

113 Lincoln Street  
 APN:005-141-11  
 6,861SF

City Parking Lot  
 APN:005-141-21  
 City of Santa Cruz  
 60,959SF

105 Lincoln Street #A  
 APN:005-141-01  
 9,491SF

1121 Pacific Avenue  
 APN:005-141-02  
 5,367SF

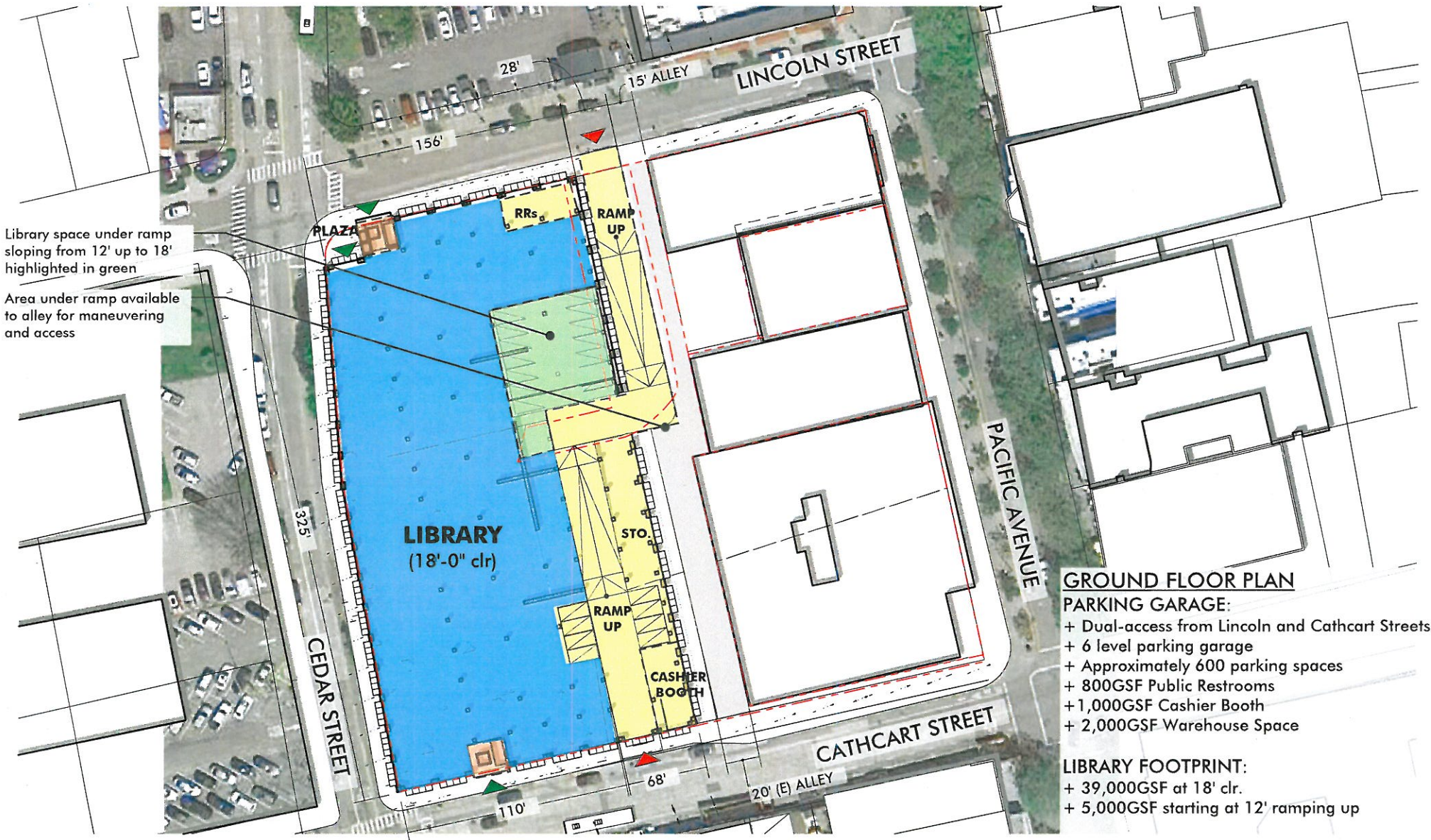
1115 Pacific Avenue  
 APN:005-141-13  
 7,949SF

