VILLAGE GARDENS

THE ART OF *Traditional Living*

Village Gardens builds on traditions of early Lincoln neighborhoods

An innovative new neighborhood is being planned in south Lincoln, but as homes are built later this year, it may look like a trip back in time—and that's the idea.

Village Gardens, emerging on a 220-acre parcel of land on the southeast corner of 56th Street and Pine Lake Road (currently home to Campbell's Nursery) is a planned Traditional Neighborhood Development (TND). While the homes will offer all the modern conveniences and contemporary floor plan options, the neighborhood will resemble Lincoln's early residential areas, such as the Near South, Woods Park, Professor's Row, and Country Club neighborhoods.

When complete, the development will include more than 1000 dwelling units with a wide mix of housing styles from large homes, to cottages, town homes, and row houses. Multi-family options such as small courtyard apartments and innovation mansion-plexes will be available. Innovative live/work homes will combine first-floor business space with second-floor living space.

A Village Center will include shops, restaurants, and service businesses. Campbell's Nursery retail store will remain in its present location and be an anchor of the Village Center. The Campbell's nursery fields will move to a new location east of Lincoln. The Village Gardens neighborhood will feature over 35 acres of parks, wetlands, and paths with well-landscaped common areas and a pedestrian-friendly design. Five-foot wide sidewalks will border every street and provide easy connections throughout the neighborhood.

Village Gardens is being developed by the Campbell's family and will be built in phases over the next five to ten years. Seventy–three residential lots in Addition I will be available for sale in March 2005. Infrastructure development will be in progress throughout 2005. Residential home construction is scheduled to begin in late 2005 or early 2006.

Traditional Neighborhood Development

Traditional Neighborhood Development (TND) is a style of new urbanism rapidly gaining popularity with nearly 400 projects under construction across the country today. Village

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Gardens will be the first complete TND in Nebraska. While other Lincoln developments have included some TND features, none reflect the comprehensive vision of building on a human scale with a strong focus on aesthetics and neighborhood interaction. Village Gardens will feature many recognizable TND characteristics including:

- A variety of home styles, often with porches, with setback or alley-entrance garages.
- An interconnected street grid of short blocks with boulevards, alleys, and paths to disperse traffic and increase walkability.
- A traditional neighborhood structure with a discernable center and multiple public spaces.
- Pedestrian-oriented village centers that create a more convenient, enjoyable place to live.

Lots will be sold only through the Village Gardens team of 15 builders. Builders have been selected for their understanding and support of the objectives of Village Gardens and for their reputations as quality builders. The Village Gardens Sales Center is currently located within the Campbell's Nursery offices at 56th and Pine Lake Road. For additional information contact Carrie Campbell at 402-423-4556 x 253 or go to www.VillageGardensLincoln.com

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