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*LA VISTA*

# COMPREHENSIVE PLAN

## UPDATED DECEMBER 2018

# ACKNOWLEDGMENTS

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## SPECIAL THANKS TO THE LA VISTA COMMUNITY

Thanks to the community members, residents, business owners and boards and commissions who helped shape the vision for the future of La Vista.

# TABLE OF CONTENTS

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|            |                                       |            |                                  |
|------------|---------------------------------------|------------|----------------------------------|
| <b>4</b>   | <b>CHAPTER 1: INTRODUCTION</b>        | <b>116</b> | <b>CHAPTER 4: OUR COMMITMENT</b> |
| <b>6</b>   | Our Philosophy                        | <b>121</b> | Live Long: Goals and Policies    |
| <b>8</b>   | Public Process                        | <b>125</b> | Work Hard: Goals and Policies    |
| <b>14</b>  | <b>CHAPTER 2: OUR VISION</b>          | <b>129</b> | Shop Local: Goals and Policies   |
| <b>16</b>  | Translating Values into Vision        | <b>133</b> | Move About: Goals and Policies   |
| <b>18</b>  | Live Long Vision                      | <b>137</b> | Have Fun: Goals and Policies     |
| <b>19</b>  | Work Hard Vision                      | <b>140</b> | And Prosper: Goals and Policies  |
| <b>20</b>  | Shop Local Vision                     | <b>144</b> | <b>CHAPTER 5: OUR RESOLVE</b>    |
| <b>21</b>  | Have Fun Vision                       | <b>145</b> | City of La Vista Strategic Plan  |
| <b>22</b>  | Move About Vision                     | <b>146</b> | <b>APPENDICES</b>                |
| <b>23</b>  | And Prosper Vision                    | <b>147</b> | A: Public Outreach Summaries     |
| <b>24</b>  | <b>CHAPTER 3: EXISTING CONDITIONS</b> | <b>187</b> | B: Vision 84 Plan                |
| <b>26</b>  | Introduction                          | <b>188</b> | C: Blight Study                  |
| <b>30</b>  | Demographics and Population           | <b>189</b> | D: Redevelopment Plan #1         |
| <b>40</b>  | Housing                               | <b>190</b> | E: Redevelopment Plan #2         |
| <b>50</b>  | Employment                            | <b>191</b> | F: Civic Center Park Master Plan |
| <b>59</b>  | Economy                               | <b>192</b> | G: Corridor 84 Streetscape Plan  |
| <b>63</b>  | Parks and Recreation                  | <b>193</b> | H: Parks Master Plan             |
| <b>73</b>  | Transportation                        | <b>194</b> | I: Mini Parks Plan               |
| <b>79</b>  | Community Facilities                  | <b>195</b> | J: Municipal Facilities Plan     |
| <b>86</b>  | Growth Management & Annexation        |            |                                  |
| <b>95</b>  | Energy Planning                       |            |                                  |
| <b>106</b> | Zoning                                |            |                                  |
| <b>109</b> | Future Land Use Plan                  |            |                                  |



# CHAPTER I: INTRODUCTION

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- OUR PHILOSOPHY
- PUBLIC PROCESS





# OUR PHILOSOPHY

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Creating a place that is memorable, inspirational, and appealing to generations of residents and visitors requires a story that is authentic and rooted in a strong vision. It creates warm feelings; is easy to relate to and participate in; and is embraced by neighbors, employers, community leaders, and visitors alike. A Comprehensive Plan can tell that story, describing what we love and ways we can translate this into the future.

Our environment is important; we want to live in a place we can be proud of, a place we can love. The La Vista community has an emotional reaction to our places – our parks and our neighborhoods, our shops, our schools. This Plan focuses on that kind of emotional attachment, and encourages residents to help plan for the future of La Vista.

The planning process began with a kickoff event, hosted by Peter Kageyama, an internationally recognized author and expert on community development and grassroots engagement.

The event set the stage for an inclusive 2-year outreach effort to discuss how residents, employees, visitors, students and business owners can “love La Vista” and what paths we can take to encourage and capitalize on that emotional engagement.

Peter encouraged the community to embrace new ideas – even the more unusual ones. There is something gratifying in recognizing the impact of simple solutions. Peter told us to ask questions like, “Where’s the fun?” as we think about future projects in La Vista. Instead of being weighed down by details and specifics, he reminded us that we cannot forget about the ultimate goal: to make La Vista a great place to be.

We know how important it is to have a Comprehensive Plan that is truly developed by the community, staff, and elected officials. This is why we moved beyond the walls of City Hall and into the community through activities like bringing Peter in, the Salute to Summer Festival and the Taste of La Vista event. When our leaders and community have ownership in the design of the planning process, they also have ownership in the outcome.

In the end, this is not a document, a website, or a social media campaign. It is a vision that encompasses the process, trends, community and neighborhood values, goals and policies, strategies and next steps for the future.

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# PUBLIC PROCESS

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During the first phase of outreach, we asked residents to identify what they love about La Vista. These are the community values that we all hold close to our hearts and would not want to change in the future. These are the first things that you mention when describing where you live.

We know we're not perfect yet, and there is always room for improvement. So we asked residents how they would change La Vista and what we still need to work on as a community. These responses represent how we see ourselves and how we see our city evolving and growing in the future.

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# WHAT OUR CITY LOVES MOST

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These are the top 10 things La Vista residents said they loved about our city.

## SCHOOLS



## PARKS



## SMALL-TOWN FEELING



## COMMUNITY EVENTS



## POLICE/SAFETY



## LIBRARY



## FRIENDLY NEIGHBORS



## EASY ACCESS



## CARNIVAL



## QUIET



# HOW OUR CITY COULD IMPROVE

These are the top 10 things La Vista residents said they would change about our city.

## 84TH STREET REDEVELOPMENT



## RESTAURANT VARIETY



## BETTER SHOPPING



## MORE COMMUNITY ACTIVITIES



## POOL IMPROVEMENTS



## WATER PARK



## DOG PARK



## YOUTH ACTIVITIES



## IMPROVE PARKS



## PROMOTE LA VISTA





# COMMUNITY EVENTS

La Vista residents love our community events, which included:

## TREE LIGHTING

**December 1, 2014**

**Focus:** website initiation and project kickoff



## VISION SURVEY KIOSKS

**January-July 2015**

iPad kiosk at Community Center and Library

136 responses

**Focus:** La Vista values

## FOR THE LOVE OF LA VISTA

**March 30-31, 2015**

Large-scale public event, workshop

300 attendees

**Focus:** La Vista values



## COFFEE & CONVERSATIONS

**April 13-14, 2015**

Small group and one-on-one conversations

100 attendees

**Focus:** La Vista values, vision and opportunities

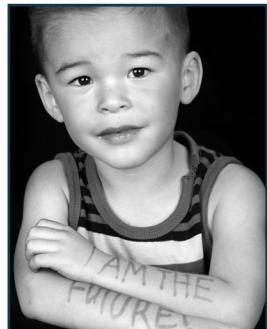
## SALUTE TO SUMMER FESTIVAL

**May 22-24, 2015**

Booth with activities & prize wheel

400-600 attendees

**Focus:** La Vista values & opportunities



## TASTE OF LA VISTA (FIRST-EVER)

**June 27, 2015**

Local celebration focused on Comp. Plan activities

600 attendees

**Focus:** La Vista values, vision & opportunities

## NEIGHBORHOOD CHOICES WORKSHOP

**September 23-24, 2015**

Four neighborhood workshops

150 attendees

**Focus:** key opportunities



## TASTE OF LA VISTA (2ND ANNUAL)

**July 31, 2016**

Local celebration focused on Comprehensive Plan

750 attendees

**Focus:** Comprehensive Plan goals and policies

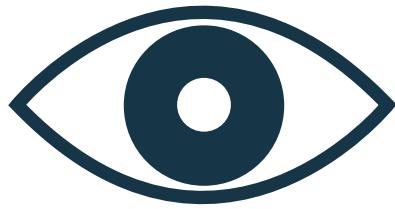


## CHAPTER 2: OUR VISION

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- TRANSLATING OUR VALUES INTO VISION
  - LIVE LONG VISION
  - WORK HARD VISION
  - SHOP LOCAL VISION
  - HAVE FUN VISION
  - MOVE ABOUT VISION
  - AND PROSPER VISION





# TRANSLATING OUR VALUES INTO VISION

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The La Vista community came together to create the community vision. When we examine the words and images that define who we are, we know that we don't want to lose what makes La Vista a great place. When we look to the future, at our changing population and trends, we understand that our vision cannot solely be based on our foundational values. Our vision should allow us to adapt to our future needs; they are forward-thinking while addressing the character we want to preserve.

Through input at community events and from working with the City's leadership, a concise and cohesive image of how the city should look, feel, and function in the future has emerged. The aspirational vision and guiding principles build off the values heard from over 100 personal interviews with community leaders and representatives, the City's 2007 Comprehensive Plan general community goals, the 2014 - 2016 Strategic Plan, an audit of existing plans and policies, a public visioning event, and an online survey.

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# LA VISTA'S VISION IS TO BE

A place where community isn't just a word, but a way of life; where strong leadership and a diverse economic base have built a great city; where passion and pride will ensure a bright future.

The vision for La Vista is based on how we experience the City every day; a place where it is possible to:

LIVE LONG

WORK HARD

SHOP LOCAL

HAVE FUN

MOVE ABOUT

AND PROSPER

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## LIVE LONG VISION

1. Promote rehabilitation, preservation, and restoration of older housing.
2. Maintain the balance of diverse, high-quality housing that appeals to families, singles, and seniors.
3. Integrate quality, higher-density housing with restaurants, retail, office, and amenities on 84th Street in a mixed-use environment.
4. Preserve the safety, maintenance, walkability, stability, and attractiveness of residential neighborhoods.



## WORK HARD VISION

1. Capitalize on entertainment, conventions and recreational assets for new economic opportunities.
2. Pursue entrepreneurial and technical industries.
3. Foster relationships with existing businesses and recognize local businesses as a vital part of our community.
4. Leverage high quality development and smart growth to manage the remaining undeveloped areas.
5. Revitalize 84th Street with a focus on accommodating a range of employment options.
6. Attract and maintain a range of large and small businesses within the community.



## SHOP LOCAL VISION

1. Capitalize on the number of in-commuters by providing restaurants, shopping and daily services near employment centers.
2. Design walkable and bikeable spaces to encourage socialization, entertainment and local events that bring the community together.
3. Encourage infill and mixed land use patterns that enhance the physical appearance, character and pedestrian and bicycle experience of the community.
4. Create a mixed-use, urban feel along 84th Street with unique, family-friendly shopping, services, entertainment and attractions for all ages.



## HAVE FUN VISION

1. Restore and enhance the natural environment.
2. Integrate cultural, artistic, and leisure opportunities into parks and community spaces.
3. Continue to provide and expand the range of recreational activities, facilities, and opportunities both locally and regionally. Expand the trail network to improve access to neighborhood and community parks, and regional trails and facilities.
4. Recognize that community events and recreation opportunities are an important asset to an active community.



## MOVE ABOUT VISION

1. Promote physical activity through universally-accessible parks, recreation, and trail facilities.
2. Facilitate pedestrian and bicycle connectivity, accessibility, infrastructure and comfort with innovative design and technologies.
3. Expand and connect the sidewalk and trail system across arterials, between parks and throughout neighborhoods, commercial areas, and to adjoining communities.
4. Enhance the existing right-of-way to ensure a safe, connected, comfortable, efficient, and accessible, multimodal transportation system.



## AND PROSPER VISION

1. Maintain the existing high level and efficiency of city services within budget.
2. Promote public art, education, and a variety of high-quality community services and amenities for all residents.
3. Strengthen community resiliency and fiscal efficiency through communication, regional coordination, and hazard mitigation.
4. Improve and enhance the provision and efficiency of programs, education, and activities through the Senior Center and Public Library.
5. Offer unique community events and public services year-round to residents and visitors alike.
6. Ensure a transparent and accountable government that values the participation of residents of all ages and income levels.
7. Promote environmental sustainability through clean sources of energy, and through conservation of energy and natural resources.
8. Stimulate, incentivize, and value innovation and public art as a community.



## CHAPTER 3: EXISTING CONDITIONS

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To plan where the community is going, we must first understand where the community has been and where it stands now. Chapter 3 will look at the history of La Vista, the people who make it up, and the City's current plans for the future. This information, along with input from community leaders and citizens, will serve as the foundation for setting and achieving our goals.





# INTRODUCTION

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A community land use plan that is programmed in a deliberate manner, with an understanding of market, financial, demographic, and physical realities, can foster a healthy balance of land uses and minimize uncertainty for its officials, staff, residents and other interests.

La Vista has steadily grown since its incorporation as young families continue to choose La Vista to call home. As La Vista invests in infill and redevelopment, and considers the annexation of surrounding built out residential subdivisions, it will continue its growth. These trends will require La Vista to increase its capacity to serve a larger population.

In addition to growth trends, La Vista has made itself an attractive community because of its quality of life. Results from the 2016 National Citizen Survey show that 89% of respondents rated the overall quality of life in La Vista as “excellent” or “good,” with almost all indicating that they plan to stay in the City for at least the next five years.

It is clearly important to preserve the quality of life that citizens enjoy. Leveraging and preserving the natural features, recreational resources, and neighborhood character that contribute to the high quality of life in La Vista is vitally important in retaining the residents, businesses, and visitors that sustain the community’s economy as well as attracting La Vista’s next generations.

As La Vista advances toward ultimate development, the community needs to begin to consider how it can capitalize on limited growth. In general, land uses and community design should be efficient and sustainable; support a multimodal transportation network; provide housing choices conveniently located near jobs, schools, shops, and parks; minimize conflicts between incompatible uses; and integrate development with existing and planned infrastructure. These decisions become more strategic and important as the city’s options for new development will become severely constrained by jurisdictional boundaries.

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## WHAT WE'VE HEARD

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At the initiation of the planning process, consultants interviewed City staff to help identify major goals, issues and challenges to address in the comprehensive plan update. Some of their issues and ideas focused on redevelopment and future growth. Additionally, city staff and their consultant team conducted a series of face-to-face interviews, meeting with 87 people over two days. Those interviewed represented a broad range of community groups, businesses, agencies, and city departments, including city commissions and boards, the Papillion-La Vista Community Schools, neighborhood HOAs, faith groups, and interested residents. Their issues and ideas are highlighted in **WHAT WE'VE HEARD** sections.

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## IDENTITY

One of the themes that arose from the conversations was that La Vista needs to find its identity. As competition for investment in the Omaha metro and Sarpy County areas continues to intensify, La Vista needs to find what makes it the premier location. Having an identity will help guide policy decisions and promote the community and its marketability to future developers, businesses, and residents. Much of this effort can be built on existing outreach capabilities and by outlining existing services, facilities, events, and communication channels. La Vista could also build off the current strong business community.

## LA VISTA CITY CENTRE

*Vision 84* imagines a revitalized center of the community as the community's cultural heart with a mix of uses and a pedestrian-friendly environment connected to the Civic Center Park area. Achieving the vision is underway, and the City has made significant investments toward its progress. New housing, shops, restaurants and entertainment will transform the blighted area into the heart of the City. Public input will be sought out as planning efforts continually evolve to design and implement the many components of the redevelopment project. The benchmark should improve measurably during the next citizen survey, as substantial construction of the redevelopment project will be visible to the community.



## INFILL AND REDEVELOPMENT

Redevelopment and infill opportunities were a major theme throughout discussions. The consensus was to balance new growth at Southport with infill and redevelopment along the 84th Street corridor. As La Vista plans for new development, it will be important to seek out public input because according to the 2013 and 2016 National Citizen Surveys, ratings decreased for the overall quality of new development in La Vista. La Vista is poised to turn that trend around as it is in the initial stages of redeveloping the 84th Street Corridor. Implementation of the Vision Plan for 84th Street was mentioned as crucial in the creation of an innovative and vibrant city center.

## FUTURE GROWTH

As the City begins to look to the future, planning for growth is not a controversial issue. It is widely understood that the City has limited opportunity to grow outward. Most participants wanted to make sure that we redevelop the City's core and fill in the existing areas. This is a more efficient use of land and infrastructure, and helps cultivate La Vista's neighborhood and community centers.

With shared boundaries, the interface with surrounding cities is important, especially when it comes to shared services. La Vista should continue to review the comprehensive plan with the growth plans of surrounding jurisdictions and the region.

## EXISTING & PREVIOUS PLANS

**1997 Comprehensive Plan**

**Annexation Plan**

**Parks and Recreation Master Plan**

**Living in the House of Nines: A Needs Assessment for a New Program  
Addressing Neighborhood Enhancement in La Vista, Nebraska**

**A Vision Plan for 84th Street**

**Blight/Substandard Determination Study,  
“84th Street Redevelopment Area”**

**Redevelopment Plan, “84th Street Redevelopment Area”**

**New Amphitheater Feasibility Study, April 2017**

**City Council Strategic Plan**

**Mini Park Plans**

**Civic Center Park Master Plan**

**1 and 6 Year Road Plan**

**5-Year Capital Improvement Plan**

**Municipal Facilities Plan**

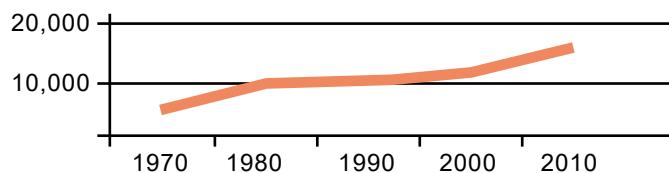


# DEMOGRAPHICS AND POPULATION

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In order for La Vista to be successful, it must react to and anticipate the need of its citizens. Different age groups desire different services from their government and seek out different housing types and recreational amenities. This section will provide information on who makes up La Vista in order to serve as a foundation for future decisions.

**CHART I: Historic Population Growth**



La Vista was incorporated in 1960 and has grown steadily ever since, largely due to annexation of developed residential subdivisions. The continuation of this trend is dependent upon continued annexation and redevelopment of infill areas. Focusing on recent growth, between 2000 and 2016, La Vista's population grew an estimated 46%, from 11,699 to 17,064<sup>1</sup> individuals. This equates to the population of La Vista growing by 2.8% annually, compared to 0.6% and 0.8% in Nebraska and the United States, respectively. Sarpy County has experienced similar growth to

La Vista; however, the metro areas of Omaha and Lincoln have seen slightly slower growth over the same time period. The total population growth in Sarpy County accounted for approximately 26% of total population growth found in the Omaha MSA during the 14-year period.<sup>2</sup>

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<sup>1</sup> ACS 2016 Estimates

<sup>2</sup> Source: AECOM (updated to 2016)

**Table I: Population Growth (2000-2016) CAGR = Compound Annual Growth Rate**

|               | 2000      | 2010      | 2016        | 00-16 CAGR |
|---------------|-----------|-----------|-------------|------------|
| La Vista      | 11,699    | 15,758    | 17,064      | 2.7%       |
| Sarpy County  | 122,595   | 158,840   | 172,460     | 2.5%       |
| Omaha MSA     | 716,998   | 865,350   | 924,129     | 1.8%       |
| Lincoln MSA   | 250,291   | 302,157   | 326,921     | 1.9%       |
| Nebraska      | 1,711,263 | 1,826,341 | 1,881,259   | 0.7%       |
| United States | X         | X         | 318,558,162 | 0.9%       |

Source: US Census

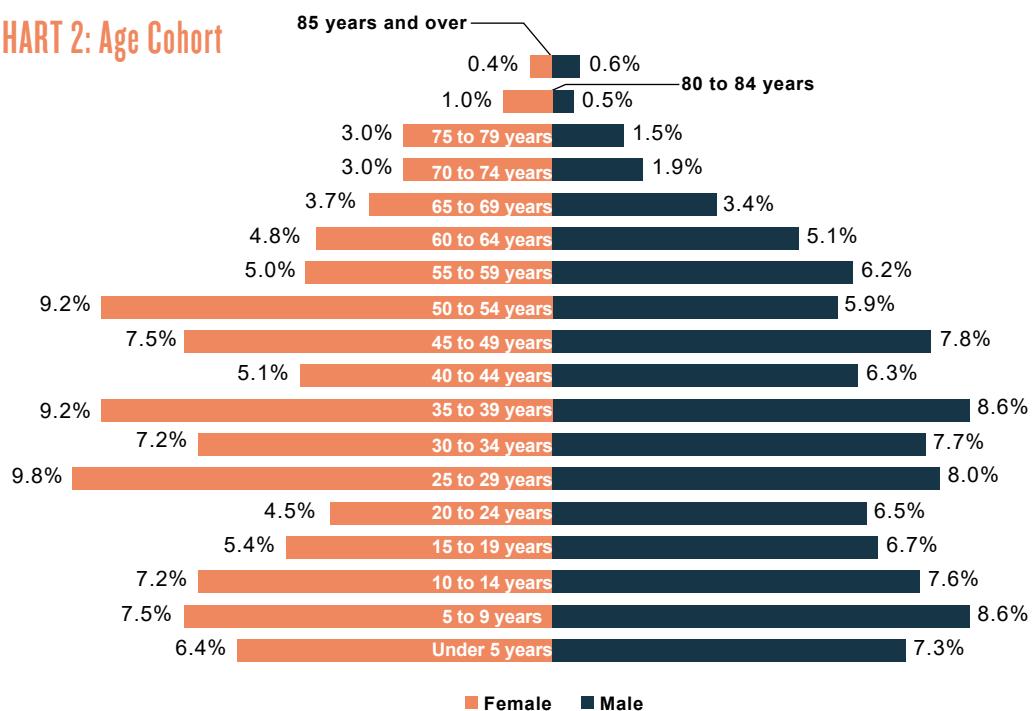
## AGE COHORT

The age cohort pyramid displays a community's age and sex composition. Age cohort pyramids can reveal a significant amount of information about a population. The shape indicates the potential for future growth. La Vista's cohort pyramid is largest at the middle and bottom indicating a strong foundation for future growth as the largest cohorts are in childbearing ages while there is also a large cohort of young children.

According to the US Census, La Vista has a comparably high percentage of citizens between the ages of 15 and 29. Approximately 20% of Nebraska's population is over the age of 60 compared to La Vista's 14%, reinforcing the trend of a younger population in La Vista and an older population at the state level.

Other cohorts to take notice of include the dip in the ages of 15-24. This dip is likely indicative of college-aged individuals leaving the area to seek out education opportunities. The 45-59 cohorts are also important to consider as these cohorts are larger and will be transitioning into retirement over the next 5-20 years.

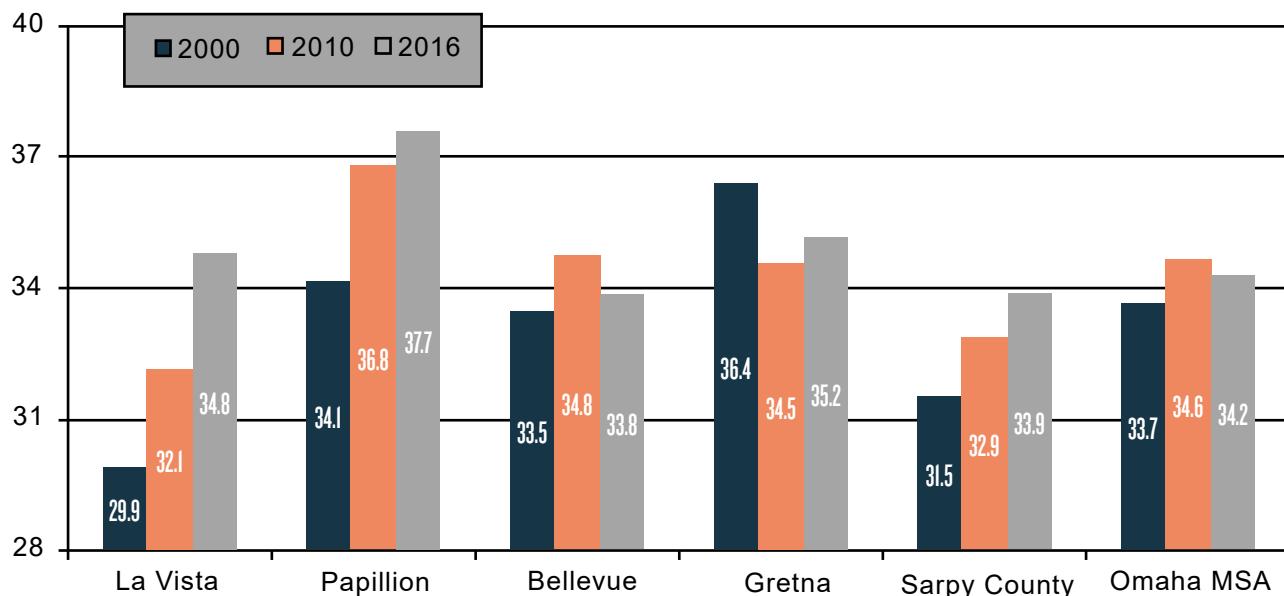
**CHART 2: Age Cohort**



## MEDIAN AGE

In 2000, the median age in La Vista was almost 30 years old and has increased to 34.8 years old in 2016. Compared to surrounding communities La Vista remains consistent with local geographies except for Papillion, which has a higher median age of 37.7.

### CHART 3: Median Age (2000-2016)

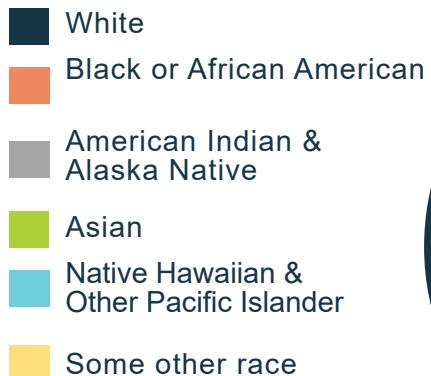


According to the US Census, La Vista and the Lincoln MSA have the highest percentage of citizens between the ages of 15 and 29. Approximately 20% of Nebraska's population is over the age of 60 compared to La Vista's 14%, reinforcing the trend of a younger population in La Vista and an older population at the state level.

## POPULATION BY RACE

The US Census lists five standard categories for reporting race: white, black, Asian, American Indian, or Pacific Islander. The chart to the right illustrates the racial makeup of these categories. According to the 2016 American Community Survey data, it shows that La Vista residents are predominantly white, with 14,850 of its 17,064 residents identifying as white. The next largest categories are black (879), 2 or more races (483), and Asian (458).

### CHART 4: Population by Race



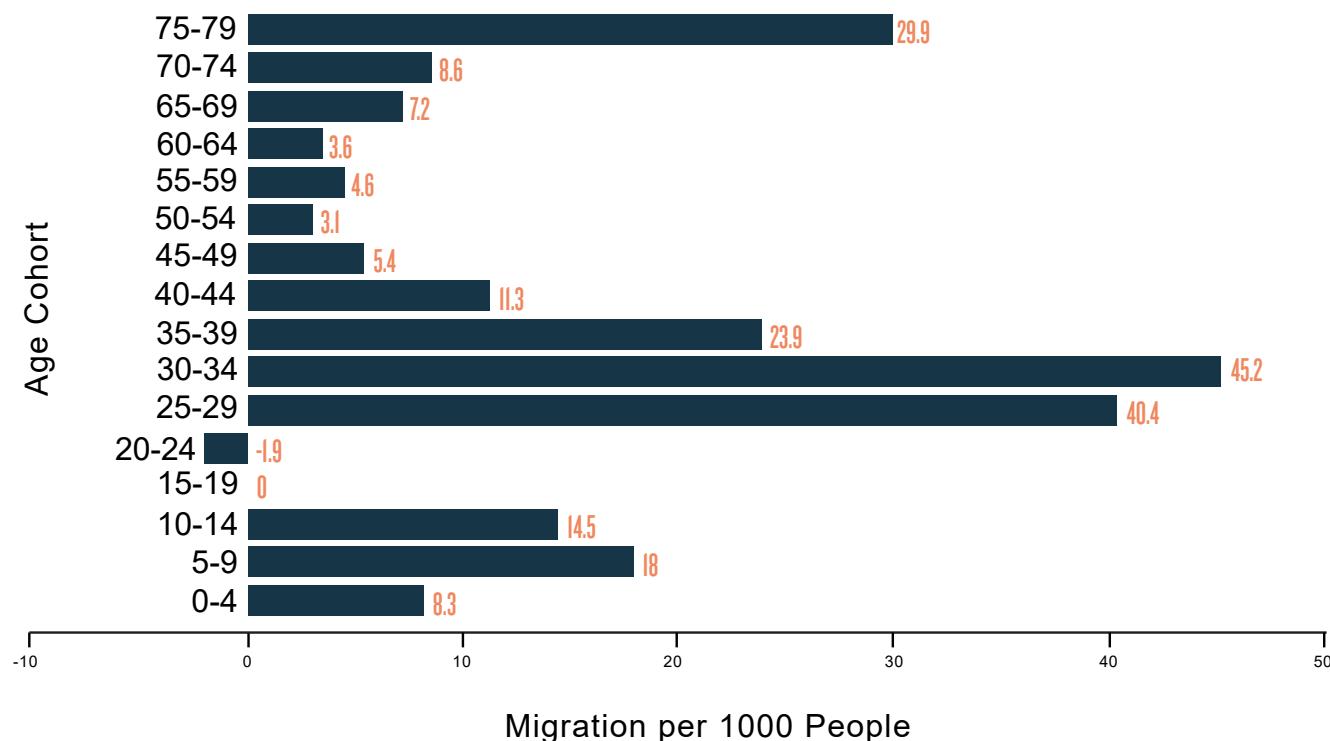
One aspect, which race characteristics do not account for, is Hispanic or Latino individuals as it is federally defined as an ethnicity as opposed to a race. In many American cities, the ethnic makeup has become more diverse, with Hispanics making up around 25% of the population on average. In La Vista, Hispanics or Latinos made up an estimated 8% of the population. With an estimated population of 1,368 according to the 2016 American Community Survey.

## NET MIGRATION RATES

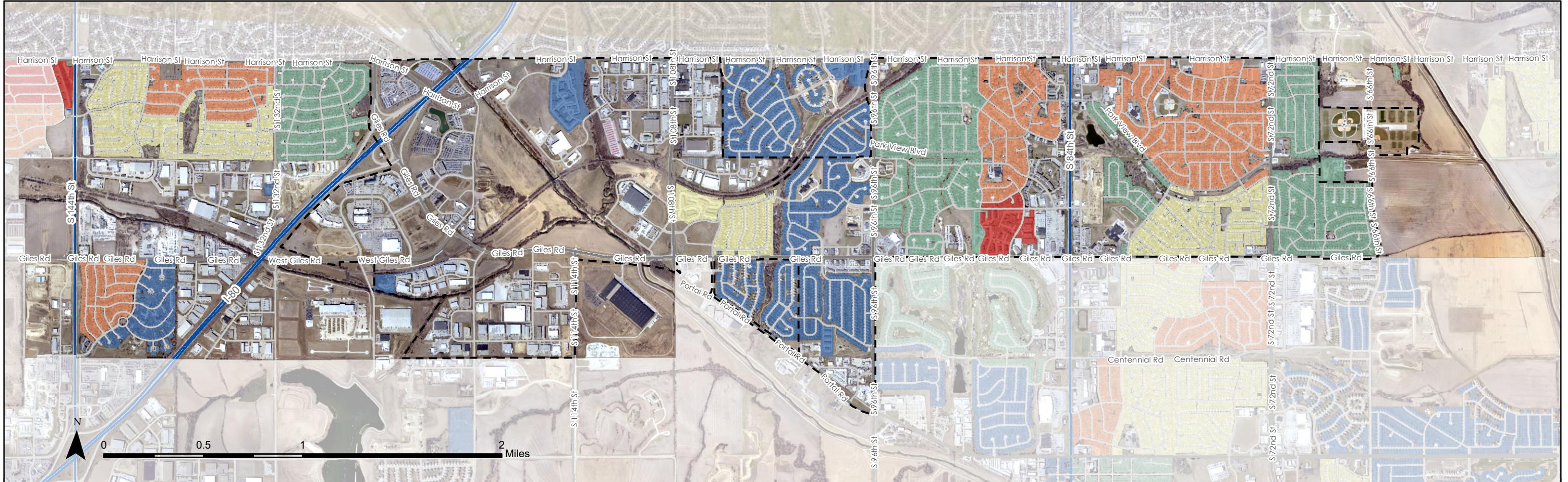
La Vista's location in Sarpy County and its proximity to Omaha makes in-migration and out-migration easily accomplished for residents. Understanding migration rates can help La Vista to better plan for housing and entertainment options to meet the needs of those migrating in, but also direct planning efforts to meet the needs of those populations leaving the City.

Using the migration rates available for Sarpy County, it is possible to draw conclusions for Sarpy County. Most notable of the data are the movements of the cohorts aged 15-24 and those cohorts aged 25-39. The County as a whole is seeing a loss of individuals aged 15-24 which is indicative of the pursuit of greater education opportunities, which the area has few options. However, the area is seeing a large influx of those 25 and older, specifically those who would make up the young family range, and again later in the later retirement years. Indicating that those starting their careers and families are finding the housing and economic opportunities in the area attractive.

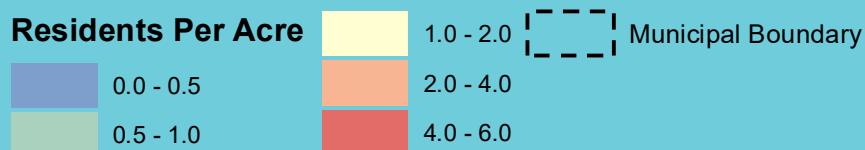
CHART 5: Net Migration Rates



# Population Density



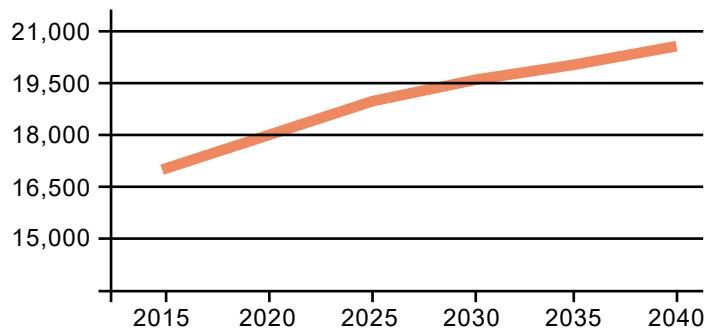
## LEGEND



## POPULATION PROJECTIONS BASED ON GROWTH RATES

Using the 2015 Census Age Cohort as a foundation, population projections based on five-year increments can be compiled. This process applies population growth and decline rates from Sarpy County to La Vista's population. These projections suggest La Vista's population will continue to grow into 2040. The highest rate of growth is in the nearer term, which is indicative of La Vista's current population between 25 and 40 who are still in their prime birthing years.

CHART 6: Population Projections Based on Growth Rates



## POPULATION PROJECTIONS BASED ON ANNEXATION

La Vista's planning jurisdiction establishes the extent to which La Vista can increase its population by annexation. This boundary may extend up to two miles beyond the current city limits, but due to proximity to surrounding jurisdictions and existing boundary agreements, the realistic ultimate boundary encompasses infill areas, such as the eastern edge of the jurisdiction, the neighborhoods of Portal Ridge and Cimarron Woods, and neighborhoods to the western edge of the jurisdiction. In addition to annexation, population increases may also be based on redevelopment; a single project in this category is City Centre.

