

OVERVIEW

Prairie Trail is a new mixed-use community in Ankeny based on “New Urbanist” design principles. The 1,031-acre project will be developed on the site of the Iowa State University research farm in the center of Ankeny. The plan of Prairie Trail takes its cues from towns in central Iowa, such as Winterset, Pella, Newton, Adel and the historic neighborhoods in Ankeny and Des Moines. The Prairie Trail Mixed Use Neighborhood PUD produces environments which manage automobiles but maintain a scale and set of linkages that promote pedestrian travel and civic space. The theories of urban design used in this plan have been classified as “New Urbanism” although they transport the patterns of development of traditional Ankeny into a new setting.

The Prairie Trail Mixed Use Neighborhood PUD is intended to establish innovative mixed use residential and commercial environments that reflect the planning and development patterns in place with Ankeny was initially developed, while recognizing some of the development style changes that have occurred since that time. The regulations included in the Planned Unit Development (PUD) document are intended to capture the general concept and vision mixed use neighborhood design, without being so prescriptive as to inhibit the use of the concept or discourage design flexibility. The Prairie Trail Master Plan document and the Prairie Trail Pattern Book provide guidance and reference for this Planned Unit Development.

As a part of the PUD, an Architectural Review Board was established, and consists of the Director of Community Planning and Building or designee, a representative of DRA Properties, LLC, or designee, and a design professional selected by the City and DRA Properties, LLC. The Architectural Review Board shall review all plans for buildings and structures for conformance with the intent of the Prairie Trail PUD and provide approved plan lists to the Director of Community Planning and Building.

SUBMITTAL REQUIREMENTS

- ✓ Completion of the Architectural Review Board Application with attachments
- ✓ Building plans for all buildings and structures constructed within the Prairie Trail Mixed Use Neighborhood PUD shall conform to the Architectural Standards established by the Pattern Book and shall require approval by an Architectural Review Board (ARB) prior to the approval of a site plan, for those sites requiring a site plan, or prior to the issuance of a building permit for other projects.
- ✓ Completion of the Building Permit Application
- ✓ Garages, accessory buildings, remodels, additions, decks, fences, porches, and signs will require an application to, and approval from the Architectural Review Board, along with the required applicable permit.

PACKET CONTENTS

Summary sheets illustrating key elements and design strategies for the four permitted traditional architectural styles in Prairie Trail: European Romantic, Colonial Revival, Arts & Crafts, and Victorian, and **Lot Types** including: Town Center Buildings, Town Center Multi-family Buildings, Commercial Out Parcels, and Business Parks.

Summary sheet outlining lot types and setback requirements- Prairie Trail offers a variety of lot types and locations throughout the different neighborhoods. These types include: Townhouses, Attached, Garden, Hamlet, Village, Estate, and Manor

Application for the Architectural Review Board

Residential Building Application for New Construction. All other Building Permit Applications (garages, fences, etc.) are available at the Public Service Building located at 220 West First Street or online at www.ci.ankeny.ia.us

ARB Application Submittal → Approval by ARB → Building Permit Application Submittal → Building Permit Issuance



The new neighborhoods of Prairie Trail will exemplify the inherited character of the best Iowa towns, including walkable tree-lined streets, local parks and play-grounds, interconnected blocks, and mix of housing types. *Architectural Patterns* establish the four architectural styles for the community, illustrate neighborhood character, and define the standard elements.

Styles

- European Romantic
- Colonial Revival
- Arts & Crafts
- Victorian

In order to ensure a variety of house designs and styles along all streets, a **maximum of three houses of the same style** (unless specified by the Pattern Book) **may be located next to each other.**

In addition, **identical houses** (defined as having the same front façade and floor plan) **may not be repeated along a series of six houses**. This applies to houses adjacent to each other and across the street from each other.

After the initial series of six houses, facades **may be repeated if three of the five major façade elements are varied**. This pattern may be repeated through the plan.

