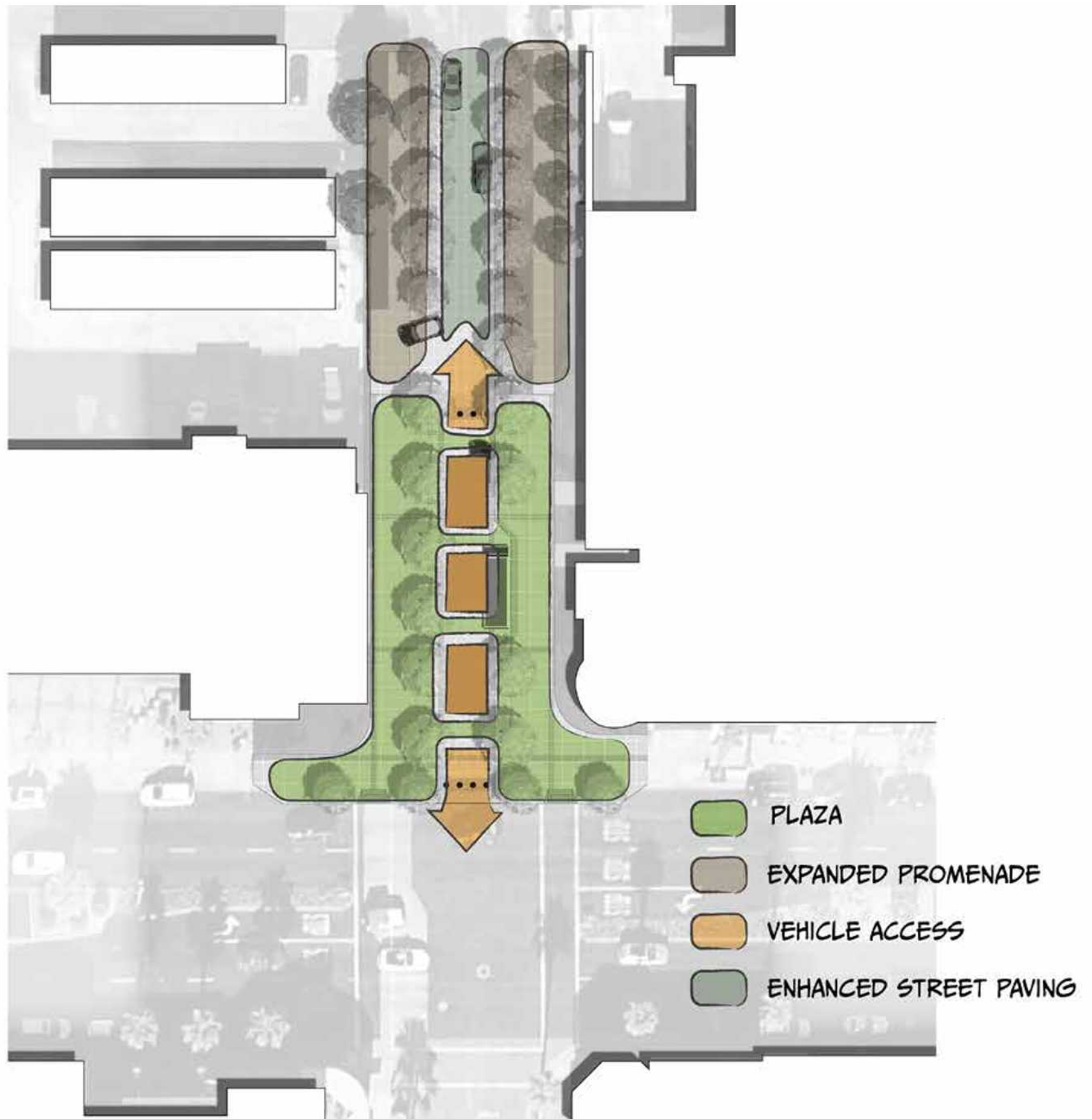


# CONCEPT #1 "slow street" flexible plaza

- Shared street for pedestrian and vehicular access, with loading area dedicated for El Paseo Square
- Level surface across plaza by providing ramps at north and south ends
- Controlled access with removable bollards for weekends and special events, between El Paseo and Coble Building driveway
- Enhanced permeable paving from El Paseo to alley
- Landscape improvements including shade and accent trees and stormwater planters
- Fixed seating areas, including seat walls and stadium seating
- Green screen trellis with vine planting and mural art opportunities



