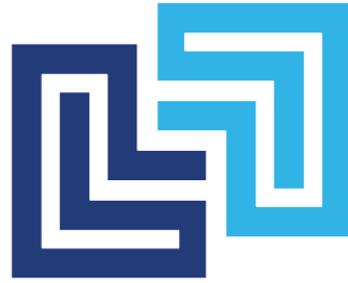


AGENDA ITEM 4A

**Zoning Ordinance Amendment—Sections 5.17
Gateway Corridor District (Overlay District) and the
Gateway Corridor District Design Guidelines**

MEMO



TO: Planning Commission Members

FROM: Christopher Solberg, Deputy Community Development Director

CC: City Council Members and applicable City Staff

DATE: 1/27/2021

RE: Gateway Corridor District Amendments

Agenda Item 4A: Public Hearing Regarding Text Amendments to Section 5.17 – Gateway Corridor District (Overlay District) and the Gateway Corridor District, Design Guideline Booklet

Based on the approved design of the Woodhouse Place development at 144th and Giles, staff has concluded that the approved light fixture for the Woodhouse Place development should be the same for the rest of the 144th Street corridor for consistency of infrastructure design. Changes to the Gateway Corridor District Design Guideline Booklet have been proposed to allow the light fixture approved for Woodhouse Place to be used for development projects along the 144th Street corridor.

Additional changes within the ordinance and the guideline booklet were also incorporated to clarify and simplify applicability of the guidelines for projects within the Gateway Corridor District.

Staff Recommendation Item 4A: Staff recommends approval of the text amendments to Section 5.17 of the City of La Vista Zoning Ordinance and the Gateway Corridor District Design Guideline Booklet.

Section 5.17 GATEWAY CORRIDOR DISTRICT (OVERLAY DISTRICT)

5.17.01 Intent:

The City of La Vista has established basic site and building development criteria to be implemented within the boundaries of this overlay district *for all multi-family, industrial, and commercial building projects*. The Gateway Corridor District has been established in order to implement the policies developed in the Future Land Use Plan portion of the Comprehensive Development Plan. These criteria include, but are not limited to the following: landscaping, building material selection, lighting, and interior street development. The purpose for regulating these issues is to provide for cohesive and properly developed entrances into the City corridor. Guiding development in this manner promotes the general health, safety and welfare of the residents within the zoning jurisdiction of the City, by providing quality design and construction which will also aid in the protection of past and future investment in the corridor. (*Ordinance No. 1172, 3-20-12*)

Within the Gateway Corridor Overlay District there is a sub-area secondary overlay centered on the intersection of 96th and Giles Road (see Official Zoning map). The purpose of this secondary overlay evolves around a partnership between the City of La Vista and Metropolitan Community College which have made a significant investment in the community with the new La Vista Public Library / MCC Sarpy Center. The City's desire is that this district be the standard of quality for all *multi-family, industrial, and commercial building projects* within this *geographically defined area*. See Section 5.17.06 for special design criteria for this sub-area. (*Ordinance No. 1048, 10-2-07*)

5.17.02 Purpose:

The purpose of these criteria is to establish a checklist of those items that affect the physical aspect of La Vista's environment. Pertinent to appearance is 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.

5.17.03 Geographic Area:

For a geographically defined area of the Gateway Corridor Overlay District, see the Official Zoning Map. If a site is partially covered by said overlay district, then the entire site is to be covered by these regulations. (*Ordinance No. 1048, 10-2-07*) (*Ordinance No. 1172, 3-20-12*)

The sub-area secondary overlay -area occurs within all developments that front on the 96th Street and Giles Road corridors including:

- Giles Road Corridor – from 90th Street to 108th Street.
- 96th Street Corridor – from Harrison Street to *Portal* Road

If a site is partially covered by said sub-area secondary overlay district, then the entire portion of the site facing 96th and/or Giles Road is to be covered by these regulations. See Section 5.17.06 for special design criteria for this geographic area. *For a geographically defined area, see the Official Zoning Map.*

(*Ordinance No. 1048, 10-2-07*)

5.17.04 Criteria for Application:

5.17.04.01 New construction and modification of existing buildings, including the structure and the surrounding property, are required to have compliance reviewed through the design review process.

5.17.04.02 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.
2. Structural Modification which will not be visible from outside the structure.
3. **Modification of a property which:**
 - a. **The modification constitutes less than 25% of the existing building's main façade; or**
 - b. **The modification constitutes less than 25% of the building's overall elevations; or**

e. Building improvements are estimated to cost under \$25,000; or
d. Site improvements are estimated to cost under \$10,000.

