

P3

FLIP GUIDELINES

P3 Urban Renewal Area Facade and Landscape Improvement Program

WOLF CHIROPRACTIC



PARKER ANIMAL HOSPITAL



INTRODUCTION

The Parker Authority for Reinvestment (P3) has implemented a Facade and Landscape Improvement Program designed to encourage investment and revitalization to the commercial buildings located in Parker's three Urban Renewal Areas.

For every \$1
the business invests,
P3 WILL CONTRIBUTE \$1
up to \$6,250 per project.

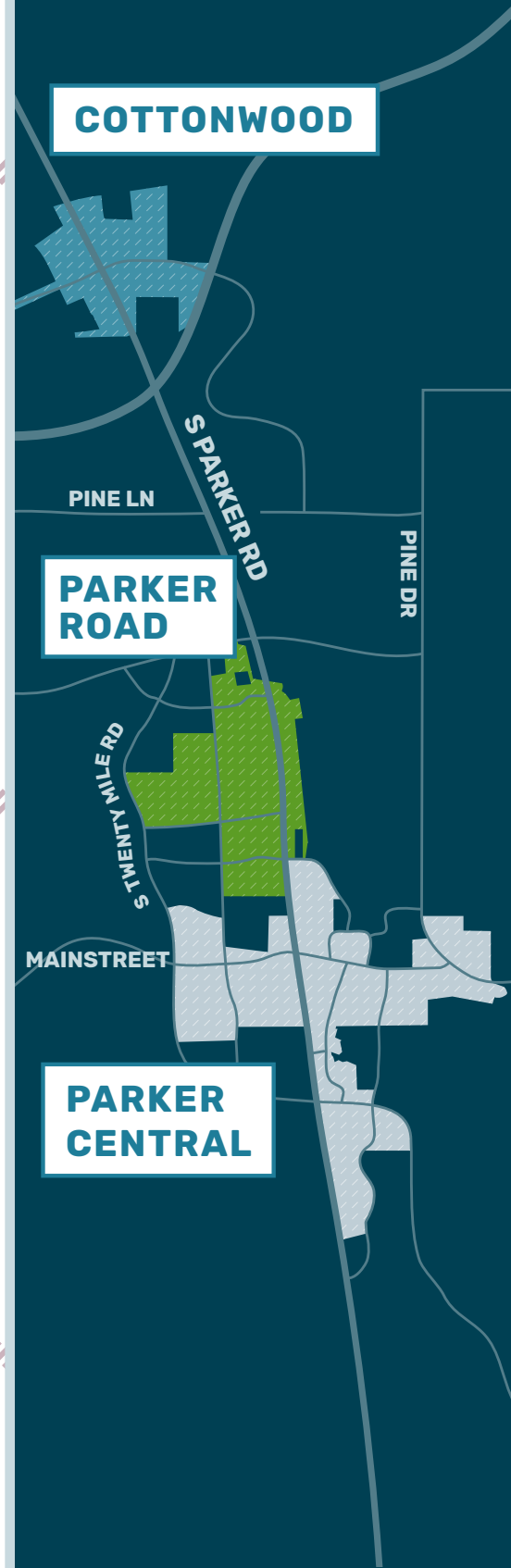
PURPOSE

An attractive exterior appearance is vital to the success of any commercial area. Facade and landscape improvements are one of the most effective ways to enhance the appearance and economic vitality of a commercial property. P3 is working to achieve the following objectives through this program.

- Enable preservation and/or enhancements of existing buildings to reduce or eliminate blight
- Stabilize and improve the aesthetics and economic value of buildings
- Retain and assist local businesses while at the same time providing an inviting atmosphere for new opportunities
- Foster community pride
- Stabilize and/or increase property values

TARGET AREA

The program is available to all businesses located within the three Urban Renewal Areas (URAs): Cottonwood URA, Parker Road URA and Parker Central URA.



PARKER
COLORADO
URA AREAS

WHAT BUSINESSES ARE ELIGIBLE?

Qualifications

- The building must be located within one of the three Urban Renewal Areas.
- The property cannot be classified as “Exempt” by the Douglas County Assessor.
- The business must have a valid Town of Parker Business/Sales Tax license.
- There can be no code enforcement violations on the property.
- Businesses must be current on all sales and use tax obligations at the time of application submission and during the reimbursement period.
- All proposed changes must comply with Town codes and requirements.
- Projects must receive all required approvals and permits through the Town of Parker.
- The business must be a Commercially Zoned Business.

