

Glenwood housing on table again

Scotts Valley
Developer hopes to build 74 homes on SV meadow

By JONDI GUMZ
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SCOTTS VALLEY — Last June, Scotts Valley voters decided they didn't want to see 145 homes built at Glenwood meadow, even if the city would get \$8.5 million out of the deal.

Now the City Council must decide whether a smaller project — 74 homes — would be acceptable if the developer pays the city \$2.2 million on top of the required fees.

The council will review the latest proposal from Keenan Land Co. on Wednesday night.

What's at stake is the last major undeveloped area of the city, 194 acres off Glenwood Drive.

"We've tried very hard to put together a compelling project that will be beneficial to the entire community," said Kerry Williams, a partner in Keenan Land Co.

In her opinion, the bigger project was rejected because voters were concerned about traffic, water usage and park facilities.

"We've addressed all those issues," she said.

Williams said the city wouldn't have to spend the money precisely that way. For example, if the city obtained state grants for the traffic improvements, that money could be shifted to park facilities or construction of a community center.

In addition, Williams said, Keenan would pay \$415,000 in impact fees as required by the city, \$335,000 to the Scotts Valley Water District for its water-recycling project and development fees charged by the Scotts Valley Unified School District.

The new proposal is more generous than the one the



Charles Keenan

Builder sweetens the pot

The scaled-back proposal includes several incentives for the city:

- \$1.3 million for road improvements
- \$425,000 for park improvements, including grading
- \$250,000 as an endowment to maintain 160 acres in the Glenwood area as open space
- \$112,000 for police services
- \$75,000 for trail improvements
- 10 acres of parkland

Moving the park site to another meadow location proposed by Councilwoman Stephany Aguilar isn't financially feasible, Williams said, because it would require giving up 32 of the proposed 74 lots.

Open-space advocates are still hoping to preserve the Glenwood property, which is the largest undeveloped area in Scotts Valley. State Assemblyman Fred Keeley, D-Boulder Creek, included \$5 million for the Glenwood property in a state park bond measure that was approved by voters last week.

However, Keenan Land Co. hasn't given up on the idea of developing the site.

"We'll proceed on parallel tracks," said Williams. "We're a willing seller but we still don't have

an offer from anyone."

It's not clear how much money the developer would need to sell the property outright, but Williams said the \$5 million in the park bond isn't enough to acquire the entire site.

The state Wildlife Conservation Board has expressed interest in acquiring the property, but has not yet obtained an appraisal.

"While they're a willing seller, there's still things to work on on their part," said William Schmidt, executive director of the conservation board.

He declined to give details, saying that the negotiations are confidential.

The City Council will meet at 6 p.m. Wednesday at City Hall, 1 Civic Center Drive.

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council reviewed last month, which contained only parkland and trail improvements. Williams said the proposal couldn't be fleshed out until she knew the council's priorities.

Mayor Chuck Walker called the 10-acre parkland donation a "white elephant" because the area is habitat for the Ohlone tiger beetle, which is under consideration for federal protection.

But Williams said the site could become a park even if the federal government decides to protect the tiger beetle. She recommended city officials meet with the U.S. Fish and Wildlife Service and tour the site.

"Don't give up," she said. "I'm sure we can work something out."