

# MULTIFAMILY BUILDING DESIGN

SEASONS, East Rancho Dominguez/City of Compton



Yes Yes



Number of units: 84  
(about 21 units per acre)  
Highest building: 39 feet  
Number of stories: 2-4  
Parking spaces: 76  
Features: Fitness trail, park, computer lab, on-site management and support staff, solar energy

Casa Dominguez, East Rancho Dominguez



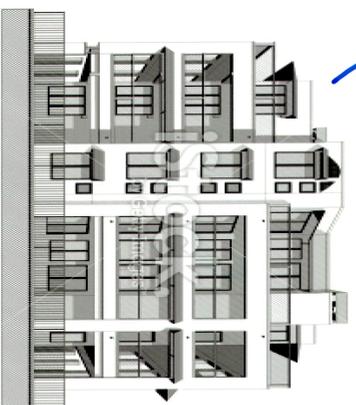
No



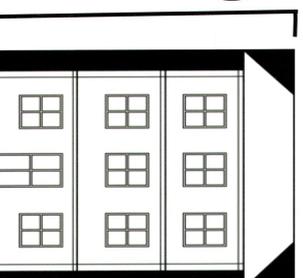
Number of units: 70  
(about 20 units per acre)  
Highest building: 38 feet  
Number of stories: 2-3  
Parking spaces: 120  
Features: Health clinics, child care center, college prep, ESL, on-site management and support staff

40 feet

No



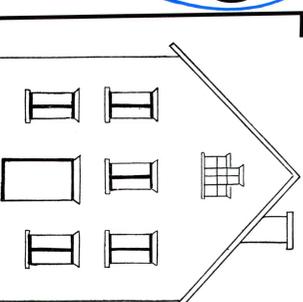
35 feet  
(3 stories)



HOW TALL IS...?

35 feet  
(2 stories)

No More Park



Yes  
15 feet  
(1 story)



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## MULTIFAMILY DESIGN

Questions to consider:

Are you satisfied with the housing choices in Willowbrook? Why or why not?

What makes a building attractive or unattractive?

Shown on the poster are multifamily buildings that were recently constructed in a nearby community. Based on what you see, please put a check  indicating what you think about the following features:

	<u>not enough</u>	<u>enough</u>	<u>too much</u>
Height	_____	<input checked="" type="checkbox"/>	_____
Stories	_____	<input checked="" type="checkbox"/>	_____
Common space	<input checked="" type="checkbox"/>	_____	_____
Landscaping	_____	<input checked="" type="checkbox"/>	_____
Windows	_____	<input checked="" type="checkbox"/>	_____
Building trim/decoration	_____	<input checked="" type="checkbox"/>	_____
Recreational space	_____	<input checked="" type="checkbox"/>	_____
Supportive services	<input checked="" type="checkbox"/>	_____	_____

Please use the following lines to provide additional comments about multifamily design.

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	not enough	enough	too much
Height	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stories	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Common space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building trim/decoration	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Recreational space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supportive services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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We are in need of more 1  
bd. rm Apt. units.

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Height	_____	_____	<input checked="" type="checkbox"/>
Stories	_____	_____	<input checked="" type="checkbox"/>
Common space	<input checked="" type="checkbox"/>	_____	_____
Landscaping	_____	<input checked="" type="checkbox"/>	_____
Windows	_____	<input checked="" type="checkbox"/>	_____
Building trim/decoration	_____	_____	<input checked="" type="checkbox"/>
Recreational space	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Supportive services	<input checked="" type="checkbox"/>	_____	_____

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More Single Family

No multifamily units

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	not enough	enough	too much
Height		X	
Stories	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Common space	<input checked="" type="checkbox"/>		
Landscaping	<input checked="" type="checkbox"/>		
Windows	<input checked="" type="checkbox"/>		
Building trim/decoration	<input checked="" type="checkbox"/>		
Recreational space	<input checked="" type="checkbox"/>		
Supportive services	<input checked="" type="checkbox"/>		

Please use the following lines to provide additional comments about multifamily design.

