

# Condado Concepción

## Guatemala City, Guatemala

### PROJECT DETAILS

Project Area: 275 acres  
Client: Central de Compras, S.A.  
Year Designed: 2006

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A habitable bridge serves as a grand entrance to the new hill town.



A typical residential street, with architecture inspired by local precedents.



New mixed-use buildings frame a redesigned mall entry plaza.



### The Project

Dover, Kohl & Partners joined with Castillo Arquitectos of Guatemala City to create a plan for the development of Condado Concepción. The 275 acre property is situated in one of the fastest growing suburban areas in the greater metropolitan region of Guatemala City. To date, development on the site and the surrounding area has followed the format of conventional suburban development. Buildings currently occupying the site include a shopping mall, suburban-style strip shopping centers, a stand-alone office building, and a grouping of industrial buildings. The intent of the Master Plan is to introduce a mix of new retail, office and residential uses that will allow Condado Concepción to become an urban center for the area known as Carretera a El Salvador. Additional consultants assisting in the project included R+R, Seth Harry & Associates, and TND Engineering.

### The Process

A seven-day charrette was held in January 2006. Meetings were held with the client team, as well as public officials, local residents, and business owners; their input was used to inform the design of the Master Plan. To create the urban form and architecture for the site, the team drew upon historical precedents and other New Urbanist projects in the region. These precedents were neighborhoods organized as compact villages with commercial centers designed around streets and blocks rather than as suburban shopping malls. Development Standards, which accompanied the Master Plan, will ensure that the implementation of the project will be in keeping with the vision for the community.

### Design Principles and Challenges

The steep topography of the site presented the design team with several challenges in creating a workable plan. At the same time, the topography also provided the opportunity to create unique experiences. Deep valleys divide the site into several smaller parcels. Neighborhoods were designed atop the high points between these valleys, taking advantage of the panoramic views toward the volcanoes that surround the capital city. A hill town reminiscent of those found in the Mediterranean was proposed as the design for one of these neighborhoods. A series of pedestrian pathways and roads descend into the valleys and connect the neighborhoods. The densest development was concentrated around the existing retail buildings along Central America Highway 1 (CA 1). New buildings and streets in this area help to create pedestrian-scale spaces and encourage the transformation from parking lots to an urban center. In addition to placing the highway below its present grade, new parallel streets were proposed. These streets would allow for easier circulation into and within the site and also provide locations for some of the new retail and office uses that are proposed.

### Status

The developer began implementation on the town center in 2007, following a code prepared by Castillo Arquitectos.