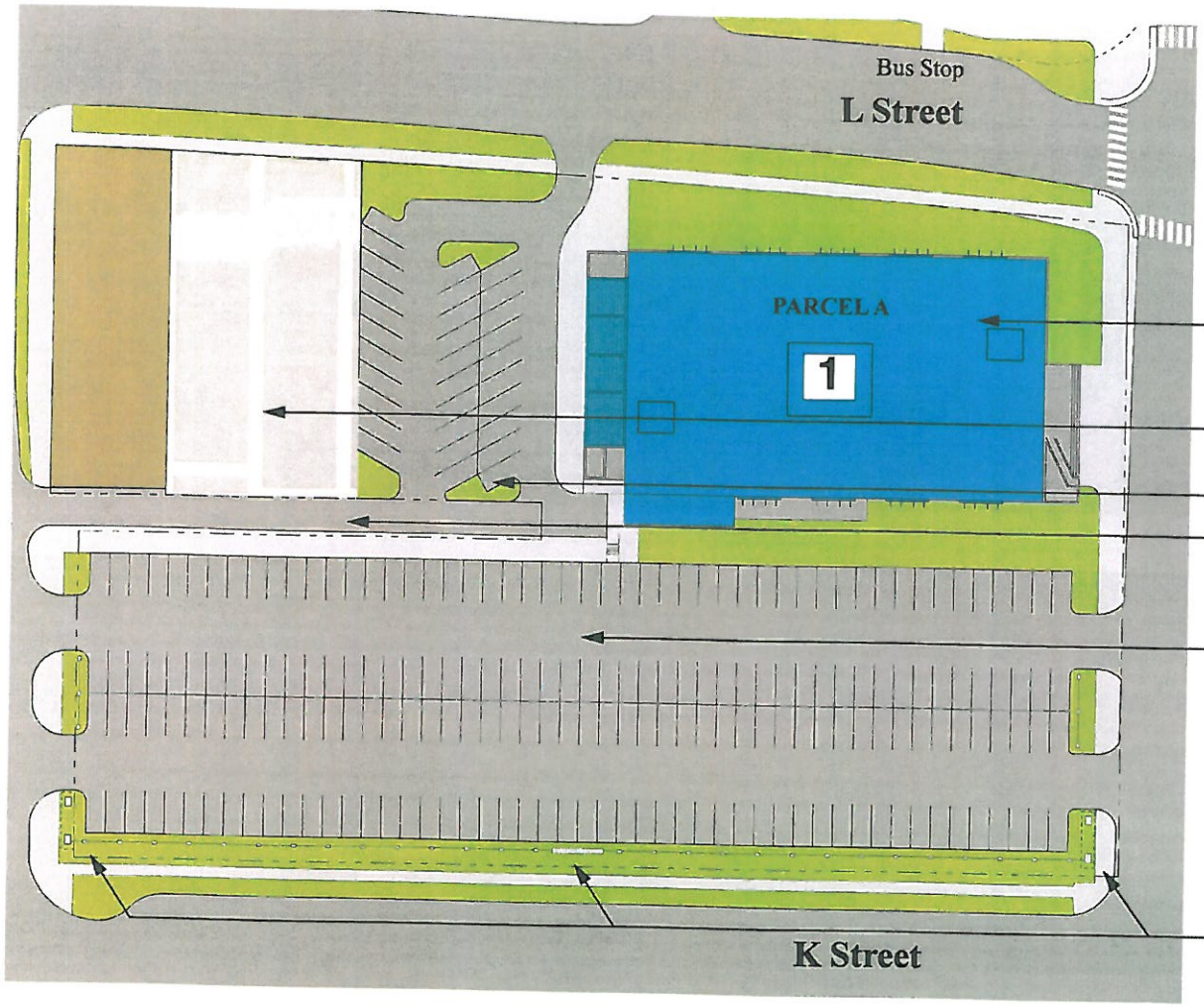


Parcel A is a renovated office facility and parking. Potential future phases will include a parking structure and future office building .

