Addison City Council Meeting

July 23, 2024
Addison Conference Centre
15650 Addison Road
Addison, Texas 75001

AMENDED 7/19 at 5:00pm - Replacement of presentation in WS Item #4b and removal of presentation from WS Item #4d

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Email comments may be submitted using the Public Comment Form located on Addison's website by 3:00 PM on the meeting day. The meeting will be live-streamed at www.addisontexas.net.

WORK SESSION

The Addison City Council will convene in the Acacia Room beginning at 5:00 PM.

1. **Call Meeting to Order and Announce that a Quorum is Present.**

2. **Citizen Comments on the Consent Agenda Items.** This item allows citizens to speak on any item listed on the Consent Agenda prior to its consideration. Citizen comments are limited to three (3) minutes, unless otherwise required by law. To address the Council, please fill out a City Council Appearance Card and submit it to a staff member prior to the beginning of this item.

3. **Council Member Clarification Requests Regarding Consent Agenda Items.**

   a. Council Questions & Answers

4. **Work Session Reports**

a. Present and discuss a Tax Increment Financing (TIF) tool used to incentivize economic development within a Tax Increment Reinvestment Zone (TIRZ).

b. Present and discuss non-profit organization grant funding for Fiscal Year 2025.

c. Present and discuss Addison's Public Art Policy and Program, including a review of current practices, successes and challenges, and research from other cities.

d. Present and discuss the Proposed Annual Budget for the Town of Addison for Fiscal Year 2025 (beginning October 1, 2024, and ending September 30, 2025), including, but not limited to, the General Fund, Utility Fund, Stormwater Fund, Airport Fund, Hotel Fund, Economic Development Fund, Information Technology Fund, Capital Replacement Fund, Infrastructure Investment Fund, and Long-Term Planning.

e. Present and discuss Comparison Cities and consider adjustments.

COUNCIL MEETING

The Addison City Council will convene for a Council Meeting beginning at 7:00 PM in the Council Chambers.

1. **Pledge of Allegiance.** United States and Texas Flags

2. **Proclamations / Presentations**

   a. City Manager's Announcements

   b. Employee Recognition

3. **Public Comment.** The City Council invites citizens to address the City Council on any matter, including items on the agenda, except public hearings that are included on the agenda. Comments related to Public Hearings will be heard when the specific hearing starts. Citizen comments are limited to three (3) minutes, unless otherwise required by law. To address the Council, please fill out a City Council

Appearance Card and submit it to a staff member prior to the Public Comment item on the agenda. The Council is not permitted to take any action or discuss any item not listed on the agenda. The Council may choose to place the item on a future agenda.

4. **Consent Agenda.** All items listed under the Consent Agenda are considered routine by the City Council and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the Consent Agenda and discussed separately.

   a. Consider action on the Minutes from the June 25, 2024 City Council Meeting

   b. Consider action on the Minutes from the July 11, 2024 Joint City Council, Planning & Zoning Commission, and Comprehensive Plan Advisory Committee Meeting.

   c. Consider action on a Resolution authorizing an agreement for the furnishing of traffic signal equipment by a municipality between the Texas Department of Transportation and the Town of Addison to provide cost reimbursement for materials incurred by the Town related to the construction of traffic signal improvements at the intersection of Belt Line Road at Business Avenue and authorize the City Manager to execute the agreement in an amount not to exceed $67,000.

5. **Public Hearings.**

   a. Hold a public hearing, present, discuss, and consider action on a request to rezone a 8.02± acre property generally located at the southwest corner of Midway Road and Beltway Drive from Planned Development (PD) to a new Planned Development (PD) district to allow for a development comprised of retail and restaurant uses, 166 multifamily dwelling units, 26 townhome fee simple lots, 16 townhome rental dwelling units, and associated public and private open space and common areas, through the approval of development plans and standards. Case 1911-Z/AMLI Treehouse, Phase II.

6. **Items for Individual Consideration.**

a. Present, discuss, and consider action on a Resolution approving a Memorandum of Understanding (MOU) between the Town of Addison and AMLI Residential adopting general development terms for the AMLI Treehouse, Phase 2 Project providing for negotiation of Definitive Agreements that will set forth the specific obligations of the parties with regard to the project; authorizing the City Manager to execute the MOU.

b. Present, discuss, and consider action on a Resolution of the City Council of Addison, Texas, authorizing publication of notice of intention to issue Certificates of Obligation; approving the preparation of a preliminary official statement and a notice of sale; and, providing for the effective date thereof.

7. **Items of Community Interest.** The City Council will have this opportunity to address items of community interest, including: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition; a reminder about an upcoming event organized or sponsored by the Town of Addison; information regarding a social, ceremonial, or community event that was or will be attended by an Addison City Council member or an official; and, announcements involving an eminent threat to public health and safety in Addison that has arisen since posting this agenda.

8. **Adjourn Meeting.**

NOTE: The City Council reserves the right to meet in a Closed Meeting at any time during this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551. Any decision held on such matters will be conducted in an Open Meeting following the conclusion of the Closed Meeting.

THE TOWN OF ADDISON IS ACCESSIBLE TO PERSONS WITH DISABILITIES. PLEASE CALL (972) 450-7017 AT LEAST 48 HOURS IN ADVANCE IF YOU NEED ASSISTANCE.

Posted by: _____
Date posted: _____ Time posted: _____
Date removed from bulletin board: _____
Removed by: _____

City Council (FY24) **3. a.**

Meeting Date: 07/23/2024

Department: City Secretary

AGENDA CAPTION:

Council Questions & Answers

BACKGROUND:

The Council Questions and Answer document, along with any handout(s) provided during the meeting, will be attached below. Due to the requirement to post the agenda prior to these attachments being created, the Council Questions and Answers document will be uploaded just prior to the meeting. Any handouts presented during the meeting will be added on the next business day.

RECOMMENDATION:

Information only.

Attachments

Answers to Council Questions

Answers to Council Questions – July 23, 2024

Work Session

Item #4b: Present and discuss non-profit organization grant funding for Fiscal Year 2025.

Question 1: What are the current amounts being requested by each of these non-profit organizations compared to the prior 2-3 years?

Response: Below are the requested and approved funding amounts for each nonprofit organization over the past three fiscal years, along with the requested amount for FY25.

Vendor #	Non-Profit Organization	Requested FY21-22	Approved FY21-22	Requested FY22-23	Approved FY22-23	Requested FY23-24	Approved FY23-24	Requested FY24-25
16458	Dallas Cat Lady	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00
16433	Dallas County MH&MR d/b/a Metrocare Services	11,500.00	2,500.00	10,000.00	2,500.00	10,000.00	2,500.00	17,000.00
3979	Metrocrest Services	66,120.00	66,120.00	82,650.00	82,650.00	82,650.00	139,653.00	162,721.00
11586	On Eagles Wings d/b/a Woven Health Clinic	8,000.00	5,000.00	8,000.00	5,000.00	8,000.00	6,500.00	10,000.00
		$ 90,620.00	$ 78,620.00	$ 105,650.00	$ 160,150.00	$ 105,650.00	$ 153,653.00	$ 194,721.00

*Please note that in FY23-24, Metrocrest Services' original request was for $82,650, but they sent a letter to the Town after the application period requesting to increase their request to $139,653.

