

Project Overview

114 Peck Street ~ Lake Elsinore

The Dream Center of Lake Elsinore is a volunteer driven organization that finds and fills the needs of individuals and families in our community. Our primary function is adopting blocks to clean up trash, do yard clean up, hold community festivals in City Park, and visit seniors.

Our **planned uses** of 114 Peck Street:

- Primarily administrative and executive office space for our staff and volunteers
- Some storage to facilitate our community development efforts in the downtown area
- Multi-purpose room for training and equipping leaders

Brief description of our future plans for tenant improvements on this property:

- Offices and conference room (~700 sq. ft.)
- Restroom(s) & small office style kitchen (~360 sq. ft.)
- Multi-purpose room (~1700 sq. ft.)
- Light storage (~600 sq. ft.)
- Library/study loft (~500 sq. ft.)
- Desired exterior improvements include awnings, classy signage, trash receptacle, planter, and benches... all consistent with the look and feel of Historic Downtown



Other details:

- Number of employees: 8 – 10 volunteer workers on a revolving schedule
 - Hours of operation: office staff 8AM to 5PM, Monday through Friday with some evening and weekend use for volunteer events, classes, and workshops
 - Processes involved and materials used: volunteer work with basic gardening tools, trash pickers, kids toys for the park, etc.
 - Description of hazardous materials used: none
 - Type and volume of traffic to be generated: about 5 – 10 parking spaces (at most) during weekly business hours for our volunteer staff; about 20 – 30 volunteers conducting community service projects on Saturday mornings; some larger gatherings on weekends and evenings with expected attendance of roughly 50-75 people
 - Security provisions: motion lights in alley and back area to be installed; existing bars in front windows and considering installing additional bars on side and back windows; plans to install a security alarm system
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