Appendix C:

Boulevard Design Guidelines

INTRODUCTION
The following Design Guidelines are intended to create a uniform appearance to the design and character of the future Suburban Omaha Boulevard System. Uniformity is essential if the Boulevard System is to “weave neighborhoods together while providing scenic streets which link parks together”.

This goal of the original Suburban Park System Master Plan in 2001 has only been partly realized. Many deviations of the design intent resulted due to the general nature of the document. It is the intent of this revised document to refine and clarify the design requirements.

ENFORCEMENT
The S.I.D. is responsible for implementation of these boulevard standards. As construction ensues, the S.I.D.’s administrative engineers shall monitor and document construction compliance with these standards. The City of Omaha Department of Public Works is responsible for issuing driveway permits and monitoring compliance with driveway standards stated herein.

There are two types of Boulevards for this Plan. The H.W.S. Cleveland Boulevard and The Parkway.
The H.W.S. Cleveland Boulevard

Diagram notes:
- Public open space should abut boulevard for high visibility.
- Sidewalk constructed inside R.O.W. line (the both sides of street).
- Paving separates to preserve existing trees or natural feature.
- Pavement may or may not be centered in R.O.W.
- Pavement should be designed w/long curves (min. radius) and short tangents (max. tangent length between curves).
- Approved street trees planted in parculum lining to form continuous shade canopy over street.
- Pavement design may have short segments in no center median.
- Pavement design separates to form a center island for shade &/or ornamental & evergreen trees.

H.W.S., Cleveland Boulevard (100’ R.O.W.)
The divided median condition shown here occurs at the entry to the boulevard from the gridline arterial roads (such as West Center Road, Pacific Street, West Maple Road, etc.) This divided section is intended to create a “unique sense of entry” to each development while establishing an identifiable image of the Boulevard from the major Arterial Roadway System.

This divided median condition occurs for the first two blocks (approximately 600’) of the new neighborhood upon entering from the arterial road. This depth is required to establish a unique character to the neighborhood. The design of this entry and the arrangement of houses fronting the boulevard emulates the historic boulevard visually linking the community together.

Other than the initial 600’ of entry, the H.W.S. Cleveland Boulevard may be undivided. All features such as trees, lighting and sidewalk should appear continuous from the divided section. Tree species along the entire boulevard should be of consistent appearance as specified later in this section.
PREFERRED NEIGHBORHOOD ENTRY CONCEPT

It is preferable for all houses to face the boulevard and/or parkway whenever possible. A 35’ “no-build easement” occurs between the front/side of house and R.O.W. line to eliminate the potential for visual disorder of fences, parking and accessory structures. Landscaping is encouraged to be used to visually/functionally define property edges. Buildings may not back boulevards and/or parkways.

NEIGHBORHOOD ENTRIES

These guidelines envision the H.W.S. Cleveland Boulevard as an elegant entry point into neighborhood housing developments. These neighborhood entries should be announced with a substantial monument sign for the development, a continuous canopy of street trees, ornamental boulevard lighting, and a divided roadway section with a landscaped center median for a minimum of the first two (2) blocks as previously described.
The Parkway

**TYPICAL NEIGHBORHOOD CONDITION**

The “Parkway” is a narrower version (65’ R.O.W.) of the H.W.S. Cleveland Boulevard. The Parkway is intended to have a continuous tree lined canopy and widened sidewalks (6’) making it a pleasant space to drive or walk. Street lighting is provided by Standard City of Omaha Street Lights.
DRIVEWAY PLACEMENT

In order to maximize green space and ensure the continuity of the boulevard tree line, driveways fronting the boulevards will be limited to 20’ maximum width through the entire depth of the right-of-way, perpendicular to the back-of-curb. The driveway may flare to a greater width or reconfigure beyond the property line. A 10’ minimum lawn width is required between adjacent driveways to allow for tree placement and maintain continuity of the boulevard tree line. Provide 5’ minimum from center of tree to edge of driveway.

It is important when locating houses on the lot that driveways be planned not to interrupt the uniform street tree spacing within the R.O.W. Maintaining the consistent 35’-40’ tree spacing should be the higher priority.
THE PARKWAY - CONDITION AT OPEN SPACE

- Approved street trees centered in Parkway lawn at 30'-40' OC to form continuous shade canopy over street.
- 6' sidewalk constructed inside R.O.W. line (top both sides of street).
- Pavement centered in R.O.W. designed in long curves & short tangents.
- Front or side yard of single family lots to Boulevard.
- Connecting Neighborhood Street.

