



# University of Nebraska at Omaha Facilities Development Plan 2006 -2015

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## **INTRODUCTION**

### **A. Planning Direction**

As a metropolitan university of distinction, the University of Nebraska at Omaha (UNO) is an invaluable higher education resource in the Omaha community and the State of Nebraska. Guided by its strategic goals of 1) focusing on students, 2) academic excellence and 3) community engagement, UNO is proud to be the institution of first choice for the majority of its ever increasing freshmen classes. The Ginter Kahn Addition to the Criss Library, the College of Public Affairs and Community Service (CPACS) Building project, and continued development of the Pacific and Center properties will offer exciting new growth opportunities to this dynamic institution.

Student housing, including the planned addition of 400 beds during the 2007/08 academic year, serves as a catalyst to develop a strong sense of community among students. Those residing on campus have increased utilization of existing facilities, a trend that will continue as residential housing is added incrementally. UNO is rapidly evolving into a 24-hour campus, serving both residential and commuter students with a variety of activities and amenities.

Celebrating its centennial in 2008, the university's physical environment has expanded and transformed into an aesthetically beautiful campus. A central pedestrian walkway unites the Dodge location's mix of traditional and contemporary academic buildings constructed of brick and limestone. These facilities are nestled into a thoughtful, inviting and sophisticated metropolitan landscape, creating a strong sense of place within the Omaha community.

The addition of the Pacific property in the mid-1990s created new growth and programmatic opportunities for UNO. The Peter Kiewit Institute (PM), a fusion of UNO's College of Information Science and Technology and the University of Nebraska-Lincoln's College of Engineering, is a

beacon for students and faculty in high tech disciplines. The additional land also provided space for two student residence halls, parking, a state-of-the-art conference facility and future academic facilities that have a synergy with advanced technology development.

The recent addition of the Center property bordering Papio Creak is a tremendous opportunity for UNO to expand campus services and enhance university outreach. Placing UNO on another major east/west Omaha circulator, this land offers great growth potential well into the future. As this property and the Pacific property develop, care should be taken to reinforce and complement the sense of place that exists at the Dodge location.

The private development of Aksarben Village between the Pacific and Center properties, will feature an eclectic mix of shops, offices and private housing units. This will help unite UNO's southern-most location, offering both those residing on, and commuting to, all three locations, increased access to entertainment, shopping and services.

This plan addresses the development of new facilities and the reuse of existing facilities on the UNO campus. As in the past, these improvements must be viewed in the context of enhancing the academic experience for students. Additionally, this plan must support the academic and Greater Omaha communities, underscoring UNO's role as a metropolitan university of distinction, seeking significant engagement within its urban environment. Building on the high standards of previous campus plans, the university is well-positioned to continue its advance guided by this Facilities Development Plan.





## **B. CAMPUS CONTEXT**

The University of Nebraska at Omaha has three primary locations, the original Dodge location, the Pacific location acquired in the late 1990s and the newest location south of Center Street. Areas outside of the UNO campus, where UNO also occupies space, are The Brennan Labor Studies Institute at the Peter Kiewit Conference Center in downtown Omaha and the Collaborative Center at Offutt Air Force Base. UNO leases space, along with UNMC, at 48<sup>th</sup> and Farnam for outreach activities. UNO Information Technology Services provides off-site computer labs in North Omaha at 21<sup>st</sup> and Ames Streets and in South Omaha at 33<sup>rd</sup> and Q Streets. These facilities are part of UNO's outreach/community engagement activities. The Nebraska Business Development Center (NBDC) has offices and programs across the state – in Scottsbluff, North Platte, Columbus and Lincoln. Subcontracted programming is also conducted at Wayne State College and the University of Nebraska at Kearney (UNK). NBDC's Entrepreneur Shop is located in Omaha at approximately 132<sup>nd</sup> and Center Streets.

Due to the lack of appropriate facilities on the UNO campus, athletic facilities are dispersed to the following Omaha locations:

- Baseball – Girls and Boys Town, 137<sup>th</sup> and West Dodge Road
- Softball – West Omaha Baseball Association, 78<sup>th</sup> and D Streets
- Tennis – Hanscom Park, 36<sup>th</sup> and Martha Streets
- Golf – Ironwood Country Club, 132<sup>nd</sup> and Pacific Streets
- Hockey – Qwest Center, 10<sup>th</sup> and Cass Streets

UNO also maintains a presence on the UNK campus for the Master in Social Work Program. UNO has offices at UNL for Criminal Justice and Gerontology and UNO uses the Allwine Prairie Preserve and the T.L. Davis Prairie for Biology instruction, research and public service. In addition, UNO provides space on its campus for UNL's College of

Architecture, Education, Human Resources and Family Sciences and Engineering.

This Facilities Development Plan will focus only on the facilities within the Dodge, Pacific and Center Street locations. Each of the three locations that make up the UNO campus has their own unique personalities and development opportunities. This plan recognizes and builds upon each location's character to develop a unified UNO Campus Facilities Development Plan.

The Dodge property is the historical UNO campus and has developed into a beautiful metropolitan university that fronts Dodge Street on the north, Omaha's main east/west circulator. The vantage point presents a wonderful window on UNO to its metropolitan community. Presently, the majority of classes are taught at the Dodge location. The Dodge location also contains athletics and administrative functions along with approximately half of UNO's student housing. The location is populated with classic and contemporary collegiate-style red brick and limestone facilities. It projects an image of a traditional university setting and has strong visual icons in the Henningson Campanile and the Arts and Sciences Hall Cupola. The Dodge property's present boundaries are Dodge Street on the north, Elmwood Park on the east and south and residential neighborhoods to the west. The Dodge location also has a strong east/west central pedestrian mall that serves the main entrances of the majority of UNO's classroom and administrative and student services buildings. The Dodge location has a 1,500 vehicle parking structure on the east boundary and surface parking scattered throughout which presents large expanses of paving on the periphery. The plan's long-term goal is to minimize surface parking and consolidate it within three parking structures which are evenly spaced across the campus from east to west.

The Pacific property was acquired from the Aksarben Future Trust in the late 1990s and has served as UNO's expansion zone for technology programs and student housing. The Peter Kiewit Institute is the main academic anchor and is joined by student housing structures at Scott Hall and Scott Village. Co-located with Scott Hall is the Scott Conference Center. The Pacific site has a more open suburban presence than the Dodge location. This will change rapidly as additional academic facilities, support structures and student housing populate the site and the new landscaping continues to grow and mature. Also, the development of Aksarben Village to the south will greatly enhance the campus environment with many amenities that are not presently available. Boundaries are Pacific Street to the north, middle class residential neighborhoods to the east, the First Data Resources Office Park to the

west and the Scott Technology Transfer Center and the planned Aksarben Village to the South.

When the last Master Plan was revised in 1999, UNO had recently acquired the former Knights of Aksarben property at Pacific Street and was beginning to merge the new location with the original UNO Dodge Street location.

As UNO embarks on the creation of the 2006 Campus Facilities Development Plan, The institution is again blessed with the addition of a second major acquisition of property. This time the acquisition is south of Center Street with an eventual 17 acres of urban renewal land east of Papio Creek and 56.1 acres from the former Chili Greens Golf Course west of Papio Creek. This new acquisition is a major addition to UNO’s land mass and provides tremendous future opportunities for university outreach.

The existing condition of the site varies greatly depending upon which side of Papio Creek you are viewing. The west side is the former Chili Greens Golf Course and is primarily green space with mature trees, two ponds, a club house and associated parking. The lower portion of the site adjacent to the Papio Creek is within the flood plain and, if structures are to be constructed there, it will require raising the grade and obtaining Nebraska Resources District (NRD) approval. The east side of the Papio is a collection of commercial and residential structures that vary from blighted to standard low-rise one story office space. To use this property in the future, it will require the removal of the existing structures, utility lines and pavement associated with each structure. The 20 to 30 percent of the property that is closest to the creek is within the flood plain and will require raising the grade and NRD approval. UNO’s potential use for the combined properties is outstanding and in the future it could hold academic, university outreach facilities, housing, athletic and recreation functions.





## C. CONCURRENT AND COOPERATIVE PLANNING

UNO's concurrent planning projects that are underway or anticipated in the future are:

### DODGE

- Health, Physical Education and Recreation Building (HPER) Feasibility Study
- Traffic and parking studies

### PACIFIC

- College of Business Administration relocation
- Additional student housing

### CENTER

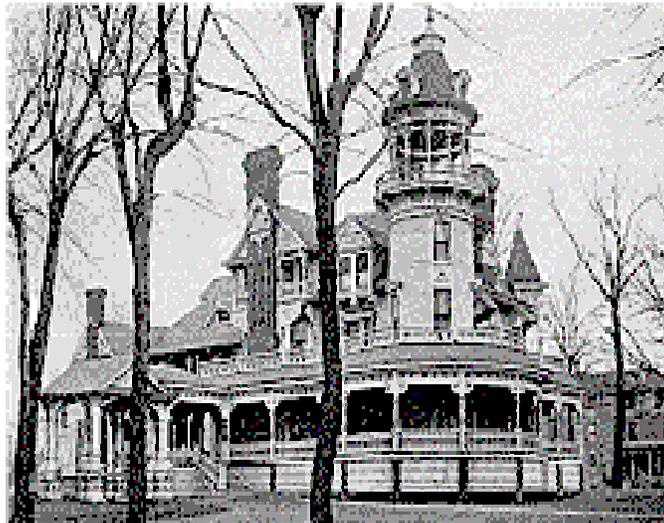
- Infrastructure and development

One of UNO's three strategic goals is to "Actively engage the community". In keeping with this goal, UNO was a participant in the creation of the Omaha Destination Midtown Study to "create and revitalize active and healthy neighborhoods in the midtown area". The recent culmination of a two-year planning process by Omaha's business leaders on the redevelopment of Omaha's Midtown predicts additional exciting opportunities for enhancing the areas adjacent to UNO. The Aksarben Village development is consistent with the results of these collaborative planning efforts.

Many of these midtown neighborhoods such as Dundee, Elmwood Park and Aksarben are UNO's neighbors and their enhancement is closely tied to UNO's future success. As a part of this ongoing commitment to be a good neighbor with the community, UNO continues to provide representation on many of these neighborhood associations.

## D. PLANNING HISTORY

Even before its founding in 1908, the University was relying upon planning as a strategic tool in the decision-making process. The original planning for the university began in 1907 when university planners projected “that over 200 pupils graduated annually from Omaha High School, another 200 from Brownell Hall and Council Bluffs Schools.” Their conclusion was “Omaha is therefore, still virgin soil in large measure for the development of the educational enterprise.” These conclusions led to the founding of the University of Omaha in a former Victorian residence at 24<sup>th</sup> and Pratt Street in Omaha, Nebraska. Today, that commitment to planning is still alive with an active and viable Strategic Plan. The Strategic Plan provided the core guidance for this UNO Facilities Development Plan.



Redick Hall  
Omaha University's  
First Building  
1908 - 1917

UNO believes that planning documents must be living documents which are renewed and adjusted as the dynamics of the modern world are anticipated. Therefore, this plan is a revision and continuation of the previous 1999 plan, just as that plan was an update of the 1990 UNO Master Plan. Previous plans with a major impact upon the development of UNO were the 1970's Master Plans which outlined the acquisition of the properties directly to the west of the Dodge location and the 1985 plan

which defined much of the present Dodge location and its circulation road concept.

Since the last 1999 plan, UNO has successfully achieved many of the needed improvements that were identified. Some of the most notable include:

- The program development and funding of the first phase of the College of Public Affairs and Community Service (CPACS) project to renovate and occupy the vacated Engineering Building.
- The addition of student housing units and resident parking at the Pacific location and approval for an addition of 400 beds adjacent to the existing Dodge student housing.
- Renovation and upgrading the Fieldhouse.
- Funding and construction of the UNO library addition and renovation.
- Completing renovations of Arts and Sciences Hall and Allwine Hall.
- Upgrading many UNO classrooms to “smart” classrooms.
- Increasing the number of student mini-study areas and lounges throughout campus.
- Expanding community partnerships.
- Using open Aksarben lands for temporary recreation fields.
- Vacating and renovating space in the Eppley Administration Building to expand and improve student services.
- Beginning program and needs analysis for an expanded HPER and Student Health facility.



## III



## PLANNING IMPERATIVES

The University of Nebraska at Omaha's Facilities Development Plan is an important element in the Strategic Planning Framework developed by the University of Nebraska Board of Regents. UNO's mission, vision, values and strategic goals provided the structure for this planning effort. The Facilities Development Plan's coordination with, and integration of, the strategic planning principles are critical to this plan's success as a guide for the future development of UNO.

### A. NU STRATEGIC PLANNING IMPERATIVES 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 UNO Facilities Development Plan.

- *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 University of Nebraska will build and sustain undergraduate, graduate and professional programs of high quality with an emphasis on excellent teaching.*
- *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.*
- *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 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 University of Nebraska will be cost effective and accountable to the citizens of the state.*

## **B. UNO MISSION, VISION AND VALUES**

### **MISSION**

The University of Nebraska at Omaha’s Mission is *“to be the University of Nebraska’s metropolitan university. A university with strong academic values and significant relationships with our community, that transforms and improves lives.”*



### **VISION**

The vision established for the University of Nebraska at Omaha is *“a metropolitan university of high distinction – a university with strong academic and scholarly values, distinguished by creative relationships with the communities we serve.”*

Both the mission and vision stress the importance of community relationships as keys to UNO’s success as Nebraska’s metropolitan university. UNO has, therefore, invested in developing those relationships with the Omaha community. These relationships, in turn, have opened the door for the Omaha community to support, sustain, and positively impact UNO. Community influences on UNO are, therefore, numerous and positive. A number of community influences have affected planning efforts at UNO. These include partnerships that have developed:

- Between the Omaha community and UNO in support of the arts.
- Among the Omaha community, UNO’s Peter Kiewit Institute, and programs associated with the Colleges of Information Science and Technology, and Engineering .
- Among the Omaha community and the Colleges of Business Administration, Education, and Arts & Sciences.
- Between the Omaha community and UNO in support of athletics.
- Between the Omaha community and UNO in support of student resource centers and university/community cooperation.

Emerging and potential future community partnerships are:

- A community-shared library services building.
- A shared child care facility.
- Development of facilities for a Service Learning Academy.
- University High School for metropolitan public school students with special computing skills.
- Partnerships with the new Aksarben Village development.



## VALUES

The Values that define the University of Nebraska at Omaha are to be “a community that is a diverse group of individuals, sharing core values and working together to accomplish a common mission and vision.” UNO:

- Believes that knowledge enriches the lives of all people and is committed to preparing students to face the challenges of living and learning in an ever-changing world;
- Strives for an ideal educational partnership characterized by the commitment of: students to learning; faculty to the highest ideals of teaching, research, service; and staff to the highest standards of education and service;
- Values the welfare, talents, and future of our employees and commits to expanding their professional development;
- Values the educational, cultural, and economic strengths of our communities and is committed to enhancing these through teaching, research, service and outreach.
- Values educated and healthy citizens and is committed to offering programs that improve their quality of life;
- Encourages, celebrates, and adopts the principles of inclusion, representation, openness and diversity.

## C. GOALS OF THE PLAN

The strong strategic planning goals that were established in 1999 have served UNO well in the last six years and are still applicable today. The 2006 Facilities Development Plan recognizes and builds upon the following three primary goals of the UNO Strategic Plan.

### **GOAL 1: UNO places students at the center of its enterprise**

- Continue to create student spaces that encourage social and academic interaction between UNO students, faculty and staff.
- Expand opportunities for technology to enhance the learning experience as a seamless and simple component of the learning process.
- Continue to improve, consolidate and simplify student support services at easily accessible locations.
- Develop facilities and a campus environment which creates a sense of pride, attachment and participation of students, faculty, staff and the community in campus life activities.
- Consolidate, increase and simplify parking and traffic circulation routes for all of the UNO campus locations and upgrade and improve travel between Dodge, Pacific and Center.
- Provide increased amenities for students in the form of recreation, structured extracurricular opportunities and health services.

- Continue to enhance the campus environment with special emphasis on increasing campus green space, central gathering spaces, landmarks and entry points.

## **GOAL 2: UNO strives to achieve academic excellence**

- Continue to upgrade the teaching environment to provide flexibility and technologically current space which supports both traditional lecture presentation and evolving teaching methodologies such as problem based learning, distance learning and dynamic teaching methodologies.
- Continue to reduce fragmentation of college departments across campus. Consolidate, renovate and upgrade existing college facilities to provide flexible, efficient and technologically current buildings.
- Encourage the development of facilities which maximize the use of UNO's limited land resources.
- Improve faculty, staff and student support spaces required to be current with peer institutions.
- Encourage the use of a similar pallet of exterior building materials in new and renovated facilities to reinforce the visual sense of campus.

## **GOAL 3: UNO will actively engage with the urban, regional, national and global communities**

- Develop facilities which meet the varied ethnic and cultural needs of the diverse UNO student, faculty and staff population.
- Provide facilities which encourage learning and collaboration for students, faculty and staff to interact with the greater community locally, regionally and nationally.
- Provide facilities and programs which draw the metropolitan community into the UNO campus to interact and participate in the UNO campus endeavor.
- Design facilities which meet the highest University and professional standards of accessibility, sustainability, functionality and safety.
- Continue to be actively engaged in the metropolitan area in research, institutional support, outreach and internship.

## D. GUIDING PRINCIPLES

The UNO Facilities Development Plan developed a series of principles which should serve as a guide as UNO moves the concepts of the plan forward to implementation.

- **QUALITY** – Create a first-class, competitive metropolitan university
- **CONNECTIVITY** – Connect all three properties physically and visually
- **IDENTITY** – Create “gateway” entrances, identities and central gathering places
- **AMENITIES** – Increase the variety of student amenities for housing, recreation, health, parking and pedestrian experiences

## E. IMPLICATIONS FOR GROWTH

As UNO moves forward to execute the Facilities Development Plan there are several important implications for achieving the enrollment growth of 1.5 percent per year targeted by the University Board of Regents.

UNO’s present enrollment for 2005 is 14,886 students. An annual addition of 1.5 percent will bring enrollment to 17,400 UNO students by the year 2015. This is an addition of 2,514 students or an increase of 16.8 percent in the next ten years. Without the infusion of additional financial support for increasing faculty, teaching facilities and support it will not be possible to achieve the 1.5 percent growth.

Another impact on growth are existing boundaries for the UNO campus. Land acquisition is expensive and difficult to achieve. The recent acquisition of the Center property will provide long-term options for campus growth and university outreach to the south. The Center property however, should not be considered a cure all for UNO’s land shortage. In less than a decade the Pacific property has become over 50 percent occupied with new facilities. Because of UNO’s location at the metropolitan center of the state it will continue to grow more rapidly than the less-populated areas. Since 1968 when UNO joined the University of Nebraska system, its land mass has increased in size five fold. In 1968 few people would have anticipated this expansion. Present trends at other metropolitan universities suggest that this will continue to be the case well into this century. Therefore, UNO should continue to look for and embrace opportunities for growth wherever possible to ensure that future UNO students have the resources necessary to maintain the existing

expectations for high academic standards, and the educational and student facilities that support them.

With the arrival of the X and Y generations to college campuses, there has been a new demand for programs and facilities that add additional student amenities. Despite UNO's best efforts, they are falling behind peer institutions in this area. The last five years has seen an explosion in non-academic construction on college campuses. Typically, these facilities are for recreation and athletic venues, student unions, upscale student housing and high-tech libraries with coffee and retail shops housed within. Most of these projects are constructed from student fees and private donations and are not tied to state funding.





## PLANNING PROCESS

### A. METHODOLOGY

The UNO Campus Facilities Development Plan, as a related component to the UNO 2006 Strategic Plan, will continue to be updated on a regular basis in order to be maintained as a relevant and useful planning document. The campus physical plan is intended to function as a dynamic, working reference resource for UNO campus planners, University of Nebraska Office of the President, the Board of Regents, the NU Foundation and other stakeholders in regards to the physical space needs and facilities goals for the UNO campus. This facilities development plan is intended to provide general structure to the planning process for UNO's future space needs. Its main purpose is to focus upon facility issues at UNO and should be used to give direction in the planning of the general size and location of future remodeled and newly constructed facilities at UNO. The development of this document is based upon several criteria:

- Maintain a pragmatic, forward thinking perspective that advances the goals and objectives identified in the UNO 2006 Strategic Plan.
- Assume a target student enrollment at UNO of 17,400.
- Assume that the size of the UNO faculty and staff will increase only as necessary to support enrollment increases.
- Provide projections in a ten-year time frame.
- Ensure the plan is grounded in political and economic realities.

### B. STEERING COMMITTEE

A steering committee was developed to guide the planners as they created the UNO Facilities Development Plan. Their function was to give direction, act as a sounding board for new ideas, suggest alternative and innovative solutions and provide historical and current perspective on

UNO's facilities, manpower, enrollment, financial resources, challenges and role within the NU system. The committee met at appropriate intervals to review progress on the plan and provide input. They also were instrumental in helping with the identification of key stakeholders to be interviewed and establishing a time line for the Facilities Development Plan.

