

**ARCHITECTURAL AND SITE  
DESIGN GUIDELINES**

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**Southport Development  
La Vista, Nebraska**

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

## TABLE OF CONTENTS

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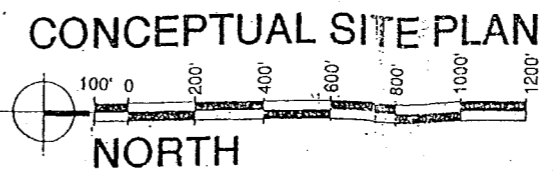
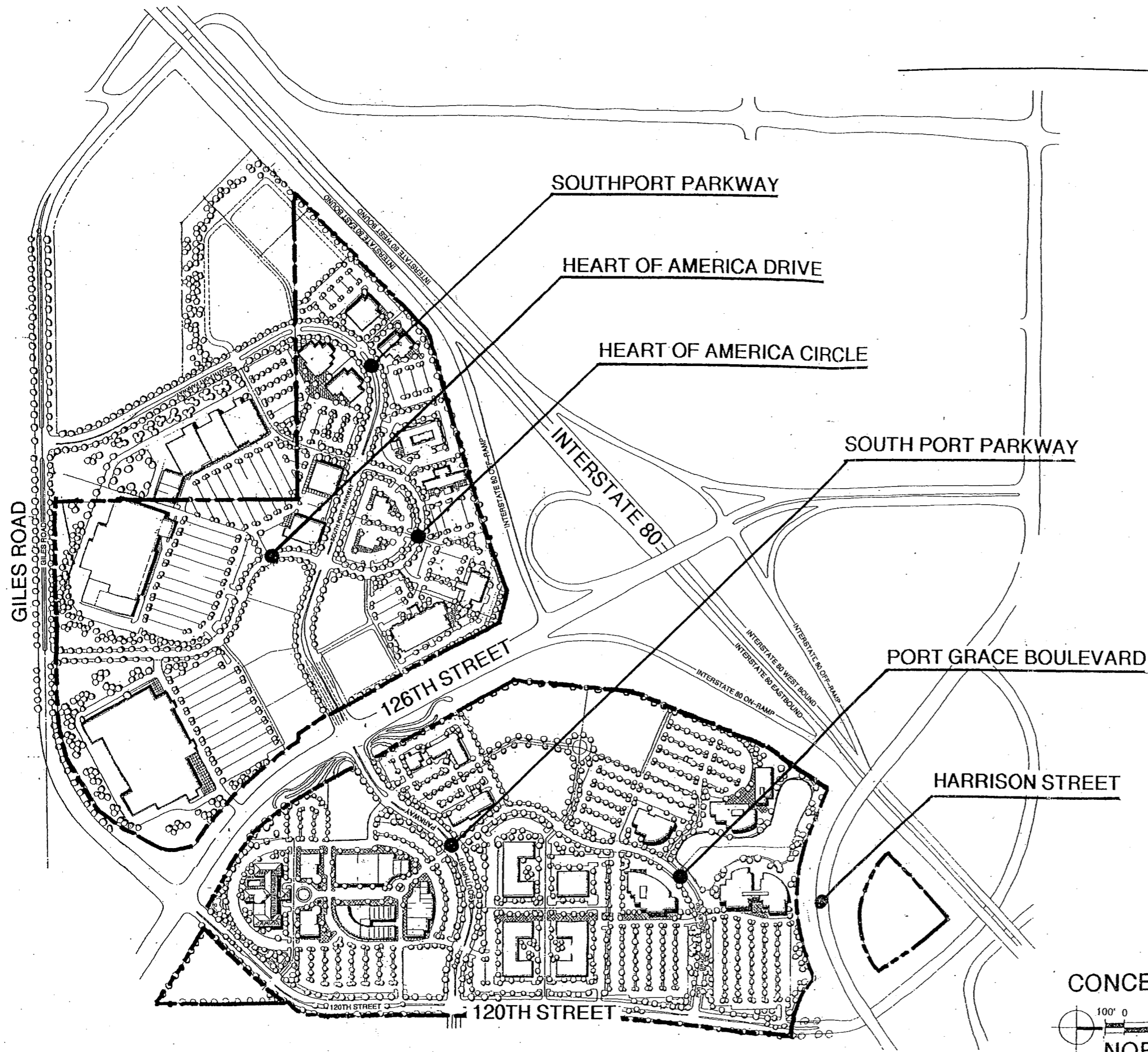
1. INTRODUCTION .....	Page 1-1
2. GEOGRAPHIC AREA .....	Page 2-1
3. DEFINITIONS .....	Page 3-1
4. SOUTHPORT'S VISION .....	Page 4-1
5. SOUTHPORT'S STYLE .....	Page 5-1
6. SITE ELEMENTS .....	Page 6-1
7. BUILDING ELEMENTS .....	Page 7-1
8. COLOR PALETTE .....	Page 8-1
9. SIGNAGE .....	Page 9-1
10. EXCEPTIONS .....	Page 10-1
11. PROCESS .....	Page 11-1
12. APPENDIX A: Corner Streetscape Layout .....	Page 12-1
13. APPENDIX B: Corner Streetscape Planting .....	Page 13-1
14. APPENDIX C: Non-Corner Streetscape Concept .....	Page 14-1
15. APPENDIX D: Exterior Property Line Plantings .....	Page 15-1
16. APPENDIX E: Interior Property Line Plantings .....	Page 16-1
17. APPENDIX F: Street Tree List .....	Page 17-1
18. APPENDIX G: Plant List .....	Page 18-1
19. APPENDIX H: Site Lighting- Pedestrian Plaza and Feature Lights and Luminaries .....	Page 19-2
20. APPENDIX I: Site Lighting-Parking Lot Lights .....	Page 20-2
21. APPENDIX J: Brick Color Ranges .....	Page 21-2
22. APPENDIX K: Natural or Composite Stone Color Ranges .....	Page 22-1
23. APPENDIX L: Standing Seam Metal Roofing Color Ranges .....	Page 23-1
24. APPENDIX M: Major Accent Color Ranges .....	Page 24-1
25. APPENDIX N: Minor Accent Color Ranges .....	Page 25-1
26. APPENDIX O: Stucco Color Ranges for Sign Bands and Accents .....	Page 26-1
27. APPENDIX P: Site Furnishings .....	Page 27-1
28. APPENDIX Q: Monument Sign .....	Page 28-1
29. APPENDIX R: Refuse screen .....	Page 29-1
30. APPENDIX S: Application for Certificate of Approval .....	Page 30-1
31. APPENDIX T: Submittal Requirements .....	Page 31-1

