

NORTHEAST CORRIDOR ENHANCEMENT MATCHING GRANT PROGRAM

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.

ELIGIBILITY

Owners or tenants of commercial properties within the designated NEC boundary are eligible to apply for grant funds. This roughly includes Perrin Beitel and Nacogdoches Roads between NE Loop 410 and O'Conner Road, Naco-Perrin Boulevard, and portions of Thousand Oaks Drive. Priority will be given to properties located in or near targeted NEC Gateways. See attached map for exact NEC boundaries and Gateway locations.

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.

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, but are 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		

Enhancements must be permanent improvements (e.g. 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. Projects must be complete within 90 days of notice that a grant has been awarded. 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.

EVALUATION CRITERIA

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

TO APPLY

Interested parties should complete a "NEC Enhancement Grant Program Application" and submit the address below.

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

City of San Antonio Department of Planning and Community Development (DPCD)

Attn: NEC Grant Program

1400 S. Flores St.

San Antonio, TX 78204

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

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Type of Grant Requested *Applicants may apply for more than one grant, but total award cannot exceed \$27,000*

_____ Façade (max \$20,000)

_____ Landscape (max \$5,000)

_____ Signage (max \$2,000)

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): _____

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Description of Project

*If requesting more than one grant (façade, landscape, and signage), describe each grant request separately and be as specific as possible. Include type and color of materials being used, quantities, measurements of buildings, types of plants being used for landscaping, etc. Provide any supporting documentation you have, such as pictures of property to be enhanced, scopes of work, color samples, preliminary designs. **Attach extra pages as necessary to fully describe your project and related costs.***

Estimated Costs and Total Amount Requested

Item or Work	Description	Estimated Cost
		\$
		\$
		\$
		\$
		Total

I understand that this document is for application purposes only and does not constitute an agreement with the City of San Antonio. I understand that if my application is selected, I will be required to provide all required documentation prior to the execution of an Award Contract.

Applicant Signature: _____

Date: _____