

CP22-0018 Downtown Library & Affordable Housing Project

Narrative Response to Pre-app Questions

The development team has been working closely with the City of Santa Cruz to find a suitable replacement property for the existing farmer's market. An MOU has been circulated and is expected to be executed in the near future. Updates will be provided as available.

As noted in the development application and associated plan set, the project contemplates assemblage of two parcels with different ownership entities: The City of Santa Cruz and Christophe J. Bellito. The anticipated property control to the development team would occur through a long-term ground lease with the City of Santa Cruz, who would remain the fee simple owner of the property. Such ground lease structure is common in affordable housing development. The privately owned parcel owner: Christophe J. Bellito (APN: 005-141-11) has been in ongoing discussions with the City of Santa Cruz and the development team to sell their property to the City of Santa Cruz. As such, that owner has agreed to allow the project application to proceed as those negotiations continue to occur in good faith.

The development team is currently in discussions with an interested party to lease the commercial space. As these negotiations are still pending, we will be providing an update at a later date. We are confident that the development team and City of Santa Cruz will be able to attract a tenant for the entire space and are currently working through design considerations to allow flexibility for a wide range of potential users of space.

This property and proposed project have featured a robust public engagement process as the City has been evaluating the redevelopment of this project for several years. Since the development team was formed there have been several community meetings in the fall of 2021 and conversations with adjacent owners and tenants and the current project includes adjustments based on some of the feedback received from a wide range of stakeholders. The development team is committed to future outreach and best further efforts to create the best project for Downtown and the City.

The development team is finalizing the exact development Density Bonus concessions required and will provide a future detailed submittal accordingly that will reference any legislative provisions and outlining what if any code requirement exceptions are requested.