1101 Pacific Avenue  
 APN:005-141-20  
 University Town Center  
 21,015SF

SITE PLAN - EXISTING PARCELS

1"=50'-0"





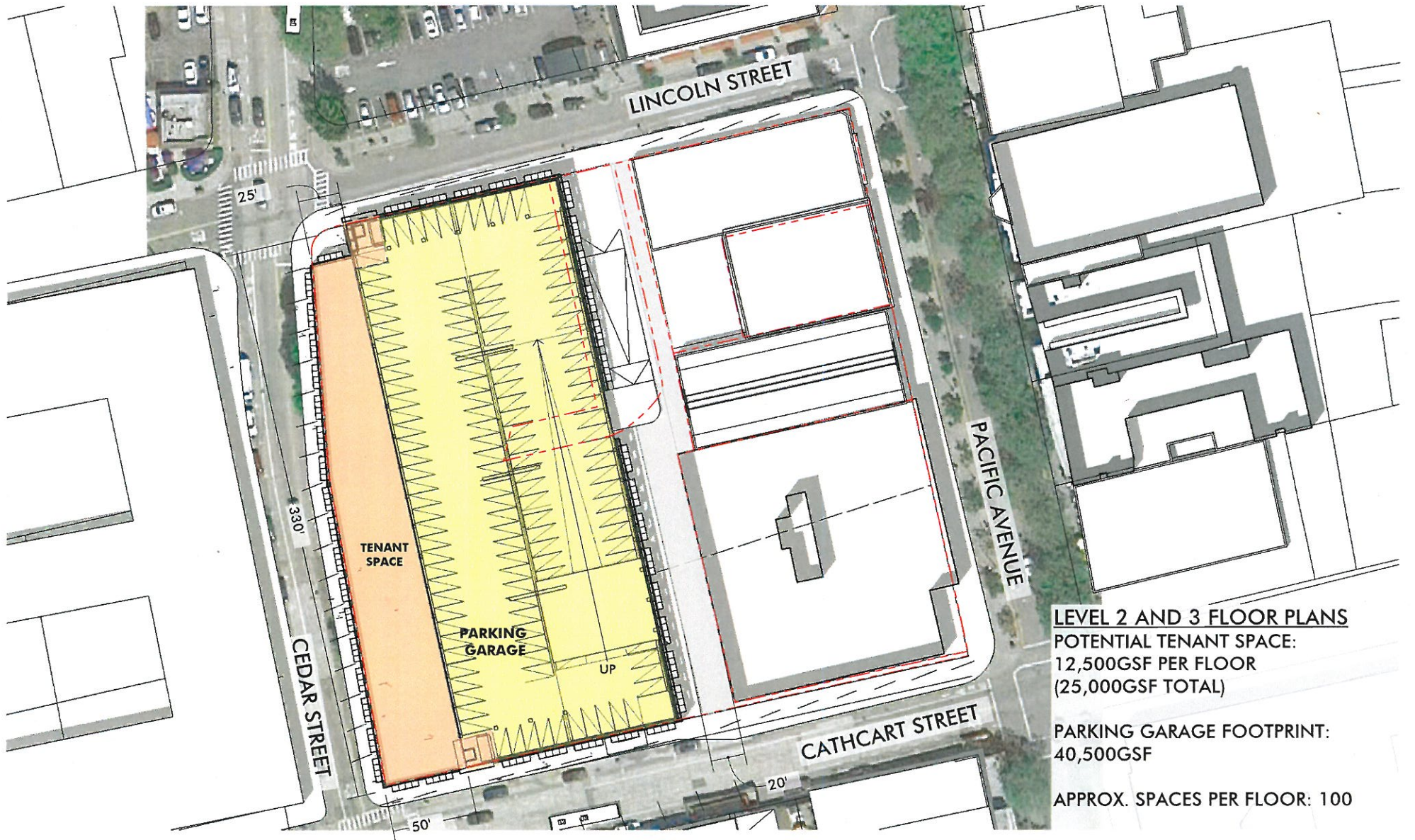
**GROUND FLOOR PLAN**

**PARKING GARAGE:**

- + Dual-access from Lincoln and Cathcart Streets
- + 6 level parking garage
- + Approximately 600 parking spaces
- + 800GSF Public Restrooms
- + 1,000GSF Cashier Booth
- + 2,000GSF Warehouse Space