Open Space:
- Sidewalk location varies on open space side of street.
- Approved shade trees centered in Parkway lawn to form continuous canopy 30'-40' OC spacing.
- Parkway lawn.
- Sidewalk parallels curb.

R.O.W.
- Varies 29' 19' 1' 39' 40'-80' R.O.W. 12' 18' 18' 18'
Boulevard Trees | Design Intent

Boulevard and parkway trees should be centered in the parkway lawn (area between back-of-curb and sidewalk) and should be spaced from 35-40’ on-center in order to provide a continuous shade canopy. Shade tree species may also be used within medians at divided roadway sections. All street trees used within a one block (300’) segment should be of the same species. Species after one block may change but must remain from the same “Group” of trees sharing similar characteristics as specified in “Green Streets for Omaha”. The approved list and groupings of species is located in Appendix A of this document.

Trees from the same group should be used where the boulevard is visually continuous. When visual continuity is broken (major roadway intersection, sharp curvature in road, etc.) a new group may begin. Visual continuity is the primary goal. A preliminary street tree planting plan must be submitted with the preliminary boulevard plans. This plan should illustrate the location of all trees and their relationship to future utilities (see “Boulevard Utilities Coordination”). This information should again be incorporated into the project’s construction documents for final review and approval prior to construction.

Boulevard alignment shall be designed with input from a Registered Landscape Architect. Boulevard amenity plans (trees, walks, etc.) must be completed and sealed by a Registered Landscape Architect. All tree plantings shall comply with the City of Omaha Municipal Codes. No tree shall be planted within 45’ of a street corner as measured from the curb.

**APPROVED BOULEVARD TREES**

The following pages identifies street trees recommended in “Green Streets for Omaha”. These species are approved for placement along the boulevards and parkways. Other cultivars and species may also be acceptable, provided they match the aesthetic and functional characteristics of their established group. Substitutions must be approved by Omaha Park Planning staff.

Species with similar characteristics are grouped to provide visual continuity to the street segments while allowing for horticultural diversity.
GROUP 1

Large Trees with Rounded Canopies and Course Textured Foliage

- *Acer x freemanii* ‘Jeffersred’
  Autumn Blaze Maple
- *Acer x freemanii* ‘Celzani’
  Wigrum Black Maple
- *Aesculus glabra*
  Ohio Buckeye
- *Aesculus hippocastanum*
  Common Horsechestnut
- *Platanus x acerifolia* ‘Bloodgood’
  Bloodgood London Plane Tree
- *Platanus x acerifolia* ‘Columbia’
  Columbia London Plane Tree
- *Platanus x acerifolia* ‘Liberty’
  Liberty London Plane Tree
- *Platanus x acerifolia* ‘Yarwood’
  Yarwood London Plane Tree
- *Platanus occidentalis*
  American Planetree
- *Quercus macrocarpa*
  Bur Oak
- *Quercus rubra*
  Red Oak
- *Quercus alba*
  White Oak
- *Quercus bicolor*
  Swamp White Oak
- *Quercus robur*
  English Oak
- *Quercus muehlenaergii*
  Chinkapin Oak

GROUP 2

Large Trees with Round Canopies and Fine Textured Foliage

- *Cladrastis kentukea*
  Yellowwood
- *Gleditsia triacanthos var. inermis*
  Thornless Honeylocust
- *Gleditsia triacanthos* ‘Christie’
  Halka Honeylocust
- *Gleditsia triacanthos* ‘Moraine’
  Moraine Honeylocust
- *Gleditsia triacanthos* ‘Shademaster’
  Shademaster Honeylocust
- *Gleditsia triacanthos* ‘Skyline’
  Skyline Honeylocust
- *Gleditsia triacanthos* ‘Imperial’
  Imperial Honeylocust
- *Gymnocladus dioicus*
  Kentucky Coffeetree
- *Phellodendron amurense*
  Amur Cork Tree
- *Phellodendron amurense* ‘Macho’
  Macho Amur Cork Tree
- *Phellodendron amurense* ‘His Majesty’
  His Majesty Amur Cork Tree
- *Sophora japonica*
  Japanese Pagoda Tree
- *Sophora japonica* ‘Regent’
  Regent Scholar Tree
- *Sophora japonica* ‘Halka’
  Millstone Scholar Tree
- *Ulmus parvifolia* ‘Dynasty’
  Dynasty Elm

