

SPECIAL EDITION

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LA VISTA citywise

Phase 1 of Vision 84 Process Complete

La Vista's long-range planning process for the 84th Street corridor is ready for the next stage.

This past May, City Council members unanimously approved the Vision 84 plan, which calls for the creation of a true downtown La Vista incorporating the corridor's distinct identity with a vibrant mix of land uses, a sense of community and a high quality of life for all residents.

The City Council-approved plan is still a living document, which means it's flexible and can be adapted to several different scenarios when financing and specific projects are more well-known.



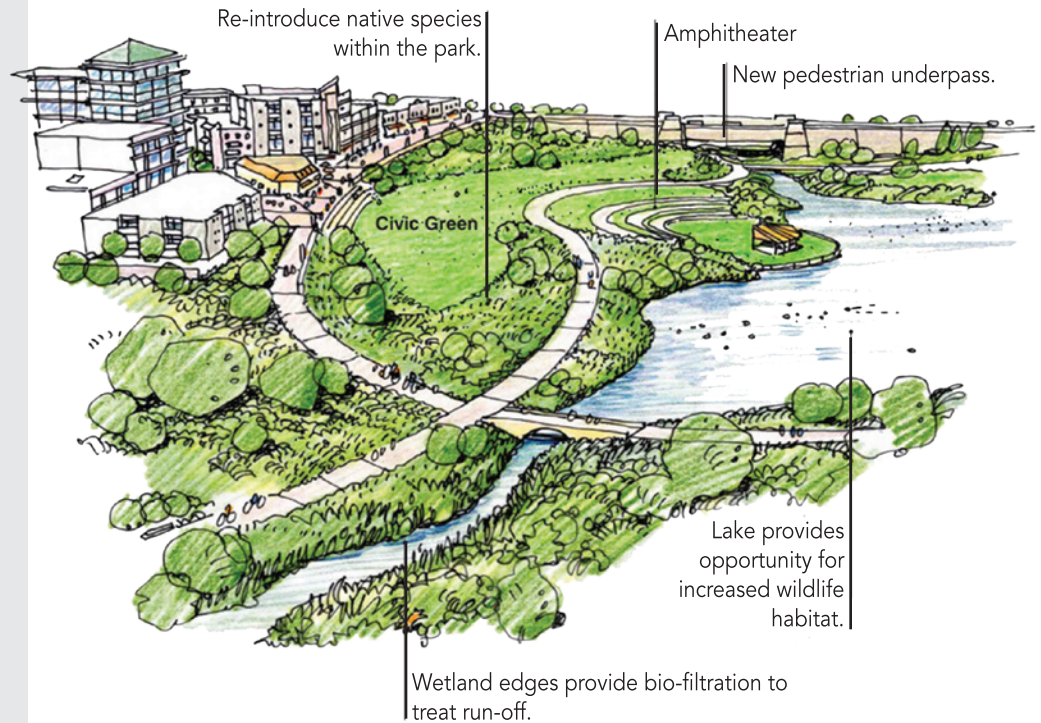
84th Street Looking South

vision 84

Civic Center Park

The plan does show the existing La Vista Falls Golf Course as a transformed La Vista Civic Center Park, which would serve as the signature outdoor recreation space for the community and the primary catalyst for redevelopment of the area. Park elements may include a large lake, and amphitheater, trails, picnic areas, community gardens, a playground, and a civic green where community events can be held.

A new pedestrian underpass underneath 84th Street is also incorporated into the plan, providing safe passage underneath the street and connecting the east side of 84th to the west side.



Residential Garden / Auto Court

Residential units above the ground floor retail provide a unique living experience in La Vista with a park, restaurants, entertainment, shopping and employment uses located within walking distance.

Commercial uses, such as office, services and limited retail (such as a sandwich shop) comprise the park district, creating a vibrant central business district for the La Vista.



Civic Center Park connects a future expanded civic campus to the downtown area, which features pedestrian-friendly streets and neighborhoods. Within the downtown area are a variety of land uses including residential, retail and office space.

The promenade district promotes a mix of retail at the ground level, including restaurants, shopping and entertainment, all with frontage on the promenade overlooking the park.

Structured parking creates the opportunity for a more compact, pedestrian-friendly environment.

