

Housing Policy Community Meeting Follow Up

The logo for Addison, featuring the word "ADDISON" in a bold, blue, sans-serif font. The text is centered within a white circle, which is set against a blue background. The blue background is part of a larger graphic element on the right side of the slide, consisting of a blue triangle pointing downwards, with a white circle in the center. The top and bottom corners of the blue triangle are cut off by a diagonal white line, revealing a dark grey background.

Community Meeting Follow Up

ADDISON

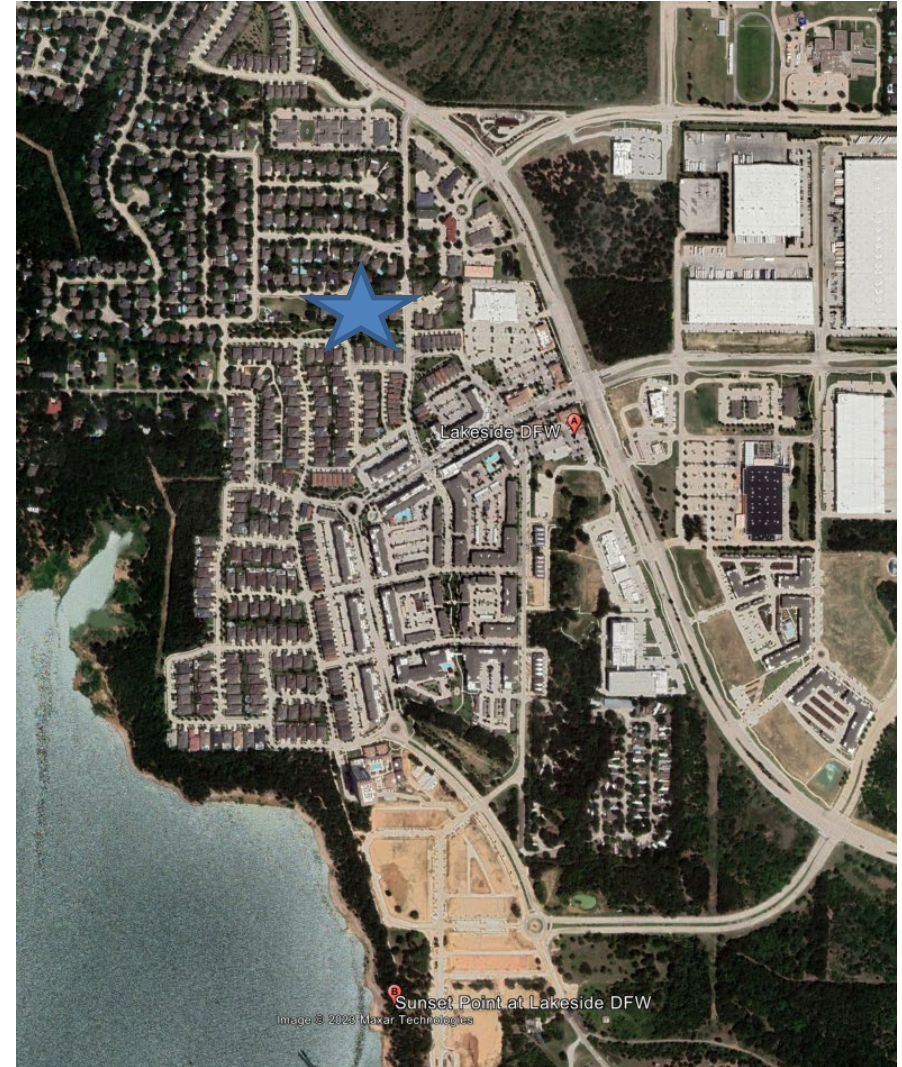
What is the impact of urban mixed-use development with rental housing on adjacent ownership housing property values?

