



# DOWNTOWN LIBRARY MIXED USE

Santa Cruz's Downtown Library Mixed-Use delivers much needed affordable housing and provides a cultural hub embodying the spirit of Santa Cruz's diverse and creative community through a public library. The surrounding context is thoughtfully entwined into the architectural and sculptural elements of the proposed design, referencing historic surf culture, vibrant beach cottages, and the celebrated beach boardwalk. The 6-story building provides up to 107 100% affordable residential units. The ground floor houses a daycare and enclosed outdoor play yard that showcases a community mural seamlessly integrated with the building façade. A rooftop community garden and playscape are designed to reference to the environmentally conscious and playful spirit of the community while capturing stunning views of the coastline. Extensive private and communal patios embody the city's welcoming hospitality and reputation for diversity and inclusivity. The architecture speaks directly to the surrounding scale, form, and materiality of the downtown core while reenergizing the spirit of place through vibrancy and joy.

## PROJECT DESCRIPTION

Downtown Library Mixed-Use proposes a new 35,000 SF Library Facility and 100% affordable residential units in the Cedar Street Village Corridor of Downtown Santa Cruz. The proposal lays out two building schemes with solutions to incorporate between 94 and 107 units and 400 parking stalls in a 60-70', 6-story mixed-use building/s.

Scheme 1, is a subtle deviation from the City provided design. In this version 94 units are provided in 4 floors of residential stacked over a double-height 40,000 SF Library. The library and units about a new 5-story, 400-stall parking garage. A daycare is provided at street level on the south side off of Cathcart Street. Residential common yard & play equipment is provided on a west-facing courtyard.

Scheme 2 proposes 107+ units stacked over a 35,000 SF Library and 400-stall parking podium. The intent of this scheme is to create an integral parking garage, designed for future conversion to office and/or residential use. This design optimizes the layout for the residential use with double-loaded corridors, extensive private and communal patio areas with vegetable gardens, and a large area dedicated to residential support space with 360 views of Santa Cruz. This scheme creates a large setback at the upper levels to separate the massing from the library below. In this scheme a daycare and large south-facing outdoor play yard is provided at the ground floor adjacent, but separate to a covered public gathering space.

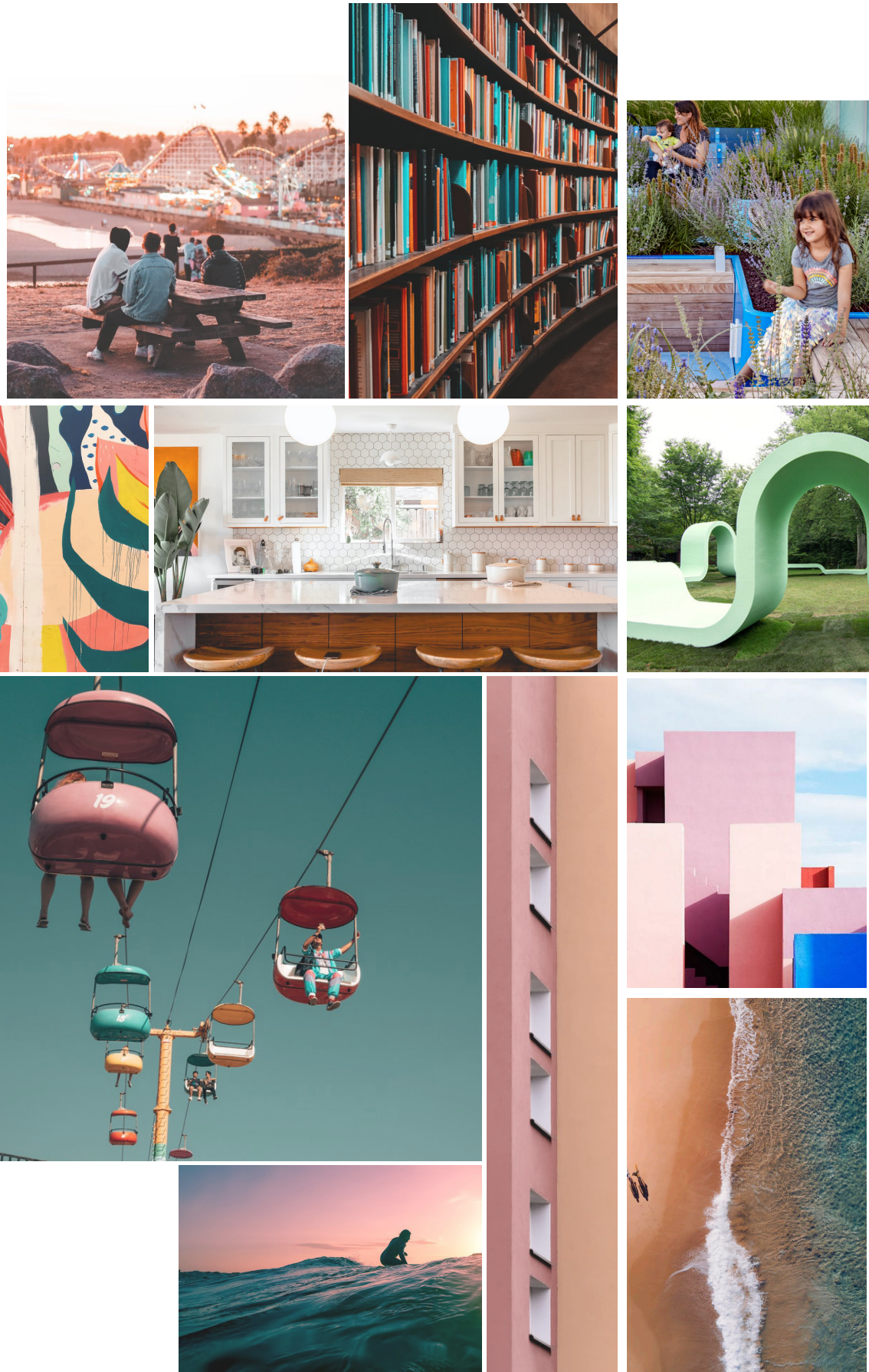
Sustainable features (proposed in both schemes):

