



# THE ARCHITECTS ASSOCIATION OF SANTA CRUZ COUNTY

Third Quarter

2011

## 2011 COUNTY & CITY CONTACT INFORMATION

County of Santa Cruz Planning Department	701 Ocean Street, Santa Cruz, CA 95060
Zoning Information Line	831-454-2130
Building Information Line	831-454-2260
Schedule Submittal Appointment	831-454-3252
Schedule Inspections	831-454-2077
Public Works Department	831-454-2160
Environmental Health Department	831-454-2022
CAL Fire	831-335-5353 Felton Office
Aptos/La Selva Fire District	831-685-6690 Jim Diaz
Soquel Creek Water District	831-475-0195 Mike Wilson ext. 122, hydrant # & flow rate
City of Santa Cruz	809 Center Street, Room 206, Santa Cruz, CA 95060
Planning	831-420-5100 M-Th, 7:30 am-noon
Building	831-420-5120
Public Works	831-420-5160
City of Watsonville,	275 Main Street, Watsonville, CA 95076
Planning,	831-768-3050 staff, M-Th, 7:30 am-5:30 pm
Building,	831-768-3050 staff
Public Works	831-768-3100 Tom Sharp at Community Development
City of Scotts Valley	One Civic Center Drive, Scotts Valley, CA 95066
Planning	831-440-5630 Taylor Bateman, fax 438.2793
Building	831-440-5630 Joe Strasser M-Th, 8-10:30 am
Public Works	831-438-5854 Ken Anderson
Scotts Valley Fire	831-438-0211 Marianne
City of Capitola	420 Capitola Avenue, Capitola, CA 95010
Planning	831-475-7300 Ryan Bane (M-Th, 1-4 pm)
Building	831-475-7300 Mark Wheeler
Public Works	831-475-7300 Steve Jesberg
Santa Clara County	70 West Hedding, East Wing 7th Floor, San Jose, CA 95110
Planning	408-299-5770 staff, M, 9:30 am-5 pm, T-F, 8 am-5 pm
Building	408-299-5700 staff
Monterey County	168 West Alisal Street, Salinas, CA 93901
Planning	831-755-5025 staff, M-F, 8 am-5 pm
Building	831-755-5027 staff
Public Works	831-755-4800 Dennis Estaban
San Benito County	3224 Southside Road, Hollister, CA 95023
Planning	831-637-5313 staff, M-F, 8 am-5 pm
Building	831-637-5313 Evan Hill
Public Works	831-636-4170 Art Briss



The Architects Association of Santa Cruz County

Officers:

President: Hugh David Carter
Vice President: Daniel Gomez & Daniel Townsend
Treasurer: William Fisher

Newsletter:

Send letters, change of address, subscription & advertising inquiries to: AASCC Newsletter, P.O. Box 7462, Santa Cruz, California 95061

The Architects Association of Santa Cruz County is a professional organization of licensed Architects, interns, and related professionals living or working in Santa Cruz County. It was formed in 1982 with the purposes of increasing public awareness and sensitivity to architecture, giving members a platform for addressing design and planning issues at the regulatory level, fostering communication among local design and building professionals, and sponsoring cooperation among private and public groups, all with the goal of improving the quality of both the built and natural environments.

Website: www.aascc.org

Information line: 831.460.2999

NEXT IN THE AASCC LECTURE SERIES

Don't miss your opportunity, this Thursday, September 15th, 5:30 pm, to hear one of our local Architects Association members present their mixed use project in the City of Santa Cruz.

See article this page to right: 'The Delaware Addition', for a more detailed description of the project. Additional location and event details on the back cover.

AASCC OFFICER NOMINATIONS

Nominations for Architects Association officers are now open. President, Vice President and Treasurer of the AASCC positions are for one year, with an election for upcoming 2012 terms later this year. Architect Members may nominate another Architect Member of good standing, whose consent must be obtained prior to nomination.

Send your nominations to AASCC P.O. Box 7462, Santa Cruz, CA 95061

Build thee more stately mansions, O my soul, as the swift seasons roll!

Oliver Wendell Holmes 1809-1894

DRAFT ORDINANCE REVIEW

The County of Santa Cruz Public works Department will be holding a meeting to review the Draft Runoff and Pollution Control Ordinance, Design Criteria changes and Construction Site Stormwater Pollution Control BMP manual.

The meeting will be held on September 13, 2011 at 1080 Emeline Avenue, in the Large Auditorium, at 2 pm.

Please bring your comments, or send them to Ms. Rachel Fatoohi, Senior Civil Engineer.

Permit language can be accessed from this link: http://www.waterboards.ca.gov/water\_issues/programs/stormwater/docs/ph-sii2011/draft\_order.pdf

Ms. Rachel Fatoohi may be reached at 831-454-2160, or email Rachel.Fatoohi@Co.santa-cruz.ca.us

SANTA CRUZ GENERAL PLAN UPDATE

Ms. Michelle King says that Santa Cruz expects to release the Draft EIR on the City's General Plan next week, for a sixty day review and comment period.

For more information contact Ms. Michelle King at 831-420-5092

THE DELAWARE ADDITION

The Delaware Addition, on the westside of Santa Cruz, may point the way to our next economy, one where people work and live within resilient local communities free of automobile dependence.

Architect Mark Primack has synthesized thirty years of local research and experience, in both civic activism and urban design, into a model neighborhood that supports and encourages the innovative and independent spirit of this community.

