

CHAPTER 3

PROJECT DESCRIPTION

This section provides a detailed description of the proposed Riverfront Project (Project), as well as an overview of the Project location and setting, summary of area plans and designations applicable to the Project, required Project approvals, and intended uses of the EIR.

3.1 PROJECT LOCATION AND SETTING

The Project site is located in the developed downtown area of the City of Santa Cruz, which is located along the northern shore of Monterey Bay, approximately 75 miles south of San Francisco, 30 miles south of San Jose and 40 miles north of Monterey; see Figure 1-1. The approximately 0.98-acre (42,684-square-foot) Project site encompasses five parcels along Front Street and adjacent to the San Lorenzo River levee, at 418, 428, 440, 504, and 508 Front Street (APNs 005-151-39, -22, -30, -31, -50), California; see Figure 1-2, Vicinity Location Map. The Project site also includes approximately 15,500 square feet of City owned property on the landward side of the San Lorenzo River levee. The Project site is partially located within the coastal zone and is located approximately 0.6 miles north of the Monterey Bay. The portion of the Project located in the coastal zone is shown on Figure 2-1.

The Project site is bounded by a parking lot/business just north of Cathcart Street on the north, the Santa Cruz Riverwalk/San Lorenzo River on the east, a commercial building operating as the Santa Cruz Fellowship Hall on the south, and Front Street on the west. The site currently contains three one-story commercial buildings and at-grade, paved parking lots with associated areas of landscaping. Existing uses on the Project site include a mix of restaurant and service commercial uses and parking lots, including the non-profit movement arts center, The 418 Project. The existing building square footage totals approximately 20,820 square feet, and the existing parking lot totals approximately 21,750 square feet.

The area surrounding the Project site is less densely developed in comparison to central downtown areas along Pacific Avenue to the west. The west side of Front Street is comprised mostly of street-level parking, with a few commercial buildings ranging in height from one-to-three-stories. The Santa Cruz Metro Station (transit center) is located across the street from the Project site. The east side of Front Street is comprised of primarily single-story buildings. Tree coverage is irregular and varied along both sides of the street. The San Lorenzo River is a prominent natural feature on the east side of Front Street, although it is not visible from Front Street due to the existing river levee. The Riverwalk is a paved, multi-use bicycle and pedestrian path on top of the river levee.

3.2 PROJECT OBJECTIVES

Section 15124 of the State CEQA Guidelines indicates that the EIR Project Description shall include a statement of the objectives sought by the proposed Project. A clearly written statement of objectives will help the lead agency develop a reasonable range of alternatives to evaluate in the EIR and will aid the decision makers in preparing findings or a statement of overriding considerations, if necessary. The statement of objectives should include the underlying purpose of the Project.

The Project site is located within the Front Street/Riverfront Corridor of the Downtown Plan, between Front Street and the San Lorenzo River; therefore, development on the site is guided by the “First Principles” of the Downtown Plan. These principles address the appearance and height of buildings, new housing opportunities, accessibility and circulation, open space and streetscape, and parking within the Downtown Area. The Downtown Plan also incorporates goals and objectives that are consistent with those in the San Lorenzo Urban River Plan and Local Coastal Program to improve the significance of the river and the connection to the downtown area. The City’s 2015-2023 Housing Element identifies and analyzes existing and projected housing needs and defines goals, policies, programs, and quantified objectives to further the development, improvement, and preservation of housing.

The objectives of the proposed Project provided by the City are as follows; those provided by the Applicant are identified as such:

1. Develop a mixed-used commercial-residential project that supports the following First Principles of the Downtown Plan:
 - a) *Form and Character*. Construct new buildings with individual character and architectural articulation.
 - b) *Building Height*. Develop a project with buildings that meet the criteria for additional height as the 2017 Downtown Plan update recognizes that taller buildings contribute greatly to the architectural fabric of the City and can provide significant opportunities to plan for environmentally sound infill development without damaging the character of the City.
 - c) *Housing*. Provide a significant new housing opportunity along the San Lorenzo riverfront, north of Laurel and adjacent to regional transit center.
 - d) *Accessibility*. Develop a project that aesthetically integrates access to the site, the San Lorenzo River, and downtown.
 - e) *Open Space and Streetscape*. Develop a project that creates public plazas in the form of two pedestrian passageways and open space areas along the riverfront to contribute to a socially active and pedestrian-oriented downtown.
 - f) *Circulation*. Construct a housing project in the downtown area that includes project improvements such as increased sidewalk width and pedestrian passageways between the downtown and the Riverwalk in support of a primarily pedestrian-oriented downtown, and that places residents in close proximity to employment

opportunities, goods, and services to encourage pedestrian, bicycle, and transit movement.

2. Support the goals of the City of Santa Cruz 2015-2023 Housing Element by:
 - a) Developing a project that provides diversity in housing types and affordability levels to accommodate present and future housing needs of Santa Cruz residents.
 - b) Developing a project that provides a greater level of affordability than that which is required by the City's Inclusionary Ordinance by utilizing the state Density Bonus Law to feasibly maximize the number of affordable units that can be approved. (*Applicant Objective*)
 - c) Construct a project that will contribute to the City's housing needs while promoting an environmentally sustainable, compact community within the Downtown area. (*Applicant Objective*)
3. Provide a mixed-use, transit-priority, pedestrian-oriented project that supports the regional Sustainable Communities Strategies and other City and statewide goals and actions to reduce greenhouse gas emissions and respond to global warming and climate change.
4. In support of San Lorenzo Urban River Plan and Local Coastal Program policies, provide a new development that incorporates design features that encourage active engagement with the Riverwalk, including filling the area adjacent to the Riverwalk with landscaping, providing direct physical access to the Riverwalk, including appropriate active commercial and/or residential uses adjacent to the Riverwalk.
5. Construct a project that incorporates pedestrian and/or bicycle connections between Front Street, the Riverwalk, Cathcart Street, and the future extension of Elm Street. (*Applicant Objective*)
6. Provide new and improved public access to the San Lorenzo River through provision of attractive connections to the San Lorenzo River with the development of key east-west public passageways between Front Street and the Riverwalk and a second pedestrian passageway south of the Cathcart Street passageway, consistent with Section 30211 of the Coastal Act, the Downtown Plan, and the San Lorenzo Urban River Plan.
7. Construct a mixed use project that includes wide breaks between buildings to reduce building mass and to retain views to the river levee from Pacific Avenue..
8. Develop a project adjacent to the Riverwalk that is designed to prevent impacts to the adjacent sensitive San Lorenzo River and that will result in clean-up of degraded areas along the back of the levee and so promote public health and safety.

9. Provide greatly enhanced public access to the San Lorenzo River through provision of a new landscaped terrace that provides an amenity and contributes to the open space character and safety along the Riverwalk.
10. Maintain a financially viable project design through the administrative review and approval process to help assure that the project will be constructed. (*Applicant Objective*)

3.3 PROJECT DESCRIPTION

3.3.1 Project Overview

The Riverfront Project consists of demolition of existing commercial buildings and the construction of a seven-story, mixed-use building with 175 residential condominium units and 11,498 square feet of ground floor and levee-front commercial space. A total of 20 residential units would be designated as affordable housing, with 15 units for very-low-income households and 5 units for low-income households. The Project applicant is seeking a 35-percent density bonus pursuant to state and local law (Government Code Section 65915 and City of Santa Cruz Municipal Code Chapter 24.16, Part 3). Access, parking and levee improvements are proposed.

