

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, April 7, 2026 3:00 p.m., County-City Building, City Council Chambers, 555 S. 10th Street, Lincoln, NE.

MEMBERS IN ATTENDANCE: Jill Grasso, Tom Huston, Michelle Penn, Emily Deeker, Gill Peace and Michael Harpster.
Mark Canney absent

OTHERS IN ATTENDANCE: Arvind Gopalakrishnan, Collin Christopher, and Kristi Merfeld of the Planning and Development Services Department; Ryan Weber, Lincoln City Libraries; Mark Bacon BVH Architectural; and other interested parties

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 March 3, 2026

Motion for approval of the minutes made by Huston, seconded by Grasso, and carried 6:0; Deeker, Grasso, Huston, Harpster, Peace, and Penn voting 'yes'.
Canney absent.

ADVISE:

Advisory Review and Final Action

UDR26027 Lincoln Central Library

April 7, 2026

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

Deeker stated that before the item on the agenda was discussed, she had a conflict of interest and was going to recuse herself.

Arvind Gopalakrishnan, Planning and Development Services Department, 555 S 10th Street Ste 203, Lincoln, NE came forward and stated that it was going to be a small presentation and then let the design team take over. This project is the Lincoln Central Library and a major remodel of 1111 O Street. This will revitalize the public forum along O Street. It is currently in design development with construction beginning August 2026 and hoping to end April 2028. The proposal is 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. It is designed to achieve at least one green globe certification aligning with the city of Lincoln 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. Gopalakrishnan proceeded to state that this project is clarifying entries and strengthening connections to O Street and the surrounding downtown context, since the project is located in downtown Lincoln. It is also utilizing TIF from project O Street for the streetscape, so staff are requesting that the Urban Design Committee review and take final action on the following items:

The façade treatment materials and color palette interaction with the existing parking garage.

The South overall design approach with respect to the transparency visual connection, these are 2 things that are a part of the design right now but are being worked out with the landscape architects. Plaza addition wayfinding entry, egress and circulation Landscape design interaction with the proposed O Street design

Now Ryan Weber from Lincoln City Libraries will talk more about the design.

Ryan Weber, Director, Lincoln City Libraries, Lincoln, NE came forward and stated how great it was to be here today and discuss this once-in-a-generation opportunity to provide a modern central library in Lincoln NE. There are several members of this design team here today. They include Emily Deeker from Olsson, Mark Bacon the lead architect from BVH locally. Also MSR Design out of Minneapolis and Anthony Fitzgerald with Project Control. We also have individuals from the Mayor's office,

Jocelyn Golden and Amanda Callaway. Hallie from Urban Development is here. This is a reuse of the old central mall originally built in 1979 and designed as a very public space and then later in the 1990's transformed into a Community College. This will be a public library of 80,000 square feet with an addition of a rooftop auditorium adding another approximate 9000 square feet. This will serve Lincoln very well with the latest in what is expected in a modern public library. This facility will also be used with community partners to have internal spaces that will compliment those organizations. We are also looking at a retail coffee shop built out on the first level adjacent and attached to the Northeast side of the library.

Mark Bacon, BVH Architectural, 440 N 8th Street, Lincoln NE came forward and stated that it had been mentioned that this is a reuse of a building along O Street. It is currently a very inward or introverted building. The idea is to turn the building inside out to make it participate with O Street and a modern library. So conceptually we were looking at how it could interact with the normal city activity along O Street, that being the primary central business district to go shopping or spend the day. Also trying to keep circulation internal to the library parallel with the external circulation that is O Street. It also has the great opportunity to be adjacent to a bus stop, bike parking and a parking garage. There are several reasons for this library to be successful. Bacon displayed an area on a map that will be level one of the library. It shows a front porch or book porch, which would be the 2 primary entries off the street from the Northeast and Northwest.

