



CITY OF ELKO

Planning Department

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PUBLIC MEETING NOTICE

The City of Elko Redevelopment Advisory Council will meet in a regular session on Thursday, April 26, 2018 in the Council Chambers at City Hall, 1751 College Avenue, Elko, Nevada, beginning at 4:00 P.M., P.D.S.T.

Attached with this notice is the agenda for said meeting of the Advisory Council. In accordance with NRS 241.020, the public notice and agenda were posted on the City of Elko Website at <http://www.elkocitynv.gov/>, the State of Nevada's Public Notice Website at <https://notice.nv.gov>, and in the following locations:

ELKO COUNTY COURTHOUSE– 571 Idaho Street, Street, Elko, NV 89801

Date/Time Posted: April 20, 2018 2:10 p.m.

ELKO COUNTY LIBRARY – 720 Court Street, Elko, NV 89801

Date/Time Posted: April 20, 2018 2:05 p.m.

ELKO POLICE DEPARTMENT– 1448 Silver Street, Elko NV 89801

Date/Time Posted: April 20, 2018 2:15 p.m.

ELKO CITY HALL – 1751 College Avenue, Elko, NV 89801

Date/Time Posted: April 20, 2018 2:00 p.m.

Posted by: Shelby Archuleta, Planning Technician
Name Title

Shelby Archuleta
Signature

The public may contact Shelby Archuleta by phone at (775) 777-7160 or by email at sarchuleta@elkocitynv.gov to request supporting material for the meeting described herein. The agenda and supporting material is also available at Elko City Hall, 1751 College Avenue, Elko, NV.

Dated this 20th day of April, 2018.

NOTICE TO PERSONS WITH DISABILITIES

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the City of Elko Planning Department, 1751 College Avenue, Elko, Nevada, 89801 or by calling (775) 777-7160.

Scott W. Wilkinson
Scott W. Wilkinson, Assistant City Manager

CITY OF ELKO
REDEVELOPMENT ADVISORY COUNCIL
REGULAR MEETING AGENDA
4:00 P.M., P.D.S.T., THURSDAY, APRIL 26, 2018
ELKO CITY HALL, COUNCIL CHAMBERS,
1751 COLLEGE AVENUE, ELKO, NEVADA

CALL TO ORDER

The agenda for this meeting of the City of Elko Redevelopment Advisory Council (RAC) has been properly posted for this date and time in accordance with NRS requirements.

ROLL CALL

PLEDGE OF ALLEGIANCE

COMMENTS BY THE GENERAL PUBLIC

Pursuant to N.R.S. 241, this time is devoted to comments by the public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified as an item for possible action. **ACTION WILL NOT BE TAKEN**

APPROVAL OF MINUTES

January 25, 2018 –Regular Meeting **FOR POSSIBLE ACTION**

I. NEW BUSINESS

- A. Review, consideration, and possible recommendation to the Redevelopment Agency, 2018 Storefront Improvement Grant Recipients and amounts allocated, and matters related thereto. **FOR POSSIBLE ACTION**

2018 Storefront Improvement Grant applications were accepted from January 1, 2018 to March 30, 2018. RDA, at their February 27, 2018 meeting, increased the amount allocated to the 2018 Storefront Grant Program from \$50,000 to \$100,000.

II. REPORTS

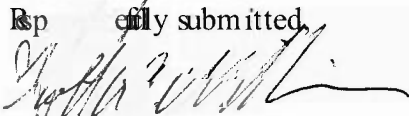
- A. Storefront Improvement Program
- B. Budget – Cathy Laughlin
- C. Other

COMMENTS BY THE GENERAL PUBLIC

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NOTE: The Chairman or Vice Chairman reserves the right to change the order of the agenda and if the agenda is not completed, to recess the meeting and continue on another specified date and time. Additionally, the Redevelopment Advisory Council reserves the right to combine two or more agenda items, and/or remove an item from the agenda, or delay discussion relating to an item on the agenda at any time.

ADJOURNMENT

Sp ~~city~~ submitted,

Scott Wilkenson
Assistant City Manager

CITY OF ELKO
REDEVELOPMENT ADVISORY COUNCIL
REGULAR MEETING MINUTES
4:00 P.M., P.S.T., THURSDAY, JANUARY 25, 2018
ELKO CITY HALL, COUNCIL CHAMBERS,
1751 COLLEGE AVENUE, ELKO, NEVADA

CALL TO ORDER

The meeting was called to order by Jon Karr, Chairman of the City of Elko Redevelopment Advisory Council (RAC), at 4:00 p.m.

ROLL CALL

Present: Jon Karr
Jeff Dalling
Chrls Johnson
Llna Blohm
Catherlne Wines (*arrived at 4:02 p.m.*)

Absent: Don Newman ECVA
John Kingwell, Elko Co.
Sonja Slbert, GBC
Steve Bowers, Elko Co. School Dist.

City Staff: Scott Wilkinson, Assistant City Manager
Jeremy Draper, Development Manager
Shelby Archuleta, Planning Technician

PLEDGE OF ALLEGIANCE

COMMENTS BY THE GENERAL PUBLIC

There were no public comments made at this time.

APPROVAL OF MINUTES

October 26, 2017 – Regular Meeting **FOR POSSIBLE ACTION**

*** A motion was made by Lina Blohm, seconded by Jeff Dalling, to approve the minutes as presented.

**Motion passed unanimously. (4-0)*

I. NEW BUSINESS

- A. Review and consideration for a directional signage program for the Central Business District, and matters related thereto. **FOR POSSIBLE ACTION**

Catherine Wines arrived at 4:02 p.m.

Scott Wilkinson, Assistant City Manager, explained that Ms. Laughlin was going to be absent for the meeting and that he would start things off. This item was requested to be placed on the agenda. It is an element of the Redevelopment Plan do to directional signage in the community. He then turned it over to Ms. Wines, who provided the background information on the possible signage program.

Catherine Wines thought they had talked about this before, but it had never been on an agenda. The picture that was in the packet, she took a couple years ago in Sun Valley, because she thought it was a smart design. It's just two pieces of square pipe, one stuck in the sidewalk and the other slides down over the top. They wouldn't necessarily be to give directions, more of place makers, similar to the banners that hang on the light poles. She then explained her preliminary design. Each one could say something different. It would be about having these things that mark where downtown is and mark the Central Business District.

Lina Blohm asked if they would be on every corner in the downtown.

Ms. Wines said that was what Sun Valley did. Each one had something different on it. She thought they might be able to sell a circle for advertising, which could also help pay for them. She thought it was a smart design, and she liked how when you saw them you knew you were in a certain district of town.

Chairman Jon Karr asked if she was envisioning Redevelopment money paying for these, or like the boots that the businesses paid for.

Ms. Wines she thought it could be a Redevelopment project.

Ms. Blohm asked if it would tie in with Arts and Culture.

Ms. Wines said no, but it could.

Ms. Blohm thought it would have a little more meaning if it did.

Ms. Wines asked how it would tie into Arts and Culture.

Ms. Blohm said they could designate the different art galleries.

Ms. Wines added that they had a lot more to advertise than just arts and culture.

Chairman Karr asked what Ms. Wines wanted to do with this item as an action item.

Ms. Wines explained that she wanted to take it to the RDA and see if they want to pursue it.

Mr. Wilkinson explained that this was already an idea that's in the Plan. An action the RAC could consider would be to finalize and cost out a design, and then to consider a funding amount that the RDA could consider towards implementing the program.

Ms. Blohm said she was not ready to move forward with this design. She wanted more time to get more design options and more ideas.

Ms. Wines thought they needed to see if the RDA wanted to entertain this before they spent time on designs.

Jeff Dalling said he was with Lina. The problem was that this was a huge undertaking; it's not just basic signage. He didn't think it would be a good idea to put Lamoille Canyon, California Trail Center, and the Chamber of Commerce on them, because people couldn't walk there. He envisioned it as more of a business marker.

Ms. Wines didn't think the distance mattered.

Mr. Dalling said they would be walking boards. No one would see them in a car.

Ms. Wines explained that they would be to let you know you're in the downtown. There are three sides and all of them are different on each one. She explained that the top circle on the board would be within walking distance, and the others would just show the diversity of the town and the community. The middle circles are mid-range places, which are not necessarily right downtown, but are part of the community. The bottom ones are recreational, to show diversity. She didn't think it was an information board, she thought it was a suggestive type sign. If there was one on every corner, then you would be reminded that you were in the downtown area.

Ms. Blohm liked the concept, but said there were a lot of dollar signs associated with these types of projects. She said she was intent and focused on moving forward with the things they already had in the pipeline. She felt she wasn't ready to make a decision.

Chairman Karr agreed with Ms. Blohm. He thought they finally got a true vision of their priorities, and this was not in the top priorities.

Ms. Wines said it was low hanging fruit. It would be something that was highly visible right away. She thought they needed to keep the little things in mind.

***** A motion was made by Jeff Dalling, seconded by Jon Karr, not to move forward with the directional signage at this time.**

**Motion Passed. (4-1, Ms. Wines voted no)*

After the motion, but before the vote, Chris Johnson thought it was great idea and he could see the benefits. He thought it would show that much more for downtown. He said he would support

moving it to the RDA for their consideration, just to get a concept of the idea. It will probably take a year to get all the details worked out. There are a lot of things that are going downtown. It could be something that could be completed. He thought it would be good to have a uniqueness downtown.

Ms. Wines wanted to figure out how much one of them would cost.

Mr. Wilkinson said that could be done without the RDA approval.

Mr. Dalling wanted to focus on the other stuff they're doing.

Ms. Blohm agreed that it's a great concept, but she wanted to focus on what they were trying to move forward and get some of those things accomplished before they jumped into another.

Mr. Johnson didn't think it was the best motion for the project not to move in any direction. He agreed that they needed to look at the overall RDA. Maybe they weren't quite ready to make a motion today, but give them a chance to study the roles they want to have, and consider this as something they want to put in the mix.

The Council then voted on the motion.

- B. Review, consideration, and possible recommendation to the Redevelopment Agency on the upcoming budget cycle for 2018/19 regarding allocating funds, and matters related thereto. **FOR POSSIBLE ACTION**

Mr. Wilkinson explained that they are headed into a budget cycle, and in the packet, there is some budget information. What we would be looking for today is possibly some direction to the RDA for considerations in the next budget cycle. He pointed out the Beginning Fund Balance was \$837,089. Projected Property Tax Revenues were anticipated to be \$277,650, to date we are at \$156,170. If that projection holds true, and is linear, then we should do a little better than the \$277,650. Based on the approved budget we would be looking at total revenues of \$1,212,964. Looking at the expenditures of the approved budget of \$1.2 Million, understanding that \$760,000 of that was held in reserve in the Balance towards saving. As of 1/18/18, \$281,000 has been expended. The bulk of that expenditure was on the 7th Street relocation of the overhead utilities and undergrounding those. Just over \$46,000 has been expended on the Tower. The RDA projected revenues have been included in the packet, which gives you an idea of what you have to work with. Keep in mind that action has already been taken on phasing of the corridor project. The RAC might have some recommendations on what next year's budget would look like with that information. This item ties closely to Item C on the agenda, to consider funding Project #2. Mr. Wilkinson thought it might be better to consider the next item prior to any other budget considerations.

Further discussion after Item I.C. was considered.

- C. Review, consideration, and possible recommendation to the Redevelopment Agency to approve the initiation of funding Project #2 Centennial Park West Block End, and matters related thereto. **FOR POSSIBLE ACTION**

Mr. Wilkinson wanted to give some background information on the item. The RAC and the RDA approved prioritization of projects to accomplish the Corridor Project. The first project that was prioritized was the 7th Street overhead lines, which has been completed. Project No. 2 was to complete the Centennial Park west block end, which would be the 7th Street area. Initially staff recommended that that project be funded at \$250,000; the RAC recommended that the funding be reduced to \$138,000. When they arrived at the \$138,000, they looked at the projections for some of the other block ends and reduced the recommendation from \$250,000 down to \$138,000. What they didn't account for was a street closure, turf requirements for the street closure, irrigation, and things like that. With this agenda item, Staff would recommend that the RAC reconsider the prior action to recommend \$138,000 towards this back up to \$250,000. We are executing on the Corridor Project and we are executing on the priority ranking that has been approved by the RDA. We are on Project No. 2 now.

Ms. Wines asked if Mr. Wilkinson was recommending going to \$250,000 total and not \$250,000 more.

Mr. Wilkinson said \$250,000 more.

Ms. Wines asked if they had already spent \$138,000.

Mr. Wilkinson said they hadn't spent \$138,000. He explained that they did the overhead power lines, which was Project No. 1. They spent \$203,000, to date, on Project No. 1, which was to underground the overhead power lines.

Ms. Wines asked if the RDA had spent \$249,000 on the Centennial Project to date.

Mr. Wilkinson said that was correct. \$46,000 was spent on the Tower and \$203,000 to underground the overhead lines.

Ms. Wines asked if they wanted \$250,000 more.

Mr. Wilkinson said yes, to finish the end of the park.

Ms. Blohm asked what other resources were available, outside, or in addition to the RDA to complete the project. She thought it was beautification and infrastructure related, but not tied to investment potential. She thought they had already committed a lot.

Mr. Wilkinson explained the transformation of the park was included in the RDA Plan. They are executing on the approved RDA Plan and the approved prioritization of the projects to accomplish the Corridor Project, which much of that is beautification. The RAC has made these recommendations, the RDA has accepted and approved the recommendations, and now it's back

before the RAC for consideration of \$250,000 rather than \$138,000. Staff intends on continuing with the prioritization of the elements for the Corridor with the next budget cycle.

Mr. Johnson restated Ms. Blohm's question on what funding sources the RDA or the City of Elko has in order to complete projects. He said there was three: the RDA Fund, the General Fund, or private donations.

Ms. Wines asked how much had been spent total.

Mr. Wilkinson said he would have to go back and get with Jonnye to see if they had received the money or not. The Tower was \$186,000, which included \$50,000 from the General Fund, \$46,000 from the RDA, and the rest was donations.

Chairman Karr thought they not only needed to look at the money for the park, but the design as well. He thought the Tower turned out better than expected and they needed to look at how the park was designed. He thought the Tower needed to be the focal point instead of the train.

Mr. Wilkinson explained that there would be a plaza area around the tower, which had been approved by the Centennial Committee, along with connectivity for pedestrian access and reader boards.

Mr. Dalling thought they could boost the funding up to \$250,000, which was the original recommendation, and finish it with a better design. He said Mr. Karr and himself had talked about having an amphitheater there.

Chairman Karr said they didn't get the Levitt Concert Series, but the DBA was still trying to work something out with them. The Tower location was where they would like to have it. The thought of what that location could be used for was why Mr. Karr wanted look at the design again, and have the tower be the focal point, where the band would be.

Ms. Wines thought they were getting off topic.

Chairman Karr said they were discussing the money to fund the west end of the block, and he thought if they were going to spend the money they needed to decide on the design.

Ms. Blohm pointed out that she had never seen the Arts and Culture rendering of the Tower area. If the RDA is supposed to be funding it, then they should be able to see what that vision is.

Ms. Wines corrected Ms. Blohm, as it was the Centennial Committee that did the rendering of the Tower area.

Mr. Wilkinson thought it was approved by the City Council.

Ms. Wines asked Mr. Dalling if he thought they needed to go to \$250,000 or if they needed to do \$250,000 more.

Mr. Dalling said the total would be \$250,000.

Ms. Wines asked if that was what Mr. Wilkinson was asking for.

Mr. Wilkinson explained that they prioritized the list. Item No. 1 was to underground the overhead utilities, which is complete. In the RDA schedule, which the RDA approved, they showed a funding amount of \$200,000 for that, \$203,000 was spent. Project No. 2 is to complete the west end, which would be to complete the street; it has nothing to do with the underground. To finish out the west end staff recommended \$250,000, but the RAC looked at some of the other block ends and recommended \$138,000. When they did that, they didn't take into account street closures, irrigation for grass, and other aspects, so Staff believes the cost should be closer to \$250,000, rather than \$138,000. The RAC can consider the agenda item to initiate that funding, at whatever level is appropriate. Under matters related thereto, they could say they want to see a tweak of the design in relation to that.

Chairman Karr said it was hard to say yes to \$250,000 when he didn't agree to the design. The new design could cost more, or less. He didn't think they should do the flat boxcar anymore. Then you would only have the engine and the caboose, and make the focal point the tower. So it would be east west oriented, instead of north south.

Mr. Wilkinson said they could orient the landscape differently.

Chairman Karr said he wasn't opposed to \$250,000, he just doesn't know if \$250,000 was right because he would rather change the design first to see what it would cost.

Mr. Wilkinson thought that \$250,000 would probably cover everything, unless they wanted to do more than just reorient the landscaping.

Ms. Wines said they were taking about the RDA spending close to \$500,000 on this project, when it's all said and done. She wanted to know what percentage of the total project the RDA was going to pay. If this were a \$10 Million project, she would be on board, but if it were a \$600,000 project, she wouldn't be on board. It wasn't the RDA's Centennial; it was the City of Elko's. She thought they needed to go back to the City Council, and to the RDA, and see if they could kick in some money.

Mr. Wilkinson pointed out that this was part of the RDA Plan.

Ms. Wines said she understood that. She just wanted to know the percentage of total cost. If the RDA's percentage were 50%, she would be fine with it, but if RDA's percentage were 90%, she wouldn't be fine with it.

Mr. Wilkinson explained that the City created an RDA to fund these projects.

Ms. Wines said that the RDA wasn't the only thing that benefitted from this project. She hated that the City was always separated from the RDA. She also had a comment about the design. She thought the area was too close to traffic to have it be a great performance space. Outdoor

amphitheaters that are successful are a long ways away from traffic. Three other amphitheaters in town don't get used. She didn't think an amphitheater was the right call for this, because it's too urban.

Chairman Karr thought the middle train car was designed to be a stage.

Ms. Wines never thought this area would be a good performance space.

Mr. Wilkinson explained that the RDA had approved this.

Ms. Wines didn't think it would get used, because it's too noisy.

Mr. Johnson asked Mr. Karr what the DBA needed for a concert series.

Chairman Karr said the Levitt Series just wanted a grass area, for families to put down a blanket and listen to music. They didn't want it to be at the Fairgrounds or the Convention Center.

Mr. Johnson asked how many people.

Chairman Karr said that Carson City's brought in from 8,000 to 12,000 people.

Ms. Blohm asked what Carson City's arena was like.

Ms. Wines said they had a covered area, and they do ice skating under it in the winter.

Ms. Blohm said that made sense, a dual-purpose area. Her concern was that the area was not adequate for a concert series.

Ms. Wines pointed out that Carson City had a bigger population to draw from.

Mr. Wilkinson said they had a Corridor Plan that the RDA has approved, and they have broken it up into different projects.

Ms. Blohm asked what it would take to bring the concert in and see a return on the investment, as far as numbers go.

Chairman Karr wasn't sure.

Ms. Blohm thought a lot of this consideration and discussion about design might be right on. They have to have a good plan in mind for how this area could be useful.

Mr. Johnson said that went back to his question; how does the project benefit DBA and the downtown. Everything that they are doing is to keep the downtown vibrant. What can they look at that would help get that? Is there something that they can do in the next phase to bring people downtown, so it can be a gathering place?

Chairman Karr said they wanted that to be the focal point for smaller concerts, with the tower as the backdrop.

Mr. Wilkinson said that would be easy to accomplish. He asked if they would do anything down there if they didn't grass 7th Street, and extend the grass. The Plaza and the reader boards needed to be finished. It would be easy to change the alignment of the landscaping to face the tower. It would also be easy to leave out the flatbed, and less expensive long-term. If you want to build a grassy knoll for seating that's easy to do. If it's not finished and left like it is, not much of anything will happen there. It's at the point where they need to start the next budget cycle. What kind of funding are they going to commit from the RDA? As a part of that, you can say that we need to tweak the design. If we need additional funding to accomplish that, then we'll have to figure that out. We are going to try to use City resources to remove and replace the storm drain, which is dilapidated, before 7th Street is finished, put in sidewalk, irrigation, and grass. We are going to try to identify City resources that we can use to reduce costs. We'll use the Street Crew to grind up the asphalt, so we don't have to pay to have that done. If we don't start looking at funding between the RDA and the City General Fund, we will have a muddy street down there.

Ms. Blohm asked if they were looking at \$400,000 for the project.

Mr. Wilkinson explained that they needed \$250,000 to achieve this.

Mr. Dalling suggested a water feature in the center, which would draw parents and kids. They could turn it off during events.

Mr. Wilkinson suggested the RAC, on this agenda item, could consider what amount to initiate funding with, and under matters related there to, they could direct staff to revisit the orientation for events and bring back a conception at a future meeting for consideration. Mr. Wilkinson pointed out that they were doing what the RDA Plan said to do. The ins and outs of the park can be addressed as the project goes on. This is listed as Project No. 2, which should be executed next year.

***** A motion was made by Jeff Dalling, seconded by Lina Blohm, to recommend to fund Phase 2 at \$250,000 and have staff redesign the park.**

**Motion Passed. (4:1 Mr. Johnson voted no)*

After the motion and before the vote Ms. Wines stated that she wasn't sure about the \$250,000.

Mr. Dalling explained his motion further for Ms. Wines.

Ms. Blohm seconded the motion.

Mr. Dalling wanted to keep going with the momentum and finish Project No. 2.

Mr. Johnson thought it was a good motion. He suggested they add to the motion to redesign the park specific to a gathering event. He asked if they needed to be more specific for that.

Jeremy Draper, Development Management, stated that he understood the direction that the RAC was going.

Ms. Wines asked where the train was going to go.

There was further discussion regarding the cost and specifics of the train relocation.

Ms. Blohm stated that she was glad the limit was going to be \$250,000, and she was going to be firm on that, because as projects evolve they always get more complicated.

Mr. Johnson stated that he was going to vote no because he was concerned with relocating the train.

The Council then voted on the motion.

Continued discussion of Item I.B.

Mr. Wilkinson explained that they are looking at a recommendation going into the next budget cycle up to the RDA. An item was just considered that will help get to that point. This maybe an item that needs to be on a couple of meetings. The RAC just voted on a recommendation of \$250,000 for Project No. 2. He wasn't sure if the RAC had an appetite to try to execute on additional projects over the next year. The third project on the priority list is the block ends of 4th, 5th, and 6th Streets, a cost of \$415,000 was projected to accomplish that. That may be something to take a look at, in addition to the park project, on this next budget cycle.

Mr. Johnson said when he looked at where they started as an RDA, and where they want to end up; there was always a struggle between infrastructure needs and promoting to increase assessed valuation, and there are different ideas of that. What he wanted to see happen with the budget was to keep in mind where they wanted to be at the end of 20 years when they are making decisions regarding the budget. Whether or not that is a distinction that they want to allocate a percentage for infrastructure, or just the different types of things that an RDA can do. He thought they needed to keep in mind what their ultimate goal is at the end of the RDA. He was concerned that if they didn't get the infrastructure improvements that they needed to have happen for the downtown, then they would have missed a big part of the whole RDA. As they discuss forming the budget, whether they want to start allocating some money for infrastructure. He thought they needed to bring in the mix the life of the RDA and if they are supporting that for the total result.

Chairman Karr asked what infrastructure Mr. Johnson was talking about. He mentioned that the block ends, which included drainage, were considered infrastructure.

Mr. Johnson explained that between now and the end of the RDA the pavement in the corridor would have to be replaced.

Ms. Wines said if there was no such thing, as an RDA the pavement in the corridor would still have to be replaced. She thought that was maintenance.

Mr. Johnson said City Council would be faced with that challenge.

Mr. Wilkinson explained that the RDA funds would be going to the City of Elko to accomplish what Ms. Wines considered maintenance and not being diverted, and the funds would be diluted community wide rather than specific to the Redevelopment Area. He said to keep in mind that there is an RDA Plan, which is focused on a reconstruction of the entire corridor area, which is defined as The Project for the RDA. As the RDA is successful and can afford to do other things, then they can do Storefront Improvement Programs and other programs. That's the project and if they need to rebuild infrastructure that is underground to accomplish that, they need to be doing that too. They also need to be partnering with other departments in the City to get that accomplished.

Ms. Wines said her favorite part about what Mr. Wilkinson said was about partnering. There is an entire city that has infrastructure needs, so it becomes using the City's money to do the infrastructure outside of the Redevelopment Area and then using the RDA money to do the infrastructure in the Redevelopment Area. That's not the purpose of an RDA as defined by Nevada Revised Statutes. It is supposed to be an economic driver. Cities have had to upgrade infrastructure forever, whether there was an RDA or not. She wasn't sure that replacing and maintaining the infrastructure was the highest and best use for RDA funds.

Mr. Wilkinson explained that the RDA allowed the City to concentrate more dollars into a project, or an area, than they otherwise would have been able to do. A part of the RDA Plan is to have nice streets coming into the downtown area. The City has spent millions of dollars on street projects in and out of the downtown area, and NDOT has also spent millions of dollars in that area. If you look back in the Plan it talks about these street improvements going into, and out, of this area for the downtown. There has been huge expenditures already. The Utility Department spent \$1 Million on utility upgrades when Idaho Street was reconstructed, for a possibility for redevelopment buildings to have taps for fire flow.

Ms. Wines said there was a 99% chance that would have happened if there wasn't an RDA.

Mr. Wilkinson said the Utility Department wouldn't have spent a million dollars to upgrade the water infrastructures in anticipation of the RDA.

Ms. Wines said that Cities have to upgrade infrastructure.

Chairman Karr asked what differences everyone was proposing to the budget.

Mr. Johnson wanted to keep increasing the ending fund balance. If they keep increasing the ending fund balance then maybe the answer would come when the cash was in hand. It's helping to meet the goal of the life of the RDA and the objective of the RDA. From what he has seen in the RDA, and the struggles of, is just the opinions of what the role of the RDA is. When the RDA was first started they approved the pavers, and then they went through the hiring of consultants, and now were here. He thought every RDA went through that. From his knowledge of the General Fund and the finances of the City of Elko, he thought that it would be very

difficult to finance major reconstruction, or major replacement, in the corridor from the General Fund. He thought that at the end of the RDA, a new paved surface of the Corridor could be a goal of the City.

Ms. Blohm wanted to be more pragmatic and just move forward with approving the budget as written, but also within that approval to move forward on another project.

Mr. Wilkinson explained what was on the budget and said the RDA could deliberate on that. He added that the Projects for the Corridor Project should always be at the forefront.

Ms. Blohm wanted to move forward with Project No. 3.

Mr. Dailing asked if anyone had any appetite to boost the Storefront Program up to \$100,000

Ms. Blohm said she did and she wanted to start Project No. 3.

Mr. Wilkinson said they could make that recommendation to the RDA.

There was further discussion regarding the amounts of increase to the budget.

Ms. Wines was in favor of increasing the Storefront.

Mr. Dailing asked how everyone felt about the block ends moving forward sooner, rather than later.

Mr. Wilkinson said based on the current projections they were likely to end up with \$760,000 at the end of the year, and then add revenues for the following year of \$300,000. What we are able to work with is about \$1 Million. That would be something to look at. There is a body of evidence that you put your money to work early in an RDA, not later, but not to spend it all. Mr. Johnson brought up a good point. You may want to hold some back to anticipate something coming up, or for a bigger project.

*****A motion was made by Jeff Dailing, seconded by Lina Blohm, to approve the 2017/2018 budget as presented, with an additional \$50,000 to the Storefront Program, fund Project No. 2 Centennial Park West Block End to the full \$250,000, and start on Project No. 3 Block Ends for 4th, 5th, and 6th Streets.**

****Motion passed unanimously. (5-0)***

After the motion and before the vote Mr. Johnson asked how much more life was left in the RDA. (20 years) He said what he was talking about looked to be feasible. He just didn't want to lose sight of their ultimate goal.

There was further discussion regarding the life of the RDA, the goals for the RDA, and the outcomes.

Mr. Johnson asked Mr. Dalling to restate his motion.

Mr. Dalling restated his motion.

The Council then voted on the motion.

II. REPORTS

A. Storefront Improvement Program

Mr. Wilkinson reminded everyone that the Storefront Grant Application was available online, or at the Planning Office, and the deadline for applications was March 30th. Ms. Laughlin had already received several calls regarding the applications.

B. Budget – Cathy Laughlin

C. Other

Mr. Wilkinson reported that there had been some comments on a recognition program. Ms. Laughlin was looking into that and would bring it back as an agenda item. The Downtown Idea Exchange for January featured an article on the alley improvement project. Mr. Wilkinson had Ms. Laughlin reach out to all the RDA reps across the state and get their opinion base on their experience on whether you should try to spend money early or later. The conclusion was to invest the dollars early. There was RDA, somewhere in the south, that saved all their money until they got to the end and their City came in, dissolved their RDA, and took the money away and they got nothing out of it. Most of the reps said to save for the big projects and invest money into the community as soon as you can.

Ms. Blohm said what she wanted to share came from Abbey Wheeler, who chairs the County's GET My Ride program. She stated that she had grant monies and would like a location downtown to stop and pick up passengers. Ms. Blohm stated that she had invited her many times to attend the meetings. Ms. Blohm was hoping it could be placed on a near future agenda, because they are in their budget cycle where they can put in requests to assist. She thought this was part of the partnership program, which they weren't looking into and taking advantage of enough.

Mr. Wilkinson thought Ms. Blohm needed to reach out to Ms. Wheeler and make sure she would be available.

Ms. Wines reported that the Architectural Record wrote an article about Amazon looking for their second headquarters. There were twenty cities and every one of them had a very lively, urban, downtown area with mixed use.

COMMENTS BY THE GENERAL PUBLIC

There were no public comments made at this time.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Jon Karr, Chairman

Lina Blohm, Secretary

DRAFT

City of Elko Redevelopment Advisory Council
Agenda Action Sheet

1. Title: **Review, consideration, and possible recommendation to the Redevelopment Agency, 2018 Storefront Improvement Grant Recipients and amounts allocated, and matters related thereto. FOR POSSIBLE ACTION**
2. Meeting Date: **April 26, 2018**
3. Agenda Category: **NEW BUSINESS**
4. Time Required: **10 minutes**
5. Background Information: **2018 Storefront Improvement Grant applications were accepted from January 1, 2018 to March 30, 2018. RDA, at their February 27, 2018 meeting, increased the amount allocated to the 2018 Storefront Grant Program from \$50,000 to \$100,000.**
6. Budget Information:
 Appropriation Required: **N/A**
 Budget amount available: **\$100,000**
 Fund name: **Redevelopment Agency**
7. Business Impact Statement: Required **Not Required**
8. Supplemental Agenda Information: **Spreadsheet, and 3 grant applications with rating sheets.**
9. Recommended Motion: **Pleasure of the RAC**
10. Prepared By: **Scott Wilkinson, Assistant City Manager**
11. Committee/Other Agency Review:
12. Agency Action:
13. Agenda Distribution:

[illegible][illegible]

Review Committee Rating Sheet

(For Office Use and Applicant Information Only – Do not submit with application packet)

Participant Name: _____ ☐ Owner ☐ Tenant

Business Name: _____

Business Address: _____

Is the Project Eligible for the Grant Program? ☐ Yes ☐ No

Project Cost: \$ _____ Amount of RDA Funds Requested: \$ _____
(50% of Projected Cost, NTE \$25,000)

CRITERIA

Points Possible	Points Awarded
-----------------	----------------

1. Eligibility

- | | | |
|---|------------|-------|
| a) Participant is the Property Owner | (3 Points) | _____ |
| b) The project is located in the Central Business District. | (3 points) | _____ |

2. Elimination of Blighted Conditions...

- | | | |
|--|------------|-------|
| a) Improvements address defective design, character, or physical condition of the façade or storefront.. | (3 Points) | _____ |
| b) Provisions for natural light and sanitation have been made. | (3 Points) | _____ |
| c) Deterioration, obsolescence, or dilapidation factors will improve. | (3 Points) | _____ |
| d) The project will reduce exterior blight. | (3 points) | _____ |

3. Promotion of Economic Revitalization...

- | | | |
|---|------------|-------|
| a) The economy will likely benefit from this improvement. | (4 Points) | _____ |
|---|------------|-------|

	Points Possible	Points Awarded
4. Stimulation of Private Development		
a) The project stimulates private development and improvements in the RDA area	(4 Points)	_____
5. Consistence with the City's Comprehensive Master Plan		
a) The project protects historic resources.	(3 Points)	_____
b) The project promotes historic preservation efforts.	(3 Points)	_____
6. Achievement of environmental benefits through architectural design, landscaping, and traffic/pedestrian circulation...		
The focus of the project is on relatively inexpensive, highly visible physical improvements such as:		
a) Building Façade – The façade improvement includes larger or divided light windows, new fascia, awnings, or trellis structures.	(4 Points)	_____
b) Signage – The signage is distinctive and attractive.	(4 Points)	_____
c) Street vitality along the sidewalk is created (i.e., outdoor dining, architectural elements, etc.).	(4 Points)	_____
d) Lighting– Lighting is used to illuminate the walkways and highlight storefront and building facades.	(4 Points)	_____

Total Points Awarded: _____
(MAX 48)

Rater's Name: _____ Date: _____



Storefront Improvement Grant Program

RECEIVED

MAR 30 2018

Grant Application

The Storefront Improvement Grant Program provides City of Elko Redevelopment Agency (RDA) funds to assist any property owner(s) or tenant(s) with rehabilitation, conservation, visual enhancement or beautification of eligible property within the Redevelopment area.

