

# URBAN DESIGN COMMITTEE

The Urban Design Committee will hold a meeting on **Tuesday, April 07, 2026**, at **3:00 p.m.** in the County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska in **City Council Chambers** on the 1<sup>st</sup> floor. For more information, contact the Planning Department at 402-441-7491.

## AGENDA

1. Approval of UDC meeting record of [March 03, 2026](#).

## ADVISE

2. [Lincoln Central Library-UDR26027](#) – *Advisory Review & Final Action*

*Urban Design Committee's agendas may be accessed on the Internet at*  
<https://www.lincoln.ne.gov/City/Departments/Planning-Department/Boards-and-Commissions/Urban-Design-Committee>

## ACCOMMODATION NOTICE

The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participating in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402 441-7624 as soon as possible before the scheduled meeting date in order to make your request.

**MEETING RECORD**

Advanced public notice of the Urban Design Committee meeting was posted on the County-City bulletin board and the Planning Department’s website.

- NAME OF GROUP:** URBAN DESIGN COMMITTEE
- DATE, TIME AND PLACE OF MEETING:** Tuesday, March 3, 2026 3:00 p.m., County-City Building, City Council Chambers, 555 S. 10<sup>th</sup> Street, Lincoln, NE.
- MEMBERS IN ATTENDANCE:** Jill Grasso, Tom Huston, Michelle Penn and Gill Peace. Emily Deeker, Mark Canney and Michael Harpster absent
- OTHERS IN ATTENDANCE:** Arvind Gopalakrishnan, Paul Barnes, Collin Christopher, David Cary, and Clara McCully of the Planning and Development Services Department; Hallie Salem of the Urban Development Department; and other interested parties

**ATTENDANCE:**

Chair Penn called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Penn said the Urban Design Committee action today is final action on all items on the agenda

Penn then called for the approval of the minutes for the regular meetings held on November 4, 2025 and February 3, 2026.

Motion for approval of the minutes made by Huston, seconded by Grasso, and carried 4:0; Grasso, Huston, Peace and Penn voting ‘yes’. Canney, Deeker, and Harpster absent.

**ADVISE:  
Sidewalk Café Guidebook- UDR 26019**

**Advisory Review and Final Action**

**March 3, 2026**

Members present: Grasso, Huston, Peace and Penn. Canney, Deeker, and Harpster absent.

**Arvind Gopalakrishnan, Planning and Development Services Department, 555 S 10<sup>th</sup> Street Ste 203, Lincoln, NE** came forward and stated presented a three-part proposal consisting of a text amendment, updated design standards, and a new Sidewalk Café Guidebook. Staff is continuing to work with the Law Department to finalize the code amendments. The presentation focused primarily on the design standards and guidebook format.

The proposal originated as part of Project O Street and is intended to provide businesses with greater flexibility in designing outdoor dining spaces while also creating a more efficient and streamlined permitting process. The Mayor's Office has been closely involved to ensure the proposal supports broader streetscape improvements and downtown vitality goals.

Applications for sidewalk cafés would be submitted online and reviewed by a multi-department Sidewalk Café Review Committee consisting of representatives from Planning and Development Services, the Health Department, the City Clerk's Office, Transportation and Utilities, the Police Department, Urban Development, and the Fire Prevention Bureau. If an application fully complies with the adopted design standards, it may be approved administratively without review by the Urban Design Committee. Applications that deviate from the standards may require review by the appropriate board.

A significant change from current requirements is the movement away from permanently drilling and bolting fencing into the sidewalk. The updated standards are intended to provide greater flexibility in how café spaces are defined, including the use of temporary or movable barriers. Staff noted that establishments serving alcohol will still be required to provide substantial temporary barriers that meet specified height and enclosure requirements.

The guidebook is designed as a public-facing document to make requirements more accessible and easier to understand. It outlines eligibility criteria, step-by-step application procedures, and design standards. Pedestrian safety remains the primary consideration. The sidewalk is divided into four functional zones: the curb zone, building entrance zone, frontage zone, and pedestrian through zone. A minimum unobstructed pedestrian passageway of five feet is required, including a two-foot straight path within that five-foot width to maintain visibility and accessibility.

Gopalakrishnan explained that several sidewalk café configurations would be permitted. A building-abutting café allows seating directly adjacent to the building façade. A café may also be split by a pedestrian passageway, provided the required clear width is maintained. Curbside cafés may be located adjacent to the curb zone

while preserving the pedestrian through zone. In certain circumstances, a café may extend and be split by a pedestrian passageway while also abutting a neighboring property, provided a notarized agreement from the adjacent property owner is submitted.

Barriers taller than 60 inches would only be permitted at building facades or corners and not along the curb. Prohibited barrier materials include chain link fencing, plastic lattice, untreated lumber, unstable sectional fencing, and trash receptacles.

Furniture must be commercial or contract grade and designed for outdoor use. Applicants are required to submit a site plan, photographs, and manufacturer specification sheets for all proposed furniture and equipment.

Overhead elements such as awnings, pergolas, umbrellas, and roller shades will be reviewed. Umbrellas may display the business name but may not display third-party brand advertising. Lighting must be low-glare, downward facing, and may not include overhead extension cords across pedestrian areas. Heaters must be UL listed and approved by the Fire Prevention Bureau. Staff clarified during discussion that sprinkler requirements apply to permanently mounted overhead or floor-mounted heaters and not to portable freestanding heaters; staff agreed to clarify the language to avoid confusion.

District-specific exceptions were discussed. Sidewalk cafés located within the Haymarket Historic District will require review by the Historic Preservation Commission. Sidewalk cafés within the West Haymarket District are required to use consistent railing systems, some of which remain permanently attached due to grade changes and safety considerations. Staff also stated that a Capitol Environs District map will be added and that cafés in that district must obtain a certificate of appropriateness.

Permits will be issued annually, allowing the City to conduct inspections and ensure compliance. Poor maintenance, failure to meet setback requirements, or misrepresentation of approved elements may result in permit revocation.

Grasso asked about the application and review process.

**Paul Barnes, Planning and Development Services Department, 555 S 10<sup>th</sup> Street Ste 203, Lincoln, NE,** stated that Arvind Gopalakrishnan will remain the primary point of contact and that the interdepartmental review committee already exists and has previously reviewed applications. Under the new process, qualifying applications may be approved administratively.

Grasso asked about verification of commercial-grade furniture and whether specification sheets would be required.

Gopalkrishnan confirmed that specification sheets must be submitted.

Peace noted that furniture may not always be labeled “commercial grade.”

Grasso stated that specification sheets would assist staff in verifying compliance.

Penn expressed strong support for the guidebook and flexibility in barrier design.

Penn asked about language regarding drilling and bolting into pavement.

Barnes confirmed the intent is to avoid permanent attachments except in limited safety-related circumstances.

Penn questioned restrictions on umbrella branding.

Barnes clarified that business names are permitted, but third-party advertising is not allowed.

Penn and Grasso requested clarification regarding sprinkler requirements for patio heaters.

Gopalkrishnan agreed to review and clarify language to distinguish between permanent and portable heaters.

Huston asked whether the standards apply outside the downtown area in other B and O-1 zoning districts.

Barnes confirmed they do apply citywide where sidewalk cafés are permitted.

Grasso complimented the graphics and overall clarity of the guidebook.

Penn recommended revising certain graphics to ensure they clearly depict portable fencing rather than permanently attached barriers.

Peace asked for clarification regarding the five-foot pedestrian requirement and the two-foot clear path within that zone.

Gopalkrishnan provided explanation.

Peace also inquired about the decision not to allow temporary dining within parking spaces.

Barnes explained that earlier iterations considered that option but that the current focus remains within the sidewalk zone; the concept could be revisited in the future.

Peace suggested ensuring that the zoning code and guidebook link to one another for ease of access.

Barnes stated the guidebook will be promoted through the Planning website and application materials.

Huston expressed overall support for the proposal.

**ACTION:**

Motion made by Huston, seconded by Peace, to approve the Sidewalk Café Guidebook and design standards incorporating Committee suggestions and feedback, and carried 4:0; Grasso, Huston, Peace and Penn voting 'yes'. Canney, Deeker, and Harpster absent.

**UPDATES:**

There were no updates for the committee.

**ACTION:**

There was no further discussion on this item and no further business to discuss, so the meeting was adjourned at 3:50 pm.

## URBAN DESIGN COMMITTEE

APPLICATION NUMBER	Urban Design Record #UDR26027
APPLICATION TYPE	Advisory review
ADDRESS/LOCATION	Lincoln Central Library, 1111 O St.
HEARING DATE	April 07, 2025
ADDITIONAL MEETINGS	-
APPLICANT	Ryan Wieber, <a href="mailto:RWieber@lincoln.ne.gov">RWieber@lincoln.ne.gov</a>
STAFF CONTACT	Arvind Gopalakrishnan, 402-441-6361, <a href="mailto:agopalakrishnan@lincoln.ne.gov">agopalakrishnan@lincoln.ne.gov</a>

**RECOMMENDATION: CONDITIONAL APPROVAL**

### Project Description

The Lincoln Central Library project is a major remodel of the existing building at 1111 O Street and will also revitalize the public realm along O Street. The project is currently in design development, with construction beginning in August 2026 and ending in April 2028.

The Design team comprises the City of Lincoln, Lincoln Library (Owner, LCL), Caleb Swanson (Owner's Representative, Project Control), Emily Deeker (Landscape Architect, Olsson Engineering), MSR, and BVH.





Proposed design



WINDOWLESS EXISTING FACADE



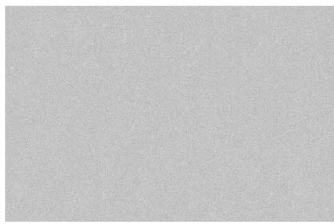
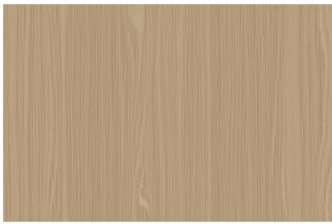
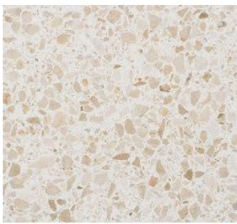
LEVEL 3 ADDITION  
WHITE PAINTED FACADE  
WINDOW OPENINGS FOR STAFF & PARTNER SPACES

The design team proposes to transform the closed-off, opaque building into a pedestrian-focused, open, inviting, civic architectural contribution to Downtown Lincoln. The project aims to adapt an existing commercial structure into a contemporary civic library through targeted architectural and site interventions. The approach prioritizes reuse of the existing concrete structural system, including the waffle slab and frame, to reduce embodied carbon while reallocating resources toward envelope performance, access, and public

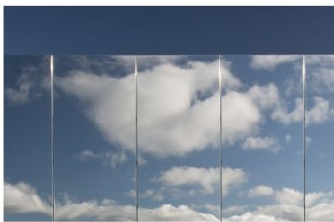
interface improvements. It is designed to achieve at least one Green Globe certification, aligning with the City of Lincoln’s sustainability goals and broader climate action initiatives. The primary design objective is to convert an inward-facing building into an outward-facing civic facility by increasing transparency, clarifying entries, and strengthening connections to O Street and the surrounding downtown context.



**Proposed envelope + Material Palette**



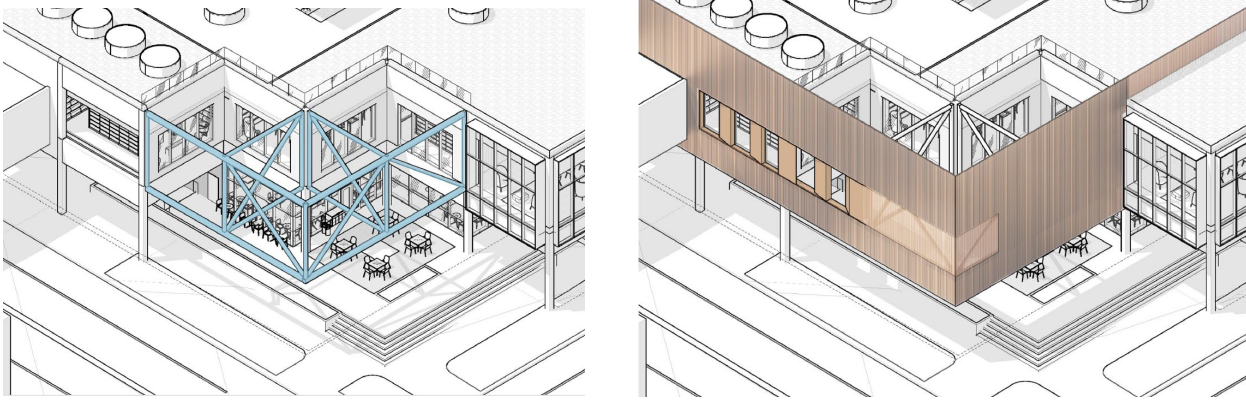
**OVERALL MATERIAL PALETTE**



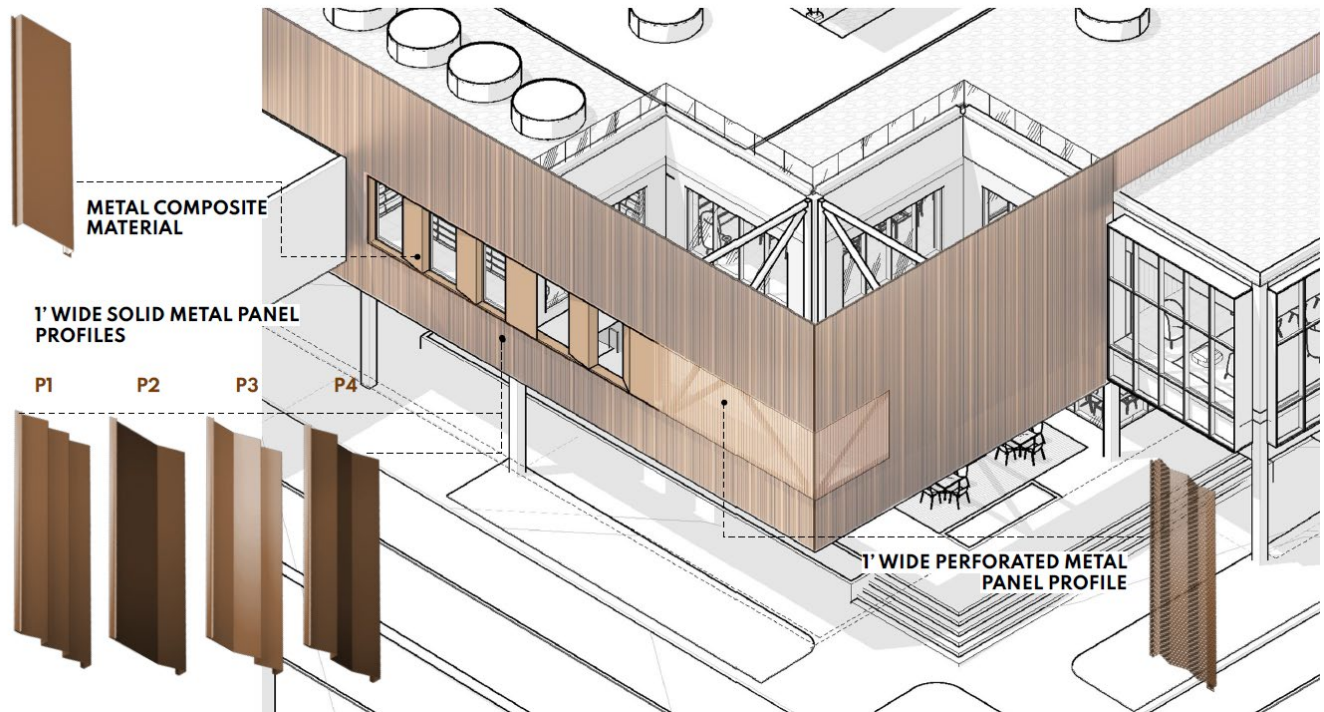
The first-floor north, east, and west façades are replaced with high-performance glazing systems to improve daylighting, visibility, and street engagement. The second-floor north façade is also replaced with glazing to bring natural light deeper into the interior and improve visual connection to the street.

Existing brick infill and exposed concrete frame are overclad with a metal panel system to unify the exterior expression and recalibrate the perceived scale of the building. At the

northeast corner, the new panel system resolves the irregular geometry into a square, legible corner condition.



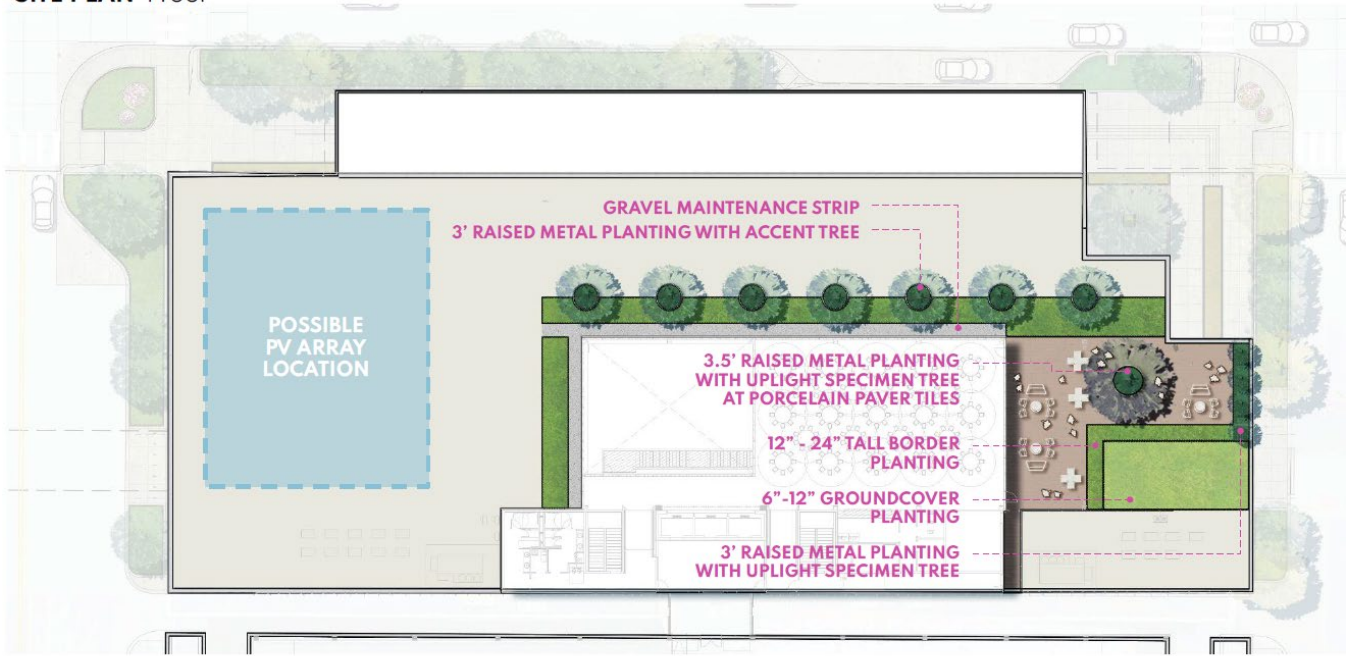
**MATERIAL DIAGRAM I** Metal Facade | metal panel profiles makeup



### **Program + Roof Intervention**

A new mass timber rooftop pavilion provides additional program space and introduces a daylighting strategy that allows natural light to penetrate and wash the central atrium. The use of mass timber reduces structural weight for the rooftop addition and provides a warm, durable interior material. An occupiable roof adjacent to the pavilion includes landscape with trees, ground cover, and hardscape, extending library programming outdoors and providing elevated public space within the downtown context.

**SITE PLAN | roof**



**GROUNDCOVER PLANTING**  
6"-12" soil depth

**BORDER PLANTING**  
1'-2' soil depth



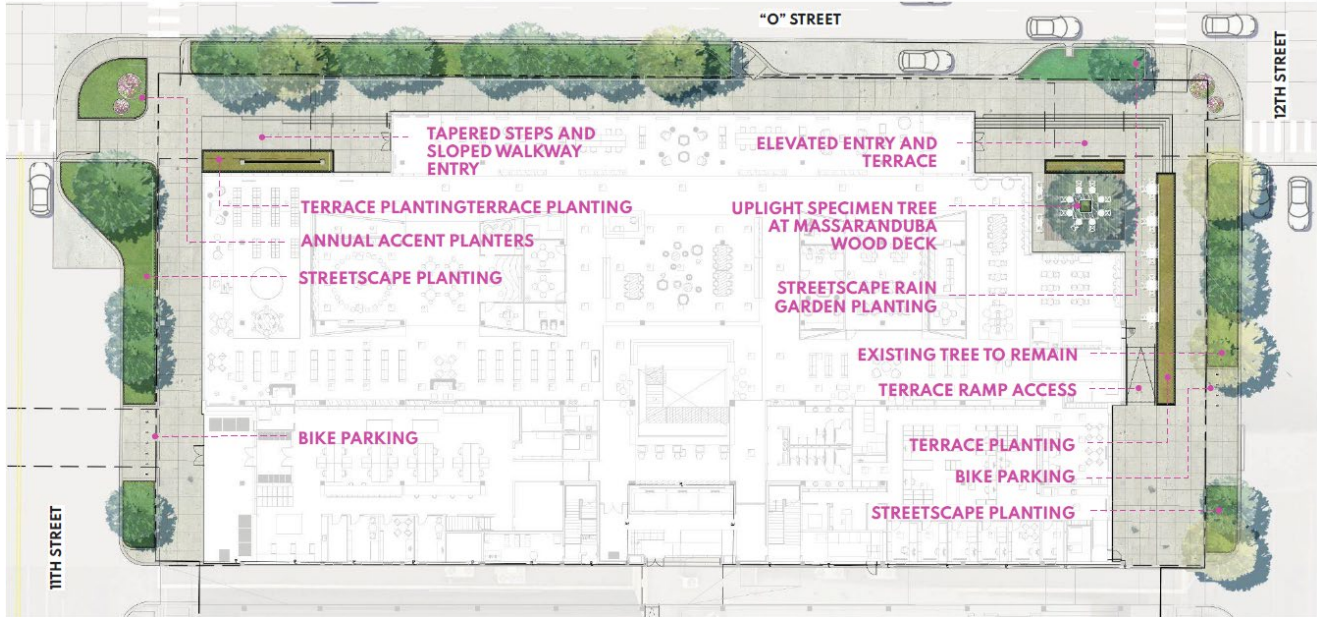
**RAISED PLANTING WITH TREE AND/OR SHRUBS**  
3'-3.5' soil depth

**PERSPECTIVE | L3 Pavilion Event Terrace**

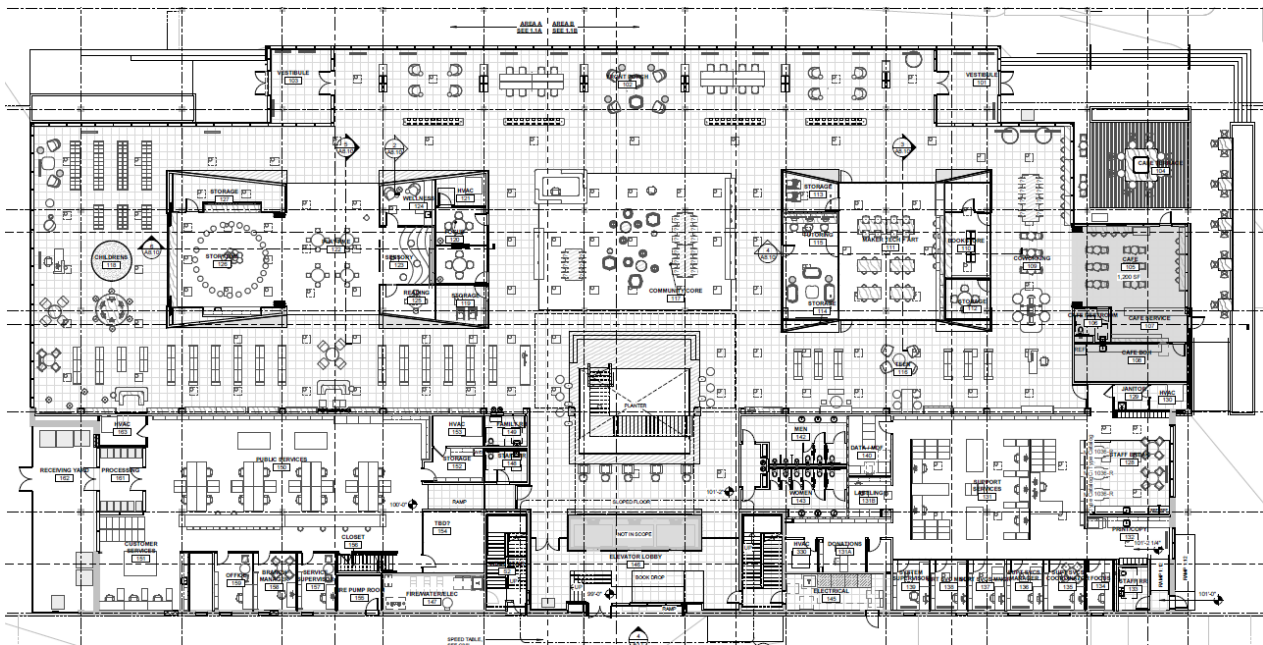


**Circulation + Access:** Access is distributed across multiple entry points to support equitable and intuitive use:

- A raised terrace at the primary frontage provides an elevated public entry, accessible by both stairs and an ADA-compliant ramp.
- The northwest corner incorporates an additional ramp and stair entry.
- Direct connections are established between the library and the adjacent southern parking garage, allowing access from all parking levels.



