

SECTION **D** Town Center Buildings



Live/work unit in Winterset, Iowa



Mixed-use buildings, Adel, Iowa



Picturesque composition for a mixed-use building in Perry, Iowa



Mixed-use character in Valley Junction, Iowa



Single mixed-use building with individual storefronts on the ground floor in Newton, Iowa



Village Center building in Pella, Iowa

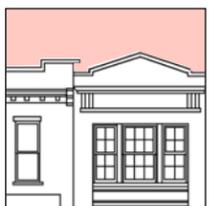


View of the Prairie Trail Town Center

Precedents

THROUGHOUT THIS REGION, many small towns and villages have a traditional square as the commercial core – Adel, Winterset, and Pella to name a few. In the square, shops and offices line the main commercial streets on the ground floor, while apartments and offices occupy the space above. Larger apartment buildings complement the mixed-use structures. This pattern creates a public and civic center for these communities within relatively close proximity of the surrounding neighborhoods. In Prairie Trail, a new town square will complement the surrounding residential fabric. Neighborhood services and amenities will be within walking distance of residents' houses and will provide an anchor for the neighborhood. Historic building types tend to have a very regular pattern of large storefront openings where wood trim frames large glass storefronts and double doors. The upper floors have a regular pattern of windows, usually in either three-bay or four-bay compositions. A mix of architectural styles, ranging from Arts & Crafts, Colonial Revival, European Romantic, and Victorian results in an image of a main street where individual buildings have been added over time.

Town Center Buildings



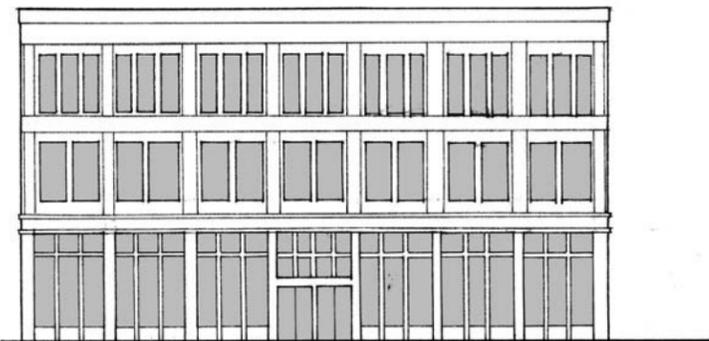
Composition Diagrams



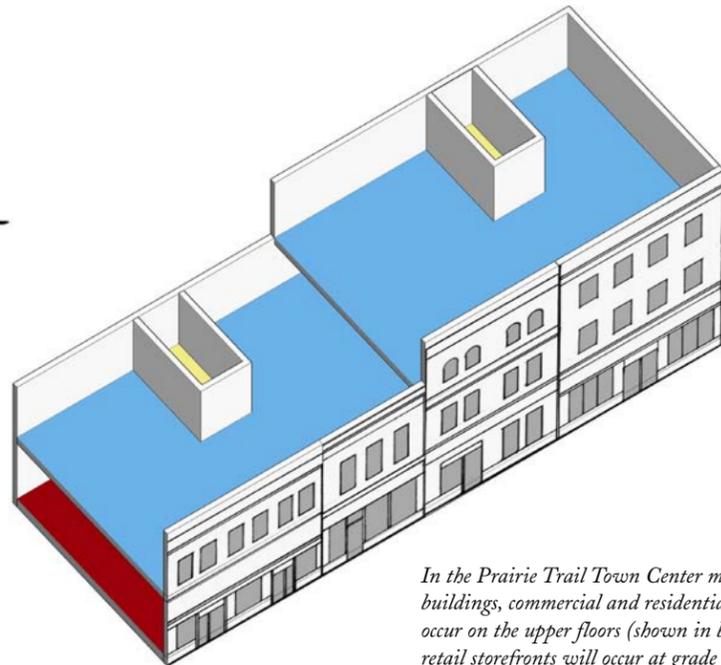
A One-story commercial use



B Two-to-three story mixed-use



C Three story mixed-use



In the Prairie Trail Town Center mixed-use buildings, commercial and residential uses will occur on the upper floors (shown in blue) while retail storefronts will occur at grade (shown in red) wherever possible. Units will be accessed by central vertical circulation

Massing and Composition

Massing

Prairie Trail Town Center buildings will have a variety of forms and compositions. Front facades are designed as parapet wall fronts with some form of cornice expression, or as pitched roofs. The parapet may be continuous with either an articulated cornice using brackets, paneling, and shaped moldings, or the top may be defined using cut or cast stone elements and accent brickwork.

Massing is typically a two- or three-story building with a tall ground floor and more vertical proportions.

Composition

Typically, these buildings will have three- to four-bay door and window compositions. In mixed-use buildings, the ground floor is expressed as a single storefront composition. These are then attached to form a streetscape. Heights may vary from building to building. Larger buildings may have five- or six-bay compositions above the ground floor with varying storefront treatments on the ground floor.

