



ADDISON

SAM'S CLUB SPECIAL AREA STUDY

Appendix 4

Online Survey Results

DRAFT

TO: Ken Schmidt AICP, Director of Development Services
Town of Addison, Texas

FROM: Karen Walz FAICP, Principal
Strategic Community Solutions LLC

DATE: July 9, 2021

RE: Results of Online Survey #1



Overview

When the Town of Addison decided to update the Special Area Study for the Sam’s Club Area that had been conducted in 2014 and 2015, it chose to provide a range of opportunities for input from the community. At the beginning of the process, these input opportunities are designed to gain an understanding of the issues, concerns and ideas of interested individuals. This input will be used to shape the proposed plan for the area. Later input opportunities will be designed to obtain feedback on proposals the consultant team and staff develop in response to the area analysis and community input.

One aspect of the initial community input for this study was an online survey. It provided an opportunity for comments by people who are not able to participate in an in-person meeting or who prefer to provide more detailed comments at a time convenient to them. This report summarizes the survey process and the input received through this virtual involvement. Appendix 1 provides the text of the actual survey. Appendix 2 contains all the comments received, with no editing.

Survey Logistics

An online survey was designed using the SurveyMonkey tool. The survey included a variety of questions designed to obtain input about the respondents’ perspectives about opportunities for future development of the area, as well as concerns about the current conditions. Multiple choice questions were used to obtain perspectives about appropriate future uses, mobility, open space and other design options. Open-ended questions provided the opportunity for respondents to share broader visions, concerns and comments on these and other aspects of the Study Area.

The Town of Addison used several techniques to invite residents to participate in the survey. Announcements were included in the Town’s e-newsletter and on its website. Posts were shared on the Town’s social media platforms, including Facebook and Twitter.

Survey Respondents

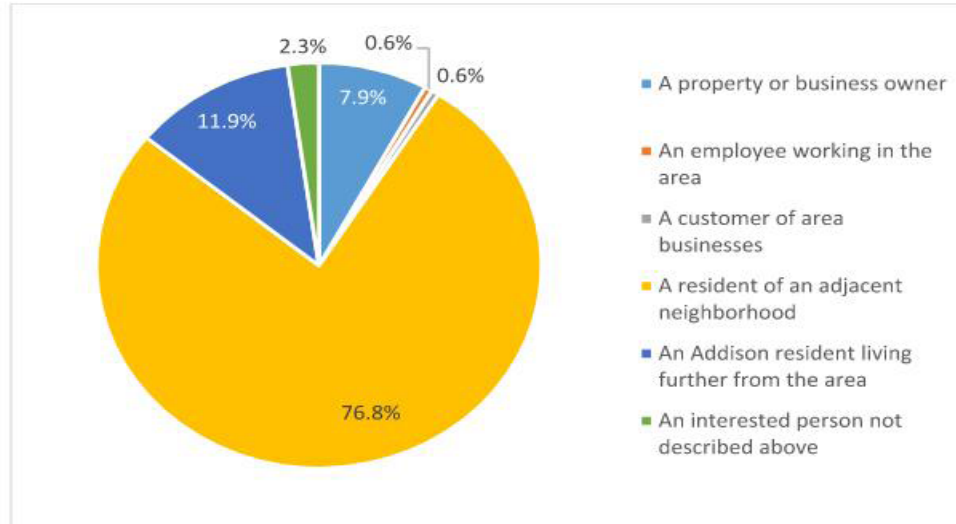
This online survey was opened on May 7, 2021 and was closed at the end of the day on May 30, 2021. There were 177 respondents during that time.

The first two survey questions asked respondents about their connection to the Study Area and their past involvement with planning and zoning in this area. As Exhibit 1 shows, most respondents (76.8%) were residents of adjacent neighborhoods. An additional 11.9% of respondents were Addison residents living further from the site. As a result, Addison residents account for 88.7% of the survey respondents.

Online Survey Results

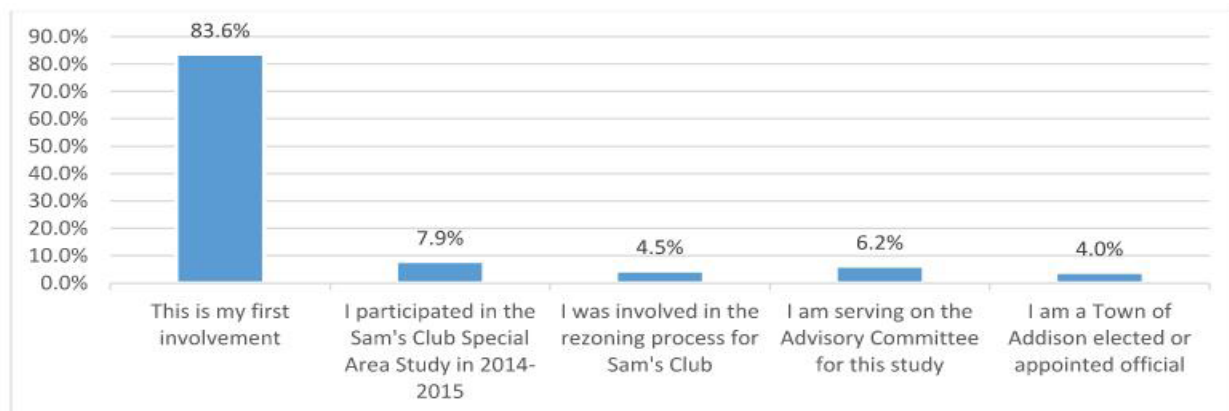
The people who own property or businesses in the area, their employees and customers comprise a far smaller share of the survey respondents. Less than 8% of respondents own property or businesses in the area; only 9% of respondents were associated with the non-residential properties and uses here as owners, employees or customers.

Exhibit 1: Interest in the Study Area



The second question asked about respondents' involvement with previous planning and development activities related to this Study Area. A substantial majority of respondents (83.6%) indicated this was their first involvement. Less than 10% of respondents had participated in the past planning or development efforts, or serve in other roles through which they might have been involved. Members of the Advisory Committee for this Special Area Study were 6.2% of the participants; this means that 11 of the 17 members participated. Seven of the respondents (4.0%) were Town elected or appointed officials. For this question, respondents could check multiple boxes, so the responses total more than 100%.

Exhibit 2: Involvement in Planning and Project Activities



Visions for the Future

The survey's third question gave respondents an open-ended opportunity to describe the role they hoped this area would play in Addison's future. The question asked: *How would you describe the best possible way for this area to contribute to Addison's future quality of life and economic vitality?*

Respondents were asked to share their ideas in a phrase or short sentence.

All the ideas suggested in response to this question are presented in Appendix 2. Several that are most frequently mentioned or that offer new perspectives are:

- Beautification and open space added to the current concentration on retail and services in close proximity to existing and future residential and along a major traffic artery makes a lot of sense.
- New and updated buildings, new businesses, shops, offices, restaurants.
- To keep it business and retail - no apartments or senior living.
- Intentional economic development with traffic flow considered.
- Having a good mixture of access, housing and retail.
- By continuing to attract businesses to area along Midway and Belt Line. Attracting or helping expand companies the brings jobs to the area.
- Provide commercial/retail opportunities along Midway Road with low-rise housing/townhouse or senior living opportunities behind the commercial properties.
- Separate the multi-family properties from the single family homes.
- WeWork type companies, like tree house, or industries of that sort. I think Addison has too many restaurants already.
- No more apartments!
- This area is a key intersection for Addison (Belt Line & Midway). The new residential development looks great. It's time to let the area continue to move forward - and not with more live-work-play or senior housing. Revitalize the commercial corridor.
- Restaurants and Commercial Properties but keep a defined barrier between commercial and residential neighborhoods, Proper sidewalks and trails to merge neighborhoods and commercial properties.
- As an Addison resident and property owner, I would like to see the area be used to its best - to promote quality of life to residents and economic benefit to the city of Addison.
- I believe the Town should explore an over 55 community similar to Highland Springs. This is what should have been done in the original Addison Grove location. It is a great location for a senior living community. I don't want to see more apartment complexes.
- To provide an environment that attracts new mixed use development while supporting existing business owners and neighboring residential properties.
- Bring in fun, excitement, and activity.
- Green and beautiful. Places that make people happy and want to be there.
- New and updated buildings, new businesses, shops, offices, restaurants.
- That consideration for any plan maintains or increases property values for the surrounding home owners, unlike Motel 8.
- The demographics in this area are changing, younger families with kids are living here, and there needs to be more family-focused businesses and restaurants.
- More diverse businesses or more greenery.

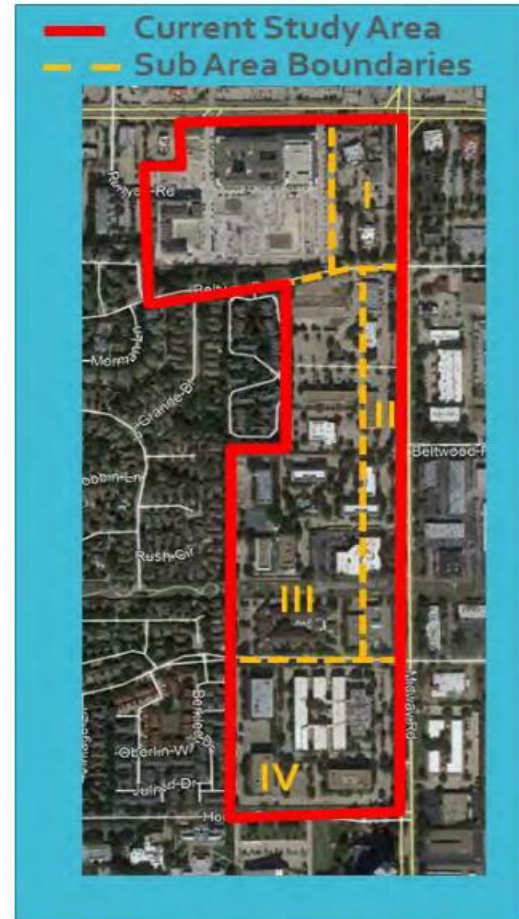
Appropriate Uses

The next set of questions focused on four subareas within the Study Area. These subareas, shown in Exhibit 3, have different existing characteristics and therefore may be appropriate for different types of future uses. Subarea I, at the corner of Belt Line Road and Midway Road, has a unique location at a major regional intersection. Subarea II, along the Midway Road frontage, is developed with non-residential uses and is adjacent to a roadway with substantial traffic volume. Subarea III is between this frontage area and the existing residential neighborhoods to the west; there is less access to this area from Midway Road and greater concern about compatibility with the existing homes. Subarea IV is the part of the Study Area south of Proton Drive; it is the location of the now-closed Crowne Plaza Hotel and three office buildings. The Addison Grove area is not included in any of these subareas because its future development will continue in accordance with its approved zoning.

For these questions, the same set of uses were presented for each of the subareas. For each, the question was asked: *How appropriate are these uses in this subarea?*

The responses to these questions are shown in Exhibits 4 and 5 on the next several pages. Yellow highlights in these exhibits show the uses for which a particular response was over 50%.

Exhibit 3: Subareas of Study Area



Subarea I

Restaurants topped the list of uses that were viewed as ‘very appropriate’ in this subarea. Other uses that were appropriate (‘very appropriate’ or ‘somewhat appropriate’) were retail; medical or health services; professional or personal services; art or entertainment spaces; and open space. Residential and hotel uses were viewed as ‘very inappropriate’ by a majority of respondents. A slight majority of respondents also felt that mixed use (57.3%) and office (53.3%) uses were inappropriate (‘very inappropriate’ or ‘somewhat inappropriate’).

Subarea II

Respondents’ views about this subarea were very similar to those for subarea I. Restaurants and retail were viewed as ‘very appropriate’ in this subarea. Other uses that were appropriate (‘very appropriate’ or ‘somewhat appropriate’) were retail; office or employment; medical or health services; professional or personal services; art or entertainment spaces; and open space. Higher density homes were viewed as ‘very inappropriate’ in this subarea by a strong majority (70.2%) of respondents. Respondents were evenly divided on mixed use in this area, with 48.9% viewing this as appropriate (‘very appropriate’ or ‘somewhat appropriate’) and exactly the same percentage viewing it as inappropriate (‘very inappropriate’ or ‘somewhat inappropriate’).

Exhibit 4: Appropriate Uses, Subareas I and II

How appropriate are these uses in this subarea?										
Subarea	Between Addison Grove and Midway Road (Subarea I)					Along the Midway Road frontage between Beltway Drive and Proton Drive (Subarea II)				
	Very appropriate	Somewhat appropriate	Somewhat inappropriate	Very inappropriate	I'm not sure	Very appropriate	Somewhat appropriate	Somewhat inappropriate	Very inappropriate	I'm not sure
Art or entertainment spaces	40.4%	30.2%	14.7%	13.2%	1.5%	40.6%	30.1%	15.8%	10.5%	3.0%
Medium density homes (townhomes or small lot detached homes)	13.8%	13.0%	19.6%	51.5%	2.2%	17.8%	20.0%	14.8%	45.2%	2.2%
Higher density homes (apartments or condos)	2.9%	3.7%	16.9%	73.5%	2.9%	6.9%	8.4%	11.5%	70.2%	3.1%
Mixed use buildings with residential and commercial uses	15.2%	25.4%	20.3%	37.0%	2.2%	17.8%	31.1%	15.6%	33.3%	2.2%
Housing for active seniors	19.0%	17.5%	12.4%	47.5%	3.7%	23.1%	23.9%	15.7%	35.1%	2.2%
Assisted living	15.8%	11.5%	14.4%	54.0%	4.3%	17.7%	25.0%	14.0%	40.4%	2.9%
Office or employment uses	16.1%	27.0%	21.2%	32.1%	3.7%	27.4%	38.5%	19.3%	12.6%	2.2%
Restaurants	65.9%	21.0%	4.4%	7.3%	1.5%	56.8%	23.5%	9.1%	10.6%	0.0%
Retail uses	42.7%	34.6%	13.2%	9.6%	0.0%	50.8%	31.8%	7.6%	8.3%	1.5%
Hotel	5.9%	15.4%	19.1%	56.6%	2.9%	14.1%	25.0%	21.1%	38.3%	1.6%
Business incubator	8.2%	28.2%	22.2%	28.2%	13.3%	17.3%	36.1%	15.0%	20.3%	11.3%

How appropriate are these uses in this subarea?										
Subarea	Between Addison Grove and Midway Road (Subarea I)					Along the Midway Road frontage between Beltway Drive and Proton Drive (Subarea II)				
	Very appropriate	Somewhat appropriate	Somewhat inappropriate	Very inappropriate	I'm not sure	Very appropriate	Somewhat appropriate	Somewhat inappropriate	Very inappropriate	I'm not sure
Open space (public or private)	31.4%	29.2%	16.8%	19.7%	2.9%	38.2%	30.9%	17.7%	9.6%	3.7%
Live-work spaces	10.4%	30.4%	17.0%	37.0%	5.2%	12.8%	30.8%	23.3%	29.3%	3.8%
Medical or health services	14.0%	38.2%	19.1%	25.7%	2.9%	25.4%	41.8%	15.7%	16.4%	0.8%
Professional or personal services	22.8%	41.9%	15.4%	16.2%	3.7%	37.3%	35.8%	14.2%	11.9%	0.8%

Exhibit 5: Appropriate Uses, Subareas III and IV

How appropriate are these uses in this subarea?										
Subarea	Adjacent to the existing neighborhoods between Beltway Drive and Proton Drive (Subarea III)					Between Proton Drive and Hornet Road (Subarea IV) (the former Crowne Plaza Hotel site and surroundings)				
Use	Very appropriate	Somewhat appropriate	Somewhat inappropriate	Very inappropriate	I'm not sure	Very appropriate	Somewhat appropriate	Somewhat inappropriate	Very inappropriate	I'm not sure
Art or entertainment spaces	33.9%	24.6%	18.5%	19.2%	3.9%	36.2%	31.5%	14.6%	16.9%	0.8%
Medium density homes (townhomes or small lot detached homes)	34.1%	21.2%	11.4%	31.8%	1.5%	25.0%	24.2%	18.8%	32.0%	0.0%
Higher density homes (apartments or condos)	9.0%	12.8%	11.3%	65.4%	1.5%	6.3%	9.4%	21.1%	62.5%	0.8%
Mixed use buildings with residential and commercial uses	17.3%	22.6%	25.6%	33.1%	1.5%	19.4%	27.1%	20.9%	32.6%	0.0%
Housing for active seniors	33.6%	27.5%	16.0%	20.6%	2.3%	35.7%	29.5%	12.4%	21.7%	0.8%
Assisted living	27.6%	25.4%	12.7%	32.1%	2.2%	27.9%	29.5%	8.5%	32.6%	1.6%
Office or employment uses	24.1%	33.8%	18.8%	21.8%	1.5%	30.2%	41.1%	15.5%	13.2%	0.0%
Restaurants	22.7%	22.7%	26.5%	27.3%	0.8%	34.9%	31.0%	16.3%	17.8%	0.0%

How appropriate are these uses in this subarea?										
Subarea	Adjacent to the existing neighborhoods between Beltway Drive and Proton Drive (Subarea III)					Between Proton Drive and Hornet Road (Subarea IV) (the former Crowne Plaza Hotel site and surroundings)				
Use	Very appropriate	Somewhat appropriate	Somewhat inappropriate	Very inappropriate	I'm not sure	Very appropriate	Somewhat appropriate	Somewhat inappropriate	Very inappropriate	I'm not sure
Retail uses	21.8%	31.6%	18.1%	27.8%	0.8%	29.7%	38.3%	14.8%	17.2%	0.0%
Hotel	14.4%	18.2%	18.2%	47.0%	2.3%	37.9%	25.8%	7.6%	27.3%	1.5%
Business incubator	13.9%	22.3%	27.7%	26.2%	10.0%	17.3%	34.7%	15.0%	22.1%	11.0%
Open space (public or private)	56.5%	29.0%	5.3%	6.1%	3.1%	49.2%	29.7%	9.4%	9.4%	2.3%
Live-work spaces	16.9%	33.1%	21.5%	26.2%	2.3%	16.3%	32.6%	19.4%	27.1%	4.7%
Medical or health services	19.7%	37.1%	18.2%	22.7%	2.3%	31.8%	42.6%	8.5%	17.1%	0.0%
Professional or personal services	24.4%	32.1%	25.2%	16.0%	2.3%	32.8%	42.8%	9.2%	14.5%	0.8%

Subarea III

A major concern voiced by residents of adjacent neighborhoods has been the need to buffer the existing homes from the future uses in this Study Area. This subarea is closest to those homes, so it would be the location for this buffering. As a result, it makes sense that the use with the highest share of 'very appropriate' responses (56.5%) here is open space. Residential uses that were considered appropriate ('very appropriate' or 'somewhat appropriate') by a majority of respondents were medium density residential; housing for active seniors; assisted living; and live-work spaces. Other uses that were appropriate were office or employment; retail; medical or health services; professional or personal services; and art or entertainment spaces. Higher density residential was viewed as 'very inappropriate' by a majority of respondents (65.4%). A majority of respondents also felt that mixed use; restaurants; hotels; and business incubators were inappropriate ('very inappropriate' or 'somewhat inappropriate').

Subarea IV

Respondents view this subarea as potentially appropriate for the widest range of future uses. While none of the uses were viewed as 'very appropriate' by a majority of respondents, most of the potential future uses were seen as appropriate ('very appropriate' or 'somewhat appropriate') by a majority of respondents. Higher density homes were viewed as 'very inappropriate' in this subarea by a majority (62.5%) of respondents. Slight majorities of respondents (50 to 54%) also felt that medium density homes and mixed use were inappropriate ('very inappropriate' or 'somewhat inappropriate').

Other Potential Uses

The final question in this part of the survey was open-ended. It asked for ideas about additional uses that would be appropriate. All comments received are presented below in Exhibit 6. Some of these are indeed suggestions for additional uses or ideas for particular types of uses within the broader categories in the multiple-choice questions. Other comments add discussion about uses included in the earlier questions.

Exhibit 6: Other Potential Uses

Are there other uses that should be considered somewhere within this Study Area? If so, please note them here and add any comments about where they are most appropriate.
Larger senior living developments like Highland Springs with independent, assisted and skilled nursing in same complex.
I think there should be a some good green space that go back to the walking trails/dog park in the space adjacent Towne Lake. Maybe add some outdoor workout stations.
Interconnecting walking paths looping through to the neighborhood streets at Beltway and Proton.
A park and walking areas with water feature. Discourage business that attracts undesirable people or loud noise. Limit buildings to two or three stories.
No more residential developent
Move city hall to old crown plaza site!
Midway/Beltline corner - speciality grocers - ie Trader Joes, Royal Blue Grocery or grab and go food ie eatzies
Tiny home village
Please consider the look and feel of Addison, and NO MORE apartments. Think about the long term of our citizens. What is appropriate for a sustainable tax base while keeping the integrity of living in Addison. Single family homes - not condos!

<p>Are there other uses that should be considered somewhere within this Study Area? If so, please note them here and add any comments about where they are most appropriate.</p>
<p>please no retirement communities or senior centers of any kind that will diminish the active lifestyle of Addison. the town needs more entertainment centers and upscale shopping and dining options and park space.</p>
<p>No commercial or big businesses.</p>
<p>Addison does not need any other hotel or motels until it cleans up all the extended stays & empty deserted spaces up and down Beltline. Our sweet little town of Addison as my friends say " is looking pretty ghetto" and people are going to Plano & Frisco to eat instead of Addison whose fault is that??</p>
<p>Wake up Addison city council!</p>
<p>Central market or permanent farmers market with green space and live music venue</p>
<p>Bars, hookah lounges, and nightclubs coupled with Uber/Lyft hubs that encourage patrons to ride share instead of driving their own vehicles which would increase the entertainment value of the area and keep roads safe.</p>
<p>Active Senior Center 21st century "library" for learning & research Day care/early childhood center</p>
<p>We can have all the greatest ideas for our side of Midway, but without coordination with our neighbor, it will be destined to fail.</p>
<p>More sidewalks for residents to walk safely from their homes to restaurants. Create more of a walkable vibe to get to restaurants and shops. If not, add more green space and parking spots.</p>
<p>What ever us decided, do not give away Town of Addison infrastructure other than basic utility hookups. Any developer, should be responsible for the entire development. With the massive changes caused by the last 18 months and the methods of working, traveling and commuting, I believe this study should be a very very broad brush stroke in order to be flexible enough to change react and change rapidly. A design today is short sighted in 3 years and out of date in 2. Decisions on any of these property sections or as a whole should be done quickly and finished.</p>
<p>Stop building apartments in Addison; zone for upper bracket homes , gated community.</p>
<p>Private schools for people who don't want to put their children in public schools.</p>
<p>Multiuser Sports Complex whereas sports teams can rent space to host practices and or tournaments. To raise cash flow for Addison capital improvement projects.</p>
<p>Consider a walkable mixed use commercial and residential.</p>
<p>More beautifying, Addison needs more green space.</p>
<p>Move the Addison Athletic Club to somewhere on Midway. Expand the outdoor play areas & community garden. Make it the entrance to Addison west of Midway.</p>
<p>The plan should not be influenced by big developers with no buy in for the community</p>
<p>Specific designation for entertainment industry projects including but not limited to commercial and city-owned.</p>
<p>I think the new development on Arapaho and Hillcrest is done well with open space and restaurants on either side. https://dallascityhall.com/departments/pnv/Documents/Hillcrest%20Village_UDPRP%20Submittal.pdf</p>
<p>All these areas should be retail and professional or possibly hotel.</p>
<p>Park, trails, water features</p>

Connections and Transitions

The next set of survey questions focused on connections and transitions between the Study Area and its surroundings. Exhibit 7 shows that the most important connection was for nearby residents to walk or bike to shops and restaurants easily and safely. All these connection ideas were ‘very important’ to a majority of respondents.

