



Statement of Intent: Neighborhood Design Principles

As a neighborhood organization within the city of Sacramento, one of the responsibilities of the Land Park Community Association is to consider requests for variances from general zoning requirements on proposed residential and commercial construction projects within our membership area.

Until the last few years, this consideration was a closed process and there were no general design standards by which individual projects could be evaluated. We have changed the process. Since 2009 the LPCA Land Use Committee and the Board have employed a process that is completely open to all residents who wish to participate and has disseminated information about significant projects as widely as possible. (We still need to develop written review procedures, but that is a topic for another discussion.) However, development of some generally applicable neighborhood design principles has been more problematic. We have attempted a number of approaches, but we have had very few projects to consider and it has been difficult for Land Use Committee members to get a handle on this from a theoretical perspective. The committee has discussed some design principles that were developed with the help of local architects as a good starting point, but nothing further.

Now that it appears the residential real estate market and interest in commercial projects in our neighborhood are picking up, we may have a number of real projects to consider. Since introducing these principles in May the only public comments we have received express a concern the principles will be used to dictate particular architectural details and/or micromanage individual projects. That is not our intent. We would like to make it clear that our intent is precisely the opposite: To simply ensure that new projects fit within the context of our neighborhood while also encouraging individual creativity.

Additionally, we are adopting these principles with the understanding that they can be amended to account for our experience with actual projects in the future.



Neighborhood Design Principles

"The intent of these Design Principles is to provide a broad framework to assist in guiding change that will occur in our Land Park community's built environment. Brevity is intentional; it is believed that these principles may be the foundation of more specific guidelines.

With this in mind, the Land Park Community Association encourages design which:

1. Respects the context of the community as a whole as well as the context of adjacent properties;
2. Preserves the historic character of our neighborhood and streetscapes;
3. Encourages investment in our community including the creative adaptation of existing structures to meet modern codes and functional needs; and
4. Maintains the well-established patterns of massing, scale, form, landscape, open space, materials, color and detail."

Adopted by the LPCA Board
September 19, 2012