

AML Treehouse, Phase II PD Rezoning (1911-Z)

The logo for the City of 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 white diagonal line and a grey triangle.

Case 1911-Z AMLI Treehouse, Phase II

LOCATION:

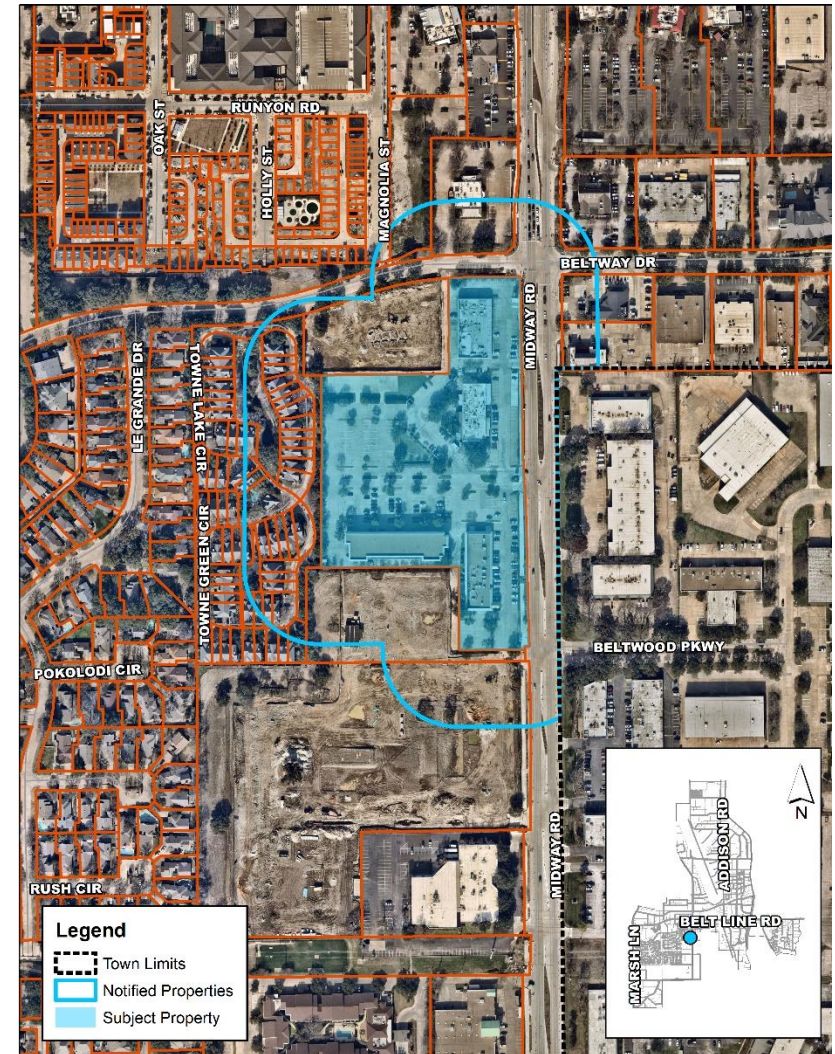
8.02± acres generally located at the southwest corner of Midway Road and Beltway Drive (addressed as 14831, 14833, 14905, and 14925 Midway Road)

REQUEST:

Approval to rezone a property from Planned Development District (PD, Ordinance Nos. 477 and 083-039) to a new Planned Development (PD) district with use and development standards for multifamily residential, fee simple and rental townhomes, retail and restaurant uses, and associated public and private open space and common areas.

ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed PD rezoning and associated development plans.



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SITE HISTORY:

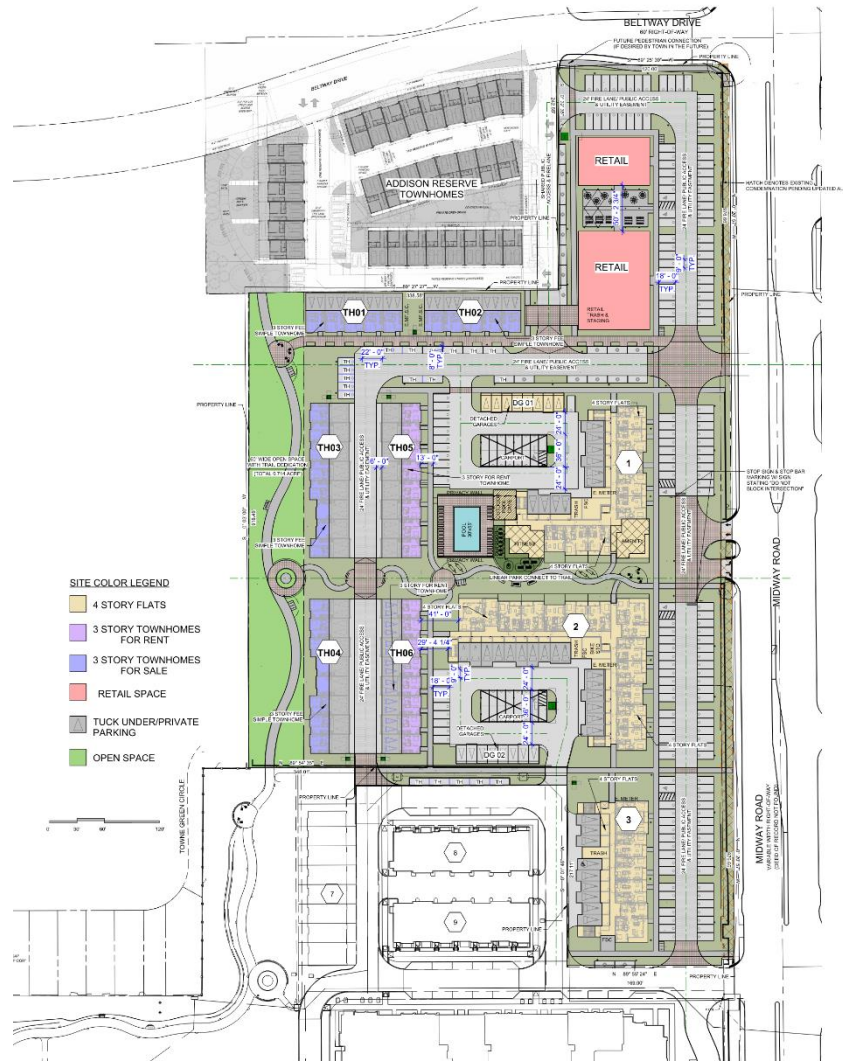
1979 – Rezoned from Commercial & Local Retail to PD, Ord. No. 477.

1983 – PD amendment via Ord. No. 083-039

1980s/1990s – Existing center developed in phases.

Present – AMLI Residential requests to rezone to a new PD zoning district to facilitate the development of a mixed residential development.

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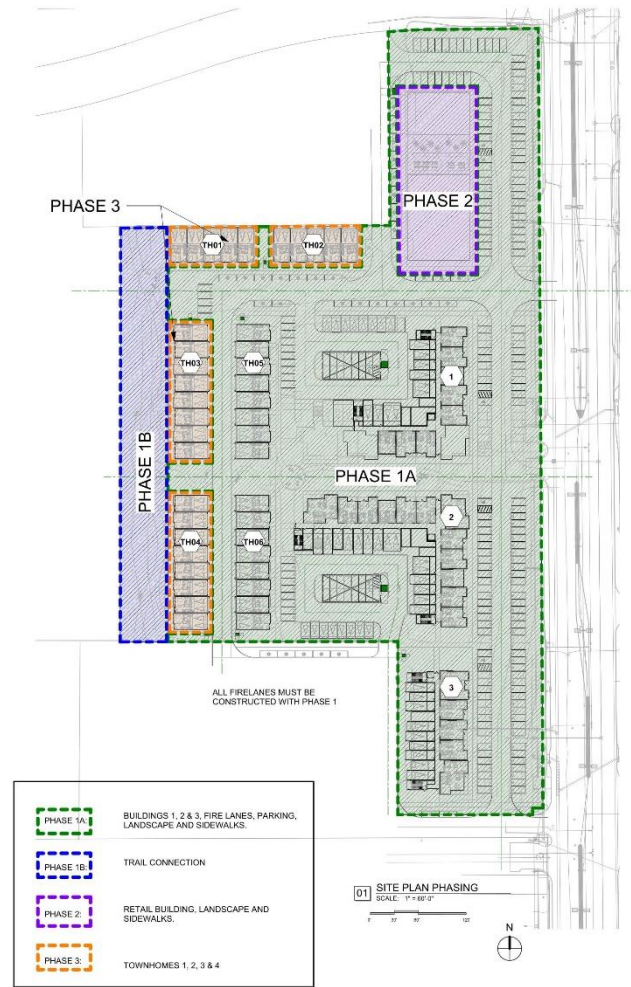