Question 2: What are the eligibility requirements for submitting a grant application for consideration? And where/what is the policy that governs that process?

Response: As of this year, eligibility was extended to all organizations serving the Addison community. In previous years, the process was closed and limited to recipients of prior-year funding. The process is administered by Town staff and the allocation of funding is determined at the discretion of Council. The process has continuously evolved to align more closely with the Council's vision. There is not a formal policy that governs the process.

Item #4c: Present and discuss Addison's Public Art Policy and Program, including a review of current practices, successes and challenges, and research from other cities.

Question 1: What Town department was tasked with performing the analysis of comparator cities' information on their art program(s)?

Response: Parks and Recreation was tasked with gathering and presenting information related to Comparator Cities and their Public Art Programs.

Question 2: What is the total dollar amount of our Town art? How does that compare to comparator cities? How does the quality of the art of comparator cities compare to that of Addison?

Response:

- The insured amount of the Town's public art collection is $4.8 million. The value of comparator cities' public art collections has not been made publicly available.

- In the comparator cities analysis, links to each of the cities that have provided information about their collections online have been provided. Council can review these collections for breadth of work by clicking on the blue hyperlink under the municipality column. Many of the collections are listed in order of installation and Council is encouraged to review more recent installations to review artwork that was procured in alignment with the selection and acquisition process identified in the analysis. Several artists that have pieces in Addison are included in these collections such as David B. Hickman, Eliseo, Pascale Pryor and Russ Connel. Findings of the comparator city analysis also align with similar methods used by other cities that are known for having significant public art collections. The City of Fort Worth is a good example: Fort Worth Public Art | A City of Fort Worth program managed by Arts Fort Worth (fwpublicart.org) .

- The focus of this discussion is on the process for procuring public art. Through this process, staff would ensure any artwork selected for future installations fits the quality expectations of Addison's current public art collection.

Question 3: On page 23 item IV (A.), what would "…work with citizens or groups…" perhaps look like?

IV. Process.

A. Addison Arbor Foundation will review proposals from donors or artists through the selection process~~.~~, facilitated by Town staff. ~~They~~ The Town will work with citizens or groups to ensure the proposal is appropriate and aligns with Town goals.

Response: Parks and Recreation staff will mirror engagement strategies used on all Parks & Recreation projects which include conducting general surveys, involving citizens in an advisory nature, and gathering project-specific input from residents on larger installations.

Question 4: Can Town staff absorb all the activities of the Addison Arbor Foundation (public art and community garden) without additional Town staff or other costs? If not, what resources or costs would be added?

Response: Staff would absorb the activities of the Addison Arbor Foundation without additional staff and resources.

Question 5: How would the Public Advisory Committee work with Town staff to select public

art?

Response: The advisory committee would participate in a selection and scoring process that has been utilized by the Town on other projects ranging from professional services to construction projects. Staff and the committee would review the call for art, scoring criteria, proposals, score proposals and provide feedback related to the project.

Question 6: Will you rely solely on responses to RFQs (call for artists) to procure public art? Does this process preclude purchasing pieces from well-known artists that may not respond to public art calls?

Response: The presentation identifies that most cities utilize an array of procurement methods for purchasing public art and the method identified is based on many factors such as location, budget and timeline. It is standard that direct selection / purchase methods are not the common means of procurement and are typically utilized for smaller projects with a short timeline. RFQ / RFP procurement methods, in the form of a call for art, are typically used for art installations of $50,000 or more. This is a fair way to give artists that would like to be considered an opportunity. Well-known artists that have a track record of installations over $50,000 are familiar with and respond to RFQ / RFPs to secure commissions and sell their work. If there is a particular artist, such as a "well-known artist" that stands out as a candidate for consideration the artist can be invited to submit for the RFQ / RFP.

Item #4d: Present and discuss the Proposed Annual Budget for the Town of Addison for Fiscal Year 2025 (beginning October 1, 2024, and ending September 30, 2025), including, but not limited to, the General Fund, Utility Fund, Stormwater Fund, Airport Fund, Hotel Fund, Economic Development Fund, Information Technology Fund, Capital Replacement Fund, Infrastructure Investment Fund, and Long-Term Planning.

Question 1: What happens to the unused Employee Meal Vouchers?

Response: Since this is a one-time request, any unused funds not allocated to an eligible Addison business will remain in the Economic Development Fund balance.

Funds allocated to an eligible Addison business are held in a virtual wallet and must be used within a specified time window, such as three months. If unused within this period, the funds will expire and return to the Town's account.

Item #4e: Present and discuss Comparison Cities and consider adjustments.

Question 1: When were the Comparator Cities last reviewed?

Response: Comparison cities were discussed during the 2021 compensation study.

Question 2: Is it possible to have a larger list and understand that some of the cities may not apply to a particular comparison?

Response: The presentation includes three additional cities for review. While we don't have similar data from other cities at this time, we can continue the analysis at Council's direction.

Aside from utilizing it for compensation data, we use these cities for gathering various data throughout the departments. Depending on the data we're gathering, departments either utilize all comparison cities, a select few, or more applicable comparison cities outside our list. For example, when the Airport is gathering data, they're going to use a different list than our thirteen, because most of them don't have applicable airports to compare to.

Individual Consideration

Item #6a: Present, discuss, and consider action on a Resolution approving a Memorandum of Understanding (MOU) between the Town of Addison and AMLI Residential adopting general development terms for the AMLI Treehouse, Phase 2 Project providing for negotiation of Definitive Agreements that will set forth the specific obligations of the parties with regard to the project; authorizing the City Manager to execute the MOU.

Question 1: On page 3 Components, in 3rd bullet, what is meant by "developer intent to restrict townhomes" ?

COMPONENTS:

- Construction expectations of retail spaces
- Open Space dedication and enhancement
- Town options if developer fails to develop fee simple townhomes, developer intent to restrict townhomes

Response: The MOU includes requirements for AMLI (developer) to record restrictive covenants on the fee-simple townhome lots. These restrictive covenants prohibit rental units and also sets minimum standards for architectural aesthetics and upkeep of property

beyond the Town's Code of Ordinances, which will apply to future developer and owner(s) of the townhomes.

Item #6b: Present, discuss, and consider action on a Resolution of the City Council of Addison, Texas, authorizing publication of notice of intention to issue Certificates of Obligation; approving the preparation of a preliminary official statement and a notice of sale; and, providing for the effective date thereof.

Question 1: When were each of these items approved and how were they approved? Example, the council approved xxx on yyy. Or, this is an item from the xxxx bond program approved by voters in xxxx.