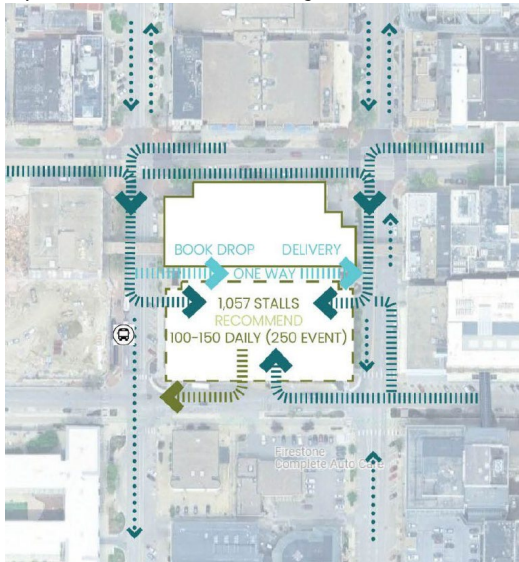
Interior circulation is organized around a central atrium to support visual orientation and intuitive wayfinding, supplemented by clear sightlines and daylight.



## Site Design, Parking + Operations

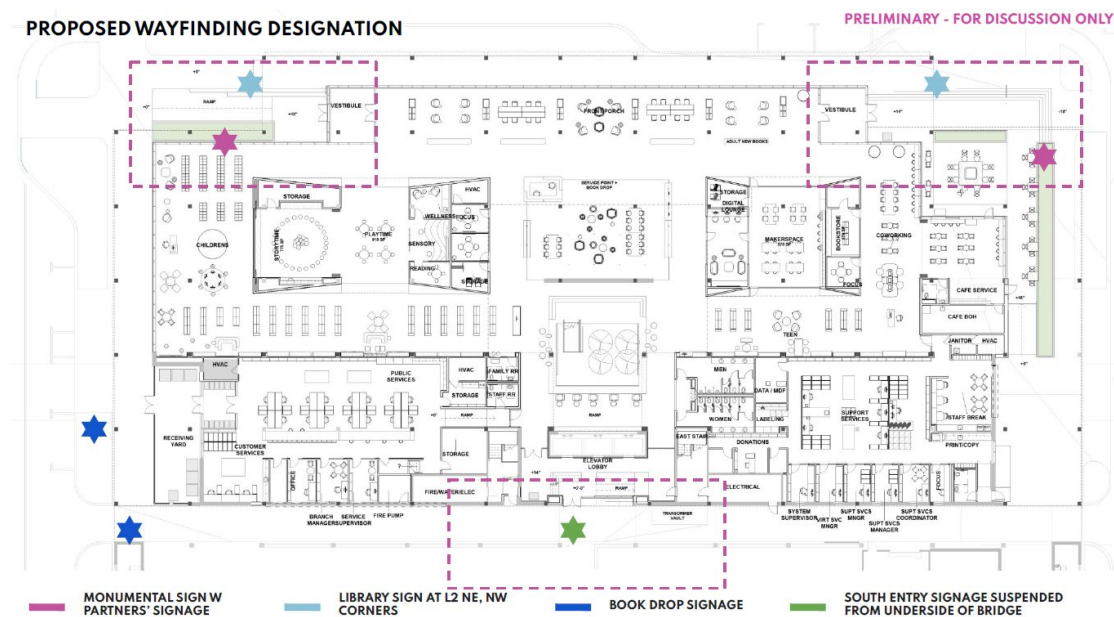
The site design is coordinated with Project O Street improvements to fully integrate the library into the streetscape. Plaza and open space areas extend the public realm and support informal gathering and programmed use.

Short-term parking at the northeast corner supports a café tenant and provides convenient access for quick library visits, including a book-drop. A secondary book drop is located at the southwest corner, utilizing the alley with access from 11th Street to support operational efficiency and user convenience.



## Wayfinding + Lighting

Wayfinding is integrated into the architectural design through spatial organization, daylight, and visual connections to the exterior. Exterior lighting is designed to enhance safety, define entries, and support the building's presence along O Street.



## Summary of Request

Since the project is City-led, located in Downtown Lincoln, and would also utilize TIF from “Project O Street” for the streetscape, staff are requesting the Urban Design Committee’s review and final action on the following items:

- *Façade treatment, selection of materials, and color palette;*
- *Interaction with the existing parking garage to the south;*
- *Plaza addition, wayfinding, entry and egress, and circulation;*
- *The overall design approach with respect to its massing, transparency, and visual connection; and,*
- *Landscape design and interaction with the proposed Project O Street design.*

Building features of the proposed design that deviate slightly from the existing Downtown design standards are described below.

**1.** The design removes the majority of the existing building’s opaque masonry facade infill within the cast-in-place structure to remain and creates a glazed and transparent ground floor of the library. This is a deviation from the Downtown Lincoln Design Standards that currently require durable masonry materials or similar materials as the primary exterior material for the first 20 feet above street level.

**Comments from staff:** Given the City’s broader encouragement of increased transparency at the street level, and in recognition of the proposed change of use to a civic library, the staff does not consider the reduction of the brick facade a significant deviation from the intent of the Design Standards. The increased transparency at the pedestrian level is consistent with the goals of an active, inviting downtown streetscape and is supported by staff.

**2.** The Library design include glass curtain wall structures less than 20 feet above street level whereas the current Downtown Lincoln Design Standards only allow glass curtain wall structures more than 20 feet above street level.

**Comments from staff:** In alignment with updated Downtown Design Standards, staff is prepared to support approval of the curtain wall systems as proposed, provided the glazing meets a minimum Visible Light Transmittance (VLT) of 0.45 and does not employ mirrored or highly reflective glass. These conditions ensure that the curtain wall contributes positively to the pedestrian environment by maintaining visual connectivity between the interior and the public realm.

As noted in point number 1 above, the overall effect of the proposed glazing, both at and below the 20-foot threshold, results in a substantially more transparent building envelope than the existing structure, which is also consistent with the goals of the Downtown Design Standards

## Staff recommendations

The proposed project is consistent with the City's ongoing efforts to update the Downtown Design Standards and represents a meaningful contribution to the civic and pedestrian character of Downtown Lincoln. Staff finds the proposal to be generally well-conceived and supportive of broader planning objectives for the area.

Staff identifies the following as notable strengths of the design:

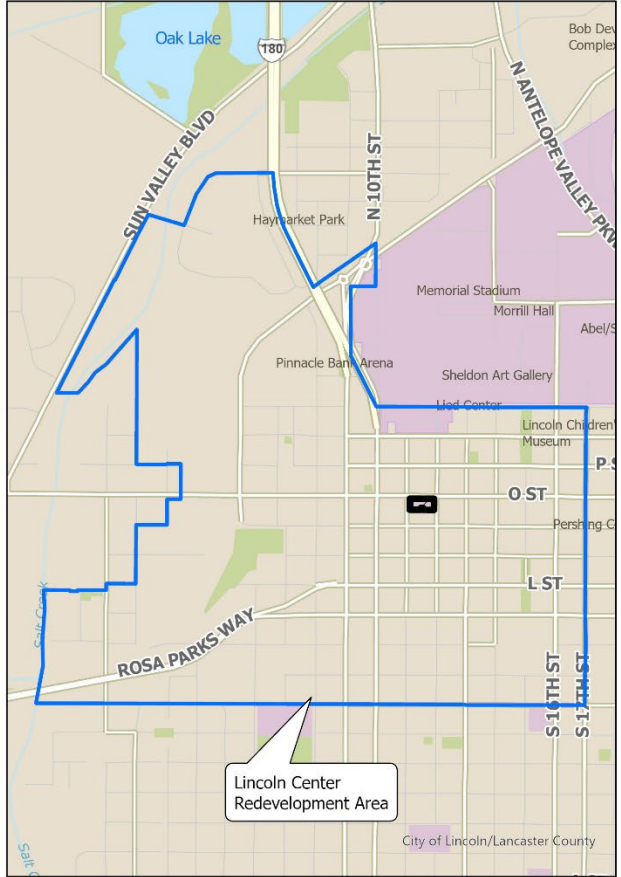
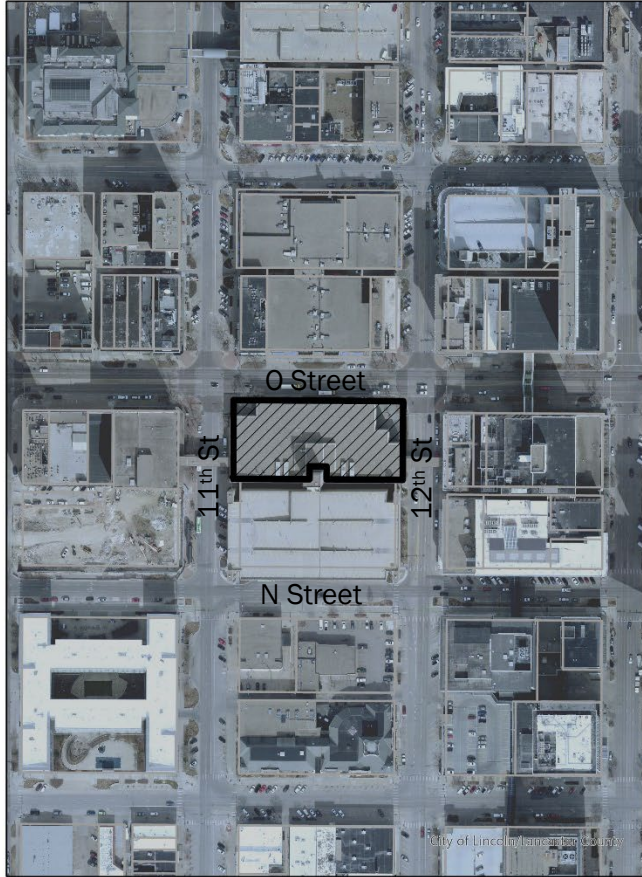
- A coherent palette of facade materials and colors that is few but impactful.
- Increased building transparency, improving visual connectivity between the interior and the public realm.
- A clearly emphasized primary entrance supported by accessible routes and wayfinding opportunities.
- Reduction in the length of blank walls along street-facing facades.
- Incorporation of outdoor seating within areas setback from the property line, improving the functionality of the surrounding streetscape.
- The streetscape design is in alignment with the proposed Project O Street improvements.

### **Design Recommendations**

The project has been discussed with staff through pre-application meetings and with the Mayor's office. The Planning and Development Department offers the following design recommendations for the applicant and the Urban Design Committee's consideration:

1. **Scooter Parking** - Given the increased pedestrian and visitor traffic anticipated from the Library, staff encourage the provision of scooter parking in addition to the proposed bicycle parking facilities.
2. **ADA Accessibility at 12th Street and O Street Corner** - The current ADA access configuration at this corner appears constrained, with ramps positioned further south than the main entrance and the curb ramps at the street corner leading directly to a set of stairs, which may create confusion for visitors seeking an accessible route. Staff recognize the spatial limitations of this area but encourage the design team to explore opportunities to incorporate a ramp or tapered steps that are clearly visible and directly accessible from the curb ramp.
3. **Street Poles on 12th Street** - Staff requests clarification on whether the existing light poles along the 12th Street frontage are to be preserved or replaced. If replaced, staff recommends ensuring that any new poles are capable of supporting banners. The existing light poles currently support banners for the Lied Center but could also be used to promote the Library in the future.

# ATTACHMENT A - Location Map



2024 aerial

UDR26027 - 1111 O St

Project: GIS/Projects/Dev/Revised/UDC\_LocationMaps.aprx  
Title: B050602/UDR26027/1111 O St Location Maps





PROJECT LOCATION  
1111 'O' STREET

**BVH**

ARCHITECT OF RECORD  
BVH ARCHITECTURE  
1415 PARK AVE W  
DENVER CO 80205  
V 303 495 6996  
F 402 345 7871  
bvh.com

ARCHITECT  
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MINNEAPOLIS, MN 55402  
V 612 375 0336  
msrdesign.com

STRUCTURAL ENGINEER OF RECORD  
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LINCOLN NE 68508  
V 402 421 9540  
langestructuralgroup.com

MASS TIMBER ENGINEER  
THORNTON TOMASETTI  
14 YORK STREET, STE 201  
PORTLAND, ME, 04101-7408  
V 207 245 6080  
thorntontomasetti.com

MEP ENGINEER, AV, IT, SECURITY  
MORRISSEY ENGINEERING  
4940 N 118TH ST  
OMAHA, NE 68184  
V 402 491 4144  
morriseyengineering.com

CIVIL ENGINEER, LANDSCAPE ARCHITECTURE  
OLSSON COA #CA-0638  
801 F ST #200  
LINCOLN, NE 68508  
V 402 474 6311  
olsson.com

REVISIONS SCHEDULE

MARK	DATE	DESCRIPTION
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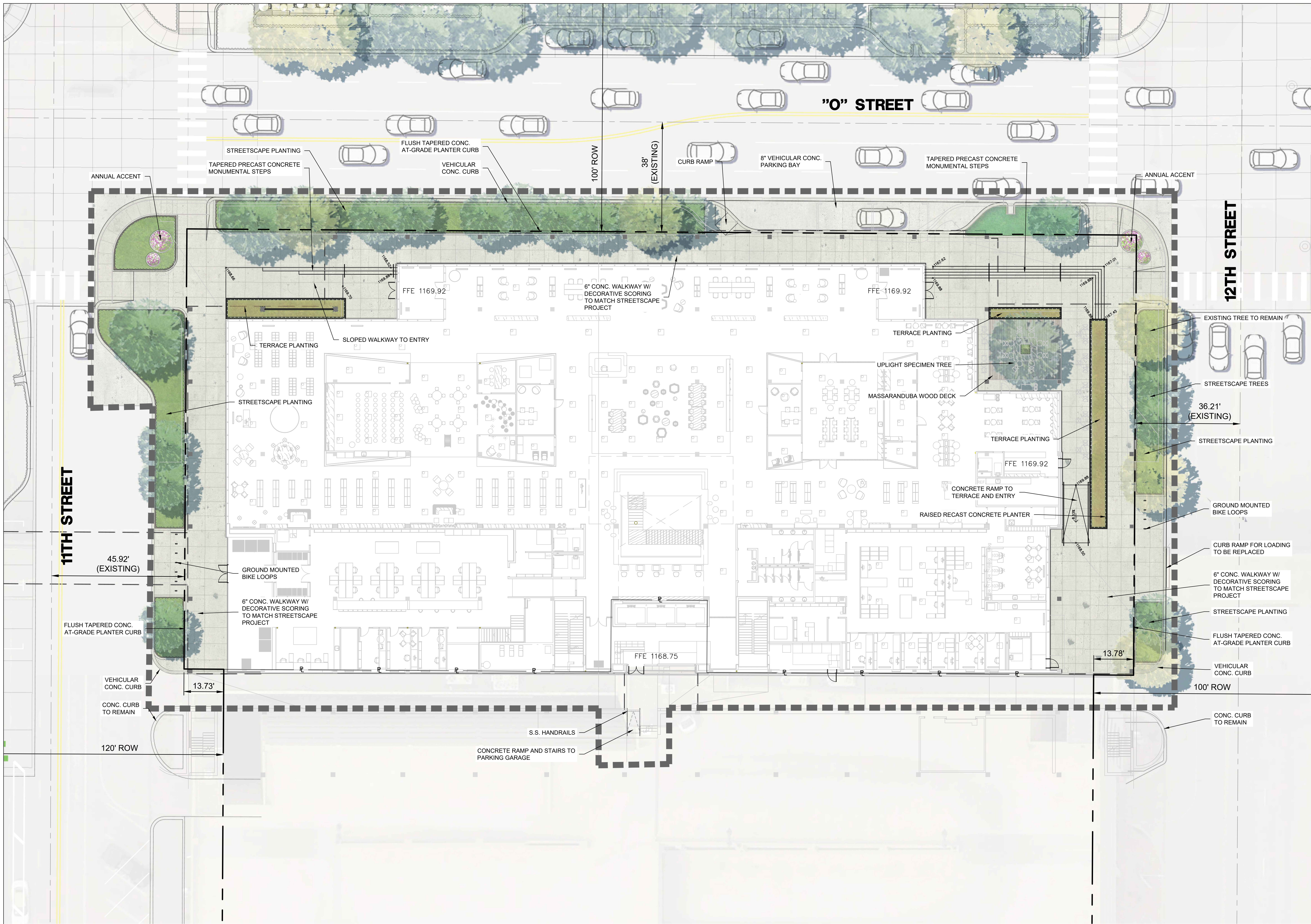
LINCOLN CENTRAL  
LIBRARY  
1111 O STREET  
LINCOLN, NE 68508

PROJECT: 025-05075 DATE: 03/13/2026  
PROJECT STATUS: DRAFT  
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VICINITY MAP

NORTH  
L100



**LEGEND:**

- LIMITS OF CONSTRUCTION
- - - RIGHT OF WAY
- PROPERTY LINE
- 8" VEHICULAR CONCRETE
- 6" PEDESTRIAN CONCRETE
- MASSARANDUBA WOOD DECK TERRACE INLAY
- PORCELAIN PEDESTAL PAVER
- TERRACE PLANTING
- STREETSCAPE PLANTING PER PROJECT "O" STREET SPECIFICATIONS
- ROOFTOP INTENSIVE PLANTING (12" SOIL MIN.)
- ROOFTOP EXTENSIVE GROUND COVER PLANTING (4" SOIL MIN.)
- LANDSCAPE POTS WITH SEASONAL INTEREST
- ROOFTOP RAISED METAL PLANTING WITH ACCENT TREE
- STREETSCAPE TREES PER PROJECT "O" STREET SPECIFICATIONS

**GENERAL NOTES:**

PROPERTY SIZE: 1.12 AC  
 BUILDING SIZE: 48,970 SF  
 SETBACKS: 0'  
 FLOODPLAIN: N/A  
 COMMERCIAL FLOOR AREA: N/A  
 INDUSTRIAL ZONING NEARBY: N/A



**ARCHITECT OF RECORD**  
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 1416 PARK AVENUE W  
 DENVER CO 80205  
 V 303 495 6998  
 F 402 345 7871  
 bvh.com

**ARCHITECT**  
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 510 MARQUETTE AVE S, STE 200  
 MINNEAPOLIS, MN 55402  
 V 612 375 0336  
 msrdesign.com

**STRUCTURAL ENGINEER OF RECORD**  
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 1919 S 40TH STREET, SUITE 302  
 LINCOLN NE 68508  
 V 402 421 9540  
 langstructuralgroup.com

**MASS TIMBER ENGINEER**  
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 V 207 245 6060  
 thorntontomasetti.com

**MEP ENGINEER, AV, IT, SECURITY**  
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 4940 N 118TH ST  
 OMAHA, NE 68164  
 V 402 491 4144  
 morrisseyengineering.com

**CIVIL ENGINEER, LANDSCAPE ARCHITECTURE**  
 OLSSON OCA #CA-9638  
 801 F ST #203  
 LINCOLN, NE 68508  
 V 402 474 6311  
 olsson.com

**REVISIONS SCHEDULE**

MARK	DATE	DESCRIPTION

**LINCOLN CENTRAL LIBRARY**  
 1111 O STREET  
 LINCOLN, NE 68508

PROJECT: 025-05075 DATE: 03/13/2026  
 PROJECT STATUS: DRAFT

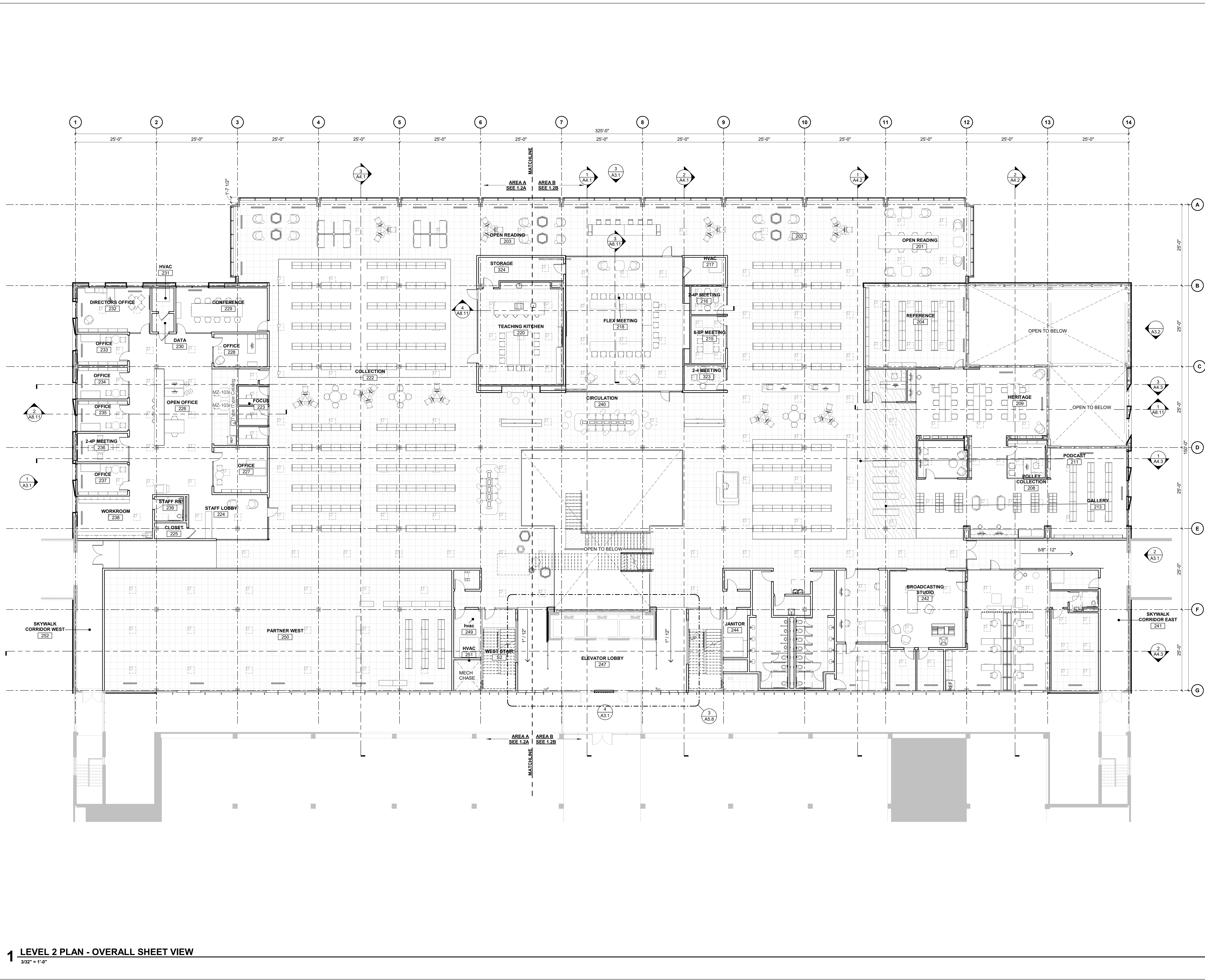
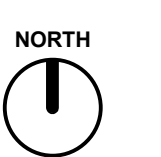
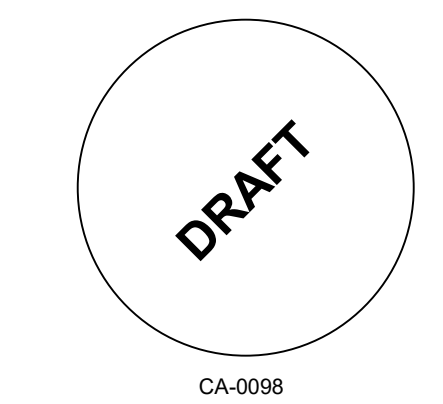
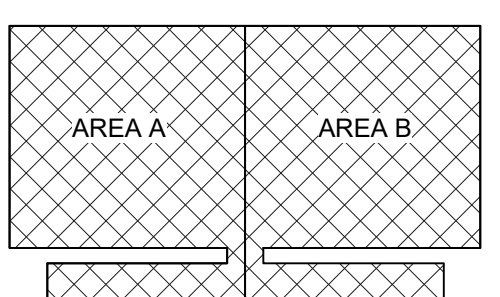
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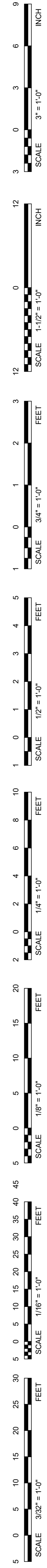
**SITE PLAN**



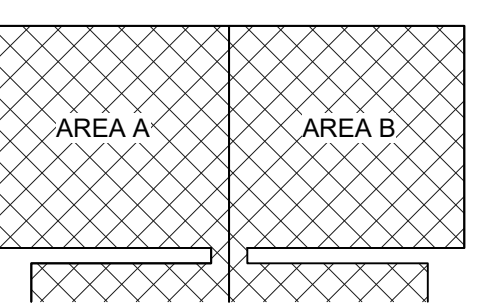




1 LEVEL 2 PLAN - OVERALL SHEET VIEW  
 3/32" = 1'-0"



REVISIONS SCHEDULE		
MARK	DATE	DESCRIPTION
1		A3.1
2		A3.2
3		A1.4
4		A4.1
5		A4.2
6		A1.4
7		A4.3
8		A3.1
9		A4.3



### LINCOLN CENTRAL LIBRARY

PROJECT: 25028 DATE: 11/14/2025  
 PROJECT STATUS: SCHEMATIC DESIGN  
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### THIRD FLOOR PLAN - OVERALL



