

AGENDA RESERVATION REQUEST**CITY OF FRANKLIN
COMMON COUNCIL**

Please type or print

Date Submitted:	1-10-2012	Meeting Date:	1-17-2012
Contact Information:			
Requested by:	Krista Linke		
On Behalf of Organization or Individual: Planning Dept./FDC			
Telephone:	346-1250		
Email address:	klinke@franklin-in.gov		
Mailing Address:	70 E. Monroe Street, Franklin, IN 46131		
Describe Request:			
Resolution 2012-01 RESOLUTION APPROVING THE DOWNTOWN FAÇADE REVITALIZATION PLAN			
List Supporting Documentation Provided:			
Resolution 2012-01			
Memo to City Council			
Daily Journal Article – January 3, 2012			
Draft Plan - Located in the document center: http://www.franklin-in.gov/egov/docs/1325882625_930633.pdf			
Who will present the request?			
Name:	Krista Linke	Telephone:	346-1250

The Franklin City Council meets on the 1st and 3rd Monday of each month at 6:30 p.m. in the Council Chambers of City Hall located at 70 E. Monroe Street. In order for an individual and/or agency to be considered for new business on the agenda, this reservation form and supporting documents must be received in the Mayor's office no later than 12:00 p.m. on the Wednesday before the meeting.

CITY OF FRANKLIN, INDIANA

RESOLUTION NUMBER 2012-01

A RESOLUTION APPROVING THE DOWNTOWN FAÇADE REVITALIZATION PLAN

WHEREAS, the City of Franklin had identified adequate reason to analyze downtown facades and create a Downtown Façade Revitalization Plan, and

WHEREAS, the City of Franklin has hired Architectural Consulting Firm Moody Nolan to define and describe the issues, advise us of our options, and make recommendations to address this issue in the near future, and

WHEREAS, the City of Franklin has received federal Community Development Block Grant dollars from the Indiana Office of Community and Rural Affairs to fund this study and has committed \$5,500 provided by the Franklin Development Corporation as local match for this project, and

WHEREAS, the City of Franklin has reviewed the process and completed study thoroughly and is satisfied with the services performed, information contained therein, and methodology applied;

WHEREAS, the City of Franklin has received 8 copies of this document for our records and will keep them on file in the city offices for future reference, and

BE IT RESOLVED by the City of Franklin that the final document is hereby approved, contingent upon comments and approval received from the Indiana Office of Community and Rural Affairs. The City of Franklin will fully consider all comments and feedback received from the Indiana Office of Community and Rural Affairs and will direct its consultant to provide amended copies of this plan reflecting all said comments.

APPROVED by the Common Council of the City of Franklin, Johnson County, Indiana, this 17th day of January, 2012.

City of Franklin, Indiana, by its Common Council:

Voting Affirmative:

Joseph P. Abban

Joseph R. Ault

Kenneth W. Austin

Voting Opposed:

Joseph P. Abban

Joseph R. Ault

Kenneth W. Austin

Steve Barnett

Steve Barnett

Robert Henderson

Robert Henderson

Stephen D. Hougland

Stephen D. Hougland

Richard Wertz

Richard Wertz

Attest:

Janet P. Alexander
Clerk-Treasurer

Presented by me to the Mayor of the City of Franklin for his approval or veto pursuant to Indiana Code § 36-4-6-15, 16, this 17th day of January, 2012 at 6:30 p.m.

Janet P. Alexander
Clerk-Treasurer

This ordinance having been passed by the legislative body and presented to me this [Approved by me and duly adopted, pursuant to Indiana Code § 36-4-6-16(a)(1)] [Vetoed, pursuant to Indiana Code § 36-4-6-16(a)(2)], this 17th day of January, 2012 at 6:30 o'clock p.m.

Joe McGuinness
Mayor

Attest:

Janet P. Alexander
Clerk-Treasurer

Franklin study narrows list of buildings in need of repair

• By ANNIE GOELLER
Daily Journal staff writer

• First Posted: January 03, 2012 - 10:21 pm

Downtown Franklin buildings could soon get face-lifts and needed repairs after a study by the city detailed what work should be done.

The city selected eight buildings, some with multiple offices, to be evaluated for repairs and upgrades to the façade, or the front of the building.

The study, paid for with a state grant, came up with upgrades to the buildings that included new storefronts and awnings, and needed repairs, including replacing roofs, stopping water leaks and repairing cracked walls and chimneys.

The final phase of the study is to figure out how much those repairs and upgrades would cost.

Then the buildings' owners would need to decide what they could afford and prioritize the work, planning director Krista Linke said.

The study focused on façades, but repairing the buildings is just as important, she said.

"It doesn't make sense to invest money in a façade if your roof has holes in it," Linke said.

The city now will conduct a public hearing Jan. 17 about the study and its recommendations, and officials must officially accept the plan into the city's records.

The city also could become involved in a project to reroute drainage in alleys around the businesses, she said.

Drainage problems that were leading to leaks in buildings and damage to brickwork were listed as issues with nearly every building in the study area, she said.

But after that, whether work is done to upgrade storefronts, paint buildings and repair and replace doors and windows is mainly up to the building owners, Linke said.

Some of the building owners have said they would be interested in doing the work but are waiting to know more about cost estimates, which should be coming soon, said Craig Wells, chief executive officer of the Franklin Development Corp.

The agency was created and funded by the city and contributed a required 10 percent match of \$5,500 for the city to get the grant from the Indiana Office of Community and Rural Affairs.

The goal of the grant program was for the city to identify which buildings would benefit most from the work and what work would be needed. Then, the Franklin Development Corp. steps in, because the agency offers grants and loans that could help owners pay for the repairs, Wells said.

