

**May 5, 2025**

# **UNIVERSITY PLACE SUBAREA PLAN**



**LINCOLN**  
Planning Department





LINCOLN-LANCASTER COUNTY PLANNING DEPARTMENT  
An amendment to the Lincoln-Lancaster County Comprehensive Plan  
Recommended for Approval by the Planning Commission (8-0) on  
April 16, 2025  
and  
Adopted by the City Council (7-0) on  
May 5, 2025

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# Executive Summary

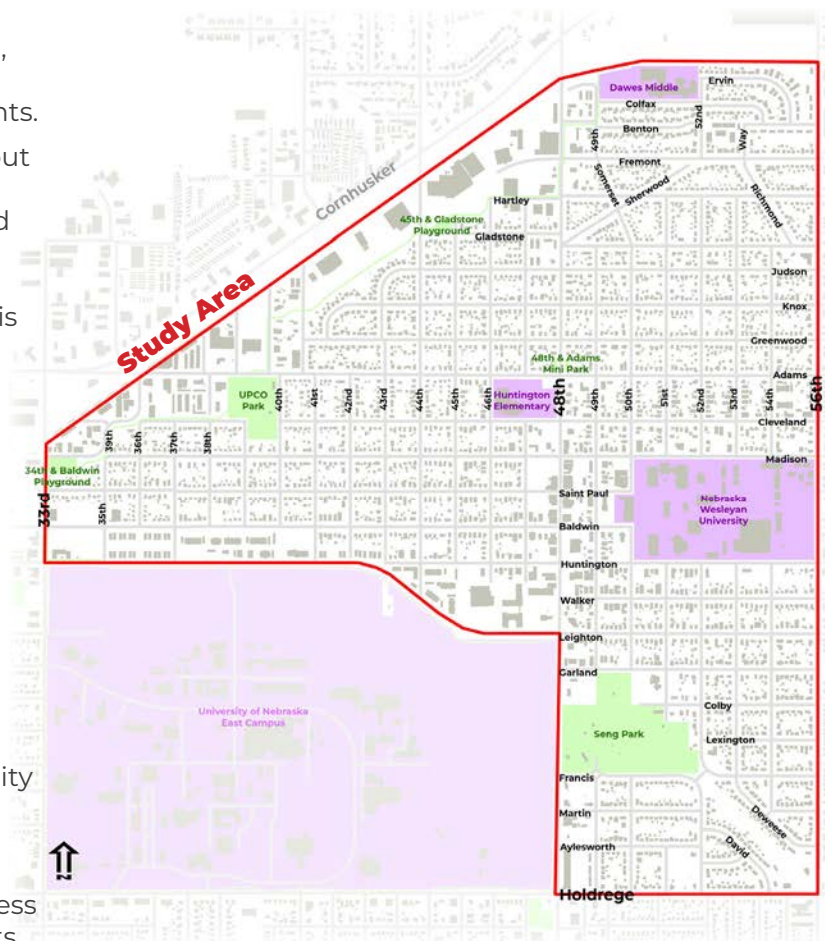
The University Place Subarea Plan is an opportunity to take a comprehensive look at the University Place Neighborhood. This plan presents a strategic vision for the neighborhood and provides a framework for achieving that vision. It addresses a variety of topics including land use, housing, transportation, economic development, appearance and placemaking, and other community enhancements.

This Subarea Plan represents a culmination of input gathered from nearly a year of interactions and engagement with residents, business owners, and community leaders. The Subarea Plan is a critical step in identifying priorities and needs for the University Place neighborhood. Once adopted, this plan provides a guide for decision-makers when making investments in the neighborhood.

## University Place Today

The University Place Neighborhood is one of Lincoln's unique urban environments. Developed as a suburb of Lincoln with Nebraska Wesleyan University at its core, University Place carries a strong identity and sense of place.

The neighborhood's assets include the historic "main street" commercial district along N. 48th Street, a diverse mix of housing options including many historic homes, Nebraska Wesleyan University and nearby University of Nebraska East Campus, neighborhood parks, schools, churches, and arts initiatives that are bringing a new vibrancy to the area. Perhaps most important is the strong business and resident interest in building upon these assets to ensure that University Place is one of Lincoln's signature neighborhoods.

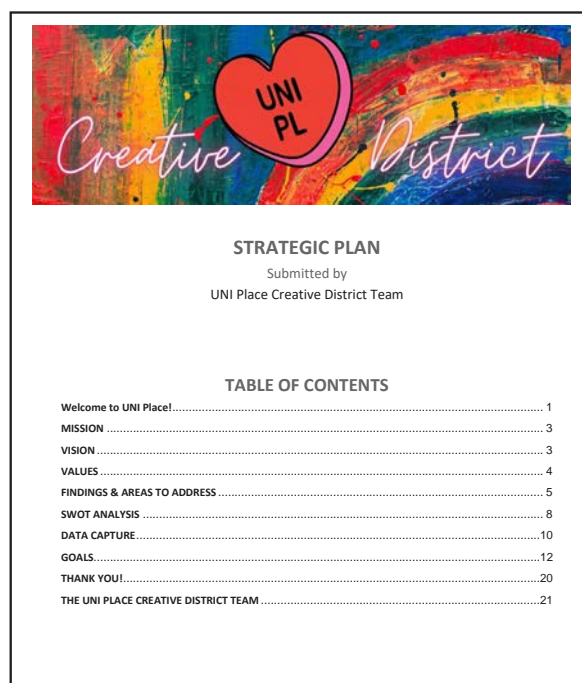


Strengths of the neighborhood include:

- **Creative District and the Arts.** In 2023 the Nebraska Arts Council designated the University Place neighborhood as a Creative District. It was the first, and to date only, Creative District designation in Lincoln. The Creative District designation is the culmination of many great arts initiatives happening in the neighborhood, and it creates the opportunity to build on that success in the future.
- **Historic Character.** University Place has retained much of its historic character from the late 19th and early 20th centuries. The commercial district along N. 48<sup>th</sup> Street, particularly between Baldwin and Madison, maintains the historic “main street” feel of a bygone era. A large number of historic homes remain as well, with many blocks almost entirely composed of homes built 1926 or prior, the year University Place was annexed into Lincoln.
- **Business Improvement District (BID).** University Place has an established BID in place, providing a funding mechanism to help facilitate the maintenance of landscaping and other public streetscape amenities within the neighborhood’s commercial core
- **Redevelopment Areas.** Portions of University Place are within existing Redevelopment Areas. Being within a Redevelopment Area allows for projects to be eligible for Tax Increment Financing (TIF) to assist with public improvements associated with the project.
- **Zoning.** The commercial core of University Place has a special zoning overlay called a Planned Unit Development (PUD). The University Place PUD provides for more flexibility than would be allowed within a traditional zoning district.
- **Infrastructure Investments.** In recent years the City of Lincoln has made significant infrastructure investments in University Place including a new water main, upgraded street , sidewalks and signals along N. 48th Street, and the upcoming Deadmans Run Flood Reduction Project.
- **City Parking Lots.** University Place is one of the only locations outside of Downtown Lincoln that has public parking lots. These parking lots support businesses in the commercial core by providing free and convenient parking. They also provide space for neighborhood events.

Challenges in the neighborhood include:

- **48th Street Traffic.** N 48th Street is a major transportation route in northeast Lincoln and the four-lane configuration of the street through University Place negatively impacts the pedestrian experience in the neighborhood’s commercial core.
- **Age of Structures and Local Infrastructure.** Maintenance can be a constant struggle in order to prevent aging buildings from falling into disrepair and to meet modern safety standards. Some infrastructure and amenities, like certain street trees and sidewalks, may also be reaching the end of their useful life and will need repaired or replaced.
- **Pedestrian and Bicyclist Experience.** The neighborhood has nearly 10 miles of sidewalk gaps and north-south trail connections are missing in some areas.







## Public Input Process

A successful planning process begins with meaningful public engagement. The University Place neighborhood contains a diverse range of stakeholders, and the public input process was designed to hear from all voices in the community. Engagement activities included a mix of in-person and online events spread across nearly nine months in 2024 and early 2025. The plan was also guided by a stakeholder committee comprised of representatives from the neighborhood.

### Snapshot

#### Public Open House #1

In-Person: **62** attendees, **124** comments

Online: **957** page views, **165** comments

#### Intercept / Event Surveys

**38** surveys, **178** comments

#### Decorated Tiles

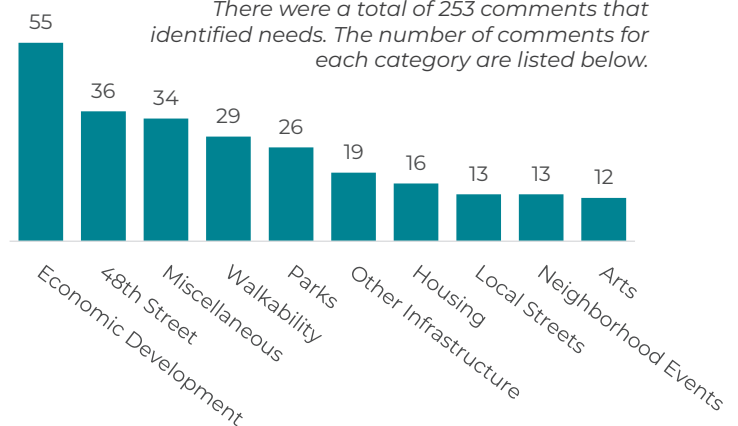
**101** tiles

#### Public Open House #2

**72** attendees

### Top Categories of Needs

There were a total of 253 comments that identified needs. The number of comments for each category are listed below.





## Plan Recommendations

Recommendations from this plan are organized into three topic areas: **N. 48<sup>th</sup> Street Commercial Corridor**, **Neighborhood Revitalization**, and **Historic Preservation**. Within each category is a vision statement that reflects the input received during the public planning process and is used to guide the plan recommendations.

### N. 48<sup>th</sup> Street Commercial Corridor

*Vision: Create a vibrant, walkable, mixed-use commercial district that encourages residents, students, and visitors to spend time in the heart of the University Place neighborhood.*

Proposed improvements include:

- Streetscape enhancements to redesign N. 48<sup>th</sup> Street to two travel lanes and a turn lane, with parallel parking on one side.
- Roundabouts for N. 48<sup>th</sup> Street at Adams and Leighton.
- Placemaking enhancements, including street art and signature lighting, at key areas along the corridor.
- Analysis of vacant and underutilized lots with strong redevelopment potential and other economic development opportunities through the creation of a redevelopment plan.





## Neighborhood Revitalization

*Vision: Utilize City resources, including financial tools, to support the continued revitalization of University Place, one of Lincoln's great neighborhoods.*

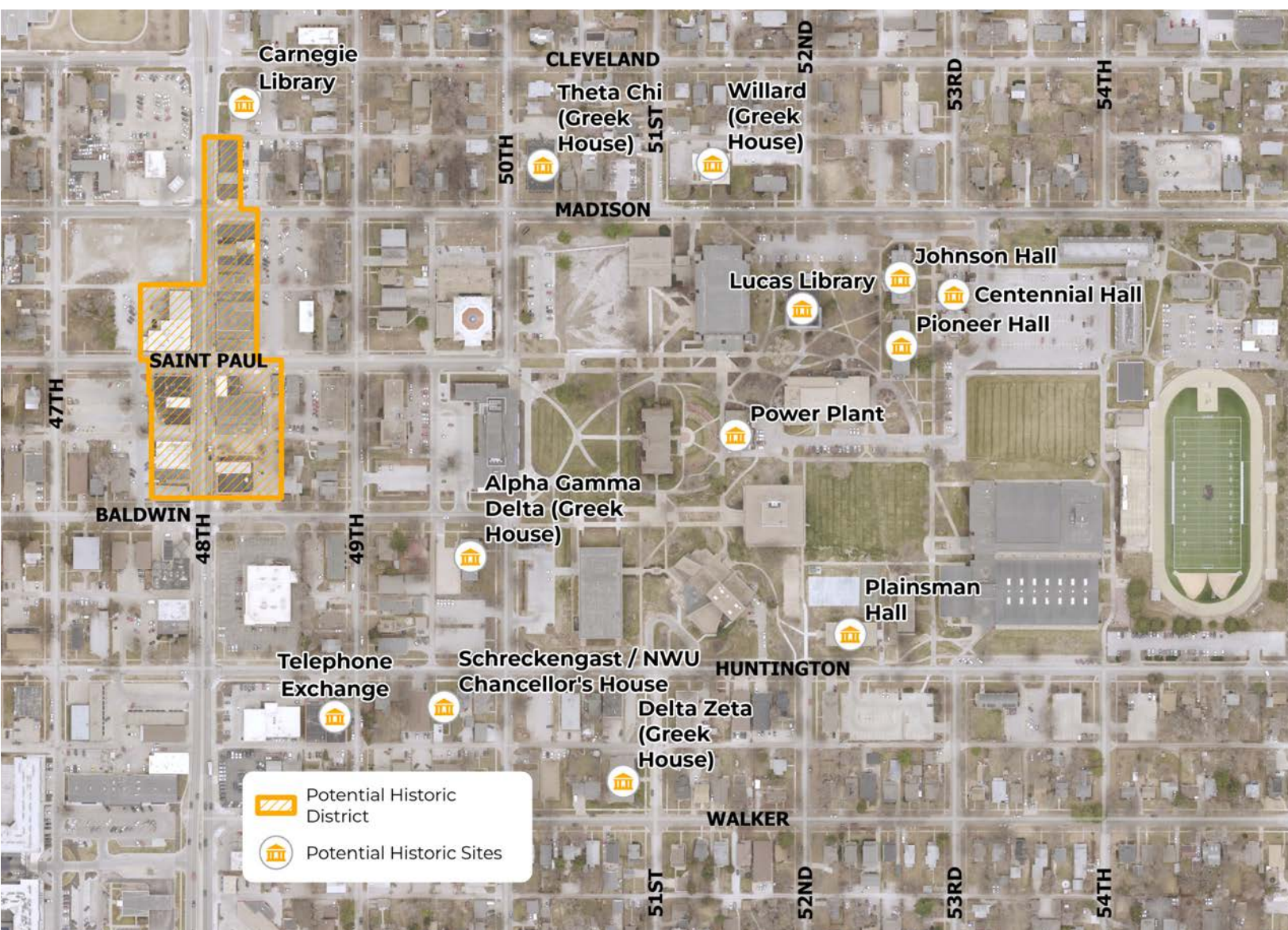
This Subarea Plan will be used to inform a blight study and redevelopment plan, which are statutory requirements for establishing a new and expanded TIF district in the neighborhood. This will enable the use of TIF for public improvements in the neighborhood.

The Subarea Plan also identifies redevelopment opportunity sites throughout the neighborhood, many of which could be aided with support from TIF for public improvements related to the redevelopment.

## Historic Preservation

*Vision: Celebrate the historic character of University Place while integrating new and exciting improvements that reflect the neighborhood's role as an arts hub and Creative District.*

This project discusses the potential for a historic district along N. 48<sup>th</sup> Street and also the possibility of designating individual sites. Historic preservation options include listing on the National Register of Historic Places and designation as a local landmark. Both of these designations provide potential financial benefits for historic property owners, and local landmarking provides a level of protection for historic structures and districts.



## Summary of Near Term Projects

### Establishment of Community Redevelopment Area

The Blight Study and Redevelopment Plan, which are anticipated to be completed in Spring 2025, will create a Community Redevelopment Area and establish parameters for the use of TIF to support neighborhood revitalization. Establishing a Community Redevelopment Area allows the City to create a revenue source for public improvements in the neighborhood following approval of the Blight Study and Redevelopment Plan.

### Historic District Designation

The historic district nomination and landmark nomination(s) would be completed by City of Lincoln staff with assistance from neighborhood stakeholders.

### St Paul Avenue Enhancements

These enhancements are intended to promote St Paul Avenue near 48<sup>th</sup> Street as a signature location within the neighborhood functioning as an event space and gateway into Nebraska Wesleyan University. Potential near-term enhancements include street art and installation of signature lighting features. Bloomberg Philanthropies currently has grant funding opportunities for street art projects.

Resources & Funding: Grant, City of Lincoln, Creative District

### Wayfinding Signage and Placemaking

Wayfinding would primarily be located along N. 48<sup>th</sup> Street to direct visitors to destinations such as the public parking lots and Nebraska Wesleyan University. Placemaking elements like lightpole banners could be installed on existing light fixtures.

Resources & Funding: City of Lincoln

### Seng Park Performance Space

While not in the current 10-Year Parks and Recreation Facilities Plan, upgrades to the Seng Park shelter will be part of project-priority discussions within the next five years.

Resources & Funding: City of Lincoln, Lincoln Parks Foundation

### Electric Vehicle (EV) Chargers

Expanding access to EV charging fits within the City's sustainability initiatives and grant opportunities are available that could help to support the project.

Resources & Funding: Grant, City of Lincoln

### Bicycle Route Signage

Evaluate signage needs for on-street routes and update signage as needed. City of Lincoln Complete Streets funding is available for near-term signage installation.

Resources & Funding: City of Lincoln



An aerial photograph of a city, likely Madison, Wisconsin, showing a mix of urban and suburban areas. The top half of the image shows a dense urban core with various buildings, including a prominent red brick building with a dome. The bottom half shows a more suburban area with large trees and residential houses. A semi-transparent white rectangular box is overlaid on the center of the image, containing the text.

## **SECTION 1**

# **University Place Today**



## The Neighborhood

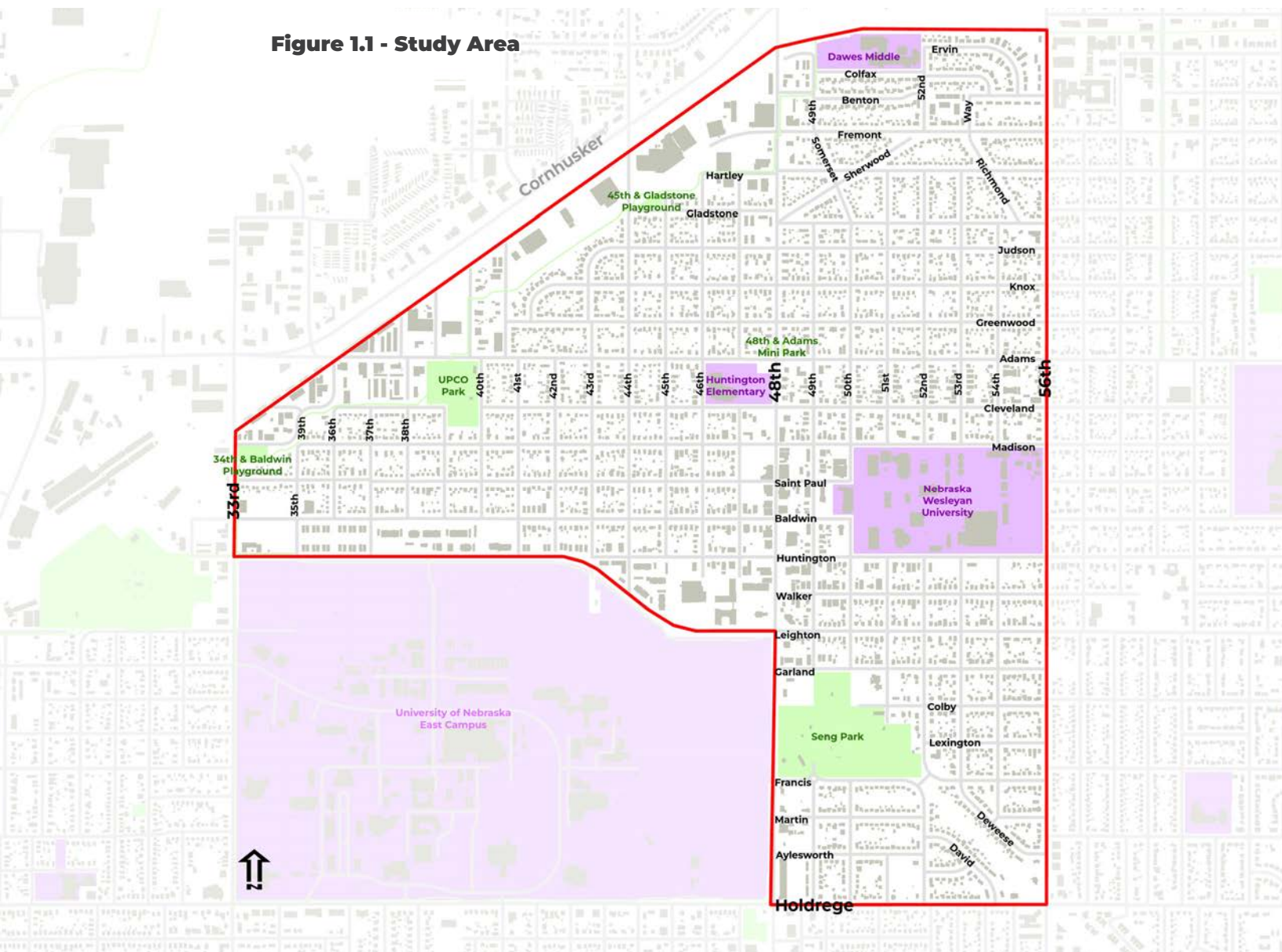
The University Place Neighborhood is one of Lincoln's unique urban environments. Developed initially as a suburb of Lincoln with Nebraska Wesleyan University at its core, University Place carries a strong identity and sense of place.

The neighborhood's assets include the historic "main street" commercial corridor along N. 48<sup>th</sup> Street, a diverse mix of housing options including many historic homes, Nebraska Wesleyan University and nearby University of Nebraska East Campus, neighborhood parks, schools, churches, and arts initiatives that are bringing a new vibrancy to the area. Perhaps most important is the strong business and resident interest in building upon these assets to ensure that University Place is one of Lincoln's signature neighborhoods.

The study area for this Subarea Plan is generally bounded by N. 33<sup>rd</sup> Street, N. 56<sup>th</sup> Street, Cornhusker Highway, and Holdrege Street. The study area includes the core neighborhood along with the industrial area near Cornhusker Highway, the recent redevelopment areas at N. 48<sup>th</sup> & Holdrege and N. 48<sup>th</sup> & Leighton, and a portion of the 33<sup>rd</sup> & Cornhusker intersection that will soon be transformed into an overpass across the railroad tracks.

Through the center of the study area is approximately 1.6 miles of N. 48<sup>th</sup> Street, which serves as a major transportation corridor in northeast Lincoln and provides both challenges and opportunities for the neighborhood. The main commercial segment of N. 48<sup>th</sup> Street encompasses approximately seven linear blocks from Leighton Avenue to Adams Street, with the bulk of historic commercial properties being located in the three blocks between Baldwin and Cleveland Avenues.

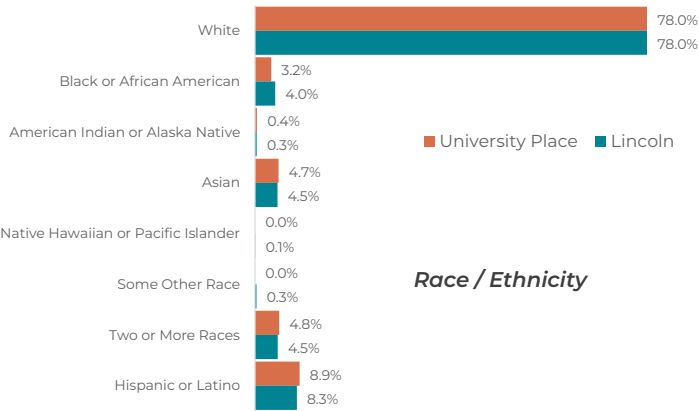
**Figure 1.1 - Study Area**



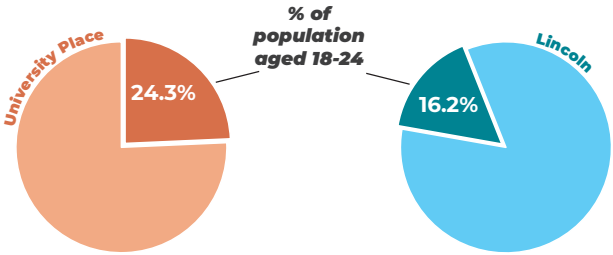
The Residents

The study area includes approximately 9,300 residents. University Place is generally younger than Lincoln as whole. This can be partially attributed to the large college-aged population in the neighborhood. The racial demographics of University Place are nearly identical to Lincoln.

University Place has a lower median household income and higher poverty rate than Lincoln as a whole, which once again can partially be attributed to the college students living in the neighborhood, but the comparatively lower median income of family households demonstrates that the neighborhood has many low-income non-student households as well.

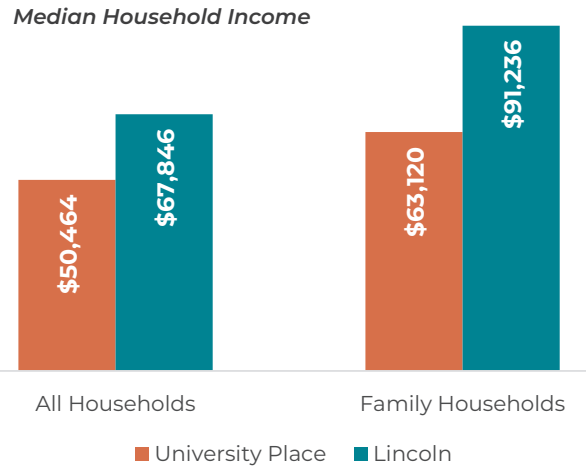


Race / Ethnicity, Population, and Income data: American Community Survey 2022 5-Year Survey



Total Population: 9,243  
Median Age: 27.9

Total Population: 294,757  
Median Age: 33.1



Note: Family Households consist of two or more individuals who are related by birth, marriage, or adoption, although they may also include other unrelated people. Non-Family Households typically have a lower median income than Family Households because Non-Family Households include single-person households and households that consist of unrelated roommates.





The distribution of college students is shown in Figure 1.2. The highest percentage of college students live on or near Nebraska Wesleyan's campus, but there are blocks scattered throughout the neighborhood with over 20 percent college-aged population.