# A1.3

9 INCH SCALE 3" = 1'-0"

12 INCH SCALE 1-1/2" = 1'-0"

3 FEET SCALE 3/4" = 1'-0"

5 FEET SCALE 1/2" = 1'-0"

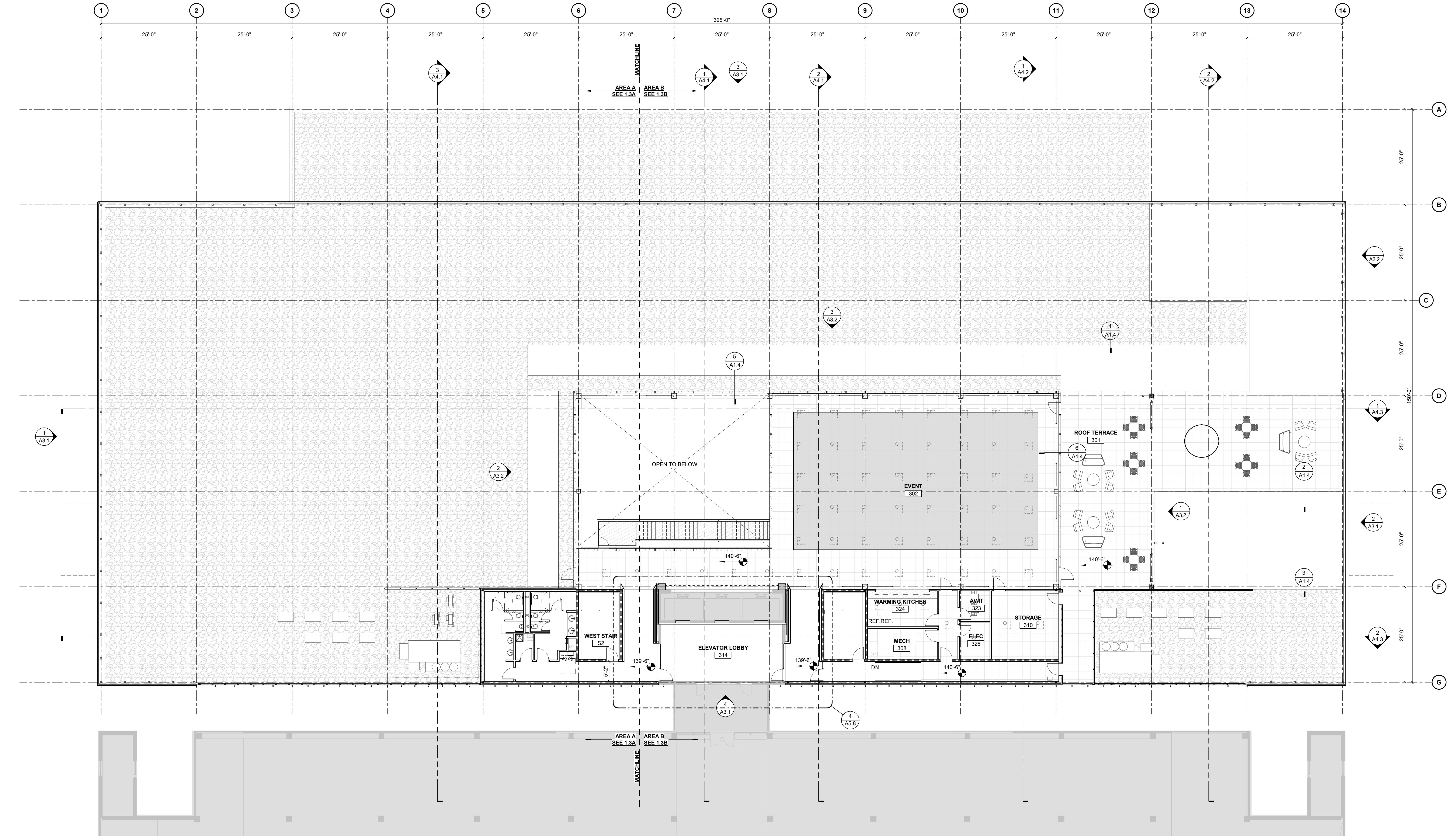
10 FEET SCALE 1/4" = 1'-0"

20 FEET SCALE 1/8" = 1'-0"

45 FEET SCALE 1/16" = 1'-0"

30 FEET SCALE 3/32" = 1'-0"

21/05/2025 2:11:07 PM



**1 LEVEL 3 PLAN - OVERALL**  
 3/32" = 1'-0"

**REVISIONS SCHEDULE**

MARK	DATE	DESCRIPTION

**LINCOLN CENTRAL LIBRARY**  
 1111 O STREET  
 LINCOLN, NE 68508

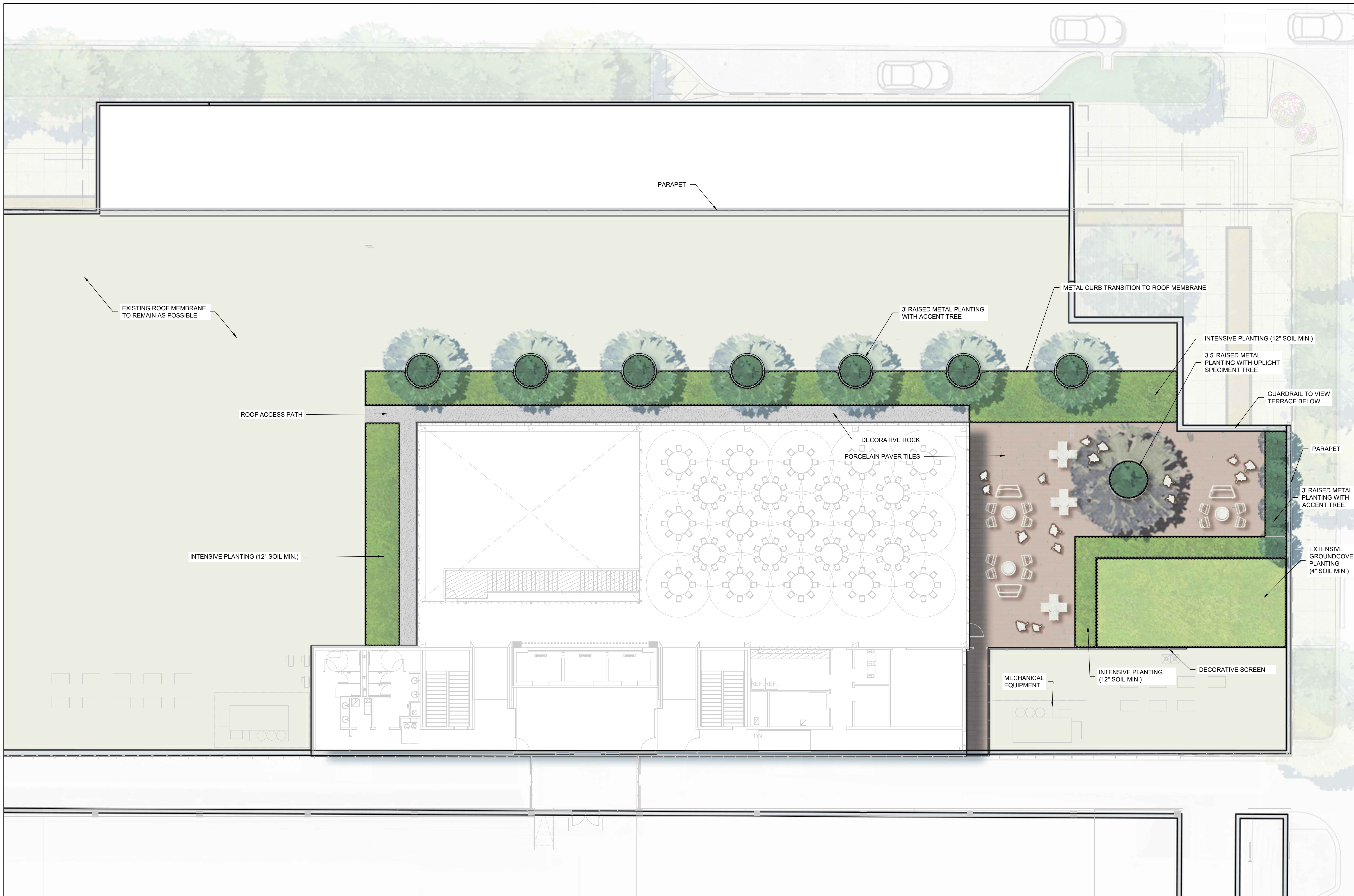
PROJECT: 025-05075 DATE: 03/13/2026  
 PROJECT STATUS: DRAFT  
 © COPYRIGHT BVH ARCHITECTURE



**ROOF PLAN**

**LEGEND:**

- LIMITS OF CONSTRUCTION
- - - RIGHT OF WAY
- PROPERTY LINE
- 8" VEHICULAR CONCRETE
- 6" PEDESTRIAN CONCRETE
- MASSARANDUBA WOOD DECK TERRACE INLAY
- PORCELAIN PEDESTAL PAVER
- TERRACE PLANTING
- STREETSCAPE PLANTING PER PROJECT 'O' STREET SPECIFICATIONS
- ROOFTOP INTENSIVE PLANTING (12" SOIL MIN.)
- ROOFTOP EXTENSIVE GROUNDCOVER PLANTING (4" SOIL MIN.)
- LANDSCAPE POTS WITH SEASONAL INTEREST
- ROOFTOP RAISED METAL PLANTING WITH ACCENT TREE
- STREETSCAPE TREES PER PROJECT 'O' STREET SPECIFICATIONS



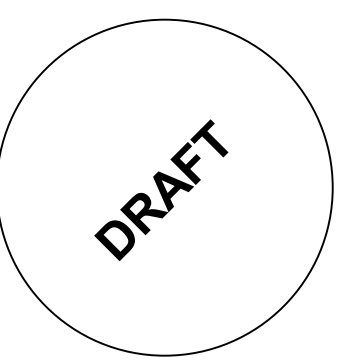


REVISIONS SCHEDULE		
MARK	DATE	DESCRIPTION

### LINCOLN CENTRAL LIBRARY

PROJECT: 25028 DATE: 11/14/2025  
 PROJECT STATUS: SCHEMATIC DESIGN

© COPYRIGHT BVH ARCHITECTURE

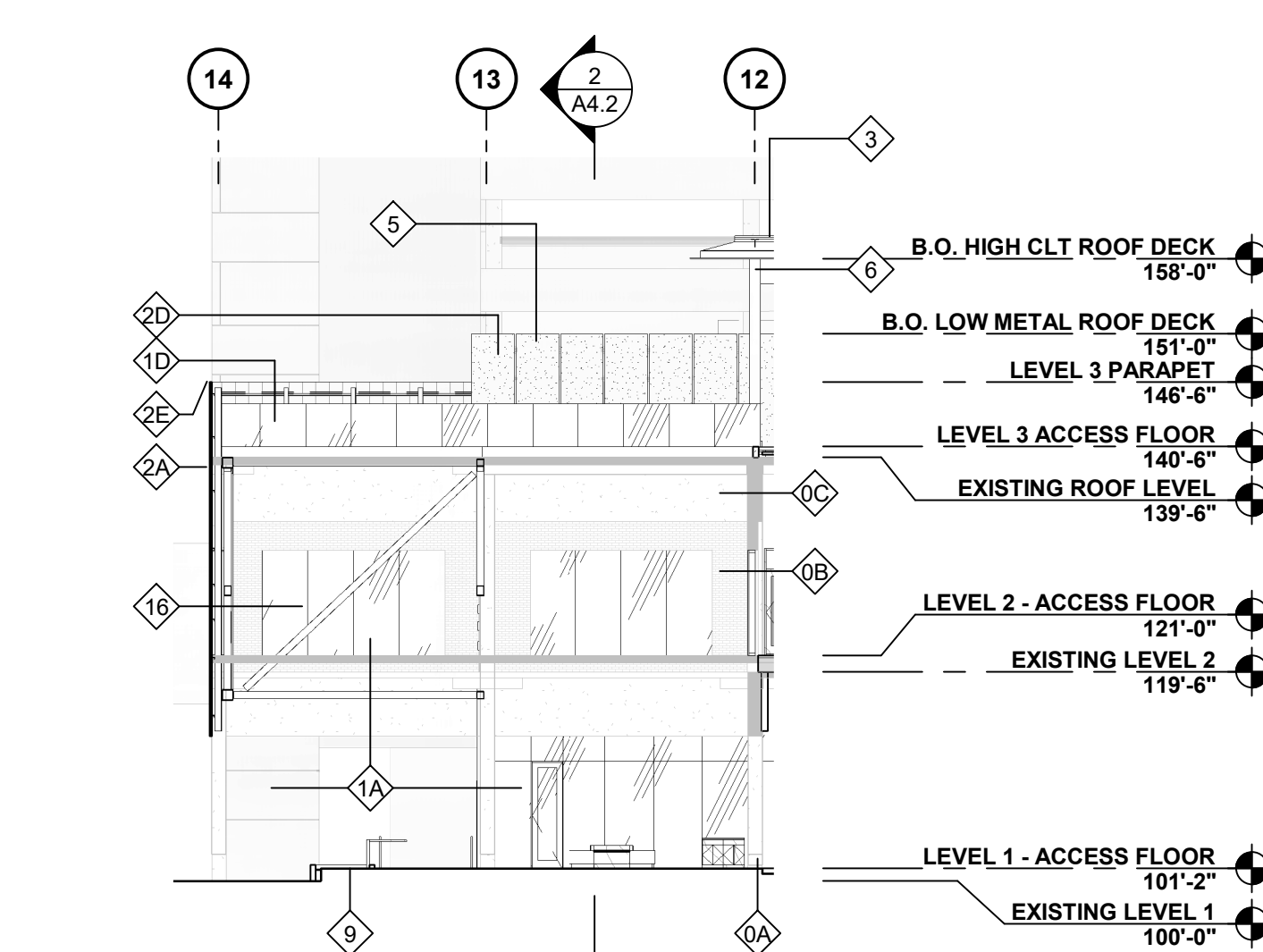


CA-0098

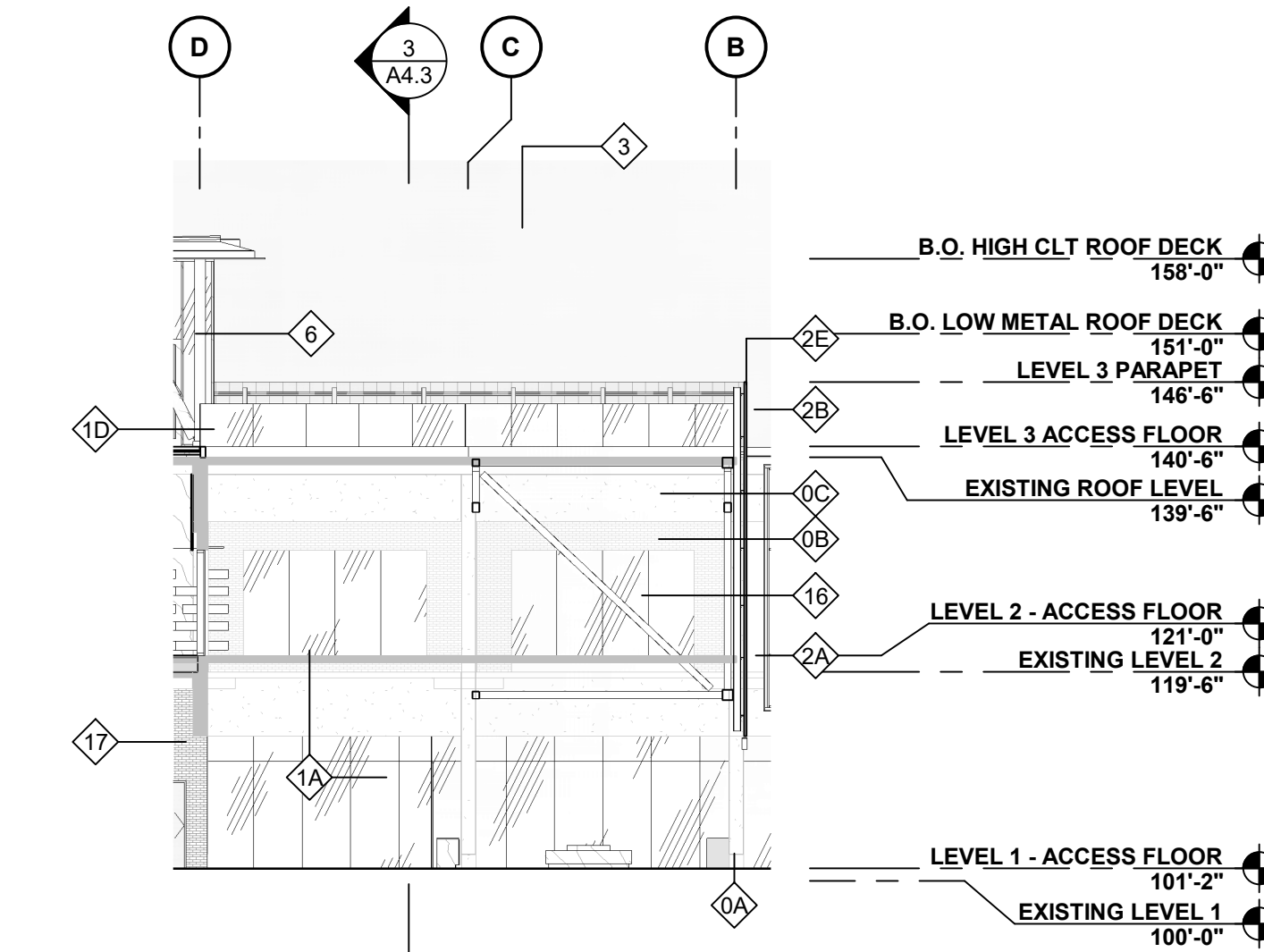
### BUILDING ELEVATIONS

### ELEVATION NOTES

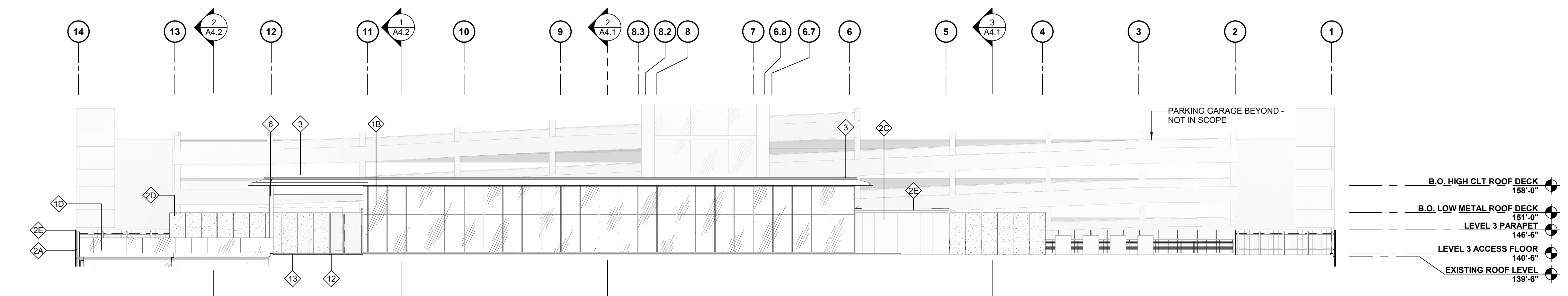
0A	EXISTING CONCRETE COLUMNS			PAINTED WHITE	
0B	EXISTING EXTERIOR BRICK WALLS			PAINTED WHITE	
0C	EXISTING EXTERIOR CONCRETE SPANDREL			PAINTED WHITE	
1A	084413 GLAZED ALUMINUM CURTAIN WALLS	YKK		WHITE 4 SIDED SSG MULLION	TYPICAL LEVEL 1 & LEVEL 2 GLAZING
1B	084413 GLAZED ALUMINUM CURTAIN WALLS	VS1 T120		DOUGLAS FIR TIMBER MULLION	TYPICAL LEVEL 3 EXTERIOR GLAZING
1D	084413 GLASS GUARD RAIL	LIVER BRONZE GLASS GUARD RAIL			42" GLASS GUARD RAIL
2A	074213.23 METAL WALL PANEL	MORIN CORP P-1, P-2, P-3, P-4		MICA FINISH - MEDIUM BRONZE ON BOTH SIDES WHERE EXPOSED	REFER TO MFR WEBSITE A MIX OF 15% P-1, 25% P-2, 30% P-3, 30% P-4 STRUCTURAL SUPPORT TO BE PROVIDED
2B	074213.23 METAL WALL PANEL, 40% OPENSEE	MORIN CORP P-1, P-2, P-3, P-4		MICA FINISH - MEDIUM BRONZE ON BOTH SIDES WHERE EXPOSED	REFER TO MFR WEBSITE A MIX OF 15% P-1, 25% P-2, 30% P-3, 30% P-4 STRUCTURAL SUPPORT TO BE PROVIDED
2C	074213.23 METAL COMPOSITE WALL PANEL	SGH	FLAT SOLID PANEL	MICA FINISH - MEDIUM BRONZE ON BOTH SIDES WHERE EXPOSED	REFER TO MFR WEBSITE
2D	055000 METAL FABRICATIONS METAL SCREEN & GATE	SGH	25% PERFORATION	MICA FINISH - MEDIUM BRONZE ON L3 & WHITE ON L1	REFER TO MFR WEBSITE L3 MECHANICAL SCREEN & L1 LOADING DOCK, PROVIDE STRUCTURAL SUPPORT
2E	076200 METAL CAP FLASHING			COLOR MATCH - MICA FINISH - 9987 BRONZE	
3	074213.23 METAL COMPOSITE WALL PANEL		ROOF FASCIA/EDGE PROFILE	WHITE	AT L3 TIMBER ROOFS
5	ALUMINUM EXTRUSION FINIS			MICA FINISH - MEDIUM BRONZE	TYPICAL AT L2 SOUTH ELEVATION, 30% WITH LED LIGHT EMBEDDED
6	TIMBER CLADDED STEEL COLUMNS			DOUGLAS FIR	TYPICAL AT L3 EAST TERRACE REFER TO A0.1
9	ENTRY PLAZA RAMP & STAIRS ASSEMBLY				
10	055000 METAL CABLE GUARDRAIL				
11	MECHANICAL ROOF TOP UNITS EQUIPMENT				
12	ROOF CONCRETE PAVER				REFER TO LANDSCAPE PLAN
13	GREEN ROOF SYSTEM				REFER TO LANDSCAPE PLAN
14	MODIFIED EXISTING ROOF BALAST				REFER TO LANDSCAPE PLAN
15	MASS TIMBER ROOF SYSTEM			DOUGLAS FIR	REFER TO LANDSCAPE PLAN
16	STRUCTURAL FRAMING			PAINTED WHITE	REFER TO STRUCTURAL NARRATIVE
17	042113 NEW BRICK WALL INFILL			PAINTED WHITE	



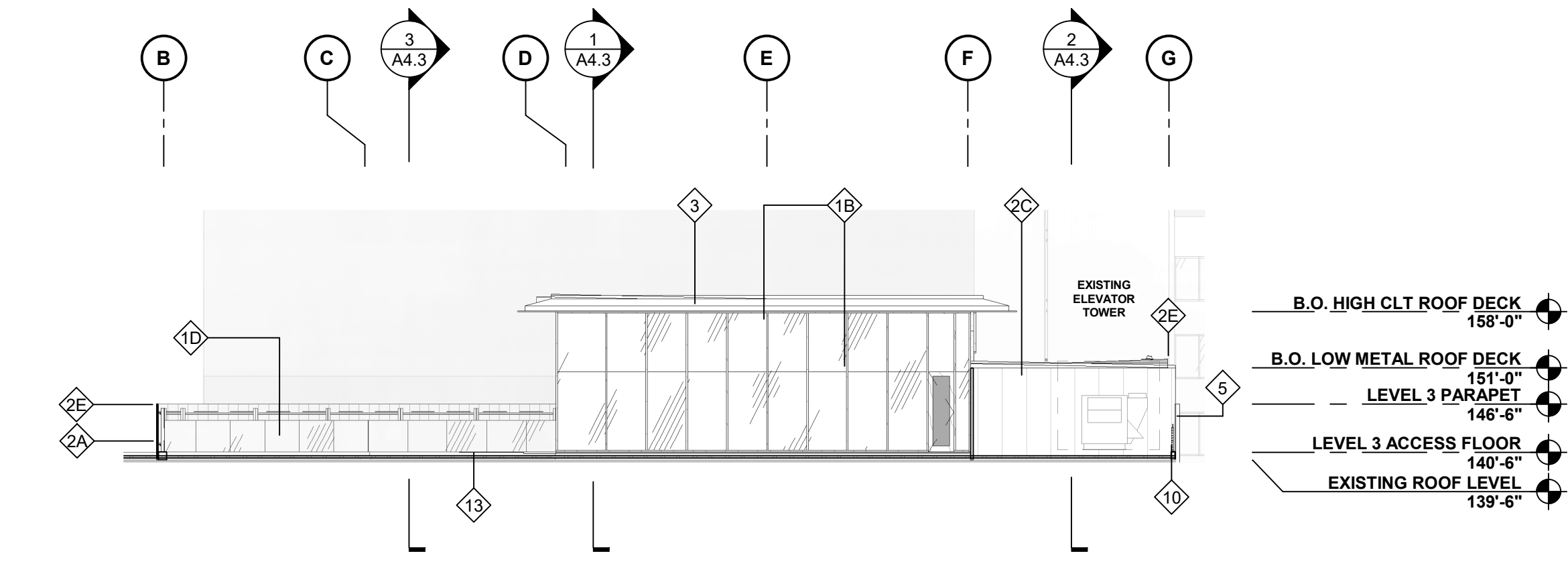
**5 PARTIAL NORTH ELEVATION**  
 1/16" = 1'-0"