City Center



A City Center with a variety of land uses creates a new heart for La Vista. The City Center is located on the edge of the new Civic Center Park on the former Wal-Mart property. The City Center embraces the park edge, creating a unique and inviting environment to live, work and play.

PROMENADE DISTRICT

The Promenade District is characterized by a mix of uses, including restaurants and shopping, with residential units above. A promenade extends along the edge of the park, offering a distinct environment for dining, shopping and living, all with great views of the park.

PARK DISTRICT

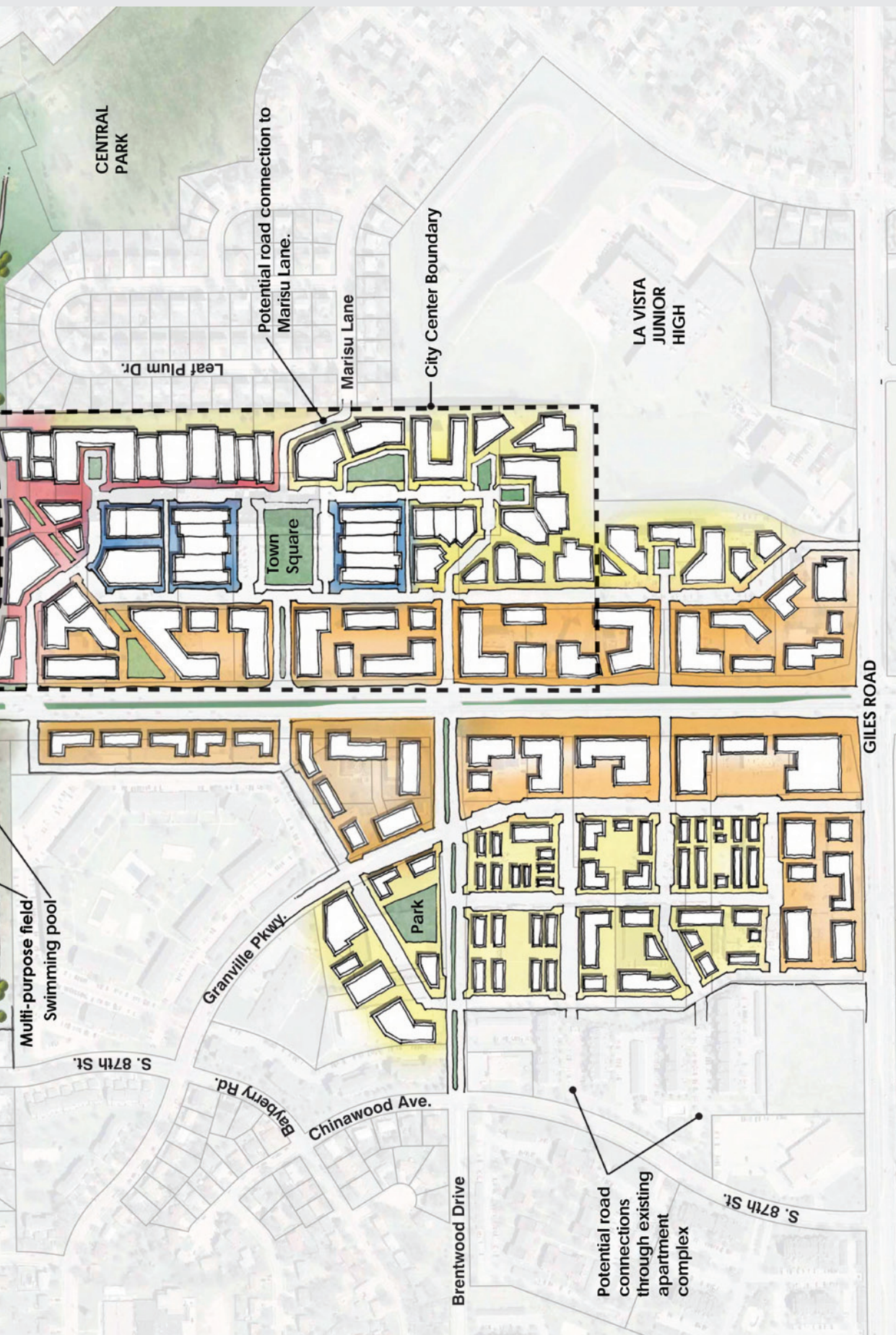
The Park District is characterized primarily by office and some retail uses, with residential units above. The town square provides a gathering place for small community events in an intimate park setting.

