

QUESTION	Answer	Answer Email
What is the current building height limit for the site according to Santa Cruz zoning, not including any density bonuses?	John, great question. In this area, the standard maximum height is 35 feet, which may be increased to 45 feet with City Council approval as described in the City's Downtown Plan.	tmaier@santacruzca.gov
What is the plan for parking?	Thanks Laura. We don't have that determined yet - it is still very early on in determining what this project will be - the presentation will have more. Per State Law AB2097, this project is only required to provide EV and Accessible parking spaces, and that can be reduced further under density bonus law. We CAN add more parking than that, however. We have not decided on our parking strategy. We are considering more parking, although we also for sure will be emphasizing design for and use of active and public transportation. This is one of the very best locations in all of the Monterey Bay region to live without a car, as an increasing number of people desire to do, and we prefer to meet more of that demand than have more car-destinations in this location. But again, no specific plan has been made yet on this - we're gathering information.	sibley@workbenchbuilt.com
This is one of 3 housing projects within a 3-4 block area of Pacific & River streets. A 16-story (260 units) bldg would *overwhelm* the area, diminish the iconic Clock Tower landmark. Even a 8-story (174 units) bldg combined with the other two prospective projects would make the area overly dense.	That's a great point! Santa Cruz is building more housing, which we think is awesome! But we've got a long way to go. Santa Cruz needs to build about 3,700 new housing units in the next apx 8 years to meet it's RHNA numbers, so we need to build more dense to provided housing for everyone.	clay@workbenchbuilt.com
Where are you from and how long have you lived in Santa Cruz.	Of our 27 person team 21 live here in Santa Cruz County. Several members of our team have lived here all their lives. Others moved here very recently. We love Santa Cruz!!	clay@workbenchbuilt.com
how many stories are we discussing?	The currently proposed projects are 8 stories and 16 stories.	jamileh@workbenchbuilt.com
How much of the current structure would be salvaged and incorporated into the new construction?	None of the existing bank building or bar and real estate office building will be preserved. The new building will replace those buildings.	clay@workbenchbuilt.com
what does "infill housing" mean?	Infill housing means housing that is built on sites where some other urban use was previously developed. It is a contrast to "greenfield development" which is developing on previously-undeveloped land. We like infill development because it preserves wild and open spaces for nature.	clay@workbenchbuilt.com
Who is financing this project?	So far small investors, many of who are Santa Cruz locals.	clay@workbenchbuilt.com
how is Workbench tracking the number of people on this call	live answered	jamileh@workbenchbuilt.com
Seriously, are you going to take up all the time with a developer rah-rah presentation, answer selective Q+A, and have a hard limit of 8pm to limit public comment?	We read your comment.	clay@workbenchbuilt.com
How long have you been a resident of Santa Cruz? What do you consider affordable rent for Santa Cruz? How would units accomodate lower income individuals and what is the planned rent?	Of our 27 person team 21 live here in Santa Cruz County. Several members of our team have lived here all their lives. Others moved here very recently. We love Santa Cruz!!	elizabeth@workbenchbuilt.com

<p>we are in a flood plain. what kind of risk assessments have been done to measure the environmental risks</p>	<p>Great question. The downtown area is protected by a levee, and the City is in the process of certifying that levee with FEMA. We consulted with a hydrologist that is also providing services to the City, and they provided a letter. The bottom line of their response was "The City has submitted a full map revision to FEMA, and the best available information at present indicates that the SFHA in the immediate vicinity of the Project will be revised to Zone X." Zone X is the designation for least risk flood area.</p>	<p>clay@workbenchbuilt.com</p>
<p>Then plan clearly states there is 78 spaces.</p>	<p>The number of parking spaces, like the entire design and configuration of the project at this point, is preliminary.</p>	<p>clay@workbenchbuilt.com</p>
<p>Are these all rental units?</p>	<p>These are planned as rentals</p>	<p>jamileh@workbenchbuilt.com</p>
<p>That is 30% of the total units available.</p>	<p>Sorry, not sure what this comment was pertaining to.</p>	<p>clay@workbenchbuilt.com</p>
<p>What is the highest building in Santa Cruz? Why do you want to change this amount to 18 stories which is not consistent with Santa Cruz county.</p>	<p>The tallest building in downtown Santa Cruz is the Palomar, built 95 years ago this year. (Depends how you measure Dream Inn whether it is taller or not). We believe that the environmentally more responsible way to create housing is infill density, not sprawl - which is in keeping with city and county plans and new state laws. Similarly, rather than put tons of 5 story buildings all across Santa Cruz, having taller buildings downtown is a better plan in our view. We recognize there are widely varying opinions on these topics. Note that this project is not necessarily that tall.</p>	<p>sibley@workbenchbuilt.com</p>
<p>Is parking included in the bldg.? There is not enough parking currently so where are these new residents parking?</p>	<p>Some amount of parking is proposed on the ground floor, but in accordance with State and City goals, we look to minimize parking and encourage the use of public transit, walking, and biking.</p>	<p>clay@workbenchbuilt.com</p>
<p>Is there any oversight by any City department/agency regarding building design? Specifically are there design guidelines in place so that new developments support the character of Santa Cruz and are similar to other (already built) buildings? Thank you.</p>	<p>Yes, the City of Santa Cruz has passed Objective Design Standards, as well as other ordinances, that all new projects must comply with. There was a long public process in creating these.</p>	<p>sibley@workbenchbuilt.com</p>
<p>So not an opportunity for locals to buy, rent only. What is the estimated rent price points and what size are the units</p>	<p>We are not nearly at that point in that process yet. New construction is extremely expensive, so most of the units will be the current market rate in Santa Cruz, although also there will be a significant number of lower income affordable housing units. Unit size will be figured out in a later design phase as a part of figuring out the size of the project, what commercial spaces there will be, what parking there will be, etc. This meeting is in advance of those processes to gather ideas, reactions, opinions.</p>	<p>sibley@workbenchbuilt.com</p>

<p>So there is no commercial lender involved? What do you mean by "small investors"?</p>	<p>There is a lender involved in the ownership of the existing buildings. When we are ready to start construction, we will have a lender that provides our construction financing, and there will be more investors providing equity to the project.</p> <p>By small investors, I mean that we do not have "institutional" investors yet. We may at some point, but right now the investors are mostly if not entirely people that we have personal relationships with.</p>	<p>clay@workbenchbuilt.com</p>
<p>Are you not required to submit any kind of analysis of how this proposed structure will impact traffic?</p>	<p>Not at this stage. The plans we provided under "SB 35" are very preliminary. The City will determine whether any traffic study is required after we make a full formal submittal for a specific project with proposed number of units, commercial space, etc.</p>	<p>clay@workbenchbuilt.com</p>
	<p>There has not been a traffic assessment at this point. These plans are very preliminary and a decision on the exact number of homes, parking spaces, etc. is not yet determined. But in general, the City and State are encouraging developers to build less parking and build more in walkable neighborhoods close to transit so people will drive less. That's good for people and for the climate, and Workbench supports this effort to reduce traffic.</p>	<p>clay@workbenchbuilt.com</p>
<p>Santa Cruz City only or County?</p>	<p>Please clarify what is intended by this question.</p>	<p>tmaier@santacruzca.gov</p>
<p>Where did you get statistics on people "wanting to live without a car"?</p>	<p>I don't have those on hand but I have seen stats from the city and from Bike Santa Cruz County about this, as well as surveys of people in broader regions, other places like Santa Cruz, etc. The UC has also shared info at some points about % of students that have vehicles. We'll be doing more research on this for sure.</p>	<p>sibley@workbenchbuilt.com</p>
<p>Currently there are empty commercial units attached to nearby existing condo bldgs and along Pacific Ave/Front St. What kind of commercial business can you attract that won't go out of business in cycles?</p>	<p>That is a major puzzle given the requirement for building commercial spaces in these buildings but there not always being demand for use of that space, sometimes for years at a time. We really don't know</p>	<p>sibley@workbenchbuilt.com</p>
<p>How much money do the investors plan to make off of this project?</p>	<p>Larger projects are typically funded by institutional investment sources - those come in later to help fund construction. We are years away from that in this project's case. We work hard to try to find investors who will take a lower return to enable more affordable housing. Different capital sources have different return requirements. The bottom line is that we don't know yet, and if can't make the project produce enough return to attract real estate investment capital, the project won't happen. That's to be determined.</p>	<p>sibley@workbenchbuilt.com</p>
<p>How does the demographic in this meeting (older, live not work) compare to the market for these apartments?</p>	<p>That's a good question but hard to answer. The market for these apartments is anyone who wants to live in Santa Cruz's awesome downtown, regardless of their age or employment. I'm Workbench's oldest employee and I live right downtown on Pacific and LOVE it!</p>	<p>clay@workbenchbuilt.com</p>
<p>is this project going to have union labo?</p>	<p>We don't know yet</p>	<p>jamileh@workbenchbuilt.com</p>

I see on the WB website that you deliver IRR to investors “above 25%” - what is the IRR for each of the proposed developments here?	Doug, projects vary widely on that - as you may know, we have many projects that provide low return to investors to be much more affordable. We’re unusual in that we work to find sources of investment that will support more affordability as much as possible. On this project - we don’t even know the size of the project yet, as the two widely varied pre-proposals show. One of the top challenges of development is finding a project that can attract the capital to get it done - that will be a part of the analysis involved in determining a feasible project within that project size range in this case.	sibley@workbenchbuilt.com
How many people are on this call/meeting?	There are currently 177 participants on the call	jamileh@workbenchbuilt.com
What counts as living in downtown? Where does it stop/begin lol	You can find the extent of downtown on city zoning and general plan maps.	sibley@workbenchbuilt.com
Do you honestly believe that an 18 story building esthetically and functionally fits into this location?	Yes, although note that that is the highest end of what has been submitted in pre-proposal concepts, and the project may be less than half that tall. From my point of view (this is Sibley), I have been in quite a few cities the size of Santa Cruz that have buildings that height in downtowns mixed with much shorter buildings, and that is aesthetically great and provides so much housing that supports more environmentally sustainable living, among other benefits. While this project may not be that tall, as someone who cares about Santa Cruz, I sure hope someone creates buildings that size in downtown. I think it’s the only way our town can retain many of its current residents, have people live closer to where they work, etc.	sibley@workbenchbuilt.com
Feels like you’re burning valuable time	Everyone’s time spent on this is valuable. We appreciate people taking the time to share their questions, concerns, and comments with us!	clay@workbenchbuilt.com
Higher housing density can be tenable with 1) robust mass transit, 2) services within walking distance of the housing (including groceries).	Thanks for that comment. And we have that here in downtown S.C.!	clay@workbenchbuilt.com
What does this survey have to do with the bulding app? Seriously!	Here’s the serious answer! We are working with the city to hold these meetings, at their suggestion, much earlier in the project cycle. One of the challenges to taking feedback in community meetings in Santa Cruz is that often the people who come to them may not be fully representative of the city as a whole, voters as a whole, and residents who will live in the proposed building, etc. So later parts of the survey will give feedback on this site and proposals, and this earlier part helps understand characteristics of the crowd who is answering the survey.	sibley@workbenchbuilt.com
How many people are on this call/meeting? Sorry to ask again, but I was bounced off the call.	No problem! 180 people are currently on the call	jamileh@workbenchbuilt.com
How many units will be for sale/ vs rented?	It's currently being planned as a rental project	jamileh@workbenchbuilt.com
The survey stopped via phone. I do not own an electric car and I have experienced homelessness. I am a home ownfr	Hi Natalie - we are working with the City on being able to post this survey for a few weeks after this meeting. So there should be another chance to fill it out if you'd like	jamileh@workbenchbuilt.com

This survey is bogus....I am not able to continue with this survey	Sorry you're having trouble with the survey. It should be available for you to answer any of the questions you might have missed. We want everyone's input!	clay@workbenchbuilt.com
I can't vote or make a choice in these questions	live answered	jamileh@workbenchbuilt.com
Still not working on my phone. Does not affect my ability to stay in Santa Cruz	Sorry you were having trouble with the survey. Hope you were able to complete it. We appreciate it! And we're glad your cost of housing is affordable for you and isn't affecting your ability to stay in Santa Cruz!	clay@workbenchbuilt.com
There was a power surge just outside of Santa Cruz. Give a second to let people reconnect	Sorry that power outage knocked a lot of folks offline.	clay@workbenchbuilt.com
Less than 30 % Thanks for cutting me off, this was bogus.	Sorry you were having trouble with the survey. Hope you were able to complete it. We appreciate it! And we're glad your cost of housing is affordable for you and isn't affecting your ability to stay in Santa Cruz!	clay@workbenchbuilt.com
Downtown Santa Cruz is in a flood plain, as clearly demonstrated during the 89 earthquake. The large skyscraper in San Francisco (I forget the name) is leaning. Are you confident that the engineering of your design will not have inherent structural issues. Alternatively, given location and soil types, how can you be certain this building will be able to withstand a major quake?	Great question. Earthquake resilience is super important. We have already brought a structural engineering firm onto our team for this project even though we have not yet decided on the building type, etc. In addition we already have a geotechnical engineer providing their expertise on how to safely work with the soil conditions at this site.	clay@workbenchbuilt.com
Is this project going to be conventional or modular construction?	It's planned as conventional	jamileh@workbenchbuilt.com
You just lost half your audience. West side lost power about five minutes ago.	Hi Janet - we have 190 people on the call, but we will let people know where to find the info if they missed some of it	jamileh@workbenchbuilt.com
Why are Workbench employees asking questions? Don't they know?	We are answering questions, not asking them	jamileh@workbenchbuilt.com
Our neighborhood (Lower Westside) just momentarily lost electricity and I was dropped from the meeting. Missed most of the survey. May have happened to others.	live answered	jamileh@workbenchbuilt.com
How are you going to incorporate public feedback into your plan? If the community opposes the 18-story building yet it's legal to build, will you move forward with that plan?	We have already received both objections to the idea of an 18-story building and a lot of enthusiastic support for it from Santa Cruz residents. That is a difficult thing to balance. Note that a very wide range of project sizes has been submitted in the two pre-proposals. We are gathering all feedback and will figure out what project can satisfy as much as possible of what we receive and be financially possible to make happen and be something we believe is in keeping of the city's and state's stated goals.	sibley@workbenchbuilt.com
What are the vacancy rates of recently completed housing (e.g., Five55, Nanda)?	I do not have on hand those specific numbers, but in general the Santa Cruz area has one of the nation's lowest vacancy rates of long-term rental housing	sibley@workbenchbuilt.com
An SB330 public hearing is to hear from the public their opinions of the project, not your propaganda. A survey is not opinion or concerns REALLY?	Please bear with us Garrett. We are trying this out since there are almost 200 people on the call. A survey is a good way for us to understand where people are coming from and how they feel about different aspects of the project. There will be more project-specific questions as we go along.	jamileh@workbenchbuilt.com

