

Welcome!

Community Meeting Agenda

- Share background on Addison's historic development patterns, planning policies, zoning and development review process, and investment activity
- Discuss common concerns related to the impact of different housing typologies
 - Public Safety
 - Budget & Finance
- Address questions received in advance and to provide a forum for community dialogue





How Addison Became Addison

Understanding the Past to Plan for the Future

Current Development Activity



Infill



Re-use



Redevelopment

Recent Development Proposals



**Mixed Use Development &
Urban Housing Options**



How Did We Get Here?

Defining Events



Addison Airport



Dallas North Tollway



Liquor Sales

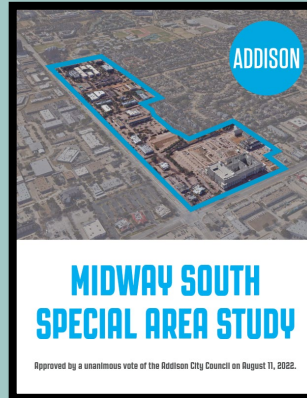
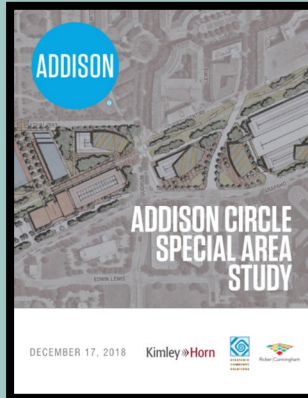
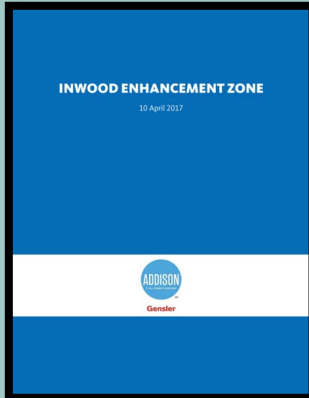
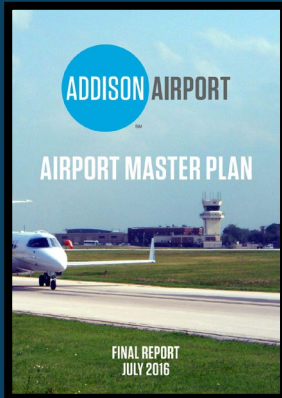
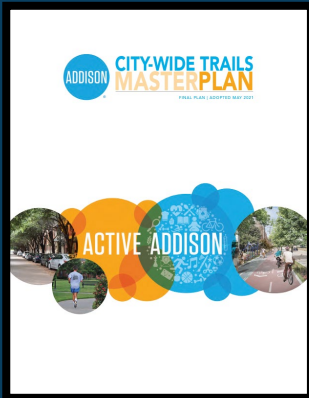
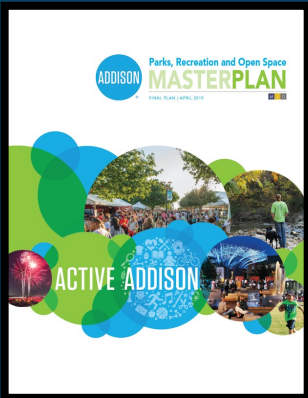
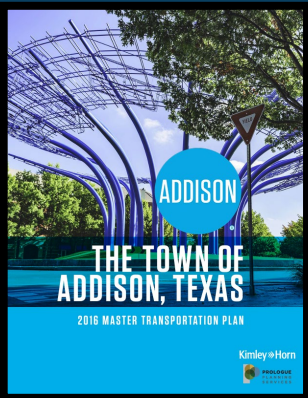
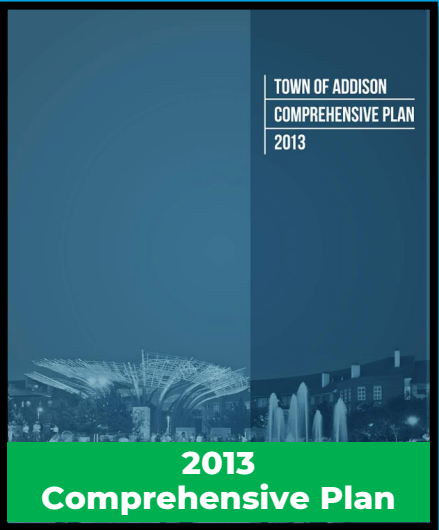
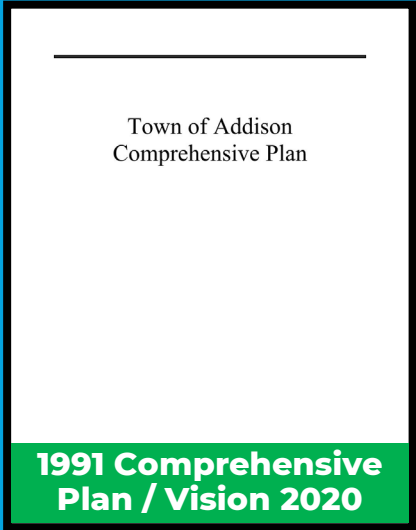


DART Membership



Addison Circle

Community Visioning Framework

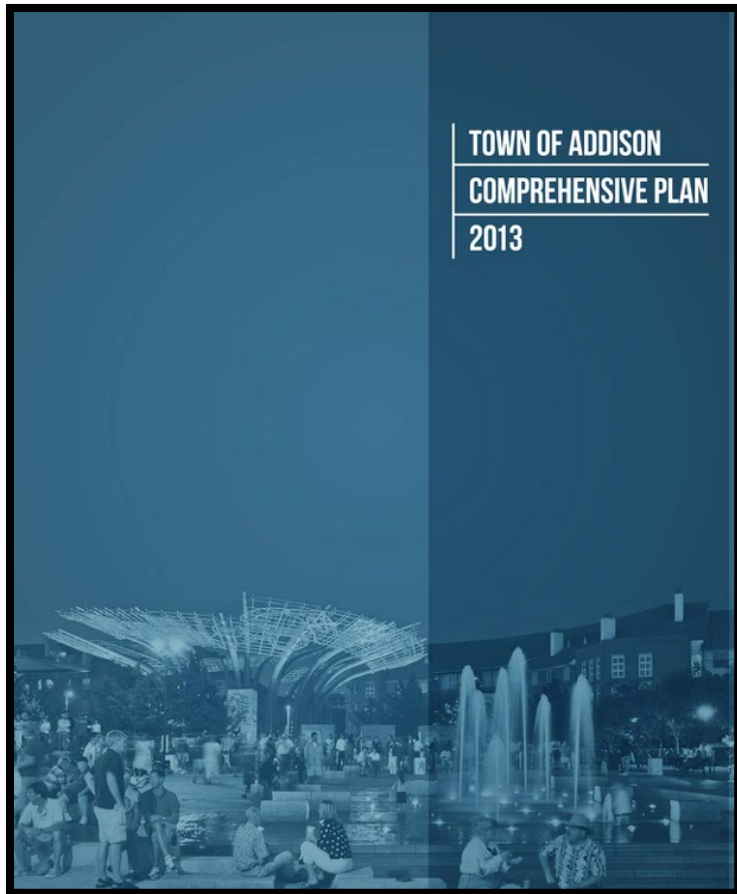


Infrastructure & Amenity Plans

Special Area Studies

2013 Comprehensive Plan

The Addison Way of Planning



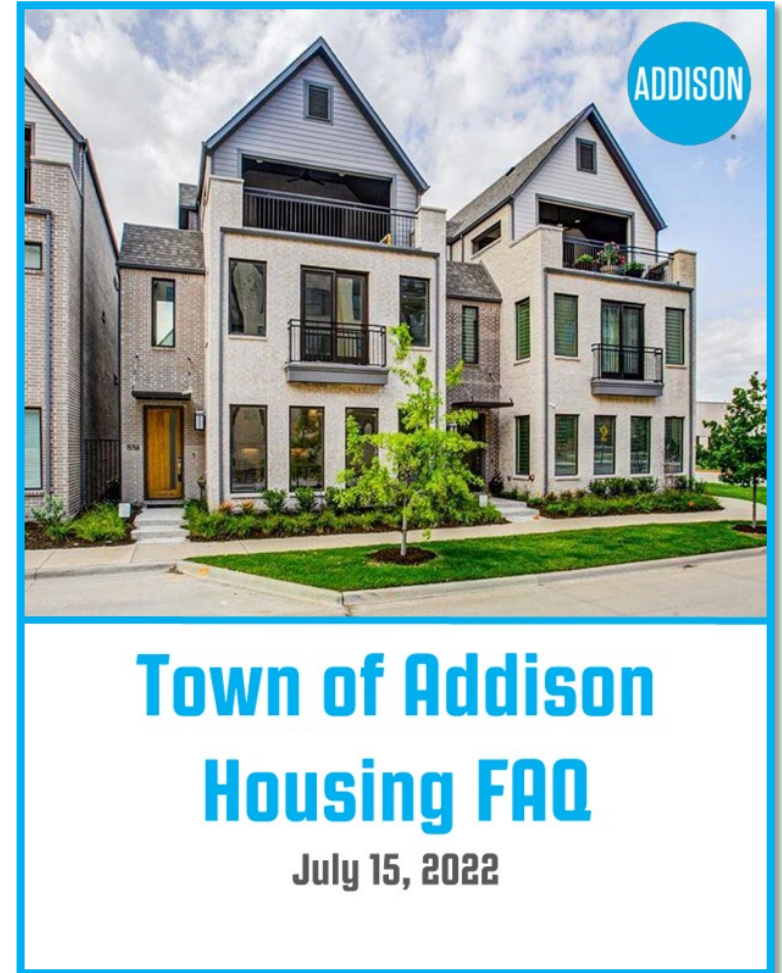
“The Addison Way also defines how the Town values its land resources and the people who own them. Addison welcomes new and innovative ideas for land use, and often brings new ideas to the table to help developers maximize their properties.