Proposed Site Plan

DEVELOPMENT PLAN:

- Multi-phase development on 8.02 Acres
 - 4-story stacked flats multifamily structures with 166 multifamily dwelling units across 3 buildings
 - 12,500 SF retail/restaurant space
 - 26, 3-story fee simple townhomes
 - 16, 3-story rental townhomes
- 0.7 acres of public parkland dedicated to the Town following installation of trail, landscape, pedestrian amenities, and public art
- Additional 1.27 acres of private landscape area, to include linear park (east-west connection)
- 384 parking spaces provided (surface (covered & uncovered) and garages)

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Proposed Phasing Plan

PHASING PLAN:

- Phase 1
 - Public and Private Infrastructure
 - Public Park and Trail, Private Landscape
 - 166 Multifamily Units (stacked flats)
 - 16 Rental Townhomes
- Phase 2
 - Retail
- Phase 3
 - 26 Fee Simple Townhomes

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PARKING:

- 384 parking garage spaces
 - Private garages provided for townhomes (16 rental + 26 fee simple)
 - 8 detached garages + tuck under garages provided for stacked flats
 - Surface parking provided around the site for multifamily and townhome visitor parking
- Site is parked in excess of minimum requirements by 7 spaces



OVERALL BIRDEYE VIEW

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OPEN SPACE, LANDSCAPE, AND STREETScape:

- 0.7 acre public open space dedication (trail)
- 2.27 acres of landscape area onsite
- Implementation of 10' MTP trail at western boundary; connects to existing trail network
 - Providing final connection to trail between Treehouse Phase I and Addison Reserve.
- Private amenities include pool, fitness center, club house, open space (linear park), and art

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BLDG 01 THRU 03 - CONCEPT PERSPECTIVE FROM MIDWAY

FACADE DESIGN – STACKED FLATS:

- 4 story (48' typical height – 54' max at corners) max height), building, building clad with brick, glazing and fiber cement panel; 90 percent masonry achieved
- Accessible entries and patios at majority of ground floor units
- Recessed balconies provided throughout the building

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TH01-04 - CONCEPT PERSPECTIVE



TH05-06 - CONCEPT PERSPECTIVE

FACADE DESIGN - TOWNHOMES:

- 3 story (38' tall) buildings clad with brick and glazing and fiber cement panel. 90 percent masonry achieved
- Accessible entries and gated courtyards at ground floor
- For units facing the adjacent neighborhoods, 3rd floor outdoor living space is oriented towards the rental townhomes / multifamily buildings
- Enhanced articulation achieved through façade and balcony, and material differentiation

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UNIT MIX, INTERIOR CONSTRUCTION, AND SUSTAINABILITY FEATURES:

- Unit Mix:
 - 132 one-bedroom units
 - 34 two-bedroom units
 - 16 rental townhomes
 - 26 fee simple townhomes
- 839 SF average unit size; 2,209 SF unit size for rental townhomes; 2,200 SF unit size for fee simple townhomes
- LEED certified (Silver Required)
- Stone countertops, energy efficient appliances, no linoleum or formica surfaces
- Recycling services provided
- A minimum of 15 electric vehicle charging stations installed on site
- Bus Transit Stop improvement along Midway Road (consistent with Town standards)