<p>How can residents of Santa Cruz help get this project approved as fast as possible?</p>	<p>In general, the developer and city will work through the usual process, which does take a fair amount of time. I think that one of the big variables in Santa Cruz is how many appeals happen to the project IF it is approved by staff and, for example, the planning commission. So talking to people to provide support and avoid opposition to the project that eventually gets proposed is helpful to that.</p>	<p>sibley@workbenchbuilt.com</p>
<p>Thank you. I couldn't finish filling it out either.</p>	<p>You're welcome. We want everyone's feedback, and appreciate you taking the extra time to respond!</p>	<p>clay@workbenchbuilt.com</p>
<p>Building a taller builder favors the developer with a higher profit margin gained by building a 16 story building vs a four story building. The developer/builder does not pay for the negative effects this will have on the community, having to widen roads or build a parking structure or add or re do sidewalks will be paid by taxpayers and not the builder/developer.</p>	<p>So, bigger projects that are financially successful do result in more total dollars of return, but they also take more dollars of investment. The percentage return on each dollar isn't necessarily higher, especially because taller buildings just cost more per square foot to construct. Taller buildings allow cities to provide more homes without building longer roads and sidewalks out to more distant places. Density can be thought of as the opposite of "sprawl." Sprawl is super expensive to taxpayers because Cities then have to build roads, sewers, etc. to more distant places.</p>	<p>clay@workbenchbuilt.com</p>
<p>My guess is that you are not attempting to build something like this in someplace like Carmel. They also have affordability issues to say the least. Why not focus on that particular city, since you are obviously concerned about affordability</p>	<p>Workbench is a Santa Cruz local business. Most of us live here. We also have an office in Oakland. So we focus on building housing in our back yard. We don't know the Carmel area as well as we do Santa Cruz, but we'd love for a lot more housing to be built in Carmel!</p>	<p>clay@workbenchbuilt.com</p>
<p>This development ignores an important city development standard concerning civic importance. On the Development Standards and Design Guideline DRAFT page 73 G. NORTH PACIFIC AREA DEVELOPMENT STANDARDS AND DESIGN GUIDELINES 1. Height and Stepback Requirements c. ....The visual impact analysis must consider the views from the mid-point of the Water Street Bridge looking toward the Mission Hill, from Mission Hill and other key locations within the City... the city doesn't want to disrupt this view!</p>	<p>Thus far, the project has been submitted as a Preapplication pursuant to SB330, which limits the City's review to submittal of a prescriptive list of requirements. With the formal application, if submitted, the project's consistency with the Downtown Plan, including that provision, will be evaluated.</p>	<p>tmaier@santacruzca.gov</p>
<p>For reference here is the plan that has been submitted: <a href="https://www.cityofsantacruz.com/home/showpublisheddocument/99168/638472349903070000">https://www.cityofsantacruz.com/home/showpublisheddocument/99168/638472349903070000</a></p>	<p>Thanks.</p>	<p>sibley@workbenchbuilt.com</p>

<p>Your "setting of the stage" is not really helping your case (and we know this information)...just because you can doesn't mean you should. Your project is out of scale and smacks of your interest in your bottom line vs the community. What is the expected profit margin on your project(s) and what are you paying your staff...how much does Tim earn?</p>	<p>Respectfully, I disagree. I think it is imperative that we work to create as much sustainable housing in Santa Cruz and in other parts of CA that have been creating far more jobs than housing. I think that the scale of Santa Cruz hasn't changed in 95 years (since the tallest building in downtown was built), and that is a huge tragedy. We've preserved a greenbelt to stop sprawl (great), but not allowed the density needed to not have the least affordable housing in the nation. On your other questions - I'm sure you can understand that most people don't want their own salaries revealed. I will say that our passion is to try to find investors who will take lower returns so that projects can be more affordable. What we can accomplish in this project in that way won't be determined for quite a while.</p>	<p>sibley@workbenchbuilt.com</p>
<p>I get the impression that this project will be built even if the people of Santa Cruz dose not want it built. Is that true? Is there anyway we can stop it from being built.</p>	<p>Great question, Keith. Please note that the Housing Accountability Act applies to requested waivers or incentive/concessions unless creating public safety or similar concerns. However, members of the public may express concerns and provide comments. These may be included in project design related to site design, amenities, etc.</p>	<p>tmaier@santacruzca.gov</p>
<p>What is affordable?</p>	<p>Great question! When we talk about "Affordable Housing" we're talking about housing that is deed-restricted so that only people who qualify for rent-restricted housing. For units that are "Affordable Housing" the rent we are allowed by charge is set at 30% of a certain</p>	<p>clay@workbenchbuilt.com</p>
<p>Jamileh YOU can't be serious. Whemn does the public get to comment?</p>	<p>We read your comment.</p>	<p>clay@workbenchbuilt.com</p>
<p>Why is the above moderate allocation so high compared to other income levels when it seems likely the highest need is for low and moderate income housing?</p>	<p>The state recognizes that ALL levels of housing are needed, not just affordable housing. In addition to new affordable homes being built, when new housing is built it becomes the housing for higher incomes and the older stock becomes the more affordable housing.</p>	<p>jamileh@workbenchbuilt.com</p>
<p>Both Knight St and Bulkhead are small streets. As is, parking for people living at 2030 N Pacific for vendors is challenging. What are your plans to increase street parking so people living in the area can still have lives.</p>	<p>Great question, Sherry. The project is not required to provide on-street parking, but staff will consider options as suggested in a larger context through consultation with the City's Public Works Department.</p>	<p>tmaier@santacruzca.gov</p>

<p>People who can afford \$3000, \$4000, \$5000/mo are living somewhere. They are far from homeless or needy. This is more like population shuffling. People in Silicon Valley being wooed to come to Santa Cruz. I don't know anyone who can afford market rate. Lots of new housing and nothing truly affordable for those making less than \$60 or 70k a year, never mind those making \$20k, \$30k, \$40k. This will force their rents up too. Landlords want to be competitive with the market.</p>	<p>Thanks for bringing up this valid and very common concern. There's a lot in your statement, but the central idea is that building lots of market-rate housing doesn't help with housing affordability, or might even drive rents up. The truth is really the opposite: building sufficient market-rate housing moderates or reverses rent growth, as has been shown in numerous jurisdictions where they build sufficient housing. City of Santa Cruz Planning Director, Lee Butler, addressed this in his introductory remarks during the Planning Commission and City Council hearings for the Food Bin project.</p> <p>But we really hear your concern that there isn't enough housing available at rents that are affordable to families making less than \$70k per year. It's a huge problem. Market-rate projects, like this proposed project, that use density bonuses; and/or projects in places like City of Santa Cruz with inclusionary housing ordinances; do provide a percentage of units that are affordable to lower income families, but the need is greater than the supply. Government-subsidized housing that is 100% affordable provides a greater number of affordable units, but the subsidies are limited. Market-rate, mixed income, and 100% affordable projects are all needed to address the crisis.</p>	<p><a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a></p>
<p>just NOTE you lost half your audience in the third survey question. Upper Westside and Lower Westside.</p>	<p>We will post this afterwards on the City site so people can access the survey again.</p>	<p><a href="mailto:jamileh@workbenchbuilt.com">jamileh@workbenchbuilt.com</a></p>
<p>The development plans to kill two heritage redwood trees that are part of our urban forest and a focal point of this lot. Why can't you develop a building to let them live? If you can't build around healthy heritage trees, don't buy the lot.</p>	<p>Yes, any housing project on this site would remove the large trees. Trees that size have large root structures that extend over much of the site, so it isn't feasible to build a project that uses all or most of the site and save those trees. But consider this: if we built the same number of homes further from the City center we'd need to build a building with a larger footprint, so that would use up more open space. Santa Cruz made the smart decision to not expand into the natural open spaces around us, preserving that land for nature and recreation. We love trees, and will be planting more trees than we remove, so they provide more shade of our streets and sidewalks.</p>	<p><a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a></p>
<p>Your alleged concern is to make this meeting accessible to all. As a side effect, it is quite easy for you to moderate the conversation. I strongly invite you to have public meetings.</p>	<p>Thanks Robert - please express what you'd like to see in public meetings to the city. We are following their requirements and guidelines. As you may know, hearings later in the process will be in person for sure. What there will be in between now and then is up to the city.</p>	<p><a href="mailto:sibley@workbenchbuilt.com">sibley@workbenchbuilt.com</a></p>
<p>Curious why so many people in this QA are so hostile to people trying to help our community become better for EVERYONE...?</p>	<p>Thank you!</p>	<p><a href="mailto:jamileh@workbenchbuilt.com">jamileh@workbenchbuilt.com</a></p>
<p>respectfully, I don't think this audience needs "housing 101"; we are here in order to learn about the proposed development(s) and their attendant rationales. Further, I'd recommend that the presenters refrain from reading the slides.</p>	<p>Thanks. On the content side, please give feedback to the city. We have gotten other feedback that this content is needed at the beginning of a major project.</p>	<p><a href="mailto:sibley@workbenchbuilt.com">sibley@workbenchbuilt.com</a></p>

Urban sprawl. That is leftist for we want to destory single family homes.	We appreciate that different folks like different kinds of housing!	clay@workbenchbuilt.com
Just can back on.....so your 1st survey is completely off!	No worries Deborah, we will post this on the City site in the coming weeks.	jamileh@workbenchbuilt.com
Will the public be ignored as was the case with the two Front Street projects and the library?	Hi Keith. I think it is fair to say that all of those projects had a lot of people both supporting and opposed to the projects in general and with specific opinions about certain aspects of the projects (I know I did - they aren't exactly what I'd love most either). With respect, I don't think it's fair to say that the public was ignored - I know that some of our advocacy had some significant effects on one or more or those projects.	sibley@workbenchbuilt.com
Santa Cruz is a town not a city. Urban sprawling is impossible. We have mountains on one side and the ocean on the other	Exactly, which is why housing needs to be built more densely in the urban core and along the corridors. This will preserve our open space.	jamileh@workbenchbuilt.com
In Santa Cruz I've read private equity money and UCSC growth have been main drivers of increased rentals and housing prices. What is your answer? If true all the massive development you want to do will have minimal impact on prices not add available units? In fact the area medium income will go up and up which will actually make "affordable" housing more and more expensive?	It's supply and demand. No supply and and a steady increase of demand over the last 40 years has led to high housing costs.	jamileh@workbenchbuilt.com
Certain you real estate experts know that home owners have worked very hard to have their home in Santa Cruz.  There really not a house crisis this is a created problem. If there is limited supply and you can't afford to live in a coastal town then one needs to find another market where they can afford housing.  We understand how profitable this projec is for your organization but frankly you doing nothing but creating a very large carbon foot print so frankly you really do not care about the Santa Cruz environment.	Thanks Katherine. Yes many of us have worked hard to live here in any way and/or be homeowners. I hope you understand that our disagreement on the other points are in good faith. I'm pursing plenty of projects that are barely profitable at all as well. We also hear from many community members who agree that Santa Cruz (and coastal CA in general) need a lot more infill housing density. We understand that there is not unanimous agreement on that.	sibley@workbenchbuilt.com
Really glad you are giving this context. We definitely need to go tall on some of these buildings to get to 3700 homes!	Thanks. We agree!	clay@workbenchbuilt.com
I'm sure you are aware that either an 8 or heaven forbid a 16 story building would cancel all sky and light for many people living across the street.	Thank you for this concern. As part of a formal application, impacts of the proposed project to views and shading impacts will be required to be submitted.	tmaier@santacruzca.gov
Downtown Santa Cruz seems like a great place for tall buildings and more housing, is the developer building the maximum amount of units allowed on this project site?	We are still working through different options for height, building construction type, etc. and are listening to the community. But we agree, if not downtown, where?	clay@workbenchbuilt.com
The video is breaking up badly	Sorry folks had issues due to the power outage.	clay@workbenchbuilt.com
Do you know how many homeless people will be provided an apartment at this project?	We can't know that at this point. The affordable homes in the project will be filled according to fair housing laws and the County housing authority. Keed in mind that nearly 10,000 families are on the wait list for Housing Choice Vouchers (Section 8) in SC County, and that wait list has been closed since 2018! The need is tremendous! <a href="https://hacosantacruz.org/program/housing-choice-voucher-section-8-program/#w!%20info">https://hacosantacruz.org/program/housing-choice-voucher-section-8-program/#w!%20info</a>	clay@workbenchbuilt.com

Will the Rush Inn be able to be given a spot in the new development if it is approved? This is a local business since 1963 with local workers.	Thanks for this! We'd love to see the Rush Inn and its employees stay in Santa Cruz. We want to see local businesses and local people prosperous and having affordable housing. We'd be happy to talk with the Rush Inn folks about the future!	clay@workbenchbuilt.com
This is total an complete crap, I can harly watch. California has lost 1.5 million resident s in the last 3 years.	Garrett - I'm not sure what you are referring to. Here is a source about the continued increase in CA population: <a href="https://www.gov.ca.gov/2024/04/30/californias-population-is-increasing/">https://www.gov.ca.gov/2024/04/30/californias-population-is-increasing/</a>	sibley@workbenchbuilt.com
So you "may have institutional investors later". Can you swing this without institutional investors or no?	This is a hard question to answer at this stage. Housing is really expensive to build, so if institutional investors can provide financing at lower rates that helps keep the cost of building the project lower, which helps keep rents lower.	clay@workbenchbuilt.com
How much longer until you start talking about the project?	Hopefully you got a good overview of the preliminary designs we are exploring, during Omar's presentation.	clay@workbenchbuilt.com
Sibley: my IRR question stands, unanswered. I presume you have at least preliminary pro forma. When will you share this information regarding these proposed projects?	Doug, I have not looked at a pro forma for this project myself. I believe there has been very preliminary analysis of widely varying project sizes on this without any decision yet. If you'd like more information on this I suggest contacting Workbench after this meeting.	sibley@workbenchbuilt.com
Why are you wasting our time with this presentation which has nothing to do with the Clocktower project?	So, the parameters of the project have not been decided. What's been submitted is an SB 330 preapplication rather than a full planning submittal. We're here to get some feedback on what is important to neighbors generally, as we continue to look at design options.	clay@workbenchbuilt.com
Housing is one thing but quality of life is a huge part of housing. Putting people in one big box with lots of little boxes dehumanizes people. You need to make design architecturally interesting and somehow individualized.	Hi Tina, we feel like we have started to design a beautiful building that will continue to develop over the planning application process. We would love your feedback on the design and during the last part of the survey.	jamileh@workbenchbuilt.com
Will this project be part of a "Smart 15 minuted city"	Thanks Keith, I'd have to review all the criteria for that. Certainly I believe this is one of the most walkable locations for living in the entire Monterey Bay area.	sibley@workbenchbuilt.com
Just how many parking spaces do you get with 29,884 SF? N Pacific has no additional street parking for your tenants.	There are some preliminary number for parking spaces associated with the preapplication. But that isn't the final number since the design has not been brought to the point of making a full planning submittal.	clay@workbenchbuilt.com
My comments are general in nature. The hard limit of 8pm is designed to limit public comment. This looks nothing like an SB330 hearing that I interpret as one. SB330 is 2019 temporary law that was based on a housing shortage that doesn't really exist in Santa Cruz that expires in 6 months and I wonder if in fact the	We read your comment.	clay@workbenchbuilt.com