**LIBRARY FOOTPRINT:**

- + 39,000GSF at 18' clr.
- + 5,000GSF starting at 12' ramping up

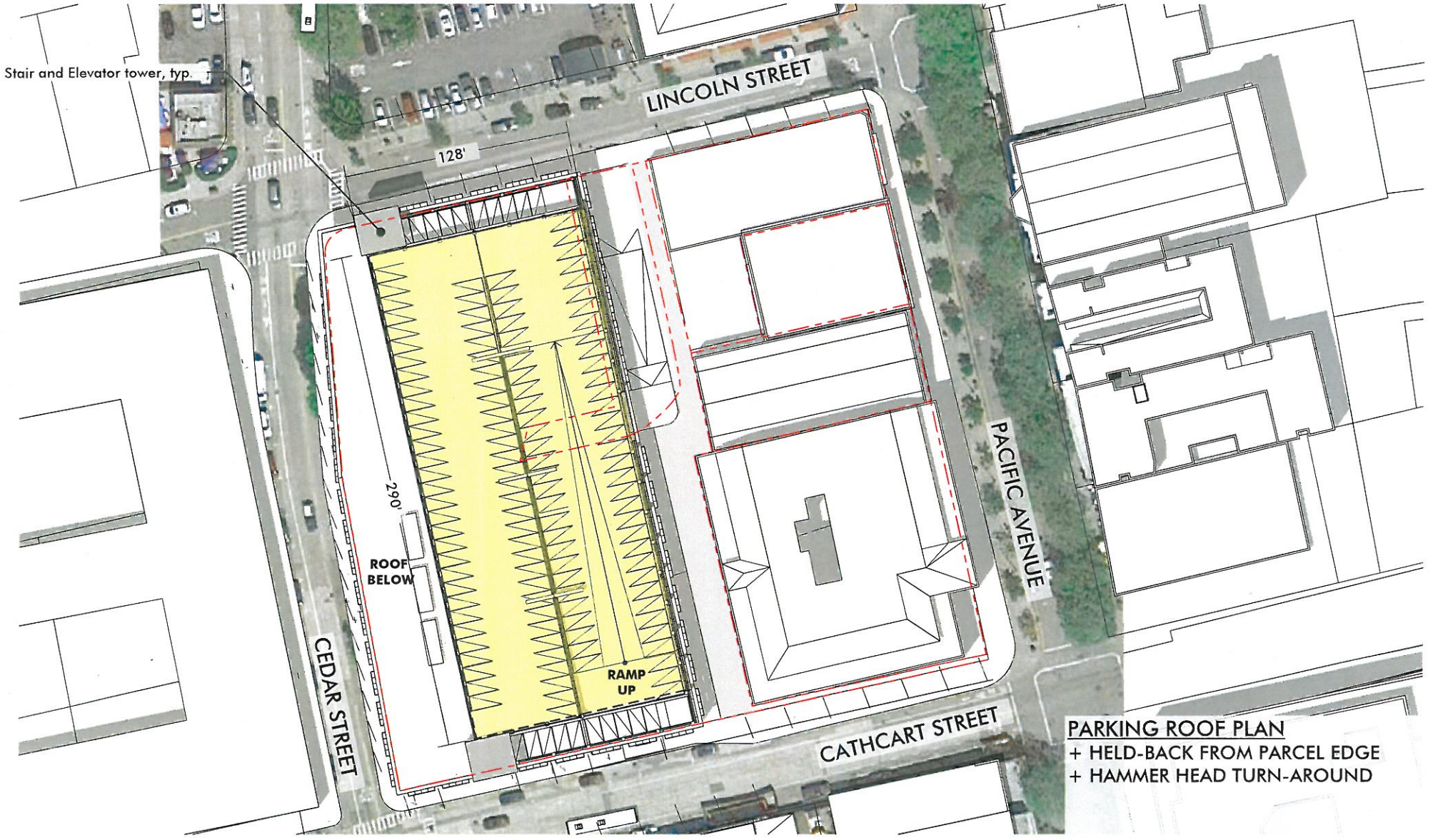


**LEVEL 2 AND 3 FLOOR PLANS**

POTENTIAL TENANT SPACE:  
 12,500GSF PER FLOOR  
 (25,000GSF TOTAL)