## HOUSEHOLDS

Household data can differ from family data in that households can include single or unrelated people living together. A family is a group of two people (or more) related by birth, marriage, or adoption and residing together. While the number of households grew 68% since 2000, the average household size actually shrank from 2.66 to 2.46 persons.

TABLE 3: HOUSEHOLDS BY TYPE

|                       | 2000   | 2016   | % CHANGE |
|-----------------------|--------|--------|----------|
| Population            | 11,699 | 17,064 | 68%      |
| Total households      | 4,404  | 6,949  | 63%      |
| Persons per household | 2.66   | 2.46   | -8%      |

**TABLE 2: POPULATION PROJECTIONS BASED ON ANNEXATION**

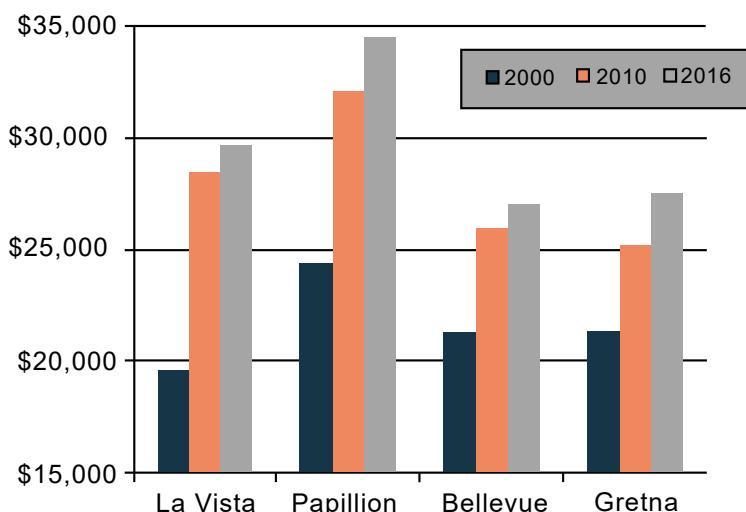
| AREA                                      | CURRENT       | FULL BUILD    |
|---|---------------|---------------|
| <b>City Population (2016 Census)</b>      | <b>17,064</b> | <b>17,064</b> |
| Cimarron Woods Population                 | 1,575         | 1,942         |
| Single-Family Units                       | 474           | 504           |
| Multi-Family Units                        | 138           | 276           |
| <b>City Centre Population</b>             | <b>-</b>      | <b>797</b>    |
| Single-Family Units                       | <b>-</b>      | <b>-</b>      |
| Multi-Family Units                        | <b>-</b>      | <b>383</b>    |
| <b>Portal Ridge Population</b>            | <b>654</b>    | <b>665</b>    |
| Single-Family Units                       | <b>236</b>    | <b>240</b>    |
| Multi-Family Units                        | <b>-</b>      | <b>-</b>      |
| <b>Millard Highlands Population</b>       | <b>2,690</b>  | <b>2,690</b>  |
| Single-Family Units                       | <b>971</b>    | <b>971</b>    |
| Multi-Family Units                        | <b>-</b>      | <b>-</b>      |
| <b>Stoneybrook South Population</b>       | <b>920</b>    | <b>920</b>    |
| Single-Family Units                       | <b>332</b>    | <b>332</b>    |
| Multi-Family Units                        | <b>-</b>      | <b>-</b>      |
| <b>Southridge Population</b>              | <b>792</b>    | <b>792</b>    |
| Single-Family Units                       | <b>286</b>    | <b>286</b>    |
| Multi-Family Units                        | <b>-</b>      | <b>-</b>      |
| <b>The Meadows Population</b>             | <b>1,585</b>  | <b>1,585</b>  |
| Single-Family Units                       | <b>464</b>    | <b>464</b>    |
| Multi-Family Units                        | <b>144</b>    | <b>144</b>    |
| <b>Willow Creek Population</b>            | <b>1,039</b>  | <b>1,039</b>  |
| Single-Family Units                       | <b>258</b>    | <b>258</b>    |
| Multi-Family Units                        | <b>156</b>    | <b>156</b>    |
| <b>Echo Hills Population</b>              | <b>579</b>    | <b>579</b>    |
| Single-Family Units                       | <b>209</b>    | <b>209</b>    |
| Multi-Family Units                        | <b>-</b>      | <b>-</b>      |
| <b>Birchfield/Emerald Oaks Population</b> | <b>1,097</b>  | <b>1,097</b>  |
| Single-Family Units                       | <b>396</b>    | <b>396</b>    |
| Multi-Family Units                        | <b>-</b>      | <b>-</b>      |
| <b>Millard Park Population</b>            | <b>1,914</b>  | <b>1,914</b>  |
| Single-Family Units                       | <b>691</b>    | <b>691</b>    |
| Multi-Family Units                        | <b>-</b>      | <b>-</b>      |
| <b>Millard Park South Population</b>      | <b>1,377</b>  | <b>1,499</b>  |
| Single-Family Units                       | <b>497</b>    | <b>541</b>    |
| Multi-Family Units                        | <b>-</b>      | <b>-</b>      |
| <b>Spring Hill Population</b>             | <b>2,821</b>  | <b>2,821</b>  |
| Single-Family Units                       | <b>613</b>    | <b>613</b>    |
| Multi-Family Units                        | <b>540</b>    | <b>540</b>    |
| <b>Chalco Hills Population</b>            | <b>366</b>    | <b>366</b>    |
| Single-Family Units                       | <b>132</b>    | <b>132</b>    |
| Multi-Family Units                        | <b>-</b>      | <b>-</b>      |
| <b>Giles Ridge Population</b>             | <b>482</b>    | <b>488</b>    |
| Single-Family Units                       | <b>174</b>    | <b>176</b>    |
| Multi-Family Units                        | <b>-</b>      | <b>-</b>      |
| <b>Rock Creek Population</b>              | <b>1,774</b>  | <b>1,774</b>  |
| Single-Family Units                       | <b>235</b>    | <b>235</b>    |
| Multi-Family Units                        | <b>540</b>    | <b>540</b>    |
| <b>Stonecrest Population</b>              | <b>1,413</b>  | <b>1,449</b>  |
| Single-Family Units                       | <b>510</b>    | <b>523</b>    |
| Multi-Family Units                        | <b>-</b>      | <b>-</b>      |
| <b>Miscellaneous Population</b>           | <b>-</b>      | <b>726</b>    |
| Single-Family Units                       | <b>-</b>      | <b>-</b>      |
| Multi-Family Units                        | <b>-</b>      | <b>349</b>    |
| <b>TOTAL</b>                              | <b>38,203</b> | <b>41,116</b> |

## INCOME

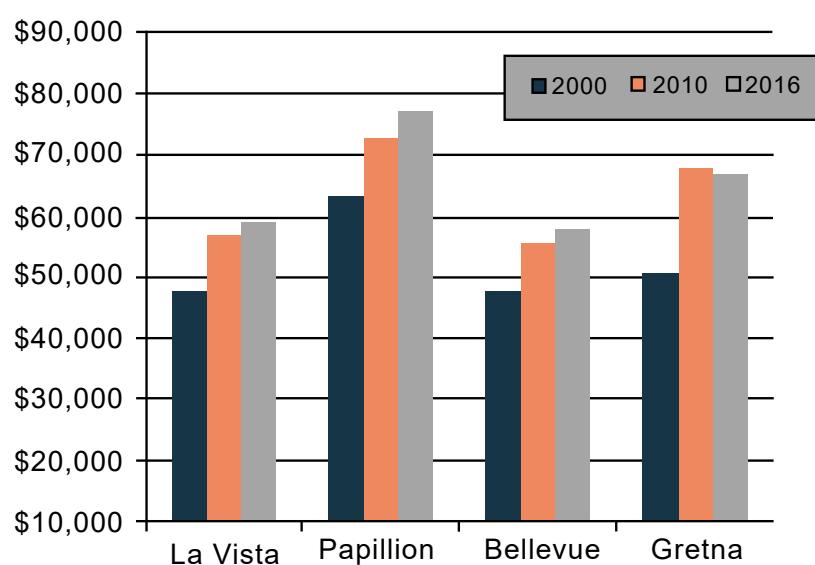
The chart to the right illustrates per capita income among the selected geographies. Per capita income sheds light on the economic health of a community and can serve as an important benchmark in understanding affordability. As of 2016, La Vista (\$29,115) had per capita income comparable to the other communities. Each market has experienced growth in per capita income since 2010. However, La Vista's rate of growth of 1.9% was the slowest when compared to the other communities Papillion (6.6%), Bellevue (3.3%), and Gretna (3.4%).

Median household income is another measure of a community's income. Median household income in La Vista was relatively similar to Bellevue. However, it currently lags behind Papillion and Gretna. This is likely due in part to the continued suburban growth of and annexation of higher income residential subdivisions in these communities. Despite this lag, La Vista remains higher than state and national averages.

**CHART 7: Per Capita Income (2000-2016)**



**CHART 8: Median Household Income (2000-2016)**



## INCOME AND EDUCATION

A higher household income is indicative of a higher disposable income and capacity for increased spending on goods and services. With regional commercial and employment destinations, La Vista is poised to take advantage of its proximity to these higher income communities and bring in outside retail dollars.

There is a strong correlation between higher education and increased earning potential. With 94.7% of La Vista residents over the age of 25 earning a high school degree or higher, and 32.6% earning a bachelor's degree or higher, La Vista is comparably educated to its surrounding jurisdictions. A higher educated population and workforce provides the opportunity to attract high-paying jobs to La Vista, and makes La Vista attractive to new businesses relocating to the area.

**TABLE 4: Educational Attainment**

|  | La Vista | Papillion | Bellevue | Gretna | Sarpy County | Omaha |
|--|----------|-----------|----------|--------|--------------|-------|
| Percent High School Graduate or Higher | 94.7%    | 96.1%     | 92.5%    | 96.5%  | 95.4%        | 87.8% |
| Percent Bachelor's Degree or Higher    | 32.6%    | 39.5%     | 28.5%    | 38.4%  | 38.4%        | 34.7% |

Source: 2012-2015 ACS 5-Year Estimates

## COST OF LIVING

The table below summarizes the cost of living index for La Vista in comparison to Omaha, Lincoln, Nebraska, and the US. The US provides the baseline values for each index type, meaning any index value above or below 100 is an indication of more expensive (above) or cheaper cost (below). The overall cost of living index in La Vista is 92, which is 2% higher than Nebraska and 8% lower than the national overall cost of living. While La Vista is generally more expensive than statewide averages, the city has less expensive groceries and transportation costs. Of the five market areas, La Vista and Omaha have the highest health care costs.<sup>3</sup> These ratings all indicate La Vista is an affordable place to live.

**TABLE 5: Cost of Living Index (2015)**

| Index Type       | La Vista | Omaha | Lincoln | Nebraska | National |
|------------------|----------|-------|---------|----------|----------|
| Cost of Living   | 92       | 90    | 93      | 90       | 100      |
| Goods & Services | 95       | 95    | 99      | 95       | 100      |
| Groceries        | 95       | 95    | 100     | 100      | 100      |
| Health care      | 102      | 102   | 101     | 101      | 100      |
| Housing          | 84       | 80    | 81      | 75       | 100      |
| Transportation   | 96       | 96    | 99      | 98       | 100      |
| Utilities        | 91       | 91    | 87      | 91       | 100      |

<sup>3</sup> Source: AECOM





# HOUSING

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Understanding the housing supply of a community is necessary in order to provide for the residential needs of La Vista's residents. An overview of the current housing values, sizes, ages, and occupancies allows the City to determine what housing needs to address in the coming years.

At the forefront of this overview is the understanding that maintaining a diversified housing stock is integral to any city's livability. Available homes must be suitable for all life stages and lifestyles.

La Vista will need to plan for housing that meets the needs of young adults, new families raising kids, retirees who are downsizing, and baby boomers transitioning to senior living facilities.

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## HIGHLIGHTS

- One third of the housing stock was built after 2000.
- Just under 55% of the housing units in La Vista are owner-occupied.

## MEDIAN HOUSING VALUES

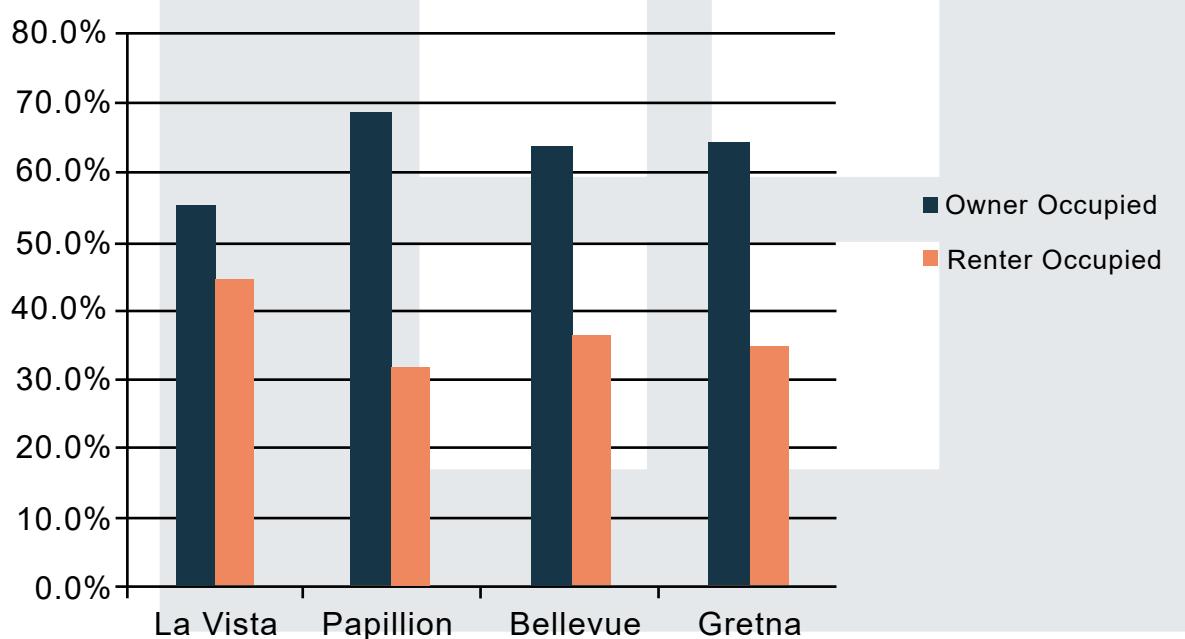
La Vista has seen an overall increase in housing values. The average home value is expected to increase from \$196,376 to \$233,849 in the next five years.

## HOUSING TYPE & TENURE

La Vista is classified as a suburban city. Under this classification, homeownership is often correlated with a type of housing unit, as the majority of owner-occupied units are single-family houses rather than multifamily buildings. Single-family houses create less density in a community which can increase the cost of providing services, but they also are more likely to be owner occupied and can serve as an important method for wealth accumulation and financial stability. La Vista is also comprised of a larger proportion of multifamily housing units as compared to the state.

Housing tenure refers to the financial arrangements under which someone has the right to live in a house or an apartment. Owning versus renting a home results in differences in how the occupant treats it. Longevity of residence, investment, upkeep, and income are just a few of the characteristics that can be heavily influenced by housing tenure. Chart 9 shows that La Vista has the highest rate of renter occupied housing (45%) and lowest rate of owner occupied housing (55%) of neighboring communities.

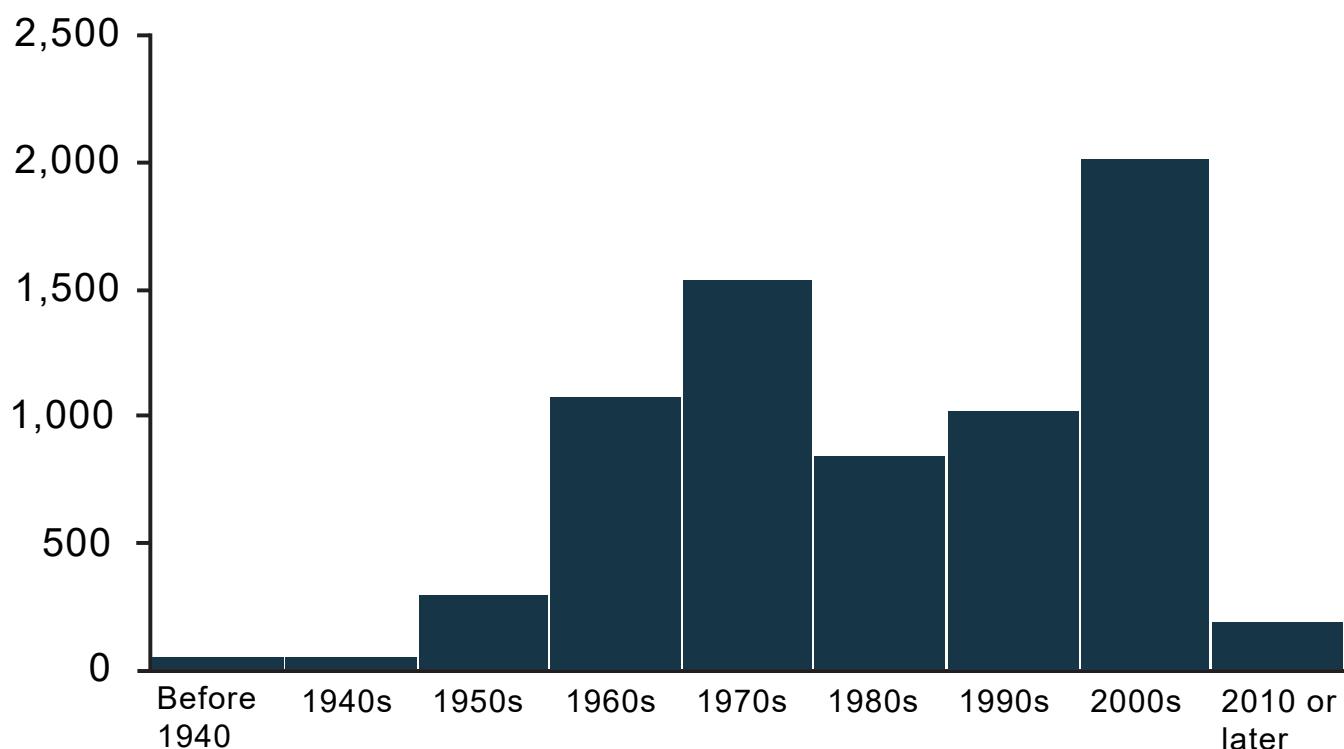
CHART 9: Housing Tenure 2016



## HOUSING AGE

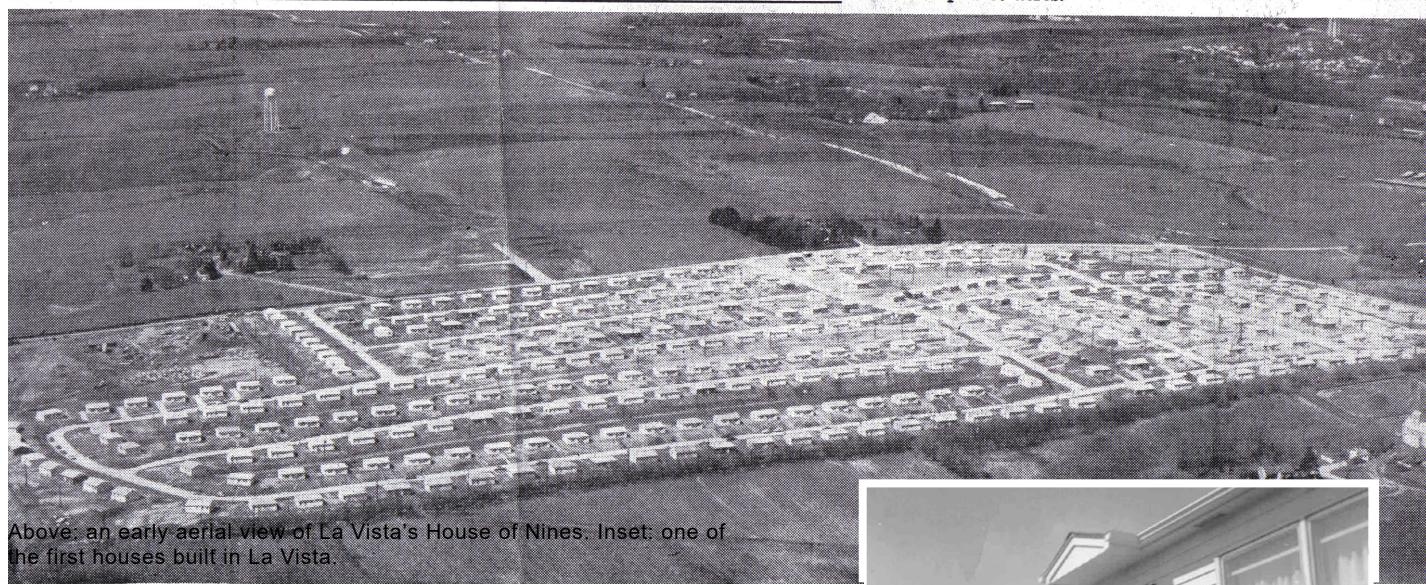
As housing age increases, so does the need for home renovations. The majority of La Vista's housing stock was built after the 1960s, which coincided with La Vista's incorporation as a city. The construction culminated with La Vista's first subdivision. Marketed as the "House of Nines" – each house sold for \$9,999. Housing grew steadily south and west for the next 40 years. Approximately 58% of today's residential buildings in La Vista were built between 1960 and 2000. La Vista's housing stock has boomed only once since the 70s; between 2000 and 2010 as newer neighborhoods were built west of 96th Street. La Vista's growth of single-family residences is expected to slow significantly, as its residential subdivisions have all been nearly fully built out. However, multifamily housing opportunities are expected to significantly increase over the next 5-10 years as redevelopment projects are undertaken.

**CHART 10: New Housing by Decade**



# HOUSING CONDITIONS

**LAVISTA FROM THE AIR**—This view looks west toward the new village of LaVista and shows the village water tower beyond the present development. More homes are scheduled to be built in the 80 acres around the tower. The present townsite of 334 homes also occupies 80 acres.



Above: an early aerial view of La Vista's House of Nines. Inset: one of the first houses built in La Vista.

## “LIVING IN THE HOUSE OF NINES”<sup>4</sup>

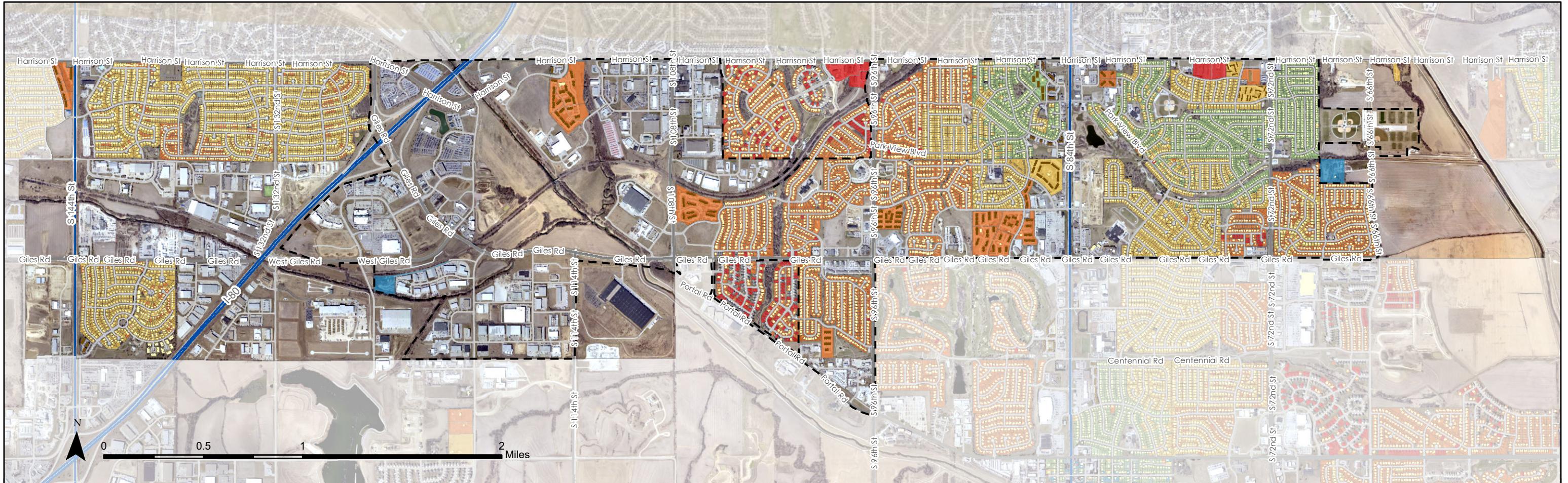
The original La Vista neighborhood, the “House of Nines” was initiated in 1960 when La Vista was essentially a new housing subdivision. Residents could buy their own home for a down payment of \$99, a monthly \$99 payment, for a total price of \$9,999. Today this neighborhood is 57 years old, and as homes age, exterior maintenance and neighborhood issues need to be addressed. In 2000, the city commissioned a housing study and needs assessment of this area to determine whether to implement a program to address housing maintenance and other exterior enhancements. The question was how these issues could be resolved before disrepair turns into the first stages of neighborhood decay in the older La Vista neighborhoods. There is a neighborhood life cycle and a model for predicting the evolution of a neighborhood through a sequence of five stages, ranging from “healthy” to “abandonment”. Interventions have been proven to reverse the aging process of neighborhoods and prolong their stability. Regarding housing conditions, the study found signs of aging housing stock; the beginning of functional obsolescence (the reduction in desirability because of outdated design); and maintenance and repair delayed. The conclusion of the study contained several recommendations, including neighborhood strategic planning.

## NEIGHBORHOOD CONDITIONS

Ensuring safe, adequate, and affordable housing is an important function in maintaining the viability of neighborhoods and the city as a whole. The current quality of neighborhoods and housing options is in part reflected by public opinion. According to the 2016 Citizen Survey 91% of residents think La Vista is a good or excellent place to

<sup>4</sup> Living in the House of Nines: A Needs Assessment for a New Program Addressing Neighborhood Enhancement in La Vista, Nebraska; prepared by Valerie Russell, The Russell Center, LLC

# Housing Age and Type



## LEGEND

| Residential Building Types |  | Year built for Residential Parcels |
|----------------------------|--|------------------------------------|
| Single Family              |  | 1970 - 1990                        |
| Condominium                |  | 1870 - 1930                        |
| Apartment                  |  | 1990 - 2010                        |
|                            |  | 1930 - 1950                        |
|                            |  | 1950 - 1970                        |

  Municipal Boundary

live. In older neighborhoods, preservation, maintenance, and rehabilitation of existing housing is important to maintain viability, particularly in neighborhoods where there is a majority of low- and moderate-income households (see LMI map on pages 44-45). Public investment in neighborhood infrastructure and services also plays an important role in the preservation and enhancement of neighborhoods. The State of Nebraska offers funding to communities for housing renovations and neighborhood improvements in these areas.

## OWNER/RENTER/VACANCY RATES

Changes in vacancy rates and available housing units can give a good general picture of local housing needs. In this area, the overall trend shows few vacancies, which indicates a strong demand for housing units and potentially the need for an increased supply.

**TABLE 6: Housing Vacancy Rates**

|                               | 2000 Census   | 2010 Census   | 2016 Estimate |
|-------------------------------|---------------|---------------|---------------|
| <b>Total Housing Units</b>    | 4,511         | 6,670         | 7,099         |
| <b>Occupied</b>               | 4,404 (97.6%) | 6,419 (96.2%) | 6,949 (97.9%) |
| <b>Vacant</b>                 | 107 (2.4%)    | 251 (3.8%)    | 150 (2.1%)    |
| <b>Owner-Occupied</b>         | 2,590 (58.8%) | 3,502 (54.6%) | 3,822 (55%)   |
| <b>Renter-Occupied</b>        | 1,814 (41.2%) | 2,917 (45.4%) | 3,127 (45%)   |
| <b>Homeowner Vacancy Rate</b> | 0.4%          | 1.0%          | 0.4%          |
| <b>Rental Vacancy Rate</b>    | 3.9%          | 5.1%          | 1.8%          |

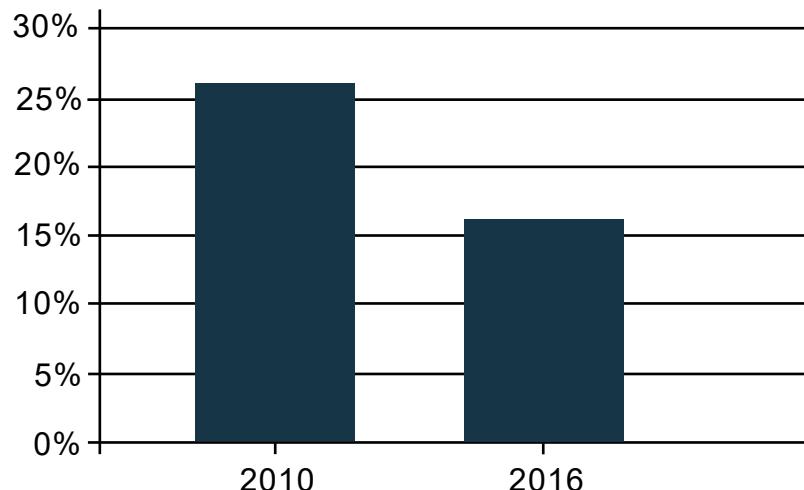


## HOUSING AFFORDABILITY

According to the US Department of Housing and Urban Development (HUD), affordable housing is housing for which related costs do not exceed 30 percent of the household income. Families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording other necessities such as food, clothing, transportation and medical care. To provide a better understanding of how unaffordable housing may be impacting La Vista, research was conducted to collect data

related to household income devoted to housing costs. The US Census provides this data, reporting data for homeowners, with and without mortgages, as well as renters.

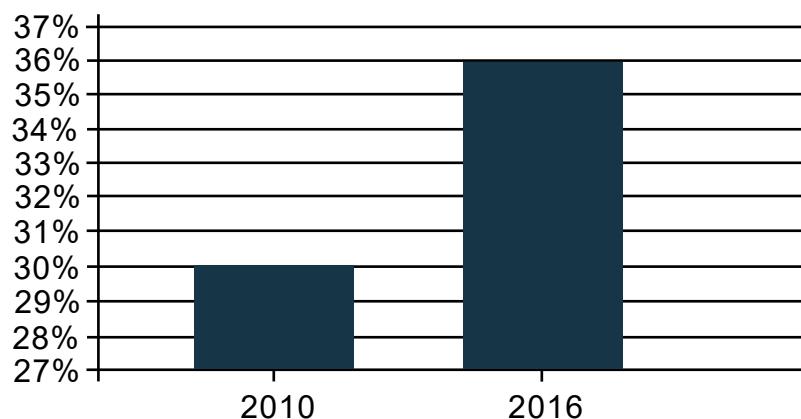
### CHART II: Selected Monthly Owner Costs Exceeding 30% of Household Income



In 2010, this data showed that approximately 26% of homeowners paid more than 30% of their household income for housing costs. This figure has fallen every year since indicating a positive trend for La Vista's residents, and is now 16%.

Housing affordability must also take into account renter-occupied housing. The table below illustrates how the percentage of renter-occupied households paying more than 30 percent of their income for housing has increased from 30% in 2010 to 36% in 2016. This review indicates that rental costs are unaffordable for over one third of renters in La Vista. This can be a result of declining household incomes, increased renting costs, or a combination of both.

### CHART I2: Selected Monthly Renter Costs Exceeding 30% of Household Income





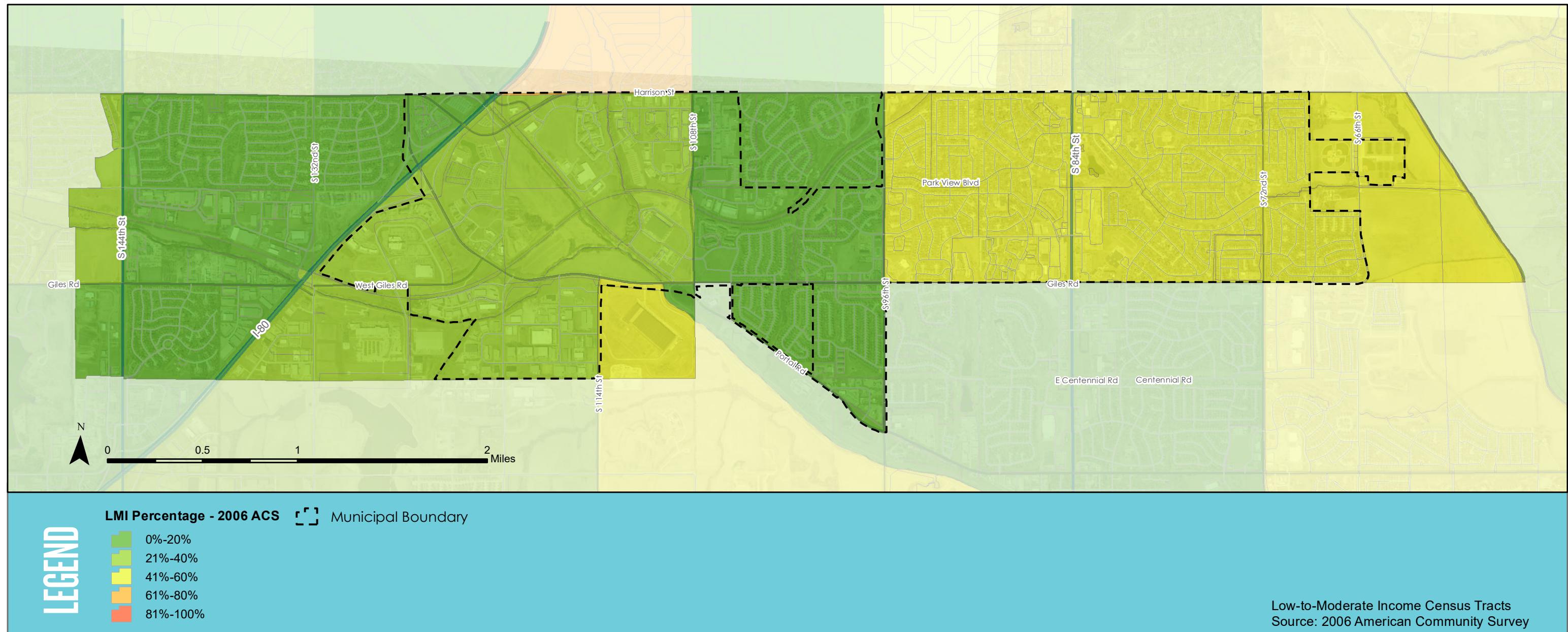
La Vista Senior Housing

## SENIOR LIVING

There are four senior housing developments in La Vista. Harrison Heights has 112 units of market rate senior housing (55+). The Orchards at Wildwood has 48 units of affordable senior housing (55+). Granville Village provides assisted housing for seniors, including nursing care. An additional project, La Vista Senior Housing at Brentwood Drive and 97th Plaza, is under construction and will include 80 assisted living units and 30 memory care units.



# LMI Neighborhoods





## What We've Heard

- Accommodate the desire for upscale housing opportunities within City Centre.
- Promote owner-occupied housing programs and first-time homeowners assistance.
- Reinvest in east La Vista neighborhoods and associated infrastructure to match investment in newer neighborhoods.
- Incorporate additional housing opportunities for seniors, retirees, ADA accessible and assisted living facilities, and locate them in close proximity to daily services.
- Incorporate a range of housing opportunities, from affordable housing to mixed use housing development.
- Promote a unique identity, based on the history of the City.

