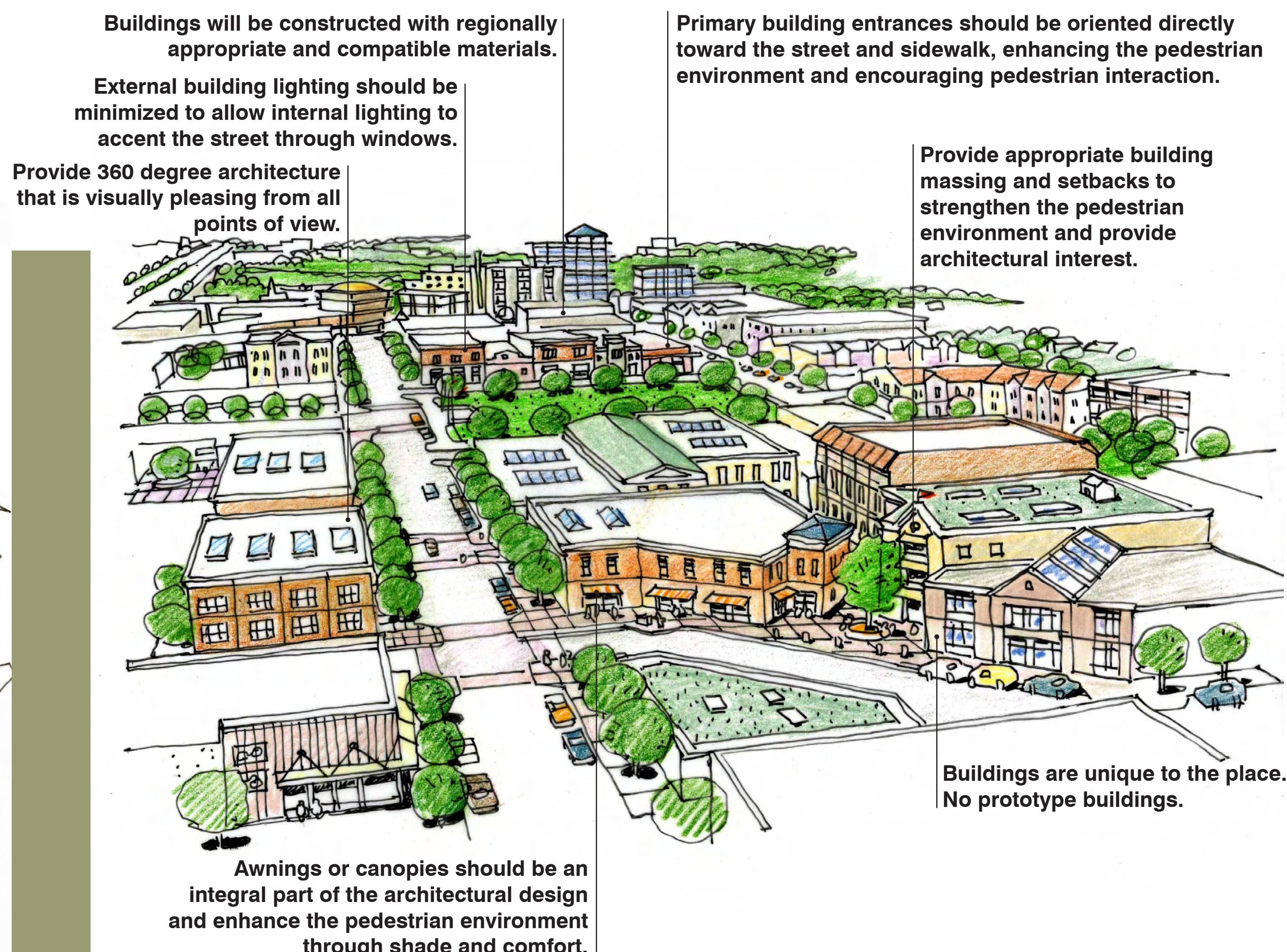




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① Make 84th Street Economically Attractive & Sustainable

The promenade district provides entertainment, restaurants and shopping destinations.

Unique and distinct residential types provide new choices for living in La Vista.

Roadway improvements, including trees, new walks, planted medians and crosswalks, enhance the 84th Street corridor's appearance and pedestrian environment.



