

**University of Nebraska – Lincoln**  
**2006 – 2015 Facilities Development Plan Update to the**  
**Nebraska Board of Regents**  
**June 2011**

**Introduction**

The University of Nebraska-Lincoln Physical Master Plan 2006-2015 was prepared by the Clark Enersen Partners as an update of the 1998 Campus Master Plan. The update was based on current data and campus-wide stakeholder input. The plan lays out a vision of opportunities for the future development of both City and East campuses that are designed to maximize the buildable area of the campuses while maintaining a pedestrian, campus scale.

Since the adoption of the Master Plan in 2006, 21 major projects on City campus and 11 on East campus have been completed, are underway, or are in planning. The Master Plan has provided a strong structure for campus development, however, a few changes have occurred. Most notably, the Nebraska Innovation Campus is anticipated to provide research opportunities that may relieve pressure for research space at UNL. This may have a future effect of allowing the strategic development of more academic and student oriented spaces on the UNL campuses. UNL will also acquire properties along Military Road which will provide much needed space for service and administrative uses, freeing up space on the campuses for the expansion of academic and research use.

The Master Plan will need to be updated in the next several years. The update will be tied to a comprehensive analysis of current space use and a projection of future space needs as well as other planning efforts to ensure that the physical plan is strategically integrated with academic, research, and student service planning. Current economic conditions have resulted in a series of significant budget reductions. Careful, coordinated planning efforts will be needed to ensure the Master Plan contributes to the continued growth and success of UNL.

**Planning Imperatives**

The UNL Physical Master Plan 2006-2015 was designed integrate with the Strategic Planning Framework adopted by the Board of Regents as well as the role, mission, and core values of the University of Nebraska-Lincoln. These imperatives remain relevant today as we continue to implement the Master Plan.

In response to the Nebraska Historical Society, the Vice President of Business and Finance at the University of Nebraska asked the campuses to address the processes related to older and potentially historic buildings. The University of Nebraska-Lincoln values its historic resources as is evident in the renovations of the Whittier Research Center, Sheldon Museum of Art, Avery Hall, Richards Hall and Architecture Hall. Additionally, UNL has expended over \$102,000,000 on major renovation projects since 2006. However, it is not always functionally or financially viable to renovate older structures. It is UNL policy to evaluate all structures for the functional and financial viability for re-use at the initiation of a project, or prior to demolition if the structure is vacant. UNL has begun a process of documenting the architectural character of buildings that are proposed for demolition that are within an existing historic district, have a unique architectural character, or have special meaning for the university. The documentation is being prepared to the highest standards established by the National Parks Service to ensure that a record of important campus structures is retained.

**Planning Process:**

The planning process for the 2006-2015 Physical Master Plan included guidance from a steering committee, stakeholder interviews, campus-wide workshops, an on-line survey, and open houses.

There have not been significant changes to the Master Plan to warrant an additional campus-wide process. Small area studies have been conducted

A comprehensive and inclusive planning process will be needed at the time the master plan is updated. The specific design of the planning process will be determined at that time based upon the conditions and needs of the campus and the extent of the master planning process.

**Data Analysis and Assumptions**

The 2006-2015 Physical Master Plan was based on a considerable amount of data including, enrollment figures, staffing trends, housing trends, classroom utilization rates, parking usage, recreation space usage, external research funding, building space usage, land usage, and utilities. The space needs analysis and projections conducted by Paulien and Associates in 1997 was determined to still be valid at the time of the master plan update and were applied as the basis for future needs.

Continued growth in student enrollment and research will impact planning assumptions in the future.

Enrollment surpassed the 2015 goal of 24,000 students in the fall of 2009. Enrollment is projected to reach record levels in the fall of 2011 and is expected to continue to grow with UNL's entrance into the Big Ten.

External research funding has continued to grow- from \$99.2 million in 2005 to \$139.2 in 2010. Continued growth in research will impact space needs on the UNL campuses and on Innovation Campus in the future.

The next update of the master plan should include a detailed analysis of space use, space need projections, and address strategic growth in academics, research, and student enrollment. The plan should also be coordinated with other planning efforts including the recently completed utility master plan, housing master plan, and athletic master plan.

