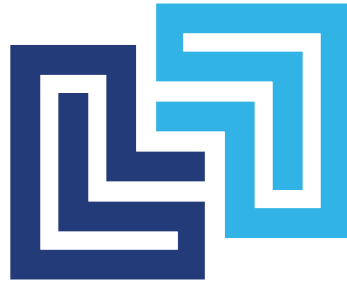


AGENDA ITEM 4B

**Discussion of Proposed Amendments to the
Southport West Design Guidelines**

MEMO



TO: Planning Commission

FROM: Christopher Solberg, AICP, Deputy Community Development Director

DATE: September 11, 2025

RE: Discussion of Proposed Amendments to the Southport West Design Guidelines

The Southport West area was originally intended to develop as a regional retail and office destination, and as such, the existing design guidelines were drafted with only commercial buildings in mind. However, in 2022 with the adoption of the City's new Future Land Use Plan, a portion of Southport West was designated as Urban Commercial which would allow mixed-use development which may include multi-family housing as part of a larger commercial type development. In order to consider the possibility of allowing for various types of multi-family residential as part of a mixed-use development,, amendments need to be made on the front-end of the approval process to the Southport West PUD Ordinance and the Southport West Design Guidelines adopted therein.

In consideration of this, staff has drafted proposed amendments to the Southport West Design Guidelines to address the construction of multi-family residential buildings specifically.

Please note that this agenda item is considered a discussion item only. Hence, no vote is required at this time. If the proposed amendments move forward, the Southport West Design Guidelines will be presented again to the Planning Commission as part of an amendment to the Southport West PUD Ordinance. At that time, a public hearing and a recommendation from the Planning Commission will be required as part of the PUD ordinance amendment process.

STAFF RECOMMENDATION:

The discussion regarding the proposed amendments to the Southport West Design Guidelines is a non-action item. No staff recommendation is required.

**ARCHITECTURAL AND SITE
DESIGN GUIDELINES**

**Southport West Development
La Vista, Nebraska**

Exhibit C

DRAFT

**La Vista City Hall
8116 Park View Boulevard
La Vista, Nebraska
September 2006
Amended 2025**

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1. INTRODUCTION

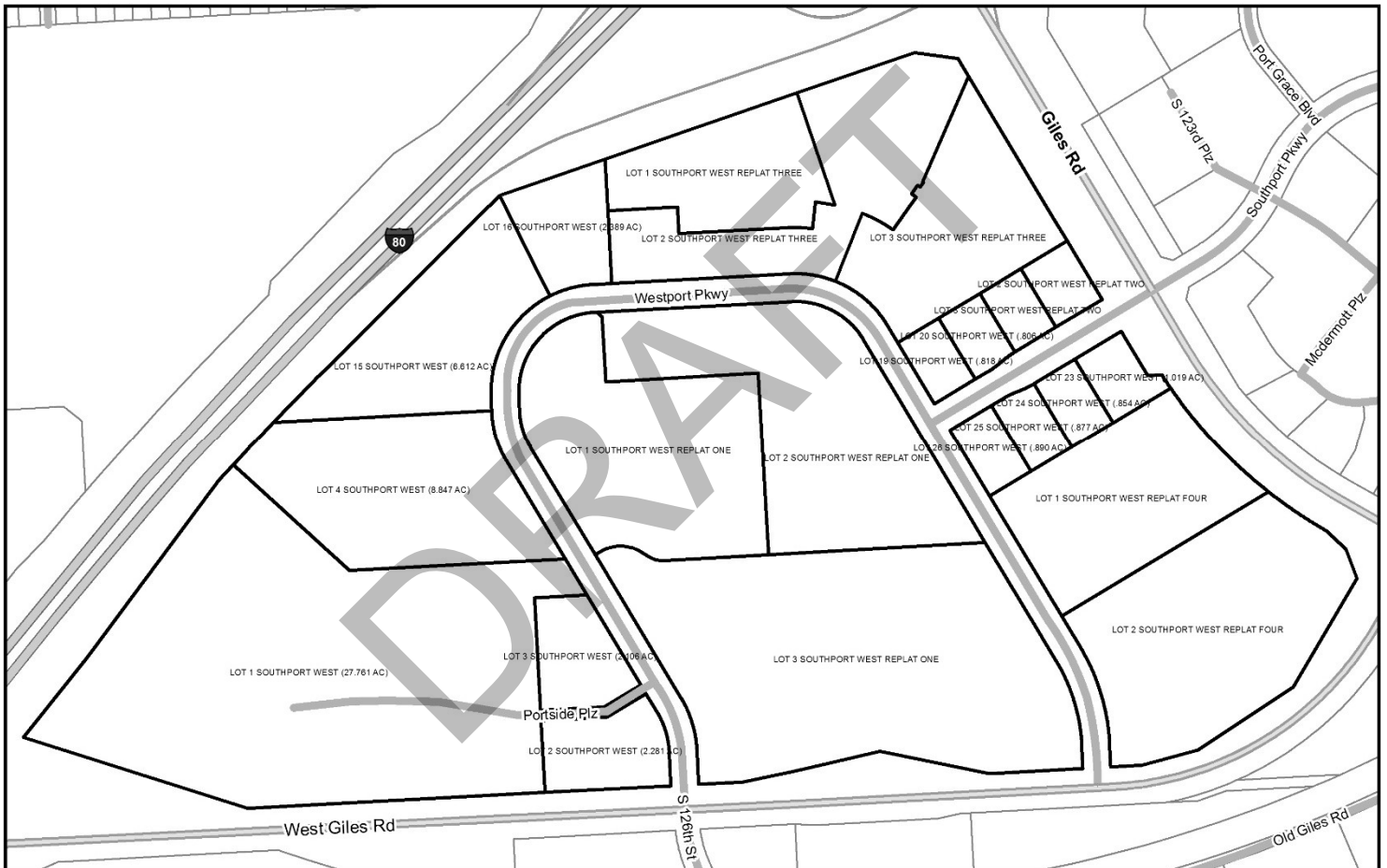
The City of La Vista, in partnership with Metropolitan Community College, have made a significant investment in the community with the new La Vista Public Library/MCC Sarpy Center. The city's desire is that this project be the standard of quality for all Commercial ~~and~~, ~~Multi-Family Residential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

The Southport West Development will serve as a gateway to the City of La Vista. This fact, coupled with the size of the overall development, led the City of La Vista and the Southport West developer to jointly establish this set of Design Guidelines that are unique for the Southport West development. These guidelines ~~supereede~~ supersede the *Gateway Corridor Overlay District* that is 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 West development, preserve taxable values, and promote the public health, safety, and welfare.