Response: Essentially, the approval of the Certificates of Obligation is approval of funding the items. Several of these items have been included in the Town's approved budget and/or Capital Improvement Program (CIP) in prior years. Since these are Certificates of Obligation and not General Obligation Bonds, the Council authorizes the funding rather than voters.

These items have approved contracts, receieved direction, or been discussed as noted below:

- On November 13, 2018 the City Council gave direction to the City Manager to issue up to $3.25 million for Addison Grove public infrastructure.
- The NTECC 2 project was discussed by the City Council during the work session on January 23, 2024. This project is managed and bid by NTECC and the Town's responsibility is approximately $3.4 million.
- Fire apparatuses have traditionally been funded from the Town's Capital Equipment Replacement Fund (CERF). At the June 25, 2024 Council meeting staff discussed utilizing ten-year Certificates of Obligation for Fire appratuses with useful lives of ten years or more that cost over $1 million.
- On September 12, 2023 the City Council approved a construction contract for Keller Springs Road construction including $2.8 million in Stormwater funding.
- The Les Lacs Pond project was discussed in executive session on March 26, 2024 and an amended design contract was approved on April 23, 2024. This project was bid and the bids were higher than the funds approved by voters in 2019. Staff is negotiating the scope and cost with one of the bidders based on the amended design. Council gave direction to use $2.5 million is Stormwater funds. A construction contract has not been awarded to date, but in anticipated in the

coming months.

Question 2: In the Background of the item, is it proper to add this information?

Response: Staff can include the status of each item in future agenda memos.

City Council (FY24) **4. a.**

Meeting Date: 07/23/2024

Department: Economic Development

Key Focus Areas: Economic Development and Revitalization

AGENDA CAPTION:

Present and discuss a Tax Increment Financing (TIF) tool used to incentivize economic development within a Tax Increment Reinvestment Zone (TIRZ).

BACKGROUND:

In March 2024, Council adopted the Key Focus Area "Economic Development and Revitalization" with the following Strategic Objective and Initiatives: Pursue new economic development and zoning tools to revitalize declining areas; Explore new tools or grant programs with property owners to adapt buildings to the needs of the modern workforce; and Consider economic development and zoning tools for redevelopment and revitalization of Inwood corridor.

In May 2024, staff hired David Pettit Economic Development to assist the Town in considering the establishment of a Tax Increment Reinvestment Zone for the strategic objective.

Tax Increment Financing Overview:
Tax Increment Financing (TIF) is an economic development tool used within a Tax Increment Reinvestment Zone (TIRZ) to stimulate investment. Approximately 313 TIRZs have been established in Texas, governed by Tax Code, Chapter 311. TIF enables taxing entities to allocate ad valorem taxes from incremental property value increases within the TIRZ, and potentially sales tax increments, towards funding public works, improvements, and economic development projects.

TIRZ Creation Process:
1. Creation Ordinance: Defines the TIRZ's boundary, term, board, and a preliminary project and financing plan.
2. TIRZ Project and Financing Plan: Finalized and approved by the TIRZ Board and City Council.

Benefits of TIRZ:
1. Funding Source: Generates funds without affecting existing general fund revenues.
2. Attracts Investment: Encourages developers to invest in areas that might not

otherwise attract development.
3. Sense of Place: Shows a commitment to creating a community identity.
4. Competitive Bidding Exemptions: Not required for the use of TIRZ revenue or the sale of municipally-owned land within a TIRZ.

RECOMMENDATION:

No action requested, information only.