Owners could get money to update the façades of their buildings through grants specifically intended for that. And they could get low-interest loans to make needed repairs, such as repairing or replacing a roof, Wells said.

The agency currently is discussing its future, because members of the board and Wells raised concerns about a lack of support from newly elected officials. But this program won't be affected by any changes, Wells said.

Fixing up downtown buildings is the kind of work the agency was created to do and should be done, Mayor Joe McGuinness said.

But the program shouldn't focus only on upgrading the façades of the buildings, McGuinness said.

The needed repairs identified in the study also should be done, he said.

"Let's not just get caught up in façade and appearance. We also need to really look at the structural integrity of buildings, with lots of age, weather, and wear and tear, to ensure they are structurally sound and also improve the aesthetics," McGuinness said.

Building owners will need to look at the recommended repairs and upgrades, the cost and the available funding to prioritize what work can and should be done, Wells and Linke said.

Serious issues, such as if a building is structurally unsafe, also will be addressed by the city, Linke said.

The study identified obvious needed repairs for more than 50 buildings around downtown, which were looked at during a walkthrough by architects, Wells said.

Not all of those buildings were selected for the study, but each will receive a statement, showing any issues that were identified, Wells said.

FRANKLIN'S FAÇADES

The city and Franklin Development Corp. got a grant to study which buildings would benefit most from renovations to their façades. Here is a look at some of the buildings identified in the study and some of the work suggested.

The Gear and Current Church

41 W. Monroe St.

Improvement recommendations:

Structural system demolished

New awnings

New storefront to match building

New contrasting color scheme

Repair window frames on second floor

Tuck-point, clean rebuild masonry

Remove siding, replace gutter

Repair cracks in sidewalks

Fix possible basement water leak

Lighthouse Antiques Mall, law firm of Eggers, Woods

50-62 W. Jefferson St.

Improvement recommendations:

New storefront with four entry points

Replace awnings and canopies

Replace vinyl windows

Paint more appropriate paint scheme

Tuck-point and repair stone and brick

Regrade alley for drainage

Replace gutters and downspouts

Repair damaged windows, skylights

Replace roof

G.C. Murphy/Antiques Building

56 E. Jefferson St.

The owner of the building, Franklin Redevelopment Commission, is preparing a plan for a renovation and façade upgrade to include:

Regrade alleys to improve drainage

Replace roof membrane

Tuck-point cracks in bricks

Repair displaced window masonry

Repair cracks in second story floor

Biological growth in the basement needs to be abated

Jeff Street Pub

90-98 E. Jefferson St.

Improvement recommendations:

Remove brick veneer and construct a new storefront

Replace awnings

Change single door to double door

Clean and paint structure with a color scheme that highlights architecture

Replace roof

Repair damage to upper floors, balcony

Repair cracked and bulging masonry

Retain painted brick

FACE-LIFT FOR DOWNTOWN

Here is a look at other buildings Franklin identified in the study and some of the work suggested:

Sharp Graphics

49 W. Monroe St.

Improvement recommendations:

Windows should be replaced

Provide a new storefront

Replace awnings

Repaint with a contrasting paint scheme

Reconstruct back wall

Regrade alley to improve drainage

Repair masonry on west wall

Repair sloping second floor

Repair roof to prohibit pooling water

Replace downspout

American Trophy and Franklin Pack & Ship

55 E. Court St.

Improvement recommendations:

Replace entry door with full glass door

Remove inappropriate awning

Replace inappropriate signage

Repaint with Art Deco color scheme

Regrade alley to improve drainage

Repair storefront terrazzo paving

Repair gaps and split seams in roof

Replace gutters and downspouts

Tuck-point brick mortar

Fix or replace damaged masonry

Star Gas Station

298 W. Jefferson St.

Improvement recommendations:

Replace missing canopy over garage

Replace storefront windows

Install carriage-style overhead doors

Repaint with Mobil Oil colors

Regrade alley to improve drainage

Tuck-point bricks and chimney

Repair wood windows and doors

Replace broken glass at steel sash

Repair concrete floor slab in garage

Replace broken glass

Replace downspout and gutters

Coldwell Banker Insurance Building

164, 168 and 176 E. Jefferson St.

Improvement recommendations:

Replace brick, tuck-point in some spots

Remove awnings

Restore window and door openings

Replace east windows

Regrade alley to improve drainage

Inspect and make necessary repairs to roof, water leak in basement, second-floor framing and first-floor joists, which were cut to install plumbing

SOURCE: Franklin downtown revitalization plan



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

Memorandum

To: City of Franklin Common Council Members

From: Krista Linke, Director

Date: January 11, 2012

Re: Resolution 2012-01 Approving the Downtown Façade Revitalization Plan

Through Resolution 2010-14, the City of Franklin approved the Planning Department to apply for a planning grant through the Indiana Office of Community and Rural Affairs. The Planning Department partnered with the Franklin Development Corporation (FDC) on the application and the FDC agreed to provide the required \$5,500 match.

The grant was awarded and consultants completed an overall structural assessment of core downtown buildings. A map of the area can be found in the plan. A limited number of buildings were then selected from this group for more detailed analysis and façade renovation plans.

The draft plan for your review needs to be approved by resolution and forwarded on to the Indiana Office of Community and Rural Affairs (OCRA) for their review and approval before the City will be reimbursed what has been paid to the consultant. Comments from the public hearing on January 17th will be incorporated into the plan before it is submitted to OCRA.

If you have any questions feel free to contact me at 346-1250.