



UNIVERSITY  
**VILLAGE**

UNIVERSITY *of* NEBRASKA *at* KEARNEY

**DESIGN  
GUIDELINES**

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## Last Updated-March 2023

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University of Nebraska, Kearney

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HDR



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# Introduction

## ESSENTIAL ELEMENTS

- University Village is a unique new neighborhood in Kearney, Nebraska.
- The neighborhood is designed to accommodate a mix of uses and housing typologies in a walkable urban setting.
- University Village consists of a variety of sub-neighborhoods, each with specific guidelines regulating the development of new structures within their respective boundaries.
- Guidelines are also provided for the architecture of buildings, signage, and landscape.
- The Design Guidelines are a companion document to the Master Plan and the Development Application / Review Checklist.
- All three documents shall be reviewed prior to the design of any new buildings within the village.

University Village is a new walkable urban neighborhood located in Kearney, Nebraska. This neighborhood is designed to incorporate a mix of uses and housing typologies, all within a pedestrian-friendly setting. The neighborhood is comprised of a village center and a number of distinct neighborhoods. Because this is a departure from the typical conventional development patterns within the region, the design and siting of new buildings and other features within the neighborhood is very important. As such, the design and construction of all new buildings within University Village will be guided by the **University Village Design Guidelines**. The Design Guidelines are a companion document to the **South Campus Development Project Master Plan and the University Village Development Application / Review Checklist**. Prior to the design and construction of any new building within the neighborhood, all three of these documents shall be reviewed and used for design inspiration and guidance. Adherence to the vision and parameters identified in these documents will facilitate timely review and approval of all development applications for the neighborhood.

### University Village

#### Development Application / Review Checklist

University Village is a new walkable urban neighborhood located in Kearney that is designed to incorporate a mix of uses with a pedestrian orientation. It is comprised of a village center and a number of distinct neighborhood settings. Because this is a departure from typical development patterns within the region, the design and siting of new buildings within the neighborhood is very important. As such, all plans for new buildings must be submitted to the University Village Architectural Control Committee for review.

Prior to initiating the design of a new building, the developer and architect should review the following documents that guide new development in University Village:

- The South Campus Development Project Master Plan (August 2013)
- The University Village Design Guidelines (May 2018)

Once these documents have been reviewed, buildings should be designed to be in conformance with both the spirit and the requirements of these documents.

When the developer/architect for a new building is ready to submit plans to the Architectural Control Committee, they must provide the following:

- Site Plan of the proposed project
- Site Plan of the proposed project in context with adjacent development
- Grading and Utility Plans
- Landscape plan (location, size, and quantities of plants and associated hardscape)
- Lighting Plan
- Sign Plan (locations, materials, etc.)
- Building Floor Plans
- Building Elevations (front, rear, and side)
- Building Façade Materials (material samples, colors, etc.)
- Parking Plans (required, provided, location, etc.)

Once the submittal package has been received, the Architectural Control Committee will review the material, provide necessary feedback, and request revisions or approve the development application.

Development Applications (three hard copies and a digital copy) should be submitted to:

Alan D. Wedige, Campus Architect  
University of Nebraska – Kearney  
Facilities Management & Planning  
General Services Building  
2507 19<sup>th</sup> Avenue  
Kearney, NE 68849-4310  
[wedigead@unk.edu](mailto:wedigead@unk.edu)

For additional information, please call: 308-865-8959

# How To Use This Document

- 1 Congratulations on selecting University Village for the site of your housing project, or if you are developing a new academic building, mixed-use building, or multi-family building in Loper Commons or the Village Center.
- 2 Please review the South Campus Development Project Master Plan for a greater understanding of the vision, goals, and design intent of the neighborhood.
- 3 Once you have reviewed the master plan, identify the location within University Village where you would like to build your housing project or academic, mixed-use, or multi-family building.
- 4 Once you have selected your desired location, refer to pages 8/9 (The Neighborhoods) to identify the specific neighborhood your identified site is located in.
- 5 Once you have identified your neighborhood, refer to the appropriate Neighborhood Guidelines section of this document for guidance on setbacks, porch zones, garage access, front door placement, building height, and any additional special requirements.
- 6 Once those elements have been established, refer to the Architecture Guidelines section for guidance on the architectural design of your new building.
- 7 If you are building in the Village Center or designing a non-single family home, refer to the Signage Guidelines section for guidance on appropriate commercial signage.
- 8 Review the Landscape Guidelines section for guidance on landscape design (hardscape and softscape) and the approved plant palette.
- 9 Select an architect and/or developer for the design and construction of your new building.
- 10 Schedule a Pre-Application Meeting with the Master Developer/Architectural Control Committee and/or request a Development Application/Review Checklist from the Master Developer/Architectural Control Committee.
- 11 Design your new housing project or building in University Village incorporating guidance from the above steps.
- 12 Prepare and submit your Development Application to the Architectural Control Committee based on the Review Checklist provided in Step 10.
- 13 Construct your new home or Village Center building once the Architectural Control Committee has approved your Development Application.

# The Master Plan

## ESSENTIAL ELEMENTS

- University Village is designed as a walkable urban neighborhood.
- Blocks are short in length and designed to encourage walking and bicycle riding.
- Cars are accommodated, but given equal preference with pedestrians and cyclists.
- A variety of residential typologies are provided, including student housing, apartments, townhouses, cottage homes, and detached single-family homes.
- All homes are located within easy walking distance of the Village Center and other neighborhood amenities.
- The Village Center and Loper Commons (#6) are the heart of the neighborhood and will contain a mix of uses, including restaurants and retail.
- A robust network of sidewalks, trails and greenways provides residents with direct access to every reach of the neighborhood.
- All buildings are designed to enhance the public realm by fronting onto the street and having both functional and/or ceremonial front doors.
- Parking within the neighborhood is provided on the street or in surface parking lots or parking structures located to the rear of buildings.
- Small neighborhood parks are strategically located throughout the site.

University Village was designed as a pedestrian-oriented, mixed-use neighborhood interspersed with "green fingers." Uses for the site include University-related (academic, student housing, child development, athletics, and recreation), government, office (headquarters or regional offices), mixed-use, retail, residential (apartments and cottages), and park and open space. The "green fingers" are strategically located greenways planted with native grasses and wildflowers that contain trails and stormwater management facilities. University uses are focused on the eastern half of the site, while private sector uses (mixed-use, retail, office, and residential) are located on the western half of the site. Athletic and recreational uses are located on the southern third of the site and act as a buffer from the UPRR mainline.

The Plan identifies a number of framework elements that are critical to the success of the development of the site, including mobility, green space, and green initiatives. In addition, the plan identifies a number of development opportunities for the site, based on the development program that was utilized during the design charrette. These include the location of key "catalyst" uses such as the tennis complex, child development center, and Village Flats housing. In order to help ensure successful plan implementation, a yield analysis and a cursory set of design guidelines were also included in the plan.







### Key:

- |                                  |                                       |                         |
|----------------------------------|---------------------------------------|-------------------------|
| 1. Relocated University Drive    | 9. Flex Sites                         | 17. The "Wetlands"      |
| 2. Adjusted US Hwy 30 R.O.W.     | 10. Village Flats                     | 18. Tennis Complex      |
| 3. Heath Education Complex       | 11. Regional Engagement Center        | 19. Apartments          |
| 4. Extended Campus "Main Street" | 12. Senior Independent Living Housing | 20. Softball Fields     |
| 5. Retail Core                   | 13. Utility Site                      | 21. Neighborhood Park   |
| 6. Loper Commons                 | 14. Student Housing                   | 22. Cottage Homes       |
| 7. Village Center                | 15. Townhouses                        | 23. Future Connection   |
| 8. Child Development Center      | 16. Greenways                         | 24. Parking Structure   |
|                                  |                                       | 25. Pocket Neighborhood |

# The Neighborhoods

## ESSENTIAL ELEMENTS

- University Village is comprised of six unique neighborhoods.
- Each neighborhood accommodates different building typologies and market segments.
- A large variety of demographics and functional uses are accommodated within University Village.
- Housing options in the neighborhood include student housing, apartments, townhomes, small detached single family homes, and cottages.
- Each neighborhood has its own unique identity and features.

University Village is comprised of six unique neighborhoods. Each of these neighborhoods is designed to accommodate a slightly different building typology and corresponding market segment. Taken together, these neighborhoods accommodate a broad range of demographics and lifestyles, ranging from millennials, young professionals, and couples to families, empty nesters, and retirees. Housing options within the various neighborhoods range from student housing, apartments, and townhouses, to single family homes and cottages.

The six neighborhoods include the following:

- Loper Commons
- Village Center
- Village East Pocket Neighborhood
- East Village Neighborhood
- West Village Neighborhood
- Recreational Complex

The Village East Pocket Neighborhood will likely be the final neighborhood in University Village to be developed. As such, the final use will be subject to market demand and therefore subject to change.

An overview and details of the various neighborhoods, as well as their corresponding design guidelines, are provided on the following pages.







**Key:**

- 1. Loper Commons
- 2. Village Center
- 3. Village East Pocket Neighborhood
- 4. East Village Neighborhood
- 5. West Village Neighborhood
- 6. Recreational Complex

# Neighborhood Guidelines

## ESSENTIAL ELEMENTS

- Each neighborhood accommodates a different demographic and market and has its own unique design features.
- All neighborhoods are traditional in design, with rear-loaded garages and alleys, allowing street trees and uninterrupted sidewalks on every block.
- Each neighborhood has its own set of design guidelines to help maintain its unique nature.
- Guidelines address a variety of design-related elements.
- Overviews are provided for each neighborhood.

Each of the six neighborhoods accommodates a slightly different demographic and market has its own unique design features. Some neighborhoods overlook small public greens, while others are situated adjacent to the Village Center. A majority of the neighborhoods are more traditional in design, with rear-loaded garages and alleys, allowing street trees and uninterrupted sidewalks on every block. In order to help maintain the unique aspects of each neighborhood, each of the neighborhoods has its own set of design guidelines. These guidelines address setbacks, porch zones, garage access, front door placement, building height, and neighborhood-specific special requirements. An overview of each neighborhood and their corresponding design guidelines is provided on the following pages.







*The Village Center*



*University Village*

# Loper Commons

## ESSENTIAL ELEMENTS

- Loper Commons fronts directly onto the Highway 30 corridor, and the design of its buildings will set the tone for the remainder of University Village.
- The focal point of the neighborhood is the attached green, or commons, which is surrounded on three sides by mixed-use buildings with ground level retail.
- The remainder of the buildings stretching out along the highway corridor will house university, multi-family residential, commercial, and/or office uses.
- The buildings will have common setbacks and enhanced facades along the highway frontage.
- Parking will be located to the rear of the buildings, with ceremonial front doors along the highway and functional front doors adjacent to the parking.

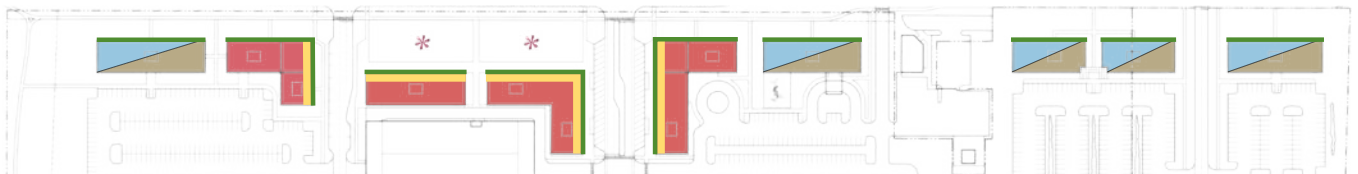
The Loper Commons neighborhood fronts directly onto U.S. Highway 30. The focal point of the neighborhood is the commons, an attached green that is bordered by the highway on the north and mixed-use buildings with ground level retail uses on the remaining three sides. This pedestrian-oriented space is the commercial center of the village, and is designed to accommodate a variety of programmed activities. Flanking the commons, to the east and the west along the highway corridor, are a series of well-designed buildings designed to take advantage of their visibility along the highway. These buildings can accommodate a variety of uses, including university-related uses, multi-family residential, and/or commercial and office uses. These buildings will have a common setback and enhanced facades, which will help establish a uniform street wall along the highway. Buildings will have primary front doors opening to the highway, while parking will be provided to the rear of the buildings and accessed by convenience doors. Loper Commons is the "front door" to University Village, and the design of its buildings will set the tone for the remainder of the neighborhood.

### LAND USE

- - Mixed-Use
- - Multi-Family
- - University/Office/Commercial

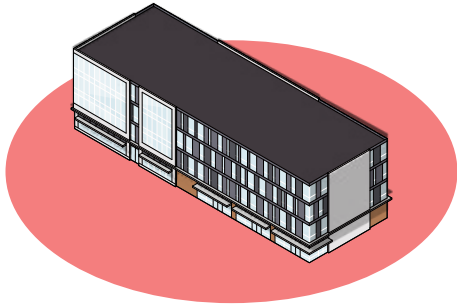
### SPECIAL REQUIREMENTS

- - Required Storefronts
- - Enhanced Facades
- \* - Public Art





## Mixed-Use



### Lot Size: Varies by Location

#### FACADE ZONES

Front - 5'  
Side - 5'

#### BUILDING HEIGHT

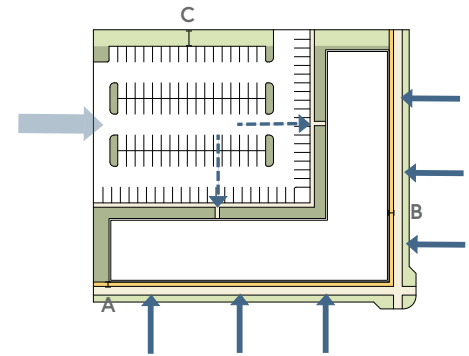
2-4 Levels

#### SETBACKS

- (A) Front - 0'-5'
- (B) Street Side Yard - 0'-5'
- (C) Back - 10'
- (D) Side Yard - n/a

#### NOTE

All setbacks are from the property line.



#### LEGEND

- Facade Zone
- Setback
- Parking Access
- Primary Entrance
- Convenience Entrance

## Multi-Family



### Lot Size: Varies by Location

#### FACADE ZONES

Front - 5'-10'  
Side - 5'-10'

#### BUILDING HEIGHT

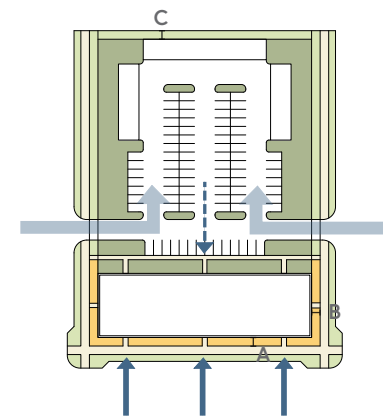
2-4 Levels

#### SETBACKS

- (A) Front - 10'
- (B) Street Side Yard - 10'
- (C) Back - 10'
- (D) Side Yard - n/a

#### NOTE

All setbacks are from the property line.

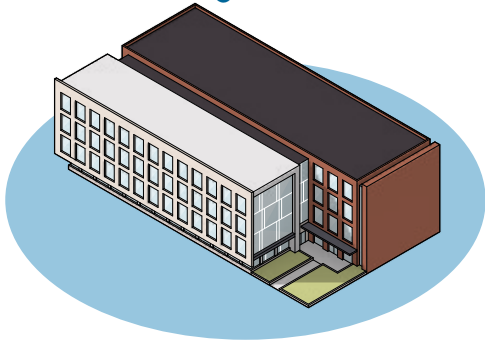


#### LEGEND

- Facade Zone
- Setback
- Parking Access
- Primary Entrance
- Convenience Entrance



# University/Office/Commercial



## Lot Size: Varies by Location

### FACADE ZONES

Front - 5'-10'

Side - 5'-10'

### SETBACKS

(A) Front - 10'

(B) Street Side  
Yard - 10'

(C) Back - 10'

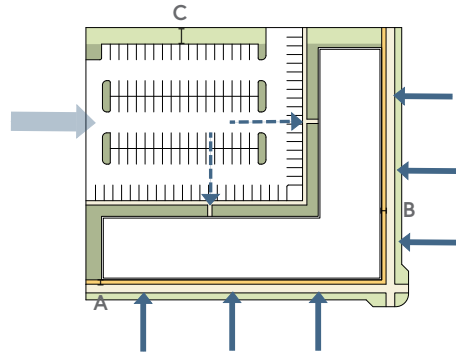
(D) Side Yard - n/a

### BUILDING HEIGHT

2-4Levels

### NOTE

All setbacks are from the property line.



### LEGEND

- Facade Zone
- Setback
- Parking Access
- Primary Entrance
- Convenience Entrance

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# Village Center

## ESSENTIAL ELEMENTS

- The Village Center is the focal point of University Village.
- It will consist of dense, multi-family housing in both student and non-student configurations.
- Buildings will overlook the central green, which will be designed to accommodate a variety of community events.
- Retail should be encouraged along all ground levels of buildings facing the Village Center.
- Parking for the residential units will be provided both on-street and in surface parking lots located to the rear of the buildings.
- Building facades fronting onto the central green will be enhanced with special architectural materials and detailing.

The Village Center is the focal point of University Village. It is situated at the heart of the overall neighborhood, and consists of multi-family housing in both student, and non-student, configurations. The dense residential buildings front onto, and overlook, the central green, which is the primary active open space within University Village. The open spaced is designed to be programmable, so that a variety community events, including concerts, movies, and markets can be held throughout the year. A special piece of art should be located in the green, terminating views from the four cardinal directions. Parking for the residential units is provided both on-street and to the rear of the buildings, in surface parking lots. Buildings have primary front doors accessed from the street and convenience doors accessed from the rear parking lots. The facades of buildings fronting onto the central green must be enhanced with special architectural materials and detailing. Retail uses are encouraged, but not mandated, on ground floors fronting onto the central green.