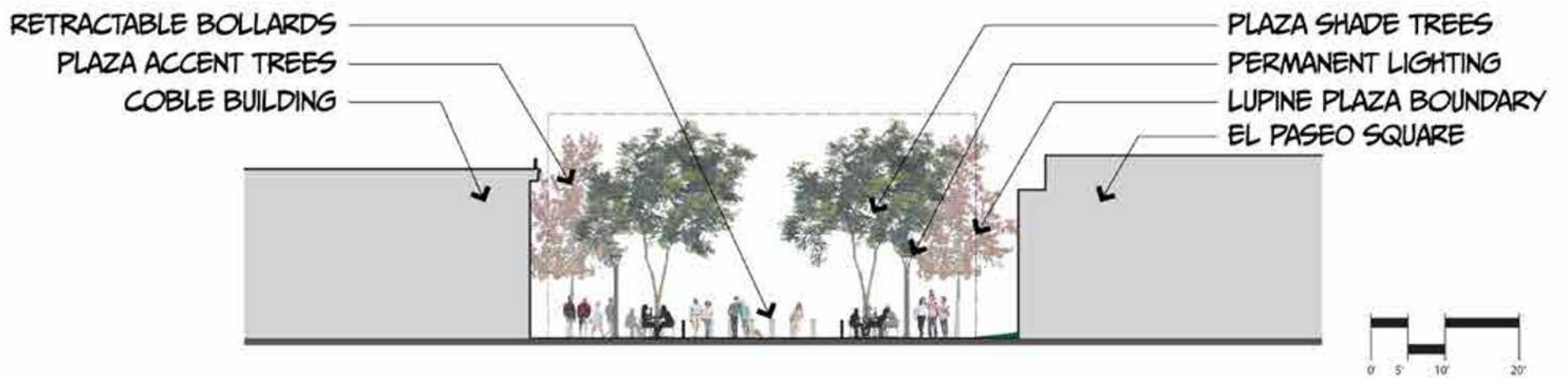
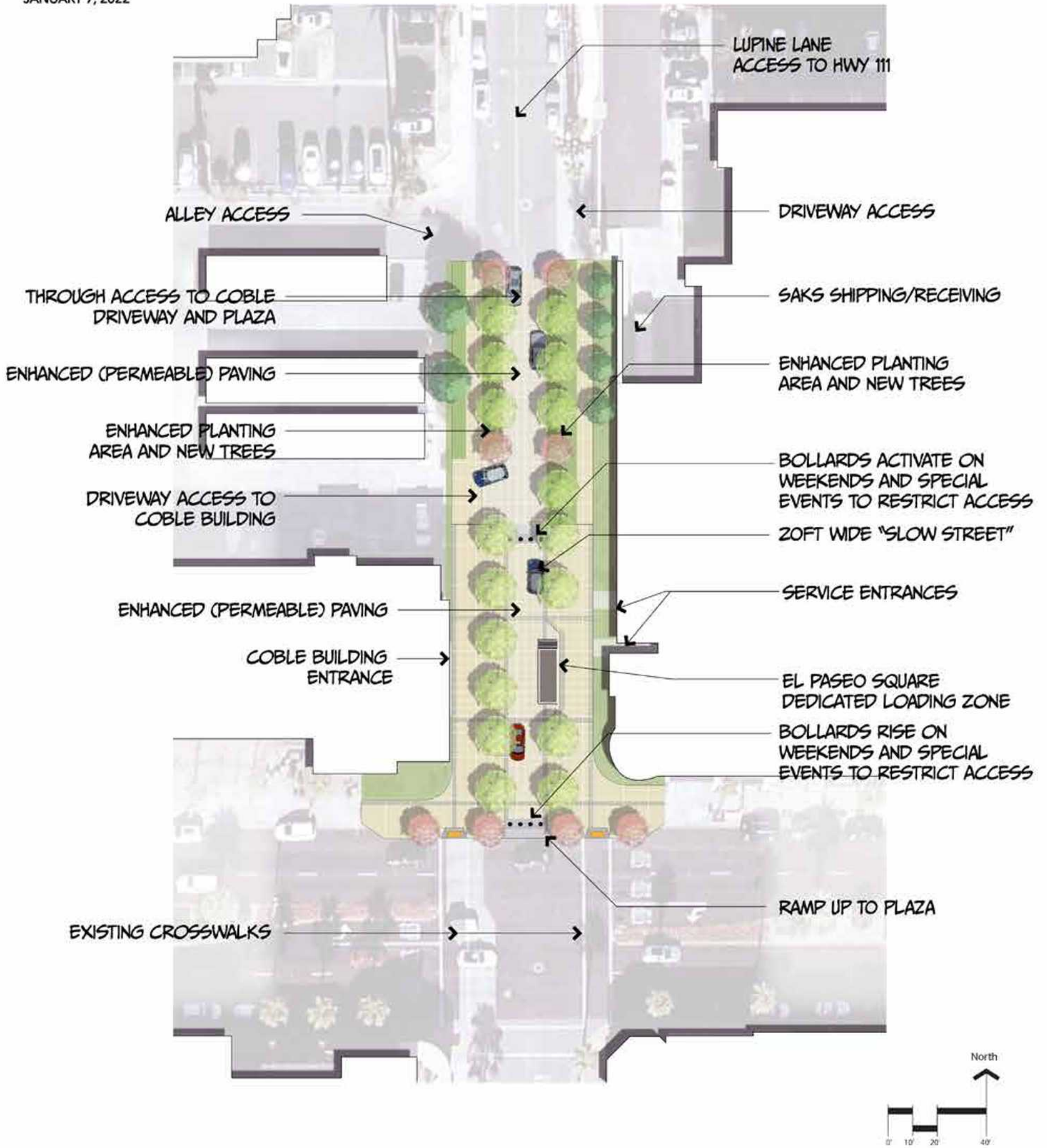
## LUPINE PLAZA

