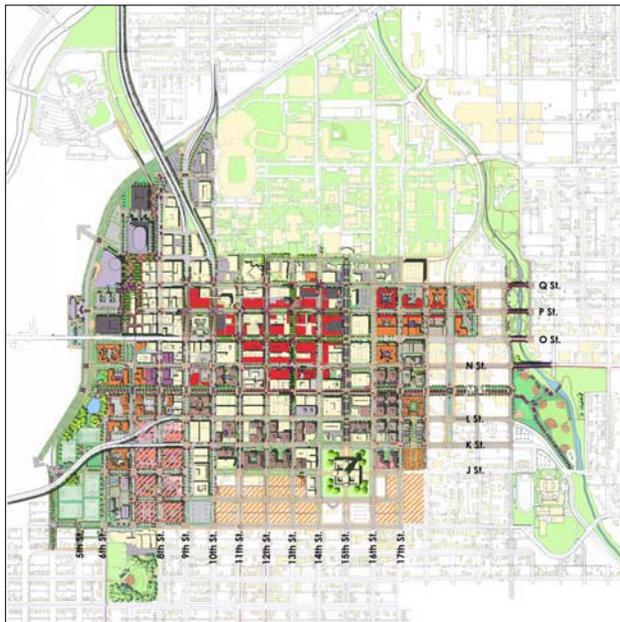
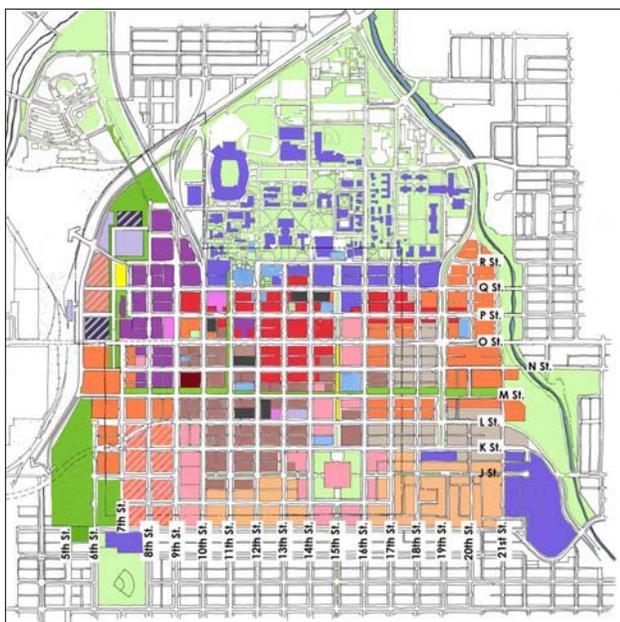


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Lincoln Downtown Capacity Plan



Lincoln Downtown Land Use Plan

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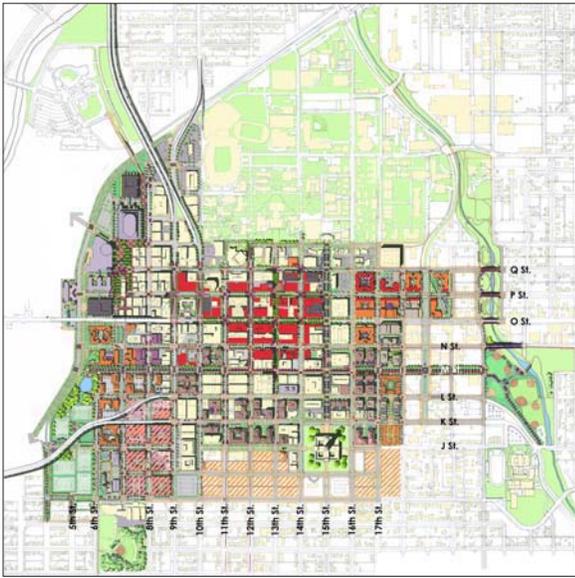
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# Public Realm Framework

## Overview

### A Memorable Downtown

While the master plan integrates all modes of transportation, ensuring good pedestrian, bicycle, auto and transit access to and throughout downtown, the public realm framework focuses specifically on expanding and improving the pedestrian environment.

The downtown public realm framework establishes a system of streets, promenades, greenway “park blocks” and open spaces that knit the downtown into a coherent whole.

### Key Framework Elements

The public realm framework (illustrated on the next page) provides a blueprint for the improvement and creation of new street amenities and open spaces throughout the downtown; specific design concept proposals would require further refinement, review and approval. The framework’s key elements are the following street and open space types, summarized below and detailed on subsequent pages:

#### Public Square:

- Centrally located to serve as the primary gathering and activity center in the heart of downtown at P and 13th.

#### Primary and Secondary Retail Streetscapes:

- Including specific requirements that support and improve retail viability on P, O, 13th and 14th Street corridors.

#### Festival/Event Spaces:

- Provide additional spaces for the wide range of Lincoln activities programmed throughout the year.

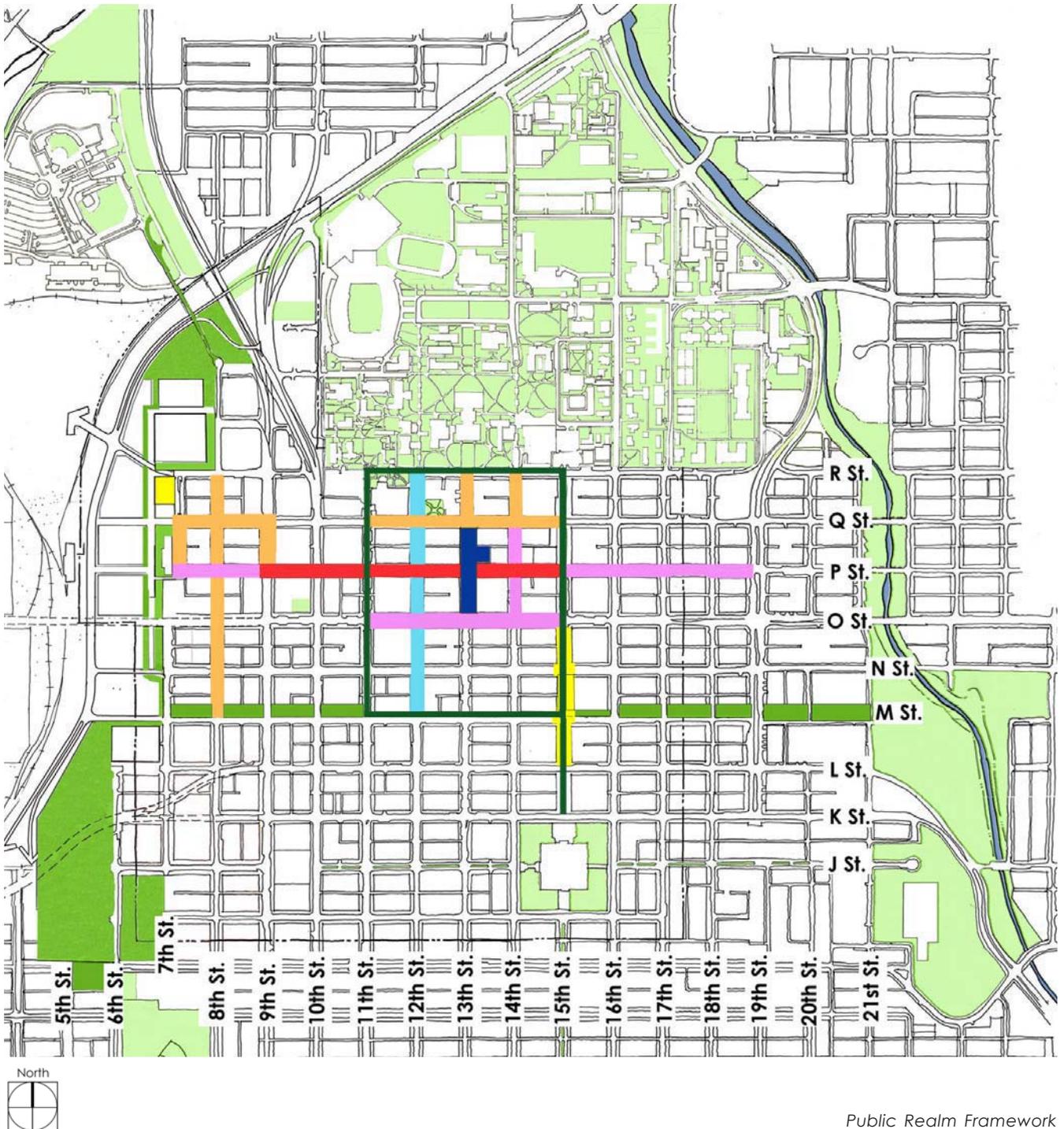


#### Parks and Open Spaces, Arts and Cultural Corridor Promenade:

- Provides a downtown pedestrian and recreational bicyclist multiuse pathway.
- Creates a safe and convenient off-street loop around the downtown core connecting the Centennial Mall, University, and downtown retail uses.