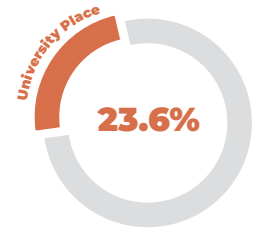
Population currently enrolled in college

18.3%

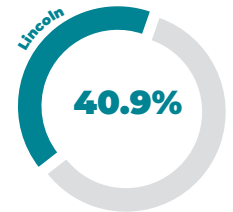
University Place

12.7%

Lincoln

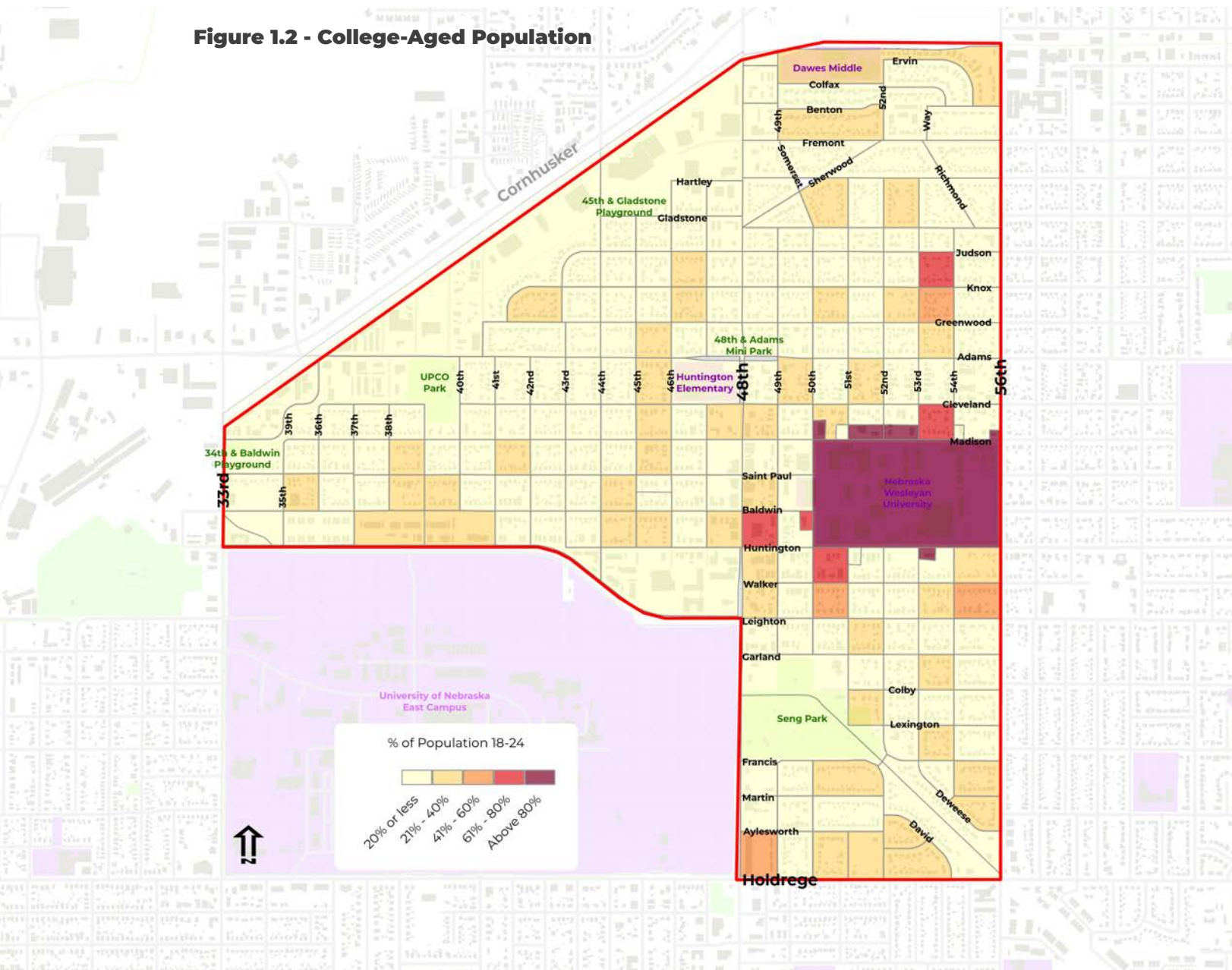


Population with a 4-year degree



American Community Survey 2022 5-Year Survey

**Figure 1.2 - College-Aged Population**

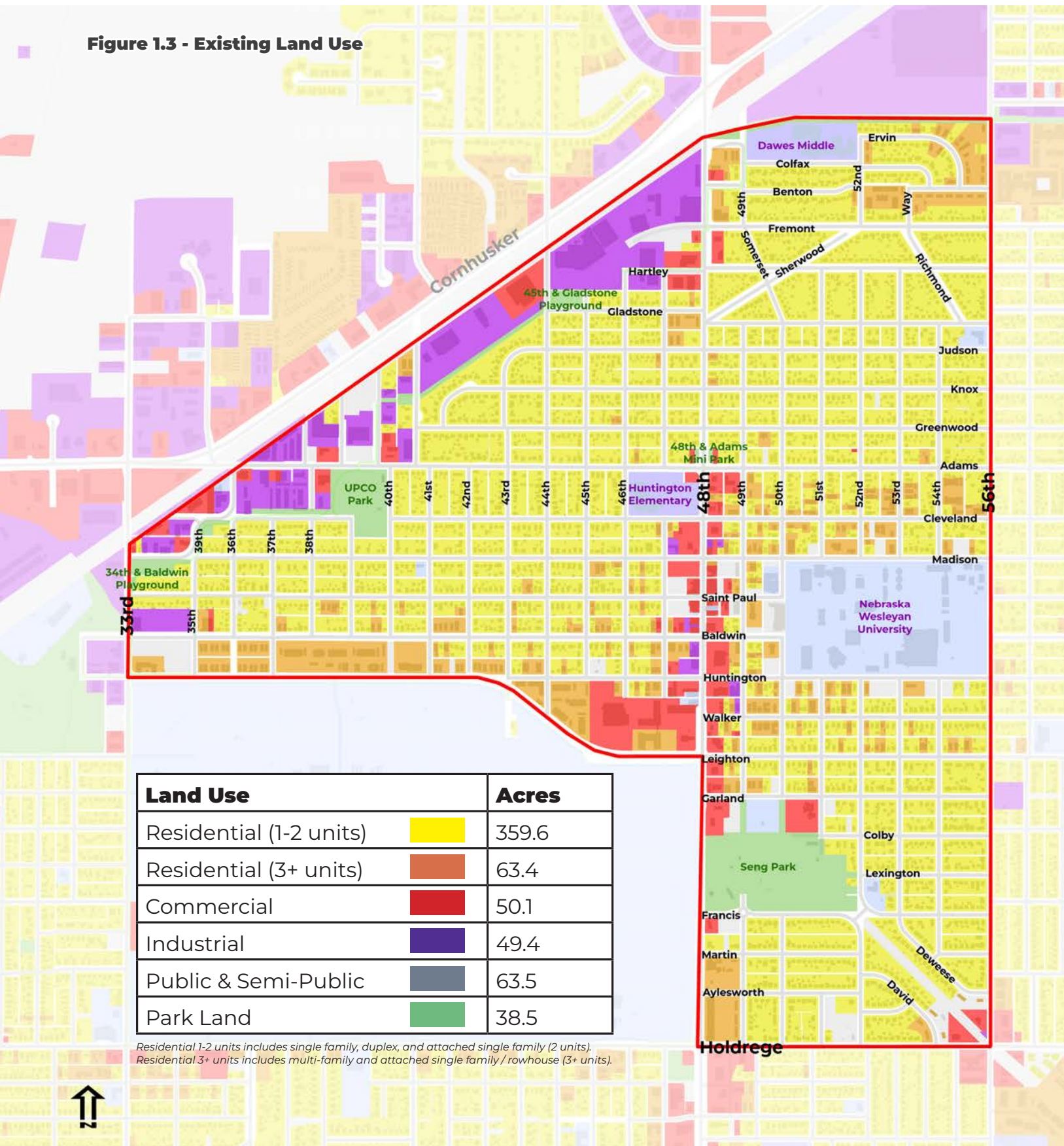


American Community Survey 2022 5-Year Survey

## Land Use

University Place is primarily residential but includes a mix of commercial, industrial, and public/semi-public uses.

**Figure 1.3 - Existing Land Use**





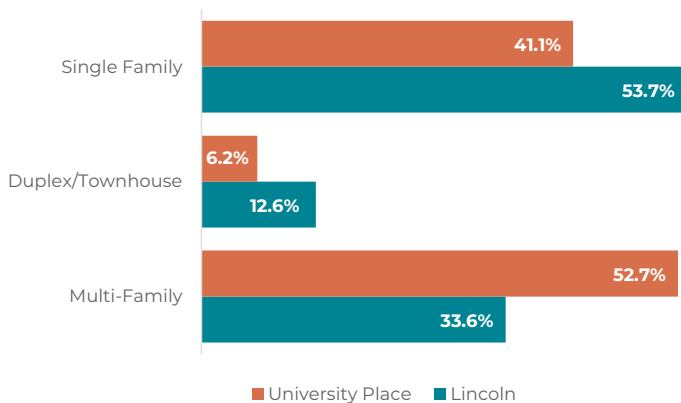
## Housing

Single family housing in University Place is typically older and has a lower median value than Lincoln as a whole. This is because a majority of the neighborhood was built-out by the mid-20<sup>th</sup> century, leaving little space for new single-family housing to be added.

University Place has a much higher proportion of apartments and renters when compared to the citywide rate, which is likely due to the significant student population in the area.

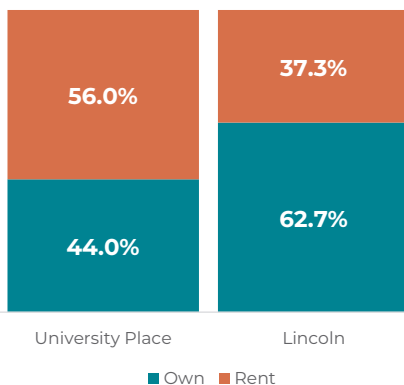
Rental housing is scattered throughout the neighborhood, with a more intense clustering near Nebraska Wesleyan and East Campus.

### Housing Mix



Planning Department land use data

### Housing Tenure



% of individuals who own or rent  
American Community Survey 2022 5-Year Survey

## Median Housing Value

**University Place: \$169,500**

**Lincoln: \$246,700**

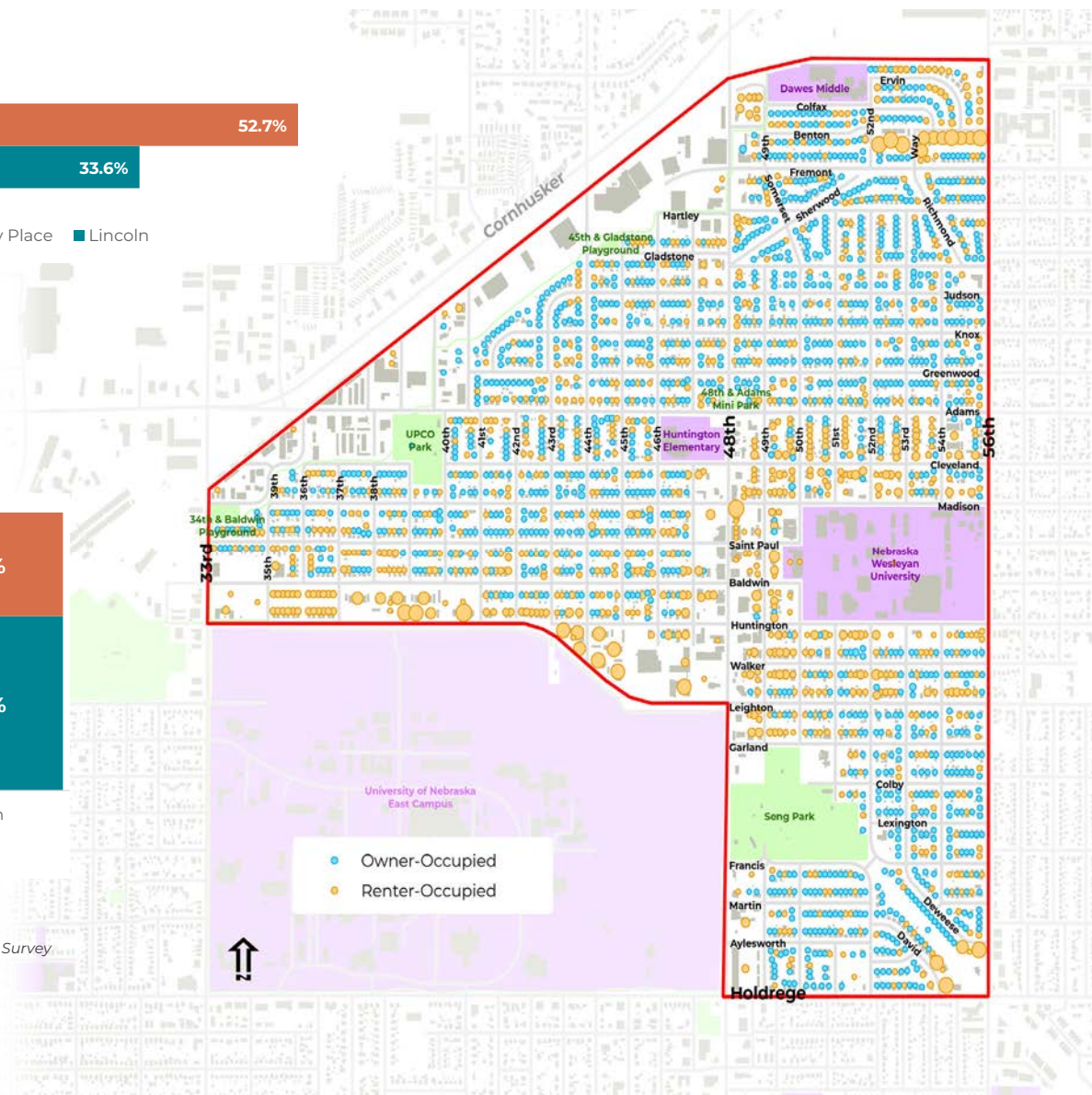
## Median Housing Age (year built)

**University Place: 1952**

**Lincoln: 1978**

Lancaster County Assessor (2024). Only includes single family homes.

Figure 1.4 - Housing Tenure





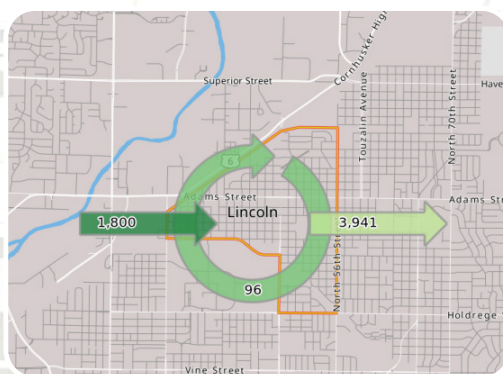
## Business

The study area includes a wide range of businesses. The 48<sup>th</sup> Street commercial corridor is primarily focused on retail, restaurant, and service-oriented businesses. It includes several arts-focused businesses, anchored by Lux Center for the Arts. Many of these businesses are located in historic buildings, some of which date back to when University Place was an independent suburb of Lincoln. The N. 48<sup>th</sup> Street corridor also includes the Leighton District mixed-use complex, redeveloped in 2017.

Other commercial areas include the industrial uses south of Cornhusker Highway. This area includes miscellaneous light industrial uses such as contractor services and storage, along with several industrial manufacturing facilities.

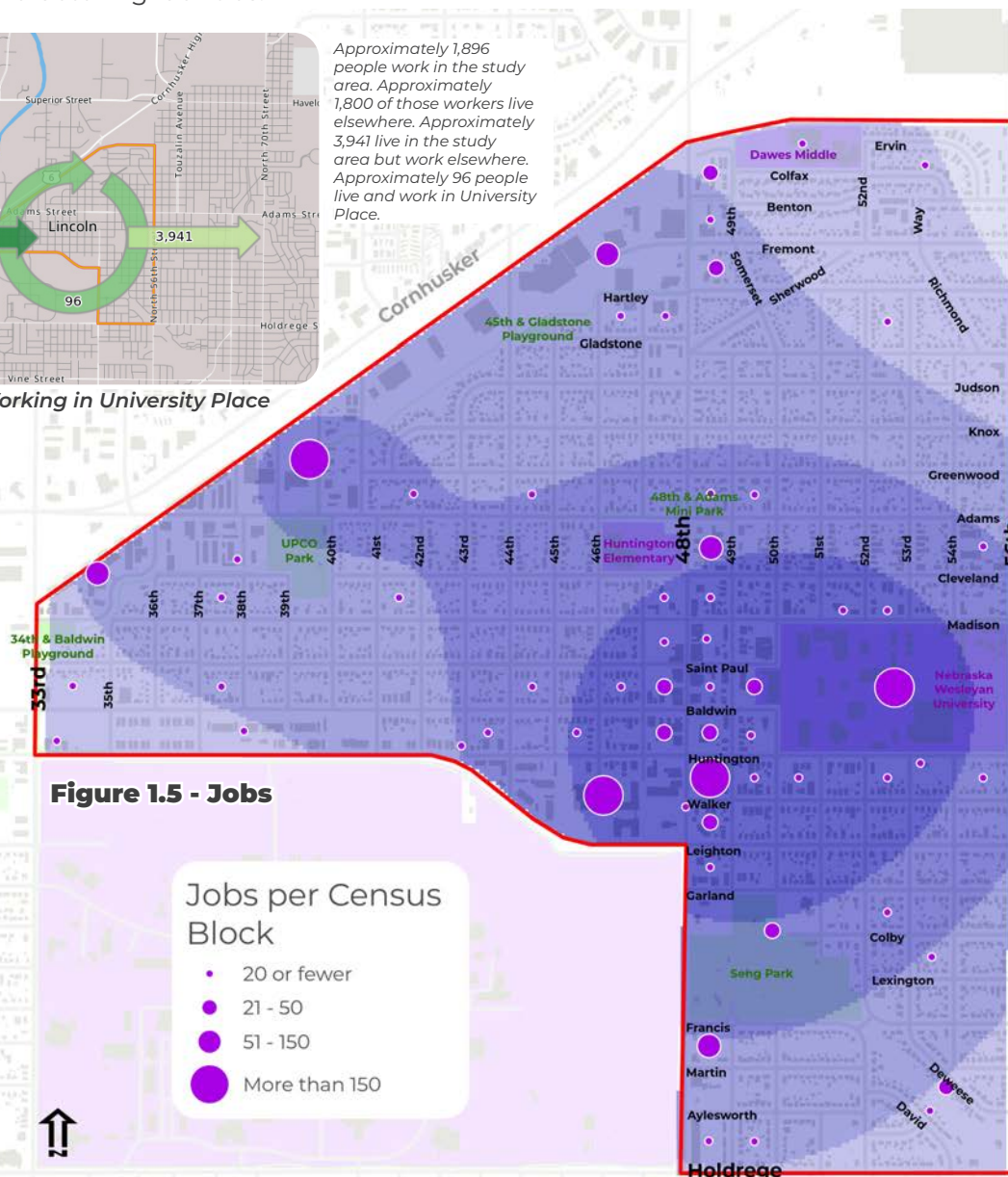
Jobs density is shown in the figure below. Most jobs are clustered around the N. 48<sup>th</sup> Street corridor and Nebraska Wesleyan University, but there are some significant employers in the industrial area near Cornhusker Highway.

According to Census Bureau employment dynamics data, approximately 1,896 people work in the study area, and nearly all of them live outside the study area. Likewise, nearly every working resident in the study area has a job outside the study area. This shows that nearly every employed person living or working in the study area is commuting to get to their job. Most people working in the study area live within 10 miles of University Place.



*Living and Working in University Place*

Approximately 1,896 people work in the study area. Approximately 1,800 of those workers live elsewhere. Approximately 3,941 live in the study area but work elsewhere. Approximately 96 people live and work in University Place.



**Figure 1.5 - Jobs**

### Jobs per Census Block

- 20 or fewer
- 21 - 50
- 51 - 150
- More than 150



## Historic Properties

A number of historic properties have been locally landmarked or listed in the National Register of Historic Places. Among those that are listed in the National Register are Old Main, Phi Kappa Tau Fraternity, First United Methodist Church, and the St. Charles Apartments. The City Hall building, now Lux Center for the Arts, is locally landmarked. The Wesleyan Hospital is both locally landmarked and listed in the National Register.

There is also a locally landmarked and National Register listed residential historic district, alternately referred to as the Charles F. Creighton Residential District or the University Place Residential Historic District, that roughly includes houses between N. 49<sup>th</sup> and N. 54<sup>th</sup> Streets on Leighton and Walker Avenues. There are countless other historic properties in University Place that are also worthy of recognition through landmarking or National Register listing.



**Nebraska Wesleyan University, circa 1915**

The Memorial Arch entry to the Nebraska Wesleyan University Campus. Ca. 1915. RG3882 Nathaniel L. Dewell Collection. Scan Number 77978. Nebraska State Historical Society, Lincoln Nebraska. [https://nebraska.access.preservica.com/uncategorized/IO\\_6d965b34-222e-4f49-a1be-3e85cc866e07/](https://nebraska.access.preservica.com/uncategorized/IO_6d965b34-222e-4f49-a1be-3e85cc866e07/)

**Figure 1.6 - National Register and Local Landmark Properties**





## A Brief History of University Place

University Place was established as a “College Town”, a phenomenon where cities brought an institution and a population to an undeveloped area in hopes that they would be mutually beneficial. Landowners involved in the ventures offered free campus sites, additional house lots, and cash subsidies to attract or launch a college and build university buildings. A flourishing college would cause the town to flourish. College towns quickly acquired the same essential elements: after a campus was formed, a residential district would form, then a small business district and public buildings, churches, post office, and schools. Despite a few lean years, Wesleyan and University Place did flourish.

The establishment and growth of University Place is intrinsically connected with the establishment of Nebraska Wesleyan University. In 1887, the Methodist Episcopal Church of Nebraska unified the educational efforts of the denomination within Nebraska, opting to support one centralized Methodist university rather than each conference supporting their own. A commission was appointed to find a location and was successfully enticed to Lincoln with the promise of a cash gift of \$50,000 and 240 acres of land for the university. This included approximately 1,500 house lots, an ambitious platting given that was half the size of the city of Lincoln’s original plat. The sale of the residential lots was critical to the development of Wesleyan, as they funded construction on campus and helped prepare for classes to begin in the fall of

1888. Nebraska’s large Methodist population and the broad-based financial support they provided ensured the growth of both Wesleyan and University Place.

The business district experienced early growth with wood frame buildings that were replaced in the early decades of the 1900s with brick construction. A telephone exchange was built in 1908, providing unprecedented connections between homes and businesses. During the early 1910s, University Place was developing as a city, constructing public buildings like the public school in 1912, City Hall in 1914, paving 58 blocks of streets with either brick or asphaltic concrete, and installing electric street lights. The city provided water and sewer and boasted a new Carnegie Library. By 1917, University Place covered approximately 2000 acres and had a population of 4,000. Residents enjoyed convenient railroad travel via the Rock Island railroad and an interurban line to Lincoln. Streetcars also provided routes to Lincoln, Havelock, and Bethany. Three churches served University Place, two of which were Methodist. The largest, First Methodist Church, had 1400 members during this decade.

Residents of University Place were proud of their city’s accomplishments, and staved off annexation to Lincoln three separate times, finally agreeing to become part of Lincoln in 1926. As a result, street names and addresses changed in 1927. The business district continued to grow and change with varying services. Liveries had been replaced by garages, blacksmiths with hardware stores, and general stores with groceries. Plumbers and electricians diversified by selling appliances that utilized power and water. Homes continued to be built, filling in spaces where there had been empty lots.



**N. 48<sup>th</sup> & Baldwin, 1929**

University Place. June 7, 1929.  
RG2183 MacDonald Studio  
Collection. Scan Number 89700.  
Nebraska State Historical  
Society, Lincoln Nebraska. [https://nebraska.access.preservica.com/uncategorized/10\\_e6f9c7cb-0b23-435c-b647-66bbdb8f5465/](https://nebraska.access.preservica.com/uncategorized/10_e6f9c7cb-0b23-435c-b647-66bbdb8f5465/)

## Schools

The study area has two public schools: Huntington Elementary School and Dawes Middle School. Northeast High School serves the neighborhood but is outside the study area for this Plan.

Nebraska Wesleyan University (NWU) was founded in 1887 and is located in the heart of University Place. Current enrollment is approximately 1,600 students. NWU has a diverse student body and attracts students from across the country and the world. Nebraska Wesleyan's campus includes student housing, and most undergraduate students are required to live on-campus for their first three years (or six semesters).

University of Nebraska – Lincoln (UNL) East Campus is directly south of the study area and many UNL students live in the University Place neighborhood. There is a direct access to East Campus from Huntington Avenue at N. 38<sup>th</sup> Street, although the main campus entrances are on Holdrege Street. Agriculture demonstration fields border the study area along Huntington/Leighton Avenues and N 48<sup>th</sup> Street.

### Huntington Elementary School

- Constructed: 1999
- Building: 65,050 square feet
- Site: 5.6 acres
- Students: 355 (2024/25 school year)
- Staff: 66

### Dawes Middle School

- Constructed: 1958 with additions in 1999, 2002, and 2023
- Building: 128,576 square feet
- Site: 7.5 acres
- Students: 394 (2024/25 school year). Dawes is the smallest LPS middle school in terms of student enrollment. The next smallest middle school is Lefler with 584 students.
- Staff: 70

*Old Main at Nebraska Wesleyan University*



*Nebraska Wesleyan University*



## Parks and Trails

The study area has one Community Park, one Neighborhood Park, two Mini Parks, and one Pocket Park.

Off-street trails in the neighborhood include John Dietrich / Murdock Trail along the north side of the study area and the trail along Huntington Avenue and Leighton Avenue adjacent to East Campus.