On the left is the children's area and in between is the café retail spot. The Southern half of the first floor is for library staff space. The entry from the parking garage is still maintained and often talked about as a primary entry. It is most adjacent to parking and going up one level is administration on the left and then the adult collection. Most of that floor has a reading room with multi purpose spaces and special collections. The South side of building above the staff space will be for future tenants and still having access to the parking garage. That would be 12 to 15,000 square feet. There is also good accessibility to all levels through the community core, which use to have the escalators. So this space will be repurposed and enhanced.

As we move to the exterior design, one of the things to look at is how people will move around the building and in it. The exposed structural frame has real value to adaptively reuse this building. We want to express it like the waffle slab, that is around the perimeter of 11th, 12th and O Street and expose that throughout the first and second level. Also then connecting it back to O Street, turning it back inside out and removing the opaque walls that has minimal openings and giving it over to large amounts of glass on both first and second levels. On the second level the brick infill will be

removed leaving the concrete frame and replacing with a large glass frame. Putting in a higher performing glass will give more exposure from the inside out. This glass was brought to us, when we were concerned about North facing glass for Nebraska winds. Green Globes is making sure the city will be able to effectively heat the building and also to make sure people want to sit by the glass and be seen by others. The glass would typically be a double pane. A triple pane would be a better performing glass and the lux wall system is going to be used which is a new technology and really high performing glass compared to the other 2 systems.

Bacon added that plus, not only from an insulation standpoint but also a STC level, which is really about noise transfer since cars and people will be moving all along those streets, we want to make sure there is a good acoustic environment. It exceeds the visible light transmittance by 19% that the city of design codes request. Those codes are at 45% or that threshold is at 45%. This is at 64% even though high performing, its more clear and transparent than a typical glass system. We will obviously be adding glass to the first floor and removing a brick wall and replacing with full glass floor to ceiling. There will be a 14-16 inch curb at the base because we are adding raised access flooring inside on the first level and second level, which provides extreme flexibility. Third floor which is a new addition will have the same glass but instead of traditional aluminum frame system, it is going to have a glulam. 3 sides North, East and West will all be wrapped with a metal panel. Extending the metal panel higher helps with the accessible and occupiable rooftop. This helps give it a civic downtown environment. It was felt that it needed to be more appropriately scaled.

The concrete frame and existing brick building will all exist and the appearance will just change the look with the metal panel. The metal panel will be a bronze color so it has some reflectance. This is durable but has a more upscale feel to it, than a traditional paint finish. The overall material palette is meant to be grounded in the place that is Nebraska and Lincoln. Taking advantage of the sky and infinite horizon colors that come with it and natural materials. Now we will go into how the existing building is going to be treated and specifically at the Northeast corner where the coffee retail space will be. The remaining concrete left behind will be painted white in a way to change the overall appearance and make it more homogeneous. The brick and concrete remains one color and adding a structural frame at this particular corner. This will provide a clear area for the outdoor café terrace to reside, so one does not feel like they are sitting on a public sidewalk. A few place where there are existing windows will just have the proportion changed. The metal panel façade will have 4 different profiles that are corrugated or serrated in profile, and when reflected they are all the same color. However, they are shaped differently to make the color look a little bit

different and also which façade the material is built. Bacon showed an example of how repeating these profiles will make the colors look different and it will look different given any time of the day and given the orientation of the façade. Somedays it could look bright and bronzy and other times a little more grey and brown. From the Northeast corner we have a raised access floor within the building. There is a series of stairs to negotiate elevation change and that is clearly delineated what is public right of way and what if café terrace. This is a fully accessible entry point also. The Northwest entry has less stairs and the skywalks that go East or West or outside of the scope of this project. The sky bridges connect the library building to the parking garage or part of the parking garage.

Huston asked if the skywalk as it goes through the second level, is that part of the project?

Bacon reponded, yes where the crossing is will be the library building, like we pick up from there.

Penn replied the parking garage right here is not white, like it is showing in your rendering.

Bacon stated right, it is not.