- Five major elements are color, window type, porch type, building materials and trim

In all cases, variations or other alternative combinations of components are permitted so long as they reference built precedents within that style. The style pages and the illustrated details are meant to be a menu of options for designing houses and neighborhoods in response to market demands and cost constraints while providing a consistent quality of character and detail.



See Pattern Book for a detailed guide for designing within the prescribed styles. Please note that the Pattern Book is not an exhaustive catalog of all possibilities, rather it is a guide to the key components within a particular style

Essential Elements

- Steep roof pitches with dormers
- Balanced vertical window (often in groupings) and door locations
- Porches often notched out, under an extended roof; shallow overhangs
- Simple detailing
- Massive chimneys

Color

- To be selected from the Prairie Trail color palette

Windows and Doors

Windows

- Energy-efficient wood, PVC, aluminum-clad, or aluminum
- Double hung – 6 over 1 or 6 over 6 pane patterns
- Narrow casement ganged in pairs or groups of three with pane patterns that are vertical in proportion
- Height should diminish with each succeeding story
- All windows shall have a divided-light appearance (3/4-inch exterior muntins)
- Dark frames for stucco and white for brick and siding houses
- Special windows-bay, oriel, dormer and small accent windows **see pattern book**

Doors

- Plank/board or panel-style single door (often with round or arched top) and wrought iron accents
- Should be recessed as deeply as possible
- Simple detailing around doors is encouraged

Shutters

- Plank/board or panel-style shutters are encouraged as an accent. Wrought iron lift-off hinges, shutter dogs and latches are also encouraged. **Shutters are not permitted at half-timber areas**

Porches and Chimneys

Porches- The architectural character of the attached parts should be in keeping with the character of the main body

- Gable ends or shed roof forms, extending up into the main house roof form
- Shallow eaves that repeat the same rafter or caves treatment as the main house body
- Variety of porch column options in heavy timber columns, stone columns, or stone or brick piers
- Front loggias: typical width of 5- to 7-feet
- Porches frequently placed at the sides of the house: ranging 8- to 12-feet in depth

Chimneys-Key element in the composition of the elevation

- Appear large and have asymmetrical massing
- Masonry or stucco with handmade/formed appearance

Building Materials

Siding- Wood or fiber-cement board siding with four-inch lap reveal, cut shakes, brick or stucco with handmade/formed appearance (no skip-trowel or similar). Half timbering appearance for second-story accents

Roofing- Flat clay tiles, cedar shakes, slate profile fiberglass shingles, or slate (including manufactured slate products)

Eaves - Wood or fiberboard sheathing with 2x, 3x, or 4x rafter tails. Plaster molded eaves are also permitted on brick or stucco houses. Smooth soffits to be built with fiberboard or plywood. Overhang/eaves shall be generally shallow; 8- 18-inches (where half timbering is used)

Exterior Ceilings- Plank and beam or beaded board

Gutters- Half-round metal or PVC (round metal or PVC for downspouts)

Front/Rear Yard Fences- Painted wood, prefinished metal or masonry/stucco

Trim

- 6- 8-inch wood trim is typical for windows and doors in ornamental cast stone or rough cut wood
- Walls typically framed with brick veneer or siding or a combination of both
- Material changes occur at the second floor and in gable ends above the window head



Essential Elements

- Simple, straightforward volumes with side wings and porches
- Orderly, symmetric relationship between windows, doors, and building
- Simplified versions of classical details and columns
- Classical elaborate entrances
- Cornice treatments
- Wide, multi-pane windows with six-pane patterns, often paired

Color

- To be selected from the Prairie Trail color palette

Windows and Doors

Windows

- Double-hung, energy efficient wood, PVC-clad, or aluminum-clad with external divided lights
- Vertical in proportion, muntin pattern 6 over 1, 6 over 6, or 6 over 8 on both floors
- Flat arches in stone and precast lintels are common over windows set in masonry wall
- All windows shall have a divided-light appearance (3/4-inch exterior muntins)
- Small square and rectangular windows are often used as an accent in gable ends or on the second floor above the entrance
- Special windows- angled bay, picture windows, and predimanted dormers **see pattern book**

