

Live Oak Town Hall



SUPERVISOR
Manu Koenig
1ST DISTRICT

8.11.22

Agenda

1. Simpkins Swim Center & Live Oak Library Annex
2. 1500 Capitola Rd
3. Kaiser Update
4. Highway 1 Aux Lanes
5. Soquel Dr
6. East Cliff / Portola Drive
7. Rail Trail Segments 10 & 11
8. Sustainability Update
9. Lode St Master Plan
10. Q&A



Simpkins Swim Center & Live Oak Library Annex

- 50M pool resurfacing complete
- Boiler replacement complete
- Annex anticipated opening Spring 2023
- Public Art proposal under review



Annex Art Proposal

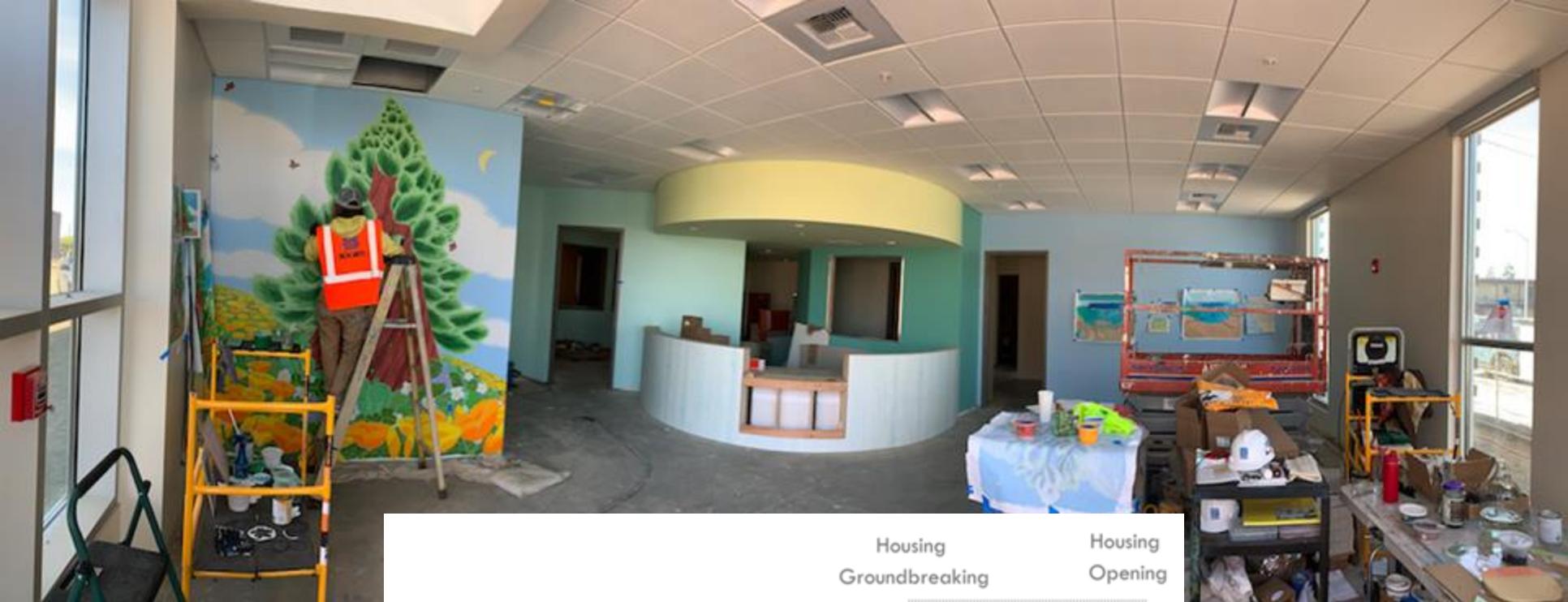


Arts Commission Next Meeting: Sept. 19th, 2022

1500 Capitola Rd

- Clinics slated for Fall 2022 opening
- May - Broke ground on 57 units of housing, anticipated completion Summer 2023
 - More than 50% 2 and 3 bedroom units
 - 42 units live/work preference for the County
 - 14 units live/work preference for Live Oak
- Potential home for Cradle to Career





