

# Another Glenwood proposal expected

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**SCOTTS VALLEY** — Five months after voters thrashed Charles "Chop" Keenan's 145-home Glenwood Meadow housing project, city officials expect him to return this month with a stripped-down proposal.

The new package has about half the houses, more open space, higher lot prices and fewer financial incentives for the city, City Councilman Bart Cavallaro said Thursday. He, City Hall staff and Councilwoman Stephany Aguilar also said the changed plan would restrict most of the development to one section of the meadow.

Cavallaro supported the previous incarnation of the plan but says the latest version leaves him feeling "empty."

The reason, he said, is that the \$8 million that Keenan had agreed to give to the city for police and fire service, recreation and traffic safety improvements is no longer on the table.

Keenan's opponents in the anti-Glenwood referendum dismissed the original offer as civic bribery.

The new version has "a lot less trimmings coming to the city," Cavallaro said. "We're going to have to fight for anything we can possibly get. If this goes through, that's the downside."

The new proposal for the 200-acre meadow in north Scotts Valley is expected by the end of this month.

Officials, including Cavallaro and Community Development Director Laura Kuhn, said they got the information about the upcoming proposal straight from Keenan and his project manager, Kerry Williams.

But Williams would not discuss the plans this week, saying they are too preliminary. She said she would have more information early next week.

Previous plans to build homes on hillsides and on the northern edge of the meadow have been scratched, Cavallaro and Aguilar said. But houses would be built along a stretch of Glenwood Drive, across the street from the new Scotts Valley High School.

The plans call for 65 to 70 homes, Cavallaro said. Home prices would be boosted from the \$500,000-to-

Please see **GLENWOOD** — **BACK PAGE**

## Glenwood

Continued from Page A1

\$750,000 range to the \$800,000 range to compensate for the reduced number of homes, Cavallaro said, citing conversations two weeks ago with Williams and Keenan.

Meanwhile, one of the developer's foes said he is surprised there is a new proposal at all.

"Generally when developers are defeated, they don't come back," said Nick Van Bruggen, who is seeking an initiative that would give city voters veto power over certain City Council development decisions, especially those with serious environmental impacts.

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He said the previous Glenwood project had 12 serious negative impacts that could not be corrected. "I doubt that all those impacts are gone just because he took out some houses," Van Bruggen said.

The original proposal led to Scotts Valley's most emotional land-use battle in recent history, largely because the meadow is the city's only remaining large natural area within the development zone.

Preservationists said Keenan's previous plan would have walled in the meadow while harming the habitat of a rare beetle and compromising the beauty of an "urban forest."

But his supporters argued that the plan, by leaving 70 percent of open space, actually preserved the meadow.

The City Council approved the Glenwood project in the fall of 1998 but it was forced to a popular vote. On June 8, it fell at the polls by a wide margin, in spite of an expensive campaign.

It was unclear this week if such a proposal would fall under either a new initiative or could be subject to future referendums. The developer appears to be asking for no variances this time, and the lot sizes, between 10,000 and 20,000 square feet, are consistent with local zoning, Cavallaro said. He said the total development would take up between 10 and 15 percent of the meadow.

There have been no formal discussions before the City Council as a whole.

Meanwhile, Aguilar said she is concentrating on a strategy to acquire the property as open space.

She said the efforts to buy the land are "moving forward," and that she is working closely with the state Wildlife Conservation Board.

Keenan has said repeatedly that he is a willing seller, but only for a price that reflects market value.