

Phase 1

APPENDIX

COMMUNITY MEETING #1 COMMENTS

The following comments were received during the first Community Meeting, as either verbal questions, comments written on displays, submitted comment cards, or follow-up emails to Town staff (copies of the comment card submissions are included in this Appendix as well). Similar comments have been grouped together under general categories (Transportation, Development, etc.) and are presented in no order of priority or importance.

Transportation-Related Comments:

- “Rename the northern portion of Inwood Road (the “entrance to Addison”) to Addison Road”;
- “I would have liked to see more incorporation of Landmark and Quorum Roads with the Inwood Road revitalization renderings”;
- “I didn't see any proposed changes to the intersection at EB Beltline and Addison/Inwood Roads. The layout of that intersection is unlike any other intersection I can recall driving through and can be confusing. Take this opportunity to reduce confusion and improve traffic flow by redesigning the intersection”;
- “Is the railroad still used? Could the railroad be relocated or go underground”;
- “Concerned about lack of accessibility to 635 and/or the Tollway. Will we really see an increase in Inwood's popularity if it's not 'easily' accessible”;
- “Concerned that nothing has changed traffic flow-wise since the traffic we experienced when we were the only wet area around. Inwood isn't ready for more traffic”;
- “The cost/benefit ratio of pushing Beltway through to the east may be much too high, and likely will not leave any of the retail vacancies”;
- “Create separate blocks – not keep it a continuous street”;
- “What opportunities exist using the railroad land (east of Inwood)? Rail down median (like a boulevard)? Shift Inwood east to create a very wide retail and pedestrian park/walkway on [the] west side”;

- “Vehicular traffic in Addison is so very challenging on many levels. Would love to see you do something very smart and visionary to help reduce that traffic (or hide it underground?)”

Pedestrian-Related Comments:

- “Legacy Foundation meeting looking at a pedestrian walkway over Dallas North Tollway, a kind of “Deck Park” similar to Klyde Warren Park at the intersection of Beltline and Tollway. Possibility of connecting the Inwood district with this new initiative”;
- There is a lot of potential pedestrian traffic east of the railroad and even more so if the east/west connectivity as proposed by the Legacy Foundation is implemented”;
- “Include bike/jog trail connections”;
- “Have sidewalks throughout the area”;
- “The area should be walkable from the residential areas off Beltway, Midway, Meadows, etc.”;
- “Have on-street parking, unlike Addison Circle”;
- “I would love to see a plan that vibrantly includes Nature in design. Maybe a walkable butterfly garden corridor. Fountains – so beautiful and dynamic that the site attracts families etc.”

Development-Related Comments:

- “Add medical as a permitted use in the LR district”;
- “Attract an HEB grocery store (or equivalent destination grocer)”;
- “No to HEB. Yes to Farmer’s market, artisan attraction area”;
- “Grand Approach looks like a different integration with the Addison brand, authentic solution to what works for Addison. Grand approach option responds to need to plan for the long term”;
- “Would love to see the equivalent of Trinity Groves, artisan shops, or something similar to the environment in Carmel, California”;

- “Old Town Fort Collins, Colorado (used by Disney as a model for Main Street) is another good example”;
- “Keep the old Sigel’s neon sign (on Inwood Road)”;
- “Would like to see a new hotel in the Study Area”;
- “Eliminate the parking lots and only offer parking garages to encourage multi-destination visits as well as airplane viewing”;
- “Include lots of natural and artificial shade with picnic tables and food trailer vendors nearby”;
- “Include a dog park”;
- “Maximize green space”;
- “Store [retail] street walkable – not only on Inwood but also along Beltline all the way east to Whole Foods”;
- “Include a water feature – I recently visited Estes Park and really enjoyed how the town incorporated the stream into their retail area encouraging pedestrians to linger”
- “Development does not happen because some “planner” has an idea and wants it to occur. The Epicurean District idea is not realistic – it is only a dream. Does Gensler have any retail leasing people?”;
- “Have some art galleries, would beautify the area”;
- “Don’t let it [Study Area] get glutted with chain stores that edge out the local independents”;
- “I am very concerned about no plans for increasing residential in order to provide needed 7 day a week support for either of the plans discussed. My opinion is that Addison needs this consideration as foremost for any improvement plans in order to also support current businesses that are now facing increased competition for revenue from restaurant business in these areas – Frisco, Little Elm and even The Colony”;
- “Look at River Market in downtown Kansas City, Missouri”;
- “Great presentation. Definitely need [a] Destination spot. We need Senior living in Addison, which would fit great with a walking epicurean/business center, similar to Old Town in Fort Collins. Don’t need any other residential except senior”;
- “Library or book exchange”;

- “Artists/craft guild moved – we need space for artists. Have artists to demonstrate their art in walkable business/epicurean center”;
- “Farmers markets, bakeries, independent businesses – no big chains”;
- “Residents have dogs. Petite Pooch Boarding is very successful. Dog park, pool, activity area for dogs”;
- “Kids activity area. NO SPORTS PLACES (emphasis by commenter).”