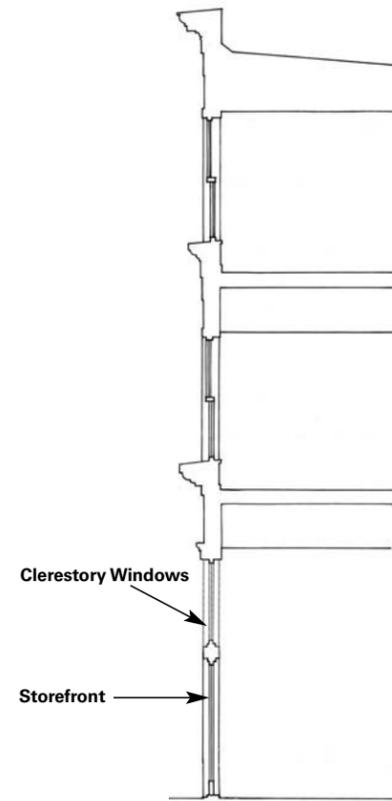


Images of traditional three-bay and four-bay mixed-use buildings in Pella, Iowa

Town Center Buildings



Windows



Typical Wall Section Section

Windows and Storefronts

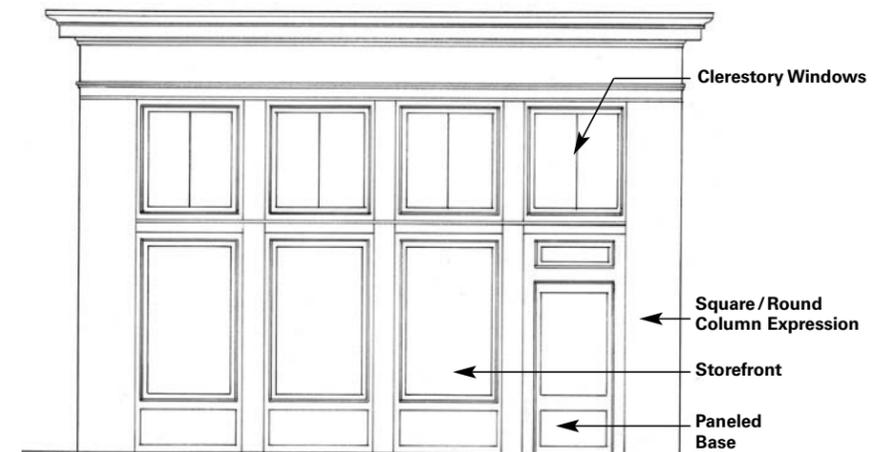
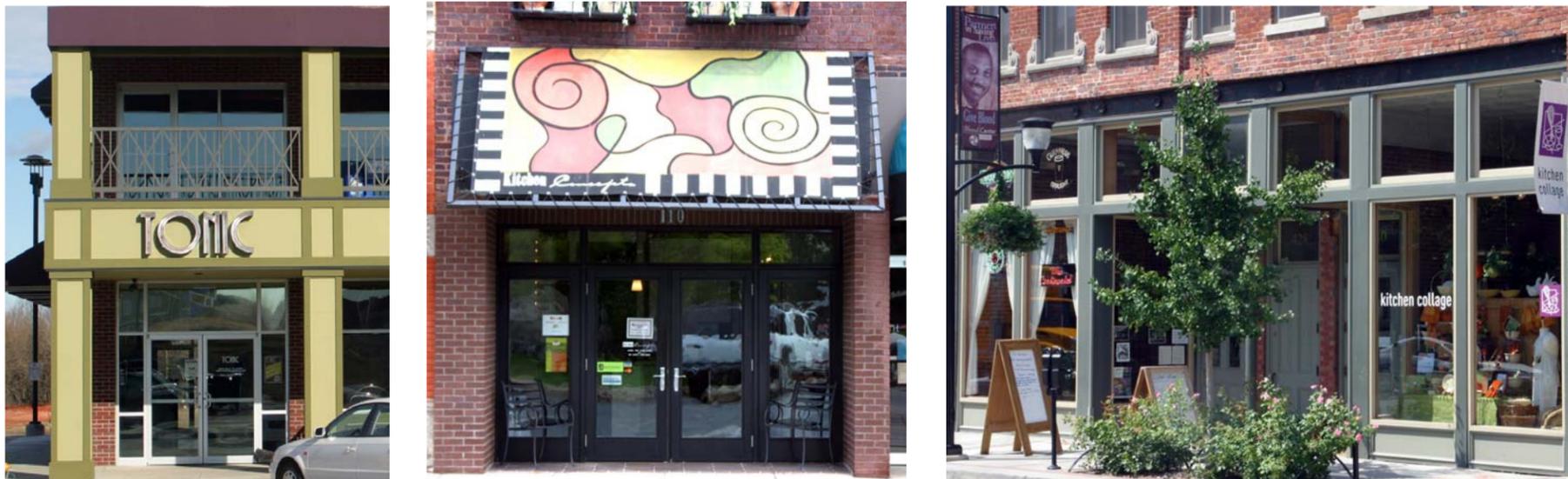
Standard Windows

Windows above the ground floor are typically vertical in proportion. Standard windows are double hung with a one-over-one pattern or two-over-two pattern of divided lights. Jack arches, stone, and precast lintels as well as articulated window hoods and trim are common over windows set in masonry walls.

Storefronts

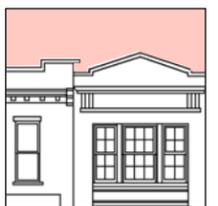
Storefronts on the ground floor are typically designed using millwork shapes of round or square columns to trim large shopfront windows with a glass panel entrance door centered in between two shopfront windows or off to one side. The entrance door should be recessed into the storefront to prevent the door from opening into the sidewalk. Typically the storefront will have a deep entablature/cornice expression above the shopfront that serves as an area for signs.

Storefronts



Typical Storefront Elevation

Town Center Buildings



Cornice and Parapet Articulation



Signage



Special Windows



Street Furniture



Lighting and Banners



Special Elements

Cornice and Parapet Articulation

Iowa's town squares are surrounded by many commercial buildings with distinctive Cornices and Parapets that distinguish each building and together create an animated roof line that helps define the space of the square. The facades surrounding the Town Center Square and along the adjacent streets should be articulated as a series of small commercial buildings in the Iowa tradition. This articulation can be further emphasized with the variable treatment of the cornices and parapet walls.

Building Signage

Signs shall be integrated into the architectural design of the building and not dominate the facade or interfere with adjacent buildings. Building signs may include roof and parapet signs, front facade signs in panels, canopy top, grand blade signs, and suspended canopy signs.

Storefront Signage

For each business, a maximum of one wall sign, two window signs, and either one awning sign or one projecting sign shall be permitted for each facade of a structure facing a street.

Wall signs shall be one-and-one-half square feet in area for every linear foot of building front, up to a maximum of 40 square feet. Window signs shall be a maximum of 33 percent of the glazed area of the window in which they are placed.

Projecting signs shall be a maximum of 10 square feet per side and shall not

extend more than two-thirds of the width of the sidewalk beneath the sign. The clearance of a projecting sign shall be no less than ten feet from grade to the bottom of the sign.

No sign or sign structure shall be attached to or damage any significant architectural feature of a building including the roof, window or door frame, cornice, molding or ornamental feature.

Special Windows

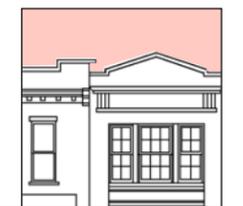
Prominent corners and visual terminuses of streets and passages are often emphasized with fanciful bay windows and dormers. These are encouraged at key locations in the Town Center.

Street Furniture

A consistent palette of street furnishings should be selected for public spaces and should be based on historic Iowa precedents. These include benches, trash containers, bike racks, table and chairs, signage kiosks, and planters.

Lighting and Banners

Traditional pedestrian light fixtures and complimentary road fixtures should be selected for the Town Center. Banner arms may be integrated into the light fixture poles. The fixtures should be carefully designed to minimize light pollution and should meet the City standards for lighting levels in public areas.



Town Center Buildings

Possibilities



Three-Story Mixed-use Building



Three-Story Mixed-use Building



Two-Story Mixed-use Buildings



One and Two-Story Mixed-Use Buildings with Balcony Accent

Town Center Buildings

Materials

Siding: Brick, stucco or horizontal siding with 4-inch lap reveal

Roofing: Membrane roofing or shallow pitch gable/hip roof behind parapet wall with composition shingles; composition shingles for sloped roofs

Windows: Energy-efficient wood, PVC, aluminum-clad, or aluminum; with true divided light appearance ($\frac{7}{8}$ -inch exterior muntins)

Storefronts: Wood, fiberglass, pre-finished metal or fiber-cement trim and surrounds

Trim: Cast stone, fiber-cement, polyurethane, PVC or painted wood

Exterior Ceilings: Beaded board, smooth surface or plank and beam appearance

Gutters: Half-round metal or PVC

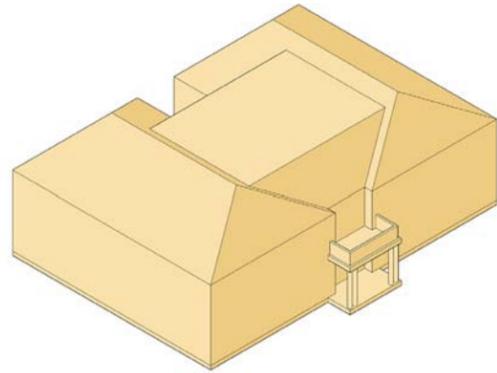
Downspouts: Round metal or PVC

Signs: Appropriate materials include painted or carved wood signs, painted wall signs, sheet metal signs, and lettering applied to glass using gold leaf, paint, or etching. Plastic, over-scaled or back-lit or internally-lit fluorescent signs or awnings are not permitted. Neon is permitted. Individual lettering and small logos may be illuminated within an opaque background. Signs should be lit with concealed incandescent lighting.

