

# Glenwood battle escalates

## Developer willing to sell land for open space; opponents want referendum

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Opponents of the 49-home Glenwood development want to take their case to voters in hopes of killing the project approved by the City Council.

But developer Kerry Williams of Keenan Land Co. said that would derail the possibility of her company selling the 195-acre property on Glenwood Drive to the state or the Santa Cruz County Land Trust for open space.

"They can't have it both ways," she said of the development opponents. "Either we work together in good faith to put a deal together for preservation or we're fighting each other in a referendum."

The Friends of Glenwood had suggested a compromise of 27 homes on larger lots than what the developer proposed, but Williams said

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that wouldn't work.

"Do they really want to go to war over 22 lots?" she asked, pointing out that the project was downsized from 145 homes proposed three years ago.

The Friends of Glenwood organization is gearing up to collect signatures — 10 percent

of the 6,722 registered voters — to put the issue on the March ballot to preserve the land, which is the largest open space in the city. If the decision is overturned, Williams said a lawsuit is likely.

Development opponents question whether Keenan Land Co. of Palo Alto is pursuing a deal with the state.

"They said the moment they got approval from the city, they would get an appraisal," said Susan Krevitt, who is active in Friends of Glenwood.

Williams insisted that is the case. Although the developer has the city's approval to build, bulldozers won't be out on the hillsides soon.

"We are absolutely willing to sell the property to the land trust or the state for open space," Williams said, adding that discussions are taking place with both parties. "We're going to give them first crack."

She didn't know how long that would take, but said, "We're going to give them sufficient

time to put a deal together."

The issue is whether the Glenwood property is a priority for preservation and "how much they want to allocate" to buy it, she said.

Assemblyman Fred Keeley, D-Boulder Creek, earmarked \$5 million in the 2000 state park bond for the Glenwood, but Williams said that wouldn't be enough. Since the city approved a development, the value of the land is likely to increase.

The council's 3-2 approval won't be final until another procedural vote Sept. 5. Then opponents have 30 days to challenge it.

Councilman Paul Marigonda, who voted for the development, said people he's talked with consider the 49 homes with a park and open space for the city to be reasonable.

"Maybe I'm talking to the wrong people," he said.

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