

Corridor Beautification Partnership Fiscal Year 2019 Application Packet

About the Partnership

The Corridor Beautification Partnership is a matching grant that assists owners and tenants of retail, commercial, and multiple-family properties along the Texas Avenue corridor with the cost of making landscaping, façade, circulation, signage, and safety improvements to their businesses. The partnership is intended to increase the economic vitality and aesthetic appearance of the Texas Avenue Corridor.

Grants are awarded on a matching reimbursement basis; the total cost of the enhancement project is split up to 50/50 between the grant recipient and the City of Bryan. Matching grant monies will be disbursed at the completion of improvements and with the acceptance of work by the City of Bryan.

Partnership Boundary:

Property owners or tenants of retail and commercial properties adjacent to the Texas Avenue Corridor are encouraged to apply for grant funds. The boundary, shown below (figure 1), includes properties from the Bryan/College Station City limit line up to State Highway 6. High-density multiple-family housing is eligible, however single-family residential is ineligible. See pages 2 and 3 for eligible improvements.

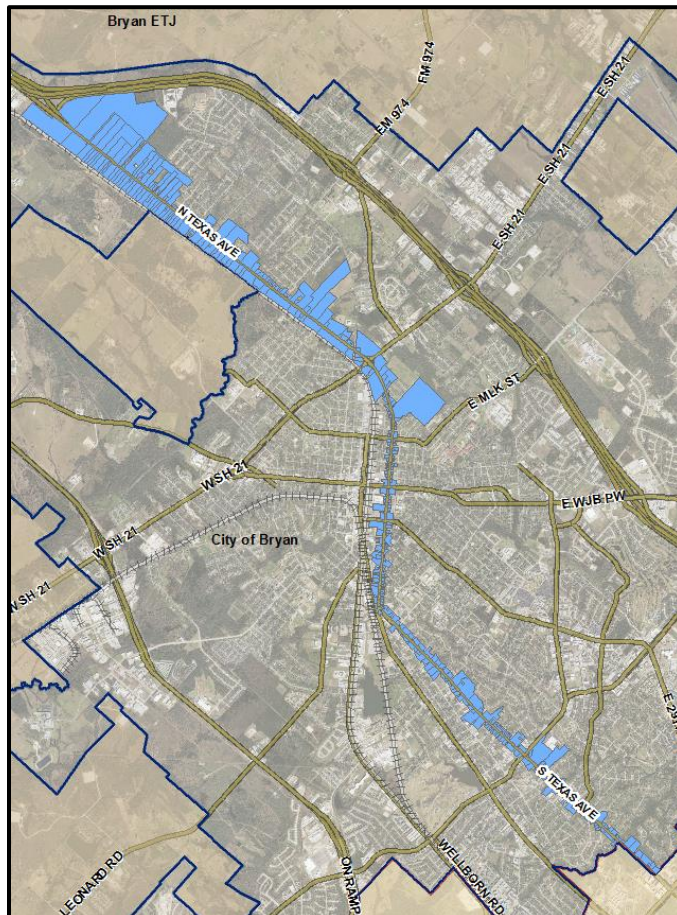


Figure 1: Eligible Properties

Objectives:

1. Improve the community image and perception of the Texas Avenue Corridor through qualifying improvements focusing both on aesthetics and business vitality;
2. Encourage private investment in commercial businesses;
3. Eliminate blight along the Texas Avenue Corridor;
4. Stimulate redevelopment to increase sales tax revenues and property values; and
5. Stimulate economic and business development by providing safe environments for workers, businesses, and the public.

Important Dates:

Application Opens:

Monday October 1, 2018

Information Meeting:

Wednesday October 3, 2018

Application Closes:

Monday September 30, 2019

Encouraged Improvements:

Landscaping/ Irrigation: The improvement of landscaping and irrigation should include drought tolerant, low-water, and native trees, plants, and shrubs for sustainability and conservation of resources. Please see Chapter 62 of the City of Bryan's Code of Ordinances for a list of approved plants and trees.

Encouraged Improvements

- Required parking lot screening
- Local drought-resistant vegetation (xeriscaping)
- Planters and planter boxes
- High efficiency irrigation systems (buried or drip systems)
- Landscaping at base of signage

Discouraged Improvements

- Non drought resistant landscaping
- Landscaping that blocks vehicular line-of-sight
- Low efficiency irrigation systems (sprinklers)

Building Materials/ Façade: The improvement of building materials and façades should allow for materials, colors, and finishes to be compatible with existing improved properties along the corridor. Non-metal materials are encouraged and an unfinished appearance is discouraged. The requirements for building materials apply to all building elevations visible from Texas Avenue.

