

**ARCHITECTURAL AND SITE
DESIGN GUIDELINES**

**Southport Development
La Vista, Nebraska**

**La Vista City Hall
8116 Park View Boulevard
La Vista, Nebraska
1 September 2002**

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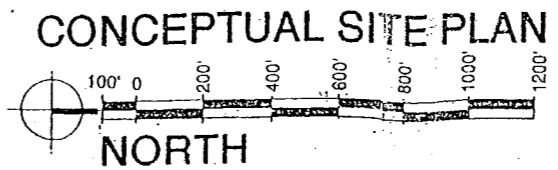
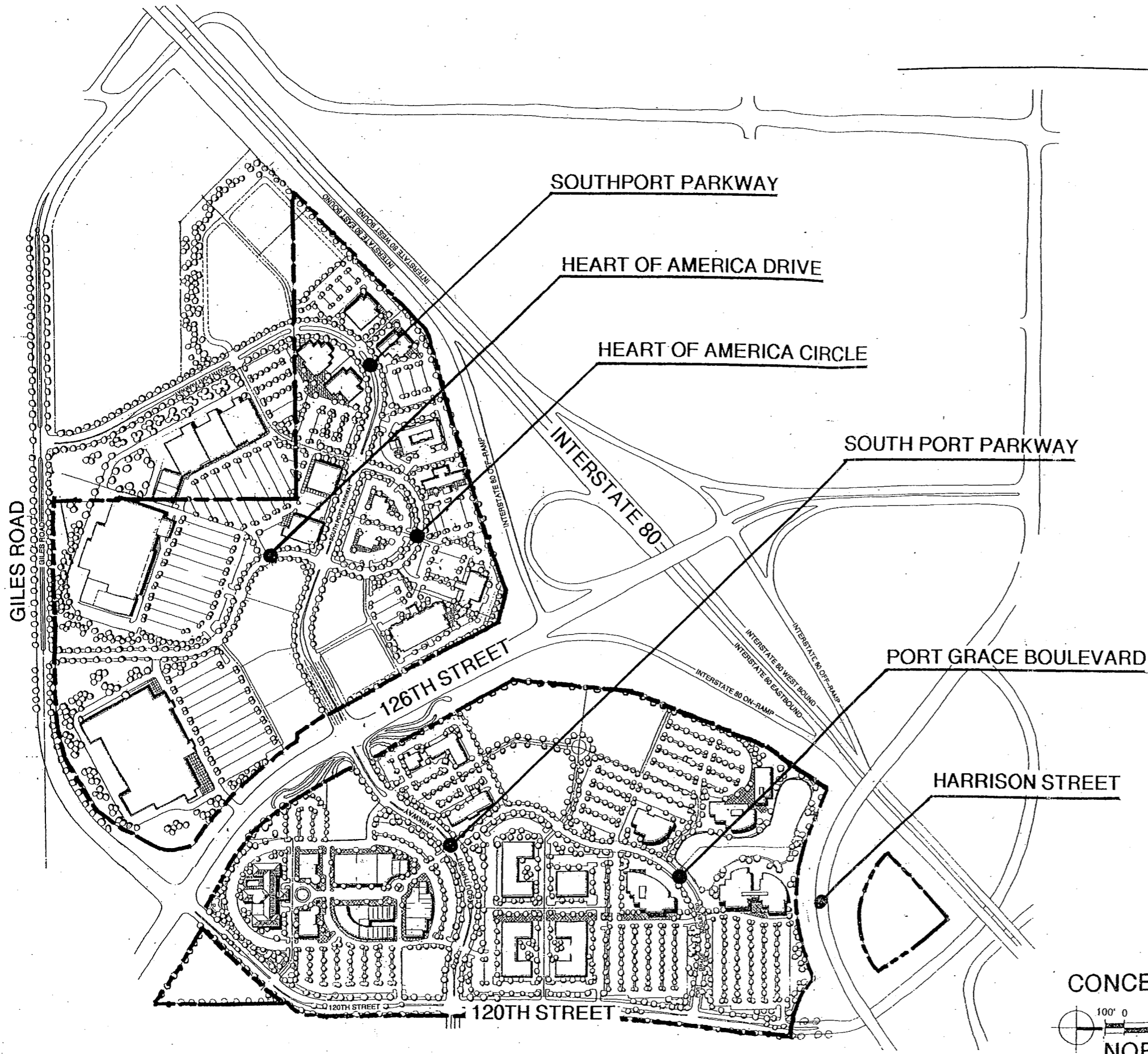
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1. INTRODUCTION

The City of La Vista, in partnership with Metropolitan Community College, has made a significant investment in the community with 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 *Commercial Building Design Guide and Criteria* 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 Southport development will serve as a gateway to the City of La Vista. This coupled with the size of the overall development, led the City of La Vista and the Southport developer to jointly establish this set of Design Guidelines that are unique for the Southport development. These guidelines supercede the *Commercial Building Design Guide and Criteria* (dated 15 September 1999) that are in effect elsewhere in the City of La Vista.

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 Southport development, preserve taxable values, and promote the public health, safety, and welfare.



3. DEFINITIONS

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.

Light cut-off angle. An angle from vertical, extending downward from a luminaire, which defines the maximum range of incident illumination outward at the ground plane.

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: memorials, stagings, antennas, water tanks and towers, sheds, shelters, fences and walls, kennels, 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.

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, letter boxes, fire hydrants.

