

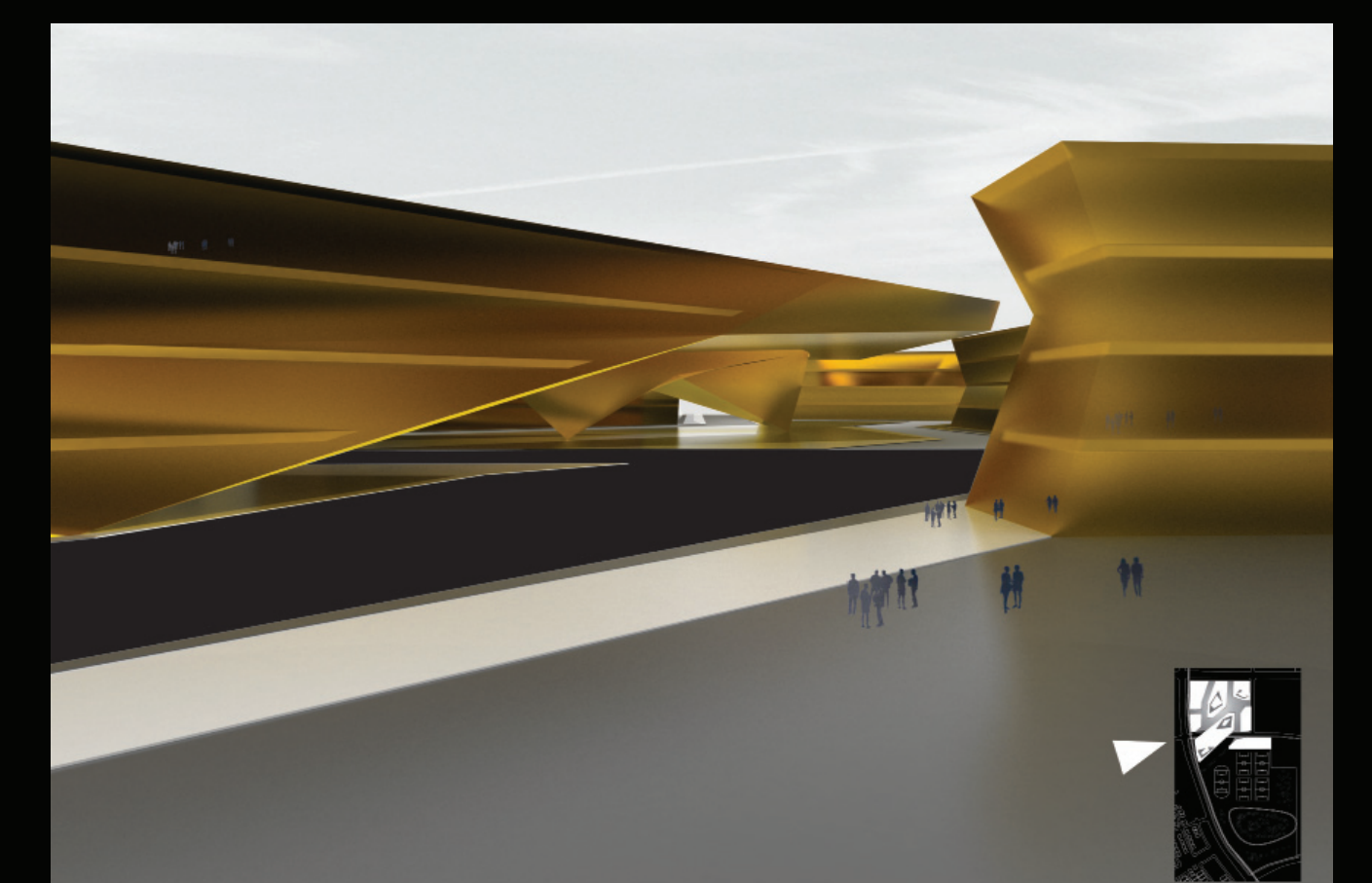


VIEW FROM BIG HORN BOULEVARD

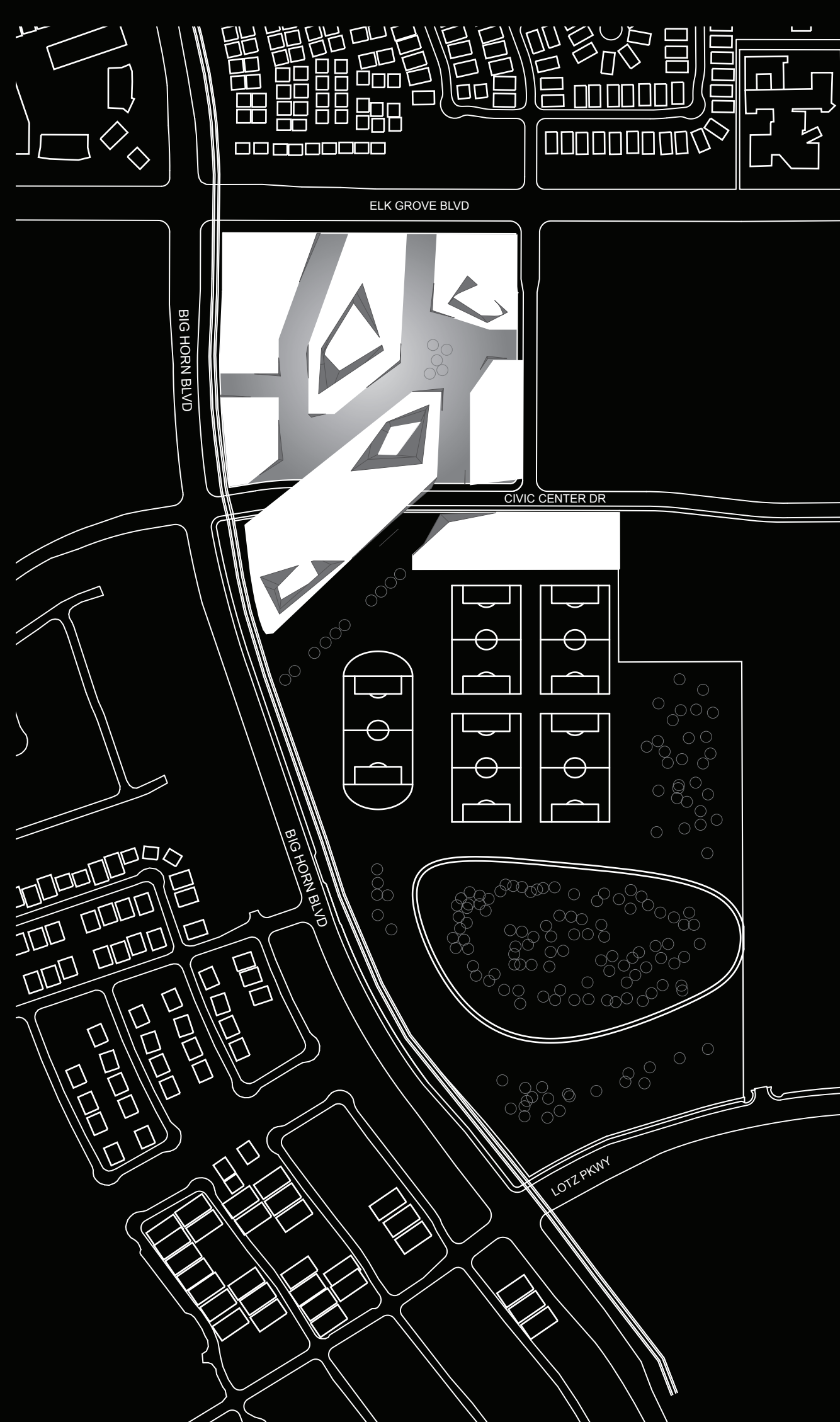