Attachments

Presentation - TIRZ Overview

Handout - TIRZ Overview

Brochure - David Pettit

Tax Increment Financing 101

July 23, 2024

Item Summary

- Tax Increment Financing 101
- Next Steps
- Questions

Tax Increment Financing

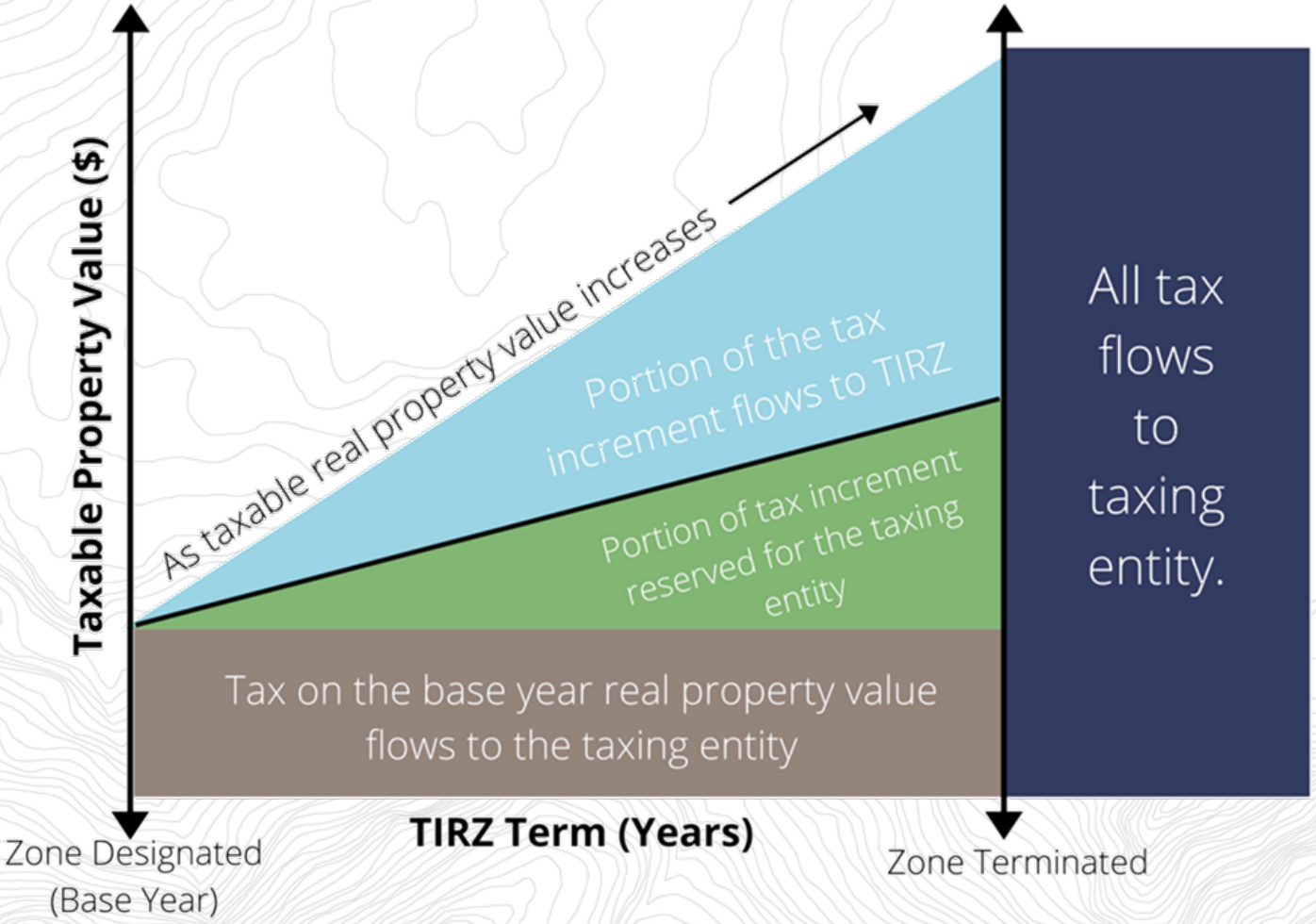
TAX INCREMENT FINANCING

- Tax Increment Financing (TIF) is a tool that incentivizes economic development within a Tax Increment Reinvestment Zone (TIRZ)
- Governed by Tax Code, Chapter 311
- Hundreds of TIRZs have been created in the state of Texas
- Cities, alone *or in partnership with other taxing units*, can use this tool to pay for improvements in a zone so it will attract new development, facilitate investment, and bring excitement and energy to a designated area
- A TIRZ can pay for:
  - infrastructure;
  - public improvements;
  - economic development programs (Chapter 380); or
  - other projects benefiting the zone

DAVID PETTIT
Economic Development

TAX INCREMENT FINANCING

- Not a new tax on development
  - Redirects a portion of tax generated from new development within TIRZ



DAVID PETTIT
Economic Development

TAX REVENUES

Two ways to create new tax increment:

1. New construction/investment; and/or
2. Annual appreciation of real property (i.e. “organic growth”)

EXAMPLE OF TAX INCREMENT FINANCING

Current Year Property Tax Value	$300,000
Less Base Year Property Tax Value	$200,000
=TIRZ Increment Property Tax Value	$100,000

Taxing Entity	Tax Rate	Participation Rate	TIF Revenue	General Fund Revenue
Town of Addison	0.609822	50%	$305	$305
Dallas County	0.215718	0%	$0	$216
Dallas College	0.110028	0%	$0	$110
Parkland Hospital	0.2195	0%	$0	$220
Dallas ISD	1.013835	0%	$0	$1,014
Total	2.168903		$305	$2,169

TIRZ PROCESS

- Chapter 311 outlines the various procedures for creating and amending a TIRZ. Two main documents:
  1. Creation ordinance; and
  2. TIRZ Project and Financing Plan
- Creation ordinance establishes five key elements:
  - Boundary (does not have to be contiguous);
  - Term;
  - City Participation
  - TIRZ Board (can be City Council); and
  - Preliminary Project and Financing Plan
- Upon TIRZ creation the Final Project and Financing Plan is approved by the TIRZ Board and then the City Council by separate ordinance
- Identify potential projects suitable for a TIRZ

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Economic Development

WHY CREATE A TIRZ?

- Private development activity expected to occur within a designated area
- Benefits an area at large, rather than being project specific
- Provides a funding source without impacting the current amount of general fund revenues
- Ability to leverage revenues from taxable property within the TIRZ to generate a larger increment
- Attracts potential developers and investment into area that may not otherwise occur
- Demonstrates a commitment to creating a sense of place and identity

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Economic Development

PUBLIC/PRIVATE PARTNERSHIPS

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Economic Development

Business Creation/Retention

Encourage the relocation or retention *of targeted businesses or community needs*

Gap Financing

Facilitate a fair "rate of return" for *private investment that otherwise would not occur*

Infrastructure Improvements

To foster new development or redevelopment, *typically focusing on infrastructure needs*

PUBLIC/PRIVATE PARTNERSHIPS

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Economic Development

- When considering a developer's proposal for incentives a few key items should be reviewed.
  - Is the project financially feasible?
    - The developer should be able to provide a lender commitment letter and an anticipated cash flow from the development
  - Is there a "gap" hindering the project?
    - Developer should be able to demonstrate a gap that prevents a "fair rate of return"
  - Is the project consistent with the goals and objectives of the TIRZ plan?
    - TIRZ Plan can be amended to add project or expenses not outlined in the TIRZ Plan

COMMON QUESTIONS

Is TIRZ an additional tax burden? No, TIF does not impose a new tax. Instead, it uses improvements to spur development and raise property values within a zone. Then it funnels some of the tax collected on that increase in value into a fund that pays for the improvements.

Which taxing units can participate in TIRZ? Any taxing unit that collects ad valorem taxes from property in the TIRZ may participate in a TIF project, but only a city or county can initiate a TIF project and create a TIRZ. The governing body of the city or county that creates the TIRZ is responsible for the TIF project.

How many board members are required for a tax increment project? For a normal TIRZ, the board of directors must consist of at least five members and usually does not exceed 15.

Who appoints the board members? The city and the other participating taxing units appoint board members. The City Council can serve as the board members.

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Economic Development

COMMON QUESTIONS

How are the project costs paid? The board of directors makes all payments for project costs from the tax increment fund. Project costs can be paid over time as tax increments are collected, or the city can sell tax increment bonds to raise revenue immediately.

Can a city change the boundaries of a TIRZ? Yes, but only if the changed boundaries continue to meet the restrictions for the creation of TIRZ, and only with a public hearing and an ordinance describing the new boundaries.

Can a TIRZ be terminated? Yes. A city that created a TIRZ can terminate it by approving an ordinance that designates a termination date. Termination also occurs when all project costs, tax increment bonds and interest on those bonds, and other obligations have been paid in full.

What happens to money that remains in the fund after a TIRZ is terminated? After all project costs and other obligations have been paid, any money remaining in the fund is disbursed back to the participating taxing units in proportion to each jurisdiction's share of the total tax increments collected.

DAVID PETTIT
Economic Development

COMMUNITIES WITH TIRZ VARY WIDELY

- Abilene (125,070)
- Arlington (394,266)
- Austin (961,855)
- Azle (13,369)
- Celina (30,000)
- Dallas (1.3 million)
- Denison (24,479)
- El Paso (678,815)
- Farmer's Branch (35,991)
- Fort Worth (918,915)
- Frisco (200,509)
- Garland (246,018)
- Grand Prairie (196,100)
- Kaufman (6,797)
- McKinney (195,308)
- Mesquite (150,108)
- Plano (285,494)
- Prosper (30,174)
- Rockwall (47,251)
- Rowlett (62,535)
- San Antonio (1.4 million)
- Stephenville (20,897)
- Waco (138,486)
- Waxahachie (41,140)