Exhibit 7: Connections

How important are these ideas about connections to and within this study area?					
Idea	Very important	Somewhat important	Somewhat unimportant	Very unimportant	I'm not sure
Residents of nearby neighborhoods should be able to walk or bike to shops and restaurants easily and safely	72.3%	18.3%	4.4%	5.1%	0.0%
The Redding Trail Dog Park and other open space amenities in the study area should accommodate safe pedestrian connections to the surrounding neighborhoods	71.5%	14.6%	6.6%	5.8%	1.5%
Bike or pedestrian connections between residential and business areas will make Addison neighborhoods more appealing to people who work in this area	64.7%	18.4%	8.8%	6.6%	1.5%
People who work in or near this area should be able to safely reach shops, services or restaurants without driving and parking their cars in the commercial areas	60.0%	24.4%	12.6%	2.2%	0.7%
People visiting this area should be able to park once and then walk to various offices, shops and services in the study area	54.4%	30.9%	10.3%	4.4%	0.0%

The ideas proposed related to transitions and separation also were supported by a majority of respondents. Exhibit 8 shows that the highest response of ‘very important’ was for the idea of landscaped screening on the western edge of the Study Area.

Exhibit 8: Transitions and Separations

How important are these ideas about transitions and separations between various uses and activities in and around this study area?					
Idea	Very important	Somewhat important	Somewhat unimportant	Very unimportant	I'm not sure
Landscaped screening (like trees, shrubs or other vegetation) is important on the western edge of the study area	79.4%	14.7%	5.2%	0.0%	0.7%

How important are these ideas about transitions and separations between various uses and activities in and around this study area?					
Idea	Very important	Somewhat important	Somewhat unimportant	Very unimportant	I'm not sure
Less intensive uses should be adjacent to the existing neighborhoods west of the study area	60.2%	19.6%	6.0%	3.8%	10.5%
Physical barriers like screening walls, fences or other sorts of buffers should separate new development from existing neighborhoods	58.7%	27.8%	3.8%	3.8%	6.0%
More intensive uses should be along the Midway Road side of the study area	54.1%	19.6%	7.5%	6.0%	12.8%
The street system should not have vehicular connections between residential and non-residential areas	52.2%	20.2%	12.7%	5.2%	9.7%
Pedestrians should be able to move between residential areas (like the neighborhoods to the west or Addison Grove) and non-residential areas	51.9%	24.4%	11.1%	10.4%	2.2%

A final question in this section of the survey gave respondents the ability to provide other ideas about these topics. All responses are shown below in Exhibit 9.

Exhibit 9: Other Ideas on Connections, Transitions and Separations

If you have other ideas about connections, transitions and separations, please share them here.
I think having good separation enhances the safety of the residents in the area. The shopping strip mall (Target, etc.) is attracting a lot of people from other areas. I had my cell phone stolen from there last week. We don't need any more retail in these areas. Also no more fast food.
Having worked on the east side of Midway at Beltway, the light takes roughly 2 minutes to change and pressing the crossing button did not appear to speed things up. As a pedestrian walking to my home on the west side of Midway I hated having to wait that long. Is there a way to change the cycling speed when the pedestrian button is pressed? More often than not, I and my colleagues would jaywalk at lunch while crossing to the restaurants on the west side of Midway. Also, people turning left off Beltway often do not notice pedestrians, and I've almost been hit a couple of times. Improved safety might help increase local activity at the various restaurants. The south side of Beltway between Le Grande and Midway is missing patches of sidewalk which creates a barrier to pedestrians coming out of the neighborhood who have to walk in the street or cross and then cross back - a continuous sidewalk would connect to the restaurants better.
Residents should be able to walk or bike without the traffic of Beltline RD and Midway Rd. It would be great to have a protected connection with the Northaven Trail
Being able to safely walk between areas may help ease traffic patterns on Midway as well.
Please keep the brick wall on beltway separating beltline and beltway
Pedestrian connections are welcome, but opening the neighborhood to ask kinds of transit would be detrimental for the whole area. Pathways are fine, new roads are not.

If you have other ideas about connections, transitions and separations, please share them here.
Please consider height of any new buildings so existing properties will not be devalued. High density=high traffic. There is enough traffic.
the ability to move about on foot or by bike will add value and appeal to Addison and make it a place people want to live and work. also please don't forget to incorporate some green space along with it
More greenery, trees, shrubs,, flowers less money on costly metal art sculptures that most residents don't get or care about
This is a council-induced study. The Redding Trail is NOT NEAR THIS STUDY AREA.
Rather than having more/multiple connections to existing neighborhoods which might lead to security issues and noise in those neighborhoods, perhaps connect to existing trails like the Reading Trail, sidewalks along Beltway, etc. and let residents use existing connections to them. Perhaps an attractive off-road multiuse path north/south along west side of Midway highlighting play spaces, water feature, etc. that would connect the Reading Tr,, Silver Line bike trail, and extended sidewalks all along Spring Valley...like along east side of Marsh.
Creating a north south trail from the dog park to Beltway should be based on the Katy Trail, Soft walkway for walkers and runners and hard pathway for cyclists, roller blades etc.
I think having separations really creates an unfriendly and disconnected community. We should open everything up and create a nice synergy.
There are plenty of sidewalks and walk areas in these sections. If an individual wants to get somewhere on foot, IT CAN already be done EASILY. No need to create more 5 foot sidewalks. Having been a resident for 30 years, I have NEVER seen a crowded sidewalk. Plus walking slowly become harder and hazardous as more and more areas become denser and more cars follow developments.
Would love to see the area connected to the neighborhoods with appropriate sound and safety barriers
It depends on where within the study area. Buffer between study area and town lake less important than buffer backing up to homes in midway meadows.
Landscaping is important and there is significant and rare green space in this area. New development should incorporate the current large growth and old trees. Please don't pass off as 're-planting'. If the development includes razing all of the old trees and paving over, please say that in the plan and be transparent (Midway Rd is the example).
concerned about the density/traffic on beltway/midway
Beltway Drive cannot serve as a major arterial in its present form and changing the width of the street would cause a lot of consternation for existing neighborhoods.
The walkability of Addison is what attracted me to live here, please don't make it harder to walk to businesses in the area.
Dallas citizens rarely want walkability. Especially around the busy traffic of the neighborhood. Continue to develop all of Beltline. There is plenty of that abandoned and underused that does not effect neighborhoods. Am also NOT interested in living near section 8 or affordable housing. Will move if that occurs.
Nobody who lives here is going to ride their bikes to work or restaurants. Hardly anyone rides their bikes in our trails.
These questions are "absolute." Obviously it depends entirely on the use of the property and the input of existing residents
As a resident who lives to the west, I don't want a lot of strangers using the Redding Trail behind my house. I'd love to have this area accessible to the neighborhood, but almost hide the entry to the Redding trail and make it harder for non-residents to find it and get back there for safety reasons.
Agree that residential areas should be kept private from our non-residential visitors. Though we want our visitors to frequent our community - but not in our private residential areas. Large privacy walls and proper landscapes should be added.
Product should be of high quality and upscale appearance
We do not want more crime. Your apartments around us have already raised crime in our area beyond what is acceptable!!!

Trails, Parks and Open Spaces

The Town has recently adopted a new Trails Master Plan through a process including extensive citywide community engagement. This plan shows the concept of a trail connection in this Study Area, but does not specify its precise location. For this reason, the survey questions about trails, parks and open spaces were open-ended, designed to gain more specific input about the desired character of trails, parks and open spaces here.

Exhibit 10 provides all respondent comments about the ways this Study Area’s development should contribute to the Town’s trails network. These ideas range from very broad to quite specific. While most are supportive of these trail connections, some responses disagree with making these connections.

Exhibit 10: Trail Connections in the Subarea

How should future development in this study area contribute to the connections shown in this future trails network? Please share your ideas here.
A road connection between Vitruvian Way and Brookhaven College circular road would reduce travel time to connect to the College as well as congestion on Marsh lane.
People in this area walk a lot and use the trails frequently. Safety should be a major consideration.
It would be nice to have golf cart access trails to main destinations.
If there is retail/office/commercial, then walking from the neighborhoods on a continuous, clearly marked public path would be very useful. For example, I would often walk from my office on Beltway to Kroger or Target but passed through the townhomes behind Addison Park. Although there were no gates stopping me and there were links from the park to the townhome area, I always felt like a trespasser. My other options were to walk along Beltline or walk down to Marsh and north to the shopping area. Marking a public path would have made the walk more pleasant - the Redding Trail is awesome as are all of the connections.
fully connected
Biking trails that connect to avoid families having to use busy main roads is essential!
Current trails provide Addison residents plenty of good options to walk and bike. Must look at the incremental cost for expanding these trails when the current system is not being used by a significant number of residents.
Not sure yet based on final developments
n/a
While much bally-hoo has been made over the years about 'walkability', this portion of Addison is walkable only for those getting exercise, fresh air and exercising their dogs. There is not now any 'concept' or 'proposed area' to 'walk to' and extending the walking trail to Addison's east side and west into Farmer's Branch is years and years away and the general fund budget dollars and bond dollars can best be spent on more critical infrastructure.
What the blankety blank is this ridiculous map?!? Who can tell what this garble is???
A bike boulevard on Beltway Drive east of Midway will be dangerous. Right of way is too narrow. A pocket park should be included somewhere behind retail on Midway Road between Beltway and Proton.
I'm not sure how the future development can contribute to the trail system. I think it's really the other way around. I think the trail system and its connections will encourage development & redevelopment in the town. With the right connectivity, you'll finally be able to live, work & play in Addison without getting in your car. I think that's a highly desirable amenity and hard to find in many parts of the metroplex.
Absolutely contribute by following the plan

How should future development in this study area contribute to the connections shown in this future trails network? Please share your ideas here.
Make sure it doesn't attract loiters and create a space for homelessness, also have a lot of safety precautions like enough lighting
Walking /biking path that links the trail to the back of Target so you don't have to walk along Marsh Lane.
I would like to see a area similar to Legacy shopping
Developments should contribute by inviting people to walk more, they should be environmental friendly.
I think it is ridiculous that the wall was removed (and will continue to be removed) along Beltway between the residential housing and the condos. It takes away from Midway Meadows and Towne Lake properties. Also, the land the condos is on is a lower elevation and not accessible to the greenspace.
interconnections are crucial to allowing people to use these spaces freely. the ability to move about your community on foot and by bike will add value to Addison homes and businesses
Forget the trails connecting - do not support at all either in west Addison or east Addison. It's too late, too much traffic, too many ways to connect now that negatively impact residents and tax paying owners.
First make Addison area safer before we can even think about adding trails
Pedestrians should be able to walk and shop along the major corridors.
It looks like the trails run at the back of the properties which means deliver bays, trash dumpsters, lots of screening to maintain, etc. This won't do much to beautify the trails or make the area a magnet. Maybe in the narrowest section, have outdoor seating area face the trail (ice cream shop) or encourage bike rentals/repair shops.
If we are going to get serious about bikes and trails, https://www.visitbentonville.com/bike/trail-maps/paved/
Then we should add bike racks to our building codes for all new businesses.
Yes
I think future development should consider less buildings and more open green space.
Movement of individuals between the various Town of Addison locations and business properties and DART should be at the top of the list. If there is access, or transportation to let individuals access the venues the Town has, everyone wins. The walking trails may make some individuals think it is great and is forward in thinking, maybe those individuals should start considering the majority of individuals that do not and will not use these "nature" trails. Sort of like the Athletic Club, where out of only 20% of the residents even use and even less on any consistent basis. Shall we get serious about Addison and its future or just dilly, dally around.
Let us consider making the Town a place where there is transportation, a place to live, (if necessary to work), and to eat and enjoy.
I like the trials, as is. Walking in Addison is a great experience.
Impose strict noise control standards .
Safely lighted paths.
biking lane on Midway is totally insane
It should follow this.
This is currently a very nice and quiet residential area. It has nice parks and trails that are heavily utilized by the public for walking, running, and biking. Please keep this in mind when considering development potential. Area along Midway is ripe for nice new retail or offices. The rest should be kept low density housing, green space, and improvements to the landscaping along the Redding Trail.
Keep neighborhoods quiet with low foot and road traffic primarily used by residents themselves.
Corner of Midway & Belt Line is very congested with traffic and businesses. We should try and reduce this by curtailing some of the massive development in such a small area encouraging businesses to be in the backdrop with added walkable green space .

How should future development in this study area contribute to the connections shown in this future trails network? Please share your ideas here.
I favor adding the jogging trail at the backs of the neighborhoods to the west of the properties facing Midway. The redeveloping properties should donate the property needed for the expansion as part of their open space dedications.
Love having bike and walking trails
More connections the better, really appreciate being able to walk or bike Addison so easily.
Maintain and enhance the residential and small Town lifestyle. We don't want to be Dallas or Far North Dallas!
There just are not that many users. I walk my dog at least twice a day and the area around the park across from the athletic center is the busiest. The area around the duck pond is rarely busy.
In anticipation of the coming Midway bike / pedestrian trail, anticipate and accommodate more bike and pedestrian friendly businesses along the Midway corridor.
Should integrate into the planned trail system as a condition of the redevelopment.
Easily walk down Midway for either just exercise or to get to a park or business along this area.
Water fountains. Dog water fountains.
Need more than 1 pedestrian/bike crossing point for Beltline. Need to extend ped/bike paths to commercial areas to promote local resident access (e.g., think Katy Trail)
Trails on the west side of the area considered should be looked at. Midway is very busy and not fun to walk on because of all traffic.
It should not disrupt the current plan
There are so many vacant buildings in the area close by such as the blue goose I think that should be a part of this discussion
no idea - but all paths should be able to walk/bike/run, etc...
Restaurants and happy hour spots would serve well here.
Do not connect future trails to the interior trails inside the neighborhoods. We don't need through traffic.
A trail similar or bigger than Katy trail (bike and pedestrian) in Addison connecting all the parks (Vitruvian, Addison Grove, Addison Circle) would be fantastic.
Less crime!!!! We have opened up paths to more criminals and teens with bad intentions. More focus on lighting, police and safety!!!
The area should be primarily retail that is conducive to both vehicular traffic and bikes/walkers. Thought should be given to having bike racks available. Beltline, Midway, and Spring Valley are busy roads. I don't think the shared use paths and sidewalks along those streets would be widely used. If we want to make the area attractive to walkers and bicyclists, then interior paths, away from busy streets should be developed.
Trails should be incorporated into new developments and have safe connections to existing trails. Trails should also be landscaped and separated from trafficways.
looks like you have a good plan.

Exhibit 11 lists all comments about desired amenities to enhance planned trails and open spaces. These comments clearly show that Addison residents have a wide range of ideas about these amenities, and that there is not a general community consensus about what is appropriate.

Exhibit 11: Amenities for Open Spaces

Do you have suggestions for public art, gathering spaces or other types of amenities that would enhance the planned trails and open spaces in this study area? Please share your ideas here.
RESTROOMS, PICNIC TABLES WITH SHADE. ART NOT IMPORTANT ON TAXPAYERS DOLLARS!
In all development areas, every effort should be made to save any existing mature trees. If not possible, new trees should be planted to ameliorate the area's green canopy.

<p>Do you have suggestions for public art, gathering spaces or other types of amenities that would enhance the planned trails and open spaces in this study area? Please share your ideas here.</p>
<p>Having pleasant outdoor areas with landscaping and public art enhances the quality of life and values of the neighborhood. Small outdoor cafes would be okay.</p>
<p>a planned park highlighting public art and resting areas between homes and retail areas would be nice.</p>
<p>Although I don't agree with the architecture, Watters Park in Allen is a good example of how community and commercial can blend and create "place." They have festivals and art fairs which weave booths in among the retail, leading to enhanced foot traffic for the shops. Downtown Carrollton does the same. Addison Circle detaches that by putting on events away from the few retail stores and restaurants which doesn't help the foot traffic as much. It's open and unshaded and not community-oriented but more like an event field.</p>
<p>In the Study Area, a farmer's market would fit nicely into a biophilic, landscaped open air small store retail space with grassy areas, running water, wide sidewalks, large plazas for event booths mixed in with the retail, seating, landscaped paths & shade which would make people want to linger. This could be more of a hang out and gathering place for office workers during the weekday and residents on the weekend rather than a drive up, shop and leave kind of place. If you add multifamily and townhomes behind it, you have a built-in market. A small specialty gourmet grocery with a deli and other high-quality ready-made meals would probably clean up.</p>
<p>public art is so subjective to individual taste. I would use as little as possible.</p>
<p>plenty of benches & dog doo baggie dispensers, more flowers</p>
<p>Addison needs a library that is open and fun to use</p>
<p>No</p>
<p>children's park area similar to Le Grande area; park benches; tree-shaded and lighted walking and biking paths</p>
<p>It would be nice to incorporate these spaces into the final planning</p>
<p>Would prefer we use the study area to its fullest economically. There are other areas for public art, etc.</p>
<p>splash pads, trees and flowers with sitting areas, interesting water features</p>
<p>Covers over seating so it's not do hot and more dog/human water fountains.</p>
<p>PLEASE! No more tortured metal sculptures! Small gathering spaces like the fountain on LeGrande would be lovely in this area.</p>
<p>Other cities have rotating outdoor art exhibits rather than permanent sculptures. Each year, artists apply each year to get into the show, and the exhibit changes, therefore bringing more visitors to the area.</p>
<p>Midway/Beltline corner - speciality grocers - ie Trader Joes, Royal Blue Grocery or grab and go food ie eatzies Pedestrian friendly</p>
<p>Look at Bentonville Arkansas's downtown area. They encourage walkability and biking as the main form of getting around. They have bike racks in front of restaurants and bars (which Addison needs) and bike air pumps along the side walk. Things like this encourage people to get places without a car. Even if you don't use this stuff, it builds their brand as being a city that encourages people to get out of their car!</p>
<p>Murals that can attract people to visit for photos- similar to what Austin and deep slum have</p>
<p>Sculptures that are more nature-oriented, like the tree figure inside the glass (the installation near the volleyball court). It would be great to use vintage pieces of historic Addison buildings, planes, etc to create a work of art that is meaningful and reminiscent of the Town's history.</p>
<p>For gathering spaces, I'd love to see more sitting areas like a group of benches around a fountain. Also more water fountains with dog bowls!</p>
<p>No more public art. There should be seating along the trails. Possibly a community garden.</p>
<p>This use to be a horse community. I would like for the outdoor art to reflect that past.</p>
<p>Provide "Vitruvian style" benches and communal areas.</p>
<p>Grow "Bosque style" parks around the neighborhood!</p>

Do you have suggestions for public art, gathering spaces or other types of amenities that would enhance the planned trails and open spaces in this study area? Please share your ideas here.
TREES!
Outside exercise stations for adults
keep up the great work you already do with incorporating art and green space. more of the same and connected would be awesome
Less metal sculptures that most residents don't get or care about & honestly a huge waste of taxpayers money! Use more natural art as in trees, plants, shrubs & flowers.
Stop the public art, bus stops, benched, etc. Until one of the council members walks and sits on a bench neat a blue planter (which is 100 yards from a pre-existing bus stop) then do not waste the money.
Artworks should be placed along the medians and also in spaces along large stretches of sidewalk near businesses.
Seating along dog park, water feature anchoring seating for restaurants, splash park and playground on opposite end (no one wants to listen to kids squeal while sipping adult beverages).
We should reach out to DISD and find out their plans for the greenspace at Loos Field and see if there is anything that we can partner with them on to create some community space right off of the trail.
No more ribbons!!
planned trails and open spaces should provide tables, chairs for family gathering spaces
A larger dog park or "obstacles" for dogs to jump on to create a more open and fun area for dogs to play.
Such places are not used by the bulk of the general public. Normally the usage of such is the general idea of a few, and even that few do not use such spaces or amenities. Lest put our efforts and resources to much better use which will enhance everything or more for everyone! If parking , transportation and restaurants, et.al were outstanding, Addison could be the GO TO SPOT for residents and for all the suburbs surrounding Addison.
A fountain would be nice
Expand the presence of public art.
Plenty of trash cans for dogs trash and or picnics.
Places for people to get water and rest
More places to gather, picnic and stroll to a cafe or entertainment space. Bring the quaintness people crave to the city.
Midway and Spring Valley appropriate for public art and garden space.
Trees, shrubs and plants in the public areas are more important than public art. Make spaces beautiful and people will come.
Keep noise levels low in consideration of proper tax paying residents. Don't degrade a neighborhood in the name of 'economic' improvement in another adjacent area.
new power towers (primarily the big ones) would look so much better with a painted scene or graphic art. IE: Forest Lane wall. Mile markers, named sections (Chow's corner)
Soften area with landscaping,trees and water features.
Random art sprinkled throughout the trail system seems to be working.
Lots of opportunities for art on these trails or engagement areas like splash park
Plant trees / bushes along the trails that provide shade but are not easy to interfere with bike and foot traffic once mature and potentially overgrown.
Big believer in public art in conjunction with small gathering areas/parklets that are shaded.
Pedestrian trails are important
Pieces of art could be used to mark the entry to trials and open space

Do you have suggestions for public art, gathering spaces or other types of amenities that would enhance the planned trails and open spaces in this study area? Please share your ideas here.
How the area is built is important, but what goes into the buildings will make or break it. The Town should commit to recruiting businesses that will give life to the plan: dry cleaners, grocery stores, specialty shops, restaurants — you need a mix that will support daily life and facilitate walking.
Buy art. Support artists. Install it everywhere. We do a pretty good job already. Keep it up.
The 2-mile pedestrian/bike path along Marsh/beltway/dogpark/Loos pool could easily accomodate a 4-mile mountain bike path (easy skill level) that would increase use including family-friendly.
The art theme (funky metal sculptures) could be expanded upon as a draw/theme by creating spaces for artists to have temporary displays (this would also encourage more people to come spend time and money in Addison).
patterned sidewalks - I.E. - Rio
Bronze statues of animals.
I do like our public art... I believe our trails, paths and spaces should be lighted for safety as well as our public art, given focus by lighting it as well.
Not really needed. We have ventruvian park.
We don't need to spend money on art. Spend it on more landscaping
Yes, definitely needed.
Think more about our residents and less about opening our paths to criminal activity!!!
No suggestions, other than having such amenities would be important. It would be nice to branch out a little on the artwork.
Upgrading Redding trail dog park (near midway). Add sun shades, better manage grass. Farmers Branch has leap frogged this park.