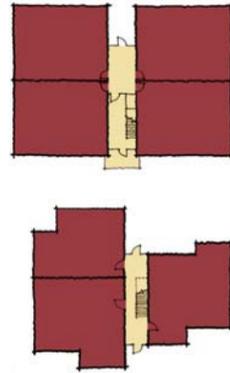
Color: Colors to be selected from the Prairie Trail palette.



Type 1: Mansion Apartment Building

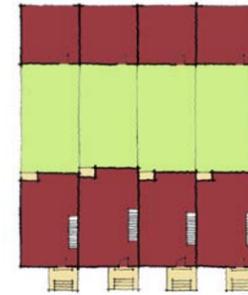
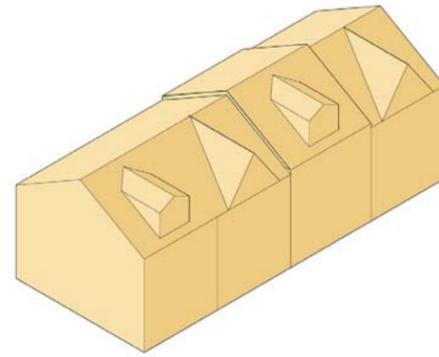


Typical Massing for an H shape building



Plan diagrams for an H or an L shape apartment building

Type 2: Townhouse Rows



Plan diagram of townhouses

Common Residential Lot Architecture

Multi-family buildings in the Town Center may occur as either mansion apartment buildings or as townhouses. These two forms are illustrated to the left. The first type, mansion apartments, typically include six to twelve units within a building, but may be combined along a street or around a courtyard in order to achieve more units.

Townhouses are typically 18 to 30 feet wide and will respect the lotting standards found in the Community Patterns Section. Both of these building types may be expressed in any of the four architectural styles. The elevations to the left illustrate two style options per building type (*see architectural Patterns for specific details and materials by style*).



Elevation of an apartment building in the European Romantic style



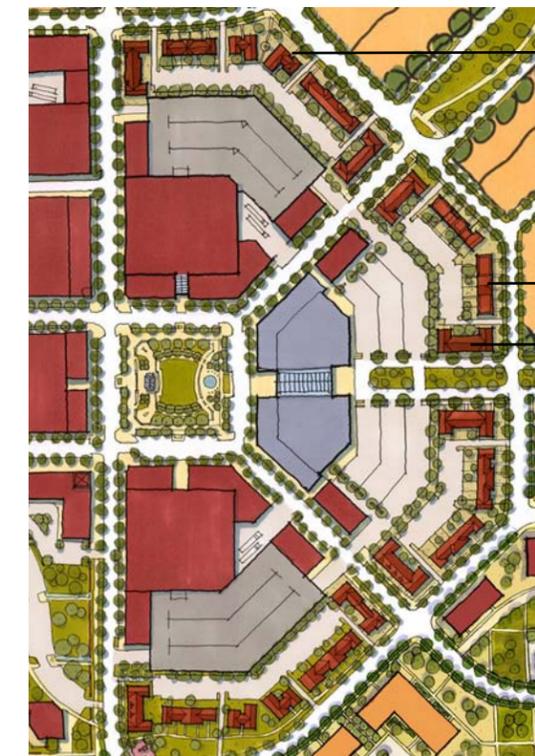
Elevation of a row of townhomes in the Victorian style



Elevation of an apartment building in the Colonial Revival style



Elevation of a row of townhomes in the Arts and Crafts style



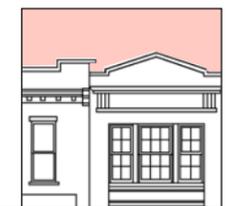
Example of mansion apartments

Example of rowhouses

Example of 2 mansion apartment buildings combined

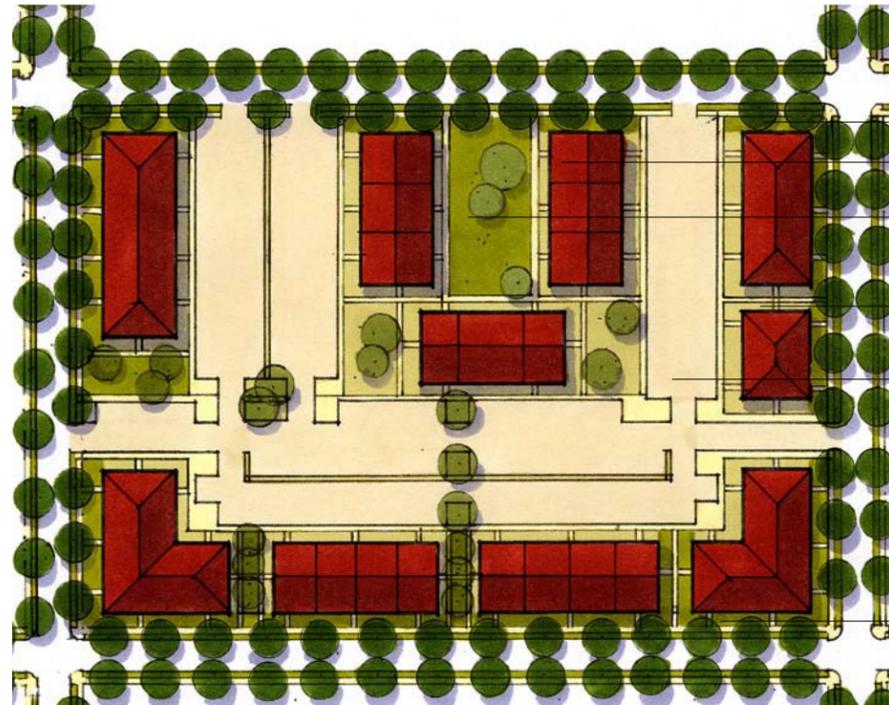
Illustrative plan of multi-family in the town center

Town Center Buildings: Multi-Family





Plan of Common Residential Lots around the Town Center



Detail plan of Common Residential Lots surrounding a green court

- Side Street Setback
- Building frontage on court
- Common green space
- Side Yard Setback
- Parking tucked behind buildings
- Front Yard Setback



- Side Yard Setback
- Parking tucked behind buildings
- Front Yard Setback

Detail plan of Common Residential Lots along a street

Common Residential Lots are designed for small apartment houses of up to 12 units and townhouses, assembled on one lot of single ownership. The minimum facade width without a change in horizontal plane of the facade is 35 feet. The change in facade plane shall be a minimum of 2 feet. A minimum of 70 percent of the street frontage of the lot, and 60 percent of the side street frontage shall contain residential structures. Parking shall be located behind the residential buildings and may be configured as parking lots or parking pads and garages served by alleys.