### **C. COLLABORATION OF LOCAL AND NATIONAL FIRMS**

In 2004 the University of Nebraska Office of the President requested that each of the University of Nebraska campuses update their respective Facilities Development Plans. In June of 2005, the University of Nebraska at Omaha chose to contract BMWConsulting, Inc. (BMWC) to begin the process of updating the Campus Facilities Development Plan.

Near the end of 2005, UNO became fully aware of the exciting new proposal for the Aksarben Village development on the Aksarben Future Trust Property. Aksarben Village, as a high-quality, mixed-use development between the UNO Pacific and Center properties, offered a unique opportunity for enhancing the quality of life for students and providing a strong connection between the UNO Pacific and Center locations.

In order to ensure cooperative and supportive development in the future, BMWC collaborated with Aksarben Village planner, Urban Design Associates (UDA). UDA's efforts were focused on the Pacific and Center Street locations.

### **D. DATA GATHERING AND IMMERSION IN THE CAMPUS**

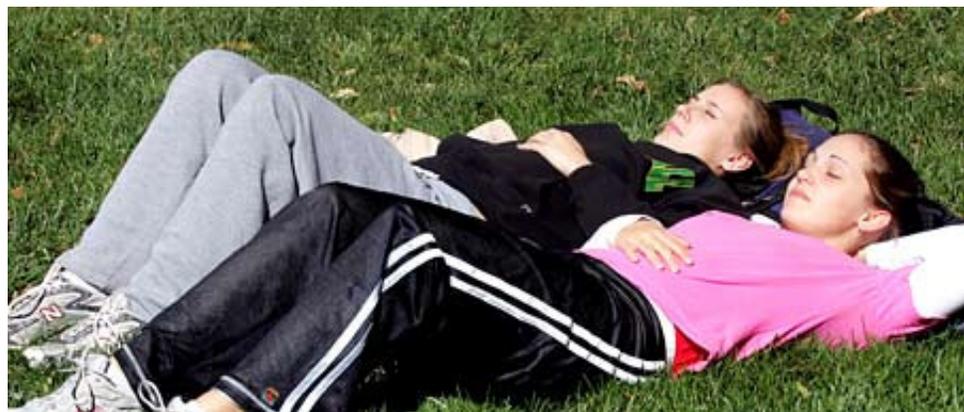
The preparation of this plan was a team effort headed up by the Steering Committee and planners who immersed themselves in the UNO Campus. The process that was followed began with review of the 1999 plan to determine what goals had been achieved and how priorities had changed. Next, individual interviews were conducted with deans, directors, students and community stakeholders. In addition over ten open focus groups were held to gain input on how people viewed UNO's strengths, challenges and what their future vision for UNO was. During this time the planners were analyzing the UNO locations for land use patterns, pedestrian and vehicular circulation, and condition of facilities, parking, boundaries, and

highest and best land use for the UNO locations and the surrounding metropolitan community.

## **E. FOCUS GROUPS AND STAKEHOLDER INTERVIEWS**

Over the next few months, BMWC and UDA met with over 75 individuals and held individual interviews with many of them including all of the deans, many of the UNO directors, students active in campus affairs, administrative staff and community leaders. They also held over ten focus groups with community leaders, faculty, administration and both open and invited student forums. During these forums, preliminary planning was reviewed and discussions were held to gain insight into UNO's strengths, challenges and what the group saw as the future vision for UNO, both as an academic institution and also as a vital part of the Metropolitan community.

During the focus group process, the specifics of the Dodge, Pacific and Center properties were discussed and evaluated and a great deal of energy was spent discussing the best way to weave the three locations into a united UNO campus. One of the key items that surfaced as a part of the focus group process is the need to keep UNO as a single unified campus in the minds of those who work and study there and also in the mind of the greater Metropolitan community.





## F. UNO STRENGTHS AND CHALLENGES

The result of the data gathering and interviews was a clear picture of UNO's present conditions and future expectations. The major strengths and challenges of UNO are listed below:

### STRENGTHS:

- Academic excellence of faculty and students
- UNO's location as an urban campus in a major metropolitan area
- Student life amenities and clubs
- The beauty of the campus building and grounds
- The opportunity for community engagement of programs and students
- The diversity of students, faculty and staff
- On-campus student housing
- Friendly inclusive UNO family feeling
- The strong support of the Omaha community and alumni
- UNO's pride, spirit and work ethic

### CHALLENGES:

- Insufficient parking at the Dodge location
- The separation of the UNO locations and the travel time required
- Insufficient intramural and athletic fields

- The lack of a central campus gathering space
- Commuter students have limited engagement with the campus
- Shortage of student housing
- Substandard “student life” amenities such as HPER and the student union
- Lack of designated parking and difficult way finding for campus visitors
- Insufficient meeting and conference space
- The lack of a recognized “student scene” near campus

## **G. FOCUS GROUP TEN-YEAR VISION**

The most important task of the Facilities Development Plan is to develop a plan which recognizes the potential of the UNO campus and plans for the physical environment and facilities that are required to reinforce and support the ten-year vision. Through the input of the Focus Groups and the Steering Committee, a clear vision crystallized of the most important issues for the successful future development of the UNO campus. Throughout the focus groups and interviews the following items continued to surface from all constituents as critical to the future success of UNO.

- Increase student housing
- Continue to enhance UNO’s strong relationships with the Metropolitan Omaha businesses and neighborhoods
- Increase academic and student life facilities including the renovation and enhancement of many of UNO’s existing facilities
- Relocate related academic programs to the Pacific Street location
- Achieve adequate parking at all locations (The Dodge site provides the greatest challenge for adequate parking)
- Increased intramural and athletics facilities
- Integration of all three properties, Dodge, Pacific and Center as a single UNO campus
- Continue to enhance the campus green space. The Dodge property is living evidence of the wonderful effect of a dedicated landscaping and campus green space program

## IV



## DATA ANALYSIS AND ASSUMPTIONS

Data collection and analysis included student headcount enrollment, trends in staffing, housing, classroom utilization, recreation area usage, parking and traffic, land and building space, and utilities capacity. The campus future needs were calculated using projected increases in enrollment, research, faculty and staff and University of Nebraska space guidelines. The result is the development of this facilities development plan.

### A. ENROLLMENT TRENDS

Enrollment trends at UNO show a gradual increase in student enrollment and also increases in the credit hours per student. The headcount of enrolled students at UNO increased from 1998 to 2005 and the average credit hour load per student also increased during this period. During this time, the number of credit hours per student also increased from 9.9 in 1998 to 10.7 credit hours in 2005.

This is a direct result of UNO evolving from a strictly commuter campus to a more residence-based metropolitan university. Total student headcount enrollment at UNO has increased by approximately 6.8 percent since 1998 (the year data was collected for the space analysis and projections for the 1999 Plan). The 1998 Fall total student enrollment was 13,927. This number has increased to 14,886 students in the Fall of 2005. Several factors have contributed to keep this figure lower than anticipated in the 1999 plan: limited student housing, financial resources, full time faculty and supporting staff, and the high utilization of existing academic teaching space. Without additional support in the form of financial and physical resources, it will be extremely difficult, if not impossible, for UNO to meet the NU Board of Regents targeted enrollment growth of 1.5 percent per year.

**Figure VI.A.1**

<b>UNO Headcount Enrollment Trends (Fall Semester)</b>										
	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>
<b>Enrollment</b>										
Undergraduate	12,221	11,664	11,385	11,345	11,578	12,101	12,305	12,064	11,884	12,122
Graduate	2,779	2,635	2,542	2,605	2,785	3,005	3,118	2,895	2,783	2,764
<b>Total</b>	<b>15,000</b>	<b>14,299</b>	<b>13,927</b>	<b>13,950</b>	<b>14,363</b>	<b>15,106</b>	<b>15,423</b>	<b>14,959</b>	<b>14,667</b>	<b>14,886</b>
<b>Student Credit Hours by Level of Instruction:</b>										
Undergraduate	127,072	123,866	124,284	126,454	132,274	139,798	144,120	141,879	140,190	144,565
Graduate	14,408	14,022	13,600	13,608	14,326	15,745	16,399	15,684	14,721	15,028
<b>Total</b>	<b>141,480</b>	<b>137,888</b>	<b>137,884</b>	<b>140,062</b>	<b>146,600</b>	<b>155,543</b>	<b>160,519</b>	<b>157,563</b>	<b>154,911</b>	<b>159,593</b>
<b>Average Credit Hour Per Student:</b>										
Undergraduate	10.4	10.6	10.9	11.1	11.4	11.6	11.7	11.8	11.8	11.9
Graduate	5.2	5.3	5.4	5.2	5.1	5.2	5.3	5.4	5.3	5.4
<b>Total</b>	<b>9.4</b>	<b>9.6</b>	<b>9.9</b>	<b>10.0</b>	<b>10.2</b>	<b>10.3</b>	<b>10.4</b>	<b>10.5</b>	<b>10.6</b>	<b>10.7</b>
<b>% Full-Time Students:</b>										
Total	52.1%	54.0%	56.5%	58.3%	60.0%	61.2%	62.8%	63.6%	64.4%	66.0%
	7819.0	7715.0	7875.0	8133.0	8619.0	9241.0	9691.0	9516.0	9444.0	9829.0

Given the necessary financial support from the public and private sectors, UNO sees no difficulty in achieving the desired 1.5 percent increase in enrollment. This would increase from the present 14,886 student headcount in 2005 to 17,400 students by 2015.

## **B. FACULTY AND STAFF TRENDS**

The number of faculty and staff at UNO has remained relatively flat since 1999. If it is anticipated that enrollment will increase 1.5 percent, UNO will increase headcount by 2,514 students to a total of 17,400. For UNO to adequately provide the necessary instruction and support services a comparable increase in faculty and staff will be needed. In order for this to be achieved, additional financial resources will need to be allocated for this growth.

### C. HOUSING

Student housing at UNO is a fairly recent development and has only existed since the late 1990s with the construction of units at University Village at the Dodge location to house 568 students. In 1999 this accounted for four percent of the student population. In 2000 the Scott Residence Hall was constructed at the Pacific location and contained space for 164 students. This was followed by 480 student beds at Scott Village, also at the Pacific location, for a total capacity of 1,212 students which was eight percent of the UNO student population. UNO is presently reviewing proposals to construct the second phase of student housing at the Dodge location. This phase will house an additional 400 students for a total of 1,612 available student housing beds serving 11 percent of the current UNO student population. On average, peer institutions provide student housing for 13 percent of their student population.

Figure VI.C.1

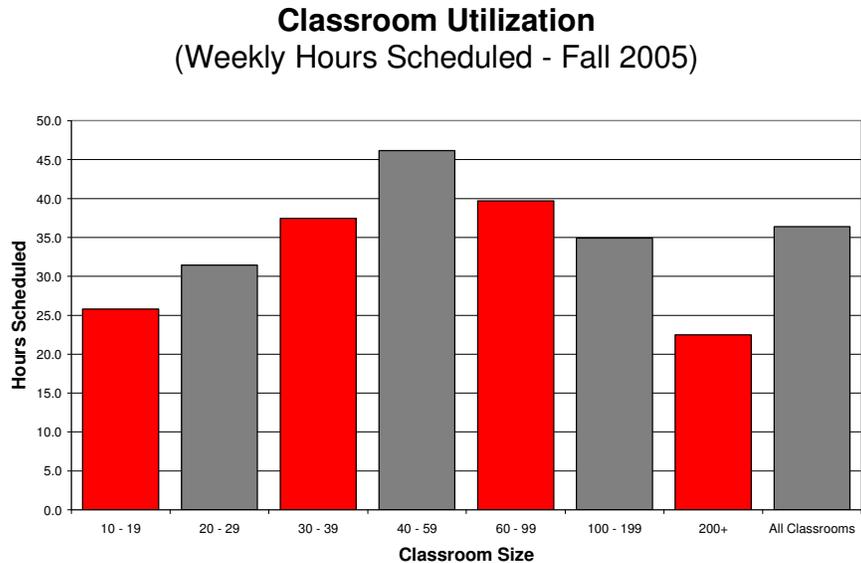
UNO Students Living on Campus							
	1999	2000	2001	2002	2003	2004	2005
University Village	568	568	568	568	568	568	568
Scott Residence Hall		164	164	164	164	164	164
Scott Village					480	480	480
Total	568	732	732	732	1212	1212	1212
% of All Students	4.1%	5.1%	4.8%	4.7%	8.1%	8.3%	8.1%

### D. CLASSROOM AND CLASS LAB UTILIZATION

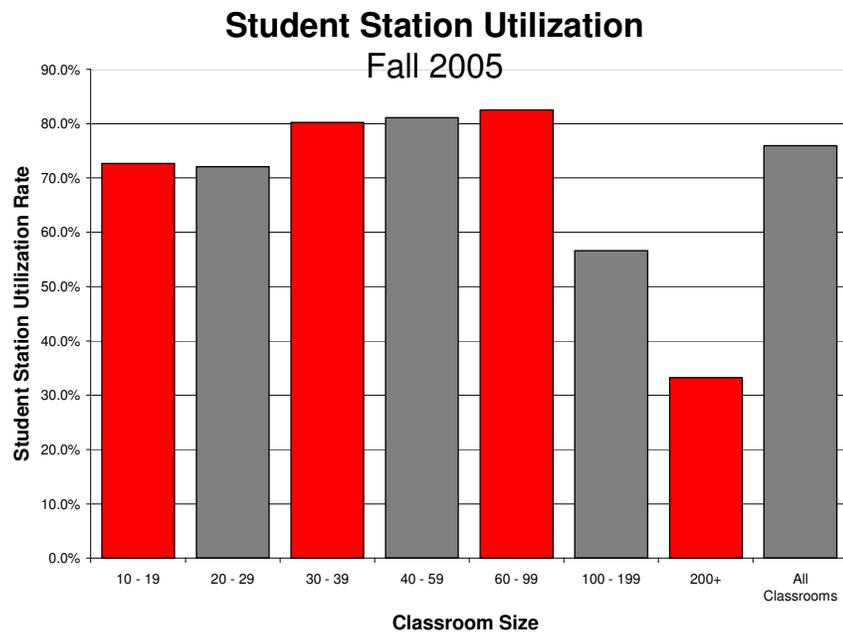
The utilization figures show that UNO exceeds the University of Nebraska targeted classroom utilization of 30 hours per week. The average utilization of UNO’s classroom space for all classrooms averages 36 hours per week or 20 percent above the target. The utilization statistics do not address the quality of learning space, the adaptability of the spaces to new trends in teaching or available technology at the space. Of the UNO facilities being used, the highest utilization occurs with the 40-59 seat classrooms with a utilization of 46 hours per week, more than 50 percent above suggested full utilization. The strong demand for high-tech classrooms and flexible teaching spaces is the trend and will only increase in time. The need is for education space that allows for a wide range of teaching styles, from traditional lecture seating to dynamic problem-based and small student work groups. Since 1999, UNO has made a concerted effort to inventory and upgrade all classrooms to be “smart” classrooms. This plan is being implemented as rapidly as funding allows. Presently

there are 46 classrooms which contain 2,710 seats that are “smart” classrooms. This accounts for 33.5 percent of the 137 classrooms at UNO or 40 percent of the 6,663 classroom seats available.

**Figure VI.D.1**



**Figure VI.D.2**



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.

At UNO, class laboratories are scheduled an average 21 hours per week with a student station utilization rate of 82 percent. The UNO campus class laboratories exceed the scheduling guideline hours by 27 percent

Class lab sizes of 30 to 39 seats are the most heavily utilized with a 100 percent utilization rate. UNO student station utilization rates for class labs exceed the guideline of 65 percent in all size categories except the large 50 to 59 seat class lab sizes.

These facts point to the need for additional resources for classroom and class lab creation if growth of 1.5 percent is to be achieved.



Figure VI.D.3

**Class Lab Utilization**  
(Weekly Hours Scheduled - Fall 2005)

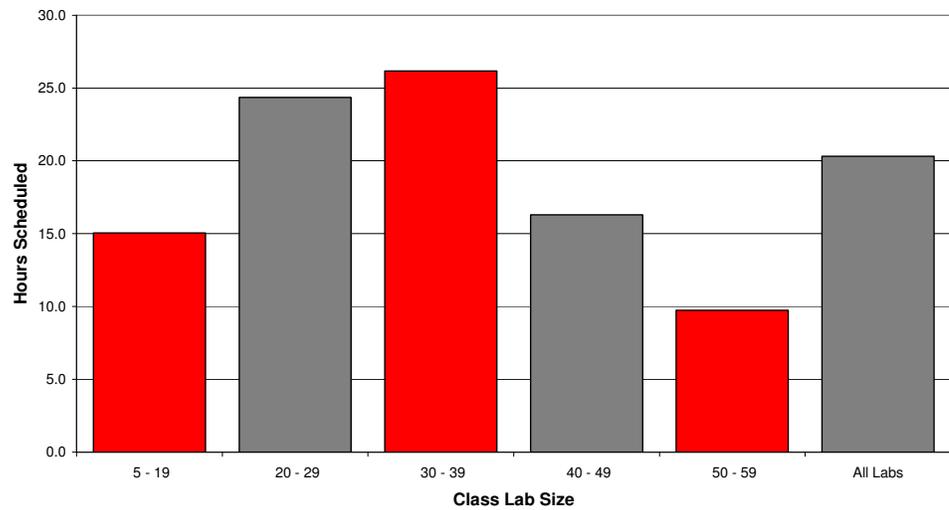
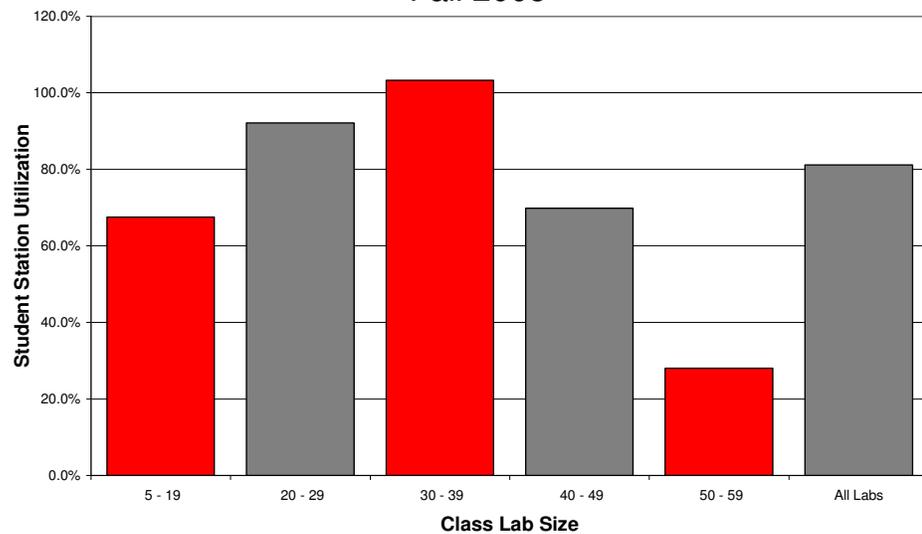


Figure VI.D.4

**Class Lab Student Station Utilization**  
Fall 2005



## E. LAND, BUILDING AND PARKING INVENTORIES

### BUILDING INVENTORY

The University of Nebraska at Omaha has a total building inventory of nearly 2.5 million gross square feet (GSF), including parking structure. Of that amount 1,661,939 GSF, or 66.7 percent, is at the Dodge location. There is 366,880 GSF, or 14.7 percent at the Pacific location. The 9,129 SF clubhouse at the former Chili Greens is the only existing structure anticipated to remain at the Center location. There is 438,068 GSF in the parking structures at UNO which accounts for 17.6 percent of UNO’s total building area. Located off campus, the North 16<sup>th</sup> Street storage facility and Allwine Prairie together contain 16,555 GSF or less than 1 percent of the total.

Figure VI.E.1

UNO Gross Building Area		
Location	Gross Square Feet	Percent of Total
Dodge	1,661,939	66.7%
Pacific	366,880	14.7%
Center	9,129	0.4%
Allwine	2,257	0.1%
North 16 <sup>th</sup> Storage Facility	14,298	0.6%
Parking Structure	438,068	17.6%
Total GSF	2,492,571	100.0%

### ROOM USE INVENTORY

UNO has a total net assignable area of 1,216,772 GSF. Office facilities comprise the largest category at 23.5 percent, followed by Class Lab facilities, Special Use facilities, and General Use facilities. Classrooms and Class Laboratories combined account for 27.1 percent of the net assignable space.



**Figure VI.E.2**

<b>UNO Net Assignable Area</b>		
<b>Room Use</b>	<b>Net Assignable Square Feet</b>	<b>Percent of Total</b>
Classroom Facilities	115,652	9.5%
Class Lab Facilities	213,579	17.6%
Non-Class Lab Facilities	41,583	3.4%
Office Facilities	285,541	23.5%
Study Facilities	153,080	12.6%
Special Use Facilities	204,805	16.8%
General Use Facilities	135,299	11.1%
Support Facilities	67,233	5.5%
<b>UNO Total</b>	<b>1,216,772</b>	<b>100.0%</b>

**PARKING**

UNO has a wide range of parking types and quantities both on and off campus. At the Dodge location there are 3,471 spaces available and there is a constant shortage of adequate parking. Both surface and structured parking are provided. The structured parking accounts for approximately 1,500 spaces with surface parking making up the remainder of the 3,471 spaces. At the Pacific location there are 1,995 surface parking spaces. For the present facilities, the quantity and location of parking is adequate. At the Center location there are approximately 200 spaces at Chili Greens. The remainder of the existing scattered parking on the east side of the Papio Creek will be removed. Future Center site parking quantities and locations will be developed as necessary to support future functions. UNO is also leasing 319 spaces from two of the churches across Dodge Street and approximately 1,200 vehicles a day make use of the Crossroads Mall leased parking structure. Total on-campus parking is 5,666 with an additional 1,619 spaces leased off campus for a total of 7,285 spaces. If all parking were on campus, this quantity would meet parking formula guidelines. Unfortunately, much of the parking is not where it is needed or desired and is, therefore, used only as a last resort or not at all. Also, there is no guarantee how long UNO will be able to continue to use the 1,519 spaces off site. Any rapid loss of these spaces would put UNO in a serious situation. The construction of two additional parking structures similar to the existing 1,500 car garage located on the east side of the Dodge property would be needed.

