

## **Barton Hills Neighborhood Association Special Meeting of May 27, 2008**

A meeting to consider only the latest development proposal from Terrace PUD

Meeting called to order at 7:15 by Nan Clayton

**Members present:** 17

### **Representing Terrace PUD:**

Mr. Rod Arrend, Terrace  
Mr. Richard Suttle, Attorney for Terrace  
Mr. Owen McCrory, Architect for Terrace

**Background:** Terrace PUD was originally approved in 1987. They can build under this approval 4 more buildings. In their proposal presented to us at a special meeting on March 6 they proposed to reduce this to 3 buildings, but build them much higher. Neighborhood objection to this proposal was quite strong. They presented at this meeting another development plan with comments from Arrend and Suttle, but the main presentation by McCrory. He showed pictures of the site from various points on the creek with the proposed buildings.

**Presentation:** They now propose to build three additional buildings with the elimination of one building and one parking garage. All buildings will be further away from the creek and along MoPac and 360. Garages will be mostly buried and visible from MoPac. Buildings will be 100-120 feet plus penthouse. Impervious cover will be 2 acres less than currently approved.

### **Public discussion points:**

Lighting is currently dusk to dawn. Can this not be motion sensitive?  
What is the building material? Can it be unobtrusive?  
Does anybody on the other side of MoPac object? (*Probably not*)  
How about more photos of the proposed buildings from BH? (*Maybe*)  
What becomes of the space freed up? They intend this to be the end of the development. They are concerned about the safety and the aesthetics of the vacant property. At this time they are considering a Conservation Easement with Nature Conservatory.

Terrace representatives are thanked for their time and depart the meeting.

### **BHNA discussion:**

At this time there are 3 plans to consider. These are

- 1) The original approved plan for 4 more buildings and a garage
- 2) The plan of 3-06 for three tall buildings
- 3) The current plan for 3 slightly taller buildings moved to Mopac and away from BH.

Although there had not been plans for a vote at this meeting, a motion was made and approved for a non-binding vote on the sense of the neighborhood. A motion was then made and approved with one dissenting vote that the current plan would receive neighborhood approval. Nan was asked to continue to negotiate about design, lighting, material, and especially about the firm and legal commitment to maintain the vacant property in perpetuity.

Kenneth Russell, BHNA Secretary, 2008