401 Building (Nelnet) - existing 3 story plus basement office building with new windows, decorative features, balconies and signage

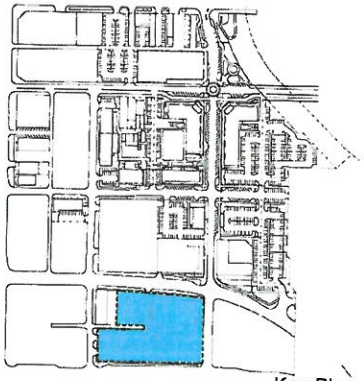
Properties not in scope

Re-surface parking lot - (47) spaces

Alley Improvements

Re-surfaced existing parking lot - (206) spaces

New monumental signs. decorative fencing and landscape screening along K Street



Key Plan

0 20' 50' 100'

N

Parcel Standards

Parcel A Site Plan

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TELEGRAPH DISTRICT 20TH & N

Parcel Standards

Parcel A Existing Condition

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Parcel Standards

Parcel A 401 Building Design Standards
Design by the DLR Group

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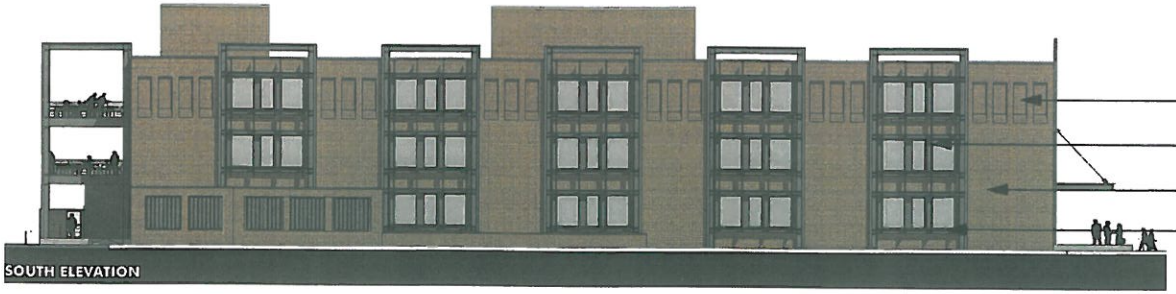

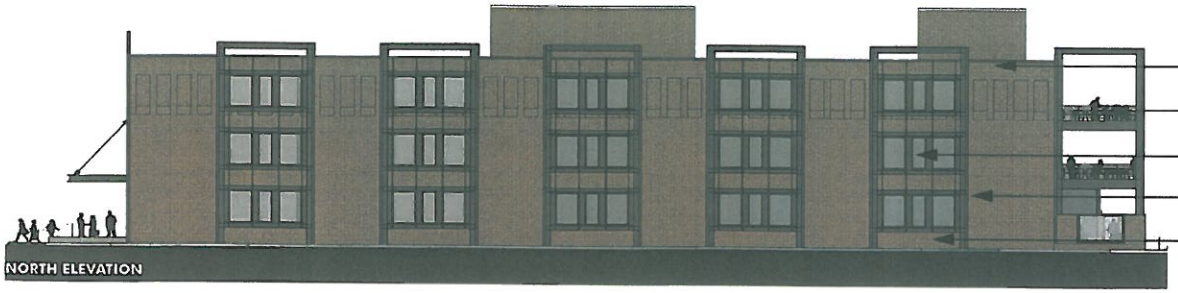

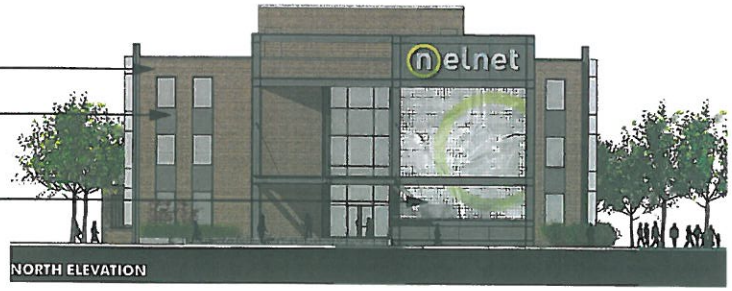

Parcel A, Building 1 Elevations Standards
Design by the DLR Group

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Parcel A Design Standards for Parking Lot Screening