VIEW FROM ELK GROVE BOULEVARD

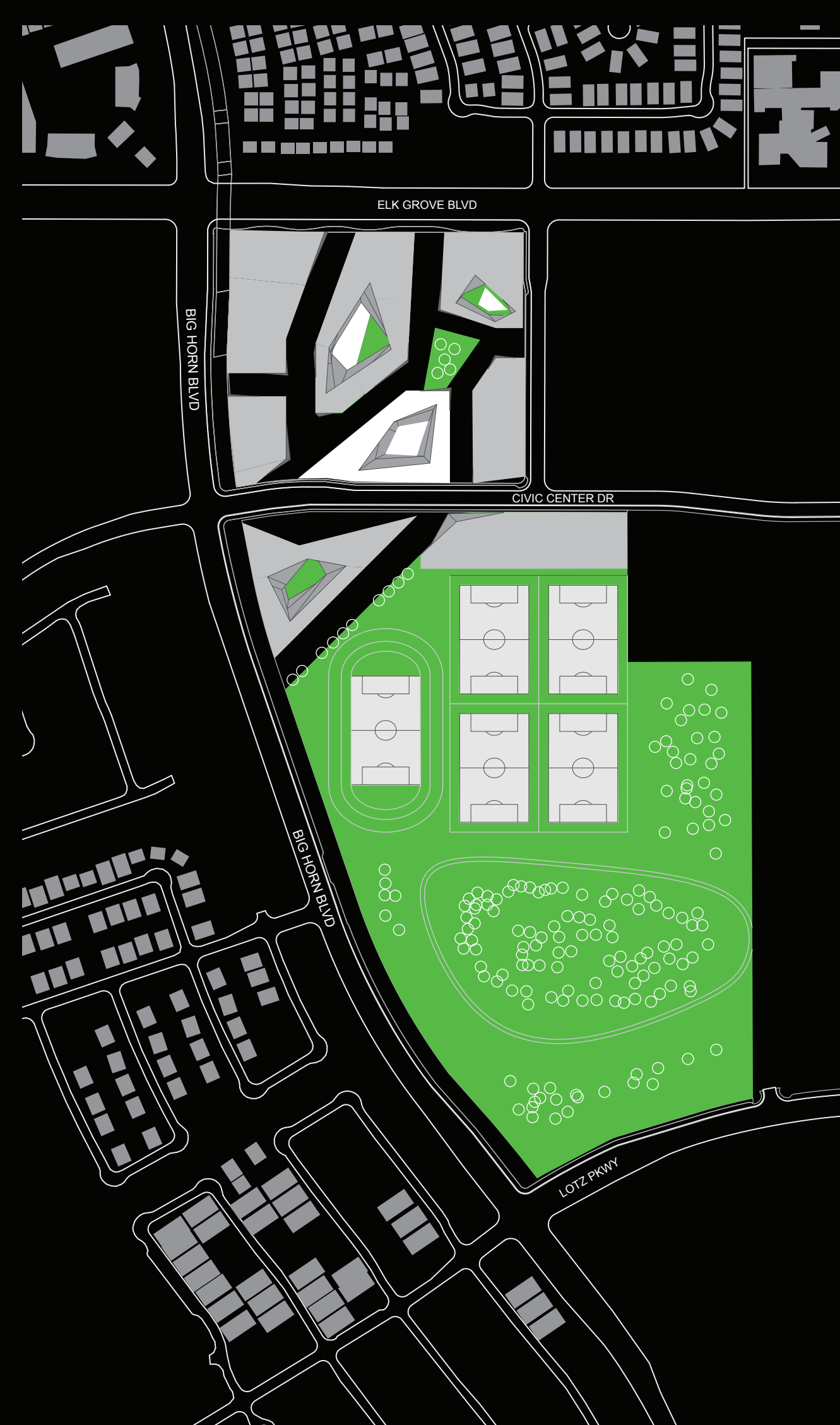
- CONCENTRATED DENSITY
- 5 SPORTS FIELDS
- TOURNAMENT STYLE
- NORTH PARCEL: COMMERCIAL
- SOUTH PARCEL: LIBRARY AND CHILDREN'S CENTER
- MAIN CENTRAL CIVIC PLAZA



