

Fallbrook Marketplace

Design Guidelines



Revised March 2011



Design guidelines promote continuity in architecture, establish pedestrian and vehicular linkages, and incorporate sustainable landscape practices.

The Fallbrook Marketplace Design Guidelines outline the development's expectations with regard to future development of commercial, office, and other properties located within the Marketplace. These guidelines are designed to promote a balance between the Community's concerns over aesthetics with the functionality of the respective use.



General Design Requirements

The Fallbrook Marketplace is located in a high-end, sustainable, mixed-use community. There are many different uses within this master planned community including multiple residential uses and a Town Center composed of a diversity of neighborhood retail services and offices. Surrounding the Town Center are a number of office and residential properties transitioning to lower density residential properties to the north.

As the Town Center matures, it is important to allow for other retail and commercial uses while still incorporating a strong pedestrian friendly, sustainable character. In order to ensure that these qualities are preserved as well as strengthened over time, it is critical that the following guiding principles are incorporated into the vision for Fallbrook Marketplace.

1. Provide for comfortable and publicly accessible pedestrian spaces which connect to adjacent uses.
2. Provide a pedestrian scale to the building architecture by de-emphasizing the building's mass and emphasizing the building's entries and signature characteristics.
3. Ensure the building's architecture relates to the prairie style 'theme' throughout the community and utilizes energy efficient and sustainable building practices when possible.
4. Provide landscaping up to the Fallbrook standard to ensure the established and sustainable feel of the development.



GENERAL DESIGN REQUIREMENTS

| REQUIREMENT / PROHIBITION | COMMERCIAL PADS / PARCELS |
|--|---------------------------|
| Review fee required prior to start of construction | \$500 |
| Maximum time to commence construction | 12 months |
| Maximum time to complete construction | 18 months |
| Landscape plan | yes |
| Architectural drawings | yes |
| Site development and drainage plans | yes |



Site Planning and Design

Similar to the Single-Family Design Guidelines, commercial site design should respond to the natural and physical characteristics of the site and surrounding environment, including, but not limited to topography, vegetation, drainage patterns, and the surrounding built environment.

1. Site design should coordinate with adjacent sites to include:
 - Shared driveways to perimeter streets.
 - Continuation of landscaped areas or open space.
 - Planned access to service or refuse areas.
 - Drainage and retention facilities.
 - Pedestrian circulation systems and pedestrian spaces.
 - Internal vehicular circulation systems within a shared parking area.
2. Building entries should be easily identifiable and should be visible from public streets.
3. Surfaced parking areas and other expansive areas with paved surfaces should include landscaped islands and open spaces.
4. Multiple medians should be provided within a parking lot and can be 'diamond', or full parking stall length islands. The median should be planted with a minimum of one (1) 3.5" caliper tree and four (4) 5 gallon shrubs.
5. Any parking lot should contain a minimum of fifteen (15) percent hardscape accent material. This hardscape should be used to delineate pedestrian crossings and/or building entrances and to break down the massing of asphalt/concrete. The hardscape may consist of patterned colored concrete, pavers, exposed aggregate, brick or stone.
6. Pedestrian pathways and spaces between buildings and outlying parking areas should be well defined and provide for safe lighting, appropriate landscape design, and hardscaping.
7. All pad sites shall have pedestrian circulation that extends to a public sidewalk. Pedestrian walkways linking site features should be a minimum of six (6) feet in width and should incorporate landscaping.
8. Bicycle parking should be provided at locations that are easily identifiable, visible, and convenient to customers/users.



9. Seating areas should be provided at staging (pick up) areas and break/lunch areas. A combination of landscaping and architectural features should be used to create and define pedestrian seating areas. These areas should typically be placed at internal locations or near corners of buildings which are easily accessible to the pedestrian.
10. Outdoor dining areas should be placed away from off-site uses that are sensitive to noise and night-time activity.
11. Any fencing, if utilized, shall be black 4' metal ornamental fence.
12. Service, storage, and refuse areas shall be oriented away from public areas and screened from public view. These areas shall be clustered wherever possible.
13. Great care must be taken to preserve natural drainage areas within the development.
14. Shopping carts, vending machines, and newspaper racks should be stored within a building or screened by a wall that is integral with the architecture of the respective building. Walk-up ATM's should be integrated into the design of the existing or planned building.
15. Utility cabinets and pedestals should be located where they can be screened from view. They should not be located within a landscaping island in a parking lot where they are subject to damage by vehicles or may impact oncoming vehicles sight lines. Consideration should also be given to accessibility for required service and maintenance of such facilities.
16. Wireless Communication Facilities shall be fully screened from view and integrated into the building's architecture.
17. Drive-through facilities should be adequately screened from public view. Adequate vehicle queuing length should be provided to ensure that stacking traffic does not obstruct on-site or off-site pedestrian or vehicular traffic. Drive-through covers/enclosures should be designed to add variation to the building's mass and appear integrated with its architecture.