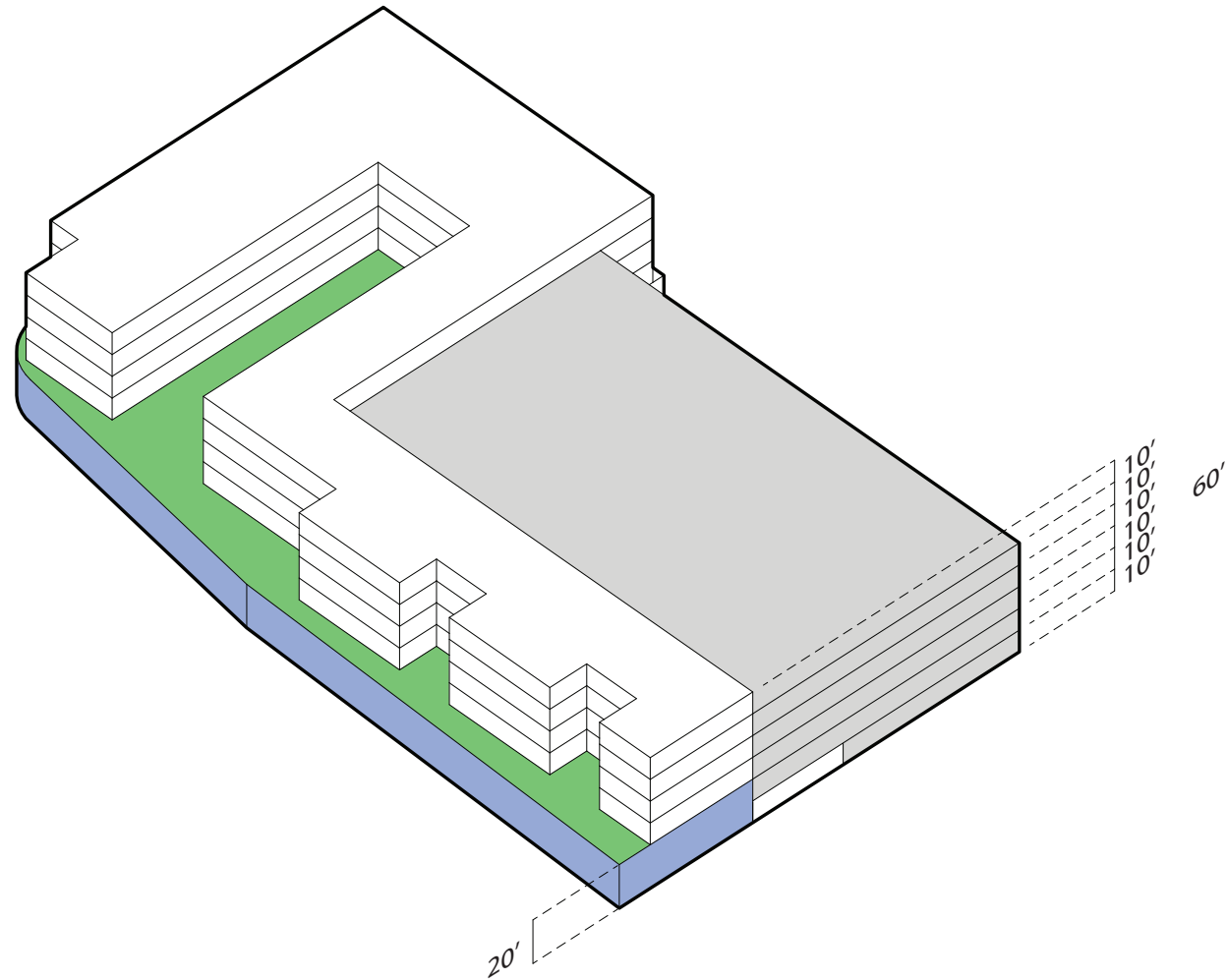
- All-Electric
- Rooftop Solar Array
- Mechanical Ventilation Systems w/ heat recovery and air filtration (ERVs)
- Heat Pump Heating/Cooling, Water Heating & Dryers.
- Insulated slabs
- Air-tight envelope
- Higher-performance windows
- Rainwater catchment for podium deck gardens

In general, the construction practices following the Passive House standard of a tight building envelope, a mechanical fresh-air-exchange ventilation system coupled with heat recovery to reduce the overall heating and cooling demands of the building while simultaneously increasing occupant comfort. Furthermore, the stacked floors provide for an efficient layout and maximize roof area to guarantee ample space for the incorporation of photovoltaic panels. The building will be constructed as an all-electric building with a carbon-neutral operating system and a lifetime existence void of fossil-fuels.

## LAND USE REQUIREMENTS

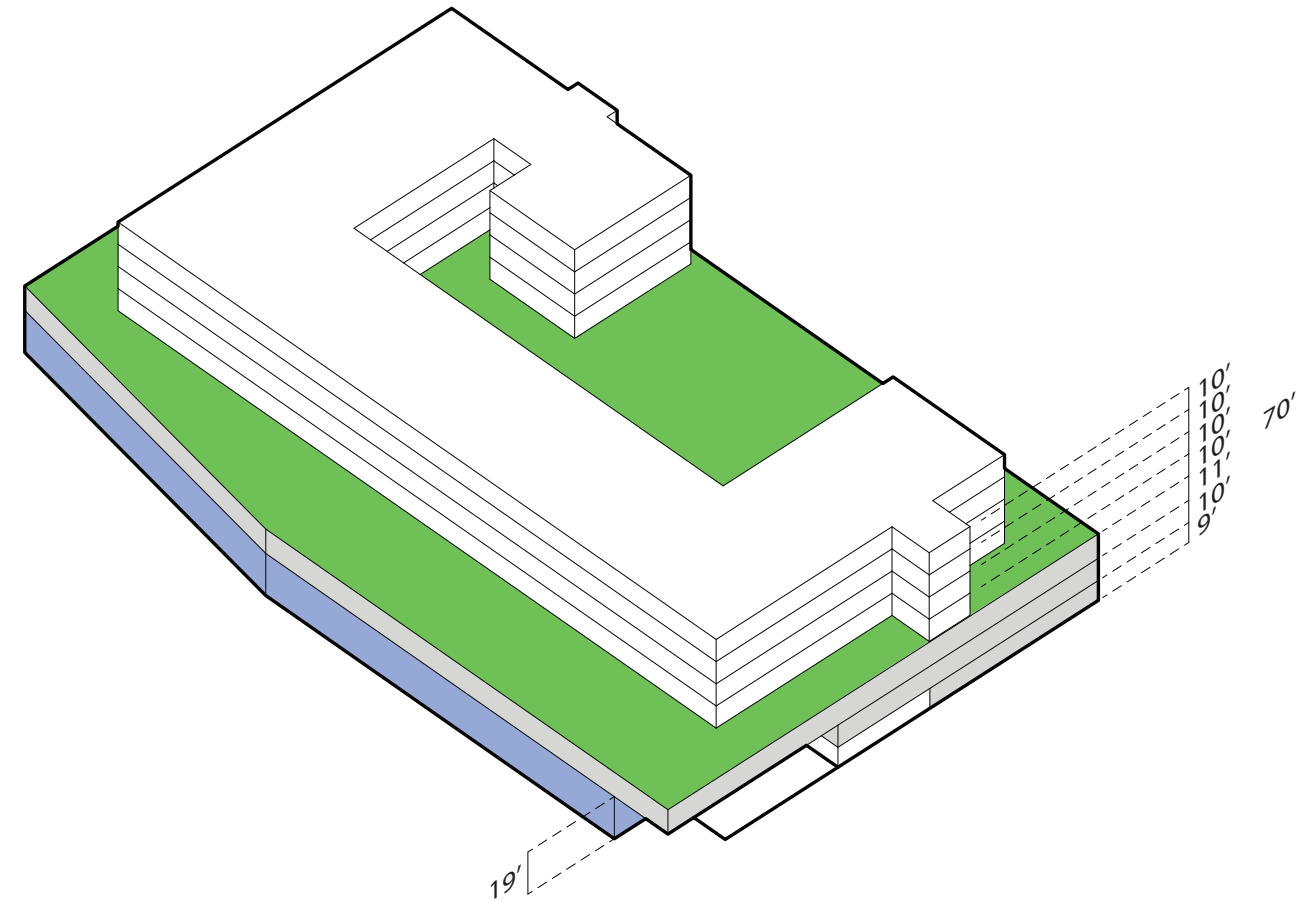
<b>ADDRESS</b>	600-698 Cedar Street		
<b>APN</b>	005-141-11 & 21		
<b>GENERAL PLAN DESIGNATION</b>	RVC- Regional Visitor Center		
<b>ZONING</b>	CBD, Cedar Street Village Corridor		
<b>LOT SIZE</b>	67700 SF	1.55 ACRE	
<b>AFFORDABLE UNITS PROPOSED</b>	94 -107+ RANGE		
<b>HEIGHT LIMIT</b>	<i>ALLOWABLE</i> 75' MEETING CONDITIONS	<i>PROPOSED</i>	60/ 70"





