

physical master plan 2006-2015

university of nebraska-lincoln

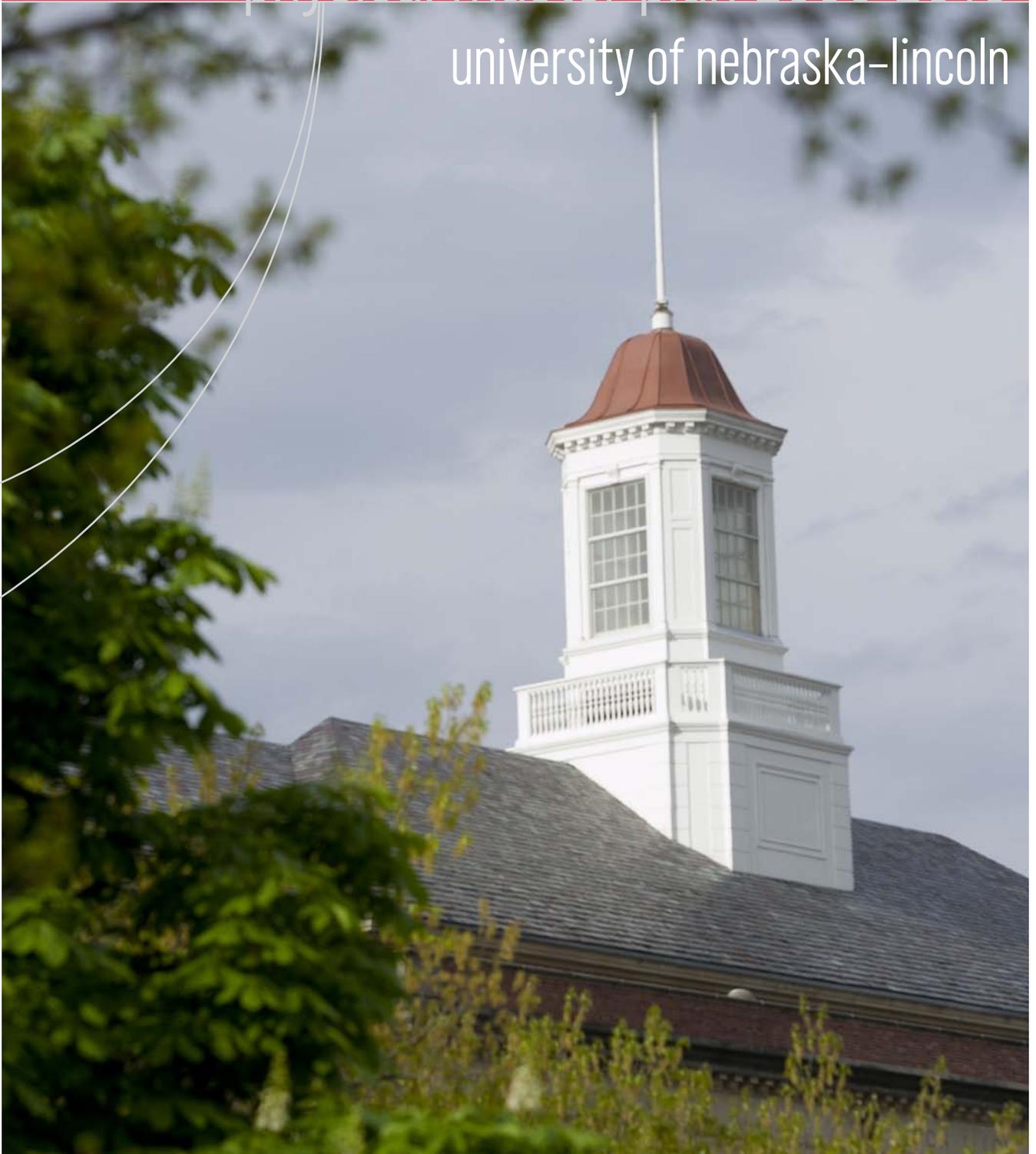


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University of Nebraska–Lincoln
Physical Master Plan 2006–2015



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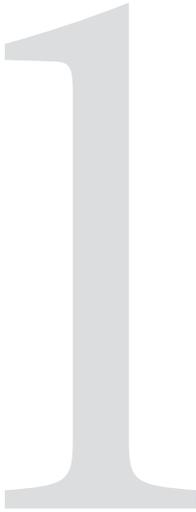
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Planning Direction

In 2004, administrative staff of the University of Nebraska directed the four University of Nebraska campuses to update their physical master plans. In response to this directive, the University of Nebraska–Lincoln commissioned The Clark Enersen Partners to update the current Campus Master Plan, last updated in 1998. This update focuses on the primary academic campuses in Lincoln—the City Campus located in downtown and the East Campus located approximately 1 ½ miles to the northeast.

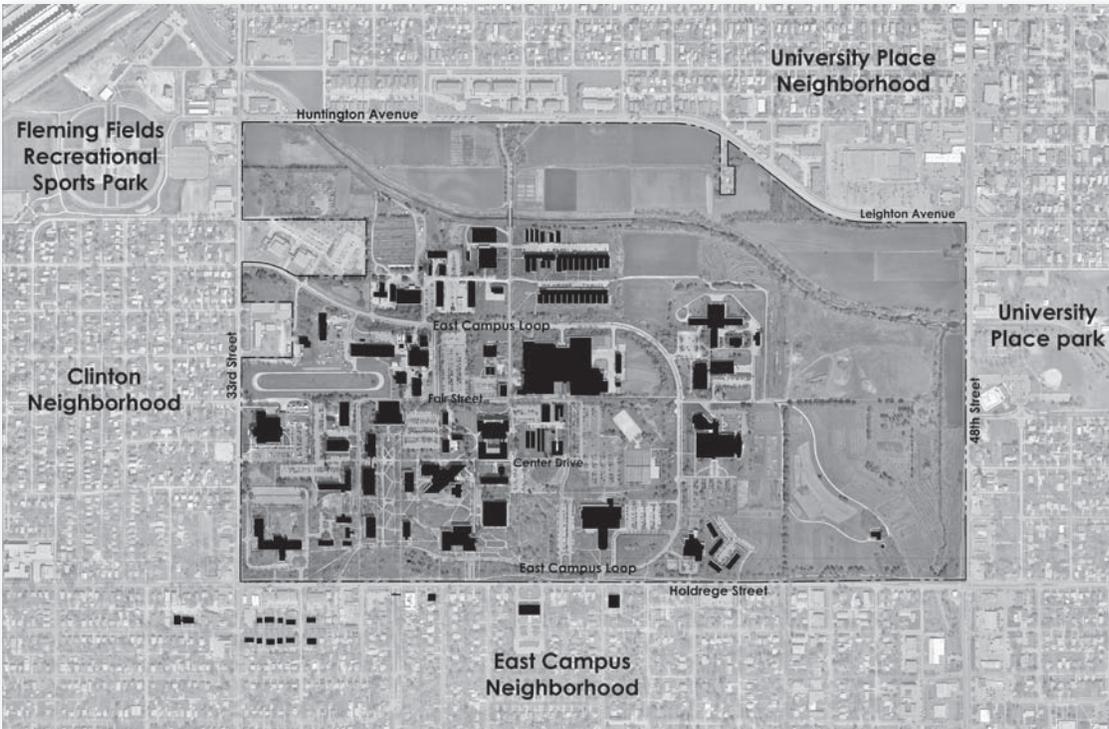
The University of Nebraska–Lincoln Physical Master Plan 2006-2015 (The Master Plan) is intended to update the 1998 Campus Master Plan for the University of Nebraska–Lincoln based on current data and assumptions, emerging trends and needs, stakeholder input and campus changes, while building on the guiding principles and goals established in 1998.

The Master Plan lays out a vision for the Lincoln campuses in terms of land use, open space, circulation, entryways and identity and provides a framework for the development of the campuses for the next seven to ten years. It is intended to provide a flexible guide for decision-making related to the physical development of the campuses in a manner that contributes to the efficient use of limited resources and physically reflects and reinforces the identity of the University of Nebraska–Lincoln.

The 2005 physical master plan focuses on the Lincoln campuses. Planning efforts for the extended campuses are anticipated in the future.



Map 1:
City Campus
Context Map



Map 2:
East Campus
Context Map

East Campus is located approximately 1 ½ miles northeast of City Campus and is bounded by the Clinton, East Campus and University Place neighborhoods.



Campus Context

The University of Nebraska–Lincoln has two primary campus facilities in the city of Lincoln: City Campus, immediately north of the city’s downtown business district, and East Campus, which is located one and a half miles east. The administrative functions and a majority of the academic programs are situated on these two campuses. However, the programs of the University of Nebraska–Lincoln can be found throughout the state. The College of Architecture, College of Education and Human Sciences, and College of Engineering have programs in Omaha. The University of Nebraska–Lincoln Extension and the Agricultural Research Division operate district research and extension centers at Norfolk, North Platte and Scottsbluff. The Agricultural Research Division also has research facilities at Concord, Clay Center, Mead, Sidney, Alliance, Whitman, Long Pine and Virginia. Research facilities are also located in Lancaster, Cass, Otoe and Sioux Counties. The Nebraska State Museum has operations and physical facilities at Fort Robinson and Ashfall. The School of Biological Sciences maintains the Cedar Point Biological Station near Ogallala. The Department of Veterinary and Biomedical Sciences operates the Great Plains Veterinary Education Center near Clay Center. Distance education is provided throughout the state by the Office of Extended Education and Outreach.

The University of Nebraska at Omaha offers programs on the Lincoln campuses. The University of Nebraska Medical Center College of Dentistry is located on the East Campus. The Medical Center also offers a nursing program in Lincoln. The nursing facilities are currently located close to the City Campus in downtown Lincoln but a future facility is envisioned on East Campus. Facilities for The Nebraska Educational Telecommunications Center, the Nebraska Game and Parks Commission, the USDA and the U.S. Forestry Service are located on land within the East Campus boundaries.

City Campus is located adjacent to downtown Lincoln and is bounded by the Clinton, Downtown, Malone, and North Bottoms neighborhoods. State Fair Park abuts the northern edge of City Campus and contains the Devaney Center and other athletic facilities. Haymarket Park lies northwest of City Campus and houses the baseball and softball programs. East Campus is bounded by the Clinton, East Campus and University Place neighborhoods. Flemming Fields Recreational Sports Park is jointly shared with the City of Lincoln.

Concurrent and Cooperative Planning Efforts

University of Nebraska–Lincoln

At this writing, there are several concurrent planning efforts underway at UNL:

- The Office of Academic Affairs is leading a campus-wide academic strategic planning process. The process will result in an action plan for UNL which will set priorities that link to core values, determine strategies for attaining those goals and identify measures of success. The planning process is on-going.
- The Office of Research hired The Clark Enersen Partners to develop a Research Master Plan. The Research Master Plan will identify the research facility needs, renovation opportunities, potential locations for new research buildings, and implementation strategies. The final report is expected in early 2006. The update of the Physical Master Plan has incorporated concepts developed in the Research Master Plan.
- The Office of Institutional Research and Planning is updating the space inventory, developing policies and strategies for the assignment of space, and moving forward on the implementation of an enterprise-wide space management system.
- The Utility Services division of Facilities Management and Planning is undertaking a comprehensive Utility Master Plan. This plan will identify current capacities, deficiencies and future needs for utilities on the City and East Campuses. The planning effort is coordinating with a similar effort undertaken by the City of Lincoln.

Planning Efforts Adjacent to UNL

UNL has participated in a variety of planning efforts conducted by the City of Lincoln. Those plans include the Downtown Master Plan, the North 48th Street/University Place Plan, the Antelope Valley Redevelopment Plan, and the Trago Park/East Downtown Park planning process. The University continues to be a partner with the City and the Lower Platte South Natural Resources District for implementation of the Antelope Valley project.

The recommendations from these planning efforts are incorporated in the update of The Master Plan to the extent possible. For example, the North 48th Street/University Place Plan calls for trails adjacent to East Campus along N. 48th Street and along Huntington/Leighton Avenues, and for enhanced entry features to East Campus. These recommendations have been incorporated into The Master Plan.

The recommendations adopted in the Downtown Master Plan provide opportunities for UNL and the City to cooperate in planning implementation strategies. Specifically, opportunities for future cooperation include the development of a promenade along 12th Street, R Street and Centennial Mall, bike routes along 11th and 12th Streets, future parking and transit centers, a potential convention center and arena, and coordination in the design of plazas and open spaces.

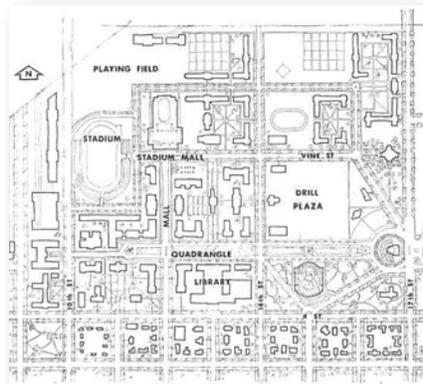
An update of the master plan for State Fair Park is anticipated in the near future. The Chancellor of UNL sits on the State Fair Board and will be involved in future planning efforts.

Planning History

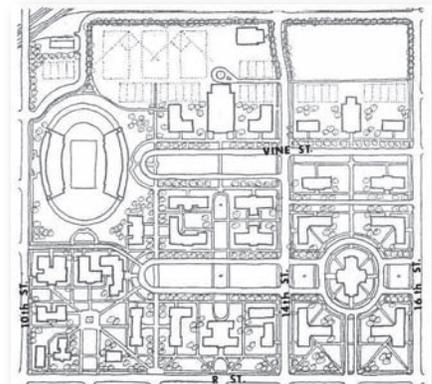
The original University of Nebraska campus covered a four-block area. The first building, University Hall, was completed in 1871. It was located at the center of campus, presently the site of Ferguson Hall. The Agriculture College was organized in 1873. In 1874 the Board of Regents purchased the Moss Culver farm—320 acres located along what is now Holdrege Street. This became the agriculture campus, presently known as East Campus.

By 1910, the University had outgrown its original site. After a public referendum determined that the campus should not be moved to the agriculture campus, a plan was developed to expand the City Campus. The City Campus plan developed in 1914 by Shepley Rutan and Coolidge established the west and east boundaries of the campus at 10th and 14th Streets, the south boundary at R Street and the north boundary at U Street.

In 1926, a new plan for the City Campus was developed under the guidance of George N. Seymour, President of the Board of Regents. In the Seymour Plan the City Campus perimeter moved to both sides of 10th, 16th and R Streets. The north boundary was defined by W Street. Parts of the Seymour Plan are clearly visible today. Most significant are the Stadium Mall, the Library-to-Coliseum Mall, and the 12th Street vista that leads to the columns. All have played a significant part in defining the formal, exterior spaces of the City Campus.



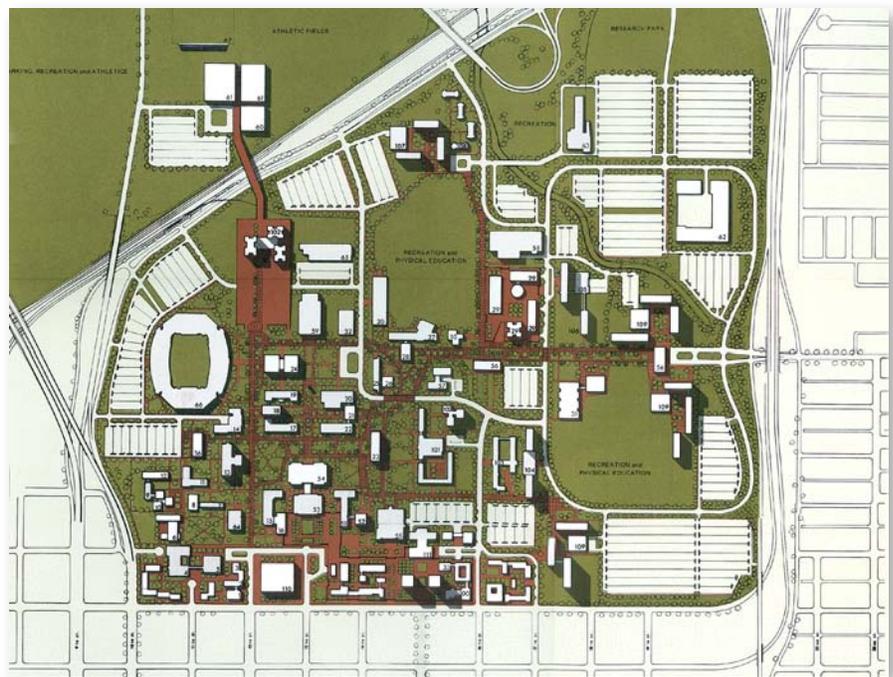
1914 Campus Plan



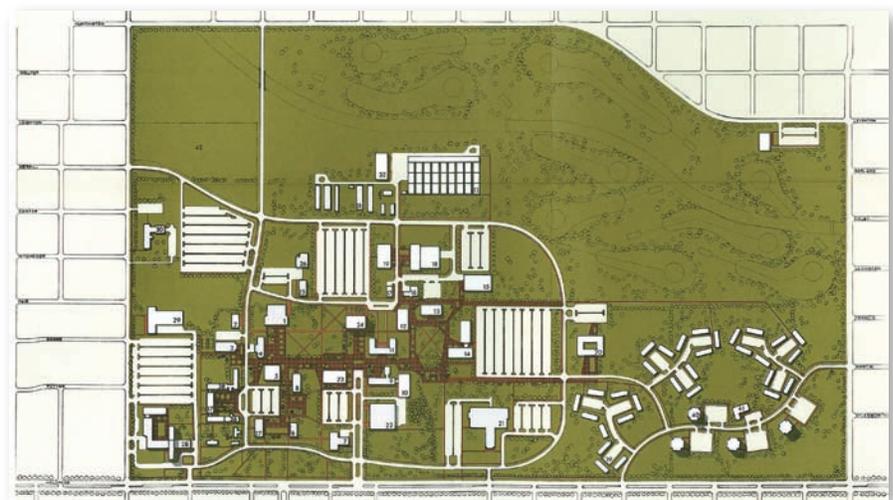
1926 Seymour Plan

In 1966 the firm of Caudill Rowlett and Scott, architects, planners and engineers, was commissioned to do a comprehensive campus planning study. The City Campus plan published in 1967 was based on a planning concept termed “The Pedestrium.” The academic area of the campus was to be closed to vehicular traffic. Parking was to be located at the periphery of the campus, next to a major circulation system that encircled the campus. As a result, several streets internal to the campus were closed. The East Campus plan was based on the concept of three concentric rings. The academic core was at the center, surrounded by research activities, which in turn were surrounded by support functions. The Library was the center of this concentric system. As was the case on City Campus, a major circulation system encompassed the campus and the core was planned for the pedestrian. A perimeter transportation and parking system surrounding a pedestrian core was the most notable legacy of the Caudill Rowlett Scott plan for both campuses.

**1967 City Campus
Master Plan**



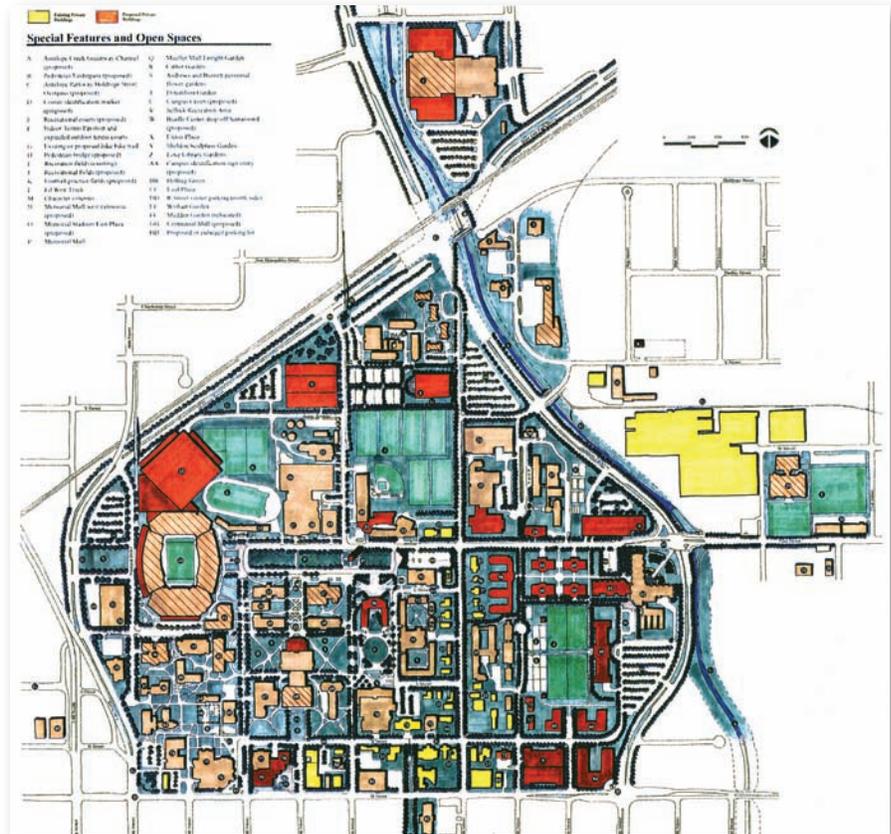
**1967 East Campus
Master Plan**



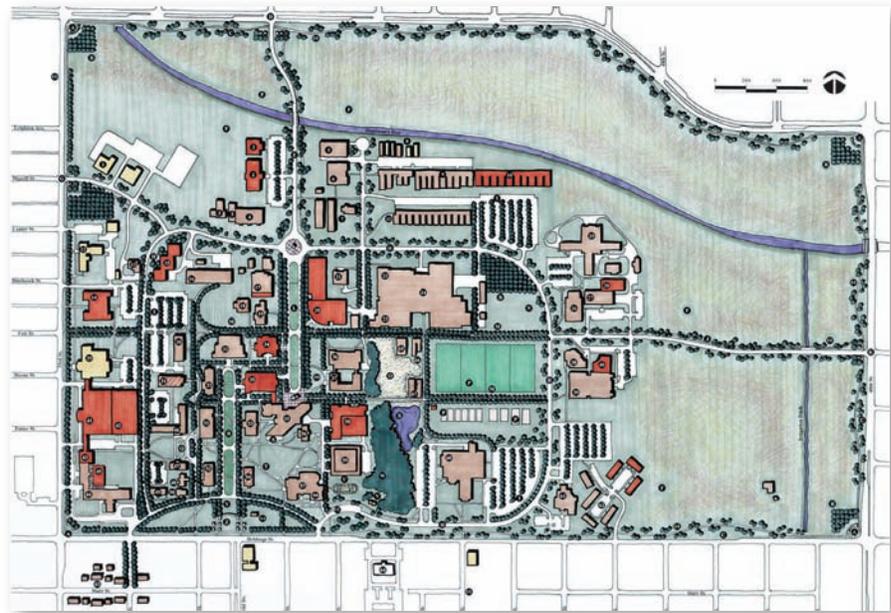
A comprehensive facilities analysis was completed in 1985 by all University of Nebraska campuses and a set of space planning guidelines was established during that exercise.

In April 1998 the firms of Bahr Vermeer & Haecker, Architects, Lincoln, Nebraska, and EDAA Inc. of Denver, Colorado, were commissioned to update the Master Plan and to prepare preliminary master plan concepts for the five extended campuses. The Master Plan was presented at the December 1998 Board of Regents meeting. This document updates the 1998 plan.

1998 City Campus Master Plan



1998 East Campus Master Plan





The Master Plan is an integral component of overall University planning activities. The Strategic Planning Framework developed by the Board of Regents, the Role and Mission of the University of Nebraska–Lincoln and the Core Values of the University of Nebraska–Lincoln provide structure for the planning effort. To be effective in responding to the challenges facing the University, The Master Plan must coordinate and integrate with these planning imperatives.

University of Nebraska Strategic Planning Framework

The Board of Regents established “A Strategic Planning Framework: 2005-2008” which consists of six overarching goals and objectives to guide university-wide and campus planning. The six goals are addressed by the UNL Physical Master Plan as follows:

- *The University of Nebraska will provide the opportunity for Nebraskans to enjoy a better life through access to high quality, affordable undergraduate, graduate and professional education.* The Physical Master Plan emphasizes high quality education at all academic levels through its commitment to state-of-the-art teaching and research facilities. The plan also seeks constant improvement of the pedestrian/public environment—public spaces, meeting areas, recreational spaces, and places of quiet contemplation that enhance the environment of learning, discovery and intellectual engagement for students, visitors, faculty, and others.
- *The University of Nebraska will build and sustain undergraduate, graduate and professional programs of high quality with an emphasis on excellent teaching.* The Physical Master Plan commits UNL to building and maintaining the highest quality classrooms, workshops, laboratories, research spaces and meeting places to promote excellence in teaching at all levels.
- *The University of Nebraska will play a critical role in building a talented, competitive workforce and knowledge-based economy in Nebraska in partnership with the state, private sector and other educational institutions.* Through effective partnerships with the state, educational institutions, and private entities and stakeholders, the UNL Physical Master Plan commits to providing state-of-the-art facilities and access to the latest knowledge- and information-based tools and technology.
- *The University of Nebraska will pursue excellence and regional, national and international competitiveness in research and scholarly activity, as well as their application, focusing on areas of strategic importance and opportunity.* The Physical Master Plan recognizes UNL's competitive place in the global market. Its commitment to building the finest possible instructional and research facilities and creating a strong sense of place are critical to attracting and retaining the very best and brightest students, faculty and staff from around the world.
- *The University of Nebraska will serve the entire state through strategic and effective engagement and coordination with citizens, businesses, agriculture, other educational institutions, and rural and urban communities and regions.* The physical designs of UNL's campuses are created through engagement and coordination with the City of Lincoln, many other Nebraska communities, neighborhoods and organizations, other academic institutions and the State of Nebraska. Nearly every project underway or proposed in the plan involves an effective partnership at one or many of these levels.
- *The University of Nebraska will be cost effective and accountable to the citizens of the state.* The Physical Master Plan is predicated on cost-effective strategies for the

design and development of the physical campus environment. Efficiencies in design and operation are demanded in every building, design, and renovation project. The Physical Master Plan strives for sustainable construction and operation methods that save building and energy costs. The plan also seeks campus designs that minimize automobile use and promote physical fitness. Overall, the plan recognizes UNL's commitment and accountability to the citizens of Nebraska, seeking to provide an enriching environment that is efficient and cost-effective. University of Nebraska–Lincoln Role and Mission

The University of Nebraska–Lincoln (UNL) is the largest of four units in the University of Nebraska System. The role of UNL is to serve as both the land-grant and the comprehensive public university for the State of Nebraska. The University of Nebraska–Lincoln has been recognized by the Legislature as the primary research and doctoral degree granting institution in the state and serves as the state's primary intellectual center. UNL fulfills its role through its three missions of education, research and service.

The University of Nebraska Board of Regents adopted the following vision statement for the University of Nebraska–Lincoln in the *University of Nebraska Strategic Framework*:

“The object of the University of Nebraska–Lincoln, as expressed in the University’s charter of 1869 is to afford to the inhabitants of the state the means of acquiring a thorough knowledge of the various branches of literature, science, and the arts, and to prepare students for productive lives in agriculture, engineering, business and the professions.”

“We envision the University as a community of scholars engaged in continuous learning and the creation of new knowledge, whose campus is the entire state of Nebraska, whose textbook is the world and the universe beyond it. Our community embraces all cultures and nations, studies the past in order to serve in the present and to prepare for the future. We seek the truth for its own sake.”

“We are a community that assists students in forming personal ethical and value systems that will guide their lives and enable them to be good citizens in a free and democratic society.”

“We envision a mission of educational outreach and service to all of the people of the state, building Nebraska’s economy and contributing to the quality of life in the state and beyond.”

University of Nebraska–Lincoln Core Values

Through the academic planning process, the University of Nebraska–Lincoln has established the following core values to serve as an overarching guide for the growth and development of UNL:

L E A D E R S

- Learning that prepares students for lifetime success and leadership;
- Excellence pursued without compromise;
- Achievement supported by a climate that celebrates each person's success;
- Diversity of ideas and people;
- Engagement with academic, business, and civic communities throughout Nebraska and the world;
- Research and creative activity that informs teaching, fosters discovery, and contributes to economic prosperity and our quality of life;
- Stewardship of the human, financial, and physical resources committed to our care.

