

Glenwood plans continue to develop

By JONDI GUMZ

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The Glenwood saga continues.

In the next chapter of the long-running controversy over the city's last large parcel of undeveloped land, the developer will return in two weeks with another proposal.

"The city wants a lot," developer Kerry Williams told the City Council at the end of a two-and-a-half

SCOTTS VALLEY hour discussion Wednesday night. "We're

being asked to give up 95 percent of our land. Obviously there are limits to how generous we can afford to be, but we will do the best we can."

The 195 acres at the northern edge of the city have survived several attempts at development over the past decade. A proposal by a different property owner for 276 homes and a golf course was approved by the council, but never built.

Another council approved a 145-home development pitched by Williams' partner, Chop Keenan, but voters killed the project via referendum. The one successful development project, construction of Scotts Valley High School, took 20 acres of Keenan's property.

Wednesday was the first time council members talked at length about the 65-home development since Williams presented it a year ago. The city Planning Commission voted 3-2 against the project, and residents have been wondering if the council would take a similar stance.

Although not all council members agreed, at least three supported putting homes at the southern edge of the property near existing homes, allowing smaller lots to enable more homes to be built, and setting aside land near Siltanen Park for a park with ballfields.

"I've lost more sleep over Glenwood than anything I've ever done," Mayor Sheryl Ainsworth said.

What most council members didn't like was that building 65 homes would break up wildlife habitat and require too much grading, eliminating views in a city that has seen a lot of construction in the past decade. In particular, they didn't want to see development on the west side of Glenwood Drive.

Council members Stephany Aguilar and Cliff Barrett oppose lots as small as 6,000 square feet, while other council members said they would be flexible because clustering homes would preserve more open space. The developer had proposed lots of 10,000 or 20,000 square feet, but both Aguilar and Barrett said they were unwilling to trade density for a park with ballfields.

Councilman Randy Johnson sees the development as an opportunity to provide a park with ballfields for children, and obtain cash to build other facilities like a skate park, com-



Photo by Roland Krevitt

Several council members support placing homes at the southern edge of Glenwood property near the existing development.



PAUL MARIGONDA

'We need to seek a balance.'



SHERYL AINSWORTH

'The issue is sprawl.'



STEPHANY AGUILAR

'I want a park but I'm not willing to sacrifice density.'



CLIFF BARRETT

'My promise was smart growth. It's not smart to cluster housing on the outskirts of town.'



RANDY JOHNSON

'We're part of the hypocrisy if we own a house in this area.'

space supporters called Johnson's plan for a compromise with the developer a "sellout."

About three-dozen people, many neighbors of the Glenwood land, came to hear what might happen next.

Planning Commissioner Jackie Heald and Parks Commissioner Wendy Brannan emphasized the need for parkland and ballfields. But most of the speakers said their priority is open space, reminding the council that more than 61 percent of the city's voters opposed the 145-home project.

"I didn't want to move here until I saw the Glenwood (area)," said Canham Road resident Martin Levy, originally from London.

"I, too, want ballfields, but I don't want to sacrifice the meadow to get it," added Jeanne Ulwelling, suggesting city officials obtain use of athletic fields at the high school to remedy the shortage.

munity center and performing arts center.

Ainsworth said the community and per-

forming arts centers are "long-term projects" residents won't see this year or next. And open-

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