

Project Site
 4423-4627 S. Meridian Ave East
 APNs 0419106022 & 0419102125

Frontage Improvements Substantial Improvement Analysis:

PMC 11.08.135 maintains the following threshold for frontage improvements:

- Frontage improvements are required **“when the remodel valuation exceeds \$500,000 and the proposed project meets the definition of ‘substantial improvement,’ as defined in PMC 11.08.120, based on the value of the commercial unit being remodeled.** Nonresidential frontage improvements shall consist of curb, gutter, planter strips, street trees, sidewalks, storm drainage, street lighting, and one-half street paving (only required if the existing pavement condition is poor) in accordance with the city’s [Public Works Standards]. The frontage improvements shall be required along all street frontage and alleys adjoining the property upon which such tenant improvements will be placed. Frontage improvements shall also be required where any reasonable access to the property connects to the public right-of-way, although the primary access is located on another parcel.
- **Substantial Improvement** means “any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the “start of construction” of the improvement.”
- **Commercial unit** means “the assessor’s listed building valuation or a prorated valuation when connected to a larger structure.”

A summary of attributable Assessor building valuations based on overall per parcel valuation for the parcels on which the work is proposed is provided in the table below. Each parcel contains three assessed buildings: two adjoined buildings (Buildings 1 and 2) and an outlying stand-alone structure (Building 3) for six “buildings” total. **The “commercial unit” being remodeled under this proposal is comprised of Buildings 1 and 2 of the south parcel and Building 1 of the north parcel.** Buildings 3 are included for the purposes of arriving at prorated values but are otherwise excluded. The relevant Commercial Unit data is shaded in the table below.

Parcel Analysis

APN	Square Footage	Percent of Total	Attributable Value	Substantial Alteration Threshold
0419102125				
Building 1 – Line retail	14,544	29.2	1,932,536.85	966,268.43
Building 2 – Michaels/Pier 1	30,830	62.0	4,096,542.30	2,048,271.15
Building 3 – standalone bank	4,320	8.7	574,020.85	287,010.42
Parcel Total	49,694	100	6,603,100	3,301,500

0419106022				
Building 1 – Grocery Outlet	47,881	70.24	6,727,797.92	3,363,898.96
Building 2 – Line retail	13,905	20.40	1,953,973.20	976,986.60
Building 3 – standalone strip retail	6,384	9.36	896,528.88	448,264.44
Parcel Total	68,170	100	9,578,300	4,789,150
Commercial Unit Substantial Alteration Threshold Total:				3,991,526.18

Based on the above analysis, the substantial improvement threshold for the “commercial unit” subject of this application is \$3,991,526.18. The proposed improvements valued at \$1,320,000 are below this threshold; therefore, frontage improvements under PMC 11.08.135 should not be required. Please confirm.