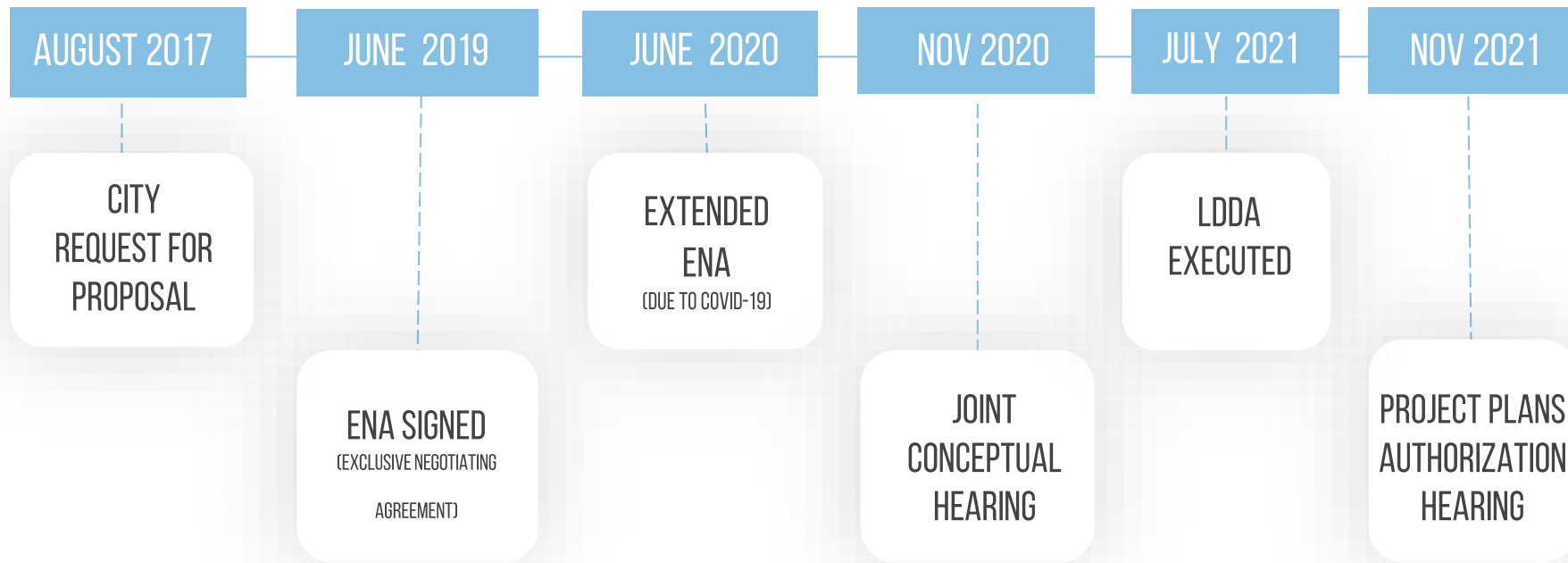


The Surfliner Inn

HISTORIC ROOTS, BRIGHT FUTURE



HOW WE GOT HERE



ECONOMIC VITALITY



City FY 2021 budget shows a \$3M deficit, with drastic reductions to our City services

PRESERVING LOCAL HISTORY + INVESTING IN OUR FUTURE

REVENUE

- Lease: \$10,000/month plus + 4.5% of gross revenue.
- The proposed agreement is estimated to generate over \$500,000 annually

JOBS

- The Surfliner Inn and café are estimated to create approximately **40 new jobs**

BENEFITS TO THE CITY

- New 83-space City parking lot #4 (P-04 2015 Capital Improvement Program)
- Complements proposed railroad expansion
- Completes portion of the proposed path from the salt marsh park to Linden (Project Code: AT-15 2015 Capital Improvement Program, estimated to cost \$978K)
- Provides a new HUB for Carpinterians and Carpinteria businesses
- Provides an anchor for the Downtown T corridor
- Creates outdoor spaces that can be enjoyed by both visitors, non profits, and all Carpinterians

CAPACITY AS OWNER **VS.** REGULATORY CAPACITY

“the City’s role, ***in its capacity as the owner of the properties*** ... does not describe or set forth standards for the City acting ***in its regulatory capacity***... in reviewing the Project Application pursuant to City Development Review.