Please submit a complete application with the listed required documents and appropriate signatures to avoid any delays in processing. Please print legibly in either black or blue ink.

1. Project

Project Name: 927 Idaho Street

Funding Requested (Amount): \$ 5,105.00

2. Property Information

Business Name:

☐ Corporation ☐ Limited Liability Company ☐ Partnership ☐ Sole
Proprietorship ☒ Other Trust

Physical Address: 927 Idaho Street

Mailing Address: 371 Mountain City Hwy Unit 7

City: Elko State: NV Zip Code: 89801

Phone: (775) 738-5245 Cell: (775) 778-5724 Fax:

Current Building Use: professional office

3. Applicant Information (Participant)

Name: Pat Laughlin Family Living Trust

Mailing Address: 371 Mountain City Hwy. Unit 7

City: Elko State: NV Zip Code: 89801

Phone: (775) 738-5245 Cell: (775) 778-5724 Fax:

Email: patlaughlin@frontiernet.net

Do you ☒ Own or ☐ Lease the property?

If you are not the property owner, then the property owner must complete section 4 and sign the application.



Storefront Improvement Grant Program

4. Property Owner

Owner Name: Pat Laughlin Family Living Trust
Mailing Address: 371 Mtn City Hwy Unit 7
City: Elko State: NV Zip Code: 89801
Phone: (775) 738-5245 Cell: (775) 778-5724 Fax:
Email: patlaughlin@frontier.net
Are there multiple owners? ☐ Yes ☒ No If yes, provide additional sheet for each property owner

5. Contact Person or Representative

Name: Pat Laughlin
Mailing Address: 371 Mountain City Hwy Unit 7
City: Elko State: NV Zip Code: 89801
Phone: (775) 738-5245 Cell: (775) 778-5724 Email: patlaughlin@frontier.net

The following must be submitted with a complete application:

- ☒ Photographs of existing façade.
- ☒ 3 bids from contractors licensed to perform the applicable work for all eligible improvements.
- ☒ Construction Documents, including plans and elevations of proposed improvements. Plans must include sufficient detail to show all elements of the project.

1. Please list and describe each of the proposed exterior improvements.

Adding new trim around windows and doors.
stone on front porch walls and painting entire
building with a new color scheme. Only paint
is included in grant request.



City of Elko Redevelopment Agency

Storefront Improvement Grant Program

2. Please describe the extent to which the existing building or on-site improvements are dilapidated or otherwise in need of improvement.

paint is peeling, color outdated

3. Please describe how you intend to maintain the improvements throughout their useful life.

We plan on painting the property every 10 years. We powerwash lightly when dirty.

4. Provide background information regarding the history of the business currently occupying the building:

Lisa Menden has leased the property since 2005.

5. Provide background information regarding the history of the building and/or property to be improved as well as any historical photos (if available):

It was previously a single family residence. In 2003 we converted it into a commercial property. It has always been a professional office since we purchased it in 2003.



City of Elko Redevelopment Agency

Storefront Improvement Grant Program

6. Briefly describe the goals you hope to accomplish as the business and/or property owner undertaking this project:

With a long term (13 years) tenant, we would like to continue to strive to better the property to keep the property occupied. Continuing maintenance is important as well as investing in our property.

7. Explain how your project will benefit the City of Elko. Choose all that apply and provide a written explanation for each:

☒ The project will eliminate blighted conditions

The property needs a fresh look, more reflective of colors associated with 2018. We installed a roof last summer and this project will complete the goals we have for the property.

☐ The project will promote economic revitalization

n/a

☐ The project will enhance the City's historic preservation efforts

n/a

☒ The project will be consistent with the City's master plan

The Master Plan Objectives #2, 4 and 6 are consistent with the property revitalization.



Storefront Improvement Grant Program

Acknowledgement of Application Provisions: (please check each that you acknowledge)

- ☒ I/We affirm that this project conforms to all applicable codes, ordinances and regulations.
- ☒ All applicable permits will be obtained for this project, if required, and all accompanying inspections will be successfully completed prior to receiving reimbursement.
- ☒ I/We affirm that I/we am/are in good standing with the City of Elko with respect to taxes, fees, or other financial obligations to the City.
- ☒ I/We hereby affirm that I/we have full legal capacity to execute and submit this application, and that all information and exhibits herewith submitted are true and correct to the best of my/our knowledge.
- ☒ I/We agree to provide the City of Elko Redevelopment Agency (hereinafter the "Agency") with access to the property, as deemed necessary by the Agency, to make all reasonable inspections and investigations, and to take pictures of the property while the application is being processed.
- ☒ I/We have read and understand the Grant Program Guidelines, accept the terms stated in those Guidelines, and understand that in order for my/our request of funds to be approved, I/we must agree to work within and follow the recommendations of the Agency before starting any work on the subject property following approval of the application.
- ☒ I/We understand that I/we must complete and sign a Participation Agreement to initiate a date of project execution.
- ☒ I/We understand that I/we must complete, sign, and have notarized a Notice of Participation Agreement that will be recorded with the Elko County Recorder's Office.
- ☒ I/We understand that applying for grant funds does not obligate the Agency to allocate or award funds for the specified project.
- ☒ I/We understand that only after the review committee has reviewed the application and plans and recommends to the Redevelopment Agency the grant recipients, will the Agency authorize funds.
- ☒ I/We understand that the project shall comply with the Program Guidelines.
- ☒ I/We understand that only upon final inspection and approval by the Agency will the Agency disburse the authorized funds.
- ☒ I/We grant permission to the Agency to use my/our personal and business image(s), name, and/or other related content gathered in relation to your participation in the Storefront Improvement Program for promotional purposes. Such purposes may include, but are not limited to brochures, newsletters, and digital images.

Program Participant Signature

Date

3/28/18

Owner Signature

Date

3/28/18

Owner Signature

Date

927 IDAHO STREET EXTERIOR REMODEL
OWNER: PAT LAUGHLIN FAMILY LIVING TRUST
ELKO NEVADA



Project Description:

1. Remove all false stone on front porch area. Replace with new full face of wall on porch.
2. New trim around windows and doors
3. Repair and replace siding as needed
4. New soffit and fascia.
5. Corner of porch structure lifted and stabilized.
6. Remove and replace floor covering on front porch area.
7. New rain gutter and downspouts
8. Paint a three color paint scheme, with walls, trim, door and posts different colors.
9. New light fixture and door hardware.


[Treasurer Home](#)
[Assessor Data Inquiry](#)
[Back to Last Page](#)
Secured Tax Inquiry Detail for Parcel# 001-281-008

Property Location: 927 IDAHO ST, ELKO CITY
 Billed to: LAUGHLIN, PATRICK J & CATALINA F
 371 MOUNTAIN CITY HWY UNIT 7
 ELKO NV 89801-9516

Tax Year: 2017-18
 Roll#: 002016
 District: 11.5
 Tax Service:
 Land Use Code: 412

[Code Table](#)
Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
------------	-----	------------------	-------	-------------	-----------

Current Year	(Unsecured Taxes exist)				No Taxes Owing
08/21/17	305.74		305.74	305.74	.00
10/02/17	305.72	12.23	317.95	317.95	.00
01/01/18	305.72		305.72	305.72	.00
03/05/18	305.72	12.23	317.95	317.95	.00
Totals:	1,222.90	24.46	1,247.36	1,247.36	

[Payment Cart](#)
[History](#)
Additional Information

	2017-18	2016-17	2015-16	2014-15	2013-14
Tax Rate	3.4823	3.4823	3.4823	3.4823	3.4823
Tax Cap Percent	5.9	6.4	7.5	7.8	7.9

Shelby Archuleta

From: Cari Carpenter
Sent: Friday, March 30, 2018 12:18 PM
To: Shelby Archuleta
Subject: RE: Water Bill

They are current.

Have a great afternoon!
Cari

From: Shelby Archuleta
Sent: Friday, March 30, 2018 12:16 PM
To: Cari Carpenter <ccarpenter@elkocitynv.gov>
Subject: RE: Water Bill

Sorry its 927 Idaho Street, the owner is Cathy & Pat Laughlin.

From: Cari Carpenter
Sent: Friday, March 30, 2018 12:12 PM
To: Shelby Archuleta <sarchuleta@elkocitynv.gov>
Subject: RE: Water Bill

I don't have that address in my system. Who is the owner?

From: Shelby Archuleta
Sent: Friday, March 30, 2018 12:09 PM
To: Cari Carpenter <ccarpenter@elkocitynv.gov>
Subject: Water Bill

Good Afternoon Cari,
Can you tell me if 972 Idaho Street is current on their water bill?

Thank you!

Shelby Archuleta
Planning Technician
City of Elko
Planning Department
Ph (727) 777-7160
FA (727) 777-7219

Bottari Construction

P.O. Box 281660

Lamoille, NV 89828-1660

Estimate

DATE	ESTIMATE NO.
3/28/2018	2018-01

NAME/ADDRESS
Pat Laughlin Family Living Trust 927, ID 89801 Elko Nevada

			PROJECT
DESCRIPTION	QTY	COST	TOTAL
Add new paint grade trim around all windows and doors, repair siding as needed, replace soffit and fascia as needed, Urestone panels on front porch walls with trim, paint entire structure 3 tone paint scheme, remove and replace carpet on porch, new front light, Contractors profit and overhead.		10,210.00	10,210.00
		TOTAL	\$10,210.00



LAUGHLIN

CONSTRUCTION

INC.

371 Mountain City Hwy. #7

Elko, NV 89801

NV LICENSE #44358

PROPOSAL

DATE

3/28/2018

CUSTOMER

PAT LAUGHLIN FAMILY LIVING TRUST
371 MOUNTAIN CITY HWY. UNIT 7
ELKO, NV 89801

PROJECT

927 IDAHO ST.

DESCRIPTION

AMOUNT

Remove and replace with new, all false stone siding on front porch. New to cover entire front porch facade.
Remove and replace carpet on front porch
Remove and replace raingutter and downspout
Replace any damaged siding
Install new trim around all windows and doors
Install new fascia and soffit as needed
Lift corner of front porch and stabilize
Paint with a three color scheme with walls, trim and door different colors
Remove and replace front light
Remove and replace door hardware

10,855.00

Total \$10,855.00

All material is guaranteed to be as specified. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry liability insurance.
Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as listed in the terms above.

Date of Acceptance: _____ Signature _____



March 29, 2018

Re: Pat Laughlin Family Living Trust

Dear Cathy Laughlin,

Ormaza Construction is pleased to offer you the following price for the storefront remodel for \$11,658.00 (Eleven Thousand Six Hundred Fifty-Eight Dollars).

Proposal Inclusions

1. New trim around all windows and doors
2. Repair siding as needed
3. Replace soffit and fascia as needed
4. Urestone panels on front porch walls with trim
5. Paint entire structure with three-tone paint
6. Replace rain gutter and downspout
7. New door hardware
8. Remove and replace floor covering on porch
9. Add new front light
10. Contractor's profit and overhead

Excludes

1. Permits
2. Engineering
3. Cold Weather Protection
4. Temporary utilities
5. Extended warranties
6. Fencing

This bid is based on working hours from 7:00 A.M. to 3:30 P.M. if night work or weekend work will need to occur please let me know so I can verify pricing.

Due to unstable material pricing, this bid is good for 30 days.

Thank you for the opportunity to assist you on this project. Please feel free to contact me at (775) 738-5611 if you have any questions or need additional information.

Respectfully Submitted;

Pedro Ormaza
Ormaza Construction
Project Manager / Estimator

t 775.738.5611
f 775.753.5444

p.o. box 339
elko, nevada 89803

ormaza@frontiernet.net
www.ormazaconstruction.com

STAFF COMMENT FLOW SHEET
REDEVELOPMENT ADVISORY COUNCIL AGENDA DATE: 4/26

Do not use pencil or red pen, they do not reproduce

Title: 927 Idaho St. Storefront Improvement Grant Application
Applicant(s): Pat Laughlin Family Living Trust
Site Location: 927 Idaho St. Current Zoning: C
Date Received: March 30, 2018 Date Public Notice: N/A
COMMENT: Please Review Application

If concerns justify or additional space is required please provide a separate memorandum

Building Department: Date: 4-4-18 NO concerns BF

Initial



RECEIVED

MAR 30 2008

Grant Application

The Storefront Improvement Grant Program provides City of Elko Redevelopment Agency (RDA) funds to assist any property owner(s) or tenant(s) with rehabilitation, conservation, visual enhancement or beautification of eligible property within the Redevelopment area.

Please submit a complete application with the listed required documents and appropriate signatures to avoid any delays in processing. Please print legibly in either black or blue ink.

1. Project

Project Name: Patray Building

Funding Requested (Amount): \$25,000

2. Property Information

Business Name: Innovative Advisors Inc

X Corporation ☐ Limited Liability Company ☐ Partnership ☐ Sole
Proprietorship ☐ Other

Physical Address: 524 Commercial Street

Mailing Address: same

City: Elko State: Nevada Zip Code: 89801

Phone: 775-753-4333 Cell: Fax:

Current Building Use: Office Building / Residential

3. Applicant Information (Participant)

Name: Patray Assets LLP

Mailing Address: 425 Rocky Road

City: Elko State: Nevada Zip Code: 89801

Phone: Cell: 775-934-8520 Fax: 775-738-4123

Email: leray@clearlynevadapro.com

Do you X Own or ☐ Lease the property?

If you are not the property owner, then the property owner must complete section 4 and sign the application.



City of Elko Redevelopment Agency

4. Property Owner

Owner Name: same as applicant

Mailing Address:

City:

State:

Zip Code:

Phone:

Cell:

Fax:

Email:

Are there multiple owners? ☐ Yes ☒ No If yes, provide additional sheet for each property owner

5. Contact Person or Representative

Name: Catherine Wines

Mailing Address: 421 Railroad Street ste 208

City: Elko

State: Nevada

Zip Code: 89801

Phone: 775-738-7829

Cell: 775-934-6175

Email: catherine@r6studio.com

The following must be submitted with a complete application:

- ☐ Photographs of existing façade.
- ☐ 3 bids from contractors licensed to perform the applicable work for all eligible improvements.
- ☐ Construction Documents, including plans and elevations of proposed improvements. Plans must include sufficient detail to show all elements of the project.

1. Please list and describe each of the proposed exterior improvements.

We are rehabilitating the exterior façade to look more like a historic building with charm and character that is typical of an urban downtown mixed use building.



City of Elko Redevelopment Agency

2. Please describe the extent to which the existing building or on-site improvements are dilapidated or otherwise in need of improvement.

The existing stucco is unattractive and dilapidated. There are HVAC units protruding off the front of the building, the doors do not swing the right way for proper exiting.

3. Please describe how you intend to maintain the improvements throughout their useful life.

We plan to maintain the building to good standard in order to keep our tenants in the building.

4. Provide background information regarding the history of the business currently occupying the building:

Innovative Advisors purchased the business from the building owners and are in the first year of a five year lease of the building. The upstairs apartment is currently occupied and under lease.

5. Provide background information regarding the history of the building and/or property to be improved as well as any historical photos (if available):

Le Ray and Patsy Reese purchased the building from Ray Bowser and Bowser Construction. We have been told that it was a butcher shop when it was first built. There are indications in the building of a butcher shop. There is an area with very thick concrete walls that we believe was the walk-in. The building was built in approximately 1928.

6. Briefly describe the goals you hope to accomplish as the business and/or property owner undertaking this project:

To visually uplift the building to compliment the other rejuvenation in the area and maintain a good relationship with our tenants.



City of Elko Redevelopment Agency

7. Explain how your project will benefit the City of Elko. Choose all that apply and provide a written explanation for each:

X The project will eliminate blighted conditions

The current building is blighted and unattractive. The new project will add interest and an attractive, fresh, look.

X The project will promote economic revitalization

Yes, the project will help with the overall value of all the buildings in the area and help with our economic security as well.

X The project will enhance the City's historic preservation efforts

Yes, the new design is using historic proportions and architectural detail that compliment the historic nature of the downtown area.

X The project will be consistent with the City's master plan

Yes, the building is currently a mixed use building with office space on the first floor and residential space on the second floor that is desirable for development in the downtown business district and part of the City's master plan.

Acknowledgement of Application Provisions: (please check each that you acknowledge)

- ☐ I/We affirm that this project conforms to all applicable codes, ordinances and regulations.
- ☐ All applicable permits will be obtained for this project, if required, and all accompanying inspections will be successfully completed prior to receiving reimbursement.
- ☐ I/We affirm that I/we am/are in good standing with the City of Elko with respect to taxes, fees, or other financial obligations to the City.
- ☐ I/We hereby affirm that I/we have full legal capacity to execute and submit this application, and that all information and exhibits herewith submitted are true and correct to the best of my/our knowledge.
- ☐ I/We agree to provide the City of Elko Redevelopment Agency (hereinafter the "Agency") with access to the property, as deemed necessary by the Agency, to make all reasonable inspections and investigations, and to take pictures of the property while the application is being processed.
- ☐ I/We have read and understand the Grant Program Guidelines, accept the terms stated in those



Improvement Grant Program

City of Elko Redevelopment Agency

Guidelines, and understand that in order for my/our request of funds to be approved, I/we must agree to work within and follow the recommendations of the Agency before starting any work on the subject property following approval of the application.

☒ I/We understand that I/we must complete and sign a Participation Agreement to initiate a date of project execution.

☒ I/We understand that I/we must complete, sign, and have notarized a Notice of Participation Agreement that will be recorded with the Elko County Recorder's Office.

☒ I/We understand that applying for grant funds does not obligate the Agency to allocate or award funds for the specified project.

☒ I/We understand that only after the review committee has reviewed the application and plans and recommends to the Redevelopment Agency the grant recipients, will the Agency authorize funds.

☒ I/We understand that the project shall comply with the Program Guidelines.

☒ I/We understand that only upon final inspection and approval by the Agency will the Agency disburse the authorized funds.

☒ I/We grant permission to the Agency to use my/our personal and business image(s), name, and/or other related content gathered in relation to your participation in the Storefront Improvement Program for promotional purposes. Such purposes may include, but are not limited to brochures, newsletters, and digital images.

Program Participant Signature

Date

Owner Signature

Date

Owner Signature

Date


[Tre asurer Home](#)
[Assessor Data Inquiry](#)
[Back to Last Page](#)
Secured Tax Inquiry Detail for Parcel# 001-343-003

Property Location: 524 COMMERCIAL ST, ELKO CITY
 Billed to: PATRAY ASSETS LLP
 425 ROCKY RD
 ELKO NV 89801-8496

Tax Year: 2017-18
 Roll#: 002129
 District: 11.5
 Tax Service:
 Land Use Code: 400

[Code Table](#)
Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
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Current Year	(Unsecured Taxes exist)			No Taxes Owng
08/21/17	382.61		382.61	382.61 .00
10/02/17	382.56		382.56	382.56 .00
01/01/18	382.56		382.56	382.56 .00
03/05/18	382.56		382.56	382.56 .00

Totals:	1,530.29	.00	1,530.29	1,530.29
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[Payment Cart](#)
[History](#)
Additional Information

	2017-18	2016-17	2015-16	2014-15	2013-14
Tax Rate	3.4823	3.4823	3.4823	3.4823	3.4823
Tax Cap Percent	5.9	6.4	7.5	7.8	7.9

Shelby Archuleta

From: Cari Carpenter
Sent: Friday, March 30, 2018 4:25 PM
To: Shelby Archuleta
Subject: RE: Water Bills

They are up to date.

Thanks,
Cari

From: Shelby Archuleta
Sent: Friday, March 30, 2018 4:23 PM
To: Cari Carpenter <ccarpenter@elkocitynv.gov>
Subject: Water Bills

Cari,
Can you check to see if 345 4th Street and 524 Commercial Street are up to date on their water bills?
Thank you!

Shelby Archuleta
Planning Technician
City of Elko
Planning Department
PH (775) 777-7160
FX (775) 777-7219

STAFF COMMENT FLOW SHEET

REDEVELOPMENT ADVISORY COUNCIL AGENDA DATE: 4/26

Do not use pencil or red pen, they do not reproduce

Title: Patray Building Storefront Improvement Grant Application

Applicant(s): Patray Assets, LLP

Site Location: 524 Commercial St. Current Zoning: C

Date Received: March 30, 2018 Date Public Notice: N/A

COMMENT: Please Review this application.

If concerns justify or additional space is required please provide a separate memorandum

Building Department: Date: 4.5.18 Permits will be required
for this scope of work. Refer to RDA Project #4 Plan
Special Assessment District (SAD) for ADA compliance at
front entrance. Deferred Submittal noted for exterior signage.

JSF
Initial

YLA, Inc.
 Andrew Knudsen 397-5568
 license# 0080279

PROPOSAL

PROPOSAL SUBMITTED TO LeRay Reese		TODAY'S DATE 03/30/2018	DATE OF PLANS/PAGE #'S 03/30/2018
PHONE NUMBER 775-934-8520	FAX NUMBER	JOB NAME Reese Building Exterior	
ADDRESS, CITY, STATE, ZIP		JOB LOCATION 524 Commercial, Elko, NV 89801	

We propose hereby to furnish material and labor necessary for the completion of:

Full exterior remodel.

Demo and remove partial stucco protruding areas.

Removal of all necessary existing structure in preparation for new construction.

Building to attached plans which includes: new face construction of building, arches, bay windows, PVC molding with allowance of \$5,000, stucco, paint, all new window store front

We propose hereby to furnish material and labor – complete in accordance with above specifications for the sum of:

Seventy eight thousand, eight hundred forty five dollars (\$7884 500)

Payment as follows: 30% down, 40% upon completion of new window storefront, 30% at completion

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction.

**Authorized
Signature** _____

Note: this proposal may be withdrawn by us
if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance _____

Schell Creek Construction

222 Silver Street

Elko, Nevada 89801

Mail: PO Box 2258 Fernley, NV 89408

P 775-753-8966

F 775-835-8655

PROPOSAL

DATE: February 9, 2018

Contact: Catherine Wines

Project: Reese Building Ext Façade Renovation.

Location: 524 Commercial st. Elko, NV

Phone: 934-6735

E mail: derek@schellcreek.com

Estimated by: Derek Dahlstrom

Bus. phone: 775-753-8966

Cell: 775 722. 1864, 775 934. 9913

NV License B 27297A C-5 0031022A

MHD License NSCB-B #R1011

JOB DESCRIPTION

Proposal consists of: Demolition of front of building and storefronts, Re construct front of building, Storefronts, finish and interior as per plans and Specs.

TOTAL ESTIMATED JOB COST

\$80,500.00

EXCLUSIONS: We exclude permit fees, getting new water to site, getting new power to site, any unforeseen issues, fixing any damage to materials during demo, roofing or roof patch, shoring, curb or gutter work, work required by the city, staking, special inspections, testing, quality control, mechanical, public safety walk tunnels, or anything not described above.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK TO BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO STANDARD PRACTICES. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON ACCIDENTS OR DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE AND OTHER NECESSARY INSURANCE. OUR WORKERS ARE FULLY COVERED BY WORKMEN COMPENSATION INSURANCE. ALL CHANGES IN SCOPE OF WORK DUE TO REVISION BY PLAN REVIEW PROCESS OR GOVERNMENT ENTITY, UTILITY COMPANIES, OWNERS OR OWNERS REPRESENTATIVES WILL RESULT IN A CHANGE ORDER TO CONTRACT. MATERIAL MARKET IS VERY VOLATILE THROUGHOUT THE SEASONS; DELAYS IN ACCEPTANCE OF THE PROPOSAL WILL RESULT IN A MATERIAL COST REVIEW THAT MAY RESULT IN A CHANGE ORDER.

TERMS: This proposal may be withdrawn if not accepted within 15 days.

A 15% overhead and administrative charge will be added to any changes made to this proposal.

2% interest will be charged after 30 days.

Payment schedule to be progressive.

Authorized Signature Derek Dahlstrom _____ Date 3.29.18

Acceptance Signature _____ Date _____



Reese Building

Est. Date:

11/29/18

Exterior façade

Est. No.

20268

NV License 57554

License limit \$750,000

Summary

Attention: Catherine Wines

Ph.#

Dear Catherine:

Please find our estimate for renovation of the façade of the Reese building

Items furnished are as follows:

- 1.0 Remove upper windows and inside jam
- Remove stucco pop outs
- Remove air conditioners
- Remove existing storefront system
- Install new windows & doors per plan
- Install new trim, moldings & wood siding per plan
- Prep & paint per plan
- Patch interior grid ceiling per print

Price:

\$82,000.00

QUALIFICATIONS & CLARIFICATIONS:

- 1.0 Pricing includes disposal of all debris generated and dump fees

Items not included are:

- 1.0 Scope items not specifically mentioned are not included

Extra work rates:

All other work to be completed will be quoted separately

Payment schedule:

To be determined

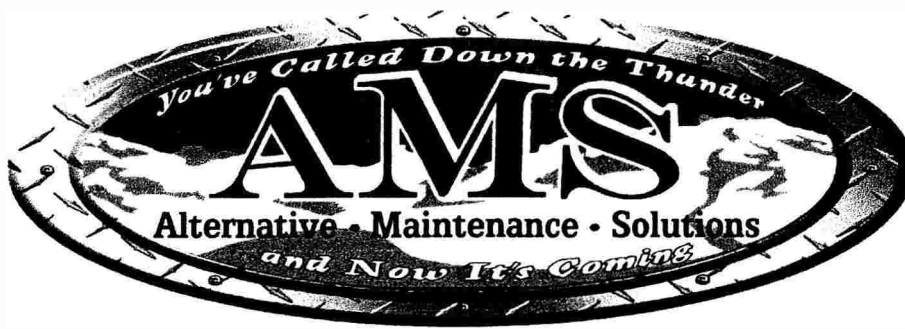
Payment terms for all invoices will be net 15 days

This proposal is valid for 30 days

Thank you for your inquiry. Please let me know if I can be of any further assistance.

Matt Burwell
(775) 340-8806

Approval signature _____



CONSTRUCTION QUOTE

Client:

R6 Studios

ATTN: Catherine Wines

PROJECT:

Reese Building

Exterior Façade Renovation

524 Commercial St.

Elko, NV 89801

No. 180319-1

Date: 3/28/2018

Scope of Work:

Remove the existing windows, doors, stucco siding on the existing store front for the above mentioned building and replace with new windows, store front doors, and windows including new framing, trim, siding, moulding, stucco, cornice, and all improvements as shown on the R6 studio architectural drawings dated 3-28-18.

The following quote includes all demolition, construction, materials, finishes and incidentals required to complete the project.

Lump Sum Price

\$85,798.00

Note: quote is good for 30 days from the date signed below.

By:

Mike Shanks

8/29/2018

Date:

Reese Building - Exterior Facade Renovation

524 Commercial Street, Elko, Nevada 89801 - APN 001-343-003

General Notes

1- Drawings represent the desired result of construction. The methods of construction and the risks involved during the construction are the responsibility of the contractor. The contractor shall maintain the buildings structural integrity at all stages of construction.

2- All construction shall comply with requirements of the 2009 International Building Code along with other listed codes and all city, county, state and federal agencies having jurisdiction.

3- The General Contractor is responsible for obtaining all permits necessary to perform all work included in these documents.

4- The General Contractor shall maintain a complete set of current drawings at the construction site during all phases of construction for use by all trades.

5- The General contractor shall coordinate with the property owner or representative the locations for construction traffic during all phases of construction. The contractor is also responsible for obtaining temporary power and all costs associated with temporary services.

6- The contractor shall verify all dimensions and elevations prior to the commencement of work. Discrepancies in the dimensions which may be found shall be brought to the attention of the the architect for a decision before proceeding with work. Dimensions on plans are to the face of the studs or structural columns unless noted otherwise. Do not scale drawings. Contractor to follow provided dimensions on drawings, if a necessary dimension is missing the contractor shall notify the architect for clarification before proceeding. Do not scale drawings.

7- All construction and finish materials proposed by the contractor and or dictated by construction documents shall be reviewed for general compliance by the architect or owner representative through a formal submittal process prior to commencing work and shall be approved by the architect or owner representative prior to commencing work. The owners representative has the discretion of changing the submittal process to an informal review.

8 - Install all manufacturers items, materials, and equipment in strict accordance with manufacturers recommendations unless otherwise specifically noted by the architect. As a minimum standard all work performed and materials installed shall be in accordance with all applicable codes, regulations and ordinances having jurisdiction.

9- The general Contractor is responsible for all demolition required to perform work. The contractor is responsible for protecting all existing site features and fixtures that are to remain. They are also responsible for protecting building structures both directly associated wit this permit or adjacent to area of construction. Any damage that is incurred by the contractor or his subordinates to this area will be repaired or replaced at the expense of the contractor.

10- The General Contractor must insure building address is clearly displayed on the street side of the building with no visual obstructions. The contractor must also insure the building owner has provided an approved Knox Box with building key inside. Coordinate location of Knox Box with the first responding fire department and Fire Marshall having jurisdiction.

11- All exterior signage to be submitted separately under a separate permit.

12- Contractor to provide all owners manuals and warranties prior to final payment. All equipment and finish materials to be new and of the highest available commercial grade quality. All products are to be approved by the architect prior to installation. Installers of all equipment to provide manufacturer's installation instructions attached to the equipment prior to final inspection.

13- All work in these drawings and specifications consists of furnishing all labor, equipment and materials necessary for and reasonably incidental to the complete construction of the building, including but not limited to minor details not specifically mentioned or shown that are necessary to complete the construction, subject to the terms and conditions of the contract. All work in this project shall be done in accordance with the best modern construction practice using first grade new equipment and materials. As a minimum standard all work performed and materials installed shall be in accordance with all applicable codes, regulations and ordinances having jurisdiction.

14- Workmanship and all construction practices must be a neat appearance and will be inspected at the same level of scrutiny as the performance of the entire building. All applicable portions of Division 1 GENERAL REQUIREMENTS shall be included and strictly adhered to any conflict noted in the drawings shall be immediately brought to the attention of the architect for written clarification.

15- A complete and thorough clean-up of entire construction site is required at the end of the project prior to final acceptance. The contractor shall maintain a reasonably clean work area during all phases of construction.

16- These drawings are the property of the Architect and to be used solely with respect to this project. These documents shall not be reused or reproduced in any form without permission of the Architect.

Code Analysis

Facade renovation only under this permit. The existing structure will not be modified under this permit.