### Seng Park at University Place

- Community Park
- Seng Park is a popular spot for activities including horseshoes, volleyball, picnics, and swimming at the aquatic center. Parking lot access is available on north and south points of the park. Deadmans Run creek flows through the middle of the park.
- Selected features: aquatic center, sports diamond, horseshoe court, playground equipment, restrooms, picnic shelter, tennis courts
- 22.1 acres

### UPCO Park

- Neighborhood Park
- Originally a half-acre park with a swing and slide, in 1983 UPCO Park was transformed into a six-acre green space to help meet recreation needs of the developing community. The city Parks and Recreation Department worked closely with the University Place Community Organization to design the park plan. The original plan was complimented by a tree planting effort lead by the University Place Community Organization. In 2024 a fitness station was added to UPCO Park with assistance from Partnership for a Healthy Lincoln (PHL).
- Selected features: sports diamond, playground equipment, fitness station, picnic shelter, tennis courts, volleyball court
- 6.6 acres

### 45th & Gladstone Playground

- Mini Park
- Selected features: playground equipment, picnic tables
- 1 acre

### What is a Community Park?

Community Parks are typically 30 to 50 acre sites that are readily accessible from arterial streets and the commuter/ recreational trail system. There are currently 23 Community Parks in Lincoln encompassing roughly 1,174 acres, with an average size of 51 acres.

### What is a Neighborhood Park?

Neighborhood parks are centrally located within areas of residential development and intended to be accessible by no more than a ten-minute walk from residences within the neighborhood. There are currently 58 Neighborhood Parks in Lincoln encompassing roughly 393 acres, with an average size of 6.8 acres.

### 34th & Madison

- Mini Park
- Selected features: basketball court, picnic tables
- 0.2 acres

### 48th & Adams

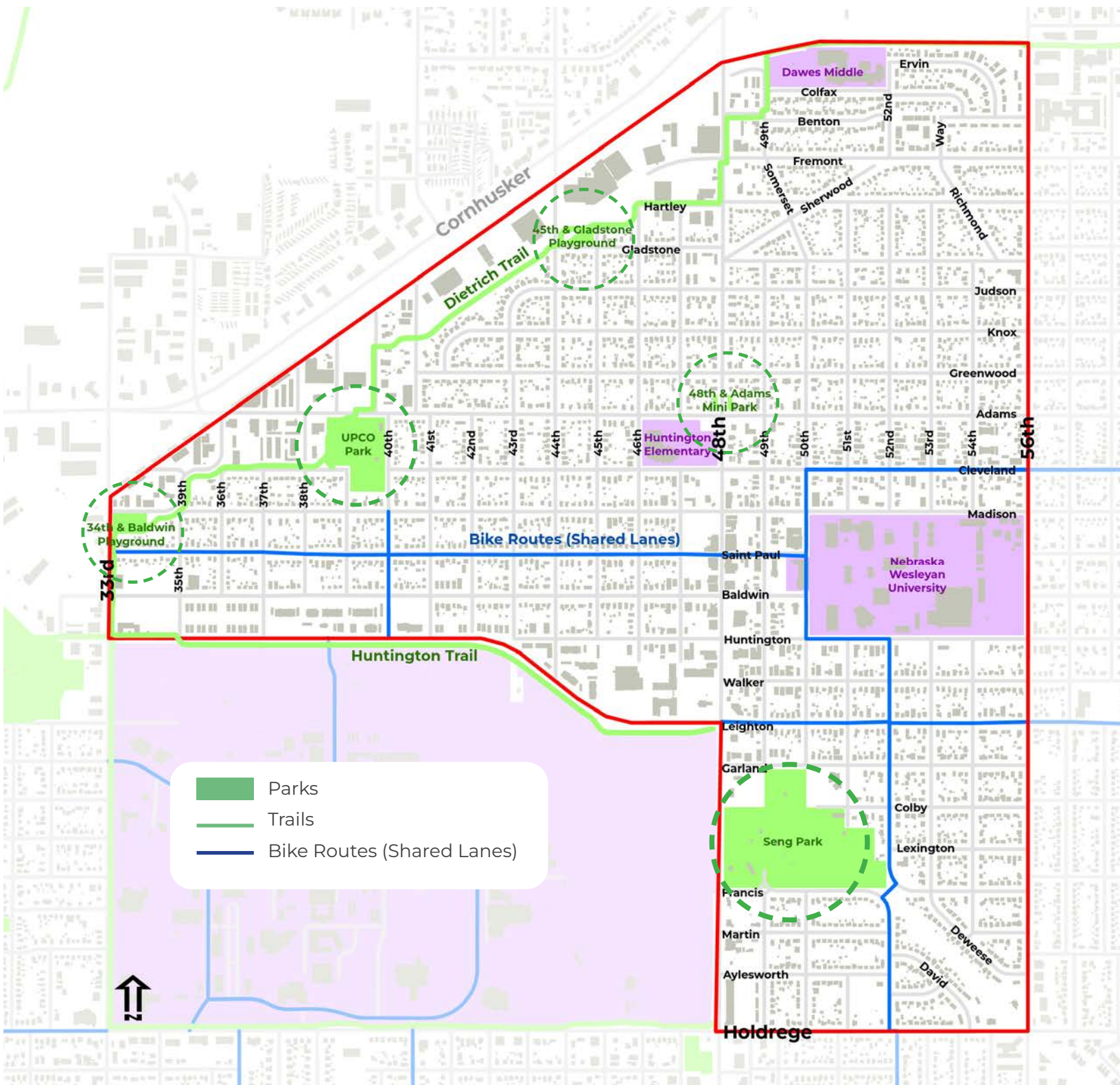
- Pair of Pocket Parks
- Selected features: flower gardens
- 0.23 acres

*Aquatic center at Seng Park*





Figure 1.7 - Parks and Trails





# University Place - Strengths

## Creative District and the Arts

In 2023 the Nebraska Arts Council designated the University Place neighborhood as a Creative District. It was the first, and to date only, Creative District designation in Lincoln. Designation as a Creative District provides immediate funding to support initial activities within the district. Creative Districts are also eligible to apply for a Creative District Development Grant, which could provide up to \$100,000 for significant cultural tourism projects.

As part of the Creative District designation, neighborhood stakeholders developed the UNI Place Creative District Strategic Plan. The Strategic Plan identifies goals and initiatives for building the district over the next five years.

The Strategic Plan includes four overall goals with associated action steps:

- Develop and Implement a UNI Place Creative District Marketing Plan, including cohesive branding, wayfinding signage, and social media presence.
- Strengthen the existing partnership and hire a part-time Creative District Coordinator.
- Create recurring programming to draw people to UNI Place Creative District, including expanding the existing LUX SummerFest and establishing a Fringe Festival, with the possibility of adding a live music festival.
- Strengthen the connection between entities in UNI Place Creative District, including creating a sense of unity, increasing safety for residents and visitors, and maximizing shared ongoing activities.

The UNI Place Creative District has already accomplished several initiatives, including completion of a marketing plan and associated branding. The Creative District also hosted six Makers Market events in 2024 that featured vendors, music and food trucks, and brought together residents and visitors to the neighborhood.

## UNI Place Creative District – Mission Statement

To unleash the power and potential of UNI Place as a local, regional, national, and global arts hub for all.

### What is a Creative District?

Per the Nebraska Arts Council:

*The Nebraska Creative District Program utilizes the arts as an economic driver to support communities in Nebraska by telling their stories and elevating the value of the arts.*

*Creative Districts are designated cultural and economic areas where innovation flourishes and neighborhoods come together in the name of art. They provide significant economic impact by creating purposeful spaces like art galleries, theatres, and music venues, attracting employees and businesses. These are all assets and attributes that Nebraska — and every state — can effectively harness as it seeks to reinvigorate its economy.*

<https://www.artscouncil.nebraska.gov/explore/creative-districts/>



### STRATEGIC PLAN

Submitted by  
UNI Place Creative District Team

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The Creative District designation recognizes the thriving arts scene in University Place, anchored by LUX Center for the Arts. The LUX Center for the Arts offers a variety of resources related to the visual arts including year-round education classes for all ages, an artists-in-residence program, outreach programs with other community organizations, rotating art exhibitions, and public arts projects. LUX Center for the Arts has coordinated the installation of ten public murals that add a unique sense of place to the historic University Place commercial core.

Several other businesses and organizations such as Archway Studios, Urban Legends, Blixt, and partnerships with Nebraska Wesleyan University and University of Nebraska, contribute to the arts-focused character of University Place.



*Makers Market Activities*

*LUX Center for the Arts*



*Mural at VFW Building*





## Historic Character

University Place has retained much of its historic character from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Figure 1.8 shows building age for the neighborhood. Note that the green areas are parcels that have a building constructed prior to 1927, the date University Place was annexed into Lincoln.

The commercial district along N. 48<sup>th</sup> Street, particularly between Baldwin and Madison, maintains the historic “main street” feel of a bygone era. Just to the east are the significant historic landmarks of First United Methodist Church and Nebraska Wesleyan University’s Old Main, the oldest collegiate building in Lincoln.

A large number of historic homes remain as well, with many blocks almost entirely composed of homes built prior to 1927.

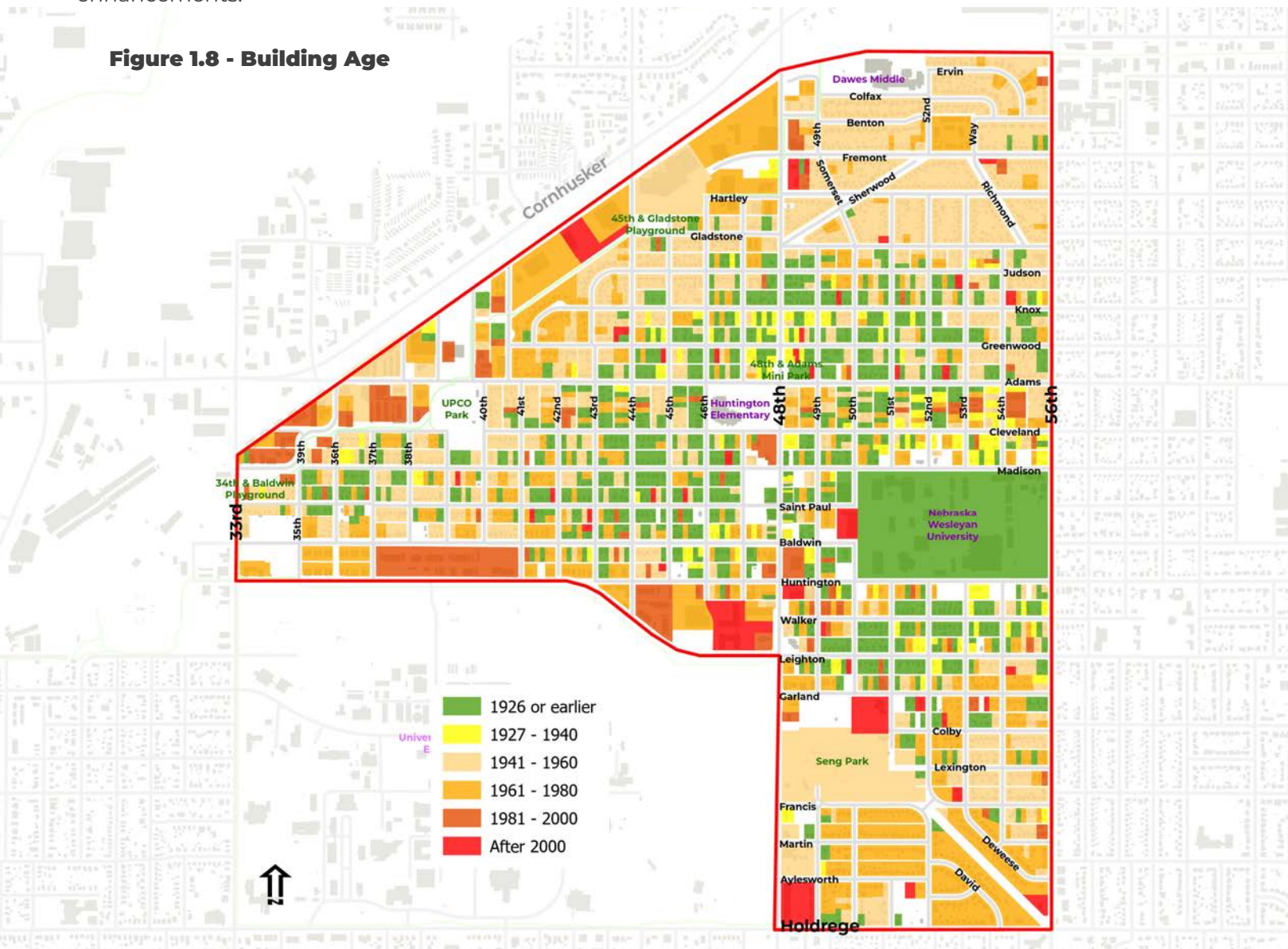
These historic resources help University Place stand out among most Lincoln neighborhoods and they serve as a foundational building block to future enhancements.



Warren (N. 48<sup>th</sup>) & St Paul, 1910 (above) and today



**Figure 1.8 - Building Age**



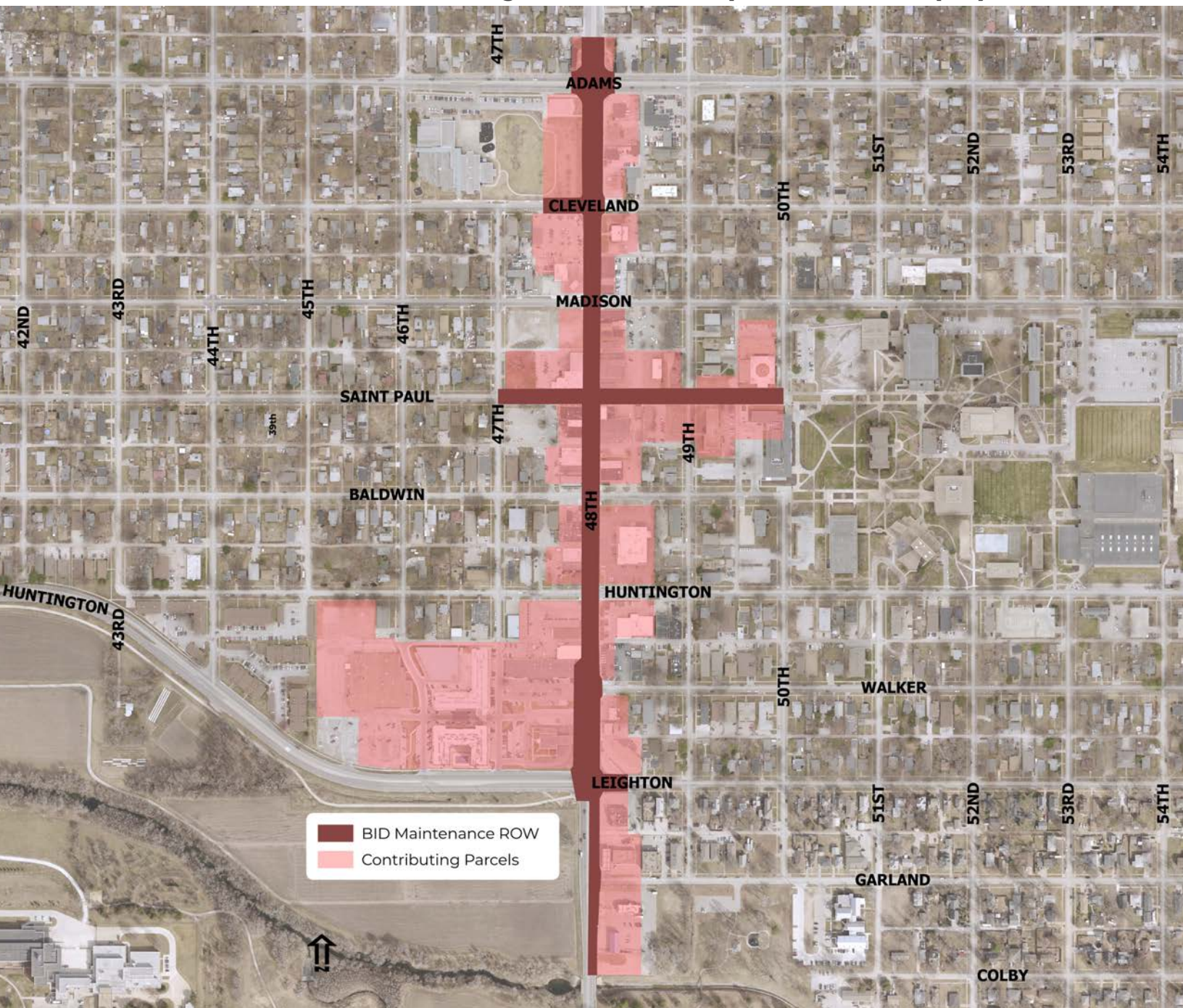


## Business Improvement District (BID)

University Place has an established BID in place, providing a funding mechanism to help facilitate the maintenance of landscaping and other public streetscape amenities within the neighborhood's commercial core. Each property within the BID – highlighted in the figure below – pays a special assessment that is used by the city to fund maintenance of a variety of streetscape improvements. The special assessments represent a passthrough cost of what it takes the city to address things like landscape maintenance, irrigation, trash removal, and pedestrian lighting.

The planting and watering of the flowering planters along N. 48<sup>th</sup> Street are a great example of an added neighborhood amenity currently being maintained with BID funds. While it is the responsibility of the BID to pay for these day-to-day maintenance activities, the City pays for repair and replacement efforts within the streetscape like the repair/replacement of landscaping, irrigation equipment, benches, trash receptacles, lighting and banners.

**Figure 1.9 - Business Improvement District (BID) Boundaries**





## Redevelopment Areas

Portions of University Place are within existing Redevelopment Areas. Being within a Redevelopment Area allows for projects to be eligible for Tax Increment Financing (TIF) to assist with public improvements associated with the project.

Currently, University Place includes two Redevelopment Areas: University Place and University Place South. These Redevelopment Areas helped to facilitate several significant projects in the University Place neighborhood. Below are redevelopment projects in the neighborhood that have utilized TIF.

- Leighton District (N. 48<sup>th</sup> & Leighton)
- Square at 48 (N. 48<sup>th</sup> & Holdrege)
- 48<sup>th</sup> & Madison Mixed-Use Redevelopment Project

The City's Urban Development Department is conducting, via an independent third-party consultant, a blight and substandard study to reexamine the blighted and substandard conditions of the existing redevelopment areas as well as expand the boundaries of the existing determination. In conjunction with this Subarea Plan, Urban Development will create a new Redevelopment Plan for the entire expanded University Place Redevelopment Area.

The previous successful redevelopment within this Redevelopment Area shows that there is private sector interest in developing within University Place. TIF is a tool the City can use to further facilitate additional private development, as well as public improvements, that meets the goals of the neighborhood.



Figure 1.10 - Existing Redevelopment Projects and Areas



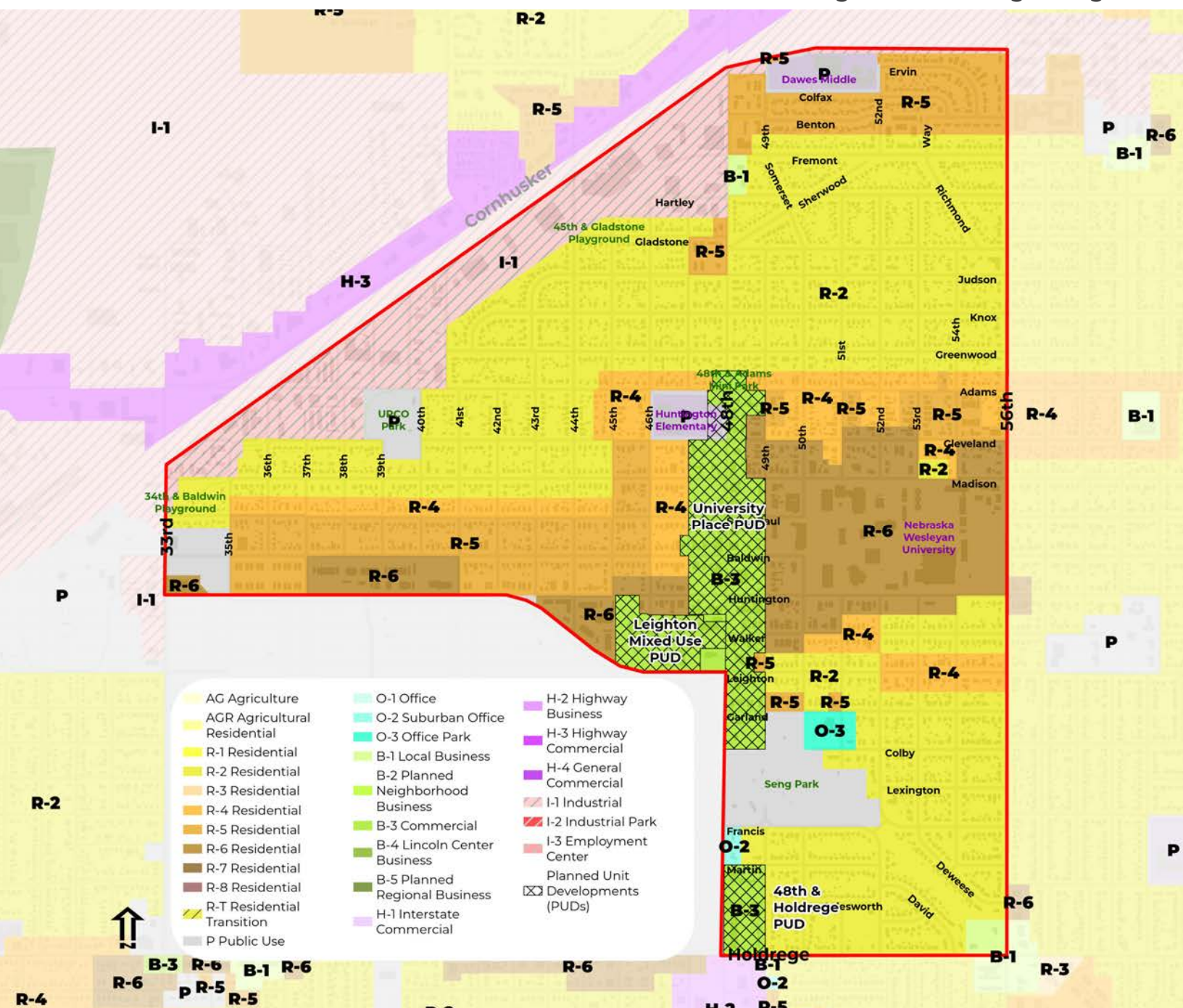
## Zoning

The commercial core of University Place has a special zoning overlay called a Planned Unit Development (PUD). The University Place PUD provides for more flexibility than would be allowed within a traditional zoning district.

The University Place PUD offers a regulatory mechanism to allow for site-by-site adjustments and waivers to miscellaneous zoning ordinance items. The PUD allows for flexibility when locating on-and-off sale alcohol establishments, and reduced parking requirements for all uses. The zoning flexibility allowed by the PUD has helped to facilitate redevelopment along the N. 48<sup>th</sup> Street corridor.

Two additional PUDs were created in the University Place study area to help facilitate specific projects: Leighton Mixed Use PUD and 48<sup>th</sup> & Holdrege PUD. All three PUDs, along with the current zoning, are shown in Figure 1.11.

