2018-19 BUFFALO MAIN STREETS INITIATIVE
GRANT STREET APPLICATION

The Buffalo Main Streets Initiative Program for Grant Street was created to support commercial and mixed-use building renovations. The mission of the program is to stimulate reinvestment in properties, increase occupancy rates, and generate economic activity.

The Housing Trust Fund Corporation has awarded Heart of the City Neighborhoods, Inc. grant funds to disburse to property owners in the target area to use to help fund the cost of renovating their buildings. This initiative is part of Empire State Development’s Better Buffalo Fund.

APPLICATIONS MUST BE RECEIVED NO LATER THAN 4:00PM ON WEDNESDAY, JANUARY 30TH, 2019

SUBMIT A HARD COPY OF YOUR COMPLETED AND SIGNED APPLICATION WITH ALL REQUIRED DOCUMENTATION TO Heart of the City Neighborhoods, Inc.
191 North Street, Suite 1, Buffalo NY 14201

For questions, please contact Jennifer Carman at (716) 882-7661 ext. 202 or j.carman@hocn.org
The Buffalo Main Streets Initiative (BMSI) is a reimbursement program that provides commercial and mixed-use property owners with a 75% match (three dollars of grant funds for each one dollar of owner funds) up to a project total of $50,000 for commercial building renovations and $25,000 per unit for residential renovations, with a maximum grant amount of $150,000. Because BMSI funds are paid out at the end of a project, property owners must be able to pay for the full cost of the work up front prior to the 75% reimbursement (as well as permanently pay for their 25% share.)

**Program Priorities**

- Restore historic structures and improve the appearance of prominent or visually important buildings on Grant St.
- Rehabilitate existing residential units (or create new ones) to provide quality affordable housing, and reduce residential vacancy rates on Grant Street
- Historically sensitive and appropriate renovation/restoration of interiors and exteriors of commercial and mixed-use structures
- Improve the functionality of Grant Street buildings, including adding ADA accessibility and improving energy efficiency
- Create interior spaces that improve area vitality and character
- Realize the economic stabilization or expansion of Grant Street businesses and create new permanent jobs
- Stabilize the integrity of buildings with structural problems, especially those at risk of being demolished

**Program Eligibility**

- Property must be located within the program’s designated Target Area, on Grant Street between West Ferry Street and Potomac Avenue.
- An eligible project must include exterior building (façade) renovations
- Property must be commercial or mixed-use. Single family homes or multi-family residential buildings are not eligible due to funding limitations.
- Property must be covered by comprehensive property insurance as well as any specialty insurance that may be needed, such as flood insurance. Insurance must be sufficient to cover any outstanding loans on the property and the total amount of program funds provided.
- Projects must produce a finished commercial or residential space, ready for occupancy.*
  
  *Work can be completed on part of a building, leaving another part unfinished as a holdover for future use, provided that the project can be completed in compliance with all applicable codes and ordinances, and the unfinished space does not present a hazard to occupants or users of the building, nor does it have a negative visual impact on the Grant Street façade. This can only be done when investment of BMSI funds will result in occupied commercial or residential space in addition to the unfinished space.
- Applicant must be a building owner.

A building tenant or leaseholder may apply for participation, provided that; A contract between the property owner and tenant is developed to specify the terms of the arrangement, including the source and use of the program funds. The property owner agrees to the maintenance responsibility attached to the use of BMSI funds and agrees to sign the Property Maintenance Declaration, committing to the responsibility, and a long-term lease to protect the investment of the tenant is in place.

**Eligible Use of Funds**

- Façade Restorations, including reopening storefronts, removing solid security gates, replacing or adding appropriate signs and awnings, repointing brick, painting, installing new lighting, and window repair/replacement
- Accessibility Improvements, including ramps, elevators, widening entryways, and automatic doors
- Energy Efficiency Improvements, including insulation, HVAC system upgrades, and water-conservation improvements
- Health and safety Improvements including fire alarms, sprinklers, fire escape repair, and correcting building code violations
- Environmental hazard testing and remediation’s, including lead paint, asbestos, radon, and other hazards.
- Residential Improvements, including converting vacant upper stories into apartments, correcting code violations, and updating existing apartments
- Preparing Commercial Space for Tenants, including repairing drywall, electrical upgrades, and plumbing repairs
- Design costs* (i.e., the costs associated with architect/engineer fees)

*BMSI will only provide reimbursement based on the lowest responsible bid and for costs incurred after your pre-award notice
- Filing fees for the required Property Maintenance Declaration