Front Yard Setback

The houses have a minimum 10-foot setback from the front property line to the house. The front facade of the house may be located anywhere within the 15-foot-deep Front Facade Zone.

Side Yard Setback

In cases where buildings are not attached, there is a minimum 5-foot setback from the side property line to the house. There is a minimum 10' distance between buildings.

Side Street Setback

Minimum 5-foot setback from the side street property line to the house. The side street facade may be located anywhere within the adjacent 10-foot-deep Side Street Facade Zone.

Alley Setback

Minimum 7-foot setback from the rear property line.

Side Wings

Side wings are not permitted on Townhouse lots.

Front Driveways

Front driveways are not permitted.

Porch Encroachments

Porches may extend up to 8 feet into the Front Facade Zone. Bay windows may also extend up to 2 feet into the Front Facade Zone.

Garage Requirements

Garages are set back either a minimum of 7 feet from the rear lane right-of-way or 18 feet plus to create an outdoor parking pad. Garages may be either detached or attached. Garage doors opening onto public streets are not permitted.

Parking Lots

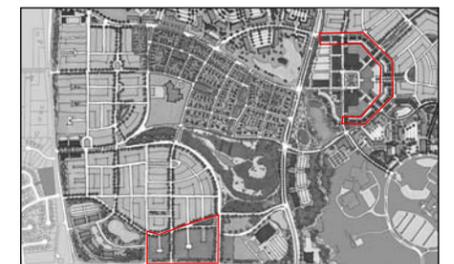
Parking lots are permitted a minimum of 7 feet from the rear property line. Parking lots are not permitted in the side or front yards.

Fencing Recommendations

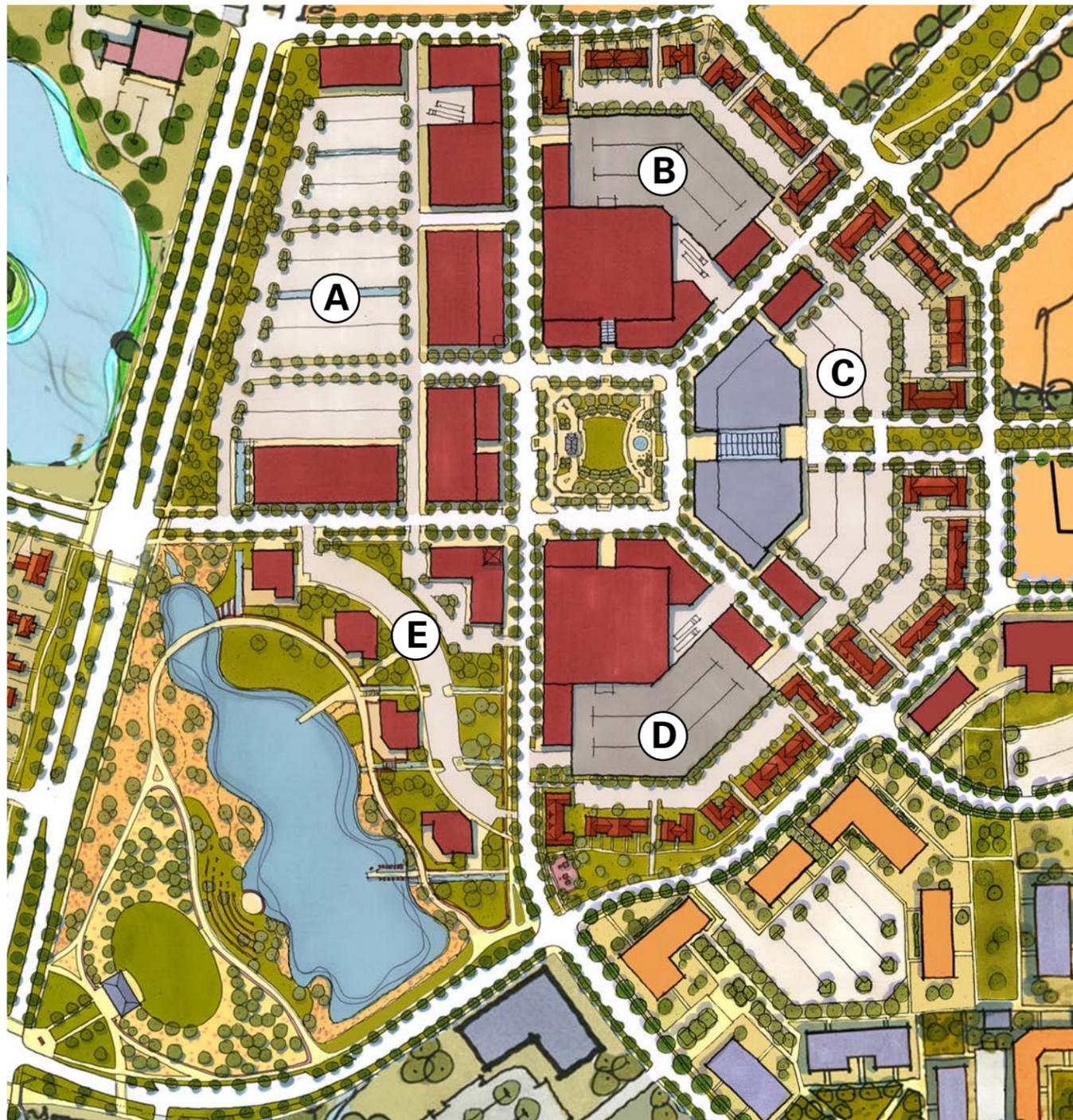
Fences provide delineation between public and private space and are strongly recommended on corner lots.

Signage and Lighting

Signage and Lighting should be understated. Lighting of public streets and parking areas should be designed with cutoffs to prevent light pollution of adjacent areas and uses.



