

Addison

AMLI
ADDISON



AMLI
Tree House

Addison



AMLI

Town of Addison
City Council
August 9, 2022



Marina del Rey, CA

AMLI
MARINA
DEL REY



AMLI
GRAPE
VINE

Grapevine

AMLI TREE HOUSE: AMLI TEAM



Taylor Bowen
President of AMLI, Development

Mr. Bowen is President of AMLI Development Company and has been with AMLI since 1997. From 2000 to 2017, Mr. Bowen led AMLI's development activities in Texas. He received a B.S. in Civil Engineering from Southern Methodist University in 1993 where he served on the SMU Board of Trustees. Mr. Bowen received an M.S. in Real Estate Development from Columbia in 1997. He previously served on the Dallas Citiplace TIF Board, the Downtown Austin Alliance Executive Board, and the Dallas Zoning and Ordinance Committee. He is a LEED Accredited Professional.



AMLI ADDISON



AMLI ADDISON



Brett Foster
Development Associate, Development

Mr. Foster is responsible for development activities in the Texas region and has over three years experience. Prior to joining AMLI, he worked as a Financial Analyst for Mill Creek Residential Trust. Brett graduated from TCU in Finance in '18.



Joe Bruce
Senior Vice President, Development

Mr. Bruce is Senior Vice President - Development. Based in Dallas, he is responsible for development activities in the Texas region. Prior to joining AMLI he led developments around the nation as a developer and architect.



Ken Hitchcock
Senior Vice President - Construction

Ken is responsible for all construction activities in Texas and Colorado. Prior to joining AMLI, he was Managing Director for Optimal Holdings Group and President of Senderro Construction Services.



Guy Rodriguez
Senior Project Manager - Construction

Mr. Rodriguez is responsible for new project construction in Dallas. Guy has over 30 years experience in construction experience led the AMLI Addison construction team. He moved into multifamily construction as a project superintendent for top performing owners and developers in Dallas.



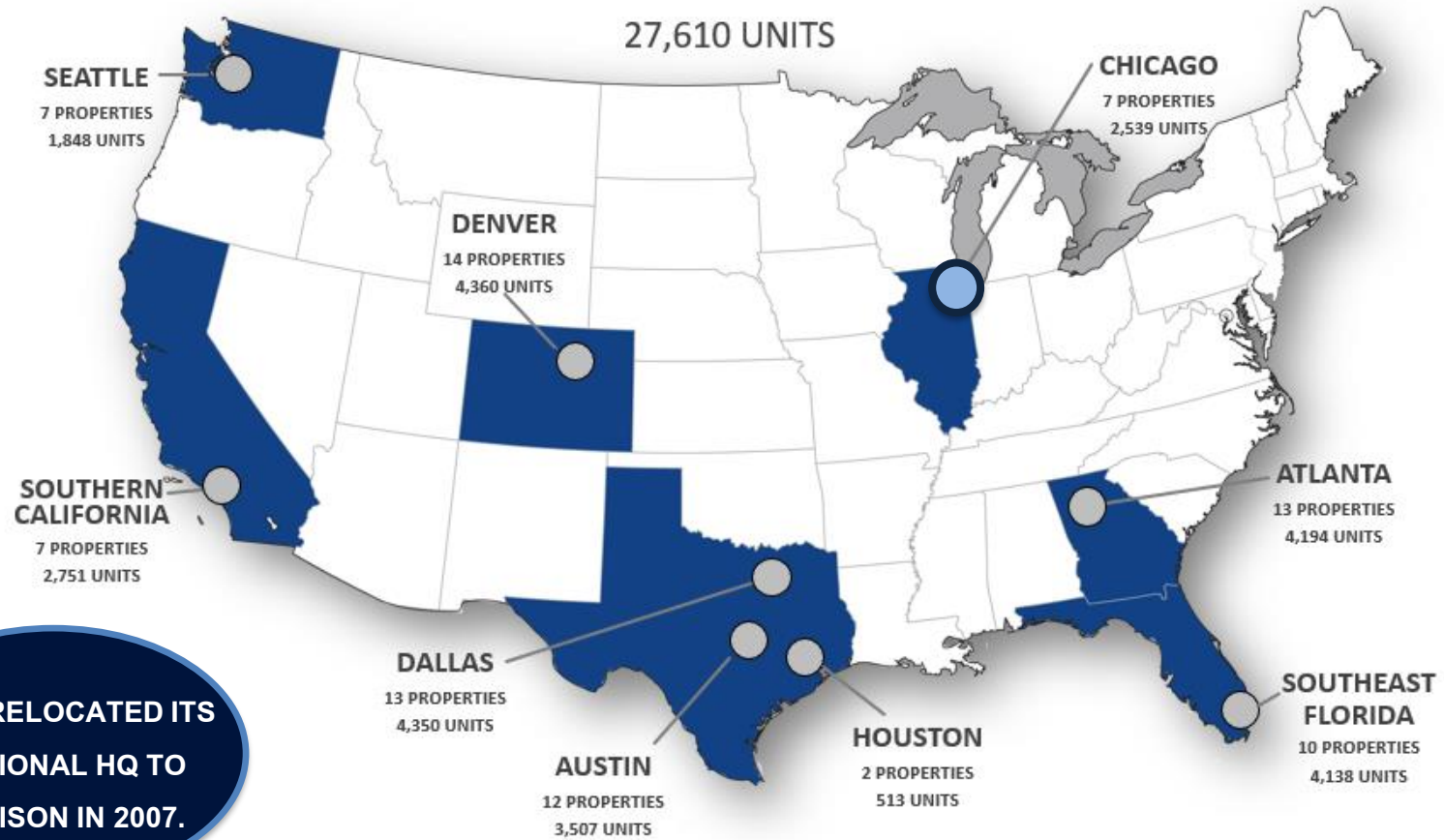
Erin Hatcher
Vice President - Sustainability

Prior to joining AMLI in 2012, Ms. Hatcher worked as a Sustainability Consultant in Chicago focusing on LEED for New Construction projects.

AMLI NATIONAL FOOTPRINT

85 COMMUNITIES

27,610 UNITS



Note: Includes all Lease-Ups (8 properties, 2,846 units)

● AMLI HEADQUARTERS

● REGIONAL OFFICES



49
COMMUNITIES



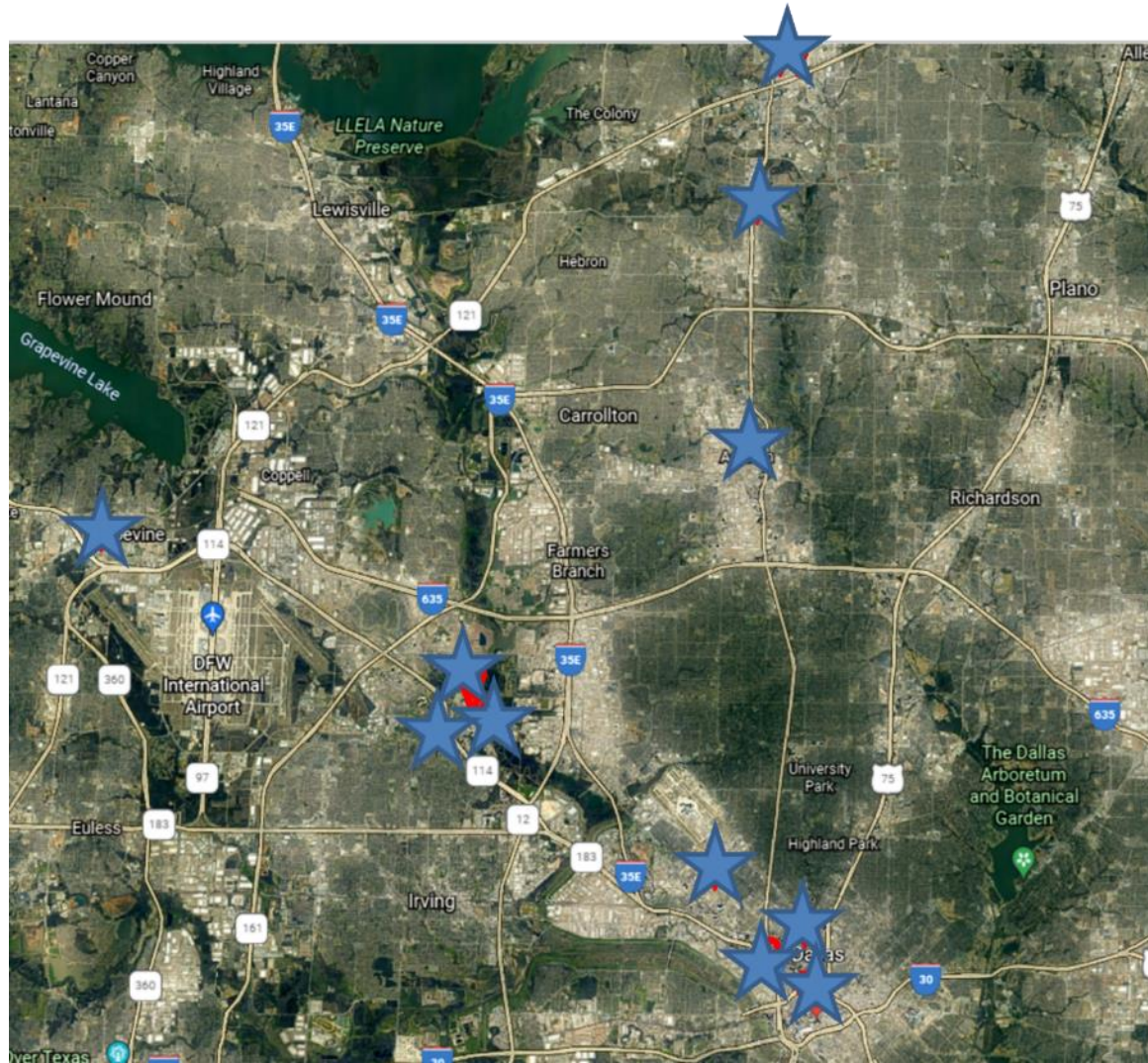
47
COMMUNITIES

AMLI TREE HOUSE: AMLI DFW COMMUNITIES

AMLI began developing in Dallas in the early 90's with over 30 years of local experience

AMLI DFW - 13 Communities - 4,349 Units

- **Addison:** 349 Units
 - AMLI Addison – 349 Units – 2019 Completion
- **Las Colinas:** 1,586 Units
 - AMLI Champion Trail – 482 Units – 2014 Completion
 - AMLI on Riverside – 323 Units – 2015 Completion
 - AMLI Las Colinas – 341 Units – 2005 Completion
 - AMLI at Escena – 440 Units – 2012 Completion
- **Downtown Dallas:** 1,200 Units
 - AMLI Fountain Place – 366 Units – 2020 Completion
 - AMLI Quadrangle – 220 Units – 2009 Completion
 - AMLI on Maple – 300 Units – 2012 Completion
 - AMLI Design District – 314 Units – 2012 Completion
- **Frisco:** 700 Units
 - AMLI at the Ballpark – 335 Units – 2012 Completion
 - AMLI Frisco Crossing – 365 Units – 2016 Completion
- **Plano:** 264 Units
 - AMLI West Plano – 264 Units – 2015 Completion
- **Grapevine:** 250 Units
 - AMLI Grapevine – 250 Units – 2018 Completion



AMLI TREE HOUSE: AMLI COMMUNITIES



AMLI RESIDENT DEMOGRAPHICS

- Average household income for our Dallas residents is greater than \$150,000
- AMLI caters to “renters by choice” with 41% of residents being 35 or older

Community	Year Built	Years Owned	# of	Average Household Income	% Older than 35	% of Residents
			Households Occupied			living more than 1 Year
AMLI Addison	2019	3	340	\$151,678	35.1%	52.9%
AMLI Grapevine	2018	2	243	\$213,966	59.6%	50.0%
AMLI at Escena	2012	10	426	\$120,833	37.4%	55.2%
AMLI Champion Trail	2015	7	464	\$139,034	39.3%	50.6%
AMLI Las Colinas	2005	10	326	\$135,686	45.7%	49.3%
AMLI at the Ballpark	2013	9	319	\$122,966	44.9%	58.5%
AMLI Frisco Crossing	2016	6	353	\$132,251	41.3%	47.8%
AMLI West Plano	2015	7	251	\$130,904	48.0%	52.8%
AMLI on Maple	2012	9	291	\$121,273	35.6%	57.0%
AMLI Quadrangle	2009	13	209	\$170,320	24.5%	33.8%
AMLI Design District	2012	7	299	\$184,546	42.5%	55.5%
AMLI Fountain Place	2020	2	290	\$328,410	43.1%	24.5%
		7.1	3,811	\$158,451	41.2%	49.7%

*Income Excludes HH's with less than \$30K Earned Income. This includes Renters living off passive investments, etc.

**Data as of 6.30.22

AMLI TREE HOUSE: LIVING GREEN & LEED CERTIFICATION



LEED

- Leadership in Energy and Environmental Design
- Certification program recognizing best-in-class green building strategies and practices.

USGBC

- United States Green Building Council
- Non-profit organization dedicated to promoting sustainable practices in the building industry.