5.17.05 Criteria for Appearance

5.17.05.01

Relationship of Buildings to Site.

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.

1. Site planning is encouraged to provide an interesting relationship between buildings.
2. Building and site designs shall relate to and promote pedestrian scale.
3. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other innovative means so as to screen parking areas from view from public ways and adjacent properties.
4. 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 pedestrian scale.
5. Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground.

5.17.05.02

Relationship of Buildings and Site to Adjoining Area (Outside Of Subdivision).

1. Adjacent buildings of different architectural styles shall be made compatible by such means as screens, sight breaks, and materials.
2. Attractive landscape transitions shall be designed to be compatible to adjoining properties.
3. Harmony in texture, lines, and masses is required. Monotony shall be avoided.

5.17.05.03

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.

1. 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 site design and development. 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.
2. 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.
3. Landscape treatments shall be provided to enhance architectural features, strengthen vistas and important axis, and provide shade. Spectacular effects shall be reserved for special locations only.
4. Unity of design shall be achieved by repetition of certain plant varieties and other materials and by correlation with adjacent developments. All projects need to use a minimum of the following listed plant varieties of the plants listed in Appendix A of the Gateway Corridor District Design Guideline Booklet.
 - A minimum of two species listed under the deciduous tree category
 - A minimum of one species listed under the coniferous tree category
 - A minimum of one species listed under the deciduous shrubs category
 - A minimum of one species listed under the coniferous shrubs category
5. 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.
6. The landscape plan shall be designed to provide natural undulating landscape forms. Avoid consistent straight line pairings.
7. Irrigation of all landscape elements as defined above and turf area is required. Provide specification or information showing compliance in the design submittal.
8. Parking areas and traffic ways shall be enhanced with landscaped spaces containing trees or tree groupings.

9. Screening of service yards 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.
10. 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 of the Gateway Corridor District Design Guideline Booklet. 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 lighting and exterior lighting with visible lamps is 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.
11. 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:
 - Papillion Creek Watershed Partnership Storm Water Management Policies
 - Storm Water Management Regulations, Chapter 154 of the City of La Vista Municipal Code
 - City of La Vista Subdivision Regulations, 2003 edition and latest amendments.
 - Omaha Regional Storm Water Design Manual, Draft Revision of Chapter 8 dated June 2012, or latest edition.
 - 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.

5.17.05.04

Building Design.

1. Architectural style is not restricted; however, architectural style should be consistent throughout the subdivision. See Gateway Corridor District Design Guideline Booklet for examples of developments considered meeting this concept. **Evaluation of the appearance of a project shall be based on the quality of its design and relationship to surroundings and provide a comfortable pedestrian experience.**
2. Buildings shall have good scale and be in harmonious conformance with permanent neighboring development.
3. 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.
4. 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 La Vista staff and design review architect may allow other primary building material of good architectural character, such as 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 the landscape buffer between commercial and residential buildings). 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) 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. (iii) 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. (iv) 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..

5. Building components, such as windows, doors, eaves and parapets, shall have good proportions and relationships to one another.
6. Colors shall be harmonious and shall include only compatible accents.
7. 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.
8. 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.
9. 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 LEDs or similar, is encouraged.
10. If used, fencing and site furniture, including waste cans, directories, ash urns, bike racks, guard rails or railing enclosures, shall be similar to those as shown in Appendix C of the Gateway Corridor District Design Guideline Booklet. The color of the site furnishings shall blend with the colors of the rest of the building/site.
11. Refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from view from public ways, 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.
12. All landscaping shall be in compliance with the Landscaping Requirements from the City of La Vista Zoning Ordinance.
13. Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. In multiple building projects, variable siting of individual buildings may be used to prevent a monotonous appearance.
14. Exterior ladders are not allowed within the Gateway Corridor District.
15. Exterior bracing of parapets or other features shall be screened from elevation views. Screening shall match building elements and materials.
16. 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.

5.17.05.05

Signs.

1. Every sign shall have good scale and proportion in its design and in its visual relationship to the buildings and surroundings.
2. Every sign shall be designed as an integral architectural element of the building and site to which it principally relates.
3. The colors, materials, and lighting of every sign shall be restrained and harmonious with the building and sit to which it principally relates.
4. 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.
5. Each sign shall be compatible with signs on adjoining premises and shall not compete for attention.
6. Identification signs of a prototype design and corporation logos shall conform to the criteria for all other signs.
7. 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.