2. GEOGRAPHIC AREA

Drawing of Southport West Plat and Replats



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.

Awning. Stretched canvas over a metal frame attached a building façade used to keep sun or rain off a storefront or window.

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

Big Box Retail. A store that is typically a one-story warehouse building with a height of 30 feet or more, simple and rectangular in construction, ranging in size from 75,000 to 260,000 square feet, and which may include fast-food restaurants, other accessory retail uses, and limited services with an entrance inside the primary retail

establishment. It is generally a stand-alone building with a large parking lot or part of a larger shopping center. Four major types of big-box stores include: large general merchandise stores, specialized product, outlet stores, and warehouse clubs.

Bufferyard. A landscaped area intended to separate and partially obstruct the view of the two adjacent land uses or properties from one another. Various built landscape features may be included within the bufferyard that may include pedestrian walkways, retaining walls, signage or utilities.

Canopy. An overhead roof or structure to provide shade or shelter. Typically made of metal or other building element.

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: 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.

Open Space. A portion of the site that is not used for Buildings, vehicular circulation or parking. Open Space is generally pervious coverage, but may include large pedestrian plazas, pools, pool decks, roof gardens or 5' wide pedestrian sidewalks.

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.

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, 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 WEST VISION

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

- Office Buildings. (C-3 PUD Zoning)
- Retail Buildings (includes hospitality and “big box” stores). (C-3 PUD Zoning)
- Multi-Family Residential Buildings (Specific Area PUD Zoning Overlay)

As a gateway development to the City of La Vista, it is important for Southport West 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

I. GENERAL STYLE REQUIREMENTS

- A. All buildings within the Southport West development should 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. Variation to the style may be acceptable in portions of the development contingent upon a strong use of common building elements and landscaping. 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. See Appendix A for a graphic example of the preferred eclectic Southport West Style.

II. SPECIFIC STYLE REQUIREMENTS – OFFICE AND RETAIL USES

- A. **BASE, MID-FACADE AND CORNICE:** 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 and color between the base and mid-façade
 - b. Change of material and color from the mid-façade.
 2. A **recognizable mid-façade** (middle) shall:
 - a. Be ~~compromised~~ **composed** of the primary building material(s).
 3. A **recognizable cornice** can be achieved by, but not limited to:
 - a. Change in plane and color between the cornice and mid-façade.
 - b. Change of material and color from the mid-façade.
- B. **WINDOWS/ MULLIONS**
1. In keeping with the preferred historically weighted eclectic style selected for the Southport West development, it is desirable that all window openings would be smaller scaled “punched” windows. However, in understanding the needs of modern day business and varying styles, retail buildings may also have larger scaled “store-front” type openings, provided the punched windows remain dominant.
 - a. All window mullions shall be natural or clear anodized aluminum, green or copper in color.
 - b. If colored glass is used, the color shall be from the green color ranges. Clear, non-tinted glass may be used as an alternative.
- 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 or greater. They shall be comprised of real or simulated tile, slate, concrete tile, or standing seam metal roofs of a color range that is complimentary to the main body color of the building façade and that is approved by the City.

D. DIVERSITY OF BUILDING MATERIALS

- Every building shall have a minimum of three (3) and a maximum of six (6) primary and/or secondary building materials.

1. Office Building Requirements

- The base shall be constructed from brick or one (1) or more of the Secondary building materials listed below, excluding E.I.F.S.
- 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 for each elevation. The remaining 25% can be comprised of the Secondary building materials.
- The cornice shall be constructed from (1) or more of the Secondary building materials listed below or brick (clay).
- Primary Building Materials** allowed for **Office Buildings**:
 - Brick (clay) of the color ranges as shown in Appendix B.
 - Natural or integrally colored composite stone laid horizontally in the color ranges as shown in Appendix B.
- Secondary Building Materials** allowed for **Office Buildings**:
 - Brick (clay) of the color ranges as shown in Appendix B.
 - Natural or integrally colored composite stone laid horizontally in the color ranges as shown in Appendix B.
 - Integrally colored precast concrete with sufficient detail, pattern, or reveals to give scale. Color shall be in the color ranges as that shown in Appendix B.
 - Integrally colored split-faced concrete block. Color shall be in the color ranges as that shown in Appendix B.
 - 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 in Appendix B or of a color range that is complimentary~~shown in Appendix B or of a color range that is complementary to the main body color of the building façade and that is approved by the City.

2. Retail Building (includes hospitality and “big box” stores) Requirements

- The base shall be constructed from (1) or more of the Secondary building materials listed below or brick (clay).
- 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 for each elevation. The remaining 40% can be comprised of the Secondary building materials.
- The cornice shall be constructed from (1) or more of the Secondary building materials listed below.
- Primary Building Materials** allowed for **Retail Buildings** (includes hospitality and “big box” stores):
 - Brick (clay) of the color ranges as shown in Appendix B.
 - Quick Brick (An integrally colored concrete block unit 4” high, 16” long of the color ranges as shown in Appendix B).

- Natural or synthetic stucco (E.I.F.S.). Color shall be in the color ranges as that shown in Appendix B or selected as a complimentary color to the brick colors.
- Natural or integrally colored composite stone in the color ranges as shown in Appendix B.
- Integrally colored precast concrete with sufficient detail, pattern, or reveals to give scale. Color shall be in the color ranges as that shown in Appendix B.
- e. **Secondary Buildings Materials** allowed for **Retail Buildings** (includes all non-office commercial uses permitted within the zoning district)
 - Brick (clay) of the color ranges as shown in Appendix B.
 - Quick Brick (An integrally colored concrete block unit 4" high, 16" long of the color ranges as shown in Appendix B).
 - Natural or integrally colored synthetic stucco (E.I.F.S.). Color shall be in the color ranges as ~~that shown in Appendix B or selected as a complimentary~~shown in Appendix B or selected as a complementary color approved by the City.
 - Natural or integrally colored composite stone in the color ranges as shown in Appendix B.
 - Precast concrete with sufficient detail, pattern, or reveals to give scale. Color shall be in the color ranges as that shown in Appendix B.
 - Integrally colored split-faced concrete block. Color shall be in the color ranges as that shown in Appendix B.
 - Laminated metal panels (Alucobond or similar) of a natural aluminum (or compatible) color.
 - Ribbed metal panels used as ~~accent or screen of a color range that is complimentary~~an accent or screen of a color range that is complementary to the main body color of the building façade and that is approved by the City.
 - Half log siding, provided such secondary material is used on retail buildings located in the area confined by Westport Parkway and West Giles Road.
- f. 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 in Appendix B or of a color range that is complimentary to the main body color of the building façade and that is approved by the City.

