



COMMUNITY DESIGN GUIDELINES (1998)

PROJECT NAME: SW Park Apartments

CASE NUMBER: EA 20-158166 DA

DATE: August 6, 2020

PROJECT ARCHITECT: Ralph Tahrán | Tahrán Architecture & Planning

PROJECT VALUE: \$6,000,000

CONTEXT	+ / -	Comments
P1: Community Plan Area Character. Enhance sense of place & identity by incorporating features that respond to area's desired characteristics and traditions		
P2: Historic and Conservation Districts. Enhance identity of historic and conservation districts, using features that reinforce area's significance		
P3: Gateways. Develop/strengthen transitional role of gateways adopted in community plan		
D7: Blending into the Neighborhood. Incorporate elements of nearby quality buildings such as building details		
PUBLIC REALM	+ / -	Comments
E1: Pedestrian Networks. Create a safe and connected sidewalk network for pedestrians		
E2: Stopping Places. Provide comfortable places along circulation routes to stop, meet and rest		
E3: The Sidewalk Level of Buildings. Create a sense of enclosure through design features, gathering places and differentiated facades		
E4: Corners that Build Active Intersections. Create active intersections through careful scale and location of building entrances		
E5: Light, Wind and Rain. Design to protect pedestrians from sun, shadow, glare, reflection, wind and rain		
D1: Outdoor Areas. Create outdoor areas when possible. Design these areas to be accessible and connected to pedestrian circulation		
D2: Main Entrances. Make main entrances to buildings prominent and transit-oriented		
D3: Landscape Features. Enhance building design through placement of landscape features		
D4: Parking Areas and Garages. Integrate parking to minimize negative impacts for pedestrians		
D5: Crime Prevention. Reduce crime through placement of windows and active ground level use		
QUALITY & PERMANENCE	+ / -	Comments
D6: Architectural Integrity. Respect building character when making exterior modifications		
D8: Interest, Quality and Composition. All parts of a building should be interesting and long lasting, forming a cohesive composition		