5.17.05.06 Maintenance – Planning and Design Factors.

1. 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.
2. 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.
3. If prefinished metal is allowed, TNEMEC coated metal, or approved equal are required.

5.17.06 Sub-area Secondary Overlay

5.17.06.01 Special Criteria for Sub-area.

The criteria found in this section are intended to be supplemental to the design standards stated in previous sections of this Article. See section 5.17.02 and 5.17.03 for purpose and geographic area of the Sub-area.

5.17.06.02 Landscape and Site Treatment.

1. Unity of design shall be achieved by repetition of certain plant varieties and other materials and by correlation with adjacent developments. All projects need to use a minimum of the following listed plant varieties of the plants used at the La Vista Public Library / MCC Sarpy Center. See Gateway Corridor District Design Guideline Booklet for a listing of those plant materials.
 - A minimum of two (2) species listed under the deciduous tree category.
 - A minimum of one (1) species listed under the coniferous tree category.
 - A minimum of one (1) species listed under the deciduous shrub category.
 - A minimum of one (1) species listed under the coniferous shrub category.
2. 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 commercial building area shall be similar in appearance and quality level as the light fixtures used at the La Vista Public Library / MCC Sarpy Center. See Gateway Corridor District Design Guideline Booklet for information on the required light fixture style. 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.

5.17.06.03 Building Design.

The primary building material of all portions of the building shall be brick (clay) with its color selected for harmony of the building with adjoining buildings within its subdivision. The La Vista staff and design review architect may allow other primary building designs (of good architectural character i.e. split faced concrete block) for portions of the building not visible from public areas (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.

5.17.07 Factors For Evaluation

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

- 5.17.07.01 Conformance to ordinances and the Design Guideline..
- 5.17.07.02 Logic of design.
- 5.17.07.03 Exterior space utilization.
- 5.17.07.04 Architectural character.
- 5.17.07.05 Attractiveness of material selection.
- 5.17.07.06 Harmony and compatibility.
- 5.17.07.07 Circulation-vehicular and pedestrian.
- 5.17.07.08 Maintenance aspects.
- 5.17.07.09 Pedestrian Scale

5.17.09 Resubmittal Requirements

After the initial submittal, digital submissions are acceptable, with the exception of material and color samples. A final hard copy submittal in 11" x 17" format shall be required after final approval.

5.17.08 Approval of Changes After Design Acceptance

It is the owner's responsibility to point out and submit any exterior modifications that occur between design acceptance and completion of construction to assure timely issuance of a Certificate of Occupancy.

5.17.10 Process.

5.17.10.01

Pre-application Conference (Optional):

A pre-application conference with city staff to give 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.**

5.17.10.02

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.

5.17.10.03

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 Guideline Booklet.

5.17.10.04

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.

5.17.10.05

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.

5.17.10.06

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.

5.17.10.0607

Appeals:

In the event where the applicant, City staff and City design review architect cannot come to an agreement within 180 days of initial application submission, the applicant request a meeting with the City Administrator regarding an appeal to the City Council. (**Ordinance No. 1172, 3-20-12**)

5.17.10.0708

Certificate of Occupancy:

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

5.17.10.0809

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.

5.17.10.09010

Fees:

Fees may apply to each individual step as established in the Master Fee Schedule.

**GATEWAY CORRIDOR DISTRICT
DESIGN GUIDELINE**

City of La Vista, Nebraska



**La Vista City Hall
8116 Park View Boulevard
La Vista, Nebraska
17 September
2013 March 2, 2021**



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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 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

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.
- 2) Structural modification which will not be visible from outside the structure.
- ~~3) Modification of a property in which:~~
 - ~~a. The modification constitutes less than 25% of the existing building's main façade; or~~
 - ~~b. The modification constitutes less than 25% of the building's overall elevations; or~~
 - ~~c. Building improvements are estimated to cost under \$25,000; or~~
 - ~~d. Site improvements are estimated to cost under \$10,000.~~

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.

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 APPERANCE

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.

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.

- A.** 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.
- B.** 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.
- C.** 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.

- D.** 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
- E.** 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.
- F.** Landscape plan shall be designed to provide natural undulating landscape forms. Avoid consistent straight line plantings.
- G.** Irrigation of all landscape elements as defined above and turf area is required. Provide specification or information showing compliance in design submittal.
- H.** Parking areas and traffic ways shall be enhanced with landscaped spaces containing trees or tree groupings.
- I.** 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.
- J.** 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.
- K.** 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.

IV. BUILDING DESIGN

- 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.** 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) 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.
(iii) 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.
(iv) 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.** Building components, such as windows, doors, eaves and parapets, shall have good proportions and relationships to one another.
- F.** Colors shall be harmonious and shall include only compatible accents.
- G.** 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.