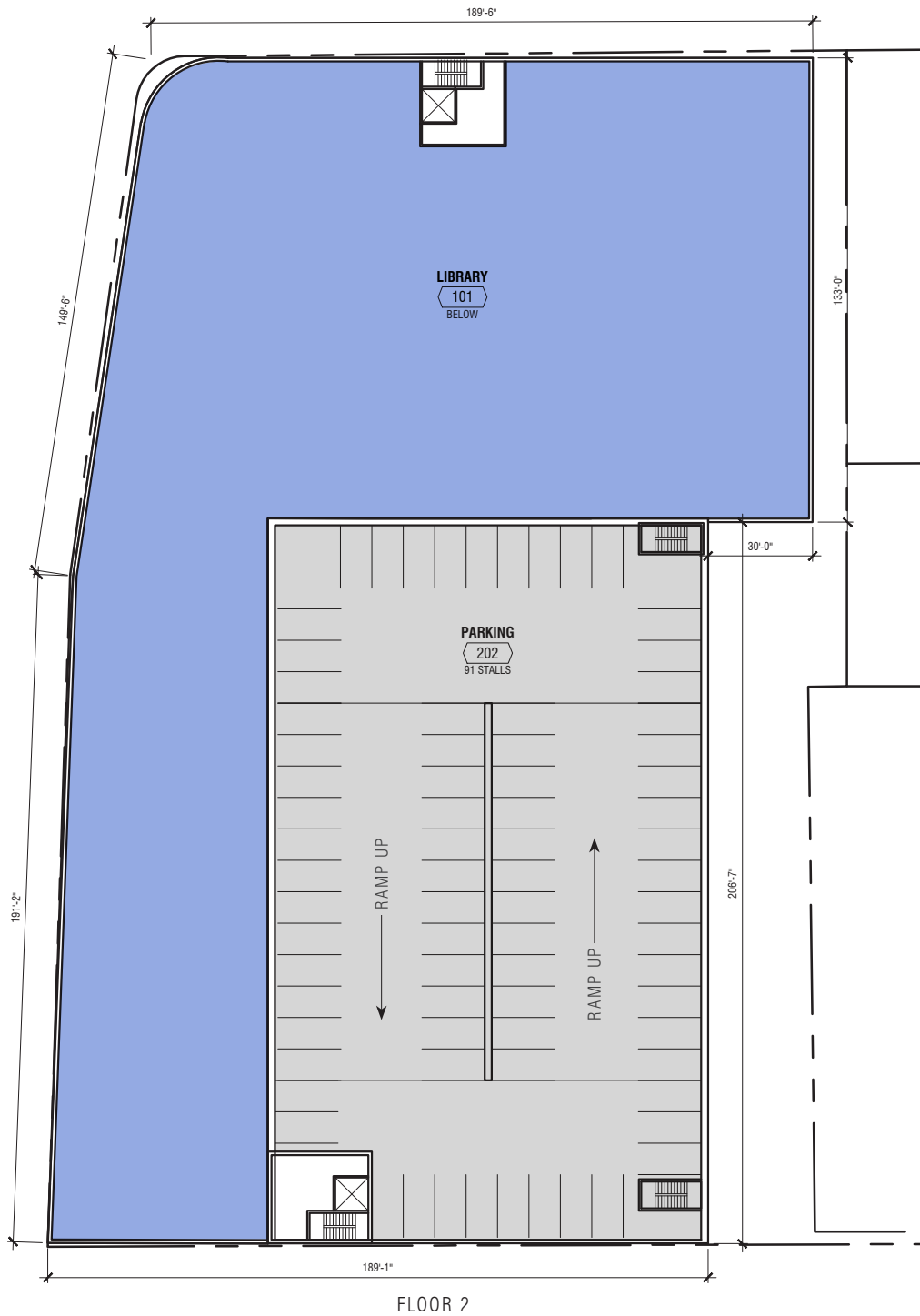
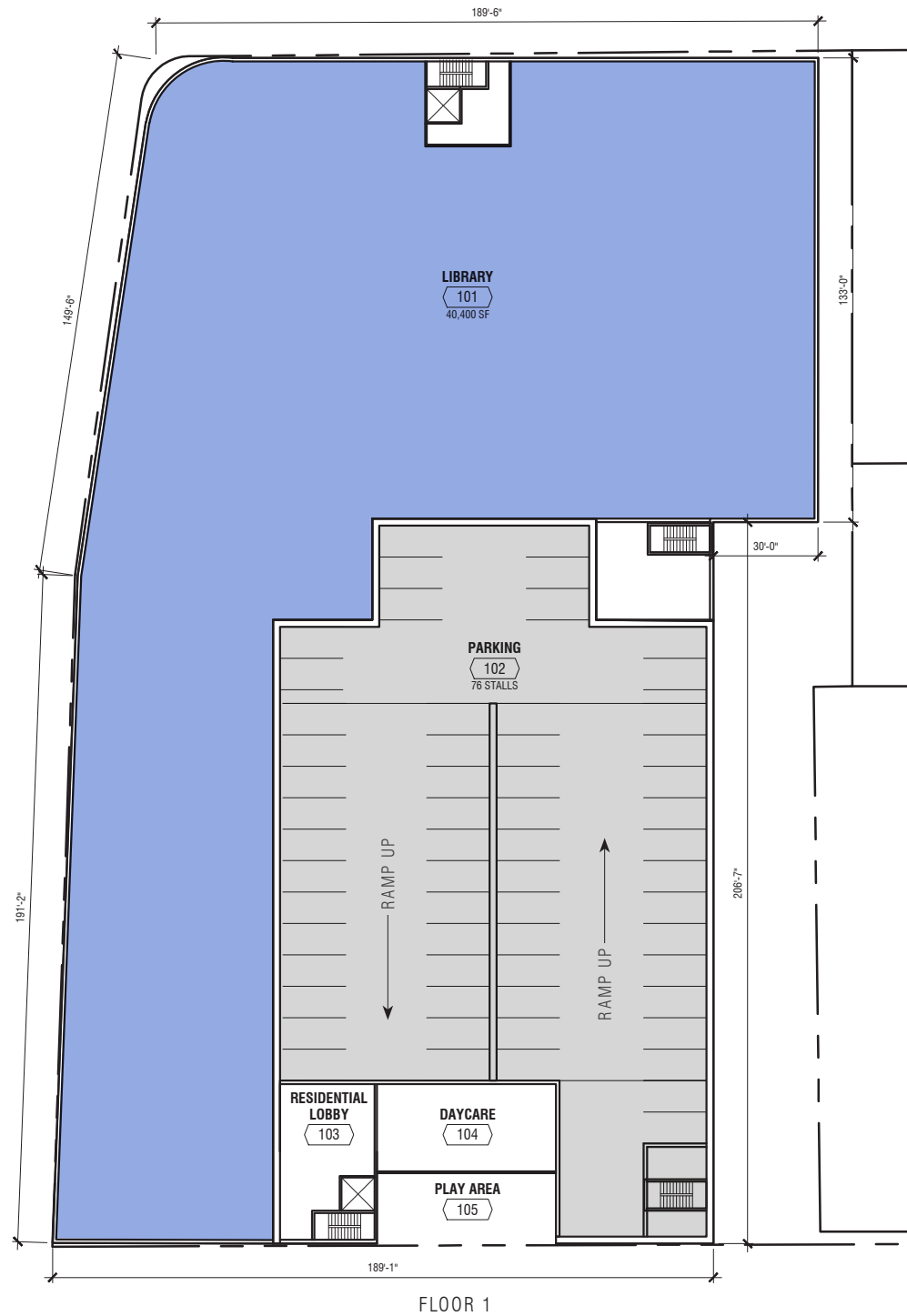
**SCHEME 1**