Governing Design Factors

Earthquake Zone	D 2
Wind Speed	90 m.p.h.
Frost Depth	30"
Loads	
Roof dead load	15 p.s.f.
Roof live load / snow load	30 p.s.f.
Floor dead load	20 p.s.f.
Floor live load	50 p.s.f.
Exit path of travel live load	100 p.s.f.
Ground snow load	50 p.s.f.
Soil bearing	1,500 psi

Occupancy Classification

Existing building occupancy classification and occupancy load will not to change under this permit.			
Area		Size	Occupant Load
B	First Floor (office business)	2,370 s.f.	24 (100)
R-3	Second Floor (apartment)	2,246 s.f.	(NA)

Building Classification

Type of construction	VB
Allowable area	6,000
Actual area (entire building)	4,616 s.f.
Area of construction under this permit	NA
No actual s.f. inside the buidling will be modified, only the exterior facade	
Allowable height (stories)	NA
Actual height (stories)	2

Fire Resistance

Not applicable under this permit.

Exits

Existing Building Exits are not affected under this permit. The same number of exits that are required will be provided under this permit.

Plumbing

Not applicable under this permit.

Parking

Not applicable under this permit.

Special Inspections

None required

Drawing Abbreviations

Not to scale	n.t.s.
Not in contract	n.i.c.
Unless noted otherwise	u.n.o.
Above finish floor	a.f.f.
Pounds per square foot	p.s.f.
Pounds per square inch	p.s.i.
Square Feet	s.f.
Gypsum wall board	gyp. bd.
Diameter	dia.
Typical to all locations	typ.

Drawing Symbols

	North Arrow
	Door Symbol
	Window Symbol
	Room Occupants
	Room Name & Number
	Detail
	Elevation (single sided sim.)
	Room signage
	Fire Extinguisher

Sheet Index

Architectural

a1.1	Cover Sheet / Code Analysis
a1.2	Historic Photos
a1.3	Demolition Plan
a2.1	Building Plans / Schedules
a3.1	Building Elevations
a4.1	Sections / Details

Fire alarm and fire sprinkler modification plans to be under a separate permit if necessary.

No structural changes to be made under this permit

Applicable Codes

2009	International Building Code
2009	Uniform Mechanical Code
2009	Uniform Plumbing Code
2009	International Fire Code
2009	National Electrical Code
2009	International Energy Conservation Code

Deferred Submittal

Signage
Storage racking in warehouse

Owner

LeRay & Patsy Reese
524 Commercial Street
Elko, Nevada
775-934-8778
contact: LeRay Reese
ourstore12@gmail.com

Architect

r6studio - Catherine Wines, Architect
401 Railroad Street ste 205
Elko, Nevada
775-738-7829
contact: Catherine Wines
catherine@r6studio.com

General Contractor

T.B.D.

Electrical Contractor

T.B.D.

Mechanical Contractor

T.B.D.



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PROJECT NAME

Reese Building
Exterior Facade Renovation
524 Commercial Street
Elko, Nevada

SHEET NAME

Cover Sheet
Code Analysis

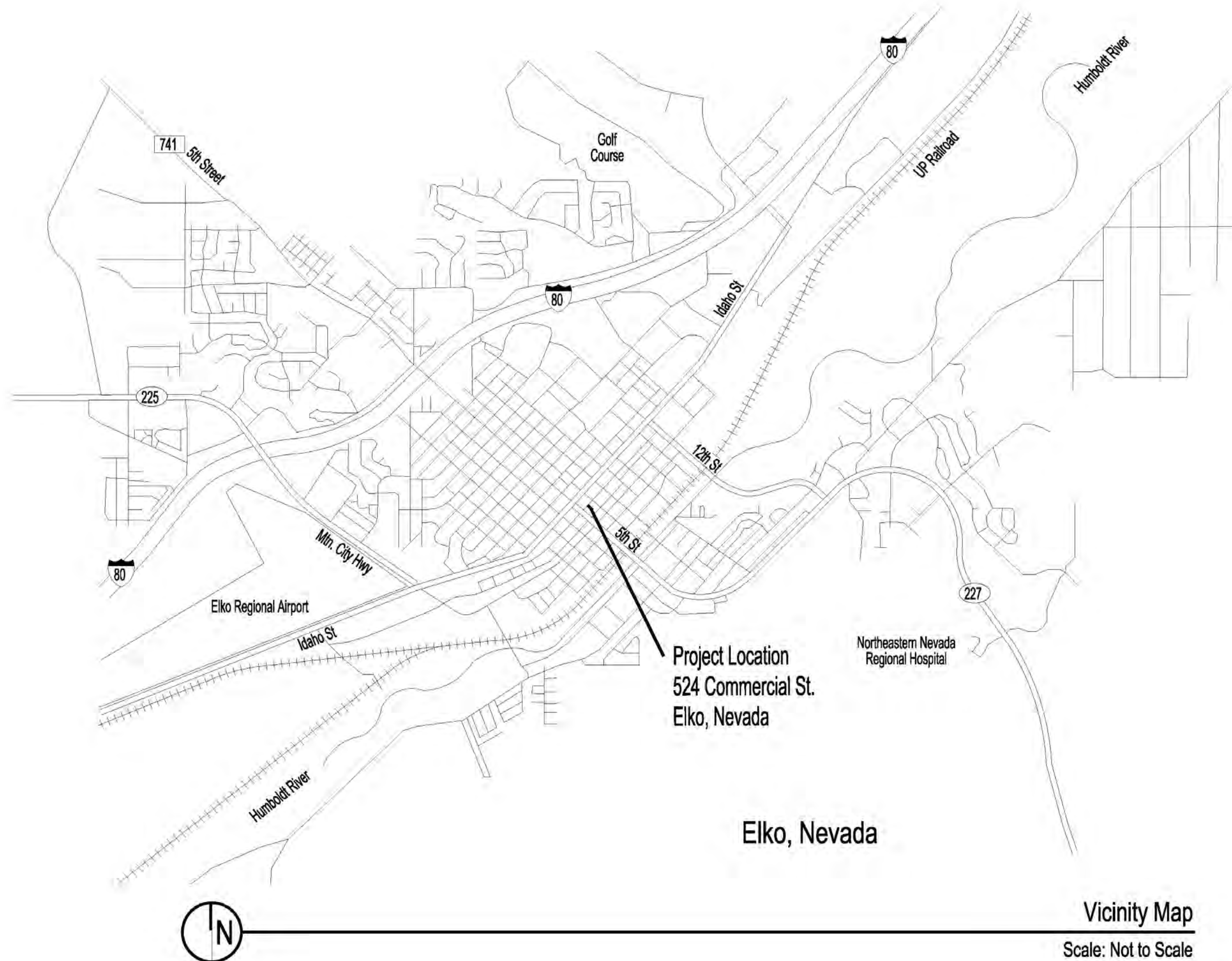
REVISIONS

DATE

3.28.2018

SHEET NUMBER

a1.1





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PROJECT NAME

Reese Building
Exterior Facade Renovation
524 Commercial Street
Elko, Nevada

SHEET NAME

Historic Photos

REVISIONS

DATE

3.28.2018

SHEET NUMBER

a1.2

File number 17-026 - Reese Building, Elko City



3

Historic Photo circa 1950

Photo Not To Scale



2

Historic Photo Circa 1970

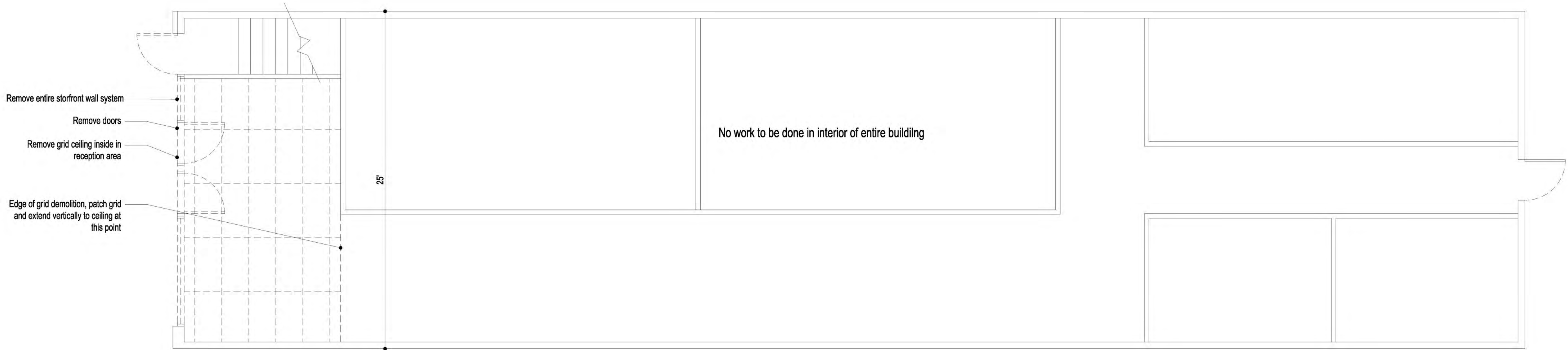
Photo Not To Scale



1

Historic Photo Circa 1990

Photo Not To Scale



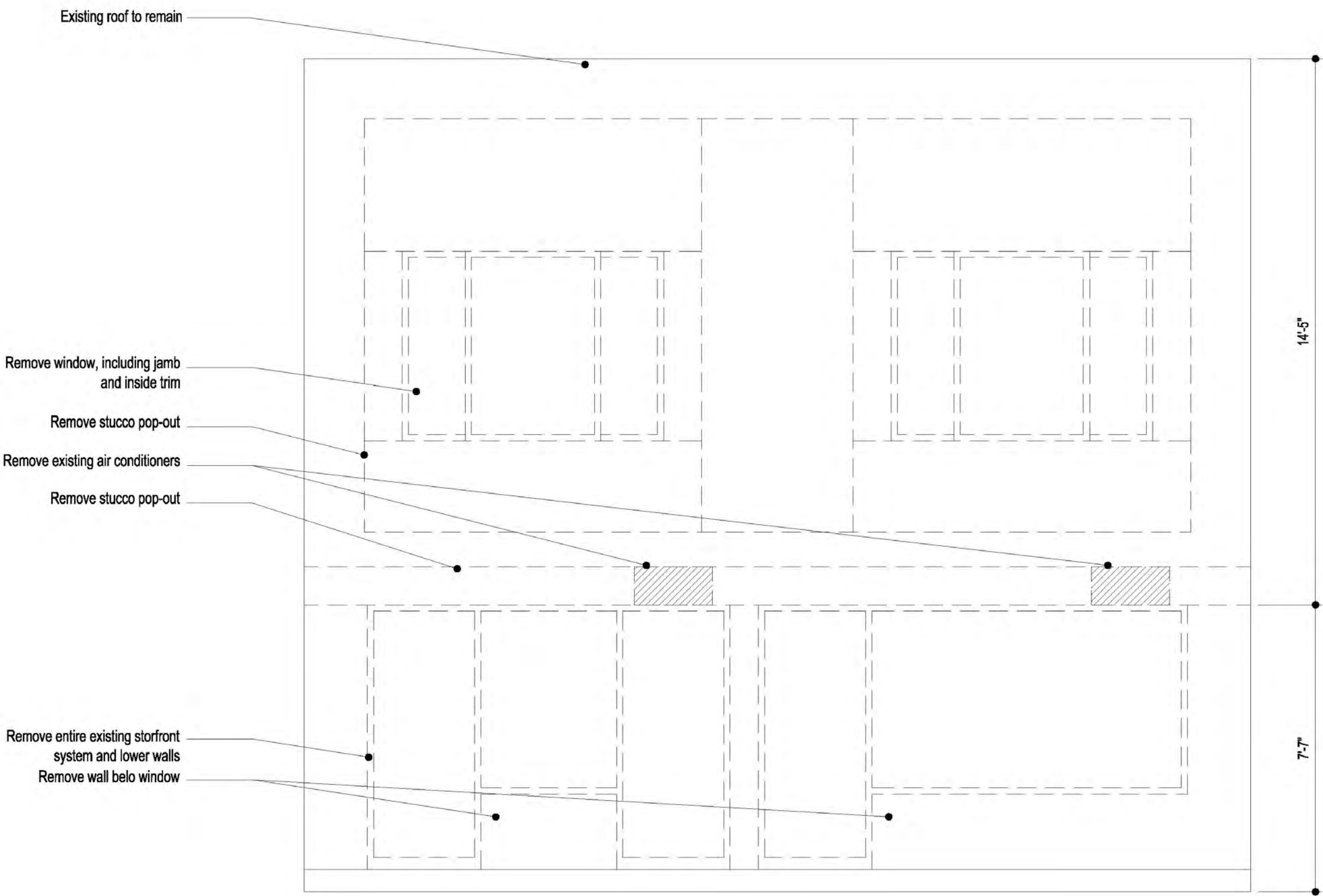
3

Existing Building and Demolition Plan (2nd floor sim)
Scale: 1/4" = 1'-0" - Do Not Scale Drawings



2

2018 Reference Photograph
Photo Not To Scale



1

Front Facade Demolition
Scale: 3/8" = 1'-0"
Do Not Scale Drawings



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PROJECT NAME

Reese Building
Exterior Facade Renovation
524 Commercial Street
Elko, Nevada

SHEET NAME

Demolition Plan

REVISIONS

DATE

3.28.2018

SHEET NUMBER

a1.2

Door Notes

1- Due to multiple use some door details are reversed from direction shown.

3- All locksets on doors shall be ADA lever type.

4- All openings larger than 1/4" in exterior wall to use backer rod and commercial grade caulk for dust control.

6- Exterior metal doors to have, wood, paint grade frame.

8- All stops to be industrial grade stainless steel, either pedestal or wall stops.

9- All door hardware to be mounted at 36" a.f.f. u.n.o.

10- All doors and entrances are to be accessible based on requirements of the Americans with Disabilities Act, with exception of upstairs R occupancy.

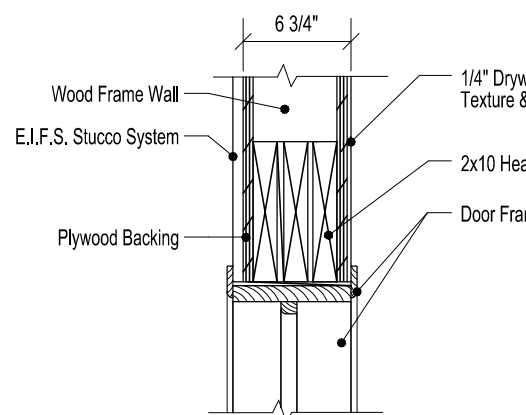
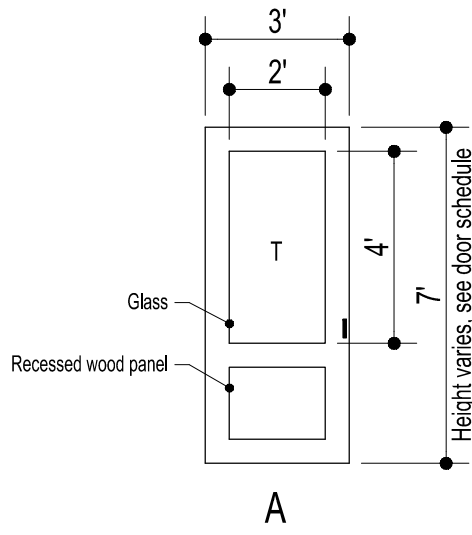
11- All panic hardware shall be listed in accordance with UL 305, fire exit hardware shall be listed with UL 10C and UL 305.

12- The actuating portion of the releasing device shall extend at least one-half of the door leaf width of any fire rated door.

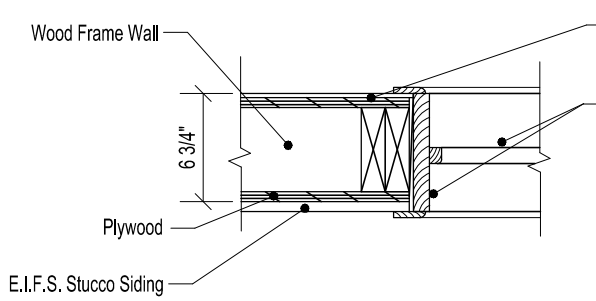
13- The maximum unlatching force shall not exceed 15 lbs on any door with-in the path of travel of a designated exit.

Door Schedule												
Symbol	Door					Frame		Fire Rating	Hardware Group	Automatic Closure	Comments	
	Room Name	Size	Type	Single or Double	Glazing	Material	Details					
							Head					Jamb
101	Upstairs Residence	3'-0" x 7'-0"	A	S	yes	M	a / a2.1	b / a2.1	no	2	no	
102	Office	3'-0" x 7'-0"	A	S	yes	M	a / a2.1	b / a2.1	no	1	yes	

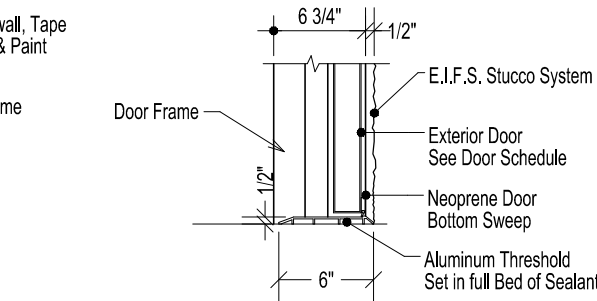
Door Types



Door Head
Scale: 1 1/2" = 1'-0"



Door Jamb
Scale: 1 1/2" = 1'-0"



Threshold
Scale: 1 1/2" = 1'-0"
Typical at all Exterior Doors

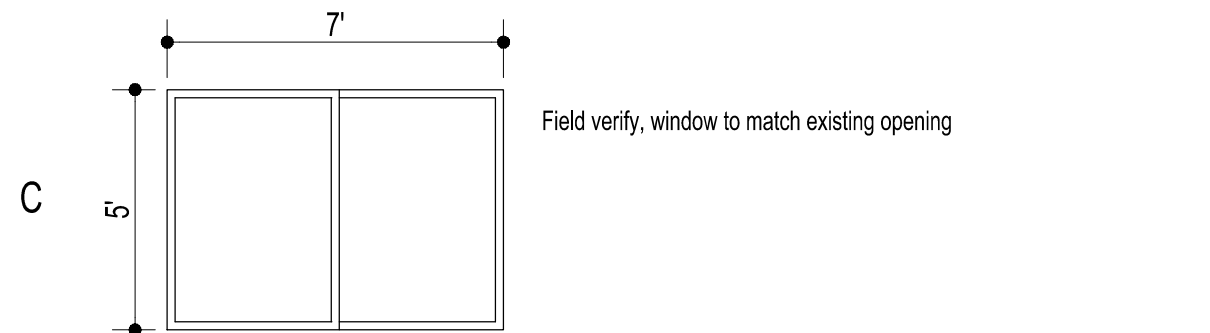
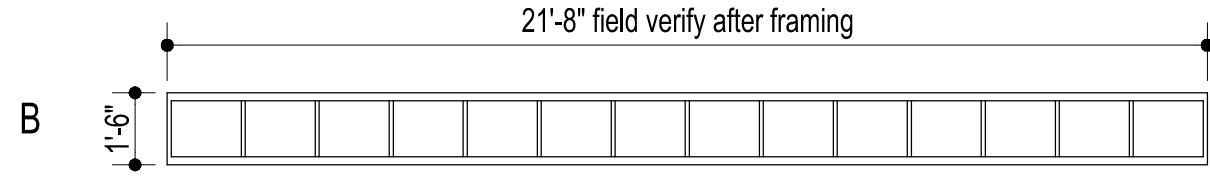
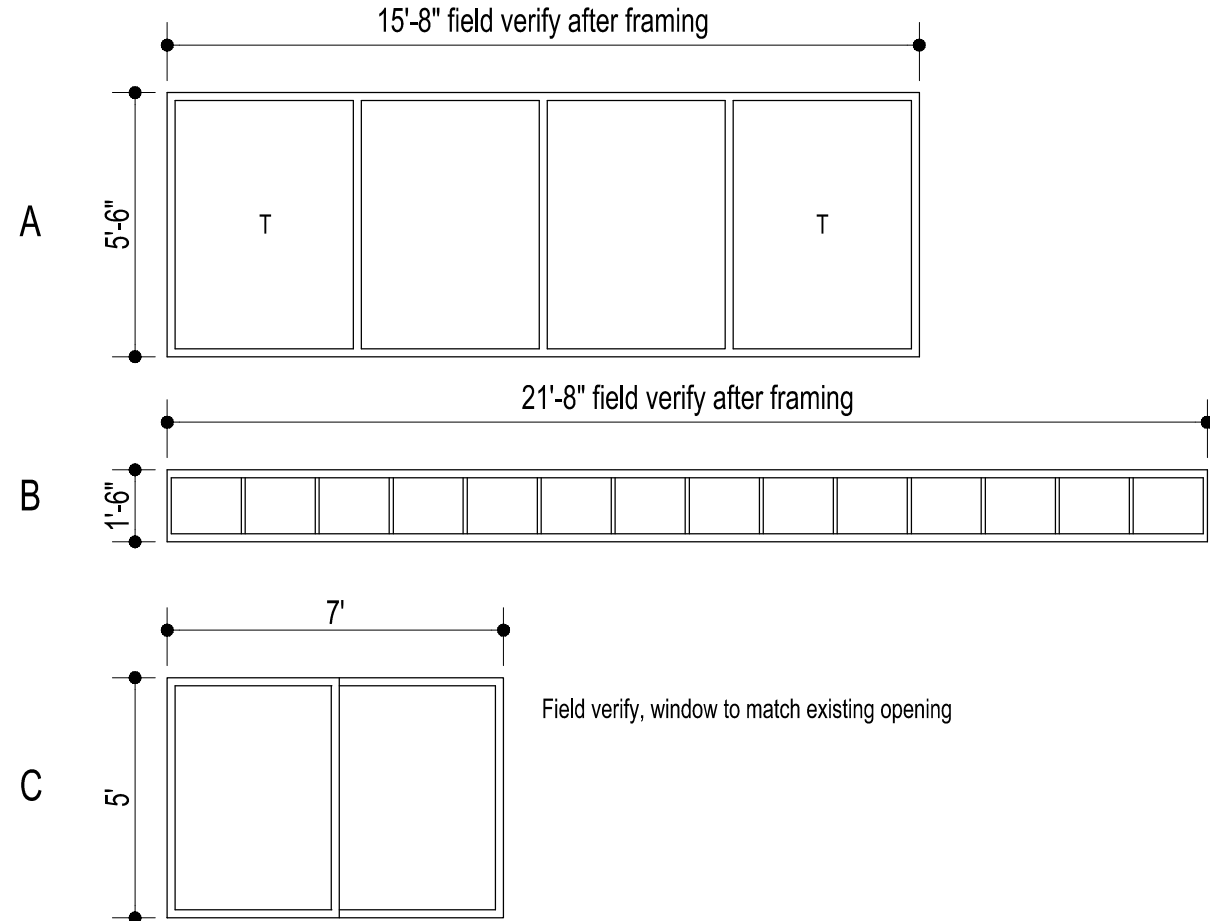
Door Hardware Sets

- 1 - Exterior Door
 - 1 Interior push bar w/ panic hardware
 - 1 Exterior pull handle ADA compliant
 - 1 Deadbolt locking device with keyed pull side and thumb lock on push side
 - 1 Threshold
 - 1 Set weather stripping
 - 3 Hinges
 - 1 Pedestal stop

- 2 - Exterior Door (single)
 - 1 Interior lever style latching handle
 - 1 Exterior pull handle
 - 1 Deadbolt locking device with keyed pull side and thumb lock on push side
 - 1 Threshold
 - 1 Set weather stripping
 - 3 Hinges
 - 1 Wall stop

Window Schedule								
Symbol	Rooms	Size	Operation	Total # of Windows	Material	Glazing	Mnfr.	Comments
□	First Floor							
A	Office	5'-6" x 15'-8"	fixed	2	combination	clear / low E	American Heritage	
B	Office	1'-6" x 21'-8"	fixed slider	2	combination	clear / low E	American Heritage	
C	Residence			2	combination	clear / low E	American Heritage	

Window Types



Window Notes

1- Verify all window dimensions in the field.

2- All glass within 18" of finish floor or an operable door must be tempered glass. 'T' indicates tempered glass.

3- All operable windows to have locking hardware device.

4- All windows and doors with glass to have low "E" double pain, clear glass.

5- All doors and windows to be installed to meet manufacturers specifications and recommendations and to meet current codes for energy efficiency and security.

6- Window style to be sensitive to historic design of the building. Windows to be metal clad frames with clear glazing.

PROJECT NAME

Reese Building
Exterior Facade Renovation
524 Commercial Street
Elko, Nevada

SHEET NAME

Building Plans
Schedules

REVISIONS

DATE

3.28.2018

SHEET NUMBER

a2.1

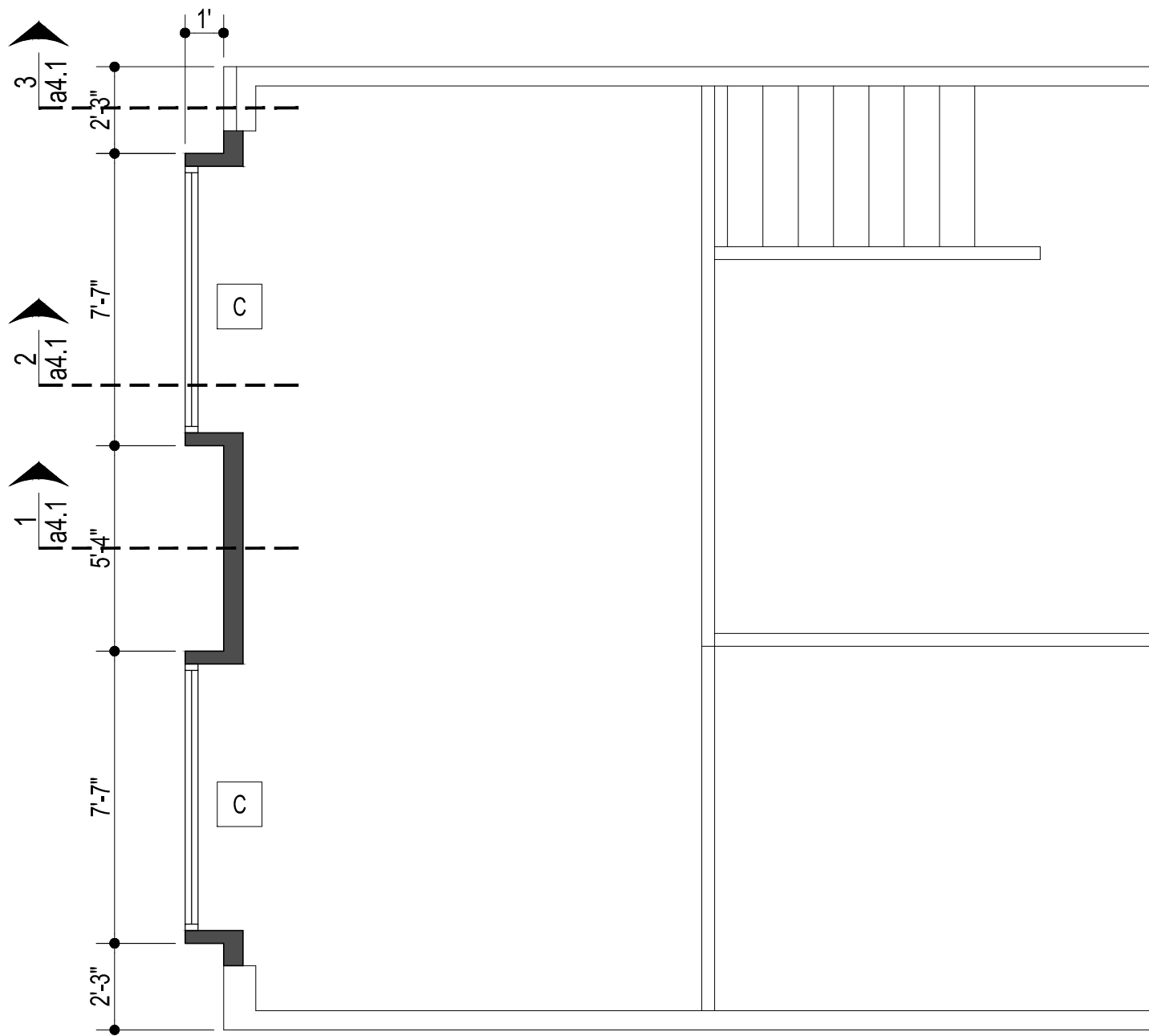
Floor Plan Notes

1- No work to be done on the interior of the building under this permit except what needs to be patched and trimmed as a result of replacing windows and doors on the exterior. The entire interior must be patched and painted to match pre construction conditions.

2- All building signage must be highly visible and easily read and comply with all code and ADA requirements. All exterior signage to be a deferred submittal.

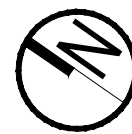
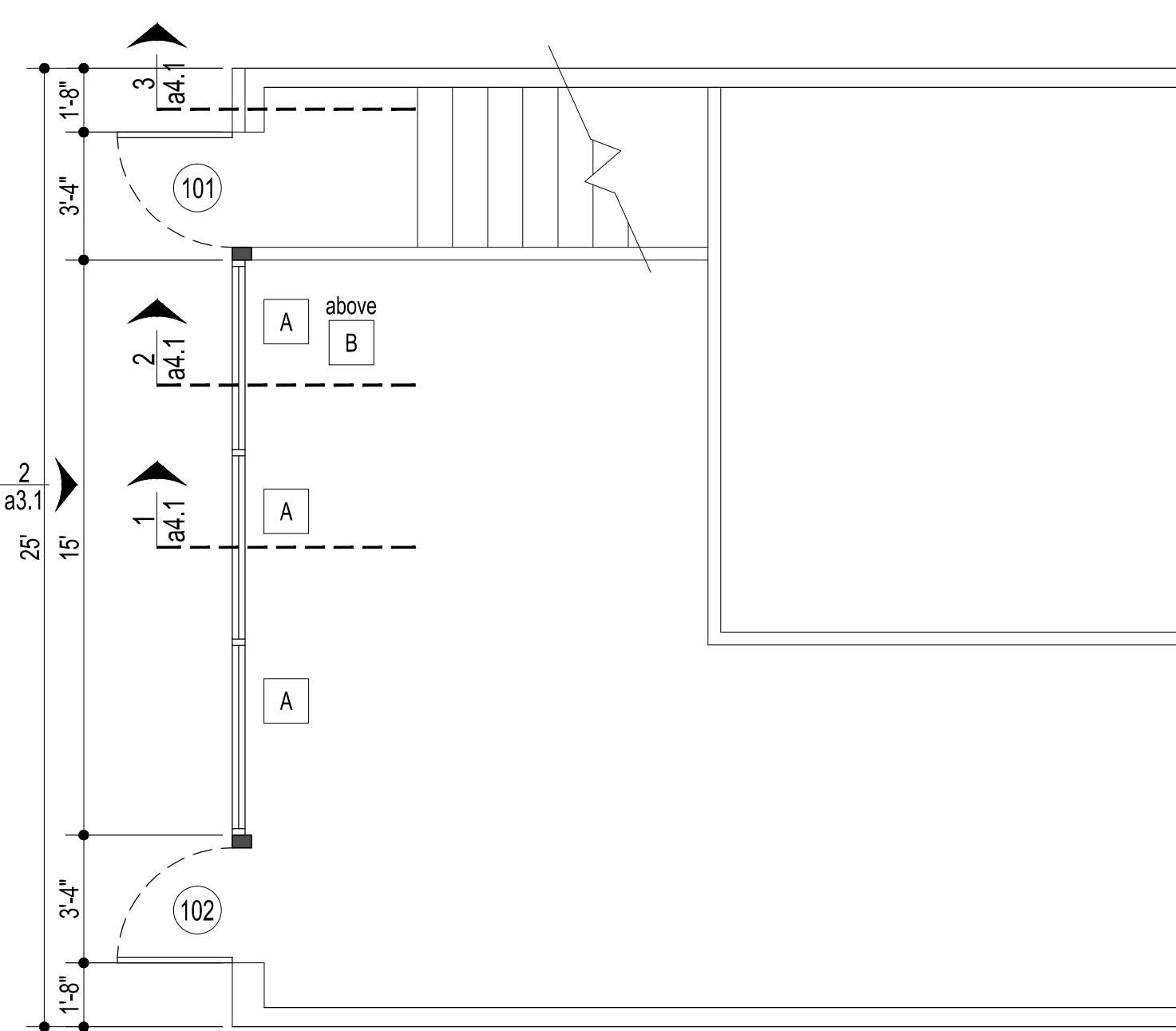
3- 2A-10BC portable fire extinguishers for 'ordinary' or 'moderate' Class A fire hazards shall be located within 75 feet of any location in the building. All fire extinguishers are to be located in a recessed lockable cabinet. All portable fire extinguishers to comply with IFC section 906. Exact location to be approved by local fire authority prior to installation.

