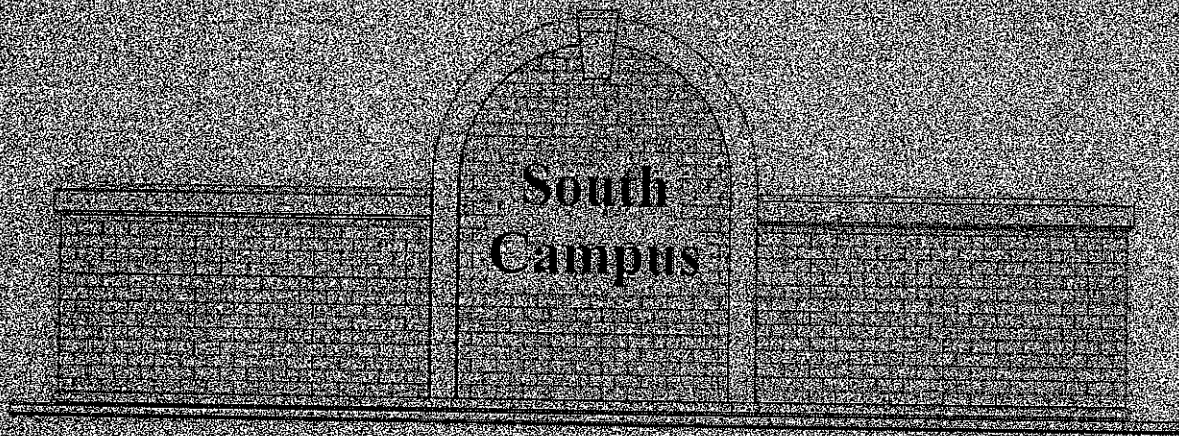


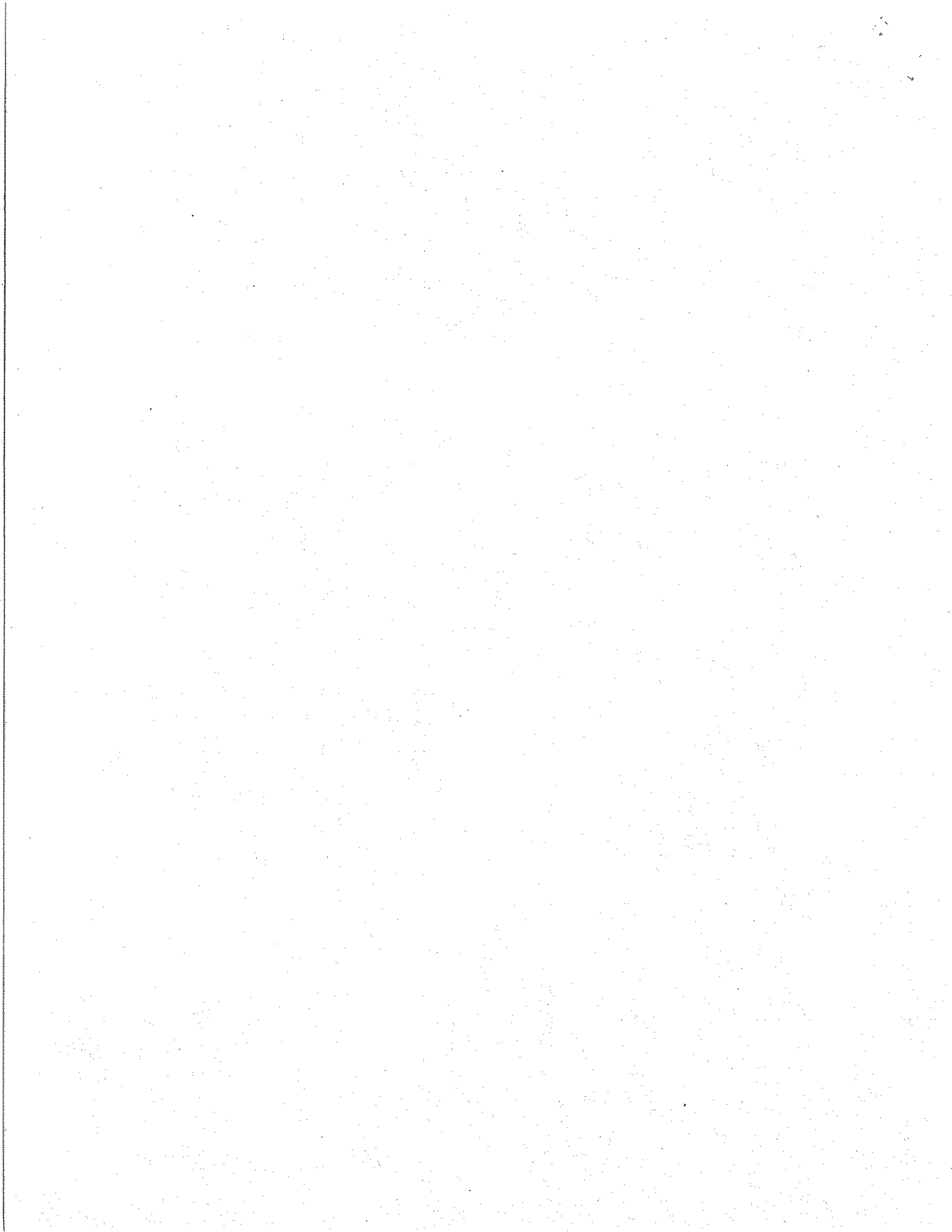
University of Northern Iowa  
South Campus

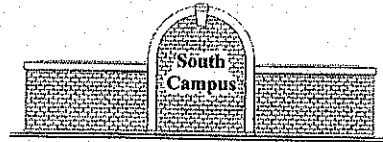
Design Guidelines



Prepared By:  
Dunbar Jones Partnership  
August 2001

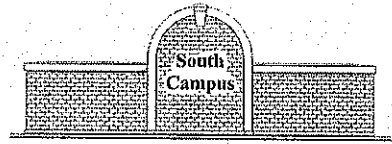
RETURN TO THE OFFICE OF  
VICE PRESIDENT FOR ADMINISTRATION  
& FINANCIAL SERVICES LANG 122





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## Concept Plan

The Concept Plan for the University of Northern Iowa – South Campus Master Plan is illustrated on the following page. The overall design intent for South Campus is sensitive development that is responsive to the natural landscape. The overall site layout clusters land uses while preserving large spaces for native landscape restoration and public open space. Using this concept in combination with appropriate materials, South Campus can approach a more sustainable site development.

Through the process of identifying needs for the South Campus development, the following land uses have been planned:

- Preserve/Arboretum
- Hotel/Office
- Assisted Living
- Rental Units
- Town Homes
- Condo
- Garden
- Club House

This report further defines the illustrative concept plan into design guidelines. Design guidelines make recommendations for design, selection, and arrangement of various elements that help to create an identity for South Campus. Elements discussed in these guidelines include circulation and paving, architectural design, planting design and natural area treatments, site furniture, barriers and screens, and signage.

Every effort should be made to follow these guidelines to help ensure the integrity and overall design intent of South Campus. All development must conform to all local codes and zoning ordinances.







## Circulation and Paving

Circulation through South Campus ties land uses together while accommodating pedestrian and vehicles through a network of walks and drives. The following pages illustrate different treatments for circulation layouts and suggest appropriate materials for the **Boulevard** at the South Campus entrance and for **Roadways, Walks, and Trails** throughout the South Campus.

### Boulevard

The boulevard provides a formal entrance to the South Campus. It is the main access route from Greenhill Road and is the initial image for people entering the South Campus area.

#### Potential

Materials: Porous asphalt pavement (allows storm water infiltration)  
Asphalt pavement  
Concrete pavement

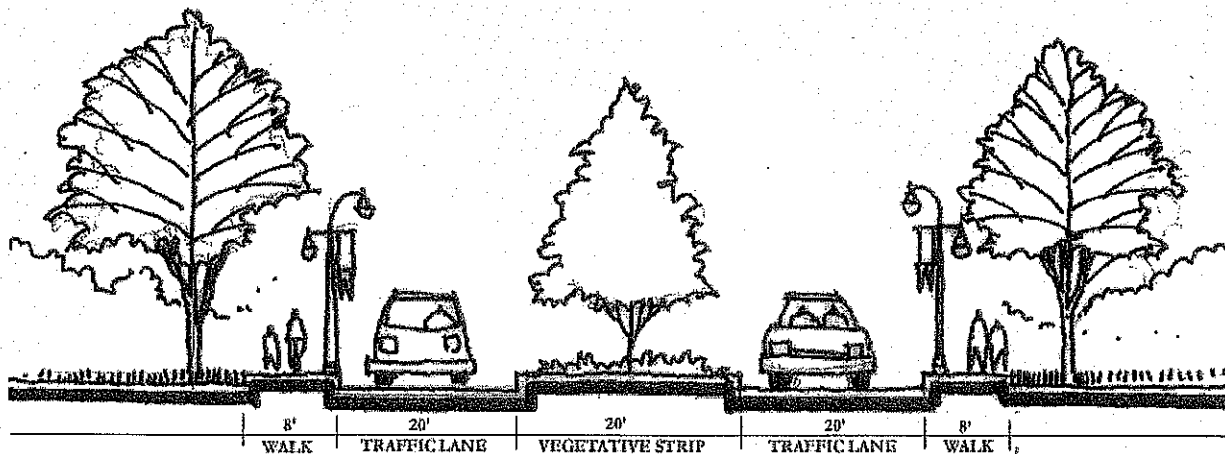
Two 20' wide traffic lanes

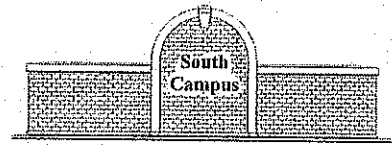
Center median 20' wide

Walkways on either side of boulevard

Curbs and gutter

See planting section for street tree plant palettes





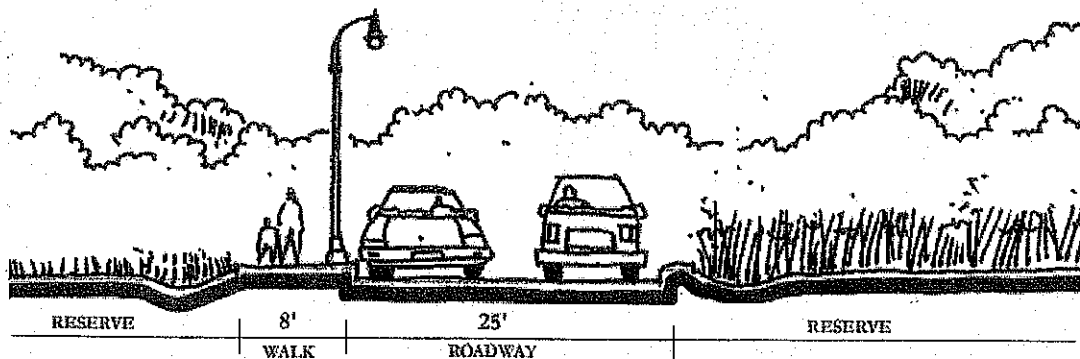
## Roadways

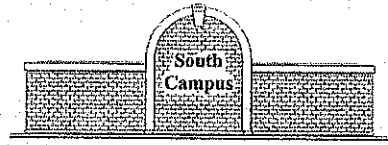
Roadways provide the main vehicle access through the South Campus. They link the boulevard to the various housing, commercial and other land uses.

Potential

Materials: Porous asphalt pavement (allows storm water infiltration)  
Asphalt pavement  
Concrete pavement

25' wide roadway  
Two 12.5' traffic lanes  
Curb and gutter  
See planting section for street tree palettes  
No parking should be planned on roadways





## Walkways

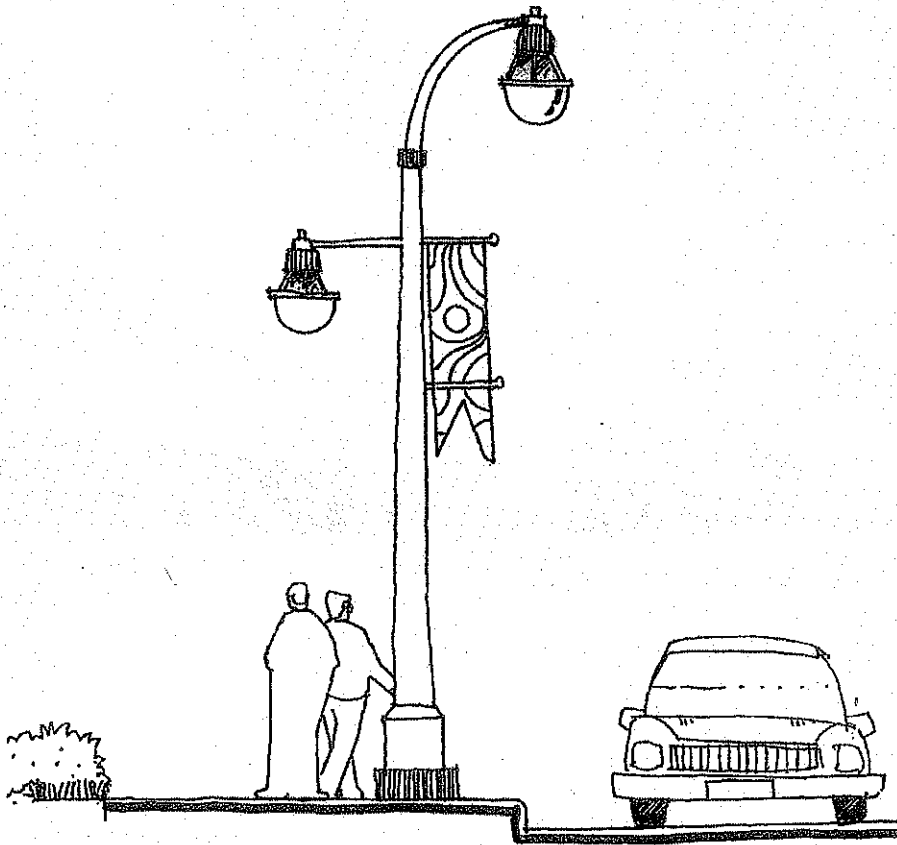
Walkways are pedestrian corridors along the boulevard and roadways. They provide access from Greenhill Road into the South Campus and safe access along the vehicular routes through the campus.