- Overall trend in DFW – ongoing population and job growth leading to increased residential property values regardless of neighborhood/development type
- Studies examining the impact of mixed use development (which most often includes rental housing) indicate a direct and positive correlation for surrounding property values, due to enhanced walkability and access to retail, restaurants, and public amenities such as urban parks, trails, and transit
- Staff examined a series of local examples to better illustrate this consideration



Case Study #1: Lakeside DFW – Flower Mound

- Regional mixed use development with multifamily rental, retail, restaurants, senior housing, and ownership housing constructed from 2014 - Present
- 2505 Stillwater Court – 3,600 SF detached home built in 2001
 - Denton CAD market value of \$331K in 2013
 - Denton CAD market value of \$670K in 2022
 - 102 percent increase in property value over a 9-year period



Community Meeting Follow Up

Case Study #2: Shops at Legacy – Plano

- Regional mixed use development with multifamily rental, office, retail, restaurants, and ownership housing constructed from the late 90s - Present
- 5723 Headquarters Drive – 2,080 SF attached home built in 2013
 - Collin CAD market value of \$300K in 2014
 - Collin CAD market value of \$449K in 2022
 - 50 percent increase in property value over an 8-year period



Case Study #3: Las Colinas Urban Center – Irving

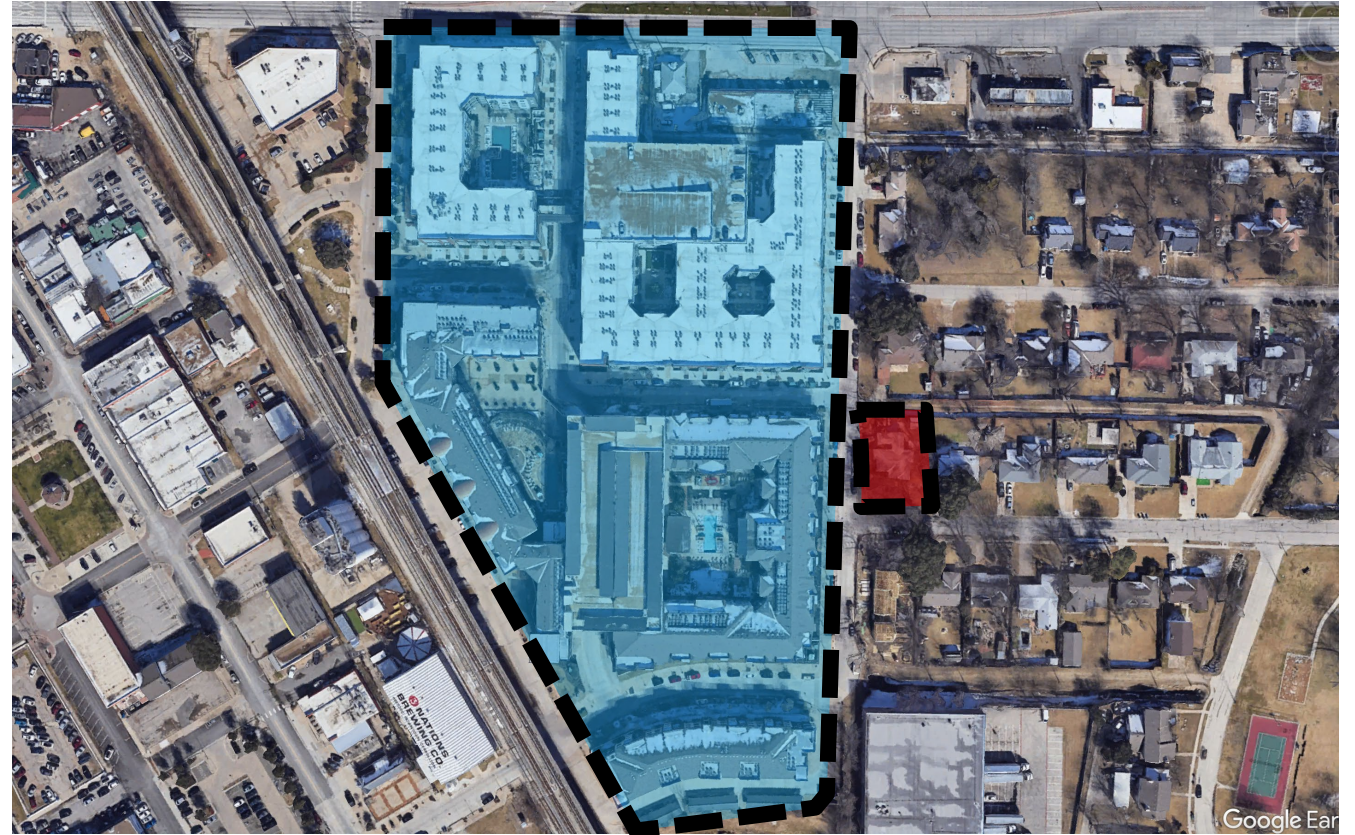
- Regional mixed use development with multifamily rental, office, retail, restaurants, entertainment, and ownership housing constructed from the 1980s - Present
- 743 Will Rice Ave – 2,250 SF attached home built in 2014
 - Dallas CAD market value of \$405K in 2015
 - Dallas CAD market value of \$546K in 2022
 - 35 percent increase in property value over a 7-year period