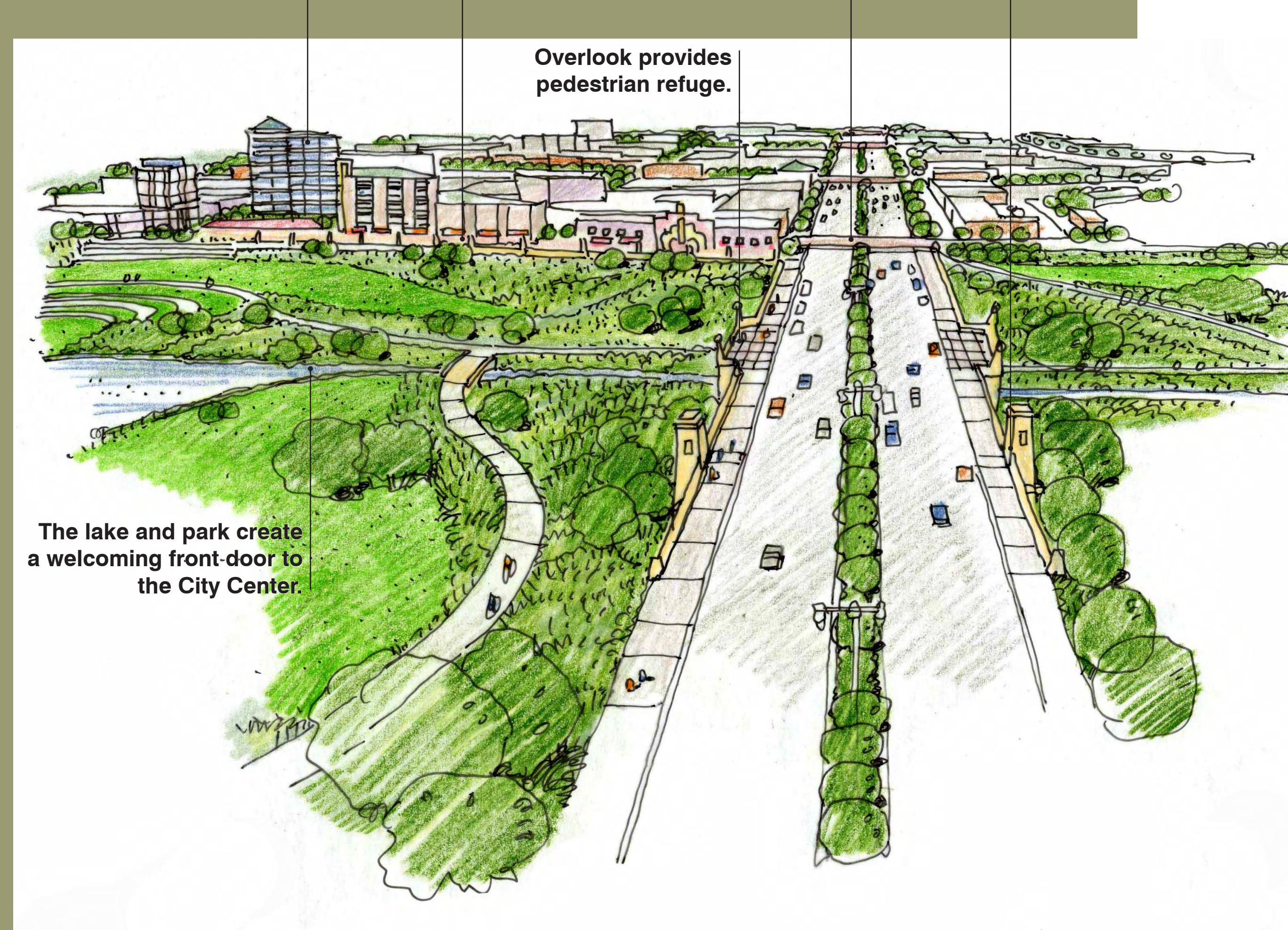
② Create a Distinct, Enduring, Appropriate Built Environment

The promenade is an extension of the gateway elements from 84th Street.

Buildings on the hilltop mark arrival into La Vista.

Gateway monuments enhance arrival into downtown.

