

## STAFF REPORT

June 20, 2014

### Proposal:

Nebraska State Historical Society (NSHS) requests a Certificate of Appropriateness for work at 131 Centennial Mall North, the Museum of Nebraska History, in the Capitol Environs District.

### Discussion:

NSHS is preparing a renovation and remodeling of the Museum of Nebraska History on Centennial Mall at P Street. Impacts on the exterior of the building will be minimal, with changes to the east entrance the most visible.



The east storefront glazing will be replaced and the entrance will be moved from the northeast corner to the center of the east facade.



The  
roof  
top

ALLEY POINTE  
MACCHETTO  
ARCHITECTS

mechanical penthouse (currently empty) will be reused, with a 12 foot expansion to the west. This change will have little or no visibility from adjacent streets and sidewalks. If visible from a few vantage points, it does not appear to have any adverse impact or lessen any Capitol vistas.

The members of the Commission in attendance May 22, 2014 received the report and voiced appreciation for the proposal.

Recommended finding:                   The proposed renovation and repair of the Museum of Nebraska History will enhance Centennial Mall and the Capitol Environs District.

Recommended action:                   Approval of a Certificate of Appropriateness.

## **AA. P STREET EAST REDEVELOPMENT PROJECT**

### **Revitalization Project Description**

The P Street East Redevelopment Project area, located between Centennial Mall and 17<sup>th</sup> Street along P Street in Downtown Lincoln, and includes the West 100 feet and North 55 feet of the East 50 feet of Lot 53 in S.W. Little's Subdivision of the West half of the Southwest Quarter of Section 24, Township 10 North, Range 6 East, of the 6<sup>th</sup> P.M, Lancaster County, Nebraska, and adjacent east west alley and rights-of-way of P, 16<sup>th</sup> and 17<sup>th</sup> Streets, as shown on Exhibit IV-184 attached and incorporated by this reference.

The goals of this project are to improve the connection between Downtown Lincoln and Antelope Valley along the P Street corridor and to strengthen Downtown as the entertainment center of the City by enhancing the outdoor space adjacent to the commercial redevelopment of an existing underutilized and deteriorating commercial building into a brewery with restaurant and viewing room. The project will remove blighted and substandard conditions and will make positive contributions to the continued revitalization of Downtown Lincoln, especially along the P Street corridor. The Project will assist in the mitigation of blighted and substandard conditions in the Redevelopment Area and Downtown Lincoln.

The project is consistent with the goals of the Lincoln Center Redevelopment Plan and Downtown Master Plan and is intended to support private sector commercial development in this redevelopment area. Publicly funded redevelopment may include street and streetscape enhancements, and public improvements consistent with the Community Development Law in the Project Area. These improvements correspond to several of the Downtown Redevelopment Goals identified in Section III. The redevelopment project addresses these goals by accomplishing the following:

- improving and enhancing the P Street corridor;
- integrating streetscape and landscape improvements in the project area with existing public and private amenities; and,
- enhancing the corridor's pedestrian-friendly, street-level orientation.

### **Statutory Elements**

Currently, there are no plans for the City to acquire, relocate or demolish the real property. Should any of these occur, the City will follow policy outlined in the Plan. Neither land coverage nor building density will be altered with the implementation of this project. The existing street system within the project area will not be changed as a result of this project.

There are no residential units in the proposed project boundaries. The existing land use in the project area is commercial (see Exhibit IV-186). The resulting land use will remain commercial (see Exhibit IV-187). The improvements to the streetscape south of the building will support the higher and better commercial use of the building, allowing for an extension of the building's use for outdoor dining and improve the walkability of the district.