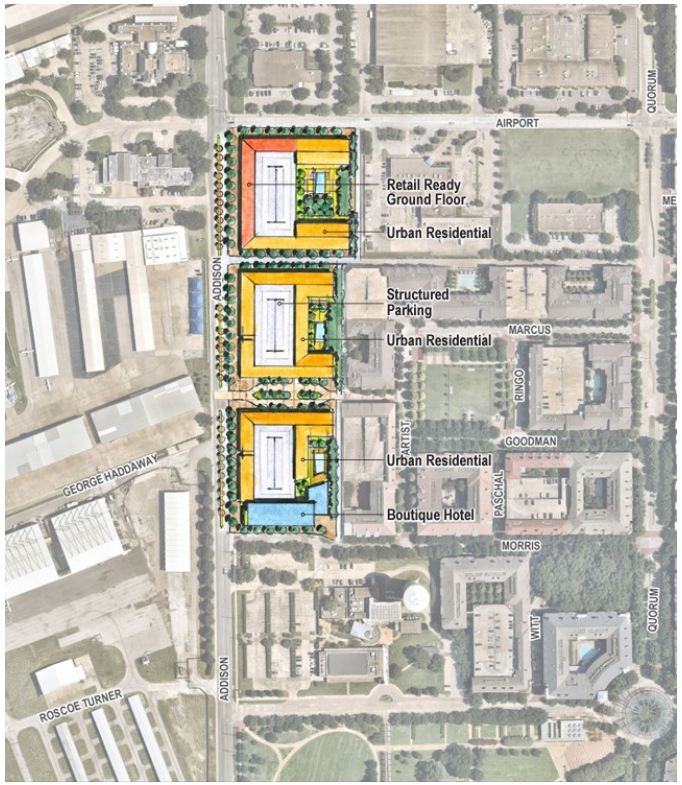
DAVID PETTIT
Economic Development

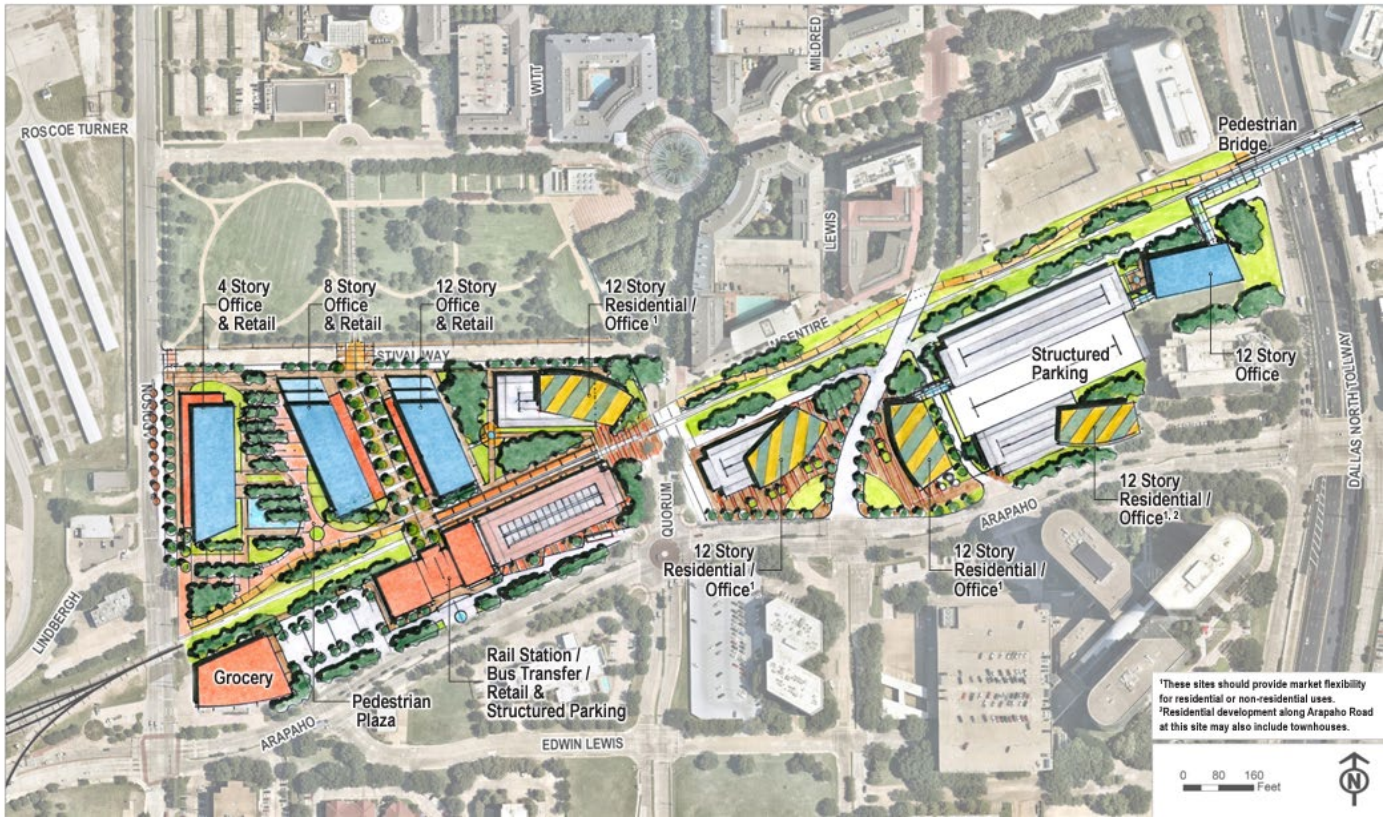
Next Steps

- Consider initiating **TIRZ creation** process
  - Creation by December 31, 2024 sets a 2024 Base Year
  - Determine Boundary for the zone, can be non-contiguous

Addison Circle Special Area Study

- Action Item F1: Consider creation of a TIF or similar district to generate funds for area infrastructure.





Addison Circle Special Area Study

- Action Item F1: Consider creation of a TIF or similar district to generate funds for area infrastructure.

Inwood Road Enhancement Zone

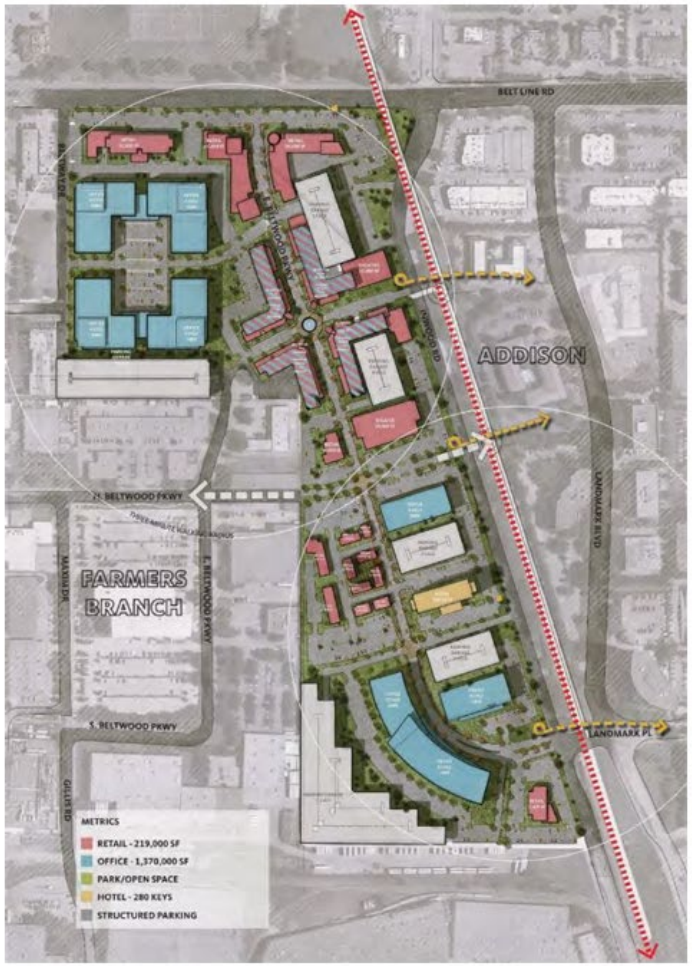
2.KFA: Economic Development and Revitalization