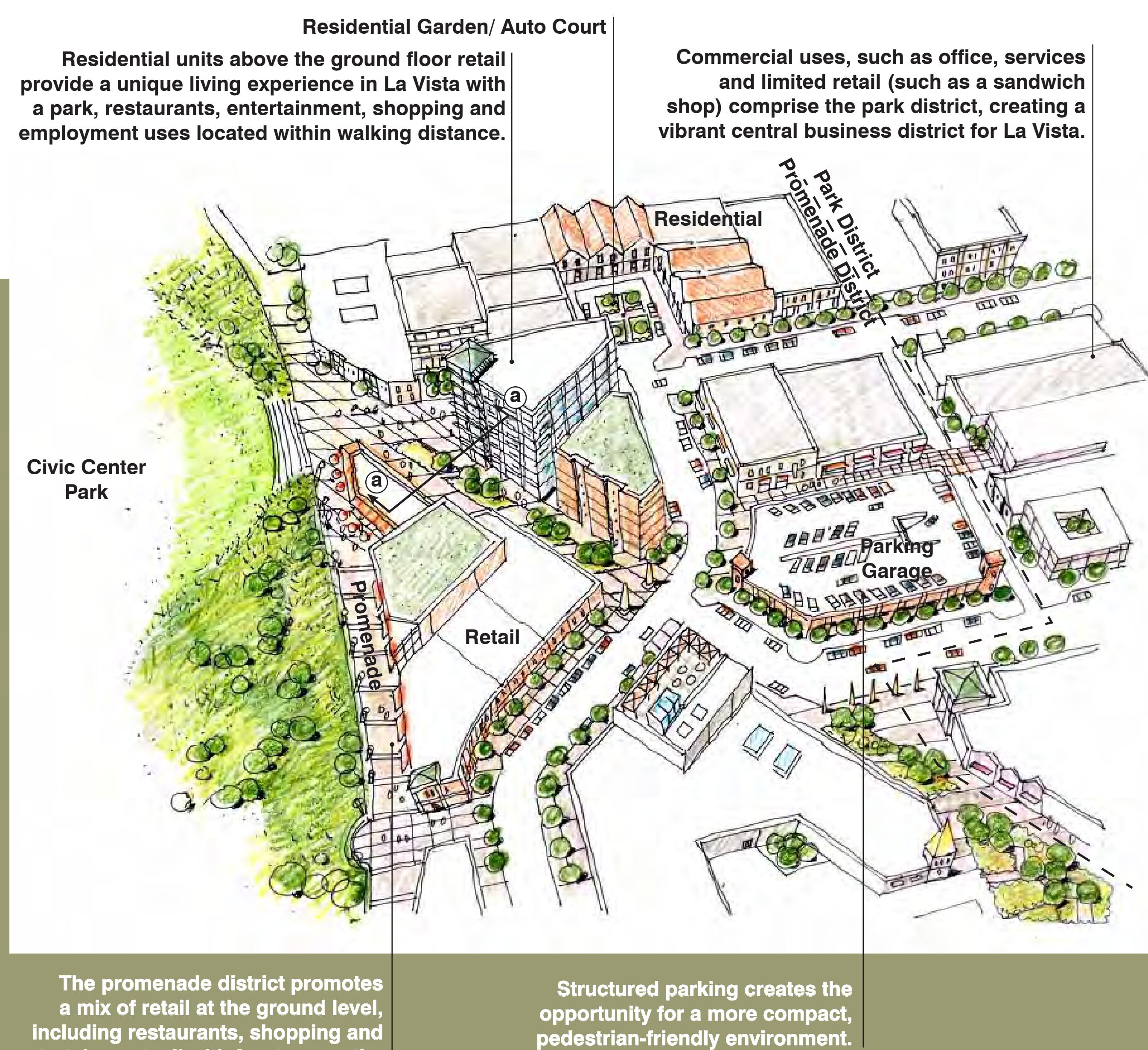
Median improvements enhance 84th Street.



