

BOX BUTTE AVENUE  
STREETSCAPE



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BOX BUTTE AVENUE  
STREETSCAPE

PRESENTATION FOR THE  
NEBRASKA PLANNING AND  
ZONING ASSOCIATION –  
FEBRUARY 2010

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BOX BUTTE AVENUE  
STREETSCAPE

The Evolution,  
Development,  
Design,  
and Financing of a Streetscape

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# The City of Alliance's major commercial area is Box Butte Avenue

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- Box Butte Avenue from the beginning of the Twentieth Century has been the primary shopping and commercial area in Alliance
- As with many small town central business districts, the downtown began to decline in the 1970's with the demolition of the railroad station and the hotels at the southern end

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## EVOLUTION

- In the mid 1980's the City Council undertook a project to renovate Box Butte Avenue



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## EVOLUTION

- This project, completed in 1984-1985, included center islands in the streets, new street lighting, improved landscaping and street furniture
- The street lighting fixtures included both ornamental lights and "cobra" lights

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## EVOLUTION

- By the turn of the new decade, these streetscape features were beginning to show their age
- In 2003 the City Council decided to look into renovating the landscaping along Box Butte
- This plan was completed and presented to the City in late 2004

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## EVOLUTION

- While the landscaping plan was good and well detailed, it would look out of place with the other deteriorating streetscape features
- The City Council decided to expand the project to revise the entire streetscape

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## EVOLUTION

- Due to the cost of the project and the undetermined future of all of Box Butte Avenue, the project was phased with the first phase being 3<sup>rd</sup> Street to 5<sup>th</sup> Street
- This is the primary retail area
- The second phase is to be 2<sup>nd</sup> to 3<sup>rd</sup> Street and 5<sup>th</sup> to 6<sup>th</sup> Street

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## DEVELOPMENT

- The City Staff and the Design Consultants met to “brainstorm” ideas on how to replicate this period
- Three alternatives were developed and presented to the Staff

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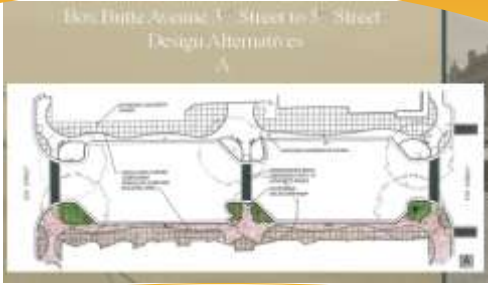
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## DEVELOPMENT



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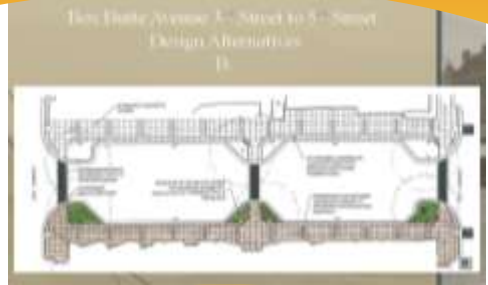
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## DEVELOPMENT



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## DEVELOPMENT



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## DEVELOPMENT

- Many additional sketches and designs were developed by both the Consultants and the City Staff, it was determined that Alternative 'A' was the best
- Rationale, Alternative 'B' with the bands running to the storefronts appeared too urban for Alliance
- Rationale, Alternative 'C' with the rosettes were to "arty" and besides it was the most expensive

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## DEVELOPMENT

- Multiple reasons for Alternative 'A'
- City Staff suggested the idea of the flowing line of the sidewalk with the two different materials
  - With Alliance being in the sand hills, we felt it suggested the flowing movement of the area
  - The washed concrete aggregate again presented to feeling of the sand hills
  - We didn't want an expanse of brick since the streets are brick and a totally brick sidewalk would be overkill
- With these design considerations, Alternative 'A' was further detailed and finalized

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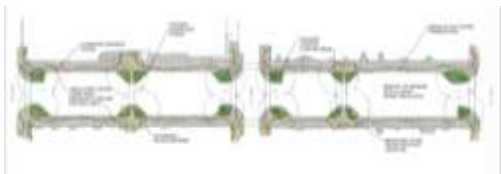
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## DESIGN



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## DESIGN

- One of the detail considerations was the street lightings style
- The street lighting had to provide the same illumination (lumens) as the existing lighting
- The globes has to be plastic to prevent hail damage
- The illumination had to increase the amount of down lighting and avoid up light.

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## DESIGN



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## DESIGN



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**DESIGN**



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**DESIGN**

- One of the other items is the design and style of the street furniture
- These include benches and trash receptacles
- It was decided that we would use recycled plastics for part of the furniture if it would fit into the design

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**DESIGN**



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## DESIGN



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## DESIGN

- With this we have the three of the four major items of the streetscape
- Let's see how they begin to fit together

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## DESIGN



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## DESIGN



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## DESIGN

- As with any project there are details that need to be addressed
- These include type of washed aggregate, banding between the aggregate and the standard concrete, crosswalk treatment, landscaping and street trees.

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## DESIGN

- Washed aggregate and banding



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DESIGN

- Miscellaneous items – Site Amenities



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DESIGN

- Landscaping
- The intent of the project is to preserve the existing landscaping materials and replant them

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DESIGN

- The landscaping beds may have “Rain Garden” technology incorporated into them



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## DESIGN

- Currently there is a mix of tree types along Box Butte Avenue, even within the same block
- Rather than completely remove them, for the most part they will be protected during construction and only replaced when needed
- Unfortunately, there are 3 ornamental trees that will need to be removed due to branches overhanging the sidewalk and roadway

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## FINANCING

- The establishment of an itemized budget is one of the first things that is needed for obtaining financing for the project (handout)

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## FINANCING

- Sources of funding for the Box Butte Streetscape
  - NeDOR Transportation Enhancement Grant for Replicate Street Lighting and infrastructure
    - Received \$275,227 with \$68,807 matching (20%)
  - NeDEQ Waste Management Recycled Plastic Street Furniture
    - Anticipating \$36, 210 with \$12,070 matching (25%)
  - Federal Appropriation – Department of the Interior – Historic Grant
    - Anticipating \$500,000 with \$332,397 matching (64.5%)

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## FINANCING

- At this time Alliance has received or is anticipating receiving
  - \$811,437 – 66.8% of total project budget
- The City will be matching 33.2% of the grants
  - \$403,274 - 33.2% of total project budget
- Alliance’s Capital Improvement Program has set aside \$1,000,000 for this project and the Council has indicated that if 50% of the budget is received, the City would make up the rest

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## FINANCING

Alliance has recently received from the Nebraska Department of Economic Development the designation as a Certified Economic Development Community

This entitled us to apply for Community Development Block Grant – Downtown Revitalization Initiative money

We are in the process of applying for this grant in order to encourage renovation of down town building façades

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## OPEN ALLIANCE

### QUESTIONS/COMMENTS?

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