### LAND USE

■ - Multi-Family

### SPECIAL REQUIREMENTS

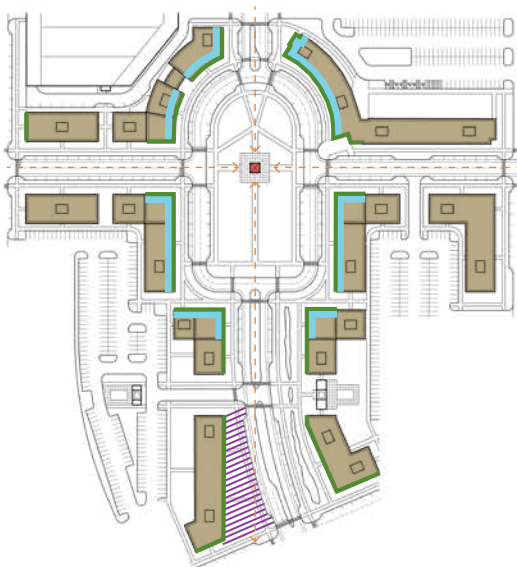
■ - Enhanced Facades

■ - Retail Encouraged

→ - Axial View

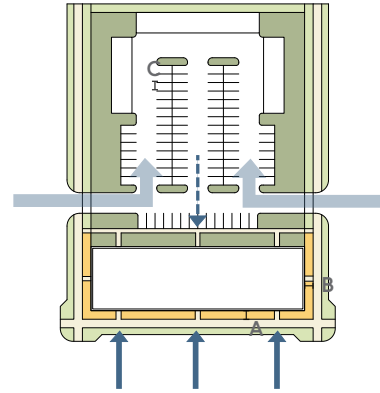
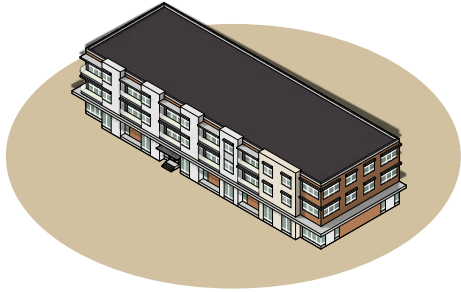
■ - Terminated Vista

▨ - View Setback



# Multi-Family

## Student and Non-Student Housing



### Lot Size: Varies by Location

#### FACADE ZONES

Front - 5'-10'

Side - 5'-10'

#### BUILDING HEIGHT

2-4 Levels

#### SETBACKS

(A) Front - 10'

(B) Street Side

Yard - 10'

(C) Back - 10'

(D) Side Yard - n/a

#### NOTE

All setbacks are from the property line.

#### LEGEND

Facade Zone

Setback

Parking Access

Primary Entrance

Convenience Entrance

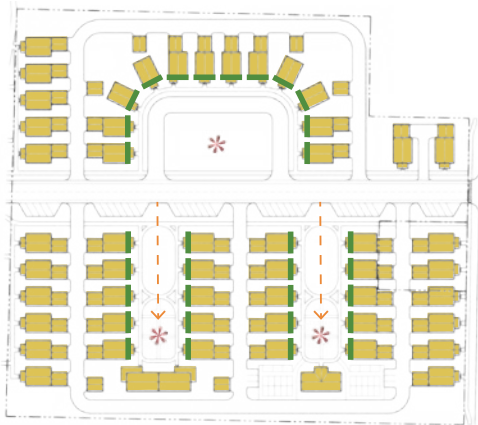


# Village East Pocket Neighborhood

## ESSENTIAL ELEMENTS

- The neighborhood is comprised of small, highly detailed, cottage homes designed for young professionals, empty nesters, and seniors.
- The homes have generous front porches that front directly onto community greens.
- The greens should be designed as community gathering places, with appropriate amenities.
- All homes should be rear-loaded, with garages accessed by rear lanes/alleys.
- Visitor parking is to be located on-street.
- Residences terminating the community greens should have enhanced facades celebrating their prominent location within the neighborhood.

The Village East Pocket Neighborhood is located on the east side of the Tailrace, south of Highway 30. This neighborhood is comprised of small, albeit highly detailed, cottage homes designed for young professionals, empty nesters, and seniors. These homes have generous front porches that front onto, and help activate, their respective community greens. These greens are designed as community gathering spaces, with community garden plots, fire pits, and other communal amenities. All homes are rear-loaded, with garages accessed by rear lanes/alleys. Visitor parking is provided via on-street parking on adjacent streets. Residences terminating the greens should have enhanced facades, and the community greens should incorporate large-scale public art. The pocket neighborhood provides a platform for additional "rooftops" to benefit University Village, yet is removed enough so that residents can benefit from the amenities of the village without living in the center of activity. **This neighborhood will likely be the final neighborhood in University Village to be developed. As such, the final use of this parcel will be subject to market demand and therefore subject to change.**



### LAND USE

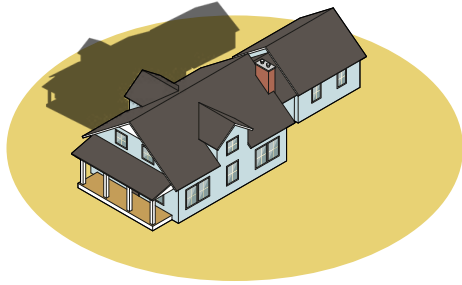
- - Single-Family Rear-Loaded

### SPECIAL REQUIREMENTS

- \* - Public Art
- - Enhanced Facades
- > - Axial View



## Single-Family



### Lot Size: Varies by Location

#### PORCH ZONES

Front - 6'-10'

Side - 6'-10'

#### SETBACKS

(A) Front - 15'

(B) Street Side  
Yard - 15'

(C) Back - 5'

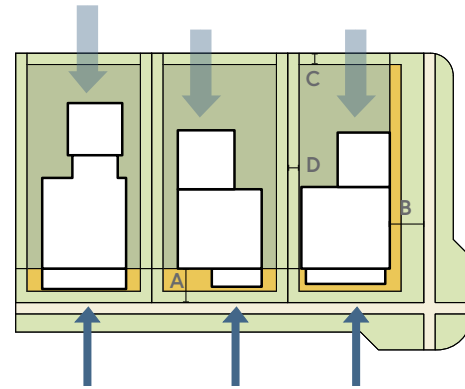
(D) Side Yard - 10'

#### BUILDING HEIGHT

1-2 Levels

#### NOTE

All setbacks are from the property line.



#### LEGEND

 Facade Zone

 Setback

 Garage Access

 Primary Entrance

# East Village Neighborhood

## ESSENTIAL ELEMENTS

- The neighborhood contains a variety of community-oriented greenspace focal points, both naturalized and manicured.
- Buildings fronting onto the greenspaces should engage them with enhanced facades, porches/balconies, and ceremonial and functional front entrances.
- Neighborhood uses should be residential in nature, with apartment style student and senior housing, townhomes, and other appropriate residential typologies. University-related uses are also appropriate.
- All buildings should front onto adjacent streets, with parking provided on-street or in surface parking lots located to the rear of buildings.
- Residential density in this neighborhood will help achieve retail viability in Loper Commons.

The East Village Neighborhood is located in the southeast quadrant of University Village. It contains a variety of community-oriented focal points, including the naturalized stormwater chain/wetland, the Tailrace, and two prominent community greens. Buildings adjacent to these greenspaces should front onto and engage them, with enhanced facades, porches/balconies, and ceremonial and functional front entrances. Uses in the neighborhood should be primarily residential in nature, and include apartment style student and senior housing, as well as townhomes and other appropriate residential typologies. University-related uses are also appropriate. All buildings should front onto their respective streets, and parking should be provided either on-street or in surface parking lots located to the rear of the buildings. Density of residential units in this neighborhood will help ensure the viability of retail uses within Loper Commons.



**LAND USE**

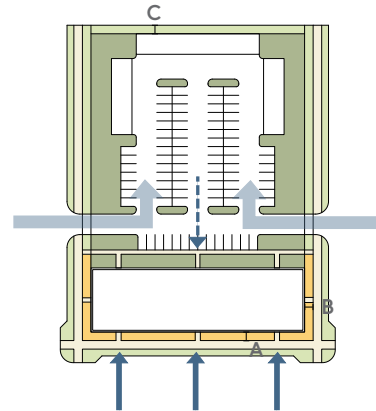
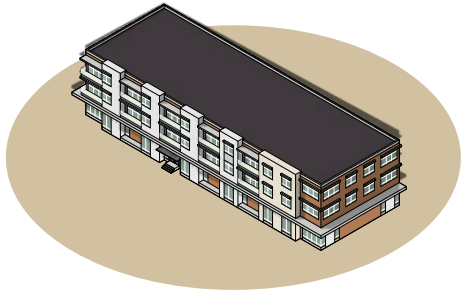
- - Multi-Family
- - Townhomes
- - University/Office/Commercial

**SPECIAL REQUIREMENTS**

- - Enhanced Facades
- \* - Public Art

# Multi-Family

## Student/Non-Student/Senior Housing



### Lot Size: Varies by Location

#### PORCH ZONES

Front - 5'-10'  
Side - 5'-10'

#### BUILDING HEIGHT

2-4 Levels

#### SETBACKS

- (A) Front - 10'
- (B) Street Side Yard - 10'
- (C) Back - 10'
- (D) Side Yard - n/a

#### NOTE

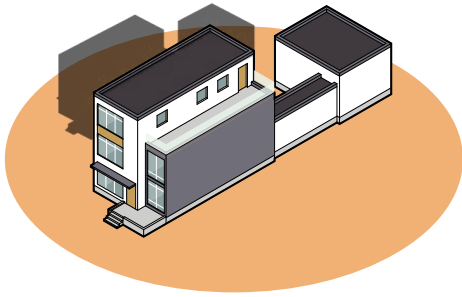
All setbacks are from the property line.

#### LEGEND

- Facade Zone
- Setback
- Parking Access
- Primary Entrance
- Convenience Entrance



## Townhomes



### Lot Size: Varies by Location

#### PORCH ZONES

Front - 6'-10'  
Side - 6'

#### BUILDING HEIGHT

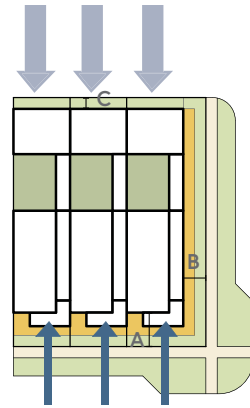
2-3 Levels

#### SETBACKS

- (A) Front - 15'
- (B) Street Side  
Yard - 10' min.
- (C) Back - 5'
- (D) Side Yard - 0'

#### NOTE

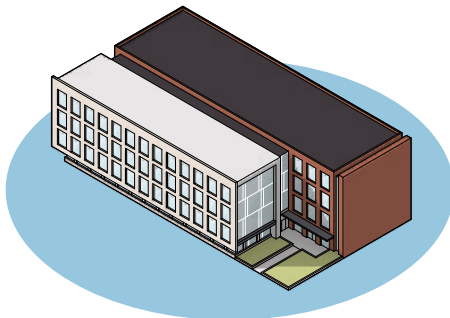
All setbacks are from the property line.



#### LEGEND

- Facade Zone
- Setback
- Garage Access
- Primary Entrance

## University/Office/Commercial



### Lot Size: Varies by Location

#### PORCH ZONES

Front - 5'  
Side - 5'

#### BUILDING HEIGHT

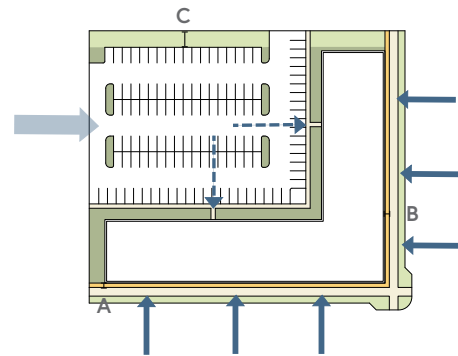
1-4 Levels

#### SETBACKS

- (A) Front - 10'
- (B) Street Side  
Yard - 10'
- (C) Back - 10'
- (D) Side Yard - n/a

#### NOTE

All setbacks are from the property line.



#### LEGEND

- Facade Zone
- Setback
- Parking Access
- Primary Entrance
- Convenience Entrance

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# West Village Neighborhood

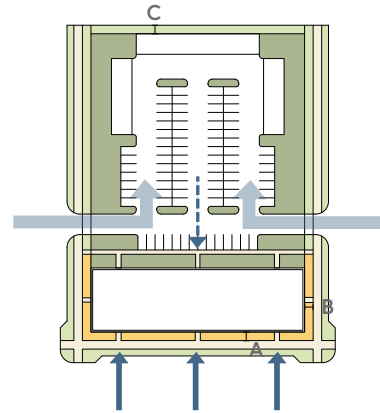
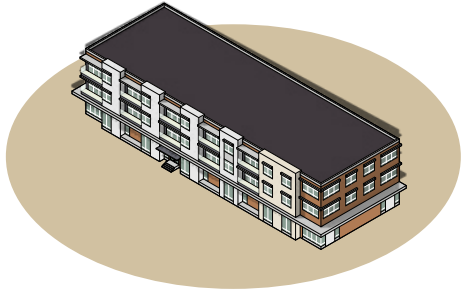
## ESSENTIAL ELEMENTS

- The neighborhood consists of apartments, townhomes, small single-family homes and pocket neighborhood cottages.
- Buildings within the neighborhood front directly onto their respective street or onto formal greens or the naturalized western greenway.
- Parking is provided either on-street or in parking lots or garages that are rear-loaded and served by alleys.
- If exceptions are made for front-loaded homes, the garage must be set back significantly from the main front facade line of the house.
- Buildings that front onto neighborhood greens should have enhanced facades.
- Terminated vistas and public art should be incorporated into strategic locations throughout the neighborhood.

The West Village Neighborhood is located in the southwest quadrant of University Village. The neighborhood consists of apartment buildings, townhomes, small single-family homes, and pocket neighborhood cottages. These uses front onto several formal greens and the more naturalized western greenway. Buildings are designed to front directly onto their respective street or community green. Parking is provided either on-street or in parking lots or garages that are rear-loaded and served by alleys. **If an exception is made to allow for a front loaded home along the southern-most street in the neighborhood, the garage must be set back significantly from the main front facade line of the house.** Buildings that front onto neighborhood greens should have enhanced facades. Terminated vistas and public art should be incorporated at strategic locations throughout the neighborhood. This neighborhood provides "rooftops" to enhance the viability of Loper Commons, but is not designed to be as dense as the East Village Neighborhood.



## Multi-Family



### Lot Size: Varies by Location

#### PORCH ZONES

Front - 5'-10'

Side - 5'-10'

#### BUILDING HEIGHT

2-4 Levels

#### SETBACKS

(A) Front - 10'

(B) Street Side  
Yard - 10'

(C) Back - 10'

(D) Side Yard - n/a

#### NOTE

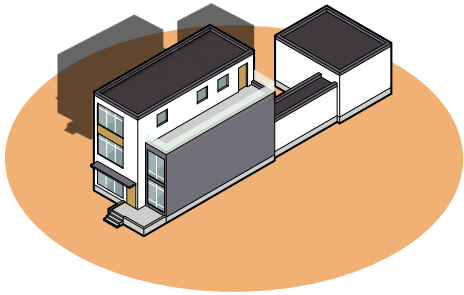
All setbacks are from the property line.

#### LEGEND

- Facade Zone
- Setback
- Parking Access
- Primary Entrance
- Convenience Entrance



## Townhomes



### Lot Size: Varies by Location

**PORCH ZONES**

Front - 6'-10'  
Side - 6'

**BUILDING HEIGHT**

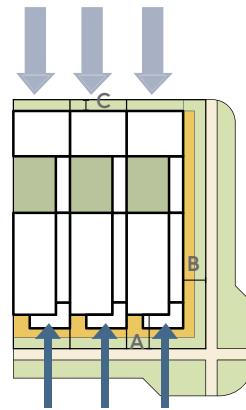
2-3 Levels

**SETBACKS**

- (A) Front - 15'
- (B) Street Side  
Yard - 10' min.
- (C) Back - 5'
- (D) Side Yard - 0'

**NOTE**

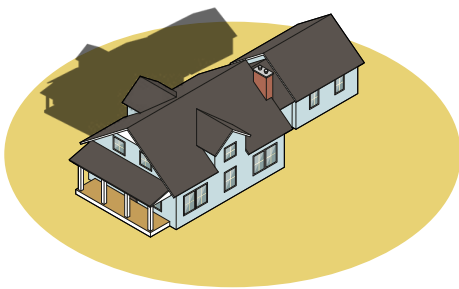
All setbacks are from the property line.



**LEGEND**

- Facade Zone
- Setback
- Garage Access
- Primary Entrance

## Single-Family Detached Homes Rear-Loaded



### Lot Size: Varies by Location

**PORCH ZONES**

Front - 6'-10'  
Side - 6'-10'

**BUILDING HEIGHT**

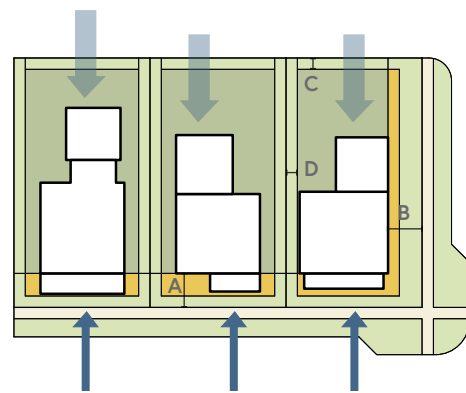
1-2 Levels

**SETBACKS**

- (A) Front - 15'
- (B) Street Side  
Yard - 15'
- (C) Back - 5'
- (D) Side Yard - 10'

**NOTE**

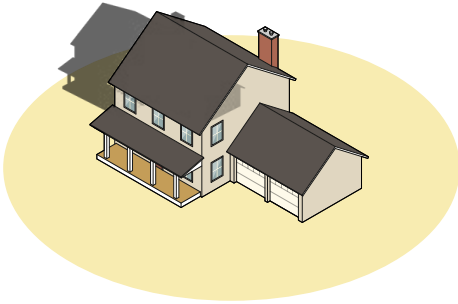
All setbacks are from the property line.