**Figure 1.11 - Existing Zoning**





In recent years the City of Lincoln has made significant infrastructure investments in University Place. Completed and upcoming projects are summarized below:

- N. 48<sup>th</sup> Street water main replacement from Leighton to Gladstone. Completed in 2023.
  - N. 48<sup>th</sup> Street improvements from Leighton to Superior. Included upgrades to streets, sidewalks, and signals. Associated with these improvements were upgrades to several local streets and sidewalk ramps directly west of N. 48<sup>th</sup> Street. Completed in 2024.
  - Leighton Avenue pavement repair between N. 48<sup>th</sup> and N. 70<sup>th</sup> Streets using Lincoln on the Move funds. Additional work in the area included installation of a Rectangular Rapid Flashing Beacon (RRFB) and upgrades to existing curb ramps. Completed in 2024.
  - Pedestrian Hybrid Beacon (PHB) at N. 48<sup>th</sup> and Huntington. Completed in 2024.
  - Adams Street improvements between N. 36<sup>th</sup> and N. 49<sup>th</sup> Streets, including new street surface, pedestrian ramps, curb and gutters, and replaced pedestrian signal at N. 46<sup>th</sup> Street. Expected completion in 2025.
- reduce flooding risks along Deadmans Run and remove properties from the 1% Annual Chance Floodplain (also commonly known as the 100-year FEMA Floodplain). This effort will assist in maintaining a safe environment by removing an estimated 480 homes, businesses, and other structures out of the floodplain. Tentative completion date is 2028. <https://www.lincoln.ne.gov/City/Departments/LTU/LTU-Projects/WSM/Bond-Issues/Deadmans-Run>
- 33<sup>rd</sup> & Cornhusker Intersection Improvement Project. Primary elements are an overpass over the railroad tracks and realignment of 33<sup>rd</sup> Street and Adams Street. The project is the result of a partnership between the City of Lincoln and the Railroad Transportation Safety District. Tentative completion date is 2031. <https://www.lincoln.ne.gov/City/Departments/RTSD/33rd-Cornhusker>

**Preliminary**  
SUBJECT TO CHANGE

04/29/2021

NEBRASKA  
Department of Transportation

PLANNING FIELD

LEGEND:

- BRIDGE CONSTRUCTION
- ROADWAY CONSTRUCTION
- BRIDGE CONSTRUCTION ON EXISTING EARTH
- ROADWAY CONSTRUCTION ON EXISTING EARTH
- RAILROAD CROSSING CLOSURE
- TRAIL CONSTRUCTION

## City Parking Lots

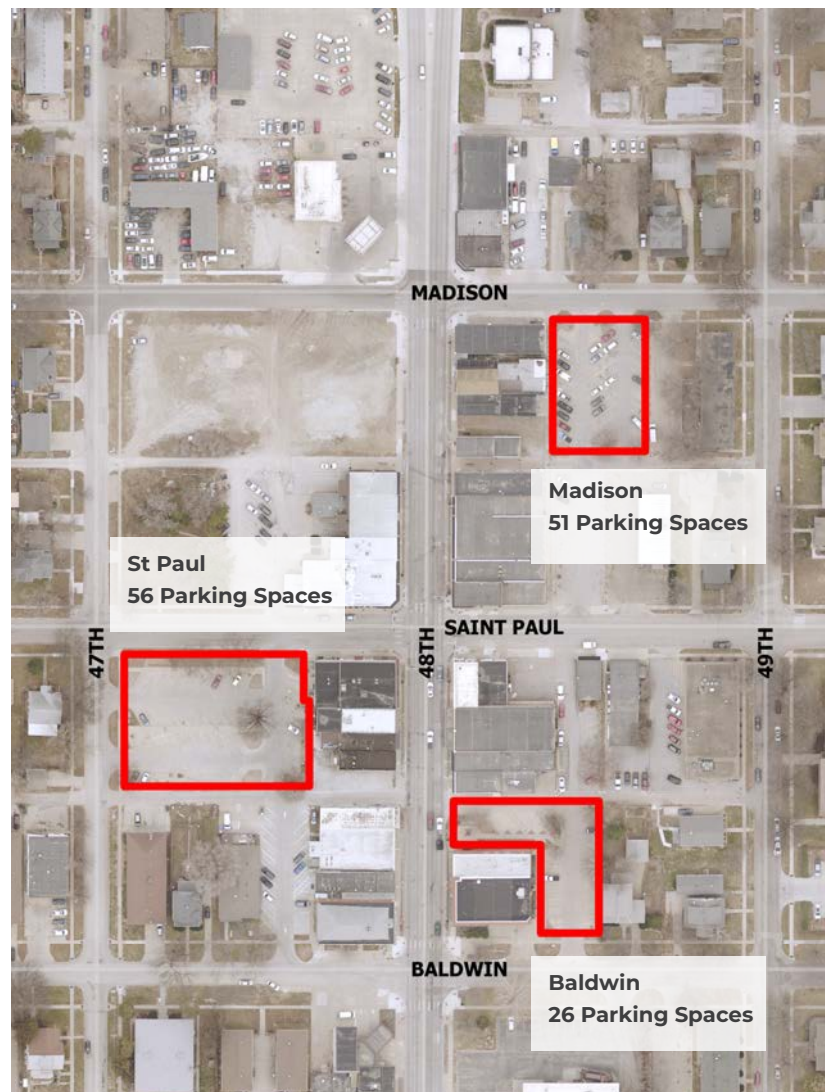
University Place is one of the only locations outside of Downtown Lincoln that has public parking lots. These parking lots support businesses in the commercial core by providing free and convenient parking. They also provide space for neighborhood events.

Utilization of the public parking lots is summarized in the adjacent table. All three lots are well below maximum capacity. This could be partially due to poor signage on 48<sup>th</sup> Street, making the lots difficult to find for visitors. The parking lots have the potential to accommodate additional parked vehicles as the commercial core continues to revitalize and during special events.

Landscaping upgrades are programmed for the St Paul parking lot in 2025.

	Weekday Occupancy Average	Saturday Daytime Occupancy Average	Saturday Evening Occupancy Average
Madison	39%	34%	37%
Baldwin	7%	26%	7%
St. Paul	21%	28%	40%

*Data collected October and November 2024, 2:00 pm and 8:00 pm*



*Public Parking Lots*



## University Place - Challenges

### N. 48<sup>th</sup> Street Traffic

N 48<sup>th</sup> Street is a major transportation route in northeast Lincoln. As of 2022, the N. 48<sup>th</sup> Street segment between Huntington and Adams sees an average daily traffic (ADT) of 19,420 vehicles. By comparison, the segment of 56<sup>th</sup> Street directly to the east has an ADT of 10,250, and 33<sup>rd</sup> Street directly to the west has an ADT of 11,430. One major factor in the traffic on N. 48<sup>th</sup> Street is that the N. 48<sup>th</sup> Street underpass provides a convenient way to cross the railroad tracks near Cornhusker Highway, whereas N. 33<sup>rd</sup> Street has an at-grade railroad crossing and N. 56<sup>th</sup> Street has no crossing.

The current vehicular traffic situation on N. 48<sup>th</sup> Street creates a challenge for the neighborhood's commercial core. While traffic can be beneficial to provide visibility for businesses along N. 48<sup>th</sup> Street, the volume and speed of cars on N. 48<sup>th</sup> Street has a detrimental effect on the perceived safety and character of the area.

Challenging factors include:

- Cars regularly exceed the posted speed limit of 25 miles per hour.
- The 66 feet of right-of-way provides limited space for pedestrians. In many sections of the N. 48<sup>th</sup> Street corridor, including the commercial core, sidewalks are directly next to the street with limited protection from vehicles.
- It is difficult and unsafe for pedestrians to cross the street at any intersection that doesn't have a signal.

The cumulative result is that the commercial core is not an area that encourages visitors to spend time and mingle, making them less likely to visit multiple establishments as part of a single trip.



Traffic at N. 48<sup>th</sup> & St Paul

### Age of Structures and Local Infrastructure

Many buildings in University Place date back to the late 19<sup>th</sup> century and early 20<sup>th</sup> century. As noted earlier, this has resulted in a strong historic character for the neighborhood. It also means that maintenance can be a constant struggle in order to prevent historic buildings from falling into disrepair and to meet modern safety standards. Some infrastructure and amenities, like certain street trees and sidewalks, may also be reaching the end of their useful life and will need to be repaired or replaced.

**25%** at Least 100 Years Old

Total Residential Parcels: **2,152**

Residential Parcels with a Building Over 100 Years Old: **538**

**7%** at Least 100 Years Old

Total Commercial Parcels: **385**

Commercial Parcels with a Building Over 100 Years Old: **27**

### Building Code Violations

In 2023 there were 1,209 residential properties with documented building code violations in **Lincoln**, which equates to roughly **11.8 properties per square mile with violations**. Within the **University Place** study area there were 106 properties with documented residential building code violations, which equates to roughly **74.1 properties per square mile with violations**. Multi-family housing accounted for 64 of the properties with violations, with the remaining being single-family housing.

### UPLNK Requests

UPLNK is a phone app and website that allows residents to submit customer service requests for infrastructure maintenance, code violations, or other non-emergency quality of life issues. Dating back to 2019, the most common service requests in University Place are listed below.

- 1: Tall Grass / Weeds – 497 service requests
- 2: Pothole – 288 service requests
- 3: Tree Issue – 166 service requests
- 4: Residential Property Maintenance – 132 service requests
- 5: Parking Over 24 Hours on City Street – 89 service requests

## Pedestrian and Bicyclist Experience

**Sidewalks.** In Lincoln today, sidewalks must be installed prior to a Certificate of Occupancy being issued for a new building. This ensures that the sidewalk network is constructed as neighborhoods are developed. Some buildings in the University Place neighborhood were constructed during a time when sidewalk requirements were not in place or not enforced. As a result, there are several sidewalk gaps within the neighborhood.

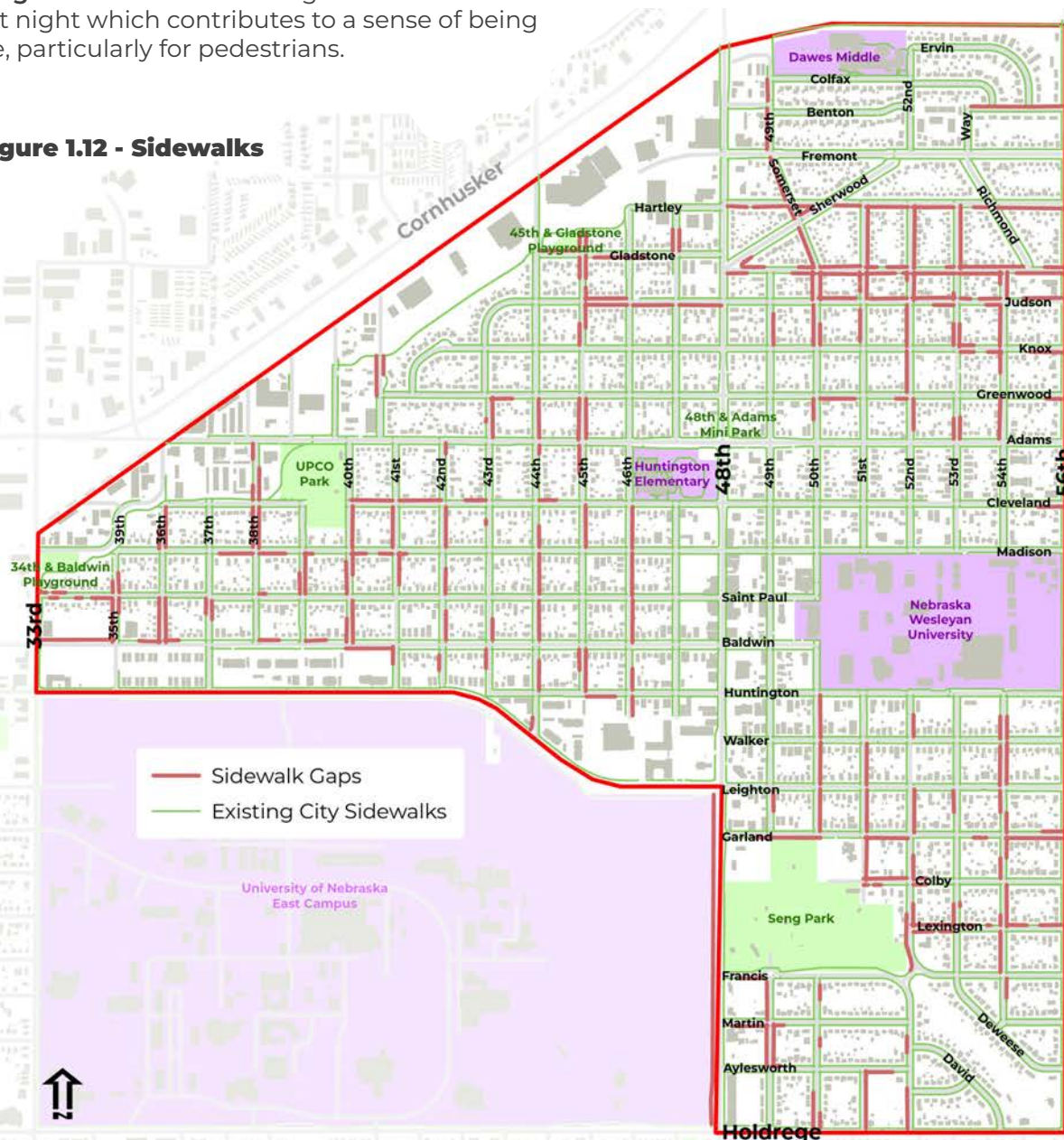
There are approximately 68 miles of existing sidewalks within the neighborhood. There are approximately 9.8 miles of missing sidewalk segments, typically located along local streets. Approximately 1.8 miles of streets in the neighborhood lack a sidewalk on both sides.

**Lighting.** Some areas of the neighborhood can be dark at night which contributes to a sense of being unsafe, particularly for pedestrians.

**Speeding automobiles** on local streets can be a safety issue. Nearly all streets in the neighborhood are laid out in a standard grid, which creates long straightaways that can encourage speeding. The neighborhood mostly has typical 300-foot blocks and may be conducive for potential traffic calming opportunities at regular intervals. There are some intersections already under stop control that meet the national criteria intended for mitigating observed right angle crash patterns. There may be opportunity for additional traffic calming measures on local streets if the City traffic volume and speed criteria are met. Any additional traffic calming measures considered should factor in existing stop control as well as adjacent land use.

**Trail Connections.** North-south trail connections are lacking in the neighborhood.

**Figure 1.12 - Sidewalks**







## SECTION 2

# Public Input Process

A successful planning process begins with meaningful public engagement. The University Place neighborhood contains a diverse range of stakeholders, and the public input process was designed to hear from all voices in the community. Engagement activities included a mix of in-person and online events spread across nearly nine months in 2024 and early 2025.

This section includes a brief description of each activity followed by a summary of the results.

## Stakeholder Committee

A Stakeholder Committee was established at the beginning of the process, and the Committee had a primary role in helping to develop and review content for the subarea plan. The Stakeholder Committee was comprised of residents, business owners, and other stakeholders who have expertise in the University Place neighborhood. The Committee guided plan development by participating in visioning exercises, helping to identify public participation opportunities, and providing input on plan concepts.

Stakeholder Committee members were as follows:

James Michael Bowers, City Council Member  
 Lindsey Clausen, Archway Studios  
 Kirstie Engel, First United Methodist  
 Erin Hoffman, Nebraska Wesleyan University  
 Christy Joy, Planning Commissioner, Ayars & Ayars / Archi - Etc  
 Tut Kailech, Neighborworks Lincoln

Paul Marshall, Mo Java  
 Sam Meier-Bates, Collective Impact Lincoln  
 Joe Shaw, Lux Center for the Arts  
 Lauren Smith, Speedway  
 Teresa Thompson, UPCO  
 Andrea Watkins, Business / Property Owner

## Staying in Touch

A project website was created to provide contact information, status updates, and make available the virtual meeting and draft plan.

An email list was assembled based on email addresses collected at public meetings and the sign-up form on the project website. The email list included over 80 contacts, who were sent project updates and meeting notifications.

## Snapshot

### Public Open House #1

In-Person: **62** attendees, **124** comments

Online: **957** page views, **165** comments

### Intercept / Event Surveys

**38** surveys, **178** comments

### Decorated Tiles

**101** tiles

### Public Open House #2

**72** attendees

**UNIVERSITY PLACE SUBAREA PLAN**

The University Place Subarea Plan is an opportunity to take a comprehensive look at the University Place Neighborhood. The Subarea Plan will present a strategic vision for the neighborhood and provide a framework for achieving that vision. The Plan will address a variety of topics including land use, housing, transportation, economic development, appearance and placemaking, and other community enhancements. Visit the project website at the bottom of the page to learn more about the planning process and sign-up for our mailing list to stay informed.

**PLANNING PROCESS**

Community Visioning	Plan Development	Draft Plan Review
Community outreach and identifying big ideas	Developing plan content and conducting additional outreach as needed	Review and input on the completed draft document
<b>Draft Concepts</b>	<b>Draft Plan</b>	<b>Plan Approval</b>
MAY	AUGUST	DECEMBER

**Attend the VIRTUAL OPEN HOUSE to learn about the plan and share your input to help build the neighborhood's strategic vision.**

The virtual open house is available NOW through August 31<sup>st</sup>

[lincoln.ne.gov/UniPlaceSubareaPlan](http://lincoln.ne.gov/UniPlaceSubareaPlan)

**LINCOLN**  
Planning Department



## Schedule Overview

### Stakeholder Committee Meetings

The Stakeholder Committee met four times throughout 2024 at critical points in the plan development process. In addition to scheduled meetings, individual committee members worked with staff on public input activities and plan development related to their areas of expertise.

### Creative District Meetings

The Creative District has bi-weekly meetings that include business owners and residents in University Place. Planning staff attended three of these meetings to provide project updates and collect feedback.

**May 1:** Stakeholder Committee Meeting

**June 6:** Creative District Meeting

**June 11:** Public Open House #1 / Virtual Open House

**June 25:** Stakeholder Committee Meeting

**July 30-31:** Stakeholder Video Interviews

**August 14:** Stakeholder Committee Meeting

**August 15:** Mo Java Intercept Survey

**August 18:** Makers Market

**August 22:** Easterday Rec Center

**September 11:** Nebraska Wesleyan (NWU) Student Involvement Fair

**September 23:** NWU Student Senate

**September 24:** NWU Administrative Council

**October 10:** Creative District Meeting

**October 31:** Virtual Public Event Wrap-Up

**November 13:** Renters Focus Group

**December 5:** Creative District Meeting

**December 11:** Stakeholder Committee Meeting

**February 27:** Public Open House #2

**April - June:** Planning Commission & City Council Public Hearings

### SHARE YOUR VOICE TO HELP SHAPE THE FUTURE OF UNIVERSITY PLACE

#### PUBLIC OPEN HOUSE

Tuesday, June 11<sup>th</sup>

5-7 pm

First United Methodist Church

2723 N 50<sup>th</sup> Street

Enter through the north doors

This open house is a kickoff to the **UNIVERSITY PLACE SUBAREA PLAN**, conducted by the Lincoln-Lancaster County Planning Department. We want your input to help build a strategic vision for University Place.

Sandwiches and other refreshments will be provided  
Children are welcome

**Can't make the in-person event?**  
Attend the **VIRTUAL OPEN HOUSE** to learn about the plan and share your input.

[lincoln.ne.gov/UniPlaceSubareaPlan](https://lincoln.ne.gov/UniPlaceSubareaPlan)

The virtual open house is available NOW through July 31<sup>st</sup>



LINCOLN  
Planning Department

### UNIVERSITY PLACE SUBAREA PLAN



Attend the **VIRTUAL OPEN HOUSE** (available through August 31) to learn about the plan and share additional input to help build the neighborhood's strategic vision.

[lincoln.ne.gov/UniPlaceSubareaPlan](https://lincoln.ne.gov/UniPlaceSubareaPlan)



## Public Open House #1

June 11<sup>th</sup>, 2024

5:00-7:00 pm

First United Methodist Church

62 attendees, plus City staff

124 written comments

The purpose of this open house was to inform residents about the subarea plan and collect information about their opinions of the neighborhood.

In advance of the meeting the Planning Department sent a postcard to every residential address in University Place (2,485 postcards). The postcards contained an overview of the subarea plan, along with information about the public meeting and project website. In addition, information about the meeting was sent to e-mail lists of neighborhood organizations like the Creative District. Meeting information was also posted on the UPCO Facebook page. Over 30 flyers were displayed at neighborhood businesses. Refreshments were provided and a Spanish translator was present at the meeting.

The meeting was an open house format organized around topic area stations that attendees peruse at their leisure. The topic areas for each station are listed below.

**Start-Stop-Continue.** Attendees were asked to write on sticky notes: (Start) What are new items that could enhance the neighborhood? (Stop) What don't you like about the neighborhood? (Continue) What are neighborhood assets that need to be preserved and potentially enhanced?

**48<sup>th</sup> Street Enhancements.** Multiple concepts were shown for re-configuring 48<sup>th</sup> Street. Attendees were able to vote for their preferred concept and provide comments.

**Building Quality.** Attendees could provide comments about the type of work most needed on their building or home, and also the biggest building quality issues they see around the neighborhood.

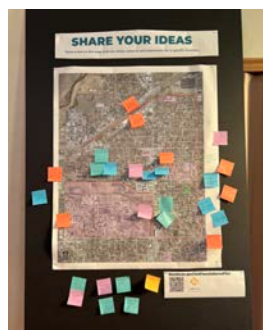
**Overview Map.** Attendees could use sticky notes to leave comments about specific locations in the neighborhood.

**Demographic Information.** Attendees could learn interesting facts about neighborhood demographics and land use.

**Kids Drawing Area.** To promote accessibility for parents attending the meeting, a kids drawing area was set up to occupy children while parents visited the different topic area booths.



*Interactive Stations at the Open House*





## Virtual Open House

June – October (on-demand)

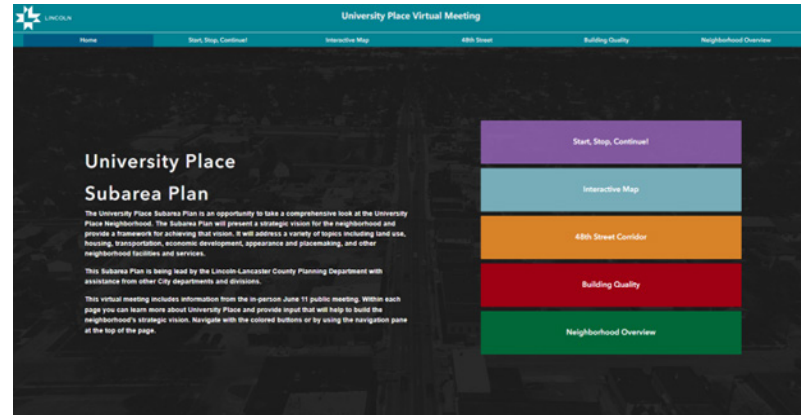
165 comments

957 page views

1,019 votes on N. 48<sup>th</sup> Street configuration options

The same material from the in-person open house was made available as an on-demand virtual open house. Each topic area station was its own webpage in the virtual open house, and visitors could leave comments and interact with the material in the same fashion as the in-person attendees. The virtual open house was collecting feedback from June – October, which significantly increased the accessibility and reach of the public open house.

*From Top: Virtual Meeting Landing Page, Mo Java Intercept Survey, Tile Decorating at Easterday Rec Center*



## Stakeholder Video Interviews

July 30<sup>th</sup>-31<sup>st</sup>, 2024

City staff interviewed five neighborhood stakeholders about their views on University Place. The interviews are included in the project video released concurrently with the draft Subarea Plan. Stakeholders in the video included LUX Center for the Arts, business owners, and a resident.

## Mo Java Intercept Survey

August 14<sup>th</sup>, 2024

14 surveys completed, 108 total comments

The goal of the intercept survey was to reach people who normally may not be involved in the planning process. Mo Java is a popular morning destination for residents and employees in the neighborhood.

Planning staff were at Mo Java for three hours on a Thursday morning and asked customers if they had time to complete a quick survey. The survey had two questions: What do you like about University Place? What Improvements would you like to see in University Place? Customers who completed the survey were offered a Mo Java gift card.

## Easterday Rec Center

August 24<sup>th</sup>, 2024

12 decorated tiles

While Easterday Rec Center at 63rd & Adams is technically outside the subarea plan boundary, attendees to their day program occasionally do excursions to the University Place commercial district. Planning staff conducted a tile decorating activity with 12 attendees drawing what they like about their neighborhood.





August 18<sup>th</sup>, 2024  
50 decorated tiles

Planning staff had a booth at the event with information about the subarea plan along with a tile decorating activity. Visitors to the booth were asked to draw what they liked about the University Place neighborhood. There was also the option to complete the same two question survey that was used at other events: What do you like about University Place? What improvements would you like to see in University Place? The tile activity was a fun way to raise awareness of the plan and get people to think about their neighborhood.



### Makers Market Tile Decorating Activity





## Nebraska Wesleyan Student Involvement Fair

September 11<sup>th</sup>, 2024

39 decorated tiles

The student involvement fair is an annual event hosted by Nebraska Wesleyan that includes booths for student organizations along with local businesses. Planning staff hosted a booth with the tile decorating activity and passed out a flyer with information about the plan.

## Nebraska Wesleyan Student Senate

September 23<sup>rd</sup>, 2024

12 surveys completed, 34 total comments

Planning staff provided a brief overview of the subarea plan and provided a flyer with a link to a student survey. The survey link was also shared with Nebraska Wesleyan's student email list. The survey included the questions: Do you spend time in the University Place neighborhood outside of campus? What do you like? What don't you like?

## Nebraska Wesleyan Administrative Council

September 24<sup>th</sup>, 2024

Planning staff met with Nebraska Wesleyan leadership to share a plan update and collect feedback. A member of the administrative council, Erin Hoffman, was also on the subarea plan stakeholder committee. The administrative council also includes NWU President Dr Good and department directors.

## Renters Focus Group

November 13<sup>th</sup>, 2024

6:00 - 7:00 pm

Ayars & Ayars

6 attendees

2 surveys completed, 6 total survey comments

This focus group meeting was developed to specifically discuss issues renters may experience in the neighborhood. Flyers were developed that provided an overview of the plan and a link to RSVP to the focus group meeting. The flyers were posted to 58 rental properties across the neighborhood. In addition, the flyer was emailed to all landlords in the neighborhood with the request that it be forwarded to their tenants.

The focus group was structured as an open conversation guided by four basic questions: What do you like about University Place? What improvements are needed? How would you rate the housing options in University Place? How would you rate your specific housing situation.

The flyer also included a survey link with the same questions for those unable to attend the focus group. There were two responses to the survey.

## Public Open House #2

February 27<sup>th</sup>, 2025

5:00-7:00 pm

The Gathering Grove

72 attendees, plus City staff

12 comment sheets completed

The purpose of this open house was to share the draft Subarea Plan and receive feedback. Display boards were set up taht summarized key information from the Subarea Plan, and printed copies of the complete Plan were made available. City staff was available to answer questions. Comment sheets were available for attendees, or they could share their comments directly with staff. A Spanish translator was present at the meeting.

To promote the meeting, email notices were sent out to the project mailing list. There were also two digital message signs posted along N. 48<sup>th</sup> Street for three days prior to the event. Lincoln Journal Star and KLIN ran news stories that promoted the event.



Open House #2

## What We Heard

Results from the in-person and online surveys, along with the open house, were combined and organized into several topic areas. The resulting “needs” are summarized below with key comments for each topic area. See Appendix for complete listing of comments.