<b>OCCUPANCY</b>	A-3, B, S-2, R-2
<b>CONSTRUCTION TYPE</b>	1A / 3A
<b>STORIES PROPOSED</b>	6
<b>BUILDING AREA</b>	277,400 SF
<b>HEIGHT PROPOSED</b>	60'
<b>PARKING STALL COUNT</b>	400
<b>UNIT COUNT</b>	97
<b>RESIDENTIAL SUPPORT</b>	1,800 SF
<b>ROOF DECK</b>	6,300 SF



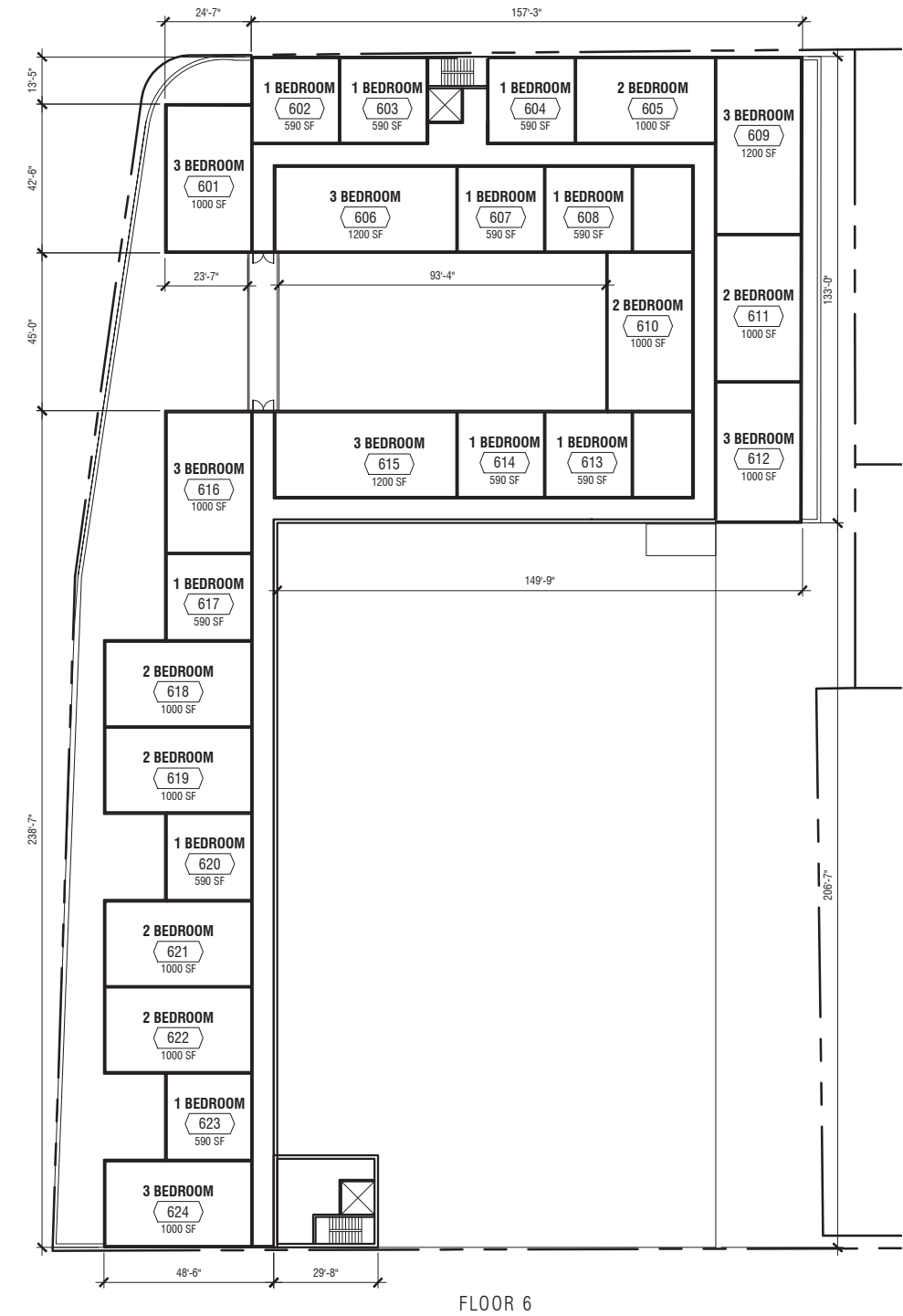
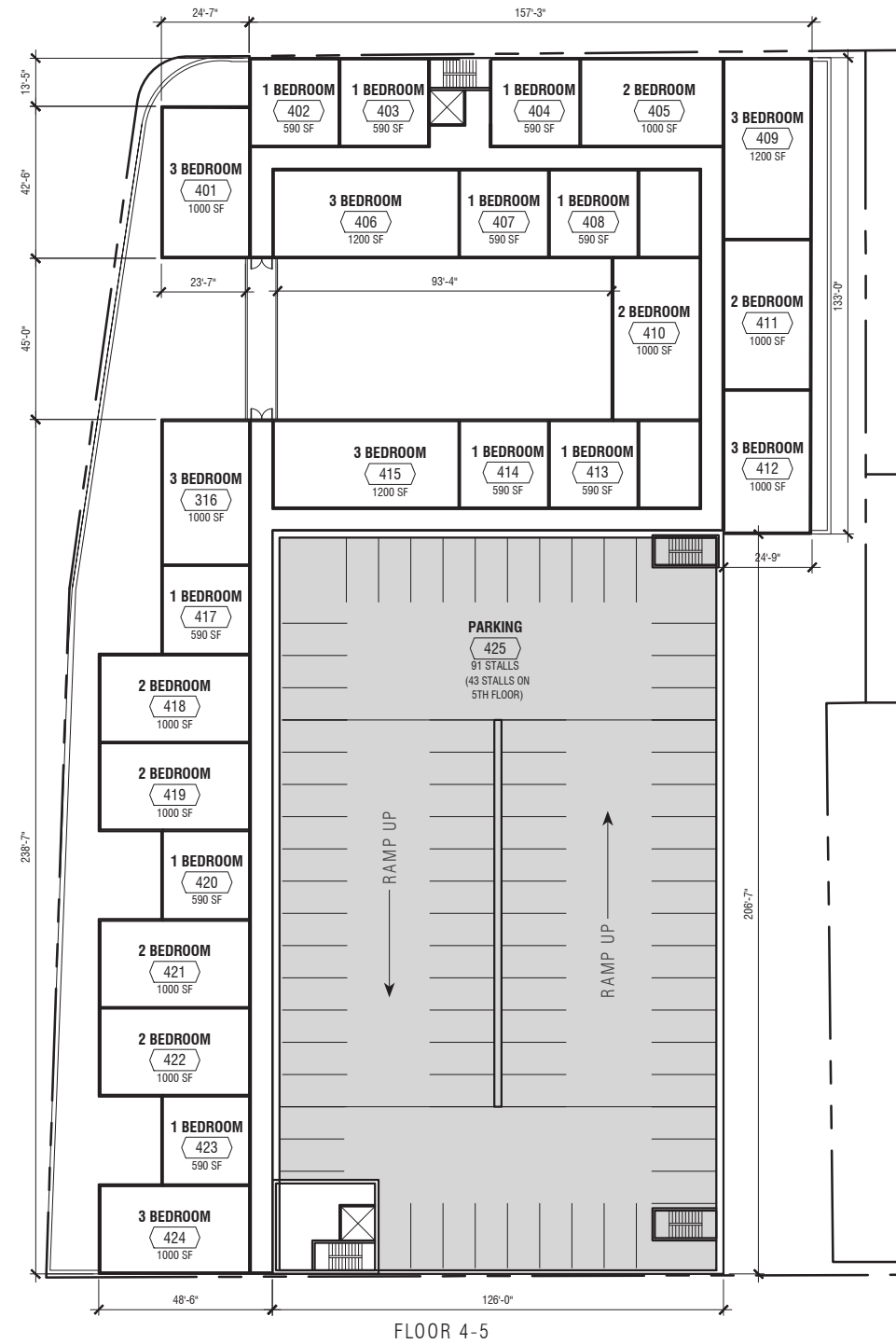
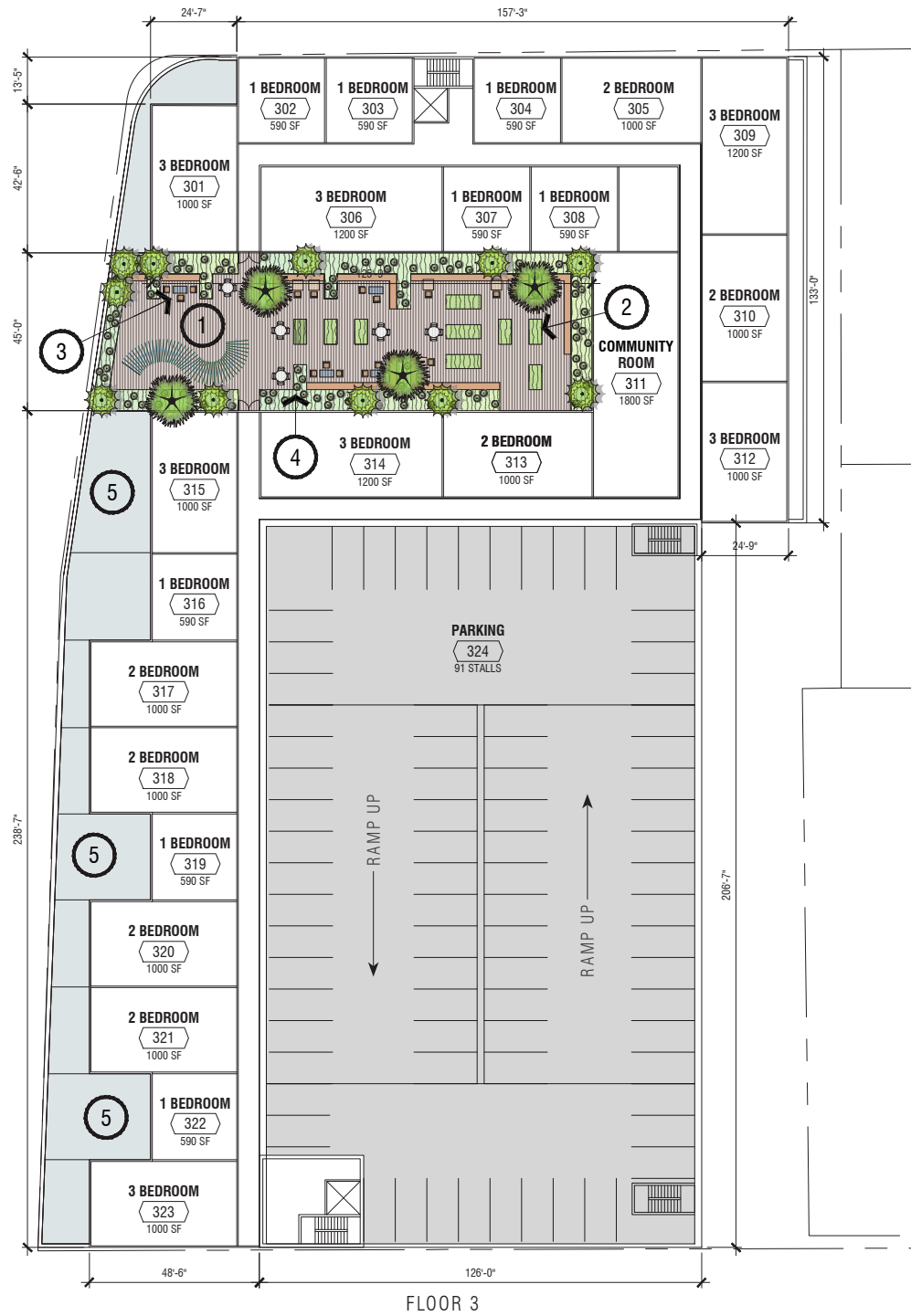
**SCHEME 2**