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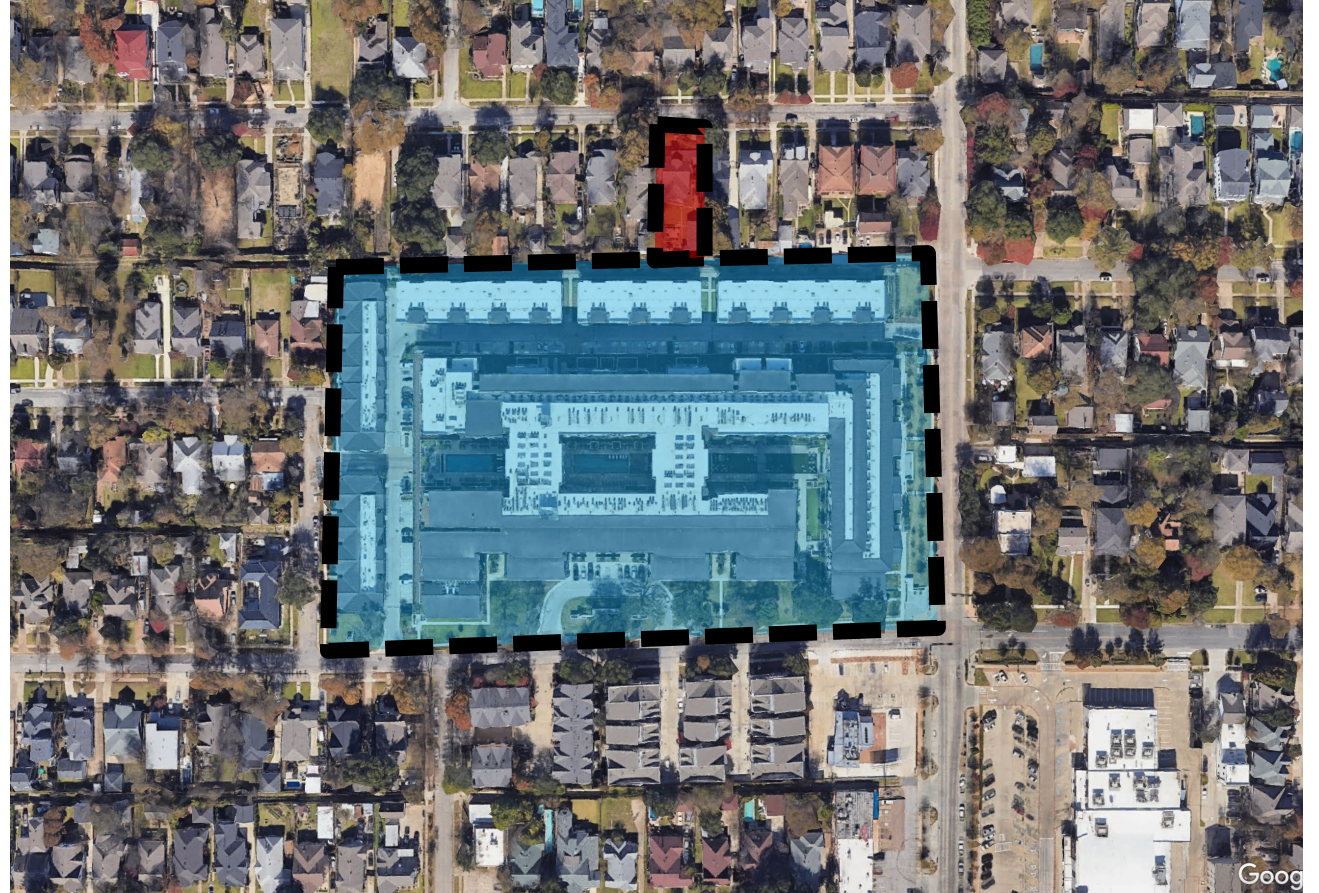
Case Study #4: Downtown Carrollton

- Multi-building, multifamily rental and retail project constructed from 2013 - 2018
- 1301 Francis Street – 1,200 SF, 3 bedroom, 1 bath, detached home built in 1955
 - Dallas CAD market value of \$82K in 2013
 - Dallas CAD market value of \$159K in 2022
 - 94 percent increase in property value over a 9-year period