Figure VI.E.3

UNO Parking Inventory			
Location	Structured	Surface	Total
Dodge	1,500	1,971	3,471
Pacific	0	1,995	1,995
Center	0	200	200
Leased	1,200	319	1,519
<b>UNO TOTAL</b>	<b>2,700</b>	<b>4,485</b>	<b>7,185</b>

Vehicular circulation and parking-related goals include:

- Parking areas should be designed as compartments that are separated by elevation changes and/or landscaping to create comfortable human environment and scale.
- Parking at the Pacific location should be developed with landscaping, pedestrian amenities and way-finding graphics.
- Whenever possible, structures should be low-rise and grading should be utilized for minimal ramping and higher efficiency structures.
- All parking areas and pedestrian circulation routes leading to and from them must meet safety, handicapped and security requirements, including a high level of well-designed illumination and “blue light” security phones throughout.
- Additional surface parking at the Pacific location will be needed to provide parking for future facilities. If, in the future, surrounding neighborhoods and parks are not available for student parking, there will not be adequate parking within a reasonable walking distance of the campus. In the future, parking structures may need to be considered as a part of the Pacific property.
- At the Dodge location the focus should be to minimize surface parking and concentrate the majority of parking in three low-rise parking structures. The location of one on each end of campus and a third at the center of campus would provide easy and convenient access to all facilities on campus and additional opportunities for development of green space or future academic facilities. The existing 1,500 space garage on the east should be augmented with a new 1,200 to 1,500 car parking structure at the west side of the Dodge location and a new 900 to 1,200 car garage near the library. These three structures would meet

- the needs at the Dodge location for the foreseeable future. If these structures are not constructed, it will severely limit the ability of UNO to meet its future goals. The two new structures should emulate the existing 1,500 vehicle garage and be recessed, low rise facilities with minimum visual impact on the campus appearance.
- The University should continue to develop dedicated visitor parking spaces that are accessible and conveniently located.
- Additional surface parking areas should be created at the Pacific location. These parking areas would add spaces to help alleviate the need required when additional housing and the proposed College of Business Administration facility are constructed.. As additional facilities are developed, there will likely be a need to create new structured parking. A parking structure could most easily be located on the east side where existing topography would accommodate up to three levels of parking.

## RECREATION

UNO has a strong history of recreation and intramural participation. When compared to other institutions of UNO's size, it becomes apparent that there is a severe shortage of student recreation facilities. This is especially evident in the shortage of outdoor recreation facilities. Presently, it is not uncommon for intramural competition to continue until midnight because of the shortage of recreation facilities. With the development of the Pacific property for additional housing and academic facilities the limited number of temporary fields on that site will be displaced. Fortunately, with the addition of the former Chili Greens property at the Center location, much of the shortage can be alleviated. The portion of the Center property which is in the 100 year flood plain, can be developed for a combination of soccer/football fields, softball and baseball diamonds and have the flexibility to accommodate other recreation activities which primarily require large, flat green space.

UNO Outdoor Recreation Areas							
Type of Area	Dodge		Pacific		Center		
	Count	Sq. Ft.	Count	Sq. Ft.	Count	Sq. Ft.	
Tennis Courts	2	13,200	0	0	0	0	
Basketball Courts	0	0	1	8,000	0	0	
Wall							
Racquet/Handball Courts	0	0	0	0	0	0	
Playing Fields, Grass	0	0	3	208,000	0	0	
Playing Fields, Synthetic Turf	0	0	0	0	0	0	
Mud Volleyball Pits	0	0	0	0	0	0	
Sand Volleyball Courts	0	0	1	2,952	0	0	
Horseshoe Pits	0	0	0	0	0	0	
Putting Greens	0	0	0	0	0	0	
Softball Diamonds	0	0	0	0	0	0	
Shared Sports Complex	0	0	0	0	0	0	
<b>Subtotals</b>	<b>2</b>	<b>13,200</b>	<b>5</b>	<b>218,952</b>	<b>0</b>	<b>0</b>	
<b>Grand Total</b>						<b>232,152</b>	<b>SF</b>
						<b>5.3</b>	<b>Acres</b>

In regards to indoor recreation facilities, the existing HPER facility is approaching 30 years of age. While it has been a wonderful and highly utilized facility on the UNO campus, it is in serious need of renovation and expansion. A consulting firm has been selected and is being tasked with the development of a program which will be based upon current student needs. If this project is funded, it will be with student fees and, if it is constructed, it will be a tremendous future resource for student recreation activities.

### UNO LAND

UNO has 412.4 acres. The Allwine Prairie Preserve accounts for the largest portion, at 160 acres. The Dodge property is 88.7 acres, the Pacific property is 76.9 acres and the Center property, presently owned by the NU Foundation, is 67.4 acres. Other UNO land is located at the North 16<sup>th</sup> Street storage facility with .5 acres and the NU Foundation-owned T.L. Davis Prairie with 21.64 acres.

<b>UNO Land Inventory</b>	
<b>Land Owned by the University of Nebraska</b>	
<b>Location</b>	<b>Acres</b>
Dodge	88.7
Pacific	76.9
Allwine Prairie Preserve	160.0
North 16 <sup>th</sup> Street Storage Facility	0.5
<b>UNO Total</b>	<b>326.1</b>
 <b>Land Owned by the NU Foundation</b>	
Center:	
Chili Greens	56.1
South of Center	8.6
T.L. Davis Prairie (Elkhorn River property)	21.64
<b>Total</b>	<b>86.3</b>
 <b>Total University of Nebraska at Omaha Land</b>	
	<b>412.4</b>

## F. CAMPUS BUILDING SPACE NEEDS

The following tables give an overview of the size and location of space needs for the UNO campus based on University guidelines and planning assumptions. The table shows a summary of existing space needs and deficiencies broken down by room use. Note that the existing space totals include the Peter Kiewit Institute and the renovations of Arts & Sciences Hall, Allwine Hall and the Library addition.

All space type categories show a need for additional space even if there is no increase in enrollment. With current enrollment there is a total deficiency of 528,035 net square feet. If there were no addition to UNO's present space, and enrollment grew to the projected 17,400 students, the ten-year plan would show a shortage of approximately 808,148 net square feet.

<b>UNO Space Needs Projections</b>					
<b>Space Type</b>	<b>Fall 2005</b>			<b>Fall 2015</b>	
	<b>2005 NASF</b>	<b>Projected Needs by NU Guidelines</b>	<b>Surplus/ (Deficit)</b>	<b>Projected Needs by NU Guidelines</b>	<b>Surplus/ (Deficit)</b>
Classroom Facilities	115,652	133,619	(17,967)	155,070	(39,418)
Class Lab Facilities	213,579	281,321	(67,742)	326,485	(112,906)
Research Lab Facilities	41,583	69,105	(27,522)	80,199	(38,616)
Office Facilities	285,541	333,218	(47,677)	386,713	(101,172)
Study Facilities	153,080	209,697	(56,617)	243,362	(90,282)
Special Use Facilities	204,805	352,472	(147,667)	409,058	(204,253)
General Use Facilities	135,299	244,405	(109,106)	283,642	(148,343)
Support Facilities	67,233	120,970	(53,737)	140,391	(73,158)
<b>UNO Total</b>	<b>1,216,772</b>	<b>1,744,807</b>	<b>(528,035)</b>	<b>2,024,920</b>	<b>(808,148)</b>

The following points summarize the space needs analysis for a headcount enrollment target of 17,400 students:

- Classrooms will require an additional 39,418 net square feet of space, or about 34 percent more than currently exists. Assuming 20 to 25 nsf per student station, the space needed would provide about 1,200 to 1,576 additional classroom seats.
- The analysis of teaching laboratories (both class laboratories and open laboratories) shows a need for an additional 112,906 nsf, an increase of 52.8 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 or engineering.
- Additional research laboratory needs are estimated at 38,616 nsf, 92 percent greater than present
- Office and service space needs are projected to be 101,172 nsf greater than today, or an additional 30 percent.
- Library space will be deficient by 90,000 nsf even after the completion of the Guinter Kahn Addition to the Criss Library and the renovation of the existing library.

- The goal is to increase residential student housing to 2,400 beds during this planning period.

While the plan identifies the existing needs, it does not attempt to satisfy all of the calculated deficiencies. Rather, it attempts to project what is a reasonable goal for this planning period and is focused on the highest priority needs outlined in the UNO Strategic Plan. Not counted in this space deficit is the amount of space at the UNO Campus that will be in serious need of renovation before this ten-year plan is completed. The need to renovate Durham Science Center, Roskens Hall, HPER, Strauss Performing Arts Center and Kayser Hall before 2015 will add another 548,349 gsf of area that will require capital investment in order to keep those facilities at appropriate levels of operation.

## G. UTILITIES

The average useful life of most mechanical heating and air-conditioning systems is 25 to 30 years. Without major renovation to basic architectural, structural, mechanical and electrical systems, numerous campus facilities may be reaching the end of their useful life before the end of this Facilities Development Plan of 2015. With the creation of the Guinter Kahn Addition to the Criss Library, the Dodge Central Utilities Plant has reached capacity. Any additional square footage to the UNO campus will require an increase in central plant facilities or there will not be adequate heating and cooling for the Dodge property.

The comprehensive Master Utilities Plan should be updated to determine the status of all the utility, distribution and communication systems including mechanical, electrical, data/video, sanitary and storm sewers and telecommunications. This study should look at the condition and capacity of the central utility plant on the Dodge property; the need, feasibility, cost and timing of a potential utility infrastructure improvements at the Pacific and Center locations.



## **PLAN CONCEPTS AND RECOMMENDATIONS**

### **A. DODGE PROPERTY OVERVIEW**

Since the 1999 Campus Master Plan was completed, UNO has been successful at achieving many of the goals outlined in the plan. Some of the major accomplishments at the Dodge location are the renovation of Arts and Sciences Hall, Allwine Hall renovation and addition, funding of the CPACS project, design and construction of the Guinter Kahn Addition to the Criss Library and the beginning of 400 additional housing beds.

Additional goals that still need to be addressed are listed under the 1999 Master Plan. Adjacent is a listing of the major goals that have carried over to the 2006 plan and new goals that are laid out for future facilities development.

### **2006 FACILITIES DEVELOPMENT PLAN**

#### **1999 Master Plan**

1. Proscenium Theater Addition at the Weber Fine Arts Building
2. Phase II of the Sapp Fieldhouse
3. Relocation of the College of Business Administration to the Pacific property
4. Renovation of Kayser Hall
5. Renovation of Roskens Hall

#### **2006 Facilities Development Plan**

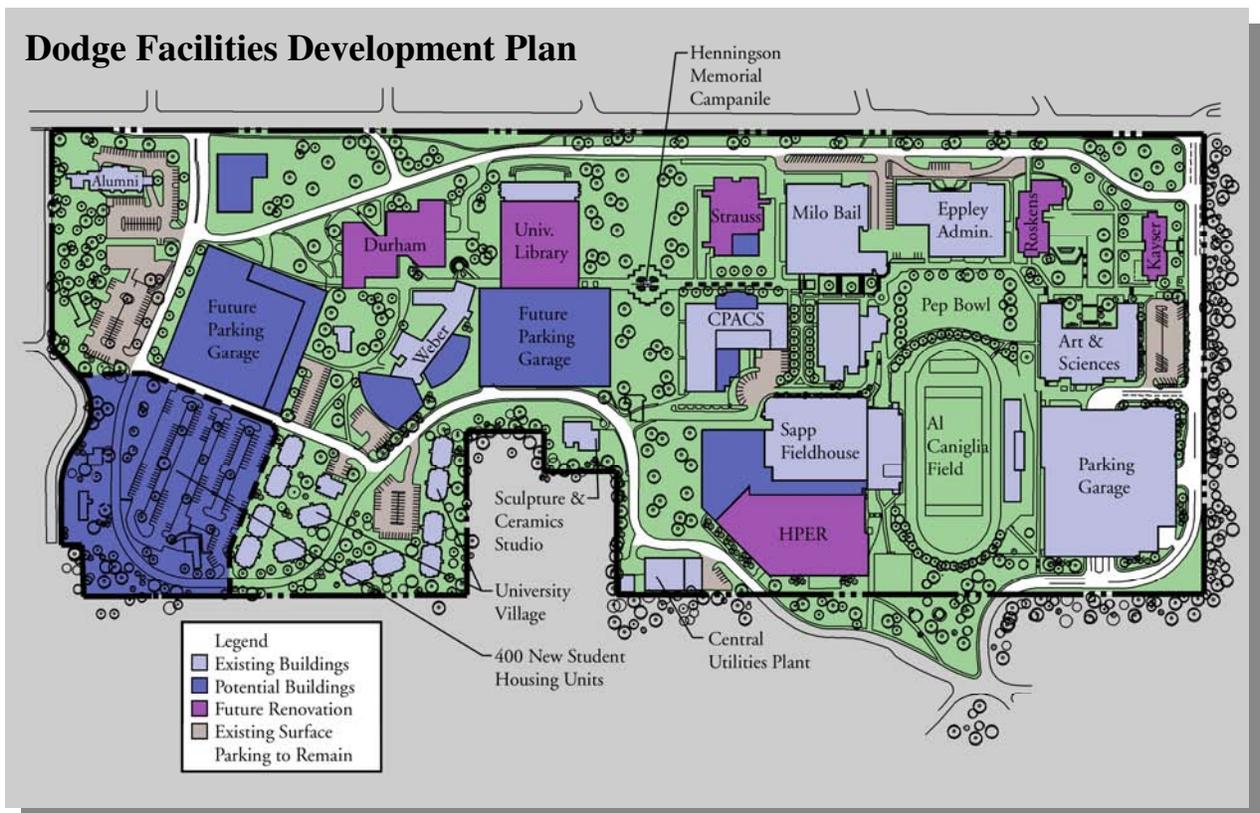
1. Proscenium Theater Addition at the Weber Fine Arts Building
2. Phase II of the Sapp Fieldhouse

3. Relocation of the College of Business Administration to the Pacific property
4. Renovation of Kayser Hall
5. Renovation of Roskens Hall
6. Renovation of Durham Science Center
7. Renovation of Strauss Performing Arts Center
8. Addition to Strauss Performing Arts Center
9. Renovation and Addition to HPER
10. Addition to the CPACS
11. KVNO Radio/UNO TV Addition to the Weber Fine Arts Building
12. Renovation of Criss Library
13. Construction of Two Parking Structures
14. Relocation of Facilities Management and Planning
15. Expansion of Central Utilities Plant

## Facilities Development Plan

The following map of the Dodge property is an illustration of the proposed Facilities Development Plan.

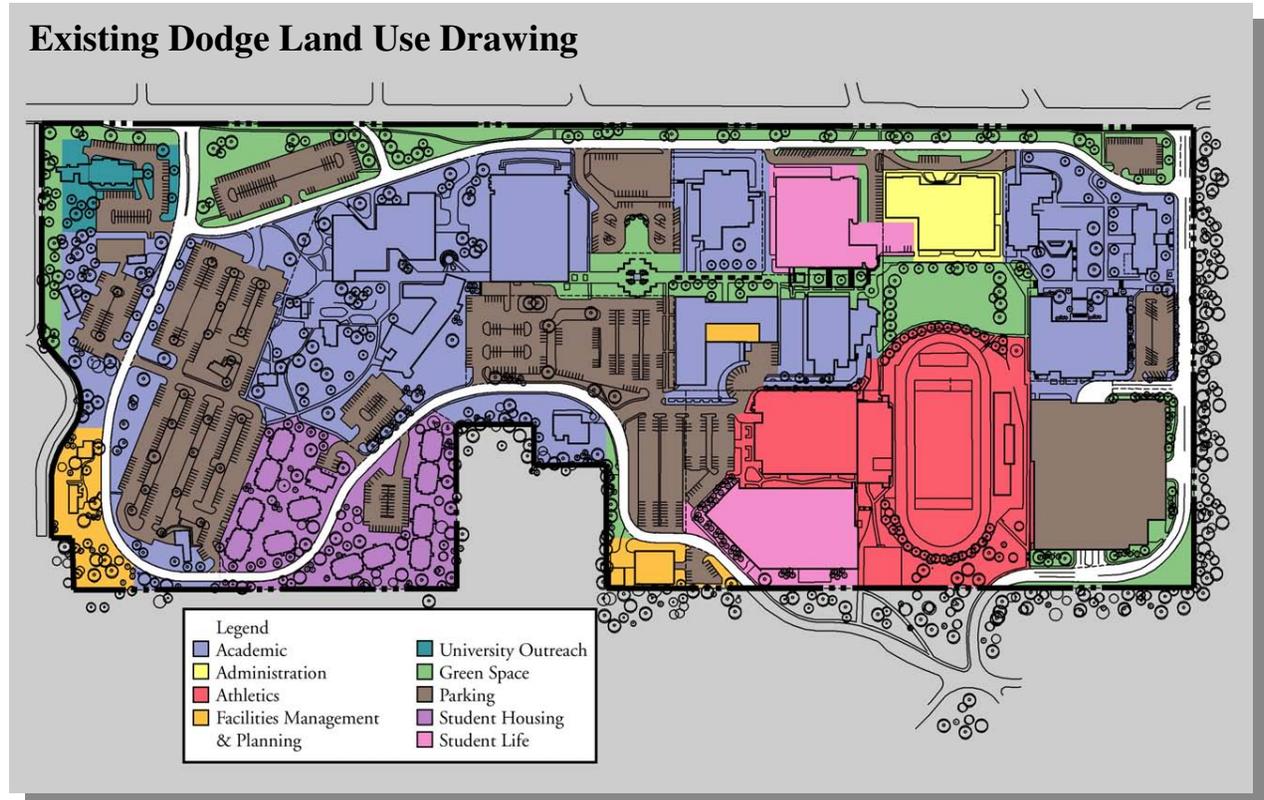
FIGURE V.A.1



## EXISTING LAND USE

The following map is an illustration of the general land uses that presently exist.

FIGURE V.A.2



## Land Use Definitions

### Academic

Land and buildings that are used primarily for education and research. This area also includes the faculty and staff offices necessary to support the teaching endeavor. It may also include museums, theaters, auditoriums, TV and radio studios and student lounges

### Administration

The land and buildings that are used for housing the University Administration and staff offices. This includes the Registrar's Office and other counseling and student support functions necessary to keep the University running smoothly.

**Athletics**

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

**Facilities Management & Planning**

Land and buildings necessary for the campus FM&P administrative offices, maintenance facilities, steam and cooling plants, engineering shops, grounds and maintenance.

**University Outreach**

Buildings and associated land which increases the interaction between UNO and the Omaha Metropolitan area, the greater community of Nebraska, the nation and the world. These include, but are not limited to, alumni functions, community-shared child care, libraries, shared conference and performing or recreational facilities, University High School, shared research incubator facilities and educational facilities designed to increase interaction with the university constituents.

**Green Space**

Open spaces that are landscaped and planted to enhance the campus environment in the form of lawns, gardens, arboreta, pep bowls, as well as public plazas, fields and research plots.

**Parking**

Land and buildings that are used for general parking for students, faculty, staff and visitors. It also includes parking and storage for University vehicles.

**Student Housing**

Parking and grounds that are associated with providing dedicated on-campus student housing. This may also include basketball courts, lawns and club houses.