Airport-Related Comments:

- “Extent of noise restriction from airport – possible that noise contours change in the future with improved aviation technology, might allow residential development particular at south end of site”;
- “Want to know if building height would be capped due approach to the airport runway”;
- “Possibly have an airplane viewing area, similar to DFW, or a train viewing area similar to Folkston, Georgia.”

Other Comments:

- “Would like to see coordination with Farmer’s Branch regarding this project”;
- “Be considerate and start meetings on time. The exhibits can be reviewed after the meeting, at attendee’s leisure, especially when/if the exhibits were reviewed or explained during the presentation. If meetings run long, that will discourage my attendance”;
- “What makes one think the real estate value of the area could be 2 to 3 times the existing value;”
- “Dallas does not love valet parking. We are forced into it”;
- “Do we know what kind of money is available?”;
- “Currently, the winter months when it gets dark early, I don’t feel safe driving Inwood after 6 PM”;
- “Use recycling – use sustainable/renewable materials”;
- “Like the direction of your thought process”;
- “Loved the presentation. Include the Legacy Foundation Tollway Crossover in the study. Thank you”;
- “Design with integrity.”

**Comment cards
received at
Community Meeting #1**



TOWN OF ADDISON, TEXAS
INWOOD ENHANCEMENT ZONE

Community Meeting – August 17, 2016 and September 26, 2016

Comment Card

Demographic Questions

The following questions will help the Study Team understand more about the people attending this Community Meeting.

1. My gender is:
(circle one)

a. Male

b. Female

2. My age-group is:
(circle one)

a. 0 to 17 years

b. 18 to 30 years

c. 31 to 50 years

d. 51 to 64 years

e. 65 to 80 years

f. Over 80 years

3. I am most involved in Addison as a/an: (circle one)

a. Owner/representative of an owner of commercial property in Addison
(but not a Business Owner)

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4. I have lived in Addison for: (circle one)

a. Less than 1 year

b. 1 to 5 years

c. 6 to 10 years

d. 10 to 19 years

e. 20 years or more

f. I do not live in Addison

General Comments

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1. The cost/benefit ratio of pushing Beltway thru to the east may be much too high, and likely will not "leave" any of the retail vacancies. What makes one think the real estate value of the area could be 2 to 3 times the existing value?
2. Development does not happen because some planner has an idea and wants it to occur. The Epicurean district idea is not realistic - it is only a dream. Does Gensler have any retail leasing?
3. Dallas does not love valet parking. We are forced into it.
4. Do we know what kind of money is available?



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Create separate blocks - not keep it all continuous
street
Currently in the center when it gets dark early, I
don't feel safe driving home after 6 PM.
Ideas: have some art galleries - would beautify the area
- Don't make buildings too tall - keep them no taller than 3 stories.
- Have sidewalks throughout the area. (for mural
classroom)



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*EVO recycling avoid-use
sustainable/renewable materials.
Don't let it get gutted at Chain & Stores
that edge out the local independents*



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- The area should be walkable from the residential areas off Beltway, Midway Meadows, etc.



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COUNCILMEMBER

General Comments

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WHAT OPPORTUNITIES EXIST USING THE RAILROAD LAND? (EAST OF INWOOD)

- 1 - RAIL DOWN MEDIAN (LIKE A BOULVARD)
- 2 - SHIFT INWOOD EAST (TO ~~THE~~ CREATE A VERY WIDE RETAIL + PEDESTRIAN PARK/WALKWAY ON WEST SIDE



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Like the direction of your thought process!

Vickie Belew
4105 Pokolodi Cir.
Addison



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① Loved the Presentation

② Include Legacy Foundation Tollway Crossover in the Study.

Thank you!



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LOOK AT RIVER MARKET IN DOWNTOWN
KANSAS CITY, MO!



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*Have on street parking
unlike Addison Circle*



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Great presentation! Definitely need destination spot. We need senior living in Addison! which would fit great with a walking epicurean/business center - similar to old town Scott H. Collins (mountains would be nice.)

(OVER)

Don't need any other residential except Senior -

Library or Book exchange

Artists - Craft Guild moved. We need space

for Artists - have artists to demonstrate
their art in walkable, business / epicurean
center - farmers markets, bakeries - independent
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Residents have dogs. Petite Pooch Boarding is
very successful - Dog park, pool, activity area
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Kids activity area

NO SPORTS PLACES

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DESIGN WITH INTEGRITY



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- ③ Nooo to HEB. Yes to Farmer's market, artisan - artistic area -

Thanks



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lived in Addison 1950 - 1973

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