**LEGEND**

- Facade Zone
- Setback
- Garage Access
- Primary Entrance

## Front-Loaded



### Lot Size: Varies by Location

#### PORCH ZONES

Front - 6'-10'  
Side - 6'-10'

#### SETBACKS

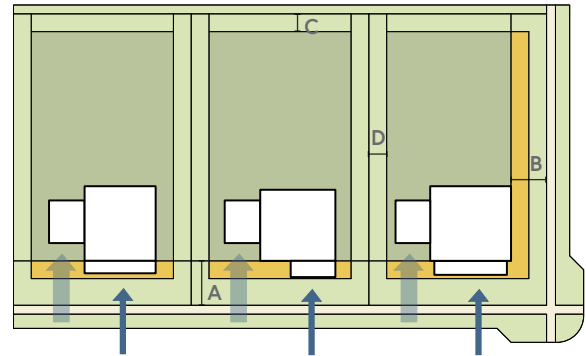
- (A) Front - 20'
- (B) Street Side Yard - 15'
- (C) Back - 5'
- (D) Side Yard - 10'

#### BUILDING HEIGHT

1-2 Levels

#### NOTES

- All setbacks are from the property line.
- Front loaded garages must be set back significantly from the main front facade of the house.



#### LEGEND

- Facade Zone
- Setback
- Garage Access
- Primary Entrance





# Recreational Complex

## ESSENTIAL ELEMENTS

- The neighborhood contains university and community-related athletic and recreation functions.
- It is strategically located to provide a physical and visual buffer between the neighborhood and the UPRR mainline.
- The neighborhood contains the southern terminus for the "Grand Vista" which runs through the village.
- A large-scale piece of public art should terminate the vista.

The Recreational Complex is located on the south side of University Village. It contains university and community-related athletic and recreation functions, including tennis, softball, a neighborhood park, and passive open space. It is strategically located in order to provide a physical and visual buffer between the remainder of the village and the UPRR mainline. It also includes the southern terminus for the "Grand Vista," which runs on a north – south axis through the entire village. The terminating vista should be created by a large-scale piece of public art. Additional pieces of public art can be strategically incorporated throughout the open space within the neighborhood.

### LAND USE

■ - Special Use

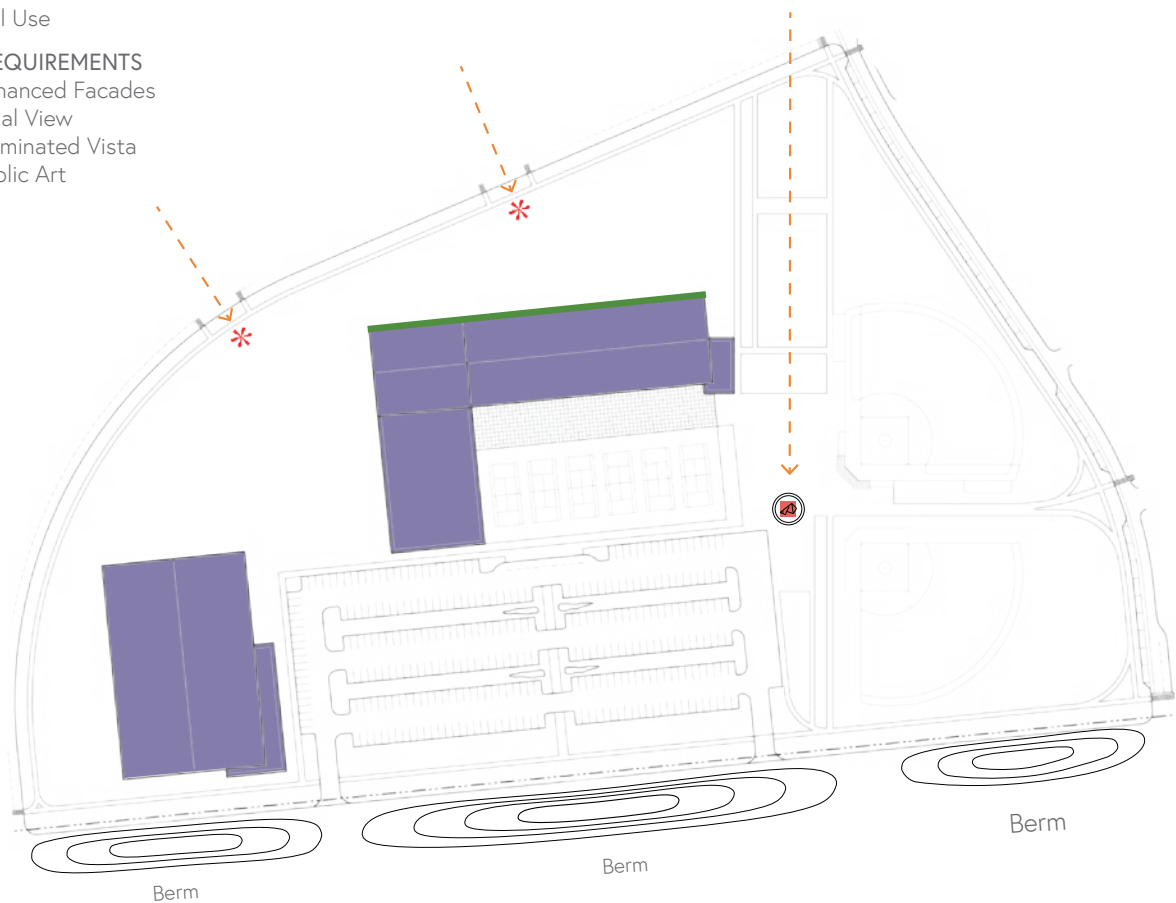
### SPECIAL REQUIREMENTS

— - Enhanced Facades

---> - Axial View

■ - Terminated Vista

\* - Public Art





## Special Use

Lot Size: Varies by Location



# Architectural Guidelines

These guidelines address the architectural design of the various building types that are allowed in University Village. These building types include:

- Single-Family Detached
  - Rear-Loaded
  - Front-Loaded
- Townhomes
- Multi-Family
- Mixed-Use
- University/Office/Commercial

For each building type, the architectural guidelines recommend preferred details relating to a variety of architectural elements, including the following:

- Architectural Style
- Massing and Composition
- Roof Forms
- Entrances
- Building Materials

If a homeowner or developer desires to incorporate a detail on a home, multi-family building, or mixed-use building that is different than one approved in the following architectural guidelines, the developer and/or architect shall propose that detail to the Architectural Control Committee (ACC), and its use is subject to review and approval by the ACC.

**SINGLE-FAMILY REAR LOADED**

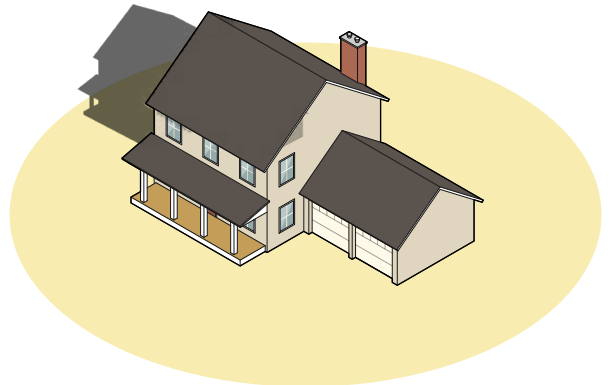
HEIGHT: 1-2 Stories



**SINGLE-FAMILY FRONT LOADED**

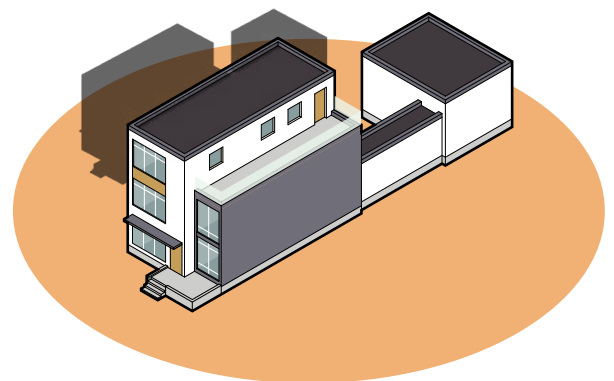
HEIGHT: 1-2 Stories

(Not Encouraged)



**TOWNHOMES**

HEIGHT: 2-3 Stories

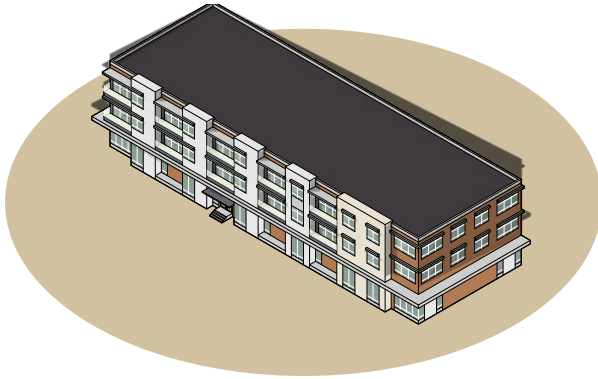






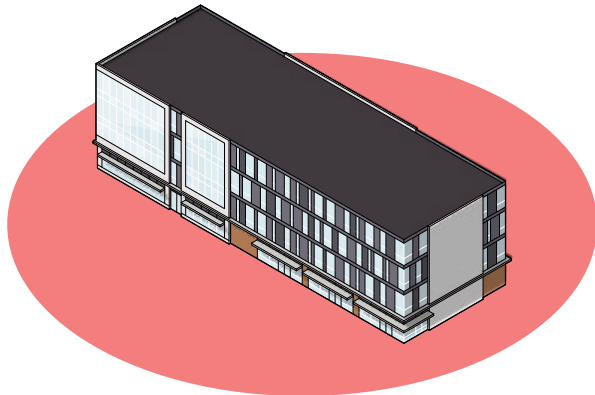
**MULTI-FAMILY**

HEIGHT: 2-4 Stories



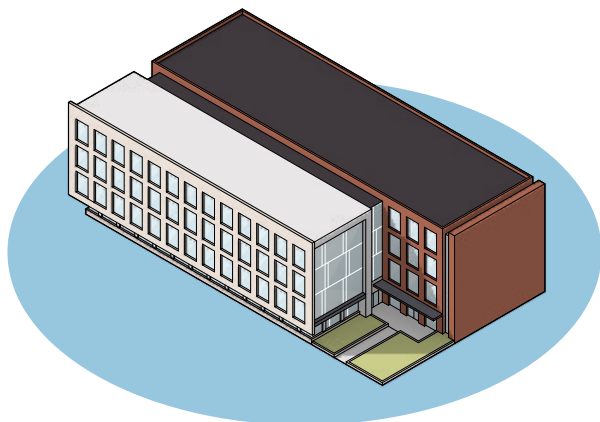
**MIXED-USE**

HEIGHT: 2-4 Stories



**UNIVERSITY/OFFICE/COMMERCIAL**

HEIGHT: 2-4 Stories







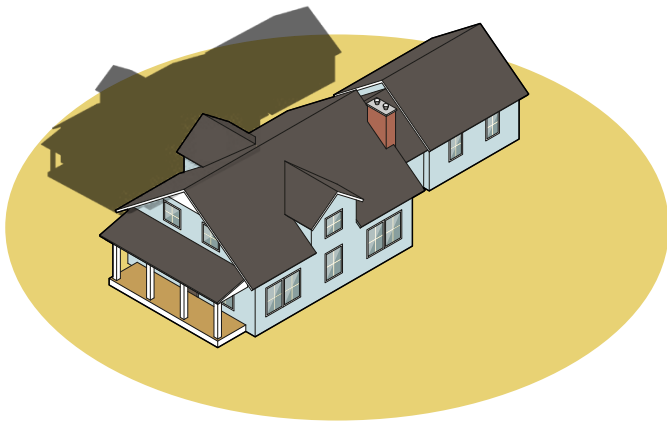
# Cottage and Small Single-Family Homes

## ESSENTIAL ELEMENTS

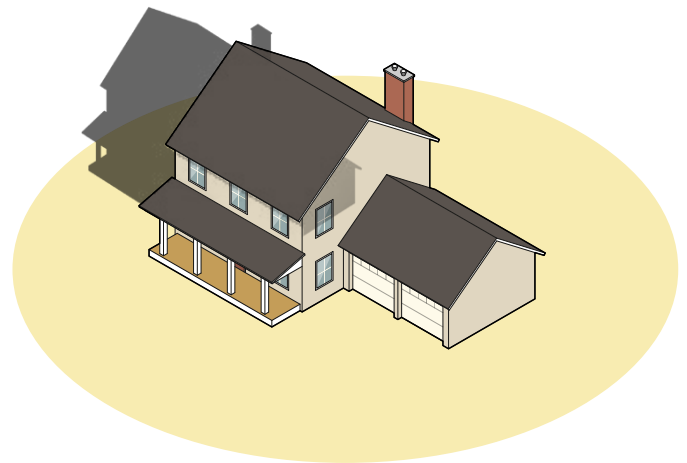
- University Village accommodates a variety of cottages and detached single-family housing types throughout its various neighborhoods.
- All cottage and single family homes should be rear loaded. Only in extreme cases should they be front loaded. When this occurs, the garage should be recessed significantly behind the main facade line of the house.
- Homes should be well-detailed, have usable front porches, and be 1 – 2 stories in height.
- Approved styles include colonial, craftsman, prairie, ranch, tudor, cottage, farmhouse, and contemporary.

University Village will contain a variety of cottage homes and small single-family homes located throughout the neighborhood. Cottage homes are small, but highly detailed, homes that are located within the village's pocket neighborhoods. The small single family homes are slightly larger and are situated along typical street frontages within the neighborhood, and should be rear-loaded where possible. In extreme cases, single family homes can be front loaded, but they must have garages set back significantly from the main facade line of the house. All homes within University Village shall be well-detailed, with usable front porches and typically one or two stories in height.

Homes in University Village shall be designed to embody a regional vernacular, drawing on styles that are common in mid-sized communities throughout the central Great Plains. This includes traditional styles such as colonial, craftsman, prairie, ranch, Tudor, cottage, and farmhouse, as well as newer styles such as contemporary. A mix of styles interspersed throughout the various neighborhoods will add character to University Village, and give it a true sense of authentic urbanism.



*Rear-Loaded Single-Family Home*



*Front-Loaded Single-Family Home*



# Architectural Styles



*Colonial*



*Farmhouse*



*Contemporary*



*Prairie*



*Cottage*



*Ranch*



*Craftsman*



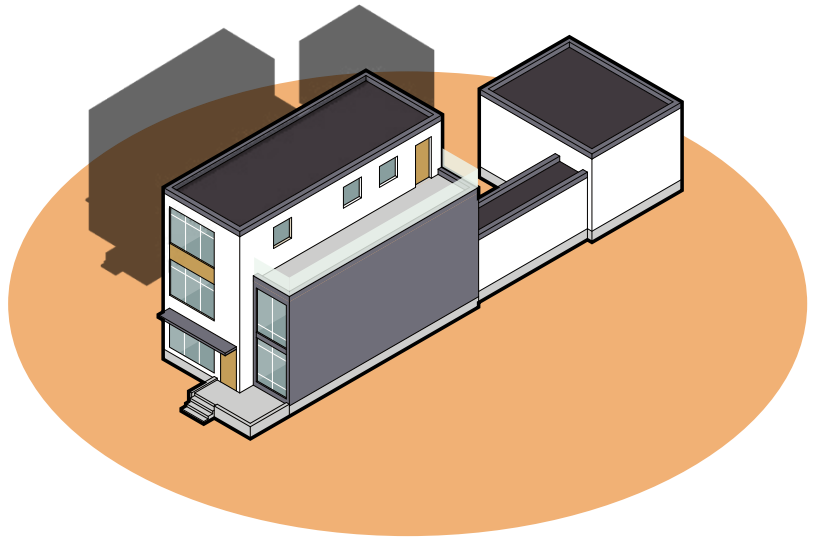
*Tudor*

# Townhomes

## ESSENTIAL ELEMENTS

- University Village incorporates townhomes that front onto its naturalized greenways and that front onto neighborhood greens.
- Townhomes shall be urban in nature, with front stoops and rear-loaded garages.
- Townhomes shall be well-detailed, have front stoops, and be 2 – 3 stories in height.
- The main body massing of each individual unit shall be articulated, with differences in window patterns, height and/or materials.
- Townhomes can be either traditional or contemporary in design.

University Village incorporates townhomes in a variety of locations. The majority of the village's townhomes front onto the naturalized greenways that run through the site or help frame neighborhood greens. These townhomes are urban in nature, with front stoops and rear-loaded garages. As with University Village's cottage and single-family detached homes, these homes shall be well detailed, have front stoops (be slightly raised above the ground plane), and be 2 – 3 stories in height. The main body massing of each unit shall be articulated to represent the individual nature of each home, with differences in window patterns, height, and/or materials. Architecturally, the design of the townhomes can be either traditional or contemporary in nature.