Town Center Buildings: Multi-Family



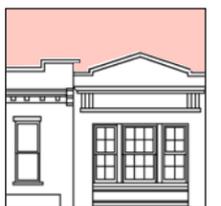
The Town Center: Layout B

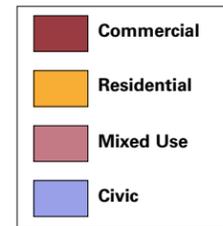
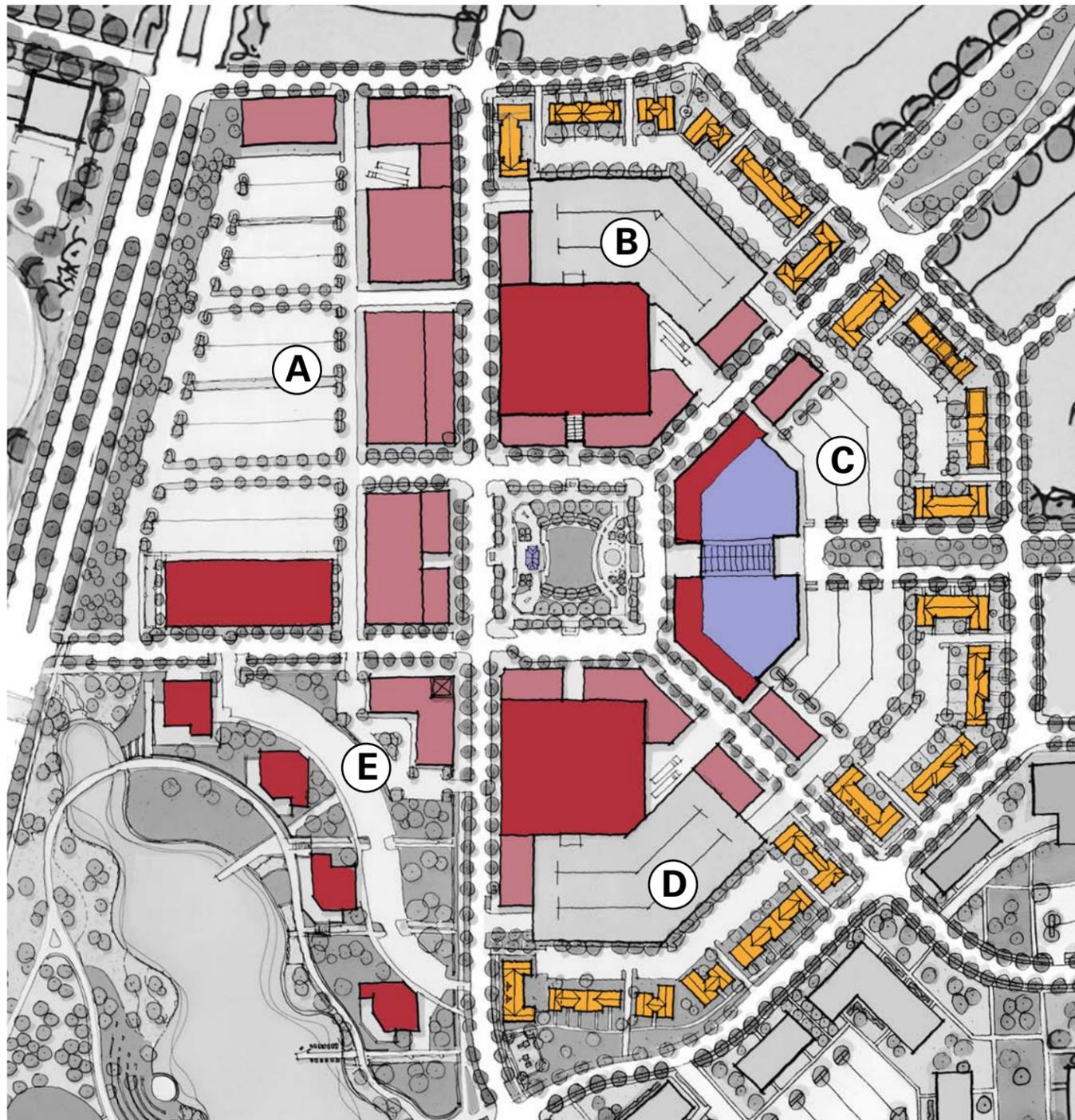
THE PRAIRIE TRAIL TOWN CENTER is envisioned as the center of civic life and celebration for Ankeny. The form of the Town Center evolves around the town square, found in the heart of many towns across Iowa. For Prairie Trail, the prototypical Iowa square is modified to meet the demands of market driven "lifestyle centers". The essence of the Iowa square is re-created with facades of two and three story commercial buildings designed with traditional architectural vocabularies. Larger retail and civic functions have main entrances on the square but are recessed mid-block behind the smaller commercial buildings. In this way, the form of the square is given extra strength with large floor plates for retail and civic uses in immediate proximity to the heart of the town. The frontage along State Street is designed to lure visitors into the square with a combination of destination retailers oriented to the road, major chain restaurants and a beautiful civic park.

The heart of the Town Center is the square itself, designed as a flexible public space for festivals, celebrations, holiday activities and daily enjoyment. The design of the Town Center places the square only one block from virtually every activity. As in many Iowa towns, the streets surrounding the square provide diagonal and parallel on street parking in great numbers, for shopping convenience.

Building Use	Block A	Block B	Block C	Block D	Block E	Total
Commercial	169,000 sf	164,700 sf	41,000 sf	164,700 sf	45,700 sf	585,100 sf
Office	24,000 sf	7,200 sf	—	7,200 sf	—	38,400 sf
Residential	24,700 sf	27,900 sf	14,400 sf	27,900 sf	16,000 sf	110,900 sf
Perimeter Res	—	92,700 sf	147,500 sf	74,500 sf	—	314,700 sf
Civic	—	—	149,200 sf	—	—	149,200 sf
Total	217,700 sf	292,500 sf	352,100 sf	274,300 sf	61,700 sf	1,198,300 sf

Town Center Buildings





Block and Building Uses

The square will be surrounded by five large mixed-use development blocks. Parking is located mid-block. The streets will be lined with active storefronts and designed with on street parking and attractive landscaping.

Block A accommodates large and mid-size box retail oriented to State Street for high visibility. This part of the Town Center is intended for those retailers who demand high visibility and ease of access, such as a grocer, drug store, electronics outlet, etc. The backs of these buildings will be lined with smaller retailers with storefronts along the street leading to the square. The Stores in Block A are served by a large parking field articulated with planting beds and trees.