Goals of the Campus Master Plan

Many of the goals that were developed for the 1998 Campus Master Plan remain relevant today. This update reaffirms and supplements those planning goals. While the goals are listed under separate headings for organizational purposes, they are related and interdependent.

Goals Related to the University's Mission

- Support the goals and objectives of the UNL Strategic Plan, as they are updated, recognizing that the academic requirements of the University should establish its operating and capital priorities.
- Upgrade the quality of classrooms, class laboratories and provide them with state-of-the-art equipment.
- Provide appropriate facilities and equipment for high priority research and graduate programs.
- Provide appropriate facilities that support academic, research, outreach, co-curricular activities and administrative computing.
- Improve faculty offices where required to enhance teaching, research and public service. Locate and arrange offices to support more effective student-faculty interaction and encourage interactions among faculty. Provide each full-time faculty member with a private office served by appropriate connections to a fully integrated communication and information network.
- Improve on- and off-campus teaching, outreach, research, and campus support services through an integrated information infrastructure.
- Provide facilities that properly support service functions required to meet campus needs.

Safety and Security

- Continue to assign a high priority to both life safety issues and accessibility for the disabled.
- Provide security for persons, animals used in teaching and research, and unique or expensive property. Incorporate security strategies in the siting, programming, plantings, renovation and expansion of facilities.
- Give continued attention and a high priority to the safe handling and disposal of hazardous materials.
- Continue work with the City of Lincoln, the Lower Platte South Natural Resources District, the U.S. Army Corps of Engineers and the Federal Highway Administration to construct an integrated flood control/safe traffic corridor around the east edge of City Campus.
- Work with the City of Lincoln and the Lower Platte South Natural Resources District to evaluate flood control measures that could be implemented along the north and east sides of East Campus.
- Secure areas that house restricted research.

Circulation Goals

- Plan for the continued improvement of student, faculty, staff and visitor parking. Visitor parking should be adequate, convenient, and easy to find. Retain as much open planted space as possible as parking plans are developed. Include appropriate planting screens and shade trees in parking areas.
- Remove automobile traffic, to the fullest extent possible, from the core of both City and East Campuses. Where it cannot be completely removed, the traffic should be segregated or de-emphasized. Work with the City of Lincoln to solve campus access problems.
- Plan for the safe, efficient movement of pedestrians and bicycles on campus identifying functional bicycle and pedestrian routes. Provide for adequate and aesthetically pleasing bicycle storage.
- Develop and maintain a single integrated campus parking and transit services plan for the effective movement of people, vehicles and materials.
- Improve delivery and service access routes to facilitate deliveries and avoid pedestrian conflict.
- Link on-campus trails to city-wide pedestrian/bicycle trails and routes.

Building Efficiency Goals

- Improve space management on all campuses. Make efficient space utilization part of reallocation considerations, and improve classroom and class laboratory utilization through more effective scheduling policies and the provision of more appropriately sized rooms.
- Correct existing qualitative and quantitative building and infrastructure deficiencies identified in the University's physical facilities audits.
- Where appropriate, make space more flexible or adaptable and promote shared core facilities that serve the needs of multi-disciplinary activities.

Pedestrian and Vehicular Orientation

- Emphasize major entrances to the campuses. Work with the City of Lincoln to provide directional signage that leads to these gateways.
- Designate at least one visitors' center on each campus that is located at a major entrance, easy to find and near adequate visitors' parking.
- Improve exterior and interior way-finding on all campuses through the development of a comprehensive signage system.

Campus Image and Environment

- Enhance the campuses in ways that promote a sense of place, beauty and functionality that clearly represents the priorities and aspirations of the University of Nebraska–Lincoln.
- Place a high priority on the quality of the campus environment—trees, plantings, open space, landmarks, vistas, recreation space, building massing and the relationship of architectural materials and styles.
- Continue to enhance and maintain dedicated open spaces containing botanic collections for use in our university classes, research, public education and daily enjoyment.
- Carefully plan for the development and enhancement of campus edges, creating a blend of activities, architecture and landscaped space that enhances the image and functions of the university and the surrounding community.
- Provide interior and exterior environments that enhance the intellectual and social interactions of students, faculty, staff and visitors.
- Improve facilities to enhance the out-of-class learning environment.

- Ensure adequate space is provided to meet student demand for gathering spaces, campus housing, recreational activities, health facilities, and student union functions.
- Maintain a balanced land use density that protects core open space and allows for long-term growth on campus.

Cost Considerations

- Improve the campuses' existing facilities and infrastructure through a systematically administered and regularly funded renewal and adaptation program.
- Guide plans for new construction and renovation with design standards that provide the university with optimal long-range life cycle cost benefits.
- Encourage the use of techniques and practices to promote sustainability in new construction and renovation.

State and Surrounding Community Relations

- Plan for facilities and an information technology infrastructure that will enhance the University's outreach programs and establish a visible positive presence throughout the State.
- Maintain vital planning linkages with the City of Lincoln and neighborhoods surrounding UNL.
- Support planning efforts surrounding UNL.

Challenges for Growth and Development

There are several challenges to which the master plan must respond when considering the future growth and development of the UNL campuses. The challenges will affect the timing, location and direction of growth. The Master Plan was developed to provide flexibility for the future location of new buildings in order to be responsive to these challenges.

Flood Plain Issues – The flood plains of Antelope Creek and Salt Creek cover the eastern third of the UNL City Campus, affecting approximately 102 acres. Flood plain regulations significantly restrict development in this area. Future development of the City Campus is dependent upon the removal of the Antelope Creek flood plain. To that end, UNL has partnered with the City of Lincoln and the Lower Platte South Natural Resources District on the Antelope Valley Project which will create a new channel for the creek to contain the floodwaters within its banks. Completion of the project is anticipated by 2011. Development in the abated flood plain anticipated once the project is complete.

Expansion of Externally Funded Research – UNL has actively pursued the expansion of externally funded research programs. External funding for research has nearly tripled over the last decade, growing from \$33 million in fiscal year 1996 to \$98 million in fiscal year 2005. The growth of research activity reflects the high quality of intellectual output of faculty, attracts students, gains prominence for the university, and attracts businesses to the state. However, the rapid growth in research activity corresponds to a need for additional, higher quality and more flexible research space to retain and attract high quality faculty, researchers and students.

Private and external funding for programs and facilities becomes more critical as the availability of public funding decreases. Donors to the University of Nebraska Foundation will continue to be a significant source of private funding. In addition, funding from agencies such as the National Institutes of Health and the National Science Foundation shows potential for growth. Federal sources are actually down in key areas and that trend may continue. What has grown is UNL's competitiveness for those funds. It is critical, therefore, to identify those research facilities that are most likely to attract external funding in order to prioritize expenditures to improve or replace research facilities.

Space Utilization – The Chancellor has identified additional physical space for teaching and research as the single most critical need for our future growth. He has noted that high quality physical facilities are a prerequisite to high quality programs. However, efficient management of existing space is also critical. To that end, new policies and procedures to better utilize existing space are being developed, as well as new systems for evaluating and allocating space.

Maintaining and Increasing Enrollment – The increasingly competitive field of student recruitment and retention has resulted in a heightened awareness of students as consumers who represent specific market demands and expectations. This awareness has affected many aspects of campus planning, particularly as it relates to instructional facilities, student services and campus life.

UNL is nationally known for its commitment to general education, activities to engage students outside the classroom and innovative teaching methods. The need for high quality instructional space will continue to impact student recruitment as well as the physical development of the campuses.

Today's students place a high value on health and fitness. More are participating in campus recreation activities, increasing the demand for recreational programs and facilities. Students are showing a strong desire for on-campus housing options with more amenities than traditional dormitories such as apartment-style and suite-style facilities. Students also place high value on informal interaction and are drawn to gathering places that foster a sense of community. Special campus features that create a sense of place and connection are given increased emphasis on recruitment tours and in marketing brochures.

These examples reflect the trend toward incorporating more market-driven, student-focused strategies in institutional and campus planning. In the competitive race to maintain and build student enrollment, the importance of these strategies cannot be minimized.



Steering Committee

To guide the consultants in the planning process a steering committee was formed with representatives from the offices of Institutional Research and Planning, Academic Affairs, Facilities Management and Planning, Parking and Transit Services, Student Affairs, Campus Recreation, Housing, Athletics, Institute of Agriculture and Natural Resources, and University Police. Faculty representatives and student and staff representatives from ASUN also served on the committee. This group met regularly over a twelve-month period to clarify issues, define goals, and provide input and feedback on the development of this plan.

Data Gathering and Stakeholder Interviews

The consultants took extreme care to collect extensive information from the university community in updating The Master Plan. The consultants met with over 135 faculty, staff and students in stakeholder interviews and meetings. These included meetings with and presentations to college deans and directors, department chairs, program directors, Academic Senate, Greek Affairs, the Chancellor's Senior Administrative Team, Student Affairs Directors, ASUN, Student Affairs Advisory Council, representatives from student services, institutional services, and the academic support sectors of campus. Meetings were also held with members of the Association of Campus Religious Workers (ACREW), who operate programs in churches on or near campus, and the University of Nebraska Foundation.

Concurrent planning efforts adjacent to the university were considered through the review of documents and meetings with off-campus stakeholders. Meetings were held with representatives from the City of Lincoln departments of Planning, Urban Development, and Parks and Recreation, representatives from the State Historical Society, and representatives from State Fair Park. The planning efforts addressed in the meetings included the development of the Downtown Master Plan, Antelope Valley plans, East Downtown and Trago Park plans, neighborhood plans, bicycle and trail plans, and the facility plans of the Nebraska State Historical Society.

Several common themes emerged from the stakeholder interviews. Many faculty expressed the desire for additional and improved space for research, space to accommodate graduate students, state-of-the-art classroom facilities with large lecture halls, improved shuttle service on and between campuses, and adequate parking. A strong theme was the desire to keep departmental functions proximate rather than separating research from office and teaching spaces. Strong support was evident for using the Textron property for research and development and for specialized institutes supported by external funding. Students requested recreation space near housing units. Staff of museums, theatres, and religious organizations expressed the need for adequate visitor parking.



Concept Alternatives and Vision Workshops

In March 2005 over 200 faculty, staff and students attended workshops about physical planning issues and provided feedback to the steering committee regarding concept alternatives. One workshop was held on City Campus and one on East Campus, each focused on the specific physical planning issues of that particular campus. These workshops stimulated campus-wide dialogue on physical planning issues and helped identify consensus for preferred alternatives.

Workshop participants were asked to submit their preferences and reactions on comment sheets. Comments were tabulated at the conclusion of the workshops and a summary report was presented to the steering committee. The comments indicated that participants highly value green space and the presence of recreation fields within City Campus. Participants were generally supportive of new potential building sites—west of the Walter Scott Engineering Building and north of Kauffman Residential Center—if balanced with adequate open space and recreation. Preferences for using the former Textron site were divided between recreation fields and academic/research space. Similarly, half of the participants considered the area east of the Antelope Valley elevated intersection (currently used for institutional services like Landscape Services and Facilities Management and Planning) as desirable for recreation fields and the other half preferred it remain in its current use. Students in particular preferred to locate recreation fields as close to residence halls as possible and objected to locating recreation fields beyond the new Antelope Valley Parkway.

Workshop participants on East Campus preferred alternatives that created a new plaza north of the Nebraska East Union. Participants rejected an alternative that placed a potential building on the mall north of Plant Industries and maintained surface parking. A parking garage located north of the Nebraska East Union was preferred over a parking garage located east of Keim Hall. Several alternatives were presented for potential recreation center sites—north of Hardin Hall, north of the College of Dentistry and annexed to the East Union.

Campus Survey

An electronic-based survey designed to solicit comments on issues related to the master plan was distributed to faculty, staff, students and alumni in April 2005. Over 2000 responses were received including 904 from students, 498 from staff, 403 from alumni, 211 from faculty and 61 that were unidentified. Of the respondents, 1,487 lived in Lincoln, 268 lived in other Nebraska locations, 229 lived in other states and 63 did not identify their place of residence. Over half of the respondents said their favorite campus features were green space or plazas. East Campus was described as especially comfortable with its small-town atmosphere, beautiful lawns and Maxwell Arboretum. Some frequent positive comments were:

- There are quiet nooks for private relaxing or studying and open areas, like the plaza and fountain, that welcome social interaction.
- The plants, trees and lawns give a sense of home, pride and vitality.
- New buildings blend well with old ones. The older buildings give a sense of history but have all modern technology inside.
- The campus is accessible, welcoming and clearly set apart from the surrounding areas.

On the negative side, as expected, people commented that traffic, shuttles and parking are inconvenient. Others said it's hard to read campus signs and that better lighting is needed.

Concept Development and Open Houses

During the summer of 2005, the master planning team completed its data gathering and analysis and began preparing preferred concepts for the steering committee, taking care to consider the input generated by the Vision Workshops and Campus Survey. A refined master plan concept was developed for each campus. These concepts were presented at two open houses—one on each campus—on September 28 and 29, 2005. The open houses sought final feedback from students, faculty and staff.

Approximately 100 participants attended the open houses. Feedback validated many of the concepts proposed on the campus plans. City Campus participants reacted positively to the open space planning concept, the location of recreation fields within the campus core, the reduction of traffic through campus, the enhancement of pedestrian paths and the additional building sites. Some participants expressed concern regarding adequacy of visitor parking and the location of a new building site on existing green space north of Kauffman Hall. Some participants suggested additional refinement of the campus edge between R and Q streets.

East Campus participants generally liked improvements to circulation, open space, the location of recreation facilities and the creation of a pedestrian spine. Some participants suggested that the master plan should place higher priority on historic preservation and green space development.

The final stage of the planning process was the refinement of the physical master plan concept and compilation of findings documented in this Master Plan. The final document will be presented to UNL administrative review bodies and to the Board of Regents.



The Master Plan is based on significant data collection and analysis including student headcount enrollment, staffing trends, housing trends, classroom utilization, recreation area usage and parking. Inventories of land, building space and utilities were done. Future needs were calculated using projected increases in enrollment, research, faculty and staff. The collected data pointed to optimum campus layout and building locations.

Enrollment Trends

Total student headcount enrollment at UNL has declined by approximately 5 percent since 1997 (the year data was collected for the space analysis and projections for the 1998 Master Plan). The 1997 fall total student enrollment was 22,827 which declined by 1,152 students to 21,675 by fall of 2005. Several factors may have contributed to the decline in total enrollment including declines in the high school graduate population, more rigorous admission requirements, increasing tuition rates and increasing competition from community colleges.

While UNL experienced a student headcount decline, the proportion of full-time students and student credit hour production increased during this time. The percentage of full-time students increased from 80.7 percent to 85.0 percent and the average credit hour load per student increased slightly from 12.0 to 12.3.

Headcount Enrollment Trends (Fall Semester)									
	1997	1998	1999	2000	2001	2002	2003	2004	2005
Enrollment	22,827	22,408	22,142	22,268	22,764	22,988	22,559	21,792	21,675
% Full-Time Students	80.7%	80.7%	81.4%	82.1%	81.8%	82.2%	83.4%	83.4%	85.0%
Avg. Cr. Hr./Student	12.0	12.0	12.1	12.1	12.0	12.1	12.2	12.2	12.3

Table 1: Headcount Enrollment Trends

Recent enrollment management planning discussions suggest that 24,000 students may be a reasonable target for future enrollment, if recruitment of resident and nonresident students is maximized. Efforts are underway to do just that. For example, in Fall 2005 the nonresident first-time freshman student population increased over 21 percent or 294 students over Fall 2004. If this trend continues, the university could potentially reach 24,000 students by 2015.

Faculty and Staff Trends

The total number of full- and part-time faculty and staff (exclusive of teaching assistants, graduate assistants, research assistants and other student workers) has remained relatively constant over the last decade averaging 5,670 and ranging from 23 percent to 26 percent of the student enrollment. There were 5,532 faculty and staff in 1995 and 5,604 in 2005. The peak year was 2001 when 5,854 faculty and staff were employed at UNL. The total number of faculty and staff is expected to remain within this range through the planning period.

Housing

The total number of students residing on campus increased from 7,564 to 8,034 between the fall of 2001 and the fall of 2005. The total percent of students residing on campus increased from 33.2 percent to 37.1 percent over the same period. The increase can be attributed to the opening of two apartment style residence halls—The Courtyards and The Village. The number of students residing in traditional residence halls has decreased as double and triple rooms have been converted to single rooms and large double rooms to meet student preferences. According to the University Housing Office, the total number of housing units will accommodate student needs through the planning period. However, University Housing foresees the need to replace the aging and outdated Burr and Fedde residence halls and the University Park family apartments, all on East Campus, within the planning period.

The number of students residing in fraternities or sororities has remained constant over the same 5-year period. However, several chapters without houses have expressed interest in sites with close proximity to existing Greek Chapters on which to build.

Number of Students Living on Campus

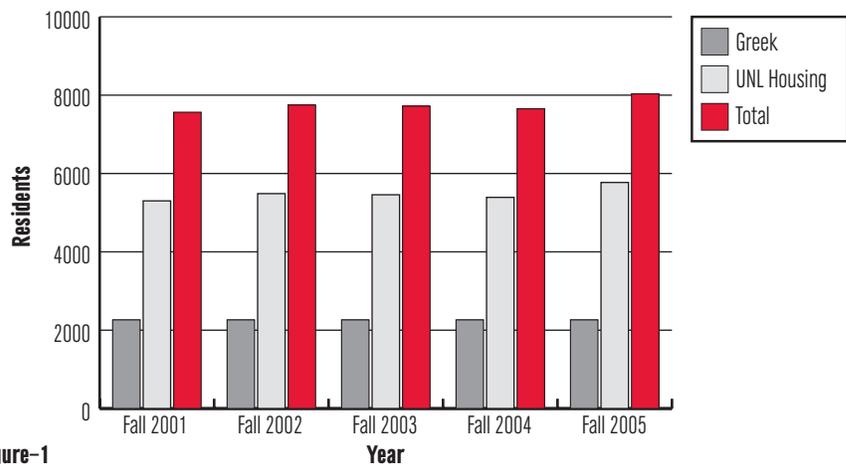


Figure-1

Percent of Students Living on Campus

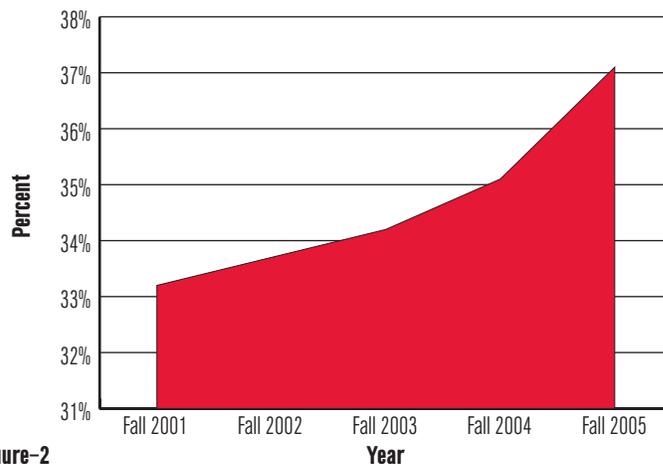
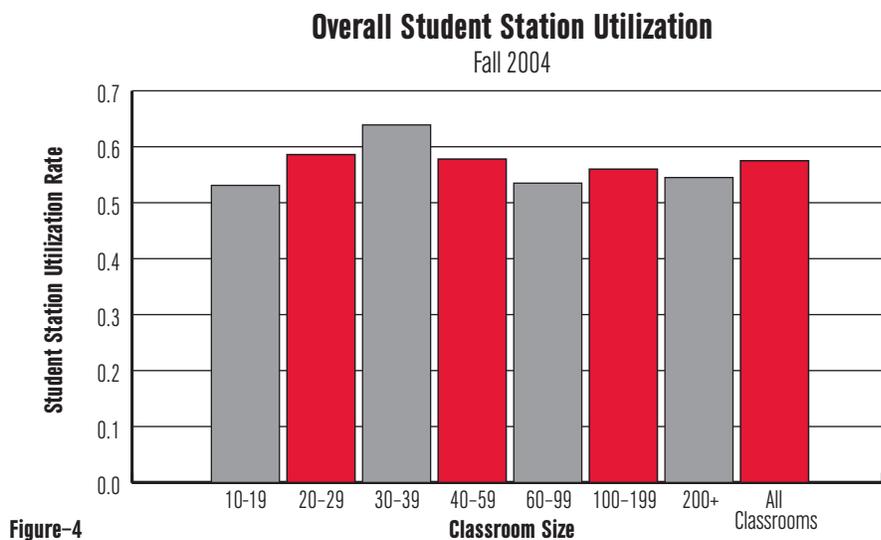
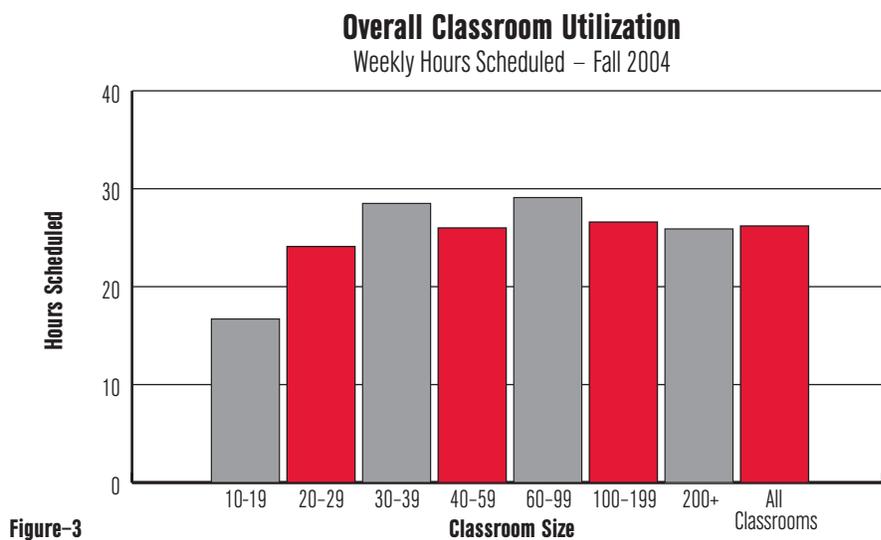


Figure-2

Classroom and Class Laboratory Utilization

The University's guideline for evaluating classroom utilization is scheduling at least 30 hours per week and a student station occupancy rate of 65 percent. The overall classroom utilization for the fall of 2004 fell short of the guideline with an average utilization of 26.2 hours per week for both campuses. While none of the overall scheduling rates for different sized classrooms met the target utilization of 30 hours per week, classrooms with a seating capacity of 30 to 39 achieved an average scheduling of 28.5 hours and classrooms with a capacity of 60 to 99 achieved an average scheduling of 29.1 hours. Similarly, overall student station utilization rates were at 57.5 percent. Classrooms with 30 to 39 stations had the highest overall student station utilization rate of 63.9 percent.



Classroom usage on East Campus falls below the desired guideline of 30 hours. The low utilization rates on East Campus effect the campus-wide utilization rates. Overall, classrooms on East Campus were scheduled 19.4 hours per week—significantly less than the 30 hour per week guideline. The overall student station utilization rate was 30.2 percent. The greatest utilization was of classrooms with a seating capacity of 60-99, which were scheduled an average of 25.6 hours per week and had a student station utilization rate of 37.4 percent.

East Campus Classroom Utilization

Weekly Hours Scheduled – Fall 2004

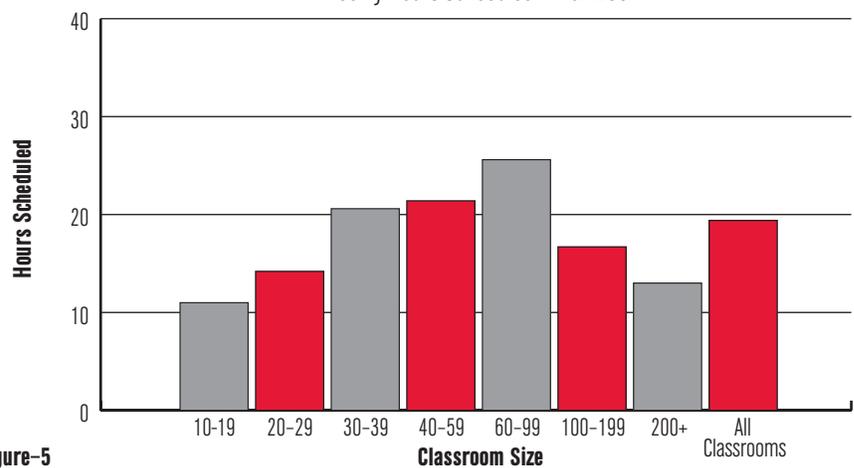


Figure-5

East Campus Student Station Utilization

Fall 2004

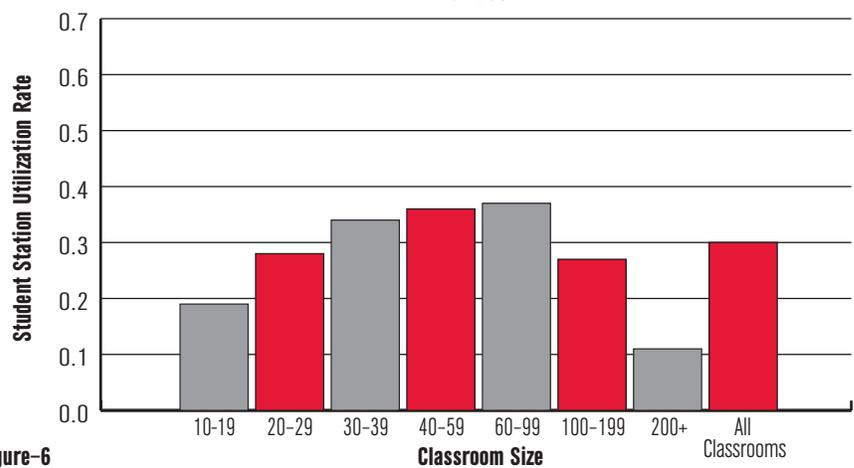


Figure-6

Classrooms on City Campus were closer to the established guideline. Overall, classrooms were scheduled 27.6 hours per week. Classrooms with over 200 seats and those with 60 to 99 seats were scheduled an average of 32.2 hours per week and 31.8 hours per week, respectively. Classrooms with 100 to 199 seats and classrooms with 30 to 39 seats were scheduled an average of 29.4 hours per week and 29.6 hours per week, respectively. Student station utilization met the guideline of 65 percent overall. Classrooms with 100 to 199 seats, 60 to 99 seats and 30 to 39 seats exceeded the guideline with student station utilization rates of 70.2 percent, 67.1 percent and 68.6 percent, respectively.