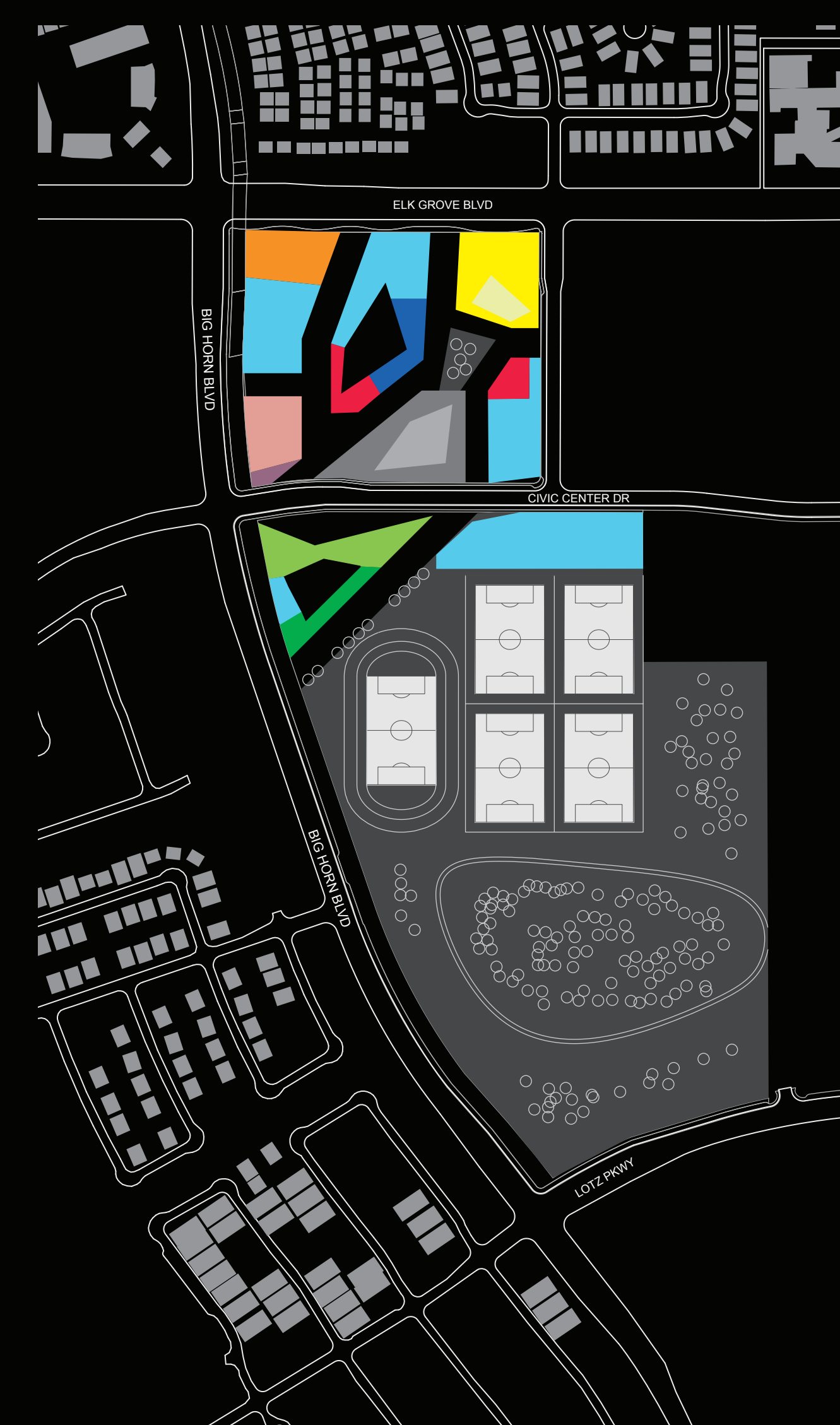
CIVIC CENTER DRIVE ENTRANCE



CONCEPT



GREEN AND OUTDOOR SPACES



PROGRAM DISTRIBUTION

- LIBRARY
- CHILDREN'S CENTER
- COMMUNITY CENTER
- PERFORMANCE CENTER
- HOTEL
- CONFERENCE CENTER
- COMMERCIAL
- SPORTS FIELDS
- AQUATIC CENTER
- INDOOR GYM
- PARKING