Case Study #5: Alexan Lower Greenville - Dallas

- Rental housing project with multifamily and rental townhomes completed in 2019
- 5620 Richard Avenue – 1,500 SF 3 bedroom, 2 bath, detached home built in 1922
 - Dallas CAD market value of \$372K in 2019
 - Dallas CAD market value of \$476K in 2022
 - 28 percent increase in property value over a 3-year period



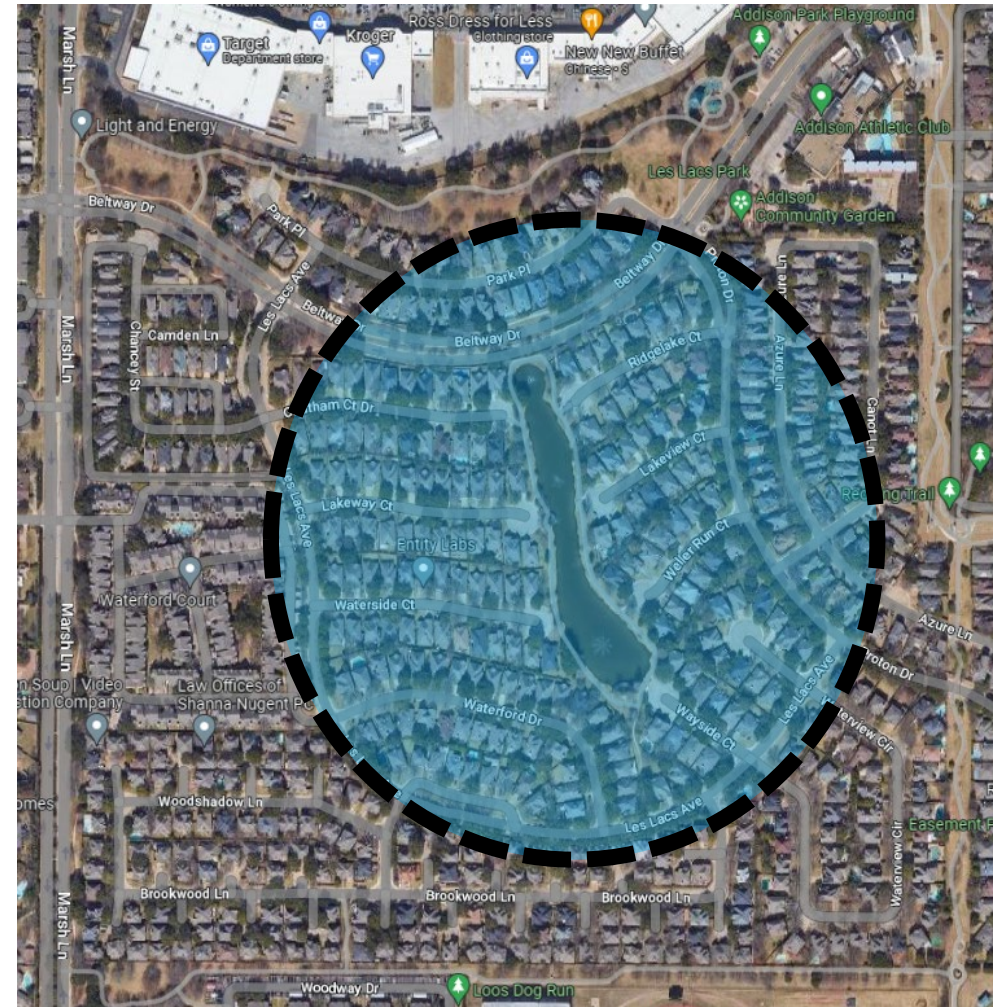
Case Study #6: Downtown Farmer's Branch

- Multi-building, multifamily rental project constructed from 2013 - 2019
- 2508 Bill Moses Parkway – 2,440 SF, 3 bedroom, 2.5 bath, detached home built in 2014
 - Dallas CAD market value of \$329K in 2015
 - Dallas CAD market value of \$404K in 2022
 - 23 percent increase in property value over a 7-year period