Potential

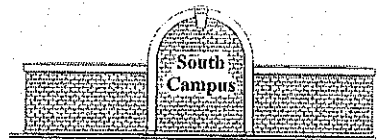
Materials: Porous asphalt pavement (allows storm water infiltration)  
Asphalt pavement  
Concrete pavement

8' wide walk

See planting section for street tree palettes







## Trails

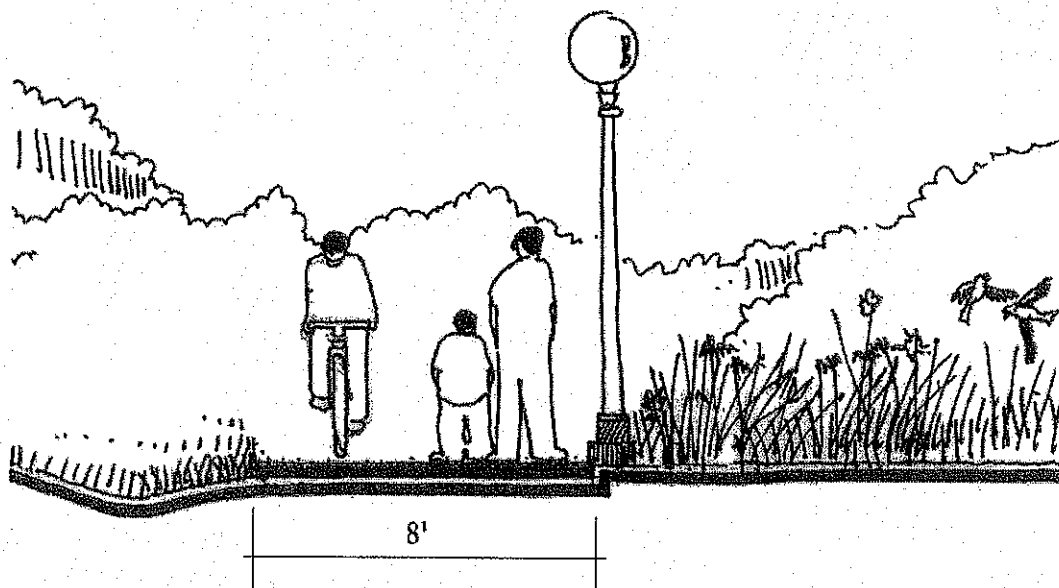
Trails provide safe pedestrian circulation routes through the South Campus that are not along vehicular roadways and boulevards. Trails include pedestrian routes through the Preserves area and pedestrian connection to and through other land use areas. Recommended trail surfacing must be ADA accessible, however, certain non-traditional surfaces may be possible, particularly in the preserves area.

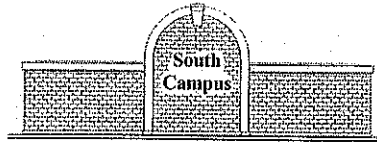
### Potential

Materials: Porous asphalt pavement (allows storm water infiltration)  
Asphalt pavement  
Concrete pavement  
Limestone

8' to 10' wide trails through preserve, native vegetation areas, and other areas

See planting section for plant palettes





## Parking, Barriers and Screens

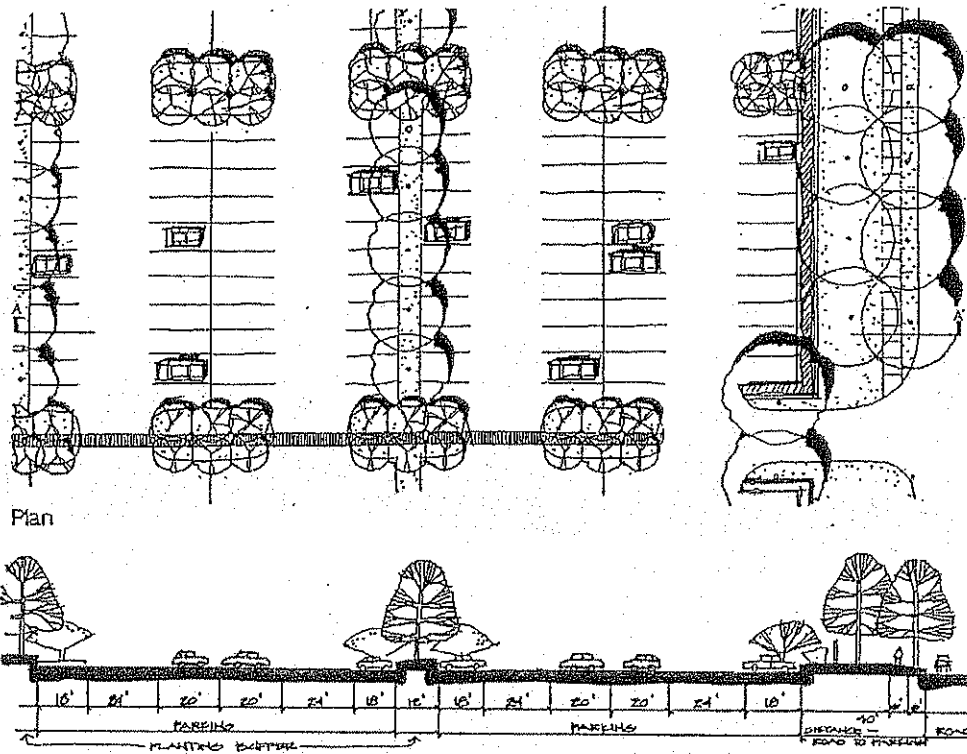
Proposed land uses on the South Campus require different types of parking. The Hotel/ Convention, Rentals, and Assisted Living Center require off-street parking adjacent to those uses. The Town homes and Condos also have off-street parking, but that would occur in smaller lots and driveways. Large off-street parking areas should be designed with plantings to reduce their appearance as vast expanses of paving, and to buffer them from view. Service areas reserved for loading and vehicular storage also should be carefully located and screened. The following pages illustrate treatments for parking in **Large Off-Street Parking Areas** and layout and screening information for **Service Areas**. Also shown are **Barriers, Screens, and Dumpster Enclosures**.

### Large Off-Street Parking Areas

Off-street parking lots with more than two double loaded aisles should provide a planting median to reduce the visual impact of the paving. Plant materials should include trees, shrubs and groundcovers.

#### Potential

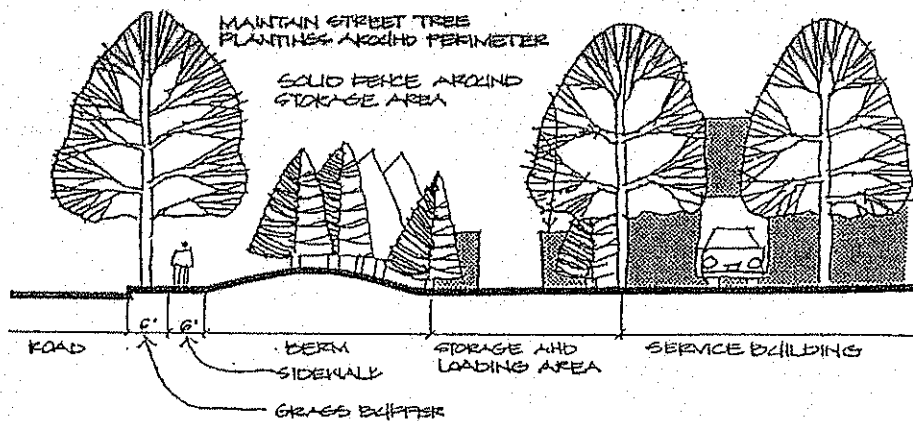
- Materials:
- Uni-Eco Stone (allows storm water infiltration)
  - Porous asphalt pavement (allows storm water infiltration)
  - Asphalt pavement
  - Concrete pavement



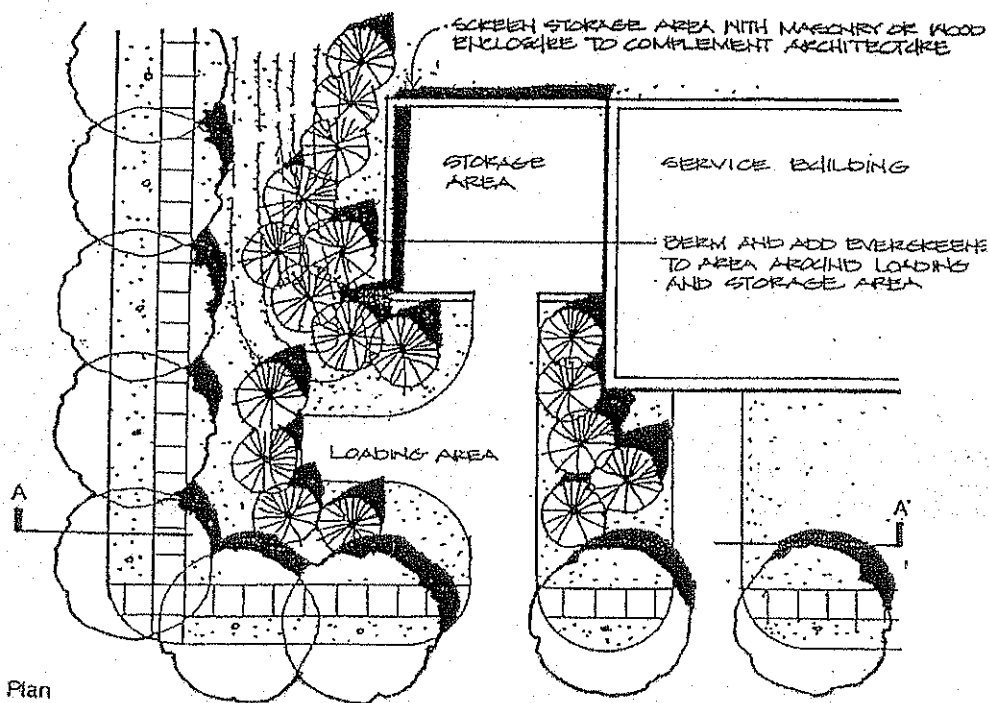
Section A-A'

## Service Areas

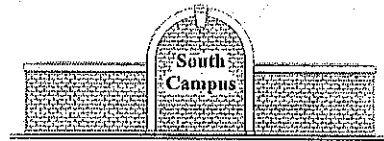
Service Areas should be screened from surrounding land uses with earth berms and plant material.



Section A-A'



Plan

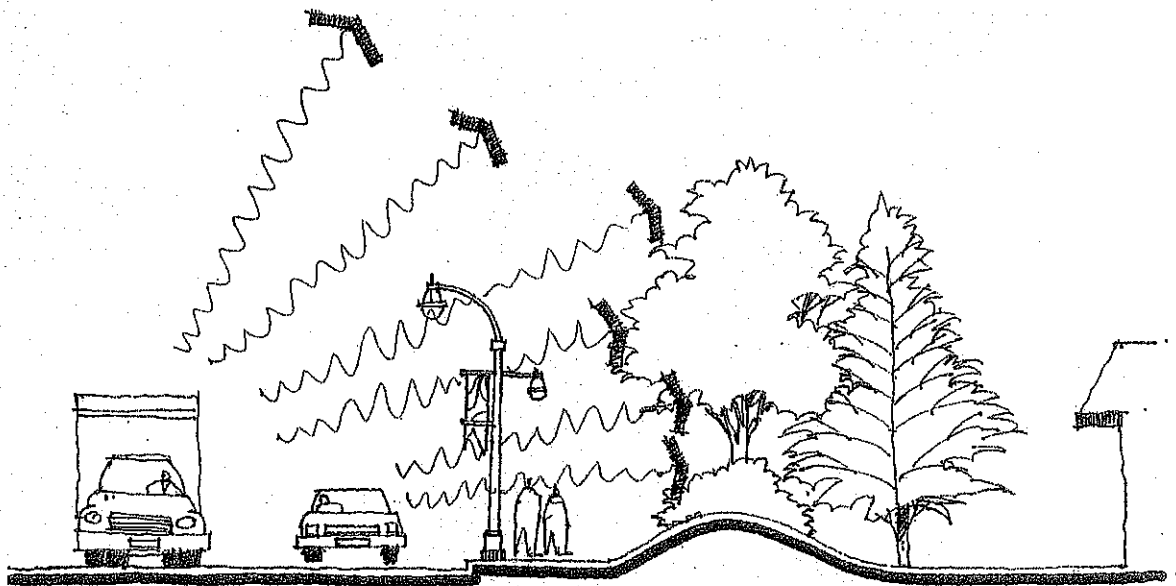


## Barriers and Screens

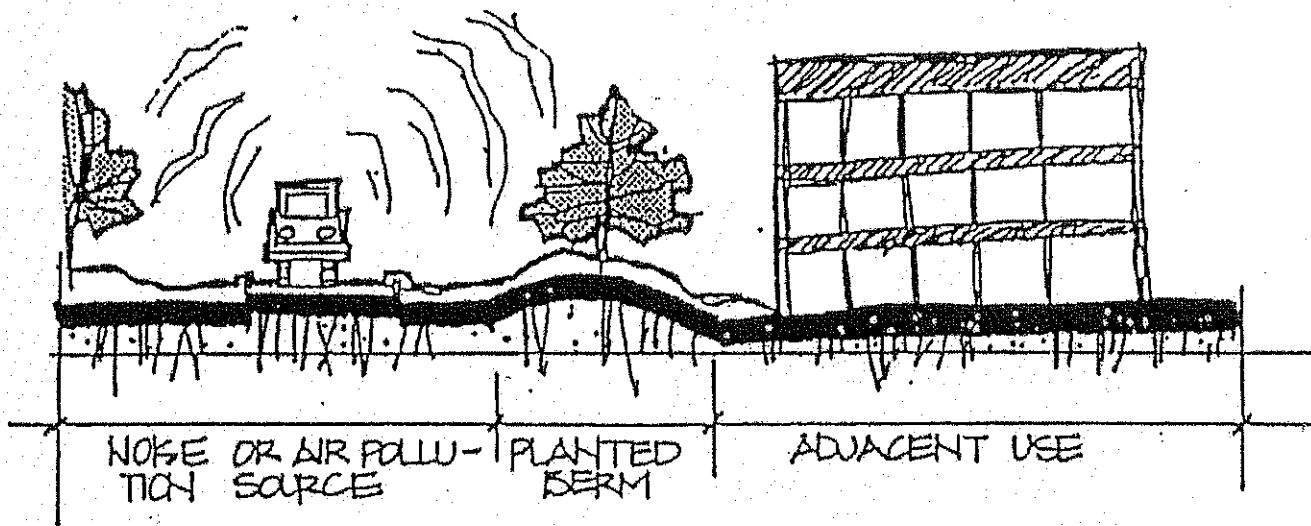
Landscape planting elements may act as barriers and screens to block undesirable views, and as shelters from noise or air pollution and harsh weather.

A variety of plant materials and planting methods can be used. Closely spaced planting of evergreens or densely branching deciduous plants, for example, provide one means of decreasing noise perception by screening its source from view.

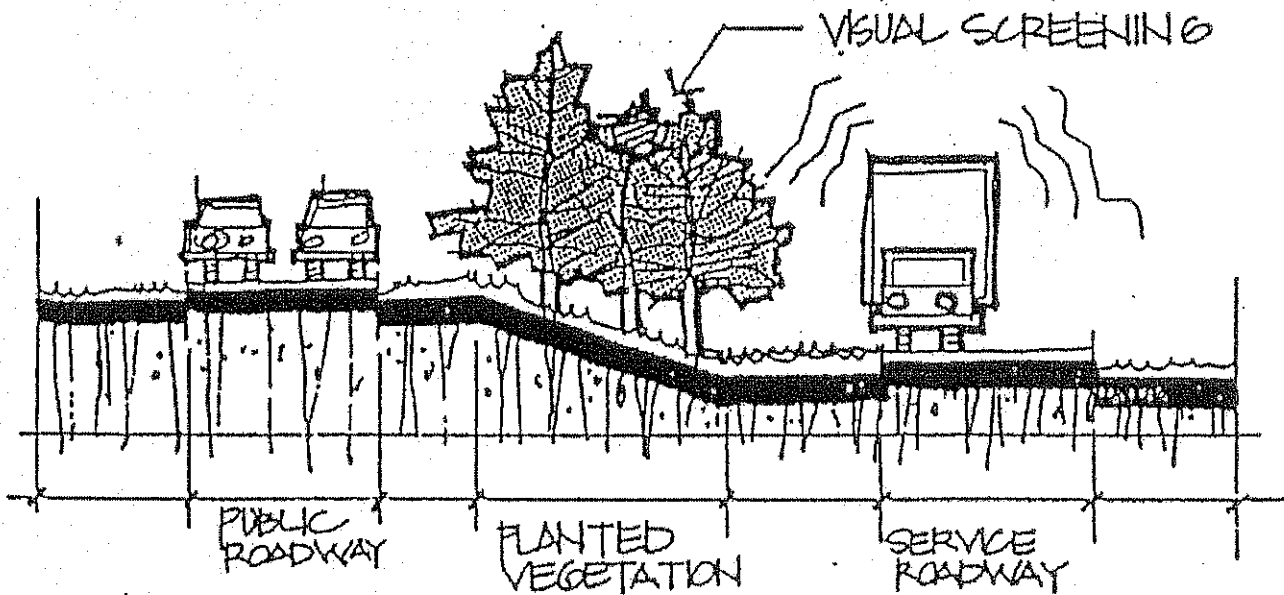
Visual screening of service roads, loading docks, and parking areas can be achieved with the use of plant materials, earth berming, and architectural enclosures. Manipulation of finished grades may coordinate with barrier and screen planting to enhance the separation of aesthetically conflicting land uses.



