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**August 12, 2022**

## Council Update

**Council Approves Sam's Club Special Area Study and Renames it to Midway South**



At its August 9 meeting, the City Council adopted the Sam's Club Special Area Study, a long-range planning policy guiding future development and the provision of infrastructure and social amenities within a 79+/- acre area bounded by Belt Line Road to the north, Hornet Road to the south, Midway Road to the east, and existing residential neighborhoods to the west. The Sam's Club Special Area Study began in 2014, in accordance with policy direction provided within the 2013 Comprehensive Plan, and included an area of land generally running from the former Sam's Club site south along the Midway Corridor, including the Midway Square Shopping Center and Office in the Park. At the conclusion of that process in 2015, the City Council only provided direction on the portion of the study area that was the former Sam's Club property. The vision for the other areas within the study area was never finalized. In April 2021, the City Council approved a professional services agreement for a planning consultant and appointed a project advisory committee to complete the study. With the establishment of a 17-member project advisory committee for this re-initiated special project, the City Council directed staff to expand the study area further south to include commercial properties between Office in the Park and the Greenhill School campus.

After multiple meetings with the advisory committee and public input sessions, [a draft plan](#) was developed and made available for public review and feedback beginning on June 17. At the August 9 City Council Meeting, Director of Development Services Ken Schmidt addressed the public feedback the Town had received on the draft study. As a result of this feedback, Council directed staff to remove the "vehicle connections" to both Proton Drive and Hornet Road as conditions of approval for the plan. Council also renamed the area to "Midway South" to define the study by its location rather than as a former retailer.

Many thanks to the residents and members of the business community who volunteered their time and their talents to the project advisory committee:

Al Cioffi  
Nancy Craig  
Sue Halpern  
Peter Jessiman  
Judy Lindloff  
Steve Loras  
Sue Milholland  
Marvin Perez  
Eileen Resnik

Lorrie Semler  
Austen Spoons  
Ron Whitehead  
Nancy Williams  
Kathie Wood  
Alex McCutchin  
Bill Park  
Dan Stansbury

You can [watch Council's Sam's Club discussion here](#) and [read the presentation here](#).

## **Council Approves Addison Grove Development Plan Request for Next Building Phase**



At its July 12 meeting, the City Council tabled a request for Development Plan approval for Block D of the Addison Grove pending answers from the applicant to additional questions related to the building process and its impacts on the wall along Beltway Drive. The Development Plan for Block D includes a site plan, landscape plan, building elevations, and floor plans for 54 townhome lots, and one open space lot located on approximately 2.08 acres at the southwest corner of Magnolia Street and Runyon Road. Development Services Director Ken Schmidt and the Addison Grove townhome developer addressed questions related to construction phasing, project timelines, and the timing of demolition of the wall along Beltway Drive at the August 9 City Council Meeting. Council approved the Development Plan request but stipulated that the developer must erect and maintain an 8-foot wood fence along the Beltway Drive property line until the parklets and exterior facades of the Beltway-facing buildings are substantially complete.

You can [watch Council's Addison Grove discussion here](#) and [read the presentation here](#).

### Council Authorizes Issuance of Bonds

At its August 9 meeting, the Council passed two Resolutions authorizing the issuance of bonds for proposed streets, infrastructure, parks, and building updates. Council approved the sale of \$13 million of Certificates of Obligation to be used for the following purposes:

- On November 13, 2018, the City Council directed the City Manager to pursue issuing Certificates of Obligation to fund a portion of the budgeted \$41 million reconstruction of Midway Road. In 2012 voters approved \$16 million in funding for this reconstruction project. The Town issued \$15,000,000 in Certificates of Obligations in 2019 for the purpose of reconstructing Midway Road with a



\$10,000,000 in Certificates of Obligations included in this issuance. This will complete the Certificate of Obligation issuances for the Midway Road Project.

- \$3,000,000 in Certificates of Obligations are for the purpose of funding planned capital improvements projects related to water and sewer utility improvements over the next two to three years including Lake Forest Drive Utility Improvements, Surveyor Pump Station Electrical Upgrades, and Beltway Drive/Belt Line Road Water Main Replacement.

The bonds were issued for 20 years with an interest rate of 3.3768% as well as a \$604,277 premium which resulted in a lower issuance principal amount of \$12,495,000. After payment of bond issuance costs, the Town will still receive the \$13 million needed for these projects.