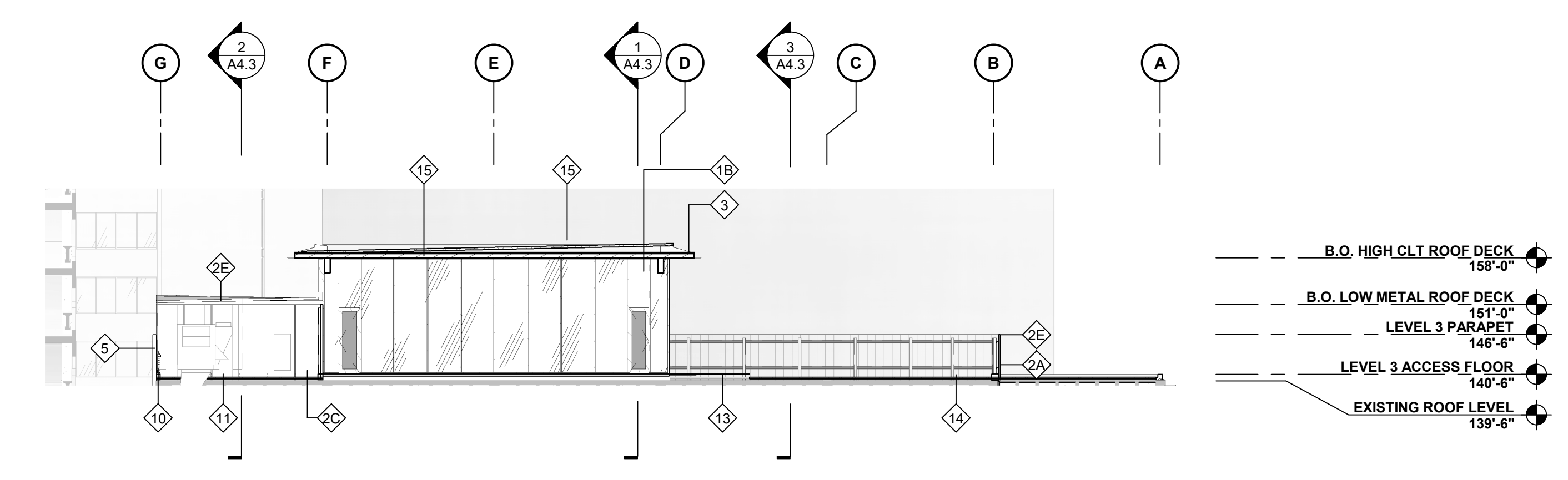
**4 PARTIAL EAST ELEVATION**  
 1/16" = 1'-0"



**3 THIRD FLOOR EXTERIOR ELEVATION - NORTH**  
 1/16" = 1'-0"



**2 THIRD FLOOR EXTERIOR ELEVATION - WEST**  
 1/16" = 1'-0"



**1 THIRD FLOOR EXTERIOR ELEVATION - EAST**  
 1/16" = 1'-0"

9 INCH SCALE 3" = 1'-0"  
 12 INCH SCALE 1-1/2" = 1'-0"  
 3 FEET SCALE 3/4" = 1'-0"  
 1 FEET SCALE 1/2" = 1'-0"  
 10 FEET SCALE 1/4" = 1'-0"  
 20 FEET SCALE 1/8" = 1'-0"  
 30 FEET SCALE 1/16" = 1'-0"  
 45 FEET SCALE 3/32" = 1'-0"  
 5 FEET SCALE 3/16" = 1'-0"  
 10 FEET SCALE 3/32" = 1'-0"  
 15 FEET SCALE 1/8" = 1'-0"  
 20 FEET SCALE 3/16" = 1'-0"  
 25 FEET SCALE 1/4" = 1'-0"  
 30 FEET SCALE 3/16" = 1'-0"  
 35 FEET SCALE 1/4" = 1'-0"  
 40 FEET SCALE 1/4" = 1'-0"  
 45 FEET SCALE 1/4" = 1'-0"



# Lincoln Central Library

Urban Development  
Committee

04.07.26  
Version 1



**BVH**  
ARCHITECTURE

**MSRDesign**

## 01 Exterior Design

1A Overall Exterior Development

1B Entry Design & Wayfinding Development

## 02 L3 Pavilion Addition Design

## 03 Supplemental Information

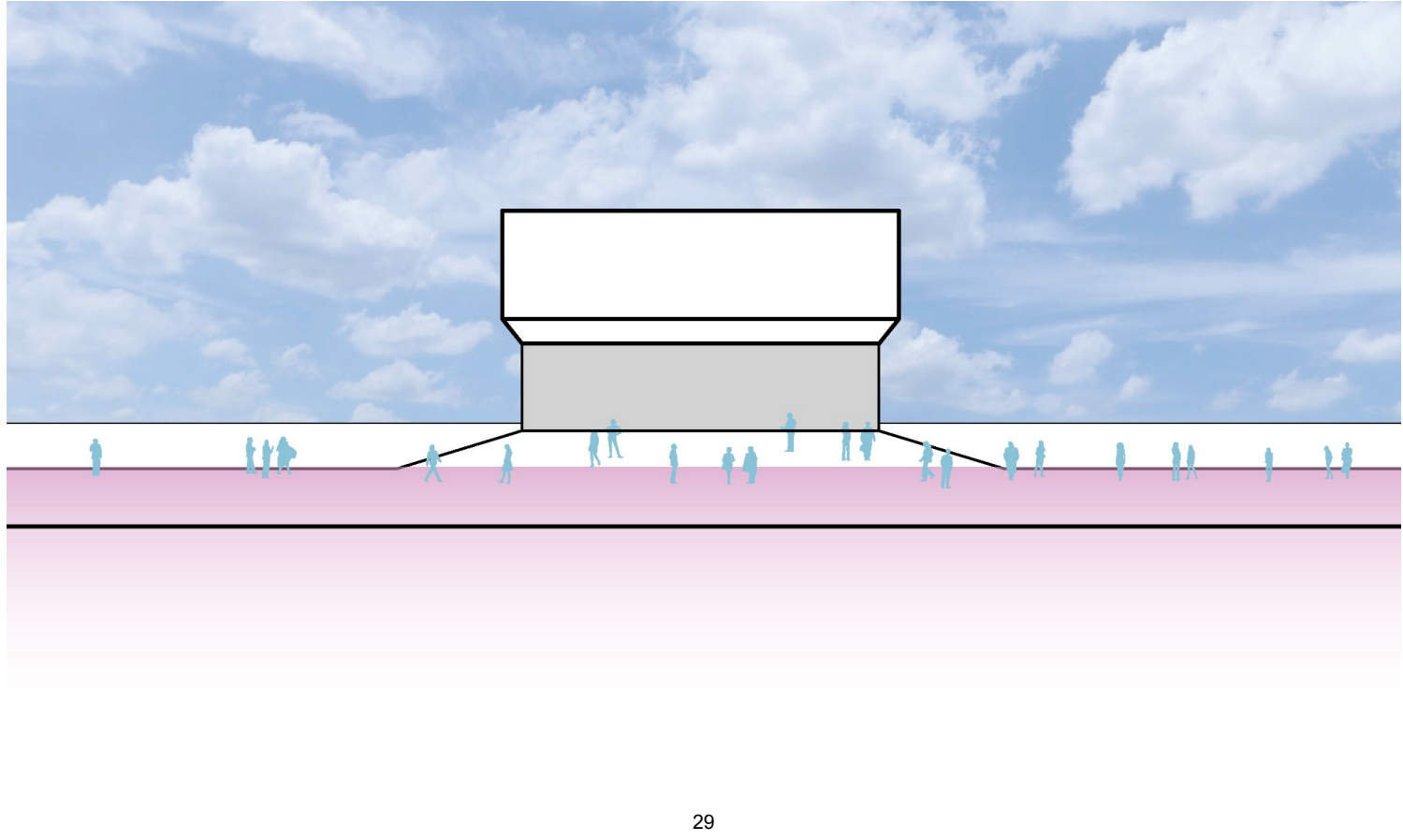
See Site Plans, Floor Plans & Exterior Elevations Included

# Concept

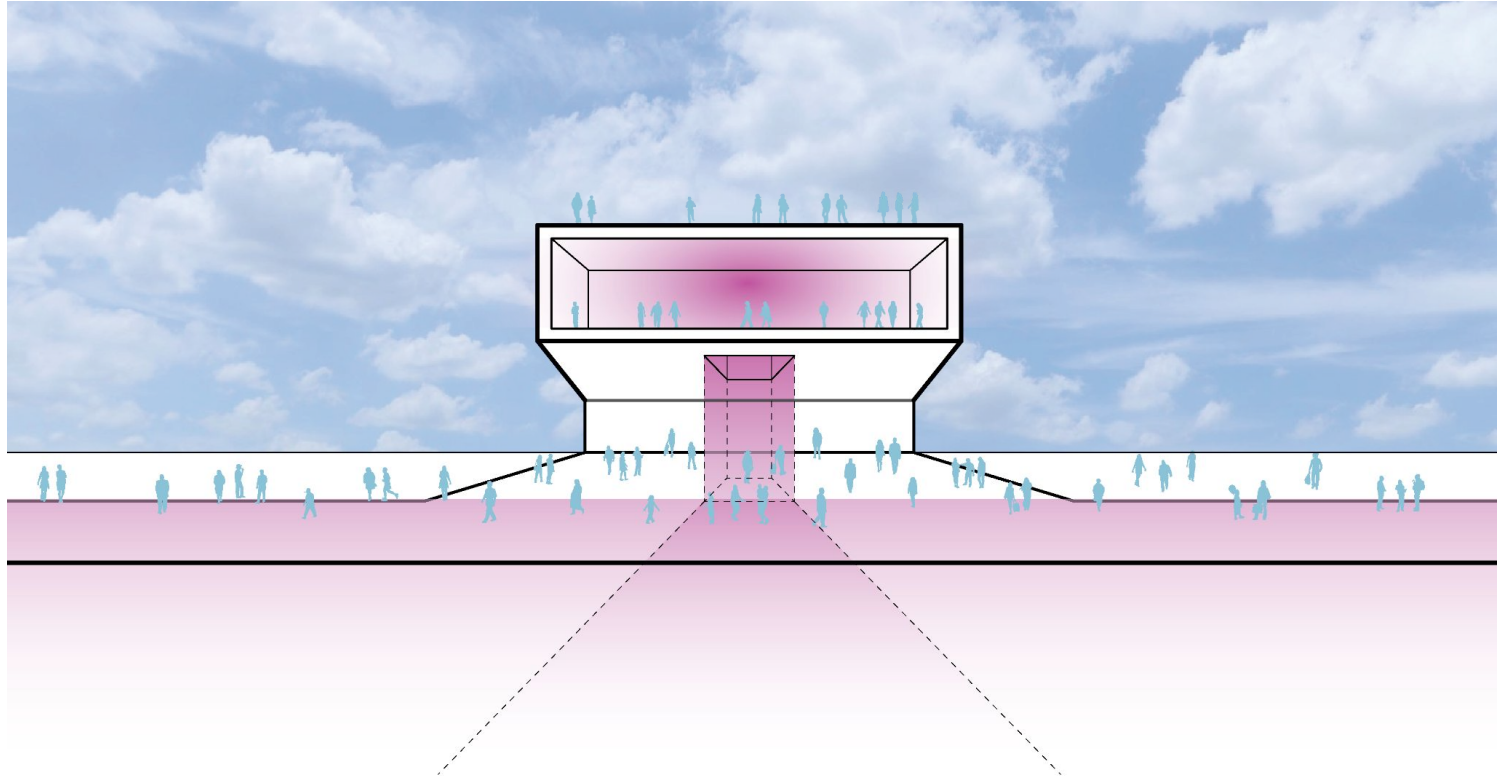
An aerial photograph of a city street grid. A central block is highlighted with a semi-transparent pink overlay. The text '1111 O Street' is centered within this pink area in white font. The surrounding area shows various buildings, streets, and parking lots.

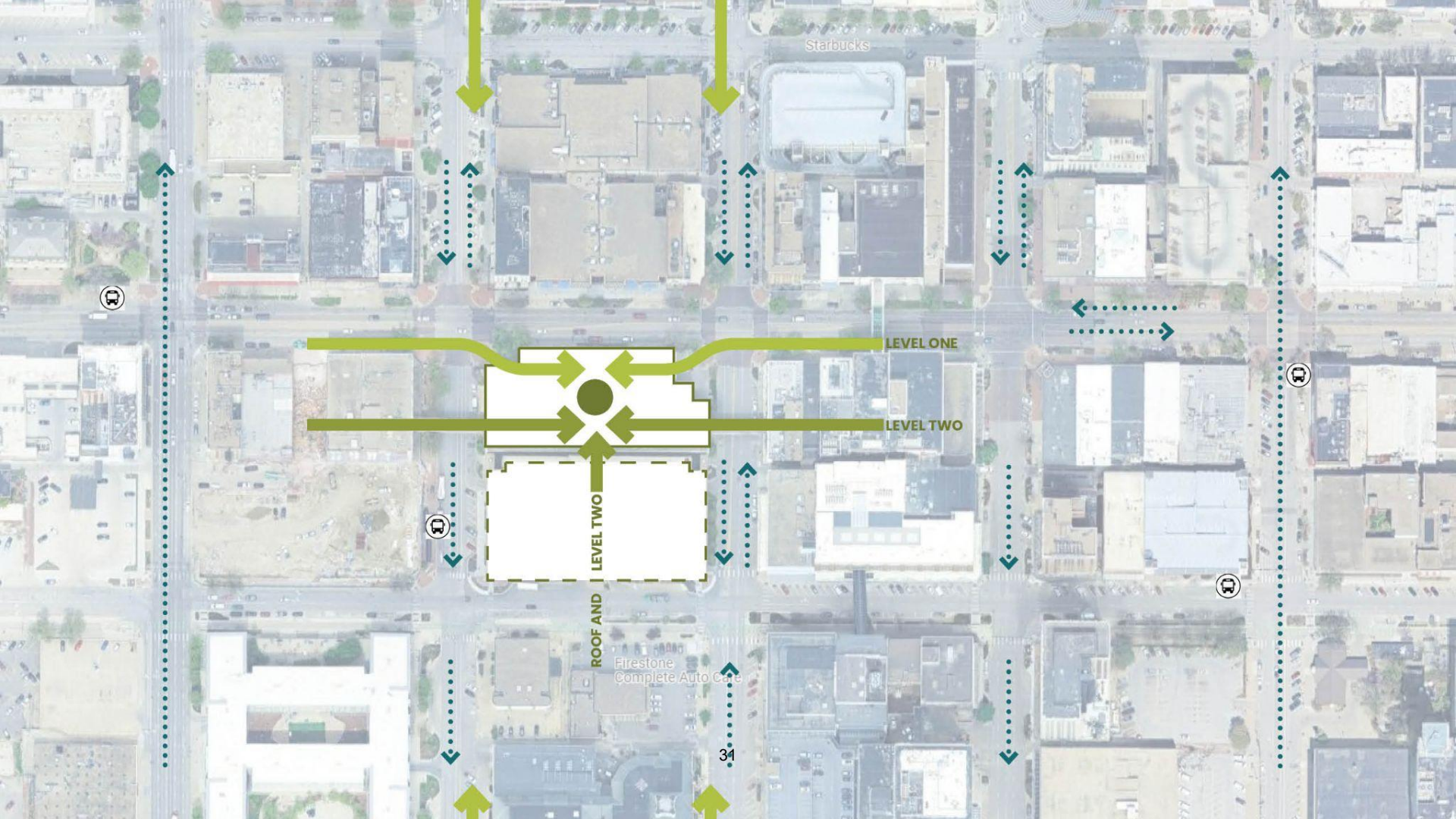
1111 O Street

# CONCEPT



# CONCEPT





Starbucks

LEVEL ONE

LEVEL TWO

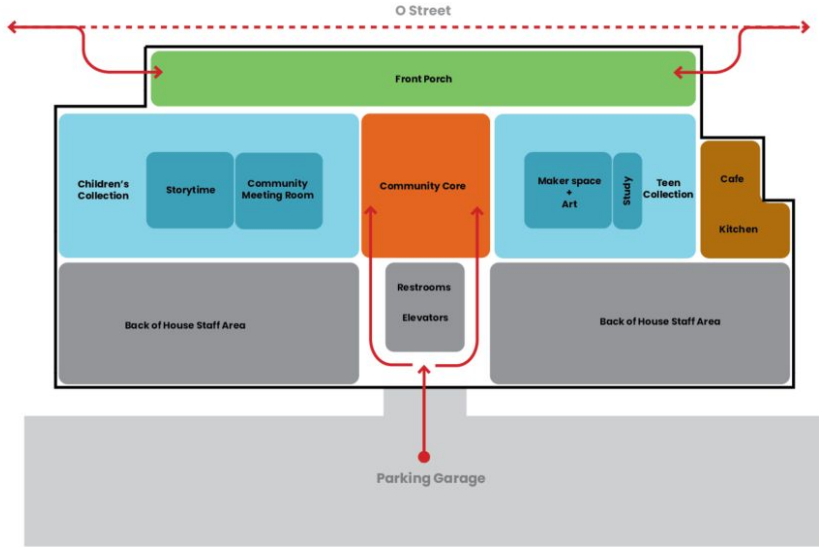
ROOF AND LEVEL TWO

Firestone Complete Auto Care

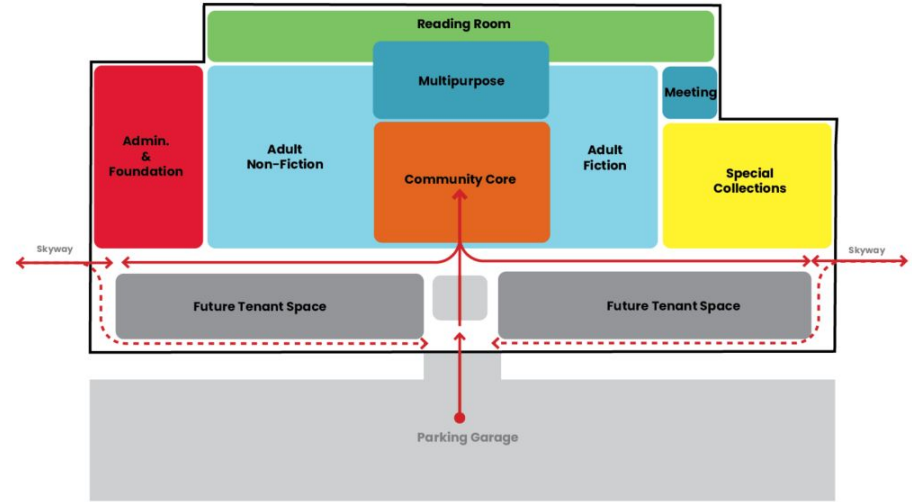
34



# PARTI DIAGRAM | Plans

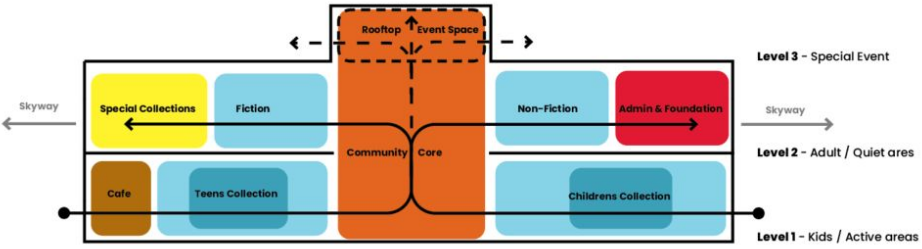


Level 1

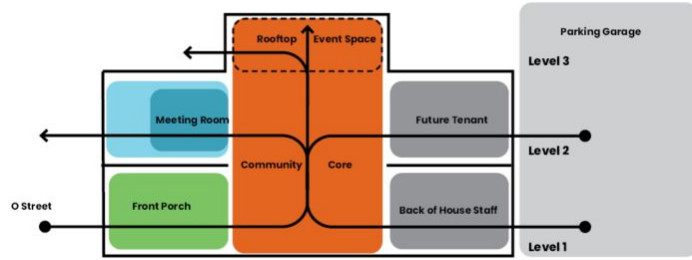


Level 2

# PARTI DIAGRAM | Sections



**EW Section**



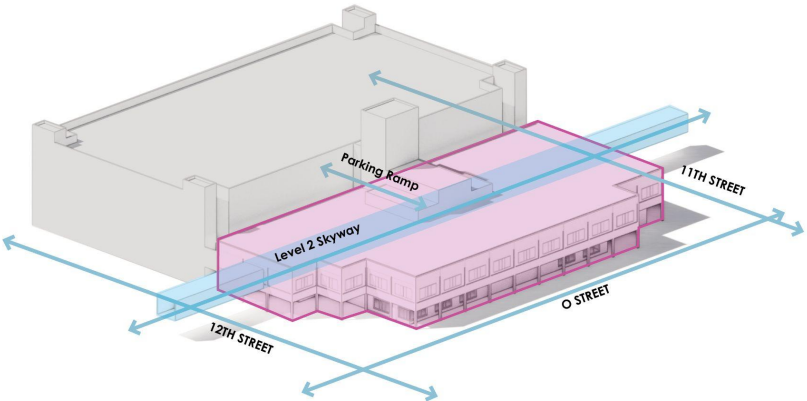
**NS Section**

# Exterior Design

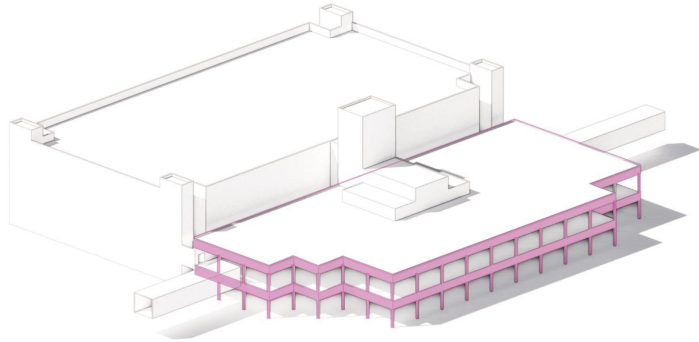
EXTERIOR | existing



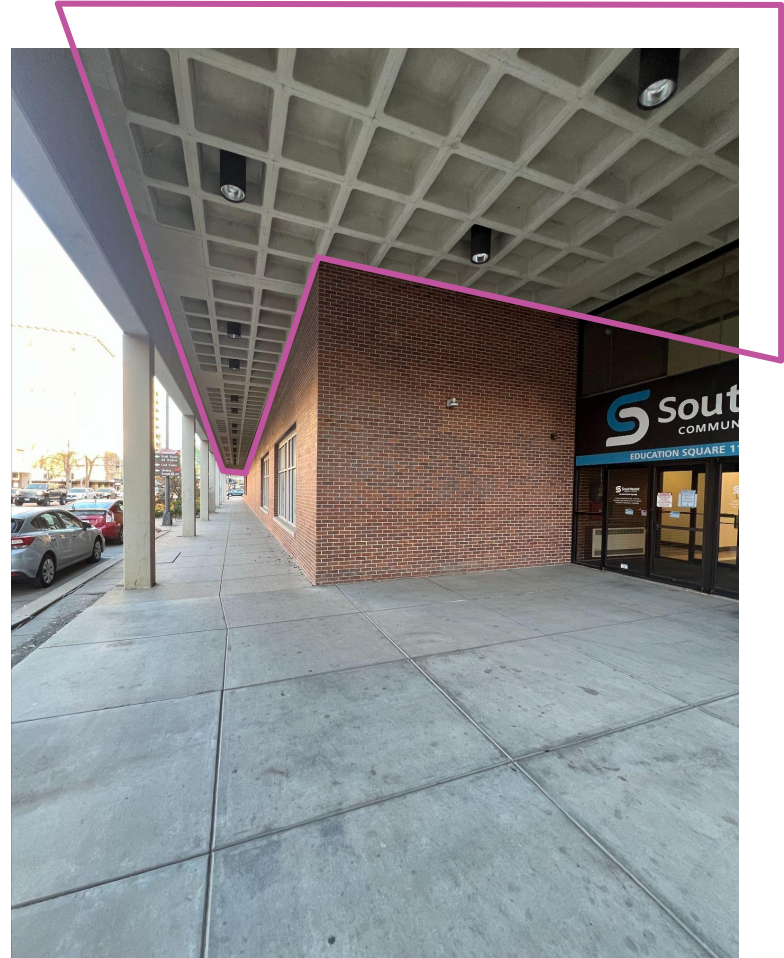
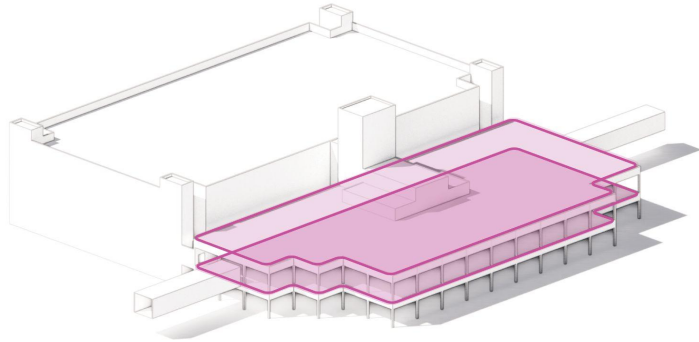
# MASSING DIAGRAMS | existing building & context



