



- ◆ Signs
- ◆ Awnings
- ◆ Lighting
- ◆ Paint
- ◆ Repair or Replacement of doors and Windows
- ◆ Removal of Incompatible Exterior Finishes and Materials

Just a few of the improvements that can be made from FIP funds include:

What Types of Improvements Are Allowed?

What is the Facade Improvement Program?

By making these funds available, the Facade Improvement Program contributes to the improvement of the overall appearance of buildings and entire neighborhoods, which results in a stronger customer base and economic growth for area businesses.

What is the Facade Improvement Program?

The Facade Improvement Program is a project which provides funding assistance to property owners in targeted areas of Grand Island. Funds provided by the program are utilized to rehabilitate commercial building frontages.

Commercial Facade Improvement Program

Facade Improvement Program General Guidelines

The following process establishes the guidelines in order to be considered for funding assistance through the Facade Improvement Program. An asterisk (*) indicates a mandatory process, others are designed to be a benefit to the individual or entity doing the project and are optional.

An architectural Design Consulting Team, consisting of two professional architects, a representative of the Authority, the director of the Authority and a representative of the business community will review all facade improvement applications and make funding recommendations to the Community Redevelopment Authority.

***Program Purpose and Project Concept** - Individual requesting project funding and an architect member of Design Consulting Team meet to discuss purpose of program, funding levels, and overview of proposed project.

Historical Appearance of Property - Architect team member photographs current facade of the proposed project and researches historical appearance of the building facade.

Development of Facade Design Sketch & Review of Facade Suggestion - Architect team member creates a project facade design initial sketch and meets with the project developer to review the sketch. The project developer is

under no obligation to use the design or professional services of the architect team member.

This process is offered solely as a benefit to the project developer. If the project developer utilizes the services of the architect team member, the Authority will match the project developers architectural services fee up to \$1,000.

***Communication of Service Limitations of Design Consulting Team** - Architect team member communicates that, with the above services, the initial role of the design consulting team is complete. The project developer is free to select and employ design and construction professionals of their choice, develop alternate facade designs, etc.

***Project Design Review and Approval** - Prior to beginning of construction, the entire Facade Improvement Design Consulting Team reviews proposed design. Approval of the Team is *required* to be eligible for funding assistance. Changes may be suggested to ensure approval.

***Final Approval of Completed Facade Project and Award of Funds for Project** - Design team signs as to compliance with approved design and makes recommendation to the Authority relative to award of funds. Authority approves and allows funding through either a grant to the project owner or as a loan interest buy down on the project.

If you would like to receive an Facade Improvement Application Form, simply fill out this form, clip, and return to the address below:

Name and Business: _____

Address: _____

Daytime Telephone: _____

email: _____

Community Redevelopment Authority
C/O Chamber of Commerce
309 West Second Street
Grand Island, Nebraska, 68801
or email cjohnson@gichamber.com
308-382-9210

How do Facade Improvements Impact my Community?

The Community Redevelopment Authority has been working to improve upon the image of Grand Island since 1995 by helping property owners to plan for, and provide assistance for the financing of restoration of properties.

The benefits of this effort goes far and beyond the obvious architectural improvements in the buildings. By improving the appearance of specific properties, business owners and residents located in blighted and standard areas are able to boast a more attractive neighborhood, and ultimately attract new, quality businesses to their district. In Grand Island, the CRA has been instrumental in helping to enhance the historical features in many storefronts. As a result, the improvements have heightened interest in the unique, historic qualities of the area-the interest of property owners, business patrons, and visitors.

Property owners who are located within the blighted and standard designated regions are eligible to apply for assistance from the CRA.

Examples of Facade Improvements:



Architectural Design by Victor Aufdemberge Architecture

Red Rooster Building

120 East 3rd Street, Grand Island

The Red Rooster Building property is one of historical significance in Grand Island, having served as a grocery store and a popular auto parts store for many years.

When the building was originally constructed in 1889, the western third of the building was under separate ownership and its facade was designed differently from that of the eastern portion. Some of the alterations made to the property over the years include the removal of an ornate cornice, which was replaced by tan bricks and storefront construction which masked the two original facade styles of the property.

With the assistance of Facade Improvement funding, the property was significantly renovated, including a brick cornice stretching the width of the property, matching brick and stone, windows, cast iron clad columns, entry door, and signage.



Bartenbach Galleries

209 North Locust Street Grand Island

The Bartenbach Opera House has provided a long life of service to Grand Island, including entertainment, culture, and business for a growing community. It was built by the Bartenbach family in 1883 and is still maintained by the Bartenbach family today.

Over the years, time and the elements took their toll on the Bartenbach Opera House. Repairs were made by removing many of the prominent architectural elements such as the iron columns and ornate lintels and the cornice at the top of the building. These beautiful features were replaced with ordinary, less elaborate features.

The Facade Improvement Program has allowed the Bartenbach family to repair, restore and refurbish

the exterior of the building, replacing the historical details.

The tile facade was removed, and new windows, decorative cornice, replicated iron columns and lintels, storefront awnings, doors and lighting were added to restore the building's historical appeal.



Architectural Design by Victor Aufdemberge Architecture

Role of the CRA:

The Community Redevelopment Authority (CRA) is empowered by State Statutes to undertake projects that will enhance opportunities for economic growth and improve upon deteriorated properties located in blight and substandard project areas in the community.

The goals of the CRA are to...

- Create opportunities for commercial public facade improvements in the blight/substandard project area.
- Encourage facade improvements that enhance the architectural integrity of commercial buildings and the quality of the area, through financial incentives and professional architectural recommendations.
- Regain the historic character of the commercial heart of the City, developing a "sense of place" that is vital to the economic revitalization of the area.
- Attract new, quality businesses and improve opportunities for growth of existing businesses by providing ongoing assistance with facade improvements.
- Increase market value and demand for the commercial properties in the blight/substandard area, resulting in economic growth and an increasing property tax base in the commercial center of the community.

General Collection

402 West 3rd Street, Grand Island

The General Collection property has a history of housing a number of businesses since its construction in 1904. Some of the services the building provided to the community included a grocery store, bicycle shop, a meat shop, a plumber and more. As the years progressed and new tenants set up shop, the exterior was in need of repair and refurbishment.

The facade of this building was updated in 2002 by replacing the storefront windows and doors, repairing deteriorated brick, adding canopies to the windows. The visual appeal of the building was a welcome addition to a high traffic corner at Third and Walnut Streets.



Architectural Design by Webb & Company Architects



KMMJ Building

205 South Cedar, Grand Island

The building commonly referred to as the former KMMJ building is one that has not seen considerable changes since its construction in 1940. The new owners of the building sought Facade Improvement funds in order to restore the deterioration that had occurred while the building had remained vacant.

The project improvements included the replacement of windows, frame and front entrance replacement, new doors, clay tile and roof restructuring, and painting. The building is now occupied by office tenants.



Architectural Design by Webb & Company Architects