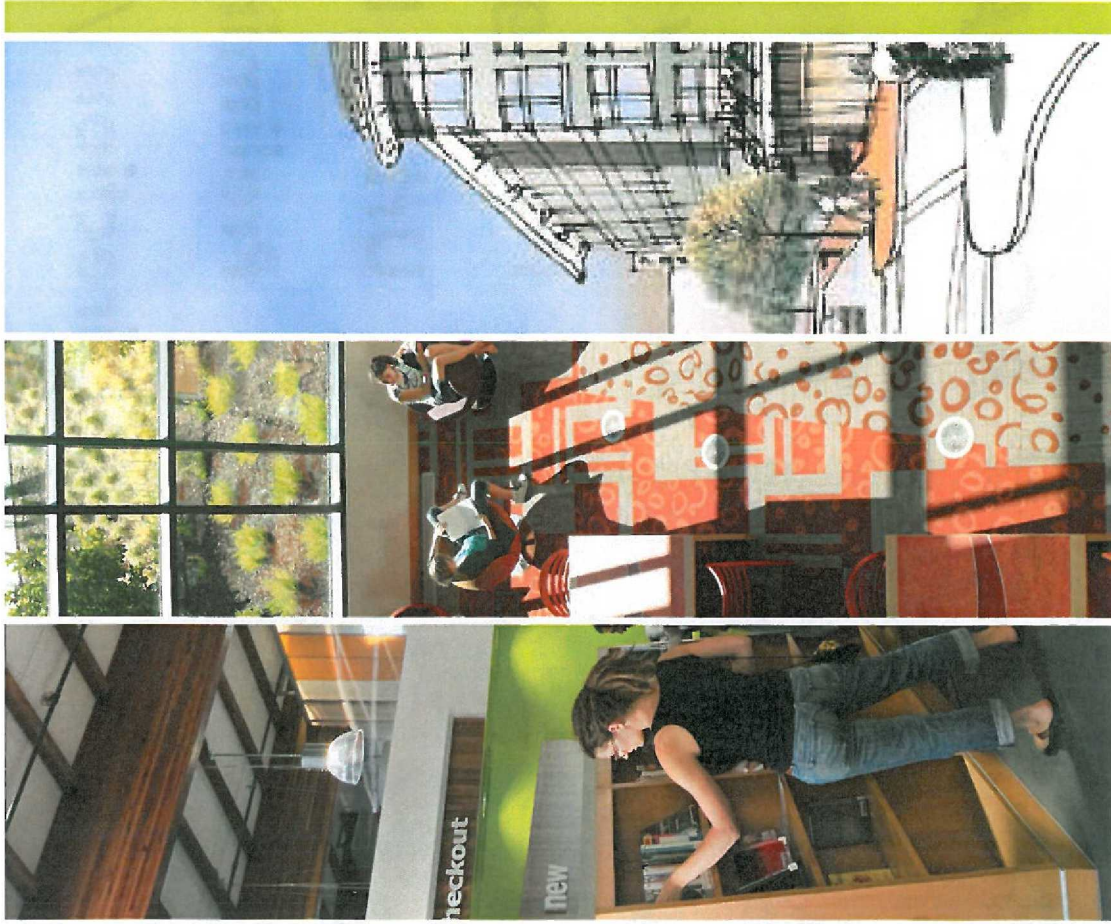
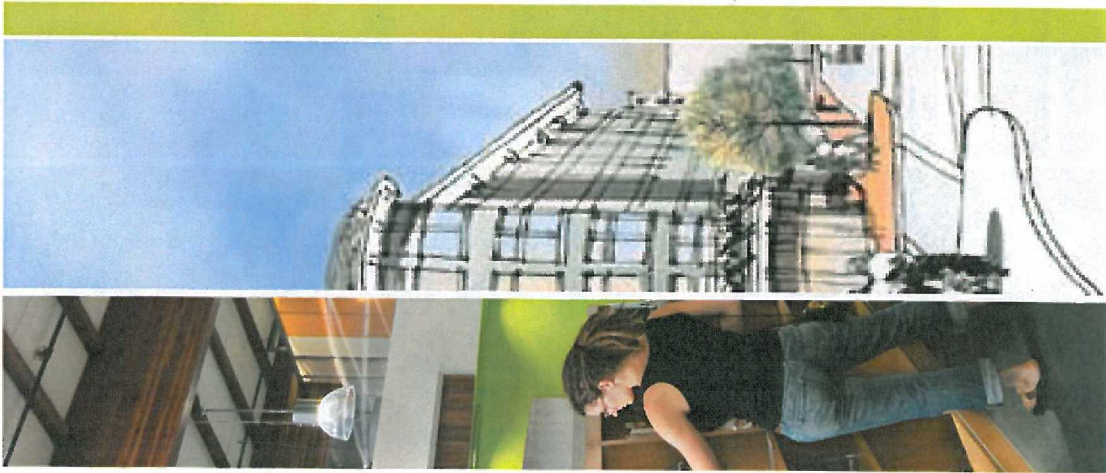