The Town works hard to ensure that each parcel achieves its highest and best use while being ever mindful of the need of every parcel to complement, not detriment, its neighbors.”

2017 Housing Policy and 2022 Housing FAQ

ADDISON HOUSING POLICY - 2017

1. Where feasible and appropriate, new housing **should increase the proportion of fee-simple ownership in Addison's housing mix.** Apartment-only rezoning is unlikely to be approved, as currently the ratio of rental to ownership properties is higher than desired.
2. A proposal **should offer a "best fit" mix of uses and housing choices** within the context of the surrounding Addison community. The Town may use a study area committee with staff, elected, and appointed members such as area residents and business representatives) to evaluate a proposal's fit in Addison.
3. New housing **should create or enhance neighborhoods of urban character** rather than locate on a stand-alone, nonintegrated property and **should continue the high-quality design and walkability** that make Addison's existing neighborhoods distinctive.
4. Proposals for **independent and/or assisted living may be considered** by the Town of Addison. Since there are no assisted living housing units in Addison today, the Town will conduct research to understand how this housing could or should be included in Addison's future
5. The City Council acknowledges that **there may be exceptional projects that do not comply with elements of this policy.** The **Council encourages developers and staff to pursue projects that represent the highest and best use of each property and that advance portions of this policy or other Town goals.**



Zoning & Development Review Process



Step 1: Feasibility

- Developer Due Diligence
- Staff Feedback
- Pre-Application Conference

Step 2: Application Process

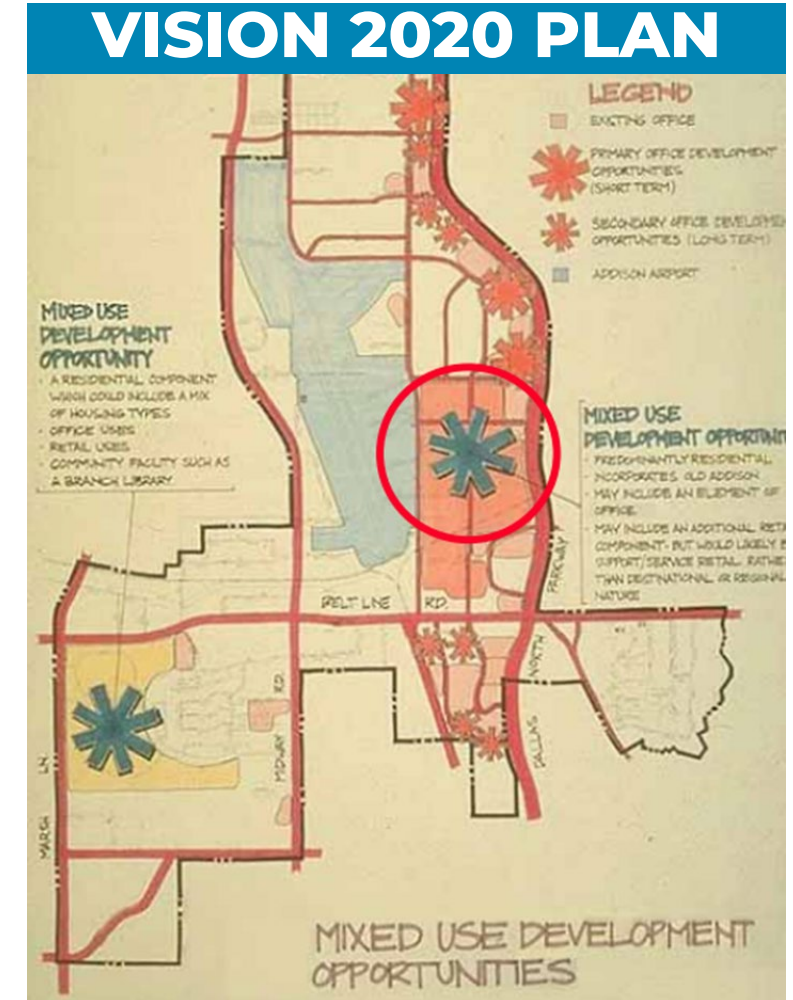
- Plan prep & submittal
- Staff review
- Neighborhood meetings

Step 3: Public Review

- Public Notice
- P & Z
- City Council

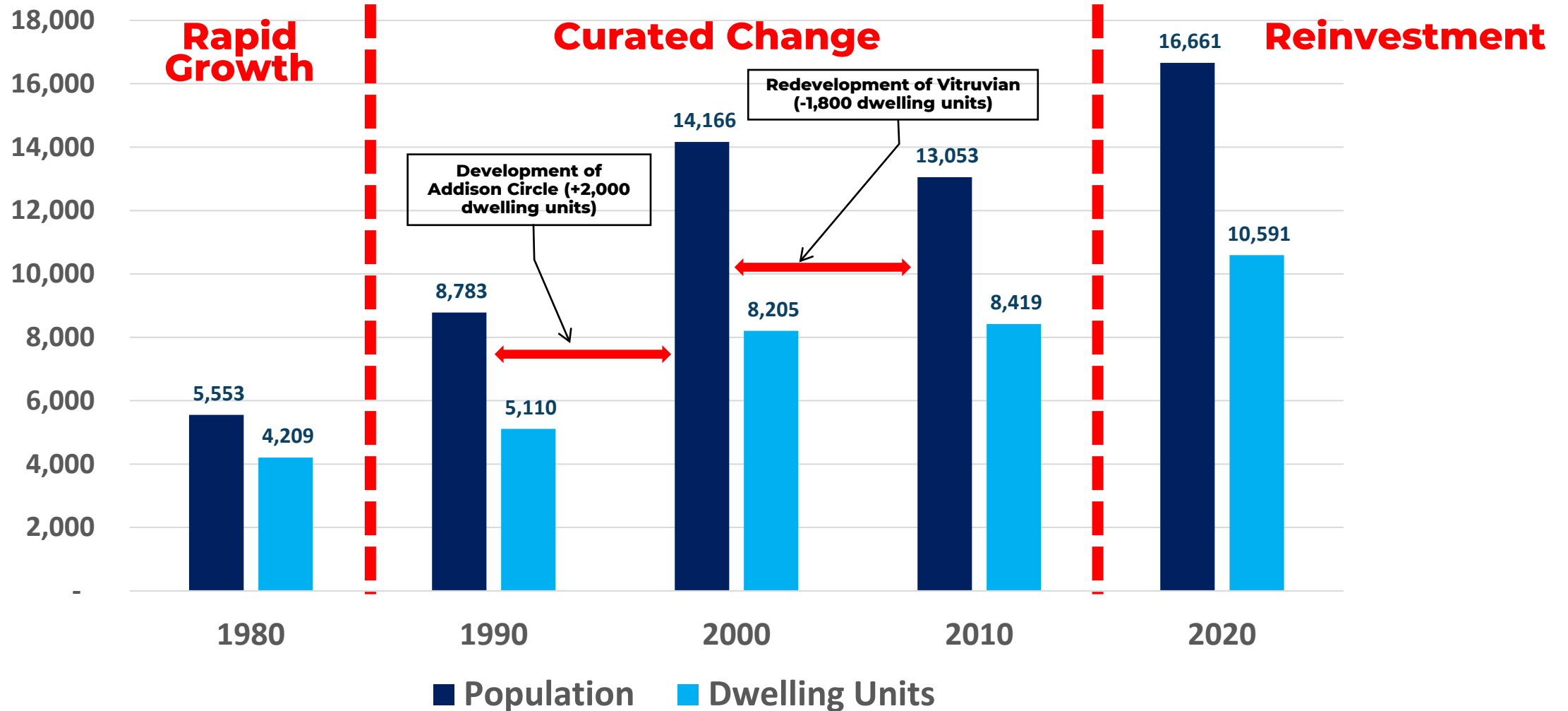
Resulting Development Cycles

- Rural Transition (1950s/1960s)
- Rapid Growth (1970s/1980s)
- Curated Change (1990s/2000s)
- Reinvestment (2010s – Present)



Resulting Population and Housing

Town of Addison Decennial Census Results (1980 - 2020)



Resulting Community Identity



People

- **Youthful**
(70 percent of population under 44 years of age)
- **Educated**
(58 percent with Bachelor's degree or higher)
- **Diverse**
(52 percent of population racial or ethnic minority)
- **Small Households**
(16 percent of households with children under 18 years of age)



Economy

- **Job Center**
(daytime population over 5x the resident population)
- **Aviation**
(700+ planes based at Addison Airport)
- **Dining & Nightlife**
(200+ restaurants, Village on the Parkway as a regional draw)
- **Special Events**
(Taste, Oktoberfest, and Kaboom Town! as regional events)