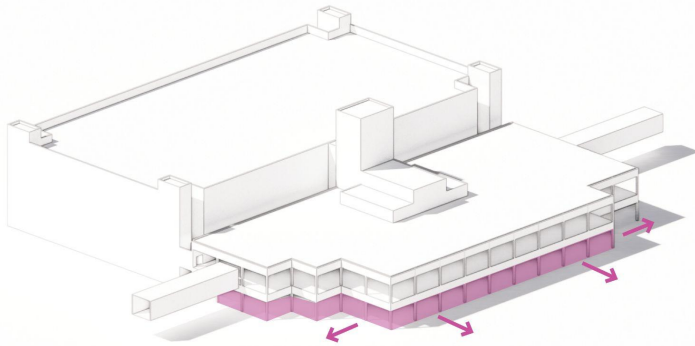
# MASSING DIAGRAMS | structural frame



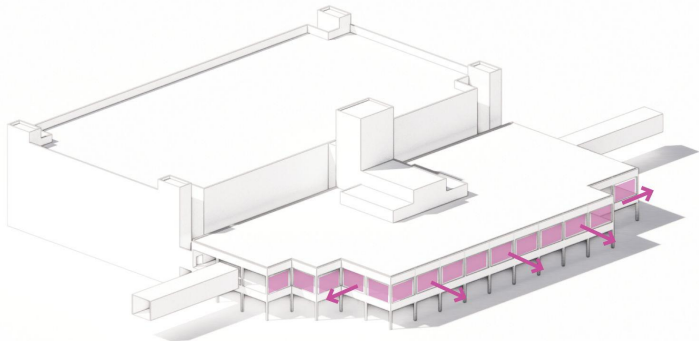
# MASSING DIAGRAMS | waffle slab & ceiling



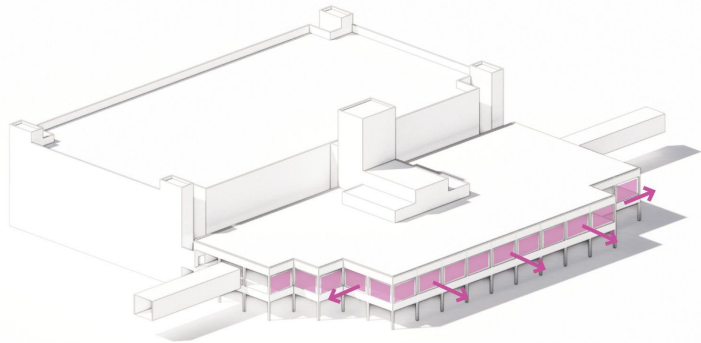
**MASSING DIAGRAMS** | visual connection

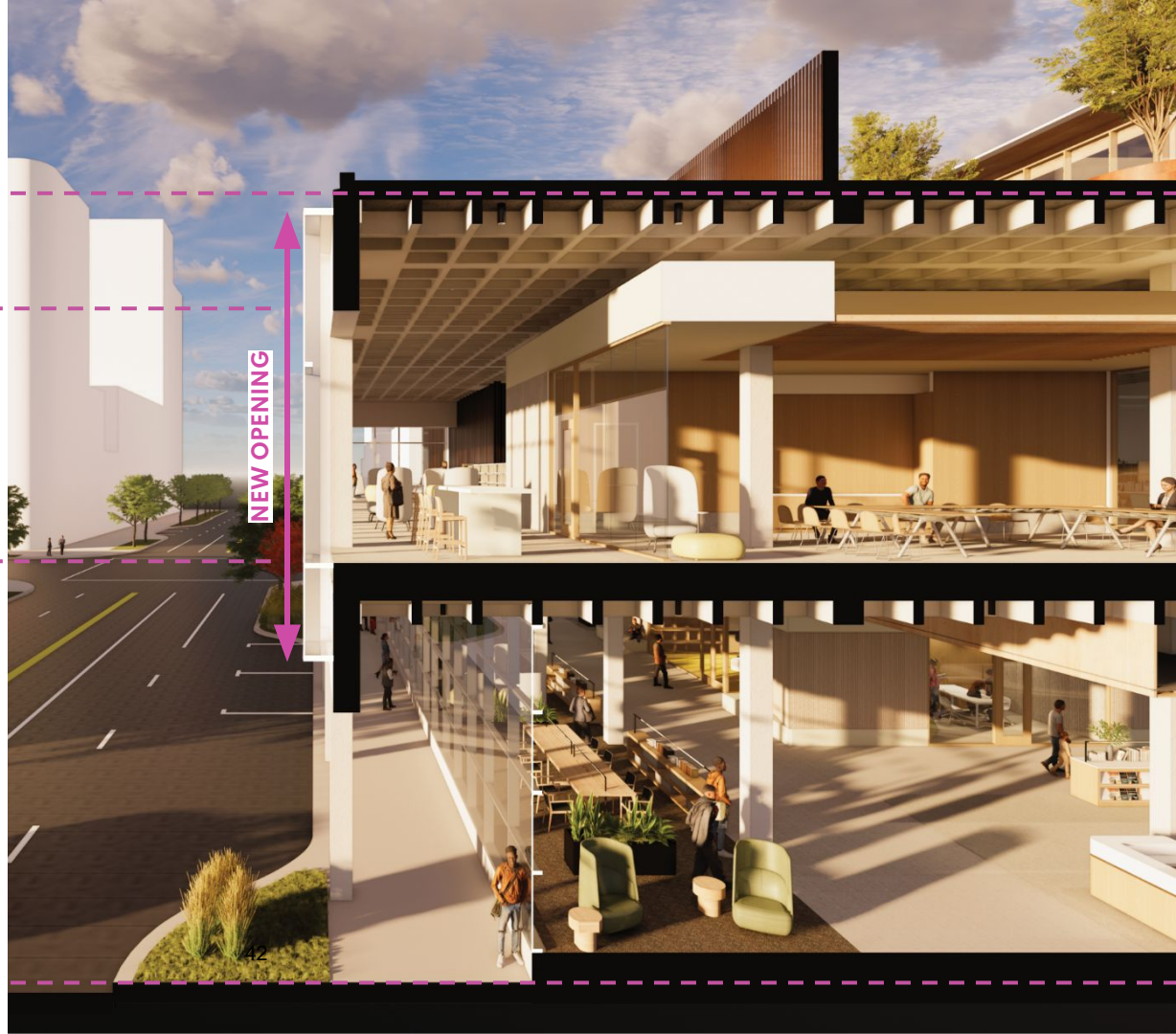
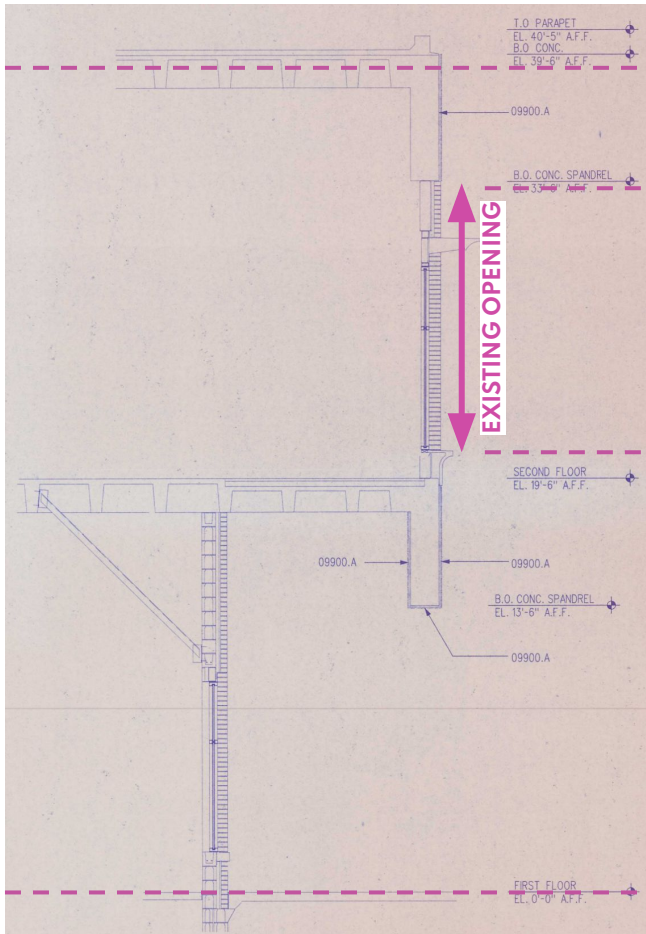


**MASSING DIAGRAMS** | visual connection



# MASSING DIAGRAMS | ○ street identity

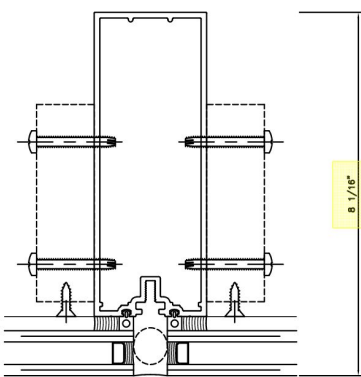
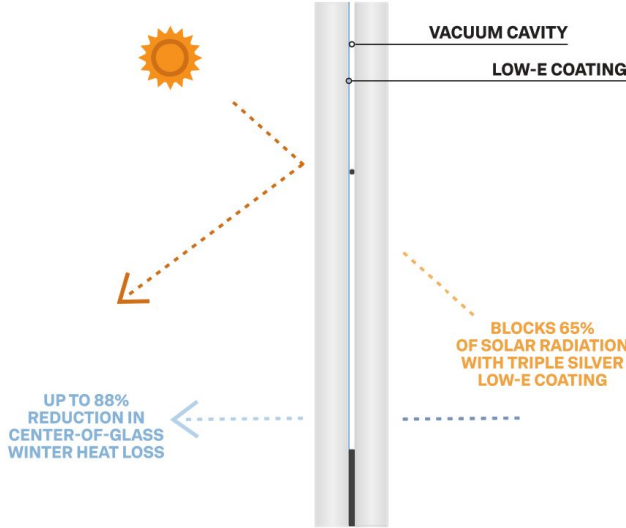




# GLASS FACADE DESIGN | Luxwall system

**AT THE CORE OF LUXWALL IS ENTHERMAL**

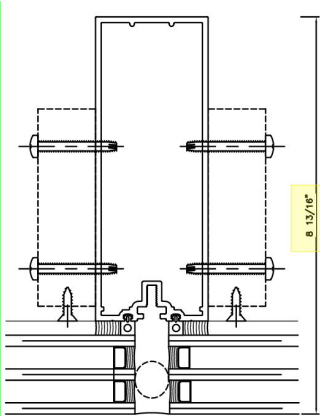
With a u-factor of 0.056, a 20-year warranty, and fully tempered strength, **Enthermal** delivers superior thermal performance, energy savings, enhanced comfort, and acoustic control. Its ultra-slim 8-mm and 10-mm profiles offer endless design options from glass-only retrofits to one-inch insulating glass units with a u-factor of 0.043. Enthermal delivers exceptional condensation resistance, lower embodied carbon, and sleek modern aesthetics—without compromise.



**YKK YCW-750 with double-pane insulated glass**

Approximate overall system U-Value = .37

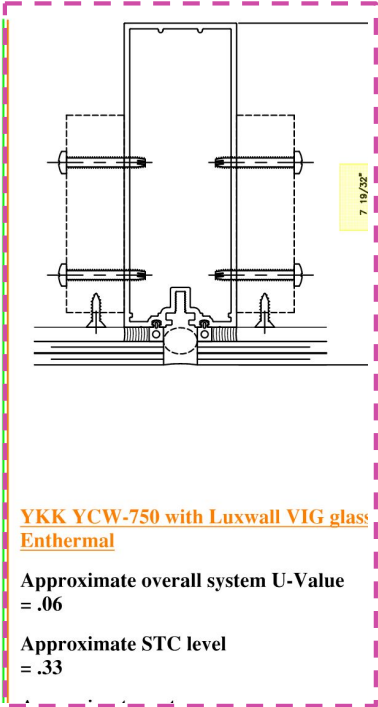
Approximate STC level = .33



**YKK YCW-750 with triple-pane insulated glass**

Approximate overall system U-Value = .31

Approximate STC level = .37



**YKK YCW-750 with Luxwall VIG glass Enthermal**

Approximate overall system U-Value = .06

Approximate STC level = .33

# GLASS FACADE DESIGN | Glass wall System

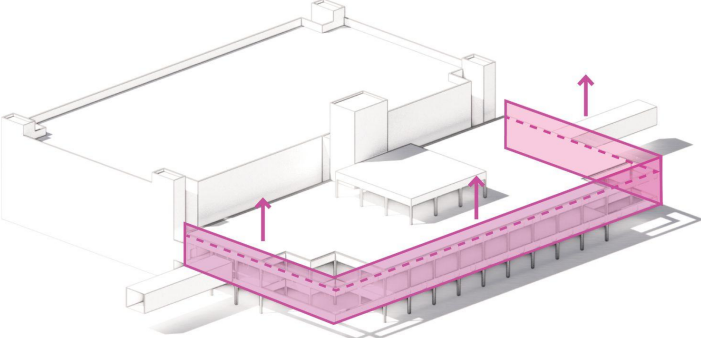
**LEVEL 3 GLAZING**  
VS-1 curtain wall w  
timber mullion

**LEVEL 2 GLAZING**  
4 sided SSG (Structural Silicone  
Glazed) curtain wall w white mullions  
in white powder coated aluminum  
portal

**LEVEL 1 GLAZING**  
4 sided SSG (Structural Silicone  
Glazed) curtain wall w white mullions

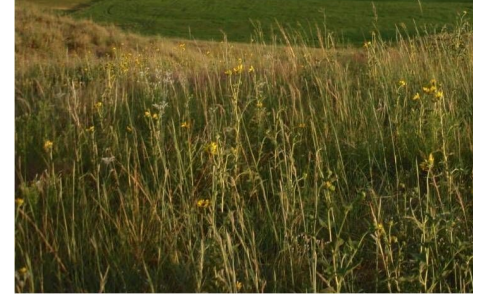
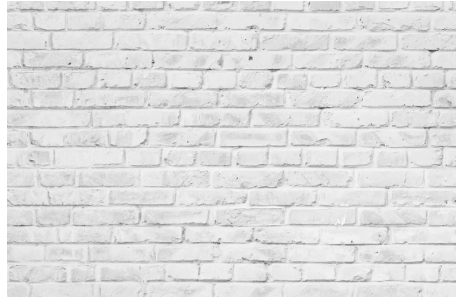
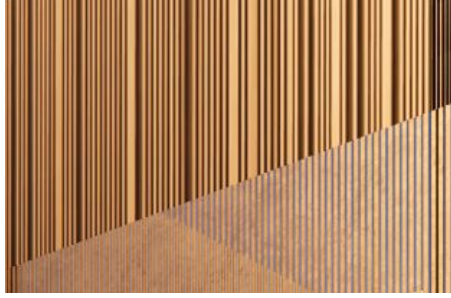
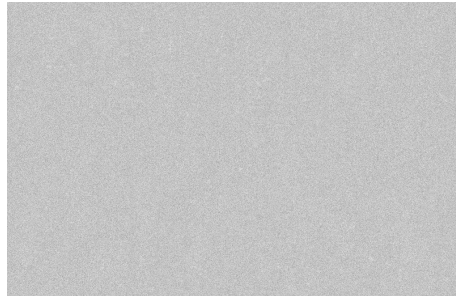


**MASSING DIAGRAMS |** ○ street identity

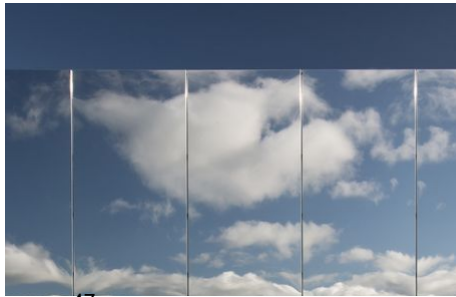


# NORTH ELEVATION



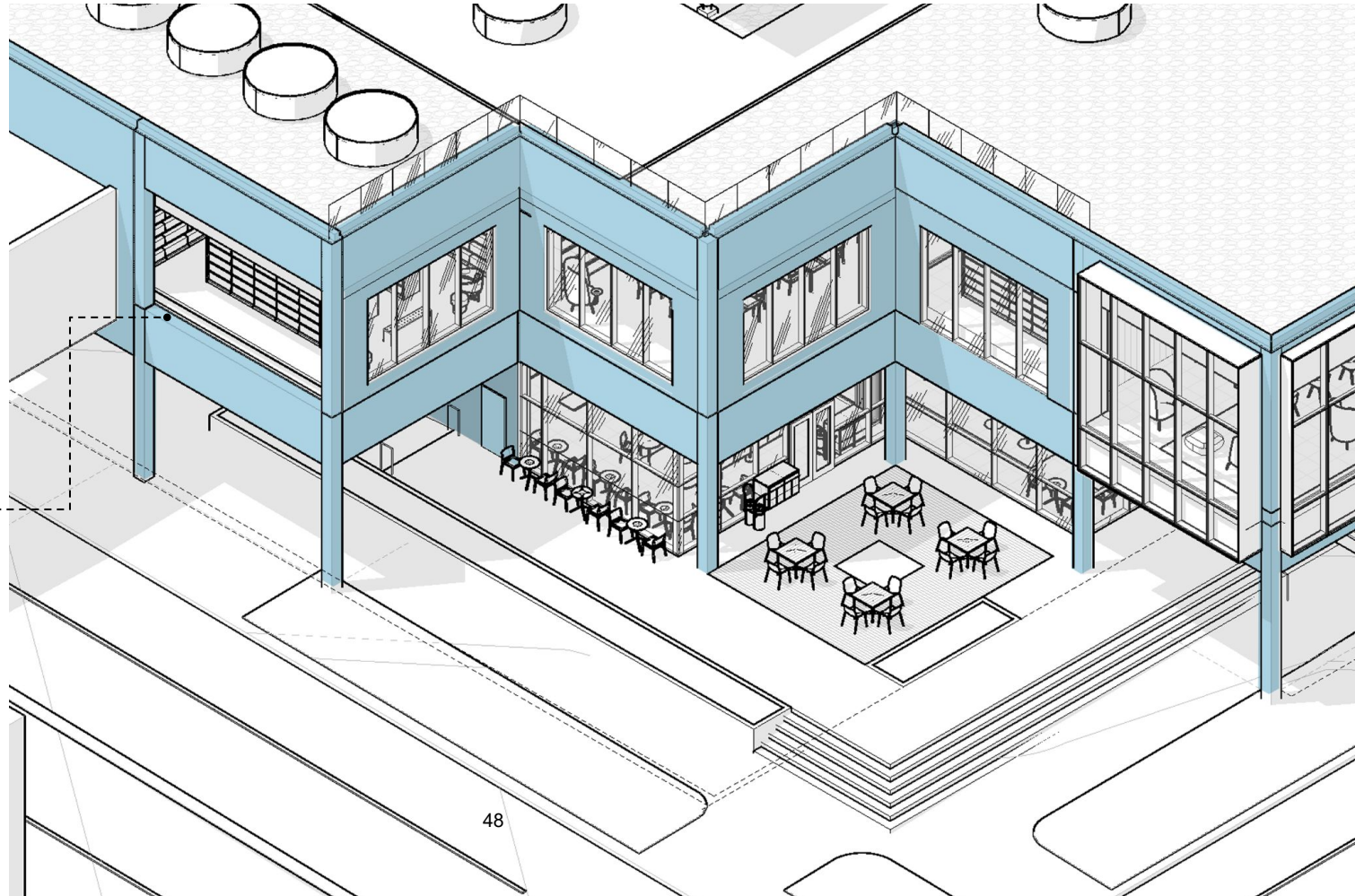


# OVERALL MATERIAL PALETTE

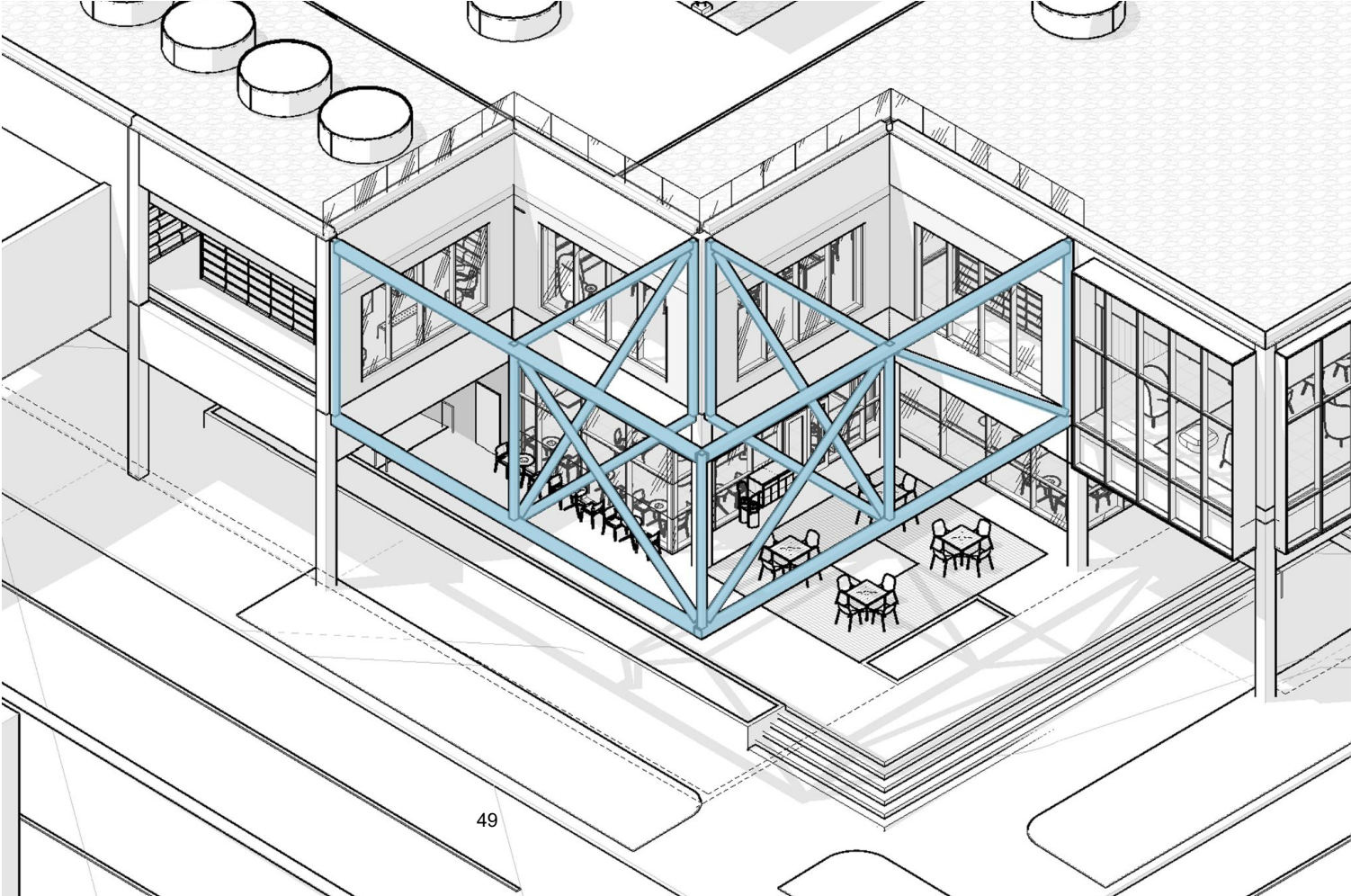


# MATERIAL DIAGRAM | New Construction - Exterior Paint

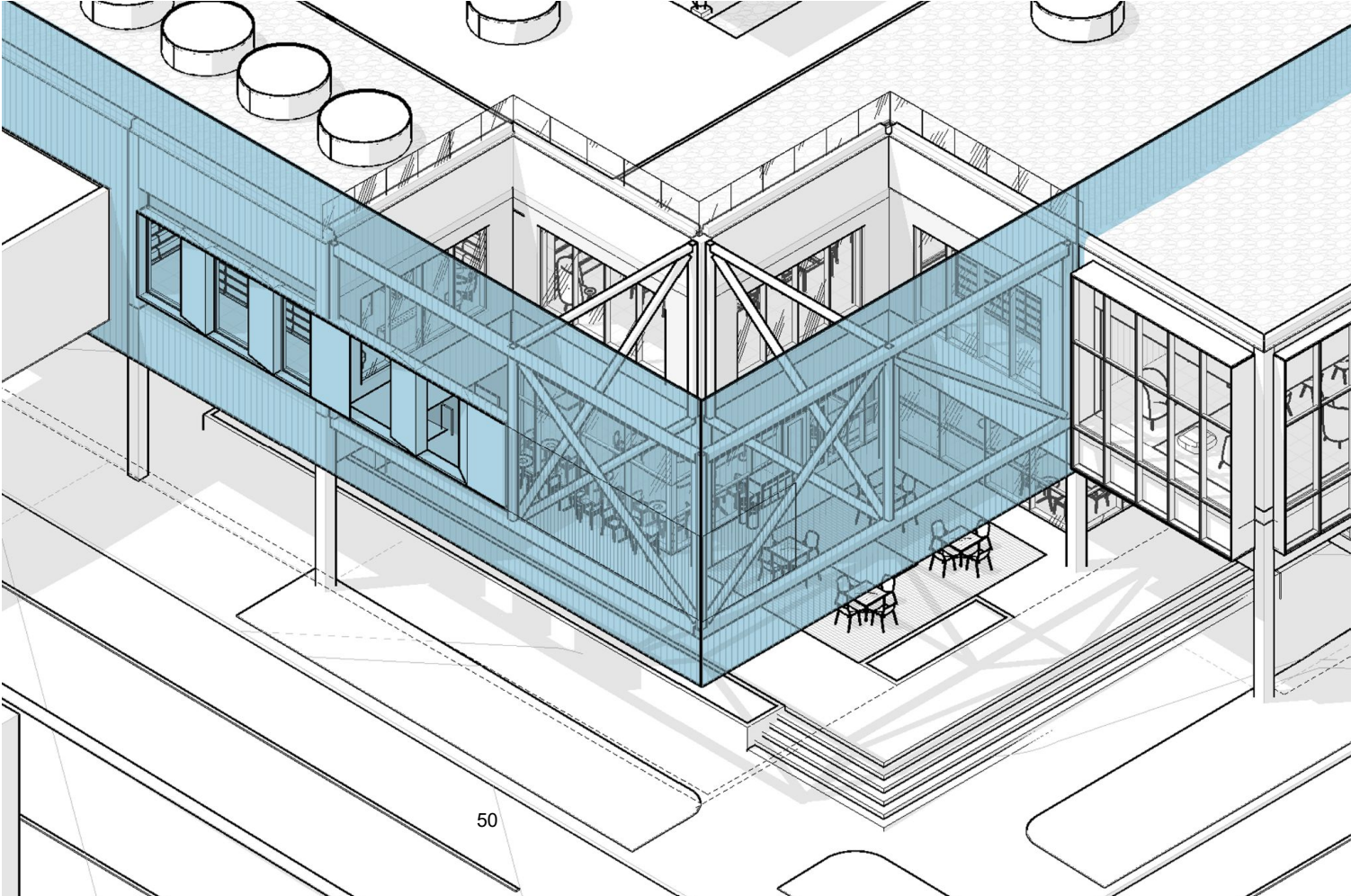
Existing Concrete &  
Brick Painted White