City of Santa Cruz Downtown Library and Parking Garage Feasibility Study

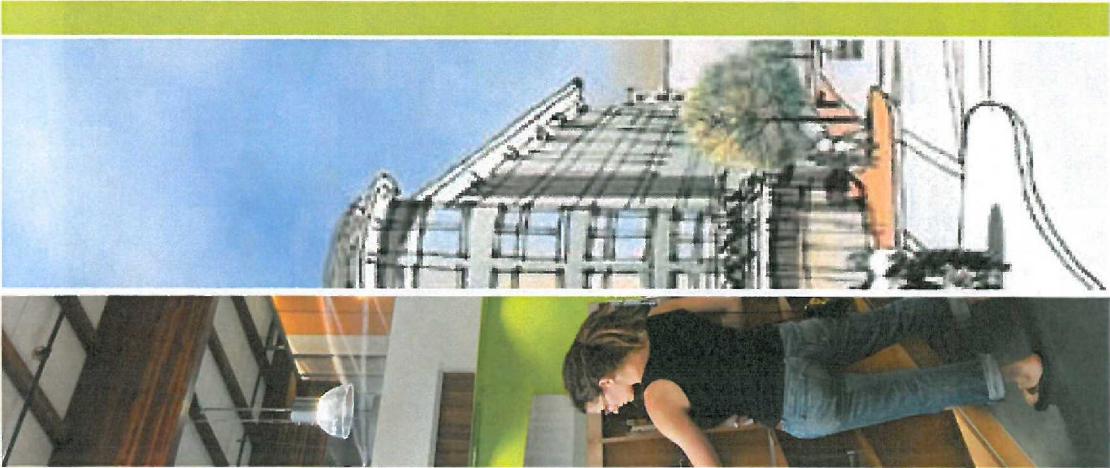
City Council Study Session
12.06.2016





AGENDA

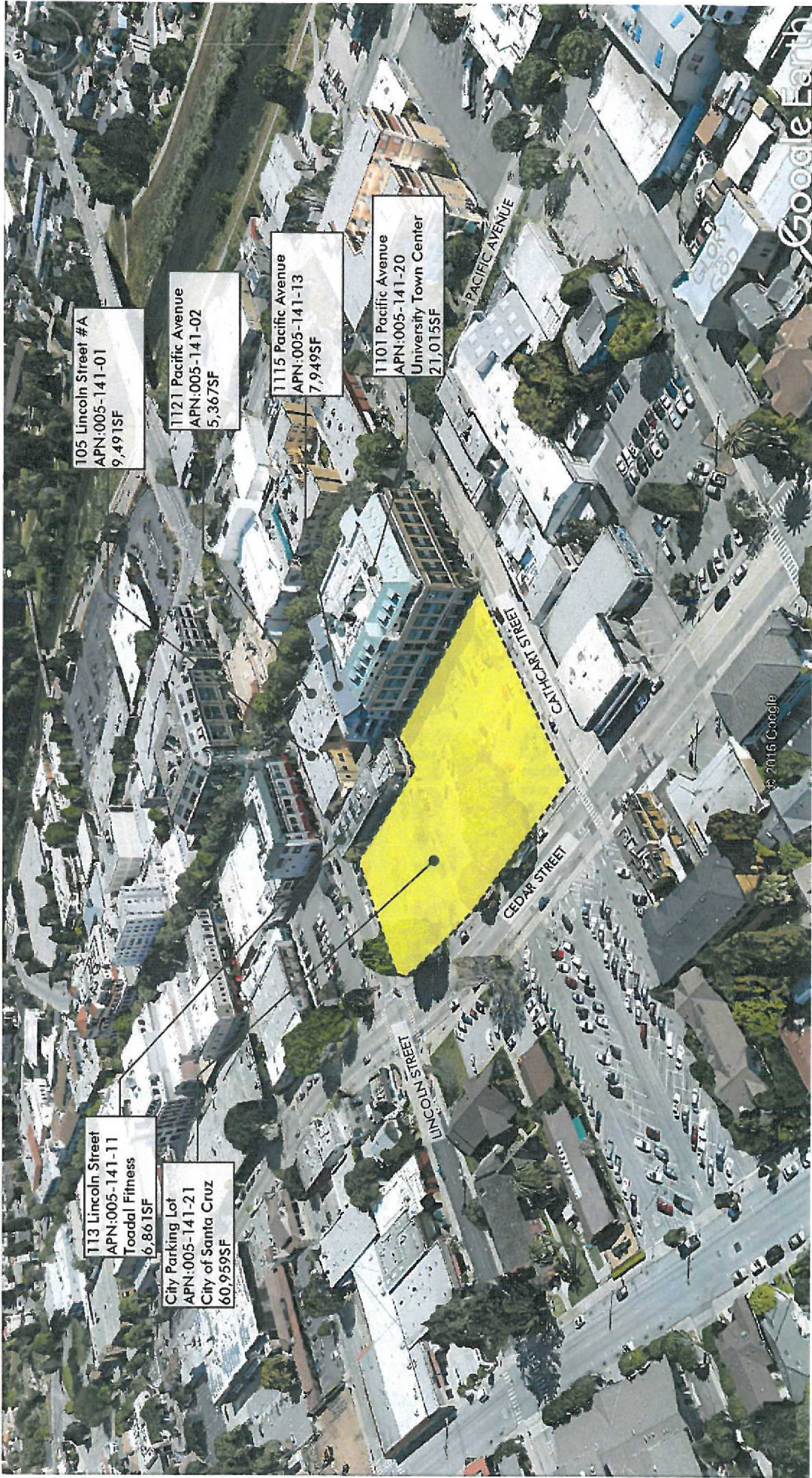
- 1. Project Site & Background**
 - 2. Library Feasibility**
 - 3. Parking Garage Feasibility**
 - 4. Urban Design Opportunities**
 - 5. Preliminary Cost Model**
- Direction / Next Steps**