- H.** 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.
- I.** 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.
- J.** 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 **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.
- K.** 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.
- L.** All landscaping shall be in compliance with the Landscaping Requirements from the City of La Vista Zoning Ordinance.
- M.** Monotony of design in single or multiple building projects shall be avoided. Variation 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.
- N.** Exterior ladders are not allowed within the Gateway Corridor District.
- O.** Exterior bracing of parapets or other features shall be screened from elevation views. Screening shall match building elements and materials.
- P.** 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.

V. 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:



VI. 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.

VII. 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

VIII. RESUBMITTAL REQUIREMENTS

After the initial submittal, digital submissions are acceptable, with the exception of material and color samples. A final hard copy submittal in 11" x 17" format shall be required after final approval.

IX. APPROVAL OF CHANGES AFTER DESIGN ACCEPTANCE

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

5. PROCESS

**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.

DECIDIOUS 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’

7. APPENDIX B

Light Fixtures

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.

Developments along the 144th 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.

Large Scale - Horizontal Reflector

Updated: 01/2010



- Modular system with five luminous options, four hood options, and two optical systems for customization to complement site design
- Type 2,3,4 and 5 full cutoff horizontal reflectors (without luminous element)
- Pole, wall, and pendant mounting options
- EISA compliant
- IP65 rated
- Powder coat finish in 13 standard colors with a polymer primer sealer



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Fixture	Luminous Element/Hood	Optics	Lamp/Ballast	Color	Hood Options	Options
1	2	3	4	5	6	7

1. FIXTURE

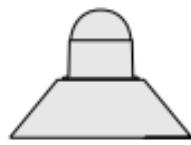
UCL Universe Large (Horizontal Reflector)

2. LUMINOUS ELEMENT AND HOOD

NO LUMINOUS ELEMENT

 ANG

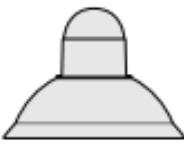
Angled Hood



HT: 21.4"/545mm
DIA: 30"/760mm

 BEL

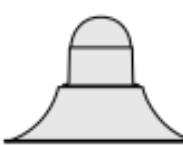
Bell Hood



HT: 22"/560mm
DIA: 30"/760mm

 FLR

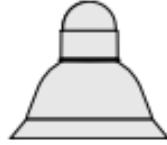
Flared Hood



HT: 21"/535mm
DIA: 32"/810mm

 SKB

Skirted Bell Hood

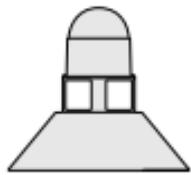


HT: 27.25"/693mm
DIA: 32"/810mm

4 LUMINOUS WINDOWS

 WND-ANG

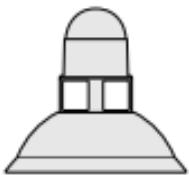
Angled Hood



HT: 26.7"/680mm
DIA: 30"/760mm

 WND-BEL

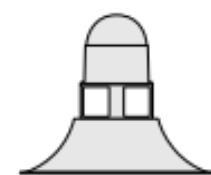
Bell Hood



HT: 26.7"/680mm
DIA: 30"/760mm

 WND-FLR

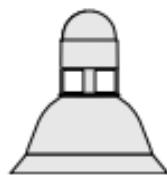
Flared Hood



HT: 26.7"/680mm
DIA: 32"/810mm

 WND-SKB

Skirted Bell Hood



HT: 32.5"/826mm
DIA: 32"/810mm

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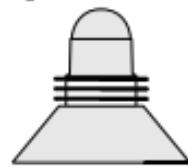
TYPE

Fixture	Luminous Element/Hood	Optics	Lamp/Ballast	Color	Hood Options	Options
1	2	3	4	5	6	7