Landscape Barriers

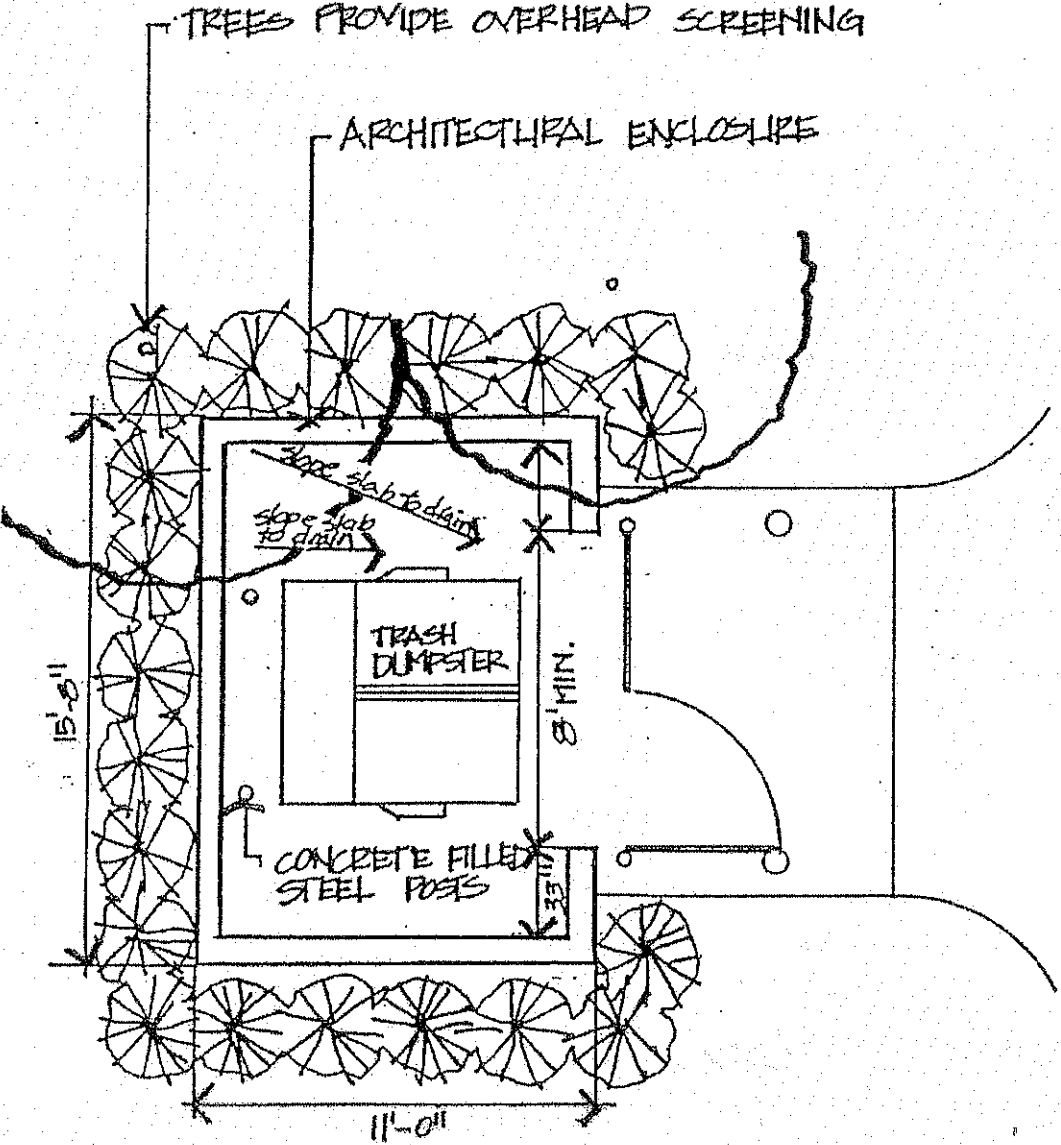


BUFFERS TO MINIMIZE NOISE IMPACTS

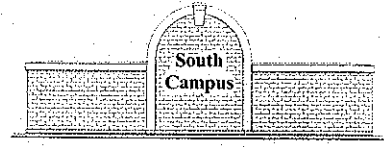


ADJACENT ROADWAYS SCREENED BY VEGETATION

Dumpster Enclosures







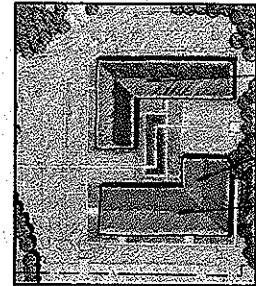
## Architectural Design

The concept for South Campus recommends nine different land uses. To unify and give special visual character, buildings should be constructed having design characteristics of a relatively uniform, recognizable architectural style.

### Building Layout

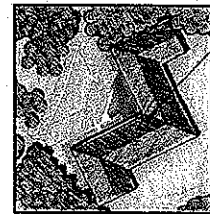
#### Hotel/Office

One building or a combination of structures, tied together architecturally and with a common plaza and parking area. Buildings not more than four stories. Adequate parking provided adjacent to structures.



#### Assisted Living

Approximately an 80-unit structure with a plaza located in front. Parking for visitors and staff is located in front and can function as a pull-through drive.



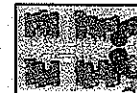
#### Rental

A cluster of approximately eleven eight-plexes. Parking is located in front of buildings. Views to native vegetation restoration areas are to the rear of the buildings.



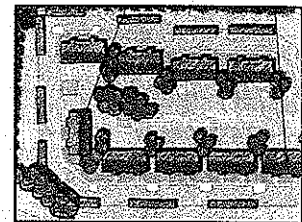
#### Town homes

Approximately 150 units oriented to the street have varied setbacks. Parking is provided in drives located at front of town homes.



#### Condo

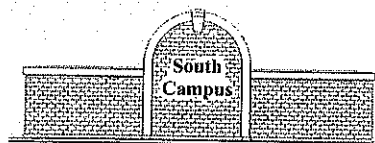
Nine condo clusters together with a public area between the clusters. There are garages with additional parking surrounding the buildings.



#### Club House

A one-story structure located at the focal point of the boulevard. Visitor parking is located south of the structure.





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## Planting Design

Existing native vegetation should be preserved throughout the South Campus site wherever possible. New plant material should be native woody and prairie species. Installed plant material will be an essential component of the South Campus site development. With the Preserve area as the focus of the plan, use of a native plant palette for new plant material will ensure the integrity of the overall design intent.

The intent is to use plant materials native to the Cedar Falls region of Iowa. These species will provide continuity to the region's plant material and also will ensure a healthy, long-lived visual landscape. The following pages list plant materials for various situations on the South Campus. Lists are included for **Overstory Trees**, **Understory Trees**, **Evergreen Trees**, **Shrubs and Vines**, and **Street Trees**. There is a typical **Planting Detail** for tree installation shown after these lists, indicating appropriate planting criteria based on existing soil conditions. Following the planting detail are examples of plant lists that might typically be used in **Dry Prairie**, **Mesic Prairie**, or **Wet Prairie** restoration areas. The plant lists are reflective of species native to the Cedar Falls region of Iowa. Other species beyond this list may also be appropriate.

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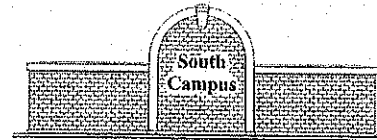
### ***Overstory Trees***

Black Maple, *Acer nigrum*  
Silver Maple, *Acer saccharinum*  
Ohio Buckeye, *Aesculus glabra*  
River Birch, *Betula nigra*  
Bitternut Hickory, *Carya cordiformis*  
Shagbark Hickory, *Carya ovata*  
Hackberry, *Celtis occidentalis*  
White Ash, *Fraxinus americana*  
Green Ash, *Fraxinus pennsylvanica*  
Honeylocust (hybrids), *Gleditsia sp.*  
Kentucky Coffeetree, *Gymnocladus dioica*  
Black Walnut, *Juglans nigra*  
Sycamore, *Platanus occidentalis*  
Eastern Poplar, *Populus deltoides*  
White Oak, *Quercus alba*  
Red Oak, *Quercus borealis*  
Northern Pin Oak, *Quercus ellipsoidalis*  
Bur Oak, *Quercus macrocarpa*  
Black Oak, *Quercus velutina*  
American Linden, *Tilia americana*

### ***Understory Trees***

Juneberry, *Amelanchier canadensis*  
Eastern Redbud, *Cercis canadensis*  
Cockspur Hawthorn, *Crataegus crusgalli*  
Prairie Crabapple, *Malus ioensis*  
Ironwood, *Ostrya virginiana*  
Wild Red Cherry, *Prunus pennsylvanica*  
Black Cherry, *Prunus serotina*  
Common Chokecherry, *Prunus virginiana*

### ***Evergreen Trees***



Eastern Red Cedar, *Juniperus virginiana*  
Eastern White Pine, *Pinus strobus*

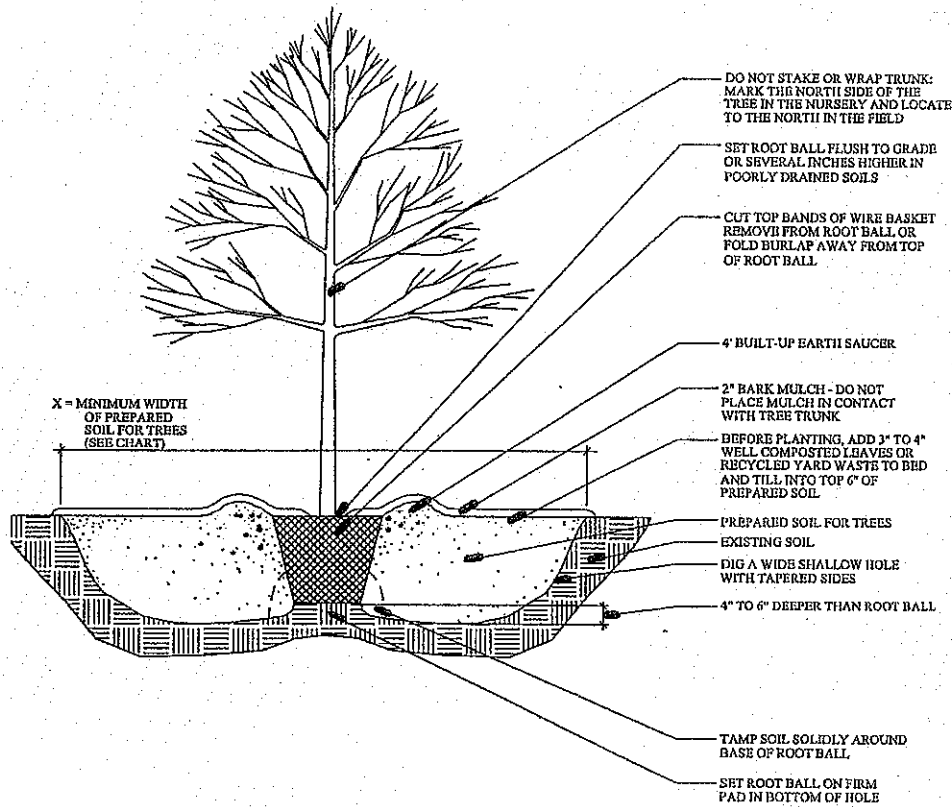
### **Shrubs**

Leadplant Amorpha, *Amorpha canescens*  
Indigobush Amorpha, *Amorpha fruticosa*  
American Hornbeam, *Carpinus caroliniana*  
American Bittersweet, *Celastrus scandens*  
Buttonbush, *Cephalanthus occidentalis*  
Virginsbower, *Clematis virginiana*  
Silky Dogwood, *Cornus amomum*  
Gray Dogwood, *Cornus racemosa*  
American Filbert, *Corylus americana*  
Junipers, *Juniperus sp.*  
Virginia Creeper, *Parthenocisus quinquefolia*  
Ninebark, *Physocarpus oppulifolius*  
American Plum, *Prunus americana*  
Fragrant Sumac, *Rhus aromatica*  
Smooth Sumac, *Rhus glabra*  
Missouri Gooseberry, *Ribes missouriense*  
Pasture Gooseberry, *Ribes cynobasti*  
Sandbar Willow, *Salix interior*  
Elderberry, *Sambucus canadensis*  
Western Snowberry, *Symphorocarpus occidentalis*  
Indiancurrent Coralberry, *Symphorocarpus orbiculatus*  
Nannyberry Viburnum, *Viburnum lentago*  
Rafinesque Viburnum, *Viburnum rafinesquianum*

### **Street Trees**

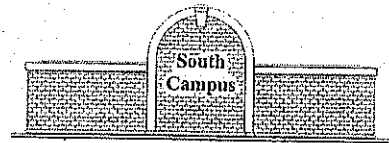
Black Maple, *Acer nigrum*  
Hackberry, *Celtis occidentalis*  
White Ash, *Fraxinus americana*  
Green Ash, *Fraxinus pennsylvanica*  
Common Honeylocust, *Gleditsia triacanthos*  
Sycamore, *Platanus occidentalis*  
White Oak, *Quercus alba*  
Red Oak, *Quercus borealis*  
Bur Oak, *Quercus macrocarpa*  
Black Oak, *Quercus velutina*  
American Linden, *Tilia americana*

## Planting Detail



## Typical Soil Preparation Chart

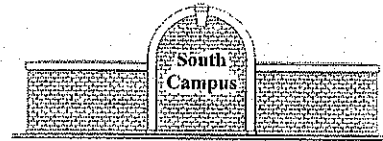
GENERAL RANGE OF SOIL MODIFICATIONS AND VOLUMES FOR VARIOUS SOIL CONDITIONS		
POST-CONSTRUCTION SOIL CONDITION	X - MINIMUM WIDTH PREPARED SOIL FOR TREES	TYPE OF PREPARATION
GOOD SOIL - NOT PREVIOUSLY GRADED OR COMPACTED - TOPSOIL LAYER INTACT	6 FT OR TWICE THE WIDTH OF THE ROOT BALL, WHICHEVER IS GREATER	LOOSEN THE EXISTING SOILS TO THE WIDTHS AND DEPTHS SHOWN ON THE DETAIL
COMPACTED SOIL - NOT PREVIOUSLY GRADED TOPSOIL LAYER - DISTURBED BUT NOT ELIMINATED	15 FT	LOOSEN THE EXISTING SOILS TO THE WIDTHS AND DEPTHS SHOWN ON THE DETAIL - ADD COMPOSTED ORGANIC MATTER TO BRING THE ORGANIC CONTENT UP TO 5% DRY WEIGHT
GRADED SUBSOILS AND CLEAN FILLS WITH CLAY CONTENT BETWEEN 5 AND 10 %	20 FT	MINIMUM TREATMENT: LOOSEN EXISTING SOILS TO THE WIDTHS AND DEPTHS SHOWN ON THE DETAIL, ADD COMPOSTED ORGANIC MATTER TO BRING ORGANIC CONTENT UP TO 5% DRY WEIGHT OPTIMUM TREATMENT: REMOVE TOP 8 TO 10 INCHES OF EXISTING MATERIAL, LOOSEN EXISTING SOILS TO THE WIDTHS AND DEPTHS SHOWN AND ADD 8 TO 10 INCHES OF LOAM TOPSOIL
POOR QUALITY FILLS, HEAVY CLAY SOILS, SOILS CONTAMINATED WITH RUBBLE OR TOXIC MATERIAL	20 FT	REMOVE EXISTING SOILS TO THE WIDTHS AND DEPTHS SHOWN ON THE DETAIL, REPLACE WITH LOAM TOPSOIL



## Dry Prairie Mix

This palette of plants is identified for dry sites that may include south facing, thin-soiled, or rocky soils. Soils may also be sandy, well drained to excessively well drained.

