

Subject: Please sign the petition -- and pass it on to your neighbors

Reply-To: Laura Miller <laura.miller1@sbcglobal.net>

To my neighborhood leaders along Northwest Highway,

Two zoning cases are bearing down on our area, and all of us who are tired of the traffic gridlock along Northwest Highway need to speak up. I served on Councilwoman Jennifer Gates' Northwest Highway and Preston Road Area Plan (a 2-year, \$350,000 endeavor) that recommended many traffic improvements, none of which have been implemented in the 22 months since the Dallas City Council unanimously adopted the report. And the Area Plan specifically recommended that these traffic solutions be implemented before any new development made things worse.

Despite that recommendation, St. Michael's & All Angel Church is currently proposing two, large, *non-mission-related* towers - a 220,000 sf rental apartment tower and a 225,000 sf office tower (which will be the fourth largest in Preston Center if built) - on land where their playground currently sits.

The traffic is already unbearable on Douglas Avenue, and the church - as of the meeting I had with them Monday - say they have no solutions for what their new development will do to that 2-lane residential street, or all the other roads in our area that can't handle any more cars.

There is another, even bigger zoning change being proposed by Councilwoman Gates and her Plan Commissioner Margot Murphy on behalf of developers who want to build 25-story, hi-rise rental apartment buildings all around the Athena and Preston Tower.

The vast majority of residents in the area to be rezoned -- 78 percent of them -- have been imploring Councilwoman Gates and Plan Commissioner Murphy for the past 18 MONTHS to stop the mass rezoning effort, follow the development guidelines we put in the Northwest Highway and Preston Road Area Plan, and SOLVE the traffic problems, but they have gotten nowhere. (BTW the homeowners next to St. Michael's have been fighting that development for more than TWO YEARS, also to no avail: a previous petition signed by 57 of 71 directly adjacent homeowners was completely ignored.)

Our two city hall representatives are pushing hard for both cases to be voted on (and approved) at City Hall starting in four weeks. Please sign the petition and email me or call me if you want to get involved with our many neighbors who are tired of developer interests trumping those of the people who are left to live with the results. If we don't do something right now about traffic, when?

Please sign the petition below.

Thanks,
Laura Miller
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