4- All current buidling tenants are to remain during construction. Basement to remain vacant under this permit, basement to be used for mechanical and electrical access only. Second floor to remain an occupied residential space. First floor to remain an office. Contractor to take care to not be too disruptive to the tenants during construction.



Partial Second Floor Buidling Plan

Scale: 1/4" = 1'-0"
Do Not Scale Drawings



Partial First Floor Buidling Plan

Scale: 1/4" = 1'-0"
Do Not Scale Drawings

Elevation Notes

- 1- Entire front facade to be re-covered with historic zinc siding from W.F. Norman or an approved equal. All zinc surfaces to be painted with three coats, exterior, premium paint, as recommended by manufacturer. One color on the body of the building and two accent colors as shown in the historic photograph. Colors to be determined. Bid standard colors.
- 2- Exterior signage is not included in this contract.
- 3- The City of Elko has declared the entire sidewalk on this block is in need of repair and should be done all at one time. They have waived the accessibility requirement for the sidealk in this area at this time.
- 4- All exterior paint colors t.b.d. Bid standard color palette. No custom paint or stucco colors.
- 5- All windows to be clear, see through, low 'E' glass.
- 6- Cover entire exterior wall that is exposed with Tyvek plastic vapor barrier and 5/8" plywood or OSB siding where applicable, layer on top a two coat stucco system with integral color. If any stucco remains the patch and paint needs to be a seamless transition.
- 7- Provide metal flashing at all openings, paint to match trim.
- 8- Any insulation that is removed from the existing wall as existing siding is removed is to be relpaced with new insulation that is similar or better quality than the existing.
- 9- All joints and openings in the extior wall larger than 1/4" to be caulked with Owens Corning commercial grade caulking or approved equal.
- 10- All windows and doors to be installed with weather proofing recommended by the manufacturer.

PROJECT NAME

Reese Building
Exterior Facade Renovation
524 Commercial Street
Elko, Nevada

SHEET NAME

Exterior Facade Elevations

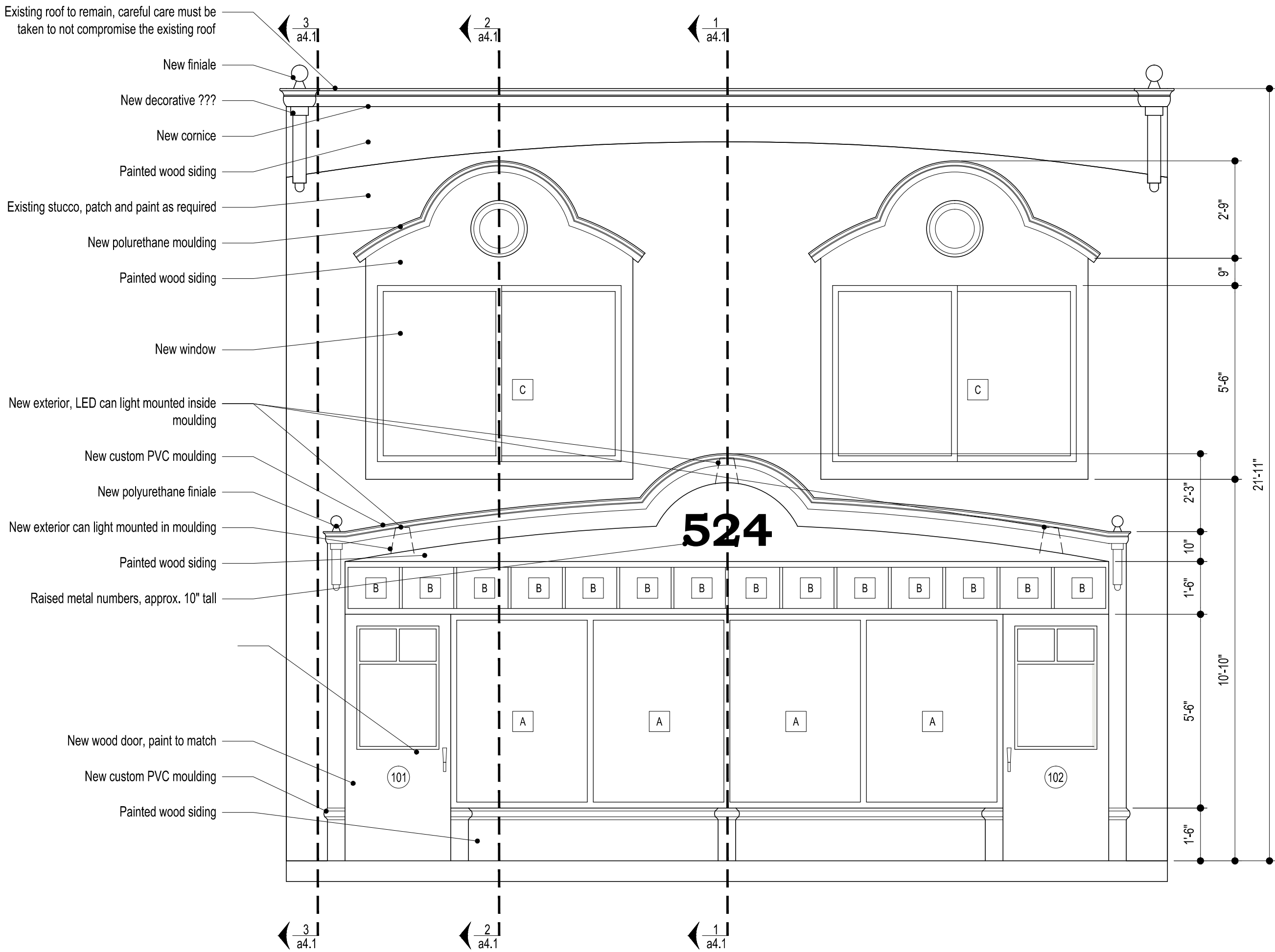
REVISIONS

DATE

3.28.2018

SHEET NUMBER

a3.1



2

Construction Elevation

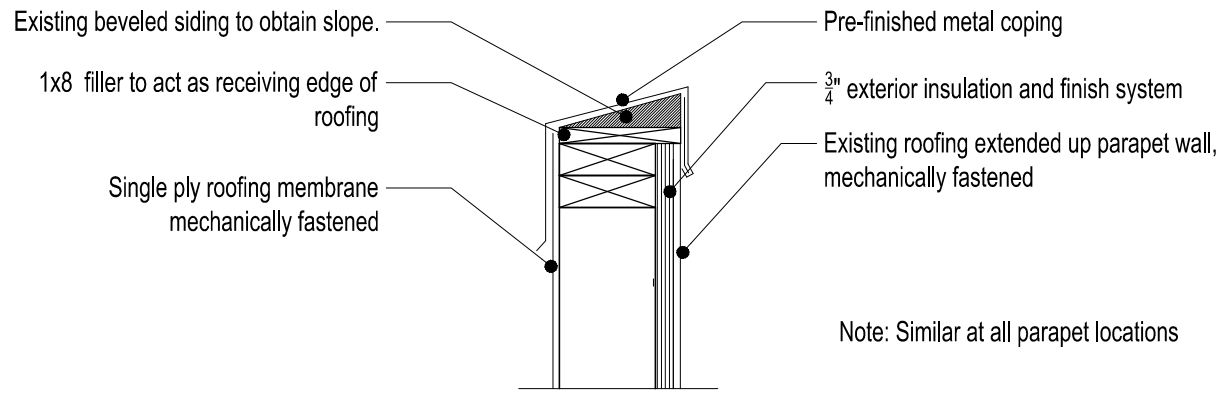
Scale: 1/2" = 1'-0"
Do Not Scale Drawings



1

New Colored Elevation

Scale: 1/2" = 1'-0"
Do Not Scale Drawings



4

Parapet Detail

Scale: 1" = 1'-0"

Do Not Scale Drawings

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PROJECT NAME

Reese Building
Exterior Facade Renovation
524 Commercial Street
Elko, Nevada

SHEET NAME

Sections
Details

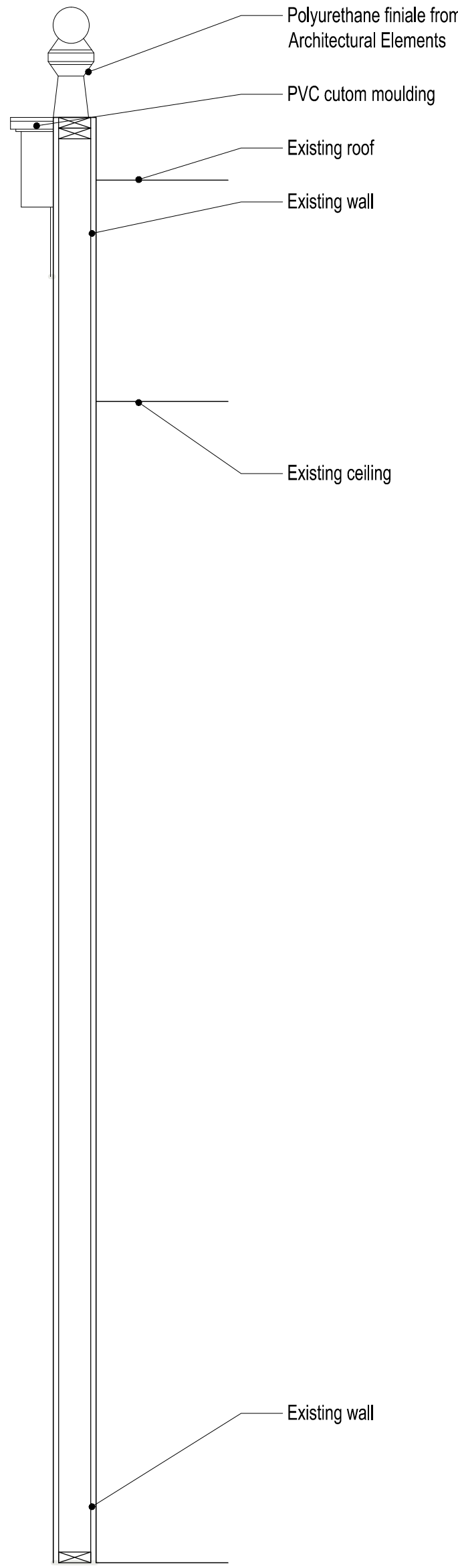
REVISIONS

DATE

3.28.2018

SHEET NUMBER

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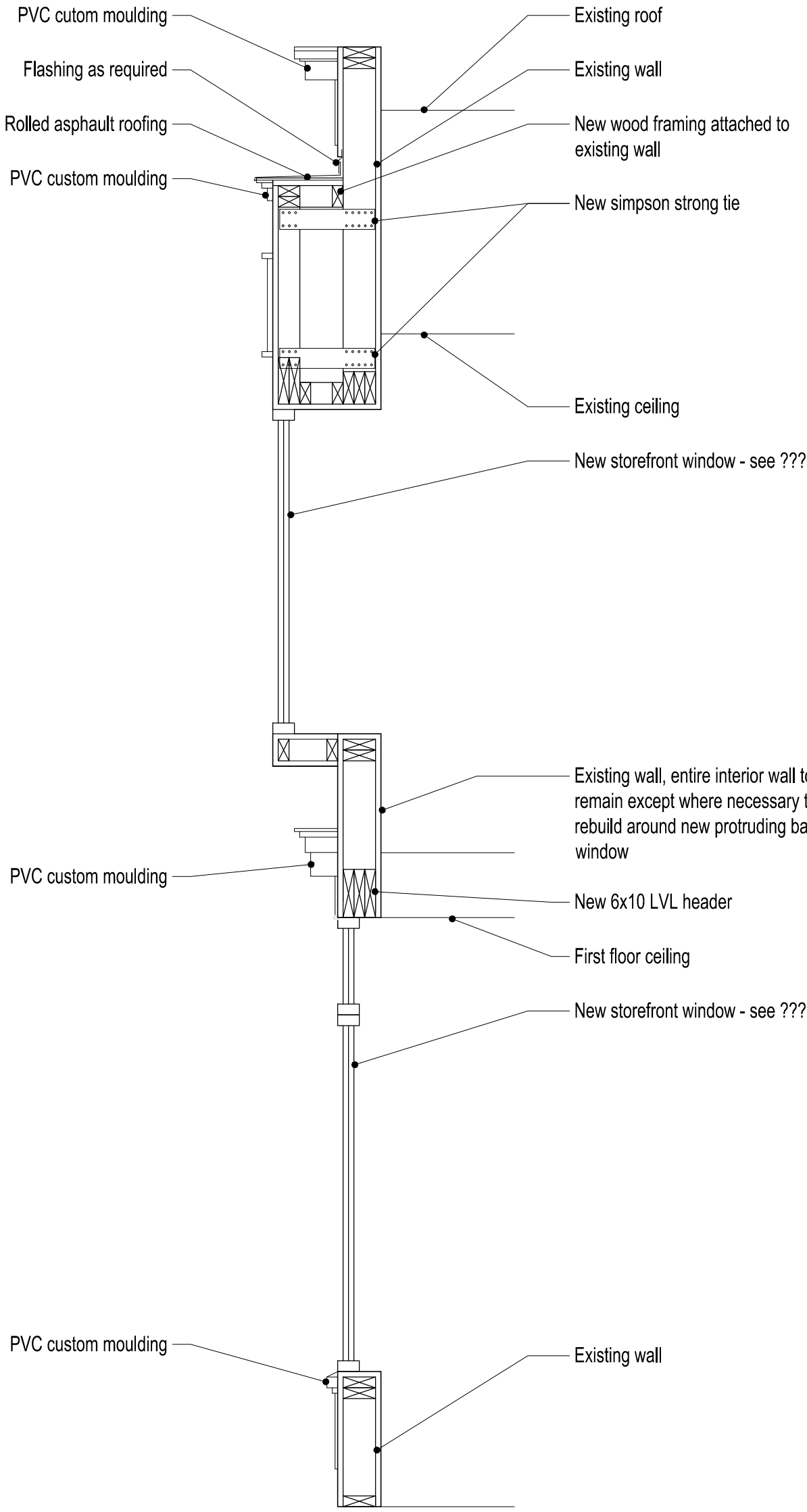


3

Wall Section

Scale: 1/2" = 1'-0"

Do Not Scale Drawings

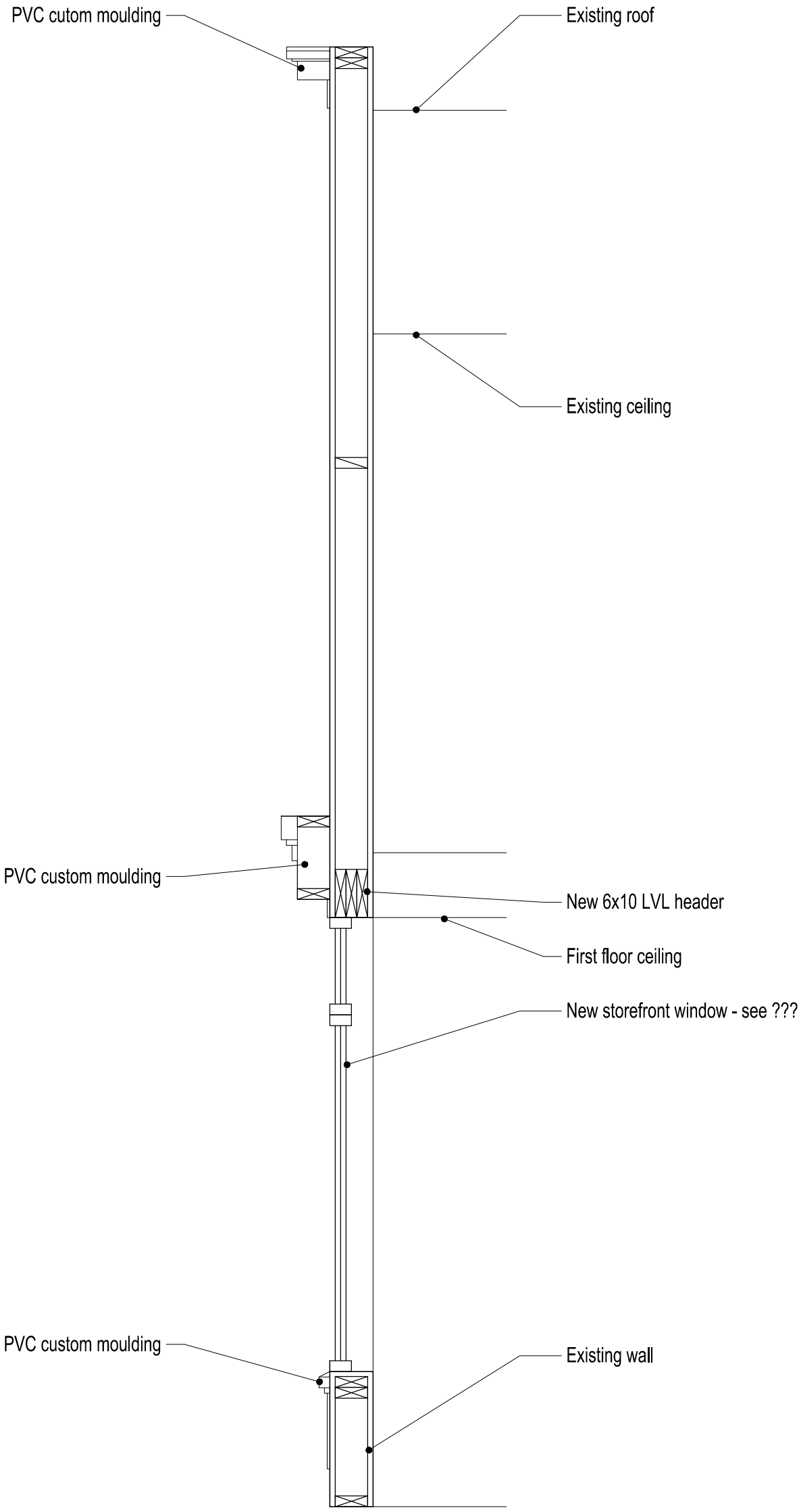


2

Wall Section

Scale: 1/2" = 1'-0"

Do Not Scale Drawings



1

Wall Section

Scale: 1/2" = 1'-0"

Do Not Scale Drawings



Improvement Grant Program

RECEIVED

MAR 30 2018

Grant Application

The Storefront Improvement Grant Program provides City of Elko Redevelopment Agency (RDA) funds to assist any property owner(s) or tenant(s) with rehabilitation, conservation, visual enhancement or beautification of eligible property within the Redevelopment area.

Please submit a complete application with the listed required documents and appropriate signatures to avoid any delays in processing. Please print legibly in either black or blue ink.

1. Project

Project Name: Old Chicago at Commercial Hotel

Funding Requested (Amount): \$25,000

2. Property Information

Business Name: Commercial Casino, LLC dba Commercial Hotel

Corporation ☒ Limited Liability Company ☐ Partnership ☐ Sole
Proprietorship ☐ Other

Physical Address: 345 4th Street Elko, NV 89801

Mailing Address: P.O. Box 1847

City: Sparks State: NV Zip Code: 89432

Phone: 775-997-7177 Cell: Fax: 775-997-7178

Current Building Use: Assembly/Casino/Restaurant

3. Applicant Information (Participant)

Name: OC Restaurants LLC

Mailing Address: 1515 North Academy Blvd ste 400

City: Colorado Springs State: CO Zip Code: 80909

Phone: 308-440-4911 Cell: Fax:

Email: jgardner@ocrestaurants.com

Do you Own or ☒ Lease the property?

If you are not the property owner, then the property owner must complete section 4 and sign the application.



Improvement Grant Program

City of Elko Redevelopment Agency

4. Property Owner

Owner Name: Northern Nevada Asset Holdings, LLC

Mailing Address: P.O. Box 1847

City: Sparks

State: NV

Zip Code: 89432

Phone: 775-997-7177

Cell:

Fax: 775-997-7178

Email: mpotter@northernstarcasinos.com

Are there multiple owners? ☐ Yes ☒ No If yes, provide additional sheet for each property owner

5. Contact Person or Representative

Name: Catherine Wines, Architect

Mailing Address: 421 Railroad Street ste 208

City: Elko

State: NV

Zip Code: 89801

Phone: 775-738-7829

Cell: 775-934-6175

Email: catherine@r6studio.com

The following must be submitted with a complete application:

- ☐ Photographs of existing façade.
- ☐ 3 bids from contractors licensed to perform the applicable work for all eligible improvements.
- ☐ Construction Documents, including plans and elevations of proposed improvements. Plans must include sufficient detail to show all elements of the project.



1. Please list and describe each of the proposed exterior improvements.

We plan to rehabilitate the Commercial's exterior façade to restore the look of this historic building with the charm and character that is typical of a mixed-use urban downtown.

2. Please describe the extent to which the existing building or on-site improvements are dilapidated or otherwise in need of improvement.

The existing building is more than 100 years old and has been remodeled extensively, with the last remodel to the exterior done in the 1960s.

3. Please describe how you intend to maintain the improvements throughout their useful life.

The owner of the building has an in-house maintenance and engineering department that will be responsible for any and all maintenance and repairs needed for the lifetime of the building.

4. Provide background information regarding the history of the business currently occupying the building:

The building is currently used as a casino; it has been occupied as a hotel/casino/restaurant for the lifetime of the structure. The new tenant (a national franchise restaurant chain) will occupy the interior space where the planned renovation will take place.

5. Provide background information regarding the history of the building and/or property to be improved as well as any historical photos (if available):

The Commercial Hotel is one of the most historically significant buildings in Elko. The current building location originally had a hotel called the Humboldt Boarding House that was built in the early 1870s. In the 1890s that building was replaced with a masonry structure that still exists today. The building has been modified and remodeled numerous times. Historical photographs have been included in the construction drawings.

6. Briefly describe the goals you hope to accomplish as the business and/or property owner undertaking this project:

The current building is in a state of disrepair and has suffered low occupancy and productive use for many years. This project will serve to revitalize the building and bring life back to that area of downtown Elko. Significantly, the new tenant's business use of the building will provide economic growth and stability for the company and downtown Elko.

7. Explain how your project will benefit the City of Elko. Choose all that apply and provide a written explanation for each:

X The project will eliminate blighted conditions

Yes, the current building facade is dated, blighted, and unattractive. The new project is intended to take the building's appearance back to its earlier historical look and feel.

X The project will promote economic revitalization

Yes, the project will significantly improve the appearance of both the building and the entire downtown Elko area.

X The project will enhance the City's historic preservation efforts

Yes, the new design is intended to use the building's historic architectural detail and proportions which will complement the historic nature of the downtown Elko area.

X The project will be consistent with the City's master plan

Yes, the building is currently designated for mixed use: assembly occupancy on first floor and office and storage space on the second floor, both of which are desirable for Elko's City Master Plan and development in the downtown business district.



Improvement Grant Program

Acknowledgement of Application Provisions: (please check each that you acknowledge)

- ☒ I/We affirm that this project conforms to all applicable codes, ordinances and regulations.
- ☒ All applicable permits will be obtained for this project, if required, and all accompanying inspections will be successfully completed prior to receiving reimbursement.
- ☒ I/We affirm that I/we am/are in good standing with the City of Elko with respect to taxes, fees, or other financial obligations to the City.
- ☒ I/We hereby affirm that I/we have full legal capacity to execute and submit this application, and that all information and exhibits herewith submitted are true and correct to the best of my/our knowledge.
- ☒ I/We agree to provide the City of Elko Redevelopment Agency (hereinafter the "Agency") with access to the property, as deemed necessary by the Agency, to make all reasonable inspections and investigations, and to take pictures of the property while the application is being processed.
- ☒ I/We have read and understand the Grant Program Guidelines, accept the terms stated in those Guidelines, and understand that in order for my/our request of funds to be approved, I/we must agree to work within and follow the recommendations of the Agency before starting any work on the subject property following approval of the application.
- ☒ I/We understand that I/we must complete and sign a Participation Agreement to initiate a date of project execution.
- ☒ I/We understand that I/we must complete, sign, and have notarized a Notice of Participation Agreement that will be recorded with the Elko County Recorder's Office.
- ☒ I/We understand that applying for grant funds does not obligate the Agency to allocate or award funds for the specified project.
- ☒ I/We understand that only after the review committee has reviewed the application and plans and recommends to the Redevelopment Agency the grant recipients, will the Agency authorize funds.
- ☒ I/We understand that the project shall comply with the Program Guidelines.
- ☒ I/We understand that only upon final inspection and approval by the Agency will the Agency disburse the authorized funds.
- ☒ I/We grant permission to the Agency to use my/our personal and business image(s), name, and/or other related content gathered in relation to your participation in the Storefront Improvement Program for promotional purposes. Such purposes may include, but are not limited to brochures, newsletters, and digital images.

Program Participant Signature

CATHERINE WINES

Date

3-30-18

Owner Signature Mac Potter, Chief Operating Officer

Date

MAC POTTER

3/29/2018

Owner Signature

Date


[Treasurer Home](#)
[Assessor Data Inquiry](#)
[Back to Last Page](#)
Secured Tax Inquiry Detail for Parcel# 001-264-001

Property Location: 345 4TH ST, ELKO CITY
 Billed to: NORTHERN NEVADA ASSET HOLDINGS
 340 COMMERCIAL ST
 ELKO NV 89801-3666

Tax Year: 2017-18
 Roll#: 001936
 District: 11.5
 Tax Service:
 Land Use Code: 420

[Code Table](#)

Includes Personal Property

Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
------------	-----	------------------	-------	-------------	-----------

Current Year	(Unsecured Taxes exist)	No Taxes Owing
08/21/17	3,251.48	3,251.48 .00
10/02/17	3,251.47	3,251.47 .00
01/01/18	3,251.47 130.06	3,381.53 .00
03/05/18	3,251.47	3,251.47 .00
Totals:	13,005.89 130.06	13,135.95

[Payment Cart](#)
[History](#)
Additional Information

	2017-18	2016-17	2015-16	2014-15	2013-14
Tax Rate	3.4823	3.4823	3.4823	3.4823	3.4823
Tax Cap Percent	5.9	6.4	7.5	7.8	7.9

Shelby Archuleta

From: Cari Carpenter
Sent: Friday, March 30, 2018 4:25 PM
To: Shelby Archuleta
Subject: RE: Water Bills

They are up to date.

Thanks,
Cari

From: Shelby Archuleta
Sent: Friday, March 30, 2018 4:23 PM
To: Cari Carpenter <ccarpenter@elkocitynv.gov>
Subject: Water Bills

Cari,
Can you check to see if 345 4th Street and 524 Commercial Street are up to date on their water bills?
Thank you!

Shelby Archuleta
Planning Technician
City of Elko
Planning Department
PH (775) 777-7160
SH (775) 777-7219

STAFF COMMENT FLOW SHEET
REDEVELOPMENT ADVISORY COUNCIL AGENDA DATE: 4/26

Do not use pencil or red pen, they do not reproduce

Title: Old Chicago @ Commercial Hotel Storefront Improvement Grant Application
Applicant(s): OC Restaurants, LLC
Site Location: 345 4th Street Current Zoning: C
Date Received: March 30, 2018 Date Public Notice: N/A
COMMENT: Please Review Applications.

If concerns justify or additional space is required please provide a separate memorandum

Building Department: Date: 4.5.18 Please obtain required
permits for scope of work. Note redlines on plans.

JSF
Initial



Core International, LLC
PO Box 217
Elko, NV 89803
(775) 753-3911 Phone
(775) 753-4213 Fax

TO: Ms. Catherine Wines
R6 Studios
421 Railroad Street, Suite 208
Elko, Nevada 89801

Date: March 29th, 2018

RE: Old Chicago at the Commercial Hotel & Casino Exterior Renovations Budget

We hereby propose to complete the referenced project as follows:

Inclusions:

The following Budget Proposal is based off a site visit conducted by Troy Tueller on March 20th, 2018. This Budget Proposal is based off plans provided to us from R6 Studios which include sheets a0.1, a0.3, a1.2, a2.1, a3.1, a3.2, a3.3, a4.1, a5.1, and e1.1 which are dated March 12th, 2018 and includes Addendum 1. This Budget Proposal is to provide labor, materials and equipment to complete the three following scopes of work.

Exterior Façade Demolition Budget.....\$58,001.48

This Budget includes the labor, materials and equipment for the removal of the first layer of siding and stone on the south and east sides of the building. This price includes demolition of the existing electrical, as well as the removal and salvage of the existing signage and wood artwork. This signage and artwork is to be stored in the basement of the project. This price is based on removing the exterior down to the marble surface, anything else would be an added cost.

Demolition Labor Allowance Included Above.....\$40,292.23
Equipment Allowance Included Above.....\$14,329.63
Temporary Construction Fencing Allowance Included Above.....\$3,379.62

Façade Restoration Budget.....\$218,827.72

This Budget includes the labor, materials and equipment to install new EFIS over the east and south side of the building as well as over the metal existing overhang. Included is an allowance for new windows and storefront. Included in this price is an allowance for the proposed electrical lighting upgrades to the façade and awnings as referenced on sheet e1.1, as well as the 15 additional lights added in Addendum 1. This price is based on the existing window and door frame openings not having to be structurally modified to account for the new doors and windows layout. This price is also based on the existing marble being firmly attached and structurally sound to have an EFIS system applied.

Electrical Façade & Awnings Allowance Included Above.....\$45,698.56
Reconstruction of Façade Allowance Included Above.....\$12,816.66
EFIS on the South & East Sides of the Building Allowance Included Above.....\$83,125.00
New Windows & Doors Allowance Included Above.....\$77,187.50
Structural Framing Add If Required.....\$26,224.74

Patio Construction Budget.....\$162,412.33

This Budget includes the labor, materials and equipment for the removal of the existing sidewalk areas for the reinstallation of a new stamped concrete patio area with masonry columns and planters on the south side of the building, then ornamental iron fences and irrigated landscape planters on both the east and south sides of the building.

Demolition & Construction of Patio Allowance Included Above.....\$108,873.26
Electrical Upgrades at Patio Area Allowance Included Above.....\$22,621.87
Ornamental Iron Fencing Allowance Included Above.....\$15,871.58
Masonry Columns & Planters Allowance Included Above.....\$11,251.56
Landscaping & Drip System Allowance Included Above.....\$3,794.06

Exclusions:

Permits, Permit Fees, Engineering, Existing Code Violations, Abatement, and Anything Not Specifically Listed.

Terms: Net 20 Days from Invoice Date

A monthly finance charge will be made at the rate of 1.5% per month on all balances over thirty days.

Upon signing this proposal you agree to the payment terms and are entering into a contract with Core International.

Offered by: Christopher France Accepted by: _____ Date: March 29th 2018

VOID IF NOT ACCEPTED WITHIN 30 DAYS

General Contractor
State of Nevada Contractors License No.: 0073421
State of Idaho Contractors License No.: RCE - 28932



Old Chicago

Est. Date:

3/29/18

Exterior

Est. No.