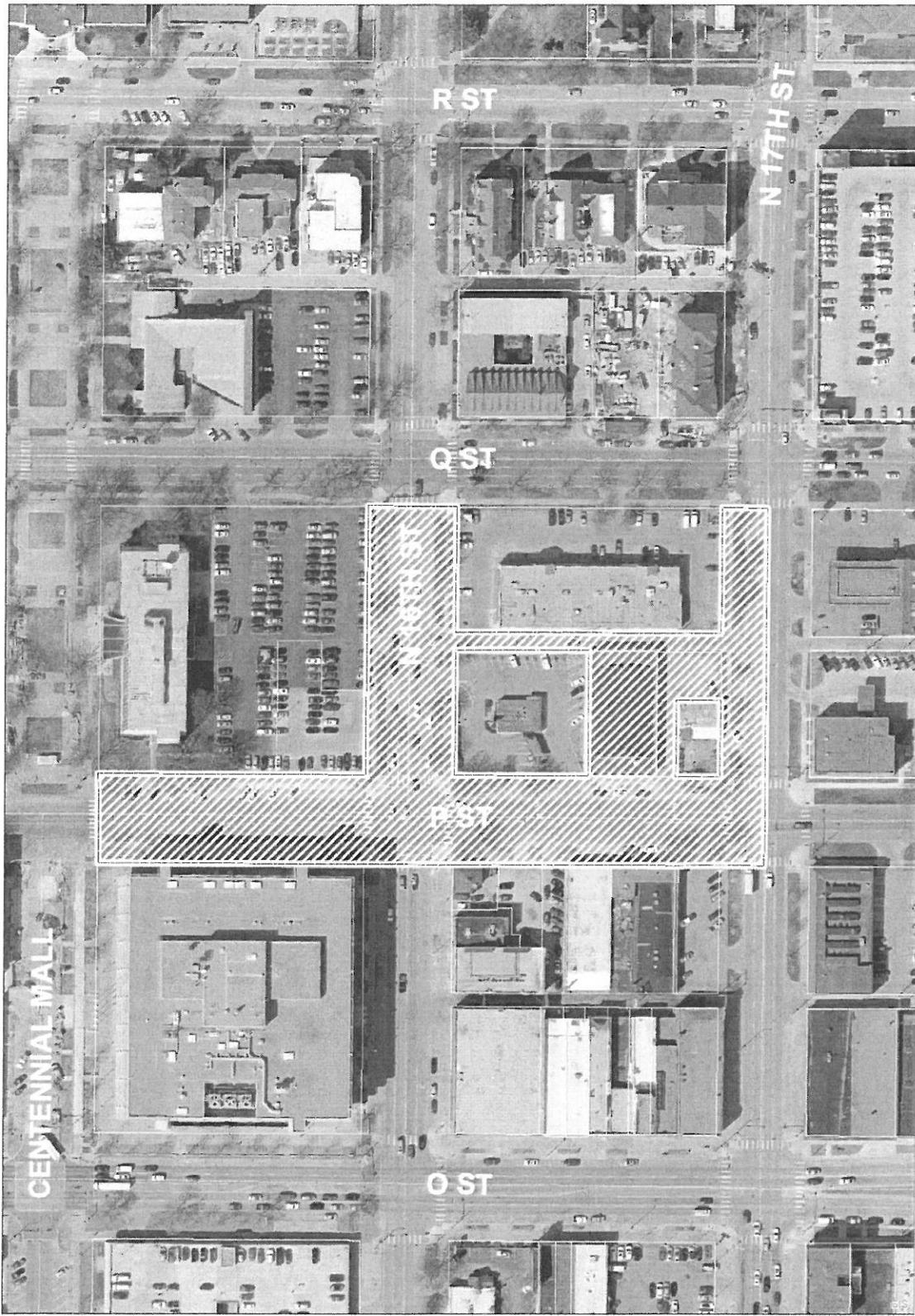
Parking in the adjacent area includes mostly private, University, and on-street parking. The building has an adjacent parking lot.

The area is located within the Downtown Business District B-4 business zone that allows for a wide range of uses including the commercial development that is being proposed. A portion of right-of-way in the area is adjacent to Public zoning. Zoning will remain unchanged as a result of this project.

**Proposed Costs and Financing**

The estimated total cost to implement the public improvements related to the private redevelopment is approximately \$170,000.00. The source of funds for public improvements will be Community Improvement Financing (commonly referred to as Tax Increment Financing or TIF) generated from the estimated \$1.3 million private investment within the project area.

Public investment may assist in the design and construction of street and streetscape enhancements, and other eligible public improvements and enhancements under the Community Development Law.

