



# The Gazette



## 2 Visions for The Village at Cypress Knolls

Coastal Rim Properties vision for CYPRESS KNOLLS  
By Coastal Rim Properties

Coastal Rim Properties is one of two developers who have submitted a proposal to develop the Cypress Knolls property. This is a logical move for Coastal Rim, following the completion of a successful, fully integrated continuum care community in Gilroy, called Village Green which can be viewed on this website: www.villagegreengilroy.com

Mr. Franco Mola is the President and Founder of Coastal Rim Properties, Inc. and he takes a hands-on role in each project and is responsible for all major decisions. Franco lives in the area and believes this is a rare opportunity to develop a one of a kind community, matching a world class location with a sustainable and inte-



Assisted Living Facility, Village Green, Gilroy

grated land plan for seniors. At a recent selection committee meeting, Franco enumerated the differentiating factors of his development team and their proposal as follows:

- Streamlined Management Structure: Clear lines of communication and efficient decision making.
- Proven Development Team: Key members share a long history of over 30 years of successfully developing a variety of projects together.
- Repair and Restore: Creative land planning and clustered housing. Re-use design land plan saving approximately \$15 million from other proposals and leaving 55% open space.
- Public/Private wellness center/future planning area: Opportunities for future value for the City by partnering with CSU Monterey Bay on three acre site for wellness center, neighborhood retail and a

Coastal Rim on Page B7

Peninsula Housing Partners Vision for CypressKnolls  
By Vince DiMaggio

Peninsula Housing Partners approached the Cypress Knolls project with several key principles in mind. First, we share the City's view that a New-Urbanist style of land planning provides the most efficient utilization of natural resources and community amenities. To that end, we retained the services of Dan Solomon of San Francisco, the preeminent leader in New Urbanist neighborhood design in the United States. When we speak of New Urbanist planning and design, Dan Solomon is at the top of a very short list. As the author of the Charter for the New Urbanism, Solomon wrote the rules for proper New Urbanist neighborhood design.



The cornerstone of our land plan is its connectivity both with existing Marina via its connection with Patton Parkway, and connectivity within the neighborhood itself through the absence of cul-de-sacs. Cul-de-sacs serve to divide the community and channel traffic into one or two large streets, creating an unfriendly, if not outright dangerous situation for the pedestrian. By creating an inter-connected street system throughout the neighborhood, traffic has multiple ways to any one destination, without creating traffic "choke-points." The absence of heavily trafficked streets, create a more pleasant and safer pedestrian environment.

Another feature of our plan is the distinct neighborhood center, which serves to create neighborhood identity, and includes mixed uses, mixed densities, and an area in which numerous activities will occur for residents. The anchors of the neighborhood center are the Lodge and Community Center - each of which will provide a wide array of events and activities for neighborhood residents. The mixed use nature of the neighborhood cen-

