

31 Kenyon Street Housing Proposal
DRAFT
September 12, 2002

The Zoning Committee of the West End Civic Association (WECA) recommends to the Executive Committee:

- That WECA strongly support the proposal of K.J. Park and Carlos Mouta to build a new structure of eight housing units on the vacant lot at 31 Kenyon Street as long as the project meets the criteria set out below;
- That WECA communicate this position in writing to the developers and to any City zoning agency that is asked to act on an application for this project;
- That WECA support only the minimum zone change that is necessary for the project
- That representatives of WECA testify in favor of the proposal at any public meeting or hearing.

This recommendation is contingent, however, on implementation of all of the following, which the developers have proposed:

1. The use of the property is restricted to no more than eight two-bedroom housing units.
2. The development is built to State standards for home ownership units (Section 15?, etc.)
3. The development is implemented substantially as shown on the drawings presented to the Committee on September 12 with these features being essential for WECA support:
 - The building is built no closer to the street than the setback of the adjacent building;
 - The building is built to a minimum height of two and 1/2 stories, with housing units on two floors.
 - Each housing unit has its own entrance, with doorways placed on three sides as shown
 - Parking of at least 12 spaces is located behind the building only;
 - Only one curb cut is built onto Kenyon Street;
 - Brick or brownstone is used on the exterior facade for at least the first story of the building;
 - Adequate landscaping/screening is provided on the east and south borders of the property.

The Committee further recommends that WECA communicate in its comments the following strong preferences, which the developers do not currently propose:

- That the units be sold as condominiums upon completion rather than initially rented as planned;
- That the height of the building be increased to better relate to the scale of the adjacent building;
- That vinyl not be used as a siding material;
- That brick and/or brownstone be considered for the full height of the building
- That the developers provide regular updates to the WECA Zoning Committee throughout the development period;
- That the developers receive and consider design recommendations and other suggestions from Zoning Committee members.