Conceptual Design Alternatives

# LUPINE PLAZA

## CONCEPT #1 - "SLOW STREET" FLEXIBLE PLAZA

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# LUPINE PLAZA

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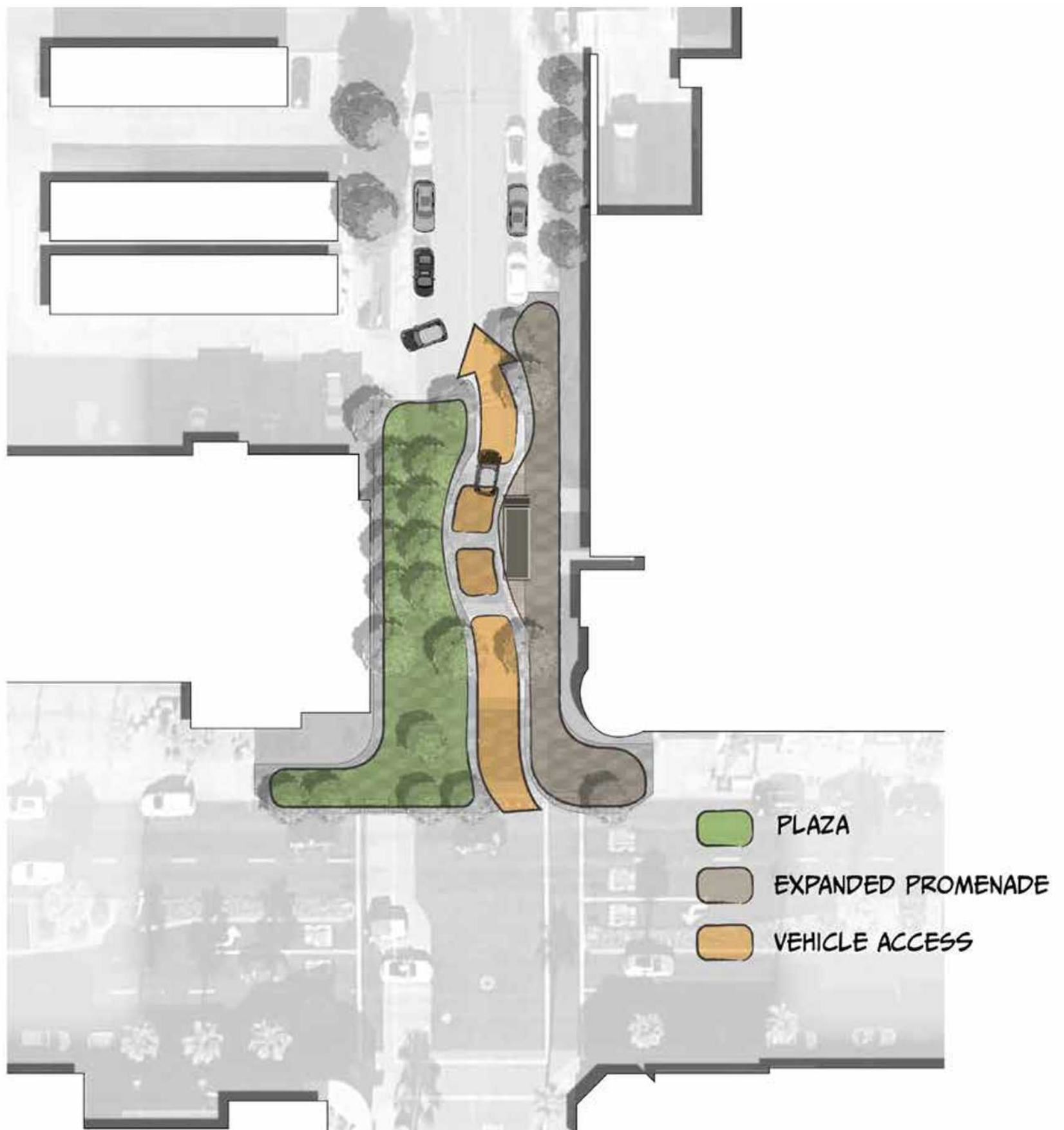