PASEO DISTRICT

The Paseo District consists of a blend of residential living options that are interconnected by a network of narrow pedestrian passages. These "paseos" connect with small residential courts & gardens that provide residents a place to park their car and gather with neighbors.

The Big Picture





North & South 84th Street

The Vision 84 plan also visualizes the future of the northern- and southern-most areas along 84th Street within La Vista's jurisdiction, mainly at Harrison Street and Giles Road respectively.

The northern section creates a pedestrian-friendly connection between Civic Center Park and a future expanded City Center campus.

The southern section, on the west side of 84th Street, looks to connect an extended Granville Parkway to Giles Road using pedestrian-friendly streets with ample on-street parking and a small park, which would create an entrance to this urban-styled neighborhood.

Provide 360° architecture that is visually pleasing from all points of view

Buildings will be constructed with regionally appropriate and compatible materials

Primary building entrances should be oriented directly toward the street and sidewalk, enhancing the pedestrian environment and encouraging pedestrian interaction.

Provide appropriate building massing and setbacks to strengthen the pedestrian environment and provide architectural interest

Buildings are unique to the place. No prototype buildings

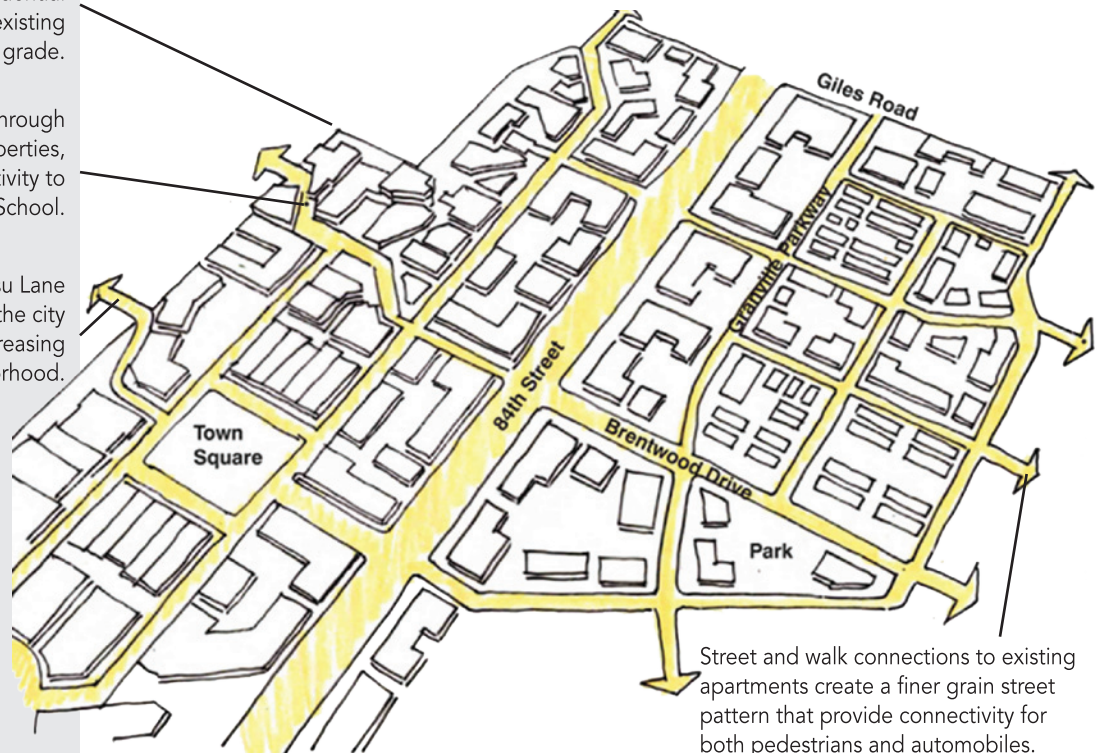
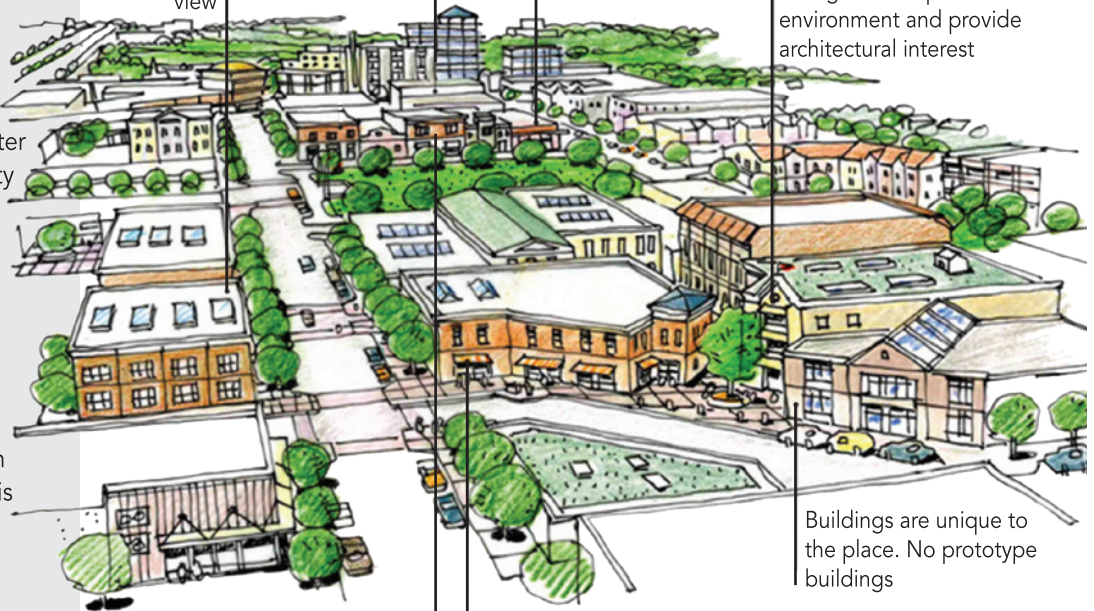
External building lighting should be minimized to allow internal lighting to accent the street through windows.