Encouraged Improvements

- Finished masonry or equivalent
- Decorative concrete, native stone, brick/brick veneer
- Cement Fiberboard (hardiplank)
- Stucco
- Glass (particularly at the pedestrian level)
- Window security film

Discouraged Improvements

- Vinyl, wood fiber hardboard, oriented strand board, plastic, or fiberglass siding
- EIFS (synthetic stucco)
- Metal sidings of any kind (excluding roofs, awnings, and canopies)
- Unfinished cinderblock
- Un-textured concrete finishes
- Glass mirrored at more than 20%

Parking/ Circulation/ Access: The improvement of parking, circulation, and access should include quality paving materials and allow for compliance with ADA standards. This includes high impact improvements on highly visible portions of the property as well as closing unnecessary parking areas and curb cuts. ***Only high impact parking improvements will be considered unless in conjunction with other improvements.***

Encouraged Improvements

- Reducing/close large/extra driveways
- Improved internal circulation
- Landscaping in end islands
- Removing concrete to replace with landscaping
- ADA Improvements
- Required Spaces
- Crosswalks
- Ramps

Discouraged Improvements

- Parking resurfacing alone
- Spot filling pot holes
- Unseen improvements to back of property
- Parking lot striping alone
- Unimproved surfaces
- Crushed granite
- Limestone or gravel

Signage: The improvements to signage along Texas Avenue should include the removal of unused/ temporary signs as well as enhancement to existing signs. All signage shall follow the standards as set in Chapter 98 of the City of Bryan Code of Ordinances.

Encouraged Improvements

- Compliance with Sign Ordinance
- Removal of abandoned signs
- Replacement of outdated signs
- Recessed lighting
- Externally illuminated signage and lettering
- Internally illuminated signs with opaque field and translucent letters
- Landscaping around freestanding signs

Discouraged Improvements

- Off premises signs
- Temporary signs
- Snipe signs
- Rooftop signs
- Flashing, blinking, revolving, digital, video or traveling lighted signage
- Internally illuminated signs
- External reflectors
- Window signs

Safety & Compliance: The improvements that bring a building up to the existing land use requirement standards should follow the standards set in the City of Bryan Code of Ordinances. These standards were created to increase safety and allow for consistency along all corridors.

Encouraged Improvements

- Closure of unnecessary driveways
- Installation of end islands and curb stops
- Movement of parking to rear of structure
- Vehicles undergoing repair moved indoors
- Compliance with landscaping screening requirements
- Removal of merchandise display in ROW

Discouraged Improvements

- Outside storage
- Outside display of merchandise
- Parking/ placement of vehicles in the setbacks or right-of-way (ROW)
- View of damaged vehicles from Texas Ave ROW
- Temporary/portable structures

How are applications evaluated?

Once a complete application is submitted, the following allocation criteria and the City of Bryan Code of Ordinances will serve as the basis for reviewing the impact of the proposed site enhancements:

- A. Grant Amount requested vs. Impact of project (efficiency use of dollars)
- B. Increase to ad valorem tax and sales tax
- C. Visibility to intersections
- D. Visibility from Texas Ave
- E. Occupancy of vacant buildings
- F. Creation of jobs
- G. Improvement to dilapidated buildings
- H. Consolidation of properties/ parcel size
- I. Increased compliance to City of Bryan Code of Ordinances

How Do I Apply?

Step 1: Pre- Application Meeting

While not required, a pre-application meeting is **strongly recommended**. This will allow the Application Review Board to review the applicant's site with the applicant to discuss potential recommended improvements.

- a. Contact Lindsay Hackett (lhackett@bryantx.gov or 979-209-5030) to schedule a pre-application meeting.
- b. At the meeting discuss required reviews and permits for the improvements.
- c. At the meeting discuss any site features that do not meet current code standards.

Step 2: Submit Application

Submit a complete application to the Planning and Development Services Department as early as possible. Applications may be submitted in person, at the Bryan Municipal Office located at 300 S Texas Avenue or by mail to The City of Bryan, Attn: Development Services, P.O. Box 1000, Bryan, TX 77802.