AMLI'S GREEN INITIATIVES

- AMLI's commitment to sustainability is driven by our mission to create happy, healthy living spaces for residents and be a responsible steward of our environment.
- **Leader in developing sustainable and LEED certified properties with 49 LEED certified communities across the country.**
- **AMLI's 13 Dallas properties, 10 LEED Gold, and 1 LEED Silver**
- AMLI Fountain Place was awarded the 2022 LEED Home Award Winner by the USGBC.

AMLI TREE HOUSE

- **AMLI Tree House will be designed to qualify for LEED (Silver minimum).**
- Currently there are only **6 multifamily buildings** in Addison that are LEED certified.

AMLI is committed to sustainability

and we provide features inside and outside

of our apartments that create green and healthy homes

AMLI's Corporate Responsibility Report: <https://www.flipsnack.com/amliresidential/amli-2020-corporate-responsibility-report-2/full-view.html>

GREEN DESIGN FEATURES



LOWER MONTHLY
UTILITY BILLS



WATER USE
REDUCTION



FRESH
AIR VENTILATION



HEALTHY
BUILDING
MATERIALS



BIKE
STORAGE



SUSTAINABLE
LANDSCAPING
TECHNIQUES



COMMUNITY
RECYCLING
PROGRAM



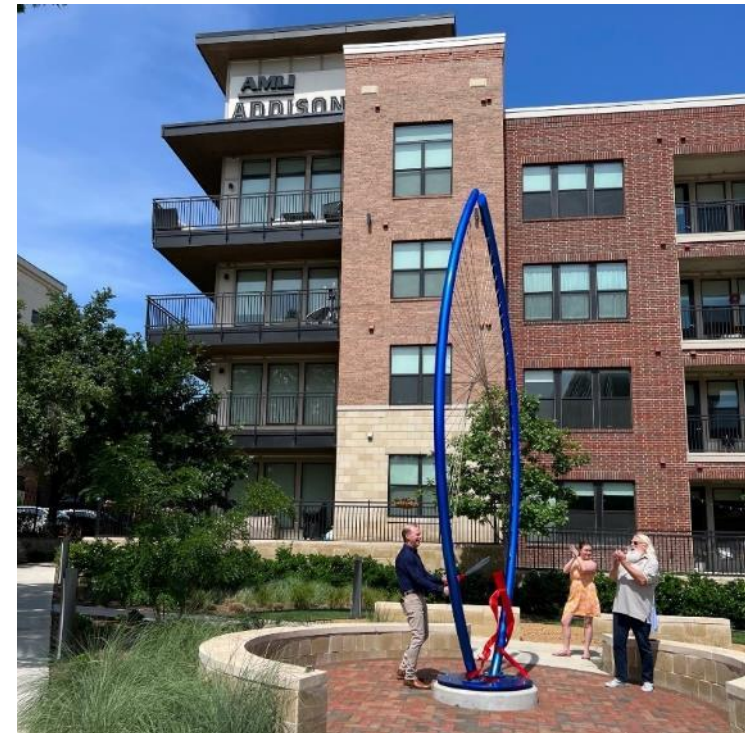
PUBLIC
TRANSPORTATION

AMLI AMLI ADDISON HISTORY

AMLI Addison's Proposal February 2017:

- 349 Class A+ units – Completed on schedule in 2019
- Estimated tax assessed value of \$60M resulting in **\$300,000** in tax revenue to Town of Addison
 - 2022 tax assessment of \$74M an increase of \$12.1M year over year resulting in **\$450,000** in tax revenue to Addison. An increase of tax revenue of **50% over** our initial projection.
- AMLI funded and constructed the sanitary sewer improvement at \$1.5M
- Achieved LEED Gold rating
- Over 500 residents supporting local businesses
- Public art installation and murals

We invite you all to tour AMLI Addison and get a feel as to what Tree House will look like!



AMLI AMLI ADDISON AMENITIES



- Co-work and maker space
- Expansive fitness spaces, separate free weights, cardio & HIIT rooms in addition to private studios
- Landscaped courtyard with grills
- Resort-style swimming pool and private poolside cabanas, sun decks
- Public and private art displays throughout community



Maker Space

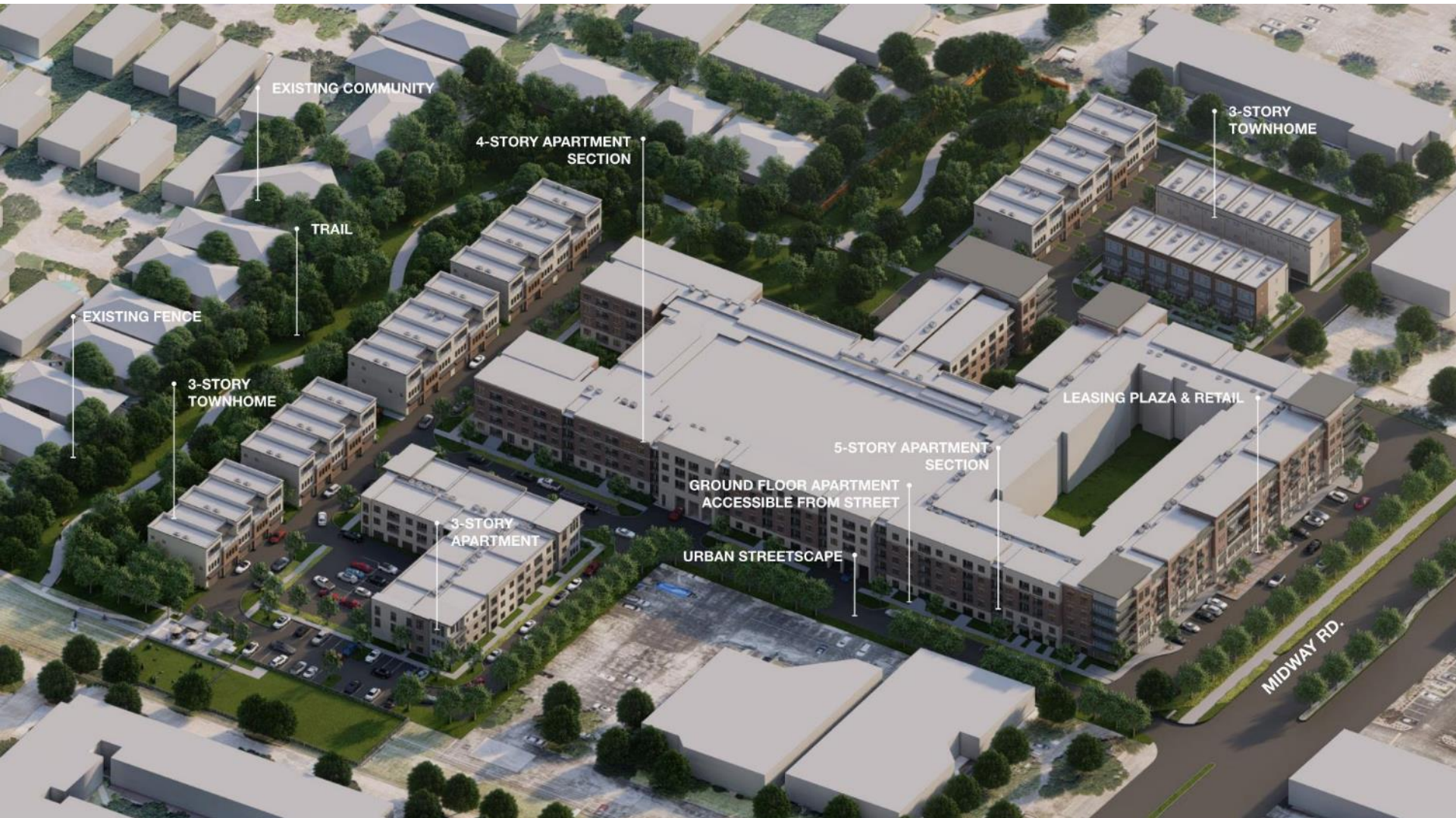


Dedicated Co-Working Spaces



Cardio Room

AMLI TREE HOUSE: FLYOVER VIDEO



*Click Image for Video

AMLI TREE HOUSE: MIDWAY ROAD SPECIAL AREA STUDY

2014

- Town of Addison began Midway Road Special Area Study

2015

- City Council provided direction on former Sam's Club Property, not adjacent area

2021

- Special Area Study focusing on rest of targeted areas as well as additional area south of original study – 14 members, 77-acre area
-This included community engagement, and consultant assistance from Strategic Community Solutions LLC and Kimley-Horn

Mar '22

- Study conclusion with recommendations provided to city council

AMLI TREE HOUSE: MIDWAY ROAD SPECIAL AREA STUDY



Physical Development Framework

Legend

Placetypes

- Mix of Uses
- Residential Transition Zone
- Priority Frontage Zone
- Existing/Planned Open Space

Trails

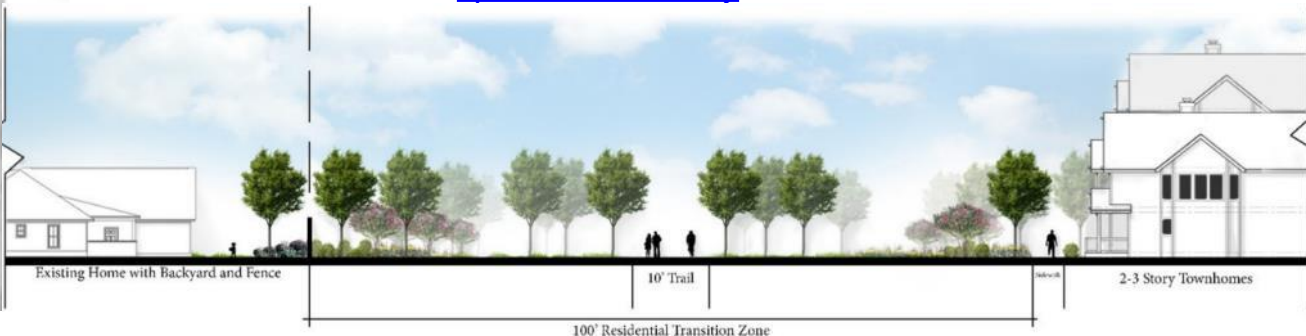
- Trail Connections

Base Map Information

- Property Lines
- Existing Roads
- Major New Vehicle Connections
- Minor New Vehicle Connections
- Driveway Cuts (Post Midway Construction)
- Traffic Signals
- Study Area Boundary

Midway Special Area Study Key Findings:

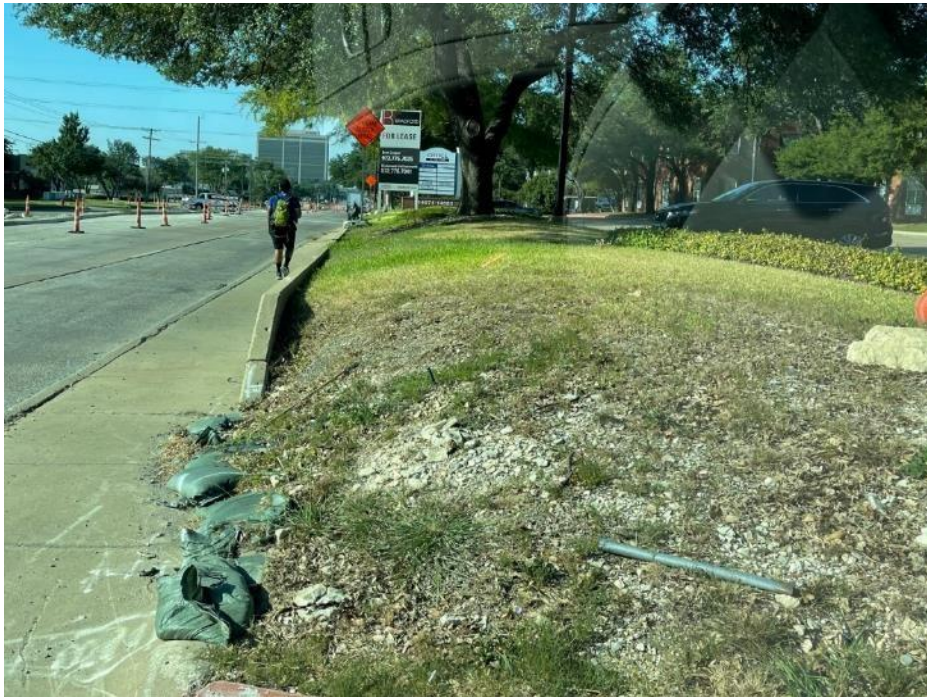
- Multiunit housing “should front on major corridors, with active uses on the ground floor of the primary building frontage. These buildings should have access to open space and trails and should be buffered from less intensive uses” - 100’ Residential Transition Zone dedicated to Town (*P. 34 Sam’s Club 6.17.22 Study*). Multiunit properties to incorporate:
 - Patios, small courtyards, wide sidewalks, and street trees
 - Parking structures, on-street parking, slip lanes, and individual garages
- Shopfront façade for retail, restaurant in Priority Frontage Zone
- Safe and inviting pedestrian connections for convenient access
- Incorporate public art, landscaping, shade trees, recreation features along Residential Transition Zone
- Ensure new developments will be adaptable to future market conditions
- Link to Midway Road Special Area Study: <https://addisontexas.net/dev-services/sams-club-special-area-study>



