



Town of Yorktown
9800 W Smith St • PO Box 518
Yorktown, IN 47396
765-759-4003p • 765-759-4016f
www.yorktownindiana.org

Yorktown Downtown Revitalization Project Façade Grant Program

Program Details and Motivations

The Façade Grant Program is utilized as a tool to help revitalize local business and buildings in Yorktown's Downtown business district as part of the Downtown Yorktown Redevelopment Plan. The creation of a more aesthetically-pleasing Downtown district is paramount to encouraging both residents of and visitors to Yorktown to invest in the local economy and establishing a greater sense of community pride.

Program Eligibility, Funds, Description and Requirements

a. Façade Grant Eligibility

Eligible locations for the Façade Grant Program are established in the following areas: Businesses no farther east than Tiger/Adaline St., no farther north than Canal St., no farther south than High St., and no farther west than the urban town limits of the Town of Yorktown. All participating businesses must be current on real estate tax payments.



The Façade Grant Program is **ONLY** meant for outdoor aesthetic renovation; no assistance will be provided for indoor renovations. Ideally, this program will cover the front sides of buildings, but exceptions can be allowed for side and rear walls if they face a public right of way or pedestrian-centered area. With this in mind, the following renovations are eligible for façade grant assistance:

- Full façade
- Windows
- Doors
- Masonry retouching
- Awnings
- Outdoor painting
- Signage

*Roof reshingling is also available for consideration, but only if the roof is visible from the street level.

b. Matching Funds

The Redevelopment Commission is currently considering applications for **three** projects. The Commission will reimburse and match the applicant's spending up to a certain amount as described below:

- One large-scale project **over \$30,000**, which the Commission will match at a 40% matching amount or at \$40,000, whichever is lower.
- Two small-scale projects **up to \$30,000**, which the Commission will match at a 50% matching amount. If there are no large-scale projects, the Commission reserves the right to utilize unspent funds for additional small-scale projects at the 50% matching amount.

Potential applicants are required to provide proof of initial financial resources during the application process, preferably with signed confirmation from a financial institution. In the case of multiple applications for large-scale projects, the Commission will give large-scale projects a higher priority than small-scale projects. Commercial properties and businesses will have a higher priority in the selection process if they fit the Commission's goals of increasing utilization and interaction with Downtown.

c. Project Description

Full Façade

Full façade projects must ensure that their first floor is pedestrian-friendly, with consideration given to any upper stories to ensure that design and structural integrity are maintained. Full façade projects must also take full aesthetic consideration of the building in relation to other nearby buildings.

Windows

Only clear glass is allowed in the use of storefront buildings. Reflective glass and any security gates are prohibited. Applicants are encouraged to make storefront windows as large as possible. In accordance with Yorktown's ordinance, window signs may be no larger than 20 square feet and no taller than 2 feet. Windows may not be blocked more than 25% of display area. Energy-efficient windows that are not completely opaque, but have some degree of tinting, may be acceptable.

Doors

The façade grant will cover door repair/restoration, repainting, or replacing if necessary. Energy-efficient doors and entryways are also acceptable. Applicants are encouraged to keep the aesthetic and design standards in mind when replacing and repainting doors.

Masonry Retouching

The façade grant will cover low-pressure cleaning and painting for brick and other masonry works. The façade grant will also cover point-and-tuck restoration and improvements to grout or brick replacement, but the structural integrity must be verified before work can begin or continue.

Awnings

Awning colors should complement the building as well as any adjacent buildings and should be scaled in proportion to the architectural elements of the building.

Outdoor Painting

Colors that maintain a positive connection with the Downtown district and its surrounding buildings are encouraged. Any cracks or deterioration in the building surface must be repaired prior to painting. Applicants are highly encouraged to utilize paint that will last for a significant amount of time.

