



WELCOME!

**SANTA CRUZ HARBOR VILLAGE
COMMUNITY MEETING 2**

**MARCH 13, 2019
LIVE OAK ELEMENTARY SCHOOL
SANTA CRUZ**

PATH TO ARANA
GULCH TRAIL

TENT AND CABIN
GLAMPING VILLAGE
• 15 Tents, 2 Cabins
• 4 Bath Tips

2.3 ACRES TOTAL
OF OPEN SPACE

ACCESS TO
HARBOR

RETENTION AREA
WITH BIOTENSION
LANDSCAPING

GATHERING AREA
WITH FIRE PITS

TENT AND CABIN
GLAMPING VILLAGE
• 30 Tents & Cabins
• 8 Bath Tips

DWELLING UNITS

- Two & Three Story Walk-ups
- 1 Car Per Unit in Garage
- 1 Car per unit in Carport or Driveway

BROMMER STREET

ENTRANCE

PORTE-COCHERE

PARKING
20 Cars

MAIN LODGE

• 40 Rooms
• 35 Basement
Parking Spaces

OPEN SPACE
AMENITY

1 ACRE PARK

THREE-STORY
DWELLING UNITS

TWO-STORY
DWELLING
UNITS

TWO-STORY DWELLING UNITS

TWO-STORY DWELLING UNITS

SANTA CRUZ
SANTA CRUZ, CA

0 30 60

PROJECT BACKGROUND

■ Project Goals

Visitor-serving mixed-use development containing lodging, other destination-oriented commercial uses, residential, and public open space

■ Key Steps

- Community Meetings
- Revise Site Plan in response to community and County feedback
- Present to Planning Commission (date to be determined)



COMMUNITY FEEDBACK

First Public Meeting (April 27, 2017)

■ Summary of Preferences

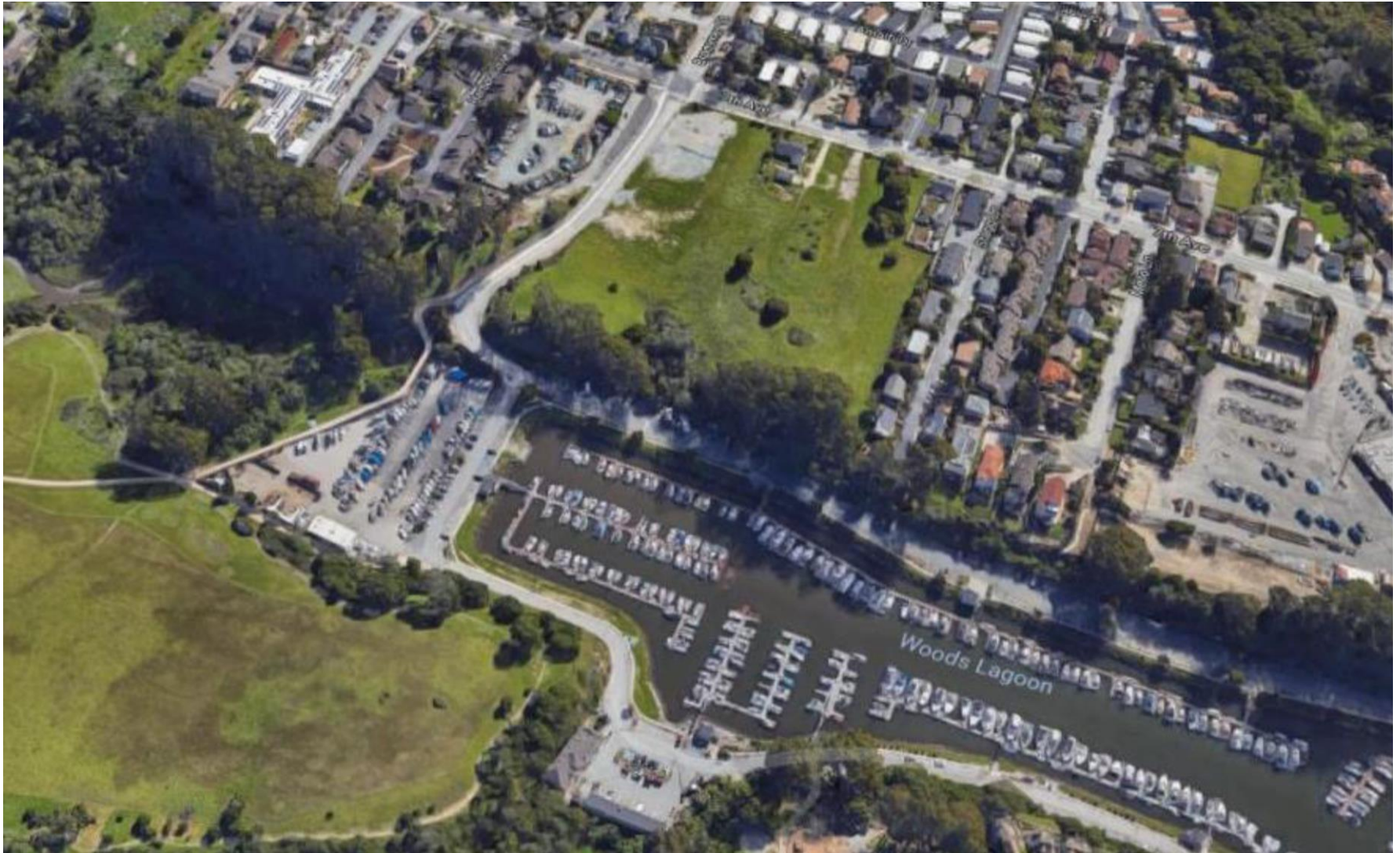
- Design that is consistent with surroundings
- Include street-facing design
- Open space and recreational/ community space
- Small, local businesses
- Pedestrian and bike trails
- Housing for local residents