20267

NV License 57554

License limit \$750,000

Summary

Attention: Catherine Wines

Ph.#

Dear Catherine:

Please find our estimate for exterior work on your proposed Old Chicago

Items furnished are as follows:

- 1.0 Strip signage from front of building and stage inside the parking garage of the Stockmen's
Strip metal skin from above canopy up to the parapet & dispose
Strip metal "coffins" from around upper windows and dispose
Strip light strip along canopy and stage in stockmen's parking garage
Strip wood boards on canopy below the light strip
Remove metal soffit from under canopy
Strip stone from face of building in areas shown
Strip wood murals & stage material inside the commercial casino
Includes traffic control plan, temp fencing of affected area & signage as needed
Includes disposal of all debris and dump fees
(It is expected that wall marble will remain and will be structurally sound)

Allowance: **\$49,990.00**

- 2.0 Demo concrete & asphalt as needed for new patio area
Dispose of all debris as needed
Prep area and base for new concrete, includes base material and compaction
Form pour and finish concrete for patio
Patch asphalt as needed
Brick work as needed along planters and columns
Railing and gate along patio per drawing
Electrical and lights for patio
Planter bed soil, drip system and bushes per plan

Allowance: **\$125,080.00**

- 3.0 Installation of stucco per plans above and below the canopy on the 4th st side and the parking lot side
Includes stucco of the parapet on both sides
Stucco soffit of canopy
Install metal cap for parapet
Steel straps for canopy support (engineering design will be required for this item)
Can lights in soffit, led light strip along canopy and light fixtures at each 2nd floor awning
Infield bracing for parapet structure (engineering design will be required for this item)

Allowance: **\$175,986.00**



Old Chicago

Est. Date: 3/29/18

Exterior

Est. No. 20267

NV License 57554

License limit \$750,000

Summary

- 4.0 Storefront window and door allowance
Best guess based on scale of drawings

Allowance: \$56,200.00

QUALIFICATIONS & CLARIFICATIONS:

- 1.0 Pricing includes disposal of all debris generated and dump fees
- 2.0 Allowances include safety of the public precautions as needed

Items not included are:

- 1.0 Items discovered underneath demo areas that are not expected will incur additional costs
- 2.0 Scope items not specifically mentioned are not included
- 3.0 No allowance is included for temp power or sanitation facility
- 4.0 Permit fees and plan submittal to be by others

Extra work rates:

All other work to be completed will be quoted separately

Payment schedule:

To be determined

Payment terms for all invoices will be net 15 days

This proposal is valid for 30 days

Thank you for your inquiry. Please let me know if I can be of any further assistance.

Matt Burwell
(775) 340-8806



March 29, 2018

Catherine Wines
R6studio
Architecture Planning
Elko, NV

Re: Exterior Renovation Commercial Hotel

Dear Catherine,

Ormaza Construction is pleased to offer you the following price for exterior façade renovation of the historic Commercial Hotel at 345 4th Street – Elko, NV.

This proposal is based on the drawings by R6Studio marked “preliminary not for construction” and dated 3-12-2018. Drawing list is inclusive of the following:

A0.1, A0.3, A1.1, A1.2, A1.3, A1.4, A2.1, A3.1, A3.2, A3.3, A4.1, A4.1, E1.1.

Ormaza Construction also acknowledges Addendum 01 dated March 27, 2018.

Proposal Inclusions

1. Demolition, removal and disposal of existing façade. If Ormaza is awarded the proposal, a demolition plan will be provided for city and owner review.
2. Removal of existing signs and moving to basement of facility for storage
3. Demolition of existing electrical
4. EIFS system for new façade to extend the full height of façade within the area of construction permitted.
5. This proposal is based on providing bolted connections for the metal tie straps for the soffit as no detail was provided.
6. Installation of new roof coping within the area of construction permitted for the project
7. New storefront windows and doors
8. LED lighting at window awnings, façade, and landscaping lights
9. Saw cutting at existing concrete and AC paving
10. Excavation and backfill for patio footing and stem walls
11. Patch back of AC pavement
12. Installation of type 2 base material under patio foundation and concrete
13. Pour concrete stem wall, foundation and slab for patio
14. Supply and install wrought iron fence around patio area
15. Brick work for planter boxes and pillars around perimeter of planter area
16. Relocate existing light pole

Exclusions and Clarifications

1. Engineering
2. Provisions for any sidewalk tunneling for pedestrian access. We will install sidewalk closed signs. This proposal is based off the sidewalk around perimeter of the work not being accessed by the public.
3. Permitting of any kind
4. This proposal is based off using an EIFS System on all façade faces per the wall detail on A4.1 detail 1 – we have not included any brick repair or restoration.
5. If Ormaza is awarded the project, we will request copies of the asbestos testing. If Ormaza, or our subs require additional asbestos testing or abatement these costs will be covered by the owner.
6. Removal of Lexus per drawing A1.3
7. Automatic drip system
8. Installing new "Old Chicago" Sign – to be done by others. We do not include backing for the signage.
9. We have not included aluminum soffit per addendum 01 item 5.
10. There was no specification on windows nor a window or door schedule provided – storefront and storefront doors have been budgeted.
11. Item 4 on the project scope of work A0.3 – this proposal does not take into consideration any type of work performed on the interior or modifications to the stairs as there are no details for this scope.
12. This proposal does not include any provisions for the existing roof, repairs, patching, etc.
13. Cold Weather Protection
14. Temporary Utilities – building owner to provide
15. Extended warranties
16. Utilities

Pricing

Overhead and Profit	\$57,727.00
Demolition	\$62,993.00
Façade Renovation	\$253,194.00
Patio	\$125,353.00

Total Lump Sum Price **\$499,267.00** (Four Hundred Ninety-Nine Thousand Two Hundred Sixty Seven Dollars)

This bid is based on working hours from 7:00 A.M. to 3:30 P.M. If night work or weekend work will need to occur, please let me know so I can verify pricing.

Due to unstable material pricing, this bid is good for 30 days.

Thank you for the opportunity to assist you on this project. Please feel free to contact me at (775) 738-5611 if you have any questions or need additional information.

Respectfully Submitted;

Jennifer Back

Jennifer N. Back
Ormaza Construction
Project Manager / Estimator

Schell Creek Construction

222 Silver Street

Elko, Nevada 89801

Mail: PO Box 2258 Fernley, NV 89408

P 775-753-8966

F 775-835-8655

PROPOSAL

DATE: February 9, 2018

Contact: Catherine Wines

Project: Commercial-Old Chicago

Location: 345 4th st. Elko, NV

E mail: derek@schellcreek.com

Estimated by: Derek Dahlstrom

Bus. phone: 775-753-8966

Cell: 775 722. 1864, 775 934. 9913

NV License B 27297A C-5 0031022A

MHD License NSCB-B #R1011

Phone: 934-6735

JOB DESCRIPTION

Proposal consists of: Budget pricing to do exterior demo, concrete work, and stucco work on the Commercial Casino per the information given verbally by Catherine Wines and somewhat shown on the drawings. The verbal information and drawing information/notes are conflicting. Pricing is done assuming best case scenario's; we exclude any unforeseen issues. We exclude any responsibility for the design of any of the work involved. There is also an allowance for new storefront doors, windows, and labor to install the materials; we exclude any work required to cut new openings or restructure existing openings.

Demo; \$133,142.00

Awning; \$356,665.00

Patio; \$151,760.00

TOTAL ESTIMATED JOB COST	\$000.00 See Above
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EXCLUSIONS: We exclude permit fees, getting new water to site, getting new power to site, any unforeseen issues, fixing any damage to materials during demo, roofing or roof patch, shoring, curb or gutter work, work required by the city, staking, special inspections, testing, quality control, mechanical, public safety walk tunnels, or anything not described above.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK TO BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO STANDARD PRACTICES. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON ACCIDENTS OR DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE AND OTHER NECESSARY INSURANCE. OUR WORKERS ARE FULLY COVERED BY WORKMEN COMPENSATION INSURANCE. ALL CHANGES IN SCOPE OF WORK DUE TO REVISION BY PLAN REVIEW PROCESS OR GOVERNMENT ENTITY, UTILITY COMPANIES, OWNERS OR OWNERS REPRESENTATIVES WILL RESULT IN A CHANGE ORDER TO CONTRACT. MATERIAL MARKET IS VERY VOLATILE THROUGHOUT THE SEASONS; DELAYS IN ACCEPTANCE OF THE PROPOSAL WILL RESULT IN A MATERIAL COST REVIEW THAT MAY RESULT IN A CHANGE ORDER.

TERMS: This proposal may be withdrawn if not accepted within 15 days.

A 15% overhead and administrative charge will be added to any changes made to this proposal.

2% interest will be charged after 30 days.

Payment schedule to be progressive.

Authorized Signature Derek Dahlstrom _____ Date 3.29.18

Acceptance Signature _____ Date _____

OLD CHICAGO

— PIZZA & TAPROOM —

An exterior facade renovation at the historic: **Commercial Hotel**

345 4th Street - Elko, Nevada 89801 - APN 001-???-???

Owner

Northern Star Casinos
340 Commercial Street
Elko, Nevada 89801
775-738-5141
contact: David Zornes
dzornes@northernstarcasinos.com

Tenant

Old Chicago Pizza & Taproom
???
???
308-440-4911
contact: Jim Gardner
j.gardner@oldcrestaurants.com

Architect

R6 Studio
421 Railroad Street ste 208
Elko, Nevada 89801
775-738-7829
contact: Catherine Wines
catherine@r6studio.com

General Contractor

T.B.D.

Mech Contractor

T.B.D.

Elec Contractor

T.B.D.

Sheet Index

General

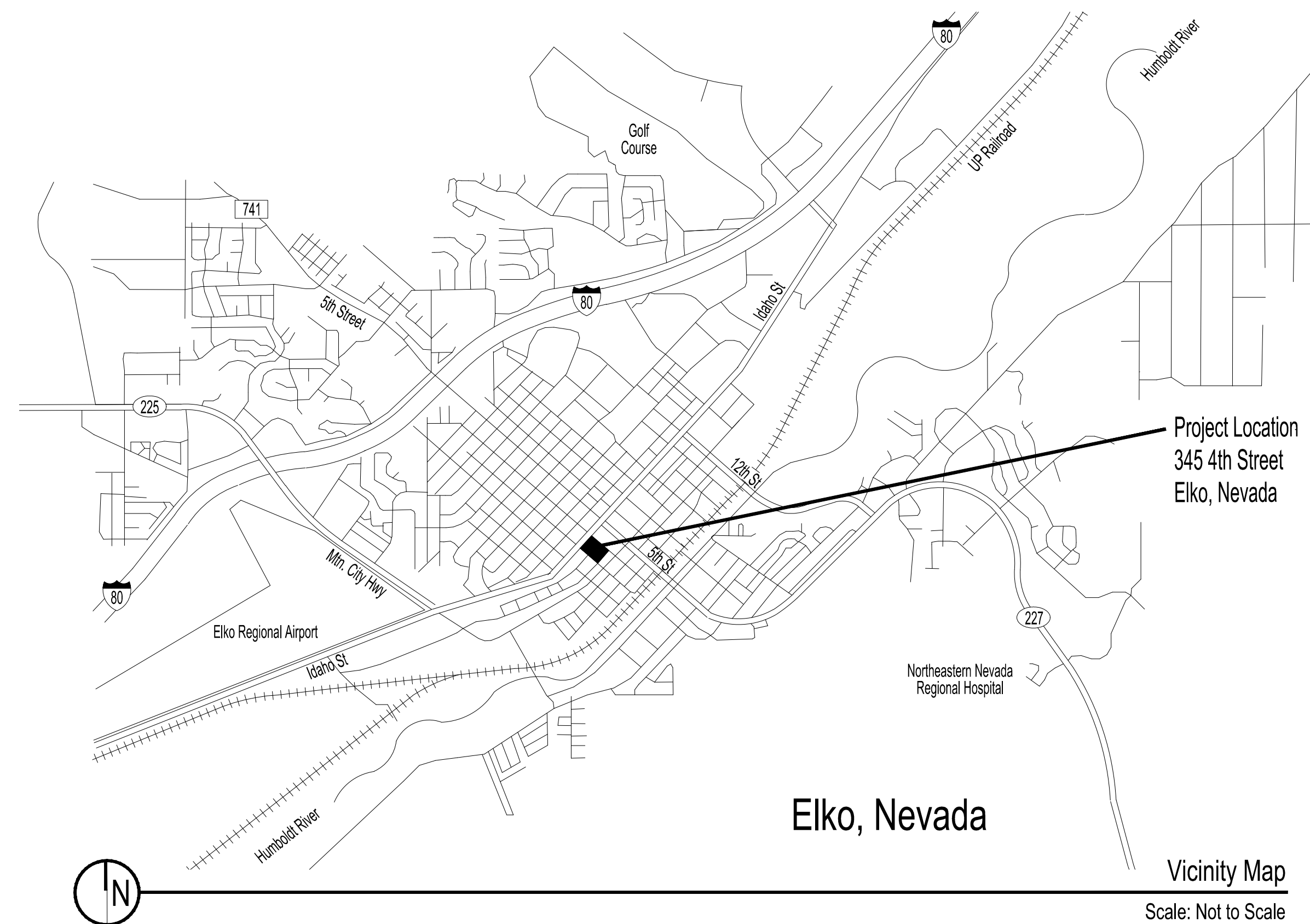
- a0.1 Cover Sheet, Vicinity Map, Sheet Index
- a0.2 General Notes, Project Scope & Code Analysis

Architectural

- a1.1 Historic Photos
- a1.2 First Floor Demolition Plan
- a1.3 Railroad Street Demolition Elevations
- a1.4 4th Street Demolition Elevations
- a2.1 First Floor Exterior Plan
- a3.1 Color Elevations For Reference
- a3.2 4th Street Elevations
- a3.3 Railroad Street Elevations
- a4.1 Wall Sections
- a4.2 Patio Details

Electrical

- e1.1 Electrical Site Plan
- e2.1 First Floor Electrical Plan
- e2.2 Electrical Exterior Elevation



PRELIMINARY
NOT FOR
CONSTRUCTION

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PROJECT NAME

Old Chicago
at the Commercial Hotel & Casino
345 4th Street
Elko, Nevada

SHEET NAME

Cover Sheet
Vicinity Map
Sheet index

REVISIONS

DATE

3.12.2018

SHEET NUMBER

a0.1

General Notes

1- Drawings represent the desired result of construction. The methods of construction and the risks involved during the construction are the responsibility of the contractor. The contractor shall maintain the buildings structural integrity at all stages of construction.

2- Contractor responsible for all demolition required to perform work.

3- All construction shall comply with requirements of the 2009 International Building Code along with other listed codes and all city, county, state and federal agencies having jurisdiction with a modified order of understanding with the Building Department of the City of Elko.

4- The contractor shall verify all dimensions and elevations prior to the commencement of work. Discrepancies in the dimensions which may be found shall be brought to the attention of the the architect for a decision before proceeding with work. Do not scale drawings.

5- All construction and finish materials proposed by the contractor and or dictated by construction documents shall be reviewed for general compliance by the Architect through a formal submittal process prior to commencing work and shall be approved by the Architect prior to commencing work.

6- As a minimum standard all work performed and materials installed shall be in accordance with all applicable codes, regulations and ordinances having jurisdiction.

7- Install all manufacturers items, materials and equipment in strict accordance with manufacturers recommendations unless otherwise specifically noted by the Architect.

8- Dimensions on plans are to the face of the studs or structural columns unless noted otherwise. Dimensions on large scale drawings govern over dimensions on small drawings or details.

9- Contractor to follow provided dimensions on drawings, if a necessary dimension is missing the contractor shall notify the architect for clarification before proceeding. Do not scale drawings.

10- Size, placement and orientation of structural framing members on structural drawings override members shown on architectural drawings.

11- Sprinkler, Plumbing, Mechanical, Electrical, or any other contractors shall not penetrate or cut any structural members without prior written approval of the Architect and the Structural Engineer.

12- The General Contractor shall maintain a complete current set of drawings at the construction site during all phases of construction for use by all trades.

13- The General Contractor shall coordinate with the owner the locations for construction traffic and waste disposal during the construction phase.

14- The General Contractor is responsible for obtaining all permits required to perform all work included in these documents.

15- A seperate permit is required for all exterior sign installation.

16- The General Contractor is responsible for obtaining temporary power and all costs associated with temporary facilities.

17- Contractor to provide all owners manuals and warranties prior to final payment. All equipment and finish materials to be new and of the highest available commercial grade quality. All products are to be approved by the Architect prior to installation.

18- 'UL numbers listed in these documents are based on the most current issue of Underwriters Laboratories Inc. Fire Resistance Directory.

19- The General Contractor is responsible for protecting all existing site features and fixtures that are to remain. Any damage to these areas will be repaired or replaced at the expense of the contractor.

20- All work in these drawings and specifications consists of furnishing all labor, equipment and materials necessary for and reasonably incidental to the complete construction of the building. These including but are not limited to minor details not specifically mentioned or shown that are necessary to complete the construction, subject to the terms and conditions of the contract.

21- All work in this project shall be done in accordance with the best modern construction practice using high grade new equipment and materials. Workmanship and all construction practices must be a neat appearance and will be inspected at the same level of scrutiny as the performance of the entire building.

22- All applicable portions of Division 1 GENERAL REQUIREMENTS shall be included and strictly adhered to, any conflict noted in the drawings shall be immediately brought to the attention of the Architect for written clarification.

23- The contractor is to provide the Architect with complete construction submittals for all finish materials and shop drawings for all construction areas requiring specialty construction, including structural plans and procedures, with a 7 day turn around time for the Architect and the Architect's consultants.

24- Prior to final acceptance the contractor is to clean the entire premises with a professional, deep cleaning service that will leave the building in a new, clean, move-in ready, and useable state.

25- The contractor is to notify the owner, Architect and Engineer of any conflict in the drawings and shall not proceed until they have received written clarification executed by all parties, including the owner.

26- These drawings are the property of the Architect and to be used solely with respect to this project. These documents shall not be reused or reproduced in any form without the written permission of the Architect.

Project Scope of Work

1- The Commercial Hotel at 345 Commercial Street in Elko, Nevada is one of the most historically significant buildings in Elko. The current building location originally had a small wood frame hotel called the Humboldt Boarding House built in 1869. In the 1890s the building was replaced with a masonry structure that still exists today. The building has been modified and remodeled numerous times since then. The purpose of this project and future renovation phases of this project of both of the exterior and interior is not to do an exact historic restoration but rather a rehabilitation of the existing building to be respectful of the historical significance but accommodate the needs of a franchise restaurant and other new and existing uses of the building.

2- Contractor is to verify existing conditions correspond with what is represented in this drawing set to the extent possible without removing the current exterior facade.

3- It is the contractors responsibility to secure the existing building structure that will remain during construction including the floor ceiling assemblies of the basement, first floor, second floor and the roof assembly. The contractor is to provide a detailed description with plan and sequence of events, to the owner, architect and structural engineer, of demolition procedures and how remaining structure will be secured for the duration of the construction process before any work is to be performed. All demolition is to be coordinated and approved by the City of Elko before any work is to be performed.

2- Remove the existing front facade on portions of the east and south sides of the building, including 3 layers depicted in photographs of the building in this drawing set, both old photos and today's existing conditions. Photographs show multiple layers of siding including which include the metal, wood, rock and paneled art work that exists today. We also believe there is a layer of marble, a layer of plaster and the original brick underneath the existing facade. For purposes of this project, bid that all those layers will be removed with minimal issues and the brick will be restored with using standard brick restoration techniques and no extreme measures will need to take place in order to achieve a historically accurate brick facade.

4- The entire interior of the building will not change use or occupancy under this permit. This project calls for minimal upgrade to the existing stairs inside that currently go to the second floor. The stairs will need to be modified to accommodate the new exterior entry point. The second floor will not be occupied at this time but the stairs need to be modified for future occupancy. The only work to be performed on the second floor is that which is necessary to accommodate the new exterior facade. The only work to be performed in the basement is that which is necessary for existing electrical system upgrades.

5- This drawing package calls for an exterior patio installation and upgrades to the exterior sidewalk and ADA accessibility points of entry on the south entrance of the building.

5- The Commercial Hotel has verified levels of asbestos, lead and other hazardous materials exist at a low or non-existent level that is acceptable for all construction to be performed without specific remediation of these materials. A testing report is available upon request.

7- All exterior signage to be provided and installed by others, contractor and their sub contractors to provide power for the signs. Tenant to provide sign cut sheets and requirements prior to the start of construction.

Accessibility Notes

1- All construction shall comply with the accessibility requirements of the federal Americans with Disabilities Act of 1990 and the ADA Amendments act of 2010.

2- Walks and sidewalks subject to these regulations shall have a continuous common surface, not interrupted by steps or by abrupt changes in level exceeding ½ inch and shall be a minimum of 48 inches in width.

3- Surfaces with a slope of less than 6 percent gradient shall be at least as slip resistant as that described as medium salted finish.

4- Surfaces with a slope of 6 percent gradient or greater shall be slip-resistant. Surface cross slopes shall not exceed ¼ inch per foot.

5- Walks, sidewalks and pedestrian ways shall be free of gratings whenever possible. For gratings located in the surface of any of these areas, grid openings in gratings shall be limited to ½ inch in the direction of traffic flow.

6- Abrupt changes in level along any accessible route shall not exceed ½ inch. When changes in level do occur, they shall be beveled with a slope no greater than 1:2 except that level changes not exceeding ½ inch may be vertical.

7- Floors at landings shall not be more than ½ lower than the threshold of the doorway. When changes in levels greater than ½ are necessary, they shall comply with the requirements for curb ramps.

8- All accessible entrances shall be identified with at least one standard sign and with additional directional signs, as required, visible from approaching pedestrian ways.

9- Every required entrance or passage doorway shall be of a size as to permit the installation of a door not less than 3 feet in width and not less than 6 feet, 8 inches in height. Doors shall be capable of opening at least 90 degrees and shall be so mounted that the clear width of the doorway is not less than 32 inches.

10- Latching and locking doors that are hand activated and which are in a path of travel shall be operable with a single effort by lever type hardware, panic bars, push-pull activating bars, or other hardware designed to provide passage without requiring the ability to grasp the opening hardware.

11- Hand activated door opening hardware shall be centered between 30 inches and 44 inches above the floor.

12- Door hardware shall be operable from the inside without use of a key or special knowledge or effort.

13- Bathroom accessories, such as grab bars, towel bars, soap dishes, etc., on or within walls shall be sealed against moisture.

14- Above floor flush valves shall be mounted on the wide side of toilet area and within 40 inches of the floor. The force required to activate the controls shall not exceed 5 pounds.

15- Hot water and drain pipes under accessible lavatories shall be insulated or otherwise covered. There shall be no sharp or abrasive surfaces under lavatories. Faucet controls shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate the controls shall not exceed 5 pounds. Lever-operated, push-type and electronically controlled mechanisms are acceptable.

16- All exit doors are to swing in the direction of travel.

Code Analysis

Governing Design Factors		
Earthquake Zone		D2
Wind Speed		90 m.p.h.
Frost Depth		30"
Loads		
	Roof dead load	15 p.s.f.
	Roof live load or snow load	30 p.s.f.
	Floor dead load	20 p.s.f.
	Floor live load	50 p.s.f.
	Snow load	20 lbs.
	Soil bearing	1,500 psi
	Soil report may over ride typical bearing pressure	

Occupancy Classification		
Area	Size	Occupant Load
A	Exterior outside existing A occupancy	NA
		existing








Building Classification		Type V - B
Type of construction		UL
Allowable area	with fire sprinkler system throughout	UL
Actual area (useable space)		NA
	for reference only, only a portion of this area is included under this permit	
Allowable height (stories)	with fire sprinkler system throughout	UL
Actual height (stories)		UL
		3

Fire Resistance	
Modifications to the fire protection system design drawings, including the alarm and sprinklers shall be provided to the City of Elko for approval prior to installation.	
Fire sprinklers provided through-out	Yes
Fire alarm system with visual sensors, audio alarm and fire monitoring provided	No
Fire alarm system with audio warning system	No
Fire walls required	Yes
	existing fire wall separating area of construction with unoccupied portion of the building to the southeast to be maintained and repaired on the permit side of the project as needed to keep a legal separation between the two portions of the building
Install fire extinguishers at all required areas as per IFC 906	
All fire extinguishers are to be placed in lockable cabinets and recessed into the wall.	

Exits	
Exits required	NA
Exits provided	(3) 36" doors

Plumbing	
Fixtures required (for entire building)	NA
Fixtures provided	NA
Drinking fountain 1 per 500 - 1 required	NA
Mop sink 1 required -	1 existing in kitchen
Landscaping	
NA	

Drawing Symbols

	North Arrow
	Door Symbol
	Room Name & Number
	Detail
	Elevation (single sided sim.)
	Room signage
	Fire Extinguisher

Deferred Submittals

To be submitted separately to the governing official

- 1- All exterior signage.
- 2- Fire sprinkler and suppression system

Applicable Codes

2009	International Building Code
2009	Uniform Mechanical Code
2009	Uniform Plumbing Code
2009	International Fire Code
2009	National Electrical Code
2009	International Fuel Gas Code
2009	International Energy Conservation Code

Drawing Abbreviations

Not to scale	n.t.s.
Not in contract	n.i.c.
Unless noted otherwise	n.u.o.
Above finish floor	a.f.f.
Pounds per square foot	p.s.f.
Pounds per square inch	p.s.i.
Square Feet	s.f.
Gypsum wall board	gyp. bd.
Diameter	dia.
Typical to all locations	typ.

R6STUDIO

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PROJECT NAME

Old Chicago
at the Commercial Hotel & Casino
345 4th Street
Elko, Nevada

SHEET NAME

Code Analysis
Accessibility Notes
Exit Plan

REVISIONS

DATE

3.12.2018

SHEET NUMBER

a0.3



3

circa 1910
Scale: not to scale



2

circa 1930
Scale: not to scale



1

circa 1950
Scale: not to scale

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PROJECT NAME

Old Chicago
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345 4th Street
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SHEET NAME

Historical Reference Photos

REVISIONS

DATE

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SHEET NUMBER

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PROJECT NAME

Old Chicago
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345 4th Street
Elko, Nevada

SHEET NAME

Demolition Floor Plan

REVISIONS

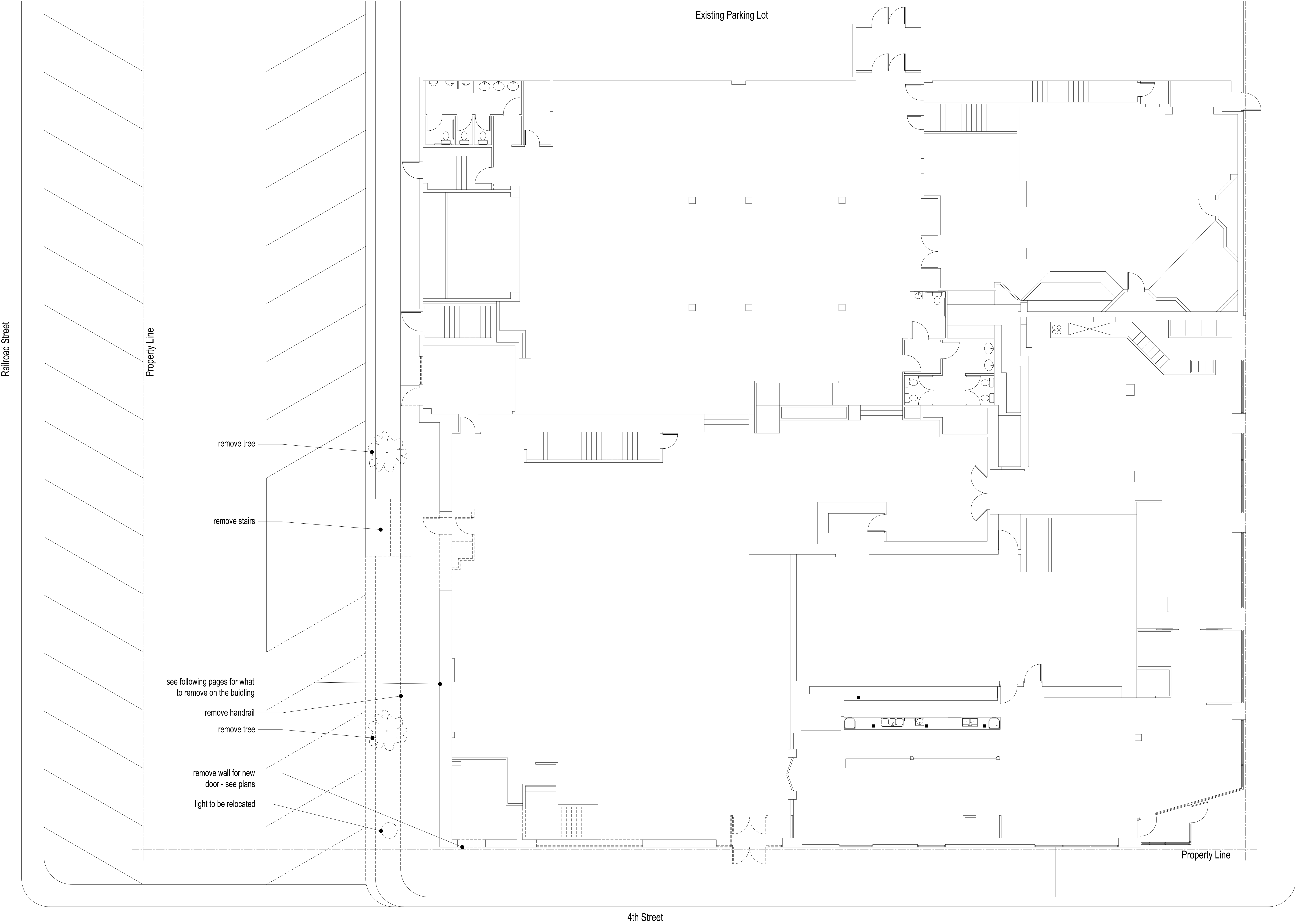
DATE

3.12.2018

SHEET NUMBER

a1.2

File number 17-027 - Old Chicago, Elko City



First Floor Demolition Plan

Scale: 1/8" = 1'-0"



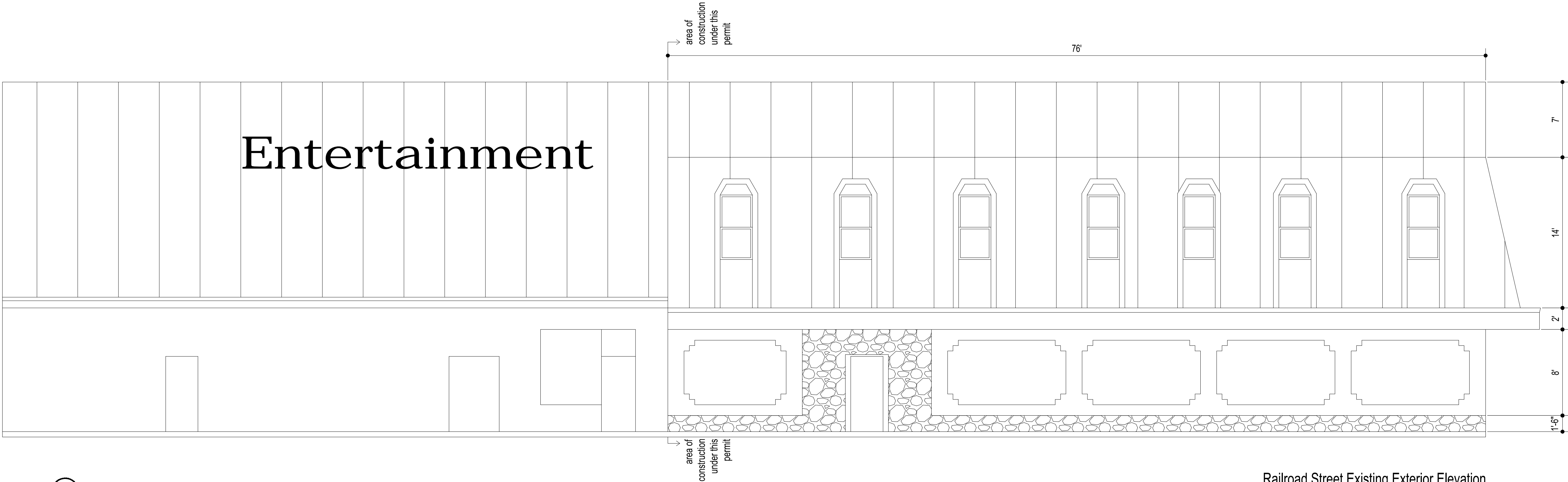
- Remove signage and salvage for owner
- Remove metal window trim
- Remove metal trim
- Remove light strip and metal casing
- Remove wood siding and all framing members to expose metal canopy
- Remove murals and wood trim and salvage for owner
- Remove Lexus

