

PROJECT **PENSIONE K**

This residential hotel in the Capitol district of Sacramento provides 132 affordable efficiency apartments with individual kitchens and baths as well as pedestrian-oriented street level retail. The four-story building is organized around a courtyard that is accessible through both the hotel lobby and a sidewalk cafe and art gallery. An eight loft live-work complex, designed for artists, is located next door to the hotel.

ADDRESS	UNIT COUNT	DENSITY RATIOS	
K AND 17TH STREETS SACRAMENTO, CALIFORNIA	STUDIO 129 1 BEDROOM 8 TOTAL 137	PROJECT SF 48,000 ACRES 32,000 UNITS/ACRE 0.7	
STATUS COMPLETED 1996			186
AWARDS 1998 DIRECTOR'S AWARD FOR HOUSING EXCELLENCE 1997 BEST NEW RESIDENTIAL HOUSING AWARD		PARKING	
		TOTAL 31 SPACES/UNIT 0.23 TYPE SURFACE	
		COMMERCIAL	
		RETAIL 760	