3.3.2 Project Components

Proposed Uses and Site Plan

The proposed Project consists of construction of a seven-story, mixed-use project with residential and commercial uses. The new mixed-use building would be approximately 188,692 gross-square-foot (GSF). The Project would consist of three buildings, including a parking garage with two levels of parking (one partially below ground and one at grade with Front Street), eight ground-floor commercial units (five on Level 1 along Front Street and three on Level 2 along the Riverwalk) totaling approximately 11,498 square feet, and 175 residential condominium units on the upper six floors. The site plans for the Ground Level and Level 1 are shown on Figures 3-1A and 3-1B. Table 3-1 lists the Project components and their respective sizes. The Project's floor area ratio (FAR) would be 4.4,¹ which is within the allowed FAR for the RVC land use designation established in the General Plan, which allows a FAR of up to 5 in the downtown area.

The proposed residential units include 53 studios, 89 one-bedroom units, and 33 two-bedroom units (approximately 118,285 square feet) on levels two through seven. In addition, the new buildings would include 2,489 square feet of amenity space for residents, such as a lounge, game room, and

¹FAR calculation for the Project: 188,694 GSF building floor area ÷ 42,684SF lot area = 4.4. FAR is the gross floor area permitted on a site divided by the total net area of the site. For example, on a site with 10,000 net square feet of land area, a FAR of 1.0 would allow a maximum of 10,000 gross square feet of building floor area to be built. On the same site, a FAR of 3.5 would allow 35,000 square feet of floor area.

fitness space; 2,489 square feet of private rooftop outdoor space for the residential units; and 1,568 square feet of lobby space.

The three buildings would be arranged on the site from north to south and would be separated by two pedestrian passageways, providing two publicly accessible connections and plazas adjacent to the Riverwalk with about 15,493 square feet of new public space. The upper floors include “stepbacks” from the street and upper level outdoor deck for the residents. Conceptual Project building elevations that show a conceptual design are provided on Figures 3-2A and 3-2B.

Table 3-1: Summary of Project Components

Program Space	Dwelling Units	Commercial Units	Size (GSF)
Shared (Basement Level B-1)	0	0	40,728*
Shared (Level 1 Parking Area)	0	0	38,458
Building 1 (North)	40	2	30,752
Building 2 (Middle)	73	5	67,148
Building 3 (South)	62	1	52,336
Total	175	8	188,694

*Note Level B-1 not included in GSF.

The proposed building height is 81 feet with six stories above the ground floor. Per the Downtown Plan, a project that is located within Additional Height Zone B, is located on a parcel greater than 15,000 square feet and is eligible for a density bonus, is also eligible for additional height up to 70 feet and a maximum of five floors above commercial. The Project meets these requirements for additional height, and the additional 11 feet in height is requested as part of a proposed density bonus as explained below.

Proposed Density Bonus and Provision of Affordable Housing Units

The proposed Project includes 20 affordable residential units. In providing these units, the Project applicant is seeking a 35-percent density bonus pursuant to state and local law (Government Code Section 65915 and City of Santa Cruz Municipal Code Chapter 24.16, Part 3). A “density bonus” is “a density increase over the otherwise maximum allowable residential density as of the date of application by the applicant to the [municipality]” (Government Code Section 65915[f]). The purpose of this law is to encourage municipalities to offer incentives to housing developers that will “contribute significantly to the economic feasibility of lower income housing in proposed housing development (Government Code Section 65917). Government Code Section 65915 mandates that local governments provide a density bonus, if requested by the developer, when a developer agrees to construct any of the following: (1) 10 percent of total units for lower income households; (2) 5 percent of total units for very-low-income households; (3) a senior citizen housing development or

mobile home park restricted to older persons, each as defined by separate statute; or (4) 10 percent of units in a common interest development for moderate-income families or persons. (Government Code Section 65915 [b][1][A]-[D]).

The Project qualifies for the density bonus because 11 percent of the housing units allowed under existing development standards (15 units) would be for very-low-income households. Neither the General Plan nor zone district land use designations governing the Project site regulate density, however, the General Plan specifies maximum floor area ratios, and the Central Business District (CBD) zone district in which the Project is located, references development standards in the Downtown Plan that limit the size of a building and the related density. The Downtown Plan includes standards for the height, bulk, and upper floor setbacks for any new residential/mixed use structure. Under the development standards allowed in the Downtown Plan, the applicant determined that 133 units could be developed on the site (Arent Fox 2019), and the City has concurred with this estimate. A 35-percent density permitted per the state density bonus increase would result in 47 additional units for a total of 180 units provided that 11 percent of the allowable 133 units are for very-low-income households. The applicant is requesting an additional 42 units for a total of 175 units, which is 5 units less than the maximum number allowed by State Density Bonus Law. The Project qualifies for a density bonus because 11 percent of the allowable 133 units (15 units) would be for very-low income households. Because the Project qualifies for a density bonus pursuant to Government Code Section 65915(b)(1)(B) and the applicant has requested it, the City has no discretion about whether to grant the density bonus pursuant to state law.

Without a density bonus, the Project site could support the construction of a 133-unit residential mixed-use development. The City's inclusionary housing ordinance requires the Project to restrict 15 percent of the 133 units, or 20 units, for low-income households. The proposed Project, however, includes 15 units restricted to very low-income households and 5 units restricted to low-income households, as defined in the City's Zoning Ordinance.

Requested Density Bonus Waivers, Incentives, and Concessions

Utilization of a density bonus allows a project to have certain incentives, concessions, and waivers to provide for affordable housing as described in the City's Municipal Code Section 24.16.255. Additionally, Section J.1 of the Downtown Plan also allows for the City to consider slight variations to the Downtown Plan development standards upon demonstration that the resulting project will better achieve plan and community objectives. The Project applicant has requested the following density bonus waivers and incentives/concessions, as well as Design Variations to the Downtown Plan development standards to accommodate the 42-unit bonus and to better achieve plan and community objectives:

- Waiver of building height standards in Additional Height Zone B to increase in maximum building height from 70 feet and 5 stories above ground floor commercial to approximately 81 feet and 6 stories above ground floor commercial

- Waiver of the Skyline Architectural Variation standard to allow the top floor to exceed 60 percent of the area of the floor below (at proposed 100 percent at the north building, 81.5 percent at the center building, and 81 percent at the south building) and to exceed 60 percent of each building's length on Front Street (at proposed 81 percent at the north building, 88 percent at the center building, and 92.8 percent at the south building)
- Waiver of stepback requirements to reduce required 10-foot stepbacks above 50 feet on Front Street for 50 percent of the building frontage from 180 feet (50%) to 74 feet (20.5%), based on the combined building frontage.
- Waiver of stepback requirements to reduce required 10-foot stepback above 50 feet on the Riverfront frontage to between 0 and 10 feet.
- Density Bonus Incentive/Concession to reduce the required 10-foot stepbacks above 35 feet along pedestrian passageways to 0 feet for 13 percent of the setback area.