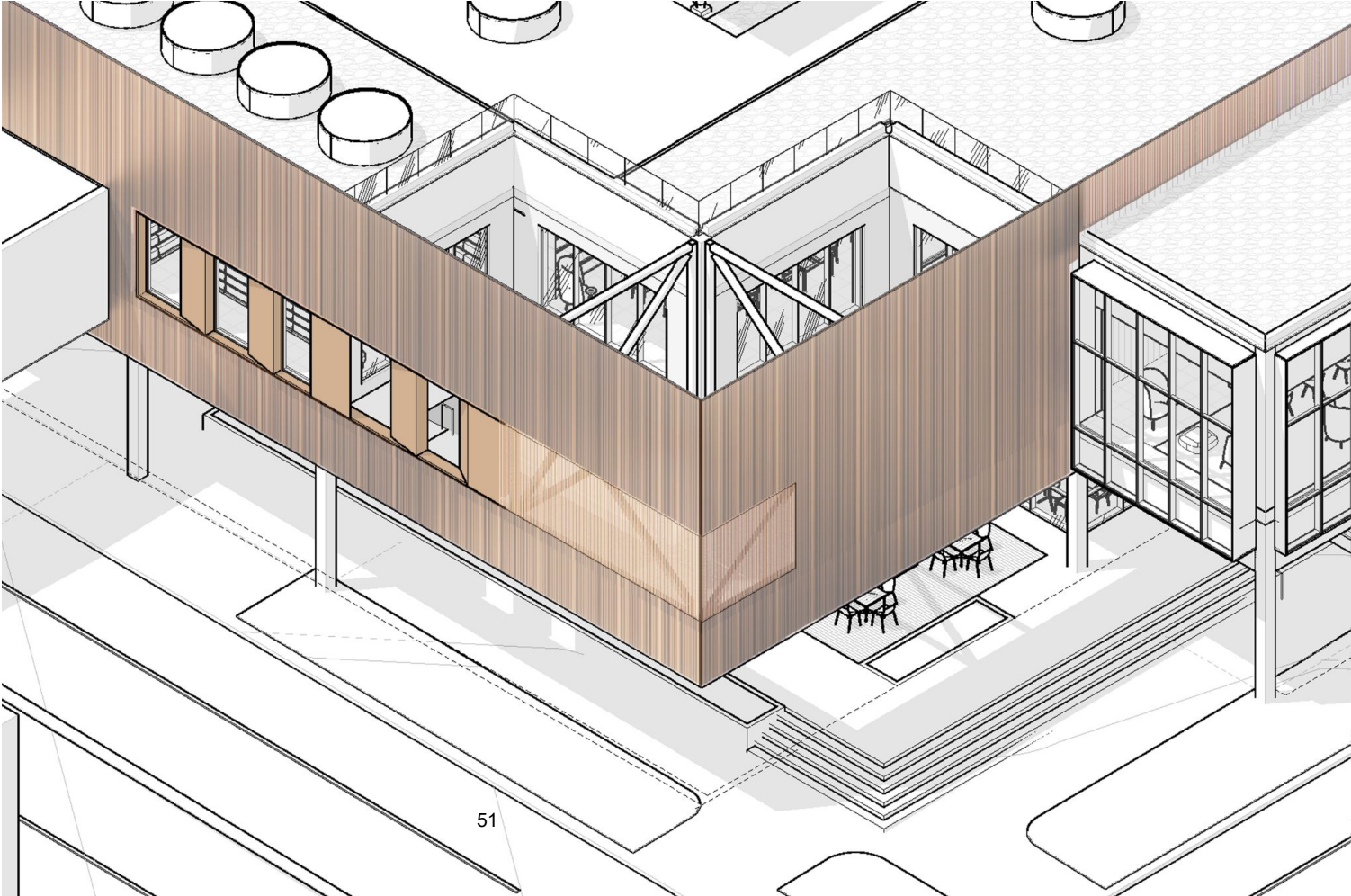
**MATERIAL DIAGRAM | New Construction - Structure**



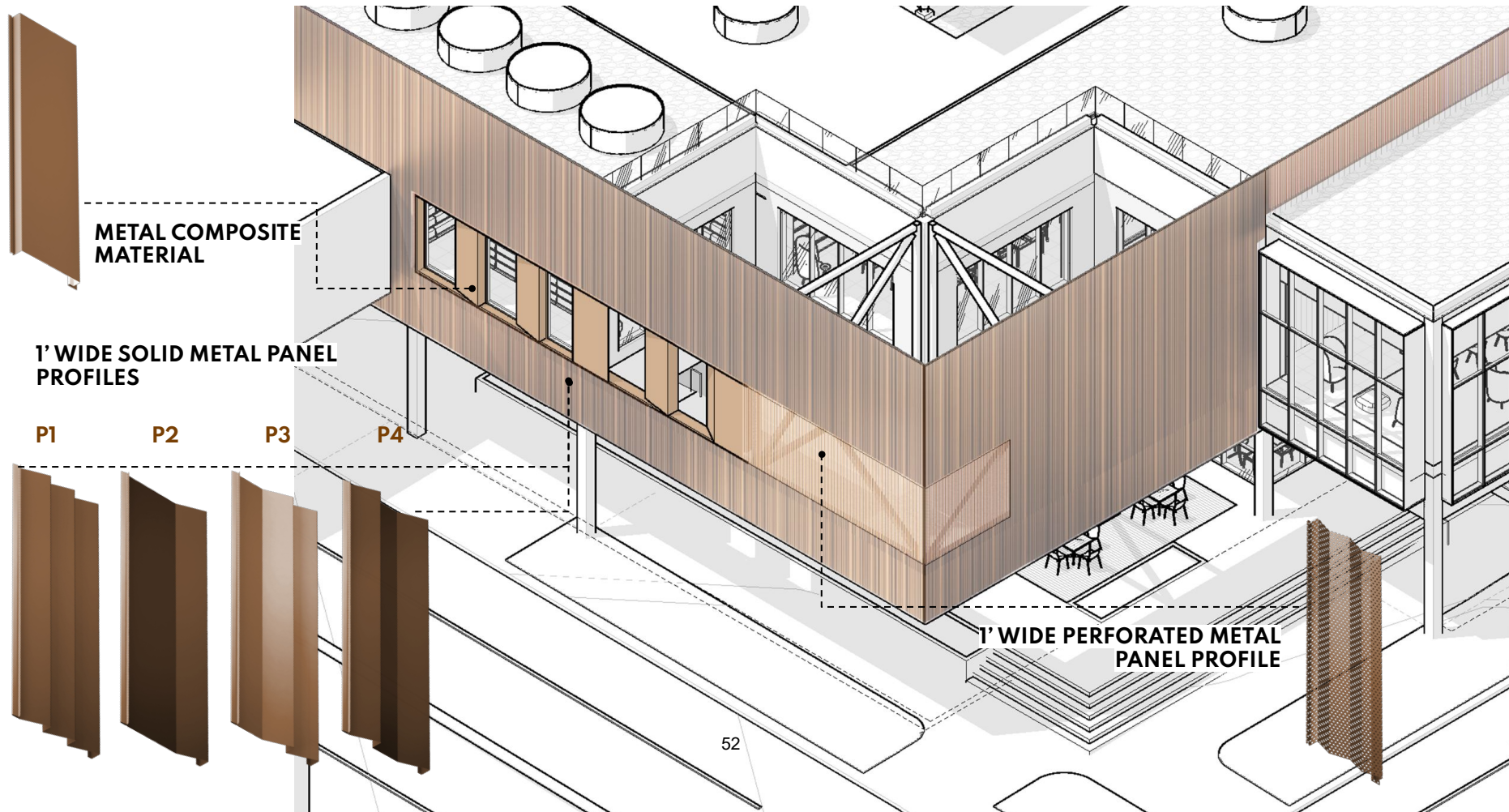
**MATERIAL DIAGRAM I** New Construction - Metal Facade



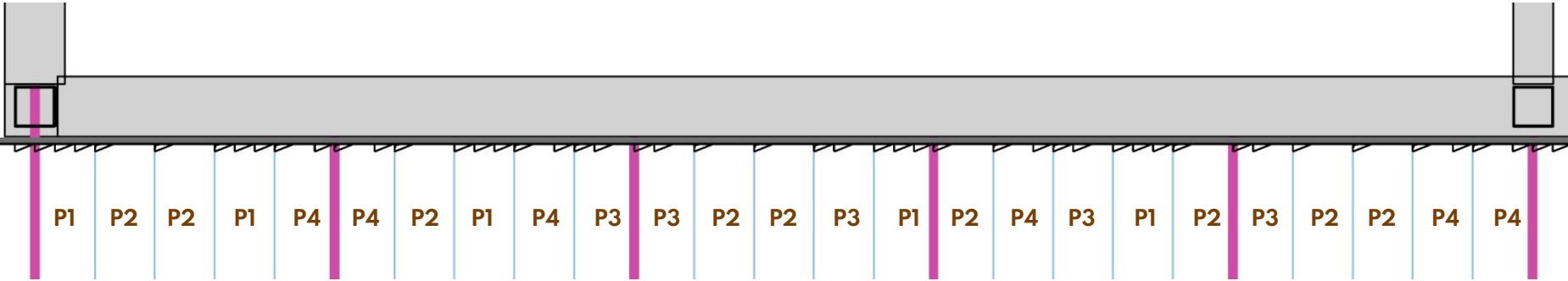
**MATERIAL DIAGRAM I** New Construction - Metal Facade



# MATERIAL DIAGRAM | Metal Facade | metal panel profiles makeup



**METAL PANEL | 5' grid modules makeup**



**A**

**B**

**C**

**D**

**E**



**P1**



**P2**

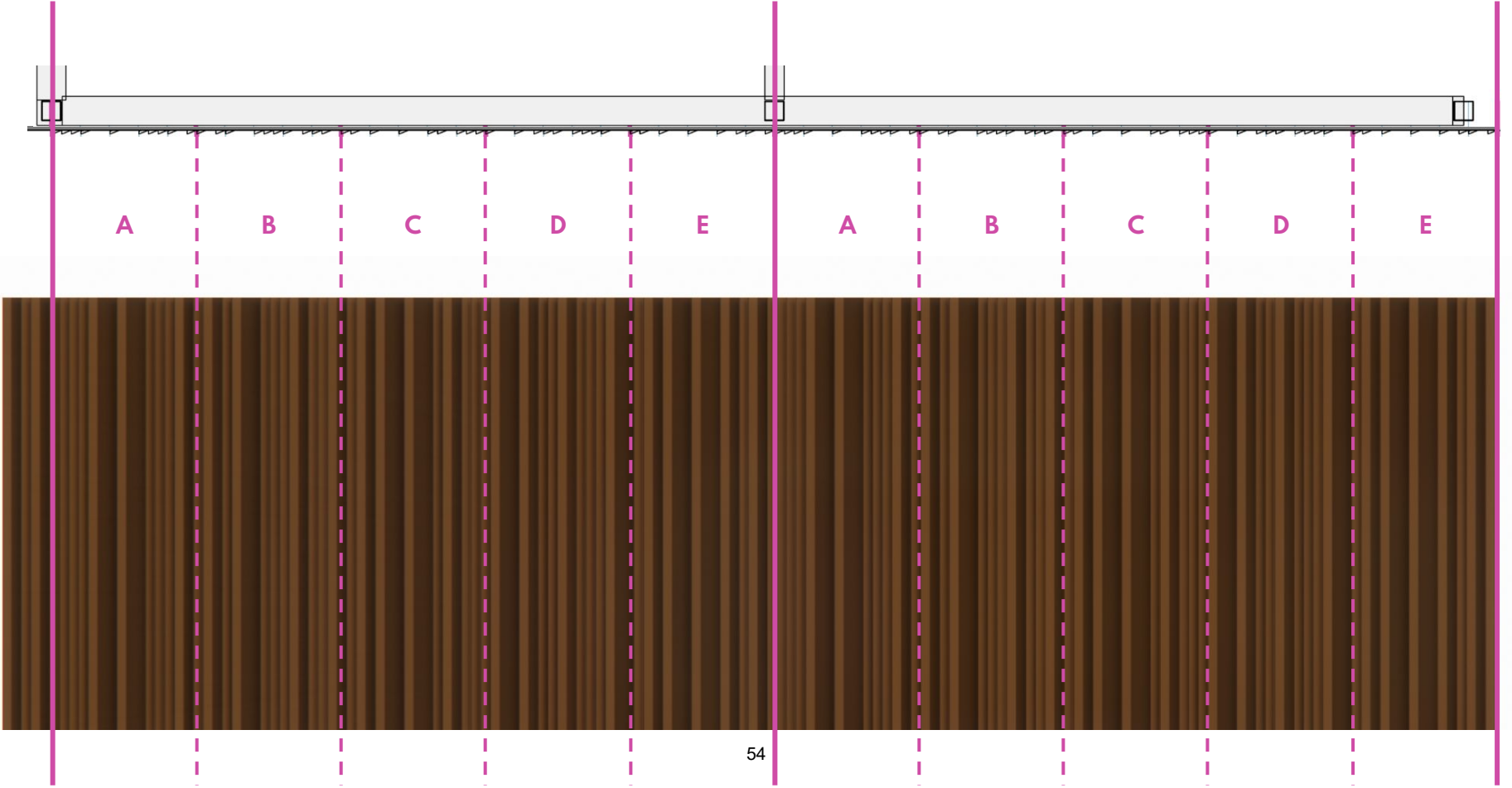


**P3**

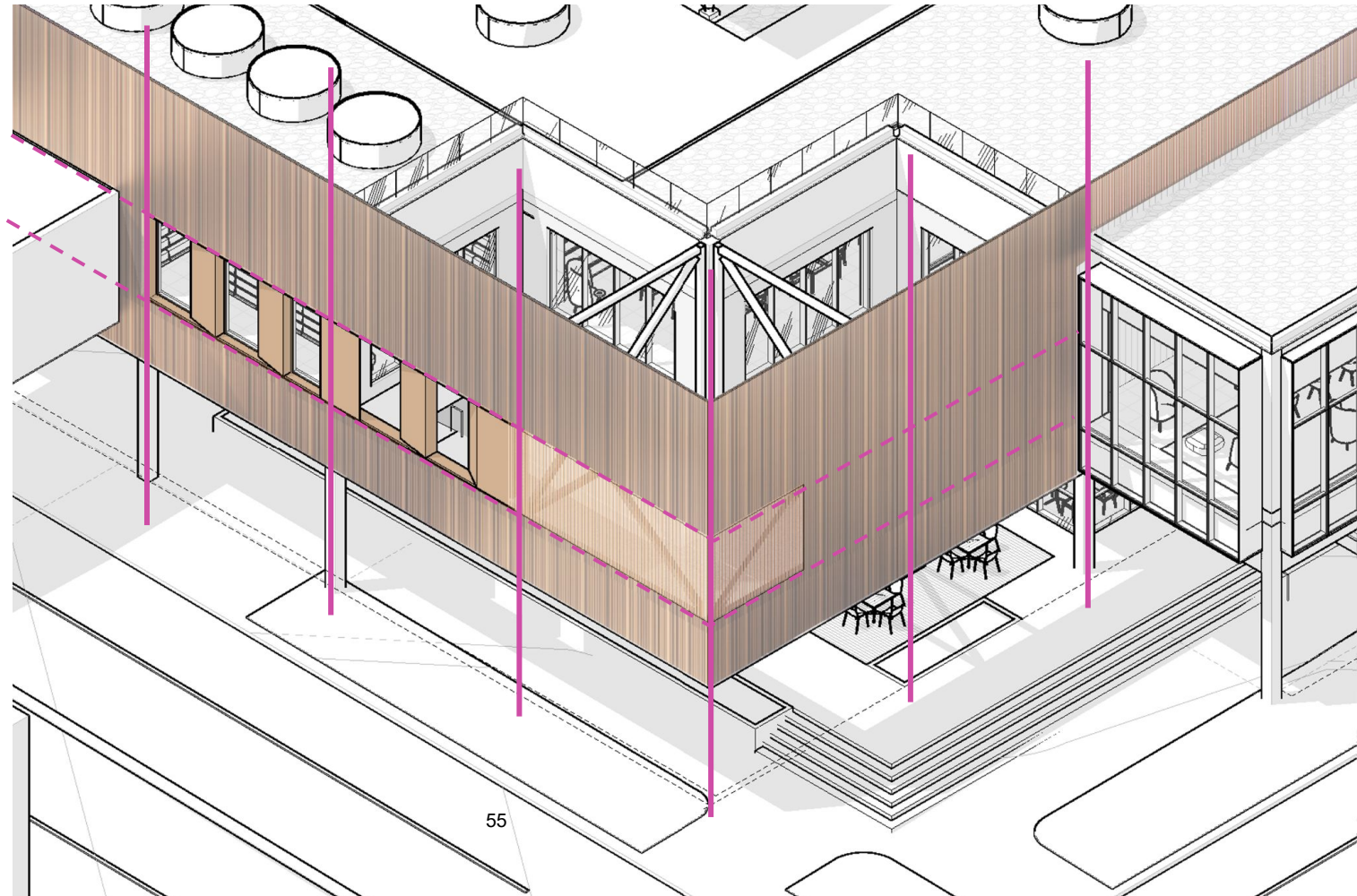


**P4**

# METAL PANEL | 25' grid modules makeup



**METAL PANEL** | 25' grid modules makeup



**PRECEDENT STUDY** | mica finish 9987 bronze color



*Pinal County Attorney's Office | AZ*

*A mica finish is a **decorative or architectural coating** featuring embedded mica flakes (or pigments) that create a pearlescent, shimmering, or metallic appearance, designed for high durability and light reflection.*