Common Name, <i>Genus/species</i> .....	Seed Rate
<b>Grasses</b> .....	<b>Lbs/acre</b>
Wheat Grass, <i>Agropyron trachycaulum</i> .....	0.25
Big Bluestem, <i>Andropogon gerardi</i> .....	1.00
Little Bluestem, <i>Andropogon scoparius</i> .....	3.00
Side-Oats Grama, <i>Bouteloua curtipendula</i> .....	2.00
June Grass, <i>Koeleria cristata</i> .....	0.25
Switch Grass, <i>Panicum virgatum</i> .....	0.50
Indian Grass, <i>Sorghastrum nutans</i> .....	2.00
Prairie Dropseed, <i>Sporobolus heterolepis</i> .....	0.50
Needlegrass, <i>Stipa spartea</i> .....	0.50
<b>Forbs</b> .....	<b>Oz/acre</b>
Lead Plant, <i>Amorpha canescens</i> .....	8.00
Sky-Blue Aster, <i>Aster azureus</i> .....	5.00
Heath Aster, <i>Aster ericoides</i> .....	3.00
Cream Wild Indigo, <i>Baptisia leucophaea</i> .....	3.00
Prairie Coreopsis, <i>Coreopsis palmata</i> .....	5.00
Illinois Tick Trefoil, <i>Desmodium illinoense</i> .....	5.00
Pale Purple Coneflower, <i>Echinacea pallida</i> .....	14.00
Flowering Spurge, <i>Euphorbia corollata</i> .....	6.00
Stiff Sunflower, <i>Helianthus laetiflorous</i> .....	3.00
False Boneset, <i>Kuhnia eupatorioides</i> .....	1.00
Round-Headed Bush Clover, <i>Lespedeza capitata</i> .....	5.00
Rough Blazing Star, <i>Liatris aspera</i> .....	16.00
Bergamot, <i>Monarda fistulosa</i> .....	5.00
Purple Prairie Clover, <i>Petalostemum purpureum</i> .....	16.00
Prairie Cinquefoil, <i>Potentilla arguta</i> .....	1.00
Wild Rose, <i>Rosa carolina</i> .....	6.00
Black-Eyed Susan, <i>Rudbeckia hirta</i> .....	1.00
Rosin Weed, <i>Silphium integrifolium</i> .....	5.00
Compass Plant, <i>Silphium laciniatum</i> .....	16.00
Old-Field Goldenrod, <i>Solidago nemoralis</i> .....	3.00
Spiderwort, <i>Tradescantia ohiensis</i> .....	3.00

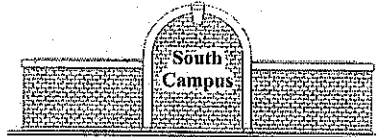


## Mesic Prairie Mix

Mesic prairie species are appropriate for high quality soils.

Common Name, <i>Genus/species</i> .....	Seed Rate
<b>Grasses</b> .....	<b>Lbs/acre</b>
Big Bluestem, <i>Andropogon gerardi</i> .....	3.0
Little Bluestem, <i>Andropogon scoparius</i> .....	1.0
Side-Oats Grama, <i>Bouteloua curtipendula</i> .....	0.5
Canada Wild Rye, <i>Elymus canadensis</i> .....	0.5
Switch Grass, <i>Panicum virgatum</i> .....	1.0
Prairie Cord Grass, <i>Spartina pectinata</i> .....	0.5
Indian Grass, <i>Sorghastrum nutans</i> .....	3.0
Prairie Dropseed, <i>Sporobolus heterolepis</i> .....	0.5
 <b>Forbs</b> .....	 <b>Oz/acre</b>
Lead Plant, <i>Amorpha canescens</i> .....	1.0
Smooth Blue Aster, <i>Aster laevis</i> .....	3.0
New England Aster, <i>Aster novae-angliae</i> .....	2.0
Milk-Vetch, <i>Astragalus canadensis</i> .....	3.0
Wild Indigo, <i>Baptisia leucantha</i> .....	6.0
Prairie Coreopsis, <i>Coreopsis palmate</i> .....	3.0
Canada Tick-Clover, <i>Desmodium canadensis</i> .....	2.0
Rattlesnake Master, <i>Eryngium yuccifolium</i> .....	10.0
Flowering Spurge, <i>Euphorbia corollata</i> .....	3.0
Stiff Sunflower, <i>Helianthus laetiflorous</i> .....	1.0
Ox Eye, <i>Heliopsis helianthoides</i> .....	6.0
Rough Blazing Star, <i>Liatris aspera</i> .....	6.0
Gayfeather, <i>Liatris pycnostachya</i> .....	12.0
Bergamot, <i>Monarda fistulosa</i> .....	2.0
Purple Prairie Clover, <i>Petalostemum purpureum</i> .....	10.0
Prairie Cinquefoil, <i>Potentilla arguta</i> .....	1.0
Mountain Mint, <i>Pycnanthemum virginianum</i> .....	4.0
Yellow Coneflower, <i>Ratibida pinnata</i> .....	2.0
Wild Rose, <i>Rosa blanda</i> .....	8.0
Black-Eyed Susan, <i>Rudbeckia hirta</i> .....	1.0
Tall Coneflower, <i>Rudbeckia laciniata</i> .....	1.0
Sweet Black-Eyed Susan, <i>Rudbeckia subtomentosa</i> .....	4.0
Rosin Weed, <i>Silphium integrifolium</i> .....	4.0
Compass Plant, <i>Silphium laciniatum</i> .....	12.0
Old-Field Goldenrod, <i>Solidago nemoralis</i> .....	1.0
Stiff Goldenrod, <i>Solidago rigida</i> .....	2.0
Meadowrue, <i>Thalictrum dasycarpum</i> .....	6.0
Spiderwort, <i>Tradescantia ohiensis</i> .....	3.0

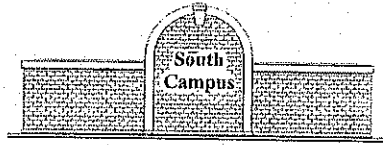




## Wet Prairie Mix

Wet prairie species are best planted on the lower areas of the site. Soils should have abundant to excess moisture.

Common Name, <i>Genus/species</i> .....	Seed Rate
<b>Grasses</b> .....	<b>Lbs/acre</b>
Big Bluestem, <i>Andropogon gerardi</i> .....	1.75
Blue Joint Grass, <i>Calamagrostis canadensis</i> .....	3.0
Canada Wild Rye, <i>Elymus canadensis</i> .....	0.25
Rice Cut Grass, <i>Leersia oryzoides</i> .....	1.0
Switch Grass, <i>Panicum virgatum</i> .....	1.0
Prairie Cord Grass, <i>Spartina pectinata</i> .....	3.0
<b>Forbs</b> .....	<b>Oz/acre</b>
Marsh Milkweed, <i>Asclepias incarnata</i> .....	12.0
Prairie Milkweed, <i>Asclepias sullivantii</i> .....	10.0
Marsh Aster, <i>Aster simplex</i> .....	5.0
Boneset, <i>Eupatorium perfoliatum</i> .....	5.0
Sneezeweed, <i>Helenium autumnale</i> .....	5.0
Great Blue Lobelia, <i>Lobelia siphilitica</i> .....	1.0
Water Horehound, <i>Lycopus americanus</i> .....	2.0
Bergamot, <i>Monarda fistulosa</i> .....	4.0
Mountain Mint, <i>Pycnanthemum virginianum</i> .....	8.0
Yellow Coneflower, <i>Ratibida pinnata</i> .....	5.0
Wild Rose, <i>Rosa palustris</i> .....	5.0
Black-Eyed Susan, <i>Rudbeckia hirta</i> .....	1.0
Tall Coneflower, <i>Rudbeckia laciniata</i> .....	4.0
Dark Green Rush, <i>Scirpus atrovirens</i> .....	2.0
Wool Grass, <i>Scirpus cyperinus</i> .....	9.0
Soft-Stem, Bullrush <i>Scirpus validus</i> .....	2.0
Compass Plant, <i>Silphium laciniatum</i> .....	9.0
Grassleaf Goldenrod, <i>Solidago graminifolia</i> .....	5.0
Goldenrod, <i>Solidago riddellii</i> .....	6.0
Purple Meadow Rue, <i>Thalictrum dasycarpum</i> .....	8.0
Spiderwort, <i>Tradescantia ohiensis</i> .....	2.0
Blue Vervain, <i>Verbena hastate</i> .....	5.0
Ironweed, <i>Vernonia fasciculata</i> .....	4.0
Golden Alexanders, <i>Zizia aurea</i> .....	10.0



---

## Lighting

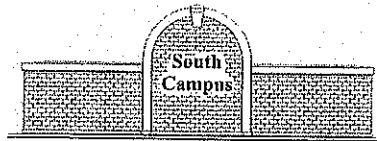
Outdoor illumination guidelines for the South Campus development will provide a lighting system that establishes a quality image that is perceivable yet unobtrusive. A unified system will reinforce the hierarchy and delineation of the circulation system, provide sufficient illumination, and enhance safety and visibility on the South Campus.

This unified system has recommended light levels providing appropriate color quality and amount of light for exterior space functions. Fixtures selected should control directional light to reduce glare into buildings, private areas, and motorists' eyes, and to prevent light pollution of the night sky. Fixture heights and spacing complement the designed scale of the area and thus impact the various spaces and roadways of the South Campus.

The organization of outdoor illumination fixtures has been categorized into a hierarchy of lighting for the **Boulevard, Roadways, Walkways, and Trails**. While it is important to express individual image through site development criteria, site lighting elements will reinforce a unified image by remaining consistent throughout the South Campus.

### General Criteria

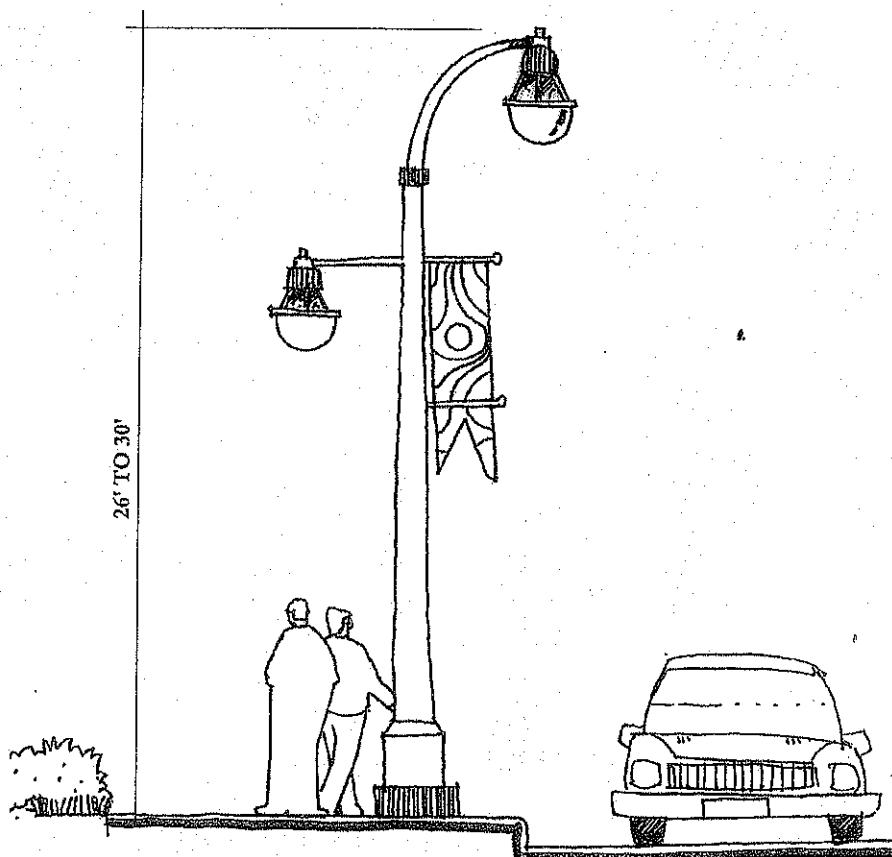
- Lighting should help clarify the site organization after dark. It must reflect desirable design standards.
  - Lighting should be low key and unobtrusive in appearance.
  - Luminaries and posts should reflect the architectural character of the buildings.
  - Avoid light pollution of the night sky and glaring or obtrusive light.
  - Location of lighting source shall be placed sensitively to avoid negative visual patterns on site.
  - Accent lighting shall be treated as a significant site feature.
  - Floodlighting generally will not be allowed. However, special approval may be given to lighting plans calling for highlighting of special portions of a building or other site structure.
-



## Boulevard Lighting

Luminaries and posts selected for all South Campus circulation-ways should be appropriate to the theme emphasized in the Architectural Character Guidelines.

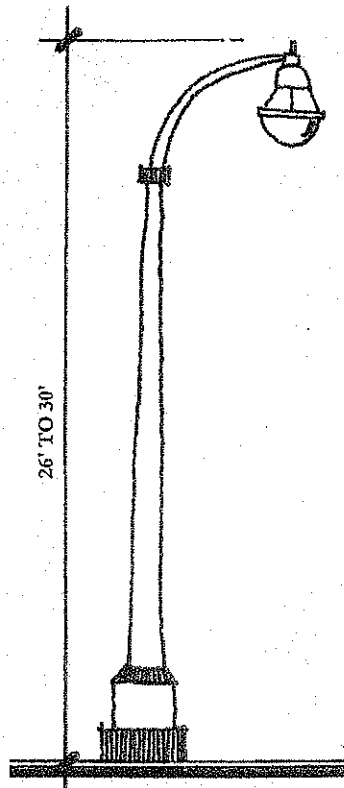
- Size: Fixtures should have mounting heights of 26' to 30'.
- Lamp type: High-pressure sodium lamps, color-corrected, are recommended for boulevards.
- Finishes: Finish and color should be uniform throughout the development.
- An appropriate style is shown below. It includes a fixture for vehicular traffic lighting and a lower scale fixture to illuminate pedestrian routes.
- Possible example: Sternberg Vintage Lighting. Fixture - Summit 1911, Pole - Fort Collins 8200 or Austin 4700, Arm - DA (vehicular), TA (pedestrian), DBA (banner).

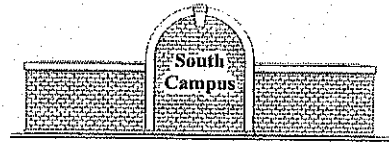


## Roadway Lighting

Luminaries and posts selected for roadways should be the same general style selected for the boulevard. Lighting for roadways will be on individual posts.