<p>The aspect of very low, low and moderate affordable housing, actually socialist price controlled housing, derives from leftist ideology which believes income disparities are somehow a racial discrimination if they mean some people can't afford to live anywhere they choose. This is of course a garbage theory when in fact it is an economic issue. There is no problem with some demands of affordable housing inclusion applied uniformly as a level playing field in a narrow sense, but density bonuses are not such a level playing field, and housing goal law issued regardless of the realities of local consequences is a defect cities should actively oppose, but ours doesn't, so far. It should. Ignoring some cities are built out, there is no open land, there may not be utilities, infrastructure, water, sewage, traffic concerns, parking concerns, or the cost otherwise of living in a city is beyond very low income and so forth, are myopically defective. The state says collateral damage it's your problem.</p>	<p>We read your comment.</p>	<p><a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a></p>
<p>why not develop lots in the opal cliffs area of town? or on High street? I am sure we can add a bus stop to these wealthy neighborhoods and shove a 16 story building down their throat's.</p>	<p>I don't know how serious this question is, but there is a serious answer - city general plan and zoning, which involved years of community conversation and process.</p>	<p><a href="mailto:sibley@workbenchbuilt.com">sibley@workbenchbuilt.com</a></p>
<p>Please don't read slides to us. So far this has to be the most boring meeting you could have created. There is a lot of good information which I appreciate but your method of presenting it will keep people from participating in this process and we need to participate.</p>	<p>Again, the goal is to provide context and allow as many people as possible to participate in the survey and the Q&amp;A</p>	<p><a href="mailto:jamileh@workbenchbuilt.com">jamileh@workbenchbuilt.com</a></p>
<p>If you build this do you think the city will stop sweeping homeless camps?</p>	<p>Keith, I've been somewhat involved in efforts regarding homelessness in the last 15 years here and no, I don't think whether this happens or not will have an affect on how the city decides to take actions related to homelessness.</p>	<p><a href="mailto:sibley@workbenchbuilt.com">sibley@workbenchbuilt.com</a></p>
<p>What other areas would be considered to place this housing? Why not towards the end of mission street instead of impacting our downtown in what I perceive to be a poorly planned eyesore with huge impacts to traffic and parking?</p>	<p>Laura, this sounds like a planning and zoning question - a lot of work by the city has gone into where relative densities should be placed. Housing will doubtlessly be built on the corridors as well, but at lower densities as compared to downtown sites. There's been a process for many years determining these relative densities, as there is currently with the south of Laural extension of downtown zoning being considered.</p>	<p><a href="mailto:sibley@workbenchbuilt.com">sibley@workbenchbuilt.com</a></p>
<p>Are there studies to back up the claim that local policies are a large reason for higher housing costs in CA?</p>	<p>Yes, many</p>	<p><a href="mailto:jamileh@workbenchbuilt.com">jamileh@workbenchbuilt.com</a></p>
<p>While the artist depictions of these buildings in isolation look attractive from the front, from the rear looks like the rear end of a penitentiary, are very tall, straddle most of 2 of only 3 traffic corridors to Hwy 1 from the downtown West side, and are out of keeping with this location so has me thinking I sure hope the city staff will comb over this application with a fine tooth comb for every violation of objective standards so that should the public oppose this development, it can legitimately be denied. With the little shown as a preliminary plan, and the public not versed in compliance, you can't possibly expect at this point the public to supply that information first. A bonus for the new residents is they can just walk downstairs to get a free meal at Food Not Bombs feedings.</p>	<p>Good thoughts and feedback. The SB 330 preapplication is not a final design. We're working through lots of options and appreciate your feedback.</p>	<p><a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a></p>
<p>The population has been stagnant for at least 10 years in the city, the state has lost 1.5 million people in the last 3 years, so the housing shortage emergency nature of SB300 no longer applies, but as usual Sacramento has the blinders on, I assume corruption played a role. I don't know anyone who actually prefers living in micro dense shrink-flated housing that is a no real value proposition unless they have to.</p>	<p>We read your comment.</p>	<p><a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a></p>

Zoning was just released and this is egregiously over height	Hi Daniel, thank you for the comment. Your concern is received. Please note that a height increase beyond that stated in the Municipal Code may be requested as an incentive/concession via State Density Bonus Law	tmaier@santacruzca.gov
Have you ever attempted a project of this magnitude before?	We do not yet know what magnituded this project will be. On the smaller end yes, on the larger end no.	sibley@workbenchbuilt.com
Are you going to talk about the project?	Yes, we will talk about that next	jamilah@workbenchbuilt.com
What financial perks have been provided to our City Council, Mayor and City staff to greenlight this project?	That's illegal and not what is happening here. The project needs to meet all applicable standards and laws	jamilah@workbenchbuilt.com
has SC not met it regional housing needs?	Santa Cruz is doing great, and needs to keep up the good work in order to maintain it's Pro Housing designation and be eligible for additional transit, housing and climate funding.	jamilah@workbenchbuilt.com
Is it POSSIBLE FOR YOU TO POST the slide with all the State Laws in 2023 on your website	We will look into that. For sure you will be able to review this on the City's site, the presentation will be posted there in the coming week or so.	jamilah@workbenchbuilt.com
Can you confirm that 'scale' is a subjective criteria, and that state law allows municipalities to use only objective standards in considering projects? Thank you	I may not be understanding this question correctly - if "scale" is meant as "size" or "mass" of the building, that is indeed mostly objective. The general plan and zoning have specific metrics around that that are then adjusted in certain ways by state law - we have to comply within those limits.	sibley@workbenchbuilt.com
Will you be erasing my comments so they are not included in the reports that claims the public supports this project.	Hello Keith, all comments will be entered as part of the public record for the project.	tmaier@santacruzca.gov
The zoning allowance for this parcel is 35-50 feet, how do you justify 192 feet which is almost 4x the allowable limits?	Hello, great question. This comment has been relayed to the applicant. Please note that a height in excess of that stated in the Municipal Code may be requested via State Density Bonus Law, and, under the Housing Accountability Act (both State laws), the City's ability to not grant such request is limited.	tmaier@santacruzca.gov
This space does not seem large enough for such a large/tall building. This will tower over any of the other buildings down here. Isn't there a different space which is more appropriate? Like the Westside? It just doesn't fit this beautiful downtown area. Things are too busy downtown as it is. I've read up above that there may not be much added parking in the building	It's been the case for decades that city planning has gone in the direction of having the highest density downtown, and that generally is the best approach given the amount of services that are downtown. I've loved visiting towns Santa Cruz's size that include buildings of this height in relatively small downtowns - it can clearly work well and be an environmentally sustainable way to achieve density with walkability. This is so close to so many jobs, for example, and helps work toward meeting CA's climate change goals.	sibley@workbenchbuilt.com
what are the benefits for owners living adjacent to the project	Terry - great question. We'd really like to have as many suggestions as possible on what the ground floor commercial spaces could and should be - we'd like to improve the streetscape with this project and provide commercial uses that people appreciate being there.	sibley@workbenchbuilt.com

Will people with a misdemeanor conviction be able to rent an apartment here?	Hi Keith, great question. At this point, the projects are conceptual in nature, and information related to leasing, etc. have not been worked out. This question will be relayed to the applicant.	tmaier@santacruzca.gov
Sure, we need housing at all income levels, Jamileh. I'm asking why the allocation is disproportionate.	John, building brand new housing with all the requirements is extremely expensive - hence if not built with public funds, the only way to get a project is to have most of the housing at a relatively high market rate. This soaks up demand, though, which slows or can even stop the increase in rent on older housing (see Oakland in recent years, and many other examples). Other than a ton of public funding that doesn't exist, that's the way to meet the supply issue - of course we will continue to seek investors who would enable more affordability.	sibley@workbenchbuilt.com
The proposed parking spaces are 78 out of 260 units available.	Andrea, you are referring to what was in just one of the pre-applications that were submitted. The other was smaller with less parking. Neither is a full concept / full proposal. A lot of design and decisions will need to happen before an actual full proposal is submitted to the city. It may have much less parking or not. The city asked us to do this meeting very early in the process and we will be continuing to gather information to help make those decisions.	sibley@workbenchbuilt.com
As a renter, the new buildings are only making rents go up. The new building at Pacific and Laurel is going for 5k a unit. How does it help the local economy to price out workers? How do you expect the economy to flourish if people are spending all of their money on rent?	It takes a lot more housing than one new building to slow down rent increases. Yes, the new buildings will be more expensive, but they will also allow people with the means to move into these buildings and free up older housing stock	jamileh@workbenchbuilt.com
Curious why so many people in this QA are so hostile to people trying to help our community become better for EVERYONE...? anonymous?	Thank you for your support Daniel!	jamileh@workbenchbuilt.com
For reference this is the plan that has been submitted: <a href="https://www.cityofsantacruz.com/home/showpublisheddocument/99168/638472349903070000">https://www.cityofsantacruz.com/home/showpublisheddocument/99168/638472349903070000</a>	Thanks.	sibley@workbenchbuilt.com
Can you clarify your compliyment with the "15 minute Smart City" policies?	Hi Keith, I'm not familiar with these but will definitely look into them.	jamileh@workbenchbuilt.com
If the current building height limit is 35 feet, and density bonus gives you 100% increase, why isnt the maximun height of your project 70 feet?	Hi Gillian, great question. The maximum increase of 100% applies to the number of residential units allowable. A height increase may be requested via a waiver or incentive/concession under State Density Bonus Law.	tmaier@santacruzca.gov
If Santa Cruz is "your backyard", isn't Watsonville also your backyard? Why not build this there? If nothing else, wouldn't the land coats be less expensive? As such, given that affordability issues are a driving force for you and your company, wouldn't the end product be more affordable?	We are also working on projects in watsonville and Salinas.	jamileh@workbenchbuilt.com
Are people from the West Side who terrorize the homeless allowed to participate in this chat?	Hi Keith, all members of the public have been invited to participate in this meeting	tmaier@santacruzca.gov
How would you prevent many of the units be scooped up by UCSC students?	We wouldn't. We antipicate there will be a wide variety of occupants in this building.	jamileh@workbenchbuilt.com
18 stories behind the clock tower? This is erecting a big boner that will stand out just like one.	Please be respectful of others and refrain from lewd and rude statements.	<a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a>

Wait does Tim work for workbench?	Tim Gordin works for Workbench. Tim Maier is the Senior Planner with the City.	jamileh@workbenchbuilt.com
Will Food Not Bombs be free to use the water and electricity from the building and will you be providing seating for our guests?	We haven't dug into details like this, but would be happy to meet and discuss.	jamileh@workbenchbuilt.com
More threats, just like the Food Bin project.	No threats. Just facts	jamileh@workbenchbuilt.com
This is what the community needs, growth and density is future of Santa Cruz. Not everyone was able to buy a house in the 70s for 50k. Us youngins need affordable housing too	Great point. Different people need different types of housing. As our communities grow, we need more housing that is built more densely, or we'd have to build out into the natural open spaces that we want to preserve.	clay@workbenchbuilt.com
John Laird lives in Opal Cliffs, I am not sure what part of town our elected Board of Supervisors live, however, I am curious if they live within a 1/2 mile of a bus stop and have one of these monstrosity developments being built on their street. The rich neighborhoods seem to come out unscathed from developments like this one.	We read your comment.	<a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a>
Is your project already financed?	No not yet. There is a lot of work to put together the financing for both versions of the proposed project.	jamileh@workbenchbuilt.com
What is your current view/estimate of the "types" of renters occupying the new property.... This is a poor attempt at asking "Is this predominately for UCSC student housing, cause they can't handle their students on campus and continue to grow", or do you see "families", "single occupancy adult workers" etc...	We don't anticipate it to be primarily for students. There are a lot of housing projects currently proposed on the West side that would be slightly closer for them. We are really gearing this building for a mix of occupants.	jamileh@workbenchbuilt.com
My understanding is the proposed development site's zoning allows for 3 stories. Using density bonus at most you can double the height which gets at most 6 stories. How can Workbench propose an 18 story project with a straight face, let alone the 8 story alternative? What is this development's real proposal- 18 story or 8 story multiuse development? How many projects can be submitted to the City for the same site?	Hi Ron, thanks for those questions. It is allowable for multiple concepts to be submitted for the same site. This approach is taken pretty commonly in major development project applications.	tmaier@santacruzca.gov
Will Workbench denounce the cruelty of the city against the homeless and push for laws that end this torment in exchange for buliding this tower?	Hi again Keith, we would be happy to talk more about this with you.	jamileh@workbenchbuilt.com
change does not require over 100 ft of concrete buildings	We read your comment.	<a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a>
I understand that legally this apartment may be above board. However, as a city, the lack of parking and rapid growth downtown are questionable. Can we wait to see if the apartents already going up get filled? Who will handle security around this building?	Becky, thanks for your points. Just from my own point of view - we waited decades in this town without building much housing, which got us into this mess along with so much of CA. hence the city's planning and state laws that are meant to help us catch up in amount of housing that would have been much better to build gradually over many years. This won't get funded if there isn't extremely high confidence that it will get filled. Property management will have a security service/infrastructure, but what that will be on this project is several years in the future at least.	sibley@workbenchbuilt.com
Given the central importance of the town clock to community life in Santa Cruz, what can and will you do to make sure the project is a fitting architectural contribution to forging community?	Thanks John. This is a key question we are trying to gather more information and ideas on. We absolutely want a project to work here well with the community use of the Clocktower park and area. Personally I'd love most if the city would agree to close Knight St and add that to the park, for example, and the project could help with that. Let's advocate for it! :-). Our design team is certainly working on this from an architectural design point of view.	sibley@workbenchbuilt.com