The Project also is requesting a Design Variation to the Front Street/Riverfront Corridor Development Standards and Design Guidelines in the Downtown Plan to increase the distance between the southernmost pedestrian passageway and the future extension of Elm Street from the required 50 feet to 80 feet.

Proposed Improvements

Access and Parking

Access to the Project site would be provided from two new driveways on Front Street – one at the north end of the site and one at the south end of the site. Five existing parking stalls would be removed on Front Street.

A parking garage with two levels (one at grade with Front Street [Level 1] and one below ground [Level B-1]) would provide parking for a total of 187 vehicles. A total of 45 commercial (i.e., short-term) parking stalls and 20 residential parking stalls would be provided on Level 1. Level B-1 would contain 122 residential parking stalls, including some spaces configured in tandem stalls. Seventeen of the residential stalls and two of the commercial stalls would be electric vehicle (EV) charging stations. The total 187 vehicle parking spaces proposed would exceed the standards set forth in City Municipal Code Section 24.16.256, which allows for lower parking requirements for housing developments eligible for a density bonus and which provide at least 11 percent very low income units, are within one half mile of a major transit stop, and have unobstructed access to the major transit stop. Projects that meet these criteria are eligible for the reduced parking requirement of 0.5 spaces per bedroom (Section 24.16.256(2)).

For the proposed residential units, 175 Class 1 (i.e., secure, weather-protected) bicycle parking spaces would be provided in secure, locked bicycle rooms within the garage and 44 Class 2 (i.e., bike racks) bicycle parking spaces would be provided in 23 bike racks. For commercial uses, two Class 1 bicycle parking spaces would be provided within the building lobby and eight Class 2 bicycle parking spaces

would be provided in four racks. The Project bicycle parking meets the required amount of bicycle parking spaces per section 24.12.250 of the City's Municipal Code.

Levee/Riverwalk Improvements

The proposed Project includes placement of approximately 3,500 cubic yards of engineered earthen fill on the west levee slope along San Lorenzo River along the Project's eastern boundary. The fill would result in creation of a uniform elevation between the existing Santa Cruz Riverwalk and the proposed Project. The area of fill occurs along 490 linear feet of the levee and would cover approximately 15,500 square feet. A retaining wall would be constructed laterally along the outer edge of levee right-of-way on the Project site, extending approximately 20 feet below existing grade along the eastern edge of the building to support the levee fill and the Project's below-ground parking. Two "wing" walls would be constructed at each end of the fill areas perpendicular to the levee along the landside slope to retain the engineered fill. Earthen fill would be placed between the vertical wall and the landside levee crest hinge, approximately at the elevation of the levee crest (+24.6 feet NAVD88) (AECOM 2018). The foundation for the back wall will be integrated with the mat foundation for the development structure. The plans show a lined "bio-retention" area on the southwest corner of the fill area. The expanded promenade on the top of the levee would be finished with low shrubs and planters. The levee fill site plan is shown on Figure 3-3; a cross section of the retaining wall is shown on Figure 3-4. The placement of fill requires approval of a Section 408 Letter of Permission by the U.S. Army Corps of Engineers (USACE).

The top of the engineered fill above the landside slope and waterward of the existing property boundary would continue to remain as a flood control easement and all encroachments would be permitted so that routine maintenance and flood fighting operations would not be impeded. Existing property boundaries and easements for levee maintenance would remain unchanged.

The proposed levee fill would result in the creation of a widened promenade adjacent to the existing Santa Cruz Riverwalk on top of the levee and is proposed in accordance and consistent with requirements in the *City of Santa Cruz Downtown Plan* to create a Riverwalk Promenade. This area would be used to provide public open space adjacent to the Riverwalk during Project operation. The Riverwalk is an important component of the revitalization goals of the *Downtown Plan* that was amended by the City Council in November 2017. According to the Downtown Plan, the interface between the public Riverwalk and adjacent private development is a vitally important element of the Downtown Plan. The Plan directs that all development shall fill the western slope of the levee (which may include both public and private property) as directed by the City of Santa Cruz and USACE to create a level condition between the Riverwalk and future buildings. The filled area may be terraced up to a maximum 24 inches from the levee crown elevation to the finished floor of the development in a way that allows for the outdoor spaces to be publicly accessible. The Plan makes this public objective a mandatory design feature for new development. A schematic of the City's requirement as shown in the *Downtown Plan* is provided on Figure 3-5.

Stormwater-Drainage Improvements

The Project would result in 56,095 square feet of new/replaced impervious surface area, which would result in a net increase of 12,384 square feet over the existing 43,711 square feet of impervious surfacing on the Project site. Based on the amount of impervious surfaces created by the Project, the Project would be required to comply with Tiers 1 through 4 (Site Design, Water Quality Treatment, Runoff Retention, and Peak Management) of the City's Stormwater Management Program.

The proposed Project plans include on-site drainage structures to collect and treat stormwater runoff, including a bioretention basin and perk-filter manhole. A new storm drain at the toe of the levee would be installed to collect levee seepage, existing drainage, and drainage from the proposed Project. The storm drain would be connected to an existing City-maintained underground storm drain that runs along the toe of the levee on the land side.

All of the site runoff from impervious areas would be treated via the proposed on-site bioretention system and perk-filter manhole. The bioretention basin would satisfy water quality and runoff retention requirements for new impervious surfaces on the top of filled area on the river levee. The perk-filter manhole would satisfy water quality and runoff treatment requirements of the proposed Project. Project plans include approximately 2,100 square feet of pervious landscaping to minimize stormwater runoff. The Project stormwater plan includes a monitoring and maintenance schedule for the storm drain system components, including the bioretention basin and other landscaping features.

The bioretention area is planned with 24 inches of treatment soil that infiltrates storm water and is underlain by a minimum of 12 inches of drain rock to capture the stormwater. The bottom and sides of the bioretention area would be lined to prevent infiltration in the levee fill area, and the area would be equipped with a raised inlet structure and under-drain. The planned drainage improvements would ensure that existing drainage conditions are not altered and that increased uncontrolled runoff would be not allowed to infiltrate into the levee structure (City of Santa Cruz, September 2019).

Landscaping

The Project landscaping plan shows 13 trees on and directly adjacent to the project site that would be retained. In addition, the landscaping plan includes planting 21 trees. The new outdoor area along the Riverwalk would contain movable planters and benches. The proposed Project landscaping plan is shown on Figure 3-6.

3.3.3 Construction

Project construction would be expected to occur over approximately 30 months with subsurface excavation estimated at approximately 4 months. Construction will include both preparation of the Project site, including excavation for the subsurface parking levels, and placement of fill on the landward side of the San Lorenzo River levee. Construction staging would occur onsite with two tower cranes placed on the site to facilitate loading/hoisting for material delivery received on Front Street.

The wood wall and floor systems would be fabricated offsite to minimize onsite lumber storage. Other material storage would be provided in the garage area along with the parking for construction workers.

