

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, RWieber@lincoln.ne.gov
STAFF CONTACT Arvind Gopalakrishnan, 402-441-6361, agopalakrishnan@lincoln.ne.gov

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

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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.



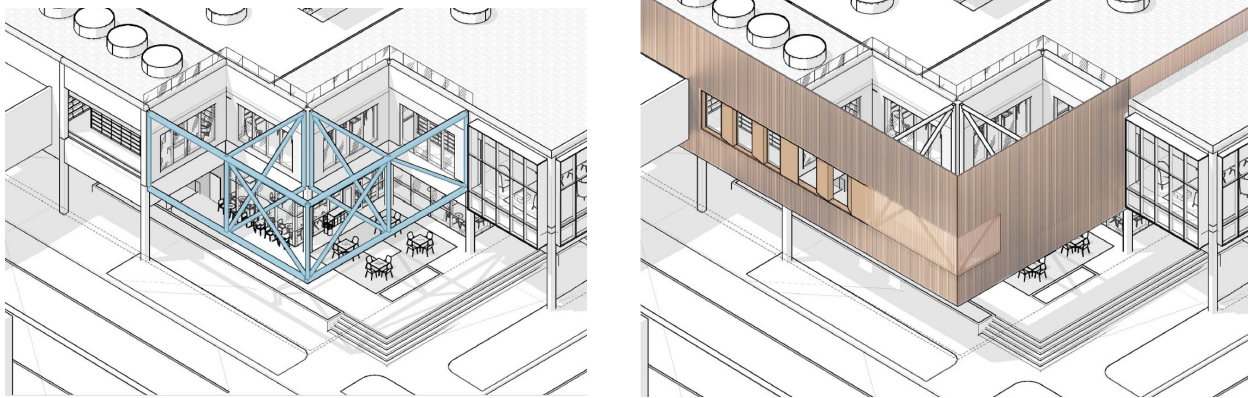
Proposed envelope + Material Palette

	OVERALL MATERIAL PALETTE		

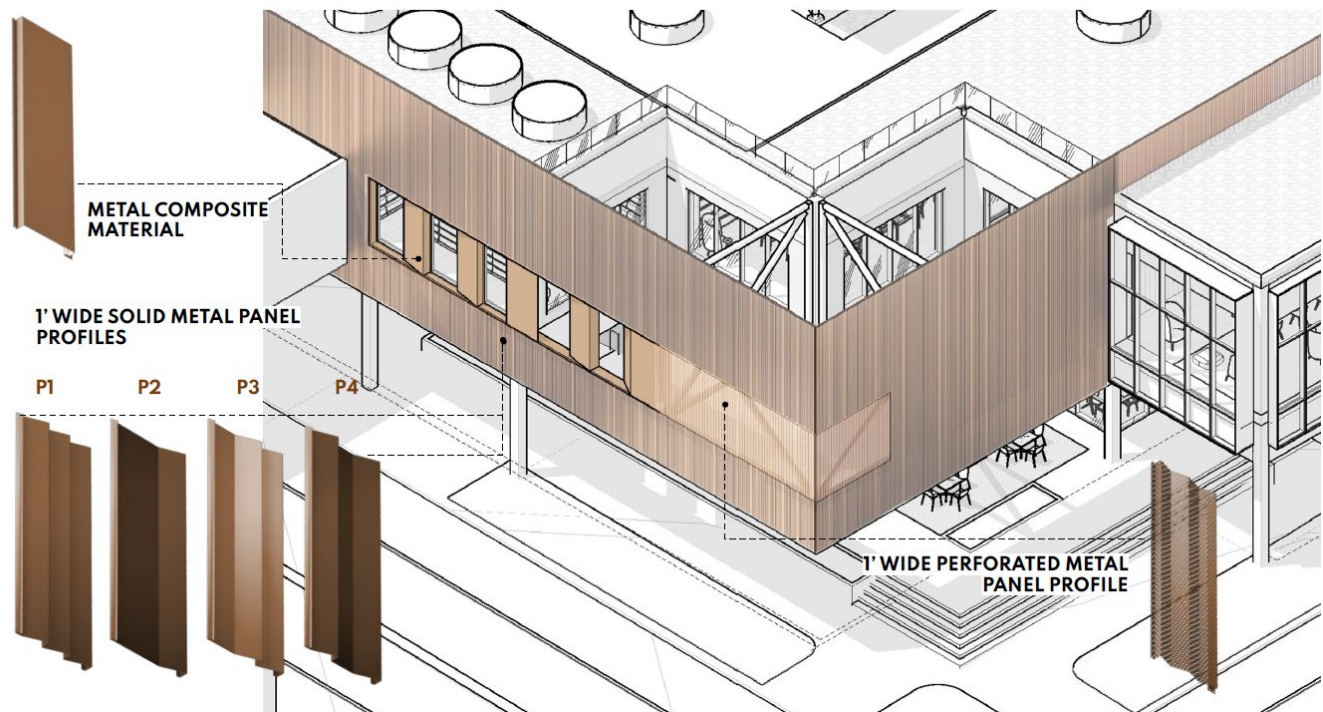
The first-floor north, east, and west façades are replaced with high-performance glazing systems to improve daylighting, visibility, and street engagement. The second-floor north façade is also replaced with glazing to bring natural light deeper into the interior and improve visual connection to the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



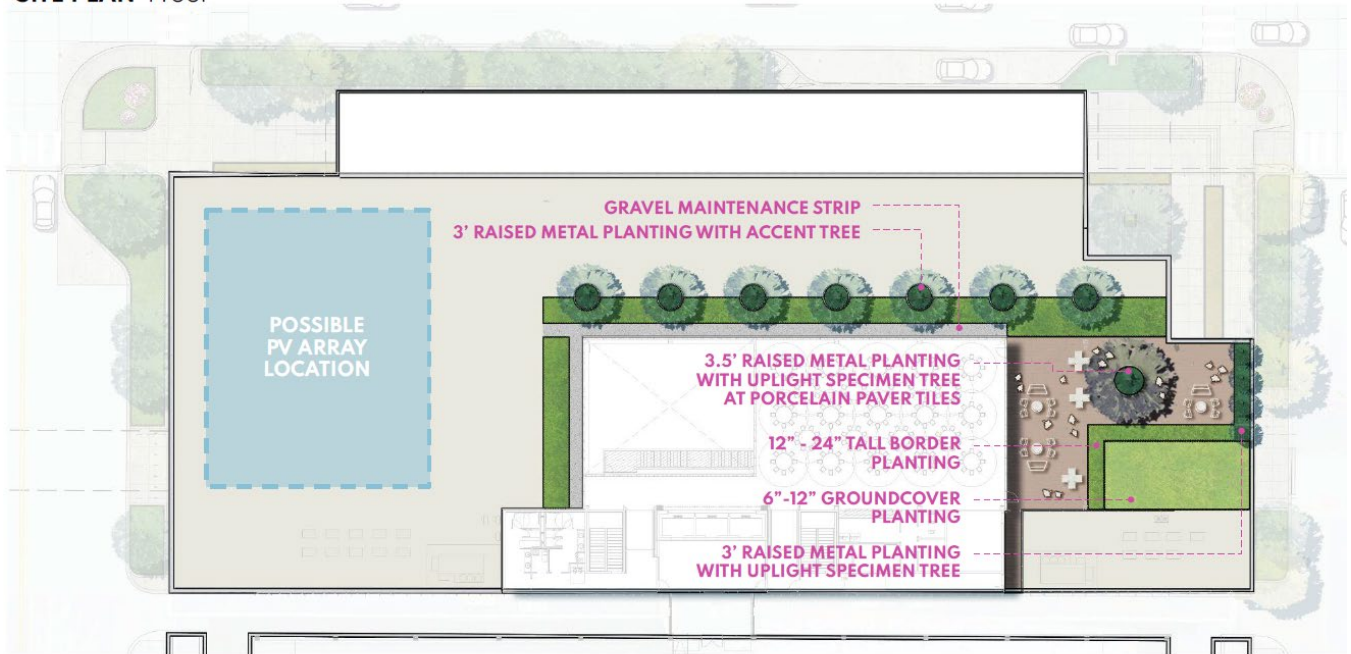
MATERIAL DIAGRAM I Metal Facade | metal panel profiles makeup



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



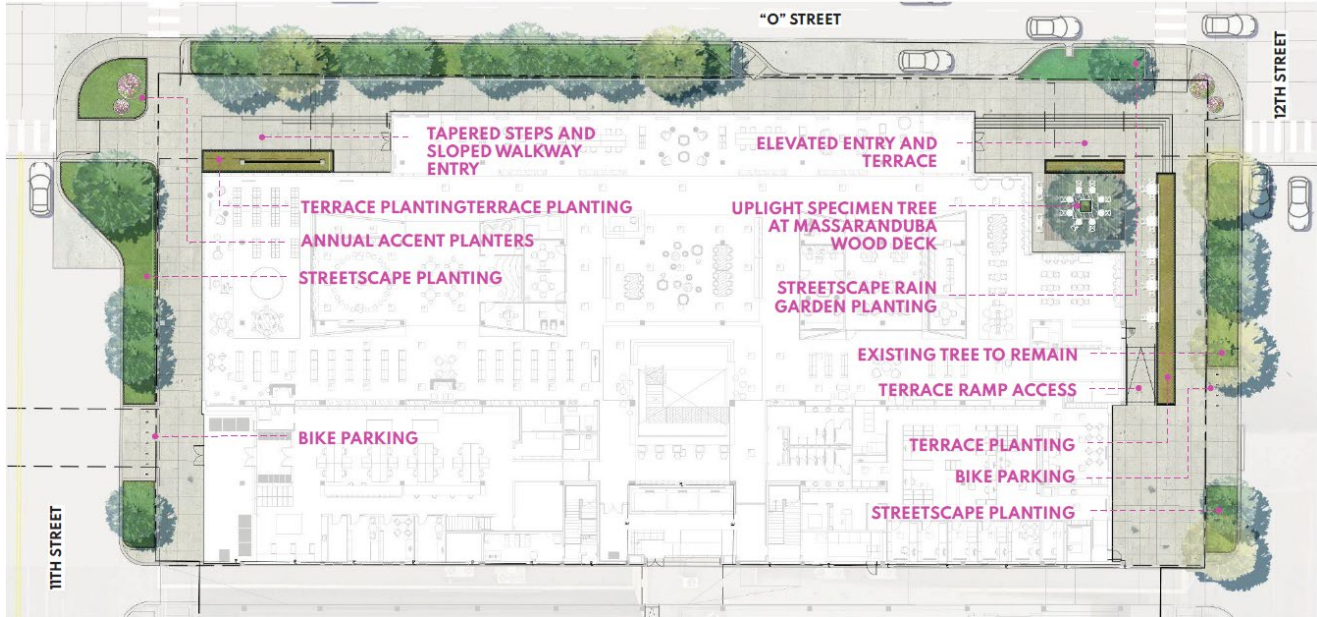
-  **GROUNDCOVER PLANTING**
6"-12" soil depth
-  **BORDER PLANTING**
1'-2' soil depth
-  **RAISED PLANTING WITH TREE AND/OR SHRUBS**
3'-3.5' soil depth

PERSPECTIVE | L3 Pavilion Event Terrace

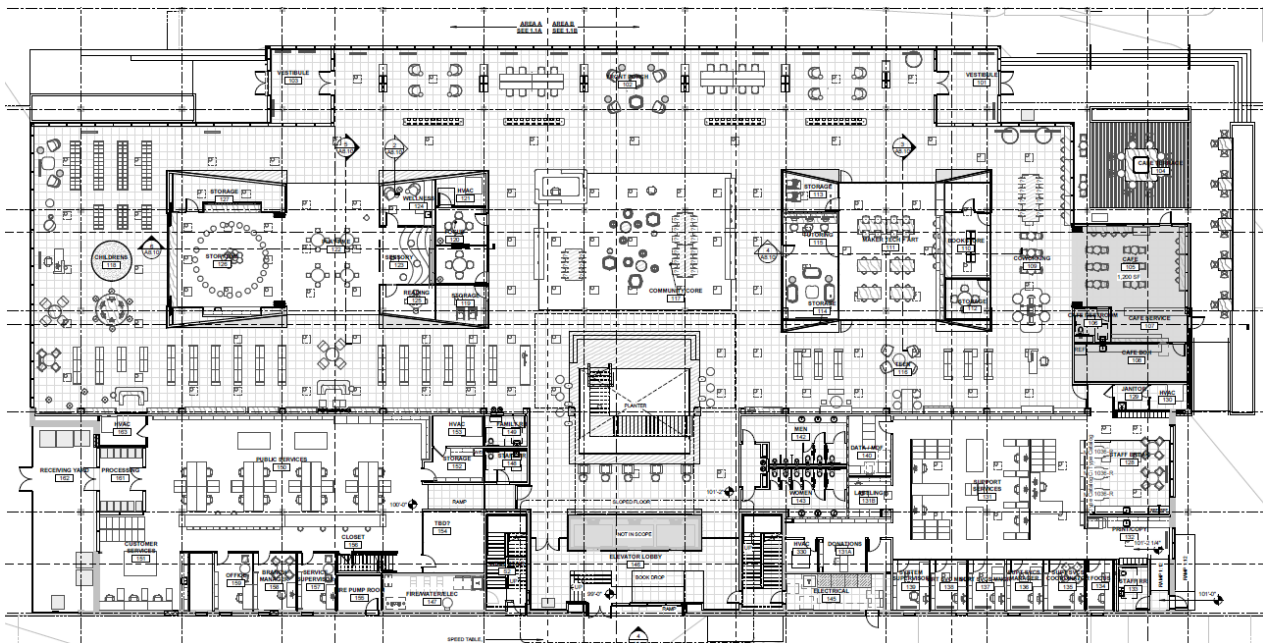


Circulation + Access: Access is distributed across multiple entry points to support equitable and intuitive use:

- 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.



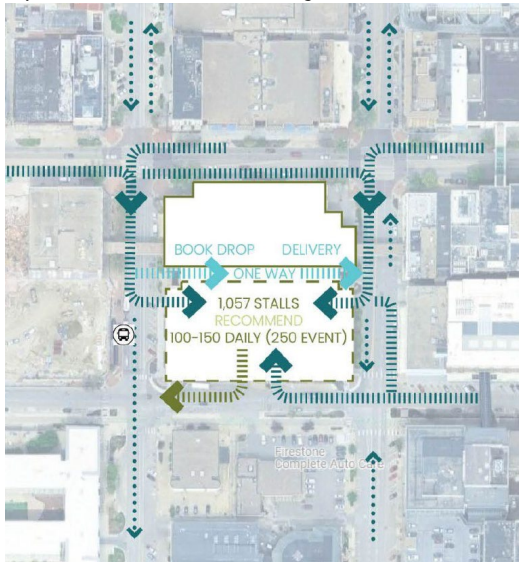
Interior circulation is organized around a central atrium to support visual orientation and intuitive wayfinding, supplemented by clear sightlines and daylight.



Site Design, Parking + Operations

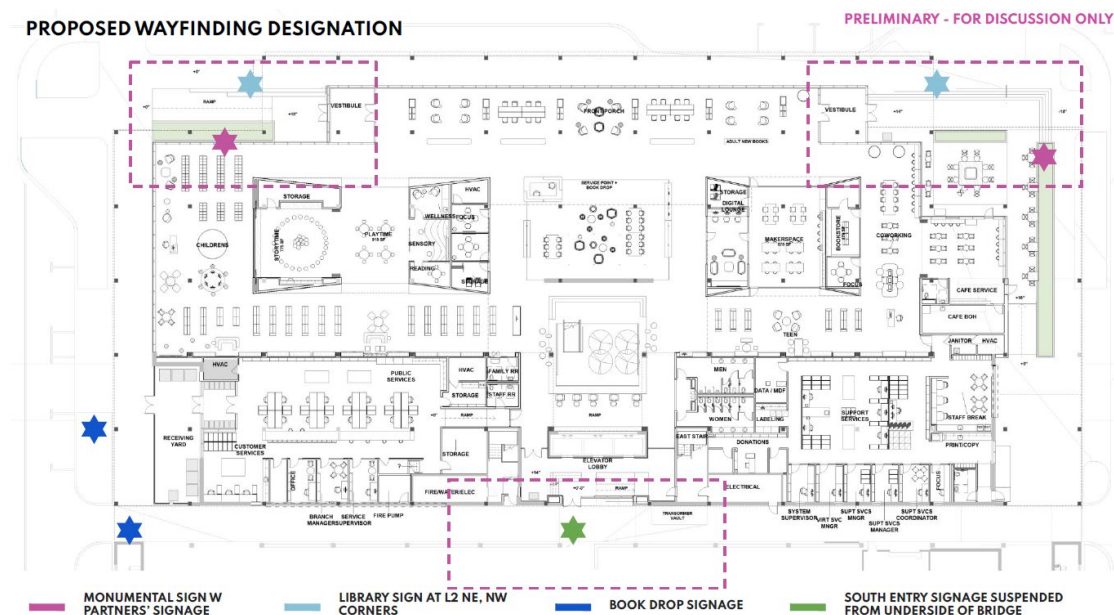
The site design is coordinated with Project O Street improvements to fully integrate the library into the streetscape. Plaza and open space areas extend the public realm and support informal gathering and programmed use.

