ANASTASI DEVELOPMENT COMPANY

Building trust ... home by home.
ANASTASI DEVELOPMENT COMPANY

• Established by the Anastasi family in 1962

Building trust ... home by home.
ANASTASI DEVELOPMENT COMPANY

• Committed to building quality homes of exceptional value

Building trust ... home by home.
ANASTASI DEVELOPMENT COMPANY

• Passionate attention to details

Building trust ... home by home.
• Our homes are an investment you will enjoy for years to come

Building trust ... home by home.
ANASTASI DEVELOPMENT COMPANY

“In the business of building trust … home by home.”
ANASTASI PROJECTS
Community Surveys

• 2000 surveys mailed to the Pierpont Community
• 237 completed surveys
• 160 residents attended community get-togethers in May
Your Biggest Concerns

- Traffic
- Parking
- No short-term rentals
“Pierpont should be a jewel for Ventura”

- **Architecture (4.3)**
  - 60% New England/Cape Cod
  - 40% Mission/Spanish
- **Building Heights (4.1)**
  - No more than 3 stories
- **Size of Units (3.4)/Variety of Units (3.4)**
  - Wide range of responses
- **Types of units (4.3)**
  - No Apartments
  - Townhomes and Live/Work preferred
“…a fine mix of residential and commercial to blend into our beautiful Ventura”

• Types of commercial (4.3)
  – No fast food
  – No liquor stores
  – No chain stores/restaurants
  – No hotel
  – Desire a neighborhood feel
  – Boutique/health/lifestyle oriented
  – Cafes, wine tasting, ice cream/gelato, etc.

• Types of restaurants
  – Good food
“Create a sense of place”

- Common Area/Open Space (4.2)
  - Greenery/mature landscaping
  - Quality over quantity
  - Walking areas
  - Water features
  - Create a gathering place

- Public Transportation (3.5)
  - There is currently a bus stop
  - Ensure there is enough easily accessible parking to reduce street congestion
“Parking and public transportation access should be of utmost importance…”

- Parking (4.5)
  - Underground/not visible
  - Some beach access parking
  - Concern about overflow parking onto Pierpont Blvd.
  - Enough to accommodate residents and businesses

- Traffic (Community Get-Togethers)
  - Overwhelming discussion at the community get-togethers. Specific problems during peak hours, summer and holidays.
“PIERPONT VILLAGE”

A community within a park...
1. Neighborhood commercial center
2. Area of beach units on narrow lanes
3. Beach visitor oriented commercial
4. Parking structure
5. Freeway
6. Open space / park / beach
7. Visitor serving hotel
8. Civic & educational facility

A community within a park...
PIERPONT VILLAGE

EXISTING COMMUNITY

A community within a park...
LAND USE

ZONING

A community within a park...
PIERPONT VILLAGE

COASTAL PLAN MIXED-USE DEVELOPMENT AREAS

A community within a park...
PIERPONT VILLAGE – THE VISION

A community within a park...
• A community of quality with generous open spaces accessible to the community

• Establish an identity point consistent with the values of the community
PIERPONT VILLAGE

• Provide low-rise development in character with the community
PIERPONT VILLAGE

• Establish a mixed-use development at the street fronts – residential lofts above commercial and retail
PIERPONT VILLAGE

• Pedestrian friendly sidewalks – wide, for outdoor dining and great landscaping

• Human scale details with color and texture

A community within a park...
PIERPONT VILLAGE

- Invisible parking

A community within a park...
PIERPONT VILLAGE

• Create a residential community within a park
PIERPONT VILLAGE

“OUR CONCEPT”

A community within a park...
A community within a park...
PIERPONT VILLAGE

GATEWAY & INTERSECTIONS

A community within a park...
PEDESTRIAN COMMUNICATION

A community within a park...
AUTOMOBILE CIRCULATION

PIERPONT VILLAGE
SITE REVIEW

SITE PLAN

PIERPONT VILLAGE

PIERPONT BOULEVARD

E. HARBOR BOULEVARD

S. SEAWARD AVENUE
PARKING REQUIRED

2 PARKING SPACES PER MARKET RATE RESIDENCE (140 x 2 = 280 SPACES)
1.5 PARKING SPACE PER LOWER INCOME RESIDENCE (25 x 1.5 = 37.5 SPACES)
1/2 GUEST PARKING SPACE PER UNIT (165 x 0.5 = 82.5 SPACES)
10% ADDITIONAL COASTAL BEACH PARKING (400 x 10% = 40 SPACES)

1 PARKING SPACE PER 100 SF RESTAURANT (11,500 SF/100 = 115 SPACES)
1 PARKING SPACE PER 300 SF RETAIL COMMERCIAL (11,800 SF/300 = 39.3 SPACES)

TOTAL = 595 REQUIRED PARKING SPACES

PARKING PROVIDED OVERALL: 595 TOTAL PARKING SPACES
PASEO 1 / ATHLETIC FIELD

PASEO 2 WITH BAR-B-QUE AREAS
THE COMMUNITY STAGE

PIERPONT VILLAGE
“Our commitment is to build the best possible project for the community”...