

Master plan retains charm, tradition of Aptos Village

With enough community support and local governmental approval, Aptos village could develop into a community focal point that embodies the best of the village's charm and tradition with a residential and commercial area.

On Thursday, Feb. 19, the Aptos Village Urban Design Committee will hold a public meeting on consultant Richard Peterson's design proposals.

The meeting is now scheduled for 7:30 p.m. in Room 426 of Cabrillo College's social science building.

The committee was formed nine months ago by the county board of supervisors to work with a county-hired consultant. The consultant — Peterson — was chosen last fall.

Last Thursday, Peterson delivered a draft copy of the committee's report to the supervisors. Now the committee wants community reaction before ending its work.

The report concentrates heavily on the significance the village can have in the future as the gateway to the Forest of Nisene Marks state park. It will also lie astride the Aptos Creek sea-mountain trail connecting Seacliff State Beach with Nisene Marks.

Additionally, he feels that the village should be developed as a

combined commercial, office and residential area, heavily weighted towards pedestrian use and featuring a mix of housing.

But Peterson also feels that the county should update its Transportation Plan, and provide a peripheral road system and improve the existing roads and intersections.

"Approximately 60 acres are allocated to the development and maintenance of this node of activity — residential and commercial — including 10 acres in developed recreation facilities," says Peterson.

"These recreation facilities involve Aptos Community Park, the possible establishment of sea-mountain trail information and

center at the village entrance to the Forest of Nisene Marks, and future small park below the Soquel Drive ridge.

"Single family detached housing and unstructured recreation and leisure opportunities provided by woodland and riparian corridors adjacent to the village form the balance of activity in the village.

"The result," said Peterson, "is a potential village neighborhood of 2,500 to 3,000 people within easy walking distance of potential jobs, services and stores.

"Using these guidelines, the village could absorb roughly 25 per cent of the population growth projected for the Aptos area

between now and 1990."

Peterson envisions a village centered around the Bayview hotel as the central commercial area, spreading southward across Soquel Drive and eastward across Trout Gulch Road into the existing limited commercial areas.

Around these areas in the available building sites would be mixtures or residential housing, including townhouses and garden apartments, two-family attached units, and townhouses.

Two large recreation areas would be located on the west side of the village. One would lie astride the Hopkins Road entrance to Nisene Marks, and the second is the Aptos community park next to Aptos Creek, and north of Soquel Drive.

The physical form — or appearance — of the village is vital to its character, Peterson feels. "It is concerned with the preservation of the existing woodland and riparian corridors that give physical definition to the built portions of the village, as well as with the developed area of the village.

"The establishment and maintenance of a distinctive character for Aptos village," Peterson feels, "depends on overall architectural quality and the relatedness of one building to another.

"The heritage quality requires buildings of modest size — 300 to 800 square foot office units and 1,500 to 2,500 square foot retail units.

"While larger building units to 10,000 square feet are possible, they demand special review and consideration to ensure that a sense of small scale development is preserved."

Relating to the heritage theme and the desire for compactness, Peterson says contemporary interpretations of 1890's building styles are needed.

The architectural character of exterior wood walls, the designer says, should be either vertical board-on-board, vertical board and batt, vertical or horizontal resawn shiplap or tongue and groove siding, or horizontal bevel siding with corner boards.

"Inconsistent with desired character of the village would be concrete block, slump stone, adobe brick or Spanish roof tiles.

"The Mansard roof theme should be restricted to the Bayview Hotel. Stucco and cement plaster walls to not reflect the heritage character that is to be developed in the village," Peterson feels.

An extensive landscaping and street lighting program is called for in the report.

A mixture of new trees and the natural foliage, Peterson visual-

izes landscaping as tying the various portions of the village together.

Trees would provide a dominant theme.

"General planting guidelines in the village involve the careful use of ground cover and extensive use of shrubs. If a landscape theme is to be evident, commercial facilities should have 15 per cent of their sites devoted to landscape.