2.1.
Strategic Objective: Pursue new economic development and zoning tools to revitalize declining areas.

2.1.2.
Consider economic development and zoning tools for redevelopment and revitalization of Inwood corridor.

Option #1: Civic Square

Option #2: Village



Questions?

DAVID PETTIT
ECONOMIC DEVELOPMENT

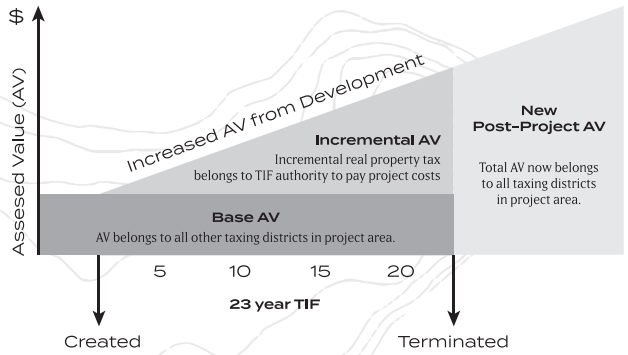
TAX INCREMENT FINANCING 101

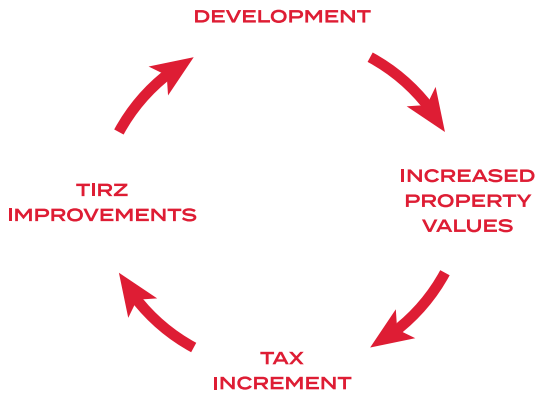
WHAT IS A TAX INCREMENT FINANCING?

Tax Increment Financing (TIF) is a tool that facilitates economic development within a Tax Increment Reinvestment Zone (TIRZ). Governed by Tax Code, Chapter 311, approximately 313 TIRZs have been created in the state of Texas.

Taxing entities can contribute ad valorem taxes received from incremental value increases on property within the TIRZ. Taxing entities may also contribute sales tax increment to a TIRZ. A TIRZ can pay for the cost of public works, public improvements, economic development programs, or other projects benefiting the zone.

TIF Assesed Value (AV) Over Project Life





WHY CREATE A TIRZ?

- Provides a funding source without impacting the current amount of general fund revenues for each participating taxing entity
- Attracts potential developers and investment into area that may not otherwise occur
- Demonstrates a commitment to creating a sense of place and identity
- Competitive Bidding does not apply to the dedication, pledge, or other use of TIRZ revenue
- Competitive Bidding does not apply to the sale of land owned by municipality if it is located in a TIRZ

TIRZ CREATION PROCESS

Chapter 311 outlines the procedure for creating or amending a TIRZ and requires two main documents:

1. Creation ordinance; and
2. TIRZ Project and Financing Plan

The creation ordinance establishes four key elements: Boundary; Term; TIRZ Board; and Preliminary Project and Financing Plan. Upon TIRZ creation the Final Project and Financing Plan is approved by the TIRZ Board and then the City Council by separate ordinance.

The Base Year for a TIRZ is the year in which the Creation Ordinance is approved, allowing for increment to be realized January 1 of the following year.

DAVID PETTIT
ECONOMIC DEVELOPMENT

TIRZ CONSULTANT SERVICES

DPED works closely with cities across the state of Texas to create or amend TIRZs, managing the process from start to finish. Our role as the City's TIRZ Consultant can include:

EDUCATING CITY LEADERSHIP AND CITIZENS on the concept of a TIRZ, leading stakeholder meetings and City Council workshops to develop support and community buy in.

CREATING A TAXABLE VALUE ANALYSIS with projections for future land uses within the TIRZ based upon a historical taxable value review, development projections, and reasonable development timing expectations.

DEVELOP TIRZ CASH FLOW MODEL based on the anticipated land uses and projections for a 15, 20, and 30-year time period. This model will allow the City to underwrite the proposed developments and test various scenarios for the eventual financing plan.

PREPARE THE PROJECT AND FINANCING PLAN including all necessary exhibits required for local government review and approval per the state legislative requirements such as the description of the zone, proposed TIRZ projects, estimated project costs, term of the zone and a tax increment analysis.

PROVIDE TIRZ DOCUMENTATION AND PRESENTATION SUPPORT including drafting and presenting necessary documents for creating the TIRZ including: 1) public hearing notices; 2) resolutions; 3) ordinances; and 4) participation agreements.

TIRZ IMPLEMENTATION, thoroughly evaluating each proposed TIRZ project's cost vs. benefit, and ensuring that the project is in line with the Project and Financing Plan and benefits the City as a whole.

WHERE WE'VE WORKED

Over the past 25 years, DPED has advised both cities and developers on TIRZs in communities both large and small including:

ARLINGTON	DALLAS	GRAND PRAIRIE	KERRVILLE
AZLE	EL PASO	GRAPEVINE	MESQUITE
BAY CITY	EULESS	GUNTER	ROBINSON
CELINA	FARMER'S BRANCH	IRVING	TROPHY CLUB
COLLEYVILLE	FORT WORTH	KAUFMAN	TYLER

FOR MORE INFORMATION OR A PROPOSAL FOR OUR TIRZ CONSULTANT SERVICES, PLEASE CONTACT DAVID PETTIT, MANAGING MEMBER DPETTIT@DPEDLLC.COM OR NATALIE MOORE, PROJECT MANAGER NMOORE@DPEDLLC.COM, OR CALL OUR MAIN LINE 817.439.9515.