Closing Questions

The final questions in the survey gave respondents the opportunity to provide additional comments on any other topics related to the Study Area, as well as the ability to provide contact information if the respondent chose to be involved in later stages of this study. The additional comments are provided in Appendix 2. The contact information was provided to Town staff for use in project outreach; this personal information is not included in this report.

Appendix 1: Online Survey

The following pages provide the actual text and images used in the initial online survey for this project.

Share your ideas for the area around the former Sam's Club property!

Sam's Club Special Area Study

The Town of Addison is beginning a study of the area around the former Sam's Club site. This Special Area Study is a visioning process to determine the best ways for this area to develop and evolve over time. As a first step in this study, we want to understand your ideas about the area and its future. Your feedback on this survey will help shape the study process and its recommendations.

The boundaries of the study area are Belt Line Road on the north, Hornet Road on the south, Midway Road on the east, and the property lines between the commercial properties and the residential properties on the west. The new Addison Grove development (on the former Sam's Club site) is included in the study area for reference, but the study will not change the direction for development of this property – it will continue to follow its current zoning. The map below shows these boundaries.

More information about this study is available online at: <https://addisontexas.net/dev-services/sams-club-special-area-study> . Check it out!

Study Area for Sam's Club Special Area Study

— Current Study Area **- - - Sub Area Boundaries**



Please tell us about your interest in this area and your vision for its future.

We'd like to know a bit about your background and why you're interested in the area.

* 1. What is your primary involvement in this study area?

- A property or business owner
- An employee working in the area
- A customer of area businesses
- A resident of an adjacent neighborhood
- An Addison resident living further from the area
- An interested person not described above

Other (please specify)

* 2. How are you involved with planning and project activities for this study area? Please check all that apply.

- This is my first involvement
- I participated in the Sam's Club Special Area Study in 2014-2015
- I was involved in the rezoning process for Sam's Club
- I am serving on the Advisory Committee for this study
- I am a Town of Addison elected or appointed official

I've been involved in another way (please specify)

3. How would you describe the best possible way for this area to contribute to Addison's future quality of life and economic vitality? Please share your ideas in a phrase or short sentence.

Possible Future Uses in the Study Area

The lists below include a number of uses that might be appropriate somewhere in this Study Area in the future. How appropriate do you think these uses are for particular subareas within the Study Area? Please use the questions below to share your perspectives, and add any additional comments at the end.

Subarea between Addison Grove and Midway Road

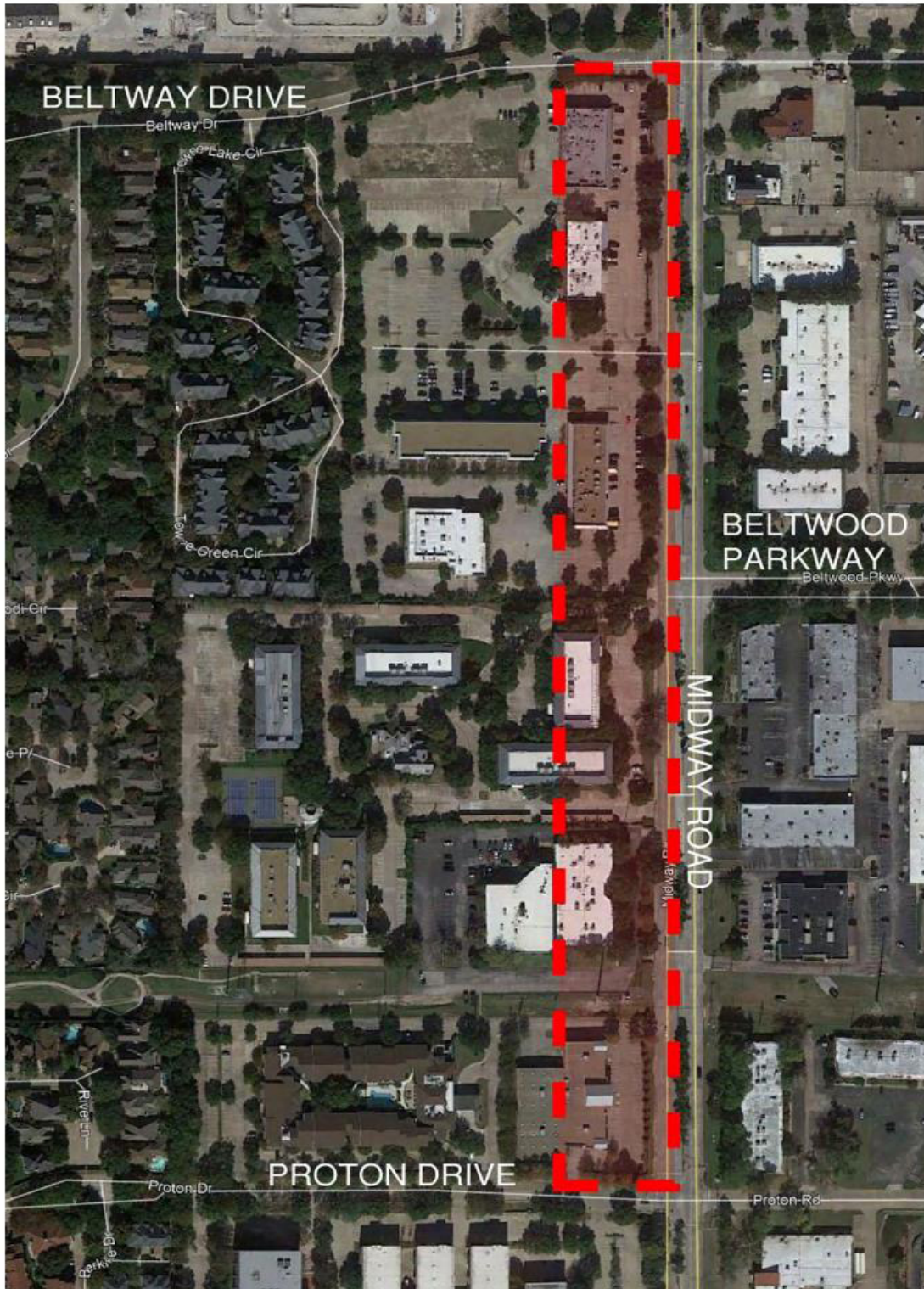


4. How appropriate are these uses in the subarea between Addison Grove and Midway Road?

	Very appropriate	Somewhat appropriate	Somewhat inappropriate	Very inappropriate	I'm not sure
Art or entertainment spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Medium density homes (townhomes or small lot detached homes)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Higher density homes (apartments or condos)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mixed use buildings with residential and commercial uses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing for active seniors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Assisted living	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Office or employment uses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Restaurants	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Retail uses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hotel	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Business incubator	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Open space (public or private)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Live-work spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Medical or health services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Professional or personal services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add other comments about appropriate uses in this part of the Study Area here. (optional)

Subarea generally including the Midway Road frontage between Beltway Drive and Proton Drive

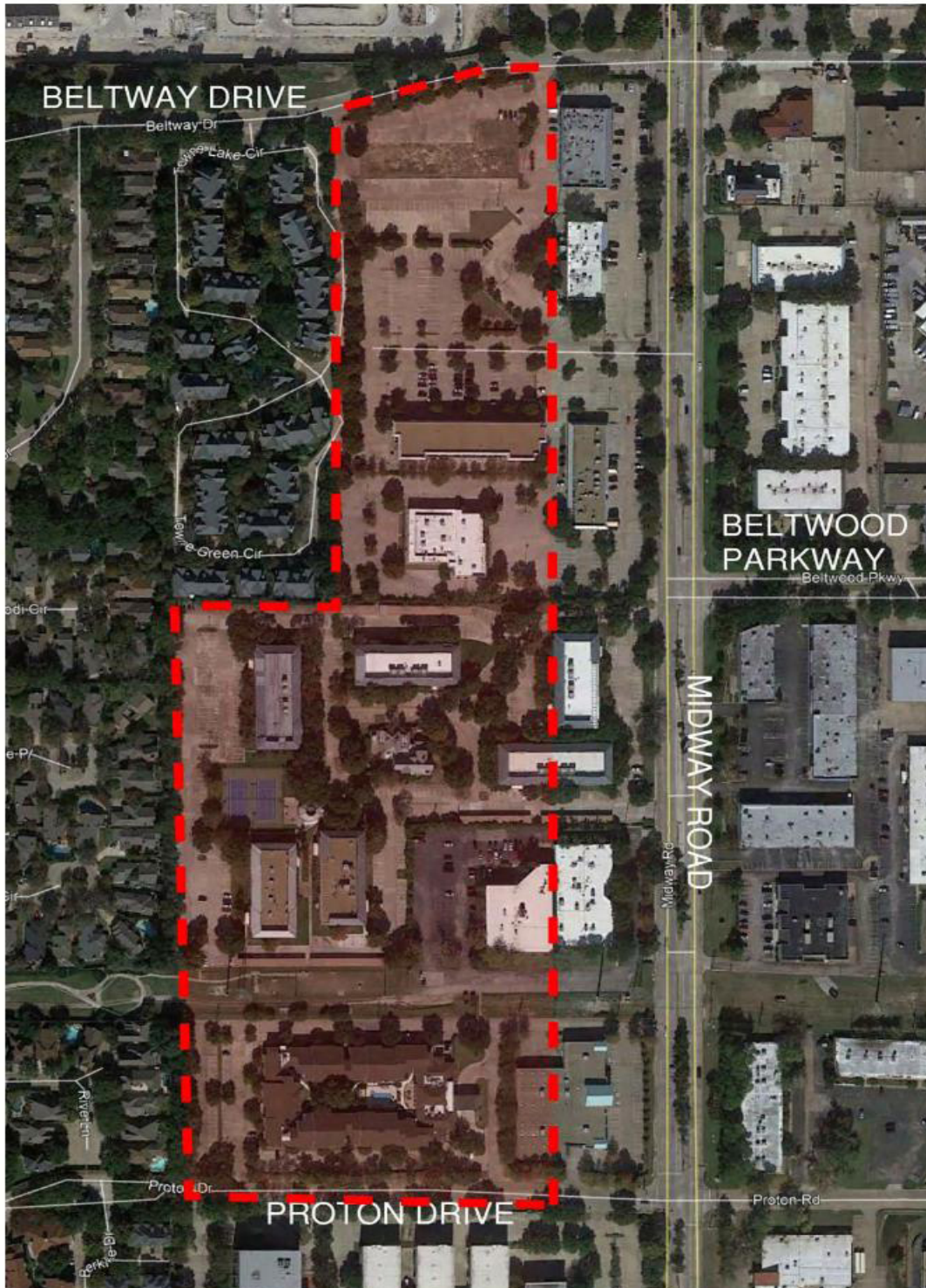


5. How appropriate are these uses along the Midway Road frontage between Beltway Drive and Proton Drive (the subarea generally shown above)?

	Very appropriate	Somewhat appropriate	Somewhat inappropriate	Very inappropriate	I'm not sure
Art or entertainment spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Medium density homes (townhomes or small lot detached homes)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Higher density homes (apartments or condos)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mixed use buildings with residential and commercial uses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing for active seniors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Assisted living	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Office or employment uses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Restaurants	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Retail uses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hotel	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Business incubator	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Open space (public or private)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Live-work spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Medical or health services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Professional or personal services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add other comments about appropriate uses in this part of the Study Area here. (optional)

Subarea generally adjacent to the existing neighborhoods between Beltway Drive and Proton Drive

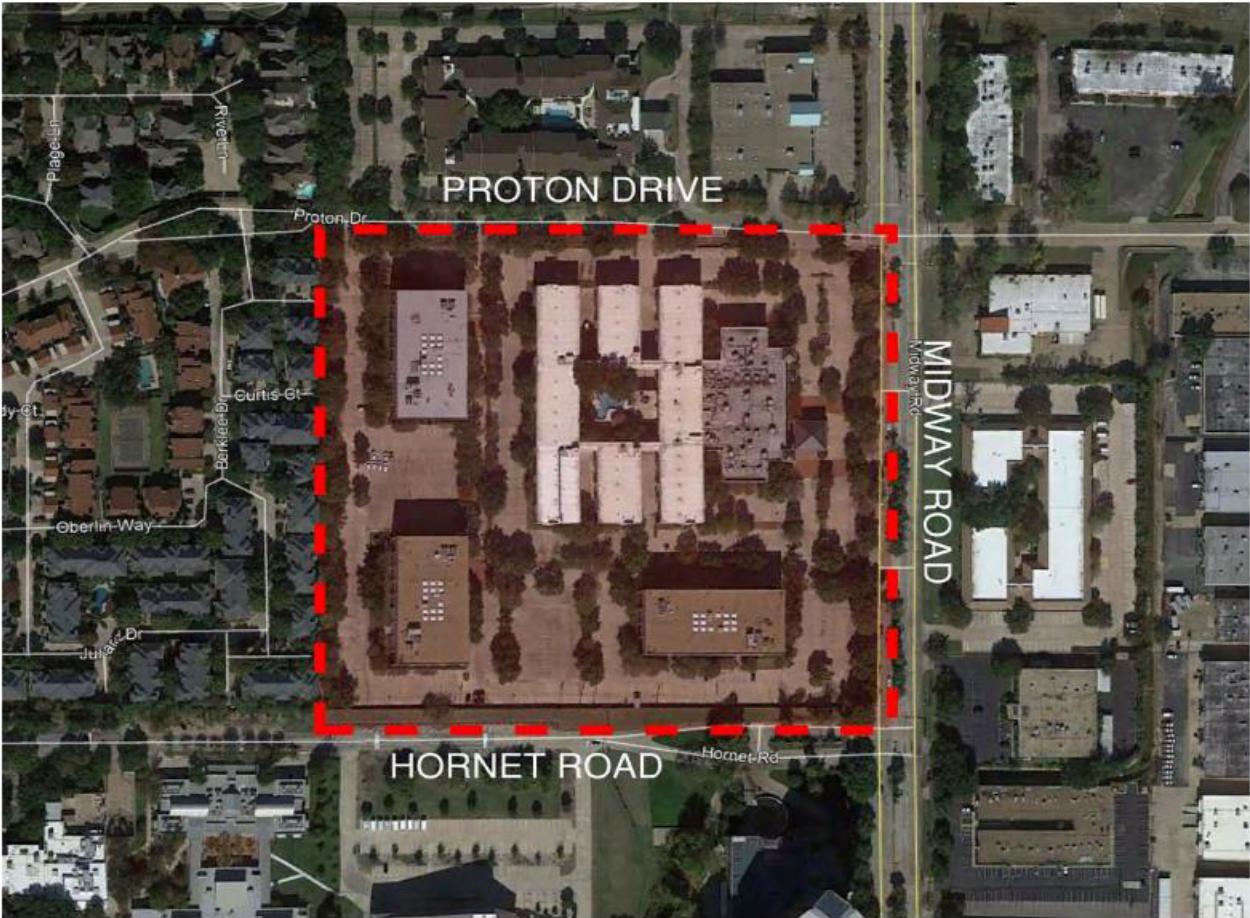


6. How appropriate are these uses adjacent to the existing neighborhoods between Beltway Drive and Proton Drive (the subarea generally shown above)?

	Very appropriate	Somewhat appropriate	Somewhat inappropriate	Very inappropriate	I'm not sure
Art or entertainment spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Medium density homes (townhomes or small lot detached homes)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Higher density homes (apartments or condos)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mixed use buildings with residential and commercial uses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing for active seniors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Assisted living	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Office or employment uses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Restaurants	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Retail uses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hotel	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Business incubator	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Open space (public or private)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Live-work spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Medical or health services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Professional or personal services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add other comments about appropriate uses in this part of the Study Area here. (optional)

Subarea between Proton Drive and Hornet Road (the former Crowne Plaza Hotel site and surroundings)



7. How appropriate are these uses in the subarea between Proton Drive and Hornet Road (the former Crowne Plaza Hotel site and surroundings)?

	Very appropriate	Somewhat appropriate	Somewhat inappropriate	Very inappropriate	I'm not sure
Art or entertainment spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Medium density homes (townhomes or small lot detached homes)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Higher density homes (apartments or condos)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mixed use buildings with residential and commercial uses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing for active seniors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Assisted living	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Office or employment uses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Restaurants	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Retail uses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hotel	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Business incubator	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Open space (public or private)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Live-work spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Medical or health services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Professional or personal services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add other comments about appropriate uses in this part of the Study Area here. (optional)

8. Are there other uses that should be considered somewhere within this Study Area? If so, please note them here and add any comments about where they are most appropriate.

Connections, Transitions and Separations

Since this study area and its surroundings have a variety of uses, the study should address the best ways to make connections between places, design transitions between more and less intense activities and provide buffering or separation between some uses. On this page, we ask for your best ideas for successful connections, transitions and separations.

9. How important are these ideas about connections to and within this study area?

	Very important	Somewhat important	Somewhat unimportant	Very unimportant	I'm not sure
Residents of nearby neighborhoods should be able to walk or bike to shops and restaurants easily and safely	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
People visiting this area should be able to park once and then walk to various offices, shops and services in the study area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The Redding Trail Dog Park and other open space amenities in the study area should accommodate safe pedestrian connections to the surrounding neighborhoods	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
People who work in or near this area should be able to safely reach shops, services or restaurants without driving and parking their cars in the commercial areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bike or pedestrian connections between residential and business areas will make Addison neighborhoods more appealing to people who work in this area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

10. How important are these ideas about transitions and separations between various uses and activities in and around this study area?

	Very important	Somewhat important	Somewhat unimportant	Very unimportant	I'm not sure
More intensive uses should be along the Midway Road side of the study area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Less intensive uses should be adjacent to the existing neighborhoods west of the study area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Physical barriers like screening walls, fences or other sorts of buffers should separate new development from existing neighborhoods	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pedestrians should be able to move between residential areas (like the neighborhoods to the west or Addison Grove) and non-residential areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The street system should not have vehicular connections between residential and non-residential areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Landscaped screening (like trees, shrubs or other vegetation) is important on the western edge of the study area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

11. If you have other ideas about connections, transitions and separations, please share them here.

Trails, Parks and Open Spaces

How can this area contribute to the active recreation and open space opportunities in Addison? Use these questions to share your perspectives on the trails, parks and other open spaces in this study area's future.

This is the future network proposed in the draft "Addison Citywide Trails Master Plan" for the Sam's Club Study Area and surroundings.



The legend for this map is below.



Trails, Parks and Open Spaces

12. How should future development in this study area contribute to the connections shown in this future trails network? Please share your ideas here.

13. Do you have suggestions for public art, gathering spaces or other types of amenities that would enhance the planned trails and open spaces in this study area? Please share your ideas here.

Future Contact

The Sam's Club Special Area Study will continue through the fall of 2021. We welcome your additional ideas and continuing involvement.

14. What other changes or improvements will make this area a better place to work, live, shop or visit? Please share your ideas here.

15. If you would like to get updates on the Sam's Club Special Area Study, please provide your contact information here. This is optional.

Name	<input type="text"/>
Company or Organization (if any)	<input type="text"/>
Email Address	<input type="text"/>
Phone Number	<input type="text"/>

Appendix 2: Complete Survey Responses

The pages below provide all comments received in response to the online survey, except for those that provided personal information. They are organized by question. No editing has been done to these comments.

