



City Council Stage I Preliminary Design Review Case No. PDR-002684-2023

126 – 128 South Kenwood Street
July 30, 2024

Stage I - Project Description

Construction of a 5-story, 40-unit multi-family residential development.

Unit Breakdown & Sizes

- 1-Bedroom – 15 units
- 2-Bedroom – 21 units
- 3-bedroom – 4 units

Parking

- 73 parking spaces
- 2-levels subterranean

Common Open Space

- Ground-floor – 1,554 SF Courtyard
- Level 5 – 1,594 SF Sundeck area

Private Open Space

- Balconies for each unit

Public Open Space

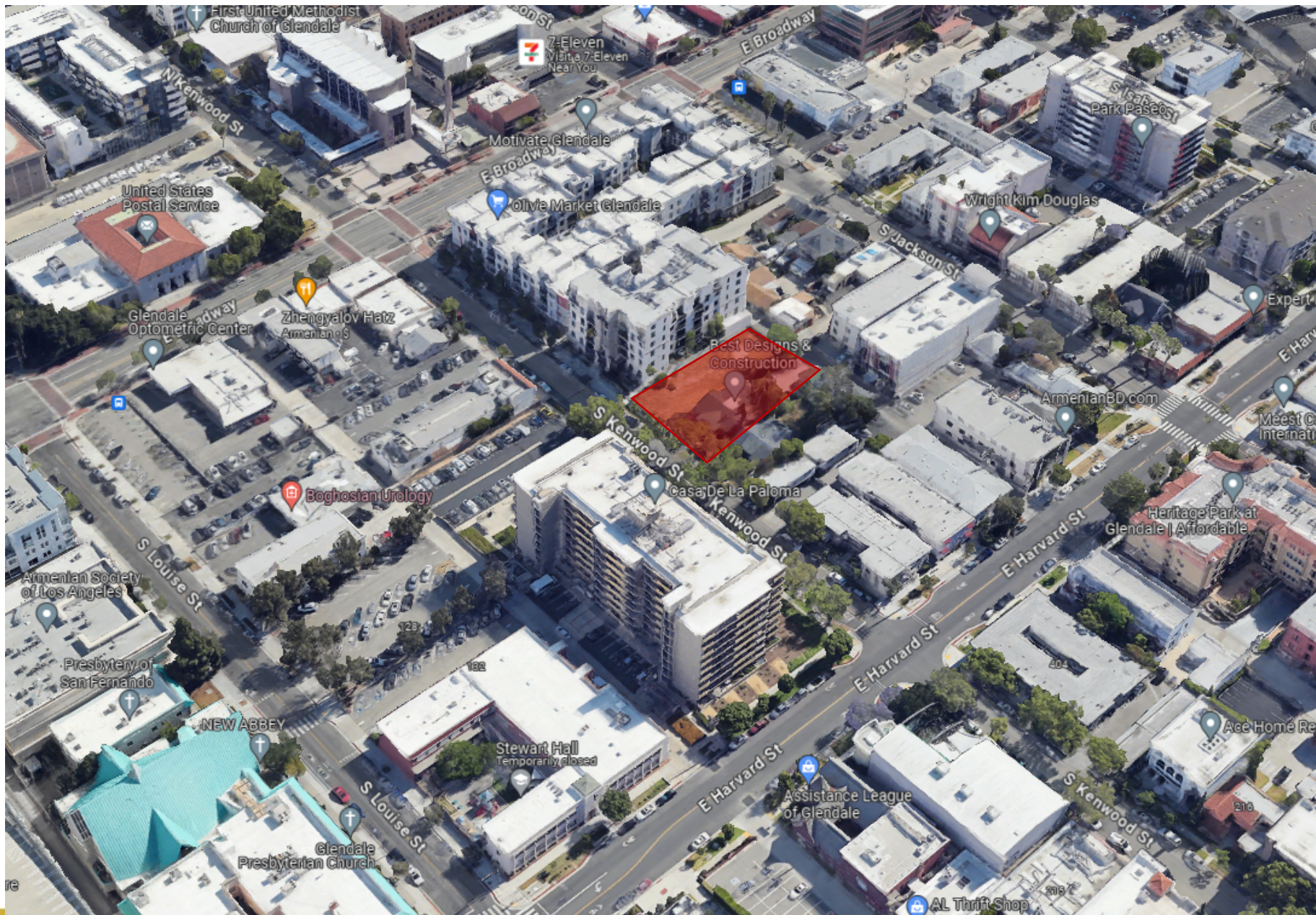
- Courtyard – 1,500 SF



Project Location

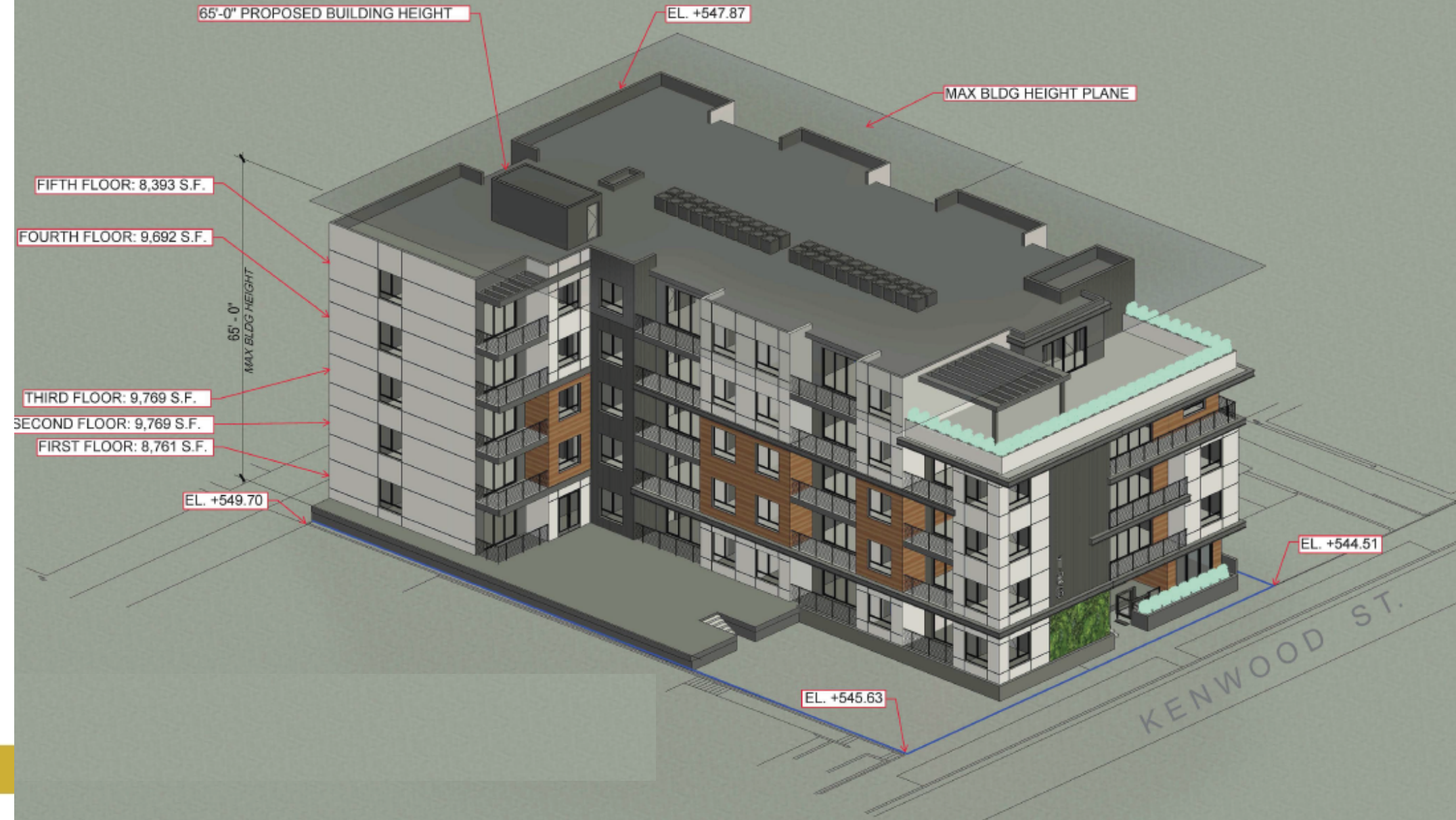


Site Context





Height & FAR



Building Setbacks



PEDESTRIAN SCALED LIGHTING. REFER TO LANDSCAPE PLAN.

6 FEET WIDE SIDEWALK: PAVING PATTERN AND MATERIAL AS SPECIFIED BY THE CITY.

PLANTED 4 FEET WIDE PARKWAY FROM THE FACE OF THE CURB.

STREET LANDSCAPING AND TREES: COMBINATION OF LOW, MEDIUM AND TALL PLANT AS SPECIFIED BY THE CITY. REFER TO LANDSCAPE PLAN.

