

## **GATEWAY CORRIDOR DISTRICT DESIGN GUIDELINE**

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**City of La Vista, Nebraska**



**La Vista City Hall  
8116 Park View Boulevard  
La Vista, Nebraska  
October 15, 2024**



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## 1. INTRODUCTION

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The City of La Vista, in partnership with Metropolitan Community College, has made a significant investment in the community with the 1999 completion of the new La Vista Public Library/MCC Sarpy Center. The City's desire is that this project be the standard of quality for all Commercial Building Projects within the City of La Vista. Consequently, the City of La Vista has developed the *Gateway Corridor District Design Guideline* that deals with the design of the site, building and structures, planting, signs, street hardware, and miscellaneous other objects that are observed by the public.

The criteria contained herein are not intended to restrict imagination, innovation, or variety, but rather to assist in focusing on design principles that can result in creative solutions that will develop a satisfactory visual appearance within the city, preserve taxable values, and promote the public health, safety, and welfare.

The Guidelines as detailed in this document were incorporated into the City of La Vista Zoning Ordinance – Section 5.17.

## **2. GEOGRAPHIC AREA AND CRITERIA**

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It is the intent of the City for this Building Criteria to apply to all property within the Gateway Corridor District (Overlay District) as shown on the City's official zoning map.

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.

### **Exceptions:**

Conformance to this Building Criteria shall not apply if the project consists of one of the following:

- 1) Construction or modification of a single-family residence or duplex, unless such single-family residence or duplex is part of/located within a Planned Unit Development (PUD), or redevelopment area.
- 2) Structural modification which will not be visible from outside the structure.

### 3. DEFINITIONS

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*Appearance.* The outward aspect visible to the public.

*Appropriate.* Sympathetic, or fitting, to the context of the site and the whole community.

*Appurtenances.* The visible, functional objects accessory to and part of buildings.

*Architectural concept.* The basic aesthetic idea of a building, or group of buildings or structures, including the site and landscape development, that produces the architectural character.

*Architectural feature.* A prominent or significant part or element of a building, structure, or site.

*Architectural style.* The characteristic form and detail, as of buildings of a particular historic period.

*Attractive.* Having qualities that arouse interest or pleasure in the observer.

*Berm.* A raised form of earth to provide screening or to improve the aesthetic character.

*City.* City of La Vista

*Code.* The Municipal Code of the City of La Vista.

*Cohesiveness.* Unity of composition between design elements of a building or a group of buildings and the landscape development.

*Compatibility.* Harmony in the appearance of two or more external design features in the same vicinity.

*Conservation.* The protection and care that prevent destruction or deterioration of historical or otherwise significant structures, buildings, or natural resources.

*Cornice.* A horizontal molded projection that crowns or completes a building or wall.

*Eclectic.* Choosing what appears to be the best from diverse sources, systems, or styles.

*Exterior building component.* An essential and visible part of the exterior of a building.

*External design feature.* The general arrangement of any portion of a building, sign, landscaping, or structure and including the kind, color, and texture of the materials of such portion, and the types of roof, windows, doors, lights, attached or ground signs, or other fixtures appurtenant to such portions as will be open to public view from any street, place, or way.

*Graphic element.* A letter, illustration, symbol, figure, insignia, or other device employed to express and illustrate a message or part thereof.

*Harmony.* A quality that represents an appropriate and congruent arrangement of parts, as in an arrangement of varied architectural and landscape elements.

*Landscape.* Plant materials, topography, and other natural physical elements combined in relation to one another and to man-made structures.

*Logic of design.* Accepted principles and criteria of validity in the solution of the problem of design.

*Mechanical equipment.* Equipment, devices, and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning, and similar purposes.

*Miscellaneous structures.* Structures, other than buildings, visible from public ways. Examples are: antennas, water tanks and towers, sheds, shelters, fences and walls, transformers, drive-up facilities.

*Plant materials.* Trees, shrubs, vines, ground covers, grass, perennials, annuals, and bulbs.

*Proportion.* Balanced relationship of parts of a building, landscape, structures, or buildings to each other and to the whole.

*Scale.* Proportional relationship of the size of parts to one another and to the human figure.

*Screening.* Structure of planting that conceals from view from public ways the area behind such structure or planting.

*Shrub.* A multi-stemmed woody plant other than a tree.

*Site break.* A structural or landscape device to interrupt long vistas and create visual interest in a site development.

*Small Projects.* Modification of a portion of an existing developed property that, as determined by the Community Development Director, shall be reviewed by staff, rather than the designated third-party Design Review Architect.

*Street hardware.* Man-made objects other than buildings that are part of the streetscape. Examples are: lamp posts, utility poles, traffic signs, benches, litter containers, planting containers, mail boxes.

*Streetscape.* The scene as may be observed along a public street or way composed of natural or man-made components, including buildings, paving, planting, street hardware, and miscellaneous structures.

*Structure.* Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground.

*Utilitarian structure.* A structure or enclosure relating to mechanical or electrical services to a building or development.

*Utility hardware.* Devices such as poles, crossarms, transformers and vaults, gas pressure regulating assemblies, hydrants, and buffalo boxes that are used for water, gas, oil, sewer, and electrical services to a building or a project.