## What Does This Mean For The City?

As nine out of 10 residents think the City is a good or excellent place to raise children, it will be important to maintain family-oriented neighborhoods. This will require encouraging rehabilitation of older housing and promoting infill development to stabilize and revitalize existing neighborhoods. It is important to reflect these conclusions in the goals and policies of this Plan.

However, the City must also accommodate a growing population of baby boomers, shrinking household sizes, and rising incomes. To do this the City will need to encourage the development of senior housing and higher-end housing options. Luxury apartments in La Vista City Centre should be integrated with a mix of uses, providing residents with cultural and entertainment options within walking distance. All neighborhoods should be planned in order to be attractive, distinguished, safe, walkable, and well supported by partnerships between the City and neighborhood organizations.



# EMPLOYMENT

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Gainful employment is crucial to the sustainability of a City. Large employers providing competitive wages will attract new residents as well as help support secondary businesses throughout the community.

The La Vista workforce compares quite well with neighboring communities. A review of La Vista businesses and their employees indicates that La Vista is still a 'bedroom' community; a large number of local residents commute to neighboring communities for work. This is in line with neighboring communities in Sarpy County. Bedroom communities typically have a residential base, which must pay the brunt of the public operating budget. Increasing the commercial and industrial base of such a community can help to alleviate the cost burden as well as provide additional employment opportunities.

The measure of local residents' employment shows how employment compares to the neighboring areas. Of the industry types listed, the La Vista labor force leads only Finance/Insurance/Real Estate. However, the majority of the remaining industry categories show the La Vista labor force nearly equal to the comparative areas. The only exception to the general equilibrium among these areas in labor force employment by industry is in Agriculture and Mining, in which Sarpy County provides a much greater percentage of the local labor force due to the greater availability of land for such uses.

This indicates an urban and suburban workforce, where the majority of employees commute north to Omaha (63.4%). In the middle of the Omaha Metro Area, residents can easily commute into Omaha to access its employment opportunities.

The primary industries in La Vista, in terms of employment, are finance and insurance, retail trade, transportation and warehousing, accommodation and food service, and manufacturing. La Vista accounts for approximately 70% of all finance and insurance jobs in Sarpy County.<sup>5</sup>

## HIGHLIGHTS

- The unemployment rate in La Vista has dropped significantly since 2010.
- La Vista accounts for approximately 70% of all finance and insurance jobs in Sarpy County.
- Some of the county's largest employers are located in La Vista.
- Other specialty employers, such as Nebraska Brewing, the largest craft brewery in Nebraska, are located in La Vista.

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<sup>5</sup> Source: AECOM

**TABLE 7:**  
**Public and Private Employment by Industry (2016)**

| Industry Sector  | La Vista     | Papillion     | Bellevue      | Gretna       | Sarpy County  | Omaha MSA      | La Vista as % of Sarpy County Employment |
|--|--------------|---------------|---------------|--------------|---------------|----------------|--|
| Agriculture, Forestry, Fishing and Hunting, and Mining                                     | 99           | 79            | 128           | 10           | 912           | 1,627          | 10.9%                                    |
| Construction   | 800          | 672           | 2,024         | 167          | 6,226         | 15,719         | 12.8%                                    |
| Manufacturing  | 967          | 899           | 1,984         | 198          | 6,725         | 20,764         | 14.4%                                    |
| Wholesale Trade  | 384          | 349           | 679           | 111          | 2,931         | 5,519          | 13.1%                                    |
| Retail Trade   | 1,263        | 1,336         | 3,166         | 290          | 10,441        | 26,256         | 12.1%                                    |
| Transportation & Warehousing, & Utilities  | 505          | 549           | 1,434         | 103          | 5,058         | 11,188         | 10%                                      |
| Information  | 268          | 241           | 556           | 7            | 1,984         | 5,427          | 13.5%                                    |
| Finance and Insurance, and Real Estate and Rental and Leasing                              | 891          | 901           | 2,319         | 176          | 8,300         | 22,168         | 10.7%                                    |
| Professional, Scientific, and Management, and Administrative and Waste Management Services | 912          | 1,396         | 3,020         | 387          | 9,995         | 26,601         | 9.1%                                     |
| Educational Services, and Health Care and Social Assistance                                | 2,509        | 2,594         | 5,817         | 690          | 21,644        | 54,168         | 11.6%                                    |
| Arts, Entertainment, and Recreation, and Accommodation and Food Services                   | 595          | 872           | 2,268         | 335          | 6,532         | 21,658         | 9.1%                                     |
| Other Services, Except Public Administration   | 408          | 431           | 869           | 180          | 3,386         | 9,621          | 12%                                      |
| Public Administration  | 293          | 651           | 1,910         | 131          | 6,115         | 5,669          | 4.8%                                     |
| <b>TOTAL JOBS</b>  | <b>9,895</b> | <b>10,970</b> | <b>26,174</b> | <b>2,785</b> | <b>90,249</b> | <b>226,385</b> |  |

Source: US Census

## CORPORATE BASE

The table below provides a list of the top 20 employers in Sarpy County. Orange-colored lettering indicates that the business is located or has locations in La Vista. One company in particular, PayPal, Inc., has a large presence in La Vista, where it opened an operations center in 2007.<sup>6</sup>



**TABLE 8:**  
**Top 20 Employers in Sarpy County (2016)**

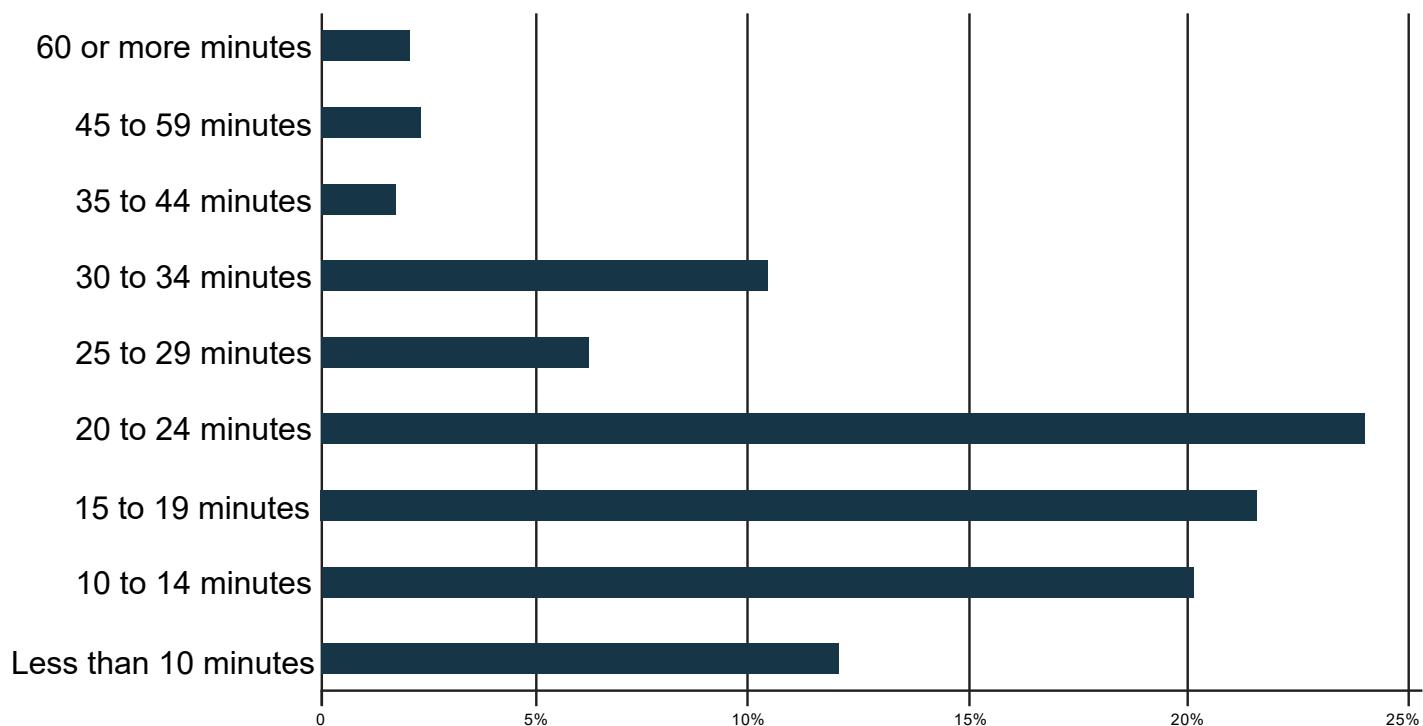
| Company                             | Industry               |
|-------------------------------------|------------------------|
| Offutt Air Force Base               | Government             |
| <b>PayPal Inc.</b>                  | Service                |
| Bellevue Public Schools             | Education              |
| <b>Wal-Mart Stores</b>              | Retail                 |
| Werner Enterprises                  | Trucking               |
| <b>Papillion-La Vista Schools</b>   | Education              |
| InfoGroup Compilation Center        | Service                |
| Hillcrest Health Systems            | Healthcare             |
| Sarpy County Government             | Government             |
| Ehrling Bergquist Clinic            | Military/Healthcare    |
| Bellevue University                 | Education              |
| <b>Oriental Trading Company</b>     | Warehouse/Distribution |
| Northrup Grumman                    | Service                |
| <b>CHI Health Midlands Hospital</b> | Healthcare             |
| Gretna Public Schools               | Education              |
| <b>Securities America, Inc.</b>     | Financial              |
| Nebraska Medicine-Bellevue          | Healthcare             |
| <b>TSL Cos.</b>                     | Trucking               |
| <b>Super Target Stores</b>          | Retail                 |
| <b>Streck Inc.</b>                  | Manufacturing          |

<sup>6</sup> Source: AECOM; Updated to 2016, SCEDC

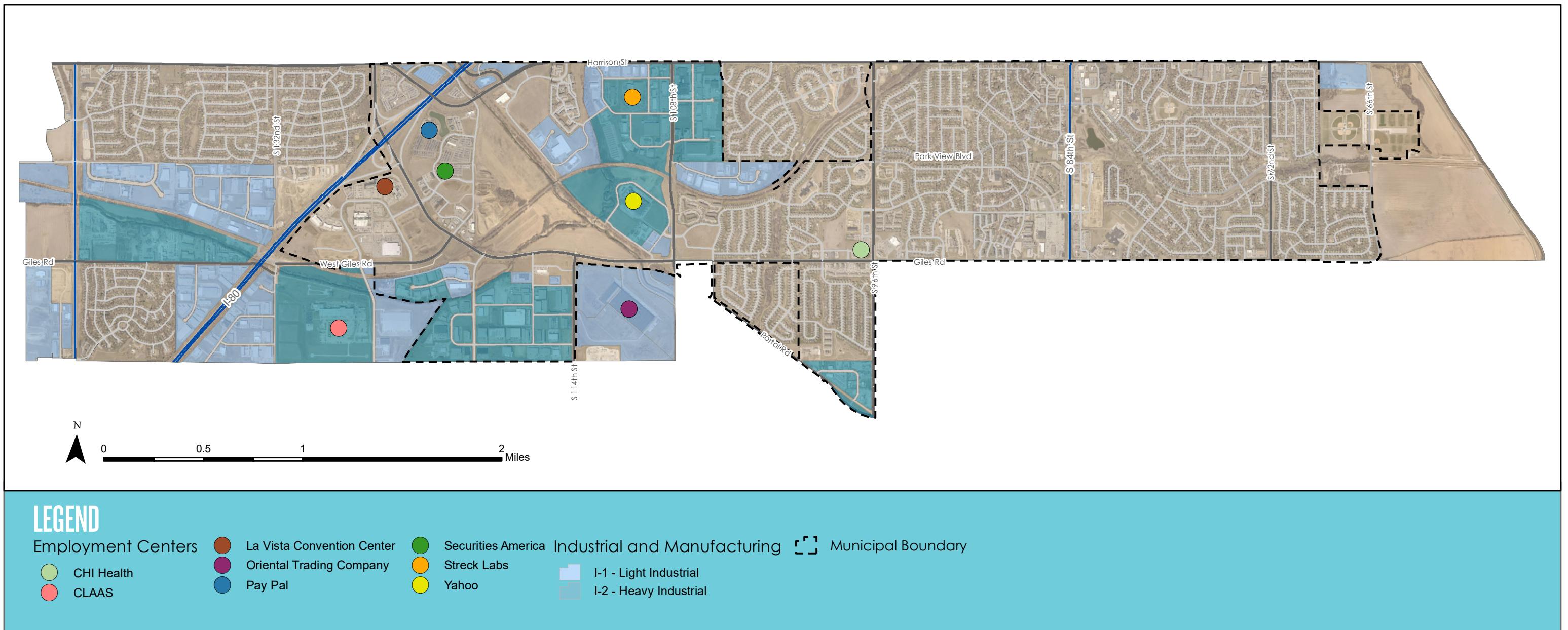
## COMMUTE TIME

Commuting time to work can help to illustrate where La Vista's workforce is employed. A short commute can indicate that residents work in La Vista, while a longer commute indicates that residents work outside the community. While factors such as morning and afternoon congestion can prolong commutes and skew the information, Chart 13 indicates that almost ¾ of residents have a commute longer than 15 minutes which suggests that a large portion of La Vista residents are commuting out of the City each day.

### CHART 13: Commuting Time

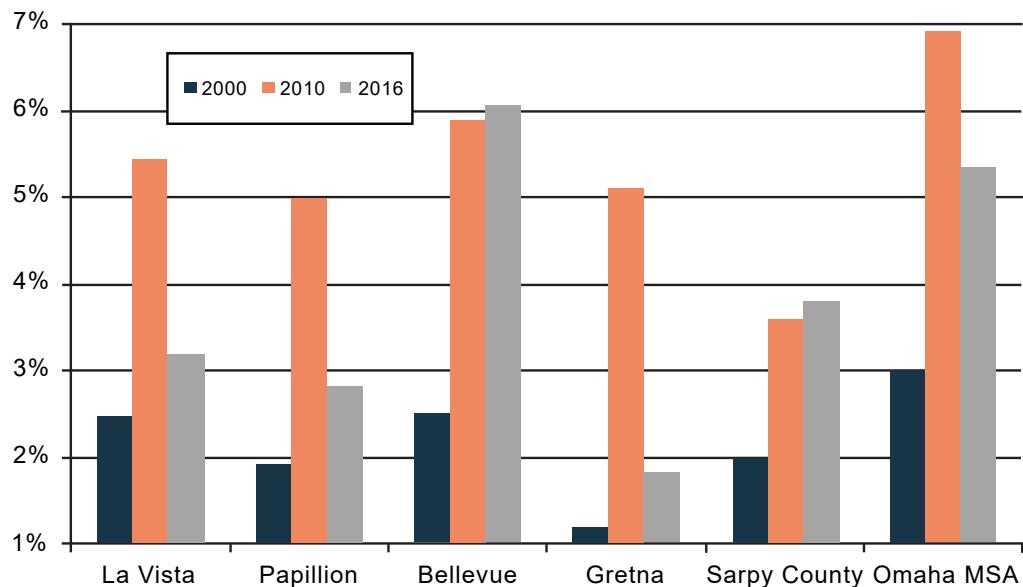


# Employment



La Vista's unemployment rate has decreased since reaching 4.5% in 2010. As of 2016, La Vista had an unemployment rate of 3.2%.

## CHART 14: Unemployment Rate (2000-2016)



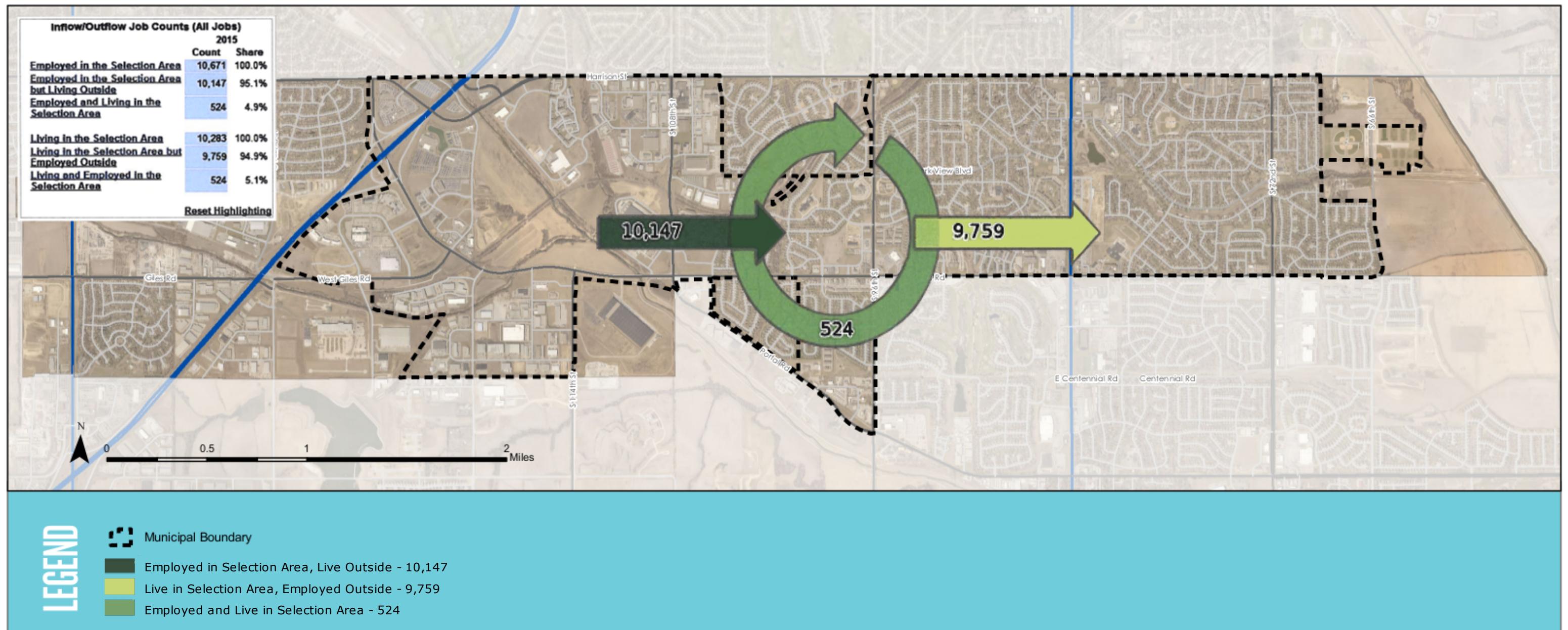
Source: US Census

## EMPLOYEE TO RESIDENTIAL POPULATION

The measure of employment can be understood through a review of the types of jobs available as well as a ratio of persons who live and correspondingly work within a community.

The charts which follow identify a nearly equal number of people who are employed in La Vista but live outside the City, and people who live in La Vista but are employed elsewhere. This identifies two populations - a daytime population and a nighttime population - which may have different desires.

# Inflow/Outflow Job Counts 2015



**TABLE 9: Live/Work Relationship of the Population (2015)**

|   | Jobs Filled by La Vista Residents Who Work Elsewhere | Jobs Filled by Workers Who Live Elsewhere but Work in La Vista | Jobs Filled by La Vista Residents Who Work in La Vista |
|---|--|--|--|
| <b>TOTAL</b>  | 9,759 (100%)   | 10,147 (100%)  | 524 (100%)   |
| Workers Aged 29 or Younger                                    | 2,402 (24.6%)  | 2,490 (24.5%)  | 156 (29.8%)  |
| Workers Aged 30 to 54   | 5,392 (55.3%)  | 5,926 (58.4%)  | 279 (53.2%)  |
| Workers Aged 55 or Older                                      | 1,965 (20.1%)  | 1,731 (17.1%)  | 89 (17.0%)   |
| Workers Earning \$1,250 Per Month or Less                     | 2,278 (23.3%)  | 1,985 (19.6%)  | 127 (24.2%)  |
| Workers Earning \$1,251 to \$3,333 Per Month                  | 3,606 (37.0%)  | 3,446 (34.0%)  | 202 (38.5%)  |
| Workers Earning More Than \$3,333 Per Month                   | 3,875 (39.7%)  | 4,716 (46.5%)  | 195 (37.2%)  |
| Workers in the "Goods Producing" Industry                     | 1,151 (11.8%)  | 2,237 (22.0%)  | 108 (20.6%)  |
| Workers in the "Trade, Transportation and Utilities" Industry | 2,219 (22.7%)  | 2,316 (22.8%)  | 66 (12.6%)   |
| Workers in the "All Other Services" Industry                  | 6,389 (65.5%)  | 5,594 (55.1%)  | 350 (66.8%)  |





## What We've Heard

- Continue to promote and expand the high-quality development at Southport.
- Increase dialogue between residents and businesses.
- Create an urban feel along 84th Street to increase a live/work environment.
- Build relationships with big and small businesses that are benefitting the community.
- Continue to attract quality employers (i.e. medium-size corporate headquarters, tech companies).
- Investigate specific, targeted industries that build on La Vista's economic development.
- Support local artisans and entrepreneurs, and local businesses.

## What Does This Mean For The City?

While there is already a strong foothold in the corporate and technology economy as well as celebrated local entrepreneurs, including the largest craft brewery in Nebraska, the majority of the jobs in La Vista are not held by residents. This is not surprising given its location within a metropolitan area. However if it is to be addressed, it calls for a revived and collaborative approach to strengthening the local economic base, as well as continuing to expand regional employment centers.

La Vista currently has more housing opportunities than jobs and a limited amount of undeveloped land, so it is essential to maintain land designated for employment and commercial uses. This planning is especially important for capturing regional demand in certain key industries, and proactively anticipating other emerging industries.

Trends suggest that the urban labor force increasingly desires vibrant local activity centers that encourage socialization with neighbors and reflect a unique community identity. This is also reflected in the feedback received from the community throughout the process. It will be important to create a dynamic urban environment to continue to attract not only new businesses, but also the talented workforce that emerging industries require.



# ECONOMY

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The local economy in La Vista has specific strengths and weaknesses. A review of the local economy indicates it is strongest in the sale of Sporting Goods, Office Supplies, Used Merchandise, and other Miscellaneous Store Retailers. Conversely, nearly all other local retailers are not catering to local demand.

The industries with the largest gap or leakage of local retail sales includes: Furniture and Home Furnishing Stores, Shoe Stores, Jewelry Stores, Book & Music Stores, Department Stores, and Special Food Services. The presence of Cabela's Retail Store, Costco and other tenants of the Southport area explains the strength of local retail sales, and the presence of La Vista within the context of a metropolitan area explains the inherent weaknesses, as well as the increasing trend of online shopping.

La Vista residents cover a wide range of lifestyles and age groups. However, a review of the local economy identifies consumer groupings that will give the community a better idea of developments that will be well suited and supported by residents living within the area. Largely, the most prominent La Vista consumer groupings include young professionals and young middle class families.

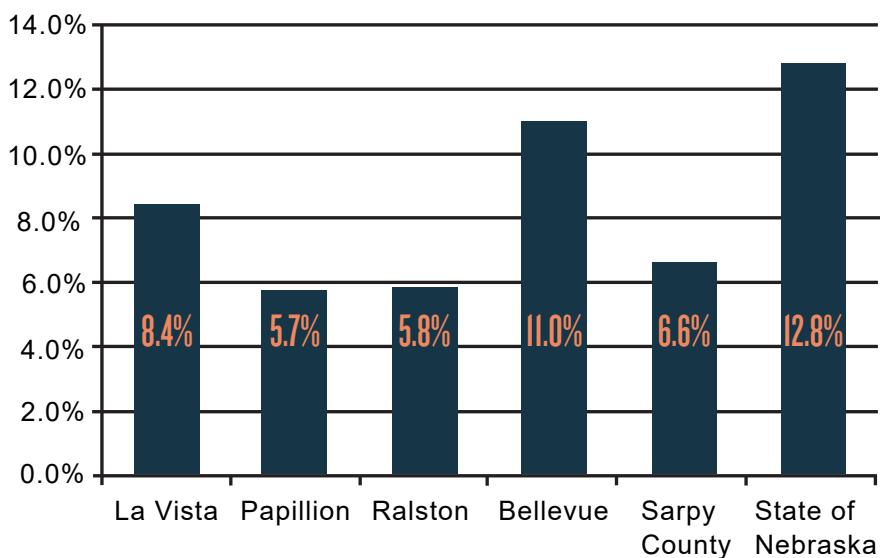
## Highlights

- The dominant lifestyles among La Vista residents include young, single households and young families, which enjoy urban and suburban cityscapes.
- Only 35% of La Vista residents think there are good shopping opportunities, dropping from 51% in 2007.

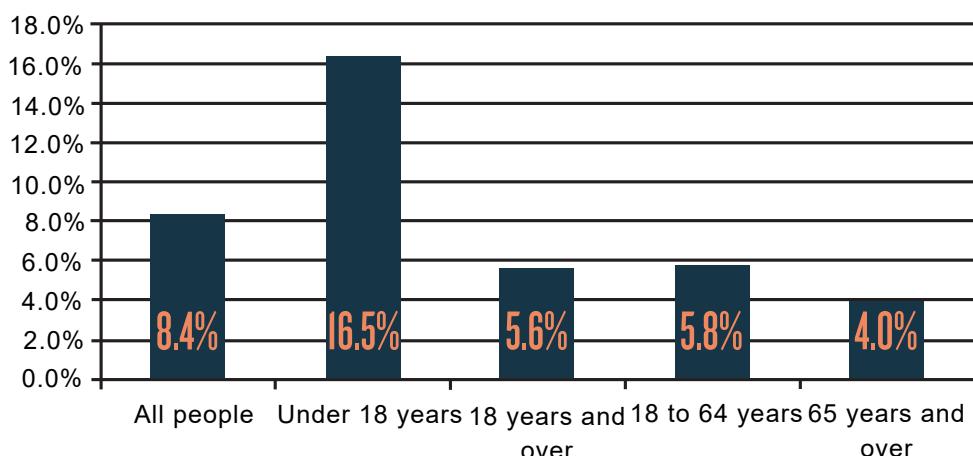
## POVERTY RATES

The Census Bureau uses a set of income thresholds that vary by family size and composition to determine who is in poverty. If a family's total income is less than the family's threshold, that family and every individual in it is considered in poverty. The official poverty thresholds do not vary geographically, but they are updated for inflation using Consumer Price Index (CPI-U). A poverty rate is a percentage based upon that threshold. La Vista, while having a lower percentage than the State of Nebraska, has a higher percentage than Sarpy County and other nearby communities. Residents under 18 years of age make up the largest percentage of those below the poverty level.

### CHART 15: Poverty Rates



### CHART 16: Poverty Rate by Age Group

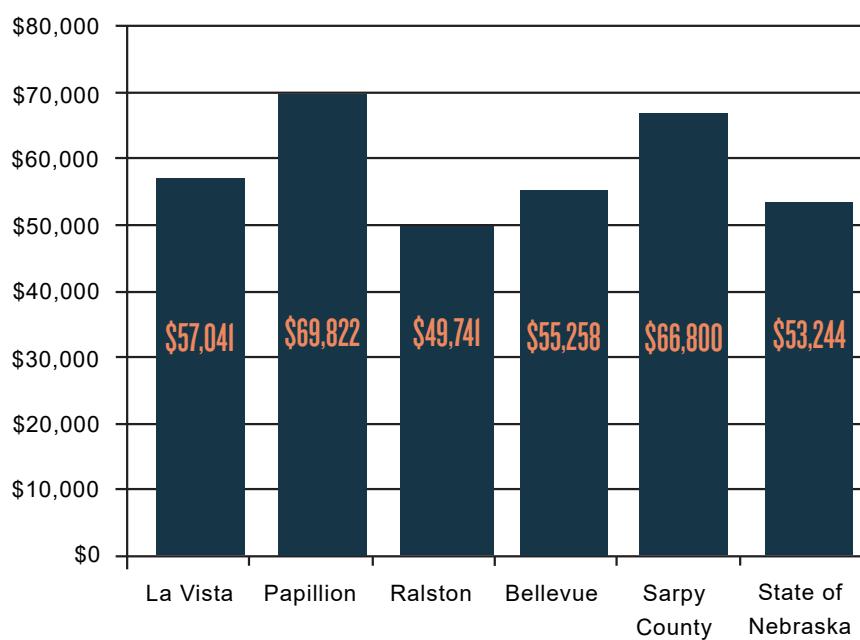


# DISPOSABLE INCOME

Disposable income is a measure of after-tax household income. ESRI Business Analyst provides forecasts of this data based on the current population survey of the U.S. Census. This measure helps to show the potential buying power of the local residents and correspondingly provides an indication of the strength of the local economy. A review of this table shows that the Average Disposable Income in La Vista is \$57,041. By this measure, La Vista residents have a greater disposable income than the average resident of the State of Nebraska (\$53,244). A higher disposable income is indicative of a higher capacity for increased spending on local goods and services.

A further review of disposable income by age group in La Vista helps to show how the corresponding age groups can potentially contribute to the local economy. A review of disposable income by age group shows that the 45 – 54 age group has the highest average disposable income and the 75+ age group has the lowest disposable income. Similarly, senior residents contribute the least to sales tax, as they have the weakest need to shop for high priced items.

**CHART 17: Average Disposable Income**



**CHART 18: Average Disposable Income by Age Group**



Generally speaking, the measure of disposable income in La Vista follows a bell curve, as residents tend to accumulate higher and higher levels of disposable income as they progress in age until they approach the age of retirement after which this measure of personal wealth tends to drop off. The only exception to this general trend in La Vista is the 25-34 age group, which shows a slight drop in disposable income from the younger age group.



## What We've Heard

- Follow through on Vision 84 redevelopment, with the inclusion of cultural features, unique businesses, and mixed-use buildings.
- Include unique businesses and restaurants.
- Include family-friendly venues within the city.
- Attract businesses that are unique, and capitalize on them as an attraction to the area.
- Continue to be patient and wait for the development projects that make the most sense for the City.
- Capitalize on the employees that work at Southport; provide restaurants, daily services, etc.
- Maintain the small town network; generate interaction between people.
- Maintain the City's financial health.

## What Does This Mean For The City?

The City has successfully obtained key businesses and retail attractions, including the Embassy Suites Hotel & Conference Center, Alamo Drafthouse Cinema, Cabela's, Costco, and La Vista City Centre. La Vista should continue to develop the entertainment and retail cluster at Southport and the new City Centre in order to become state and regional destinations.

The public perception of local shopping opportunities has decreased over the last few years, while the dominant lifestyle among La Vista residents continues to include young single households and young families that enjoy urban and suburban cityscapes. Therefore, reinforcing local businesses and developing attractive and vibrant public places along 84th Street will help revive the local retail market and establish a unique local brand.



# PARKS & RECREATION

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According to recent studies completed by The Trust for Public Lands, parks, open space, and trails provide an important benefit to the local economy. Prospective residents and employers are attracted to locations that offer proximity and access to parks and open space. Recreational activities and contact with nature not only improve the quality of life in a community, they contribute in important ways to the physical and mental health of its residents.

The City of La Vista offers its residents an extensive system of parks, trails, and recreational opportunities. Existing parks include mini-parks, which range in size from less than an acre to 2.2 acres. There are currently 9 mini-parks in La Vista with a total of 14.4 acres.

Neighborhood parks are intermediately sized and typically range in size from 5 to 7 acres. Currently, the City has three neighborhood parks totaling 18.4 acres: Mayor's Park, Southwind Park, and Val Verde Park.

The City has had one developed community park, Central Park, which is 16.86 acres in size. However, the *Vision 84* plan identified the redevelopment of the La Vista Falls Golf Course (containing 56 acres) into a community park that would benefit all La Vista residents and draw visitors from across the metro area. In 2017 construction of Civic Center Park got underway with a mission to create a space that is ecologically sensitive and treats natural systems as assets, while creating a community destination that attracts investment to adjacent areas.

La Vista also has several sports complexes, which partly serve as community parks. The largest is the La Vista Sports Complex at 62.1 acres.

## Highlights

- As of the 2015 inventory, La Vista has 10.24 acres of parks per 1,000 people.
- An additional 56 acres of park space will be added with the transition of the golf course to Civic Center Park.
- 87% of residents live within a 1/4 mile walk to a park or trail.
- Existing community parks and athletic complexes are largely dedicated to active sports.
- There is a need for trail connectivity to regional greenways.

**TABLE 10:**  
**Parks Facilities**

|                           | Facility/Amenity                              | Acres         | Playground | Paths | Tennis | Basketball | Ballfields | Soccer Field | Football | Restrooms | Picnic Area | Shelter | Pool | Dog Station |
|---------------------------|---|---------------|------------|-------|--------|------------|------------|--------------|----------|-----------|-------------|---------|------|-------------|
| <b>Mini-Parks</b>         | Apollo Park                                   | 2.25          | ■          | ■     |        |            |            |              |          |           | ■           | ■       |      |             |
|                           | Ardmore Park                                  | 1.12          | ■          |       |        |            |            |              |          |           |             |         |      |             |
|                           | Camenzind Park                                | 2.22          | ■          |       |        |            | ■          |              |          |           |             |         |      |             |
|                           | Champion Park                                 | 2.77          |            |       |        |            |            |              |          |           |             |         |      |             |
|                           | Children's Park                               | 1.12          | ■          |       |        |            |            |              |          |           | ■           | ■       |      |             |
|                           | Eberle-Walden Park                            | 0.09          | ■          |       |        |            |            |              |          |           |             |         |      |             |
|                           | Giles Corner Park                             | 2.16          | ■          | ■     |        |            |            |              |          |           | ■           | ■       |      |             |
|                           | Hollis Park                                   | 0.45          |            |       |        |            |            |              |          |           |             |         |      |             |
|                           | Jaycee Park                                   | 2.21          | ■          |       |        | ■          |            |              |          |           | ■           | ■       |      |             |
| <b>Neighborhood Parks</b> | Mayor's Park                                  | 6.46          | ■          | ■     |        |            |            |              |          |           |             |         |      |             |
|                           | Southwind Park                                | 3.25          | ■          | ■     |        | ■          |            |              |          |           |             |         |      |             |
|                           | Val Verde Park                                | 8.71          | ■          | ■     |        |            |            |              |          |           | ■           | ■       |      |             |
| <b>Community Parks</b>    | Central Park                                  | 16.86         | ■          | ■     | ■      | ■          |            |              |          | ■         | ■           | ■       |      |             |
| <b>Sports Complexes</b>   | City Park                                     | 14.01         | ■          |       |        |            | ■          |              |          |           |             |         |      |             |
|                           | Kelly McMahon Field & Municipal Swimming Pool | 8.13          | ■          |       |        |            | ■          |              |          |           |             |         |      |             |
|                           | La Vista Sports Complex                       | 62.10         |            |       |        |            | ■          | ■            | ■        | ■         |             |         |      |             |
| <b>Regional Park</b>      | Civic Center Park                             | 34.37         |            | ■     |        |            |            |              |          |           |             | ■       |      |             |
|                           | <b>Total</b>                                  | <b>168.27</b> |            |       |        |            |            |              |          |           |             |         |      |             |

## RECREATION PROGRAMMING

The City of La Vista Recreation Department offers programs in a variety of activities, including youth and adult activities, arts, athletics, dance, fitness, martial arts, swimming, tennis, self-defense, yoga, and more. In addition to the park facilities and sports complexes noted above, the City has a community center and an outdoor pool.