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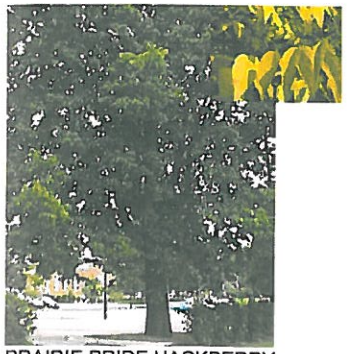
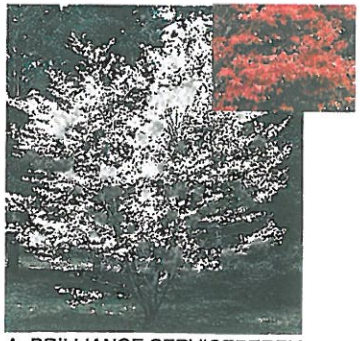


PRAIRIE PRIDE HACKBERRY

BALD CYPRESS



A. BRILLIANCE SERVICEBERRY

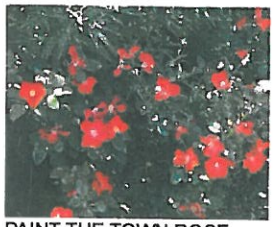
REDBUD

BLACKHILLS SPRUCE

BLACK CHOKEBERRY

ARMSTRONG JUNIPER

REGENT SERVICEBERRY

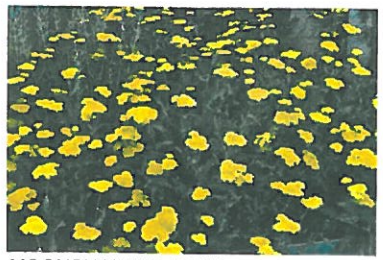


PAINT THE TOWN ROSE

PRAIRIE DROPSEED

NORTHWIND SWITCHGRASS

BLONDE AMBITION BLUE GRAMA



MOONSHINE YARROW

CARADONNA SALVIA

N

Location

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These plans are schematic and are subject to further refinement for compliance with state required zoning, fire safety and environmental and distribution with zoning systems.