77-Acres

AMLI TREE HOUSE: MIDWAY ROAD IMPROVEMENTS

- Project was originally funded for \$16M in 2012, and since then, the scope of project expanded to cover water, sewer, and storm utilities, while adopting the 2016 Master Transportation Plan
 - Project now estimated to surpass **\$40M** in construction spending
- Projected estimated to complete end of 2022
- **Redevelopment of Midway Road needs to start** with the existing retail/office buildings as Town has gone through great lengths to improve Midway Road



Existing Crowne Plaza Hotel

AMLI TREE HOUSE: EXISTING SITE



- Properties in the study area are approaching 40-50 years old and are experiencing decline
- **Current assessed tax value is \$12M** ~ 200,000 SF of office and event center space. Office currently 62% occupied and event center currently 0% occupied
- **AMLI's proposed redevelopment is expected to cost over \$170M** including the 30 for-sale townhomes

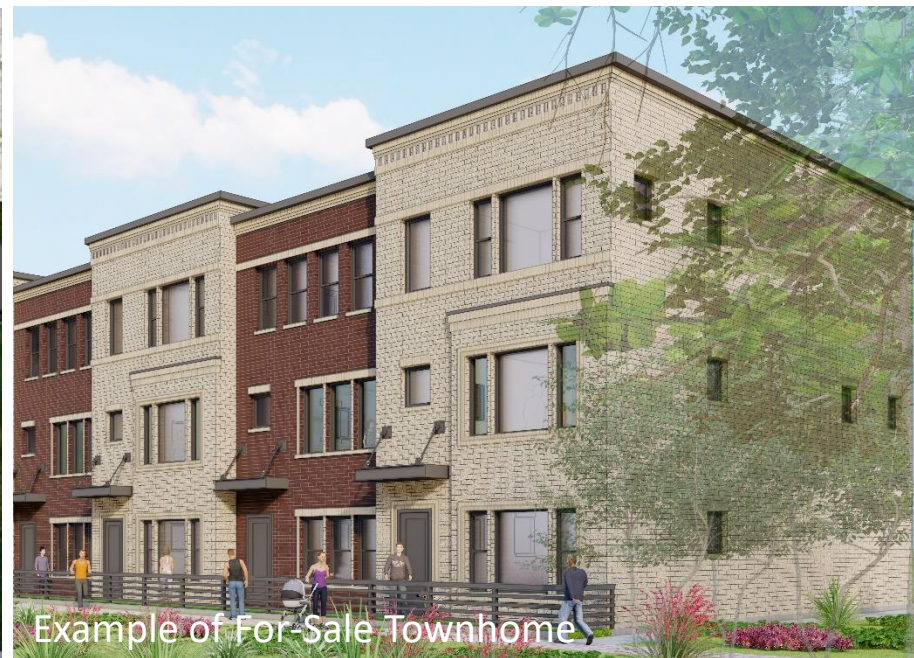
AMLI TREE HOUSE: PROPOSED REDEVELOPMENT



Midway Road Facing New Community

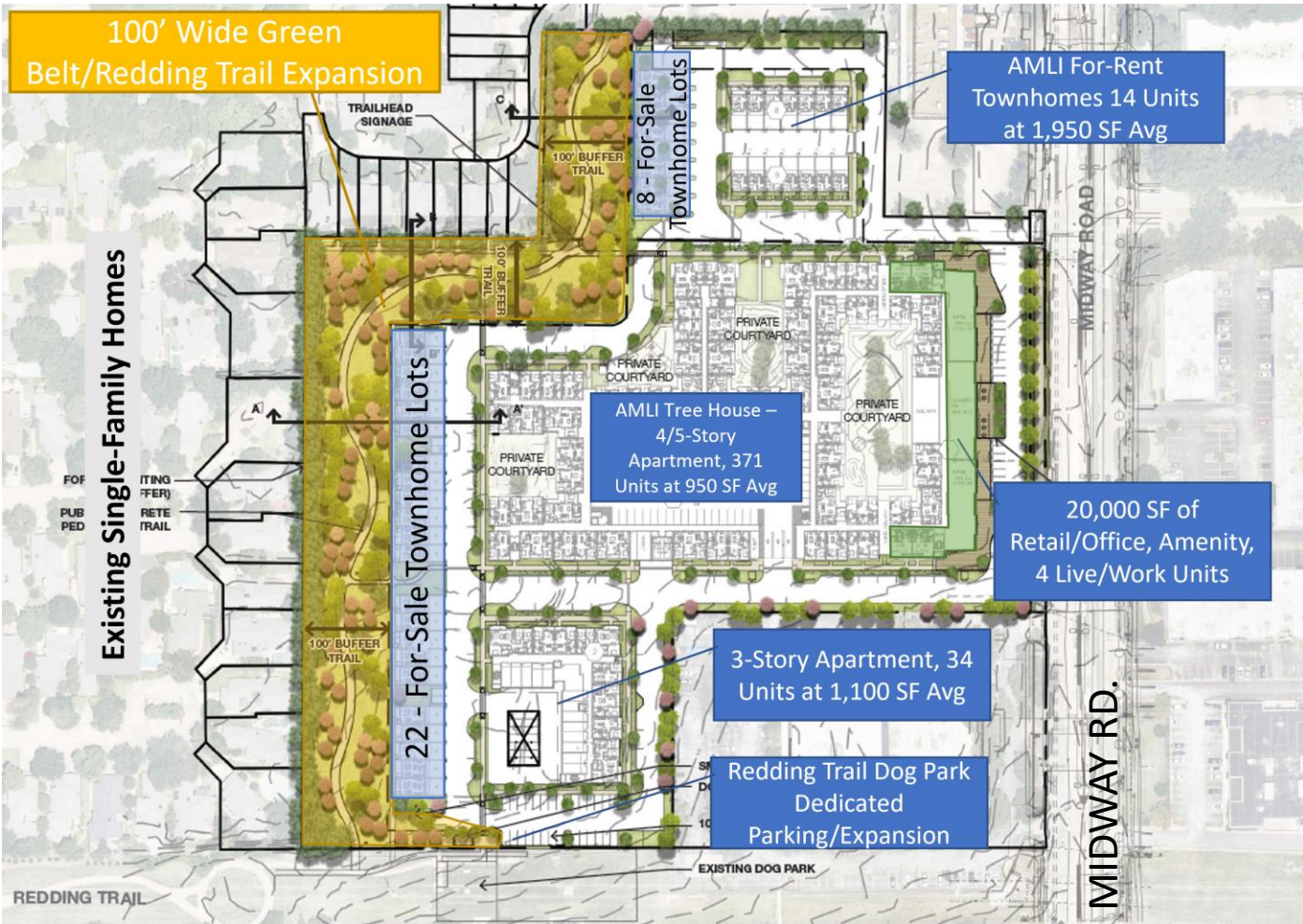


Trail Extension North of Redding Dog Park



Example of For-Sale Townhome

AMLI TREE HOUSE: PROJECT OVERVIEW



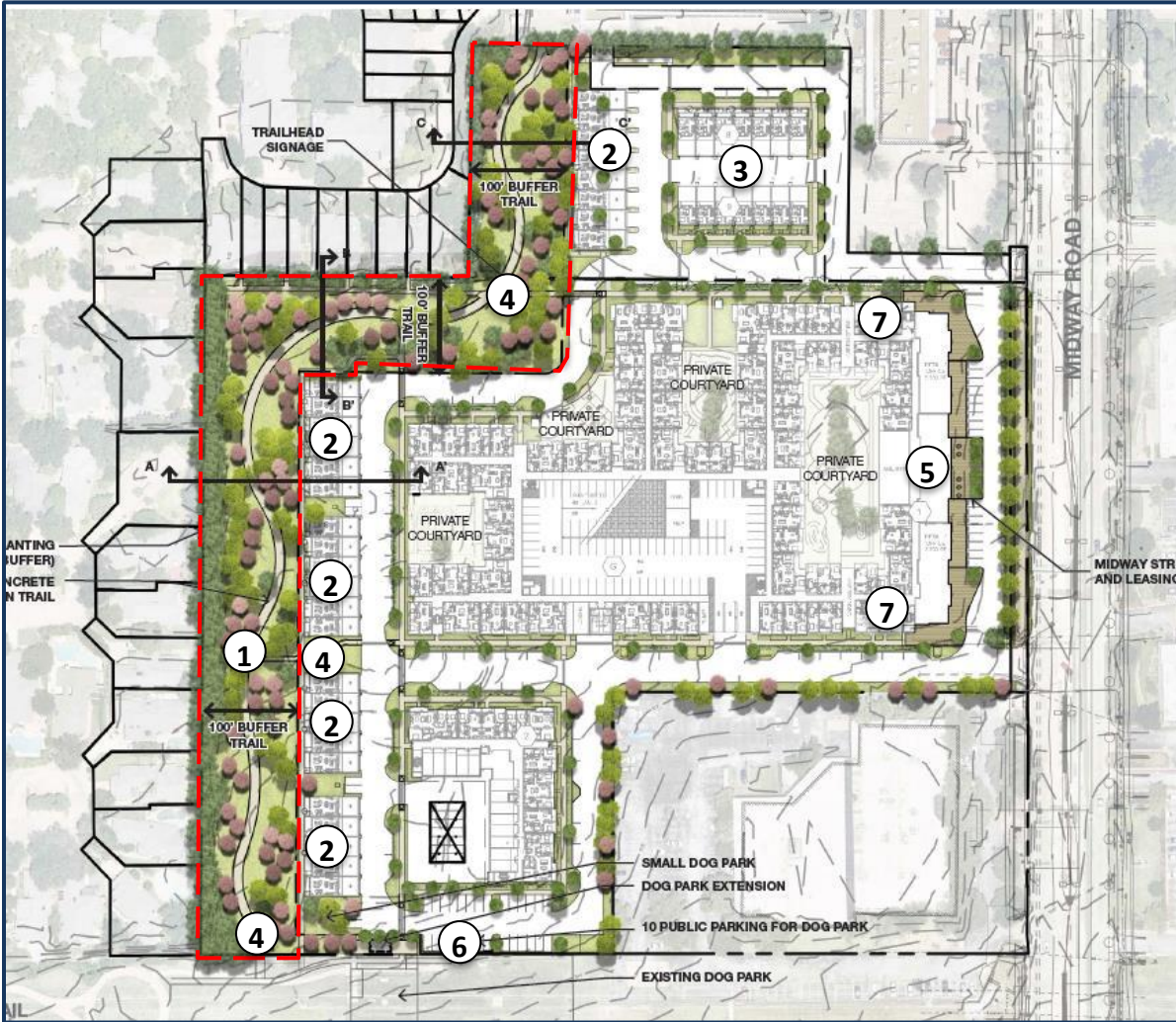
AMLI Residential is working to develop and construct a 419-apartment, Class A+, LEED® certified, luxury rental community on 13.7 acres along Midway Road. The property currently includes the Office in the Park, a 1970s office building, and the vacant Addison Event Center, which will be redeveloped into a **\$170M+**, exceptional, mixed-use community that will include 30 for-sale townhomes, **20,000 SF of retail**, live/work units, amenity space, expansive hike/bike trails and over **33,000 SF of scenic, resident courtyard space**.

The properties currently contain ~200,000 SF of office and event center space.

Addison commissioned the Midway Road special area study in 2014. The study was postponed to allow for the construction of the **\$40M Midway Road improvements** to be completed. A fourteen-person neighborhood stakeholder group was appointed by council in April 2021. The group submitted their recommendation to council in March 2022.

AMLI fully complies with the study and is requesting zero variances or incentives from Addison. Additionally, **AMLI will dedicate 3 acres (Estimated Land Value ~\$3.5M) to the town** upon completion of the project.

