

RETAIL W/
OFFICE &
RESIDENTIAL
ABOVE



CORRIDOR
COMMERCIAL



OFFICE W/
RESIDENTIAL
ABOVE



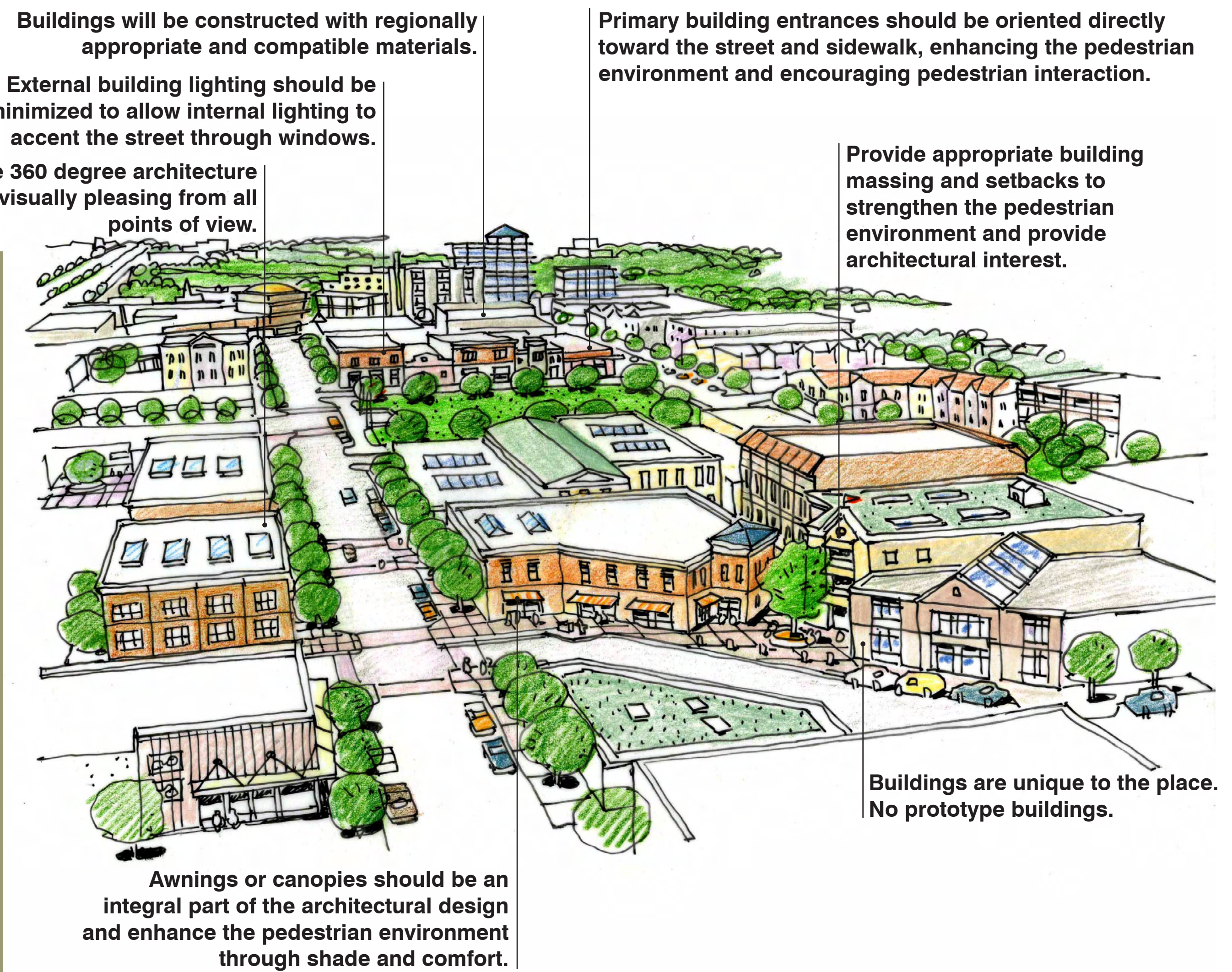
RESIDENTIAL



CIVIC