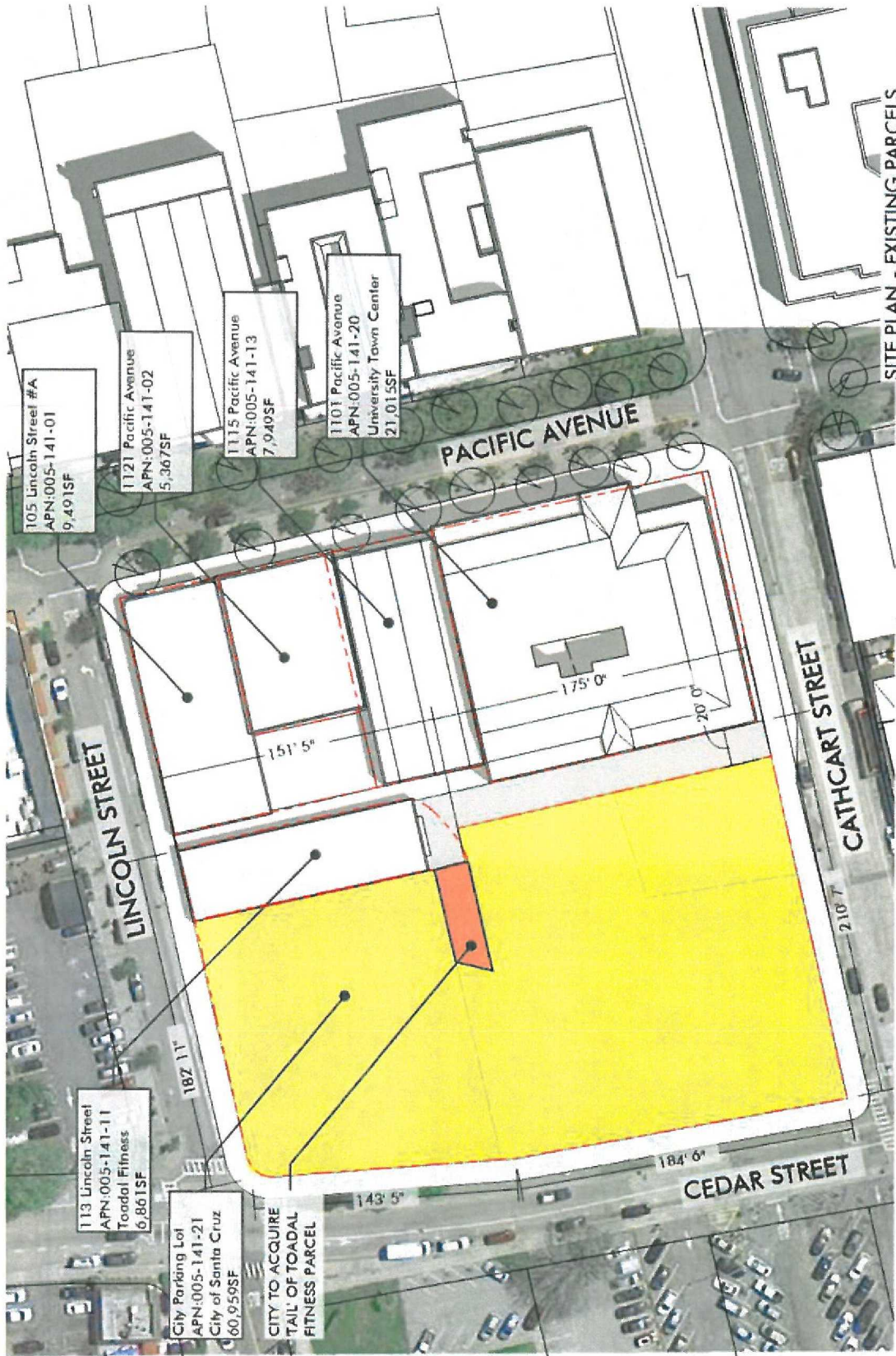
1. PROJECT BACKGROUND

Project Site

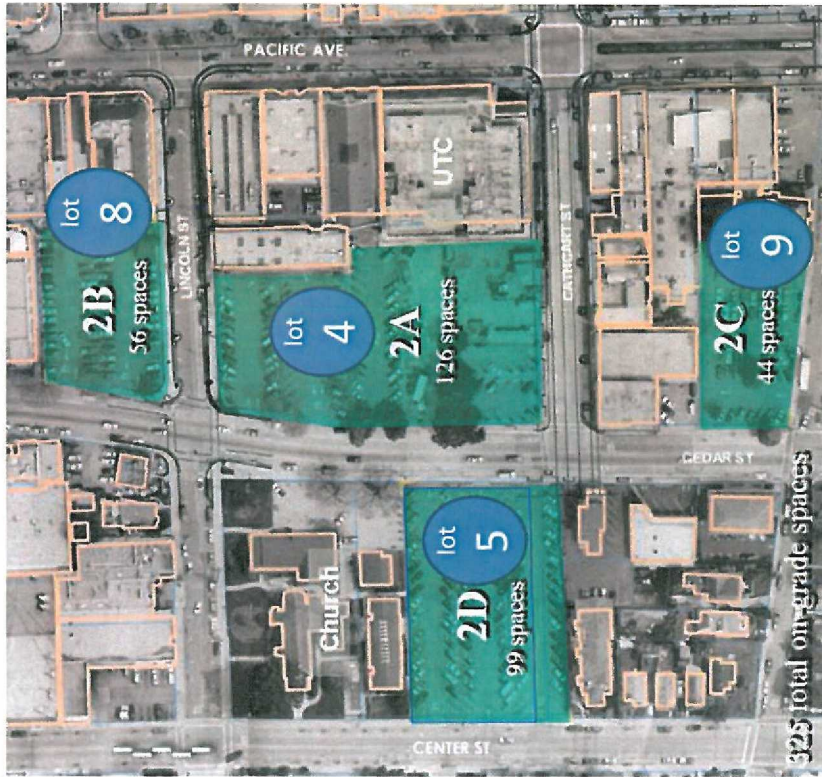
2002 Front/Cedar Study



Proposed Site



Proposed Site



Base Map
SITE 2

January 17, 2002

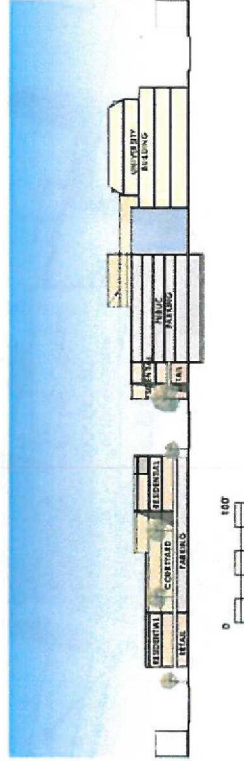
16



GROUP 4



SKETCH - Looking East down Lincoln



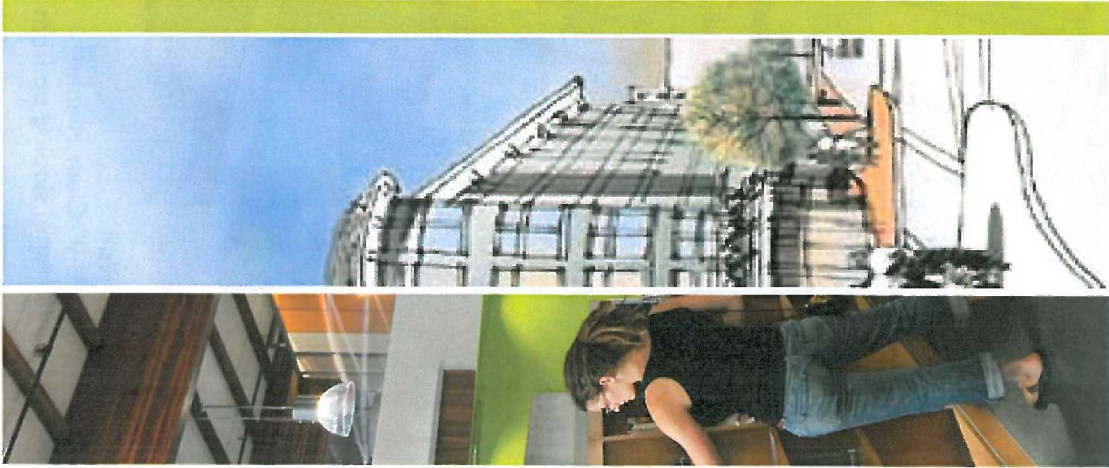
SECTION - East-West

SITE 2

January 17, 2002

22

2002 Study

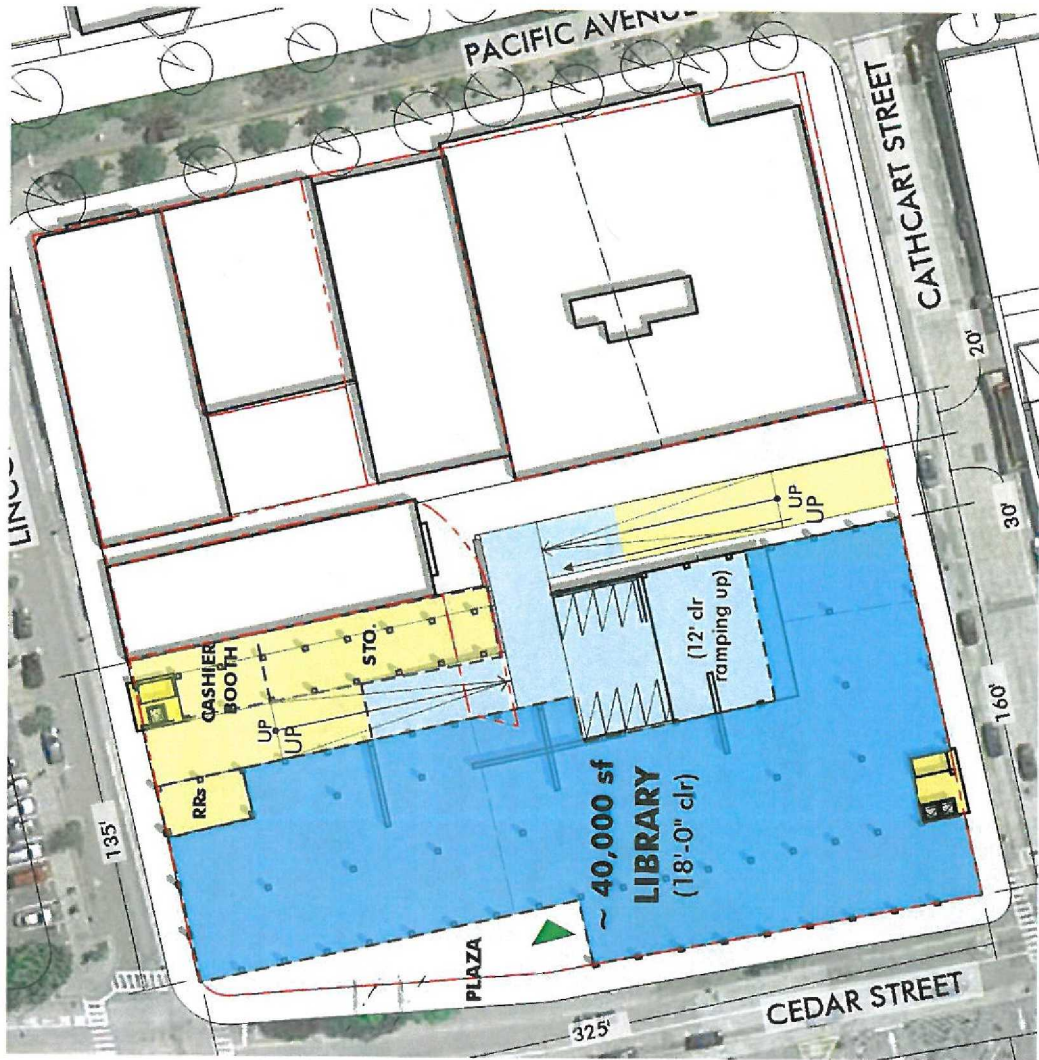


2. LIBRARY FEASIBILITY

Floor Plates

Bubble Diagrams

Mixed-Use Precedent Projects



Library First Floor Plan
 + 32,000GSF at 18'-0" Clear Height
 + 8,000GSF under ramp sloping up from 12'-0" Clear Height

Santa Cruz Downtown Library

- Storefront windows on 3 sides connect library to downtown
- Tall ceilings create spacious interiors and bring in ample natural light
- Wide column spacing create flexible interiors
- Single story easy for public to use and staff to operate.
- Single story is more efficient use of space
- Service access via alley