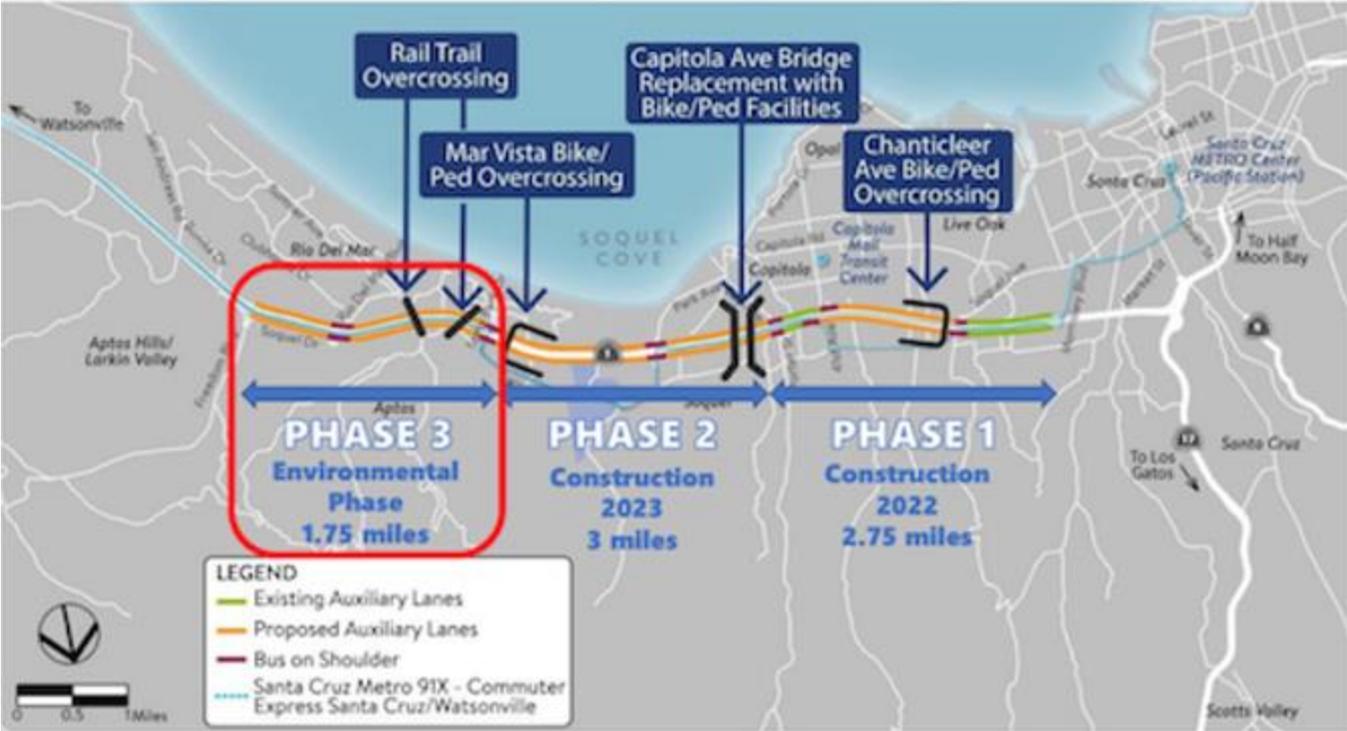
Kaiser Update



5940SoquelAve.com

- Likely to be reviewed by Planning Commission and Board of Supervisors this fall.

Highway 1 - Aux Lanes & Bus on Shoulder Project



Highway 1 - Aux Lanes & Bus on Shoulder Project



Chanticleer Bike and Pedestrian Bridge

Soquel Dr Buffered Bike Lane & Congestion Mitigation Project

- 5.6 miles from La Fonda Ave to State Park Dr
- 5+ miles of pavement resurfacing
- Upgrades to **22 intersections** with **Adaptive Traffic Signals (ATS)** and Traffic Signal Priority (TSP) for METRO
- **Bikes: 10+ miles** of continuous protected or buffered bike lanes
- **Pedestrians:** 0.6 miles of sidewalk gap closures, **11 enhanced pedestrian crossings with Rapid Flashing Beacons, 94 ADA ramp upgrades**
- Start Construction – Late Summer 2022



Portola Dr & East Cliff Resurfacing

- Portola:
 - Corrections 23rd
 - Striping Thursday 25th & Friday 26th
- East Cliff - construction will begin sometime after labor day and last an entire year. Dedicated webpage coming soon.