Council also approved the issuance of General Obligation Bonds totaling \$10,518,000 for the following projects:

- \$5,000,000, from the authorized \$16,000,000 (\$11,000,000 issued to date), from Proposition 1 of the 2012 Bond Election for reconstruction of Midway Road. Council awarded a construction contract to Tiseo Construction on December 8, 2020. The project is currently under construction with an anticipated completion date in Fiscal Year 2024.
- \$3,213,000, from the authorized \$6,723,000 (\$3,510,000 issued to date), from Proposition C of the 2019 Bond Election for parks and recreation improvements and facilities. Council approved a contract for design of Les Lacs pond improvements on June 14, 2022. Design will take approximately 12 months with construction anticipated to begin in the Summer of 2023.
- \$2,305,000, from the authorized \$7,395,000 (\$5,090,000 issued to date), from Proposition D of the 2019 Bond Election for improvements to existing municipal buildings. The funds will be used for phase two of facilities improvements projects which includes roof, HVAC, and ADA improvements at various Town facilities. It is anticipated that all phase one projects will be completed by the end of Fiscal Year 2022.

These bonds were issued for 20 years with an interest rate of 3.3665% as well as a \$467,305 premium which resulted in a lower issuance principal amount of \$10,140,000. After payment of bond issuance costs, the Town will still receive the \$10,518,000 needed for these projects.

The financial impacts of the General Obligation bond issuance were less than the projections included in the materials provided to the public as part of the 2019 Bond Election process.

Addison is one of only 11 cities in Texas with a AAA with both Moody's and S&P. You can [watch Council's bond discussion here.](#)

## **AMLI Multi-Use Development Approved for Office in the Park**





At its August 9 meeting, the Council approved a rezoning request from AMLI for a 13.78+/- acre property located on the west side of Midway Road, approximately 1,000 feet south of Beltway Drive and immediately north of the Redding Trail Dog Park to allow for a multi-use development that includes:

- 4- and 5-story multifamily buildings with 367 multifamily dwelling units and 4 live / work units, and 7,000 SF of ground floor retail / office / co-working / restaurant space
- 3-story multifamily building with 34 units
- 30 3-story fee simple townhomes
- 14 3-story rental townhomes

The project includes the dedication of three acres of public open space, 1.93 acres of landscape area, implementation of a 10' trail at the western boundary that connects to the Midway Road trail, and a 100-foot buffer for a residential transition zone. AMLI has committed to donating \$100,000 toward improvements to the Redding Trail dog park and will install shade coverings, water fountains, and seating. They have also committed to donating \$150,000 to the Addison Arbor Foundation for public art in the project area.

The estimated value of the project is \$170 million.

You can [watch the Council's AMLI discussion here](#) and [read the presentation here](#).

## Council Approves Memorandum of Understanding with AMLI for New Development on Midway Road

Council approved a Memorandum of Understanding (MOU) with AMLI at its August 9 meeting for its new multi-use development on Midway Road. The key performance



standards in the MOU were based on feedback received from the community during public meetings held by AMLI as part of their rezoning request.

Key components of this MOU include:

- Performance standards for initial finish out, use, and leasing of the two ground floor tenant spaces in the multifamily wrap building.
- Performance standards for improvement and dedication of the proposed public open space and trail improvements, the allocation of an additional \$100,000 to fund enhancements to the dog park, and the option to dedicate additional land in the future for dog park expansion.
- Performance standards for the development of the fee simple townhomes that enhance the Town's capacity to ensure that those dwelling units are completed in a timely manner.
- More restrictive construction work hours that limit work during the evening and on weekends.
- Defining material facade construction standards to ensure building facades achieve the Town's previous masonry standards for mixed-use development.
- Acknowledgment and support of ongoing discussions with adjacent neighborhoods to finance perimeter fence improvements.
- Commitment to achieving at a minimum, LEED Silver certification for the multifamily rental component of the project.
- The donation of \$150,000 to the Addison Arbor Foundation to support the installation of public art within the dedicated public open space.
- The provision of 10 additional electric vehicle charging stations, in addition to the 20 stations that were previously committed to.

You can [watch Council's AMLI MOU discussion here](#), [review the presentation here](#), and [read the MOU here](#).

## Quarterly Addison Airport Report

At the August 9 City Council Meeting, Addison Airport Director Joel Jenkinson gave Council an overview of key Airport performance measures for the third quarter of Fiscal Year (FY) 2022, which ended on June 30, 2022. The report presents data on revenue, fuel flowage, and aircraft operations (take-offs and landings) including international operations. It also includes a snapshot of the Airport's real estate portfolio.

