

AUBURN D.D.A. FACADE PROGRAM

The goal of this program is to improve the visual appearance of businesses in Auburn which are within the Auburn D.D.A. boundaries. The outcome is not only for the individual business, but for all the businesses and visitors to Auburn.

The Program's Goals

- Promote facade rehabilitation of commercial and mixed use buildings in the DDA district.*
- Preserve quality special characteristics of these areas by helping owners make building improvements that foster a sense of place and overall consistent image for an area.*
- Compliment other revitalization efforts, such as sidewalk and landscaping improvements.*
- Promote an attractive environment for new investment and business activity.*

The Downtown Facade Program is designed to make a significant impact on the look of the downtown area. Front and Side Facades, Masonry, awnings, signage, lighting, painting and storefronts conforming to the Downtown Design Guidelines are all covered under this program.

Eligible work shall include the improvement of building facades, which enhance the **appearance, function, or safety** of a commercial property, provided such work is in accordance with all town design requirements. A facade is defined as that part of a building visible from a public thoroughfare.

A Facade Improvement Grant can be used for a variety of external building facade improvements. Some examples include awnings, highly visible storefront improvements, restoration of original historical windows, doors, and trim where possible, repair or replacement of windows, doors, and trim as part of a larger scope of work, cleaning and/or painting of wood surfaces, cleaning and/or repainting of surface brick and stone, exterior lighting, removal of "modernization" efforts and/or inappropriate non-historic alterations/additions, cleaning and/or replacement of facade siding, and wall improvements including visible side walls and murals.

Grants are available on a first-come, first-serve basis as Auburn DDA funding permits.

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Eligible Activities

The Auburn DDA funds the following components of a facade renovation:

- Awnings and/ or Marquees
- Business Signage (New, Repair, Replacements, or Removal)
- Exterior Lighting, Including Facade and Display Lighting
- Exterior Painting
- Exterior Windows & Doors replacement or repair
- Landscaping
- Removal of Architectural Barriers
- Repair / Replacement of Exterior Inappropriate or Incompatible Exterior Finishes, Materials And Siding Treatments
- Recessing / Reconfiguring Entrances
- Removal of Extraneous Elements
- Graphics
- Roof Repair
- Improvement to Parking Lot
- Handicap Accessible Entrances And Ramps
- Trash and / or Recycle Area Screening
- Other similar improvements which enhance the property

Funding may also be available for the following items:

- City fees
- Design or engineering fees

Ineligible Items / Property

- Signs for Leased property
- Normal maintenance items
- Property that has received grant funding in past five years
- Property which has payment to the City of Auburn in arrears

How You Qualify

- The property must be commercially zoned and must be located within the DDA boundaries.
- The Facade Program only applies to the renovation of existing Commercial property and is not intended for new construction.
- Property owners must comply with design standards set forth in the Design Guidelines.
- The final design is subject to review and approval by the Design Application Process
- All applications and cost must be submitted for approval prior to the beginning of construction.
- All work must be completed within one year

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Phase One

- A completed application must be submitted to the Auburn City Hall.
- Photos, both print and electronic files, of the existing building elevations
- Drawings of proposed improvements (if applicable)
- Written description of proposed improvements, including materials and colors
- A Business Signage Plan if applicable
- An Exterior Lighting Plan if applicable
- A Landscape Plan, if applicable
- Cost Estimate

Phase Two

- After preliminary approval of the project concept, the Auburn DDA may request conceptual drawings, from the property owner.
- The cost of the drawings may be part of the total available funds allocated to the project.

Phase Three

- Furnish the project cost including Labor, Materials, and Professional Design Services
- Note a minimum of two quotes, for work being requested to be funded by the Auburn DDA are required
- Upon receipt of the cost the Auburn DDA will review for the grant approval

Phase Four

To receive funding proof of payment and IRS form W-9 must be submitted

Funding Guidelines

- The Facade Grant Program makes grants of up to \$10,000 available to property owners and business owners, with an additional \$10,000 available, in dollar for dollar matching funds. Limited to exterior improvements and eligible activities.
- Each grant application will be evaluated in terms of consistency with the facade program guidelines, the economic feasibility of the request, the availability of program funds and other review criteria as established by the Auburn DDA.
- All rehabilitation work must comply with all applicable City codes, ordinances, and policies, including but limited to building code requirements, local ordinances (including historic district guidelines, where applicable) and established design standards for the designated area.
- Renovations must be completed within twelve months of the date of project approval