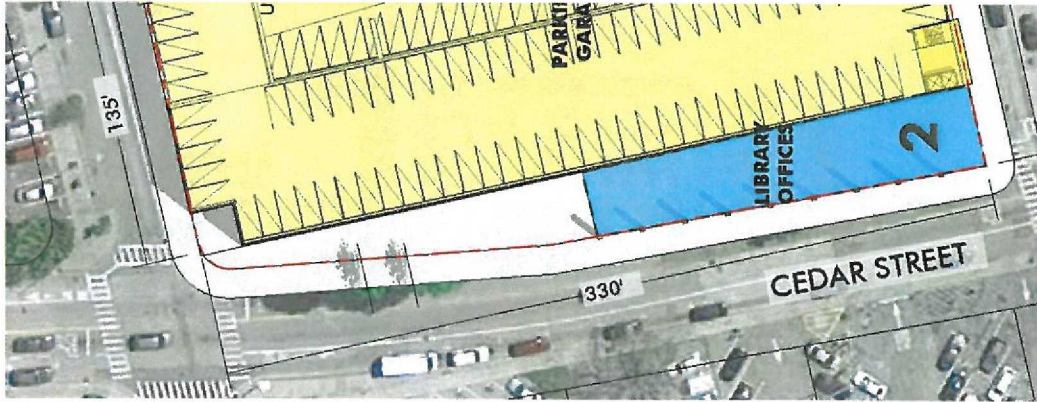
▪ Opportunity for a great new downtown library!

Library Opportunity

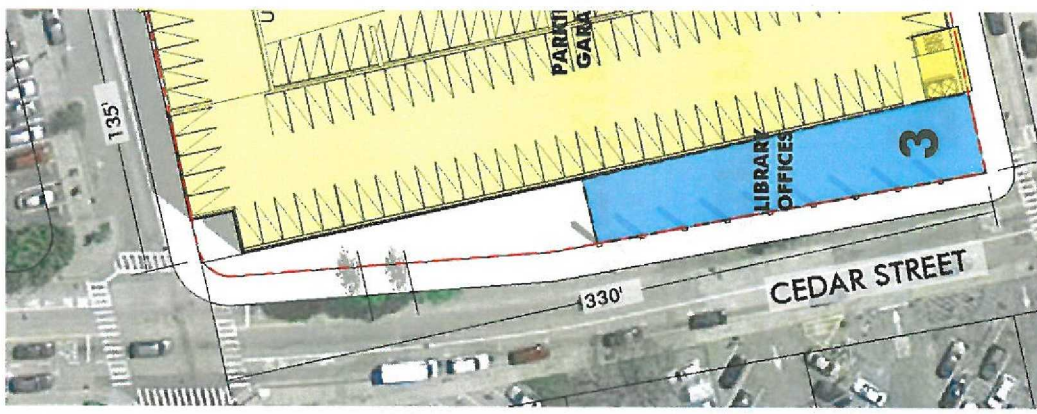




GROUP 4



Potential Second Floor Plan
+ 5,000GSF

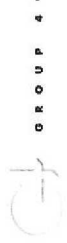


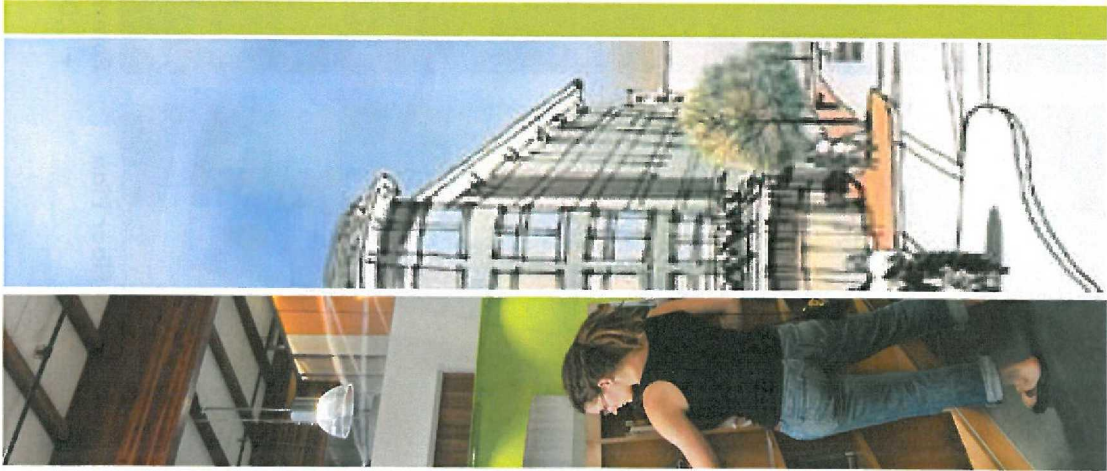
Potential Third Floor Plan
+ 5,000GSF

Upper Floor Tenant Spaces

- ~5,000 sf /floor
- Could use one set of parking elevator and stair
- Possibly suitable for Library HQ or other tenant spaces