*Utility service.* Any device, including wire, pipe, and conduit, which carries gas, water, electricity, oil and communications into a building or development

## **4. CRITERIA FOR APPEARANCE**

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### **I. RELATIONSHIP OF BUILDING TO SITE**

- A.** The site shall be planned to accomplish a desirable transition with the streetscape and to provide for adequate planting, safe pedestrian movement, and parking areas.
- B.** Site planning is encouraged to provide an interesting relationship between buildings.
- C.** Building and site designs shall relate to and promote a pedestrian scale.
- D.** Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other innovative means so as to screen parking areas continuously from view from public ways and adjacent properties.
- E.** Without restricting the permissible limits of the applicable zoning district, the height and scale of each building shall be compatible with its site and existing (or anticipated) adjoining buildings. Multi-story facades shall be divided providing a pedestrian scale.
- F.** Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground.
- G.** Public art, if included in the design, should be integrated into the design of outdoor environments at a scale that is appropriate to the surrounding area.
- H.** Additional Considerations for Residential Uses:
  - 1.** Units should be clustered to define public open spaces and activity areas.
  - 2.** Parks and open space should be integrated into the overall design of the project.
    - A.** Open space and recreational areas should be designed as an integral part of the project, not as an afterthought.
    - B.** Open space areas should be planned as a community amenity.
    - C.** Greater visual, pedestrian and bicycle connectivity use and access should be encouraged.
  - 3.** Buildings should be placed to create a street presence and enhance neighborhood character.
    - A.** When adjacent to single-family residences, side and rear setbacks shall allow for a sufficient planter area to buffer impacts and screen undesirable views.
  - 4.** Pedestrian, bicycle and vehicle linkages should be provided to adjacent developments and uses.

*This walkway provides a direct connection between the parking located behind the buildings and the sidewalk along the storefronts.*



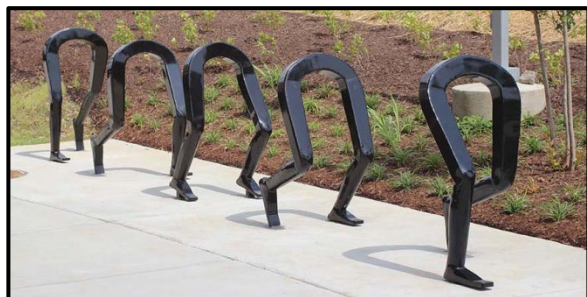
*This photo illustrates a pedestrian route between buildings that utilizes pavers, plantings, and seating to soften the feel of the route between the buildings.*



*This bicycle rack is located adjacent to the building entrance.*



*This example of public art also acts as a bike rack.*





## **II. RELATIONSHIP OF BUILDINGS AND SITE TO ADJOINING AREA (OUTSIDE OF SUBDIVISION)**

- A.** Adjacent buildings of different architectural styles shall be made compatible by such means as screens, sight breaks, and materials.
- B.** Attractive landscape transition to adjoining properties shall be provided.
- C.** Harmony in texture, lines, and masses is required. Monotony shall be avoided.

## **III. LANDSCAPE AND SITE TREATMENT**

Landscape elements included in these criteria consist of all forms of planting and vegetation, ground forms, rock groupings, water patterns, and all visible construction except buildings and utilitarian structures.

- B.** Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and developed. Modification to topography will be permitted where it contributes to good appearance. All modifications to topography shall be designed to provide varied and more natural grading practices. Consistent, even topography that provides an engineered feel is not acceptable.
- C.** Grades of walks, parking spaces, terraces, and other paved areas shall provide an inviting and stable appearance for walking and, if seating is provided, for sitting.
- D.** Landscape treatment shall be provided to enhance architectural features, strengthen vistas and important axes, and provide shade. Spectacular effects shall be reserved for special locations only.
- E.** Unity of the design shall be achieved by repetition of certain plant varieties and other materials and by correlation with adjacent developments. All projects are required to use the minimum number of species under each category from the variety list in Appendix A.
  - 1.** A minimum of two species listed under the deciduous tree category
  - 2.** A minimum of one species listed under the coniferous tree category
  - 3.** A minimum of one species listed under the deciduous shrubs category
  - 4.** A minimum of one species listed under the coniferous shrubs category
- F.** Plant material shall be selected for interest in its structure, texture, and color and for its ultimate growth. Plants that are indigenous to the area and others that will be hardy, harmonious to the design, and of good appearance shall be used.
- G.** Landscape plan shall be designed to provide natural undulating landscape forms. Avoid consistent straight-line plantings.
- H.** Irrigation of all landscape elements as defined above and turf area is required. Provide specifications or information showing compliance in design submittal.
- I.** Parking areas and traffic ways shall be enhanced with landscaped spaces containing trees or tree groupings.
- J.** Following Crime Prevention Through Environmental Design (CPTED) best practices, the 2' X 6' rule for landscaping should be adhered to around building entrances, trails, and gathering spaces, to ensure adequate sight lines and avoid obstructions to uniform lighting. The 2' X 6' rule

means that bushes and ground cover are not to be higher than 2', and tree canopies are not to be lower than 6'.

- K. Screening of service yards, mechanical, electrical, phone equipment and pedestals and other places that tend to be unsightly shall be accomplished by use of walls, fencing, planting, or combinations of those. Screening shall be equally effective in winter and summer.
- L. Exterior lighting, when used, shall enhance the building design and the adjoining landscape. Lighting standards and fixtures for the parking areas and drives within the building area shall be similar in appearance and quality level as the light fixtures identified in Appendix B. Building fixtures shall be of a design and size compatible with the building and adjacent areas.

