

How will Santa Cruz be impacted by Corridor High Density Zoning
Corridors - Soquel, Water, Ocean, and Mission

(Side by Side Comparison)

| Nice Picture | Ugly Picture |
|---|---|
| Alternative Vision | City Planners Vision |
| 2-3 stories and a maximum of 40-feet, 20-40 units per acre medium-density. These measures are in line with development best practices as a "local core" as defined by Bay Area Density Development Standards. | 5 stories and up to 65 feet, up to 55 units per acre high-density resulting in a wind-tunnel and shaded canyon. These Corridor proposed densities are outside of the carrying capacity of our historical beach community. |
| ADUs can provide more affordable rents at under \$1,400. | SROs with ¾ of a parking space per unit. One example recently was \$1,750-2,000 for 345 feet and called "affordable by design"? |
| Reduced heights and density will require fewer parking lots and less spillover parking in neighborhoods. | On Soquel, City vision will require 8 new parking lots the size of Whole Foods lot according to their Economic Study of 1,600 units. "Shared parking lots" are another concept promoted. |
| Reduce monetary incentive to demolish, thus more chance to retain our homegrown, local businesses. More protection for historic buildings. | Promotes monetary incentives to demolish historic and or unique buildings. Displacement of local businesses and corporate chains will replace them. |
| Reduces Eastside Corridors to two and spread less impactful buildings throughout the City. | Increased local and cross-town traffic and neighborhood cut through traffic just to get your errands completed locally. |
| Follows the General Plan by truly building in-scale and in-character with the surrounding area. | No neighborhood protection and minimal setbacks between a mid-rise building and a single-family home. |

The Bay Area has embraced "smart growth" and is now dealing with the consequences. We should pay attention and learn from the intended and unintended cumulative effects on their quality of life. We have seen the high level of displacement occurring of people who have no choices due to skyrocketing rents and sales prices. But now we know that others are choosing to leave due to intolerable changes.

Housing - According to the 2016 Housing Element Progress Report to the State, we need 243 very low and low income units to meet state mandate. But we only have 55 units pending and most not built. The community needs will not be met with market rate housing.

THINK: Due to gentrification effects of mixed use on the Corridors, all rental prices throughout the city will increase, causing further displacement of renters, both commercial and residential.

Transportation and Traffic - Bay Area cities that are buying into "smart growth" have invested billions of dollars to provide transportation alternatives. Even with their mega-investments in multiple freeways, BART, Cal-Trains, light rail and frequent bus service, they have declared a "Long-term Transportation Crisis" in the Bay Area.

THINK: We only have Metro as an alternative to one already gridlocked freeway and Metro funds have been cut.

Planners say that riding bikes is the "solution to our traffic problems." But because we are a tourist destination, we welcome 30,000-40,000 visitor vehicles a day in the four summer months and weekends year-round.

THINK: The Planners have provided no suggestions about getting tourists out of their cars before they arrive in Santa Cruz.

Level of Service (LOS) is the measure of time spent at specified intersections. The results of General Plan and Corridor build-out will create massive gridlock that will not be able to be mitigated for at least eleven (11) major intersections. This has been projected by City studies done mostly on the Westside while the Corridors are proposed on the Eastside.

Note to Shelley - I added to your words but not sure if I changed your intended thought)

THINK: Look at today's traffic and imagine the impending gridlock in our future just to go to the grocery store.

Parking: Parking is one of the most complex elements of this plan. The Corridor Plan is trying to fit too much density into a space that cannot survive this many people and traffic. Paid consultants showed a lack of over 2,000 spaces on Soquel only if the high-density is played out.

3/4 of a space per unit is based on the erroneous assumption that most residents, not tourists, will be on a bike.

THINK - But most bikers own a car, and most visitors need places to park their cars if they bring or rent a bike. Students also store cars in neighborhoods.

Planners expect residents to walk up to 1/2 mile total to and from their resident to do errands. They will leave their cars in remote, shared lots with no ability to hear an alarm.

THINK: This could be very difficult for many members of our population. Is this Planner assumption reasonable or safe for women, children, elderly and disabled especially at night?

If your neighborhood is closer than the remote lot, they will park there.

THINK: And you will have to pay for parking permits in order to park near your house.

Parking for Businesses - The City will need to generate funds for their eventual parking plan. They have stated that "parking is not free." Parking meters on the Corridors could be the first revenue generator. Merchants will have to pay fees if they don't provide their own parking spaces. This money would accrue in order to fund structures. Look at the funding model for Downtown to see a likely outcome for Soquel and Water Street.

THINK: With rising Commercial leases, how many local businesses can survive and are national Chain-stores the only ones that can attempt a Retail lease in Santa Cruz in the future?

Parks - We are currently deficient 57 acres in neighborhood parks yet the Corridor Plan does not have a parks component. The General Plan calls for 2 acres of neighborhood parks per 1,000 residents.

THINK: More density equals fewer amenities.

Historic Preservation - Rezoning the mixed-use high-density will encourage demolition and redevelopment of historic, landmark and unique buildings. We lost many great buildings in the 1989 earthquake, and must protect what we have now.

THINK: There are NO protections unless a building is listed on the National Register of Historic Places. The blue MAH plaques offer ZERO protection.

Climate Change - We experienced massive rainfall in Santa Cruz County last winter. Can we expect excessive rain or drought conditions in the future?

THINK: Aquifer restoration efforts are in place, yet we will not know if it can be recharged for six years.

Solar Energy - Solar Energy impacts will increase due to tall and dense buildings. Are Shadow Studies your only hope in the future and are they required on each project as "infill" development?

THINK: What impact will mid-rise buildings have on your neighborhood gardens and treescape?

University Expansion - 70% of the growth of Santa Cruz in the last 5-years has been because of UCSC according to C.L.U.E. Housing Element Report says the Corridors will meet Student Housing Needs.

THINK: With 3 of 4 Corridors on the Eastside, how many more hours per week will Students spend on buses getting to campus? How much more cross-town Traffic will be generated?

Why are the Corridors for Students when the Lower Pacific Downtown Expansion is right next to the Metro? Are the Planners making any sense to you?

Links and Reading List

Phone Numbers and Emails