*Rear-Loaded Townhome*



# Architectural Styles



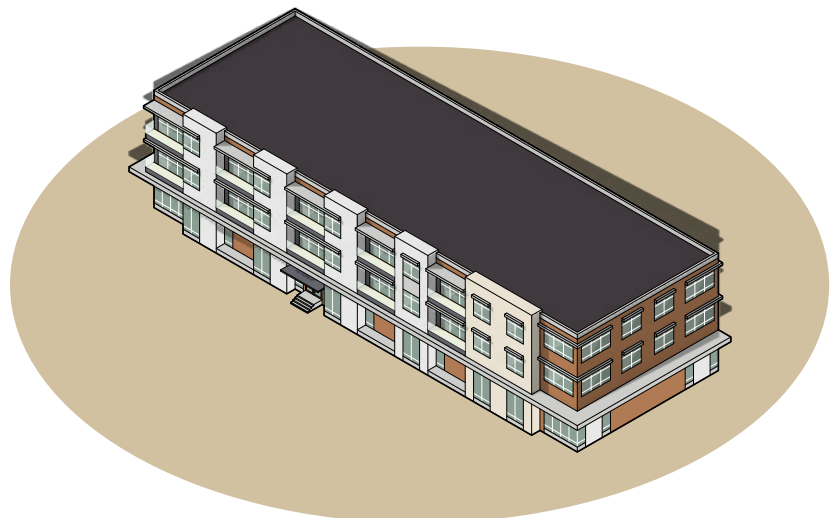
# Multi-Family Housing

## ESSENTIAL ELEMENTS

- Multi-Family housing provides opportunities for denser owner and renter occupied housing within the village.
- Multi-family units are located in and adjacent to Loper Commons, the Village Center and the East Village.
- Buildings can be built "at-grade" or slightly raised above the ground plane for privacy.
- Parking can be provided in a number of configurations.
- Buildings shall be 2 – 4 stories in height, well-detailed, and vertically articulated.
- Horizontally, they should consist of a base, a middle area, and a top.
- Ground floors shall have facades with residential entrances, windows, and/or common lobby entrances.
- Upper levels shall have domestically scaled windows and balconies.
- Buildings can be either traditional or contemporary in nature.

Multi-family housing provides opportunities for denser owner and renter occupied housing within University Village. Multi-family housing is located in and adjacent to Loper Commons, the Village Center, and the East Village Neighborhood. Multi-family houses can accommodate students, non-students, and seniors. Multi-family buildings are urban in nature, built either "at grade" or slightly raised above the ground plane so that passers-by can not look directly into ground floor windows. Parking for multi-family buildings is provided on-street, in surface parking lots located to the rear of buildings, and in garages adjacent to the surface parking lots.

Multi-family buildings shall be 2 – 4 stories in height, well-detailed, and vertically articulated to break up their larger scale. At intervals of 50 to 125 feet, they shall incorporate a change in plane, material, architectural style, window pattern, or height. Depending on height, their horizontal massing shall consist of a base, middle area, and a top. Ground-floors shall have facades with residential entrances, windows, or common lobby entrances. Fenestration patterns on the upper levels should have domestically scaled windows and balconies. Architecturally, the design of multi-family housing can be either traditional or contemporary in nature.





# Architectural Styles



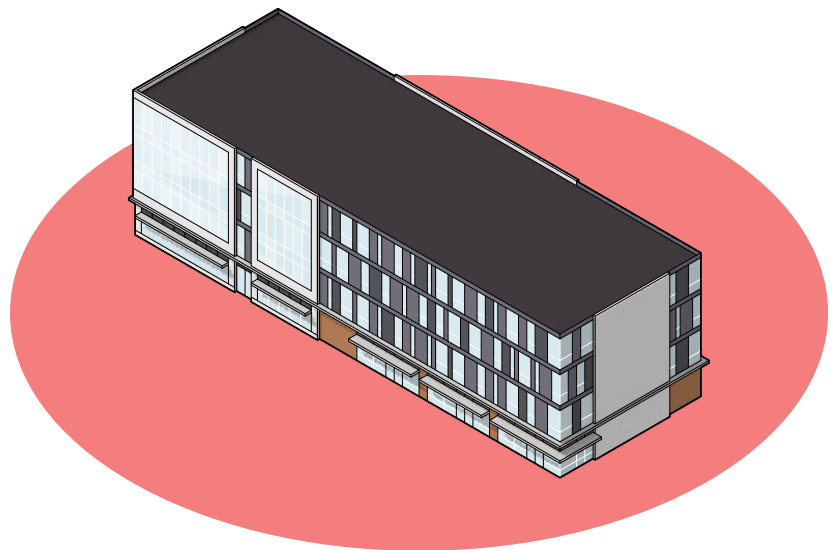
## Mixed-Use Buildings

### ESSENTIAL ELEMENTS

- Mixed-Use Buildings are vertically integrated with a variety of uses.
- Ground floors shall be designed to contain retail or restaurant type uses to help activate the street and green. Residential uses are appropriate until market demand for retail/restaurants uses is met.
- Mixed-Use Buildings are located within Loper Commons.
- Buildings must be built "at-grade" with retail storefronts.
- Parking can be provided in a number of configurations.
- Buildings shall be 2 - 4 stories in height, well-detailed, and vertically articulated.
- Horizontally, they shall consist of a base, a middle area, and a top.
- Ground floors shall have facades containing storefronts with significant glazing, canopies, and common lobby entrances for upper level uses.
- Upper levels shall have domestically scaled windows and balconies.
- Buildings can be either traditional or contemporary in nature.

Loper Commons contains a number of mixed-use buildings, which are vertically integrated with a variety of uses. Ground floors shall contain retail or restaurant type uses to help activate the street and community green, while upper floors should contain office and/or residential uses. Mixed-use buildings are urban in nature and built "at grade" with retail storefronts. Parking for mixed-use buildings is provided on-street or in surface parking lots or parking structures located to the rear of the buildings.

Mixed-use buildings shall be 2 – 4 stories in height, well-detailed, and vertically articulated to break up their larger scale. At intervals of 50 to 125 feet, they shall incorporate a change in plane, material, architectural style, window pattern, or height. Depending on height, their horizontal massing shall consist of a base, middle area, and a top. Ground-floors shall have facades containing storefronts with significant glazing, canopies, and lobby entrances for upper floor uses. Fenestration patterns on the upper levels can be larger and grouped together. Architecturally, the design of mixed-use buildings can be either traditional or contemporary in nature.





# Architectural Styles

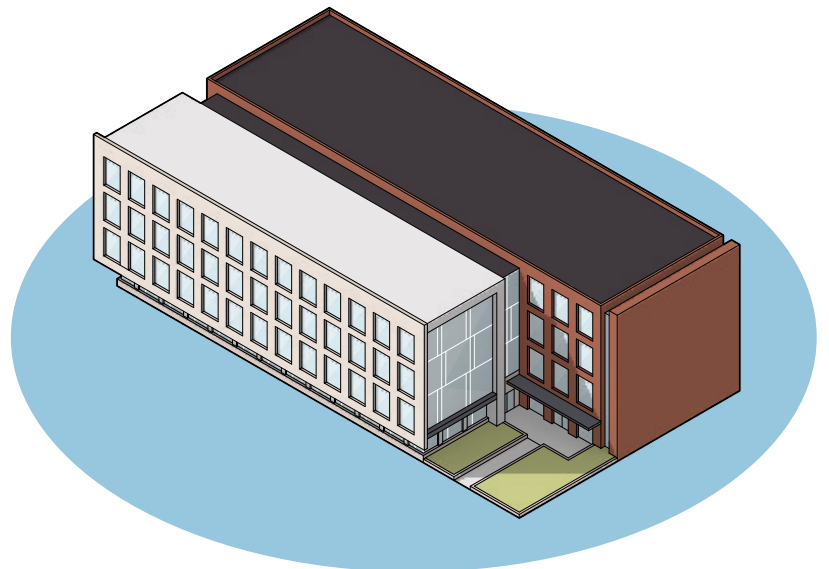


# University/Office/Commercial Buildings

## ESSENTIAL ELEMENTS

- These buildings can contain office, commercial, and/or university-related uses.
- They can be single-use structures or contain a variety of the same use, i.e. multiple office tenants.
- Buildings shall have common setbacks and enhanced facades in order to establish a uniform "street wall" along the highway.
- Buildings shall have ceremonial front doors opening to the highway and functional front doors opening to parking lots located to the rear of the buildings.
- Buildings shall be 2 – 4 stories in height, well designed, and take advantage of their highway visibility.
- Buildings shall be well detailed and vertically articulated to break up their larger scale.
- Horizontal massing shall consist of a base, middle area, and top.
- Ground floors shall have facades containing significant glazing, canopies, and lobby entrances for their various uses.
- Architecturally, buildings can be either traditional or contemporary in nature.

The Loper Commons neighborhood fronts directly onto the U.S. Highway 30 corridor and contains a number of sites that are suitable for office, commercial, and/or university-related uses. These buildings will typically be single use structures (i.e. commercial, office, academic, etc.); however, they can be internally subdivided to accommodate a number of the same use, such as multiple office tenants in one building. These buildings will have common setbacks and enhanced facades, which will help establish a uniform "street wall" along the highway. Building shall have ceremonial front doors opening up to the sidewalk paralleling the highway, while parking will be provided to the rear (south) of the buildings and accessed by a functional front door. Similar to the mixed-use buildings, these buildings shall be 2 – 4 stories in height, well designed, and take advantage of their visibility along the highway. They shall be well detailed and vertically articulated to break up their larger scale. At intervals of 50 to 125 feet, they shall incorporate a change in plane, material, architectural style, window pattern, or height. Depending on height, their horizontal massing shall consist of a base, middle area, and a top. Ground floors shall have facades containing significant glazing, canopies, and lobby entrances for their various uses. Fenestration patterns on the upper levels can be larger and grouped together. Architecturally, the design of these buildings can be either traditional or contemporary in nature.





# Architectural Styles



# Roof Forms

## SLOPED ROOFS

Sloped roof forms are appropriate for single family, townhome, and some multi-family residential building typologies. Sloped roofs shall be built with at least a 4:12 pitch and be covered with shingles or standing seamed metal panels. Sloped roofs:

- Reliably and economically shed rain and snow to the gutter line.
- Include a variety of styles, including gable, shed, and hip forms.
- Can include deep overhangs, which protect buildings from sun and precipitation while also acting as an expressive design element.
- Are well-suited to small and medium scale building types.
- Should include fascia's with minimal width.
- Should have soffits that slope with the roof pitch and express structural elements like rafters.





## FLAT ROOFS

Flat roof forms are appropriate for contemporary single-family, townhome, multi-family, mixed-use, and office/commercial/university related building typologies. Flat roofs are covered with an impervious membrane and have a minimal slope to allow for drainage. Flat roofs:

- Allow for a larger, more flexible floor plate under a single roof form.
- Allow building style to be expressed through the projection of a vertical parapet wall or thin horizontal overhang.
- Provide opportunities for additional habitable outdoor terrace space.
- Provide an opportunity to vary the parapet height to create vertical forms or a hierarchy among facade bays.
- Must have appropriately scaled projecting overhang depth for the size and scale of the building.
- Can incorporate green roofs



# Entrances

## RESIDENTIAL

Residential units shall provide semi-private zones near the front door which separate the house from the street and provide outdoor living space. Residential entrances shall:

- Create privacy through distance, change in elevation, or screening (landscaping, fencing, etc.).
- Provide a protected place for socializing with neighbors.
- Vary in scale from at-grade paved area or small stoop to a large covered porch or a raised landscaped terrace.
- Take advantage of corner locations for opportunities to wrap porches around the structure for side entrances.
- Have coordinated railing design with the architecture of the rest of the residence.
- Provide an all-weather covered area at the front door.





## STOREFRONTS

Mixed-use Buildings should incorporate a series of architectural bays that serve as entrances to a building lobby and/or ground level retail bays. Storefronts should:

- Be clearly identified as an entrance on a larger building facade.
- Provide all-weather protection for pedestrians.
- Maximize visibility from the street into the lobby or retail space.
- Utilize transparent glass at retail storefronts and entrance lobbies.
- Utilize a canopy, awning, similar cover at the entrance doors.
- Consist of a consistent scale and composition as the rest of the building/facade.
- Coordinate materials and color with the design of the building/facade.



# Building Materials

Buildings within University Village will be constructed of high quality and long-lasting materials. These materials will include a wide range of options, and will consist of Primary Materials, Secondary Materials, and Detailing. Approved materials include the following:

## APPROVED MATERIALS:

- Cladding: Masonry, cast stone, precast stone, real stone, GFRC, metal panels, glass and/or wood/composite board siding
- Roofing: Flat roofing systems, standing seam roofing, metal shingle, composite shingle (residential only), masonry, and precast parapets
- Curtain Walls: Aluminum framing system with clear glazing, spandrel glass, metal panels
- Windows: Aluminum window systems, coated steel window systems, clear glazing with "E" coating, spandrel glass, metal panels
- Trim: Stone and cast stone string courses, lintels, and cornices; composite
- Columns: Concrete, precast, GFRC, metal, wood/composite board
- Balconies: Metal, concrete, or wood with metal or glass railing systems
- Soffits: Concrete, stucco, metal, or fiber-cement
- Awnings: Canvas, metal, or glass

## PRIMARY MATERIALS



*Glass Curtain Wall*



*Windows/Glazing*



*Metal Panel*



*Cut Stone*



*Masonry*



*GFRC Panel*



*Cement Fiber Board Siding  
(For Single-Family Only)*



## SECONDARY MATERIALS



*Rough Stone*



*Architectural, Corrugated Metal Panel Systems*



*Concrete*



*Wood/Composite Boards*

## DETAILS



*Sun Screen*



*Glazing*



*Louver and Screen*



*Soffit and Canopy*



*Balcony*



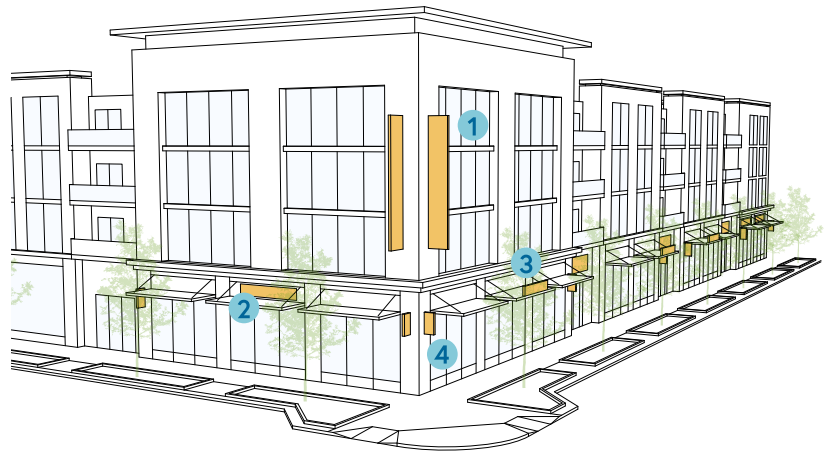
*Hardscape*

## Signage Guidelines



Signage in University Village will take on many different forms based on the intended use. Commercial signage for individual buildings or users will provide opportunities to add character and variety to University Village. Building signs may be suspended under awnings, projected from the building, applied to or painted on the building, or freestanding within the setback zone. Special civic buildings may have signs that become sculptural elements.

All civic, residential, and commercial signage should complement the architecture of the associated building, creating a lively atmosphere and visually enriching the fabric of the neighborhood. Signs should work with the other street amenities in establishing the character of the street on which they front while clearly identifying a business, encouraging window shopping, and enhancing the pedestrian experience. Avoid an overabundance of signage that creates visual clutter.



- 1 Feature Sign
- 2 Business Wall Sign
- 3 Canopy Sign
- 4 Blade Sign

## GOAL

- Signage within University Village shall be unique.
- Franchise standards are not appropriate.
- One-of-a-kind signs are desired.

## SIGN TYPES

### Temporary Signage

- Temporary signage shall conform to existing signage regulations
- Signage shall be sized to be appropriately scaled to its specific location and adjacent uses.
- Signs may vary in expression and have a unique character.

### Commercial Signage

- Signage shall be appropriately scaled to a specific location and adjacent uses.
- Signs may vary in expression and have a unique character.
- Standard "off-the-shelf" franchise signs are discouraged.
- Franchise signage will be reviewed by the Architectural Control Committee for conformance with the University Village signage guidelines

## SIZE AND PLACEMENT

- The design, size, and location of each sign will be reviewed and approved in context with the design of the building to which it pertains and its specific use.
- Sign area shall be calculated in accordance with the University Village mixed-use agreement sign budget.
- No signage is permitted within the vision clearance triangle at street intersections.
- Signs mounted on buildings, other than those that name the building, shall be clearly visible from the street level.

## REGULATED SIGNAGE

### Signage will conform to existing signage regulations including the following:

- Wall signs for large retailers will be permitted
- Feature signs will be permitted but will be reviewed on a case-by case basis.
- Entertainment uses may be permitted to have a marquee with reader board or electric lettering and/or internal illumination, but will be reviewed on a case-by-case basis.
- Entertainment uses may be permitted to use neon light fixtures, but will be reviewed on a case-by-case basis.
- Professionally commissioned painted wall murals may be permitted, but will be reviewed on a case-by-case basis.
- Building plaques will be permitted.

### Inappropriate fabrication methods and sign types include the following:

- Singular cabinet construction light boxes with acrylic faces
- Exposed raceways
- Glossy acrylic sides and faces
- Internally illuminated fabric awnings
- Vacuum formed plastic graphics
- Off-the-shelf plastic sandwich signs
- Tinted storefront windows
- Inflatable objects
- Sky strobe lighting

### Appropriate Ground Monument materials for these signs include the following:

- Metal finishes; polished, brushed, patterned, and weathering metals with natural patinas
- Cast/stone concrete
- Glass tile/terra-cotta
- Wood: painted or natural hardwood (small hanging signs and sandwich boards only)
- Metal, wall mounted sign
- Painted wall mural sign
- Metal: copper, bronze, brass, architectural metal, raw steel, brushed aluminum
- Painted or engraved directly on facade surface or glazing
- Etched glass

- Acrylic with matte finish, combined with other materials
- Printed canvas (awnings)
- Additional materials approved by the Architectural Control Committee

### Appropriate fabrication methods and signage types include the following:

- Fabricated, crafted and assembled signs that combine several complementary materials
- The layering and use of materials in innovative ways
- The use of environmentally responsible materials
- Individual letter forms used as signage
- Internally illuminated cabinet construction letters
- Additional fabrication methods approved by the Architectural Control Committee

## SIGN MATERIAL AND FABRICATION

### Appropriate signage materials for all signage other than ground signs include the following:

- Formed concrete: specialty finish (with integral color or stain)
- Brick and stone masonry
- Metal: bronze, brushed aluminum, stainless steel, galvanized steel, raw steel
- Glass: etched, frosted, colored, luminous
- Green screen (metal mesh combined with vines or ground cover plantings)
- Additional materials approved by the Architectural Control Committee.