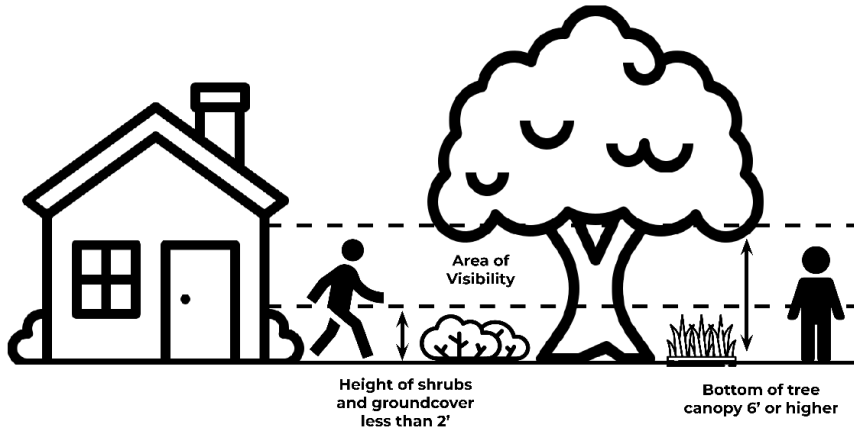
Lighting shall be restrained in design and excessive brightness avoided. Wall Pack and exterior lighting with visible lamps are not permitted. Lighting shall be Dark Sky compliant, and limit wash onto abutting properties. Exceptions to Dark Sky compliance may be made for specific emergency lighting situations. Fixture, poles and/or other support cut sheets are required in the design submittal for all exterior lighting fixtures to be utilized.

Building entrances, travel paths/public walkways, and other highly trafficked pedestrian areas shall be lit for safety and security. Uniform, LED pedestrian-scale lighting should be incorporated in outdoor areas such as pedestrian walkways, plazas, play lots and parking areas.

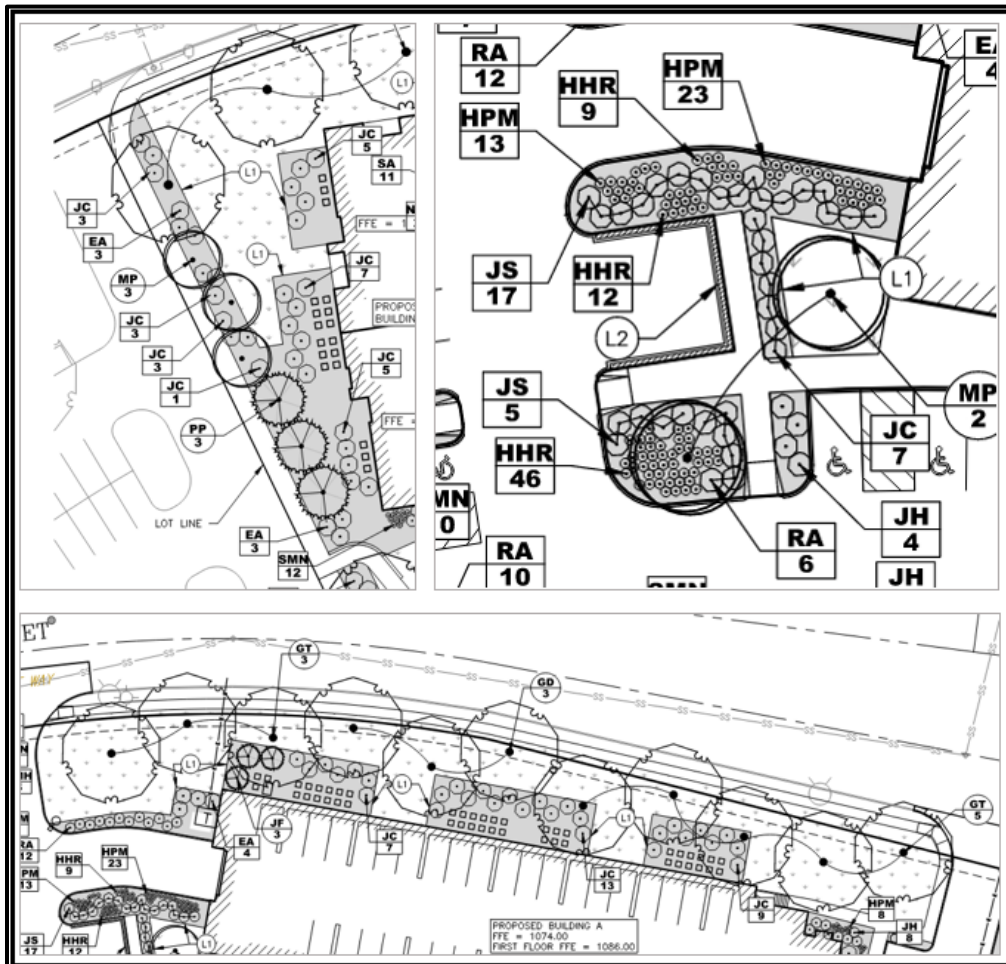
- M. Storm water management shall be integrated into the design of the site and landscaping. Storm water management criteria are found in the following reference materials:
  - 1. Papillion Creek Watershed Partnership Storm Water Management Policies
  - 2. Storm Water Management Regulations, Chapter 154 of the City of La Vista Municipal Code
  - 3. City of La Vista Subdivision Regulations, 2003 Edition and latest amendments
  - 4. Omaha Regional Storm Water Design Manual, Draft Revision of Chapter 8 dated June, 2012 or latest edition.
  - 5. Nebraska Bioretention and Rain Garden Plants Guide, 2010 or latest edition as published by the UNL Extension Office.