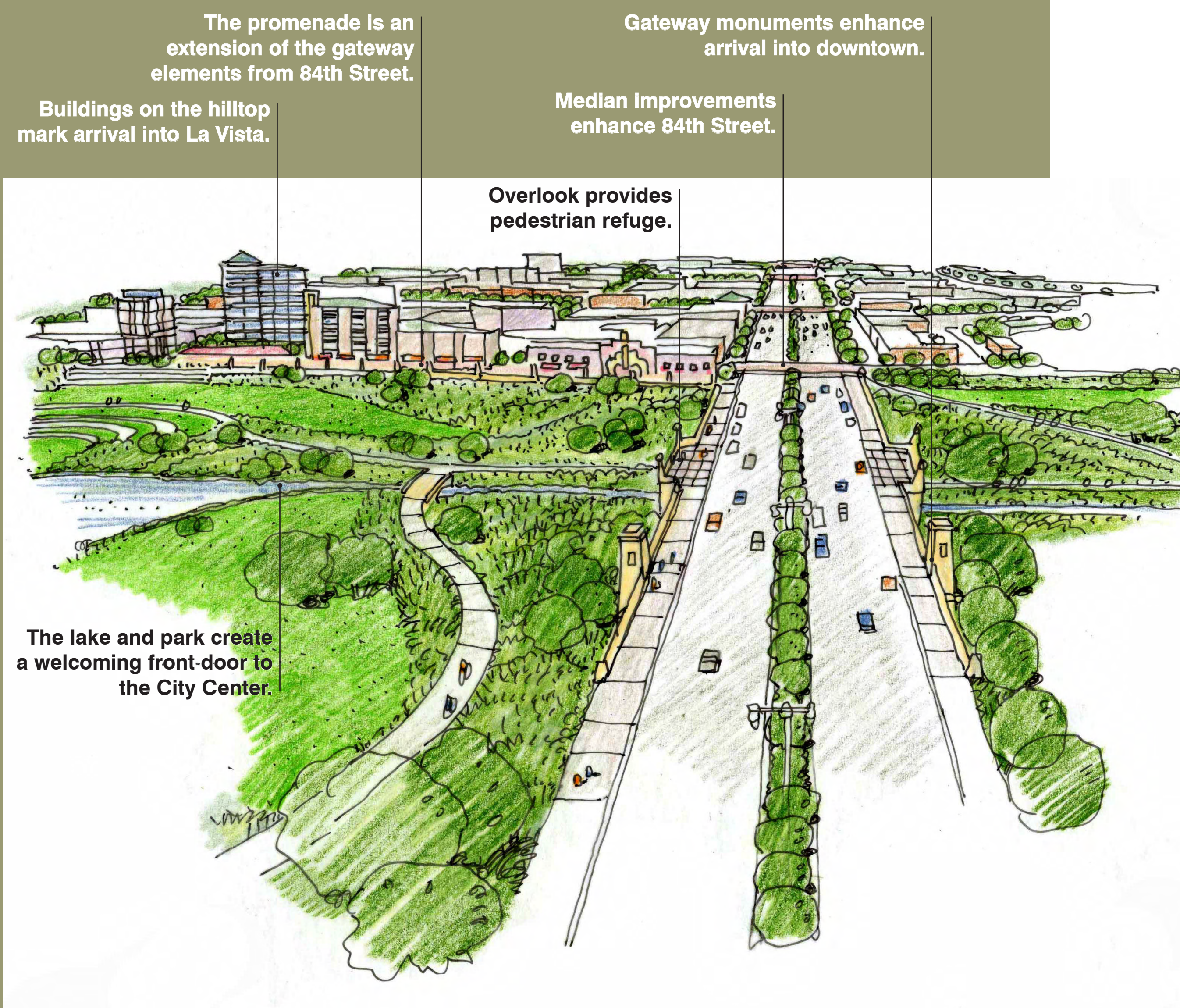


PARKS &
GARDENS



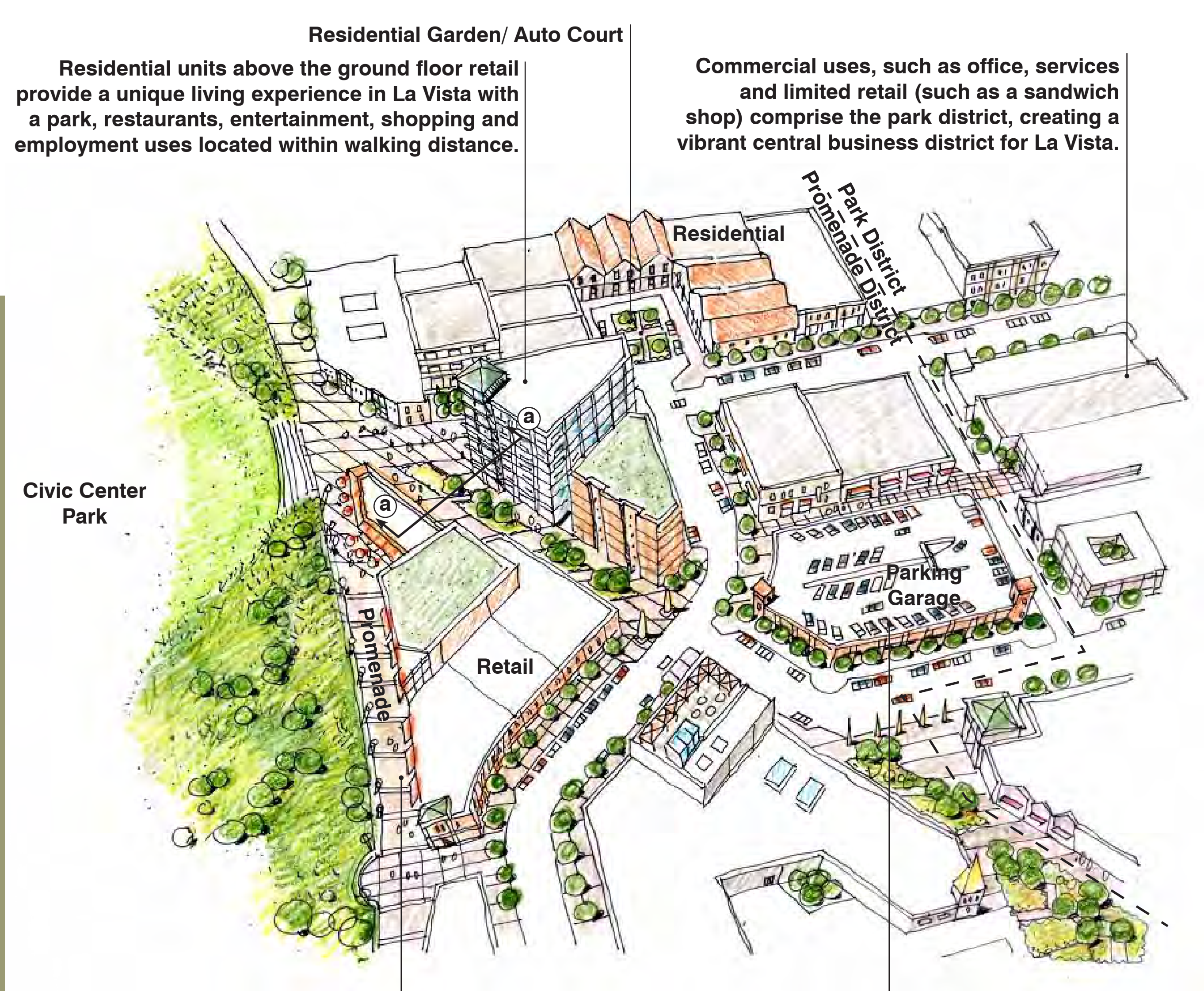
1 Make 84th Street Economically Attractive & Sustainable