Case Study – Key Takeaways

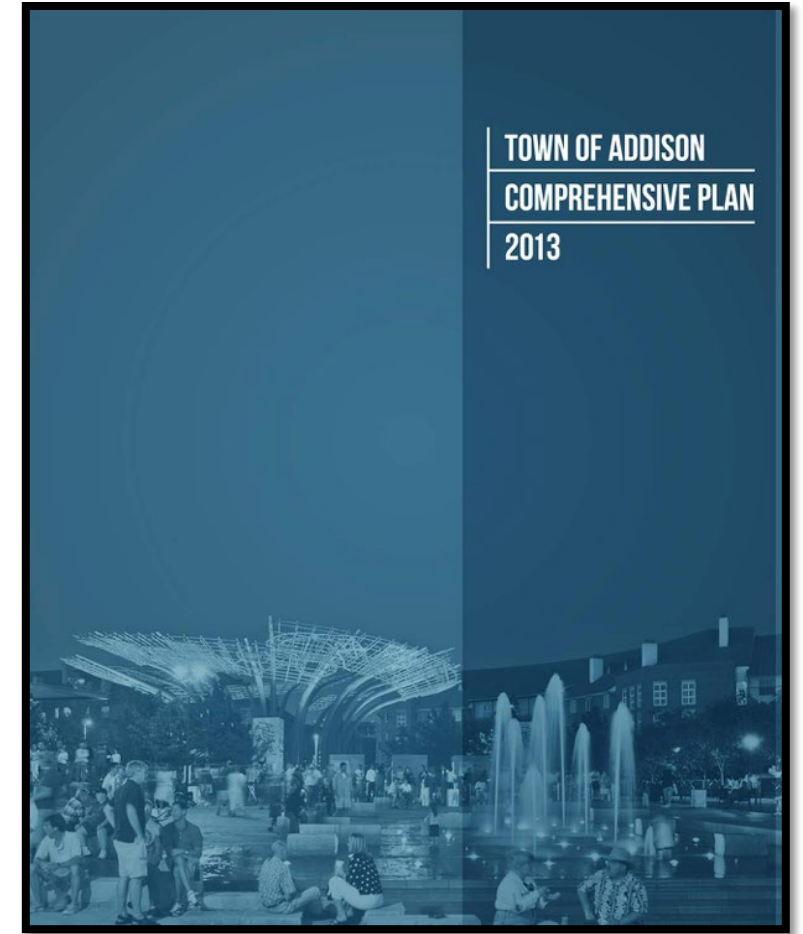
- When compared to a randomly selected detached home in Addison's Les Lacs neighborhood, the following outcomes were observed:
 - 5 of 6 of the case study examples experienced a greater percentage increase in appraised/market value than the Les Lacs property
 - The only property that was outperformed by the Les Lacs property was in Farmer's Branch, where the ownership housing was situated immediately adjacent to a rail transit station



Community Meeting Follow Up

Next Steps: Initiate Comprehensive Plan Update in Summer, 2023

- Staff intends to issue an RFP/RFQ to engage a planning consultant team for this project. Key project goals include:
 - Developing a shared understanding of current conditions in Addison and reach consensus on a vision for the future
 - Update Town land use, redevelopment, and housing policies to align with the consensus vision
 - Coordinate key outcomes of other long-range planning efforts to shape a comprehensive strategy for Town leadership to implement
- This process would be guided by an advisory committee over the course of a 12 – 18 month planning process



<https://communitycrimemap.com>

LexisNexis's Community Crime Maps shows police call and report data so that citizens can see what offenses are happening in the area, other towns, or across the United States. Addison submits crime data for public viewing with the goal of transparency. We have been contributing to this database since it was called Raids Online in 2015.

Several of our neighbors, including Dallas, Carrollton, Coppell, and Irving, also upload report information. The website offers email subscriptions, customizable searches, and police beat information for contributing police agencies.

While call and report data show a great bird's eye, they are not and were never intended to be representative of every incident's final outcome. Call types are not updated as the nature changes and while report types are more accurate, they also only tell part of the story. No lesser-included offenses are listed, nor are any investigative updates or clearances.



