



Hello – we are a group of Highland Park homeowners who are very concerned about an effort by Highland Park Village (HPV) to rezone and develop the existing parking lot on the north side of the 4200 block of Mockingbird Lane. The HPV “north” parking lot is currently zoned for single-family residential with a special use permit for surface parking. It is used today by the employees of HPV tenants and by HPV shoppers.

To be clear, HPV has not yet submitted a formal rezoning application, but HPV personnel have discussed such rezoning with the Town of Highland Park, and HPV has circulated a drawing which includes additional retail space, a large parking garage, and a boutique hotel.

We expect an application will be filed within the next couple months, with such a project posing **numerous** problems, including:

- Long-term construction project and the related traffic, noise, and disruption that would bring
- Large and permanent increase in already-bad traffic on Mockingbird, and its intersections with Douglas and Preston, which most Highland Park residents use frequently to transit the town
- Large and permanent increase in cut-through traffic on Normandy, San Carlos, Potomac, Southern, Livingston, and Edmondson from frustrated drivers avoiding bumper-to-bumper traffic on Mockingbird, both during the construction phase and after the development is completed
- Increase in crime and community disturbance already associated with Highland Park Village
- Public safety and traffic issues, **especially for Bradfield Elementary students**
- Likely negative impact on property values in the area associated with these numerous problems

A rezoning and/or planned development application could move quickly once a formal application is submitted, so we need your immediate support to be prepared to quickly provide input to Highland Park government once an application is filed. Concerned residents of University Park and Highland Park should make their concerns known en masse through official channels, so that the Highland Park Town Council and Zoning Commission have a strong reason to reject HPV's plan.

Please do the following:

- **Complete the attached petition and return to 4409 Edmondson or hpvillagepetition@gmail.com.**
 - **Even if you don't want to sign, please email hpvillagepetition@gmail.com so we can keep you up to date as we learn additional facts.**
- We will coordinate delivery of a unified message to the Zoning Commission and the Town Council.
- We will email you regarding any developments, including filed applications and related public meetings.
- Reach out to the HP Mayor, Town Council, and Zoning Commission directly with your concerns to reinforce our impact!

HP Mayor: Will Beecherl
Town Council: Alan Friedman, Margaret Keliher, Don Snell, Mike Tibbals, Leland White
Zoning Commission: Ralph Perry-Miller, Sheila Holmes, Bob Kaminski, Mark Marynick, Jordan Wallace

Send letters to: Joanna Mekeal (HP Town Secretary)
jmekeal@hptx.org
Town of Highland Park
4700 Drexel Drive

To the Mayor, Town Council, and Zoning Commission of the Town of Highland Park:

I am a resident of the Park Cities who is **extremely concerned** about a potential rezoning and/or development application for the Highland Park Village parking lot on the north side of the 4200 block of Mockingbird Lane (the "HPV North Lot").

I ask you to reject all of following as they apply to the HPV North Lot:

- 1) Any rezoning from current single family residential zoning**
- 2) Any PD (planned development) application**
- 3) Any other form of commercial development plan (retail, offices, restaurants, hotels, etc.)**
- 4) Any expansion of the existing parking capacity of the lot (under or above ground)**
- 5) Any other possible deviation from the current special use permit for surface level parking**

If you approve any of the items listed above which I have specifically asked you to reject, it would be a tragic granting of **private gain** to the ownership of Highland Park Village (or another developer) at **public cost** to the residents of the Park Cities. Such public costs would almost certainly include the following:

- Large and permanent **increase in already-bad traffic on Mockingbird, and its intersections with Douglas and Preston**, which most Park Cities residents use frequently to transit the town, driven by:
 - Massive inconvenience and traffic from construction vehicles / workers during construction, and
 - Permanent increase in vehicle trips to and from Highland Park Village.
- Large and permanent **increase in cut-through traffic** on the streets of southern University Park (Normandy, San Carlos & Potomac) and northern Highland Park (Southern, Livingston, and Edmondson) from frustrated drivers avoiding bumper-to-bumper traffic on Mockingbird, both during the construction phase and after the development is completed
- **Increase in crime and community disturbance** already associated with Highland Park Village
- Public safety and traffic issues, **especially for Bradfield Elementary students**
- Likely **negative impact on property values in the area** associated with these numerous problems

Thank you for your time and attention to this matter.

Signature: _____

Email: _____

Name: _____

Phone: _____

Address: _____