Eligible Projects

- Painting of entire building facade
- Siding and building exterior material replacement
- Masonry cleaning
- Awnings and canopies
- Architectural details
- Exterior lighting additions and upgrades
- Replacement or rehabilitation of windows and doors
- Replacement signage
- Landscaping and fencing (includes irrigation system)
- Tree mitigation
- Rooftop and mechanical screening
- Parapet wall and cornice improvements
- Sidewalks or other hard landscape - **NEW**
- Public Art and murals maintained by the property owner that do not contain a commercial message
- Design work for improvements such as, but not limited to, drainage and geology reports, traffic studies, submission plans and drawings
- Other exterior improvements

Ineligible Projects

- Interior improvements
- Improvements not visible to the public right-of-way
- Water taps for landscaping
- New sod and water features
- Parking lot repairs, maintenance or expansion
- Any ongoing maintenance and/or cleaning (includes sidewalk repairs)
- Operations expenses
- Improvements made prior to grant approval
- Improvements not found to be complementary to the surrounding buildings and neighborhood character
- Inventory and equipment
- Building permit fees, taxes, and application fees

APPLICANTS

- Applicant must be the property owner or tenant with a building owner consent letter
- Applicant must be a commercial business
- Applicant cannot be tax exempt
- Applicants of buildings with multiple storefronts are encouraged to work together to receive one set of bids to achieve a uniform look for the entire building
- Applicant is responsible for all construction management of the project

PROGRAM FUNDING

The Program is a reimbursement grant program that is administered on a first-come, first-serve basis and is subject to annual Authority funding. P3, through the Facade and Landscaping Improvement Plan, can help. Funds can be used for design, construction and improvement costs incurred after grant approval as a component of the construction project. A matching grant program, means:

BUSINESS CONTRIBUTES	P3 CONTRIBUTES
\$12,500+	\$6,250
\$10,000	\$5,000
\$6,000	\$3,000
\$2,000	\$1,000

Grantors shall be reimbursed in one (1) installment. Approved grant recipients will be required to provide paid invoices showing a zero balance as well as canceled checks and/or credit card receipts. P3 staff will approve and verify all invoices before any reimbursement can be given. Once a final inspection is completed and passed, the reimbursement process can begin.

- Maximum amount budgeted per cycle: \$25,000 per URA district
- \$12,500 cap for January Grant Cycle
- \$12,500 cap for June Grant Cycle
- Individual businesses are eligible for a maximum grant of \$6,250
- 1:1 match



TIMELINE

APPLICATION PROCESS

January Grant Cycle

- **Early November:** Notify Property owners of the program
- **Mid-January:** Deadline for Grant Submittal
- **End of January:** Notify Grant Award recipient(s)
- **End of December:** Work must be completed and receipts submitted for reimbursement

** Only one application may be submitted per applicant per year*

June Grant Cycle

- **Early April:** Notify Property owners of the program
- **Mid-June:** Deadline for Grant Submittal
- **End of June:** Notify Grant Award recipient(s)
- **End of December:** Work must be completed and receipts submitted for reimbursement

** Only one application may be submitted per applicant per year*

DESIGN STANDARDS

- All applicants shall utilize the Town of Parker Development Design Standards required by Section 13.10.200 of the Municipal Code as a guide for designing improvements to any buildings.
- All applicants shall adhere to the building codes and standards adopted by the Town of Parker.
- Only the work described on the application and approved by staff is permissible.
- Design should fit within the context and character of the surrounding area

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Submit a completed application form signed by the property owner and supplemental documents to the Parker Authority for Reinvestment (P3).

Provide proof of ownership such as a copy of a recorded deed with your completed application.

Provide a written narrative with the following information as part of the completed application:

- Description of project
- Scope of work (specific work to be completed)
- Architectural elevation drawings and site plans if required
- How improvements will be maintained
- Financial spreadsheet including project, design and construction costs
- Two bids from different contractors specifying the same scope of work
- Explanation of how the improvements will be maintained

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Staff will review all applications to ensure they are complete and all required attachments are included. Incomplete applications will not be processed until all necessary documents are submitted.

3

P3 will notify your business if there's is additional information required or a meeting is necessary,

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A meeting may be required for your project.

For questions or additional information about the application process, please call 303-805-3136. info@p3parker.com

GRANT AWARD CRITERIA

Preference will be given to projects that have a high visible impact on public streets. P3 will look specifically at the following criteria during the evaluation process.

- Project Street Frontage/Visibility
 - Project is readily visible from the street.
- Existing Conditions
 - The current appearance and compatibility with surrounding properties.
- Project Extent
 - The project includes either major or minor facade work and/or redevelopment.
- Project Design
 - Building materials, creative design, quality improvements, historical restoration and improves the street-scape.
- Energy Conservation and Sustainability
 - The project utilizes green building and energy code standards.
- Is this a catalyst project?
 - Project will help stimulate new development and private investment.
 - Project will help retain and strengthens surrounding businesses and draws in visitors.