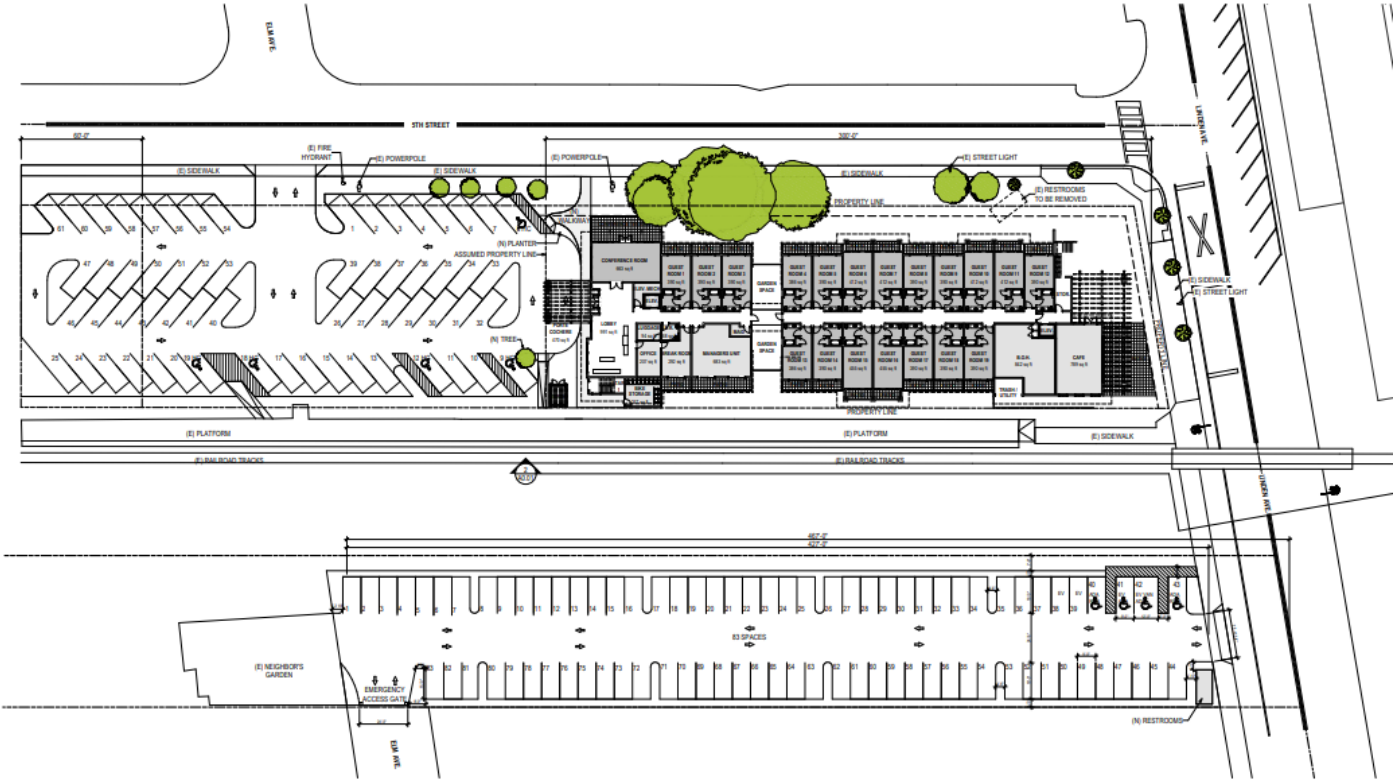
The City retains ***full discretion*** ... **to review the Project Application and approve, condition, or deny any elements** of the Project pursuant to City Development Review and/or any applicable provision of the City Code. “