Upper Floor Tenant

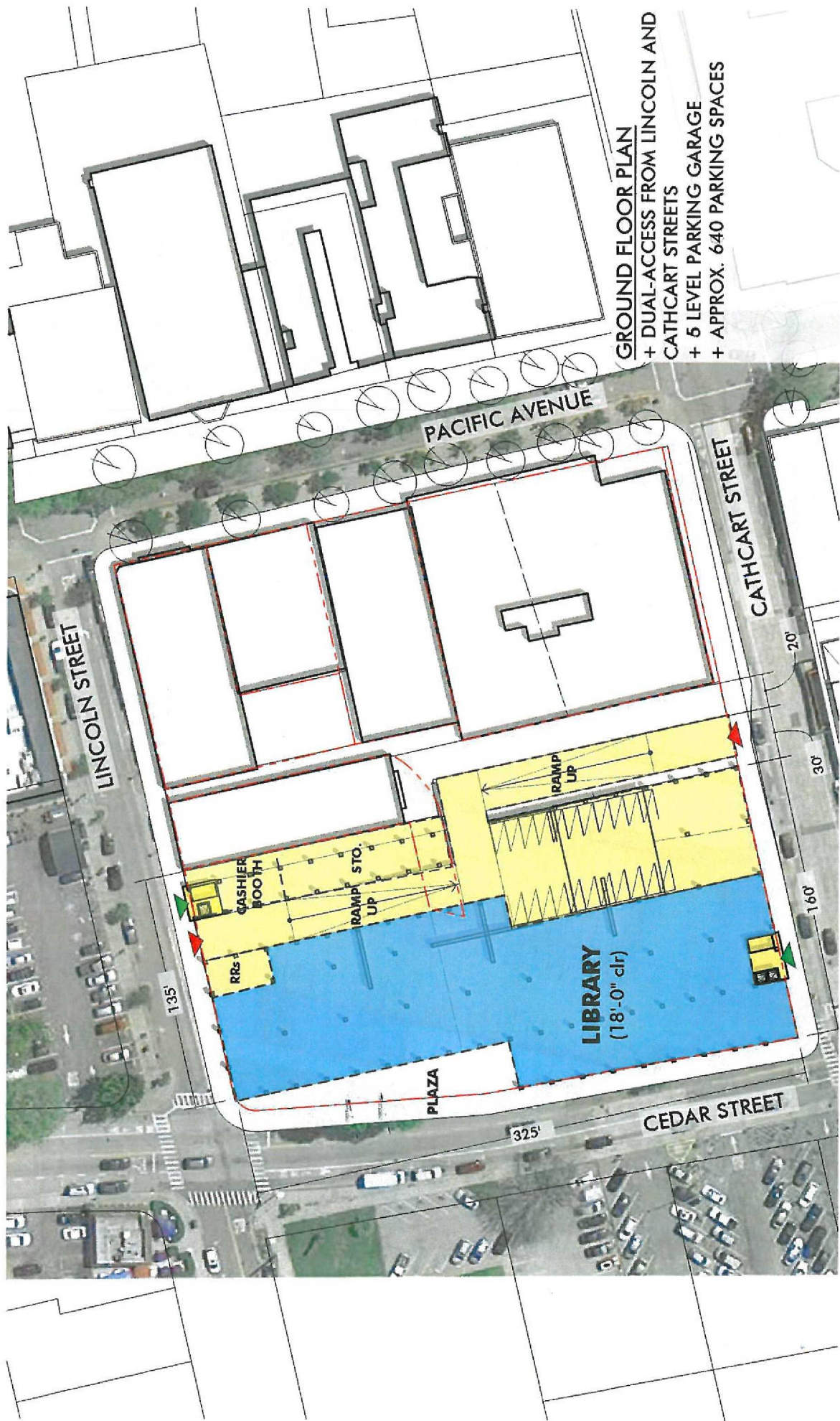




3. PARKING GARAGE

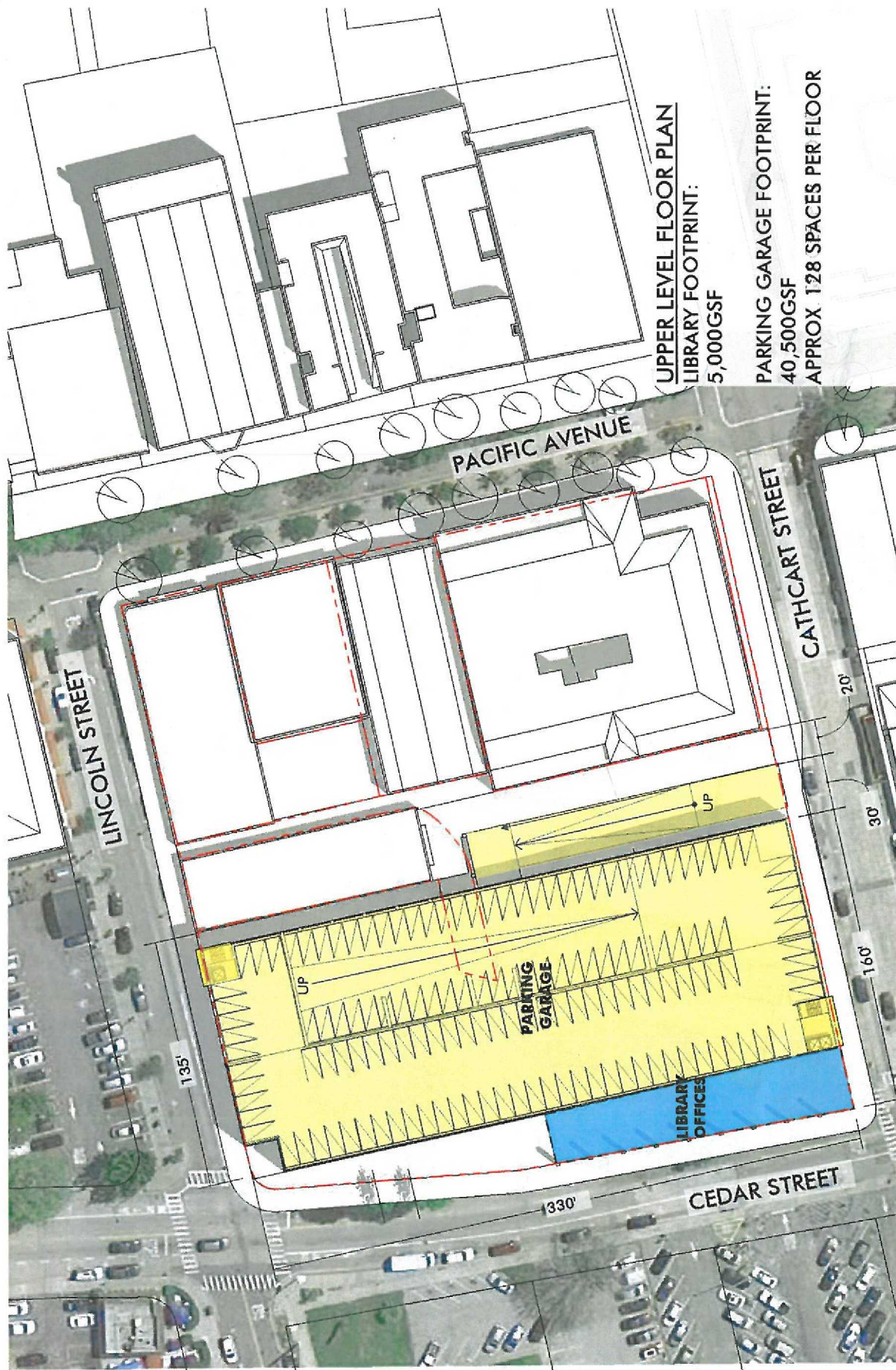
Parking Garage Plans

Parking Garage Sections



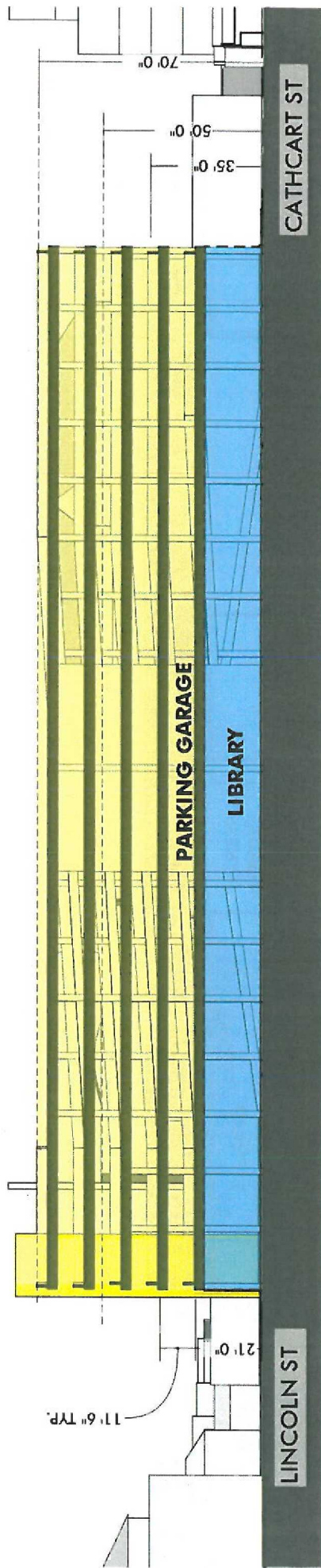
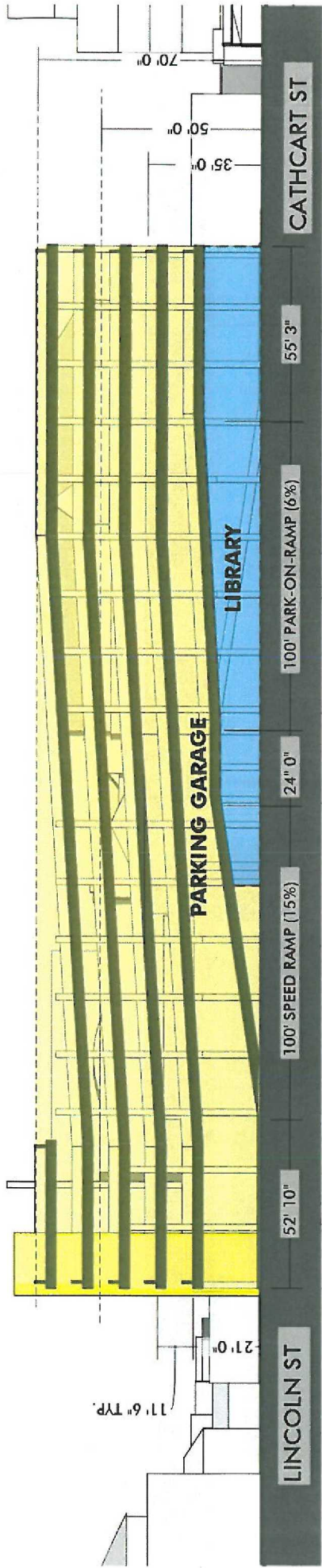
- GROUND FLOOR PLAN**
- + DUAL-ACCESS FROM LINCOLN AND CATHCART STREETS
 - + 5 LEVEL PARKING GARAGE
 - + APPROX. 640 PARKING SPACES





