
DOWNTOWN LIBRARY & AFFORDABLE HOUSING PROJECT

CITY COUNCIL UPDATE September 27, 2022



AGENDA

- Highlights of Recent Efforts to Date
- Update on Design & Community Feedback
- Farmers' Market Update
- Budget Update
- Project Schedule Update
- Next Steps



HIGHLIGHTS OF RECENT EFFORTS TO DATE

- ✓ Project Application submitted by Affordable Housing Developer- For the Future Housing
- ✓ Community Presentation on Planning Application Design held on 9.21.2022
- ✓ Phase 1 Cultural Resources Inventory, Draft Report Under Review
- ✓ Phase I/II Environmental Site Work Completed, Draft Report Under Review
- ✓ Traffic Impact Analysis Underway, Near Completion
- ✓ Received Finalized Arborists Report and Report Addendum
- ✓ Library Design Team Completed 100% Design Development Set
- ✓ Received Notice did not Receive round 1 funding for State Library Grant, round 2 forthcoming



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HIGHLIGHTS OF RECENT EFFORTS TO DATE

✓ Arborist Report Overview:

- 9 of 12 trees on Site classified as Heritage Trees (≥ 14 " dia.)
- All 12 trees are exotic (non- native) exhibit myriad detrimental conditions & conflict with the construction footprint
- Detrimental conditions observed included: restricted growing areas, severe pruning, structural weaknesses & evidence of past failures, limb & stem decay, buried root collars(may disguise root disease and resulting decay)
- 2 trees may be viable for transplant-only one is designated a Heritage tree, but relocation is not recommended
- City Arborist has reviewed independent arborist's report and concurred with findings and recommendations
- As part of the Application process a Heritage Tree Removal Permit application will be submitted for consideration
- Arborist Report will be posted to project page along with other informational reports