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. SOUTHPORT'S VISION

It is anticipated that the Southport development will be built out with the following project types:

- Office Buildings*
- Retail Buildings (includes hospitality and "box" stores).*
- Flex Space Buildings.*

As a gateway development to the City of La Vista, it is important for Southport to pull the diverse project types listed above together into a development that has a sense of place and visual continuity created by common:

- Style*
- Site Elements*
- Building Elements*
- Color Palettes*

Each of the unifying elements listed above are discussed in more detail within their respective sections of this document.

5. SOUTHPORT'S STYLE

I. GENERAL STYLE REQUIREMENTS

- A. Every building within the Southport development shall have an eclectic style that is weighted towards the historical which will give the development life and vitality from the complexity and detail of building forms, richness of materials and detailing, and commonality of materials and colors. Office buildings within Southport can develop a contemporary interpretation of the historically eclectic style. See the *Building Elements* section of this document for further clarification.

II. SPECIFIC STYLE REQUIREMENTS

- A. All buildings shall have a recognizable base, mid-façade (or middle), and cornice. Proportionally the mid-façade shall comprise the largest percentage of the building, followed by the base, which, in turn, is followed by the cornice.

1. A **recognizable base** can be achieved by, but not limited to:
 - a. Change in plane between the base and mid-façade
 - b. Change of material from the mid-façade.
2. A **recognizable mid-façade** (middle) shall:
 - a. Be comprised of the main primary building material(s).
3. A **recognizable cornice** can be achieved by, but not limited to:
 - a. Change in plane between the cornice and mid-façade.
 - b. Change of material from the mid-façade.

B. WINDOWS/ MULLIONS

1. In keeping with the historically weighted eclectic style selected for the Southport development, it is desirable that all window openings would be smaller scaled "punched" windows. Horizontal strip windows will not be allowed. However, in understanding the needs of modern day business, the following will also be allowed:
 - a. Office buildings: The mid-façade (middle) could entirely or partially be comprised of a curtain-wall window system.
 - b. Retail Buildings: May have larger scaled "store-front" type openings.
 - c. Flex Space Buildings: May have larger scaled "store-front" type openings.
2. All window mullions shall be natural aluminum in color.

C. ROOFS

1. All buildings shall have either flat roofs or pitched roofs.
 - a. Flat roofs shall have a slope of less than 1/12. They may be either adhered or ballasted. If adhered the membrane shall be in the lighter color ranges.
 - b. Pitched Roofs shall have a slope of 6/12. They shall be comprised of standing seam metal roofing of the color ranges as shown in Appendix L.

D. DIVERSITY OF BUILDING MATERIALS

- Every building shall have a minimum of (3) and a maximum of (5) primary and/or secondary building materials.
1. **Office Building Requirements**
 - a. The base shall be constructed from (1) or more of the Secondary building materials listed below or brick (clay) only if mid-façade is something other than brick.

- b. The mid-façade (or middle) shall be constructed from (1) or more of the Primary building materials listed below. The Primary building materials shall comprise a minimum of 75% of the mid-façade. The remaining 25% can be comprised of the Secondary building materials.
- c. The cornice shall be constructed from (1) or more of the Secondary building materials listed below or brick (clay) only if mid-façade is something other than brick.
- d. **Primary Building Materials** allowed for Office Buildings:
 - Brick (clay) of the color ranges as shown in Appendix J.
 - Tinted or reflective glass of a density to conceal the interior furnishings. Glass shall be in the green color ranges. Clear glass may be used at office building entry/ lobby areas.
- e. **Secondary Building Materials** allowed for Office Buildings:
 - Natural or composite stone laid horizontally in the color ranges as shown in Appendix K.
 - Precast concrete with exposed aggregate and sufficient detail, pattern, or reveals to give scale. Color shall be in the same color range as that shown for Natural and Composite Stone in Appendix K.
 - Cast-In-Place concrete with exposed aggregate and sufficient detail, pattern, or reveals to give scale. Color shall be in the same color range as that shown for Natural and Composite Stone on Appendix K.
 - Integrally colored split-faced concrete block. Color shall be in the same color range as that shown for Brick in Appendix J or for Natural and Composite Stone in Appendix K.
 - Laminated metal panels (Alucobond or similar) of a natural aluminum color.
 - Painted split-faced concrete block is only allowed as an accent and may comprise a maximum of 10% of any single building façade. Paint color shall be in the color range as that shown for Brick Color Ranges as shown in Appendix J, Major Accent Colors as shown in Appendix M, or Minor Accent Colors as shown in Appendix N.

2. Retail Building (includes hospitality and "box" stores) Requirements

- a. The base shall be constructed from (1) or more of the Secondary building materials listed below or brick (clay) only if mid-façade is something other than brick.
- b. The mid-façade (or middle) shall be constructed from (1) or more of the Primary building materials listed below. The primary building materials shall comprise a minimum of 60% of the mid-façade. The remaining 40% can be comprised of the Secondary building materials.
- c. The cornice shall be constructed from (1) or more of the Secondary building materials listed below or brick (clay) only if mid-façade is something other than brick.
- d. **Primary Building Materials** allowed for Retail Buildings (includes hospitality and "box" stores):
 - Brick (clay) of the color ranges as shown in Appendix J.
 - *Quick Brick* (An integrally colored concrete block unit 4" high, 16" long of the color ranges as shown in Appendix J).
 - Clear glass or tinted or reflective glass in the green color ranges.

