



THE ARCHITECTS ASSOCIATION OF SANTA CRUZ COUNTY

Fourth Quarter

2011

THIRTY YEARS AGO

Thirty years ago a group of architects got together to discuss how to respond to an unpopular and unwieldy regulatory proposal, seen as counter to good practice.

Out of that meeting emerged the Architects Association of Santa Cruz County, and a belief that we could accomplish more together than individually.

Since then, our organization has expanded to include many other allied professionals, with a broad range of activities.

Our regular presentations on matters of design, technology and community planning are of interest to both the general public and design professionals.

The annual Open Architecture Tour, presented by the AASCC, is an opportunity to share our members design efforts with the public and, as a benefit for Habitat for Humanity Santa Cruz County, can also help deserving families afford decent housing in our community.

Tours of new and interesting projects are another way that we try to connect with the constantly evolving art and science of our design and construction industry.

After the Loma Prieta Quake, before city or civic groups could begin to prepare a response, we organized and presented a three day public design workshop in Loudon Nelson Center.

Attended by more than six hundred people, with ten design teams, ideas to rebuild our shattered city, which represented the desires of the community and the skills of the design teams, were published in a hundred page booklet available for only the cost of reproduction.

Likewise, our design charettes envisioning improvements along Scotts Valley Drive, South Pacific Avenue in the City of Santa Cruz, and Habitat's Sudden Street project in Watsonville, have helped our communities to see possibilities that lay obscured until brought to light by the design efforts of our members.

Our group worked with Main Street Watsonville to put on a facade improvement workshop, focusing on designs for repair and preservation of the historic buildings in the downtown, resulting in the City of Watsonville's popular facade improvement program.

And yes, we still participate in public fora during development and implementation of land use regulation, seeking to improve the workings of these agencies.

Our suggestions as to policy matters have met with somewhat modest success. However, perhaps because we are in daily contact with the impacts of regulations, our efforts relating to the administration of an ordinance, how to improve how it would actually function, have had considerably more effect.

Now, after thirty years, the AASCC is stronger than ever, thanks to the efforts of our members, officers and the community.

So, congratulations, and now lets get back to work on our goal of making our communities reflect the best of our design vision and skills.

OPEN ARCHITECTURE TOUR A SUCCESS

Results for the sixteenth Open Architecture Tour are in, and it was a considerable success.

After a one year hiatus due to impacts of the economic contraction, our showcase for the design skills of our members, was able to return with eight tour sites and a bonus Habitat site.

The Tour is also a benefit for Habitat for Humanity Santa Cruz County, in support of their efforts to bring affordable housing to our community.

The AASCC will present a check for \$ 7000.⁰⁰ to Habitat Executive Director Melanie Shaffer Freitas at the beginning of our November 17th Lecture Meeting, see inside this newsletter.

Our many thanks to all whose efforts combined to make the Tour possible this year, from our members and their clients who participate, the sponsors and advertisers, tour director Catherine Moon, and Habitat staff and docents. Again, thank you all.



The Architects Association of Santa Cruz County

Officers:

President: Jim Stroupe
Vice President: Hugh David Carter
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 OUR LECTURE SERIES

Don't miss your opportunity, this **Thursday, November 17th, 5:30 pm**, to hear Jeff Oberdorfer present examples of his organization's high density, transit oriented, green and affordable housing concepts .

See the "**Transit Oriented Housing**" article, next page to right, for a more detailed description of the presentation. Additional location and event details on the back cover.

ELECTION FOR AASCC OFFICERS

Nominations received for Architects Association officers were for Jim Stroupe to continue as President, for Hugh D. Carter to continue as Vice President and for William Fisher to continue as Treasurer.

Architect Member Ballots are enclosed with this newsletter. Please be sure to vote.

Ballots are due November 24th in the AASCC Post Office Box. Election results will be announced at the Holiday Dinner Meeting on December 1st.



Mullion: a vertical member separating windows, panels, or doors set in a series.

HOLIDAY DINNER MEETING

Mark your calendar for **Thursday December 1st**, when our Association's Holiday Dinner Meeting returns again to the popular **Casablanca Restaurant**, just off of Beach Street, overlooking the Santa Cruz Wharf and beach.

All members and their guests are invited to join us for an evening of fine dining and convivial company. Under new ownership, the restaurant now offers a full bar downstairs.

Take your seat among our tables facing the front windows starting at **6:00 pm for drinks** and nibbles, with **dinner around 7:00 pm**.

Order from the full menu for just a light bite, or a multi-course feast as suits your fancy, and pay your server directly.

Don't forget the free parking in the Casablanca off-street lot further up the hill.

Please call Hugh Carter by November 25th at 831 458-1544 with the number in your party so we can save you a seat at the table.

Hope to see you there!



Muntin: a secondary framing member to hold panes within a window, window wall, or glazed door; also called a glazing bar.

AASCC ANNOUNCES 2012 LECTURE SERIES

Building on the success of our 2011 Lecture Series, featuring local architects on *Housing and Community Development*, we will continue to reach out to the general public with a new series for 2012 entitled **The Four Elements**.