GROUP 3

Large Trees with Oval Canopies and Fine Textured Foliage

- *Celtis occidentalis* ‘Prairie Pride’
  Prairie Pride Hackberry
- *Celtis occidentalis* ‘Chicago Land’
  Chicago Land Hackberry
- *Celtis occidentalis* ‘Windy City’
  Windy City Hackberry
- *Metasequoia glyptastroboides*
  Dawn Redwood
- *Quercus imbricaria*
  Shingle Oak
- *Robinia pseudoacacia* ‘Bessoniana’
  Purpose Robe Locust
- *Taxodium distichum*
  Bald Cypress
- *Tilia cordata* ‘Chancellor’
  Chancellor Littleleaf Linden
- *Tilia cordata* ‘Glenleven’
  Glenleven Littleleaf Linden
- *Tilia cordata* ‘Greenspire’
  Greenspire Littleleaf Linden
- *Tilia cordata* ‘Olympic’
  Olympic Littleleaf Linden
GROUP 4

Large Trees with Oval Canopies and Course Textured Foliage

- Catalpa speciosa
- Catalpa
- Ginkgo biloba
- Ginkgo
- Ginkgo biloba ‘Autumn Gold’
- Autumn Gold Ginkgo
- Liriodendron tulipfera
- Tulip Tree
- Quercus coccinea
- Scarlet Oak
- Quercus velutina
- Northern Black Oak
- Tilia americana ‘Redmond’
- Redmond Basswood
- Tilia sp. ‘Sterling’
- Sterling Linden
- Tilia sp. ‘Green Meadows’
- Green Meadows Linden
- Tilia tomentosa
- Silver Linden
- Ulmus ‘Frontier’
- Frontier Elm
- Ulmus ‘Discovery Elm’
- Discovery Elm
- Ulmus ‘Morton Glossy’
- Morton Glossy Elm

GROUP 5

Large Trees with Spreading Canopies and Fine Textured Foliage

- Celtis occidentalis
- Common Hackberry
- Celtis occidentalis ‘Magnifica’
- Magnifica Hackberry
- Ulmus ‘Accolade’
- Accolade Elm
- Ulmus americana ‘Delaware #2’
- Delaware American Elm
- Ulmus americana ‘Washington’
- Washington American Elm
- Ulmus ‘Princeton’
- Princeton Elm
- Ulmus wilsoniana ‘Prospector’
- Prospector Elm
- Ulmus ‘Morton Plainsman’
- Vanguard Elm
- Ulmus ‘Sapporo’
- Autumn Gold Elm
- Carpinus betulus ‘Fastigiata’
- Upright European Hornbeam
- Ginkgo biloba ‘Lakeview’
- Lakeview Ginkgo
- Ginkgo biloba ‘Princeton Sentry’
- Princeton Sentry Ginkgo
- Pyrus calleryana ‘Capital’
- Capital Callery Pear
- Pyrus calleryana ‘Chanticleer’
- Chanticleer Pear
- Quercus robur ‘Asjes’
- Rosehill Oak
- Quercus robur ‘Fastigiata’
- Upright English Oak
- Quercus x warei ‘Long’
- Regal Prince Oak
- Taxodium distichum ‘Shawnee Brave’
- Bald Cypress
**APPROVED ORNAMENTAL TREES**

The following ornamental trees are approved for placement within medians, accent areas and under power lines.

**GROUP 1**  
*Small Trees with Round Canopies*

- *Acer ginnala*  
  Amur Maple
- *Crataegus phaenopyrum*  
  Washington Hawthorn
- *Crataegus punctata inermis ‘Ohio Pioneer’*  
  Thornless Ohio Pioneer Hawthorn
- *Koereuteria paniculata*  
  Goldenraintree
- *Malus baccata ‘Jackii’*  
  Jackii Crabapple
- *Malus ‘Professor Sprenger’*  
  Professor Sprenger Crabapple
- *Malus ‘Sugartyme’*  
  Sugartyme Crabapple
- *Malus x zumi ‘Calocarpa’*  
  Calocarpa Crabapple
- *Robinia pseudoacacia ‘Inermis’*  
  Globe Locust
- *Syringa reticulata ‘Summer Snow’*  
  Summer Snow Japanese Tree Lilac

**GROUP 2**  
*Small Trees with Oval Canopies and Dense Branching*

- *Acer platanoides x truncatum*  
  ‘Norwegian sunset’  
  Norwegian Sunset Maple
- *Acer platanoides x truncatum ‘Pacific sunset’*  
  Pacific Sunset Maple
- *Acer campestre ‘Deborah’*  
  Deborah Hedge Maple
- *Amelanchier ‘Autumn Brilliance’*  
  Autumn Brilliance Serviceberry
- *Amelanchier ‘Snow Cloud’*  
  Snow Cloud Serviceberry
- *Amelanchier ‘Spring Flurry’*  
  Spring Flurry Serviceberry
- *Malus ‘Adams’*  
  Adams Crabapple
H.W.S. Cleveland Boulevard Lighting

Consistency in the style of street lights is also important for visual continuity of the H.W.S. Cleveland Boulevard. This lighting style is only required on the H.W.S. Cleveland Boulevard, not on the Parkways.

