

## City Redevelopment Agency Clears Paperwork Hurdles

Members of the city redevelopment agency last night cleared several more paperwork hurdles preliminary to planning of the Front-Water-Ocean-Soquel initial renewal project by:

1—Approving conditionally a federal contract advancing the agency \$80,180 to cover planning and administrative costs in its first year of existence.

2—Approving, also conditionally, a \$37,420 contract assigning the preparation of planning through all stages from preliminary to final to the consulting firm of Harold F. Wise associates.

3—Requesting the city council to clamp a three-month ban on issuance of building permits for new construction and major improvements to dwellings and business establishments within the quadrangle. This action has been urged by the federal government as a means of keeping future acquisition costs down.

4—Announced the appointment of local lawyer, John Nicholson, as the agency's attorney.

City Manager Robert Klein emphasized today that the ban on building permits will not affect frontage property on the east side of Front street, which is within the project quadrangle but is not considered substandard.

The agency also learned that government policy respecting property acquisition in redevelopment project districts stipulates that the prices to be paid property owners must reflect the actual value at time of purchase—not pre-flood values.

Wise and agency Chairman Kermit McGranahan found it necessary to stress for the benefit of a small audience that the initial project area—embracing the quadrangle and titled San Lorenzo park project—includes only the sector bordered by Front, Water, Ocean and Soquel.

Declared "blighted" and eligible for inclusion in possible succeeding projects is the entire area touched by flood waters the night of December 22-23, but so far no additional project areas have been delineated.

In offering the agency the \$80,180 contract to cover first-year expenditures, URA Regional Director Richard Ives wrote that the money would be made available in two stages.

Increments of \$19,420 to cover the first three months of operation and \$60,760 for the following nine months were suggested by Ives with an explanation that the figures are subject to change—not, however, to exceed a total of \$80,180—at the agency's request.

Ives was taken up on the opportunity to juggle the amounts when the agency asked that the initial advance be increased by \$6000 to \$25,420, thus leaving a balance of \$54,760 for the succeeding nine months.

The extra money for the initial three-month period will be needed for administrative expenses and to meet payments to the Wise firm, whose contract is divided into segments of \$15,820 for preliminary planning and \$21,600 for tentative and final planning.

The federal contract was approved on condition that Nicholson, after examining the legal

verbiage of the standard URA form, gives it a green light. Nicholson is expected to complete his study shortly.

The Wise contract was okayed on condition that the federal government and Nicholson also approve it following examination.

Wise, who had estimated originally that his staff could complete a survey of desirable uses and plans for renewal of the quadrangle in six months, asked for and got a one-month extension to seven months.

He will not start work officially until the federal government okays his contract.

For the benefit of agency members and Charles Brunjes, local realtor who attended the session and asked a number of questions, Wise went over the procedures required by the government in implementing a federally-aided renewal program. The highlights:

1.—Planning will probably cover two contingencies—flood control on the San Lorenzo and no flood control on the San Lorenzo (the house appropriations committee will hold a hearing in Washington late this month on bills allocating \$307,000 for planning and initial construction of flood works). The agency will have to plan for either eventuality, Wise said.

2.—All of the quadrangle may be acquired by the agency and prepared for its ultimate new uses, or, only parts of the area may be purchased. How much of the land will be needed can be determined only during the course of planning.

3.—Wise's services will include such items as a preliminary report on relocation data, a survey of existing structures, maps of present conditions and proposed uses, cost estimates, and utilities layouts.

4.—In about three months after ratification of the contracts the agency will get a preliminary review of planning findings, including how many people will have to be relocated and the impact of such a dislocation on the overall community housing picture. The report will include the "characteristics" of the families to be moved and the availability of local comparable housing.

5.—The quadrangle now contains 190 separate parcels of land, and those proposed for purchase by the agency will be appraised by competent appraisers twice during the planning stage.

6.—The agency, the city planning commission and the city council will have ample opportunity to inspect the plans and hear the public's views at a number of public hearings which must be held during the course of planning.

Although the redevelopment agency's first project has not reached the stage of concrete planning recommendations, its goal can be stated generally as realization of a central park area within the quadrangle on both sides of the river, surrounded by selected commercial, residential and off-street parking facilities.

Other agency members present last night were Charles Hall, Mrs. Lela Swasey, Les Ley, Sam Combs (ex-officio), and Arnold Levine. City Planning Director Robert Cook also sat in.