



Northeast Corridor

NEC ENHANCEMENT MATCHING GRANT PROGRAM

For Commercial Facade, Landscape, and Signage Improvements

APPLICATION PACKAGE

Fiscal Year 2015

Northeast Corridor Improvement Partnership

1400 South Flores Street
San Antonio, TX 78204
(210) 207—6459
info@northeastcorridorsa.com



Mike Gallagher
COUNCIL DISTRICT 10



CITY OF SAN ANTONIO
**DEPARTMENT OF PLANNING
& COMMUNITY DEVELOPMENT**

TABLE OF CONTENTS

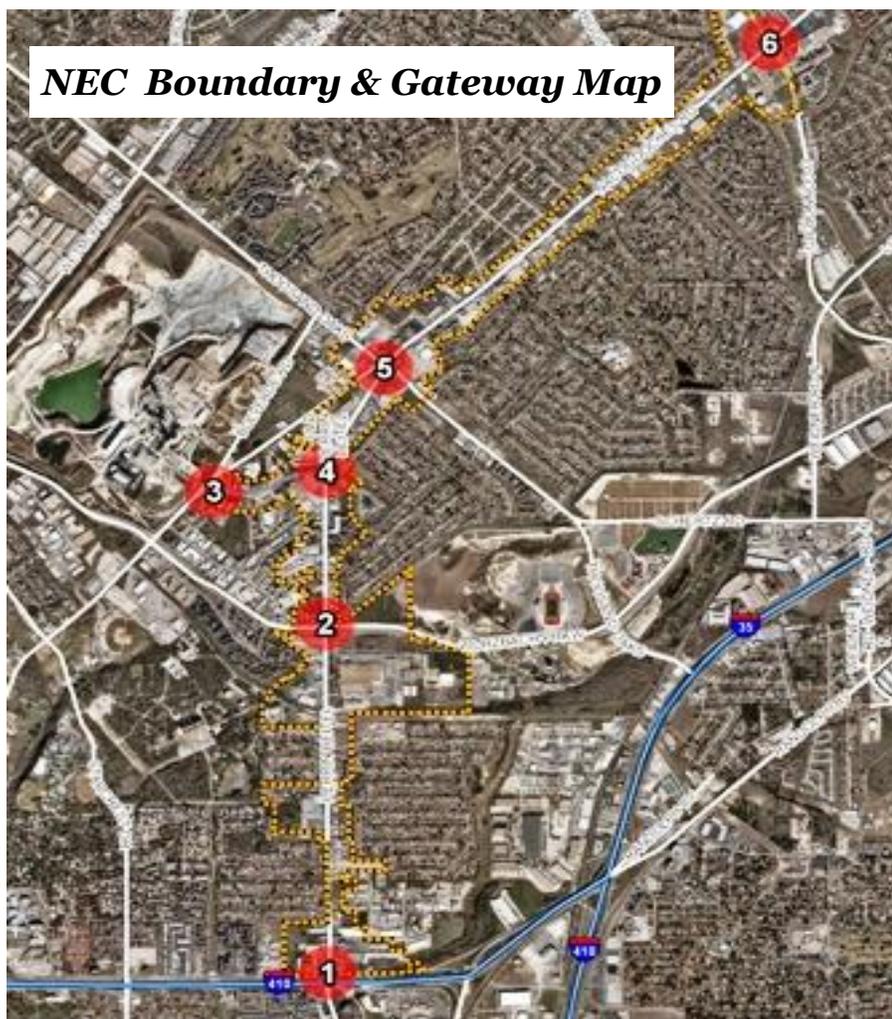
Purpose of Grant.....	3
Eligibility.....	3
Guidelines.....	4
Evaluation Criteria.....	5
How to Apply.....	5
Application Form.....	6-7
NEC Enhancement Grant Design Guidelines.....	8-9
Application Check-List.....	10

I. PURPOSE

The purpose of the Northeast Corridor (NEC) Enhancement Matching Grant Program is to enhance the streetscape of the Perrin Beitel and Nacogdoches Road corridor by providing matching funds to commercial property owners and tenants to make façade, signage, and landscape improvements to their businesses. An aesthetically pleasing environment and comfortable surroundings contribute to commercial corridor revitalization by encouraging customer traffic and business development.