**Estimated Program Timeline**

- Applications released October 26th, 2018
- Applications due January 30th, 2019
- Initial Property Inspections by February 2019
- Applications reviewed by February 2019
- Awards Announced by March 2019
- Grant Agreements Signed by April 2019
- Projects completed by no later than May 2020
FINANCIAL REQUIREMENTS

• Building owner must be able to document available construction financing or cash to complete the entire renovation project. This is a reimbursement program. Each building renovation project must be completed and paid for by the building owner before requesting reimbursement through the BMSI Program.
• Property must be current on all City taxes, County taxes, user fees, and water and sewer bills and mortgage payments.
• Projects may be awarded up to $50,000 per commercial property, not to exceed 75% of the total project eligible expenses.
• Renovation projects that provide direct assistance to residential units may be awarded an additional $25,000 per residential unit, up to a per-building maximum of $150,000, not to exceed 75% of the total project eligible expenses. The additional $25,000 per residential unit can only be received if improvements are done to the interior of the unit; roof and window renovations alone do not qualify a project for this additional funding.
• Personal labor costs (in-kind) incurred by the property owner are not an eligible match, but payments for labor costs incurred by a paid contractor are eligible.

PROGRAM PARTICIPATION REQUIREMENTS

• Participating property owners will be required to pay for the cost of the Program Construction Monitor (estimated to be at least $800) or an architect, who will help guide you through the construction process and ensure program compliance.
• Participating property owners will be required to work with Heart of the City Neighborhoods’ staff to ensure program compliance.
• At least two bids based on the approved scope of work must be obtained for all applicable costs; three bids are preferred. Bidding must be overseen by Heart of the City’s staff after your application approval. BMSI can only provide reimbursement based on the lowest responsible bid, even if you selected another contractor at a higher bid.
• Contractors may only be selected if they meet licensing and insurance requirements.
• All participating projects will be required to undergo State Environmental Quality Review (SEQR) and State Historic Preservation Office (SHPO) review. The chief issues will likely have to do with compliance with lead paint and asbestos safety, however other issues are possible depending on the scope of work. For example, a site review known as a Transaction Screen or a Phase I Report will be required for all participating projects (estimated to be at least $650.) Radon testing and lead based paint testing and clearance will be required for participants including work in residential units (estimated to be $200-$2,500 per unit.) Heart of the City’s staff will assist you with this process. Due to these requirements, all property owners should budget environmental costs accordingly and plan to make expenditures on an Environmental Assessment.
• All participating properties will be required to post a “Project Funded By” sign in their property’s window or at the project site.
• Projects must comply with the design guidelines and streetscape standards adopted by the Grant Street Project Selection Committee.

FIVE YEAR REGULATORY TERM

• All commercial and residential units that utilize BMSI funding must be maintained in a safe and habitable condition for five years. These requirements are enforced by a lien. The regulatory term begins at the date of Project Completion.
• Any residential units assisted with BMSI funds must be marketed to and affordable to low-moderate income households. Based on HUD’s 2018 rent limits for Buffalo, NY, rental limits would be as follows...

<table>
<thead>
<tr>
<th>UNIT SIZE</th>
<th>efficiency</th>
<th>1 bedroom</th>
<th>2 bedroom</th>
<th>3 bedroom</th>
<th>4 bedroom</th>
<th>5 bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>RENT CAP</td>
<td>$641</td>
<td>$660</td>
<td>$799</td>
<td>$971</td>
<td>$1,083</td>
<td>$1,196</td>
</tr>
</tbody>
</table>

These numbers are subject to change annually. Tenants do not have to be income qualified. Landlords must make assisted units available to families by not exceeding these rental limits. This requirement remains in effect for the Five Year Property Maintenance Declaration and is enforced by a lien.
• If improvements made with BMSI funding or rental affordability are not maintained, the property owner must repay the BMSI grant. The repayment amount is prorated.

INELIGIBLE USE OF FUNDS

• Acquisition costs
• New construction or demolition
• Capitalizing on a revolving loan
• Improvements to churches, synagogues, mosques and other religious structures
• Non-permanent fixtures, furnishings, appliances, electronics, security systems, and business equipment
• Site work or ancillary activities including septic systems or laterals, grading, parking lots, sidewalks, landscaping, fences, and free standing signs
• General maintenance
APPLICATION REVIEW PROCESS

• Grant awards from the BMSI Program are competitive. However, Heart of the City Neighborhoods and the Project Selection Committee are interested in seeing as many projects as possible funded. The first step in the process is to submit a completed application with all required documentation by no later than the application deadline.