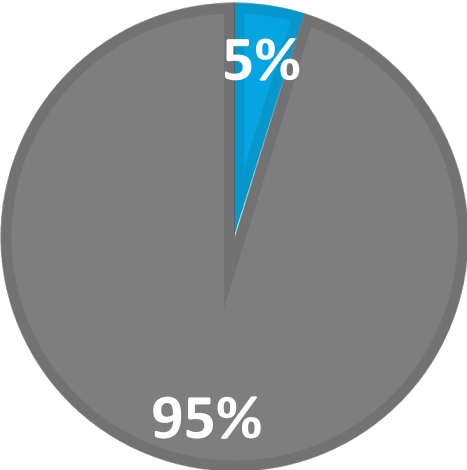


Place

- **Built Out**
(< 150 acres of vacant land, driving demand for redevelopment/reuse)
- **Commercial Dominant**
(70 percent of the Town's land area is commercial use)
- **Urban Neighborhoods**
(52 percent of housing stock in urban MF, townhomes, condos)
- **Suburban Neighborhoods**
(48 percent of housing stock in suburban MF, single-family homes)

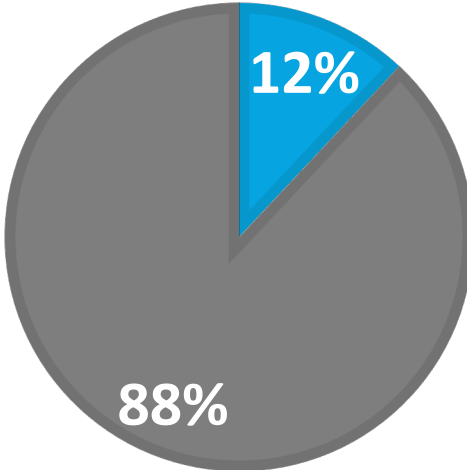
Resulting Housing Pattern

Rapid Growth



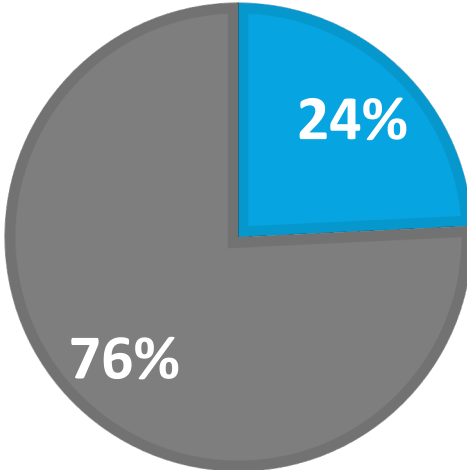
1980

Curated Change

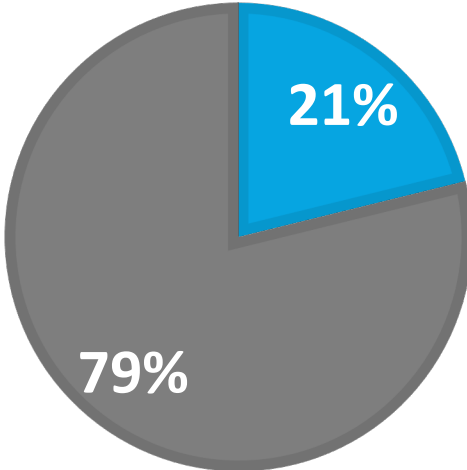


1990

Reinvestment



2013



2023

 **Single-Family & Condos**

 **Multifamily Rental**

Key Outcomes

- Robust commercial development oriented along DNT, Belt Line, Midway, and at Addison Airport
- High ratio of jobs to housing, residential amenities and service provision above and beyond communities of similar size
- Unique housing mix that offers a broad range of ownership and rental housing options in urban and suburban contexts

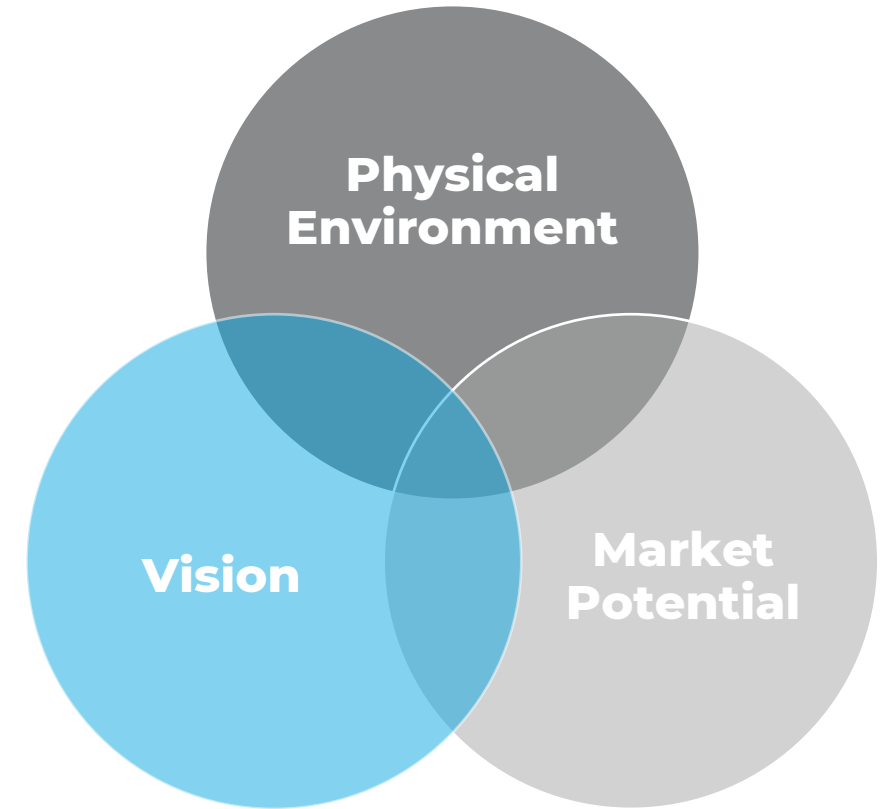




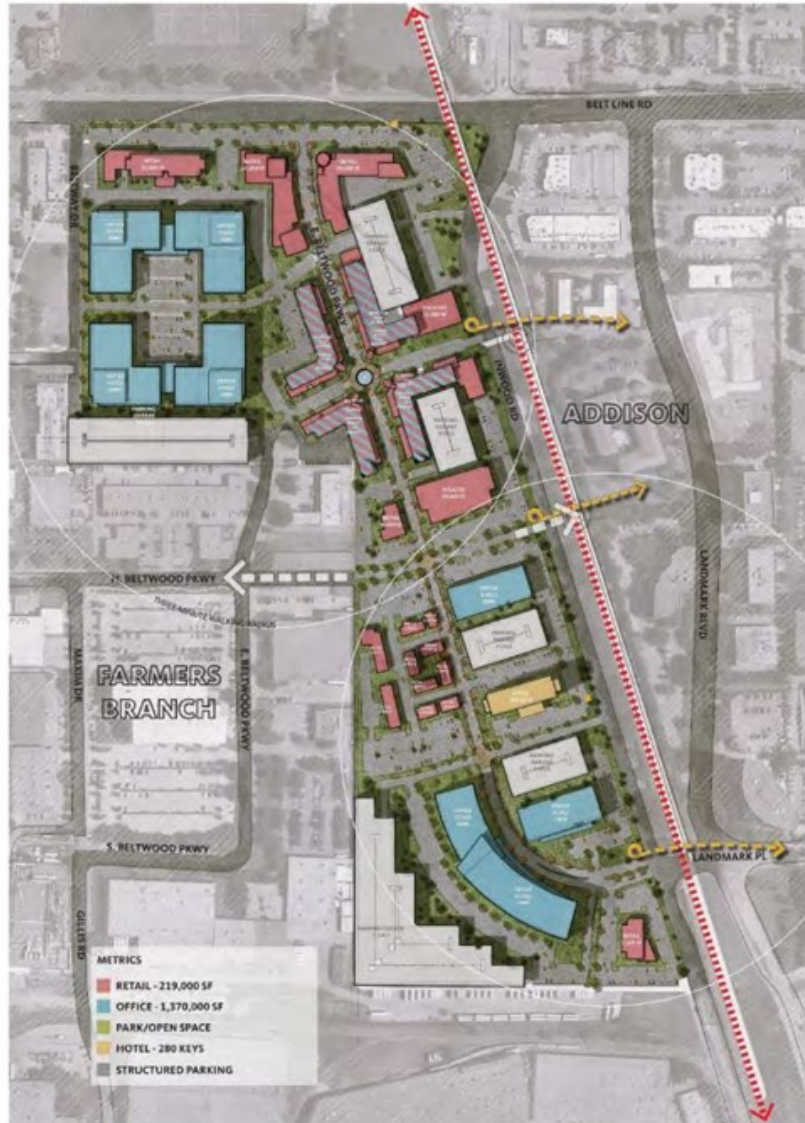
What is influencing current investment in Addison?