③ Attract People to the 84th Street Corridor

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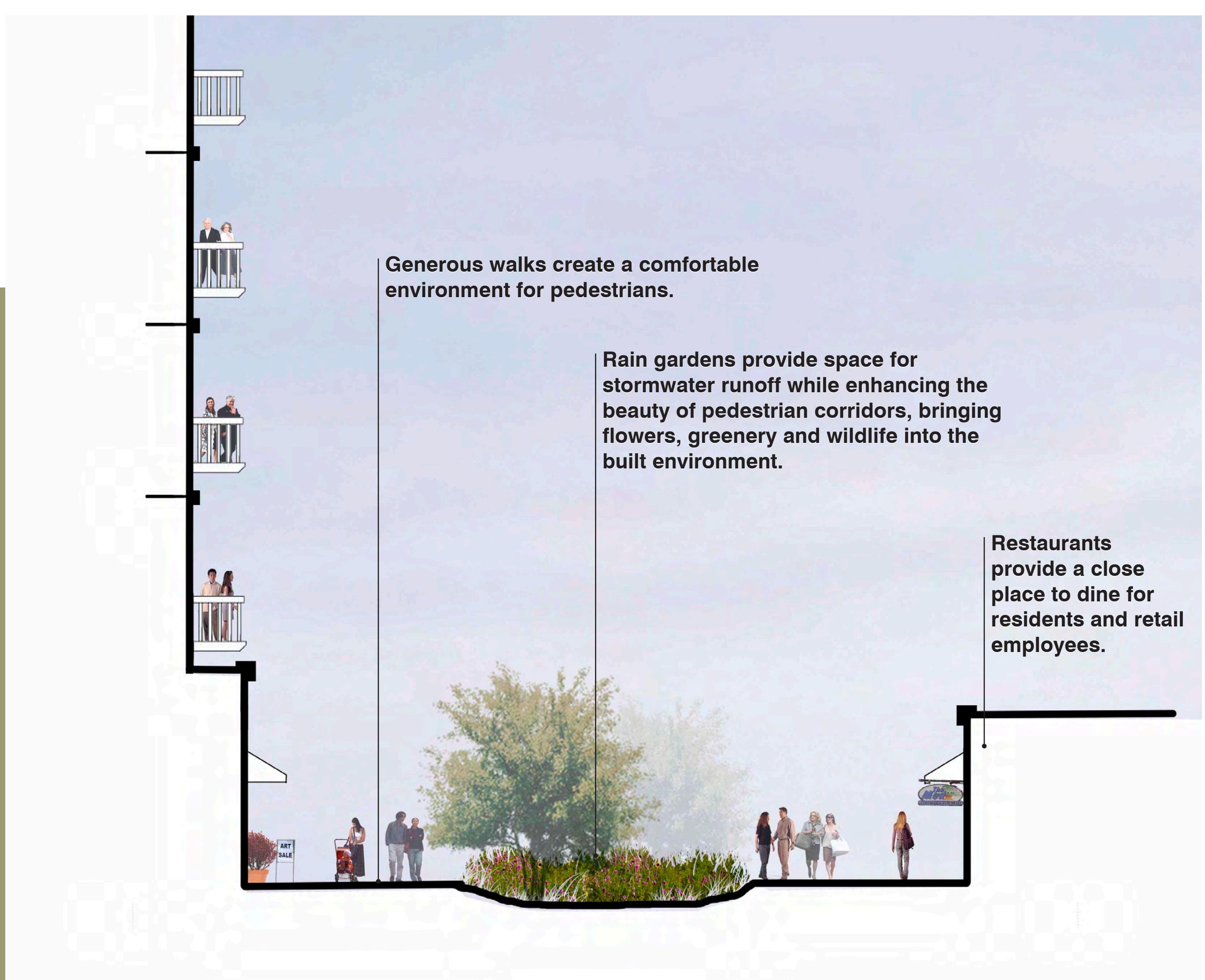
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The promenade district promotes a mix of retail at the ground level, including restaurants, shopping and entertainment, all with frontage on the promenade overlooking the park.