These buildings, in both size and design, are changing the look and ambiance of Santa Cruz for the worse. The apartment buildings downtown look like they came out of a catalog. They don't look like Santa Cruz. They look like San Jose.	Thanks for that perspective. I'd reply that downtown has many different architectural styles. It isn't all the same. It is one of the things I think a lot of people like about our downtown.	clay@workbenchbuilt.com
It is amazing that a local developer is presenting this information. Why isn't our State legislators who did this present this information to us? We are hear to here about the project. This developer is taking advantage of these new laws and the expectation that developers will be reasonable but it has been found that they have carte blanche. The premises that these laws are being based on are being questioned in court and that is a long and expensive process.	We read your comment.	clay@workbenchbuilt.com
You are asking for feed back but since everyone I know is upset that this is happening will you abandoned the project?	Thanks Keith. We have also received MANY positive comments and support from people we don't know in the community who are encouraging us to get this project done. Some are on the meeting today as well based on the submitted comments.	sibley@workbenchbuilt.com
Yes we do need the QR code	Hope you were able to complete the survey questions.	clay@workbenchbuilt.com
There are 2 plans submitted, one for the 8 story which is 174 apartments and the second which is the 16 story plan that has 260 apartments. If it is double the height why isn't it double the apartments? Also considering that both plans, they still only allot 78 parking spaces.	Both of the plans are SB 330 preapplications which means that their primary purpose is to set a date that "locks in" the local laws that apply to the development. That allows us to explore different designs and get your feedback. The design process takes a long time, and we need to know what the rules are that apply to the project and have those rules be stable as we work through the design. The two different applications let us look at a wide range of different unit counts as we work through the design.	clay@workbenchbuilt.com
Okay, it's 7:25 and Tim has FINALLY started to pivot to talking about the project. Oh wait! Another 5-10 minute survey! GREAT! Suggesting that the City has suggested that this throat-clearing consume the first hour of a 1-1/2 hour presentation is a bit disingenuous. Feels to us like the presenters are looking to avoid the topic at hand....	Hi, please note that tonight's meeting represents the first of several meetings on the project. Future meetings will allot a larger share of time to Q&A.	tmaier@santacruzca.gov
So are you saying you are handcuffed in regard to having public meetings? That you cannot have public meetings about this without the go-ahead from the city?	Hi Robert, would you please clarify your question? Multiple public outreach meetings can be held. SB330 (a State law) limits the total number of public hearings related to the project to five.	tmaier@santacruzca.gov
Only choose one answer when there are so many reasons>>>>>not good	We read your comment.	clay@workbenchbuilt.com
There is no lack of housing supply, Hust income to afford it.	We read your comment.	clay@workbenchbuilt.com
how many of formerly homeless individuals current occupy your other developments	The majority of our completed developments where we served as the developer (not only the architect) are 100% occupied by formerly homeless residents.	sibley@workbenchbuilt.com
Loaded question	We read your comment.	clay@workbenchbuilt.com
thanks tim ... Tim Maier (City Planner) 07:24 PM Hi Daniel, thank you for the comment. Your concern is received. Please note that a height increase beyond that stated in the Municipal Code may be requested as an incentive/concession via State Density Bonus Law	We read your comment.	clay@workbenchbuilt.com

<p>The Embassy Suites building in Seaside is 12 stories tall, and remains a target of derision and disdain by most if not all locals. I can't help but feeling that your 18 story project, while forever defacing our little town's picturesque charm, will forever be the target of the same derision and disdain. I honestly hope this project is not approved as it is currently rendered.</p>	<p>We read your comment.</p>	<p><a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a></p>
<p>What is the absorption rate given the huge number of new rental units being build</p>	<p>Absorption rate, for those who don't know, is essentially how many homes are expected to be rented each month. If a project has 120 units and expects to "absorb" (i.e. have signed leases on) 12 units per month, the project takes 10 months to lease up. The demand for housing in Santa Cruz so far exceeds the supply that we expect this project, whatever its size to absorb in less than 12 months.</p>	<p><a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a></p>
<p>how does that change things</p>	<p>We read your comment.</p>	<p><a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a></p>
<p>Are you going to talk about the project?</p>	<p>Hopefully you got a good overview of the preliminary designs we are exploring, during Omar's presentation.</p>	<p><a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a></p>
<p>Again, the population has not increased ion over 10 years. PLENTY of housing. Just no income.</p>	<p>We read your comment.</p>	<p><a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a></p>
<p>We are not required to produce housing. Period. It;s just a FHNA goal</p>	<p>We read your comment.</p>	<p><a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a></p>
<p>Do we really think that the homeless population will be the one who will be moving into these high rise apartment buildings? How are these expensive homes going to help the homeless?</p> <p>Also, why add more retail/commercial space when there are so many empty store fronts on Pacific Avenue?</p>	<p>Well, yes absolutely, we do think members of the homeless population will be moving into this project. A percentage of the units will be available to lower-income families. Some homeless families are working folks who have an income that would qualify for residency in those units. In addition ALL of the units are available to families holding Project Choice Vouchers. Many of those families are homeless. There aren't enough Project Choice Vouchers for all the folks that need them, and there aren't enough low-income units for all the folks that need them, but this project will help.</p>	<p><a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a></p>
<p>I think this project would be more likely to be supported if in terms of height it was more human scale. 18 stories is huge. 5 stories is reasonable.</p>	<p>I've found other places of Santa Cruz's size with 18 stories mixed in with smaller buildings to be wonderful places. There's many different opinions on whether a smaller number of taller buildings or a larger number of shorter buildings throughout more of the city should be created - ultimately most of the control of that is up to the city planning process. The general plan and zoning has long put more relative density in the downtown.</p>	<p><a href="mailto:sibley@workbenchbuilt.com">sibley@workbenchbuilt.com</a></p>
<p>Just because you build more housing, if 100% of the `00% density bonus is market rate, you will be diminishing the percentage of affordable units, creating a feudal system with a higherarchy that prevents renters from every being able to save money to buy their own home. they will be trapped in a system that supports 90 % of new housing being far out of reach of the ordinary person. Think about it. right now, you can make \$120,000+ and qualify for the "affordable units". Making use of Density Bonus Law is MAKING THE PROBLEM WORSE - NOT BETTER.</p>	<p>Hi Susan, thanks so much for the comment. Please note that the City's inclusionary housing requirement pertains, regardless of the application's submittal via Density Bonus Law. That is, 20% of the units must be provided as affordable via Municipal Code Chapter 24.16</p>	<p><a href="mailto:tmaier@santacruzca.gov">tmaier@santacruzca.gov</a></p>
<p>no measure m would not</p>	<p>We read your comment.</p>	<p><a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a></p>
<p>do you think these qustions are phrased with intended bias.</p>	<p>Everyone has a perspective, and we really appreciate people sharing their perspectives. The world would be a pretty boring place if we all had the same perspective and all agreed with each other!!</p>	<p><a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a></p>

it doesnt need to	We read your comment.	clay@workbenchbuilt.com
zoning already closes it off	We read your comment.	clay@workbenchbuilt.com
I suspect some of the opposition to this project would be from long time and moneyed Santa Cruz residents that already own property and may see this project as a loss of the small town sleepy beach town they remember. How do you bring them on board to the idea of increasing density in the downtown area is a net benefit to their interests, considering the potential drawback?	Every new housing project changes the City to some degree. Some people will welcome the change, others will oppose the change. Here are some benefits of building more dense housing in walkable, bikable places close to lots of businesses and amenities: 1. More housing brings more foot-traffic to the downtown area, supporting local businesses 2. More people living in a dense neighborhood close to amenities encourages walking, biking, and use of public transit, which helps our climate 3. More housing built downtown in taller buildings, means less need for housing in less-dense neighborhoods and less need for homes built on land that's currently undeveloped. These are things that everyone in Santa Cruz benefits from.	clay@workbenchbuilt.com
multiple choice, YOUR choices only, are crap	We read your comment.	clay@workbenchbuilt.com
For reference here is the plan that has been submitted: <a href="https://www.cityofsantacruz.com/home/showpublisheddocument/99168/638472349903070000">https://www.cityofsantacruz.com/home/showpublisheddocument/99168/638472349903070000</a>	We read your comment.	clay@workbenchbuilt.com
Why wouldn't Measure M have applied to this project?	The short answer is no. And keep in mind that most people who voted voted against Measure M. We think Measure M would have reduced future housing development, if it had been passed and implemented.	clay@workbenchbuilt.com
We've been waiting to hear about the project for 1 hour!	We read your comment.	clay@workbenchbuilt.com
I would like this type of community meeting to be in person, also alot of these survey questions feel like a test? We have been on for an hour and haven't talked about the project at all yet?	Hi WindyR, thanks for the feedback. This sentiment has been stated quite frequently. City staff will work with the applicant to encourage that at least one-in person meeting be held. If/when such is scheduled, public outreach will be provided.	tmaier@santacruzca.gov
My question is not being answered. Why not consider upper mission/ swift street area? What other areas in Santa Cruz were considered?	Workbench and other developers are constantly looking for other places to build housing in Santa Cruz and the surrounding county and Cities. We develop on sites where the laws allow us to build and where it's economically feasible.	clay@workbenchbuilt.com
We're an hour in and you haven't told us about this project. Only proven that you can do whatever you want.	We spent a lot of time talking about "why" we proposed the two different project options, and asking for your input on them. We hope you enjoyed Omar's presentation of the project architecture.	clay@workbenchbuilt.com
Santa Cruz will become a traffic nightmare - made worse by tourist traffic and beach-goers. Even so - building heights have a huge effect on neighborhoods, even urban(ish) ones.	Our goal is to alleviate traffic by helping more people live with fewer cars and closer to where they work.	sibley@workbenchbuilt.com
how often you hang out in downtown SC Omar?	Omar works in Downtown Santa Cruz and hangs out here quite often.	jamileh@workbenchbuilt.com

<p>The following answer seems to assume that the people occupying new expensive housing will be from Santa Cruz rather than wealthy people moving to Santa Cruz.</p> <p>Why is that not a questionable assumption?</p> <p>It takes a lot more housing than one new building to slow down rent increases. Yes, the new buildings will be more expensive, but they will also allow people with the means to move into these buildings and free up older housing stock</p>	<p>Hi John, new people ARE moving to Santa Cruz, as has been the case since the gold rush. That is a part of the demand for sure. For multifamily rental housing, those moving into it tend to be a mix of people already here and others who had already decided to come to Santa Cruz whether for a job or school or another reason. We've continued gathering information that we can, and we can't find evidence that multifamily rental housing induces more people to move here, which is not the case for new jobs. There are exceptions to everything, but as a general rule, the supply will help address demand that would take place regardless. Many studies have shown that that helps free up older housing stock, as you wrote.</p>	<p>sibley@workbenchbuilt.com</p>
<p>If all UCSC students in their first two years were required to live on campus... how much would that alleviate the SC housing crunch? Any idea on this?</p>	<p>We don't have the stats to answer this at this time, but it is an interesting question.</p>	<p>jamileh@workbenchbuilt.com</p>
<p>Why can't</p>	<p>We read your comment.</p>	<p>clay@workbenchbuilt.com</p>
<p>I think safety should be a part of these survey's . That area of Pacific is not an area I would take my child. It doesn't matter how affordable it is if it isn't safe.</p>	<p>Hi Becky, thank you for the comment. Circulation and traffic safety are reviewed as part of any proposed development project. City staff will review these aspects of the proposal.</p>	<p>tmaier@santacruzca.gov</p>
<p>There has been several new tall mix use buildings like this already planned and/or built, yet I haven't heard anything about how much water will be needed for all this housing and how the City plans to provide it?</p>	<p>For every new development, the project has to obtain what's called a "will-serve" letter from the water and sewer provider. Those tell us that there is enough capacity to serve the project. The City's general plan also has information on how it will provide water and sewer to new development. If you are interested in more details, reach out to the City. They're great about pointing folks in the right direction to get these types of questions answered.</p>	<p>clay@workbenchbuilt.com</p>
<p>As a teacher (limited income) and renter I am concerned about this project simply attracting new high income renters from over the hill, not actually providing housing for local residents. Are there any plans to restrict units to Santa Cruz residents ?</p>	<p>Hi Katie, great question. This concern will be relayed to the project applicant.</p>	<p>tmaier@santacruzca.gov</p>
<p>The app stopped. I had previously asked a lot of questions. I cannot see my questions. How can they be pulled up again?</p>	<p>live answered</p>	<p>elizabeth@workbenchbuilt.com</p>
<p>Without rental policies, these housing units may be stand-in for UCSC dormitories.</p>	<p>UCSC students are absolutely welcome in this or any of our projects. We do not discriminate, and any "rental policy" that would discourage students or any other qualifying applicant from renting in our projects is not only illegal but abhorrent to us.</p>	<p>clay@workbenchbuilt.com</p>
<p>The SB330 preliminary application process is deemed complete when</p>	<p>Hi Garrett, the SB330 Preapplication has been deemed complete, because, per State law, all required submittal items have been provided.</p>	<p>tmaier@santacruzca.gov</p>
<p>So, Sibley, you're saying it won't improve the area?</p>	<p>I am not sure what this refers to.</p>	<p>sibley@workbenchbuilt.com</p>
<p>With the notion that your project may happen, selling prices in our community have already gone down by \$100K.</p>	<p>Great! Our goal of creating more affordable housing is already happening.</p>	<p>jamileh@workbenchbuilt.com</p>
<p>Great project! Does this project block views of/from Mission Hill?</p>	<p>Hi JT, thanks for the question. Impacts to view of Mission Hill will be evaluated as part of a formal application, if/when submitted</p>	<p>tmaier@santacruzca.gov</p>