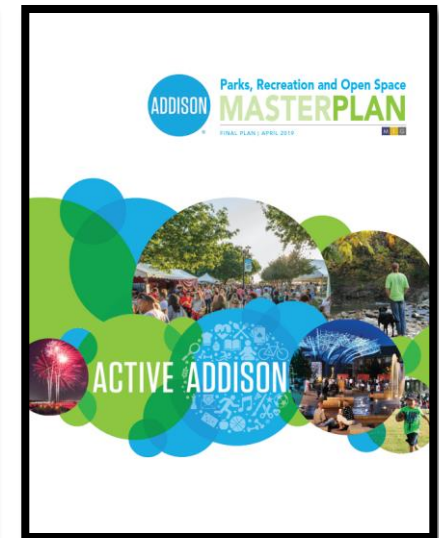
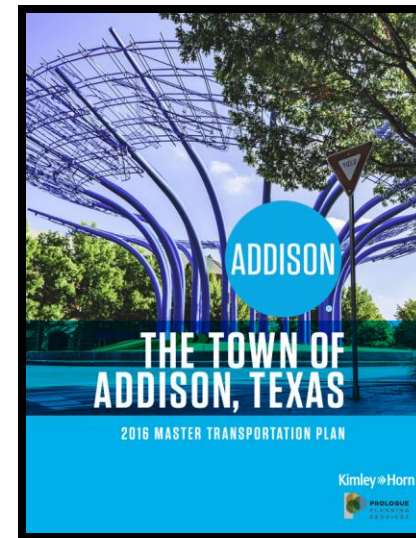
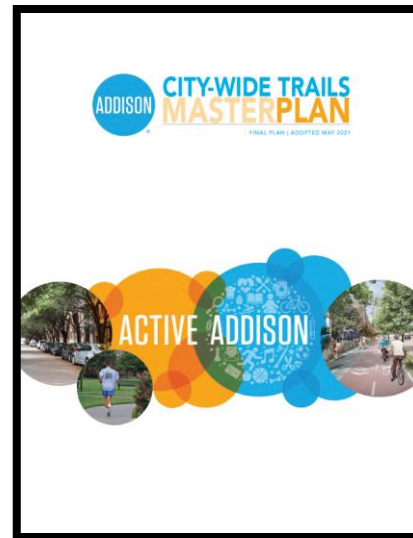
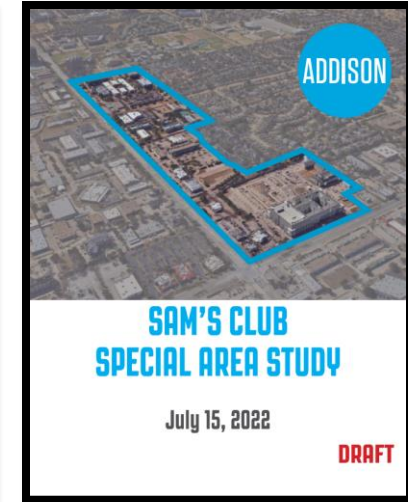
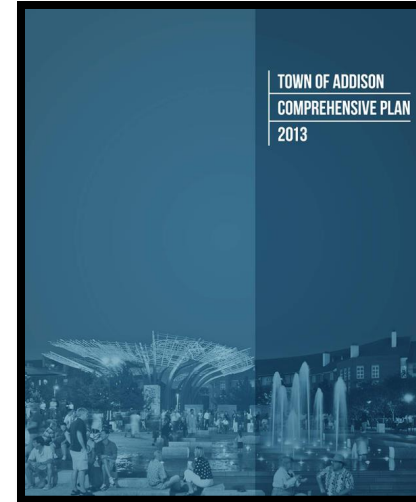


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COMPLIANCE WITH TOWN LAND USE AND DEVELOPMENT POLICIES

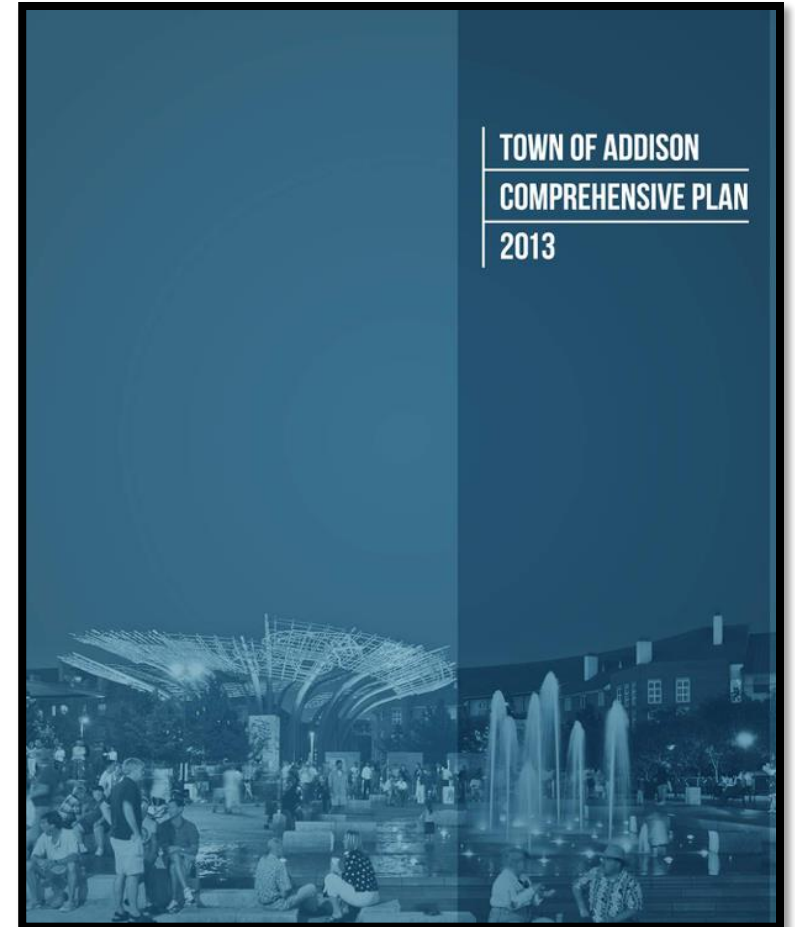
- 2013 Comprehensive Plan
- Midway South Special Area Study
- Addison Housing Policy
- Transportation, Park and Trail Master Plans