DAVID PETTIT
Economic Development

DPED, LLC QUALIFICATIONS

David Pettit Economic Development, LLC. is an economic development firm offering a broad range of development expertise to public, private and institutional clients. With strategic guidance, we help navigate publicprivate partnerships, local government policies, creative incentive financing, project/program management, and many more of the challenges facing our clients. We present an unsurpassed level of quality and commitment by providing sensible solutions that are customized to meet the shifting needs of today's economy.

Services Include:

- Public Private Partnership Structuring
- Incentive Negotiations
- Chapter 380 Grant Contract Negotiations
- Creating and Amending Tax Increment Reinvestments Zones
- City Council Workshops
- Economic Impact Reporting

Real Estate Financial Analysis including:

- Taxable Value Analysis
- Pro-forma Analysis
- Underwriting of Incentive Package
- Market/Financial Feasibility
- Cost/Benefit Analysis
- Appraisal review

www.DPEDLLC.com

DPED QUALIFICATIONS

David Pettit

With over 25 years of experience, David Pettit oversees economic development and real estate development projects for David Pettit Economic Development, LLC. David focuses on public-private partnerships for medium to large size real estate projects. His efforts include conducting feasibility analysis, contract negotiations and financing mechanisms such as TIF, abatements, and rebates, for both public and private sector clients. David's extensive experience with multifaceted complex projects provides him with unique insight and creative solutions for complex problems.

His previous projects include the successful development and redevelopment of The Tower, Midtown, Montgomery Plaza, West 7th in Fort Worth, Texas, restructuring Victory Park in Dallas, Texas, Arlington Highlands in Arlington, Texas, and La Palmera Mall in Corpus Christi, Texas. Additionally, he has both managed and created multiple tax increment reinvestment zones and public improvement districts addressing a wide range of issues throughout the state of Texas.

Education:

- ***Master of Public Administration*** *- University of North Texas*
- ***Bachelor of Arts – Political Science*** *– Texas Tech University*

DPED QUALIFICATIONS

Natalie Moore

Natalie focuses on economic development and real estate development projects and maximizing opportunities for public-private partnerships. Natalie is a former Business Development Coordinator for the City of Fort Worth's Economic Development Department. During her time with the City, her responsibilities included the implementation of incentives, including tax abatements, economic development program grants, tax increment financing, EB-5 funding, and state tax incentives.

Prior to joining the City of Fort Worth, Natalie was an Analyst with Integra Realty Resources in Fort Worth, where her work focused on commercial real estate appraisals used for loan underwriting purposes for a variety of property types, including office, hotel, industrial, retail, and multifamily. Earlier in her career, Natalie was an Associate in CBRE's brokerage services division. In her role, she was responsible for negotiating and executing office and industrial lease and sale transactions.

Education:

- ***Master of Business Administration*** – *Corporate Finance – Texas Christian University*
- ***BBA – Management*** – *Texas A&M University*

Public Clients:

- Amarillo
- Arlington
- Azle
- Bay City
- Brownwood
- Celina
- Cedar Hill
- Corinth
- Crandall
- Euless
- El Paso
- Grapevine
- Grand Prairie
- Kaufman
- Midland
- Trophy Club
- Stephenville
- Wilmer

Private Clients:

- Cambridge Homes
- Centurion American
- Centennial Real Estate
- Cypress Equities
- Fine Line Diversified
- Hines
- Hoque Global
- Jackson Shaw
- Kimco Realty
- Majestic Realty
- MK Developments
- PNL
- Rex Glendenning
- Tanger Outlets
- Trademark
- United Commercial Developmen

City Council (FY24) **4. b.**

Meeting Date: 07/23/2024

Department: Finance

Key Focus Areas: Community Engagement

AGENDA CAPTION:

Present and discuss non-profit organization grant funding for Fiscal Year 2025.

BACKGROUND:

At the request of Council, non-profit organizations that submitted an application for grant funding from the Town of Addison for Fiscal Year 2025 were invited to present to the City Council. The purpose of the presentation is to allow the City Council the opportunity to hear more about each organization's mission and what they do to serve the Addison community.

Below is the list of non-profit organizations that submitted applications. This list will also serve as the planned order for presentations. Each non-profit organization has a timecap of five minutes to present.

- Dallas Cat Lady
- Metrocare Services
- Woven Health Clinic

The City Council will make final funding decisions as part of the budget process.

RECOMMENDATION:

Information only. No action required.

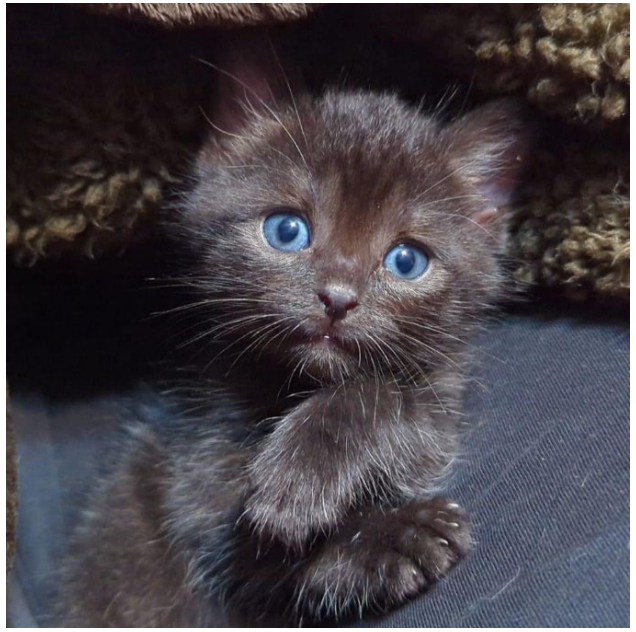
Attachments

Presentation - Dallas Cat Lady

Presentation - Metrocare

Presentation - Woven Health Clinic

DALLAS CAT LADY



Non-Profit Funding Application
2024-2025

Town of Addison Council Presentation
July 23, 2024

ADDISON

Dallas Cat Lady

Dallas Cat Lady is an all-volunteer organization dedicated to reducing the homeless cat population through trap-neuter-return, spay/neuter, and placing cats and kittens into loving homes through our adoption program.

We are a foster-based organization and do not have a shelter.

Dallas Cat Lady

- We are avid promoters of the Trap-Neuter-Release process to assist in the reduction of homeless cats by spaying and neutering.

- We are dedicated to educating the public on the basics of the process to expand the community helping with TNR and the number of feral cats being fixed.

Dallas Cat Lady

▶ONGOING CHALLENGES:

- Kitten season always increases the demands on our resources. The previous shutdown of spay/neuter clinics is still having a ripple effect on the increased number of unfixed cats being born and requests for help are running high!

- Plus, this year, cats are being abandoned and rehomed at record pace and our intake has reached an unprecedented number.

- All of this has impacted us financially and we are stretched more than ever before. But Dallas Cat Lady has been stepping up to help as many people as our funds will allow.

