

**Q&A Report, 2020 N. Pacific Ave, Community Meeting - 6/26/24**

#	Question	Asker Name
1	Is it possible to stop this development altogether if the majority of the community do not want it to be built? If not, how does this process reflect a City Council who is representing its community?	Laura
2	Based on my observations of Workbench's quality on other projects, I would not hire them to replace my toilyr...they are not experienced nor attentive to details to be in charge of this project	M. Lee Brokaw
3	Where is height topic? Not in the spreadsheet	Gillian Greensite
4	Would that 20% be on the 8 foot or 16 foot pre- application design?	Anonymous Attendee
5	Does the equal distribution of affordable and market rate throughtout the constructions apply to these applications?	daniel
6	Cool project. How soon might we get to see this building in use?	Hope
7	There are rumors circulating that members of your team were directly involved with the defeat of Measure M. These are only rumors. Would you care to confirm or deny?	Robert Oliveros
8	The visual impact analysis of the NORTH PACIFIC AREA DEVELOPMENT STANDARDS AND DESIGN GUIDELINES says developers 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 to protect our cultural and heritage aspects of the area. Your developments ignores this important community ideal. Why not stick to the 35' as the city recommends?	Anonymous Attendee
9	Have you coordinated in any fashion that would place your team in violation of the Brown Act?	Robert Oliveros
10	Question and comment regarding height of building. Will the city take into consideration of a 16 story building in the downtown area? The Dream Inn is 10 stories and iconic to Santa Cruz in that respect. A 16 story building will dwarf the surrounding business area. Eight stories would be more than sufficient for downtown. Thanks	Gordon Paterson
11	If you want specific feedback, it is the ridiculous height and the oversized massing. I am supportive of building more housing generally but projects like this make it difficult to be a proponent of any kind of building in Santa Cruz. Be a responsible neighbor!	Rena

12	Agree 100% with Mr. Brokaw!!!! The design does not represent our city at all.	Kim S.
13	Will Workbench consider a building not as tall as even 8 stories?	Anonymous Attendee
14	At the last meeting, I had asked if Workbench had any experience in a project of this magnitude. My recollection of the answer was that a team member said that you had experience, but not anything this large. Your website shows several renditions of proposed projects. However, the only completed projects are those of ADUs. The question becomes how does an entity make the quantum leap from building ADUs to erecting skyscrapers?	Robert Oliveros
15	For Samatha (as per comments). Could you share with us the ratio (for want of a better word) between proposed or pre-proposed builds vs. its final build size. Is it +/- 10% or +/- 25% or +/- 50%? In otherwords, do we expect, based on history, a building close to thiis size or not? - Thanks!	Martin Levy
16	Will you be hosting Food Not Bombs if this is a public space?	Anonymous Attendee
17	The heritage redwood trees are an important part of our urban forest, you should save them and design around them.	Anonymous Attendee
18	Parking on N Pacific is saturated, just how many parking spaces do you get with 29884 sqft of parking? Have you factored in the cost and environmental impact to continually pump water from your basement since you are building in silty, sandy soil in a floodplain?	Anonymous Attendee
19	Does this project meet the current building height limits that are in place in our City Charter?	Hector Marin
20	Toilet	M. Lee Brokaw
21	why doesnt the 35 ft example that is used to justify the bonus' have any market rate housing?	daniel
22	Rents go up because of greed; low income is \$69/hr; no one makes that	M. Lee Brokaw
23	Is there no Q and A tonight?	Robert Oliveros
24	Are you not taking Q and A tonight?	Anonymous Attendee
25	There have been over 600 units approved and under construction downtown at market rate prices. Are you aware Five55 Pacific has never achieved full occupancy? Are you really building for moderately payed local workers who need a place to live or will this just be full of short term rentals?	Anonymous Attendee
26	You are interrupting someone who disagrees there making the meeting work in your favor. This is not how open community meeting are run.	Anonymous Attendee
27	Horrible at this location. How much will the market rate units cost? How can these be big enough for multiple bedrooms (for families)?	Anonymous Attendee