- Size: Fixtures should have mounting heights of 26' to 30'.
- Lamp type: High-pressure sodium lamps, color-corrected, are recommended for roadways.
- Finishes: Finish and color should be uniform throughout the development.
- Placement: 100' on-center.
- An appropriate style is shown below.
- Possible example: Sternberg Vintage Lighting. Fixture - Summit 1911, Pole - Fort Collins 8200 or Austin 4700, Arm - DA.

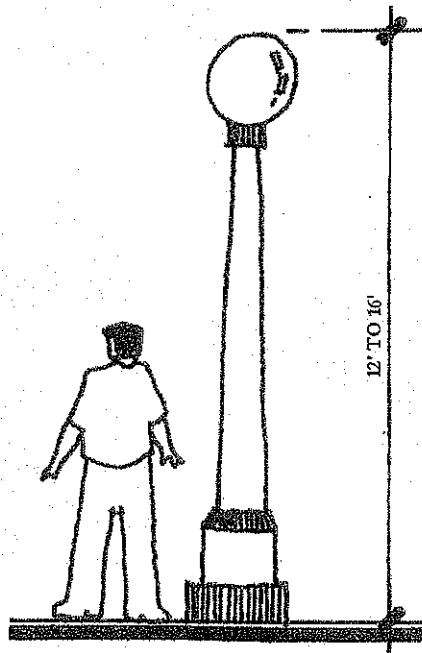


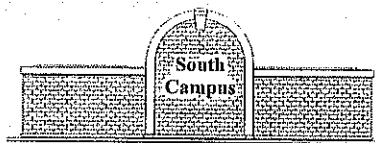


## Walkway and Trail Lighting

Pole lights are recommended along walkways and trails requiring visibility for pedestrian safety. These fixtures help create a more human scale to the overall lighting and circulation system. Bollards can be used as supplemental lighting for trails, pedestrian walkways, and plazas or as accent or directional lighting to emphasize driveway and building entrances and exits.

- Size: Fixtures should have mounting heights of 12' to 16'.
- Lamp type: High-pressure sodium lamps, color-corrected, are recommended for walkways and trails.
- Finishes: Finish and color should be uniform throughout the development.
- Placement: 50' on-center. Walkway and for trails identified to be lit.
- An appropriate style is shown below.
- Possible example: Sternberg Vintage Lighting. Fixture - Globe B18, Pole - Fort Collins 8200 or Austin 4700.





## Site Furnishings

Site furnishings should be used generously throughout the development to encourage use of outdoor spaces. These essential elements of the outdoor system provide comfort and convenience.

Design and placement of all site furnishings should reflect expected use patterns and blend harmoniously with other site elements. Site furnishings styles should be selected carefully to coordinate with the materials of the site.

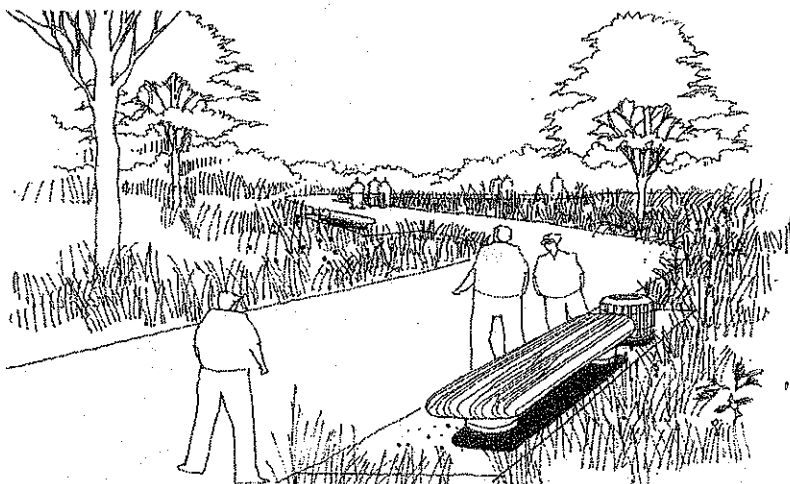
South Campus has a variety of uses that may require different styles of site furnishings. Less formal furnishings may be appropriate in the preserve while more formal, finished fixtures could be used around plaza areas. The following pages show examples of **Informal and Formal Benches, Trash Receptacles, Planters, Public Art, Fencing, and Signage.**

### Benches

Benches should be located around South Campus in public open areas. Informal furnishings and more natural type material could be used within the preserve area and finished combination of wood, metal and concrete bench could be located in more designed plaza areas.

#### Informal Benches

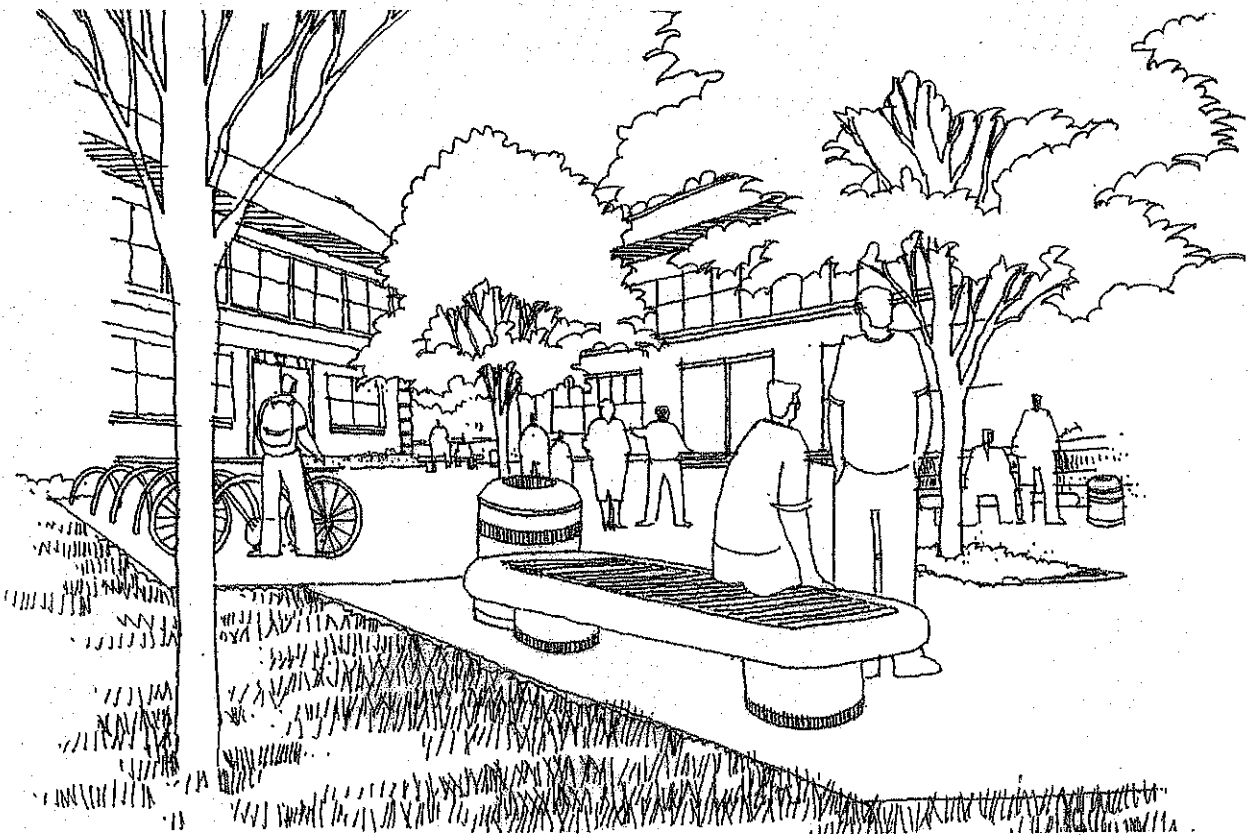
- Style: Coordinates with other site furniture.
- Materials: Wood and concrete
- Size: 5'-8' long.





## Formal Benches

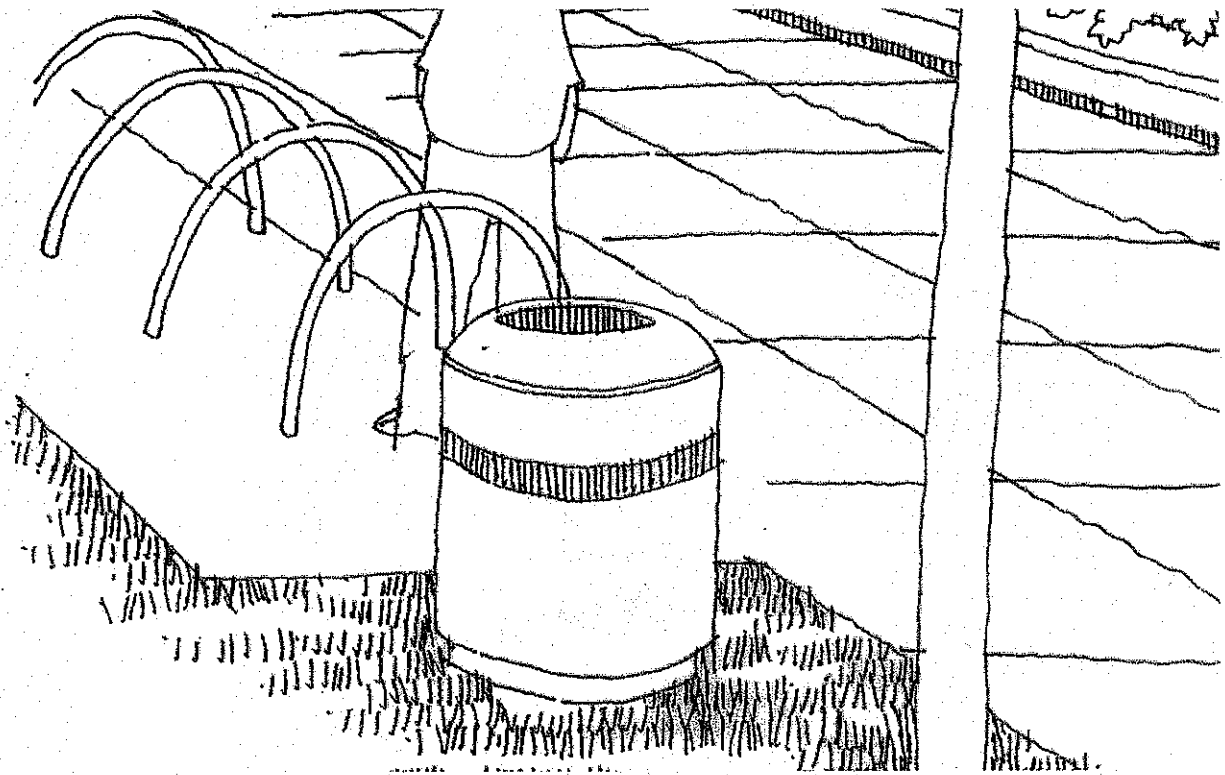
- Style: Coordinates with other site furniture. A consistent style should be carried throughout the development.
- Materials: Concrete, metal and wood.
- Size: 5'-8' long.



## Trash Receptacles

Trash receptacles should be readily identifiable, visually unobtrusive, and yet attractive. They should protect contents from wind and other elements, and allow for air circulation within.

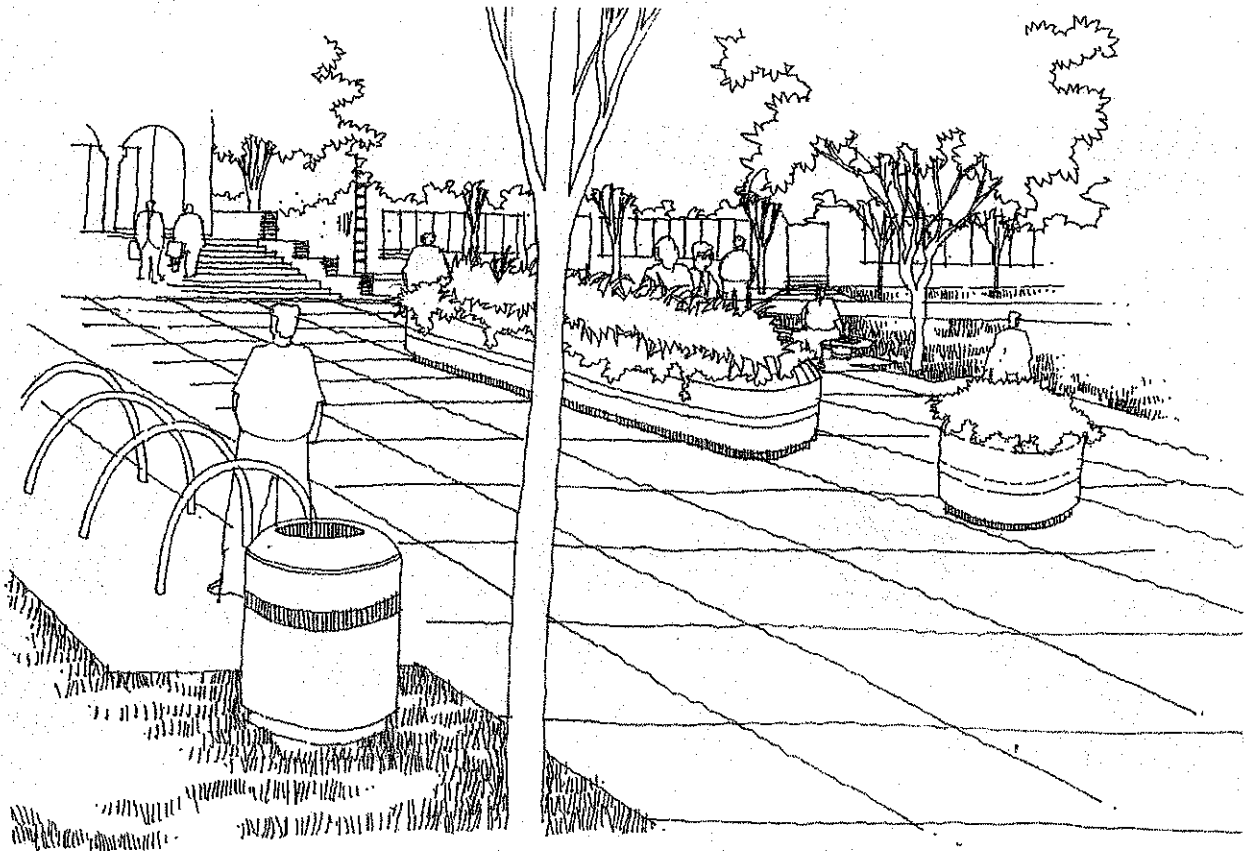
- Style: Coordinates with other site furniture. A consistent style should be carried throughout the development.
- Materials: Concrete and metal
- Size: From 30" to 35" in height



## Planters

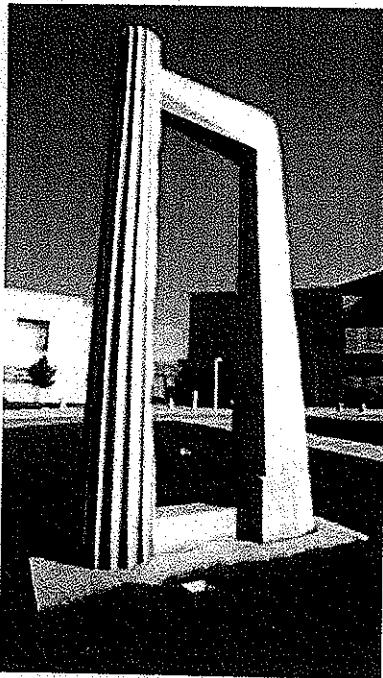
Planters selected for South Campus are to be sited in activity areas where ground planting is difficult to maintain because of heavy pedestrian traffic such as public open spaces and building entries. Planters are typically planted in flowering, seasonal material rather than permanent trees and shrubs.

