

CARLSON CONSULTING ENGINEERS, INC.

Civil Design Sample Project

Retail Pharmacy
Omaha, NE

The Site Development for a 13,225 s.f. Retail Pharmacy is located in the historic Dundee Neighborhood District of Omaha, Nebraska. Carlson Consulting Engineers worked with the developer, City of Omaha, architect, and community leaders to create a commercial development that fit the context of the surrounding neighborhood. The following site-specific design elements were used to create an inviting commercial environment that emphasized pedestrian circulation:

- Building façade with a 10' wide sidewalk located immediately adjacent to the street frontage to establish streetscapes that encourage pedestrian activity along the roadside environment.
- Sidewalks ranging in width from 5' to 10' to allow for pedestrian circulation and a variety of amenities including street trees, at-grade planters, decorative street lights, and a public transit stop.
- Relocated overhead utility lines underground to create an organized streetscape environment free of visual and physical obstructions.
- Perimeter landscape screens and interior landscape islands to improve the overall appearance of the parking area and to provide buffers for adjacent residential districts.
- Decorative perimeter retaining walls designed to match the building façade and to create a cohesive appearance between the streetscape and building.
- Underground storm water detention and treatment system to lessen the impact of runoff and pollution on the municipal sewer facilities and receiving waters.