# LUPINE PLAZA

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## CONCEPT #2 permanent one-way street and plaza

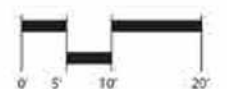
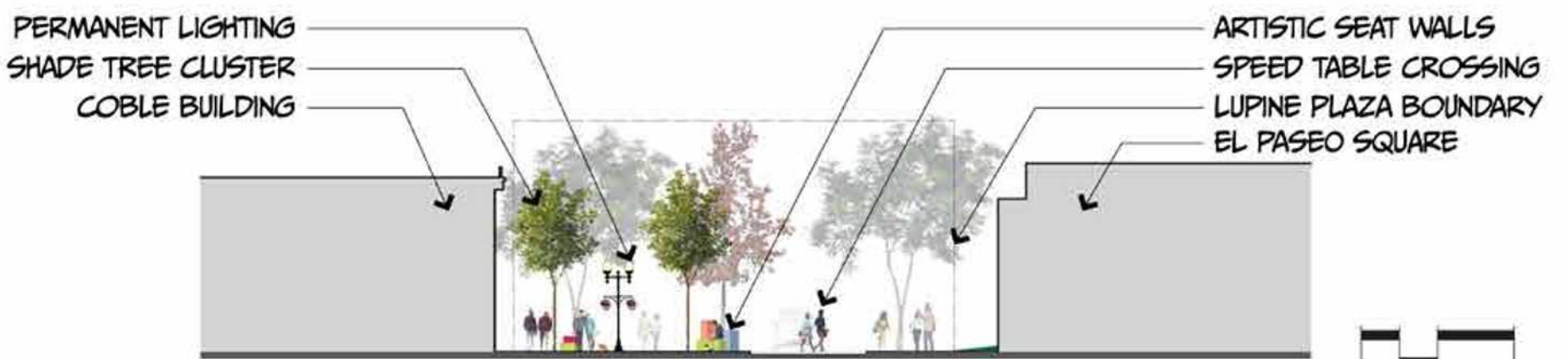
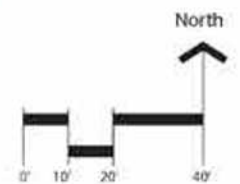
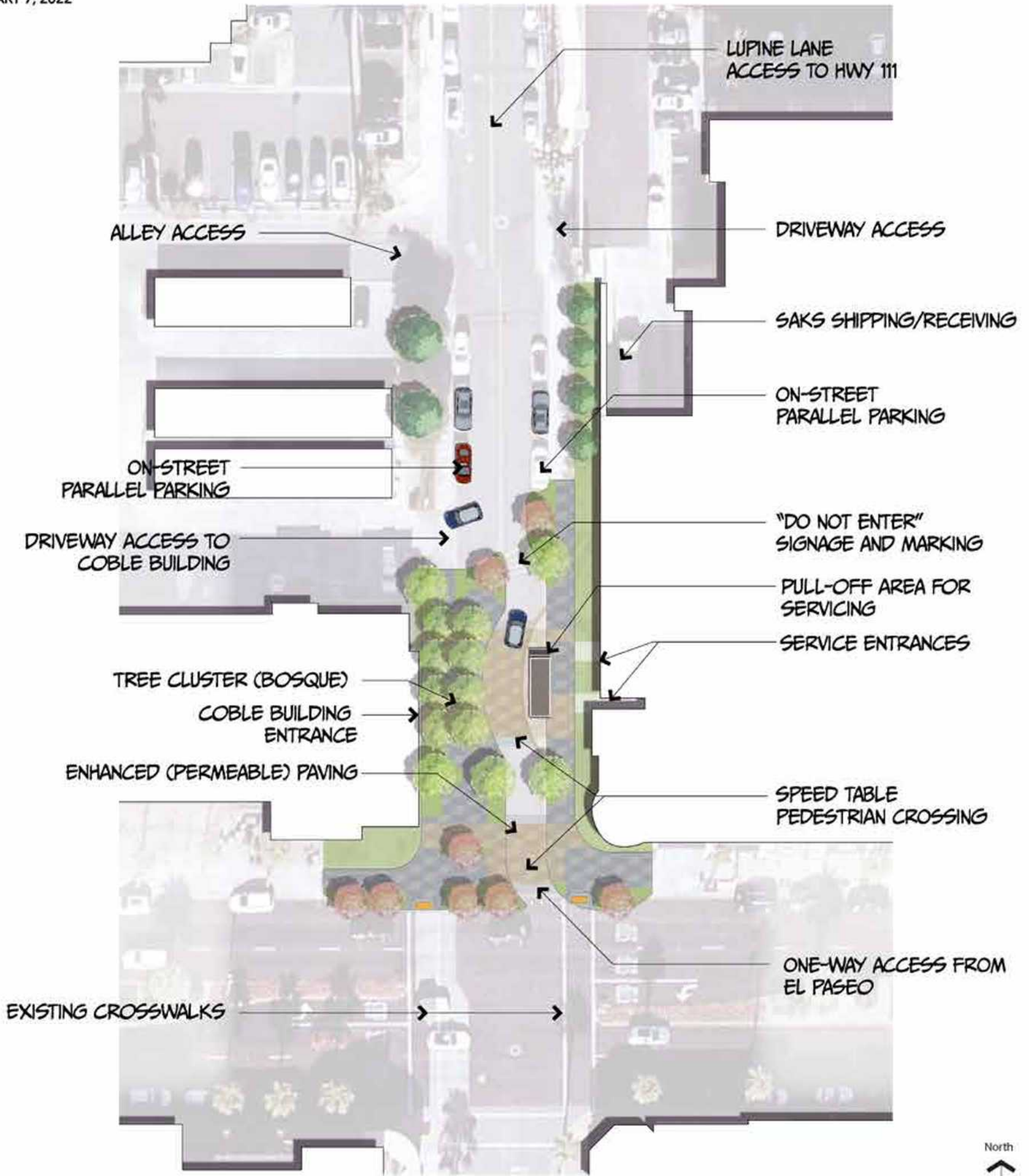
- One-way northbound street with open access for vehicles, loading, and emergency vehicles
- Street is offset from centerline to maximize usable plaza space on one side
- 6" raised plaza with multiple raised crossings
- Traffic calming improvements include speed tables with permeable paving at pedestrian crossings and bulb outs to direct vehicular traffic
- Plaza includes a bosque of shade trees and stormwater planting areas
- Flexible cafe seating for dining
- Fun and unique interactive seating elements with vibrant pops of color
- Lighting and misters