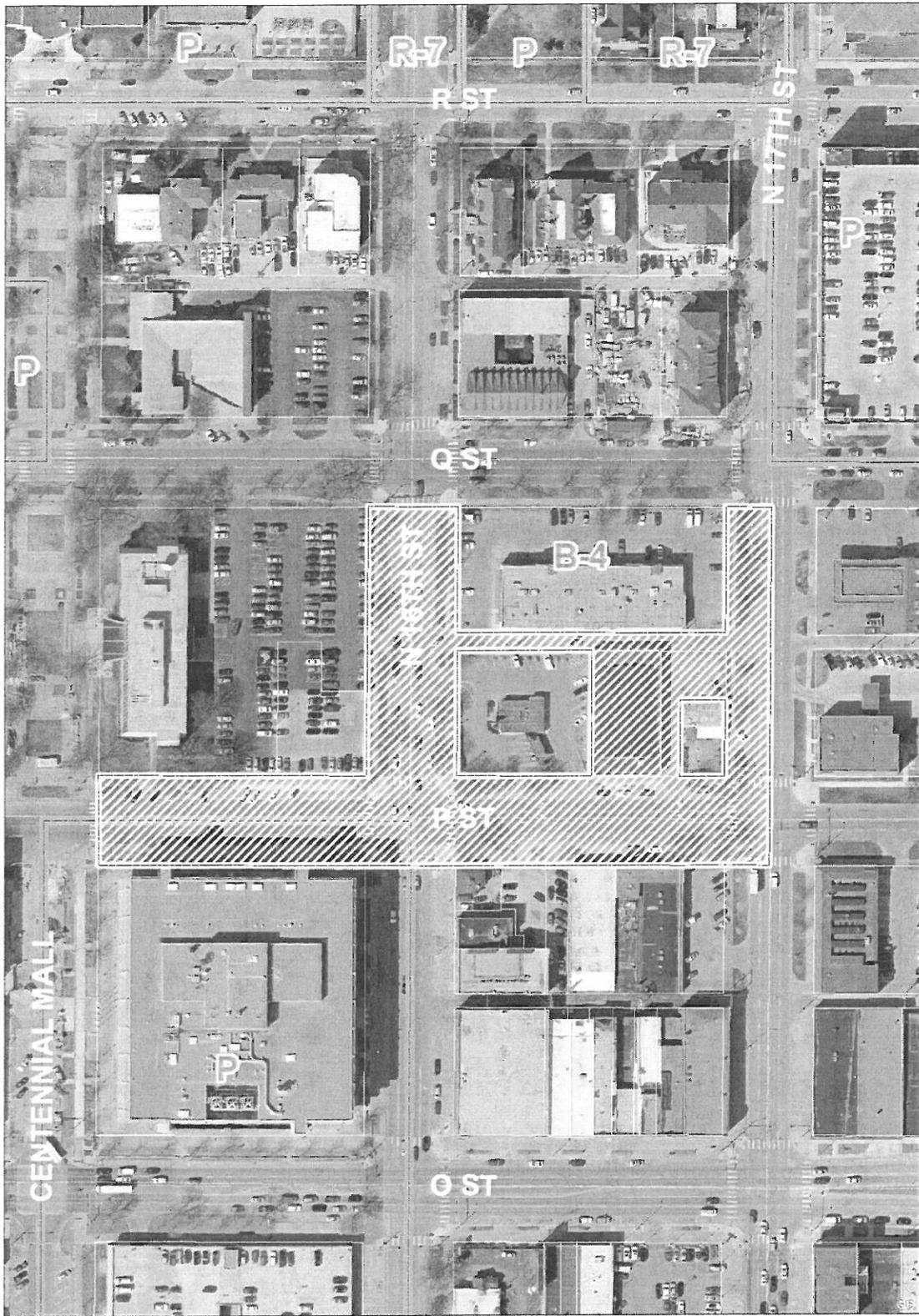


P Street East: Project Area Overview

Exhibit IV-184

 P Street East





P Street East: Zoning

Exhibit IV-185

P Street East
  Zoning





P Street East: Current Land Use Exhibit IV-186

 P Street East	 Commercial NEC	 Public & Semi-Public NEC	 Parking Garage
 Group Quarters	 Light Industrial	 Religious Institutions	
 Commercial w/Residential Units Above	 Educational Institutions	 Parking Lot	





P Street East: Future Land Use Exhibit IV-187

P Street East	Commercial NEC	Public & Semi-Public NEC	Parking Garage
Group Quarters	Light Industrial	Religious Institutions	
Commercial w/Residential Units Above	Educational Institutions	Parking Lot	