AMLI TREE HOUSE: SITE PLAN



SITE PLAN FEATURES

- | | |
|---|--|
| 1. Hike/Bike Trail with 100' Residential Buffer and extensive tree planting | 5. 20,000 SF of Commercial Space at hard corner (leasing, amenities, retail-ready and Live/Work) |
| 2. 30 For-Sale Townhomes (5 Locations) | 6. Redding Trail Dog Park Expansion/Parking |
| 3. For-Rent Townhomes | 7. Corner Live/Work Units |
| 4. Public Art (3 Locations) | |



AMLI TREE HOUSE: PROJECT DETAILS

<u># of Dwelling Units:</u>	419 total apartments – mix of product with 371 in 4/5-story apartment building / 34 in 3-story apartment building with private garages and 14 for-rent townhomes. 30 for-sale townhomes
<u># Units/Acre:</u>	13.7ac - 3.0ac park dedication = 10.7ac – 42.0 units/ac including for-sale product
<u>Average Unit Size:</u>	~1,000 SF (115 SF larger than AMLI Addison)
<u>Unit Mix:</u>	55% 1BR / 45% 2BR/3BR / 30 for-sale townhomes / 14 for-rent townhomes designed for empty-nesters (Senior-Friendly)
<u>Retail/Amenity:</u>	~ 20,000 SF of retail, co-work, amenity, leasing, and live/work (~6,000 SF) space.
<u>Parking Required / Provided:</u>	740 spaces / AMLI to provide 790 spaces and maintain the streets.
<u>Building Exterior Material:</u>	90% masonry/glazing on public exterior-facing facades.
<u>LEED Certification:</u>	LEED Certification (Silver Minimum – Targeting LEED Gold; AMLI Addison is certified at LEED Gold)
<u>Timing:</u>	Commence construction: 2/3Q23 First certificate of occupancy: 2/3Q25 Final completion: 2/3Q26
<u>Park and Trail Dedication:</u>	3 acres dedicated to Town of Addison for the expansion of Redding Trail, including public art, lighting, benches, extensive landscaping and minimum 100-foot residential transition zone buffer.
<u>Tree Mitigation:</u>	AMLI will mitigate 100% of all tree removals.
<u>Impervious Cover:</u>	Existing site 78% impervious cover. Proposed redevelopment 65% .
<u>Total Development Cost:</u>	\$158.8M / \$380K/Unit / \$380/SF. For reference, median home values in Addison per Realtor.com is \$455K / \$225/SF. Note: Excludes 30 for-sale townhomes cost.
<u>Average Rent:</u>	\$2,400/month - average qualifying income \$85K+
<u>Target Demographic:</u>	Move-up renters, aspiring home buyers, empty nesters (senior-friendly) with targeted household income greater than \$150K. Note: AMLI Addison's reported average household income is \$150K.

We fully comply with the Midway Road special area study and are seeking zero variances.



AMLI TREE HOUSE: COMMUNITY BENEFITS

Addison's Strategic Vision Plan

Site plan complies with Addison's Strategic Vision Plan:

- Strengthen the area as a distinctive Addison destination
- Incorporate character, residential buffering and social amenities that respect surrounding neighborhoods
- Include useable public green space
- Mix of uses including residential, retail, office and more



Physical Development Framework

Legend

Placetypes

- Mix of Uses
- Residential Transition Zone
- Priority Frontage Zone
- Existing/Planned Open Space

Trails

- Trail Connections

Base Map Information

- Property Lines
- Existing Roads
- Major New Vehicle Connections
- Minor New Vehicle Connections
- Driveway Cuts (Post Midway Construction)
- Traffic Signals
- Study Area Boundary

3-Acre Park Dedication / Redding Trail Extension

AMLI is complying with all Midway Road special area study design principles while providing the following:

- Large multi-use trail network and open space with lush landscaping
- 3-acre park dedication to Town of Addison and Redding Trail extension
- Minimum 100-foot buffer for residential transition zone
- **Redding Trail Dog Park \$100K donation** to the park including shade coverings, water fountains, dog safe fencing, seating, and potential turf. 10 dedicated parking spaces
- **Addison Arbor Foundation Public Art Donation - \$150K**
- **Donation to Addison Timbers and Towne Lake HOA's – Good Neighbor - Fencing**



Additional Housing Stock

*Rendering

- Due to limited housing stock, Addison has one of the highest job to population ratios in the U.S., with 18,000 residents and a daytime population of over 110,000 (**6.2 jobs per resident**). DFW's job per resident is **0.44**. AMLI Tree House will provide critical housing needs for those working in the area.
- **AMLI Tree House's total development cost is \$158.8M / \$380/SF excluding the 30 for-sale townhomes. Addison's median home values are \$455K / \$225/SF according to Realtor.com.**

Increasing Town of Addison's Property Taxes

- Current taxable assessed value is \$12M. The total estimated **\$170M+ development** will increase the property tax by ~\$4.1M/yr. **Addison's property taxes will increase more than \$1M per year.** This translates to over \$25M (4% discount rate) in bonding capacity. This is critical to provide police, fire, and city services and maintain it's AAA credit rating.

Catalyst for Midway Road Redevelopment

- AMLI Tree House will serve as a catalyst for redevelopment along Midway Road. For reference, the current combined assessed values of all properties along Midway Road from Beltway Drive to Proton Drive is \$45M while our development including the for-sale townhomes is in excess of \$170M. This will preserve, if not improve, the value of adjacent single-family homes.

AMLI TREE HOUSE: COMMUNITY BENEFITS

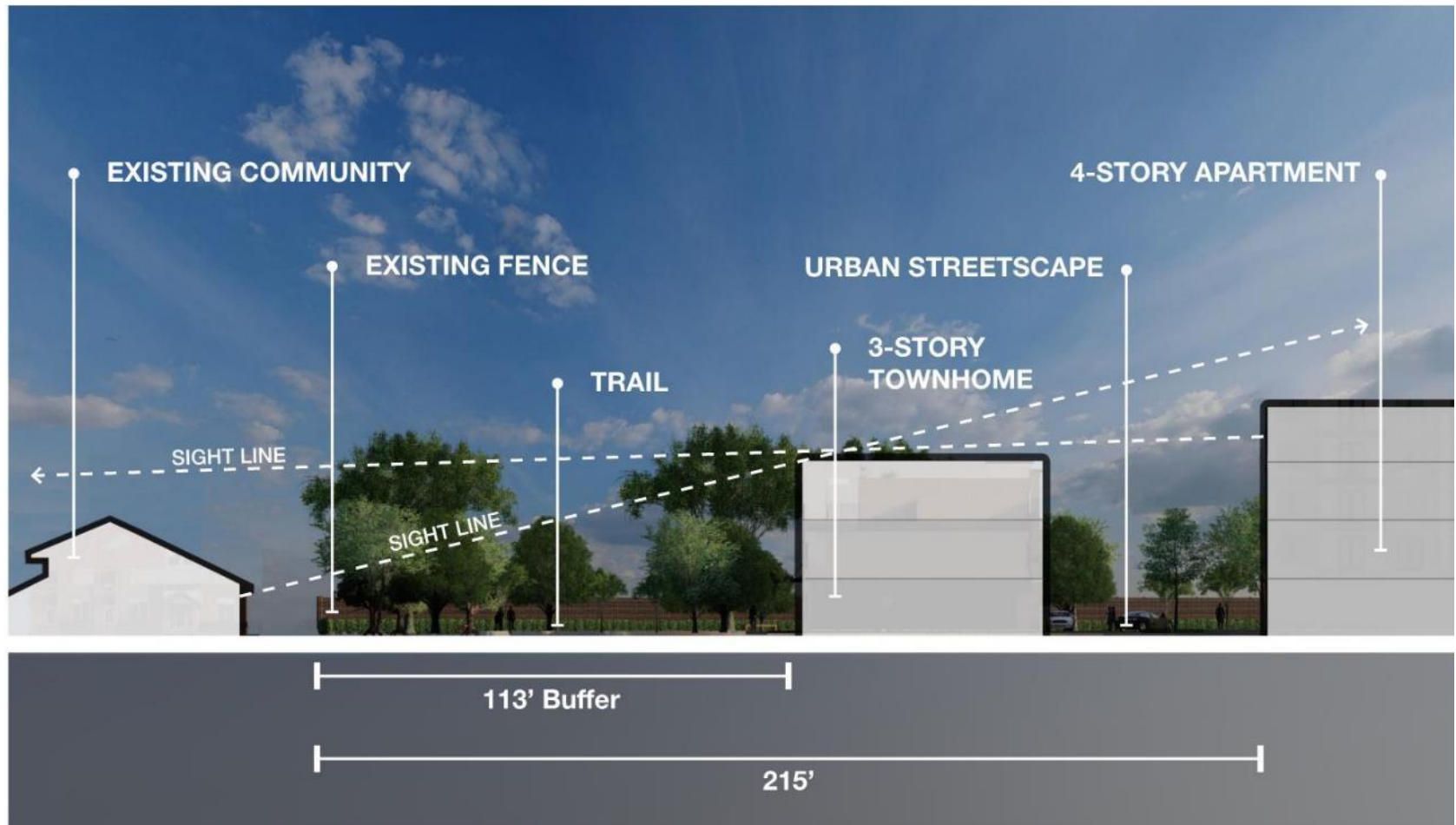
Mixed-Use Development

- AMLI Tree House will offer a diverse “best-fit” of housing types:
 - For-sale townhomes
 - 4/5-story flats with structured parking
 - 3-story tuck under – senior-friendly units
 - Live/work units
 - For-rent townhomes – “Missing Middle”
 - 20,000 SF of retail/amenity/office space
 - 33,000 SF of courtyard space for residents
 - Extension of Redding Trail with the 100'+ residential transition zone
 - Public art throughout the development

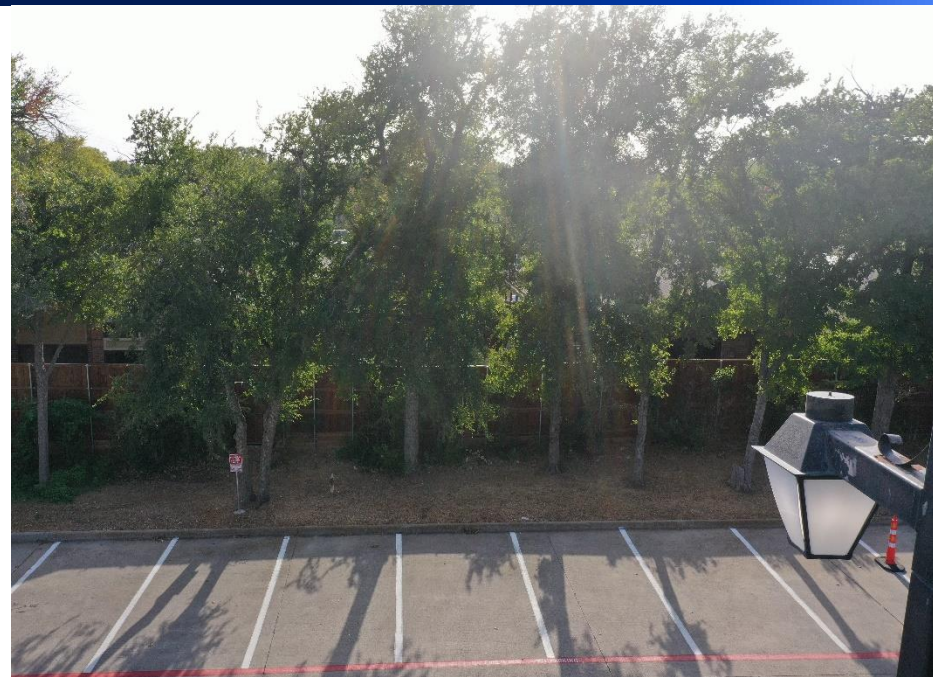
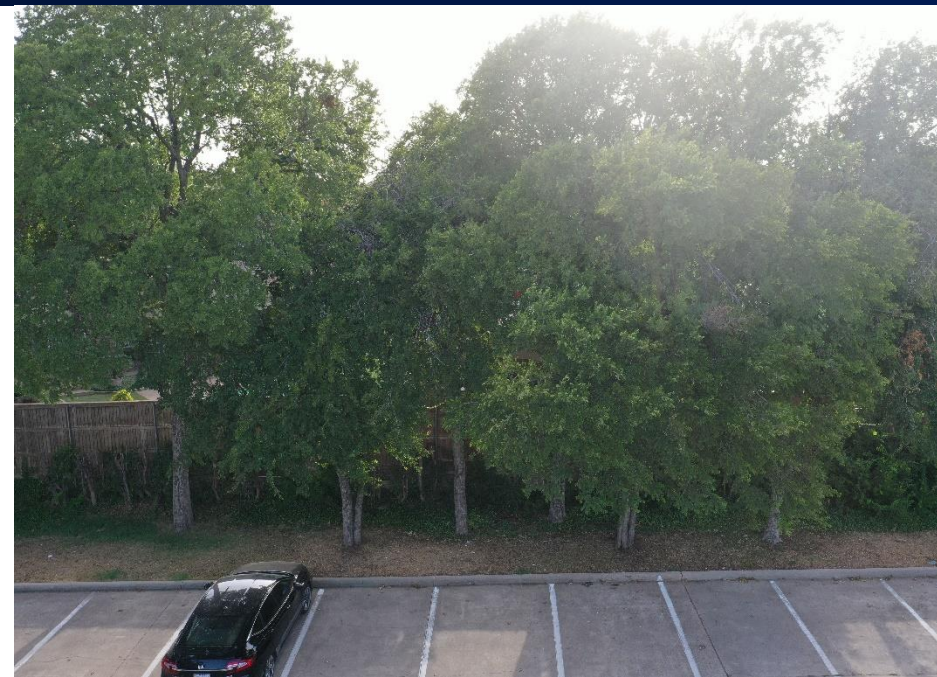


Residential Buffer

- To comply with the Midway Road Special Area Study, AMLI Tree House will have a minimum 100' buffer to all residential neighbors to the West of the site.
 - Additionally, the site will feature an extensive trail system decorated with park benches, public art, and lush trees carefully selected by local arborists and landscapers.