Plant selection shall take into consideration the depth and duration of storm water ponding in water quality detention areas and shall take into consideration long term operation and maintenance requirements to remove accumulated pollutants and/or to replace amended soils.

## CPTED 2-Foot 6-Foot Rule



*A depiction of the 2-Foot 6-foot Rule addressed in Section III-J above.*

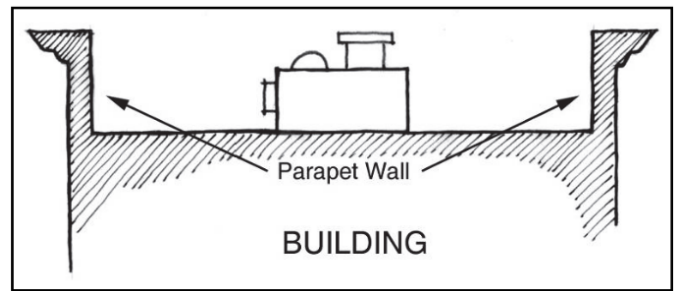


*These landscaping plans provides natural undulation, a variety of plant species, screening of utilities, and a softening of the building and dumpster enclosure through site-appropriate plantings.*

#### **IV. BUILDING DESIGN – GUIDELINES FOR ALL USES**

- A.** Architectural style is not restricted; however architectural style should be consistent throughout the neighborhood. See Appendix C for photos of existing Gateway Corridor-compliant buildings. **Evaluation of the appearance of the projects shall be based on the quality of its design and relationship to surroundings and provide a comfortable pedestrian scale experience.**
- B.** Buildings shall have good scale and be harmonious with permanent neighboring development.
- C.** Building components, such as windows, doors, eaves and parapets, shall have good proportions and relationships to one another.
- D.** Colors shall be harmonious and shall include only compatible accents.
- E.** Portions of low slope roofs of less than 1/12 may be allowed. They may be either adhered or ballasted. If adhered, the membrane shall be in the lighter color ranges, such as white, to be more energy-conscious and less absorptive. An SRI of 29 or greater is required.
- F.** Equipment Screening: Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building or they shall be so located as not to be visible from the elevation view and all angles associated with any public view. A section view shall be provided demonstrating appropriate screening. Mechanical screening shall match building elements and materials.
- G.** Exterior lighting shall be part of the architectural concept. Fixtures, standards, and all exposed accessories shall be harmonious with building design. Use of more energy-conscious lamps, such as LED's or similar is encouraged.
- H.** If used, fencing and site furniture, including waste cans, directories, ash urns, bike racks, guard rails or railing enclosures, shall be similar to those at existing locations and blend in with the Architectural styles as shown in this section and **Appendix (C)**. The color of the site furnishings shall blend with the colors of the rest of the building/site. Provide selection documentation and color for review.
- I.** Refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from public view, using materials as stated in criteria for equipment screening. Doors for access shall remain closed except when personnel are present. Designers may consider convenient alternate access for daily pedestrian use such as a side door with closer.
- J.** All landscaping shall be in compliance with the Landscaping Requirements from the City of La Vista Zoning Ordinance.
- K.** Monotony of design in single or multiple building projects shall be avoided. Variations of detail, form, and siting shall be used to provide visual interest. In multiple building projects, variable siting or individual buildings may be used to prevent a monotonous appearance.
- L.** Exterior ladders are not allowed within the Gateway Corridor District.
- M.** Exterior bracing of parapets or other features shall be screened from elevation views. Screening shall match building elements and materials.

*Roof-mounted equipment shall be screened with parapets or materials that are harmonious with the building.*



*This building utilizes a combination of a number of high-quality materials and detail elements.*





*This building utilizes a combination of several high-quality materials and detail elements.*



*This building uses a variety of lighting styles to effectively accentuate the architectural characteristics of the building as well as to light pedestrian entrance points to the building.*



*This building utilizes up-lighting, under-eave lighting, and clear-story lighting to provide a nighttime setting for the building.*



*Example of an acceptable style of fencing/guardrail along with retaining wall materials that tie in with the design of the entire development. The structure is an example of four-sided (360-degree) architecture.*



## **V. BUILDING DESIGN – COMMERCIAL AND MIXED-USE BUILDINGS**

- A.** Architectural style is not restricted; however architectural style should be consistent throughout the neighborhood. See Appendix C for photos of existing Gateway Corridor-compliant buildings. **Evaluation of the appearance of the projects shall be based on the quality of its design and relationship to surroundings and provide a comfortable pedestrian scale experience.**
- B.** Commercial and Mixed-Use Buildings shall meet the Guidelines for All Uses (Section IV) and the following use-specific guidelines.
- C.** All buildings are to be designed from a four-sided (360 degree) structure perspective, thus requiring the same caliber of finishes and design attention on all facades of the building. Large areas of blank exterior are to be avoided and are grounds for non-compliance.
- D.** Building Materials:
  - i) The primary building material of all portions of the building shall be brick (clay or stone) with its color selected for harmony of the building with adjoining buildings within its subdivision. The City may allow other primary building material of good architectural character. (i.e. integral colored split faced concrete block) for industrial buildings or portions of the building not visible from public view (i.e. facades that back up to landscape buffer between commercial buildings and residential.) Other secondary building materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings. Prefinished metal is acceptable for upper levels of multi-story buildings.
  - ii) Prefinished metal materials shall not utilize exterior fasteners.
  - iii) Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those that are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways.
  - iv) Materials shall be of durable quality such as prefinished or integral color for long life with minimal maintenance. Any material requiring a field-applied finish shall have long life, i.e. coatings such as “TNEMEC” or equal. Product data shall be submitted for review.
  - v) In any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.
- E.** Drive-through locations. Transaction location at a drive-through shall not be on an arterial street frontage. Exceptions may be granted due to site restraints.