**KEY ELEMENTS:**

- Primary Retail Streetscape
- Secondary Retail Streetscape
- Promenade
- Arts Corridor
- Pedestrian Emphasis Streetscape
- Civic Square
- Festival/Event Space
- New Parks and Open Space
- Existing Open Space



# Parks and Open Spaces

As Lincoln grows in size and density, planning for future parks and open spaces becomes increasingly more important. Designed correctly, open spaces can create a setting that encourages further reinvestment while improving the appeal of the community, not only for those living or working downtown, but also for visitors.

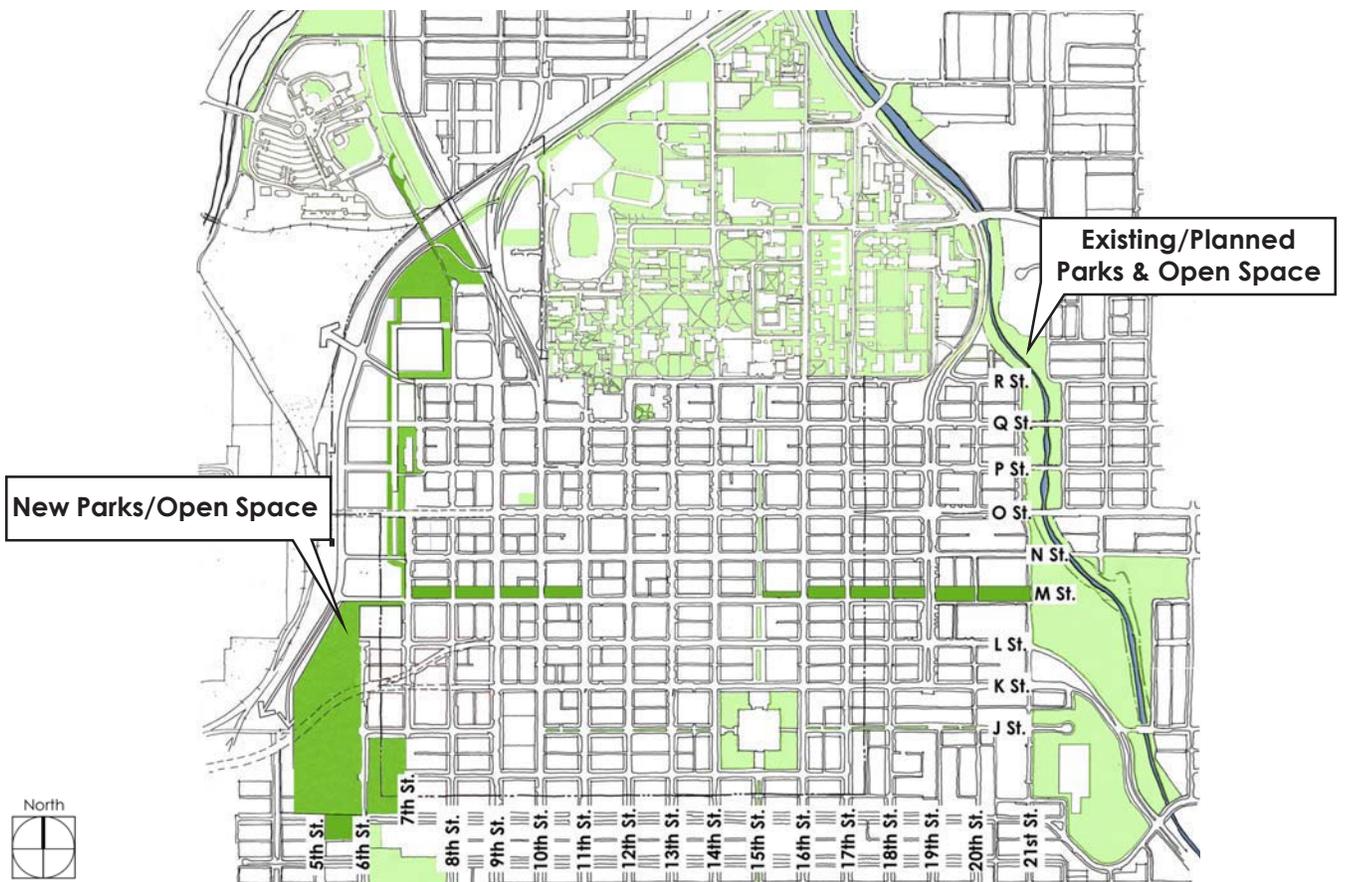
Lincoln has already invested in a number of existing and planned parks and open spaces. In addition, the quadrangles, paths, and open spaces on the UNL campus comprise an extensive system contributing to the overall character of the City. Integrating these spaces into one cohesive plan will provide Lincoln with a complete “green network.” This network will not only ensure the addition of new open spaces, but also will help to preserve and maintain what exists today.

The parks and open spaces framework describes a collection of new outdoor areas that:

- Are for public use.
- Are sited as a focus of activity and development, not relegated as leftover space.
- Are adaptable for a variety of activities, both active and passive.
- Can incorporate sustainable practices where appropriate.
- Are safe both day and night.
- When coupled with the off-street pedestrian/bicycle system, provide green off-street access to downtown attractors.
- Provide a green linkage to adjacent neighborhoods, including the Antelope Valley, the University of Nebraska campus and Haymarket Park.

Improvements and additions to Lincoln’s parks and open spaces network include M Street Park Blocks - M Street between 7th and 11th Streets and between Centennial Mall and 21st Streets.

- East and West Park Blocks – M Street between 7th and 11th Streets and between 16th and 21st Streets.
- Urban Park Blocks – M Street between 11th and 16th Streets.
- Centennial Mall – between R and K Streets.
- Railyard Park – on the west side of Downtown running north-south from H to M Street, and east-west from 4th to 6th Street.



Parks and Open Spaces Diagram

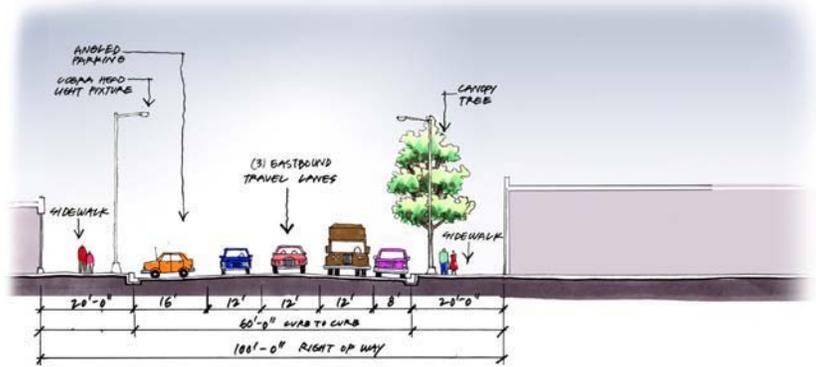
### M Street Park Blocks

The Park Blocks are intended to provide a memorable, easily identifiable public open space for southwest and southeast downtown districts. The Park Blocks will:

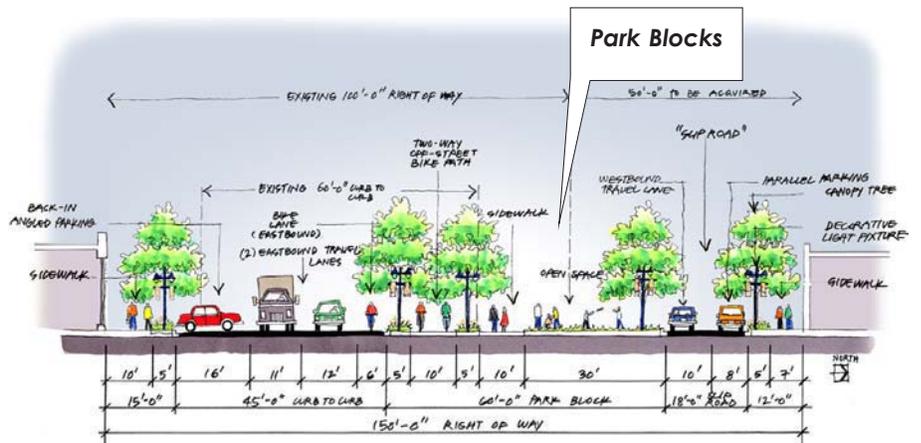
- Provide a focus and amenity for nearby redevelopment.
- Provide green linkages connecting major recreational parks in South Haymarket and Antelope Valley.
- Provide lawn areas for passive and active impromptu recreation opportunities.
- Include a multi-use (bike/ped) pathway.

