
TO: **URBAN DESIGN COMMITTEE**

FROM: Stacey Hageman

RE: Meeting of February 6, 2018

DATE: January 31, 2018

ITEM 2: Viet Hao Redevelopment

The Viet Hao Market, a grocery store specializing in foods from Southeast Asia, is seeking tax-increment financing to relocate their existing business from 2420 O Street to the redevelopment area shown below, generally located across O Street from the existing location. The Committee's advice is being sought on conceptual designs for the proposed redevelopment.



The redevelopment project involves 2 buildings (2365 O Street and 2373 O Street) and parking lot on the south side of O Street at about 24th Street. The narrow one-story building at 2365 O Street will be renovated and remain in office use. Awnings will be added and the stone/block exterior will be repainted.

The front portion of the building, formerly the two story portion of Knight Plumbing, at 2373 O Street will be demolished due to structural problems and a new structure with a brick storefront will be constructed in its place. The south portion will remain and will be renovated to be incorporated as part of the new building.

The developer is seeking TIF to assist with site issues. A geotechnical report concluded that the site is not suitable for typical footings and foundations due to a tunnel structure that was built as a

culvert to carry Antelope Creek under O Street. The tunnel, dating from the 1890s, is approximately 15' wide and the existing building was constructed on top of the tunnel.

Although this property is not within the Downtown Design Standards area, the building design was reviewed for consistency with those standards and was found to meet them. Conceptual landscaping shown in the attached images has not been reviewed. The City has requested enhanced landscaping that includes planting area(s) for street trees along O Street.

The Committee's advice and recommendation is being sought for the proposed City-assisted redevelopment project.

\\FILSRV01\Planning\Boards\UDC\REPORTS\2018\02Feb6\Feb2018Memo.docx