**Plan Concepts and Recommendations**

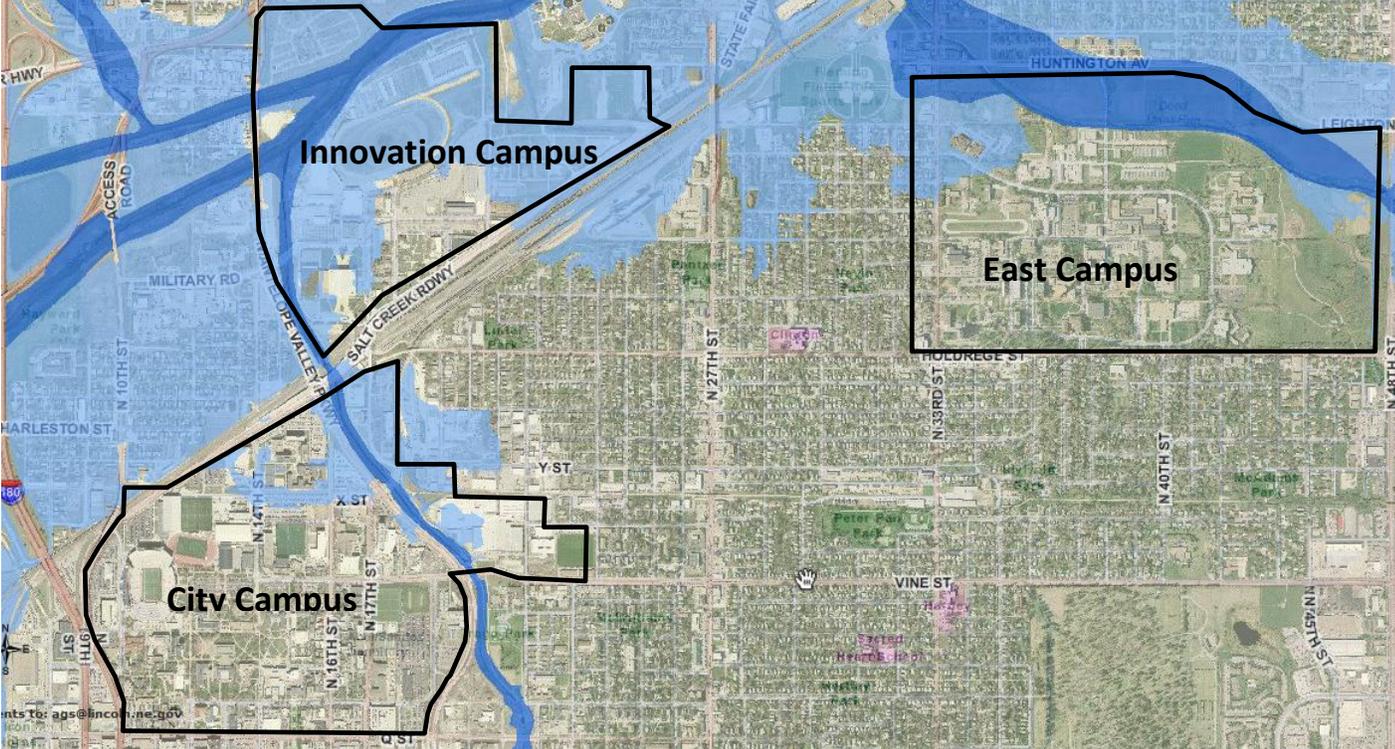
A significant number of projects have been completed, are underway, or are in the planning process since the current Master Plan was approved by the Board of Regents. The master plan has proved to be a very good structure for the development of these projects. The attached maps depict the location of these projects.

Several major considerations will impact planning into the future:

**Nebraska Innovation Campus:** Additional changes that will impact the future physical development of the UNL campuses include the development of the Nebraska Innovation. Innovation Campus is expected to house areas of university research associated with private industry. As such, it is anticipated that development at Innovation Campus will supplement the need for some research space on the UNL campus .



**Flood Plains:** Flood plains will continue to impact development on the city and east campuses. The Federal Emergency Management Agency (FEMA) has approved new flood plain maps for Antelope Creek and Salt Creek since the master plan was prepared. Although the Antelope Valley project has contained the Antelope Creek flood plain to within the banks of the creek, the Salt Creek flood plain will continue to impact the northern portion of city campus as well as the Nebraska Innovation Campus. The Dead Man’s Run flood plain and flood way will continue to impact east campus, primarily in the vicinity of the research fields.