28	Don't buildings cost more to build once they are over 8 stories?	Anonymous Attendee
29	Where is the water coming from??	M. Lee Brokaw
30	Where is the Height topic? You listed it as #2 on the original list but it is not on the spreadsheet	Gillian Greensite
31	My raised hand keeps getting lowered. Is someone doing that because I've already asked a question? I have something completely different that I'd like to bring up.	Karen Ruhleder
32	If work bench wants to be a good citizen, they should defer top the community	M. Lee Brokaw
33	I would like to know the timing of this project. Even an estimate will be helpful. When will it break ground? How long will it take to build? Please, even just a basic timeframe will be helpful. I have to sell my condo and leave because this building will block all my sun and sky, and the crowds and traffic it will produce will be too much for me. Thank you.	Austen Creger
34	Will a traffic study be done modelled on the addition of this project at both heights?	Anonymous Attendee
35	How is "affordable" defined? I work with a lot of people who earn around the median income. Using the government's formula that people shouldn't spend more than 30% of their income on housing, that would be about \$2,300/mo as a cap. How many units will fall into that category?	Karen Ruhleder
36	as far as the natural resources go, why isn't water mentioned there. Santa Cruz is already having issues as far as water is concerned with UCSC. the last two years have been banner as far as rainfall is concerned. But after living here for my entire life of 48 years... that's the rarity.	Link
37	Clay indicated that there is enough parking downtown (which I vehemently disagree with.) When was the last traffic and parking study done? Is there one planned? In his statements that there is enough parking is that based on current numbers? does it take into account the OTHER developments going down town?	Laura Quick
38	Why haven't I been called? I was #11 on the list.	Sherry
39	Who is your target demographic? Those that live and work downtown? How many businesses are currently hiring?	Laura Quick
40	We're in a migration path for many species of birds. The windows look highly reflective in the rendering which will lead to bird strikes and bird deaths. Will they be designed with materials that will not be reflective?	Karen Ruhleder
41	We have a serious water supply issue in Santa Cruz with rationing on many occasions! Where are you getting all the additional water for these people??.	Maureen Nemeth
42	when will the traffic study occur?	Laura Quick

43	Sixteen stories is too high for the City of Santa Cruz. We should balance building heights with the need for additional housing. We should also listen to the neighbors when they say both proposals would unfairly shade them.	Craig Drizin
44	I personally believe that the traffic and parking will create such a burden that locals will stop supporting downtown. Likewise tourists will also not be able to park and I believe that this will actually destroy our downtown local businesses.	Laura Quick
45	What kind of businesses do you envision for the retail spaces? I don't feel a need for more restaurants, I want stores for everyday errands and items.	Karen Ruhleder
46	Will there be a local preference when the units are ready to be rented? (local residents get priority over out of town applicants)	Anonymous Attendee
47	Are there any other locations you have (or would) considered other than at the bottleneck of the main artery to downtown?	Laura Quick
48	my question is as we consider housing, we keep bringing up buildings that are 'rentals' which is not engaging the idea of ownership. Projects like this retain many people in what is considered 'temporary' housing because people wish to own. What is the consideration that we are providing opportunity for the developer/owner to take the ownership opportunity away.	Anonymous Attendee
49	Wouldn't it be more costly for developers to make buildings that are higher than 8 stories with steel, metal supplies in construction? If the project is cost ineffective above 8 stories for construction workers and developers, why pursue 16 stories?	Hector Marin
50	City Budget forecast for the next 10 years has 8/10 years with deficit. What infrastructure expenses will the city have to shoulder to support this project and how/will the developer cover some of this? Examples - fire/safety equipment, water, sewer, active transportation upgrades, etc.	M & C
51	What is affordable? And what are the hoops to prove that you 'deserve' affordability.	Anonymous Attendee
52	What about the traffic impacts of commercial vehicles? Residents who don't own cars will be heavily dependent on Amazon and door dash deliveries, etc. I know NYC has a big congestion problem with delivery vehicles, even though residents don't own cars and use public transportation.	Anonymous Attendee
53	I asked how many of the parking spaces will be for the commercial enterprise.	Shelly D'Amour
54	Could there be a child care facility on site? There seems to be a big demand for that.	Anonymous Attendee
55	A comment, Latinos support up to 4 stories building heights, not supportive of taller buildings according to community characters survey by the City	Hector Marin