### Inappropriate ground monument base materials include:

- Concrete block (unfinished, textured/colored)
- Acrylic
- Fiberglass
- Wood
- Faux Stone



# Landscape Guidelines

## ESSENTIAL ELEMENTS

- Stylized native planting and paving/building materials.
- Abundant landscaped islands within surface parking lots.
- Tree and shrub plantings around parking structures that soften the facades and reduce scale.
- Office and mixed-use buildings landscaped with trees and larger shrub massings to help scale structures to a pedestrian scale.
- Tree-lined service drives and sidewalk connections.
- Heavy tree and shrub plantings to screen all service areas.
- Food outlets and restaurants with outdoor dining areas that include ornamental fencing, planters or pots, and overhead coverings appropriate to the building style.



*Regional Aesthetic*

## PUBLIC OPEN SPACE PLAN

Landscape design for public open space within the village shall follow that of the UNK Campus Landscape Master Plan. This provides an opportunity to return to a regional design aesthetic. This aesthetic is rooted in the native prairies, savannas, and riparian woodlands that once flourished in the area, and consists of a palette of native trees, shrubs, grasses, and wildflowers planted in a stylized representation of these ecosystems, and interspersed with more traditional landscaped and manicured areas in appropriate locations. The goal is to create an aesthetic that is visually pleasing, biologically diverse, and that provides habitat for the native flora and fauna of the region. This aesthetic will "restore" portions of the landscape to its pre-development condition, yet accommodate current development and market norms.

This stylized aesthetic, and accompanying architecture, will not only be regionally appropriate and visually attractive, it will also help re-establish the site's original sense of place. The new landscape will provide a number of additional benefits, including restoring the landscape so that it provides new and enhanced habitat corridors through the site, and biologic diversity benefiting the region's flora and fauna. In addition, the site will be significantly more sustainable than the typical high-input landscape common throughout the region. Over time, maintenance inputs and costs for watering, mowing, and upkeep will be reduced as the native plant palette becomes fully established.



*Perspective rendering of community green*





*Native plantings within a small community park*



*Streetscape along mixed-use building*



*Homes fronting onto formal green*



*Trail running along a woodland edge*

# Landscape Patterns for Private Development

## ESSENTIAL ELEMENTS

- Stylized native planting and paving/building materials.
- Abundant landscaped islands within surface parking lots.
- Tree and shrub plantings around parking structures that soften the facades and reduce scale.
- Office and mixed use buildings landscaped with trees and larger shrub massings to help scale structures to a pedestrian scale.
- Tree-lined service drives and sidewalk connections.
- Heavy tree and shrub plantings to screen all service areas.
- Food outlets and restaurants with outdoor dining areas that include ornamental fencing, planters or pots, and overhead coverings appropriate to the building style.
- Apartment Buildings and townhomes with appropriate landscape areas along street frontages and rear parking areas
- Clear and easy connections to public sidewalks and the regional trail system
- Dedicated vehicular drop-off and pedestrian entrances with specialty paving, site amenities, and a detailed landscape design for each office or commercial building

## PRIVATE LANDSCAPE PATTERNS

The landscape on private lots within University Village should compliment the overall landscape of campus. Successful mixed-use districts and residential neighborhoods present a cohesive design vision among not only the architecture of buildings, but their landscape elements as well. At University Village, the landscape on private lots will employ tenants of the aesthetic established for public open spaces while emphasizing the style and distinctive elements of their structures. This balance and coordination amongst the various design elements will create an environment attractive to visitors and residents of the neighborhoods.

The University Village Master Plan identifies a village center and a number of smaller neighborhoods:

These sub-areas are unique in their size and building composition yet unified in their design. The stylized landscape aesthetic, and accompanying architecture, will not only be regionally appropriate and visually attractive, it will also help re-establish the site's original sense of place.



*Native grasses in formal planting areas*



*Examples of manicured prairie aesthetic*





*Native landscaping in a variety of applications*

*Wildflower and native grass massings*



# Loper Commons and Village Center Landscapes

## ESSENTIAL ELEMENTS

- Stylized native planting and paving/building materials.
- Abundant landscaped islands within surface parking lots.
- Mixed-Use and Multi-Family buildings landscaped with trees and larger shrub massings to help scale structures to a pedestrian scale.
- Tree-lined service drives and sidewalk connections.
- Heavy tree and shrub plantings to screen all service areas.
- Food outlets and restaurants with outdoor dining areas that include ornamental fencing, planters or pots, and overhead coverings appropriate to the building style.
- Apartment buildings and townhouses with appropriate landscape areas along street frontages and rear parking areas.
- Clear and easy connections to public sidewalks and the neighborhood trail system.

Landscapes within the Village Center will have a more manicured prairie aesthetic than those which occur throughout the neighborhoods' more naturalistic park and open space system. Urban form will be more structured within these areas, with plant material selections trending more towards natives, but also including introduced perennials, shrubs, and trees.

Due to the nature of lot frontages within these districts, planting zones will be more linear in nature, and often oriented towards the street. Planters, pots, and hanging baskets are encouraged. Care must be taken, though, so that plantings do not block retail storefronts. Native and introduced grasses, sedges, perennials, shrubs, and trees are appropriate. Specialty paving is encouraged to help break up large hardscape areas, as well as to help add texture and character to seating areas, walkways, and small plazas.

Mid-block interior parking lots and landscape zones shall be well landscaped for visual interest, to help reduce the scale of adjacent mixed-use buildings, and to help limit the potential heat island effect of large surface parking lots. Connections between parking lots and retail street frontages shall be well landscaped, but maintain clear site lines for enhanced way-finding and safety. Landscaping should be designed to help guide vehicular and pedestrian circulation into and out of each block.



*Pedestrian zone in mixed-use district*



*Active plaza space adjacent to small urban park*



*Plan View of Loper Commons and Village Center Landscapes*



*Example of Loper Commons Landscape*



# Neighborhood Landscapes

## ESSENTIAL ELEMENTS

- Native and introduced planting and paving/building materials.
- Well-defined paths connecting front doors of residence to public sidewalks.
- Foundational shrub, perennial, and grass plantings along front facades of residences.
- Appropriately-scaled alley landscaping.
- Appropriate fencing and/or border plantings along side- and rear-yard boundaries.
- Landscape lighting abiding to dark skies principle.



*Well-landscaped townhouse frontage*



*Foundation plants along single-family frontage*

Landscapes in residential neighborhoods within University Village will contain a variety of trees, shrubs, perennials, grasses, and sedges. Native varieties are strongly encouraged, but introduced varieties are allowed. In order to help maintain the Landscape Aesthetic, planting beds on residential lots should be large and "free-form" in nature, preferably with grasses and/or sedges as matrix plants, and interspersed with perennials, shrubs, and/or trees. Landscaping shall be in scale with a lot's respective residential architecture and shall maintain consistency along respective block frontages. Visibility to and from the public right-of-way is encouraged, and good site lines should be maintained for safety and security. Elsewhere, strong and well-landscaped pedestrian connections to public open spaces shall be provided. The use of specialty paving materials for sidewalks, patios, and small pedestrian gathering spaces is encouraged. Where topography necessitates, large massings of groundcover and/or masonry retaining walls are encouraged.



*Single-family homes fronting onto a natural open area*





*Single-family homes fronting onto greenway*



*Single-family front yards*



*Homes fronting onto community garden*



*Single-family homes fronting onto green*

# Building and Lot Landscape Guidelines



*Landscaped alley within mixed-use district*



*Rear-yard landscape with detached garage*



*Mixed-Use frontage landscape zone*

## LANDSCAPE ZONES

Residential and commercial lots are typically divided into three different landscape zones: front yards, rear yards, and side yards. Each of these zones serves a different function, but should have a similar aesthetic. Front yards are the "public" space of a building's lot, and help a building embrace the street and welcome and/or draw visitors to the front door. As such, front yards should contain a variety of plant species and sizes, and "frame" views of their respective building. Rear yards are the "private" domain of a lot, thereby offering more flexibility and variety in terms of landscape options. Side yards separate buildings from one-another, yet also serve as the "glue" that ties adjacent buildings together. As such, there should be consistency in side yard landscaping in order to provide a uniform and cohesive aesthetic. Where buildings are close; however, screening will be important. The landscape design and plant palette should build off of the character of the neighborhood and the architecture of the buildings. Variety and texture in hardscape areas is encouraged, and a mix of trees, shrubs, perennials, and grasses/sedges is appropriate.



*Front yards of small single-family cottages*



*Typical townhouse front landscape*





Multi-family frontage onto trail and greenway



Alley servicing single-family homes with rear-yard landscaping





# Building and Lot Landscape Guidelines

## ESSENTIAL ELEMENTS

- May contain low fence, walls, or hedges
- Contain massings of native grasses and wildflowers with accent evergreen and deciduous plantings
- Foundational plantings anchor front facades and porches
- Distinct private lawn areas separated from public landscape
- Well-defined paths leading from sidewalks to entryways
- Porches and entryways raised 1.5 to 2 feet above finished grade

## FRONT YARD ELEMENTS

The front yards of houses in University Village will be the defining landscape element of the neighborhoods. Specific wall and planting requirements can be found on ensuing pages of the guidelines.

Walls, fences, and hedges ranging from 24 to 36 inches in height may define the transition from the street to the front yard. Walls shall be brick or stone. Fences shall be of a natural material such as painted wood or wrought iron and shall respond to the architectural character of the house. Although permitted and encouraged on all lots, low front yard retaining walls may be required on some lots for grading purposes. Front yards act as an important transition zone between the private residences and public spaces, such as sidewalks and neighborhood greens, and will have their aesthetic designed accordingly. Use of native trees, shrubs, grasses, and flowering perennials is highly encouraged.



*Multi-Family front-yard landscape*



*Typical front yard landscapes of single-family homes*



*Tree-lined street with typical single-family front yard landscaping*



*Front-yard landscape with comfortable setback and rise from public sidewalk*



*Front landscape within minimal setback*



*Frontage along multi-family building*



*Landscape along front facades of townhouses*



*Consistent landscape and porch frontages along row of townhouses*

# Building and Lot Landscape Guidelines

## CHARACTERISTICS FOR SIDE-STREET AND REAR YARDS

- Side and rear facades of buildings should include landscaped foundational beds.
- Fences, walls, and plant borders should be utilized along side and rear property lines.
- Rear yards adjacent to public open space should include transparent fencing or landscaping.
- Side-street frontages shall continue design elements from front yards.



*Trees lining parking structure and service drive*



*Landscaped alley along rear lot line*

## SIDE-STREET AND REAR YARD ELEMENTS

University Village neighborhoods will have their parking areas located to the rear of lots or in the interiors of blocks. Some areas of University Village will back onto public open spaces and regional trail greenways. Thus, it will be important that the detailed landscapes of the front yards of lots be carried to the side- and rear-yards as well. Some level of transparency between rear yards and adjacent open spaces is required.

Parking areas, whether they be surface lots or alley-accessed garages, shall include ample landscaping to soften the hardscape areas. Vehicle and pedestrian access points into and out of individual lots along back or side yards shall include visual design elements emphasizing them, yet maintain sight lines for wayfinding and safety purposes.

Rear yards adjacent to public open areas shall employ heavy landscaping and or decorative fencing consistent with other public spaces. Back and side fence lines and border landscaping shall abide by the guidelines noted above and on the ensuing pages.



*Rear landscaping for townhouses*





*Side-yard landscape along public path*



*Side-yard landscaping and fence*



*Landscape feature at rear of apartments*



*Side-street landscaping adjacent to townhouse with detached garage*



*Expansive native landscape adjacent to an office building*



*Landscape within alley for single-family lots*

# Building and Lot Landscape Guidelines

## ESSENTIAL ELEMENTS

- Utilize pavement material changes to accent special areas.
- Use of permeable pavement in large hardscape areas, like surface parking lots, that reduces runoff is encouraged.
- Combine paving materials for added texture.
- Provide handicap accessible pavement in all public areas.
- Paths connecting to the regional trail network should be concrete, textured permeable pavement, or crushed aggregate.

## PAVING AND TERRACE MATERIALS

Like the landscape, the paving materials utilized should tie into the natural aesthetic. Crushed stone and clay pavers are two paving types comprised of native materials. Areas of special significance or designated for special use should incorporate decorative pavement. The table below identifies the permissibility of decorative paving within the various districts.

PAVEMENT TYPE	LOPER COMMONS AND VILLAGE CENTER	NEIGHBORHOODS
Decorative Concrete	P	P
Clay Pavers	P	P
Concrete Pavers	P	P
Natural Stone Pavers	CP	P
Crushed Aggregate	CP	P
Permeable Paving	CP	P

P = Permitted NP = Not Permitted CP = Conditionally Permitted

## REQUIRED STREETSCAPE PAVERS (MANUFACTURER CLOUD CERAMICS)



*Cherokee Paver*

## EXAMPLES OF OTHER SUITABLE PAVER TYPES FOR STREETSCAPE USE



*Stamped pattern in concrete*



*Cobble stone paving*



*Clay pavers*





*Colored concrete trail*



*Standard gray sidewalk between allee of trees*



*Two types of permeable pavers*



*Clay pavers at streetscape node*



*Crushed aggregate paving at small urban park*



# Building and Lot Landscape Guidelines

## ESSENTIAL ELEMENTS

- Provide fencing, walls, or plant borders to provide a separation of public and private space as well as between adjacent lots.
- Fence are allowed only in single family residential neighborhoods.
- Fence and wall materials can include painted wood, ornamental metal, stone, and/or brick.
- Fence heights range from 24 inches to 60 inches.
- Fences along open spaces must be at least 50% transparent.
- Elsewhere, fences and screen walls can be 100% opaque up to 48 inches high and 50% opaque from 48 inches up to 60 inches high.
- Freestanding/screen wall height varies between 18 inches to 30 inches.
- Retaining walls shall not exceed 48" in height. In areas where grades dictate taller features, terraced walls will be utilized.
- Fencing and walls on same street shall utilize similar materials and design. Chain-link and board-on-board fencing will not be permitted.



*Manicured hedge border along front yard*

## FENCING, WALLS, AND PLANT BORDERS

Fencing, walls (retaining or screen), and plant borders provide opportunities to extend a building's architecture into the landscape. They also help define exterior spaces and guide movement. Within University Village developments, fences and walls, constructed of native building materials, will provide separation between public and private spaces and where permitted, between lots. Wherever located, fences, walls, and plant borders shall not impede visibility into or out of a space, thus avoiding issues with safety and/or security.

It is intended for fences to be at least 50% transparent along public open spaces so that the open space benefits of these features can be enjoyed by adjacent property owners. Mixing fence materials will add visual interest along a shared fence line. To avoid having screen walls detract from the adjacent landscape and cause security concerns, they should be 50% opaque over 48 inches high. In addition, along a given street corridor, alley, or trail greenway, fences and walls will be constructed of consistent materials under a common design.

The existing topography may require retaining walls to be utilized on some lots. These walls shall be visually appealing and scaled appropriately. The impact of these vertical features shall be minimized, with a height limit of 48" for individual walls. Terraced walls shall be utilized in areas where grades require taller features.

Plant borders can consist of evergreen or deciduous shrubs or native grasses. Plant borders shall be no taller than 48 inches in height. When located along a structure or adjacent fence or wall, plant borders can help soften the vertical surface or scale-down a facade.



*Small stone wall and shrub border in a front yard landscape*



*Fencing along front yards*



*Shrub border with stone pillars and wood gate*



*Stone screen wall with decorative metal gate*



*Fence and shrub border along commercial frontage*



*Composite "split-rail" fencing along greenway*



*Stone and steel accent wall*



*Terraced stone retaining walls*

# Building and Lot Landscape Guidelines

## ESSENTIAL ELEMENTS

- Parking lot landscape design should encourage access to primary building entrances over convenience entrances.
- Pathways leading from parking areas to public sidewalks and regional trail network shall be well-defined with landscaping.
- Visibility and sight lines shall not be impeded by landscaping.
- Surface parking lots shall incorporate shade trees and heavily-landscaped islands/medians.
- Perimeter of parking areas shall be heavily-planted with screen plantings where appropriate.
- Alleys shall include ample landscaping along back property lines.



*Screened rear parking at mixed-use building*



*Example of well-landscaped surface parking lot*

## PARKING AREA LANDSCAPE ELEMENTS

It will be important for the parking areas of University Village to be well-landscaped with native plantings consistent with the overall aesthetic of the district. Surface parking lots shall include islands with heavy landscaping and canopy-forming shade trees. The perimeter of parking areas shall be lined with vegetated buffers and fencing.

Surface parking lots shall be located on the interior of blocks behind adjacent buildings. All parking areas shall have pathways easily-accessed and well-defined by trees and understory plantings connecting to sidewalks along public streets or the regional trail system. Landscaping around parking areas shall not impede visibility and sight lines that would increase the chance of pedestrian-vehicle conflicts.

The majority of residences will be alley-loaded, with private parking to the rear of lots. Alleys shall include landscaping along the back property lines to soften the utilitarian nature of the alley.



*Surface parking lot located on interior of block, to the rear of mixed-use buildings*





*Plantings along edge of surface parking lot*



*Well-landscaped island in surface parking lot*



*Bioswale within parking lot median*



*Garage softened by landscape and topo*



*Rear landscape between parking lot and multi-family building*



*Landscaped pedestrian sidewalk through parking lot*

# Building and Lot Landscape Guidelines

## ESSENTIAL ELEMENTS

- Native planting material that requires little-to-no irrigation upon establishment.
- Bioswales and detention basins located in low areas to capture and treat runoff as well as to serve as visual amenities.
- Surface parking lots to drain to bioretention planters located in internal islands or adjacent landscape areas.
- Runoff from building roofs and terraces captured in bioretention areas.
- Permeable paving utilized in large hardscape areas to lessen site runoff.