### N. 48<sup>th</sup> Street

*Better signage to identify the city parking lots. They can be hard to find for visitors.*

*Sprucing up the main part of N. 48th area between Madison and Huntington would be amazing to help attract shoppers and visitors.*

*Displaying holiday decor like other areas of town and string lighting to highlight the historic downtown portion would make this area more inviting. A dream would be to have string lighting across Saint Paul Ave. as well!.*

*Bring more eateries where people could go before and/or after a Wesleyan sponsored or a place to have coffee and dessert. Maybe a pre theater prix-fix dinner.*

*Placemaking features in the downtown area would really build on what the LUX is doing to make this an art district. More trees, pedestrian-oriented designs.*

*Need more “wow” factor.*

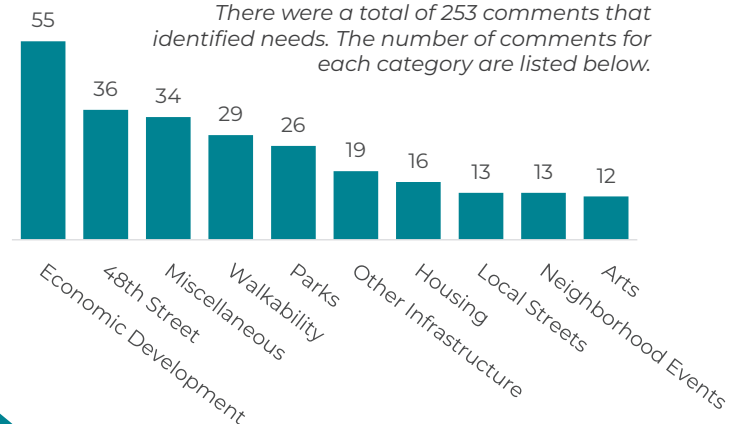
*Fill all empty buildings on 48th with specialty boutiques and bring back neighborhood shopping. When I moved into uni place years ago the number of storefronts on 48th are what enticed me.*

*More traffic calming on 48th.*

*Should provide financial support and incentives for 48th Street businesses to improve storefronts such as awnings and new signage.*

### Top Categories of Needs

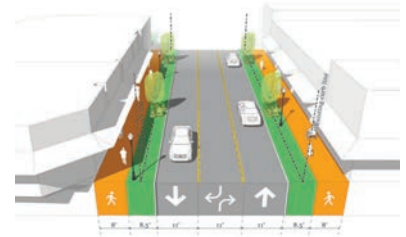
There were a total of 253 comments that identified needs. The number of comments for each category are listed below.



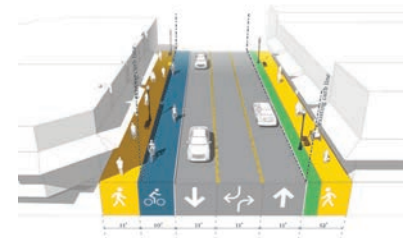
**71** votes



**470** votes



**158** votes



**376** votes

### N. 48<sup>th</sup> Street Alignment

Combined votes from the in-person and virtual version of the open house. Participants could vote for multiple options if they liked more than one concept.



Economic Development

We need a grocery store.

We need a variety of shops.

Help businesses with code upgrades.

Work to fill shops that interest college-aged students too.

Please refrain from tearing down our old buildings. These are part of our past history. Some of them like Mayo Drug Store existed before WWI.

Continue new business development. New bars on 48th are good for community gathering space.

Funding to businesses along the corridor to make improvements.

Start a campaign to keep it local. Offer uni place bucks. Put up an electronic billboard similar to the one that is on cornhusker that advertises Havelock.

Development without gentrification.

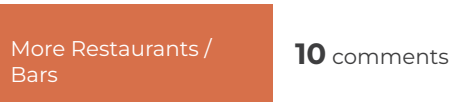
Local Businesses (from top): Mo Java, DAME



Most Mentioned Needs - N. 48<sup>th</sup> Street  
36 total comments mentioned N. 48<sup>th</sup> Street needs



Most Mentioned Needs - Economic Development  
55 total comments mentioned Economic Development needs



### Most Mentioned Needs - Parks

26 total comments mentioned Parks needs

Tree Maintenance / New Trees

8 comments

Seng Park Maintenance / Upgrades

8 comments

Trail Connections

4 comments

### Parks

Expand Seng Park to add walking trail, water fountain features.

Add a music stage area to Seng Park for a music venue option (like Antelope Park).

Update pool. Kids sand/play area is so sad looking.

Check UPCO Park in the morning for homeless and point them to resources.

Trees around street signs need trimmed.

Need a good outdoor space to bring dogs.

### Walkability

Add sidewalks where there are currently none.

Fix sidewalks, especially to the park.

Better Wesleyan (and East Campus) integration, we have two colleges right here but nobody is walking around, create a pedestrian corridor from Wesleyan with focus on businesses that are appealing to college students as well as increased housing on the opposite side of 48th street to create incentive for pedestrian through traffic, look at scooter rentals to ease mobility.

Bike boulevard to connect to trails.

Put bike lanes between east campus and Wesleyan.

Need more cohesion between NWU and neighborhood businesses.

Start adding bike lanes and protected intersections for pedestrians. Please add some traffic calming and put all lanes to two lane with a middle turn lane.

### Most Mentioned Needs - Walkability

29 total comments mentioned Walkability needs

More Bicycle Lanes

13 comments

Add / Repair Sidewalks

12 comments

Ped / RR Crossing

3 comments

### Streetscape Along N. 48<sup>th</sup> Street





## Housing

*Need more affordable housing and starter homes.*

*Give incentives to fix older houses instead of tearing them down.*

*Lots of parts of the neighborhood are dilapidated.*

*Address abandoned properties.*

*Cheaper rent.*

*Look at creating affordable housing developments and programs for below median income earners.*

## Most Mentioned Needs - Housing

16 total comments mentioned Housing needs

Housing Maintenance

6 comments

Address Abandoned / Vacant Houses

4 comments

Affordable Housing

3 comments

## Most Mentioned Needs - Other Infrastructure

19 total comments mentioned Other Infrastructure needs

Remove Deadmans Run Floodplain

8 comments

Electric Vehicle Charging

4 comments

## Other Infrastructure

*Add electric vehicle (EV) charging public infrastructure. Adding EV chargers to city-owned parking lots and areas for those who don't have the means to add them at their own homes. Maybe provide incentives to businesses to add them to their parking lots.*

*Continue to enhance access to public transportation.*

*Continue free parking.*

*Complete the Deadmans Run project to remove the floodplain.*

*Improve alleyway entrances to improve parking access, especially around the vfw and post office as part of general sidewalk improvements.*

## Local Streets

*Most traffic on our streets is cars cutting through not going to a house in the neighborhood.*

*Enforce the 25 mph speed limit on side streets.*

*Street lights for side roads. The middle of blocks are dark at night.*

## Most Mentioned Needs - Remaining Topics

Most frequent comments from the remaining topic areas - Local Streets, Neighborhood Events, Arts, and Miscellaneous

Address Speeding on Local Streets

9 comments

Farmers Market

4 comments

Outdoor Music Venue

4 comments

## Neighborhood Events

*Bring back the farmers market.*

*Community gatherings for immigrant and refugee populations.*

*Collaborate with Nebraska Wesleyan on music & arts festival.*

*Food truck events.*

## Miscellaneous

*Partner with Nebraska Wesleyan for a community garden.*

*Any lighting improvements should be dark sky friendly: only where needed, downward facing, warm color temp, fully shielded, set to timers to turn on/off.*

*Car lots near 48th and Adams could be developed into mixed use with pedestrian attractive businesses.*

*Add plan for additional greenspace and tree planting when possible.*

*Weeds need to be controlled on public and private lots including city lots.*

*Need better entryway signage.*

*Look at blight designations and TIF funding.*

*Upzone area to allow mixed use development, improve bus and transit access, integrate routes with east campus and Wesleyan.*

## Arts Activities at Neighborhood Makers Market

## Arts

*We need an outdoor music venue.*

*We need more entertainment for college-aged students.*

*Put money into local artists. Art creates a good vibe and helps us learn about each other.*

*Continue to add murals / public art.*



Farmers Market





## **SECTION 3**

# **Plan Recommendations**

Recommendations from this plan are organized into three topic areas: **N. 48<sup>th</sup> Street Commercial Corridor**, **Neighborhood Revitalization**, and **Historic Preservation**. Within each category is a vision statement that reflects the input received during the public planning process and is used to guide the plan recommendations.

The plan includes major projects that could have a transformative impact on the neighborhood, along with smaller-scale recommendations and resources to support the major projects and vision statements.

## N. 48<sup>th</sup> Street Commercial Corridor

### Vision

Create a vibrant, walkable, mixed-use commercial district that encourages residents, students, and visitors to spend time in the heart of the University Place neighborhood.

### Overview

Concern about traffic on N. 48<sup>th</sup> Street was the most common feedback heard during the public engagement process. The speed and volume of traffic creates an environment that is unfriendly to pedestrians and detrimental to cultivating a healthy business district along N. 48<sup>th</sup> Street. The traffic along N. 48<sup>th</sup> Street has also partially resulted in many businesses moving their main entrances to the back of the building rather than along the busy street. A re-imagined N. 48<sup>th</sup> Street is key to further revitalization of the commercial district.

Walkability is important for commercial areas because it allows people to conveniently visit multiple businesses on a single trip. In University Place, a visitor could grab a coffee, walk to an art gallery, do some shopping, and grab lunch while exploring the murals and other art installations in the area. A walkable environment encourages this behavior and ensures that people will spend time in the commercial area beyond just their initial destination.

In 2024 the City completed upgrades to N. 48<sup>th</sup> Street, plus sidewalks and signals, located between Leighton and Superior. The redevelopment envisioned in this plan builds on those recent upgrades. Existing pavement would be re-stripped to show the new lane configuration, and the pavement of one existing traffic lane would be converted to parking with curb extensions at the intersections.



N. 48<sup>th</sup> & Madison, looking south

### Lane Reconfiguration

A key element to this redevelopment concept is a lane reconfiguration for N. 48<sup>th</sup> Street between Adams and Leighton streets. One existing traffic lane would be converted to on-street parking, and the remaining pavement would be re-stripped to provide one traffic lane in each direction and a middle turn lane.

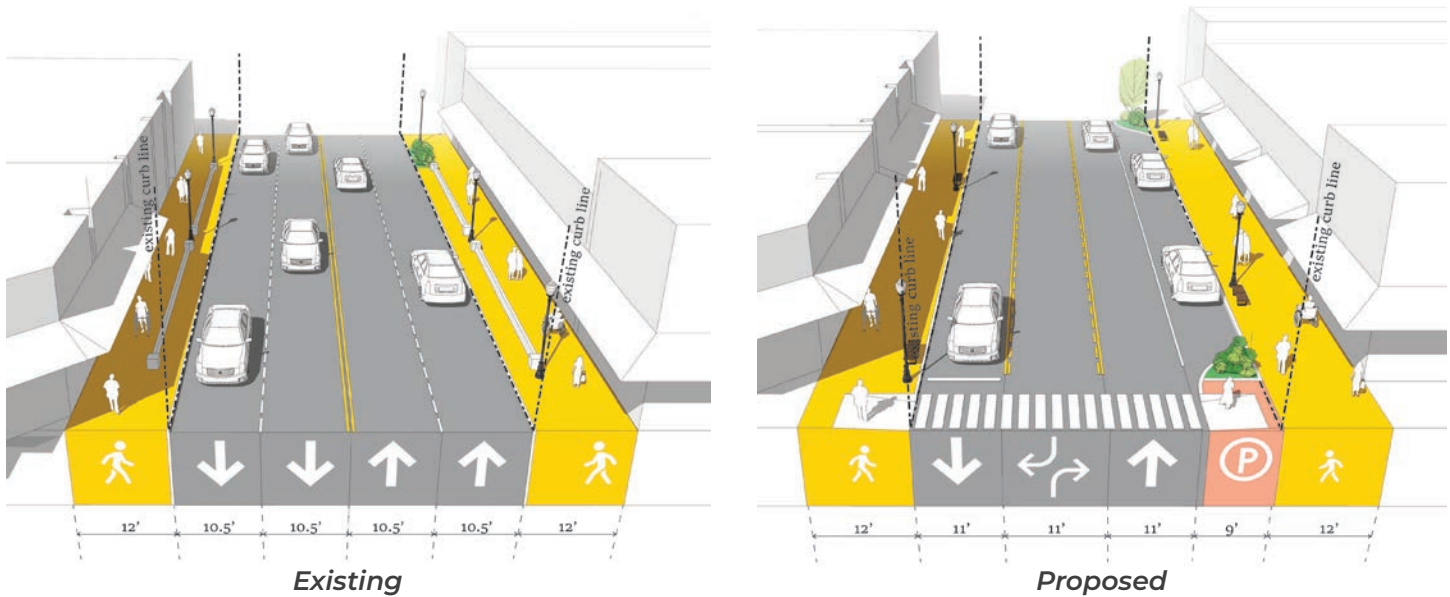
### Timing

N. 48<sup>th</sup> Street between Leighton and Adams carries an average daily traffic volume (ADT) of approximately 19,420 vehicles. This is significantly higher than similar segments of N. 33<sup>rd</sup> Street (11,430 ADT) and N. 56<sup>th</sup> Street (10,250 ADT). This higher ADT is partially due to the fact that N. 48<sup>th</sup> Street is the only arterial grade-separated railroad track crossing between N. 27<sup>th</sup> and N. 70<sup>th</sup> Streets, which makes it an attractive corridor for north-south through traffic.

The upcoming N. 33<sup>rd</sup> & Cornhusker overpass project will provide a new grade-separated crossing of the railroad tracks at N. 33<sup>rd</sup> Street. That crossing will provide an attractive new north-south route and is expected to pull some traffic away from N. 48<sup>th</sup> Street. The tentative construction schedule for the N. 33<sup>rd</sup> Street overpass anticipates completion around 2031.

Completion of the N. 33<sup>rd</sup> Street project could provide an opportunity to redesign traffic lanes on N. 48<sup>th</sup> Street and allow the street to better serve pedestrians and local vehicles.



**Figure 3.1 - N. 48<sup>th</sup> Street, Lane Reconfiguration Profile**

### Impacts of the proposed lane reconfiguration for vehicles and pedestrians:

**Vehicle speeds on N. 48<sup>th</sup> Street:** The current four-lane configuration encourages vehicles to travel faster than the posted speed limit of 25 miles per hour. Reconfiguring the street to have one through lane each direction would promote more careful driving activity.

Per the Federal Highway Administration:

*On a four-lane undivided road, vehicle speeds can vary between travel lanes, and drivers frequently slow or change lanes due to slower or stopped vehicles (e.g., vehicles stopped in the left lane waiting to turn left). Drivers may also weave in and out of the traffic lanes at high speeds. In contrast, on three-lane roads with two-way left turn lanes the vehicle speed differential is limited by the speed of the lead vehicle in the through lane, and through vehicles are separated from left-turning vehicles.*

**Vehicles turning left off N. 48<sup>th</sup> Street:** The installation of a common left turn lane will remove an existing conflict point for left turning vehicles, resulting in reduced rear-end and side-swipe crashes. Having one lane for each through movement may result in fewer gaps for left turning vehicles, however, these turning vehicles will have a turn pocket in which they can safely queue without impacting through traffic.

**Bicyclists:** The redevelopment concept does not include bicycle lanes on N. 48<sup>th</sup> Street; however, the lane reconfiguration would make crossing N. 48<sup>th</sup> Street easier for bicyclists to access the shared route on N. 50<sup>th</sup> Street.

**Safety of pedestrians:** Slower traffic would increase the safety of pedestrians along the corridor. When crossing N. 48<sup>th</sup> Street pedestrians would only need to cross three lanes rather than four. The two through lanes would likely have fewer gaps in traffic, which could make it harder to cross unsignalized intersections along the corridor.

To help address this issue, the redevelopment concept shows a new Pedestrian Hybrid Beacon (PHB) at Cleveland Avenue. A PHB is a traffic control device that allows pedestrians to cross busy streets and stops vehicles only when activated by a pedestrian. This is particularly important at Cleveland Avenue where a PHB, along with a 3-lane N. 48<sup>th</sup> Street, will make it safer for students and residents visiting Huntington Elementary.

The corridor also has existing signalized intersections at Adams Street, Leighton Avenue and St. Paul Avenue, and a PHB at Huntington Avenue.

**Transit:** With the current lane arrangement vehicles can use the left travel line when a transit vehicle is stopped in a right lane bus stop. With the proposed lane reconfiguration a stopped transit vehicle would impact an entire directional lane of traffic. The redevelopment concept shows opportunities for on-street parking that could also include space for bus stop turn-outs as needed. Coordination with Star Tran bus stop locations would be needed when developing the detailed streetscape design.

**Figure 3.2 - N. 48<sup>th</sup> Street Corridor, Adams to Madison**



The redevelopment concept shown on Figures 3.2 - 3.4 includes a mix of public and private opportunities. The privately-owned sites identified in this plan are not required to be redeveloped, and the potential uses and building scale identified in this plan are suggestions that can be further refined at the time of redevelopment. The concepts shown in the plan are only suggestions to fulfill the overall vision for the University Place neighborhood. In the redevelopment concept the privately-owned opportunities are shown in orange (mixed-use) and red (residential).

In general, redeveloped buildings in this corridor should be oriented with their main entrances toward N. 48<sup>th</sup> Street in order to support an active and vibrant commercial corridor.

### 1. Roundabouts

The redevelopment concept includes roundabouts at Adams Street and Leighton Avenue. Dozens of roundabouts have been installed in Lincoln over the past 20 years, and they have proven to be a safe and cost-effective way to increase intersection capacity and efficiency when compared to traditional traffic signals. Roundabouts are the City of Lincoln's preferred design for traffic control at warranted intersections.

Roundabouts at Adams and Leighton would provide many benefits to the University Place neighborhood including enhanced intersection efficiency, traffic calming, a gateway into the University Place commercial core, and enhanced pedestrian safety, particularly near the roundabout at Adams Street near Huntington Elementary.

These roundabouts would be major projects with a significant cost, and they are identified as part of the long-term vision. Roundabouts in these locations could be considered when the existing traffic signals need replacement. Roundabouts provide a cost savings over time because they do not require traffic signals that need maintenance and replacement.

The lane reconfiguration proposed along N. 48<sup>th</sup> Street could occur prior to the installation of roundabouts.

### 2. Gateway Feature

Roundabouts provide the opportunity for a new gateway feature into the commercial corridor. Prior to installation of the roundabouts, enhancements should also be considered for the existing entryway signage into the neighborhood. The existing neighborhood gateway signage is aging and in need of a refresh. While the brick structures appear to be in good condition, the sign faces could be updated with input from the Creative District and local artists. At the intersection of N. 48<sup>th</sup> and Adams Streets, the green space in the gateway/pocket park also offers space that could include public art pieces.

### 3. Redevelopment Opportunity (N. 48<sup>th</sup> & Adams, SE corner)

This block provides the opportunity to provide a mix of uses, including residential, near Huntington Elementary. The taller building along N. 48<sup>th</sup> Street creates a scale that is similar to the neighborhood's commercial core, while the townhouses provide a medium-density transition to the existing adjacent residences. Current uses in this area include car sales lots and a daycare. The daycare is a positive asset for the neighborhood and any redevelopment of this site should be encouraged to retain a daycare use.



*N. 48<sup>th</sup> & Adams, looking south*



*N. 48<sup>th</sup> & Adams Pocket Park*

*Concept for upgrades to pocket park at northwest corner of N. 48<sup>th</sup> & Adams. Upgrades include refreshed entryway signage, sculpture, and additional seating. The roundabout provides space for additional landscaping and buffer along N. 48<sup>th</sup> Street.*



#### 4. Pedestrian Hybrid Beacon (PHB)

A PHB is a traffic control device that allows pedestrians to cross busy streets safely and stops vehicles only when activated by a pedestrian. A PHB at Cleveland Avenue would increase pedestrian safety for this segment of N. 48<sup>th</sup> Street, including pedestrians traveling to Huntington Elementary. The PHB would also provide additional traffic calming as vehicles enter the University Place commercial core.

#### 5. Redevelopment Opportunity (N. 48<sup>th</sup> & Madison, NW corner)

This block is another opportunity for higher-density mixed use development, including residential. The scale of buildings is similar to the businesses to the south. A plaza is shown in the current location of the gas station. Depending on site remediation requirements of the gas station, a plaza could be an opportunity for a vibrant community space that complements redevelopment on the block. Current uses in the area include car sales lots and the gas station/convenience store. A mixed-use redevelopment on this block should be encouraged to include food and services geared to the neighborhood residents and visitors.

#### 6. Public Art

Public art within City right-of-way would build upon investments and activities of the Creative District and encourage visitors to explore the neighborhood. The Sioux Falls Sculpture Walk is a potential model. The redevelopment concept shows public art pedestals around the plaza at N. 48<sup>th</sup> and Madison Avenue, with the potential to add additional pedestals throughout the district where right-of-way allows.

#### *"Flower Power" at Sioux Falls SculptureWalk 2024*

*SculptureWalk Sioux Falls is billed as the largest annual exhibit of public sculptures in the world. The 2024 exhibition was its 21<sup>st</sup> year and included 80 sculptures.*

*Steve Bormes (artist)  
Paul Schiller (photo)*



#### *N. 48<sup>th</sup> & Madison, looking northwest*

*Redevelopment concept for a mixed-use building north of Madison with a plaza area, street art, and sculpture.*





**Figure 3.3 - N. 48<sup>th</sup> Street Corridor, Madison to Baldwin**



## 7. Redevelopment Opportunity (N. 48<sup>th</sup> & Madison, SW corner)

The N. 48<sup>th</sup> & Madison Mixed-Use Redevelopment project was approved in 2023. The project will be funded in part by tax increment financing (TIF) and will include a three-story mixed-use building with residential and commercial uses. Off-street parking will be located behind the building.

## 8. Curb Extensions

Curb extensions at major intersections improve pedestrian safety by decreasing the crossing length for pedestrians and providing traffic calming of vehicular traffic. Curb extensions should be considered within the overall streetscape enhancements when the lane reconfiguration is in the planning stages.



*Curb Extension and Parallel Parking on S. 48<sup>th</sup> Street in College View*

## 9. Redevelopment Opportunity (N. 47<sup>th</sup> & St Paul, NE corner)

This site is another opportunity to bring housing into the commercial corridor. Townhouses / rowhouses would provide a medium-density transition from the multi-family at 48<sup>th</sup> & Madison to the single family across N. 47<sup>th</sup> Street. The site is currently vacant.

### *N. 47<sup>th</sup> & St Paul, looking southeast*

*Conceptual townhouse redevelopment on the northeast corner of N. 47<sup>th</sup> & St Paul, with the enhanced public parking lot across the street. This graphic shows St Paul in use as a temporary festival space.*





## 10. Community Events Space

The public input process revealed that there is a strong desire for community events in University Place. Several organizations already coordinate events in the neighborhood, including the Creative District, LUX Center for the Arts, First United Methodist, and Nebraska Wesleyan University. This plan envisions improved facilities for outdoor events, particularly along St Paul Avenue, between N. 47<sup>th</sup> and N. 49<sup>th</sup> Streets.

### Public Parking Lot

The city-owned public parking lot at N. 47<sup>th</sup> & St Paul shows enhanced landscaping to provide more shade and a more pleasant pedestrian environment. The redevelopment concept also shows a canopy structure that serves a dual purpose: covered parking spaces to make the public lot more attractive to visitors, and shelter that could be used for booths and visitors during an event.

### St Paul Avenue

St Paul is shown with street art so that the street can take on the feel of a public plaza during neighborhood events when closed to automobiles, particularly the area between N. 47<sup>th</sup> and N. 50<sup>th</sup> Streets. Other enhancements to this area include enhanced overhead and pole lighting, additional electrical outlets that could be used by vendors, and removable bollards. Improvements to St Paul Ave will also enhance the connection between Nebraska Wesleyan and the University Place commercial corridor.

## 11. Street Art

Street art can add an additional “wow” factor to complement the murals and other arts initiatives undertaken by the Creative District within the commercial core of the neighborhood. Street art also has a traffic calming effect and can improve pedestrian and bicyclist safety. The City of Lincoln has applied for a street art grant from Bloomberg Philanthropies, so this could be a near-term project.

## 12. Signature Lighting Feature

St Paul Avenue is a key local street because it provides an event space and functions as the connector between the University Place commercial core and the Nebraska Wesleyan campus. The street provides the opportunity for a signature lighting feature that complements the proposed street art and existing murals in the area. The area near the N. 48<sup>th</sup> Street intersection is shown with catenary lighting, with fixtures that could be rotated seasonally. In addition, the redevelopment concept shows the acorn street lights along St Paul changed out with a more modern fixture, similar to what is found on Nebraska Wesleyan’s campus. The remaining acorn fixtures along the N. 48<sup>th</sup> Street corridor would remain.



**N. 47<sup>th</sup> & St Paul, looking northeast**

*Public parking lot and St Paul in use for a festival. Note the canopy and improved lighting and landscaping.*



**Street Art in Billings, MT**

*Bloomberg Philanthropies*



**N. 48<sup>th</sup> & St Paul, looking west**

*Note the catenary lighting along St Paul and the street art to calm traffic and provide an additional “wow” factor to a primary intersection in the corridor.*





### 13. Traffic Signals at St Paul

The traffic signals at St Paul are nearing the end of their useful life and may be removed within the next five years. Their replacement could be new traffic signals, but it is possible they could be replaced with other infrastructure, such as a pedestrian hybrid beacon, that allows for efficient traffic flow while maintaining pedestrian safety. Additional discussion will be needed when it is determined that the existing signals must be removed.

### 14. Gateway to Nebraska Wesleyan University

Despite being located only two blocks east of N. 48<sup>th</sup> Street, Nebraska Wesleyan's campus feels disconnected from the N. 48<sup>th</sup> Street commercial area. A stronger gateway into campus would benefit the University by providing more visibility from N. 48<sup>th</sup> Street, while also benefiting neighborhood businesses by encouraging more students to spend time in the commercial area.

This plan envisions an enhanced streetscape for St Paul Ave east of N. 48<sup>th</sup>, with street art, additional trees to provide shade, and signature lighting. A Nebraska Wesleyan gateway feature at N. 50<sup>th</sup> and St Paul would provide a visual destination from N. 48<sup>th</sup> Street.

Nebraska Wesleyan owns many properties that impact the overall look and feel of the corridor. There are opportunities to enhance these properties through art or by activating the spaces with new and vibrant uses. Activating additional properties along St Paul would enhance the overall connection between Nebraska Wesleyan and the University Place commercial core.

### 15. Bus Stops

The City is in the process of updating selected bus stops throughout Lincoln. Improvements include concrete pads, benches, and in some cases, a shelter. One transit stop in University Place along Huntington Avenue is scheduled for a new concrete pad and bench in the current fiscal year, and new locations are evaluated on an annual basis. Ridership is one of the primary factors when determining priorities for bus stop upgrades. Redevelopment in the area could increase transit ridership, which would support more investments into neighborhood bus stops.

