

Goat Hill is resident new kid

300+ apartments are planned for former site of Baby Doe's

08:32 AM CDT on Thursday, May 10, 2007

By **STEVE BROWN / The Dallas Morning News**
stevebrown@dallasnews.com

Dallas' landmark Goat Hill will soon be home to the latest Uptown residential community.

That's because apartment developers plan to construct more than 300 rental units on the vacant site north of downtown. The same property once housed Baby Doe's restaurant and was an industrial site in the early 20th century.

Now, Trammell Crow Residential is seeking city approval for its apartment project there.

The proposed apartment building will have five levels of residences built on top of parking with an entrance off Harry Hines Boulevard, said Darren Schackman, Crow Residential's senior managing director. And there won't be any retail.

The planned residential project will have access to the Katy Trail and is near Reverchon Park.

"We'll have great views of the park and downtown," he said. "We are keeping the height low.

"We want to take advantage of the Katy Trail."

The trail runs along the south edge of the 5-acre site and connects it to the nearby Victory complex.

Some of the land, which Trammell Crow Residential is buying from investor Cienda Partners, is rocky hillside. "We'll be building on a little over 3 acres," Mr. Schackman said.

The Goat Hill property was once crisscrossed by railroad rights of way.

In 1962, Pearl Beer constructed below the crest of Goat Hill what it called "the biggest beer sign in the U.S." The 45-foot high concrete waterfall sign and the lot around it will not be included in the redevelopment.

Cienda Partners studied plans for everything from a private office complex to high-rise condos for the property. They tore down the vacant Baby Doe's restaurant. Last year, the investors hired real estate brokers at Colliers International to peddle the property.

But before Trammell Crow Residential completes its purchase, the city of Dallas has to change the zoning from current industrial to allow apartment construction. City staff is recommending that the plan commission approve the switch this week.

If everything goes as planned, the developers will begin work in a few months.

"We're still looking at the design," Mr. Schackman said. "We are thinking about brick and stucco with metal accents."

But what about a name for the project? Maybe Goat Hill Villas? Or how about The Residences of Goat Hill?

"We are still trying to figure that one out," Mr. Schackman said.