Sound proof window

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	<u>not enough</u>	<u>enough</u>	<u>too much</u>
Height	_____	<input checked="" type="checkbox"/>	_____
Stories <b>2</b>	<input checked="" type="checkbox"/>	_____	_____
Common space	_____	_____	_____
Landscaping	<input checked="" type="checkbox"/>	_____	_____
Windows	_____	_____	_____
Building trim/decoration	<input checked="" type="checkbox"/>	_____	_____
Recreational space	_____	<input checked="" type="checkbox"/>	_____
Supportive services	<input checked="" type="checkbox"/>	_____	_____

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Senior Center

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Height	_____	<input checked="" type="checkbox"/>	_____
Stories	_____	<input checked="" type="checkbox"/>	_____
Common space	_____	<input checked="" type="checkbox"/>	_____
Landscaping	_____	<input checked="" type="checkbox"/>	_____
Windows	_____	<input checked="" type="checkbox"/>	_____
Building trim/decoration	_____	<input checked="" type="checkbox"/>	_____
Recreational space	_____	<input checked="" type="checkbox"/>	_____
Supportive services	_____	<input checked="" type="checkbox"/>	_____

Please use the following lines to provide additional comments about multifamily design.

Make sure it is kid and

Senior friendly, and secure

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What makes a building attractive or unattractive?

Season

Shown on the poster are multifamily buildings that were recently constructed in a nearby community. Based on what you see, please put a check  indicating what you think about the following features:

	not enough	enough	too much
Height	39	<input checked="" type="checkbox"/>	
Stories		<input checked="" type="checkbox"/>	
Common space			
Landscaping		39	
Windows		<input checked="" type="checkbox"/>	
Building trim/decoration		<input checked="" type="checkbox"/>	
Recreational space	X		
Supportive services			

Please use the following lines to provide additional comments about multifamily design.

Bike parking, swim pool, mini store,

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Height	_____	<input checked="" type="checkbox"/> _____	_____
Stories	<input checked="" type="checkbox"/> _____	<input checked="" type="checkbox"/> _____	_____
Common space	<input checked="" type="checkbox"/> _____	_____	_____
Landscaping	<input checked="" type="checkbox"/> _____	_____	_____
Windows	<input checked="" type="checkbox"/> _____	_____	_____
Building trim/decoration	<input checked="" type="checkbox"/> _____	_____	_____
Recreational space	<input checked="" type="checkbox"/> _____	_____	_____
Supportive services	<input checked="" type="checkbox"/> _____	_____	_____

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NO multifamily Design  
Not feasible for  
Willowbrook

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Stories	_____	_____	_____
Common space	_____	_____	_____
Landscaping	_____	_____	_____
Windows	_____	_____	_____
Building trim/decoration	_____	_____	_____
Recreational space	_____	_____	_____
Supportive services	_____	_____	_____

Please use the following lines to provide additional comments about multifamily design.

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**MULTIFAMILY DESIGN**

*Questions to consider:*

*Are you satisfied with the housing choices in Willowbrook? Why or why not?*

*What makes a building attractive or unattractive?*

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	not enough	enough	too much
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Stories	_____	_____	<input checked="" type="checkbox"/>
Common space	_____	_____	<input checked="" type="checkbox"/>
Landscaping	<input checked="" type="checkbox"/>	_____	_____
Windows	_____	_____	<input checked="" type="checkbox"/>
Building trim/decoration	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Recreational space	<input checked="" type="checkbox"/>	_____	_____
Supportive services	<input checked="" type="checkbox"/>	_____	_____

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	not enough	enough	too much
Height	_____	<u>35</u> <input checked="" type="checkbox"/>	_____
Stories	_____	<input checked="" type="checkbox"/>	_____
Common space	<input checked="" type="checkbox"/>	_____	_____
Landscaping	_____	<input checked="" type="checkbox"/>	_____
Windows	_____	_____	_____
Building trim/decoration	_____	_____	_____
Recreational space	<input checked="" type="checkbox"/>	_____	_____
Supportive services	_____	_____	_____

Please use the following lines to provide additional comments about multifamily design.