City Campus Classroom Utilization

Weekly Hours Scheduled – Fall 2004

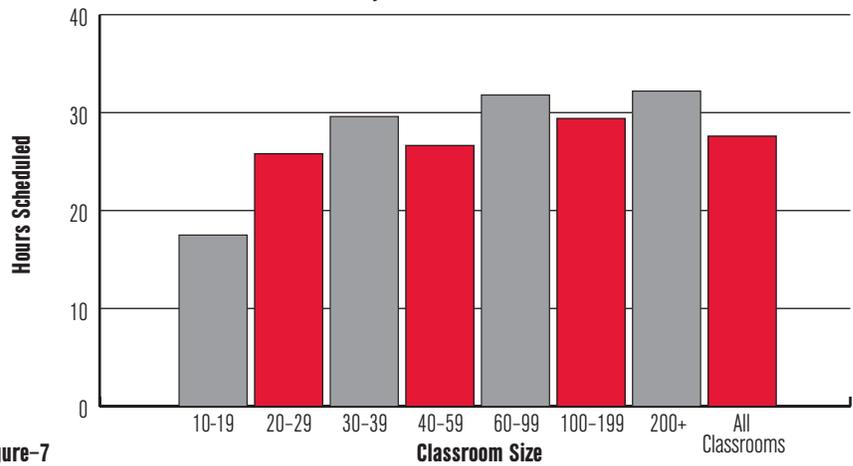


Figure-7

City Campus Student Station Utilization

Fall 2004

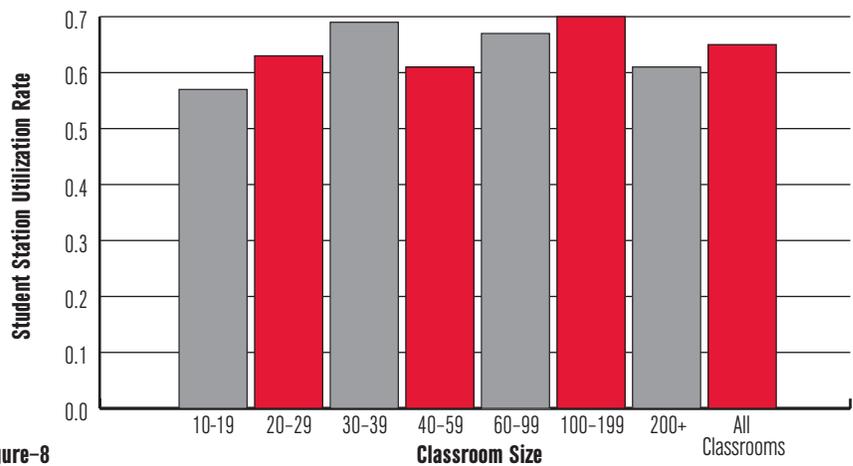


Figure-8

The utilization figures suggest that classrooms on East Campus are under-utilized while there is a strong demand for classrooms of certain sizes on City Campus. However, the utilization statistics do not address the quality of learning space, the adaptability of the spaces to new trends in teaching and technology, or the geographic dispersion of the classrooms on campus. Additional study is necessary to evaluate the quality, adaptability and location of classroom spaces to determine what steps are necessary to achieve ideal utilization levels.

The University's guideline for evaluating class laboratory utilization is a scheduling rate of at least 20 hours per week and a student station occupancy rate of 65 percent. Overall, class laboratories are scheduled an average of 18.1 hours per week and have a student station utilization rate of 65.4 percent.

On City Campus, class laboratories are scheduled an average 18 hours per week with a student station utilization rate of 67.8 percent. City Campus class laboratories exceed the scheduling guideline in the 30-39, 40-59, and 60-99 sizes which are scheduled 27.0, 32.0 and 38.5 hours per week, respectively. City Campus student station utilization rates exceed the guideline of 65 percent in all size categories except the 1-9 and 200+ sizes. The utilization statistics indicate that the class laboratories on City Campus are well utilized.

Class laboratories on East Campus are scheduled an average of 18.3 hours per week and have an overall student station utilization rate of 58.3 percent. Class laboratories in the 10-19 station size are scheduled an average of 25.6 hours per week have a student station utilization rate of 147.5 percent. A student station utilization rate above 100 percent can occur when there are more students than available stations or when the class laboratory is scheduled more than the guideline hours, or both.

As with classrooms, the utilization statistics do not address the quality, adaptability or geographic dispersion of the class laboratories. The University is undertaking an assessment of Life Sciences teaching laboratories to address the quality, adaptability, safety, accessibility and currency of those spaces. Additional consideration of other class laboratories may be necessary to ensure that the spaces are efficiently sized, properly located and sufficiently equipped to meet student needs.

Land and Building Inventories

The University of Nebraska–Lincoln’s land inventory totals over 1,185 acres in Lincoln and over 42,442 acres state-wide. City Campus contains approximately 273 acres and East Campus contains over 337 acres.

University of Nebraska–Lincoln Land Inventory	
Campus	Acres
City Campus	273.79
East Campus	337.89
City and East Campus Total	611.68
Off-campus in Lincoln	573.25
Land owned by others (not Regents)	1.00
Lincoln Total	1,185.93
Research and Extension Centers	
Ag Research and Dev Center	9,487.50
NE Research & Ext Ctr	479.00
Panhandle Research & Ext Ctr	547.62
South Central Research & Ext. Ctr.	640.00
West Central Research & Ext Ctr	2,023.49
Extension Total	13,177.61
Other Out-State Land	28,079.42
UNL Total	42,442.96

Table 2: UNL Land Inventory

Building expansion can be accommodated on existing campus land on both City and East Campuses. However, 55 acres or roughly a quarter of City Campus lies within the Antelope Creek flood plain and cannot currently be built upon. The majority of future building sites have been identified in the area that is affected by this flood plain. Development of this area cannot occur until the flood plain is contained within the banks of a new channel being constructed as a part of the project. The flood control portion of the Antelope Valley project is currently scheduled for completion by 2011. However, federal funding has not yet been appropriated for all phases of construction.

Sites have been identified on East Campus that could accommodate the construction of new buildings in the immediate future. The actual location of new buildings will be identified as funding opportunities become available given the timing issues surrounding the Antelope Creek flood plain. Although the acquisition of new land is not anticipated, UNL remains open to opportunities to lease or acquire properties if space is needed to enhance the programmatic needs of the university.

Building Inventory

The University of Nebraska–Lincoln has a total building inventory of nearly 13 million gross square feet (GSF). Of that amount 11,801,854 GSF, or 89 percent, is located on or near its City and East Campuses. An additional 1,168,227 GSF is located throughout the state.

UNL Gross Building Area		
Campus	Gross Square Feet	Percent of Total
City Campus	9,308,602	71.8%
East Campus	2,233,898	17.2%
Off Campus-Lincoln	93,656	0.7%
Leased Lincoln	165,698	1.3%
Greater Nebraska	1,158,877	8.9%
Leased Greater Nebraska	9,350	0.1%
UNL Total	12,970,081	100.0%

Table 3: UNL Gross Building Area

Room Use Summary

UNL has a total net assignable area of 6,677,069 square feet. Office facilities comprise the largest category, followed by support facilities, residential facilities, and special use facilities. Classrooms and class laboratories combined account for less than 10 percent of the net assignable space.

Net Assignable Area for UNL City & East Campuses (Greater Nebraska Buildings are not Included)		
Room Use Category	Net Assignable Square Feet	Percent of Total
Classroom Facilities	247,853	3.7%
Class Lab Facilities	377,388	5.7%
Research Lab Facilities	493,203	7.4%
Office Facilities	1,095,759	16.4%
Study Facilities	402,707	6.0%
Special Use Facilities	872,858	13.1%
General Use Facilities	740,069	11.1%
Support Facilities	967,395	14.5%
Health Care Facilities	28,537	0.4%
Residential Facilities	895,853	13.4%
Under Conversion	555,447	8.3%
UNL Total	6,677,069	100.0%

Table 4: UNL Gross Building Area

Parking Inventory

In November of 1998 UNL completed a Parking and Transit Services Master Plan to identify long term parking needs and solutions for UNL. The study outlined recommendations for meeting the parking needs of faculty, staff, students and visitors through the construction of additional parking structures near the perimeter of the campuses. The study proposed partial funding of new garages by charging construction projects for the replacement value of displaced parking at approximately \$10,000 per stall. Since 1998, progress has been made in the implementation of a perimeter parking system. Garage spaces now account for approximately 28 percent of the City Campus parking inventory.

There are over 12,600 permit stalls (faculty, staff and student) on the City and East Campuses. City Campus currently has three parking garages in operation. They are Stadium Garage (597 stalls), 17th and R Garage (1,718 stalls), and Avery Avenue Garage (843 stalls). An expansion of the Avery Garage currently under construction will add another 867 stalls to the garage by fall of 2006.

UNL Parking Inventory							
Type of Space	Garage Spaces		Lot Spaces		Sub-Totals		All Spaces
	City	East	City	East	City	East	Total
ADA	60	0	186	65	246	65	311
Faculty/Staff	225	0	2,466	1,279	2,691	1,279	3,970
Student	2,247	0	4,576	1,337	6,823	1,337	8,160
Faculty/Staff/Student	0	0	96	390	96	390	486
Visitor/Patient	0	0	164	202	164	202	366
Service/Departmental	39	0	373	132	412	132	544
Cashier/Meter	572	0	264	110	836	110	946
Total	3,143	0	8,125	3,515	11,268	3,515	14,783

Table 5: UNL Parking Inventory

The existing parking stall-to-population ratio is about 48 percent. Projecting 24,000 students and 5,800 faculty and staff by 2015, an additional 1,150 permit stalls would be necessary to maintain the present ratio. Approximately 860 of those stalls would be needed on City Campus and 290 would be required on East Campus.

It will also be necessary to provide replacement parking for the existing parking areas that are proposed to be converted to building or other uses. Approximately 1,600 parking stalls on City Campus and 880 on East Campus could require replacement. Accounting for increases in enrollment and staffing and displacement of existing parking, the total need on City Campus could be as large as 2,460 stalls. The total future need on East Campus could total 1,200 stalls.

The total number of parking stalls needed on City Campus can be accommodated by the expansion of the Avery parking garage, parking garages at 19th and Vine Streets and at 18th and R Streets, and surface parking to serve the Textron site. However, the west and south sides of campus will remain underserved. Additional parking may be considered south of the Stadium parking garage and in the vicinity of 14th and Q Streets. The City's Downtown Master Plan suggests that parking garages should be constructed on the south side of Q Street on both sides of 14th Street. Parking garages on those sites could serve parking needs on the south side of campus.

Recreation Inventory

Campus Recreation maintains approximately 56 acres of outdoor recreation space on or near the City and East Campuses including Fleming Fields Recreational Sports Park, a joint-use facility shared with the City of Lincoln Parks and Recreation Department. Campus Recreation also operates an 80-acre Leadership Training Center west of Lincoln at 6900 W. Superior Street.

Outdoor Recreation Areas							
	City Campus		East Campus		Whittier		Fleming
Type of Area	Count	Sq. Ft.	Count	Sq. Ft.	Count	Sq. Ft.	Sq. Ft.
Tennis Courts	14	88,200	6	43,200	0	0	0
Basketball Courts	6	48,320	3	24,200	0	0	0
Wall Racquet/Handball Courts	0	0	5	9,792	0	0	0
Playing Fields, Grass	4	271,000	4	204,000	2	228,074	0
Playing Fields, Synthetic Turf	2	121,000	0	0	0	0	0
Mud Volleyball Pits	2	8,400	0	0	0	0	0
Sand Volleyball Courts	7	25,896	1	2,952	0	0	0
Horseshoe Pits	3	7,500	0	0	0	0	0
Putting Greens	1	7,450	0	0	0	0	0
Softball Diamonds	1	148,466	0	0	0	0	0
Shared Sports Complex	0	0	0	0	0	0	1,219,680
Subtotals	–	726,232	–	284,144	–	228,074	1,219,680
Grand Total	2,458,130 Sq. Ft. (approximately 56 acres)						

Table 6: UNL Outdoor Recreation Areas

Campus Recreation maintains over 303,000 net assignable square feet of indoor recreation space located in seven buildings: Campus Recreation Center (Sapp Recreation Facility, Coliseum, Cook Pavilion,) Mabel Lee Hall, Crew Boathouse, and the East Campus Activities Building.

Campus Building Space Needs

Background

The consulting firm of Paulien and Associates, Inc. prepared projections of UNL space needs for the 1998 Campus Master Plan. A baseline (1997) inventory of existing space use for various space use categories established for the study was provided to Paulien and Associates by the Office of Institutional Research and Planning. The consultant then used guidelines established both by the University of Nebraska and by the consultant to estimate existing and future space needs for the planning period based upon the target enrollment and other factors. The projections covered the 10-year period of the master plan (to the year 2007) and were based upon a target headcount enrollment of 25,000 students. The consultant met with academic and administrative groups on both the City and East Campuses while conducting the space needs analysis. Preliminary findings were reviewed with administration, faculty, and staff of the various UNL units during on-site meetings. In addition, visits were made to specialized spaces on both Lincoln campuses.

Campus Space Needs to 2015

Enrollment has not kept pace with the projections established by UNL and Paulien and Associates in 1997. By the fall semester of 2005, UNL headcount enrollment stood at 21,675, down 5 percent from 1997. However, graduation rates somewhat off-set enrollment declines as related to classroom space and usage. Even though the total headcount has declined, the demand for courses has continued to increase. In addition, recent recruiting efforts have been successful in increasing the size of the first-time freshman class. UNL's goal is to continue to maximize recruiting efforts to attain a future enrollment of 24,000 by 2015.

Special Considerations

Institutional Research and Planning is presently engaged in a major update and reclassification of the existing space use inventory on both campuses in Lincoln. In addition, a consultant has been retained by the Office of Research and Graduate Studies to analyze existing and future research space needs. Neither of these efforts will be finished before the mandated completion date for the update of the Campus Master Plan. As a result, it has been determined that the space needs projected by Paulien and Associates should continue to be used to guide campus planning until such time as both studies are completed and the findings reviewed.

Paulien Associates Space Needs Projections

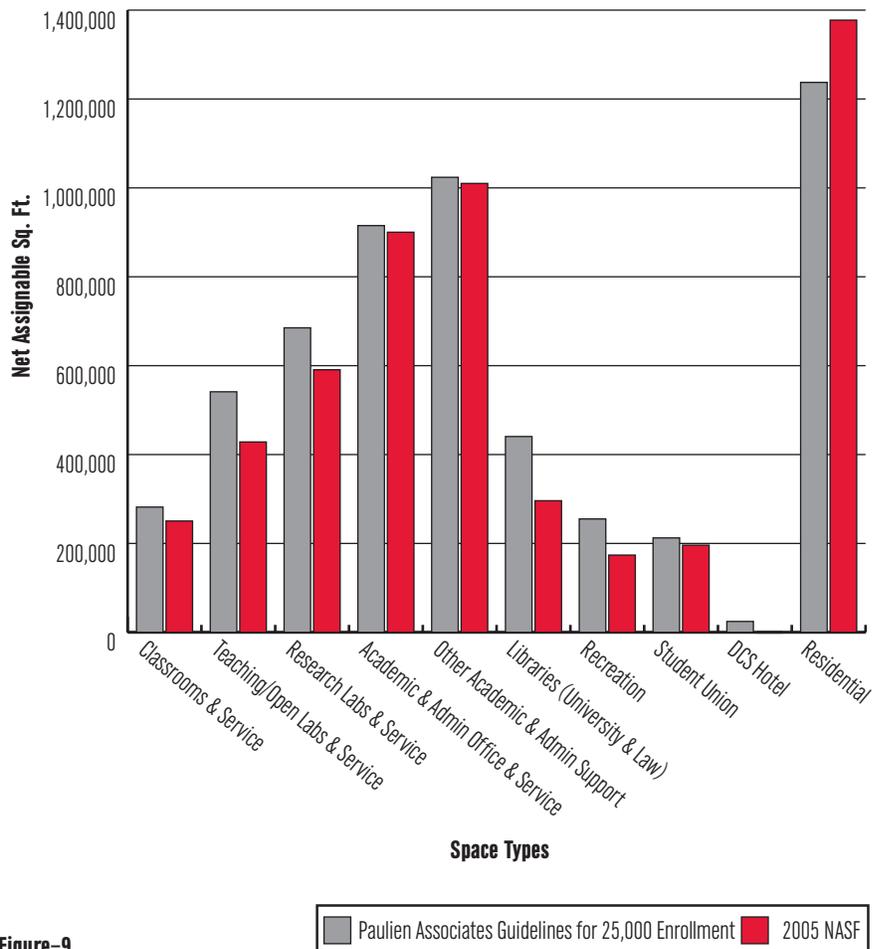


Figure-9

New buildings have been added, existing buildings have been remodeled and reconfigured, and some buildings have been demolished since the 1997 space inventory was provided to Paulien and Associates. The preceding graph shows the Paulien and Associates space needs analysis based on a target enrollment of 25,000 and the resulting surplus or deficit of space by category based upon the UNL space inventory of June 30, 2005.

The following points summarize the space needs analysis for a headcount enrollment target of 25,000 students:

- Classroom and classroom service would require an additional 31,367 net square feet of space, or about 12 percent more than currently exists. Assuming 20 to 25 nsf per student station, the space needed would provide about 1,200 to 1,500 additional classroom seats.
- The analysis of teaching laboratories (both class laboratories and open laboratories) shows a need for an additional 112,935 nsf, an increase of 26.5 percent over the current inventory. Teaching laboratory student station size requirements vary from 15 nsf to more than 100 nsf or more for disciplines such as art, animal science or engineering.
- Additional research laboratory needs are estimated by Paulien and Associates at 94,384 nsf, 16 percent greater than present. As previously noted, a separate study of research space needs is being conducted. The study will consider not only formula-driven research space needs based upon faculty count, but also goal-based space needs directed towards capturing an increasing share of available research grants in targeted disciplines. It will also consider the need to upgrade or replace existing sub-standard research labs. The research space needs projected by the study will likely produce a considerably larger research space need.
- Academic and Administrative Office and Service space needs are projected to be 1.6 percent greater than today, or an additional 14,854 nsf. Academic and Administrative Support space is projected to be 1.4 percent greater, or an additional 13,815 nsf.
- Library space needs are projected at an additional 144,460 nsf, about 48.8 percent more than present. The projected space needs include both the University Libraries and the Law Library. The 2005 library space inventory figure does not include the recently completed Library Depository Building on East Campus, which adds about 9,000 nsf of space, much of which is high-bay climate controlled storage area.
- Recreation space need is projected to be an additional 81,243 nsf, 46.7 percent greater than today. The study allocated some recreation-type space to Athletics. Further review is needed to determine if the space should be allocated to Campus Recreation, which may reduce the apparent deficit.
- The need for additional Assembly/Exhibit space needs is projected to be 41,405 nsf, a growth of 17.8 percent.
- The 2005 space inventory shows a total of 196,143 nsf of Student Union space, slightly less than the 1997 Paulien and Associates space needs projection (212,500 nsf).
- Residential space needs (residence halls, family apartment units, etc.) were projected by Paulien and Associates at 1,237,405 nsf in 1997. A 2005 estimate from the program statement for the newest housing complex at UNL, The Village, indicates a current total of approximately 1,377,503 nsf of residential space, for a surplus of approximately 140,000 nsf. However, the current trend towards suite-style residence halls with single bedrooms and greater amounts of supporting space may require the renovation of older residential complexes on campus effectively reducing their bed capacities. This trend could greatly reduce or even eliminate the apparent surplus of residential space.

Utilities

The University of Nebraska–Lincoln owns the chilled water, steam and electrical systems on both campuses and the domestic water system on East Campus; these systems are operated by NUCorp, a non-profit corporation formed through an inter-local agreement between UNL and the City of Lincoln. NUCorp also provides chilled water to the State Office Building, the Governor’s Mansion, the State Historical Society, the State Museum of History and the State Capitol. Aquila provides natural gas to both campuses. The City of Lincoln operates the sanitary and storm sewers and provides domestic water to the City Campus. The City of Lincoln operates a few of the sanitary and storm sewer trunk main lines that run through East Campus, while the university operates and maintains the majority of the lines that drain into those main lines.

The City of Lincoln is evaluating the domestic water, sanitary sewer and storm sewer needs on City Campus. A similar study to evaluate the needs on East Campus is being considered.

The Utility Services division of the Department of Facilities Management and Planning is undertaking a utility master planning process to determine future electric, steam and chilled water needs for both campuses. The Master Plan will evaluate the condition of the infrastructure, will assess future needs, will project costs and will suggest priorities for future expansion of the utility systems.

As the campus expands, several utility issues must be addressed:

- Utility service corridors must be available and kept open to allow future connections, maintenance and/or enhancements. Proposed building sites, such as a potential parking garage site on Fair Street on East Campus, may require the relocation of some utility mains.
- The most efficient means to serve remote sites, either by expansion of the central system or by a remote system, will need to be identified.
- The appropriate size of utility systems must be considered to serve individual sites as well as anticipated expansion.

Following the completion of the Master Plan and the Utilities Plan, a capital plan should be developed to determine the sequencing and capital requirements for the utility infrastructure.



A. City Campus Master Plan

Overview

Like its predecessor, the 2005 Master Plan for City Campus is largely based on the concepts that the campus core should be pedestrian friendly, important core open spaces should be preserved and linked together, through-traffic should be eliminated from campus, major parking should be provided in parking structures near the campus perimeter and campus edges and entrances should be enhanced. The following table summarizes the major differences between the 1998 and 2005 Master Plans for City Campus, excluding those projects from the 1998 plan that have been implemented (such as proposed buildings that have been constructed or features of the Antelope Valley Plan that have been realized).

1998 Master Plan

3-block Vine Street Mall

10 grass turf recreation fields

35 basketball, volleyball
and tennis courts

8 proposed academic/research
building sites

Did not address the Textron/Cushman
Plant site (private) east of campus
on the north side of Vine Street

2005 Master Plan

2-block Vine Street Mall

8 synthetic turf recreation fields

29 basketball, volleyball
and tennis courts

10 potential academic/research
building sites

“Research Campus” on former
Textron/Cushman plant site
(purchased by University)

Existing Land Use

The following map illustrates existing generalized land use on the City Campus. It reflects five broad categories of land use:

Academic/Research – Land and buildings used primarily for teaching or research, including academic and academic support offices. Also included in this land use category are museums, galleries, theaters and auditoriums that support teaching or research missions of the University.

Campus Life – Generally non-instructional buildings important to the life of the academic community, including student unions, student housing, dining facilities, alumni facilities, student health facilities, recreation facilities (recreation fields and courts are classified as open space) and church-related facilities.

Open Space – Open space consists of “green space” in the form of lawns, gardens, arboreta, and other landscaped areas, as well as public plazas, recreation fields and courts (tennis, basketball, volleyball, etc.) and research fields or plots. Athletic fields and courts are included under Intercollegiate Athletics land use.

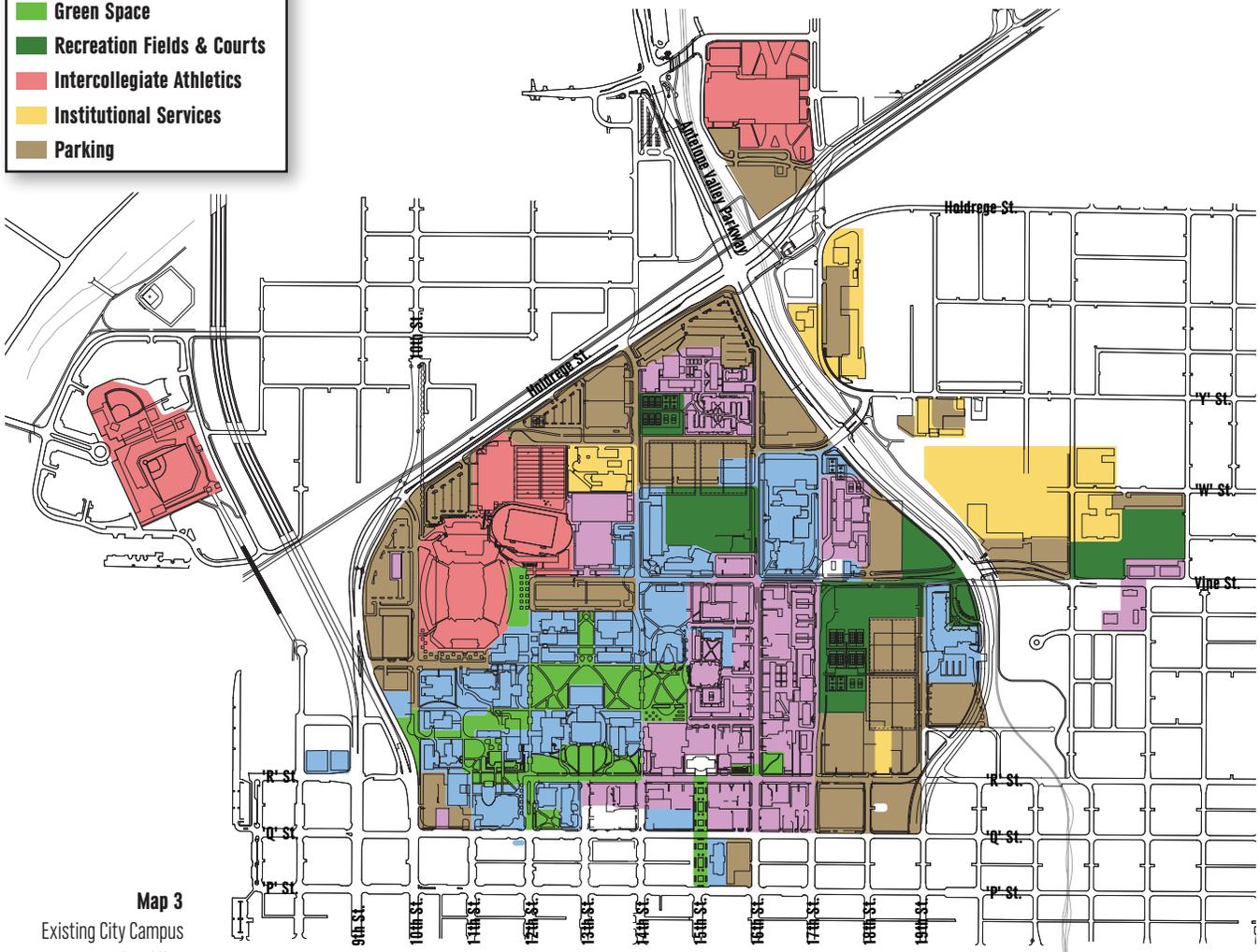
Intercollegiate Athletics – Land and buildings devoted primarily to intercollegiate athletics including playing and practice fields, courts, running tracks, stadiums, arenas, dining and study facilities, training facilities and coaching and administrative offices.

Institutional Services – Land and buildings serving day to day non-instructional University operations. These include support for buildings and grounds, utilities, mail and delivery, transportation, inventory, printing, security and public safety, etc. Services in direct support of academic and research operations, such as general administration, libraries and other academic, student and research services are considered to be Academic Services and are included in the Academic/Research land use category.

Parking – Land and buildings used for general parking for students, faculty, staff and visitors. Parking and storage areas for University vehicles are categorized as Institutional Services land use.

LEGEND 

-  Academic/Research
-  Campus Life
-  Open Space
-  Green Space
-  Recreation Fields & Courts
-  Intercollegiate Athletics
-  Institutional Services
-  Parking



Map 3
Existing City Campus
Land Use

Land Use Analysis

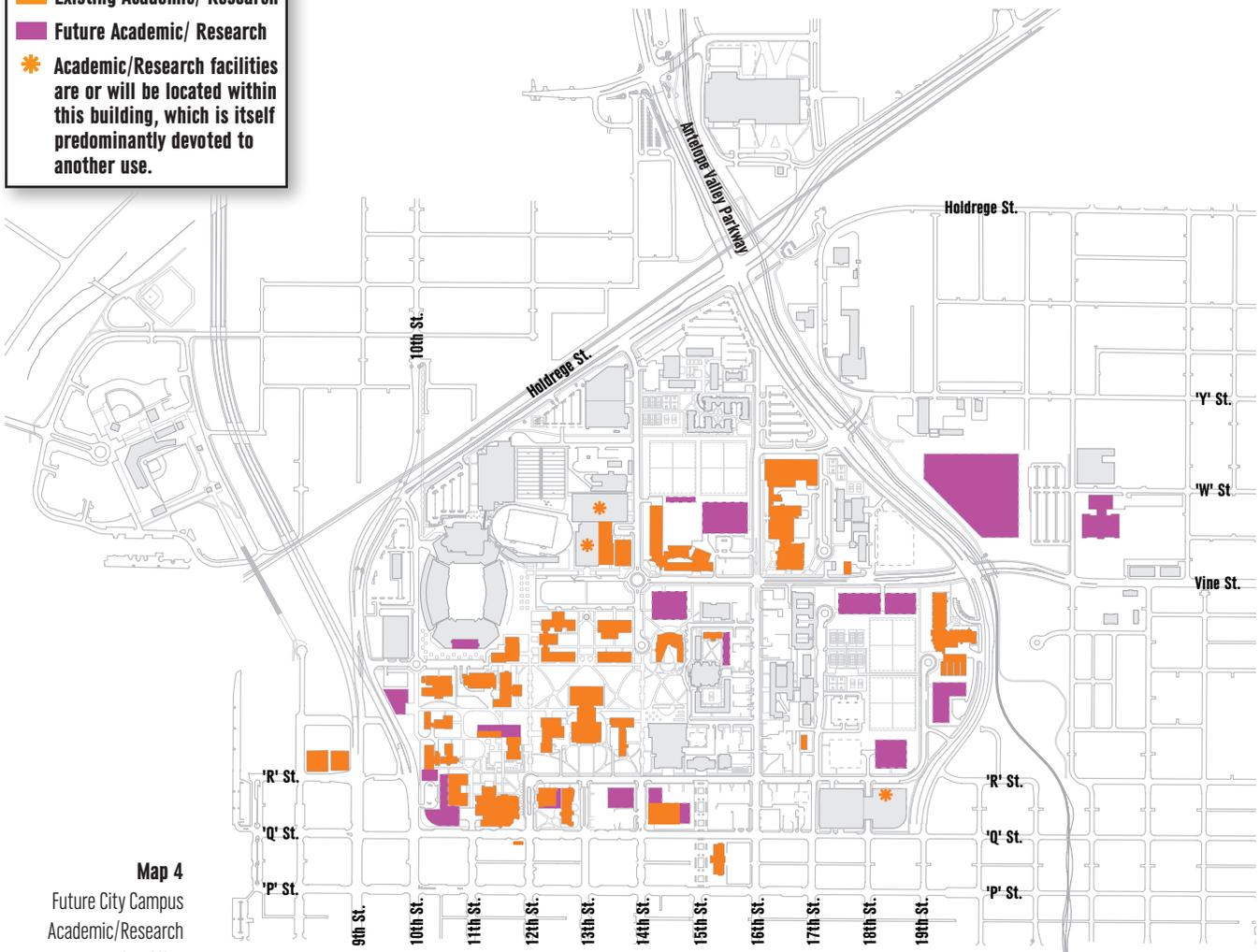
Academic/Research – Future academic and research land use can occur in both the core and eastern areas of City Campus as indicated on the following map. Future development in the core area of campus bounded roughly by Vine Street, 9th Street, Q Street and 16th Street will occur largely through additions to existing buildings. A few sites for new buildings may be made available in or near the core area through the use of existing smaller surface parking lots, recreation fields or the selective demolition of existing buildings.

