



City of Duncanville

Kent Cagle
City Manager

July 31, 2009

To Whom It May Concern:

I have had the pleasure of working with Gateway Planning during a yearlong process in 2007-08 to develop a master plan for Downtown Duncanville. I have found every member of the Gateway team to be intelligent, motivated and personable. In fact, the main reason that we chose Gateway over other firms in our RFQ process was that they assembled a strong, interdisciplinary team.

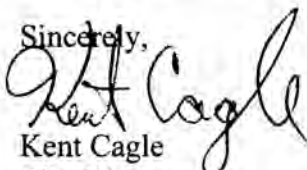
The one attribute that impressed me most about Gateway was that they treated Duncanville as their most important client and took the time to study and understand our community and the unique character of our downtown. They then created an original solution tailored to our situation.

We have now adopted the plan in its entirety and changed the actual zoning in the downtown area. This was not an overlay district, but an actual zoning change and Gateway assisted us through every phase of the public process. Changing zoning on a single piece of property is never an easy process, but changing the zoning of an entire area is almost impossible. Gateway's professionalism and experience helped us to successfully negotiate this inherently difficult process.

Gateway continues to assist us with implementation of the plan by working with the traffic and civil engineers as they prepare the plans for the reconstruction of Main Street. Additionally, Gateway has been available when needed to meet with prospective developers to explain the advantages Downtown Master Plan.

I have been very pleased with Gateway Planning and I know the City of Duncanville has received an outstanding value in its association with Gateway Planning. I would not hesitate to work with Gateway in the future.

Sincerely,



Kent Cagle
City Manager