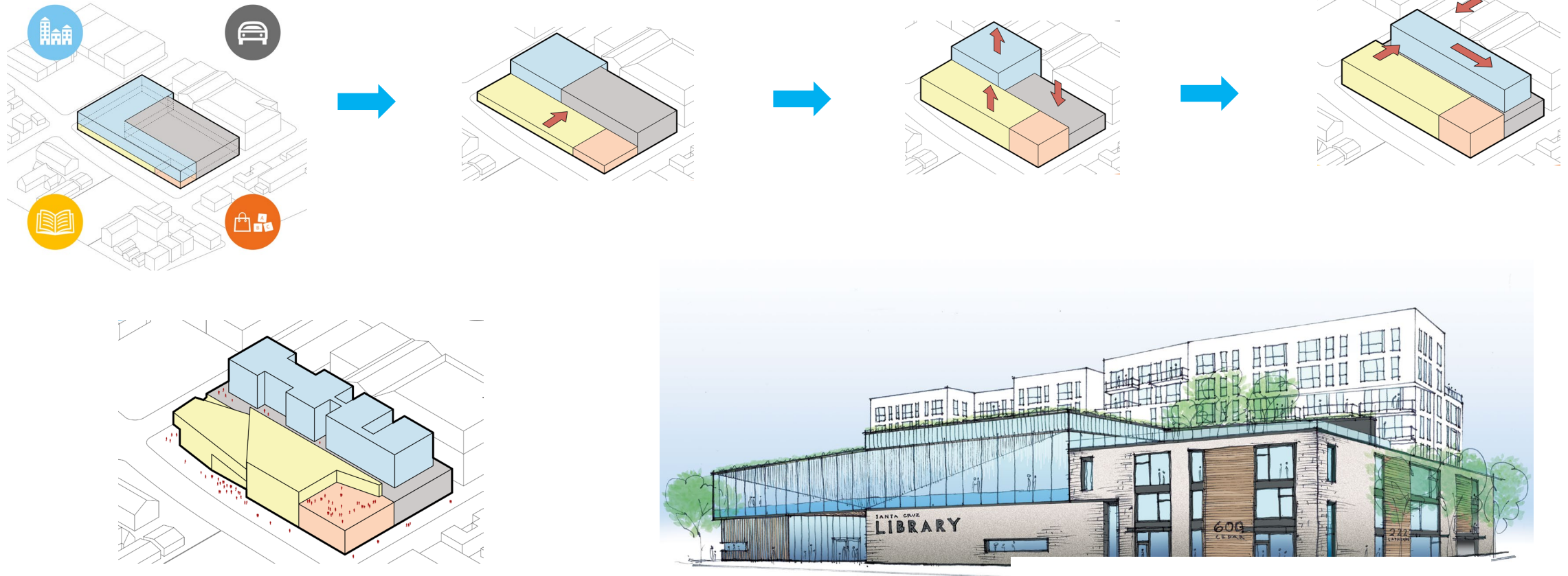


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CONCEPTUAL DESIGN EVOLUTION



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SCHEMATIC DESIGN



SCHEMATIC DESIGN



UPDATE ON DESIGN



VIEW FROM ADJACENT PARKING AT CEDAR STREET

UPDATE ON DESIGN



SE CORNER OF CEDAR AND LINCOLN STREET

UPDATE ON DESIGN