Highlights from the third quarter include:

- Total operations, instrument (IFR) operations, fuel flowage, fuel flowage fee revenue, real estate revenue, and total revenue are all up by double-digit percentages in FY22 Q3 compared with FY21 Q3
- Since it opened on February 14, 2022, the new U.S. Customs and Border Protection (CBP) facility has cleared 296 arriving aircraft through June 30 (a period of four and a half months). For the full year FY21, CBP cleared 506 international arrivals at Addison, a record number. Three quarters through FY22, CBP has cleared 550 international arrivals.
- At the June 28 meeting, City Council approved four new ground lease projects, adding to an ongoing redevelopment boom at the airport.
- The grant-funded runway and taxiway pavement preservation and runway re-designation project was substantially completed as of July 18 (when the final paint markings were applied to the pavements). The runway designation officially changed from 15-33 to 16-34 on March 24, 2022.
- A kickoff meeting for the Taxiway Bravo extensions design was held on August 11, 2022. The design project includes a preliminary engineering report (PER) for the

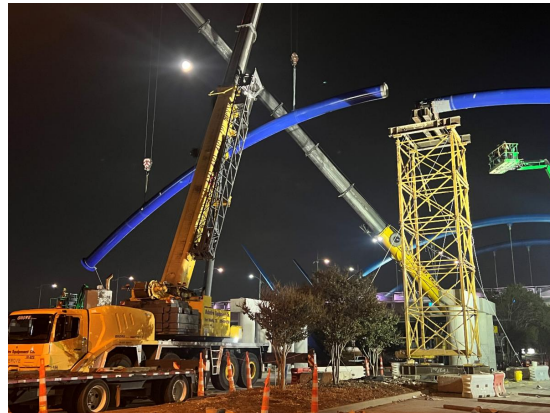
extension of Taxiway Bravo to a full-length parallel taxiway and full design for phase 1 construction.

- Taxiway Bravo phase 1 construction is funded with a FY22 Airport Improvement Program (AIP) grant; the project is anticipated to be bid in early 2023, with construction to follow. Phase 1 includes connecting Taxiway Bravo to the runway at the south end, extending Taxiway Bravo north from Taxiway Foxtrot at least to Taxiway Golf, and construction of a vehicle service road on the west side of Taxiway Bravo.

You can [watch the Council's Airport discussion here](#) and [read the presentation here](#).

## Construction Corner

### DART Sets Blue Arches for Silver Line Bridge Over Addison



DART's Silver Line design-build contractor Archer Western Herzog (AWH) placed the blue, decorative arches for the new bridge over Midway Road on Thursday night.



Another full Midway Road closure is tentatively scheduled for August 29 when AWH will place the actual bridge. More details will be posted on the Town's website when they are finalized.

If you have any questions or concerns, please contact AWH Manager Marvin Jackson at [mjackson@walshgroup.com](mailto:mjackson@walshgroup.com) or Addison's Director of Public Works and Engineering Shannon Hicks at [shicks@addisontx.gov](mailto:shicks@addisontx.gov).

### Part of Weight Circuit Unavailable on August 15

**FITNESS WING  
EQUIPMENT  
REMOVAL**

**MONDAY,  
AUGUST 15**

The weight circuit in the last pod of the Fitness Wing is being removed during business hours.

Movers will be taking the equipment out through the Fitness Wing, but the remaining machines will still be open for use.

**WE APOLOGIZE FOR ANY INCONVENIENCE**

**ADDISON** ATHLETIC CLUB

The weight circuit in the last pod of the Fitness Wing at the Athletic Club is being removed on Monday, August 15. The remaining machines will still be available for use. We apologize for any inconvenience.

### Get a Birdseye View of the Keller Springs Reconstruction Project

Birdseye view of the Reconstruction of Keller Springs



The Proposition A of the 2019 Bond Election included \$22 million for the reconstruction of Keller Springs Road from the Dallas North Tollway to Addison Road. Keller Springs was originally built in the late 1970s with asphalt and will be reconstructed with concrete. The project includes upsizing the utilities to handle continued growth in Addison, installing Master Transportation Plan elements, and replacing the traffic lights at the Quorum Drive intersection. The project design is 100% complete. The Town is in the process of acquiring Right-of-Way and relocating franchise utilities. This project is scheduled to be bid this fall, with construction starting around the beginning of 2023. The video above shows a bird's eye view of what the street will look like after the project is completed.

