

The Lotz Residences

We will be introducing 16 new single family homes located along Lotz Way, bounded by Civic Center Boulevard, and Alder Street. These market-rate homes will be ideal for families and first time homebuyers. A brand new pedestrian and bicycle trail will be placed along Lotz Way as well as a pocket park situated within the center of the Lotz Residences community itself. The project will construct a public alley which will include 25 parallel parking spaces, an Emergency Vehicular Access dedicated for emergency use only. The public alley will be 30 feet wide, which is 10 feet wider than the typical alleyway.

The contemporary floor plan for the single family home will include 3 stories. The first floor consists of a flex space giving new homeowners plenty of opportunity to use the space as wanted. There will be a total of 3 bedrooms; 2 bedrooms on the third floor of the home and 1 bedroom on top of the garage. Each home is equipped with a detached 2 car garage, a carriage house, and a driveway. The 2 car garage and driveway alone offers each resident an additional 4 parking spaces to themselves. There are 25 on site guest parking spaces available to the public. All together there are a total of 89 parking spaces within the community. The residences will be governed by CC&Rs (Covenants, Conditions, and Restrictions) rules and regulations placed will ensure that the community maintains its integrity and value. Public improvements within the subdivision will be maintained via formation of a Maintenance District.

The architecture of this project reflects and maintains the architectural heritage along with pride of the Old Town and other residential projects within the vicinity. The project proposes significant landscaping at the intersection of Civic Center Blvd. and Lotz Way enhancing the entrance to Old Town and Waterfront; we will be providing over 22 feet of an uninterrupted landscape strip all along Lotz Way. Access to the residential units are restricted through the alley which provides picturesque views for residents and passerbyers on Lotz, creating a nice transition between Victorian Harbor and Seabreeze Mobile Home Park.