Here is the downtown plan: <a href="https://www.cityofsantacruz.com/home/showpublisheddocument/99286">https://www.cityofsantacruz.com/home/showpublisheddocument/99286</a>	Thanks.	sibley@workbenchbuilt.com
Would the project include secure bike storage?	Yes!	elizabeth@workbenchbuilt.com
why aren't you mentioning the 70 unit complex directly adjacent and in front of the proposed project at 2030 N pacific? We are a diverse established and diverse community.	Thanks Terry!	sibley@workbenchbuilt.com
site characteristics, the planned project, <del>certain environmental concerns</del>	We read your comment.	clay@workbenchbuilt.com
Omar out of touch, the people that afford that place driving to san jose	We read your comment.	clay@workbenchbuilt.com
Since the Downtwon Plan ignored the input of the people who live downtown is it reasonable to use a plan created by developers so they can build huge ugly buildings is it reasonable to use it to promote this project.	We read your comment.	clay@workbenchbuilt.com
Why can't this be built where library is?	Hello, the Library Project site will provide over 100 affordable housing units. The two lots (Library site and the subject site) are owned by different parties.	tmaier@santacruzca.gov
A 60+ minute propaganda session is not part of that	We read your comment.	clay@workbenchbuilt.com
Please address how this buildig addresses the transportation needs of elderly people and differently abled people.	Great question. Elderly and differently abled people often use public transportation and they benefit from our American's with Disabilities Act (ADA) that requires developers to build homes that are adaptable for differently abled folks. Newer projects meet all those ADA requirements and make ADA improvements to surrounding sidewalks, etc. if necessary.	clay@workbenchbuilt.com
You're showing what's on your site and the Clock Tower but NOT the homes on the other side which will be highly effected.	We hear you and we'd like to meet with the neighbors behind us once we've had this community meeting.	jamileh@workbenchbuilt.com
Where did you get your statistics about people wanting to live carless lives. How does this change in inclement weather?	I answered the first part previously, but I'll say that I've lived in Santa Cruz 17 years and have yet to see weather I didn't bike in. That said, people get things delivered, some people work some from home, some of our developments are including parking that goes with shared vehicles, and various other ways to deal with rare specific times when people don't want to walk, bus, or bike.	sibley@workbenchbuilt.com
What if you have kids dogs groceries?	Awesome! Those are three of my favorite things! And the folks that live downtown that I see out and about every day have kids, walk their dogs, and buy groceries right here in downtown.	clay@workbenchbuilt.com
omar has not lived in santa cruz ... also doesnt realize new leaf is moving	Omar has lived in Santa Cruz.	jamileh@workbenchbuilt.com
In regard to my question, you say you are building in Salinas and Watsonville. While Carmel is not your backyard, Salinas IS your backyard. Hmmm.	We don't have any projects in Carmel, yet.	jamileh@workbenchbuilt.com

Have the local business community decided to focus on those that will live downtown rather than those that do not and may not use a bike in all cases especially at early or late hours? 95% of people have a car....	The local businesses rely on downtown residents, residents from across the city and county, and tourists. Each business probably relies on a different mix/level of spending by those groups. The downtown area has a ton of public parking for folks who drive to the downtown area. It certainly isn't necessary for the vast majority of downtown residents to own a car.	clay@workbenchbuilt.com
wrong	We read your comment.	clay@workbenchbuilt.com
Really worried about the congestion and traffic. It's not realistic to think that someone is not going to have a car and need a parking space just because they live downtown.	We hear you and we feel strongly that a major part of the solution to CA's housing supply crisis and climate action goals is to add much more density in downtowns designed to support living without cars. The other goal is to reduce the region's traffic by having more people live near where they work. State law also pushes for both of those goals.	jamileh@workbenchbuilt.com
78 parking spots for both the 192 foot plan and 104 foot plan.	Yes. The parking provided is not intended to be proportionate to the number of units.	clay@workbenchbuilt.com
Will the surveillance feature of the 15 minuted Smart City program as is the case in other cities be included with this project? .	Hi keith - I'm not familiar with all of the nuances of the 15 minute Smart City, but will definitely look into it.	jamileh@workbenchbuilt.com
we do not have bart, and unfortunately people tend to have cars	We read your comment.	clay@workbenchbuilt.com
Building walkable and bikeable cities is a great idea, but many of your assumptions are either/or when it comes to car ownership. I bought where I did because I wanted to be able to walk downtown. But I'm not going to walk or bike or take a bus to stock up at CostCo, shop at Whole Foods, get to my medical provider, visit friends over the hill, or go to state parks. I would like to see a survey of a set of people who are representative of the tenants you anticipate asking them about car ownership and car use so that you can be realistic in your impact survey. I would also like to know what your ratio of parking spaces to units is. I've played around with some baselines online, and I come up with roughly one space per two units. It is likely that there will be units with more than one person, and that in many cases they will have more than one car.	There will be some questions in the next survey about car ownership, car share etc.	jamileh@workbenchbuilt.com
It will be hard to support this project if it doesn't use union labor. BTW - with regard to transparent salaries, labor unions tend to result in greater transparency around wages.	Understood, we just aren't at that phase of the project yet where we are making this decision	jamileh@workbenchbuilt.com
So far you have met ZERO of SB330 requirements for a preliminary public hearing.	Hi Garrett, tonight's meeting is a public outreach meeting. Public hearings held via SB330 will take place following submittal of a complete formal application.	tmaier@santacruzca.gov
Mission Hill is iconic and will that be blocked by this project for everyone to see? Isn't the Mission Hill a historic district and is it not protected as a viewshed also?	Hi Candace, the Downtown Plan requires that impacts of projects to views to Mission Hill be evaluated. This will be a necessary step following submittal of a formal application.	tmaier@santacruzca.gov
s	It finally gets us past the Palomar, which was built 95 years ago!	sibley@workbenchbuilt.com
lol, i copied a statement and the untrained AI (or idiot) Jamileh, said thank you for support!!	We read your comment.	clay@workbenchbuilt.com

I am not in support, Jamileh	We read your comment.	clay@workbenchbuilt.com
Since this is a "15 minute smart city" project will you be including smart meters and other digital monitoring of those living in the project.	I'm not sure what that means, Keith.	sibley@workbenchbuilt.com
Is the 16-story proposal fully malleable within the law of California?	Yes	jamileh@workbenchbuilt.com
Is it possible to stop this project?	It's not possible to stop it, but we are very open to your constructive feedback and to making improvements.	jamileh@workbenchbuilt.com
This project seems well thought out and the team seems committed to bettering a place that is their home too. Thanks for sharing the design ideas, great part of the presentation. When would this project get started?	Hello, please note that the project would be required to obtain all necessary entitlements (permits) and the obtain Building Permits prior to project construction.	tmaier@santacruzca.gov
no clay	We read your comment.	clay@workbenchbuilt.com
we arent falling for that garbage	We read your comment.	clay@workbenchbuilt.com
Tourists without cars?	I'm not sure what the car-ownership of tourists has to do with apartments for people who live downtown, or the availability of parking for the those residents; but yes, some tourists get around without cars when they visit our downtown.	clay@workbenchbuilt.com
HOW do you understand the gravity of this site? This isn't coming across as credible.	We read your comment.	clay@workbenchbuilt.com
aint no one saying 'Tim Maier (City Planner) 07:24 PM Hi Daniel, thank you for the comment. Your concern is received. Please note that a height increase beyond that stated in the Municipal Code may be requested as an incentive/concession via State Density Bonus Law'	Please clarify your question/comment.	tmaier@santacruzca.gov
What will studio rent be for " low income" unit?	Currently the rent in Santa Cruz county for a "low income" studio is \$1,729 either including utilities or with an allowance for utilities that reduces that rent number.  CORRECTION: I apologize that I gave an outdated number of \$1729 per month during the meeting. As of April 1, 2024, the "Low Income" rent for a studio unit in Santa Cruz County is \$1902 per month. That number is published here: <a href="https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/2024-mtsp-regular-limits.pdf">https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/2024-mtsp-regular-limits.pdf</a>	clay@workbenchbuilt.com
Are the tourists riding their bikes here?	Sure. Tourists ride their bikes all over Santa Cruz and its downtown. They probably took planes, buses, shuttles, cabs, ubers, and/or rental cars in their travel to Santa Cruz, but once they're downtown they have access to the B-Cycles to ride all over if they want.	clay@workbenchbuilt.com
Is this webinar designed to make a claim that the public had an opportunity have input even if we really have no say in the future of downtown?	No.	sibley@workbenchbuilt.com

Here is the downtown plan: <a href="https://www.cityofsantacruz.com/home/showpublisheddocument/99286">https://www.cityofsantacruz.com/home/showpublisheddocument/99286</a>	We read your comment.	clay@workbenchbuilt.com
Those photos of inspirational buildings are 5-6 stories high.	Five or six stories is very common for apartment projects today because of building-code-allowed construction typologies. The normal provisions of the building code allow light-wood-frame buildings (with 2x studs like most homes are constructed of) to be built up to 4 stories, or 5 stories with fire-retardent-treated wood. That 4 or 5 stories can be stacked on top of a "podium" that is constructed of concrete. Most concrete podiums are 1 story, but a podium up to 3 stories can be built if construction cost allows. So the inspirational buildings are of the same type of construction (4 stories of wood, or 5 stories of fire-retardent-treated wood, over a podium) as the 8-story building proposed at the clock tower, the 8 story building just has 3 stories of podium with 5 stories of fire-retardent-treated wood. We are also looking at newer construction typologies that allow taller buildings and are feasible from a construction cost perspective.	<a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a>
I used public transportation throughout my childhood on the east coast. This was possible for my single mother with 4 children because there was public transportation not reliant on the flow of automobile traffic. I think you need to consider residents who need cars to reach county destinations because they work more than one job, have to take children to school and childcare and may also care for family elders. It is not possible here in these circumstances to rely on public transportation to manage a busy life in a city of this size. I think the "no cars" argument may apply to students, young professionals without children and some but not all seniors. Something to consider.	Definitely, it won't work for everyone, but it will work for a lot of people.	<a href="mailto:jamileh@workbenchbuilt.com">jamileh@workbenchbuilt.com</a>
Keith is right ... Jamileh speaking crap ... it aint gonna happen	We read your comment.	<a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a>
The info provided does not support rental vacancies in downtown. Five 55 Pacific has 9 vancancies, according to Apartment.com According to Zillow, it has 11 vacancies.	Different sources have different stats. The number of vacancies in an apartment project change every day and sources are not updated on the same time schedule. Not sure I understand your point. If the supply of housing exceeds the demand, rents go down. That's what we want.	<a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a>
it hasnt started	We read your comment.	<a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a>
How is this project unstoppable? Who got paid off?	We read your comment.	<a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a>
no one wants an 8 story concession	I've had quite a few community members come up to me since this was submitted who do.	<a href="mailto:sibley@workbenchbuilt.com">sibley@workbenchbuilt.com</a>
I do not have anyway to fill this in.	Sorry you were having trouble with the survey. Hope you were able to complete it. We appreciate it!	<a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a>

food and dining	Thanks.	sibley@workbenchbuilt.com
Why isn't entertainment an option on this page?	Great comment! We will add that when we publish the survey. Thank you.	jamileh@workbenchbuilt.com
we aint need your crappy buildings with trees lacking roots	We read your comment.	clay@workbenchbuilt.com
There needs to be an other option to get the real picture	We read your comment.	clay@workbenchbuilt.com
The cost of the majority of apartments will be too expensive for long time locals. So the argument that it will provide "affordable" housing for them is a sham. The idea that you need very little parking is absurd. What about retirees that can't walk far, young parents that need to drive children to school, tech employees that need to commute. It's impractical to have so little parking. And what if a tenant has a guest? It would tower above the surrounding town and stick out like a sore thumb!	Hi Mercy, great questions. Please note that the State passed AB2097, which allows projects within a half-mile of major transit (such as this project site) not be required to provide any parking. Any parking provided with the project application is included voluntarily.	tmaier@santacruzca.gov
Ever been to Santa Barbara... Crete... Paris.... ? It would be nice if the CITY would define "a look" that is consistent with the vibe, history, and coastal-ness of the community... Just nice to have "theme" for the city, and not all these different designs. Brings it together. IMO	The City is reviewing their Objective Development Standards, this is great feedback for them! That document will really set the tone for the look and feel of projects. There is a web page dedicated to it on the City site	jamileh@workbenchbuilt.com
I'm curious how people in this chat simultaneously don't want to build new housing and say they want to deal with the homeless issue??	Thanks for your comment. Both of these are very complex issues for sure.	sibley@workbenchbuilt.com
Biggest challenge in downtown? TRAFFIC. THAT SHOULD BE ON YOUR SURVEY, DONT YOU THINK?	We can add that in the next version. We hear a lot about parking which is why we included that one.	jamileh@workbenchbuilt.com
My surbey is no longer working	The Workbench team will work with the city to make the survey available on the city's website after this Zoom session.	omar@workbenchbuilt.com
Jamileh again wrong	We read your comment.	clay@workbenchbuilt.com
Where in this survey would we be able to express our opposition to this project?	Hi, you are welcome to submit comments at any point to either the project applicant or to City staff. All comments will be relayed to the applicant and included in the public record for the project.	tmaier@santacruzca.gov
I live 2 1/2 blocks from the Town Clock. It takes me, on average, 7 minutes to drive down N. Pacific and get to the Post Office on a week day. Sometimes the line is all the way back to River St. The prospect of all those cars using Knight Street for the commercial enterprise, never mind all the tenants crowding into N. Pacific or Bulkhead is insane.	I agree! I think we should build this project for people to live without cars. I don't think we'd want cars using Knight Street. But there are a lot of factors, including funding sources that go into that. I get from that site to the edge of town on a bike in 7 minutes - various forms of active transporation is a much better fit there.	sibley@workbenchbuilt.com
I lost the ability to answer the survey AGAIN.	Sorry you were having trouble with the survey. Hope you were able to complete it. We appreciate it!	clay@workbenchbuilt.com
The project will be fail	We read your comment.	clay@workbenchbuilt.com
This is not an SB330 public hearing. It is propaganda. The planning dept needs to resign.	Hello Garrett, tonight's meeting is not a public hearing. It's a public outreach meeting. Public hearings regarding the project will be required to be held if the project is submitted via a formal application.	tmaier@santacruzca.gov
Do you think the survey questions you are asking are leading questions? Sometimes it feels like the choices are "forced."	The survey will be up afterward, and we'd like feedback on that for specific questions.	sibley@workbenchbuilt.com
16 is insanity	We read your comment.	clay@workbenchbuilt.com
Changing the landscape of downtown by a project of this size could impact the economic viability of Downtown....That is a high risk but you have no accountability to that impact. What are you r thoughts on that issue?	The general response from buisness groups has been very supportive due to the expectation that this would help the economic viability of Downtown. We will continbue to gather specific information before making project decisions.	sibley@workbenchbuilt.com