• Heart of the City Neighborhoods’ staff may meet with pre-approved property owners for an Initial Property Inspection to verify estimated costs. They will also review the proposed project to determine whether there are aspects of the project which are unacceptable, and if so, whether the property owner can modify the project so that it is potentially fundable.

• A Project Selection Committee composed of Grant Street stakeholders will meet to review all Applications for BMSI grants received. Applications will be scored against the criteria listed below and scored using a Scoring Review Sheet. Funding will be awarded to projects based on their score until all funds are committed. The criteria for review and selection are listed below:

  Application Completeness: Only complete applications submitted by the deadline will be considered. A complete application includes the application form plus all required supporting documentation.

  Eligible owners: Eligible owners must own property located on Grant Street between West Ferry and Potomac, and must be private individuals, commercial enterprises or non-religious not-for-profits. Improvements to structures owned by religious or private membership based organizations or improvements to municipally owned buildings used for municipal purposes are not eligible. Tenants may apply, but documented building owner permission must be provided.

  Finished project: Only projects which demonstrate that they are complete in themselves will be considered. Thus, for example, it is not possible to receive a BMSI grant for a project which depends for its completeness on funding not included in the proposed project, or work that will leave a unit unoccupied/unlivable.

  Visibility: Projects which enhance the visible appeal of Grant Street or is an enhancement that can be seen from the street are preferred.

  Investment: Projects that with the assistance of grant funds will reduce blight, contribute to the economic recovery of the target area, or realize a stabilization or expansion of Grant Street businesses will be awarded priority. The longevity of a property owner or business’ presence on Grant Street will also be taken into consideration.

  Historic Value: Projects that restore or replace architectural details or historic character are preferred. Projects with historic value or historic properties in danger of being lost in part or in total to disrepair will take priority.

  Building Usage: Eligible applicants must have at least one commercial unit in their building. Projects that include renovation of upper story residential units will be awarded priority.

  Leverage: Applicants must prove they have all the funding necessary to complete the work on their property. Documentation must be provided with the application.

  Identified Tenants: There will be a preference for a) properties with existing commercial tenants whose tenancy will be maintained during the five year regulatory term or b) for those property owners improving currently vacant commercial space who have a signed letter of intent from a commercial tenant.
Application for Buffalo Main Street Initiative
Grant Funding Assistance for Grant Street

Application deadline: 4:00pm, Wednesday, January 30th, 2019
Submit a hard copy of your completed and signed application with all required documentation to
Heart of the City Neighborhoods, Inc., 191 North Street, Suite 1, Buffalo NY 14201
For questions, please contact Jennifer Carman at (716) 882-7661 ext. 202 or j.carman@hocn.org

Applicant Information
Applicant’s Full Name: ____________________________________________________________
Mailing Address: ________________________________________________________________
Daytime Phone: ____________________________ Email Address: _________________________
Applicant is the: ☐ Building Owner ☑ Tenant (see Documentation Checklist for additional requirements)

Building Information
Property Address: ________________________________________________________________
How many commercial units are in the building? _____ How many residential units are in the building? ______
How many commercial units are currently occupied? _____ How many residential units are currently rented? ______
Do the units have a certificate of occupancy? ☐ Yes ☐ No

Project Information
How many commercial units in your building are you proposing to use BMSI funds for repairs? ______
How many residential units in your building are you proposing to use BMSI funds for repairs? ______

Proposed Work Involves…
(check Yes or No for each)

<table>
<thead>
<tr>
<th>Work Visible from Public Right-of-Way</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Signage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exterior Painting</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Windows and/or Doors in a Commercial Space</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Masonry Repair/Repointing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Façade Renovations</td>
<td></td>
<td></td>
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<tr>
<td>Roofing</td>
<td></td>
<td></td>
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<tr>
<td>Structural Building Repair</td>
<td></td>
<td></td>
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<tr>
<td>Interior Commercial Repairs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Unit Repairs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Energy Efficiency Improvements</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Handicapped Accessibility Improvements</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Please provide a detailed description of all proposed activities (*attach additional sheet if needed.*)

______________________________________________________________________________________________
______________________________________________________________________________________________
______________________________________________________________________________________________
______________________________________________________________________________________________
______________________________________________________________________________________________
______________________________________________________________________________________________
______________________________________________________________________________________________