2

Railroad Street Facade Photo - for reference

Scale: not to scale

Do Not Scale Drawings



1

Railroad Street Existing Exterior Elevation

Scale: not to scale

Do Not Scale Drawings

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PROJECT NAME

Old Chicago
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345 4th Street
Elko, Nevada

SHEET NAME

Railroad Street
Facade Demolition

REVISIONS

DATE

3.12.2018

SHEET NUMBER

a1.3

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PROJECT NAME

Old Chicago
at the Commercial Hotel & Casino
345 4th Street
Elko, Nevada

SHEET NAME

4th Street
Facade Demolition

REVISIONS

DATE

3.12.2018

SHEET NUMBER

a1.4

File number 17-027 - Old Chicago, Elko City

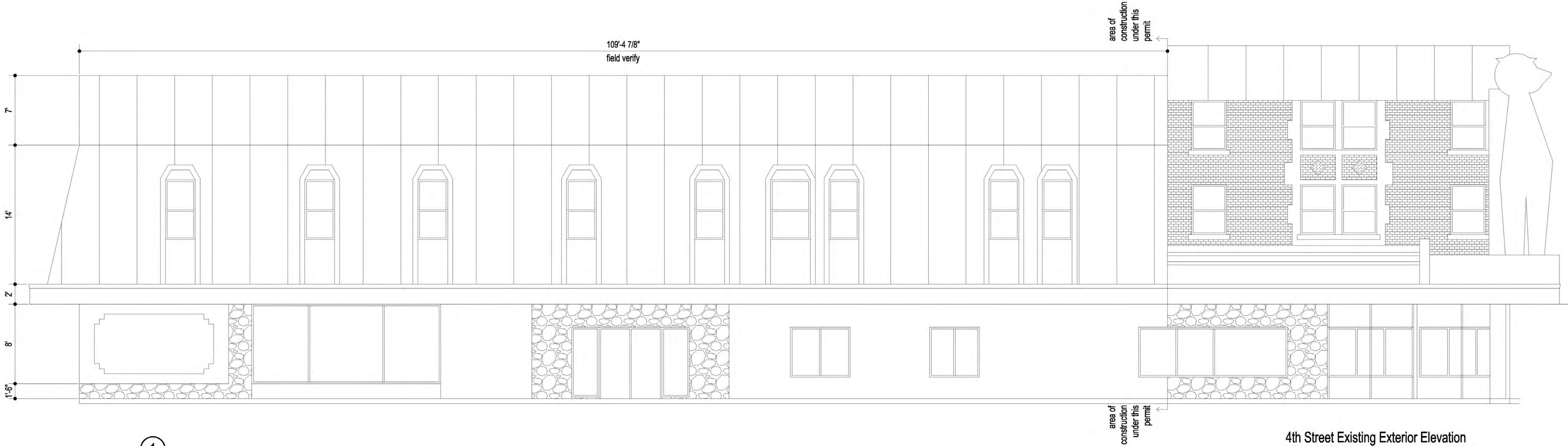


- Remove metal window trim
- Remove signage and salvage for owner
- Remove metal trim
- Remove light strip and metal casing
- Remove wood siding and all framing members to expose metal canopy
- Remove murals and wood trim and salvage for owner

2

4th Street Facade Photo - for reference

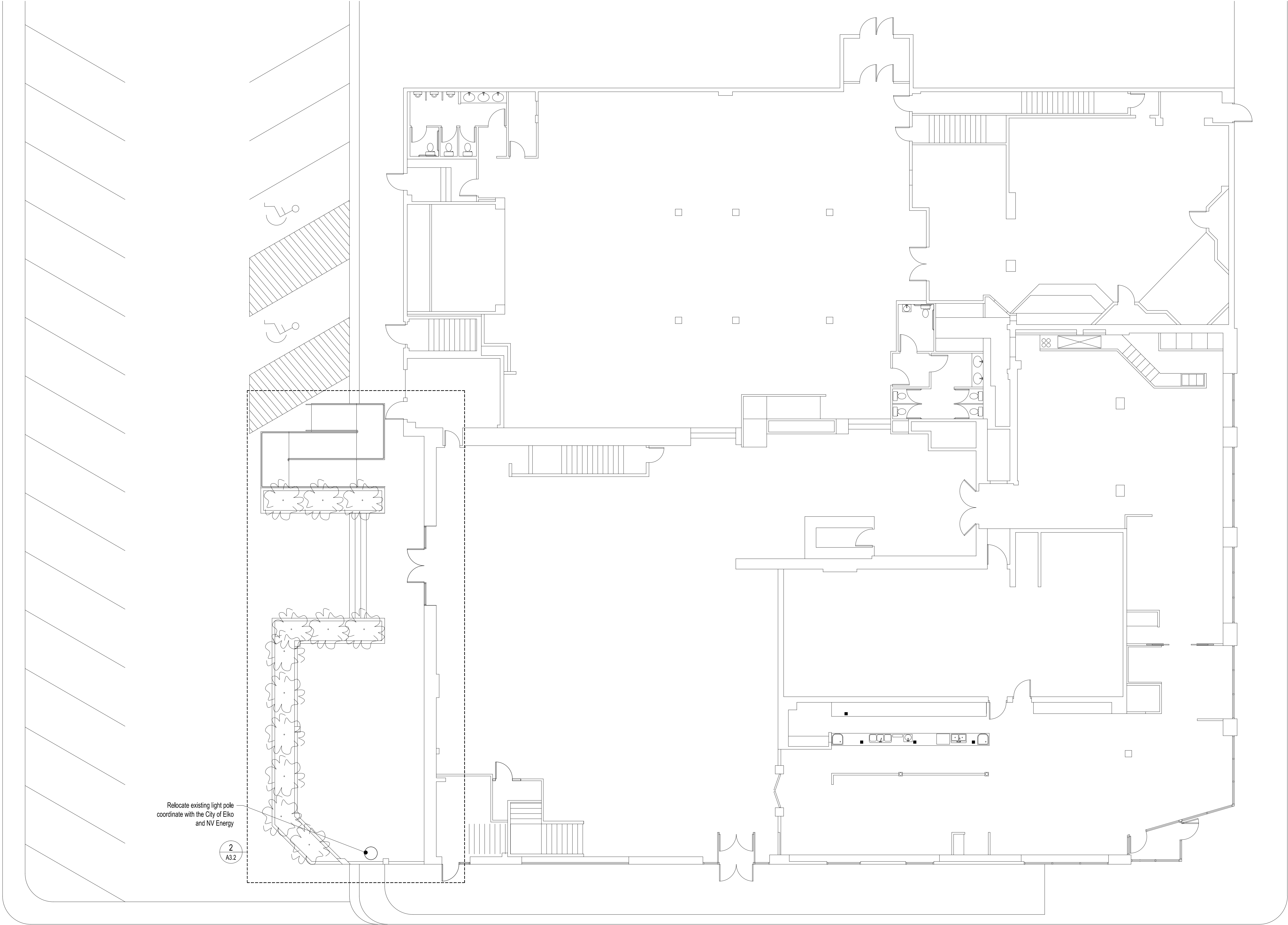
Scale: not to scale
Do Not Scale Drawings



1

4th Street Existing Exterior Elevation

Scale: not to scale
Do Not Scale Drawings



First Floor Exterior Plan
Scale: 1/8" = 1'-0"

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PROJECT NAME

Old Chicago
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Elko, Nevada

SHEET NAME

First Floor Exterior Plan

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PROJECT NAME

Old Chicago
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345 4th Street
Elko, Nevada

SHEET NAME

Building Elevations

REVISIONS

DATE

3.12.2018

SHEET NUMBER

a3.1

File number 17-027 - Old Chicago, Elko City



2

4th Street Colored Elevation - for Reference

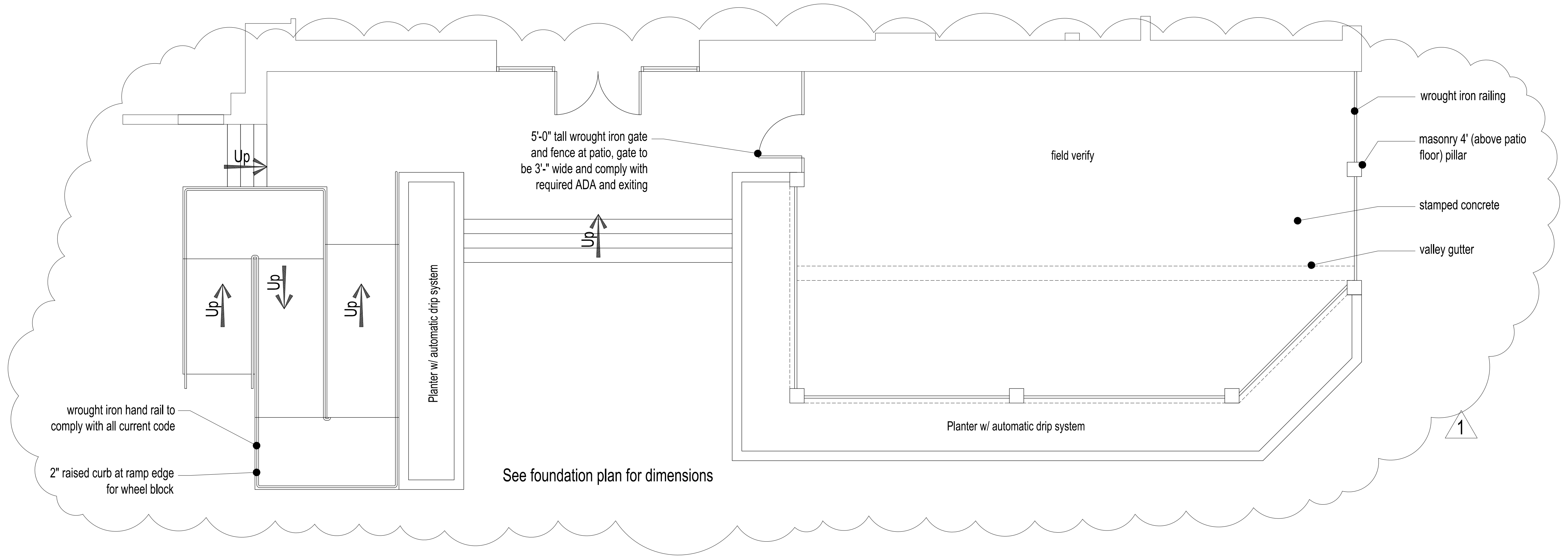
Scale: 1/8" = 1'-0"



1

Railroad Street Colored Elevation - for Reference

Scale: 1/8" = 1'-0"



2

4th Street Elevation

Scale: 3/16" = 1'-0"

New E.I.F.S. system to cover roof parapet

Sign purchased and installed by tenant

Awnings purchased and installed by tenant

Second floor windows to remain

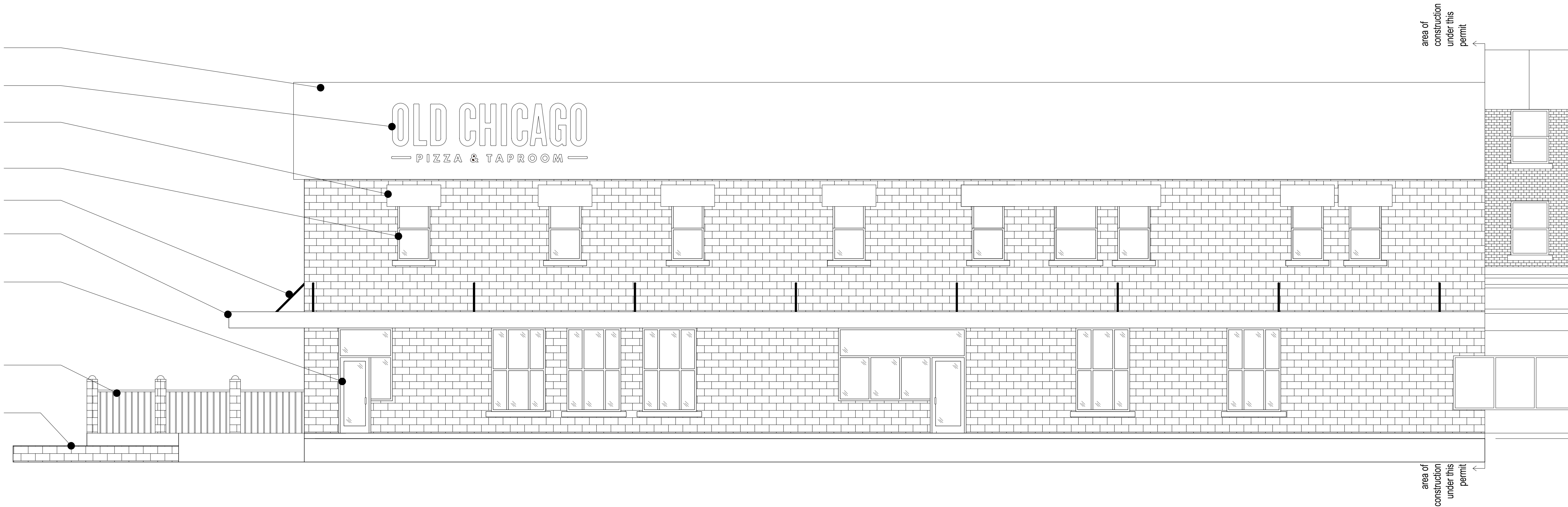
Steel tie straps as required for bracing

New E.I.F.S. (paint metal option) system to cover canopy

New first floor aluminum storefront doors and windows to be bid as an allowance, all window locations are assumed and will be confirmed after current siding is removed

New patio, masonry columns with wrought iron railing between

Masonry planter with automatic water drip line, brick to closely match existing



2

4th Street Elevation

Scale: 3/16" = 1'-0"

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PROJECT NAME

Old Chicago
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345 4th Street
Elko, Nevada

SHEET NAME

Building Elevations

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1 3.27.2018

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Building Elevations

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PROJECT NAME

Old Chicago
at the Commercial Hotel & Casino
345 4th Street
Elko, Nevada

SHEET NAME

Building Details

REVISIONS

1 3.27.2018

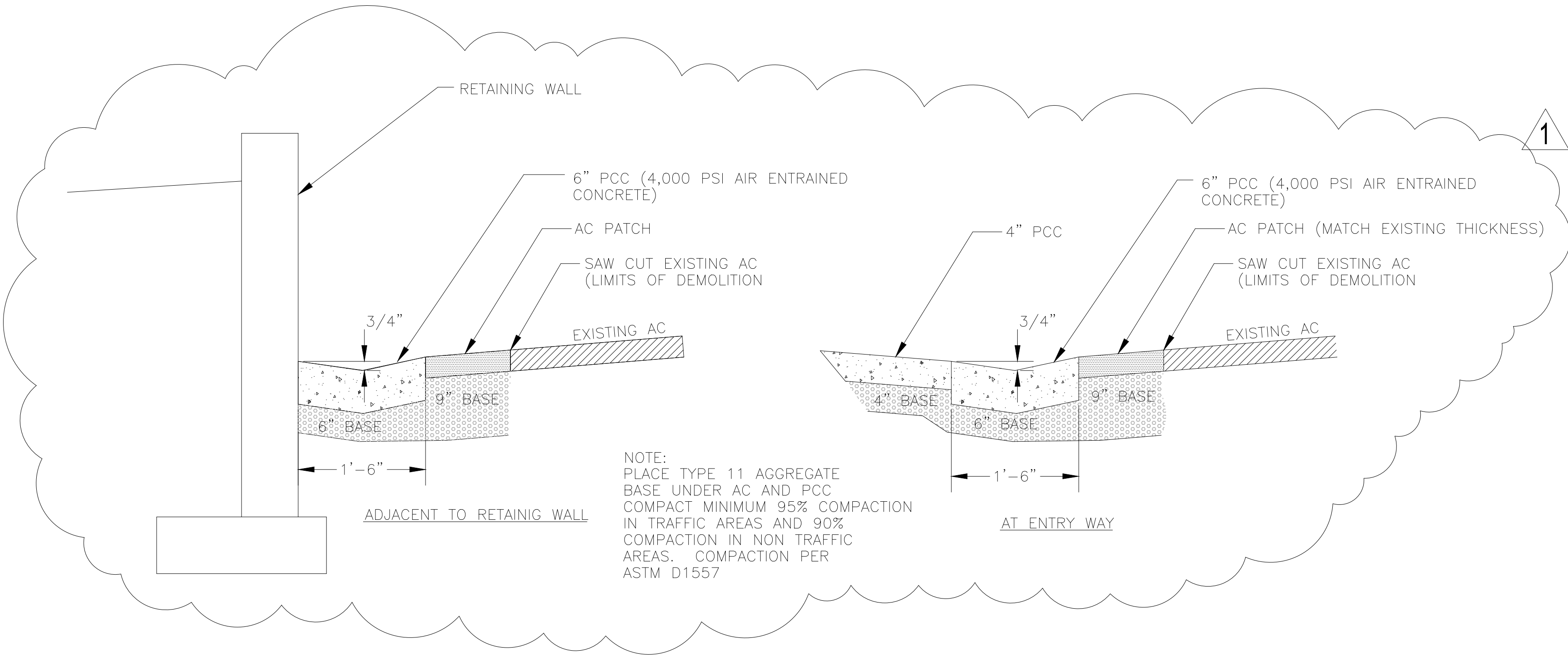
DATE

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SHEET NUMBER

a4.1

File number 17-027 - Old Chicago, Elko City

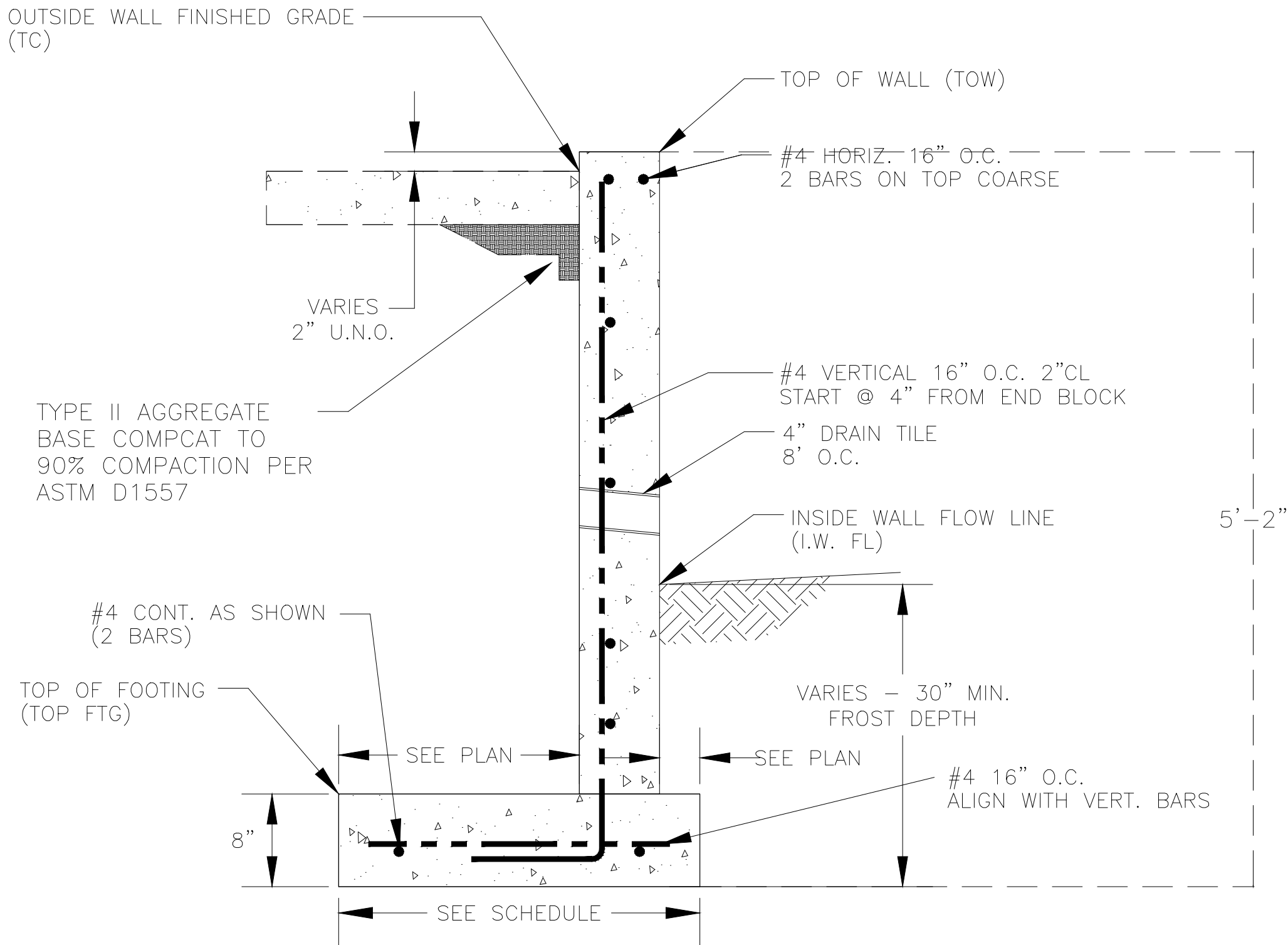


See sheet a4.2 for foundation plan

Valley Gutter Detail

Scale: NTS - Do Not Scale Drawings

3



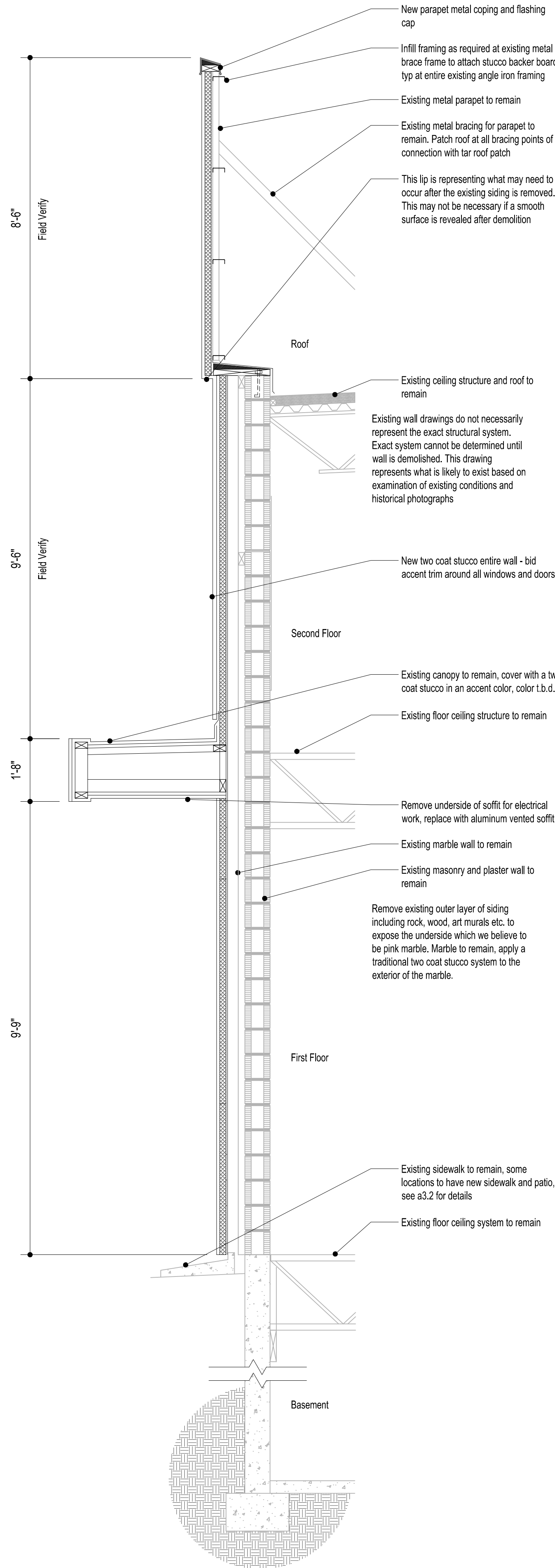
SECTION	FOOTING WIDTH	STEM WALL WIDTH
B	36"	8"
C	30"	8"
D	24"	6"
E	18"	6"

See sheet a4.2 for foundation plan

Retaining Wall Section

Scale: 1" = 1'-0" Do Not Scale Drawings

2



Typ Exterior Wall Section

Scale: 1/2" = 1'-0" Do Not Scale Drawings

1

PROJECT NAME

SHEET NAME

REVISIONS

DATE _____

SHEET NUMBER

File number 17-027 - Old Chicago, Elko City



2



Scale: 1/4" = 1'-0" Do Not Scale Drawings

- Where manufacturers have been specifically named, any alternate shall be approved in writing by the architect / owner prior to the comensment of work.

Area of Excavation Remove all asphalt and concrete where new patio is to be placed

Sub-Soil Type II aggregate base – compact to 90% per ASTM-D 1557

Footings - concrete mix <u>NA</u>	Strength psi <u>4,000 psi</u>	Reinforcing # <u>4</u> bar grade <u>60</u>
Foundation wall material <u>NA</u>	Strength psi <u>4,000 psi</u>	Reinforcing # <u>4</u> bar grade <u>60</u>
Interior foundation wall material <u>NA</u>	Party foundation wall <u>NA</u>	
Columns <u>NA</u>	Piers <u>NA</u>	
Girders <u>NA</u>	Sills <u>NA</u>	
Basement entrance <u>NA</u>	Basement windows <u>NA</u>	
Waterproofing <u>NA</u>		
Termite protection <u>NA</u>		
Additional foundation notes <u>See detail for new anchors to existing foundation</u>		

Framing material existing
 Paper or felt tyvek plastic vapor barrier Corner bracing as recommended by mfr.
 Sheathing plywood or OSB / thickness 5/8" spacing see structural
 Exterior finish Two coat stucco system
 Exterior veneer Zinc, historic replica molded wall and trim siding, see elevations
 Door sills Included with door package Window sills brick Lintels brick
 Flashing Metal flashing at all openings - paint to match trim Exterior Finish NA
 Gable walls same as walls X other
 Additional exterior wall notes _____

First floor slab	NA	thickness		reinforcing	
Slab insulation	NA	membrane			
Fill under slab	NA	thickness			
Mezzanine floor framing	NA	spacing	NA	anchors	NA
Additional floors framing	NA	spacing	NA	anchors	NA
Additional floor notes					

Material	NA	size	NA	type	NA
Material	NA	size	NA	type	NA

Studs NA size & spacing NA other NA
 Plumbing studs NA size & spacing NA other NA
 Additional partition notes NA

Material aluminum soffit at canopy size & spacing NA other NA
Additional ceiling framing notes _____

Rafters NA Trusses NA
Spacing NA anchors NA
Additional roof framing notes _____

Sheathing NA Spacing _____

Roofing NA Style _____ Size _____

Fastening NA

Underlay NA Thickness _____ Nailing _____

Flashing NA Gage or weight _____

Gravel stops NA Snow guards NA Ice shield NA

Roof Gutters Gutters to be installed at canopy over all entrances and patio Down spouts At corners or where necessary

Additional roofing notes Use Fine Metal Roof Tech, Salt Lake City, 801-462-5264

Wall finish material	NA	weight or thickness	finish
Ceiling finish material	NA	weight or thickness	finish
Joint treatment	NA	Finish	
Wet wall locations	NA	weight or thickness	
Fire wall locations	NA	weight or thickness	
Additional wall finish notes <u>All wall finish at the interior of windows and doors to be completed in next phase of project</u>			

Flooring 1 Sealed, broom finish concrete	Location Exterior patio, exterior stairs, ramp	Subfloor NA
Flooring 2	Location	Subfloor
Flooring 3	Location	Subfloor
Additional Flooring Notes		

Tread / Size	Riser / Size	Strings / Size	Handrail / Size	Balusters
Location <u>Exterior</u>	12"	6.6" approx	(2) 1/2" round	as needed for bracing
Location <u>Ramp</u>			(2) 1/2" round	as needed for bracing
Location <u>NA</u>				
Disappearing Garage Stair <u>NA</u>				
Additional stair notes <u>Entire patio, stairs and ramp to have wrought iron, standard 42" railing</u>				

Location	Thickness	Type	R-value	Vapor Barrier
Roof	existing to remain	NA		
Exterior Walls	existing to remain	NA		
Slab	NA	NA		
Bathroom walls	NA	NA		
Additional insulation notes _____				

[illegible]

Kitchen lower cabinet material	NA	lineal feet	exposed shelving lineal feet
Kitchen upper cabinet material	NA	lineal feet	exposed shelving lineal feet
Bathroom cabinet material	NA	lineal feet	exposed shelving lineal feet
Conference room cabinet material	NA	lineal feet	exposed shelving lineal feet
Other cabinet locations	NA	material	lineal feet
Kitchen counter top material	NA	Bathroom counter top material	exposed shelving lineal feet
Backsplash	NA	Cabinet Finish	
Additional cabinet notes	NA		

All joints and openings larger than 1/4" to be caulked with Owens Corning commercial grade caulk or approved equal.

Weatherproofing requirements for all windows and doors as required by manufacturer

NA

NA

See sheet a4.2

NA

See sheet a4.2

Area to be landscaped indicated on site plan. See sheet 04.2, asphalt removal to include include planters so planter floor is native soil.

Topsoil Yes thickness Fill exterior planters

Shade trees, deciduous 1/4 Evergreen trees _____ High shrubs 12, evergreen _____

Medium shrubs _____ Low shrubs _____ Ground cover _____

Automatic sprinkler system Yes, dripline at both planters

Additional landscaping notes Bid allowance, coordinate with owner

[illegible]

This image shows a single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, leaving small margins at the top and bottom. There are no vertical margin lines, and the page is completely devoid of any text, drawings, or other markings.



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PROJECT NAME

Old Chicago
at the Commercial Hotel & Casino
345 4th Street
Elko, Nevada

SHEET NAME

Specifications

REVISIONS

DATE _____

3.12.2018

SHEET NUMBER

a5.1

File number 17-027 - Old Chicago, Elko City

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PROJECT NAME

Old Chicago
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345 4th Street
Elko, Nevada

SHEET NAME

Exterior Electrical Plan

REVISIONS

1 3.27.2018

DATE

3.12.2018

SHEET NUMBER

e1.1

File number 17-027 - Old Chicago, Elko City

Electrical Notes

- All outlets to be mounted at 18" a.f.f. unless located by casework. Outlets to be mounted at 42" a.f.f. above casework
- Exterior outlets to have a commercial grade lockable cover
- All light switches to be mounted at 42" a.f.f.
- Outlets mounted in columns or side walls at ramp and stairs to be commercial grade, pavement lights with shatter proof glass and LED bulbs
- All lights to be on automatic timers, coordinate with owner
- The new awnings at the second floor will each have a wall mounted downward, directional LED light inside the awning above the existing window. Surface mounted conduit is acceptable where necessary for installation. There will be a total of 15 lights, one at each awning and two at the long awning on the east side of the building. Conduit to be painted to match exterior color.
- All wiring to be in commercial grade conduit
- Electrical receptacles GFI protection is required on all receptacles located outside, in garages, kitchens, bathrooms, unfinished basements and crawl spaces.
- Arc-fault circuit interrupter listed to provide protection of entire branch circuit shall be installed in dwelling unit bedrooms.
- Relocate existing light pole at corner of patio, coordinate with the City of Elko, do not include this in bid.
- All electrical wiring to be underground.