## SUSTAINABILITY ELEMENTS

The natural aesthetic of University Village will be respectful of its prairie context. Sustainability will be enhanced as the natural systems on-site will not only be represented, but enhanced. Natural drainage ways and detention areas will be protected from development. Native plant materials, which require little-to-no irrigation upon establishment, will be emphasized throughout the site.

Where required, private developments should capture and treat a portion of runoff from their individual sites. Private stormwater facilities can be tied to the large detention basins located within the neighborhood's public open spaces. Green infrastructure may be utilized to decrease the amount of stormwater channeled into the traditional storm sewer system. Landscape areas adjacent to, and medians within parking areas, can utilize bioswales and bioretention planters that not only provide functional value but also create aesthetic amenities for the area. It is encouraged that runoff from roofs and paved areas be captured when possible.



Surface parking lot with permeable pavement



Bioretention swale

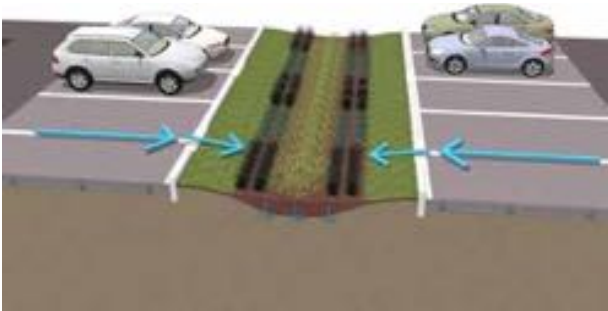


Stormwater planter in confined urban space



Dry creek bed and bioswale installation





*Green infrastructure for tight urban applications*

*Decorative check dams and stormwater chain*



*Bioretention pond and wetland landscape*



*Permeable pavers*



# Building and Lot Landscape Guidelines

## ESSENTIAL ELEMENTS

- Large, sweeping swaths of native grasses, wildflowers, and shrubs defining passive spaces.
- Manicured lawns and formal stylized planting compositions in main gatherings areas and at building and amenity area entrances with shrub borders and flowering perennials.
- Accent plantings of evergreen and flowering perennials or wildflower around native grass massings.
- Shade trees line major pedestrian paths.

## PLANT PALETTE

Native plant material will be emphasized throughout the site, helping establish University Village as a new neighborhood set within a prairie. The plant palette will not only define the aesthetics of University Village, but will serve to define the program of individual spaces. Active spaces and gathering areas will feature manicured lawns and more formal planting areas with more constructed compositions. These planting areas will feature flowering perennial beds and shrub borders to help shape spaces. Large shade trees will help define sidewalks and paths.

Passive areas designed for circulation or as backdrops for activity areas may be comprised mainly of large swaths of native grasses, wildflowers, and small shrubs. Single or small groupings of hardy deciduous or evergreen trees will be placed among the grass prairies.



*Layered woodland-type plantings*



*Native plantings along secondary street*



*Native grass massing on steep slope*



*Native grass with accent evergreen plantings*



*Native oak savanna landscape within a corporate office campus*



*Native trees and grasses in a parking island*



*Native plantings defining a plaza*



*Formal native landscape at university-related building entrance*

## SAMPLE PLANT SELECTION

### Deciduous Trees

- Bur Oak
- White Oak
- Swamp White Oak
- Kentucky Coffee Tree
- Ginkgo
- Hybrid Elms
- Littleleaf Linden
- Tulip Tree
- Sugar Maple
- Bald Cypress
- Hawthorn
- Prairie Gold Aspen
- Serviceberry

### Evergreen Trees

- Concolor Fir
- Black Hills Spruce
- Serbian Spruce
- Colorado Blue Spruce
- Eastern White Pine
- Eastern Hemlock
- Eastern Red Cedar
- Ponderosa Pine
- Taylor Juniper

### Shrubs

- Fragrant Sumac
- Viburnum
- Witchhazel
- Chokeberry
- Sweetspire
- Clethra
- Hydrangea
- Creeping Juniper
- Yew

### Native Grasses & Perennials

- Buffalo Grass
- Blue Grama Grass
- Little Bluestem
- Prairie Dropseed
- Big Bluestem
- Switchgrass
- Common Rush
- Sedges
- Coneflower
- Penstemon
- Milkweed
- Aster
- Liatris
- Primrose
- Yarrow
- Goldenrod
- Catmint

\*not intended to be exhaustive

# Dark Skies

## ESSENTIAL ELEMENTS

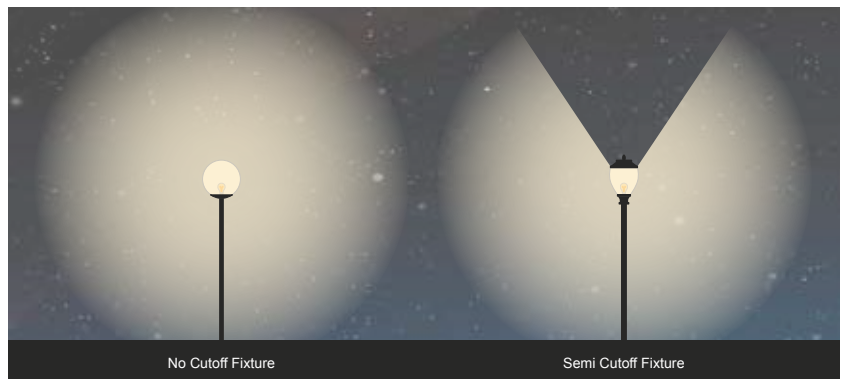
- Selected exterior light fixtures should be designed to prevent light pollution
- Only Cutoff and Full Cutoff fixtures should be permitted in the Village
- This applies to street & pedestrian lights, parking lot lights, exterior building lights, and any other area light intended to provide a minimum level of illumination.
- Exterior accent and decorative lighting are not required to meet these requirements. This includes but is not limited to: illuminated bollards, string lights, underlighting of benches, stairs, and other features, tree uplighting, illuminated signage, public art lighting, etc...

## LIGHT POLLUTION

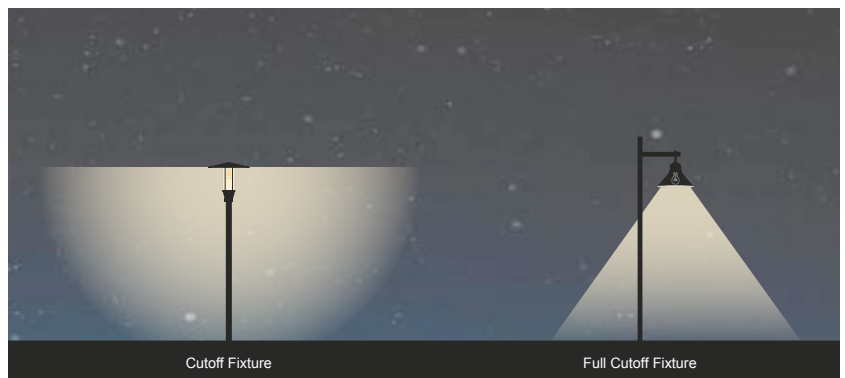
Light pollution is the unwanted and excessive casting of light by exterior fixtures. Examples include glare from nearby lights, light trespass into windows of adjacent buildings, and skyglow which is commonly seen over heavily populated areas. Manufacturers now create special fixtures to more directly focus light on an intended area.

In addition to increasing energy consumption, light pollution can disrupt delicate ecosystem balances that rely on the natural day & night cycle, such as migratory patterns of birds. Excessive night time light has even been shown to affect sleep patterns in humans, making it harder to sleep at night.

The diagram below illustrates the different levels of cutoff that fixtures use to prevent uplighting. Lighting in University Village should be either Cutoff Fixtures or Full Cutoff Fixtures. No Cutoff and Semi Cutoff fixtures should not be permitted.



*Unpermitted Fixtures*



*Permitted Fixtures*





An example of a full cutoff fixture



Local example of cutoff fixture



Glare caused by No Cutoff Fixtures



Levels of light pollution illustrated across the Midwest and Rocky Mountains.



Skyglow seen from outside of a nearby city.

# Public Art

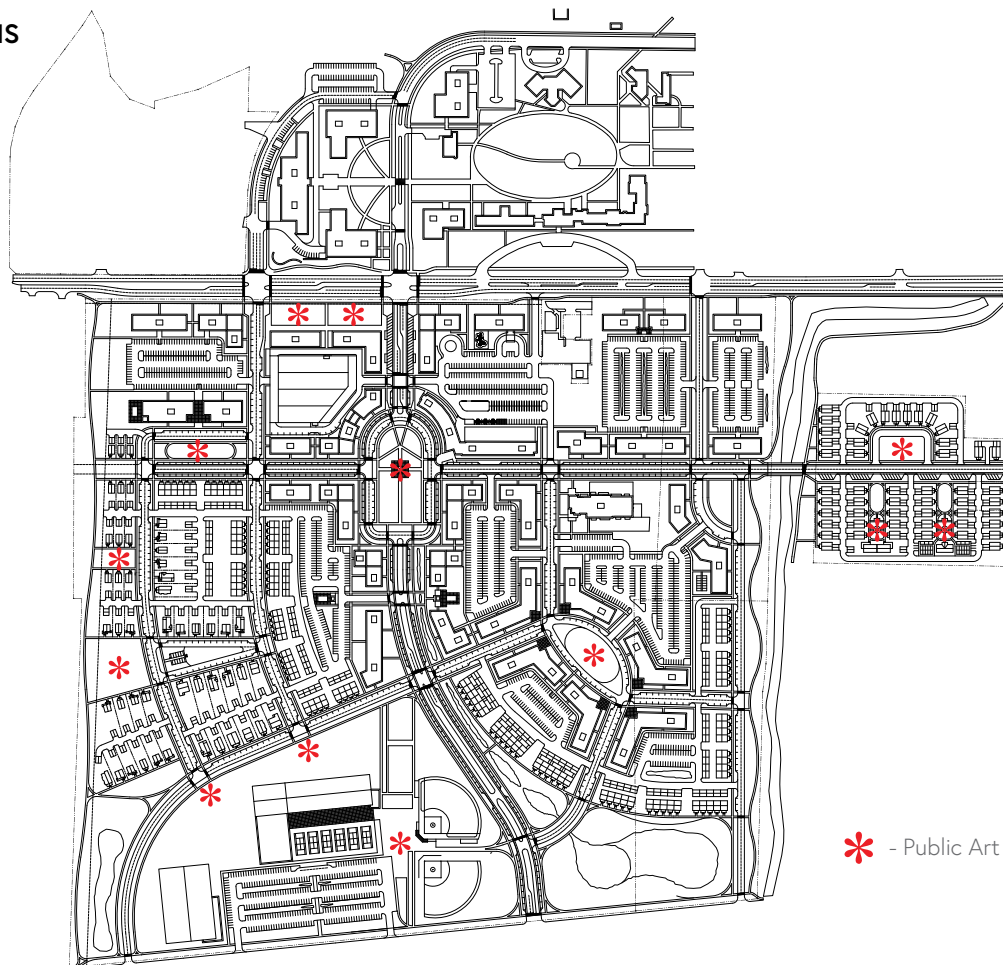
## ESSENTIAL ELEMENTS

- The scale of a public art piece shall correspond to the surrounding context. They should be large enough to make an impact without overwhelming the space.
- Art can have historic or cultural significance.
- Public art can be interactive and invite users to engage with it and the surrounding space.
- Public art is often the focal point of a public space or helps terminate an axial view.

Public art is important to bring life and culture to a space. It can come in a variety of forms and sizes, and it can be either a literal interpretation of something related to the area (providing educational opportunities and historic significance) or an abstracted piece that brings curiosity and draws interest to the space. All public art should provide aesthetic allure and give a space a unique identity.

The diagram below shows key locations for public art placement within University Village. These suggested locations are ideal in terminating a sight line, adding life to an open space, and creating visual or interactive appeal to the area.