La Vista's outdoor sports facilities include the following:

- City Park (4 baseball/softball fields)
- Sports Complex (2 baseball, 3 baseball/softball fields, 2 tackle football/soccer fields, 1 flag football field)
- Soccer Complex (10 soccer fields, 3 flag football fields, 1 remote control airstrip)
- Kelly Fields (2 baseball/softball fields)
- Municipal Swimming Pool
- The La Vista Falls Golf Course was closed in 2016 and is being redeveloped as Civic Center Park.





## Health & Parks

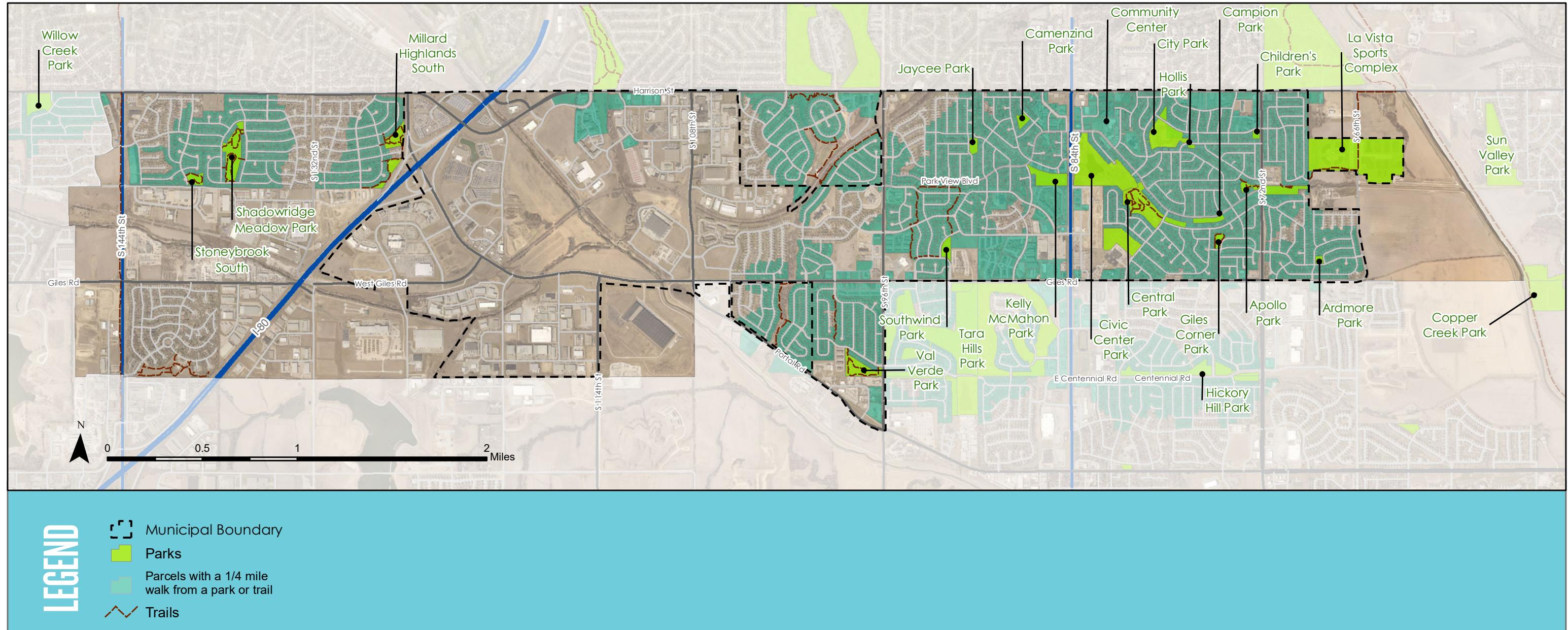
Unlimited access to parks and recreational facilities provides La Vista residents the opportunity to be more active to help combat the health challenges such as obesity and chronic illnesses that can affect the participation in recreation programs. More park and recreation users are dealing with health concerns such as mobility issues, vision loss, hearing loss, weight challenges and other health issues.

# Community Gardens

A program first organized in 2014 by the City's Recreation Department was designed to give residents the opportunity to enjoy nature, plant flowers or vegetables and get exercise from gardening. Garden plots of raised beds are available in three different parks: Camenzind, Jaycee and Hollis.

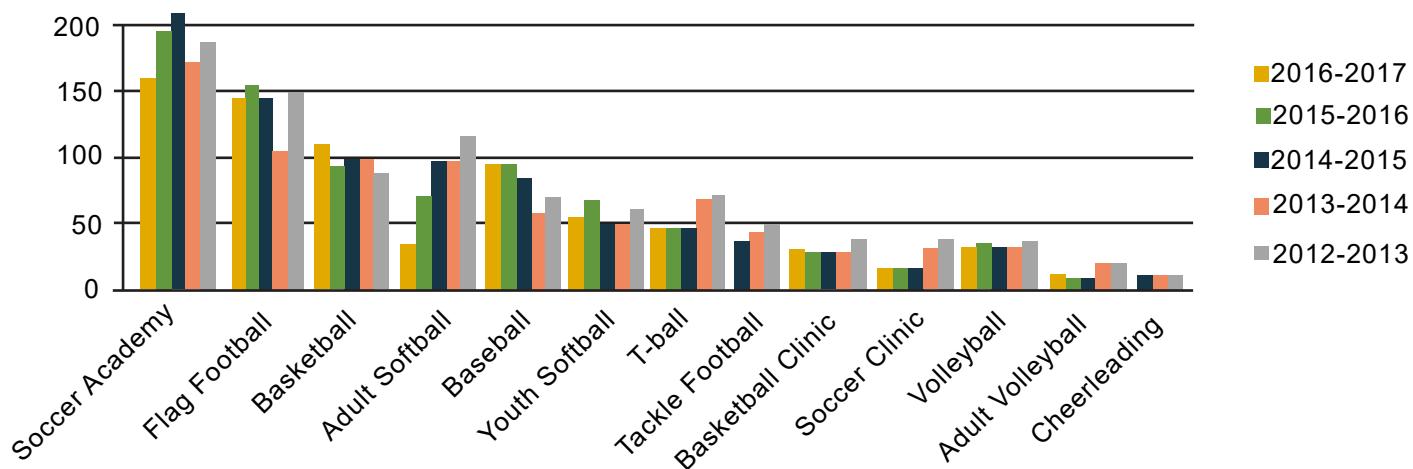


# Parks



In addition to City programs, community residents have access to programs provided by several other organizations, including Sarpy YMCA, adjacent communities, and sports clubs such as the Millard Athletic Association, Ralston Athletic Association and Bellevue Junior Sports Association. In part due to the multiple options that are offered in the metro area, participation in the recreational sports programs fluctuate between years, as noted in the Recreation Sport Program chart.

## CHART 19: Recreation Sport Program, 5-Year Comparison



# FACILITIES & PROGRAMS

The Mini Parks Plan identifies enhancements to landscaping, layout, playground equipment, and circulation for each of the City's mini parks. Below is a rendering of one those plans, which were all adopted as an amendment to the City's Master Park Plan.

In late 2018, the City conducted a Community Interest & Opinion Survey. The objective of the survey was to find out what La Vista residents need and want in terms of Recreation and Library services and to target any potential improvements to service quality, availability of programs and facilities based on those needs and wants.

The data from the survey will be used to help guide conversations and make decisions about the future of the programs, services, events and facilities offered to the community. The data will also be used to help determine what success means and we will use it to decide where we are going to dig deeper and maybe ask more questions.



**Mayor's Park**

La Vista, NE

08-25-2010  
BCDM Project No. 4732-00

**Conceptual Site Layout Plan**

Beringer Ciaccio Dennell Mabrey  
architecture • landscape architecture • interior design • construction management





## What We've Heard

La Vista's 2016 National Citizen Survey contained several questions regarding opportunities and services related to the parks and recreation. Recreation opportunities in La Vista were rated much below the benchmark, while recreation programs and recreation facilities were rated similar to the benchmark. City parks received the highest rating and were similar to the national benchmark. These ratings have stayed constant over time, with the exception of the rating of recreational opportunities, which declined.

The percent of residents that used the recreation facilities was smaller than the percent of users in comparative jurisdictions, though use of recreation facilities increased when compared to the 2013 survey.

In addition to the community-wide survey, the City conducted an online survey that received a limited number of responses. The common themes that came out of the stakeholder interviews conducted as part of this planning process centered on the quality and variety of the city-maintained parks facilities, as well as the preservation and sustainability of these community assets.

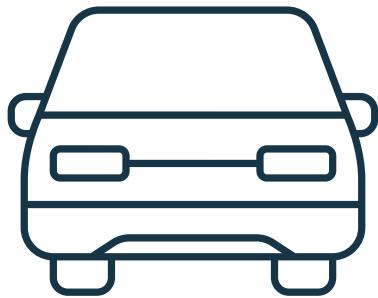
### **Highlights include:**

- Maintain the natural beauty of Central Park.
- Maintain and expand the scope of recreation programs.
- There is a strong desire for a local dog park.
- La Vista should re-invest and capitalize on the Sports Complex.
- Focus on sustainability (less emissions; water capture; solar energy; benches with solar USBs to charge phones).
- Water features and facilities are in high demand, which the existing municipal pool does not meet.
- La Vista is losing youth participation to competitive / recreational private clubs in the Omaha area.
- There is a need for trail connectivity to regional greenways.
- Indoor and outdoor facilities are starting to show their age; upgrades are desired.

# What Does This Mean For The City?

The benefits of a robust parks, recreation and trail system are increasingly quantifiable. Trends toward increased park access, regional sports facilities, and trail connectivity affect the desirability of a city; attracting additional economic development as much as stimulating the housing market. Through targeted goals and policies that help connect off-street trails and provide safe and alternative routes to schools, regional greenways, and community destinations, La Vista can capitalize on the high number of residents that already live within a short walk of a park or trail. Further analysis of the results of the Community Interest & Opinion Survey will reveal areas for improvement as well.





# TRANSPORTATION

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Transportation networks support the daily lives of every citizen in La Vista. The most important aspect of the transportation system is the connection it provides to the places that make up the community. This includes providing access to the area in which residents live, work and play.

The existing transportation system connects residences with employment areas, commercial businesses, schools and parks, and is critical in providing a high quality of life.

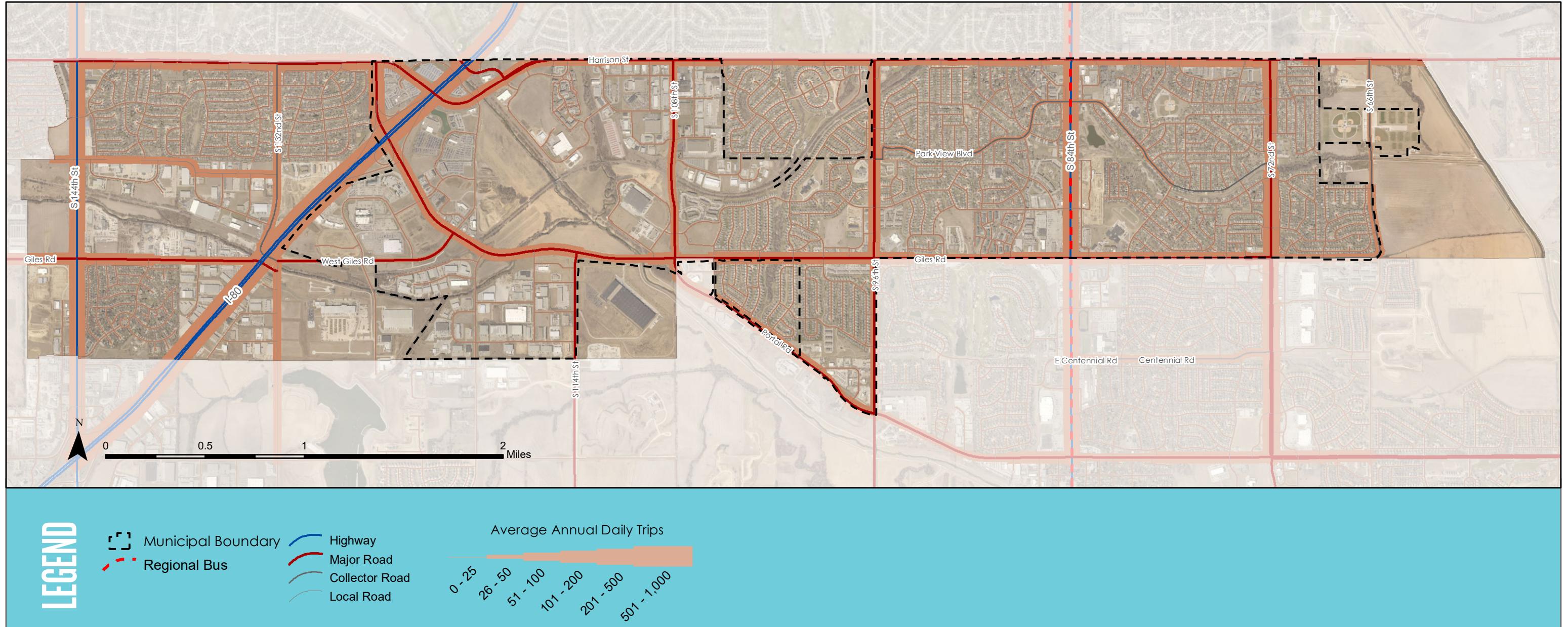
La Vista and areas in its planning jurisdiction are currently served by the following major street networks:

## Highlights

- The existing roadway network is in good general condition and shows better-than-average wear for similarly aged facilities.
- The City of La Vista is served by one Metro Transit express route that has service limited to weekday peak hours.
- Availability of walking paths and trails can promote physical activity, ensure Safe Routes to School, and connect residents to local destinations.
- Three major trails could connect La Vista regionally: the Keystone Trail, the West Papio Trail, and the 144th Street Trail.

- Interstate 80 and Interchange at Giles Road
- Harrison Street
- Giles Road
- Portal Road
- 144th Street (Highway 50)
- 132nd Street
- 108th Street
- 96th Street
- 84th Street (Highway 85)
- 72nd Street
- 66th Street

# Transportation



## ROADWAY NETWORK

The existing roadway systems serve the traveling public in and throughout the area. Commuters use the arterial networks to access major facilities and surrounding communities for jobs, business and commerce. This overall network combined with the local street networks provide access to the residential areas of La Vista and are overall in a good state of repair. Generally, the networks serve the community well and experience very few breakdowns or significant congestion. Those few areas that experience congestion during the peak hours include the interchange area at I-80 and Giles Road, Harrison Street west of Giles Road, and segments of 72nd and 84th Streets.

**TABLE II:**  
**Busiest Intersections**

| Rank | Intersection          |
|------|-----------------------|
| 1    | 84th & Harrison       |
| 2    | 84th & Giles          |
| 4    | 144th & Harrison      |
| 8    | 72nd & Giles          |
| 12   | 144th & Giles         |
| 14   | 84th & Park View      |
| 16   | 72nd & Harrison       |
| 18   | 96th & Harrison       |
| 19   | 126th & Harrison      |
| 20   | I-80 WB Ramps & 126th |

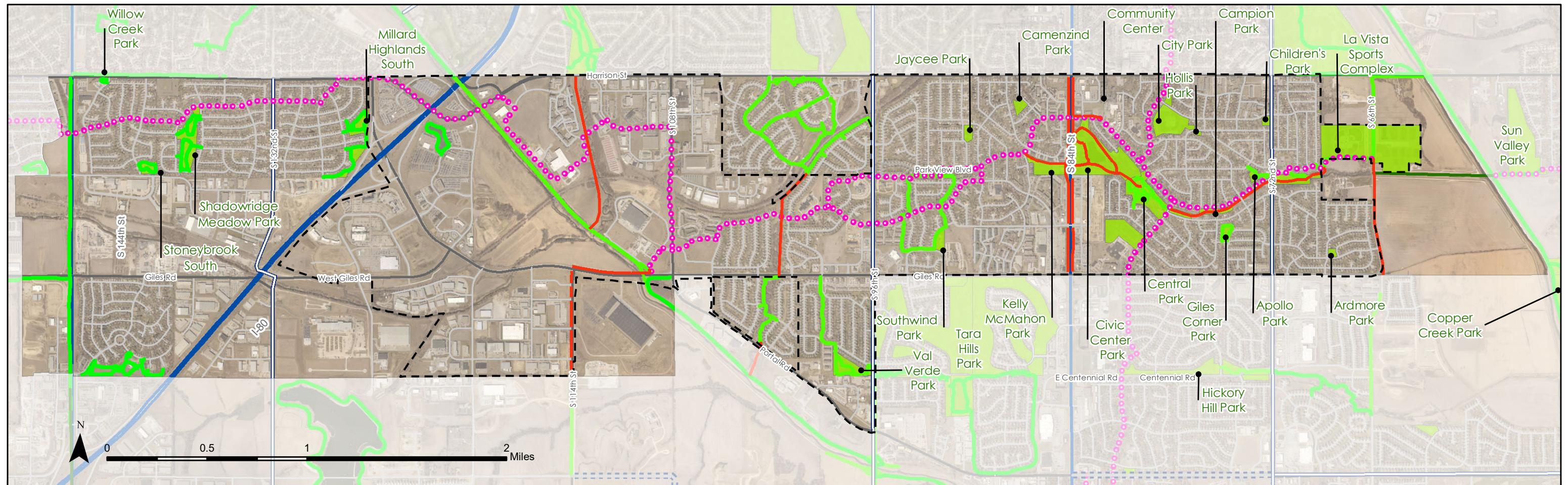
## TOP TRAFFIC INTERSECTIONS

According to the Metropolitan Area Planning Agency's report titled *2016 Top Traffic Intersections*, of the top 20 intersections in Sarpy County, 10 are located in La Vista's city limits or planning jurisdiction. Rankings are noted in the table to the left.

## TRANSIT

The City of La Vista is currently served by Express Route 93 (Weekday Only) that operates on 84th Street. This Metro Transit route serves one stop in the La Vista area at the CVS Pharmacy park and ride lot. This express route serves limited stops between Papillion/La Vista and the downtown Omaha area and the transfer station. La Vista and other jurisdictions in Sarpy County have been working with MAPA and Metro on a transit study to identify transit demand and service alternatives for the county.

# Trails



## LEGEND

| MAPA Trails Plan Recommendations |  |
|----------------------------------|--|
| Municipal Boundary               |  |
| Parks                            |  |
| Trails                           |  |
| Proposed_Trails                  |  |
| Bike Lane                        |  |
| Multi-Use Path                   |  |
| Paved Shoulder                   |  |
| Wayfinding                       |  |

## STATEWIDE VANPOOL PROGRAM

The Nebraska Department of Transportation (NDOT) is now offering a statewide ridesharing program designed to accomodate groups of commuters who agree to share their ride to work in a larger vehicle. NDOT's contract with Enterprise Rideshare includes vans equipped with WiFi, 24-hour roadside assistance, liability insurance and scheduled maintenance. Drivers for each vanpool is a volunteer from the commuter group and each van can hold six to 15 people.

For more information on the vanpool program, contact NDOT, 402-479-4694.

## ON & OFF-STREET TRAILS

Most of La Vista neighborhoods enjoy a fully connected sidewalk and path system, including a number of internal paths within the Val Vista, Southwind, Portal Ridge, Cimarron Woods, and Val Verde neighborhoods. While these sidewalks and paths help children walk to their neighborhood school, the number of busy road crossings often deter pedestrians from walking or riding bicycles between neighborhoods, or to local shopping or recreational destinations.

There are a number of regional trails on the edges of the community, notably the Keystone Trail, the West Papio Trail, and the 144th Street Trail. Several key trail connections from La Vista to these regional trails are under construction or are yet to be made, such as the Applewood Creek Trail.

For a visual reference, see the Trails map on the previous page.

The Keystone Trail, that follows the Big Papillion Creek, connects residents south to Papillion and Bellevue, north to Omaha, and to other regional trails. There is a trail spur that connects to the La Vista Sports Complex on 66th Street. The City plans to connect the trail further into La Vista neighborhoods and nearby Mayor's Park, and eventually to Civic Center Park. This trail is proposed to follow Thompson Creek and connect under 84th Street, after the construction of an overhead structure that spans the roadway, and will provide new connections between neighborhoods on the east and west sides of 84th Street.

The West Papio Trail connects diagonally from Bellevue northwest through West Omaha along the West Papillion Creek. The trail has been paved south of Giles Road, and construction has recently been completed north of Giles Road to Harrison Street. There are opportunities to create on and off-street trail connections to this trail as it crosses through La Vista.

The 144th Street Trail provides connections to Wehrspann Lake, Zorinsky Lake, and north to Standing Bear Lake. No off-street trail currently connects La Vista residents to this regional trail.



## What We've Heard

- Expand safety and walkability through new technology (such as automatic crosswalks).
- Expand knowledge of the trail system through trailheads, maps, signage, etc.
- Connect east and west La Vista.
- Expand and connect on- and off-street trail system; investigate underpasses at arterials; connect parks, schools, neighborhoods; connect to Keystone Trail and West Papio Trail.
- Prioritize a city-wide off-street trail system, but integrate an on-street trail system as a secondary transportation system.

## What Does This Mean For The City?

While the roadway network is in good shape with little congestion, goals and policies are needed to enhance opportunities for active transportation and recreation. Public comment coupled with the National Citizen Survey results clearly show the availability of paths and walking trails is a key issue to address in this Plan. Not only is it important to maintain and enhance the off-street trail system, it needs to be integrated with on-street facilities to improve connections between neighborhoods, jobs, shops, services, schools, and parks.

Ensuring widespread pedestrian and bicycle facilities is also integral to improving transportation options throughout the City, using innovative designs and new technologies. Strengthening partnerships with Metro Transit, and car, van and bike sharing services, can increase viable alternatives to driving.

Finally, improving the appearance of commercial corridors with high-quality landscaping and public art will enhance the City's identity and encourage people to frequent area businesses. Together, this approach will connect east and west La Vista and provide for the safe, sustainable, and efficient movement of people, goods, and services.



# COMMUNITY FACILITIES

Cultural amenities, good schools and accessible public facilities are desirable as a service and resource to enhance quality of life for all residents.

The City of La Vista maintains a Public Library, City Hall, Community Center, Recreation Facilities, Police Department and Public Works facilities.

## Highlights

- Most city services were ranked much more favorably in La Vista than compared to other communities in America, including police services, crime prevention, traffic enforcement, snow removal, and street repair.
- The City hosts more than 13 annual events each year.
- Parks, public offices, various community buildings, and schools make up 6 percent of La Vista's land area.
- Papillion-La Vista Community Schools is the fourth largest school district in Nebraska.



## **PUBLIC LIBRARY / METROPOLITAN COMMUNITY COLLEGE SARPY CENTER**

The La Vista Public Library shares a facility with Metropolitan Community College. The library encompasses more than 23,000 square feet of the facility, and is open every day of the week. The library hosts numerous activities and programs, including book groups, story time, a Discover educational series, GED classes, computer classes, and summer reading mini camps for kids. The library also offers online databases for electronic books and magazines, music, and reference material.

The Sarpy Center is the Metropolitan Community College (MCC) campus in La Vista. The school offers a variety of general education and career education courses. With 26,000 square feet, the Sarpy Center has 19 classrooms and associated laboratories. This partnership between MCC and the La Vista Public Library is mutually beneficial and considered an important asset to the community.



## CITY HALL CAMPUS

The City Hall complex houses the Community Center, Senior Center, and City administrative offices. This building is already at capacity for staffing levels and recreation demands. The facility itself is still in good working condition, even after two decades, but the City has already started planning for renovation and expansion. The Community Development department has been relocated to the former Police Department offices adjacent to City Hall. The campus also includes an annex, which is used by staff for larger meetings and training sessions.



## FIRE & EMS

In early 2014, La Vista's volunteer fire department merged with the Papillion Fire Department. There are still two fire stations within La Vista city limits.

Fire Station #1 is the Papillion Fire Department Headquarters and Training Facility, located off Chandler Road east of 108th Street. This building is 22,000 square feet and was completed in 2006. Fire Station #4, built in 1977, is adjacent to City Hall.

The Omaha Fire Department will serve any new annexations to the west of I-80. An existing Omaha Fire Station is located at the corner of 144th and Harrison Streets.

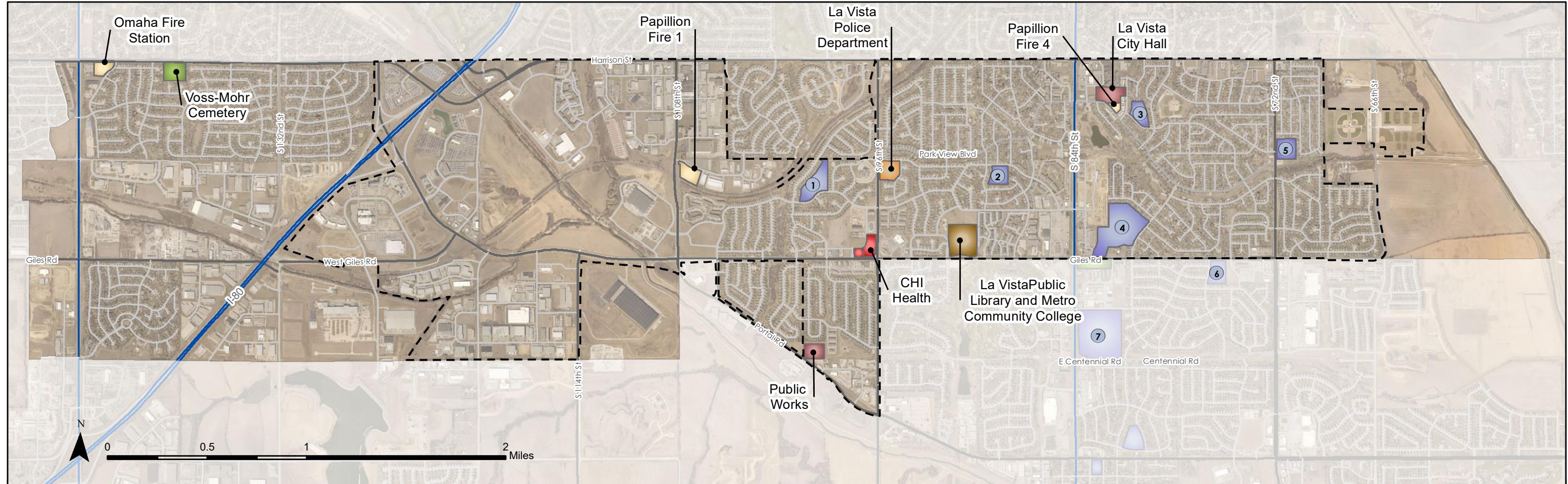
## POLICE DEPARTMENT

The La Vista Police Department is located just off of 96th Street and Granville Parkway. The facility was built in 2003.

The department responds to service calls, conducts community patrols, and works with preventative programs. The Operations Support Division consists of the Criminal Investigations, Records and Property/Evidence bureaus. The Special Enforcement Division has two Police Service Dog teams (K9), and they are also responsible for traffic and code enforcement. Through a partnership between the Papillion-La Vista Community Schools, a school liaison is assigned to provide a safe school environment and assist with educational programs.



# Community Facilities



## LEGEND

|  |                    |  |                                  |  |                    |  |                               |  |                             |  |                           |
|--|--------------------|--|----------------------------------|--|--------------------|--|-------------------------------|--|-----------------------------|--|---------------------------|
| <span style="border: 1px solid black; padding: 2px;"> </span>  | Municipal Boundary | <span style="background-color: #c0392b; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span> | Municipal Government Facility    | <span style="background-color: #ff7f0e; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span> | Law Enforcement    | <span style="border: 1px solid black; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span>   | ① Portal Elementary           | <span style="background-color: #c0392b; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span> | ④ La Vista Junior High      | <span style="border: 1px solid black; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span>   | ⑦ Papillion-La Vista High |
| <b>Facility Type</b>   |                    | <span style="background-color: #a9a16a; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span> | Library/ Metro Community College | <span style="background-color: #7c9e31; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span> | Cemetery           | <span style="background-color: #800080; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span> | ② Parkview Heights Elementary | <span style="background-color: #800080; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span> | ⑤ G Stanley Hall Elementary | <span style="background-color: #800080; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span> | ⑥ Hickory Hill Elementary |
| <span style="background-color: #c0392b; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span> | Medical Facility   | <span style="background-color: #ffcc00; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span> | Fire Station / EMS Station       | <span style="background-color: #800080; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span> | Education Facility | <span style="background-color: #800080; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span> | ③ La Vista West Elementary    | <span style="background-color: #800080; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span> |                             |  |                           |

## PUBLIC WORKS DEPARTMENT

The Public Works Facility, located off of Portal Road, is the headquarters for one of the City's largest departments. Public Works is responsible for the management, maintenance, and construction of the City's street and sewer infrastructure, vehicles, traffic engineering and all city-owned public buildings. This encompasses streets, sidewalks, trails, parks and the sewer and storm sewer systems.



## PAPILLION - LA VISTA COMMUNITY SCHOOLS

Papillion La Vista Community Schools (PLCS) is the fourth largest school district in Nebraska. Enrollment has steadily increased over the last 30 years with an average annual growth rate of 200-300 students. As the population in Papillion and La Vista continues to grow, the PLCS anticipate enrollment of over 20,000 when completely built out.

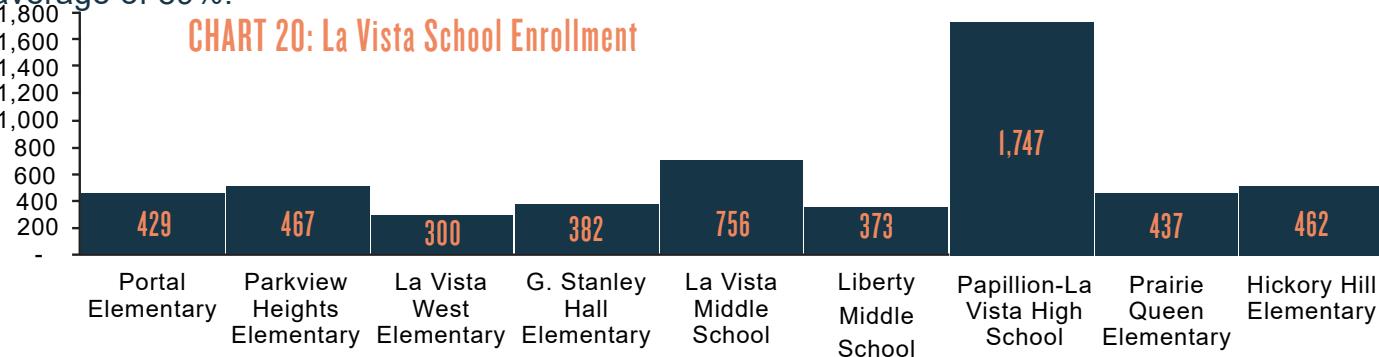
Over the next 5 years, PLCS is expected to grow by over 1,700 new students. On May 15, 2018 residents were asked to vote on another bond issue. This bond issue included expanding the two current high schools. Among other projects, there will also be a new elementary school and an addition at Liberty Middle School bringing the capacity of Liberty to 750-800 students.

The PLCS currently has four elementary schools and one middle school within La Vista, helping educate over 2,300 students. Prairie Queen Elementary, Hickory Hill Elementary and Liberty Middle School are all located in Papillion but serve students that live in La Vista.

Papillion-

La Vista High School serves the northern half of the District, with both La Vista and Liberty Middle serving as feeder schools. The PLCS graduation rate is 94%, well above the state average of 89%.

CHART 20: La Vista School Enrollment



## COMMUNITY EVENTS

There are a number of annual events that the City hosts to bring the community together year-round. Other unique or one-time special programs are often held at the La Vista Public Library, Community Center, or at a community park.

Activating parks and civic spaces helps to reinforce the City's identity and sense of place. The opportunity to interact with the wider community provides important mental and physical health benefits to residents.

## Special Community Events

### Easter Egg Hunt

March/April

A fun Easter event for kids, combined with a food drive to the local food pantry.

### Arbor Day

April

A celebration of our natural surroundings, there is a tree planting and outdoor story time.

### Salute to Summer Festival

May

Annual celebration to kick off summer and honor active-duty military and veterans.

### Concert/Movie Events

June, July & August

One a month, an outdoor concert and movie that features local bands and latest films.

### Dinosaur Egg Hunt

June or July

A twist on the classic egg hunt, using watermelons. Also features a story-time and dinosaur jokes!

### Hydrant Party

July

Squirt guns and super soakers provide relief from summer heat and boredom.

### Splash Bash

June or July

A free day at the La Vista pool with food, music, games and prizes.

### Taste of La Vista

July

Celebration of local La Vista restaurants and breweries and community engagement activities.

### National Night Out

August

An annual series of neighborhood celebrations to promote crime prevention.

### Urban Scramble Race

June, July or August

This race navigates through La Vista on bike and on foot.

### Halloween Safe Night

October

A night of trick-or-treating, hayrack rides, games and food.

### Santa's Sleigh Ride

November/December

Santa rides through neighborhoods on his sleigh for one of La Vista's oldest traditions.

### Tree Lighting Celebration

November/December

Musical entertainment and Santa help celebrate the beginning of the winter holidays.

### Santa's Workshop

December

The former golf course clubhouse has become Santa's Workshop where he visits with children throughout the holiday season.



## What We've Heard

- Maintain the excellent services of public works (maintenance, snow removal, etc.).
- Maintain and expand high level of library services and programs.
- Enhance senior activities.
- Maintain the high level of city services, elected officials and city staff.
- Continue to evolve and expand the community events offered year-round.
- Continue to support and collaborate with Papillion-La Vista Community Schools.
- Continue to improve the City's website and communication.
- Incorporate more opportunities for public art and/or large-scale community art projects.
- Create partnerships with non-profits.
- Investigate additional opportunities for beneficial partnerships between municipalities and other agencies (i.e. Papillion Fire Department merger).

## What Does This Mean For The City?

According to 2016 National Citizen Survey, La Vista's high quality of life is partly due to a higher level of services and programs compared to other communities, including effective crime prevention, premier traffic enforcement and maintenance, and good schools. Over the next several years, the City should strive to capitalize and expand upon the services that help maintain and attract a healthy and creative population.

As La Vista's population ages, the City should focus on expanding arts and continuing senior programs. When the city limits are expanded, La Vista should continue to emphasize a high level of city services. Developing partnerships with various agencies and adjacent municipalities will be key to providing exceptional services within budget.



# **GROWTH MANAGEMENT & ANNEXATION**

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The geographical area included in a municipality's comprehensive plan (the planning jurisdiction) encompasses all of the area within the city limits, and it may include an area, known as the extra-territorial jurisdiction (ETJ), outside the city limits. The ETJ is the area within which a city has extended its land use planning, zoning, and building code and permit authority. The ETJ boundary may extend up to two miles beyond the current city limits, but also may not, depending on other factors. For La Vista, one of these factors is the existence of boundary agreements with the cities of Bellevue, Papillion and Gretna. Another factor is a decision not to extend the ETJ to the fullest western limits possible.

The boundary of the ETJ also establishes the extent to which La Vista can annex. While the planning jurisdiction may be a larger area and include all of the land identified in the Annexation Plan, only those areas within the ETJ as extended by the City may be annexed. As stated in the Annexation Plan, the City should pursue annexation if it benefits economic stability, enhances quality of life, protects environmental resources, or clarifies jurisdictional boundaries for improved provision of services.