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2013 COMPREHENSIVE PLAN

- 2013 Comprehensive Plan acknowledged the decline experienced at the subject property
- Noted potential future uses of townhomes and mixed use
- Highlighted this area (now know as the “Sam’s Club” area) as an area of more detailed study to be addressed by a Special Projects Committee.
 - Midway South Special Area Study completed in 2022



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MIDWAY SOUTH SPECIAL AREA STUDY - 2022

Overall Objective:

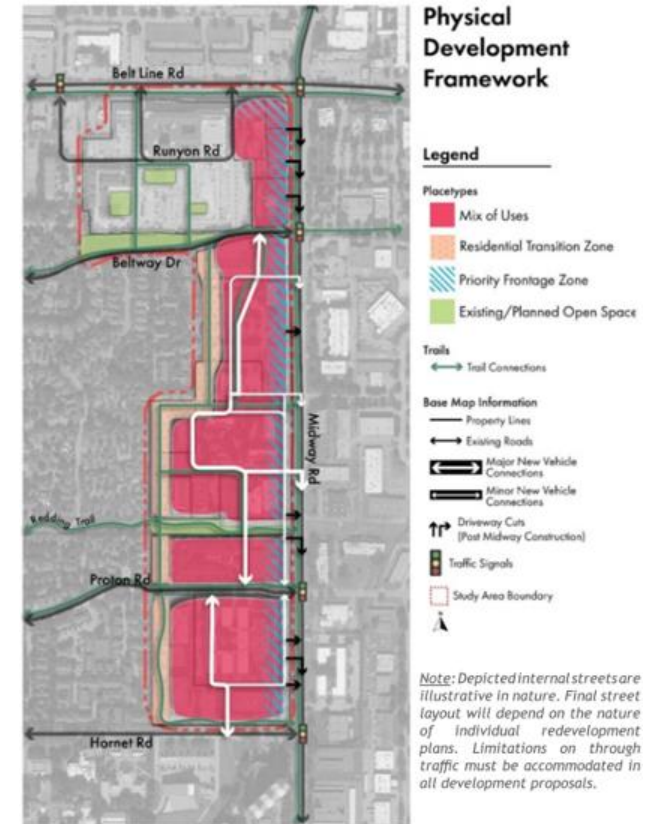
- Support new development with uses, character, buffering, and social amenities that respect surrounding neighborhoods

Design Principles:

- Allow building heights and uses that **respect the existing neighborhoods** and recognize market potential
- **Maximize flexibility** for buildings fronting on Midway Road in order to allow uses and building form that elevate this corridor as a prominent gateway to Addison.
- Accommodate lifecycle housing options for a **broad range of household types** and leverage any investment in housing to serve as a catalyst for broader reinvestment in the Study Area.

Development Form, Land Use, and Housing Mix:

- Implementation should establish a **medium density, horizontal mixed-use development pattern that is compatible with surrounding lower density residential neighborhoods**, and that is **differentiated from large scale urban centers such as Addison Circle and Vitruvian Park**.
- The inclusion of additional housing in the Study Area should be carefully considered in order to maintain opportunities for the employment, service, **retail, restaurant**, and entertainment uses that are also needed components of a true mixed-use environment. Policy implementation should consider and protect future demand for these uses.
- Where housing is accommodated, Missing Middle Housing Types such as small lot detached homes, duplexes, **townhomes**, cottage courts, triplexes, fourplexes, and live/work units should be prioritized.
- Where higher density housing options are considered, **neighborhood compatibility must be achieved**, and the project should serve as an economic catalyst for the overall redevelopment needs of the Study Area.