A prime site for a new academic building, perhaps similar in concept to the existing Kauffman Residential Academic Center, is the site of the former Lyman and Bancroft Halls south of Vine Street and east of 14th Street. Other potential sites for new academic/research buildings include the 501 Building site (a possible mixed-use building incorporating parking), the recreation field site west of Othmer Hall and the Walter Scott Engineering Center, and on either side of 14th Street between Q and R Streets.

Although the Master Plan suggests numerous potential academic/research sites east of 17th Street, including a “research campus” on the former Textron/Cushman plant site, most of the area is within the 100-year flood plain of Antelope Creek, and will require completion of the Antelope Valley flood control project prior to its development.

LEGEND

- Existing Academic/ Research
- Future Academic/ Research
- * Academic/Research facilities are or will be located within this building, which is itself predominantly devoted to another use.



Map 4
Future City Campus
Academic/Research
Land Use



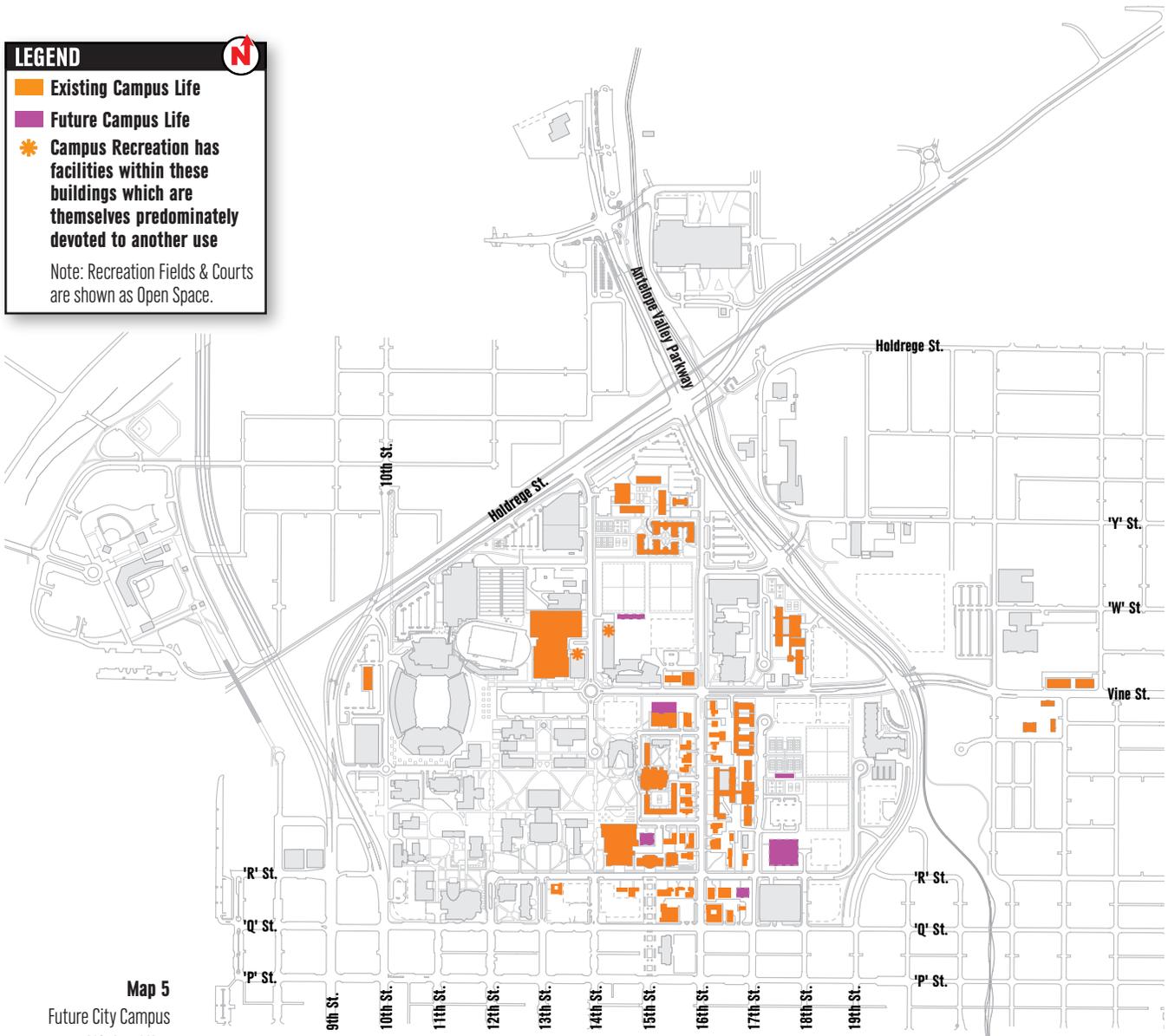
Campus Life – In the broad context of Campus Life land use, which includes student housing as well as campus recreation, student unions and church-related facilities, future land use should occur largely within and adjacent to similar land use. Future recreation facilities, including core recreation fields and courts which contribute to campus open space, should be convenient to student housing. As more parking capacity is added to campus in the form of parking garages, existing surface parking lots south of the Harper-Schramm-Smith and The Village residential complexes and east of the Cather-Pound residential complex seem to provide the greatest opportunity for new recreation fields.

Potential future sites for additional Greek student housing have been identified at the northeast and southwest corners of the 17th and R Street intersection. No additional University student housing sites have been identified at this time and are not anticipated to be required until after the planning period of this master plan.

LEGEND

- Existing Campus Life
- Future Campus Life
- * Campus Recreation has facilities within these buildings which are themselves predominately devoted to another use

Note: Recreation Fields & Courts are shown as Open Space.



Map 5
Future City Campus
Life Land Use



Open Space – One of the major concepts of the Master Plan is that of a system of core open spaces as an organizing and place-making force in establishing a campus for higher education. It is commonly accepted that open space contributes to the role of higher education by serving as a learning laboratory and as a stimulus to both interaction and quiet contemplation. For these reasons, a core network of open spaces with linkages between them is a major recommendation of the Master Plan.

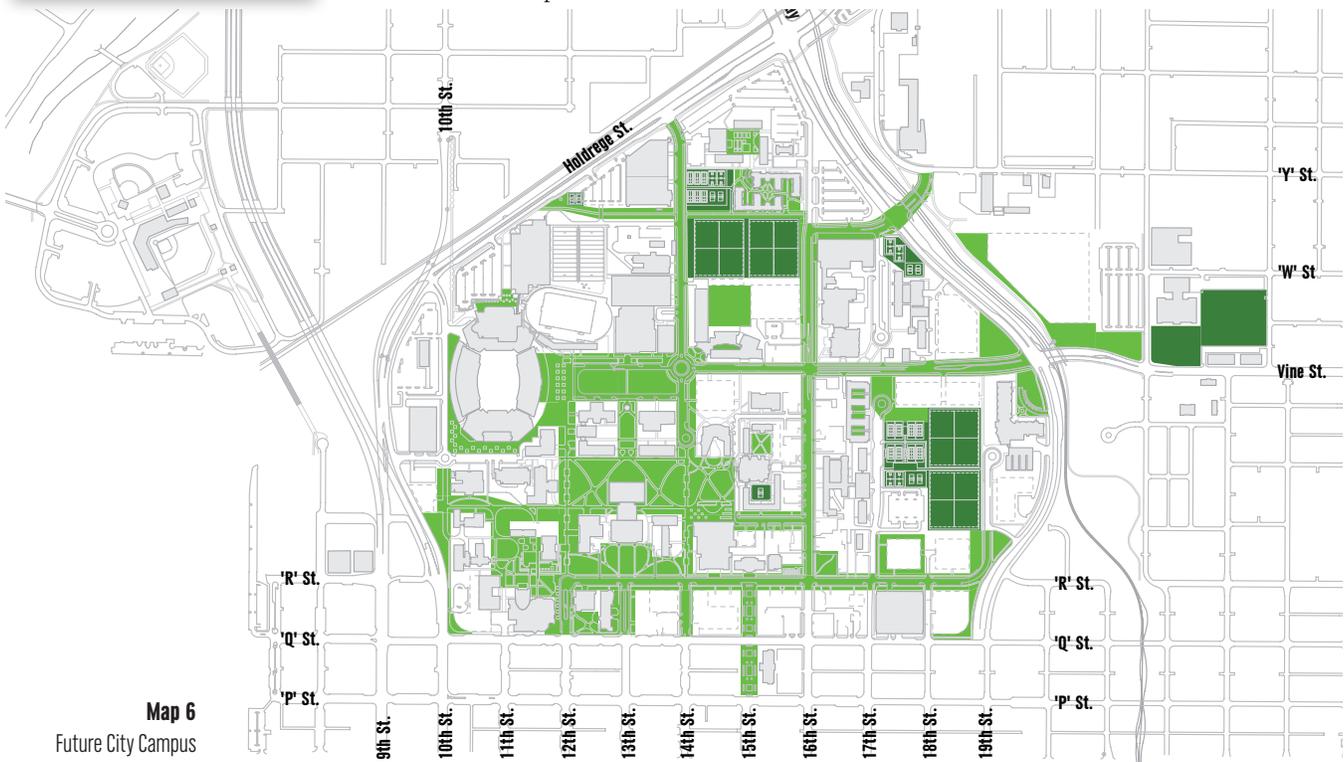
The following future open space map illustrates a new core green space east of Memorial Stadium as a result of eliminating parking from within the Vine Street Mall (restoring it to the condition it was prior to converting it to parking). Two other core open spaces are recommended by establishing recreation fields south of The Village (an open area required for surface drainage) and east of Cather-Pound residential complex (as previously noted in the discussion of Campus Life land use). A new core green space is also recommended east of Mabel Lee Hall to serve dual use for informal recreation and outdoor study/passive enjoyment.

Streetscape development should occur on internal campus streets including 14th, 16th, Vine and R Streets. Pedestrian plazas and malls should be created or enhanced between the 501 Building site and 14th Street and along S Street between the Nebraska Union and 16th Street, as well as surrounding Memorial Stadium. The development of these open spaces, pedestrian paths and internal streets should include enhanced plantings to elevate their importance, aid way finding on campus and complement adjacent buildings.

City streets serving as entries into campus from downtown (12th, 13th and 14th from Q to R Streets) should receive special treatment in the form of plantings and street graphics, as should Centennial Mall, R Street and 11th Street (the “promenade” proposed in the Downtown Lincoln Plan). Close coordination with the City of Lincoln will be required for these improvements.

LEGEND 

-  Core Open Space
-  Core Recreation

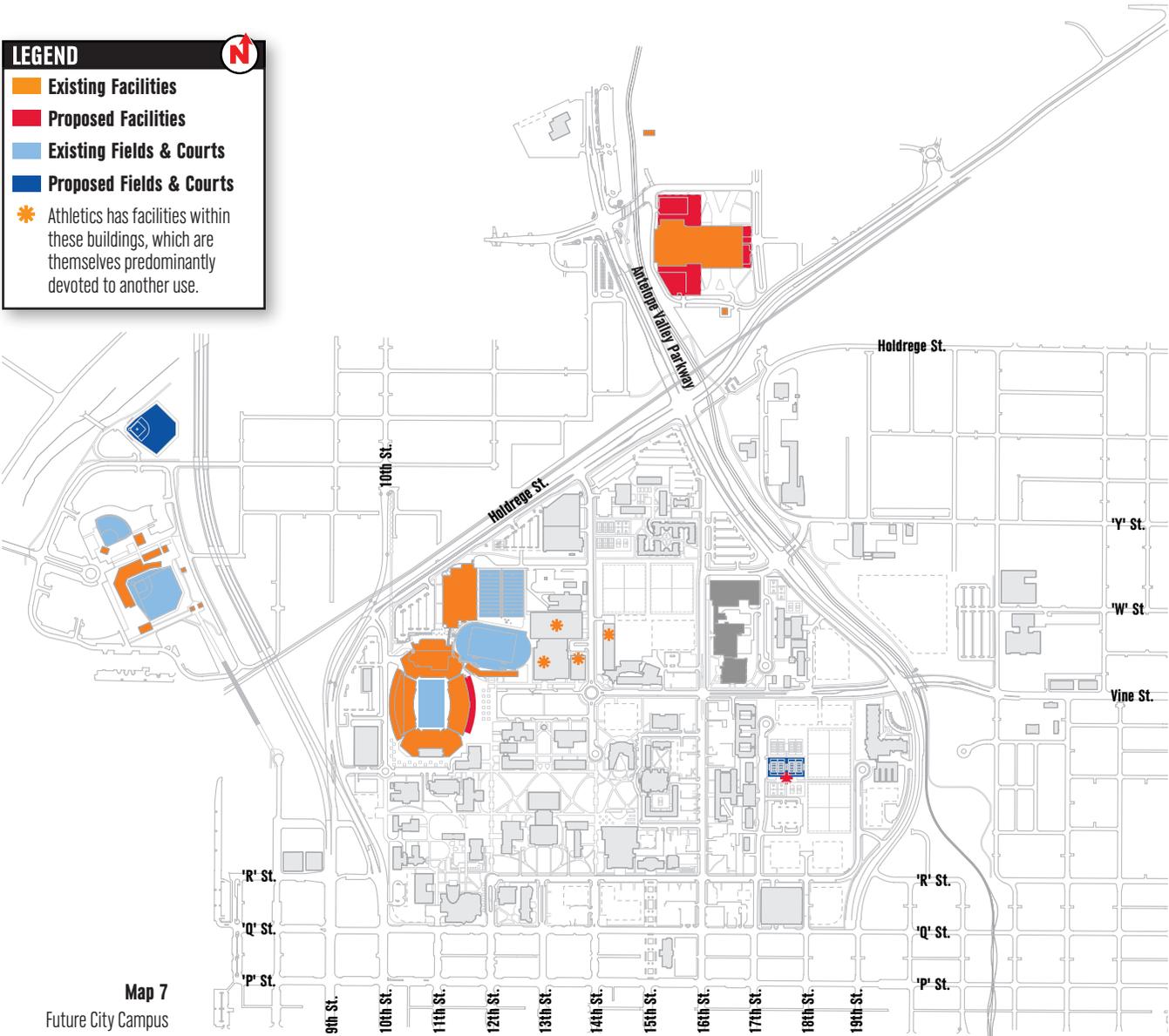


Map 6
Future City Campus
Open Space Land Use



Athletics – The UNL Athletic Department envisions that the renovation and expansion of Memorial Stadium could be completed with a potential expansion of the East Stadium. Other future projects include the possible expansions of the Bob Devaney Sports Center located in State Fair Park Expansion would house additional programs such as women’s gymnastics and would provide additional practice areas for sports currently housed there. An additional softball practice field is also planned at Haymarket Park, the current site of the baseball and softball fields.

The City of Lincoln has organized discussions related to the potential development of a convention center and arena in the Haymarket area. The University intends to continue to participate in the discussions as the details of the project become more evident, but is not in a position to commit financial resources at this time.



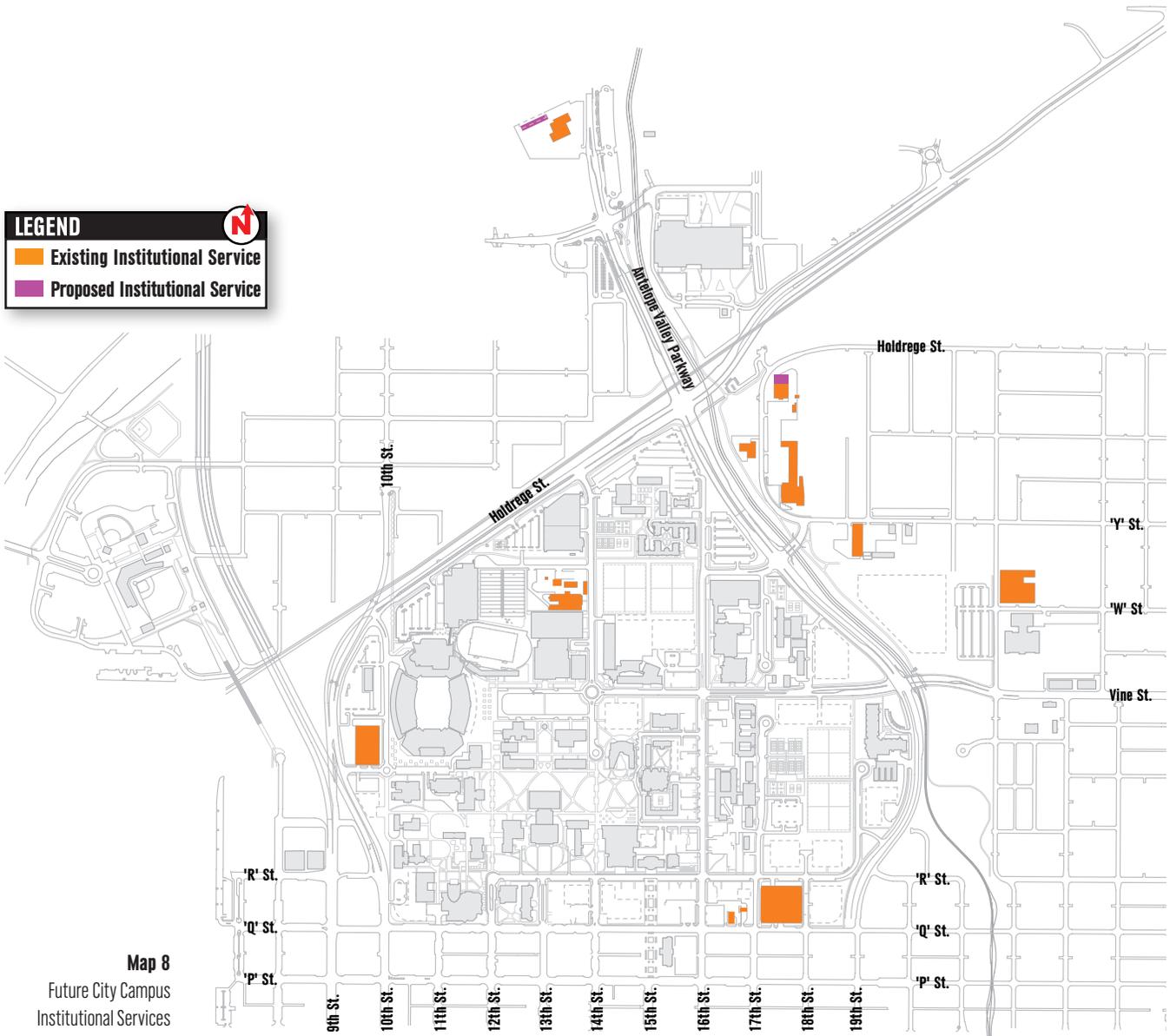
Map 7
Future City Campus
Athletics Land Use



Institutional Support – Future growth in institutional services should occur where such facilities are now concentrated, east of the new Antelope Valley N-S Roadway and north of Vine Street. Transportation-related institutional services have relocated to a new site south of Salt Creek and west of 14th Street in the vicinity of State Fair Park. Future expansions in these services should be accommodated in this area as well.

LEGEND 

-  Existing Institutional Service
-  Proposed Institutional Service



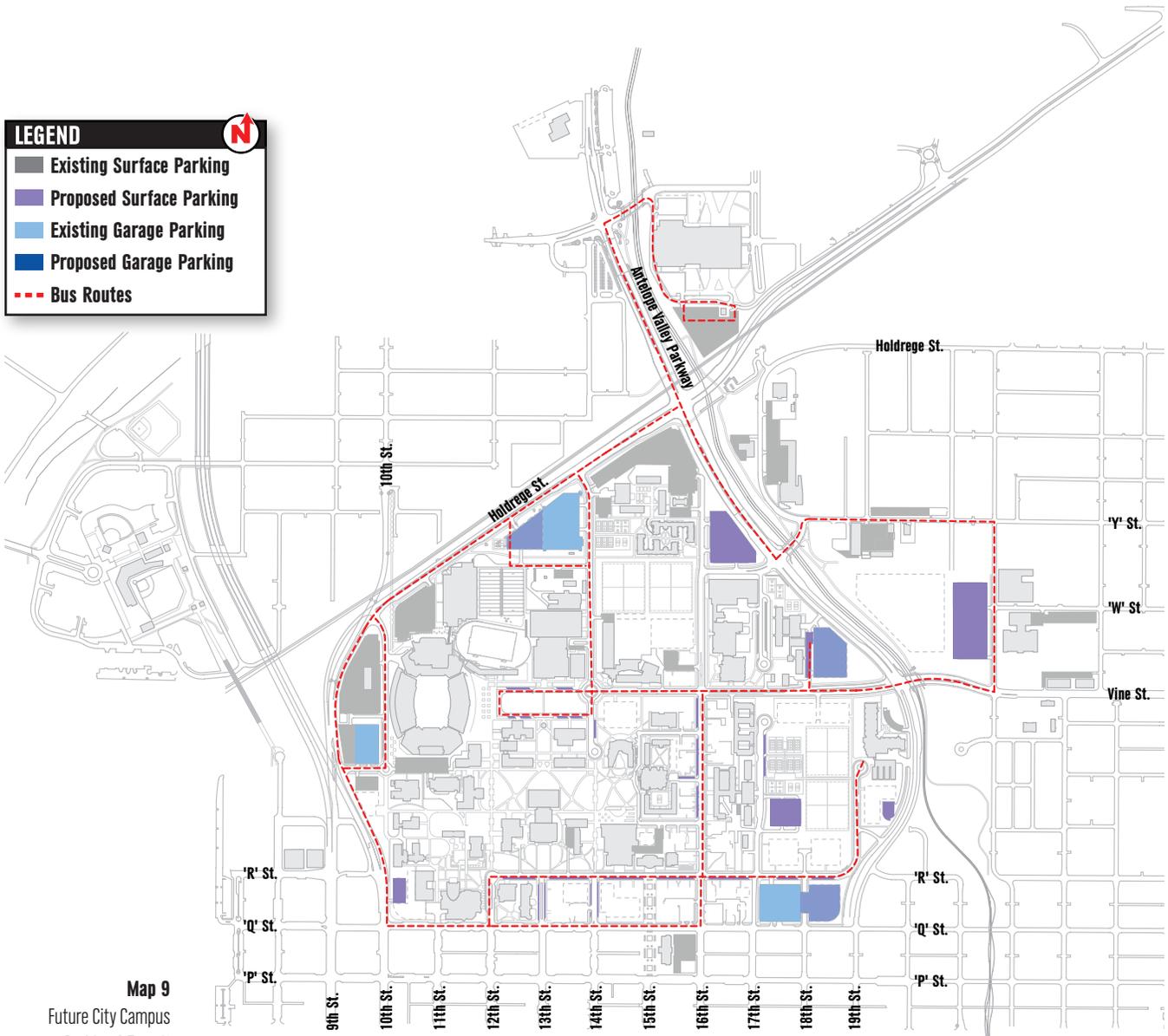
Map 8
Future City Campus
Institutional Services
Land Use



Parking – The Master Plan contemplates the further reduction in surface parking in the core of campus, both to provide future building sites and enhance core green space. This loss of surface parking will be offset by the provision of additional garage parking. Potential sites for expanded garage parking include east of the 17th and R Parking Garage (in a potential mixed-use building), north of Vine Street between 18th and 19th Streets, west of the 14th and Avery Parking Garage and on the 501 Building site (in a potential mixed-use building). In addition, any future new construction along the south edge of campus should consider incorporating parking to increase the parking capacity at the “front door” of campus and to provide additional visitor parking. UNL should also work with the City of Lincoln to advance the Downtown Master Plan recommendation to construct a city transit center and a parking garage along Q Street south of campus.

LEGEND

- Existing Surface Parking
- Proposed Surface Parking
- Existing Garage Parking
- Proposed Garage Parking
- Bus Routes



Map 9
Future City Campus
Parking & Transit



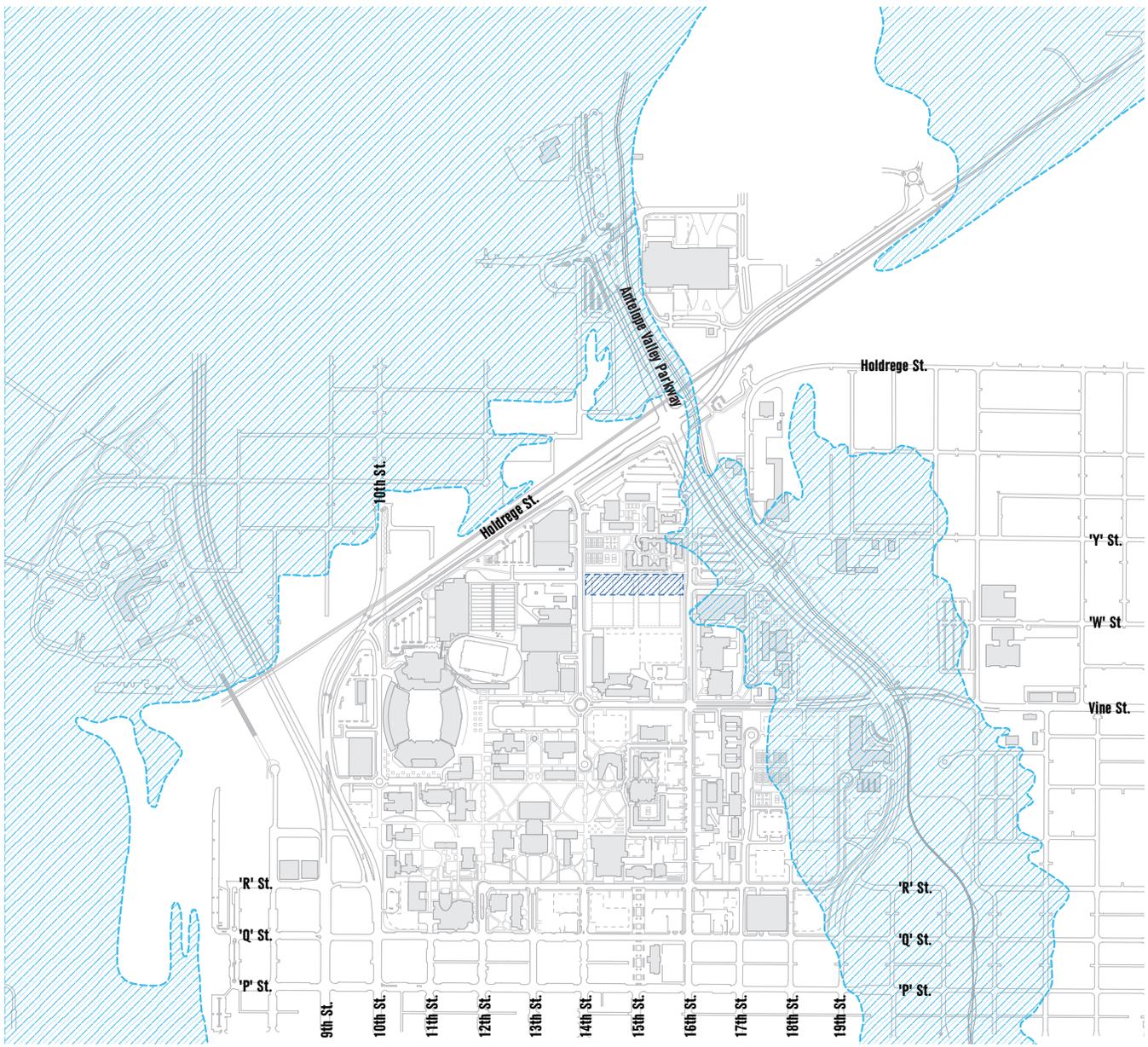
Photo rendering of future Antelope Valley roadway and stream east of the Beadle Center.