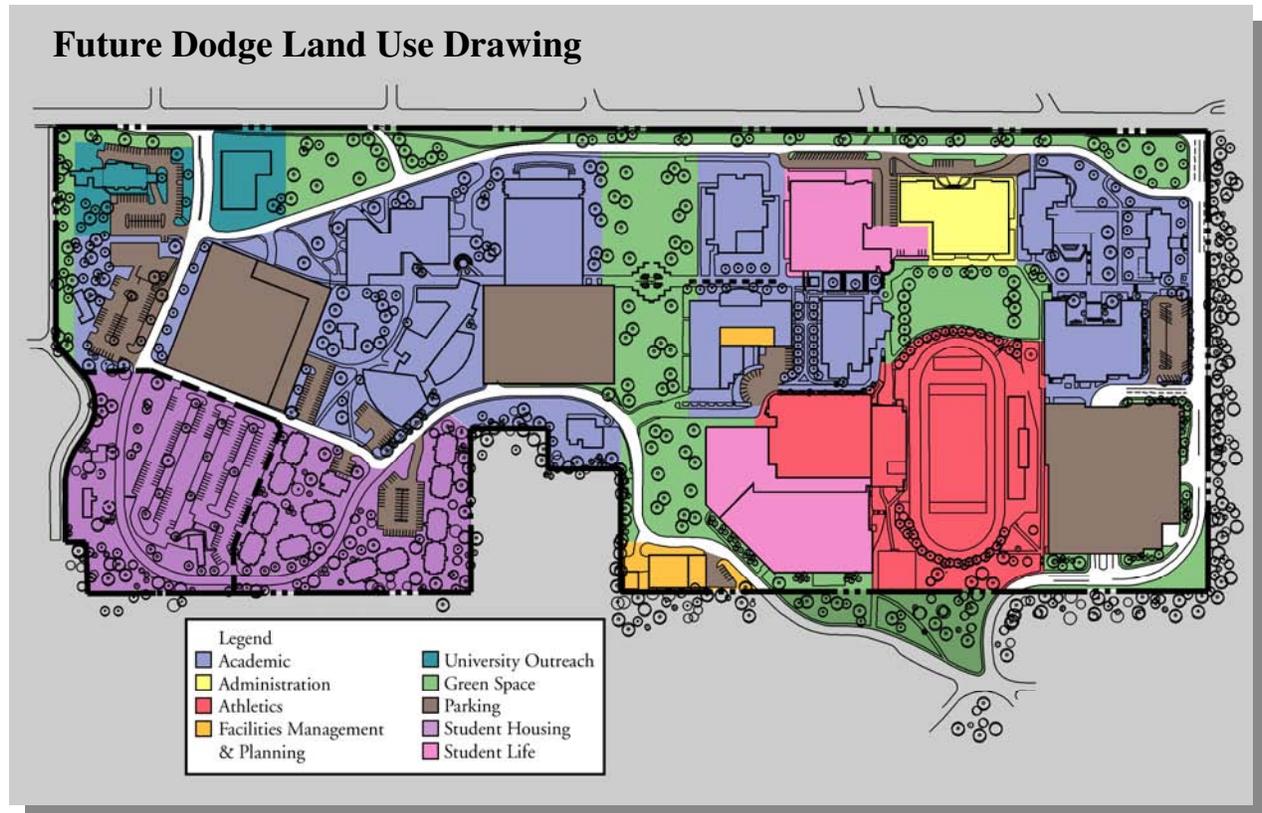
**Student Life**

These are buildings and grounds which provide student amenities that enhance the university campus experience. They encourage interaction, support recreation, and aid in student socialization. These include facilities such as student unions, recreation, and health facilities.

## FUTURE LAND USE ANALYSIS

Future land use zoning recommendations are illustrated in Figure V.A.3.

FIGURE V.A.3



The Facilities Development Plan goals for Dodge land use zones include:

- Maintain the existing use patterns that support academic zones at the campus core with support functions located at the perimeter. Additional housing planned for the southeast portion will further reinforce this zoning and provide an opportunity for a heightened sense of community for residential students.
- Education is at the heart of the campus zoning and should continue to be focused along the main east/west pedestrian spine. Three primary clusters of educational zoning exist that are separated by open space areas at the pep bowl and the campanile. Future education facilities should be located adjacent to the spine. In doing so, these educational facilities should be designed to preserve the sequence of open spaces that expand and contract along the spine. Likewise, education zones that are developed at the Pacific and Center locations should strive to

follow the existing high standards of the Dodge landscape. Future development should create physical linkages between the buildings to encourage travel through them and encourage interaction between the students, faculty and staff of varied programs.

Zoning continues to improve with the thoughtful placement of new facilities such as the CPACS addition, the Guinter Kahn Addition to the Criss Library, and the Alumni Center addition. The existing zoning is also strengthened by attention to a high-quality landscape and open space pattern, which integrates all aspects of the campus together. In the short term, the proposed renovation of the Engineering Building into a new facility for CPACS will help reinforce the existing central block of academic facilities fronting the mall and allow for the removal of the majority of the former residential buildings that are scattered across the west end of campus. With funding and construction of the Phase II of CPACS, the majority of the residential annexes will be demolished. This will allow the west area of campus to continue to function as a perimeter support zone for the core uses of education, administration, athletics and recreation. The renovation of the Criss Library will also focus more activity along the pedestrian spine much as the Student Center renovation focused activity and reinforced the spine in the center of the campus.

As the campus zoning patterns that were established for the UNO Facilities Development Plan are implemented, minor modifications will follow in time. The primary impact will be the continued pressure on surface parking. This will emphasize the need for additional structured parking on campus in order to be able to minimize the current campus parking deficiency. The long-term goal is to provide three zones of high-density structured parking. This will require the construction of two additional 1,200 to 1,500 low-rise parking structures similar to the existing 1,500 car parking structure on the east side of the Dodge property.

- As the need for additional building square footage increases, additional pressure to construct facilities in existing campus open spaces will develop. This will be especially true at the Dodge location. This pressure must be resisted.
- The administration zone should continue to develop around existing Administration Facilities centered at Eppley Administration Building.

The following items are suggested changes to the 1999 land use analysis:

- Enlarging the zone for student housing.
- Consolidation of parking in three large parking facilities located as east, central and west low-rise parking structures.
- Addition of a University Outreach Zone adjacent to the west Dodge Street entry.
- Increasing the green space zone at the center of campus when parking is consolidated in three structures.
- The Student Life Zone has been increased to accommodate the proposed expansion of the HPER facility.

## DODGE PROPERTY IMAGE FEATURES



The prominent features on the Dodge property that have the most impact on its shape and future development are Dodge Street, Elmwood Park, the residential neighborhoods to the east and the location on a hill overlooking the green spaces of Elmwood Park.

The potential widening of Dodge Street could have a major impact on the look and feel of the Dodge property and should be avoided if at all possible. Dodge Street is a significant barrier to growth on the north and creates a difficult and often hazardous entrance. The speed of traffic and the inability to turn left severely limits the ability of the University to simplify and increase access from Dodge Street. Fortunately, the dedicated planting and heavy landscaping along the street are a pleasant and functional buffer to the noise and speed of the present traffic.

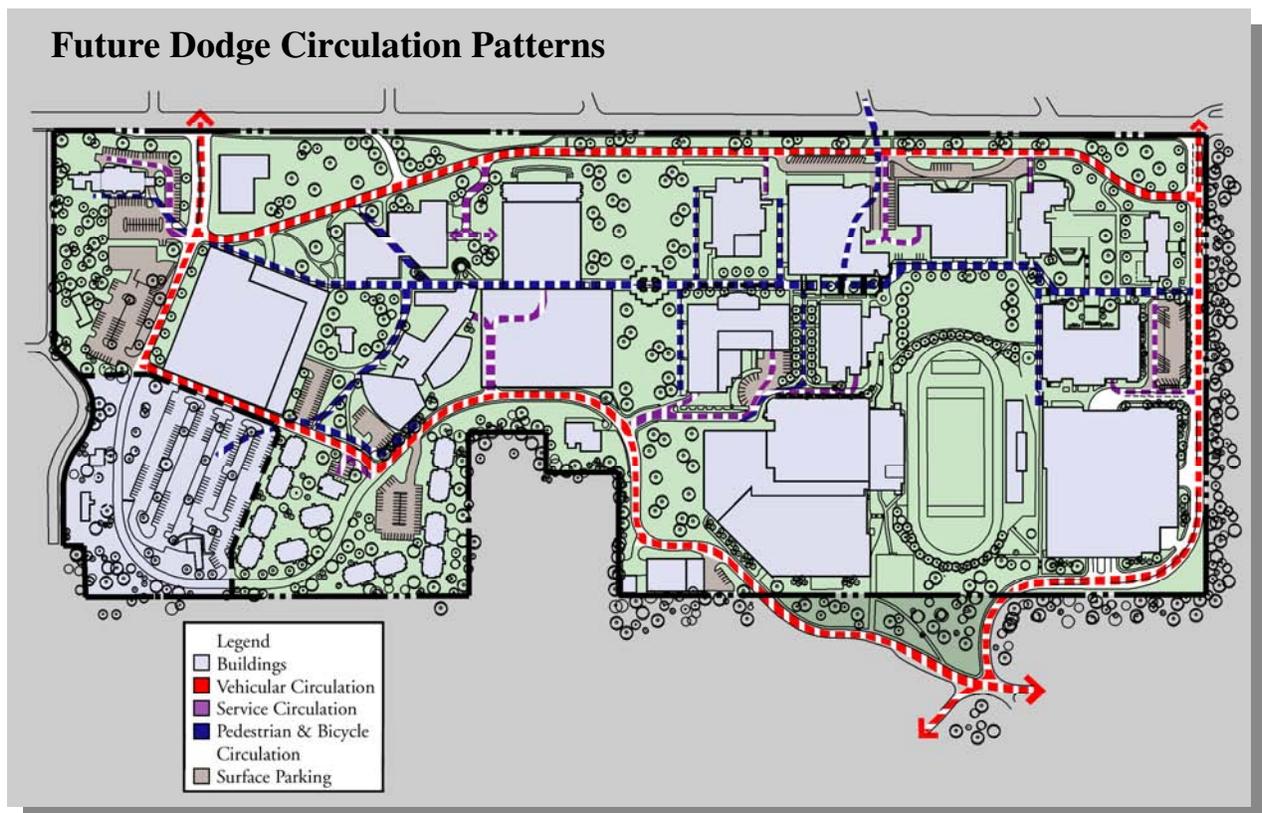
The location of Elmwood Park to the south and east contributes greatly to the sense of college campus which exists at the Dodge site. The vistas over golf course greens and the mature planting reinforce the sense of history and purpose present at the Dodge location. The two strongest icons are the Henningson Memorial Campanile and Arts and Sciences Hall's neo-classic entrance and rooftop cupola. Both serve as campus landmarks and impart a collegiate atmosphere.

## CIRCULATION

The UNO Strategic Plan discusses the importance of collaborative efforts between the University and the Omaha Metropolitan Community. It speaks of serving a diverse mix of constituents. It embraces the concept of placing this institution in a position of service to the community. In order to accommodate these goals, good access and efficient circulation patterns on and around the campus sites are imperative. Circulation systems and routes, including pedestrian, vehicular, bicycle, and transit, that provide easy way finding to the campus visitor are crucial to the perception and use of the campus by the public. Adequate and convenient parking is critical to achieving the kind of campus environment discussed in the Strategic Plan.

Proposed future circulation patterns are outlined in Figure V.A.4. Details are on the pages following.

FIGURE V.A.4





Circulation-related goals include:

- All parking areas and pedestrian circulation routes leading to and from them must meet safety, handicapped and security requirements, including a high level of well-designed illumination and “blue light” security phones throughout.
- Main entrances must be prominent and accessible. These entrances should include entry signs and structures that impart the sense of arrival. A consistent series of prominent and tasteful entry signs should be located at the entrances at Dodge, Pacific and Center.

The following are recommendations that address the needs of the UNO campus during the next ten years. Each recommended circulation improvement is briefly presented in the following discussion. Although the improvements are not prioritized through the ten-year period, certain phasing issues are identified.

- The Dodge property has a serious need for better vehicular access from Dodge Street. Presently the access road turning lane in front of Memorial Park is the only point where vehicles can enter the campus when heading west on Dodge Street. This severely restricts access and also places additional traffic on the circulation road. UNO should pursue a second access point from the east by the Alumni Center either by developing a left turn lane or an additional access road turning lane similar to the one in front of Memorial Park. If the City of Omaha proceeds with the proposed widening of Dodge Street, the need for this improvement will be even greater.
- The Dodge Street intersections also need to be upgraded with additional turn lanes and stacking space.
- The southwest section of University Drive is presently under study by a local engineering firm. The potential realignment of the road will allow for a student housing neighborhood.
- If the proposed two additional parking structures are constructed it will require traffic studies. These will determine if the existing University Drive needs to be upgraded with better intersections, additional turn lanes and light controls at entries to Dodge Street.
- Vehicular traffic should remain on the loop perimeter roads at the Dodge site and on 67<sup>th</sup> Street. However, the perimeter road could be improved to carry additional lanes of traffic; additional landscaping and screening could be developed. Dodge Street will continue to carry large volumes of traffic at the northern boundary.

**Transit**

Large numbers of vehicles park on-site everyday. Parking is often available, but not near a final destination. The fact that the UNO campus is now comprised of three closely related locations exacerbates the situation. Therefore, an efficient shuttle service among and within the UNO locations, is still crucial. Transit goals include:

- The shuttle service among Dodge, Pacific, Center properties and Crossroads should accommodate in-site development with bus shelters and drop-off locations well integrated with and adjacent to the major pedestrian spines.

**Bicycle**

Bicycle traffic is not heavy. However, bicycle traffic can be accommodated on the major pedestrian spines throughout the campus sites. Bicycle storage racks should be provided near the entrances of major classroom buildings, and at Dodge and Pacific housing locations and expanded to the Center property. Existing bike routes should be expanded and enhanced to connect all three UNO locations and should be well landscaped and defined with separate paving and crossing points. If executed properly, these paths will be another unifying element for the UNO Campus.

**Pedestrian**

Pedestrian circulation is the primary mode of movement within Dodge and Pacific properties. Therefore, it demands prominent attention in the Facilities Development Plan. The following are recommendations that address the needs of UNO during the next ten years:

- UNO should add termination markers on the Dodge pedestrian spine at the east and west ends of campus. Currently, the pedestrian spine that connects the east and west ends of the Dodge property terminates at parking areas at both ends. The east termination, in the vicinity of Arts and Sciences Hall should be improved with additional landscaping, and visitor-oriented improvements in and around the existing parking lot. The west termination is abrupt and unfriendly to pedestrians. A well-landscaped, well-lighted connection with pedestrian comforts should be extended from the existing termination point at Durham Science Center to the Alumni Center. Existing parking lots that are located adjacent to this extension of the campus spine should be screened and their visual impacts minimized. Outdoor student seating nodes and recreation areas should be developed adjacent to the north entry of Arts and Sciences

Hall, the southwest corner of Arts and Sciences Hall and the lower level plaza of Roskens Hall.

North/south pedestrian connections from the campus spine to the Fieldhouse and HPER on both sides of Allwine Hall are needed. Parking and other pedestrian obstacles on the east and west sides of Allwine Hall should be minimized in order to develop north/south connections from the campus spine south of the Student Center to the Fieldhouse. These routes receive heavy volumes of pedestrian traffic. Currently, the routes are unattractive and unfriendly to pedestrians. Parking should be eliminated to the west of Allwine Hall so that a well-landscaped, well-lit pedestrian connection can be developed. Because of the critical shortage of parking on campus, this should be implemented as a part of the construction of the proposed parking structure south of the Criss Library. The east vehicular entrance from Dodge Street should be enhanced to create a sense of entry that communicates an image of an academic environment and sets the tone for the UNO campus for visitors.





## **B. PACIFIC PROPERTY OVERVIEW**

Since the 1999 Campus Master Plan was completed, UNO has been successful at achieving many of the goals outlined in the plan. The Peter Kiewit Institute was just being completed and today is a vital part of the UNO facilities. Also, since 1999 the Scott Residence Hall and Conference Center have been completed along with Scott Village. Combined, these two projects added housing for an additional 644 students. The landscaping is becoming established and will improve with time. The recent announcement of the Aksarben Village mixed use development is eagerly anticipated by all who attend and work at UNO. Aksarben Village will add a new level of shopping, entertainment and community that is presently not available to those who live and work at the Pacific location.

### **PACIFIC FACILITIES DEVELOPMENT PLAN**

Additional goals that still need to be achieved for the Facilities Development plan are listed under the 1999 Master Plan. Adjacent is a listing of the major goals that have carried over to the 2006 plan and new goals that are laid out for future facilities development.

#### **1999 Master Plan**

1. New College of Business Administration
2. Development of a strong landscaped pedestrian spine
3. Future Academic Building

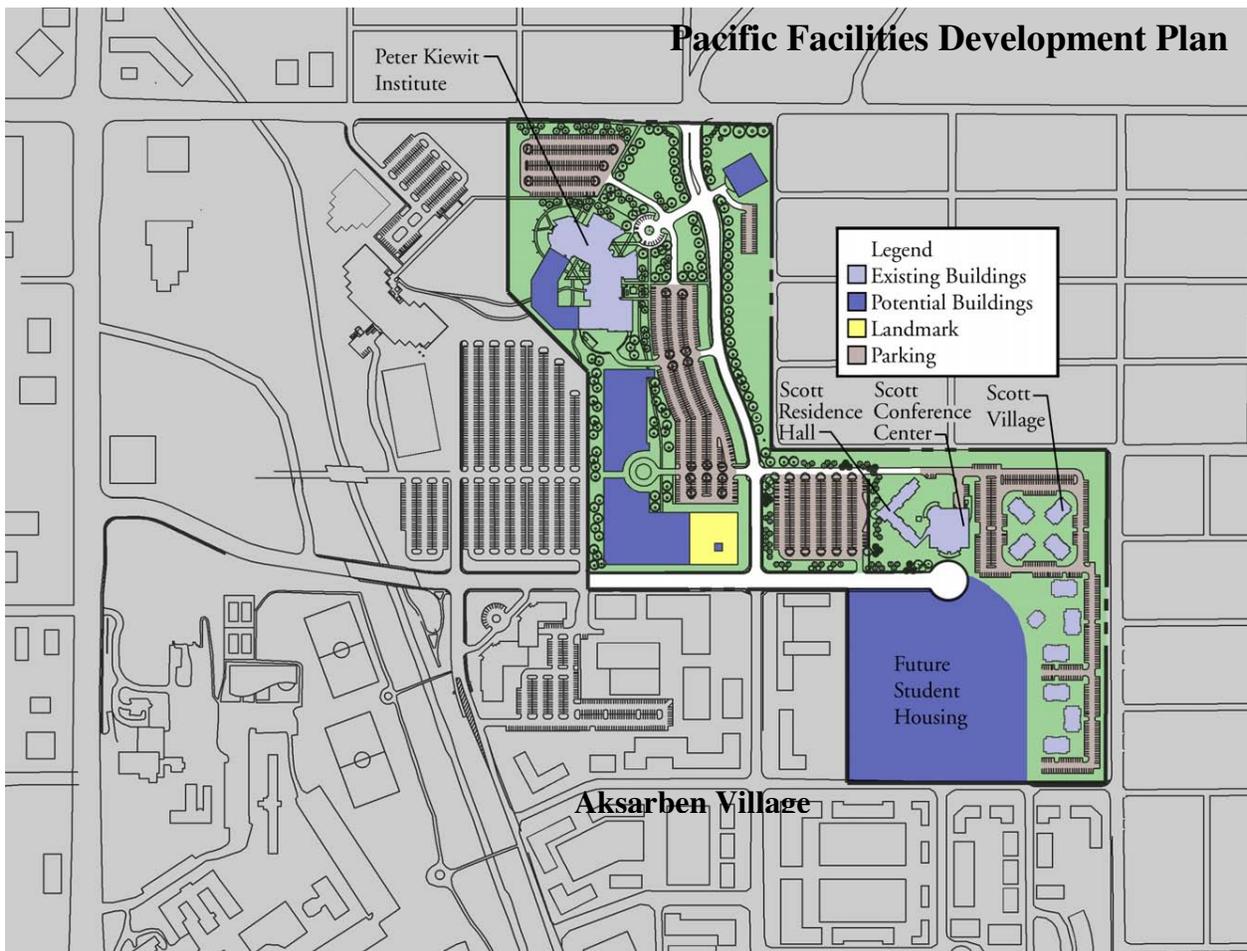
### 2006 Facilities Development Plan

1. New College of Business Administration
2. Development of a strong landscaped pedestrian spine
3. Future Academic Buildings
4. Academic Addition to The Peter Kiewit Institute
4. Additional Student Housing and Student Amenities
5. Construction of a Community Outreach Facility
6. Vehicular and pedestrian connection to Aksarben Village
7. Increased parking facilities

### Facilities Development Plan

The following map of the Pacific property is an illustration of the proposed Facilities Development Plan.