AMLI TREE HOUSE: PROJECT DETAILS – SIGHT LINE

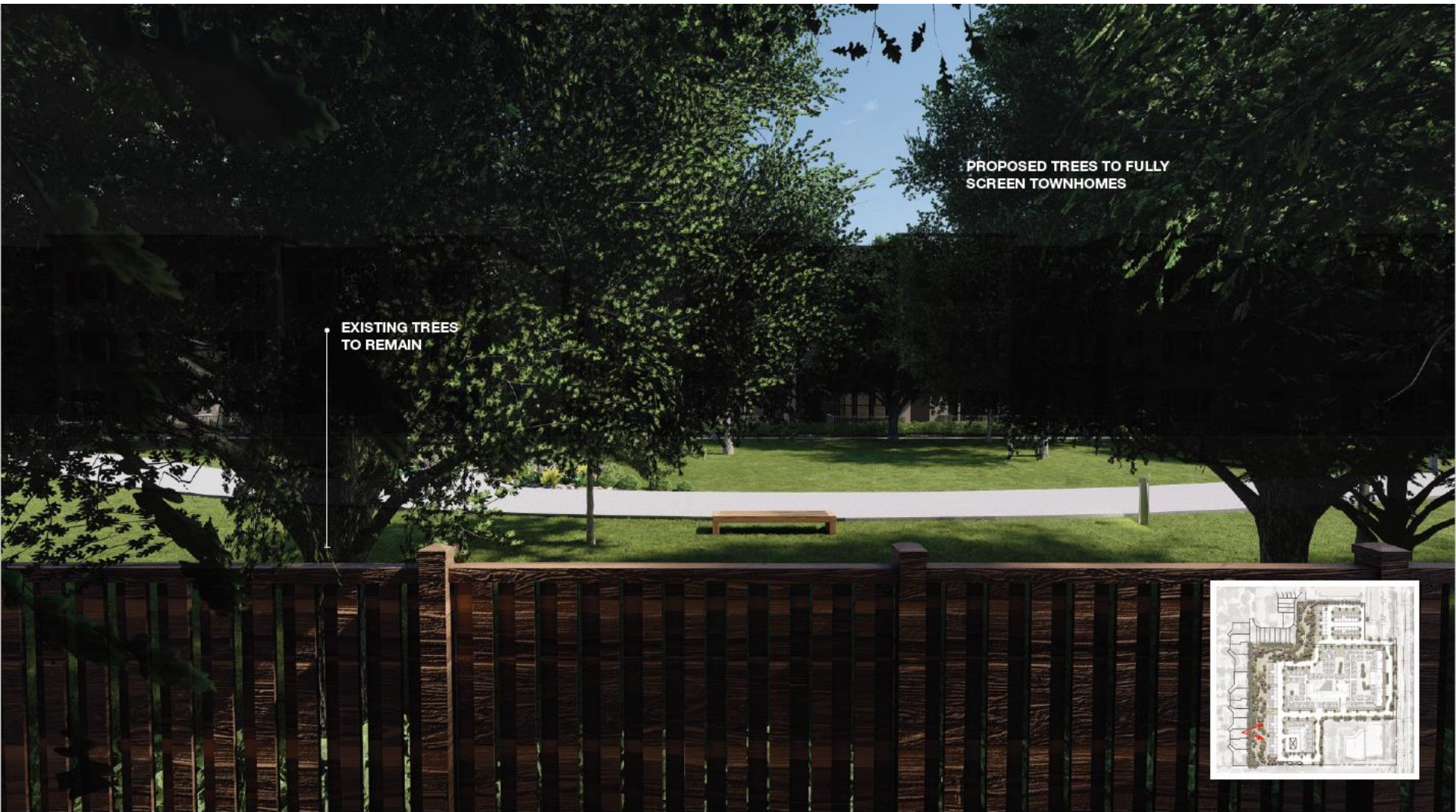


AMLI TREE HOUSE: PROJECT DETAILS – VIEWS



VIEW FROM TOWNHOME 3RD FLOOR WINDOW TOWARDS ADJACENT RESIDENTIAL NEIGHBORHOODS

AMLI TREE HOUSE: PROJECT DETAILS – VIEWS



EXISTING TREES
TO REMAIN

PROPOSED TREES TO FULLY
SCREEN TOWNHOMES

2ND FLOOR VIEW FROM SINGLE FAMILY HOMES (VIEW HEIGHT: ~15')

AMLI TREE HOUSE: PROJECT DETAILS – PRIORITY FRONTAGE ZONE



Pedestrian Connectivity Plan and Streetscape

- The **priority frontage zone** discussed in the Midway Special Area Study is an essential component of our development. AMLI Tree House will create a safe, pedestrian friendly link between existing restaurants and retail along Midway Road which is undergoing substantial revitalization upgrades in excess of \$40M.
- 20,000 SF of retail/amenity space with 14' floor to floor height that will include leasing, amenities, and retail service space such as co-work, live-work, large fitness facility, private training, and café/coffee bar.
- Our retail, amenities, and residents will complement existing retail along Midway Road.
- Site will be adaptable to future demand uses while elevating the corridor as the prominent gateway to Addison.

AMLI TREE HOUSE: PROJECT DETAILS - CRIME

AMLI Renters Do Not Bring Crime into the Area

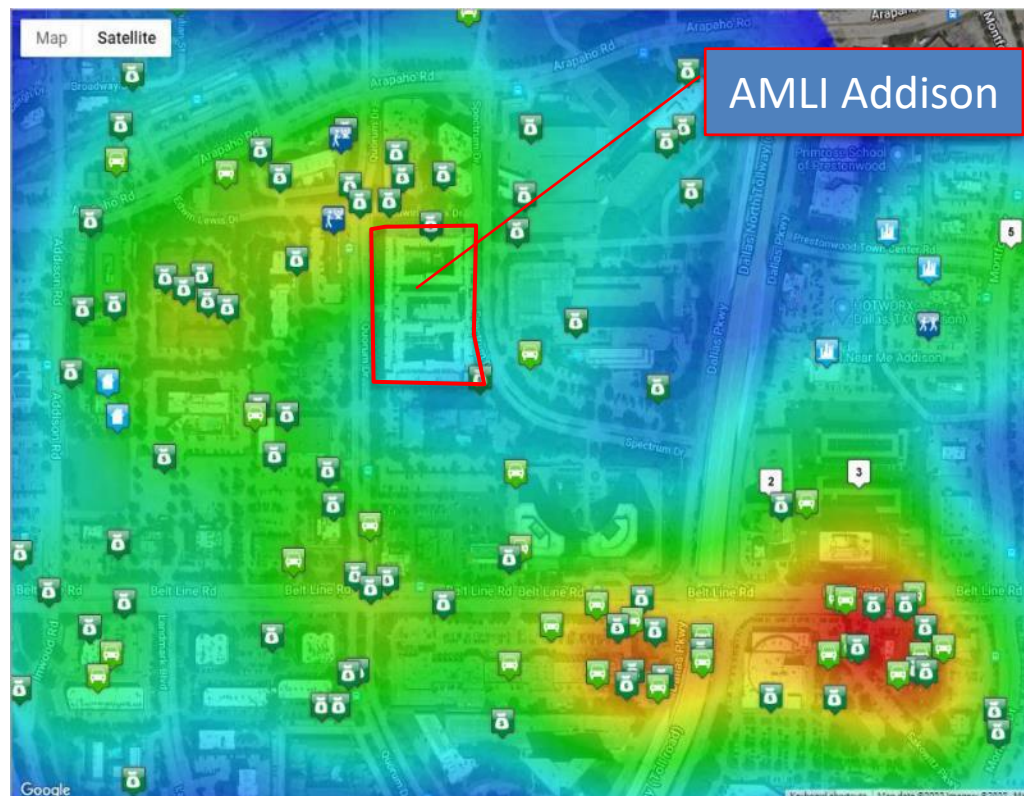
“Relationship between development density and crime shows that high density rental and ownership housing is not necessarily associated with a high crime rate, but socioeconomic status is. High crime rates tend to be associated with a higher poverty rate and unemployment rate, low education attainment, and large household size.”

Police Service Calls Origination:

- Addison PD noted that 2 out of every 3 calls for service were generated by commercial areas such as hotels, offices, and restaurants.
 - The remaining 33% of calls had 80% associated with multifamily like the rental to ownership in Addison.
 - AMLI Addison has had **three 911 calls YTD** averaging **0.5 calls/month (2 Car Break-ins, 1 Vandalism)**

AMLI Resident Application:

- All prospective AMLI Residents undergo an intensive background screening consisting of criminal records, credit reporting, eviction history, job history, etc.
 - All applications are done through an independent third party
 - Applicants must earn 3x the monthly rate where other agencies are using 2.5x



*LexisNexis 2022 YTD Crime Heat Map

AMLI Security Around Community:

- All doors and entry points require key fobs only provided to current residents and staff
- AMLI uses **360-degree security cameras** in every corner
- All garages are equipped with high-speed rollups to prevent people from entering without access

*Source – Town of Addison Housing FAQ, July 7, 2022

AMLI TREE HOUSE: PROJECT DETAILS - TRAFFIC IMPACT

Multifamily Traffic Impact

According to our Bowman TIA, Tree House project does not adversely affect traffic along Midway Road

- “According to the Institute of Traffic Engineers (ITE), multifamily rental housing typically generates a lower volume of trips per unit than less dense housing types” (Town of Addison Housing FAQ, July 7, 2022).
- At 100% occupancy for both office and event center, AMLI Tree House is expected to generate 259 fewer morning peak hour trips, 226 fewer evening peak hour trips, and 1,608 fewer daily trips.
- Current occupancy (62% for the office, and 0% for the event center), the proposed development is expected to generate 45 additional morning peak hour trips, 65 additional evening peak hour trips, and 1,350 additional daily trips.
- Midway Road has been designed to accommodate the existing office use at 100% occupancy. An additional 1,608 trips more than our proposed development

No vehicular connectivity to adjacent neighborhoods

AMLI’s Entrances

- Both North and South entrances are full non-signalized access points with median openings



AMLI TREE HOUSE: PROJECT DETAILS

2016 Addison Housing Policy:

1. **Where feasible and appropriate, new housing should increase proportion of for-sale ownership**
 - All for-sale product is not economically feasible at current land and construction value and “the Town would likely need to **aggressively subsidize** the development of fee simple ownership housing” (*Addison Housing FAQ*).
 - AMLI will offer 30 for-sale townhomes. Additional for-sale is not economically feasible at current land value.
2. **Proposal should offer a ‘best fit’ mix of uses and housing choices within the context of the surrounding Addison community**
 - AMLI to offer for-sale townhomes, apartments with expansive courtyards, Redding Trail extension, expansion of dog park, active street retail with outdoor patio areas, and more.
3. **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 neighborhoods distinctive**
 - Enhance the neighborhood walkability by extending the Redding Trail
 - AMLI to provide 3.0-acre park dedicated to Town of Addison
 - Multiple housing options
 - Providing walkable retail and private office spaces along Midway Road
4. **Proposals for independent and/or assisted living may be considered by the Town of Addison**
 - The 3-story building will feature larger units (1,100 SF Average), elevator access, private garage making this senior-friendly.
 - The 4-5 story apartment will also be senior friendly where one can park on their floor and avoid stairs/elevators.
 - **All units are ADA accessible - retrofitted for handicap-use including grab bars, turning radiuses, etc.**
5. **Council encourages developers and staff to pursue projects that represent the highest and best use of each property**
 - AMLI meets the Addison Housing Policy because it is ‘exceptional’, feasible, appropriate, while being the ‘best fit’ mix of uses, and housing choices in Addison. This **exceptional** project will continue the high-quality design and walkability that make Addison’s existing neighborhoods distinctive.
 - \$170M in Tax Assessed Value
 - 3.0-acre park dedication
 - LEED Silver
 - Catalyst for future growth

Addison has historically been a “for-rent” community:

Addison’s percentage of rental housing to fee-simple ownership

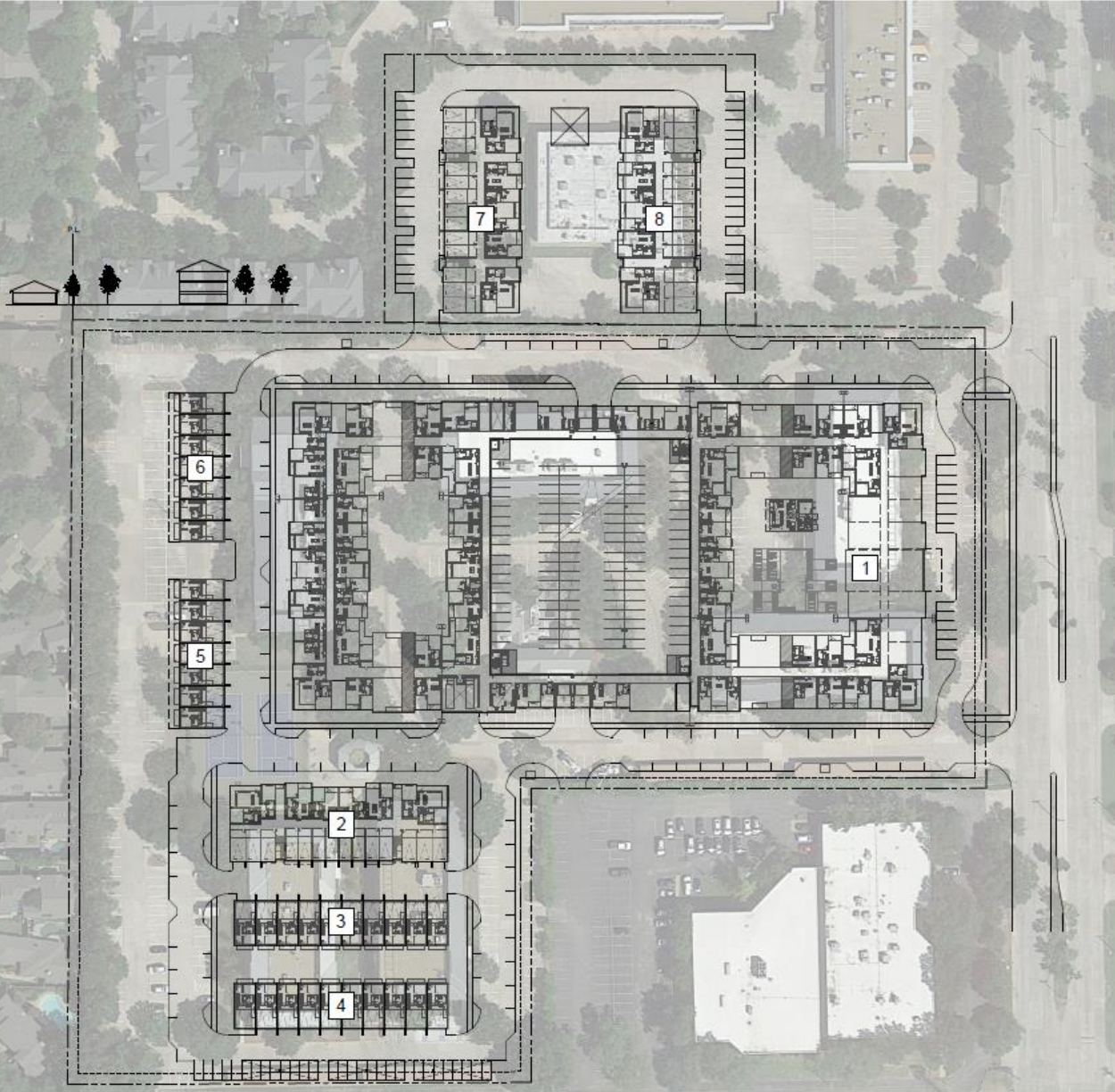
- 1980: 95.2%
- 1990: 88.0%
- 2013: 76.0%
- Present: 78.8%

Addison historically has had a very high percentage of rental housing.

Potential Impacts if Town were to Stop Approving High Density Rental Housing:

1. A **reduction** in market interest in redeveloping declining properties in Addison
 - Poorly positioned properties could continue to decline resulting in **deferred maintenance, lower rents, attracting less desirable land uses, and vacancy.**
2. Declining commercial business properties can have a **detrimental effect on appearance and reputation** of a commercial corridor.
 - Impacts can spill over to adjacent property owners including **crime, homelessness, and declining property values** and influences relocation decisions which is very difficult for cities to reverse.
3. Foregoing approval of high-density rental housing would likely result in **less opportunity for new ownership housing**, as compact ownership housing options that perform best in a redevelopment environment, **frequently co-locate with multifamily housing.**
 - Co-location occurs to subsidize the construction of the ownership housing and because that form of ownership housing performs best in a walkable mixed-use environment, of which multifamily rental housing is frequently an anchor component.

AMLI TREE HOUSE: PROJECT DETAILS – PREVIOUS SITE PLAN



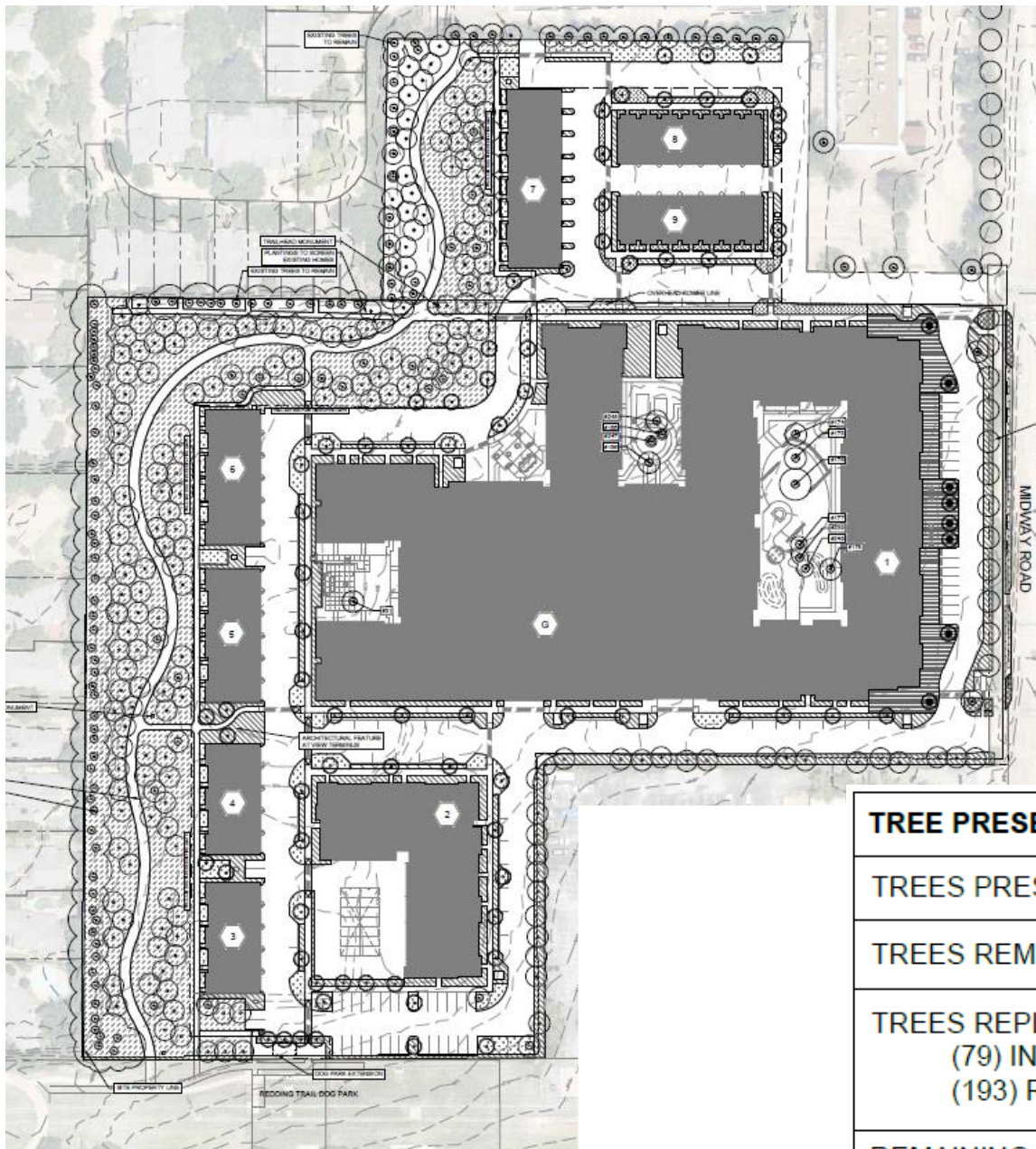
Previously Proposed Site Plan:

- 5-Story Apartment with 475 Units
- 34 For-Rent Townhomes
- 100' Trail Buffer
- No For-Sale Townhomes
- **509 For-Rent Units**

Proposed Site Plan:

- 4/5-Story Apartment 375 Units
- 3-Story Tuck Under 34 Units
- 30 For-Sale Townhomes
- 14 For-Rent Townhomes
- 100+' Buffer
- **419 For-Rent Units**

AMLI TREE HOUSE: PROJECT DETAILS - TREE MITIGATION



Tree Preservation and Mitigation:

- AMLI has worked alongside town park's department, landscape architects, and local arborists to identify best suited trees for transplanting or need to be removed.
 - With their input, AMLI can preserve over 2,000" caliber inches of trees while planting more than 2,100" caliber inches at a minimum of 4" caliber inches.
 - The trees identified will be shade trees, evergreens, and ornamental trees

TREE PRESERVATION SUMMARY	
TREES PRESERVED	2,065"
TREES REMOVED	2,169"
TREES REPLACED (@ 8" CAL IN. PER TREE) (79) INTERNAL STREET TREE (193) REPLACEMENT TREE	2,169" (632") (1544")
REMAINING MITIGATION	0

AMLI TREE HOUSE: PROJECT DETAILS

AMLI Apartments vs. For-Sale Townhomes

- Townhome project of ~15 Townhomes per acre would yield **160 townhomes** with a total estimated value of ~\$80M at \$500,000 per townhome.
 - For-sale townhome would include no retail space. This was essential to Midway Road Special Area Study to include a mix of product types and active retail along the Priority Frontage Zone.
- AMLI's proposed development is estimated at over \$170M while providing a mix of uses including the funding of the Redding Trail extension, 20,000 SF of Retail / Live/Work units
- **Addison Grove's developers have constructed 44 townhomes out of 178 in four years (during a historically strong housing market), and at that rate, is on track to complete the project 17 years from project initiation.**

Development Type	AMLI	Townhome
Total Acreage	13.7	13.7
Park Dedication	3.0	3.0
Buildable Area	10.7	10.7
Land Cost	\$16,000,000	\$10,400,000
For Sale Units	30	160
For Rent Units	419	0
Retail / Live/Work SF	20,000	0
Total Estimated Value	\$171,300,000	\$80,000,000

- Recent Townhome Land Comps in Addison, Farmers Branch, N. Dallas sell between \$50-70K, and this site will require major site work including tree mitigation, demolition, grading, asbestos remediation, etc.

AMLI TREE HOUSE: PROJECT DETAILS

AMLI Apartments vs. For-Sale Condos vs. Townhomes

For-sale condo development pricing in Addison cannot support condo development at current sales price per square foot in conjunction with construction and land costs

- AMLI's development cost is \$380/SF not including profit, commissions, legal costs for liability, and for condo developer's, the condos would need to sell for over \$450,000 / \$450/SF.
- Addison's average home sale price per SF is \$225 (*Realtor.com*)

Even luxury condo developers are struggling to sell their units

- Blue Ciel, a prominent project in Uptown is on pace to sell all 158 units in seven years

Addison Grove's townhomes, even with Town of Addison subsidies, have only constructed 44 townhomes in four years (during a historically strong housing market), and at that rate, is on track to complete the project 17 years from project initiation.



Veterans: How much home can you afford? | What can you buy? (It's easy to find out)

● Pending

\$520,000 Est. **\$3,834/mo**

4 bed 4 bath 2,706 sqft 2,047 sqft lot

3904 Amberwood Dr, Addison, TX 75001

Townhome
Property Type


24 Days
Time on realtor.com

\$375/mo
HOA Fees

2 cars
Garage

2010
Year Built

Commute Time: [Add a commute](#)



Veterans: How much home can you afford? | What can you buy? (It's easy to find out)

● Contingent

\$449,000 Est. **\$3,369/mo**

2 bed 3 bath 1,778 sqft

15755 Spectrum Dr Unit 91, Addison, TX 75001

Condo
Property Type


9 Days
Time on realtor.com

\$340/mo
HOA Fees

2 cars
Garage

2005
Year Built

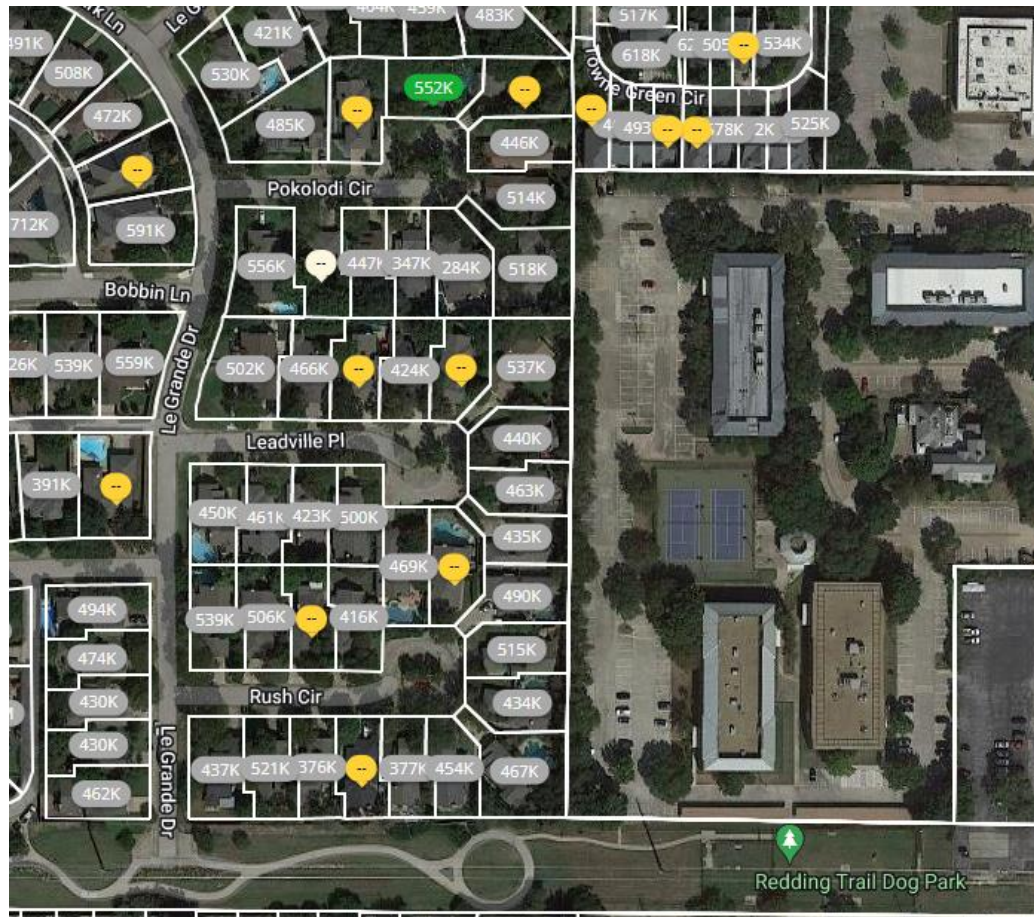
Commute Time: [Add a commute](#)



