



STRATEGIC
COMMUNITY
SOLUTIONS

memo

TO:	Mayor and City Council Town of Addison, Texas
FROM:	Karen Walz, FAICP Principal Strategic Community Solutions LLC
DATE:	March 12, 2015
RE:	Housing Direction or Guidance

This document is intended to reflect the City Council's discussion of housing direction on March 10, 2015. In Option A, the previous draft policy has been edited based on the Council's discussion. To simplify your review, the revisions are shown in 'track changes' format. Option B provides a simplified alternative statement. I appreciate the helpful suggestions received from Ivan Hughes; they are incorporated in this Option B.

This draft is for Council's further consideration and discussion at the meeting on Monday, March 16, 2015. Should you have questions or comments before that meeting, please let me know.

Option A

When new housing is proposed in Addison, the Addison City Council encourages it to be developed according to the following principles.

1. Whenever possible, the Town should establish plans for revitalization and development for districts or special study areas, instead of considering plans on a site-by-site basis. ~~A~~ The process like the one used for the Sam's Club Special Study Area should be followed is an example of the approach that is encouraged.
2. For study areas and individual developments, the Town encourages mixed use designs that integrate residential and non-residential components where this is possible.
3. The Town encourages development that makes more individually owned housing choices available in Addison. Desired ownership units include detached homes, townhome/rowhouse and flats, so a wide range of residential densities support this objective and may be approved.
4. ~~Mixed~~ The Town seeks mixed use developments ~~in Addison should include a mix of housing choices in order to~~ that will expand Addison's available housing options and increase Addison's ability to respond to changing residential market demands over time.

5. Since the housing choices of garden apartments and urban apartments ~~comprise are~~ a significant share of Addison's current housing stock, rezonings that include apartments ~~should~~ are encouraged to:
 - a. Occur through a Planned Development (PD) or similar process
 - b. Include other housing choices (i.e., not a rezoning for apartments alone)
 - c. Be necessary to the economic feasibility of the project as a whole
 - d. Propose a project design and density that support or enhance Addison's character as a community of walkable urban ~~character and walkability~~ neighborhoods
 - e. Be consistent with other aspects of this housing policy
6. At the property or project scale, Addison will consider the highest and best use of the property and the 'best fit' mix of uses and housing choices for that property within the context of the entire Addison community.
7. Addison will continue to insist on high quality building and site design that creates or enhances neighborhoods; an inviting public realm; and trails or sidewalks that connect buildings and neighborhoods with the rest of the Addison community.
8. Addison views independent and/or assisted living housing as housing choices which address the demands of the growing 55+ age group and as a potential fit with this community's character. Since there are no assisted living housing units in Addison today, the Town will conduct research and investigation to understand how this housing could or should be included in Addison's future.

Option B

When new housing is proposed in Addison, the Addison City Council encourages it to be developed according to the following principles:

- The proposal should offer a 'best fit' mix of uses and housing choices within the context of the surrounding Addison community. The Town may use a study area committee (with staff, elected, and appointed members such as area residents and business representatives) to evaluate the proposal's fit in Addison.
- New housing should create or enhance neighborhoods of urban character rather than locate on a stand-alone, nonintegrated property. It should continue the high quality design and walkability that make Addison's existing neighborhoods distinctive.
- New housing should increase the proportion of fee-simple ownership in Addison's housing mix. Apartment-only rezoning is unlikely to be approved as currently the ratio of rental to ownership properties is higher than desired.
- Independent and/or assisted living housing may be considered in Addison if Town research or the project developer demonstrate that it will complement Addison's existing housing choices.