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

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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:

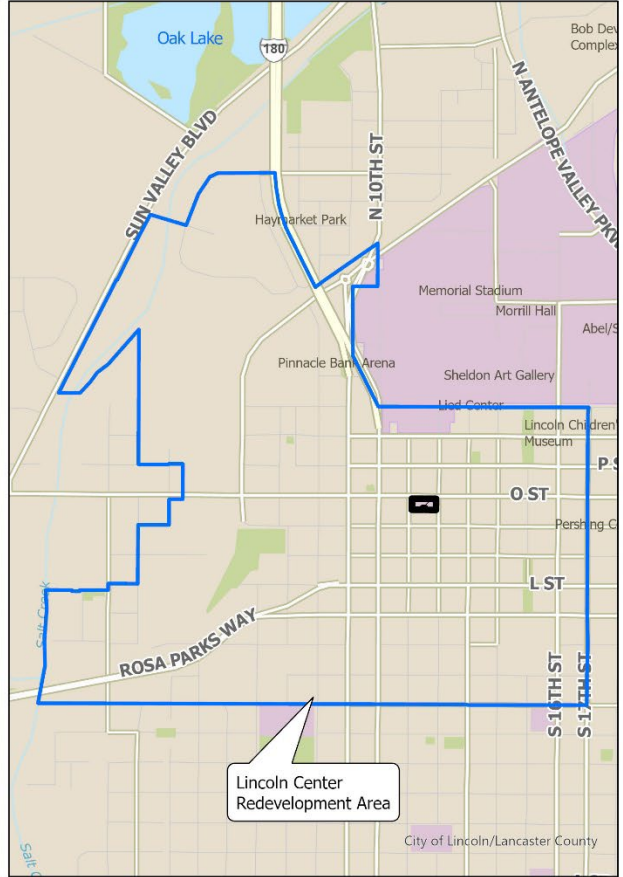
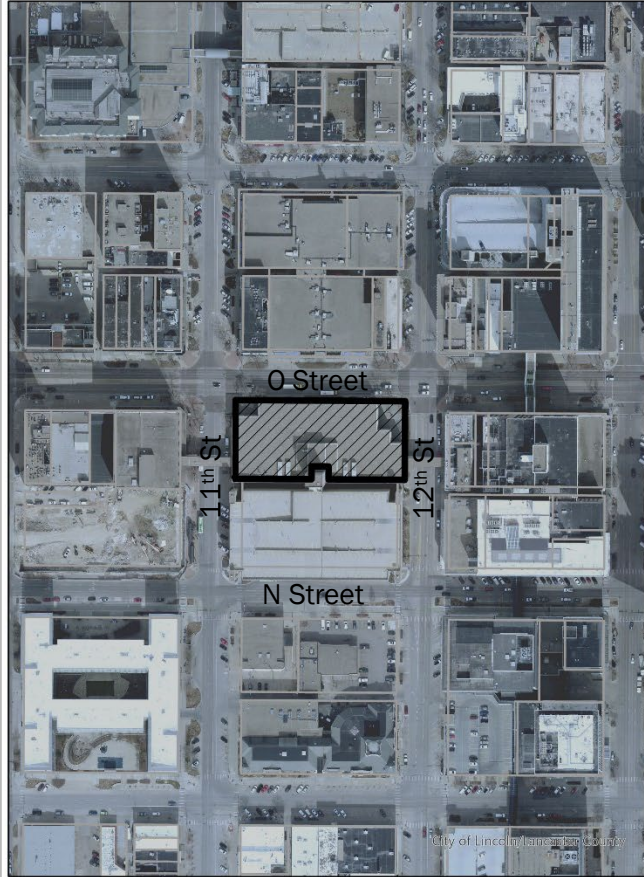
- A coherent palette of facade materials and colors that is few but impactful.
- Increased building transparency, improving visual connectivity between the interior and the public realm.
- A clearly emphasized primary entrance supported by accessible routes and wayfinding opportunities.
- Reduction in 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: B05000.UDC/RE/CP/18/Location Maps





PROJECT LOCATION
1111 'O' STREET

BVH

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REVISIONS SCHEDULE

MARK	DATE	DESCRIPTION
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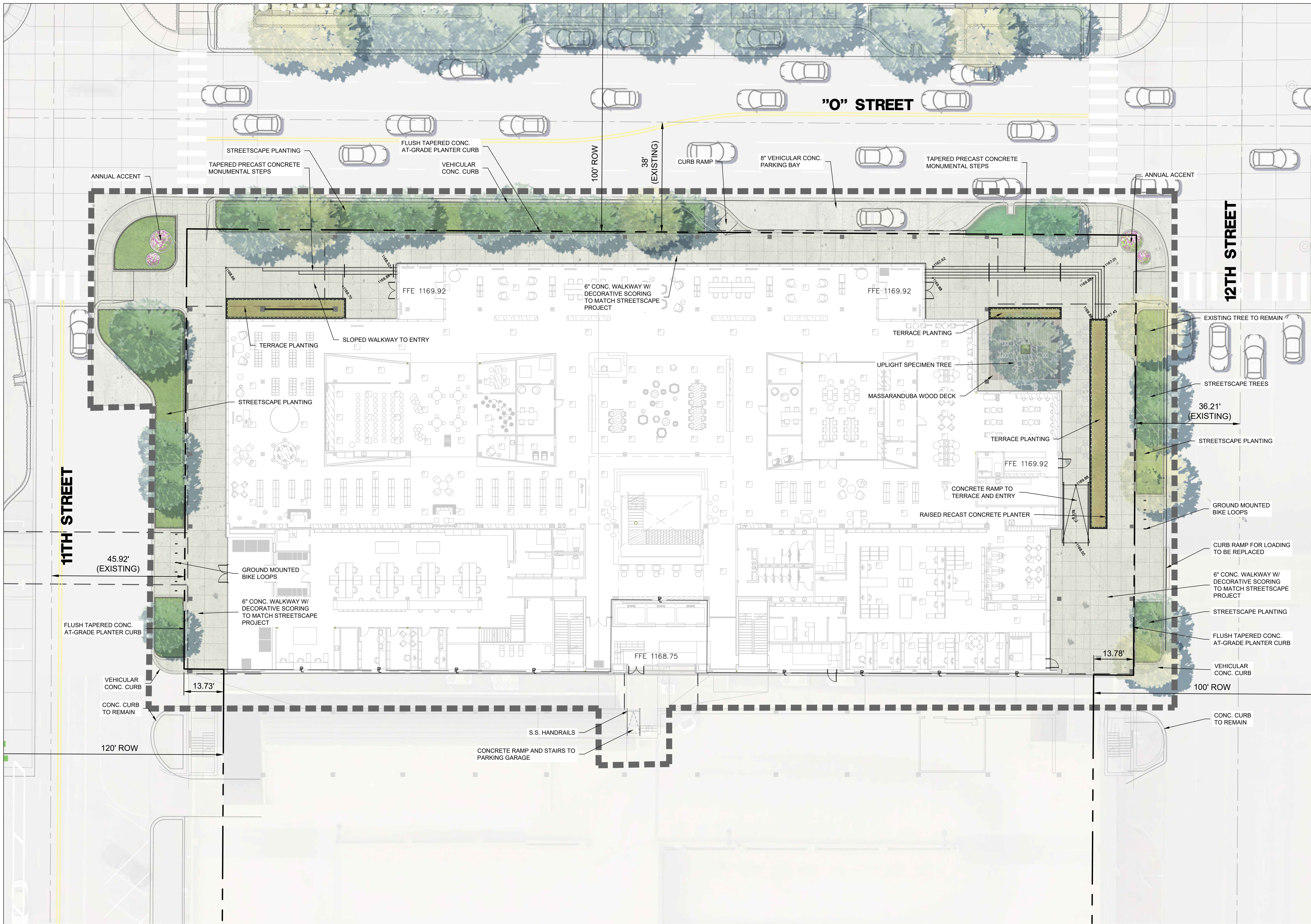
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CA-0098
VICINITY MAP

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



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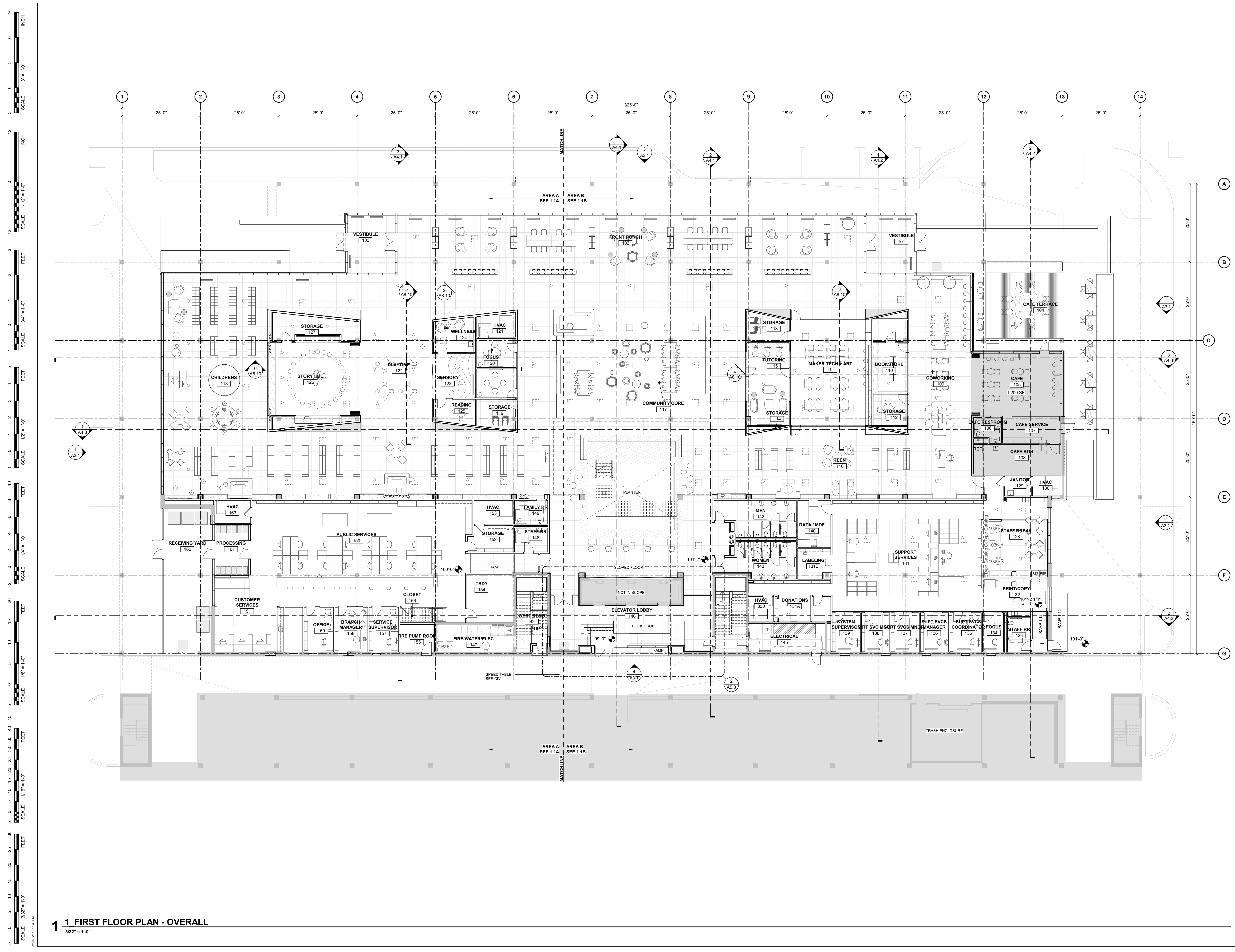
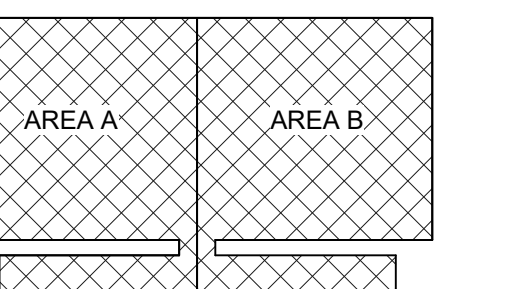
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SITE PLAN

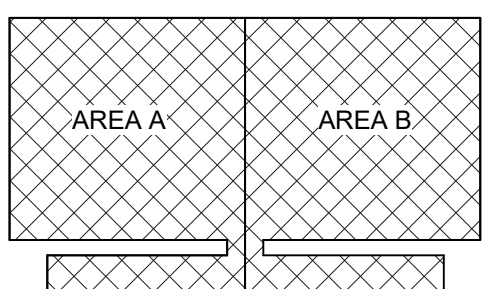


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REVISIONS SCHEDULE

MARK	DATE	DESCRIPTION
------	------	-------------



LINCOLN CENTRAL LIBRARY

PROJECT: 25028 DATE: 11/14/2025
PROJECT STATUS: SCHEMATIC DESIGN
© COPYRIGHT BVH ARCHITECTURE



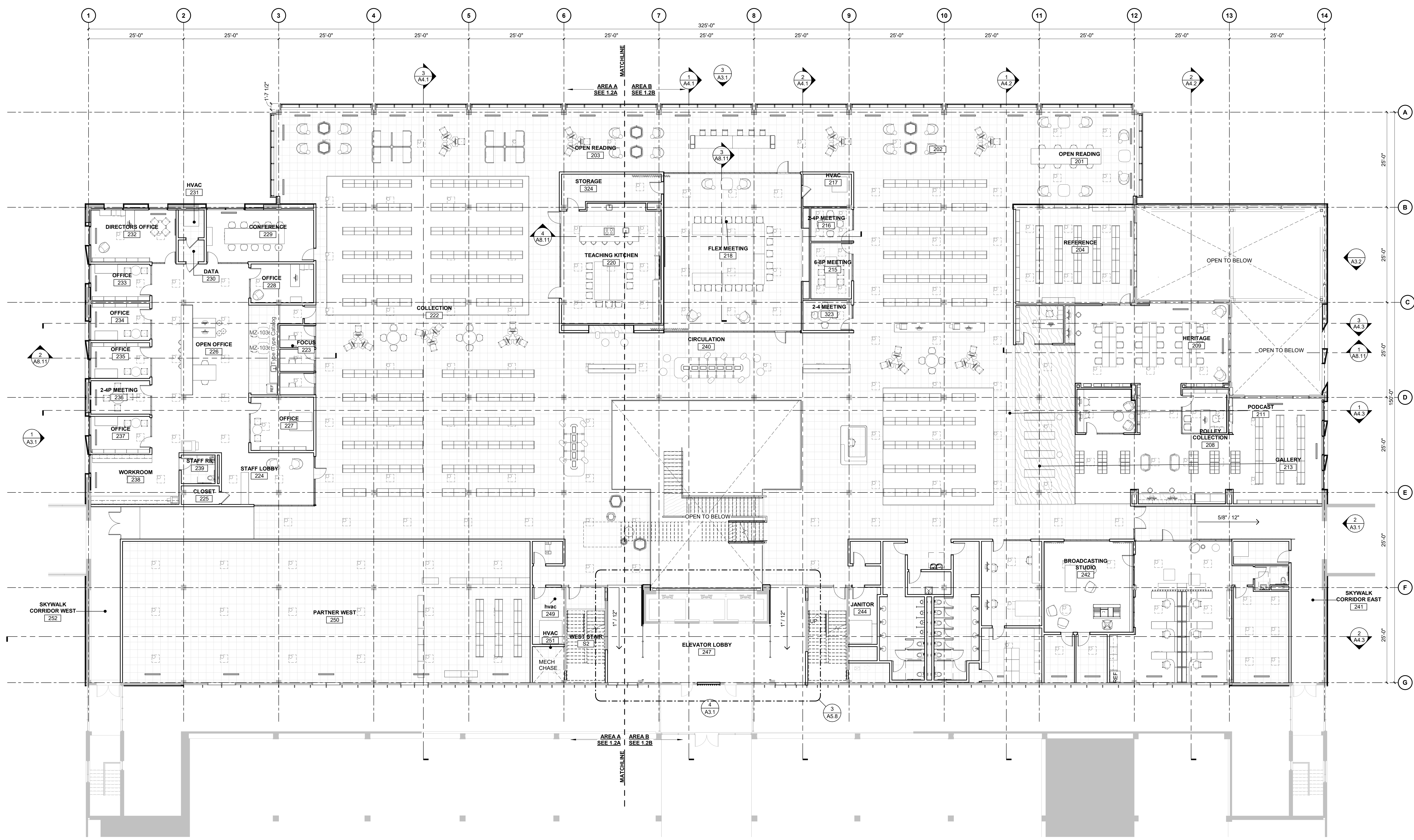
SECOND FLOOR PLAN - OVERALL

NORTH



A1.2

3/32" = 1'-0"
SCALE 3/32" = 1'-0"
FEET
0 5 10 15 20 25 30 35 40 45
SCALE 1/16" = 1'-0"
FEET
0 5 10 15 20 25 30
SCALE 1/16" = 1'-0"
FEET
0 5 10 15 20 25 30
SCALE 1/8" = 1'-0"
FEET
0 5 10 15 20
SCALE 1/8" = 1'-0"
FEET
0 2 4 6 8 10
SCALE 1/2" = 1'-0"
FEET
0 1 2 3 4 5
SCALE 3/4" = 1'-0"
FEET
0 1 2 3
SCALE 1-1/2" = 1'-0"
INCH
0 3 6 9 12
SCALE 1-1/2" = 1'-0"
INCH
0 3 6 9 12
SCALE 3" = 1'-0"
INCH
0 3 6 9 12



1 LEVEL 2 PLAN - OVERALL SHEET VIEW
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

DRAFT

CA-0098

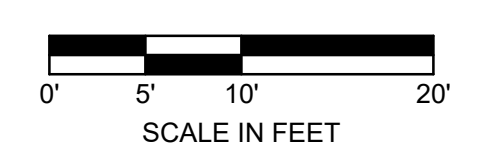
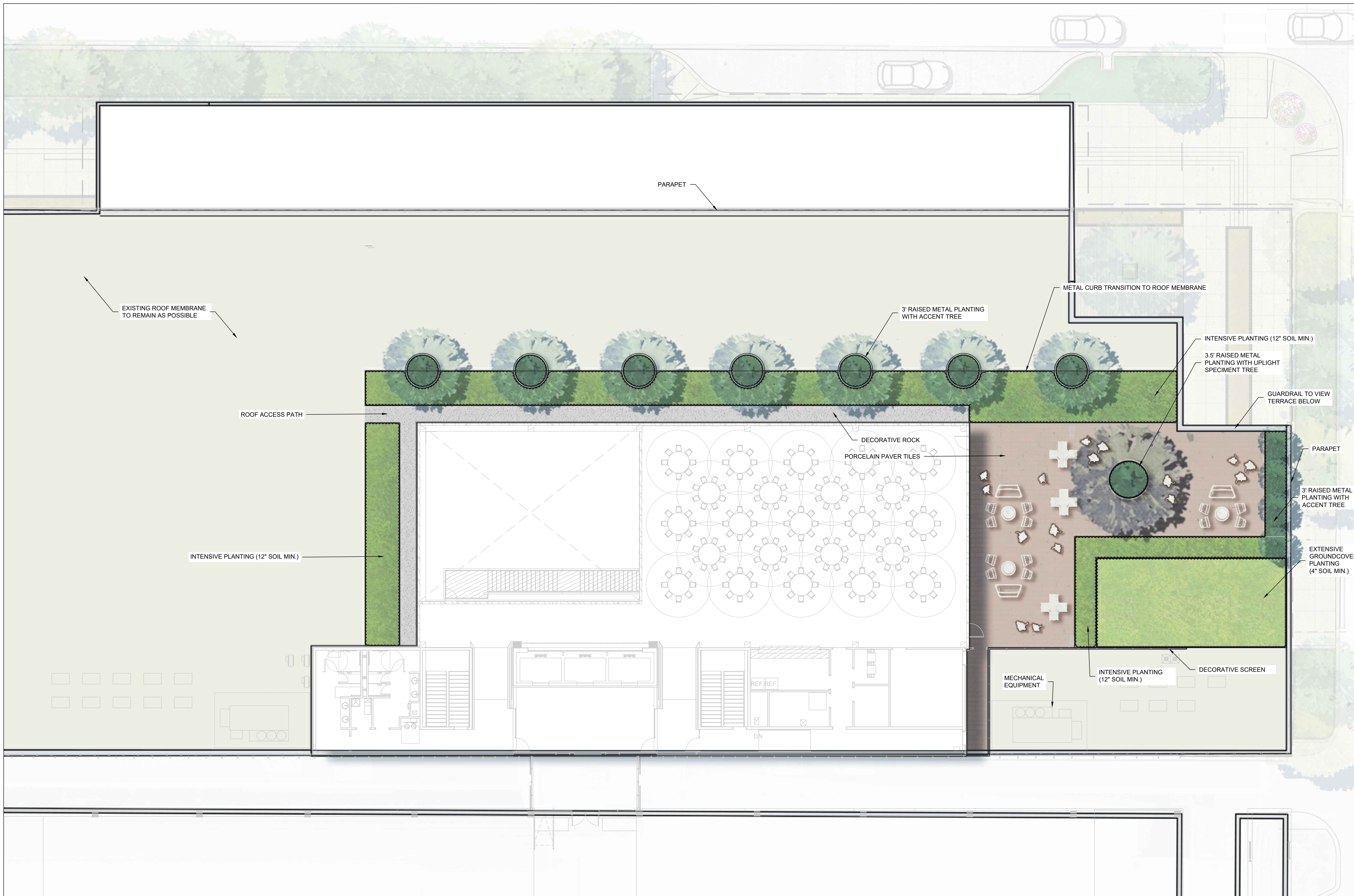
ROOF PLAN