- e. **Secondary Building Materials** allowed for Retail Buildings (includes hospitality and “box” stores)
 - Natural or Composite stone laid horizontally in the color ranges as shown in Appendix K.
 - Precast concrete with sufficient detail, pattern, or reveals to give scale. Color shall be in the same color range as that shown for Natural and Composite Stone in Appendix K.
 - Cast-In-Place concrete with sufficient detail, pattern, or reveals to give scale. Color shall be in the same color range as that shown for Natural and Composite Stone in Appendix K.
 - Integrally colored split-faced concrete block. Color shall be in the same color range as that shown for Brick in Appendix J or for Natural and Composite Stone in Appendix K.
 - Laminated metal panels (Alucobond or similar) of a natural aluminum color.
 - Natural or synthetic stucco (E.I.F.S.). Color shall be in the same color range as that shown for Brick Color Ranges in Appendix J, Major Accent Colors as shown in Appendix M, Minor Accent Colors as shown in Appendix N, or the color ranges as shown in Appendix O. Color ranges used should relate to how the stucco is used. For example, if the stucco is being used as a major accent, the coloration should be from the Major Accent color palette.
 - Painted split-faced concrete block is only allowed as an accent and may comprise a maximum of 10% of any building façade. Paint color shall be in the color range as that shown for Brick Color Ranges in Appendix J, Major Accent Colors in Appendix M, or Minor Accent Colors as shown in Appendix N.

3. Flex Space Building Requirements:

- a. The base shall be constructed from (1) or more of the Secondary Building materials listed below or Brick (clay) only if mid-façade is something other than brick.
- b. The mid-façade (or middle) shall be constructed from (1) or more of the Primary Building Materials listed below. The Primary Building Materials shall comprise a minimum of 60% of the mid-façade. The remaining 40% can be comprised of the Secondary Building Materials.
- c. The cornice shall be constructed from (1) or more of the Secondary building materials listed below or brick (clay) only if mid-façade is something other than brick.
- d. **Primary Building Materials** allowed for Flex Space Buildings:
 - Brick (clay) of the color ranges as shown in Appendix J.
 - *Quick Brick* (An integrally colored concrete block unit 4” high, 16” long with natural mortar joints of the color ranges as shown in appendix J).
 - Clear glass or tinted or reflective glass in the green color ranges.
- e. **Secondary Building Materials** allowed for Flex Space Buildings:
 - Natural or Composite stone laid horizontally in the color range as shown in Appendix K.
 - Precast Concrete with exposed aggregate and sufficient detail, pattern, or reveals to give scale. Color shall be in the same color range as that shown for Natural and Composite Stone in Appendix K.

- Cast-In-Place concrete with exposed aggregate and sufficient detail, pattern, or reveals to give scale. Color shall be in the same color range as that shown for Natural and Composite Stone in Appendix K.
- Integrally colored split-faced concrete block. Color shall be in the same color range as that shown for Brick in Appendix J or for Natural and Composite Stone in Appendix K.
- Laminated metal panels (Alucobond or similar) of a natural aluminum color.
- Natural or synthetic stucco (E.I.F.S.). Color shall be in the same color range as that shown for Brick Color Ranges in Appendix J, Major Accent Colors as shown in Appendix M, Minor Accent Colors as shown in Appendix N, or the color ranges as shown in Appendix O. Color ranges used should relate to how the stucco is used. For example, if the stucco is being used as a major accent, the coloration should be from the Major Accent color palette.
- Painted split-faced concrete block is only allowed as an accent and may comprise a maximum of 10% of any building façade. Paint color shall be in the color range as that shown for Brick Color Ranges in Appendix J, Major Accent Colors in Appendix M, or Minor Accent Colors as shown in Appendix N.

I. SPECIFIC SITE ELEMENT REQUIREMENTS

A. **Serpentine Sidewalks.** All project sites that have public frontage on:

- 120th Street
- Southport Parkway
- Port Grace Boulevard
- Heart of America Drive
- Heart of America Circle

shall provide and install a (4) foot wide serpentine concrete sidewalk that shall run continuously along that public frontage as shown in Appendix A and Appendix C. A (5) foot wide public access easement shall be granted along the (4) foot wide sidewalk where it occurs on private property.

B. **Green Space (Primary Streets Frontage).** All project sites that have public frontage on the following primary streets

- Interstate 80
- Giles Road
- 126th Street
- Harrison Street

shall have a (20) foot wide bermed, landscaped, sodded (unless screening interstate fence then may be seeded if approved), and irrigated green space established and maintained continuously along the public frontage of the streets listed above as shown in Appendix D.

1. Plants for the green space shall be selected from the Plant List as shown in Appendixes F and G.
2. The area between the adjacent public street pavement and outer edge of the green space (property line) shall be designed by the Southport developer and maintained as common areas.

C. **Green Space (Secondary Street Footage).** All project sites that have public frontage on the following secondary streets:

- 120th Street
- Southport Parkway
- Port Grace Boulevard
- Heart of America Drive
- Heart of America Circle

shall have a (20) foot wide bermed, landscaped, sodded (greenspace and adjacent right-of-way must be sodded, not seeded), and irrigated green space established and maintained continuously along the public frontage of the streets listed above as shown in Appendixes A, B and C.

1. Plants for the green space shall be selected from the plant list as shown in Appendixes F and G.
2. The area between the adjacent public street curb and the outer edge of the green space (property line) shall be incorporated into the overall design of the green space and maintained by the abutting property owner.

D. **Green Space (interior).** A (10) foot wide landscaped, turf (sodded or seeded), and irrigated green space shall be established and maintained along all interior lot lines as shown in Appendix E.

1. Plants for the green space shall be selected from the plant list as shown in Appendix G.

E. **Site Lighting.** When a project within Southport wants to incorporate pole lights into their project to light parking lots, entry plazas, etc., those pole lights shall be the following:

1. Pedestrian Plaza and Feature lights. These shall be single or double headed light fixtures on a lower scaled pole as shown in Appendix H.