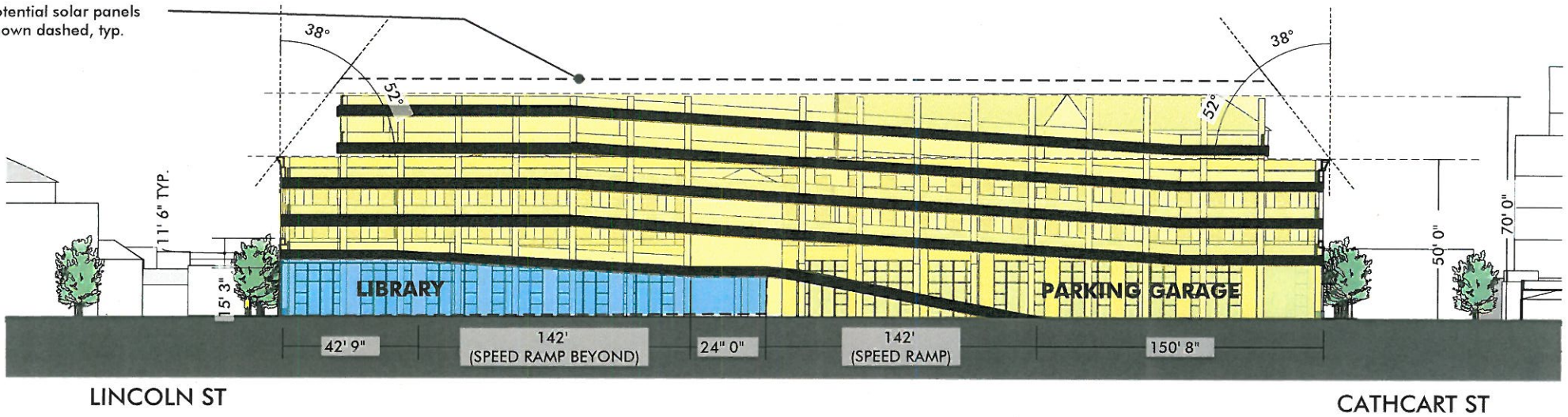
PARKING GARAGE FOOTPRINT:  
 40,500GSF

APPROX. SPACES PER FLOOR: 100



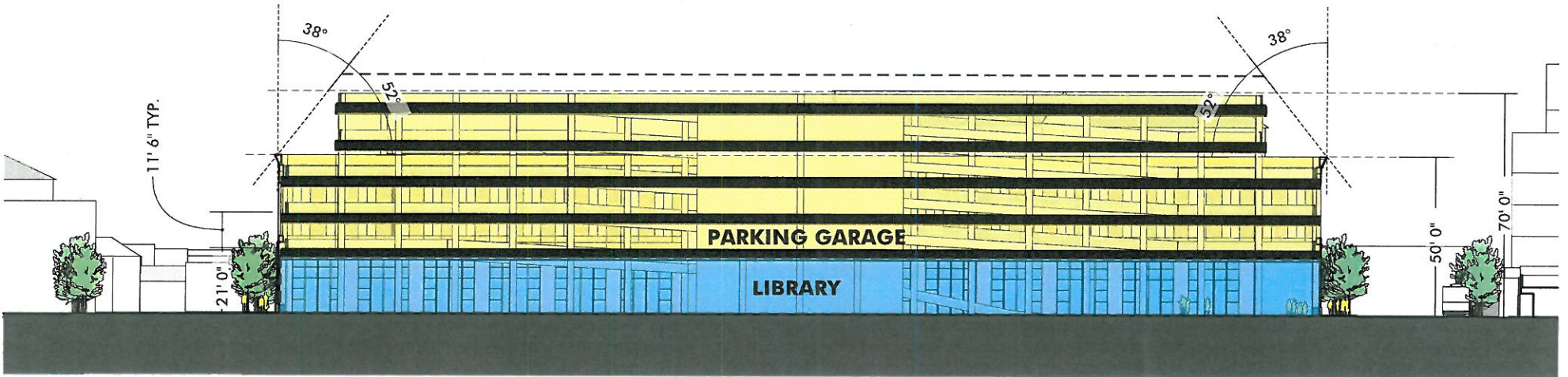
**PARKING ROOF PLAN**  
 + HELD-BACK FROM PARCEL EDGE  
 + HAMMER HEAD TURN-AROUND

Potential solar panels shown dashed, typ.



