

Greek Village Design Guidelines

The following Design Guidelines apply to any construction or improvement of the sites included within the Greek Village at North Carolina State University. These guidelines identify elements and requirements to be included in the design and siting of the proposed houses of the Greek Village. The collective end product will be a unique neighborhood based on thematic structure, which is perceived as being in harmony with the setting that it occupies.

- 1. Design Review:** Proposed construction of or improvements/modifications to any properties within the Greek Village shall receive prior approval from the NC State Board of Trustees, who rely on recommendations of the Greek Housing Association (GHA) and the NC State University Campus Design Review Panel (CDRP) and shall meet all requirements and approvals required by the City of Raleigh. Additionally, the University will review Schematic Design and Construction Design documents prior to applying for City of Raleigh Review to ensure design of telecommunications, fire alarm/fire sprinkler, stormwater meet University guidelines.
- 2. Building Design:** Each fraternity/sorority house shall be designed primarily for residential purposes and shall express a traditional residential style. Materials and details shall be consistent with a residential scale. The vision for the Village is a thematic look that retains the unique personalities of the chapters residing there. As such, care should be taken not to repeat the finishes used by neighboring lots. Materials that are used on the front of the houses shall also be used consistently on the side and rear of the structure. Materials should be selected for ease of long-term maintenance. A Design Approval Form is attached.
 - a. Foundations shall be brick.
 - b. Siding shall be brick or stone on a minimum of three sides. Hardiplank and/or Hardishingle siding shall be limited to areas above the roofline (such as dormers) or on the rear of the house. Vinyl siding is not allowed.
 - c. Front porch/portico elements are recommended as a feature to reinforce the residential/neighborhood character of the street frontage.
 - d. Gutters shall be copper or aluminum to match the trim color.
 - e. Fireplaces and chimneys are strongly discouraged.
 - f. No flat roofs. All shingles to be dimensional unless otherwise approved by GHA.
 - g. All exterior colors, including shingles, shall be pre-approved by the University Architect's Office and the GHA.
- 3. Building Construction:** Only one fraternity/sorority house, two stories in height, shall be built on any lot unless otherwise approved. The height may be increased to three stories if the third is designed as a storage level with dormers. This storage level may not be designed for or used as residential or meeting space. Walkout basements may also be added if the lot permits. Written approval shall be obtained before any clearing, grading, or construction of any kind begins.
- 4. Fire Alarm and Sprinkler System:** Each building shall include a fire alarm system and fire sprinkler system designed to meet University specifications for Student Housing. Current design standards will be made available to designers.
- 5. Location of Buildings on Lots:** Each building erected on any lot must be situated in accordance with building setback lines shown on the site plan. The lot does not include the portion of curb and sidewalk in front of the house. Foundation setback should be 25' from the front of the lot, 15' from the side and 20' from the back. Porches may extend into the front setback with approval.
- 6. Walls and Fences:** No fence or wall shall be constructed on any lot without approval of the GHA. Walls and fences shall be constructed of materials that are consistent with the architectural character of the house. Any exposed culverts shall be treated with a material consistent with building design.
- 7. Patios and Walkways:** Any patio must be constructed at grade level and shall be constructed of durable materials such as brick, stone, or concrete. All walkways must be constructed of concrete or brick.
- 8. Out Buildings/Auxiliary Structures:** No structure for auxiliary or temporary storage use shall be constructed on the lot without prior approval of the GHA and the CDRP. Written approval shall be obtained before any clearing, grading, or construction of any kind begins.

9. **Signage:** No permanent signage shall be put up on any lot, building or building windows, without prior written approval of GHA. A design template for lot signage will be provided to allow a uniform, neighborhood look. Each house shall be clearly identified with street numbers and organization name, in both Greek letters and spelled out in English. Any letters that are a permanent part of or affixed to the exterior of the house must be approved and situated above the 2nd story so they are inaccessible. Any letters on the house are in addition to yard signage. Signage for the back of the house is recommended, consistent with lot signage used on the front of the house.
10. **Screening:** Unsightly items such as garbage cans, utility boxes, and mechanical equipment shall be screened to conceal them from view of neighboring lots and streets. Screening shall consist of approved fences or landscape buffers.
11. **Antenna:** Section 13.02 of the Ground Lease specifies "Lessee is not required to have telephone, data and cable television services ("Services"). However, if Lessee chooses to have such Services and if the Services are available from the University then Lessee shall purchase the Services through the University. Lessee shall construct all Chapter House bedrooms to enable the occupants to access the Services through the University's telephone, data and cable systems. Lessee shall pay University for the Services at the same rates charged by the University to students living in University residence halls." No outside services are permitted therefore no antenna, satellite dishes or other equipment are permitted.
12. **Trailers/Vehicles:** No trailers, boats or vehicles may be stored on any of the lots.
13. **Garbage and Refuse Disposal:** Trash, garbage or other waste shall not be kept except in rigid, sanitary containers. Location of the dumpster shall be approved by GHA during Design Review. For every two lots, two garbage dumpsters and one recycling dumpster are allowed. No additional collection bins or dumpsters will be permitted without approval.
14. **Exterior Lighting:** Exterior lighting shall be designed to contain the light within a given lot while avoiding disturbance of neighboring lots. No open floodlights should be seen from the street or surrounding lots.
15. **Landscape:** Each lot shall be fully landscaped with grass, shrubbery, and trees consistent with the residential neighborhood character. No water features/pools will be considered. A landscaping plan shall be presented at Design Review for approval of the GHA. Any changes to the landscaping plan shall go back to GHA for review. Each house shall be responsible for the on-going maintenance of landscape within its lot area. The University and owners will share responsibility for landscape maintenance for all common areas of the Village.
16. **Parking:** Parking will be constructed by the Greek Village Project and each House Corporation shall be billed for the construction of said parking. No additional parking may be constructed on individual parking lots.
17. **Common Areas:** The University shall retain the authority to approve any use of, or improvement on, any common area within the Greek Village site.
18. **Other Uses:** The University shall retain the authority to develop unused building lots for other Student Housing purposes.

These guidelines may be amended to address identified concerns, additions to or alternate building products and clarification of the intended thematic elements.

I (we) understand the guidelines and agree to abide by them.

House Corporation President

Affiliated Chapter

Date

Greek Village Design Approval Form

This form must be completely filled before approval will be considered

Date Received _____	Date Reviewed _____
Lot # _____	Street Address _____
Builder _____	Owner _____
House Corp President _____	Affiliated Chapter _____

	Heated Square Ft.	Unheated Sq. Ft.	Total Sq. Ft.
1 st Floor	_____	_____	_____
2 nd Floor	_____	_____	_____
3 rd Floor Storage Level	_____	_____	_____
Basement	_____	_____	_____
Total	_____	_____	_____

Exterior Material (list material/color and submit samples/color chips on a color board)

Brick/Stone _____	
Other Siding _____	Walkway _____
Trim _____	Patio _____
Doors _____	
Shutters _____	
Other _____	

Set Back Distances:

Front _____ Rear _____ Left _____ Right _____

Anticipated Completion Date: _____

I will not make any changes in exterior plans or materials submitted or make any exterior additions without written permission from the NC State Greek Housing Association.

House Corporation Officer's Signature	Title	Date
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Submission Checklist: (to be completed by GHA)

_____ Floor Plans	Special Items to Note:
_____ Elevation Plan	_____
_____ Site Plan	_____
_____ Landscaping Plan	_____

Approved by GHA on: _____

Notification sent: _____