The Park Blocks will require willing acquisition or dedication of approximately 50' of setback within existing private parcels. These Park Blocks:

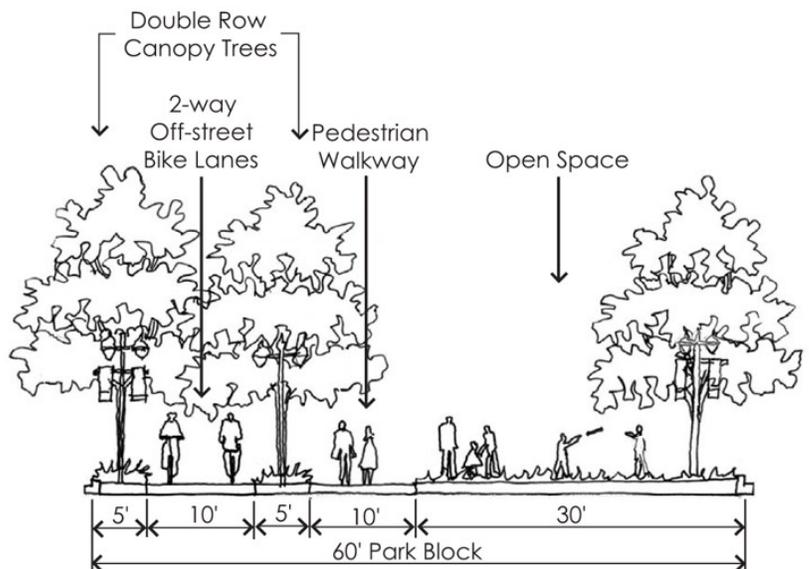
- Do not reduce the viability of development of any planned building type on adjacent parcels. Instead, they improve property values of adjacent parcels.
- Can be phased or added as parcels redevelop, although it is preferable that the Park Blocks are assembled and constructed in a single phase.
- Could require narrowing of existing M Street roadway facilities.



Existing M Street



Proposed M Street Park Blocks

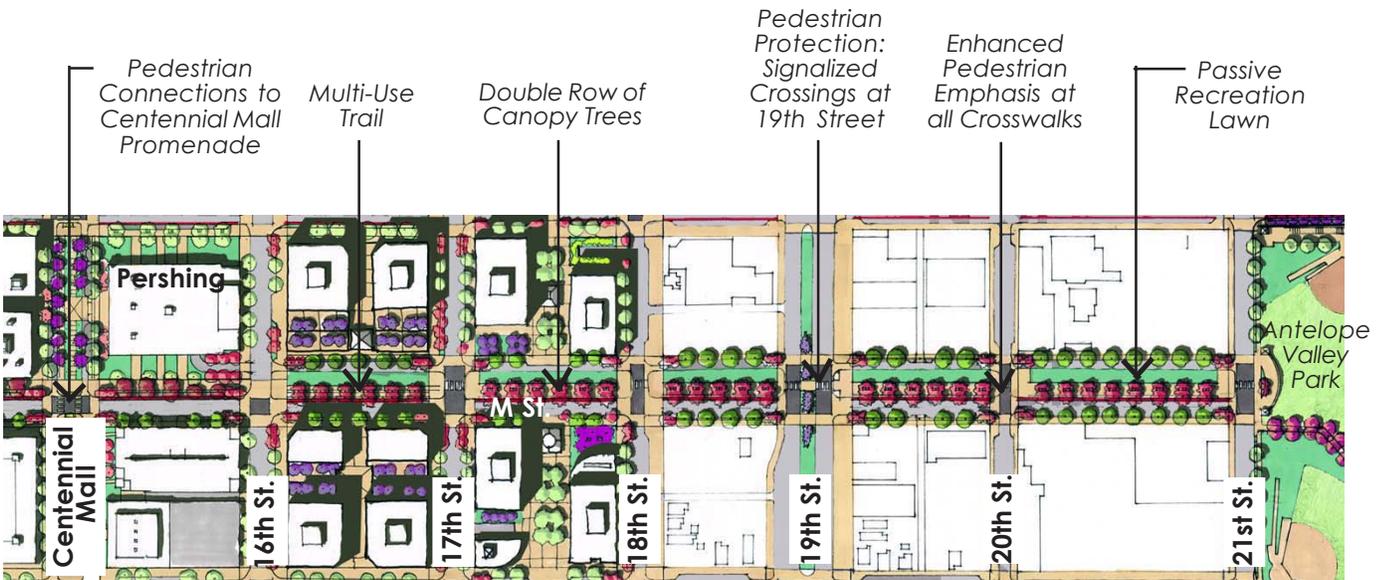


New M Street Park Blocks Sidewalk Requirements

### M Street Park Blocks – East Centennial Mall to Antelope Valley



M Street East Existing Aerial



M Street East Park Blocks Proposed Plan

### M Street Park Blocks - West

South Haymarket to 11th Street



M Street West Existing Aerial



M Street West Park Blocks Proposed Plan

# Promenade

The Promenade is intended to provide a highly-identifiable pedestrian loop around the downtown core. It should serve as an amenity for development and provide safe and convenient access to downtown districts and attractions.

## A New Recreation Loop

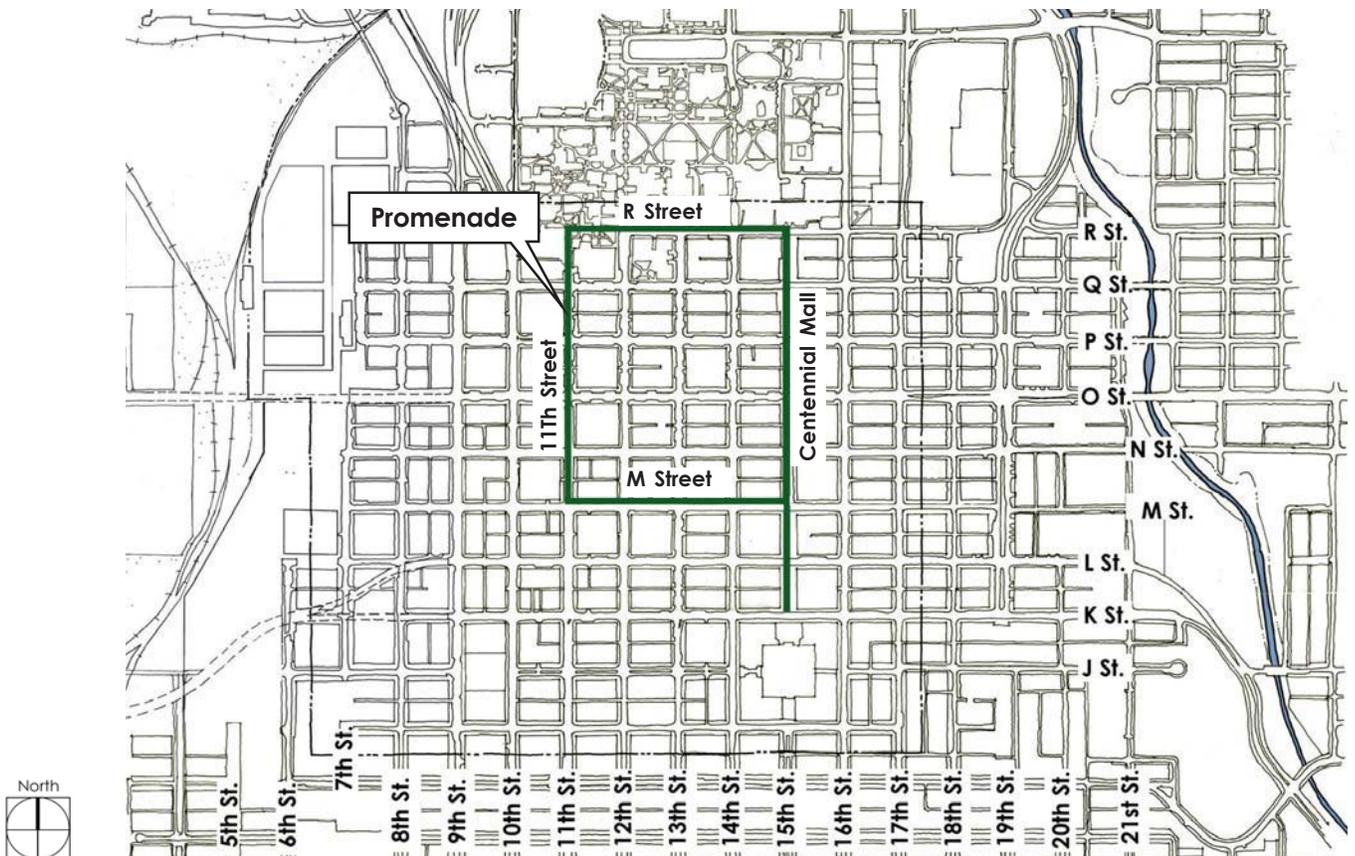
The Promenade would be wide enough to provide for a variety of different users. The users of the Promenade would include.