The Project would require excavation to a depth of approximately 11 feet below ground surface (existing grade) to accommodate the partially below-grade parking garage. A mat foundation on soil strengthened with ground improvement has been recommended for the Project to address effects of liquefaction within the building footprint and potential for building damage from lateral spreading that occurs outside the building footprint. The ground improvement method recommended for the Project would consist of drilled displacement columns (DDCs) by pumping a sand-cement mixture into drilled holes. The required size, spacing, length, and strength of columns would be determined at the building permit stage, but it is estimated that these columns would be spaced at six feet on center and would extend at least five feet into the Purisma formation which is approximately 24 to 68 feet below existing grade or approximately 10 to 60 feet below the foundation subgrade (Rockridge Geotechnical, October 2019).

A vertical wall is proposed to be constructed along the eastern property boundary, extending approximately 20 feet below existing grade to accommodate the proposed Project parking structure. This retaining wall will serve a dual purpose as a bearing wall for the proposed mixed-use structure and a retaining wall for the earthen fill to be placed on the landward side of the river levee. It is expected that the levee fill will be placed when the Level 3 podium concrete slab is poured and as the wood framing of the Project structures begin.

3.4 AREA PLANS & ZONING

The approximate southern half of the Project site is located in the coastal zone. The Project site currently is designated “Regional Visitor Commercial” (RVC) in the City’s existing *General Plan 2030* and in the City’s certified Local Coastal Plan (LCP). The property is zoned “Central Business District (CBD) with a Coastal Zone (CZ-O) Overlay and a Floodplain Overlay (FP-O). The proposed Project is consistent with land use and zoning designations for the site. The Project’s floor area ratio (FAR) would be 4.4, which is within the allowed FAR for the RVC land use designation established in the General Plan, which allows a FAR of up to 5 in the downtown area. The Project site also is located within the Front Street/Riverfront Corridor planning area of the Downtown Plan. A description of relevant plans that govern the Project area and a discussion of potential Project conflicts with adopted plans, policies, or regulations are provided in the LAND USE (Chapter 4.5) section of this EIR.

3.5 PROJECT APPROVALS AND INTENDED USES OF EIR

3.5.1 City Approvals

As indicated in Chapter 1, Introduction, of this EIR, the EIR is an informational document for decision makers. The EIR includes a “project-level” analysis, meaning that no additional CEQA review should be required if the project is approved and constructed without change. The City of Santa Cruz is the lead agency and responsible for approving the application requests and development permits for the project listed below. The following Project approvals are under consideration by the City:

- ☐ Coastal Permit
- ☐ Historic and Non-Residential Demolition Authorization Permits to demolish three structures, including two historic commercial buildings, one of which is listed on the City’s Historic Building Survey
- ☐ Design Permit to construct a new mixed-use building with a height greater than 50 feet in Additional Height Zone B of the Downtown Plan.
- ☐ Tentative Map to combine five parcels and create a condominium subdivision with 175 residential condominiums, common area, and eight commercial spaces.
- ☐ Special Use Permit to construct greater than 60 residential units in the Front Street/Riverfront area of the Downtown Plan.
- ☐ Administrative Use Permit to allow for a variety of future commercial uses with frontage on Front Street and the Riverwalk, subject to the permitting requirements of the Downtown Plan, such as professional office uses, health and fitness facilities, and an instructional dance school (418 Project).
- ☐ Revocable License for Outdoor Extension Area
- ☐ Heritage Tree Removal Permit and Street Tree Removal to remove one street tree and two heritage trees.

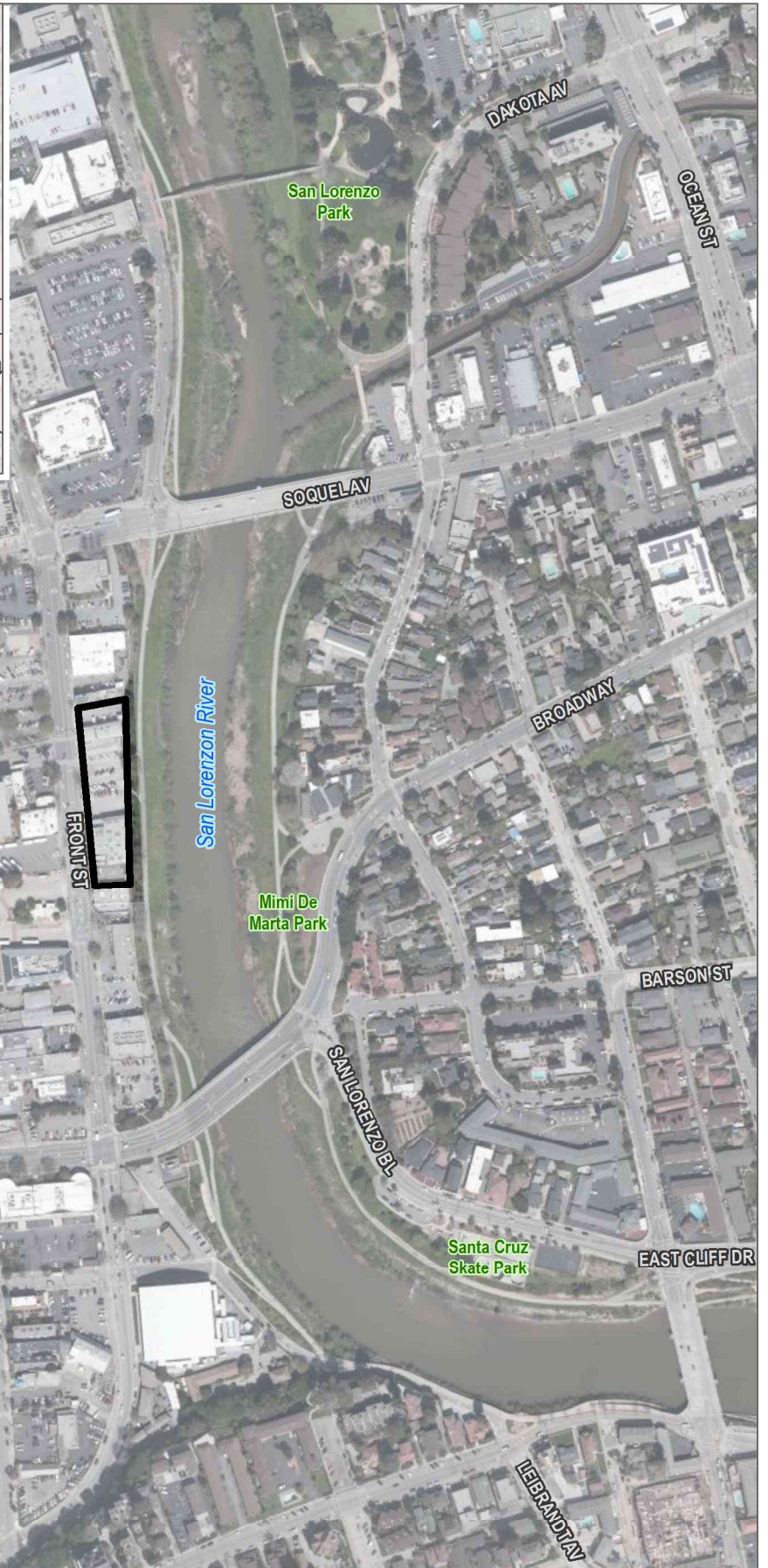
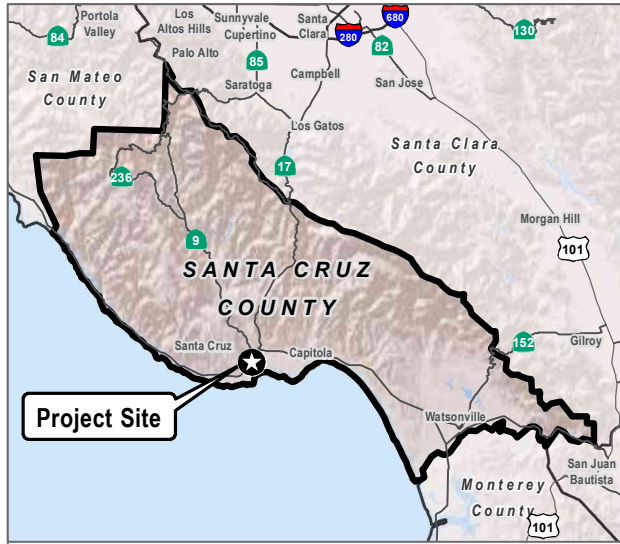
3.5.2 Other Reviews and Approvals