- Style: Coordinates with other site furniture and adjacent architectural elements.
- Materials: Consistent with adjacent facilities or other site furnishings.
- Size: From 12" to 36" in height.
- Pre-drilled drainage holes.

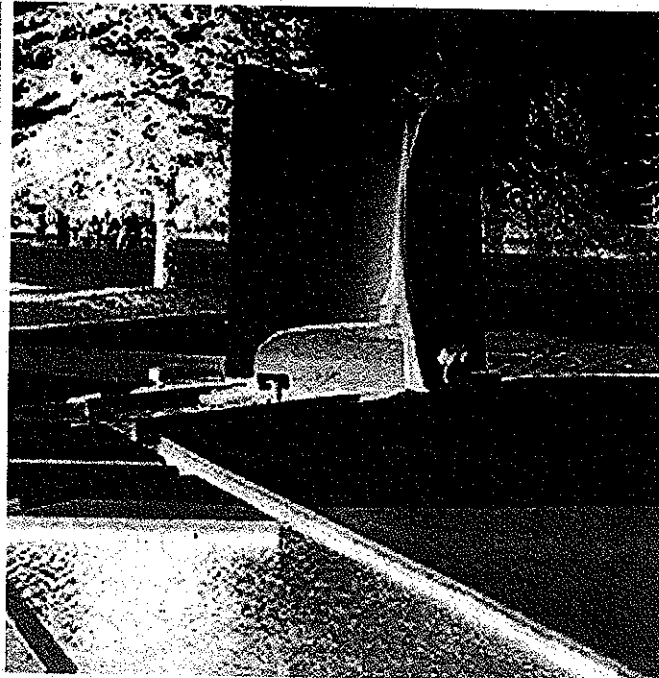


## Public Art and Water Features

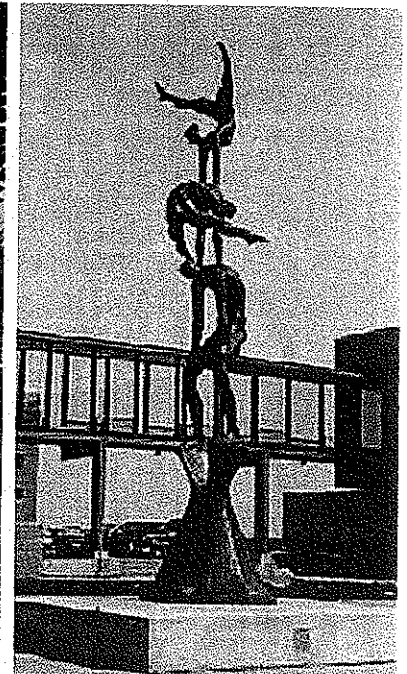
Encouragement is given to the installation of public art and water features within South Campus which will help create an identity; a place that is unique. Commissioning local artists to craft pieces distinctive to the South Campus context will connect residents and visitors to site through art. Coordination with the University of Northern Iowa, Facilities Planning Department, the Department of Art, and the Art in Architecture Committee is encouraged. If locations are provided, arrangements may be developed for exhibit of student art or other traveling exhibits. Below are current examples of public art on the University of Northern Iowa campus.



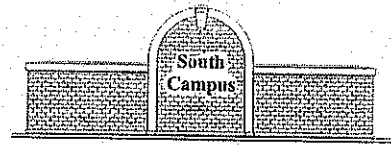
"Porta Largo"  
Walter Dusenbery



"Environmental Place"  
Hu Hung Shu

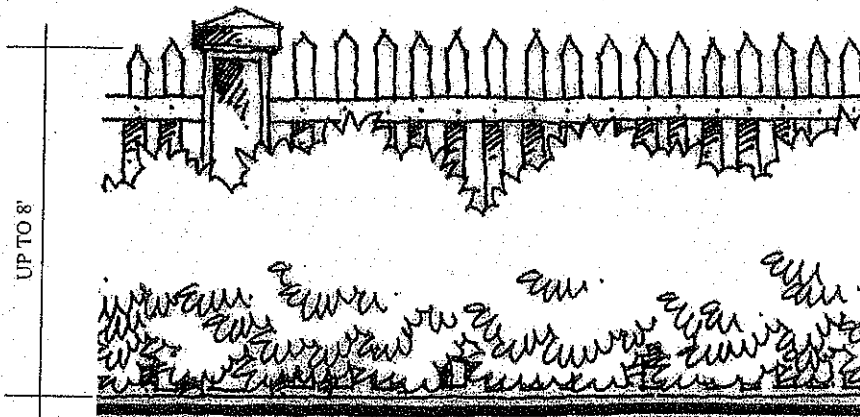


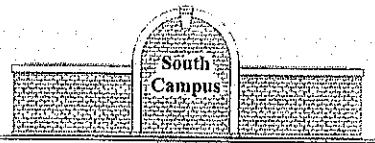
"The Acrobats"  
Edward Whiting



## Fences

- Wood or metal material
- Up to eight feet tall
- Additional screening with plant materials





## Signage

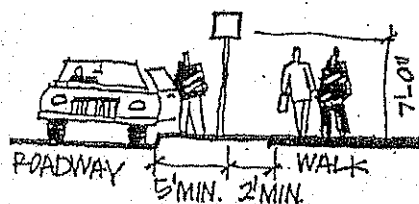
A comprehensive system of signage conveying messages essential to the function, safety, and security of users and residents is important to the success of the South Campus. Graphic design for signage will encompass treatment of directional and informational systems, building entrances, and project identification. Signs contribute information and vitality to the environment, and, if well designed, can also improve the character area.

In general, signs conveying information at the South Campus should be consistent in color, shape, message, and location. They should be easily recognized and also relate to the varying modes of circulation.

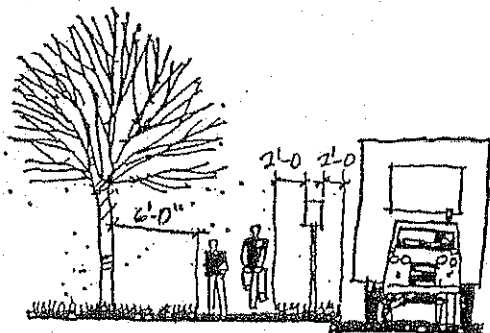
### General Criteria

Establish a signage hierarchy and achieve a consistency of display, a minimum number of sign sizes should be used to accommodate easy way finding. Coordination with University of Northern Iowa way finding system is encouraged.

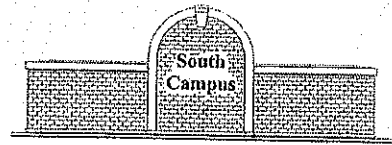
- Ensure coordinated and consistent display: sign sizes and mounting hardware should relate to or be integrated into the street furniture design.



- To improve clarity and readability; a neutral background should be used to contrast message figures.
- To improve user information and orientation; additional guide signs may be necessary.
- Minimum setbacks of 2' are recommended at curb and walkway edges to keep pedestrians from walking into signs or posts.
- The following signs should be prohibited:
  - Animated moving or flashing signs
  - Iridescent painted signs
  - Exposed neon, fluorescent, or incandescent illumination
  - Day glow colors
  - Signs that make or create noise



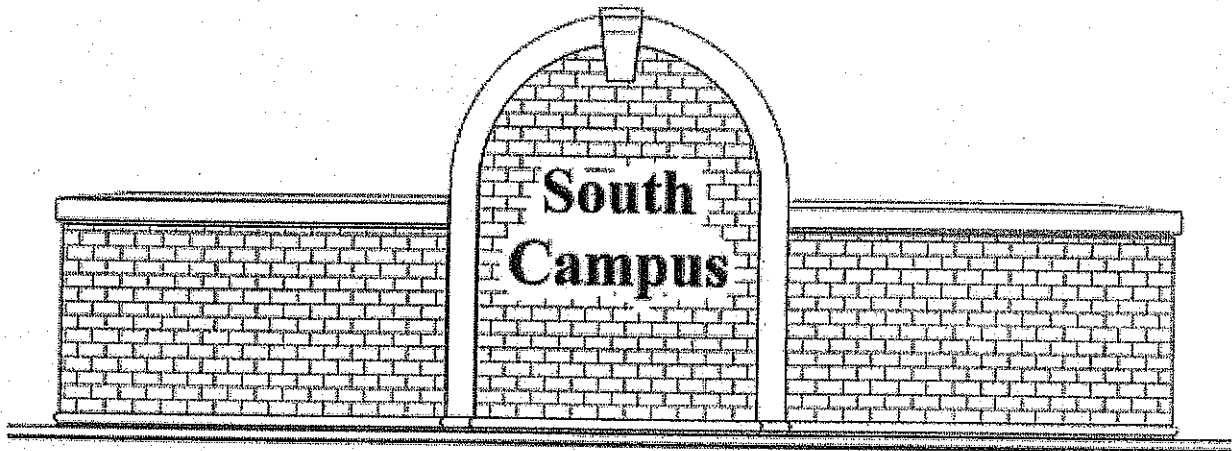


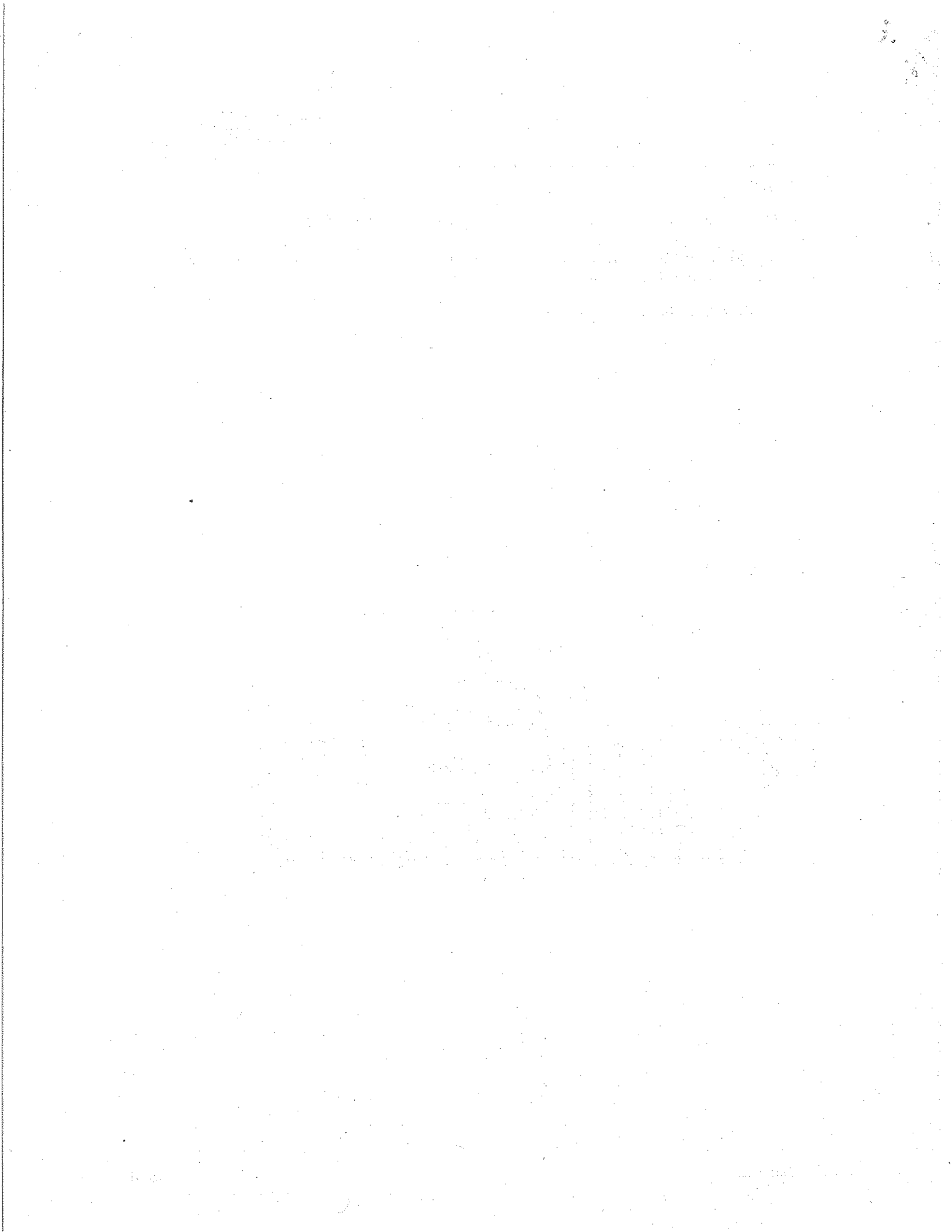


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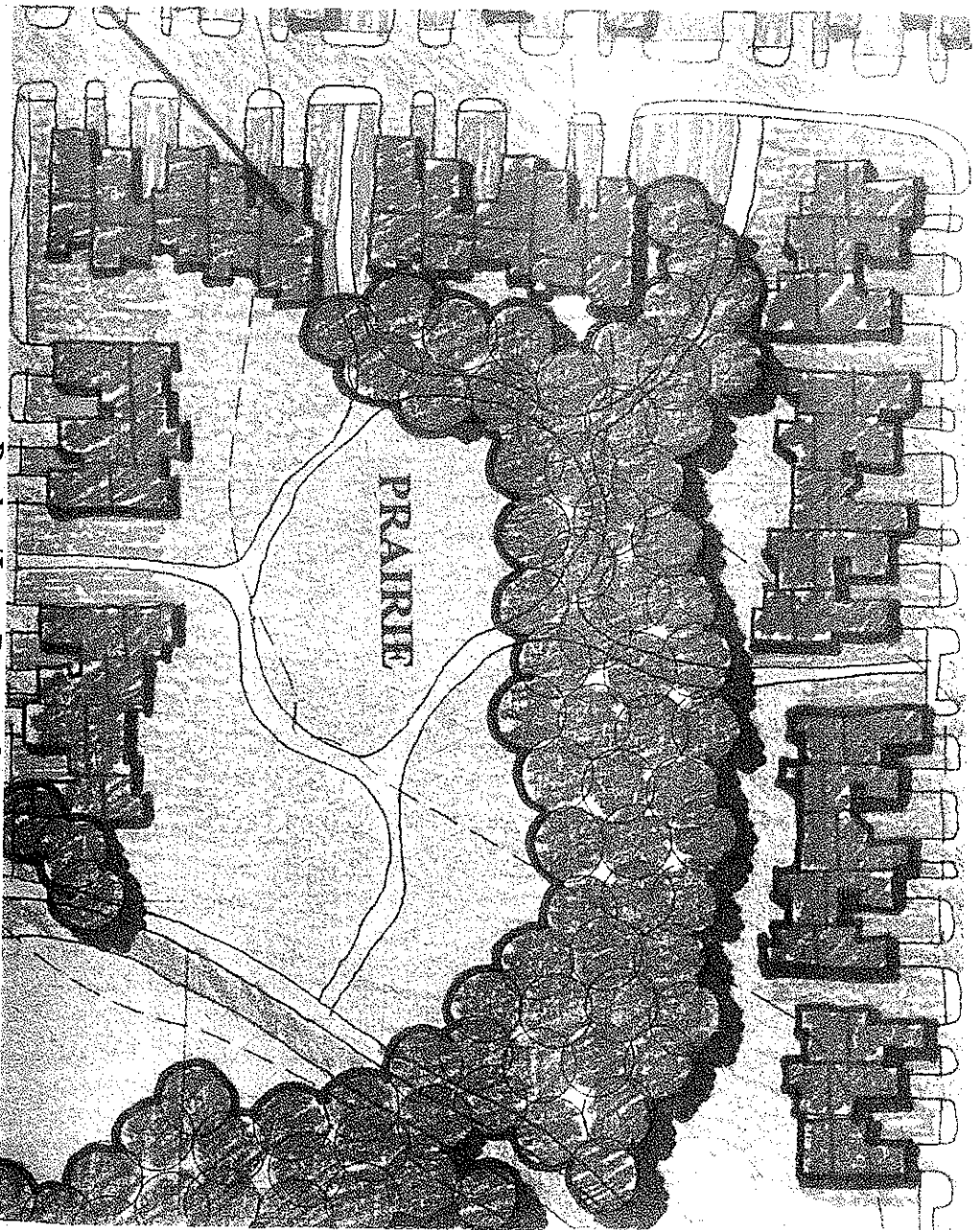
### Entry Signage

- Entry signage to South Campus should be significant in size and style.
- Style and materials should coordinate with style and materials within South Campus and University of Northern Iowa campus.
- Accent lighting should be used to indicate entry day or night.