# LUPINE PLAZA

## CONCEPT #2 - PERMANENT ONE-WAY STREET AND PLAZA

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# LUPINE PLAZA

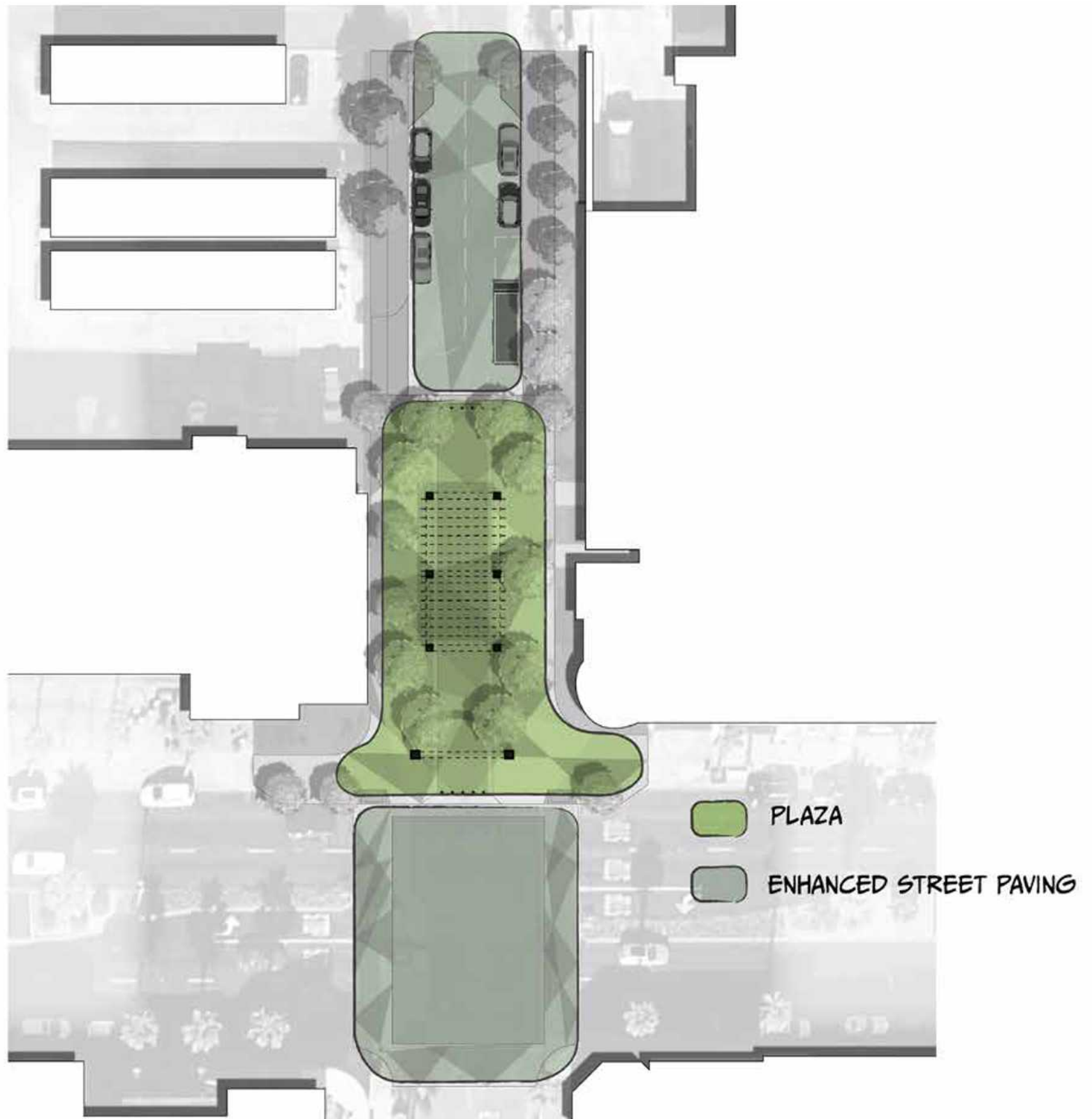
Conceptual Design Alternatives



**LUPINE PLAZA**  
Conceptual Design Alternatives

# CONCEPT #3 full permanent plaza

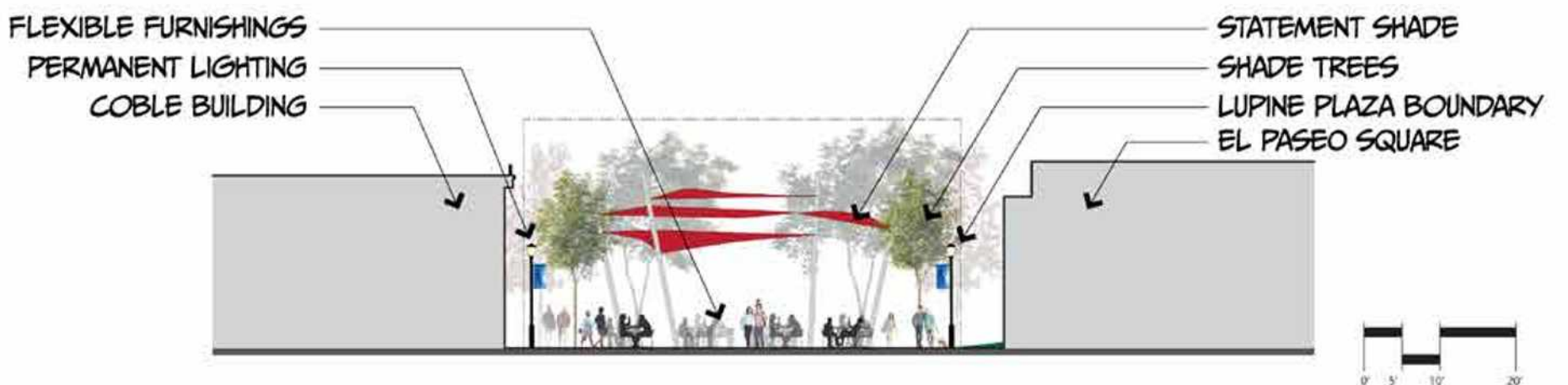
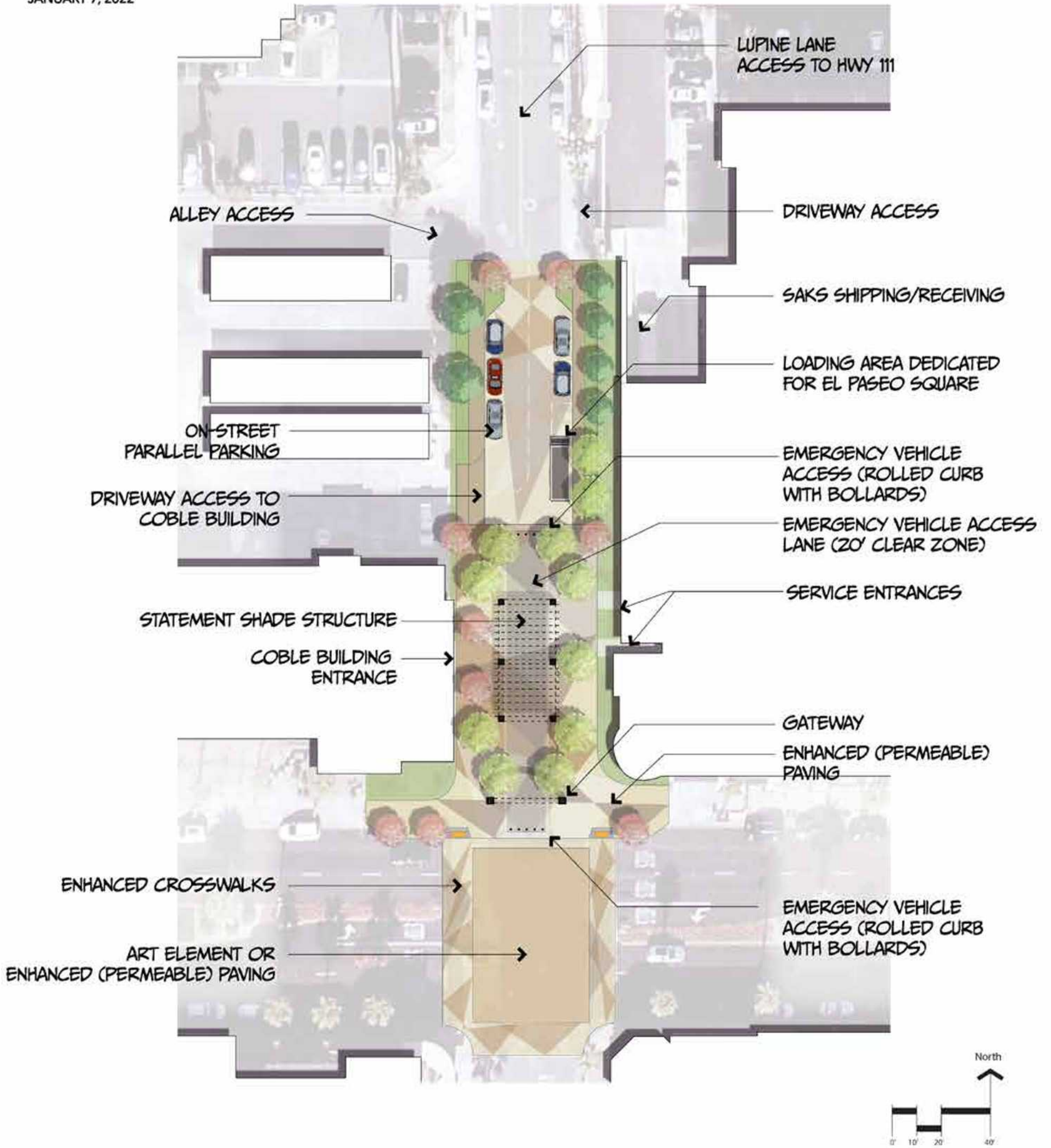
- Permanent closure of plaza between El Paseo and Coble Building driveway
- Enhanced permeable paving, which is extended south to the El Paseo intersection and north to the alley, in order to maximize event space and flexibility
- Gateway at El Paseo entrance
- Emergency vehicle access in center of plaza, controlled by removable bollards
- Shade structure with unique design
- Landscape areas include shade and accent streets with stormwater planters
- Movable seating options for flexibility
- String lighting, fire pits, and misters



