

452 LOS ROBLES AVE

PASADENA, CALIFORNIA



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PLANNED DEVELOPMENT

DECEMBER XX, 2020
#20190256

452 LOS ROBLES AVE

Pasadena, CA
Summerhill Apartment Communities

SUMMERHILL APARTMENT
COMMUNITIES
COMMUNITIES OF DISTINCTION

ktgy
Architecture+Planning



Location

452 N. Los Robles Ave
Pasadena CA 91101

Features

227 Units
Residential & Commercial
Studios, 1 Beds & 2 Beds
Semi-Public Sculpture Garden
Patio Entrances
Roof Decks
Underground Parking

The project site is located at the intersection of N Los Robles Avenue and E Villa Street, within 0.5 miles of the Pasadena Lake Avenue Train Station and just over 0.5 miles of the Pasadena Memorial Park Train Station. The existing site is a 99 Cent Store retail building with surface parking adjacent to Los Robles Avenue and Villa Street and loading access the length of the Oakland Avenue frontage. The immediate corner consists of a dental office. Both structures will be removed to make way for the proposed development.

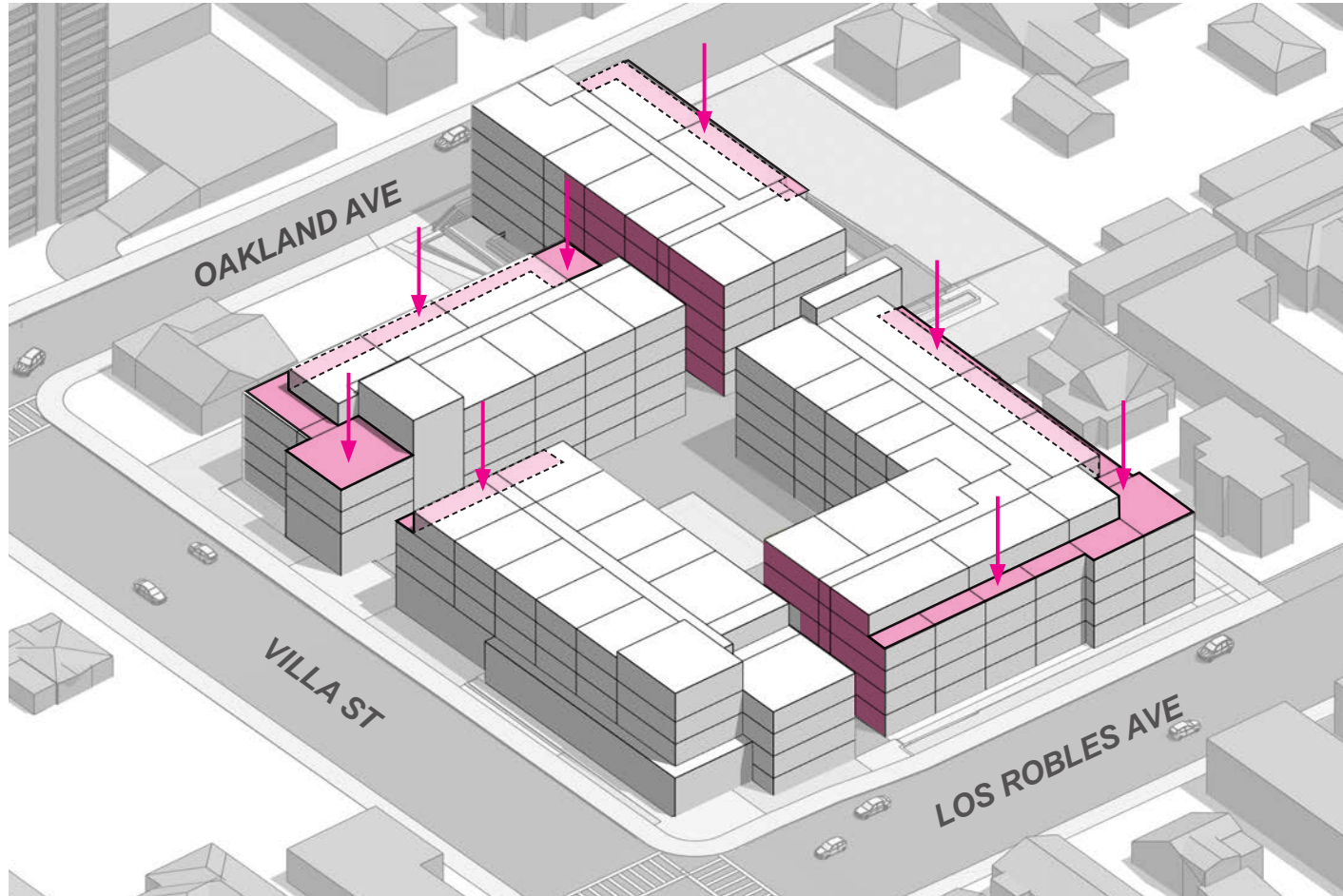
Proposed is a 4-5 story 227 unit multi-family residential building with ground-level commercial and active space along the more commercial and community-serving Villa Street frontage. All three frontages, though, will have visual connections and physical access to the building and central open space, which accommodates up to 10 feet in grade change from the Northwest to Southeast corner through ramping, patios and terraced planters integrated into the design. Parking will be entirely accommodated within a 2-level basement structure.



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