

Rezoning: 2008-088
Address: 1200 South Boulevard
Meeting: Rezoning Community Meeting
Location: Dowd Y Conference Room 4
Date: April 28, 2008 6:30 pm

Project Attendees:

Tracy Finch – Harris Development Group
Matt Browder – Harris Development Group
Nathan Daniel – LS3P Architects
Richard Petersheim – Land Design

Community Attendees:

Over 200 invitations were sent out – see attached list
Over 25 people attended the meeting – see attached list

Meeting Purpose:

Meeting is required as a part of the rezoning request for TOD-M(O). The intent of the meeting is to present neighbors and near by residents the proposed project and hear any concerns or comments they might have. Approximately 25 attendees primarily from the Arlington located immediately South of the site.

Community Meeting Minutes

Tracy Finch and Matt Brower presented the proposed project with an explanation of the Carson Blvd. and Lexington realignment that would create a fully signalized intersection at South and Carson. They detailed other aspects of the project such as the proposed uses (retail, office, hotel, residential, and open space) while pointing out that the optional request for the rezoning is to accommodate a building height of 230’.

Most attendees were residents of the Arlington and were concerned about the additional height blocking views towards Uptown. Many residents/owners indicated that they purchased their property because of the belief that the City would not allow building heights over 120’ outside of Uptown.

Other residents were concerned that the tallest building located along the rail corridor would create a canyon like affect for pedestrians and cyclist on the multi-use trail. They suggested that instead the tallest building (residential) be moved further to the east to allow better views from the Arlington and create a more open environment for the rail corridor. Tracy Finch explained the CATS right of way and the acceptable distances one can build from the rail line.

One Arlington resident commented that they suggested green space on top of the parking deck was a welcomed improvement from existing site conditions

One individual questioned the appropriateness of a hotel on this site. Others then asked about the type of hotel that might be included in the project. Tracy Finch and Matt

Browder indicated the demand for a hotel was very positive and that the style of hotel had not yet been determined.

Some Arlington residents suggested that the proposed hotel location along South Boulevard be switched with the residential building along the rail corridor. This was primarily suggested to reduce the impact the proposed development would have on the views from the Arlington.

Attendees asked about proposed retail along South Boulevard and Carson. Tracy Finch and Matt Browder indicated they would like to see a restaurant with outdoor dining at the corner of South and Carson. They also mentioned other retail opportunities like a spa, bookstore, or neighborhood services.

Some questioned the size of the parking deck and the accessibility of the deck. Matt Browder walked them through the access and egress of the deck. He also discussed the amount of parking provided per each of the proposed uses.

One resident indicated that he was not in favor of the proposed development regardless of uses, open space, or height above 120 feet.

An Arlington resident indicated frustration with Harris Development Group not communicating the proposed development between rezonings. Matt Browder and Tracy Finch indicated that the original rezoning, sponsored by the Planning Commission did not include a site plan or proposed development. Any drawings of proposed development on this site had merely been part of the design exercise until this rezoning. They also indicated that they are long time supporters of South End and that they intend to develop a quality project that promotes and enhances the district.

Arlington residents indicated that the office building (proposed along Carson) would also block some of the Uptown views but not to the extent of the residential tower.

One attendee inquired about the architecture of the proposed buildings. Matt and Tracy said the buildings shown in the boards are schematic and represent heights and site layout. Design of the actual buildings would begin later in the year. An Arlington resident mentioned the desire to have input on the architectural design of the proposed development.

A neighbor offered all project attendees the opportunity to visit his unit in the Arlington to better understand the impact the proposed development would have on their view. (This meeting has been scheduled for May 12th)

Neighbors asked if the developer had considered the millions that would be lost in property values if the proposed development blocked the Arlington views of Uptown. Matt Browder and Tracy Finch explained that their goal was to contribute to the community with a mixed-use development that enhance property values.

Sign In:

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W. Vernon Simpson - Supervisor of lighting			

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