Electrical Legend & Abbreviations

- 110 Electrical Outlet
- 240 Electrical Outlet
- Ceiling Mounted Light Fixture
- Wall Mounted Exterior Light Fixture
- Flush Mount Can Fixture
- Ceiling Mounted Fan
- Flush Mount 1'x4' Fluoresant Light
- Photo Cell Operated Motion Sensor Light
- WP Water Proof
- GFI Ground Fault Interrupter
- Mounting Height
- Mount Outlets @ 18" a.f.f. u.n.o.
- Mount Switches @ 42" a.f.f. u.n.o.
- Dimmer Switch

New LED exterior pavement light embedded in the concrete wall of the ramp

New LED exterior pavement light embedded in the concrete wall of the stair

Junction box for new sign at top of canopy, coordinate with owner

New LED exterior landscape type light at base of the column, typ

New LED light strip at entire perimeter of existing canopy

Junction box at parapet for new signage, coordinate with owner

Relocate existing light pole coordinate with the City of Elko and NV Energy

Junction box at parapet for new signage, coordinate with owner

New downward wall pack light under awning at second floor, typical at all new awnings. 15 total awning locations.

Exterior Electrical Plan

Scale: 1/8" = 1'-0"



Downtown Idea Exchange

Improving physical, social, and economic conditions downtown

Vol. 65, No. 2
February 2018

Inside this issue

Distilleries drive tourism and renovation. Repurposed industrial buildings become popular destinations 2

Federal funds help city centers get "Cool & Connected." Free Wi-Fi attracts employers and young talent 5

Welcoming seniors and encore businesses. Meeting the needs of retirees leads to entrepreneurial pursuits ... 6

New app drives multi-destination trips. Cross-promotion, parking directions, and more for smartphones 7

Historic districts boost local economies. Protected property values, space for startups, and other benefits 9

Idea Exchange. Re-imagining difficult spaces, Public market slated for downtown, Fire pits in city centers 11

@DowntownDevelopment.com

Wausau Development
Brochure

Encore Entrepreneurship and
the Built Environment's
Executive Summary

Play Bentonville Plan

ECONOMIC DEVELOPMENT

Planning, investment, and incentives help fill housing gap

The city of Wausau, WI (est. pop. 39,106), is developing about 16 acres of waterfront after a lengthy public input and planning process, investment in amenities, and creation of attractive incentives for developers. The Riverlife Commerce and Village Center project will help address the city's "Missing Middle" housing options.

Missing Middle refers to a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban

living, according to the Congress for the New Urbanism. These building types provide diverse housing options along a spectrum of affordability, and offer options somewhere in the middle between center-city apartment buildings and single-family suburban homes.

"The Riverlife project really began about a decade ago when the city started acquiring some former industrial brownfield sites along the Wisconsin River," says Christian Schock, the city's director of

(Continued on page 3)

COMMUNICATION

Seven ways to use digital and social media effectively

Downtown leaders are finding new and creative ways to use digital and social media to increase their online following, build up libraries of free content for future marketing efforts, and highlight all that the city center has to offer.

Here are seven successful ways to use social media to meet your marketing and public outreach goals:

- **Facebook contests.** Facebook contests such as the Downtown DC

BID's Facebook Summer Give-away promotion offer an interactive way to get the public involved and build a larger following that will subsequently see other posts about downtown events and initiatives. Each month throughout the summer, a new contest was offered, such as the Your Best Downtown Experience contest, for which participants had to like the BID's Facebook page, and

(Continued on page 8)

Distilleries drive tourism and renovation in unlikely locations

Tasting rooms and events featuring local wineries and craft breweries have proved popular with downtown visitors. Now many cities are working to attract distilleries to the city center. Distilleries are well-suited for repurposing former industrial buildings, and can serve as popular destinations for locals and tourists alike.

That's been the case in St. Augustine, FL (est. pop. 12,975), where the St. Augustine Distillery is housed on the first floor of what was, in 1907, Florida's first power and ice complex. The building, which contributes to the Lincolnville Neighborhood's listing on the National

Register of Historic Places, was the first to make commercial block ice in Florida over 100 years ago.

A distillery is credited with bringing a mostly abandoned main street back to life.

Now, thanks to the unique 28-member business collaborative that purchased and renovated the ice plant, the building houses barrels of the state's first bourbon whiskey, along with vodka, gin, and rum. The unique partnership includes different owners for the upstairs space, and for the gift shop area downstairs, which is leased to the distillery.

Free tours of an ice plant museum within the distillery, as well as the production and bottling areas and a tasting room, make the facility a popular destination. Tours are offered every 30 minutes, seven days a week, during business hours, and are usually well attended. The farm-to-table Ice Plant restaurant on the second floor is also a draw.

Using locally sourced products is important throughout the building. Early in the planning process, the business collaborative's members met with local farmers to learn what they could grow that could be utilized in the production of spirits, and to forge partnerships that support the quality and sustainability goals of the distillery as well as the economic sustainability of local farms.

Sometimes, attracting a new distillery can be as simple as asking, according to Christian

Schock, director of planning, community and economic development in Wausau, WI (est. pop. 39,106). Schock approached the owner of a local brewery, and a proposal for the Central Time Distillery is now in the works. The owners have gotten approval to move ahead on a commercial development loan to pay for exterior and parking lot improvements at the former train depot built in 1901. Permitting is underway for plans to renovate the building while preserving its historic value. When complete, the distillery's tasting room plans to serve not only cocktails, but local brewery and winery products, as well.

Hope for struggling downtowns

In Richland, GA (est. pop. 1,411), the opening of a distillery is credited with bringing a mostly abandoned main street back to life. In 2007, with no municipal funds to offer tax credits or cash incentives, the mayor instead urged a local hobbyist to move his rum-distilling operation off the farm and into the downtown, says *Revitalization News*.

The Richland Distilling Company opened in 2011 after the owners bought and renovated a turn-of-the-century building downtown. Its first rum was released in 2012. Five years later, over 1,000 people tour the facility each month, and the distillery has expanded into seven downtown buildings, many of which were boarded up for two decades prior to the distillery expansion.

Now, Richland Rum plans to help revitalize the historic coastal town of Brunswick, GA (est. pop. 15,383), by opening a second distillery in a boarded-up building in that downtown.

"This is going to be a great step in furthering the revitalization we have underway," Mathew Hill, executive director of the Brunswick Downtown Development Authority, tells *Revitalization News*. In fact, the announcement of the distillery's plans boosted investor confidence, and helped attract a microbrewery downtown, as well, he says.

Meanwhile, the city of Newport, TN (est. pop. 6,945), is hoping to boost tourism by cashing in on its reputation as a notorious hotspot for moonshine. City leaders have given the okay for a moonshine distillery, according to ABC affiliate WATE.

City leaders are also hoping the move will boost revenue and create much-needed jobs. The company, which plans to invest \$1.6 million, could also bring 51 jobs to the area.

"They're wanting to model their business as an attraction," Cocke County Partnership President Lucas Graham tells WATE. "So they're investing a lot of money in billboards

and marketing that will direct a lot of people to our downtown."

To attract Hatfield and McCoy Moonshine, the city granted the chamber \$100,000 to renovate an empty warehouse. "The roof is in jeopardy of collapsing and once that happens it's not long until the whole building is gone," City Administrator James Finchum tells WATE.

"Many believe it is an investment worth every penny because their goal is downtown revitalization. "That's been a high priority of ours for a couple of years and we're hoping maybe this will be the thing that could come in and jumpstart that. Success breeds success," Finchum says. **DIX**

Planning, investment, and incentives help fill housing gap — *Continued from page 1*

planning, community and economic development. The city partnered with planning students and faculty from the University of Wisconsin to create some initial renderings and visioning, and to facilitate a charrette process with the community to help test out ideas, he says.

"It was really helpful to have that initial kind of take. It was preliminary, but was a great primer, for any community looking at that. There are lots of planning schools across the country that have the mission to serve their communities," says Schock.

The city then hired an engineering consultant to lead environmental remediation of the sites with funding from the EPA Brownfields program and grants from the state's Department of Natural Resources. A master plan for the sites was developed, taking into account the community's desire for more residential options.

"Our economic development strategy focuses on the diversification of housing typology," says Schock. An array of choices allows greater workforce attraction and retention opportunities. "Young professionals may choose to buy a home later in life, so are looking for housing choices that fit their current

lifestyle. Those don't exist here, and it limits our ability — we view it as an economic development and workforce challenge."

Attracting developers and new residents

With the visioning, planning, site analysis, and market study in hand, the city issued a nationwide RFP to locate a developer. "The city started by hiring an architect before the RFP and having them design a row house model prototype," says Schock. "We included that in the RFP and said, 'We are expecting you to build something like this.'" Not only does the Riverlife project feature this type of housing, but, "another developer came forward with a project a couple of blocks away," he says.

A project web page and brochure were developed to help inform and attract developers and residents to the waterfront area. And the Riverlife ownership group partnered with the city, the county, multiple architectural and property management firms, a local construction contractor, and the chamber of commerce to bring the mixed-use development to life and tie it in with public amenities the city is building to highlight its waterfront.

"It's important to have all of these amenities to attract residents," says Schock. Upgrades



DowntownDevelopment.com

For more information about the East Riverfront Redevelopment Area and the Live it Up Wausau program, visit our website and click on Web Extras.

include a park, a trail system, and a lighted wharf which aim to provide the quality of life that potential tenants will be expecting.

One challenge to adding this type of housing to the downtown mix was the difficulty in demonstrating demand. Because these types of housing have not been an option for buyers, a market study would not prove there would be demand, Schock says. "But it is self-fulfilling. This is a sleeping market. When you look nationally, there is demand for more diverse housing choices for young professionals and empty nesters who want to stay in the community but no longer want to own a big house.

Who knows what the real rental capacity is, when we haven't given people the opportunity to speak through those choices."

The city is helping developers by providing construction loans, "to help the developer and the bank be comfortable," says Schock. "The role of the city is to identify a good plan and make sure the developer reaches it." Grant money for foundational work for the

developer, along with TIF-funded construction financing, is making the project less risky from their perspective, he says.

"A lot of times, the community looks at TIF and thinks we should use it for manufacturing or industrial, and we do that, as well," Schock says. "But I think it is really important to call it out and say we are willing to use TIF resources for housing even though that may be less splashy than attracting a big, corporate user. When you are adding a diversity of housing, you are adding sustainability to the neighborhood and its stakeholders. The diversity of those new residents allows a neighborhood to be more resilient in the future."

While Riverlife will not offer affordable housing, the city purchased a former manufacturing building nearby and issued an RFP simultaneously for that facility to be developed into workforce housing with support from historic tax credits and low-income credits. "Obviously, we need both [types of housing]," Schock says. "We have the middle but don't have the choices on the extremes of the rental scale. There are not a lot of choices at the high or low end for residential."

Addressing both gaps simultaneously has helped garner more public support, as well. "Our elected officials are able to see the holistic picture, and that both are being built, so when constituents call, they can balance that," says Schock.

And to attract new residents, "what we did was create a homesteading program, Live it Up Wausau." The city partners with the Wausau Region Chamber of Commerce, the Community Foundation of North Central Wisconsin, and local businesses to provide home purchase down payment assistance to employees.

Purchases are not restricted to the Riverlife area. "Another high-end project is percolating, kind of like brownstones, right near the Riverlife project, and those are for sale, so this down payment assistance program helps employees buy those units," Schock says. Interest-free loans of up to \$10,000 (\$15,000 for historic proper-

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Web pages, brochures, and more help promote the area to developers and prospective new residents.

ties) are available to employees that meet the program guidelines and work for companies which make a tax-deductible donation to the Live It Up Fund.

The first project to open on the River-life campus was Wausau on Water, a family entertainment center that is also providing the area's first waterfront dining option. "Entertainment uses are really key to making the

area popular for prospective tenant users," says Schock. "And we recently purchased a train shed that will be renovated into a distillery, which is another first in Wausau. The craft economy as a whole is a strategic element so we worked to get them into the project."

Contact: Christian Schock, City of Wausau, (715) 261-6683, Christian.schock@ci.wausau.wi.us **DIX**

ECONOMIC GROWTH

Federal funds help downtowns get "Cool & Connected"

Last fall, downtown Tullahoma, TN (est. pop. 18,655), announced that visitors could enjoy complimentary Wi-Fi in the city center. The city, with the help of the local Utilities Authority, launched its new wireless network as part of a larger strategic plan developed through participation in the Cool & Connected federal planning assistance program. Tullahoma was one of five cities nationwide chosen to participate in the pilot phase of the federal program. Another seven communities were accepted into the program in the fall of 2016.

Sponsored by the U.S. Department of Agriculture Rural Utilities Service, the U.S. Environmental Protection Agency's Office of Sustainable Communities, and the Appalachian Regional Commission, Cool & Connected is a planning assistance program that helps community members develop strategies and an action plan for using broadband to create walkable, connected, economically vibrant main streets and downtown neighborhoods. The goal is to combine broadband services with other local assets such as cultural and recreational amenities in ways that diversify local economies while also attracting investment, and young people.

Tullahoma received \$41,020 in federal grant funds in 2017 to cover the cost of acquiring and installing the networking hardware, with the work completed by the local Utilities Authority. The cost of delivering broadband service in the projects first year to four down-

town access points was also covered, according to the *Tullahoma News*. The free Wi-Fi zone covers roughly the same footprint as the city's 2015 revitalization project, highlighting recent investment in the city center.

This year, remaining grant funds will be used to establish intern positions in partnership with the Tennessee College of Applied Technology in Shelbyville. Interns will host scheduled seminars and visit downtown business owners, training them to improve their digital marketing operations using the new broadband asset, says the *News*.

To help protect less Internet-savvy residents and visitors, the welcome splash screen reminds people using the free Wi-Fi that information shared on an unsecured network can easily be viewed by others using the same network who seek to steal private information. Once users confirm that they understand this warning, they may log onto the free network for an unlimited amount of time. However, a security feature of the system will disconnect devices that remain inactive for more than 10 minutes, the *News* says.

Creating a free Wi-Fi zone is just the first part of a multifaceted strategic plan developed via the Cool & Connected program, Community Coordinator Winston Brooks tells the *News*. New pedestrian networks, including expanding greenways and new sidewalks, are part of the plan, as is a new focus on mixed-use

development downtown. "Ultimately, city leaders hope that new amenities like these will help promote smart, sustainable community development," says the *News*. The free Wi-Fi zone positions the city as a tech community in an effort to attract high-paying jobs and increase the potential for workers to complete those jobs remotely, as well.

"A number of our [pilot] community partners have followed up on the ideas that emerged from community workshops, and there are a number of cases where progress has been made," says Ed Fendley, the Cool &

Connected project manager. Unfortunately, "at this time, we do not have the resources to have a new round of applications. If and when we do have agency funding to do that, we will announce a new round of community partnerships."

Fendley advises interested downtown leaders to sign up on the listserv at www.epa.gov/smartgrowth/cool-connected in order to see announcements about any new application period.

Contact: Ed Findley, U.S. Environmental Protection Agency, (202) 566-9555. **DIX**

ECONOMIC GROWTH

Welcoming seniors and encore businesses downtown

"Mix a slow economy and a shortage of jobs with a large number of aging baby boomers looking for meaning and purpose in their work. The result is a growing number of 'encore entrepreneurs' seeking to launch income-generating ventures that make a positive difference in their communities," says a recent report from Encore.org, an organization working to tap the skills and experience of those in midlife and beyond to improve communities.

For downtown leaders, the opportunity to attract these second time entrepreneurs to start or expand their businesses in the city center brings with it the promise of enhanced economic vitality.

To quantify this emerging trend and provide guidance to the public and private sector, the Urban Land Institute Central Florida undertook a multi-part study to better understand what makes a city center welcoming to encore entrepreneurs. The results focus on both the physical space and the information needs for this group.

Workspace needs for encore entrepreneurs vary, but one predominant theme to

emerge is that this demographic prefers some type of private, dedicated workspace over the co-working spaces popular with younger entrepreneurs. While older entrepreneurs want their own home office or private cubicle, areas for collaboration are also recognized as important, including common meeting areas and conference rooms where interaction can be facilitated.

Asked what resources were priorities, 64 percent of respondents cited technical or computer support. Other needs include:

- Information and strategies for dealing with tax consequences, 55 percent.
- A place to work, 45 percent.
- A network of people who are in the same life stage and are also pursuing a new endeavor, 45 percent.
- Financial assistance, 45 percent.
- Training/education/classes, 36 percent.
- Information on coping with regulations, 36 percent.
- Access to credit, 27 percent. **DIX**



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To read the *Encore Entrepreneurship and the Built Environment's Executive Summary*, visit our website and click on Web Extras.

New app drives multi-destination trips downtown

A dedicated downtown app for Apple and Android smartphones is helping consumers find new destinations and parking in Millburn, NJ (est. pop. 20,149), and allowing merchants to attract new customers. Users can browse by category, such as "Fine Dining," or search by keywords to find products, services, and special offers.

"Our main goal was to expand our digital footprint, and although we do have Facebook, Instagram, and a website, another way to compete digitally is for the downtown to have its own app," says Gillian Moritz, executive director of the Downtown Millburn Development Alliance.

The DMDA opted to go with the Close.By app because, "it's different than regular social media," says Moritz. "Close.By has beacon technology, kind of like GPS, that actually gave store owners the ability to cross-promote with each other." If users have their notifications turned on, they might walk into the downtown liquor store and receive a message about how well after-dinner chocolates would go with their wine, and an invitation to visit a nearby chocolatier for 10-percent savings, for example.

"That was appealing to us because we wanted our businesses to be able to cross-promote with each other," Moritz says. "We are somewhat of a destination town. Now, when people are here visiting their regular shops, they can be informed of others that they might not know about."

Knowing that downtown merchants were already busy running businesses and often keeping up with social media platforms, the DMDA became very proactive to ensure the app's success. "It would be hard to put one more thing on them," says Moritz. "We took responsibility for paying for the app and inputting all of the information for our merchants. But this is a very user-friendly management system, so merchants can do their own updates. Initially, we did everything, and we continue to try and to search for special offers."

The new Close.By/Millburn app was promoted at a downtown event hosted by an

educational foundation, as well as at several smaller events. "We also did giveaways, social media advertising, train station ads, press releases, window clings, and we had table tents for each merchant so that each had something at their point of sales so they could talk to customers about the app," Moritz says.

Getting merchants to talk about the app with customers was the biggest challenge, she admits. "That's why we provided the window clings and table tents."

The DMDA had been approached often with various technology opportunities and ways to market, but it was Close.By's beacon technology that made them stand out. "And, within the app, they are able to quantify parking," says Moritz. "It's a struggle to get people to understand that they don't need to park in front of the shop and that we have parking lots less than one minute's walk away. The app quantifies that for consumers. It tells them where the best place to park is and how long of a walk it is, which most times is under two minutes. Getting that message over to consumers is invaluable to us."

When choosing a tech partner for a downtown app, it is important that they be willing to tweak things along the way. "We continue to grow and learn. We are constantly surveying people about what they like about the app and what do they not like and how to make it better. Close.By has the flexibility to address those needs. It's not just a template."

Recent adaptations include push notices encouraging users to try the downtown's mPay2Park system, which allows drivers to pay digitally, and promotion of a downtown discount program the local high school is offering and managing.

"Those merchants that engage with the app on a regular basis have gotten their messages out and been able to obtain new consumers from it," Moritz says. "That was



Window clings and table tents helped merchants have conversations with customers about the new downtown app.

what we were hoping for and it has proven out. We hope to grow that.”

Moritz cautions that the program does take, “lots of time and dedication. Having every merchant listed is key, as is a great relationship with the owners of the app. I’m working with them every week.”

The up-front costs were around \$30,000. “There’s technology out there for more and for less, but the dedication put in by Close.By has been worth the investment we made with them,” says Moritz.

Contact: Gillian Moritz, Downtown Millburn Development Alliance, (973) 687-4878. **DIX**

Seven ways to use digital and social media effectively — Continued from page 1

then submit a photo and brief description to be entered into a drawing for a \$100 gift certificate to a downtown restaurant. The contest generated buzz, while posted photographs highlighted all that downtown has to offer. Meanwhile, the Best of DTO Photo Contest in Orlando, FL, has become an annual event that engages the public with online voting while also providing the Downtown Development Board with low-cost photos for use in future promotional efforts.

- **Encourage photo sharing.** By providing and identifying free downtown Wi-Fi hotspots, as well as sites and experiences worth tweeting, posting, and sharing, city centers are recruiting the general public as an army of downtown marketing volunteers. Providing unique photo opportunities, and selfie frames in areas with free Wi-Fi generates a higher number of shares across social media platforms. In Stockton, CA, giant murals resembling postcards serve as a backdrop for selfies. Other communities use unique gateway signage, or something whimsical, such as giant Adirondack chairs,

to encourage photo shares.

- **Virtual quizzes.** Another way to highlight downtown assets, history and culture is a virtual quiz. The online Ithaca Quiz was designed for mobile use but is also suitable for desktop computers. There were more than

170 questions in the quiz at launch time. Once 10 correct answers were provided, players had the option to continue playing, and also to provide their name and email address for monthly prize drawings. Players can also opt to provide new questions for the quiz by filling out a digital form with the question, the correct answer, a citation of the answer source, the author’s email address, and any additional comments desired.

- **Social media ambassadors.** The #SeizeDesMoines Share Des Moines program allows the Greater Des Moines Partnership to recruit social ambassadors to help share the latest news in economic development, workforce, education, downtown, events and quality of life via their own circle of friends across social media platforms. Ambassadors sign up at the organization’s website. The Partnership sends out email alerts, along with suggested posts and photographs to share. Ambassadors are also encouraged to show support by using the hashtag when sharing their own news and photographs.

- **Scavenger hunts.** The Picture Louisville Vintage Photo Scavenger Hunt drew history buffs and downtown lovers alike. Participants received 10 vintage photos of downtown, and then raced to find where each photo was taken. Contestants took their own photo, showing both the vintage image and the current location, posting each to Instagram with the hashtag #PicLou. Each team or individual to find all of the locations received a prize.

- **Profile downtown “faces.”** The Love the Local campaign in Boulder, CO, puts a face to the many businesses in the city center. Each online merchant Spotlight includes a photo and



Providing fun photo opportunities near free Wi-Fi downtown encourages social media shares highlighting what the city center has to offer.

a series of lighthearted questions that help customers feel more connected. Questions include: what's the story behind the business name; what's your favorite place to eat downtown; if you could have any super power, what would it be and why; what's the secret to a happy life; and other silly and semi-informative queries.

• **Create a downtown bucket list.** In Raleigh, NC, the Downtown Raleigh Bucket List Contest offered participants a list of 16

activities to complete to earn prize entries. Participants had to complete each activity at the specified destination, snap and upload a photograph to Twitter and/or Instagram, and use the contest tag @DTRBucketList and the #DTRBucketList hashtag. Activities included everything from eating a cupcake to taking a yoga class, and also highlighted downtown performance venues, museums, shops, restaurants, and events. **DIX**

HISTORIC PRESERVATION

Historic districts boost local economies

Across North America, there is strong support for historic preservation as an essential facet of downtown revitalization. Among the many benefits cited are real estate appreciation, small business and startup attraction, and historic and cultural tourism.

While building owners sometimes scoff at strict regulations, "it's precisely those rules that make local historic districts across the U.S. economically outperform other areas within the same city," says Adina Solomon in a recent USNews.com article. Benefits, she notes, arise from both placement on the National Register of Historic Places and from local and state designations.

While placement on the National Register may shield a district from highway and other projects undertaken by the federal government, local designations offer more protection, Solomon says. "Different cities and municipalities have their own designations for local historic districts. Each locality's definition and regulations are different, but the rules are usually stricter than that of the National Register," she says.

Local historic districts can focus on minute details, requiring building owners to get approval for an addition or even a paint color. In San Antonio, which Solomon cites as a good example of how history pays, a design commission reviews 2,400 cases a year in the city's historic districts, which include about 10,000 properties. Cases include new construction,

demolition, and exterior modifications.

With only National Register protection, "tear down the house tomorrow and nobody can do anything about it," Donovan Rypkema, principal of PlaceEconomics, tells Solomon. "The only protection comes from those local districts."

An area doesn't need to be on the National Register to qualify locally, or vice versa. Local standards are often built upon the national ones, but what constitutes a local historic designation depends on the place, the architectural achievements, cultural significance, and other criteria.

Protecting the character of a neighborhood can have economic benefits. No matter the region of the U.S. or the wealth within a neighborhood, rates of real estate appreciation in local historic districts outpaces comparable neighborhoods and the city as a whole, says Rypkema. Local districts' property appreciation even outperforms those on the National Register.

"It's almost counterintuitive, but it's really because of the protections that a local district provides that the National Register does not provide," he tells Solomon. "The first response is, 'Well, you're going to have more regulations, ergo that's going to hurt property values.' In fact, in at least this instance, the opposite has been true. The reason is not that people pay a premium for the right to go and appear before some goofy preservation commission. It's

Protecting the character of a neighborhood can have economic benefits.

they're paying the premium with the confidence that the lunatic across the street can't do something to his property that has an adverse effect on my property," Rypkema says.

San Antonio is a model of these benefits. In 2013, the average price per square foot for a single family home outside of the city's historic districts was up about 68 percent from 15 years prior, reports Solomon. Meanwhile, homes in historic districts had increased 139 percent.

The downside to rising property values is that it may price out residents, so some cities turn to property tax relief for a designated historic property, and community land trusts to help properties stay affordable, according to Tom Mayes, vice president and senior counsel at the nonprofit National Trust for Historic Preservation. Greenville, SC, uses a commu-

nity land trust, for example, while California has a tax abatement program for the restoration and preservation of historic buildings by private property owners. And to combat large real estate price increases in San Antonio's historic districts, local tax incentives are offered for substantial rehabilitation.

Historic preservation also boosts business

The creative economy, especially independent businesses and startups, tends to flock to historic districts, Mayes tells Solomon.

"Whenever you drive into a city, the cool place where a lot of people want to go is almost always a historic district where there's a mix of businesses," Mayes says.

Rypkema adds that many small companies want their buildings to reflect the character of their businesses. Historic districts make sure those buildings aren't torn down.

"There's this kind of qualitative character attraction of historic buildings that will attract the startup business, the new business," he says. "That's where the real kind of economic growth and employment growth is. It's the little guys, not the giants. And if we can have a local economy that is fostering startup businesses and new businesses and small business expansion, that's a real swing for that local economy. Often, it's those older and historic buildings that are the magnet for those kinds of businesses."

Local historic districts also lead to more money from tourists, says Solomon. Heritage tourists tend to stay longer, visit more places, and spend more per day than tourists in general.

And local historic districts also improve quality of life for residents and visitors alike, since they tend to be more walkable, leading to less traffic, notes San Antonio's Historic Preservation Officer Shanon Shea Miller.

"It is hard to define what makes up the character of a neighborhood, but residents, businesses, and tourists alike often find it preserved in a local historic district — even if they aren't aware of the designation," says Solomon.

Very few people seek out a suburban mall to go on vacation, adds Miller. "We seek out the authentic, local experience and what makes places unique. A historic designation is a great tool for accomplishing that," she says. **DIX**

Certified Local Government benefits are worth exploring

Downtowns have a preservation resource in the Certified Local Government program. Local governments with historically significant downtown areas can strengthen their downtown historic preservation efforts by achieving Certified Local Government (CLG) status from the National Park Service (NPS).

NPS and state governments, through their State Historic Preservation Offices (SHPOs), provide valuable technical assistance and small matching grants to hundreds of diverse communities whose local governments are endeavoring to keep for future generations what is significant from their community's past.

Another incentive for participating in the CLG program is the pool of matching grant funds SHPOs set aside to fund CLG historic preservation subgrant projects — at least 10 percent of a state's annual Historic Preservation Fund (HPF) grant allocation. Grant funds are distributed through the HPF grant program, administered by NPS and SHPOs.

Using grants awarded by SHPOs, CLGs may produce historic themes or context studies, cultural resource inventories, and assessments of properties to determine their eligibility for local and National Register of Historic Places designations. They can also commission building reuse and feasibility studies, design guidelines and conservation ordinances, and publications to educate the public about the benefits of downtown's historic preservation.

To learn more visit www.nps.gov/clg

Idea Exchange

Re-imagining difficult spaces, alleys

When the city of Fargo approved its downtown master plan in December, it called for a greenway running along the railroad tracks, a car-share service, and tree-lined streets.

Additionally, the plan tackles how to best utilize older, deep-but-narrow buildings in the city center. The solution may be to allow subdivision of spaces that back onto alleyways. The report explains:

"Many of these older buildings also 'front' on alleyways. Downtown's building stock and street network offer the potential to create alleyway frontage by increasing the attractiveness of these corridors to allow for the subdivision of interior space and the provision of some lower-cost space for emerging businesses. To fully implement this idea, the city may need to reconsider the assessment and tax valuation process of the first floor for these historic buildings."

Tax breaks for development on vacant lots

In an effort to encourage in-fill development and to clean up blight, Lynchburg, VA, is considering tax incentives for new development in select areas of the city, including downtown.

The plan would allow, "real estate tax exemptions up to 50-percent of new con-

struction costs, on anything from new homes to new businesses," reports ABC affiliate WSET. The exemptions would last up to 10 years, after which there would be a phase-in to full tax over the course of three years.



To see the full Incentive Plan for In-Fill Development, visit DowntownDevelopment.com and click on Web Extras.

Welcome to Jackson

Drivers exiting 96A from I-55 in Jackson, MS, are now greeted with a giant sign welcoming them to the city center. The mural was sponsored by the Greater Jackson Arts Council and Downtown Jackson Partners. A call to artists sought creative concepts for the 84-foot by 34-foot space on the side of a commercial building and offered a commission, as well as a stipend for equipment and supplies, says the community website Find it in Fondren.

Within weeks of completion the mural had already drawn attention with people, including newlyweds, using it a backdrop for photos.



Courtesy of Jacob Bennett Photography

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Idea Exchange

Senior-friendly open spaces

Despite growing interest in creating inclusive public spaces, the needs of seniors are often an afterthought. A report from UCLA's Luskin School of Public Affairs finds that many seniors want a safe and appealing space to engage in healthy physical activity and recommends guidelines for senior-friendly open spaces. The report won a National Planning Achievement Award from the American Planning Association in 2017.



To read the full report, visit DowntownDevelopment.com and click on Web Extras.

Linking downtown's parks

The city of Bentonville, AK, is re-imagining its downtown open spaces to create a "Quilt of Parks," each with a slightly different purpose. The quilt will expand and connect the open spaces in and around the downtown square.

"All of these spaces are envisioned to be connected with shared or festival-style streets that can provide seamless pedestrian connectivity in a park-like setting," according to the Bentonville Parks and Recreation's 10-year *Play Bentonville* report.

The project will move ahead with a grant from the Walton Foundation's Northwest Arkansas Design Excellence Program.



To read the report, visit DowntownDevelopment.com and click on Web Extras.

Fire pits add warm glow, gathering space

Two fire pits with moveable seating, six permanent checker/chess tables, and 12 permanent benches will complete the downtown streetscape program in Midland, MI.

The *Midland Daily News* reports that the funds for these amenities, totaling \$200,000, were provided entirely through private donations and a matching grant from the Michigan Economic Development Corp.

Midland is following the lead of Holland, MI, and other cold-weather downtowns in including a fireplace in its streetscape plans. The Downtown Fireplace in Holland promises to, "Keep the chills away in this unique downtown gathering place. With heated seats it's a warm and inviting outdoor space."

Dana Kollwehr, director of the Holland Downtown Development Authority, tells the *Holland Sentinel* that, "The fireplace is a popular spot in downtown and it isn't often that you don't find someone enjoying that area of downtown throughout the year."



Public market slated for downtown

The Downtown Barrie Business Improvement Association in Barrie, ON, Canada is taking the lead in transforming the downtown transit terminal into a permanent public market which will feature a food hall, farmers market, innovation hub, and event space.