SITE DESIGN AND SETBACK REQUIREMENTS

| REQUIREMENT / PROHIBITION | BUILDINGS | PARKING |
|--|---------------------------|---------|
| Setbacks from Fallbrook Boulevard ROW | 40 feet | 50 feet |
| Setbacks from Tallgrass Parkway ROW | 40 feet | 40 feet |
| Setbacks from Aster Road ROW | 20 feet | 40 feet |
| Setbacks from Market Street ROW | 20 feet | 20 feet |
| Setbacks from Highway 34 | 20 feet | 20 feet |
| Setbacks from NW 12th Street | 40 feet | 40 feet |
| Setbacks from adjacent open space | 0 feet | 0 feet |
| Setbacks from adjacent pads | review based | 0 feet |
| Internal development setbacks | 0 feet | 0 feet |
| Connect sidewalks to adjacent pads and streets | yes - 6' wide min. | |
| All grading must be contained on site | yes | |
| Retaining walls | Must be approved product | |
| Fencing | 4' metal ornamental fence | |



Building Architecture

Buildings should contain common elements of design with existing structures but not necessarily similar. Each building should convey a sense of being part of a cohesive overall community.

1. Buildings within Fallbrook Marketplace should replicate a 'Prairie style' theme by using colors, materials, textures, patterns, and rhythms found with other buildings in the complex.
2. The proposed building's scale should be consistent with the surrounding development in the area. This can be accomplished by designing elements of a similar scale towards the periphery of the Marketplace while providing a gradual transition to any larger mass toward the interior of the site.
3. The perceived height of a building may be reduced by defining and detailing a base, middle, and top to the building. The base may be defined by landscaping adjacent to the building in concert with a wainscot of different material, texture or color. The middle and top may be defined by the application of different colors and/or textures and architectural detailing. A minimum of one-third of any building's elevation should incorporate stone, split face block or other masonry products in addition to its primary building material. The accent material should be used as a wainscot or to highlight a building mass such as an entry feature.
4. The perceived mass of a building should be broken down by using variations in roof forms, mass and void techniques, modification of textures and colors, deepset windows, wide building arcades, the accenting of building entries, and the use of building focal points or vertical accents.

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5. The distinction of each building mass should relate to the internal function of the structure and further define a logical hierarchy for breaking down the mass of the building.
6. Primary building entrances should be identified with façade variations, porticos, roof variations, and architectural recesses or projections.
7. Roof mounted equipment shall be screened from view and painted the color of the roof.
8. Fascia shall be painted the color of the building's façade. Shiny metal roof accents are highly discouraged and must be approved by the Design Review Committee. Weathered copper, zinc, etc. are acceptable.
9. All elevations of the building should express consistent architectural detailing and character.
10. Walls to screen all storage, service, and refuse areas from view shall be integrated into the building architecture, or if detached, must be of same building material and color as main building.



ARCHITECTURAL DESIGN REQUIREMENTS

| REQUIREMENT / PROHIBITION | COMMERCIAL PAD SITES |
|--|-----------------------------|
| All exterior windows and doors must be trimmed | yes |
| Maximum roof pitch | 5:1 |
| Roofing materials | Asphalt, composite or slate |
| Maximum height of exposed foundation permitted | none |
| East Marketplace - Maximum building heights to architectural eaves | 30 feet |
| Office areas - Maximum building heights to architectural eaves | 45 feet |
| Minimum use of brick or natural stone (all 4 sides) | 40% |
| Minimum single user floor plate | 4500 sq. ft. |

Landscape

Landscape design is critical in Fallbrook. Native landscaping should be used to define pedestrian spaces and soften the visual impact of site improvements. These landscaped areas should act as a showcase to illustrate to residents and visitors the proper placement and maintenance of the sustainable native landscape.

1. All areas shall be sodded and irrigated except for certain rough areas where terrain and trees make this impractical.
2. Utility meters and air conditioning units must be screened with evergreens.
3. Landscaping should be provided along and against all buildings to blend the building into the surrounding environment. Raised planters are permitted when designed to accentuate the architecture and enhance pedestrian spaces but must mimic adjacent architectural material.
4. Store fronts should incorporate canopy trees that coordinate with the placement of signage and store front windows.
5. Landscape buffers should be provided to screen commercial and office uses from residential uses. Mature trees should be used to further accentuate the buffer area.
6. Curbing should be installed at the edges of all planters/ medians adjacent to vehicular circulation and parking areas.
7. Locate and identify all existing trees by name in the development area of the property. The drip line of tree masses in the development area, with species identified, shall be indicated on the site plan.
8. Proper maintenance and timely replacement of dead plant material is required.
9. Landscaping in parking areas will be at minimum up to Lincoln codes. Marketplace will not allow the external landscaping substitution for internal parking lot shade trees. Trees are required in islands.