- Pedestrians.
- Strollers.
- Low-speed bicyclists – especially children and families.
- Rollerbladers or rollerskaters.
- Joggers.

The new pedestrian loop would:

- **Be constructed within existing public rights-of-way** – except short segments along R Street between 11th and 12th and 11th between O and R Streets where it crosses the UNL campus. This location needs further review to determine a suitable route that does not disrupt or interfere with UNL activities and facilities
- **Comprise four segments** – north-south on 11th Street from the UNL campus to M Street; east-west on M Street from 11th to Centennial Mall; north-south the length of Centennial Mall (from M to R Streets as well as south to K Street); and east-west from Centennial Mall at R Street to 11th.

The following pages describe in detail each of the four segments.



Off Street Bike and Pedestrian Emphasis Streets Diagram

## Centennial Mall Promenade

Centennial Mall was designed to highlight Nebraska's historical capitol building, giving visitors a perfectly framed view of this architectural wonder.

Over the years the formal arrangement of paved and grassy areas has offered both gathering space and relief from the grid of wide downtown streets. Today, however, the mall has become fragmented, is in poor physical condition, and requires considerable maintenance. Furthermore, it presents barriers to those with physical disabilities.

The future proposed for Centennial Mall in this Master Plan is but one possible vision. Other visions have also been crafted and formally recognized by the Nebraska Capitol Environs Commission. The Downtown Master Plan's vision for Centennial Mall offers a number of thoughtful components which should be considered in conjunction with the Mall's future. The Master Plan acknowledges the Mall's present planning and maintenance situation and encourages further broad community dialogue regarding the Mall's eventual renovation and use.

### New Primary Uses

The Centennial Mall should be redesigned to support the following uses :

- Limited auto movement
- Recreational amenities for strolling, passive sitting and viewing.
- Occasional festival or events staged by the Updowntowners and other organizations.

### New Design

A new Mall design should incorporate the following concepts:

- Additional green space on the three blocks between P and N Streets, where currently there is none.
- Simplification of the 32'-0" wide promenade by removing fountains.
- Incorporation of universal design features to provide access for all.



*View from the Capitol*

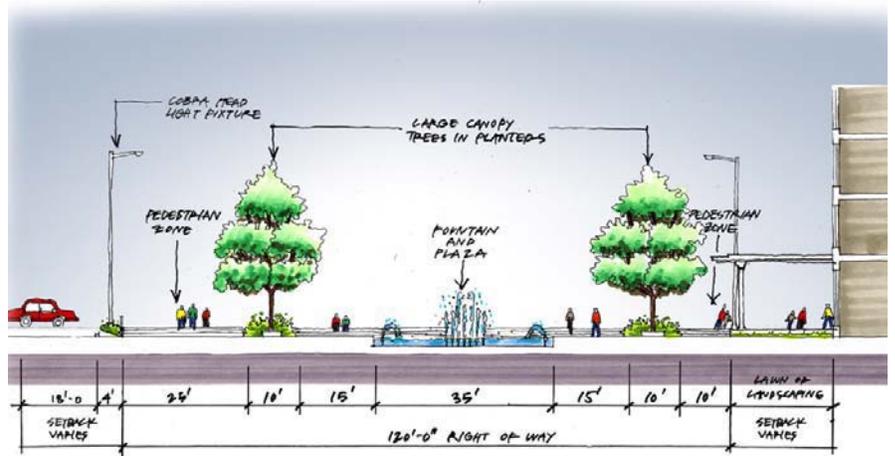


*View from the Nebraska Historical Society*

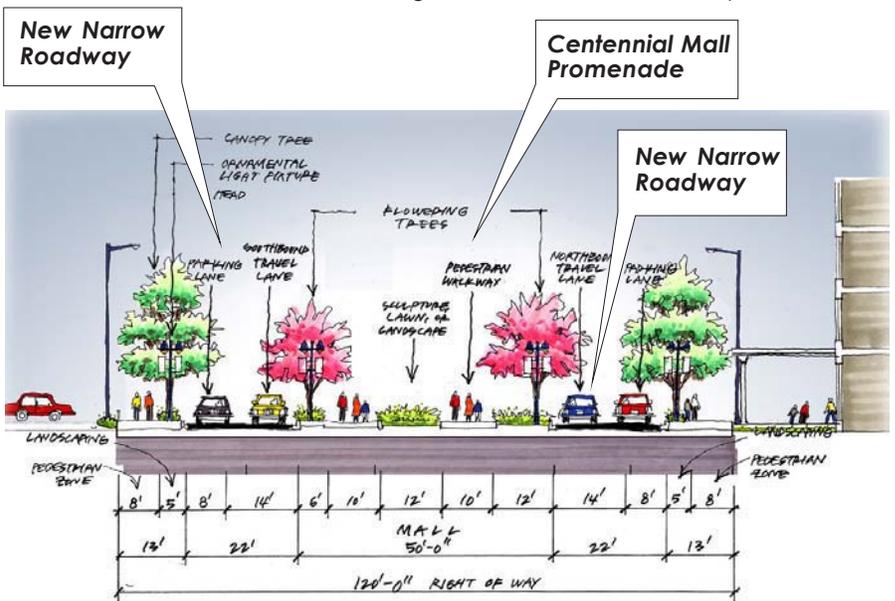
### Centennial Mall Promenade

The Centennial Mall portion of the Promenade would extend from the State Capitol at K Street to R Street. Improvements will:

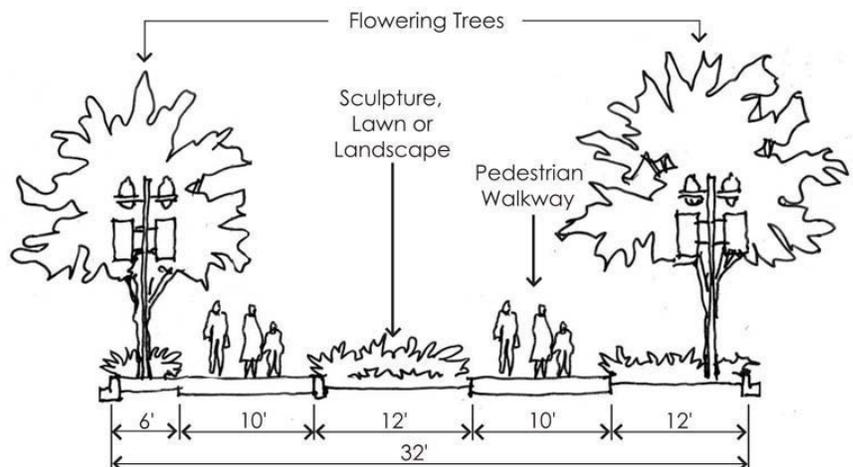
- Provide a continuous, uninterrupted paved linkage for recreational users along a central greenway.
- Include generous pedestrian walkways.
- Have raised intersections wherever possible to emphasize and prioritize pedestrian access and safety.
- Frame views of the capitol with ornamental columnar plantings lining the edges of the walkway. The tree variety selected would have a light canopy so views are not obstructed.
- Include a paved activity area (see Festival/Event Space) to the Pershing Center.
- Re-establish vehicular access between Q and P Streets as a priority (see Transportation Framework).