PARKING

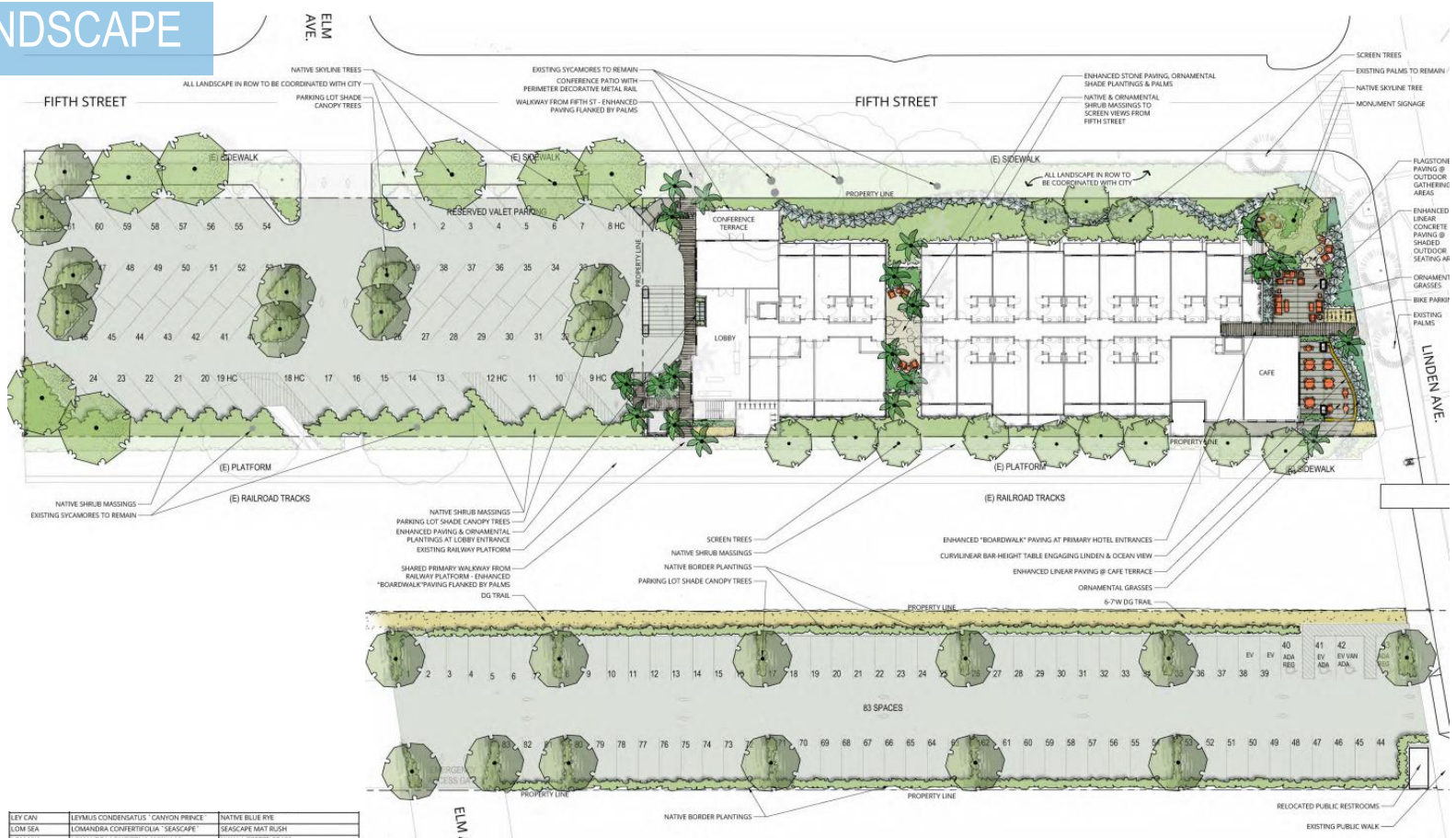
- PARKING DATA SUPPORTED BY**
- ✓ **the Downtown Carpinteria parking study**
 - ✓ **Associated transportation engineers**

- ✓ Public parking spaces will increase by **31 spaces at no cost to the city.**
- ✓ A new 83 space parking lot will be built closer to the beach in addition to retaining 61 spaces in the present parking lot.
- ✓ The City downtown parking study **confirms these 144 spaces will provide ample parking** to satisfy any new demand generated by the Surfliner Inn project.
- ✓ The Inn's guests will be incentivized to arrive by train to further reduce parking needs.

