

# Options for Advancing a Community Dialogue on Housing & Redevelopment

The logo for ADDISON, featuring the word "ADDISON" in a bold, blue, sans-serif font centered within a white circle. The circle is set against a blue background that is part of a larger graphic design on the right side of the slide, which includes a dark grey triangle in the top-left corner and a dark grey triangle in the bottom-right corner.

## Addison remains an attractive community for new investment

- Key drivers for this dynamic include:
  - Central location and access to major corridors
  - Proximity to major job centers
  - Access to social amenities (parks, trails, restaurants, special events)
  - Sound management and public policy
- Recent major projects have typically included a housing component, frequently multifamily rental



## The “Texas Miracle” has been a catalyst for significant change in Texas metro areas

- Job growth and talent migration has resulted in significant demand/need for more housing and social amenities
- In Dallas and its inner ring suburbs – particularly those with limited vacant land – this change is achieved through redevelopment, typically as part of a mixed-use environment
- While the public hearing process is an important and necessary component of local government, it is not the most effective way to carry out a meaningful community dialogue
- Frustration with the Town’s approach to these dynamics suggests a more targeted effort to examine these issues is needed

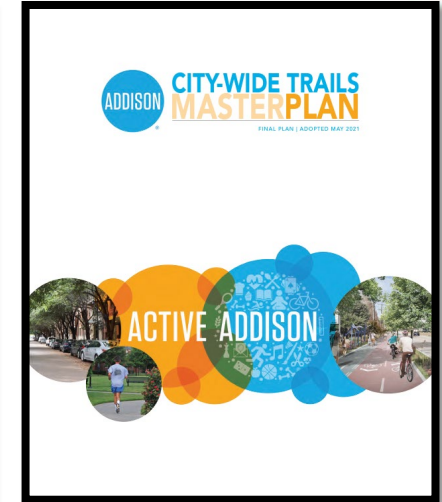
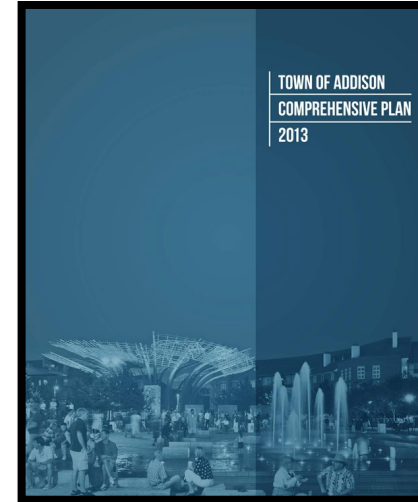


# Community Dialogue on Housing & Redevelopment

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## Addressing Policy Challenges the “Addison Way”

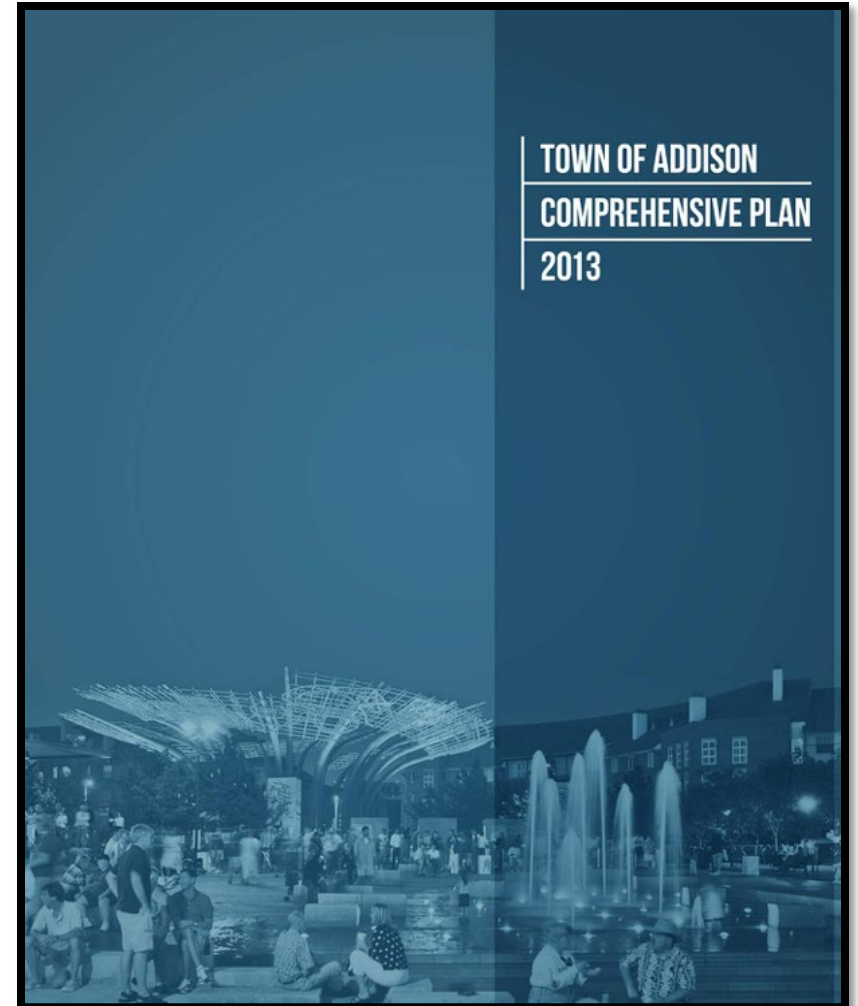
- Long-range planning – a critical component of a vibrant, proactive community
  - Addison 2020
  - 2013 Comprehensive Plan
  - Park and Trail Master Plans, Master Transportation Plan
  - Special Area Studies – Inwood Corridor, Addison Circle, and Midway South
- Town’s Comprehensive plan is 10 years old – it is due for an update



# Community Dialogue on Housing & Redevelopment

## Option #1: Address this community dialogue via the Comprehensive Plan Update process

- Staff intends to present a proposal this Summer to initiate a Comprehensive Plan Update. Key goals include:
  - Developing a shared understanding of current conditions in Addison and reach consensus on a vision for the future
  - Evaluate possible updates to land use, redevelopment, and housing policies
  - 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



## Option #2: Establish a Special Project Committee to Examine Housing & Redevelopment Issues

- Work of this committee could serve as the 1<sup>st</sup> phase of the Comprehensive Plan Update. Anticipated project tasks include:
  - Developing a shared understanding of Addison's historical development patterns and market/physical/policy conditions influencing current/projected development demand
  - Deep examination of concerns shared by citizens related to the development impacts of various housing types (traffic, crime, housing diversity, building form, tax base implications, service demand, etc.)
  - Evaluation of current housing and redevelopment policy, review of best practices in other communities, and make recommendations for updates to Addison policies
- This process would be guided by an advisory committee over the course of a 6 month period, culminating with a report to City Council in Summer, 2023

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- Direct staff to move forward with Option #2 (Special Project Committee)
- If desired, staff to return to City Council in January with:
  - Recommended planning consultant
  - Project Scope
  - Request to appoint Committee Members
    - 2x per Councilperson + 2 CC and P & Z members
    - Varied perspectives, solutions-oriented, avoid a polarized committee dynamic



**QUESTIONS?**