What is your primary involvement in this study area?	Response
A property or business owner	7.9%
An employee working in the area	0.6%
A customer of area businesses	0.6%
A resident of an adjacent neighborhood	76.8%
An Addison resident living further from the area	11.9%
An interested person not described above	2.3%
Other Comments	
Towne Lake community	
I'm also a business owner with an office in office in the park	
Resident of Towne Lake	
I also am a customer or area businesses	
Live on LeGrande Dr	
I live next to this area	
Owner resident of condo in Pecan Square Condominiums	
A Resident in the neighborhood	
I live in this area in the new Addison Grove townhomes	

How are you involved with planning and project activities for this study area? Please check all that apply.	Response
This is my first involvement	83.6%
I participated in the Sam's Club Special Area Study in 2014-2015	7.9%
I was involved in the rezoning process for Sam's Club	4.5%
I am serving on the Advisory Committee for this study	6.2%
I am a Town of Addison elected or appointed official	4.0%
I've been involved in another way (please specify)	
Attended 2014-15 meetings as interested party	
I've completed other surveys i.e. parks and trails, etc	
several conversations with Charles Goff in the past	
Attending town council meetings	
As my residential property is adjacent to the parking lot on the west side of Office In The Park. While not appointed to the 2014-2015 Committee, I attended all meetings as future redevelopment will impact my residential property.	
just live next to and around the corner from study properties	
I'm a past town council member.	
Actively protested a road from the Sam's Club to Beltway Drive	

<p>How would you describe the best possible way for this area to contribute to Addison's future quality of life and economic vitality? Please share your ideas in a phrase or short sentence.</p>
<p>Some addition to Town's inventory of single family homes would be good. This is a type of use that has a low percentage in the Town.</p>
<p>I believe the Town should explore an over 55 community similar to Highland Springs. This is what should have been done in the original Addison Grove location. It is a great location for a senior living community. I don't want to see more apartment complexes.</p>
<p>To provide an environment that attracts new mixed use development while supporting existing business owners and neighboring residential properties.</p>
<p>No more apartments</p>
<p>Residential offerings would be great.</p>
<p>Bring in fun, excitement, and activity</p>
<p>Revitalize the area</p>
<p>Restaurants and high end retail.</p>
<p>Beautification and open space added to the current concentration on retail and services in close proximity to existing and future residential and along a major traffic artery makes a lot of sense. Medical does not. Mixed use makes sense to keep resident spending local. Midway is kind of like a gateway from the south, and eye-catching buildings and median landscaping can make the area more desirable to stop and spend money - refer to Chicago Magnificent Mile.</p>
<p>park</p>
<p>Mix use of retail and restaurants. Good to have some community centers for activities for residents. Art and cultural center.</p>
<p>Green and beautiful. Places that make people happy and want to be there.</p>
<p>New and updated buildings, new businesses, shops, offices, restaurants</p>
<p>It would be great for this area to be developed as a place for residents to enjoy with a library, garden and open park area for residents to enjoy</p>
<p>Establish an area for excellent retail and commercial businesses.</p>
<p>That consideration for any plan maintains or increases property values for the surrounding home owners, unlike Motel 8.</p>
<p>The area is a great opportunity for businesses but some of the businesses need to be revitalized more than others. The sidewalks along the busy traffic of Midway need to be wider and businesses need to keep their properties clean and landscaping trimmed.</p>
<p>A sounding board</p>
<p>Should be a combination of parkland, single family residences and retail establishments. Must be well landscaped.</p>
<p>To keep it business and retail - no apartments or senior living</p>
<p>Service industry development</p>
<p>An area focused on user friendly esthetic green spaces, walking trail, bike trail, etc. breaking up the hard cement areas would be nice.</p>
<p>Add and maintain-High end shop and restaurants!</p>
<p>Walkability</p>
<p>A quiet development which does not increase traffic or noise and lowers taxes is my preference</p>

<p>How would you describe the best possible way for this area to contribute to Addison's future quality of life and economic vitality? Please share your ideas in a phrase or short sentence.</p>
Upscale retail, service or eatery businesses
No more apartments. Everyone living in the adjacent neighborhoods prefers Single family homes (condominiums / townhomes) minimal retail.
Intentional economic development with traffic flow considered.
Having a good mixture of access, housing and retail.
By continuing to attract businesses to area along Midway and Belt Line. Attracting or helping expand companies the brings jobs to the area. I'd recommend ensuring side streets such as Hornet and Beltway remain quiet with limited pass throughs, and maintain green space along those roads.
Re-development that is not hop-scotch with no harmony to adjacent property that is part of the study area.
I would like to see something that involves nature along with mixed use properties. PLEASE no more high rise apartments. Something innovative interesting and different from what already exists in Addison.
Have lots of retail businesses and restaurants as well as areas that will accommodate foot traffic i.e. sitting area with fun water and shaded attractions
Senior housing or personal services like doctors, accountants, hair professionals/spas...enough restaurants and hotels!!!
No more apartments and hotels/motels. Mixed use, office, retail, restaurants would be nice
Provide commercial/retail opportunities along Midway Road with low-rise housing/townhouse or senior living opportunities behind the commercial properties.
By keeping heavy traffic out of ghe neighborhoods.
Expanded single family homes, some mix use.
Business/Commercial
The demographics in this area are changing, younger families with kids are living here, and there needs to be more family-focused businesses and restaurants. Restaurants with play areas, arcades, etc. I also loved when the Dallas Craft Guild was in Addison, and wish they could come back to their old location or a new one. Again, they provide camp opportunities for children and the events they hosted were always well attended
I believe there should be more residential options with retail uses interspersed.
The properties and businesses seem disjointed. It seems to me like there is a lack of complimentary businesses to support economic health.
Additional housing options (not multifamily) as well as zoning that would support types of businesses that aren't found on this side of town. I would also like to see amenities the entire community could use such as hike/bike trails, better cross walks , and open green spaces.
Single family homes and retail
More diverse businesses or more greenery

How would you describe the best possible way for this area to contribute to Addison's future quality of life and economic vitality? Please share your ideas in a phrase or short sentence.
Ensure mature trees are kept, enhance walkable areas and remove barriers within the parking lot that prevent easy access from one area to another. Smooth out the parking lot - it's full of potholes and dips. Provide assistance for local small businesses - no chain restaurants - to establish there. Encourage businesses that cater to children, like a Play Street Museum, toy shop, kid's hair salon, etc. We need more in this area that is family friendly and not just for retired seniors.
NO MORE APARTMENTS!
It would be a great area that can greatly contribute to the neighborhood, but worry thst it might attract too many people not residents of Addison.
I would like to see the brick wall on Beltway next to the townhomes to remain. Some has already been torn down which I think looks terrible. Restore the wall.
Separate the multi family properties from the single family homes.
We work type companies, like tree house, or industries of that sort. I think addison has too many restaurants already.
Invite the two private schools that are around it to provide ideas.
Encourage businesses- nice restaurants -NO MORE APARTMENTS
mixed use development with retail and restaurants and perhaps some green area would be awesome. a place that the city might hold small outdoor mixed use events
Restaurants, retail - No apartments, no Airbnb short term rental properties
A walkable retail/restaurant row with ample parking
First & foremost you need to look at the congested traffic in that area at peak travel times & figure out a better flow of in/out to support the "said" businesses you want to bring in. And why not put some focus at the failed Prestwood/Walmart center & now defunct & empty "Look" complex.
2nd bring in better shops, Addison does not need more businesses to fail. Investing that amount of money in one area & ignoring the extended stay motels to the East & West of property on Beltline People do not want to live or shop near those. As I drive down Beltine and see 4 of these in close proximity makes me want to sell my condo in Addison. Especially with the rise in crime in area! At 2am this morning I was woken up because of sirens and 5 gunshots in a row.
Wake up Addison & do more than just focusing on this area & development.
Maybe a vibrant shopping center or park? Just please not another skyscraper apartment complex.
This area is a key intersection for Addison (Belt Line & Midway). The new residential development looks great. It's time to let the area continue to move forward - and not with more live-work-play or senior housing. Revitalize the commercial corridor.
More apartments would increase the congestion that already plagues the area. More houses would be ideal. If not, another connector for the DART to get more people on rail instead of driving to visit Addison.
New boutique hotel, updated restaurants , shopping, central market or Permanent farmers market with green space .

How would you describe the best possible way for this area to contribute to Addison's future quality of life and economic vitality? Please share your ideas in a phrase or short sentence.
Predominantly townhomes with a smaller component of retail/restaurant. another park would be nice.
To not infringe on existing residential areas, particularly along Beltway Dr. It allows noise, dirt & traffic from Belt Line.
No apts!!!
At a minimum, need viable businesses to fill empty spaces and beautification to attract patrons. The back areas are a mystery to passerby's (and a little sketchy) due to poor signage, overgrown vacant lots, etc. One idea might be some sort of Community Center with more services for seniors, an area where Addison is sorely lacking compared to Farmers Branch, for example. It could include library-type services like public computers, English language lessons, music programs that the Athletic Center can't really handle.
I'd also love to see the front spaces be attractive green spaces encouraging folks to congregate like the planned Art Park at Trinity Groves, the new shopping/dining/entertainment center near NFM, North Lake, or the new Dallas park in the middle of the shopping center at Arapaho and Hillcrest. There's a lack of synergy between the businesses and no real draw to the area. I'd love to see some sort of water feature (with sound to drown out Midway), replacing of recently lost trees, penalties for businesses that don't at least mow/weed (have you seen the Crown Plaza lately?), playgrounds for kids with seating where parents can supervise from a dining table or divide and conquer for shopping. There could be events like Holiday Wrapping for a cause, music even. Vitruvian concept but drawing on massive housing stock already in a very dense area. Important to offer safe parking and walking options for those that live nearby.
Sit down restaurants/bars or Boutique shopping. No fast food or high traffic businesses. Need to reduce traffic congestion
Some master 'concept' or 'plan' compatible to existing residential properties to eliminate a so-called mixed use or 'hop-scotch' approach development.
Restaurants and Commercial Properties but keep a defined barrier between commercial and residential neighborhoods, Proper sidewalks and trails to merge neighborhoods and commercial properties
As an Addison resident and property owner, I would like to see the area be used to its best - to promote quality of life to residents and economic benefit to the city of Addison.
I think something like prestonwood place would be great. Maybe include a recreational area such as klyde Warren park.
The signage restrictions for business are too restrictive - especially with Farmer's Branch right to the south. Our signs are too small for a 6 lane divided road. There are not too many businesses that you couldn't evaluate individual proposals
To leave as much open green space as possible. This will have a natural connection between the different properties and provide a nice communal feel.
I would like to see some low rise office buildings with covered parking along Midway.

<p>How would you describe the best possible way for this area to contribute to Addison's future quality of life and economic vitality? Please share your ideas in a phrase or short sentence.</p>
<p>More affordable for purchase homes would be great to drive taxes dollars. Forcing new businesses to build infrastructure instead of tax payers.</p>
<p>Expand single family housing zone to add more owner occupied properties and minimize additional traffic load.</p>
<p>Redevelop certain commercial areas into upper bracket residential homes.</p>
<p>the current business layout serves the community and surrounding areas just fine.</p>
<p>Integrated with and similar to Addison Grove</p>
<p>Sam's Club is too big for this area. There are other industries that would be more suitable, such as medical care.</p>
<p>It seems to work now, and due to the betterment of Midway the business and property fronting Midway, will have a giant step UP. No need to do or plan anything until Midway is completed and results therefrom are observed.</p>
<p>Would like to see redevelopment include single family detached homes instead of littered with a bunch of apartments.</p>
<p>Walkable boutiques, shopping, food, bars, patios</p>
<p>I would love to see this area revitalized with shopping and restaurants, as well as the possibility of a good grocery store...maybe a Central Market.</p>
<p>Parks & recreation</p>
<p>An urban oasis is the future. Lots of green space, landscaped areas and pathways. Bring quaint back to the city with a small town Main Street feel.</p>
<p>Addison has the potential to be a showcase city of the future.</p>
<p>Young professionals and older active people alike in this community have no farmers market or pavilions to picnic and gather as well as shop, other than Addison circle.</p>
<p>Addison should feel like it's in Texas, a show stopper idea would be a big modern built barn with silos as a market and cafe area with shops and cafes.</p>
<p>No more strip malls and office buildings with no style please.</p>
<p>Leave Office in the Park as is. It is beautiful. As far as rest of area, office and retail or single family dwelling neighborhood with park or garden area.</p>
<p>Absolutely no high density housing projects. We have enough of those.</p>
<p>Farmers Branch is doing a great job with green space and they have surpassed Addison in outdoor quality of life.</p>
<p>The area should be a unique destination attracting, shopping, dining and experiences that are Addison.</p>
<p>Since all traffic enters and exits only from Belt Line, this project harms the traffic flow on Belt Line. Addison Grove needs a traffic light to stop traffic on Belt Line and allow traffic to leave the complex in an orderly fashion. Also parking in Addison Grove is almost non-existent.</p>
<p>As much open park space and/or outdoor seating as possible, connected to residential trails, with stand alone restaurants, patisseries, and shopping. NO APARTMENTS, no condos, no townhomes.</p>

<p>How would you describe the best possible way for this area to contribute to Addison's future quality of life and economic vitality? Please share your ideas in a phrase or short sentence.</p>
Traffic control - fewer shabby facades (especially on Midway)
I'm not entirely sure. For adjacent neighborhoods, the current status is quiet. High density has been suggested, but I'm unsure.
Make it a an area to enjoy the community - park, restaurant, moving athletic club, retail
Hopefully we can develop an area that will continue to allow the enjoyment of residents and visitors alike without creating a massive structural building presence which will dramatically increase the volume of traffic, creating congestion while reducing our greenscape experience, which already has been substantially reduced.
We need thoughtful quality redevelopment that is truly mixed use.
Combined retail and office space around walkable green areas
NO MORE APARTMENTS!!!!
High end residential housing, professional office, fine dining
Low impact and low density development.
Family centered small businesses
I have lived in Addison since 2001. I have participated in park study and willing to volunteer in future roles since I retired in 2020.
Continue to promote the benefits of the new Addison Grove development. Continue to improve and bring businesses to the area.
Do Not build more multi unit townhomes or apartment complexes!
Small to medium sized business development. Boutique hotel or retirement center okay. Maybe townhomes but not apartments. No transient or low budget housing.
Continue as is. This is a safe and friendly neighborhood. Any commercial Development jeopardizes the safety and value of the surrounding neighborhoods. A connecting trail system would be nice.
Create/expand the urban environment started by Addison Grove.
Need quality business shops to open in area...with ease of access
Some high density residential combined with quality retail/dining/office space. Pedestrian friendly and attractive outdoor space.
Find ways to help every property owner upgrade. The redoing of Midway will help but you can't have a nice street and bad frontage.
If my neighborhood becomes boxed in with high rises, it will hurt the property values. I would suggest no more than two story retail or residential. If residential, please make it on par with current property values in the area.
Walkability should be the overarching goal. Development needs to support higher density living, with services for daily life close at hand, along with restaurants and other entertainment services.
We need to attract young people to Addison. They are the consumers.
No night clubs in this area. More options to walk around. Bakeries, coffee shops, niche non franchise concepts that helps bring unique offerings from other parts of Dallas like La Casita Bakery in Richardson or Shug's Bagels
No access to Beltway

How would you describe the best possible way for this area to contribute to Addison's future quality of life and economic vitality? Please share your ideas in a phrase or short sentence.
No more apartments
Primary Restaurant and entertainment industry
Revitalize this area with more retail and offices
Work with property owners on a redevelopment plan to improve land usage, add a specialty grocery store (like a Sprouts), and increase business development
Not sure trying to follow what's going on to the area. As I have only been here one year
Be a destination point that attracts thriving businesses and serves the residents and community. I would love to see Addison set aside some land to attract our version of Bonton Farms, which could provide local food to residents and businesses.
Public park
Anything but more apartments. Add local/regional businesses. No chain restaurants.
I love walking to Ascension coffee with my baby and dog but the way to get there from Midway Meadows is not the most ADA accessible, stroller, or pedestrian friendly. I also have out of town guests stay at the Courtyard and walk to our house. This area offers great amenities, but could be made more accessible to the neighborhood with a few sidewalk additions and ADA improvements.
No more apartments!
I like that this area is walkable for me. And I like the mix of businesses. The dog park is great.
DO NOT cut down the oak trees on Midway. The trees add a warmth to the neighborhood and are so pretty. I don't like that the trees in the middle of Midway were cut down but understand why. I hope they are replaced. without the trees in the area it looks like every other town. Addison had on the books years ago that the trees would line both sides of the street and it would be a canopy across the street. The trees set Addison apart from other cities versus the sterile neighborhood that it is becoming.
I think a development similar to the domain in North Austin would be perfect for this area. Apartments/ condos, dinning, and shopping.
Please make it walkable

<p>How would you describe the best possible way for this area to contribute to Addison's future quality of life and economic vitality? Please share your ideas in a phrase or short sentence.</p>
<p>1. Aligned with our overall vision for Addison (we are an aging community and our visual appeal is slipping).</p> <p>2. This revitalization should be beneficial for all - walking and bike paths along Midway would be a start.</p> <p>3. Other examples - updated restaurants (ideally with patios - front patios and rooftop patios with shared parking in the back)</p> <p>4. A food truck park</p> <p>5. Maybe a new upscale hotel to replace the closed Crowne Plaza.</p> <p>3. Completing the undergrounding of the utilities - would definitely assist in the eye-appeal of our town.</p> <p>4. Must not take years to plan and execute (or at least get started); as we all want to benefit from it.</p> <p>5. NO MORE apartments.</p> <p>6. Convert part Addison Treehouse (if this still is a thing), and expand that complex to include maybe an Adult Learning Complex - painting classes, cooking classes, etc...</p>
<p>Updated restaurant and entertainment area</p>
<p>Addition of a promenade with a water feature and cafes with sidewalks etc</p>
<p>to continue as restaurants/businesses</p>
<ul style="list-style-type: none"> - Alleviate traffic congestion on Midway / widen roads - Modernize the streets and appearance of Beltline and Midway roads - Add green spaces, trees, parks and water bodies (example: Riverside Road and Royal Lane in Irving, TX) - Elegant street lighting - Make the entire city, bike and pedestrian friendly
<p>Space for businesses to thrive</p>
<p>High quality store and restaurants or park type environment with cafes.</p>
<p>I strongly recommend the community to consider 55+ communities. Apartments, condo and homes. No to retail, no to additional apartment for non seniors.</p>
<p>I was involved with the Inwood/Forest rezoning (I lived in the area) the end result was a win win for seniors and the neighborhood.</p>
<p>Upscale shopping and restaurants with no nightclubs</p>
<p>retail and restaurants that would attract visitors to Addison as well as the residents of Addison and the adjacent neighborhood.</p>
<p>For parts of the area to be upgraded from Blight condition</p>

How appropriate are these uses in the subarea between Addison Grove and Midway Road?					
	Very appropriate	Somewhat appropriate	Somewhat in-appropriate	Very in-appropriate	I'm not sure
Art or entertainment spaces	40.4%	30.2%	14.7%	13.2%	1.5%
Medium density homes (townhomes or small lot detached homes)	13.8%	13.0%	19.6%	51.5%	2.2%
Higher density homes (apartments or condos)	2.9%	3.7%	16.9%	73.5%	2.9%
Mixed use buildings with residential and commercial uses	15.2%	25.4%	20.3%	37.0%	2.2%
Housing for active seniors	19.0%	17.5%	12.4%	47.5%	3.7%
Assisted living	15.8%	11.5%	14.4%	54.0%	4.3%
Office or employment uses	16.1%	27.0%	21.2%	32.1%	3.7%
Restaurants	65.9%	21.0%	4.4%	7.3%	1.5%
Retail uses	42.7%	34.6%	13.2%	9.6%	0.0%
Hotel	5.9%	15.4%	19.1%	56.6%	2.9%
Business incubator	8.2%	28.2%	22.2%	28.2%	13.3%
Open space (public or private)	31.4%	29.2%	16.8%	19.7%	2.9%
Live-work spaces	10.4%	30.4%	17.0%	37.0%	5.2%
Medical or health services	14.0%	38.2%	19.1%	25.7%	2.9%
Professional or personal services	22.8%	41.9%	15.4%	16.2%	3.7%

Other Comments
Do not want to see more apartments (other than senior living) or retail. No medical or health services either. No more retail - the shopping center at Belt Line and Marsh brings in a lot of people from outside the area. I had my cell phone stolen there. We also don't want more fast food or food chains. New restaurants should be unique (no more Mexican - we have enough!).
Addison is already so "top-heavy" with apartments and other medium to high density living, that I believe we are losing the Addison way and racing to be Plano or even worse, Dallas. Please no more apartments and condos.
Based upon apartments recently added to Belt Line, more apartments would cause over saturation.
Due to the ingress-egress of the area, retail uses generate additional traffic on an already busy Midway Road.
We have plenty of restaurants and hotels and can't keep them full... covid is cutting I demand that permanently, in my opinion... I think we need some thing that brings in users of hotels and restaurants, such as senior housing where they can walk to these places and or services that helps our citizens and the people working in The offices and he would eat at the restaurant... Maybe even a convention center to attract people to the restaurants
Would love to see open space (and maybe this is on the old Sam's site) that could accommodate things like a Farmer's Market and Live music. Residential options should have less density, with private outdoor space (courtyard or rooftop deck). This area needs to be connected to our restaurants, commercial office space and hotels. Our residents need to feel safe when walking/biking to these places. I know we have a connectivity plan, but we need to make sure to have enhanced crosswalks with better lighting, to get people across Beltline & Midway.
Mixed retail and restaurants - similar to Dallas Park lane/ or something more culturally diverse

Other Comments
The parking lot around La Ventana/Snuffers/Nate’s needs to be improved. It is an eyesore and a mess to navigate safely. This is not an appropriate area for more housing. We don’t need to cram more people into this part of Midway Road!
NO MORE APARTMENTS!
Due to the traffic issues on this corner, any senior housing would contribute to slower traffic. The Starbucks is an example of poor traffic management- cars standing still on Midway!
No more multifamily housing in this area, please. Keep the zoning as-is.
mixed use retail and entertainment with some open park space would be amazing
There is not enough appropriate parking or proper roads to support anything large. Traffic congestion is already a nightmare coming from all 4 corners at intersection of Midway & Beltline!
More entertainment venues needed in that corridor instead of restaurants. Urgent care’s, doctors offices, and health spa’s would be better uses for the area.
Please work with Starbucks, nates, la ventana to reincorporate.
There’s a need to differentiate between things that would face Beltway/Midway and “back lots”.
Midway and Beltline is a major intersection, We can do better than a Starbucks, a Gas Station, and two restaurants as the corners anchors.
We are already lacking a great deal of parking spaces in the new Addison Grove Townhome community. With the big apartment complex as well, we need to think about whatever we put in this space and how much parking will be needed. I recommend something more like small retail shops versus more living to avoid lack of parking spaces becoming even more of an issue.
Really need to see more condos and townhomes at affordable costs for purchasing.
The business properties currently located in this area are very substantial and provided important and very profitable property and sales tax base to Addison. In addition, the varying food choices offered by these established business' are attraction for local and Addison residents, as well as any "out of towners." As some business properties face Belt Line and which have very good apperances and upkeep as well, they add to Addison. The close proximity of Belt Line and Midway should make this area attractive for business.
The restaurants that are currently there are very appropriate.
I would love to see a Central Market around here!
More outside attractive space is needed. People want to come to Addison to dine but there is no other real reason to stay longer.
Traffic has to be allowed on Belt Way Drive in order for businesses and residential uses to be successful.
Should not allow parking buildings, auto dealers, low income residences
Park area plus low density housing and small retail establishments.
This is a very small parcel. Don't need anymore traffic at the corner of Beltline and Midway.
Businesses or open space over residential
Additional traffic would be unwelcome and bring additional issues to an already growing congested area. Green hill and other schools already provide backups. Also with everything going remote most of these purposes are not realistic.
We need to attract young people to Addison. They are the consumers.
It should be a park
Anything but high density housing or hotels. We have enough in this area.
No more apartments, condos or similar on corners. Corners of our intersections do not need to be covered by residential living areas. We need NEW retail, restaurants and entertainment within a walk of the residential areas we have today - that are within a walk of this section.
We need more open spaces with parks / greenery / trails / water bodies / arts & entertainment area in Addison. At the moment the city is congested and full of retail, businesses and restaurants making it unattractive for future homeowners.

Other Comments
Please do not decrease the value and exclusivity of Addison by adding in more inappropriate housing.
I am an advocate for seniors, they will not burden schools. They will support local companies.
This is the wrong space for residential use. It needs to be retail.