<b>OCCUPANCY</b>	A-3, B, S-2, R-2
<b>CONSTRUCTION TYPE</b>	1A / VA
<b>STORIES PROPOSED</b>	7
<b>BUILDING AREA</b>	279,560 SF
<b>HEIGHT PROPOSED</b>	70'
<b>PARKING STALL COUNT</b>	400
<b>UNIT COUNT</b>	107
<b>RESIDENTIAL SUPPORT</b>	5,800 SF
<b>ROOF DECK</b>	18,200 SF



**BUILDING AREA- SCHEME 1**

	ROOM NAME	MAIN OCC. SF
FIRST FLOOR	LIBRARY	40,400
	DAYCARE	1,200
	PLAY YARD	1,200
	RES. LOBBY	1200
	TRASH	(INCLUDED W/ LIBRARY)
	PARKING	24,400
<b>TOTAL:</b>		<b>68,400</b>
SECOND FLOOR	PARKING	24,400
	<b>TOTAL:</b>	<b>24,400</b>
THIRD FLOOR	UNITS	24,800
	COMMUNITY	1,700
	PARKING	26,200
	<b>TOTAL:</b>	<b>52,700</b>
FOURTH - FIFTH	UNITS	26,500
	PARKING	26,200
	<b>TOTAL: (x2 FLOORS)</b>	<b>105,400</b>
SIXTH FLOOR	UNITS	26,500
	<b>TOTAL:</b>	<b>26,500</b>
<b>BUILDING TOTAL</b>		<b>277,400</b>



**LANDSCAPE LEGEND**

- 1. PLAY SCULPTURE, ALL AGES
- 2. RAISED VEGETABLE PLANTERS FOR COMMUNITY GARDEN
- 3. FIRE TABLES
- 4. STORMWATER PLANTERS