That last question is an example of false either/or. You can lean towards bikes and public transportation without demonizing cars.	We are trying to acknowledge that state analysis has shown that if we continue to be as car based we cannot meet CA's climate goals, even if those cars are electric. We are trying to help provide choices that may be a better fit for those people who CHOOSE not to have a car.	sibley@workbenchbuilt.com
Can this presentation be extended (by time) in order to address all the pertinent questions asked tonight? Thanks.	Yes, we will go a little longer in order to get to more questions.	jamileh@workbenchbuilt.com
Jennifer, Clay previously answered that Workbench prefers to focus on their "backyard" when I asked why you do not attempt something of this nature in Carmel. Quite frankly, I do not see how Salinas is your backyard, while Carmel is not.	Thanks for your comment. You're right that we have projects from Salinas to Oakland. That doesn't change the fact that we like to work on projects in our neighborhood. This project is a short walk from our Santa Cruz office. I'm sure we'd do a project in Carmel if the opportunity came up. Its a beautiful place!	clay@workbenchbuilt.com
I love the design of the 16 story one!	Amazing! So do we!	jamileh@workbenchbuilt.com
Those pictures are not to scale. It would look very different in the small space the building would fit in.	We do our best to model out the city context in our 3D modeling software using google earth data. The white masses you see on the edges of the renderings are to-scale in relation to the proposed project.	omar@workbenchbuilt.com
How did Workbench get to 16-story's? Why not 15-story's or 17-story's?	For this specific proposal, the building's height is a function of the number of units we are trying to acheive and the vision for the massing / design. As we refine the project and study the constructability, financial viability, etc the building could be a different height.	omar@workbenchbuilt.com
is this Q&A going to be available to read, after this meeting?	Yes, it will be part of the public record that is published.	jamileh@workbenchbuilt.com
What is FAR? you keep using it.	FAR is the floor area ration. It means how much floor area of building you can have relative to the total square footage of the site.	jamileh@workbenchbuilt.com
Is there anything the city or you can do to require specific uses of the commercial space? I love this project and the density, but would love to make this project fit better for families and that requires things like more daycare/preschool close by. I would love to see some space in a project this large dedicated to that purpose so it can benefit all the new families we hope to house downtown. Thanks!	Hi Jacob, in past mixed-used projects, conditions of approval have been added, requiring that the commercial tenant spaces provide grease traps/ventilation to allow for restaurant uses to occupy the space in the future.	tmaier@santacruzca.gov
I am not interested in your goals ... I am worried about my neighbors and this fails all of us	Thanks Daniel. Our worries about our neighbors is what drove us to become housing developers, so I understand that focus at a personal level.	sibley@workbenchbuilt.com
Again I get the impression you are going to build this even if most of us don't want any of these projects so is their anyway we can get you to abandon this project?	If developers just abandoned projects every time there were people opposed to it, nothing would ever get built. No, there isn't any way you can get us to abandon this project, but you can influence what the project is if you share constructive input with us.	clay@workbenchbuilt.com
What about the heritage redwood trees? The project should include them.	No apartment project proposed on this site could feasibly preserve the two redwoods. They'll be removed as part of the project and replaced with a larger number of new street trees.	clay@workbenchbuilt.com
Poor Omar! Given < 15 minutes for the project. He's doing GREAT with the limited time he's been allocated. Would respectfully recommend a re-structuring of the presentation to be more salient as regards the project(s) at hand. Just a thought.	Thanks, please also provide feedback to the city on what should take place in these early-stage meetings BEFORE there are project details determined.	sibley@workbenchbuilt.com
OMG. That is gross.	We read your comment.	clay@workbenchbuilt.com

OH, yeah ... i see lots of trees on roof tops, pretending there is going to be greenery. Where are the tree rots going to go? into the apts?		
For reference here is the plan that is "Pre-Application but inevitable": <a href="https://www.cityofsantacruz.com/home/showpublisheddocument/99168/638472349903070000">https://www.cityofsantacruz.com/home/showpublisheddocument/99168/638472349903070000</a>	We read your comment.	clay@workbenchbuilt.com
Can you explain why you are proposing two projects?	live answered	tim@workbenchbuilt.com
Why can't the "retail space" be parking?	In order to maintain a vibrant downtown area, the General Plan says that we need 'retail spaces' as well. This creates walkable communities. Thank you for the question!	tim@workbenchbuilt.com
How can we stop you from building this? This is the biggest issue facing downtown. How is this going to be harmonious? Do you believe Santa Cruz locals will live here? This doesn't look like a connection to nature as much as an assault on it. After listening to you, you all sound like you are trying to find niches to sell us something that will ruin the heart of Santa Cruz and further your careers. By including surveys it makes us feel like we have a voice, but isn't this a farce	We read your comment.	clay@workbenchbuilt.com
8 stories is enough! This project Won't help the housing crisis if low income people cannot afford it! How does this project address the housing needs of our service workers and teachers?	Thanks for your input, this project proposes more than the required amount of affordable units (in both the 174 and 260 unit scheme). Those who qualify for affordable housing in Santa Cruz will be able to rent these units at the rates defined by the state.	omar@workbenchbuilt.com
How will there be enough water to support this?	Each new project has to obtain a "water availability letter" from the water supplier. We anticipate no issues. There is plenty of water to supply the project.	clay@workbenchbuilt.com
Owen Lawlor, who is a mentor to the founders of Workbench and Jamilah in particular from public meetings, said it would take 20,000 units to reduce rents by 15% at a Chamber meeting on Don Lane's Housing Vision about 8-9 years ago...The idea of building more housing is not considering the magnitude of impact with that amount of density to impact housing costs through market-rate building. It is not considering the impact of that much density on our infrastructure and desirability as a tourist destination and also for those that live and raise a family here or go to school here.	We read your comment.	clay@workbenchbuilt.com
where is the rest of santa cruz behind your pictures? do we not matter?	Santa Cruz and its residents matter very much to us at Workbench. The vast majority of our team lives and works here, and we are working to build thousands of new homes in this area. You matter.	clay@workbenchbuilt.com
too bad the rendering doesn't show the surrounding buildings and impact on them	These are really early stage renderings and we are starting to model out the surrounding context using google earth data. In the formal planning application we will include updated renderings and shadow studies.	omar@workbenchbuilt.com
it looks terrible omar	We read your comment.	clay@workbenchbuilt.com
How are you growing trees on the roof? Curious..	We are still very early in the design process, but we will be working with a landscape designer and structural engineer for any planted areas on the roofs of the project.	omar@workbenchbuilt.com
I see that i was told that this project can not be stopped and we just have to let our community have these horrific buildings so you don't really care what the people living downtown think?	We read your comment.	clay@workbenchbuilt.com

it is impossible to get around town already	Respectfully, no, it certainly isn't impossible. Santa Cruz has a great public transit system that is getting better all the time, great bike routes, public bike rentals, a walkable downtown and trails all along the river. It's a joy getting around town for many of us!	clay@workbenchbuilt.com
we can enjoy the views from the right places no problem	The views from a tall building here will be pretty great.	clay@workbenchbuilt.com
Please no on the 16 story!		
I know mixed use is popular but at this point we need housing far more than commercial space. This could change I suppose in future but I'd rather see more housing.	Thank you so much for your comment!	tim@workbenchbuilt.com
Are you taking in to consideration windows that are created to minimize/eliminate bird strikes?	The City has a birdsafe glass ordinance that the design will need to follow	jamileh@workbenchbuilt.com
I think it would be great if the rooftop was a publicly open space, like in some San Francisco buildings	We agree!	jamileh@workbenchbuilt.com
What do you anticipate the selling price for the units? Are the purchased units then available for rent by the owner?	The project is proposed as a rental project, not a for-sale project.	clay@workbenchbuilt.com
I see a lot of FUD in here	We read your comment.	clay@workbenchbuilt.com
You have no sense of balance when seeing the level of density of that building in Santa Cruz. You act like we are in the most urban settings of major cities....You have lost it here.	We read your comment.	clay@workbenchbuilt.com
Are you going to create some views from various places, not just from the hill? I'd like to see what it looks like from a couple of blocks away on River Street where I live.	Great question! Yes, we will continue to do studies of the project as we develop the design, including views from different areas of the city.	elizabeth@workbenchbuilt.com
16 stories is completely out of proportion for our downtown. It will completely dominate the skyline. I'm thinking of Salesforce in SF. Yuck	Thanks for your feedback. I would say that the tallest buildings in any city are downtown and they do create the skyline, so it's important that they be well designed.	<a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a>
The tall project is just too tall! We are not a large city! 8 stories would fit in with our town, not 16.	Thank you for sharing your opinion.	elizabeth@workbenchbuilt.com
why is the clock tower largely out of correct proportion to the building visualization?	We'll double check the height and size of the clock tower in our model, but any visualization depends on the perspective (distance and orientation) that the image is taken from.	clay@workbenchbuilt.com
Why aren't you answering my questions?	Hope we got to all the questions! We were typing pretty furiously over here, and we're working after the meeting to answer all the ones we missed.	clay@workbenchbuilt.com
Will you be encouraging the tenants to volunteer with Food Not Bombs who will be sharing meals across the street?	We're in early stages now, but means of connecting with the community will be explored as we progress.	elizabeth@workbenchbuilt.com
What are the projects that are similar to the smaller version?	8 stories is a very common apartment building typology. There are hundreds of examples, but the architecture proposed in these designs is original and unique, just like Santa Cruz.	clay@workbenchbuilt.com

<p>If this density need *in this space* is inevitable (which I doubt), why not try for historically harmonius architecture instead of aggressivly modern? A rendering taking this into account/trying to appease this concern would be very helpful.</p>	<p>Architectural style and aesthetics are definitely subjective, so developers listen to design input but have the right to propose their own vision. Santa Cruz has buildings of lots of different styles. New buildings can either mimic old styles or be of their time. It is because cities develop over many years, and architects are creative, that cities are eclectic. During the community outreach for Santa Cruz's Objective Development Standards, residents expressed their desire to keep this eclectic look and feel, rather than direct architects to design more homogeniously.</p>	<p>clay@workbenchbuilt.com</p>
<p>I'm a single mom with an infant and a toddler. It's pouring rain in January. With no car, how do I get groceries?</p>	<p>All respect to you for the tough job of raising an infant and a toddler as a single mom. There is New Leaf Market on Pacific, and Trader Joe's on Front Street that are both a short walk from the project. If you aren't able to afford a car and a place to park it, wouldn't you rather live in a place where you can walk to two different grocery stores? If you are able to afford a car and a place to park it, and you'd rather drive to get groceries, there are a many other apartment projects that offer parking as an amenity. Not every project is for everybody.</p>	<p>clay@workbenchbuilt.com</p>
<p>had to add dirty?Not clean?</p>	<p>We read your questions, but without context I don't understand them.</p>	<p>clay@workbenchbuilt.com</p>
<p>you guys have terrible selections</p>	<p>Thank you for sharing your opinion.</p>	<p>elizabeth@workbenchbuilt.com</p>
<p>Would Food Not Bombs still be at the Clock Tower on weekends?</p>	<p>The Clock Tower park is and will remain a park for all of Santa Cruz. We hope Food Not Bombs will keep doing the great work of feeding those in need!</p>	<p>clay@workbenchbuilt.com</p>
<p>This survey is propaganda, do not give them your information.</p>	<p>We read your comment.</p>	<p>clay@workbenchbuilt.com</p>
<p>How long would construction take? This project seems like it would be very disruptive to downtown traffic and businesses.</p>	<p>Construction of large apartment projects like this typically takes about two years total. The projects going up downtown right now have all been able to manage traffic during construction.</p>	<p>clay@workbenchbuilt.com</p>
<p>you aint gonna have enough bots to convince us 16 is ok</p>	<p>We read your comment.</p>	<p>clay@workbenchbuilt.com</p>
<p>Lovely buildong designs for for downtown LA or Baltimore.</p>	<p>Thank you for the compliment.</p>	<p>clay@workbenchbuilt.com</p>
<p>It looks like you're building a ghetto for twenty-something bike riders. How does a senior citizen live there?</p>	<p>A senior citizen lives there the same way anyone else does, and the same way all the senior citizens in all the other apartment projects live downtown. But again, not every project is for everybody.</p>	<p>clay@workbenchbuilt.com</p>
<p>check zoning btw</p>	<p>We read your comment.</p>	<p>clay@workbenchbuilt.com</p>
<p>seriously wrong question, aint no one on this chat gonna live there</p>	<p>That's a really good point. The folks who oppose this project probably aren't going to live in it. Why is their opinion so much more important than the needs and desires of the hundreds of people who WILL live there?</p>	<p>clay@workbenchbuilt.com</p>
<p>my survey doesn't work</p>	<p>Sorry you had trouble with the survey. We hope you were able to complete it.</p>	<p>clay@workbenchbuilt.com</p>