*Detail variety provides pedestrian scale by dividing buildings into smaller proportions.*

*Four-sided design. Multiple design elements tie the sides of the building together.*



*Effective use of primary building materials, 360-degree architecture, as well as horizontal and vertical articulation. Also, an example of a transaction location for a drive-through (right) is not on arterial frontage side.*





## **V. BUILDING DESIGN - MULTI-FAMILY RESIDENTIAL BUILDINGS**

This category includes multi-family buildings, townhomes, rowhouses, and other multi-family use types as determined by the Community Development Director.

- A.** Architectural style is not restricted; however architectural style should be consistent throughout the neighborhood. See Appendix C for photos of existing Gateway Corridor compliant buildings. **Evaluation of the appearance of the projects shall be based on the quality of its design and relationship to surroundings and provide a comfortable pedestrian scale experience.**
- B.** Multi-Family Residential Buildings shall meet the Guidelines for All Uses (Section IV) and the following use-specific guidelines.
- C.** All buildings are to be designed from a four-sided (360 degree) structure perspective, thus requiring the same caliber of finishes and design attention on all facades of the building. Large areas of blank exterior are to be avoided and are grounds for non-compliance.
- D.** Building Materials:
  - i) The primary building material for the first two stories of the building shall be brick (clay or stone) with its color selected for harmony of the building with adjoining buildings within its subdivision. The City may allow other primary building material of good architectural character for portions of the building not visible from public view (i.e. facades that back up to landscape buffer between the development and adjoining areas.) Other secondary building materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings. Prefinished metal is acceptable for upper levels of multi-story buildings.
  - ii) Prefinished metal materials shall not utilize exterior fasteners.
  - iii) Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those that are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways.
  - iv) Materials shall be of durable quality such as prefinished or integral color for long life with minimal maintenance. Any material requiring a field-applied finish shall have long life, i.e. coatings such as “TNEMEC” or equal. Product data shall be submitted for review.
  - v) In any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.
  - vi) Changes in materials and color generally should not occur in the same plane as this may result in a “thin” or applied quality. Changes that correspond to variations in building mass or are separated by a building element achieve greater emphasis on the massing.

*Detail variety provides pedestrian scale by dividing buildings into smaller proportions.*



*Detailed design continues on all sides, creating complimentary context on all facades*



*Guard rail and retaining wall. Four-sided building details.*



*Guard rail and retaining wall. Four-sided building details.*



## **VI. BUILDING DESIGN - INDUSTRIAL BUILDINGS**

- A. Architectural style is not restricted; however architectural style should be consistent throughout the neighborhood. See Appendix C for photos of existing Gateway Corridor compliant buildings. **Evaluation of the appearance of the projects shall be based on the quality of its design and relationship to surroundings and provide a comfortable pedestrian scale experience.**
- B. Industrial Buildings shall meet the Guidelines for All Uses (Section IV) and the following use-specific guidelines.
- C. Special attention should be placed on the public view with facades and entries facing street frontages.
- D. Building Materials:
  - i) High Visibility or Sensitive Areas: Includes facades on sides fronting streets or adjacent commercial/residential development areas. The primary building material for facades facing high visibility or sensitive area frontages shall be brick (clay or stone) or architectural precast with its color selected for harmony of the building with adjoining buildings within its subdivision.
  - ii) Lower Visibility Areas: Includes facades on non-street side or rear yard sides that do not face adjacent commercial/residential development areas. The City may allow other primary building materials of good architectural character for these portions of the building that are not highly visible from public view.
  - iii) Other secondary building materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings. Prefinished metal is acceptable for upper levels of multi-story buildings. However, prefinished metal materials shall not utilize exterior fasteners.
  - iv) Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those that are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways.
  - v) Materials shall be of durable quality such as prefinished or integral color for long life with minimal maintenance. Any material requiring a field-applied finish shall have long life, i.e. coatings such as “TNEMEC” or equal. Product data shall be submitted for review.
  - vi) In any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.