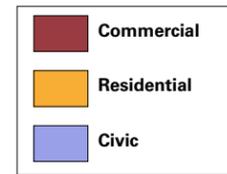
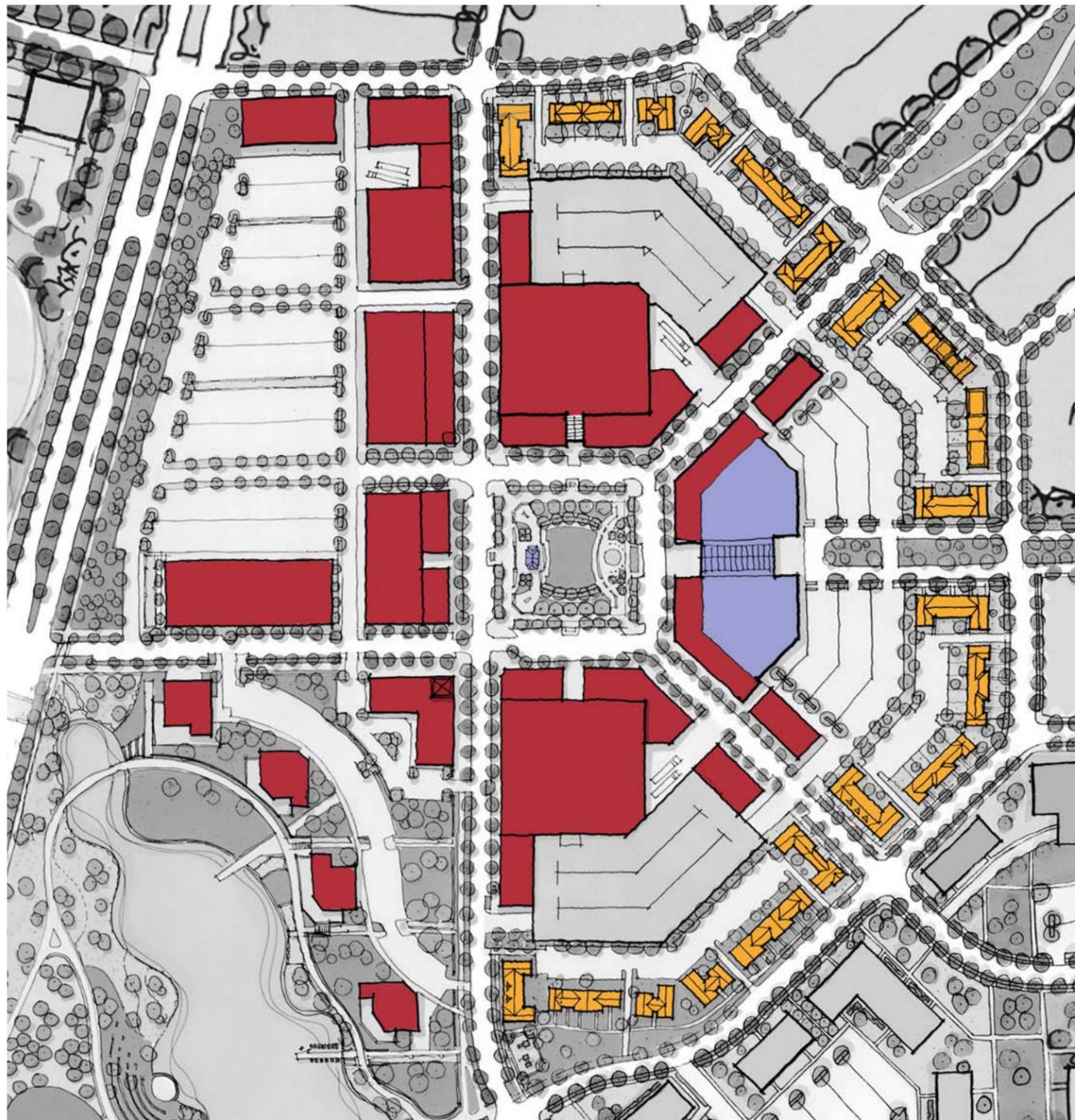
Blocks B and D each accommodate a major multi-level department store. The department store is lined with shallow buildings fronting the square with smaller shops on the ground floor and a mix of office and residential lofts upstairs. The department store has a central entrance on the square and side street and direct access from a mid-block parking structure on multiple levels. Residential buildings front the residential streets around the remainder of the blocks.

Block C is the location of the civic building. Like the department stores in Blocks B and D, these civic buildings are lined with retail shops on the square and adjacent streets to preserve the vitality of the shopping district. The Library and Town Hall are entered off of a central glass covered civic hall that connects the town square to the vehicular drop-off and parking areas mid-block. Civic functions can occupy the second levels of the buildings fronting the square and retail streets. Residential buildings front the residential streets around the remainder of the blocks.

Block E is a major civic park featuring a lake and amphitheater. Restaurants will occupy the eastern side of the lake, located along a continuous board walk. A sinuous parking area will be shared by all the restaurants. The corner facing the square will be anchored by a mixed use building.



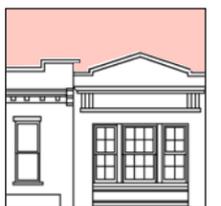
Town Center Buildings



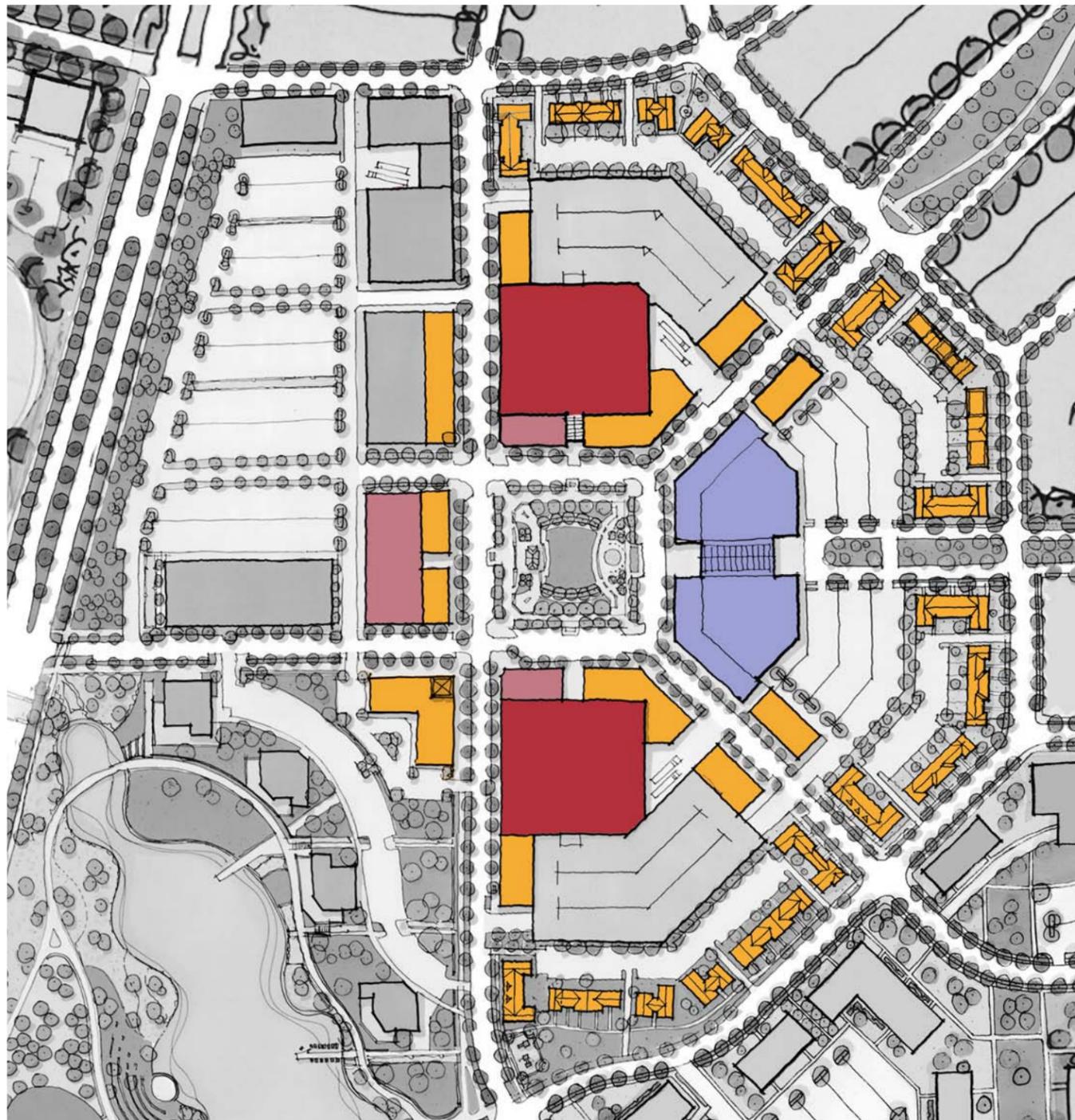
Ground Floor Uses

The Town Center will be an intense retail center with continuous shop fronts along the streets and around the square. On-street parking, attractive landscaping and wide sidewalks will create pleasant shopping conditions. This town center will borrow a principle from interior malls by lining the big department stores with smaller shops but creating a prominent entry centrally placed along the square frontage for each major retailer. All the larger retail boxes will have facades fronting streets and parking areas.