**SCHEME 1 FLOOR PLANS**

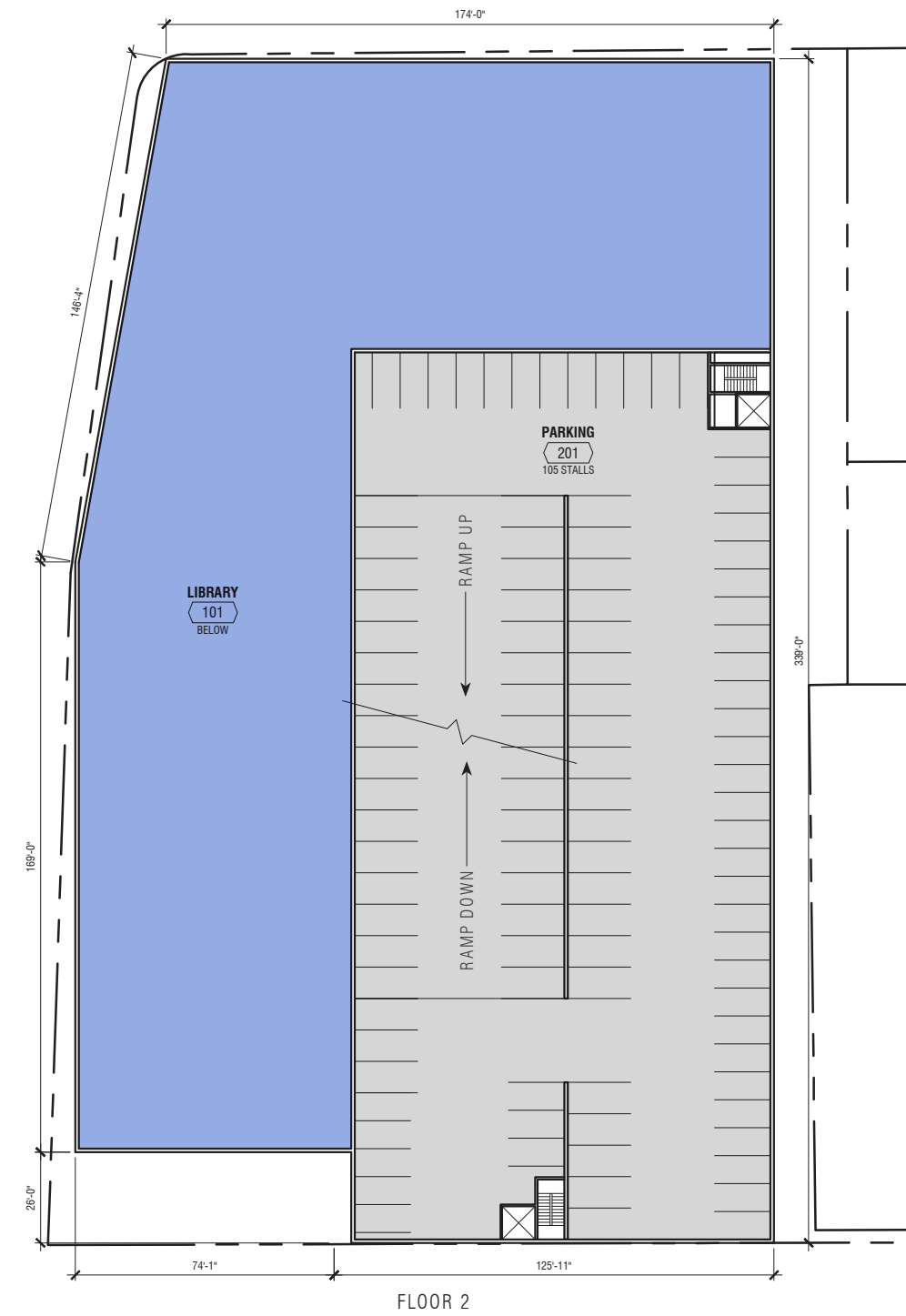
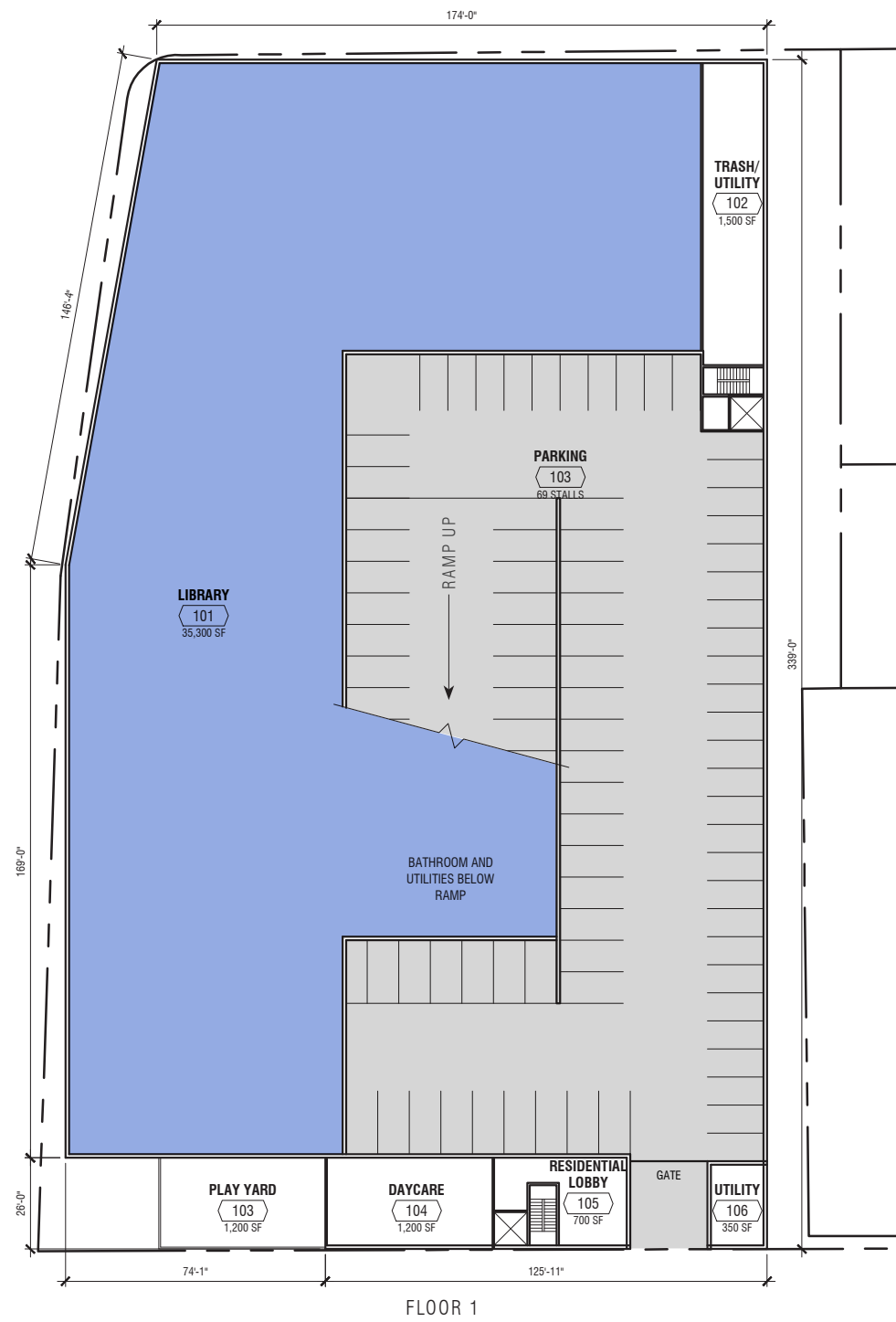
SCALE: 1" = 50'-0"