56	I didn't get to say it, but I don't support the 16 story building. I wish it could be lower than 8	Shelly D'Amour
57	Is there any consideration regarding more residents requiring more city services? Such as police, fire and EMTs. Is there a plan currently to increase the budget for these services? Are any units set aside for essential workers that we are lacking? Doctors, teachers, veterinarians?	Anonymous Attendee
58	why isn't the concerns for water listed under natural resources?	Laura Quick
59	has there been geological tests to verify the area can handle a building of either size?	daniel
60	What was the inspiration for the design, or look of the building? How do you think the design reflects or fits in with the old and established downtown environment?	Anonymous Attendee
61	My hand has been raised from 6:30 on.	Sherry
62	A common critique of new housing is that it will attract newcomers and not house resident. I was part of a group that surveyed the residents of 555 Pacific asking the zip code they moved from, and around 90% moved from a zip code within Santa Cruz county. Have similar studies been done since that project opened? It helps show that our community needs these housing.	Stacy
63	The Q & A is not visible	Anonymous Attendee
64	I love this project! I think there should be fewer parking spots. It's great to have a space for people who don't want a car to live. Most of the places in Santa Cruz are car oriented; downtown is the perfect spot for a urban pedestrian focused area to flourish	Barak Wouk
65	Need is not defined by developer or government .	Anonymous Attendee
66	Please confirm the number of "affordable" units in each design. 20% of 260 units is 52. 20% of 174 units is 38. Is this is what is planned?  Also, please explain how this project (or any Workbench project) will positively affect homelessness?	evabrunner
67	Not one homeless person will be housed. Preventing homelessness at these rents is ridiculous.	Shelly D'Amour
68	The people that would be living in the buildings, won't have a garden. So I am wondering, if park/outdoor space nearby is something that the city is thinking about? There are currently very few places for downtown residents to go to be outside (basically only the levee), and people will need space to walk their dogs, play outside with kids etc. Especially without a car, a park should be nearby.	Tanya

69	This build will never provide truly affordable housing that is not possible give the cost to build and investors demand for return.	Anonymous Attendee
70	Will there be individual water meters for each unit? I would be in favor of this if possible. This is one of the best ways to encourage water conservation. Are solar panels, batteries, or any on-site renewable energy components part of the project? They should be. I suggest that the final project include a minimum Level 2 car chargers with vehicle to grid capability be included for ALL parking spaces.	Craig Drizin
71	I think that Tim Gordin is on the County Planning Commission and is principle at WorkBench. Is this not a conflict of interest?	Anonymous Attendee
72	What is the estimated anticipated rent for a 1 bedroom upon completion?	Anonymous Attendee
73	will short term rentals be allowed?	Laura Quick
74	Who currently owns the buildings that you plan on tearing down?	Laura Quick
75	At the last meeting, it was asked if this could be stopped and the answer was a firm No. But you seem to say plans still need to be submitted. What is the truth with this moving forward or no?	Anonymous Attendee
76	Workbench is supposed to be a community minded company. By building either an 8 or 16 story building at this location takes away not only sky from the 70 owners at 2030 but also our views - that we paid dearly for. Outdoor world has been cleared and 51 units will be built without parking. I challenge Workbench to find a parking space any time during the day on Bulkhead. There isn't any and will only get worse with the Out World gets built.	Sherry
77	Hector did not say Latinos prefer tall buildings. He said latinas prefer 4 stories. In the city's survey, Latinas preferred lower buildings compared to other groups of respondents.	Gillian Greensite
78	Tim the height of the build is a discussion and the point of this meeting.  You are clearly manipulating the out come of this meeting! Most kindergardener can see this.	Anonymous Attendee
79	Thank you for the response. I will accept the 20% answer as a good first shot. I'll take this up after today's meeting/zoom-call.	Martin Levy