2 Create a Distinct, Enduring, Appropriate Built Environment



3 Attract People to the 84th Street Corridor

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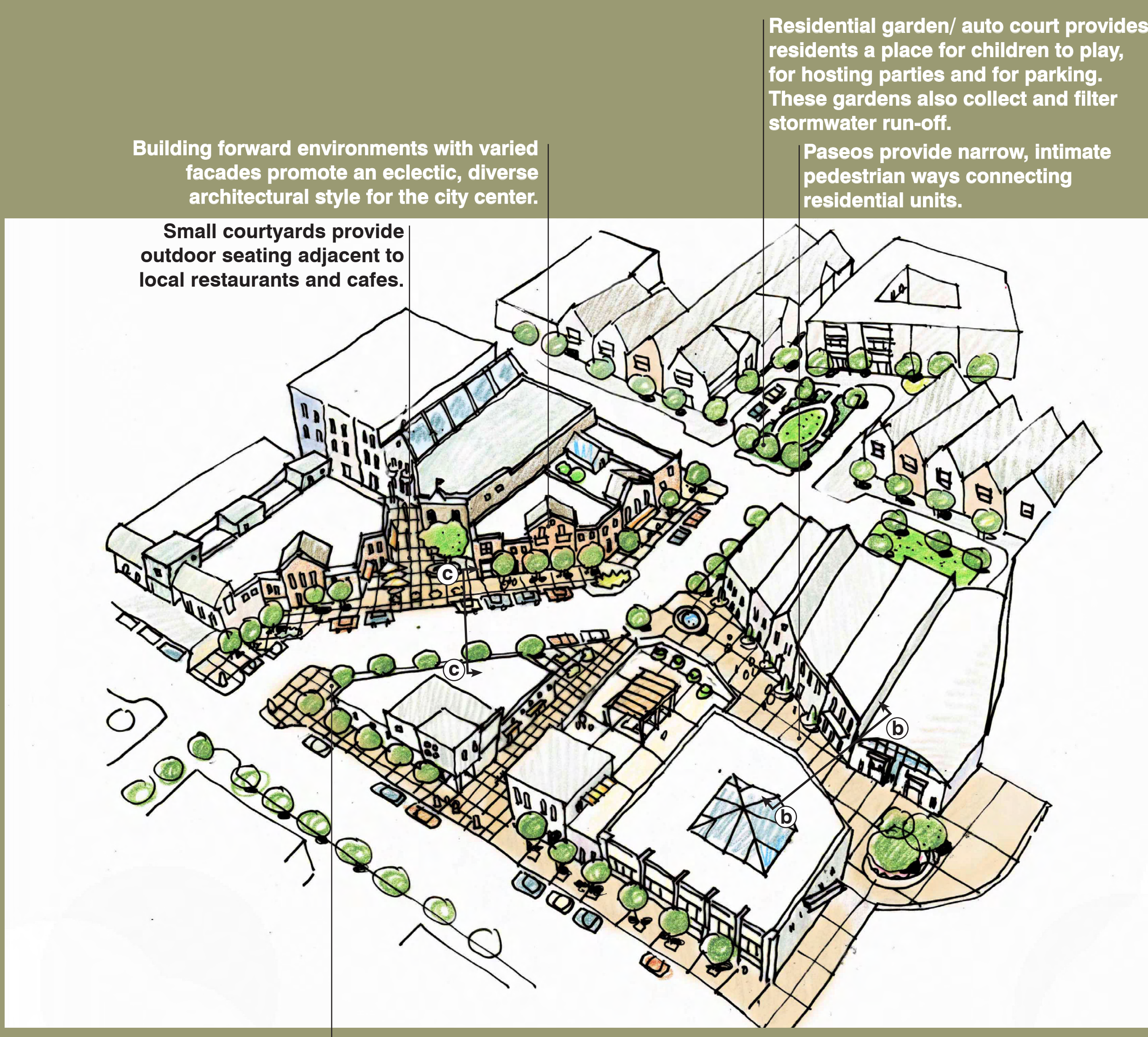
Residential units above the ground floor retail provide a unique living experience in La Vista with a park, restaurants, entertainment, shopping and employment uses located within walking distance.

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

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

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

4 Create a Place to Live, Work and Play



Building forward environments with varied facades promote an eclectic, diverse architectural style for the city center.