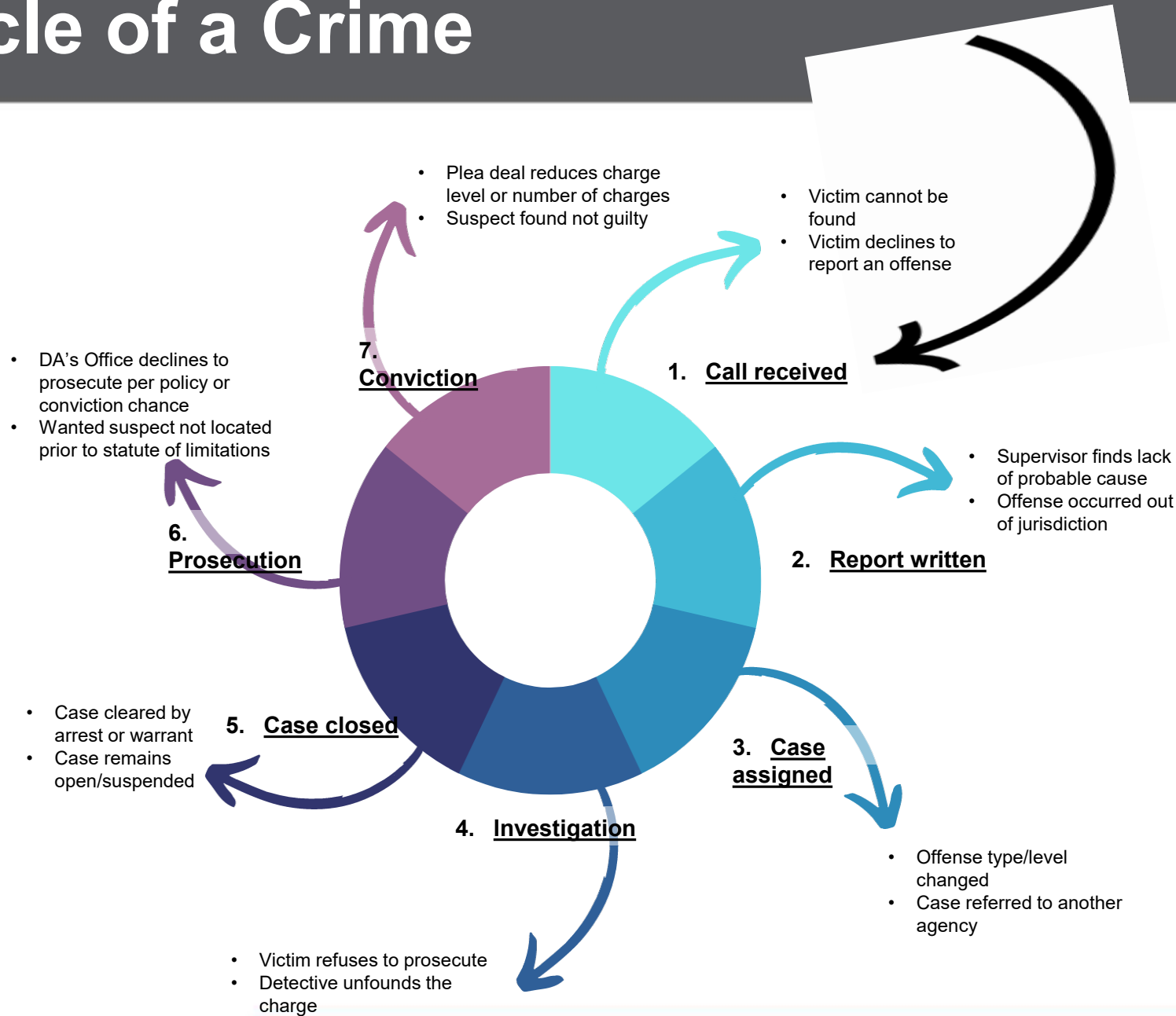
Disorderly Conduct

DISORDERLY CONDUCT: UNREASONABLE NOISE IN A PUBLIC PLACE OR PC42.01(A)5	Disorderly Conduct ▾
DISORDERLY CONDUCT: USING ABUSIVE LANGUAGE IN A PUBLIC PLACE PC42.01(A)1	Disorderly Conduct ▾
DISORDERLY CONDUCT: WINDOW PEEPING PC42.01(A)7	Disorderly Conduct ▾
EVADING ARREST DETENTION PC38.04(b)	Disorderly Conduct ▾
EVADING ARREST DETENTION W/VEH OR WATERCRAFT PC38.04(b)(1)(B)	Disorderly Conduct ▾

Aggravated Assault

✓ AGG ASSAULT AGAINST PUBLIC SERVANT PC22.02(b)(2)(B)	Assault - Aggravated ▾
✓ AGG ASSAULT AGAINST SECURITY OFFICER PC22.02(b)(2)(e)	Assault - Aggravated ▾
✓ AGG ASSAULT CAUSES SERIOUS BODILY INJ PC22.02(a)(1)	Assault - Aggravated ▾
✓ AGG ASSAULT DATE/FAMILY/HOUSE W/WEAPON PC22.02(b)(1)	Assault - Aggravated ▾
✓ AGG ASSAULT W/DEADLY WEAPON PC22.02(a)(2)	Assault - Aggravated ▾