Several portions of the existing HWS Cleveland Boulevard have been completed utilizing the “Acorn” fixture and pole, as provided by Omaha Public Power District. For the sake of consistency, construction of future sections of the boulevard should include installation of this ornamental fixture and pole.

Any additional charges for this fixture may be paid either from the operating fund or as a general obligation of the S.I.D.
LIGHTING SPACING

Fixtures shall be equally spaced opposite each other at divided 100’ R.O.W. sections only for visual consistency. All other profiles which are undivided (65’ or 100’ R.O.W.) may be staggered if lighting levels allow.

MISCELLANEOUS LIGHTING

Ground-mounted lighting for neighborhood entry monument signs should be screened with landscaping and approved by the City of Omaha. These lights and landscaping must be maintained and operated (electrical usage) by the S.I.D. and/or the Homeowner’s Association prior to annexation, and by the Homeowner’s Association after annexation.
Boulevard Utilities Coordination

UTILITY TRENCH LIMITS

In order to ensure proper placement and alignment of trees within the rights-of-way, and to protect boulevard tree root zones from damage, utility placement will be limited to an area 3’ behind the curb and/or 7’ from the property line into the R.O.W. A preliminary utilities routing plan must be submitted with the preliminary plat. This plan should illustrate the location of all future utilities and utility boxes and their coordination with the boulevard street trees. This information should again be incorporated into the projects construction documents for final review and approval by the City of Omaha prior to construction.

CONSTRUCTION SEQUENCING

To ensure proper placement and continuity of the boulevard tree line canopy, it is critical that utility placement is held within the boundaries shown in the “Utility Trench Limits” section above, and that construction occurs in proper sequence. The following indicates proper sequencing of boulevard construction:

1. **Street construction** – place storm and sanitary sewer, paving, curb and gutter
2. **Underground utility placement** – gas and water placed within R.O.W. and clear of 10’ “Tree Zone” (see Utility Trench Limits” above); power (usually at rear of lot)
3. **Boulevard tree planting** - this can occur only after utility mains are in
4. **House construction** – sidewalk construction concurrent
Round-abouts

ROUND-ABOUT CHARACTER ON THE BOULEVARDS

All concrete islands at roundabout locations should receive a stamped, colored-concrete finish approved by the City of Omaha Department of Parks, Recreation and Public Property. Center islands should receive low-maintenance trees and groundcovers and should contain a two-foot stamped, colored-concrete maintenance strip along its perimeter. See “Green Streets for Omaha” for future illustration.

All required directional signage at roundabouts should be mounted to 2” diameter round gloss black poles. Any accessories or hardware directly attaching to the poles shall also be gloss black.
Boulevard Signage

The Boulevard logo is to be incorporated into boulevard neighborhood entry signs, street signs, and park signs.

The Omaha Boulevard Logo should be gloss black on a white background and incorporated into the street sign panel as shown below.

STREET SIGNAGE

All street signs along the boulevard rights-of-way shall conform to the following:

All sign panels shall be gloss black and attached to a 2” diameter round gloss black poles with matching ball finial. All sign panels and mounting heights shall conform to the City of Omaha Standard Specifications. Placement shall be as required by the City of Omaha.
NEIGHBORHOOD ENTRY MONUMENT SIGNS

Neighborhood entry monument signs should be within a reserved 24’x24’ triangular outlot or easement located behind sidewalks near the intersection upon entry into the neighborhood. A 4’ deep “foreground zone” may contain low groundcovers and floral displays. A 6’ deep “backdrop zone” may contain ornamental trees, small conifers, or shrubs as a backdrop behind the sign.

The sign should be constructed of high-quality, permanent materials, such as stone or masonry. The sign should integrate a 12”x12” boulevard logo, may integrate images or graphics, and may have letters of up to 10” tall for neighborhood identification. The sign shall not contain names of developers, contractors, etc. Variety and creativity in design of the signs is encouraged in order to enrich the boulevard experience and give unique identity to each neighborhood.
Monument sign configuration examples, sign located within the “sign zone”

Monument sign example designed within size limitation, with “foreground zone”, “sign zone”, and “backdrop zones.”