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

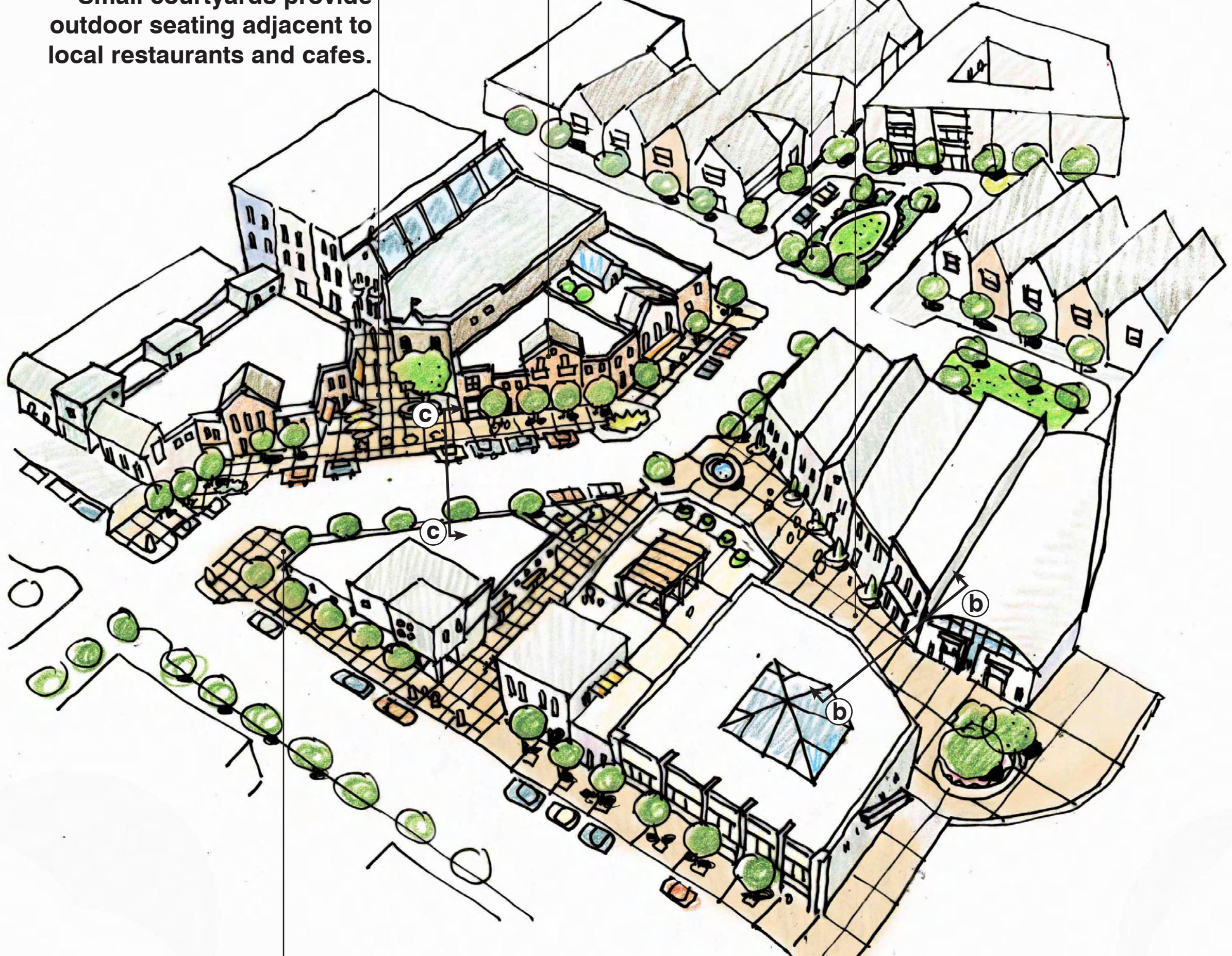
④ Create a Place to Live, Work and Play



Section a

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.



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

⑤ Provide Human Scaled Quality Environments

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.

Space for seating and social interaction fit within the scale of the Paseo District.

Paseos provide a comfortable pedestrian scale connections to retail and residential units.



Section b

Street trees provide shade and pedestrian comfort.

