

# Village plan over one hurdle

A "community design framework" to guide the development of Aptos Village received the unanimous approval of the Planning Commission Wednesday night and was sent on to the Board of Supervisors for final action.

The Planning Commission's blessing comes nearly four years after a committee was formed to draw up such a community design and some 13 years after the idea of a village plan was first proposed.

The community design aims at making Aptos Village as self-sufficient as possible in terms of retail services, employment, recreational facilities, residences, etc. It would allow somewhat increased residential densities above those called for in the General Plan, but it is generally faithful to the concepts embodied in the General Plan.

In general, the community design framework would concentrate residential development on the periphery of the village (with some interspersed with commercial enterprises in the "core" area), would promote pedestrian traffic throughout the village area and would provide for a smoother traffic flow through the village. Architecturally, it calls for preserving the "simple, rustic" character of the village now keyed by such structures as the Bayview Hotel and the Village Fair, a

sort of flea market complex behind the hotel.

In short, the hope is that a sort of mini-Carmel will evolve.

The design plan includes a proposal that Soquel Drive through the heart of the village be made into a three-lane road, with the third lane to serve basically as a turn lane and not as an extra traffic conduit. Under the plan, Trout Gulch Road would be made into a one-way road north to Cathedral Drive. Southbound traffic from the hills behind the village would reach Soquel Drive by turning down Granite Way, which would be extended to Hopkins Road, then down Hopkins to Soquel.

The commission's recommendation included a suggestion that an investigation be made into the possibility of constructing another through road north of Soquel Drive that would allow people living in the area to reach the freeway without traveling on Soquel Drive. One possible route discussed would be connecting Trout Gulch Road with Polo Drive at the Rio del Mar interchange of the freeway. Another possible route would be a connecting road between Hopkins and State Park Drive at Rancho Del Mar shopping center.

The intention is to finance the road improvements by setting up an assessment district.

GREEN SHEET

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