FIGURE V.B.1

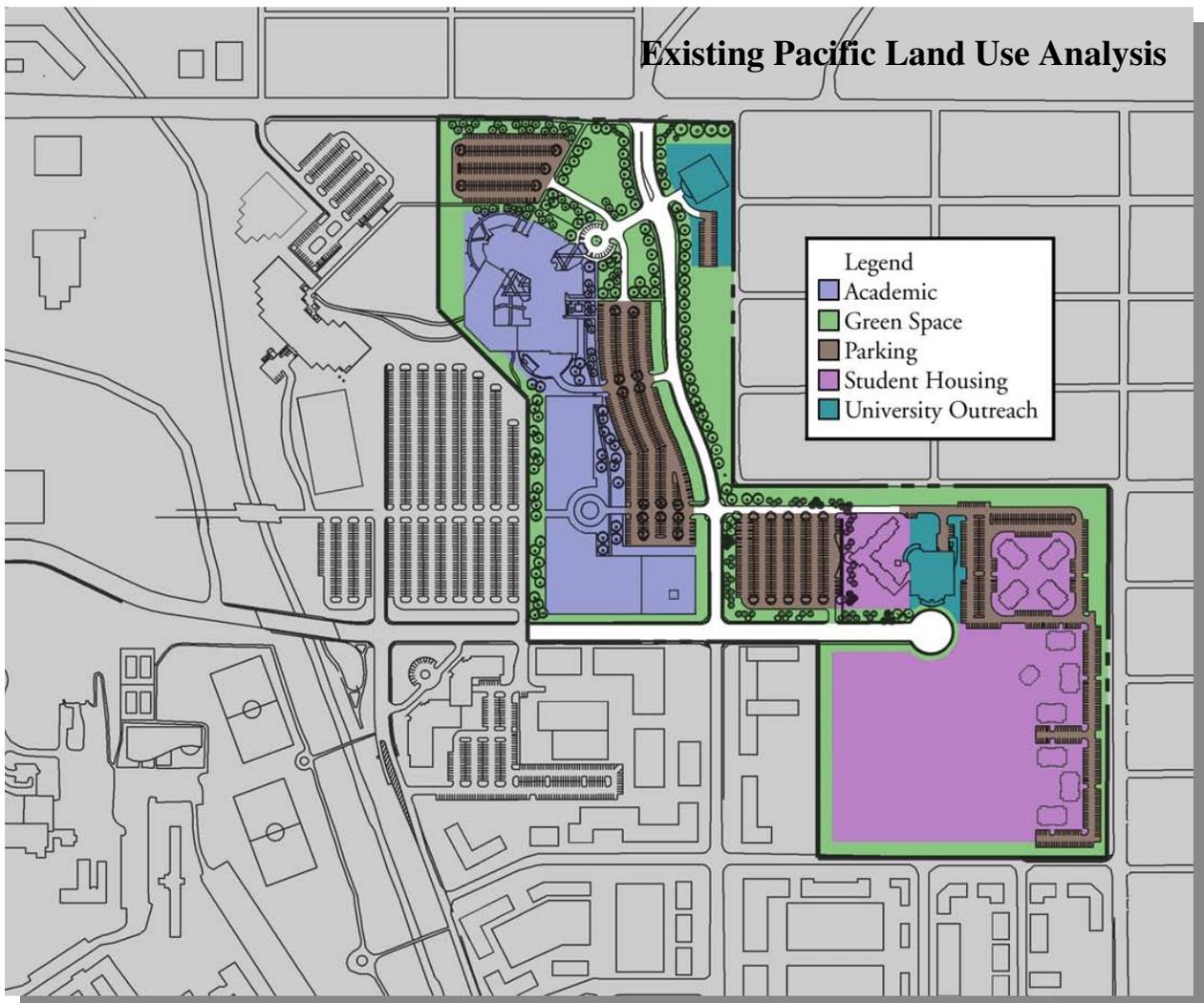


## EXISTING LAND USE ANALYSIS

Since the 1999 Master Plan, the Pacific property has seen dramatic changes in the completion of the Scott Residence Hall and Conference Center and the development of the Scott Village Housing and support parking. In the future, additional housing and academic facilities will continue to strengthen the existing zoning principles.

The following map of is an illustration of the general land uses that presently exist.

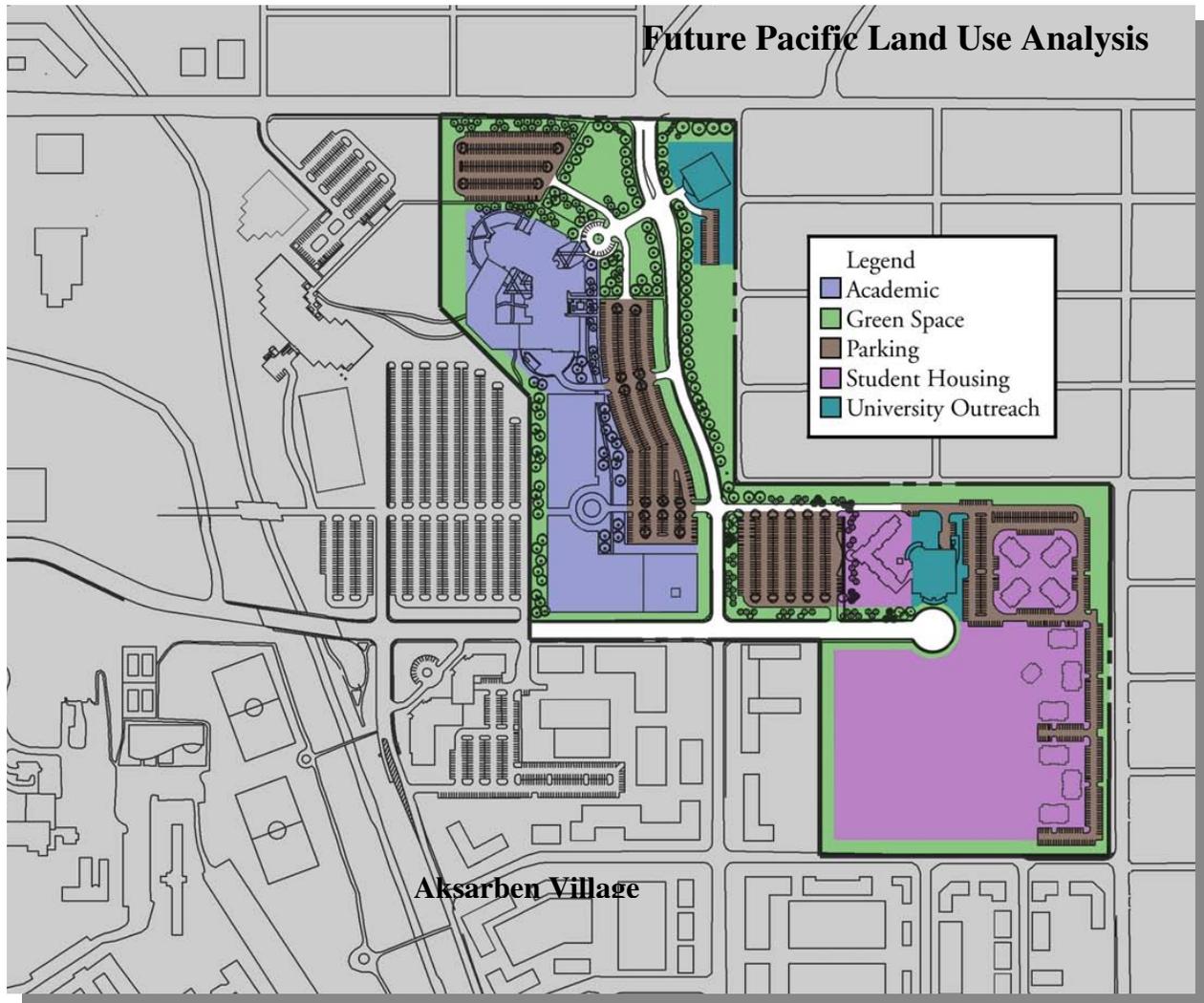
FIGURE V.B.2



## FUTURE LAND USE ANALYSIS

Zoning recommendations are illustrated in figures V.B.2

FIGURE V.B.3



Goals for land use zones include:

- Develop education zones which strive to follow the existing high standards of the Dodge property landscape, including a pedestrian circulation spine, with physical linkages to encourage interaction among the students, faculty and staff.
- Integrate zoning with the future Aksarben Village development to the South. This should reflect the unique character of the Pacific site while mirroring the strong aesthetic character of the Dodge property. Academic uses should be located together on the west side of the

property with support uses such as housing, recreation, and general services located on the southeast perimeter.

Zoning continues to improve at the Pacific location. It is recommended that zoning develop using the same concepts and pedestrian spines that have worked at the Dodge location. The Peter Kiewit Institute building will serve as the northern anchor of the pedestrian spine. Other future academic facilities will be located adjacent to it with a strong north-south pedestrian spine. As at the Dodge location, support functions and housing will be located at the perimeter. In contrast, however, much of the parking at the Pacific location is integrated into each land use zone, thus making it more convenient for users. Whenever possible, future buildings located at intersections should be positioned to create a defined urban edge that will help the campus space transition in to the Aksarben Village development to the south.

As more academic facilities are constructed on the Pacific property, there will be increased pressure on surface parking. This will emphasize the need for additional structured parking on campus or there will be a parking deficiency. The continued pressure for housing, academic buildings and parking will force the relocation of athletic and recreation fields to the Center property. Other long-range zoning goals that should be planned include:

- As the need for additional building square footage increases, additional pressure to construct facilities in designated green space will develop. This pressure must be resisted.
- The future of Aksarben has become better defined since the 1999 Master Plan. Aksarben Village and the Scott Technology Transfer and Incubator Center will have a major impact on long-term development.
- Support zones should generally remain at the perimeters of the campus. This will allow support zones to grow as necessary, and allow the rest of the campus to grow unencumbered.

## **PACIFIC PROPERTY IMAGE FEATURES**

In terms of image, the Pacific property is still in its formative years. Presently the major image feature is the Peter Kiewit Institute and the Scott Residence Hall. They are the largest and tallest facilities at this time. The general feeling is one of new suburban development. As the ample landscaping matures over the life of the plan and additional academic and housing facilities are added, the property will take on a much more established and time-honored appearance. The buildings are

handsome and well designed with similar materials and collegiate ties to the Dodge location.

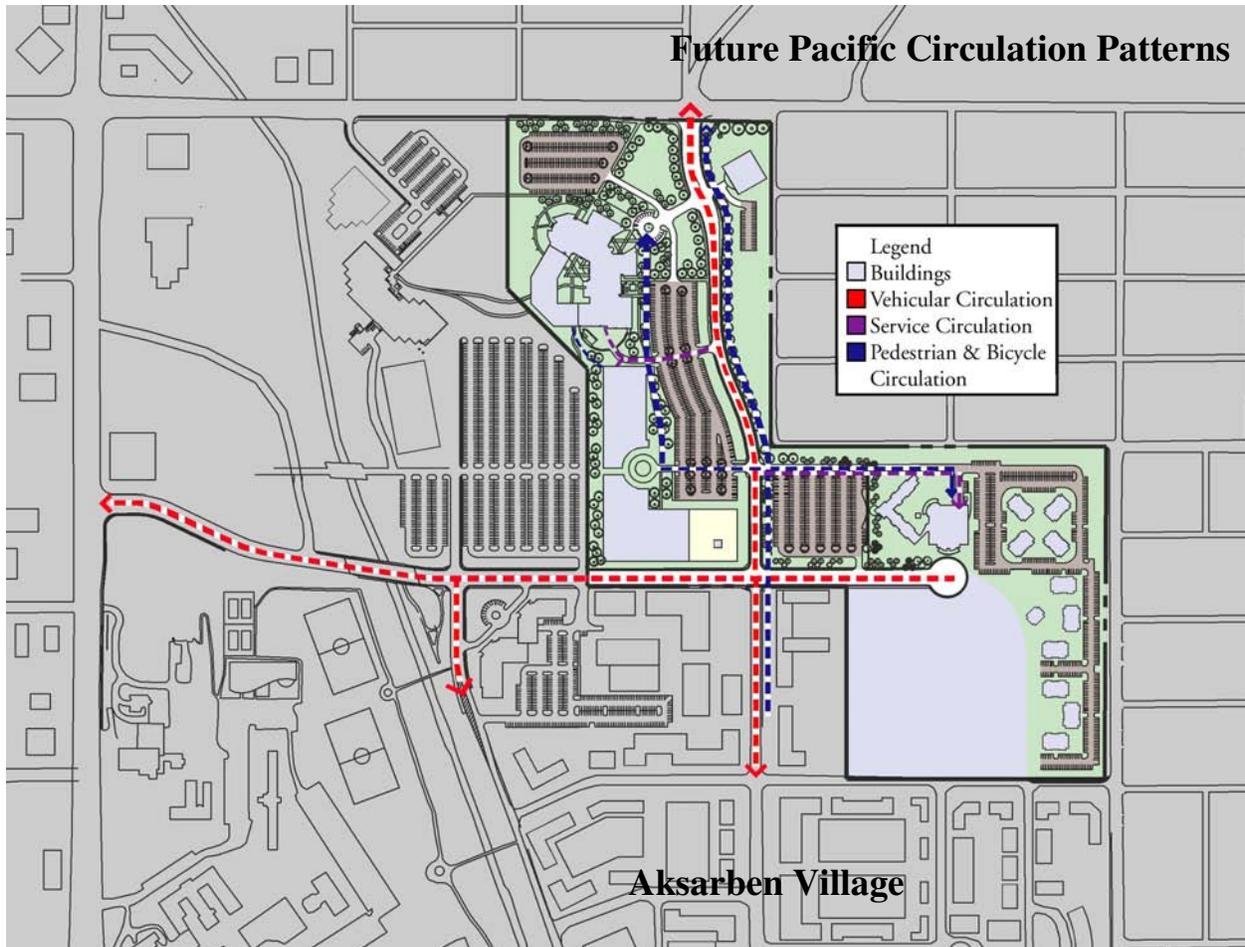
The anticipated Aksarben Village construction will create a new edge to the South. It will have a major impact on the look and feel. It will increase traffic on 67<sup>th</sup> Street and at Pine Street and will bring retail, entertainment and business functions that were previously unavailable at this location. If successful, it will make the Pacific property a more defined and desirable destination.

### **CIRCULATION**

The UNO Strategic Plan discusses the importance of collaborative efforts between the University and the Omaha metropolitan community. It speaks of serving a diverse mix of constituents. It embraces the concept of placing this institution in a position of service to the community. In order to accommodate these goals, good access and efficient circulation patterns on and around the campus sites are imperative. Circulation systems and routes, including pedestrian, vehicular, bicycle, and transit, that provide easy way finding for the campus visitor, are crucial to the perception and use by the public of the campus. Adequate and convenient parking is critical to achieving the kind of campus environment discussed in the Strategic Plan.

Future circulation patterns are shown in figure V.B.4.

Figure V.B.4



The following are recommendations that address the circulation needs of the Pacific property during the next ten years. Each recommended circulation improvement is briefly presented in the following discussion.

- Vehicular access from the south should be connected to the Aksarben Village development at 67<sup>th</sup> Street.
- Additional surface and or structured parking will be needed to provide parking for future facilities. Any future construction should anticipate the construction of additional parking.
- The University should continue to develop dedicated visitors' parking at key locations.
- Pacific Street will continue to carry large volumes of traffic at the northern boundary and a major entry gateway image should be developed at this point.

- Where the future student housing is planned, Pine Street should be terminated as a cul-de-sac to provide a greater sense of neighborhood and greater security for student housing.

For information on circulation recommendations for transit, bicycle and pedestrian flow please refer to pages 44 & 45.





## **C. CENTER PROPERTY OVERVIEW**

The majority of the Center property was acquired by UNO in 2005. It consists of two portions of land bisected by Papio Creek and fronted by Center Street on the north. The largest portion is the former Chili Greens Golf Course, which covers 56.1 acres and is on the west side of Papio Creek. The smaller portion of land is east of the Papio Creek and is a series of adjacent individual properties which consist of old trailer parks, mixed residential, industrial and retail. The area is in need of urban renewal and presently 8.6 acres have been acquired. The eventual goal is to acquire 17 acres east of the creek. The boundaries for this 17 acres would be Center Street on the north, Papio Creek to the west, MUD property to the south and 64<sup>th</sup> Street to the east. The land fronting the creek is in the 100-year flood plain and if it is to be used for structures they will need to be raised above the flood level.

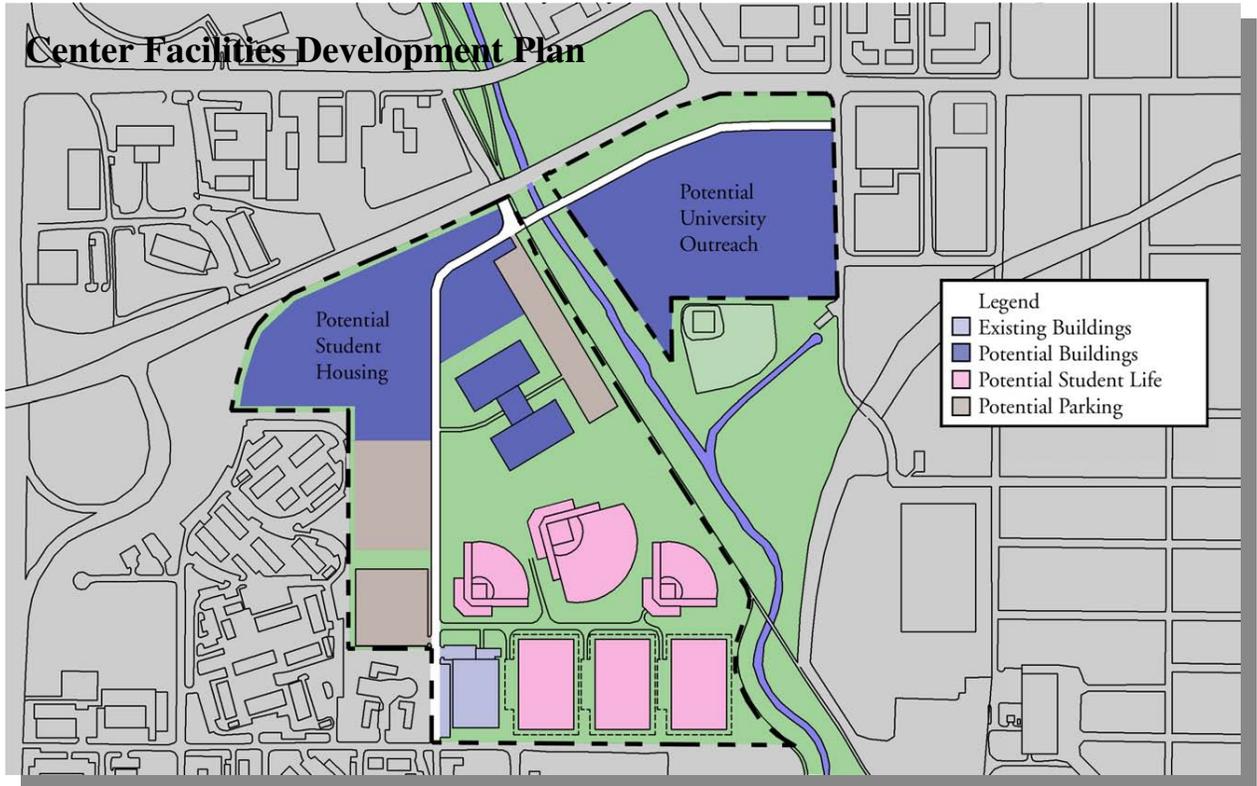
## **CENTER PROPERTY FACILITIES DEVELOPMENT PLAN**

The Center property was not a part of the 1999 UNO Master Plan study. Future facilities development for the Center property needs to respond to the highest and best use for UNO and the Omaha Metropolitan Area.

Locations of future facilities are shown in Figure V.C.1. Construction of new facilities will impact the location of future roads and utilities infrastructure.

The following map of the Center property is an illustration of potential future facilities development areas.

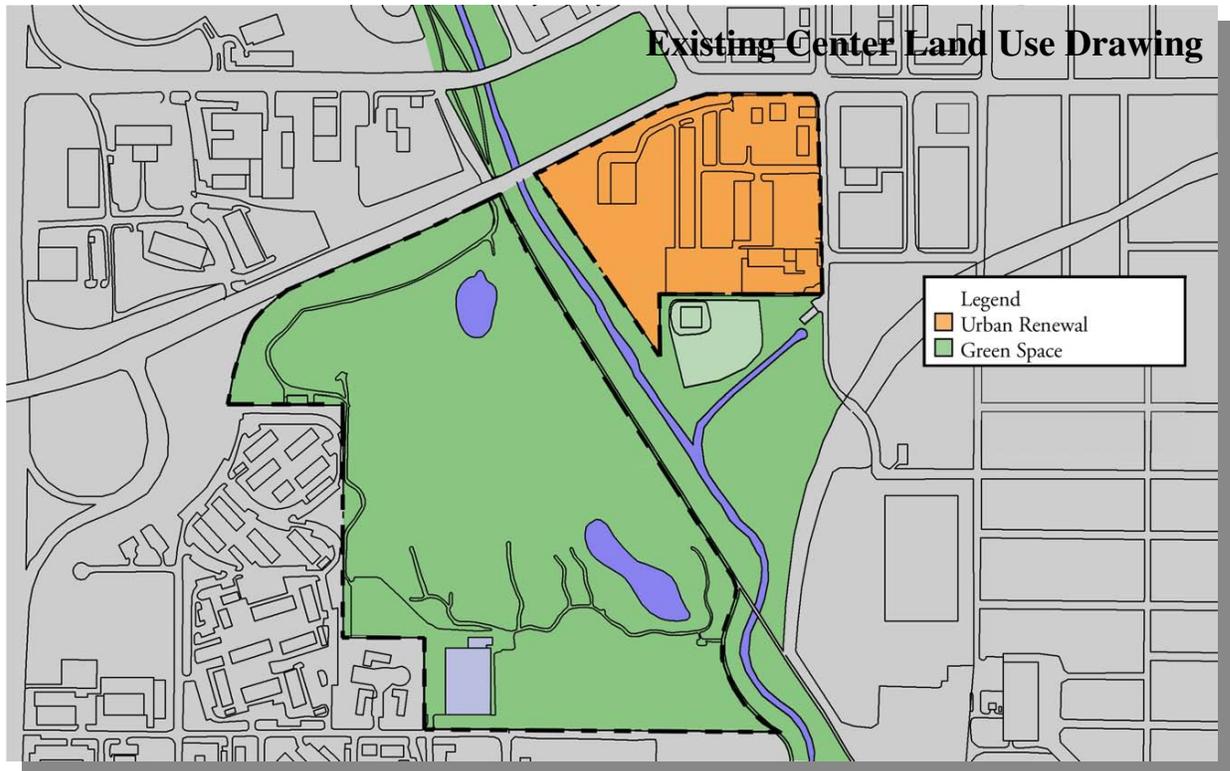
Figure V.C.1



## EXISTING LAND USE

The following map is an illustration of the general land uses that presently exist.