Drivers of Investment in Addison

- Developers make investment decisions based on rational criteria
- Success results in finding a physically suitable development site where they can meet their market and comply with the requirements of the municipality
- Pioneering is a path fraught with risk



Key Factors of Development Feasibility



- Availability and Cost of Land / Cost of Construction
- Land Use Compatibility
- Proximity to Employment Centers & Transportation Corridors
- Cost of Living
- Achievable Rents and Sales Yields
- Proximity to Education & Social Amenities
- Community Identity & Aspirations

Ownership Housing Development Constraints



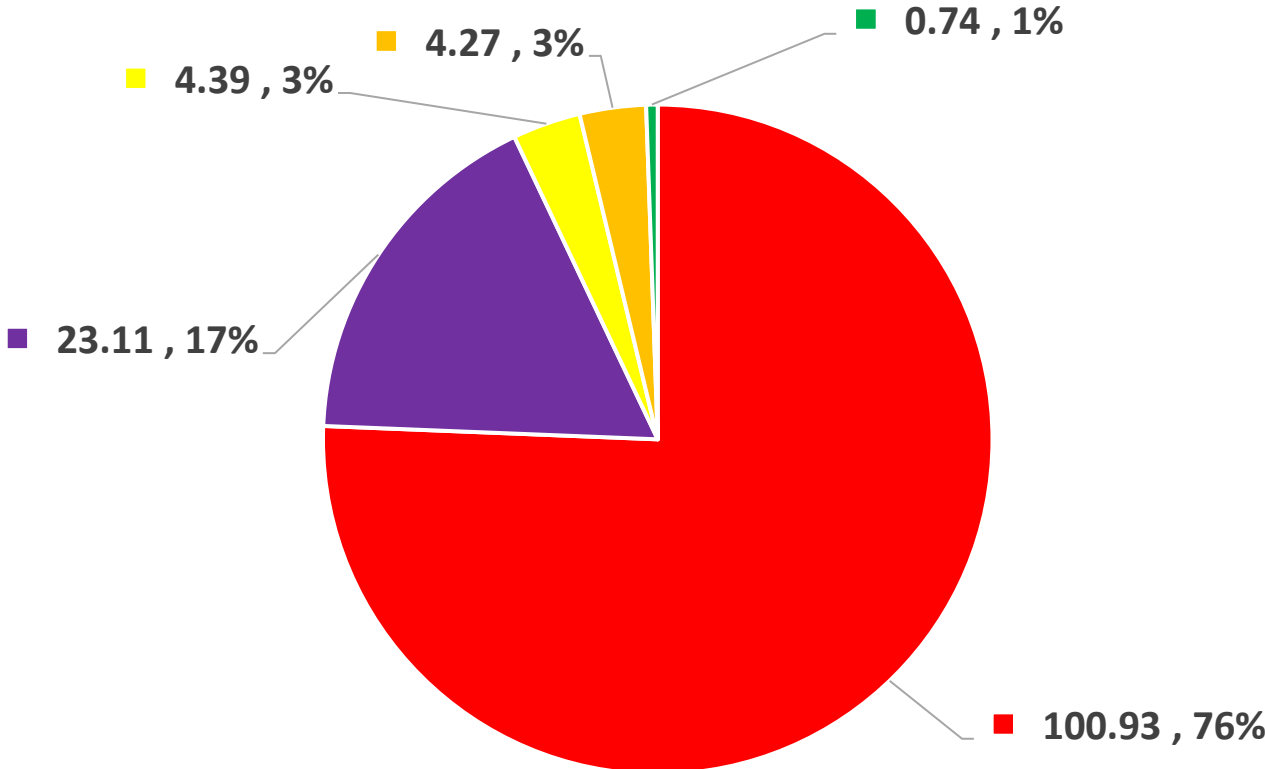
**Limited supply of
vacant land**



**Limited supply of
compatible
development sites**

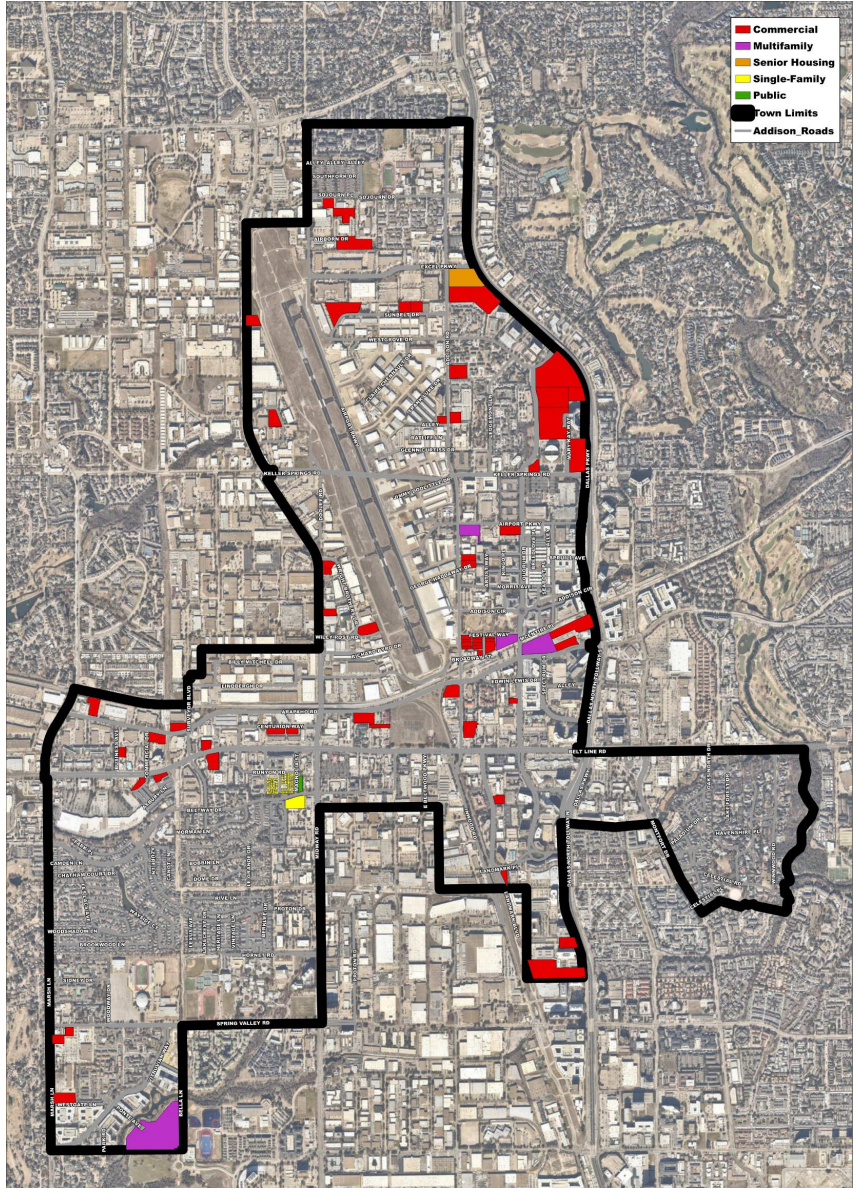
Vacant Land