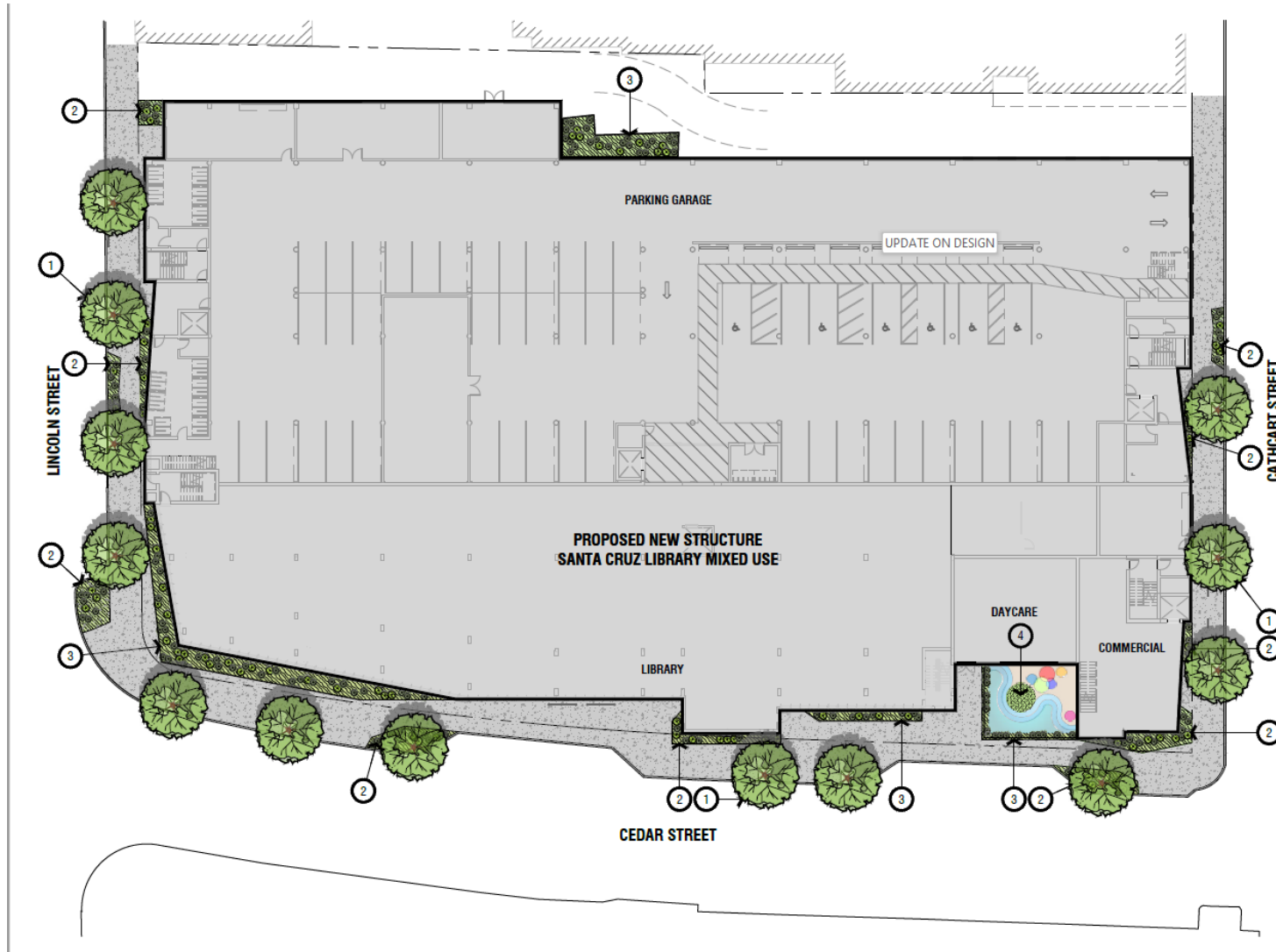


- ✓ Library Gross Area-38,069 sqft.
- ✓ Library Rooftop Patio -3,240 sqft.
Library Total 41,309 sqft.
- ✓ Bicycle Parking-**258** (combination of locked enclosures & racks)
- ✓ Parking Stall Count -**243 stalls**
- ✓ Housing Unit Count-**124 units**
- ✓ Daycare + Play Area-**1,905 sqft.**
- ✓ Commercial Space -**9,598 sqft.**

