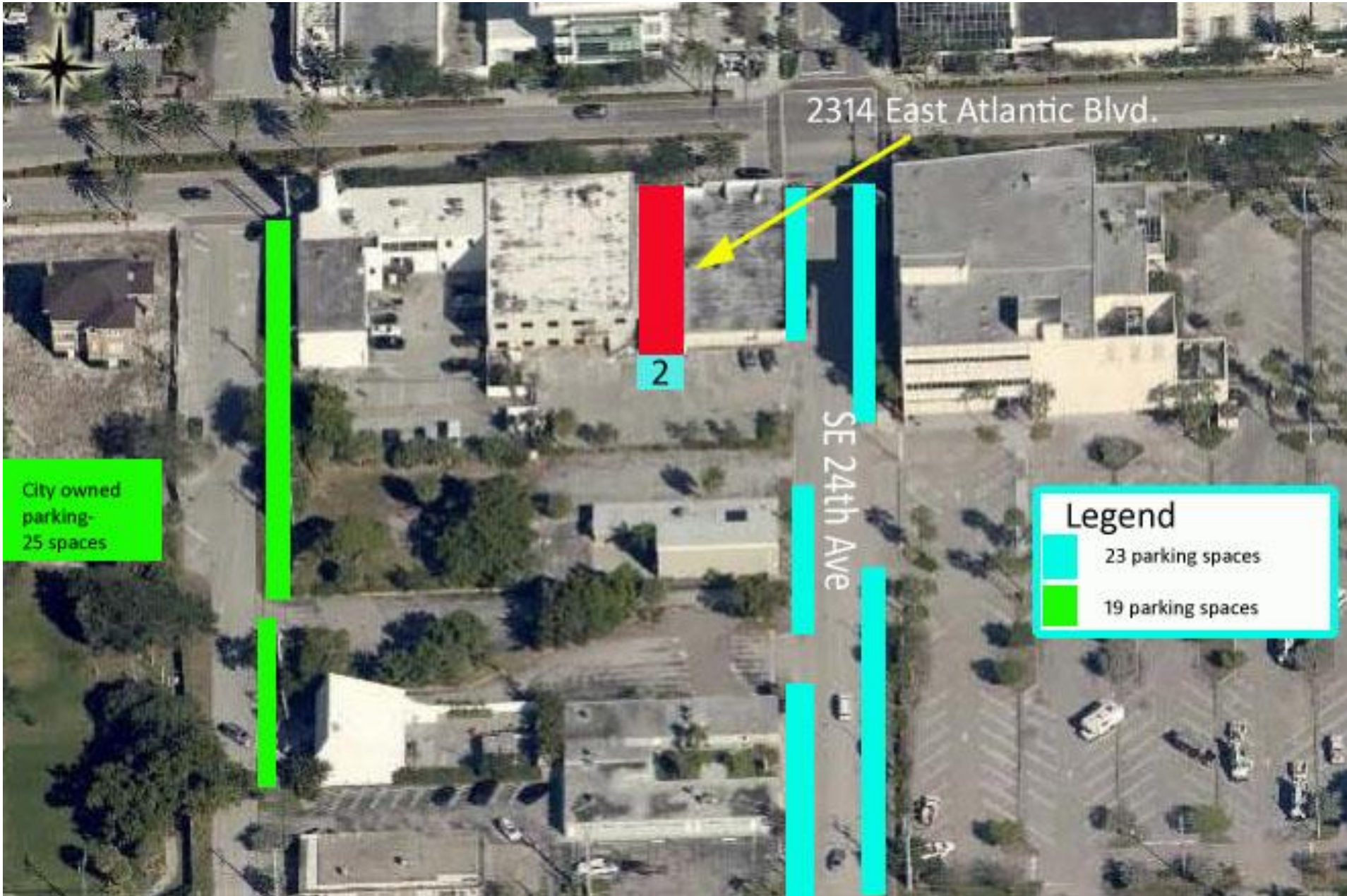


2314 E. Atlantic Blvd.

When Atlantic Blvd. Streetscape was completed, new sidewalks, street lighting and landscaping were installed

Resulting in

Elimination of frontage for on-street parking.