Distribution of Vacant Land Area (Acres) by Zoned or Planned Land Use



■ Commercial
 ■ Multifamily
 ■ Single-Family
 ■ Senior Housing
 ■ Public

Total Land Area	Total Vacant Land	% Vacant Land
2,784 acres	133 acres	4.78%



Ownership Housing Development Constraints



\$525K - \$810K+

**Development costs require
very dense, expensive
development**



**Very low market
demand for condos**



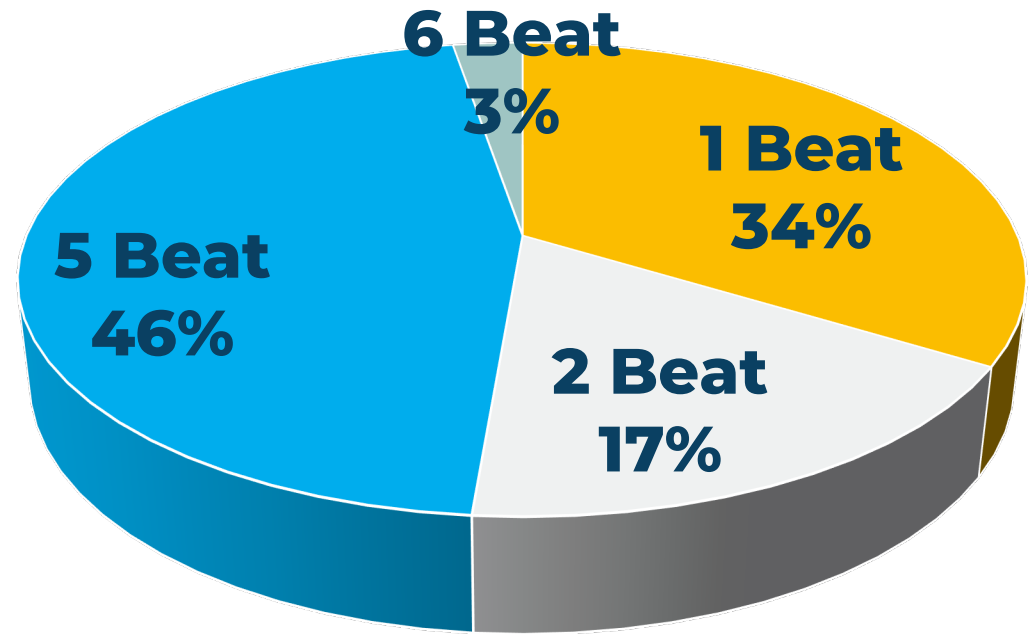
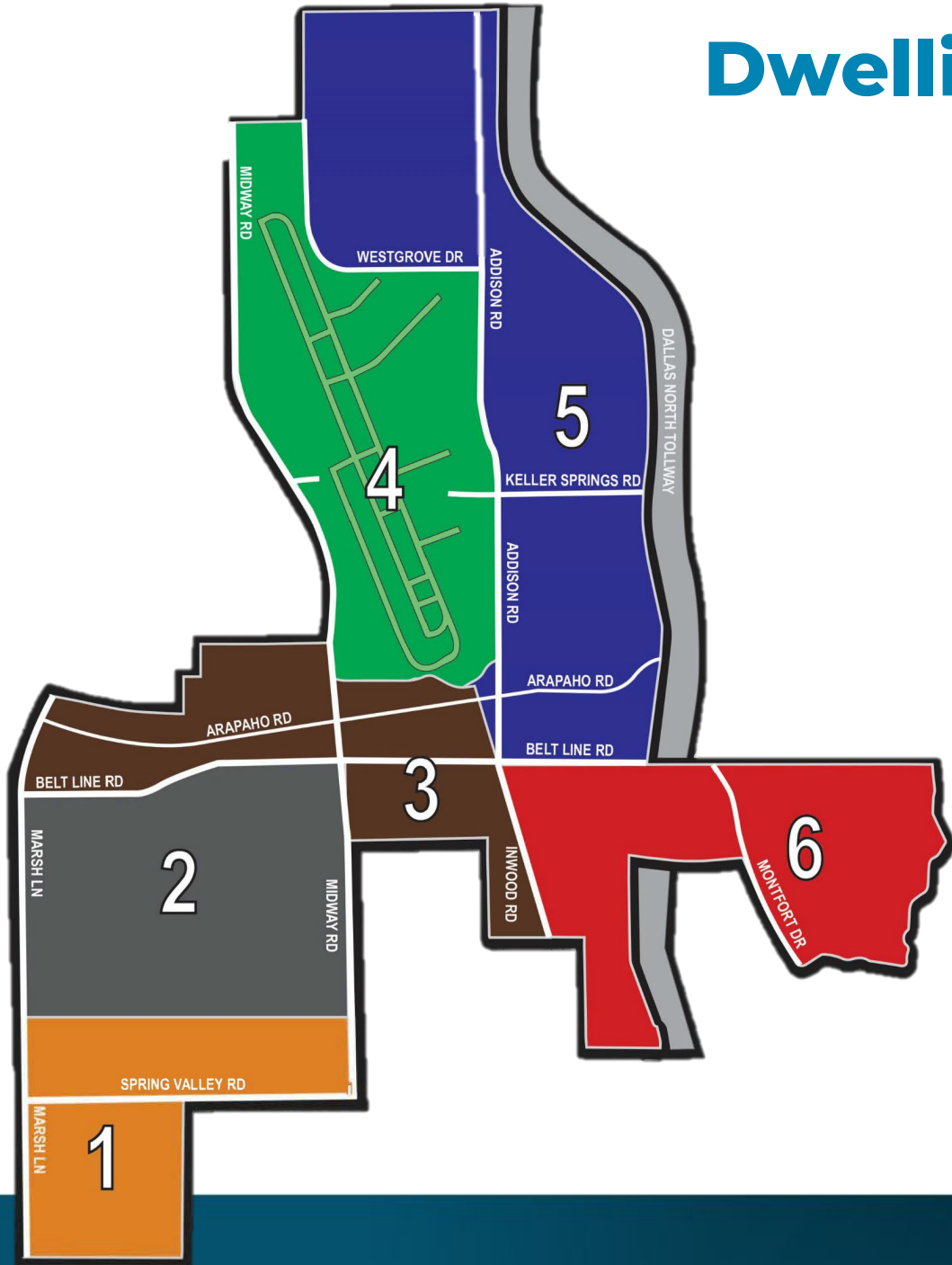
Common Concerns

Public Safety & Fiscal Impacts

Addison Police Department

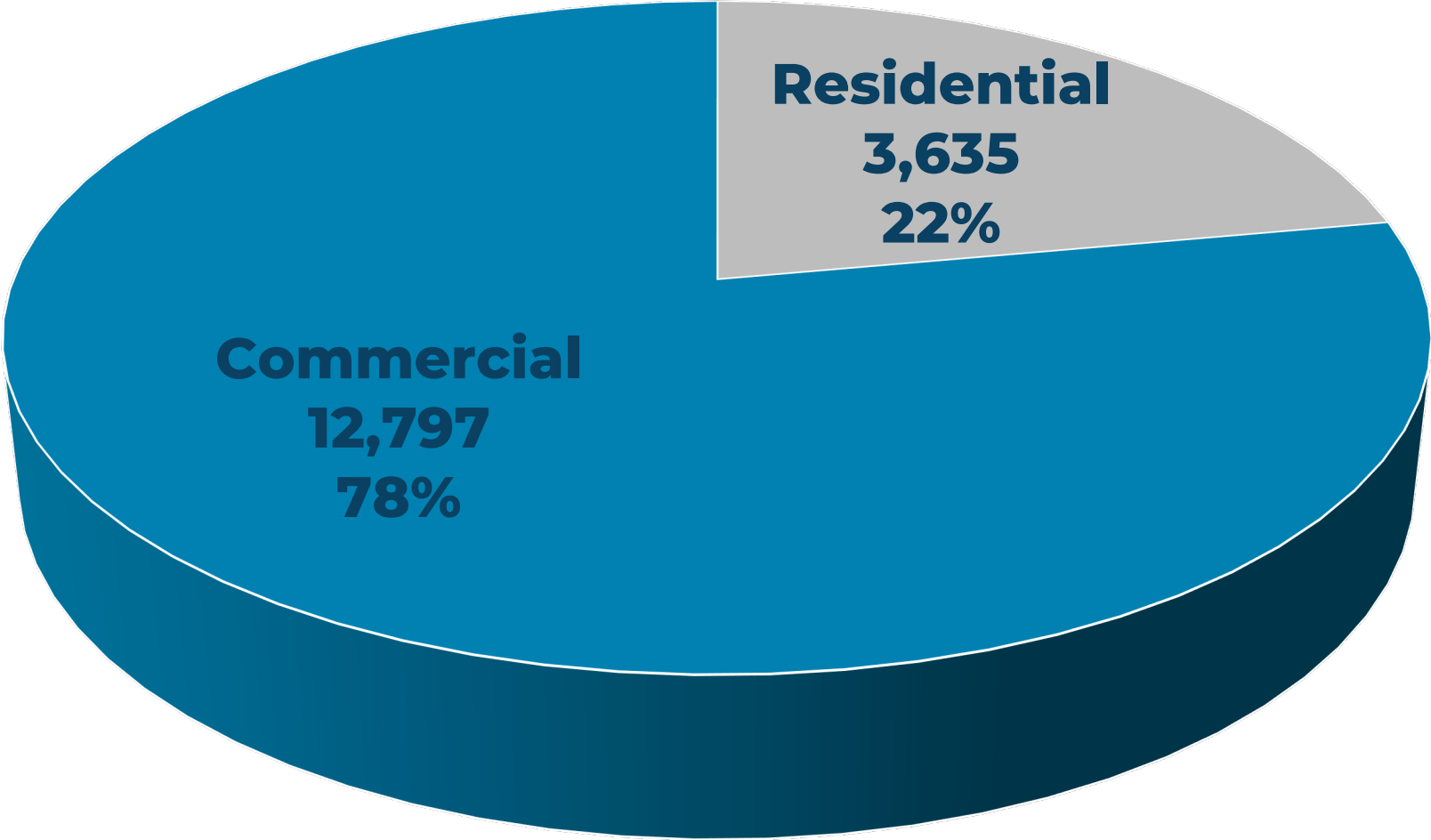


Dwelling Unit Distribution by Beat



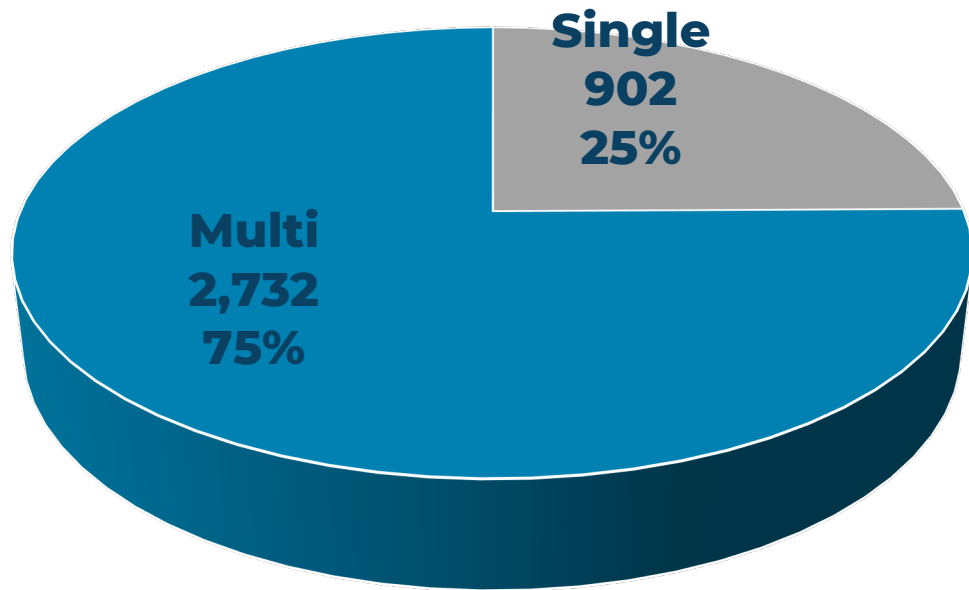
- 1 – Vitruvian / Spring Valley
- 2 – Midway Meadows / Les Lacs /Proton
- 3 – Belt Line Corridor
- 4 – Airport
- 5 – Addison Circle / Sojourn
- 6 – Winnwood / Celestial