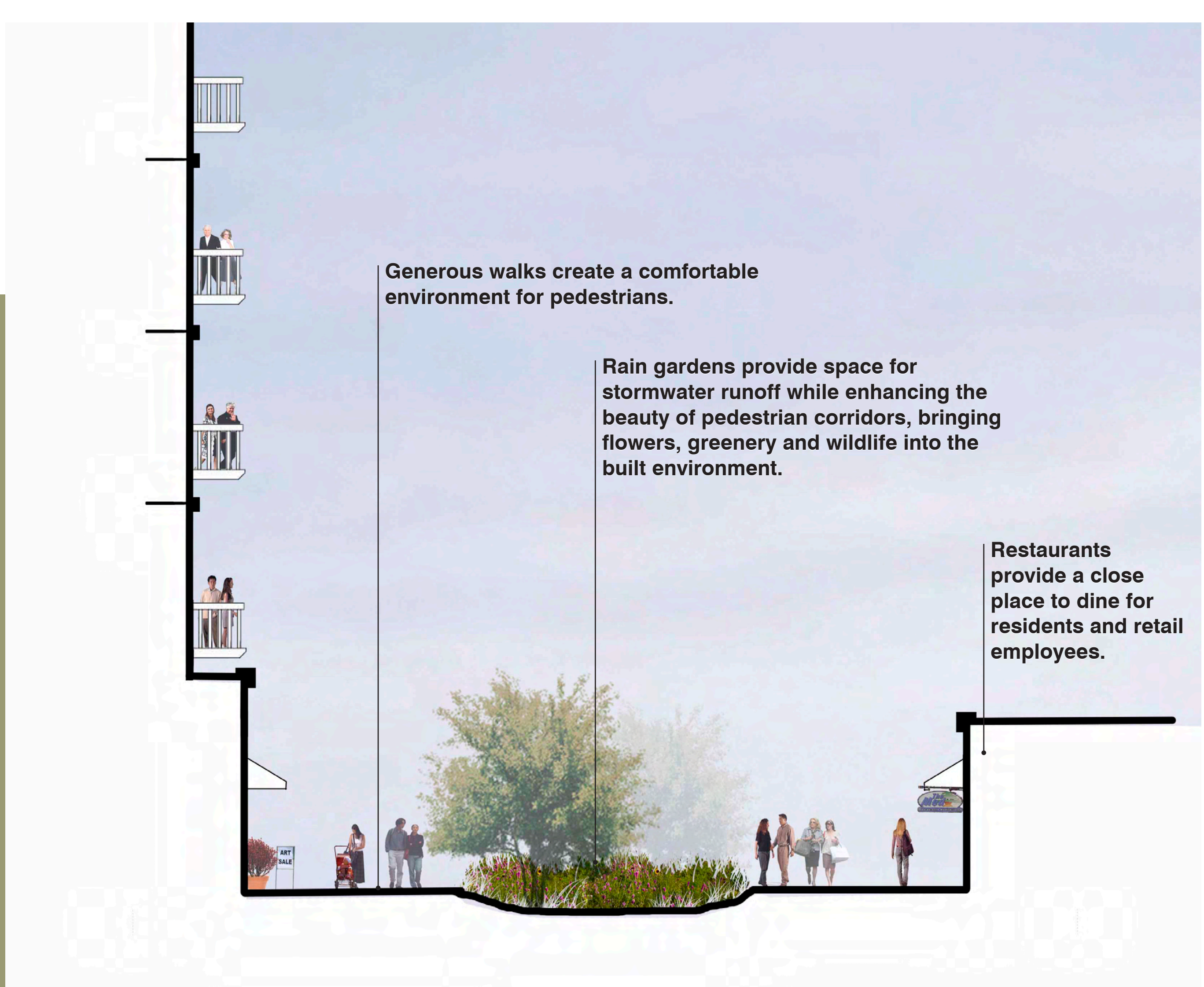
Small courtyards provide outdoor seating adjacent to local restaurants and cafes.

Residential garden/ auto court provides residents a place for children to play, for hosting parties and for parking. These gardens also collect and filter stormwater run-off.