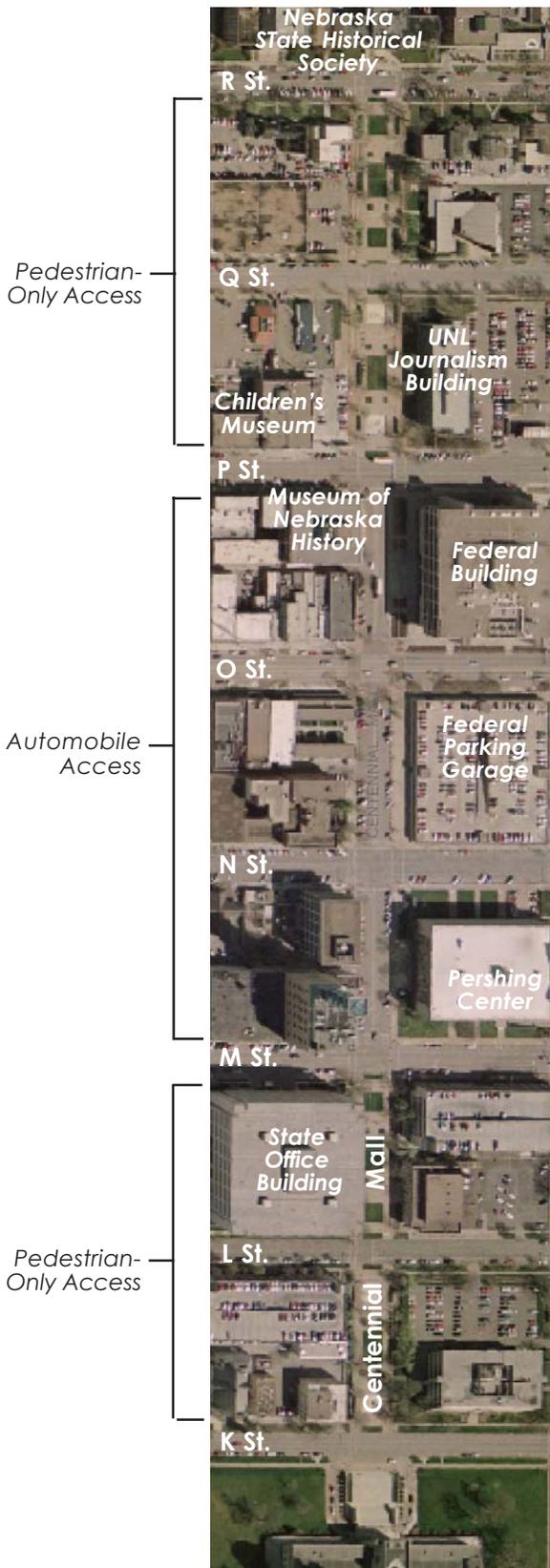
Existing Centennial Pedestrian-Only Mall Section



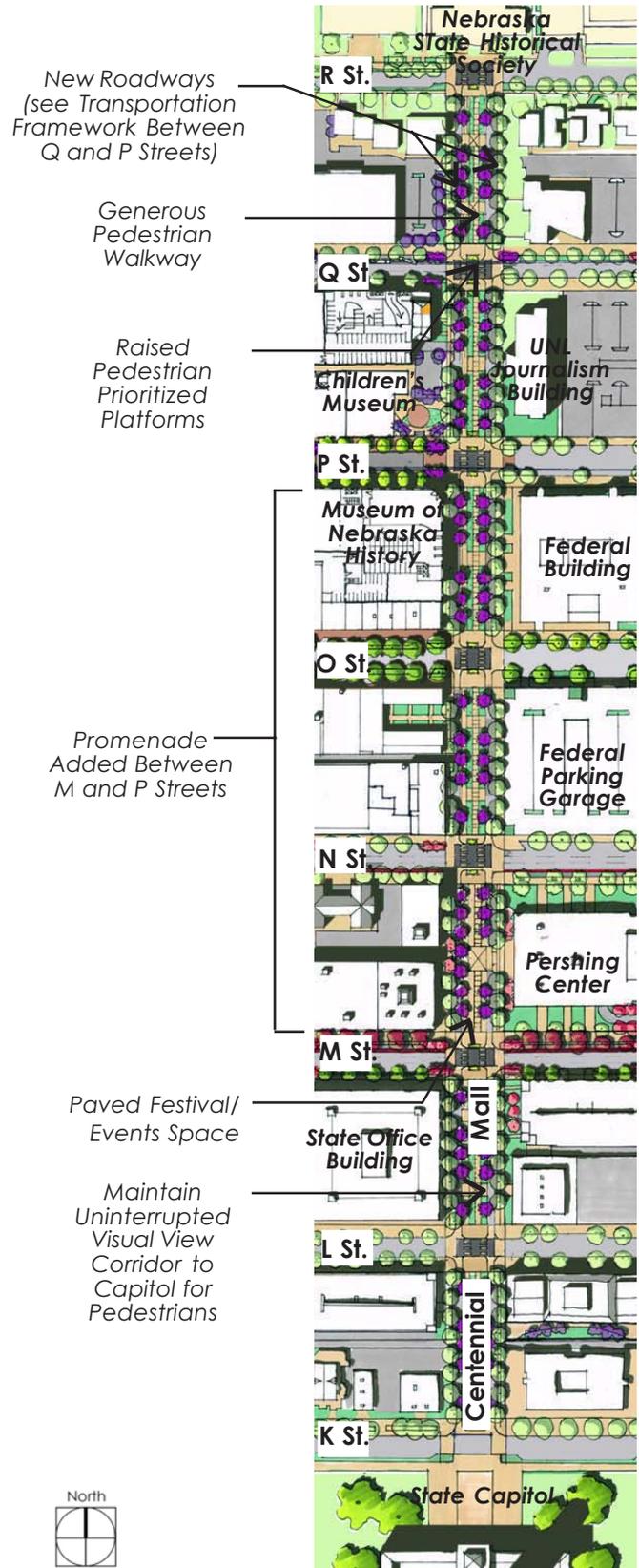
Proposed Centennial Mall Section



Centennial Mall Promenade Requirements



Existing Centennial Mall Aerial



Proposed Centennial Mall Plan

### M Street Promenade

Located along the north side of the public right-of-way on M Street, between Centennial Mall and 11th Street, this segment of the Promenade extends along the southern edge of the financial district.

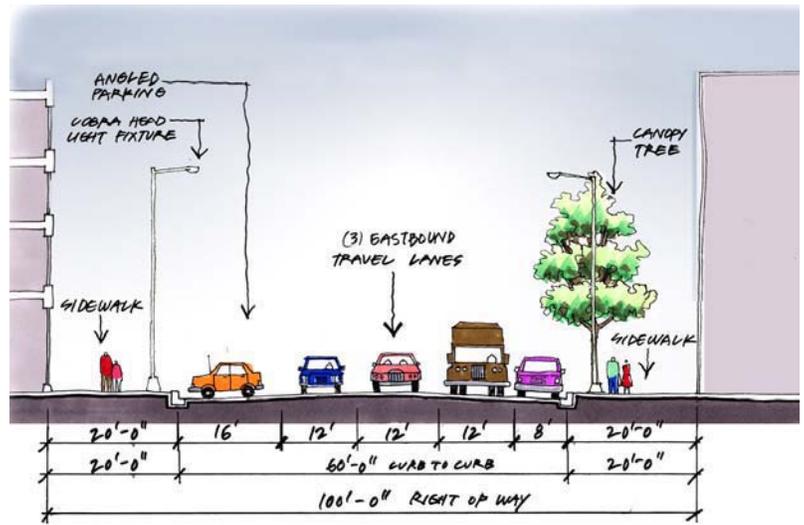
The east and west ends of the M Street Promenade (at Centennial Mall and 11th Street) connect to the M Street Park Blocks described in the Parks and Open Spaces section of the Public Realm Framework.