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ADDISON HOUSING POLICY - 2017

1. Where feasible and appropriate, 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.
2. A 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 a proposal's fit in Addison.
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 existing neighborhoods distinctive.
4. Proposals for independent and/or assisted living may be considered by the Town of Addison. Since there are no assisted living housing units in Addison today, the Town will conduct research to understand how this housing could or should be included in Addison's future
5. The City Council acknowledges that there may be exceptional projects that do not comply with elements of this policy. The Council encourages developers and staff to pursue projects that represent the highest and best use of each property and that advance portions of this policy or other Town goals.

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ADDISON HOUSING POLICY COMPLIANCE

- This plan does not increase the proportion of fee simple ownership in Addison
 - Due to the high redevelopment costs for this site and the nearby availability of 239 fee simple townhome sites, this goal is appropriate for this site, but unlikely to be feasible
- This proposal greatly enhances walkability in this area and provides an exceptional open space amenity, major trail connection, and medium density horizontal mixed residential development pattern that differentiates it from similarly situated projects



COMMUNITY TRAIL GATHERING PLAZA

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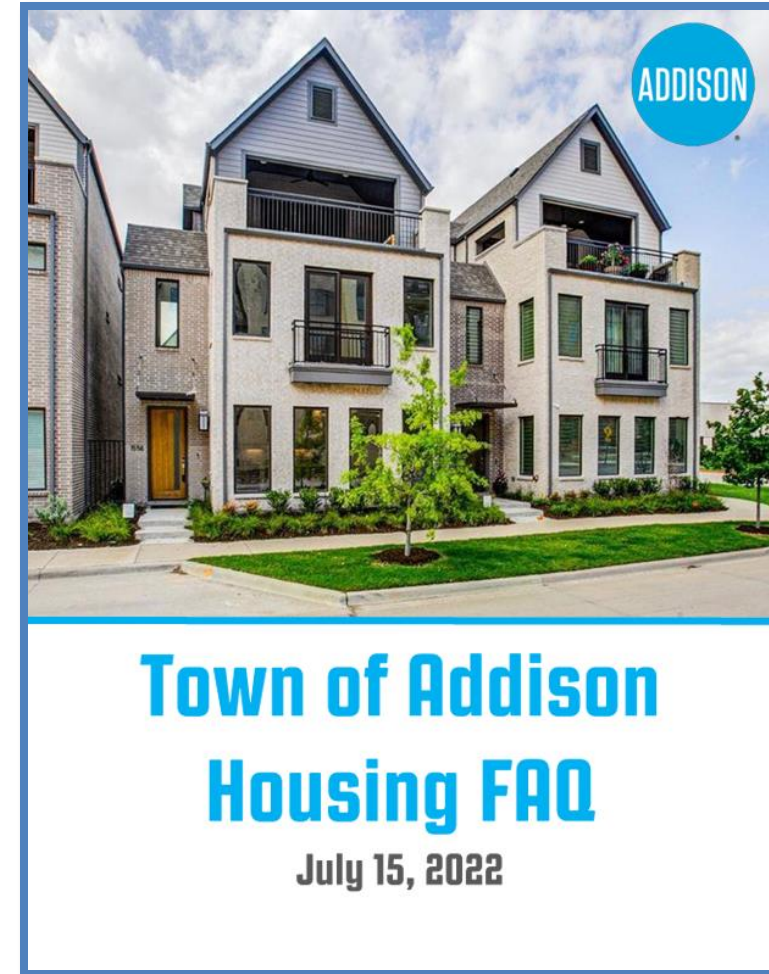
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ADDISON HOUSING POLICY COMPLIANCE

Density Comparisons

- **Proposed AMLI Treehouse Phase II = 23 units per acre (0.7 acres of public open space)**
- AMLI Treehouse Phase I = **33 units per acre** (3 acres of public open space)
- Addison Grove = **31 units per acre** (1.5 acres of public open space)
- Vitruvian West Phases 1 – 3 = **96.1 units per acre** (open space is provided via Vitruvian Park)
- JPI Addison Heights = **89.6 units per acre** (4,260 SF of publicly accessible open space)
- AMLI Quorum = **70.1 units per acre** (no usable open space, only landscape area and streetscape)