# METAL PANEL | sun study | spring & fall equinox

9AM



12PM



3PM



6PM



# METAL PANEL | sun study | winter solstice

9AM



12PM



3PM



6PM



**EXTERIOR** | proposed design



EXTERIOR | Existing Condition



EXTERIOR | northeast perspective







# EXTERIOR | south facade design

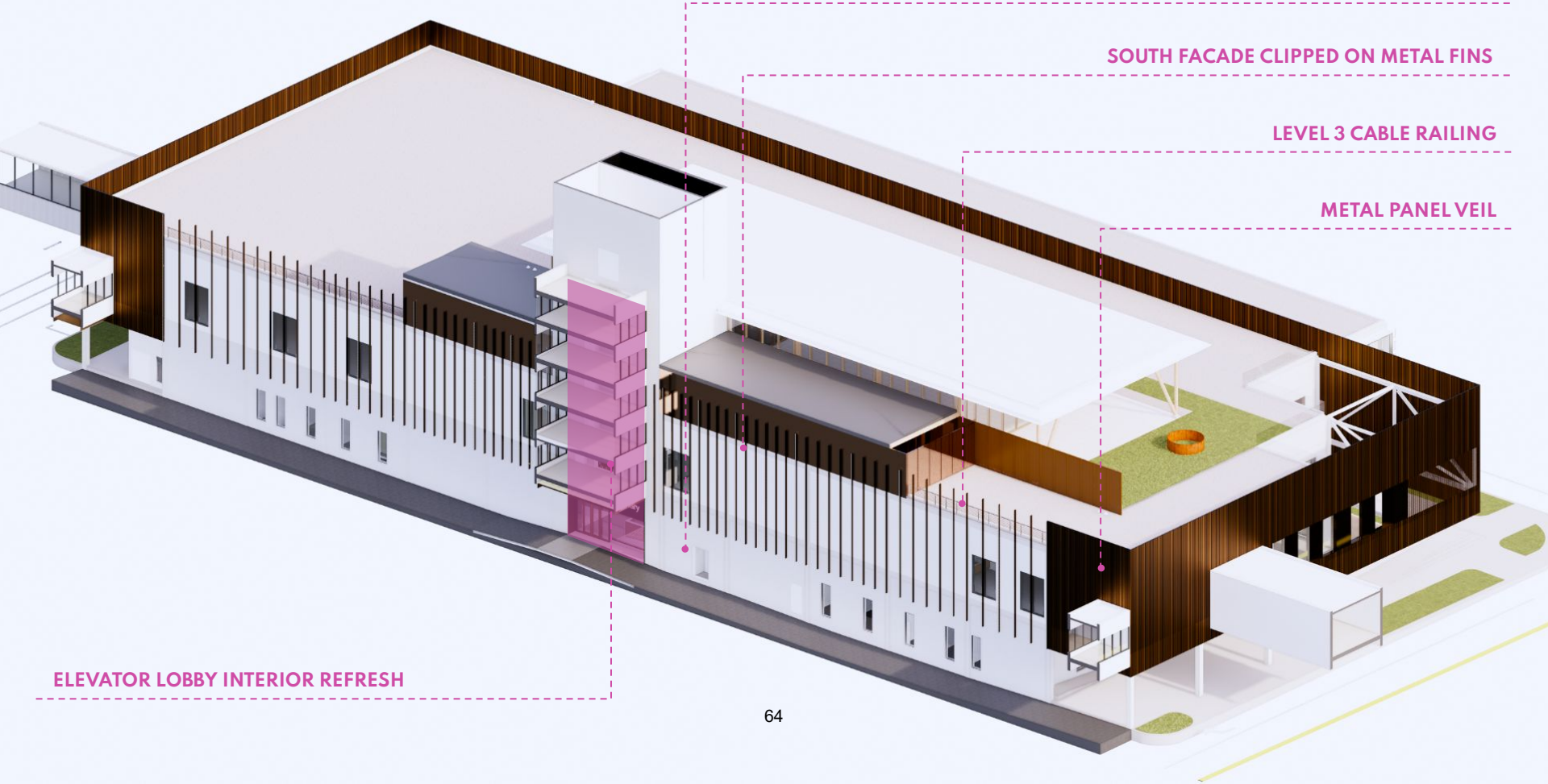
PAINTED EXISTING CMU SOUTH FACADE WITH PUNCHED WINDOW OPENINGS

SOUTH FACADE CLIPPED ON METAL FINNS

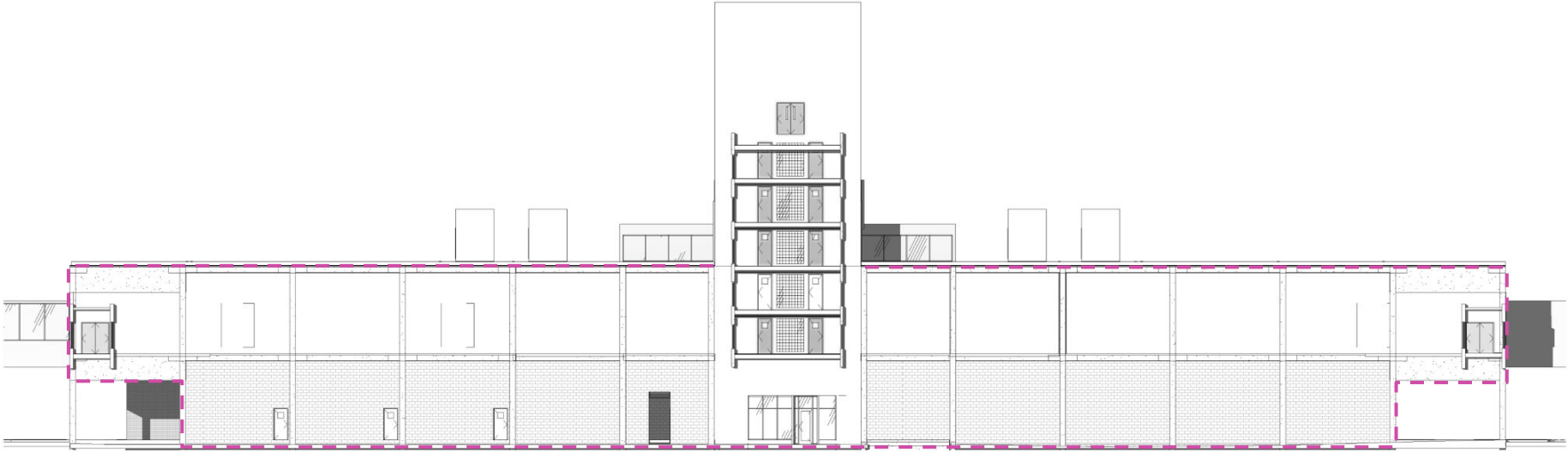
LEVEL 3 CABLE RAILING

METAL PANEL VEIL

ELEVATOR LOBBY INTERIOR REFRESH



**METAL PANEL | south facade | existing**



**WINDOWLESS EXISTING FACADE**

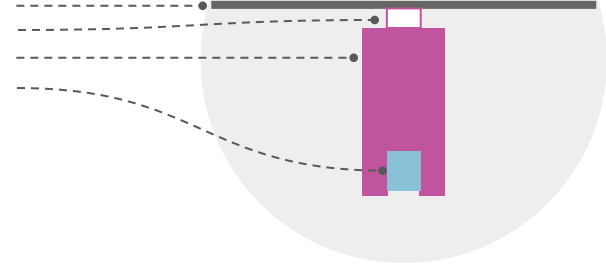


**LEVEL 3 ADDITION  
WHITE PAINTED FACADE  
WINDOW OPENINGS FOR STAFF & PARTNER SPACES**

# METAL PANEL | static frame | current

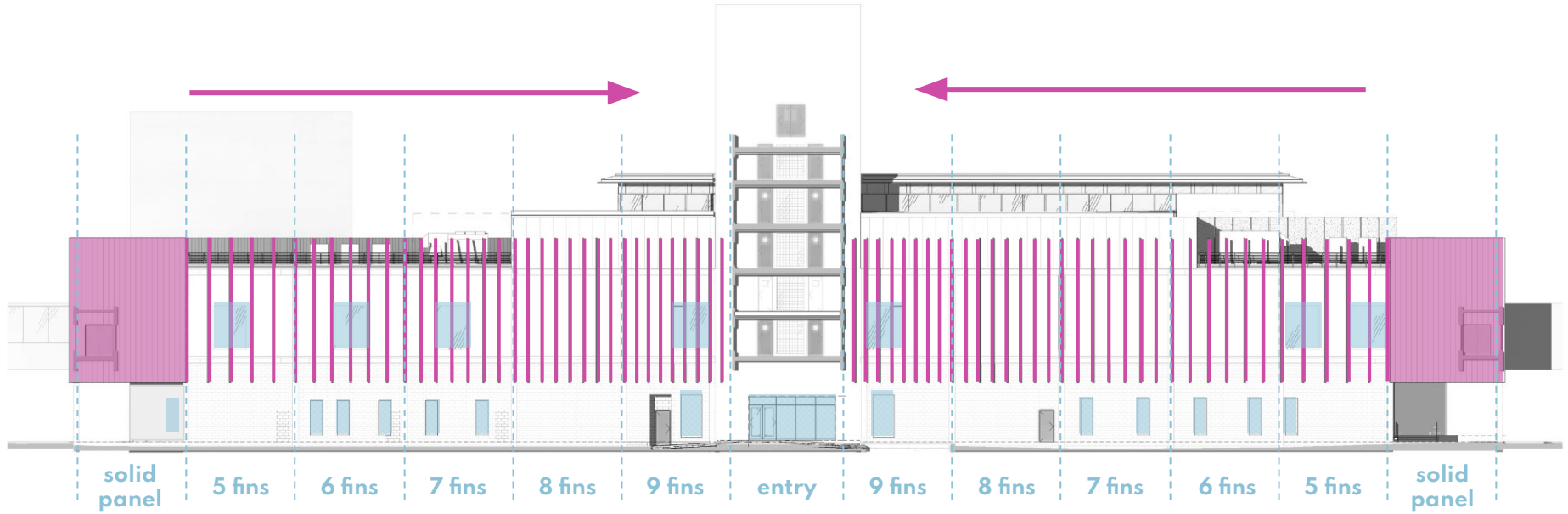
## METAL FIN PLAN DETAIL

1. Existing Wall Surface
2. Attachment
3. Metal Fin Extrusion
4. Lighting Embedded



**VALUED ENGINEER |  
REDUCED SCOPE OF METAL PANEL VEIL TO 17%, PROVIDE CLIPPED ON  
METAL FINNS WITH GENEROUS SPACING & VISUAL INTEREST**

**METAL PANEL** | static frame | current



# PERSPECTIVE | from parking garage

PRELIMINARY - FOR DISCUSSION ONLY

VIEW FROM GARAGE EAST SKYWALK



VIEW FROM GARAGE PARKING



VIEW FROM GARAGE WEST SKYWALK



VIEW FROM GARAGE APPROACHING EXIT



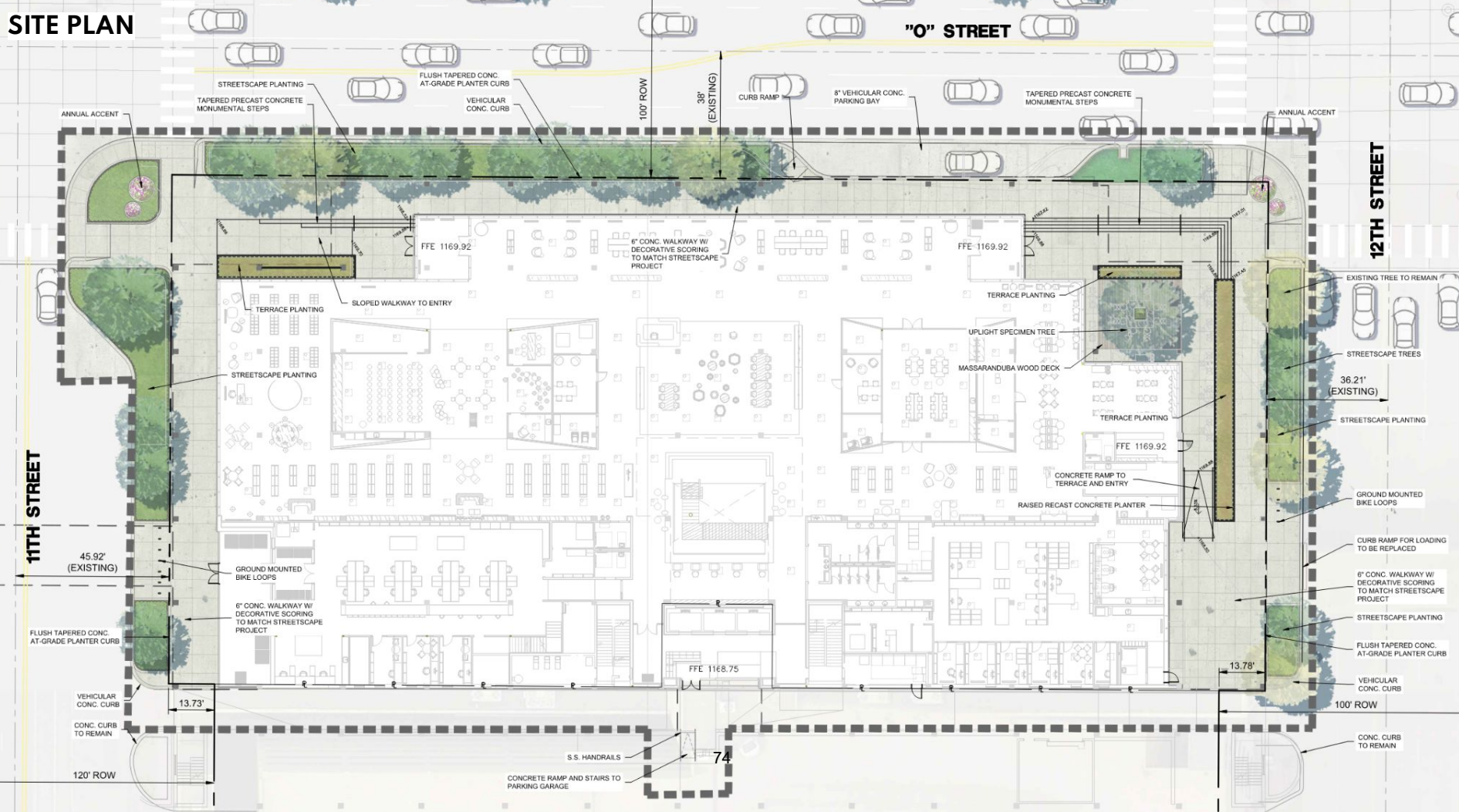




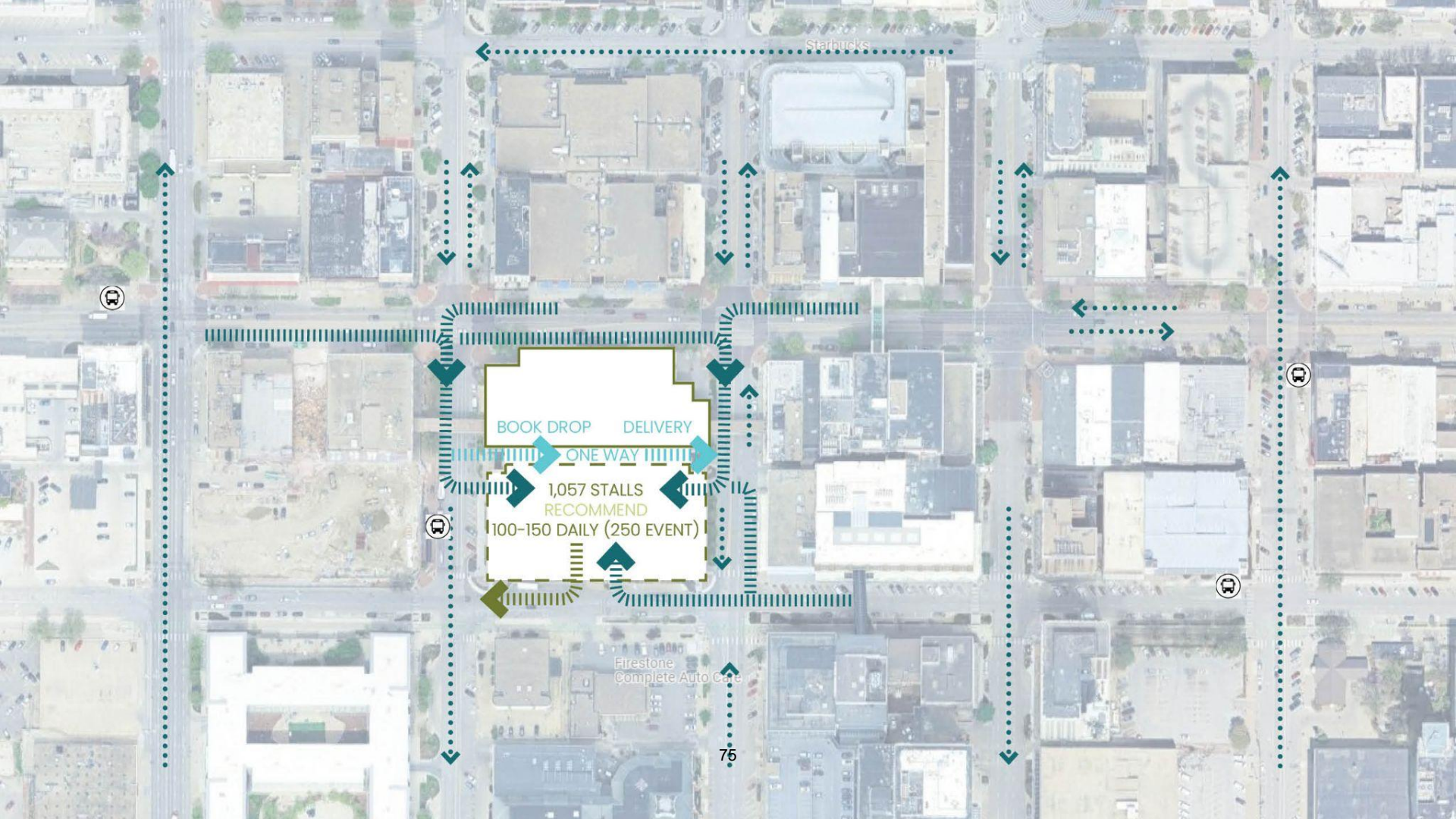


# Site plan

# SITE PLAN



74



Starbucks

BOOK DROP DELIVERY  
ONE WAY  
1,057 STALLS RECOMMEND  
100-150 DAILY (250 EVENT)

Firestone Complete Auto Care

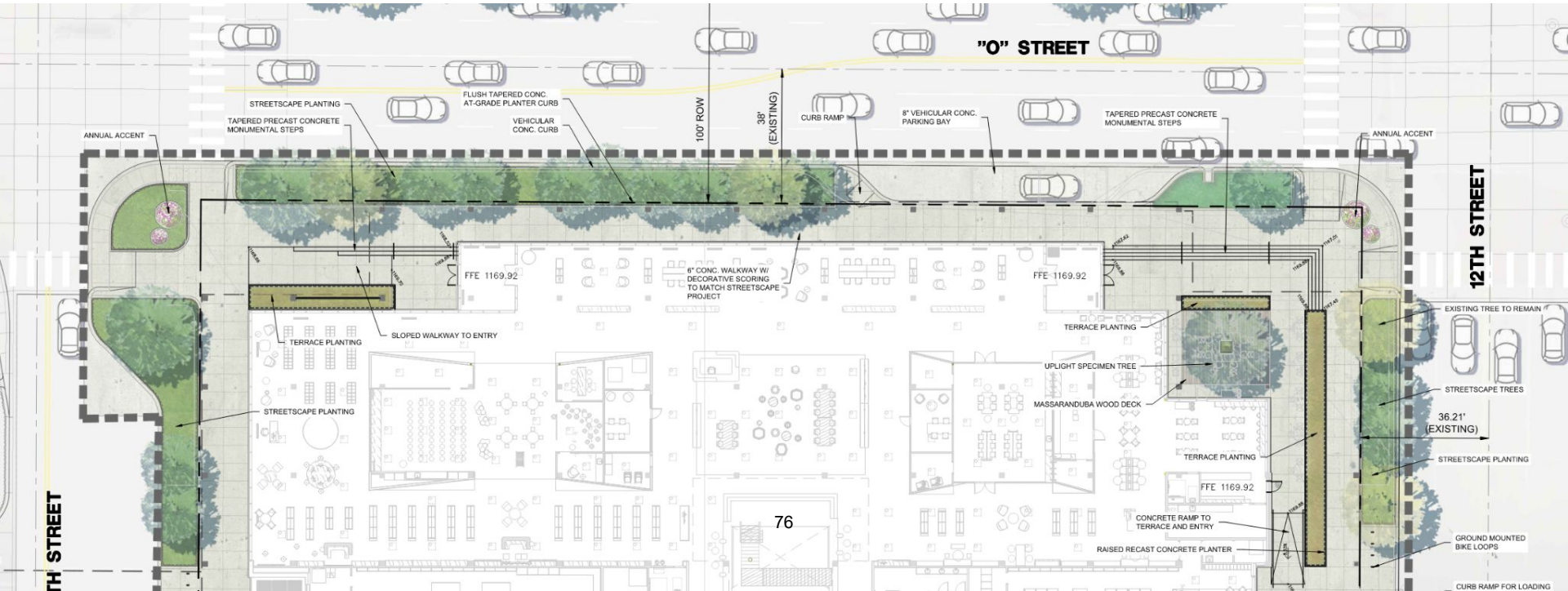
76



current landscape buffer



O STREET | proposed landscape buffer



11TH STREET

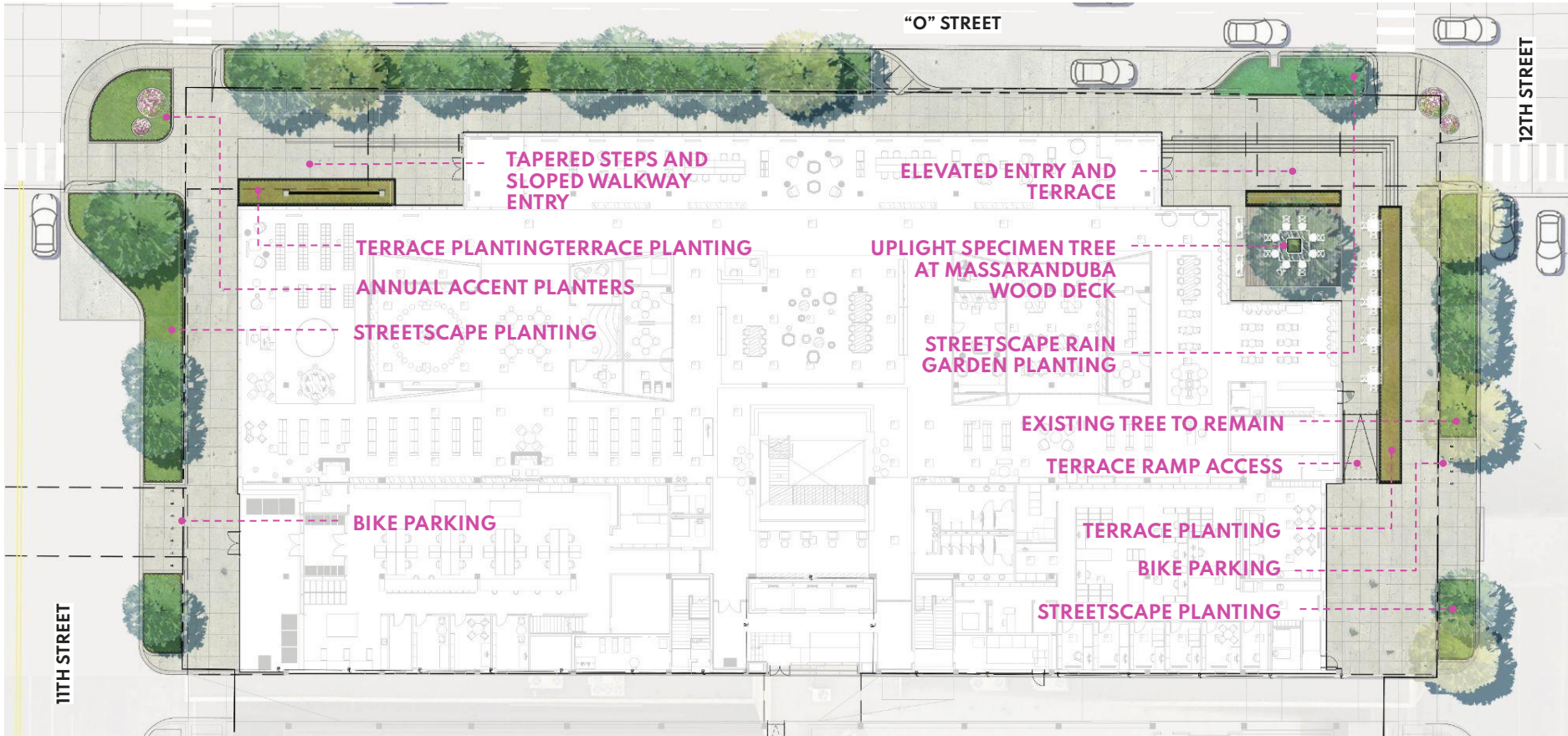
"O" STREET

12TH STREET

76

STREETSCAPE PLANTING  
 TAPERED PRECAST CONCRETE MONUMENTAL STEPS  
 ANNUAL ACCENT  
 FLUSH TAPERED CONC. AT-GRADE PLANTER CURB  
 VEHICULAR CONC. CURB  
 100' ROW  
 36' (EXISTING)  
 CURB RAMP  
 8' VEHICULAR CONC. PARKING BAY  
 TAPERED PRECAST CONCRETE MONUMENTAL STEPS  
 ANNUAL ACCENT

FFE 1169.92  
 6" CONC. WALKWAY W/ DECORATIVE SCORING TO MATCH STREETSCAPE PROJECT  
 TERRACE PLANTING  
 SLOPED WALKWAY TO ENTRY  
 UP LIGHT SPECIMEN TREE  
 MASSARANDUBA WOOD DECK  
 TERRACE PLANTING  
 FFE 1169.92  
 CONCRETE RAMP TO TERRACE AND ENTRY  
 RAISED RECAST CONCRETE PLANTER  
 EXISTING TREE TO REMAIN  
 STREETSCAPE TREES  
 36.21' (EXISTING)  
 STREETSCAPE PLANTING  
 GROUND MOUNTED BIKE LOOPS  
 CURB RAMP FOR LOADING



-  TERRACE PLANTING
-  STREETScape PLANTING
-  ANNUAL ACCENT PLANTERS

Terrace Planting



Extremely shade tolerant palette rich in texture and evergreen foliage to define and highlight the entries and terrace.

Streetscape Planting



Dynamic palette of native and evergreen species and to provide a dynamic carpet of seasonal flowering, foliage texture, and year round interest. A diverse canopy of shade and ornamental tree are organically collated to compliment the understory.

Annual Planting



Vibrant seasonal plantings designed for visual impact and seasonal charm.

# SITE LANDSCAPE DESIGN



## CAFE DECK TREE SPECIMEN | JAPANESE MAPLE 'EMPEROR I'

- 10'-15' x 10'-15'
- Multi-stem
- Vibrant red fall leaf color



## TERRACE PLANTINGS

- Native, low-maintenance plants
- Pops of color for interest
- Formalized massings
- Varying heights; < 3'
- Plant examples: Pachysandra, Inkberry, Sedges



## STREETSCAPE PLANTINGS

- To match Project "O" Street planting palette & design
- Native/Low maintenance
- Pops of color for interest
- Swaths



## ANNUAL ACCENTS

- To match Project "O" Street planting design
- Large planters filled with seasonal interest at the intersections