Campus Features

Flood Plains – Over 102 acres of City Campus are affected by the Salt Creek and Antelope Creek flood plain. The Salt Creek flood plain affects the Transportation Services site, the area around the Devaney Center, the 14th and Avery Street parking garage, Landscape Services, Business Services Complex, the Watson building, the area surrounding Harper-Schramm-Smith residence halls, The Village, and several parking lots. The areas south of Holdrege Street that are affected by the Salt Creek flood plain are currently shown within the 500-year flood plain on the regulatory map. However, the City of Lincoln is in the process of remapping the Salt Creek flood plain and has determined that these areas are within the 100-year flood hazard area. These areas will continue to be affected by potential flooding of Salt Creek, even after the channel improvements are completed on Antelope Creek.

The Antelope Creek flood plain affects roughly the eastern quarter of City Campus, including the Devaney Center, Landscape Services, the Watson Building, Business Services Complex, the Facilities Management complex, the Textron site, Nebraska Hall, Abel-Sandoz residence halls, the 1820 R St. building and, the recreation fields and parking areas southeast of 17th & Vine Streets. The Antelope Valley project will re-channel Antelope Creek to contain the 100-year flood event. New construction can occur in the area generally south of Y Street and east of 16th Street once this project is completed. The area north of Y Street, however, will continue to be affected by the Salt Creek flood plain.

A storm water drainage easement has been established between 14th Street and the future Antelope Valley Roadway, north of W Street. This area must remain open to accommodate the surface flow of storm water from downtown Lincoln and campus to Antelope Creek. The area is currently developed as a parking lot, but is anticipated to be used for recreation fields in the future.



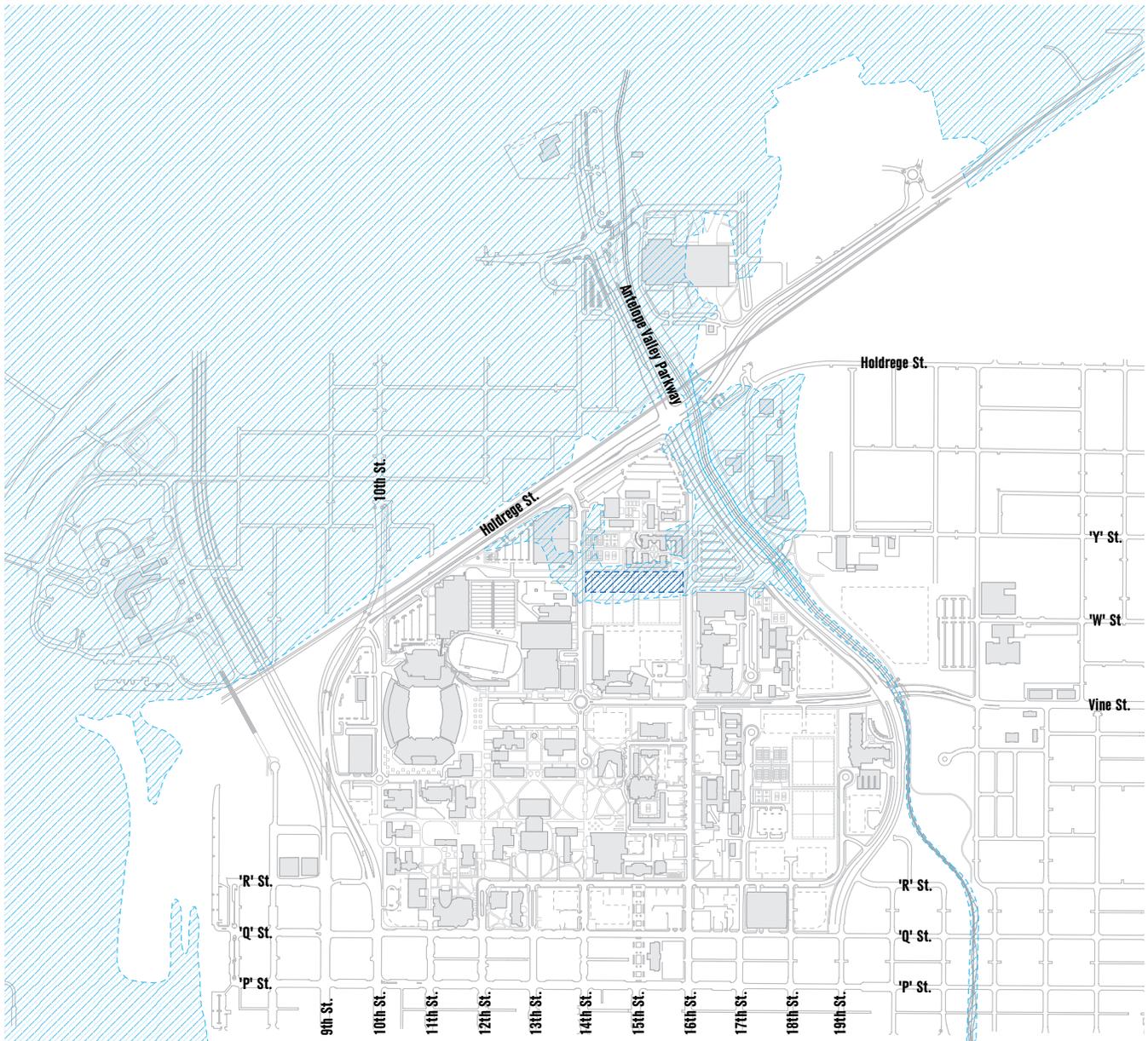
Map 10A
Existing City Campus
Flood Plain

LEGEND 

(Antelope Creek & Salt Creek)

-  100 Year Flood Plain
-  100 Year Flowage Easement

Note: The Salt Creek Flood Plain layout is in the process of being updated.



Map 10B
Future City Campus
Flood Plain

LEGEND

-  100 Year Flood Plain
-  100 Year Flowage Easement

Note: The Salt Creek Flood Plain layout is preliminary.



Open Space – The UNL City Campus is a moderately urban campus compared to East Campus or other campuses in a more pastoral setting. As such, core open spaces are highly significant in providing visual relief from buildings and paving, and equally important for building a campus image and sense of place. Core open spaces can be active, such as recreation fields and plazas, or passive such as lawns, gardens and arboreta. In either case, core open spaces should be protected from future development in all instances.

Prominent Features – Campus design features are also important in building campus image and sense of place. For example, vertical structures can serve as orienting devices from some distance away; consistent building materials can impart a sense of unity to an otherwise seemingly fragmented area; gates, paired columns or arches can signify an entry beyond which one might expect to be led to a source of additional information; and plazas or formal gathering areas can imply a central node or point of concentration within an area possessing some commonality (a cluster of building devoted to the fine and performing arts, for example).

Other design features, smaller and comprehended only with repeated exposure, are nonetheless important to visual orientation and image building. These features may be such elements as stylistic architectural elements, common paving materials and patterns or consistent graphics. Taken together, design features can create a strong sense of unity, clarity and visual familiarity that create a positive image and sense of place. Conversely, the lack of design features or disorganized or inconsistent design features can cause disorientation and a correspondingly weak image.

A visual analysis should be completed for the UNL campuses. Such an analysis could identify significant design features important to the campus image that should be preserved as well as areas where design features are weak or lacking and require enhancement. In the meantime, the Master Plan for City Campus recommends the following action with respect to campus design features:

- A standard design for exterior building signs has been adopted and is being implemented. An entire family of signs should be designed around the building sign format for other needed signs – way finding and directional, parking, general information, etc.
- An enhanced plaza should be considered entirely around Memorial Stadium. The plaza could provide a security perimeter around the stadium on game days, and otherwise improve circulation around the stadium and a place for special events, outdoor study, relaxation and informal recreation.
- An enhanced west terminus should be established for the future pedestrian mall from the Broyhill Plaza at the Nebraska Union to the site where the 501 Building is now located. The terminus should be plaza-like with improved planting and seating areas. It can also serve as the south entrance into the processional way along Stadium Drive to Memorial Stadium.
- The restored Vine Street Mall east of Memorial Stadium should contain a significant iconic vertical element near its east edge. The element should recognize the axes of both the stadium and North 14th Street and serve as an orienting device for traffic entering campus on both Vine and 14th Streets, and for pedestrians entering campus along South 14th Street. The iconic element should be of a substantial size to serve as a beacon for the university. The vertical element may be either a free-standing structure, such as a clock tower or campanile, or a feature of a new building north of the Kauffman Center.

The restored Vine Street Mall east of Memorial Stadium depicting a significant iconic vertical element near its east edge.



Edges, Corners and Entries – The City Campus edges, corners and entry points are undergoing significant change as a result of the Antelope Valley Project currently under construction, and as a result of campus expansion into the “zipper zone” between Q and R Street along the south edge of campus. The Master Plan has the following recommendations for these campus features.

- The new Antelope Valley N-S Roadway will create three major eastern entry points into City Campus near 19th and Q Streets, 20th and Vine Streets and 17th and X Street. Each of these three entrances, but especially the Vine Street and Q Street entry points, should provide a portal/gateway element identifying the campus. The X Street entrance, while important to campus circulation, should perhaps be de-emphasized as it does not lead directly to a major parking reservoir as do the other two. Vine Street will become a very significant entrance to City Campus in the future, passing as it does the potential new “Research Campus”, Beadle Center, potential parking garage site, future building sites west of the Beadle Center, Othmer Hall (College of Engineering), The Courtyards (residence hall) and Teachers College Hall (College of Education and Human Sciences). The Vine Street entrance provides a view deep into the campus with the backdrop of Memorial Stadium from a considerable distance east. Future campus-bound traffic may find the Vine Street entrance appealing when coming from east Lincoln or when arriving in Lincoln from Interstate 80 along 27th Street. The 1998 Master Plan and Design Guidelines recommended uniform setbacks for buildings along Vine Street, which has been observed in the construction of Othmer Hall and The Courtyards. This setback should continue to be observed for future development along Vine Street.
- The new Holdrege Street extension along the north edge of City Campus will likewise provide a major new campus entry at 14th and Holdrege Streets. This entrance also merits a portal/gateway feature and leads directly to the 14th and Avery Avenue Parking Garage. A campus entrance from the Holdrege Street extension at Stadium Drive (formerly 10th Street) also accesses the Stadium Drive parking garage and most Athletic Department facilities in and around Memorial Stadium. This entrance is very important to proper servicing of Athletic Department facilities and may be regulated for security on game days.
- The historic south edge of City Campus along R Street is moving south to Q Street as UNL buildings and campus-related functions gradually fill this area from 10th Street to 19th Street. It is recommended that campus corner features be developed at either end of this edge (see also the recommended creation of an entrance feature at 19th and Q Street above). In addition, 13th Street from Q to R Street should receive special attention as a “front door” to City Campus. This rather iconic view into campus has recently been strengthened with the construction of the Van Brunt Visitor Center at 13th and Q Street, and will be further enhanced if a plaza is developed on the east side of 13th Street between P and Q Streets as recommended in the Downtown Master Plan. A sector study of this area is recommended which may consider closing portions of R Street while maintaining service access to adjacent buildings, thereby extending campus core green space from R to Q Street between 12th and 14th Streets.



Historic Campus Features – The image of a higher education campus is traditionally enriched through formal recognition of its history. This recognition frequently honors scholarship and noteworthy scholars, administrators, research achievements, distinguished alumni and intercollegiate athletics and athletes. Historic campus buildings are sometimes restored and maintained for less technically demanding uses (as offices rather than classrooms or laboratories, for example) and thus preserved as examples of earlier architectural styles, unique building materials or unusual structural design. In addition to visually enriching a campus, historic structures can provide a learning laboratory for future architects, engineers, historians and artists. The Master Plan recommends the following considerations related to historic campus features on the UNL City Campus.

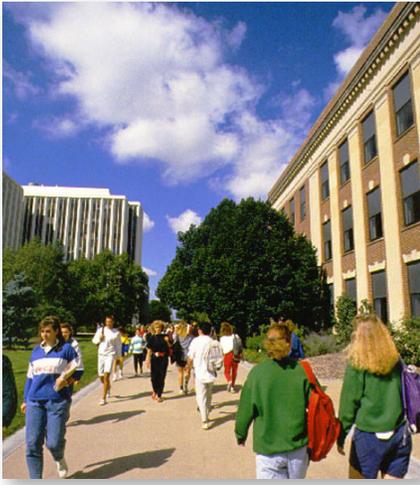
- The historic, original four-block UNL campus (10th to 12th Street from Q to T Street) should be recognized through the preservation of some of the oldest buildings on campus as well as through special landscape treatment and recognition of special sites (first building site, original campus boundaries, etc.). Architectural Hall, Richards Hall and Avery Hall have already received special attention through extensive renovation and adaptation and can serve as a model for other noteworthy buildings on campus.
- Architecturally significant buildings like the Sheldon Art Gallery, Wick Alumni Center, and Memorial Stadium should receive special consideration when affected by possible changes such as street widening, demolition for future development or incompatible adjacent development. The desire for historic preservation needs to be balanced with the overall costs of renovation and ongoing maintenance. The identification and degree of consideration given historic and architecturally significant structures on the City Campus could also be the subject for a campus sector study.

Circulation

Pedestrian and Bicycle – The Master Plan recommends strengthening east-west pathways through campus to improve pedestrian circulation. Due to the difficulty in establishing a new low gradient, accessible east-west pathway somewhere between R and Vine Street, it is recommended that pedestrian circulation along Vine Street be enhanced from the new bridge at about 20th Street west to 14th Street, and along R Street from about 19th Street to Centennial Mall, where it would link to the “promenade” feature proposed along R Street in the Downtown Master Plan.

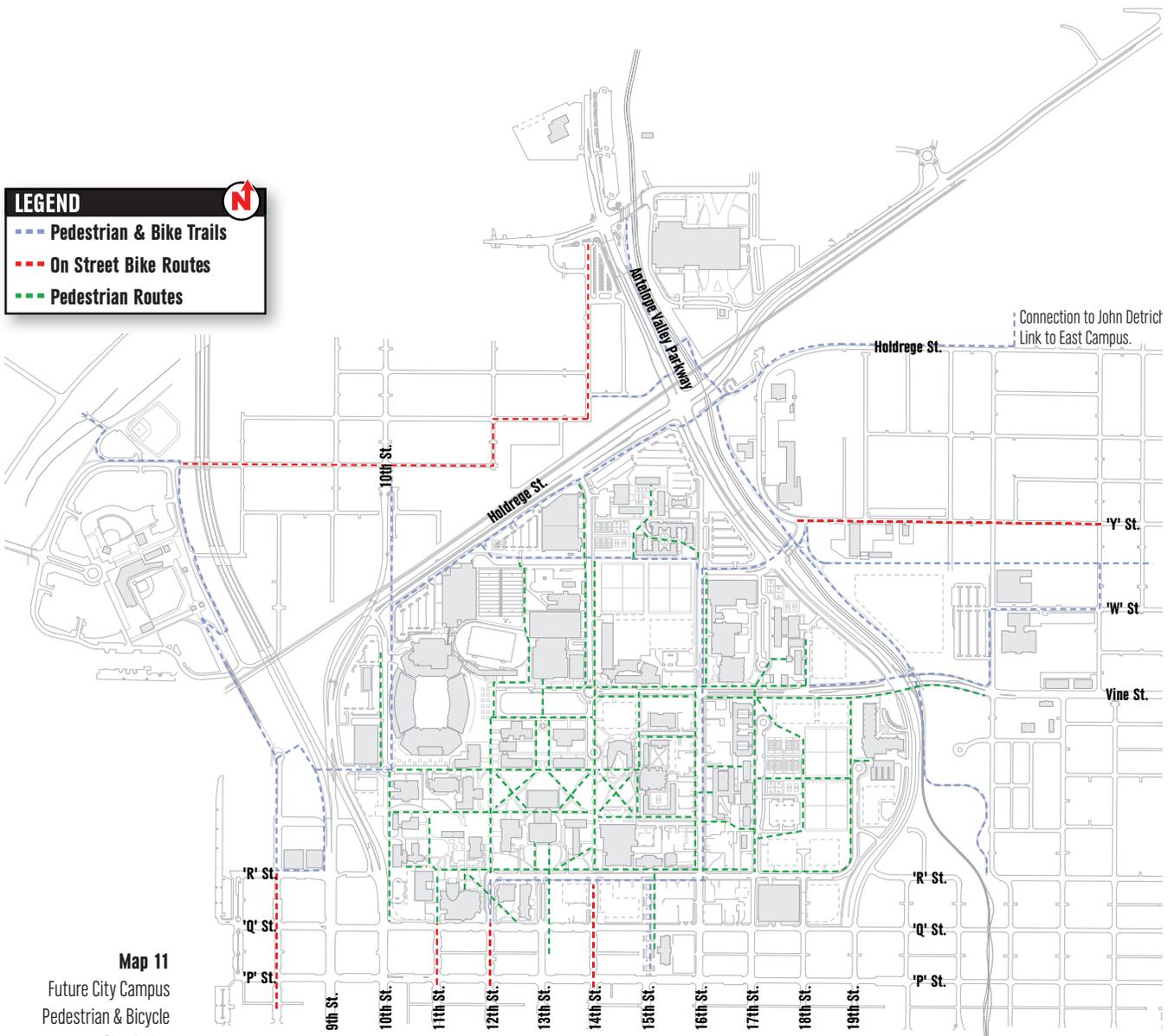
It is also recommended that the east-west pedestrian pathway on an S Street alignment from 16th Street to the 501 Building be strengthened, especially along the segment from 12th Street to Stadium Drive (10th Street). In this instance the potential removal of Ferguson Hall could provide an opportunity to straighten and widen the pathway while opening up a quadrangle with the original campus. Another east-west pathway should be completed along the former Union Pacific Railroad right-of-way (X Street corridor) from about 17th Street to Stadium Drive. The type of enhancement envisioned for major pedestrian pathways across City Campus consists of an appropriately sized sidewalk for pedestrian traffic with planting and streetscape amenities that make the pathways pleasurable to use. Where possible, a bicycle lane could be incorporated into the major pathways.

Major north-south pathways should be maintained through City Campus along Stadium Drive from Q Street to Holdrege Street, 12th Street from Q Street to Vine Street, 14th Street



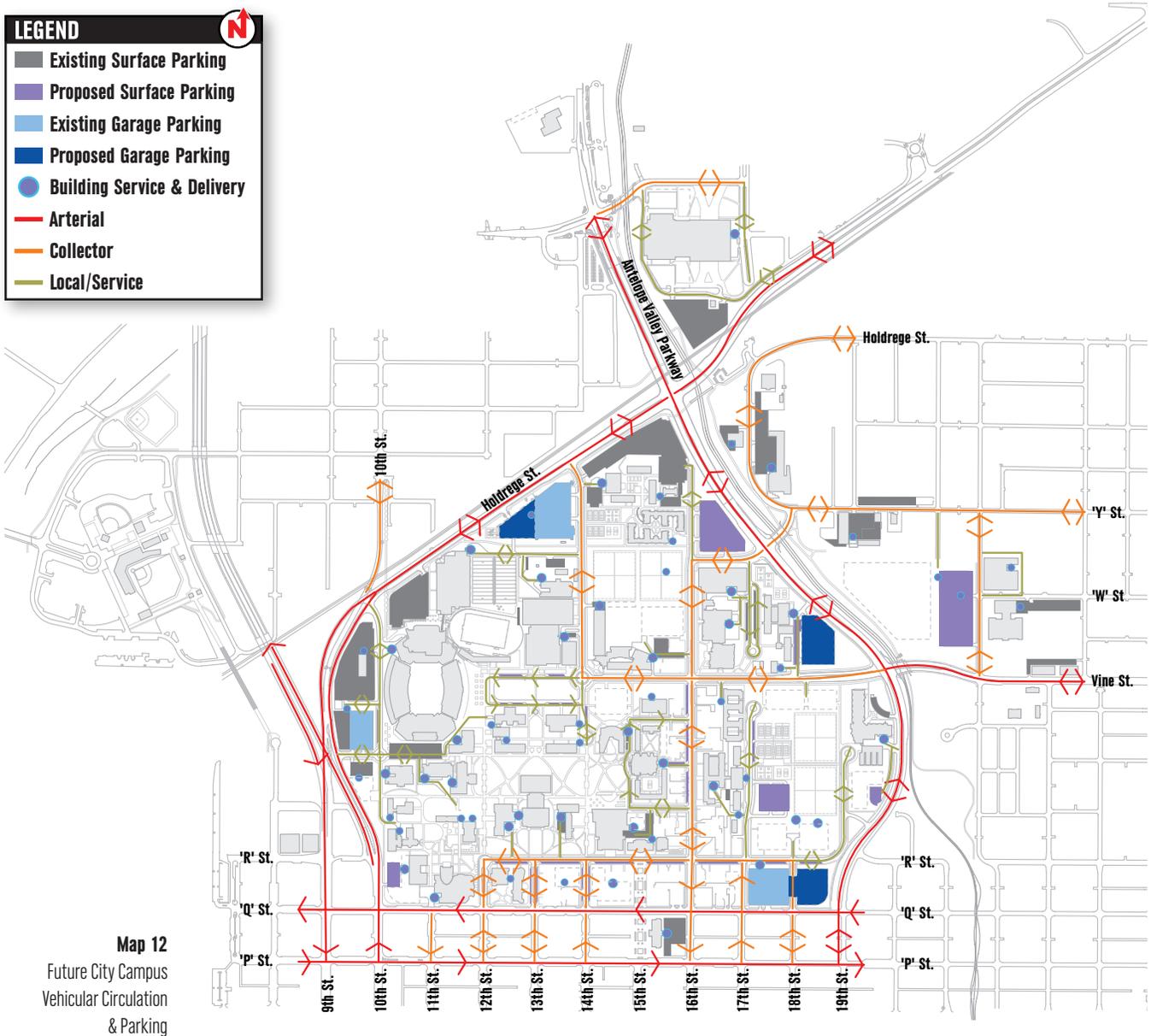
from Q Street to Holdrege Street, 16th Street from Q Street to Y Street, 19th Street and along Antelope Creek as part of the Antelope Valley Project.

Following completion of the City of Lincoln bicycle and pedestrian trails planned in the vicinity of the City Campus (some as a feature of the Antelope Valley Project) the campus will be connected to the city trail system in all directions. The Downtown Master Plan also recommends an on-street bicycle trail system linking to the campus along 8th, 11th, 12th and 14th Streets.



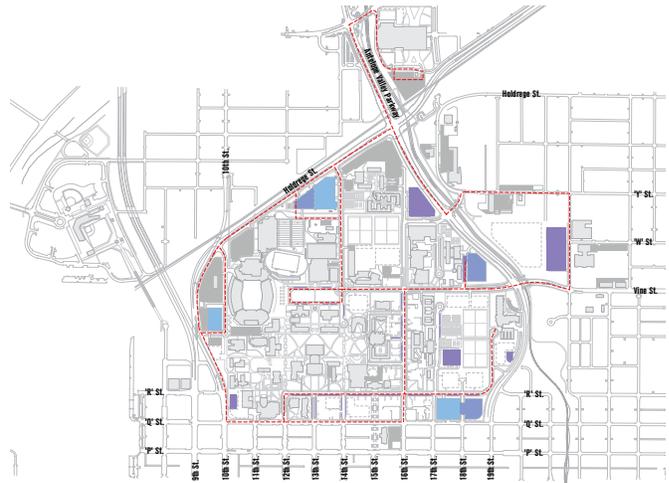
Map 11
Future City Campus
Pedestrian & Bicycle
Circulation

Vehicular – The Antelope Valley Roadway is designed to divert vehicular traffic from 16th and 17th Streets thereby eliminating through-traffic from campus. As part of that effort, the Master Plan suggests that 17th Street could be terminated in cul-de-sacs north and south of Vine Street (although provision to link 17th to Vine Street from the south may be needed at the beginning and end of semesters when students are moving in or out of the residence halls). 16th Street should be converted to a two-way street, redesigned as an internal campus street incorporating traffic calming features as needed. Additional study of the traffic patterns will be required after the Antelope Valley Roadway is opened and prior to any changes in street patterns. The streetscape design of other internal campus streets (S Street, T Street, U Street, Vine Street and 19th Street should be similarly designed as internal campus streets with traffic calming measure).



Transit and Shuttle Routes – Upon completion of the Antelope Valley Roadway, the shuttle/transit routes will circle City Campus and connect all perimeter garages as well as the remote lot south of the Devaney Center. It will also include an east-west route on Vine Street running from Memorial Stadium to the former Textron/Cushman with the possibility of running express service back and forth. This would lower travel time across campus dramatically and link the far east and far west sides of City Campus.

Any improvement to the Vine Street Mall should provide adequate turning radii for buses circling the mall. This will aid both the transit/shuttle system and school buses dropping students at Morrill Hall or City buses dropping fans at Memorial Stadium on game days.



Map 9: Ref pg. 40
Future City Campus
Parking & Transit

Service and Delivery Routes – With the recommended removal of Ferguson Hall a new core green space (quadrangle) will be created in the area of the original campus. This will permit an improved service delivery route to the Sheldon Art Gallery and Woods Art Building, potentially resulting in a cost saving to move traveling exhibits and collections in and out of the gallery. Other recommendations for service and delivery improvement include a consolidation of service areas for Bessey and Oldfather Halls and the enlargement of turning radii along routes where large truck deliveries are required.



