

## Lesley Nyp

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**From:** Vinson, Jonathan G. [REDACTED]  
**Sent:** Monday, December 12, 2022 3:53 PM  
**To:** Thomas Souers; Chris DeFrancisco; jbrnason@addisontx.gov; Robert Catalani; Nancy Craig; Denise Fansler; John Meleky  
**Cc:** Ken Schmidt; Lesley Nyp; Yola Risser; Scott Kanaga; Lance Abaya; Brad Smith; Raymond Kane; Loeffel, Anthony; Scott, Sarah; Bobb, Caitlin; Jason Jones; Jessie Mann; Anna Eliese Ridgley; Dahlstrom, William; Morris, Victoria  
**Subject:** Agenda Item No. 4; Village on the Parkway



Good afternoon, Chair Souers and Commissioners. You will be considering our application this coming Wednesday evening (Item # 4 on your Agenda) to amend the Planned Development District for the Village on the Parkway center, or the Village, more specifically to amend the existing Site Plan and Landscape Plan to make improvements to Block 900. To do that, we need to amend the Site Plan and Landscape Plan as they currently depict Block 900, as well as provide for three stories in structure height, rather than the two stories currently permitted. This will allow for a total of 45,658 square feet of development on Block 900, with a building footprint of 15,286 square feet. This would be developed with first floor retail uses, with office uses on the two upper floors.

We believe that there is a strong market for this additional first class office space for office tenants who want to locate in the Town of Addison. We also very much believe that these changes will greatly enhance the Village, in particular by adding to its mixed-use character and by very significantly improving the pedestrian experience within the Village. We are also asking to re-orient the Block 900 building to move it to the southwest to some extent; to relocate the southwest-facing surface parking currently shown on the existing site plan; and to replace that parking with an enlarged and enhanced landscaped patio of approximately 2,835 square feet. We are looking forward to showing you our Landscape Plan and renderings, and we think you will be very favorably impressed by how much this will do to beautify the Village. Being located essentially in the central part of the overall Village, this new landscaping will greatly enhance the visual appeal, pedestrian experience, and walkability of the Village, therefore we view these requested changes as significantly improving the experience for customers and the surrounding community.

The first floor of the three-story proposed building will be for retail and restaurant uses and the office lobby, with the second and third stories being slated for office uses. Providing these additional office options in the Village will enhance the overall mixed-use character of the Village, and the differing peak hours of operation for the office uses, in comparison with the restaurant uses, will serve to make parking supply and parking operations more efficient. It is also important to note that the Village will still have sufficient parking with the relocation of the previously-depicted Block 900 parking. The architectural design of the proposed Block 900 building will be first class, which will further update and enhance the visual appeal of the Village and the pedestrian experience within it.

In sum, our request will not just enhance the Village, for the reasons stated above, but will also be very positive for the surrounding community and for the Town of Addison. Your Town Planning Staff has provided you with a very thorough and informative report, and is also recommending approval. We are looking forward to appearing before you this coming Wednesday evening to discuss our request and answer any questions you might have, at which time we will very respectfully be asking for your recommendation of approval of our request. Thank you very much.

*Jonathan G. Vinson*  
*Partner, Land Use Group*



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