

## DESIGN CONSIDERATIONS CHECKLIST

### **PARKING - *Don't let parking dominate the site, the building or the street..***

#### **Overall Impact**

Avoid letting garages, driveways and parking lots dominate the streetscape. Consider placing them at the rear or side of the site to allow a majority of dwelling units to “front on” the street. Consider planting trees and shrubs to soften the overall impact of parking areas and to provide shade and noise reduction. At buildings with parking garages, avoid large areas of blank wall facing the street. Consider incorporating decorative elements above the garage door to soften its visual impact. Consider improving unavoidable blank walls with decorative artwork, display cases, vines, and good quality durable materials to minimize graffiti and deterioration.

#### **Access and Surveillance**

Provide locations for parking that minimize walking distance between dwelling units and cars and that allow for casual surveillance of cars from a number of different units. Avoid remote parking. Avoid large lots. Consider breaking them into multiple, smaller lots to enhance safety and accessibility and minimize the aesthetic impact of large, unbroken rows of cars. Locate handicapped and elderly parking with immediate access to their respective units. Locate visitor drop off and parking near main entrances and clearly mark all visitor parking spaces.

#### **Vehicle/Pedestrian Interaction**

Design to minimize conflicts between vehicles and pedestrians. Consider separating bicycle and pedestrian paths from vehicular traffic. Consider linking open spaces so that they form an uninterrupted network of vehicle-free areas. Avoid parking layouts that erode a project's open space until only “leftover” areas are available for pedestrian use. Consider traffic calming strategies to slow down cars within the project.

#### **Car Maintenance**

Recognize that parking areas will be used for car repair and maintenance. Consider providing a space, with access to water and electricity and with adequate drainage, for this purpose.

#### **Security**

In underground or multi-story parking structures, provide a limited number of secure entry points. Ensure that all parking areas are well-lighted, but avoid lighting strategies that cause glare or otherwise negatively impact surrounding buildings. Consider locating parking in areas that can be informally observed by passersby.

#### **Parking Podiums**

On parking podiums provide adequate landscaping and site furniture. Landscaping should try to include naturalistic features to mask the artificial character of the podium, if permitted by budget. Consider integrating planters, lighting, trellises, benches and other site furniture with unit and building entries into a coherent open space plan. Make planters at least 30” high to protect plants.