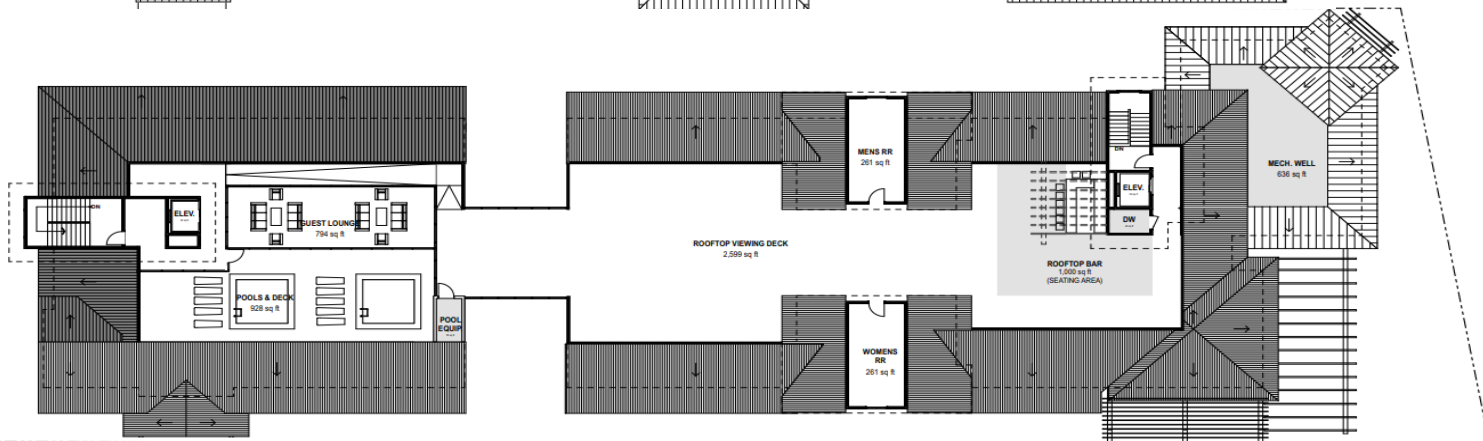
PARKING



LANDSCAPE







ROOFTOP LANDSCAPING



INSPIRATION:
GATHERING AREAS



INSPIRATION:
GATHERING AREAS



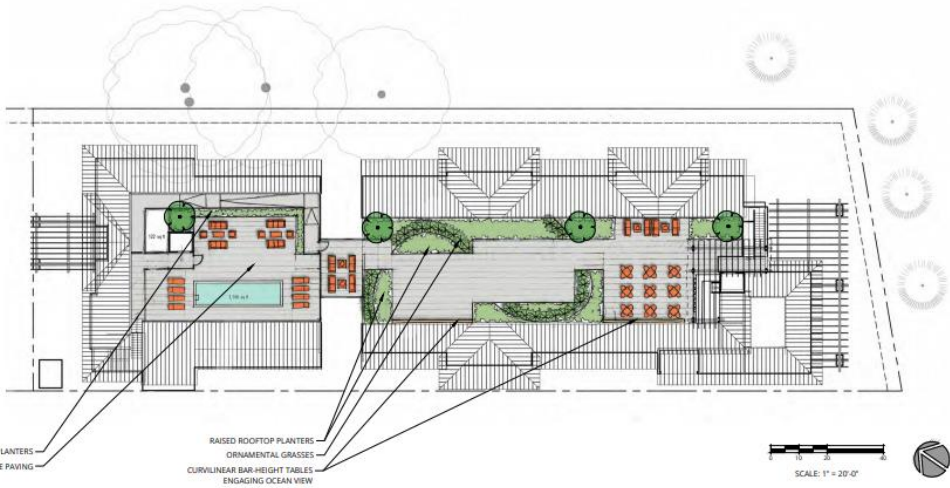
INSPIRATION:
BOARDWALK PAVING



INSPIRATION:
FLAGSTONE PAVING



INSPIRATION:
LINEAR CONCRETE PAVING



INSPIRATION - ROOFTOP PLANTERS



ELEVATIONS



EAST ELEVATION - PROPOSED DESIGN

SCALE: 3/32" = 1'-0"

4



EAST ELEVATION - PREVIOUS DESIGN

SCALE: 3/32" = 1'-0"

3



NORTH ELEVATION - PROPOSED DESIGN

SCALE: 3/32" = 1'-0"

