

# Landmark plan goes to Watsonville council

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The developer of the Landmark Industrial Park has come up with a plan for phasing in the huge development.

Developer Scott Johnson is seeking approval from the city of Watsonville for phasing in the improvements that are part of the project. He and his partner, Chuck Allen, had already agreed not to construct at once all the planned industrial buildings in the 106-acre project along Harkins Slough Road.

As part of an out-of-court agreement in a lawsuit filed by Santa Cruz County, the developers agreed last October to build on no more than 30 acres this year and another 30 acres next year. Beginning in 1988, the developers would be limited to building on no more than 20 acres a year.

The county was concerned that if the project was built quickly, there wouldn't be enough housing to meet the growth the project is expected to bring to the Pajaro Valley.

At the time of the agreement, Johnson said he and Allen had no problem agreeing to the requirement limiting develop-

ment each year, because they had been planning all along to build the industrial park over a period of time. The limits set forth in the agreement allow for as much development as Johnson and Allen would have expected in any given year, Johnson said.

Johnson said yesterday he is now asking for approval to go ahead with the first part of the project, which would include only part of the public improvements required. In a letter to the City Council, Johnson asks to be allowed to go ahead with the development of 11 lots on almost 25 acres. That development could mean as much as 430,000 square feet of industrial buildings.

Johnson also indicated they plan to proceed with putting in a traffic light at Main Street and Clifford Avenue, and building the access road to the project from Main Street into the Landmark property. Johnson is proposing the road — which is to connect Main Street with West Beach Street — be completed later.

Johnson's request is on the City Council's agenda for tonight's meeting.

Johnson said he expects con-

struction to begin next spring, if the Council approves his request.

The Council will also discuss tonight what action to take, if any, in response to last month's "town hall meeting."

The meeting was held Aug. 5 to take public comment on the state of Watsonville's economy, and what can be done to improve it.

The following week, council members briefly discussed what to do to improve the economy of the Pajaro Valley, but then decided to hold off further discussion until the minutes of the town hall meeting were prepared. The minutes have now been distributed to council members.

The last time the council discussed the town meeting, several members indicated they would be interested in forming an economic development committee, and make an effort to lure new business to Watsonville.

The council will not have any specific proposal before it tonight, but instead is scheduled for a general discussion on the town hall meeting and how to follow up on the suggestions made there.