2. Parking Lot Lights. These shall be single or double headed light fixtures on a taller pole as shown in Appendix I.

I. GENERAL BUILDING ELEMENT REQUIREMENTS

- A. In order to encourage a proper balance of vitality and cohesiveness within the Southport development, two sets of Building Elements have been developed. The first set is a set of Mandatory Building Elements, which will be required for every project within Southport. The second set is a list of Optional Building Elements. All projects within Southport must use a minimum of (4) of the (6) Optional Building Elements in a significant way in the exterior design of the building.

II. SPECIFIC BUILDING ELEMENT REQUIREMENTS

(Mandatory)

- A. **Roof Top Mechanical Screens.** All roof top mechanical units, including motel/hotel room units, shall be screened from view from public right-of-ways through the use of permanent architectural screens that are integrated with the overall design of the building.
1. The screen shall be constructed from the following:
 - a. Any of the Primary or Secondary Building Materials listed for the building's project type.
 - b. Pitched roof or vertical wall elements comprised of standing seam metal roofing or perforated galvanized panel.
- B. **Ground Level Mechanical Screens.** All ground level mechanical units shall be screened from view from public right-of-ways through the use of architectural screens that are integrated with the overall design of the building.
1. The screen shall be constructed from the following:
 - a. Any of the Primary Building Materials listed for the building's project type.
- C. **Refuse Screening.** All trash or refuse receptacles shall be screened from view from public right-of-ways through the use of architectural screens that are integrated with the overall design of the building.
1. The screen shall be constructed from the following:
 - a. Any of the Primary Building Materials listed for the building's project type.
 2. If gates are utilized as part of the screen, they shall be constructed from the following:
 - a. Standard detail as shown in appendix R.
 3. If the refuse container is integrated with the dock area then the dock screening shall be sufficient.
- D. **Dock Screening.** All loading docks shall be screened from view from public right-of-ways through the use of one of the following:
 1. Architectural screens that are integrated with the overall design of the building.
 - a. The screen shall be constructed from the following:
 - Any of the Primary Building Materials listed for the building's project.
 2. Landscape screen of a density to screen 80% of the dock area from view within 3 years of planting. View shall be 80% screened all 12 months of the year.
- E. **Outdoor Storage.** All outdoor storage within the Southport development is only permitted under a separate conditional use permit that may require extensive screening. Contact the City of La Vista for further information.

F. **Building Lighting.** All buildings within the Southport development shall be lit at night with metal halide color lighting. The lighting shall be tastefully done and shall highlight entrances, corners, and other architectural features.

III. SPECIFIC BUILDING ELEMENT REQUIREMENTS

(Optional)

- A. **Awnings.** (Optional) Awnings are encouraged to be used as a colorful design element of Southport. Awnings should be repetitive and used in a significant way within the overall architecture of the building. Awnings shall be constructed of canvas.
1. *Contemporary interpretation (For Office Buildings Only).*
 - a. Awnings may be constructed of metal.
- B. **Arches** (Optional). If arches are used they shall be elliptical flat arches with a recognizable keystone and extrados. Arches should be repetitive and used in a significant way within the overall architecture of the building.
1. *Contemporary interpretation (For Office Buildings Only).*
 - a. Arches may be a stylized elliptical flat arch without a recognizable keystone and extrados. Arches should be repetitive and used in a significant way within the overall architecture of the building.
- C. **Square Columns** (Optional). The use of columns in arcades, porticos, and as a plane changing element is encouraged. All columns shall be square and shall have a recognizable base, middle, and top. Columns should be repetitive and used in a significant way within the overall architecture of the building. Columns shall be 12 inches square minimum. Round accent columns may be allowed in a case by case basis.
1. *Contemporary Interpretation (For Office Buildings Only).*
 - a. Columns shall be square but don't need to have a recognizable base, middle, and top. Columns shall be repetitive and used in a significant way within the overall architecture of the building. Columns shall be 8 inches square minimum. Round accent columns may be allowed in a case by case basis.
- D. **Pitched Roof** (Optional). This element could be fulfilled by having the entire roof of the building pitched or simply having a major design element with a pitched roof. If a building has its entire or significant portion of its roof pitched, it shall have a slope of 6/12.
- E. **Arbors** (Optional). Arbors, pergolas, and trellises are encouraged. The design and material choice must be appropriate to the overall design of the building as well as to the development's historically eclectic style. Colors of the arbors shall be selected from the overall color palettes of the Southport guidelines.
1. *Contemporary Interpretation (For Office Building Only).*
 - a. The design and material choice must be appropriate to the overall design of the building as well as to a contemporary eclectic style.
- F. **Site Furniture** (Optional). Site furniture, waste cans, directories, ash urns, guard rails or railing enclosures, shall be exactly as shown in the illustrations shown in Appendix P. The color of the site furnishings shall be Verde green. Site planters shall be traditional in shape and shall be terra cotta in color.
1. *Contemporary Interpretation (Office Buildings Only).*
 - a. No contemporary interpretations will be allowed for the site furniture element.

8. COLOR PALETTES

In order to encourage a proper balance of vitality and cohesiveness within the Southport development, (3) sets of color ranges have been developed. The inspiration for these color ranges is native Nebraska landscape colors and they have been grouped in the following categories:

- Major Accent Colors - Appendix M
- Minor Accent Colors - Appendix N

No building shall have more than (5) colors or less than (3) colors. The following items shall not count as colors:

- Glass (unless it is tinted or reflective and used in a curtain wall system).
- Window mullions
- Mortar and caulk joints
- Signage

Major accent colors may comprise no more than 10% of each building façade.