NORTH

L102

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





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

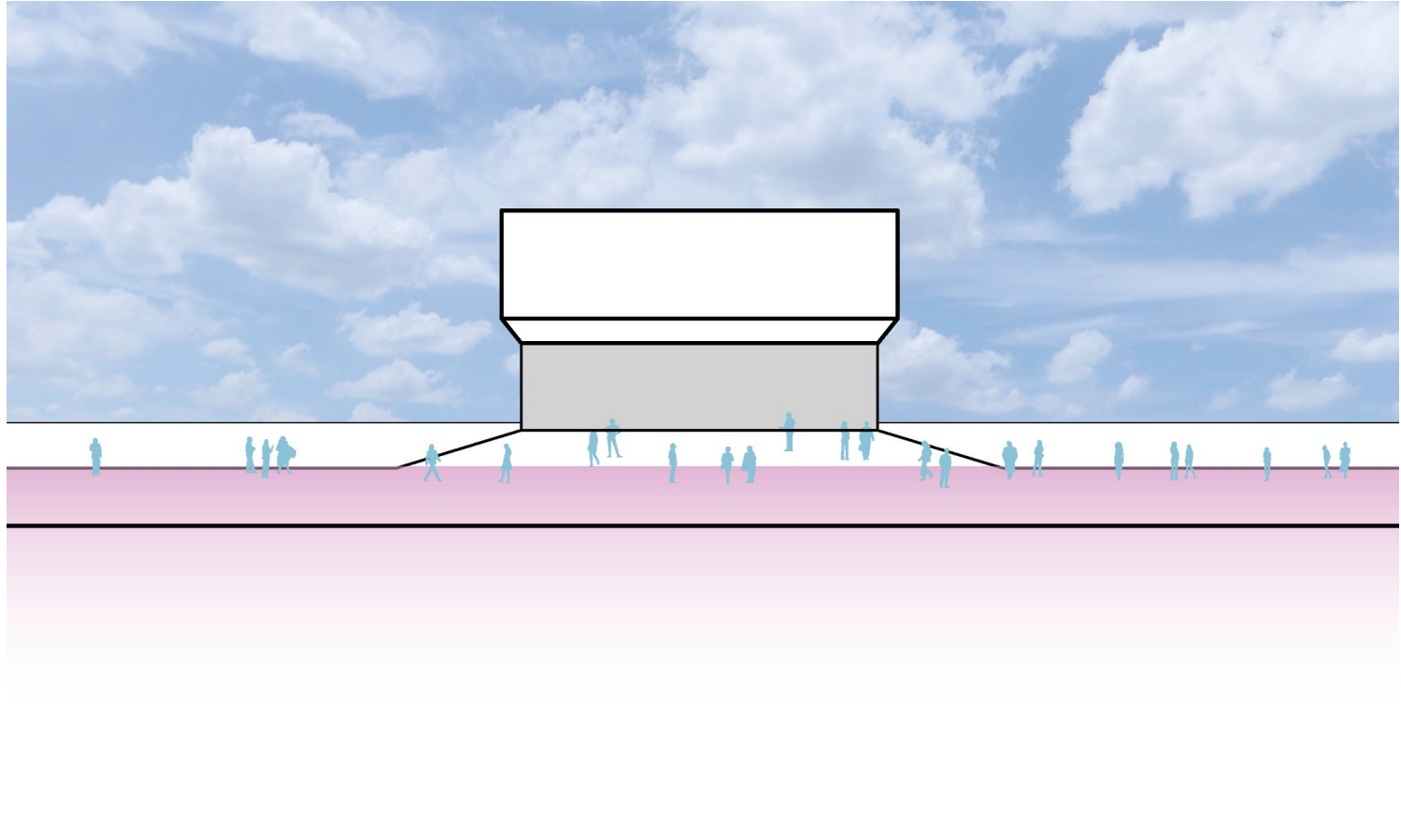
See Site Plans, Floor Plans & Exterior Elevations Included

Concept

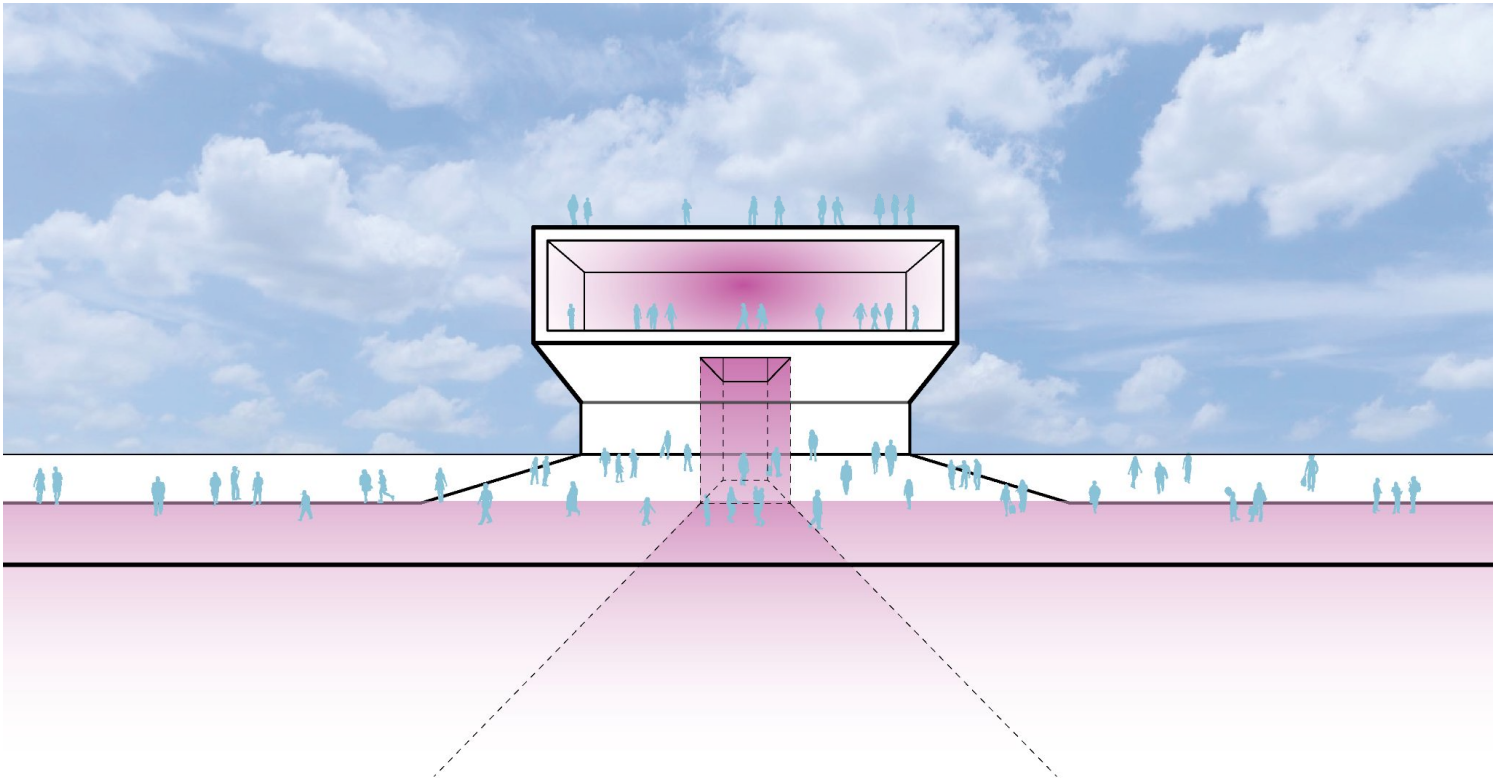
An aerial photograph of a city street grid. A central block is highlighted with a semi-transparent pink overlay. The text "1111 O Street" is written in white on this pink area. The surrounding area shows various buildings, streets, and parking lots. The street grid is oriented vertically in the image.

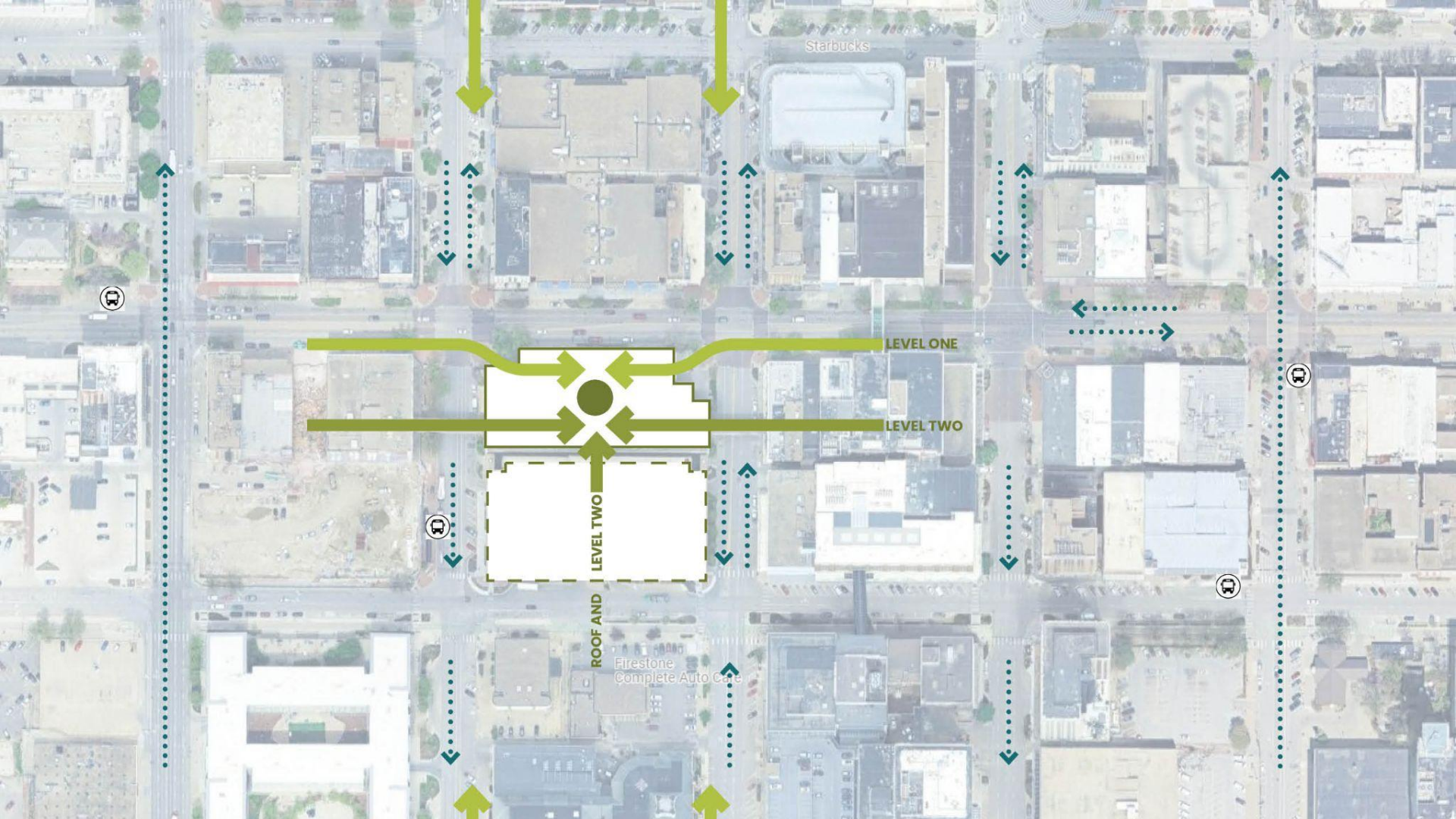
1111 O Street

CONCEPT



CONCEPT





Starbucks

LEVEL ONE

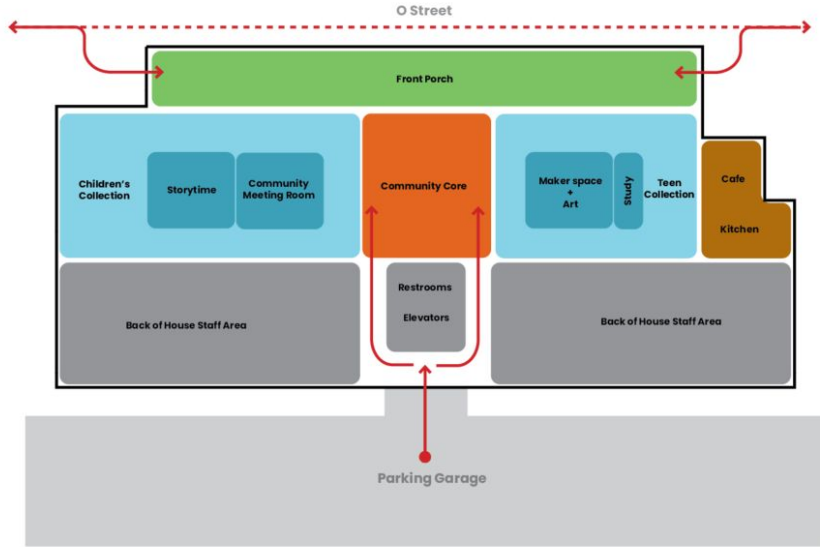
LEVEL TWO

ROOF AND
LEVEL TWO

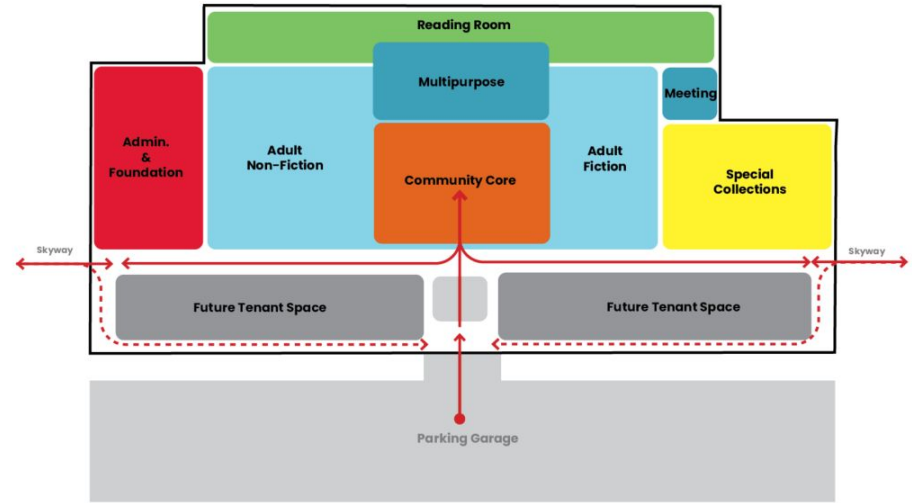
Firestone
Complete Auto Care



PARTI DIAGRAM | Plans

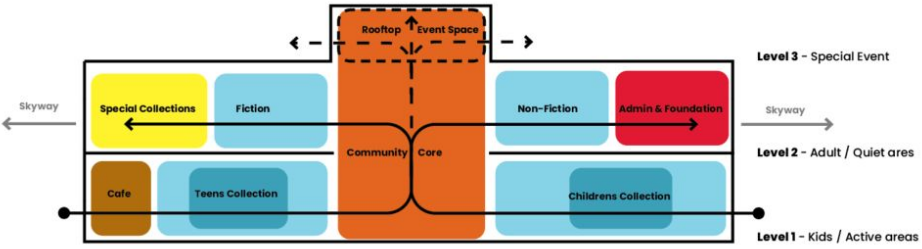


Level 1

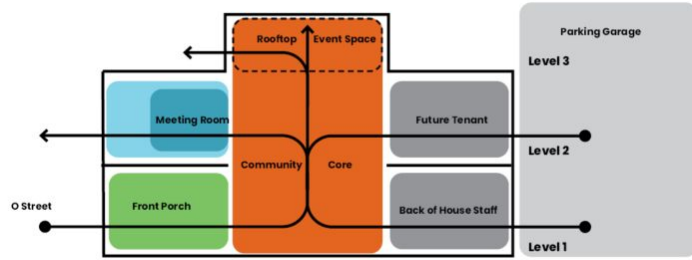


Level 2

PARTI DIAGRAM | Sections



EW Section



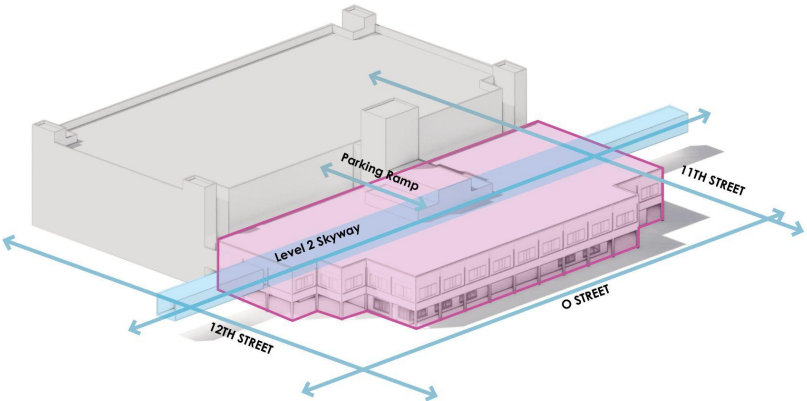
NS Section

Exterior Design

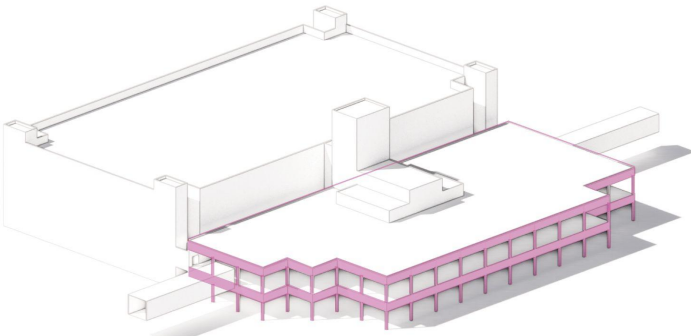
EXTERIOR | existing



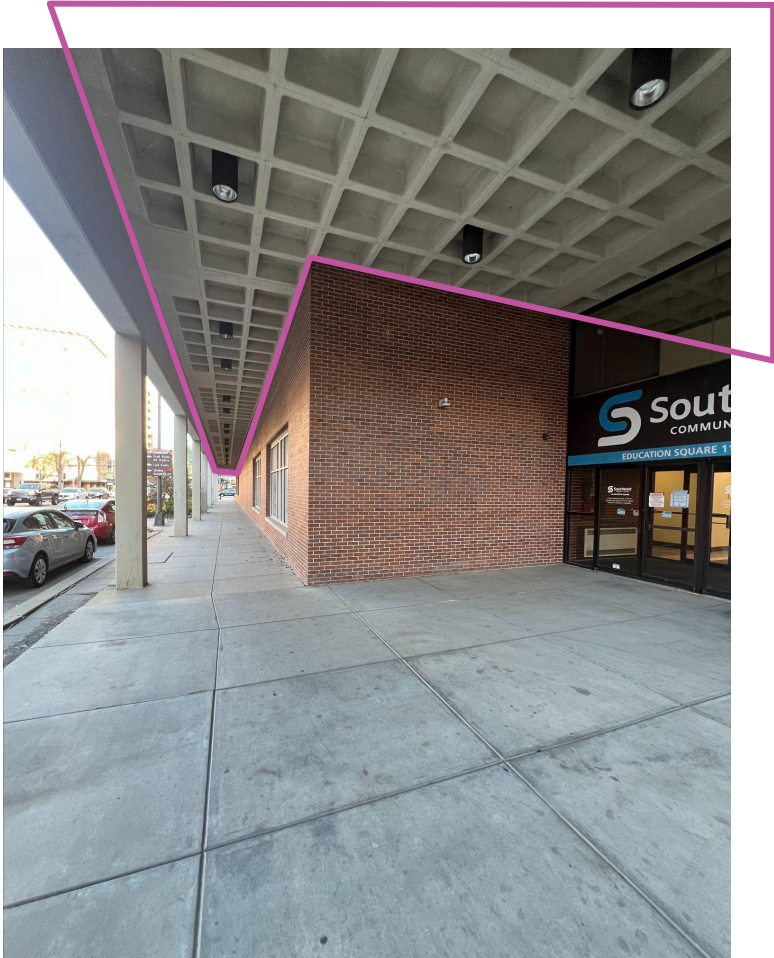
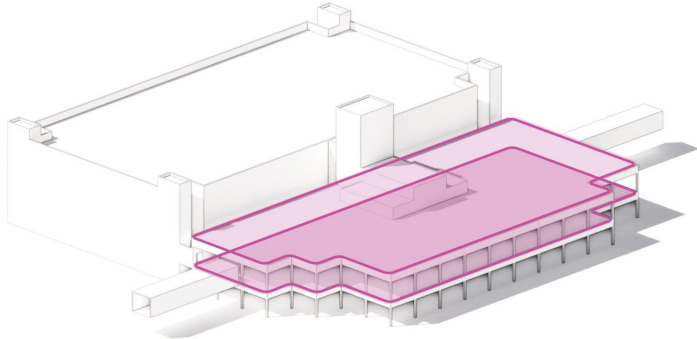
MASSING DIAGRAMS | existing building & context