<p>Who will own these rental buildings, I.e. collect all that rent.</p> <p>Also, what is the start time and completion time?</p>	<p>We can't know who will ultimately own the rental project. Also, the start and completion times are unknown; its just too early to estimate that.</p>	<p>clay@workbenchbuilt.com</p>
<p>To Clay: I didn't understand your answer. My question is "WHY" wouldn't Measure M have applied to this project?</p>	<p>Measure M would not have applied to this project. Measure M, which was opposed by about 60% of Santa Cruz voters, would have applied (had it been enacted) to projects that submitted an SB 330 preapplication AFTER Measure M (assuming it wasn't preempted by State law) went into effect. The SB 330 preapplication for this project was submitted BEFORE Measure M would have become effective. In addition, with respect to it's requirement to put certain projects to a public vote, we believe State law would preempt its provisions.</p>	<p>clay@workbenchbuilt.com</p>
<p>How many people of color are on your management team?</p>	<p>Our website has profiles on our management team and employees. We are a pretty diverse group. Person of color is defined as someone who is not white. The three senior managers of our company are all white, so the answer to your question is zero. On our projects, three out of four of our development managers are people of color. We have openings available for Development Associate, Development Director, and Project Architect. We'd love to interview people of color and anyone else who is interested in a position.</p>	<p>clay@workbenchbuilt.com</p>
<p>Can you provide evidence for this statement? The majority of our completed developments where we served as the developer (not only the architect) are 100% occupied by formerly homeless residents.</p>	<p>I was furiously typing answers to questions throughout the meeting so I didn't hear the statement you refer to. Perhaps it is a statement made elsewhere? One of our projects is Casa Azul at 801 River Street which was developed by our colleagues through Envision Housing, with design and construction by workbench. Workbench provides development services to Envision Housing, so it is a true statement that Workbench "developed" this project. It rehabilitated a vacant Victorian home into a project owned by Housing Matters that provides supportive services to formerly homeless individuals. It is not the case, and no one at Workbench would claim that all of Workbench's projects (whether as architects or developer) have been or will be 100% homeless housing.</p>	<p>clay@workbenchbuilt.com</p>

<p>We have a lot of commercial space, and also housing, in downtown Santa Cruz that sits empty because it is too expensive. Would you be able to make this all affordable if you truly cared about Santa Cruz for its residents?</p>	<p>So, first we really do care about Santa Cruz and its residents, and we believe building more housing, both market rate and affordable, is good for Santa Cruz. But no, it is not possible to make this project or any other substantial housing development 100% affordable without really large government subsidies. Virtually every available dollar of government subsidy is used each and every year in California to build affordable housing, and it is never enough. Some of the affordable housing has to be built by developers of market-rate housing or we'd have even less affordable housing. Market-rate housing projects don't have access to government subsidies, so each unit of affordable housing has to be paid for by the rent coming from the market-rate housing.</p>	<p>clay@workbenchbuilt.com</p>
<p>Is there any way to assure that all the housig that has been started and is planned will NOT be for second homes, expecially for people outside of SCC or that don't become vacation rentals?</p> <p>How can you deal with increased water use ?</p>	<p>We can't speak to "all the housing." In general, it is illegal to descriminate against an applicant that qualifies to rent a unit, so you can't keep someone from renting a "second home." With respect to vacation rentals, known as "short-term-rentals" they'd have to follow the local laws.</p>	<p>clay@workbenchbuilt.com</p>
<p>The 16 story version looks like it belongs in San Jose or San Francisco. How do you reply to those who say you are ruining my town?</p>	<p>Well, we know that some people will say that a single building can ruin their town, just because it looks like something that might be built somewhere else, but we don't take that sort of comment very seriously.</p>	<p>clay@workbenchbuilt.com</p>
<p>Menti is not taking my votes again. Thank you, Menti</p>	<p>Boy, between the power outage and just the unfamiliarity of us all with Menti and how to use the QR code and all that, sounds like folks had some real challenges responding to the surveys, but we did get a lot of responses and were able to look at those answers. We really appreciate you sharing your responses.</p>	<p>clay@workbenchbuilt.com</p>
<p>What will be the impact on traffic in the surrounding area? We have experienced a significant increase in traffic in the past 2-3 years as the roads correctly do not support cross city flow.</p>	<p>I can't answer that question precisely right now, but the impact on traffic from building this project with limited parking, and a tall building that meets a lot of housing need in a small footprint, and all of the residents are walking distance from everything that the downtown has to offer, is way less than the traffic that will be created by an equivalent number of new homes built across Santa Cruz in places too far to walk to all the everyday conveniences.</p>	<p>clay@workbenchbuilt.com</p>
<p>Thanks for allowing us to participate in your unpaid and unpublicized customer panel.</p>	<p>We read your comment.</p>	<p>clay@workbenchbuilt.com</p>
<p>How are you planning to bring people to nature with no setbacks and very little landscaping</p>	<p>We're surrounded by nature here in Santa Cruz, and that's because the citizens have decided to concentrate development within the existing city limits instead of building outward and urbanizing areas that are wild or developed at low intensity. If you don't build out, the only way to build more housing is build more on the land that has already been developed.</p>	<p><a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a></p>
<p>I am now signing off because I do have a hard stop. I hope there will be less pitch and more detail in future presentations.</p>	<p>We read your comment.</p>	<p>clay@workbenchbuilt.com</p>

I still don't understand how a waiver or waivers can get you from a zoned maximum height of 3 stories to 16 stories. Please explain in detail. Thank you,	This is in the slides on state housing law. They will be available to review on the City's website.	jamileh@workbenchbuilt.com
Measure M was about to allowing citizens to vote on building height. Why do you say it wasn't about building height?	Measure M would not have applied to this project.	clay@workbenchbuilt.com
I am concerned about the design of the building. How much input are you willing to take from the public. Ultra modern isn't appreciated by many of us. The style of the 100% affordable building on Water Street <del>needs to be considered. The developers listened to the neighbors and it greatly improved the design</del>	We are open to design ideas, please let us know your thoughts.	jamileh@workbenchbuilt.com
What type of emergency plan? Are you considering the impact 1989 past earthquake caused downtown?		
You have proposed an 18 story version , as well as an 8 story model. Are we to assume that you will not pursue anything less than 8 stories?	We do not intend to submit a building less than 8 stories.	<a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a>
The idea of creating a restaurant on the top floor should be considered, imagine the views of Santa Cruz!	Absolutely!	jamileh@workbenchbuilt.com
A robust public transportation system doesn't exist in Santa Cruz. Building high density housing without an improvement in public transportation will have the predictable effect of increasing traffic.	Public transit is improving here. More density supports more public transit. "Santa Cruz METRO intends to increase service by over 50 percent through the Reimagine METRO service restoration and expansion plan..." <a href="https://scmted.com/en/agency-info/planning/reimagine-metro">https://scmted.com/en/agency-info/planning/reimagine-metro</a>	clay@workbenchbuilt.com
How about something less industrial looking? Something that fits in more with our coastal environment. Consider more human scale design.	Thanks for your input! We will consider this as the project design progresses.	omar@workbenchbuilt.com
why isnt parking an amenity there?	Because parking isn't an amenity that everyone needs or wants. Many people who live downtown do not have cars, we are confident that this project does not need to offer parking to attract people who want to live in our beautiful, vibrant, and convenient downtown area.	clay@workbenchbuilt.com
I would be most interested in parking at the Clocktower center over any other amenity.	We appreciate you sharing your feedback on the survey question. Sorry if you were having trouble completing it due to the power outage.	clay@workbenchbuilt.com
TREES!	We read your comment.	clay@workbenchbuilt.com
How does the city ensure these are not all just turned into short term rentals? We move tourism.. but short term rentals are the antithesis of addresses the housing crisis.	The City has regulations related to short-term rentals. I'll let the City respond to this question.	clay@workbenchbuilt.com
Most of these survey questions have ZERO to do with a AB330 public meeting, maybe ALL of them	We read your comment.	clay@workbenchbuilt.com
Public accessibility only invites theft.	This is a good point we will be considering as we continue to progress the design. Our goal is to provide and inviting space but still be realistic about security.	omar@workbenchbuilt.com

<p>Agree with this: I am concerned about the design of the building. How much input are you willing to take from the public. Ultra modern isn't appreciated by many of us. The style of the 100% affordable building on Water Street needs to be considered. The developers listened to the neighbors and it greatly improved the design.</p>	<p>Architectural style and aesthetics are definitely subjective, so developers listen to design input but have the right to propose their own vision. Santa Cruz has buildings of lots of different styles. New buildings can either mimic old styles or be of their time. It is because cities develop over many years, and architects are creative, that cities are eclectic.</p>	<p><a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a></p>
<p>this is a very clear presentation and it is evident that a lot of effort has been put into design as well as listening to and educating the community. Thank you. I like the design. It is hard to make everyone happy but building more housing is critical.</p>	<p>Thank you for your comment!</p>	<p><a href="mailto:omar@workbenchbuilt.com">omar@workbenchbuilt.com</a></p>
<p>yes, keep them hidden</p>	<p>We read your comment.</p>	<p><a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a></p>
<p>What do you estimate the purchase price of a one and a two bedroom unit?</p>	<p>This is a rental project, not a for-sale project. Rents for most units will be market-rate, meaning they will be similar to the rents charged by other similar units in the area. The Affordable Units will have rents set by the State and County.</p>	<p><a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a></p>
<p>It appears that you are asking all of these questions to fabricate support from the downtown community that doesn't actually exist.</p>	<p>We asked the questions to get feedback from the folks who took the time to join this meeting and complete the survey. And we appreciate providing the responses.</p>	<p><a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a></p>
<p>What is your time line for a huge project like this?</p>	<p>Many years, likely 3 - 6 years from purchasing the property to occupancy.</p>	<p><a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a></p>
<p>I and a lot of folks I know would like a less modern design. I like the tiered look, so smaller at the top of the building.</p>	<p>Thanks Trish! That is great feedback</p>	<p><a href="mailto:jamileh@workbenchbuilt.com">jamileh@workbenchbuilt.com</a></p>
<p>I saw the slides on state housing laws. I didn't see the answer there. So a 500% increase in height is allowed under state law?</p>	<p>What State law basically says is that the City can't restrict the height of a building in such a way that the project can't fit all of the units allowed by local and state law. So the height limit is set by the number of units allowed on the site. State law allows for a "waiver" of height limits that prevent the project from including all the units allowed.</p>	<p><a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a></p>
<p>it seems like you wasted time on purpose with the surveys etc</p>	<p>We read your comment.</p>	<p><a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a></p>
<p>Where is the planning deptment in all of this? Aren't they supposed to make all the standards violations or variances explained?</p>	<p>We read your comment.</p>	<p><a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a></p>
<p>I think the 8 story building is okay and the 16 is much too tall for our city. I would be more supportive of the project if there was more affordable housing and housing for very low income people including Calworks participants.</p>	<p>Thanks for supporting taller buildings that can provide more housing in the limited land area available; and we hear your concern about the 16 story building. When we plan a project we want to provide as much housing on that site as is feasible, because the need for housing is so high. The feasibility of the project includes how we can make the project pencil financially. One way projects can pencil is to provide no affordable units at all and build fewer total units. Another is to provide affordable units to obtain a "density bonus" to build more total units. The extra total units essentially pay for the cost of building the affordable units. So taller buildings is essentially how we pay for a higher number of affordable units.</p>	<p><a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a></p>

Will we be able to get a copy of all these questions and answers?	Yes, it will be posted on the City's site sometime in the next week or so. The presentation will be as well.	jamileh@workbenchbuilt.com
Is there anyway to assure that all the housing that has been started and planned to be built will NOT be for second homes especially for people outside of SCCC or become vacation rentals.  How will you deal with increased water use?	We can't speak to "all the housing." In general, it is illegal to discriminate against an applicant that qualifies to rent a unit, so you can't keep someone from renting a "second home." With respect to vacation rentals, known as "short-term-rentals" they'd have to follow the local laws.	clay@workbenchbuilt.com
if parking is to be limited, what will the over the hill employees who have higher incomes and will buy here do to travel over for work?	If they rent here, folks who work over the hill would either need to take public transportation, bike, walk, carpool, or park a car somewhere else. Lots of options. But if they want to keep a car at their residence, they'd need to choose one of the projects that provides parking as an amenity.	clay@workbenchbuilt.com
Could you please elaborate on your plans for parking, car sharing, and bike storage at the site. For example, are dedicated car share parking spaces going to be provided at the site or are these envisioned to be accessible in the larger downtown core? If spaces are made available to residents, are these spaces envisioned to be available for electric charging or made for conventional cars?  Regarding bike storage, are charging points envisioned to be provided for e-bikes for residents and what type of bike security is going to be provided given the location of the proposed structure? Are bike shares also going to be part of the proposed plan, for example, advocating for a bike share space at the clock tower park?	We are still very early in the design process, but we love your line of thinking!  We will be providing EV charging and ADA parking spaces and will be exploring options for on-site carshare spaces.  The design of the bike rooms are also in very early stages, but providing space for E-bike charging is a priority. Bike storage facilities will be secure and accessible only by building residents and management.	omar@workbenchbuilt.com
Can you prioritize housing for our service workers and educators? Will there be a lease to own possibility?	Thanks for the question, we love those ideas! Both proposed projects provide more affordable units than are required for folks that qualify for affordable housing. As the project evolves we will continue to consider these opportunities to help house folks that need it most.	omar@workbenchbuilt.com
this is an absolute eyesore and not a good space for this project	We read your comment.	clay@workbenchbuilt.com
Are you willing to meet in the near future with specific neighbors to answer their questions directly?	Yes definitely.	jamileh@workbenchbuilt.com
Obviously the developers would like to build as tall as possible. That is more profitable. It is not what residents want. 16 stories is insanity. Parking and traffic is crazy already.	We read your comment.	clay@workbenchbuilt.com
The Palomar hotel was 8 stories, a penthouse and for a long time a 2-story high billboard. That's affectively 11 stories 95 years ago. Like our long-suppressed housing inventory, building height has been artificially stifled for many decades. Glad you're finally paying catch-up. Thank you.	Thanks for this comment. Building heights have also been constrained by the cost of construction for the different building-code-allowed types of construction. Concrete and steel buildings can be built taller, but they cost more to construct. New construction technologies and building code changes are allowing taller buildings to be economical. That's good for housing production.	clay@workbenchbuilt.com
I like the design of the building it's beautiful and UNIQUE, please keep it how it is or similar	Thank you!	jamileh@workbenchbuilt.com
Is the model of the project to support families with children or primarily adults? Are adequate schools to accommodate the families with children.	Yes there is more than adequate school capacity in Santa Cruz. Families with children would be welcome in the project.	clay@workbenchbuilt.com

