



"Alien" is displayed by the Aptos High Team.

APTOS VILLAGE PROJECT

Innovative, Green plan finally to be realized 8-15-10

By Noel Smith

✓ Ever since Highway 1 was relocated in 1949 and no longer ran through what is now Aptos Village, there has been an interest in expanding and unifying the various portions of the Village area. This resulted in the Aptos Village Design Framework, developed in the 1970s and modified in the 1980s. In 2001, there was a move to update that

Framework and provide further details to form a formal Village Plan.

The Aptos Village Project follows the Aptos Village Plan, which determines future development of 15 acres in the heart of Aptos. Currently six of these acres are undeveloped. The plan governs private developers as they build new shops and apartments, a public recreational use area (possibly a bicycle or skate park), a grassy

commons and two new streets that bisect the Village area that fronts on Soquel Drive between Aptos Creek and Trout Gulch Roads.

The planned village green will have trees, picnic tables, raised planters and benches with room enough for people on their lunch break or 1,000 people for an event like a concert when the two new streets bisecting the property are closed to traffic.

Colorful Awnings are to provide shade over sidewalks and buildings will feature open porches making all making the new village center pedestrian-friendly.

The new buildings will include a variety of architectural styles and ideas borrowed from the 1920's and 30's with colors and textures matching those of current structures.

... continued on page 4

"Aptos Village Project" from pg 1

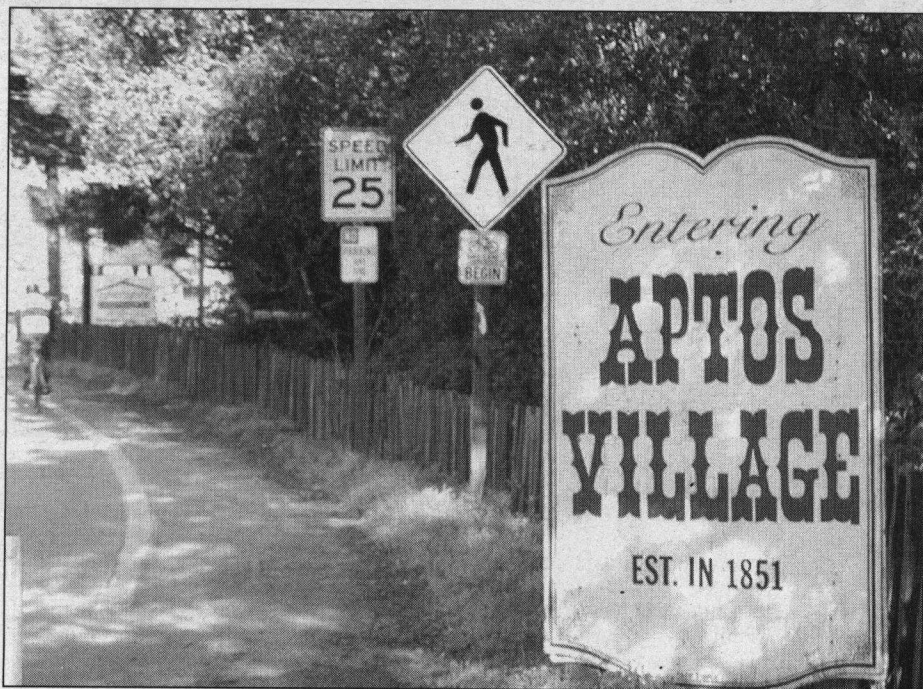
Some two- and three-story buildings will be mixed use to include first-floor storefronts and upper-floor balconies and residential apartments overlooking the street. The Bayview Hotel, at four stories tall, will remain the largest building in the village.

The historic apple barn, which was originally a packing plant, will be refurbished to unveil its vintage wood ceiling beams. The original redwood siding will be retained, reinforced and repainted.

The current schedule for the project according to Vice President Jesse Nickell of Barry Swenson Builder, depends not only on the process but also on the economy. "This will determine whether the residential spaces in the mixed use buildings will be sold or rented."

The current project schedule: February 2010 Aptos Village Plan unanimously approved by county supervisors • July 15 - detailed drawings were submitted to the county • August/September - plan presented to the Historic Resources Commission • Sept/Oct/Nov - plan goes to the Planning Commission for consideration • Dec/Jan plan to go before the Board of Supervisors for approval • Late 2011, Early 2012 - Construction begins on Phase I.

The associated community planning process developed a number of key goals



for the Plan, including:

- Creating a Village Common at the heart of the community.
- Establishing a new east-west street connecting Trout Gulch and Aptos Creek Roads.
- Establishing a new north-south street connecting Soquel Drive to the new east-west street, intersecting at the Village Common and connecting the existing

Village businesses to the new area. This will provide a face for the new Village Core area to the vehicles and pedestrians using Soquel Drive.

- Aptos Creek Road to be improved as the entrance to Nisene Marks State Park.

- Setting aside a public recreational use area for possibly a skate or bike park.

- Building new housing as a transitional area to existing residential neighborhoods, with commercial and mixed commercial and residential uses in the interior of the Village.

- Covered sidewalks in the Village for pedestrians.

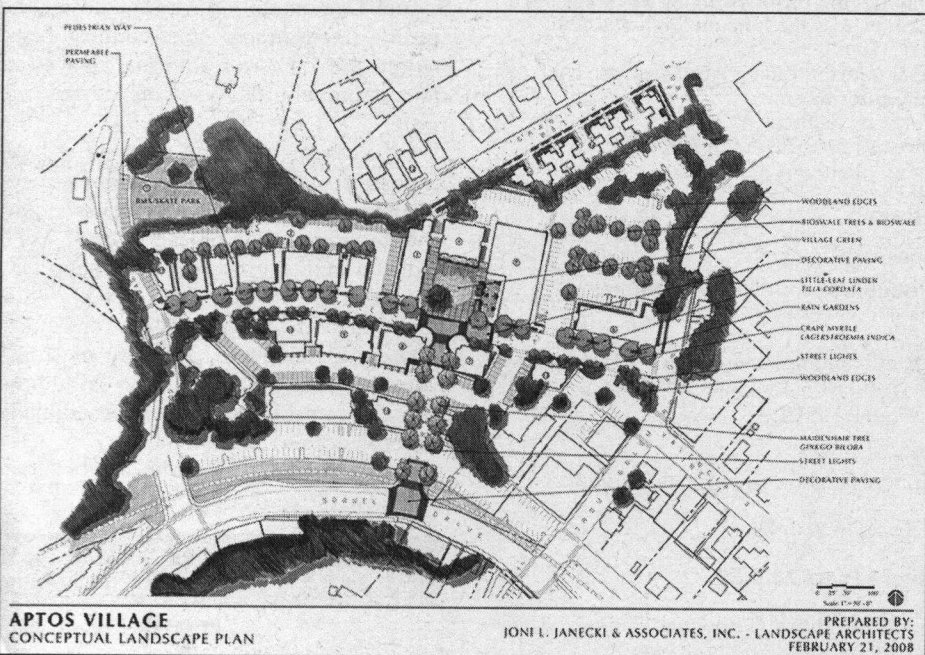
- On and off street parking for convenient shopping. Most off-street parking will be located behind buildings enhancing Village ambiance.

- Landscaped streets throughout the Village.

- A mix of housing, shopping, dining, community services and employment that complements the current Village area.

- Protect the existing business area along Soquel Drive as an integral part of the Village.

Given the complexities of property lines, infrastructure, and market conditions, the plan provides a clear vision for implementation with the County's General Plan and zoning designations reinforcing the Village Plan. ■



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