A complete application contains one paper copy and one digital copy (as one (1) PDF) of the following:

- d. A completed application form (the following 4 pages).
- e. Comprehensive digital photos of current site conditions.
- f. A narrative of the project describing the work to be completed (max. 750 words).
- g. Drawings/plans detailing the proposed improvements (PDF format).
- h. Two (2) itemized cost estimates from two independent sources.
 - a. Cost estimates from the property owner or any entity to which the property owner is associated will not be accepted.
- i. Current tax certificate showing no delinquent taxes for the property.
 - a. This can be obtained at the Tax Assessor's office for a small fee.
- j. Owner's deed to the property showing proof of ownership.
 - a. This can be obtained at the County Courthouse for a small fee.
- k. Current W-9.

Applications missing any information or documentation will be rejected until complete.

Corridor Beautification Partnership Application

Date Received:
Case Contact:

Owner's Name				Telephone No.		Fax No.		E-Mail	
Owner's Mailing Address									
Agent's Name				Telephone No.		Fax No.		E-Mail	
Agent's Mailing Address									
Building Name and Address									
Subdivision				Block		Lot(s)			
Zoning of Property: _____									
Current Use of Property: _____ Proposed Use of Property: _____									
Improvement #1: _____						Grant Request: \$ _____			
Cost Estimate No. 1 prepared by: _____						Total for Cost Estimate No. 1: \$ _____			
Cost Estimate No. 2 prepared by: _____						Total for Cost Estimate No. 2: \$ _____			
Please note that both Cost Estimates must be attached to this application.									
Improvement #2: _____						Grant Request: \$ _____			
Cost Estimate No. 1 prepared by: _____						Total for Cost Estimate No. 1: \$ _____			
Cost Estimate No. 2 prepared by: _____						Total for Cost Estimate No. 2: \$ _____			
Please note that both Cost Estimates must be attached to this application.									
Improvement #3: _____						Grant Request: \$ _____			
Cost Estimate No. 1 prepared by: _____						Total for Cost Estimate No. 1: \$ _____			
Cost Estimate No. 2 prepared by: _____						Total for Cost Estimate No. 2: \$ _____			
Please note that both Cost Estimates must be attached to this application.									

Certification

I hereby certify that I am the owner of the above described property for the purpose of this application. I also understand it is necessary for me or my authorized agent to be present at any and all public hearings in regard to this case.

Owner's Signature

Owner's Printed Name

Owner's Mailing Address

Owner's Telephone

Agent Authorization

In lieu of representing this request myself as owner of the subject property, I hereby authorize the person designated below to act as my agent for the application, processing, representation and/ or presentation of this request. The designated agent shall be the principal contact person with the City (and vice versa) in processing and responding to requirements, information, or issues relevant to this request.

Owner's Signature

Owner's Printed Name

Agent's Signature

Agent's Printed Name

Agent's telephone number

Agent's Address

**CITY OF BRYAN
CORRIDOR BEAUTIFICATION PARTNERSHIP**

This Agreement is by and between the CITY OF BRYAN, a Texas Home Rule Municipal Corporation (hereinafter referred to as "CITY"), and _____, property owner of _____, located along Texas Avenue in Bryan, Texas. (herein after referred to as "Grant Recipient").

As part of the City's Corridor Beautification Partnership, both parties agree that this program aides business owners in the rehabilitation and beautification of the Texas Avenue Corridor to improve the community image and perception of the Texas Avenue Corridor through qualifying improvements focusing both on aesthetics and business vitality; and to encourage private investment in commercial businesses; and to eliminate blight along the corridor; and to stimulate redevelopment to increase sales tax revenues and property values; and to stimulate economic and business development by providing safe environments for workers, businesses and the public.

The Grant Recipient agrees and accepts funding from the City up to 50% of the cost of the approved improvement(s), not to exceed \$_____. The Grant Recipient agrees to comply with the requirements of the Corridor Beautification Partnership Guidelines outlined in City of Bryan Resolution 3693.

The Grant Recipient shall complete all work in the scope approved by the City of Bryan according to the Corridor Beautification Partnership guidelines and grant application. The Grant recipient shall complete all Extra Work in connection therewith. All work and materials shall be in strict conformity with the specifications. The Substantial Completion of the work shall not excuse the Grant recipient from performing all the work undertaken, whether of a minor or major nature, and thereby completing the Project in accordance with the Grant Program guidelines and scope of work. In the event that the Grant recipient fails to perform the work as required for Final Completion, Grant recipient shall reimburse the City for all costs; or the City may contract with a third party to complete the work and the Grant recipient shall assume and pay the costs of the performance of the work as contracted.

By: _____ Date: _____

Printed Name: _____ Title: _____

CITY OF BRYAN:

_____ Date: _____
City Manager

APPROVED AS TO FORM:

_____ Date: _____
City Attorney

ACCEPTED BY:

_____ Date: _____
Development Services