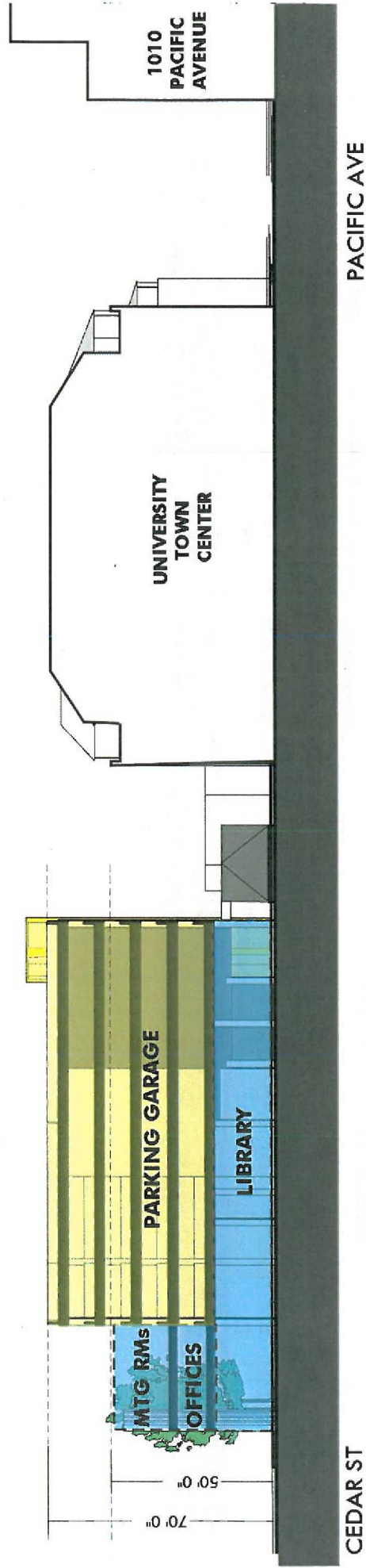
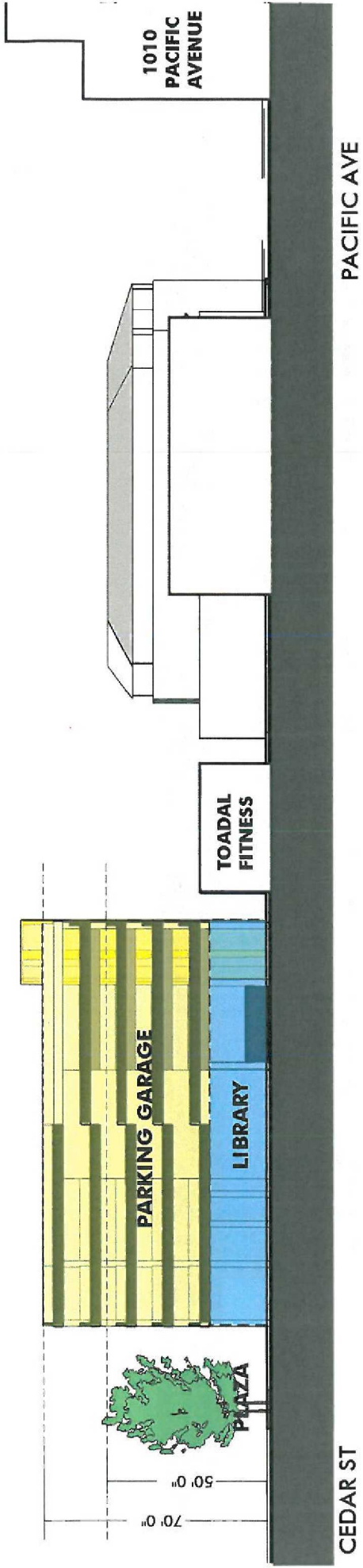
UPPER LEVEL FLOOR PLAN
LIBRARY FOOTPRINT:
 5,000GSF

PARKING GARAGE FOOTPRINT:
 40,500GSF
 APPROX 128 SPACES PER FLOOR



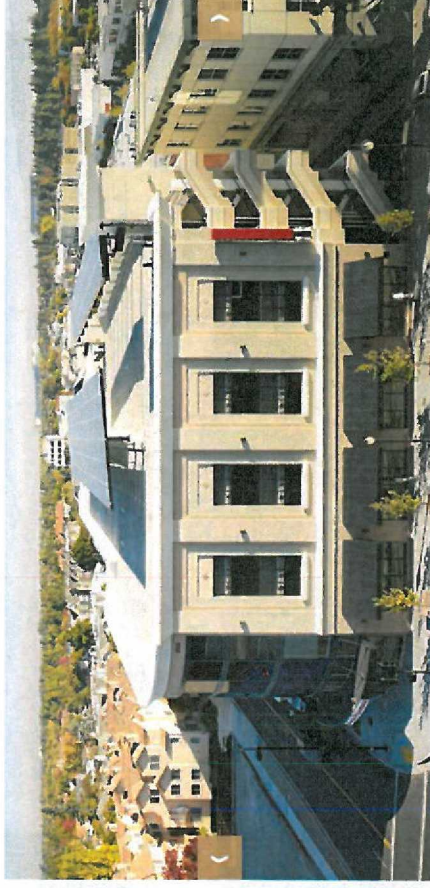
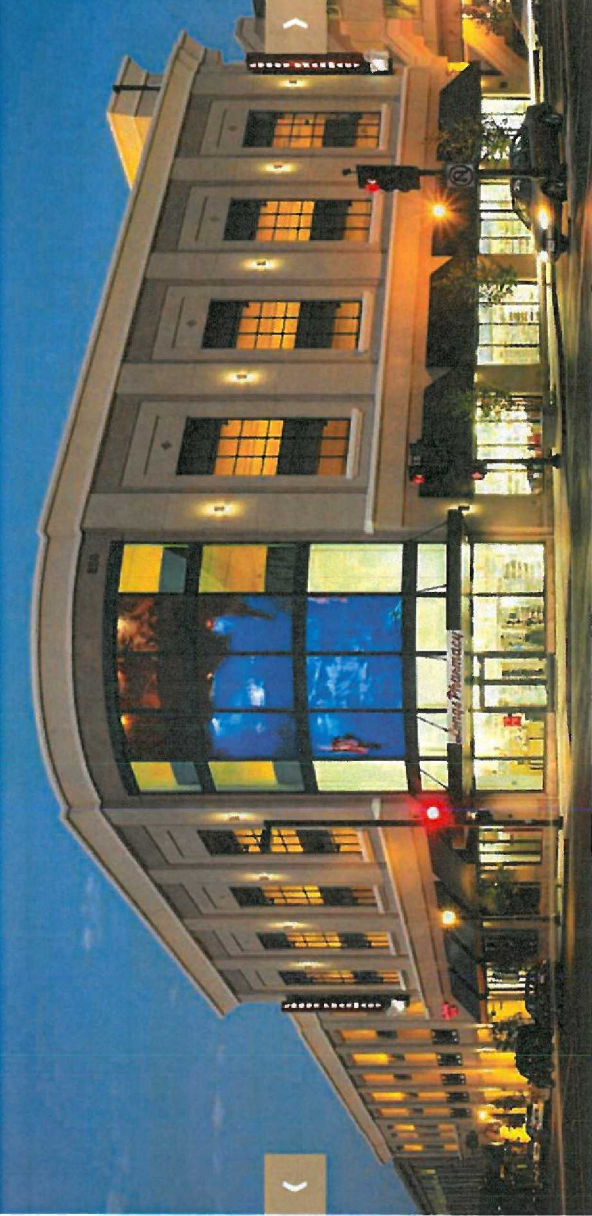
North-South Sections