How appropriate are these uses along the Midway Road frontage between Beltway Drive and Proton Drive (the subarea generally shown above)?					
	Very appropriate	Somewhat appropriate	Somewhat in-appropriate	Very in-appropriate	I'm not sure
Art or entertainment spaces	40.6%	30.1%	15.8%	10.5%	3.0%
Medium density homes (townhomes or small lot detached homes)	17.8%	20.0%	14.8%	45.2%	2.2%
Higher density homes (apartments or condos)	6.9%	8.4%	11.5%	70.2%	3.1%
Mixed use buildings with residential and commercial uses	17.8%	31.1%	15.6%	33.3%	2.2%
Housing for active seniors	23.1%	23.9%	15.7%	35.1%	2.2%
Assisted living	17.7%	25.0%	14.0%	40.4%	2.9%
Office or employment uses	27.4%	38.5%	19.3%	12.6%	2.2%
Restaurants	56.8%	23.5%	9.1%	10.6%	0.0%
Retail uses	50.8%	31.8%	7.6%	8.3%	1.5%
Hotel	14.1%	25.0%	21.1%	38.3%	1.6%
Business incubator	17.3%	36.1%	15.0%	20.3%	11.3%
Open space (public or private)	38.2%	30.9%	17.7%	9.6%	3.7%
Live-work spaces	12.8%	30.8%	23.3%	29.3%	3.8%
Medical or health services	25.4%	41.8%	15.7%	16.4%	0.8%
Professional or personal services	37.3%	35.8%	14.2%	11.9%	0.8%

Other Comments
If we bring in more restaurants they should be unique concepts, not fast food or more Mexican.
Addison is already so "top-heavy" with apartments and other medium to high density living, that I believe we are losing the Addison way and racing to be Plano or even worse, Dallas. Please no more apartments and condos.
This would be an ideal area to create an attractive walkable retail or mixed use area similar to Watters Creek in Allen with landscaped walking areas or maybe a boardwalk area like downtown Grapevine or Plano. Maybe combine or mix in with the land behind it as described in the next section. Just make it human scale as opposed to some areas of the Shops at Legacy. Walkable > drivable.
There are fifty (50) residential units - town homes and single family residences - adjacent to the western property line of this portion of the study area. These properties have an aggregate valuation by Dallas Central Appraisal District of \$18.4 million dollars. Very careful consideration must be given to any 're-development concept' along the western boundary line so that it would not create any actual/perceived loss in valuation.
Mixed use or services would be best as this is awesome main thorough fare... The restaurants along here never do very well.
NO MORE APARTMENTS!

Other Comments
Typically housing that is developed adjacent to a major road turns into undesirable property and an eyesore. There are many examples surrounding Addison. This would devalue the housing in Addison.
Please--no more multifamily housing in this area. Leave the zoning as-is.
mixed use development with retail and restaurants and maybe green areas. the idea of an entertainment center is really nice. not interested in retirement communities of any kind
Again the traffic is main concern as Midway is already heavily used in that area
Increased usage of live-work spaces are ideal for residents of Addison to coexist well with retail spaces.
Something similar to sec of dnt and 121.
In all areas, the zoning across Midway should be complimentary. This whole area could be green space with the back area being a mix of retail, professional, etc.
Midway is a major road and office space has to move from adjacent the tollway. This frontage would be very good for low rise (4 story), tilt wall office buildings with multi level parking behind. 5 per 1,000 parking should be a requirement with power pre-planned for a lot of electric cars.
I would recommend more restaurants.
For this section, the makeup and mix use is overall appropriate. There is no need to create more traffic on Midway. Additionally, parking could be a challenge. And we all know, there is SO MUCH available parking in the Town of Addison.
Please leave our current business alone. We like them.
This area is a complete let down as is with a ton of potential.
More art, entertainment, community use and visitor space. Less high density shopping or apartment/condos.
Medical/Health facilities as long as not high rise and high density
If homes and businesses face Beltway Drive, traffic has to be allowed to enter and leave via Beltway Drive.
This area borders into a community but not a neighborhood street. Keep it commercial and an entry to the community. Maybe move the Addison Athletic center to this area and put more homes in where current Athletic center is located
No auto dealers nor parking buildings
Parks and sports fields.
We need to attract young people to Addison. They are the consumers.
Ideal for senior housing area with appropriate medical offices nearby
No more apartments or high density housing.
No residential on the main street.
Don't trash our neighborhood more with housing options. Put in retail and professional spaces there.

How appropriate are these uses adjacent to the existing neighborhoods between Beltway Drive and Proton Drive (the subarea generally shown above)?					
	Very appropriate	Somewhat appropriate	Somewhat in-appropriate	Very in-appropriate	I'm not sure
Art or entertainment spaces	33.9%	24.6%	18.5%	19.2%	3.9%
Medium density homes (townhomes or small lot detached homes)	34.1%	21.2%	11.4%	31.8%	1.5%
Higher density homes (apartments or condos)	9.0%	12.8%	11.3%	65.4%	1.5%
Mixed use buildings with residential and commercial uses	17.3%	22.6%	25.6%	33.1%	1.5%

How appropriate are these uses adjacent to the existing neighborhoods between Beltway Drive and Proton Drive (the subarea generally shown above)?					
Housing for active seniors	33.6%	27.5%	16.0%	20.6%	2.3%
Assisted living	27.6%	25.4%	12.7%	32.1%	2.2%
Office or employment uses	24.1%	33.8%	18.8%	21.8%	1.5%
Restaurants	22.7%	22.7%	26.5%	27.3%	0.8%
Retail uses	21.8%	31.6%	18.1%	27.8%	0.8%
Hotel	14.4%	18.2%	18.2%	47.0%	2.3%
Business incubator	13.9%	22.3%	27.7%	26.2%	10.0%
Open space (public or private)	56.5%	29.0%	5.3%	6.1%	3.1%
Live-work spaces	16.9%	33.1%	21.5%	26.2%	2.3%
Medical or health services	19.7%	37.1%	18.2%	22.7%	2.3%
Professional or personal services	24.4%	32.1%	25.2%	16.0%	2.3%

Other Comments
The closer we get to the residential areas the more careful consideration should go into what goes in those areas. Lower density is better. (If it's a senior living facility more density is okay.)
Addison is already so "top-heavy" with apartments and other medium to high density living, that I believe we are losing the Addison way and racing to be Plano or even worse, Dallas. Please no more apartments and condos.
If used as an extension of retail along Midway, then retail would become appropriate.
The western property line of this area is adjacent to fifty (50) single family residences/town homes and those with back yards adjacent to the study area are less than fifteen (15) feet from the parking lots surrounding Office In The Park.
Getting even further away from the main thorough fare's... I think this needs to be all housing or a combination of housing in retail as you head towards the neighborhoods.
Please no more high rise apartments or townhomes. This neighborhood is starting to feel crowded.
NO MORE APARTMENTS!
Please, no more multifamily housing in this area.
do not want any retirement communities or cheap townhomes. things that add to the desire to live in Addison are great like more fun retail, entertainment space and restaurants or green space
Traffic, traffic & you have a private school right there
This area would be perfect for senior-living facilities and apartments that cater to seniors. Open spaces can be converted to adjacent parks for the community to enjoy.
Day care/early childhood center.
Senior Center for Active Seniors - think Medicare assistance, parties, bike/hike trips, Silver Sneakers Yoga (vs. current AAC which is not senior friendly) NOT bridge, mind games, lunches as in your parents senior center.
Great care should be take to not allow taller buildings to encroach on the adjacent single family homes to the west. It might be possible to create a pathway from Beltway down to the dog park as a buffer between the developments.
More restaurants for people to walk to.
The north part of this section has been a drag on Addison and the neighborhood since the fire and destruction of the hotel, as well as the empty lots (parking) HA HA. Low rise, two story at the most buildings would be an enhancement, IF attractive enough to be occupied.

Other Comments
I personally hate Addison Groves. This is not what I want to see more of. The people doing this survey, don't live here. You can tell that by the suggestions that they make.
This is the worst utilized part of Addison. Please remove the horrible hotels
This area does not belong together. The area along Beltway and south to office in the park lends to offices, retail. The office in the park is beautiful green space with mature trees. Should remain a park like open space or current use.
Enlarge the dog park (see Farmers Branch new dog park). Keep commerce on Midway buffering the neighborhood
Park space plus low density commercial businesses
Beltway is the only green space in that area now. Why spoil that?
We need to attract young people to Addison. They are the consumers.
No night clubs or businesses that create loud noises and disturb the adjacent residential homes, like the weekend noise caused by the patrons of Vinetti's
In this area, I think it could be neat to provide a small working urban farm that could provide simple produce to local restaurants and residents. See Bonton Farms as an example.
Do not think my opinions will matter - as you probably have already decided what will be done - but we need to keep this community active. Entertainment venues would be great; keeping a business hotel on this end of town would be good, true medical facility (NOT minute clinic or these independent ER offices). Active housing for Seniors should be 55+ true ACTIVE (not Nursing home) - I imagine the same building style of 55+ Active Seniors that was built on Inwood Rd (across from Lowes and down from Jesuit). Building here would keep it quiet and hidden.
Same comments

How appropriate are these uses in the subarea between Proton Drive and Hornet Road (the former Crowne Plaza Hotel site and surroundings)?					
	Very appropriate	Somewhat appropriate	Somewhat in-appropriate	Very in-appropriate	I'm not sure
Art or entertainment spaces	36.2%	31.5%	14.6%	16.9%	0.8%
Medium density homes (townhomes or small lot detached homes)	25.0%	24.2%	18.8%	32.0%	0.0%
Higher density homes (apartments or condos)	6.3%	9.4%	21.1%	62.5%	0.8%
Mixed use buildings with residential and commercial uses	19.4%	27.1%	20.9%	32.6%	0.0%
Housing for active seniors	35.7%	29.5%	12.4%	21.7%	0.8%
Assisted living	27.9%	29.5%	8.5%	32.6%	1.6%
Office or employment uses	30.2%	41.1%	15.5%	13.2%	0.0%
Restaurants	34.9%	31.0%	16.3%	17.8%	0.0%
Retail uses	29.7%	38.3%	14.8%	17.2%	0.0%
Hotel	37.9%	25.8%	7.6%	27.3%	1.5%
Business incubator	17.3%	34.7%	15.0%	22.1%	11.0%
Open space (public or private)	49.2%	29.7%	9.4%	9.4%	2.3%
Live-work spaces	16.3%	32.6%	19.4%	27.1%	4.7%
Medical or health services	31.8%	42.6%	8.5%	17.1%	0.0%

How appropriate are these uses in the subarea between Proton Drive and Hornet Road (the former Crowne Plaza Hotel site and surroundings)?					
Professional or personal services	32.8%	42.8%	9.2%	14.5%	0.8%

Other Comments
Addison is already so "top-heavy" with apartments and other medium to high density living, that I believe we are losing the Addison way and racing to be Plano or even worse, Dallas. Please no more apartments and condos.
Morning traffic turning at Hornet is a bit much, so the planned use should keep in mind staggering the traffic congestion times so that it doesn't add more.
Low density Housing here!
NO MORE APARTMENTS!
Addison residents love the green areas of our neighborhood. Consider adding to it, not taking away by building high density apartments.
Please, no more multifamily housing in this area.
not interested in any retirement or senior facilities that will just make Addison seem old. upscale hotel or entertainment and mixed use retail, restaurants and green space preferred. things that will add to the image of Addison and not retirement communities or senior centers or cheap condos or townhomes
Congested traffic area. Need to take into consideration how many cars in and out of area daily
The list should be in the same order fir each area. Seems like leading the responder.
Greenhill may need some of this property to expand. We should not do anything that would discourage that from happening.
A good developer or property manager should be able to make this area very attractive to Business.
Please remove the horrible hotel.
Keep commerce on Midway,
Park space
See other comments. Where are the feasibility studies as well post pandemic?
We need to attract young people to Addison. They are the consumers.
The old Crowne Plaza might be a good assisted living facility option
No more apartments!!! No more bringing down our home values!!!
A hotel would be ok as long as it is on the higher end of things.

Are there other uses that should be considered somewhere within this Study Area? If so, please note them here and add any comments about where they are most appropriate.
Larger senior living developments like Highland Springs with independent, assisted and skilled nursing in same complex.
I think there should be a some good green space that go back to the walking trails/dog park in the space adjacent Towne Lake. Maybe add some outdoor workout stations.
Interconnecting walking paths looping through to the neighborhood streets at Beltway and Proton.
A park and walking areas with water feature. Discourage business that attracts undesirable people or loud noise. Limit buildings to two or three stories.
No more residential development

Are there other uses that should be considered somewhere within this Study Area? If so, please note them here and add any comments about where they are most appropriate.
Move city hall to old crown plaza site!
Midway/Beltline corner - speciality grocers - ie Trader Joes, Royal Blue Grocery or grab and go food ie eatzies
Tiny home village
Please consider the look and feel of Addison, and NO MORE apartments. Think about the long term of our citizens. What is appropriate for a sustainable tax base while keeping the integrity of living in Addison. Single family homes - not condos!
please no retirement communities or senior centers of any kind that will diminish the active lifestyle of Addison. the town needs more entertainment centers and upscale shopping and dining options and park space.
No commercial or big businesses. Addison does not need any other hotel or motels until it cleans up all the extended stays & empty deserted spaces up and down Beltline. Our sweet little town of Addison as my friends say " is looking pretty ghetto" and people are going to Plano & Frisco to eat instead of Addison whose fault is that??
Wake up Addison city council!
Central market or permanent farmers market with green space and live music venue
Bars, hookah lounges, and nightclubs coupled with Uber/Lyft hubs that encourage patrons to ride share instead of driving their own vehicles which would increase the entertainment value of the area and keep roads safe.
Active Senior Center 21st century "library" for learning & research Day care/early childhood center
We can have all the greatest ideas for our side of Midway, but without coordination with our neighbor, it will be destined to fail.
More sidewalks for residents to walk safely from their homes to restaurants. Create more of a walkable vibe to get to restaurants and shops. If not, add more green space and parking spots.
What ever us decided, do not give away Town of Addison infrastructure other than basic utility hookups. Any developer, should be responsible for the entire development. With the massive changes caused by the last 18 months and the methods of working, traveling and commuting, I believe this study should be a very very broad brush stroke in order to be flexible enough to change react and change rapidly. A design today is short sighted in 3 years and out of date in 2. Decisions on any of these property sections or as a whole should be done quickly and finished.
Stop building apartments in Addison; zone for upper bracket homes , gated community.
Private schools for people who don't want to put their children in public schools.
Multiuser Sports Complex whereas sports teams can rent space to host practices and or tournaments. To raise cash flow for Addison capital improvement projects.

Are there other uses that should be considered somewhere within this Study Area? If so, please note them here and add any comments about where they are most appropriate.
Consider a walkable mixed use commercial and residential.
More beautifying, Addison needs more green space.
Move the Addison Athletic Club to somewhere on Midway.
Expand the outdoor play areas & community garden. Make it the entrance to Addison west of Midway.
The plan should not be influenced by big developers with no buy in for the community
Specific designation for entertainment industry projects including but not limited to commercial and city-owned.
I think the new development on Arapaho and Hillcrest is done well with open space and restaurants on either side. https://dallascityhall.com/departments/pnv/Documents/Hillcrest%20Village_UDPRP%20Submittal.pdf
All these areas should be retail and professional or possibly hotel.
Park, trails, water features

How important are these ideas about connections to and within this study area?					
Idea	Very important	Somewhat important	Somewhat unimportant	Very unimportant	I'm not sure
Residents of nearby neighborhoods should be able to walk or bike to shops and restaurants easily and safely	72.3%	18.3%	4.4%	5.1%	0.0%
The Redding Trail Dog Park and other open space amenities in the study area should accommodate safe pedestrian connections to the surrounding neighborhoods	71.5%	14.6%	6.6%	5.8%	1.5%
Bike or pedestrian connections between residential and business areas will make Addison neighborhoods more appealing to people who work in this area	64.7%	18.4%	8.8%	6.6%	1.5%
People who work in or near this area should be able to safely reach shops, services or restaurants without driving and parking their cars in the commercial areas	60.0%	24.4%	12.6%	2.2%	0.7%
People visiting this area should be able to park once and then walk to various offices, shops and services in the study area	54.4%	30.9%	10.3%	4.4%	0.0%

How important are these ideas about transitions and separations between various uses and activities in and around this study area?					
Idea	Very important	Somewhat important	Somewhat unimportant	Very unimportant	I'm not sure
Landscaped screening (like trees, shrubs or other vegetation) is important on the western edge of the study area	79.4%	14.7%	5.2%	0.0%	0.7%
Less intensive uses should be adjacent to the existing neighborhoods west of the study area	60.2%	19.6%	6.0%	3.8%	10.5%
Physical barriers like screening walls, fences or other sorts of buffers should separate new development from existing neighborhoods	58.7%	27.8%	3.8%	3.8%	6.0%
More intensive uses should be along the Midway Road side of the study area	54.1%	19.6%	7.5%	6.0%	12.8%
The street system should not have vehicular connections between residential and non-residential areas	52.2%	20.2%	12.7%	5.2%	9.7%
Pedestrians should be able to move between residential areas (like the neighborhoods to the west or Addison Grove) and non-residential areas	51.9%	24.4%	11.1%	10.4%	2.2%

If you have other ideas about connections, transitions and separations, please share them here.
I think having good separation enhances the safety of the residents in the area. The shopping strip mall (Target, etc.) is attracting a lot of people from other areas. I had my cell phone stolen from there last week. We don't need any more retail in these areas. Also no more fast food.
Having worked on the east side of Midway at Beltway, the light takes roughly 2 minutes to change and pressing the crossing button did not appear to speed things up. As a pedestrian walking to my home on the west side of Midway I hated having to wait that long. Is there a way to change the cycling speed when the pedestrian button is pressed? More often than not, I and my colleagues would jaywalk at lunch while crossing to the restaurants on the west side of Midway. Also, people turning left off Beltway often do not notice pedestrians, and I've almost been hit a couple of times. Improved safety might help increase local activity at the various restaurants. The south side of Beltway between Le Grande and Midway is missing patches of sidewalk which creates a barrier to pedestrians coming out of the neighborhood who have to walk in the street or cross and then cross back - a continuous sidewalk would connect to the restaurants better.
Residents should be able to walk or bike without the traffic of Beltline RD and Midway Rd. It would be great to have a protected connection with the Northaven Trail
Being able to safely walk between areas may help ease traffic patterns on Midway as well.
Please keep the brick wall on beltway separating beltline and beltway
Pedestrian connections are welcome, but opening the neighborhood to ask kinds of transit would be detrimental for the whole area. Pathways are fine, new roads are not.

If you have other ideas about connections, transitions and separations, please share them here.
Please consider height of any new buildings so existing properties will not be devalued. High density=high traffic. There is enough traffic.
the ability to move about on foot or by bike will add value and appeal to Addison and make it a place people want to live and work. also please don't forget to incorporate some green space along with it
More greenery, trees, shrubs,, flowers less money on costly metal art sculptures that most residents don't get or care about
This is a council-induced study. The Redding Trail is NOT NEAR THIS STUDY AREA.
Rather than having more/multiple connections to existing neighborhoods which might lead to security issues and noise in those neighborhoods, perhaps connect to existing trails like the Reading Trail, sidewalks along Beltway, etc. and let residents use existing connections to them. Perhaps an attractive off-road multiuse path north/south along west side of Midway highlighting play spaces, water feature, etc. that would connect the Reading Tr,, Silver Line bike trail, and extended sidewalks all along Spring Valley...like along east side of Marsh.
Creating a north south trail from the dog park to Beltway should be based on the Katy Trail, Soft walkway for walkers and runners and hard pathway for cyclists, roller blades etc.
I think having separations really creates an unfriendly and disconnected community. We should open everything up and create a nice synergy.
There are plenty of sidewalks and walk areas in these sections. If an individual wants to get somewhere on foot, IT CAN already be done EASILY. No need to create more 5 foot sidewalks. Having been a resident for 30 years, I have NEVER seen a crowded sidewalk. Plus walking slowly become harder and hazardous as more and more areas become denser and more cars follow developments.
Would love to see the area connected to the neighborhoods with appropriate sound and safety barriers
It depends on where within the study area. Buffer between study area and town lake less important than buffer backing up to homes in midway meadows.
Landscaping is important and there is significant and rare green space in this area. New development should incorporate the current large growth and old trees. Please don't pass off as 're-planting'. If the development includes razing all of the old trees and paving over, please say that in the plan and be transparent (Midway Rd is the example).
concerned about the density/traffic on beltway/midway
Beltway Drive cannot serve as a major arterial in its present form and changing the width of the street would cause a lot of consternation for existing neighborhoods.
The walkability of Addison is what attracted me to live here, please don't make it harder to walk to businesses in the area.
Dallas citizens rarely want walkability. Especially around the busy traffic of the neighborhood. Continue to develop all of Beltline. There is plenty of that abandoned and underused that does not effect neighborhoods. Am also NOT interested in living near section 8 or affordable housing. Will move if that occurs.
Nobody who lives here is going to ride their bikes to work or restaurants. Hardly anyone rides their bikes in our trails.
These questions are "absolute." Obviously it depends entirely on the use of the property and the input of existing residents
As a resident who lives to the west, I don't want a lot of strangers using the Redding Trail behind my house. I'd love to have this area accessible to the neighborhood, but almost hide the entry to the Redding trail and make it harder for non-residents to find it and get back there for safety reasons.
Agree that residential areas should be kept private from our non-residential visitors. Though we want our visitors to frequent our community - but not in our private residential areas. Large privacy walls and proper landscapes should be added.
Product should be of high quality and upscale appearance
We do not want more crime. Your apartments around us have already raised crime in our area beyond what is acceptable!!!

If you have other ideas about connections, transitions and separations, please share them here.
How should future development in this study area contribute to the connections shown in this future trails network? Please share your ideas here.
A road connection between Vitruvian Way and Brookhaven College circular road would reduce travel time to connect to the College as well as congestion on Marsh lane.
People in this area walk a lot and use the trails frequently. Safety should be a major consideration.
It would be nice to have golf cart access trails to main destinations.
If there is retail/office/commercial, then walking from the neighborhoods on a continuous, clearly marked public path would be very useful. For example, I would often walk from my office on Beltway to Kroger or Target but passed through the townhomes behind Addison Park. Although there were no gates stopping me and there were links from the park to the townhome area, I always felt like a trespasser. My other options were to walk along Beltline or walk down to Marsh and north to the shopping area. Marking a public path would have made the walk more pleasant - the Redding Trail is awesome as are all of the connections.
fully connected
Biking trails that connect to avoid families having to use busy main roads is essential!
Current trails provide Addison residents plenty of good options to walk and bike. Must look at the incremental cost for expanding these trails when the current system is not being used by a significant number of residents.
Not sure yet based on final developments
n/a
While much bally-hoo has been made over the years about 'walkability', this portion of Addison is walkable only for those getting exercise, fresh air and exercising their dogs. There is not now any 'concept' or 'proposed area' to 'walk to' and extending the walking trail to Addison's east side and west into Farmer's Branch is years and years away and the general fund budget dollars and bond dollars can best be spent on more critical infrastructure.
What the blankety blank is this ridiculous map?!? Who can tell what this garble is???
A bike boulevard on Beltway Drive east of Midway will be dangerous. Right of way is too narrow. A pocket park should be included somewhere behind retail on Midway Road between Beltway and Proton.
I'm not sure how the future development can contribute to the trail system. I think it's really the other way around. I think the trail system and its connections will encourage development & redevelopment in the town. With the right connectivity, you'll finally be able to live, work & play in Addison without getting in your car. I think that's a highly desirable amenity and hard to find in many parts of the metroplex.
Absolutely contribute by following the plan
Make sure it doesn't attract loiters and create a space for homelessness, also have a lot of safety precautions like enough lighting
Walking /biking path that links the trail to the back of Target so you don't have to walk along Marsh Lane.
I would like to see a area similar to Legacy shopping
Developments should contribute by inviting people to walk more, they should be environmental friendly.
I think it is ridiculous that the wall was removed (and will continue to be removed) along Beltway between the residential housing and the condos. It takes away from Midway Meadows and Towne Lake properties. Also, the land the condos is on is a lower elevation and not accessible to the greenspace.
interconnections are crucial to allowing people to use these spaces freely. the ability to move about your community on foot and by bike will add value to Addison homes and businesses
Forget the trails connecting - do not support at all either in west Addison or east Addison. It's too late, too much traffic, too many ways to connect now that negatively impact residents and tax paying owners.
First make Addison area safer before we can even think about adding trails
Pedestrians should be able to walk and shop along the major corridors.