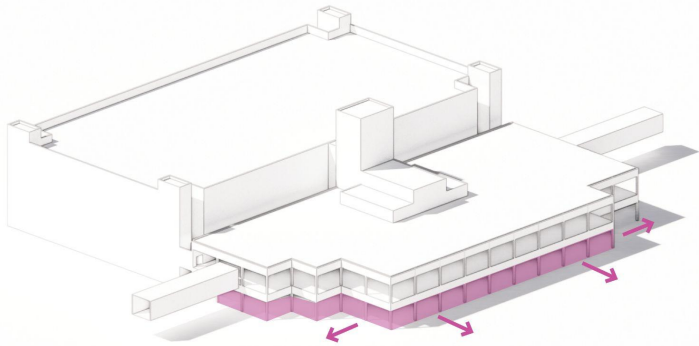
MASSING DIAGRAMS | structural frame



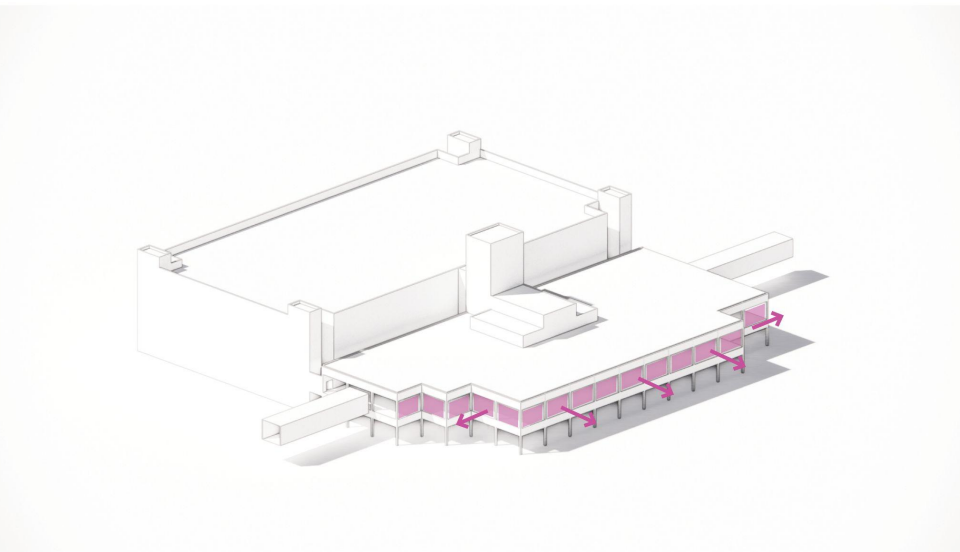
MASSING DIAGRAMS | waffle slab & ceiling



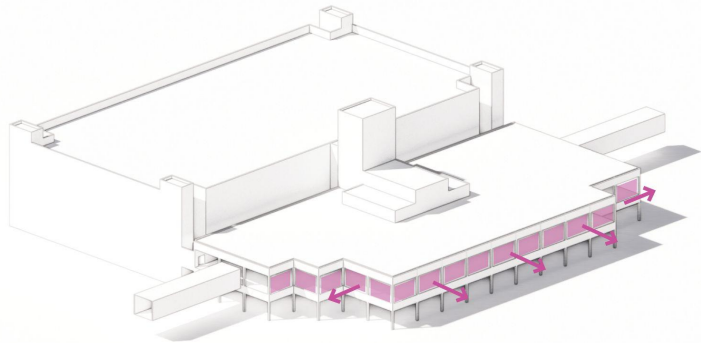
MASSING DIAGRAMS | visual connection

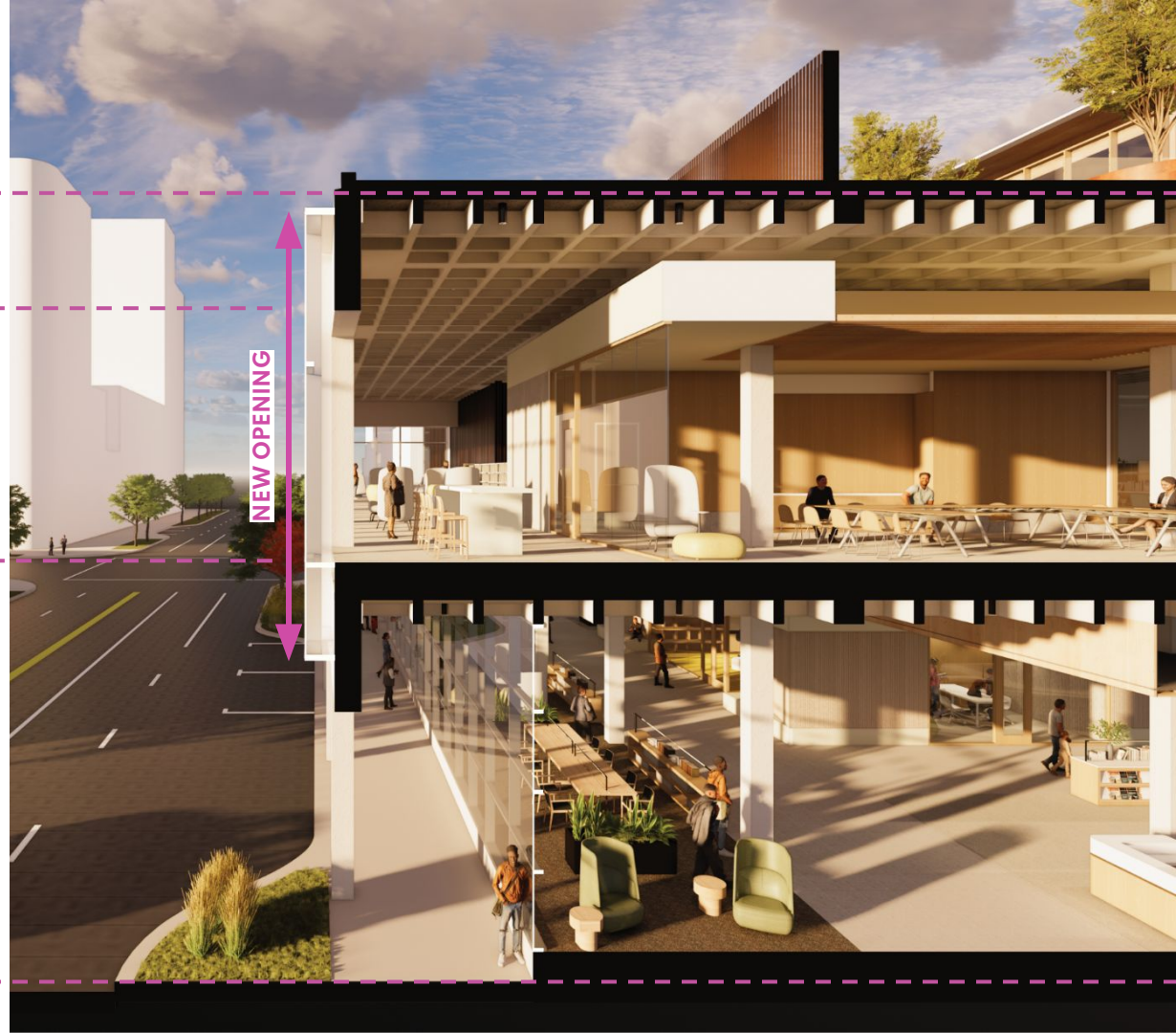
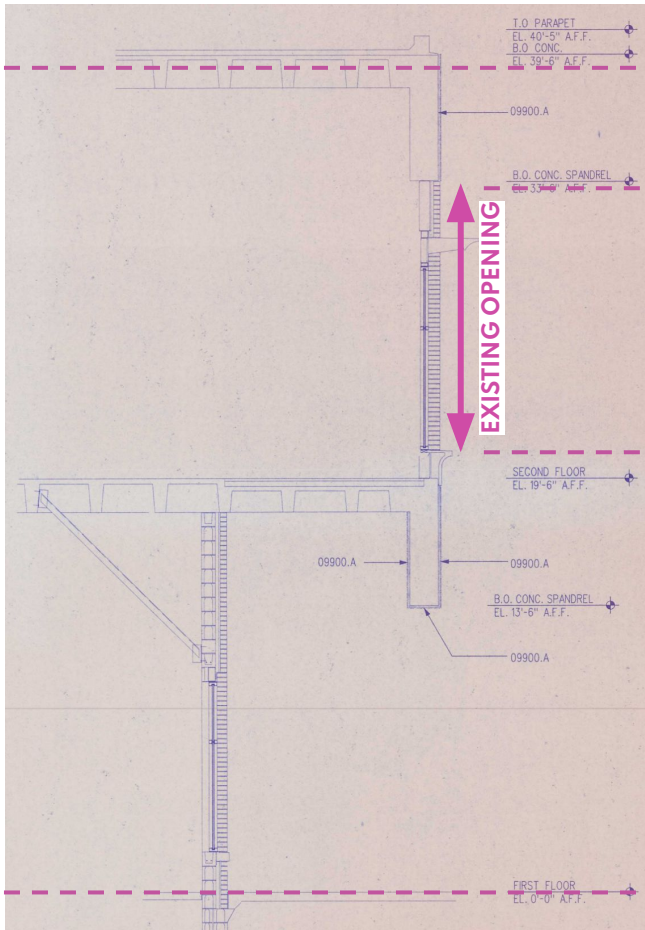


MASSING DIAGRAMS | visual connection



MASSING DIAGRAMS | ○ street identity

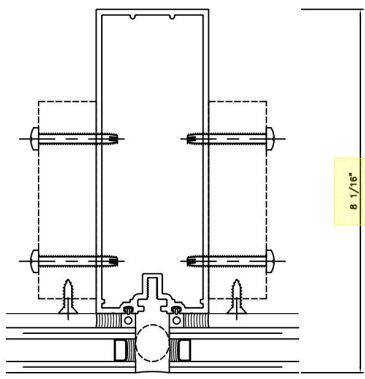
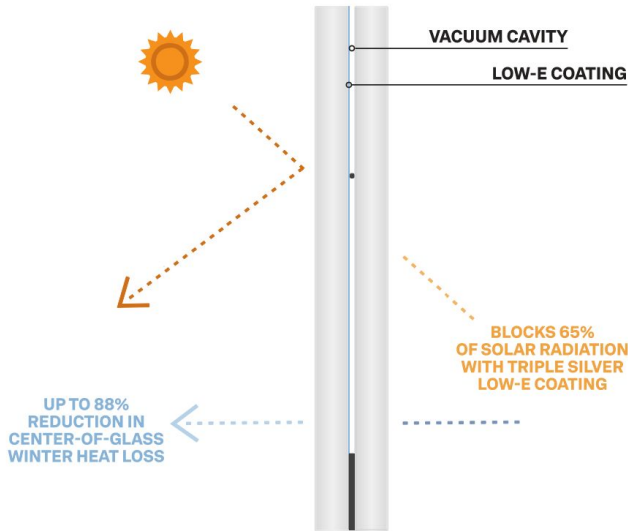




GLASS FACADE DESIGN | Luxwall system

AT THE CORE OF LUXWALL IS ENTHERMAL

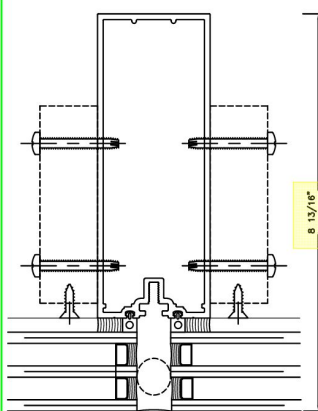
With a u-factor of 0.056, a 20-year warranty, and fully tempered strength, **Enthermal** delivers superior thermal performance, energy savings, enhanced comfort, and acoustic control. Its ultra-slim 8-mm and 10-mm profiles offer endless design options from glass-only retrofits to one-inch insulating 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

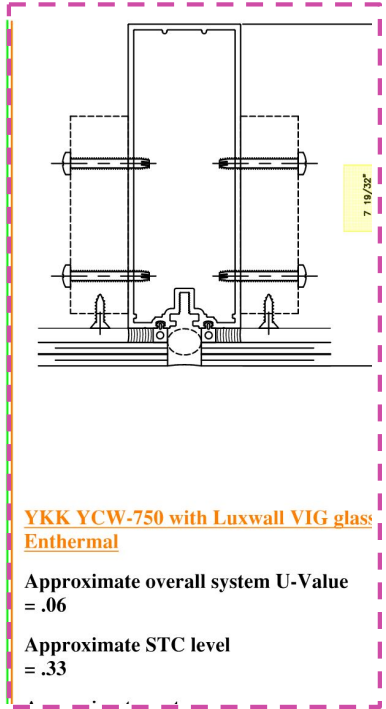
Approximate STC level = .33



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

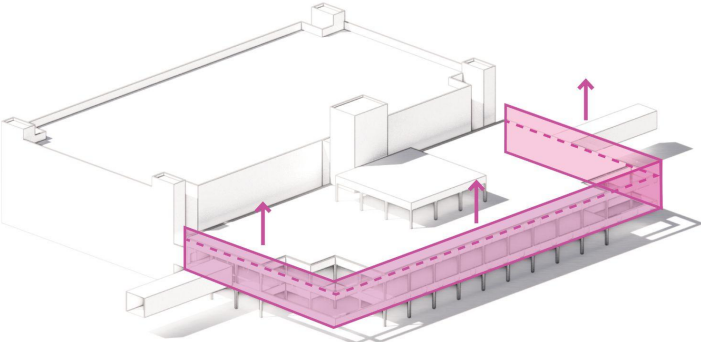
4 sided SSG (Structural Silicone
Glazed) curtain wall w white mullions
in white powder coated aluminum
portal

LEVEL 1 GLAZING

4 sided SSG (Structural Silicone
Glazed) curtain wall w white mullions

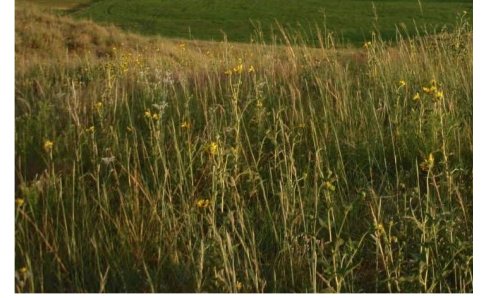
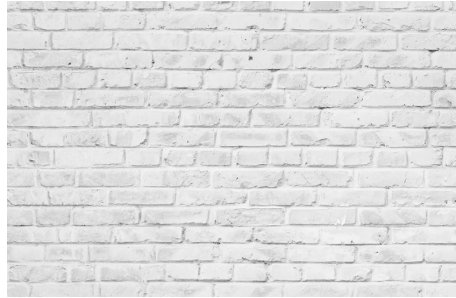
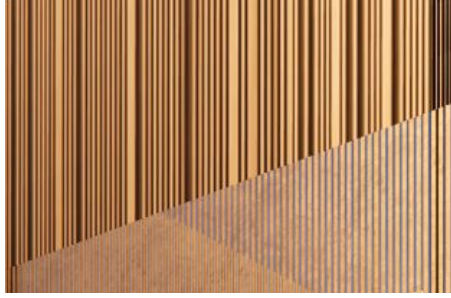
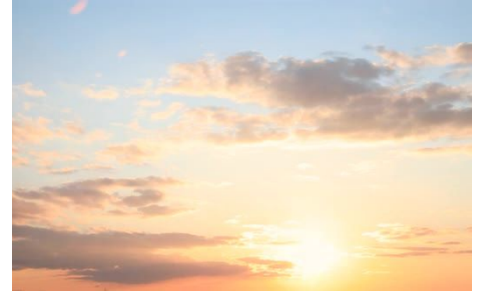
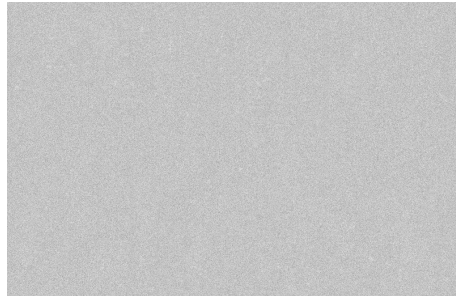