"In general, trees throughout the village should provide a canopy that is pleasant to walk under and light in character." Specific types of trees are suggested.

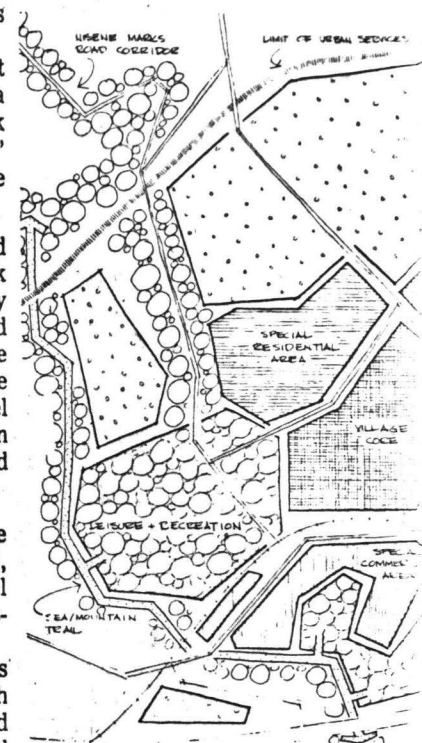
Peterson suggests continued examination of the plan to link the Hopkins Road right-of-way with State Park Drive — the old Aptos bypass scheme. The state should be asked to extend the Hopkins right-of-way to Soquel Drive, implement the connection between Hopkins Road and Cathedral Drive.

Granite Way would be extended to Hopkins Road, forming the northern peripheral road outlining the village pedestrian core.

Soquel Drive, between Aptos Creek bridge and Trout Gulch Road; and Trout Gulch Road between Soquel Drive and Valencia Road would be

improved, and where feasible, same planted medians would be provided.

An off-street parking program for Aptos village would be implemented as part of a Aptos recommended county-wide off-street parking program for old or small commercial areas where cluster parking is difficult to achieve. Another area with the trian-



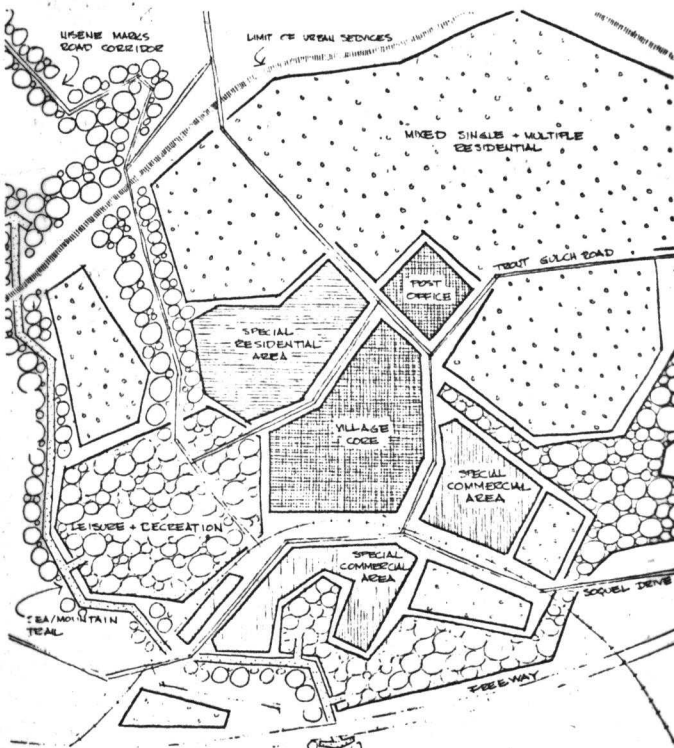
Peterson's drawing suggests

Village *

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The Soquel - Spreckels Drive intersection should be improved, with the possible relocation of the Aptos Creek railroad bridge abutment, and widening of the Soquel Drive bridge that would include a five - eight foot widening for a bikeway - pedestrian walk.



Peterson's drawing suggests design for the village.