# ANNEXATION PLAN

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Annexation is a means of bringing unincorporated property into the corporate limits of the city and extending municipal services, regulations, voting privileges and taxing authority to new territory. It is also a tool for growth management by establishing more sensible jurisdictional boundaries, facilitating economic development, and fostering more coordinated land development. Annexation is also a means of ensuring that residents and businesses outside the city's corporate limits who benefit from access to the city's facilities and services share the tax burden associated with constructing and maintaining those facilities and services.

A city can only annex land within its extra-territorial jurisdiction (ETJ). The ETJ of a city is the contiguous unincorporated land adjacent to its corporate limits that is not within another city's ETJ. The size of a city's ETJ varies according to population, ranging from one mile for communities with less than 5,000 persons, to three miles for cities greater than 100,000. La Vista currently has a two-mile ETJ authority.

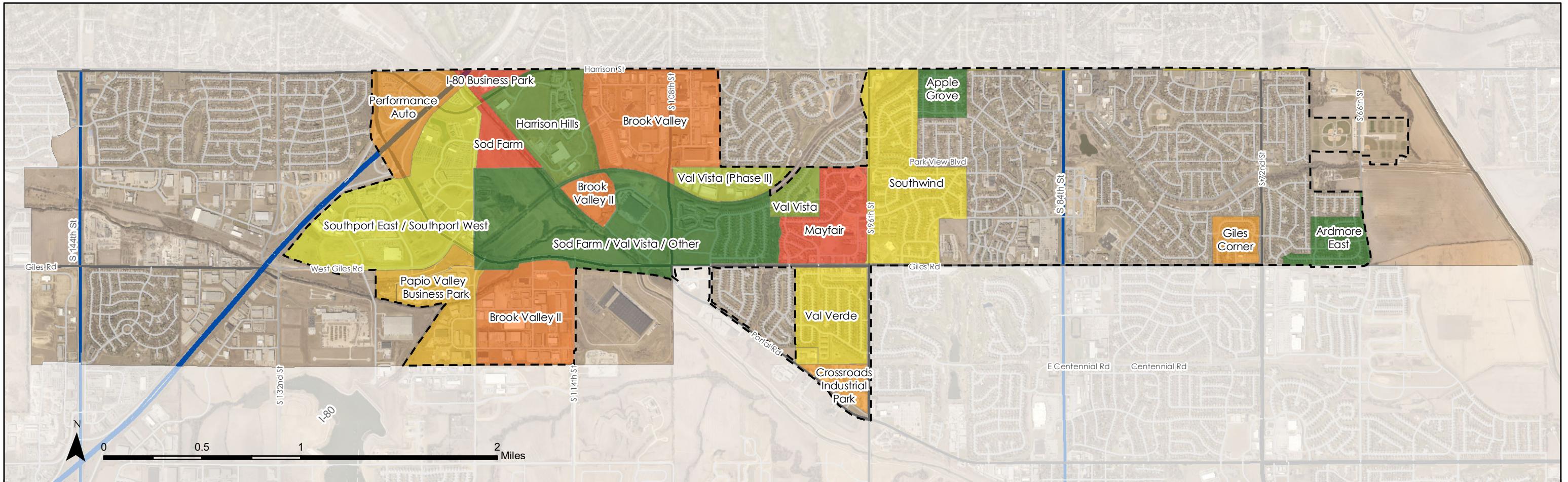
From an annexation perspective, a city's ETJ serves two functions. First, it prevents another municipality from annexing into another's ETJ. This provides a city with land that it alone can potentially annex. Second, cities are authorized to enforce their subdivision regulations, zoning regulations, and building codes within their ETJ. This is intended to be a means of ensuring that cities will not have to assume maintenance responsibilities for substandard infrastructure upon annexation. This however may not hold true for areas within La Vista's current ETJ and future growth area which have been developed while under the county's control.

Annexation is critical to the long-term well being of La Vista. This document details many of the considerations for annexation including conformity with Nebraska law, as well as a list of general policies, and finally it identifies areas for further study based on a one-to-five year, five-to-ten year, and ten-plus year schedule.

## ANNEXATION POLICIES

- The City will review the annexation plan during the Biennial Budget process.
- The City will pursue an annexation program that adds to the economic stability of the city, protects and enhances its quality of life, and protects its environmental resources.
- The City will pursue an annexation program that promotes orderly growth and the provision of municipal services and preserves the city's fiscal position.
- The City will consider annexation of an area to increase the quality of life, upgrade public facilities, and provide the necessary services to meet the needs of the residents of the area.
- Upon annexation, the City will consider the extension of its ETJ as a means of managing growth and providing zoning and building controls.
- The City will oppose the extension of another municipality's jurisdiction or the creation of a special purpose district within the city's ETJ unless the city determines

# Annexation History



## LEGEND

| AnnexHist  | 5/16/2001 | 10/6/2009 | Municipal Boundary |
|------------|-----------|-----------|--------------------|
| 8/3/1999   | 5/28/2002 | 3/15/2011 |                    |
| 8/15/1999  | 7/1/2005  | 5/17/2013 |                    |
| 10/19/1999 | 9/14/2007 | 7/31/2013 |                    |

it cannot provide the necessary services. The City will acknowledge interlocal cooperation agreements regarding growth boundaries created in corporation with other municipalities.

- The guidelines for the prioritization of annexation should include consideration of the following major issues:
  - Ability to meet State contiguity requirements.
  - Exploration of the cost/benefit ratio through a detailed fiscal plan.
  - Infrastructure capacities and feasibility of provision of services.
  - Importance for economic development purposes, controlling entrances to the city, or other reasons related to fostering more coordinated development or the provision of services.
  - Logical extension of boundaries to fill gaps or clarify jurisdictional boundaries for improved provision of services.

## ANNEXATION PLAN CONTENTS

The Annexation Plan for La Vista identifies annexations that include Sanitary and Improvement Districts and other major tracts of land; miscellaneous lots and other tracts of land and rights-of-way may not be identified until a detailed annexation study is performed. The details of the provision of services and other provisions of State law which must be followed in annexing properties will also be identified in a detailed annexation study.

Attached to this plan narrative is a spreadsheet which primarily summarizes the cost and benefit of each area, organized by an annexation timeframe; and a map of the City's corporate limits, ETJ and future growth area which graphically identifies the annexation boundaries by timeframe.

## ANNEXATION STUDY PROCESS

(Per R.S. 495 and R.S. 1943, § 16-117, Annexation; powers; procedure; hearing.)

(1) Prepare a plan with complete information on the city's intentions for extending city services to the land proposed for annexation and state:

- a. The estimated cost impact of providing the services;
- b. The estimated method by which the city plans to finance the extension of services and how any services already provided will be maintained;
- c. A timetable for extending the services;
- d. A map drawn to scale delineating the land proposed for annexation, the current boundaries of the city, the proposed boundaries of the city after annexation, and the general land use pattern in the land proposed for annexation.

(2) The City Council adopts a resolution stating that the city is proposing the annexation of the land and a plan for extending services. The resolution shall state:

- a. The time, date and location of the public hearing (#10 below);

- b. A description of the boundaries proposed for annexation;
- c. The plan for the extension of city services is available for inspection in the office of the City Clerk.

(3) Not later than 14 days prior to the Planning Commission public hearing, the City Clerk must send notice of the proposed annexation by certified mail, return receipt requested to any of the following entities serving customers in the City or area proposed for annexation:

- a. Natural gas public utility
- b. Natural gas utility owned or operated by the city
- c. Metropolitan utilities district
- d. Public power district
- e. Any municipality
- f. Public power and irrigation district
- g. Electric cooperative
- h. Any other governmental entity providing electronic services
- i. School District
- j. Fire District

This mailing must include:

- a. Description of the area proposed to be annexed, including a map showing the boundaries of the area proposed for annexation
- b. The date, time, and location of Planning Commission hearing
- c. How further information can be obtained, including an email or phone number

(4) The City must provide written notice of Planning Commission public hearing by regular mail to owners of property within the area proposed for annexation postmarked at least 10 working days prior to hearing. A certified letter must also be sent to the SID clerk. The notice must include:

- a. Description of the area proposed to be annexed, including a map showing the boundaries of the area proposed for annexation
- b. The date, time, and location of Planning Commission hearing
- c. How further information can be obtained, including an email or phone number

(5) The Planning Commission reviews the proposed annexation plan and forwards a recommendation to the City Council.

(6) A copy of the resolution providing for the public hearing shall be published in the newspaper at least once not less than 10 days preceding the date of the public hearing. A map drawn to scale delineating the land proposed for annexation shall be published with the resolution.

(7) A copy of the resolution providing for the public hearing shall be sent by first-class mail following its passage to the school board of any school district in the land proposed for annexation.

(8) The City must provide written notice of City Council public hearing by regular mail to owners of property within the area proposed for annexation postmarked at least 10 working days prior to hearing. The notice must include:

- a. Description of the area proposed to be annexed, including a map showing the boundaries of the area proposed for annexation

- b. The date, time, and location of City Council hearing
- c. How further information can be obtained, including an email or phone number

(9) The City Council introduces the annexation ordinance (first reading).

(10) The City Council holds the public hearing on the proposed annexation within 60 days following the adoption of the resolution (the City Council may recess the hearing, for good cause, to a time and date specified at the hearing). The City Council considers the second reading of the annexation ordinance.

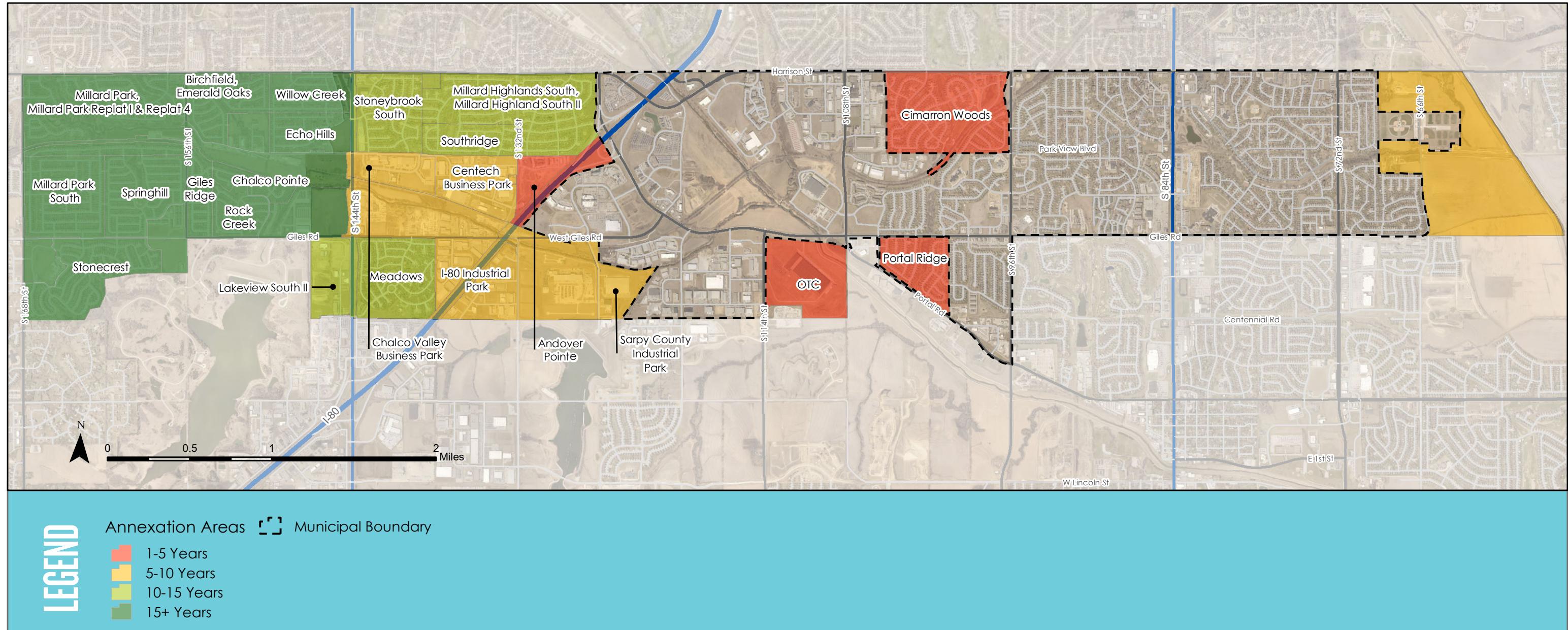
(11) The City Council considers the third and final reading of the annexation ordinance.

(12) The City Clerk publishes the annexation ordinance and it becomes effective 15 days after passage.

## **CONCLUSION**

This document has been prepared to assist with annexation decision-making. The information provided is intended to ensure compliance with State law and aid in complete and well thought out decisions by the city about future annexations. The City's goal is to ensure that the policies stated above are evaluated in order for annexation to have the least negative impact on the city and its residents and that the positive attributes and reasons for annexation may be more easily identified and applied to future decisions regarding city growth.

# Annexation



# ANNEXATION SUMMARY

| General Description                                   | Jurisdiction                  | Year Platted | SID # | Tax Levy/\$100 | Fire Levy | Comparison Levy | 2018 Valuation |
|---|-------------------------------|--------------|-------|----------------|-----------|-----------------|----------------|
|   | La Vista                      |              |       | 0.550000       |           | 0.550000        | 1,542,141,658  |
| <b>1-5 Year</b>                                       |                               |              |       |                |           |                 |                |
| 96th & Harrison                                       | Cimarron Woods                | 2004         | 237   | 0.560000       | 0.135030  | 0.695030        | 146,605,772    |
| 100th & Giles   | Portal Ridge                  | 2006         | 276   | 0.550000       | 0.135030  | 0.685030        | 67,966,274     |
| 114th & Giles   | OTC Business Park             | 2004         |       |                |           |                 | 31,709,548     |
| 132nd & Chandler                                      | Andover Pointe                |              |       |                |           |                 | 9,100,000      |
|   |                               |              |       |                |           |                 | 341,244,763    |
| <b>5-10 Year</b>                                      |                               |              |       |                |           |                 |                |
| 66th Street   | All Purpose UT                |              |       |                |           |                 | 2,993,966      |
| 126th & West Giles                                    | Sarpy Industrial Park         | 2013         |       |                |           |                 | 21,532,408     |
| 132nd & Giles   | Claas                         | Unplatted    |       |                |           |                 | 12,953,468     |
| 126th & West Giles                                    | Sarpy Industrial Park-Phase 2 | 1998         |       |                |           |                 | 463,126        |
| 136th & Chandler                                      | Centech Business Park         | 1995         | 172   | 0.335173       | 0.136045  | 0.471218        | 64,906,899     |
| 136th & Chandler                                      | Centech NON-SID               | 1995         |       |                |           |                 | 141,348        |
| 144th & Chandler                                      | Chalco Valley Business Park   | 1991         |       |                |           |                 | 23,714,014     |
| 136th & Giles   | Interstate Industrial Park    | 1990         |       |                |           |                 | 8,462,000      |
| I-80 & Giles  | I-80 Industrial Park          | 1993         | 163   | 0.306859       | 0.136045  | 0.442904        | 62,465,728     |
|   |                               |              |       |                |           |                 | 111,769,788    |
| <b>10-15 Year</b>                                     |                               |              |       |                |           |                 |                |
| SE 132nd & Harrison                                   | Millard Highlands South       | 1976         | 104   | 0.153003       | 0.136045  | 0.289048        | 131,961,848    |
| SE 138th & Harrison                                   | Southridge                    | 1985         | 133   | 0.545000       | 0.136045  | 0.681045        | 41,950,397     |
| SE Hwy 50 & Harrison                                  | Stonybrook South              | 1977         | 111   | 0.200001       | 0.136045  | 0.336046        | 72,599,292     |
| E of Hwy 50 S of Giles                                | The Meadows                   | 1972         | 65    | 0.629040       | 0.136045  | 0.765085        | 73,348,064     |
| 144th & Giles   | Lakeview South II             |              | 48    | 0.100000       | 0.136045  | 0.236045        | 114,168,834    |
| 144th & Giles   | Woodhouse Place Lots 1&2      | 2018         |       |                |           |                 | 4,478,192      |
|   |                               |              |       |                |           |                 | 438,506,627    |
| <b>15+ Years</b>                                      |                               |              |       |                |           |                 |                |
| Hwy 50 & Harrison                                     | Willow Creek                  | 1974         | 96    | 0.161670       | 0.136045  | 0.297715        | 43,824,484     |
| SW 144th & Harrison                                   | Echo Hills                    | 1975         | 68    | 0.368800       | 0.136045  | 0.504845        | 30,018,918     |
| 156th & Harrison                                      | Emerald Oaks/Birchfield       | 1992         | 156   | 0.530000       | 0.136045  | 0.666045        | 73,990,543     |
| Kearny Ave&Chandler                                   | Chalco Industrial Park/Other  | 1887         |       |                |           |                 | 8,395,481      |
| NE 156th & Giles                                      | Rock Creek                    | 1974         | 92    | 0.570000       | 0.136045  | 0.706045        | 33,513,604     |
| NE 156th & Giles                                      | Rock Creek Non-SID            | 2000         |       |                |           |                 | 34,361,000     |
| 156th & Giles   | Chalco Point                  | 1994         | 165   | 0.740000       | 0.136045  | 0.876045        | 20,050,264     |
| 156th & Giles   | Giles Ridge                   | 2001         | 225   | 0.700000       | 0.136045  | 0.836045        | 38,759,365     |
| 159th & Giles   | Springhill                    | 2003         | 233   | 0.650000       | 0.136045  | 0.786045        | 91,347,047     |
| 159th & Giles   | Springhill Ridge NON-SID      | 2003         |       |                |           |                 | 20,660,000     |
| SW 156th & Harrison                                   | Millard Park                  | 1994         | 162   | 0.800000       | 0.136045  | 0.936045        | 163,891,017    |
| SE 168th & Harrison                                   | Millard Park South            | 2000         | 216   | 0.710000       | 0.136045  | 0.846045        | 122,036,355    |
| 168th & Giles   | Stonecrest/Meridian Park      | 2004         | 257   | 0.850000       | 0.136045  | 0.986045        | 114,262,727    |
| 168th & Giles   | Meridian Marketplace          | 2007         |       |                |           |                 | 3,112,116      |
|   |                               |              |       |                |           |                 | 798,222,921    |
| <b>Total Valuation and revenue at La Vista's levy</b> |                               |              |       | 0.550000       |           |                 | 3,231,885,757  |

## ANNEXATION SUMMARY

| General Description                                   | Jurisdiction                  | Tax Revenue Generated | Long-Term Debt FY17 Audit Principal Only | Debt to Valuation Ratio | Tax Revenue at COLV Levy | Current Population | Build-Out Population | Cash On-Hand |
|---|-------------------------------|-----------------------|--|-------------------------|--------------------------|--------------------|----------------------|--------------|
|   | La Vista                      | 8,481,779             | 55,720,000                               | 3.61%                   | 8,481,779                | 17,883             | 17,883               |              |
| <b>1-5 Year</b>                                       |                               |                       |  |                         |                          |                    |                      |              |
| 96th & Harrison                                       | Cimarron Woods                | 820,992               | 3,210,000                                | 2.19%                   | 806,332                  | 1600               | 1970                 | 542,609      |
| 100th & Giles   | Portal Ridge                  | 373,815               | 2,425,000                                | 3.57%                   | 373,815                  | 654                | 665                  | 601,526      |
| 114th & Giles   | OTC Business Park             | -                     | 0  | 0.00%                   | 174,403                  |                    |                      |              |
| 132nd & Chandler                                      | Andover Pointe                | -                     | 0  | 0.00%                   | 50,050                   |                    |                      |              |
|   |                               |                       |  |                         | 1,876,846                |                    |                      |              |
| <b>5-10 Year</b>                                      |                               |                       |  |                         |                          |                    |                      |              |
| 66th Street   | All Purpose UT                | -                     | 0  | 0.00%                   | 16,467                   |                    |                      |              |
| 126th & West Giles                                    | Sarpy Industrial Park         | -                     | -  | 0.00%                   | 118,428                  |                    |                      |              |
| 132nd & Giles   | Claas                         | -                     | -  | 0.00%                   | 71,244                   |                    |                      |              |
| 126th & West Giles                                    | Sarpy Industrial Park-Phase 2 | -                     | -  | 0.00%                   | 2,547                    |                    |                      |              |
| 136th & Chandler                                      | Centech Business Park         | 282,001               | 1,025,000                                | 1.58%                   | 356,988                  |                    |                      | 636,771      |
| 136th & Chandler                                      | Centech NON-SID               | -                     | 0  | 0.00%                   | 777                      |                    |                      |              |
| 144th & Chandler                                      | Chalco Valley Business Park   | -                     | 0  | 0.00%                   | 130,427                  |                    |                      |              |
| 136th & Giles   | Interstate Industrial Park    | -                     | -  | 0.00%                   | 46,541                   |                    |                      |              |
| I-80 & Giles  | I-80 Industrial Park          | 191,682               | 1,020,000                                | 1.63%                   | 343,562                  |                    |                      | 160,710      |
|   |                               |                       |  |                         | 614,734                  |                    |                      |              |
| <b>10-15 Year</b>                                     |                               |                       |  |                         |                          |                    |                      |              |
| SE 132nd & Harrison                                   | Millard Highland South        | 201,906               | 0  | 0.00%                   | 725,790                  | 2690               | 2690                 | 472,399      |
| SE 138th & Harrison                                   | Southridge                    | 228,630               | 680,000                                  | 1.62%                   | 230,727                  | 792                | 792                  | 224,542      |
| SE Hwy 50 & Harrison                                  | Stonybrook South              | 145,199               | 0  | 0.00%                   | 399,296                  | 920                | 920                  | 211,736      |
| E of Hwy 50 S of Giles                                | The Meadows                   | 461,389               | 0  | 0.00%                   | 403,414                  | 1585               | 1585                 | 207,068      |
| 144th & Giles   | Lakeview South II             | 89,542                | 0  | 0.00%                   | 627,929                  |                    |                      | 374,397      |
| 144th & Giles   | Tax Lot 4 23-14-11            | -                     | 0  | 0.00%                   | 24,630                   |                    |                      |              |
|   |                               |                       |  |                         | 2,411,786                |                    |                      |              |
| <b>15+ Years</b>                                      |                               |                       |  |                         |                          |                    |                      |              |
| Hwy 50 & Harrison                                     | Willow Creek                  | 70,851                | 0  | 0.00%                   | 241,035                  | 1039               | 1039                 | 193,310      |
| SW 144th & Harrison                                   | Echo Hills                    | 110,710               | 800,000                                  | 2.66%                   | 165,104                  | 579                | 579                  | 98,384       |
| 156th & Harrison                                      | Emerald Oaks/Birchfield       | 392,150               | 2,270,000                                | 3.07%                   | 406,948                  | 1097               | 1097                 | 255,966      |
| Kearny Ave&Chandler                                   | Chalco Industrial Park/Other  | -                     | 0  | 0.00%                   | 46,175                   | 50                 | 50                   |              |
| NE 156th & Giles                                      | Rock Creek                    | 191,028               | 319,950                                  | 0.95%                   | 184,325                  | 651                | 651                  | 42,419       |
| NE 156th & Giles                                      | Rock Creek Non-SID            | -                     | 0  | 0.00%                   | 188,986                  | 1123               | 1123                 |              |
| 156th & Giles   | Chalco Point                  | 148,372               | 825,000                                  | 4.11%                   | 110,276                  | 366                | 366                  | 106,368      |
| 156th & Giles   | Giles Ridge                   | 271,316               | 1,840,000                                | 4.75%                   | 213,177                  | 482                | 488                  | 385,464      |
| 159th & Giles   | Springhill Ridge              | 593,756               | 3,935,000                                | 4.31%                   | 502,409                  | 1698               | 1698                 | 272,218      |
| 159th & Giles   | Springhill Ridge NON-SID      | -                     | 0  | 0.00%                   | 113,630                  | 2821               | 2821                 |              |
| SW 156th & Harrison                                   | Millard Park                  | 1,311,128             | 4,620,000                                | 2.82%                   | 901,401                  | 1914               | 1914                 | 558,144      |
| SE 168th & Harrison                                   | Millard Park South            | 866,458               | 4,615,000                                | 3.78%                   | 671,200                  | 1377               | 1499                 | 778,215      |
| 168th & Giles   | Stonecrest                    | 971,233               | 8,490,000                                | 7.43%                   | 628,445                  | 1413               | 1449                 | 704,258      |
| 168th & Giles   | Meridian Park                 | -                     | 0  | 0.00%                   | 17,117                   |                    |                      |              |
|   |                               |                       |  |                         | 4,390,226                |                    |                      |              |
| <b>Total Valuation and revenue at La Vista's levy</b> |                               | \$17,775,372          |  |                         |                          |                    |                      |              |
| <b>Total SID valuation and revenue at SID's levy</b>  |                               | \$7,722,156           |  |                         |                          |                    |                      |              |
| <b>Total Debt in SID's</b>                            |                               |                       | \$36,074,950                             |                         |                          |                    |                      |              |
| <b>Total Population</b>                               |                               |                       |  |                         | 40,734                   | 41,279             |                      |              |



# ENERGY PLANNING

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Energy powers La Vista. It lights our streets, keeps our businesses moving, and warms our homes. Ensuring that the City has access to reliable and sufficient energy resources is vital to attract economic investment and keep La Vista moving forward. This section will provide an overview of energy infrastructure, energy usage, utilization of renewable energy sources, and promotion of conservation measures. By understanding where La Vista gets its energy and how it uses it, the community can plan for future growth and advocate

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for sustainable energy practices.

## ENERGY PLANNING

The city should advocate for the incorporation of energy saving technologies into new construction, increase education efforts regarding energy saving measures, and look to improve the efficiency of city-owned property. At the heart of it all La Vista needs to plan to manage future demands with limited resources. This will require planning on how we can all reduce energy consumption, increase efficiency, and transition to renewable sources.

## ENERGY POLICY IN NEBRASKA

In order for La Vista to develop and achieve energy goals, it will help to understand the parameters of the statewide energy policy.

### **Nebraska Legislation LB 997 – Comprehensive Plan Energy Element**

Nebraska Legislators passed LB 997 in 2010 requiring all municipalities and counties to adopt an energy element into their comprehensive plan. Energy elements are required to have three sections:

- Energy infrastructure and energy use by sector
- Utilization of renewable energy sources
- Energy conservation measures that benefit the community

### **Nebraska Energy Plan**

The 2011 Nebraska Energy Plan outlines 14 strategies which focus on increasing energy production from Nebraska's natural resources, increasing use of alternative fuels, diversifying energy production and improving energy security and reliability. La Vista can use this plan to help achieve its own goals.

### **Sarpy County Energy Element**

Sarpy County's first energy element was adopted in 2012, and has recently been updated in their new comprehensive plan adopted in 2017. This section of the county's plan provides the goals and strategies for the county's energy future. As an important city within Sarpy County, La Vista can look to the strategies laid out in the county plan to help us craft our part of this energy policy.

### **Energy Codes**

Under Neb. Rev. Statutes 81-1608 to 81-1616, the state has adopted the International Energy Conservation Code as the Nebraska Energy Code. Any community or county may adopt and enforce the Nebraska Energy Code or an equivalent energy code. La Vista adopted and enforces the International Energy Conservation Code to match the state code. The code applies to all new buildings, as well as renovations of or additions to any existing buildings. Renovations that cost more than 50 percent of the replacement cost of the building must comply with the code. Enforcing the energy code will result in energy savings for residents and business owners.

## **Nebraska Legislation LB 436 – Net Metering**

In 2009, Nebraska Legislators passed LB 436 which allows for net metering. The legislation permits citizens to generate their own energy and use this generated energy to save on their energy bills as well as accrue credits if and when the generated energy is purchased back by the local utility company. On-site energy generation can create cost savings for consumers as well as promote renewable energy sources and diversification. By promoting on-site energy generation and supplementing electric bills through credits, La Vista residents and businesses can save money and alleviate pressure on the utility grid. The types and applications of these energy generation devices is regulated by the zoning code and requires review based on the type of device proposed.

The Omaha Public Power District (OPPD) has offered metering since 2009. OPPD allows net metering for any consumer that has a qualified generator using methane, wind, solar, biomass, hydropower or geothermal energy with a total capacity of 25 kilowatts or less. OPPD had 80 qualified facilities with total generating capacity of 538 kilowatts as of 2016. The total estimated amount of energy produced by these customer-generators was 755,406 kilowatt-hours, and the net received from them was 32,857 kilowatt-hours in 2016.

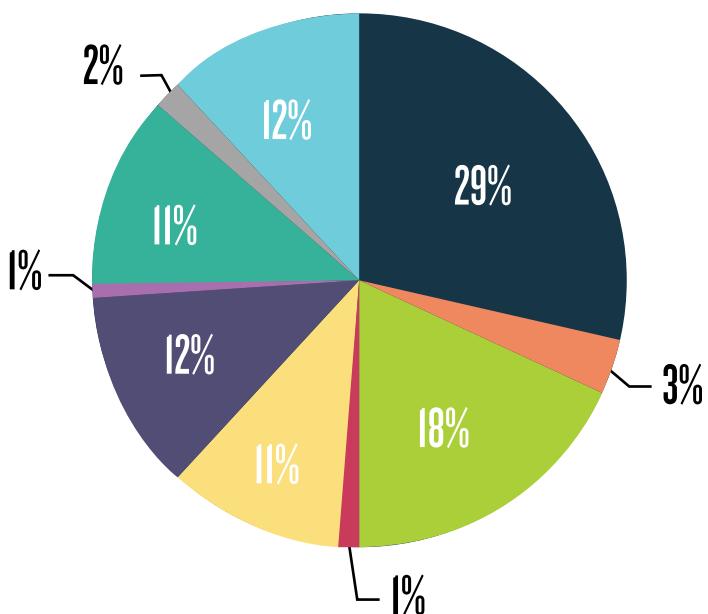
## **Solar and Wind Easements and Local Option Rights Laws**

Nebraska's solar and wind easement provisions allow property owners to create binding solar and wind easements in order to protect and maintain property access to sunlight and wind. Counties and municipalities are allowed to develop zoning regulations, ordinances, or development plans that protect access to solar and wind energy resources. Local governing bodies may also grant zoning variances to solar and wind energy systems that would be restricted under existing regulations, so long as the variance is not substantially detrimental to the public good.

The Omaha Public Power District, state of Nebraska, and United States government offer a variety of grant programs, tax incentives, and resources. More information on these programs can be found on the Database of State Incentives for Renewables & Efficiency (DSIRE) website.

## CHART 23: Nebraska Energy Consumption Estimates By Fuel Type (2015)

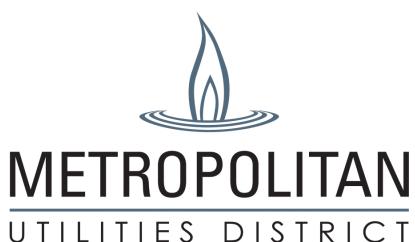
- Coal
- Other Renewables
- Natural Gas
- LPG
- Motor Gasoline excl. Ethanol
- Distillate Fuel Oil
- Jet Fuel
- Nuclear Electric Power
- Hydroelectric Power
- Biomass



## LOCAL UTILITY PROVIDERS

Electric service to La Vista is provided by Omaha Public Power District (OPPD), which distributes electricity over a 5,000 square mile area crossing 13 counties. OPPD's current fuel sources for generation are comprised of low-sulfur coal, wind, landfill gas, natural gas and fuel oil, and hydroelectric, as well as renewable energy through purchase agreements with several Nebraska windfarms and solar-powered generation. OPPD is increasing its renewable energy portfolio, and by 2018 expects to provide 30% of electricity for retail sales from renewable sources.

Black Hills Energy and Metropolitan Utilities District (MUD) provide natural gas for areas of La Vista and the 2-mile jurisdiction. Black Hills Energy, headquartered out of South Dakota, operates natural gas and electric utilities and serves 1.2 million customers in eight states.



# ENERGY EFFICIENCY

In addition to using a larger percentage of renewable energy sources, the community can position themselves to reduce consumption of energy.

Lower cost investments for household ratepayers include:

- Conservation education, tip sheets
- Use of compact fluorescent light bulbs or Light Emitting Diode (LED) bulbs
- Insulation and weatherproofing
- Digital/programmable thermostats
- More efficient furnaces, water heaters, air conditioners, and Energy Star appliances

Higher cost investments for household ratepayers include:

- Thermal pane windows
- Turning down water heaters and limiting heating and air conditioning use
- Geothermal heating/cooling systems
- Photovoltaic (solar) heating and electric systems
- Micro-turbines (wind)
- Co-generation (CHP) units (heat producing industrial uses)
- Electric vehicles

Measures the City can take/has taken include:

- Promotion of compact, walkable, and mixed use neighborhoods
- Preferential parking set-asides for hybrid and electric vehicle (EV) drivers
- LEED certified public buildings
- Energy awareness programs led by local schools
- Hybrid or natural gas-fueled fleet vehicles
- Solar powered traffic signals and street lights
- Exploration of Property Assessed Clean Energy (PACE), which is a means of financing energy efficiency upgrades or renewable energy installations for residential, commercial and industrial property owners.

## LA VISTA DRIVING RATES

One area that can be overlooked in regards to energy usage is commuting. Vehicle miles travelled (VMT) and fuel efficiency of the vehicles on the road affect how much energy is used to transport people and goods across the city.

We can decrease VMT per capita through a variety of actions which will not only decrease energy usage, but also decrease carbon emissions and money spent on gas. This will leave more money in the pockets of businesses and individuals, prolong the life of our roads, and even increase public health by promoting biking and walking as an attractive alternative to driving. To accomplish this, we should evaluate more dense and walkable development, evaluate investments in public transit, provide trails connecting neighborhoods to major employers and community facilities, and encourage infill development.

# RENEWABLE ENERGY SOURCES

Nebraska is the only state that is 100% public power. Public power districts have been able to maintain some of the lowest electricity prices in the nation. The low cost of energy is beneficial for consumers, but it is one of the reasons that Nebraska has not fully invested into its renewable energy potential.

Below is a summary of potential renewable energy options for consumers, although not all sources of renewable energy are feasible in an urban context.

## Wind

According to the American Wind Energy Association, Nebraska has one of the best wind resources in the United States; 92% of Nebraska has the adequate wind speeds for a utility-scale wind farm. Nebraska ranks 3rd in the U.S. in gigawatt hour (GWh) wind generation potential, but has been slow in utilizing this resource compared to other states. Wind power is capable of meeting more than 118 times the state's current electricity needs. However, La Vista has some of the lowest wind energy potential in the state. Since La Vista is land-locked and located in an urban area there is no space available for traditional-style wind turbines; however with the increase in commercially available wind turbines that are smaller in scale and designed for urban environments, opportunities for wind energy generation may increase.