MASSING DIAGRAMS | ○ street identity

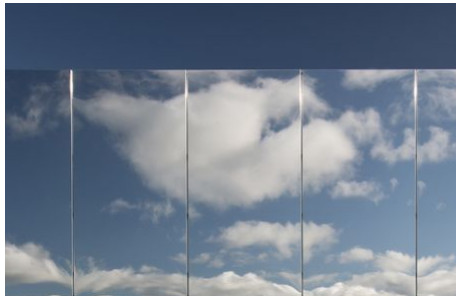


NORTH ELEVATION



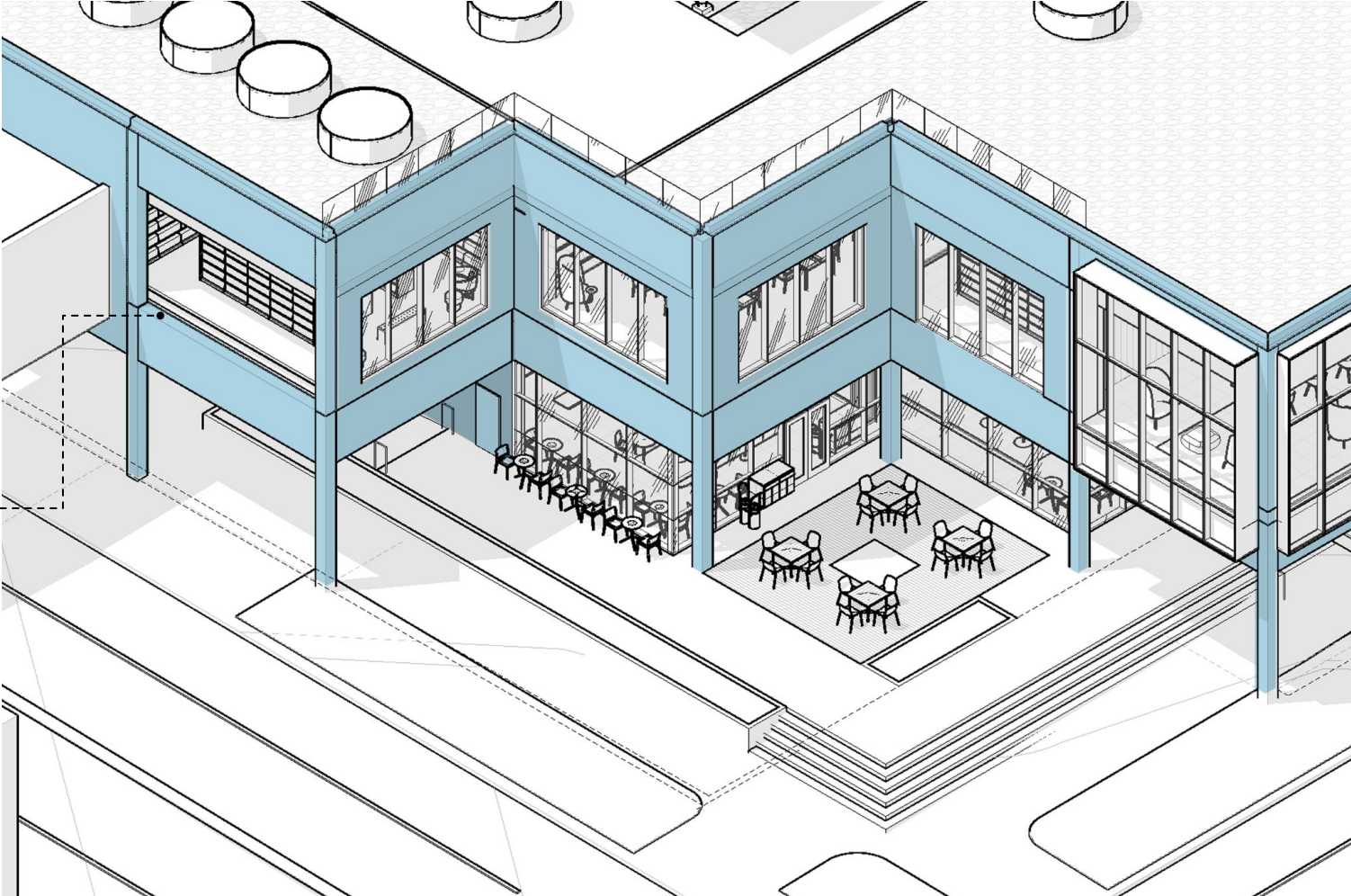


OVERALL MATERIAL PALETTE

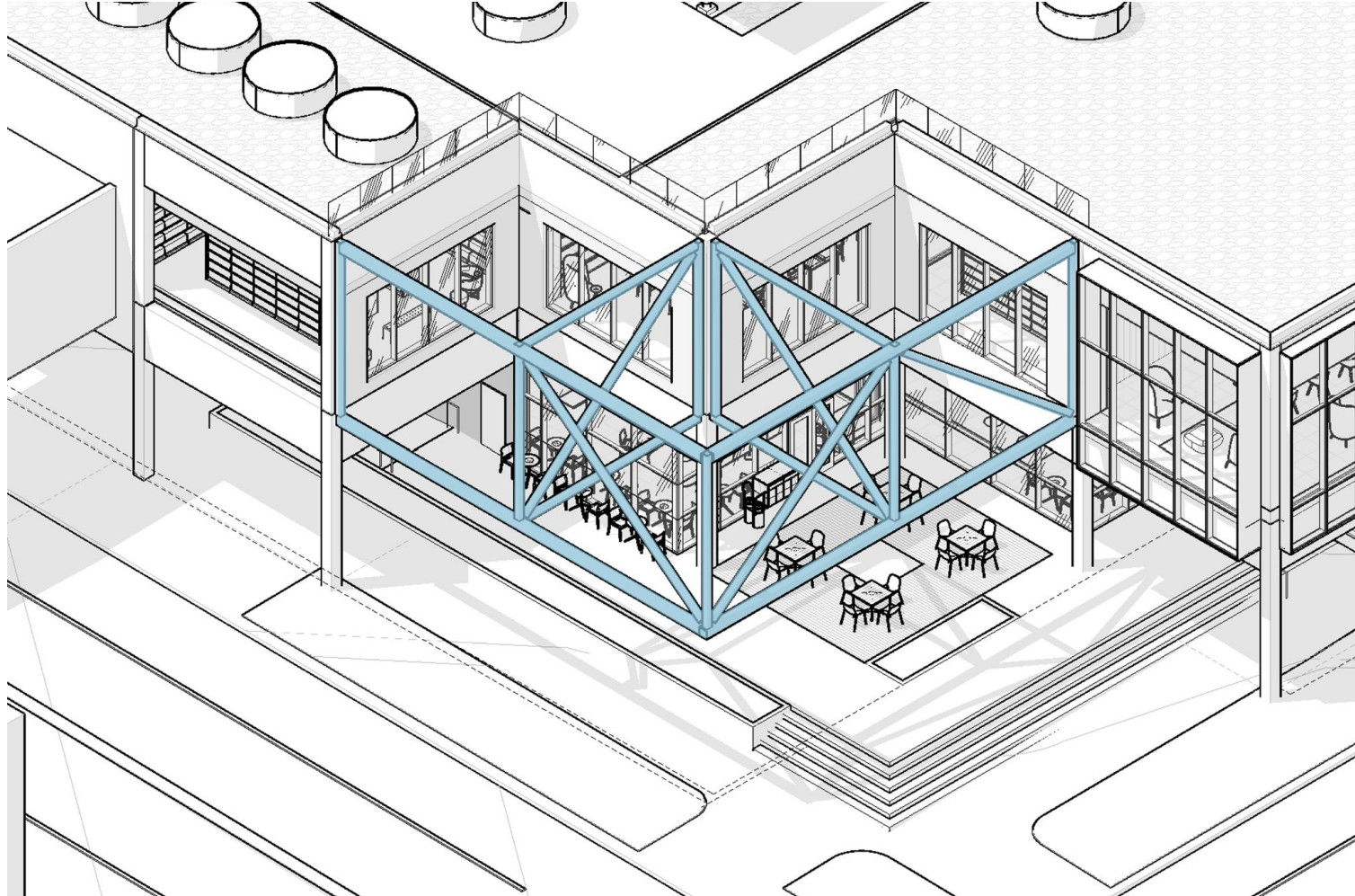


MATERIAL DIAGRAM | New Construction - Exterior Paint

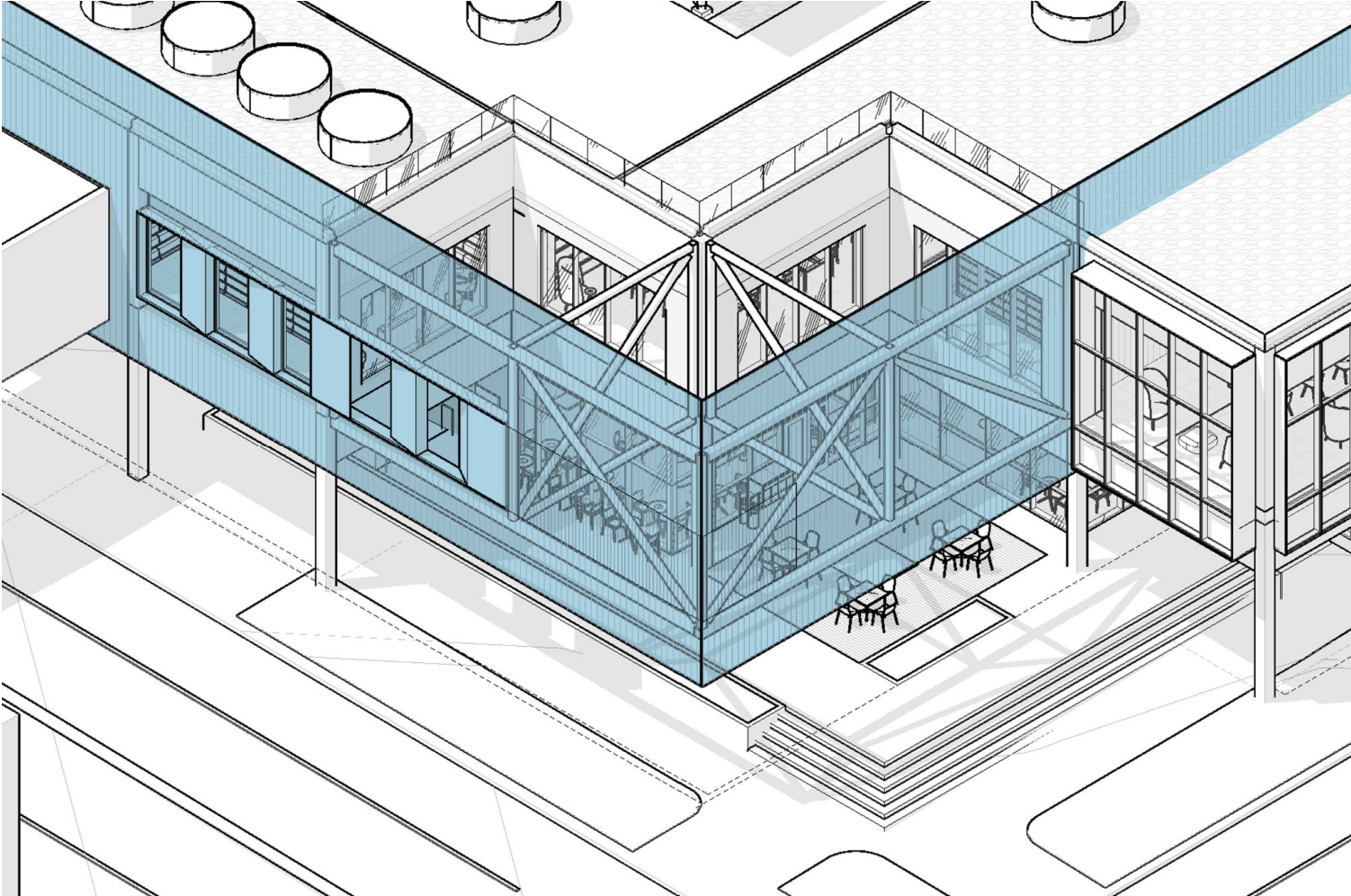
Existing Concrete &
Brick Painted White



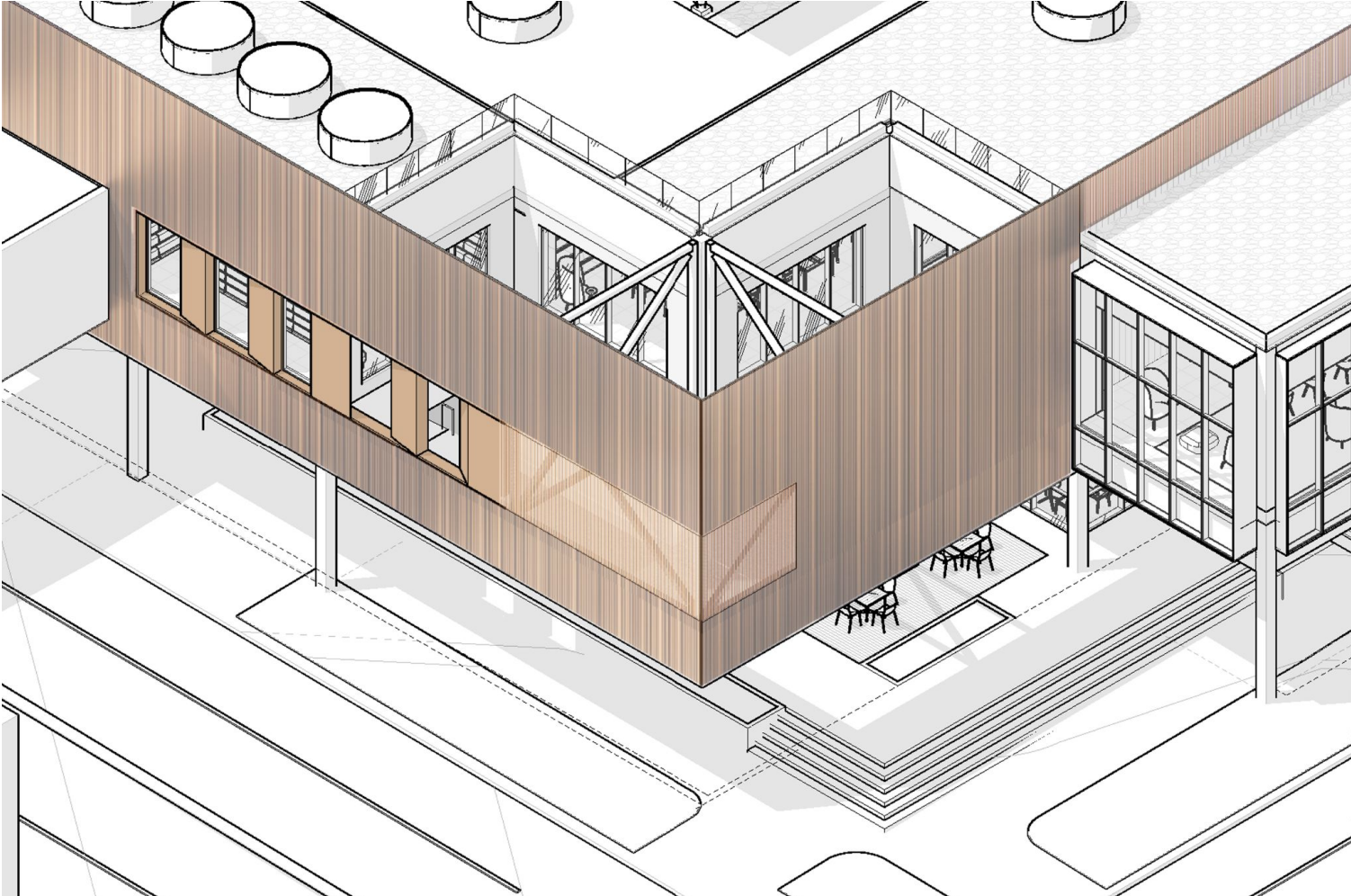
MATERIAL DIAGRAM | New Construction - Structure



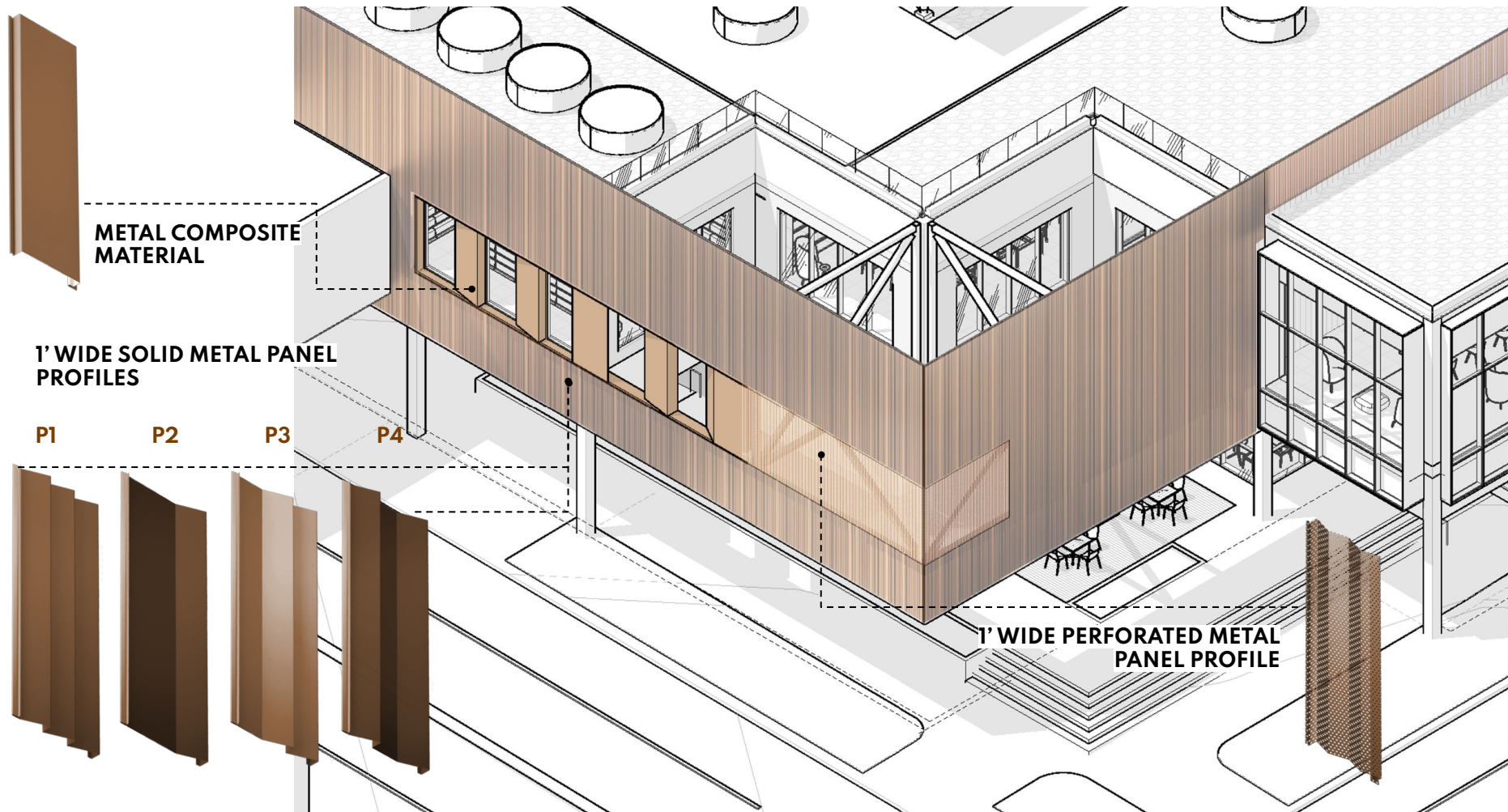
MATERIAL DIAGRAM | New Construction - Metal Facade