Doors

- Typically have six panels, while surrounds frequently incorporate side-lights and transoms
- Typically 6-feet 8-inches tall and 3-feet wide

Shutters

- Shutters are encouraged. **Must be sized and mounted as if operable to cover adjacent window or door**

Porches and Chimneys

Porches- Full front porches are encourages; smaller porches should be centered in the massing bay in which they occur

- Minimum porch depth is 8-feet
- Wood deck porches-gaps between brick piers are infilled with lattice panels; solid porches should be faced in brick or stucco if appropriate
- One or two stories tall with either flat, shed, or shallow hipped roofs (shed roofs have a 3 in 12 to 4 in 12 pitch)
- Columns include 10- and 12-inch round Doric columns; 12-inch Ionic columns; three-quarter height paired Doric Columns, and 8- to 10-inch full-height tapered box columns

Building Materials

Siding- Wood or fiber-cement board with 4-inch lap

Roofing- Slate; synthetic slate, clay tile, or fiberglass shingles with heavy profile to mimic natural materials

Columns- Historic reproduction of wood, polymer, or fiberglass with classical entasis and proportions

Railings- Wood milled top and bottom rails with straight or turned balusters

Exterior Ceilings- Smooth surface composition board, fiber-cement board, plaster, T&G wood, or polymer historic reproduction

Gutters- Ogee or half-round primed or prefinished metal (rectangular or round primed or prefinished metal downspouts)

Front/Rear Yard Fences- Painted wood, prefinished metal, stone or masonry (**vinyl allowed for rear fences only**)

Foundations- Stucco, brick or stone veneer

Trim

- Wood, fiber-cement board, composition board, or polymer millwork for built-up sections
- Historic reproductions of polymer are permitted
- Windows and doors feature a 6-inch wide flat trim with or without a cap molding
- Can also feature a backband
- Brick buildings feature 2-inch brickmold



Prairie Trail Arts & Crafts

Essential Elements

- Shallow-pitched roofs with deep overhangs
- Deep, broad open porch elements with expressive structural components
- Exposed structural elements in the eaves such as rafters and brackets
- A mixture of materials such as brick, shingles, and siding
- Asymmetrical windows (often oversized and grouped) and door compositions



Color

- To be selected from the Prairie Trail color palette

Windows and Doors

Windows

- Wood, vinyl (solid or clad) or aluminum clad with traditional profiles, minimum ¾-inch wide projecting exterior muntins
- Vertical in proportion and may be single, paired, or tripled
- Window pane patterns include 3 over 1, 6 over 1, and 4 over 1 (double hung)
- Special windows include picture windows, double-hung windows, and small square and rectangular accent windows

Doors

- Painted or stained wood, or aesthetic equivalent with either wood plank design or panel door with integrated transoms
- May have decorative stained glass sidelights and transoms

Shutters

- Louvered or paneled shutters are encouraged in operable wood or polyvinyl. **Must be sized and mounted as if operable to cover adjacent window or door**

Porches –Full front porches are encouraged; locations vary to create a number of spatial effects

- Flooring and steps: brick, wood tongue and groove or composite boards tongue and groove
- Can have gable ends, shed roofs, or combinations of the two
- Hipped porches are common
- Column types include 8- to 10-inch square single posts; 6- to 8-inch square double posts and tapered box columns; double or single posts on solid rails or piers. Columns are 9- to 10-feet tall with square balusters that are spaced no more than 4-inches apart