Bacon also responded that we don't want to treat the alley as a forgotten façade of the building. Patrons, library users and rental groups will be using the 3rd floor space. They will be parking in the garage and coming across the sky bridges to the elevator lobby and the respective floor. To set a more reduced scheme on the alley side would be to paint the existing concrete block and then overlaying the system of aluminum channels. It is currently a windowless façade and have worked with the city to provide windows, so that staff and partner space have windows into them and still meets the intent of the code. They will be graduated more toward the center to emphasize the sky bridge coming from the garage as an entry point. This with lighting, will be part of wayfinding, to help if someone has parked in the garage. Emily Deeker and Olsson have been working on the site plan in continuity with project O Street. This will occur at the same time as the construction of the library. We are working with the guidelines of project O Street so all the planting beds, curb cuts and parking can happen together. Bacon stated there is also a parking bay displayed at the Northeast corner that is more of a loading bay to grab a quick cup of coffee or drop of a book. It is understood that 11th Street will become a 2 way street, when project O Street is completed.

Huston asked if 12th Street is a two way?

Bacon responded, yes and it is not changing.

Huston thought it was North and not South Street.

Bacon replied they were not changing the functionality of that. Just so everyone is aware, they are over 1000 stalls in the parking garage. There is a need for around 100-150 stalls for the daily use of the library and when there is an event that might increase up to 250. It will maintain that circulation pattern. We will be adding a book drop in the alley, where a book could be dropped off from a car. That will be in the Southwest corner as shown on this display. The current condition on O Street will change and bike and scooter parking will be integrating and moving closer to 11th and 12th Street intersections. There will also be more street trees along the streets and more structured to be able to sit underneath at the café terrace. All three entrances will be ADA accessible, but the Northeast corner will be the primary ADA entrance point.

It was mentioned that the city is reviewing their design standards for barriers for alcohol sales. We will update based on those final approvals. The planting materials at this point are to add visual interest through all 4 seasons, but also durable and not a lot of maintenance. Having a visual interest with trees and plants representing Nebraska in this region would make it a great place to sit and called the café terrace. The public can utilize this space and is an amenity of the library, much like the café retail spaces. On the Northeast and Northwest there is an opportunity for some signage and planter beds at this stair and sloped walk. This is not a ramp so it doesn't need hand rails and is much more favorable on this corner. The wayfinding is something we have begun to identify where signage will be located. The names on the building or signage is being determined closely with the mayor's office. The mayor is passionate about this design element and we want to make sure and get it right.

It can also be seen how the café terrace works with the planters and the different sloping. There is a ramp that will come from the South that heads North toward the main entry. This will be accessible for deliveries into the café space. The door will probably be flipped to swing inside, so doesn't interfere with the ramp. The signage will be hung from the squaring of the building façade and see the outdoor space. The visibility from the library at all levels, so all the windows that are seen on the upper level are existing, the building is just painted. The glass on the first floor is new or either replacing the brick façade. The café space itself is actually a new addition, so its new floor plate.

Bacon commented that in the Northwest corner there is an opportunity whether it is signage in front of the glass or directly on the sign along the stairs and sloped walkway. Not sure if it is Lincoln Central Library or named for a donor, that is yet to be determined. On the diagram there is a little outdoor receiving yard that will be fully fenced off with a similar metal panel and located within there will be a book drop. This is a good proximity to the staff spaces for their daily use of retrieving books. People don't always just put books in the drop box. It is kind of an safety and security thing. There is also trying way find and brand coming across the parking garage, so someone knows they are headed in the right location. Lastly this building is great for all the reasons that have been described, except for an open space to hold flexible events. We looked at adding a pavilion to 3rd floor. This building was designed to have additional floors that could be added. So we have been able to adapt the structure to put this mass timber pavilion on top of it. Part of that will have a outdoor terrace adjacent to the pavilion that can be used by patrons, have a class or children's programming. It will be a open space to look down into the café terrace and when there is an event, the library staff will have ability to control access to the 3rd floor and the terrace.