FIGURE V.C.2



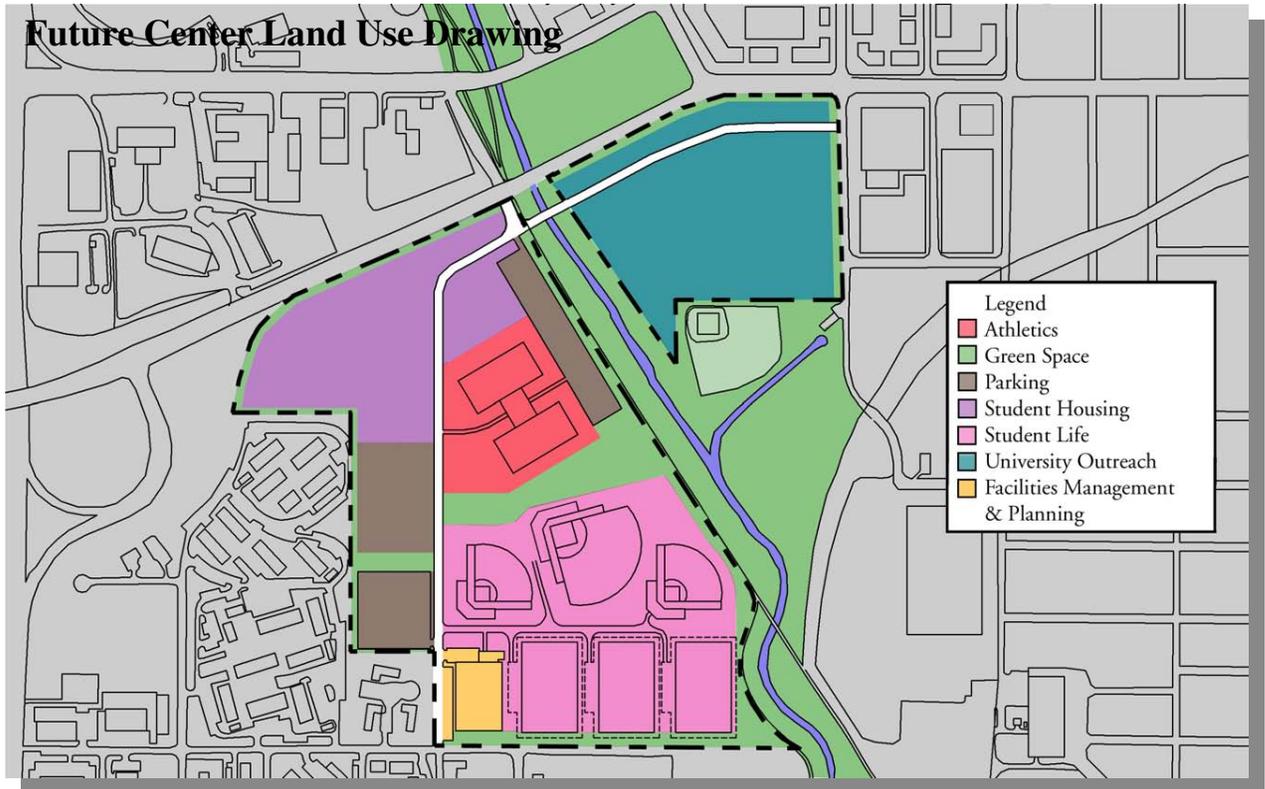
## Future Land Use

Goals for land use zones include:

- Develop athletic and recreation facilities on the lower portions of the former Chili Greens property which front the creek.
- Develop student housing along Center Street, west of the Papio Creek.
- Add parking to support facilities as they are completed.
- Dedicate the property east of Papio Creek to university outreach. Specific use and location of facilities will be defined as the impact from Aksarben Village and adjacent urban renewal projects are completed.

The following map is an illustration of the potential future land uses.

**FIGURE V.C.3**



### Center Property Image Features

Presently, there is no strong image at the Center location which is identified with the University. As the property is cleared and redeveloped, it should be an important priority to intentionally develop a new set of image icons which retain linkage visually to the Dodge and Pacific locations. Also, the use of an entry gateway or portico can define the entry and help create an identity.

### Circulation

Present circulation is disjointed and difficult to access. The former Chili Greens property can only be accessed from the South through a two-lane commercial district road. Pedestrian trails run along the creek but do not have access to the property. The land east of the Papio Creek is only

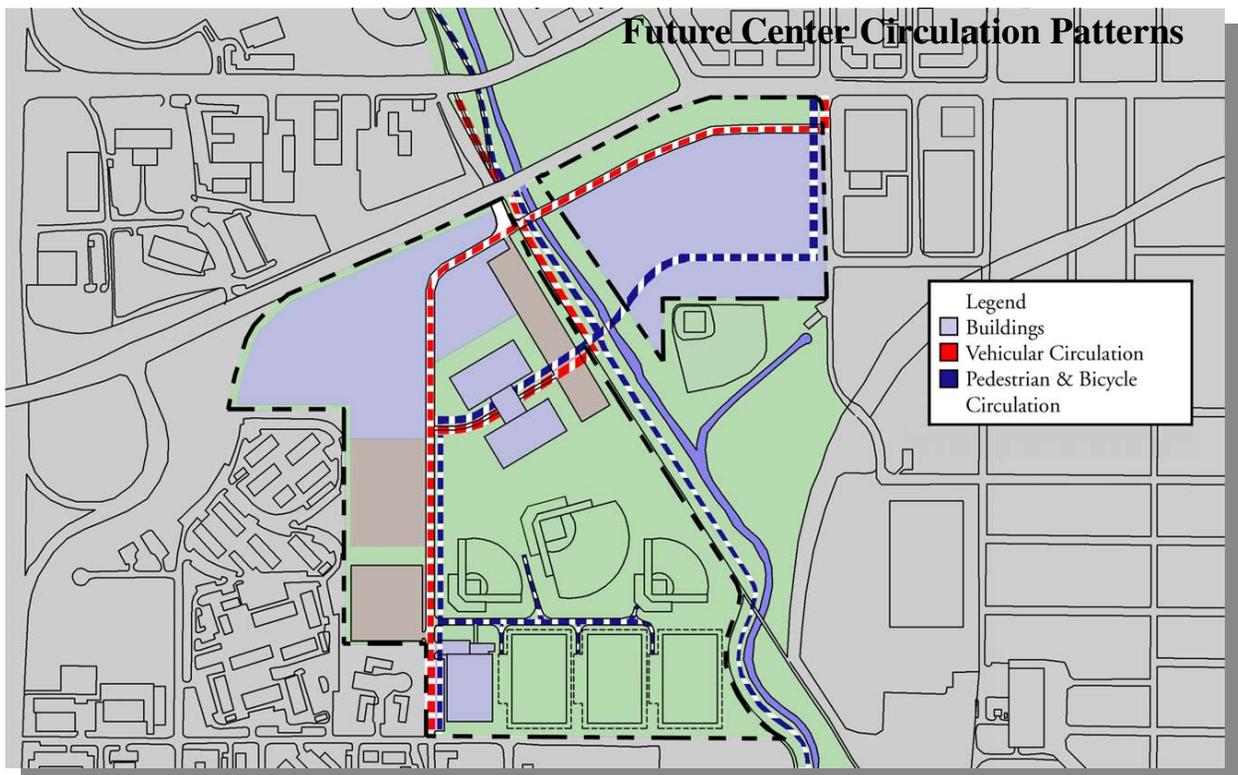
accessible from Center Street and has no through streets. Presently it is a maze of dead-end drives in varying condition.

Future circulation planning needs to target the following items:

- Develop an entry to the Chili Greens property under Center Street from St. Mary Street.
- Allow access from the walking bike path that runs along the creek.
- Construct a road and pedestrian circulator that connects the east and west properties and provides easy access to the interior of the property.
- Construct internal pedestrian and bike paths that interconnect the new structures planned for the site.
- Tie into the Aksarben Village roadways, pedestrian and bicycle paths.

Future circulation patterns are shown in figure V.B.4.

**FIGURE V.C.4**



## VI



## IMPLEMENTATION RECOMMENDATIONS

### A. OVERVIEW

The scope of the 2006 Facilities Development Plan is to update the 1999 Master Plan to create a flexible framework for the next seven to ten years. This Facilities Development Plan builds on the strategies, principles and goals of the 1999 Plan. It has been updated with new data, campus needs and stakeholder input. The guiding principles are:

- Provide a flexible, yet comprehensive decision framework, to guide future campus planning
- Support the goals and objectives of the Board of Regents and the University of Nebraska
- Provide facilities that are consistent with the Strategic Planning goals of UNO
- Create facilities that actively engage the greater community, locally, regionally and nationally

The rollout of the Facilities Development Plan will be governed by the strategic agenda of the University. The growth of UNO has additional implications which will affect the success of the Facilities Development Plan. These include:

- Limitations of UNO financial and physical resources to support more than the present enrollment of 14,900 students
- The Regent-targeted growth of 1.5% per year for NU, equates to 17,400 UNO students by 2015.
- The difficulty of expanding beyond existing neighborhood boundaries and municipal parks.

- Meeting student lifestyle expectations

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

## B. NEW CONSTRUCTION

Dramatic changes have occurred at UNO since the last master plan was prepared in 1999. The construction of many new facilities and the renovation of numerous existing facilities have had a tremendous impact on the functional and physical characteristics of the UNO campus. Many of the facility improvements completed since 1999 were identified in the previous master plan. For example, the 1999 plan projected the need for additional student housing, centralizing student services at Eppley Administration Building, an addition and remodel of the Criss Library, an Alumni Center addition, an addition and upgrade of the Fieldhouse and , renovation of the vacated Engineering Building as a new home for the CPACS. These projects have affected the functional and physical characteristics of the campus. Finally, while the 1999 plan indicated a need for additional housing on the Pacific property it was not anticipated how rapidly these units would develop. UNO is presently in the selection process for a developer for an additional 400 beds on the Dodge property.

A number of projects identified in the 1999 master plan have not been started. However, in keeping with goals and objectives developed during the 2005 UNO strategic planning process, it is as important to continue to focus on the development of such facilities now, as it was in the previous 1990 and 1999 plan. Those projects that continue to be needed include:

- Removal of most residential annexes from their Dodge locations
- Additions to the Engineering Building for CPACS
- University Library renovation from LB 605 funds
- Weber Fine Arts additions for a Proscenium Theater and KVNO Radio/UNO TV
- A new home for the College of Business Administration at the Pacific location
- Renovations of Durham Science Center, Roskens Hall, Kayser Hall
- Strauss Performing Arts Center renovation and addition
- Increased campus green space and landscaping
- Additional student housing on the Pacific and Center properties
- Additional structured parking
- Utilities and infrastructure improvements from LB605 funds
- Improved campus circulation road and campus entrances
- HPER renovation and addition

- Additional academic facilities on the Pacific property
- Development of athletic and recreation facilities on the Center property
- Construction of university outreach facilities
- Road and infrastructure improvements on the Center property

## **C. CAMPUS DEFERRED MAINTENANCE, LB 605**

UNO has significant deferred maintenance issues with many of their existing facilities and infrastructure. The Criss Library, Durham Science Center, Roskens Hall, Kayser Hall, and Strauss Performing Arts Center all will need renovation before the ten-year time frame of this plan is over.

With the passage of LB 605 there will be funding for the improvement of the Criss Library and general utilities infrastructure improvements.

The Criss Library will use the funds for deferred maintenance of heating and air-conditioning, replacement of lower level floor slab, electrical upgrades, roof replacement and ADA improvement. The funds will also be used to reconfigure the interior of the 1970s facility to meet new student study space needs and the associated infrastructure for technology in learning laboratories.

The funds for utility infrastructure improvements will be used to eliminate outages such as the one which recently shut down the Dodge location for four days. Specific uses will be the replacement of and equipment upgrades of the infrastructure for chillers, electrical systems, steam and chilled water distribution systems, utility tunnels, variable frequency drive pumps, access for data and communications technology and meeting the current fire and life safety code requirements.

## **D. ANALYSIS OF POTENTIAL BUILDING SITES**

One of the goals of the Facilities Development Plan is to identify potential new building sites that will integrate well with the existing campus environment. These should be developed using the UNO Campus Building Design Guidelines to ensure a harmonious fit with the existing structures. Potential sites identified at Dodge, Pacific and Center are shown in blue on the Future Facilities Development Maps Figures V.A,1 for Dodge, V.B.1 for Pacific and V.C.1 for Center.

## E. ADDITIONAL STUDIES

Additional studies that should be undertaken at UNO to enhance the campus facilities, way-finding and image should include:

### DODGE

- Health, Physical Education and Recreation Building (HPER) Feasibility Study
- Traffic and parking studies

### PACIFIC

- College of Business Administration relocation
- Additional student housing

### CENTER

- Infrastructure and development

Non-site specific studies that UNO should undertake are:

- Campus Image Study
- Updating of the campus space inventory and utilization data



## VII



## ACKNOWLEDGEMENTS

The development of the *University of Nebraska at Omaha Facilities Development Plan 2006-2015* was the result of many individuals working together. Without the time and assistance of dedicated individuals from many areas this plan would not have been possible. It will be impossible to acknowledge everyone who contributed but we wish to extend our sincere appreciation to the UNO Administration for the continued input and support they have given to the plan and the planning process. A special thanks goes to the members of the Steering Committee and the Facilities Management and Planning personnel. We would also like to thank the faculty, staff, students, alumni and community leaders who participated in many individual meetings, focus group meetings and review sessions. We also wish to express our appreciation for the review and guidance given from the University Office of the President as the plan outline and direction was developed. Thanks also to the representatives from other organizations that participated in the planning process whose input has truly made this UNO's Plan.

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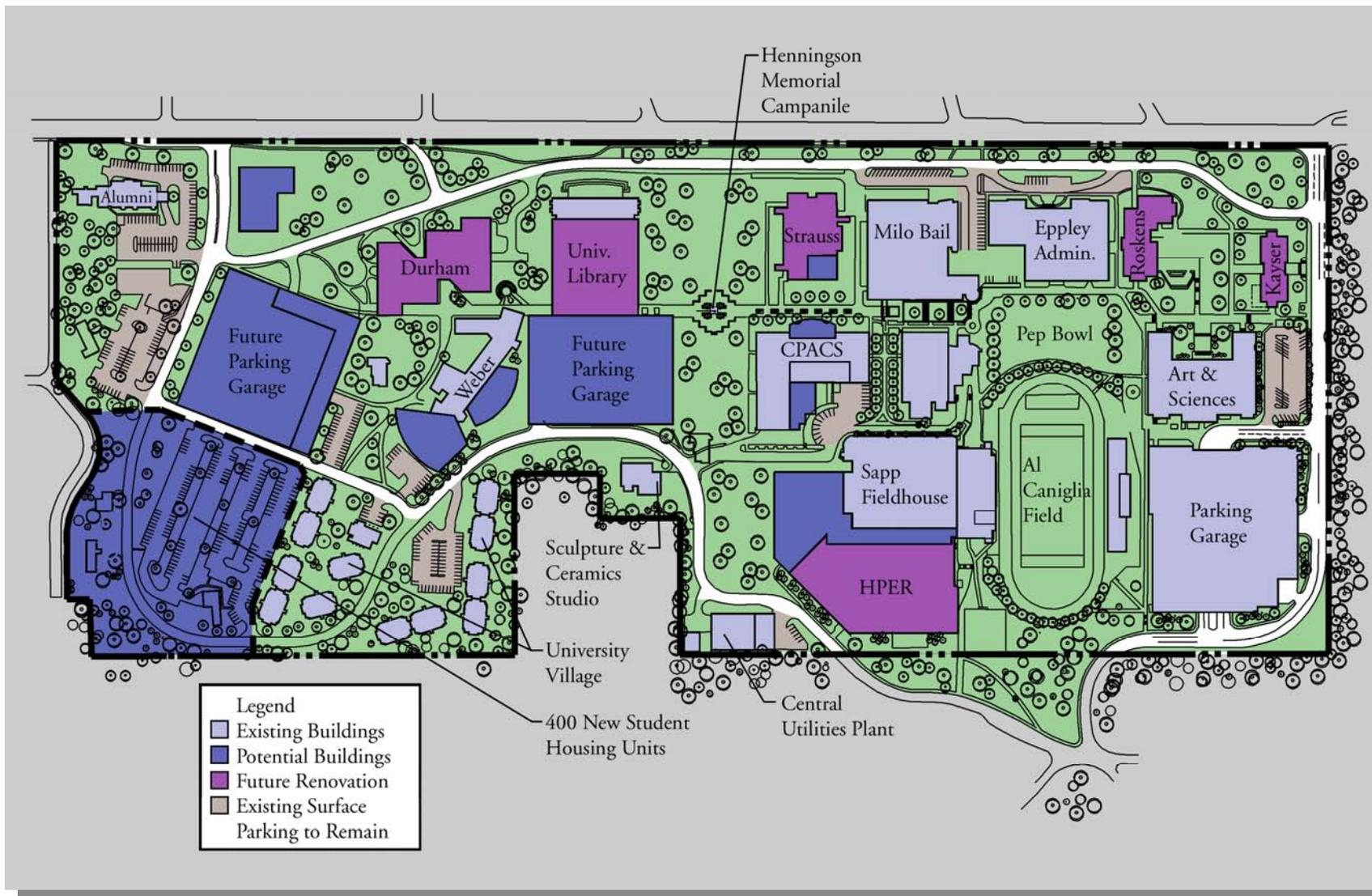
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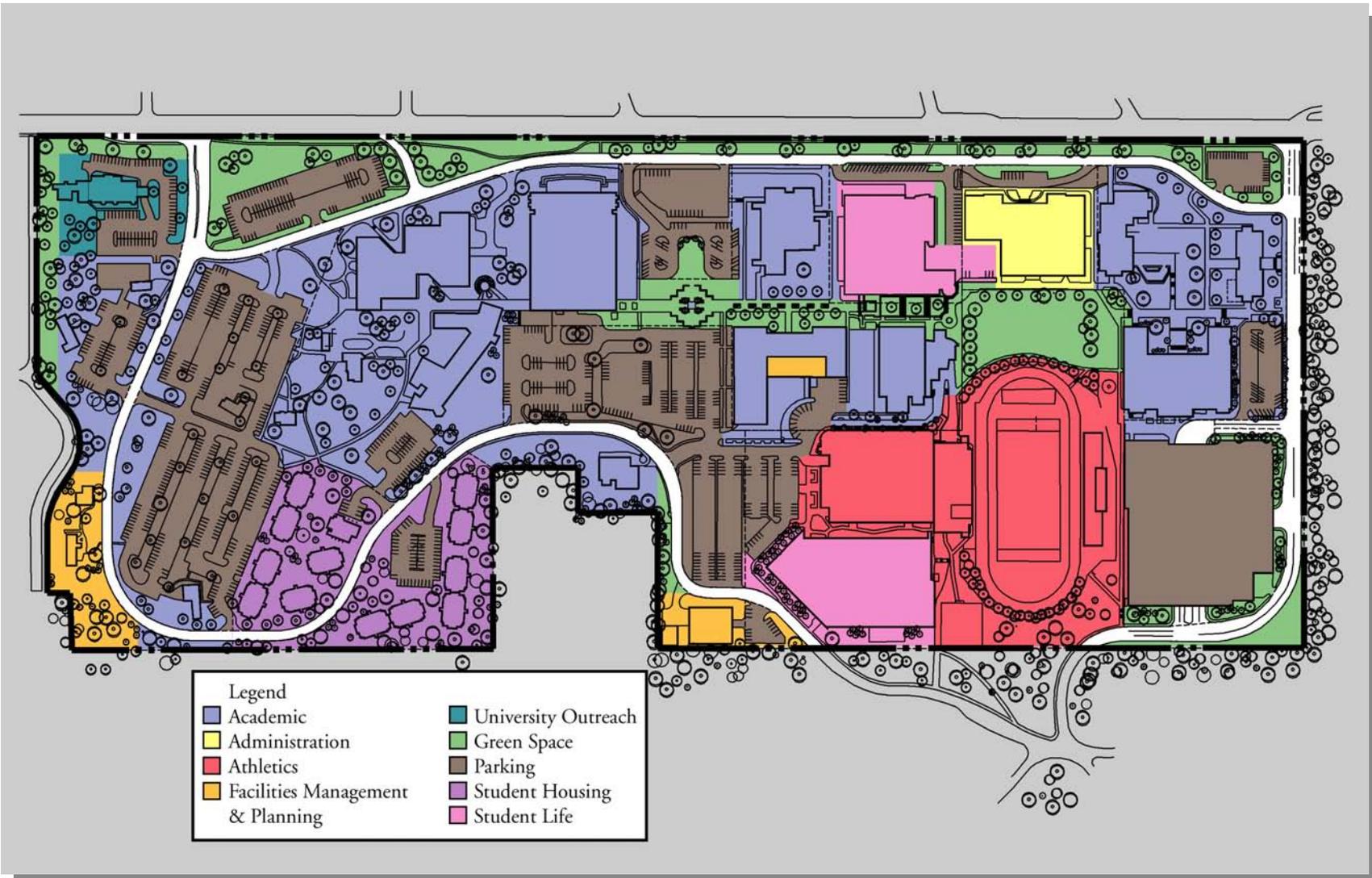
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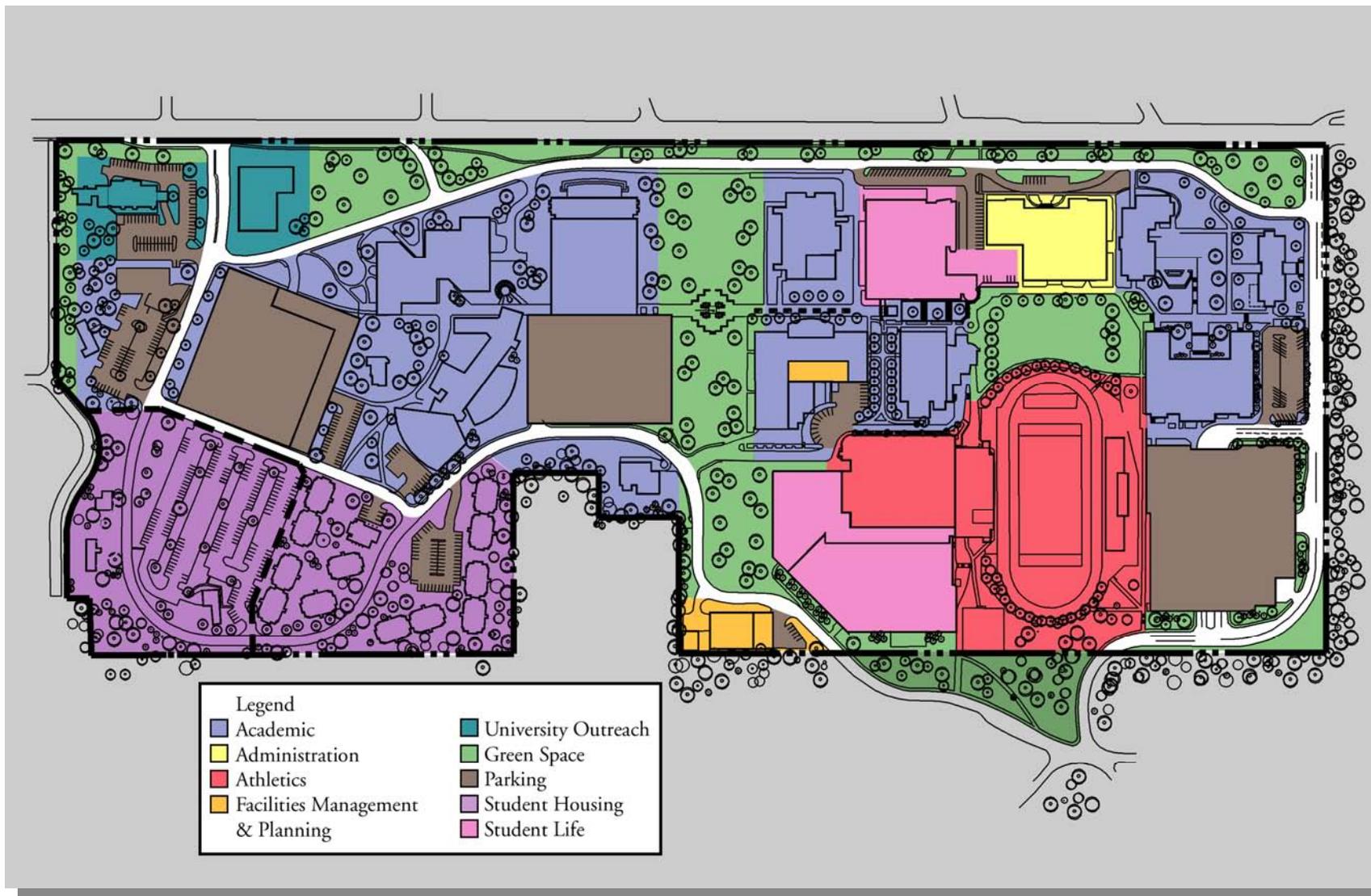