3. General Material Requirements

- a. Typical at all exterior applied colors for building types shall be of a coating system similar to Tnemec, Kynar or powder coated finish providing long term coating life or substrate being coated. Material specifications shall be provided for review and approval.
- b. Primary materials are intended to be integral color with long, low maintenance life spans.
- c. Colors per Appendix B shall be in the native Nebraska color range. Stark colors are not intended within the district.

III. SPECIFIC STYLE REQUIREMENTS – MULTI-FAMILY RESIDENTIAL USES

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

A. ARCHITECTURAL STYLE: Architectural style is not restricted; however architectural style should be consistent throughout the neighborhood. **Evaluation of the appearance of the projects shall be based on the quality of their design and relationship to surroundings, and provide a comfortable pedestrian scale experience.**

B. BASE, MID-FACADE AND CORNICE: 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 and color between the base and mid-façade
 - b. Change of material and color from the mid-façade.
2. **A recognizable mid-façade (middle)** shall:
 - a. Be composed of the primary building material(s).
3. **A recognizable cornice** can be achieved by, but not limited to:
 - a. Change in plane and color between the cornice and mid-façade.
 - b. Change of material and color from the mid-façade.

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 or greater. They shall be comprised of real or simulated tile, slate, concrete tile, or standing seam metal roofs of a color range that is complimentary to the main body color of the building façade and that is approved by the City.

D. DIVERSITY OF BUILDING MATERIALS:

1. **The primary building material for the first two stories of the building shall be brick (clay or stone) with its color selected for harmony of the building with adjoining buildings within its subdivision. The City may allow other primary building material of good architectural character for portions of the building not visible from public view (i.e. facades that back up to landscape buffer between the development and adjoining areas.) Other secondary building materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings. Prefinished metal is acceptable for upper levels of multi-story buildings.**
2. **Prefinished metal materials shall not utilize exterior fasteners.**
3. **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.**
4. **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 approved equal. Product data shall be submitted for review.**

5. 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.
6. Changes in materials and color generally should not occur in the same plane as this may result in a “thin” or applied quality. Changes that correspond to variations in building mass or are separated by a building element achieve greater emphasis on the massing.

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I. SPECIFIC SITE ELEMENT REQUIREMENTS

- A. Serpentine Sidewalks.** All project sites that have public frontage on Westport Parkway ~~and~~, Southport Parkway and South 125th Street shall provide and install a five (5) foot wide six (6) inch thick concrete sidewalk meandering through the combined green space created by the landscaped area 15' wide required on private property and the non-paved area of the street right-of-way. General layout is to be serpentine in nature, becoming alternately tangent to imaginary lines that are six (6) feet back from the curb and fifteen (15) feet inside the front property line. This pattern should repeat approximately every one hundred fifty (150) feet. Provide five (5) feet public easement for those portions of the walk located on private property. See Appendix C. Non-serpentine walks may be allowed based upon areas of restricting grade change. Such walks shall be six (6) inches thick, five (5) feet wide and located six (6) feet from the curb.
- B. Green Space (Primary Streets Frontage).** All project sites that have public frontage on the primary streets of Interstate 80, Giles Road and West Giles Road shall have a fifteen (15) foot wide landscape buffer planted, bermed and irrigated to meet the City of LaVista's Gateway Corridor landscape requirements, and maintained continuously along the public frontage of the streets listed above.
1. Plants for the green space shall be selected from the plant list provided in Exhibit "D" of the Southport West PUD Plan.
 2. The area between the adjacent public street pavement and outer edge of the green space (property line) shall be designed by the Southport West developer and maintained as common areas.
 3. Where the slope prohibits turf grass plantings and bank stabilization is recommended, a short grass prairie/wildflower mix may be planted with approval of the City.
- C. Green Space (Secondary Street Footage).** All project sites that have public frontage on the secondary streets of Westport Parkway and Southport Parkway shall have a fifteen (15) foot wide landscape buffer planted, bermed and irrigated in accordance to Appendix C, and maintained continuously along the public frontage of the streets listed above.
1. Plants for the green space shall be selected from the plant list provided in Exhibit C. Other plant material may be selected from the plant list provided in Exhibit "D" of the Southport West PUD Plan.
 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.
 3. Where the slope prohibits turf grass plantings and bank stabilization is recommended, a short grass prairie/wildflower mix may be planted with approval of the City.
- D. Green Space (interior).** A ten (10) foot wide landscaped, turfed (sodded), and irrigated green space shall be established and maintained along all interior lot lines as required by the City of LaVista's Gateway Corridor Overlay District.
1. Plants for the green space shall be selected from the plant list provided in Exhibit "D" of the Southport West PUD Plan.

2. The ten (10) foot wide landscape requirement may be waived or modified when public parking, parking islands or a campus plan is proposed.
- E. Site Lighting.** Developers within Southport West shall 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 with green and aluminum colors as shown in Appendix D. Specialized lighting fixtures in pedestrian plazas adjacent to the building in a solid dark green color with similar poles and bases may be allowed.
 2. Parking Lot Lights. These shall be single or double-headed light fixtures on a taller pole with dark green (“DGRG” – RAL 6009) and aluminum (“DSPA” – RAL 7042) in color as shown in Appendix E and F.
 3. The city shall provide the same style of lights, along all street rights-of-way. The color of such poles shall be black instead of green and aluminum.
 4. The luminaries for all light fixtures shall be an appropriately sized fixture as shown in Appendix G.
- F. Parking Lot Open Space.** All parking areas over 25 cars shall provide a minimum of 10% of the total parking area as pervious open space, landscaped and irrigated per the PUD requirements.
- G. Graded Areas.** Where natural or existing topographic patterns contribute to the beauty and utility of a development, they shall be preserved and enhanced. Modification to topography will be permitted where it contributes to good appearance. All modifications to topography shall be designed to provide a varied and more natural grading appearance. Consistent, even topography that provides an engineered feel is not acceptable.
- H. Storm Water Management.** 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 ~~Biotretention~~Bioretenention 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.