MATERIAL DIAGRAM | New Construction - Metal Facade



MATERIAL DIAGRAM | Metal Facade | metal panel profiles makeup



METAL COMPOSITE MATERIAL

1' WIDE SOLID METAL PANEL PROFILES

P1

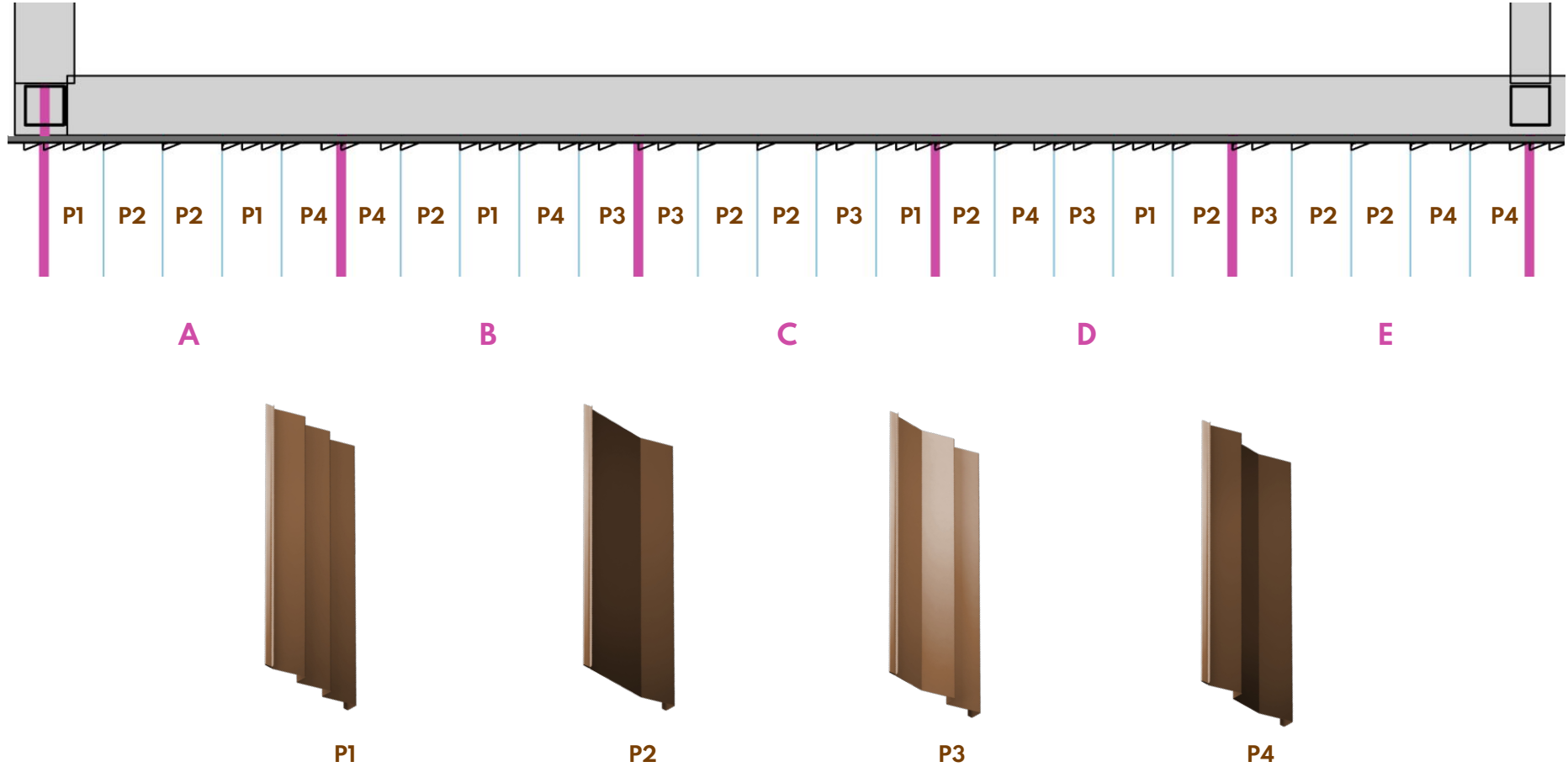
P2

P3

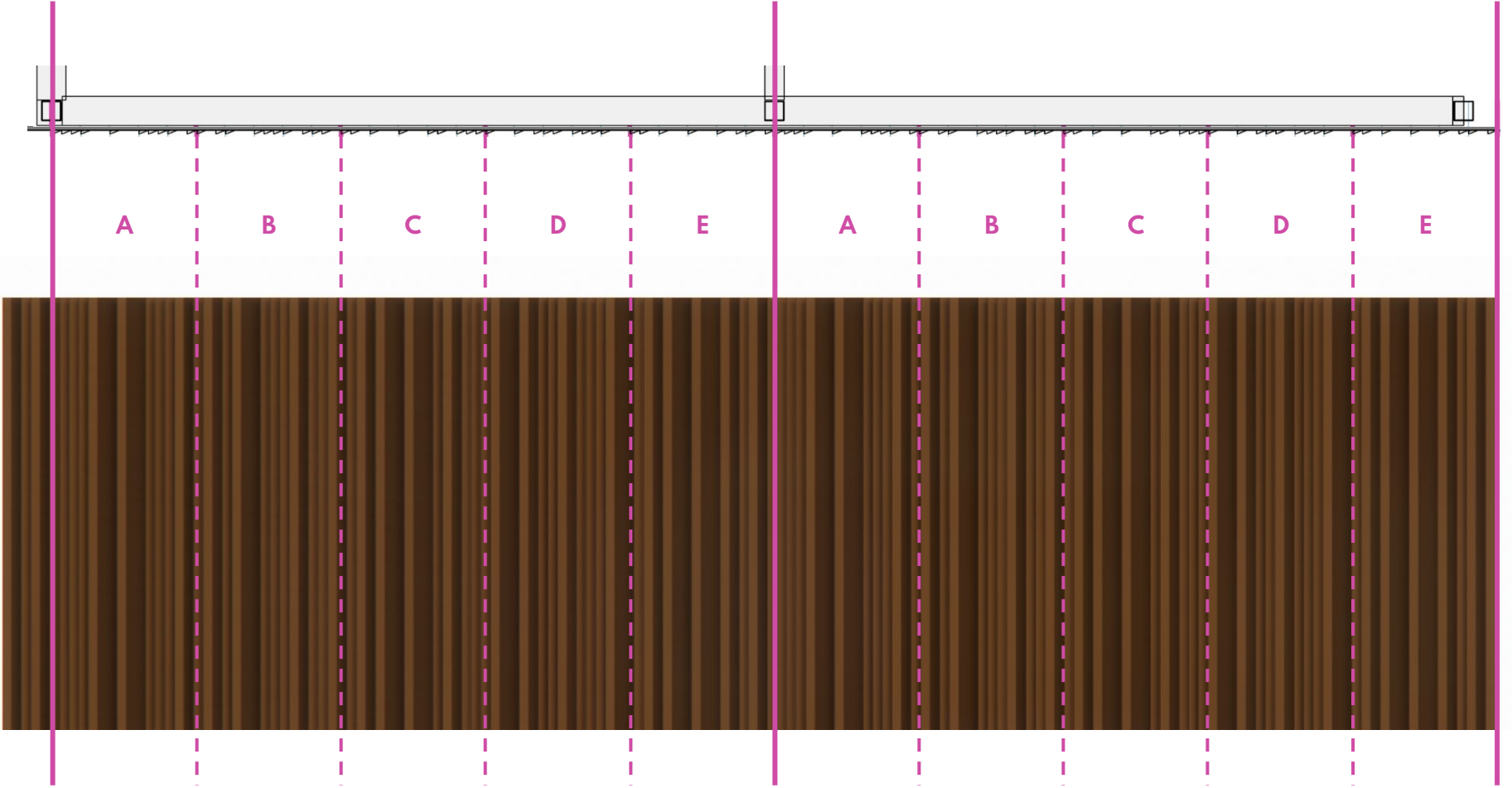
P4

1' WIDE PERFORATED METAL PANEL PROFILE

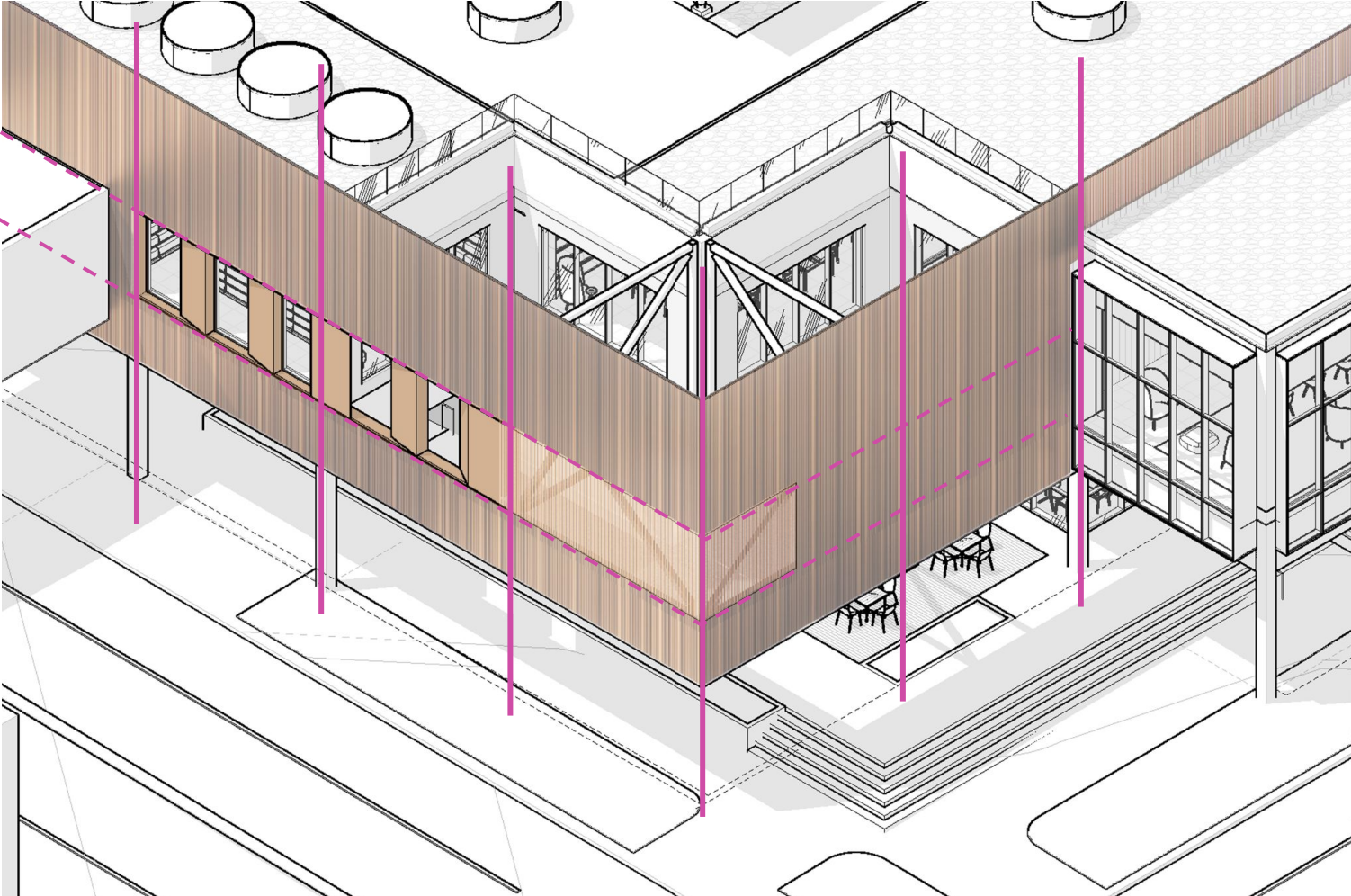
METAL PANEL | 5' grid modules makeup



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



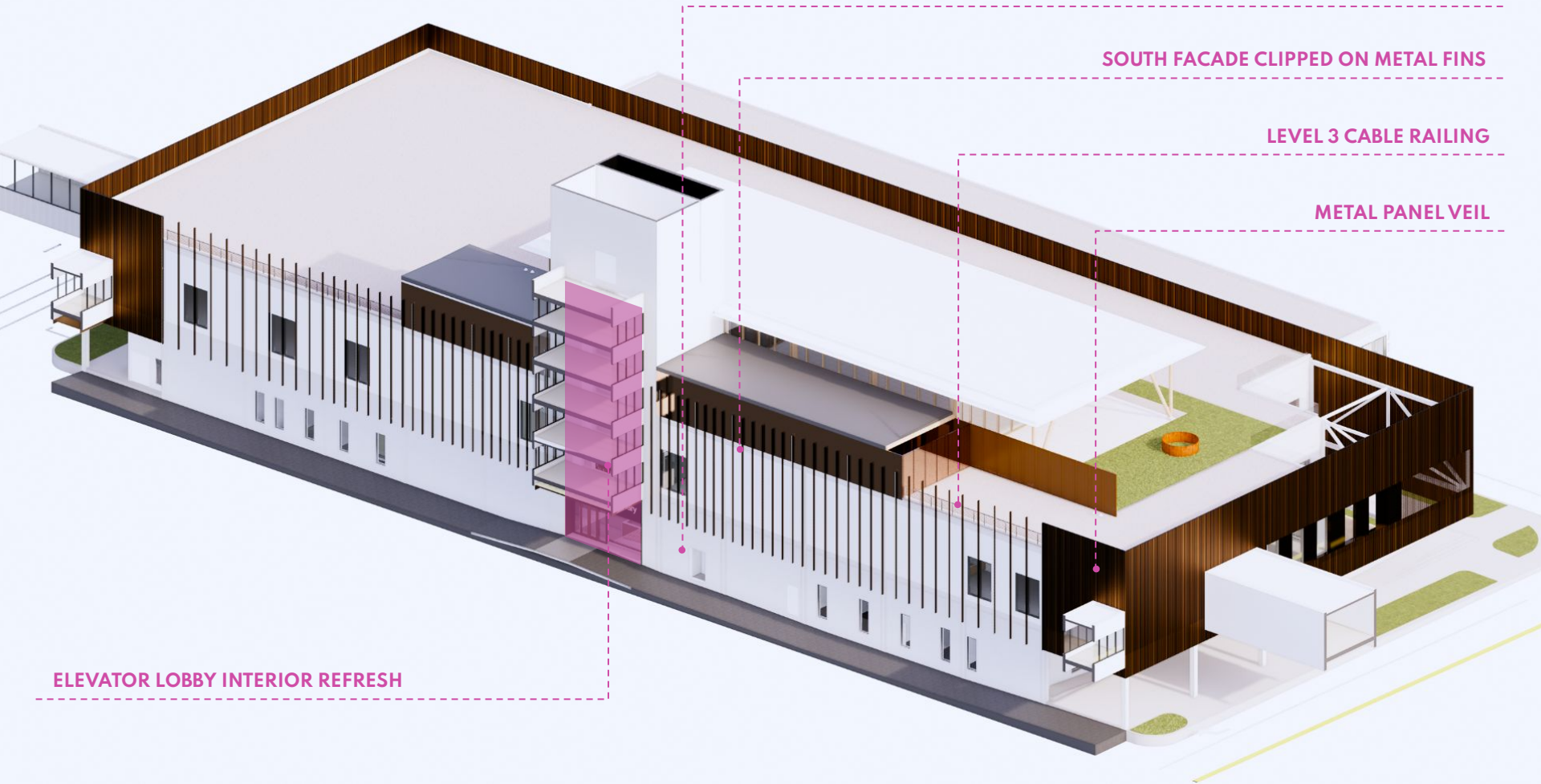
EXTERIOR | Existing Condition



EXTERIOR | northwest perspective



EXTERIOR | south facade design



PAINTED EXISTING CMU SOUTH FACADE WITH PUNCHED WINDOW OPENINGS

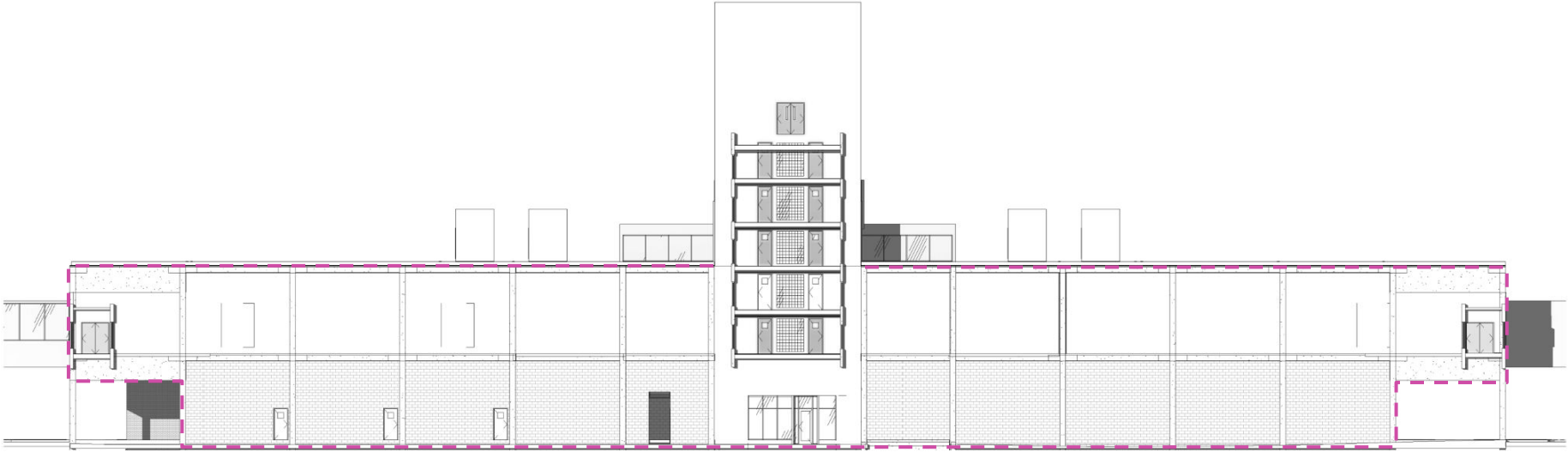
SOUTH FACADE CLIPPED ON METAL FINNS

LEVEL 3 CABLE RAILING

METAL PANEL VEIL

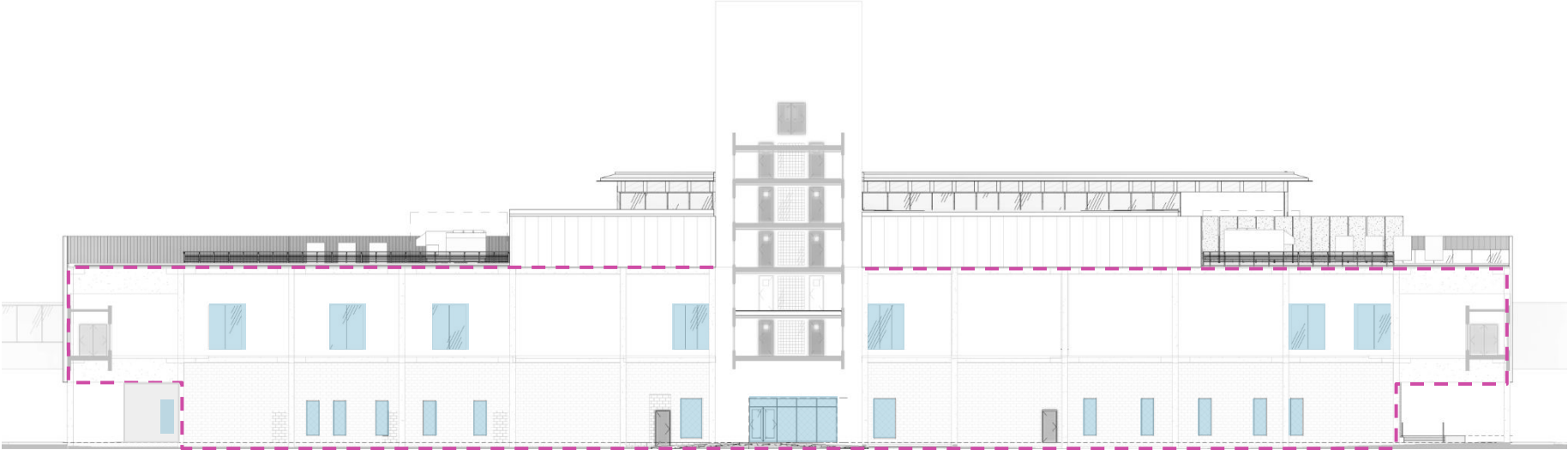
ELEVATOR LOBBY INTERIOR REFRESH

METAL PANEL | south facade | existing



WINDOWLESS EXISTING FACADE

METAL PANEL | static frame | schematic

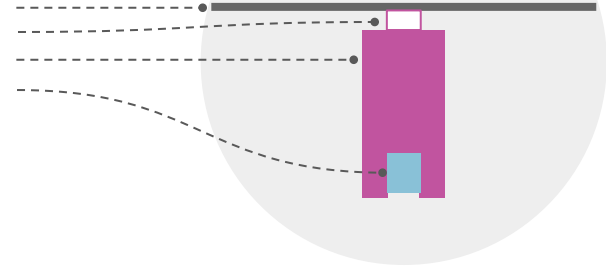


**LEVEL 3 ADDITION
WHITE PAINTED FACADE
WINDOW OPENINGS FOR STAFF & PARTNER SPACES**

METAL PANEL | static frame | current

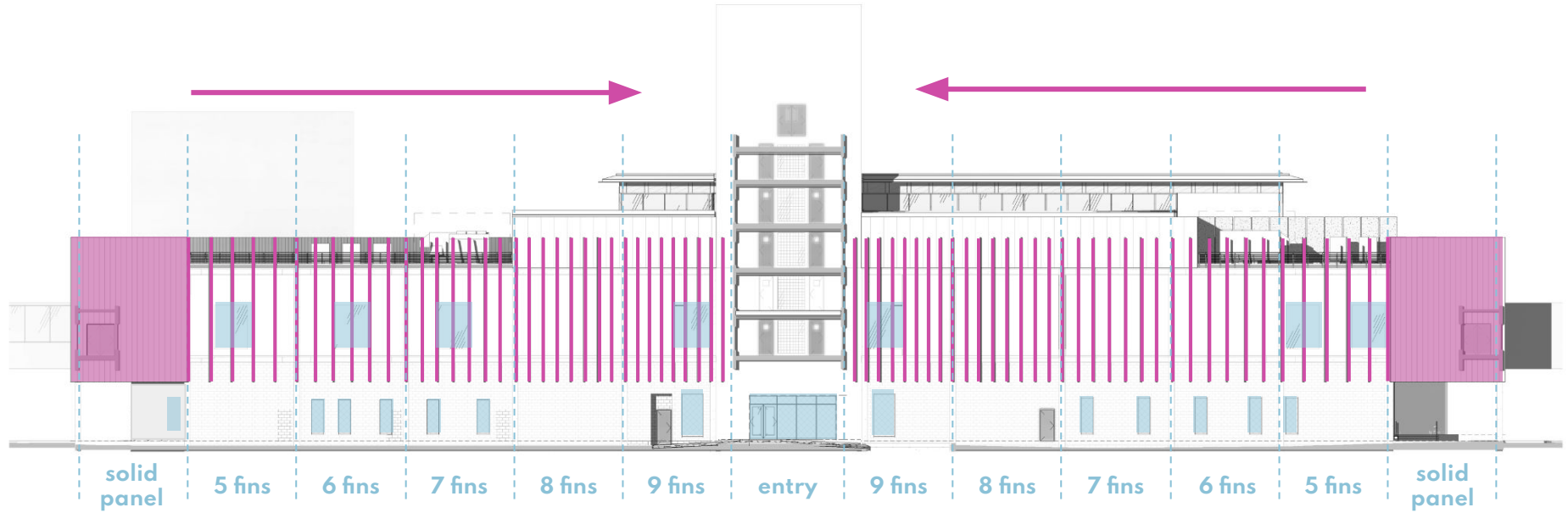
METAL FIN PLAN DETAIL

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



EXTERIOR | Existing Condition

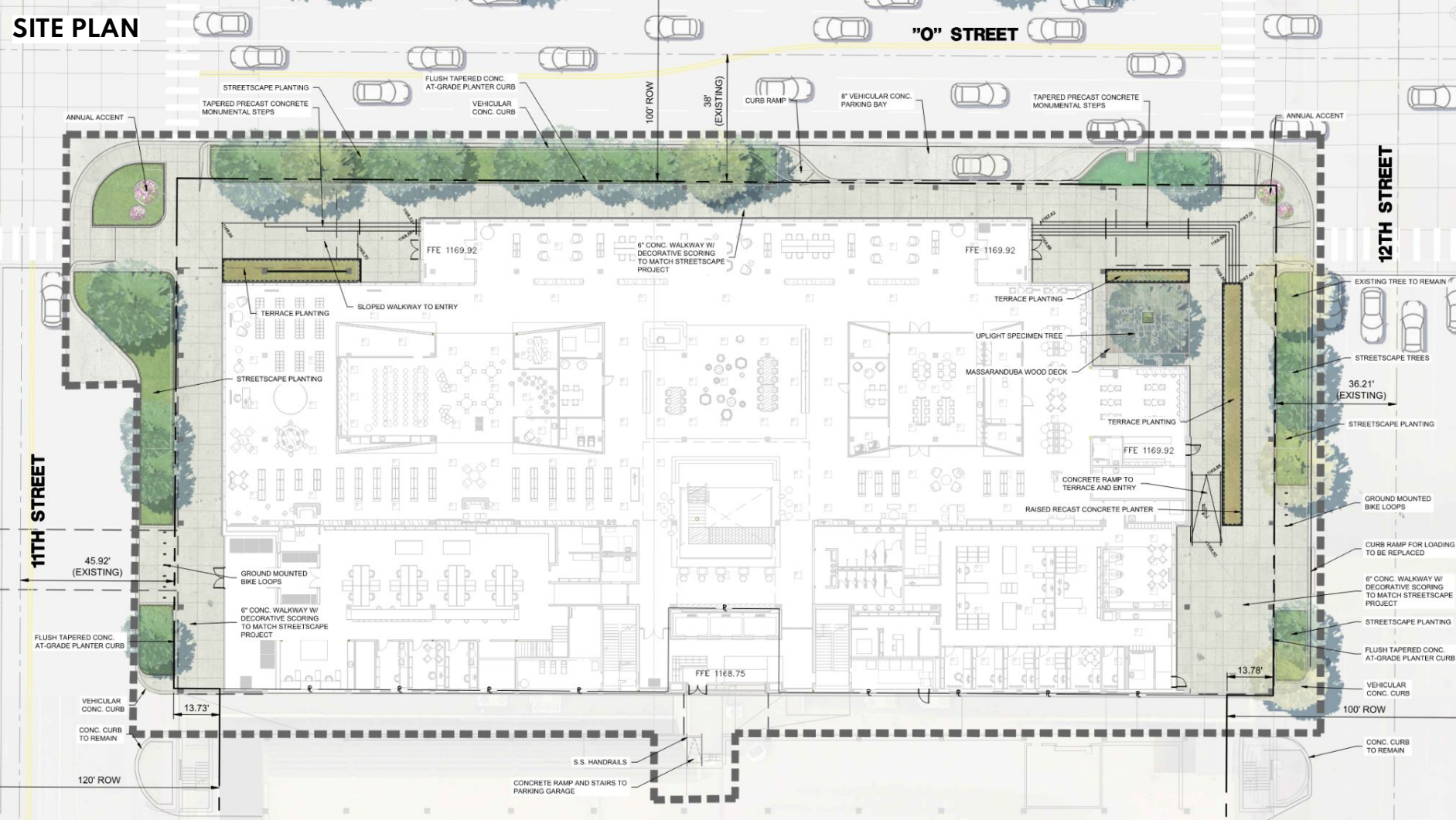






Site plan

SITE PLAN



SITE PLAN

"0" STREET

12TH STREET

11TH STREET

STREETSCAPE PLANTING