**Recreation area 14<sup>th</sup> to 16<sup>th</sup> Streets north of W:** The proposal to locate an Outdoor Adventures facility at 14<sup>th</sup> and W Streets led to an analysis of the area between 14<sup>th</sup> and 16<sup>th</sup> Streets, north of W Street and south of The Village housing. The campus recreation facility does not have room to expand so a decision was made to explore the possibility of moving the outdoor recreation component to a new facility at 14<sup>th</sup> & W, with the potential to incorporate the boathouse in the future. The Physical Master Plan for this area included the removal of W Street, two competition size recreation fields, and a site to replace the boathouse. However, the northern portion of this area serves to drain storm water from much of downtown Lincoln, and is within the Salt Creek flood plain. A widened drainage way will be needed along the northern portion of the site in order to accommodate storm water flows. This condition reduces the north-south dimension of the site such that competition sized recreation fields are not feasible. Additionally, continued use of W Street is desired to enhance internal campus circulation. Thus, the plan for this site has been revised to show W Street remaining open, a building on the northeast corner of 14<sup>th</sup> & W Streets, and informal recreation fields east of this area to 16<sup>th</sup> Street.



**Cather- Pound Residence Halls and Dining Facility:**University Housing conducted a feasibility study to renovate the Cather-Pound residence halls. That study determined that, due to code requirements, renovations would be as expensive as new construction and would not provide the same amenities that could be provided in a new facility. A new two-phase suites style residence hall is proposed for the remaining building site generally located between 18<sup>th</sup> and 19<sup>th</sup> Streets on R Street. This will provide amenities desired by students and will create an aesthetic edge to this corner of campus. The existing Cather-Pound residence halls will then be demolished. The dining facility will remain on 17<sup>th</sup> Street to take advantage of the existing steam line. However, it will be moved to the east side of the street. The volleyball and basketball courts will be moved to the former Cather-Pound site. This will provide flexibility for future renovations to the Neihardt Residence complex.

**East Campus:**A thermal energy cooling tank is being installed on the northwest corner of the Loop Road and 38<sup>th</sup> Street. The Master Plan showed this area as green space. The site selection process for the placement of the tank evaluated several sites. This site was selected due to the proximity to the Utility Plant, infrastructure costs, elevation, and ability to minimize the aesthetic impact of the facility.

A new recreation center is proposed to serve East Campus. The only site that was determined to be feasible is the site of the existing Activities Building. The programming documents evaluated the possibility of renovating and adding on to the existing building as well as the possibility of demolishing the existing facility and constructing a new one. The consultant recommended new construction. The Project Review Board has asked that there be additional study regarding the renovation/addition option. Regardless of the outcome, the university has contracted to have the history and architecture of the building documented to the standards established by the National Parks Service so that a record of the building will be available to future generations.

The circulation pattern in and around East Campus is challenging. The Master Plan recommends a new entrance road from 48<sup>th</sup> Street as well as a connection to 33<sup>rd</sup> Street. A traffic study should be conducted to evaluate the need for and feasibility of these recommendations.

**Textron:** A detailed analysis should be conducted of the Textron Site, environmental conditions, future uses and model for redevelopment.

**Traffic Study of 16<sup>th</sup> & 17<sup>th</sup> Streets:** A traffic study of 16<sup>th</sup> and 17<sup>th</sup> Streets should be conducted once the Antelope Valley Parkway is completed. The study should evaluate the flow of vehicular and pedestrian traffic along these streets. Consideration should be given to the need for service access to the buildings in this corridor.

**Implementation Recommendations**

A five step process is used at UNL to implement capital projects and to ensure they are consistent with the master plan. The capital project planning process includes: 1) Program Concept, 2) Needs Assessment, 3) Early Estimates, 4) Programming, and 5) Board of Regent approval. The Chancellor and Senior Administrative Team approve all project concepts prior to initiation and also approve projects prior to programming. Further, the campus planning group and academic planning committee provide input as the project moves through the process. A flow chart is attached depicting these steps.

**Date for next master plan presentation:**

Ideally, efforts to update the Master Plan will be initiated within the next two years. A specific timeline will be established by the campus in the 2011-12 academic year.