I. Additional Considerations for Residential Uses:

1. Units should be clustered to define public open spaces and activity areas.
2. Parks and open space should be integrated into the overall design of the project.
 - A. Open space and recreational areas should be designed as an integral part of the project, not as an afterthought.

- B. Open space areas should be planned as a community amenity.
- C. Greater visual, pedestrian and bicycle connectivity use and access should be encouraged.
- 3. Buildings should be placed to create a street presence and enhance neighborhood character.
 - A. When adjacent to single-family residences, side and rear setbacks shall allow for a sufficient planter area to buffer impacts and screen undesirable views.
- 4. Pedestrian, bicycle and vehicle linkages should be provided to adjacent developments and uses.

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7. BUILDING ELEMENTS DESIGN FEATURES

I. GENERAL BUILDING ELEMENT DESIGN FEATURE REQUIREMENTS

- A. In order to encourage a proper balance of vitality and cohesiveness within the Southport West Development, two sets of Building Elements Design Features have been developed. The first set is a set of Mandatory Building Elements Design Features, which will be required for every project within Southport West.

The second set is a list of Optional Building Elements Design Feature Options. All office and retail projects within Southport West must use a minimum of five (5) of the eight (8) ten (10) Optional Building Elements Design Feature Options in a significant way in the exterior design of the building and project site, promoting a pedestrian scale. All multi-family residential projects must use a minimum of three (3) of the 10 Design Feature Elements.

On multiple-building developments, the incorporation of design features shall be consistent on all structures considered in the application.

II. MANDATORY BUILDING ELEMENT DESIGN FEATURE REQUIREMENTS

- 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 elements comprised of allowed roofing materials.
 2. Screening depictions shall be provided from an elevation view.
 3. All bracing of walls and parapets shall not be visible. All visible façade elements shall be of a finished material approved in the guideline. The use of tall walls creating a Hollywood type set or screening is not allowed.
 4. Provide details and support information for all parapets and screening walls (building or ground mounted).
- 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.
 2. Provide details and support information for all parapets and screening walls (building or ground mounted).
- 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 H.

3. If the refuse container is integrated with the dock area then the dock screening shall be sufficient.
4. Provide details and support information for all parapets and screening walls (building or ground mounted).

- 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.
 3. Provide details and support information for all parapets and screening walls (building or ground mounted).
- E. Drive-Through Locations.** Transaction location at a drive-through shall not be on an arterial street frontage. Exceptions may be granted due to site restraints.
- F. Exterior Ladders.** Exterior ladders are not allowed within the Gateway Corridor District.
- G. Building Lighting.** All buildings within the Southport West development shall be significantly lit at night with metal halide color lighting or LED (with minimal five-year warranty). The lighting shall be tastefully done and shall highlight entrances, corners, and other architectural features.
- H. Site Furniture.** Site furniture, waste cans, directories, ash urns, bike racks, guard rails or railing enclosures, shall be as shown in the illustrations shown in Appendix I. The color of the site furnishings shall be Black. The use of site planters is encouraged in conjunction with other site furniture. Other styles of furniture may be used based upon specific materials used in the project and of a color range that is complimentary to the building. Alternative furniture shall be approved by the City.

III. ~~OPTIONAL BUILDING ELEMENT~~ DESIGN FEATURE OPTIONS ~~REQUIREMENTS~~

All office and retail projects are required to incorporate at least five (5) of the ten (10) Design Feature Options. All multi-family residential uses are required to incorporate at least three (3) of the ten (10) Design Feature Options.

- A. Awnings.** ~~(Optional)~~ The use of awnings as a colorful design element of Southport West is encouraged. Awnings should be repetitive and used in a significant way within the overall architecture of the building. Awnings shall be constructed of canvas.
- B. Arches or Decorative Trusses.** ~~(Optional)~~ If arches are used they shall be elliptical flat arches with a recognizable keystone and extrados. Arches and/or decorative trusses 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.

- 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 or greater.
- E. Curved Roof. (Optional).**—This element could be fulfilled by having a major design element with a curved roof. The type and color of material used on the curved roof shall be complimentary to the style and color of the building.
- F. 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 West guidelines.
- G. Porte' Cochere or Covered Vehicle Drop-off. (Optional).**—The use of this building element should be constructed of a primary or secondary material and of a color range that is complimentary to the main body color of the building façade.
- H. Water Feature. (Optional).**—An outdoor water feature to enhance the architecture of the building and/or landscape may be considered an optional building element. Such water feature shall be comparable to those located in La Vista's Parking Lot at Southport West. Feature shall be of an important scale adding to the texture and atmosphere of the project and Southport West. Water features should be:
- Visible and accessible, but not obstruct pedestrian or vehicular circulation
 - Designed without physical hazards and cannot require major maintenance
 - Designed with consideration towards the look of the feature during months where the climate halts active operation.
- I. Outdoor Art. (Optional).**—The use of outdoor art to enhance the architecture of the building and /or landscape may be considered an optional building element. Such outdoor art shall be comparable to those located in La Vista's Parking Lot at Southport West. Feature shall be of an important scale adding to the texture and atmosphere of the project and Southport West. Outdoor art should be:
- Visible and accessible, but not obstruct pedestrian or vehicular circulation
 - Designed without physical hazards and cannot require major maintenance
- J. Outdoor Seating Gathering Space. (Optional).**—The use of a significant outdoor seating area gathering space such as an amphitheater or plaza that is of scale that is compatible to the building or development.

8. COLOR PALETTES

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

No building shall have more than five (5) colors or less than three (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

DRAFT

9. SIGNAGE

All signage shall comply with the City of La Vista Zoning Ordinance unless permitted in the Southport West PUD.

Signage requirements specific to the Southport West 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 J.
- All incidental directional signs shall be of a green color with white or gray lettering to match the parking lot light poles.
- 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.

DRAFT

10. EXCEPTIONS

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

1. BUILDING MATERIAL EXCEPTION FOR RETAIL (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, 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, 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).

DRAFT

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 West development will have to comply with the adopted PUD Plan and *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 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 and fee. 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 LaVista'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 adopted PUD Plan and *Architectural and Site Design Guidelines* for Southport West.

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.~~A copy of this document will be~~

~~attached to the Building Permit.~~ The project's approval of the PUD requirements and design guidelines shall be received prior to issuance of a conditional use permit (if required) and a building permit. All outstanding issues shall be corrected and documented prior to formal design approval.

APPEALS:

In the event where the Applicant, City staff and City Design Review Architect cannot come to an agreement the ~~applicant~~ Applicant may appeal the decision by requesting an amendment to the Subdivision Agreement and/or PUD Plan 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 ~~Oceupaney Certificate~~ Certificate of Occupancy to be issued for the building.