Rail Trail Segments 10 & 11 Update

- County applied for \$67.6 million for Segments 10 & 11 from State 2023 Active Transportation Program on June 7th
- City applied for \$34.88 for Segments 8 & 9
- \$102 million total Santa Cruz Rail Trail Application
- \$1.65 billion in Cycle 6 ATP CTC funding available
- \$3.1 billion in applications (432)
- Passenger Rail EIR request for proposals approved. (\$17-20 million expected cost)
 - a. Station locations
 - b. Frequency of service
 - c. Estimated cost of right of way acquisition and engineering work



Cost Estimates: Segments 8 - 12

Scenario	Description of Work	Trail Segments & Cost (\$ millions)			Total Cost
		8 & 9	10 & 11	12	
1	Optional Interim Trail Phase (on existing rail alignment)	\$19.4	\$36.3	\$24.6	\$80.3
2	Ultimate Trail (Adjacent to Rail) without Interim Option	\$43.6	\$84.5	\$47.9	\$176.0

Notes: The Interim Trail cost estimate includes funding to rehabilitate and repurpose the Capitola Trestle. The Ultimate Trail cost does not include the replacement of the Capitola Trestle needed for passenger rail + trail.

Rail Trail Update

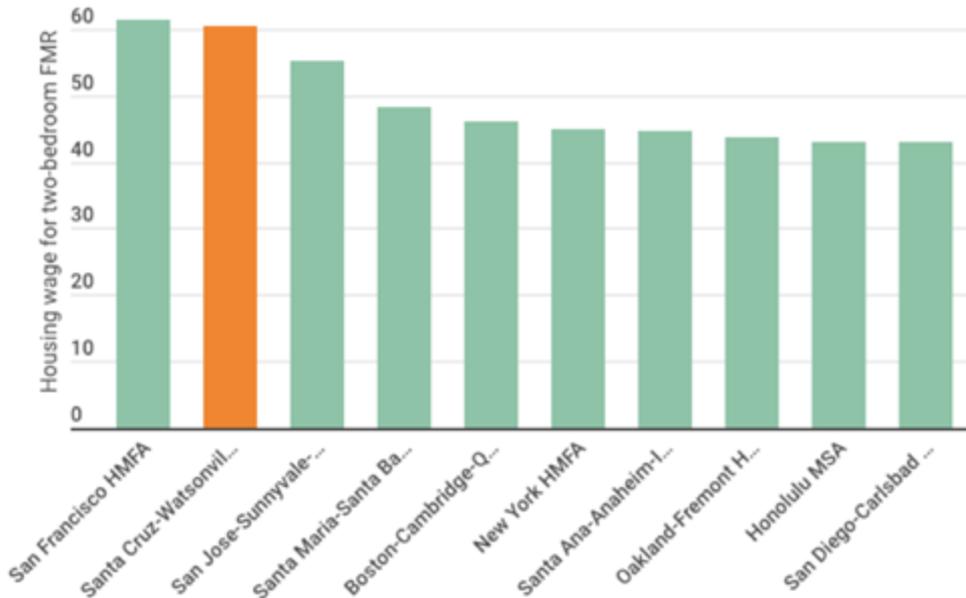


Schedules: Segments 8 -12

Project Schedules			
Project	Environmental Review	Final Design	Construction
Segments 7 Phase 2 (Bay Ave to Pacific Ave)	Complete	Complete	2022
Segments 8 & 9 (Pacific Ave to 17th Ave)	Spring 2023	Spring 2023	Fall 2024
Segments 10 & 11 (17th Avenue to St. Park Dr)	Spring 2023	Fall 2024	Spring 2025
Segment 12 (State Park Dr. to Rio Del Mar Blvd.)	Spring 2023	Fall 2024	Spring 2025

Sustainability Update: Our Housing Crisis

Top 10 most expensive metro areas across U.S.



- Santa Cruz is the second most expensive area in the country according to annual “Out of Reach” report by the nonprofit National Low Income Housing Coalition.
- A two-bedroom rental in the county is **\$3,138**.
- **Rents have increased 70% percent over five years**
- The hourly wage a full-time worker in Santa Cruz must earn to afford rent at 30% of their income is \$60.35 (right). However, the mean wage is \$19.78.
- **95062 avg. home price: \$1.487 million**

Sustainability Update: Why Housing Matters



- Less families: Cabrillo has seen a 40% reduction in students since 2008
- More expensive services
 - a. Healthcare - shortage of nurses and doctors
 - b. Childcare - teachers and daycares
 - c. Food prices - farm workers
- County has 80+ open health care positions

Sustainability Update: Regional Housing Needs Assessment

RHNA Allocation



County of SC RHNA Allocation

2014 - 2023:

1,314

2023 - 2031:

4,634



Housing Element and Zoning Map Update



Permitting and Construction



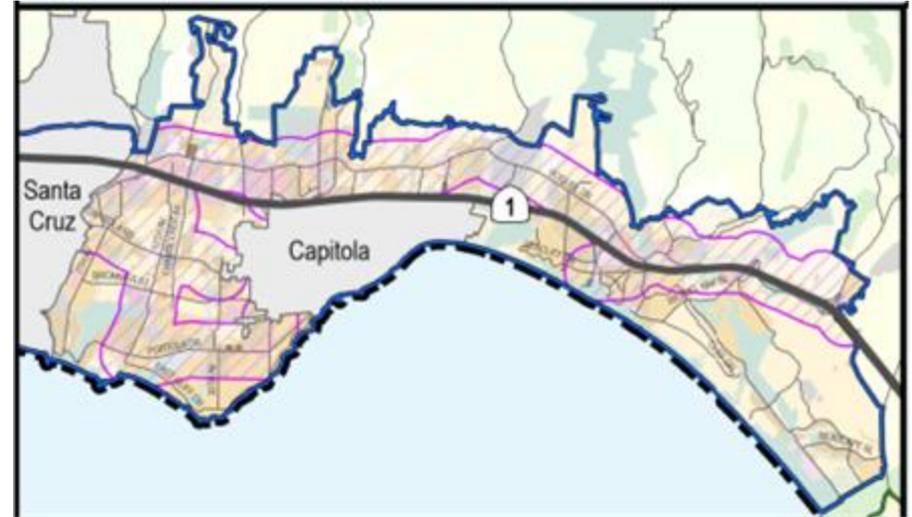
County of SC Units Built

2014 - 2023:

645

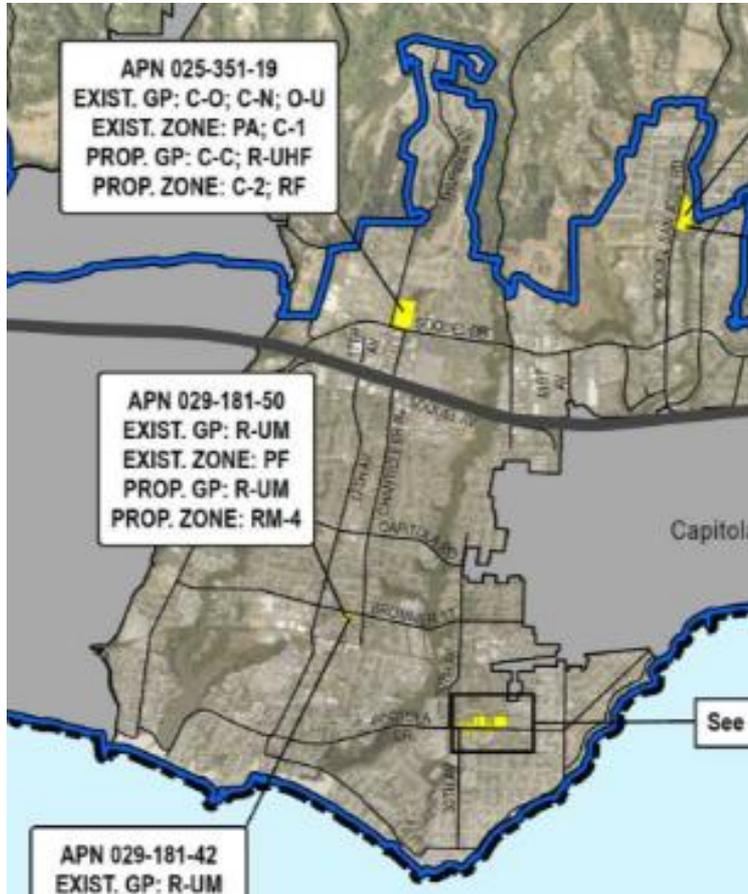
Sustainability Update

- General Plan Amendments
- Amendments to the County Code
- Creation of Santa Cruz County Design Guidelines
- Specific Rezonings at Thurber Ln/Soquel Dr and on Portola Dr
- Proposed changes:
 - a. R-Urban High: 11-30 units/acre
 - b. R-Urban High Flex: 22-45 units/acre



Santa Cruz County Focused Growth Areas (2020-2040)

Sustainability Update



- Rezoning at Thurber and Soquel Dr.
- Both rezonings located on transportation corridors.
- Next year we are required to update our Housing Element with 4,634 new units.

