

APPLICATION #2) LEN'S DRUG

Context. City Drug has been a part of Downtown John Day since at least the late 1800's. Today, Len's Drug has a corporate name of Nelson's City Drug, Inc that has been passed from the first City Drug. Located originally on the Northside of Main Street, it moved across the street to the 120 E. Main Street location in 1977. In the late 1980's Len's Drug expanded to the west into the Farley's Men's Wear building. This created a height impediment that remains until today. In the late 1990's, Len's Drug expanded east into the old Coast to Coast space, which was the same building that had been partitioned into the two retail spaces. The expansion required raising the east floor and closing off the access to Main Street. This resulted in nearly doubling the retail floor space. The Main Street Revitalization Grant would help Len's remove impediments, expand and continue to preserve this important retail space in the downtown area.

Project description. This project has three primary goals.

- 1) *Expand the retail space to bring more products to the John Day area.* The goal is to add approximately 4,500 square feet in retail space. This additional space will not only provide for a larger assortment of merchandise but will also provide more spacious aisles for an enhanced shopping experience. It will also expand the pharmacy to ensure the use of technology and to provide a more conducive workflow to increase both accuracy and speed of service.
- 2) *Remove impediments from previous remodels and create a more uniform space with less unusable corners.* One impediment is the reduced height between the two retail spaces from the late 1980's remodel. The height restriction not only creates a reduced area to walk under (under 8 feet), but also restricts the vision into this area. Customers often find it difficult to know what is "back in the corner".
- 3) *Align the Main Street view of the building to return to a more original format.* The building was rebuilt following a fire in the 1940's with an Art-Deco design. Bringing the building back to this design with updated energy efficient windows, lights, insulated walls, etc. will bring the building more into line with the buildings on the south side of Main Street (Photo Group 1 shows the original facade). The current façade of the building has been in place for several decades (Photo 2). A sample photo and renderings of proposed Main Street exposure if the grant is awarded are also provided (Photo Group 3). Included in the remodel, would be a feature of some type on the corner (Intersection of Hwy 26/Hwy 395) to create a welcoming point to downtown John Day.

Financial overview. Requested project amount is \$200,000. Match amount: \$446,000. Total project budget of \$646,000.

The grant would be critical to maintain the scope of the project and allow the completion as proposed. This project will be a financial boost for the John Day area during construction and ensure retention of downtown jobs at the retail space in the future. \$446,000 is to be contributed by Great & Marvelous Property Holding, LLC with Greg & Marla Armstrong being the officers and Nelson's City Drug, Inc, dba Len's Drug with Greg & Marla Armstrong being officers. This will include cash and in-kind services by contributors. Great & Marvelous Property Holding is the current owner of the property at 120 E. Main Street as well as the property at 100 E. Main Street where the expansion would take place and Len's Drug is the current tenant at 120 E. Main Street.

Budget breakdown includes:

- Contractor labor: \$245,000
- Construction Materials: \$350,000
- Design and Engineering: \$28,000
- Approvals and Permits: \$23,000

Project Benefits. The proposed project provides several benefits to the community.

Needs. This project will meet a need to bring continuity to the south side of Main Street. Downtown John Day has a problem keeping all the storefronts occupied. This project has potential to increase the foot traffic downtown to benefit other business. Any new improvement to the downtown area will bring a greater opportunity for those traveling through town to stop and utilize the downtown businesses. The central feature at the corner intersection will also help enhance the community shopping experience as well as welcoming travelers to stop.

Retention. This project is essential to the retention of a large viable pharmacy and retail space in the downtown area. The business needs to expand its footprint for many of the reasons previously stated. The owners are heavily vested in the downtown area with a large parking lot and other businesses. They would like to remain in the downtown area, but expansion is a must either at their current location or at a new location well out of the downtown area. It would also retain the current jobs at this location and may even have a need for an increase in employees as the expansion completes.

Preservation. While the current building is quite old, rehabilitation of any problem areas and expansion would preserve this longstanding location in the primary business section of downtown John Day. While increasing the energy efficiency of the building would preserve its downtown appeal without losing its local charm.

Value to Community. This retail space is an anchor for the downtown community and provides much of the downtown parking during business hours. Retaining this business in the downtown area would greatly enhance the future of the downtown and foot traffic provided to other downtown businesses. This business currently employs 23 full and part-time personnel. Retaining these employees and potentially adding to them is a tremendous value to the downtown area. During the project, it is estimated that there will be seven full and part-time employees working.

Photo Group 1. Birds eye from southeast (above) and closeup from west (below) showing changes between 1940-50's.





Photo 2. Cattle drive on John Day Main Street circa 1980, Len's on right.



Photo 3. Example of improved façade and enclosed renderings for proposed façade and floor plan.





Existing Awning



New Awning



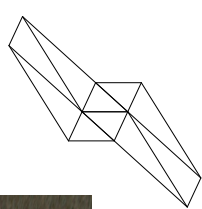
Existing Storefront

A2

LEN'S DRUG
120 E. MAIN BLVD., JOHN DAY, OR



New Storefront



STEMACH
Design + Architecture



MAIN STREET

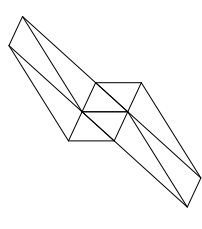
CANYON ROAD

EXISTING
A: 10,913 sq ft

ADDITION
A: 4,212 sq ft

NEW
ENTRANCE

NEW
ENTRANCE



A1

LEN'S DRUG
120 E. MAIN BLVD., JOHN DAY, OR

FIRST FLOOR PLAN

1

SCALE: 1/16" = 1'-0"

STEMACH
Design + Architecture