

Bethel Garage

November 19, 2007



Background



- Historic Building, former RTS ticketing office
- Central downtown location, adjacent to shops, restaurants, the Plaza
- City Commission has designated CRA as lead agency in Bethel redevelopment

Redevelopment Planning

- Staff and consultant have examined the redevelopment potential of the site
 - Market feasibility, physical constraints
- Building is very small (less than 500 sq. ft)
 - Half of the interior floorspace is consumed by 2 identical restrooms.
 - Recommend removing one bathroom to provide more workable interior space
- Due to building's size, food service has been identified as potential use
 - Outdoor seating under canopy and in area adjacent to building would compliment small indoor space
- Staff is open to additional uses for the site as well

Bethel Station – Building Considerations

- Repairs/stabilization required (regardless of end use):
 - Leaking roof, damaged ceiling tile, inadequate air-conditioning unit, deteriorating woodwork/exterior paint, deteriorating (adjacent) bus shelter
- Additional work needed to accommodate foodservice:
 - Upgrade plumbing, connect to gas utilities, provide food storage, remove one bathroom for workspace, provide adequate outdoor seating for customers, update layout of patio in rear of building

Bethel Station – Site Considerations

- Site encompasses front canopy, back patio, adjacent sidewalk and bus shelter areas
- If redeveloped as restaurant, front canopy, back patio, would be used as dining space.
 - New café-style tables and chairs required
 - Back patio would also receive makeover, new furniture and landscaping
 - Provide screening and privacy, but still offer connection to public space in Plaza
- Adjacent bus shelter (no longer used as RTS stop) also in need of repair
 - DRAB examined the shelter considering reuse, partial demolition, or total demolition
 - Due to damage, poor condition, dated design aesthetic, DRAB recommends removal. Estimate to cap water/electric lines and demolish structure: \$7,250

Bethel Station – Use Considerations

- Based on Staff and consultant's analysis, food service is anticipated
 - Unique size limitations
 - Outdoor seating areas, portable food products could compensate for small interior
 - Proximity, visibility to other downtown attractions
 - Potential to capitalize on daytime, evening, late night, and weekend downtown patrons
 - Allowed under current zoning (CCD)
- Other business models/uses will also be considered for the site

Implementation

- Based on info from Staff, consultant, DRAB recommends two phases for implementation
 - 1st phase: all work required to stabilize the building (regardless of final use) and prepare for general redevelopment, including demolition of former bus shelter. (To begin immediately)
 - 2nd phase: renovation and redevelopment activities related to specific use selected for the property. (To begin after tenant is identified. We or tenant can pay for improvements.)
- Timeline will allow for efficiency in onsite improvements.
 - Meet the needs of the tenant who will occupy the site
- Staff, DRAB will formulate final/detailed redevelopment plan, based on chosen tenant, for City Commission approval
- Staff will also explore potential for additional Plaza improvements that may compliment this project

Fiscal Note

- \$188, 149.49 is budgeted in account 332-790-M660-5190 for Plaza improvements.
 - (The CRA is not responsible for this account.)
- Final cost for Bethel redevelopment not expected to exceed \$100,000
- DRAB recommends requesting City Commission authorize these funds for Bethel Redevelopment
 - If approved, move forward with plans to stabilize building.
 - Simultaneously, Staff will also issue request for tenants at the site
 - Staff, DRAB will also examine other potential improvements at the Plaza

Recommendation

- Hear Presentation from Staff
- DRAB to CRA Board: approve the general concept for Bethel and Plaza redevelopment,
 - Request that the City Commission reserve the use of funding from account 332-790-M660-5190 for redevelopment at the Bethel Station and at the Plaza, and
 - Request the City Commission authorize CRA staff to commence improvements to remove the bus shelter and stabilize the Bethel building