We are also working with LES to locate a possible PV array. There is also a gravel maintenance strip on the North and West side to be able to maintain plants and wash windows. Also trees will be placed on the roof with a mixture of hardscape and softscape plantings both lower and taller. The lux glass wall that was shown earlier with the backup material will serve as the structural system for the columns and beams and a cross laminated timber deck. Taking the material that is the column and turning it flat, so the wood can be exposed is the technology of today and is being represented as a mass timber waffle. That space again can be used for several events and it is not visible from the street level, so it becomes one of those moments of surprise that was not expected. Bacon stated we has opening this up for questions with Emily and Ryan.

Peace responded and asked where this is in the design spectrum process? Wasn't it mentioned or was it a misunderstanding that there was going to be a beer garden? It wasn't expected but could be a nice bonus.

Bacon asked Ryan to address this question.

Weber replied that the coffee partner has that ability right now to sell alcohol. It is something that is still be determined and as part of planning we need to plan for that outdoor café space and meet city code.

Bacon commented that to answer the question Gill, we finished 50% of the design development drawings about a week ago.

Penn responded that as a reminder we are to review and have final action on the following items: façade treatment selection of materials, color palette interaction with existing parking garage to the South plaza addition and wayfinding entry. Also the egress circulation and overall design approach with respect to massing transparency, visual connection, landscape design and interaction with O street.

Gopalakrishnan stated yes, basically the whole thing. 2 important components that are still being worked on even though the plaza design and the plaza positioning is set, is with the introduction of alcohol. The ramp being on the 12th Street side is a little tucked away and we are still trying to see if it can be made more visible or how we treat the sidewalk café space. It has more than one opening and the rule is to have up to 2 openings not exceeding 8 feet in width. We are still working through what is best to make that function and also have the ADA access tucked away since it goes through the café space. The Northwest entrance makes more sense to be the primary entrance since it is more visible and does not go through any facility or amenity. The site plan was displayed on the screen and Gopalakrishnan said the existing design shows a drop off zone around the Northeast corner. Since the ADA ramp is on 12th Street Emily's team is working towards a drop off zone on the 11th Street side since the entrance is closer. The streetscape improvements are still be worked on, so everything from a material transparency standpoint is to be reviewed. There would have been 2 waivers, but we are working toward amending the downtown design standards to make them more friendly. 2 waivers that are not being considered as waivers are on the ground floor it is not allowed to have curtain walls. Since the whole function of the building is to be more transparent, it makes more sense to have class with the updated downtown design standards. We want a 0.45 ratio and a 0.45 for glass and it is at .64. It is really not a deviation but the ground floor is related to having durable materials. The brick is coming off to make more transparent, but the city doesn't have any issues because they are not being treated as a waiver.

Huston replied that even if they were waiver requests, there is good reason behind the work requests.

Grasso mentioned painting the building white and that is one of the color choices. It is meant to make it look more monolithic and we have talked a lot about the maintenance and durability. Maybe talk a little bit to that design.

Bacon responded as things are demolished there will be just remnants and then there is also concrete which is currently painted. The brick is a different color and we are trying to make it more homogeneous. The building façade and the metal panel is clearly articulating what was existing versus now what is being added. So the white has 1000 different shades and it is really just to be a backdrop to the overall new part of the building and cover up any leftovers.

Grasso asked what about the screen partition down where the book drop is and the screening on the 3rd floor terrace?

Bacon stated it is the exact same material color and metal panel manufacturer just perforated.

Grasso clarified is that the same thing for that surrounding area on the book drop by the alley?

Bacon answered yes, that is correct.

Grasso commented that there will be a lot more traffic of people coming in and it is being added to the second level.

Bacon agreed, yes both levels.

Grasso replied will the first level, it has some added windows?

Bacon responded yes. There are no windows on this existing South façade alley right now.

Grasso asked if the outside of the building will get painted as well?

Bacon stated yes, we are painting the entire façade and there are currently no windows, so they will be added for staff benefit and for the future tenant spaces on the second level.