10. All parking shall be screened to public street views with evergreens and/or ornamental native grasses.
11. All landscape islands shall contain 1 shade tree minimum with an understory of shrubs with a 3' maximum height. Perimeter 2' of islands adjacent to parking stalls shall be clear of landscaping for ease of adjacent parking stall use.
12. Please refer to the following Recommended Fallbrook Plant Material Palette for suggested plant species:

| COMMON NAME | LATIN NAME | MINIMUM PLANTING SIZE |
|--------------------------------|--|--------------------------|
| Trees | | |
| Autumn Blaze Maple | Acer x freemani 'Jeffersred' | 2 ½" cal. 16' height |
| Heritage Birch | Betula nigra 'Heritage' | 2 ½" cal. 16' height |
| Imperial Honeylocust | Gleditsia triacanthos var. inermis 'Impcole' | 2 ½" cal. 16' height |
| Espresso Kentucky Coffee Tree | Gymnocladus dioicus 'Espresso' | 2 ½" cal. 16' height |
| Prairie Gold Quaking Aspen | Populus tremuloides 'Prairie Gold' | 2 ½" cal. 16' height |
| Swamp White Oak | Quercus bicolor | 2 ½" cal. 16' height |
| Pin Oak | Quercus palustris | 2 ½" cal. 16' height |
| Bur Oak | Quercus macrocarpa | 2 ½" cal. 16' height |
| Concolor Fir | Abies concolor | 6' height |
| Black Hills Spruce | Picea glauca densata | 6' height |
| Colorado Spruce | Picea pungens | 6' height |
| Colorado Blue Spruce | Picea pungens 'Glauca' | 6' height |
| Ponderosa Pine | Pinus ponderosa | 6' height |
| Embers Amur Maple | Acer ginnala 'Embers' | 1 ½" cal. 8' height |
| Autumn Brilliance Serviceberry | Amelanchier 'Autumn Brilliance' | 1 ½" cal. 8' height |
| Snow Mantle Dogwood | Cornus racemosa 'Jade' | 1 ½" cal. 8' height |
| Redbud | **Cercis Canadensis | 1 ½" cal. 8' height |
| Indian Summer Crabapple | **Malus 'Indian Summer' | 1 ½" cal. 8' height |
| Blackhawk Viburnum | Viburnum prunifolium | #7 container, 36" height |

** Accent Plants for interest around entries and doorways

~ Plants for areas next to green spaces and wetlands



| COMMON NAME | LATIN NAME | MINIMUM PLANTING SIZE |
|----------------------------|------------------------------------|--------------------------|
| Shrubs | | |
| Black Chokeberry | Aronia melanocarpa var. elata | #2 container, 18" height |
| Muskingum Dogwood | Cornus racemosa 'Muszam' | #2 container, 18" height |
| Alleman's Compact Dogwood | Cornus sericea 'Alleman's Compact' | #5 container, 24" height |
| American Hazelnut | Corylus americana | #2 container, 18" height |
| Table Top Juniper | Juniperus scopulorum 'Table Top' | #2 container, 18" height |
| American Plum | ~ Prunus americana | #5 container, 24" height |
| Gro-low Sumac | Rhus aromatica 'Gro-low' | #2 container, 18" height |
| Smooth Sumac | Rhus glabra | #5 container, 24" height |
| Hope for Humanity Rose | **Rosa 'Hope for Humanity' | #2 container, 18" height |
| Knockout Double Pink | **Rosa 'Knockout Double Pink' | #2 container, 18" height |
| Charming Fantasy Snowberry | Symphoricarpos 'Kolcharm' | #2 container, 18" height |
| Scarlet Pearl Snowberry | Symphoricarpos 'Scarlet Pearl' | #2 container, 18" height |
| Mohican Viburnum | Viburnum lantana 'Mohican' | #5 container, 24" height |

| COMMON NAME | LATIN NAME | MINIMUM PLANTING SIZE |
|---------------------------------|-------------------------------------|-----------------------|
| Perennials | | |
| Paprika Yarrow | Achillea millefolium 'Paprika' | #1 container |
| Stephanie Purple Prairie Clover | Dalea purpureum 'Stephanie' | #1 container |
| Magnus Purple Coneflower | Echineacea purpurea 'Magnus' | #1 container |
| Arizona Sun Blanket Flower | **Gaillardia aristata 'Arizona Sun' | #1 container |
| Kobold Liatris | **Liatris spicata 'Kobold' | #1 container |
| Marcus Meadow Sage | **Salvia nemorosa 'Haeumanarc' | #1 container |
| East Friesland Meadow Sage | **Salvia nemorosa 'Ostfriesland' | #1 container |
| Smoky Hills Skullcap | Scutellaria resinosa 'Smoky Hills' | #1 container |

| COMMON NAME | LATIN NAME | MINIMUM PLANTING SIZE |
|-------------------------|-------------------------------------|-----------------------|
| Grasses | | |
| Trailway Sideoats Grama | ~ Bouteloua curtipendula 'Trailway' | #1 container |
| Blaze Little Bluestem | ~ Schizachyrium scoparium 'Blaze' | #1 container |
| Prairie Dropseed | Sporobolus heterolepis | #1 container |