Building Materials

Cladding- Smooth, horizontal bevel or lap wood or fiber-cement siding, 4- to 8-inches wide, miter cut corners or with 5/4 by 6-inch corner boards, cut wood or fiber-cement shingles. Smooth finish brick in Common, English or Flemish bond patterns with tooled mortar joints and white or tinted mortar; painted brick. Light sand-finished stucco. **Cladding materials should be consistent on all facades except for special design elements such as gable or dormers.**

Roofing- Metal, narrow standing seam of 5-V panels (painted); wood shingles/shakes; dimensioned architectural grade asphalt or fiberglass shingles; slate/synthetic slate. Roof penetrations and flat skylights may be placed on a roof not facing a public thoroughfare with houses, maximum of two skylights per roof plane

Railings- Straight or turned wood balusters; solid rails clad in wood, cut shingle, siding or brick

Exterior Ceilings- Plaster; beaded-profile, tongue and groove or paneled boards

Gutters- Half round or ogee profile gutters with round or rectangular downspouts in copper painted or prefinished metal. PVC is also acceptable in a color that matches the trim

Front/Rear Yard Fences- Wood picket, black metal, brick, stucco on block, or combination

Foundations Brick on all sides

Trim

- May either be straight or tapered board, typically 5 ½-inches wide with a head that extends beyond the jamb trim

Prairie Trail Victorian

Essential Elements

- Steeply pitched gable roofs
- Cut wood ornament such as leaves and vines or simple shape cutouts
- Clapboard siding, with siding, shingles or beadboard in gable ends
- Vertical proportions for windows and doors
- Simple forms

Color

- To be selected from the Prairie Trail color palette

Windows and Doors

Windows

- Double-hung, energy efficient wood, vinyl (solid or clad) or aluminum-clad with traditional profiles, minimum ¾-inch wide projecting exterior muntins
- Vertical in proportions, muntin pattern 2 over 2 or 4 over 4
- Panes are always taller than they are wide

Doors

- Vertical in proportions, such as two and four-paned doors
- Maximum width of a pair of double doors is 5-feet for doors at least 8-feet tall and 4-feet for shorter pairs of double doors
- Painted or stained wood or aesthetic equivalent

Shutters

- Shutters are encouraged, operable wood or polyvinyl sized to match openings, with appropriate hardware.
Must be sized and mounted as if operable to cover adjacent window or door

Porches and Chimneys

Porches- Full front porches are encouraged, also used to wrap the corner of a house or fill in the void created by an L-shaped plan

- Minimum porch depth is 8-feet
- One or two stores tall with either flat, shed, or shallow hipped roofs (shed or hip roofs have a 3 in 12 to 4 in 12 pitch)
- Column types include turned columns from 8-inch square stock, 8-inch square posts, and 8- to 10-inch diameter Doric and Ionic columns
- Turned or square balusters are spaced no more than 4-inches apart
- Brackets range from simple designs cut from boards to more elaborate turned wood or jigsaw-cut openwork (minimum of 2-inches thick)

Building Materials

Siding- Smooth, horizontal bevel or lap wood or fiber-cement siding, 4- to 6-inches wide with 5/4 by 6-inches corner boards; board and batten siding

Roofing- Metal, narrow standing seam of 5-V panels (painted); wood shingles/shakes; dimensioned architectural grade asphalt or fiberglass shingles; slate or synthetic slate; roof penetrations and flat skylights may be placed on roof not facing a public thoroughfare with house; maximum of two skylights per roof pane

Railings- Straight or turned wood balusters; decorated black metal for stair rails

Exterior Ceilings- Plaster; beaded-profile, tongue and groove or paneled boards

Gutters- Half round gutters, round or rectangular smooth downspouts

Front/Rear Yard Fences- Wood picket, black metal, brick, stucco on block, or combination

Foundations- Brick, stone or stucco on block

Trim

- Windows and doors have 6-inch trim with a simple backband profile
- Victorian window and door trim carries a decorative crown and cap above; window may feature an ornate hood