2



NORTH ELEVATION - PREVIOUS DESIGN

SCALE: 3/32" = 1'-0"

1

ELEVATIONS



WEST ELEVATION - PROPOSED DESIGN 4

SCALE: 3/32" = 1'-0"



WEST ELEVATION - PREVIOUS DESIGN 3

SCALE: 3/32" = 1'-0"



SOUTH ELEVATION - PROPOSED DESIGN 2

SCALE: 3/32" = 1'-0"



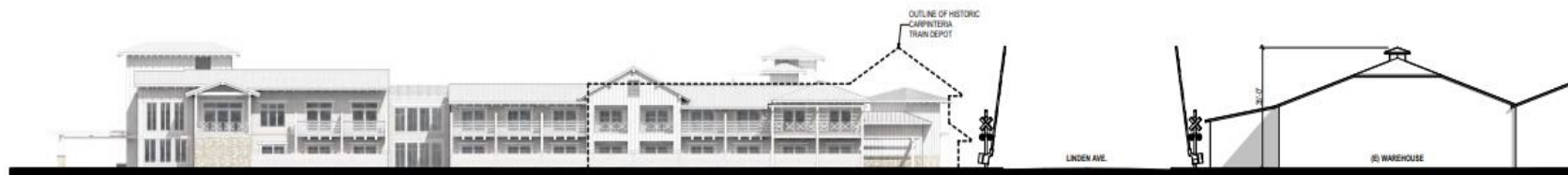
SOUTH ELEVATION - PREVIOUS DESIGN 1

SCALE: 3/32" = 1'-0"

MASS REDUCED



SITE SECTION - PROPOSED DESIGN 3
SCALE: 1" = 20'



SITE SECTION - PREVIOUS DESIGN 2
SCALE: 1" = 20'

ELIMINATED TOWERS REDUCED SCALE



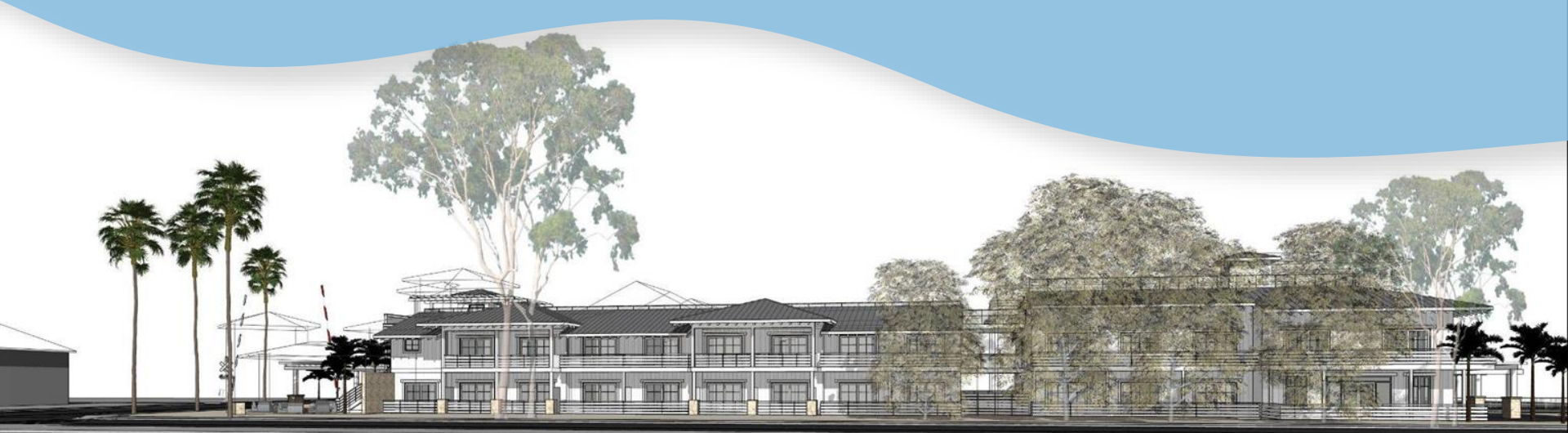
ELEVATION REDUCED SETBACKS INCREASED



REVISED TOWERS REDUCED SCALE



REVISED ROOFLINE REDUCED SCALE



DESIGN MATTERS LOCAL APPROACH