II. ELIGIBILITY

Owners or tenants of commercial properties within the designated NEC boundary are eligible to apply for grant funds. Priority *may* be given to projects in or near high-visibility areas, or “NEC Gateways,” but proximity to these areas is not a requirement and all locations on the Corridor are encouraged to apply. Sectarian and religious facilities are ineligible. **See NEC Boundary and Gateway Map below for reference.**



NEC Boundary (in yellow)

Roughly includes Perrin Beitel and Nacogdoches Roads between NE Loop 410 and O’Conner Road, Naco-Perrin Boulevard, and portions of Thousand Oaks Drive.

NEC Gateways (in red)

1. NE Loop 410 / Perrin Beitel
2. Wurzbach Pkwy / Perrin Beitel
3. Naco-Perrin / Nacogdoches
4. Perrin Beitel / Naco-Perrin
5. Perrin Beitel / Thousand Oaks / Nacogdoches
6. Nacogdoches / O’Conner

III. GUIDELINES

Grants are awarded on a matching reimbursement basis; the total cost of the enhancement project is split 50/50 (up to the maximum award amount) between the grant recipient and City of San Antonio.

Project Type	Eligible Examples (include, not limited to)	Maximum Award
Façade Improvements	Rehabilitation or replacement of exterior architectural elements such as doors, windows, and awnings, removal of false facades, painting of storefront, removal of burglar bars and installation of security window film, upgrade of signage attached to building.	\$20,000
Landscape	Installation of landscape elements (in-ground or planters) in parking lots, base of signs, perimeter plantings, and entrance to buildings. All landscaping requires the use of low-water, drought-tolerant native plants.	\$5,000
Signage	Repair and upgrade to on-premises signage that is not attached to building (e.g. multiple tenant signs in parking lot), removal of non-conforming or out-dated signage (e.g. pole signs).	\$2,000
Maximum Total Award for Single Property Application is \$27,000		

- Projects must be permanent improvements (no temporary signage or banners).
- All work must be permitted as applicable and comply with San Antonio Unified Development Code (UDC) and **NEC Design Guidelines** (included on page 8).
- Projects must be complete by September 30, 2015.
- Work started before notice of grant award is not eligible for reimbursement.
- If applicant is selected for grant award, three bids for proposed work will be required prior to signing an Award Contract.
- Property owners must be able to demonstrate ownership of property and be current on accounts with all applicable taxing entities. Tenants must provide a copy of their lease and proof of property owner’s approval to make improvements.

IV. EVALUATION CRITERIA

Determinations for grant awards will be based on proposed project's consistency with NEC Revitalization Plan goals and Design Guidelines, proximity to NEC Gateways, and potential for cumulative visual impact. Projects should convey positive change to the community and upgrade the appearance of a property's exterior, street frontage, or parking area.

V. TO APPLY

Interested parties should complete the "NEC Enhancement Grant Program Application" included in this package and submit it **in-person or by courier** to:

City of San Antonio Department of Planning &
Community Development (DPCD)
Attn: NEC Grant Program
1400 S. Flores St.
San Antonio, TX 78204

- **Applications must be delivered in-person or by courier.**
- **Deadline for receipt is 4:30 PM on Friday, May 1, 2015.**

Timeline for project review and notification of award is:

- May 1 Applications Due
- May 12 Projects Evaluated by City
- May 15 Grant Applicants Contacted
- June 30 Grant Recipients Announced

Applicants may be contacted by a representative from the Department of Planning and Community Development (DPCD) for more information on their proposed project. If you have questions regarding the NEC Enhancement Matching Grant Program or application requirements, please contact Heather Yost at Heather.Yost@sanantonio.gov or (210) 207-7919.

NEC Enhancement Matching Grant Program

TYPE OF GRANT REQUESTED:

_____ **Façade** (max \$20,000) _____ **Landscape** (max \$5,000) _____ **Signage** (max \$2,000)

Applicants may apply for more than one grant, but total award amount cannot exceed \$27,000.

APPLICANT INFORMATION:

Applicant is (check one): Owner _____ Tenant _____

Property owner must be able to prove ownership as condition of grant award. Tenants must provide a copy of lease agreement and approval from property owner as a condition of grant award. Please provide this documentation with the application form if available.

Applicant Name: _____

Applicant Address (street, city, state, zip): _____

Applicant Email: _____

Applicant Phone: _____

PROPERTY INFORMATION:

Business Name or Name of Center: _____

Property Address (street, city, state, zip): _____

“**Design**” refers to the appearance and function of buildings, infrastructure, and streetscape – the “look and feel” of a community. Design guidelines supplement City zoning and code requirements with the intention of creating unified, complete communities that are inviting for residents, businesses, and customers. Guidelines present a range of options for the design of new buildings and infrastructure as well as for the redevelopment of existing facilities. Common design guidelines address building materials, landscaping, signage, lighting, and buffers.

