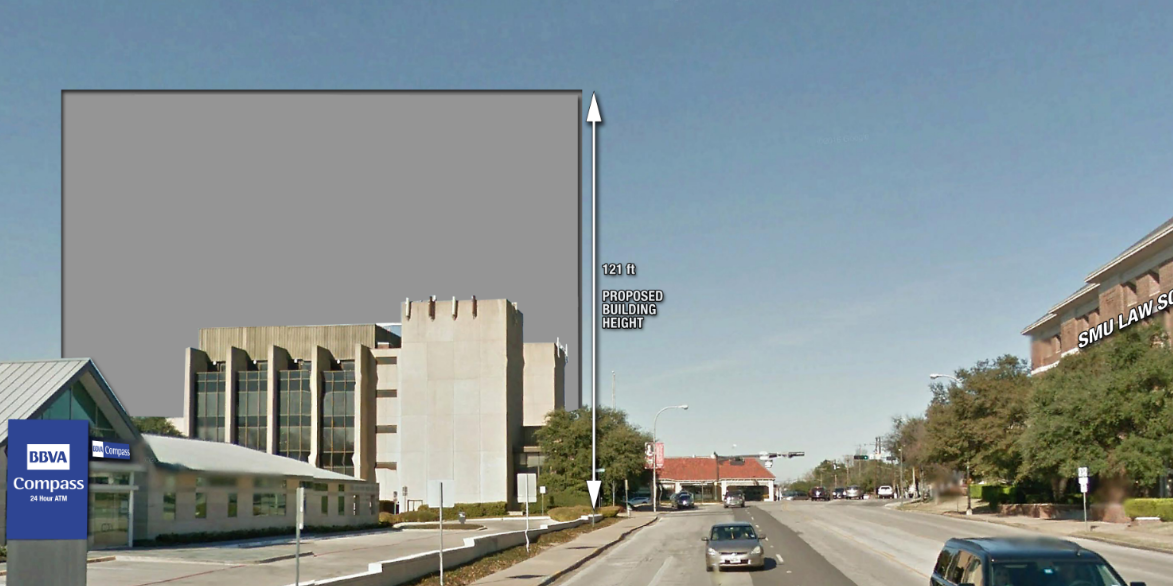
**Neighbors Committed to a Great Snider Plaza Development**

As concerned citizens of University Park, we are committed to working with the Strode Property Company to bring a new development to the property at Hillcrest/Haynie. On October 20, 2015, Jim Strode told the Dallas Morning News that “I am working with architects and the City to come up with a plan. We are not going to go in with grandiose plans but something friendly to the neighborhood.” What happened? The proposed new building is twice as tall as allowed under the current zoning and twice the height of the SMU Law Library, and is not “friendly to the neighborhood.” The neighborhood was not informed of the development plans until a week prior to the July 2016 P&Z meeting and has had no input on the plan presented.



For many years, the City of University Park has a fund of $15 million that is designated to maintain and improve our quality of life in University Park. We would ask the Mayor and those who control these funds to consider allocating some of these funds to buy a portion of the property so a smaller building with less parking demands can be built and a public park created at the end of Snider Plaza with underground parking exclusively devoted to Snider Plaza parking needs. We can think of no higher priority in our City than to take this opportunity and create green space in Snider Plaza and add more net parking.

Highland Park, River Oaks or Beverly Hills would not consider a building and parking structure as proposed in their city. University Park should not either. We all support a new development of the Chase Bank building that, as Strode has stated, is “friendly to the neighborhood.” The way to make this happen is for the City Council to appoint a small study group with a short time frame at the August 16th City Council meeting. The participants should be UP residents, Strode Property Company and City staff. It should work to see if a better plan considering all of these concerns can be worked out and jointly presented to the City Council with neighborhood support as quickly as possible.

**If you object to the Strode proposal and agree with this approach, we would simply ask that you sign the attached petition for presentation to our City Council.**

**Excessive Building Height:** The proposed building is 121 feet high, which would make this the tallest building in our City on the “Hilltop” - one of the highest points in the City – and directly adjacent to a residential area. By comparison, the new UP Library building was limited by the City Council to only 75 feet high, and it is located in the middle of a commercial area. The proposed building simply is too tall for this location, and we believe the existing height limitation should remain in place. Allowing this building to break its height limit and build a 121-foot tall building would set a dangerous precedent by encouraging all of the other property owners on Hillcrest and Snider Plaza to request breaking their height restrictions, creating more height and density than our community can safely accommodate.

**Safety and Traffic:** No one can deny that a multi-story office tower will result in a significant increase in vehicle traffic in and around Snider Plaza, particularly at the same time of day that hundreds of children are walking, biking, or being driven to school. The surrounding streets are packed with children during morning rush hour – precisely when tenants and visitors to the new building would also be driving into work on those same streets and turning in to park. The traffic study the developer submitted to the City is flawed. It minimizes the amount of retail, restaurant and office trips per day that would now travel through our residential streets. It does not count pedestrians and bicycles, and was only based on traffic counts on one day in mid-January. The issue of safety of our children and traffic congestion is too important. Before this building is approved, a new unbiased traffic study should be commissioned by the City, which considers all forms of traffic all year long and projects the building’s future parking and traffic impact on all surrounding neighborhood streets and Snider Plaza.

**Parking Garage:** Over the last two years, the City spent in excess of $500,000 in legal fees and fought hard to enforce the prohibition of an above-ground parking garage adjacent to a single-family neighborhood on the same property on which Strode Property Company now proposes to build a parking garage. A multi-level parking structure should not be allowed adjacent to residential-zoned property. As a compromise, a single-level above-grade parking structure should be considered if the balance of required parking is provided below grade and the setback is maintained on Haynie with no entrance or exit on Haynie.

**Snider Plaza Parking:** Some support for this new development is based on the possibility of creating parking spaces that can be used by Snider Plaza. While the proposal complies with the City’s minimum parking requirements, the real world demands of a modern office today makes this building under-parked and so this proposed building will not solve but increase the parking problems in Snider Plaza.

**Reflectivity:** The problem with reflectivity from the Museum Tower remains unresolved. We must not repeat the same mistake with the proposed building. The UP Library building is a success and did not need reflective glass. The City must ensure that this proposed all-glass building is designed in a way to ensure that glare and reflection from it will not blind drivers or reflect excessive heat and light onto adjacent buildings and traffic.