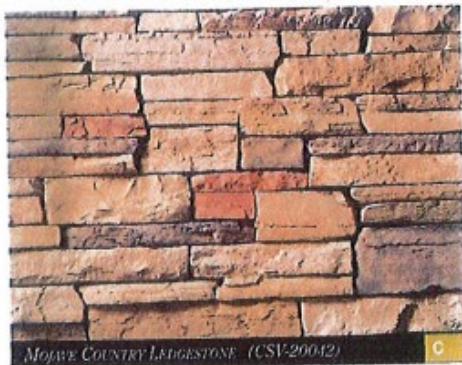
MAINTENANCE OF DESIGN REQUIREMENTS:

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 ~~Oceupaney Permit~~ Certificate of Occupancy.

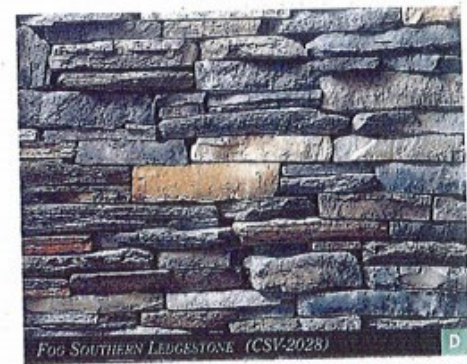
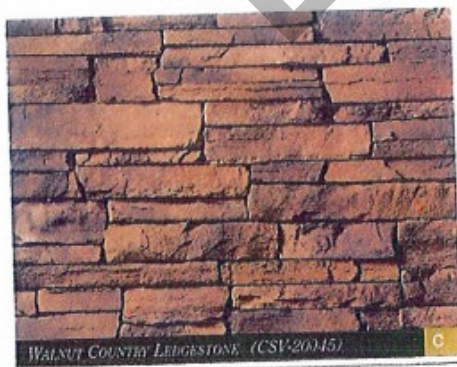
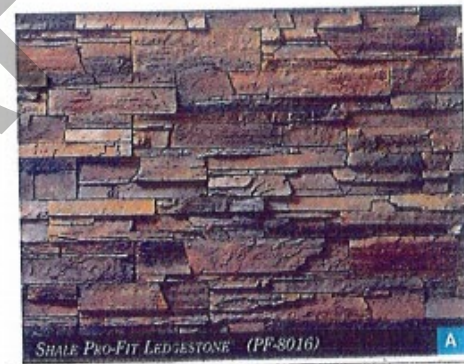
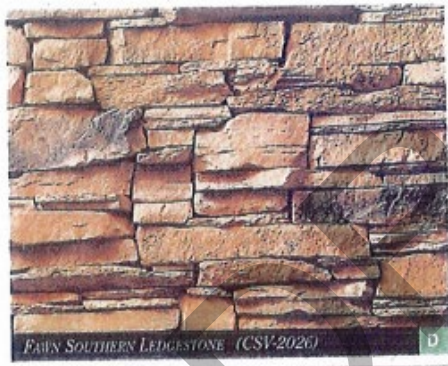
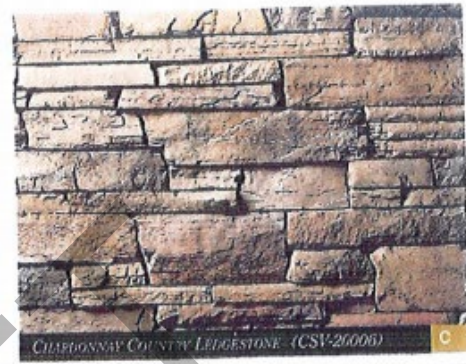
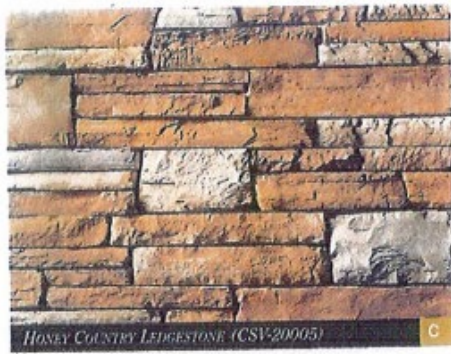
12. APPENDIX A: Graphic of Southport West Style



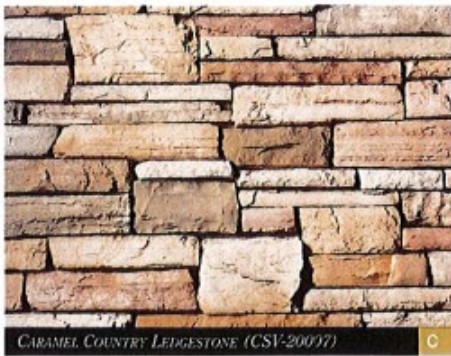
13. APPENDIX B: Color Ranges



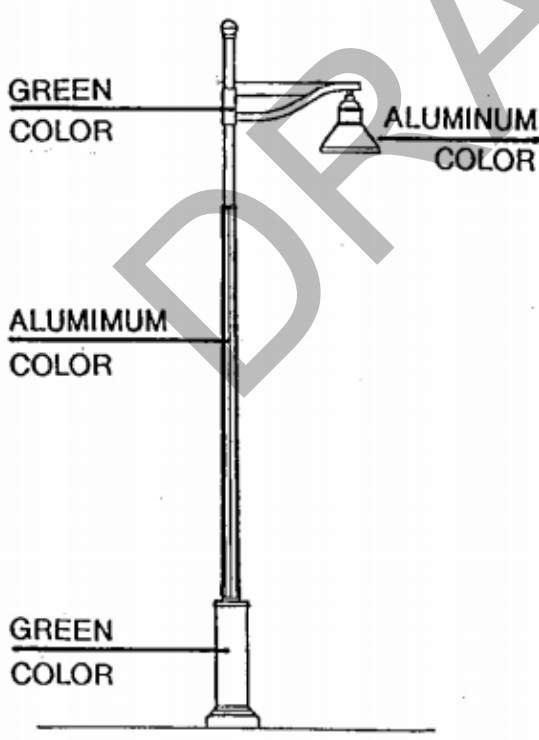
13. APPENDIX B: Color Ranges (continued)



13. APPENDIX B: Color Ranges (continued)



15. APPENDIX D: Pedestrian Lights



CUS14/16SOB-CAS/BK:
CUSARM72/2-CAS/BK:2EUSM/BK-HID/Voltage

Custom Series
Aluminum & Steel Post

Post:
Post shall be aluminum and steel construction, consisting of an 11-gauge, 8-sharp flat flute steel shaft with a custom tenon for luminaire arm mounting, and a spun aluminum slipover base. A handhole is located near the shaft base for wiring access.