# NORTHEAST PLAZA | terrace and entry design



DECK INLAY

SPECIMEN TREE WITH  
FEATURE WOOD BENCH  
SEAT SURROUND

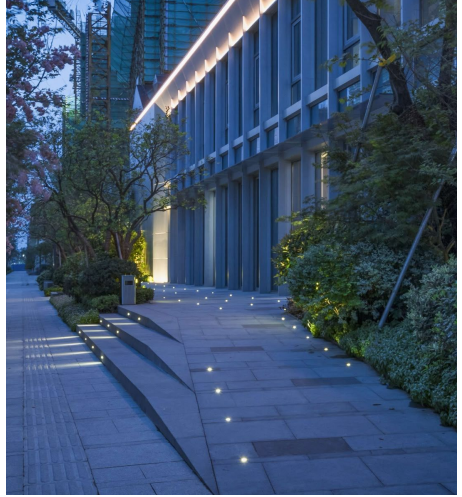
MOVABLE TABLES AND  
SEATING

CONCRETE RAISED  
PLANTER BED

1:12 RAMP



# NORTHWEST PLAZA | entry design



TAPERED STEPS

SLOPED ACCESSIBLE WALKWAY

CONCRETE RAISED PLANTER BED AND FEATURE SCREEN

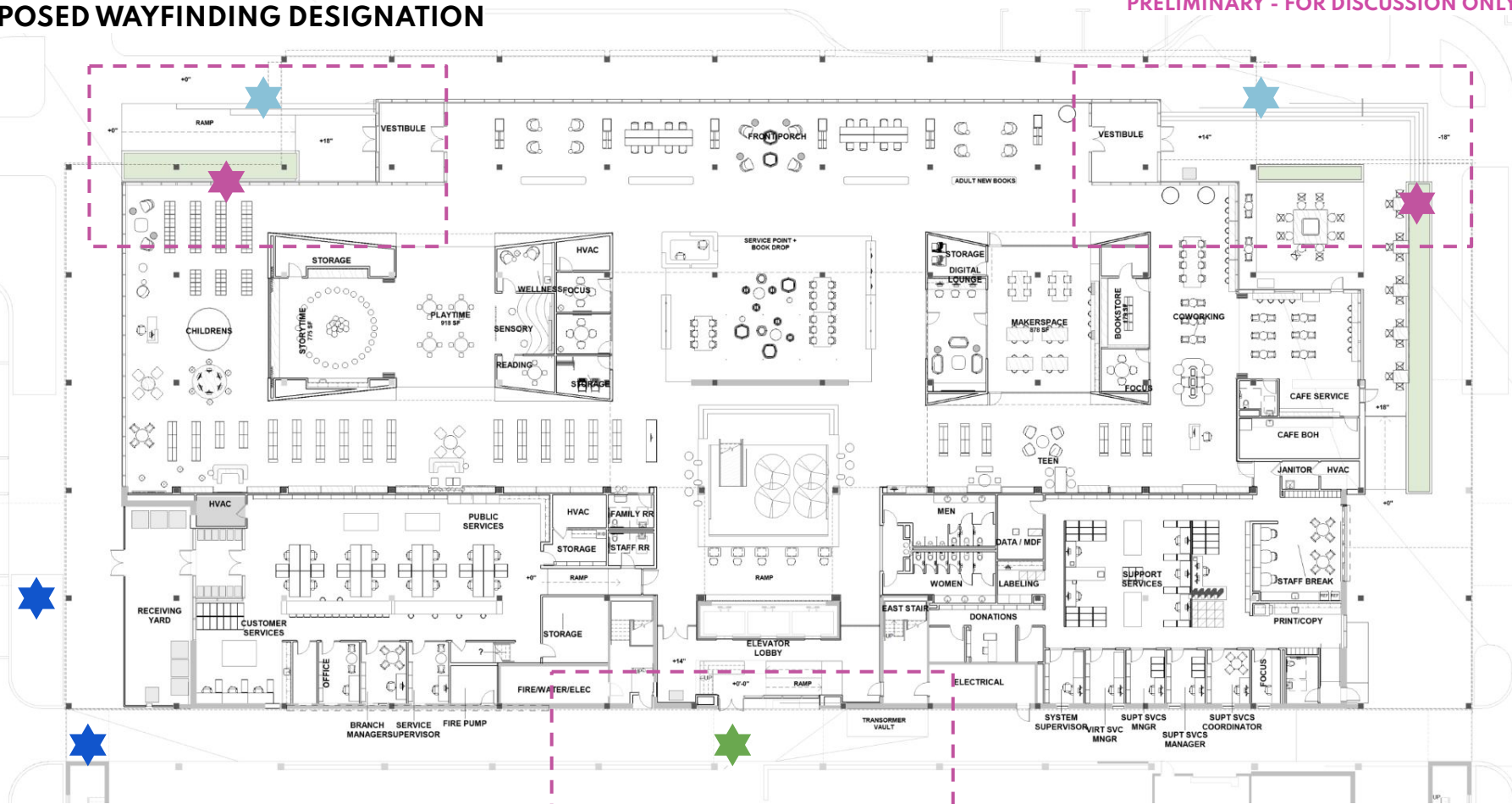
STREETSCAPE PLANTING



# Wayfinding

# PROPOSED WAYFINDING DESIGNATION

PRELIMINARY - FOR DISCUSSION ONLY



83

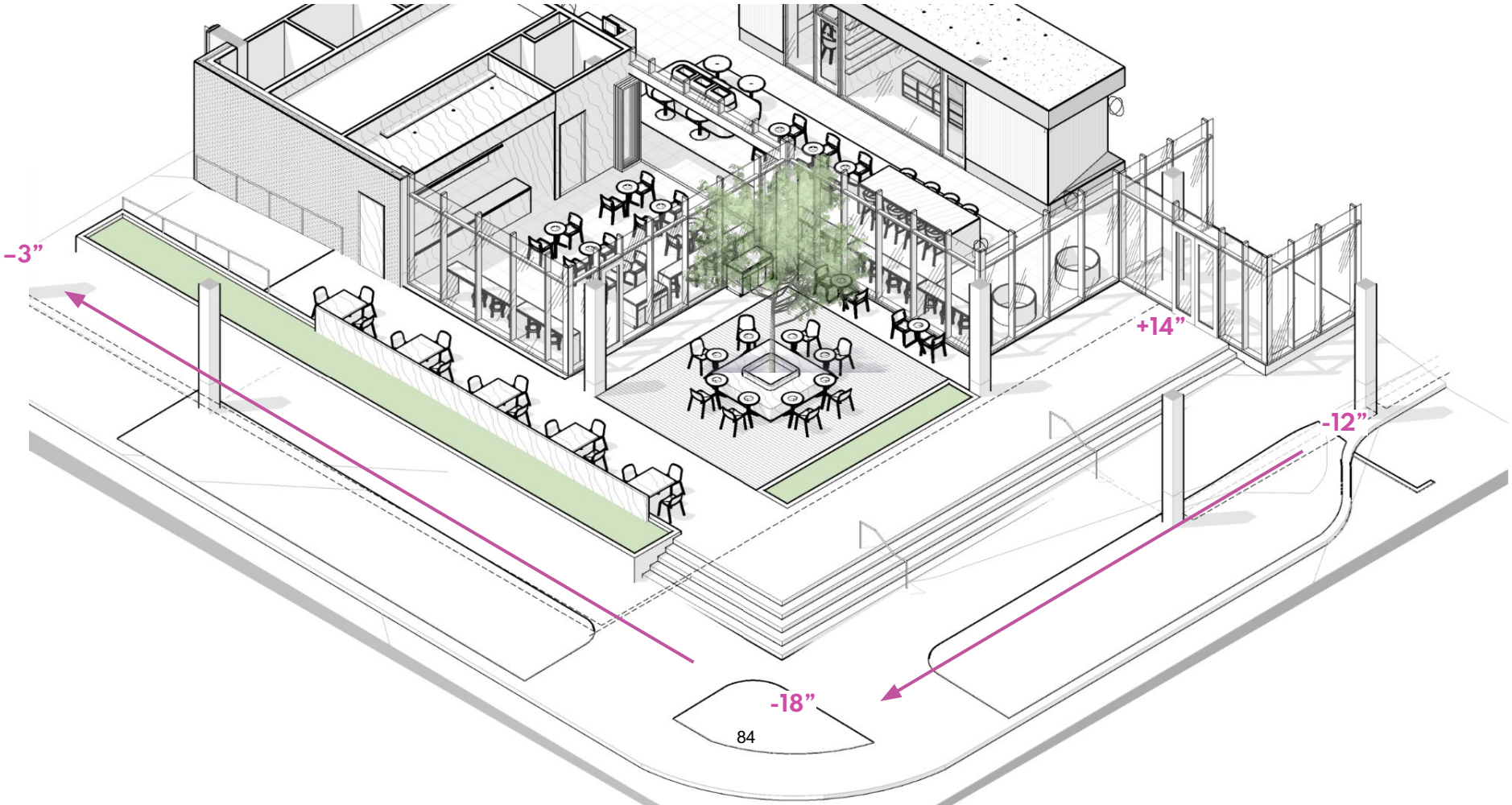
MONUMENTAL SIGN W PARTNERS' SIGNAGE

LIBRARY SIGN AT L2 NE, NW CORNERS

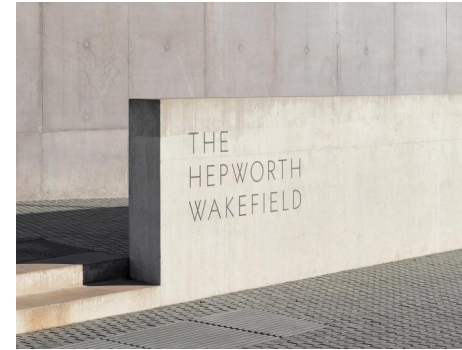
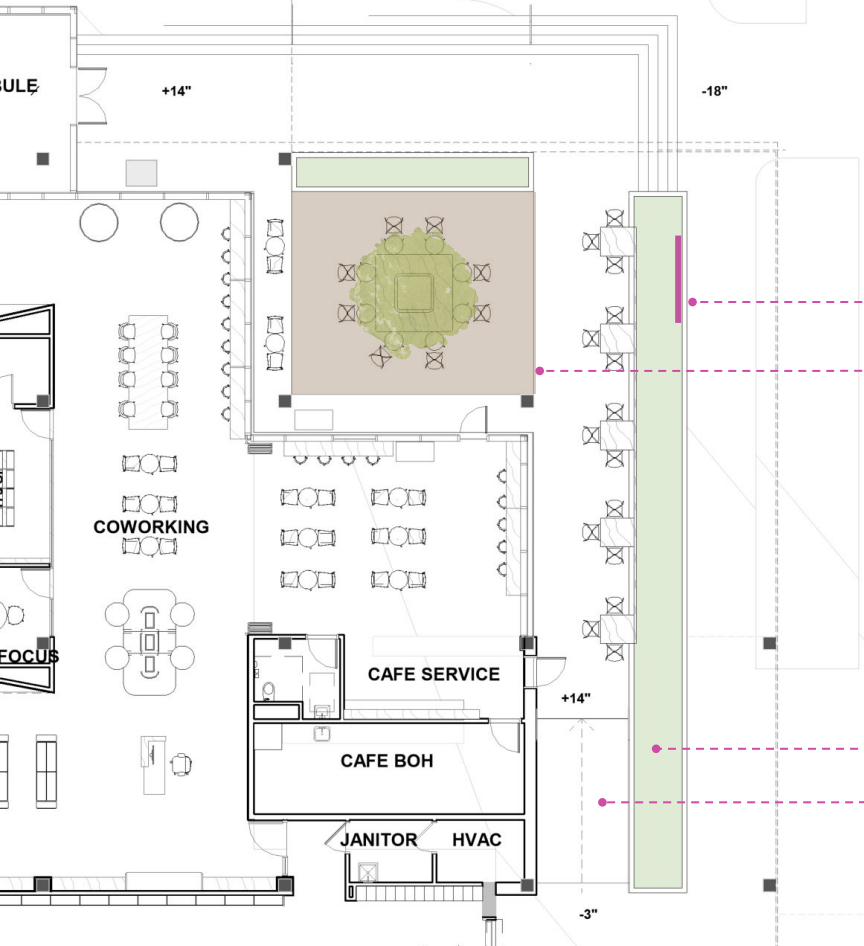
BOOK DROP SIGNAGE

SOUTH ENTRY SIGNAGE SUSPENDED FROM UNDERSIDE OF BRIDGE

# NORTHEAST PLAZA | entry design



# NORTHEAST PLAZA | entry design



MONUMENTAL SIGN

TREE & MATERIAL CHANGE AT CAFE TERRACE

PLANTER BED

1:12 RAMP

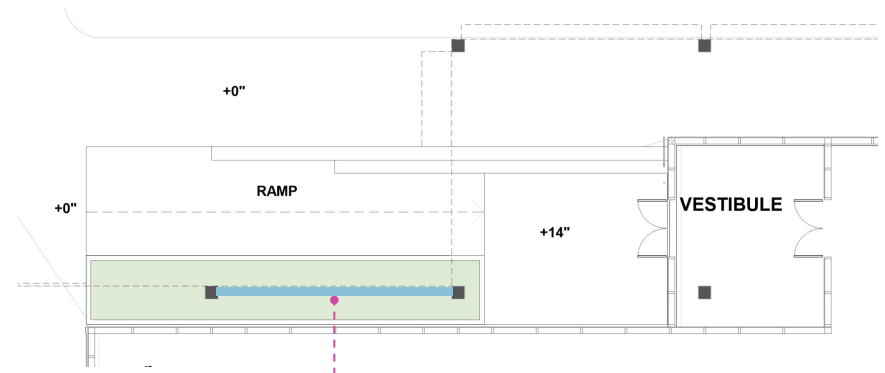
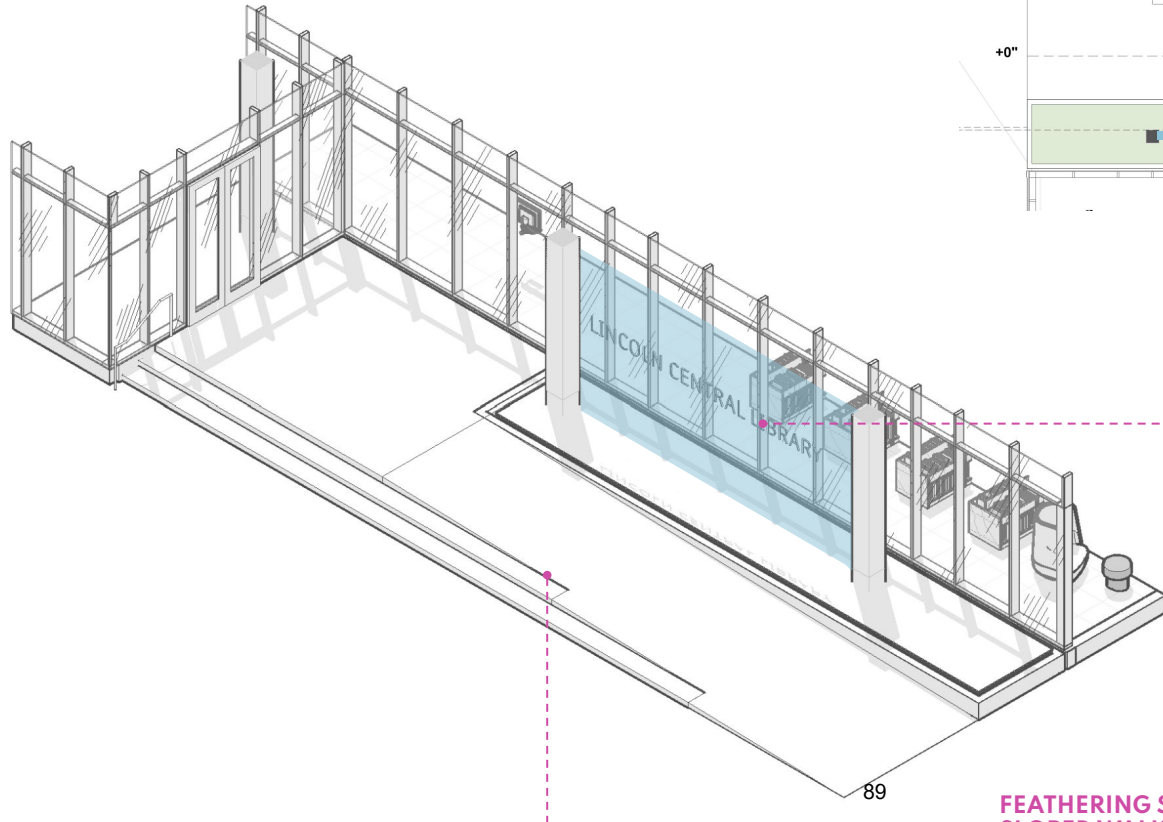




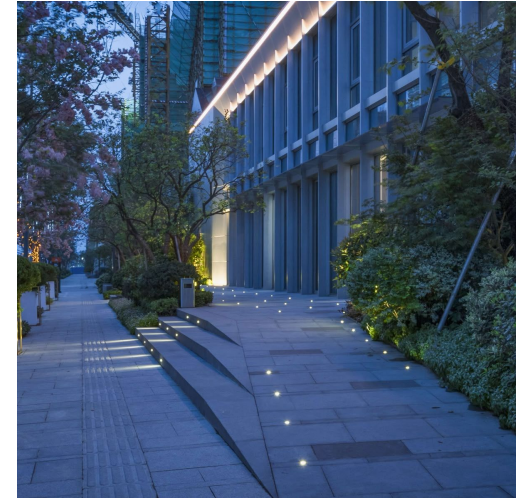




# NORTHWEST PLAZA | entry design



PLANTER BED W  
FEATURE WALL -  
NAMING OPPORTUNITY



FEATHERING STAIRS &  
SLOPED WALKWAY



PLANTER BED W  
FEATURE WALL -  
NAMING  
OPPORTUNITY.  
FEATURE WALL DESIGN  
TBD

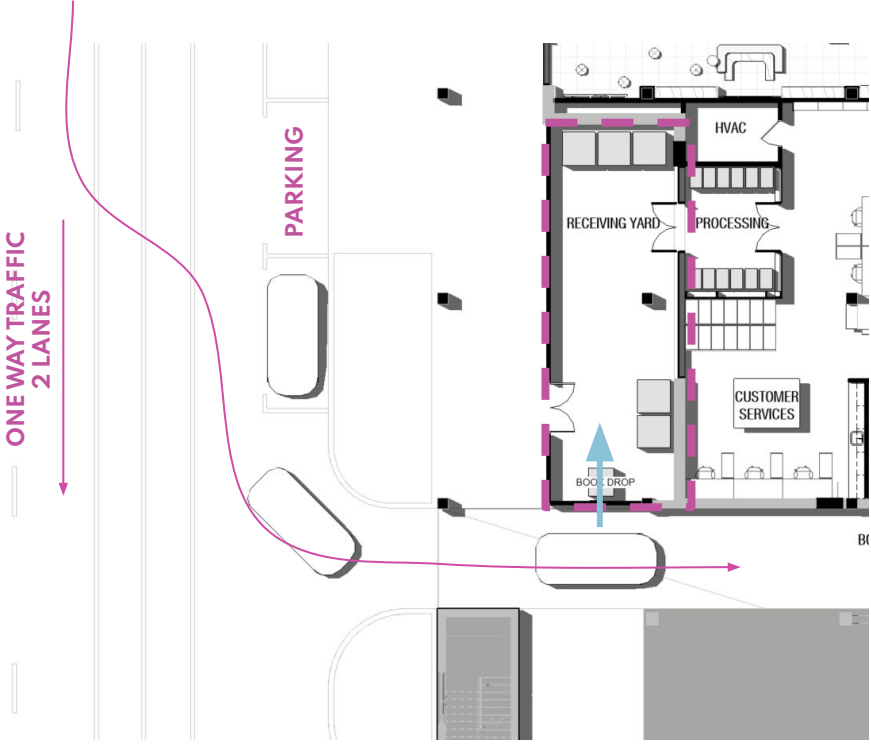
# NORTHEAST PLAZA | Signage Precedents



# PERSPECTIVE | Southwest looking down alley way

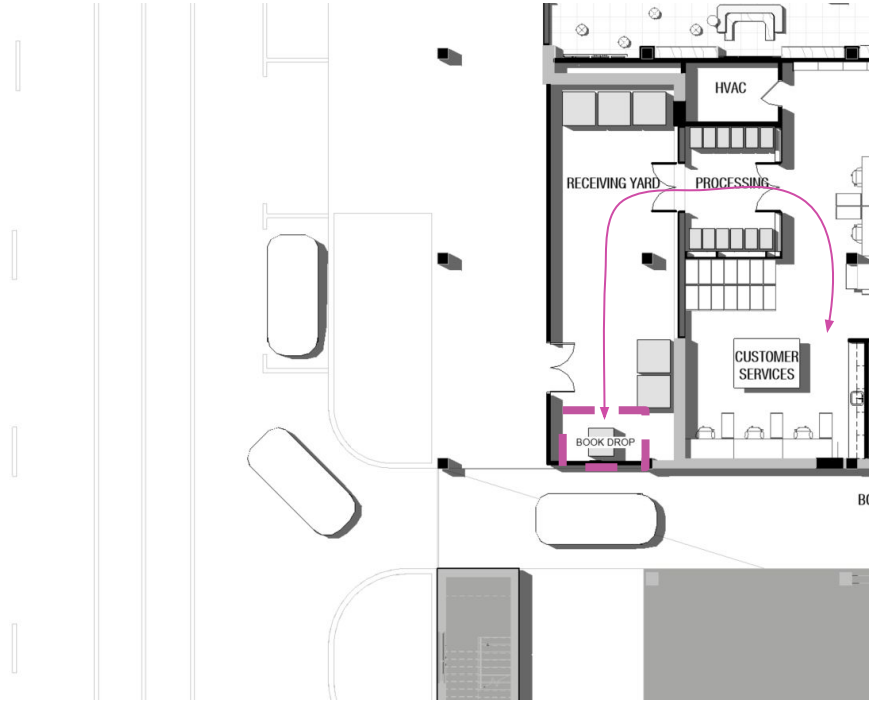


BOOK DROP



DRIVE UP BOOK DROP

# PERSPECTIVE | Southwest looking down alley way

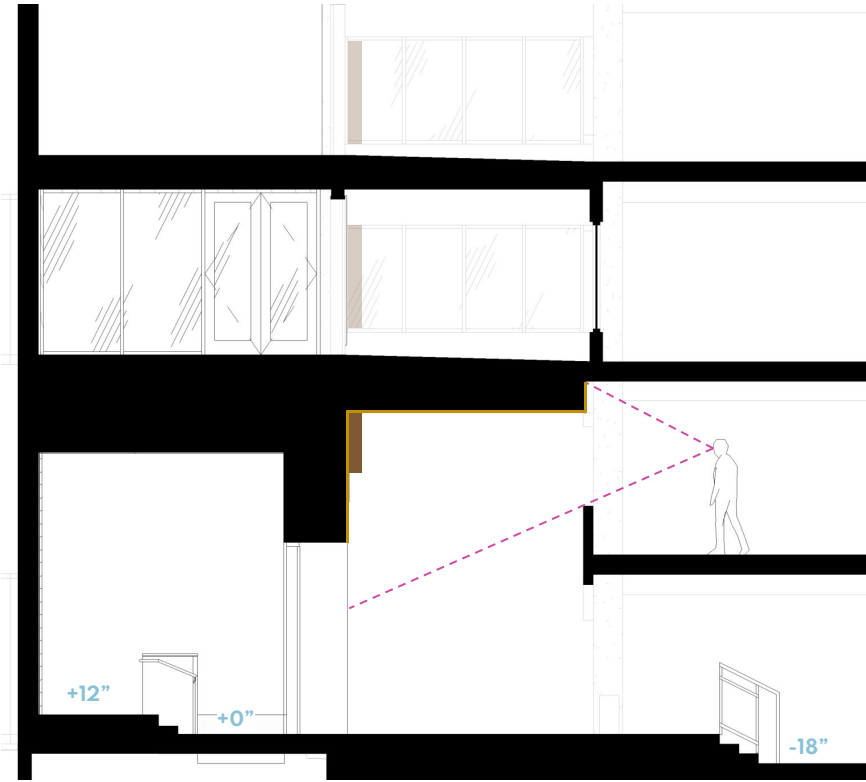


DRIVE UP BOOK DROP

**PERSPECTIVE** | Southwest looking down alley way

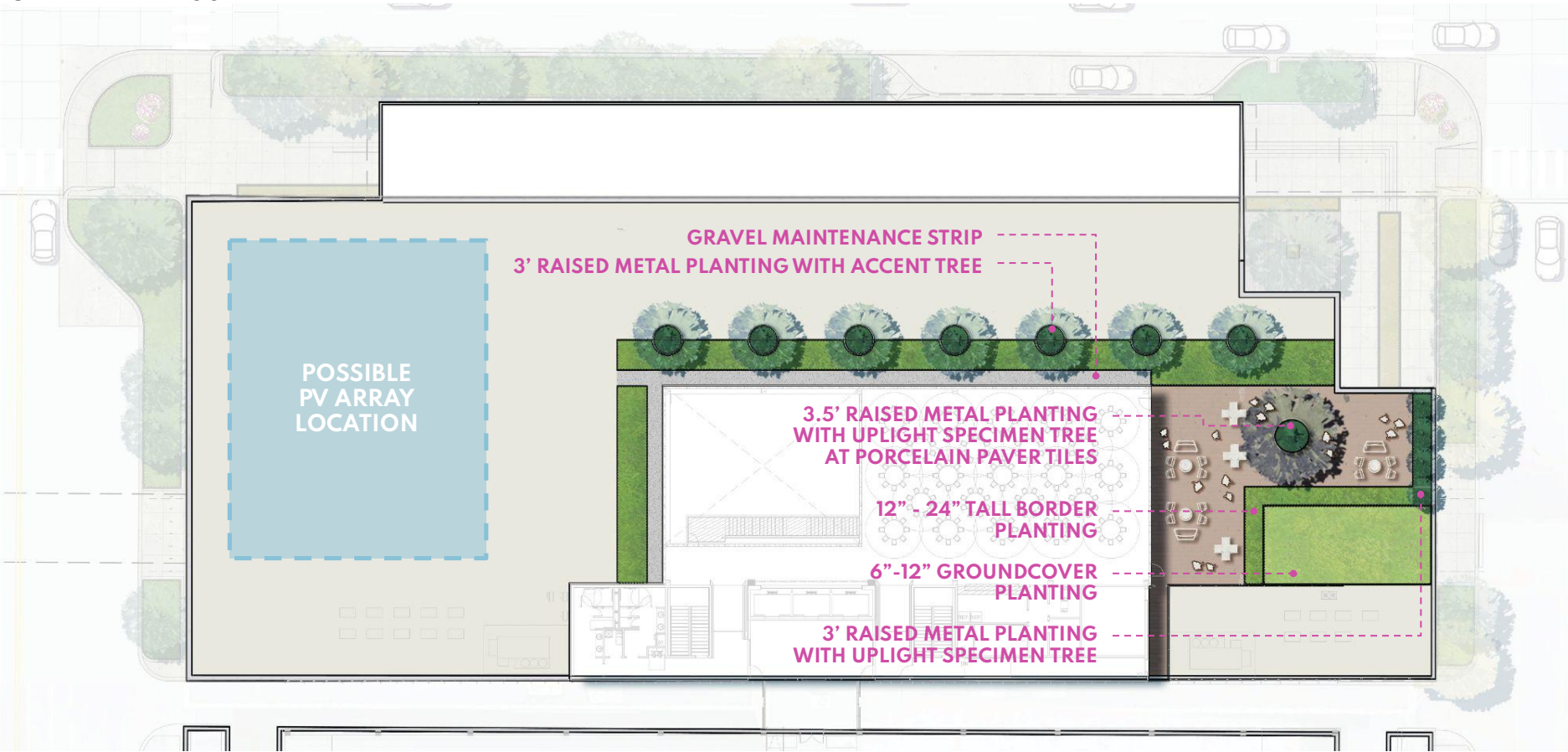


PERSPECTIVE | South Entry Experience



# Pavilion Design Proposal

# SITE PLAN | roof



**GROUNDCOVER PLANTING**  
6"-12" soil depth



**BORDER PLANTING**  
1'-2" soil depth



**RAISED PLANTING WITH TREE AND/OR SHRUBS**  
3'-3.5' soil depth

# NORTH ELEVATION





PERSPECTIVE | L3 Pavilion Event Terrace





# Supplemental Information