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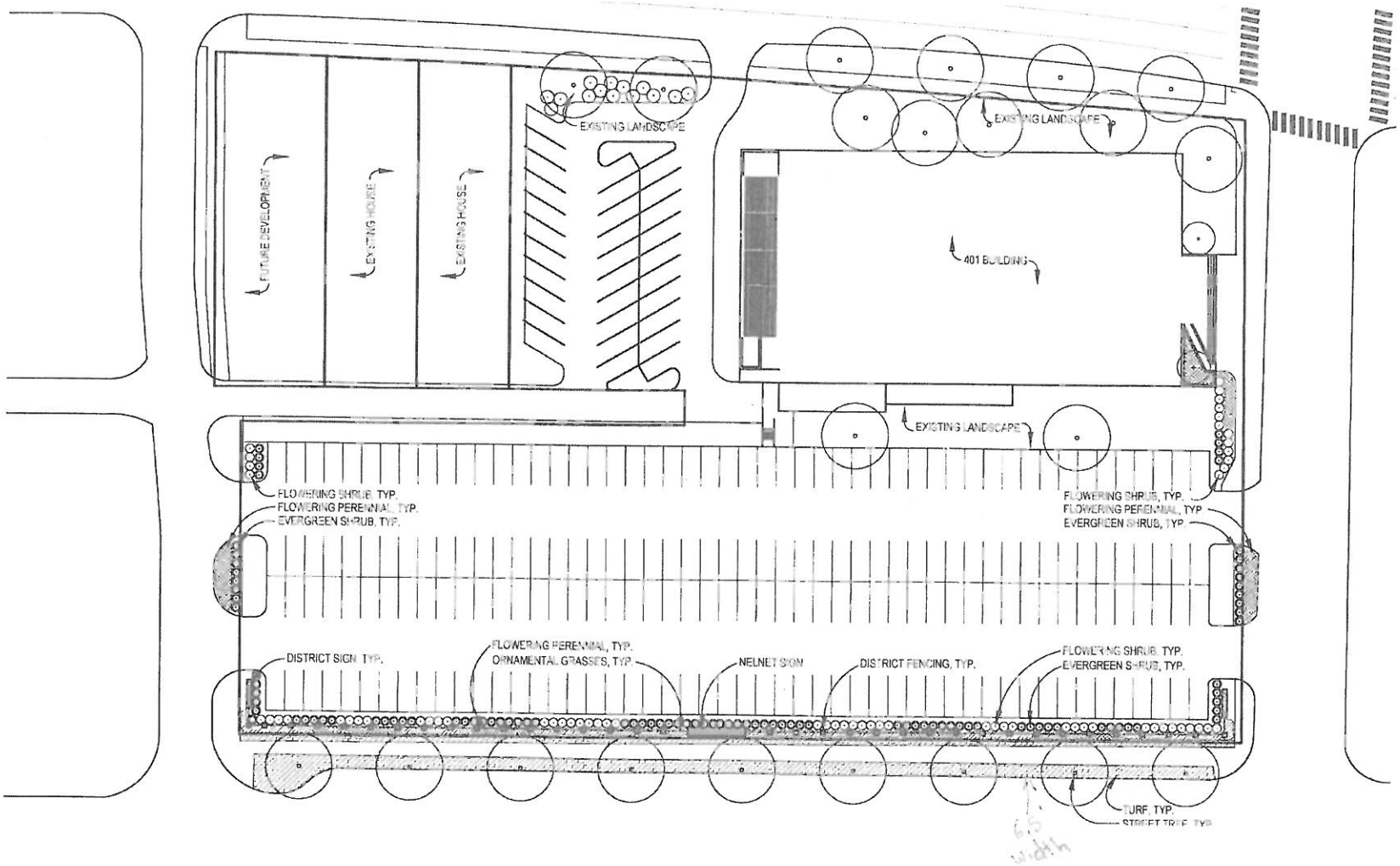
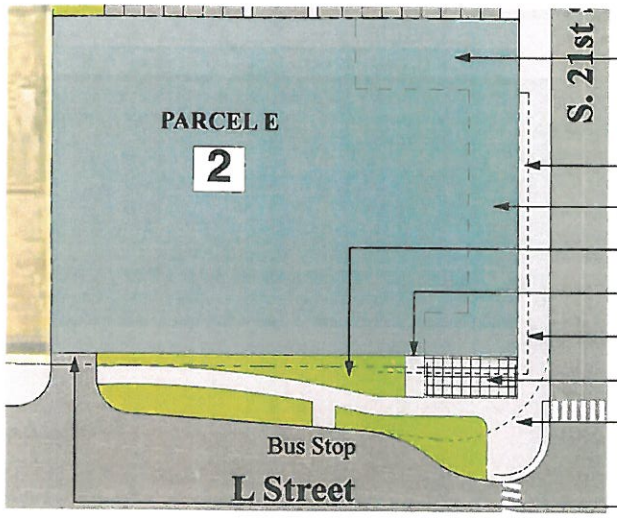