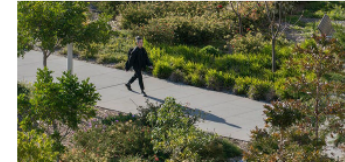


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UPDATE ON DESIGN



LANDSCAPE PRECEDENTS



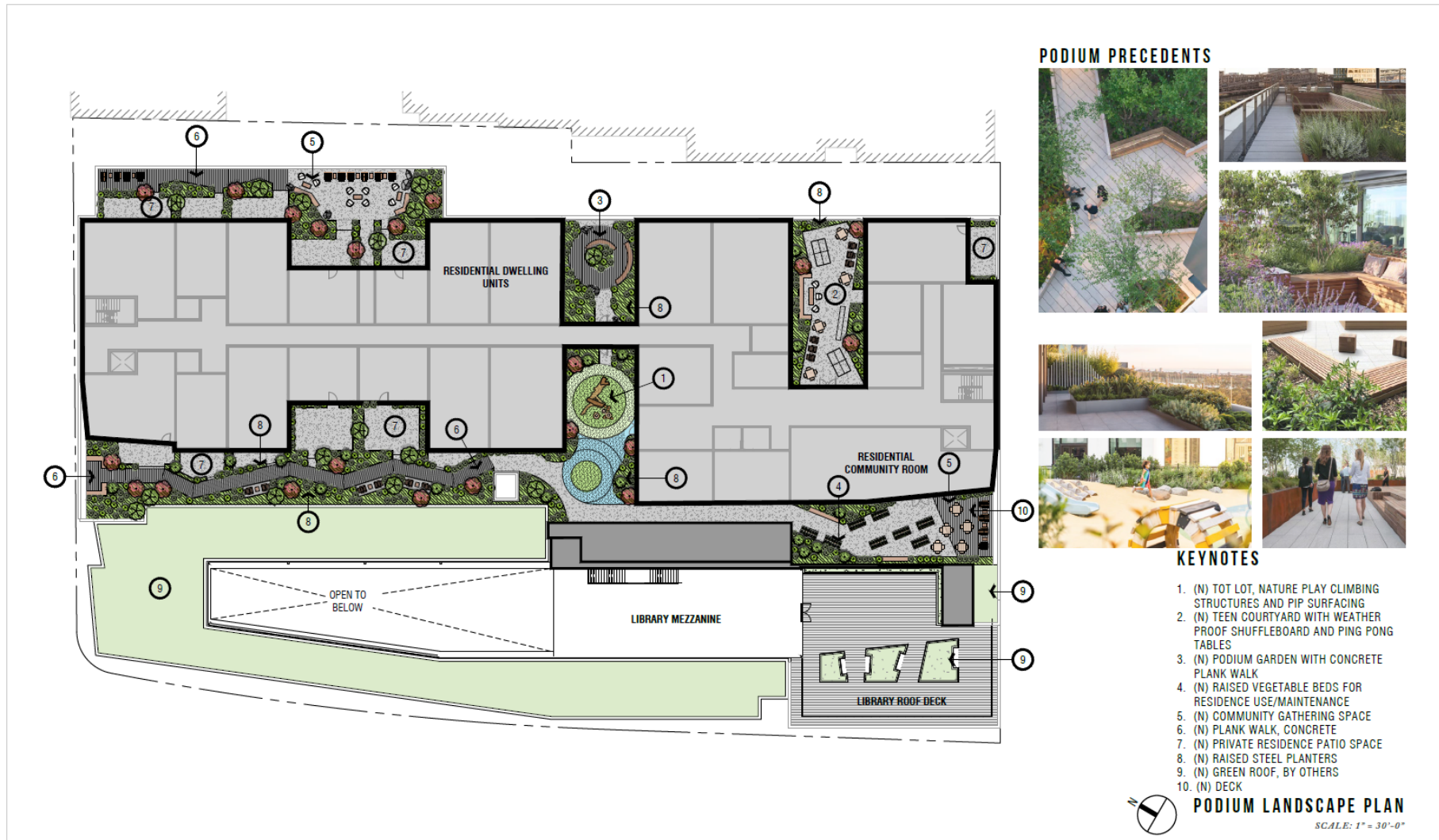
KEYNOTES

1. (N) STREET TREES
2. (N) GROUND LEVEL STREET PLANTING
3. (N) RAISED STEEL PLANTERS
4. (N) DAY CARE PLAY PATIO

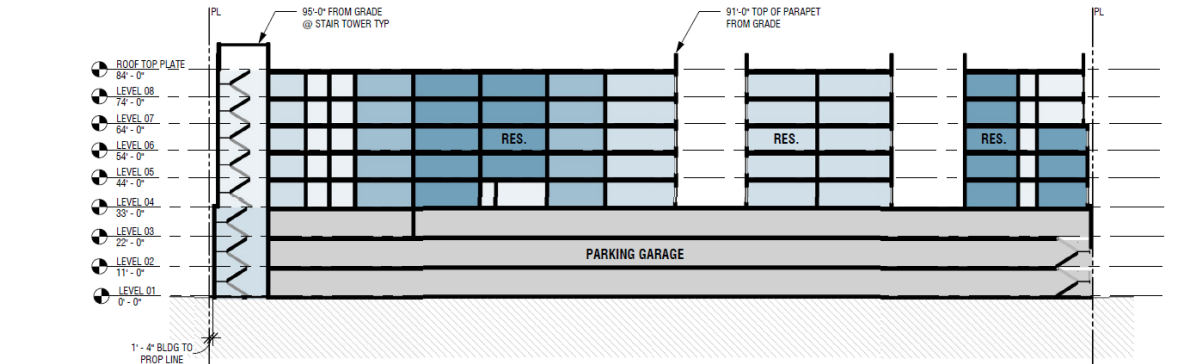
GROUND LANDSCAPE PLAN

SCALE: 1" = 30'-0"

