



## What is this Project?

The City Council-approved Library Mixed Use Project includes these important elements:

- ✓ A modern library with resources for all
- ✓ A child care facility
- ✓ At least 100-125 units of very low income housing
- ✓ A parking component that includes 310 spaces (reduced from 400 previously) and consolidates current surface parking lots and results in a net-zero increase in parking spaces in Downtown Santa Cruz

The new modern library portion of the project, funded by voter-approved Measure S, will replace the existing downtown library. The project is located in Downtown Santa Cruz at a city-owned surface parking lot (Lot 4), bounded by Cathcart, Cedar and Lincoln Streets. The weekly Downtown Farmers' Market that is currently located on Wednesdays at the project site will move to a permanent home in Downtown Santa Cruz.

## What's Next?

### JAN-MAR 2022

- Schematic design work for Library
- Project application submittal for planning review

### MAR-APR 2022

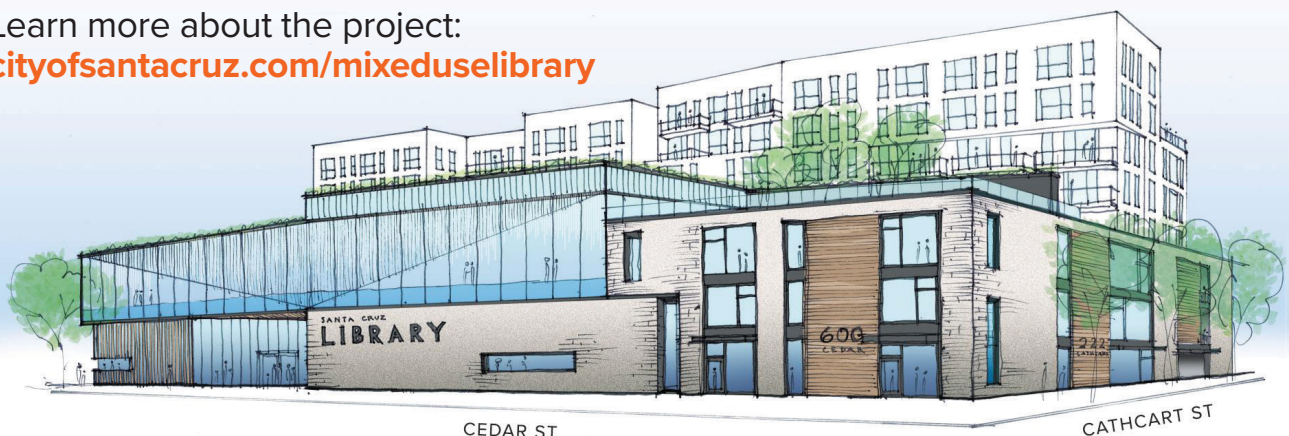
- Community outreach to review Library schematic design work
- Update to cost model

## 2021 Key Milestones

- Griffin Structures named as Owner's Representative for the project, on behalf of the City of Santa Cruz.
- Eden Housing and For the Future Housing selected as the Affordable Housing Developer Team to build the 100% affordable housing portion of the project.
- Existing Library Site Re-Use Visioning Process completed, with recommendation that re-use should focus on affordable housing and other community uses including a potential permanent home for the Farmers' Market.
- First round of library user stakeholder discussion meetings completed. Three additional, facilitated public meetings on conceptual library design were conducted. Feedback from community outreach meetings is posted on the project webpage.
- In full cooperation with the Farmers' Market Board, relocation discussions for a new, permanent downtown location for the Farmers' Market are underway.
- City Council approved an updated site concept and design, including a two-story Library, including green roof and adjacent roof deck; reduced parking to 310 from 400 spaces; and increased affordable housing to 100-125 from 50 units.



Learn more about the project:  
[cityofsantacruz.com/mixeduselibrary](https://cityofsantacruz.com/mixeduselibrary)





## Frequently Asked Questions

### **Why is the library moving from its existing downtown location?**

The existing location of the Downtown Library, as determined by the Downtown Library Advisory Committee based on engineering and technical studies, has numerous problems including non-compliance with ADA requirements; the presence of asbestos in many areas; operational failures (plumbing, elevator, electrical, heating/ventilation, and tech capacity); upcoming need for roof replacement; inadequate facilities (bathrooms, lighting, study spaces, etc.); small and isolated children's space; no dedicated teen space; and building expansion limited by seismic code requirements. Full renovation was deemed too expensive, and partial renovation deemed as a poor use of voter-approved construction funds. The existing location has been approved by the City Council through the Existing Library Re-Use Visioning Process to include a new location for an affordable housing project that would include a public plaza and a potential future location for the Farmers' Market.

### **How much affordable housing is included in the project?**

The City Council directed that the project have a minimum of 50 affordable housing units. Following action by the City Council, the City increased the number of units will be 100-125, with the majority to be reserved for extremely low and very-low income residents.

**How many parking spaces will be added to the downtown district through the project?** The Library Mixed Use Project was originally approved to include a maximum of 400 parking spaces. The project team worked to increase the number of affordable units by reducing the number of parking spaces on the site. The project will include no net-new spaces for the downtown area. There are more than 1,000 housing units currently planned for the downtown area. Some of those new projects are planned for locations currently serving as surface parking lots, resulting in a loss of an estimated 369 spaces. Also, the pandemic has led

to creation of "parklets" in on-street parking spaces to provide outdoor dining space. It is unknown how many parklets will become permanent, although potentially nearly 100 spaces could be occupied as parklets permanently.

### **What will happen to the existing Downtown Library location?**

City staff completed the Existing Library Re-Use Visioning process, which was accepted by the City Council to include a new location for an affordable housing project to include a public plaza and a potential future location for the Farmers' Market - visit the project webpage to learn more. The Library Site Re-Use Visioning Process included meetings with nine community stakeholder groups, four neighborhood stakeholder groups, two community workshops, and a community survey that received 720 responses. The results of the Visioning Process indicated a strong preference for a significant portion of the site to incorporate affordable housing, as well as strong interest in downtown-focused open space that could include a combination of plaza and park spaces supporting the Farmers' Market. Ground floor uses in a potential multi-story housing project should also be focused on community needs, rather than commercial development.

**What will happen to the Farmers' Market that is currently located at the project site?** The Downtown Farmers' Market will remain downtown. The City considers the Downtown Farmers' Market to be an important partner in activating and helping provide long-term sustainability Downtown. The City has been working in partnership with the Downtown Farmers' Market for several years to identify and support establishing a permanent location for the market, a move supported by the Farmers' Market. Two locations are under consideration in partnership with the Farmers' Market, including the City's Lot 7 parking location and the existing Library site, with preliminary site layouts in development.



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