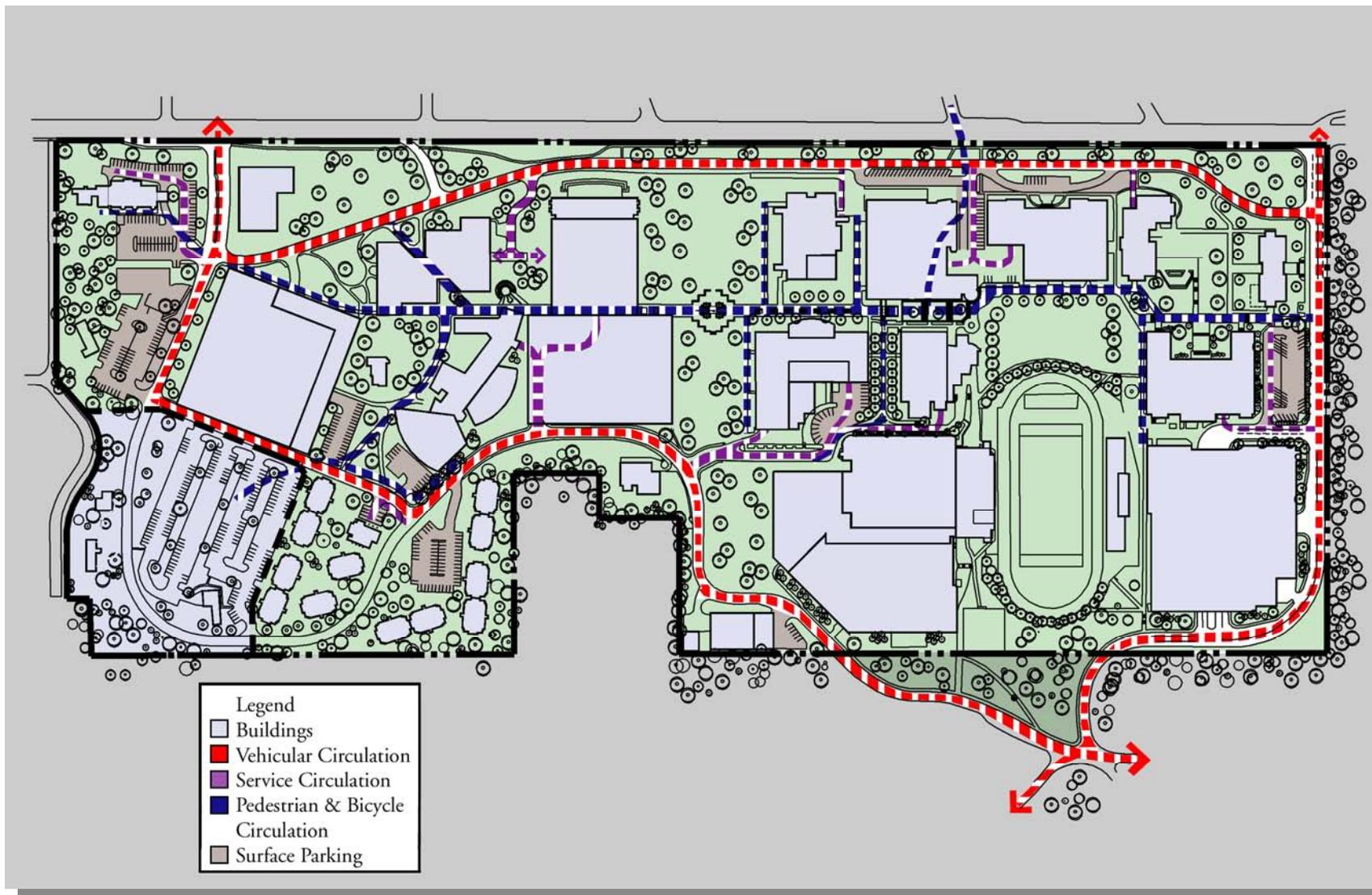
**APPENDIX**

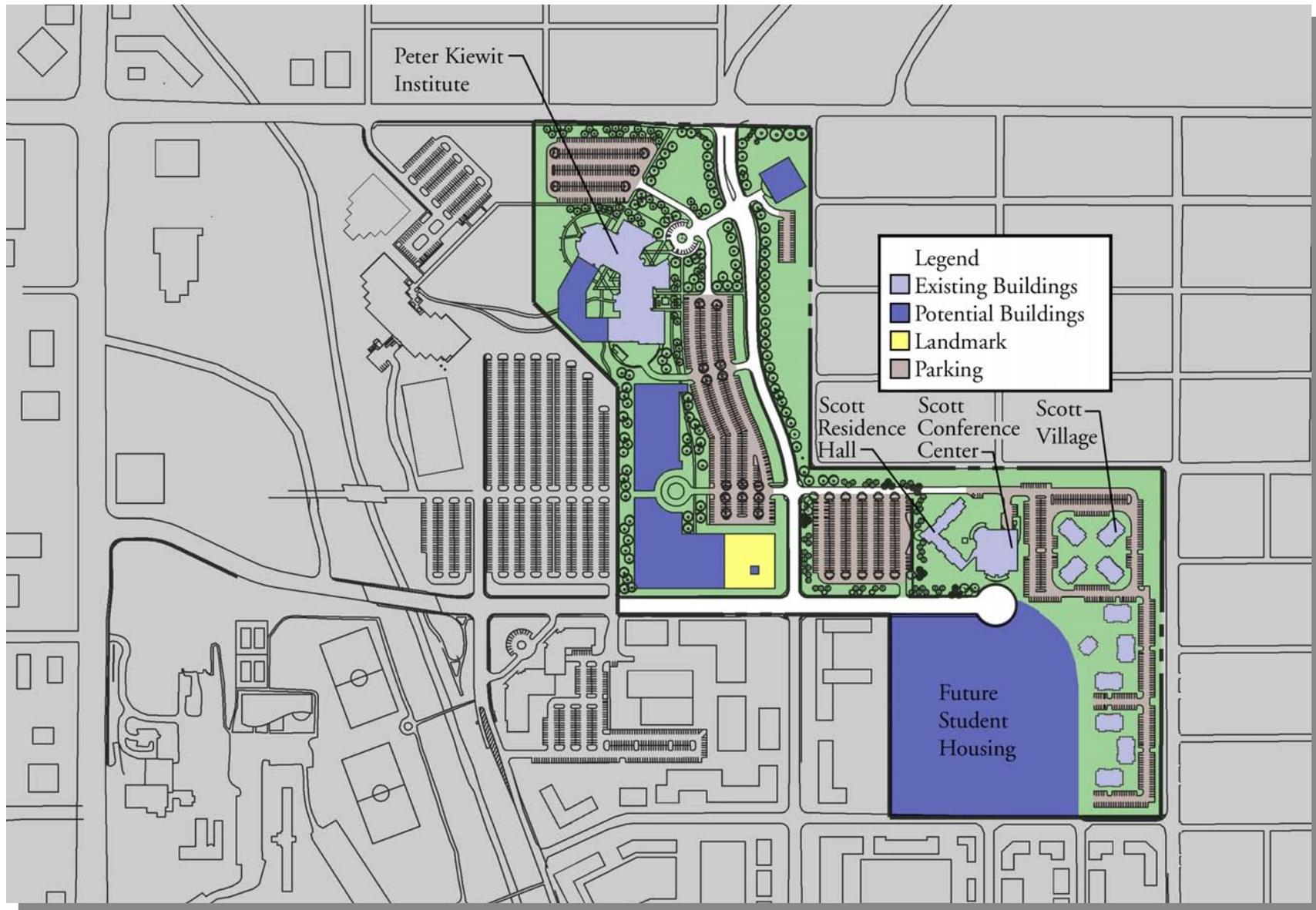
**A. MAPS**





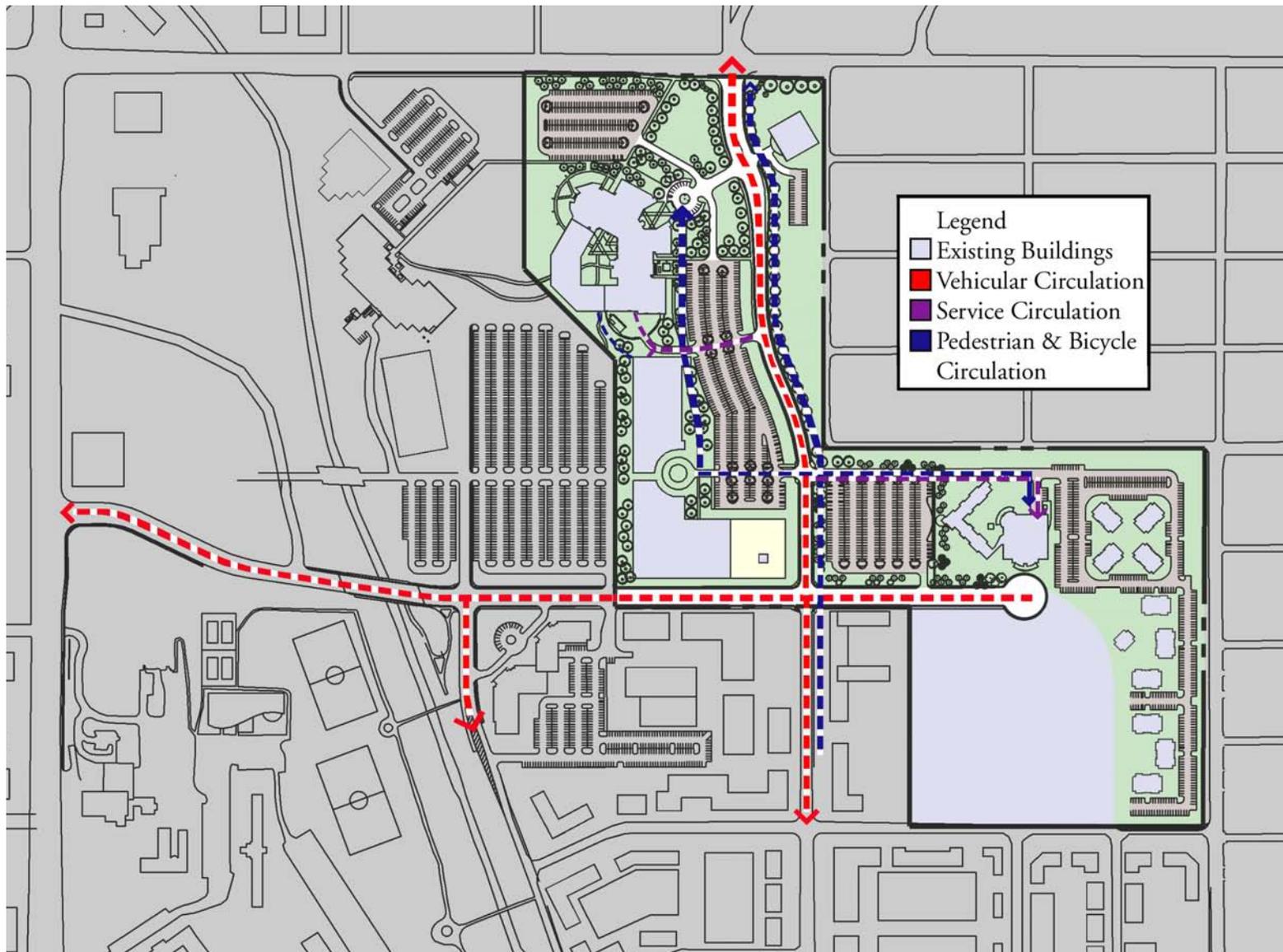


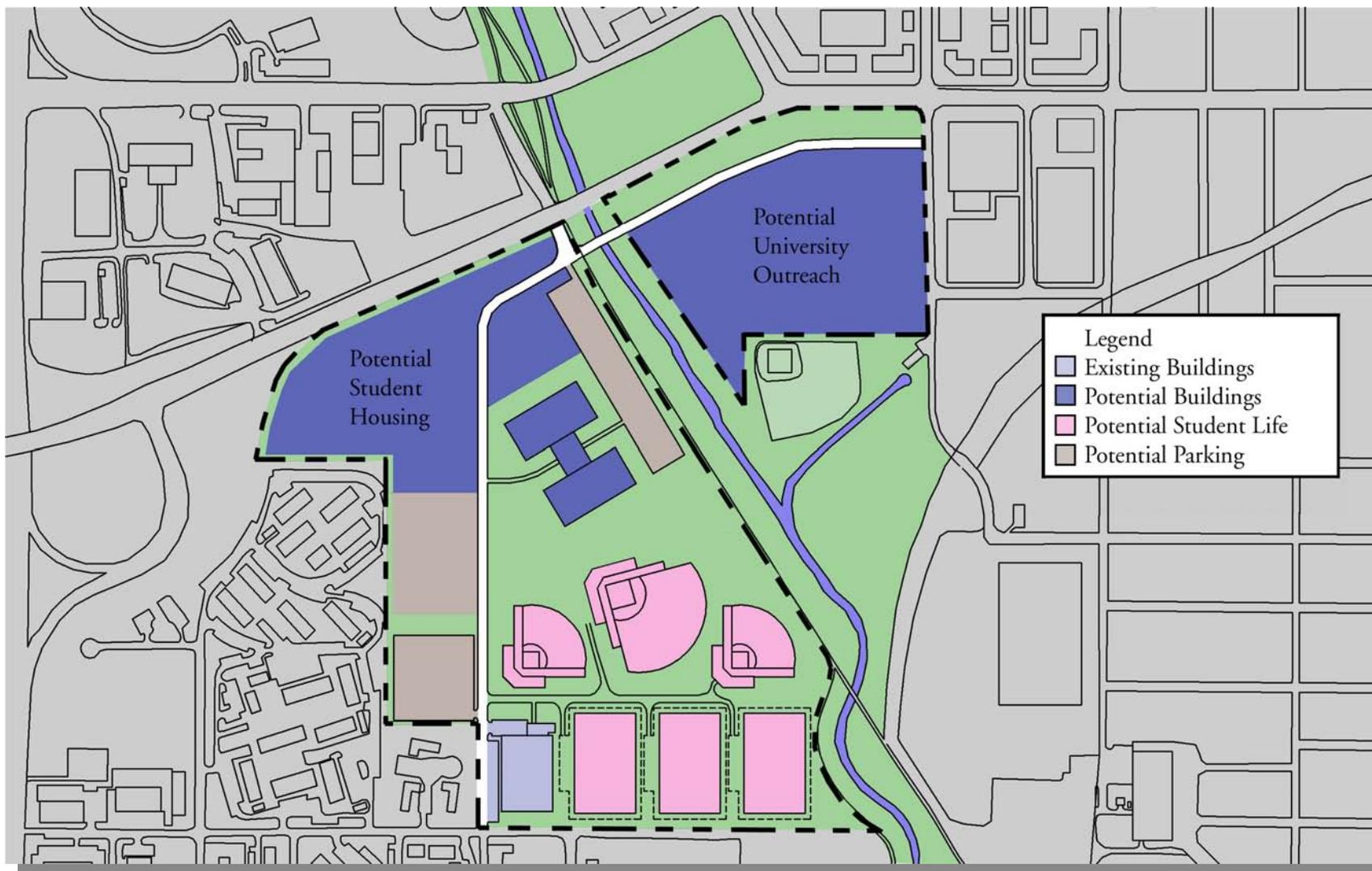


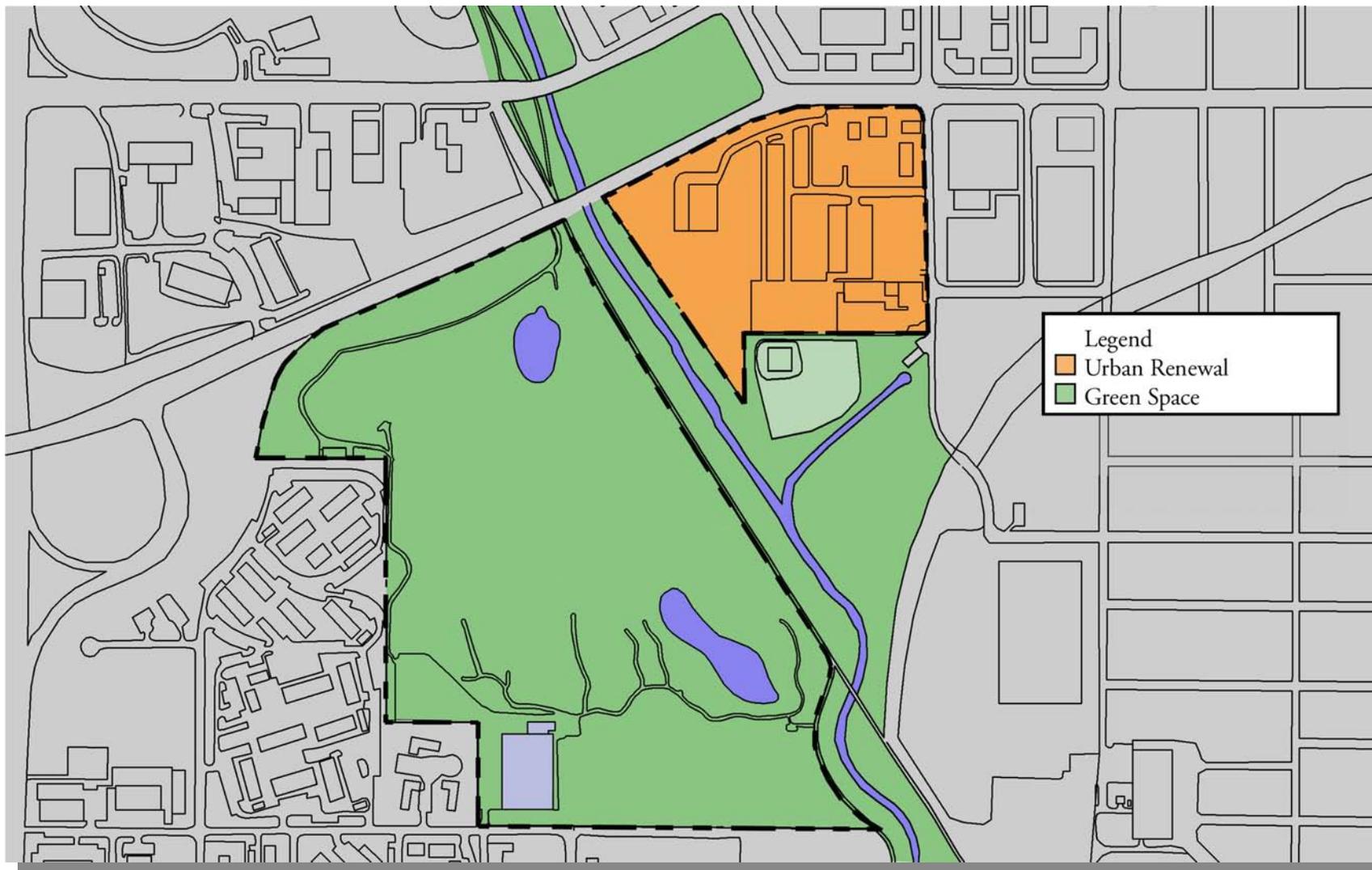




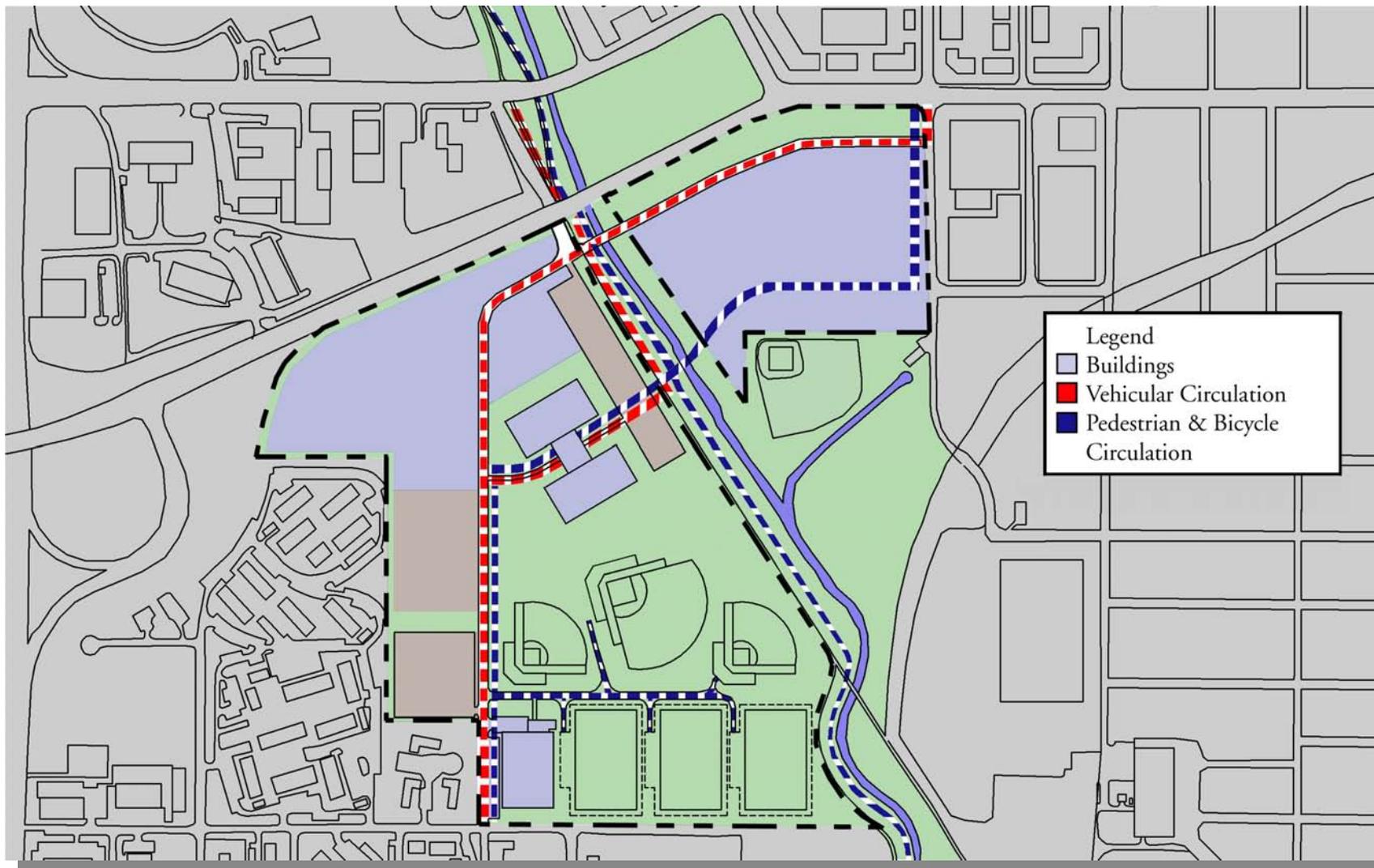


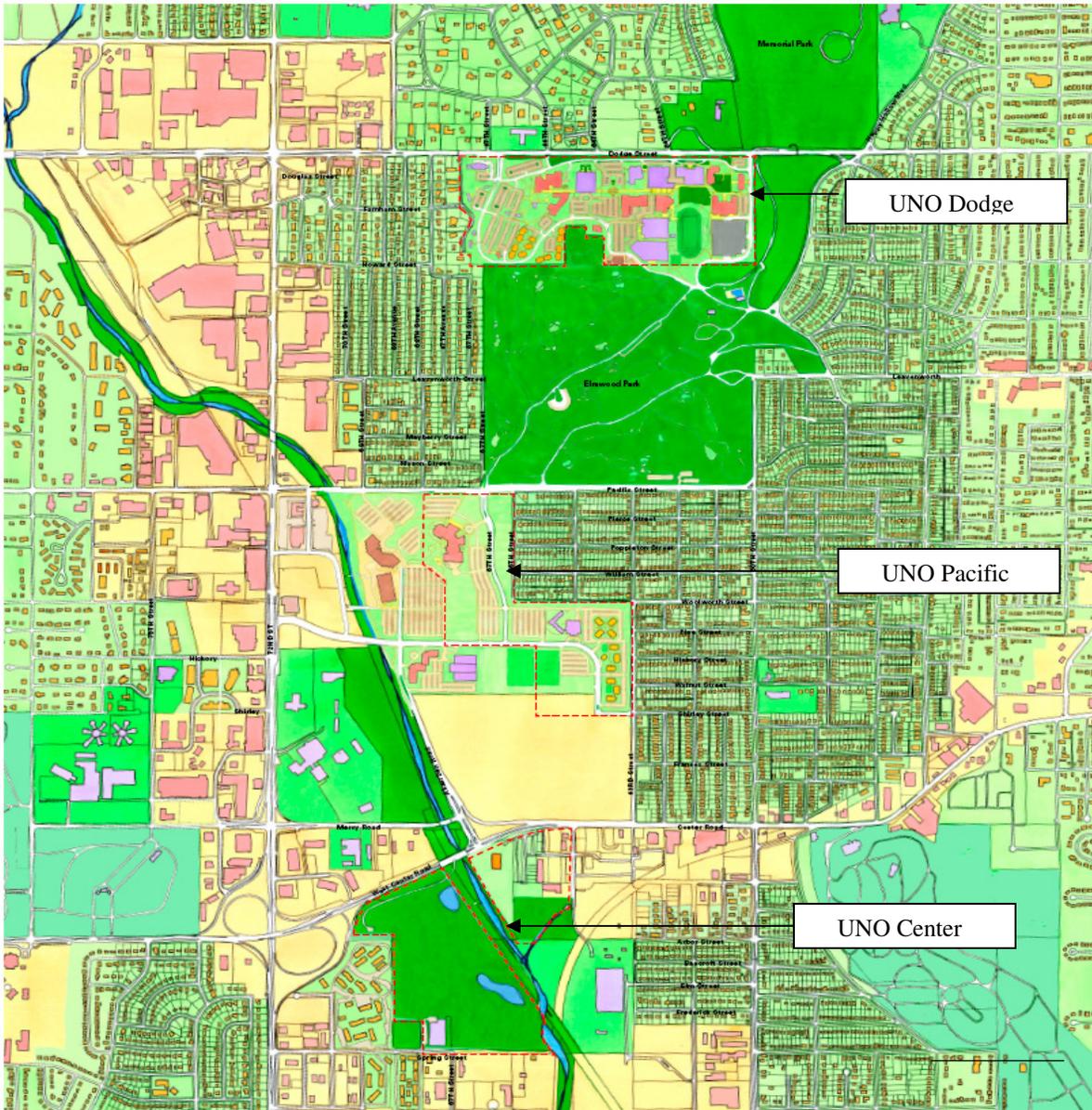