*A mixture of split-faced and smooth-faced CMU block, glass and architectural precast with prefinished metal as a secondary building material.*



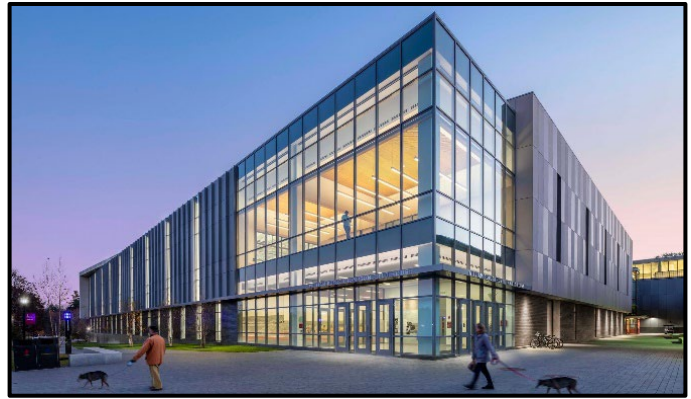
*Use of a mixture of split-faced and smooth-faced CMU block, as well as glass, combined with prefinished metal as a secondary building material.*



## **VII. BUILDING DESIGN - RECREATIONAL BUILDINGS**

- A. Architectural style is not restricted; however architectural style should be consistent throughout the neighborhood. See Appendix C for photos of existing Gateway Corridor compliant buildings. **Evaluation of the appearance of the projects shall be based on the quality of its design and relationship to surroundings and provide a comfortable pedestrian scale experience.**
- B. Recreational Buildings shall meet the Guidelines for All Uses (Section IV) and the following use-specific guidelines.
- C. Special attention should be placed on the public view with facades and entries facing street frontages.
- D. Building Materials:
  - i) High Visibility or Sensitive Areas: Includes facades on sides fronting streets or adjacent commercial/residential development areas. The primary building material for facades facing high visibility or sensitive area frontages shall be brick (clay or stone) or architectural precast with its color selected for harmony of the building with adjoining buildings within its subdivision.
  - ii) Lower Visibility Areas: Includes facades on non-street side or rear yard sides that do not face adjacent commercial/residential development areas. The City may allow other primary building materials of good architectural character for these portions of the building that are not highly visible from public view.
  - iii) Other secondary building materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings. Prefinished metal is acceptable for upper levels of multi-story buildings. However, prefinished metal materials shall not utilize exterior fasteners.
  - iv) Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those that are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways.
  - v) Materials shall be of durable quality such as prefinished or integral color for long life with minimal maintenance. Any material requiring a field-applied finish shall have long life, i.e. coatings such as “TNEMEC” or equal. Product data shall be submitted for review.
  - vi) In any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.

*A mixture of brick and glass on the first story with prefinished metal and glass utilized on the upper stories.*



*Use of modulation and horizontal articulation to provide interest in large structures.*



*Use of architectural precast with datum lines, glass, and horizontal articulation to provide visual interest and create a pedestrian scale.*



## **VIII. SIGNS**

- A.** Every sign shall have good scale and proportion in its design and in its visual relationship to the buildings and surroundings.
- B.** Every sign shall be designed as an integral architectural element of the building and site to which it principally relates.
- C.** The colors, materials, and lighting of every sign shall be restrained and harmonious with the building and site to which it principally relates.



- D. The number of graphic elements on a sign shall be held to the minimum needed to convey the sign's major message and shall be composed in proportion to the area of the sign face.
- E. Each sign shall be compatible with signs on adjoining premises and shall not compete for attention.
- F. Identification signs of a prototype design and corporation logos shall conform to the criteria for all other signs.
- G. Menu Boards shall be incorporated as a site element and not be post mounted. No exposed utilities or conduit is allowed. Locate signs to minimize view from public ways and they are required to be screened with landscaping or by other means.

*Acceptable examples:*



*Non-acceptable examples:*



**IX. MAINTENANCE—PLANNING AND DESIGN FACTORS**

- A.** Continued good appearance depends upon the extent and quality of maintenance. The choice of materials and their use, together with the types of finishes and other protective measures, must be conducive to easy maintenance and upkeep.
- B.** Materials and finishes shall be selected for their durability and wear as well as for their beauty. Proper measures and devices shall be incorporated into the design for protection against the elements, neglect, damage, and abuse.
- C.** If prefinished metal is allowed, TNEMEC coated metal, or approved equal is required.

**X. FACTORS FOR EVALUATION**

The following factors and characteristics, which affect the appearance of the development, will govern the evaluation of a design submission:

- A.** Conformance to ordinances and the Design Guideline
- B.** Logic of design
- C.** Exterior space utilization
- D.** Architectural character
- E.** Attractiveness
- F.** Material selection
- G.** Harmony and compatibility
- H.** Circulation-vehicular and pedestrian
- I.** Maintenance aspects
- J.** Pedestrian scale

**XI. RESUBMITTAL REQUIREMENTS**

All submittals shall meet the requirements set forth in the City's Design Review Application form, as amended from time to time.

**XII. APPROVAL OF CHANGES AFTER DESIGN ACCEPTANCE**

It is the owner's responsibility to point out and submit any exterior modifications that are proposed between the issuance of a Certificate of Design Review Approval and completion of construction to assure timely issuance of a Certificate of Occupancy.



PRE-APPLICATION  
CONFERENCE (OPTIONAL):

A pre-application conference with city staff and/or a preliminary meeting with the city design review architect gives the applicant an opportunity to discuss plans before a great deal of time or money is expended. If a certain design is inappropriate, the applicant will know beforehand. Although this step is optional, **it is highly recommended.**

APPLICATION FOR  
DESIGN REVIEW:

The applicant needs to fill out the "Application for Design Review" and submit it along with the required submittals. A listing of required submittals is included as part of the application form. The application fee required for this submittal shall be in accordance with La Vista's Master Fee Schedule.

DESIGN REVIEW:

The City of La Vista staff in association with the city design review architect will review the submittal documents for compliance with the Gateway Corridor District Design Guidelines.