Destinations and attractions along the M Street Promenade include:

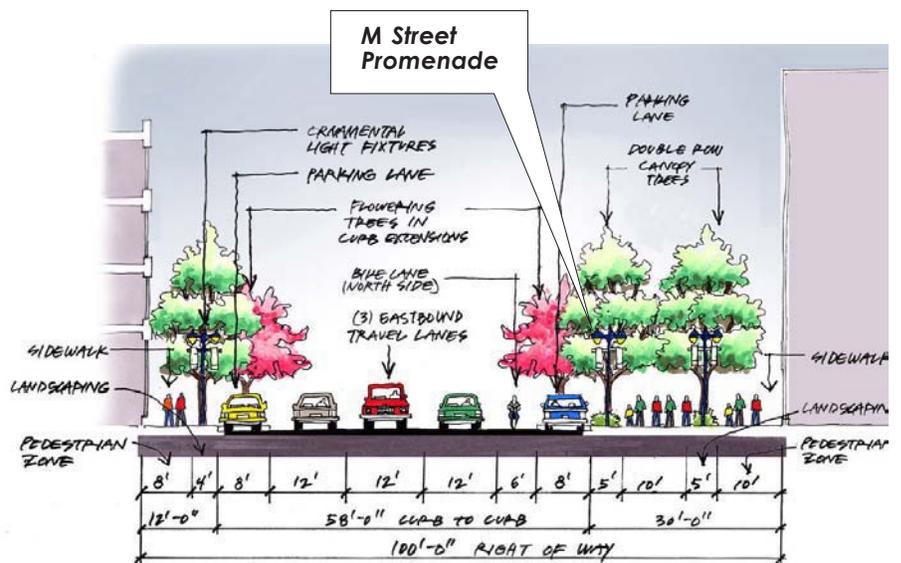
- The Cornhusker Hotel by Marriott.
- US Bank.
- St. Paul United Methodist Church.
- State Office Building.
- Pershing Center (site of proposed library).
- Alltel.

The M Street promenade would include:

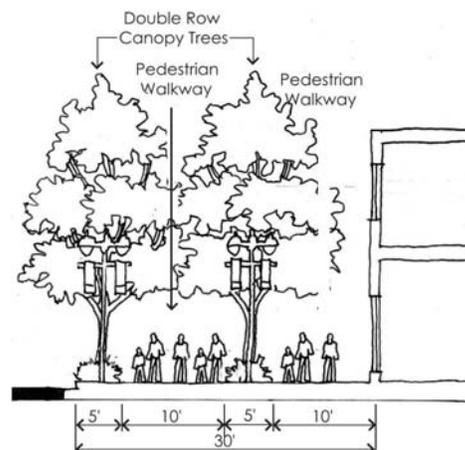
- Double row of street trees.
- Low groundcover and shrub planting beds that will provide color 12 months of the year.
- Generous pedestrian walkways.
- Raised intersections wherever possible to emphasize pedestrian movement across roadways.
- Ornamental pedestrian-scaled lighting.
- Well-detailed, scored concrete sidewalks and crosswalks.



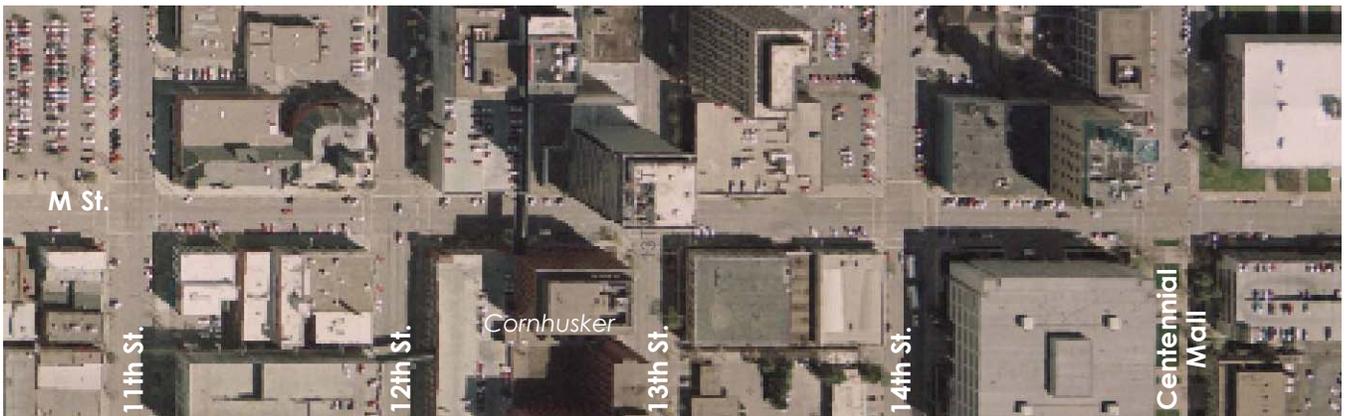
Existing M Street



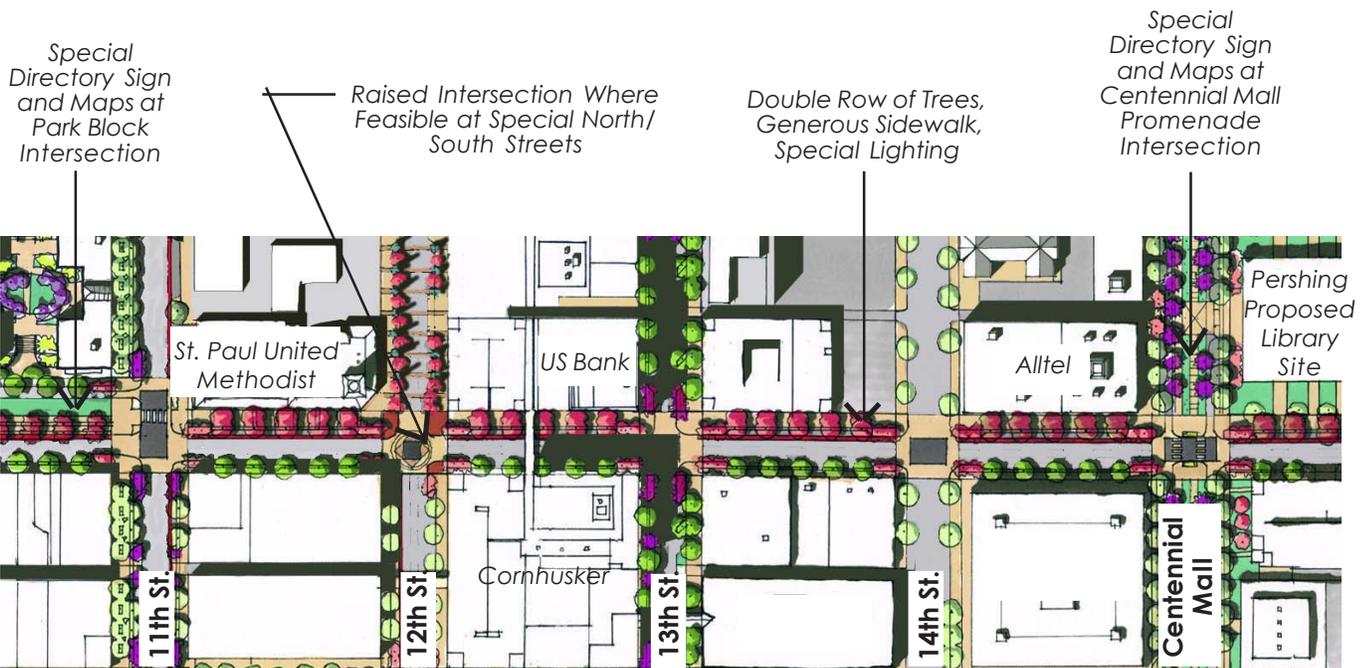
Proposed M Street Promenade



M Street Promenade Requirements



Existing M Street



Proposed M Street Promenade

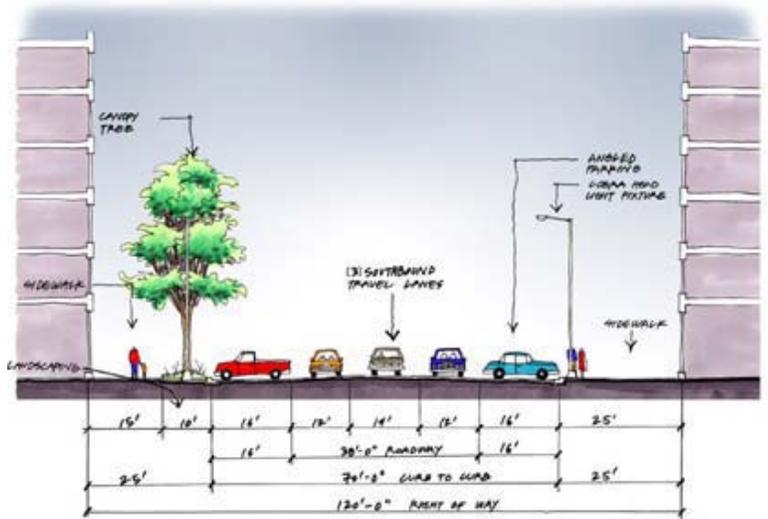
### 11th Street Promenade

The 11th Street Promenade would extend from the UNL campus south to N Street, connecting to existing and planned destinations including:

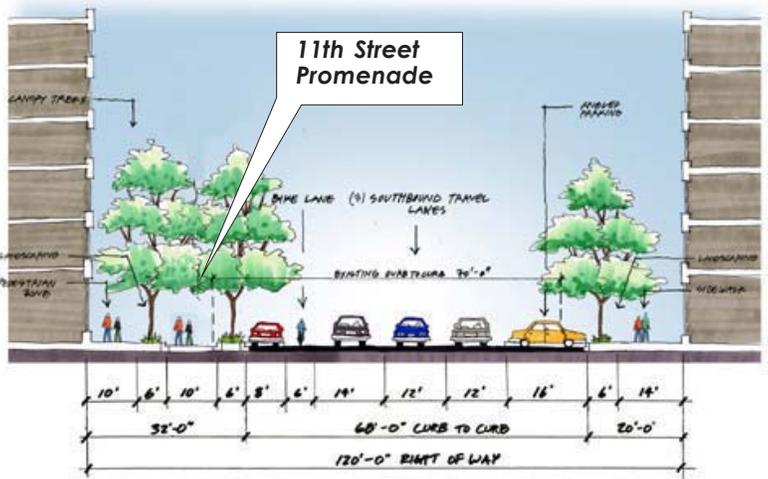
- Lied Center for Performing Arts.
- Embassy Suites Hotel.
- Douglas Grand Theater.
- Gold's Building.
- St. Paul United Methodist Church.
- P Street Primary Retail Corridor.

The Promenade would:

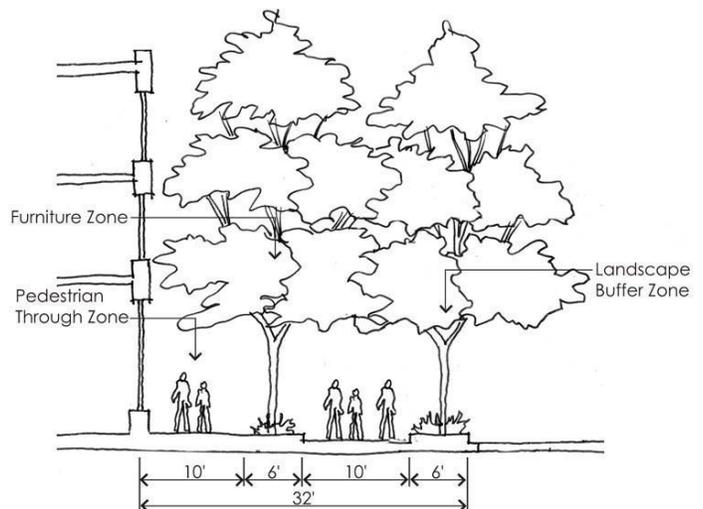
- Be located on the west edge of the right-of-way.
- Provide landscaping improvements including the addition of a double row of street trees.
- Include well-designed lighting and paving (i.e, sidewalks and crosswalks of scored concrete).
- Have wider sidewalks to accommodate a variety of recreation traffic
- Include raised intersections wherever possible to emphasize and prioritize pedestrian access.