A possible partnership with the Creative District and Star Tran could help upgrade bus stops in the neighborhood while incorporating artistic elements. This would help to promote transit usage among residents while also contributing to the artistic character of the Creative District.

*Bus Shelter Concept with Artistic Upgrades, shown here at St Paul near N. 47<sup>th</sup> Street*



*N. 47<sup>th</sup> & St Paul, looking east*





## 16. Electric Vehicle (EV) Chargers

EV chargers in public parking lots are good opportunities to increase access to EV charging in the city. In 2025 the City of Lincoln received initial notice of funding from the USDOT Charging and Fueling Infrastructure Discretionary Grant Program to install electric vehicle (EV) charging stations in or near disadvantaged census tracts. The project focuses on expanding access to EV charging stations for low- and moderate-income residents living in multi-family housing. The City selected five locations where they propose to install two new Level 2 chargers each. One of the proposed charging station locations is Seng Park at 2000 N. 48<sup>th</sup> Street.

Future locations of EV charging stations could include the public parking lots within the N. 48<sup>th</sup> Street commercial corridor.

## 17. Wayfinding Signage

Many visitors to the neighborhood are unaware of the free public parking lots, which may contribute to their low utilization. Wayfinding signage along N. 48<sup>th</sup> Street would help direct visitors to the public parking lots and other neighborhood destinations, such as the Nebraska Wesleyan campus. Final design and location of signage will be determined at time of installation.

## 18. Streetscape Enhancements

The existing landscape containers and beds help to soften the streetscape and add character to the corridor. While the proposed lane reconfiguration does not substantially change the amount of available pedestrian space, it does provide an opportunity to explore enhancements to pedestrian amenities, especially along the side of the street with parallel parking and at the proposed curb extensions. Amenities could include enhanced or additional planting space, street trees in strategic locations, public art pedestals, additional benches and trash receptacles, and placemaking banners on street lights. Slower traffic could also allow for the removal of the “mini-walls” located along portions of the N. 48<sup>th</sup> Street sidewalk, which would provide additional usable pedestrian space. Details of specific streetscape enhancements and placement will be closely coordinated with the lane reconfiguration and with input from neighborhood stakeholders.

### Existing Streetscape near N. 48<sup>th</sup> Street

*The small wall could potentially be removed if parallel parking were installed along the sidewalk, providing more space for pedestrians and amenities.*



*Concepts for Wayfinding Signage and Lightpole Banners Using Creative District Branding*



## 19. On-Street Parking

The preferred lane reconfiguration concept shows approximately 30 new on-street parking stalls along N. 48<sup>th</sup> Street. On-street parking along N. 48<sup>th</sup> Street has several benefits.

- Parked vehicles will help to slow through traffic on N. 48<sup>th</sup> Street.
- Parked vehicles provide a barrier between N. 48<sup>th</sup> Street and the sidewalk, increasing pedestrian safety.
- Parking spaces next to businesses will help to support the vitality of businesses along N. 48<sup>th</sup> Street. On-street parking also provides an incentive for businesses to keep their entrances oriented to N. 48<sup>th</sup> Street, which supports an overall sense of vibrancy and activity along the commercial corridor.

## 20. Building Facades

A key element of corridor is the character of the building facades along N. 48<sup>th</sup> Street. While many buildings have been maintained or restored, some historic facades have been altered over time. Businesses should be encouraged to maintain or restore their facades along N. 48<sup>th</sup> Street, including orienting their entrances toward the street. Additional enhancements like neon signs or other interesting entrance features should be encouraged to add character to the corridor. The Historic Preservation and Tax Increment Financing (TIF) incentives discussed in the following sections of this Plan could provide financial support for facade enhancements.

## 21. Baldwin Diagonal Parking

Baldwin has 80 feet of right-of-way, while all other east-west streets between Adams and Leighton have only 60 feet. This provides the opportunity to install diagonal parking on segments of Baldwin in order to increase the parking stalls in the area. This is a long-term project that could be desirable as further revitalization of the commercial district creates the need for more parking. The parking demands in University Place will need to be monitored over time to determine if additional on-street parking will be needed.

*Looking east toward N. 48<sup>th</sup> & St Paul*

*New catenary lighting and street art.*





**Figure 3.4 - N. 48<sup>th</sup> Street Corridor, Huntington to Leighton**



**22. Redevelopment Opportunity (N. 48<sup>th</sup> & Walker)**

This location is an opportunity for higher-density mixed use development, including residential. Building scale and placement is important. Directly to the east is a single family home, and next to that is a seven-unit apartment. A car dealership currently occupies the site.

**23. Redevelopment Opportunity (N. 48<sup>th</sup> & Leighton, NW corner)**

This corner is an opportunity for a higher density residential use that could also include commercial components. Scale of the building could match the adjacent Leighton District. Orienting the building on the street frontage would enhance the entryway into the commercial corridor. The site was formerly a bank and is currently being renovated into a laundromat.

**24. Redevelopment Opportunity (N. 48<sup>th</sup> & Leighton, NE corner)**

This corner is an opportunity for a medium-density residential use, similar to the proposed development across N. 48<sup>th</sup> Street. Orienting the building on the street frontage would enhance the entryway into the commercial district. The block is currently a mix of single family and medium density residential uses.



*N. 48<sup>th</sup> & Leighton, looking north*





## Neighborhood Revitalization

### Vision

**Utilize City resources, including financial tools, to support the continued revitalization of University Place, one of Lincoln's great neighborhoods.**

The University Place Subarea Plan presents a strategic vision for the neighborhood and provides a framework for achieving that vision. The redevelopment process described below is a crucial step to provide public tools and financial resources for implementing the Subarea Plan.

### The Redevelopment Process

The redevelopment process is undertaken to encourage redevelopment and private investment in projects that strengthen the community. Further, it provides access to certain funding tools as defined in the Nebraska Community Development Law, including Tax Increment Financing (TIF), priority status to certain state funding, and other state tax incentives. This funding is vital to the public and private projects that it supports.

### Blight and Substandard Determination

In connection with this Subarea Plan, the City's Urban Development Department began the redevelopment process for University Place. In the redevelopment process, the first step is conducting a Blight and Substandard Determination Study, more commonly known as a Blight Study. An area may be designated as blighted and substandard if it has enough deficiencies that private investment is declining or no longer occurring in the area. The Nebraska Community Development Law, as adopted by the Nebraska State Legislature, lays out the requirements for such determinations.

The City's Urban Development Department will also be conducting an "extreme blight" designation for the area. This tool was approved by the State Legislature to help with affordable housing. The qualifying factors for an extreme blight designation are:

- a declaration of blight and substandard determination;
- the unemployment rate average is at least 200% of the average state unemployment rate; and
- average poverty rate exceeds 20%.

### What is TIF?

Tax Increment Financing (TIF) is a public funding mechanism authorized by the State of Nebraska Constitution and statutes allowing municipalities to help pay for public improvements and enhancements associated with redevelopment projects in blighted and substandard areas. Lincoln's purpose in the use of TIF is to remove blight, stimulate reinvestment in deteriorating areas, and further the goals of the Comprehensive Plan and Redevelopment Plans.

Nebraska Community Development Law allows for the use of divided ad valorem (property) taxes to repay bonds or debt on Redevelopment Projects that would not be economically feasible and would not have occurred in the community redevelopment area without the use of TIF. Upon approval of a TIF project, the ad valorem taxes generated on the increased value of the redevelopment project site (the tax increment) is used to repay bonds or project debt for a period of years.

An extreme blight designation assists a redevelopment area in two ways:

1. Priority will be given to applicants seeking the State's Housing Trust Fund dollars for projects located within an area with an extreme blight designation.
2. Purchasing a home for owner-occupancy in an area with an extreme blight designation will qualify the purchaser for a \$5,000 Nebraska State income tax credit.

## Redevelopment Plan

Once a blight and substandard determination is made, the next step in the redevelopment process is adopting a Redevelopment Plan. A Redevelopment Plan is meant to be a guide for future redevelopment within a redevelopment area. The Redevelopment Plan examines existing conditions within a redevelopment area to identify issues and concerns to be addressed through implementation of public/private redevelopment projects to eliminate factors contributing to a blight and substandard designation. Guiding principles are set forth that define a long-term community vision for the area by providing a road map to community enhancement projects and reinvestments. A Redevelopment Plan seeks to define needed infrastructure for residents and local businesses to make better market and location decisions. A Redevelopment Plan is not made up of rigid requirements but is instead a flexible tool that can be amended to reflect changing conditions and new opportunities.

## Redevelopment Projects

As redevelopment projects are proposed and seek public funding, they must meet the goals and priorities of the Redevelopment Plan and are incorporated into the Redevelopment Plan as amendments. There are two types of redevelopment projects: developer led and city led. Developer led projects are initiated by individual developers and must go through a negotiation process with City staff members. City led projects are initiated by City staff after public discussions and include projects like streetscape enhancements, façade revitalization programs, rental rehabilitation programs, public art, etc.

### **Redevelopment Project at N. 48<sup>th</sup> & Madison**

*Concept reviewed by the City's Urban Design Committee in 2023. The project will utilize TIF to support public enhancements associated with the redevelopment. This Subarea Plan recommends creating a new TIF district in University Place to support a broader collection of projects over a larger area within the neighborhood.*





## Redevelopment in University Place

There are two existing redevelopment areas within the Subarea Plan – University Place and University Place South. These redevelopment areas have helped to facilitate several significant projects in the University Place neighborhood. Examples of these redevelopment projects include the Leighton District mixed use area, Square at 48, and the 48 Madison mixed use building.

In connection with this subarea planning process, the City's Urban Development Department intends to reanalyze the area and incorporate the goals of the previous redevelopment plans with current priorities to create one new, overarching redevelopment plan for the area. This will allow the City to identify City lead redevelopment efforts and hopefully continue to attract private investment in the area.

Potential City led redevelopment projects that could be funded for the University Place area include:

- Placemaking activities including public art, entryway structures, signage, and wayfinding. Examples include North 27th Street corridor, College View banners, Gallery Alley in Haymarket.
- Commercial façade enhancements. Examples include the Havelock Commercial District.
- Historic property restoration. Examples include the Hawley Historic Restoration District.
- Housing rehabilitation. Examples include South of Downtown rental rehab program.

Details of these projects will be determined as part of the Redevelopment Plan process.

### N. 48<sup>th</sup> & St Paul, looking east

*Potential enhancements in this area include redevelopment sites at 48<sup>th</sup> & Madison (left) and 47<sup>th</sup> & St Paul (bottom left), enhancements to the city parking lot at 47<sup>th</sup> & St Paul (bottom right), streetscape enhancements to N. 48<sup>th</sup> Street and St Paul Avenue, and commercial building facade enhancements.*





## Redevelopment Opportunity Sites

Figure 3.5 shows redevelopment opportunities throughout the study area. Most of the sites identified here are privately-owned. Redevelopment is a critical aspect of maintaining and improving the quality of life in the neighborhood. The City can support private redevelopment through incentives like TIF, upgrading infrastructure like the re-envisioned 48<sup>th</sup> Street corridor or the Deadmans Run Flood Reduction Project, and ensuring that zoning is in place to allow redevelopment as envisioned in this document. The privately-owned sites identified in this plan are not required to be redeveloped, and the potential uses and building scale identified in this plan are suggestions that can be further refined at the time of redevelopment. The concepts shown in the plan are only suggestions to fulfill the overall vision for the University Place neighborhood. Additionally, there may be additional sites that arise as redevelopment opportunities over time.

Many of these sites are individual parcels, but in some cases parcel consolidation across multiple owners may be necessary. Some of the identified parcels are currently vacant and ready for near-term redevelopment. Other parcels may have current uses, but the buildings and site infrastructure may be aging and in need of replacement in the next five to ten years or beyond.

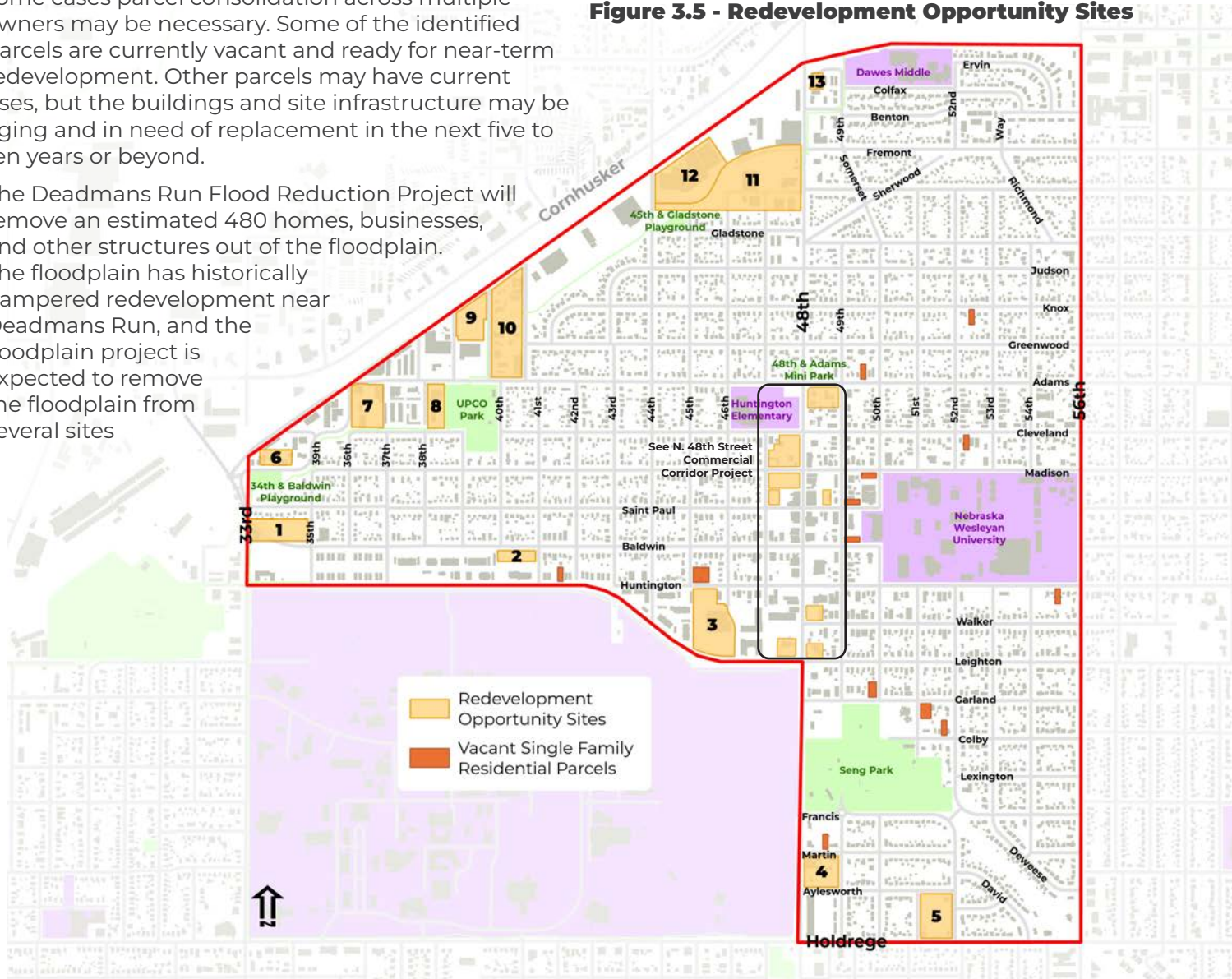
The Deadmans Run Flood Reduction Project will remove an estimated 480 homes, businesses, and other structures out of the floodplain. The floodplain has historically hampered redevelopment near Deadmans Run, and the floodplain project is expected to remove the floodplain from several sites

identified in this plan. The project is currently under design and the exact boundaries of the revised floodplain are still to be determined.

Many redevelopment sites shown in the north portion of the study area were originally identified in the 33<sup>rd</sup> & Cornhusker Subarea Plan, completed in 2020. A portion of that plan's study area overlaps with the industrial portion of the University Place study area. Recommendations from that plan remain relevant today and are included in this document.

It is important to note that the 33<sup>rd</sup> & Cornhusker Subarea Plan envisions a significant mixed-use redevelopment node at 33<sup>rd</sup> & Cornhusker Highway. The node would include a mix of higher-density residential and commercial uses. While outside of the University Place study area, a major mixed-use node at 33<sup>rd</sup> & Cornhusker could influence the scale and uses associated with redevelopment opportunities in the western portion of University Place.

**Figure 3.5 - Redevelopment Opportunity Sites**





### 1. N. 35<sup>th</sup> & Baldwin

This property is currently a city maintenance yard located within the floodway. The Deadmans Run project may remove a portion of the floodplain from this site. A new “33<sup>rd</sup> Ave” will cross a portion of this site as part of the 33<sup>rd</sup> & Cornhusker project. The remnant property would be a good opportunity for “missing middle” housing, buildings with three to twelve units, that would be compatible with the single family residential currently located on the remainder of the block.

### 2. N. 41<sup>st</sup> & Baldwin

This property is currently located in the floodplain. The floodplain will likely be removed with the Deadmans Run project. A residential building similar in scale to the neighboring apartments would be appropriate in this location.

### 3. N. 46<sup>th</sup> & Leighton

This site is the location of the future phase two of Leighton District, which was completed in 2017. It is expected that the buildings on this site will have a similar scale and usage as the existing Leighton District buildings.

### Preliminary Graphic for 33<sup>rd</sup> & Cornhusker Overpass That Includes Potential Redevelopment Site (center) Bisected by 33<sup>rd</sup> Avenue



City of Lincoln-Lancaster County Railroad Transportation Safety District (RTSD)

### 4. N. 48<sup>th</sup> & Aylesworth

In 2022 this site received zoning approval for a 115-unit multi-family building, similar in scale to Square at 48 located directly to the south.

### Redevelopment Opportunity Sites West of Leighton District (left) and at N. 48<sup>th</sup> & Leighton (right)





### 5. N. 51<sup>st</sup> & Holdrege

In 2023 this site received zoning approval for FiftyOne Commons, to include a Neighborhood Support Service Center, 10 dwelling units, and a community garden. The site is currently under development.

### 6. N. 33<sup>rd</sup> & Madison

This property was originally identified in the 33<sup>rd</sup> & Cornhusker Subarea Plan. A mixture of commercial, residential, and light industrial uses currently exist on this property. North 35th Street/ Madison Avenue and the John Dietrich Trail directly to the south of this property are a natural buffer between the light industrial uses to the north and the residential uses to the south. For this reason, it is recommended that this site be redeveloped into light industrial uses. This site will likely remain in the floodplain so development will need to comply with City floodplain regulations.

### 7. N. 36<sup>th</sup> & Adams

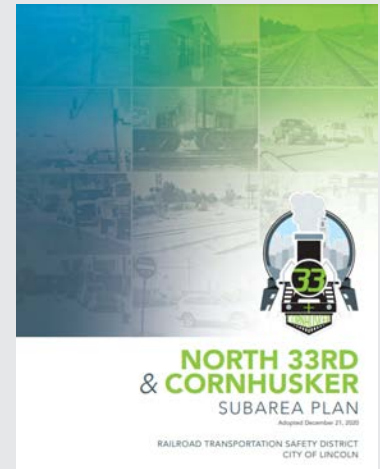
This property was originally identified in the 33<sup>rd</sup> & Cornhusker Subarea Plan. This site is proposed for redevelopment due to the small concentration of buildings and sites in need of repair. The current uses are automotive-focused. It is recommended that this site be redeveloped into modernized light industrial buildings with higher quality building and site design. Especially along the Adams Street frontage, it is envisioned that the uses are commercial industrial, allowing retail and service uses.

### 8. N. 38<sup>th</sup> & Adams

This property was originally identified in the 33<sup>rd</sup> & Cornhusker Subarea Plan. This site is proposed for redevelopment due to the buildings' and site's condition. While the far north building features unique architectural detailing, it is dated in appearance and has suffered from vacancy. It is clear that the site is not fashioned with its highest and best use. It is recommended that the site be redeveloped into modernized light industrial buildings with higher quality building design, parking, lighting, and landscaping. It is vital that UPCO Park and the John Dietrich Trail (to the direct east of this site) is adequately buffered from the light industrial uses on this site.

### North 33<sup>rd</sup> & Cornhusker Subarea Plan

The 33<sup>rd</sup> & Cornhusker Subarea Plan was completed in 2020 as a cooperative project between the City of Lincoln and the Lincoln-Lancaster County Railroad Transportation Safety District (RTSD).



The 33<sup>rd</sup> & Cornhusker Subarea Plan outlines the city's plans for improvement, beautification, and overall revitalization of the neighborhood around the future re-aligned N. 33<sup>rd</sup> & Cornhusker intersection. The Plan includes recommendations regarding land use, development and redevelopment, transportation and utility infrastructure, mobility, economic sustainability, and aesthetic enhancements within the study area. Overall, the Plan seeks to preserve and protect important existing features and resources in the subarea and coordinate new growth and development.

The study area is primarily north of Cornhusker Highway, but a small portion overlaps into the University Place neighborhood, particularly the industrial area on the south side of Cornhusker Highway.

### Cornhusker Highway Corridor Enhancement Plan

Completed in 2020 as a companion document to the 33<sup>rd</sup> & Cornhusker Subarea Plan. The Corridor Enhancement Plan identifies strategies to improve the appearance and safety of the Cornhusker Highway streetscape.

<https://www.lincoln.ne.gov/City/Departments/Planning-Department/Plans-and-Reports>



**9. N. 39<sup>th</sup> & Adams**

This property was originally identified in the 33<sup>rd</sup> & Cornhusker Subarea Plan. The majority of this site is undeveloped currently and features much tree cover and some gravel and pavement. The natural development proposal for this site is light industrial, in line with proposed light industrial to the east and west and railroad to the north.

**10. N. 40<sup>th</sup> & Adams**

This property was originally identified in the 33<sup>rd</sup> & Cornhusker Subarea Plan. One of the primary current uses on this site is multi-family residential, which is inappropriately placed, given the surrounding light industrial uses. Two single family residences also exist on this site. Given the site's adjacency to the railroad and the Aramark operation, it is recommended that the northern part of this site be redeveloped into light industrial uses, likely through parcel consolidation. The southern part of this site should be redeveloped into business/flex park uses, as single family residential uses are across North 41st Street. Specific uses could include small office suites that act as a transition between the light industrial uses to the north and the green space and residential uses to the south and southeast.

**11. N. 48<sup>th</sup> & Hartley**

This property was originally identified as a catalyst redevelopment project in the 33<sup>rd</sup> & Cornhusker Subarea Plan. This site currently contains a mixture of industrial and commercial buildings. Given this site's proximity to industrial uses to the immediate north and residential uses to the south, business/flex park uses are appropriate. This site can accommodate a variety of uses, such as medical, research, technology, and flex space. This site would work well for small business startups and coworking spaces, especially given the proximity of nearby college campuses. The flex space in particular could allow for small office suites within a larger building to serve tenants with minimal space requirements.

**12. N. 44<sup>th</sup> & Gladstone**

This property was originally identified in the 33<sup>rd</sup> & Cornhusker Subarea Plan. Both the buildings and site are in need of reinvestment and maintenance. The site is predominately gravel, is cluttered with automotive parts, and is visually unappealing. Multiple outdated signs are on site/on the buildings, as well. For these reasons, it is recommended that this site redevelop as a Light Industrial land use.

**13. N. 49<sup>th</sup> & Colfax**

Currently vacant, the site previously had a small multi-family building. The only access to the site is a gravel road. Proximity to industrial zoning and railroad tracks also present challenges for redevelopment in this location. The site currently has residential zoning. Given the proximity to industrial zoning and railroad tracks, a small-scale neighborhood support services use could be appropriate. Examples include a health or counseling support facility, or small-scale community center. Upgrades to the gravel road may be necessary depending on traffic expectations of the use.

**Vacant Single Family Residential Parcels**

This category includes vacant parcels that have residential zoning and are sized for single family or two family residential. There are 15 parcels in the study area that meet these criteria. These parcels represent a straightforward opportunity to add additional single family or two family homes in the neighborhood. Some parcels, such as the former parsonage site near First United Methodist, could also be opportunities for neighborhood amenities such as a daycare or community garden.

## Additional Projects and Resources

These additional project recommendations and resources support neighborhood revitalization and address concerns or suggestions that were received during the public input process.

### **Commercial Land Use / Zoning Availability**

One of the top requests heard during the public input process was a neighborhood grocery store and more diversity of businesses. While the city cannot force any specific business type to operate in the neighborhood, it is important to ensure that obstacles are not present if a grocery store or other business wants to be in the neighborhood.

As noted in the University Place Today section of this plan, the neighborhood's most distinctive zoning feature is the University Place PUD which is located along the 48th Street Corridor. The PUD (Planned Unit Development) provides for more flexibility than would be allowed within a traditional zoning district. The University Place PUD specifically allows for flexibility when locating on-and-off sale alcohol establishments, and reduced parking requirements for all uses. The PUD also offers a regulatory mechanism to allow for site-by-site adjustments and waivers to miscellaneous zoning ordinance items. A potential business like a grocery store could benefit from the relaxed alcohol sales flexibility along with reduced parking requirements.

In addition, the northern portion of the study area includes industrial zoning, which can facilitate continued industrial development along Cornhusker Highway and support the economic impacts that come along with additional employers in the neighborhood.

The recommendations in this Plan discuss financial incentives and other investments to revitalize the neighborhood. Those investments, along with the availability of appropriately-zoned land, should help to attract additional businesses into the neighborhood.

### **Sidewalks**

As identified in the University Place Today section of this plan, there are approximately 68 miles of existing sidewalks in the neighborhood, 9.8 miles of sidewalk gaps (sidewalk missing from at least one side of the street), and 1.8 miles of street that lack a sidewalk on both sides. TIF could potentially be used to construct new sidewalks that address some of these gaps. Additional analysis will be needed to identify specific priority gaps based on nearby destinations and estimated usage.