If you have other ideas about connections, transitions and separations, please share them here.
It looks like the trails run at the back of the properties which means deliver bays, trash dumpsters, lots of screening to maintain, etc. This won't do much to beautify the trails or make the area a magnet. Maybe in the narrowest section, have outdoor seating area face the trail (ice cream shop) or encourage bike rentals/repair shops.
If we are going to get serious about bikes and trails, https://www.visitbentonville.com/bike/trail-maps/paved/
Then we should add bike racks to our building codes for all new businesses.
Yes
I think future development should consider less buildings and more open green space.
Movement of individuals between the various Town of Addison locations and business properties and DART should be at the top of the list. If there is access, or transportation to let individuals access the venues the Town has, everyone wins. The walking trails may make some individuals think it is great and is forward in thinking, maybe those individuals should start considering the majority of individuals that do not and will not use these "nature" trails. Sort of like the Athletic Club, where out of only 20% of the residents even use and even less on any consistent basis. Shall we get serious about Addison and its future or just dilly, dally around.
Let us consider making the Town a place where there is transportation, a place to live, (if necessary to work), and to eat and enjoy.
I like the trails, as is. Walking in Addison is a great experience.
Impose strict noise control standards .
Safely lighted paths.
biking lane on Midway is totally insane
It should follow this.
This is currently a very nice and quiet residential area. It has nice parks and trails that are heavily utilized by the public for walking, running, and biking. Please keep this in mind when considering development potential. Area along Midway is ripe for nice new retail or offices. The rest should be kept low density housing, green space, and improvements to the landscaping along the Redding Trail.
Keep neighborhoods quiet with low foot and road traffic primarily used by residents themselves.
Corner of Midway & Belt Line is very congested with traffic and businesses. We should try and reduce this by curtailing some of the massive development in such a small area encouraging businesses to be in the backdrop with added walkable green space .
I favor adding the jogging trail at the backs of the neighborhoods to the west of the properties facing Midway. The redeveloping properties should donate the property needed for the expansion as part of their open space dedications.
Love having bike and walking trails
More connections the better, really appreciate being able to walk or bike Addison so easily.
Maintain and enhance the residential and small Town lifestyle. We don't want to be Dallas or Far North Dallas!
There just are not that many users. I walk my dog at least twice a day and the area around the park across from the athletic center is the busiest. The area around the duck pond is rarely busy.
In anticipation of the coming Midway bike / pedestrian trail, anticipate and accommodate more bike and pedestrian friendly businesses along the Midway corridor.
Should integrate into the planned trail system as a condition of the redevelopment.
Easily walk down Midway for either just exercise or to get to a park or business along this area.
Water fountains. Dog water fountains.
Need more than 1 pedestrian/bike crossing point for Beltline. Need to extend ped/bike paths to commercial areas to promote local resident access (e.g., think Katy Trail)

If you have other ideas about connections, transitions and separations, please share them here.
Trails on the west side of the area considered should be looked at. Midway is very busy and not fun to walk on because of all traffic.
It should not disrupt the current plan
There are so many vacant buildings in the area close by such as the blue goose I think that should be a part of this discussion
no idea - but all paths should be able to walk/bike/run, etc...
Restaurants and happy hour spots would serve well here.
Do not connect future trails to the interior trails inside the neighborhoods. We don't need through traffic.
A trail similar or bigger than Katy trail (bike and pedestrian) in Addison connecting all the parks (Vitruvian, Addison Grove, Addison Circle) would be fantastic.
Less crime!!!! We have opened up paths to more criminals and teens with bad intentions. More focus on lighting, police and safety!!!
The area should be primarily retail that is conducive to both vehicular traffic and bikes/walkers. Thought should be given to having bike racks available. Beltline, Midway, and Spring Valley are busy roads. I don't think the shared use paths and sidewalks along those streets would be widely used. If we want to make the area attractive to walkers and bicyclists, then interior paths, away from busy streets should be developed.
Trails should be incorporated into new developments and have safe connections to existing trails. Trails should also be landscaped and separated from trafficways.
looks like you have a good plan.

How should future development in this study area contribute to the connections shown in this future trails network? Please share your ideas here.
A road connection between Vitruvian Way and Brookhaven College circular road would reduce travel time to connect to the College as well as congestion on Marsh lane.
People in this area walk a lot and use the trails frequently. Safety should be a major consideration.
It would be nice to have golf cart access trails to main destinations.
If there is retail/office/commercial, then walking from the neighborhoods on a continuous, clearly marked public path would be very useful. For example, I would often walk from my office on Beltway to Kroger or Target but passed through the townhomes behind Addison Park. Although there were no gates stopping me and there were links from the park to the townhome area, I always felt like a trespasser. My other options were to walk along Beltline or walk down to Marsh and north to the shopping area. Marking a public path would have made the walk more pleasant - the Redding Trail is awesome as are all of the connections.
fully connected
Biking trails that connect to avoid families having to use busy main roads is essential!
Current trails provide Addison residents plenty of good options to walk and bike. Must look at the incremental cost for expanding these trails when the current system is not being used by a significant number of residents.
Not sure yet based on final developments
n/a
While much bally-hoo has been made over the years about 'walkability', this portion of Addison is walkable only for those getting exercise, fresh air and exercising their dogs. There is not now any 'concept' or 'proposed area' to 'walk to' and extending the walking trail to Addison's east side and west

<p>How should future development in this study area contribute to the connections shown in this future trails network? Please share your ideas here.</p>
<p>into Farmer's Branch is years and years away and the general fund budget dollars and bond dollars can best be spent on more critical infrastructure.</p>
<p>What the blankety blank is this ridiculous map?!? Who can tell what this garble is???</p>
<p>A bike boulevard on Beltway Drive east of Midway will be dangerous. Right of way is too narrow. A pocket park should be included somewhere behind retail on Midway Road between Beltway and Proton.</p>
<p>I'm not sure how the future development can contribute to the trail system. I think it's really the other way around. I think the trail system and its connections will encourage development & redevelopment in the town. With the right connectivity, you'll finally be able to live, work & play in Addison without getting in your car. I think that's a highly desirable amenity and hard to find in many parts of the metroplex.</p>
<p>Absolutely contribute by following the plan</p>
<p>Make sure it doesn't attract loiters and create a space for homelessness, also have a lot of safety precautions like enough lighting</p>
<p>Walking /biking path that links the trail to the back of Target so you don't have to walk along Marsh Lane.</p>
<p>I would like to see a area similar to Legacy shopping</p>
<p>Developments should contribute by inviting people to walk more, they should be environmental friendly.</p>
<p>I think it is ridiculous that the wall was removed (and will continue to be removed) along Beltway between the residential housing and the condos. It takes away from Midway Meadows and Towne Lake properties. Also, the land the condos is on is a lower elevation and not accessible to the greenspace.</p>
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<p>If we are going to get serious about bikes and trails,</p> <p>https://www.visitbentonville.com/bike/trail-maps/paved/</p> <p>Then we should add bike racks to our building codes for all new businesses.</p>
<p>Yes</p>

<p>How should future development in this study area contribute to the connections shown in this future trails network? Please share your ideas here.</p>
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looks like you have a good plan.

Do you have suggestions for public art, gathering spaces or other types of amenities that would enhance the planned trails and open spaces in this study area? Please share your ideas here.
RESTROOMS, PICNIC TABLES WITH SHADE. ART NOT IMPORTANT ON TAXPAYERS DOLLARS!
In all development areas, every effort should be made to save any existing mature trees. If not possible, new trees should be planted to ameliorate the area's green canopy.
Having pleasant outdoor areas with landscaping and public art enhances the quality of life and values of the neighborhood. Small outdoor cafes would be okay.
a planned park highlighting public art and resting areas between homes and retail areas would be nice.
Although I don't agree with the architecture, Watters Park in Allen is a good example of how community and commercial can blend and create "place." They have festivals and art fairs which weave booths in among the retail, leading to enhanced foot traffic for the shops. Downtown Carrollton does the same. Addison Circle detaches that by putting on events away from the few retail stores and restaurants which doesn't help the foot traffic as much. It's open and unshaded and not community-oriented but more like an event field.
In the Study Area, a farmer's market would fit nicely into a biophilic, landscaped open air small store retail space with grassy areas, running water, wide sidewalks, large plazas for event booths mixed in with the retail, seating, landscaped paths & shade which would make people want to linger. This could be more of a hang out and gathering place for office workers during the weekday and residents on the weekend rather than a drive up, shop and leave kind of place. If you add multifamily and townhomes behind it, you have a built-in market. A small specialty gourmet grocery with a deli and other high-quality ready-made meals would probably clean up.

Do you have suggestions for public art, gathering spaces or other types of amenities that would enhance the planned trails and open spaces in this study area? Please share your ideas here.
public art is so subjective to individual taste. I would use as little as possible.
plenty of benches & dog doo baggie dispensers, more flowers
Addison needs a library that is open and fun to use
No
children's park area similar to Le Grande area; park benches; tree-shaded and lighted walking and biking paths
It would be nice to incorporate these spaces into the final planning
Would prefer we use the study area to its fullest economically. There are other areas for public art, etc.
splash pads, trees and flowers with sitting areas, interesting water features
Covers over seating so it's not do hot and more dog/human water fountains.
PLEASE! No more tortured metal sculptures! Small gathering spaces like the fountain on LeGrande would be lovely in this area.
Other cities have rotating outdoor art exhibits rather than permanent sculptures. Each year, artists apply each year to get into the show, and the exhibit changes, therefore bringing more visitors to the area.
Midway/Beltline corner - speciality grocers - ie Trader Joes, Royal Blue Grocery or grab and go food ie eatzies Pedestrian friendly
Look at Bentonville Arkansas's downtown area. They encourage walkability and biking as the main form of getting around. They have bike racks in front of restaurants and bars (which Addison needs) and bike air pumps along the side walk. Things like this encourage people to get places without a car. Even if you don't use this stuff, it builds their brand as being a city that encourages people to get out of their car!
Murals that can attract people to visit for photos- similar to what Austin and deep slum have
Sculptures that are more nature-oriented, like the tree figure inside the glass (the installation near the volleyball court). It would be great to use vintage pieces of historic Addison buildings, planes, etc to create a work of art that is meaningful and reminiscent of the Town's history.
For gathering spaces, I'd love to see more sitting areas like a group of benches around a fountain. Also more water fountains with dog bowls!
No more public art. There should be seating along the trails. Possibly a community garden.
This use to be a horse community. I would like for the outdoor art to reflect that past.
Provide "Vitruvian style" benches and communal areas.
Grow "Bosque style" parks around the neighborhood!
TREES!
Outside exercise stations for adults
keep up the great work you already do with incorporating art and green space. more of the same and connected would be awesome
Less metal sculptures that most residents don't get or care about & honestly a huge waste of taxpayers money! Use more natural art as in trees, plants, shrubs & flowers.
Stop the public art, bus stops, benched, etc. Until one of the council members walks and sits on a bench neat a blue planter (which is 100 yards from a pre-existing bus stop) then do not waste the money.
Artworks should be placed along the medians and also in spaces along large stretches of sidewalk near businesses.
Seating along dog park, water feature anchoring seating for restaurants, splash park and playground on opposite end (no one wants to listen to kids squeal while sipping adult beverages).
We should reach out to DISD and find out their plans for the greenspace at Loos Field and see if there is anything that we can partner with them on to create some community space right off of the trail.

Do you have suggestions for public art, gathering spaces or other types of amenities that would enhance the planned trails and open spaces in this study area? Please share your ideas here.
No more ribbons!!
planned trails and open spaces should provide tables, chairs for family gathering spaces
A larger dog park or "obstacles" for dogs to jump on to create a more open and fun area for dogs to play.
Such places are not used by the bulk of the general public. Normally the usage of such is the general idea of a few, and even that few do not use such spaces or amenities. Lest put our efforts and resources to much better use which will enhance everything or more for everyone! If parking , transportation and restaurants, et.al were outstanding, Addison could be the GO TO SPOT for residents and for all the suburbs surrounding Addison.
A fountain would be nice
Expand the presence of public art.
Plenty of trash cans for dogs trash and or picnics.
Places for people to get water and rest
More places to gather, picnic and stroll to a cafe or entertainment space. Bring the quaintness people crave to the city.
Midway and Spring Valley appropriate for public art and garden space.
Trees, shrubs and plants in the public areas are more important than public art. Make spaces beautiful and people will come.
Keep noise levels low in consideration of proper tax paying residents. Don't degrade a neighborhood in the name of 'economic' improvement in another adjacent area.
new power towers (primarily the big ones) would look so much better with a painted scene or graphic art. IE: Forest Lane wall. Mile markers, named sections (Chow's corner)
Soften area with landscaping,trees and water features.
Random art sprinkled throughout the trail system seems to be working.
Lots of opportunities for art on these trails or engagement areas like splash park
Plant trees / bushes along the trails that provide shade but are not easy to interfere with bike and foot traffic once mature and potentially overgrown.
Big believer in public art in conjunction with small gathering areas/parklets that are shaded.
Pedestrian trails are important
Pieces of art could be used to mark the entry to trails and open space
How the area is built is important, but what goes into the buildings will make or break it. The Town should commit to recruiting businesses that will give life to the plan: dry cleaners, grocery stores, specialty shops, restaurants — you need a mix that will support daily life and facilitate walking.
Buy art. Support artists. Install it everywhere. We do a pretty good job already. Keep it up.
The 2-mile pedestrian/bike path along Marsh/beltway/dogpark/Loos pool could easily accomodate a 4-mile mountain bike path (easy skill level) that would increase use including family-friendly.
The art theme (funky metal sculptures) could be expanded upon as a draw/theme by creating spaces for artists to have temporary displays (this would also encourage more people to come spend time and money in Addison).
patterned sidewalks - I.E. - Rio
Bronze statues of animals.
I do like our public art... I believe our trails, paths and spaces should be lighted for safety as well as our public art, given focus by lighting it as well.
Not really needed. We have ventruvian park.

Do you have suggestions for public art, gathering spaces or other types of amenities that would enhance the planned trails and open spaces in this study area? Please share your ideas here.
We don't need to spend money on art. Spend it on more landscaping
Yes, definitely needed.
Think more about our residents and less about opening our paths to criminal activity!!!
No suggestions, other than having such amenities would be important. It would be nice to branch out a little on the artwork.
Upgrading Redding trail dog park (near midway). Add sun shades, better manage grass. Farmers Branch has leap frogged this park.

What other changes or improvements will make this area a better place to work, live, shop or visit? Please share your ideas here.
<ol style="list-style-type: none"> 1. Shelters at ALL bus stops throughout the town. 2. Better communication with the surrounding cities (mainly Dallas) to improve traffic light functions and pedestrian crossings (Beltline Road at Montfort is so dangerous for pedestrians that people drive across Beltline to a neighborhood property rather than risk walking.) 3. Refuse approvals of any new buildings at Village on the Parkway, as all available parking spaces are needed at all times, but more especially on any evening and weekends. 4. Attempt to add more single family homes throughout the Town. This type of resident has a more vested interest long term in the success of the municipality; apartment dwellers typically do not.
We need to have more police presence in the area as there seems to be more crime in this area than before. I would like to see the quality of stores and restaurants upgraded in this area. The Budget Suites situation needs to be addressed. There are a lot of people just hanging out at the strip mall at Belt Line and Marsh.
New development and trails should include camera surveillance
Addison is already so "top-heavy" with apartments and other medium to high density living, that I believe we are losing the Addison way and racing to be Plano or even worse, Dallas. Please no more apartments and condos.
I think the more access we have for walking, biking, or golf carts and can reduce vehicle traffic the better.
Mature shade trees. For parking under, sitting under, and standing under.
Create a community of mixed use, multifamily & commercial with enough of a mix of amenities & landscaped outdoor space that people won't need to leave. Addison Circle and Vitruvian are close, but they are missing the right mix of small retail, office, and entertainment space such that residents don't have to drive somewhere else, and other neighborhoods come to visit. Dallas' West Village is much larger, but has a good mix.
Events at Addison Circle are very good, but the Circle is not visible from Belt Line so you have to know that it's happening and it becomes a planned destination. An attractive space hosting an event along a well-traveled artery makes spur-of-the-moment visitors more likely.
The study area seems totally disconnected from nearby neighborhoods. Perhaps more connecting paths, access points. More greenery! The current spaces are all concrete and old buildings; it all needs to be landscaped better, more pedestrian-friendly, more recognizably Addison!
Getting rid of some of the old motels and replacing them with outdoor areas will make Addison a prettier place to live
No more residences. Businesses and open spaces should be open to the public. However, what thoughts toward security have been addressed? That seems to be a growing concern: tent cities, homeless population, etc.
Please do not diminish the quality of the residential aesthetics with crass commercialism developments. Increased traffic is another consideration. Removal of the brick wall, along Beltway exposing the back of the

What other changes or improvements will make this area a better place to work, live, shop or visit? Please share your ideas here.
Beltline construction of the mixed use development, was not an enhancement for the residential area South of there. Please replace the wall and do not create an egress onto Beltway from the current development that will increase traffic and congestion along Beltway.
Two or three years from now will be a 'better' time to consider opportunities for re-development when rebuilding of Midway Road is completed, occupancy of buildings increases, retail returns to 'normal' and the Dart line is in operation bringing workers and visitors to Addison.
Limited or no automobile connections between existing residential areas and commercial areas along Midway.
More clothing stores, boutique stores, along with restaurants that are kids friendly, outdoor play areas, fountains, an arcade would be amazing for the families here. A crosswalk and Proton and Midway would be a great start, my neighbor tries to cross Midway all the time to get to the Dallas School of Music and it is dangerous. Also, many kids from the neighborhood attend The Westwood School. George Bush Elementary has terrible ratings, and I wish something could be done to create more of a neighborhood school for the families here.
Additional seating locations around Les Lacs pond.
Better crosswalks , better lighting. Bike Racks required at more retail locations.
Restaurants and retail that have open outdoor space for easy walking
No more tall apartment buildings like the new one on Beltline adjacent to Marsh. Having boutique clothing stores (not chains) would be a nice alternative to going to the Galleria. Having more open coffee shops (like Ascension) would also be great for remote workers.
NO MORE APARTMENTS!
Keep our single family homes more private with limited access
More green spaces will attract better businesses and better neighbors.
not interested in a sams club or anything like that, it would only create congestion and convey a low rent look to addison. also not interested in any type of seniors development of any kind that would diminish the image of addison as an active lifestyle and fun destination
Better traffic flow & unique sandwich shops, local vendors, less chains, tattoo shops, nail salons, cbd stores
The mayor could term out.
More live music venues with outdoor areas that can rival the Toyota Music Factory. A partnership with Southwest Airlines would be a great way to promote the space.
Be realistic on site location/constraints/and market demands. Avoid forcing uses that are not supported and will become vacant.
Need services for aging population. Athletic Center offerings limited and not really active senior friendly (seniors don't usually go to classes at 8:30 AM!) Many older residence in Le Lacs neighborhood go to Carrollton or Farmers Branch (less intimidating, not just a gym, etc.)
Need to think about Trail security...cameras, police on bikes, lighting, blue lights?
No additional housing please. This area is perfect for restaurants, arts, hotels and other lower traffic businesses
improvements that make this area a better place to work, live, shop or visit safety to all with cameras, safety personnel, lighting etc..
More dog poo bag stations. More green space. More parking areas. Seems to be a lot of apartments and homes already. Would be nice to balance it out with more restaurants with patios and more green space.
The small town atmosphere is what keeps and attracts individuals and business to an area.
Given the highly desirable location Addison should focus on attracting high end home builders . Take a lesson from what's happening on Preston Road near Forest lane and Royal lane.
The Midway corridor could be the next great DFW area. Please invest in it heavily.

What other changes or improvements will make this area a better place to work, live, shop or visit? Please share your ideas here.
The reality is that density is needed to support quality restaurants and businesses along midway and belt line, particularly now that Addison isn't the destination it once was. Embracing high density and mixed use made Addison great to start with. Don't abandon now.
Public restrooms while out on walks or bike trails.
Farmers market, green spaces and less commercial intensity.
New office or retail. No high density living. It is perfect as it is except for the old retail that has not kept up.
Keep majority of car traffic on Midway and Beltline and out of neighborhood.
Enough apartments! More outdoor space for community to use
I am concerned that we not eliminate all of the mature trees to accommodate new development. The tree canopy is so important for many reasons. I hope the town will consider adopting a heritage tree ordinance. I obviously am very concerned about losing trees on the Midway side to accommodate ten feet of more concrete. Trees distinguish a community. The vast majority of trees you see today were planted in the last forty years. The place was pretty bald forty years ago. Look at the Cities that have great value in DFW. They all have great trees. We need to protect them.
Enough parking is integral to the success of whatever is decided for the area and needs to be included in plans. There is already a lack of parking in the new Addison Grove area.
No retail strip malls. We have our concentration on Belt Line and surrounding. Focus on residential and long term living and retail that supports businesses. Revenue streams are necessary but not at the expense of safety, peace and urban oasis living. Support our police and other city services that keep up the Addison lifestyle. Thank you.
Traffic improvements already very congested.
Make side of Midway Rd more pedestrian and bike friendly.
Provide benches, rest areas, ...
100' wide buffer from the Dog Park to Beltway with screening landscaping between the existing neighborhood and the new development that is a pedestrian connection for Addison Grove to get to the Dog Park.
Wider sidewalks so it is not dangerous to walk down Midway and I know this is in the plan so looking forward to using this trail.
I know that a lot of what's along Midway can't be changed but it could be improved and upgraded. If the town can find ways to improve what it can maybe the other property can and will be upgraded.
We need to attract young people to Addison. They are the consumers.
Open park idea with more green areas surrounded by local retail concepts to encourage local business and not big corporate franchises would be great. There are some very unique great concepts in different part of Dallas. Identifying those and encouraging them to open a second place in Addison, will bring in unique concepts that are thriving. Provide a centralized parking so people can walk around. Create a more walkable community in Addison.
Highly visible bike parking areas would promote the city as bike friendly and promote people coming to Addison, parking in one spot - and bicycling to food/entertainment (aka spend the day and your money in Addison).
More green spaces, less/no new apartment/condos. Enforced speed limits!!!!!! For example at the moment stop signs and speed limits on Beltway/Surveyor are often totally ignored by drivers who use Beltway as a short cut to avoid Belt Line Road btwn Midway and Marsh
Greenspace. the 180 Circle is too far away
Newer, bigger, better! Just not looking into the neighborhoods!
Safety for residents and visitors.
Put safety of residents and housing value above bringing transient visitors into our neighborhood!!!
Vibrant restaurants and shopping instead of old office buildings and hotels.