SCHEDULE OF REVIEWS:

A completed application will take approximately three weeks to review. Incomplete applications may cause a delay. Additional reviews will be necessary for all revised submittals until a Certificate of Approval is issued.

CERTIFICATE OF APPROVAL:

Upon a successful review the City of La Vista will issue to the applicant a Certificate of Approval. A copy of this document will need to be included with the Building Permit documents in order to receive a Building Permit.

WAIVERS:

The applicant may request the City Administrator to waive strict conformance with Gateway Corridor District Design Guidelines for Small Projects. The City Administrator may grant the request upon written finding that the design enhances its setting and meets the overall intent and spirit of the Design Guidelines.

**APPEALS:**

In the event where the applicant and the City cannot come to an agreement within 180 days of initial application submission, the applicant may request a meeting with the City Administrator regarding an appeal to the City Council.

**OCCUPANCY PERMIT:**

After the building permit is issued, all design requirements must be completed as approved in order for a Certificate of Occupancy to be issued for the building.

**MAINTENANCE OF DESIGN  
REQUIREMENTS:**

The applicant needs to maintain the design requirements for the life of the project. In the event that they fail to do so, the City may revoke the Certificate of Occupancy.

### Plant Materials

When selecting plant materials for areas adjacent to primary corridors, a majority of the specified materials must be from the species allowed by the Design Guidelines below. Plant material sizing as indicated is to ensure immediate impact on the quality and character of the overall project. Designs and planting details shall be provided by a Registered Landscape Architect and include 60 days of maintenance by the installer with a year warranty minimum.

#### DECIDUOUS TREES

#### Min. Size

2.5" cal

Downy Serviceberry/Amelanchier arborea – clump form  
Prairie Pride hackberry/Celtis occidentalis ‘Prairie Pride’  
Freeman Maple “Marmo”/ Acer saccharinum  
Burgundy Belle Red Maple/ Acer rubrum  
Norway Maple/ Acer platanoides  
Halka Honeylocust/ Gleditsia triacanthos var. inermis “Halka”  
Prairifire Crab/Malus ‘Prairifire’  
Swamp White Oak/Quercus bicolor  
Glenleven Littleleaf Linden/Tilia x flavescens ‘Glenleven’  
River Birch/Betula Nigra  
Heritage Oak/ Quercus virginiana  
Chinquapin Oak/ Quercus muehlenbergii  
Kentucky Coffee/ Gymnocladus dioicus espresso  
Adams Crab/ Malus ‘Adams’  
Snowdrift Crab/ Malus ‘Snowdrift’  
Greenspire/ Tilia cordata  
Red Maple/ Acer rubrum

#### CONIFEROUS TREES

6' tall

Colorado Spruce/Picea pungens  
Vanderwolf Pine/ Pinus flexilis ‘Vanderwolf’s’  
Bosnian Pine/ Pinus heldreichii  
Black Hills Spruce/ Picea glauca

**DECIDUOUS SHRUBS**

5 gallon

Miniature Snowflake Mockorange/*Philadelphus* x 'Miniature Snowflake'  
Gro-Low Fragrant Sumac/*Rhus aromatica* 'Gro-Low'  
Japanese White Spirea/*Spirea albiflora*  
Anthony Waterer Spirea-Sapho/*Spirea* x bumalda 'Anthony Waterer'  
Hancock Coralberry/*Symphoricarpos* x chenault 'Hancock'  
Dwarf Lilac/ *Syringa meyeri* 'Palibin'  
Alpine Currant/ *Ribes alpinum*  
Burning Bush/ *Euonymus alatus*  
Birchleaf Spirea  
Dogwood/ firedance red twig  
Blue muffin *Viburnum*

**CONIFEROUS SHRUBS**

5 gallon

Green Tam Juniper/ *Juniperus Sabina* 'Tamariscifolia'  
Sea Green Juniper/ *Juniperus chinensis* 'Sea Green'

**GROUNDCOVERS**

1 gallon

Purple Winter Creeper/*Euonymus fortunei* var. 'Coloratus'  
*Vinca Minor*

**PERENNIALS/BULBS**

1 gallon

Butterscotch Ruffles Daylily/*Hemerocallis* 'Butterscotch Ruffles'  
Fairy Tale Pink Daylily/*Hemerocallis* 'Fairy Tale Pink'  
Hyperion Daylily/*Hemerocallis* 'Hyperion'  
Irish Elf Daylily/*Hemerocallis* 'Irish Elf'  
Little Business Daylily/*Hemerocallis* 'Little Business'  
Pardon Me Daylily/*Hemerocallis* 'Pardon Me'  
Happy Returns Daylily/*Hemerocallis* 'Happy Returns'  
Mount Hood Daffodil/*Narcissus* sp. 'Mount Hood'  
May Night Salvia/ *Salvia nemorosa* 'May Night'

Developments within the Gateway Corridor shall utilize the Universe Collection – UCL fixture from Architectural Area Lighting. Fixture cut sheets with fixture, arm, and pole-specific requirements are included within this Appendix.

Industrially zoned properties as well as developments along the 144<sup>th</sup> Street (Highway 50) corridor shall utilize the D-Series Size 2 fixture from Lithonia Lighting. Fixture cut sheets with fixture, arm, and pole-specific requirements are included within the Woodhouse Place PUD Design Guidelines.