City owned parking - 25 spaces

2

2314 East Atlantic Blvd.

SE 24th Ave

Legend

- 23 parking spaces
- 19 parking spaces

The Transit-Oriented (TO) district is established and intended to:

Encourage transit use as an alternative to auto dependency by accommodating moderate- to high-intensity, compact, mixed-use, and pedestrian-oriented development

Bring together people, jobs, services, and public spaces and amenities that allows people to safely and conveniently walk.

Improve walkability within the district. **Medical clinic will accept walk-in customers**

Enable the appropriate natural surveillance of the public realm to ensure safety and activity along district streets and create the sense of a vibrant and active urban center.

Street furniture shall be provided which may include but is not limited to **outdoor benches, waste containers**, planters, phone booths, bus shelters, **bicycle racks**

Surface parking is prohibited along building frontages and shall be located to the side or rear of the property

Pedestrian entrances to the parking lot shall be directly from a frontage line through an exterior or interior pedestrian passage or a combination thereof running from the rear to the front of the lot.



Front

pass thru to rear parking →

2314

Deleted Parking looking
East on Atlantic Blvd.

When Atlantic Blvd
was widened, new 8'
sidewalks, curbing,
landscaping and green
space replaced the
on-street parking.



Atlantic Blvd looking
West from medical facility

Previously there were 7
on-street parking

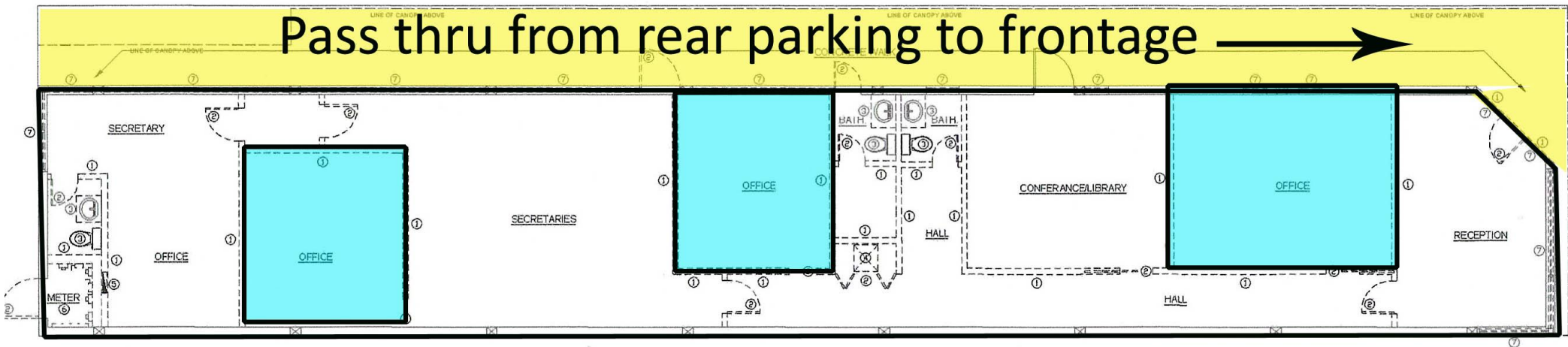
Spaces prior to the
Atlantic Blvd widening.



Spaces in rear will convert to 2 spaces: 1 handicapped & 1 typical



Pass thru from rear parking to frontage →



TOD District Parking

The Transit Oriented District permits Off-Site Parking if located within 500 feet.

➔ **A maximum of 100% of the required off-street parking spaces may be located off-site; and**

❓ On-street parking, along the corresponding **frontage lines** touching the adjacent sidewalk to the property, may be used to satisfy a portion of the off-street parking requirements.

➔ The off-site parking spaces may be located in a parking lot or parking garage up to 1,320 feet away from the primary pedestrian entrance to the use served by the parking.

➔ The off-site parking spaces shall be located within the TO District.

➔ **Pedestrian entrances to the parking lot shall be directly from a frontage line** through an exterior or interior pedestrian passage or a combination thereof running from the rear to the front of the lot.



Rear parking of Medical

SE 24th Street Public parking spaces



The use of off-street parking alternatives is encouraged

- On-street parking, along the corresponding frontage lines touching the adjacent sidewalk to the property, may be used to satisfy a portion of the off-street parking requirements.