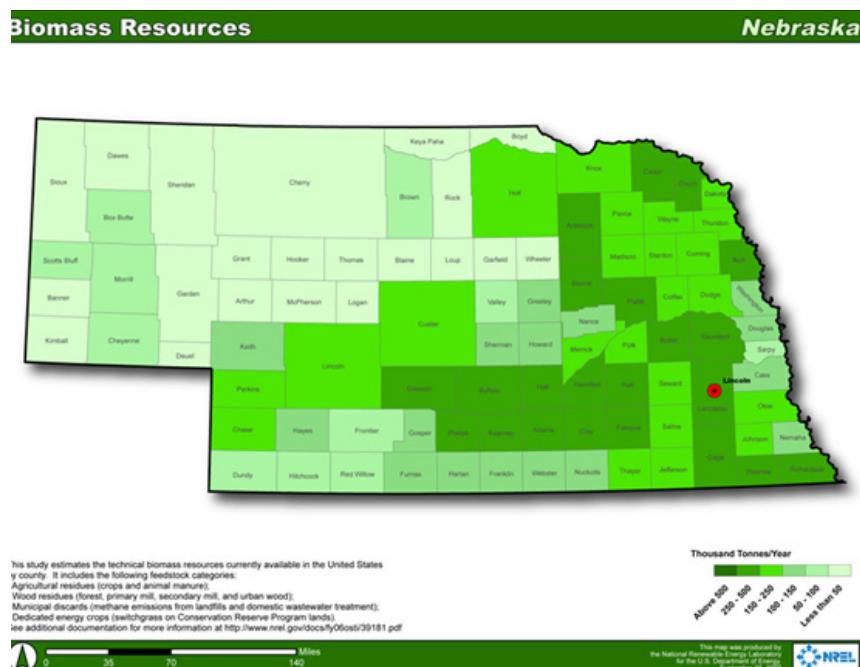
## Hydro Power

The electricity from hydropower consumed in Nebraska comes from the 11 dams in or on the border of the State and purchases from Western Area Power Administration. According to the Nebraska Energy Office, studies conducted in 1981 and 1997 concluded that nearly all of the potential hydro resources had been developed. There are indications that micro-hydroelectric dams would be feasible in a number of settings across the state, however La Vista is not a realistic option.



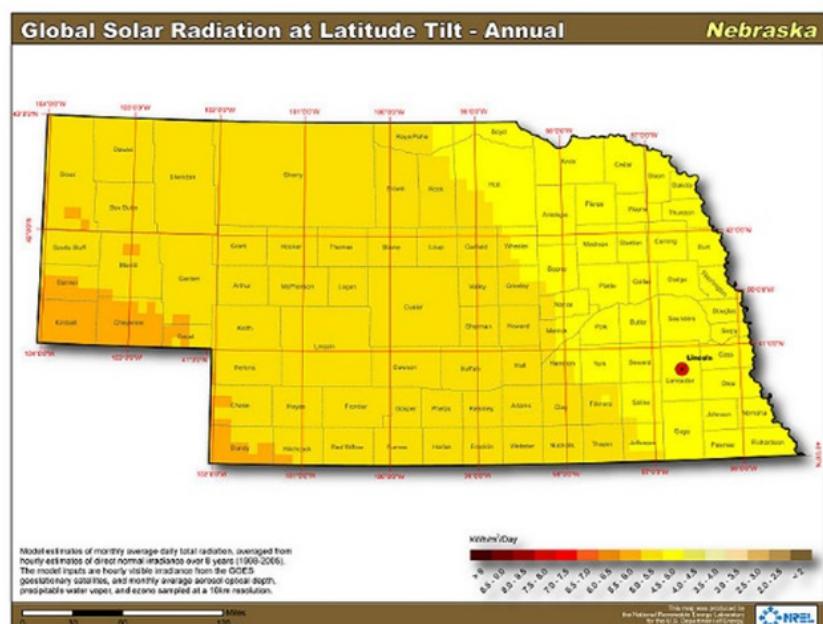
## Biomass

Since 2002 Nebraska has steadily increased its Biomass Energy generation each year. Biomass (biodiesel, ethanol, landfill gas, methane, wood and wood waste) accounted for 81.7% of all renewable energy generated in Nebraska in 2011. While Sarpy County contains fewer Biomass resources than its neighboring counties, biomass can still serve as an alternative and cost saving fuel source for smaller scale uses such as heating with wood or used oil.



## Solar Power

According to the National Renewable Energy Laboratory, Nebraska is ranked 13th in solar energy potential. Currently, solar technologies are marginally used in Nebraska because it has historically been difficult for solar technologies to compete with the State's low electric rates. As of 2013, Nebraska has solar panel facilities at three sites: NPPD Norfolk Operations Center, OPPD Elkhorn Service Center, and LES Hyde Observatory. As a result of the decreasing cost of solar panels, an increasing number of homes and businesses have gained access to utilize solar energy to help supplement electrical needs.



## **Geothermal**

There are three geothermal resource applications: electricity production, direct use, and heat pumps.

### *Electricity Production*

Generating electricity from geothermal resources requires drilling a well into an underground reservoir of water that can be as hot as 700 degrees Fahrenheit. The trapped steam is brought to the surface to turn a turbine that produces electricity. This resource can also be utilized on the surface of hot springs or geysers.

### *Direct Use*

These systems have a well drilled into a geothermal reservoir to provide a steady stream of hot water. Water is brought up through the well, and a system of piping, heat exchanger, and controls deliver the heat directly for its intended use. A disposal system either injects the cooled water underground or disposes of it on the surface. Geothermal hot water has many applications. Current uses that require heat include: buildings, raising plants in greenhouses, and several industrial processes.

### *Heat Pumps*

The type of geothermal application that is most practical and economical for the residents of La Vista is the use of geothermal heat pumps. Geothermal heat pumps are slowly becoming a popular method of heating and cooling buildings. Heat pumps use much less energy than traditional heating and cooling systems. This translates into energy and financial savings while reducing air pollution. There are many state and utility level incentives to help with the initial cost of geothermal energy.

There are two different types of heat pumps: closed loop systems and open loop systems also known as “pump and dump.” Closed loop systems move fluids through continuous pipeline loops that are buried underground at depths where the temperature does not fluctuate much. Heat picked up by the circulating fluid is delivered to the building through a traditional duct system. Geothermal heat pumps discharge waste heat into the ground in the summer months and extract heat from the ground in the winter months.

Although not in use in La Vista, open loop systems require an ample source of ground water. An open loop system pumps water directly from a ground water source into the building for heating and cooling purposes. The used water is either deposited on the surface or a water source such as a pond or river.

The Omaha Public Power District, state of Nebraska, and United States government offer a variety of grant programs, tax incentives, and resources. More information on these programs can be found on the Database of State Incentives for Renewables & Efficiency (DSIRE) website.

## ENERGY EDUCATION

By providing educational resources we can inform the public on the benefits of energy efficiency and help them make practical changes. Education does not have to be limited to home and business owners. In order to promote energy efficiency as a lifestyle practice, we can look for opportunities to provide appropriate information to elementary and high school students. On the following page is an example of informational handouts as provided by OPPD.



# the RoadMap TO ENERGY SAVINGS

## Energy saving projects, from little to large

Follow the map below for suggestions on how to start saving energy without spending a lot of your money. See the checklists on the reverse side of this map for specific actions.

### Map Key



OMPA's Energy Usage Tool and Calculator can be used during this step - [oppd.com/energytool](http://oppd.com/energytool).



Video tutorial available for this step - [oppd.com/video](http://oppd.com/video).



## the RoadMap TO ENERGY SAVINGS

oppd.com



# ENERGY GOALS AND STRATEGIES

The degree of municipal engagement in advancing energy efficiency/renewable energy goals varies by region, community size, and regional attitudes. Energy programs generally fall into three categories:

- 1. Those that reduce energy demand**
- 2. Those that increase energy efficiency**
- 3. Those that transition consumption towards renewables**

The City will continue to research, educate on, advocate for, and implement, when appropriate, policies that fall into the above categories. In order to do this La Vista will look to goals that have been previously stated in Chapter 2 in addition to others. Examples of these goals are included below:

## 1. Those that reduce energy demand

- a. LIVE-3.4:** Provide a high-quality pedestrian environment, bicycle facilities, and frequent transit service to encourage active transportation in this emerging city center.
- b. LIVE-4.1:** Enhance connections between neighborhoods, commercial centers, parks, and community services with complete streets, underpasses, trail connections, and intersection improvements that provide access for pedestrians, cyclists, and the disabled.
- c. LIVE-4.2:** Integrate public buildings and facilities into adjacent neighborhoods to help create a more walkable, active, and healthier community.
- d. MOVE-1.1:** Provide an on-street and off-street, multi-use trail system that connects residential neighborhoods, commercial centers, places of employment, schools, and parks to encourage and facilitate access and active transportation.
- e. MOVE-1.2:** Designate green streets that provide connections between parks, schools, and the trail system, and incorporate wider sidewalks, ample landscaping, and street furniture along these streets.

## 2. Those that increase energy efficiency

- a. PROSPER-1.1:** Ensure new development provides “green” infrastructure improvements necessary to protect the environment, such as reduced impervious coverage.
- b. PROSPER-1.2:** Integrate “green” infrastructure elements such as tree planting, gardens, stormwater treatment and infiltration systems, and green streets into the urban design of the City.

## 3. Those that transition consumption towards renewables

- a. PROSPER-1.10:** Reduce energy consumption and waste generation in all public buildings, and investigate renewable sources (such as solar and wind).



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The City currently uses 12 zoning districts and 3 zoning overlay districts to regulate land uses and to ensure consistency and reliability in development standards.

The most prevalent zoning category is Single-Family Residential, which encompasses 36% of the land area within the City and the planning jurisdiction. The Light and Heavy Industrial areas together count for another 30%, and are generally found west of 108th Street. Commercial centers are highlighted in shades of red and are generally located along major arterials or key intersections. The least developed land is found within the Transitional Agriculture areas, due to floodplain restrictions on development.

Sources on “best practices” in planning suggest that a minimum of 15% of a community’s land inventory should be preserved for employment purposes; La Vista has double that recommended ratio. Whereas flexibility is imperative in any land use plan, public officials must evaluate all land use requests in the context of not only the individual property owners’ interests, but the impact of these requests on the community.

The Gateway Corridor Overlay District covers land uses on most of La Vista’s major north-south arterials, including 72nd Street, 84th Street, 144th Street, and the I-80 Interchange at Southport. A sub-area secondary overlay along 96th and Giles is indicated as the Special Corridor. These Overlays are intended to provide additional guidance to the appearance of buildings, landscaping, signs and level of maintenance.

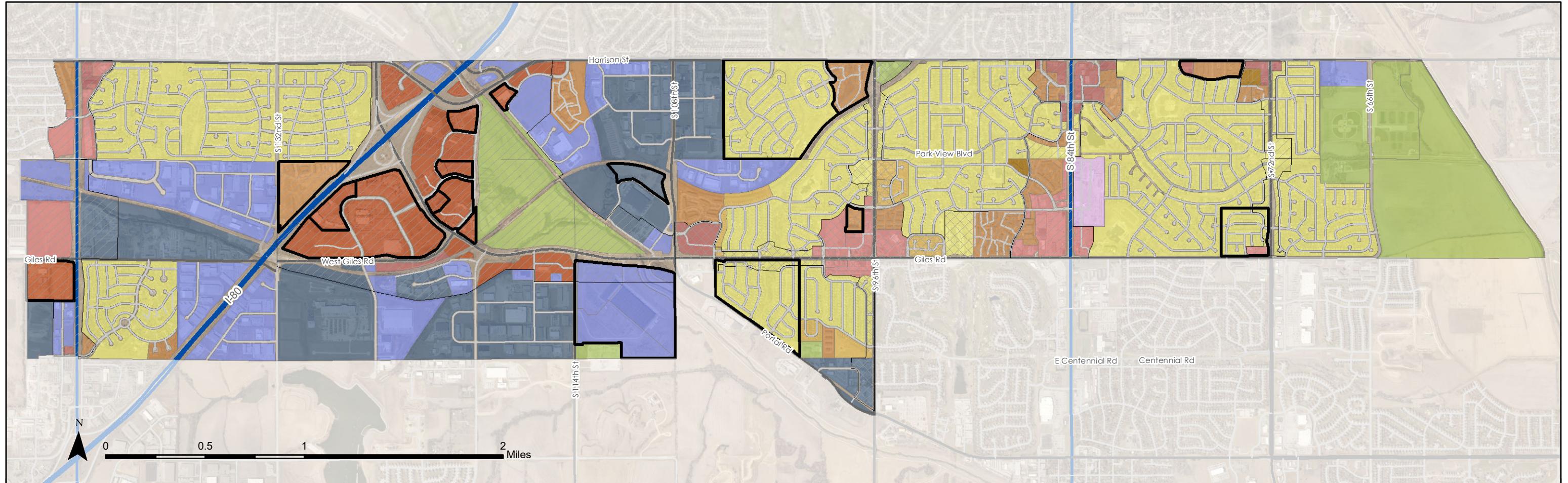
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### Highlights

- Medium-density residential is the City’s most dominant land use.
- 84th Street and Civic Center Park remain a major focus of City efforts to revitalize a declining commercial area into a higher-density, mixed-use district with a vibrant pedestrian environment.
- There are still 237 acres of commercial land available for development.



# Zoning Districts and Overlays



## LEGEND

### Zoning District

- TA - Transitional Agriculture
- I-1 - Light Industrial
- I-2 - Heavy Industrial

- C-1 Commercial
- C-2 Commercial
- C-3 Commercial
- MU-CC - Mixes Use City Centre

- R-1 - Low Density Residential
- R-2 - Medium Density Residential
- R-3 - High Density Residential
- R-4 - Condominium Residential

### PUD

- Gateway Corridor Overlay District
- Special Design Corridor



# FUTURE LAND USE PLAN

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The Future Land Use Plan represents the long-term vision for growth based on the character and location of existing development and the community's desired future. The plan maximizes relationships among residential, commercial, industrial, public facilities, and parks and recreation amenities. To protect La Vista's high quality of life, the plan proposes a diversified mix of uses that is supported by the market and responsive to changes in demographics and economic opportunities.

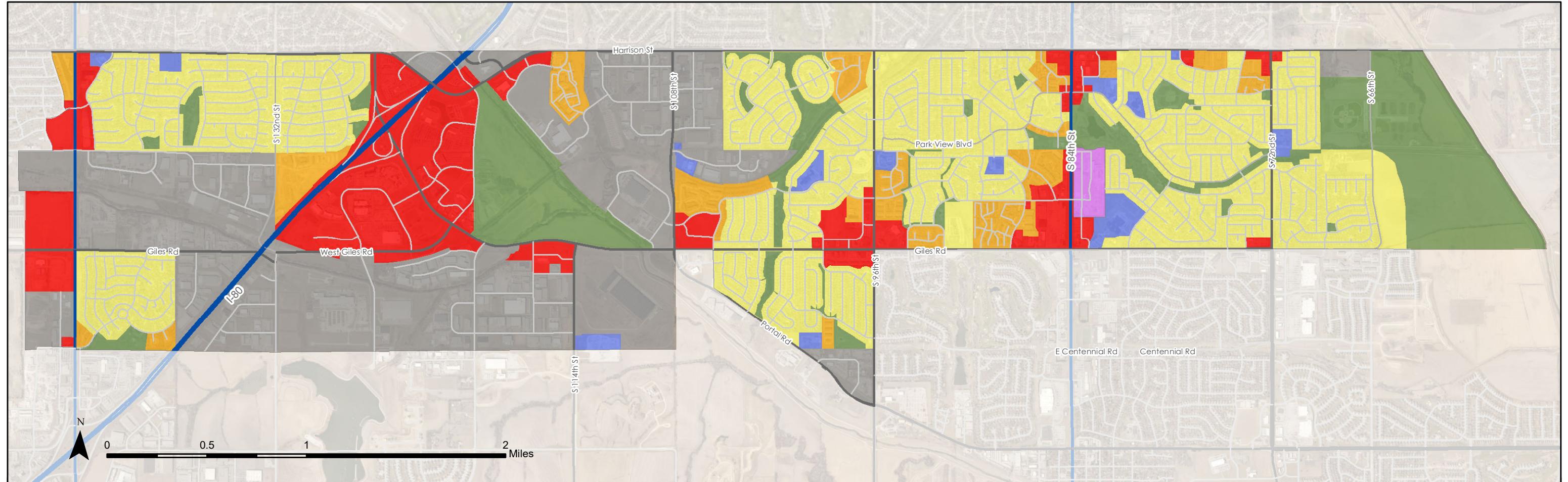
## LAND USE PLAN VS. ZONING

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The Future Land Use Map and descriptions in this chapter, as well as the goals and policy statements, help direct development patterns and infrastructure improvements citywide to achieve the vision.

Zoning refers to land use entitlements and requirements that regulate appropriate use, bulk, height, density, and other characteristics appropriate for a specific site. The general recommendations of the future land use plan form the basis for specific zoning and land development code regulations.

# Future Land Use Map



## LEGEND

|                            |                      |
|----------------------------|----------------------|
| Medium Density Residential | Industrial           |
| High Density Residential   | Public               |
| Mixed-Use                  | Parks and Recreation |
| Commercial                 |                      |

The Future Land Use Plan covers the entire La Vista planning jurisdiction in anticipation of build-out in approximately 25 years. It is advisory – not regulatory – yet it forms the basis for the City's zoning code and is the primary means of implementing the plan. Zoning governs property entitlements such as densities and allowable uses, while the Future Land Use Plan presents a desired future condition. The plan encompasses six land use categories and three overlay districts.

**TABLE 12:**  
**Land Use by Percentage**

| Land Use Type | Sq. Ft.     | Acres | %   |
|---------------|-------------|-------|-----|
| Commercial/MU | 37,033,481  | 850   | 14% |
| Industrial    | 75,273,326  | 1,728 | 29% |
| Residential   | 105,790,856 | 2,429 | 41% |
| Parks/Rec.    | 36,591,894  | 840   | 14% |
| Public        | 4,817,072   | 111   | 2%  |

**TABLE 13:**  
**Best Land Use Practices**

Cross-Cutting Principles: Mix land uses; concentrate development

|                    |   |
|--------------------|---|
| <b>Practice 1</b>  | Keep vehicle miles of travel (VMT) below the area average.                                |
| <b>Practice 2</b>  | Contribute to the area's jobs-housing balance.  |
| <b>Practice 3</b>  | Mix land uses at the finest grain the market will bear and include civic uses in the mix. |
| <b>Practice 4</b>  | Develop in clusters and keep the clusters small.  |
| <b>Practice 5</b>  | Place higher density housing near commercial centers, transit lines and parks.            |
| <b>Practice 6</b>  | Phase convenience shopping and recreational opportunities to keep pace with housing.      |
| <b>Practice 7</b>  | Make subdivisions into neighborhoods with well-defined centers and edges.                 |
| <b>Practice 8</b>  | Reserve school sites and donate them if necessary to attract new schools.                 |
| <b>Practice 9</b>  | Concentrate commercial development in compact centers or districts.                       |
| <b>Practice 10</b> | Make shopping centers and business parks into all-purpose activity centers.               |
| <b>Practice 11</b> | Tame auto-oriented land uses, or at least separate them from pedestrian-oriented uses.    |

# LAND USE CATEGORIES

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## GATEWAY CORRIDOR OVERLAY

The Gateway Corridor Overlay covers important corridors that require additional design and siting guidelines. New construction and modifications to existing buildings, including the structure and the surrounding property, are required to have compliance reviewed through the design review process.

## SPECIAL CORRIDOR OVERLAY

The Special Corridor Overlay is a sub-area secondary overlay area within the Gateway Corridor. This area occurs within all developments that front on the 96th Street and Giles Road corridors, and requires a higher level of design and development review.

## COMMERCIAL

Commercial is an appropriate designation for areas with retail, employment, commercial / service, and office uses. These areas should offer high-quality design, attractive architecture, and landscaping with visual interest and should be compatible with existing and proposed surrounding uses. They should be designed and developed / redeveloped to support multimodal transportation and offer attractive gathering spaces (public and private) to enhance the working environment and add value to the community.

## MIXED USE

The Mixed Use category is intended to promote a wide range of land uses, including retail, office, live-work related businesses, and medium and higher density residential. The intent is to create an environment that has employment and shopping opportunities, a range of housing types and parks, open space and civic uses, if appropriate. Mixed Use areas should be developed in an integrated, pedestrian friendly manner and should not be overly dominated by any one land use type or housing type.

## INDUSTRIAL

Industrial areas are characterized by light and heavy industrial, office, manufacturing, research and development, warehousing, and some limited commercial uses. These areas are generally located close to regional transportation networks. Industrial uses should be adequately buffered from incompatible uses.

## HIGH DENSITY RESIDENTIAL

High Density Residential areas encompass neighborhoods covering a mix of housing types to meet both current and future residents' changing needs and conditions. This primarily includes multifamily units, and senior communities. Residential areas should have access to recreation, education, and community facilities, as well as paved paths connecting to these facilities and the local and regional trail system.

# LAND USE CATEGORIES

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## MEDIUM DENSITY RESIDENTIAL

Medium Density Residential areas include the majority of La Vista's traditional neighborhoods. The mix of housing types is dominated by single-family units. Residential areas should have access to recreation, education, and community facilities, as well as paved paths connecting to these facilities and the local and regional trail system.

## PUBLIC / QUASI-PUBLIC

Public uses include government offices, service centers, utility infrastructure, community and senior centers, libraries, fire stations, schools, hospitals, churches, and other large public / quasi-public facilities.

## PARKS & RECREATION

Parks & Recreation are those public and private lands acquired or preserved in the public interest. They serve a variety of functions including conserving and protecting natural, cultural, historic or scenic resources; providing opportunities for recreation; and shaping the pattern of growth and development.







# CHAPTER 4: OUR COMMITMENT

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- **LIVE LONG: GOALS AND POLICIES**
- **WORK HARD: GOALS AND POLICIES**
- **SHOP LOCAL: GOALS AND POLICIES**
- **HAVE FUN: GOALS AND POLICIES**
- **MOVE ABOUT: GOALS AND POLICIES**
- **PROSPER: GOALS AND POLICIES**



# GOALS AND SUPPORTING POLICIES

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The following sections identify goals and broad policies for each element of the Plan. These elements are interconnected; the goals and policies have been developed together, and they reinforce goals from other elements as well as the land use pattern illustrated in the Future Land Use Map. Strategic actions to accomplish the goals are found in Chapter 5, Our Resolve.

The six topic elements in order are:

**LIVE LONG  
WORK HARD  
SHOP LOCAL  
HAVE FUN  
MOVE ABOUT  
AND PROSPER**



# LIVE LONG

A FRIENDLY NEIGHBORHOOD IN AN URBAN SETTING





# LIVE LONG

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## GOALS & POLICIES

### **LIVE-1:** Promote preservation and stability of older residential neighborhoods.

- LIVE-1.1:** Identify community partners and seek resources to provide grants, revolving low interest loans, and other financial assistance to owner-occupied low- and moderate-income households to upgrade their homes.
- LIVE-1.2:** Identify and assess the infrastructure needs of older neighborhoods and provide for improvements necessary to maintain their sustainability through the Capital Improvement Program (CIP) process.
- LIVE-1.3:** Uphold a high standard of property maintenance. Conduct proactive property maintenance education, outreach, and code enforcement.
- LIVE-1.4:** Facilitate successful neighborhoods through communication and community involvement. Establish and maintain collaborative neighborhood partnerships.
- LIVE-1.5:** Keep neighborhoods safe through proactive community policing, fire prevention and emergency preparedness.
- LIVE-1.6:** Continue to enforce compliance with the rental inspection program to ensure compliance with building, plumbing, electrical, fire, and maintenance codes to ensure safe housing conditions are being met.
- LIVE-1.7:** Use redevelopment tools to encourage revitalization or redevelopment of aging properties.

## **LIVE-2: Maintain the balance of diverse, high-quality housing that appeals to people of varying backgrounds, incomes and abilities.**

- LIVE-2.1:** Promote the development of housing that accommodates a range of lifestyles, from residences on quiet streets to luxury apartments within La Vista City Centre.
- LIVE-2.2:** Promote the development of housing types and supportive programs for people of retirement age, allowing residents to age in place with access to daily services.
- LIVE-2.3:** Create a promotional program to market La Vista.
- LIVE-2.4:** Explore the idea of what a neighborhood redevelopment project might look like and where it might be located.
- LIVE-2.5:** Evaluate the housing needs of future populations of La Vista to maintain housing diversity within the area housing market.

## **LIVE-3: Integrate quality, higher-density housing with restaurants, retail, office and amenities in mixed-use environments.**

- LIVE-3.1:** Develop a local shopping and leisure destination that will function as La Vista's city center, to create a place of civic pride, enhance the City's identity, and attract visitors, consistent with "A Vision Plan for 84th Street."
- LIVE-3.2:** Support redevelopment that includes a variety of housing types and opportunities to enable a wide variety of incomes, age groups, and lifestyles to live within the community.
- LIVE-3.3:** Connect the 84th Street corridor to nearby parks and trails, and expand the trail network to connect neighborhoods on both sides of 84th Street to each other.
- LIVE-3.4:** Provide a high-quality pedestrian environment, bicycle facilities, and frequent transit service to encourage active transportation in this emerging city center.

## **LIVE-4: Preserve the safety, walkability, and attractiveness of residential neighborhoods.**

- LIVE-4.1:** Enhance connections between neighborhoods, commercial centers, parks, and community services with complete streets, underpasses, trail connections, and intersection improvements that provide access for pedestrians, cyclists, and the disabled.
- LIVE-4.2:** Integrate public buildings and facilities into adjacent neighborhoods to help create a more walkable, active, and healthier community.
- LIVE-4.3:** Develop close relationships between public safety personnel and neighborhoods to promote cooperation and safety.
- LIVE-4.4:** Provide family-friendly amenities throughout the City by maintaining and upgrading existing parks.



Securities

# WORK HARD

A HIGH-QUALITY EMPLOYMENT HUB THAT ATTRACTS A  
SKILLED AND VIBRANT WORKFORCE





# WORK HARD

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## GOALS & POLICIES

### **WORK-1:** Develop regional economic generators, considering the city's existing and desired competitive advantages.

- WORK-1.1:** Market La Vista as the progressive, opportunity-rich city in the region supported by access to transportation and infrastructure systems.
- WORK-1.2:** Continue to strengthen partnerships among the state and local governments regarding major employers and industries and the impact of state incentives.
- WORK-1.3:** Continue to market the City's existing business clusters, convention centers, hotels, and retail at Southport as well as quality of life factors that attract similar businesses.
- WORK-1.4:** Promote good design principles and high quality development with urban amenities and vibrant spaces that are attractive to businesses and a highly skilled workforce.
- WORK-1.5:** Promote locations for additional corporate headquarters, including La Vista City Centre.
- WORK-1.6:** Continue a strong relationship with the Sarpy Chamber of Commerce, the Sarpy County Economic Development Corporation and Greater Omaha Economic Development Partnership, and the State for assistance in securing new economic development opportunities.
- WORK-1.7:** Utilize local, state, and federal funding sources to assist with new business development, including the use of tax increment financing.
- WORK-1.8:** Leverage public / private resources to focus development or redevelopment to economic centers.

## WORK-2: Support programs emphasizing local businesses.

- WORK-2.1:** Partner with programs that encourage purchasing products from independent and local businesses, such as “Shop Local” days.
- WORK-2.2:** Identify and market those destinations that are unique to La Vista and highlight those opportunities to attract additional, supporting economic development into the City.
- WORK-2.3:** Identify opportunities to support the local brewing industry and help to further establish the community as a statewide, recognized craft brewing location.

## WORK-3: Create a dynamic urban environment that is the preferred location for innovative, creative businesses and emerging industries.

- WORK-3.1:** Support and attract targeted industry clusters related to information technology, business incubators, entrepreneurial networks, and business development programs.
- WORK-3.2:** Create, brand, and market technology districts that have a higher degree of investments in fiber, broadband, sustainable design, transportation, and amenities to attract businesses and a highly skilled workforce.
- WORK-3.3:** Support the development of new live/work units in areas adjacent to large-scale employment areas.
- WORK-3.4:** Develop quality of life assets that are attractive to this workforce including trails, open space, parks, urban amenities, and technology infrastructure.
- WORK-3.5:** Foster arts and culture as a key contributor to attracting creative businesses and talented individuals.



# SHOP LOCAL.

A DISTINCT, ENDURING, WALKABLE AND MIXED-USE SHOPPING  
AND ENTERTAINMENT DESTINATION

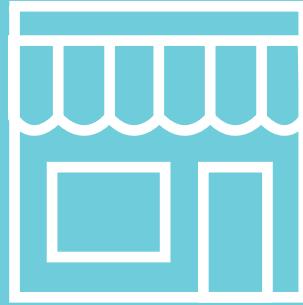
# **COSTCO** **WHOLESALE**

**ENTRANCE**

**EXIT**

FRI 10:00 - 8:30  
SUNDAY 9:30 - 6:00  
MONDAY - THURSDAY 10:00 - 8:00

**COSTCO**  
1.95  
2.35  
2.19



# SHOP LOCAL

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## GOALS & POLICIES

### **SHOP-1:** Establish the city as a regional destination.

- SHOP-1.1:** Develop an entertainment and tourism strategy.
- SHOP-1.2:** Bolster the City as a regional shopping and entertainment destination by continuing to attract higher-end, national entertainment and retail chains near existing retail, hotel, and employment areas, such as Cabela's and Costco.
- SHOP-1.3:** Co-locate entertainment, employment, recreation, lodging, conference facilities, and retail amenities to capitalize on the synergies of these uses and attract additional in-commuters.
- SHOP-1.4:** Invest in high-quality streetscapes in these areas, including plazas, public art, pedestrian amenities, and wayfinding signage (the process of getting a visitor from point A to B).
- SHOP-1.5:** Continue to implement a high level of architectural design standards for development in order to maintain a welcoming destination that will remain vibrant for many years.

## SHOP-2: Establish the city as a place for local shopping and entertainment.

- SHOP-2.1:** Develop a retail and restaurant strategy to help develop locally owned retailers and restaurants, breweries, mobile food vendors, and contemporary shopping venues in the Southport and City Centre districts.
- SHOP-2.2:** Develop La Vista City Centre as a place focused on culture and entertainment, recreation, retail, office and housing.
- SHOP-2.3:** Continue to identify, prioritize, and incentivize targeted locations for redevelopment and capital improvements along 84th Street.
- SHOP-2.4:** Redevelop underutilized commercial space on both sides of 84th Street into new mixed-use areas that include a variety of housing, office space, and retail.
- SHOP-2.5:** Continue, add, and improve special events within the City's entertainment areas.
- SHOP-2.6:** Encourage artists and other creative individuals by promoting live / work centers and spaces that generate social activity.
- SHOP-2.7:** Focus on removal and prevention of substandard and blighted conditions in areas identified for redevelopment.

## SHOP-3: Create new public spaces and connections.

- SHOP-3.1:** Create new vibrant public places within retail and entertainment areas, especially La Vista City Centre, that include event space such as an amphitheater, art installations, water features, sidewalk cafes, street festivals, farmers markets and other events and amenities that bring the community together.
- SHOP-3.2:** Create public spaces that attract and engage children and serve as gathering spaces for children and families.
- SHOP-3.3:** Install streetscape improvements along 84th Street, including landscaping, wayfinding, lookout areas or view corridors, and other amenities.
- SHOP-3.4:** Implement design guidelines that embrace the creation of an urban streetscape in La Vista City Centre.
- SHOP-3.5:** Develop new trails and greenways to connect the regional trail system to each major retail, employment, and entertainment area.
- SHOP-3.6:** Encourage restaurants and bars to provide outdoor patios that add visual interest and vitality to the street.



# MOVE ABOUT

A CONNECTED AND UNIVERSALLY ACCESSIBLE MULTIMODAL  
TRANSPORTATION NETWORK





# MOVE ABOUT

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## GOALS & POLICIES

### **MOVE-1:** Promote physical activity through universally accessible parks, recreation and trail facilities.

**MOVE-1.1:** Provide an on-street and off-street, multi-use trail system that connects residential neighborhoods, commercial centers, places of employment, schools and parks to encourage and facilitate access and active transportation.

**MOVE-1.2:** Designate green streets that provide connections between parks, schools, and the trail system, and incorporate wider sidewalks, ample landscaping, and street furniture.

**MOVE-1.3:** Ensure that parks, recreation facilities, and trails are well maintained and usable year round.

**MOVE-1.4:** Utilize pedestrian and bicycle priority signals and other technologies that improve safety and convenience, and focus this technology in areas where there is a demand to facilitate better pedestrian and bicycle traffic.

**MOVE-1.5:** Promote the development of detached sidewalks and pedestrian amenities, such as tree lawns and landscaping; benches; wayfinding signage; and beautification features such as artwork or murals to energize and activate the public realm.

**MOVE-1.6:** Promote expansion of Heartland B-cycle from Omaha to La Vista with stations at major destinations.

**MOVE-1.7:** Provide pedestrian and bicycle tunnels or bridges across major barriers, especially at: Applewood Creek greenway at Giles Road, 84th Street at Civic Center Park and across the West Papio Creek.

**MOVE-1.8:** Maintain and improve pedestrian crossings with paint or special paving and incorporate raised medians into major and minor arterials to provide a refuge for individuals who can't cross the street in one signal cycle.

## **MOVE-2: Enhance the existing right-of-way to ensure a safe, connected, comfortable, efficient and accessible, multimodal transportation system.**

**MOVE-2.1:** Maintain design standards and policies for various classes of streets, roads, highways and bridges to enhance the function and safety of the roadway network.

**MOVE-2.2:** Adopt and maintain a coordinated plan for maintenance and improvement of all streets, highways, and bridges in the community, including paving, curbs, gutters, street lighting, curb cuts, replacements, etc.

**MOVE-2.3:** Monitor and control traffic through town in an effort to ensure safe and efficient movement of pedestrians, cyclists, transit, and vehicles.

**MOVE-2.4:** Designate safe routes to schools that maximize green streets, prioritizing improvements along these routes and marketing them to students and surrounding neighborhoods.

**MOVE-2.5:** Create a connected network of complete streets that prioritize infrastructure for pedestrians, bicyclists, and transit riders.

**MOVE-2.6:** Achieve the goals of area transit plans through effective planning and continued partnerships with other local governments and transportation providers.

**MOVE-2.7:** Create transit hubs including transit, bike- and car-sharing.

## **MOVE-3: Enhance the physical appearance and character of the community, with special emphasis on commercial corridors and community gateways.**

**MOVE-3.1:** Create entryways into La Vista that feature streetscapes to immediately distinguish the City as attractive and pedestrian oriented with an array of landscaping, street furniture, banners, signage, and decorative lighting, that promotes walkability and reduced traffic congestion.

**MOVE-3.2:** Create and implement a commercial corridor beautification plan with emphasis on ample landscaping, artistic sidewalk paving, street furniture, benches and lighting. Reinforce the City's identity along:

|                   |                |
|-------------------|----------------|
| • Harrison Street | • 84th Street  |
| • Giles Road      | • 96th Street  |
| • 72nd Street     | • 108th Street |

**MOVE-3.3:** Maintain and enhance urban design standards for key corridors that require thoughtful site design and creative architecture that will help elevate the City's identity.

**MOVE-3.4:** As commercial corridors redevelop, encourage adequate parking facilities be located behind and/or to the side of buildings to create a well-defined street wall.





# HAVE FUN

AN ENHANCED, NATURAL, RECREATIONAL AND ACTIVE ENVIRONMENT



# HAVE FUN

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## GOALS & POLICIES

### **FUN-1:** Support the creation of a primary and secondary east-west trail system with connections to local networks.