Featuring local experts, we will explore the challenges and opportunities for effectively connecting our homes and communities with the elements of Water, Fire, Earth and Air upon which we rely

WATER - March 15th, 2012
Local Landscape Architect Bob Markowitz, of EarthCraft Landscape Design, shows how balancing your water harvest plan and landscape design leads to net zero water consumption landscape.

FIRE - June 21st, 2012
A panel of local experts for alternative power sources, present photo-voltaic and domestic hot water system designs and options.

EARTH - September 20th, 2012
Andrew Brownstone, of BioSphere Consulting, will present innovative options for reuse of domestic wastewater

AIR - November 15th, 2012
Case studies of projects integrating multiple alternative environmental systems approaches.

TRANSIT ORIENTED HOUSING

An Approach to High Density Housing, Oriented along Public Transit, Designed to be Green and Affordable.

This lecture highlights case studies of affordable housing developed by First Community Housing.

FCH, located in San Jose, has developed properties throughout Northern California, and is considered a national leader and innovator in the development of green, sustainable and affordable housing.

FCH Executive Director, Jeff Oberdorfer FAIA, CDS has been a resident of Santa Cruz County for over 30 years, with a private practice specializing in Participatory Community Planning and Architecture in Santa Cruz until 1995, then joining the San Jose Redevelopment Agency as Principal Architect.

Jeff has led FCH for 12 years resulting in several national AIA Awards, an AIA COTE Award and three LEED NC Gold certifications. FCH is just completing a 109 unit Senior Rehab Project on Bay Avenue in Capitola.

Jeff will focus on transit-oriented, affordable housing case studies that advance our thinking about the land use planning for future higher density housing along transit corridors in Santa Cruz County.

Arterials such as Mission Street Ocean Street, Water Street, Soquel Avenue, and Soquel Drive are locations where this concept could provide decent, affordable housing for people who choose not, or can not afford, to use cars.

Proper design of transit-oriented housing has unique set of regulatory, acoustic, durability and air quality issues to be considered by architects and planners.

Further considerations include the extent, disposition and types of parking, the equation between unit count, or density, and unit type, such as flats or townhouses, along with each site's specific issues and opportunities.

FCH has had particular success in mainstreaming special needs tenants in transit-oriented housing. Providing transit-dependent special needs tenants with direct transit access, can substantially reduce parking demand.

There is a very strong synchronicity between special needs tenants and green buildings, particularly the proximity to transit and services, as well as improved Indoor Air Quality.

Transit passes, such as Santa Clara County's "Eco-pass" have had great success in getting people out of their cars, creating substantial savings for seniors and other low income residents.

This kind of program requires a collaboration between the regulatory agency planners, transit officials and developers, but can greatly reduce the required parking for a project, leading to more open space, higher density and lower cost.

While many community members may support higher density housing and alternative transportation in concept, many affordable housing proposals are ultimately rejected by communities.

Whether due to misconceptions and myths about low income tenants and "low-income" housing quality, or fears concerning project height and project density,

these rejections represent missed opportunities to meet our societies needs to create decent affordable housing for our less fortunate.

Jeff's presentation will attempt to demonstrate how attention to high quality architectural designs, establishment of a robust maintenance program, and creation of a transition to long term ownership can assist in overcoming these fears and myths, resulting in a project which improves both the surrounding community, and the lives of it's inhabitants.

THANK YOU

Thank you to our September speaker, Mark Primack, for his presentation on the Delaware Project, a live-work mixed use design redeveloping industrial lands on the Westside of Santa Cruz.

ENERGY UPGRADE CALIFORNIA

If you missed the recent presentation at Ecology Action offices, its still not to late to learn how cash incentives of over \$6,000 and low 3% fixed interest financing can make home Energy Efficiency and Solar Upgrades within reach for Santa Cruz County Residents. For more information contact Christeen Davis at 831 419-6698 or cdavis@ecoact.org.



Charette: an intense effort to complete an architectural design within a specified time. From french, referring to the cart which a professor sent to transport the student work for grading. Students on charette would climb onto the cart and continue working on their project in transit.

AASCC LECTURE SERIES

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.

4th Workforce Housing

November 17th, 2011.

Jeff Oberdorfer presents High Density, Transit Oriented, Green and Affordable Housing Design Solutions. See article page 3.

MORE LECTURE SERIES

See inside, page two, for an outline of next year's Lecture Series topics and speakers.

LECTURE SERIES VENUE

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

See article, page one for an update on this year's Open Architecture Tour.

SPECIAL EVENTS SCHEDULE

December 1st, 2012. The Association's Holiday Dinner Meeting. See article inside, page 2.

January 19th, 2012. Building Tour One, of the Watsonville Water Treatment Plant.

April 19th, 2012. Building Tour Two, of Live Oak Resource Center.

May 19th, 2012. Open Architecture Tour.

July 19th, 2012. Building Tour Three, of the remodeled Sentinel Building, now Cruzio Building.

October 18th, 2012. Building Tour Four of the New Monterey Bay Sanctuary Center.

AASCC

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