Delivery areas are tucked in between buildings for each block. Mid-block parking is accessed from the streets in numerous locations and because of the compact form of the Town Center, most patrons will park once and walk. The perimeter of the town center is residential with a mix of townhouses and small apartment buildings on streets facing the residential neighborhoods.



Town Center Buildings



- Commercial
- Residential
- Office
- Civic

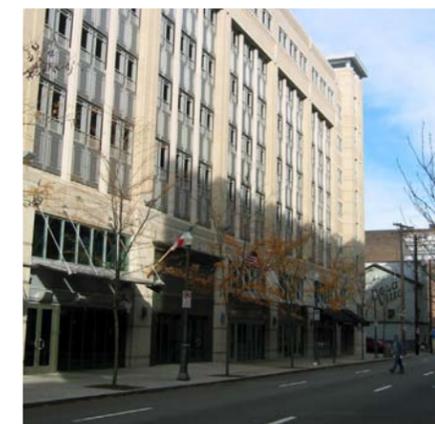
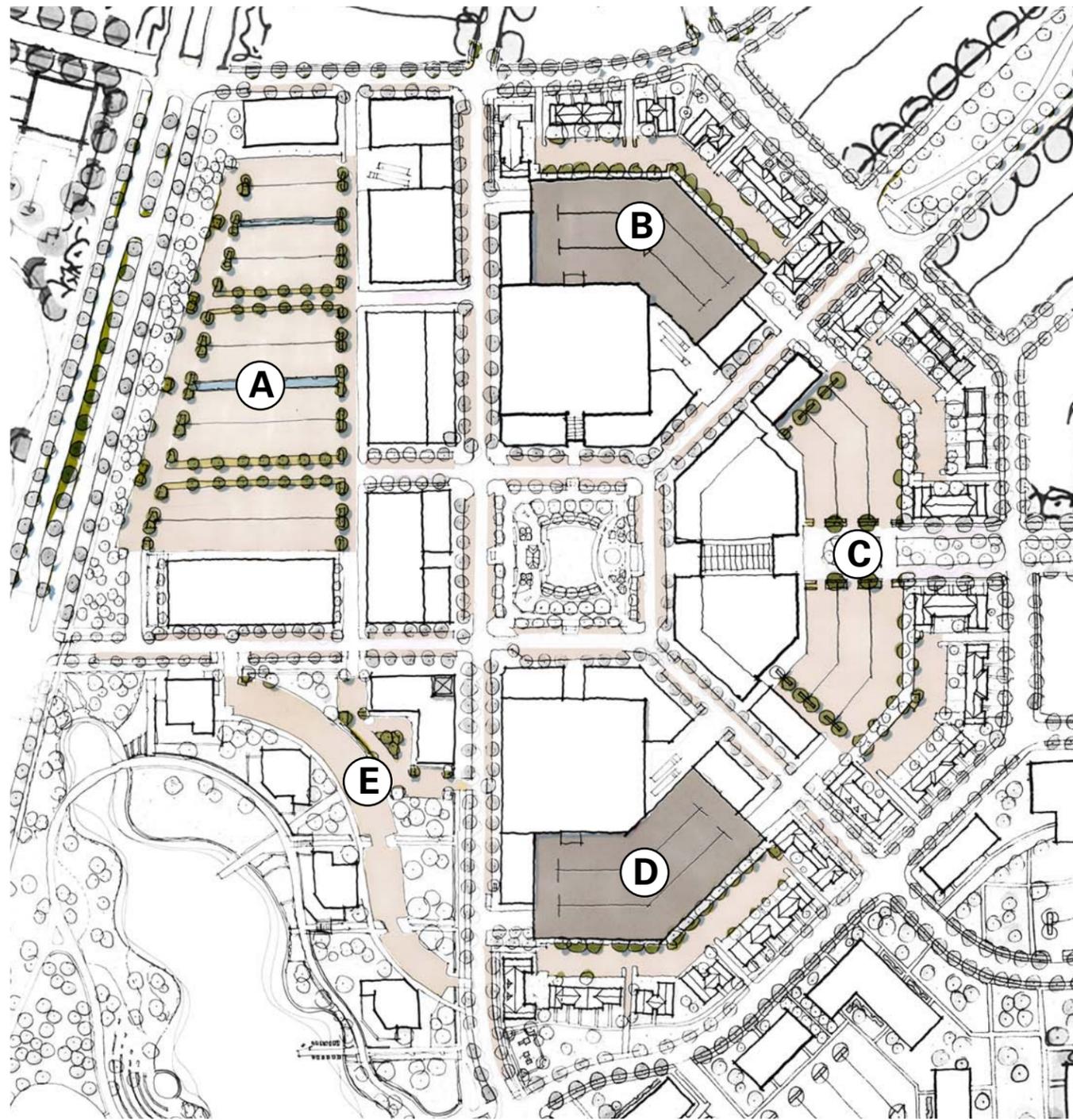
Upper Floor Uses

In addition to being a retail and entertainment center for Ankeny, the Town Center is planned as a mixed use district and neighborhood. The presence of residential units on upper levels of buildings in the Town Center will create a 24 hour character and sense of ownership of the streets and public spaces. Two and three story commercial buildings along the streets and around the square will have second and third level apartments above first level shops, designed as conventional units or designed as loft style units with deeper configurations and higher ceilings. Residential lobbies will be located at street level and parking for the units will be accommodated in each development block.

Office space is also permitted and encouraged on second and third levels above shops and potential locations are designated in the plan. The civic building will likely have space on the second and third levels above shops in Block C.



Town Center Buildings



Parking Requirements

Parking is distributed evenly around the Town Center and corresponds to the parking requirements for each development block. The mixed-use town center will benefit from differing hours of operation for the various tenants and recognize some efficiencies in total parking counts.

The parking for **Block A** is accommodated in a surface parking lot in front of the major retailers. This lot should be visually subdivided by planting beds and trees. The lot is accessed from the town center streets in numerous locations. A raised planting berm and trees should provide a buffer and vision screen to State Street.w

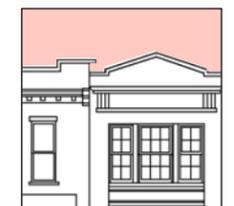
Blocks B and D are planned with parking structures. These structures will be accessible from streets for both vehicles and pedestrians. The size of the parking structures will correspond to the parking requirements of the uses in the block. A one story department store will naturally require less parking than a two story facility. Dedicated parking for residential lofts is recommended. The apartments around the perimeter of the blocks are surface parked in the back yards.

Block C is a public lot accessible from three directions with a vehicular turn-around for easy drop-off at the civic building. A book drop-off can be designed into the traffic patterns. The apartments around the perimeter of the blocks are surface parked in the back yards.