Signage

Sign messages should be brief and easy to read. Storefronts can have a maximum of two signs (one primary and one secondary) which can be a combination of various sign categories (wall, projecting, marquee, awning, or permanent). The specifications for each type of signage are as follows:

- Wall sign: No more than 80 square feet and 4 feet in height
- Projecting sign: No more than 35 square feet per side and 10 feet in height as long as the sign doesn't project higher than 5 feet below the front façade. Projecting signs will also not project over the public street and shall have at least 9 feet of clearance over the sidewalk.
- Marquee sign: No more than 50 square feet and 15 feet in height as long as the marquee does not project higher than the front façade. The marquee sign shall not project over the public street and shall have at least 9 feet of clearance over the sidewalk.
- Awning sign: No more than 20 square feet and 2 feet in height. No awning shall project over the public street and shall have at least 9 feet of clearance over the sidewalk.
- Window sign: No more than 20 square feet and 2 feet in height.

The building of pole signs will not be eligible for fund matching with the façade grant program, but permanent removal of pole signs will be eligible. Sign colors should also be used to

complement the building or business. The cumulative square footage of all permanent signs shall not exceed 100 square feet OR 75% the length of the primary structure's façade facing a public roadway. Businesses that have multiple facades facing a roadway must keep in mind that the total amount includes combinations of primary and secondary façade signage. Applicants are also reminded that signs should keep a basic sense of design integrity in accordance with the building and any adjacent properties.

Roof Reshingling

Roof reshingling will only be considered if the roof is visible at the pedestrian/street level. Additionally, reshingling will only be approved as part of a full façade project and only match up to \$3,000 of the total grant amount.

c. Requirements for Grant Application and Approval

In order to receive funding, each grant application must be approved by the Yorktown Redevelopment Commission following an individual consultation and must meet particular design standards, which may include but is not limited to selection of colors and architectural/structural designs. Drawings, complete with square footage of the building before and after renovation, will be required for the application process so that Yorktown building codes, ordinances, and regulations are fully met.

If approved, the applicant will provide to the Commission documentation verifying inspection results of the property. The applicant will also submit before and after photos to keep the Commission informed of the project's progress and completion. Applicants may need to obtain a building permit for required inspections during the construction phase, depending upon the scope of the alterations. Design assistance may be provided to ensure that renovations fit the necessary design/aesthetic standards.

d. Applications and Allocation of Funds

Applications for the Façade Grant Program are accepted on an ongoing basis. The Yorktown Redevelopment Commission will review applications in the month following their submission. Applicants will have one calendar year from approval to successfully complete the project. Extensions may be given on a case-by-case basis based on verified progress of the project. Failure to complete the project by the specified completion date will result in forfeiture of the provided funds. Any unspent funds remaining upon the project's completion will be retained in the Yorktown Façade Grant Program to be utilized on future projects.

Grants will be awarded on a first-come, first-served basis in accordance with the general level of improvement of the renovation and the overall impact the project will provide to the Downtown district. Repeat applicants are allowed, but will only be considered if there are no other applications at the time and a full calendar year has passed since the prior project's completion. Applicants must provide at least two quotes from different contractors to display suitable time investment and preparation and must also keep the Commission informed of any changes in these quotes from contractors in both preliminary and final approval in the work. Selected contractors must be

licensed to work in Delaware County, with higher priority given to projects involving local-based contractors.

Allocated funds shall either be distributed (a) upon completion of the project or (b) as work progresses due to the scale of the project. The actual payment of funds will be distributed to the contractor directly. Progress reports with partial distributions shall be required once a month to process payment.

How to Apply

Interested applicants should review the Yorktown Downtown Revitalization Project Façade Grant Program Scoresheet to ensure that their project will meet the specified criteria. After reviewing the scoresheet, applicants must then submit the following materials:

- Completed Yorktown Downtown Revitalization Project Façade Grant Program Application
- Two quotes from different contractors

Tenants may submit applications with signed consent from the property owner. Application and other documentation may be submitted by email to tblevins@yorktownindiana.org or mailed to:

Town of Yorktown
ATTN: Todd Blevins
PO Box 518
Yorktown, IN 47396

The Yorktown Redevelopment Commission will hold an individual consultation with any applicant whose project is in consideration for funding at the monthly meeting following the submission of their application. The Commission meets on the third Thursday of each month at 4:00 pm at the Yorktown Field Operations Building, 2400 Russ St.