## KEY LOCATIONS





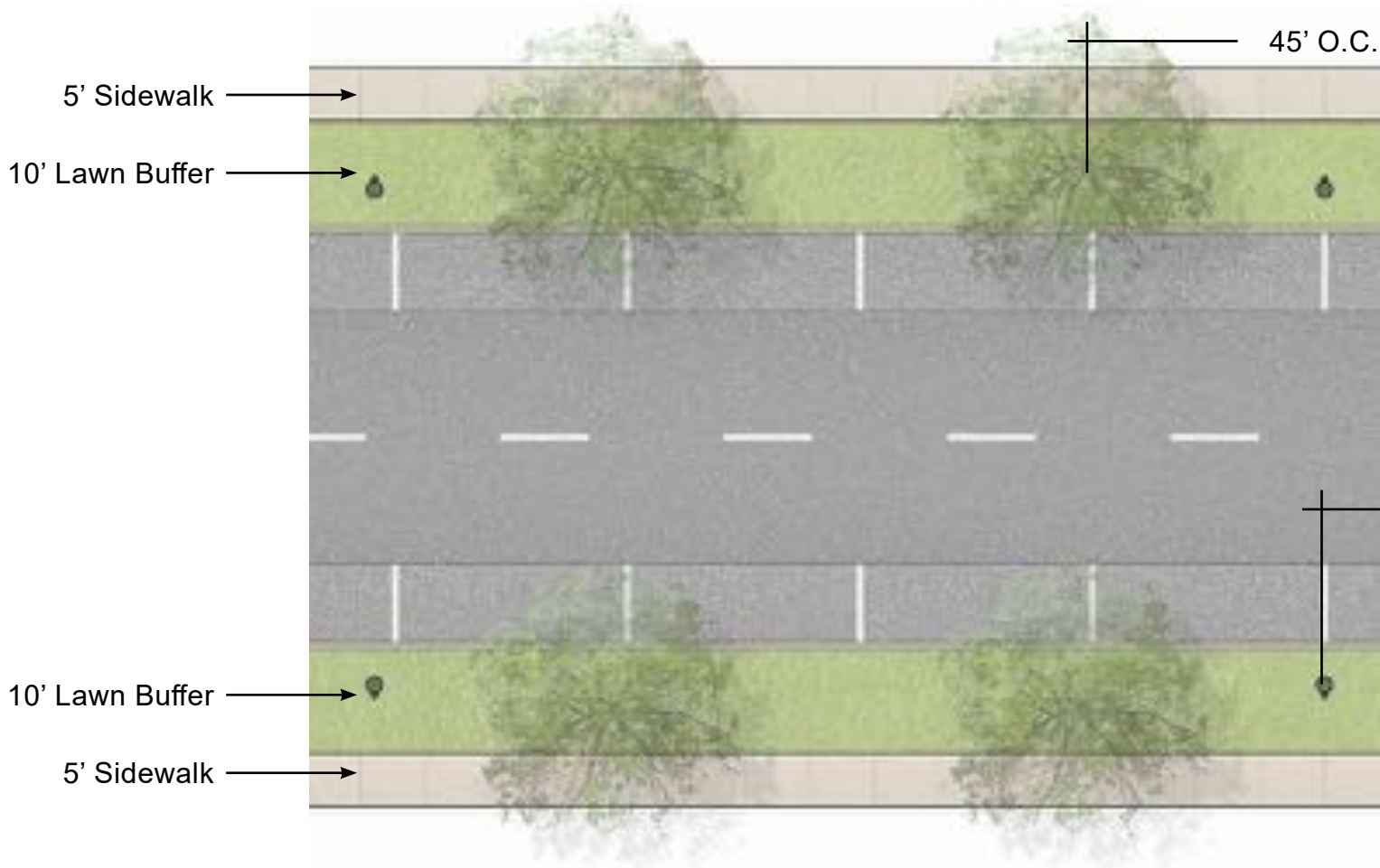
# Public Art Examples

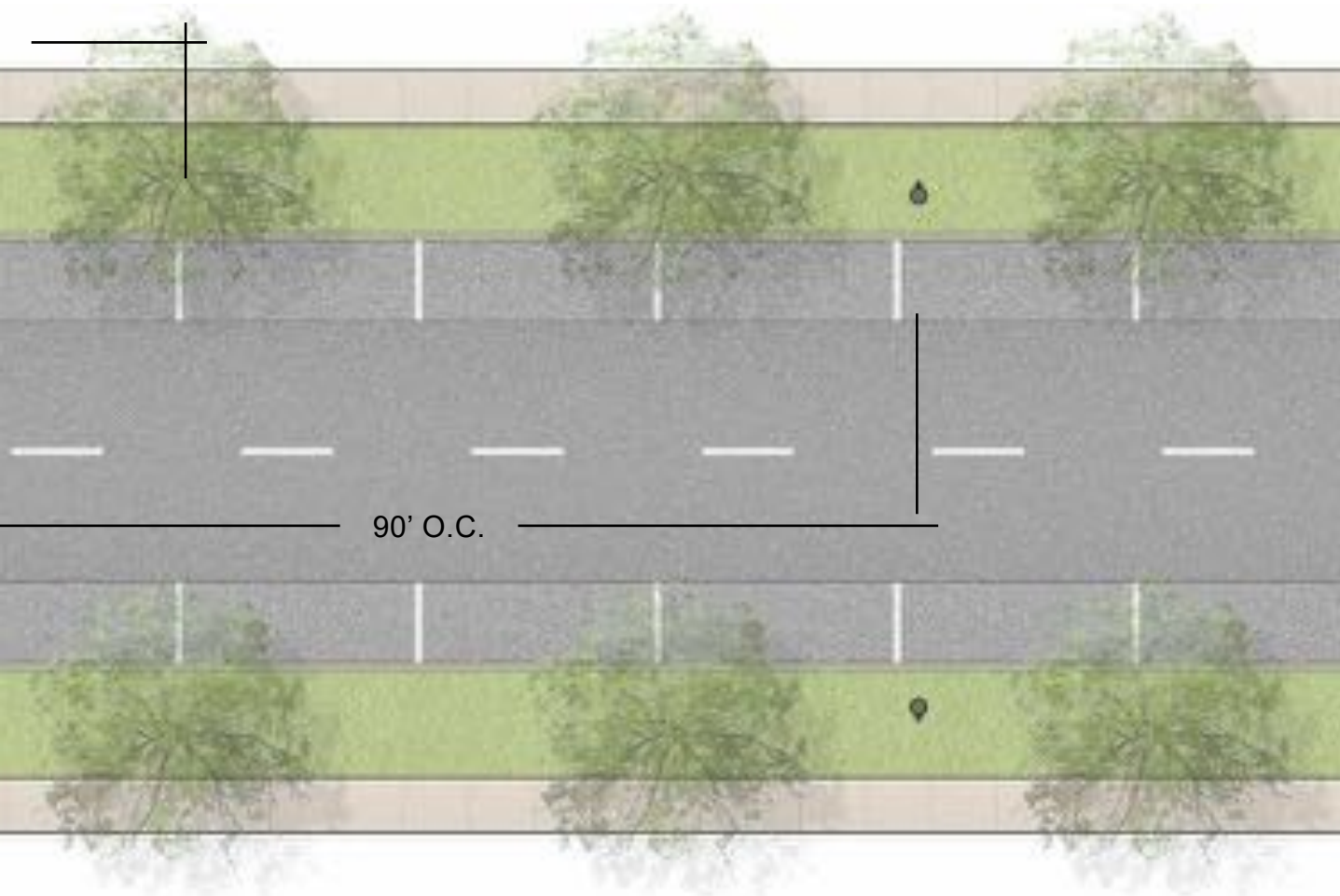




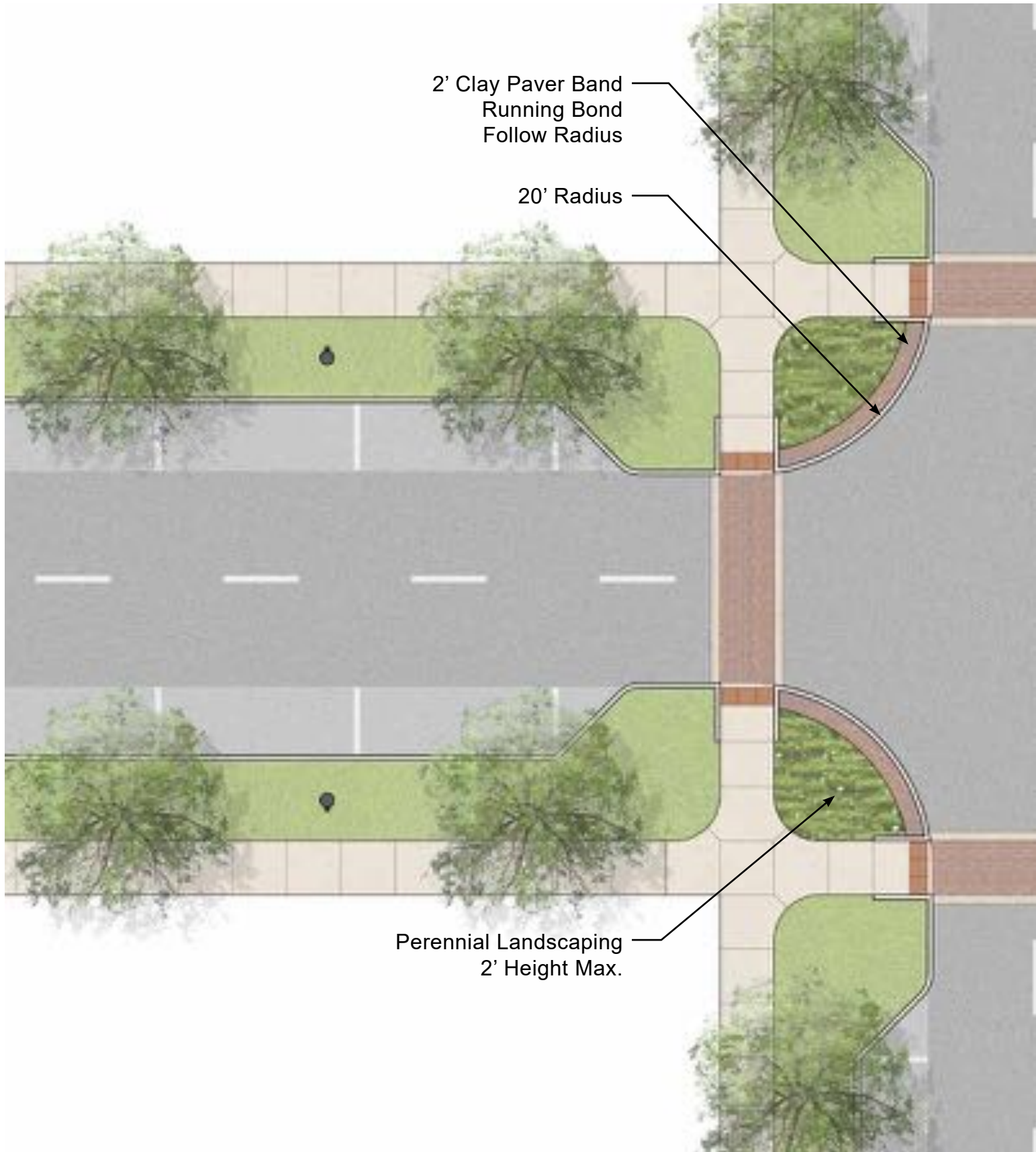
# Streetscape Guidelines

## RESIDENTIAL STREETS





# RESIDENTIAL NODES



2' Clay Paver Band  
Running Bond  
Follow Radius

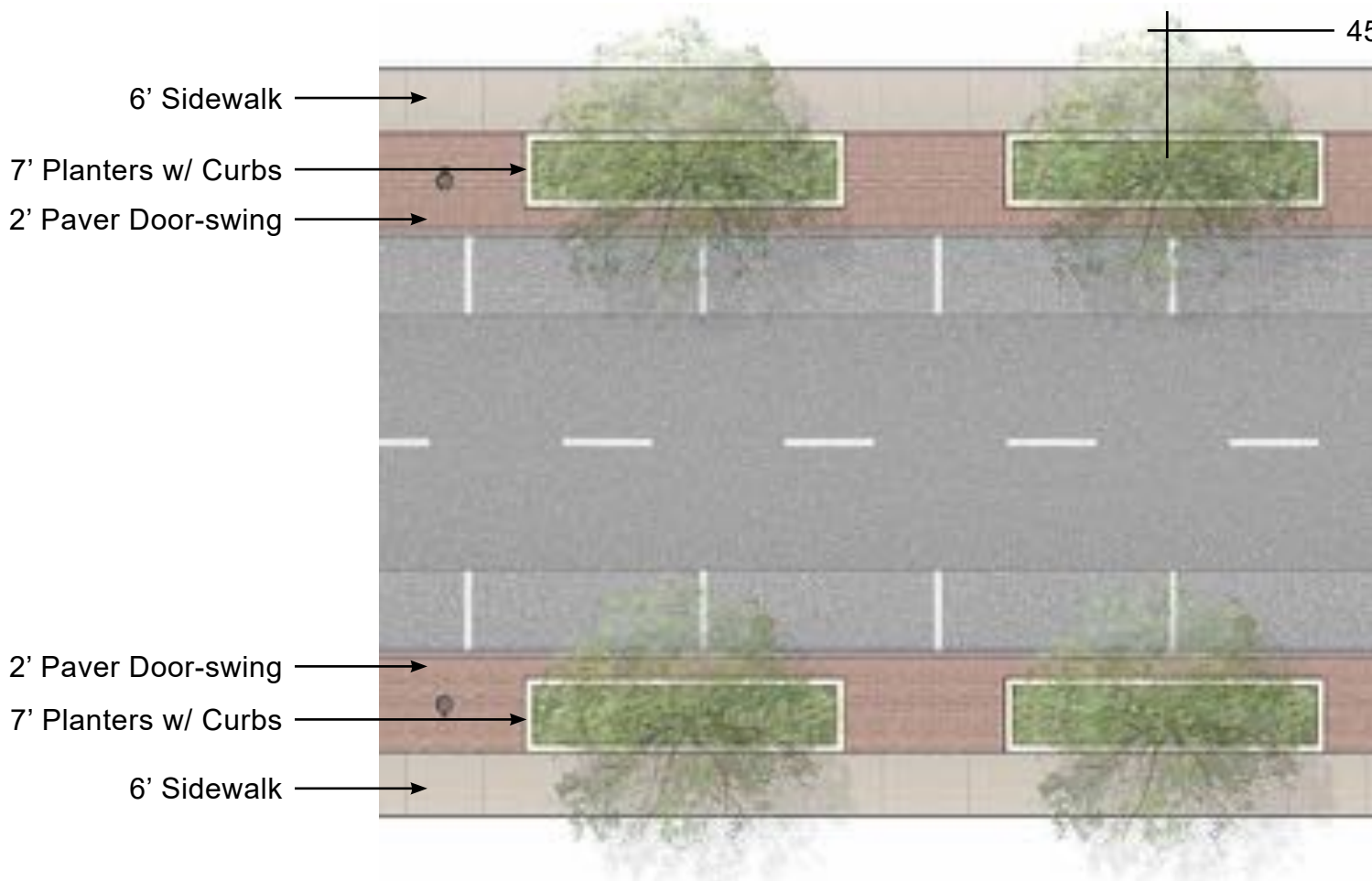
20' Radius

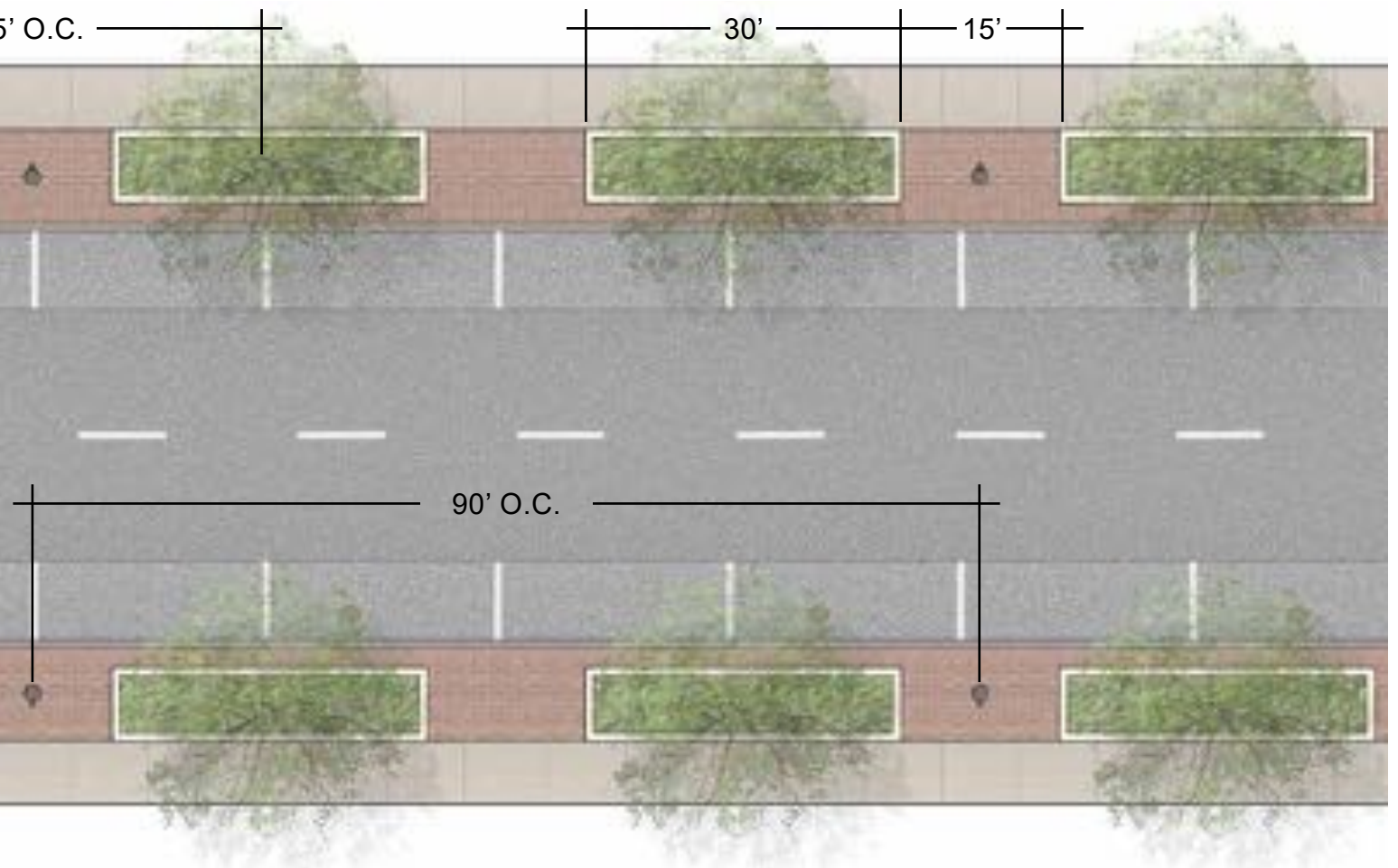
Perennial Landscaping  
2' Height Max.





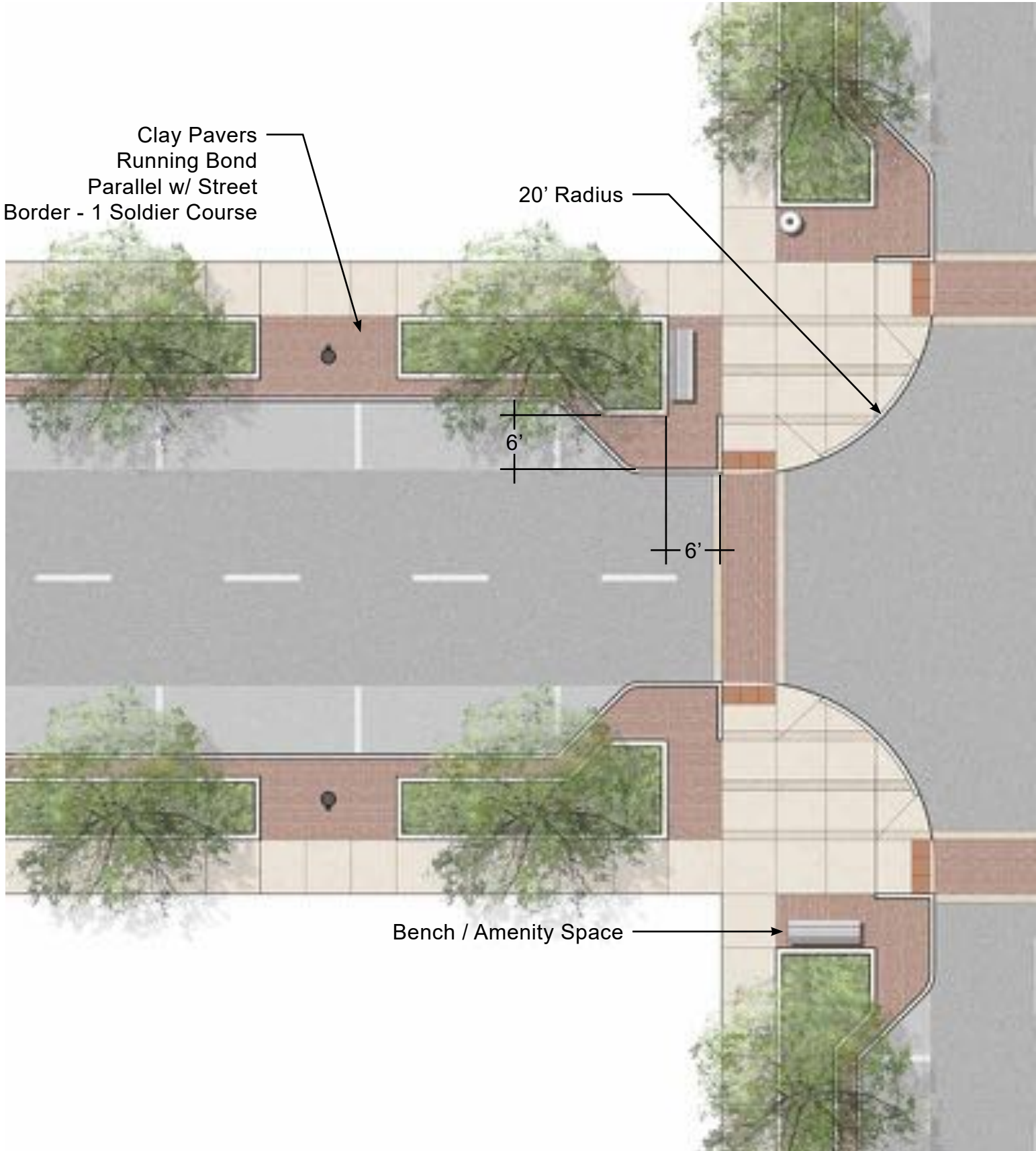
### VILLAGE CENTER STREETS





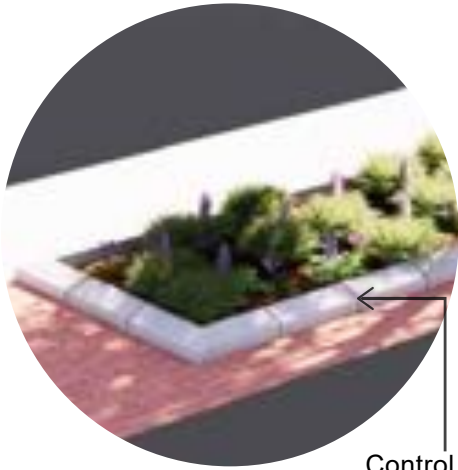


### VILLAGE CENTER NODES

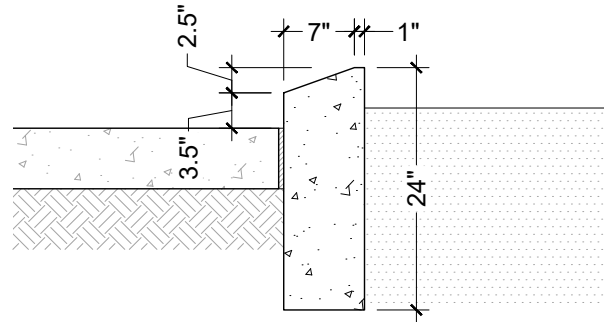




## PLANTER CURBS



Control Joint



**NOTE:** Control Joint Placement:  
Field verify with University Village project manager

## PAVERS/FINISHES

### BORDERS

Dark Ironspot



### PAVER FIELDS

40% Medium Ironspot #77 / 60% Medium Ironspot #46



### FURNISHING POWDER COAT COLOR

Black / Onyx black for sitiescapes

## DETECTABLE WARNING PLATES



Use natural unfinished cast iron detectable warning panels for ADA concrete curb ramps.