<p>\$1729 as affordable for a studio is not affordable. Where did you get this number? Why do we have real estate people who stand to gain set the numbers for market rate rent?</p>	<p>"Affordable" rents are set by the State of California. I apologize that I gave an outdated number of \$1729 per month during the meeting. As of April 1, 2024, the "Low Income" rent for a studio unit in Santa Cruz County is \$1902 per month, including utilities. That number is published here:  <a href="https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/2024-mtsp-regular-limits.pdf">https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/2024-mtsp-regular-limits.pdf</a></p> <p>For market-rate rents, each apartment owner sets the rent for each unit at what they think (based on data from a lot of different sources) the market will pay. If they set the rent higher than the market will pay, the unit won't rent quickly and they'll lose days or weeks of rent; then they'll have to lower the asking price. If they set the rent lower than the market will pay, the unit will rent quickly but they'll not get as many dollars for the unit as the market would have paid. That's what we mean by market-rate rent. You are exactly right that "real estate people who stand to gain" set the rent at market rate; that's capitalism.</p>	<p>clay@workbenchbuilt.com</p>
<p>I'm a born and raised Santa Cruz Local. Not a single client of mine, friend of mine, or family member of mine wants this project to come to fruition. Sadly it seems like none of you care, And nothing that any of us say actually matters! How can you sleep at night when you're defacing our community and our way of life. Nobody wants this!!! Wake up! It's an insult to our intelligence and our local culture. It's an eye sore and completely over the top!</p>	<p>Thank you for sharing. We have spoken with lots of people who were born and raised here and are very excited about the project. There are lots of opinions on both sides on this issue.</p>	<p>jamileh@workbenchbuilt.com</p>
<p>yes I agree with Trish. This building will have a huge foot print ...and I would like to see a fitting design. Thank you.</p>	<p>Thanks for your feedback. We want this to be a beautiful building!</p>	<p><a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a></p>
<p>what about earthquake proofing? a lot of downtown SC fell down in the 80's</p>	<p>The project will have to meet strict building codes to comply with earthquake safe design</p>	<p>jamileh@workbenchbuilt.com</p>
<p>Issues: Space is too small for such a huge building. No Parking. Blocking condos next door.</p>	<p>We read your comment.</p>	<p>clay@workbenchbuilt.com</p>
<p>And is Tim a member of the planning commission while developing this and other projects?</p>	<p>Tim Gordin is a member of the Santa Cruz County Planning Commission, not the City Planning Commission. For our projects in unincorporated Santa Cruz County, Tim recuses himself from the consideration of the project. It is helpful to have knowledgeable people on planning commissions.</p>	<p>clay@workbenchbuilt.com</p>

<p>Have you considered having this QA time be half of the total time?  where are those folks now at clock tower going to go? Could you build housing for them instead of inviting more people into SC? You're aware over half of current homeless were once SC renters? And that 1/3 of them graduated from local hi schools? And that the fastest-growing homeless segment are seniors? thank you.</p>	<p>Lots of great questions!  Q: Have you considered having this QA time be half of the total time?  A: The Q&amp;A time is the full length of the meeting. Questions were submitted throughout the meeting, and we've worked hard to answer virtually all of them!  Q: where are those folks now at clock tower going to go?  A: The folks who come to Clock Tower Park will be able to keep coming. The new development is on the land north of the park; it isn't taking the park away.  Q: Could you build housing for them instead of inviting more people into SC?  A: As addressed in previous answers, we beleive some of the units will be rented by formerly homeless people. But this is not a government-subsidized project so the number of affordable units has to be supported by the rents from the market rate units. We support building all types of housing including supportive housing for people experiencing homelessness.  Q: You're aware over half of current homeless were once SC renters? And that 1/3 of them graduated from local hi schools? And that the fastest-growing homeless segment are seniors? thank you.  A: Boy these are really heart-wrenching statistics. Across the nation, most homeless people are from that local area. They were our neighbors before they experieced homelessness, they are our neighbors while they are experiencing homelessness, and we want them to continue to be our neighbors when they become formerly homeless!!</p>	<p>clay@workbenchbuilt.com</p>
<p>Could you please address the transportation needs of elders and disabled people? Not everyone can ride a bike or walk. So it seems this project is for people under 40 (?)</p>	<p>This project DOES address the needs of elders and people with disabilities, so long as you understand that people of all ages are differently abled. There are elderly and differently abled people who can't ride a bike or walk, but there are a lot of elderly and differently abled folks who can't drive, or can't afford a car, but are perfectly able and glad of the opportunity to walk or ride a bike to all the things they need in their everyday lives. Each and every project doesn't need to be for people like you.</p>	<p>clay@workbenchbuilt.com</p>
<p>If you project is to be a non resident owned build who is the property management. Workbench?</p>	<p>This is proposed as a rental project, so the units will not be individually owned. We haven't selected a property management company, yet.</p>	<p>clay@workbenchbuilt.com</p>
<p>Scrap this monstosity! If anything, keep it to no more than 5 stories, with plenty of underground parking. People want cars. I don't necessarily like it, but that's just the way it is. They are buying hybrid and electric cars which are less polluting...but people want cars.</p>	<p>Lots of people want cars. Other people want not to pay for a car and a parking space. We want to building housing for people, not cars.</p>	<p>clay@workbenchbuilt.com</p>
<p>I live near the clocktower and am looking forward to this project moving forward!</p>	<p>Thanks Cory!</p>	<p>jamileh@workbenchbuilt.com</p>
<p>I certainly would like these places sold only to people who will live in them and not just vacation rentals.</p>	<p>Understood, we will look into this as we continue working on the project.</p>	<p>jamileh@workbenchbuilt.com</p>
<p>That does not eliminate cars.</p>	<p>We read your comment.</p>	<p>clay@workbenchbuilt.com</p>

<p>To Richelle's point about Water Street, Future Housing Now, lowed the height so the viewshed was not impacted, hid the industrial equipment on top of the roof and hid in angular and tiled roof, building was set back further from the street, there was 1 space per unit rather than 1/3 to 1/2 per unit, a courtyard and cooking area, internal patios overlooking it and all in the Spanish style in honor of Villa de Branciforte...all based on public input. It is to date a very successful project and integrated into the fabric of the street and neighborhood. Consider it as a model of good development and design with context of the surrounding area.</p>	<p>Thanks for sharing this. Every project is different, but these are all things we think about!</p>	<p><a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a></p>
<p>Car free? You mean liberty free?</p>	<p>We read your comment.</p>	<p><a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a></p>
<p>You wrote: Clay Toombs (Workbench) 8:07 PM The project is proposed as a rental project, not a for-sale project.</p> <p>Who will be the landlord?</p>	<p>We don't know yet. Projects of this size are typically managed by professional property managers working for an apartment ownership company, or by professional apartment management companies.</p>	<p><a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a></p>
<p>I like the balance of parking you've created. The building is so close to downtown, adding more parking which adds more vehicles in the city would be a negative.</p>	<p>Thanks JT!</p>	<p><a href="mailto:jamilah@workbenchbuilt.com">jamilah@workbenchbuilt.com</a></p>
<p>Zero public comment. Got it.</p>	<p>We read your comment.</p>	<p><a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a></p>
<p>Need for a car not always a choice but an unfortunate necessity in much of California. I think there is room for some locations without cars but not in all these large projects;</p>	<p>Great point. We think downtown is a perfect place to live if you choose not to own a car, but many of the large projects downtown provide parking as an amenity. The fact is that those other projects often have pretty high vacancies in their garages, because downtown is so convenient for other modes of transportation.</p>	<p><a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a></p>
<p>Have to talked to UCSC about their housing needs/have you calculated how many occupants might be students?</p>	<p>We have talked to UCSC students about their housing needs, and they have expressed their needs at numerous public hearings. We have not attempted to calculate how many occupants of any of our projects might be students.</p>	<p><a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a></p>
<p>With all the population growth occurring, is the city checking in with medical providers, Dominican Hospital and other crucial service providers. It takes me 8-12 weeks to get an appointment with my doctor. Is anyone or a task force looking at medical, policing, fire services and more as we grow as a city?</p>	<p>Hello Richelle, great question. Should the proposed project be pursued through a formal application, the project will be required to be reviewed pursuant to the California Environmental Quality Act (CEQA). Depending on the level of environmental review (that is, if the proposed project is not found to be categorically and/or statutorily exempt from review consistent with the provisions of CEQA), an analysis of the capacity for the project to be adequately served by emergency services (police, fire, etc.) is conducted. Medical services providers and hospitals conduct separate evaluations regarding supply and demand for their services, which remains outside the scope of the City's review.</p>	<p><a href="mailto:tmaier@santacruzca.gov">tmaier@santacruzca.gov</a></p>
<p>Some crazy people in this chat are threatening the people working on this project claiming to know where the designers live?? Get a grip. This project will HELP Santa Cruz move into the future</p>	<p>Thanks for your comment and support. We know that people can be very passionate in their opposition to projects that they don't think are good for their community, but nobody should be threatening or assualting people they disagree with.</p>	<p><a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a></p>
<p>Delivery trucks and drop-off to this site is not considered from what I can tell and not in objective standards. What do you say about that impact as that is traffic-related?</p>	<p>Every business and apartment downtown gets deliveries. Most of those deliveries are done by parking the delivery truck on the street, or in an on-street loading zone.</p>	<p><a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a></p>

<p>I think Santa Cruz residents need housing. Locals should be prioritized. How will you project provide housing for our children and we who struggle to live here?</p>	<p>Thanks for supporting more housing! We hear your concern that people who already live here struggle to find affordable housing, and many are homeless. We also acknowledge that new housing can be occupied by people new to the community, and that Santa Cruz is a welcoming place to new neighbors. It is really awful that so many people who have lived in Santa Cruz for a long time, and children that grew up here, struggle to stay in Santa Cruz; it's your home and you and your family should be able to make a good life here! The solution really is to build more housing as fast as we can; market rate, mixed income, and 100% affordable. We all should be supporting this!</p>	<p>clay@workbenchbuilt.com</p>
<p>How many parking spaces will you build per housing unit?</p>	<p>We aren't focused on a ratio of parking to units for this project. When a project is formally proposed (not an SB 330 preapplication), the parking ratio for that project will be provided, but we don't think parking ratio is a factor in our ability to lease-up this project.</p>	<p>clay@workbenchbuilt.com</p>
<p>Will this be for UCSC students?</p>	<p>This housing will be available to all renters.</p>	<p>omar@workbenchbuilt.com</p>
<p>Please reconsider the amount of commercial space this project is envisioning—there are empty commercial units all around this proposed space where businesses have not survived. It's a lovely thought to have three floors of commercial use, but if the established spaces cannot hold businesses around this proposed structure it is unlike this proposed building could do so.</p>	<p>To clarify, we are NOT proposing three floors of commercial use! Only a portion of the first floor and possibly a rooftop or top floor space would be commercial, per our current plans and programming.</p> <p>A lot of folks are really excited about a public commercial space on the roof or the top floor of the building. It could be a great attraction with a great view! We're exploring that.</p> <p>Ground floor retail is highly encouraged by Santa Cruz (and most cities) in the downtown area because it creates a more vibrant and walkable streetscape. Those ground floor commercial spaces tend to be hard to lease, so developers usually don't want to put more commercial space on the ground floor than the City requires. But we think having some commercial space on the ground floor facing toward the south helps keep the character of downtown as a pedestrian-friendly shopping/dining/entertainment destination. If we heard from the Planning Department/Commission/City Council that ground floor commercial isn't desired here we'd certainly explore other alternatives.</p> <p>Also, all the new residents in the projects proposed and under construction downtown will help support existing and new businesses; as will the proposed new hotel and the visitors it will attract. So we hope to see those vacant storefronts being taken over by new businesses!</p>	<p>clay@workbenchbuilt.com</p>
<p>Are there examples of another city thr size of santa cruz increasing hoousing by a similiar number of units? What was the economic impact on that city 10 years after completioon of the last project?</p>	<p>There are a couple of examples in the presenation of other Cities that built housing and significant slow down of rent increases those Cities saw when compared to places that didn't build housing.</p>	<p>jamileh@workbenchbuilt.com</p>

I believe there is strong opposition to this project at the 18 story height. Quite possibly even the 8 story height. What avenues are available to the opposition to influence the outcome of this project?	Your comments and questions here do have influence on the outcome of the project, and there will be more opportunities for public input.	clay@workbenchbuilt.com
Thank you for having this at a time and in a manner where so many people could participate. Great for equity!	Thank you and you're welcome!	jamileh@workbenchbuilt.com
I live in a housing community of 89 households. 88 have at least 1 car and we are less than 3 blocks from the Clock tower. A "car free" environment is a fantasy. People have to go to work, and that's not downtown.	Well, actually, a lot of people who live downtown also work downtown. It's great that your apartment project is for people who own a car and work someplace they choose to drive to. Not every project is for everyone.	clay@workbenchbuilt.com
If lots of people like this project...have you spoken to people who live in the area that want this? I sure don't and I am sure you can build this on the west side.	Yes, we have spoken to people in the area that want the project. We hear you and others that attended this meeting oppose the project, and some who attended this meeting support the project.	clay@workbenchbuilt.com
Will this housing be affordable for those CURRENTLY struggling to find housing in SC?	The "affordable" units will be affordable to those meeting the income requirements. The rent and income requirements for those will be set by the State. That's been addressed in other answers. But, yes, the "affordable" units would be affordable to people struggling to afford	clay@workbenchbuilt.com
is this meeting one of the 5 allowed?	It is one of the 5 required.	jamileh@workbenchbuilt.com
I see the same questions being asked with widely varying answers depending on who in workbench is answering them. Can this project be stopped? Yes or no	No.	jamileh@workbenchbuilt.com
Will the very low income and low income units be accessible only through a lottery?	This is a great question for the City and/or the County Housing Authority.	clay@workbenchbuilt.com
What is your target market for rental tenants? Single professionals? High tech?	We don't have a target market. The fact is, the housing crisis is so severe we don't need a target market.	clay@workbenchbuilt.com
For the city, could you please develop and share with local businesses and residents of the area a plan for managing traffic and construction for the many proposed (and some approved) structures that are envisioned for this local N Pacific area.	We've flagged this question for the City to answer. Appreciate you asking it!	clay@workbenchbuilt.com
I like the infill, more housing, car free approach. I worry about the 16 story height and the modern look not blending at all with current, existing buildings.	Thanks for supporting more housing! We hear those concerns. Height and architectural style have been discussed in several other answers.	<a href="mailto:clay@workbenchbuilt.com">clay@workbenchbuilt.com</a>
are you trying to ATTRACT people to SC?	Santa Cruz is beautiful, has a great climate, beaches, good food, welcoming people, close-by natural spaces, and a fantastic downtown. Santa Cruz doesn't need any help from Workbench to attract people!	clay@workbenchbuilt.com
Where can we find/download the questions and answers in this thread? Thanks!	The City is going to post the Q&A on the City website.	clay@workbenchbuilt.com