Awnings or canopies should be an integral part of the architectural design and enhance the pedestrian environment through shade and comfort.

Existing wall is a barrier to adjacent neighborhoods. Improve connectivity by providing walk-outs for residential units along edge or lowering existing elevation to provide access at grade.

Pedestrian walks extend through the center to adjacent properties, providing pedestrian connectivity to the Junior High School.

A street connection to Marisu Lane provides convenient access to the city center without significantly increasing traffic through the neighborhood.



Street and walk connections to existing apartments create a finer grain street pattern that provide connectivity for both pedestrians and automobiles.

Next Steps

Vision 84 provides a bold and progressive vision for 84th Street and the entire community. In order for the plan to be successful, city leaders need to be committed to the plan for the long term, seek to promote development that is in keeping with the spirit of the plan, and resist opportunities for development that is contrary to the principles outlined. The plan is flexible, providing for a blend of development types within a consistent framework of streets, walks, and public spaces to occur over time. The suggested next steps to advance the plan towards fruition include:

1. Prepare an initial phasing strategy
2. Prepare an infrastructure/drainage master plan
3. Prepare preliminary design guidelines for buildings and public realm amenities
4. Prepare park program and master plan
5. Prepare financial/fiscal impact analysis for phase 1
6. Refine initial phase(s) based on financial analysis results
7. Identify actions and incentives to be provided by the city
8. Finalize development design guidelines
9. Design public improvements
10. Prepare and submit a development RFP for phase 1



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The park supports the city center's economic viability.

A mixed-use city center fulfills a market niche within southern Omaha.

vision
84

Higher density infill development promotes walkability and reduces dependence on the automobile.

A finer grain street network creates a flexible framework for land uses to evolve over time.

Proposed blocks along the corridor respect existing parcel depths, providing opportunity for phasing over time.

A mix of retail, office and other commercial uses infuse the 84th Street corridor with new employment and retail opportunities.

Questions? Contact Ann Birch, City of La Vista 331-4343 • abirch@cityoflavista.org

CityWise is published by the City of La Vista to keep citizens informed about city programs, policies and services. Please send comments and suggestions concerning the publication to the above address. CityWise can also be accessed on La Vista's Web site, www.cityoflavista.org.

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OMAHA, NE
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City of La Vista
8116 Park View Blvd.
La Vista, NE 68128
p: 402-331-4343 | f: 402-331-4375