SOLID RINGS

SR-ANG

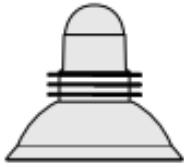
Angled Hood



HT: 26.7"/680mm
DIA: 30"/760mm

SR-BEL

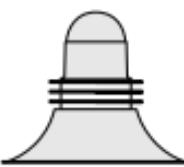
Bell Hood



HT: 26.7"/680mm
DIA: 30"/760mm

SR-FLR

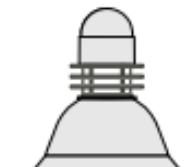
Flared Hood



HT: 26.7"/680mm
DIA: 32"/810mm

SR-SKB

Skirted Bell Hood

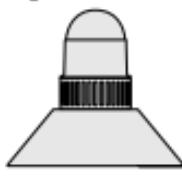


HT: 32.25"/820mm
DIA: 32"/810mm

VERTICAL SLOTS

VSL-ANG

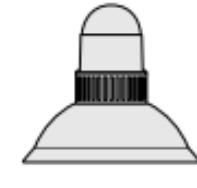
Angled Hood



HT: 26.7"/680mm
DIA: 30"/760mm

VSL-BEL

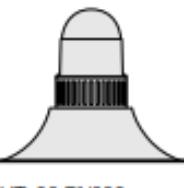
Bell Hood



HT: 26.7"/680mm
DIA: 30"/760mm

VSL-FLR

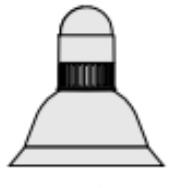
Flared Hood



HT: 26.7"/680mm
DIA: 32"/810mm

VSL-SKB

Skirted Bell Hood

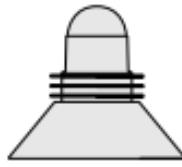


HT: 32.5"/826mm
DIA: 32"/810mm

LUMINOUS RINGS

LUM-ANG

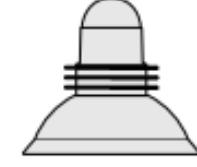
Angled Hood



HT: 26.7"/680mm
DIA: 30"/760mm

LUM-BEL

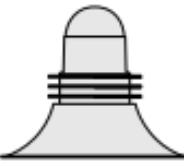
Bell Hood



HT: 26.7"/680mm
DIA: 30"/760mm

LUM-FLR

Flared Hood



HT: 26.7"/680mm
DIA: 32"/810mm

LUM-SKB

Skirted Bell Hood



HT: 32.25"/820mm
DIA: 32"/810mm

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TYPE

Fixture	Luminous Element/Hood	Optics	Lamp/Ballast	Color	Hood Options	Options
1	2	3	4	5	6	7

3. OPTICS

- H2 Type 2 horizontal reflector, flat glass lens
- H3 Type 3 horizontal reflector, flat glass lens
- H4 Type 4 horizontal reflector, flat glass lens
- H5 Type 5 horizontal reflector, flat glass lens

4. LAMP/BALLAST

LED also acceptable

- 150PSMH Pulse start 150 watt metal halide 120/208/240/277 volt ballast. Use mogul base ED-28 lamp.
- 250PSMH Pulse start 250 watt metal halide 120/208/240/277 volt ballast. Use mogul base, ED-28 lamp.
- 320PSMH Pulse start 320 watt metal halide 120/208/240/277 volt ballast. Use mogul base, ED-28 lamp.
- 350PSMH Pulse start 350 watt metal halide 120/208/240/277 volt ballast. Use mogul base, ED-28 lamp.
- 400PSMH Pulse start 400 watt metal halide 120/208/240/277 volt ballast. Use mogul base, ED-28 lamp.
- 150HPS High pressure sodium 120/208/240/277 volt ballast. Use mogul base, ED-23 1/2 lamp.
- 250HPS High pressure sodium 120/208/240/277 volt ballast. Use mogul base, ED-18 lamp.
- 400HPS High pressure sodium 120/208/240/277 volt ballast. Use mogul base, ED-18 lamp.

All ballasts are factory wired for 277 volts, unless specified. Lamps not included.

All applicable ballasts are EISA compliant.

5. COLOR

- AWT Arctic White
- BLK Black
- MTB Matte Black
- DGN Dark Green
- DBZ Dark Bronze
- WRZ Weathered Bronze
- BRM Metallic Bronze
- VBL Verde Blue
- CRT Corten
- MAL Matte Aluminum
- MDG Medium Grey
- ATG Antique Green
- LGY Light Grey
- RAL/PREMIUM COLOR Provide a RAL 4 digit color number
- CUSTOM COLOR Please provide a color chip for matching

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Fixture	Luminous Element/Hood	Optics	Lamp/Ballast	Color	Hood Options	Options
1	2	3	4	5	6	7

6. HOOD OPTIONS

COP Copper hood
 STS Stainless steel hood

The natural copper and stainless steel hoods are unfinished to develop a patina over time. All painted hoods have the underside of the hoods finished in high reflectance white.