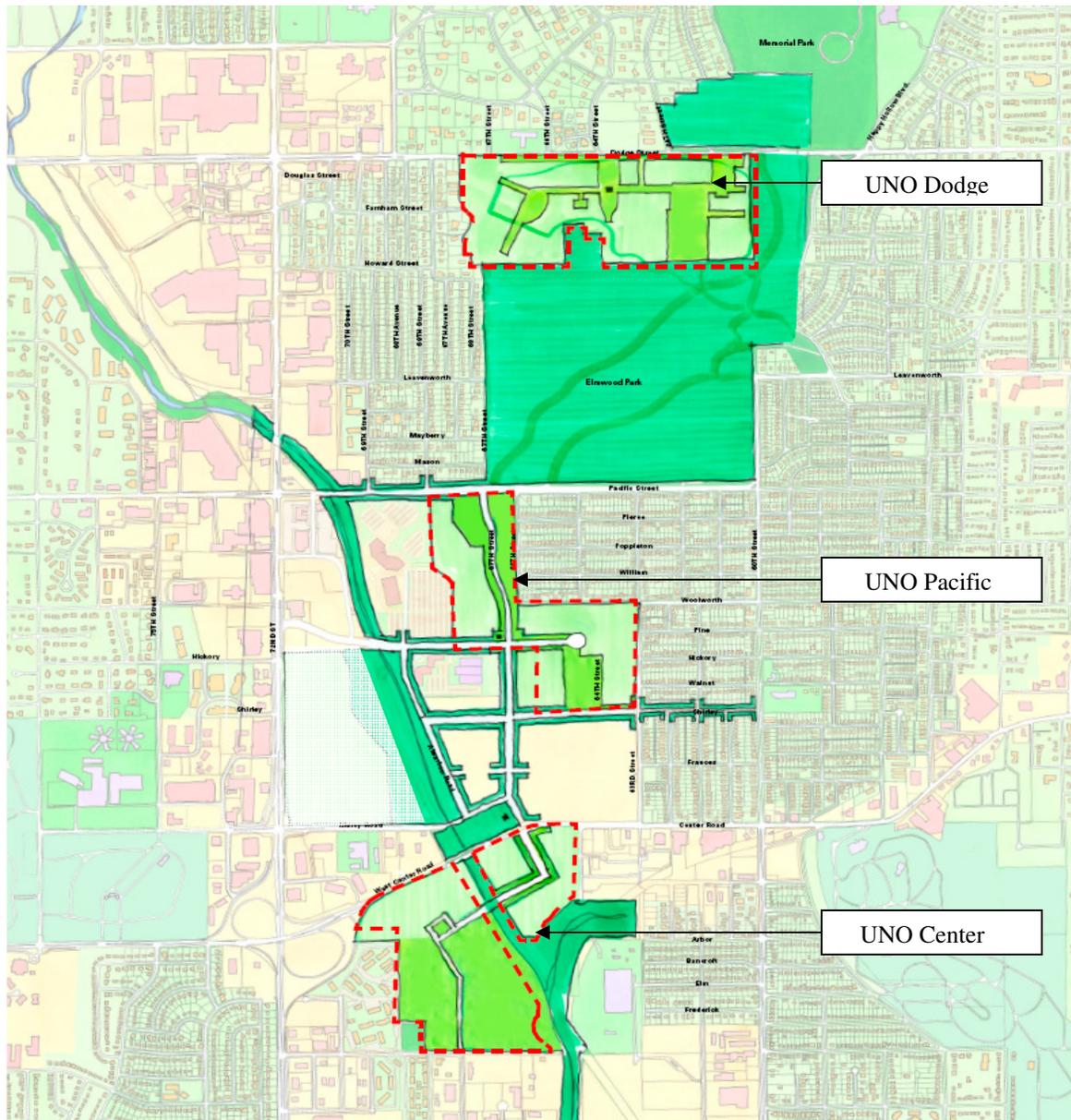




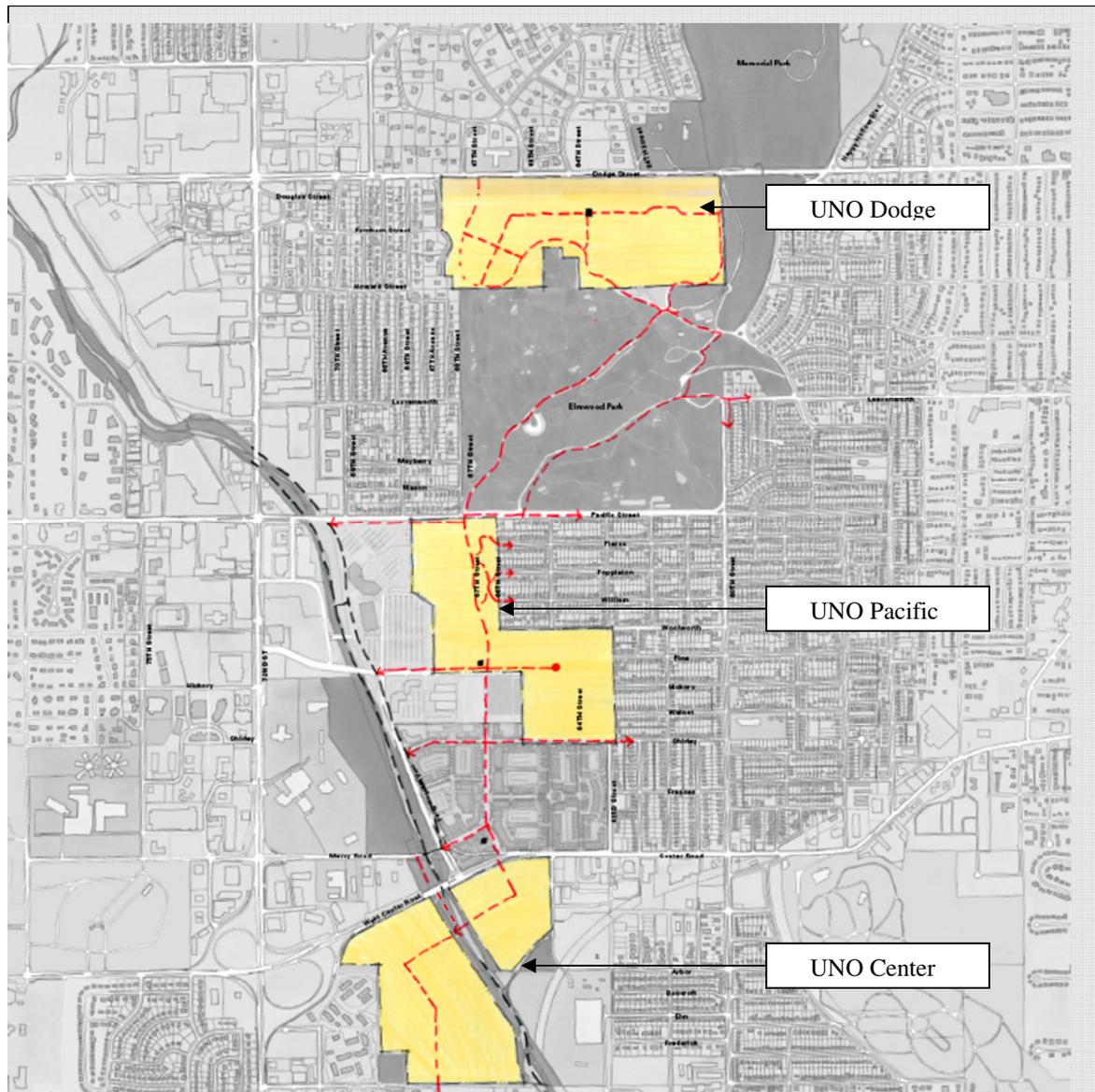


## Framework

### Existing Campus & Surroundings



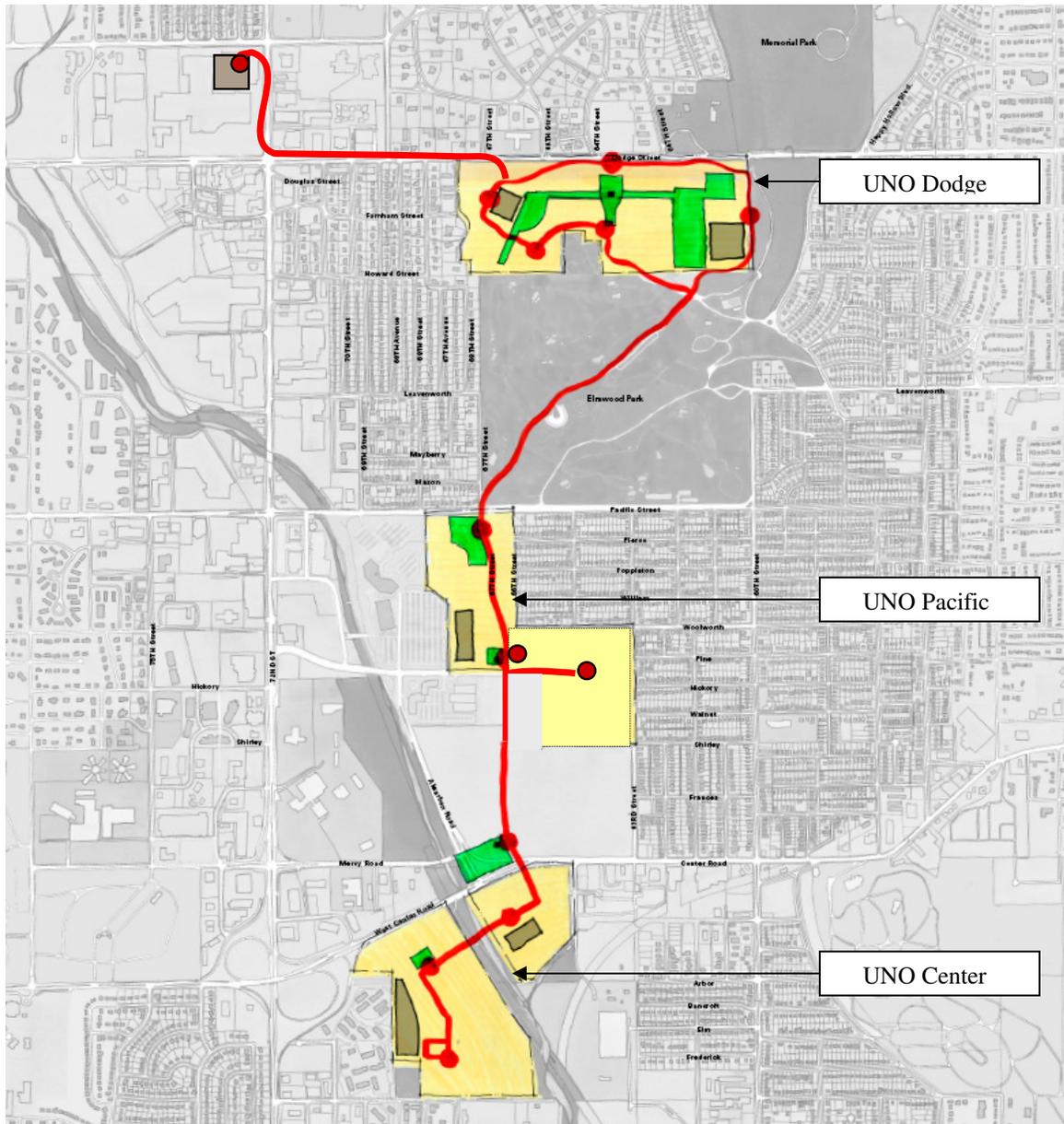
# Open Space Framework



# Pedestrian and Bicycle Framework

**Key:** Bike and Pedestrian Routes — — —





# Shuttle Circulation Framework

**Key:** Route ———  
Stop ●