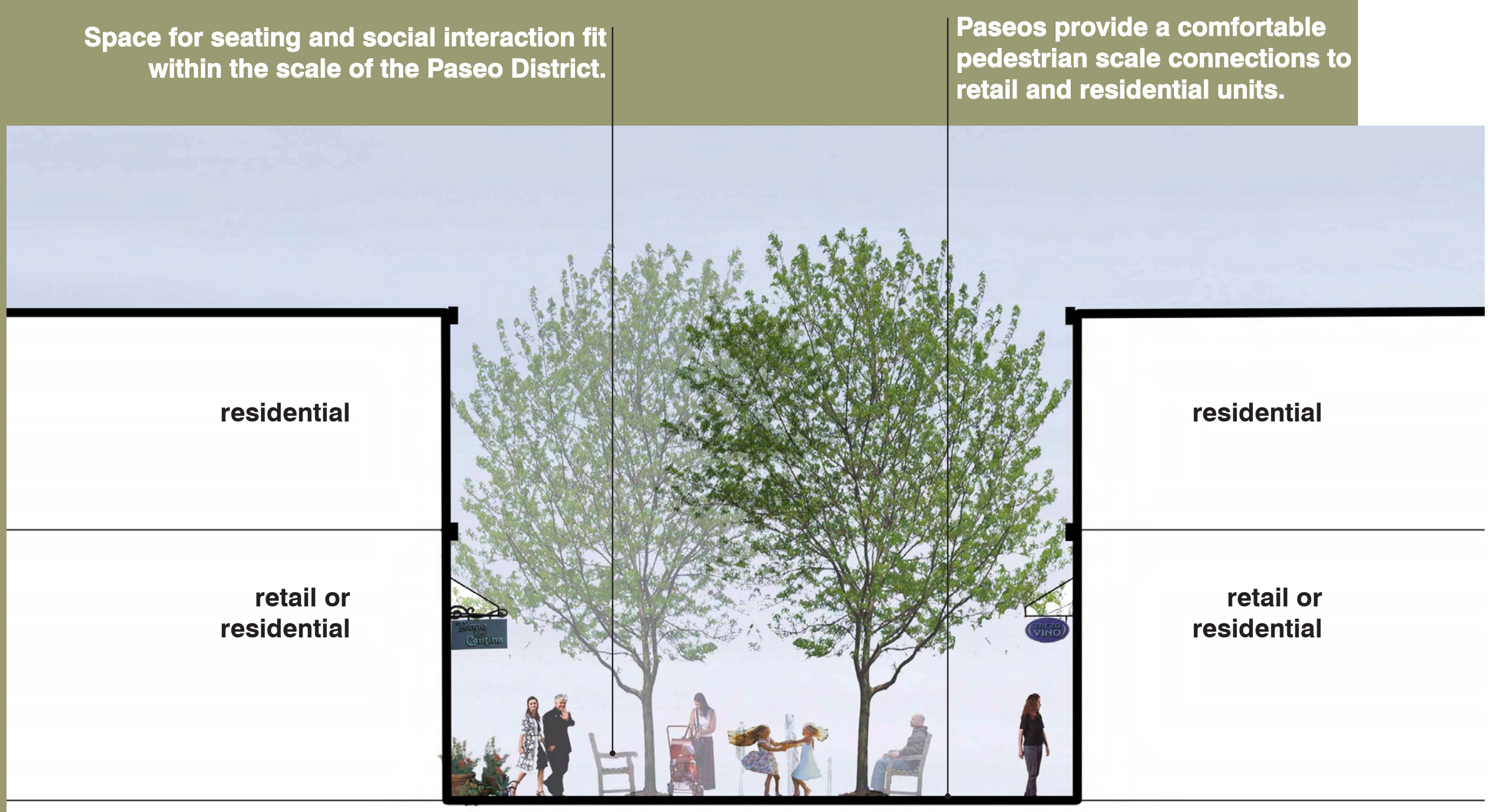
Paseos provide narrow, intimate pedestrian ways connecting residential units.

Street improvements include trees, generous walks, lighting and parallel parking.

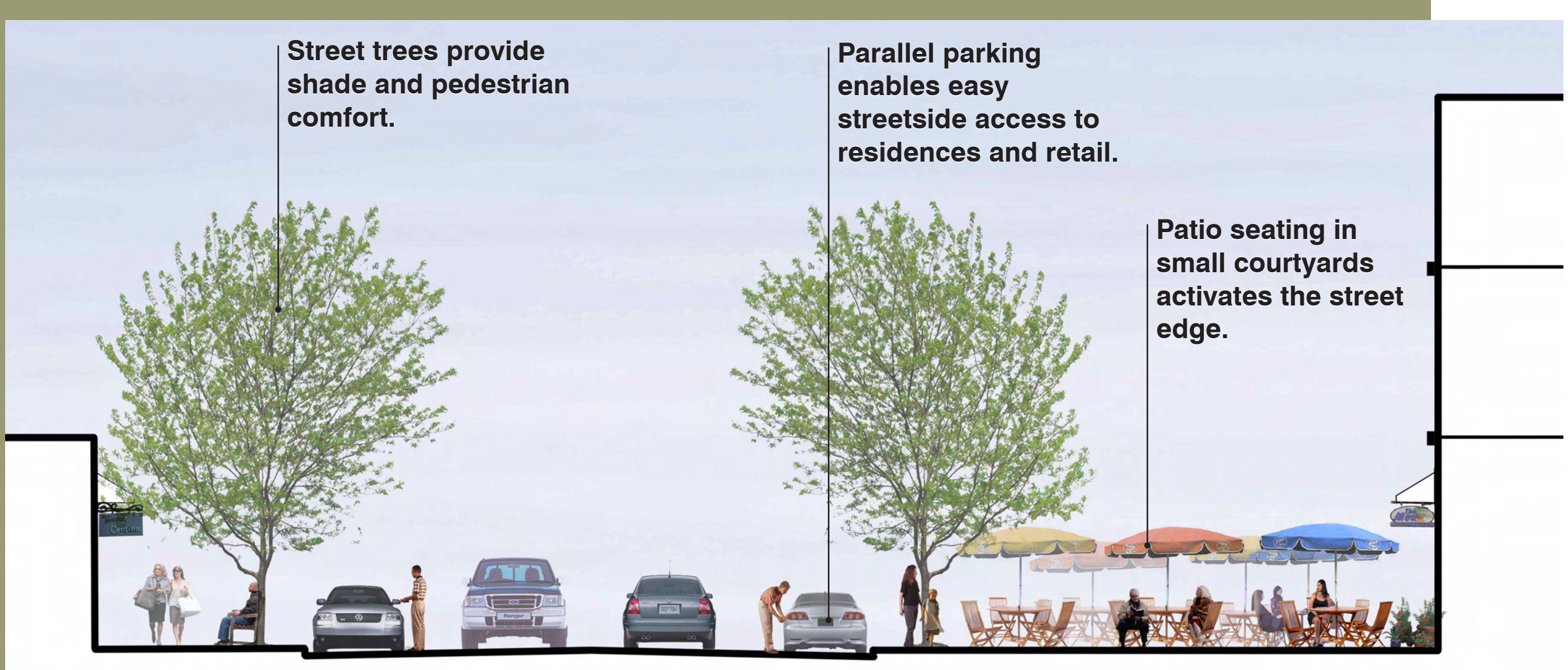
5 Provide Human Scaled Quality Environments