(Insert Fixture Cut)

(Insert Fixture Cut)

(Insert Fixture Cut)



(Insert Fixture Cut)

(Insert Fixture Cut)

(Insert Fixture Cut)

### CASE STUDY: Existing Development



Overhang, colonnade and details divide building into smaller portions.



Four-sided building detail. Colonnade breaks two story face down to pedestrian scale.



Pedestrian scale – awnings, elevation relief, shadow, color, display. brick



Multiple design elements and textures on all textures, sides of the facility, including use of wall sconces, patterns, faux windows, elevation relief.







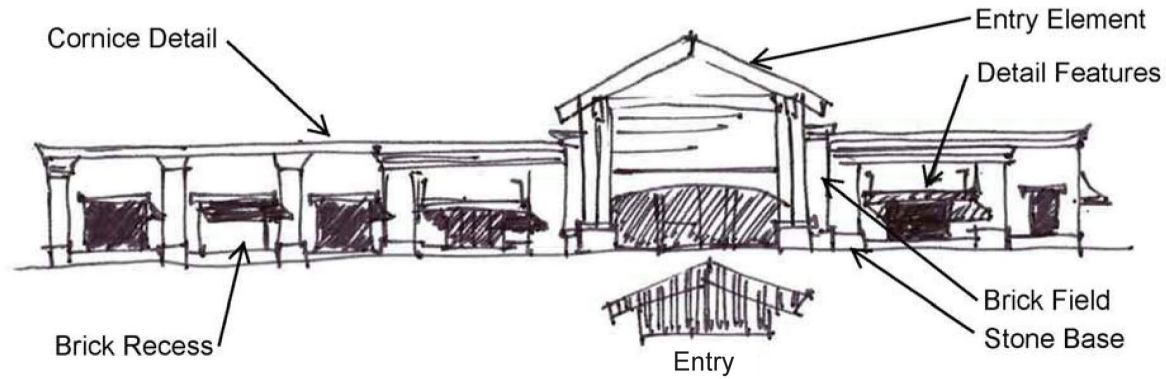
A variety of materials and horizontal differentiation provide visual interest. The integrated canopy highlights the entrance.



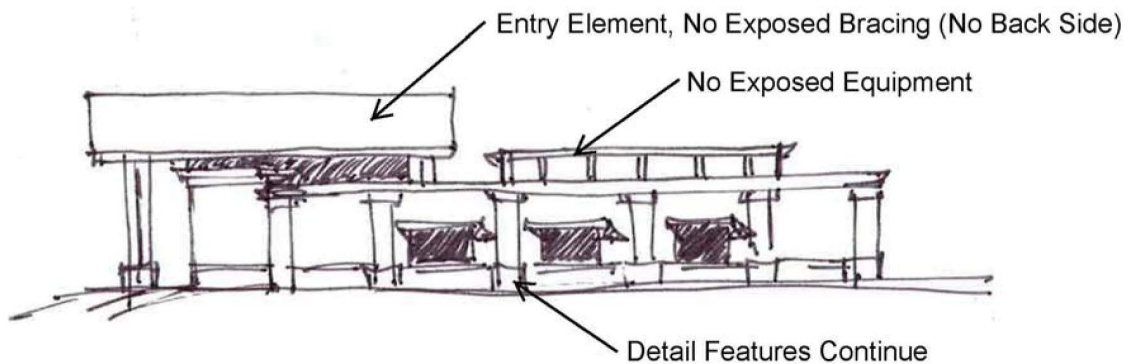
Complementary context is created on all facades through the use of detailed design, elevation changes, detail features which continue on all sides, use of wall sconce lighting, brick patterning, texture, etc.



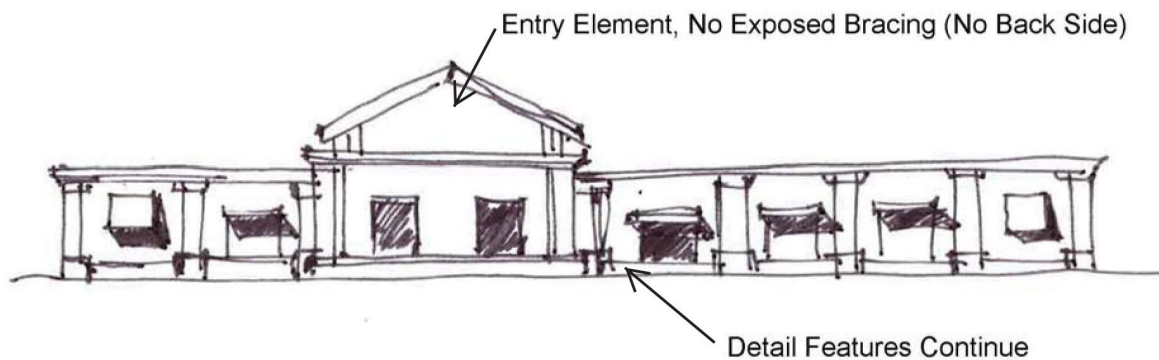




**Front Wall Example**



**Side Wall Example**



**Rear Wall Example**

\*\* All buildings are to be designed from a four-sided (360 degree) structure perspective, thus requiring the same caliber of finishes and design attention on all facades of the building. Large areas of blank exterior are to be avoided and are grounds for non-compliance. Utilizing subdivision, rhythm, patterning and features such as windows, entrances, arcades, arbors, awnings, trellises, etc., that extend to all sides of the structure. Tall elements shall be designed as forms and shall not have exposed bracing.