Other public agencies that have review or approval authority of the Project include:

- ☐ U.S. Army U.S. Army Corps of Engineers (USACE): Approval of a Section 408 Letter of Permission to allow the placement of fill between the landward side of the San Lorenzo River levee and the proposed building and to allow for the development of an outdoor extension area adjacent to the Santa Cruz Riverwalk path
- ☐ California Regional Water Quality Control Board: Review Notice of Intent and Stormwater Pollution Prevention Plan filed by Applicant

The portion of the Project site that is located in the coastal zone is within the area appealable to the California Coastal Commission.

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 Project Boundary

SOURCE: Bing Maps 2020

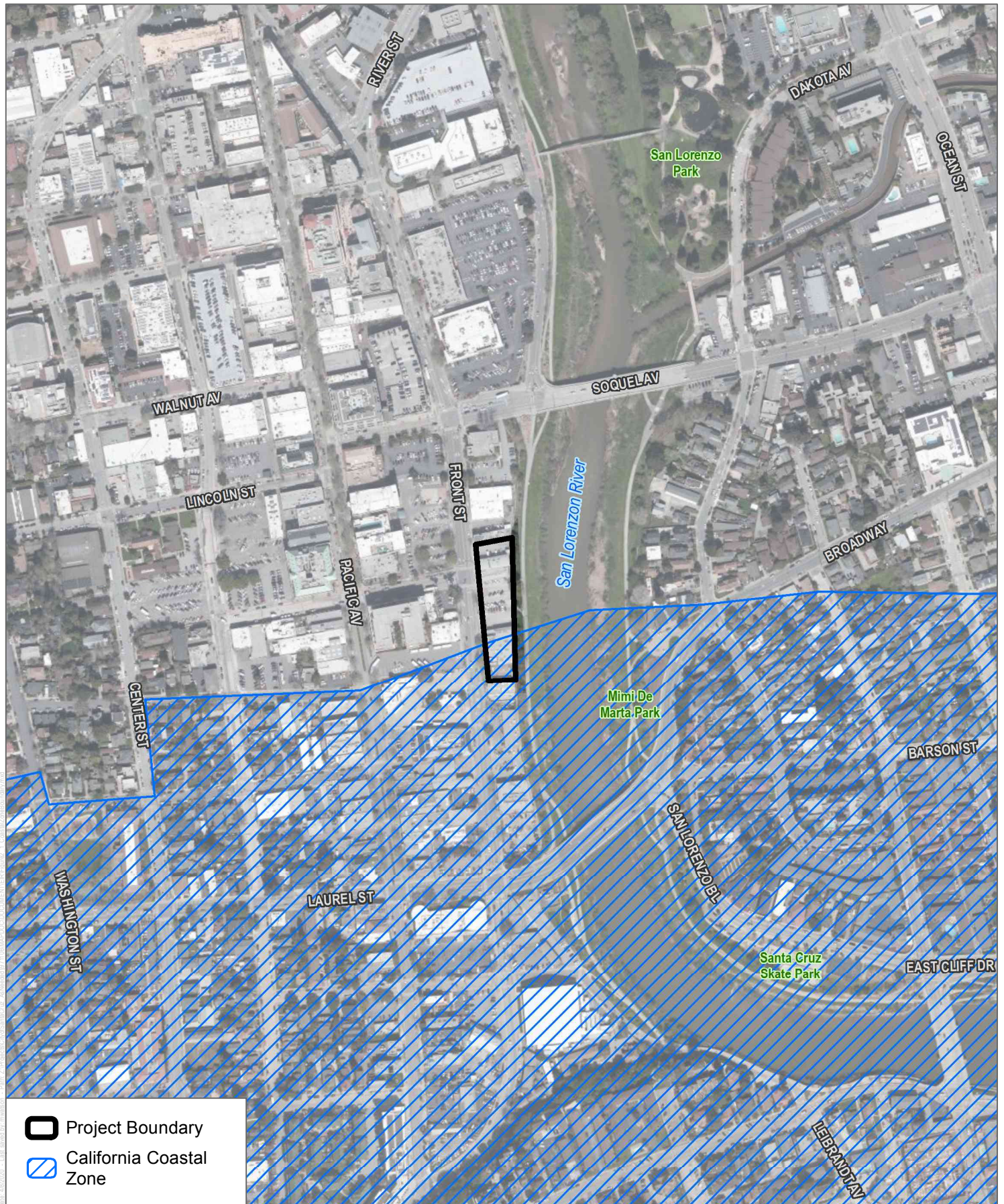
FIGURE 1-1
Regional Location
Riverfront Project EIR