7. OPTIONS

FLD Lightly diffused finish on flat glass lens
 HSS House side shield
 QRS Restrike controller and T-4 mini-can socket. Not required with electronic ballast. (Lamp wattage not to exceed ballast wattage).
 QL Socket for T-4 mini-can lamp, field wired to a separate circuit. (Lamp wattage not to exceed ballast wattage).
 347 120/240/347 volt ballast for HID lamp
 PMS Pendant mount with 48"/1220mm stem and canopy with swivel. Stem and canopy painted white. 45° max. movement.
→ SLC Internal sleeve to block light from the lens when a Luminous Element is chosen:
 WND, SR, VSL or LUM

INNER LENS - (LUM Option only) Optional inner lens adds color to the ring edges when illuminated.

BL Blue acrylic inner lens
 RD Red acrylic inner lens
 GRN Green acrylic inner lens

Fixture: UCL-SR-FLR-H4-250PSMH-DBZ-SLC
 Arm: SLA-20C or SLA-20C(2) for double mount
 Adaptor: SLA5
 Pole: PR5-5R20-188

LED fixture code: UCL-SR-FLR-T4-120LED-DBZ-SLC

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Specifications

HOUSING

The fixture ballast housing shall be one-piece die cast aluminum. The luminous rings shall be clear acrylic with an internal lens. The lens shall be lightly diffused acrylic, sealed to the housing and shade with molded silicone gaskets. The hood and spacers shall be heavy gage spun aluminum with hemmed edges for added rigidity.

All internal and external hardware shall be stainless steel.

Reflector models shall consist of a die cast aluminum door frame and ring assembly. The hood ring assembly shall be fully sealed with a molded silicone gasket. The door frame shall be hinged to the ring and opened with two captive fasteners for relamping. The tempered sag glass lens is held in the door frame with a molded silicone gasket.

FULL CUTOFF

The reflector models, less luminous element, is classified as full cutoff, meaning there is zero light emitted at 90° horizontal or above.

OPTICAL ASSEMBLY

The reflector module shall be composed of faceted, semi specular anodized aluminum panels rigidly attached in an aluminum tray. The reflector shall be easily removed by loosening four screws and lifting it out the tray. The reflector tray shall be rotatable on 90° centers for orienting the light distribution. The reflectors shall meet ANSI-IES standards for full cutoff.

ELECTRICAL

The ballast shall be mounted on a prewired tray with a quick disconnect plug and removed by loosening two captive screws. HID ballasts are high power factor, rated for -30°C starting. Sockets are medium or G12 base, pulse rated porcelain. Ballasts are multi-tap, wired at the factory for 277 volts, unless specified.

INSTALLATION & MOUNTING

The fixture shall be attached to the arm assembly with three stainless steel bolts. The connection shall be sealed with a silicone compression gasket.

FINISH

Fixture finish consists of a five stage pretreatment regimen with a polymer primer sealer, oven dry off and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

EISA COMPLIANCE

AAL is committed to complying with U.S. EISA requirements. All applicable products manufactured for sale in the United States after January 1, 2009, meet EISA requirements.

CERTIFICATION

The fixture shall be listed with ETL and U.L. for outdoor, wet location use, UL1598 and Canadian CSA Std. C22.2 NO.250. IP=65

WARRANTY

Fixture is warranted for three years. Ballast components carry the ballast manufacturer's limited warranty. Any unauthorized return, repair, replacement or modification of the Product(s) shall void this warranty. This warranty applies only to the use of the Product(s) as intended by AAL and does not cover any misapplication or misuse of said Product(s), or installation in hazardous or corrosive environments. Contact AAL for complete warranty language, exceptions, and limitations.

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8. APPENDIX C 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, textures, shadow, color, display. sconces, brick



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



Pedestrian scale. Design has material diversity, shadow and detail design interests.



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



Four sided building; minimize blank walls.



Detail variety provides pedestrian scale by dividing building into smaller proportions.