Minor accent colors may comprise no more than 5% of each building façade.

9. SIGNAGE

All signage shall comply with the City of La Vista Special Commercial Corridor Sign Regulations.

Signage requirements specific to the Southport Development are as follows:

- All building signs shall be individual can letters. Color of letters is up to the Building owner.
- All frontage monument signs shall be internally illuminated and shall be constructed per Appendix Q.

Refer to:

Appendix Q: Frontage Monument Sign

10. EXCEPTIONS

The following exceptions may be considered at the discretion of the City of La Vista.

1. **BUILDING MATERIAL EXCEPTION FOR RETAIL AND FLEX SPACE OFFICE BUILDINGS** (not allowed for Office Buildings).
 - a. If the building is properly screened (landscape buffer, another building within a development, etc.) so that any given façade cannot be seen from a public right-of-way, then that specific façade may be constructed entirely of secondary building materials as outlined for that specific building type.

2. **BUILDING MATERIAL EXCEPTION FOR ALL BUILDING TYPES**
 - a. If a particular building goes beyond the norm in complexity and detail of building forms and/or commonality of materials and colors, then the City of La Vista may choose to relax the Building Material requirements (e.g. Let stucco or synthetic stucco (E.I.F.S.) become a primary building material).

11. PROCESS

SUBDIVISION APPROVAL

All Commercial Building projects within the City of La Vista need to receive Subdivision approval. As a condition of its subdivision approval, all commercial building projects within the Southport development will have to comply with this *Architectural and Site Design Guidelines*. The Developer shall place maintenance provisions for Building Design Criteria in restrictive covenants.

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 before hand.

APPLICATION FOR DESIGN REVIEW:

The applicant needs to fill out the "Application for Certificate of Approval" (see Appendix S) and submit it along with the required submittals. See Appendix T for a listing of required submittals. 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 *Architectural and Site Design Guidelines* for Southport.

SCHEDULE OF REVIEWS:

A completed application will take approximately three weeks to review. (Incomplete applications may cause a delay).

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 will need to be included with the Building Permit documents in order to receive a Building Permit.

APPEALS:

In the event where the Applicant, city staff and city design review architect cannot come to an agreement, the applicant may appeal the decision by requesting an amendment to the Subdivision Agreement from the La Vista City Council.

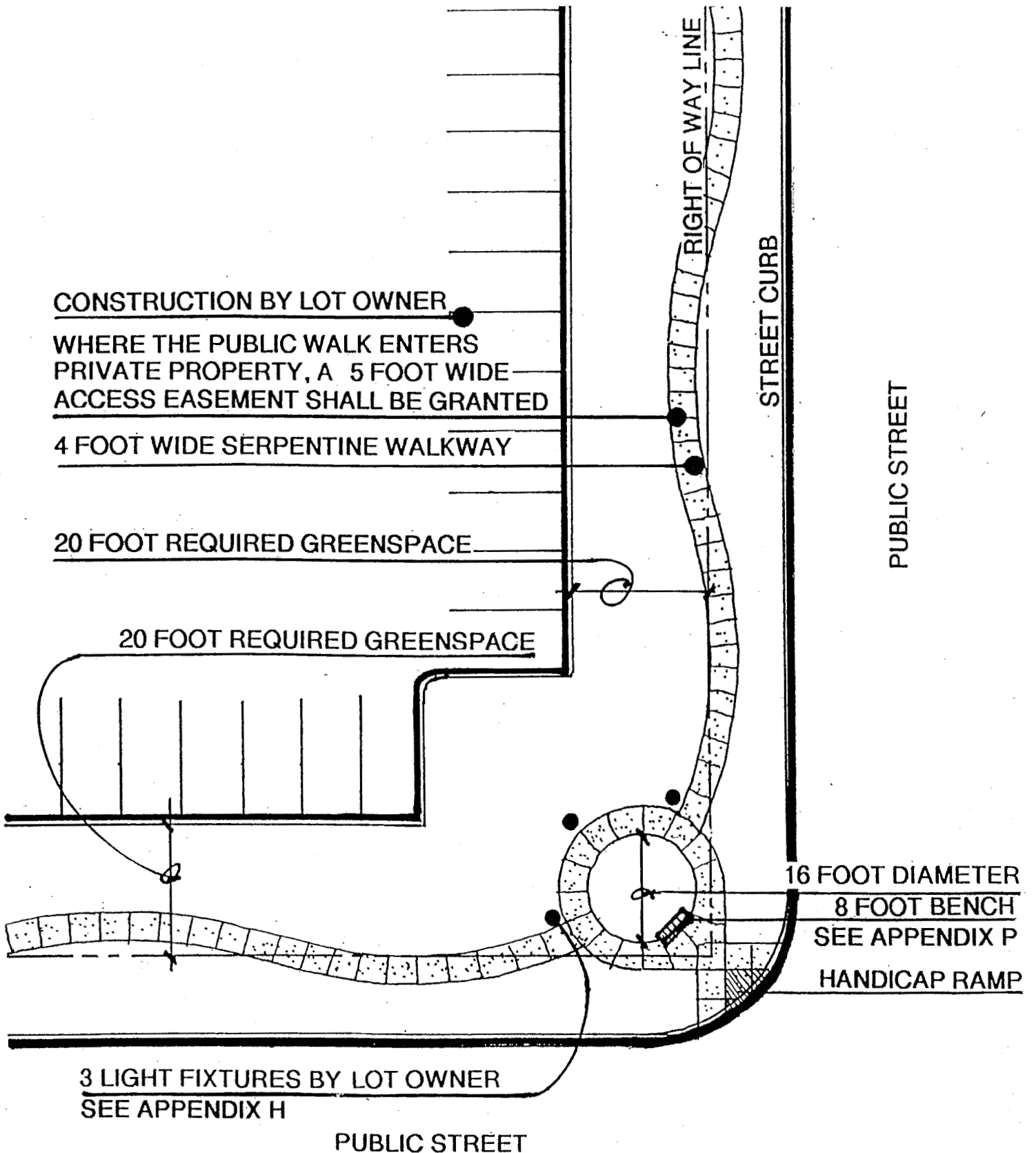
OCCUPANCY PERMIT:

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

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 Occupancy Permit.

12. APPENDIX A: Corner Streetscape Layout



13. APPENDIX B: Corner Streetscape Planting

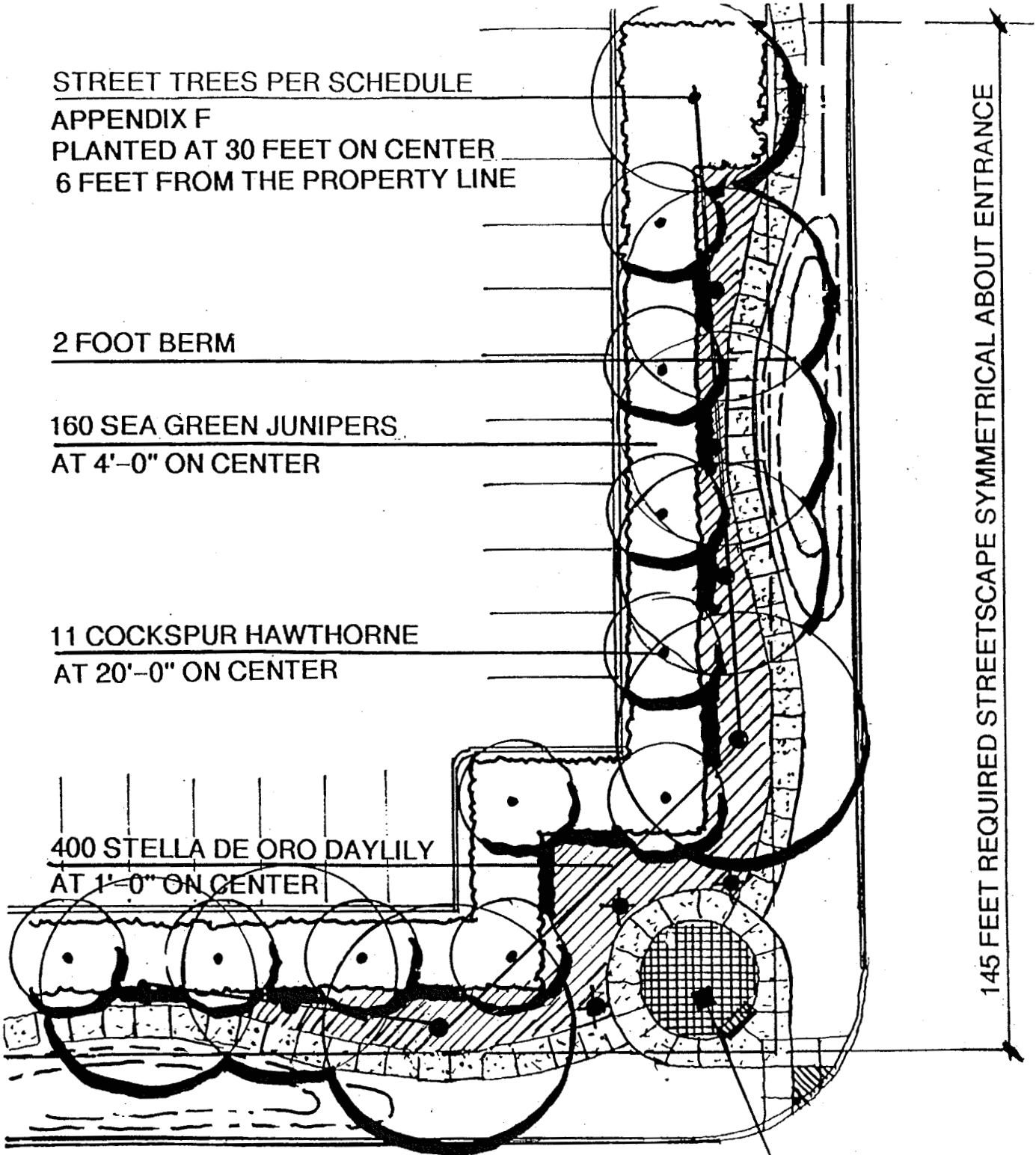
STREET TREES PER SCHEDULE
APPENDIX F
PLANTED AT 30 FEET ON CENTER
6 FEET FROM THE PROPERTY LINE

2 FOOT BERM

160 SEA GREEN JUNIPERS
AT 4'-0" ON CENTER

11 COCKSPUR HAWTHORNE
AT 20'-0" ON CENTER

400 STELLA DE ORO DAYLILY
AT 1'-0" ON CENTER



145 FEET REQUIRED STREETSCAPE SYMMETRICAL ABOUT ENTRANCE

**BERMED ANNUAL FLOWER PLANTING
BY SOUTHPORT COMMON AREA ASSOCIATION**

14. APPENDIX C: Non-Corner Streetscape Concept

3- ORNAMENTAL TREES

TYPE B APPENDIX G

30- EVERGREEN SCREENING

TYPE D APPENDIX G

40- FLOWERING SHRUBS

TYPE E APPENDIX G

100- PERENNIAL FLOWERS

TYPE G APPENDIX G

STREET TREES PER SCHEDULE

SEE APPENDIX F

BERM AT 3 TO 1 SLOPE

4' SERPENTINE WALK

WHERE THE PUBLIC WALK ENTERS

PRIVATE PROPERTY, A 5 FOOT WIDE
ACCESS EASEMENT SHALL BE GRANTED.