**UNIT TYPES - SCHEME 1**

TOTAL UNITS: 94  
TOTAL AFFORDABLE: 100%

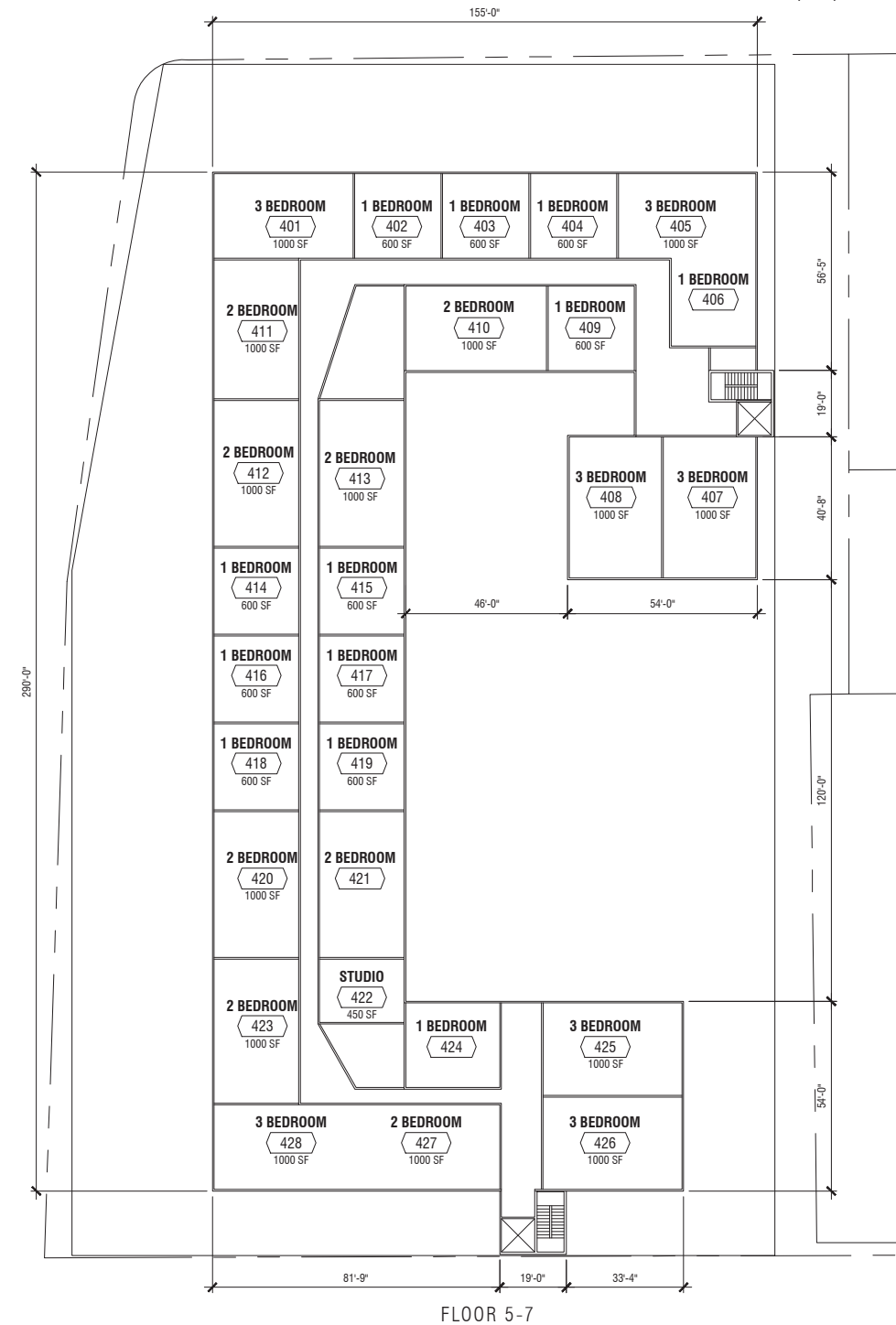
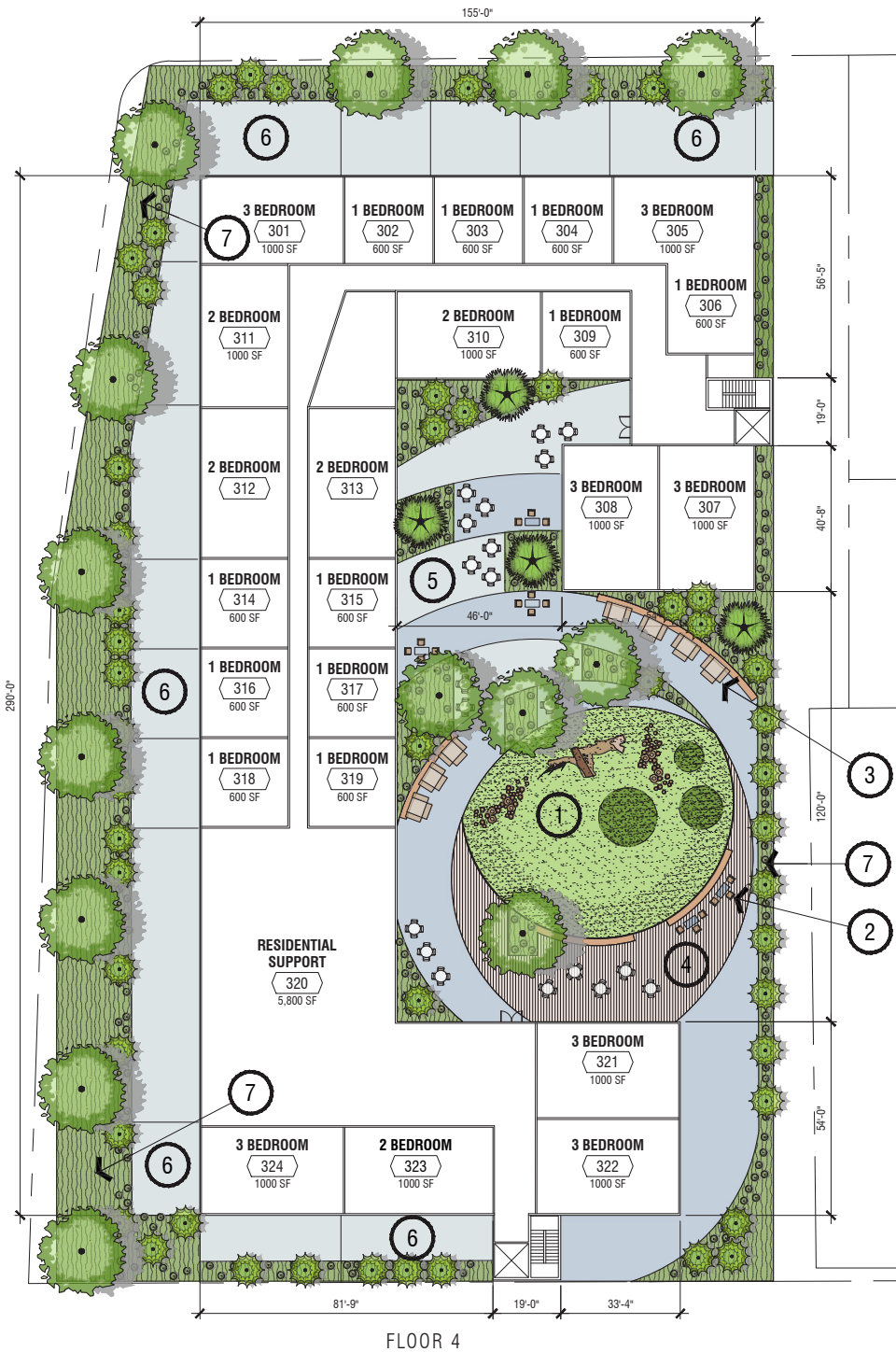
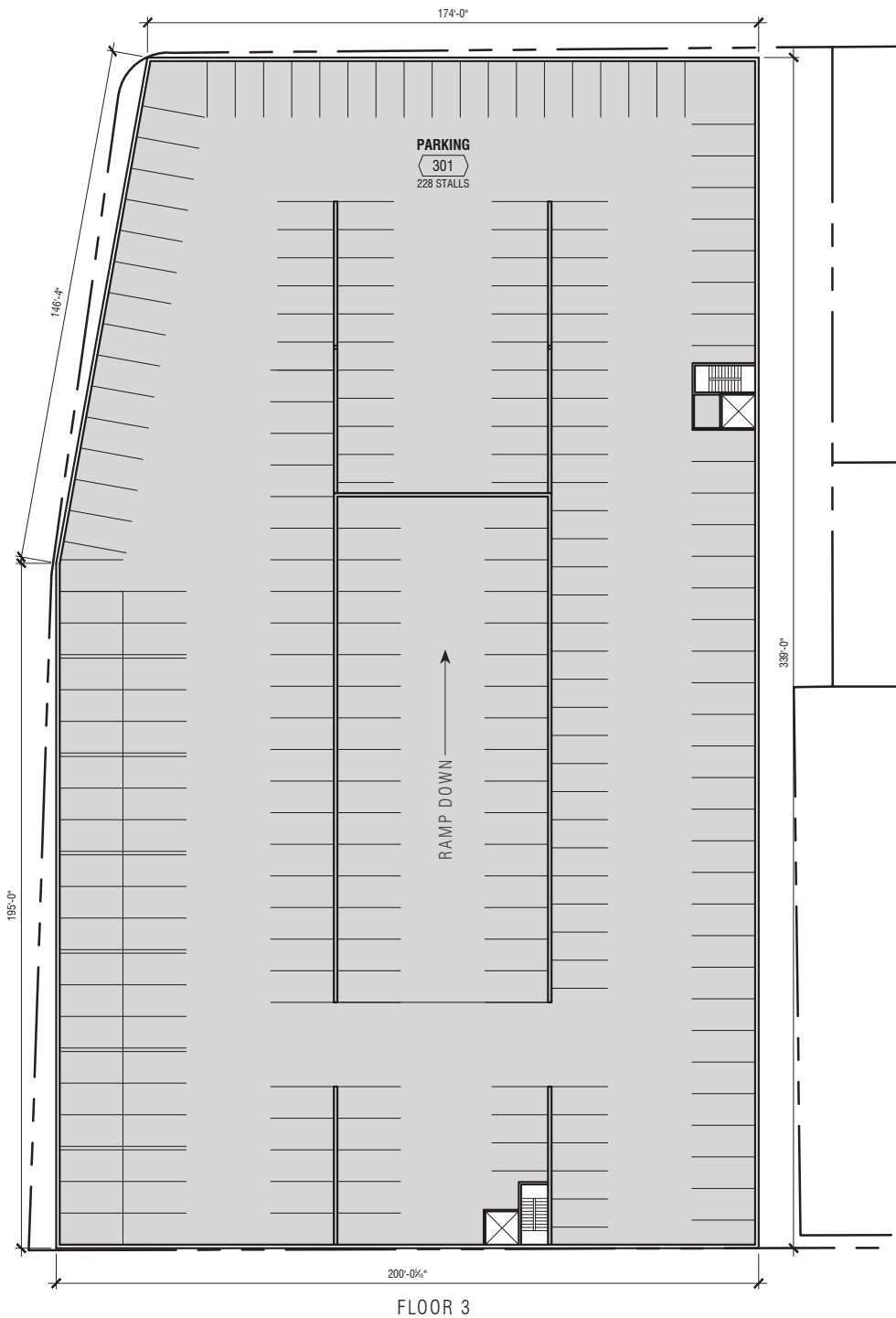
	STUDIO	1-BD	2-BD	3-BD	TOTAL
THIRD FLOOR	0	8	7	7	22
FOURTH FLOOR	0	10	7	7	24
FIFTH FLOOR	0	10	7	7	24
SIXTH FLOOR	0	10	7	7	24
<b>TOTAL</b>	<b>0</b>	<b>38</b>	<b>28</b>	<b>28</b>	<b>94</b>
PERCENTAGE	0%	40%	30%	30%	