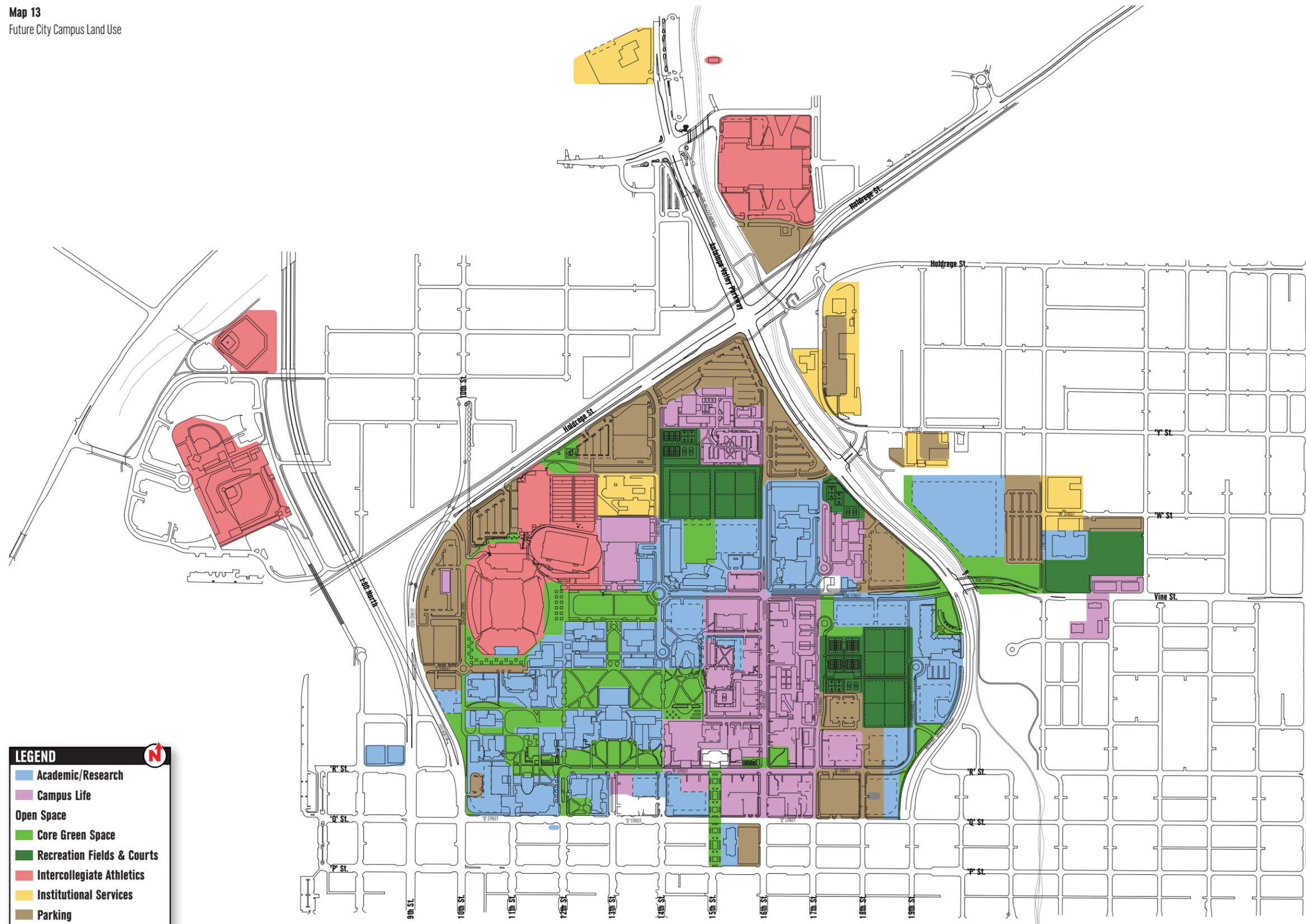
Map 12: Ref pg. 48
Future City Campus
Vehicular Circulation
& Parking



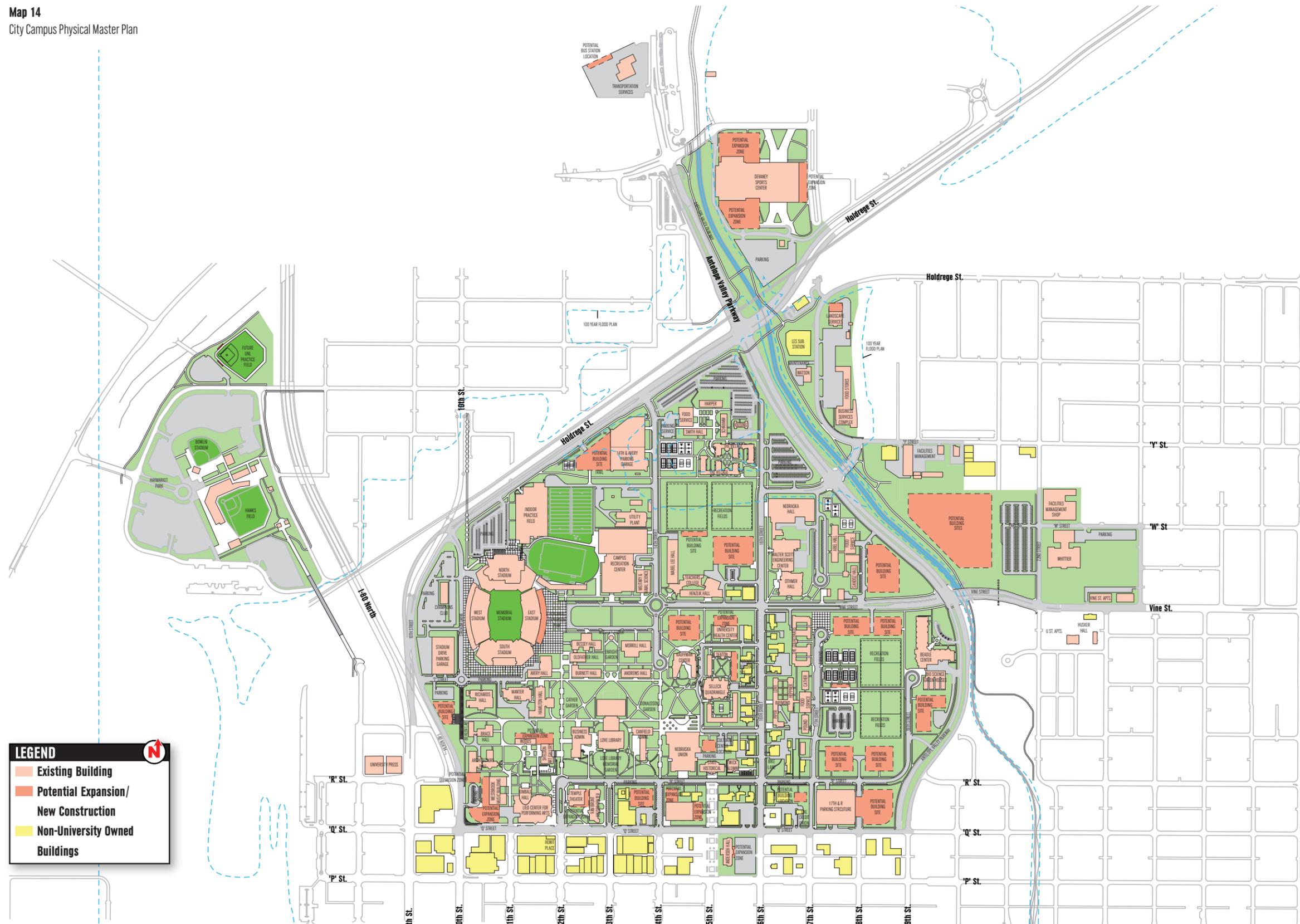
City Campus Physical Master Plan

The previous land use and circulation recommendations for City Campus are illustrated on the following Future Land Use and Physical Master Plan maps.

Map 13
Future City Campus Land Use



Map 14
City Campus Physical Master Plan





B. East Campus Master Plan

Overview

Concepts guiding the 2005 East Campus Master Plan represent a further refinement of the 1998 Master Plan. While the concept of concentrating academic and research activities in the campus core inside of or adjacent to the internal Loop Drive remains, the completion of the loop drive with a proposed west leg roughly on alignment with 34th Street has been revised. The new concept encloses the campus with a meandering west leg to Loop Drive and creates a new west entrance to campus from 33rd Street between Doane and Potter Streets (the approximate alignment of Center Drive on campus). Other differences between the 1998 and 2005 East Campus Master Plans are summarized in the following table.

1998 Master Plan Recommended

4 recreation fields north of Dental College

New recreation courts north of Dental College

University Park family housing expansion

Existing Burr-Fedde Residence Halls

Tractor Test Track removed

4 academic/research building sites

Formal, bow-shaped south entrance to campus from Holdrege Street

40th Street entrance to campus closed

2005 Master Plan Recommends

4 recreation fields southeast of 33rd and Huntington

New recreation courts combined with new residence hall site

Site for University Park family housing replacement

Replacement of Burr-Fedde Residence Halls

Tractor Test Track remains

10 potential academic/research building sites

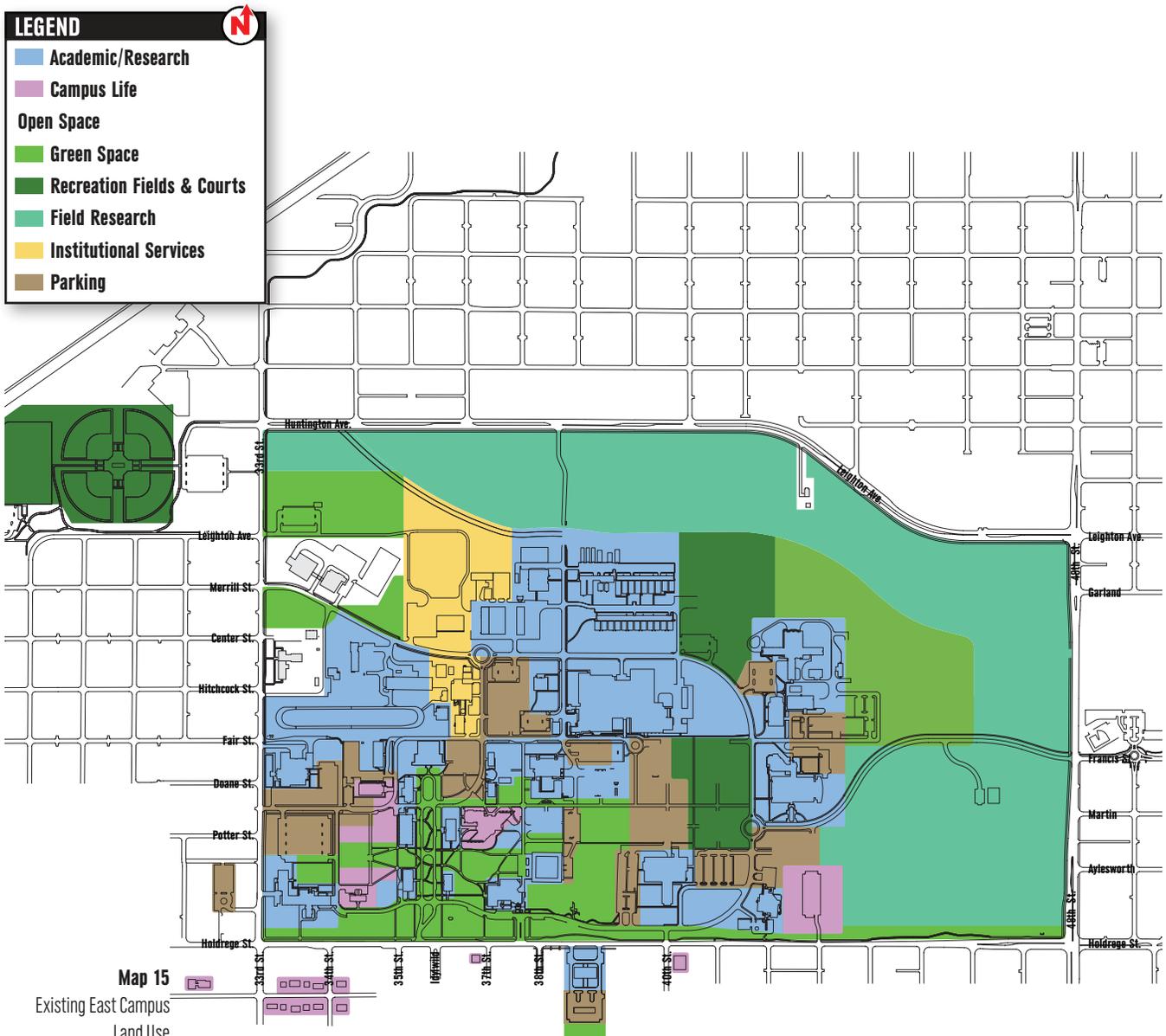
New south entrance to campus aligned with campus mall

40th Street entrance to campus full-access in and right-out only



Existing Land Use

The following map illustrates existing generalized land use on East Campus. It reflects the same five broad categories of land use described in the previous discussion of City Campus (page 33-34).



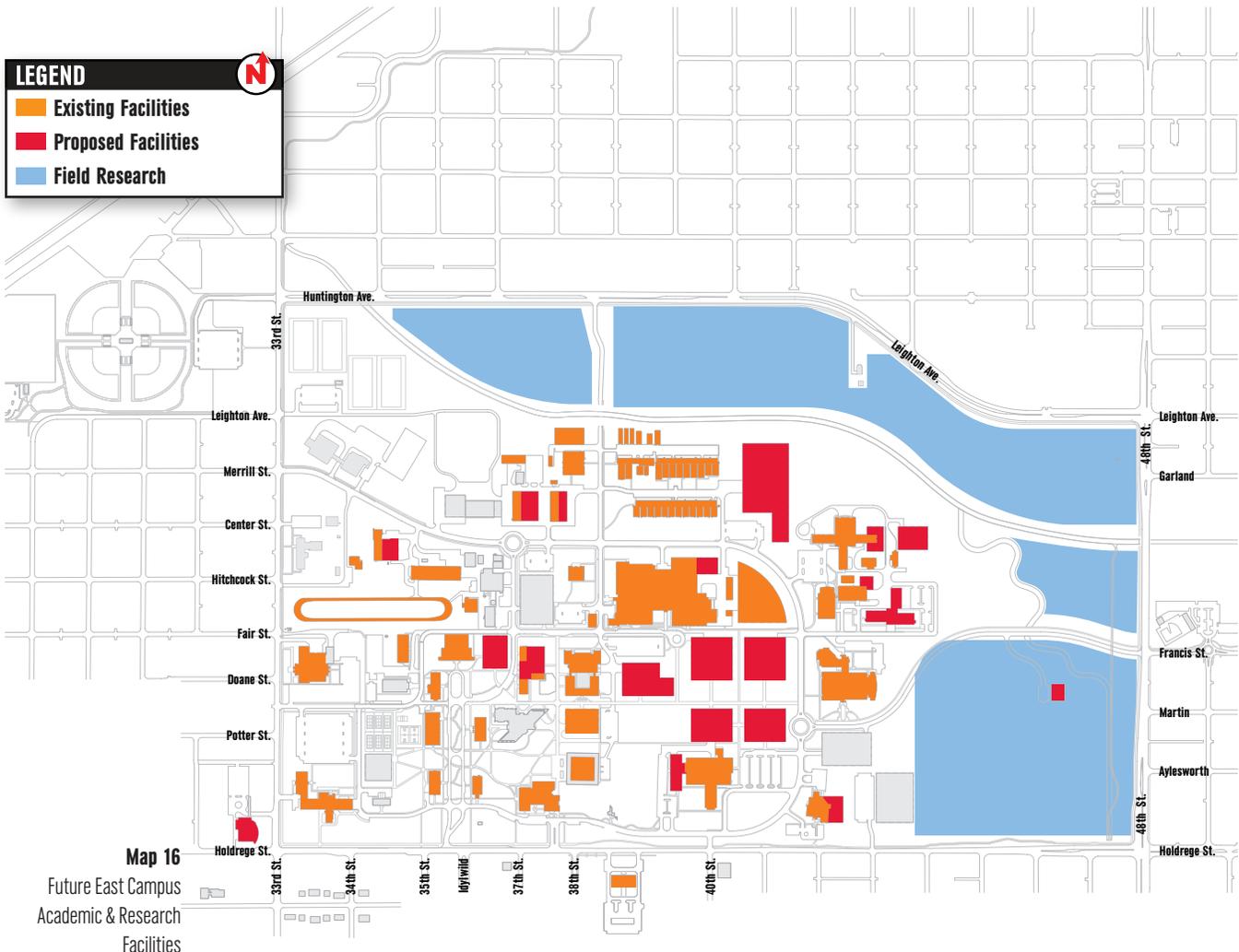
Map 15
Existing East Campus
Land Use



Land Use Analysis

Academic/Research – New sites for academic/research facilities are largely concentrated near the east leg of Loop Drive, north of the Dental and Law Colleges. Other potential sites are located east of Chase Hall, north of the Nebraska East Union and east of Keim Hall (site for a potential conservatory and teaching greenhouses).

Field research will continue to occur along the east and north edges of East Campus, primarily in areas within the 100-year flood plain of Dead Man’s Run and its south bank tributary paralleling 48th Street. Existing field research immediately southeast of 33rd and Huntington Avenue will eventually become future recreation fields when the present recreation field site west of the Animal Research Facility is required for building construction.



Campus Life – Campus Life facilities on East Campus include student and family housing, the Nebraska East Union and recreation facilities. One unique student life facility on East Campus is the practice rodeo area (a sport club) with corral space for horses and livestock and storage space for horse trailers. The land now occupied for this use is adjacent to Dead Man’s Run, east of 33rd Street along Leighton Avenue. This area is proposed for future recreation fields when the present recreation field site west of Animal Research is needed as a building site. In the future, the practice rodeo area will be co-located with the proposed covered animal turn-out area immediately east of the Animal Science Complex.

A future site for the East Campus Recreation Center remains the same as that recommended in the 1998 Master Plan, at the location of the former Agriculture Biochemistry Building immediately east of the Nebraska East Union. When the new Recreation Center is constructed, the Activities Building where the recreation center is now located can be renovated for another use or demolished and the site used for future building needs. Alternative sites for a new Recreation Center include the potential building site east of Chase Hall or the potential in-fill site north of the Nebraska East Union.

Recreation courts for basketball, tennis and volleyball will be relocated within the proposed student housing complex north of Love Memorial Residence Hall and west of Agriculture Hall and the Home Economics Building. The relocation of the courts will be required when the site of the existing courts north of Dental College is needed for academic/research building construction and when new housing is constructed to replace the existing Burr-Fedde Residential Complex.

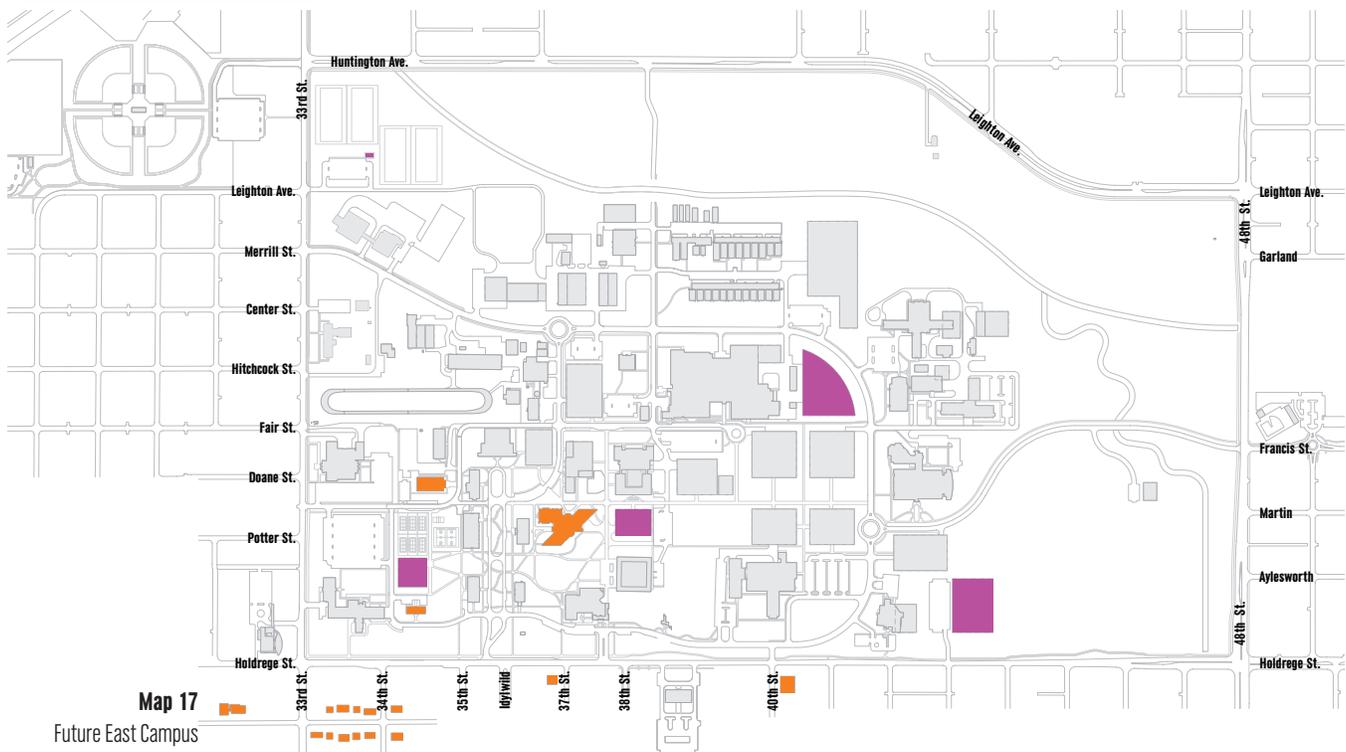
A site has been identified east of 43rd Street and north of Holdrege Street for the eventual replacement of the University Park Apartments (family housing complex). This relocation will provide room for the potential eastward expansion of the Barkley Center.

LEGEND 

 Existing Campus Life

 Future Campus Life

Note: Recreation Fields & Courts are shown as Open Space.



Map 17
Future East Campus
Campus Life



Open Space – As with City Campus, East Campus has core open spaces that give form and identity to the campus. These core open spaces merit preservation and in some cases require enhancement, interconnection and enlargement to strengthen the campus image. Major core open spaces on East Campus are shown on the following map and include:

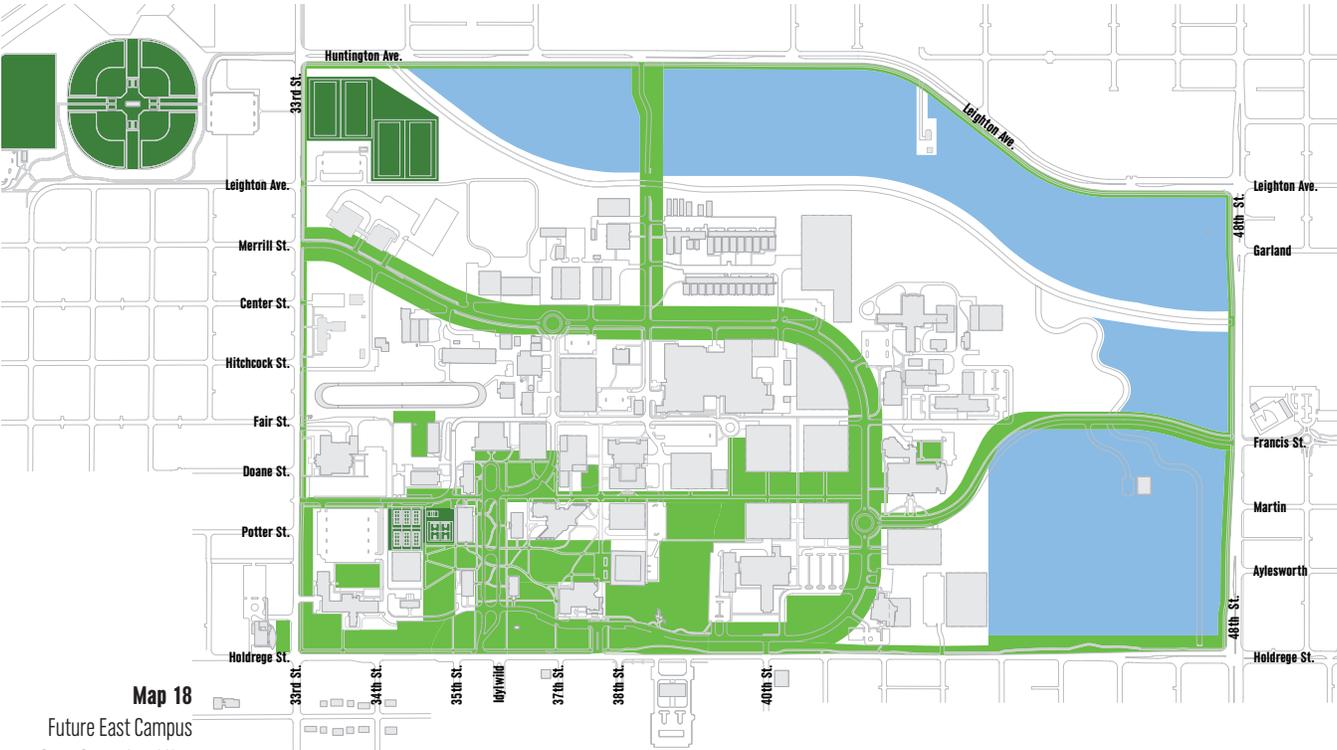
- The landscaped south edge of campus along Holdrege Street, which with the adjoining Maxwell Arboretum extends almost continuously from 33rd to 48th Streets, and through which the campus is viewed in a rather pastoral setting.
- The 48th Street (east) and Leighton/Huntington Avenue (north) edges of campus where plant research can be observed and where new pedestrian/bicycle trails should be established in cooperation with the City of Lincoln and the University Place neighborhood. (The Leighton/Huntington Avenue trail is currently under construction).
- The 33rd Street (west) edge of campus where the streetscape corridor should be enhanced with plantings, street trees and a wide pedestrian/bicycle pathway.
- The historic East Campus Mall leading from Holdrege Street north to Chase Hall, about 4 blocks, and around which some of the oldest buildings on campus are located.
- The “Union Meadow” or green space extending from the C.Y. Thompson Library west about 4 blocks. This important open space intersects the East Campus Mall at right angles and together they provide a strong organizing element for campus circulation. In the future the Union Meadow should be extended to the west as part of the potential new residential complex replacing the Burr-Fedde Residence Halls.
- A new Nebraska East Union Plaza and Quadrangle is intended to address a longstanding problem on East Campus – the difficulty of visitors finding the Nebraska East Union. The proposed plaza and quad open space will place way-finding emphasis on the north entrance of the Union, provide an area for drop-off and for close, short-term visitor parking and will lead visitors to garage parking further north and adjacent to Loop Drive. The new quad formed in this area is framed by the new East Union Plaza, a possible infill-building between Kiesselbach Lab and the Natural Resources Building and a proposed new academic/research building site east of Chase Hall. This new building site will bring closure to what is now a gap along the historic East Campus Mall, but in a different manner than proposed in the 1998 Master Plan. The prior plan placed a small building footprint perpendicular to Chase Hall immediately north of the Plant Industry building. The 2005 Master Plan suggests this gap in the East Campus Mall be embraced as an opportunity and used to create new core green space that establishes a solid entrance link to the Nebraska East Union.
- A proposed major pedestrian mall running along Center Drive from Loop Drive and Law College on the east to the historic East Campus Mall on the west, providing a continuous green pedestrian link east-west through the core of campus.
- The Maxwell Arboretum with its specimen plants and gardens and its meandering pathways is an open door inviting the entire community onto East Campus. It is frequently used for family celebrations, photography and special educational events. The Maxwell Arboretum should be extended along the entire Holdrege Street edge of campus and augmented with additional plant materials where needed.



- The East Campus Loop Drive is mostly bordered by generous lawns and plantings, enhancing those campus facilities on either side. Future development along Loop Drive should observe the setbacks of buildings such as Dental College, Law College and the Animal Research Complex and future plantings should follow the established themes. The west, north and east entrances into campus should be treated similarly to Loop Drive.
- Core recreation open space on East Campus will consist of new recreation fields SE of 33rd and Huntington Avenue and recreation courts as part of the new student housing complex.