Arm:
Luminaire arm shall be a two-way of steel construction, consisting of center extension with ball finial, (2) upswept arms with cast aluminum end fittings with 1 1/2" NPT fitting for luminaire mounting. The crossarm measures 36" from post center to luminaire centers.

Luminaire:
Luminaire shall be 17 1/2" Ø x 18" tall with flat lens panel, cast aluminum ballast housing and munich-series luminaire dome.

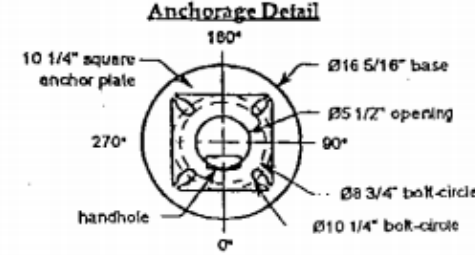
Luminaire shall be furnished with a high intensity discharge ballast and horizontal socket assembly.

| Lamp Type | Mercury Vapor | Metal Halide | High Pressure Sodium | Voltage |
|-----------------|---------------|--------------|----------------------|---------|
| 110 Socket Size | Q-H50 | Q-M50 | Q-S36 | Q/120 |
| Q-MED | Q-H76 | Q-M76 | Q-S50 | Q/208 |
| Q-MOG | Q-H100 | Q-M100 | Q-S70 | Q/240 |
| | Q-H175 | Q-M150 | Q-S100 | Q/277 |
| | | Q-M175 | Q-S150 | Q/480 |
| | | | | Q/VV |

Anchorages:
Post shall be furnished with (4) 3/4" x 17" x 3" hot-dip galvanized L-type anchor bolts, to be installed with a 3 1/2" projection each.

Finish:
Post, arm, and luminaires shall be furnished with a powder coat finish.

Anchor Detail



Notes:
All hardware shall be stainless steel. All easily accessible exterior hardware shall be tamper resistant.
Post Height: 14'-0" Overall Height: 18'-0"
Base Diameter: 16 9/16" Ø

date: 04-27-01 scale: none dwg. no.: L- 4826G

ANTIQUE Street Lamps
2011-B West Rundberg Lane • Austin, TX 78768
(512) 977-8444 • Fax (512) 977-9522

16. APPENDIX E: Parking Lot Lights

GREEN
COLOR

ALUMINUM
COLOR

ALUMINUM
COLOR

GREEN
COLOR

-Custom Series
Aluminum & Steel Post

Post:
Post shall be aluminum and steel construction, consisting of an 11-gauge, 8-sharp flat flute steel shaft with a custom tenon for luminaire arm mounting, and a spun aluminum slipover base. A handhole is located near the shaft base for wiring access.

Arm:
Luminaire arm shall be of steel construction, consisting of center extension with ball finial, an upswept arm with cast aluminum end fitter with 1 1/2"NPT fitting for luminaire mounting. The crossarm measures 51 1/2" from post center to luminaire center.

Luminaire:
Luminaire shall be 25"Ø x 23" tall with flat lens panel, cast aluminum ballast housing and munich-series luminaire dome.

Luminaire shall be furnished with a high intensity discharge ballast and horizontal socket assembly.

| Lamp Type | Mercury Vapor | Metal Halide | High Pressure Sodium | Voltage |
|-------------------------------|--------------------------------|--------------------------------|--------------------------------|------------------------------|
| HID Socket Size | <input type="checkbox"/> -H60 | <input type="checkbox"/> -M50 | <input type="checkbox"/> -S35 | <input type="checkbox"/> 120 |
| <input type="checkbox"/> -MED | <input type="checkbox"/> -H75 | <input type="checkbox"/> -M70 | <input type="checkbox"/> -S50 | <input type="checkbox"/> 208 |
| <input type="checkbox"/> -MOG | <input type="checkbox"/> -H100 | <input type="checkbox"/> -M100 | <input type="checkbox"/> -S70 | <input type="checkbox"/> 240 |
| | <input type="checkbox"/> -H175 | <input type="checkbox"/> -M150 | <input type="checkbox"/> -S100 | <input type="checkbox"/> 277 |
| | <input type="checkbox"/> -H250 | <input type="checkbox"/> -M175 | <input type="checkbox"/> -S150 | <input type="checkbox"/> 480 |
| | | <input type="checkbox"/> -M250 | <input type="checkbox"/> -S250 | <input type="checkbox"/> Q/V |

Anchorage:
Post shall be furnished with (4) 1" x 36" x 3" hot-dip galvanized L-type anchor bolts, to be installed with a 4 1/8" projection each.

Finish:
Post, arm, and luminaire shall be furnished with a powder coat finish.

Anchorage Detail

Notes:
All hardware shall be stainless steel. All easily accessible exterior hardware shall be tamper resistant.
Post Height: 30'-0" Overall Height: 35'-0"
Base Diameter: 18 9/16"Ø

date: 04-27-01
scale: none
dwg. no.: L-4826F

ANTIQUE Street Lamps

2011-B West Rundberg Lane • Austin, TX 78766
(512) 977-8444 • Fax (512) 977-9522

Catalog # CUS30/16SOB-CAS/BK;
CUSARM41/1-CAS/BK:EULM/BK-HID/Voltage

17. APPENDIX F: Parking Lot Lights

**GREEN
COLOR**

**ALUMINUM
COLOR**

**ALUMINUM
COLOR**

**GREEN
COLOR**

**Custom Series
Aluminum & Steel Post**

Post:
Post shall be aluminum and steel construction, consisting of an 11-gauge, 8-sharp flat flute steel shaft with a custom tenon for luminaire arm mounting, and a spun aluminum slipover base. A handhole is located near the shaft base for wiring access.

Arm:
Luminaire arm shall be a two-way of steel construction, consisting of center extension with ball finial, (2) upswept arms with cast aluminum end fittings with 1 1/2"NPT fitting for luminaire mounting. The crossarm measures 51 1/2" from post center to luminaire centers.

Luminaire:
Luminaire shall be 25"Ø x 23" tall with flat lens panel, cast aluminum ballast housing and munich-series luminaire dome.