As a condition of receiving NEC Enhancement Matching Grant Program funds, the City requires that grant recipients follow the guidelines below for the selection and installation of building materials, landscape elements, and signage.

BUILDING MATERIALS

- The requirements for building materials apply to all building elevations visible from major NEC thoroughfares (Perrin Beitel, Nacogdoches, Naco-Perrin, Thousand Oaks, etc).
- To the greatest extent possible, building materials, colors, and finishes should be used that are compatible with existing properties in the NEC to support a consistent visual theme.

Encouraged

- Finished masonry or equivalent
- Decorative concrete (profiled, sculpted, fluted, textured, or varied in design)
- Native stone (or synthetic equivalent)
- Brick or brick veneer
- Cement fiber board (hardiplank)
- Stucco
- Glass
- Metal may be used on roofs, canopies or awnings; balconies and railings; doors, windows, and their framing
- Window security film (a window laminate used in place of burglar bars)

Discouraged

- Siding made of vinyl, wood fiber hardboard, oriented strand board, plastic or fiberglass panels
- Corrugated, ribbed, galvanized, aluminum, coated or unpainted metal on wall elevations (prohibition does not apply to metals used on roofs, awnings, or canopies)
- Unfired or under-fired clay, sand, or brick
- Unfinished concrete cinderblock (also called “masonry units”)
- Smooth or un-textured concrete finishes
- Mirrored glass with a reflectance more than 20%
- Burglar bars



DESIGN GUIDELINES

LANDSCAPE

- The requirements for landscaping include the use of drought-tolerant, low-water, and native trees, plants, and shrubs for sustainability and conservation of resources. See San Antonio Water System’s (SAWS) “Garden Style” site for approved plant list and landscape design tips: www.gardenstylesanantonio.com. San Antonio’s Unified Development Code also contains a “Recommended Plant List.”
- All San Antonio regulations concerning utilities and maintaining clear lines of sight apply. Call before you dig: www.call811.com.

Encouraged

- Xeriscaping
- Screening of parking areas with vegetative buffer
- Planters and planter boxes
- Landscaping at base of on-premises signage
- Plantings in frontage right-of-way (ROW) with appropriate accommodation for utilities and lines of sight

Discouraged

- Trees, plants, and shrubs that are not low-water or drought-tolerant
- Any feature that inhibits a clear line of sight for vehicular or pedestrian traffic

SIGNAGE

- All signs (affixed to building and on-premises) must be properly permitted and meet current San Antonio UDC regulations. Information on signage requirements is available at: www.sanantonio.gov/DSD/Resources/Codes.
- All signage should be designed to reduce clutter and contribute to a cohesive streetscape.

Encouraged

- Externally illuminated signage and lettering
- Internally illuminated signs with opaque field and translucent letters
- Hanging signs
- Removal of out-dated or abandoned pole signs
- Wall signs within allowed percentage of surface area

Discouraged

- Internally illuminated channel letter, flashing, or strobe signs
- Digital, video, or LED signs
- Temporary signs (banners, yard signs, etc).

APPLICATION CHECK-LIST

Have you...

- Determined you are within the eligible NEC Boundary per the map on page 3?
- Read the Grant Program guidelines and requirements?
- Completed both pages of the Application Form on pages 6-7 including
 - Type(s) of grant you are requesting?
 - Correct and current contact information?
 - Property information?
 - Included a thorough description of your proposed project and cost estimates. You are not required submit a formal Scope of Work or contractor bid with this application, but please include as much information as possible and attach extra pages and illustrations/photos as necessary. If selected for a grant award, you will be required to submit formal bids prior to initiation of project.
- Completed application packages must be submitted in-person or by courier to:
City of San Antonio Department of Planning &
Community Development (DPCD)
Attn: NEC Grant Program
1400 S. Flores St.
San Antonio, TX 78204
- Deadline for receipt of applications is **4:30 PM on Friday, May 1, 2015.**

*Information on the NEC Corridor Revitalization Initiative can be found at
www.northeastcorridorsa.com*

*For questions on the NEC Enhancement Grant Program, please contact Heather
Yost at heather.yost@sanantonio.gov or (210) 207-7919*

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