



Affordable Liveboards

2407 N. Roosevelt Blvd.

PROJECT: Allow 30 affordable liveboards into existing-approved marina

APPROVAL PROCESS: Amend Conditional Use and Development Plan

DETAILED DESCRIPTION: Modify existing conditional use and development plan approval to allow affordable workforce liveboards into the existing-approved marina, reduce sq. ft. of existing on-site commercial rental space.

Site Data: *Reduced slips, reduced office space, reduced service space*

| Use | Existing | Proposed | Change |
|--|--|--|-----------------|
| Marina | 74 slips (74 pleasure boats 0 liveboards) | 70 slips: (40 pleasure boats 30 liveboards) | -4 slips |
| Multiple-family (outside hist. dist.) | 2 dwelling units | 2 dwelling units | 0 |
| Doctors' and dentists' offices or clinics | 2 doctors | 2 doctors | 0 |
| Office buildings and professional offices other than doctors' or dentists' offices | 4,621 sq. ft. | 310 sq. ft. | -4,311 |
| Service establishments | 1,720 sq. ft. | 0 sq. ft. | -1,720 |

Parking: *No net change*

| Use | Parking Requirement | Existing | Proposed | Calculation | | Change in Parking Demand |
|--|---|--|--|--|---|--------------------------|
| | | | | Existing | Proposed | |
| Multiple-family (outside hist. dist.) | 2 spaces per dwelling unit | 2 units | 2 units | 2 spaces/ unit x 1 dwelling units = 4 spaces | 2 spaces/ unit x 1 dwelling units = 4 spaces | 0 |
| Doctors' offices | 5 spaces per each doctor or dentist | 2 Drs | 2 Drs | 5 spaces/Dr x 2 Drs = 10 spaces | 5 spaces/Dr x 2 Drs = 10 spaces | 0 |
| Marina | 1 space per liveboard boat, plus 1 space per 4 pleasure boats | 74 slips: 74 pleasure 0 liveboards | 70 slips: 40 pleasure 30 liveboards | (1 space/liveboard x 0 liveboards) + (1 space/4 pleasure x 74 pleasures) = 19 spaces | (1 space/liveboard x 30 liveboards) + (1 space/4 pleasure x 40 pleasures) = 40 spaces | 21 |
| Office buildings and professional offices other than doctors' or dentists' offices | 1/300 sq. ft. | 4,621 sq. ft. | 310 sq. ft. | 1 space/300 sq. ft. x 4,621 sq. ft. = 16 space | 1 space/300 sq. ft. x 310 sq. ft. = 1 space | -15 |
| Service establishments | 1/300 sq. ft. | 1,720 sq. ft. | 0 sq. ft. | 1 space/300 sq. ft. x 1,720 sq. ft. = 6 space | 1 space/300 sq. ft. x 0 sq. ft. = 0 space | -6 |
| Total Change in Parking Demand | | | | | | 0 |

Trip Generation: *Reduced trip generation*

| Use | Existing Daily Trips | Proposed Daily Trips | Total Change in Daily Trips |
|-----------------|----------------------|----------------------|-----------------------------|
| Multi-Family | 15 | 15 | 0 |
| Doctors' Office | 73 | 73 | 0 |
| Marina | 178 | 282 | 104 |
| Office | 75 | 5 | -70 |
| Service | 28 | 0 | -28 |
| Total | 369 | 319 | -50 |