TAPERED PRECAST CONCRETE MONUMENTAL STEPS

FLUSH TAPERED CONC.
AT-GRADE PLANTER CURB

VEHICULAR
CONC. CURB

100' ROW

38'
(EXISTING)

CURB RAMP

8' VEHICULAR CONC.
PARKING BAY

TAPERED PRECAST CONCRETE
MONUMENTAL STEPS

ANNUAL ACCENT

ANNUAL ACCENT

FFE 1169.92

FFE 1169.92

6" CONC. WALKWAY W/
DECORATIVE SCORING
TO MATCH STREETSCAPE
PROJECT

TERRACE PLANTING

SLOPED WALKWAY TO ENTRY

STREETSCAPE PLANTING

TERRACE PLANTING

UPLIGHT 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
TO BE REPLACED

6" CONC. WALKWAY W/
DECORATIVE SCORING
TO MATCH STREETSCAPE
PROJECT

STREETSCAPE PLANTING

FLUSH TAPERED CONC.
AT-GRADE PLANTER CURB

VEHICULAR
CONC. CURB

CONC. CURB
TO REMAIN

45.92'
(EXISTING)

FLUSH TAPERED CONC.
AT-GRADE PLANTER CURB

VEHICULAR
CONC. CURB

CONC. CURB
TO REMAIN

13.73'

FFE 1168.75

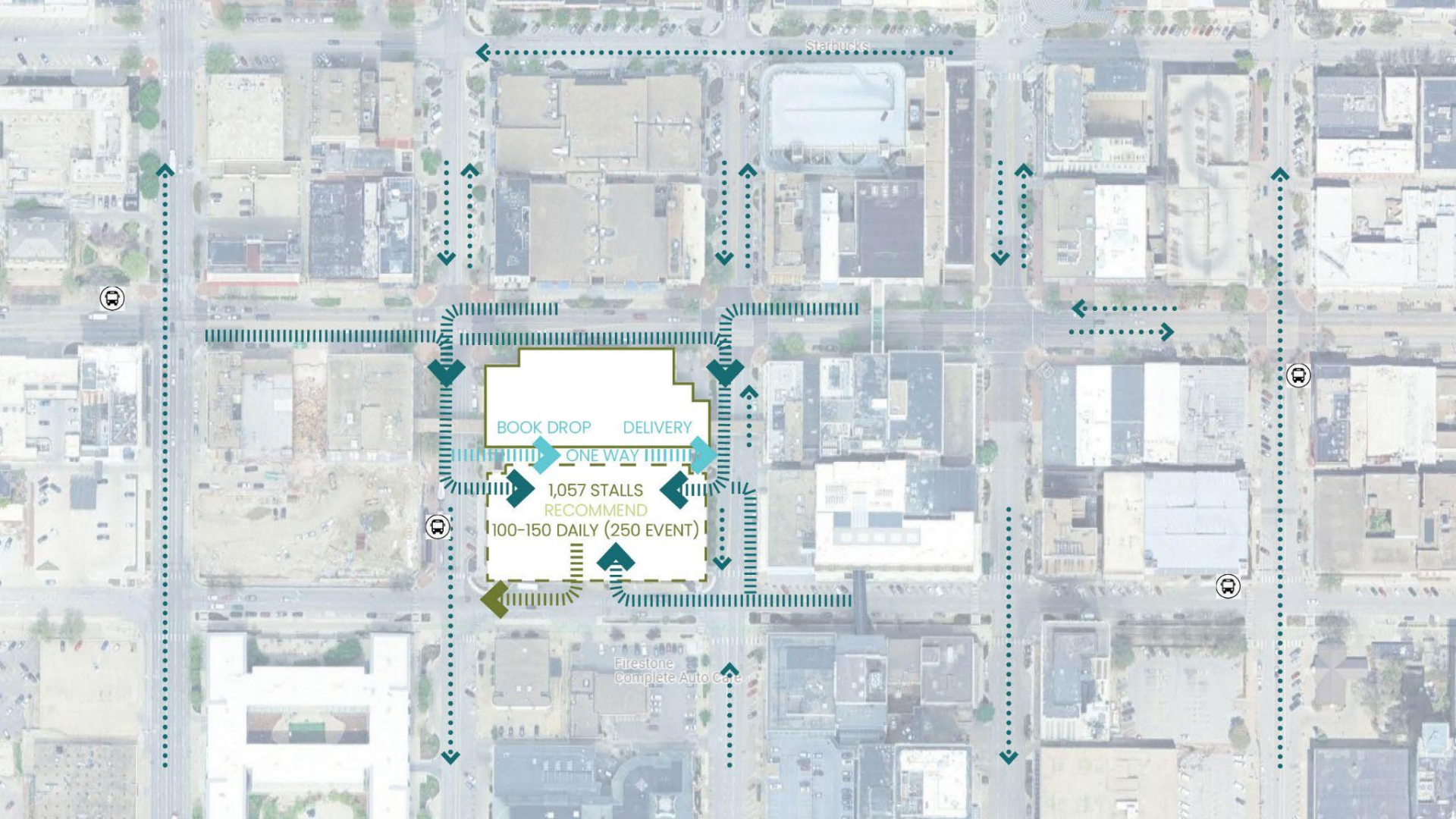
S.S. HANDRAILS

CONCRETE RAMP AND STAIRS TO
PARKING GARAGE

13.78'

100' ROW

120' ROW



Starbucks

BOOK DROP DELIVERY

ONE WAY

1,057 STALLS

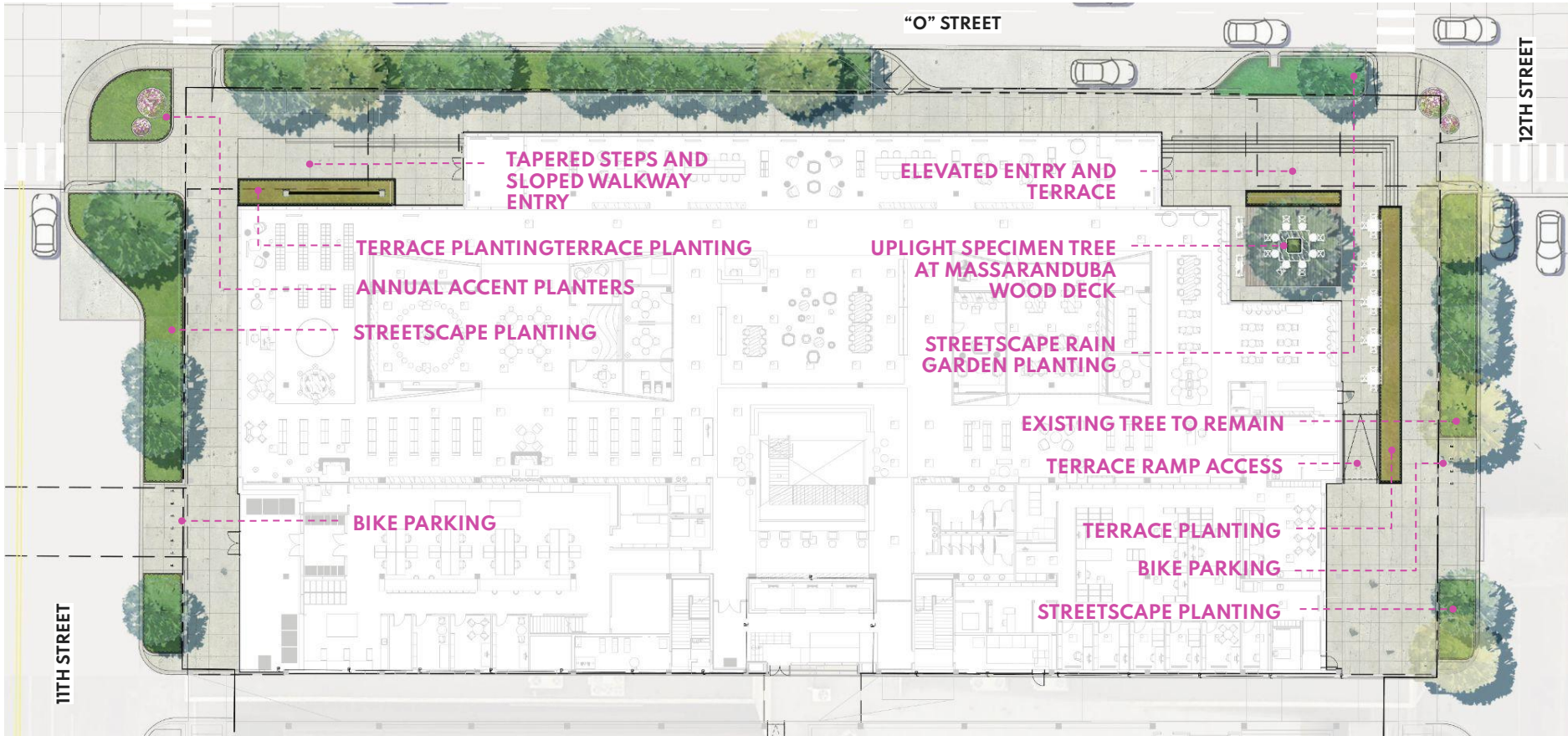
RECOMMEND

100-150 DAILY (250 EVENT)

Firestone Complete Auto Care



SITE PLAN | streetscape



TERRACE PLANTING

STREETSCAPE PLANTING



ANNUAL ACCENT PLANTERS

SITE PLAN | streetscape landscape character

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



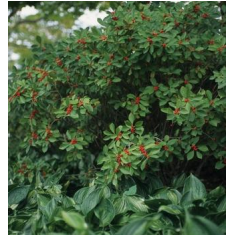
Vibrant seasonal plantings designed for visual impact and seasonal charm.