Describe the condition of the building and explain the need for the proposed work
______________________________________________________________________________________________
______________________________________________________________________________________________
______________________________________________________________________________________________
______________________________________________________________________________________________

Describe the expected impact of the proposed work on the community- such as increasing walkability, bringing life to a vacant space, brightening up an old façade, a creation of expansion of jobs, new business creation or expansion, creation of new residential units, etc.
______________________________________________________________________________________________
______________________________________________________________________________________________
______________________________________________________________________________________________
______________________________________________________________________________________________
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If the building use changes in the future (i.e. a new business moves in) will the proposed reimbursed work remain intact?
______________________________________________________________________________________________
______________________________________________________________________________________________
______________________________________________________________________________________________

Will any proposed installed items be susceptible to damage, theft, or vandalism?
______________________________________________________________________________________________
______________________________________________________________________________________________
______________________________________________________________________________________________

Should an proposed reimbursed work require repair or replacement in the future, will you have the funds?
______________________________________________________________________________________________
______________________________________________________________________________________________
______________________________________________________________________________________________

Have you already engaged an architect, if needed?  ☐Yes  ☐No  ☐Not needed
Architect's Name, Address & Phone number, if applicable:
______________________________________________________________________________________________
______________________________________________________________________________________________

Have you already engaged an engineer, if needed?  ☐Yes  ☐No  ☐Not needed
Engineer's Name, Address & Phone number, if applicable:
______________________________________________________________________________________________
______________________________________________________________________________________________
### Project Costs

Total Project Cost:

Don’t forget to include architect/construction monitor fees and, if including residential units, radon testing and lead paint testing and clearance.

<table>
<thead>
<tr>
<th>Expense Description</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Monitoring (estimate at least $800)</td>
<td></td>
</tr>
<tr>
<td>Architect Fees</td>
<td></td>
</tr>
<tr>
<td>Engineer Fees</td>
<td></td>
</tr>
<tr>
<td>Filing Fees</td>
<td>$50.50</td>
</tr>
<tr>
<td>Transaction Screen or Phase I Report (estimate at least $650)</td>
<td>$650.00</td>
</tr>
<tr>
<td>Radon Testing (residential units only, estimate at least $200)</td>
<td></td>
</tr>
<tr>
<td>Lead Paint Clearance (residential units only, estimate $1,200 per unit)</td>
<td></td>
</tr>
</tbody>
</table>

Total Project Cost: $______________________________

BMSI Grant Request Amount: $________________________

Grant cannot exceed 75% of your total project cost, and cannot exceed $50,000 if there are no residential units in scope of work.

Amount of Funding You Will Match: $________________________

(Match = (Total Project Cost) - (Grant Request))

BMSI is a reimbursement program, therefore you must be able to fund your Total Project Cost in full (100%).

Do you have funds available for your entire project? ☐ Yes ☐ No

*If yes, please plan to attach a documentation of your cash on hand or line of credit.

Do you need to secure bank financing to complete your project? ☐ Yes ☐ No

*If yes, please plan to attach a preapproval award letter for your financing with your application.
Applicant Certification

Please review the below certifications, which are part of this application, before signing below. Compliance with this certification and all other Buffalo Main Street Initiatives Program Guidelines is required. All owners must sign.

Ownership
I hereby certify that I/we own the property to be improved or have received approval from my/our landlord to make improvements. If any changes in ownership should occur from this date forward, I/we agree to notify Heart of the City Neighborhoods, Inc. (HOCN) immediately. Failure to do so may result in denial or termination of Buffalo Main Street Initiative (BMSI) Program participation.

Adherence to Program Guidelines
I, the applicant, hereby agree to perform the work in accordance with the historical technical specifications for maintenances and repair work for properties located in the Project Area, as well as undergo State Environmental Quality Review (SEQR) and State Historic Preservation Office (SHPO) review. I also understand that all work that uses BMSI funds to renovate residential units must comply with Federal Lead-Safe Work Practices (LSWP)/lead hazard control guidelines at least at the interim control level. I/we understand that improvements made using BMSI funding are subject to a Five (5) Year Property Maintenance Declaration. If improvements are not maintained in good condition, I will be subject to repayment.

Taxes
I understand that all taxes must be paid for the property to be improved with BMSI Program resources and for all other properties owned wholly or in part by me/us. I/We understand that no BMSI Program contracts will be signed unless all taxes and service charges are current.