**BUILDING AREA- SCHEME 2**

	ROOM NAME	MAIN OCC. SF
FIRST FLOOR	LIBRARY	35,300
	DAYCARE	1,200
	PLAY YARD	1,200
	RES. LOBBY	660
	TRASH	2,100
	PARKING	26,200
<b>TOTAL:</b>		<b>66,660</b>
SECOND FLOOR	PARKING	31,200
	<b>TOTAL:</b>	<b>31,200</b>
THIRD FLOOR	PARKING	66,200
	<b>TOTAL:</b>	<b>66,200</b>
FOURTH FLOOR	UNITS	22,700
	COMMUNITY	5,800
	<b>TOTAL:</b>	<b>28,500</b>
FIFTH -SEVENTH	UNITS	29,000
	<b>TOTAL: (x3 FLOORS)</b>	<b>87,000</b>
<b>BUILDING TOTAL</b>		<b>279,560</b>



**UNIT TYPES - SCHEME 2**

TOTAL UNITS

TOTAL # UNITS: 107  
TOTAL AFFORDABLE: 100%

	STUDIO	1-BD	2-BD	3-BD	TOTAL
FOURTH FLOOR	0	11	5	7	23
FIFTH FLOOR	1	12	8	7	28
SIXTH FLOOR	1	12	8	7	28
SEVENTH FLOOR	1	12	8	7	28
<b>TOTAL</b>	<b>3</b>	<b>47</b>	<b>29</b>	<b>28</b>	<b>107</b>
PERCENTAGE	3%	44%	27%	26%	

**LANDSCAPE LEGEND**

1. PLAY SCULPTURE, PLAY MOUNDS & PLAY LAWNS, ALL AGES
2. FIRE TABLES
3. SEATING, BENCH & TABLES
4. WOOD WALKWAY AND PATIO
5. COMMUNITY PATIO
6. PRIVATE RESIDENTIAL PATIOS
7. STORMWATER PLANTERS



**SCHEME 2 FLOOR PLANS**

SCALE: 1" = 50'-0"





VIEW OF SCHEME 2 FROM THE CORNER OF CATHCART AND CEDAR STREET