What other changes or improvements will make this area a better place to work, live, shop or visit? Please share your ideas here.

If we can keep away from low end hotels that attract long-term, but transient folks that would certainly help the area. If we had restaurants with outdoor dining on the backside of the buildings, away from parking and the major streets that would be attractive.

TO: Ken Schmidt AICP, Director of Development Services
Town of Addison, Texas

FROM: Karen Walz FAICP, Principal
Strategic Community Solutions LLC

DATE: October 18, 2021

RE: Results of Online Survey #2



Overview

The Town of Addison's Special Area Study for the Sam's Club Area includes a range of opportunities for input from the community. At the beginning of the process, these input opportunities were designed to gain an understanding of the issues, concerns and ideas of interested individuals. This input was used, along with professional analysis and discussion by the study's Advisory Committee, to shape the proposed plan for the area. The second round of general community input opportunities is designed to obtain feedback on the proposals developed through this process.

An online survey was part of the second round of input. It provided an opportunity for comments by people who prefer to provide more detailed comments at a time convenient to them. This report summarizes the survey process and the input received through this virtual involvement. Appendix 1 provides the text of the actual survey. Appendix 2 contains all the comments received, with no editing.

Survey Logistics

An online survey was designed using the SurveyMonkey tool. The survey provided information about the plan recommendations developed to date. Multiple choice questions were used to obtain feedback on proposed objectives, policies and the Framework Plan depicting appropriate PlaceTypes, open spaces and circulation within the area. Open-ended questions provided the opportunity for respondents to share additional comments on these proposals. Participants were given the option to review each set of topical questions, so they could choose whether to respond or skip each of the topics addressed in the survey. Other than two additional questions about participants' backgrounds, the questions asked in the online survey were consistent with the questions used for keypad polling during the companion Community Open House held on September 23, 2021.

The Town of Addison used several techniques to invite residents to participate in the survey. Announcements were included in the Town's e-newsletter and on its website. Posts were shared on the Town's social media platforms, including Facebook and Twitter, and people who had provided email addresses during the earlier part of the study received email invitations.

Survey Respondents

This online survey was opened on September 24, 2021 and was closed at the end of the day on October 10, 2021. There were 68 respondents during that time.

Participant Background

Three questions asked participants about their relationship to the study area and to Addison; these questions were identical to questions asked at the Community Open House.

Exhibit 1 shows the primary reason for participants' involvement in this project. Most of the participants (71%) are residents living in or around the study area. Another substantial group of respondents were Addison residents living further away (21%). Property or business owners represented just under 6% of respondents. This is a lower share of respondents than participated in the Community Open House, which was just under 12%.

Exhibit 2 shows the length of time participants have lived in Addison. There is a good distribution among the participants who have lived here from one year to over 20 years. The share of participants who have lived here longer than twenty years is notably smaller than the share of participants at the Community Open House (22% for the survey, and almost 38% for the Open House). On the other hand, the survey participants include a larger share of people who have lived in Addison from five to ten years (28% for the survey compared to 12% for the Open House).

Exhibit 1: What is your primary involvement with the study area?

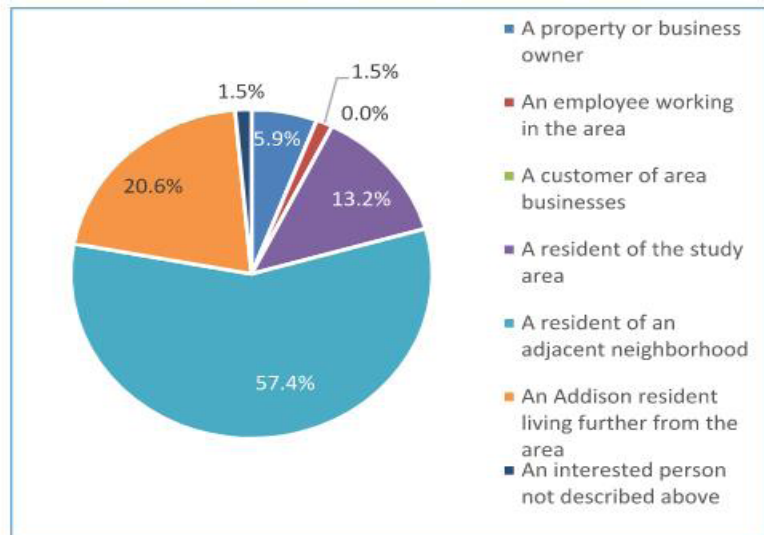
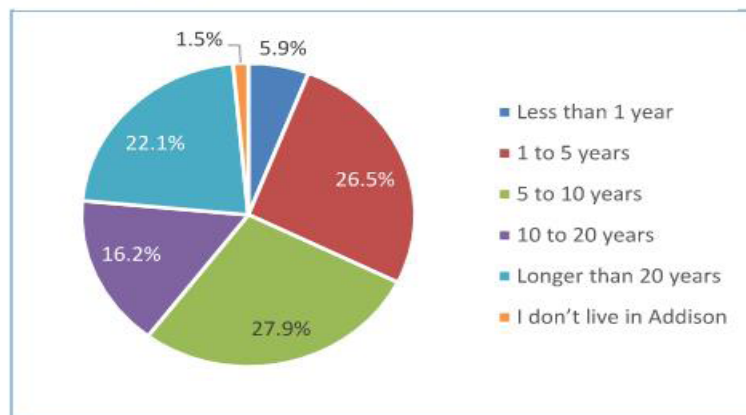


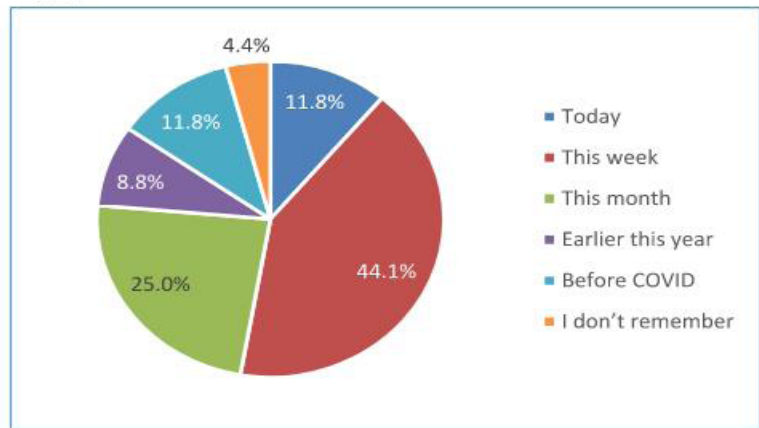
Exhibit 2: How long have you lived in Addison?



Online Survey #2 Results

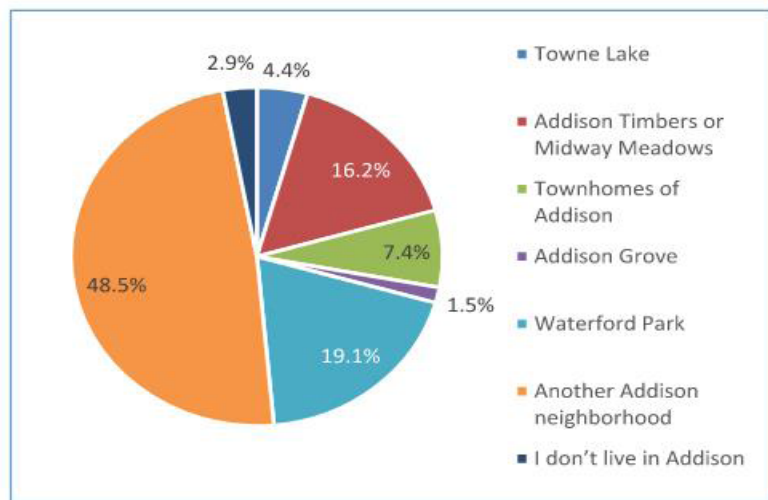
Results of the third question about participants' involvement with the study area are shown in Exhibit 3. Over half (66%) of the participants have visited a business in the study area in the last week, with 12% indicating they had been at a business there today. A fairly small share of participants (16%) said they had not visited businesses in the study area since "before COVID" or that they couldn't remember when they visited last. These percentages are generally similar to those of Open House participants.

Exhibit 3: When did you last visit a store, restaurant or business in the study area?



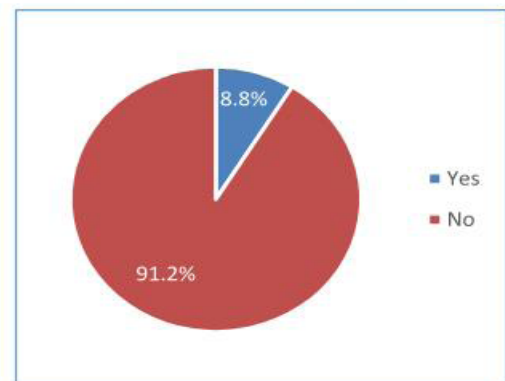
Two additional questions about participant background were included in the online survey. Exhibit 4 shows the particular neighborhoods where participants live. Of the specific neighborhoods mentioned, Waterford Park had the highest percentage participation, with Addison Timbers/Midway Meadows second. A small share (1.5%) said they live in Addison Grove. Almost half the participants said they lived in neighborhoods other than those listed.

Exhibit 4: Which Addison neighborhood is your home?



These responses are not consistent with the responses shown in Exhibit 1. In response to that question, 13% of respondents said they lived in the study area; however, Addison Grove (with 1.5%) is the only named neighborhood in the study area. Similarly, 57% of respondents answered the initial question by saying they lived in an adjacent neighborhood. Yet all the neighborhoods adjacent to the study area are listed in Exhibit 3 and residents of those neighborhoods total only 47% of the respondents. It seems likely that some respondents who actually live in an adjacent neighborhood believed that they live in the study area itself.

Exhibit 5: Did you attend the Open House?



Overall Objectives

The next set of questions gave people the opportunity to respond to the proposed Overall Objectives that the plan for the area’s future development should achieve. Exhibit 6 presents these responses. Most notable is that all objectives were seen as important (either ‘very important’ or ‘somewhat important’) by over 70% of participants. This shows that the objectives developed through the Advisory Committee discussion reflect the perspectives of the broader Addison community as well.

Exhibit 6: Importance of Overall Objectives

Objective	Very important	Somewhat important	Somewhat unimportant	Very unimportant	I’m not sure
Support new development with uses, character and buffering that continues the desirability of surrounding neighborhoods.	69.6%	15.2%	4.4%	10.9%	0.0%
Include useable public green space throughout the area.	60.9%	19.6%	6.5%	13.0%	0.0%
Strengthen the area as a distinctive place within the Addison community	54.4%	26.1%	10.9%	8.7%	0.0%
Provide opportunities for uses, development patterns and pedestrian connections that supplement the options available in Addison now.	52.2%	21.7%	10.9%	13.0%	2.2%
Enable development to occur in phases over time, with useable open space in each phase.	45.5%	34.1%	4.6%	15.9%	0.0%
Include development options that are feasible under anticipated current and future market conditions.	39.1%	41.3%	10.9%	8.7%	0.0%
Build in flexibility to adapt to changing market demands and circumstances.	34.8%	52.2%	6.5%	6.5%	0.0%

Since so many participants live in adjacent neighborhoods, it makes sense that they believed the most important objective was to “support new development with uses, character and buffering that continues the desirability of surrounding neighborhoods”. This objective was important (either ‘very important’ or ‘somewhat important’) to 85% of participants, and ‘very important’ to 70%. This was also the most important objective to Open House participants, who saw it as even more important (either ‘very important’ or ‘somewhat important’ to 97% of participants, and ‘very important’ to 92%). Participants placed the least importance (either ‘very important’ or ‘somewhat important’) on objectives related to the creation of new options and phasing. The objective related to flexibility to adapt to changing demand had the lowest ‘very important’ response.

The objective related to phasing received the highest share of ‘very unimportant’ responses at almost 16%. The objective that received the highest level of unimportant responses (either ‘very unimportant’ or ‘somewhat unimportant’) was related to opportunities that supplement the options available in

Addison now. Almost 24% of respondents felt this was unimportant. This objective also was least important to Open House participants, though only 16% of them felt it was unimportant.

PlaceTypes and Destinations

Five PlaceTypes have been proposed for locations within the Study Area. Exhibit 7 shows the responses to the appropriateness of these future places in this Study Area. Of those, the “Restaurants and Retail” PlaceType was felt to be most appropriate by participants, with 45% agreeing it was ‘very appropriate’ and 76% agreeing it was ‘very appropriate’ or ‘somewhat appropriate’. This PlaceType continues the land uses and activities that exist here today, or that have been here in the past. One other PlaceType – “Mix of Uses” – was considered ‘very appropriate’ or ‘somewhat appropriate’ by more than 60% of participants and “Senior Oriented Development” was considered ‘very appropriate’ or ‘somewhat appropriate’ by 59.5% of participants. Compared to the Open House participants, survey participants were much less supportive of “Active Residential (Lower Scale)” in this area. This PlaceType was ‘very appropriate’ or ‘somewhat appropriate’ to 75% of Open House participants but is rated this way by only 51% of survey participants. Almost as many of the survey participants – 49% -- felt it was ‘very inappropriate’ or ‘somewhat inappropriate’. A majority of survey participants considered the PlaceType “Active Residential (Higher Scale)” inappropriate, with 42% considering it to be ‘very inappropriate’ and 60% considering it to be ‘very inappropriate’ or ‘somewhat inappropriate’.

Exhibit 7: Appropriateness of PlaceTypes

PlaceType	Very appropriate	Somewhat appropriate	Somewhat inappropriate	Very inappropriate	I’m not sure
Restaurants and Retail	44.7%	31.6%	10.5%	13.2%	0.0%
Mix of Uses	34.2%	31.6%	13.2%	21.1%	0.0%
Senior Oriented Development	32.4%	27.0%	24.3%	16.2%	0.0%
Active Residential (Lower Scale)	29.7%	21.6%	5.4%	43.2%	0.0%
Active Residential (Higher Scale)	13.2%	26.3%	18.4%	42.1%	0.0%

One question asked about the ability to maintain appropriate flexibility so the future development along the Midway Road frontage could respond to changes in market conditions. Participants agreed that the proposed PlaceTypes provide an appropriate level of flexibility, with 68% of participants responding that it was ‘very appropriate’ or ‘somewhat appropriate’ and 24% responding that it was ‘very inappropriate’ or ‘somewhat inappropriate’ (the remaining 8% responded ‘I’m not sure’).

In addition to PlaceTypes, the preliminary concepts for the Study Area include the creation of a destination at the Midway Road and Belt Line Road intersection and green destinations within the future open space areas. Exhibit 8 shows that a “plaza or outdoor space” was considered ‘very appropriate’ as a destination by the largest percentage of participants (65%). A majority of participants also responded that “a small grocery or specialty food shop” was ‘very appropriate’ as a destination. Interestingly, this idea also received the most ‘very inappropriate’ ratings (19%); it also received the highest ‘very inappropriate’ response at the Open House. All destination ideas were considered appropriate (‘very appropriate’ or ‘somewhat appropriate’) by a strong majority of participants ranging from 69.5% to 83.8%).

Exhibit 8: Potential Destinations at Midway and Belt Line


Destinations	Very appropriate	Somewhat appropriate	Somewhat inappropriate	Very inappropriate	I'm not sure
Plaza or outdoor space	64.9%	18.9%	5.4%	10.8%	0.0%
A small grocery or specialty food shop	52.8%	25.0%	0.0%	19.4%	2.8%
Public art	41.7%	36.1%	11.1%	11.1%	0.0%
Destination restaurant	38.9%	30.6%	19.4%	11.1%	0.0%
Enhancing Nate's Seafood and surrounding area as a major destination	37.8%	35.1%	8.1%	16.2%	2.7%
A new building with distinctive architecture	36.1%	47.2%	0.0%	13.9%	2.8%

Housing

The plan for this study area should support the Town of Addison's adopted Housing Policy, shown below in Exhibit 9. The PlaceTypes proposed in this preliminary development framework support these policies. They are intended to provide additional housing choices for Addison residents in communities that are consistent with Addison's distinctive character.

Exhibit 9: Housing Policy

Housing Diversity



Adopted Town of Addison 2017 Housing Policy

- Where feasible and appropriate, new housing should **increase the proportion of fee- simple ownership** in Addison's housing mix.
- 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 to evaluate a proposal's fit in Addison.
- 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
- **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.
- 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.**

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Survey participants were asked to consider how effective these PlaceTypes are in providing housing options for several groups of people who may be potential residents of future development. Exhibit 10 shows that a majority of participants viewed these PlaceTypes as effective (either 'very effective' or 'somewhat effective') in providing housing options for all potential resident groups.

Exhibit 10: Provision of New Housing Options

Housing Options	Very effective	Somewhat effective	Somewhat ineffective	Very ineffective	I'm not sure
Single people of all ages	32.4%	40.5%	16.2%	8.1%	2.7%
Current Addison residents who want to downsize	31.6%	39.5%	13.2%	13.2%	2.6%
Seniors who need some level of assistance	27.0%	35.1%	32.4%	5.4%	0.0%
Young adults beginning their careers	24.3%	35.1%	8.1%	29.7%	2.7%
People who work in Addison's offices and restaurants	24.3%	35.1%	21.6%	13.5%	5.4%
Young families	13.9%	38.9%	25.0%	22.2%	0.0%

The PlaceTypes were seen as most effective in providing housing options for “single people of all ages”. They were seen as least effective in providing housing options for “young families”, with 47% of participants seeing them as ‘somewhat ineffective’ or ‘very ineffective’ for this group. On the other hand, 53% of participants thought they were ‘somewhat effective’ or ‘very effective’ for “young families”.

Design, Form and Character Policies

In addition to the development framework, the plan for this study area will include policies that guide future development. These policies should communicate the Town’s expectations to future developers and should be used by decision-makers in evaluating the consistency of future development proposals. The first set of policies addresses design, form and character. Survey participants were asked to consider how appropriate they are for the “best possible future for this area and for Addison”. Exhibit 11 presents these results.

Exhibit 11: Design, Form and Character Policies

Policy	Very appropriate	Somewhat appropriate	Somewhat inappropriate	Very inappropriate	I'm not sure
Open Space					
Walkable, bikeable connections within the study area’s developments	69.4%	22.2%	0.0%	8.3%	0.0%
Development to provide new open spaces with active & passive activities	58.3%	25.0%	5.6%	8.3%	2.8%
Location of a primary open space with new trail along western side	55.6%	30.6%	5.6%	8.3%	0.0%
Walkable, bikeable connections from existing neighborhoods on existing routes only	50.0%	27.8%	8.3%	11.1%	2.8%
Building Height Transitions					
Green buffer of at least 50’ in width from existing neighborhoods	68.6%	17.1%	5.7%	8.6%	0.0%
Height transitions based on use and distance beyond the green buffer	41.7%	38.9%	8.3%	11.1%	0.0%

Strong majorities – 78% to 92% -- responded that these open space policies are appropriate (either ‘very appropriate’ or ‘somewhat appropriate’). The lowest-rated open space policy, “walkable, bikeable connections from existing neighborhoods on existing routes only” was considered appropriate (either ‘very appropriate’ or ‘somewhat appropriate’) by 78% of participants and ‘very appropriate’ by 50% of respondents. These responses are very supportive of the proposed policies.

The proposed policies related to building heights and transition of building heights were also strongly supported. The policy related to a green buffer was considered ‘very appropriate’ by 69% of participants and appropriate (either ‘very appropriate’ or ‘somewhat appropriate’) by 87% of participants. The policy related to heights and distance from existing development was seen as appropriate (either ‘very appropriate’ or ‘somewhat appropriate’) by 81%, though only 42% considered it to be ‘very appropriate’.

These design, form and character policies are intended to ensure that future development in the study area will be compatible with the neighborhoods that exist today in and around the study area. The map in Exhibit 12 shows the existing neighborhoods that are closest to (or included in) the study area.

Exhibit 12: Existing Neighborhoods

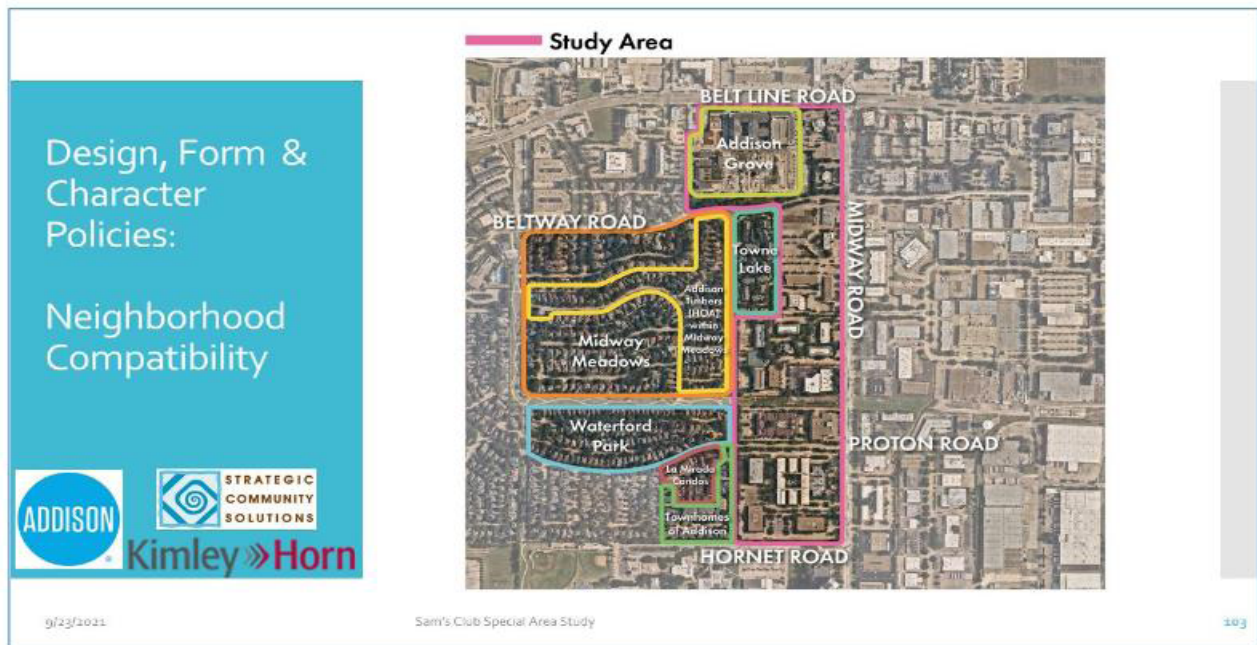


Exhibit 13 shows that most participants thought the PlaceTypes and policies were effective (either ‘very effective’ or ‘somewhat effective’) in providing compatibility with existing neighborhoods, with this response ranging from 56% for Addison Timbers/Midway Meadows to 81% for Addison Grove. A notable share of participants (17% to 20%) responded ‘I don’t know’.