Construction Monitoring
I/We understand that any contract for work paid for in part by the BMSI Program will be between the contractor and myself/ourselves and I/we should not sign any contract for work under this program until authorized to do so in writing by HOCN. I/We understand that the receipt of BMSI Program assistance is subject to satisfactory completion of the approved work. I/We also understand that HOCN is not responsible or liable for any breach of contract, faulty workmanship, accidents, liability or damage that may arise from my/our relationship with the contractor. I/We further understand that the Contractor cannot begin work on my/our property until a written Notice to Proceed is issued to me/us and the Contractor by HOCN. The written Notice to Proceed will be provided when all conditions are met and all necessary approvals received. Competitive bids will be solicited for all of the BMSI projects. I/we understand that if I/we choose a qualified contractor who is not the lowest bidder, the reimbursement will be based on the lowest bid.

Application Information
To the best of my/our knowledge, all of the application information I/we have provided is true and correct. I/We understand that any willful misstatement of material fact will be grounds for disqualification. HOCN is hereby granted permission to verify any of the information in the application in any appropriate manner.

I understand that this information will be used to assess and rank my proposed project in accordance with funding criteria. I understand that this is a competitive award program and that my project may not be awarded funding, or may not be awarded all of my requested amount of funding.

Applicant Signature ___________________________ Date ______________
Printed name __________________________________________

Applicant Signature ___________________________ Date ______________
Printed name __________________________________________
Required Documentation

Please attach ALL required documentation to this application and mark those that are attached

☐ *Photos of property where work is proposed (exterior and interior)
☐ *Deed to the Property
☐ *Proof of current Fire/Hazard/Liability insurance for property
☐ *Certificate of Occupancy/Certificate of Use
☐ *Current County Property, City of Buffalo Property, Water, and User Fee Tax Receipts
☐ Proof that the mortgage is current (if applicable)
☐ Most recent filing for federal & state payroll and business income taxes (building owner-occupants only)
☐ *Rent Schedule for commercial and residential units noting if utilities are included (if applicable; if units are currently unoccupied, please provide anticipated rates)
☐ Architectural and Engineer Drawings, and/or Phase I Environmental Study (if applicable)
☐ If Applicant is Tenant, letter from landlord approving approved work and copy of current lease
☐ *Proof of financial resources to support 100% of construction costs
   a) If you will be funding your project with cash on hand, please provide your past two (2) months of bank statements as evidence that you have the required funds
   b) If you will be using a loan to finance your project, please provide a prequalification letter from the loan provider and two (2) months of bank statements as evidence that you have at least 10% of the total project cost funds available for equity

* = required documentation for all applications
Design Guidelines

The following design guidelines shall provide direction and guidance in the review of applications from property owners for the Buffalo Main Streets Initiative grant funds for Grant Street.

1. **Street Walls and Architecture**
   Architectural work should be guided by the intent to protect the character of buildings on Grant Street through the appropriate use of scale, color, materials and detailing for buildings facing the street. Architectural treatments should be harmonious with development themes, goals and objectives to further create and reinforce overall identity for the area.

   Mixed-use buildings are the areas of greatest concern for façade renovation. Strategies for restoration include removing materials that obscure the architectural integrity of building façades, repairing or replacing deteriorated design details, and adding new architectural details in appropriate materials, as necessary, for adapting older buildings to contemporary uses.

   **Demolition:** Demolition of an entire structure is not an eligible activity under the Buffalo Main Street Initiative Program.

   **Windows and doors:** The proportion of windows and door openings to total exterior façade is crucial to the perception of bulk and scale for individual buildings.

   The relationship of window and doorway openings to exterior walls in historic buildings should be preserved or restored whenever necessary. Where new windows or doors are used, they should respect the existing façade pattern.

   Openings on street-facing walls should comprise approximately 30% to 50% of the total façade. Glass curtain walls or spandrel glass are discourages as well as blank walls without windows.

   Windows allow for pedestrian safety and flow in addition to easy viewing of merchandise for mercantile businesses. Original existing openings should be maintained. Display windows are encouraged on the first story in commercial buildings. Only two-way glass should be used in such windows; mirrored or tinted glass in unacceptable.

   Window openings for exterior walls, other than the street façade should comprise approximately 15% to 30% of the wall area. Walls with no windows are highly discouraged.
Color and materials: The predominant building material for older structures in the area are brick and wood. Historically, wood siding was used on both commercial and residential buildings. New improvements and renovations should take their “spirit” from historical context, so they are compatible with the color and materials used in nearby significant buildings.