** Accent Plants for interest around entries and doorways
 ~ Plants for areas next to green spaces and wetlands



LANDSCAPE DESIGN REQUIREMENTS

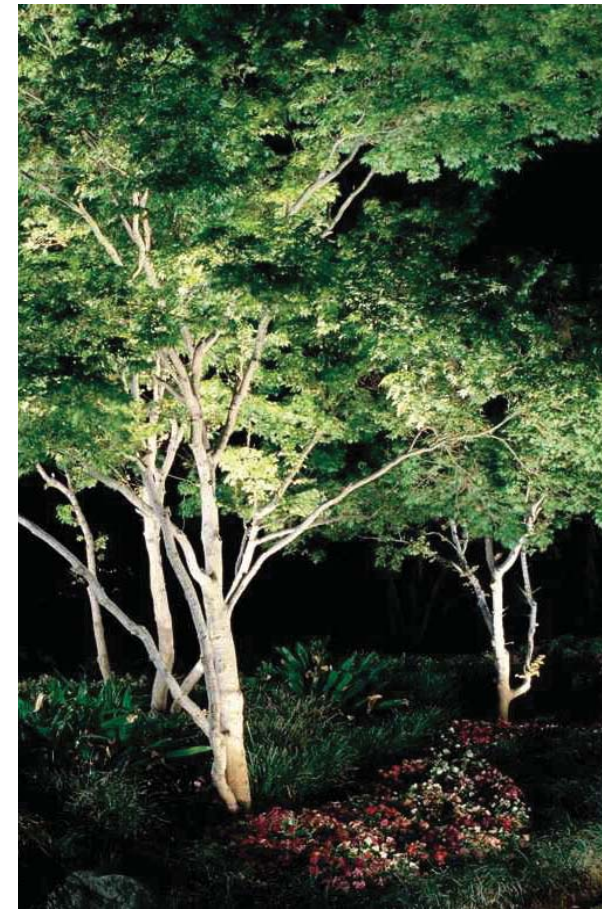
| REQUIREMENT / PROHIBITION | COMMERCIAL PAD SITES |
|---|----------------------|
| Site irrigation | yes |
| Landscape recommended plant list | Must be used |
| Utility boxes must be screened with evergreens or approved masonry elements | yes |



Lighting

Exterior lighting should be sensitive to ambient light pollution, and only emphasized for safety and security purposes. This will enhance the Community's overall look and feel at night.

1. Light glare and excessive brightness should be eliminated. Reflective materials in light fixtures are highly discouraged. Cut-off fixtures, mounting height, and the elevation of potential viewers should all be considered to control glare effectively. Consider LEED lighting standards.
2. Light levels along pedestrian routes should be designed to maintain a balance both on-site and between adjacent commercial and residential properties.
3. Illumination beyond the property line should not exceed one foot-candle.
4. Security and service lighting should comply with the guidelines stated in 1 through 3 above.
5. Lighting of building facades or the use of architectural lighting that results in hot spots on a building wall is highly discouraged.
6. The use of bollard lighting for pedestrian pathways and parking areas is encouraged and is preferable to lights mounted on walls, posts or standards.



Signage

Signage should be in scale with the respective use and in character with the Marketplace area.

1. Signage shall meet all requirements of the City of Lincoln Zoning Ordinance.
2. The use of awnings, accent bands, parapet details, decorative roofing, or other construction materials to identify a business or corporate identity is discouraged.
3. Wall signs should be integrated to appear part of the building façade.
4. When there are multiple tenants for commercial uses, all signs should be consistent and architecturally integrated in the form of size, shape, color, materials, lighting, and placement.
5. Visible raceways and transformers for individual letters are discouraged.

LIGHTING REQUIREMENTS

| REQUIREMENT / PROHIBITION | COMMERCIAL PAD SITES |
|-------------------------------------|--------------------------------------|
| Site lighting (parking areas) | 25' standard pole and light required |
| Site lighting (pedestrian walkways) | Standard bollard required |
| Site lighting (landscape lighting) | Uplighting trees encouraged |
| Architectural lighting | Hotspot lighting discouraged |