LEGEND 

-  Core Open Space
-  Core Recreation
-  Field Research



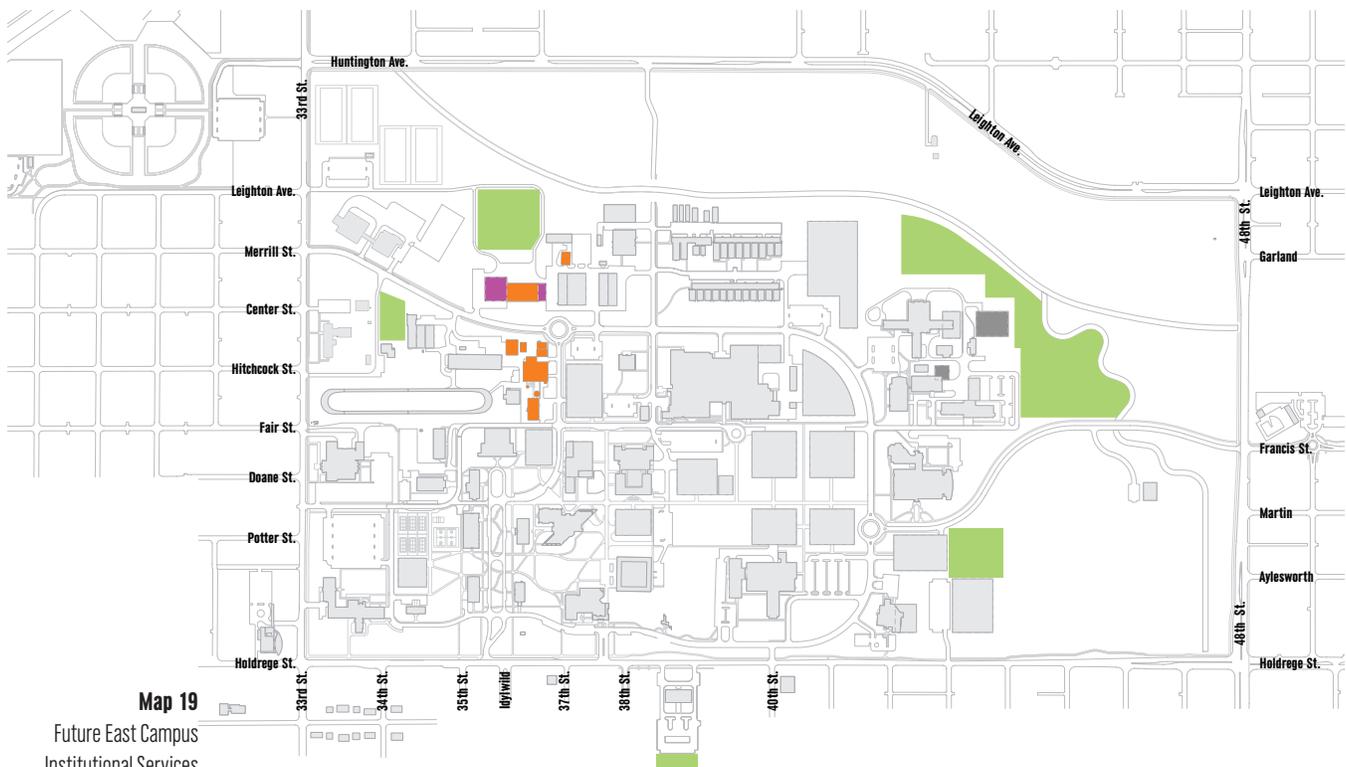
Map 18
Future East Campus
Open Space Land Use

Athletics – The Athletic Department uses the Nebraska East Union bowling lanes for the varsity bowling program. These lanes are not adequate to accommodate this successful program nor is there enough spectator seating. The Physical Master Plan recommends that when a new recreation center is constructed on East Campus, the possibility of incorporating new facilities for the varsity bowling program be reviewed by Campus Recreation and the Athletic Department.

Institutional Support – Institutional support facilities on East Campus occur largely outside of Loop Drive, in the form of various storage and service building and plant nurseries, and inside Loop Drive clustered around the East Campus Utility Plant. Future expansion needs should be met in the same areas, preferably near like land uses.

LEGEND 

-  Existing Institutional Service
-  Proposed Institutional Service
-  Institutional Service Grounds

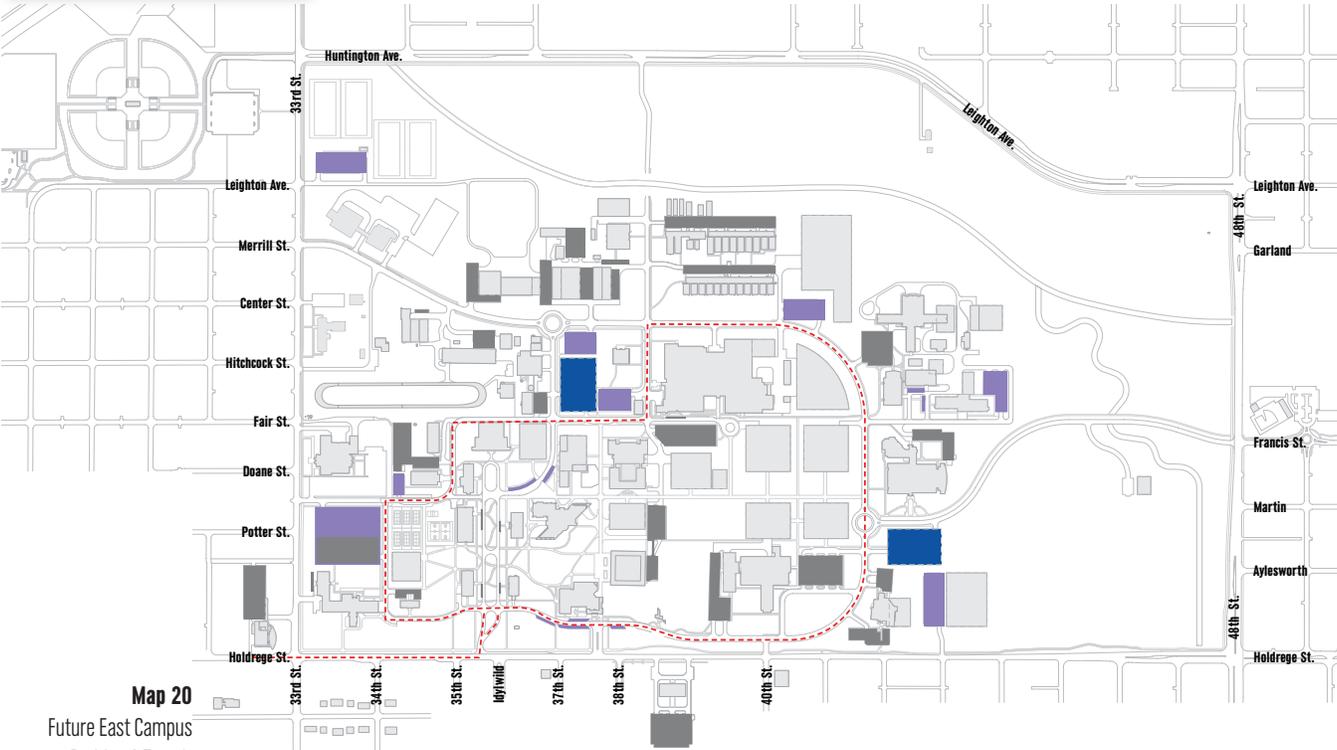


Map 19
Future East Campus
Institutional Services

Parking – Several potential building sites recommended in the Master Plan would displace surface parking. To compensate for the loss of surface parking two parking garage sites are suggested south of the Law College and north of Kiesselbach Lab. Both of these sites are adjacent to Loop Drive for easy accessibility. The site north of Kiesselbach Lab may require the relocation of some underground utilities prior to construction. In addition to new garage parking, expanded surface or garage parking is recommended immediately north of Hardin Hall, adjacent to the recommended new west entrance to campus. New or expanded surface parking is also recommended adjacent to the proposed recreation fields southeast of 33rd and Huntington Avenue, east of Plant Science Hall, east of the proposed Nebraska Center for Virology and east of the Plant Sciences Greenhouses.

LEGEND 

-  Existing Surface Parking
-  Proposed Surface Parking
-  Proposed Garage Parking
-  Bus Routes



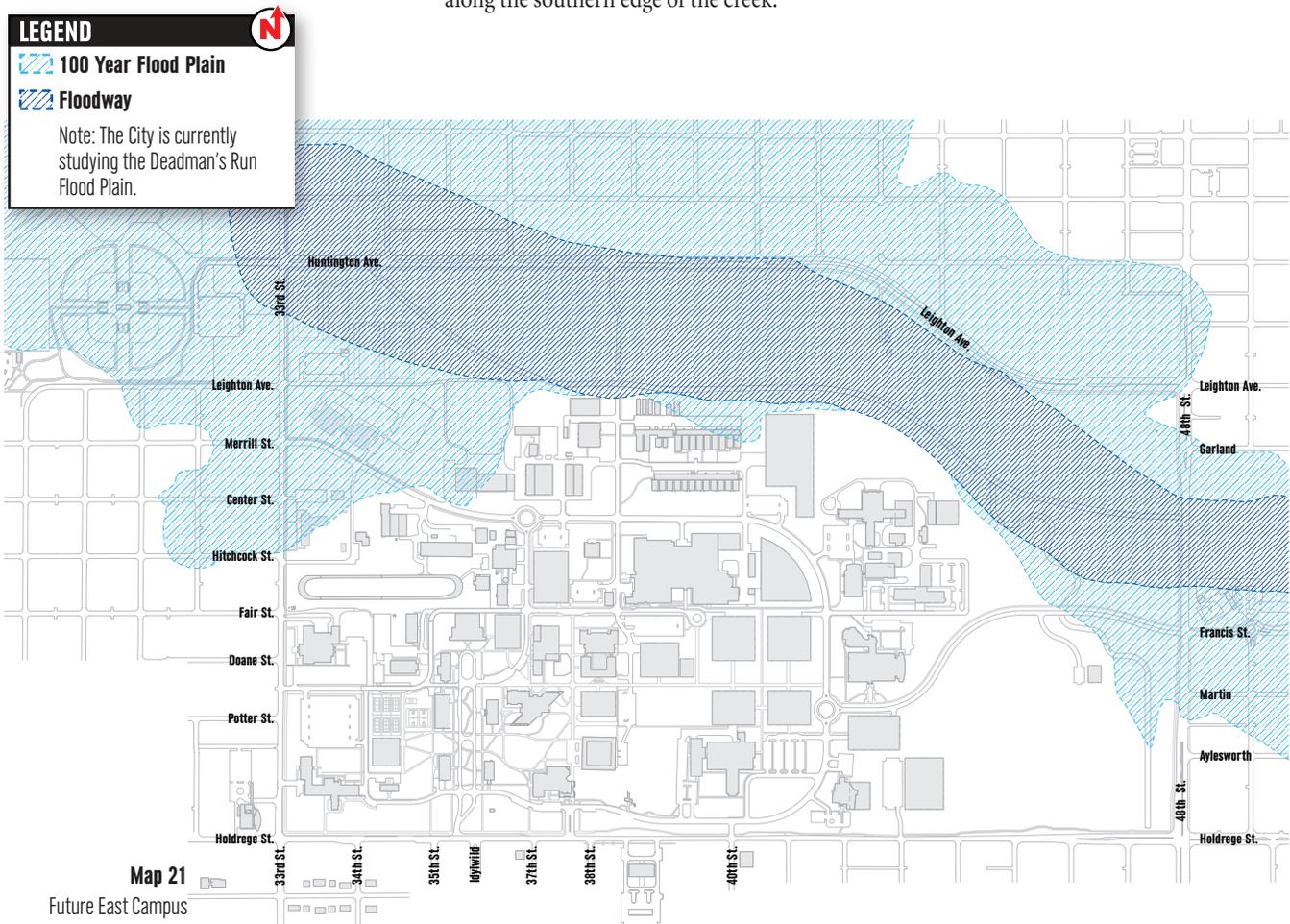
Map 20
Future East Campus
Parking & Transit

Campus Features

Flood Plains – Dead Man’s Run crosses the northern portion of East Campus from east to west. Over 124 acres of campus are affected by the flood hazard. The northern 78 acres of campus are within the creek’s floodway and cannot be built upon. This area contains valuable field research plots — a use well suited to a floodway. The flood plain also impacts about 47 acres on the east edge of campus as well as the northwest corner. The east side of campus is used for horticultural and natural resources research and landscape services nursery and materials storage. Buildings on the northwest edge are within the flood plain.

A tributary to Dead Man’s Run flows north along the east side of the campus, paralleling 48th Street. The tributary has experienced bank destabilization and erosion from storm water flows which has resulted in the loss of research land and a portion of a valuable tree research nursery. The City of Lincoln and the Lower Platte South Natural Resources District are in the process of implementing a project that will stabilize the banks and re-establish a meander to a portion of the tributary. The project will protect research areas from future erosion.

The City of Lincoln is planning a future study to update the Dead Man’s Run flood hazard maps. The project could impact the boundaries of the floodway and flood plain on East Campus. Additionally it could impact the size of some potential building sites, particularly along the southern edge of the creek.



Map 21
Future East Campus
Flood Plain



Open Space – Large core open spaces help establish the character of East Campus and should be protected from future development. These spaces include passive green spaces, flood plain areas used for field research, and active recreation fields. East Campus blends well with its bordering, largely residential neighborhoods and every effort should be made to continue that relationship. (See the following discussion on campus edges, corners and entries.)

East Campus is notably without an identifiable, paved or hardscaped public gathering or events area such as a pedestrian plaza. The 1998 Master Plan recommended an outdoor gathering area along the south side of the Nebraska East Union, facing the Union Meadow green space, and a north plaza at the southern terminus of a new entrance drive from Loop Drive. The 2005 Master Plan recommends a paved plaza/event space on the north side of the Nebraska East Union in conjunction with a new east-west quadrangle framed by Ruth Leverton Hall, Chase Hall, a new building site east of Chase Hall, a new in-fill building site between Kiesselbach Lab and Natural Resources Hall, the Union and Plant Industry building and the proposed Center Drive pedestrian mall.

Prominent Features – The following features contribute to the East Campus image and sense of place and should be considered when siting and designing new structures and building additions.

- East Campus buildings are largely low-rise, from one to three stories, and any departure from that pattern should be carefully considered lest it disrupt the campus character and image. The same can be said of the fairly consistent building color (largely tan masonry) used on East Campus.
- Well established plantings, gardens, arboreta and research plots on East Campus give it a significantly different character and image from the more urban City Campus. This image should be preserved in keeping with the campus location amid residential neighborhoods and its education, research and outreach functions in agricultural and natural resources.
- With the exception of the Hardin Hall tower (formerly the hotel for the Nebraska Center for Continuing Education), the only tall landmark or orienting feature on East Campus is the chimney at the Utility Plant. A new clock tower is under construction north of the Nebraska East Union. It will provide orientation for pedestrians on the proposed Center Drive pedestrian mall that will extend from the Law College on the east to the East Campus Mall on the west.
- The Filley Hall/Food Sciences Complex and the historic campus mall are major features contributing to campus image when viewed from Holdrege Street.



Edges, Corners and Entries – The Master Plan for East Campus has the following recommendations with regard to campus edges, corners and entries.

- East Campus edges are well defined and continuous, unlike City Campus where some edges mix with adjacent commercial and residential neighborhoods (as in the commonly referenced “zipper zone” between campus and downtown Lincoln). Only recently have campus functions breached the East Campus edges in the form of the soon-to-be constructed International Quilt Study Center and the joint City/UNL Fleming Fields Recreational Sports Park, both west of 33rd Street.
- The south edge of East Campus presents a well-landscaped border offering inviting glimpses into campus from Holdrege Street. This attractive edge should be continuous from 33rd to 48th Street, and enhanced where plantings are sparse or missing. A generous pedestrian/bicycle path should extend the full length of the south edge of East Campus and along the east, north and west edges as well (see circulation recommendations, page 63).
- Filley Hall and the Food Sciences Complex terminates the 38th Street entrance to East Campus from Holdrege Street. The Food Sciences Complex is the most frequently identified building on East Campus. A Visitor Center is planned for this building.
- The east and north edges of campus present views of various research and nursery plots, and are less welcoming due to their fenced borders. These edges too should provide planted pathways and screen any required fencing.
- The west edge of East Campus is a more typical urban streetscape with major buildings and lawns addressing 33rd Street. Gaps in the 33rd Street streetscape should be closed with appropriate plantings.
- East Campus and its entries are poorly identified in terms of identifying signs or welcoming features. Each corner of the campus should be enhanced with an appropriate sign and with special plantings and should be designed so that the elements work together at these entries. Directional and informational signage should be developed.
- The Master Plan recommends a consolidation of south entrances to campus from Holdrege Street. It is recommended that the Holdrege Street entrance to Hardin Hall at 34th Street and the next entrance to the east (between 34th and 35th Street) be consolidated into a new single entrance between 35th and 36th Streets, more on axis with the East Campus Mall. Coupled with new directional/informational signage, this proposed new entrance should result in improved way-finding on campus.
- At the recommendation of the City of Lincoln the south entrance at 40th Street will be changed to a full-access-in and right-out only, reducing traffic conflicts at this important entrance leading to Loop Drive and visitor facilities at the Dental College, Barkley Center, Law College and Veterinary Diagnostic Lab.
- The 2005 Master Plan, like the earlier 1998 plan, recommends a new east entrance to campus from 48th Street at Francis Street, joining Loop Drive south of Law College. The recently completed University Place and North 48th Street Master Plan has recommended that the 48th Street and Francis Street Intersection also serve as a gateway to University Place, suggesting an entrance feature that recognizes both East Campus and the University Place neighborhood.
- The north entrance to East Campus from Huntington Avenue at about 38th Street should be enhanced with appropriate signage and entrance features. It has been stated in the Open Space recommendations that this entrance street should be landscaped in a manner similar to Loop Drive.
- The west entrance to East Campus at Merrill Street should receive entrance signage and plantings similar to the other campus entrances, as should the proposed new west entrance between Potter and Doane Streets (on alignment with Center Drive on campus)



Historic Campus Features – The general comments and recommendations dealing with historic campus features on City Campus also apply to East Campus. In addition, the Master Plan has the following specific observations and recommendations for historic features on East Campus.

- The historic East Campus Mall, bordered by some of the oldest remaining buildings on East Campus, has recently been improved and returned to a more nearly original condition. The mall is one remaining feature from early campus planning for East Campus and should receive special recognition and protection.
- The original Tractor Test Lab, now converted into the Lester Larson Tractor Museum, a unit of the University of Nebraska State Museum, would benefit greatly from site enhancement.
- The “Perin Porch,” a gazebo-like structure within the landscaped south campus edge, was constructed on the site of the original white frame dormitory constructed in 1875. It memorializes S.W. “Dad” Perin, a superintendent of the State Agricultural Farm (later the University of Nebraska Agricultural Campus), and others who contributed to the development of East Campus. The porch represents one way in which campus history can be kept alive, contributing to campus image and place making.

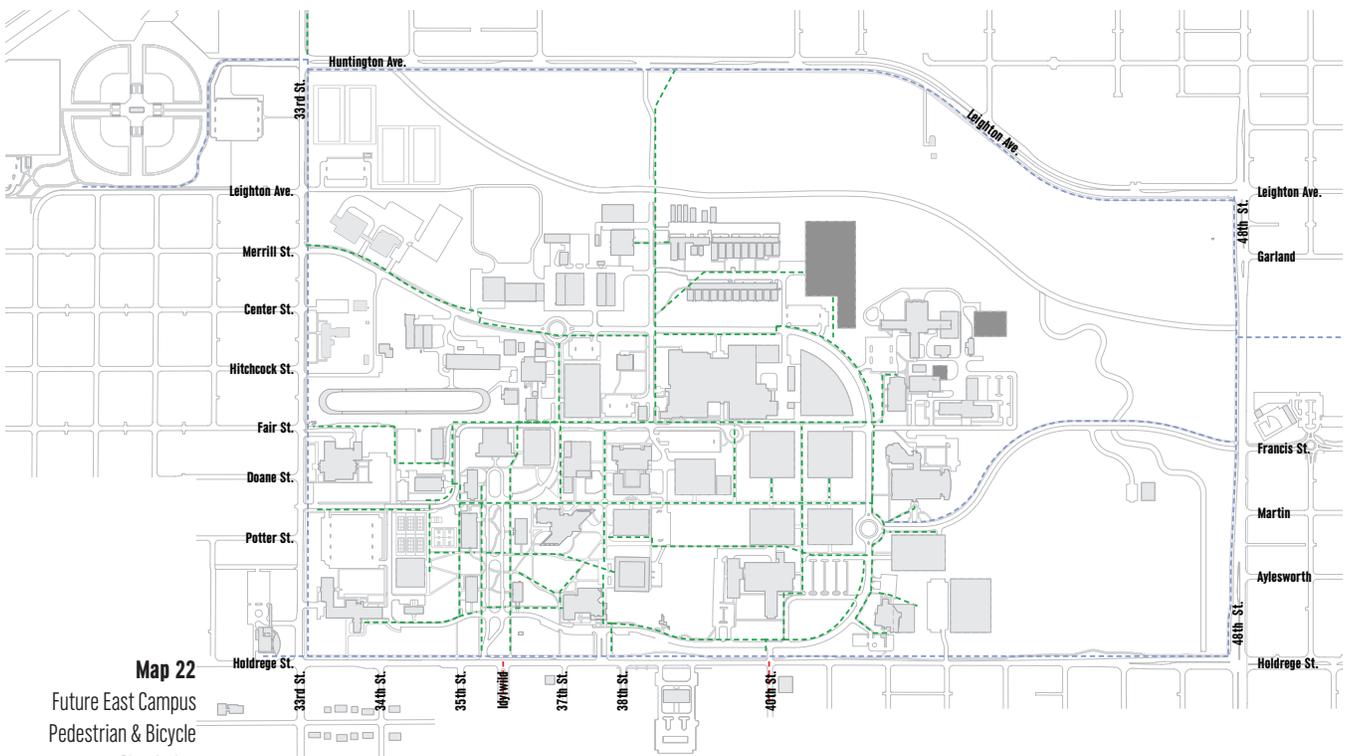
Circulation

Pedestrian and Bicycle – The Master Plan recommends the creation of a new, major pedestrian mall on the alignment of Center Drive running from Loop Drive (and Law College) on the east to the historic East Campus Mall on the west. It may extend entirely through East Campus from 33rd to 48th Streets when the new east and west entrances to campus are completed. The mall would eliminate all vehicular traffic but service traffic along Center Drive east of the Union, substituting a service route to the Union along the east side of Plant Sciences Hall, Keim Hall and along the east and south sides of former Agriculture Biochemistry Hall (also a potential site for the future East Campus Recreation Center). The new pedestrian mall should be well landscaped and include benches, special lighting, bicycle racks and special paving. The pathway could also be “themed” to honor distinguished faculty and alumni, if desired.

East Campus will eventually be connected to three city trails – the Dietrich Trail at 33rd and Huntington Avenue, the Huntington-Leighton Trail currently under construction and the 48th Street Trail connecting to the MoPac Trail. It is yet to be determined how and where the 48th Street Trail will cross 48th Street to connect with the MoPac Trail near “X” Street. All three trails will eventually link East and City campuses and connect to the city-wide trail network.

LEGEND 

-  Pedestrian & Bike Trails
-  On Street Bike Routes
-  Pedestrian Routes



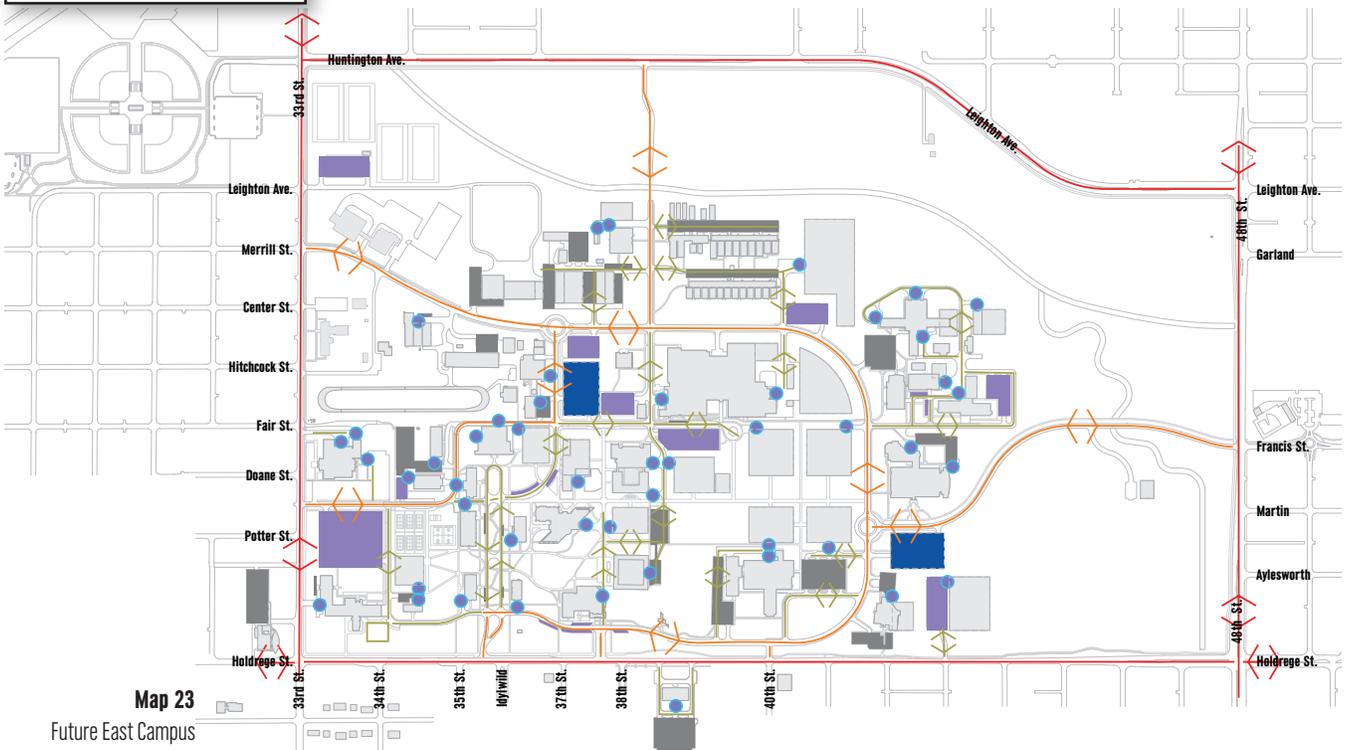
Map 22
Future East Campus
Pedestrian & Bicycle
Circulation

Vehicular – The 2005 Master Plan recommends the following improvements and changes from the 1998 Master Plan with respect to vehicular circulation on East Campus.

- Loop Drive should be completed as an internal loop within East Campus by creating a west leg composed of 34th Street, Center Drive, 35th Street, Fair Street and 37th Street.
- A new west entrance to East Campus should be developed from 33rd Street on an alignment with Center Drive. The new entrance should consolidate other two other entrances to campus from 33rd Street, those at the Hardin Center and Nebraska Educational Telecommunications Center.
- A new alignment is recommended for the proposed east entrance to campus from 48th Street. The alignment will follow Francis Street, curving south to intersect with Loop Drive south of Law College. This route will move the new entrance drive away from sensitive research in the vicinity of the Nebraska Center for Virology and the Animal Research Facility.
- Entrances to East Campus from Holdrege Street should be consolidated from four to three, relocating one of the three to an alignment with the historic East Campus Mall.
- A new street should be constructed linking the East Campus Mall to 37th Street, providing access to the north entrance plaza of the Nebraska East Union and the potential parking garage site north of Kiesselbach Lab.
- Center Drive should be closed to all vehicular traffic except service or emergency vehicles from about 38th to 40th Streets, and converted to a pedestrian mall as described in Pedestrian and Bicycle Circulation above.
- 35th Street should be closed to through traffic west of Agriculture Hall and Home Economics Hall. The north and south ends of this former street will be converted to service courts for the two buildings.

LEGEND

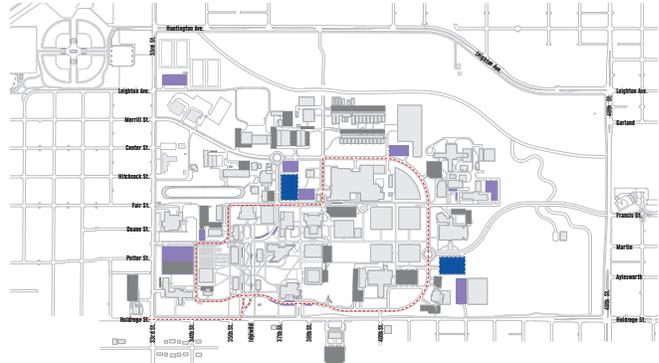
- Existing Surface Parking
- Proposed Surface Parking
- Proposed Garage Parking
- Building Service & Delivery
- Arterial
- Collector
- Local/Service



Map 23
Future East Campus
Vehicular & Parking

Transit and Shuttle Routes – The proposed future transit/shuttle route on East Campus will largely follow the complete interior Loop Drive, entering and exiting campus at the proposed new south entrance to campus at the East Campus Mall.