In 2025 the City will be implementing a sidewalk improvement program for a portion of the University Place neighborhood. The project will include approximately \$500,000 of repairs to existing sidewalks and sidewalk ramps.

### **Resource: Street Tree Voucher Program**

The Lincoln Parks and Recreation Department offers a cost-share assistance program, when funding is available, to property occupants in Lincoln who desire to purchase and plant a street tree(s) on the City right-of-way adjacent to their property. This voucher program provides funding assistance for street trees and also includes technical assistance from Parks & Recreation Forestry staff about placement and species of tree.

For more information, contact Community Forestry at 402-441-7847 or [forestry@lincoln.ne.gov](mailto:forestry@lincoln.ne.gov).

### **Resource: Stop Sign Request**

Speeding and safety along local streets was a concern shared during the public input process. Speeding can sometimes be mitigated through physical traffic calming strategies, including signage. If a resident has a concern about a specific intersection or stretch of street, they can contact Lincoln Transportation and Utilities (LTU). LTU will review the history of crash patterns and traffic volume, as well as inspect the area for obstructions that could be creating a safety issue. After a thorough analysis, traffic engineers can make specific recommendations for making an intersection safer.

For more information, please call the Traffic Engineering Division at 402-441-7711 or email your questions/comments/concerns to [transportation@lincoln.ne.gov](mailto:transportation@lincoln.ne.gov).



### Trail Connections

Additional bicycle routes are needed in the center of the neighborhood to connect into the City's trail network. The Lincoln Bike Plan shows future bike routes (shared lanes) on N. 40<sup>th</sup> Street, N. 50<sup>th</sup> Street, and segments of Madison Avenue and Judson Avenue. Bike routes are signed routes that are ideal for bicycling due to low traffic volumes and speed. The roadway is open to both bicycle and motor vehicle traffic. These routes are identified by green bike route signs.

The City's Long Range Transportation Plan (LRTP) also identifies two off-street trail improvements that directly impact the neighborhood: 1) constructing a trail along the west side of N. 48th Street that connects the Huntington/Leighton trail to Holdrege Street, and 2) constructing a trail along Deadmans Run with a connection to MoPac Trail near N. Cotner and Vine. These projects are both identified as priorities in the LRTP but are not currently funded.

### Seng Park at University Place Performance Space

Additional music venue space in the neighborhood was a common request during the public input process. Seng Park at University Place was identified as a potential location for an outdoor music venue. With a few modifications, the existing picnic shelter could be a good opportunity for a mixed use structure that serves as a music performance space. This structure already has electricity and it is one of the few locations of the park that is not within the existing Deadmans Run floodplain. The shelter is also surrounded by relatively flat, shaded ground that could function as audience seating.

More analysis is needed to determine specific upgrades to the shelter to facilitate use as a music venue. Potential modifications could include a wall or walls to direct sound, enhanced electrical hookups, and new lighting. It is important that any modifications still allow for the shelter to be used as a picnic or family gathering venue.



### Resource: UPLNK

UPLNK is a phone app and website that allows residents to submit customer service requests for infrastructure maintenance, code violations, or other non-emergency quality of life issues.

To report an issue you can download the app on iOS or Android, or visit the following link: <https://www.lincoln.ne.gov/Payments-Services/UPLNK>

### Priority Items from Parks & Recreation 10-Year Facilities Plan

The 10-Year Facilities Plan provides guidance regarding investments in parks and recreation facilities for the next decade. It is important to note that the 10-Year Facilities Plan identifies needs but does not guarantee funding for projects. Project funding is primarily determined as part of the Parks & Recreation Capital Improvement Program (CIP), completed as part of each City of Lincoln budget cycle.



**LINCOLN**  
Parks and Recreation

Projects are rated on a priority scale A (highest), B, or C (lowest). Projects rated as Priority A in University Place are listed to below.

#### Seng Park at University Place

- Add hard surfacing from ballfields dugout to bleachers
- Rehabilitate tennis court

#### UPCO Park

- Replace tennis net bollards
- Repair tennis court fencing
- Replace basketball goal

#### 34<sup>th</sup> & Madison

- Replace picnic shelter floor (concrete slab)

### Seng Park Shelter

*The relatively flat, shaded surroundings could make a good space to accommodate an audience for performances.*

## Historic Preservation

### Vision

Celebrate the historic character of University Place while integrating new and exciting improvements that reflect the neighborhood's role as an arts hub and Creative District.

### Overview

There are a number of historic buildings and groups of buildings that are good candidates for either listing in the National Register of Historic Places, local landmark designation, or both. Landmarking is recommended in particular for the commercial district along N. 48<sup>th</sup> Street between Baldwin and Madison, which contains an excellent grouping of historic buildings that retain their historic integrity. If the property owners chose to pursue local landmarking, an application would be prepared that would outline the history of University Place, the addresses, history and physical description of the buildings that contribute to the district. The application would be presented to the Lincoln Historic Preservation Commission, and upon their approval will be presented to the Planning Commission, and approved by the Lincoln City Council by ordinance. There is an opportunity for public comment at every public hearing.

University Place has recently been given Creative District status by the Nebraska Arts Council. The Creative District's vision statement emphasizes being "a launching pad to foster connections among our residents, cultivate the vibrancy and resilience of our neighborhood, and celebrate our diversity through the power of creative visions and expression." Art galleries, theater and music productions, and vibrant maker's markets are all found within the neighborhood. The area boasts more than ten murals, many of which are found on the sides of the commercial buildings along North 48<sup>th</sup> Street. While landmarking emphasizes the historic preservation of historic buildings, these murals are part of the unique flavor of the University Place community, and the landmark designation by the City should establish a balance with historic preservation and the area's artistic flair.

### Landmark Process and Benefits

University Place has a long history that dates to the establishment of Nebraska Wesleyan University in 1887. As a community, the town of University Place established many city services and institutions prior to being annexed by Lincoln in 1926. There were many individuals who contributed to the growth and success of both University Place and Nebraska Wesleyan. As a result, there are a number of properties that are recommended as potentially eligible for either local landmark status or for listing in the National Register of Historic Places.

#### N. 48<sup>th</sup> & St Paul



"An Aerial View of the Nebraska Wesleyan Campus." April 27, 1926. RG2183 MacDonald Studio (Lincoln, NE). Scan Number 24884. Nebraska State Historical Society, Lincoln, Nebraska. [https://nebraska.access.preservica.com/uncategorized/IO\\_b8171d34-3bae-4401-b104-9c0e6b7a0aa5/](https://nebraska.access.preservica.com/uncategorized/IO_b8171d34-3bae-4401-b104-9c0e6b7a0aa5/)

#### Lucas Hall (foreground) and Power Plant



"An Aerial View of the Nebraska Wesleyan Campus." April 27, 1926. RG2183 MacDonald Studio (Lincoln, NE). Scan Number 24881. Nebraska State Historical Society, Lincoln, Nebraska. [https://nebraska.access.preservica.com/uncategorized/IO\\_b8171d34-3bae-4401-b104-9c0e6b7a0aa5/](https://nebraska.access.preservica.com/uncategorized/IO_b8171d34-3bae-4401-b104-9c0e6b7a0aa5/)



Both landmark status and National Register listing are designations that are given to a building or structure (or group of buildings and structures) that recognize its historical, cultural, or architectural significance. However, they are slightly different in how they are created and the restrictions that may come with the designation.

There are no special protections or restrictions placed on properties listed in the National Register of Historic Places. It is a federal program run by the National Park Service and administered by the State Historic Preservation Office. When federal funding, licensing or permitting is required on a project, National Register listed or eligible properties will be examined to ensure a project will not have an adverse effect on the historic property. There are federal tax credits that are available to provide a 20% tax credit on the certified rehabilitation costs associated with improvements to income producing properties.

Local landmarking, however, can provide some protection to historic properties. Once landmarked, projects proposed on landmarked properties are expected to follow a set of Design Standards to help promote the long-term preservation of the property. In general, if something needs to be repaired, it shall be repaired to a condition as it was originally, as much as possible. If deterioration requires materials to be replaced, they should be replaced in kind. Alterations to landmarked properties are taken to Lincoln's Historic Preservation Commission for review and issuance of Certificates of Appropriateness. Lincoln's Historic Preservation Planner can help a property owner navigate the process.

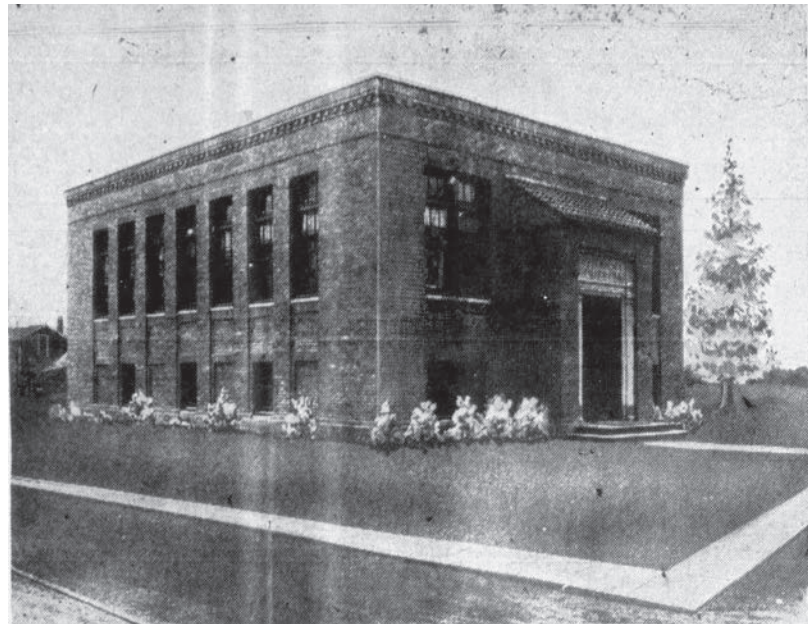
Local landmarks are also eligible for some state tax credits available through the State Historic Preservation Office. The Nebraska Historic Tax Credit also rewards sensitive substantial rehabilitation of landmarks through a 25% credit on certified rehabilitation costs. Nebraska Historic Tax Credits are not available for single family homes. The Valuation Incentive Program freezes property tax valuations at a pre-rehabilitation level for a period of eight years, and then allows the valuation to slowly rise 25% each year for the next four years. Both programs have different financial thresholds for participation, and it is important to reach out to the State Historic Preservation Office prior to any work being done. More information on all three tax credit programs is available at the Historic Preservation Tax Incentives website, <https://history.nebraska.gov/historic-preservation/historic-tax-incentive-programs/>.

### Plainsman Hall



"Plainsman Hall-2," Nebraska Wesleyan University Archives, accessed January 10, 2025, <https://nwuarchives.omeka.net/items/show/812>.

### Telephone Exchange Building



The University Place News, April 20, 1923, Page 1. <https://www.newspapers.com/image/767925072/?match=1&terms=%22Telephone%20Exchange%22%20%22University%20Place%22>



Local Landmark

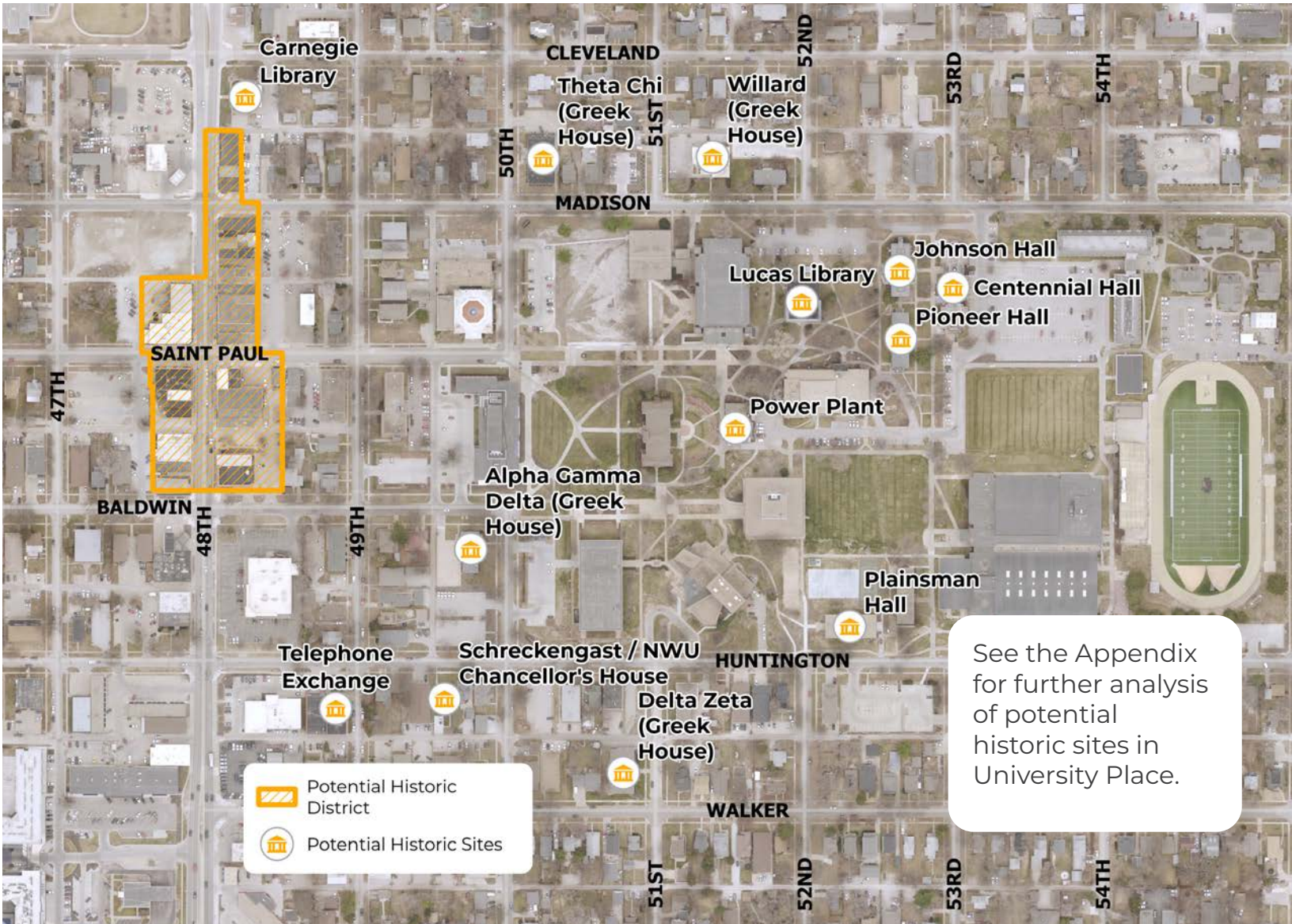
- Designated by the City of Lincoln.
- Landmarked properties must follow Design Standards to help promote the long-term preservation of the property.
- Alterations to landmarked properties are reviewed by Lincoln’s Historic Preservation Commission.
- Eligible for a 25% tax credit on certified rehabilitation costs.
- Valuations on rehabilitated properties can be frozen at a pre-rehabilitation level for eight years.

National Register of Historic Places

- Federal program run by the National Park Service and administered by the State Historic Preservation Office.
- When Federal funding, licensing or permitting is required on a project, National Register listed or eligible properties will be examined to ensure a project will not have an adverse effect on the historic property.
- Eligible for 20% tax credit on certified rehabilitation costs.

*Note: Any projects involving state tax credits must have prior approval from the Nebraska State Historical Society and State Historic Preservation Office.*

Figure 3.6 - Potential Historic Districts and Sites





## Summary of Near-Term Projects

This list includes projects that could potentially be implemented within the next five years. Exact timing will be dependent on funding availability, and in some cases grant funding would be required to help implement a project. It is unlikely that resources will be available to implement all of these projects in the next five years, but this list represents near-term possibilities in the neighborhood. Not included within this list are the private redevelopment projects envisioned in the Subarea Plan. The timing of redevelopment projects is largely driven by the private sector, but the expansion of TIF and other neighborhood improvements could positively influence the interest and timing of private redevelopment in the neighborhood.

As noted in the N. 48<sup>th</sup> Street Commercial Corridor project, the streetscape enhancement of N. 48<sup>th</sup> Street would be a transformative project for the commercial corridor. Timing of this project is dependent on completion of the N. 33<sup>rd</sup> and Cornhusker overpass project, which is tentatively scheduled for 2031. Thus, the projects on this list are focused on items that could be completed with the existing alignment of N. 48<sup>th</sup> Street.



*Enhanced St Paul Avenue near N. 48<sup>th</sup> Street with Street Art and Signature Lighting*

### Establishment of Community Redevelopment Area

The Blight Study and Redevelopment Plan, which are anticipated to be completed in Spring 2025, will create a Community Redevelopment Area and establish parameters for the use of TIF to support neighborhood revitalization. Establishing a Community Redevelopment Area allows the City to create a revenue source for public improvements in the neighborhood following approval of the Blight Study and Redevelopment Plan.

### Historic District Designation

The historic district nomination and landmark nomination(s) would be completed by City of Lincoln staff with assistance from neighborhood stakeholders.

### St Paul Avenue Enhancements

These enhancements are intended to promote St Paul Avenue near 48<sup>th</sup> Street as a signature location within the neighborhood functioning as an event space and gateway into Nebraska Wesleyan University. Potential near-term enhancements include street art and installation of signature lighting features. Bloomberg Philanthropies currently has grant funding opportunities for street art projects.

Resources & Funding: Grant, City of Lincoln, Creative District

### Wayfinding Signage and Placemaking

Wayfinding would primarily be located along N. 48<sup>th</sup> Street to direct visitors to destinations such as the public parking lots and Nebraska Wesleyan University. Placemaking elements like lightpole banners could be installed on existing light fixtures.

Resources & Funding: City of Lincoln

### Seng Park Performance Space

While not in the current 10-Year Parks and Recreation Facilities Plan, upgrades to the Seng Park shelter will be part of project-priority discussions within the next five years.

Resources & Funding: City of Lincoln, Lincoln Parks Foundation

### Electric Vehicle (EV) Chargers

Expanding access to EV charging fits within the City's sustainability initiatives and grant opportunities are available that could help to support the project.

Resources & Funding: Grant, City of Lincoln

### Bicycle Route Signage

Evaluate signage needs for on-street routes and update signage as needed. City of Lincoln Complete Streets funding is available for near-term signage installation.

Resources & Funding: City of Lincoln



# **University Place Subarea Plan**

# **Appendix**

**Public Comments**  
**Historic Properties**

**A2**  
**A21**







# Combined Comments: Needs

This section includes combined comments from the public input process that identified “needs” for the neighborhood.

48th Street	Economic Development	Housing	Walkability	Local Streets
Better signage to identify the city parking lots. They can be hard to find for visitors.	Need a small grocery store	Need more affordable housing and starter homes.	Add sidewalks where there are currently none	Traffic calming
Signage about parking in business district	Grocery store	Give incentives to fix older houses instead of tearing them down.	Replace and repair sidewalks.	Stop traffic speeding.
Repair storefront and appealing flowers/planters, windows, roofing, street lights brighten up the street. Have lighting from NWU to 48th Street.	Grocery store	Upgrade housing	Fix sidewalks, especially to the park.	Enforce the 25 mph speed limit on side streets.
Inviting signage and storefronts	Need grocery stores and laundrymat.	Get rid of vacant houses and drug houses.	Along UNL East Campus side of deadmans run make a sidewalk or improve the sidewalk to get to Uni Place	Most traffic on our streets is cars cutting through not going to a house in the neighborhood.
Placemaking features in the downtown area really build on what the LUX is doing to make this an art district. More trees, pedestrian-oriented designs.	Bring back grocery store and laundrymat to 48th & Leighton.	Get rid of vacant houses north of Huntington	The west side of 48th from Holdrege to Leighton needs a sidewalk. There is a bus stop with no access.	Stop the speeding.
Should provide financial support and incentives for 48th Street businesses to improve storefronts such as awnings and new signage.	Need a grocery store	Provide basic handyman services to keep up homes.	Support walkability	Stop the speeding on St Paul, 33rd - 48th.
Replicate College View with N 48th. Homey and inviting.	We need a grocery store. Since Family Dollar closed there is nothing. Kwik Shop and Casey's don't count.	Why didn't you invite Lincoln Housing and they could tell us why the renters don't mow.	Bike boulevard to connect to trails.	Stop the speeding on St Paul - traffic calming
Bike access on 48th. But maybe not on 48th, maybe 47th instead.	Grocery store, variety store, hardware store, family restaurant... yes!	Make homeowners cut grass and trees.	Pedestrian crossings for the railroad	There is too much speeding and semis on 44th Street near the tracks.
Maybe an electronic speeding sign on 48th	Grocery store!	Encourage landlords to keep up their properties. I recently moved out of the area that I lived for a number of years and no work was done on my rental and rent was going up substantially	I'd love pedestrian crossings across the railway tracks. Especially Adams. I've heard that may already be in the works, and, if so, please take this as a huge thanks should that be completed.	We should close the 44th Street RR crossing.



48th Street	Economic Development	Housing	Walkability	Local Streets
More traffic calming on 48th.	We need a variety of shops besides tattoo parlors and marijuana shops.	Address abandoned properties.	better Wesleyan (and east campus) integration, we have two colleges right here but nobody is walking around, create a pedestrian corridor from wesleyan with focus on business that are appealing to college students as well as increased housing on the opposite side of 48th street to create incentive for pedestrian through traffic, look at scooter rentals to ease mobility. Quick service food businesses for students to grab between classes. Music/karaoke venue to engage students and bring in pedestrians at all hours	Street lights for side roads. The middle of blocks are dark at night.
Slow down traffic on 48th Street	More child care	More home ownership and less rental houses.	Would it be beneficial to improve ped/bike access between the "end" of the MUP on 48th & Leighton and the HAWK on 48th and Huntington? The sidewalk is a mess especially during winter when *unnamed quasi-government associated package and parcel delivery service* fails to clear snow as well as being uncomfortably close to/going against traffic while crossing driveways.	Traffic calming on local streets
Work on streetscape along 48th	Microbusiness loans for residents	AFFORDABLE HOUSING!!!! Look at creating affording housing developments and programs for below median income earners.	Thin the road way for cars and widen out the sidewalks. Make it a true neighborhood downtown. Make it safe for pedestrians.	Streets need fixing
Green arrows on stoplights should be longer than 2 cars.	Help small businesses with code upgrades.	Abandoned houses	Start adding bike lanes and protected intersections for pedestrians. Please add some traffic calming and put all lanes to two lane with a middle turn lane.	Fix potholes
More planters in public areas.	Work to fill shops that interest college age students too.	Cheaper rent	Put in bike lanes	
The planters are nice	For whatever reason restaurants don't make it here.	Lots of parts of the neighborhood are dilapidated.	Put bike lanes between east campus and Wesleyan	

48th Street	Economic Development	Housing	Walkability	Local Streets
Bring more eateries where people could go before and/or after a Wesleyan sponsored or a place to have coffee and dessert. Maybe a pre theater prix-fix dinner.	Lack of diverse retail.		Please put in a PROTECTED BIKE LANE	
Fill all empty buildings on 48th with specialty boutiques and bring back neighborhood shopping. When I moved into uni place years ago the number of storefronts on 48 is what enticed me.	Do not tear down our old homes and businesses. The city/developers are already ruining our downtown, hands off Uni Place.		Adding bike lanes	
More green space and landscaping along the 48th Street corridor.	Please refrain from tearing down our old buidings. These are part of our past history. Some of them like Mayo Drug Store existed before WWI.		Protected bike lane network	
Funding to restore/repair damaged buildings on the historical "main" street business district	Continue new business development. New bars on 48th are good for community gathering space.		Bike lanes	
Signs showing public parking west of Mojave.  Water feature on 48th  Business Directory	Start a campaign to keep it local. Offer uni place bucks. Put up an electronic billboard similar to the one that is on cornhusker that advertises Havelock.  Is there a uni place business association? If not, start one. Make UPKO more prominent again and grow membership.		Adding protected bike lanes	
Public parking signs - as a small business owner in the area, we get told all the time that people don't know where they can park or that it's FREE!	Grocery store		Adding larger sidewalks	



48th Street	Economic Development	Housing	Walkability	Local Streets
Sprucing up the main part of N. 48th area between Madison and Huntington would be amazing to help attract shoppers and visitors. Displaying holiday decor like other areas of town and string lighting to highlight the historic downtown portion would make this area more inviting. Most of the walk-in customers we get are from out of town. So making things look more attractive is HUGE! A dream would be to have sting lighting across Saint Paul Ave. as well!	Would love to see a grocery store		Add a nice bus stop	
Signs of 48th that show people where the free public parking is.	A Business Directory and Map of UNI Place		Adding protected bike lane network to the main hub on 48th and between east campus and NWU	
Beautiful street scape	More restaurants		Need more cohesion between NWU and neighborhood businesses	
Put some trees along the roadway and some bollards to help shield pedestrians from vehicle traffic	Funding to businesses along the corridor to make improvements		Sidewalks need repair	
48th Street needs improvement	I would love to see another grocery store in the neighborhood.		More pedestrian and cycling-friendly infrastructure	

48th Street	Economic Development	Housing	Walkability	Local Streets
Refurbish some of the rundown buildings	More retail - restaurants, bars and clothing boutiques, to make University Place a destination.		More sidewalks	
Slowing down traffic	grocery store (Aldi in the empty ground floor of Square at 48?)		cleaner sidewalks	
Encouraging more foot traffic	Give the area a grocery store!!! NWU students have to go all the way down to Super Saver on 48th, and that's if they have a car. Something should be within walking distance.		Deadmans Run sidewalks missing railings	
some improvements to the road formats as far as on-the-street parking would be beneficial	A grocery store - Mini version of HyVee was used to be located on the N48th and Leighton area and it was convenient for students studying at Nebraska Wesleyan University because some do not own a car. Please consider adding a grocery store around the University Place			
A more welcoming feeling because the business facades are "blah"	It would be great to see some grocery options for the neighborhood since the closest grocery store is a car's drive away instead of a walk.			
Need more "wow" factor	Don't like all the tattoo/marijuana shops			



48th Street	Economic Development	Housing	Walkability	Local Streets
A permanent banner for the Makers Market and other neighborhood events	Need a grocery store			
Cool marquee signage for businesses	Need more variety in businesses			
Confusing with business entrances on the front and back	Restaurants have problems staying in business			
Abandoned buildings along 48 <sup>th</sup> Street	Better marketing for existing businesses in the area			
	Business facelifts			
	Passport program for local businesses			
	More shopping would be good			
	Grocery store			
	More good places to eat			
	More restaurant options			
	Need retail along 48th Street			
	More small businesses			
	Add more shops and restaurants			
	More unique coffee shops			
	More local restaurants			
	Outdoor dining			
	Microbrewery and winery tasting rooms			
	More businesses with entrances on the back is a good thing			
	Shop hops			
	Development without gentrification			
	Restaurants for night out with adult friends and family			
	Would love to see more local businesses in operation			
	A grocery store is very important			

Parks	Other Infrastructure	Arts	Neighborhood Events	Miscellaneous
Expand Seng Park to add walking trail, water fountain features.	EV public charging infrastructure	Music venue	Fun runs and kid/family activities	Partner with NWU for a community garden
Add a music stage area to Seng Park for a music venue option (like Antelope Park).	City lot should get a Level 2 EV charger.	Put money into local artists. Art creates a good vibe and helps us learn about each other.	Farmers market	Create a local garden.
Seng Park - Fix the pedestrian bridge so that it doesn't cut people's ankles	Continue free parking	Partner with the Creative District.	Community event programming	Need all gathering places open to public that don't cost. Rec center expansion.
Continue upgrading pool	Continue to enhance access to public transportation.	Entertainment for college-aged students	Start community building events	Any lighting improvements should be dark sky friendly: only where needed, downward facing, warm color temp, fully shielded, set to timers to turn on/off
Update pool. Kids sand/play area is so sad looking.	Widen east campus right of way	We should have classes in the area that are affordable. Art, community oriented, age group oriented, etc.	Community gatherings for immigrant and refugee populations.	N 48th & Leighton tear down Family Dollar and Salvation Army.
Continue updates to Seng Park	Remove floodplain.	Continue murals/public art	More street festivals and music and art	Restore neighborhood watch and update signage.
Check the park in the morning for homeless and point them to resources.	Get us out of the floodplain	Continue to support the Lux and all the positive art/culture/education it brings to the community	Collaborate with NWU on music & arts festival.	Between 53rd & 54th on Leighton is an empty lot. It would be a good play area/community garden.
Fix the homelessness in UPCO park	Work on Deadman's Run so there isn't such a floodplain.	Continue public art initiatives	Bring back the uni place farmers market.	Weed zone behind 2713 N 48th, make into a parking lot.