80	Several times Work brench says they want to be good neighbors. What I'm wondering is where can people park when they are caregivers, family, friends and or visitors to the neighbors and the people living in this proposed building. I have friends that live in 2030 and it's already difficult to find parking just to visit and or check in. How is this going to work????? No Parking no visitors or caregivers will be able to visit. Where to people park when coming from out of town	Deborah Elston
81	You pick and choose who supports your position by who you choose to interupt for time. That is very clear.	Anonymous Attendee
82	Tim you can't possibly be a native to Santa Cruz.	Anonymous Attendee
83	During the last zoom meeting I asked what traffic impact will be across town through San Lorenzo Blvd. In the past few years the traffic	Anonymous Attendee
84	Is this building LEAD certified ?	Free Palestine
85	how many people are on this zoom?	Laura Quick
86	It would be great to see the street between the clocktower and this project pedestrianized so that residents and visitors can better enjoy the park and create a safer downtown	Anonymous Attendee
87	I think this is marketed to Silicon Valley Tech emplooyees who would never live without their cars.	Anonymous Attendee
88	The poject will have a massive impeact on the adjacent (within 50 fwett) 70 unit condo complex. Who should the residents contact regading the impact? Many of the people who occupy this complex are ownwe	Terry Robbins-Maushardt
89	Can there be a rooftop community garden? That would be cool.	Karen Ruhleder

90	<p>I want to speak about the Trickle Down Housing Model that is not panning out. Currently on Pacific Ave, there is not a demand for high-cost, small square footage apartments.</p> <p>For instance, there is just a 13% occupancy in the Anton Pacific Building. Renters are not jumping at the chance to rent small apts that cost \$3000 to \$6800 per month. Recently, the management has begun offering a \$1500 discount for a second month's rent.</p> <p>The situation is even more dire at the Five 55 Apartments. Their occupancy rate is dismal! They have 14 VACANCIES right now and they are offering TWO FREE MONTHS plus \$1500 to entice renters.</p> <p>I would really like to know.....how would this project offer a better opportunity than the high rent apartments that EXIST TODAY and are sitting EMPTY. Natalie Goff, Downtown resident for 40 years.</p>	Natalie Goff
91	Does the city have an updated city-wide emergency evacuation plan in place for the increase in population?	Suzanne
92	you have car share listed twice under parking as a positive.	Laura Quick
93	Can we make them fix the school st. stairs?	Jim
94	Closing off the street will impact traffic negatively!	Laura Quick
95	Who?	Terry Robbins-Maushardt
96	Do we contact to discuss our concerns?	Terry Robbins-Maushardt
97	can this be stopped?	Anonymous Attendee
98	How will you implement LOCALS having priority over out of area renters?	Laura Quick
99	My Question was not answered.	Tanya
100	Both Buildings	Deborah Elston
101	35' building would be reasonable	HH
102	Height is concern with both building sizes	Gizelle Sipin-Santa Cruz County
103	It appears you do not want us to see how many people are on this zoom and Tim cherry picking the q&a isn't in good faith for us to see ALL of the questions. We want a collective	Laura Quick
104	I'm concerned with impacts to the neighboring buildings/residents by both the 8-story and the 16-story proposed projects	Craig Drizin
105	NOT individual questions	Laura Quick

106	San Lorenzo Blvd has become a speedway to move across town. How will this project impact the traffic flow across town. There seems to not be any study about traffic and as the medical profession living downtown mention she has to drive to work.	Anonymous Attendee
107	Want to let you know that the Public Announcement that is posted on the 2020 N Pacific Avenue building only announces the meeting on June 5th, NOT tonights meeting . Really bad oversight on their own building.	Natalie Goff
108	Parking is a major issue. Creating market rent units will not bring down housing prices, they will increase pricing on single family homes.	Gizelle Sipin-Santa Cruz County
109	why does tim hate our town?	Link
110	when is the next meeting?	Laura Quick
111	Oh see now you last were livng in Union City so are you tied and investing in this project. You seem very passionate about it.	Anonymous Attendee