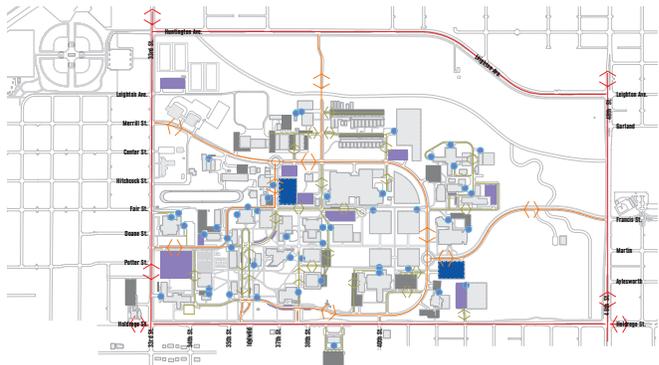
Map 20: Ref pg. 40
Future East Campus
Parking & Transit



Service and Delivery – Service and delivery patterns and needs on East Campus will change in the future as a result of the proposed new 48th Street entrance, the completion of Hardin Hall and the anticipated expansion of research. Increased security is desired in areas dealing with sensitive research involving animals, biocontainment, plant and animal genomics and pathogens. In the future, screening points may be required for service and delivery vehicles entering sensitive areas.

A new service route to the Nebraska East Union and C.Y. Thompson Library will be required on the north side of C.Y. Thompson Library, as a result of the proposed Pedestrian Mall along Center Drive.

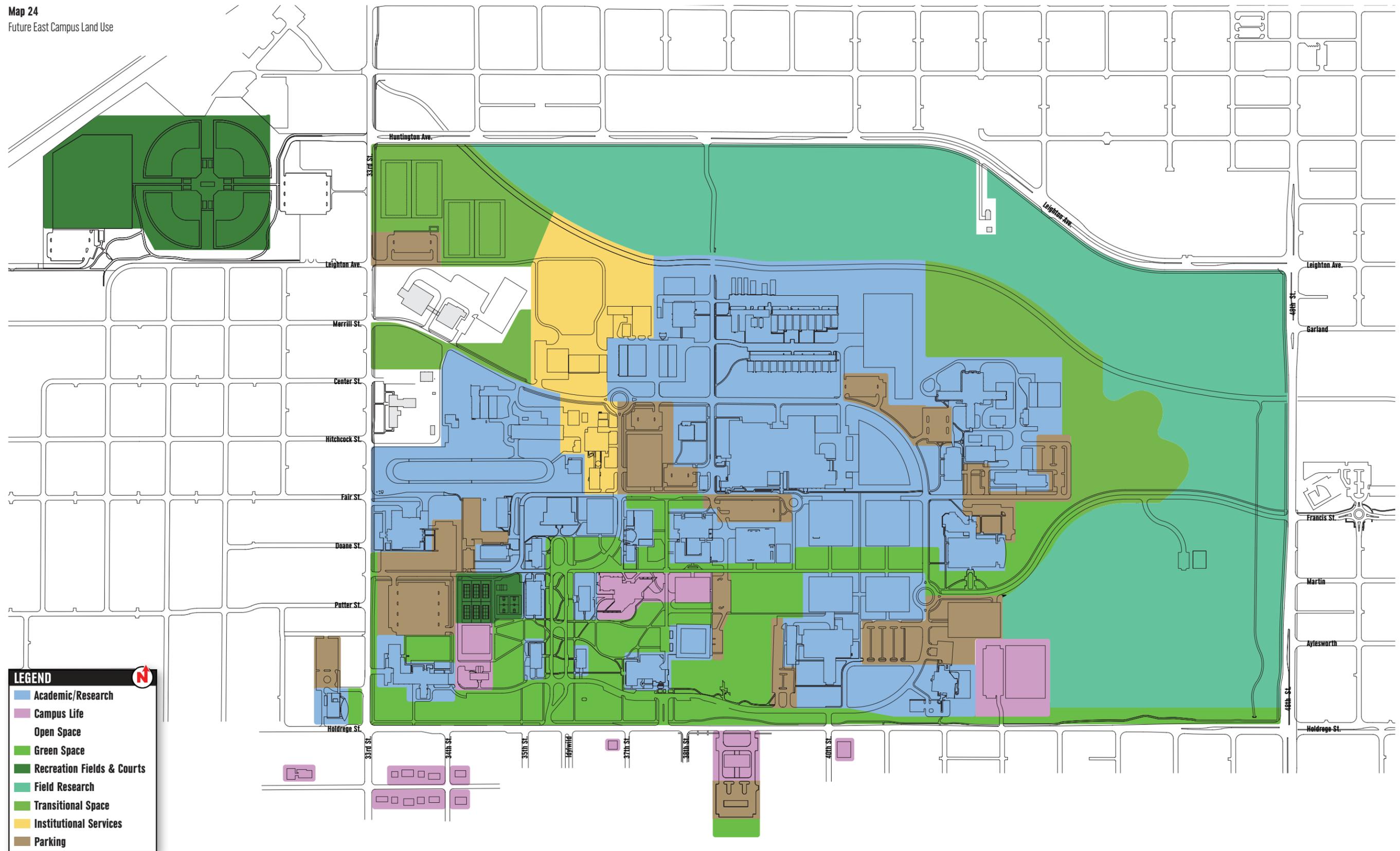
Map 23: Ref pg. 64
Future East Campus
Vehicular & Parking



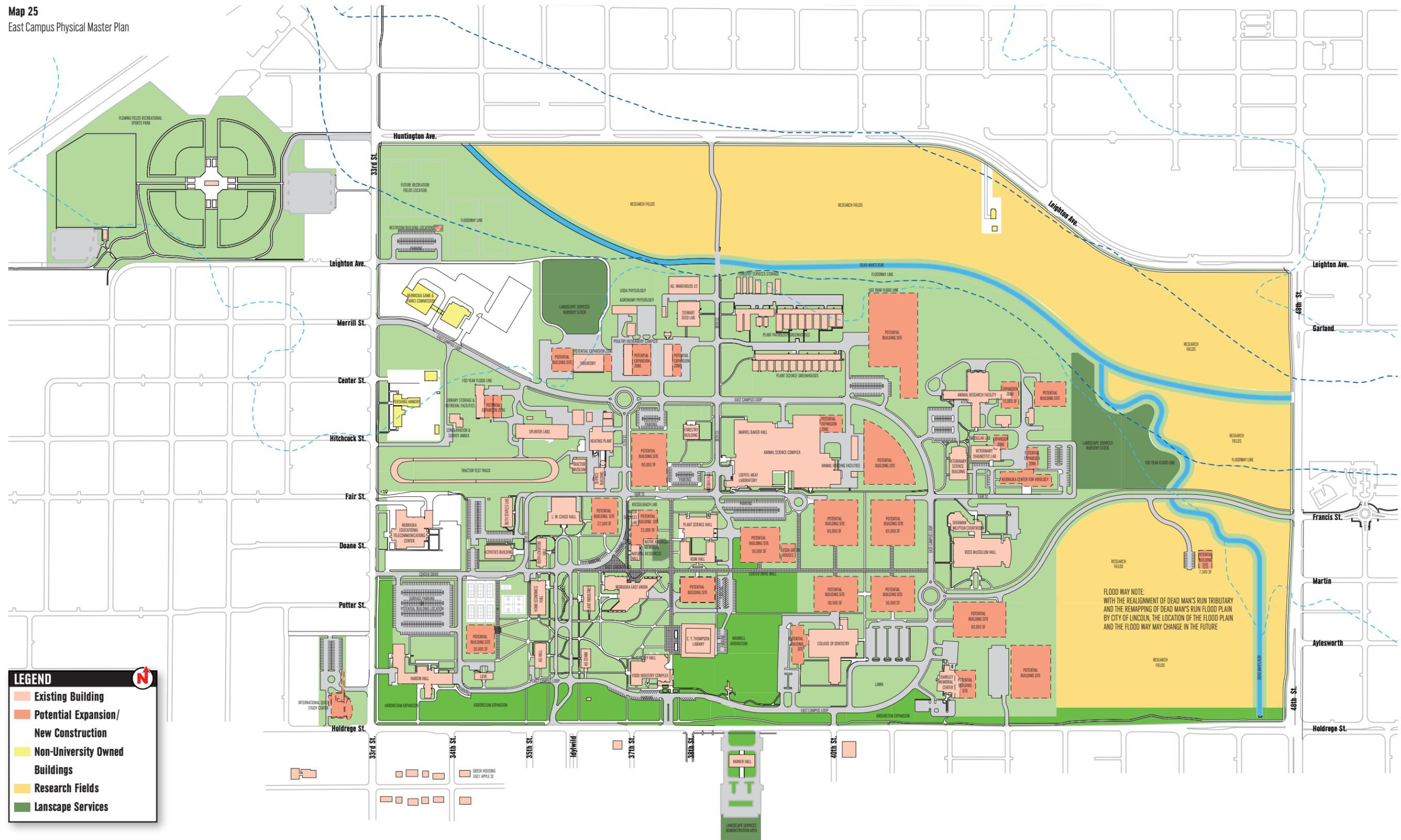
Physical Master Plan

The previous land use and circulation recommendations for East Campus are illustrated on the following Future Land Use and Physical Master Plan maps.

Map 24
Future East Campus Land Use



Map 25
East Campus Physical Master Plan





Overview

The scope of the 2006 Master Plan is to update the 1998 Master Plan to create a flexible framework for the next seven to ten years. The Master Plan builds on the guiding principles and goals of the 1998 Plan, and updated with current data, stakeholder input and campus needs.

The implementation of the Master Plan will be directed by the strategic agenda of the University. Challenges related to the implementation of The Master Plan include the timing of the Antelope Creek improvements and removal of the floodplain and the availability of funding to expand and enhance programmatic imperatives. Programs and policies are under development to enhance the efficiency of space utilization which will aid decision makers in the development of new and redevelopment of existing space.

Following are recommendations for plan implementation for new construction, building site analyses, studies and policies.

New Construction

Several projects for new construction or renovation have been or are in the process of being funded. The first buildings to be constructed on East Campus will include the International Quilt Study Center, on the northwest corner of 33rd and Holdrege Streets, and the Center for Virology, east of the Veterinary Basic Science building on East Campus. On City Campus, a new Physical Sciences Facility is expected to be located west of the Walter Scott Engineering Center. Renovation of the South Stadium Office Building is anticipated to include façade and landscape enhancements. Other renovation projects that may be funded include Sheldon Art Gallery, Keim Hall and the Animal Science Complex.

Five projects on the UNL East and City Campuses have been identified as priorities for the 2006-2012 UNL Capital Plan for state funding. Those projects include a new undergraduate classroom facility, renovation of Manter Hall, continued renovation of Hamilton Hall and the expansion and renovation of the Westbrook Music Building.

Additional new construction and renovation projects have been proposed for long-term future construction including an East Campus Recreation Center, a Living-Learning Center, a Multicultural Center, Science Research Facilities, the expansion of Sheldon Art Gallery, and construction projects for the extended campuses. Long term projects include renovation/replacement of the teaching greenhouses and a conservatory, campus-wide classroom improvements, poultry research teaching facility improvements and repairs to the Veterinary Basic Sciences Building.

New research projects are contingent upon the availability of funding. Building location may depend on the timing of funding allocation and the removal of the Antelope Creek floodplain. Projects that are funded prior to the completion of the Antelope Valley channel may need to be located on the East Campus. Projects might include facilities for social

science research, nanotechnology research, engineering research, a transportation research center, biological sciences facilities, and technology transfer.

The University of Nebraska Medical Center is programming an expansion of the Dental College on the East Campus. A new College of Nursing building is also anticipated on the East Campus.

Campus Deferred Maintenance

Annual reviews of campus facilities indicate the campus has been developing a sizeable backlog of deferred maintenance. Because of limited resources the campus has deferred costs for the maintenance of facilities; it has been fortunate to do so without significantly affecting programs. However, over time the cumulative effect has become significant and real. The current estimate for the 6.5 million gross square feet of state-supported space on the City and East campuses is about \$310,000,000.

UNL facilities are designed to serve the programmatic needs of the campus. The deferred maintenance condition of the campus affects the programs within the buildings, as well as campus-wide research, instruction, and service. Whether through building demolition or completion of maintenance, the campus is better served by a clear commitment to provide adequate facilities to meet its mission. The proposed plan attempts to maximize the use of existing facilities that have reasonable maintenance needs while removing those facilities with high maintenance needs. However, it is not possible for any solution to eliminate all campus maintenance needs.

Analysis of Potential Building Sites

Several prominent sites have been identified for new construction. Due to the context, visibility and effect that construction on these sites will have for campus identity and way-finding, analyses should be conducted to identify building design guidelines, building setbacks, axial relationships and landscape opportunities. The campus planning group should consider site opportunities and constraints and prepare appropriate site development guidelines. Examples of site related opportunities and constraints for proposed UNL building sites include:

14th & Vine Street Site – A building site has been identified for the southeast corner of 14th and Vine Streets. A building on this site would be highly visible and would create a terminus for the Vine Street mall. The site is enhanced by vistas of Memorial Stadium and State Capitol. It is also affected by the Vine Street axis, the mall axis, and the 14th Street axis. Building setbacks, building massing, the broad context of building design, and the need for an iconic vertical element should be explored. The guidelines should address streetscape elements and elements that could be incorporated in the 14th & Vine intersection to enhance traffic safety and campus identity.

501 Building Site – The “501 Building” is located on a highly visible corner southwest of Memorial Stadium that is bounded by I-180, Stadium Drive, the former S Street and T Street. A large amount of pedestrian traffic passes the site on Stadium Drive en-route to football games. It is highly visible to northbound traffic on I-180. The site will create the western terminus of a pedestrian mall along the former S Street that will be created when Ferguson Hall is removed. The pedestrian mall will connect the Broyhill Fountain Plaza north of the Nebraska Union to this site. The site may be used for a future parking structure, academic/

research building or combination of the two. Building site considerations should include building design elements necessary to ensure a strong positive image of UNL on this highly visible site. Additionally, elements to strengthen the pedestrian malls along Stadium Drive and the S Street corridor should be considered. Design elements to enhance this entry to campus should be coordinated across the campuses to provide cohesiveness.

Westbrook Music Hall Site – A future expansion of the Westbrook Music Hall is anticipated. This proposed expansion is on a highly visible corner of City Campus at 10th and Q Streets. The location presents an opportunity to address design features, signage, entry features and plantings that will enhance and solidify the Stadium Drive pedestrian corridor and enhance the image of campus at this corner. The Westbrook Sector Study that was prepared in 2003 should be referenced as this site is developed.

Antelope Valley Roadway at Q and R Street Sites – These two sites will be highly visible on the southeast edge of campus. Design features, signage, entry features and plantings that will create cohesiveness and enhance the image of campus at this entry should be identified.

Site Location Study For An East Campus Recreation Center – Three potential sites close to the Nebraska East Union have been identified that could accommodate either a new recreation center or academic/research uses. One site is currently occupied by Biochemistry Hall. Another site is in the area east of Chase Hall currently used for a parking lot. The third site is the area generally occupied by of Natural Resources Hall, Kiesselbach Lab and Water Resources Lab. Two of the sites will be available after additional academic/research space is constructed to replace what is currently housed in those buildings. The site east of Chase Hall would be available once a parking garage is constructed to replace the existing parking. All of the sites have design constraints and setback issues. Building massing and the relationship to existing buildings and open space should be addressed. Pedestrian entry strength, fenestration, canopies, building articulation, multiple entries, pedestrian scale, and service area screening should also be considered. The viability of retaining the existing facades of Natural Resources Hall, Kiesselbach Lab and Water Resources Lab should be examined if that site is selected.

Sites north of Dental College – The area north of the Dental College on East Campus is anticipated to accommodate the development of at least four academic/research buildings. The southeastern building will be a focal point for the new east entrance to the campus. The Center Drive pedestrian mall will be an integral element in the development of the quadrangle between the buildings. A study should identify guidelines for the design of the quadrangle and its relationship to the Center Drive pedestrian mall, building massing, setbacks, important axial relationships, and using the new eastern entrance to East Campus to benefit campus image and way-finding.

Burr-Fedde Residence Hall Replacement – The Master Plan contemplates the replacement of the Burr and Fedde Residence Halls and the relocation of recreational courts to this area. The replacement will be phased so that Burr Hall can continue to be used while the new residence hall is constructed. Replacement of the residence halls will create opportunities to solidify and enhance a core green space from the new recreational courts to C.Y. Thompson Library. The intersection of this core green space with the historic mall presents opportunities to link and reinforce the spaces. The common elements across these spaces should be identified.

Sector Studies

Additional sector studies should be undertaken in order to develop plans to enhance design features that create a strong campus image and cohesiveness, enhance way-finding and establish a sense of place. Such studies should include:

R Street – A study in cooperation with the City of Lincoln should identify design and circulation improvements to R Street that create a strong image for the university and incorporate recommendations of the Downtown Master Plan. R Street should be designed to create a visual “front door” for City Campus. Opportunities to synchronize design elements with improvements proposed for downtown should be explored. Those opportunities may include creating a visual connection between a city plaza at 13th and Q Streets and a new campus entrance plaza at 13th and R Streets. Such a study should incorporate a traffic and circulation element to address means to minimize vehicular and pedestrian conflicts while maintaining routes for service and delivery vehicles, handicap accessibility, drop-off spaces and visitor parking.

Vine Street – The completion of the Antelope Valley roadway and channel will create a significant entrance into the campus with the view to Memorial Stadium from a distance to the east. The restoration of the mall in front of Memorial Stadium, the opportunity to place an iconic vertical element in the vicinity of 14th and Vine Streets, and several new building sites all need to be studied. The study should determine the design features needed to establish this as a significant entryway and corridor that is important to the City Campus image and identity. Landscape and building design elements, building massing, building setbacks, building height, signage, and entry features should be identified.

East Campus Center Drive Pedestrian Mall – The Master Plan envisions the transformation of Center Drive into a pedestrian mall that extends from the Loop Road beyond the East Union Plaza to the historic mall. A study should identify design elements to create cohesiveness between the development around the historic mall and the new academic/research quadrangle to the east. The mall could eventually run from 33rd Street to 48th Street and tie together two proposed new East Campus entrances. The design of the mall should enhance the campus image and identity. The design of the plaza around the East Union and the open space that is created to the north could be incorporated into such a study.

Behlen/Brace/Ferguson Site – The Master Plan contemplates the removal of Ferguson Hall to clear the way for a pedestrian mall from the Nebraska Union to the 501 Building. A sector study should be undertaken to identify design elements that enhance campus image, pedestrian movement and the connection between the Broyhill plaza and the original university campus quadrangle.

Textron Site – The site of the former Textron factory at the Antelope Valley Roadway and Vine Street will become a focal point to the east entrance to City Campus once the Antelope Valley project is complete. This area has been discussed as a potential location for a research/technology transfer facility. A study should identify design features, signage, entry features and plantings that will create cohesiveness and enhance the image of the campus at this entry. The study should also address utilities, parking and potential environmental issues

Traffic Studies

Traffic within and around UNL campuses will be affected by the Antelope Valley project and new building construction. The Master Plan proposes circulation changes on both campuses. However, the following traffic studies are recommended to ensure that safe, efficient traffic flows and circulation patterns are achieved:

- Completion of the Antelope Valley project will transform the traffic patterns in and around City Campus. The 2005 Master Plan continues the recommendations from 1998 to convert 16th Street to two-way traffic, to eliminate through traffic and create service courts on 17th Street by creating cul-de-sacs north and south of Vine Street, and to vacate W Street to allow the expansion of recreation fields. However, a traffic study should be undertaken following completion of the Antelope Valley roadway to examine the effect of the new roadway system on internal campus circulation patterns, to verify the recommendations of the Master Plan, and to determine traffic calming options. Planning efforts should include representatives from the City of Lincoln to achieve common goals.
- Circulation patterns in and around East Campus are complex and make navigation through the campus challenging. There are multiple entrances on 33rd and Holdrege Streets, traffic lanes that pass through parking lots, no clear path to the Nebraska East Union, no western link to the loop road, and no east entrance along 48th Street. The intersection of 33rd and Holdrege Streets is congested and left-turns from Holdrege to southbound 33rd are difficult, particularly during peak traffic times. Increased traffic in the vicinity of 33rd and Holdrege Streets is anticipated when the Hardin Center and the International Quilt Study Center are opened. A traffic study should be conducted in the near term to verify the recommendations of the Master Plan and to identify a phasing plan to implement those recommendations in order to enhance traffic flow, pedestrian safety, and way-finding. Planning efforts should include representatives from the City of Lincoln to achieve common goals.
- R Street is a major circulation route on the south side of City Campus for vehicular traffic, pedestrians, bicyclists, busses, parking, and service and delivery vehicles. The traffic congestion, on-street parking and delivery vehicles create significant conflicts with pedestrian traffic. R Street will be terminated at 19th Street upon completion of the Antelope Valley north-south roadway. The City of Lincoln's Downtown Master Plan recommends that a portion of R Street be redesigned as a promenade with a bike lane. The Downtown Master Plan also recommends the development of an urban plaza at 13th and P Streets. Opportunities may exist to create a strong entrance and enhance the campus image by creating a plaza in front of Love Library that connects to the proposed city plaza at 13th and P Streets. One possibility could be to create a pedestrian plaza, closed to vehicular traffic, along R Street between 12th and 14th Streets. A study of the levels and types of traffic, service and delivery needs, visitor parking and circulation issues on R Street should be undertaken in conjunction with a design study for the R Street corridor.

Other Studies and Planning Efforts

Several studies and planning efforts by other offices are underway. An academic strategic planning process is being conducted by the Office of Academic Affairs. The Office of Research and Graduate Studies is conducting a planning process to prioritize research-specific building needs. The utilities division of Facilities Management and Planning is conducting a utilities master planning process. These planning efforts will be coordinated to successfully guide future growth and development of the university. The following coordinated planning efforts and studies are envisioned for the future:

Campus Image Study – An overall study should be conducted that includes an overall visual analysis of the campuses to identify important design features that should be preserved and areas needing enhancement. The study should recommend ways to create cohesiveness between City and East Campuses, establish a hierarchy of features, identify common design elements and treatments for entryways to campus and the edges of campus. A family of signs should be designed around the building sign format to provide way-finding, directional, parking and general information.

Space Analysis and Policy Development – The Office of Institutional Research and Planning has undertaken a comprehensive review and inventory of the use and assignment of space on campus. Policies have been developed related to the assignment of space. It is anticipated that software programs will be developed that will facilitate maintenance of the space inventory, analysis of space use and assignment, and the development of policies related to the efficient utilization of campus space.

New Construction/Space Assignment Phasing Plan – The academic strategic plan and the research plan will identify university priorities for program development. These priorities combined with an analysis of space utilization will allow the development of a plan to identify new construction needs, and a phasing plan for the reassignment of space that becomes vacated after construction is complete.

Instructional Space Plan – A study should be undertaken to evaluate the quality, adaptability, and suitability of instructional spaces. The analysis should evaluate utilization statistics, classroom locations, ideal size of instructional spaces, and class times in order to identify instructional needs. If a centralized classroom facility is developed, the study should evaluate which spaces that are currently used for instructional purposes could be converted to other uses.

Parking Analysis – An updated analysis of parking capacity and location should be undertaken to assess the phasing and impact of new development on the balance of parking. Opportunities to coordinate with the City's efforts to construct parking on the south side of City Campus should be explored.

Capital Improvements Planning – The completion of the Utilities Master Plan will allow the identification of capital needs for building expansion. Site elements such as sidewalk repair/replacement and roadway repair/replacement should be addressed, as well. A phasing plan that addresses building and capital construction costs and needs should be developed.

Update Design Guidelines – The design guidelines for the City and East Campuses should be reviewed and updated to balance the needs for a cohesive campus image with the needs for functional efficiency and cost efficiency of new construction. The update should evaluate building height, setback and massing as they impact Vine Street, the Antelope Valley Roadway and the Center Drive pedestrian mall. The design guidelines should include policies and recommendations to preserve core open space and balance building density on campus.

Construction Project Process – Many construction and renovation projects are generated by funding from external grants to create new or renovated research facilities. There is often pressure to move quickly in order to meet the requirements of granting agencies and to meet the expectations of faculty. An evaluation of the policies, and procedures in the project planning and construction process should be undertaken to ensure that needs are met quickly and economically. A communication process should be developed to educate faculty and administrators on navigating the construction planning process.

Development of Plans for Research and Extension Centers – Plans for the research and extension centers throughout the state should be developed as a part of the planning process.

Coordination of Planning Efforts – Continued efforts should be made to coordinate internal planning efforts, such as the academic strategic plan, the research plan, evaluation of teaching laboratories and space utilization. Future planning efforts for UNL entities such as recreation, housing and athletics should be coordinated internally, as well. University staff should continue to coordinate with the City of Lincoln and its neighborhoods on planning issues adjacent to the campuses.

Updating the Master Plan – The Board of Regents will adopt this document that is broad in scope, yet provides sufficient background and analysis to provide campus leaders with a framework for decision making. As sector studies, design plans or plans specific to functional areas are developed, they should be coordinated with and appended to the Master Plan. A regular evaluation of the Master Plan should take place to assess progress in its implementation and to recommend changes or updates that may be needed.

Policy Recommendations

Through the planning process, several areas were identified that raised policy issues for future discussion.

Senior Level Planning Group – A planning group consisting of senior level administrators and staffed by the Campus Planner should be established to meet on a regular basis to guide campus planning decisions. The group should include representatives from the offices of Academic Affairs, Research and Graduate Studies, Student Affairs, Business and Finance, IANR, the Chancellor’s office and Institutional Research and Planning. The existing Campus Planning Group should be recognized as a staff level body to make recommendations on planning issues to the senior group.

Parking and Recreation Replacement Fees – The Master Plan identifies several new building sites, new plazas and open spaces, and relocated recreational fields in areas that are currently occupied by surface parking or recreational fields. Currently, the replacement cost for the lost parking or recreational fields is negotiated and paid by the project that affects a particular site. This practice places a disproportionate financial burden on some projects, and can effect the scope of the project. A policy should be considered that assesses a parking and recreation replacement fee to all projects. The size of the fee could be dependent upon the size and location of the project and whether there is a direct effect on parking or recreation. Such a policy would help distribute the cost of replacing parking and recreational space.

Funding and Development of Unfinished Space – It is currently difficult to secure state funding to include unfinished “shell” space as a part of a project. The incorporation of unfinished flexible “shell” space in some projects can allow related programs to expand in the future at a lesser cost than new construction and with less consumption of land. Policies should be pursued to allow the development of unfinished space when future program expansion is anticipated.

Historic Preservation – Many of the older buildings and open spaces on campus contribute to the image of UNL and create a sense of place, history and continuity. However, older buildings can be expensive to maintain and can be difficult to adapt to modern needs. Historic preservation on campus involves intrinsic challenges and opportunities that can be difficult to balance. A study should be conducted to identify those key buildings and open spaces that contribute to the image, history and sense of place of UNL and that should be preserved. Guiding principles related to the preservation and renovation of older buildings should be developed that address objectives for protecting, adapting and re-using historic resources. A review process should be developed as a part of that study that encourages an evaluation of alternatives for re-use prior to a decision to demolish a building. However, the policies must also consider the university has limited resources and the costs of building maintenance, building economy and efficient utilization must also be considered.



Acknowledgements

The development of the *University of Nebraska-Lincoln Physical Master Plan 2006-2015* was a collaborative effort. Many individuals have contributed generously of their time and assistance in the study and in the preparation of the Physical Master Plan. It would be impossible to acknowledge all of the individuals. We wish to extend our appreciation to the UNL Administration for the continued interest and attention they have given to the plan and the planning process. Special thanks goes to the members of the Academic Senate, Academic Planning Committee and Association of Students of the University of Nebraska (ASUN) for their time, input and support throughout the planning process. We would also like to thank the faculty, staff, students and alumni who participated in many individual meetings, group meetings, campus workshops, open houses and electronic survey. Thanks also go out to all of the members of the UNL Master Plan Steering Committee and representatives from the other organizations that participated in the planning process whose input has truly made this the University's Plan. Finally, we are pleased to give a special thanks to Jennifer L. Dam, Campus Planner and David K. Peterson, Associate Campus Planner, without whose leadership and editorial assistance this Plan would have been incomplete.

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