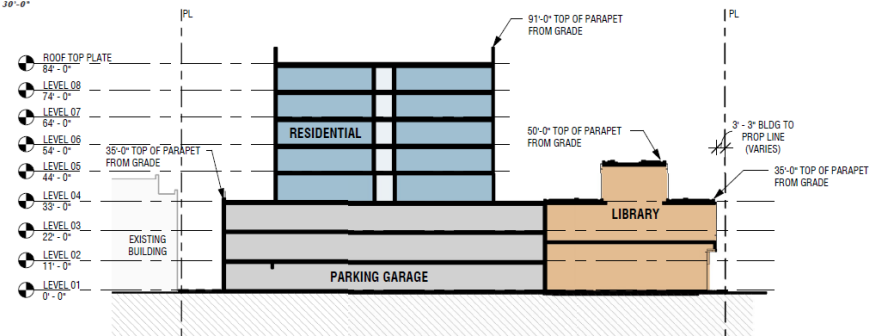
UPDATE ON DESIGN



UPDATE ON DESIGN



1 NORTH-SOUTH SECTION
SCALE: 1" = 30'-0"



2 EAST-WEST SE
SCALE: 1" = 30'-0"

LEGEND

- GARAGE
- COMMERCIAL
- LIBRARY
- DAYCARE
- GREEN ROOF
- 1-BEDROOM UNIT & STUDIO
- 2-BEDROOM UNIT
- 3-BEDROOM UNIT
- RES. SUPPORT SPACES
- DECK

BUILDING SECTIONS
SCALE: 1" = 30'-0"



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UPDATE ON DESIGN

- ✓ Information is being updated on an ongoing basis on our project webpage
- ✓ www.cityofsantacruz.com/mixeduselibrary
- ✓ Design Presentation from the Community Meeting on 9/21 is available now
- ✓ Expecting video and compiled feedback posted by end of this week, along with the questions and answers raised in the meeting
- ✓ Planning Application Documentation will be posted for Public Review



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COMMUNITY FEEDBACK- meeting overview

- ✓ Planning Staff, Project Staff, & Affordable Housing Partner & Architect team presented
- ✓ Approximately 65 participants, webinar format with Q&A
- ✓ 46+ responses to 8 survey questions
- ✓ Majority of Responses Positive
- ✓ Facilitated Q & A for about 45 minutes
- ✓ Questions varied on different elements across the project design



COMMUNITY FEEDBACK- meeting overview

✓ Survey Questions

1. Have you previously provided input or participated in project programming meetings?
2. Which of the program goals (New Library, Affordable Housing, Childcare, Active Commercial, Replacement Parking) do you believe is most beneficial to the community?
3. What aspect of the project are you most excited about?
4. What aspect of the project are you least excited about?
5. Would you or someone you know enjoy living here?
6. Have you or anyone you know in Santa Cruz struggled to find childcare?
7. Does the design (as presented) meet your expectations?
8. What additions or changes to the project design or layout do you believe would help attract residents, tenants?



COMMUNITY FEEDBACK- meeting overview

- ✓ What aspect of the project are you most excited about?
- ✓ Majority responses focused on housing and library responses included:
 - New library and lots of housing.
 - Truly affordable housing
 - Living roof & meeting spaces
 - Library & green spaces
 - Variety of affordable housing options with studio, 1-,2-, and 3-bedroom units
 - The glass exterior
 - Pleased to see trees out front
 - Vibrant library, affordable housing, convenient childcare
 - Well-lit library
- ✓ Does the design meet your expectations?
 - **34** Yes/exceeds expectations
 - **13** No, does not meet
 - **1** Unsure



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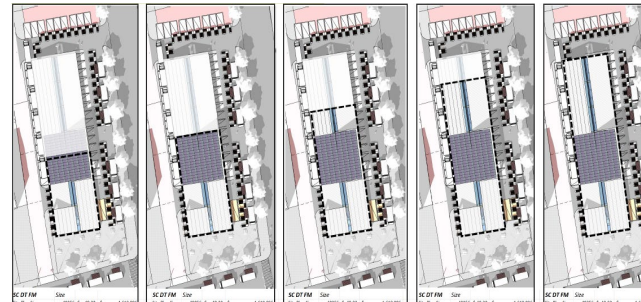


FARMERS' MARKET UPDATE

- ✓ MOU submitted to Farmers' Market Board – **July 2022**

Objectives:

- Permanent location and structure
- Improved site and enhanced community space
- Year-round operation and expansion with special events
- **\$1.775M** budgeted for initial phase and commitment for future financial support