Peninsula Housing on Page B7

## Central Marina July 4th Street Fair

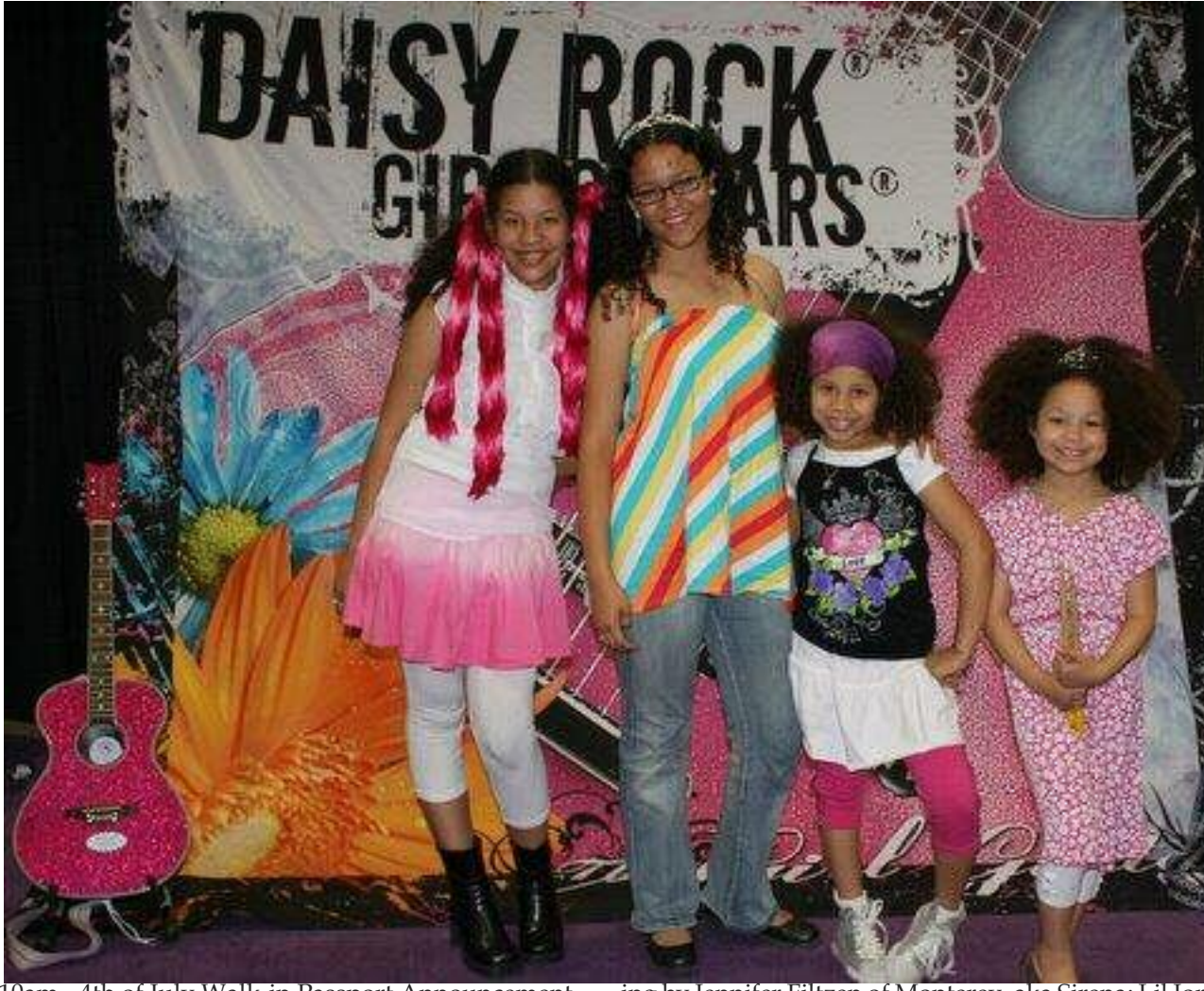
Marina's 35th Anniversary Committee and the Marina Volunteer Firefighters Association and the City of Marina, CA are presenting a July 4th Central Marina Street Fair for the whole family to enjoy great food, music and dancing, multicultural exhibitions, and a safe place to enjoy Safe and Sane fireworks, to be held from 10am-10pm at two locations in downtown Marina, CA.

The festivities begin at the Marina Village Shopping Center, (Grocery Outlet) 215 Reservation Rd. from 10am to 2pm, and continue to the Seacrest Plaza, (SaveMart) 266 Reservation Rd. at from 4pm to 10pm, culminating with Safe & Sane non-aerial fireworks at 9pm coordinated by the 35th Committee and the Volunteer Firefighters.

A 4th of July Walk-In Passport will for available for \$3.50 at the 35th Marina Birthday Booth to provide terrific introductory specials and gifts from businesses in both centers. Those with completed Passports will be eligible for a raffle for tickets to the International Flavors of Marina food tasting and the Monterey Bay ReggaeFest.

**WHAT'S INSIDE**

- News Bits A2
- Events A3
- Police Logs A3
- Eat - Live- Buy Local A8
- Editorial Section B1
- Ahoy Mariner Fans B3
- Letters B5



10am - 4th of July Walk-in Passport Announcement  
 11am - 2:00pm Multi-cultural entertainment sponsored by Our World Peace Park to promote diversity. Mariachi bands, belly dancing, reggae, and other ethnic groups perform.

SEACREST PLAZA  
 4:00pm Opening Ceremonies with the Rip Tide Cheer-leading Group  
 Chalk Art Contest Registration  
 4:30-7:45pm Live Entertainment with Music & Danc-

ing by Jennifer Filtzen of Monterey, aka Sirena; Lil Jordan, The Sledge Grits Band of Salinas, The Peace Makers of Marina  
 8:00pm Chalk Art Contest Winners Announced  
 9:00-10pm National Anthem and the Pledge of Allegiance to the Flag  
 Safe and Sane Fireworks Show (non aerial) coordinated by the Marina 35th Committee and the Marina Volunteer Firefighters Association.

July 4th Central Marina Street Fair on Page A5