Grasso answered so looking West, they are also adding windows because at one time there was set of double doors that were just looking very dark. Is that side getting opened up as well?

Bacon replied yes, on the East side.

Grasso responded on the East side on the South end of the building.

Bacon commented that is correct and will be the staff break room just beyond that. Also the second floor is larger than the first, so we are trying to make that more inviting and less of those dark spaces. By putting windows there makes more visibility inside. It also increases that largest amount of area underneath the first floor. Underneath the second floor on the East side they are able to mitigate a good portion by adding the retail café space. So 12 to 1500 square feet that was outside is now habitable.

Grasso asked how the lighting is being planned on that terrace area since the extension is on the East side?

Bacon stated that they were working through the overall building lighting strategy and the general interest for the library and the necessary foot candles for egress routes. There is also the potential to uplight at the tree canopy for visual interest. There has not been any confirmation but the mayor is extremely interested in public art and so whether that becomes part of the lighting strategy is just a concept at this point. General building lighting will provide for that safety and security, but also interest.

Grasso replied that seems like a really good spot to do something to create more of an area than it is right now.

Bacon agreed and said since the access floor has been raised, lighting can be placed and all the concrete waffle slab is underneath the raised floor. We can basically put lighting where we need it in order to create the general purpose.

Peace said thank you for putting together this big packet of information. Is the renovation going to get to the point where it does become this great flagship library that Lincoln deserves? The effort is worth it and is going to be great. It is a tough building and painting brick and replacing the whole exterior façade. Getting all the fine grained details of the façade, streetscape, plazas and lighting put together is number one. One quick follow up is it doesn't seem like there is an obvious front door.

I think there are 2 fronts, and again maybe that is the philosophy. It leans toward that there should be one obvious front porch, front door entry. It should be considered. Maybe some additional architectural celebration at that corner, so it is really obvious. This is just a comment worth addressing. A specific point is also the steps that make the Northeast Plaza are going to be a really important gathering place and built in seats. Those treads on the steps look a little small, so making sure they are at least 20 inches, if that is possible.

Penn replied she was a little confused when first looking at the design, but did not realize that it was going to have an elevated floor. That creates all kinds of interesting things with the elevators. Also agreeing with Gill about security at the entrances with the population that is down there. It is a broad spectrum so security is definitely going to be needed. It is interesting to know about painting the building. We have talked about the longevity of paint and the materials for the downtown design standard. My question is about the maintenance. Not sure if that is a good way to go. Is the waffle going to be painted or left natural?

Bacon stated inside there is a coating that is part of the fire rating of the floor assembly. It kind of looks like a popcorn ceiling. As the interventions are completed we will have to paint for that reason and also to freshen things up and make it look new.

Penn asked if they are going to do that for the floor rating also?

Bacon commented no, we are actually putting the fire rating underneath the raised access floor as a thin sheathing. The good thing is painting most of the building is either new glass that is replacing opaque walls or taking the metal panel and overlaying at the existing façade. So if the metal panel is taken off years from now, what is seen today is what it will be. The Northeast corner will be made into a square corner rather than a jagged it one. Those actually get painted, so it is very limited.

Penn responded, so who owns the parking garage, the city? There is an alley that needs a lot of love.

Bacon said the city owns the parking garage.

Penn replied that their staff moved to a different garage because there were safety concerns with this garage. There is concern about the windows on first floor. The alley needs a lot of lighting. Even with parking security, too many incidents have happened that were concerning. Anything that can be done for the lighting and security to

make it non desirable for people that should not be there would be good. What is the status of the green globes? It was heard that they were at 1 green globe.

Bacon commented that we are on track to hit 2 green globes, which would be great and that is where we are actively working towards that goal.

Huston asked what does the green globe do?

Penn stated that there are 4 levels of green globe and the city should be at least at 2 green globes. If TIF is being used, it should be up there at 3 but that is just an opinion. For sustainability there are using amazing glass, why can't it be at 3?

Bacon said they were really close, but not there yet.