- FUN-1.1:** Incorporate the trail system projects into the Capital Improvement Program (CIP) and seek funding sources.
- FUN-1.2:** Utilize existing amenities for trail alignments including greenways and stream systems, parks and civic uses, and existing roadway rights-of-way (on-street, expanded sidewalks, paved shoulders).
- FUN-1.3:** Create a system of strategically placed trailheads and wayfinding. Integrate sustainable materials and/or technologies into trailheads and trail amenities, such as solar energy benches with USB charging stations.

### **FUN-2:** Continue to provide a wide variety of park types and expand recreation options and programs.

- FUN-2.1:** Include expanded recreational options such as dog parks, expanded community gardens, a swimming pool and/or splash pads, and additional or enhanced playgrounds.
- FUN-2.2:** Continue to maintain the existing park system and implement the projects shown on the park improvement plans through the CIP.
- FUN-2.3:** Create a wayfinding system for all parks. Create themes and art placement to brand park recognition.
- FUN-2.4:** Continue partnering with Papillion-La Vista Community Schools to co-locate recreational and school uses; to provide safe routes to school; and to co-locate trails systems to and through school sites.

**FUN-2.5:** Continue to provide, improve, and expand the scope of lifelong recreation programs for a set of diverse users.

**FUN-2.6:** Continue to develop and maintain indoor and outdoor recreation facilities to meet diverse needs.

**FUN-2.7:** Expand the number and geographic availability of community gardens.

### **FUN-3:**

## **Promote the ecology of streams and open drainageway systems by evolving them into trail system with educational/interpretational components.**

**FUN-3.1:** Identify trails along drainageways with branding, art, and signage to reinforce the City's identity and educate residents about water quality and the protection of environmentally sensitive areas.

**FUN-3.2:** Continue outreach and public education to promote the importance of good storm water management practices.

**FUN-3.3:** Utilize floodplain easements and stream setback ordinances to further protect, preserve and restore natural amenities and stream channels.

**FUN-3.4:** Continue redevelopment of the Thompson Creek channel through trail connections, landscaping and other amenities.

### **FUN-4:**

## **Continue to support and expand the city's unique, high-quality community events and cultural services year-round to residents and visitors alike.**

**FUN-4.1:** Plan and produce community-based projects directed at improving the quality of life and creating a sense of community for all residents of La Vista, such as the Taste of La Vista.

**FUN-4.2:** Create a hierarchy of community gathering spaces, including:

- Large scale event space associated with Southport
- Community-scale event space at La Vista City Centre, including Civic Center Park/Central Park
- Small neighborhood gathering spaces, open areas, gazebos or pavilions at neighborhood parks

**FUN-4.3:** Partner with event organizers and promoters to hold festivals, concerts, and other events in community gathering spaces.

**FUN-4.4:** Maintain existing partnerships and develop new relationships among community organizations, volunteers and other local governments to support recreational services and achieve higher levels of service.

**FUN-4.5:** Encourage arts organizations to grow a more active, creative culture through live music, festivals, and other creative offerings.



# AND PROSPER

A HEALTHY, SAFE AND INSPIRED POPULATION

I AM THE FUTURE



# AND PROSPER

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## GOALS & POLICIES

### **PROSPER-1:** Promote environmental sustainability through clean sources of energy, and through conservation of energy and natural resources.

- PROSPER-1.1:** Ensure new development provides “green” infrastructure improvements necessary to protect the environment, such as reduced impervious coverage.
- PROSPER-1.2:** Integrate “green” infrastructure elements such as tree planting, gardens, stormwater treatment and infiltration systems, and green streets into the urban design of the City.
- PROSPER-1.3:** Continue the community forestry management program Tree City USA.
- PROSPER-1.4:** Reduce pollution in all creeks from stormwater runoff by continuing to educate the public on non-point sources of pollution.
- PROSPER-1.5:** Continue to monitor the health of specific stream segments, particularly Thompson Creek, and maintain or implement strategies to restore streams where feasible.
- PROSPER-1.6:** Provide storm water treatment, street cleaning, flood control, and similar environmental best management practices that protect water quality.
- PROSPER-1.7:** Ensure infrastructure systems are well-maintained to respect the limitations of our natural resources.
- PROSPER-1.8:** Reduce ground-level air pollution by participating in a regional Clean Air Action Plan that is responsive to changing conditions and regulatory requirements.
- PROSPER-1.9:** Encourage neighborhood clean-ups by continuing the spring / fall clean-up days which provide recycling and removal of trash and debris from neighborhoods.
- PROSPER-1.10:** Reduce energy consumption and waste generation in all public buildings, and investigate renewable sources (such as solar and wind).

## PROSPER-2: Stimulate, support and value innovative and public art as a community.

**PROSPER-2.1:** Support modern services, business and industry, in an effort to attract the creative class.

**PROSPER-2.2:** Create an awards program or event to recognize the most innovative individuals, businesses, and agencies in the community.

**PROSPER-2.3:** Encourage new approaches to the creation or presentation of art, or new ways of engaging the public, particularly children, with art.

**PROSPER-2.4:** Ensure that our public spaces and buildings reflect design excellence and are beautiful places.

**PROSPER-2.5:** Develop a vibrant public art program and incorporate art installations into government-owned buildings and outdoor spaces, investigating the feasibility of such installments at:

- City Hall
- Civic Center Park
- Trailheads
- Gateways
- Senior Center/Recreation Center
- Sarpy Center/La Vista Public Library
- Other public facilities

**PROSPER-2.6:** Increase philanthropic and resident support and participation in artistic and creative activities.

## PROSPER-3: Ensure a transparent and accountable government that values the participation of residents of all ages and income levels.

**PROSPER-3.1:** Provide critical and relevant information on a timely basis and facilitate two-way dialogue between city government and the community.

**PROSPER-3.2:** Encourage an ongoing forum for community participation to maintain and improve the economic and social quality of life in the community – have town hall meetings away from city hall.

**PROSPER-3.3:** Create youth forums to provide early access to city government, and expand youth engagement in community affairs.

**PROSPER-3.4:** Build philanthropic support and investment by connecting people with causes, in particular by engaging young people.

**PROSPER-3.5:** Develop community partners who will be involved in and contribute to the successful implementation of the plan, including professional, business, education, religious, merchant, or service associations and organizations.

**PROSPER-3.6:** Regularly survey the needs of the residents.

**PROSPER-3.7:** Celebrate accomplishments and report back annually to residents.

**PROSPER-3.8:** Identify appropriate communication methods and evaluate the use of social media.

**PROSPER-3.9:** Develop a cultural inclusion strategy and expand engagement to diverse populations.

## PROSPER-4: Maintain the existing high level and efficiency of city services.

- PROSPER-4.1:** Respond to growing service demands through partnerships, innovation, and outcome management.
- PROSPER-4.2:** Promote health, safety and security through effective communication regarding service delivery.
- PROSPER-4.3:** Promote regional coordination and cost efficiency with neighboring communities and counties through partnerships for shared resources among service providers, including fire, rescue, police, civil defense and public works.
- PROSPER-4.4:** Reduce crime incidents through community design that provides “eyes on the street” and creates a sense of ownership.
- PROSPER-4.5:** Adopt an annexation policy in conformance with state statutes and evaluate areas for annexation based on their fiscal or service impacts to the City.
- PROSPER-4.6:** Promote regional planning and increased coordination between municipalities and county government to address major land use and transportation challenges.
- PROSPER-4.7:** Continue to participate in the implementation of the Vision 2050 Plan through MAPA.
- PROSPER-4.8:** Continue to utilize the Capital Improvement Program (CIP) as an investment and maintenance plan for the City’s infrastructure.
- PROSPER-4.9:** Establish and adopt a long-term fiscal management plan and accompanying policies to ensure plan implementation.
- PROSPER-4.10:** Advocate for La Vista’s interests through state and federal lobbying interests, regional partnerships and other organizations.

## PROSPER-5: Improve and enhance the provision and efficiency of programs, education and activities through the community center and public library.

- PROSPER-5.1:** Identify and fill gaps in existing programs and activities.
- PROSPER-5.2:** Expand the existing Senior Center and/or consider studying satellite locations that would provide programming throughout the community.
- PROSPER-5.3:** Encourage residents to create little free library locations that encourage reading and create a sense of community.
- PROSPER-5.4:** Encourage rotating art installations at public facilities in partnership with Metropolitan Community College.
- PROSPER-5.5:** Improve public transportation services to the Community Center and Public Library.





# CHAPTER 5: OUR RESOLVE

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- IMPLEMENTATION STRATEGIES
- MONITORING PROGRAM





# APPENDICES

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- A. PUBLIC OUTREACH SUMMARIES**
- B. VISION 84 PLAN**
- C. BLIGHT STUDY**
- D. REDEVELOPMENT PLAN #1**
- E. REDEVELOPMENT PLAN #2**
- F. CIVIC CENTER PARK MASTER PLAN**
- G. CORRIDOR 84 STREETSCAPE PLAN**



# APPENDIX A.

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# PUBLIC OUTREACH

This document belongs to every member of this community, not only because they live here, but because they participated in the process.

The scope and reach of the public outreach components of this plan were above and beyond what La Vista has ever undertaken, and the community responded by showing up and participating.

During the first phase of outreach, we asked residents to identify what they love about La Vista. These are the community values that we all hold close to our hearts and would not want to change in the future. These are the first things that you mention when describing where you live.

## PUBLIC OUTREACH SUMMARY

Stakeholder Interviews  
Salute to Summer Festival  
Taste of La Vista (first-ever)  
Neighborhood Choices Workshops  
Taste of La Vista (2nd annual)

We asked residents how they would change La Vista and what we still need to work on as a community. These responses represent how we see ourselves and how we see our city evolving and growing in the future.

On the following pages is a more in-depth summary of the community engagement elements of this planning process.

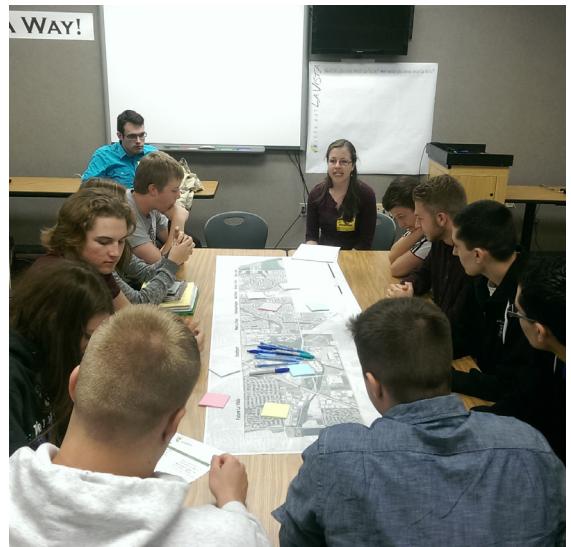
## Stakeholder Interviews

On April 13 and 14, 2015, city staff and the consultant team held small group interviews with a cross-section of 87 community leaders and representatives. Stakeholders represented City departments, partners, community groups, business owners, and regional agencies.

These conversations focused on La Vista's greatest challenges and opportunities, initial visioning ideas, and other thoughts about the plan. Stakeholders shared their open and honest opinions about the issues and choices La Vista faces as it plans for the future.

Representatives from the following agencies, organizations, and groups participated in interviews about the Comprehensive Plan:

- La Vista Public Library
- Sarpy/Cass Health Department
- City Departments (Public Works, Community Development, Police)
- City Council
- Planning Commission
- La Vista High School
- Papillion-La Vista School District
- La Vista Community Foundation
- Sarpy County Economic Development Corp.
- Yahoo
- Omaha Public Power District
- Metropolitan Utilities District
- Senior Center
- Val Verde HOA
- La Vista Falls Golf Course
- Beautiful Savior Lutheran Church



Specific ideas and comments offered by participants are organized and summarized below, by Comprehensive Plan element.

## What do you LOVE about La Vista?

library • public services • community events, • parks and open space • small town feeling • central park • leadership • public works • high level maintenance • potential • comfortable • responsiveness • convenient • location • safe • cultural • friendly • accessibility • viability • transparent • proactive • land-locked • camaraderie • relaxed • diversified • kid-friendly • trees • personal and green space •

## Where We Live

- Accommodate upscale housing opportunities (i.e. condos) within “Downtown”
- Promote owner-occupied housing programs through city-sponsored programs
- Include first-time homeowners assistance
- Improve East La Vista neighborhoods and associated infrastructure
- Incorporate additional housing opportunities for seniors, retirees, ADA accessible, assisted living facilities, and in close proximity to daily services
- Incorporate a range of housing opportunities, from affordable housing to large-lot single-family housing
- Promote the history of the city (i.e. House of Nines)
- Strive to be sustainable

## Where We Work

- Continue to promote and expand the high quality development at Southport
- Increase dialogue between residents and businesses
- Create an urban feel along 84th street
- Capitalize on Southport and continue to expand
- Build relationships with big and small businesses that are benefiting the community
- Continue to attract some employers (i.e. business park, medium-size corporate headquarters, tech companies)
- Expand Southport further east
- Investigate specific, targeted industries that build on La Vista’s economic development

## Where We Shop

- Follow through on Vision 84
- Include unique businesses and restaurants
- Include family-friendly venues within “Downtown”
- Initiate a Chamber of Commerce
- Attract businesses that are unique, and capitalize on them as an attraction to the area
- Continue to be patient and wait for the development projects that make the most sense for the City
- Capitalize on the employees that are at Southport; restaurants, daily services, etc.
- Include unique cultural features at “Downtown”

- Activate the 84th Street redevelopment project; capitalize on the project to bring in unique businesses for the City
- Encourage City to move forward with the 84th Street Redevelopment, through entitlement, demolition, infrastructure construction, etc.
- Incorporate mixed use buildings as part of vision 84 and “Downtown” like Askarben Village
- Maintain the small town network; generate interaction between people
- Maintain the city’s financial health

## Where We Play

- Preserve the wildlife of the area
- Maintain the natural beauty of Central Park
- Maintain and expand the scope of recreation programs
- Construct a dog park
- Include cultural, leisure opportunities for young professionals
- Enhance neighborhoods parks with updates and upgrades
- Capitalize on the Sports Complex
- Focus on sustainability (less emissions; water capture; solar energy; benches with solar panels and USBs to charge phones)
- Incorporate locally grown, food-based opportunities

## How We Move

- Connect trails, sidewalks to enhance walkability
- Expand walkability through new technology (i.e. Charlottesville’s automatic crosswalks)
- Expand knowledge of trail system through trailheads, maps, signage, etc.
- Connect East and West La Vista
- Expand and connect City trail system; investigate underpasses at arterials; connect parks, schools, neighborhoods
- Connect trail system to Keystone Trail
- Prioritize a city-wide off-street trail system, but integrate an on-street trail system as a secondary transportation system

## Where We Grow

- Maintain the excellent services of public works (maintenance, snow removal, etc.)
- Maintain and expand high level of library services and programs
- Maintain and enhance the senior activities that the city offers
- Maintain the high level of city services, elected officials and city staff
- Continue to evolve and expand the community events offered year-round
- Maintain and continue to evolve the quality of the Papillion-La Vista School District
- Continue to improve the City’s website
- Continue to elect and appoint practical yet progressive leaders

- Continue the partnership between police department and school districts
- Incorporate more opportunities for public art and/or large-scale community art project
- Create partnerships with non-profits
- Investigate additional opportunities for beneficial partnerships between municipalities and other agencies (i.e. Papillion Fire Department merger)
- Provide the best city services possible
- Incorporate public art

## Identity:

- Promote the community, and improve its perception from outsiders
- Create a cohesive identify for La Vista
- Establish an identity
- Small town feel, friendly
- Establish an identity, create an obvious separation from adjacent municipalities
- Become the innovative people that others are calling for advice
- Build on existing outreach capabilities (newsletter, press release, social media)
- Create a welcome packet for all new residents outlining city services, schools, rec center, events

## Salute to Summer Festival

On May 22nd, 23rd, and 24th, city staff and the consultant team facilitated a booth at the Salute to Summer festival in City Park. The booth was staffed from 2:00 PM until 8:00 PM on Friday afternoon; 10:00 AM until 7:00 PM on Saturday; and 12:00 PM until 3 PM on Sunday afternoon.

Over the course of the weekend, it's estimated that between 400 and 500 festival attendees stopped by the booth, and of these, the team received nearly 250 written comments on what they love about La Vista, and what they would change about La Vista.

The presence at the Salute to Summer event allowed the team to reach a completely different demographic than those who attended stakeholder interviews in April, gathering a range of comments from younger families with young children, middle-schoolers, and residents of surrounding areas that utilize the amenities of La Vista. Many of these comments reflect the same thoughts and common themes that the team had heard through stakeholder interviews.

Consultant and city staff informed residents of the Comprehensive Plan process, the reasons for which we were asking for feedback, and the next steps in the process, including the Visioning Events in June, which garnered quite a bit of interest from folks.

Comments have been compiled and illustrated in word clouds on the following pages, with the answers that were noted most often being displayed largest. The raw comments are included on the following pages.

# What do you LOVE about La Vista?



## What would you **CHANGE** about La Vista?



## What do you LOVE about La Vista?

- Love the carnivals
- Central Park
- The best because it has all different celebrations
- Friendly people
- Centrally located within the area
- Great community born and raised here
- My daycare, TinyTown USA
- Our schools and parks
- How well the city is kept up
- Nicer, cleaner area than others
- Play at parks
- Tiny Town USA
- Employment opportunities
- Cute, small town
- The sense of community
- Peace and quiet and the parks
- Splash park
- Natural wildlife at the creek
- Everything!
- Schools (G. Stanley Elementary)
- Schools parks
- Born and raised here, raising my kids here
- People and Central Park
- Small town friendliness
- I like the green spaces
- Neighborly attitude to each other
- Convenience
- Friendly kids and nice police
- Wonderful library
- Matchbox races
- Police department - very good
- Pool
- How nice everything is!
- Christmas tree lighting
- Great school district
- TinyTown USA
- Strict laws and safety
- Small town, close to a big town
- School and park
- Convenience - fast food, daycare
- Sense of community
- Community center, library and good restaurants
- Rides and BBQ
- Schools and parks are close
- Family friendly
- Small town
- Close to everything and walkable, can walk everywhere
- All the rides
- Salute to Summer
- People
- Everything is really close
- Schools and friendly people
- Community center
- Community events - nice, smaller scale compared to Omaha
- Quiet and safe
- Makes people happy
- Interesting process and outreach for the plan
- Central Park - quiet
- Small town feeling
- Schools
- Carnivals
- Parks, library, pool, friendly
- Carnival
- Great community, great people, safe, born and raised here good schools
- Hotel options
- Love the parks and shopping
- Nice people
- PL High School
- Family atmosphere
- Parks with all the activities
- Love Central Park
- The cotton
- Rotella's
- I like how there is not a lot of crime
- Small town feel
- Parks rec center
- Centrally located and convenient
- Community events
- Schools, emergency services, friendly
- Close to events
- Police officers are amazing
- Small town community feeling
- Love the library program for kids
- PLSD love the schools!
- Fun, friendly, good places to hang out
- I love that la vista isn't a giant city
- Community center (where I meet for Daisies)
- Jimbos restaurant
- Cabela's
- Love the rec center
- Parks and play areas
- The big parks

- Big city lots of options for activities and shopping
- Parks and schools
- Like the creek improvements
- Good location
- All the fun summer activities
- Library
- Schools and people
- Central Park - family oriented
- Freedom
- Staff helpfulness and responsiveness
- The fun community activities
- Close to Papio creek and trails
- Community center tax assistance program
- The pool as is
- There are a lot of nice parks
- Neighborhood and schools
- Small town, feel, cleanliness, convenience, close to everything
- Rec center
- Close knit community, police force
- Cleanliness
- Small town feeling in the city
- Schools, their size, smallness of LV-JHS
- Salute to Summer
- Parks
- Quiet and small
- Rides and food

# What would you **CHANGE** about La Vista?

- More condos, nice condos
- Make the boundaries between communities more obvious
- Fabric store
- Put video games in playgrounds
- Employment opportunities for teenagers
- More activities in the parks
- Have a water park with everything
- More small child friendly activities
- Fix up Walmart
- Change Champion Park into a dog park
- Like the Marcos/ video store combo
- Fill vacant buildings at 84th Street
- More activities for kids especially for teens
- Like the idea of 84th Street being something like Midtown Crossing
- Fill vacancies at 84th Street need grocery store again
- Movie theater
- Replace Champion Park after creek improvements
- Swimming pool east of 84th Street in vacant lot just east of 72nd Street and Park View Boulevard
- I would change 84th Street
- I want to change the kids, they're rude
- Like idea of shopping center at Southport
- More info about available programs
- Fix up 84th and build on newer businesses that have come in
- Use sales tax for 84th Street
- Help the old strip malls get new business
- Pedestrian overpass at 84th Street for junior high kids
- Do the parks scavenger hunt again
- Affordable, kid friendly activities
- New water park like Papio Bay
- More wildlife
- Finish creek project and replace park space
- Better pool
- Move splash party back into summer, too cold
- Make the school parks better
- 84th Street redevelopment
- Water park
- Build swimming pool with water park
- Ada accessible facilities and trails and sidewalks
- Change "Salute to Summer" back to "La Vista Daze"
- Movie theater more centrally located
- Improved or updated water park like Papio Bay
- Event center, ice rink, destination attraction
- More restrooms at sports complex
- Make the carnival bigger
- 84th Street
- Water park and amusement park
- Parks and trails back after creek improvements are done
- Add water spigots by fire pits at Central Park
- Free family community activities
- Bike paths should connect to the Omaha trails
- Clean up potholes by first national bank
- Bring the shopping back to 84th Street
- Redevelop 84th Street retail on 1st floor and housing above
- Bullying
- Mall
- To be able to use the red center, be more accessible
- 72nd Street traffic
- Keep the golf course
- Library services for Special Improvement Districts
- Replace our playgrounds for kids
- Curfew for kids
- More walk ability especially through the park
- Keep building and improve Southport
- Move on with 84th Street redevelopment
- More Lego story time
- Attract more business to 84th Street
- Need fine dining
- Places for teens to hang out
- Do something with 84th Street
- Entertainment options for teenagers coffee shops restaurants with activi-

ties

- More restaurants
- Underserved by many business types
- Have the registered sex offenders removed from neighborhoods
- Big swimming pool
- More senior housing
- 84th Street redone
- More shops at Brentwood Square
- Pet store
- Rec center for basketball volleyball, etc., like Bellevue lied center
- 84th street needs to be redone
- The rudeness
- Activities for teens through a separate entity than the school
- Add a dog park
- More info on creek improvements
- New grocery store at 96th Street and Giles Road
- Bullies
- Something needs to go into Wal-Mart
- Loves working in La Vista
- More activities

## Taste of La Vista (first-ever)

The Taste of La Vista was a local celebration focused on attracting residents to provide feedback on the community vision and future opportunities for the City. There were over 600 attendees, including families, business owners, seniors and teenagers. As represented on the map below, most attendees indicated that they lived within the central neighborhoods of Parkview Heights, 84th Street and Middle La Vista. Fewer attendees came from neighborhoods further west.

Through a series of interactive exercises, activities and distribution of information, participants visualized ideas that would enhance La Vista's quality of life, comfort, and convenience.

Hoping to make the Taste of La Vista an annual event and community tradition, local vendors, restaurants and breweries were invited to provide food and drink for participants. This celebration of local businesses and local community attracted over ten La Vista businesses to participate.

## Block Exercise

Participants of all ages were encouraged to write phrases or draw images on giant Lego blocks. Over the course of the event, these blocks were stacked to physically build a single community vision. After the event, these can be exhibited in public areas such as the lobby of City Hall, the Community Center or Public Library.

## Photo Booth

A professional photographer set up a live photo booth at the event to capture the ideas, passion, and faces of La Vista. With the help of Advisory Committee members, attendees took photos with phrases written on their bodies or holding a board in front of them. Many of the sentiments expressed in these photos express the pride, strength, and diversity of the community.



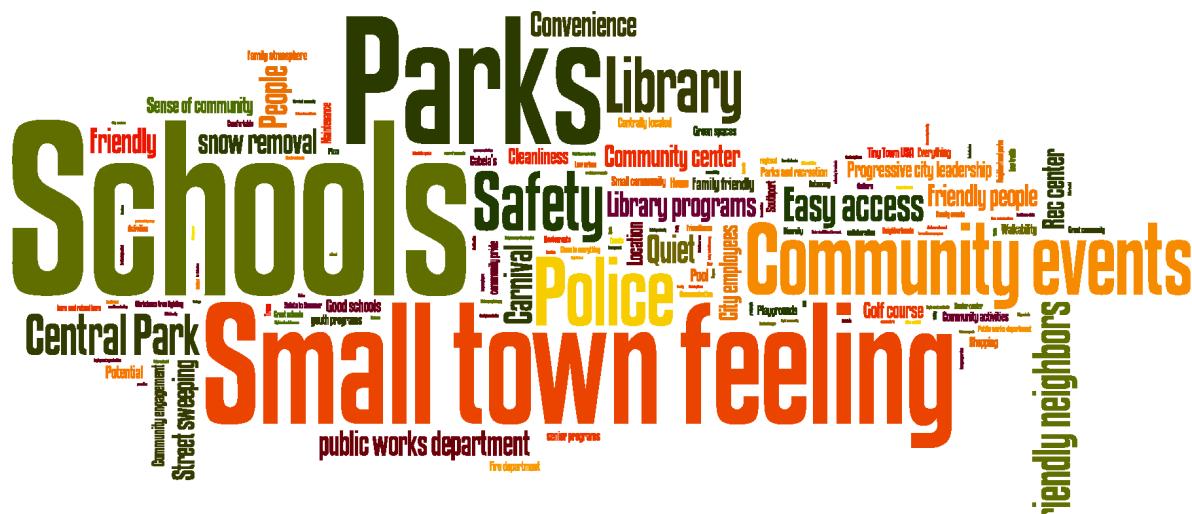


# Articulating a Vision

Based on interviews with City staff, boards and commissions, local residents, and business owners during the first phase of the project, initial statements were drafted to express the vision of La Vista's future. Participants at the event were asked to respond to these statements and prioritize which statements were more important. The results are on the following pages, organized by plan element.

Additionally, participants could describe what they love about the community and identify needs and improvements. This was a continuation of an exercise initially started with the Salute to Summer and online outreach. A graphic of these statements can be found below.

# What do you LOVE about La Vista?



# What would you **CHANGE** about La Vista?



# Translating Our Values into Vision

## Where We Live

| Preliminary Vision Statement  | Priority |
|---|----------|
| Build on the small town and friendly feel of neighborhoods  | 74       |
| Promote rehabilitation and restoration of older housing   | 46       |
| Integrate additional housing options for all life-cycles, including singles, young families, and aging seniors.   | 45       |
| Accommodate upscale, multifamily housing opportunities in conjunction with restaurants, retail, and amenities on 84th Street.   | 34       |
| Provide a balance of diverse, high quality housing stock that incorporates a range of housing forms and densities that appeal to families, singles, and seniors, while retaining the character and form of established neighborhoods. | 30       |
| Develop Senior Center with more programs, education, activities, etc.   | 12       |

## Where We Work

| Preliminary Vision Statement  | Priority |
|---|----------|
| Revitalize 84th Street with a focus on accommodating a range of employment options.                   | 117      |
| Build relationships with existing and thriving businesses.  | 26       |
| Attract and maintain a range of both large and small business within the community.                   | 24       |
| Attract a skilled and vibrant workforce through the support of a range of large and small businesses. | 23       |
| Capitalize on Southport and continue to expand with high quality development.                         | 16       |
| Need suicide prevention center for teens.   | 10       |

# Translating Our Values into Vision

## Where We Shop

| Preliminary Vision Statement   | Priority |
|--|----------|
| Create a mixed use, urban feel along 84th Street with unique, both upscale and sit-down, family-friendly restaurants; shopping; and entertainment. | 86       |
| Attract a good steakhouse.   | 68       |
| Support family-friendly destinations, such as an entertainment district, bowling, arcade, or skate park.   | 43       |
| Build spaces to encourage socialization, entertainment, and local events.  | 34       |
| Create new commercial and entertainment centers that bring the community together and capitalize on the presence of in-commuters during the day.   | 28       |
| Include healthy eating options.  | 27       |
| Capitalize on the density of employees working at Southport and provide restaurants, shopping, and daily services.                                 | 13       |
| Attract a fast food restaurant focused on fruits and vegetables  | 13       |

## Where We Play

| Preliminary Vision Statement   | Priority |
|--|----------|
| Expand the range of recreational activities to include dog parks, an improved pool, new water park, bicycle/skate parks, splash pad, and alternative activities (i.e. laser tag, archery). | 82       |
| Leave golf course alone. Promote and draw people to the golf course.   | 53       |
| Build a dog park.  | 44       |
| Expand parks facilities and the trail network to improve access to neighborhood and community parks.   | 27       |
| Build on basic trail and streetscape amenities like benches and trees.   | 24       |
| Continue to provide and expand parks, recreation programs, and open space facilities as an important asset to an active community.   | 20       |
| Begin conversion of the golf course into Civic Center Park.  | 18       |
| Integrate cultural, artistic, and leisure opportunities in parks and community spaces.   | 16       |

# Translating Our Values into Vision

## Where We Move

| Preliminary Vision Statement   | Priority |
|--|----------|
| Promote physical activity through universally-accessible parks, recreation and trail facilities.   | 51       |
| Increase pedestrian and bicycle connectivity, accessibility, and comfort.  | 47       |
| Expand and connect the trail system across arterials, between parks and throughout neighborhoods.  | 39       |
| Facilitate a livable community by ensuring a safe, connected, multimodal transportation system and creating a full-service transit-oriented community. | 28       |
| Use innovative technologies to increase pedestrian and bicycle safety and comfort at intersections.  | 20       |
| Coordinate fitness activities, and include benches on city streets.  | 10       |
| Include laser-tag and archery.   | 4        |

## Where We Grow

| Preliminary Vision Statement   | Priority |
|--|----------|
| Ensure a healthy and safe community by promoting public art, education, and providing a variety of high-quality community services and amenities to all residents. | 71       |
| Maintain the existing high level of city services within budget.   | 41       |
| Continue to evolve and expand the community events, art shows, and public services offered year-round.   | 34       |
| Encourage environmental sustainability by supporting clean sources of energy and energy conservation.  | 23       |
| Open theater.  | 23       |
| Incorporate more opportunities for public art.   | 19       |
| Strengthen community resiliency and fiscal sustainability through communication, efficient development patterns, and hazard mitigation.                            | 10       |

## Recreation “Wants”

Dog park  
 Bigger pool, new pool, or water park  
 Skateboard park  
 Laser-tag  
 Archery course  
 Year-round indoor parks/ playground  
 More baseball fields  
 More public sports complexes  
 Band shells/ stage

More trails  
 More community gardens  
 More/ different playground activities  
 Fishing areas/ fishing ponds

## Neighborhood Choices Workshops

Nearly 150 residents braved heavy rain to participate in neighborhood choices meetings, providing over 100 written responses to opportunities neighborhood and city-wide. On September 23rd and 24th city staff and the consultant team facilitated four neighborhood meetings, held from 6:00-8:00 pm at G. Stanley Hall, La Vista West, Park View Heights, and Portal Elementary.

City staff and consultants explained the Comprehensive Plan update process, and discussed key opportunities and priorities that should be examined during plan development, and asked for additional feedback to reinforce elements of the refined community vision.

The events were publicized online, via the [www.cityoflavista.org](http://www.cityoflavista.org) website and on social media through the City's Facebook and Twitter feeds; through email notifications to residents; by postcards to every residential address; and with lawn signs throughout neighborhoods, at parks, and on highly visible roads.

The written feedback from the events has been compiled in the tables below, as well as comments from the staff Leadership Team and Advisory Committee.