Prairie Trail Town Center Buildings

Essential Elements

- Two- or three-story building
- Tall ground expressed as a single storefront composition
- Vertical proportions
- Three- or four-bay door and window compositions (larger buildings may have five- or six-bay compositions)
- Mixed-use buildings
- Forms a streetscape



Color

To be selected from the Prairie Trail color palette

Windows and Storefronts

Windows

- Vertical in proportion
- Energy-efficient wood, PVC, aluminum-clad, or aluminum; with true divided light appearance (7/8-inch exterior muntins)
- Standard windows are double hung with one-over-one pattern or two-over-two patterns 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

- 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
- Wood, fiberglass, pre-finished metal or fiber-cement trim and surrounds
- Entrance door should be recessed into the storefront to prevent the door from opening into the sidewalk
- Typically will have deep entablature/cornice expression above the shopfront that serves as an area for signs

Special Elements

Cornice and Parapet Articulation

- Distinguishes each building and together create an animated roof line that helps define the space of the square
- Trim- Cast stone, fiber-cement, polyurethane, PVC or painted wood

Building Signage

- Signs should be integrated into the architectural design of the building and not dominate the façade or interfere with adjacent buildings
- Building signs may include roof and parapet signs, front façade signs in panels, canopy top, grand blade signs, and suspended canopy 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 FLORESCENT SIGNS OR AWNINGS ARE NOT PERMITTED**
- Individual lettering and small logos may be illuminated within an opaque background; signs should be lit with concealed incandescent lighting

Gutters

- Half-round metal or PVC

Downspouts

- Round metal or PVC

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

Prairie Trail Multi-Family Buildings

Housing Types

- Mansions
- Apartment Buildings
- Townhouses

Mansion

- 6-12 units/building
- May be combined along a street or around a courtyard to achieve more units
- May be expressed in any of the four architectural styles



Apartment Buildings (Common Residential Lots)

- Small apartment houses of up to 12 units and townhouses assembled on one lot of single ownership
- Minimum façade width without a change in horizontal plane – 35-feet
- Change in façade plan minimum – 2-feet
- A minimum of 70% of the street frontage of the lot, and 60% of the side street frontage shall contain residential structures
- Parking shall be located behind the residential buildings and may be configured as a parking lot or parking pads and garages served by alleys

Townhouses

- 18-30 feet wide
- May be expressed in any of the four architectural styles

Setbacks

Front Yard

- 10-25-feet

Side Yard

- Buildings not attached – 5-foot setback from side property line
- Minimum 10-foot distance between buildings

Side Street Setback

- 5-15 feet

Alley Setback

- Minimum 7-foot from rear property line

Side Wings

- **SIDE WINGS ARE NOT PERMITTED ON TOWNHOUSE LOTS**

Front Driveways

- **FRONT DRIVEWAYS ARE NOT PERMITTED**

Porch Encroachments

- May extend up to 8-feet into the Front Façade Zone
- Bay windows may also extend up to 2-feet into the Front Façade Zone

Garage Requirements

- Minimum of 7-feet from the rear lane right-of-way or 18-feet plus to create an outdoor parking pad
- May be either detached or attached
- **GARAGE DOORS OPENING ONTO PUBLIC STREETS ARE NOT PERMITTED**

Parking Lots

- Minimum of 7-feet from the rear property line
- **PARKING LOTS ARE NOT PERMITTED IN THE SIDE OR FRONT YARDS**