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MITIGATION OF DEVELOPMENT IMPACTS – TRAFFIC GENERATION AND CIRCULATION

- Traffic Generation & Distribution Analysis was completed
- Increased traffic is likely to be observed due to low occupancy and utilization of existing uses
- If current uses were thriving, the existing 60,000 SF of retail/restaurant space would generate 2,745 **more** vehicles trip per day than proposed (554 parking spaces provided on site today)
- No offsite street modifications proposed for Midway Road or Beltway Drive
- Cut-through traffic mitigated though traffic calming measures

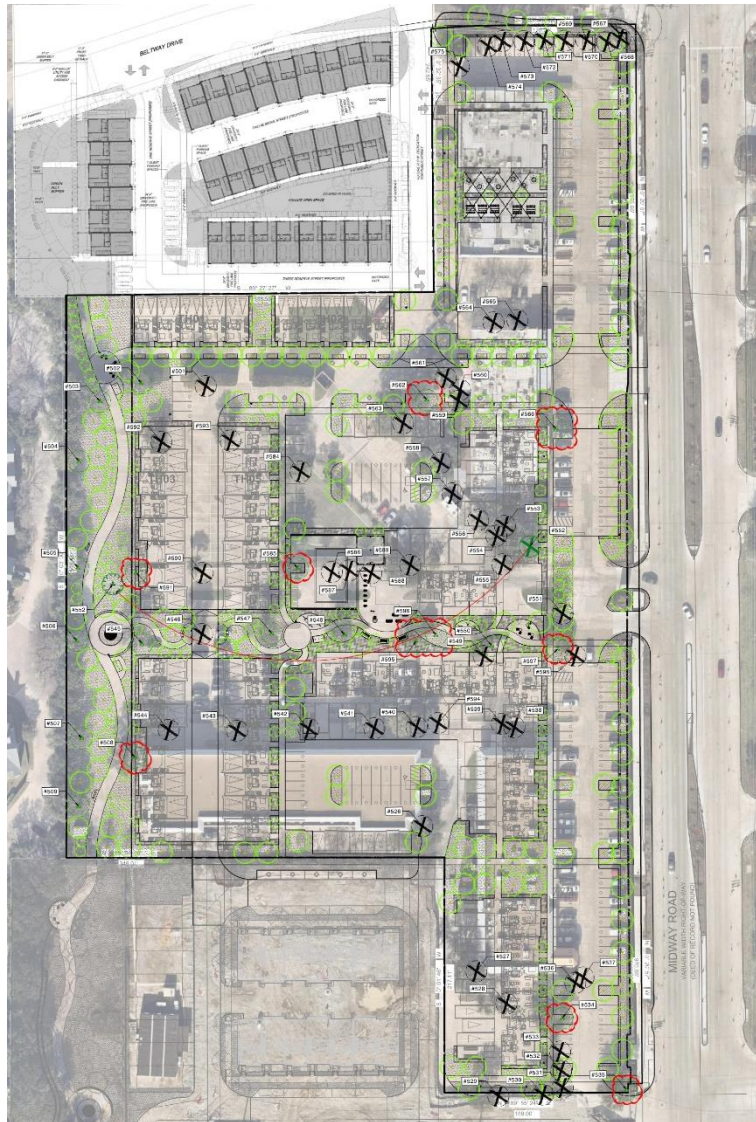


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MITIGATION OF DEVELOPMENT IMPACTS – PUBLIC SERVICES & TREE MITIGATION

- Water and sewer service is available at this site
- Project is adding 13 percent more landscape area, reducing surface runoff
- No anticipated issues with Town service provision, ISD
- **Removed trees to be fully mitigated on site through new plantings and tree transplants (10 additional trees (118 caliper inches) to be preserved since P&Z meeting)**



Alternate Tree Mitigation Plan and Credits	Tree Count	Caliper Inches
Existing Site Total Trees Surveyed	74	1,036
Trees Preserved	21	324
Trees Transplanted	1	31
Total Tree Mitigation Required		681
Property (8.023 ac)		
Shade Tree (6")	140	840
Ornamental Tree (2.5")	60	150
Total Property Mitigation Provided	200	990
Mitigation Credit - Transplant Heritage Trees		155
Total Mitigation (Property, Park, Credit)		1,145
Total Mitigation Surplus/(Deficit)		464

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COMMUNITY OUTREACH – 4 NEIGHBORHOOD MEETINGS – April 17th & May 29th

- Approximately 52 residents attended the applicant's neighborhood meetings. The following feedback concerns were provided:
 - Connectivity through the property (from proposed public open space to Midway Road)
 - Tree preservation and transplanting
 - Architectural character of the buildings
 - Height of the townhomes relative to the trail buffer
 - Shared amenities between project phases
 - Traffic impacts on the surrounding street network
 - Displacement of current businesses



PARK TRAIL

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PUBLIC NOTICE:

Notice of public hearing was provided to property owners within 200 feet of the subject property and DISD in accordance with Town and State law.