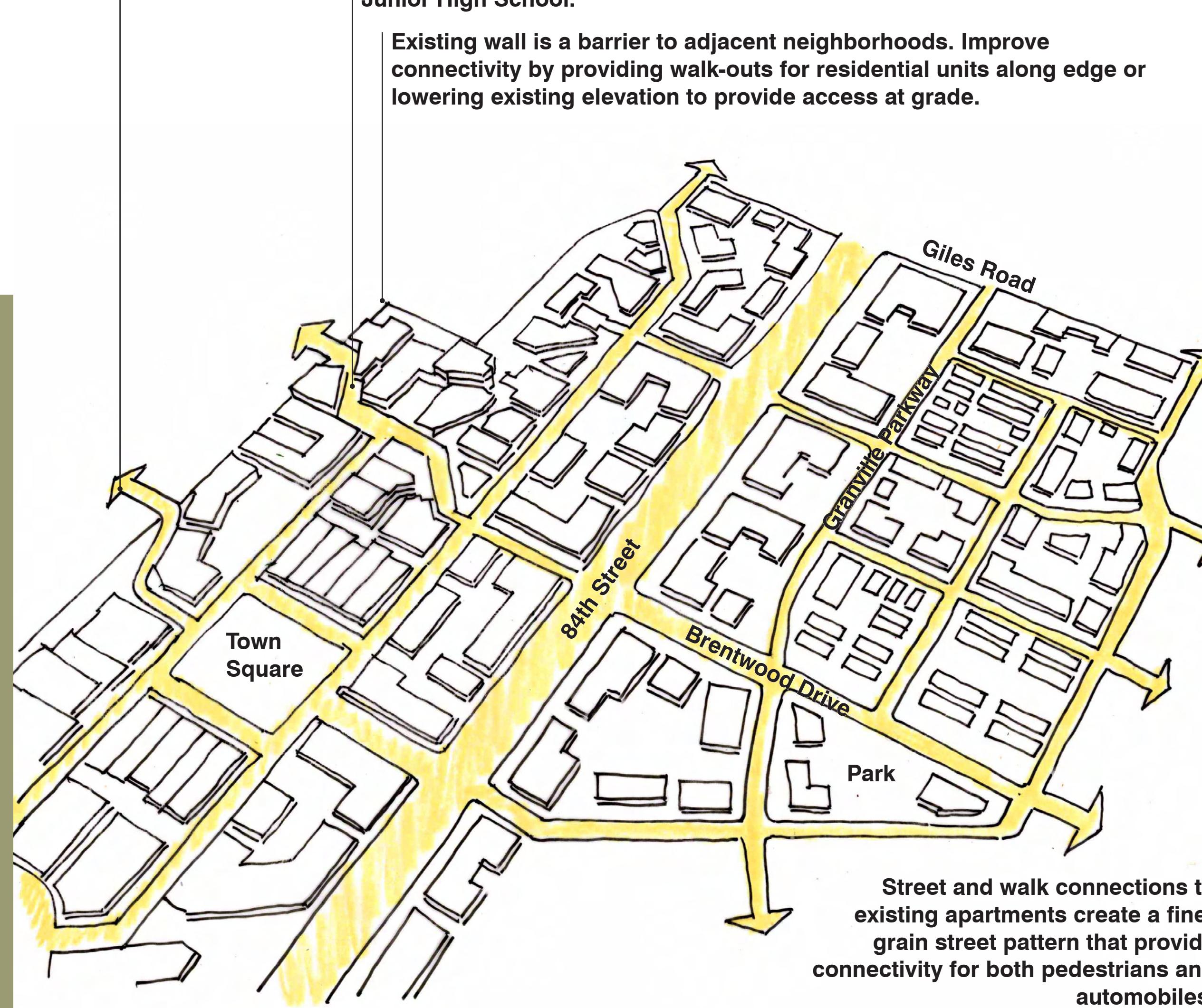
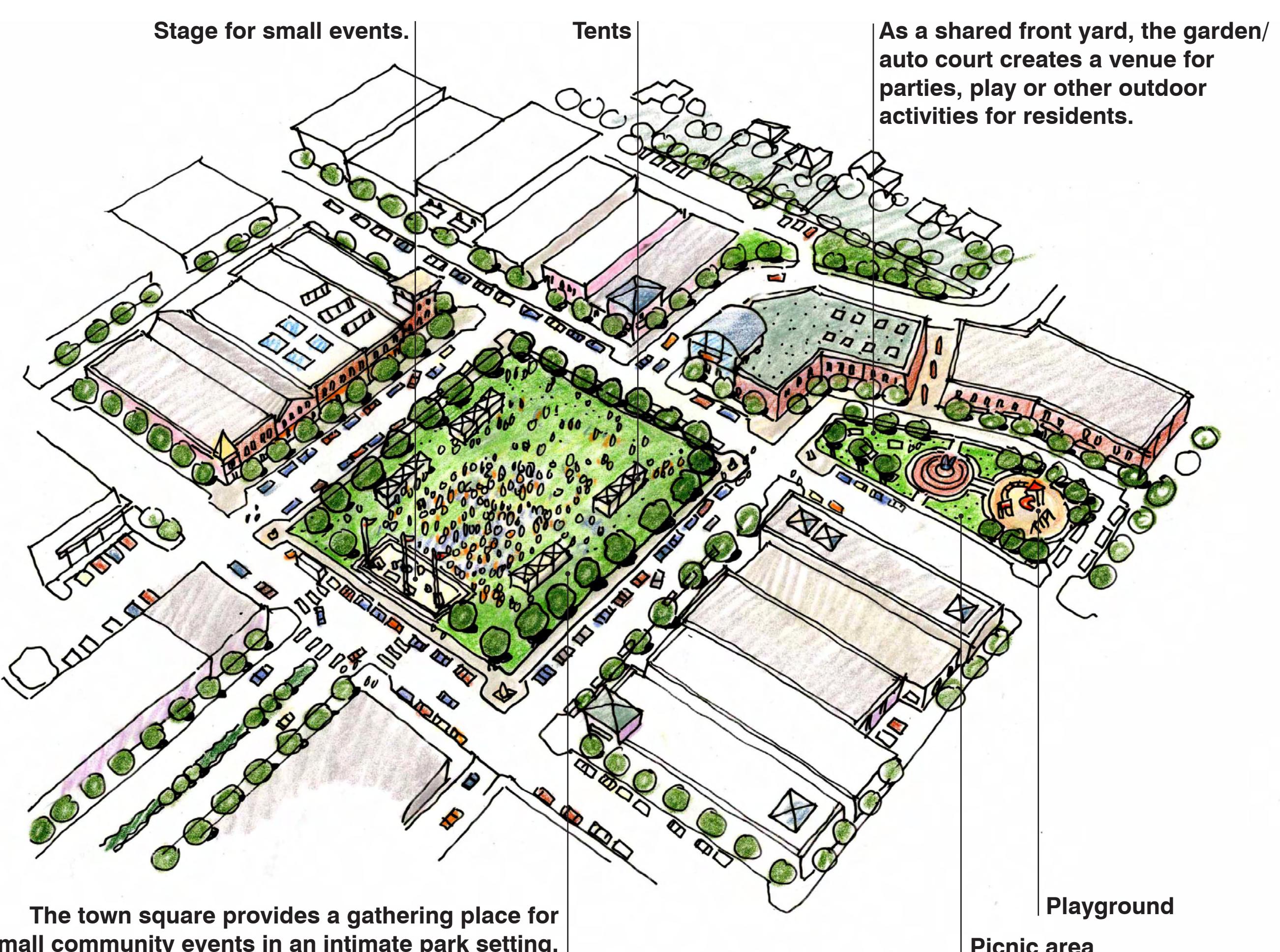
Parallel parking enables easy streetside access to residences and retail.