3- ORNAMENTAL TREES

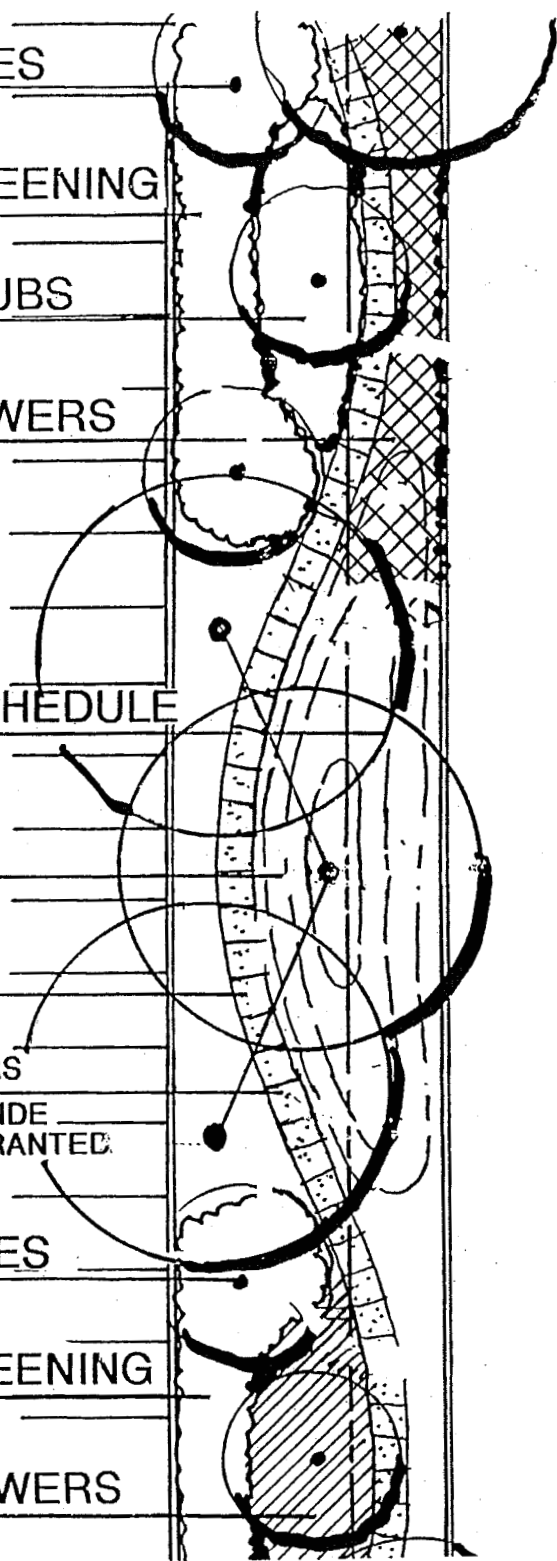
TYPE B APPENDIX G

24- DECIDUOUS SCREENING

TYPE C APPENDIX G

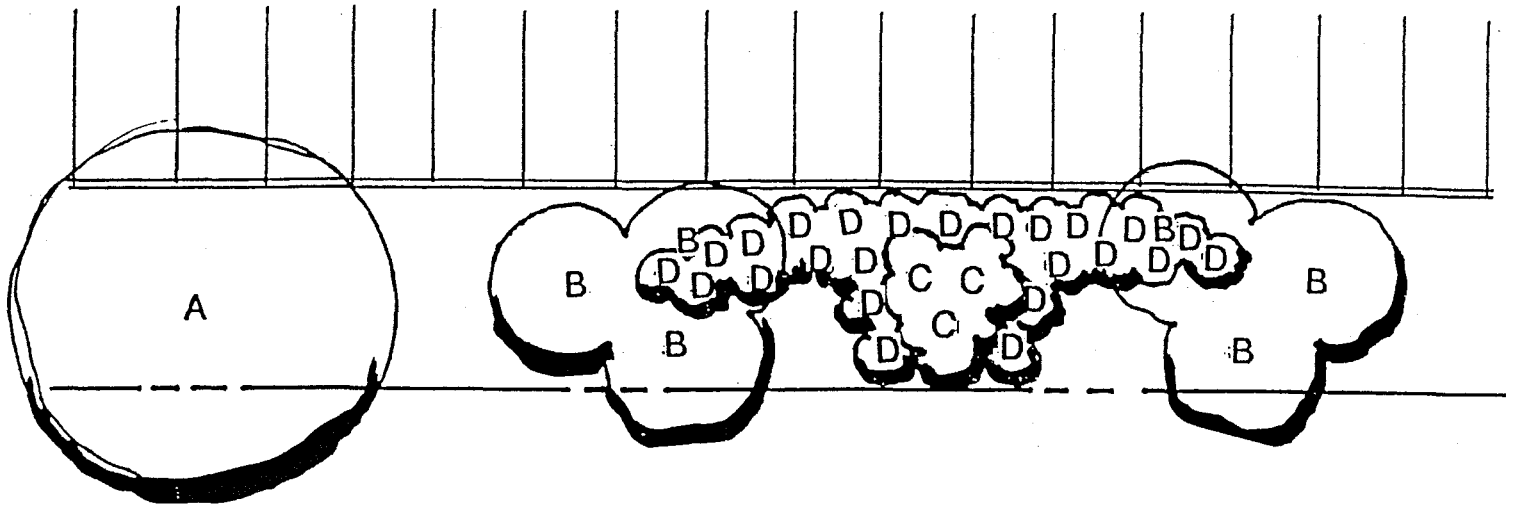
100- PERENNIAL FLOWERS

TYPE G APPENDIX G



PUBLIC STREET

15. APPENDIX D: Exterior Property Line Plantings



PRIMARY STREET FRONTAGE

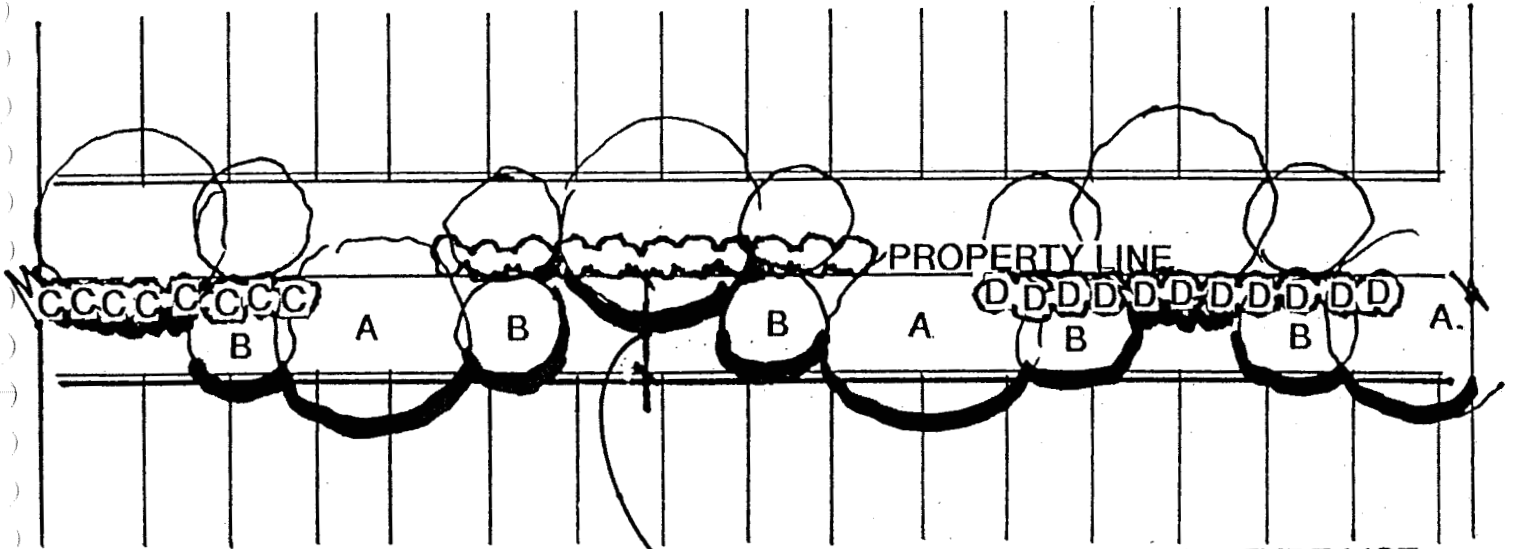
Minimum 20 foot wide green space along I-80, 126th Street, Harrison Street and Giles Road. Repeat landscape shown every 150 feet. Plant types are listed in Appendix G. When screening the interstate fence, berming not to exceed a 3:1 slope, sodding (or seeding if approved) and two varieties of type C shrubs selected from the list in Appendix G are required.

Minimum area of sod shall be 20' from property line.

Mulch shall be locally available hardwood. (Natural color only.)

Scale 1"=20'-0"

