The introduction of Omaha’s first bus rapid transit route, ORBT, brings the opportunity to facilitate Transit Oriented Development along the route. One goal of Omaha’s Transit Oriented Development initiative is to Respect Neighborhood Context. This document serves as a guide to neighborhood context. This document should be used to inform the design and form of new development within 1/2 mile of the 62nd Street ORBT Station (see map on page 3).

Within this document you will find:

1. Area Characteristics - Facts from the 2017 Census American Community Survey, Douglas County Assessor, and 2017 Market Study by Enterprise Partners
2. Map - A map of the area showing recommend Tiers of development and other areas of note
3. Recommendations - Recommendations for new development within the area

The 62nd Street station location has three primaries contexts.
The University of Nebraska Omaha campus provides the context for the south side of Dodge street in this station area. North of Dodge Street are two contexts: properties fronting onto Dodge Street and the historic Fairacres neighborhood.

The distinctive features of the Fairacres neighborhood are cuvilinear roadways, expansive setbacks, and large lot sizes.

Properties fronting on Dodge Street include single family residences, duplex residences, and religious assembly.
Area Characteristics

Three census tracts are within 1/2 mile of the 62nd Street Orbt Stations. The total population of those 3 census tracts is over 10,000 persons. Population density, housing unit density, household size, and vehicle ownership are very similar to the City as a whole. The median home value and median household income are both higher than the City as a whole. Slightly fewer households have persons under the age of 18 years when compared to the City as a whole. Twice as many persons commute to work by public transportation or walking when compared to the City as a whole. The following facts relate to TOD regulations or recommendations. The University of Nebraska Omaha campus building information is not included.

Persons who Commute to Work by Public Transportation or Walking

- 8% in the area
- 4% Citywide

8 Accessory Dwelling Units already exist within 1/2 mile of the station

3 structures have been constructed since 2000

18 Duplexes are the only non Single Family Detached residential units in the area

Land Uses (by acreage) within 1/2 mile of the 62nd Street ORBT station location.

- Parks & Recreation 48%
- Single Family Residential 30%
- Institutional 20%
- Duplex 1%
- Vacant 1%

Sources:
1. 2017 American Community Survey 5-year Estimates
2. Douglas County Assessor

Transportation and Office Land uses account for less than 1% of land area.
The 62nd ORBT station area is home to the University of Nebraska Omaha, historic Fairacres neighborhood, Memorial Park and Elmwood Park.

Tiers guide the height and scale of development. Tier 1 is the most intense with a minimum of 4 stories and unlimited height; 2-6 stories are appropriate in Tier 2; 1-3 story buildings including duplexes, townhomes, and small apartment buildings are appropriate for Tier 3; and Tier 4 is the least intense opening the door for accessory dwelling units in traditionally single-family areas. The map to the left shows the appropriate Tier boundaries.

The University of Nebraska Omaha is south of Dodge Street. It should be noted that the University of Nebraska Omaha is a State entity, and therefore not held to local zoning law. Tier 2 is recommended to support a dense campus with buildings 2-8 stories in height.

The Fairacres Historic District, with 134 properties, is located just north of Dodge Street, as shown in the blue hatch.

Elmwood Park and Memorial Park are listed as National Register Parks.
1. Context Summary

The University of Nebraska Omaha takes up the majority of the area south of Dodge Street. While located within central Omaha, it is largely an insular campus. The University is a State entity, therefore not held to the City’s Zoning Ordinance.

As stated in the Reconnaissance Survey of Selected Neighborhoods in West-Central Omaha by Mead & Hunt, Inc. in May 2009, The Fairacres Neighborhood is characterized by “curvilinear roadways, expansive setbacks, and large lot sizes. Homes in the district have a similar scale and reflect the Period Revival architecture styles that were popular during the early twentieth century as well as contemporary styles popular in the mid-twentieth century.”

As part of the public participation process, feedback was gathered on a series of images. Those with the strongest reaction are shown below and on page 5, along with highlights of the feedback received. It must be noted that participation was low and the following may not be reflective of the majority opinion of the area.

The majority of public meeting attendees and online voters found the residential building above “acceptable” or “excellent.” Attention was specifically paid to the accessory dwelling unit above the garage. Voters were accepting of the accessory dwelling unit and like that it was consistent with the scale and style of the main structure.
The majority of public meeting attendees and online voters found the residential building above “acceptable” or “excellent.” Voters liked the brick, trees, traditional style, and windows.

The majority of public meeting attendees thought the above residential building was “bad” or “close - but not acceptable.” Voters did not like the materials, dominance of garage, and overall style of the structure.
2. Specific Recommendations

Within residential neighborhoods, new development should be compatible with the existing context of the neighborhood. Compatibility is evaluated based upon a building’s footprint, placement in relation to the street, massing, scale, and form of adjacent properties.

The Fairacres Historic District is listed on the National Register. Any new development should follow the Secretary of the Interior’s Standards. If more “protection” is desired by the area, Local Register listing should be pursued.

Any new development on Dodge Street should respect the existing large setbacks and generous landscaping.

All new development should be landscaped, connected, and prioritize walkability.

Specifically, new development within or adjacent to a neighborhood should:

• Focus on the FRESH components for compatibility as described in How to Determine Compatibility for New Structures in a Relatively (Visually) Consistent Historic District by Pratt Cassity, director, Public Service & Outreach, University of Georgia with assistance from Dan Corson and Joe Saldibar, Colorado Historical Society.
  • F - Footprint and Foundation
  • R - Roof Shape
  • E - Envelope
  • S - Skin
  • H - Holes

• Use a combination of building setbacks, upper-story stepbacks, and articulated sub-volumes to sensitively and adequately transition to adjacent lower height buildings.

• Utilize quality materials as found in the neighborhood and avoid metal, concrete, concrete block, and vinyl siding as wall surfaces.

• Avoid creating walls or perceived boundaries within the area. These are typically created by long and / or tall walls and / or fences.

• Include windows, especially on the ground level.

• Prioritize the safety of pedestrians by installing wide sidewalks, minimizing the number and length of automobile - pedestrian conflict points, etc.

• Minimize parking lot size by sharing spaces with other uses, dividing large parking lots into smaller parking lots to the side and / or rear of buildings.