New Hanover County's “Project Grace” study was conducted to understand the potential opportunities and constraints of redeveloping the underutilized county-owned downtown block, bordered by Grace, Third, Chestnut, and Second streets.

Four options have been presented that incorporate public-private partnerships, meaning the county would form creative alliances with private developers to redevelop the site. This type of partnership would add taxpayer value by attracting private capital, and the county’s redevelopment costs could be paid for by the added revenue stream from new property taxes.

The study’s fourth option, which includes co-locating the downtown library and Cape Fear Museum, has generated the most public questions. Additional information about this redevelopment option is outlined below.

What is Project Grace?

**MAIN PUBLIC LIBRARY**
- Structural limitations prohibit expansion of the Main Public Library located downtown.
- Redeveloping would **increase usable space by 25%**, from 32,400 square feet to 40-45,000 square feet of service space.
- During construction, library services would continue in a nearby downtown building.

**CAPE FEAR MUSEUM**
- Cannot accommodate many special exhibits due to restrictive ceilings and room sizes.
- Redeveloping would increase its size, ability to host better traveling exhibits, and create more educational opportunities.
- If a decision is made to move the museum, the county would seek direct engagement from the community to reach a decision on future uses of the existing museum and the Cape Fear Museum Park.

Both aging structures will need **significant capital investments** to ensure modern functionality and to accommodate the growing needs of the community.

**GREEN SPACE**
- The county envisions green space to be an important element of any proposal.
- Many investments within Story Park are mobile and could be repurposed.
- Redevelopment proposals will be evaluated based on how a developer creatively uses green space and includes the mobile components of Story Park in their design.

**MOVING FORWARD TOGETHER**

The Cape Fear Museum and the Public Library innovatively collaborate on programs to enhance learning experiences throughout the year. A shared building would allow for better program coordination and create more synergy that is not possible with the museum and library in separate locations.

Learn More: NHCgov.com
**Scenario 1**
- 6-story modern Library & apartments on Chestnut Street
- 6-story hotel, condos, & retail on Grace Street

**Scenario 2**
- 9-story modern Library & apartments on Chestnut Street
- 5-story retail & hotel on Grace Street
- 12-story retail, office, & condos on Grace Street

**Scenario 3**
- Library & Story Park remain in their current form
- 15-story hotel & condos on Grace Street
- 14-story retail, apartments, & office on Grace Street

**Scenario 4**
- 10-story modern Library, Cape Fear Museum & apartments on Chestnut Street (Library & Museum located on first 2 floors)
- 5-story retail & hotel on Chestnut Street
- 12-story retail, office, & condos on Chestnut Street