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

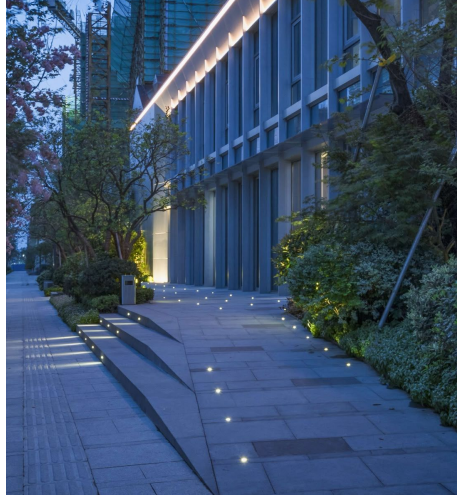
MOVABLE TABLES AND
SEATING

CONCRETE RAISED
PLANTER BED

1:12 RAMP



NORTHWEST PLAZA | entry design



TAPERED STEPS

SLOPED ACCESSIBLE WALKWAY

CONCRETE RAISED PLANTER BED AND FEATURE SCREEN

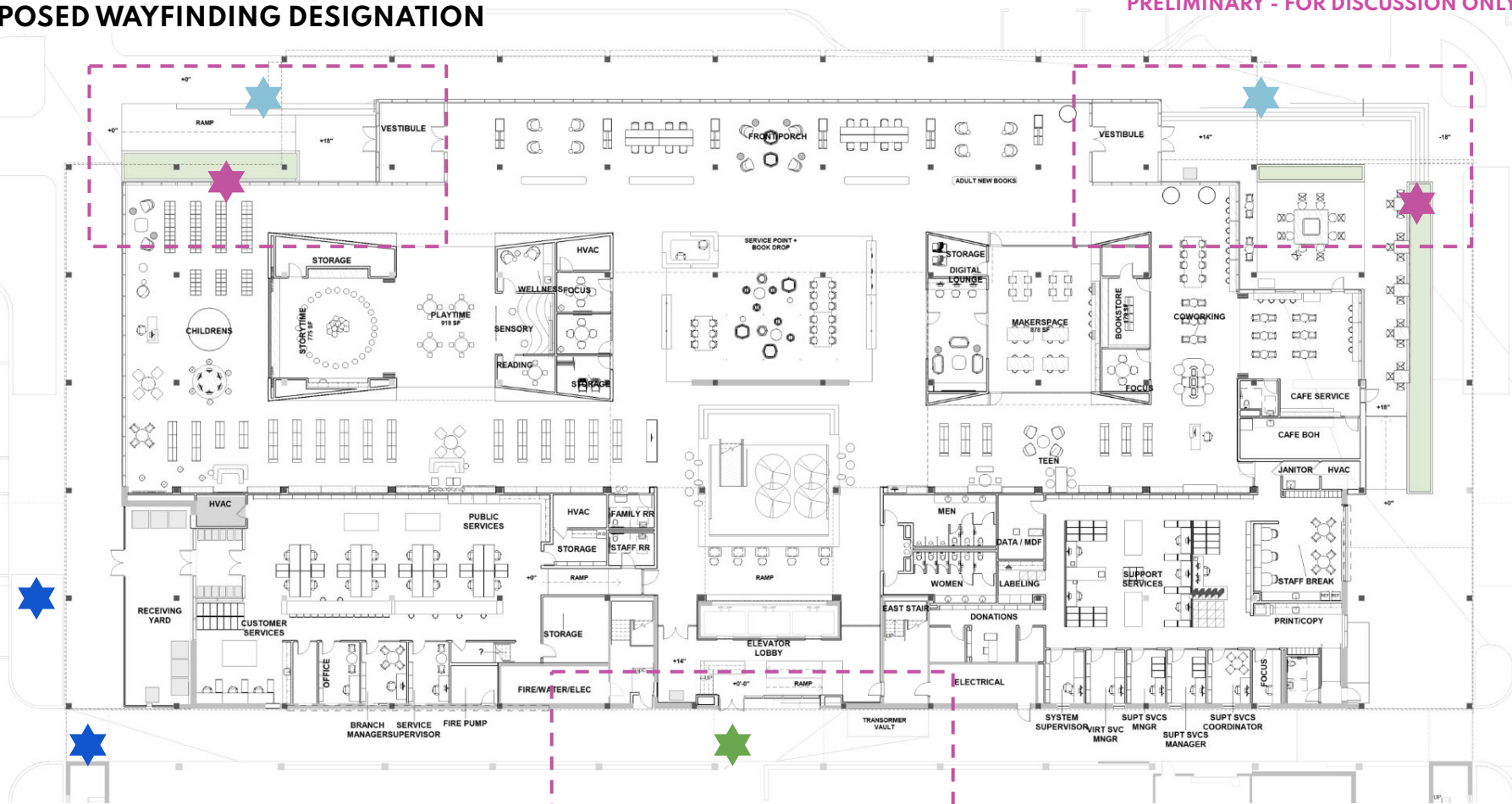
STREETScape PLANTING



Wayfinding

PROPOSED WAYFINDING DESIGNATION

PRELIMINARY - FOR DISCUSSION ONLY



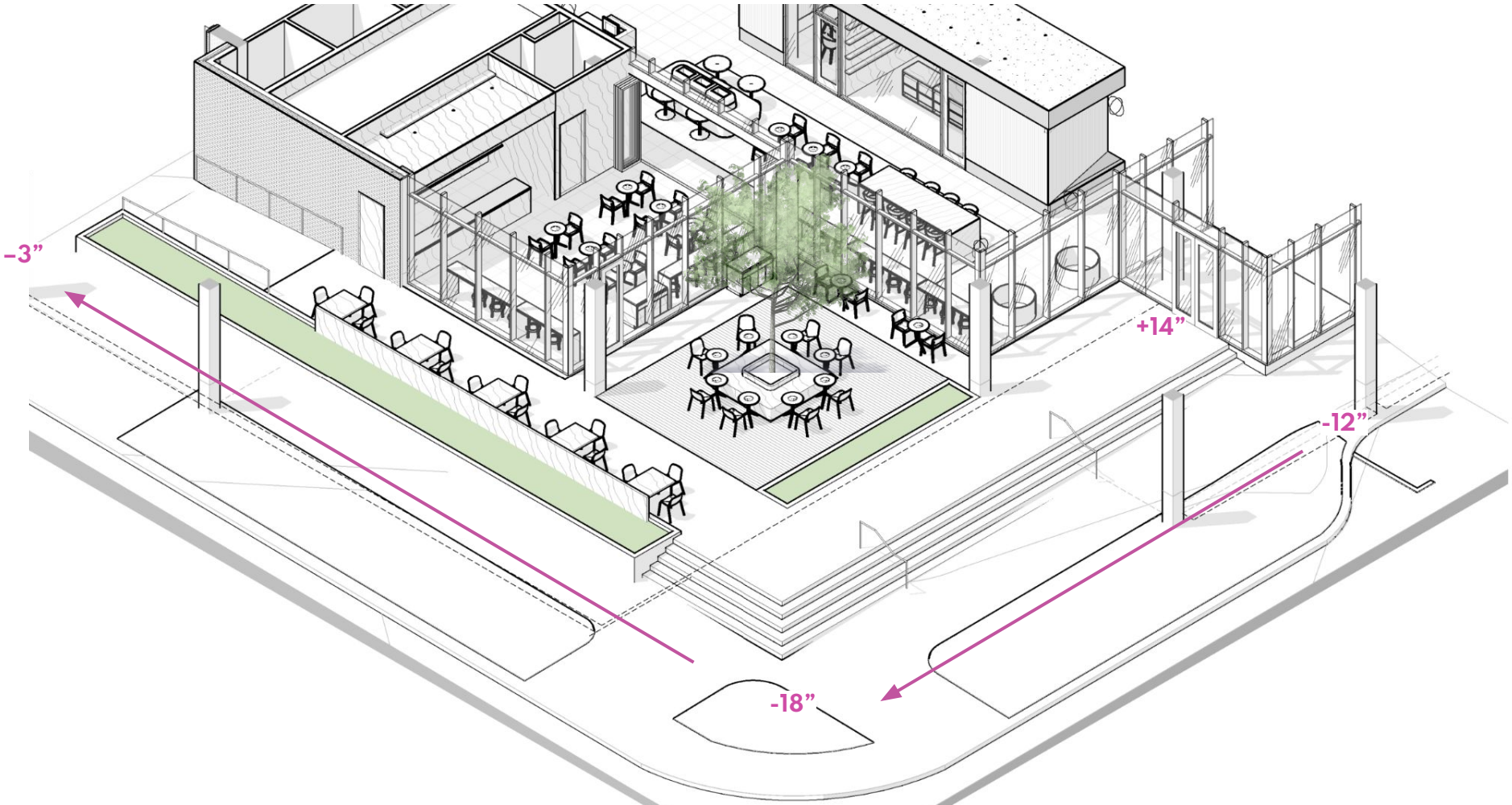
MONUMENTAL SIGN W PARTNERS' SIGNAGE

LIBRARY SIGN AT L2 NE, NW CORNERS

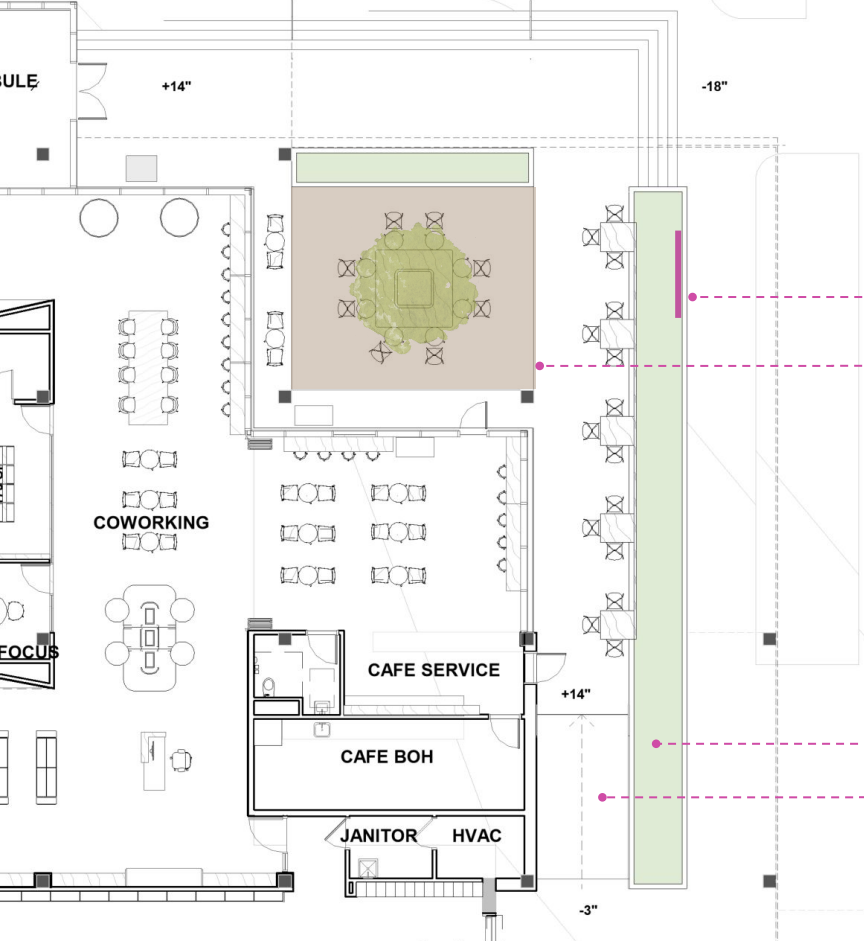
BOOK DROP SIGNAGE

SOUTH ENTRY SIGNAGE SUSPENDED FROM UNDERSIDE OF BRIDGE

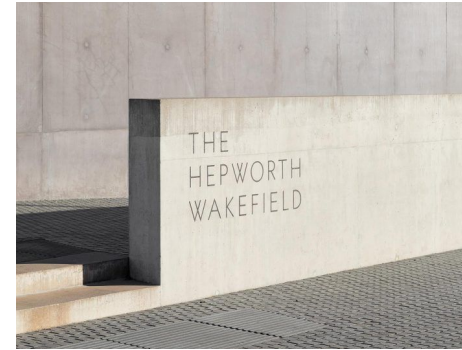
NORTHEAST PLAZA | entry design



NORTHEAST PLAZA | entry design



MONUMENTAL SIGN



TREE & MATERIAL CHANGE AT CAFE TERRACE



PLANTER BED

1:12 RAMP

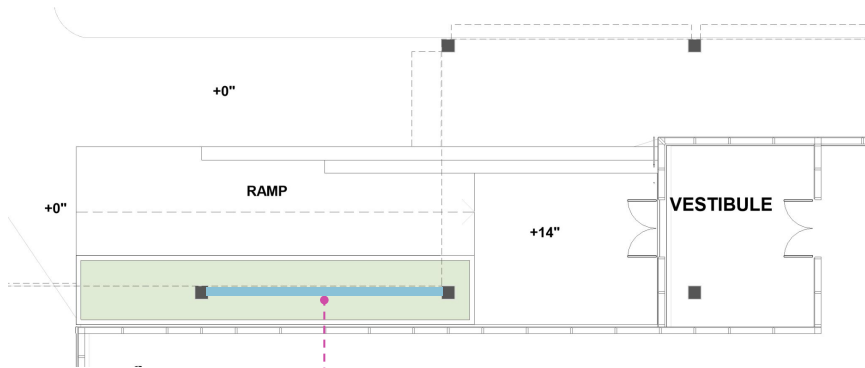
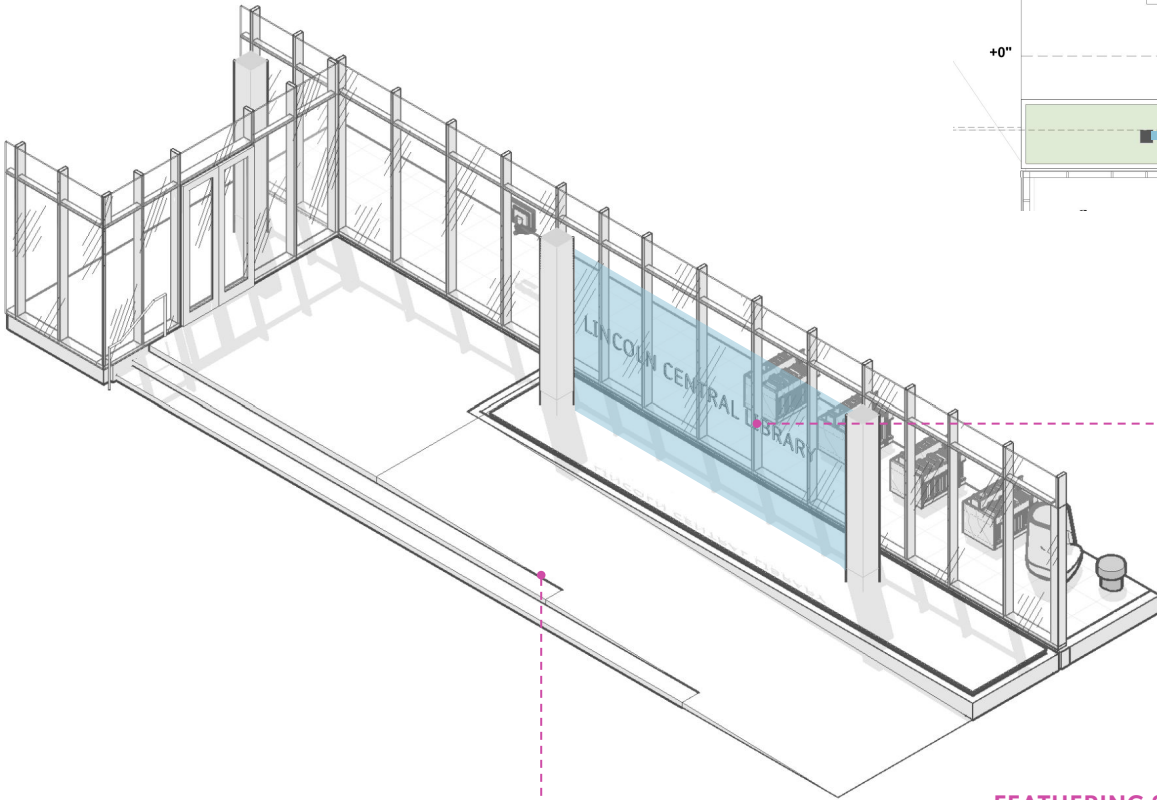


Medical Center Lobby



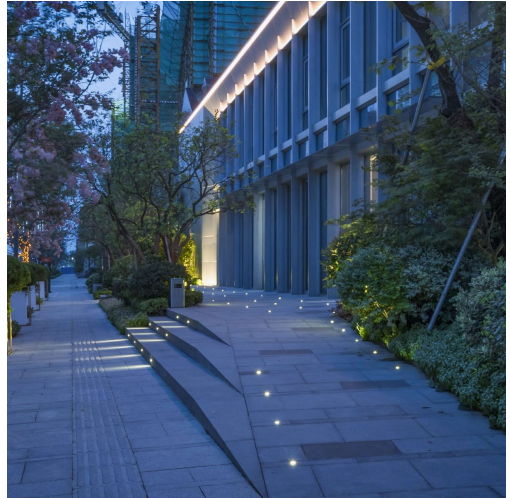


NORTHWEST PLAZA | entry design



PLANTER BED W
FEATURE WALL -
NAMING OPPORTUNITY

FEATHERING STAIRS &
SLOPED WALKWAY





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

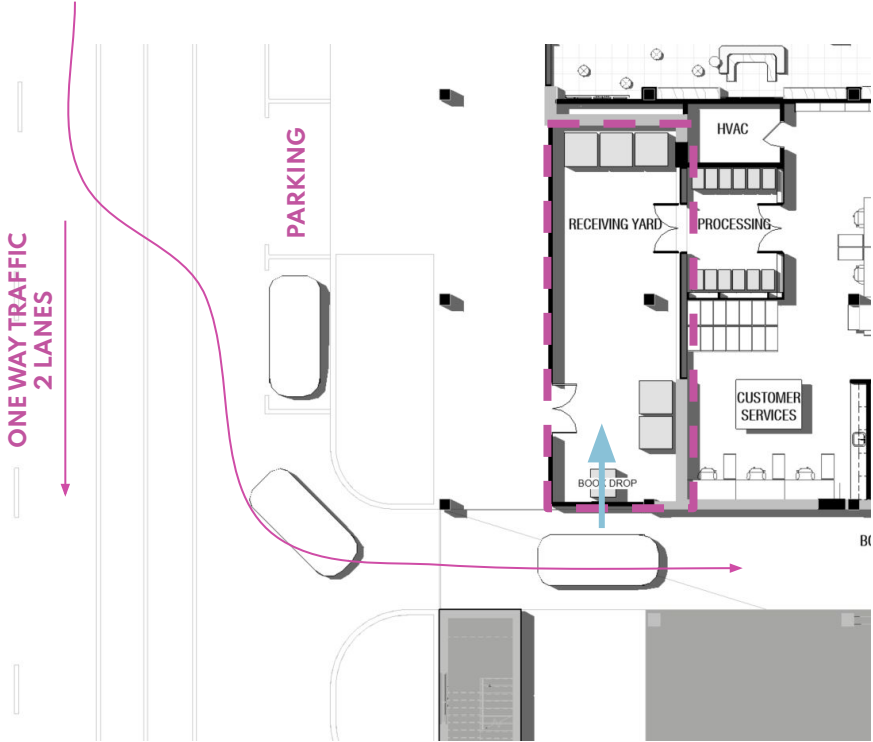
NORTHEAST PLAZA | Signage Precedents



PERSPECTIVE | Southwest looking down alley way

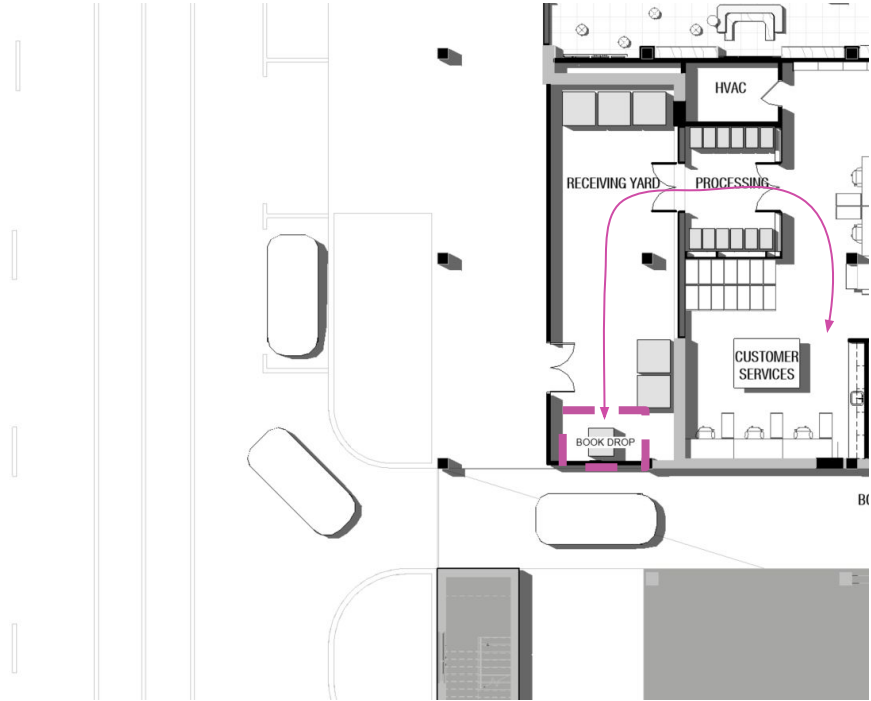


BOOK DROP



DRIVE UP BOOK DROP

PERSPECTIVE | Southwest looking down alley way

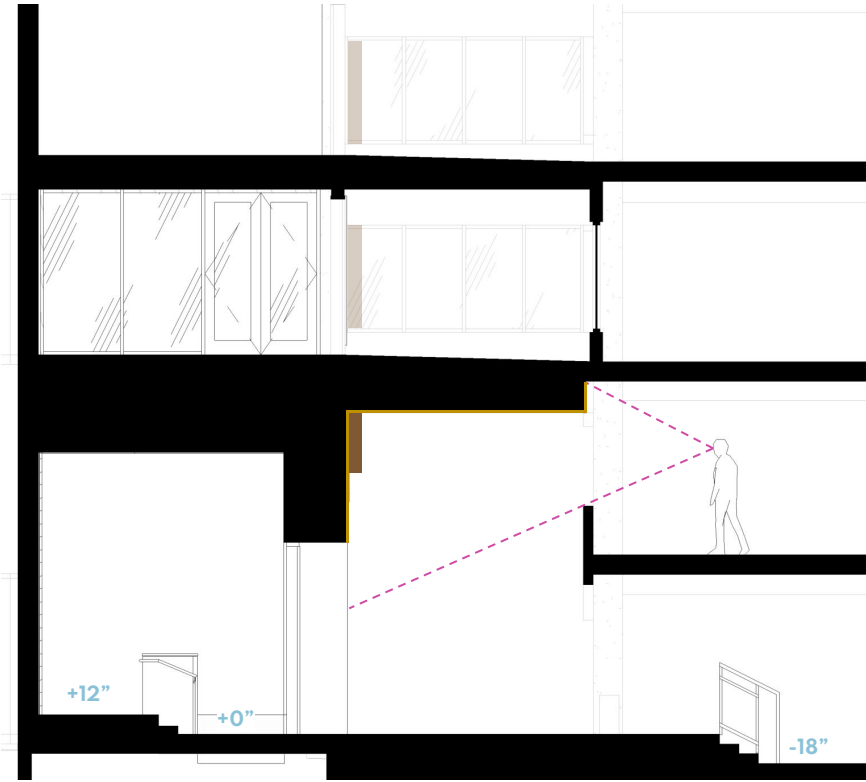


DRIVE UP BOOK DROP

PERSPECTIVE | Southwest looking down alley way

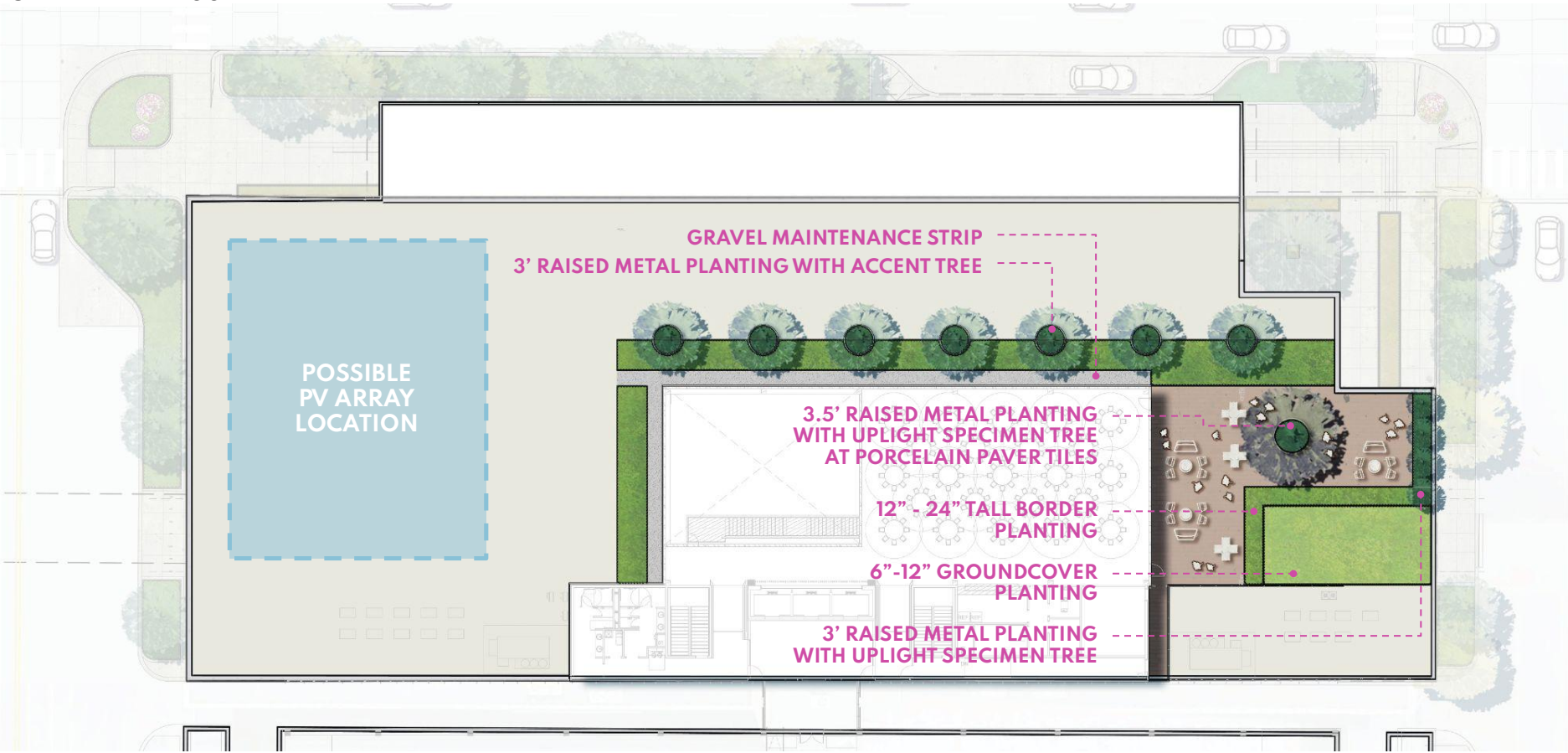


PERSPECTIVE | South Entry Experience



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



PERSPECTIVE | L3 Pavilion Event Terrace





Supplemental Information