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



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

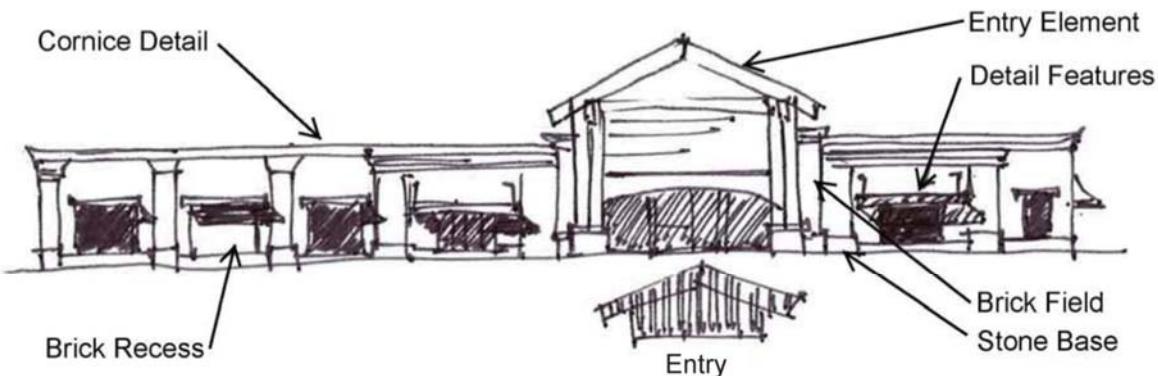




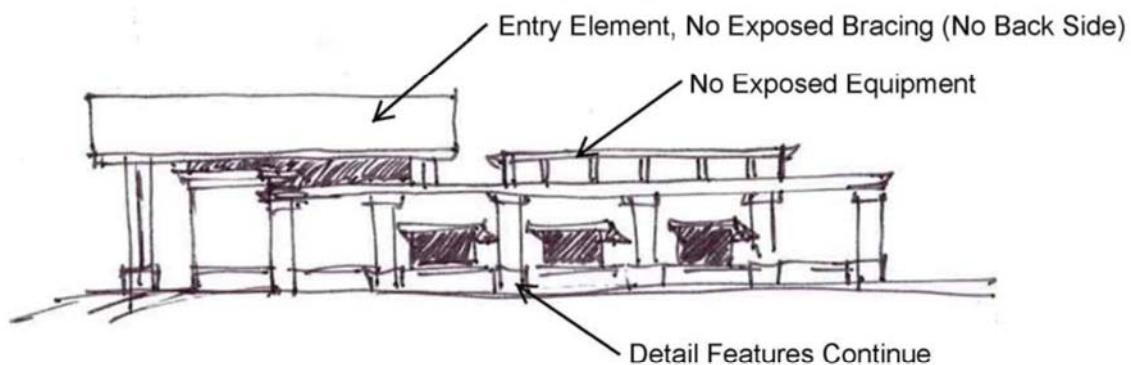


Complementary context is created on all facades through the use of detailed design, elevation changes, detail features which continue on all sides, use of wall sconce lighting, brick patterning, texture, etc.

