

THE MEADOWS NEIGHBORHOOD ASSOCIATION

P.O. Box 12858, Dallas Texas 75225-0858

Dear Fellow Homeowner,

I'm sure that by now you are well aware of the proposal to replace the Willow Creek Apartments, on the east side of our community, with a commercial shopping area as was first reported in the attached Dallas Morning News article. Please be assured that the Meadows Neighborhood Association has been gathering information from a variety of sources on the proposed development and is working very hard to ensure that the interests of our community are heard and taken into account with any development that may occur on that site.

Among the things we have learned is that the proposed development is still at a very preliminary stage despite the tone of the newspaper article. The developers only have an option to purchase the land and do not already own it. The City Plan Commission, and ultimately the City Council, will also have to approve a zoning change to the property before any commercial retail could be added to the site. The plan has already significantly changed from what was reported in the article, including a decrease in the amount of retail space, a shift away from big box retail stores, and the possible inclusion of town homes or some form of apartments in the development. Even the current plan is likely to undergo significant changes. The developer has yet to file its proposed rezoning plan with the City and has not yet locked in any tenants.

The board of the Meadows Neighborhood Association hopes that we, as a neighborhood, can maximize our influence and ensure that any development that does occur, does not negatively impact our community. We have already been in contact with Lois Finkleman, our city councilwoman, and have been assured that the neighborhood will be "directly involved in the process" and that she has informed the developer that "that they need to work closely with the neighborhoods". We have also spoken with a number of current and past members of the City Plan Commission, including the Plan Commissioner for our district, Bruce Wilke, all of whom share many of the same concerns that we do regarding the proposed extent and proximity of commercial retail space right next to our residential neighborhood. We are in direct contact with the developer to ensure that we have the most up to date information on the proposed plan. Finally, we are in the process of coordinating our activity with other neighborhood associations that would be affected by the proposed development, including Glen Lakes and the Fountains Apartments. And we've been working with the Dallas Homeowner's League, an organization of neighborhood associations that has extensive experience in development and zoning issues in Dallas.

~~In order to get the entire neighborhood involved in this important issue,~~ a Town Hall meeting has been scheduled for **Sunday March 21st at 3pm**. Once the location is confirmed it will be posted on the website, the neighborhood crimewatch hotline at (972) 606-3240, and signs that will be posted throughout the neighborhood. This meeting will be a forum to exchange information, discuss options, and make sure that everyone has a chance to voice their opinion and get involved. It is essential that our community deal with the City and the developer in a central and organized fashion. Consequently, if you have any questions, comments, or suggestions, we ask that you bring them to the association's attention and to please not directly contact the developer or other involved parties. You can submit your questions, comments, and suggestions, as well as volunteer to help out, by emailing the association at development@themeadowsna.org, by sending mail to our P.O. box listed above, or by contacting either the Vice President, Cindy Haynes, at 7353 Inglecliff Dr. or (214) 373-0707 or the Chair of the Civic Affairs Committee, Judy Evans, at 7142 Blairview Ave. or (214) 739-9016. Information will also be posted on the website [www.themeadowsna.org] as it becomes available. Together we can insure that our neighborhood community remains one of the best places to live in Dallas.

Printing donated by Bobbie Horwitz, Ellen Terry, Realtors

Your new Crime Watch Captain 214-662-2223

The Dallas Morning News
Wednesday, February 18, 2004

Retail center set for N. Dallas

Developers propose massive complex to replace apartments

By STEVE BROWN
Real Estate Editor

Developers are promoting a plan to tear down one of North Dallas' biggest apartment communities and replace it with a shopping center.

Provident Realty Advisors, a Dallas-based real estate investment and development firm, is soliciting tenants for the 42-acre retail center to be constructed at the

northwest corner of North Central Expressway and Walnut Hill Lane.

The huge complex would replace the Lakeside at Walnut Hill apartment community, formerly known as Willow Creek.

The new retail center would include more than 600,000 square feet of shops constructed in a series of one- and two-story buildings, according to plans circulated to retailers and real estate brokers.

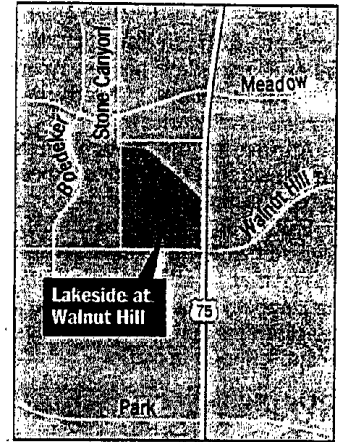
Officials with Provident Realty — which has done several North Texas redevelopments — could not be reached for details about the project. But word about the deal is widespread among retailers and

shopping center brokers.

Because of its prime North Dallas location, the site is a strong draw for retail tenants, said Mickey Ashmore with United Commercial Realty.

"There are lots of big-box retailers that want to get into the North Dallas market," Mr. Ashmore said. "They are always looking for sites up and down North Central Expressway."

Some potential tenants negotiating for space in the Walnut Hill project include Kroger, Ross, Old Navy, Bed Bath & Beyond and Ultimate Electronics, according to marketing materials Provident



ED OWENS/Staff Artist

Realty has distributed.
Architect O'Brien & Associates

See N. DALLAS Page 3D

N. Dallas retail center planned

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designed the complex to include a parking deck and two-story buildings fronting the expressway.

The shopping center would be one of the largest additions in decades to Dallas' North Central corridor.

About 800 apartments in about five dozen buildings would be razed to make way for the development.

The community was built in the mid-1960s by a joint venture of Dallas developers Trammell Crow and Mack Pogue as one of Dallas' first large-scale rental communities.

Over the years Lakeside at Walnut Hill has been plagued by a series of fires, and parts of the original project have been demolished.

Provident Realty transformed the former North Town mall in North Dallas into an office complex. It also redeveloped a defunct outlet mall in North Richland Hills and a shopping mall in Houston.

But while those projects created new office space, today's emphasis in the commercial real estate market is on retail.

"I've never seen so many new projects and deals in the market," said Jill Tiernan, senior vice president with the Retail Connection. "The retail market is incredibly hot now."

The Walnut Hill redevelopment is just one of several in the works along North Central south of LBJ Freeway.

Another developer, Harvest Partners, is seeking tenants for a large retail strip to be constructed at the southeast corner of Park Lane and North Central across from NorthPark. That development, on part of the NorthPark East property, would contain about 400,000 square feet of shops.

And farther south on North Central near Knox Street, developer Shafer Property Co. has broken ground on its Knox Street Promenade shopping center.

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