

PURE RESIDENCE

3301 SE 1st Street – Temporary grass Parking on Vacant Lot



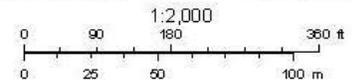
Aerial View of PARKING AREA

Property Id: 494306060740

**Please see map disclaimer



April 14, 2019



Is On It's Face Temporary in Nature

YES

1

THE INTENDED USE FOR THIS LOT IS FOR OVERFLOW PARKING FOR THE FISHING VILLAGE

2

THIS PROPERTY HAS BEEN APPROVED FOR DEVELOPMENT BY THE CURRENT OWNER (PURE RESIDENCE RESORT)

3

THE CITY IS REQUESTING A ONE YEAR LEASE FOR THE TEMPORARY USE OF THIS LOT.

4

THE LOCATION OF THIS LOT WILL PROVIDE CONVENIENT PARKING FOR BEACH GOERS AS WELL AS WORKERS IN THE AREA.

Is In Harmony With The Sprit and Intent of This Code

THE CODE READS, *The standards are intended to provide adequate off-street parking and loading while allowing for flexibility to accommodate alternative solutions.* IT FURTHER STATES, *...Encouraging pedestrian-oriented development while avoiding excessive paved areas.*

THIS UNPAVED TEMPORARY SOLUTION WILL PROVIDE NOTED FLEXIBILITY WHILE HELPING TO PROTECT THE SAFETY OF PEDESTRIANS THAT ARE VULNERABLE TO VEHICLES CIRCULATING IN THE AREA LOOKING FOR PARKING.



Is Not Detrimental to Property or Improvements in The Surrounding Area, or To The Public Health, Safety, or General Welfare

The Property's Current Vacant Condition Makes it Susceptible to illegal and Unstructured Parking Activity.

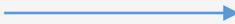
- 1 THE CITY'S MANAGEMENT OF THE LOT WILL PROVIDE SUPERVISED AND MONITORED PARKING OPERATIONS WITH REGULAR PATROL OF THE LOT.
- 2 THE PUBLIC HEALTH, SAFETY AND WELFARE IS SUPPORTED BY THE PROJECT AS FEWER VEHICLES WILL BE CIRCULATING IN THE AREA THUS IMPROVING PEDESTRIAN SAFETY AND GENERAL AIR QUALITY.
- 3 WITH THE ADDITIONAL ACTIVITY BETWEEN THE TEMPORARY LOT AND THE PARKERS ULTIMATE DESTINATION LOCAL RETAILERS AND BUSINESSES SHOULD SEE A BENEFIT.

Does Not Have Substantial Adverse Effects on Noise Impacts on any Adjoining Permanent Uses or Nearby Residential Neighborhoods

THIS PROPERTY IS SURROUNDED ON THREE SIDES WITH COMMERCIAL USES.

To the North is a Walgreens with approximately 50 Parking Spaces.

To the East is Bank of America with Approximately 40 Parking Spaces.

To the West is New Retail Development Currently Underway. 

Only to the West is Multifamily Residential.

IT SHOULD BE NOTED BEACHGOERS HAVE BEEN NOTED CURRENTLY PARKING IN THESE LOTS AND ALSO ALONG THE STREETS ON SE 1ST AND 2ND STREETS.



Is Compatible With any Principle Uses on the Site

THE LOT IS CURRENTLY VACANT

THE TEMPORARY USE PARKING LOT WILL BE DESIGNED TO PROVIDE ACCESS AND CIRCULATION THAT PERMITS SAFE, CONVENIENT, EFFICIENT AND ORDERLY MOVMENT.

THIS LOT IS SLIGHTLY OVER ONE ACRE (44,000 SF) AND THE NUMBER OF PARKING SPACES WILL NOT BE GREATER THAN WHAT CAN COMFORTABLY FIT ON THIS SIZE LOT.