Luminaire shall be furnished with a high intensity discharge ballast and horizontal socket assembly.

| Lamp Type | Mercury Vapor | Metal Halide | High Pressure Sodium | Voltage |
|-----------------|---------------|--------------|----------------------|---------|
| HID Socket Size | Q-H60 | Q-M60 | Q-S36 | Q/120 |
| | Q-H75 | Q-M70 | Q-S50 | Q/208 |
| Q-MED | Q-H100 | Q-M100 | Q-S70 | Q/240 |
| | Q-H175 | Q-M150 | Q-S100 | Q/277 |
| Q-MOG | Q-H250 | Q-M175 | Q-S150 | Q/480 |
| | | Q-M250 | Q-S250 | Q/QV |

Anchorage:
Post shall be furnished with (4) 1" x 36" x 3" hot-dip galvanized L-type anchor bolts, to be installed with a 4 1/8" projection each.

Finish:
Post, arm, and luminaires shall be furnished with a 'black' powder coat finish.

Anchorage Detail

Notes:
All hardware shall be stainless steel. All easily accessible exterior hardware shall be tamper resistant.
Post Height: 30'-0" Overall Height: 35'-0"
Base Diameter: 18 9/16"Ø

date: 04-27-01
scale: none
dwg. no.: L-4826E

ANTIQUE Street Lamps

2011-B West Rundberg Lane • Austin, TX 78758
(512) 977-5444 • Fax (512) 977-9622

Ordering #

CUS30/16SOB-CAS/BK;
CUSARM62/2-CAS/BK:2EULW/BK-HID/Voltage

MUNICH SERIES Large Luminaires



EM25RT GCSG

SPECIFICATIONS

DESCRIPTION

The luminaire shall consist of a ballast housing and skirt with internal reflector and horizontal lamp. Lens shall be flat, sag, half sphere or drop globe.

DIMENSIONS

Dimensions shall be as detailed on the back page.

MATERIALS

The ballast housing and skirt shall be cast aluminum. Globe material shall be clear glass, flat or sag, or clear acrylic, half sphere or drop globe. The reflector shall be anodized and segmented for superior uniformity and control. All hardware shall be stainless steel.

INSTALLATION

The luminaire shall have 1.5" female, NPT at top for mounting to Eurotique™ 5" diameter arms. The globe shall be gasketed and mounted on an aluminum ring which is hinged to the skirt and furnished with a captive screw for easy relamping. The reflector shall pivot and be secured with a captive screw for easy access to the ballast plate. The ballast and socket assembly shall be furnished with a quick disconnect plug and mount on a removable ballast plate.

FINISH

For finish specifications and color options, see "Finish" section in catalog.

LIGHT SOURCE

Luminaires shall be furnished with an H.I.D. ballast and socket assembly. Luminaire shall be UL listed and labeled as suitable for wet locations. Socket shall be glazed porcelain, mogul base, with a copper alloy nickel plated screw shell and center contact. Ballast shall be core and coil, high power factor, regulating type.

CERTIFICATION

Upon request, manufacturer shall supply UL file # and listing information.

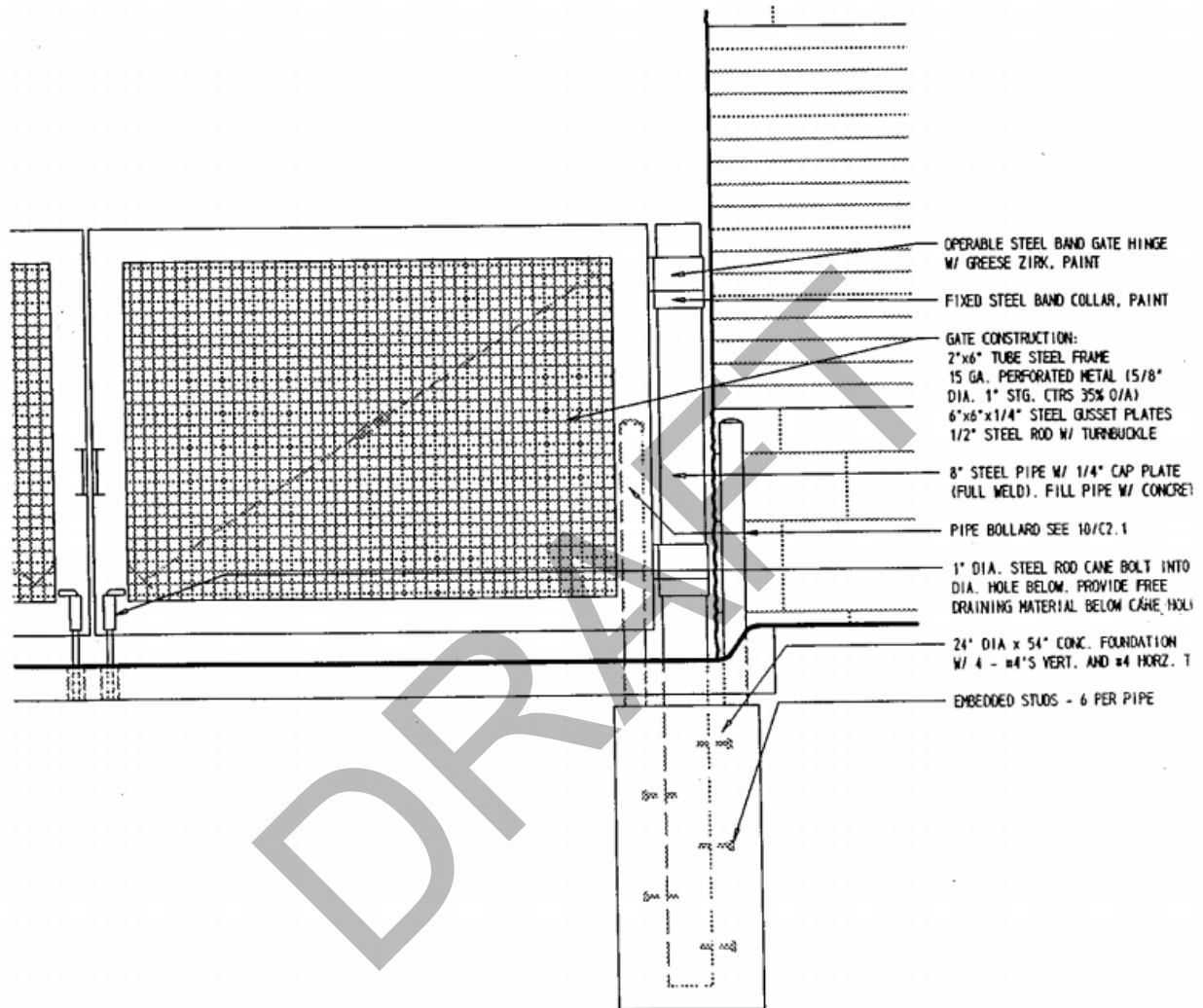
PHOTOMETRY

See "Eurotique™ PHOTOMETRICS" tab in catalog.