# LUPINE PLAZA

## CONCEPT #3 - FULL PERMANENT PLAZA

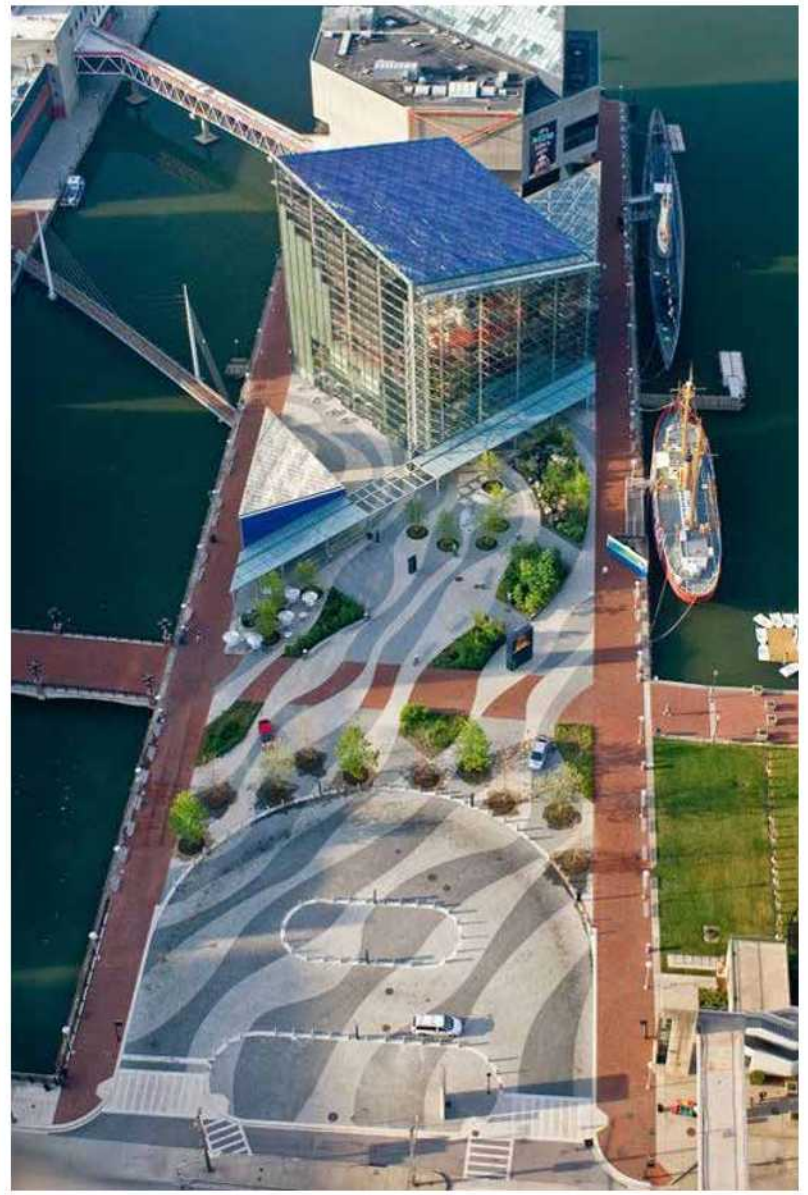
JANUARY 7, 2022



# LUPINE PLAZA

Conceptual Design Alternatives





**LUPINE PLAZA**  
Conceptual Design Alternatives