PROJECT LOCATION



PROJECT LOCATION



SANTA CRUZ HARBOR VILLAGE
COMMUNITY WORKSHOPS 2A & 2B

HISTORY OF THE SITE

■ 2000-2007

Santa Cruz County Redevelopment Agency acquires the property

■ 2011

County Redevelopment Successor Agency takes ownership

■ 2013

Management and Development Strategy

■ 2017

The Agency chooses Swenson Builders to develop the property



ZONING

C2-D Community Commercial Zone



Allowable Uses:

- Neighborhood Commercial
- Hotels, Motels, and Inns
- Multi-Family Residential
- Mixed Use
- Maximum Height:
3 stories, not to exceed
35 feet

SITE CONCEPT



SITE SUMMARY

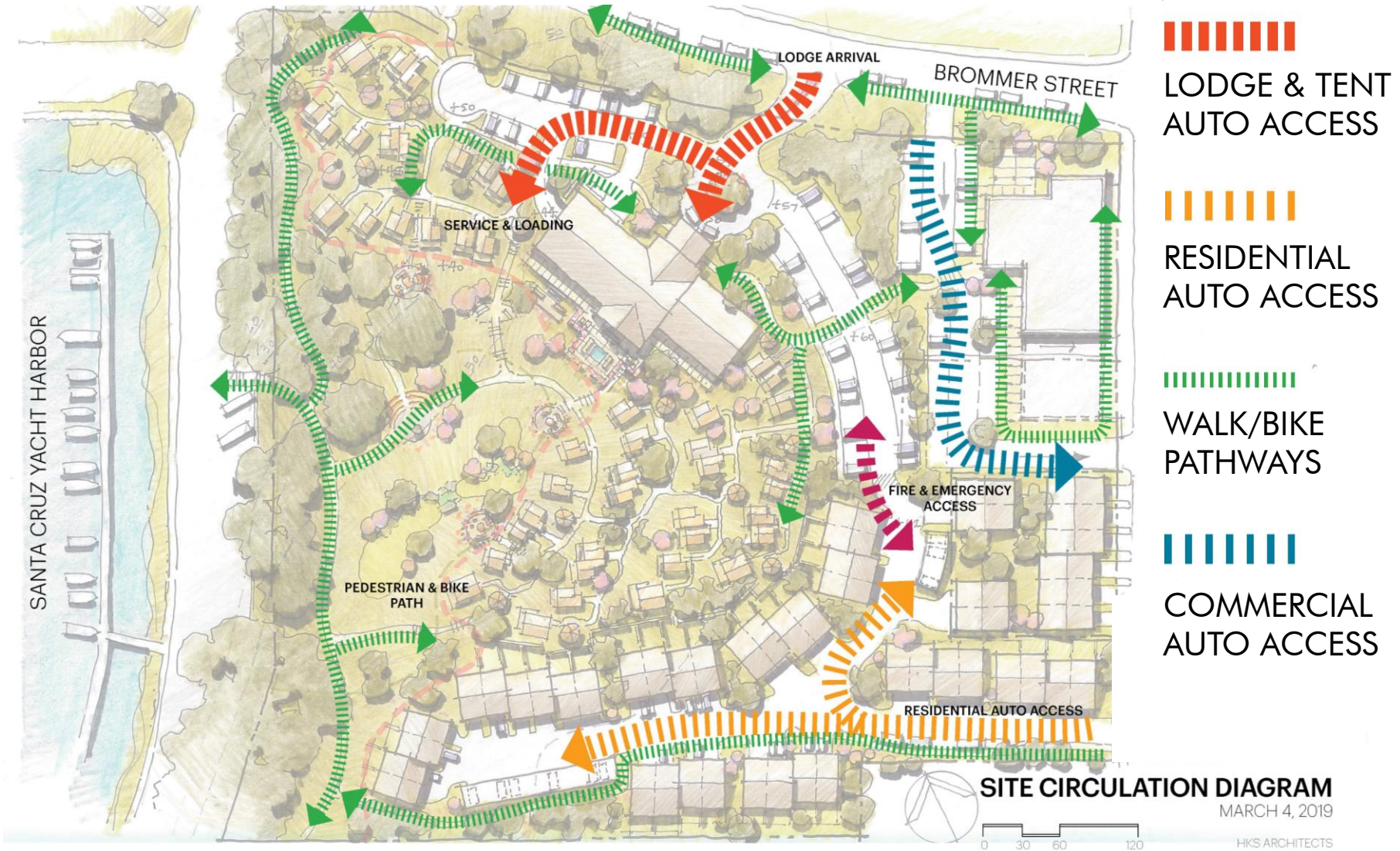
- Site Area: 8.3 Acres
- Open Space: 2.3 Acres
- Park: 1 Acre
- Lodge Units: 40
- Cabin/Tent Units: 40
- Residential Units: 48
- Commercial Square Footage: 8,800



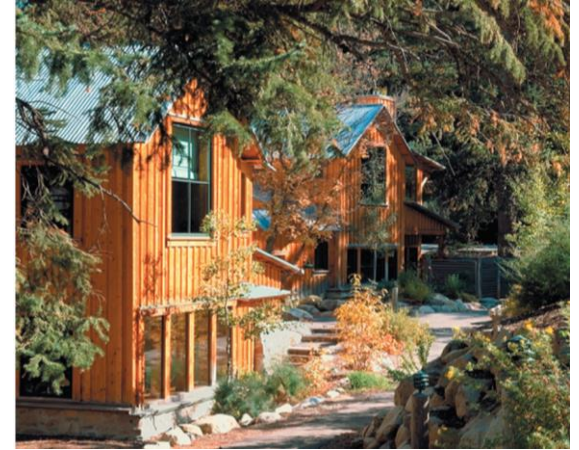
USE SUMMARY



CIRCULATION



ARCHITECTURE



OPEN HOUSE FORMAT

- Visit the five stations around the room

1. Site Background
2. Site Plan
3. Circulation
4. Uses
5. Architecture

- Provide your comments and ideas

Available at each station or write on the back of today's agenda.

- Visit www.santacruzharborvillage.com for additional information.