Section a

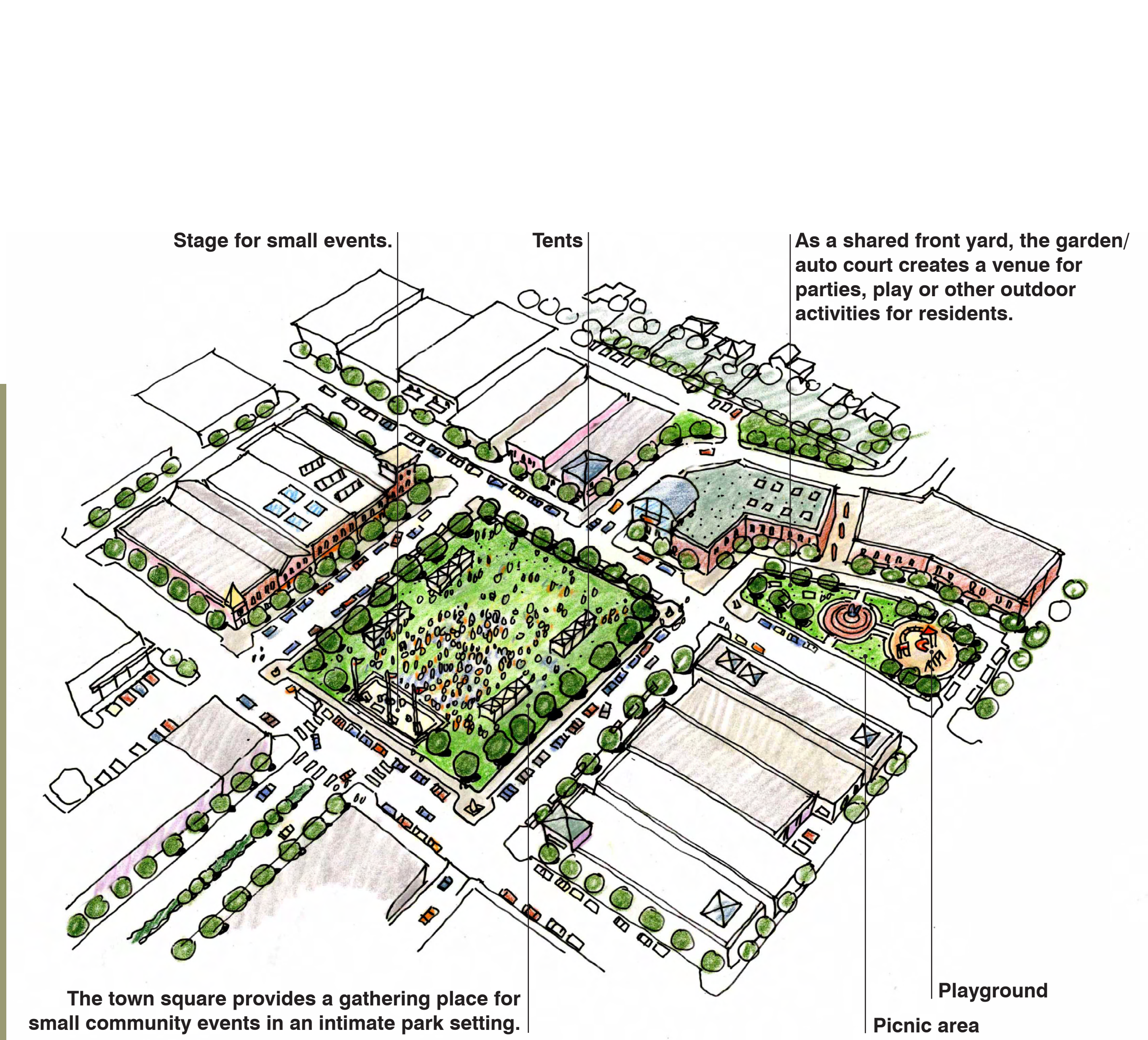


Section b

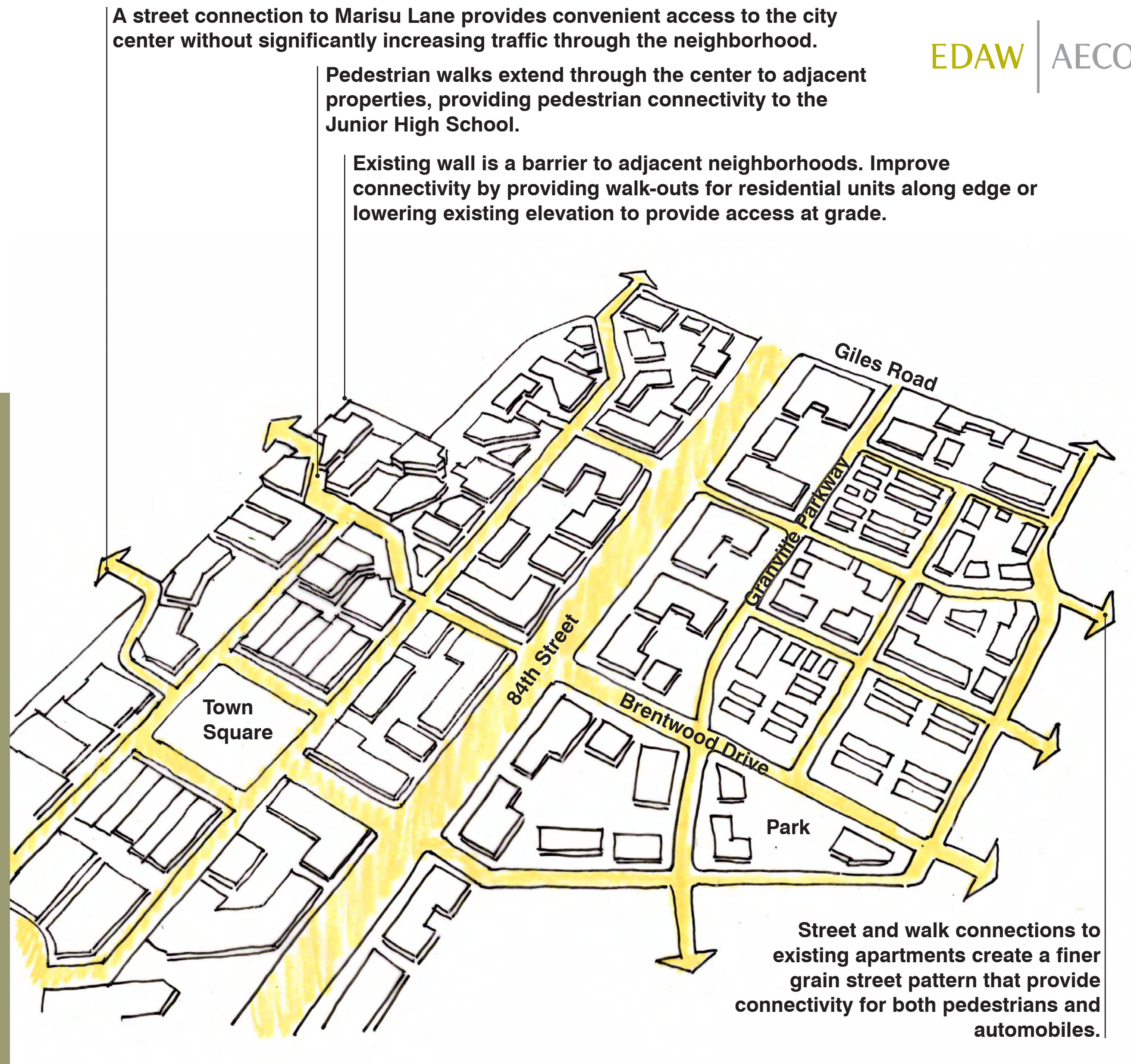


Section c

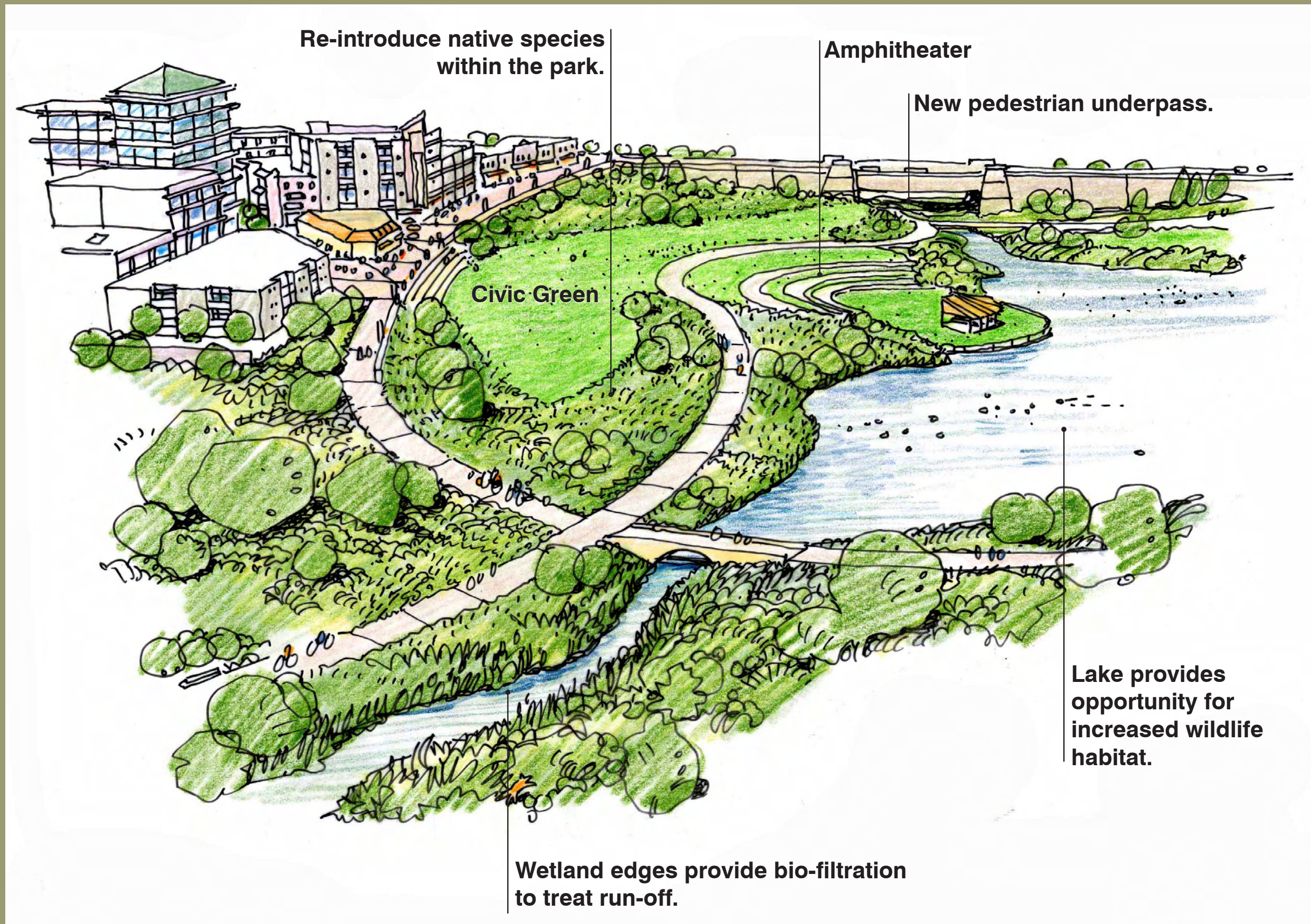
vision