SOURCE: Bing Maps 2019

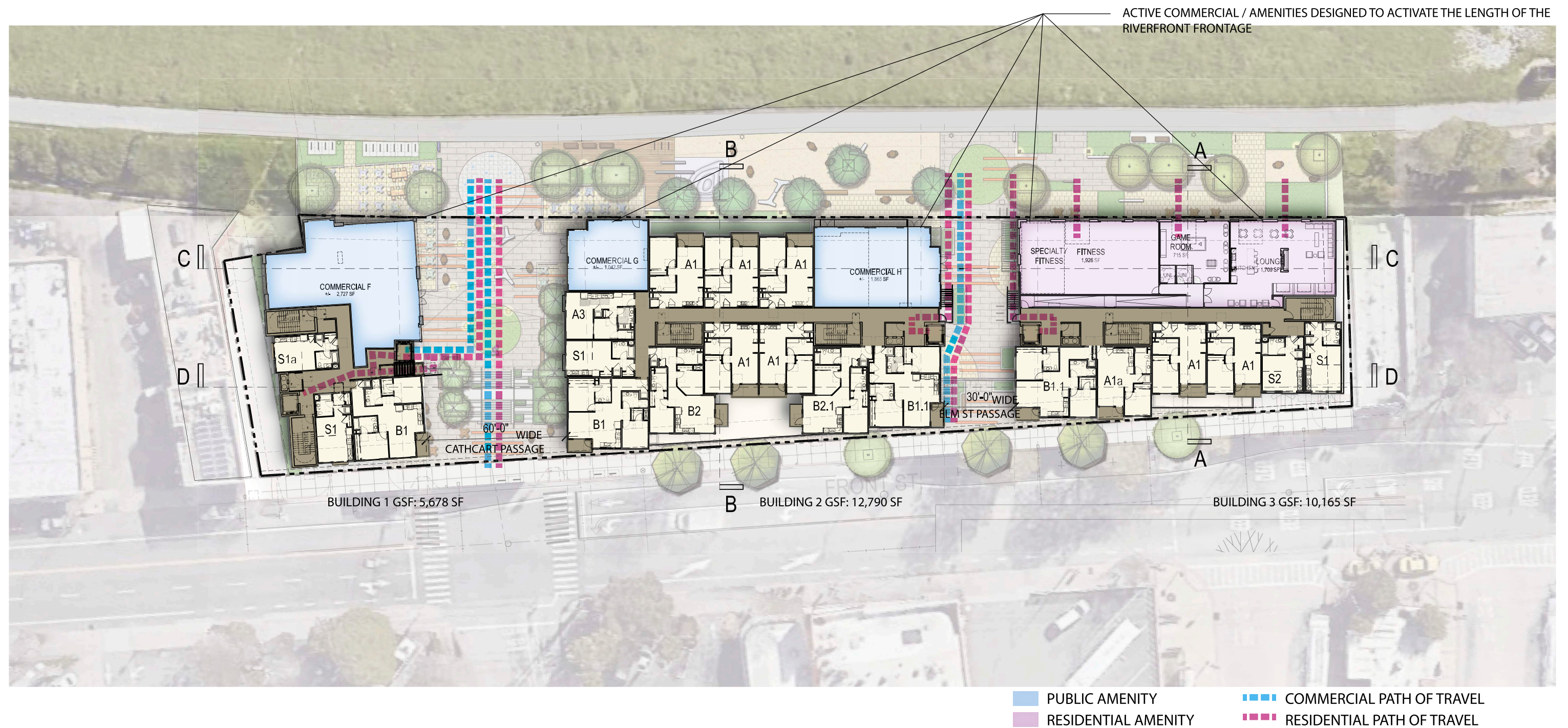
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FIGURE 1-2
Project Vicinity Location
Riverfront Project EIR



SOURCE: CCC 2012, Bing Maps 2020

FIGURE 2-1
Coastal Zone Boundary on Project Site
Riverfront Project EIR



SOURCE: Humphreys & Partners Architects 2019

FIGURE 3-1B
Site Plan – Level 2 (Levee Level Plan)
Riverfront Project EIR



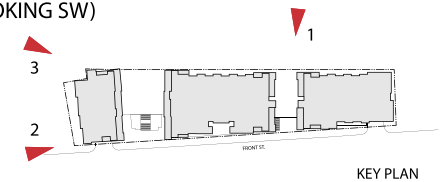
1. VIEW OF LEVEE (EAST) ELEVATION



2. VIEW OF NORTH ELEVATION FROM FRONT STREET (LOOKING SE)



3. VIEW OF NORTH ELEVATION FROM LEVEE (LOOKING SW)



NOTE: EACH BUILDING HAS BEEN DESIGNED TO CONSIST OF MULTIPLE BUILDING RHYTHMS AT GROUND, MIDDLE, AND UPPER LEVELS. THE BUILDING IS ARTICULATED AT INTERVALS CONSISTENT WITH THE SANTA CRUZ DOWNTOWN PLAN SECT. C1-8.