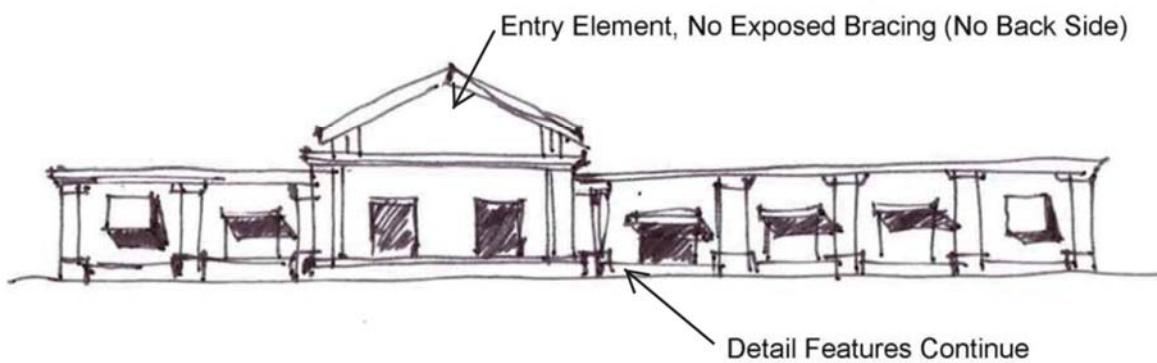




Front Wall Example

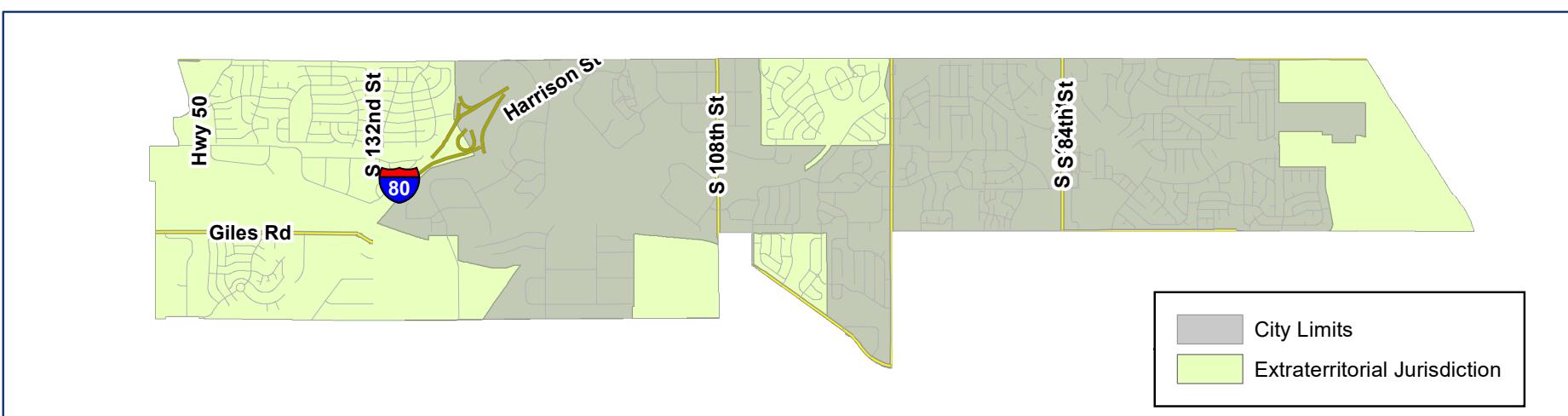
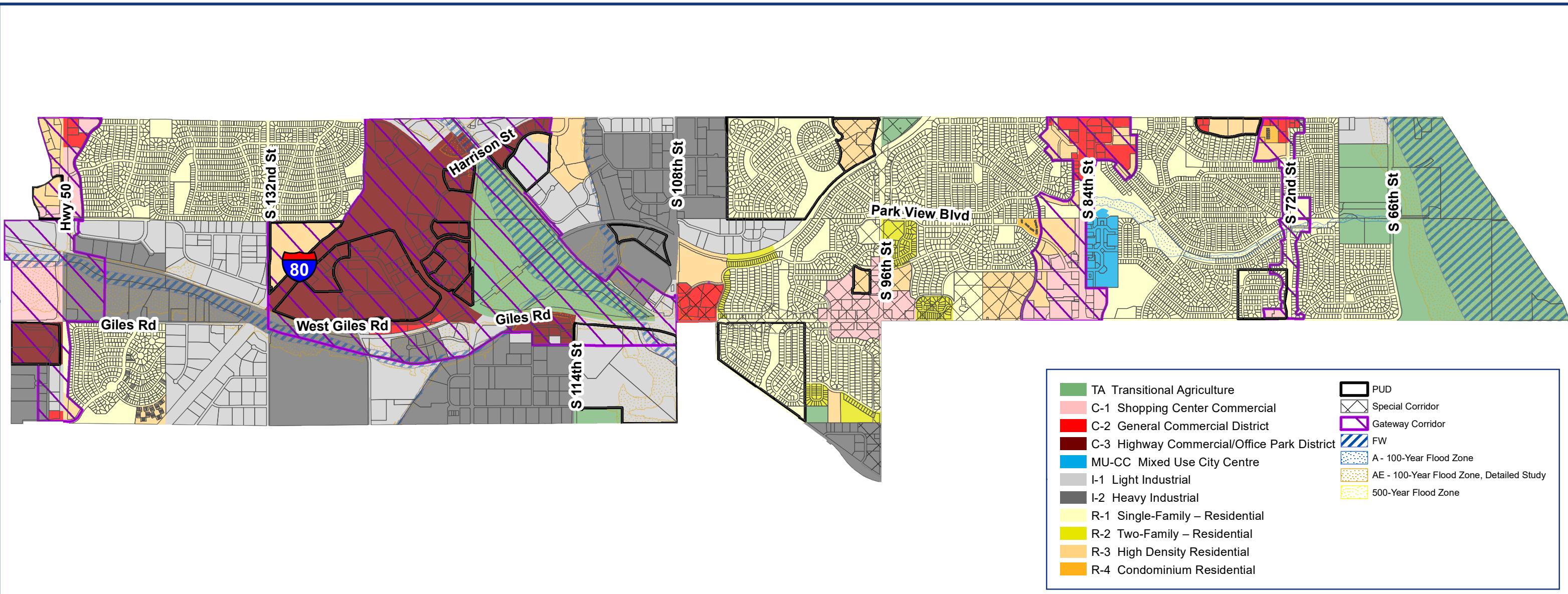


Side Wall Example



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.



**City of La Vista
Official Zoning Map
Adopted December 18, 2018
Updated December 15, 2020
Ordinance Number 1405**



1/28/2021
Drawn By: CAS



LA VISTA