Penn responded that part of her motion would be to try and get to 3 globes. There are lots of things that can be done to reach that level in a library. That will be included in whatever motion we have.

Huston added that this building was ugly and daunting before it was SCC and this is a tremendous change for O Street, except for one thing it would be nice to see more openness. More outdoor space would be nice but the Northeast corner and rooftop space provides a wonderful opportunity for the outdoor usage that this kind of public building should have. As far as the beer garden, there have been other city facilities including the Lincoln Zoo, where we have a SDL usage for receptions and events. The top roof would be a great opportunity for this and not sure why this space would not qualify for that. If it is an ordinance change that is easy to accommodate and this is a tremendous change and applaud the effort.

Harpster replied is the existing structure thermally or does it have anything to do with thermal bridging with the exposed structure as it is or is that why some of the glass is getting overlapped?

Bacon stated that is correct with the code when an existing building is getting adapted. It has different requirements and so we are meeting all of those needs.

Harpster continued that the bronze paneling is really nice. The scale however is all the way vertically from top to bottom. Is there a way to introduce some horizontals in that to break up the overall scale of that mass? It would be a nice way to tie it into the existing car front of the library.

Bacon replied that it is actually maxed out at the panel size that they will make for that reason, to keep it as one panel to cover the most amount of square footage in the quickest way possible, keeps down the overall install cost.

Huston stated to move approval subject to the comments and suggestions of the committee.

Penn responded, so your motion is to approve with my green globes suggestion that it goes to.

Grasso said that lighting is really important and it is going to help address some of the entrance issues and security, if there are going to be 2 entrances. They both need to be open, that is a whole security thing in itself. Having two entrances and one is locked all the time is not street friendly. Especially if someone is going to get dropped off on 11th Street. The lighting entrances and the paint color makes sense on why that is happening but be careful on the actual color of the paint. If it is painted thinking of the design standards and maintenance durability is important too. Some of these things should be listed with our comments.

Gopalakrishnan suggested a vote and a motion since Huston needed to leave early.

ACTION:

Motion made by Huston, seconded by Peace, to approve the incorporating committee suggestions and feedback; carried 5:0; Grasso, Harpster, Huston, Peace and Penn voting 'yes'. Deeker abstain; Canney absent.

Bacon noted that Penn's comment will be content on potentially achieving a 3rd globe.

Penn agreed that they would like that achieved.

Huston stated is a strong encouragement.

Bacon just wanted to clarify that they understand and would love to reach 4 globes. The implications from moving from 2 to 3 is cost.

Penn replied that they are not asking for 4 but 3 is desired.

Bacon agreed that if that becomes part of the motion then it takes the challenge of cost much more critical.

Penn said that it is strongly recommended to go for the 3rd green globe and it is not sure how much the city is informed on what the green globe scales are all about. Going to say there are 2 or 3 but would like to go with 3.

Bacon commented that they are working with Kim from the Mayor's office, who brought the requirement from the city they would like to achieve the green globes and we have done the initial process of identifying which globes can be achieved. We are well on the path.

Gopalakrishnan stated that once the streetscape and Plaza design is updated it will be brought back to review again. Does anyone have any thoughts about the Northeast entrance and the current ADA ramp? The team has worked with the mayor and how it needs to look. When we come back we will have hit all those points. The initial thoughts were the Northwest entry is very intuitive and some entrances will have signage. On the Northeast side will be this café and some steps that will have a drop off. The ADA access is on the 12th Street side and is a little tucked away. The design team feels it needs some signage to make it more visible and have since worked on updating the downtown design standards. ADA access is as important as any other access. Would the design team think of any other direction, since one on the Northwest side is more visible.

Peace replied just to make clear, it looks like both North corners are accessible and it is the distance away from the corner to where the ramp starts.

Gopalakrishnan responded they are accessible. The distant one is clearly visible and the other is not.

Bacon said that the other point is we have to deploy barriers for alcohol and it can not be an access through an alcohol serving area. Does that make sense?