EXISTING LANDSCAPE
EXISTING LANDSCAPE
FUTURE DEVELOPMENT
EXISTING HOUSE
EXISTING HOUSE
401 BUILDING
EXISTING LANDSCAPE
FLOWERING SHRUB, TYP.
FLOWERING PERENNIAL, TYP.
EVERGREEN SHRUB, TYP.
FLOWERING SHRUB, TYP.
FLOWERING PERENNIAL, TYP.
EVERGREEN SHRUB, TYP.
DISTRICT SIGN, TYP.
FLOWERING PERENNIAL, TYP.
ORNAMENTAL GRASSES, TYP.
NELNET SIGN
DISTRICT FENCING, TYP.
FLOWERING SHRUB, TYP.
EVERGREEN SHRUB, TYP.
TURF, TYP.
STREET TREE, TYP.
65' width
N

Location

Parcel E & F Includes the existing 333 Parking Garage building to be renovated with added retail functions at the 1st floor street frontage with landscaping & site improvements. The adjacent Parcel F is to provide surface parking with access to the 333 Garage and the Lincoln Telegraph and Telephone Museum.



Building 2 - 333 Building; 3 level parking garage with retail spaces on east side of 1st floor. Renovated

Steel canopy framework

1st floor retail space

Landscaping

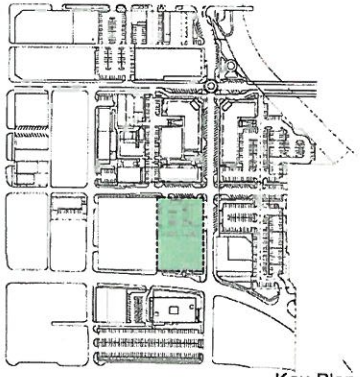
Parking garage entrance

Metal canopy at corner

Fenced outdoor seating patio

Extended curb node & crosswalk

Parking garage entrance



Key Plan

N

Parcel Standards

Parcel E Site Plan

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333 Bldg S-E View at 21st & L Streets

333 Bldg N-E View from 21st Street

Bldg 3 North Side at 21st & M Streets

North Side from M Street

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Parcel Standards

Parcel E Viewed from S. 21st & L Street

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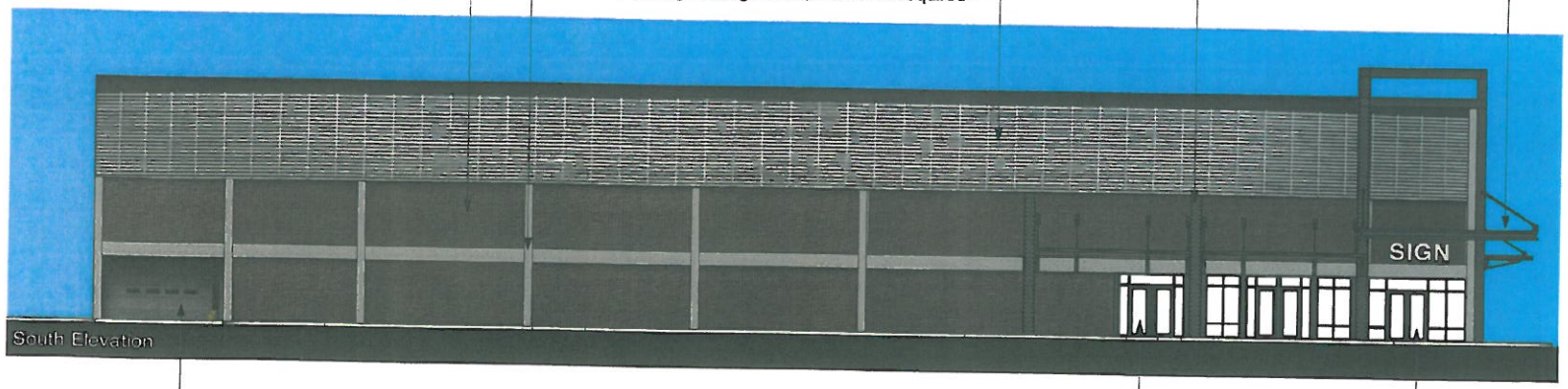