LINCOLN ST

CATHCART ST



LINCOLN ST

CATHCART ST

NORTH-SOUTH SECTIONS looking East

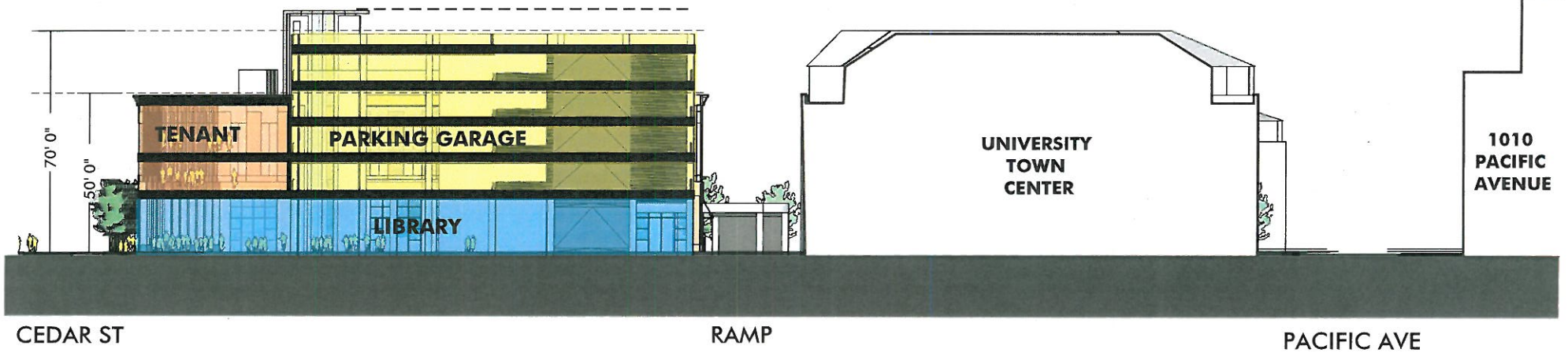
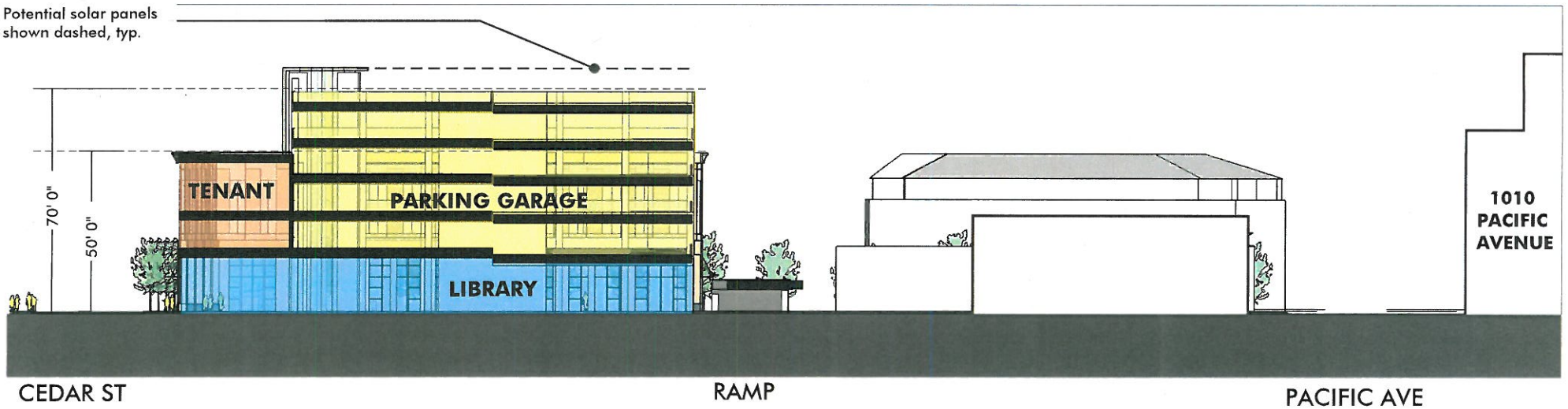
1"=30'-0"