08.22.2022 DRAFT NOT FOR DISTRIBUTION

VIEW OF COMMONS ALONG CATHCART ST 21

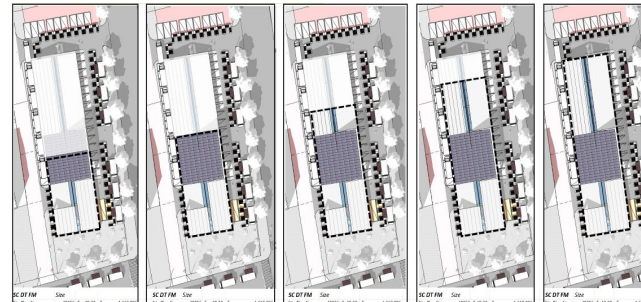


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FARMERS' MARKET UPDATE

Key Benchmarks/Highlights:

- MOU submitted to Farmers' Market Board – July 2022
- Presentation on Design and Layout of proposed future market to Farmers' Market Board – August 2022
- Feedback on design and MOU – September 2022
- Board consideration of MOU – October 2022



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- Budget Updates (since May 2022 Council update)
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BUDGET UPDATE-housing

Secured to date:

- ✓ \$3.60M -LHTF
- ✓ \$1.55M -PLHA
- ✓ \$2.00M -Congressional earmark for housing/library components
- ✓ \$240K- CCCE(Central Coast Community Energy)
- ✓ **\$7.39M**

To Be Secured (by Developer following entitlements):

- Super NOFA application
- Tax Credits: approximately \$43M
- Conventional perm. Loan \$78M
- AHP(Affordable Housing Program) funds



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BUDGET UPDATE-housing

✓ Unix Mix Overview & Affordability Level:

- 124 units
 - 31 3-bedrooms
 - 31 2-bedrooms
 - 48 1-bedrooms
 - 13 studios
 - 1 2-bedroom manager's unit
- Affordability levels in project (finalized for funding applications)
 - *30% AMI (Area Medium Income- 32k-\$46K/yr)
 - 27 units (22% of total units) will be 30% of AMI
 - Rents range from \$749-\$1,068/month
 - *50% AMI (\$54K-\$77K/yr)
 - 80 units (65% of total units) will be 50% of AMI
 - Rents range from \$1,294-\$1,877/month
 - *60% AMI (\$65K-\$93K/yr)
 - 16 units (13% of total units) will be 60% of AMI
 - Rents range from \$1,566-\$2,281/month



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BUDGET UPDATE-parking

*Parking Financing – Based on Current Design of 243 parking spaces

- ✓ Estimated Debt Service **\$1.1M** Annually
- ✓ Estimated Financing amount needed for construction **\$14.5M**-reduced based on space count reduction
- Determine best financing options based on interest rate:
 - Traditional Parking District Bonds Vs. Direct Loan Financing
 - Funding will be secured as design progress is made and construction timeline is determined at most affordable option
- Debt service will be supported by:
 - Existing Parking District Revenues
 - Revenues from New Facility
 - Financial model being updated, will be brought back to Council



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BUDGET UPDATE-library

- ✓ Received updated cost estimates on 100% DD Library TI Design
- ✓ Base Estimate Down \$625k from previous estimate
- ✓ 100% DD Base + Alts is down \$830k
- ✓ **Base + Alts = \$24,719,031**, for Library TI (down from 50% DD estimate of \$25,549,734)
- ✓ Change in Building height on 1st floor primary driver of cost reduction