### APPROVED PRODUCTS

Duralast Detectable Warning Plate by East Jordan Iron Works  
Iron Dome by ADA Solutions, Inc.

Detectable Warning Plate 4984 by Deeter Foundry, Inc.  
Detectable Warning Plate 4984 by Neenah Foundry, Inc.



## LIGHTING

### Roadway



### Pedestrian



#### **ROADWAY**

Manufacturer: Louis Poulsen  
 Luminaire: Xperi  
 Pole: Louis Poulsen Taper Round  
 Pole Height: 20'  
 Spacing: 90' O.C.  
 Color: RAL 7021(Black)  
 Installed Cost: \$4,500

#### **PEDESTRIAN**

Manufacturer: Louis Poulsen  
 Luminaire: Capsule  
 Pole: Louis Poulsen Taper Round  
 Pole Height: 12' - 16'  
 Spacing: As Needed  
 Color: RAL 7021 (Black)  
 Installed Cost: \$4,500



## FURNISHINGS



Sitescapes CityView Bench



Sitescapes CityView Apex Bike Parking

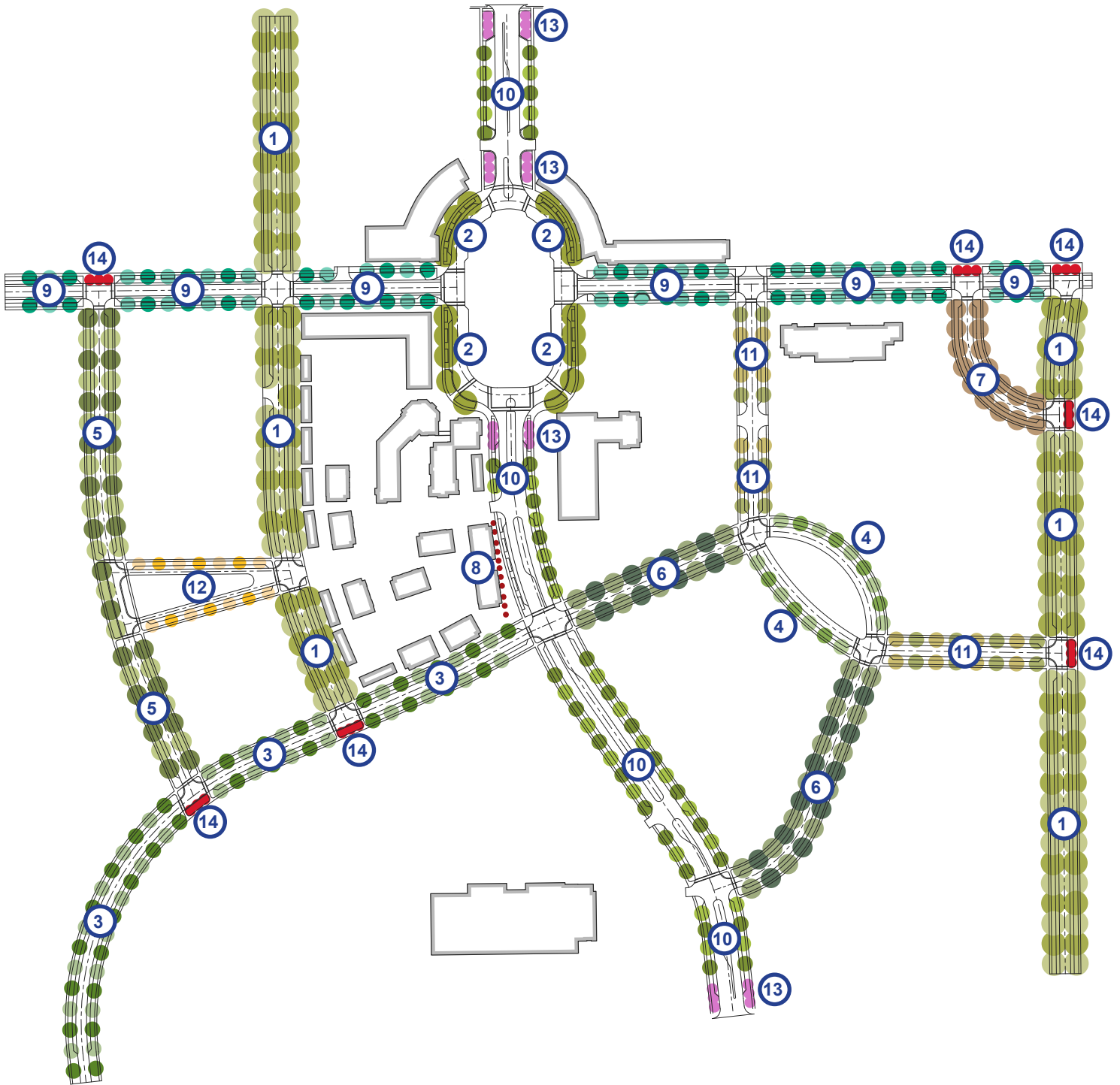


Sitescapes CityView Trash

## STREET TREES

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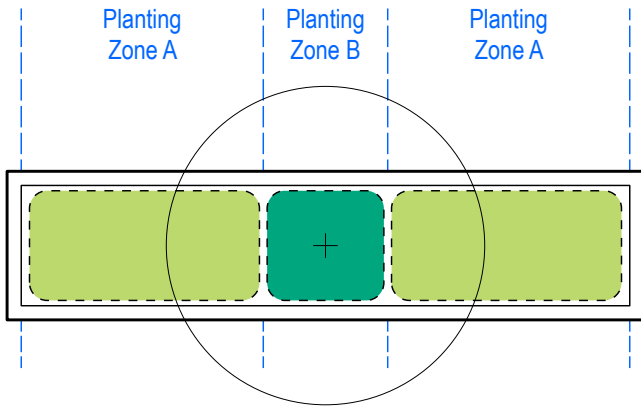
COMMON NAME	SCIENTIFIC NAME
① 'Accolade' Elm 'Bur' Oak (alternating)	Ulmus jacponica x wilsoniana 'Morton' Ulmus Quercus macrocarpa
② 'Accolade' Elm	Ulmus jacponica x wilsoniana 'Morton' Ulmus
③ 'Hackberry' 'White' Oak (alternating)	Celtis occidentalis Quercus alba
④ 'Turkish' Filbert Baldcypress (alternating)	Corylus colurna Taxodium distichum
⑤ 'Chinkapin' Oak Pecan (alternating)	Quercus muehlenbergii Carya illinoensis
⑥ 'Shumard' Oak Pecan (alternating)	Quercus shumardii Carya illinoensis
⑦ 'Northern' Catalpa	Catalpa speciosa
⑧ 'Crimson Spire' Oak	Quercus robur x alba 'Crimschmidt'
⑨ 'Exclamation' Planetree Tuliptree (alternating)	Platanus x acerifolia 'Morton Circle' Liriodendron tulipifera
⑩ Honey Locust 'Northern Red Pin' Oak (alternating)	Gleditsia triacanthos Quercus ellipsoidal
⑪ 'Kentucky' Coffee Tree Hackberry (alternating)	Gymnocladus dioicus Celtis occidentalis
⑫ 'Autumn Gold' Ginkgo 'Turkish' Filbert (alternating)	Ginkgo biloba 'Autumn Gold' Corylus colurna
⑬ American Hornbeam	Carpinus Caroliniana
⑭ 'Autumn Brilliance' Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'



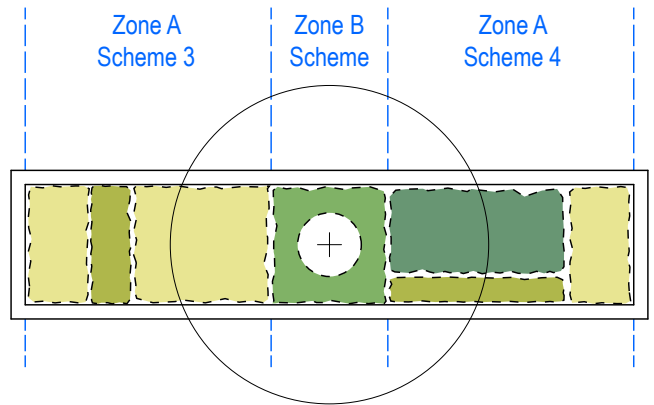


# PLANTING GUIDELINES

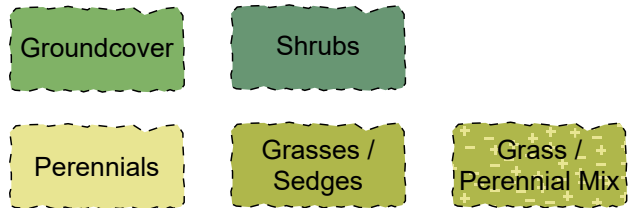
## General Layout



## Example Layout

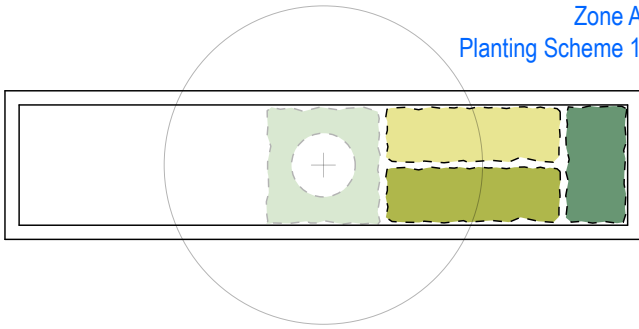


## Legend

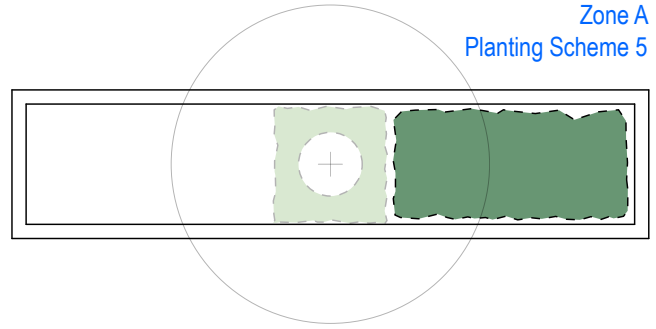


### Planting Scheme Layouts

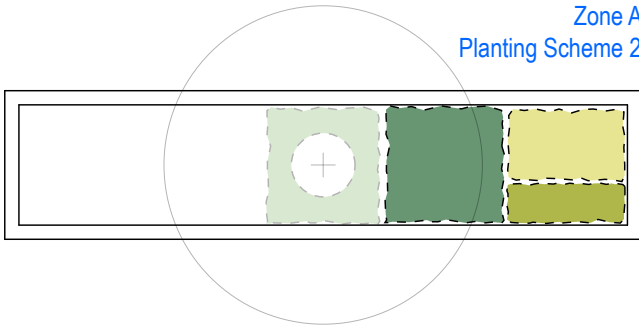
Zone A  
Planting Scheme 1



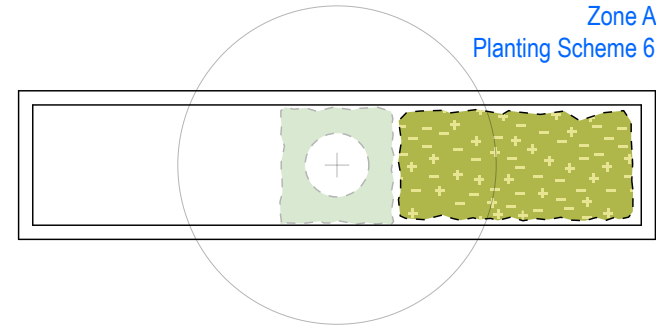
Zone A  
Planting Scheme 5



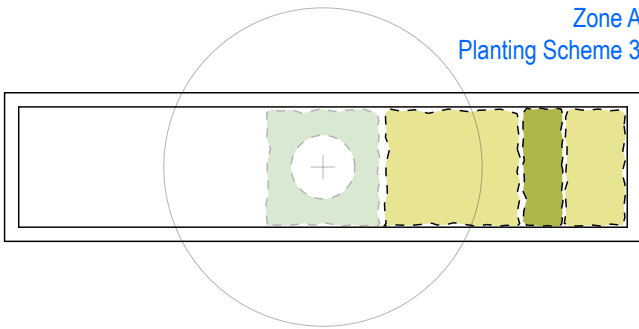
Zone A  
Planting Scheme 2



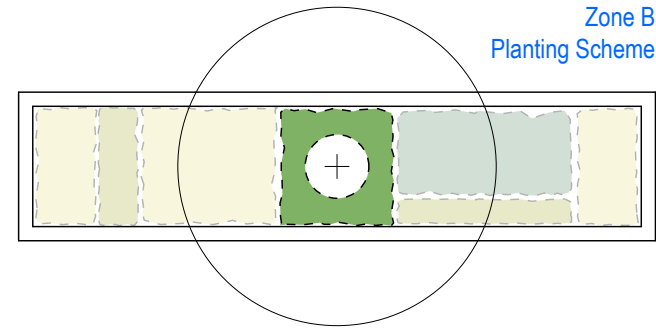
Zone A  
Planting Scheme 6



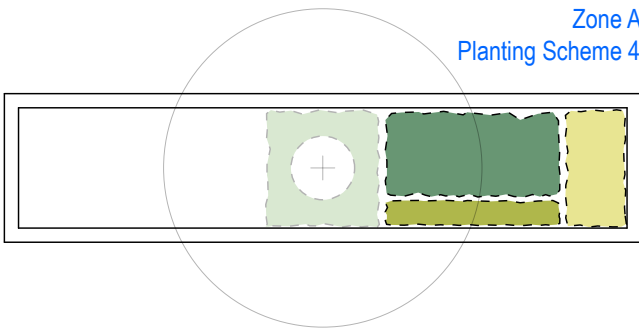
Zone A  
Planting Scheme 3



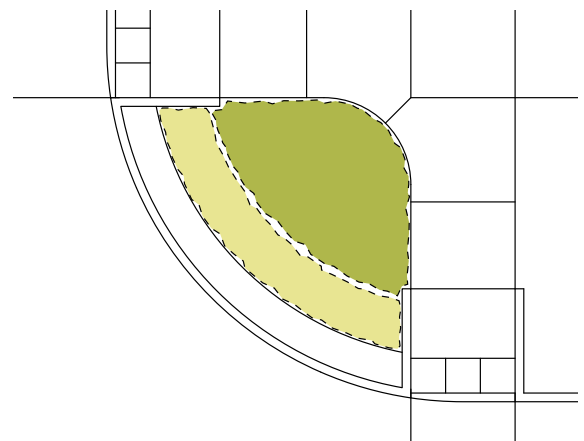
Zone B  
Planting Scheme



Zone A  
Planting Scheme 4



Residential Corner Nodes  
Planting Scheme



## GROUNDCOVER

<b>Common Name</b>	<b>Scientific Name</b>
Pennsylvania Sedge	<i>Carex pensylvanica</i>
Ice Dance Sedge	<i>Carex Morrowii</i> 'Ice Dance'



## SHRUBS

<b>Common Name</b>	<b>Scientific Name</b>
Gro-low Sumac	<i>Rhus aromatica</i> 'Gro-low'
Chokeberry	<i>Aronia</i> 'Iriquois Beauty'
Cinquefoil	<i>Potentilla fruticosa</i> 'Abbotswood'
Spirea	<i>Spirea</i> (Dwarf varieties)
Coralberry	<i>Symphoricarpos</i> <i>Chenaultii</i> 'Hancock'





## PERENNIALS

<b>Common Name</b>	<b>Scientific Name</b>
Catmint	<i>Nepeta faassenii</i> 'Blue Wonder'
Meadow Sage	<i>Salvia x nemorosa</i> 'May Night'
Yarrow	<i>Achillea millefolium</i>
Coneflower	<i>Echinacea</i> spp.
Grape Anemone	<i>Anemone vitifolia</i> 'Robustissima'
Astilbe	<i>Astilbe</i> 'Gladstone'
Coreopsis	<i>Verticillata</i> 'Moonbeam'
White Carnation	<i>Dianthus</i> 'Her Majesty'
Black-eyed Susan	<i>Rudebeckia fulgida</i> 'Goldstrum'



## GRASSES

<b>Common Name</b>	<b>Scientific Name</b>
Karl Foerster	<i>Calamagrostis</i> 'Karl Foerster'
Prairie Dropseed	<i>Sporobolus heterolepis</i>
Switchgrass	<i>Panicum virgatum</i> 'Shenandoah'
Hameln Fountain Grass	<i>Pennisetum alopecuroides</i> 'Hameln'



## COMPOSITE STREETSCAPE PLAN

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