SANTA CRUZ DOWNTOWN IPS FEASIBILITY STUDY

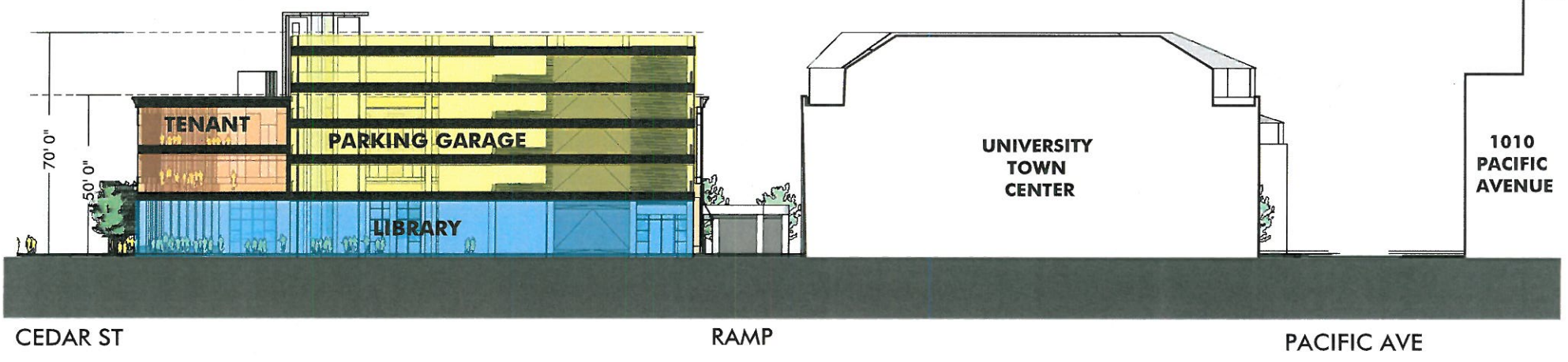
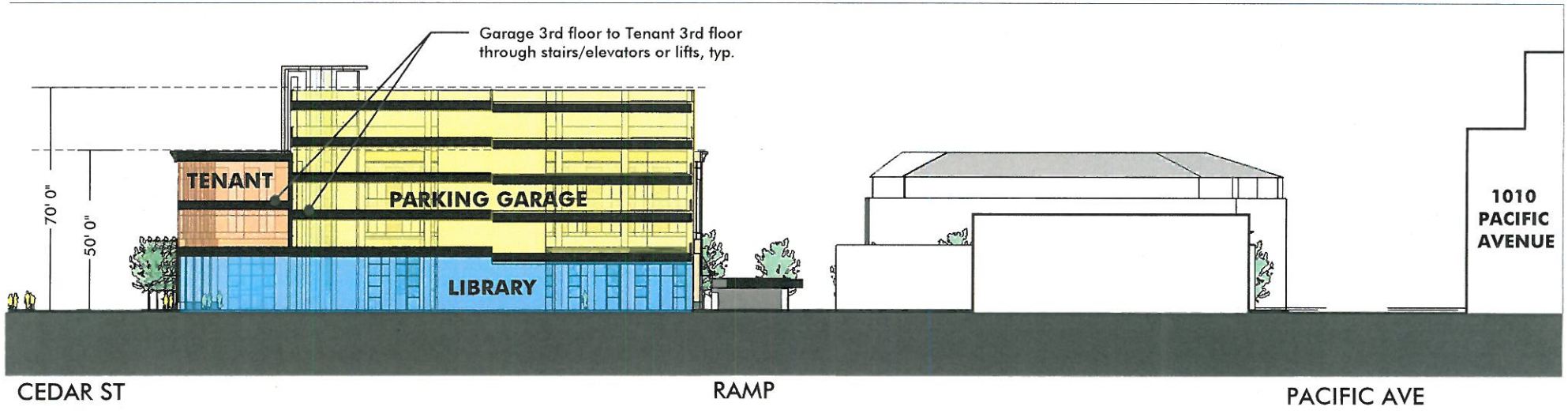
06.21.2017



Potential solar panels shown dashed, typ.