NOTICE RECIPIENTS: 47 + DISD

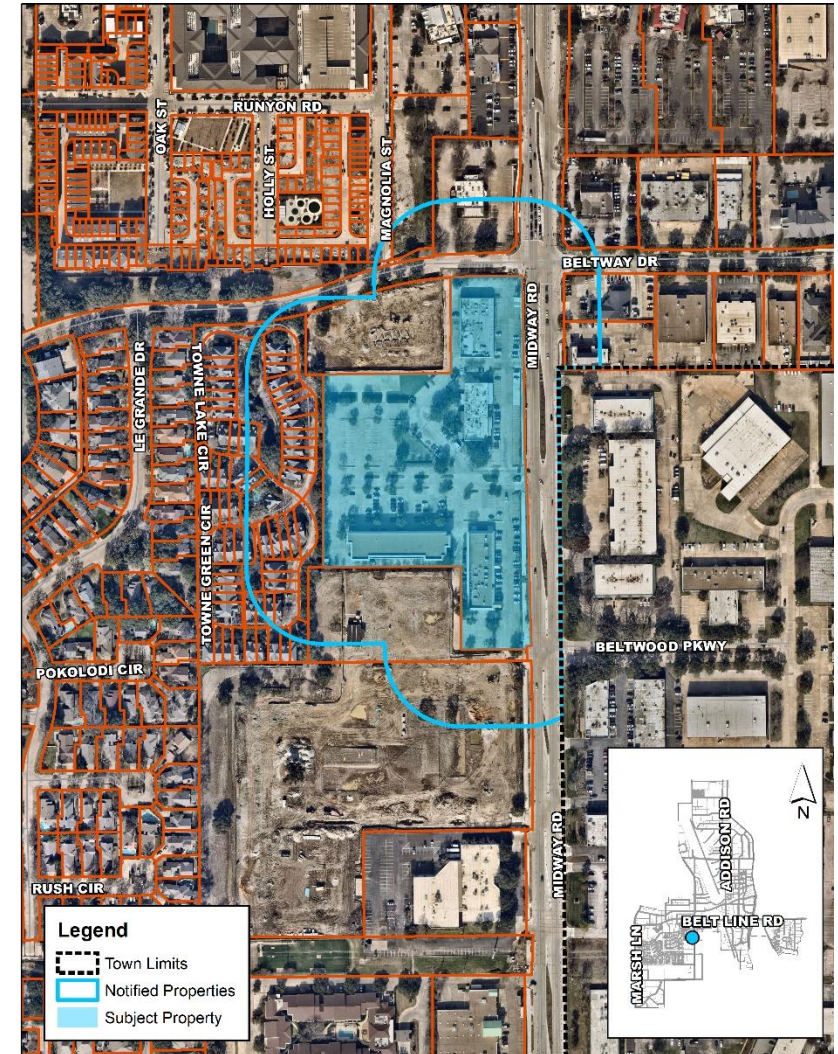
FOR: 12.

AGAINST: 0.

NEUTRAL: 0.

ADDITIONAL FEEDBACK RECEIVED:

- 20 letter of support for Addison residents.
- 10 letters of support from local businesses.
- 4 letters of opposition from Addison residents.



RECOMMENDATION:

Staff recommends **approval** with conditions:

- The development is executed in accordance with the attached development plans and Planned Development District (PD) development standards; and
- Prior to approval of construction drawings, The Town and applicant enter into a development agreement (no incentives) that further defines requirements for:
 - Public open space improvement, dedication, and Town maintenance;
 - Performance standards for the timing and construction of the fee simple townhomes and the occupancy of the retail buildings;
 - Tree relocation and mitigation;
 - The installation of public art;
 - Management provisions for the fee simple townhomes; and
 - Exterior façade material standards for all buildings within the PD District.