Delaware Addition project was approved by a unanimous City Council vote in 2008, and the infrastructure has been completed for the first phase of the 20 acre project.

The US Green Building Council awarded Redtree Properties' project it's certification as a LEED Neighborhood Development.

The USGBC, in association with the Natural Resource Defense Council and the Congress for New Urbanism, initiated the LEED Neighborhood pilot program because they understood that single-building programs are

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too limited in scope to be effective against global warming. A city should be green in its core values and those values reflected in its physical organization.

Unlike most other LEED Neighborhoods, the Delaware Addition is being built privately, for local business owners and start-ups for whom sustained productivity and economic resilience are paramount.

It's about sustainability, not gentrification. Three hundred and fifty people will live there, and five hundred people will work there, all on 20 acres.

This project, and its environmental initiatives, grew from a local culture of grass roots innovation and entrepreneurship. Mark has designed a green, innovative community in an industrial zone that had been abandoned by big industry.

In recent years Lipton, Wrigley and Texas Instruments had all shut down and gone elsewhere. But there still are a lot of smart, industrious people living in Santa Cruz who deserve the option of working here as well.

The approach taken with the project was atypical. Rather than "green-washing" an obsolete development model with expensive gadgetry and trendy features, the Delaware Addition asked the basic question of "what makes a resilient working neighborhood within the current global economy?" And, it sought answers that would resolve the economic, environmental and social concerns.

That attention to core sustain-

ability made life difficult for both CEQA and LEED administrators. Because the success of this kind of project requires a maximum of flexibility over time, neighborhoods are more like living organisms than artifacts, and because EIR's and LEED are based on a commitment to a very precise and static end product, it was difficult declaring exactly what businesses or activities would be accommodated both now and forever.

Efforts to relate environmental consciousness and cost effectiveness proved very productive; buildings, parking, access and open spaces were efficiently distributed; inexpensive tilt-up concrete construction was explored for any and all aesthetic possibilities; and every physical and bureaucratic site constraint was turned into an opportunity.

An abandoned concrete culvert, for instance, was repurposed as a cistern that provides year-round irrigation water; the required setback from a naturalized drainage ditch became a linear park and bike path. Required landscape maintenance fees will support a ground-breaking urban agriculture program providing fruit and perennials to residents.

The elimination of any reserved parking will maximize the use of those spaces provided, reducing site paving by 25%. This means that front doors of businesses face onto tree-lined main streets, rather than parking lots. A comfortable on-site bus stop doubles as a ride share station.

In Santa Cruz, viable businesses

start small and then grow and contract as necessary. At the Delaware Addition, you can own 600 square feet or 40,000, or anything in between. And, the City has approved work-force housing on the site, both centralized and as an option provided for individual business owners.

The allowed density is greater than that prescribed for 1960's era suburban industrial parks, thereby enabling a critical mass that makes working communities vibrant and economical.

The first buildings are scheduled to break ground within the next four months.

*Mark Primack can be reached at 831-426-9340*

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## 2011 CONTACT LIST

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Thanks to AASCC President Jim Stroupe for putting together the Contacts List of the front page. Please let us hear any comments, or corrections to the list. After updates we will post this list on the AASCC website under Resources, including links to the agency's website.

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## APTOS VILLAGE PLAN

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Our thanks to Matt Thompson, of Thatcher & Thompson Architects for his lucid and lively presentation of their work on the Aptos Village Plan at our last meeting. Outlining the trials and travails of an arduous, lengthy design and regulatory process, Matt made a strong case for the use of form-based regulatory codes.

## AASCC LECTURE SERIES

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This year's Lecture & Exhibit Series theme is *Housing & Community Development - Past, Present & Future*. All Lectures and accompanying Exhibits are free and open to the public.

**3<sup>rd</sup> The Delaware Addition**  
**15 September 2011.** Mark Primack recounts the design evolution of his efforts for a Mixed Use, Industrial Live/Work Neighborhood.

*See Article page 2.*

**4<sup>th</sup> Workforce Housing**  
**17 November 2011.** Jeff Oberdorfer presents High Density, Transit Oriented, Green and Affordable Housing Design Solutions.

## LECTURE SERIES VENUE

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Our Lecture & Exhibit Series is held in *The Museum of Art & History* at the *McPherson Center*, located at 705 Front Street in downtown Santa Cruz.

Doors open 5:30 pm, with light refreshments and Exhibits in the Atrium. Lectures 6:00 pm to 7:15 pm, questions, discussion and Exhibits until 7:30 pm.

We hope to see you there.

## OPEN ARCHITECTURE TOUR

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Our 16th annual Open Architecture Tour returned with eight tour sites and a bonus Habitat site. Look for the results in our next newsletter.

## SPECIAL EVENTS SCHEDULE

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**20 October 2011.** Visit the new **Saint John's Episcopal Church**, designed by Warren Callister, for a tour by Anne Baker, from 5:30 pm to 6:30 pm. 125 Canterbury Drive, Aptos. Take the State Park Drive exit, towards the ocean, turn right at Searidge Road, right at McGregor Drive, and then left.

*To reserve your space on a tour, call Jim Stroupe at 688-3300.*

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*Sunlight's shallower angle  
through the Oak Tree,  
Evenings on the Porch  
grown a bit shorter.*

*Can you see the russet  
olive hues of Autumn,  
peeping 'round the corner  
rustling in the dead leaves?*

*B. Ackvoo*

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## AASCC

Post Office Box 7462  
Santa Cruz, CA 95061