University of Northern Iowa  
South Campus  
**Master Plan**



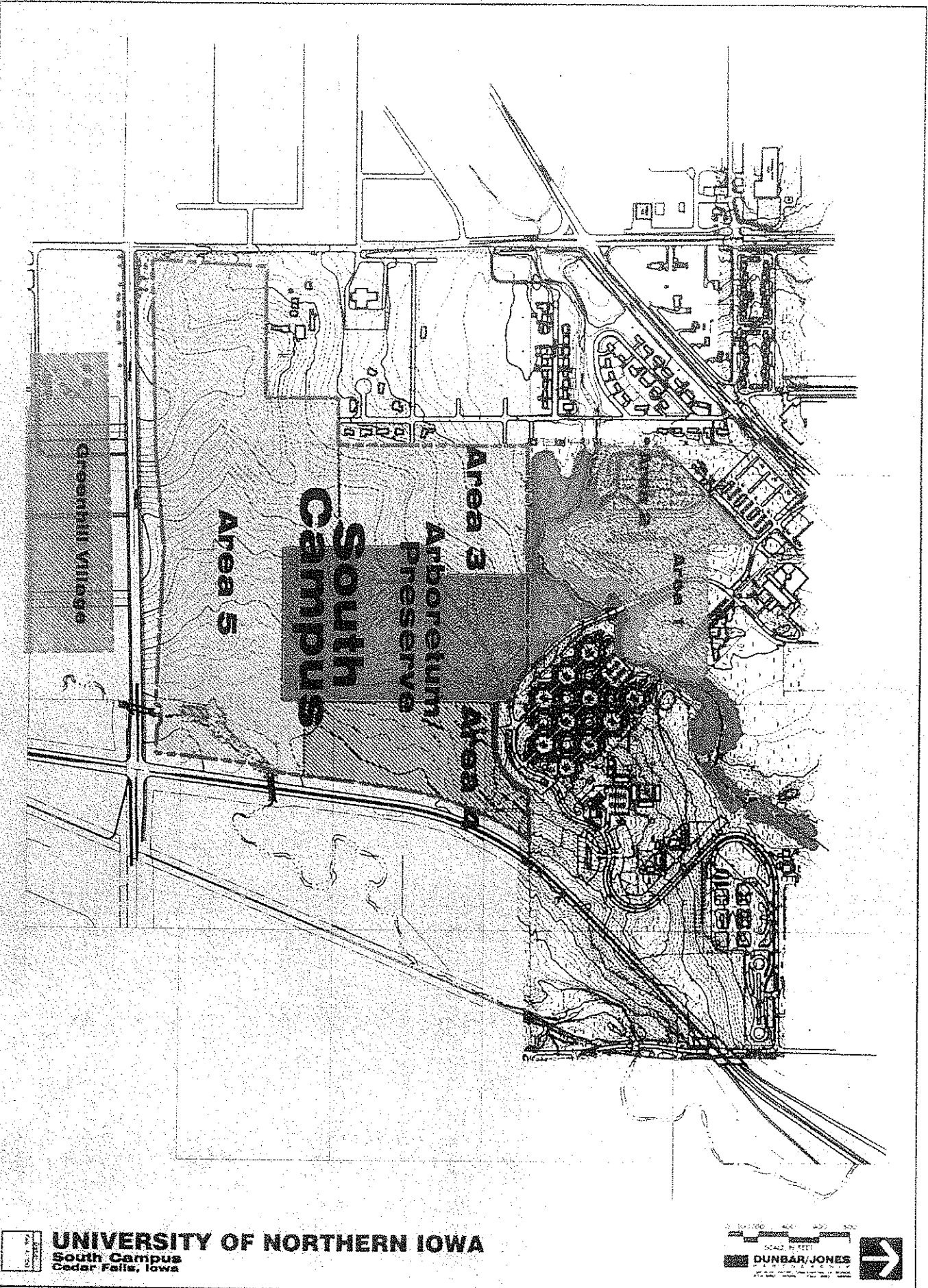
Dunbar/Jones Partnership  
104 SW 4<sup>th</sup> Street  
Des Moines, Iowa 50309

March 2000

University of Northern Iowa  
South Campus  
**Master Plan**  
March 2000

The enclosed maps show the Master Plan and individual components of the Master Plan for the South Campus of the University of Northern Iowa in Cedar Falls, Iowa.

- Map 1 Vicinity Map - This map shows the South Campus area - Arboretum Preserve and Areas 3, 4, and 5 - between Hudson Road, Greenhill Road, US Highway 54, and the south edge of the student housing complex.
- Map 2 Master Plan - This is the Master Plan for the South Campus.
- Map 3 Concept Plan - This map shows a schematic plan for each major area including residential, commercial, club house and Preserve areas.
- Map 4 Pedestrian Plan - The plan delineates walks and trails through the South Campus interconnecting residential, commercial, and office sites with the Preserve area.
- Map 5 Paving Plan - This plan shows the interconnected and prioritized vehicular system around and through the South Campus.
- Map 6 Building Plan - This map identifies the various structures proposed on the South Campus.
- Map 7 Open Space Plan - The green areas of this plan delineate the Preserve area and other areas without paving or structures.



**UNIVERSITY OF NORTHERN IOWA**  
 South Campus  
 Cedar Falls, Iowa

Scale: 1" = 100'

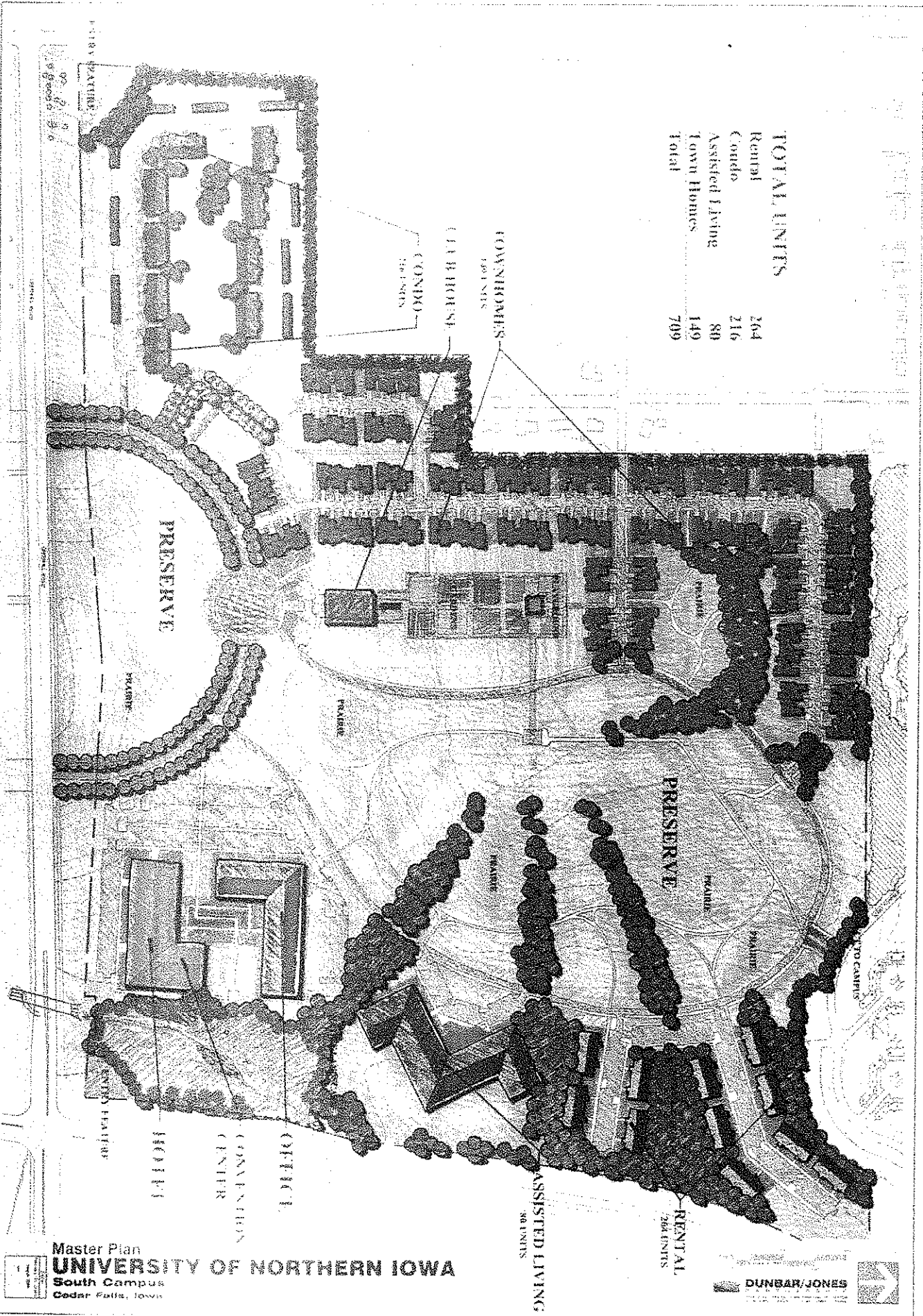
**DUNBAR/JONES**

DATE: 1/1/00  
 DRAWN BY: [illegible]  
 CHECKED BY: [illegible]

MAP 1 - South Campus

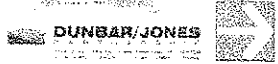
**TOTAL UNITS**

Rental	264
Condos	216
Assisted Living	80
Town Homes	149
<b>Total</b>	<b>709</b>



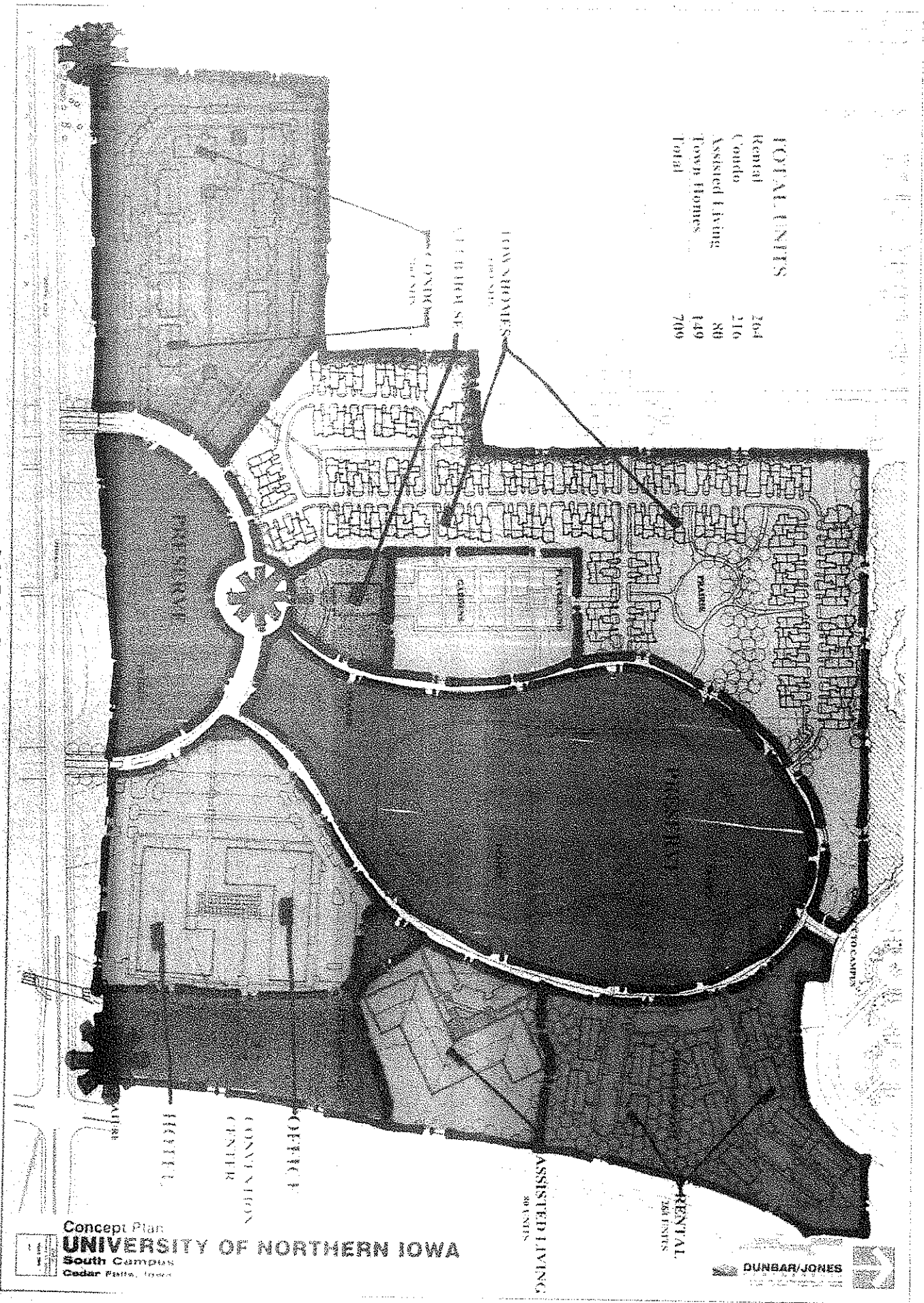
MAP 2 - Master Plan

Master Plan  
**UNIVERSITY OF NORTHERN IOWA**  
 South Campus  
 Cedar Falls, Iowa