The use of imitation stone, grooved plywood (T-111), galvanized steel, sheet aluminum, sheet plastic and vinyl siding materials is strongly discouraged. Acceptable materials include wood, fiber-cement clapboard, brick, stone, or cast iron. Detailing and trim elements, including doors, should use these same materials.

Accent colors applied to wood trim, brick or metal detailing are acceptable and encouraged to enhance building details. Accent colors applied should be consistent with the colors of the surrounding neighborhood. Original cast stone, stone or concrete trim should not be painted.

Restoration: All restoration should follow the Department of the Interior’s Standards for Rehabilitation of Historic Buildings (simplified set is in an appendix on page 5).

Original façade openings should be retained or restored to their original condition. Ground level windows and entrances should be given priority. Appropriate measures include the removal of unacceptable materials, uncovering transom windows, restoration of doorways, scaling down signage, and replacement of lost or damaged details. The addition of new elements such as lighting, awnings, ornament, hardware or signage is permitted where such additions do not detract from the historic character of the building.

Scale and bulk: Maximum building heights are detailed in the zoning ordinance. Views of historic or architecturally significant structures should be considered.

Existing rooflines range from complex gabled and dormered residential rooflines to steeply sloped church roofs. Due to the variety of roof forms, specific development proposals will be reviewed on a case-by-case basis.

2. Signage

Because it has a major impact on the streetscape, signs should harmonize with the buildings they serve, and promote the use they serve imaginatively and effectively without dominating the surrounding visual environment. Signs should be in scale with the buildings and the uses they serve and with the immediate neighborhood as well.

Sign materials: Appropriate sign materials carved and painted wood, brass, cast iron, and steel. Other materials should be reviewed on a case-by-case basis. The sign support
structure should be durable, and be designed and colored to reduce its dominance or obtrusiveness.

Interior lit vinyl and plastic signs are not permitted. Raised lettering, carved signs, perpendicular signs, and window lettering are encouraged. Sign boards can be lit with either fluorescent linear or goose neck lights.

Relationship to the building: Signs should be integrated closely with the architectural features of the building. The form, design materials, texture and color of the sign should maintain or complement the style, design, and form of the building. Signs and their support structures should not cover up or damage decorative features of the façade such as leaded glass transoms, cast iron or wooden pilasters, etc. Where several businesses are located in or on one property, the signs should be coordinated, complement or balance one another.

Relationship to the area: The size of the sign should be consistent with the scale of nearby structures as well as the building it serves. Existing or planned landscaping on the site, and nearby, should be considered in locating a sign. Visual clutter should be avoided by not using overly-large signs, random placement of signs and excessive number of signs. Don’t forget to consider lighting. An angled light fixture can properly light up your sign at night to enhance the look of the building as well as create a safe environment for pedestrians.

3. **Street Corridor**

Street corridors should be developed to assist in reinforcing the overall character of the area by defining the relationship of buildings to public spaces and circulation systems (both pedestrian and vehicular). Development should promote a continuous street wall where appropriate, protect street corridors from encroachment by buildings, and provide for on-street parking and service requirements.

Street furniture: Street furnishings should express the neighborhood design themes. Street furnishings include trash receptacles, drinking fountains, benches, bollards and tree grates. These items should be located in planting zones so pedestrian corridors remain unobstructed. Benches should be provided at bus stops and as necessary at other locations where pedestrians congregate. Trash receptacles should be placed near each bench. New or replacement street light fixtures must be compatible in design, color, and materials with street furnishings.

4. **Community Oriented**

All renovations and improvements should help to cultivate friendly, inclusive, safe spaces in the Grant Street community that promote the walkability and diversity of the corridor.
Appendix

Department of the Interior's "Ten Basic Principles for Sensitive Rehabilitation"

1. Make every effort to use the building for its original purpose.
2. Do not destroy distinctive original features.
3. Recognize all buildings as products of their own time.
4. Recognize and respect changes that have taken place over time.
5. Treat sensitively distinctive stylistic features or examples of skilled craft work.
6. Repair rather than replace worn architectural features when possible. When replacement is necessary, new material should match the old in design, composition, and color.
7. Clean facades using the gentlest methods possible. Avoid sandblasting and other damaging methods.
8. Protect and preserve affected archeological resources.
9. Compatible contemporary alterations are acceptable if they do not destroy significant historical or architectural fabric.
10. Build new additions so they can be removed without impairing the underlying structure.

Derived from 36 CFR 67.7.