Existing 11th Street



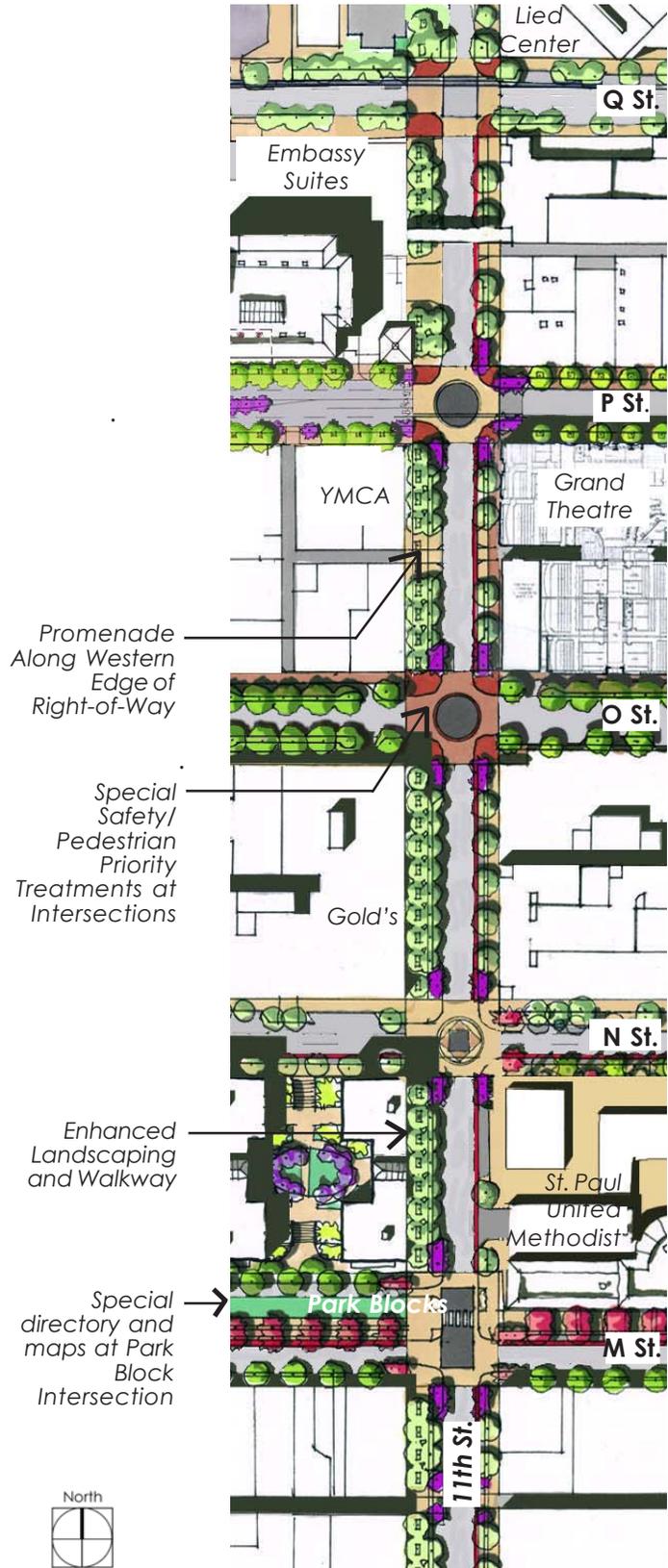
Proposed 11th Street Promenade



New 11th Street Promenade Requirements



Existing 11th Street Aerial



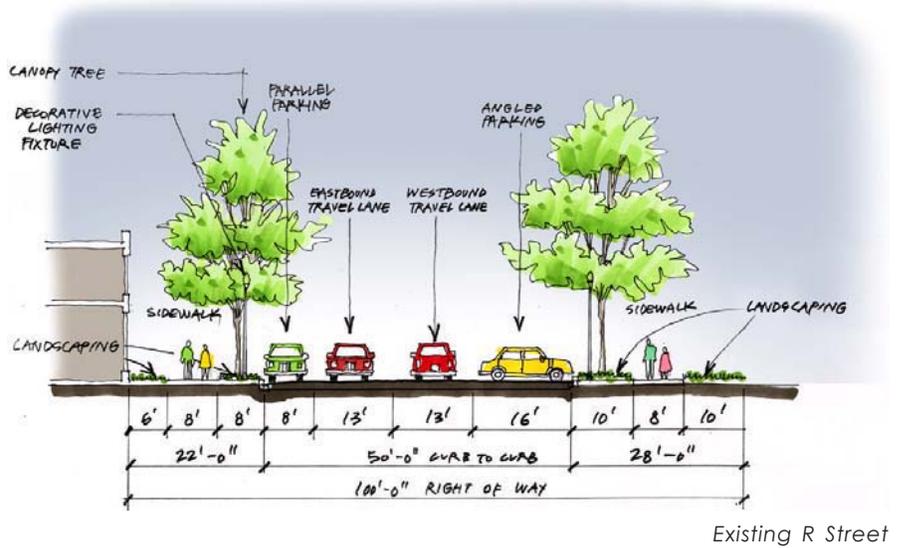
Proposed 11th Street Plan

### R Street Promenade

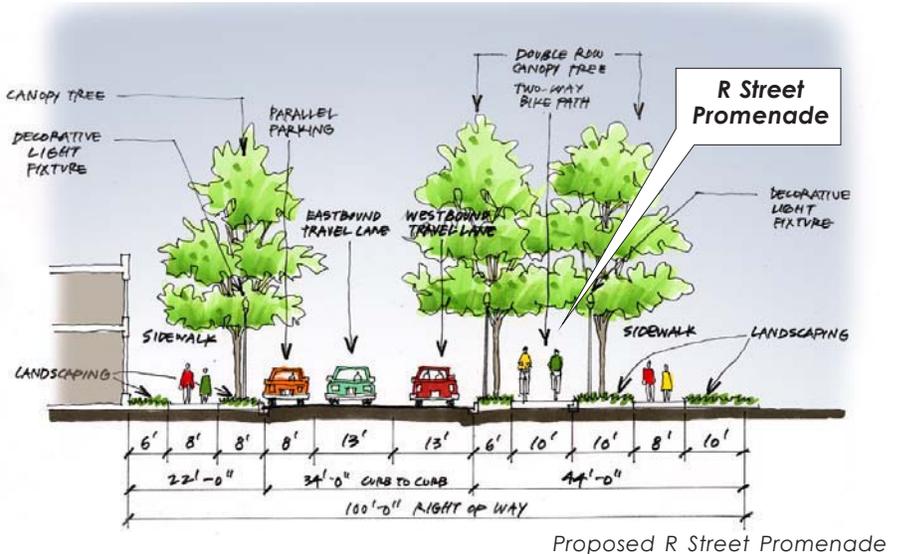
The R Street Promenade would extend from Centennial Mall to the Lied Center for Performing Arts. The connection between R Street and 11th Street needs further review to determine the most suitable route so as to minimize any disruption to UNL facilities and events. Extension of complementary improvements along R Street for several blocks to the east of Centennial Mall may also be desirable.

The Promenade would:

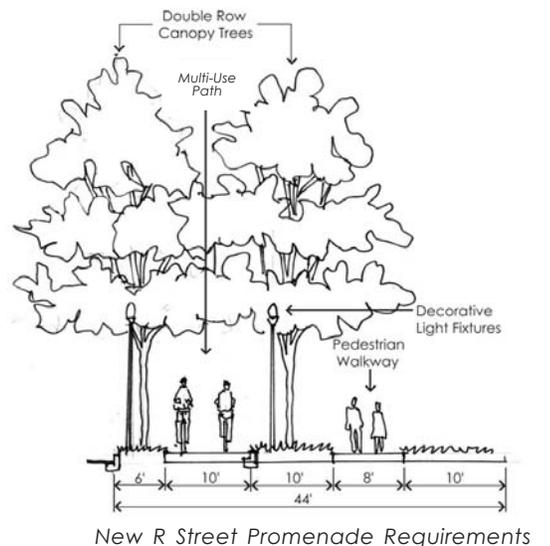
- Become part of the UNL campus plan
- Be built within the existing public right-of-way wherever possible
- Be located along the north side of the R Street right-of-way
- Include a double row of trees, shrubs and groundcover consistent with already established campus planting materials
- Separate the multi-use path from the pedestrian-only walkway
- Include ornamental pedestrian scaled light fixtures
- Have distinctively scored concrete walkways



Existing R Street



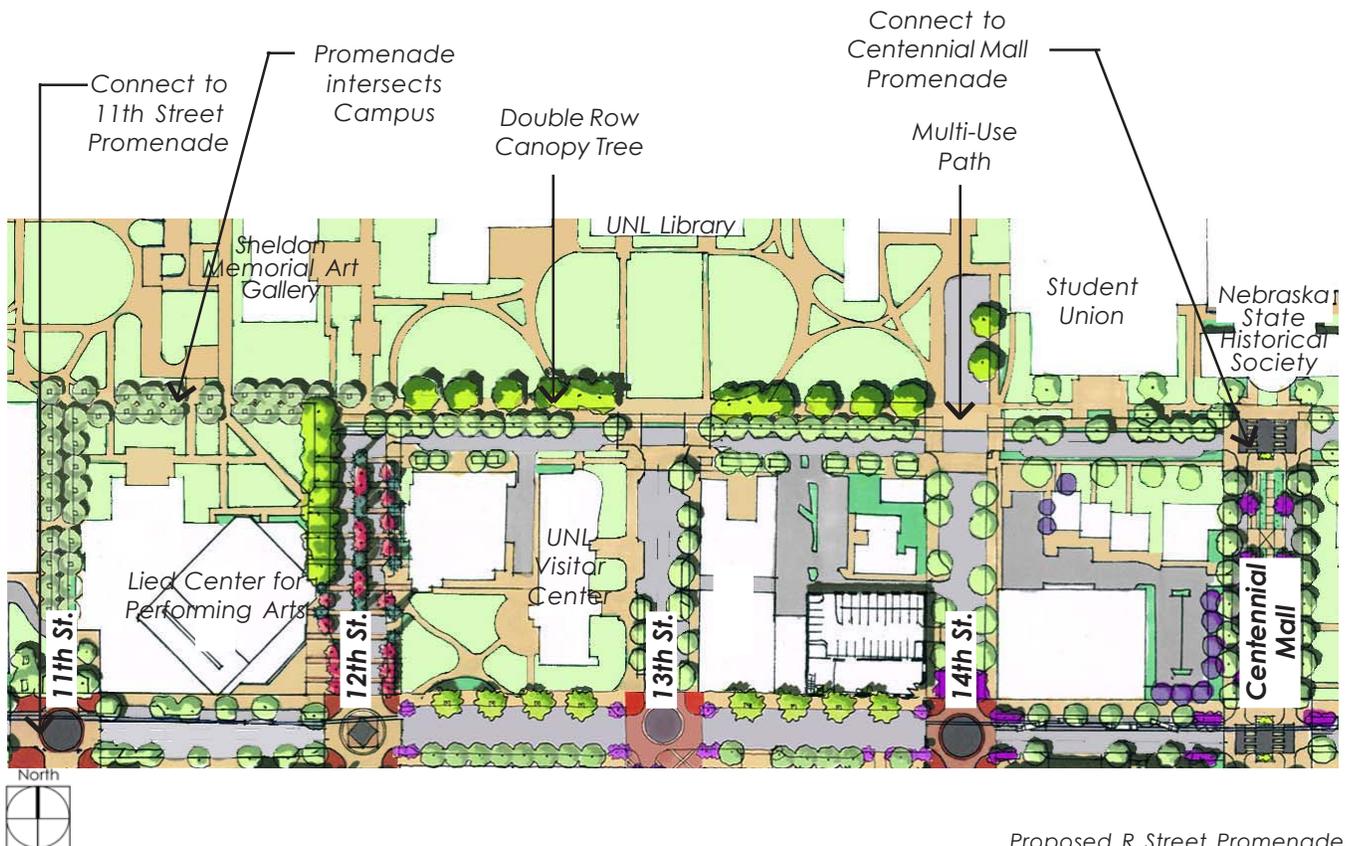
Proposed R Street Promenade



New R Street Promenade Requirements



Existing R Street



Proposed R Street Promenade