

Open with your name and street so they know where you are in relation to this development. Give some information as to why this affects you, including impact on roads, schools, etc. See a letter below written by Ryan Smith, Northwest Fort Worth Neighborhood Alliance's President and use whatever excerpts you like, from his to make it your own.

Hello Everyone.

My name is Ryan Smith. I am President of the Northwest Fort Worth Alliance. The alliance represents all adjacent neighborhoods to the property involved in this case. In total there are over 30 neighborhoods actively working in the Northwest Alliance. We strongly oppose this zoning change.

Alliance and neighborhood leaders have met with the applicant 3 times. While the applicant recently asked to meet again, leaders decided that meeting a 4<sup>th</sup> time was not necessary due to the feedback that was given to the applicant during the meetings. We plan on engaging the developer again in the coming weeks if we find it necessary.

The proposed development is on a dangerous section of Bowman Roberts. The curve and poor design of the road has led to several deaths. This section of the road is called "Dead Man's Curve" by local residents. The condition of the roads affected by this case have been in horrible shape for years. Bowman Roberts and Ten Mile Bridge both have been left off the city thoroughfare plan and no improvements are currently planned in the future. We have implored city staff to address the thoroughfare plan for years but have been ignored. The infrastructure certainly does not support high density multi family on this parcel of land. On the staff report, it states that this land might not be the most sensible for traditional single family homes as it might present a safety issue. We would argue that if single family homes present a safety issue then high density multi family would do the same. Additionally, staff stated this development is consistent with the comprehensive plan which is false. Staff noted that the following land use policy is supported by the rezoning request: "Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure." Any person who drives thru this area would agree that adequate infrastructure does not exist here.

The alliance has recently supported commercial, single family and multi family developments. We are not against development but will only support when we feel like the affected area can handle the growth. The city does not need to be rezoning AG and vacant land as requested in this case. The staff report and recommendation is careless and does not do justice for the residents of our area. Please do not discount the most important concern that Bowman Roberts is already extremely unsafe for children trying to get to school. The city has not kept up with the needs of our area. For example Cromwell Marine Creek, Old Decatur and Bailey Boswell are easily over 10 years behind necessary improvements. Almost 2000 new multi family homes have been approved in the immediate area with once again not having any answers on how Ten Mile Bridge or Bowman Roberts will be addressed.

Please stand with the residents of Fort Worth you represent and recommend denial of this zoning request.

Thank you for your time.

Ryan Smith  
President, Northwest Fort Worth Alliance