

## STAFF REPORT

November 6, 2009

### Items 2 & 3, Agenda of November 12, 2009

The Environs Design Standards require that requests for demolition be accompanied by plans for the redevelopment of the area. Two requests for demolition have been received.

The attached materials outline a proposed redevelopment project at 13<sup>th</sup> & L Streets and provide a schematic site plan for the redevelopment of a 3-story commercial building on the site. The existing buildings are a 1-story commercial building at 1301 L and a 4-story apartment building (2 stories built in 1907, 2 stories added in 1919). The apartment house is not listed among the historic sites to be protected in the Environs. The proposed intensification of use of this quarter-block seems generally to advance the purposes of the Environs District in this downtown location.

The second application by Lincoln Public Schools involves the “Nevels House” at 2147 K Street. School staff will address this property and plans for the site. I will ask another planner to advise the Commission on this matter, to avoid a conflict between my professional and volunteer roles.



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FRANK C. SIDLES  
P.O. Box 95043  
Lincoln, NE 68509

October 26, 2009

Nebraska Capitol Environs Commission  
555 South 10<sup>th</sup> Street, Suite 200  
Lincoln, NE 68508

Attn: Ed Zimmer

Dear Ed:

I would like to appear on the November 12, 2009 meeting agenda of the Nebraska Capitol Environs Commission to discuss with the commission Capitol Environs Design Standard 7: Demolition, which states that any requests for demolition permits within the District must be accompanied by detailed plans for redevelopment of the site in accord with these Design standards.

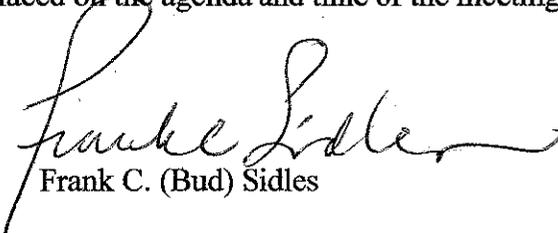
I would like to discuss the proposed demolition of the property at 1317 L Sreet and the adjoining property at 1301 L Street, legally described as Lots 4, 5, and 6, Block 97, Original Plat of the City of Lincoln, along with plans for the redevelopment of the site.

In support of my discussion with the commission I enclose the following:

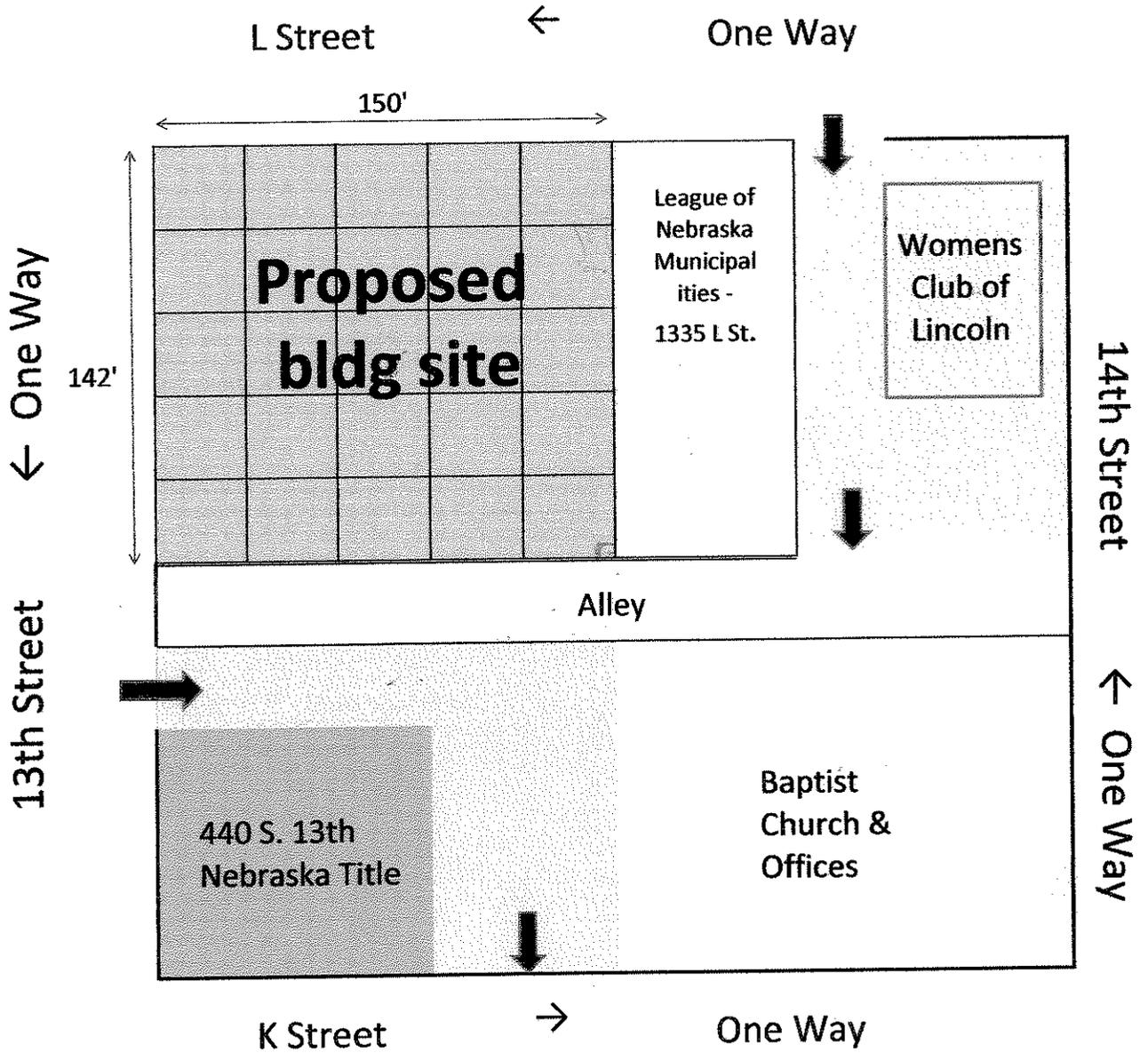
1. A current picture of the structures located on the above site.
2. A site plan of where the proposed redevelopment will be located.
3. A programming document showing a ground floor foot print of the proposed redevelopment.
4. A programming document showing the 2<sup>nd</sup> and 3<sup>rd</sup> floor foot print of the proposed redevelopment.

