

# Glenwood development foes offer alternative proposal

Glenwood  
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Opponents of the Glenwood development are offering a proposal they say could end the long-running land-use battle.

They have sent their ideas to the city Planning Commission, which meets tonight on the developer's proposal for the 195-acre site.

## SCOTTS VALLEY

The project, which won conceptual approval from the City Council three months ago, calls for 49 homes, mostly clustered along Glenwood Drive, with 179 acres as open space and 5 acres for ball fields.

Opponents would accept about 27 homes, said Marianne Woosley of Friends of Glenwood, which has fought development of the property.

Developer Kerry Williams of Keenan Land Co. said that "49 units is as far as we can go" and contended she has responded to opponents' concerns.

"We're not building on the ridges or disturbing sensitive habitat, and all the significant public and private viewsheds are protected," she said.

Among the changes opponents want:

- Eliminating about 10 homes planned for the east side of Glenwood Drive north of the high school, and dropping the idea of giving 1.6 acres in that area to the city for future development. The homes would block the view of the Glenwood meadow from Glenwood Drive, Woosley said.

- Eliminating one of two residential clusters

proposed for Tabor Drive. One cluster has three homes, the other has two. The homes would replace a vista enjoyed by many people who walk this route, Woosley said.

- Increasing the size of the lots on Glenwood Drive from 6,000 square feet to at least 8,000, and reducing the number of lots. Opponents say the proposed density is incompatible with the area's rural character and neighboring 10,000-square-foot lots.

Woosley said Friends of Glenwood is prepared to take the fight to voters unless changes are made.

Two years ago, opponents used a referendum to overturn a 145-home plan approved by the council.

They had been holding out for 16 homes and decided to keep fighting after more than 300 residents responded to a survey they conducted on the Glenwood development.

"Overwhelmingly it was, 'Keep with it,'" Woosley said.

While the group had organized to preserve the land as open space, the survey indicated residents also are concerned about traffic, crowding and potential water shortages, she said.

Williams, the developer, said her research indicated the community is ready to move on.

*The Planning Commission meets at 6 p.m. today at City Hall, 1 Civic Center Drive.*

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