Patio seating in small courtyards activates the street edge.

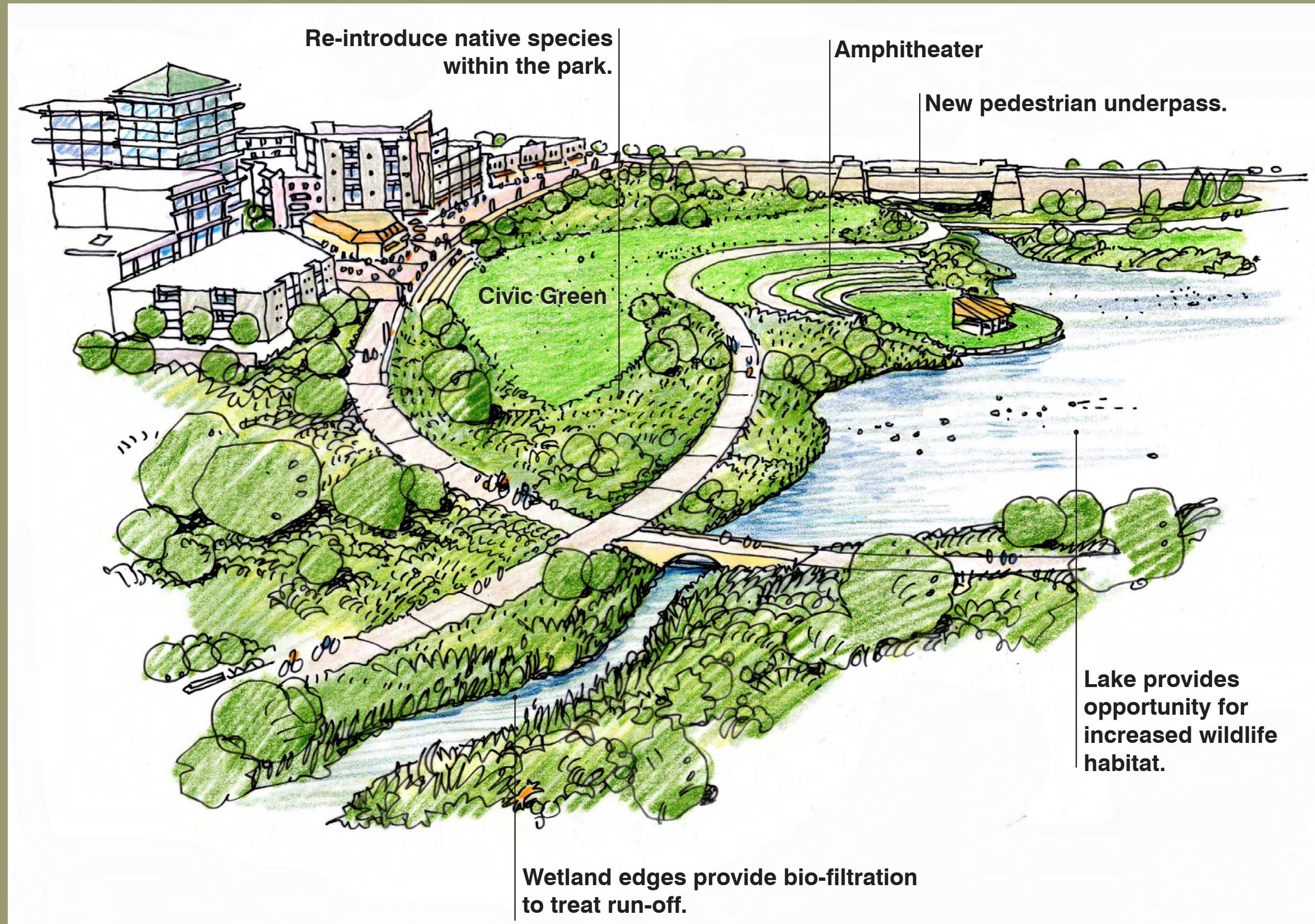


Section c

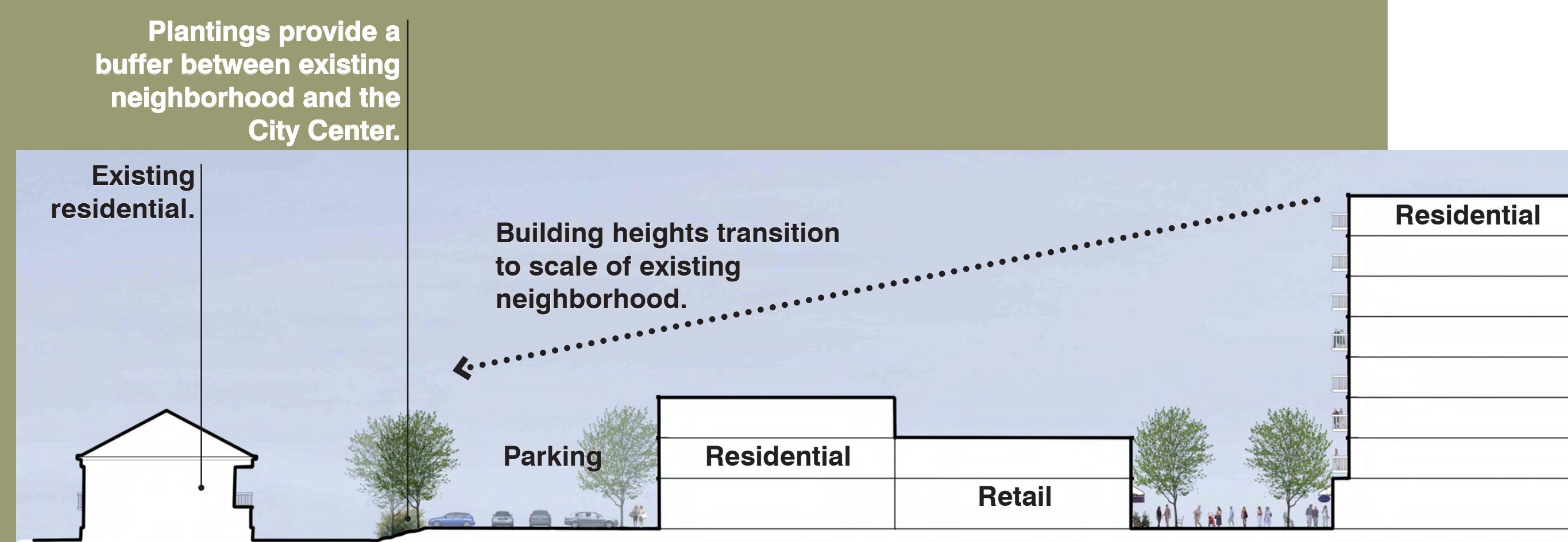
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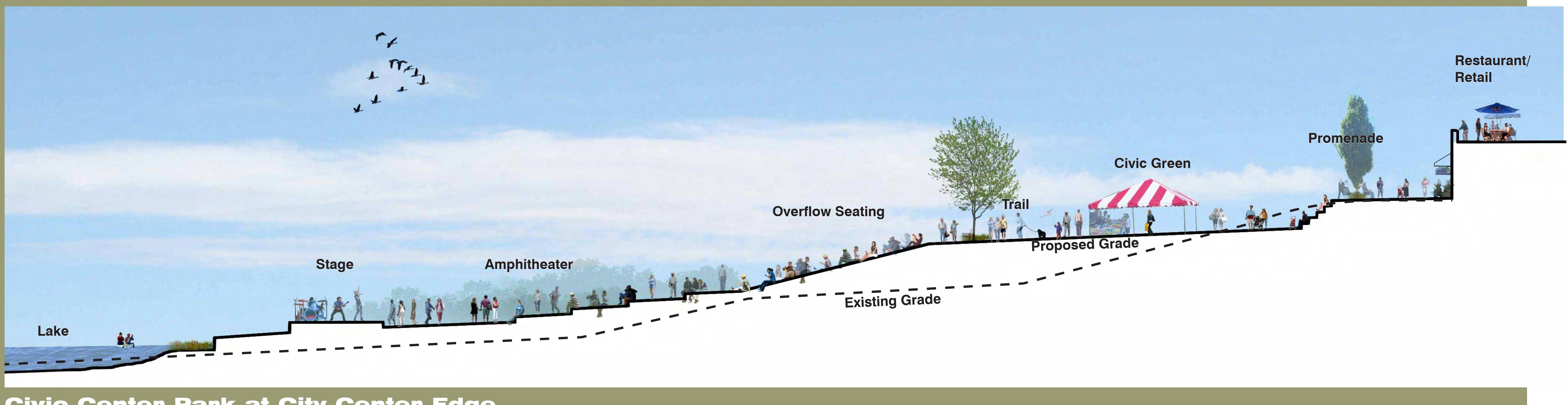
⑥ Encourage Social Interaction and Community Events



⑦ Connect to Existing Neighborhoods



⑧ Restore and Enhance the Natural Environment



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