2022 Calls for Service

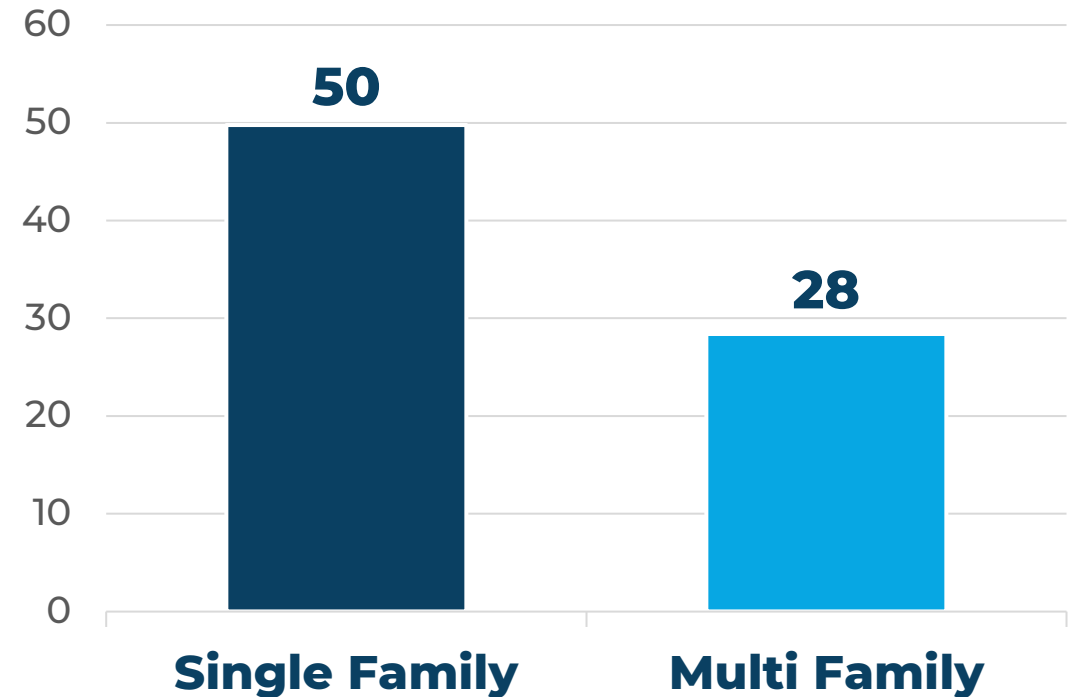


2022 Calls for Service: Multifamily vs Single Family

Single vs Multifamily (Aggregate)

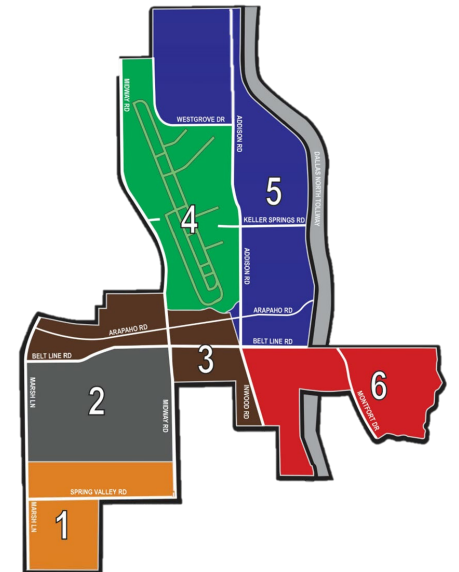
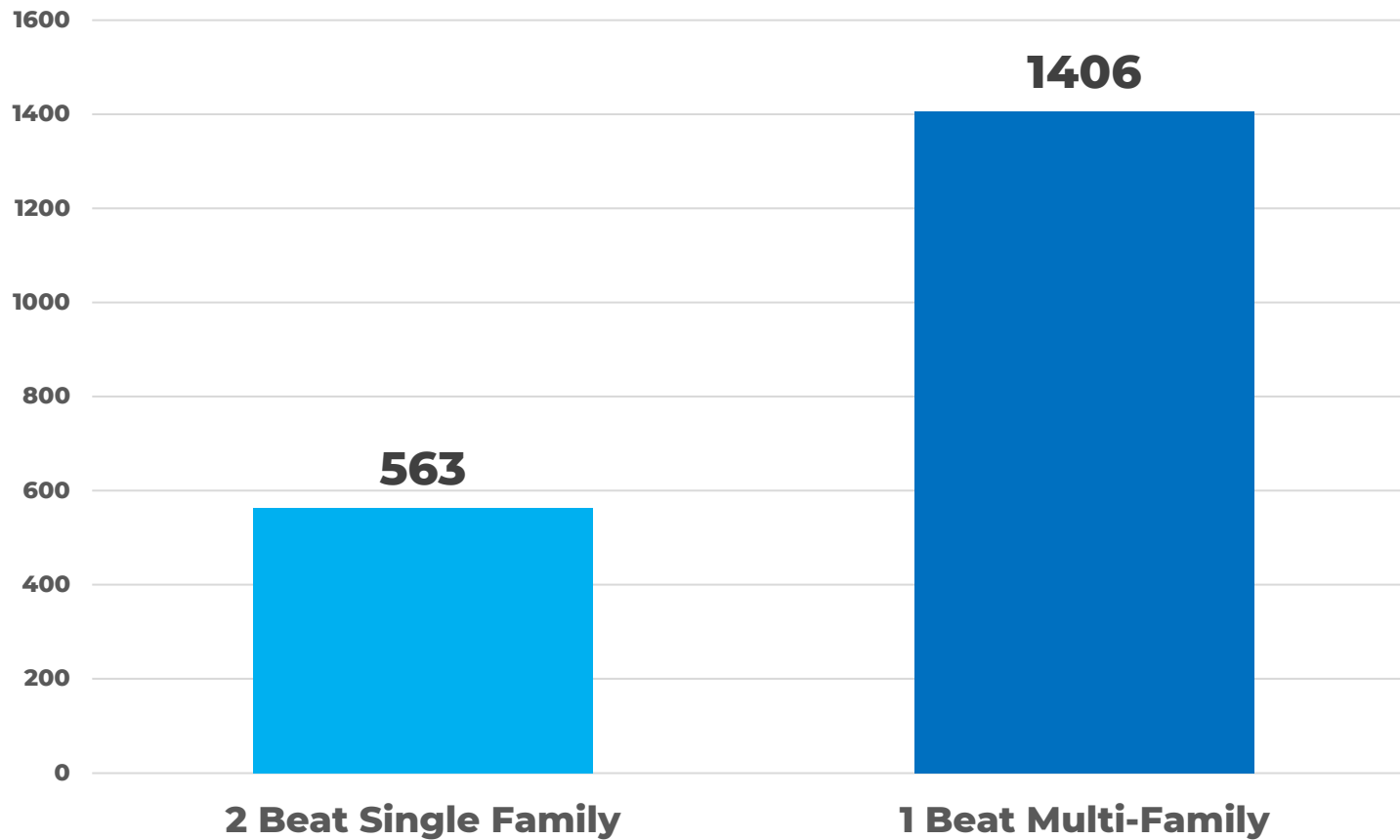


