

# Aptos redevelopment plan presented

By AMY ZUCKERMAN

Sentinel staff writer

APTOS — Aptos Village will be getting an accessible business area, a town green, affordable housing, less traffic congestion and more parking — if a redevelopment plan shown off Tuesday night meets with approval from the County Board of Supervisors and the community.

Steve Mills and Rob Marani, private developers from the Aptos Village Partnership, spoke to a crowd of about 60 as part of a community forum. Steve Matarazzo of the Planning Department and Tom Burns of the County Redevelopment Agency were also part of the panel.

All of the speakers urged the community to voice concerns and ideas about the redevelopment plans.

The plans, which focus on the core of Aptos Village, would create "a village 'streetscape' that a small town should have," according to

Mills. This would include extra-wide sidewalks, trees, and several adjacent shops, "like the Pacific Garden Mall in Santa Cruz before the quake," Mills said.

The core area stretches from Trout Gulch Road to Aptos Creek Road, and from Soquel Drive to a proposed, parallel road that would intersect Trout Gulch Road in front of Post Office Road.

Residential areas would spread north from the new road, and commercial areas would spread south of Soquel Drive, according to Mills.

Mills said that the new road would ease traffic flow, according to a traffic study commissioned by the Aptos Village Partnership. "Two-thirds of that traffic on Granite Way turns left (at Trout Gulch Road) and heads over the hill," he said.

The plan combines business and residential needs in what Mills called "live-work units." These units would have retail space on the

first floor and apartment space on the second floor. Other buildings, based on Union Street residences in Santa Cruz, would be only residential.

Mills also proposed developing a roughly oval-shaped village green that would run from Soquel Drive to the proposed road. He said that a bandstand on the green might be a place for summer concerts.

Other parts of the plans include on-street parking and parking lots linked to the Aptos Station buildings.

The plans will be considered by the Board of Directors, which is also the county's Board of Supervisors, after a public hearing.

The forum was sponsored by the Aptos Chamber of Commerce, the Rolling Greens Estates Improvement Association and the Council of Improvement Association. Members of the community are invited to become involved in the project by calling the Aptos Chamber of Commerce at 688-1467.