Is Located on a Site containing Sufficient Land Area to Allow the Temporary Use and Associated Structures and Accommodate any Associated Parking Without Disturbing Environmentally Sensitive Lands

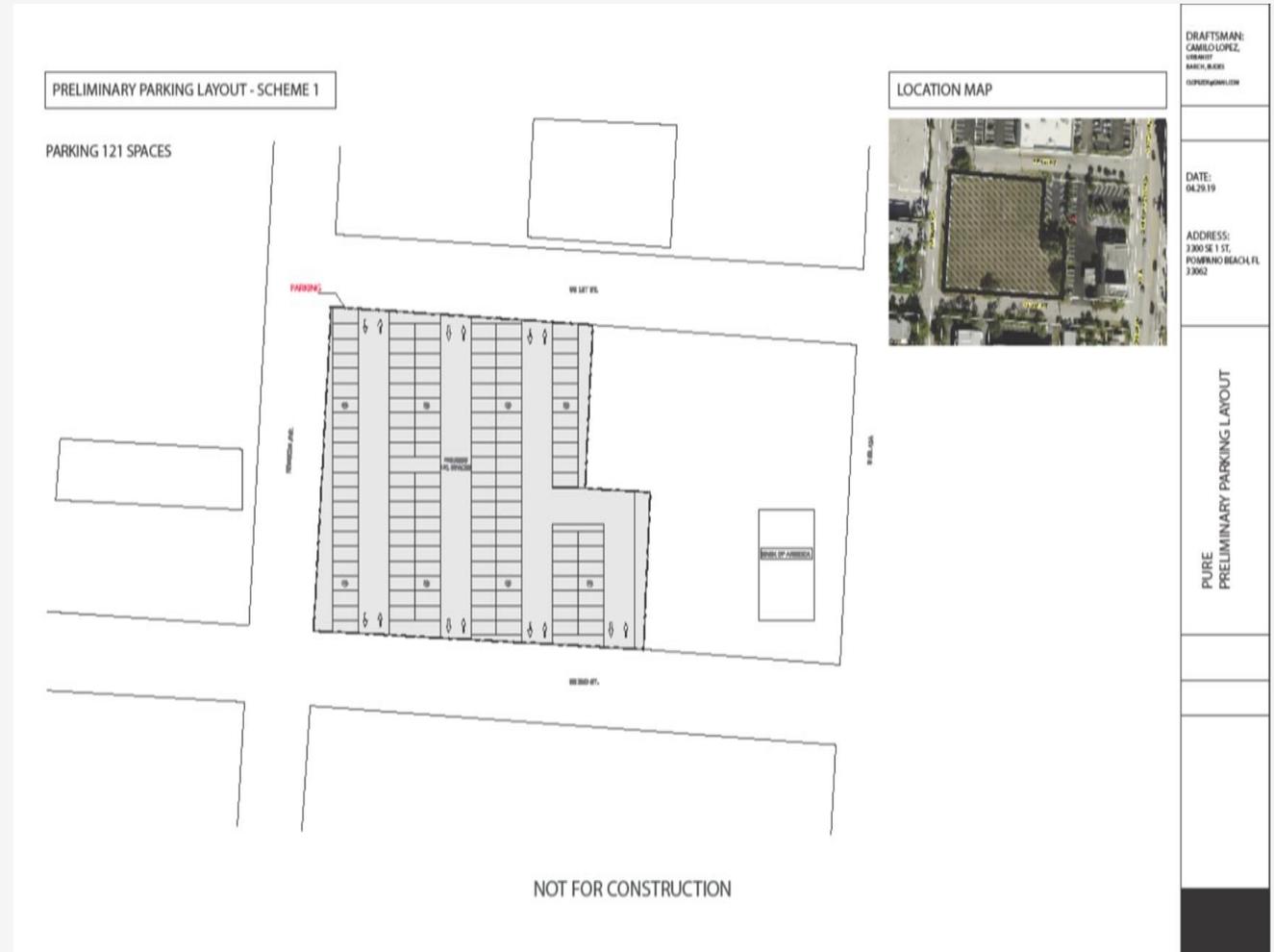
Our Plans Include Providing Approximately 120 Parking Spaces.

These Individual Spaces will be Designated by the Placement of Removable Parking Stops.

There Will Be No Improvements to the Lot Other Than General Maintenance of the Grass and Shrubbery.

There will be No Additional Fencing or Lighting Installed.

There Will Be No Permanent Signs Installed.



THANK YOU

QUESTIONS?