If you need additional supporting documentation please let me know. I can be reached at 402-434-2434.

Please confirm my being placed on the agenda and time of the meeting. Thank you.

  
Frank C. (Bud) Sidles

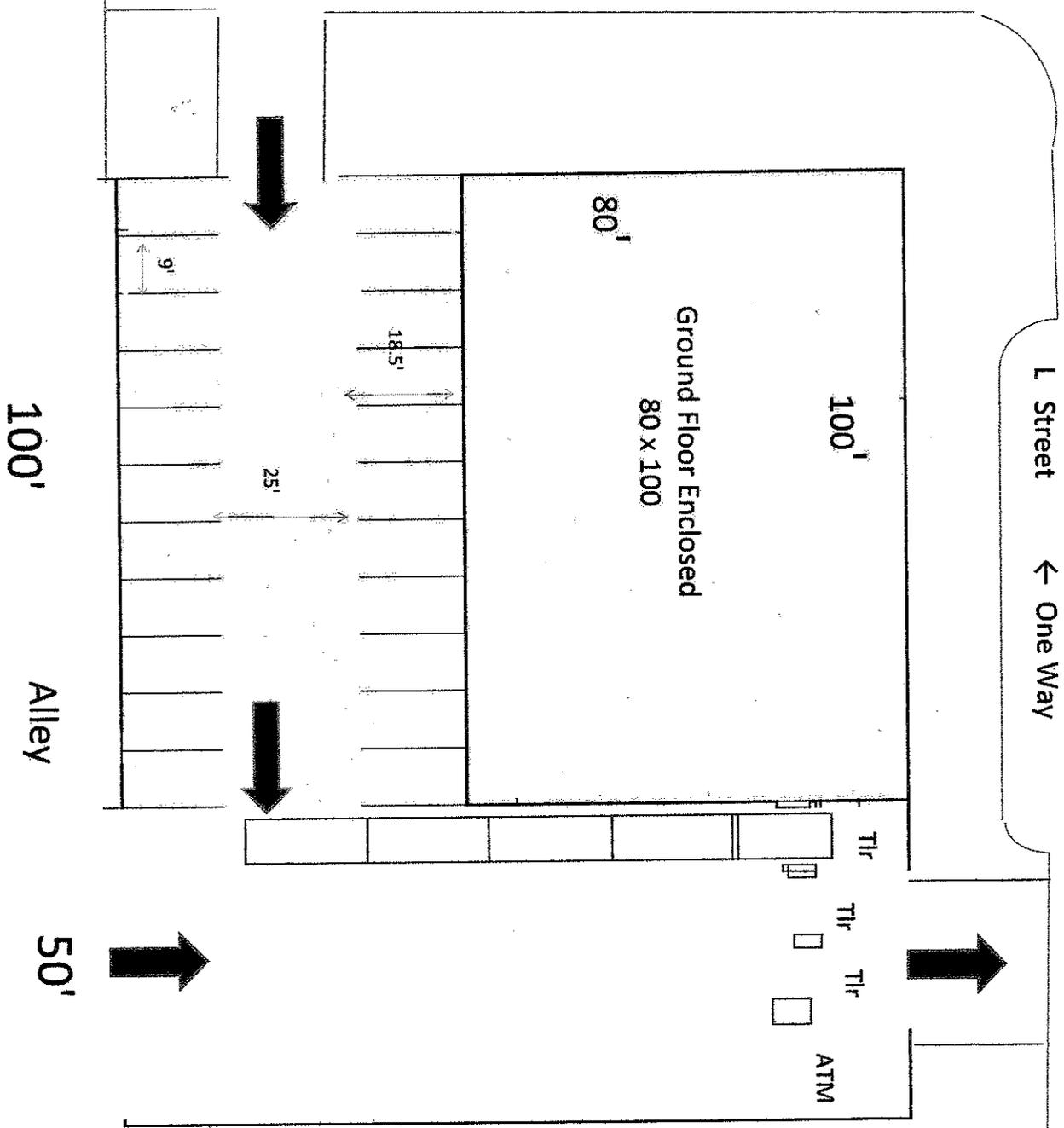
New Commercial Construction - Property Location



Proposed Site  
 Corner, 13th & L St - South East Corner  
 Buildable Area    150' x 142'    21300 sf

13th Street ← One Way

L Street ← One Way



142'

Second  
+  
Third  
Floor  
OVERLAY

142'