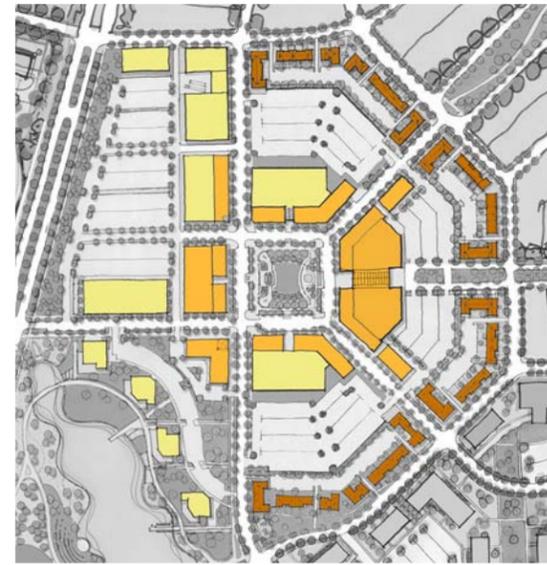
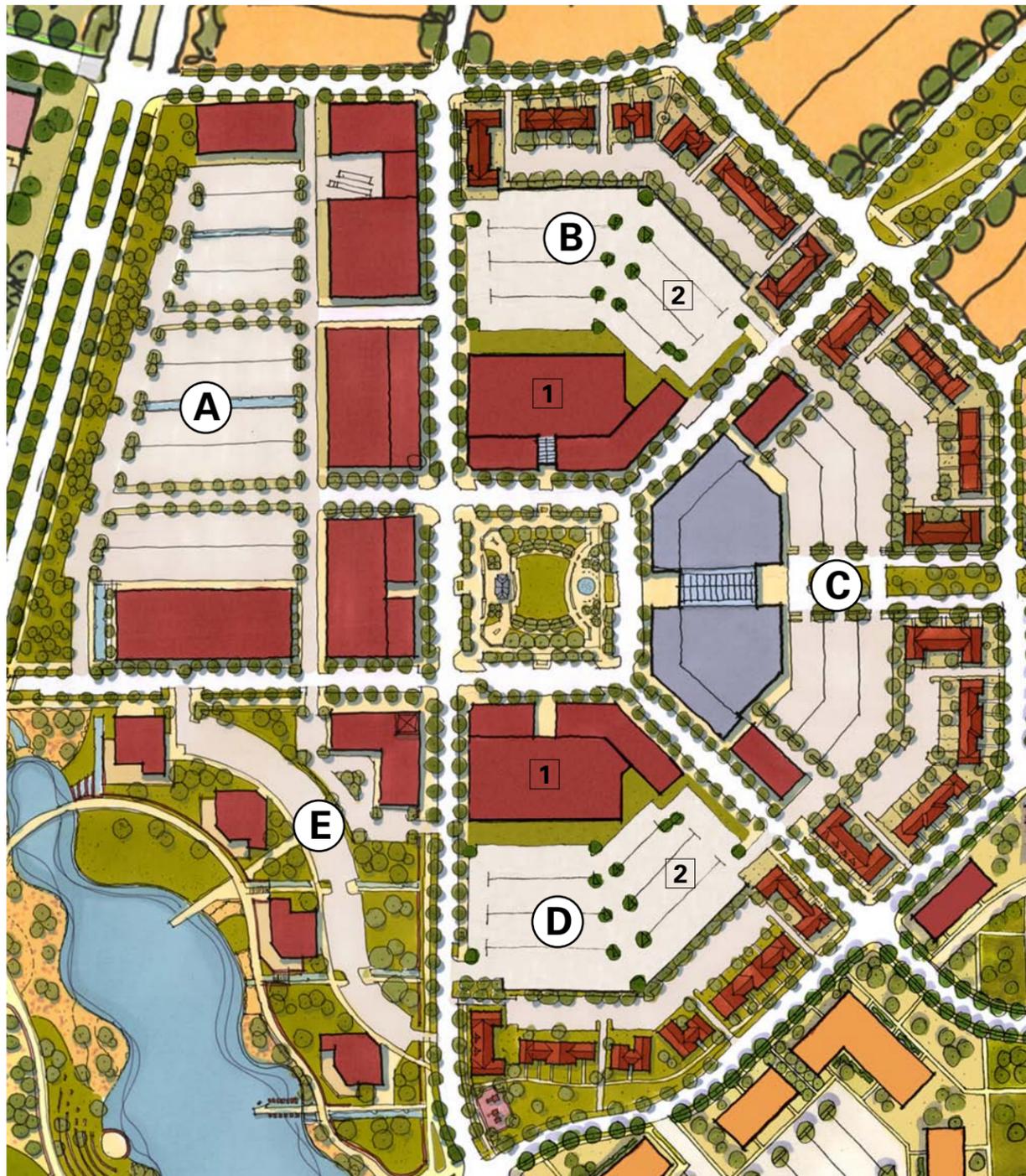
Block E will park the restaurants in a curving double-loaded parking aisle, integrated into the park landscaping.

The great advantage of a traditional town center is the availability of on-street parking. In the tradition of shopping streets and squares, a combination of diagonal and parallel parking is available through out the Town Center and provides patrons with quick and easy access to shops and restaurants.

Parking	Block A	Block B	Block C	Block D	Block E	Total
Surface	555	93	409	90	161	1303
Structured	—	440	—	440	—	880
Street	148	83	76	76	86	469
Total	703	616	485	500	211	2657



Town Center Buildings



Layout A : building heights

- ONE STORY BUILDINGS
- TWO STORY BUILDINGS
- COMBINATION OF TWO TO THREE STORY MULTI-FAMILY BUILDINGS

The Town Center: Layout A

THE PRAIRIE TRAIL TOWN CENTER may also be developed as a smaller footprint. This layout for the town center stems directly from the more modest town squares in Iowa that were comprised primarily of smaller, in-line retail stores. The essence of the Town Center remains the same as Layout B, yet this more traditional form includes a reduced amount of commercial square footage and the absence of structured parking. The two major differences are described below, and detailed in the chart which follows.

1: Town Square Box Retail

The department stores in Blocks B and D are removed and replaced with smaller retail buildings. Two additional mixed-use buildings are removed which also lowers the commercial and residential square footage.

2: Surface and Street Parking Only

Parking is also reconfigured in Blocks B and D. As the large department stores are removed, so is the need for the two structured parking garages. Surface parking is used instead to replace the structures.

1: Town Square Box Retail

Building Use	Block A	Block B	Block C	Block D	Block E	Total
Commercial	169,000 sf	62,400 sf	41,000 sf	62,400 sf	45,700 sf	380,500 sf
Office	24,000 sf	7,200 sf	—	7,200 sf	—	38,400 sf
Residential	24,700 sf	14,700 sf	14,400 sf	14,700 sf	16,000 sf	84,500 sf
Perimeter Res	—	92,700 sf	147,500 sf	74,500 sf	—	314,700 sf
Civic	—	—	149,200 sf	—	—	149,200 sf
Total	217,700 sf	177,000 sf	352,100 sf	158,800 sf	61,700	967,300 sf

2: Surface and Street Parking Only

Parking	Block A	Block B	Block C	Block D	Block E	Total
Surface	555	395	409	392	161	1912
Structured	—	—	—	—	—	0
Street	148	83	76	76	86	469
Total	703	478	485	468	211	2381

Town Center Buildings