AMLI TREE HOUSE: PROJECT DETAILS

AMLI Apartment Rent vs. Mortgage Payment

- Average Home Size ~ 1,850 SF @ \$275/SF ~ \$500,000
 - Financing \$400,000 at 5.50% for 30 years
 - Principal, Interest ~ \$2,300/Month
 - Projected Average Rent at AMLI Tree House ~ \$2,400 with average qualifying income +\$85,000



AMLI TREE HOUSE: PROJECT DETAILS

Office Relocation

- All office tenants have a 120-day lease termination to allow for redevelopment
- 112,000 SF of occupied office (62% occupied)
 - Within 0.5 miles of the existing site, there is over 205,000SF of vacant office

LoopNet™

Available Space ▾ More Filters(1) Sort Clear 9 Results Save Search

AMLI Tree House Site

14275 Midway Rd
Midway Atriums
Addison, TX
Built in 1986
644 - 153,914 SF Office Spaces
\$18.50 SF/YR

14131 Midway Rd
Greenhill Towers
Addison, TX
Built in 1986
1,810 - 43,965 SF Office Spaces
\$22.00 - \$24.00 SF/YR

16775 Addison Road
Turnkey and open options, accessible to Fort Worth and Dallas
Vista
LoopNet™

4004 Belt Line Rd
Forum
Addison, TX
Built in 1983
298 - 94,414 SF Spaces
\$16.50 SF/YR

AMLI TREE HOUSE: PROJECT DETAILS

Construction Hours:

Addison's current construction hours allow for construction from 7AM-10PM. In being adjacent to neighborhoods, AMLI will abide with the following schedule and will need to receive Town of Addison approval for variances such as early morning concrete pours while it is cooler:

Construction Activities:

- Monday-Friday: 7:00 AM-7:00PM
- Saturday: 9:00AM-5:00PM
- Sunday's & Holidays: No construction permitted
- No excavation before 8:00AM Monday-Friday
 - No excavation is permitted from 12:00PM Friday – 8:00AM Monday
- When construction transitions from exterior to interior work, project can default to Addison's base construction hours of 7:00AM-10:00PM

AMLI will provide quarterly updates on construction to adjacent HOA's with our Senior Project Manager.

AMLI TREE HOUSE: PROJECT DETAILS

For-Sale Quality Living Areas

- 9' Standard Ceilings and Select Units with 11' Ceilings
- Plank Flooring in Entries, Kitchens, Living Rooms and Dining Rooms
- Elegant Patio Doors/Windows with Transom Above & 5-Panel Interior Doors
- 2" Faux Wood Blinds on all Windows
- High Speed Internet (Fiber-Ready for GigaPower with CAT6)
- Programmable Thermostats & USB Charging Stations
- Private Walk-Up street level units
- Latch Keyless entry system
- Wine Fridges in select units
- Slab Granite Countertops
- Stainless Steel Energy Star® Appliances
- Designer Light Fixtures with Pendants over Island



AMLI Branch Park – Austin, TX

VIRTUALLY STAGE



AMLI Addison - Addison, TX



AMLI Marina Del Rey – Marina Del Rey, CA

AMLI TREE HOUSE: PROJECT DETAILS

For-Sale Quality Bath & Closets

- Granite slab countertop with undermount sink
- Euro-style cabinetry with premium hardware and are soft-closing
- Full-height tile surround at bathtub and shower areas
- Modern water-saving plumbing fixtures
- Spacious walk-in closets with wood shelving and stained rods
- Dual vanities in select units



AMLI TREE HOUSE: PROJECT DETAILS

Luxury Resident Amenity Areas

- Designed to achieve LEED Silver
- Breatheasy® Smoke-Free Community (inside-and-out)
- Fitwell certified
- Landscaped Courtyards with features like Swimming Pools, Private Cabanas & Outdoor Grill Areas
- 24/7 Fitness Center & Co-Working Space with Conference Room
- Bike Storage & Maker Space to Gather & Create (craft, paint, woodwork)
- Pet Spa with Dog Grooming Area
- Private Resident Parking in Gated Garage
- Maker Space for residents to mingle and get creative



AMLI TREE HOUSE: PROJECT DETAILS – DOVIE'S



Dovie's Restaurant (closed)

14671 Midway Rd
Addison TX 75001

Dovie's restaurant and bar opened in 1980 in the home that was once owned by World War II hero, Audie Murphy. Murphy purchased the estate in the 1950s after marrying Pamela Archer. He and his family never did settle in Addison TX. They settled in California.



AMLI TREE HOUSE: PROJECT DETAILS – BEE'S



Beehives located on top of our AMLI West Plano

- AMLI partnered with The Best Bees Company to help pollinate the surrounding environment

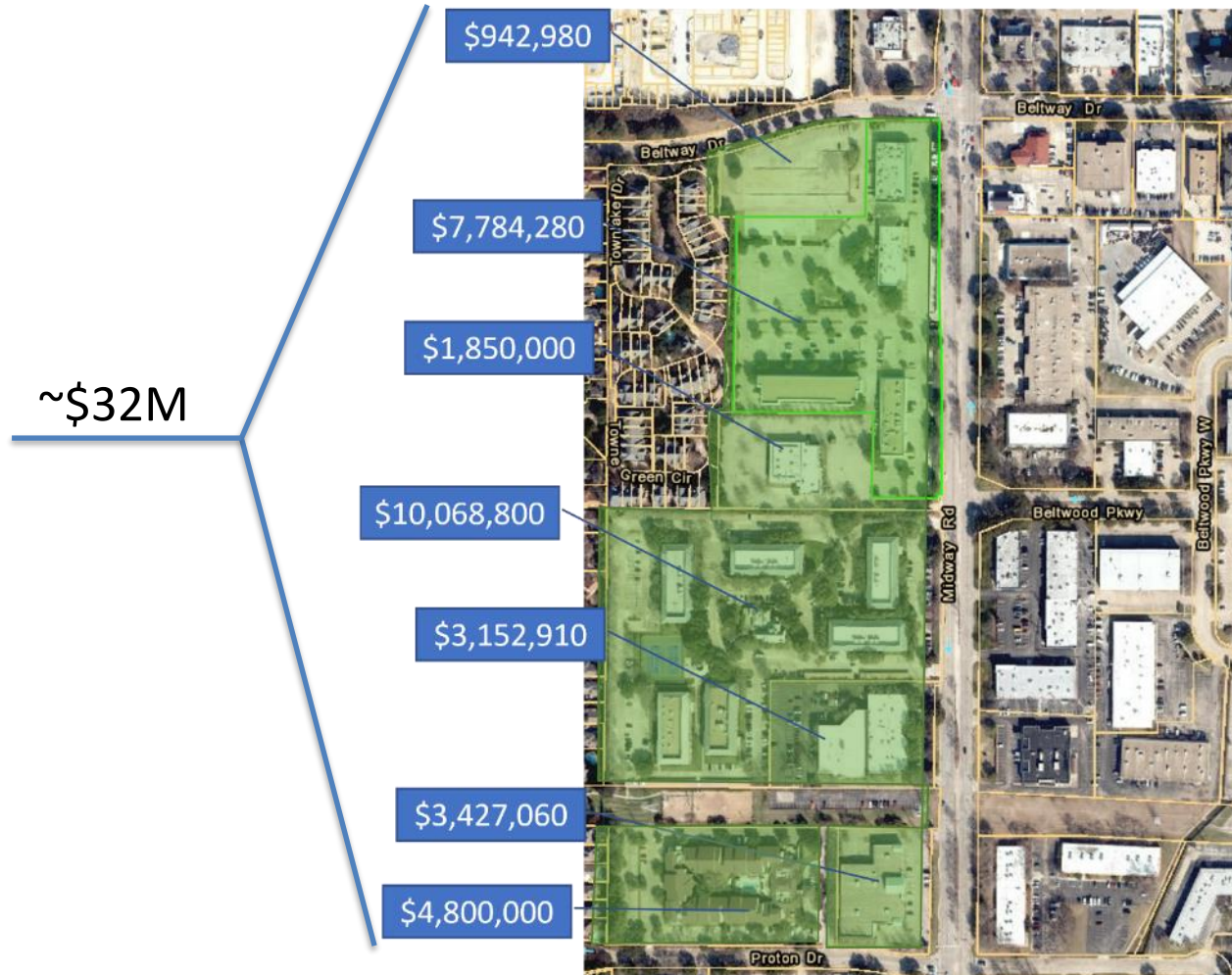


AMLI
WEST PLANO

AMLI TREE HOUSE: PROJECT DETAILS

Tax Assessed Values between Beltway Dr. to Proton Dr.

- Tax Assessed Values Beltway Dr. to Proton Dr. in Addison – \$32.1M ~\$32M
- The proposed **\$170M+ development** will increase the property tax by ~\$4.1M/yr. **Addison's property taxes will increase more than \$1M per year.**



AMLI TREE HOUSE: APPENDIX – RENT TO OWN ADDISON

The current mix of Addison housing types and ownership characteristics is depicted below:

Ownership Housing	Existing Dwelling Units
Large Lot Single-Family	119
Small Lot Single-Family	1,268
Duplexes	84
Townhomes	342
Condo (Townhomes)	266
Condo (Stacked Flats)	341
TOTAL	2,420

Rental Housing	Existing Dwelling Units
Multifamily Rental	9,012
TOTAL	9,012
% Ownership Housing	21.2%
% Rental Housing	78.8%
TOTAL DWELLING UNITS	11,432

AMLI TREE HOUSE: APPENDIX

4/5-Story Wrap Exterior Elevations



East: 90% Glazing and Brick / 10% Fiber Cement Panel

South: 92% Glazing and Brick / 8% Fiber Cement Panel

AMLI TREE HOUSE: APPENDIX

4/5-Story Wrap Exterior Elevations

North: 91% Glazing and Brick / 9% Fiber Cement Panel

West: 92% Glazing and Brick / 8% Fiber Cement Panel



AMLI TREE HOUSE: APPENDIX

3-Story Tuck Under Exterior Elevations



04 BLDG #2 - NORTH ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"



03 BLDG #2 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



02 BLDG #2 - EAST ELEVATION
SCALE: 1/8" = 1'-0"



01 BLDG #2 - WEST ELEVATION
SCALE: 1/8" = 1'-0"

North: 92% Glazing and Brick / 8% Fiber Cement Panel

South: 91% Glazing and Brick / 9% Fiber Cement Panel

East: 91% Glazing and Brick / 9% Fiber Cement Panel

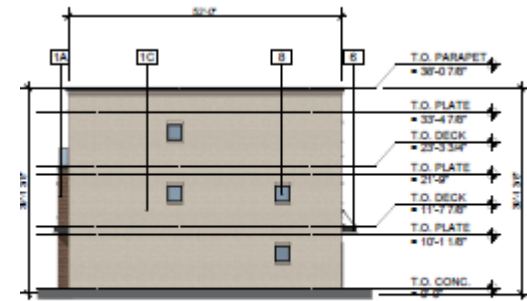
West: 92% Glazing and Brick / 8% Fiber Cement Panel

AMLI TREE HOUSE: APPENDIX

Town Home Exterior Elevations



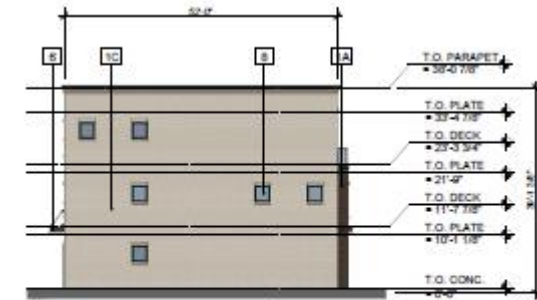
08 BLDG #5&8 - EAST ELEVATION
SCALE: 1/8\"/>