Parks	Other Infrastructure	Arts	Neighborhood Events	Miscellaneous
Maintain and enhance trail access.	Floodplain impacts. Selling of property - not reasonable. Make it realistic.	Continue art initiatives	Events on weekends	Form resident board to inform the plan throughout the process.
Continue to enhance access to trails and parks	Get us out of the floodplain	Outdoor music venue (Astro Theatre)	Farmers market	Add plan for additional greenspace and tree planting when possible.
Improved city tree maintenance	Clean trees out of Deadman's Run west of 48th Street bridge	Evening music	Farmers market	Encourage the reformation of UPCO
Trees around street signs need trimmed.	Public EV Charging Investments - Adding EV chargers to city-owned parking lots and areas for those who don't have the means to add them at their own homes. Maybe provide incentives to businesses to add them to their parking lots	Live music	Better advertising for events	Residential advisory board for 51 Commons.
Continue the awesome bike trails and paths	Flood control measures		Food truck events	Why did the city get rid of the farm tractor for mowing ditch banks? They were paid for, now the contractors are using small mowers and doing a poor job.
Utilize uni place park again with batting cages and horseshoe pits.	Get the Deadmans Run Flood control project started. It has been delayed too long. The project is suppose to remove land from the flood plain which would help out a lot of property owners and make the area more desirable.			Better weed control in median and public areas

Parks	Other Infrastructure	Arts	Neighborhood Events	Miscellaneous
Greater trail connectivity to East Campus, Dietrich trail, Community center on Holdrege, Mo-Pac trail.	we have this dichotomy of the need for traffic throughput but also pedestrian walkability and comfort . There needs to be an easier and faster way to travel north and south from cornhusker. The adams connection to cornhusker needs to be beefed up and we need to look at creating a way to cross cornhusker from 56th street. Constricting 48th street too much has possibility of restricting overall north/south traffic which creates further divide between north/south lincoln. Instead of reducing lanes focus on sidewalk barriers and improvements.			City needs to mow the rights of way.
Green space (at least trees) near 48th to provide shade and provide a desirable destination.	improve alleyway entrances to improve parking access, especially around the vfw and post office as part of general sidewalk improvements make sure driveway approaches are appealing and graded so that they're easy to enter and exit. Make sure parking is clearly signed and marked.			The vacant lot at 52nd and Holdrege needs maintained.



Parks	Other Infrastructure	Arts	Neighborhood Events	Miscellaneous
More green space and trees	address leighton district parking, renters are parking in business space which makes visiting the businesses less attractive			Control weeds and grass in public areas.
make Seng park more approachable from 48th street, right now it has a lot of trees facing 48th with no obvious way to enter the park, signage would help. The park also just generally needs better upkeep, repaired parking lots and more attractive amenities	EV charging stations on city lots			Weeds need to be controlled on public and private lots including city lots.
Add tree canopy and thin car lanes.	Less road construction.			Don't lower home value by overriding zoning again.
Good outdoor space to bring dogs	I drove to that area for 3 months to help rehab. a home for my nephew's family last Summer. The street near 52nd and Knox area needs to be paved as well as a few other streets. MANY sidewalks need to be repaired. The CITY used to do this. Not sure why they don't do this any more. ANY old building/garage that needs to be torn down, needs to be done. Just a general CLEAN UP of this area. MANY home owners cannot pay for these things so MAYBE the CITY or organizations could assist.			We have an empty lot on 47th & Saint Paul that attracts homeless people and is an eyesore so whatever we can do to clean that up would be great for the small businesses in the area. Maybe turning it into a community garden, or spruced up park. Just removing the trash and cleaning it up would be wonderful!
Good green space, fountains, water	What could be done to improve the crossing of 48th at Leighton Street. It is a very busy intersection with the university on the other side also businesses at the loft and even the post office. Some kind of overheard crossing might be good for the businesses in the area.			Better communication. I had no idea there was a informational meeting in June until I read about it on the KOLN website. I own property that borders the University Place boundaries. I am in the area on a regular basis and did not see signs announcing a meeting or see media announcement prior to the meeting.
City should pay for tree pruning				Safety of the neighborhood

Parks	Other Infrastructure	Arts	Neighborhood Events	Miscellaneous
More green spaces				upzone area to allow mixed use development, improve bus and transit access, integrate routes with east campus and wesleyan,
Kids outdoor basketball court / league				UNL agricultural land is taking up a huge chunk of space in the middle of the city, Integrate UNL into the discussion about how they can make their north and east bounds more activated and connected. Theres not even complete sidewalk coverage. along 48th street on that side. Start talks with UNL about moving the AG program further out
Park maintenance / improvements				car lots near 48th and adams could be developed into mixed use with pedestrian attractive businesses. welcome to uni place sign on 48th and adams corner. Look at blight designations and TIF funding.
Pool playground sand area has been dilapidated for a long time				Make it like College View
				Good patios or other dog friendly spots
				Property taxes too high
				Gym in the neighborhood would be great
				Improved social safety net access
				More accesible public transportation
				Place where college people can hangout whether It be a park or indoor place.
				Safety. More eating and shopping options. Less construction.
				University Place entryway signage needs replaced



Parks	Other Infrastructure	Arts	Neighborhood Events	Miscellaneous
				Current shops, cafes, restaurants are great but could probably use more business. Would like to see more engagement with NWU and the neighborhood.

# Combined Comments: Strengths

This section includes combined comments from the public input process that identified strengths of the neighborhood.

People	Businesses / Institutions	Housing	Walkability / Streetscape	History
Neighbors	Mo Java	There are some nice houses	Shopping within walking distance	Historic buildings
People	It's nice living by Wesleyan	It is so nice to have new apartment complex in the University Place.	Streetscape plantings	Historic buildings
Culture	Copper & Wax		Easy to get around	Beautiful old neighborhood
Friendly people	Cool art studios		Walkable	The historic charm really captures people's attention once they know we're here. So somehow highlighting that! Having history on the building etc...Restoring the original facades would help spruce the area up and have that stand out.
Welcoming feel	Unique local businesses		Planters	We have a cute "downtown" on 48th st. We should make it more like the haymarket.
Community	The arts things are great		Walkable smaller town feel	
Sense of community	Bakery		It's walkable and there are multiple options for businesses to explore	
We're a very welcoming neighborhood - once you find us! We really do have a lot going on within these old buildings that people just zoom right by. So enhancing the fact that we are a very diverse and inclusive neighborhood.	Furniture stores		I am a full time student at NWU and commute on foot	
	Mo Java		I am able to go on my runs throughout the neighborhood	
	Mexican restaurant		It's walkable.	
	Remaining shops		Sidewalks and planters are great	
	Leighton District		Good bicycle infrastructure	
	Mo Java		I absolutely love the bike trails and paths. I can get quite far comfortably on my bike. It's probably my favorite thing about my neighborhood.	



People	Businesses / Institutions	Housing	Walkability / Streetscape	History
	Kelly's Produce			
	Pizza Hut			
	Walgreens			
	Mo Java			
	Wesleyan Library			
	Mo Java			
	Kelly's Produce			
	Mo Java			
	Kelly's Produce			
	Diversity in local businesses			
	Mo Java			
	Quaint, eclectic shops			
	Mo Java			
	Lux Center			
	Locally-owned small businesses			
	Lux Center			
	Archway Studios			
	Close to Wesleyan			
	Availability of food and social places			
	Shops			
	Boutiques			
	The availability of a gas station, farmers market, stores and a pharmacy. There is also a restaurant, gym the Leightons pub, a pool and it's close to UNL east campus. It's a good neighborhood with a lot of living and food options.			
	Mo Java			
	Kelly's produce			
	Current shops, cafes, restaurants are great but could probably use more business. Would like to see more engagement with NWU and the neighborhood.			
	The mix of art, shops, food.			
	The groups of stores on 48th street are great!			

Parks	Infrastructure	Arts	Neighborhood Events	Miscellaneous
The pool	Street improvements	Murals	Good community events	Small town feeling within Lincoln
Parks	Updated infrastructure	Art feel	Family activities	Small town community feel
Seng Park green space is awesome	Completed 48th Street	Arts inspired	Activities	Feels safe
	The streets are being made new currently so those look nice.	Exciting neighborhood for a working artist	Community events	Like how quiet it is
	Street restoration - What has been done so far to repair streets and bring them up has been nice and I hope the city continues that.	Arts district		Main street feel
		Art galleries and art festivals		Rustic feel
		Ongoing support for the arts		Distinctive neighborhood
		The art		Small town feel
		The beautiful art work on the buildings.		Small and very local
		Eclectic		Local feel
		Artsy		I like the amount of space it has to offer to those in the surrounding area. Especially near leighton district and the St. Paul Ave area- all the reworking is going to limit those areas' accessibility to the public.
		Creative		It is quiet enough
		Unique		It's like living on a college campus, it has a campus feel.
		Continue letting the Lux lead the district, The murals are great and add visual interest and culture to the area.		Continue the momentum of the newly establish momentum of increased stakeholder involvement through the Creative District work and overall interest in the subarea planning process.
		Love the new art district vibe. Continue that and secure that "niche" to give a personality to the neighborhood, similar to how Benson in Omaha has become a music/restaurant hub.		Cool vibe big city feel
				Neighborhood feeling



# Draft Plan: Open House 2 Comment Sheets and Online Comments

To vitalize UniPlace - we need wider walkways/sidewalks.
It is so hard to travel N/S in Lincoln. It's a disappointment to remove travel lanes. Good idea to investigate the area, but it seems there should be a way to get thru quickly (like a by pass). Madison, WI also has older areas of the city & you can still cross town w/ multiple lanes.
<p>We need a grocery store!</p> <p>I'm not fond of the 2 roundabouts on 48th.</p> <p>I don't want any of our old buildings torn down. They are what make Uni Place, Uni Place, some are historic.</p> <p>I'm concerned about the painted street. Will it be slippery when it's wet? I don't want pedestrians to slip or fall while crossing. I don't want slick roads so it's harder to stop when driving.</p> <p>I don't mind some of the art, but it should be privately funded. NO TAX DOLLARS!</p> <p>We need to maintain the buildings that we have. 'If they're not broke, don't fix them (or tear them down).'</p>
<p>Do not like the roundabouts, will not slow down traffic, will back up traffic, not safe for pedestrians crossing.</p> <p>Fix Deadmans Run before adding more density, run off.</p>
<p>The best thing that could happen to this area is a new grocery store. Grocery stores are important because they bring people in and it would be a big help to those who live nearby.</p> <p>On the other hand, I am opposed to adding more roundabouts. They don't seem to slow down traffic and could be a hazard for pedestrians.</p>
<p>I would like to see improved traffic calming measures throughout Lincoln</p> <p>I would prefer the solution for 48th street which implements a bicycle lane as it would reduce pedestrian cyclist conflicts</p> <p>A grocery store nearby would dramatically improve the area</p> <p>The addition of an overpass on 33rd street would improve traffic conditions on 48th.</p>
<p>Plan looks good, glad to have more investment into UNI Place.</p> <p>I strongly support the existing 4 lanes being reconfigured to three lanes. While it would be nice to have a on street trail, given the lack of good connections with the existing trails, I'm fine with 3 Lanes &amp; Parallel Parking.</p>

Likes: 48th to 3 lanes (2 driving, 1 turning) Street Art! Safety... Lighting and signage  
More restaurants and bars!

Music venues (at Seng Park)

Roundabouts@ Leighton & Adams Sidewalk/corner uplift (beautification) Trail accessibility (walking & biking to neighborhood) In draft?

Historic preservation!

Keep the momentum! Let's make a great community within the city even better.

Like:

- Slowing down traffic on street parking will make the area more pedestrian-friendly & draw customers to local businesses.
- Like plans for more arts, music & community festivals & gatherings.
- Like the green spaces+ plants/landscaping to soften up the landscape. (Also some park improvements)
- Like the addition of art elements in street.
- Like the historic preservation aspects.

Would love to see bike trails from South Lincoln to get to the Uni Place district.

I love the 'fit'

There is a lot of focus on 48th & Saint Paul but less about the 98% of the area.  
How might any of that be impacted?

How will progress be encouraged & maintained?

How does the focus on vehicles only on 48th get supplemented for other modes? Will 48th or 49th get bike/ped space?

I think the floodplain needs fixed before you worry about the street.  
After 33<sup>rd</sup> bridge gets in it will lower traffic on 48<sup>th</sup>, then worry about the street.

I would like to see more emphasis on Nebraska Wesleyan in the plan. NWU Theatre is an amazing asset to the community & Creative District partner. (Plus Art Gallery, music - vocal & instrumental) Can a digital billboard be included that highlights neighborhood & NWU events? Could RR overpass at 48th & Cornhusker be 'wrapped' with a 'Welcome to

University Place' message?



I support measures to slow traffic on 48th. The roundabouts at Leighton and Adams would reinforce the sense that you're entering a distinctive and appealing area. The street art also frames the neighborhood as a creative district.

1.) Many are opposed to roundabouts. These add more potential for driving errors.

2.) This draft plan does not address Madison between 48th and 56th. It is too narrow for parking and two-way traffic.

3.) What is being done for us residents on 56th?



# **University Place Subarea Plan Appendix Historic Properties**

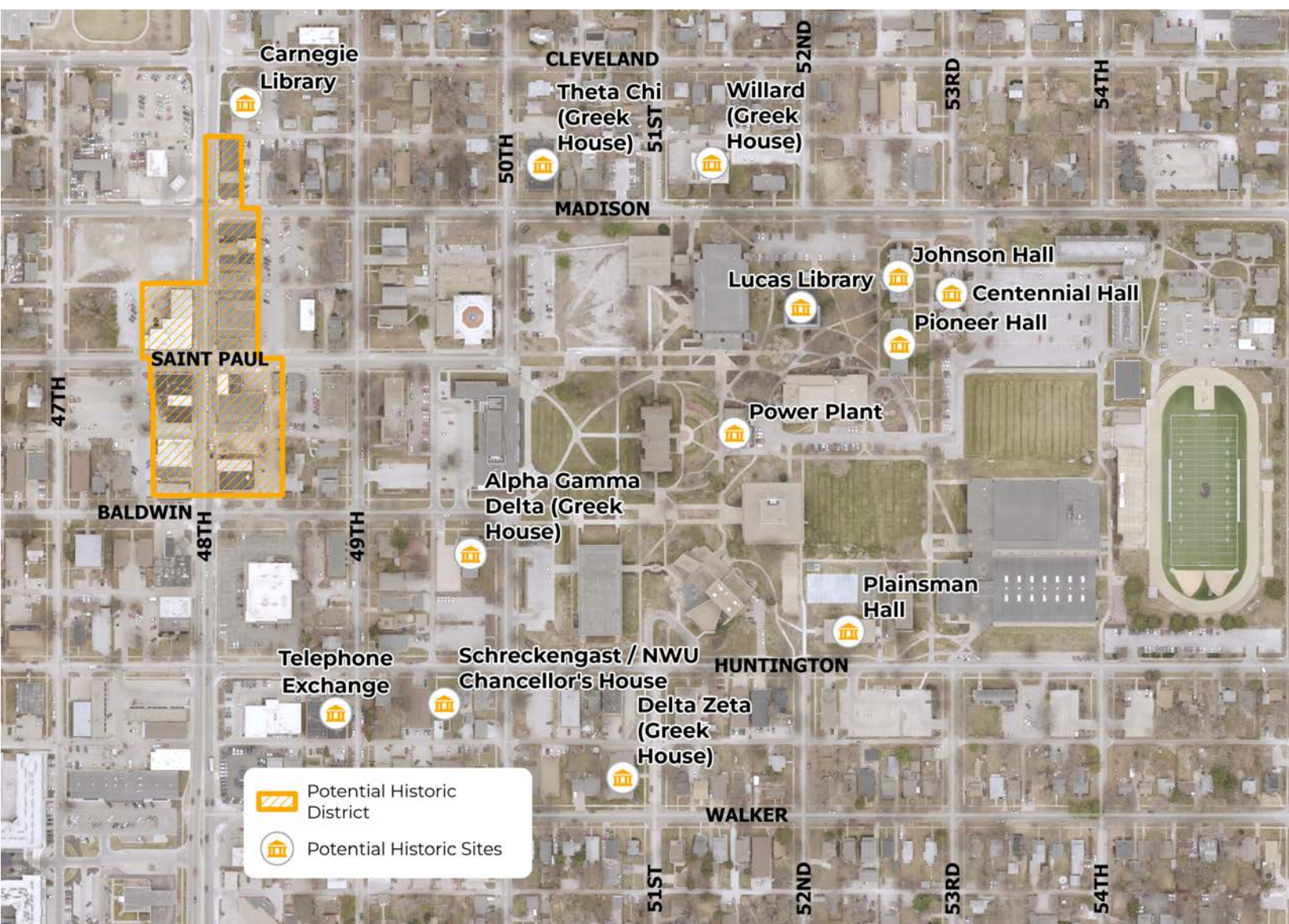
This appendix includes a description of properties that could be candidates for historic designation.



## Landmark Recommendations

The North 48<sup>th</sup> Street business district, from roughly Baldwin to Madison, is recommended both as a potential Landmark Historic District and as eligible for listing in the National Register of Historic Places. The oldest buildings appear to date from the late 1890s and 1900s, with a number of buildings being added in the 1910s, 1930s, and two in the late 1950s. The business district started out with frame buildings, slowly incorporating more substantial brick construction as time passed. Early businesses included a livery, blacksmith shop, and general stores. As time passed, automobile garages and grocery stores took their place, along with offices for doctors, dentists, lawyers, real estate developers, and the University Place Newspaper. The arc of the changes and growth in University Place's economy and associated business ventures is represented in this district of buildings.

Likewise, Nebraska Wesleyan University's campus and their buildings added over time represent the growth of this academic institution, located physically and figuratively at the core of University Place. Old Main is already represented on the National Register of Historic Places, but there are additional buildings that could be listed as part of a Nebraska Wesleyan University Historic District, either in the National Register or as Local Landmarks. While additional research would need to be done, the district could include Lucas Library (the Art Building), the power plant behind Old Main, Johnson Hall, Pioneer Hall, Plainsmen Hall, and Centennial Hall. Additional research could find that Smith-Curtis Building, the O'Donnell Auditorium, and the Cochrane-Woods Library may be of sufficient age and significance to contribute to a historic district.





The campus is encircled by a number of Greek Houses. Phi Kappa Tau is already listed in the National Register of Historic Places. Alpha Gamma Delta formerly was the home of A. L. Johnson (Wesleyan trustee and benefactor) and the Isaac B. Schreckengast family. Dr. Rev. Schreckengast was a long serving and beloved chancellor of Nebraska Wesleyan between 1917 and 1933. After the Schreckengasts moved in 1928, Alpha Gamma Delta purchased the house. They put an addition on the house in 1960, doubling the house's size. This started a "rush" of construction with other chapters on campus. The Willard Chapter House was built in 1961, designed by Schaumberg and Freeman architects. Delta Zeta built their chapter house a year later in 1962. Theta Chi was constructed in 1964, and designed by Selmer Solheim, the architect of the Governor's Mansion and Sky Park Manor. These were all designed to be very modern and iconoclastic from the classical styles of the past.

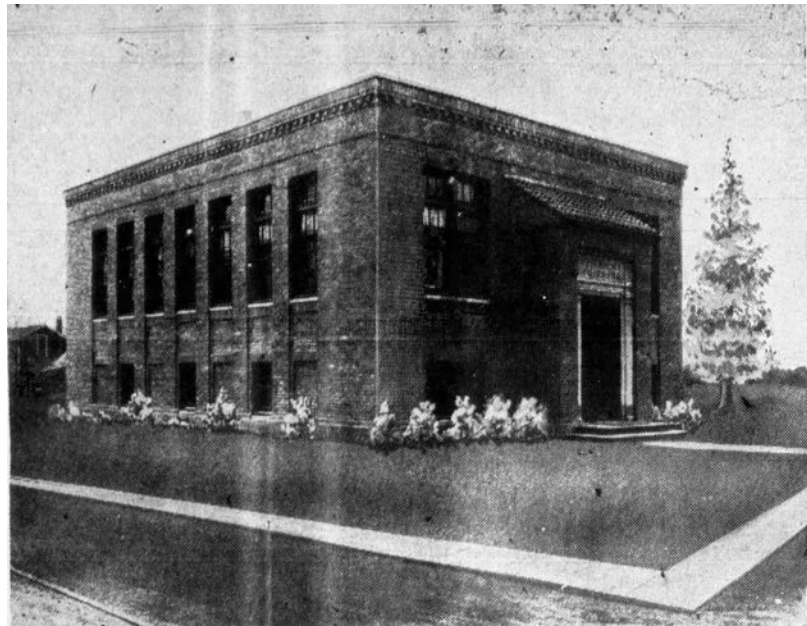
It is possible that the Greek houses would make a good local landmark historic district, much like Greek Row on the University of Nebraska-Lincoln campus.

When the Schreckengasts moved out of what would become Alpha Gamma Delta, they moved into a house at 4929 Huntington a block away. They lived in the house during their final years, and the house was given to their daughter, Mrs. J. D. Taylor in 1933. The Taylors later gave the house to Nebraska Wesleyan University, and future Chancellors were housed there until the early 1950s, when a donor gave a generous donation for the construction of a larger house for the chancellor to use for entertaining. In the meantime, chancellors Schwartz, Knight, and Bracy made their homes at 4929 Huntington, hosting many open houses for students and faculty. For a time, the house was as much a Wesleyan institution as other facilities. The house looks diminutive from the front facade, with a recessed entrance on the west side of the house, but the Spanish Mission style home features a large living room with a fireplace and vaulted ceiling for gatherings, arched doorways, wrought iron railing details, built in bookshelves and dressers in closets, and hardwood floors. The house tells a story that is worth telling and may be eligible for listing in the National Register of Historic Places or as a local landmark.

The State Historic Preservation Office considers most Carnegie Libraries to be eligible for listing in the National Register of Historic Places and given that the building looks much as it did when it was built in 1916, this example is as well. The University Place Carnegie Library was an institution that was much debated in the University Place News. Some citizens speculated that Wesleyan's library could also serve the city, while others wanted a separate municipal institution. In the end, those for a separate entity

won, and application was made to the Carnegie Foundation for a building. In exchange for funds for construction, University Place had to select an acceptable location, have their plans approved by the foundation, and establish a levy for taxes to provide for the library's continued support. The building was designed by University Place architect, J. R. Smith. In recent years, it has served as the office of an engineering firm. This property would be eligible for both National Register listing and local landmarking.

The small Telephone Exchange Building on Warren Avenue / N. 48<sup>th</sup> Street was constructed around 1908. It housed a number of telephone operators who would connect you to the person you wanted to call. However, technology moved quickly, and with fifteen years, technology allowed connections to be made automatically, requiring equipment that needed more space. The Telephone building at 4843 Huntington was constructed in 1922 to serve this purpose. In recent years, it became a Lincoln Police Department substation. It is eligible as both a local landmark and perhaps as a National Register listed property.



The University Place News, April 20, 1923. Page 1. <https://www.newspapers.com/image/767925072/?match=1&terms=%22Telephone%20Exchange%22%20%22University%20Place%22>

### Additional Properties

There are likely other properties within University Place that could be considered for local landmarking or National Register listing. If you would like to pursue either for your own property, feel free to contact Jill Dolberg, Historic Preservation Planner, [jdolberg@lincoln.ne.gov](mailto:jdolberg@lincoln.ne.gov) or (402) 441-6373).