5 FEET BUILDING ADJACENT ZONE USED FOR BUILDING ENTRY AND LANDSCAPING.

13 FEET BUILDING FRONTAGE FOR RAISED RESIDENTIAL ENTRY.

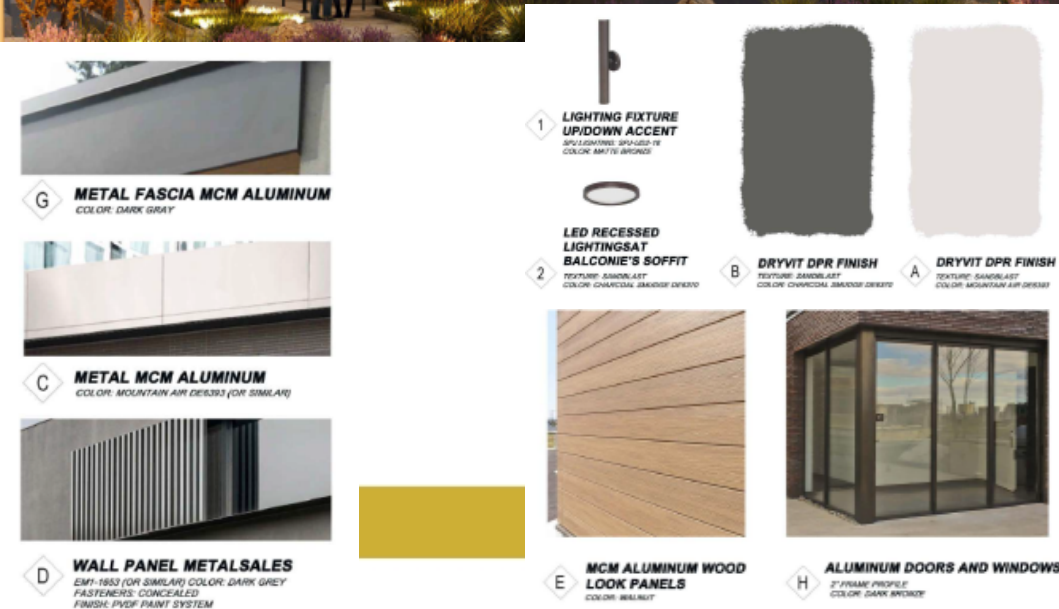
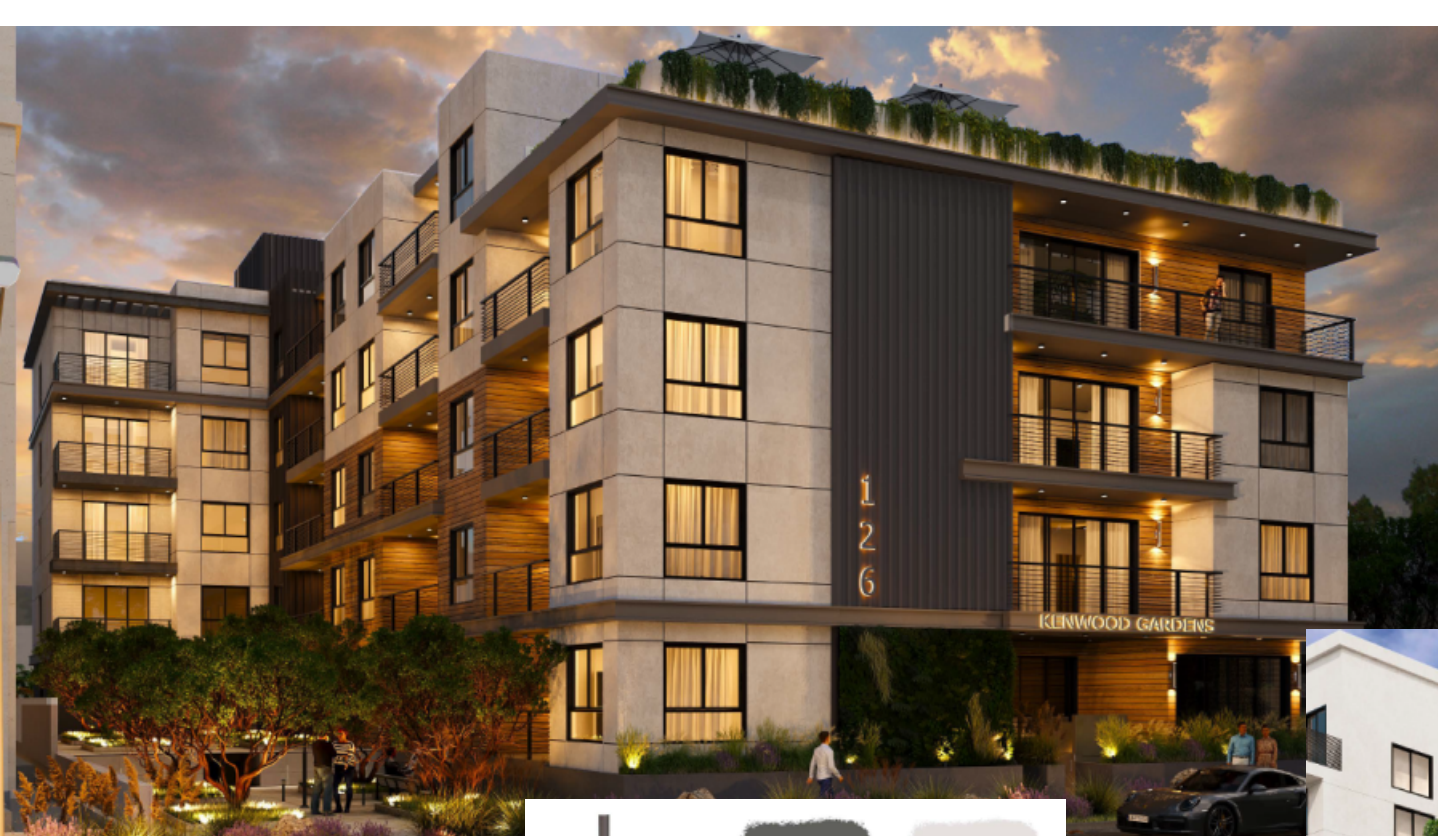