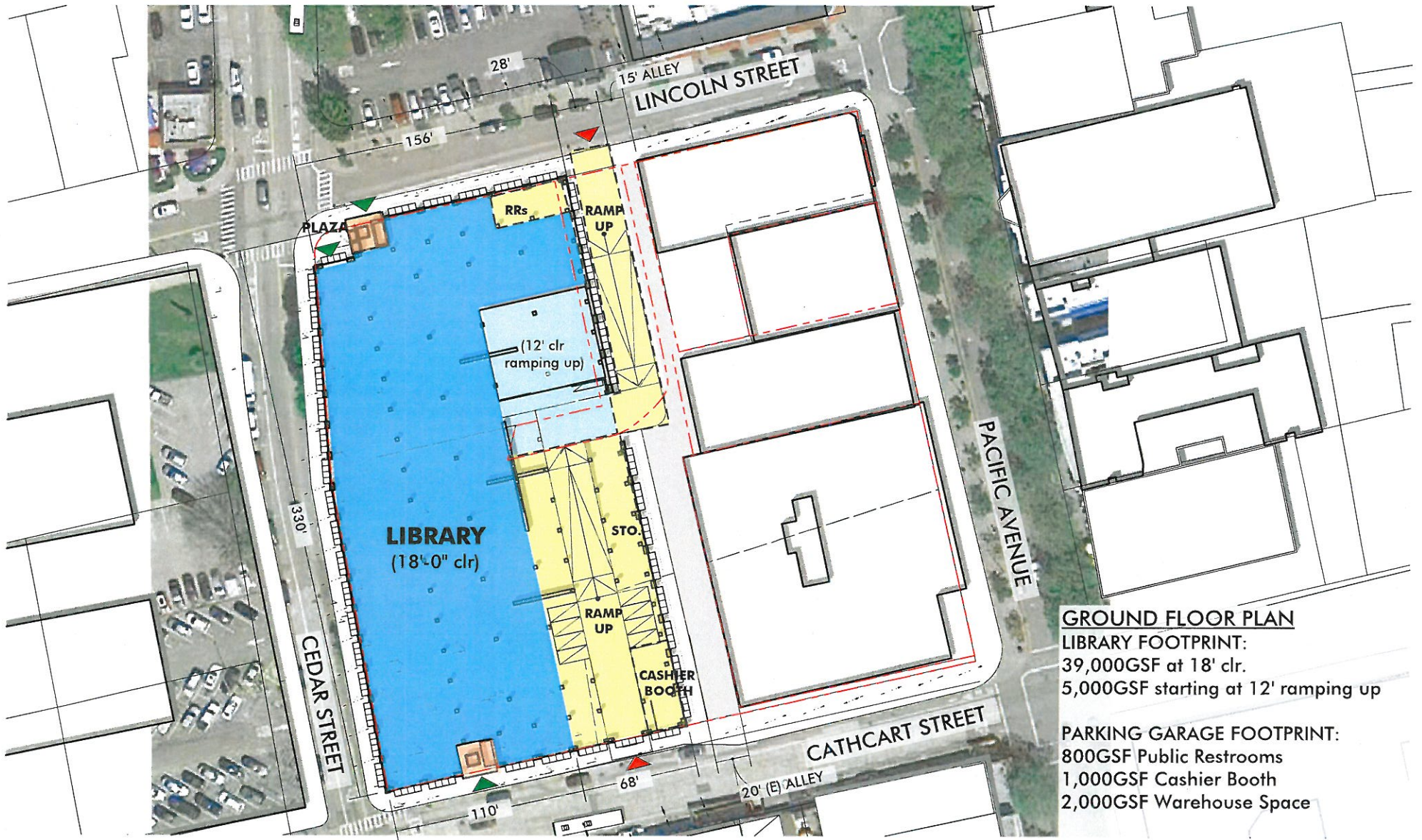


EAST-WEST SECTIONS looking North  
OPTION A - Aligned 2nd + 3rd Floors  
1"=30'-0"



EAST-WEST SECTIONS looking North  
 OPTION B - Equal Height 2nd + 3rd Floors  
 1"=30'-0"





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