## 1. INTRODUCTION

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

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

The criteria contained herein are not intended to restrict imagination, innovation, or variety, but rather to assist in focusing on design principles that can result in creative solutions that will develop a satisfactory visual appearance within the Southport development, preserve taxable values, and promote the public health, safety, and welfare.



### 3. DEFINITIONS

*Appearance.* The outward aspect visible to the public.

*Appropriate.* Sympathetic, or fitting, to the context of the site and the whole community.

*Appurtenances.* The visible, functional objects accessory to and part of buildings.

*Architectural concept.* The basic aesthetic idea of a building, or group of buildings or structures, including the site and landscape development, that produces the architectural character.

*Architectural feature.* A prominent or significant part or element of a building, structure, or site.

*Architectural style.* The characteristic form and detail, as of buildings of a particular historic period.

*Attractive.* Having qualities that arouse interest or pleasure in the observer.

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

*City.* City of La Vista

*Code.* The Municipal Code of the City of La Vista.

*Cohesiveness.* Unity of composition between design elements of a building or a group of buildings and the landscape development.

*Compatibility.* Harmony in the appearance of two or more external design features in the same vicinity.

*Conservation.* The protection and care that prevent destruction or deterioration of historical or otherwise significant structures, buildings, or natural resources.

*Cornice.* A horizontal molded projection that crowns or completes a building or wall.

*Eclectic.* Choosing what appears to be the best from diverse sources, systems, or styles.

*Exterior building component.* An essential and visible part of the exterior of a building.

*External design feature.* The general arrangement of any portion of a building, sign, landscaping, or structure and including the kind, color, and texture of the materials of such portion, and the types of roof, windows, doors, lights, attached or ground signs, or other fixtures appurtenant to such portions as will be open to public view from any street, place, or way.