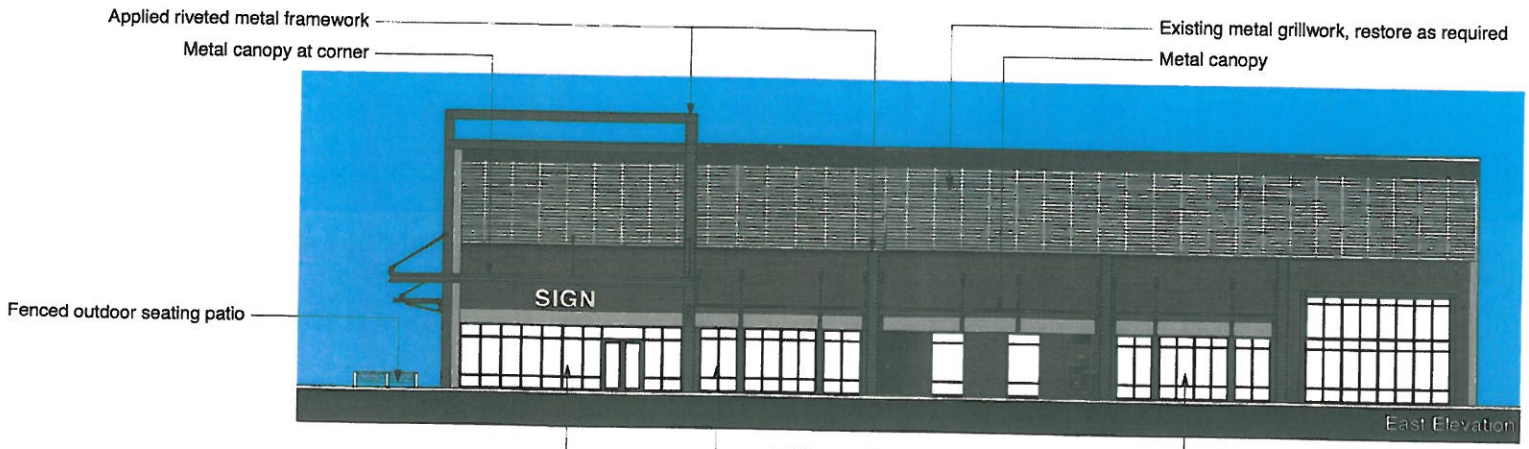

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Parcel Standards

Parcel E 333 Building Viewed from S. 21st & L Street w/ art Panel