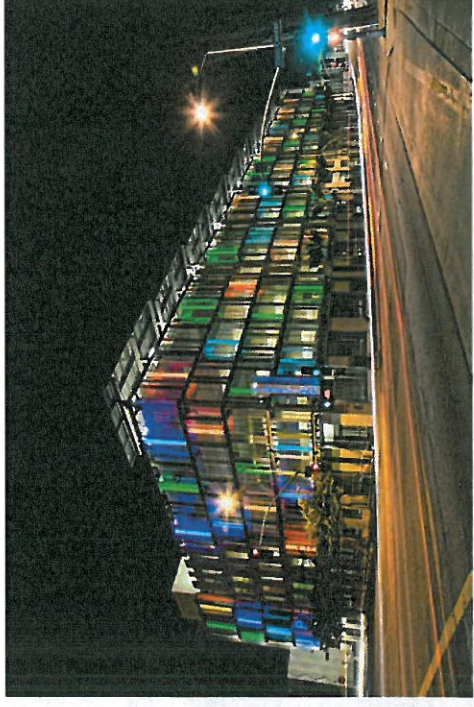
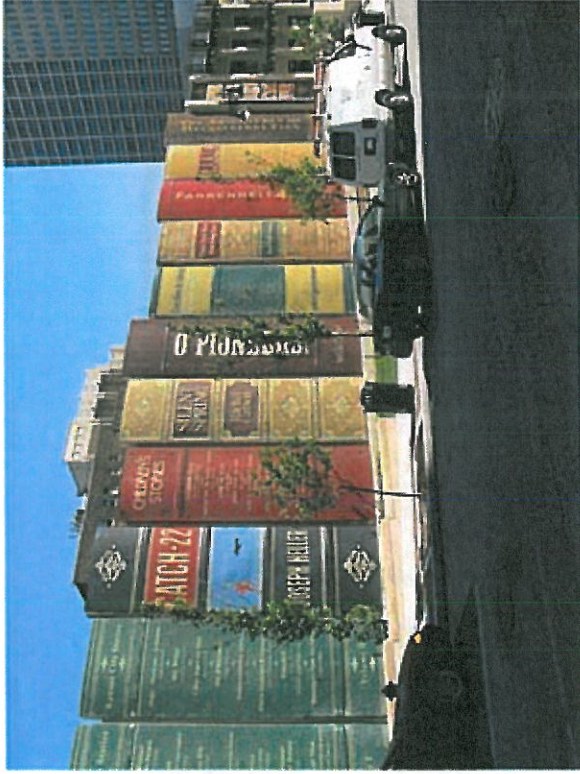


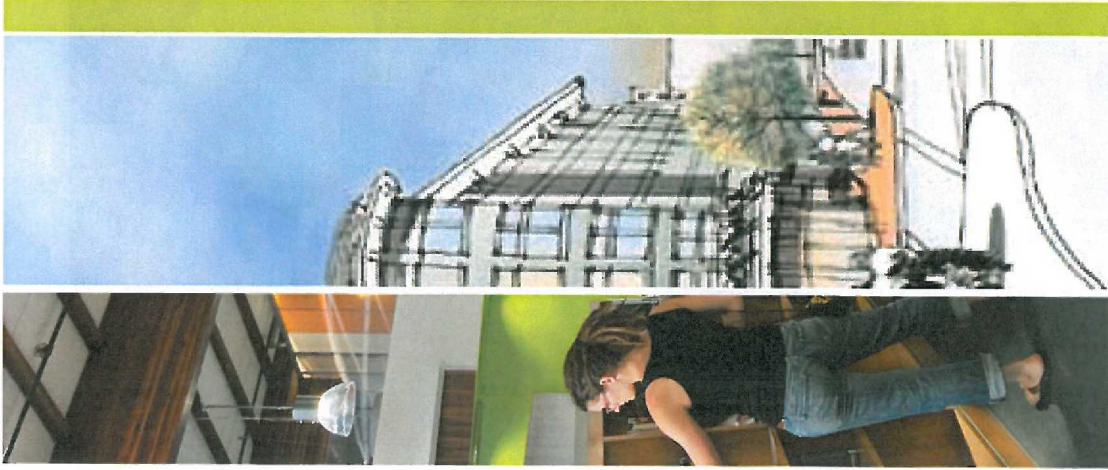
East-West Sections





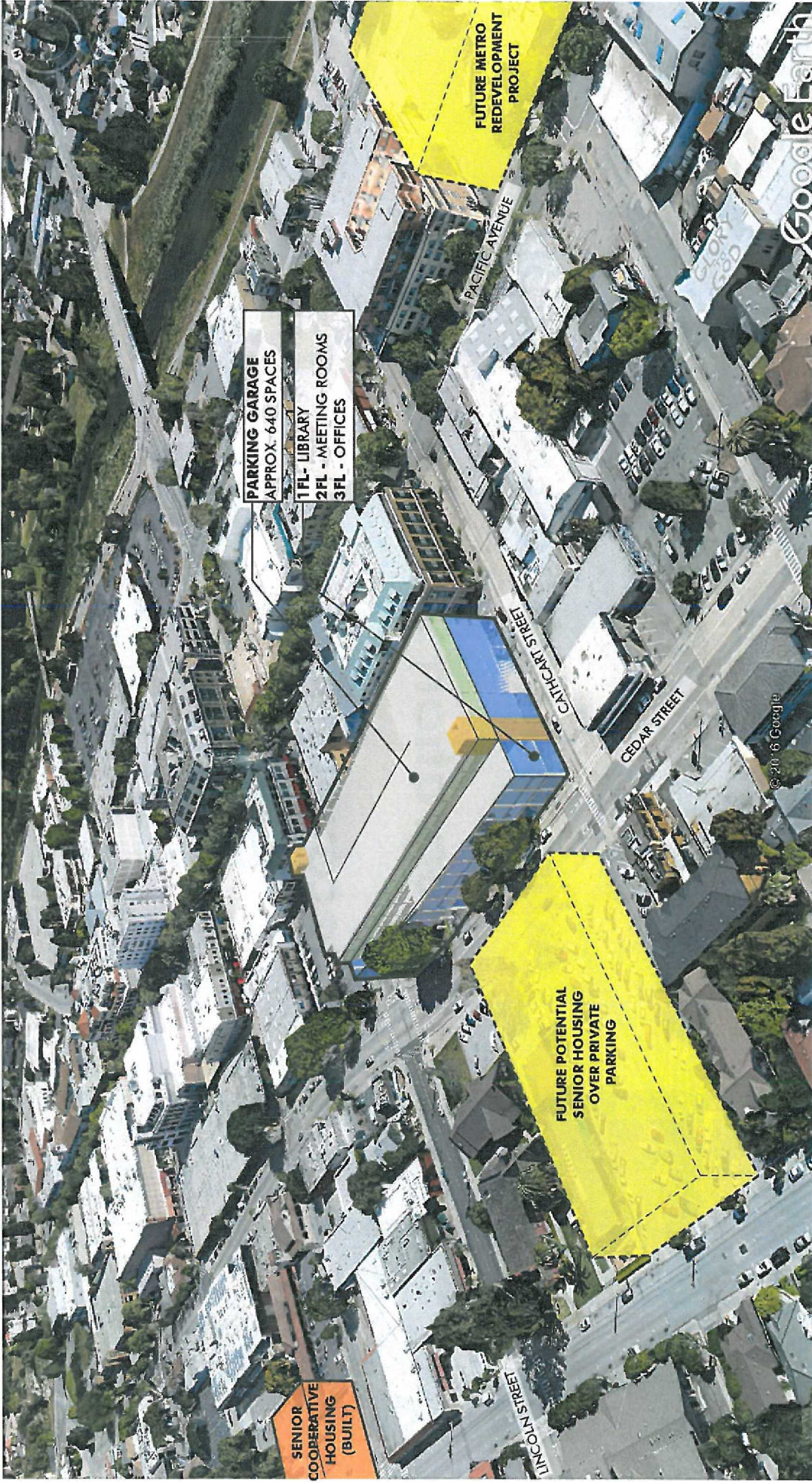
Precedent Projects





4. URBAN DESIGN

- **Adjacent Future Developments**
- **Integration with Downtown Recovery Plan**



Proposed Developments



*Artist's Rendering for Visualization Purposes Only.