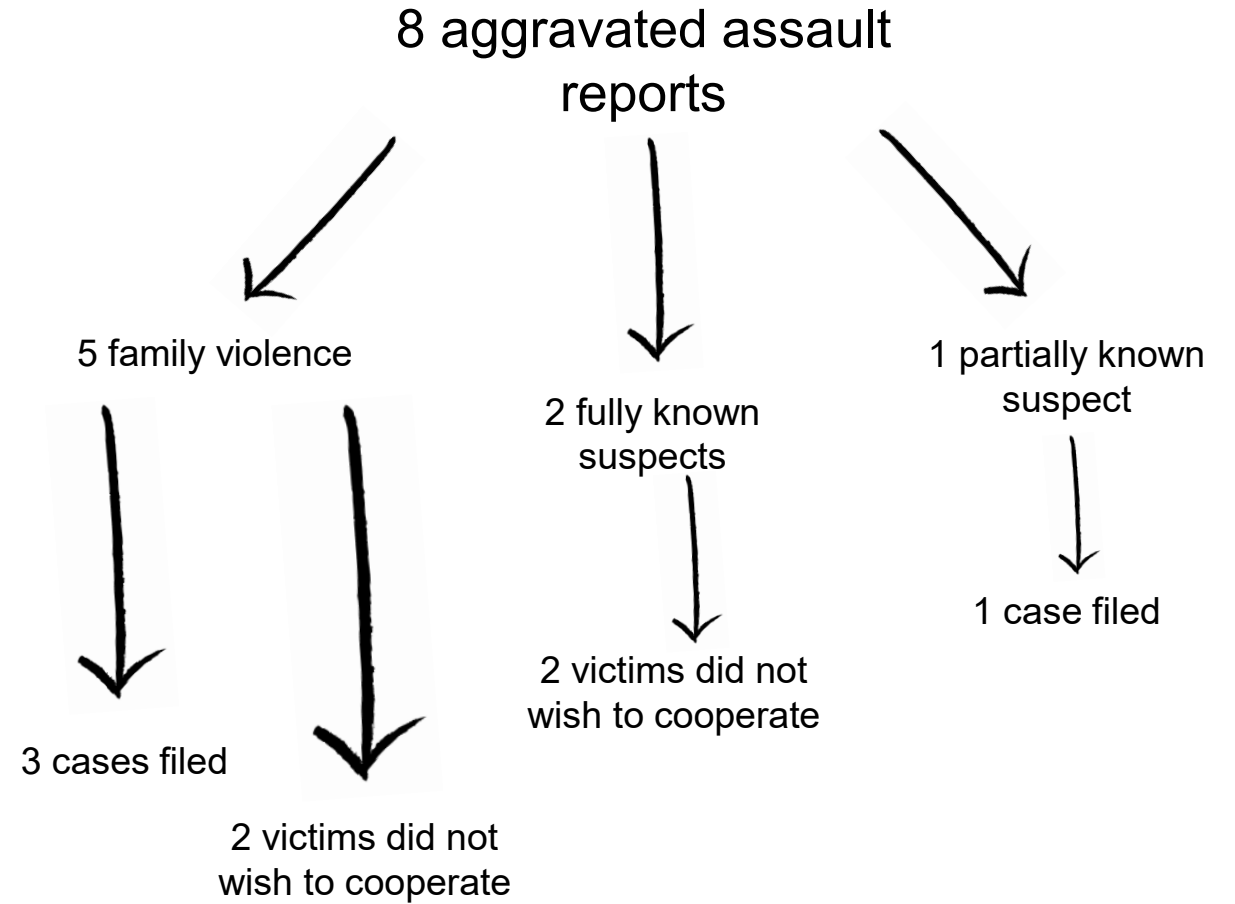
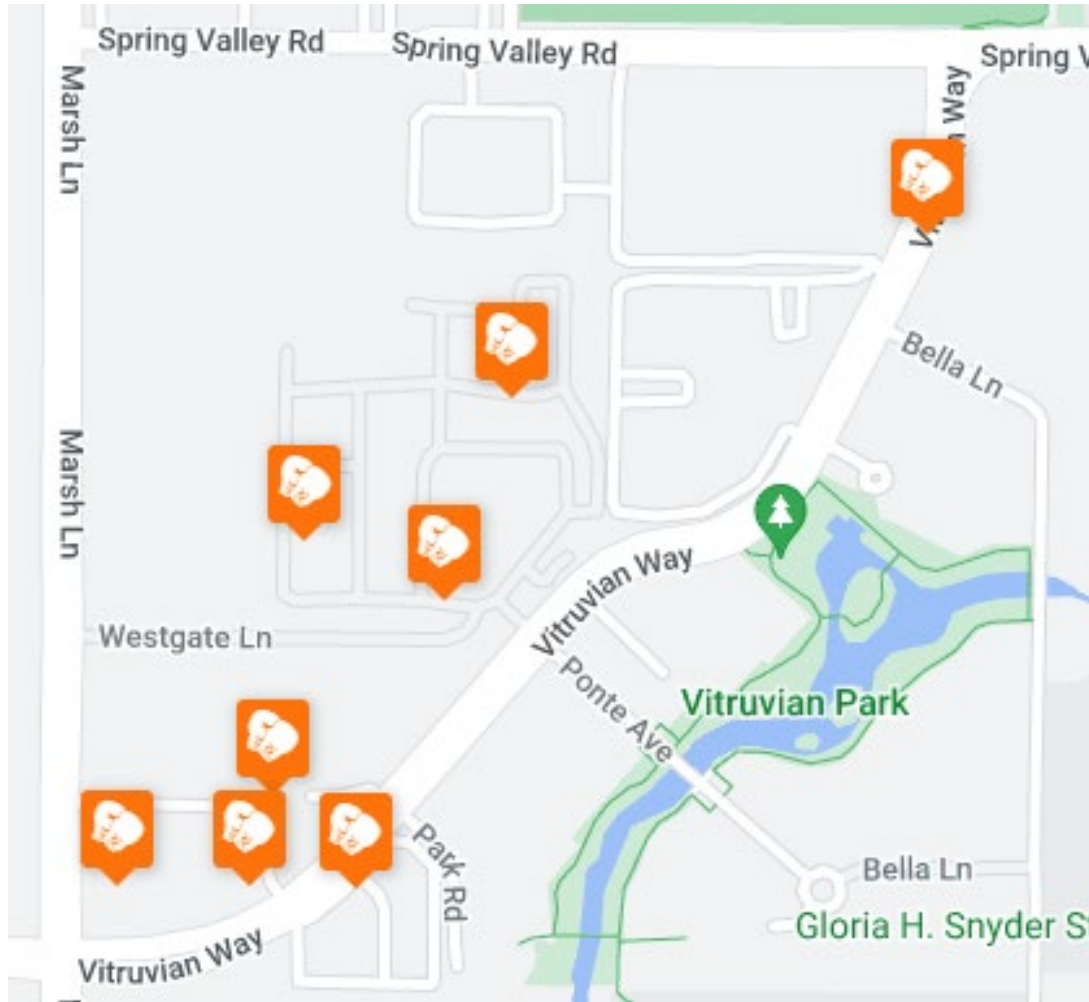
Life Cycle of a Crime



Example – Vitruvian Park Aggravated Assaults



12/1/21 – 11/30/22



Offense Reports – 1 Beat and 2 Beat

12/1/21 – 11/30/22

NIBRS Code	Code Name	AD01	AD02
11A	Rape	6	1
120	Robbery	10	3
13A	Aggravated Assault	11	3
13B	Simple Assault	108	23
13C	Intimidation	20	9
200	Arson	2	0
220	Burglary/Breaking & Entering	26	8
23F	Theft From Motor Vehicle	40	32
23H	All Other Larceny	119	76
240	Motor Vehicle Theft	36	11
290	Destruction/Damage/Vandalism of Property	33	14
35A	Drug/Narcotic Violations	14	15
520	Weapon Law Violations	5	1
90C	Disorderly Conduct	1	0
90D	Driving Under the Influence	15	14
90E	Drunkenness	28	24
90Z	All Other Offenses	33	13
Total		507	247

Total number of dwelling units:

- AD01/1 Beat (Vitruvian Way):
 - Multi-Family: 3813
 - Single Family: 39
 - Total: 3852
- AD02/2 Beat (Les Lacs):
 - Multi-Family: 681
 - Single Family: 1335
 - Total: 2016

QUESTIONS?