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PROJECT SCHEDULE UPDATE

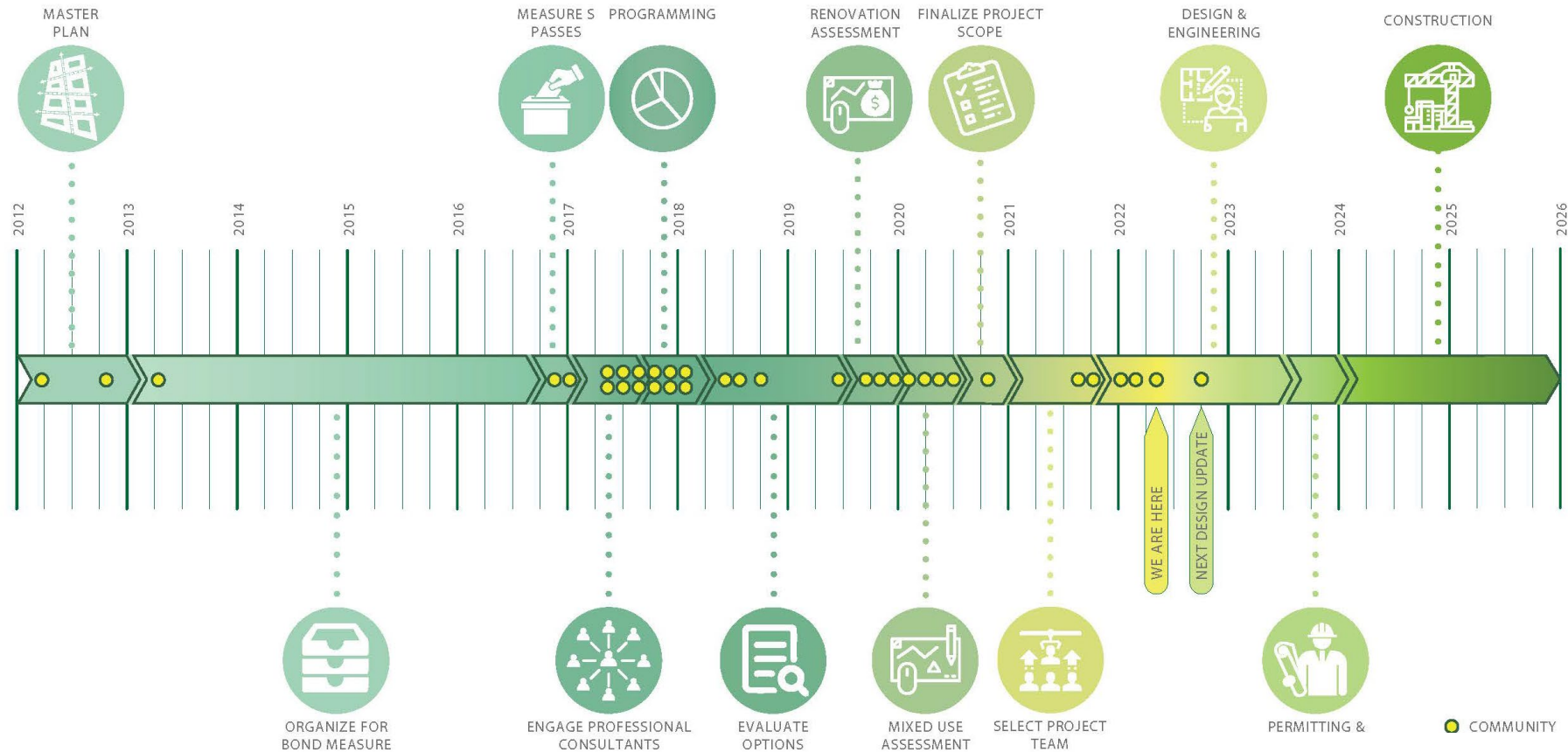
2020	2021				2022				2023				2024				2025		
Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	
TEAM BUILDING PHASE				DESIGN & PERMITTING PHASE								CONSTRUCTION PHASE							
1. Program Delivery Analysis				1. Concept Design								1. Site Clearing							
2. AH Developer Selection				2. Schematic Design								2. Grading and Underground Utilities							
3. Master Architect Selection				3. Design Development								3. Shell and Core Construction							
4. Communications Planning				4. Construction Documents								4. Interiors Construction							
				5. Entitlement								5. Site Work and Landscape							
				6. Permitting															
				7. Contractor Selection															

We are here, expecting to move through entitlement to the end of the year and begin Construction Documents in Q1 2023



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PROJECT SCHEDULE UPDATE



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NEXT STEPS

- Project Design Application Planning Process
 - Targeting December Council Meeting for Entitlements Approval
- Begin Next Design Phases
- Finalize Farmers' Market MOU
- Finalize Farmers' Market Design at Lot 7
- 2nd Project Community Meeting November
- Apply for Housing Funding January 2023

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