LOCATE LIVING ROOM WITH LARGER GLAZING AT CORNERS OF UNITS TO VISUALLY LIGHTEN CORNER AND ENHANCE CORNER DESIGN

UTILITIES SCREENED BY PARAPET



STOREFRONT DESIGNED TO COMPLY WITH SCDP PACIFIC AVE RETAIL DISTRICT- SECTION D

4. VIEW OF FRONT STREET (WEST) ELEVATION

ART SHOWN IS ARTIST INTERPRETATION, FINAL ART DESIGN TBD

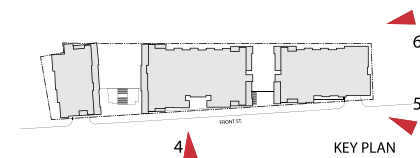


5. VIEW OF SOUTH ELEVATION FROM FRONT STREET (LOOKING NE)

ART SHOWN IS ARTIST INTERPRETATION, FINAL ART DESIGN TBD



6. VIEW OF SOUTH ELEVATION FROM LEVEE (LOOKING NW)

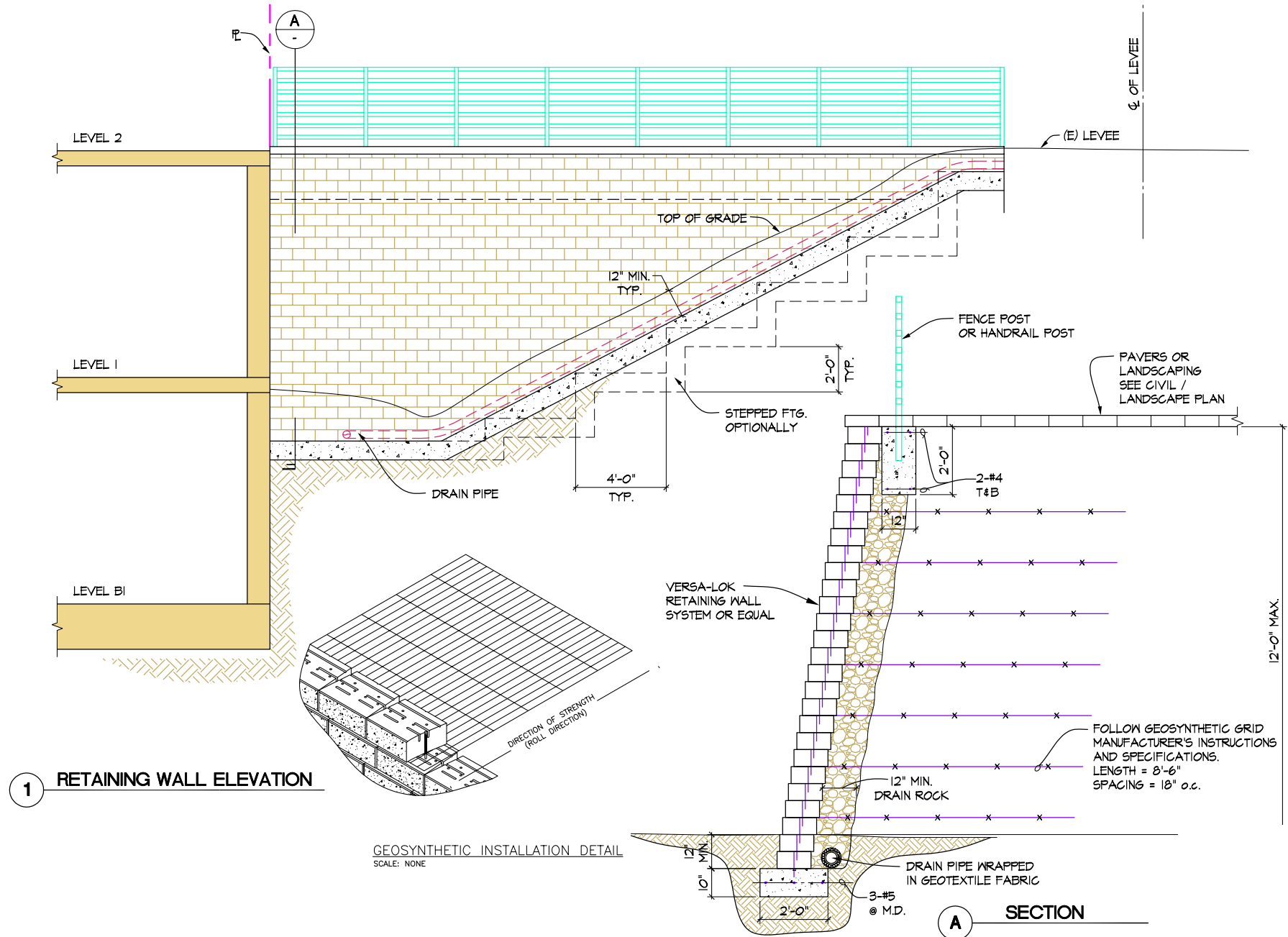


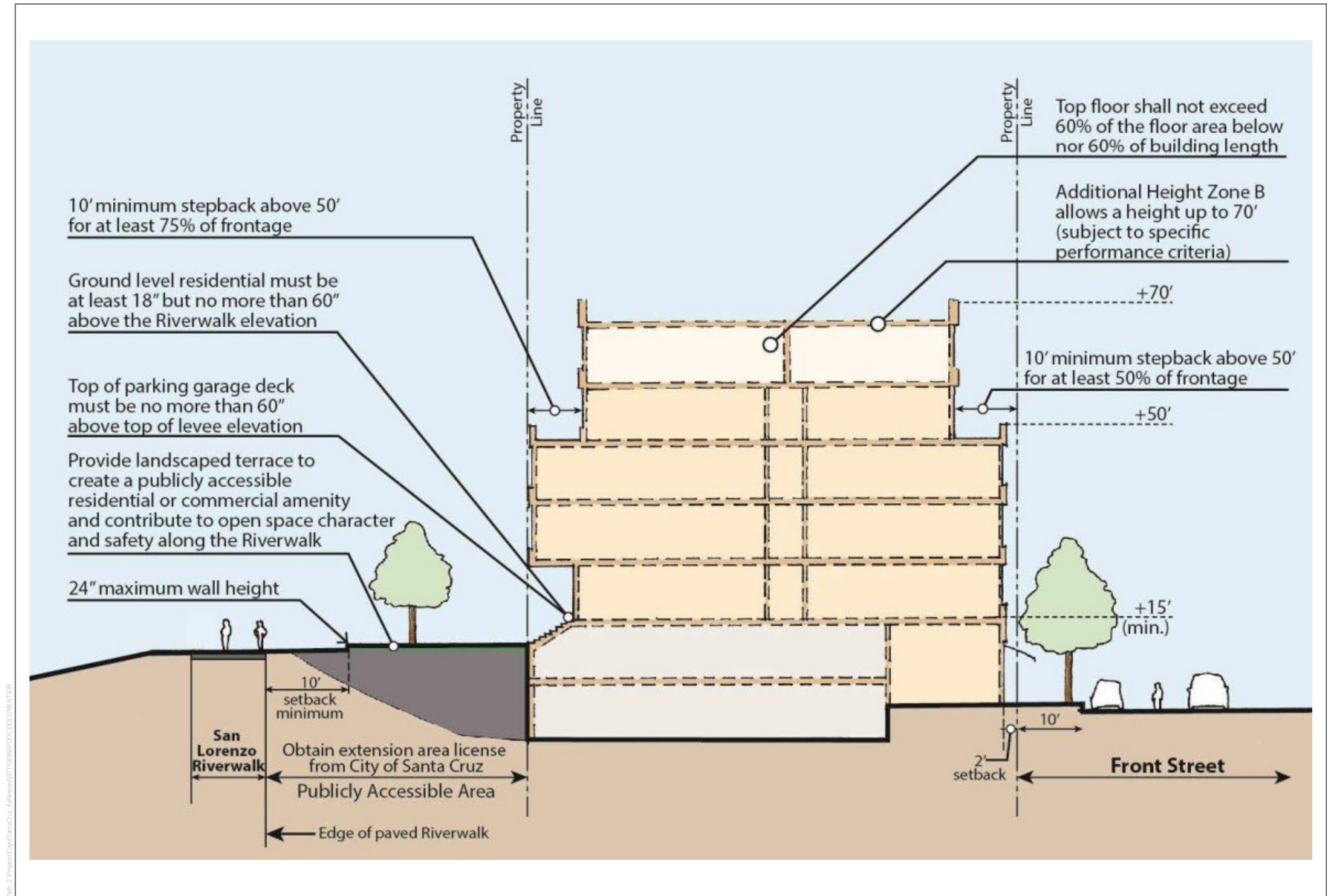
Path: Z:\Project\City of Santa Cruz - Adhesives\07110\WAPDOCC\DOCUMENT EIR