Single vs Multifamily per 100 Units



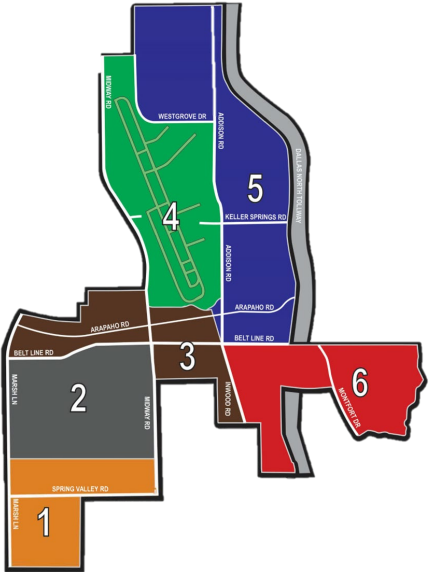
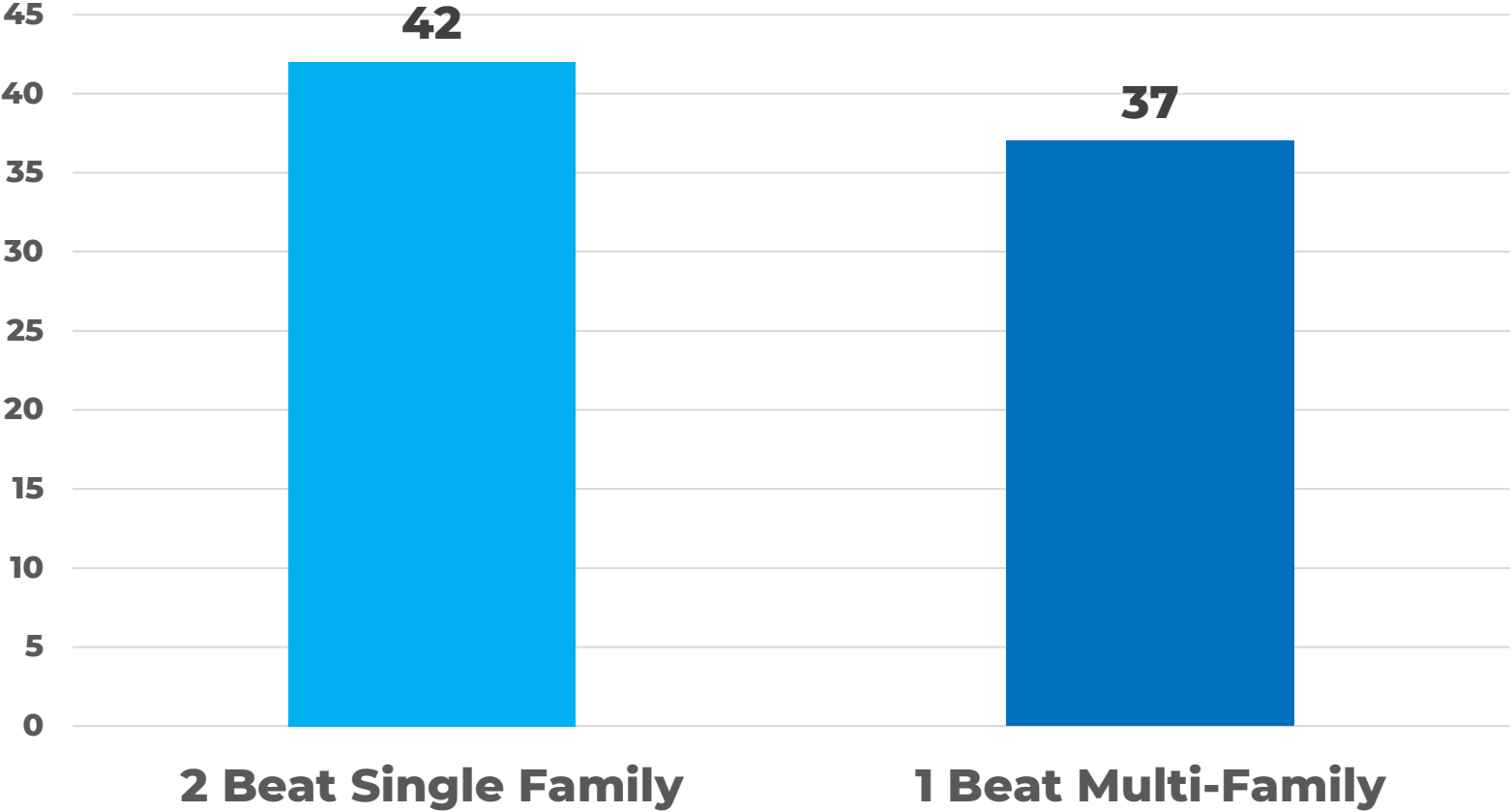
2 Beat (Single Family) Compared to 1 Beat (Multifamily)

Total Calls for Service



2 Beat (Single Family) Compared to 1 Beat (Multifamily)

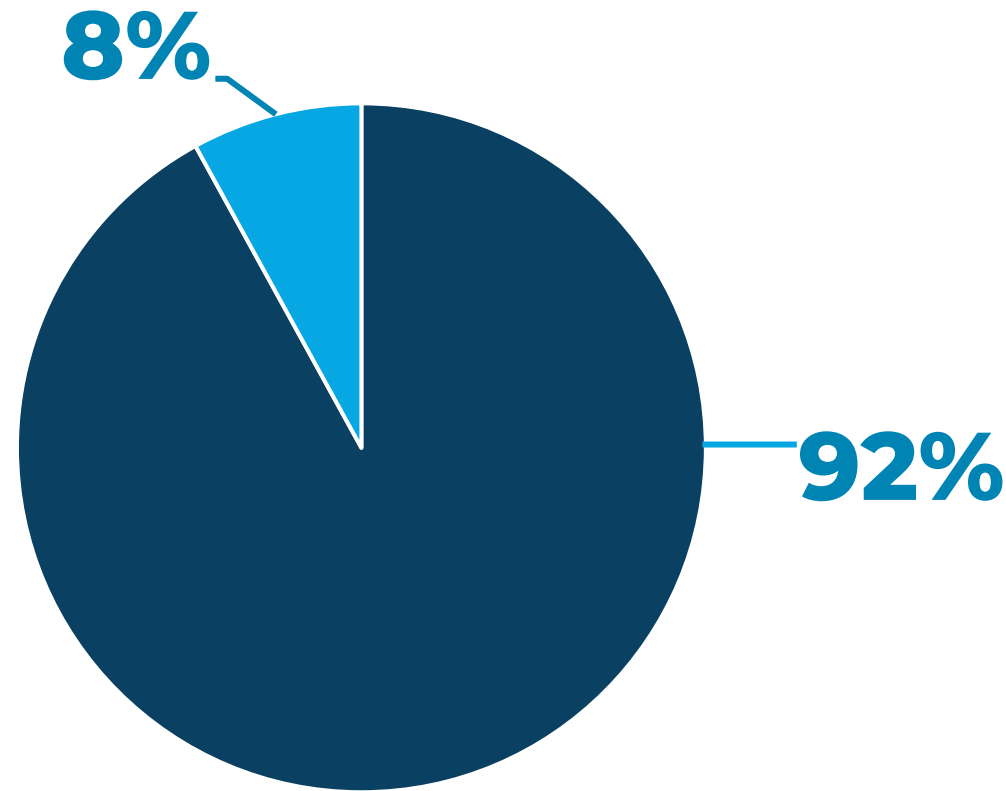
Calls for Service - Per 100 Dwelling Units



Budget & Finance



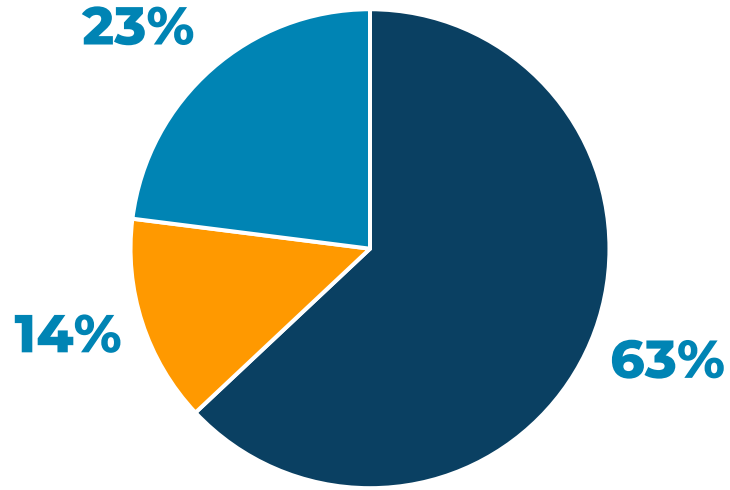
Residential Property Tax Portion of General Fund Revenue



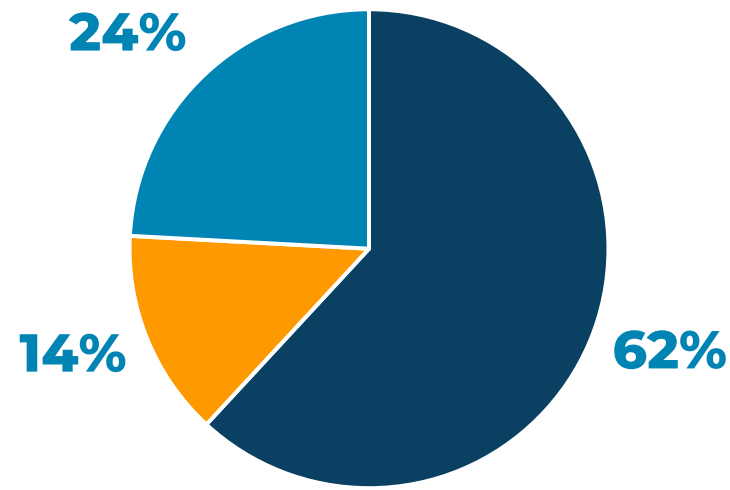
■ All Other Revenue

■ Residential Property Tax

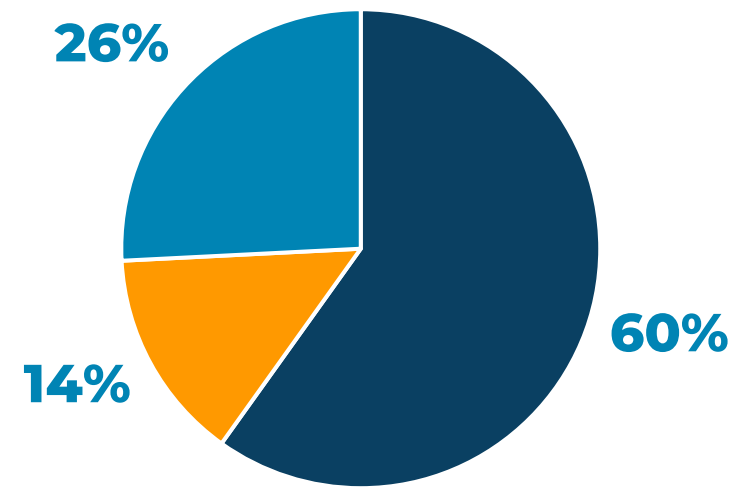
Property Tax-Payer Distribution in Addison