## Live

| Opportunity   | Priority | Public Comments   | Leadership Team Comments  |
|---|----------|---|---|
| <b>1. Connecting Neighborhoods</b><br>Enhanced connections between neighborhoods and commercial centers with complete streets, underpasses, trail connections and intersection improvements   | 19 dots  |   | <ul style="list-style-type: none"> <li>• New trail offset from 84th Street</li> <li>• Connect so you can walk to shops, through neighborhoods</li> <li>• Challenges related to getting to new junior high</li> <li>• Connectedness is what people talk about</li> </ul>   |
| <b>2. Neighborhood branding and reinvestment</b><br><ul style="list-style-type: none"> <li>• Redevelopment guidelines for old housing</li> <li>• Facade improvements</li> <li>• Monumentation</li> <li>• Infrastructure improvements</li> </ul>   | 6 dots   | <ul style="list-style-type: none"> <li>• Keep small town feel but clean up neighborhoods.</li> <li>• Need more code enforcement. We only have 1 and Papillion has 4-5.</li> </ul> | <ul style="list-style-type: none"> <li>• Older neighborhoods not necessarily a priority now</li> <li>• Reinvestment could be hard to execute, but very important.</li> <li>• Properties can detract visitors</li> <li>• Reinvesting should happen before connections are done.</li> <li>• Can only do so much, people have to want to do that. Challenge to get people to participate; rental properties</li> <li>• Reinvestment isn't something the city has counted on.</li> <li>• Reinvestment is viable, but not your biggest value.</li> </ul> |
| <b>3. New forms of mixed-use residential.</b><br><ul style="list-style-type: none"> <li>• Live/Work Industrial Transitional Area</li> <li>• Senior Housing/Assisted Living with Possible Mixed-Use Component</li> <li>• 84th Street high density mixed-use residential to support town center commercial on street-level</li> </ul> | 23 dots  | <ul style="list-style-type: none"> <li>• Make sure to provide enough parking</li> <li>• Affordable housing for seniors as part of 84th</li> </ul>                                 | <ul style="list-style-type: none"> <li>• As younger couples have families, how does that impact mixed use residential?</li> <li>• Mixed use gives people the support</li> <li>• 84th could be inactive</li> <li>• Reinvest south of PUB, by the J.H.</li> </ul>   |

# Work

| Opportunity  | Priority | Public Comments  | Leadership Team Comments   |
|--|----------|--|--|
| General Comments   |          |  | <ul style="list-style-type: none"> <li>Sales Tax and Revenue – densify and capitalize on infill areas</li> <li>Space is important – tax breaks</li> <li>Identify sectors/jobs – economic development coordination to attract what we want</li> </ul>   |
| <b>1. Space for Business to Grow</b> <ul style="list-style-type: none"> <li>Area for Business Expansion; Existing Business Can Grow Up in La Vista</li> </ul>  | 0 dots   | <ul style="list-style-type: none"> <li>Would love not to have to commute to work – great opportunity if come available.</li> </ul>   | <ul style="list-style-type: none"> <li>This may be harder since we don't have many big chunks of land – without rezoning.</li> <li>Industrial redevelopment?</li> </ul>  |
| <b>2. Technology Districts</b> <ul style="list-style-type: none"> <li>Broadband/Wifi</li> <li>Sustainable Building Design and Branding</li> <li>Business Incubator Space for Start-Ups and Entrepreneurs</li> <li>Urban Corporate Headquarters to Anchor Downtown</li> </ul> | 7 dots   | <ul style="list-style-type: none"> <li>We to need fill the empty buildings before allowing more development (x2)           <ul style="list-style-type: none"> <li>Do not agree</li> </ul> </li> <li>Balance between residential financial responsibilities and business responsibilities</li> <li>City-wide wifi!</li> </ul> | <ul style="list-style-type: none"> <li>Tech District may be challenging – role for city?</li> <li>Competition with other tech areas (Omaha)</li> </ul>   |
| <b>3. Regional Economic Generators</b> <ul style="list-style-type: none"> <li>Alamo Drafthouse, Boot Barn; Strip Shopping Centers, Costco, Multisport Complex</li> </ul>   | 20 dots  | <ul style="list-style-type: none"> <li>We don't need any more strip malls!           <ul style="list-style-type: none"> <li>There's only three</li> </ul> </li> </ul>  | <ul style="list-style-type: none"> <li>Chamber of Commerce is probably needed, or a city position for Economic Development Coordination. Look at shopping options, too.</li> <li>Not done until it's done. Regulations aren't welcoming – not pro-business. PUD has conditional uses.</li> </ul> |

## Work

| Opportunity  | Priority | Public Comments  | Leadership Team Comments  |
|--|----------|--|---|
| <b>4. Urban Amenities and Lifestyles</b> <ul style="list-style-type: none"> <li>• Vibrant Urban Space for Younger Workforce</li> </ul> | 18 dots  | <ul style="list-style-type: none"> <li>• Higher End Dining (x2)</li> <li>• Area like Fall Brook in Lincoln – walkable community</li> <li>• Dining that is not a chain. Unique/fine dining (x3)</li> <li>• Too much retail, convert to housing</li> </ul> | <ul style="list-style-type: none"> <li>• Big challenges with the site. Needs the most help. City Council needs to be aggressive to get redevelopment in place. Are there lessons learned? – how to avert darklit stores in future. Create adaptive retail/office space, in case it fails.</li> <li>• Way to connect with workforce.</li> <li>• Marketing and branding is important. Way to get new generation of workforce here, to live and raise family etc.</li> <li>• Thoughtful zoning with balanced mix. Landlocked requires design quality. Incentivize bigger business to locate here. Some landscaping deters from real use (like gas stations)</li> </ul> |

## Shop

| Opportunity  | Priority | Public Comments   | Leadership Team Comments   |
|--|----------|---|--|
| General comments   |          |   | <ul style="list-style-type: none"> <li>• Obstacles: property ownership, cost, wherewithal, and lack of control</li> </ul>  |
| <b>1. Mixing Retail and Office in a New Way</b> <ul style="list-style-type: none"> <li>• New Office/Retail Neighborhood Centers</li> </ul>   | 7 dots   |   |  |
| <b>2. Regional Entertainment Destination</b> <ul style="list-style-type: none"> <li>• Costco, Alamo Drafthouse</li> </ul>  | 22 dots  | <ul style="list-style-type: none"> <li>• Costco would be wonderful to have closer to this area</li> <li>• This area should go from I-80 to Creek, including parcels on both sides of Giles and new commercial area off Harrison.</li> </ul>   | <ul style="list-style-type: none"> <li>• Regional Area makes the 84th St. project better, more viable, with less investment by the city in the regional area.</li> <li>• Walkability</li> <li>• More of a mix of uses</li> <li>• Clamoring for entertainment</li> <li>• Has more potential</li> <li>• One-stop area</li> <li>• Meet needs of those using multisport complex</li> </ul>   |
| <b>3. Establish a Town Center</b> <ul style="list-style-type: none"> <li>• Pedestrian-Oriented Design Standards</li> <li>• Town Center for Arts, Culture, and Dining</li> <li>• Parking Maximums or Garage Parking</li> <li>• Vibrant Mix of Uses</li> </ul> | 36 dots  | <ul style="list-style-type: none"> <li>• No need for parking garages</li> <li>• City Center, not Town Center</li> <li>• With the enormous growth occurring by I-80, seems impossible to attract business to 84th Street corridor. Maybe it should be rezoned to housing area?</li> <li>• 84th Street redevelopment with family-friendly areas and shopping</li> </ul> | <ul style="list-style-type: none"> <li>• Area that needs the most improvement</li> <li>• Would make the most immediate impact</li> <li>• Residents want to see something here</li> <li>• Big impact – both physical environment and property tax values and why people would go there.</li> <li>• Have put the foundation in place to start this project – tax, incentives</li> <li>• Catalyst</li> <li>• Creates an identity for La Vista</li> <li>• Helps to create community – place</li> <li>• Have a plan in place</li> </ul> |
| <b>4. Investment in Existing Centers</b> <ul style="list-style-type: none"> <li>• Invest in Existing Neighborhood Centers</li> </ul>   | 3 dots   | <ul style="list-style-type: none"> <li>• Locally owned restaurants. Higher end.</li> <li>• Unique mixed use is good.</li> <li>• Limited shopping opportunities; we shop outside community mostly because of convenience.</li> <li>• Nice restaurants at 84th and 72nd and Giles.</li> </ul>   | <ul style="list-style-type: none"> <li>• Locally owned restaurants. Higher end.</li> <li>• Unique mixed use is good.</li> <li>• Limited shopping opportunities; we shop outside community mostly because of convenience.</li> <li>• Nice restaurants at 84th and 72nd and Giles.</li> </ul>  |

# Play

| Opportunity  | Priority | Public Comments   | Leadership Team Comments  |
|--|----------|---|---|
| General Comments   |          | <ul style="list-style-type: none"> <li>• East La Vista:</li> <li>• Pedestrian bridge connection to trail from Ardmore neighborhood, at 70th.</li> <li>• Connect Ardmore to Keystone Trail along 66th prior to 2020</li> </ul>   | <ul style="list-style-type: none"> <li>• Obstacles: property ownership, cost, wherewithal, and lack of control</li> </ul>   |
| <b>1. East to West Urban Trail Connection</b><br>Artistic branding features <ul style="list-style-type: none"> <li>• Park Connections</li> <li>• Town and Entertainment Connections</li> <li>• Connections to Three Regional Trails</li> </ul> | 19 dots  | <ul style="list-style-type: none"> <li>• No bike trail on north side of Thompson Creek near Mayor's Park. Keep it on south side, with a bridge across</li> <li>• Connect S. 70th Street dead-end to trail/ Thompson Creek with a bridge.</li> <li>• With trail infrastructure, add tech hookups, lighting (for future use)</li> </ul> | <ul style="list-style-type: none"> <li>• Easy to maintain. People talk about this all the time. Love to walk. Ties into everything. Connect to Paypal.</li> <li>• Logical, like the route. No way to go E/W right now. Could get to MoPAC/ Wehrspann.</li> <li>• Applewood creek trail at Giles Road.</li> <li>• Like on-street bike lanes created in Omaha. Or expanded sidewalks. Bike rental centers (bike share) support community gathering areas. Be great for E/W doesn't have anything else now.</li> <li>• Connection to W. Papio important. Great idea II over. Bike/ped becoming more and more important.</li> <li>• Truly connect to all areas. Experienced Aksarben Village that does great with the trail usage. Make path from 84th to NMSC safe/ fun important. Connection to SPW important. Definitely need connection to Prairie Queen.</li> <li>• Include in 84th Street space</li> <li>• Incorporate trails into multisports complex</li> <li>• Make sure trails connect event space, shuttle bus from off-site parking.</li> </ul> |

# Play

| Opportunity  | Priority | Public Comments   | Leadership Team Comments   |
|--|----------|---|--|
| <p><b>2. Three Regional Recreation Areas to Serve All of La Vista</b></p> <ul style="list-style-type: none"> <li>• Multisport Complex</li> <li>• Evolution of Golf Course into Civic Park and Town Center</li> </ul>                 | 19 dots  | <ul style="list-style-type: none"> <li>• Start Civic park at 72nd and Park View Blvd and then head west.</li> <li>• Golf course does not generate enough money</li> <li>• Start with the buildings and save the golf course for last.</li> <li>• Keep the Golf Course (x7)</li> <li>• Leave golf course off 84th Street alone. Not enough green space – don't remove green space that is there. Enhance it!</li> <li>• What happens in the Civic Park?</li> <li>• Multisport Complex is a great location for a dog park</li> <li>• Seems counter-productive to turn the revenue producing golf course into a non-revenue producing park, especially without near-by residents</li> <li>• Improve golf course; stop rumors of closing. Design for other than pro players.</li> </ul> | <ul style="list-style-type: none"> <li>• Tie into #1. Sports complex is so huge. Spur economic development.</li> <li>• Interlocal agreement to use space for something like La Vista Daze, movies, etc.</li> <li>• People drive elsewhere, would like to stay. Expand sports offered (basketball).</li> <li>• Add "new ways to play" into #2**</li> <li>• La Vista Daze – move to complex</li> <li>• Easter Egg Hunt – move from east field</li> <li>• Farmers market – 84th street</li> <li>• Redevelop golf course and expand</li> </ul> |
| <p><b>3. Expanded Greenways and Creek Restoration</b></p> <ul style="list-style-type: none"> <li>• Thompson Creek Restoration</li> <li>• Community Gardens</li> <li>• Creek Restoration and Greenway along S. Papio Creek</li> </ul> | 7 dots   | <ul style="list-style-type: none"> <li>• Offer free plots for community gardens to grow fresh produce for senior center or other needy groups in community.</li> </ul>  |  |

# Play

| Opportunity   | Priority | Public Comments   | Leadership Team Comments   |
|---|----------|---|--|
| <b>4. New Ways to Play</b> <ul style="list-style-type: none"> <li>• Urban Water Features</li> <li>• Existing Park Improvements</li> <li>• Dog Park, Playgrounds, and Community Gardens</li> </ul> | 18 dots  | <ul style="list-style-type: none"> <li>• Movie theater at water park – maybe improvement to pool</li> <li>• Update the pool making it larger and heated. No water park!</li> <li>• Expand community gardens</li> <li>• Revamp and enclose pool for year long use</li> <li>• Speed up Olympic pool on 117th and Giles</li> <li>• RV/Trailer electrical hookups in expanded park area</li> <li>• Cimarron Woods needs park improvements, when annexed.</li> <li>• Dog park in commercial development at 96th and Giles?</li> <li>• No dog park! (x2)</li> <li>• Yes, dog park somewhere!!!</li> <li>• No dog park at Val Verde (x2)</li> <li>• Yes! Dog park</li> </ul> | <ul style="list-style-type: none"> <li>• Other areas planning to develop out. Need to think about the local neighborhoods. Add crossfit staff. Kids always at parks. Open parks without permits to use. (Kelly field?)</li> <li>• NE Game and Parks Outdoor Adventure Parks – private investors</li> <li>• Expand rec and senior center</li> </ul> |

## Move

| Opportunity      | Priority | Public Comments   | Leadership Team Comments  |
|------------------|----------|---|---|
| General Comments |          | <ul style="list-style-type: none"> <li>• New Opportunities</li> <li>• Better connections, grid street layout, at northwest corner of Giles and 96th</li> <li>• Rail Road Beautification and Safety Improvements</li> <li>• Emergency Management Plan: Have Police and Fire Departments ever sat down and developed a plan for fire or other emergencies? What streets close? What are the detours? How many officers to set it up and direct traffic? Casual observation would be that the thought has never occurred!</li> <li>• East La Vista</li> <li>• Open 66th Street from Giles to Cornhusker</li> <li>• Study intersection at Giles and 69th to: make safer, crosswalk for peds.</li> <li>• West La Vista</li> <li>• Widen sidewalk on Giles at 96th</li> <li>• Regional Trail connection at Papio NRD Trail</li> </ul> | <ul style="list-style-type: none"> <li>• All of these are relevant</li> <li>• 84th Street is a boring drive</li> <li>• 1 and 3 could be combined and cohabitately nicely</li> <li>• Funding is a huge obstacle – tax \$ and grants</li> <li>• What about parking? At public places – lots or structures; parking lots shared with retail. No parking meters.</li> </ul> |

# Move

| Opportunity   | Priority | Public Comments  | Leadership Team Comments  |
|---|----------|--|---|
| <p><b>1. Pedestrian and Bicycle Improvements</b></p> <ul style="list-style-type: none"> <li>• Pedestrian Crosswalks with Raised Median, and use of new Technology to Improve Safety</li> <li>• Pedestrian Signalization and Lighting</li> <li>• Pedestrian Amenities on Trails and Right-of-Ways</li> <li>• Trail Connection Between Complete Streets</li> <li>• Heartland B-Cycle (Bike Sharing) at Local and Key Destinations</li> <li>• Underpass Pedestrian and Bicycle Connection Under Major Roads</li> </ul> | 26 dots  | <ul style="list-style-type: none"> <li>• ADA Access improvements</li> <li>• Safety will be an issue at underpasses, especially at 84th</li> <li>• Underpass pedestrian – what happens in winter? This looks like a “no melt”/icy zone</li> <li>• If trails are installed, are lighting fixtures being installed for safety?</li> </ul> | <ul style="list-style-type: none"> <li>• Walkability. Finish adding sidewalks Underpass is a good idea. Underpass makes safer to move - it's key.</li> <li>• Good idea but need trail connections – get business buy-in</li> <li>• Where do you put ped and bikes on streets? Not safe.</li> <li>• Rotating art – every couple of years – did in Fort Calhoun. Obstacle – funding? Who is defining art?</li> <li>• Ride bikes out west</li> <li>• Bikes are waste of time. Terrain isn't favorable</li> <li>• Weather will limit peds and biking</li> <li>• Voted for this to get people to public places – can't walk on 84th currently; easier access to facilities and trails</li> <li>• Obstacle – railroad and creeks – how do you get by these things?</li> <li>• Voted for this because of safety aspect: attracts families – those who will utilize facilities.</li> <li>• Doesn't mean much if not safe. Safety and utilization – creek by 100th - underpass will allow kids to move.</li> <li>• Safety is big deal. If you have a good trail. Designated with lighting.</li> <li>• Ped underpass is critical but costly</li> <li>• Coordinate ped improvements by Hotel, Cabelas, and New Sports/ Water Park</li> </ul> |

## Move

| Opportunity  | Priority | Public Comments   | Leadership Team Comments  |
|--|----------|---|---|
| <b>2. Transit Improvements</b> <ul style="list-style-type: none"> <li>Transit Hub along 84th with “La Vista” Theme</li> <li>Transportation Hub at Southport; Park n’ Ride, Bus Connection Between Southport and 84th Street; Car Sharing; and Bike Sharing</li> </ul>  | 8 dots   | <ul style="list-style-type: none"> <li>Increased bus frequency (more than 2 daily trips)</li> </ul>   | <ul style="list-style-type: none"> <li>Park and ride hub – doable with Embassy, OTC</li> <li>Obstacle – funding, weather, people thinking about alternative transportation</li> <li>At hotel/Cabelas have to drive – other options beside driving.</li> <li>Paypal – to build light rail from out there to downtown Omaha</li> <li>Cart before horse – park/ride, people park at Cabelas and ride downtown</li> <li>No bus – no way to bring people in</li> <li>Don’t think this will happen.</li> <li>Don’t have enough transit</li> </ul>   |
| <b>3. Roadway Enhancements and Beautification</b> <ul style="list-style-type: none"> <li>Artistic Sidewalk Paving, Integrated Seating, and Plantings</li> <li>Gateway and Identity-Defining Features</li> <li>Complete Streets for Pedestrians and Bicycles</li> </ul> | 33 dots  | <ul style="list-style-type: none"> <li>Infrastructure first before “artistic sidewalk.” Need sewer/hi-spd internet from more than Cox. Road repairs.</li> <li>Traffic signal ASAP at 96th and Brentwood (x2)</li> <li>Need right turn lane from Harrison eastbound onto 96th southbound</li> <li>Park View Heights neighborhood gateway with identification on Park View Blvd</li> <li>Art incorporated into bridge at 84th Street</li> </ul> | <ul style="list-style-type: none"> <li>Obstacle – some of the widening, don’t have space. Not enough room in right of way.</li> <li>Something unique – drastic change to know you are in La Vista.</li> <li>Obstacle – funding – design of 84th – it is a state highway</li> <li>Deal with roadway enhancements</li> <li>Saw this as community advertising</li> <li>72nd thru street to 2 ½ counties. Will become mini version of Dodge. Will be primary corridor.</li> <li>Peds and bikes and vehicles can use right-of-way – Park View Blvd. (Complete Street)</li> <li>Can do this immediately</li> <li>Gateways are important so you know you’re in La Vista</li> </ul> |

# Grow

| Opportunity   | Priority | Public Comments  | Leadership Team Comments   |
|---|----------|--|--|
| General comments  |          | <ul style="list-style-type: none"> <li>• No Cemetery in City. Put it across from the Police Station?</li> <li>• Vocational or Skill School</li> <li>• Land banking – keep land for future needs (like schools etc)</li> <li>• Cost per person for city cost? How to pay for plan? Avoid “Arena” Type problem. Efficiency? Captive Area; how to add more for less \$. Technology should reduce long term costs from current baseline. Idea: only sales tax and no property taxes? Creative funding.</li> <li>• Merge with Papillion (x5)</li> <li>• Who is going to pay for all these great ideas?</li> </ul> |  |
| <p><b>1. Regional Coordination and Partnerships with Shared Resources</b></p> <ul style="list-style-type: none"> <li>• Coordinate with Service Providers; Fire and Police Departments</li> <li>• Greenbelt Community Separator Windfarm; Alternative Energy Generation; Partnership with Energy Providers</li> </ul>              | 7 dots   | <ul style="list-style-type: none"> <li>• Free City-Wide Wifi (x2)</li> <li>• Merge with Papillion (x3)</li> <li>• Address internet issues on east side of community (Century link)</li> </ul>  | <ul style="list-style-type: none"> <li>• Solar panels – include art to distract from panels</li> <li>• Small town community – how to expand services but to La Vista residents?</li> <li>• Too much redundancy between services (areas in Omaha – why not here)</li> </ul>         |
| <p><b>2. Activate Community Gathering Space</b></p> <ul style="list-style-type: none"> <li>• Community Events Held in City Parking Lot at Southport</li> <li>• Community Defining Art Installations in Public Spaces: Facilities and Parks</li> <li>• Events and Festivals in Public Community Spaces and Amphitheater</li> </ul> | 38 dots  | <ul style="list-style-type: none"> <li>• 96th and Granville: War/Police/Fire Memorial with helicopter, tank, hum-v, howitzer.</li> <li>• Oktoberfest grounds at Southport: See LaCross, WI. Add parade. Lucky Bucket just hosted one. Capitalize on local business and German ancestry of community.</li> </ul>  | <ul style="list-style-type: none"> <li>• Event space makes community tighter</li> <li>• Need staff to man events</li> <li>• Event space at central park</li> <li>• New event space out at Southport</li> <li>• Reputation/Branding – events could/should keep expanding</li> </ul> |

## Grow

| Opportunity  | Priority | Public Comments  | Leadership Team Comments   |
|--|----------|--|--|
| <ul style="list-style-type: none"> <li>• 3. Enhanced Library and Senior Center</li> <li>• Rotating Art Installations Through Partnership with Metro Community College</li> <li>• Expand Senior Center Facility and Programming</li> <li>• Expansion of Library Programs and Little Free Library Locations</li> </ul> | 13 dots  | <ul style="list-style-type: none"> <li>• Love the Little Free Libraries!</li> <li>• Meaningful Public Art</li> <li>• Functional Public Art</li> <li>• Let's keep La Vista a small-town feel. Our community center is fine the way it is! We don't need to be Omaha or Papillion!</li> <li>• University support of ideas?</li> <li>• Taco Run Event!</li> </ul> | <ul style="list-style-type: none"> <li>• Expand community and senior center</li> <li>• Build on services for seniors; build on new housing</li> <li>• Interesting activities for seniors</li> <li>• Library/Metro – smaller scale</li> </ul> |

## Taste of La Vista (2nd annual)

The 2nd annual Taste of La Vista, held on July 31, 2016, continued the celebration of local businesses and attracted residents to provide feedback on the goals and supporting policies in the Comprehensive Plan update. There were close to 750 attendees, including families, business owners, seniors, teenagers, and a crew of community volunteers. Through a series of interactive exercises, activities and distribution of information, participants reviewed policy language that would enhance La Vista's quality of life, comfort, and convenience.

This event has become a new community tradition, celebrating local businesses and the community by inviting restaurants and breweries to provide refreshments.



## Process Flashback

A series of photo boards highlights past Comprehensive Plan events, reminding the community what has been accomplished over the course of the project. Participants were then asked to mark which events they personally attended, or surveys that they responded to. The results show that while there are a number of residents that have participated in previous outreach efforts with this Comprehensive Plan, this event introduced hundreds of new residents to the process.

## Filling in the Pieces

Based on the last year and a half of community outreach, goal and policy statements were drafted to embody the vision of La Vista. For each element of the Plan, these goals and policies were exhibited for the community to review at the event. Participants were asked what statements or ideas they most strongly agreed with and if their vision for the future of La Vista was captured.

After their comments were collected, participants of all ages were encouraged to assemble a puzzle representing the La Vista community and a broad participation in creating the Comprehensive Plan.

Over the course of the event, these puzzles were assembled a number of times. After the event, these can be exhibited in public areas such as the lobby of City Hall, the Community Center or Public Library.

| Events                            | Participation |
|-----------------------------------|---------------|
| For the Love of La Vista Kick-Off | 17            |
| Coffee and Conversations          | 10            |
| Salute to Summer                  | 108           |
| Taste of La Vista (first-ever)    | 134           |
| Choices Workshops                 | 25            |

| Online Surveys    | Participation |
|-------------------|---------------|
| Visioning Survey  | 28            |
| Recreation Survey | 9             |



## Live Long

### WHAT WE HEARD:

- Upgrade sewers in older neighborhoods
- Focus on affordable housing
- Support areas of historic character
- Emphasize landscaping for business and homes

## Work Hard

### WHAT WE HEARD:

- Define La Vista boundaries with entry and exit community signage
- Support local artisans and entrepreneurs
- Encourage new local businesses like coffee shop, ice cream shop
- Create an urban small-town atmosphere for new and existing businesses

## Shop Local

### WHAT WE HEARD:

- Redevelop 84th Street; clean up vacant buildings and re-activate the retail center
- Create flexible public spaces to allow for a variety of events – farmers markets, festivals and concerts
- Promote outdoor patios and sidewalk dining

## Have Fun

### WHAT WE HEARD:

- Use ditch drainage projects as opportunities for wildlife habitat
- Provide indoor and outdoor water facilities: splash pads and pools
- Add 5K run on La Vista Days
- Toddler playgrounds
- Adventure play – climbing wall, tree house
- Nature park; Butterfly park,
- Park on west side of La Vista

## Move About

### WHAT WE HEARD:

- Connect local recreation/entertainment destinations and neighborhoods with bike system
- Provide exercise equipment for all ages
- Develop unpaved trails for hiking
- Continue/expand community gardens
- Provide more wildlife/wild flowers along trails
- Brand trail markers with Veteran's Memorial

## Prosper

### WHAT WE HEARD:

- Invest in solar energy
- Increase clean up days, and expand to large item pick-up
- Provide recycling at community events, public buildings, and near other public trash cans
- Focus on energy and waste reduction
- Support the school system
- Support an art or children's museum

## Living the Vision

A professional photographer set up a live photo booth at the event to capture the ideas, passion, and faces of La Vista. Attendees were asked to take photos holding goal statements written on boards in front of them. They could pose with any of the 22 goal statements. These photos show a vote of confidence for the direction of the Plan, as this resulted in multiple photos with every goal statement. The goals with the most photos were Move-1: Promote physical activity through universally-accessible parks, recreation, and trail facilities; and Play-2: Continue to provide a wide variety of park types and expand recreational options and programs. The popularity of statements is shown on the following tables.



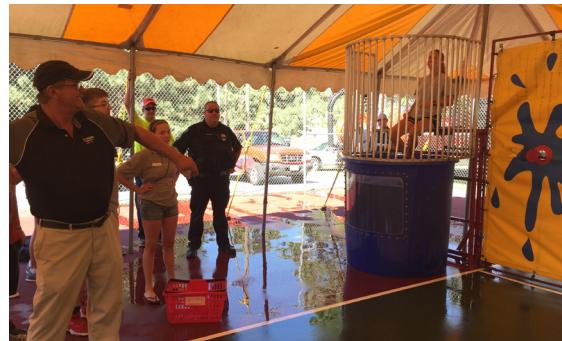
| Goal Statement  | Number of photos taken | Percent of all photos |
|---|------------------------|-----------------------|
| Live-1: Promote preservation and stability of older neighborhoods.  | 14                     | 7%                    |
| Live-2: Maintain the balance of diverse, high quality housing that appeals to people of varying backgrounds, incomes, and abilities.                  | 7                      | 3%                    |
| Live-3: Integrate quality, higher-density housing with restaurants, retail, office, and amenities in mixed-use environments.                          | 4                      | 2%                    |
| Live-4: Preserve the safety, walkability, and attractiveness of residential neighborhoods.  | 14                     | 7%                    |
| Work-1: Develop regional economic generators, considering the City's existing and desired competitive advantages.                                     | 9                      | 4%                    |
| Work-2: Support programs emphasizing local businesses.  | 8                      | 4%                    |
| Work-3: Create a dynamic urban environment that is the preferred location for innovative, creative businesses and emerging industries.                | 4                      | 2%                    |
| Shop-1: Establish the City as a state-wide entertainment destination.   | 8                      | 4%                    |
| Shop-2: Establish the City as a regional and local shopping and entertainment destination.  | 13                     | 6%                    |
| Shop-3: Create new public spaces and connections.   | 8                      | 4%                    |
| Move-1: Promote physical activity through universally-accessible parks, recreation, and trail facilities.   | 20                     | 10%                   |
| Move-2: Enhance the existing right-of-way to ensure a safe, connected, comfortable, efficient, and accessible, multimodal transportation system.      | 8                      | 4%                    |
| Play-2: Continue to provide a wide variety of park types and expand recreational options and programs.  | 18                     | 9%                    |
| Play-3: Promote the ecology of streams and open drainageway systems by evolving them into trail systems with educational/interpretational components. | 13                     | 6%                    |

| Goal Statement  | Number of photos taken | Percent of all photos |
|---|------------------------|-----------------------|
| Play-4: Continue to support and expand the City's unique, high-quality community events and cultural services year-round to residents and visitors alike. | 11                     | 5%                    |
| Prosper-1: Promote environmental sustainability through clean sources of energy, and through conservation of energy and natural resources.                | 5                      | 2%                    |
| Prosper-2: Stimulate, support, and value innovation and public art as a community.  | 7                      | 3%                    |
| Prosper-3: Ensure a transparent and accountable government that values the participation of residents of all ages and income levels.                      | 4                      | 2%                    |
| Prosper-4: Maintain the existing high level and efficiency of city services within budget.  | 6                      | 3%                    |
| Prosper-5: Improve and enhance the provision and efficiency of programs, education, and activities through the Community Center and Public Library.       | 9                      | 4%                    |

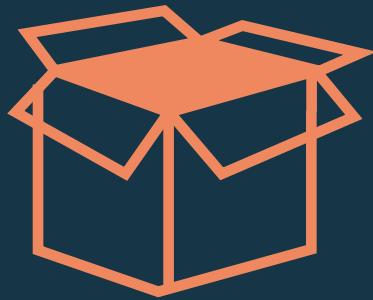
## High-Five Your Future

As a final confirmation for the content and direction of the Comprehensive Plan, the community came together to create a public piece of art. Participants of all ages added their painted hand-prints to a series of canvas boards. Assembled, these boards graphically show the participation and collaboration of community members in the planning process.









## OTHER SUPPORTING PLANS

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# **APPENDIX B.**

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# **VISION 84 PLAN**



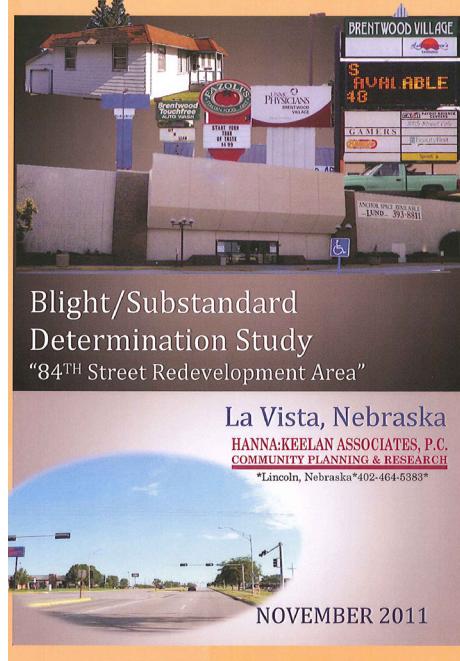
**Adopted: 4/20/2010**

**Resolution #: 10-046**

**Link: <http://www.cityoflavista.org/DocumentCenter/Home/View/2600>**

# APPENDIX C.

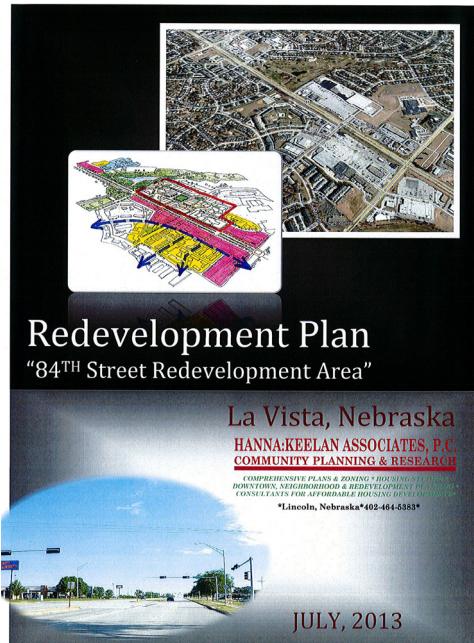
## BLIGHT STUDY



**Adopted: 2/7/2012**  
**Resolution #: 12-011**  
**Link: <http://www.cityoflavista.org/DocumentCenter/Home/View/3947>**

# APPENDIX D.

# REDEVELOPMENT PLAN #1

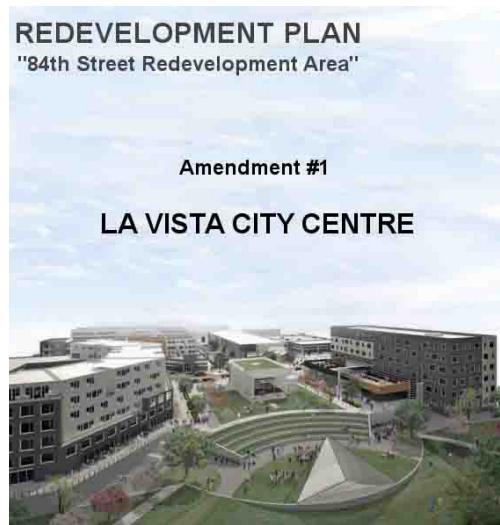


**Adopted: 7/16/2013  
Resolution #: 13-065**

**Link: <http://www.cityoflavista.org/DocumentCenter/View/6183>**

# APPENDIX E.

# REDEVELOPMENT PLAN #2



Adopted by La Vista City Council  
August 2, 2016

**Adopted: 8/2/2016**  
**Resolution #: 16-085**  
**Link: <http://www.cityoflavista.org/DocumentCenter/View/9556>**

# APPENDIX F.

# CIVIC CENTER PARK MASTER PLAN



Adopted: 6/18/2013

Resolution #: 13-057

Link: <http://www.cityoflavista.org/DocumentCenter/View/6107>

# APPENDIX G.

# CORRIDOR 84 STREETSCAPE PLAN



Adopted: 8/21/2018  
Resolution #: 18-107  
Link: <http://www.cityoflavista.org/DocumentCenter/View/11759>

# APPENDIX H.

# PARKS & RECREATION MASTER PLAN

## *LA VISTA PARK AND RECREATION MASTER PLAN*



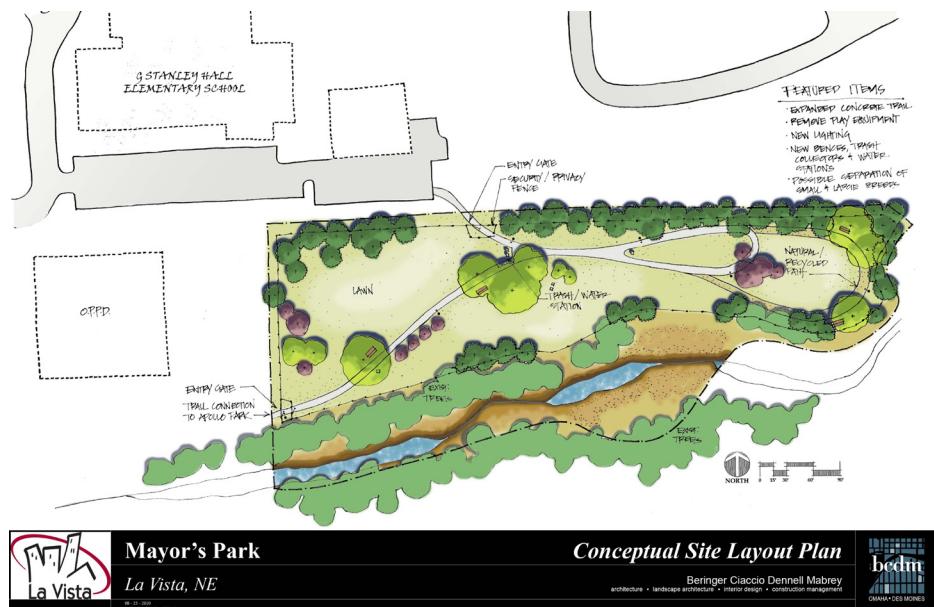
Adopted: December 3/4/2003

Ordinance #: 901

Link: <http://www.cityoflavista.org/recreation>

# APPENDIX I.

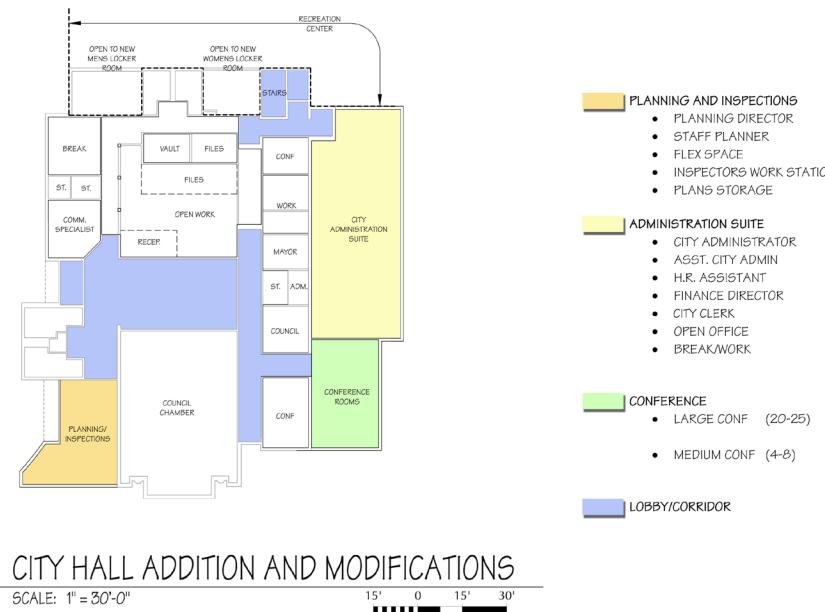
# MINI PARKS PLAN



Link: <http://www.cityoflavista.org/index.aspx?NID=933>

# APPENDIX H.

# MUNICIPAL FACILITIES PLAN



**Adopted: October 2/3/2009**

**Resolution #: 09-009**

**Link: <http://www.cityoflavista.org/DocumentCenter/View/5949>**