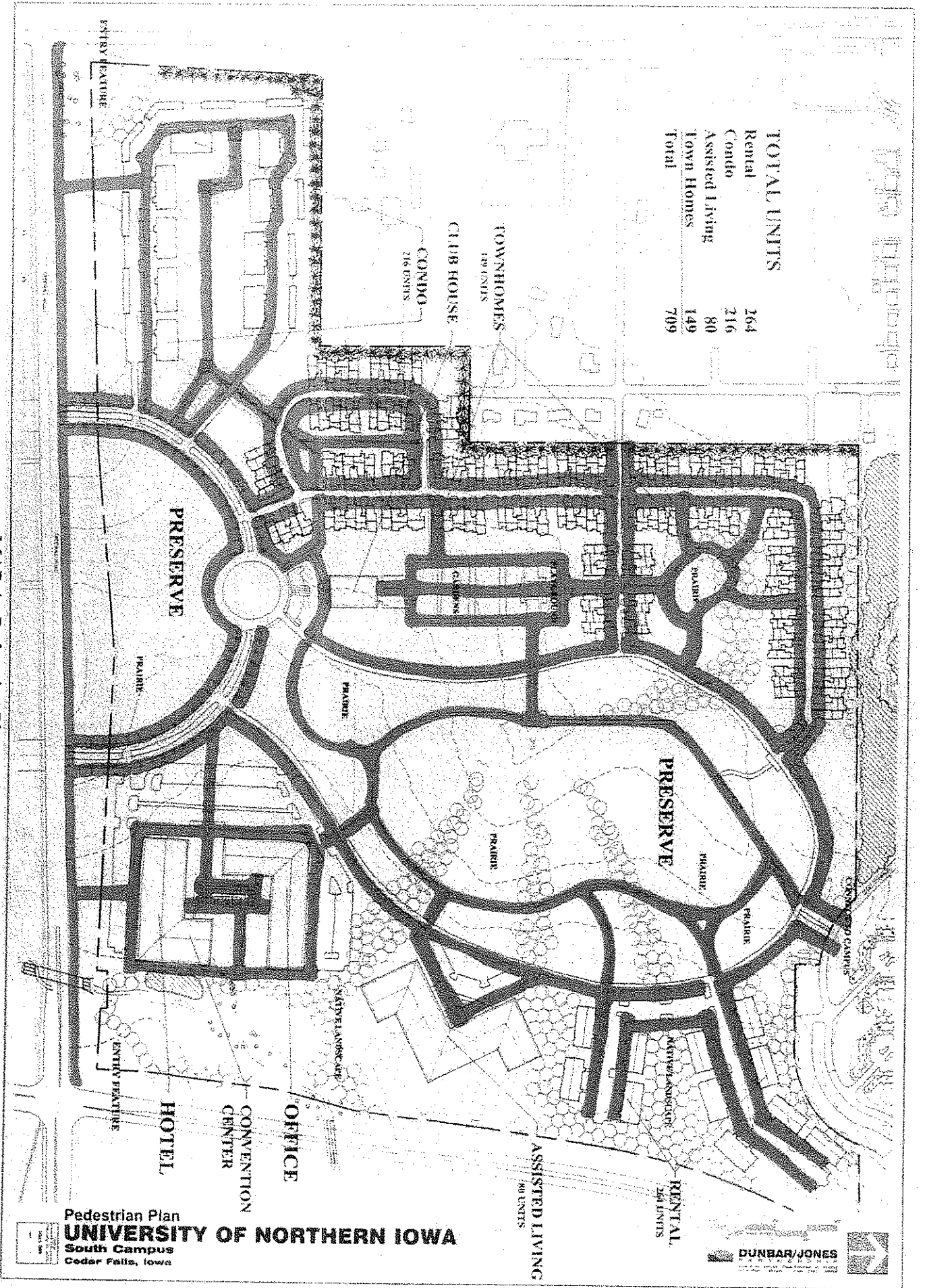


TOTAL UNITS	
Rental	264
Condo	216
Assisted Living	88
Town Homes	149
<b>Total</b>	<b>700</b>



MAP 3 - Concept Plan

TOTAL UNITS	
Rental	264
Condo	216
Assisted Living	80
Town Homes	149
<b>Total</b>	<b>709</b>



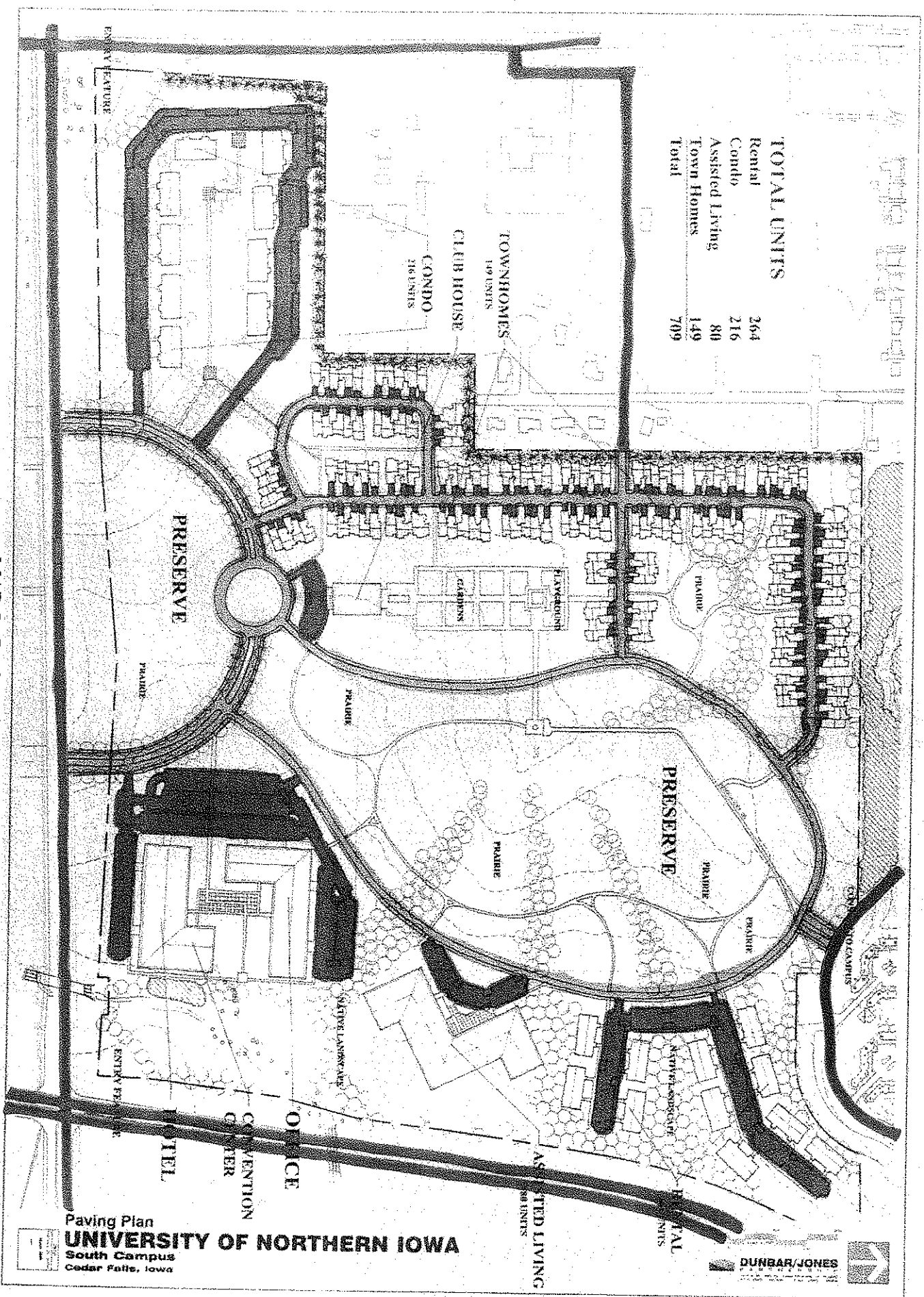
MAP 4 - Pedestrian Plan

Pedestrian Plan  
**UNIVERSITY OF NORTHERN IOWA**  
 South Campus  
 Cedar Falls, Iowa





TOTAL UNITS	
Rental	264
Condo	216
Assisted Living	80
Town Homes	149
<b>Total</b>	<b>709</b>

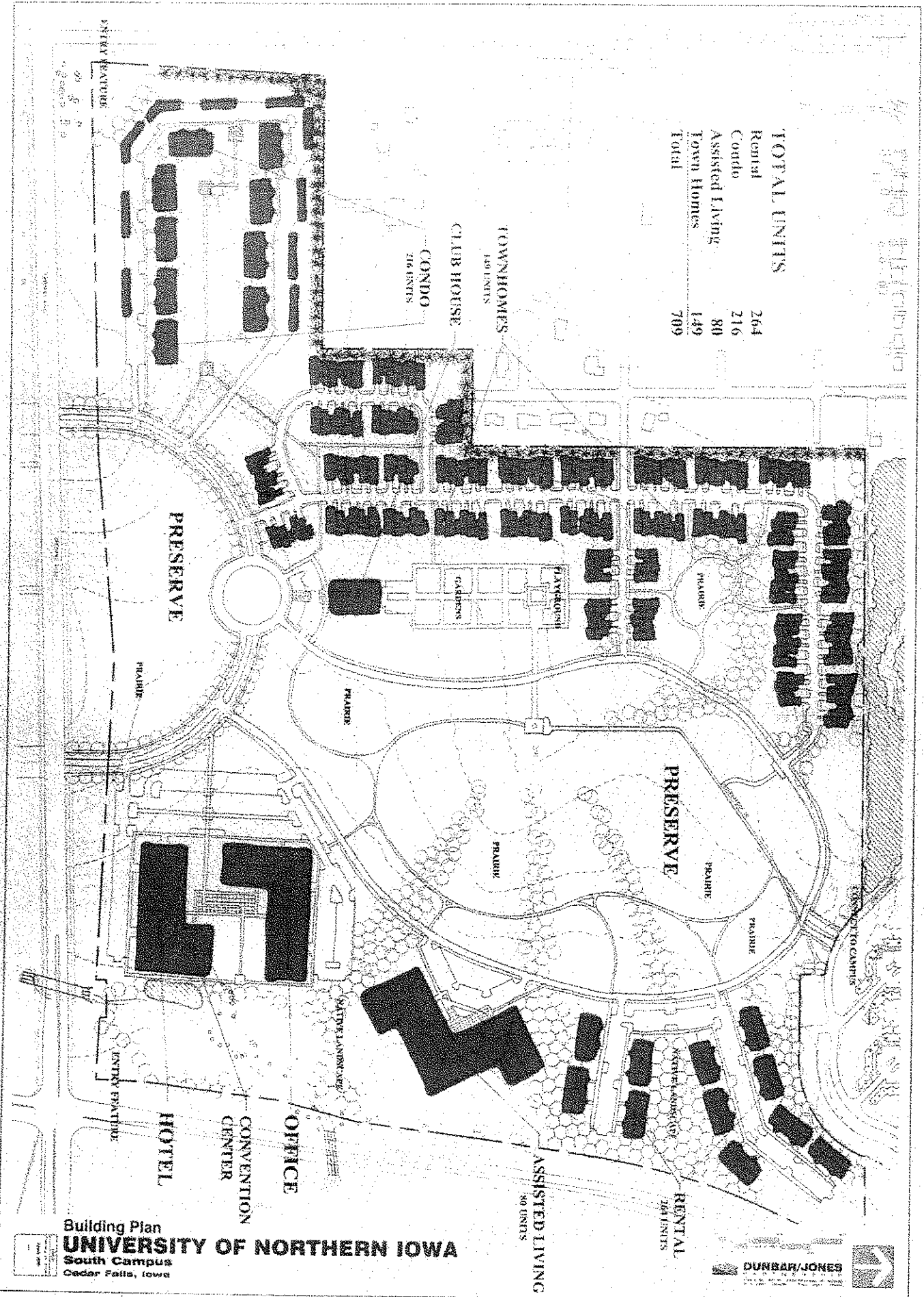


MAP 5 - Paving Plan

Paving Plan  
**UNIVERSITY OF NORTHERN IOWA**  
 South Campus  
 Cedar Falls, Iowa

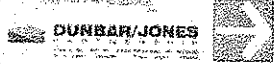
**DUNBAR/JONES**  
 ARCHITECTS

TOTAL UNITS	
Rental	264
Condo	216
Assisted Living	80
Town Homes	149
<b>Total</b>	<b>709</b>

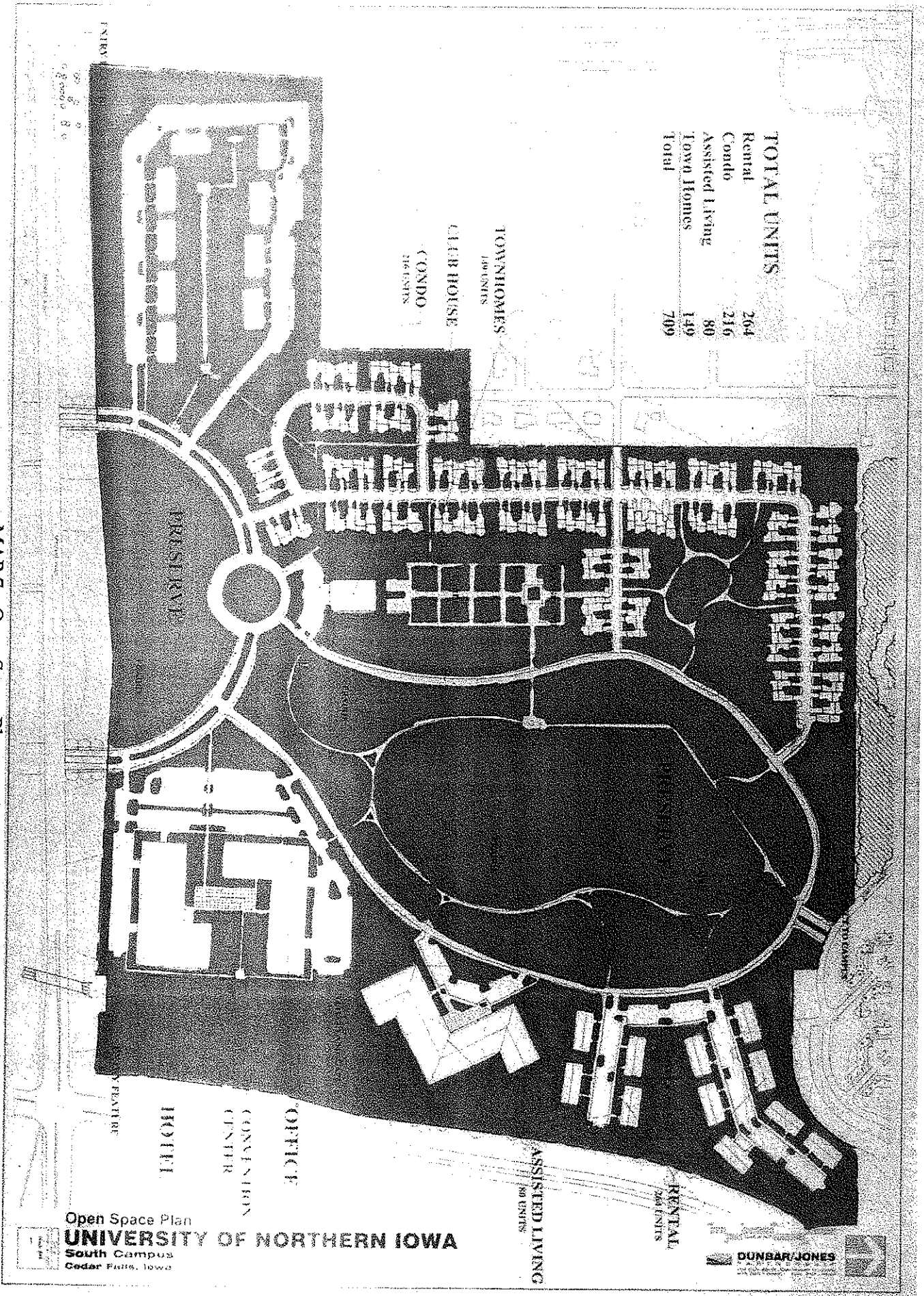


MAP 6 - Building Plan

Building Plan  
**UNIVERSITY OF NORTHERN IOWA**  
 South Campus  
 Cedar Falls, Iowa



TOTAL UNITS	
Rental	264
Condo	216
Assisted Living	80
Town Homes	149
<b>Total</b>	<b>709</b>



MAP 7 - Open Space Plan

Open Space Plan  
**UNIVERSITY OF NORTHERN IOWA**  
 South Campus  
 Cedar Falls, Iowa