GROUP

South on Cedar Street

21

SANTA CRUZ LIBRARY AND PARKING



*Artist's Rendering for Visualization Purposes Only.

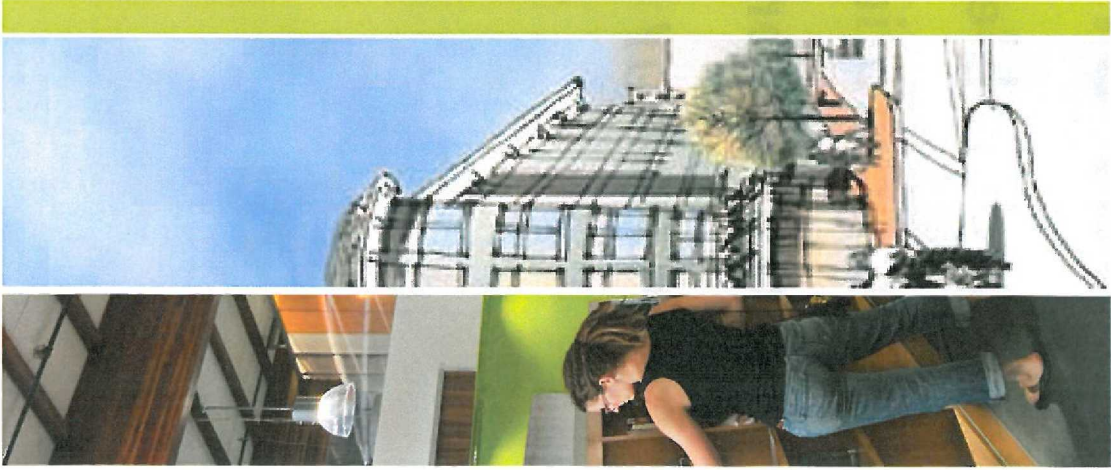


GROUP 4

East on Cathcart Street

22

SANTA CRUZ LIBRARY AND PARKING



5. PRELIMINARY COST MODEL

- Budget Strategies
- Preliminary Cost Model

BUDGET STRATEGIES

Invest in durable maintainable materials and systems

Invest in operating efficiency

Invest in long term flexibility

Invest in energy savings



PRELIMINARY COST MODELS

Hard Costs

- Construction costs: Building and site
- Shelving, Furniture, Technology,
- Sustainability & Civic Quality
- Public Art
- Excludes land, hazardous material abatement if needed.

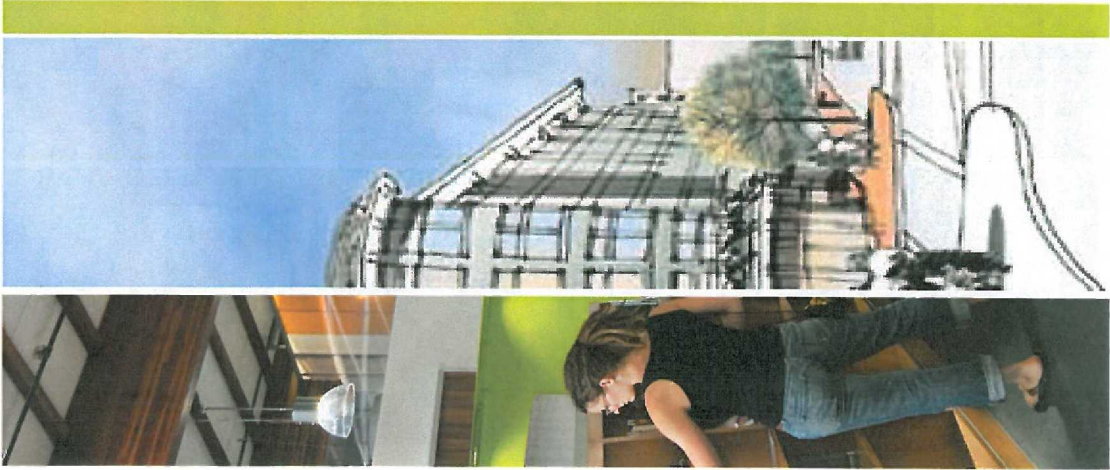
Soft costs

- Design, engineering
- Construction management
- Permits, inspections, testing, project management
- Moving costs
- Contingencies
- Escalation to 2018

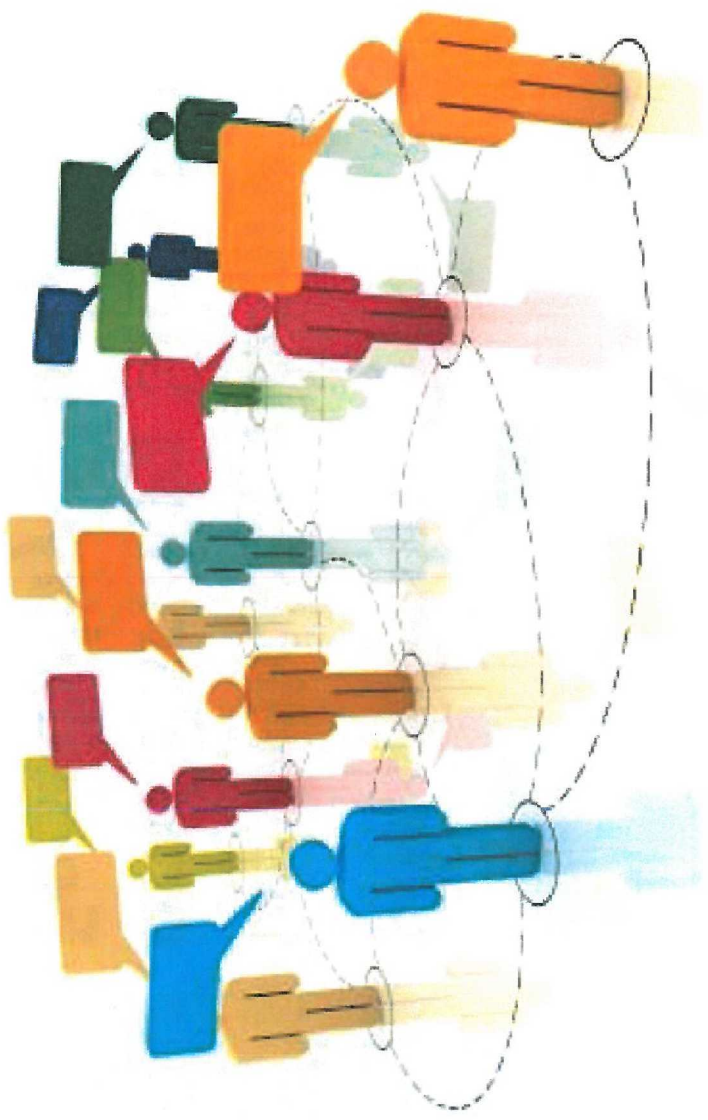
LIBRARY	TENANT SPACE	GARAGE
\$23-27M	\$3-4M	\$33-37M

PROJECT ADVANTAGES

- Overall project is less expensive than both projects as standalone
- There are savings by not needing separate parking for library
- Site has ideal dimensions for a very efficient garage
- Frees up existing library site for other uses
- Ideal location for both library and parking
- Mixed use structure makes for a better downtown
- Library makes a great and attractive ground floor use



DIRECTION + NEXT STEPS



City of Santa Cruz Downtown Library and Parking Structure Feasibility Study

City Council Study Session
12.06.2016