Penn commented that the whole security and people are coming through the garage, so there are really 3 entrances and the security is the big elephant in the room.

Bacon responded that he disagreed, because we do have a central circulation desk that has 3 eyes on all 3 entry points. That is on the first level and the second level has an interior desk with eyes on that as well. This desk is watching the entrance point

and who is coming up and down the stairs. They have been positioned to make it as safe and secure on the proper doors. The Lincoln City Libraries have security staff that circulate around the building like Bennet Martin does now. There is an operational policy and then a design side that we are trying to respond to. The alternative could be where there is only one entrance and people have to walk to the opposing side of the building to get inside. It may not be advantageous either with everyone coming in and out and interacting with the building because it does occupy a full half of a city block. We do not feel like we are changing the condition, but in fact improving it by higher use and more visibility. Taking away the hidden areas will help. For instance the reception desk will be improved with having eyes on all entry points. We have come to a comfortable position on that.

Weber added we have talked about all the multiple entries, but have not even talked about the skywalks also. The front door will not be the same for every patron. Some will see the garage second floor as the front door. It is our challenge to see all these entry points with security. The second floor will be key as well. It will have a service point near the garage entry as well.

Grasso asked if they will be able to still get in from the skywalk, since it is a walk through?

Weber answered yes, the skywalk connects the downtown building partners not only to our building but the parking garage. The corridor takes people on the East and West back to the garage.

Bacon responded there are 2 skywalks East and West and then 3 sky bridges that connect the garage to the library building. The unique thing about this building is the elevator tower and the lobby are actually part of the parking garage and they are nested inside of the library.

Grasso commented that when it was a mall , the elevator was at in the back alley and it felt like it was in the basement. It will be interesting to see how this works. Also the traffic flow is a lot different that what we think. Is that Northeast entrance closer to that and it becomes the primary entrance. If you want to call it that. It seems like all the entrances are meant to be primary. There are more amenities on the corner of the book drop than on the entrance to go into the parking garage.

Gopalakrishnan stated if they are working towards a sidewalk café on the Northeast side. Are there any thoughts on the ADA ramps that are provided? That will be the next design challenge to tackle.

Peace commented that it looked like the deck around the tree is going to be limited. Everything else looks like a through path whether it is a ramp or stairs that is providing access to the doors.

Bacon agreed that is correct.

Grasso stated that the green rectangle with the seating on the sidewalks on the other side would be right.

Deeker responded, there is still a lot to look at since the changes with the ordinance and how this developed and that there may be an opportunity for liquor sales. We need to look at where the right places are for barriers and still keeping up with the design intent.

Peace questioned if there was a rectangle that could be converted into outdoor space, it is not able to be seen, but is to the left of the deck. This could give a nice space for a beer garden? The existing pattern can be followed or can deviate from it a bit and decide where the curtain wall will be, on first floor.

Bacon replied turning the inside space to outside space. Yes.

Peace asked, would that provide a big enough outdoor space?

Deeker said doesn't it have to encroach into that ramp?

Peace responded that it is going to be a great feature, but would be a outdoor space right next to the doors. It would be pretty good size for tables, chairs and planters.

Penn stated that it will be a design exercise to figure it out, to put planters or some kind of barriers around that area.

Grasso added it is fun to have those big places to sit and perch and have concrete and lighting. The corner has needed help for a long time.

Penn replied the doors on that end are still somehow separate but still allowing access. The ADA ramp isn't an issue, but people will still be walking up that way on the ramp.

Harpster commented that it seems like there is a solution to the conflict of providing access through a potentially enclosed space. If ADA access is provided at the Northwest corner, what does that look like. Does it take another site retaining wall on the North side, and how does that work with the stairs?

Bacon responded that all 3 entrances are ADA accessible. It is just being said that the Northwest is the primary entrance for policy and operational reasons. If someone where in a wheelchair, they could approach from the Northeast and enter the building. Those urban environments that are seen, when going to other cities overpay and overlap and function well. We think it can be done here.

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 4:28 pm.