04 BLDG #3-8 - NORTH ELEVATION
SCALE: 1/8\"/>



06 BLDG #5&8 - WEST ELEVATION
SCALE: 1/8\"/>



03 BLDG #3-7 - SOUTH ELEVATION
SCALE: 1/8\"/>

Side: 97% Glazing and Brick / 3% Fiber Cement Panel

Front: 75% Glazing and Brick / 25% Fiber Cement Panel

Rear: 94% Glazing and Brick / 6% Fiber Cement Panel

AMLI TREE HOUSE: PROJECT DETAILS - TRAFFIC IMPACT

Table 2. Existing vs. Proposed Trip Generation Comparison

Development	Land Use	Size	Units	AM Peak Hour			PM Peak Hour			Average Weekday		
				In	Out	Total	In	Out	Total	In	Out	Total
Existing Development⁽¹⁾												
General Office Building	710	182,320	D.U.	247	34	281	46	227	273	988	988	1,976
High Turnover Restaurant	932	20,580	S.F.	108	89	197	113	73	186	1,103	1,103	2,206
Strip Retail Plaza	822	11,500	S.F.	19	13	32	43	43	86	357	358	715
TOTAL, EXISTING DEVELOPMENT				374	136	510	202	343	545	2,448	2,449	4,897
Proposed Development⁽²⁾												
Single-Family Attached Housing	210	44	D.U.	5	12	17	12	10	22	142	143	285
Multifamily Housing (Low-Rise)	220	34	D.U.	8	25	33	22	13	35	146	147	293
Multifamily Housing (Mid-Rise)	221	371	D.U.	35	117	152	88	57	145	862	861	1,723
Small Office Building	712	3,500	S.F.	5	1	6	3	5	8	25	25	50
Variety Store	814	3,500	S.F.	6	5	11	12	11	23	112	111	223
Strip Retail Plaza (Existing)	822	11,500	S.F.	19	13	32	43	43	86	357	358	715
TOTAL, EXISTING DEVELOPMENT				78	173	251	180	139	319	1,644	1,645	3,289
NET CHANGE IN TRIPS				-296	+37	-259	-22	-204	-226	-804	-804	-1,608

(1) Existing site trip generation information extracted from "Tree House Multifamily, Addison, TX - Trip Generation Memorandum" prepared on May 18, 2022.

(2) Based on the Institute of Transportation Engineers Trip Generation Manual, 11th Edition.

AMLI PROJECT DETAILS – AMLI REVIEWS

AMLI RESIDENTIAL AMLI Residential

ApartmentRatings Search Apartm

Overview	212 Reviews	58 Jobs	294 Salaries	34 Interviews	29 Benefits	84 Photos
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- Overview
- Pricing
- Reviews
- Amenities
- Leasing

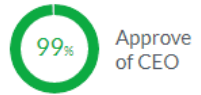
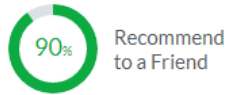
AMLI Residential Reviews

Search job titles **Find Reviews**

Clear All **Full-time, Part-time** X **English** **Filter**

Found 209 of over 212 reviews Sort Popular

4.5 ★★★★★



Greg Mutz
156 Ratings

A Aslan P
3 reviews

★★★★★ 2 months ago

Audrey at AMLI Addison is the most accommodating & welcoming person! The apartments are beautiful, updated, safe, and in a fantastic location. After touring numerous complexes, none even came close to AMLI Addison. Audrey is responsive, eager to serve, and willing to make the moving process as easy as possible !!! She is the absolute BEST. We love this place & so does our dog!

1

Overall Rank #8,046 **City Rank #3**

AMLI Addison

15250 Quorum Drive, Addison, TX 75001

★★★★★ (24 Reviews)

\$1,836 – \$3,808/mo

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Tree House Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use multifamily community, for-sale townhomes, and 3.0-acre hike/bike trail dedication will greatly benefit the Town of Addison. AMLI Tree House is a critical redevelopment in the Sam's Club Special Area Study. Addison needs more quality housing options for professionals working in the area to support local retailers and commercial employment. We also know that AMLI's residents will support the local businesses by frequently dining and shopping at nearby restaurants and retail stores.

This letter serves to confirm our support of AMLI Tree House for this exceptional redevelopment and their rezoning application for a new Class A, mixed-use, rental multifamily, and for-sale townhomes along Midway Road.



Sincerely,

Name: 

Title: Managing Director and Partner

Company: Stream Realty Partners-DFW, L.P.

Date: 7/18/2022

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

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Re: AMLI Tree House Rezoning Request

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Sincerely,

A handwritten signature in blue ink that reads "Chris McCluskey".

Name: Chris McCluskey

Title: VP, Development

Company: VanTrust Real Estate

Date: 7/20/22

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

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Sincerely,

Greenway Ampco Addison, LP

Name:

Ryan Petty

Title: *Representative*

Company:

Date: *7/22/22*

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

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Sincerely,

Name: *Coveray Lynch*
Title: *President*
Company: *Med Concepts Group*
Date: *8-3-2022*

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Tree House Rezoning Request

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GOOD
SIGNATURE

Office Owner –
Property immediately South

Sincerely,



Name: Kenneth M. Good, Jr.

Title: Manager

Company: Midway Office Park, L.L.C.

Date: 7-18-22

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

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Re: AMLI Tree House Rezoning Request

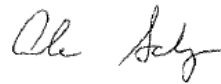
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This letter serves to confirm our support of AMLI Tree House for this exceptional redevelopment and their rezoning application for a new Class A, mixed-use, rental multifamily, and for-sale townhomes along Midway Road.



Sincerely,

Name: Alan Schwitz 
Title: General Manager
Company: Raising Cane's Belt Line
Date: 8-3-22

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Tree House Rezoning Request

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Midway Center -
Office Across Midway
Road

Sincerely,



Name:

Jon Piot for
Midway Asset Partners

Title:

member

Company:

14400 midway LLC

Date:

7/14/22

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

To: Town of Addison

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Sincerely,

Name:

Title: GM

Company: Chuy's

Date: ~~7/6/22~~ 7/6/22

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Tree House Rezoning Request

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Sincerely,

Name:

Jonathan Peck

Title:

President

Company:

Nate's Seafood

Date:

7/14/22

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Sincerely,

David L. Prince, Pres
Name:

DAVID L. PRINCE

Title: *PRES*

Company: *EAGLE GUN RANGE, INC*

Date: *7/19/2022*

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Sincerely,

Name: Young Kwan Park

Title: President
Company: Osaka Sushi and Grill

Date: 2022-07-14

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Re: AMLI Tree House Rezoning Request

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Sincerely,

Name: Victoria Delgadillo

Title: Owner

Company: Palmas Brasil LLC.

Date: 03/14/22



AMLI TREE HOUSE: PROJECT SUPPORT LETTER

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This letter serves to confirm our support of AMLI Tree House for this exceptional redevelopment and their rezoning application for a new Class A, mixed-use, rental multifamily, and for-sale townhomes along Midway Road.



Sincerely,

CHicks

Name:

Catherine Hicks

Title:

general manager

Company:

Staples

Date:

7/6/22

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Town of Addison,

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This letter serves to confirm our support of AMLI Tree House for this exceptional redevelopment and their rezoning application for a new Class A, mixed-use, rental multifamily, and for-sale townhomes along Midway Road.



Sincerely,

Name:

A handwritten signature in black ink, appearing to read 'Chris Papageorge', written over a white background.

Title:

Chris Papageorge

Company:

President

Date:

Kissle LLC

7-7-2022

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Tree House Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use multifamily community, for-sale townhomes, and 3.0-acre hike/bike trail dedication will greatly benefit the Town of Addison. AMLI Tree House is a critical redevelopment in the Sam's Club Special Area Study. Addison needs more quality housing options for professionals working in the area to support local retailers and commercial employment. We also know that AMLI's residents will support the local businesses by frequently dining and shopping at nearby restaurants and retail stores.

This letter serves to confirm our support of AMLI Tree House for this exceptional redevelopment and their rezoning application for a new Class A, mixed-use, rental multifamily, and for-sale townhomes along Midway Road.



Sincerely, 

Name: Claudio Velazquez

Title: Owner

Company: Personal Ventures LLC.
Andiamo Italian Grill

Date: 07/06/2022.

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Tree House Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use multifamily community, for-sale townhomes, and 3.0-acre hike/bike trail dedication will greatly benefit the Town of Addison. AMLI Tree House is a critical redevelopment in the Sam's Club Special Area Study. Addison needs more quality housing options for professionals working in the area to support local retailers and commercial employment. We also know that AMLI's residents will support the local businesses by frequently dining and shopping at nearby restaurants and retail stores.

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Cantina LAREDO.
modern mexican

Sincerely,

PATRICK CAMPBELL

Name:

A handwritten signature in black ink, appearing to read 'Patrick Campbell'.

Title: GENERAL MANAGER

Company: CANTINA LAREDO

Date: 07-13-2022

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Tree House Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use multifamily community, for-sale townhomes, and 3.0-acre hike/bike trail dedication will greatly benefit the Town of Addison. AMLI Tree House is a critical redevelopment in the Sam's Club Special Area Study. Addison needs more quality housing options for professionals working in the area to support local retailers and commercial employment. We also know that AMLI's residents will support the local businesses by frequently dining and shopping at nearby restaurants and retail stores.

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Sincerely,



Name: Sudarat Pangwichit

Title:

Company: Best Thai Signature

Date: 7/12/2022



AMLI TREE HOUSE: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Tree House Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use multifamily community, for-sale townhomes, and 3.0-acre hike/bike trail dedication will greatly benefit the Town of Addison. AMLI Tree House is a critical redevelopment in the Sam's Club Special Area Study. Addison needs more quality housing options for professionals working in the area to support local retailers and commercial employment. We also know that AMLI's residents will support the local businesses by frequently dining and shopping at nearby restaurants and retail stores.

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Sincerely,



Name:

Title:

Company:

Date:

[Handwritten signature]
Owner
Sigree Indian Restaurant
07/7/22

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Tree House Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use multifamily community, for-sale townhomes, and 3.0-acre hike/bike trail dedication will greatly benefit the Town of Addison. AMLI Tree House is a critical redevelopment in the Sam's Club Special Area Study. Addison needs more quality housing options for professionals working in the area to support local retailers and commercial employment. We also know that AMLI's residents will support the local businesses by frequently dining and shopping at nearby restaurants and retail stores.

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Sincerely,

Name:

A handwritten signature in blue ink, appearing to be "H. Ay", enclosed in a blue oval.

Title:

Company:

La Fishería

Date:

7-6-22

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Tree House Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use multifamily community, for-sale townhomes, and 3.0-acre hike/bike trail dedication will greatly benefit the Town of Addison. AMLI Tree House is a critical redevelopment in the Sam's Club Special Area Study. Addison needs more quality housing options for professionals working in the area to support local retailers and commercial employment. We also know that AMLI's residents will support the local businesses by frequently dining and shopping at nearby restaurants and retail stores.

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Sincerely,

Name: *Maria Santorol*

Title: *Manager*

Company: *Which Wich*

Date: *7/6/2022*

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Tree House Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use multifamily community, for-sale townhomes, and 3.0-acre hike/bike trail dedication will greatly benefit the Town of Addison. AMLI Tree House is a critical redevelopment in the Sam's Club Special Area Study. Addison needs more quality housing options for professionals working in the area to support local retailers and commercial employment. We also know that AMLI's residents will support the local businesses by frequently dining and shopping at nearby restaurants and retail stores.

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Sincerely,

Name: Axel Sandowal

Title:

Company: Genghis Grill

Date: 7/6/22

Axel Sandowal

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Tree House Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use multifamily community, for-sale townhomes, and 3.0-acre hike/bike trail dedication will greatly benefit the Town of Addison. AMLI Tree House is a critical redevelopment in the Sam's Club Special Area Study. Addison needs more quality housing options for professionals working in the area to support local retailers and commercial employment. We also know that AMLI's residents will support the local businesses by frequently dining and shopping at nearby restaurants and retail stores.

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Sincerely,

A handwritten signature in black ink, appearing to read "Sean Harrington", written over a horizontal line.

Name: Sean Harrington

Title: owner

Company: The Back 9

Date: 7/7/22

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Tree House Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use multifamily community, for-sale townhomes, and 3.0-acre hike/bike trail dedication will greatly benefit the Town of Addison. AMLI Tree House is a critical redevelopment in the Sam's Club Special Area Study. Addison needs more quality housing options for professionals working in the area to support local retailers and commercial employment. We also know that AMLI's residents will support the local businesses by frequently dining and shopping at nearby restaurants and retail stores.

This letter serves to confirm our support of AMLI Tree House for this exceptional redevelopment and their rezoning application for a new Class A, mixed-use, rental multifamily, and for-sale townhomes along Midway Road.



Sincerely,

Name: Jeff Fyman

Title: GM

Company: Zolis

Date: 7/6/22