The BIA says that it is, "harnessing the power of food to build culture and community in the heart of Downtown Barrie."

The main floor will house the food hall and farmers market with space for market stalls, seasonal outdoor stalls, live entertainment space, and a large restaurant. The

innovation hub will be located on the second floor.

To learn more, visit the website at barriepublicmarket.ca.

Downtown district commits to public art

The Iowa City Downtown District has hired its first Director of Public Art. Betsy Potter, director of operations for the ICDD, tells *The Gazette* that the focus on public art became a priority for the district during its strategic planning last year. The new director will take inventory of all potential locations for art downtown and work with businesses, the city, and local artists to identify and organize new public art opportunities. **DIX**



Downtown Idea Exchange

Improving physical, social, and economic conditions downtown

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Inside this issue

City encourages Tactical Urbanism. Streamlined permitting process, and how-to guide point the way 2

White Box programs make repurposing older buildings more affordable. A blank slate attracts startups 5

Easy access and activation keep feet on the street. Aggressive snow removal and plenty of fun keep downtown busy during cold weather .. 7

Crime prevention through environmental design. Twelve tips for a safer city center 10

Idea Exchange. Trucks banned from city center, Get fit downtown, Airbnb not welcome here, and more 11

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**Tactical Urbanism:
Permitting Process, Application & Materials Guide**

**Literally Perfect
campaign videos**

Milwaukee Choice Neighborhood Critical Community Improvements Plan

ATTRACTION

Tongue-in-cheek marketing touts downtown's live, work, play assets

A series of humorous videos produced by the Chamber of Commerce in Chattanooga, TN (est. pop. 167,674) last year allow the city to boast about its high-speed Internet, strong job market, quality of life, and more. The Literally Perfect videos have garnered the city awards and media attention while also gaining the interest of potential new residents and business owners.

The videos are meant to highlight, and build upon, a positive turnaround in the city center while also attracting new talent. While Chattanooga is

considered a mid-size city, it was also the first in North America to build its own citywide gigabit-per-second fiber Internet network, says Jeremy Henderson, creative project manager for the chamber. "It was a pretty huge deal at the time and it may still be the fastest. One of the effects of that was a boom in our startup community. We started having very innovative small companies and a handful of incubators in town.

"One of the newer things we've seen cropping up recently is that
(Continued on page 4)

PATHWAYS AND PUBLIC SPACES

Revitalization project yields flexible walk/bike/drive/event space

The two-block retail corridor in downtown Kirkland, WA (est. pop. 48,787), was becoming less walkable as tree roots buckled sidewalk panels, creating unsightly tripping hazards. At the same time, an aging stormwater system was introducing pollution directly into Lake Washington. And the city's water main was more than seven decades old.

Thanks to a lengthy public input process, the procurement of grant

funds, and an ambitious renovation project, Park Lane is now being hailed as an American "woonerf," a Dutch word that translates loosely as "living street." The plaza-like lane is now a pedestrian-friendly gathering space, while remaining open to vehicles, as well.

The transformation did not happen overnight. The 2008-2013 Capital Improvement Program allo-
(Continued on page 9)

City encourages Tactical Urbanism

The city of Fayetteville, AR (est. pop. 73,580), is encouraging citizen placemaking via workshops and a new *Tactical Urbanism: Permitting Process, Application & Materials Guide*. Current efforts are focused on improving the city's traffic calming activities.

City Engineer Chris Brown noted during a recent Strong Towns podcast that the city's traffic calming efforts are not as effective as citizens would like. So tactical urbanism is a way to say, 'Here's a chance for you to do something.' It's a natural fit, he says.

To jumpstart the program, the city brought in the urban planning firm the Street Plans Collaborative to conduct a workshop demonstrating the positive effects of low-cost, temporary experiments with existing transportation

infrastructure. The workshop culminated with the creation of a 90-foot bike lane and a crosswalk using temporary chalk paint. "The idea was to show how quickly an idea can become reality without spending a lot of money on something that may not turn out to be the best solution," reports the local *Fayetteville Flyer*.

"That's when the public got more excited and engaged," says Brown. "As we began looking at the process, that's when the public really began talking about this and bringing in ideas they wanted to try. [Traffic calming] is something we have not been able to address as a city, so this is an opportunity for the public to be involved."

Making projects possible for average citizens

A permitting process was created for citizen-generated projects. "We tried to design it so that a layperson could understand what we are looking for — a sketch, timeframes of when they want to do this and how long they want to leave it in, and we provided some guidelines on where to put these projects, such as not on state highways, and [to] be really careful with collectors and arterials," Brown says.

The city has software which allows proposed projects to be automatically shared with the police, fire, parking, and any other department that might be impacted by the idea during and after implementation. "They review and send comments, which we compile," says Brown. "We have denied some, or made comments. And there may be other permits required, such as for a street closure. We are also prepared to provide technical assistance if some traffic control issues are there or whatever [the need] might be. We will guide them," he says.

There were concerns about allowing non-professionals to design projects for the public way, Brown acknowledges. "Liability is the first thing that jumps to mind," he says. Adherence to rules regulating roadway striping and



A pilot mini-roundabout project seeks to calm traffic in the city center.

signage placement were a concern, as well. "Our fire department is very concerned about emergency access, and our police department is very concerned about safety. All of those groups had concerns. We talked to our city attorney about what the liability issues are in allowing people to do these things. It turns out that because of our state laws, we have pretty wide immunity from most things, so the liability concern was not really there from the city attorney's side."

The safety and logistics were another matter, but, "after all those discussions hammering out who would do what, and when, and using the software [to] share with impacted departments," the city's new *Tactical Urbanism* guide, written in laymen's terms, was published.

Piloting citizen projects

As a beta test, the guide and new permitting process were sent to a few people who had contacted the city about projects in the past. "We told them, 'We want you to test this. We want to use you to hammer out our process.' We got some of those [permit requests] in, and had a meeting with the public safety folks."

There was some pushback over proposals to do things a new way, but, "it encouraged the group to say that these were things that could happen, but only for a short time," says Brown. "The whole point of tactical urbanism is to try something and if it's not working, you are not stuck with it." Various city department staffers came to realize that they could live with the temporary installations, as long as they were allowed input before anything more permanent was implemented.

"We ended up with four or five applications," Brown says. "Two of the four were denied, and we told them, 'You need to go about this in a different way.' Another two were approved and implemented."

One project saw city crews and volunteers installing a temporary mini-roundabout at a busy downtown intersection. During a second project, volunteers worked for four hours to make changes that would mimic another intersection which features curb extensions and planters designed to slow traffic and create a

safer environment for pedestrians in the city center. According to the *Fayetteville Flyer*, the latter project cost \$500, paid for by the applicant.

The city immediately got telephone calls both positive and negative. Many citizens called to say it was "cool." However, engineers and others in the area called asking if the projects met industry standards. Discussions to identify, "what's really a problem and what's a perceived problem" were required, says Brown. "If it's a big problem, we almost immediately get back to the applicant to say, 'Hey, you need to tweak this.'"

The pilot projects came to an end late last fall, to be followed by discussion about what worked and what did not. Long-term solutions will be sought, whether those are a continued effort by citizens or something that becomes part of the city's work plan, Brown says.

"Some of the applicants realized this is harder than it looks," says Brown. "The experts make it look easy, but for the general public, it really is not that simple. And it's a manpower issue, because you need a city staff member involved while they are laying it out to make sure to get it done properly." Even temporary installations must have reflective elements and signage that is the appropriate distance from the curb, he says.

One added benefit to this process has been a cross-training of sorts that is allowing city departments to understand each other's needs better, says Brown. "It's helped me to understand better what the other departments involved are thinking and why they are so resistant to some of these things," he says. "It's important to sit down with them and talk through and understand their perspective. Now, when we get calls asking, 'Why can't you do this,' I can say, 'Here's why.'"

While some proposals from the public are not feasible for a variety of reasons, "some of the things people propose do make things safer," Brown says. "It may be less comfortable for cars, but just because something is less comfortable doesn't mean it's less safe. Be open-minded, engage other folks, understand their perspective, and help them understand other perspectives, as well," he advises. **DIX**



DowntownDevelopment.com

To view Fayetteville's new *Tactical Urbanism: Permitting Process, Application & Materials Guide*, and the final report from the pilot mini-roundabout project, visit our website and click on Web Extras.

Tongue-in-cheek marketing touts downtown's live, work, play assets — Continued from page 1

some of these really successful, high-growth companies were having trouble finding talented, mid-career level employees,” says Henderson. “There just wasn’t enough talent here to feed their appetite for people.”

Start small and then go big

The chamber had grant funds available, “to produce some sort of marketing, but we hadn’t determined what to do with it yet,” Henderson says. “We didn’t want to do the same old same old. Considering that there are plenty of people that have never heard of us, we had to do something to stand out.”

The chamber partnered with a local video production agency. “We developed the concept of ‘if you are going to go quirky and out in left field, let’s make our statements over the top and ridiculous.’ And that’s where we started developing this idea of a character along the vein of the Shave Club and Old Spice ads who would narrate these and make claims that were patently ridiculous, and that everyone would know were over the top, but were largely delivering the same message, about the affordability, the fast Internet. That’s all in there, but with sweetener.”

Grant funds covered the production of two short videos that were, “a test to see if this works,” says Henderson. “Frankly, we were sort of taking a risk here. We deployed the first two and sat back to see what the effect would be. It was pretty overwhelming to the point that making a third was never really a question.”

The success of the first two videos made it possible for the chamber to get a grant to produce a third, longer and more expensive video featuring an original soundtrack and choreography. “But I think it definitely delivered even bigger than the first two did,” says Henderson.

Henderson’s strategy with each video release was to post it, and “let it sit for a minute to see how much natural interest it garnered, then start supporting it with other things. For instance, the first video follows an entrepreneur who starts this totally made-up company called Mouth Time, which makes a kissing app for cell phones. After we put it together *Buzz Feed* style, a kissing quiz was released, ostensibly sponsored by this fake company. And when we released the *Cha Cha Land* video, which we shot at the airport, we had musicians and volunteers randomly greet people getting off planes.”

The videos were pushed out on YouTube in the hopes of attracting tech talent from other cities, but are also played on a kiosk at the Chattanooga Metropolitan Airport. These two primary modes of delivery were supported “with some things we did on social media, including some paid placement,” Henderson says. “We had a few targets, very specific audiences. We did most of our paid advertising through Facebook, and specifically built on audiences in the tech sector, largely in the southeast because our companies had told us that was where they were having the most [recruitment] success.”

People who grew up in or were educated locally and might want to return were also targeted. “And we did some targeting in San Francisco and Denver, and in the Chattanooga area itself, because obviously, it’s going to play pretty well to a local audience, which serves to get it out to a wider audience.”

The hope that locals would share with their own contacts paid off. “In some cases it exceeded what we paid for,” Henderson says. “The response rate



DowntownDevelopment.com

To view the first three Literally Perfect videos, visit our website and click on Web Extras.



A series of humorous videos aims to attract new talent and businesses to the city center.

for organic was much, much higher than for paid. By the time we got through with all three of these videos, we wound up with more than 160,000 impressions, almost 100,000 views, about a 70-percent reach, and about 3,000 interactions, whether those were shares or likes or comments.”

The video campaign has been “literally the most successful thing we have ever done,” Henderson says. “We have people moving here because of it.” The videos direct visitors to a ChattanoogaPerfect.com web page that provides less braggadocio and more actual facts about the city’s live, work, play attributes. Text and photos tout the high-speed Internet, outdoor recreation, and the downtown dining and event scene. An info graph provides data about those opportunities, along with rental and housing rates. Employment opportunities are also highlighted via brief descriptions and links to several local businesses.

The chamber plans to create more Literally Perfect videos. “As long as these continue to be successful, we would be crazy to stop at this point,” Henderson says. “I think whatever we come up with next has to go in a little different direction, though. They can’t keep getting bigger and bigger.” Fortunately, he notes, the videos don’t have to be bigger to get noticed, “It can be very simple, short, and sweet and still get a high response rate just because it’s video.”

The chamber encourages other city centers to try this technique. “Go for it,” Henderson

Breaking into Facebook videos pays off

Jeremy Henderson, creative project manager for the Chattanooga (TN) Chamber of Commerce, notes one caveat to the marketing success of the organization’s Literally Perfect video series. “When we first started this, Facebook videos were still a pretty new thing, so Facebook was pushing that pretty hard and giving you preferential treatment if you uploaded directly to Facebook. Who knows how much that played a part? Because it was so new and we didn’t have many videos on our Facebook page prior to this, we saw our actions on Facebook go up 700 percent, and page views up 118 percent. Our likes went up 392 percent, and our post engagements increased about 1,500 percent. And because they had formerly not been much of an option, video views increased by almost 5,000 percent. I know some of these numbers are not huge, but for our community, they were,” he says.

says, “but with the caveat that humor is hard!

I would just say have the courage to give it a shot. It is different and you will get some resistance. I was very fortunate to have some senior management willing to take a chance and try something different. Try small things first and see how that works out — then convince your bosses to let you make a musical at the airport!”

Contact: Jeremy Henderson, Chattanooga Chamber of Commerce, (423) 763-4371, jhenderson@chattanooga-chamber.com. **DIX**

The video campaign has been “literally the most successful thing we have ever done. We have people moving here because of it.”

ECONOMIC GROWTH

White Box programs make repurposing older buildings more affordable

White Box programs are becoming increasingly popular as they prove effective at driving redevelopment in city centers nationwide. White Box incentives typically help fund improvements to heating/cooling systems, lighting, electrical systems, bathrooms, and finished (but not yet painted) ceilings and floors.

Improvements are meant to make older buildings habitable for new users.

While many White Box programs are city wide, downtowns often see the benefit. That was the case in Covington, KY (est. pop. 40,640), where a downtown building was the first to see Commercial White Box Program funding.

The inaugural \$10,000 grant, awarded at the end of 2015, grew out of a partnership between the Covington Business Council, the Urban Partnership, the Catalytic Fund, and the Duke Energy Foundation, according to *The River City News*. Funds helped pay for redevelopment of a historic three-story building located near “the most important intersection in Northern Kentucky.”

“Walking through, the 8,000 square feet of walnut floors, huge windows, and high ceilings made the building a really exciting project to get involved with,” developer David Vissman told the *News*. “It’s probably a little bigger than we had hoped for our first project, but the area was too attractive to pass up. Also, the considerable recent investment made in the area and great neighbors sold us on the building.”

The key intersection had eight vacant storefronts at the time. “What happens when these storefronts sit vacant, and some of them have been empty a decade or more, it has a chilling effect on outsiders’ views of the area and can deter potential developers and investors from entering in to improve the situation,” Pat Frew, executive director of the twin Covington Business Council and Urban Partnership organizations, told the *News*. “And building owners can feel discouraged about getting a return on investment from the cost of making these storefronts inhabitable.”

A proven White Box model

Leaders from both Ottumwa, IA, and Racine, WI, say they looked to the successful White Box program in Milwaukee, WI, for inspiration. That program is one component of the Milwaukee Choice Neighborhood Critical Community Improvements Plan. Like most White Box programs, this one also provides a 50-percent match, with a reimbursable grant of up to \$10 per square foot, or a maximum of \$25,000. Applicants continue to be eligible for the city’s Façade and Retail Investment Fund grants, but some restrictions to apply when combining the programs.



To read the Milwaukee Choice Neighborhood Critical Community Improvements Plan in its entirety, visit our website and click on Web Extras.

White Box Program expands and adapts

The Commercial White Box Grant Program in Racine, WI (est. pop. 78,860), launched last April and proved so popular that it was expanded and saw some policy changes by August. The program aims to, “encourage the redevelopment of older commercial buildings as vibrant retail commercial spaces within traditional neighborhood districts and downtown,” says the city, noting that, “many buildings may be non-compliant with modern building codes and the cost of these improvements often fall to new entrepreneurs.”

The White Box program is available to owners of vacant, commercially zoned first-floor spaces in buildings 50 years and older. The program was initially funded with \$100,000 from the city’s intergovernmental revenue fund, according to *The Journal Times*. However, it proved so popular that most of those funds were quickly awarded for renovations of four downtown buildings. Two more downtown projects had also been approved by late summer, with several others pending.

“City staff observes that there is a large demand and that the program has piqued the interest of many property owners who might otherwise not consider rehabilitating their vacant first-floor properties,” says a city briefing memorandum cited by the *Journal*. “In fact, we are seeing that our program is encouraging people to purchase downtown properties and renovate the first-floor storefronts for occupancy.”

In addition to adding another \$150,000 from the intergovernmental revenue fund, the city council adopted three staff-recommended policy changes for the program. One notable change was the adoption of a sunset date at the end of 2019. The hope is that by pushing improvements sooner rather than later, the program will have a more dramatic impact on the city center.

Another change allows the owner of a property with more than one distinct vacant retail space with a separate entrance to obtain up to two White Box grants in one calendar year, reports *The Journal Times*. And finally, the White Box program was combined with

the city's Façade Grant program into one line item totaling \$400,000 for the year, with the funds allocated on a first-come, first-served basis to take advantage of the fact that Façade Grant applications have typically been well under the \$150,000 program allocation.

"The advantage to combining line items is that you can allocate a set amount of money to all building-owner type incentives and allow the market to dictate which type of grant the owners prefer to use over the course of a year," the memorandum says.

White Box grants will fund up to \$20,000, with the grant total not to exceed 50 percent of the total white box project cost. The grants can also be combined with Façade Grant funding.

Downtown-specific grant program

In Ottumwa, IA (est. pop. 25,023), one streamlined application is used for several funding mechanisms within the Downtown District Grant Program. These include a Roof Program, Façade Program, Downtown Interest Buy-Down Loan Program, Commercial Paint Program, and last year, a White Box Program was added. The White Box Program is meant

to address a funding gap for building owners when it comes to renovating building interiors, according to the *Ottumwa Courier*.

"There were a lot of buildings that the façades were beautiful, they had new roofs, but were still empty," Jody Gates, the city's planning and development director, tells the newspaper. The White Box Program, "is basically to get the entire inside cleaned up."

Gates was careful to make the distinction between "cleaned up" and "finished," making it clear that rugs, tile, and paint would be a tenant's responsibility.

To apply for the White Box Program, applicants must attach a project description, two itemized estimates, photographs, a copy of the deed, and a certificate of zoning compliance to the application.

Successful applicants see a 50-percent matching grant not to exceed \$10,000, paid out as a reimbursement. To be eligible, buildings must have a sound roof, sturdy foundation, and be structurally sound. **DIX**

"The program has piqued the interest of many property owners who might otherwise not consider rehabilitating their vacant first-floor properties."

ATTRACTION

Easy access and activation keep feet on the street during winter months

The city of Houghton, MI (est. pop. 7,708), is determined to meet two goals each winter: keeping walkways clear and comfortable, and creating as many fun, outdoor events as possible.

"One of the biggest things is that we try to be proactive in keeping the sidewalks clear," says Eric Waara, city manager. "We try to keep things walkable for folks. We also provide "winter harbors" for people, places they can stop off to use a restroom or find something cool to look at. We're white for six months of the year, so we make sure there's something interesting out there."

Although city ordinance calls for each building owner to scrape and salt a section of sidewalk, the public works crew instead operates special equipment each morning to provide a consistently clean pathway. Any chunks of snow that have fallen off cars into the streets, as well as piles of plowed snow, are hauled away weekly.

Rather than viewing all that snow as a negative, the city has found ways to create fun and engaging downtown activities for people of every age.

Located in a hilly area, with a drop of about 400 feet in elevation across the down-

town, the city finds it relatively easy to stack up the snow, using it to create temporary recreation areas.

"We have a very strong skateboard/snowboard community here," says Waara. "I can see Mount Ripley [ski area] out my window, but some urban snowboarding happens once in a while, too." On years that the weather cooperates and the snowboarding community expresses interest, the city closes off a block of the downtown on a hill with a 30 foot drop and fills the area with snow. "We put in rails and jumps and had an entire weekend of snowboarding downtown. It was really, really cool. It requires getting in touch with the right groups, though. The municipality can't do everything. We need to engage passionate people to help make this happen."

Each year around Valentine's Day, the city closes another downtown block and installs a temporary Yooper Luge. A Yooper, Waara explains, is a resident of Michigan's Upper Peninsula. "We start setting it up on a Thursday night, piling all the snow on an uphill/downhill block. Then we host a competition for cardboard sleds, with everyone from little kids to college students doing it. It's crazy. It's fun. Over the last two years, we've had 30 mph winds and 0 temperatures and got more people out than when it's nice ... crazy," Waara says.

Downtown businesses are quick to take advantage of the event crowds, with one downtown restaurant offering free hot chocolate both at its location and from an outdoor table during the event. And when a confer-

ence of women engineers was in town during the Yooper Luge one year, "we bought sleds and flying saucers and we just left them," Waara says. "We had people downtown eating, and hitting the bars, and all these grownups who spent the night sledding and had a blast."

The city is also taking advantage of its waterfront this winter with the introduction of a Polar Plunge "We are working on a fundraiser with a law enforcement organization that works with the Special Olympics," says Waara. "We've got about 7,700 people here, but when the students return to the universities and workers are in town, that increases to about 20,000. We need to keep doing fun and innovative things for them."

The city also works to enhance Michigan Technological University's Winter Carnival, which takes place throughout the downtown in early February. Efforts have included ice luminaries scattered throughout the downtown, free horse and carriage rides, and fire barrels to serve as warming stations for carnival attendees. "We put up a snow house this year for winter carnival," Waara says.

The city also has ice cut from the lake and brings in a chainsaw artist to spend two days making ice sculptures throughout the downtown. "That brings a lot of people out," Waara says, "and those [sculptures] will be there for a month-and-a-half." In years past, there have also been an ice pyramid, and a contest encouraging businesses to create snow sculptures near their storefronts. "One of our bars built a really cool martini glass. That kind of thing gets people out to shop and eat," he says.

"We are also a big hockey town, the birthplace of professional hockey, so we embrace the hockey culture quite a bit," says Waara. "You have all this snow. You might as well do something with it. But we do have a lot of access points. By and large, if you do a good job with the snow [removal], pedestrians will come. We try to keep it immaculately clean."

Contact: Eric Waara, City of Houghton, (906) 482-1700, citymanager@cityofhoughton.com.

DIX

Resources for vibrant winter main streets

The Winter Cities Institute offers ideas to make northern communities more livable and sustainable. Resources at wintercities.com include case studies, articles, and data to help northern communities "address the problems of snow and cold while enhancing the advantages, opportunities, and beauty of the winter season." A positive approach to winter "benefits the attitudes of residents, and bolsters the community's ability to attract new business and residents," says the organization.

Revitalization project yields flexible walk/bike/drive/event space

—Continued from page 1

cated funding to study how to improve the corridor and create a comprehensive street plan based on community feedback. Early on, the city began working closely with property and business owners, as well as the public, to create a community vision and configuration of what pedestrian-friendly features and amenities should be integrated into future development along the corridor.

The city was also busy securing funding to help offset the renovation's nearly \$3 million price tag. The Washington State Department of Ecology awarded the project \$739,000, and the Transportation Alternatives Panel awarded the city \$857,438 to help fund walkability aspects of the project.

Much of 2014 was devoted to honing specific details of the project to restore Park Lane's walkability while also better protecting Lake Washington. Stakeholder visioning workshops resulted in a set of Guiding Principles and informed a consistent vision for the future of the area. Guiding Principles include:

- develop visual connections along Park Lane, which is also consistent with the city's long-term goal of connecting the area to the waterfront;
- enhance Park Lane as a regional destination;
- encourage economic vibrancy and diversity;
- ensure equitable access for all;
- and create high-performance greenscapes.

Stakeholders also developed three alternative design concepts that were presented to the public for comment, including Pedestrian Promenade, Complete Street, and Festival Street. The preferred design concept that emerged is a flexible, plaza-style street integrating the most favorable elements from all of the stakeholder's design concepts.

Creating flexible space for every type of user

Ailing and inappropriately sized trees along Park Lane were replaced with disease-resistant, street-appropriate species to ensure a healthy tree canopy in the future. To create more user balance, pedestrian-friendly amenities were added to the streetscape, including outdoor seating and plantings which provide separation from vehicles. And while traffic calming measures were incorporated, the lane was designed to maintain existing traffic flow and access for emergency vehicles, and to provide parking. The final Flexible Festival Street concept resulted in the net loss of only four parking spaces.

"Throughout the public participation process, the public expressed wide support for street closures for fairs, festivals, and markets," says the city's public works department. "In addition to cafes and retail space, the public comments reflect a desire to see the public pedestrian spaces without curbs and a raised intersection at Main Street and Park Lane for entertainment. Raised crosswalks, especially at the entrances to Park Lane on both the west and east end, rain gardens or other Low Impact treatments, and a healthy tree canopy were all design elements with strong community support."

Photo courtesy of Cascade Design Collaborative.



New elements introduced into the streetscape invite users to bike or stroll along the retail corridor to enjoy art, greenscapes, and events.



DowntownDevelopment.com

To view a video about the Park Lane project, visit our website and click on Web Extras.

Construction was completed in 2015, with the area opening to foot and bicycle traffic a week before it opened to vehicles. About 36,000 square feet of multi-colored pavers now cover the curbless street and sidewalks. Tables, chairs, benches, attractive bio-retention planters, and a series of bike racks were installed, as was new pedestrian-scale LED street lighting. And a series of bases installed along the lane allows for rotating art exhibits.

Seating is also provided in defined areas for each restaurant along Park Lane. The city hosts free art walks, musical performances, and other events at the Park Lane plaza. Bollards placed at the ends of Park Lane were installed to allow the street to become pedestrian-only during special events. Park Lane is also now much more sustainable, with permeable pavers and bio-retention planters handling all of the runoff.

The renovation of Park Lane netted the city a Planning Excellence award from the American Planning Association, which called the project, "a clear example of planning and urban design ingenuity."

"Working together with property and business owners, as well as community members, the stakeholders came to a consensus to move forward with a plaza-style redesign which balanced the desire to increase walkability and allow for a flexible use of the space without eliminating automobile traffic entirely," says the Association.

"Local business owners have offered unanimous praise for the new design and reported a surge of new customers as the project came to completion," the Association says. "Park Lane is a street people go to, not just through, and demonstrates that mundane street repairs need not beget mundane solutions." **DIX**

PATHWAYS AND PUBLIC SPACES

Crime prevention through environmental design

In response to rising crime in the city of Redding, CA (est. pop. 89,861), the chamber of commerce embarked on a number of activities to educate local business people and residents about steps they could take to reduce crime and boost the perception of safety.

Relying on principals of Crime Prevention through Environmental Design (CPTED) the chamber and police department developed a 12-step checklist of actions focused on physical improvements such as lighting, sightlines, entry design, and landscaping to deter loitering and crime. Stakeholders can:

- Post compliant No Trespassing, No Loitering, and Private Property signage.
- Sign, notarize, and submit a consent to enforce form.
- Disarm exterior electrical outlets and water spigots.
- Add security cameras at building access points.
- Trim bushes and trees that block exterior lights.

- Remove graffiti and garbage immediately.
- Evaluate perimeter security measures.
- Join a neighborhood watch group.
- Hire a private security company.
- Switch exterior lighting to LED.
- Add a security system.
- Fortify door locks.

In addition, the chamber hosted a Light Up Downtown event. Partnering with the city, law enforcement, the electric utility, VIVA Downtown Redding, and a local neighborhood watch, the chamber encouraged local businesses to, "think about how they can make changes on their property to deter crime and keep customers safe," says local ABC affiliate KRCR TV. A lighting retrofit rebate program from the local electric utility provides an added incentive.

Contact: Katie Vierhus, Greater Redding Chamber of Commerce, (530) 225-4433, ext. 100, katie@reddingchamber.com.

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Safety measures for farmers market

Every Thursday evening from 6 to 9 p.m., the Downtown SLO Farmers' Market in San Louis Obispo, CA, is in full swing with local produce, prepared foods, and live entertainment. Now, city leaders are considering plans to bolster security at this popular attraction.

Under consideration is replacing the sawhorses which currently block traffic with sturdier, retractable bollards.

"It's just being proactive," Mayor Heidi Harmon tells the *News Times*, "It's a recognition that all communities are having to think about the potential security threats we've seen throughout the country and world in outdoor spaces. Communities are having to, unfortunately, really look at this and spend some fairly serious money."

Valentine's Day brings out downtown lovers

February marked the second year in which the Friends of Old Town Stayton (OR), celebrated Valentine's Day with a Walk of Hearts. The

event sees large red hearts adorned with personal messages hung from the lamp poles along the downtown's main street.

Messages are hung for the entire month. The cost per side is \$25 with proceeds supporting the work of the Old Town group. Downtown lovers may purchase via an online order form at www.friendsofoldtownstayton.com/walk-of-hearts.

Gateway emerges from grayscape

The First Hill Improvement Area in Seattle, WA, considers the Interstate underpass between James Street and Cherry Street to be a "prominent vehicular and pedestrian gateway to the district." Unfortunately, the 72 columns supporting the overpass present a "drab concrete grayscape."

With support from the city, a local arts nonprofit, and hundreds of volunteer-hours, the columns were re-imagined and became "Sunlight Over First Hill," which illustrates the movement of the sun over the district and provides a colorful gateway.



Trucks banned from city center

If passed, a proposed ordinance would ban delivery trucks from much of downtown Savannah, GA. As it's written, there would be exceptions for certain purposes, such as movie crews, moving crews, and construction companies. There would also be exceptions for local emergencies. "The

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real issue is to try to restrict some of the larger vehicle traffic in the non-transit parts of town," Alderman Bill Durrence tells WTOC TV. "They do damage to the infrastructure, jumping the curbs, sidewalks, or even the grass in some of the squares as well as damaging some of the tree canopies when they bang into low limbs," Durrence says.

Landmark becomes event venue

Located on the eastern edge of downtown Tampa, FL, the historic Tampa Union Station is a 1912 Italian Renaissance Revival-style building. In addition to serving Amtrak passengers, the restored station, with immaculate period interiors, will soon host special events. A five-year events management contract is hoped to both raise funds for the ongoing maintenance of the building and to activate this area of downtown, reports bizjournals.com.

Initially, there were concerns about scheduling events around Amtrak arrivals and departures, but the event company will work around that, says Thomas Snelling, the city's director of planning and development.

Airbnb not welcome here

In addition to being a city and county seat, Asheville, NC, draws tourists from the surrounding region to experience its history, music, and art. Beginning in January, visitors seeking to stay overnight in the downtown had fewer options. The City Council voted to restrict new

Get fit downtown

In early January, the City of Janesville, WI, began the process of bringing an outdoor "Fitness Court" to the downtown. The court will include 30 individual pieces of equipment, shock-resistant sports flooring, and exercise stations that allow up to 28 people to use the court at the same time.

The court would draw people downtown and promote healthy living, Public Works Director Paul Woodard tells *The Gazette*.

The Fitness Court was developed by National Fitness Campaign, which notes at its website that it has placed courts in 4,000 communities in the U.S. Canada, and Australia.

Janesville looks to fund the downtown Fitness Court with city funds, a grant from a regional health system, and a grant from National Fitness Campaign.

To learn more about the Fitness Court visit www.nationalfitnesscampaign.com.



"vacation" rentals in an effort to retain the residential character of the downtown.

"This is about stemming the tide of lost housing," Councilwoman Julie Mayfield tells the *Citizen Times*. The paper adds that, "The new restriction happens in a city center recognized internationally as a tourist destination, but where there is also a growing feeling by many locals of being overwhelmed by visitors and businesses catering to them." The rise of Airbnb and other services has spurred the conversion of homes to short-term rentals, says the *Times*.

Street redesign encourages pedestrians

The Downtown Modesto (CA) Partnership is working with the city and the local community to redesign a major downtown thoroughfare to encourage walking, increase on-street parking, and slow traffic, all with the aim of making downtown more inviting for visitors.

The work would include reducing the City's J Street from four to two lanes, eliminating the center turn lane and adding diagonal parking along much of the street. **DIX**