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10c Sunday and Daily Excepting Saturday

own Issues New State Budget

Seven-Story Office Building Plans For SL Park Revealed

By Jack Rannells

Keith Shaffer presented plans for a seven-story post office triangle office building to the Santa Cruz Redevelopment agency Tuesday.

He said the San Lorenzo Park Plaza development group wants to start construction of the \$1.25 million structure by August, with completion by August, 1963.

This will depend on agency action, he said.

Plans hinge on Title Insurance company buying the bottom floor of the building. Title Insurance will not commit itself until it knows what the agency will pay for its present building at Front and Cooper.

Shaffer also asked the agency to consider changing River street extension to two-way traffic and

to reconsider its general two-to-one parking requirement.

Agency Director Olin Carl White said federal urban renewal officials will not approve asking prices for Front street parcels until money is available for purchase.

Funds will not be available until amendment of the redevelopment plan is completed, hopefully by mid-summer.

Agency member Dr. Carl Nelson pointed out that appraisals probably will be out of date by then. He suggested that White should press for conditional approval of prices which would at least be the basis of negotiations with Title Insurance.

White also was directed to ask regional URA officials to sit down with the agency for a personal discussion of plans and problems for the San Lorenzo Park project.

Dr. Nelson asked White to set up a meeting with city parking, traffic, planning, and engineering personnel to discuss traffic patterns and parking standards for the office building and a subsequent proposed elevated shopping center between River street and Soquel avenue.

Shaffer said that Title Insurance wants title to the 15,000-square-foot ground floor and mezzanine of the office building as well as the ground on which it sits.

Rather than build their own five-story structure on an adjoining parcel, the San Lorenzo Park Plaza group will add these above.

"It's a crime if any building in Santa Cruz doesn't go over three stories," he said.

An open-air garden terrace restaurant will cap the structure.

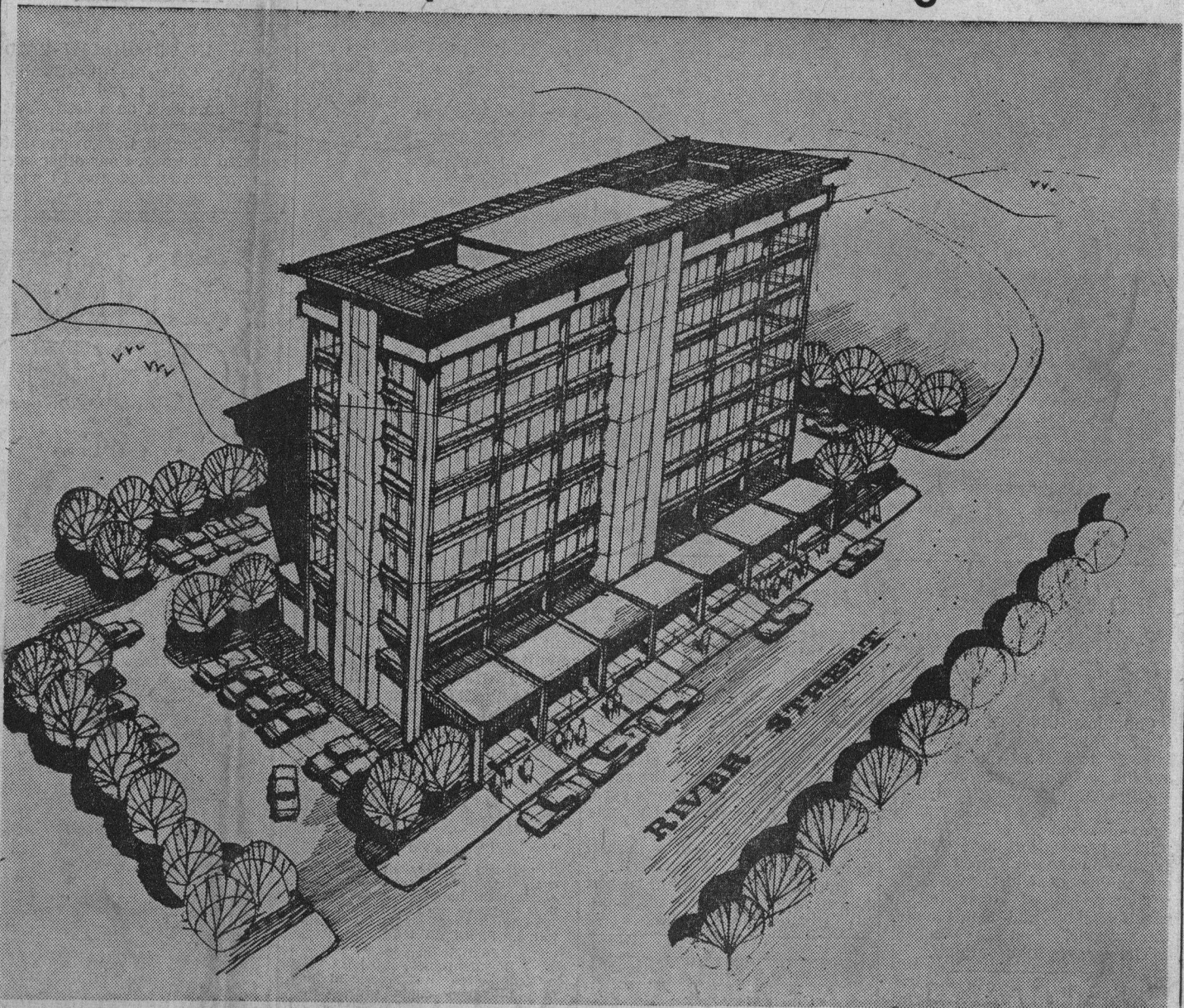
Side-by-side elevators on the front of the building will have glass fronts so that users can view the ocean panorama.

Kump associates, architectural partners in the San Lorenzo Park Plaza group, is beginning engineering drawings, Shaffer said.

They have incorporated many advanced features in the design. The building will be supported by a row of central columns. False ceilings will be eliminated. Windows will have double panes, separated by venetian blinds. These will provide insulation and will be hinged so they swing into rooms for cleaning.

Shaffer said about 100 off-street parking spaces will be provided. In terms of area, however, this only will be a ratio of one-to-one with office space. The two-to-one ratio was set for the entire area west of the river.

Shaffer Proposal For Post Office Triangle



The San Lorenzo Park Plaza group has proposed this seven-story, \$1.25 million office building in the post office triangle as the first phase of its redevelopment of lands west of the river. The structure will include Title Insurance company offices on the ground floor and an open-air restaurant on the top. Kump associates of Palo Alto, San Lorenzo Park Plaza partners, designed the building and is preparing final plans. Carl Swenson Construction company of San Jose, another partner, will build it. Keith Shaffer of Opal Cliffs is local representative for the group.

HAWAIIAN GOVERNOR ASKS FOOD TRANSPORTATION

Layton Critical Of Capitola's Meeting

nts running for the Capitola City council afforded their courtesy of a no- of the agenda tomorrow night." council candi- morning.

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