MORE ROOM TO PRAY & RELAXATION

NOT TOO MUCH BUILDING DECORATION

**MULTIFAMILY DESIGN**

Questions to consider:

Are you satisfied with the housing choices in Willowbrook? Why or why not?

yes

What makes a building attractive or unattractive?

flowers

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Landscaping	<input checked="" type="checkbox"/>	_____	_____
Windows	<input checked="" type="checkbox"/>	_____	_____
Building trim/decoration	<input checked="" type="checkbox"/>	_____	_____
Recreational space	<input checked="" type="checkbox"/>	_____	_____
Supportive services	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	_____

Please use the following lines to provide additional comments about multifamily design.

Do not want to see more 2 story  
multifamily Dwellings

**MULTIFAMILY DESIGN**

Questions to consider:

Are you satisfied with the housing choices in Willowbrook? Why or why not? *yes*

What makes a building attractive or unattractive?

*Unattractive: NO green space; chain-link fences; landscaping.*  
~~\_\_\_\_\_~~  
*No rude tenants*

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Stories	_____	<input checked="" type="checkbox"/>	_____
Common space	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Landscaping	<input checked="" type="checkbox"/>	_____	_____
Windows	<input checked="" type="checkbox"/>	_____	_____
Building trim/decoration	<input checked="" type="checkbox"/>	_____	_____
Recreational space	<input checked="" type="checkbox"/>	_____	_____
Supportive services	<input checked="" type="checkbox"/>	_____	_____

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What makes a building attractive or unattractive?

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CASA DOMINGUEZ

	not enough	enough	too much
Height <sup>35'</sup>	_____	<input checked="" type="checkbox"/>	_____
Stories	_____	_____	_____
Common space	_____	_____	_____
Landscaping	<input checked="" type="checkbox"/>	_____	_____
Windows	_____	<input checked="" type="checkbox"/>	_____
Building trim/decoration	_____	_____	_____
Recreational space	_____	_____	<input checked="" type="checkbox"/>
Supportive services	_____	_____	_____

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Stories	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Common space	<input checked="" type="checkbox"/>		
Landscaping	<input checked="" type="checkbox"/>		
Windows	<input checked="" type="checkbox"/>		
Building trim/decoration	<input checked="" type="checkbox"/>		
Recreational space	<input checked="" type="checkbox"/>		
Supportive services	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

Please use the following lines to provide additional comments about multifamily design.

Sound Proof Windows

## MULTIFAMILY DESIGN

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	not enough	enough	too much
Height	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stories	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Common space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building trim/decoration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supportive services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Sound proof

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Height	_____	_____ ✓	_____
Stories	_____	_____ ✓	_____
Common space	_____ ✓	_____	_____ <del>✓</del>
Landscaping	_____	_____ ✓	_____
Windows	_____	_____ ✓	_____
Building trim/decoration	_____	_____ ✓	_____
Recreational space	_____	_____ ✓	_____
Supportive services	_____	_____ ✓	_____

Please use the following lines to provide additional comments about multifamily design.

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## MULTIFAMILY DESIGN

Questions to consider:

Are you satisfied with the housing choices in Willowbrook? Why or why not?

yes I do not ~~to~~ want more multifamily buildings

What makes a building attractive or unattractive?

Landscaping, Bright colors

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Height	_____	_____ ✓	_____
Stories	_____	_____	_____ ✓
Common space	_____	_____	_____
Landscaping	_____ ✓	_____	_____
Windows	_____	_____ ✓	_____
Building trim/decoration	_____	_____ ✓	_____
Recreational space	_____ ✓	_____	_____
Supportive services	_____ ✓	_____	_____

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## MULTI-FAMILY BLDGS

prefer not to tall buildings

- Are there enough parking spaces per unit?

- more common space is important.

- Height should follow the character of the neighborhood it is being developed in. For example, only 2 stories high if in a SFR neighborhood.

- Water features are attractive. (2 people say)

- More Spanish architecture is preferred over modern

- prefer modern "square" arch., courtyards are good, services in courtyard is convenient.

- playground is good.

- Spanish arch. is good but not too "Spanish" - slight ~~by~~ character preferred

- more recreation is needed

- prefer modern "Seasons", love playground,

- mini-market for seniors

- need preschool for kids

- more security guards - permit only

- laundromat & bus needed nearby