16. APPENDIX E: Interior Property Line Plantings



SEE APPENDIX G FOR PLANT TYPE LIST
MINIMUM 10 FOOT GREEN SPACE
ALONG ALL INTERIOR PROPERTY LINES

Scale 1"= 20'-0"

- 120TH STREET = AUTUMN PURPLE ASH
- GILES ROAD = SYCAMORE
- PORT GRACE BLVD. = NORTHERN RED OAK
- 126TH STREET = RED SUNSET MAPLE
- SOUTHPORT PKWY = RED SUNSET MAPLE
- HEART OF AMERICA LOOP DR. = GINKGO BILOBA
- HEART OF AMERICA DRIVE SOUTH = AUTUMN PURPLE ASH

| TYPE | COMMON NAME | BOTANICAL NAME | SIZE | METHOD |
|------|-------------------|------------------------------------|--------|--------|
| A | AUTUMN PURPLE ASH | FRAXINUS AMERICANA 'AUTUMN PURPLE' | 3" CAL | B & B |
| A | SYCAMORE | PLATANUS OCCIDENTALIS | 3" CAL | B & B |
| A | NORTHERN RED OAK | QUERCUS RUBRA | 3" CAL | B & B |
| A | GINGKO | GINGKO BILOBA | 3" CAL | B & B |
| A | RED SUNSET MAPLE | ACER RUBRUM 'RED SUNSET' | 3" CAL | B & B |