SOURCE: Humphreys & Partners Architects 2019

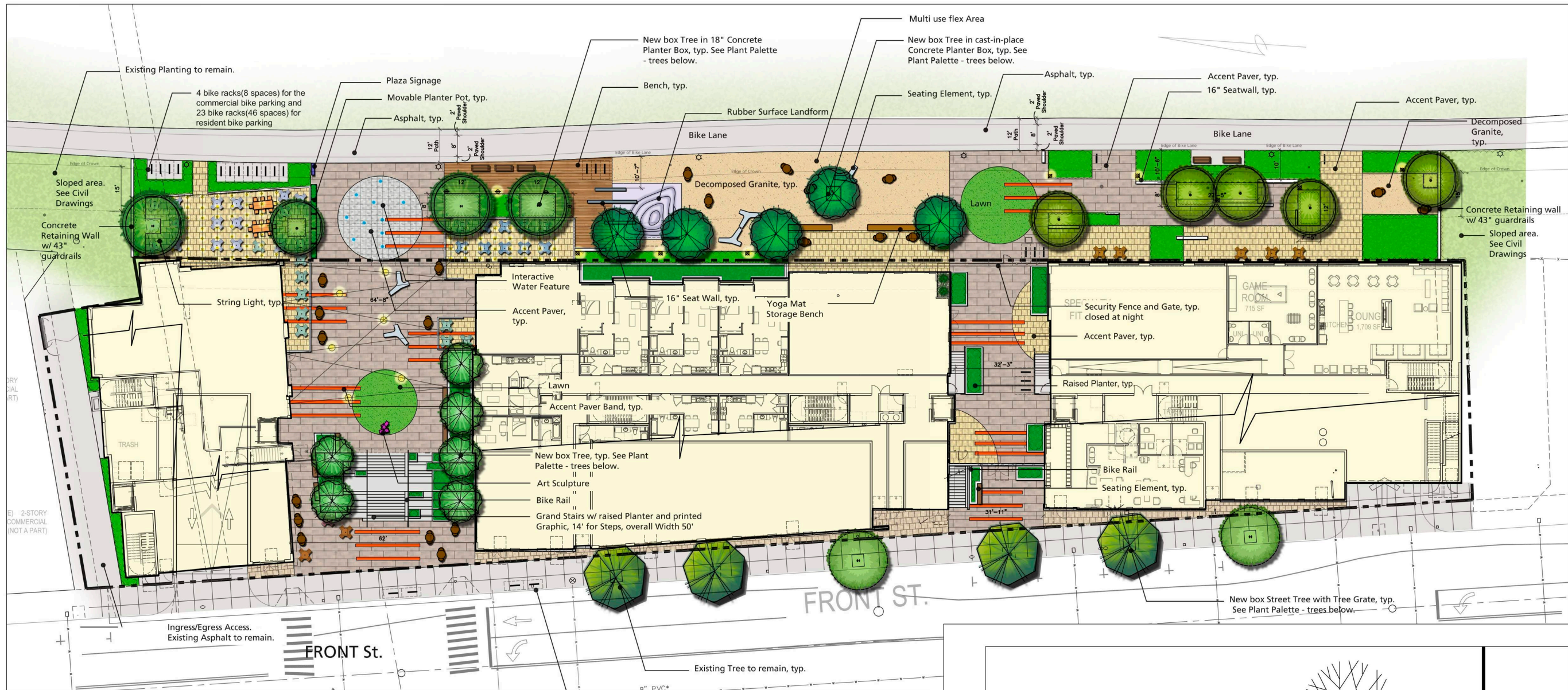
DUDEK

FIGURE 3-2B
Concept Building Elevations
Riverfront Project EIR





SOURCE: City of Santa Cruz 2017



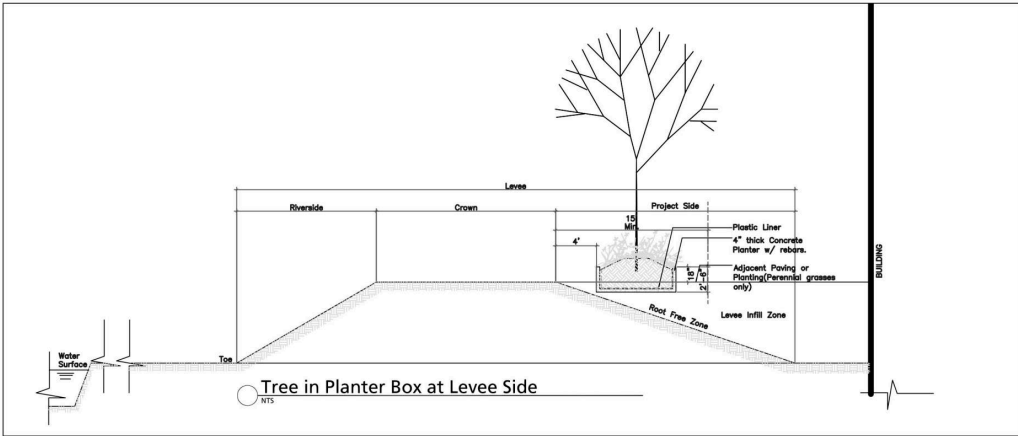
PLANT PALETTE - Trees

Latin Name	Common Name	Mature Width	Mature Height
<i>Pistachia chinensis</i>	Chinese Pistache	45	40
<i>Platanus acerifolia</i> 'Columbia'	London Plane	50	40
<i>Quercus frainetto</i> 'Forest Green'	Hungarian Oak	40	30
<i>Quercus virginiana</i>	Southern Live Oak	40	40
<i>Ulmus parvifolia</i> 'Drake'	Drake Chinese Elm	40	40

PLANT PALETTE - Shrubs and Grasses

SHRUBS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS	WUCOLS
LC	5 Gal	<i>Loropetalum chinense</i>	Fringe Flower	60" O.C. Drought Tolerant	L
BG	5 Gal	<i>Bouteloua gracilis</i> 'blonde ambition'	Blue grama	24" O.C. Drought Tolerant	L
RC	5 Gal	<i>Rhamnus c.</i> 'Mound San Bruno'	Mound San Bruno Coffeeberry	60" O.C. Native/Drought Tolerant	VL
SL	5 Gal	<i>Salvia clevelandii</i>	Cleveland Sage	30" O.C. Native/Drought Tolerant	L
**If used as or noted on plans as groundcover					
PERENNIALS and GRASSES					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS	WUCOLS
AA	5 Gal	<i>Artemisia abrotanum</i>	Southernwood	24" O.C.	L
AB	5 Gal	<i>Anigozanthos</i> 'Big Red'	Red Kangaroo Paw	24" O.C.	L
FI	1 Gal	<i>Festuca idahoensis</i> 'Siskiyou Blue'	Idaho Fescue	18" O.C. Native/Drought Tolerant	VL
LO	1 Gal	<i>Lomandra</i> 'Lime Tuff'	Dwarf Rush Mat	24" O.C. Drought Tolerant	L
PB	5 Gal	<i>Perovskia</i> 'Blue Spire'	Russian Sage	24" O.C.	L
PH	1 Gal	<i>Pennisetum</i> 'Bunny Tail'	Fountain Grass	24" O.C. Drought Tolerant	L
SA	1 Gal	<i>Sedum spectabile</i> 'Autumn Joy'	Showy Stonecrop	24" O.C.	L

SC	1 Gal	<i>Senecio cineraria</i>	Dusty miller	12" O.C.	L
VB	1 Gal	<i>Verbena bonariensis</i>	Purple Top	24" O.C.	L
GROUNDCOVERS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS	WUCOLS
ESC	1 Gal	<i>Eschscholzia californica</i>	California Poppy	18" O.C. Native/Drought Tolerant	VL
HEC	1 Gal	<i>Heuchera</i> 'Canyon Pink'	Canyon Pink Coral Bells	18" O.C.	M
SM	1 Gal	<i>Senecio mandraliscae</i>	Kleinia	24" O.C.	L
VINES					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS
PA	5 Gal	<i>Polygonum aubertii</i>	Silver Lace Vine	Drought Tolerant	L
SCVURPPP APPROVED PLANT LIST FOR STORMWATER TREATMENT					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS
AM	5 Gal	<i>Arctostaphylos densiflora</i> 'McMinn'	Manzanita	60" O.C. Native/Drought Tolerant	L
BP	1 Gal	<i>Baccharis pilularis</i>	Coyote Brush	36" O.C. Native/Drought Tolerant	L
CA	1 Gal	<i>Calamagrostis acutifolia</i> 'Stricta'	Feather Reed Grass	36" O.C.	L
CT	5 Gal	<i>Chandropetalum tectorum</i>	Small Cape Rush	30" O.C. Drought Tolerant	L
MU	1 Gal	<i>Muhlenbergia rigens</i>	Deer Grass	36" O.C. Native/Drought Tolerant	L
NP	1 Gal	<i>Nassella pulchra</i>	Purple Needlegrass	18" O.C. Drought Tolerant	VL
DL	5 Gal	<i>Dietes</i> 'Lemon Drops'	Fortnight Lily	30" O.C. Drought Tolerant	L
RL	5 Gal	<i>Rhamnus californica</i> 'Little Sur'	Little Sur Coffeeberry	36" O.C. Native/Drought Tolerant	L



SOURCE: Humphreys & Partners Architects 2019

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