Mass and Scale

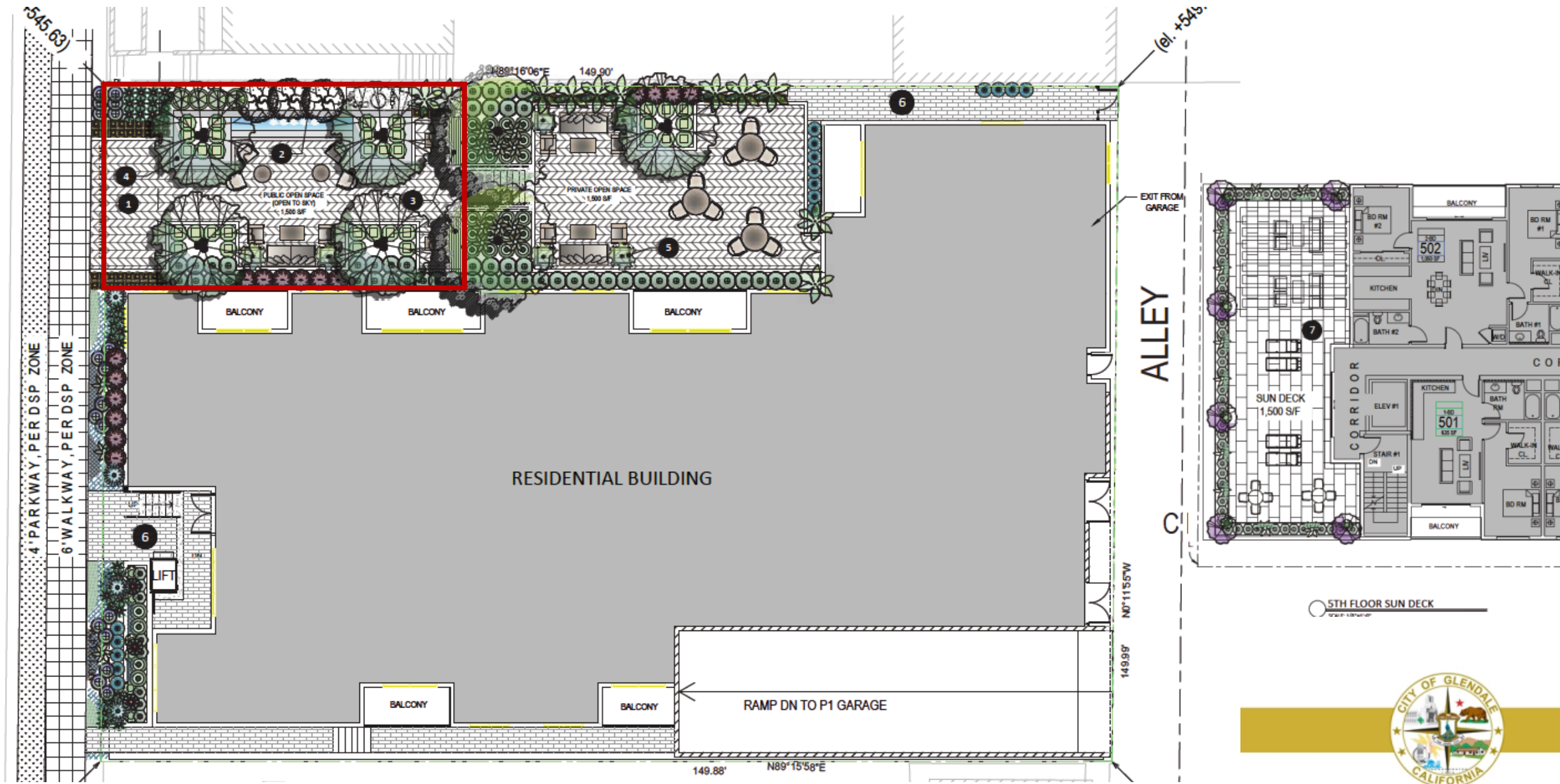




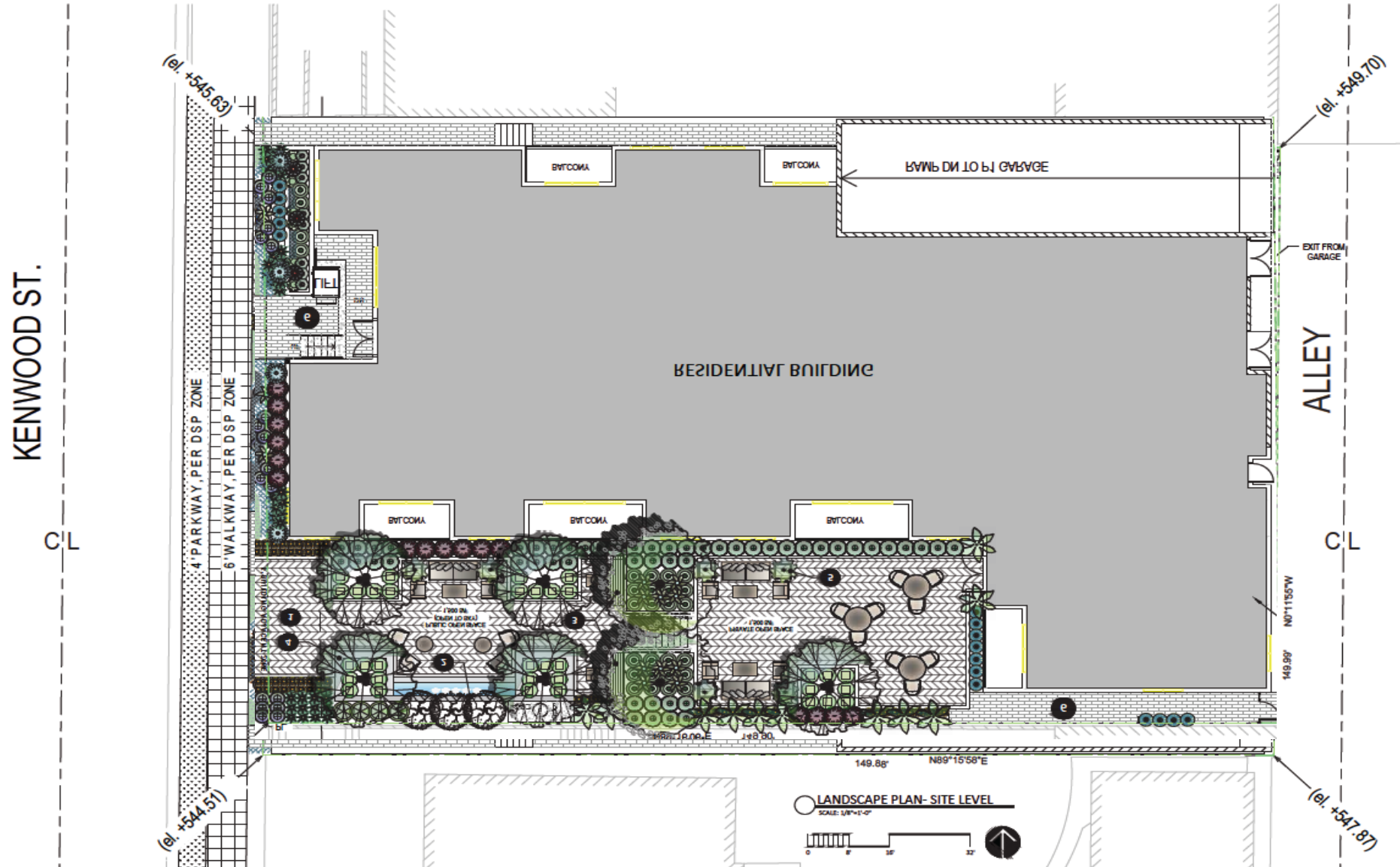
Architectural Elements



Open Space Areas



Recommended Condition



Recommendation

Staff recommends that the City Council **approve** the Stage I Preliminary Design Review subject to staff's recommended condition regarding the site planning.





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