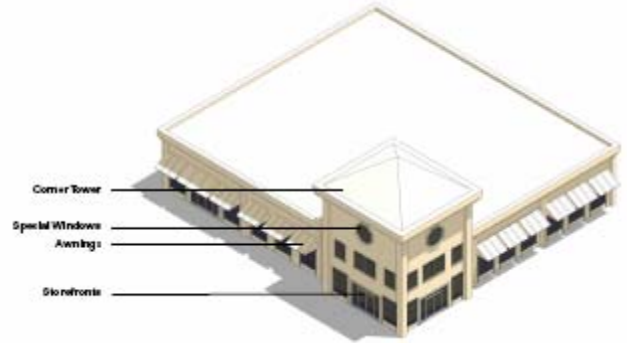
Fencing Recommendations

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

Prairie Trail Commercial Out Parcels

Essential Elements

- Small commercial buildings fronting streets
- Usually in front of parking areas and larger commercial buildings
- Highly visible
- Quality of design and construction reflects on the quality and character of the entire development
- Must address the street with attractively designed public facades



Setbacks

Building Location

- Oriented to address the street
- Street frontage should include a building entrance and attractively designed public facade

Front Yard

- Landscaped yard between the street ROW and the building façade
- Unless predetermined in the neighborhood plan, the front yard setback is a minimum of 25 feet.
- **NO PARKING IS PERMITTED IN THE FRONT YARD**

Side Yard

- Minimum 10 feet
- **NO PARKING IS PERMITTED WITHIN THE SIDE YARD SETBACK**

Rear Yard

- Minimum 10 feet
- **NO PARKING IS PERMITTED WITHIN THE REAR YARD SETBACK**

Parking Lot Requirements

- Permitted to the side and rear of all Out Parcel buildings
- Should be screened from view of the street with plantings, land forms, fencing and buildings
- Must comply with the City of Ankeny regulations

Loading Docks and Drive up Windows

- Permitted in the side and rear of the buildings
- Loading areas must be screened from view of the street by a combination of planting earth forms and fencing

Architectural Guidelines

Building Height

- Basic Building mass 1-3 stories

Horizontal Articulation

- Should define a **BASE, MIDDLE, AND TOP** for each articulated façade element
- Can be accomplished with window composition, ornament, and special features

Vertical Articulation

- Minimum of 50'-0" and maximum of 120'-0"
- Over 40'-0" it must be further subdivided
- Each element can be distinguished by not less than three of the following changes: material, color, architectural style, height, window types, façade composition, storefront or entry type

Windows and Entrances

- Ground floor articulated with Commercial Storefronts alternating with entries to upper floors, or a rhythm of openings
- Clank walls are not permitted along public facades
- Windows of vertical proportion with ratio of up to 60% solid to void in linear measurement
- A wide variety of window types including groups of tall windows to maximize glass areas

Special Elements

- The following elements may be applied to façade compositions: Special roof elements, coining, belt courses, cornices, corner towers, entrance features, awnings, pilasters, bays

Materials

- Brick (in earth tones), Metal, Glass, Stone

Prairie Trail Business Park

Essential Elements

- Freestanding office building, flex building and/or research building
- Arranged as single structures or groupings of multiple buildings
- Arranged to address the street
- Landscaped front yards free
- Parking located to the side and rear of the building



Setbacks

Building Location

- Oriented to address the street
- Street frontage should include a building entrance and attractively designed public facade

Front Yard

- A landscaped yard between the street ROW and the building façade
- Minimum front yard setback to the face of the building is 50-feet
- **NO PARKING IS PERMITTED IN THE FRONT YARD**

Side Yard

- Minimum side yard setback is 15-feet
- **NO PARKING IS PERMITTED WITHIN THE SIDE YARD SETBACK**

Rear Yard

- Minimum rear yard setback is 15-feet
- **NO PARKING IS PERMITTED WITHIN THE REAR YARD SETBACK**

Parking Lot Requirements

- Are permitted to the side and rear of all commercial buildings
- Parking areas should be screened from view of the street with plantings, land forms, fencing and buildings
- Parking requirements for commercial uses must comply with the City of Ankeny regulations

Loading Docks

- Loading areas are permitted in the side and rear of the buildings
- Must be screened from view of the street by a combination of plantings, earth forms and fencing

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
- Signage and lighting must comply with the City of Ankeny regulations