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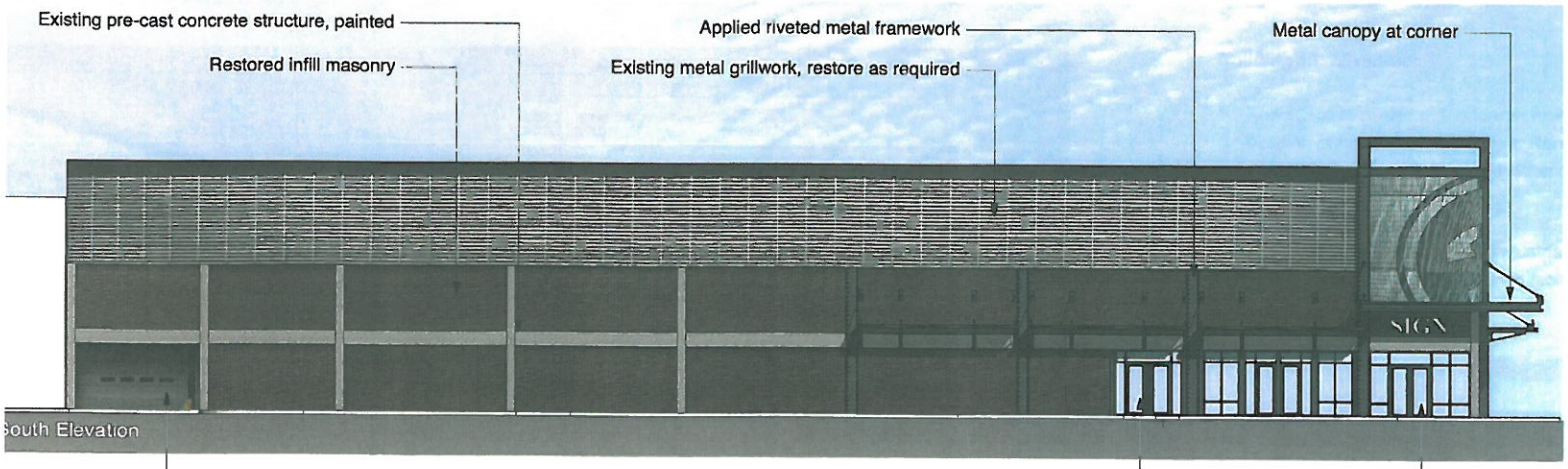

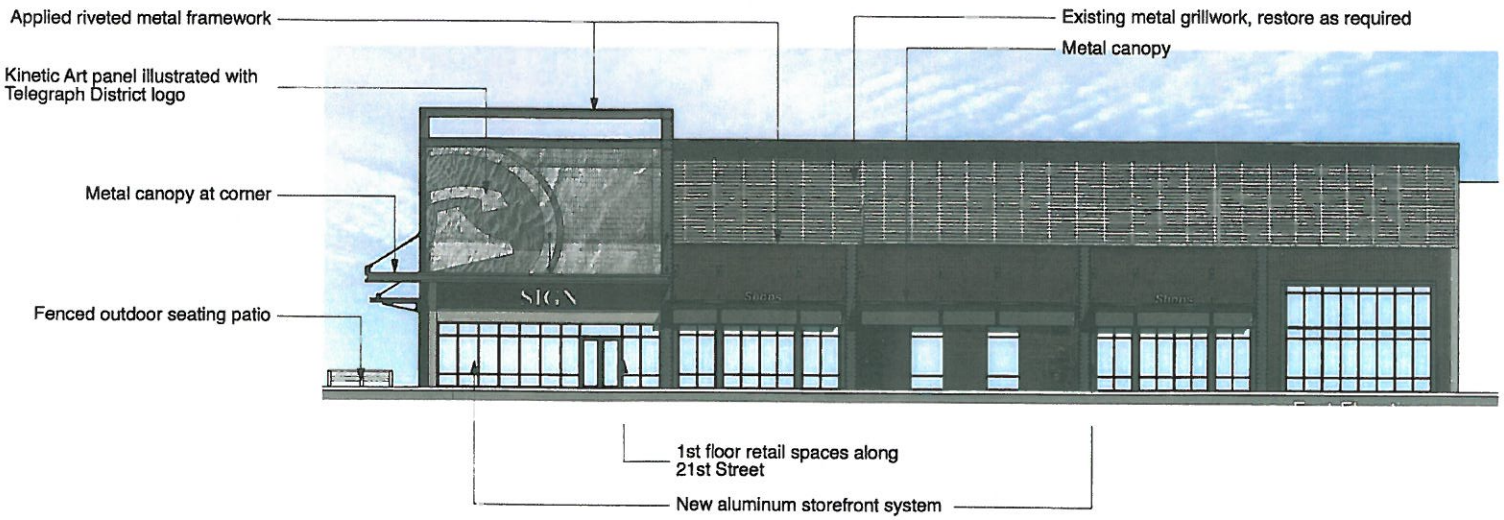

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