*Graphic element.* A letter, illustration, symbol, figure, insignia, or other device employed to express and illustrate a message or part thereof.

*Harmony.* A quality that represents an appropriate and congruent arrangement of parts, as in an arrangement of varied architectural and landscape elements.

*Landscape.* Plant materials, topography, and other natural physical elements combined in relation to one another and to man-made structures.

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

*Logic of design.* Accepted principles and criteria of validity in the solution of the problem of design.

*Mechanical equipment.* Equipment, devices, and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning, and similar purposes.

*Miscellaneous structures.* Structures, other than buildings, visible from public ways. Examples are: memorials, stagings, antennas, water tanks and towers, sheds, shelters, fences and walls, kennels, transformers, drive-up facilities.

*Plant materials.* Trees, shrubs, vines, ground covers, grass, perennials, annuals, and bulbs.

*Proportion.* Balanced relationship of parts of a building, landscape, structures, or buildings to each other and to the whole.

*Scale.* Proportional relationship of the size of parts to one another and to the human figure.

*Screening.* Structure of planting that conceals from view from public ways the area behind such structure or planting.

*Shrub.* A multi-stemmed woody plant other than a tree.

*Site break.* A structural or landscape device to interrupt long vistas and create visual interest in a site development.

*Street hardware.* Man-made objects other than buildings that are part of the streetscape. Examples are: lamp posts, utility poles, traffic signs, benches, litter containers, planting containers, letter boxes, fire hydrants.

*Streetscape.* The scene as may be observed along a public street or way composed of natural or man-made components, including buildings, paving, planting, street hardware, and miscellaneous structures.

*Structure.* Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground.

*Utilitarian structure.* A structure or enclosure relating to mechanical or electrical services to a building or development.

*Utility hardware.* Devices such as poles, crossarms, transformers and vaults, gas pressure regulating assemblies, hydrants, and buffalo boxes that are used for water, gas, oil, sewer, and electrical services to a building or a project.

*Utility service.* Any device, including wire, pipe, and conduit, which carries gas, water, electricity, oil and communications into a building or development.

#### 4. SOUTHPORT'S VISION

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

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

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

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

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

## 5. SOUTHPORT'S STYLE

### I. GENERAL STYLE REQUIREMENTS

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

### II. SPECIFIC STYLE REQUIREMENTS

- A. All buildings shall have a recognizable base, mid-façade (or middle), and cornice. Proportionally the mid-façade shall comprise the largest percentage of the building, followed by the base, which, in turn, is followed by the cornice.
1. A **recognizable base** can be achieved by, but not limited to:
    - a. Change in plane between the base and mid-façade
    - b. Change of material from the mid-façade.
  2. A **recognizable mid-façade** (middle) shall:
    - a. Be comprised of the main primary building material(s).
  3. A **recognizable cornice** can be achieved by, but not limited to:
    - a. Change in plane between the cornice and mid-façade.
    - b. Change of material from the mid-façade.
- B. **WINDOWS/ MULLIONS**
1. In keeping with the historically weighted eclectic style selected for the Southport development, it is desirable that all window openings would be smaller scaled "punched" windows. Horizontal strip windows will not be allowed. However, in understanding the needs of modern day business, the following will also be allowed:
    - a. Office buildings: The mid-façade (middle) could entirely or partially be comprised of a curtain-wall window system.
    - b. Retail Buildings: May have larger scaled "store-front" type openings.
    - c. Flex Space Buildings: May have larger scaled "store-front" type openings.
  2. All window mullions shall be natural aluminum in color.
- C. **ROOFS**
1. All buildings shall have either flat roofs or pitched roofs.
    - a. Flat roofs shall have a slope of less than 1/12. They may be either adhered or ballasted. If adhered the membrane shall be in the lighter color ranges.
    - b. Pitched Roofs shall have a slope of 6/12. They shall be comprised of standing seam metal roofing of the color ranges as shown in Appendix L.
- D. **DIVERSITY OF BUILDING MATERIALS**
- Every building shall have a minimum of (3) and a maximum of (5) primary and/or secondary building materials.
1. **Office Building Requirements**
    - a. The base shall be constructed from (1) or more of the Secondary building materials listed below or brick (clay) only if mid-façade is something other than brick.

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

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

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

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

**3. Flex Space Building Requirements:**

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

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



































