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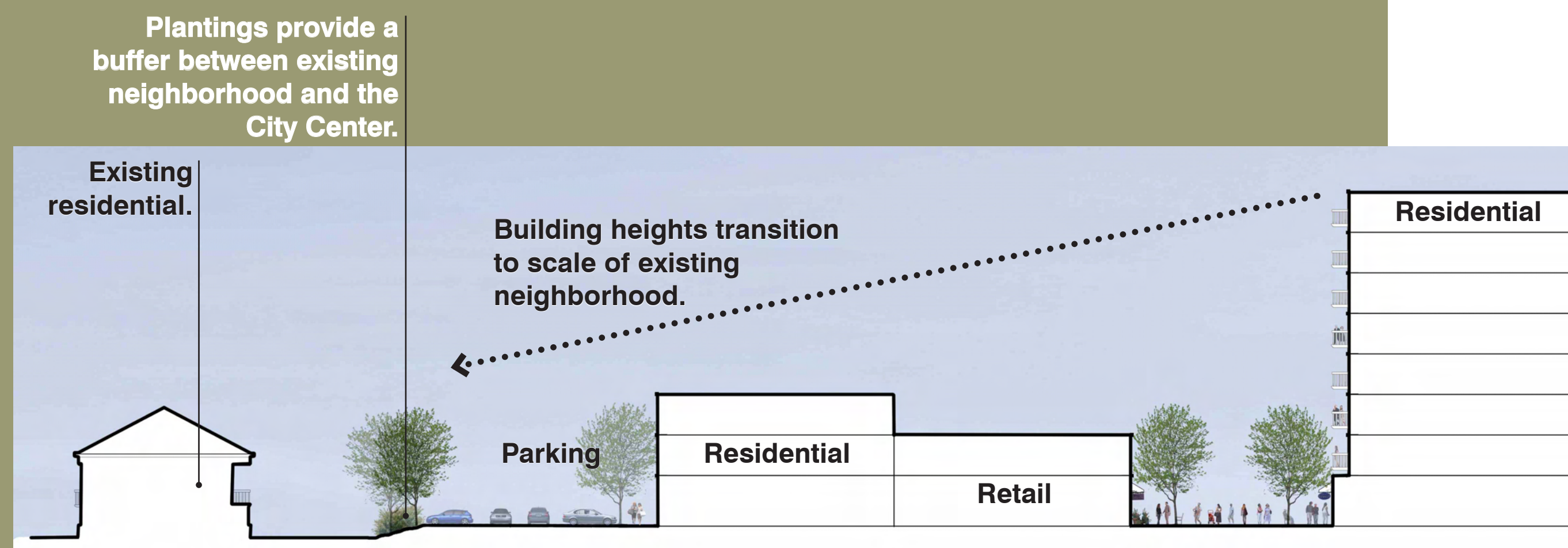
6 Encourage Social Interaction and Community Events



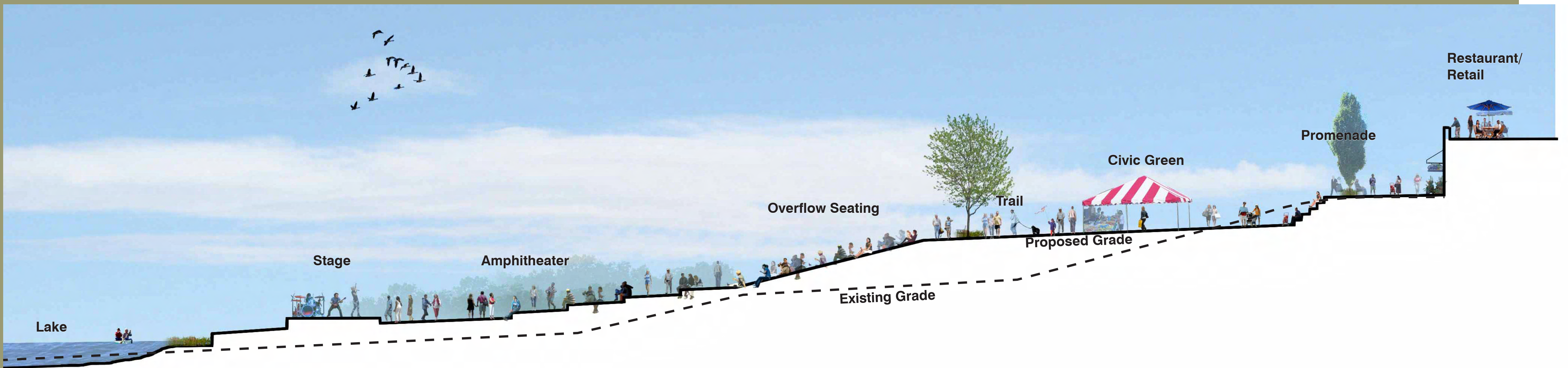
7 Connect to Existing Neighborhoods



8 Restore and Enhance the Natural Environment



9 Respect and Enhance Adjacent Neighborhoods



Civic Center Park at City Center Edge

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