Sustainability Update



4 Dwelling Units Per Acre



Notable features: The lack of street trees combined with a prevalence of garages and driveways. The city's new standards, however, reduce street widths, include wide planter strips and street trees, and de-emphasize the garage in the design of home fronts.

5.3 Dwelling Units Per Acre



Notable features:

Traditional streetscapes with sidewalks, planter strips, street trees, covered entries, and a diversity of architectural styles.

Access to garages is provided by an alley behind the single-family houses.

18 Dwelling Units Per Acre



Notable features: A combination of surface/garage parking and generous open space and recreational features (including children's play area, sports court, vegetable gardens for residents, trails, common recreational building, and a protected natural area).

27 Dwelling Units Per Acre



Notable features:
Single and double-
single family lots
redeveloped with
condominiums. Each
building contains
between three and
seven units and has
front-loaded parking
at the street level
beneath the dwelling
units. All are built
within a strict 30-foot
height limit; hence,
the flat roofs.

44 Dwelling Units Per Acre



Notable features:
New urban townhouses and live-work units served by underground parking and containing private patios and a centralized, shared courtyard space.



59 Dwelling Units Per Acre



Notable features: The whole block site transitions from four-story buildings with ground level retail to townhomes that rise only one level above the street at the northwest corner of the site. While the L-shaped, mixed-use apartment building is over 100 dwelling units per net acre, the surface parking area and townhouse building bring the block's average density down to 59 units per net acre.

162 Dwelling Units Per Acre



Notable features: A 6-story, mixed-use apartment building in the very urban, First Hill neighborhood.

Design Guidelines



- A2** Buildings placed close to frontages
- A3** Pedestrian unit entrances from sidewalk
- A4** Central garage and surface parking
- A6** Central common open space

LARGE-SCALE MULTIFAMILY

- Plaza/Open Space
- Landscaping/Open Space
- Parking/Drive
- Property Line

Sustainability Update – Design Guidelines

Design Guidelines:

1. Expansion of Urban Forest: Landscaping and trees will be required in the front of development (*setback requirement*)
2. Parking Requirement: Parking encouraged in the rear and middle of development
3. Height Requirement: 50% of any 3 story development will require an additional 5 ft setback (front)
4. Note: Residential Flex developments will be held to the same design standards as the R & R1 Land Use Designations



Design Guidelines

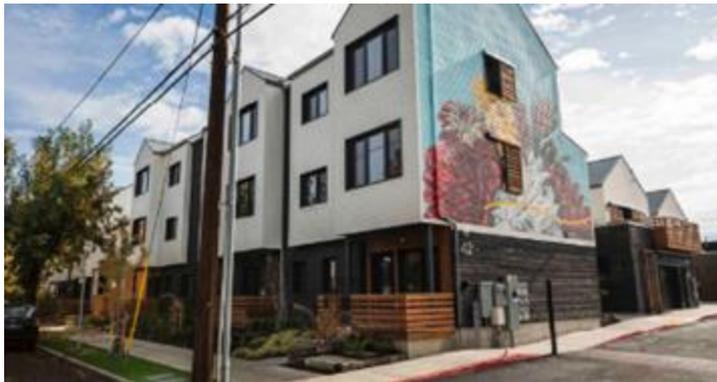


B1 Gable roofs de-emphasize upper floor building mass

B2 Varying wall planes accentuate individual units

B3 Setback variation

B4 Roofline and height changes



Sustainability Update Next Steps

Public Hearing	Meeting Information	Date and Time
Planning Commission Public Hearing #1	Meeting format: Virtual View Agenda Join on your computer via Zoom: https://us02web.zoom.us/j/81481528029 Join by phone: (669) 900 6833, Conference ID: 814 8152 8029 #	Wednesday August 24 9:30 am
Planning Commission Public Hearing #2	Meeting format: Virtual View Agenda Join on your computer via Zoom: https://us02web.zoom.us/j/81481528029 Join by phone: (669) 900 6833, Conference ID: 814 8152 8029 #	Wednesday September 14 9:30 am
Board of Supervisors Public Hearings	Meeting format: Hybrid Virtual and in-Person	October - December 2022

Lode St Master Plan



2022 Master Plan to direct future improvements to the D.A. Porath (Lode Street) Sanitation Facility

- August 17th, 6:00pm @ Lode St - Information Gathering
- September 7th, 6:00pm Zoom - Initial Concepts
- October 19th, 6:00pm Zoom - Draft Master Plan

Questions?



First.District@SantaCruzCounty.us



@1stSuperSCC

Thank You!