EUROTIQUE™
Architectural Lighting

An **Acuity** Brands Company

19. APPENDIX H: Dumpster Screening Detail



McCONNELL



McConnell series is covered by one or more of the following: patent no. des. 413,449; 421,824; 423,166; 423,239; 457,701.



MC26



Eligible product for shipping in 15 business days.
See page 90 for complete details.



| | | |
|------|--------|------------------------------|
| MC24 | \$1070 | McConnell bench with back 4' |
| MC26 | \$1180 | McConnell bench with back 6' |
| MC28 | \$1315 | McConnell bench with back 8' |



| | | |
|--------|--------|-------------------------------------|
| MC2CU4 | \$1685 | McConnell curved bench with back 4' |
| MC2CU6 | \$1825 | McConnell curved bench with back 6' |
| MC2CU8 | \$2790 | McConnell curved bench with back 8' |



MC16



| | | |
|------|-------|-------------------------|
| MC14 | \$785 | McConnell flat bench 4' |
| MC16 | \$850 | McConnell flat bench 6' |
| MC18 | \$995 | McConnell flat bench 8' |

All site furnishings shall be McConnell series benches with back, MC24, MC26, MC28; All shall be black or turtle green RAL6009 powder coated finish.

Manufactured by Keystone Ridge Designs.

20. APPENDIX I: Site Furniture



| | | |
|--------|--------|------------------------------------|
| MC3-22 | \$1070 | McConnell litter receptacle 22 gal |
| MC3-32 | \$1135 | McConnell litter receptacle 32 gal |
| MC3-38 | \$1185 | McConnell litter receptacle 38 gal |



| | | |
|--------|--------|--------------------------|
| MC4-22 | \$1170 | McConnell planter 22 gal |
| MC4-32 | \$1235 | McConnell planter 32 gal |
| MC4-38 | \$1285 | McConnell planter 38 gal |



| | | |
|-----|-------|-------------------|
| MC5 | \$555 | McConnell ash urn |
|-----|-------|-------------------|

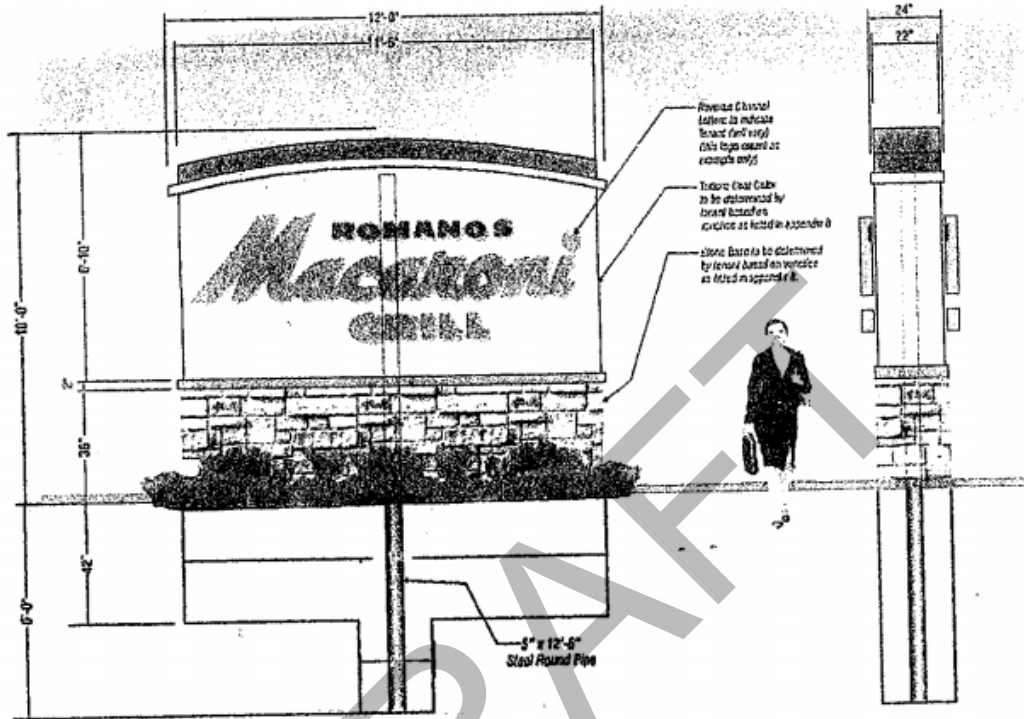


| | | |
|------|-------|-----------------|
| MC22 | \$995 | McConnell chair |
|------|-------|-----------------|



| | | |
|------|-------|---------------------|
| MCA5 | \$690 | McConnell ash/trash |
|------|-------|---------------------|

All site furniture shall be McConnell ash urn, Mc5, Mc5a, and trash receptacles, Mc3-22, Mc3-32. All shall be black or turtle green RAL6009 powder coated finish.



PROJECT IDENTIFICATION SIGN

Each lot shall be allowed one monument sign located 10' from the property line. Monument sign height shall be 10'-0". Maximum size of sign shall be 50 square feet. The sign may be double sided. The entire surface face of the sign construction shall be counted to the total square footage of the sign.

The sign shall be similar in construction to the example shown.

APPLICATION FOR CERTIFICATE OF APPROVAL

La Vista Building Design Criteria Review

Project Name: _____ Submittal Date: _____
Address of Site: _____ Zoning District: _____
Legal Description: _____
Name of Owner/Manager's Representative: _____
Address: _____ Phone: _____
Name of Designer's Firm or Studio: _____
Address: _____ Phone: _____
Name of Designer's Representative: _____
Application for: Sign _____ Bldg. _____ Landscaping _____ Lighting _____
Other: _____

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

CERTIFICATE OF APPROVAL

La Vista Building Design Criteria Review

This certifies that the "exterior design features" related to the above permit(s) for the site listed above have been approved by the City of La Vista, subject to the conditions stipulated in the Letter of Design Approval.

City Planner

Date