Exhibit 13: Compatibility with Existing Neighborhoods

Neighborhood Compatibility for Residents of:	Very effective	Somewhat effective	Somewhat ineffective	Very ineffective	I'm not sure
Addison Grove	35.3%	29.4%	8.8%	5.9%	20.6%
Addison Timbers / Midway Meadows	29.4%	26.5%	14.7%	11.8%	17.7%
Towne Lake	28.6%	34.3%	8.6%	8.6%	20.0%
Townhomes of Addison	23.5%	47.1%	8.8%	11.8%	8.8%

Mobility and Connectivity Policies

The second set of policies presented in the online survey address mobility and connectivity for people walking, biking or driving in and around the study area. Exhibit 14 shows that participants were very supportive of these policies. Over 70% of participants found each of these policies to be ‘very appropriate’ or ‘somewhat appropriate’. The highest level of support as ‘very appropriate’ (68%) was for the policy that “new vehicular routes should be pedestrian and bike-friendly”,

Exhibit 14: Mobility and Connection Policies

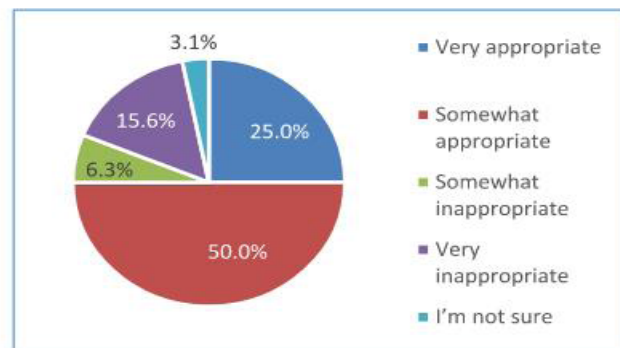
Policy	Very appropriate	Somewhat appropriate	Somewhat inappropriate	Very inappropriate	I'm not sure
New vehicular routes should be pedestrian and bike-friendly	67.7%	19.4%	3.2%	9.7%	0.0%
No new vehicular connections between Addison Grove and Beltway	64.5%	12.9%	0.0%	16.1%	6.5%
Vehicular connections south of Beltway to discourage cut-through traffic	58.1%	12.9%	6.5%	16.1%	6.5%
No new vehicular connections between Addison Grove & parcels on Midway	48.4%	25.8%	3.2%	19.4%	3.2%

The policy of “no new vehicular connections between Addison Grove & parcels on Midway” received the highest level of response that it was ‘very inappropriate’, with 19% responding in this way. On the other hand, just under half (48%) felt it was ‘very appropriate’.

Preliminary Development Framework

Exhibit 15: Preliminary Development Framework

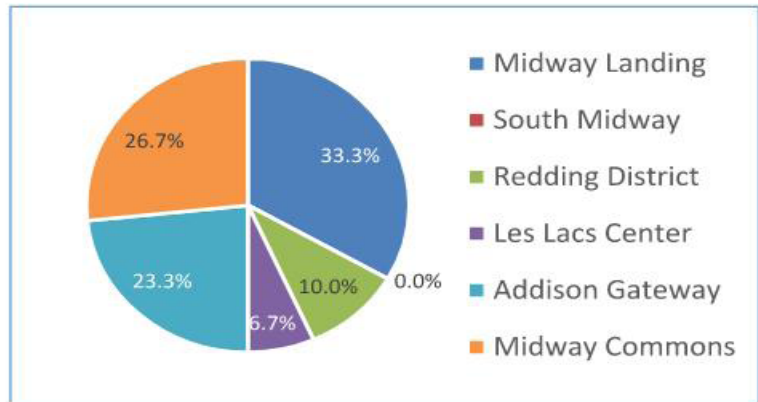
After the opportunities to provide feedback on individual policies, participants could respond to the overall preliminary Development Framework. Three-quarters of the participants found that it was appropriate (‘very appropriate’ or ‘somewhat appropriate’) for guiding the best possible future for the area and for Addison. Exhibit 15 shows that 25% of participants found it ‘very appropriate’, compared to only 16% who found it ‘very inappropriate’.



Branding and Identity

The final segment of the online survey addressed the brand or identity of the area in the future. Six possible brands were presented to participants. As Exhibit 16 shows, the name “Midway Landing” received the highest level of support, with 33%. The other options with over 20% support were “Midway Commons” at 27%, followed by “Addison Gateway” at 23%. “South Midway” was least popular, with 0% selecting it as their preferred choice.

Exhibit 16: Which brand is your top choice for the area?



Next Steps

The feedback received through the online survey, along with the input received at the Community Open House, will be considered by the Advisory Committee, consultant team and staff as the plan for the area is completed.

Closing Questions

The final questions in the survey gave respondents the opportunity to provide contact information if the respondent chose to be involved in later stages of this study. The contact information was provided to Town staff for use in project outreach; this personal information is not included in this report.

Appendix 1: Online Survey

The following pages provide the actual text and images used in the initial online survey for this project.

Appendix 2: Complete Survey Responses

The pages below provide all comments received in response to the online survey, except for those that provided personal information. They are organized by topic and question. The question that begins each topic (other than the first one) shows the share of participants who chose to review and comment on that topic. No editing has been done to these comments. The comment “NO APARTMENTS”, which appears in this form in response to many questions, was made throughout by a single individual.

Topic 1: Participant Background

What is your primary involvement in this study area?	
A property or business owner”	5.9%
An employee working in the area	1.5%
A customer of area businesses	0.0%
A resident of the study area	13.2%
A resident of an adjacent neighborhood	57.4%
An Addison resident living further from the area	20.6%
An interested person not described above	1.5%

How long have you lived in Addison?	
Less than 1 year	5.9%
1 to 5 years	26.5%
5 to 10 years	27.9%
10 to 20 years	16.2%
Longer than 20 years	22.1%
I don't live in Addison	1.5%

Which Addison neighborhood is your home?	
Towne Lake	4.4%
Addison Timbers or Midway Meadows	16.2%
Townhomes of Addison	7.4%
Addison Grove	1.5%
Waterford Park	19.1%
Another Addison neighborhood	48.5%
I don't live in Addison	2.9%
If you live in another Addison neighborhood, please list it here.	
Keller Springs & Ledgesmont	
Quorum	
Chatham court	
Addison circle	
Les lacs	
Bent tree	
Grand Addison	

Which Addison neighborhood is your home?	
walnut square townhomes	
Addison Circle (homeowner)	
Pecan Square	
Asbury Circle	
Addison Circle	
I'm at Walnut/Pecan Square neighborhood very close to this area.	
I live in MAA Addison Circle, but plan on buying in Addison in future.	
East Addison	
Asbury Circle Townhomes	
Bent Trees	
Chatham Court	
Chatham Court	
Grand Addison	
Bellbrook Estates	
Chatham Court	
Park lane	
Walnut/Pecan Square	
Grand Addison	

When did you last visit a restaurant, store or business in this Study Area?	
Today	11.8%
This week	44.1%
This month	25.0%
Earlier this year	8.8%
Before COVID	11.8%
I don't remember	4.4%

Did you attend the Community Open House on September 23rd?	
Yes	8.8%
No	91.2%

Topic 2: Overall Objectives

Would you like to review and comment on the preliminary Strategic Objectives for the study area?	
Yes	88.9%
No	11.1%

How important are these overall objectives to support the best possible future for this area and for Addison?					
Objective	Very important	Somewhat important	Somewhat unimportant	Very unimportant	I'm not sure
Support new development with uses, character and buffering that continues the desirability of surrounding neighborhoods.	69.6%	15.2%	4.4%	10.9%	0.0%
Include useable public green space throughout the area.	60.9%	19.6%	6.5%	13.0%	0.0%
Strengthen the area as a distinctive place within the Addison community	54.4%	26.1%	10.9%	8.7%	0.0%
Provide opportunities for uses, development patterns and pedestrian connections that supplement the options available in Addison now.	52.2%	21.7%	10.9%	13.0%	2.2%
Enable development to occur in phases over time, with useable open space in each phase.	45.5%	34.1%	4.6%	15.9%	0.0%
Include development options that are feasible under anticipated current and future market conditions.	39.1%	41.3%	10.9%	8.7%	0.0%
Build in flexibility to adapt to changing market demands and circumstances.	34.8%	52.2%	6.5%	6.5%	0.0%

What additional suggestions do you have for improving these Overall Objectives? Please share them here.
Better business and restaurant choices, too many come and go and the long term locations like Nates need more support & love. They have been a continuous draw for 30 years.
Continuing the desirability and maintaining the value of nearby properties should be a goal by itself and not just a qualifier at the end of another goal.
No more apartments or multi family residences. We have too many already.
Green space and community building space is paramount!
Pay more attention to Addison Circle , loss of restaurants, large open business rentals.
Your overall objective is to bring more living spaces with brick and mortar store connected to them? Brick and mortar stores are a thing of the past and you currently can't keep stores full around the Circle

What additional suggestions do you have for improving these Overall Objectives? Please share them here.
Continue to refine Addison as a destination city.
please include housing for one floor.
Buffering the neighborhoods is more than just trees or walls. Sound covers a large area and everything possible should be done to mitigate sound.
Specify a defined time horizon if there are to be "phases"
Development structured so as not to impede Traffic flow patterns on Midway Road and neighborhoods areas.
NO APARTMENTS
No more apartments or strip malls!
Have the Objectives reflect more of an inspired vision -- leading edge, distinctive, not just within the community, but recognized by other communities, too.
Remove temporary barrier fence and replace missing brick wall adjacent to Beltway
Provide wider sidewalks and trails so people can leave cars at home while enjoying restaurants and bars on Beltline
Why do you want to reinvent the wheel? What is there now is working just fine.
Kid friendly spaces, pinball , arcade, high end shops
Attended the meeting nothing was mentioned on population density. Found almost all on committee did not want to answer ?'s

What additional objectives should be achieved for this area? Please share them here.
Less short term housing and hotels. That is the problem now up and down Beltline. Bad choices by city of Addison
Increase the desirability and support the value of nearby properties.
Grassy area for animals and for pedestrians, not the proper area to do so=Midway Rd is a dangerous street as it is
Security for the neighborhoods to the west should be a major concern as homes abut the trail and there have been increased instances of theft in these areas since the dog park was built and there is no active patrolling of the park at night. In addition, any connection should be such that a vehicle could not access the trail as has happened in the middle of the night in the past.
NO APARTMENTS
Plan should have longevity. Too much retail development has failed and become vacant in Addison. Beltline has several vacant restaurants now and office space elsewhere. Would like to see a focus on high-end retirement community, Townhomes or garden home community.,
Develop creative, innovative, solutions for how green & biodiverse landscaping is used throughout the area.
Creating a medically oriented collection of service facilities would be desirable.
No additional taxes or bonds for this project. No tax relief for the developers.
Provide weekend free Trolley Transportation on Beltline Road to decrease traffic to restaurants and bars.
Rebuild the hotel that burned down.
Stop building more mini Vitruvian areas

Topic 3: Preliminary Physical Development Framework

Would you like to review and comment on the preliminary Physical Development Framework for the study area?	
Yes	82.4%
No	17.7%

How appropriate are these PlaceTypes as part of the best possible future for this area and for Addison?					
PlaceType	Very appropriate	Somewhat appropriate	Somewhat inappropriate	Very inappropriate	I'm not sure
Restaurants and Retail	44.7%	31.6%	10.5%	13.2%	0.0%
Mix of Uses	34.2%	31.6%	13.2%	21.1%	0.0%
Senior Oriented Development	32.4%	27.0%	24.3%	16.2%	0.0%
Active Residential (Lower Scale)	29.7%	21.6%	5.4%	43.2%	0.0%
Active Residential (Higher Scale)	13.2%	26.3%	18.4%	42.1%	0.0%

Do the proposed PlaceTypes provide appropriate flexibility for future developments on the Midway Road frontage?	
Very appropriate	27.0%
Somewhat appropriate	40.5%
Somewhat inappropriate	10.8%
Very inappropriate	13.5%
I'm not sure	8.1%

What additional suggestions do you have for improving these PlaceTypes for future development in this area? Please share them here.
No residential no more high density housing. We need restaurants and retail.
New buildings must preserve the privacy of adjoining residential areas
Green space, green space, green space!! Environment and community space should be primary not secondary!
It's a very busy intersection and area something that keeps that in mind would be best here.
Define the combination use mixes that are compatible
Lower residential densities would be more desirable
NO APARTMENTS
Describes too much flexibility there would be no continuity of design. Do you not like it
It's always fun to plan redevelopments of other people's properties and to spend other people's money. Both are highly inappropriate.
The restaurant examples look meh. There's just this sense that you're looking for revenue, revenue, always more revenue, not for enhancing the quality of life, livability, or the beauty of the area. So: designing with more mature trees would be a beginning.

What additional suggestions do you have for improving these PlaceTypes for future development in this area? Please share them here.
Please keep development on an upscale level to protect property values and investments.
No more multi family housing
Addison has been building too many apts and not considering the older population of homeowners who may wish to stay here.
Medical center that has dialysis clinic, hearing and seeing clinic, orthapedic hospital, dental center. No more people stuffed to the gills. I hate that concept, enough is enough.
Mini Vitruvian is not needed

Topic 4: Destinations

Would you like to review and comment on the preliminary Destinations in the study area?	
Yes	78.7%
No	21.3%

How appropriate are these concepts for a major destination at the intersection of Midway Road and Belt Line Road as part of the best possible future for this area and for Addison?					
	Very appropriate	Somewhat appropriate	Somewhat inappropriate	Very in-appropriate	I'm not sure
Plaza or outdoor space	64.9%	18.9%	5.4%	10.8%	0.0%
A small grocery or specialty food shop	52.8%	25.0%	0.0%	19.4%	2.8%
Public art	41.7%	36.1%	11.1%	11.1%	0.0%
Destination restaurant	38.9%	30.6%	19.4%	11.1%	0.0%
Enhancing Nate’s Seafood and surrounding area as a major destination	37.8%	35.1%	8.1%	16.2%	2.7%
A new building with distinctive architecture	36.1%	47.2%	0.0%	13.9%	2.8%

What other ideas do you have for making the Belt Line – Midway corner a major destination? Please share them here.
A mixed use building with retail below and housing above but not a huge building jammed into a small space like Addison Groves is.
Accessibility by other modalities besides the car
Parking and easy access is key.
NO APARTMENTS
Traffic access and congestion is horrible already. Especially on weekends and rush hour. Development should not be a magnet to draw even more people and add to congestion in that area
the area is private property. Wait for the owner to decide what to do and how much money to spend.

What other ideas do you have for making the Belt Line – Midway corner a major destination? Please share them here.
Fountains, beautiful fountains -- nothing pretentious, just beautiful. Gorgeous year-round garden: see Monet's Garden in Giverny, France. Lotus flowers floating in a beautiful pond.
More restaurants that continually go out of business is not what Addison needs. Park space, walkable area with shops would be quieter and add attractiveness
It already is a major destination. Who is getting paid off to change everything?
Mini Vitruvian is not needed

Topic 5: Housing Diversity

Would you like to review and comment on the preliminary approach to Housing Diversity in the study area?	
Yes	89.4%
No	10.6%

How effective is this range of PlaceTypes in terms of providing more housing options in Addison for these groups of people?					
Housing Options	Very effective	Somewhat effective	Somewhat ineffective	Very ineffective	I'm not sure
Single people of all ages	32.4%	40.5%	16.2%	8.1%	2.7%
Current Addison residents who want to downsize	31.6%	39.5%	13.2%	13.2%	2.6%
Seniors who need some level of assistance	27.0%	35.1%	32.4%	5.4%	0.0%
Young adults beginning their careers	24.3%	35.1%	8.1%	29.7%	2.7%
People who work in Addison's offices and restaurants	24.3%	35.1%	21.6%	13.5%	5.4%
Young families	13.9%	38.9%	25.0%	22.2%	0.0%

What additional suggestions do you have for improving housing diversity in this area? Please share them here.
Do not make assumption that senior housing are ok are noisy locations like Sunrise at Hillcrest and 635.
Single family homes only
Affordable senior housing would be nice but probably not financially feasible.
please have som single level housing. no stairs.
Look at the area current distribution of housing stock and build where the demand is highest - currently single family homes with attached garages are the most desired for young families and for seniors (not vertical living).
Need quality senior living
Decrease the densities and then the plan is workable
NO APARTMENTS

What additional suggestions do you have for improving housing diversity in this area? Please share them here.
Addison should not designate what type people live where, unless it is a restrictive group like a senior living home.
No apartment. Addison has way too many already. Frameworks way too broad. In the end Council can override it and do what they want anyway. Very very ineffective plan
Trees, more trees. "Urban character" the way you've been doing it so far (Addison Grove) (the new Vitruvian developments) = uninspired & unimpressive, at least from what I've seen. What about doing something creative for seniors & young families -- creating a development that would mix them together. Win win. Instead of exclusively senior housing, incorporate housing that could appeal for young families. That way, the youngest and the oldest have the wonderful advantage of being together at those tender ages.
Reduce the amount of high rise structures
Your ideas of urban development means trying to stuff ten pounds of stuff in a five pound bag. You want to look like downtown Dallas. We moved here because it was not downtown Dallas. Who are you and why do you want to rob us of our lifestyle?

Topic 6: Design, Form and Character Policies

Would you like to review and comment on the preliminary approach to Design, Form and Character in the study area?	
Yes	86.1%
No	14.0%

How appropriate are these proposed policies as part of the best possible future for this area and for Addison?					
Policy	Very appropriate	Somewhat appropriate	Somewhat inappropriate	Very inappropriate	I'm not sure
Open Space					
Walkable, bikeable connections within the study area's developments	69.4%	22.2%	0.0%	8.3%	0.0%
Development to provide new open spaces with active & passive activities	58.3%	25.0%	5.6%	8.3%	2.8%
Location of a primary open space with new trail along western side	55.6%	30.6%	5.6%	8.3%	0.0%
Walkable, bikeable connections from existing neighborhoods on existing routes only	50.0%	27.8%	8.3%	11.1%	2.8%
Building Height Transitions					
Green buffer of at least 50' in width from existing neighborhoods	68.6%	17.1%	5.7%	8.6%	0.0%
Height transitions based on use and distance beyond the green buffer	41.7%	38.9%	8.3%	11.1%	0.0%

What additional suggestions do you have for improving this area’s future design, form and character? Please share them here.
Balconies need to not face existing residential neighborhoods
NO APARTMENTS
it is not appropriate for Addison to designate private property for public use.
The building heights are inappropriate. Two stories is as high as anything should go.
Single story housing stop putting in apartments

Topic 7: Mobility and Connectivity Policies

Would you like to review and comment on the preliminary approach to Mobility and Connectivity in the study area?	
Yes	79.1%
No	20.9%

How appropriate are these mobility and connectivity policies as part of the best possible future for this area and for Addison?					
Policy	Very appropriate	Somewhat appropriate	Somewhat inappropriate	Very inappropriate	I’m not sure
New vehicular routes should be pedestrian and bike-friendly	67.7%	19.4%	3.2%	9.7%	0.0%
No new vehicular connections between Addison Grove and Beltway	64.5%	12.9%	0.0%	16.1%	6.5%
Vehicular connections south of Beltway to discourage cut-through traffic	58.1%	12.9%	6.5%	16.1%	6.5%
No new vehicular connections between Addison Grove & parcels on Midway	48.4%	25.8%	3.2%	19.4%	3.2%

What additional suggestions do you have for improving this area’s future mobility and connectivity? Please share them here.
wrong area to try to achieve this in
NO APARTMENTS
Beltway is not a heavily traveled street. The old Sams site should have a southern access to Beltway, and it wouldn't affect the residential off LaGrande or Towne Lake at all. Then find a way to extend Beltwood past the Goody Goody liquor store to Inwood Road.
Appears plan would push more traffic into adjacent neighborhoods
What about underground parking capacity that could be used during Kaboom Town. Vehicles like at the zoo for carting visitors around in big groups. Maybe those vehicles could transport people to a newly developed Inwood Road area, too. Find ways to reduce use of cars in the area and Addison overall. Be more creative.
When we (the towns people) voted to let you develop Addison Groves, part of the promise was no cut through traffic onto Beltway. Are you trying to destroy your promise?
No traffic to proton

Topic 8: Overall Development Framework

Would you like to review and comment on the preliminary Physical Development Framework as a whole?	
Yes	81.6%
No	18.4%

How appropriate is this overall Preliminary Development Framework for guiding the best possible future for this area and for Addison?	
Very appropriate	25.0%
Somewhat appropriate	50.0%
Somewhat inappropriate	6.3%
Very inappropriate	15.6%
I'm not sure	3.1%

What additional suggestions do you have for improving this Preliminary Development Framework for the area? Please share them here.
I like the layout and spacing between lower level residential and senior oriented development. I also think the spots of green area are well placed as long as they are maintained and provide a decent amount of space to use.
If any development is going to be higher than 3 stories near the neighborhoods, have them lower the land like they did with the old Sam's club when it was built to minimize the height adjacent to the neighborhood.
Seek residential options that promote long-term investment in area - no more rental apartments.
Would like to see the trails as an extension of the beauty of Beltway drive.
NO APARTMENTS
the guy who developed the plan evidently has no financial interest in the area, now or in the future.
Plans have too much density and will add to traffic issues in adjacent neighborhoods on Midway and on Beltline.
No reason for high density housing to be more than two story.
Get a new City Council.

Topic 9: Branding and Identity

Would you like to review and comment on the preliminary approach to Branding and Identity of the study area?	
Yes	82.1%
No	18.0%

Which brand is your top choice for this area?	
Midway Landing	33.3%
South Midway	0.0%
Redding District	10.0%

Which brand is your top choice for this area?	
Les Lacs Center	6.7%
Addison Gateway	23.3%
Midway Commons	26.7%

What other ideas do you have for a brand that communicates the future identity of the area? Please share them here.
Addison Midway, Addison Square
Midway in Addison
Addison Heights
Midway Village
NO APARTMENTS
you don't need some silly name for the area.
Do not like the idea of branding and creating a magnet for more congestion
Addison Walk; Addison Gardens; Addison Oaks
Make it into a comedy central or a music center.