## Around Town

### Divergence Academy Listed as *Inc Magazine's* Fastest Growing Companies



The Economic Development & Tourism Department joined Divergence Academy Founder Sravan Ankaraju and his staff on Tuesday, August 8 for the formal announcement of the 2022 *Inc. Magazine* 5000 List reveal. This list recognizes the fastest growing private companies in the US. Divergence was pleased to learn that they were listed as the 1009th fastest growing company in the US, the 92nd in Texas, the 21st in education, and the 37th fastest growing in Dallas.

Divergence Academy is an educational institution that is creating adaptive learning solutions to empower individuals to pursue the work they love on the most relevant skills of the 21<sup>st</sup> century from web development to data science, cybersecurity, cloud computing, and product management. Founded in 2014, the school is a success story emanating from the Addison TreeHouse. In addition to having programs open to the public, the school currently has a large cybersecurity training program for US military veterans. Addison is very proud to have the school based in Addison to help train the future workforce for local companies.

### Pints and Pups is Back on August 20



Raise your brews and wag those tails! Pints and Pups is back in Addison Circle Park on August 20 as part of the Addison After Dark event series. Bring your dog to this furry fun festival dedicated to dogs and their parents. Canine-focused activities include a pop-up dog park and arfs & crafts, while two-legged guests enjoy live music, food trucks, and complimentary beer sampling from local craft breweries! Head to [AddisonAfterDark.com](https://AddisonAfterDark.com) to learn more.

### Silver Line Breakfast and Coffee Set for August 30



**DART** **SILVERLINE** **ARCHER WESTERN HERZOG**  
 DALLAS AREA RAPID TRANSIT

Join us for the Town of Addison Construction Activity Updates

# Breakfast & Coffee

**Tuesday, August 30, 2022**  
 9:30 - 10:30 AM

La Spiga Bakery  
 4203 Lindbergh Dr.  
 Addison, TX 75002

Limited Seating - RSVP at [www.awhsilverline.com](http://www.awhsilverline.com)  
 For more info call: 972.833.2856

Mask are required inside when not seated at your table including when you leave and use the restroom.

[@awhsilverline](https://www.instagram.com/awhsilverline)

DART's Silver Line Contractor Archer Western Herzog (AWH) is hosting a Breakfast and Coffee on Tuesday, August 30 from 9:30 - 10:30am at La Spiga Bakery at 4203 Lindbergh Drive to provide updates on the Silver Line construction. Seating is limited. Please RSVP at [www.awhsilverline.com](http://www.awhsilverline.com). For more information, please call 972-833-2856.

### How to Stay Informed

Addison shares information with the community in a number of different ways. Here are some ways you can stay updated on the latest news:

**Website:**

- [www.addisontexas.net](http://www.addisontexas.net): Find alerts and updates on the homepage and department-specific updates on department pages
- [www.addisontexas.net/covid19](http://www.addisontexas.net/covid19): Find specific COVID-19 updates and resources
- [www.addisontexas.net/Midway](http://www.addisontexas.net/Midway): Find information on the Midway Road Revitalization Project and subscribe for project email and text updates
- [www.addisontexas.net/ClubRenovations](http://www.addisontexas.net/ClubRenovations): Find information on the Addison Athletic Club renovations and subscribe for project email and text updates
- [www.addisonalert.com](http://www.addisonalert.com): Get alerts about severe weather and other emergencies in the Town of Addison, as well as register to receive updates on Town programs

**Social Media:**

- [Addison Facebook](#)
- [Visit Addison Facebook](#)
- [Addison Twitter](#)
- [Visit Addison Twitter](#)
- [NextDoor](#)

**Addison Newsletters:** For a description of and to subscribe to all of Addison's newsletters, click [here](#).

If you have specific questions, please contact Addison's Marketing Department at [marketing@addisontx.gov](mailto:marketing@addisontx.gov).

**Important Numbers and Websites**

**Town Hall:**  
972-450-7000

**Non-emergency Police Dispatch:**  
972-450-7156

**Missed Trash:**  
972-392-9300, Option 2

[Request Bulk Trash Pickup](#)

**Athletic Club:**  
972-450-7048

[Addison Website](#)

Sign up for [Addison Alerts](#)

[Volunteer](#)

[List of Restaurants](#)

[Addison News](#)

[Community Crime Map](#)

[Watch City Council Meetings](#)

[Addison's PEG Channel](#)  
**(channel 99 for AT&T subscribers,  
channel 16 for Spectrum subscribers)**

[Register your Security Alarm](#)

[Report a Problem with Addison FixIT](#)

**Stay Connected**



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