FY 21



FY 22



FY 23

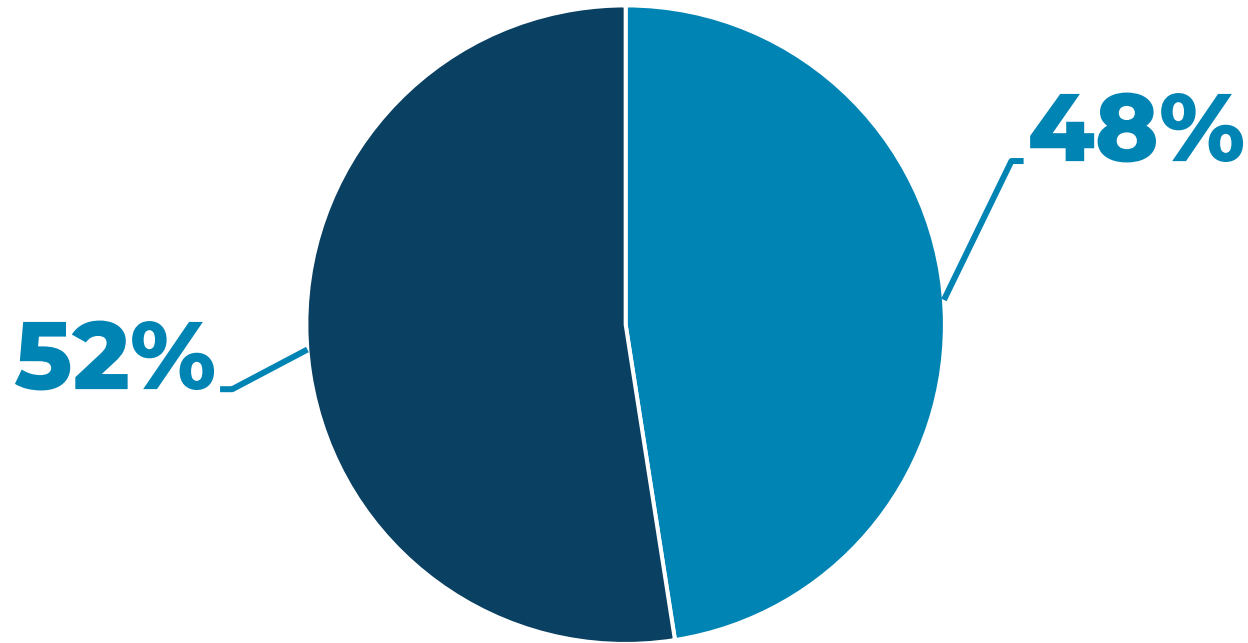
 **Commercial**


 **Multifamily**

 **Single-Family Residential**

Urban Multifamily (Density \geq 50 Units/Acre) vs. Suburban Multifamily (Density $<$ 50 Units/Acre)*

Multifamily Density Distribution



 Suburban Multifamily

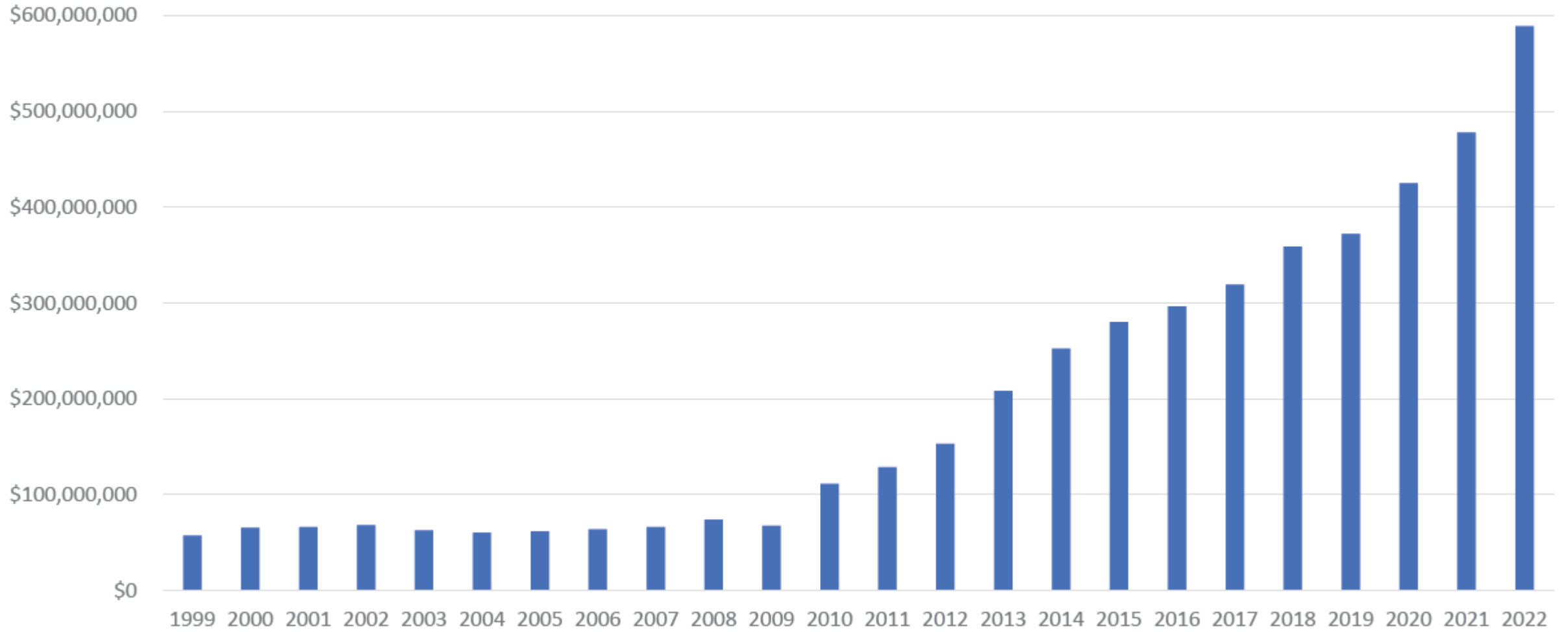
 Urban Multifamily

Urban Multifamily generates:

- 167% of the property tax yield; and
- 473% of the property tax yield per acre generated by suburban multifamily

** Analysis excludes Vitruvian West II & III due to incomplete tax data*

Taxable Value History – Vitruvian Park Area



Land Use Economics – Taxable Value Per Acre



Office in the Park

\$957K



Elan Addison Grove

**\$17.6
Million**



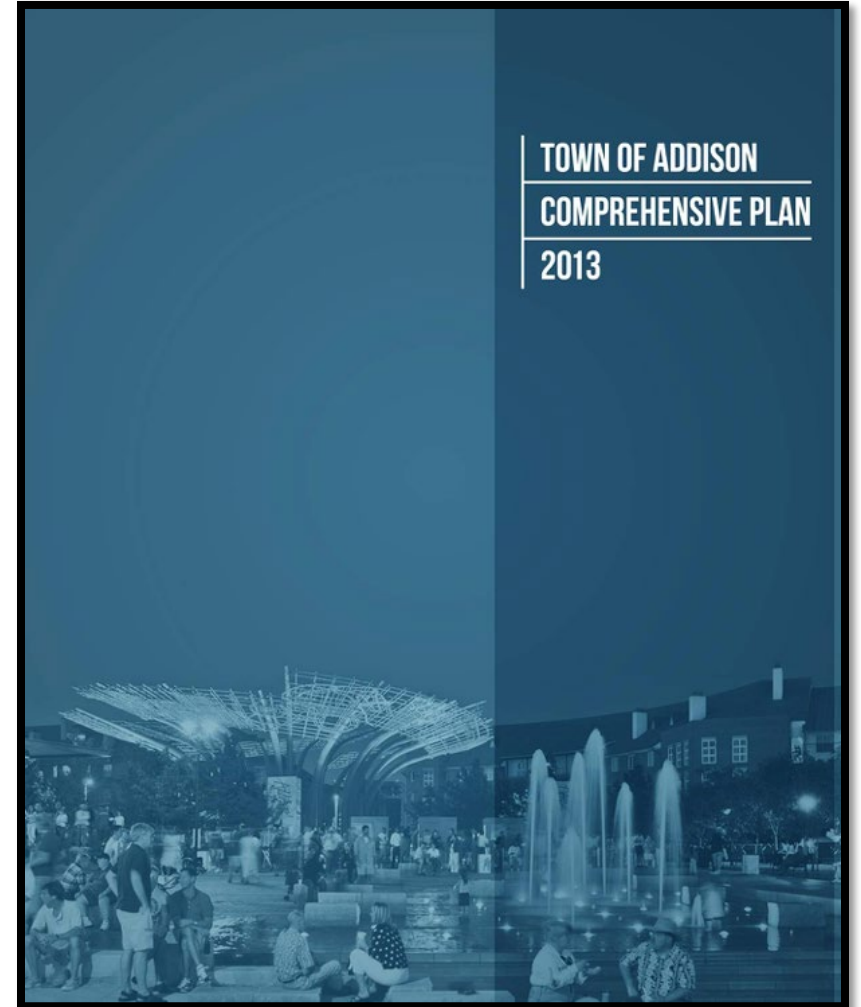
Millennium Office

**\$25.1
Million**

Where do we go from here?

Comprehensive Plan Update

- Comprehensive Plan update is needed to best address the Town's "reinvestment" phase
 - Updates to Town land use, housing, and redevelopment policy
 - Coordination of other long-range planning efforts to shape a comprehensive strategy for the Town
 - 12 – 18 month process, served by an appointed advisory committee





Questions / Feedback?

- **Please be respectful of other meeting participants**
 - One speaker at a time
 - No debate/insults
 - Timely feedback