Dallas Cat Lady

Several of our volunteers live right in Addison and work with animal control and their neighbors to help reduce the homeless cat population on a daily basis! Plus, we have other volunteers that actively conduct TNR efforts right along side them!

Dallas Cat Lady

RESCUE CAN BE HARD, BUT WE ALSO
GET TO MAKE SMILES LIKE THESE!

In our 17 years at the Petco on Beltline Road we have placed over 12,000 cats and kittens into loving homes.

Many of them started their life on the street or in apartment or business parking lots.

Getting kitties from the before…to the after…takes lots of time, volunteer resources and money…but it's our mission!

Dallas Cat Lady

We are requesting $5,000 to assist with our spay/neuter initiatives for the 2024/2025 calendar year.

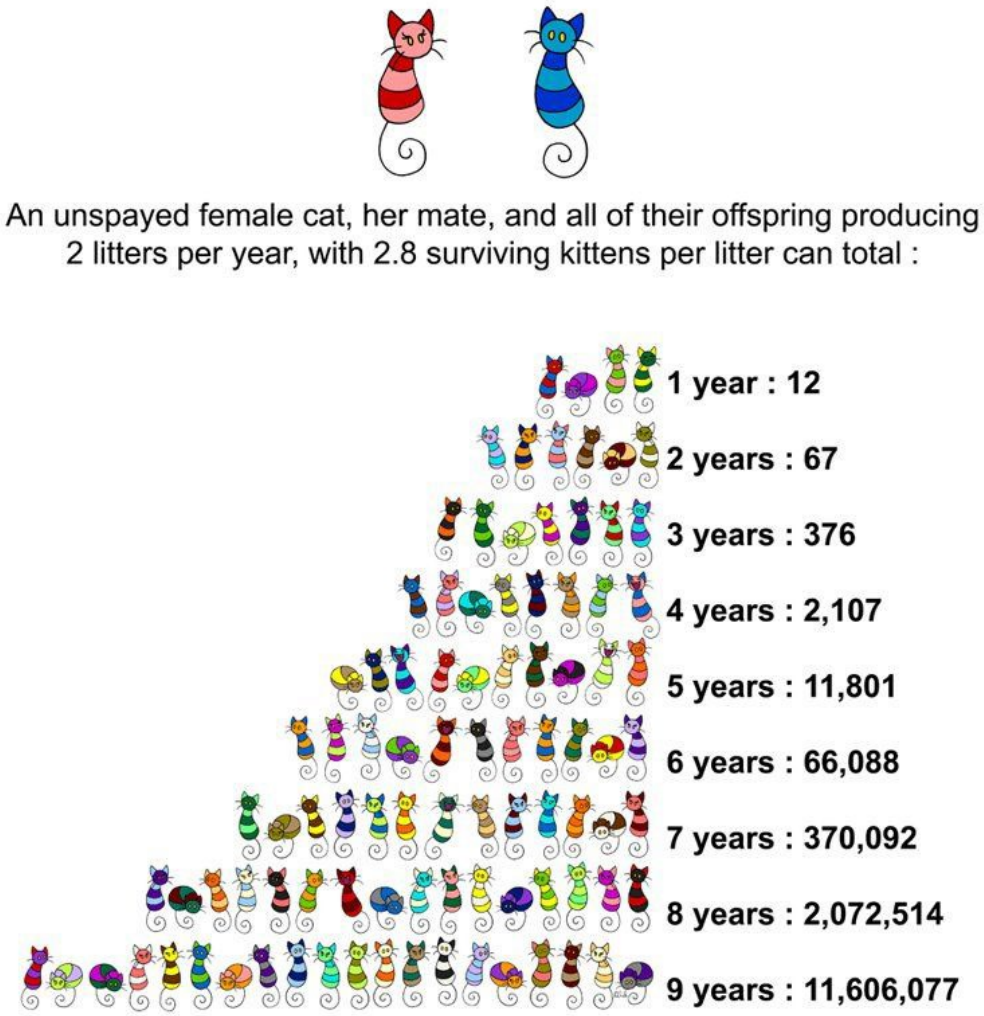
This amount would allow us to spay/neuter about 100 cats and kittens – stray or feral cats as well as cats and kittens in our foster system for adoption.

Dallas Cat Lady

EVERY CAT FIXED MAKES A HUGE DIFFERENCE!

This chart shows the results one un-spayed female cat can have.

These additional spay/neuter procedures will ensure the Town of Addison can significantly reduce their homeless cat population!



Dallas Cat Lady

DALLAS CAT LADY SUPPORTS THE COMMUNITY IN A VARIETY OF OTHER WAYS TOO

*We have always helped Seniors/Low-Income households keep their pets via Food/Litter Donations & Vetting Assistance, but with Covid, we are helping even more people who are unable to work right now.

*Medical Care of Feral Cats (Dental, Emergency, Humane Euthanasia)

*With more people going back to work, record numbers of cats are being rehomed or abandoned and our intake of these cats is up significantly, resulting in additional expenses.

These grant funds will offset spay/neuter costs so we can continue our support in these areas also.

Dallas Cat Lady

TNR and managed colonies help cities reduce:

- Homeless cat population
- Community complaints
- Staffing and financial resource needs

Dallas Cat Lady

Dallas cat lady

THANK YOU!

- www.DallasCatLady.com
- DallasCatLadyAdoptions@gmail.com

The Steven A. Cohen Military Family Clinic at Metrocare

Town of Addison: City Council Meeting

July 23, 2024

WHO ARE WE?

Cohen Veterans Network

metrocare.

Cohen Veterans Network + Metrocare =

The Steven A. Cohen Military Family Clinic at Metrocare

Established in 2016, Cohen Veterans Network (CVN) is a national nonprofit network of mental health clinics serving post-9/11 veterans, service members and military families through outpatient care. CVN partnered locally with Metrocare, the largest provider of mental health services in North Texas, serving over 50,000 adults and children annually.

Together, CVN and Metrocare have served more than **5,000 veterans and family members** in the North Texas area since opening the clinic.

OUR CLINIC TEAM

Our Cohen Clinic is operated by a team of highly qualified individuals,
many of whom are veterans or military family members themselves.

MISSION

Accessible

High Quality

The Steven A. Cohen Military Family Clinic at Metrocare's mission is to improve the quality of life for post-9/11 veterans and their families by providing high-quality mental health care that is accessible to all. Trained clinicians deliver **holistic evidence-based care** to treat mental health conditions, while destigmatizing mental health treatment.

WHO WE SERVE

Veterans

- National Guard and Reserves
- Includes Other Than Honorable Discharge

Service Members

- With a TRICARE Referral

Family Members

- All Family Members including Spouses
- Partners, Children, Caretakers and Others

SERVING THE ENTIRE MILITARY FAMILY

- Individual, couples, and family therapy
- Children's therapist and play therapy room
- Groups and workshops
- Short-term medication management for those engaged in therapy
- Ongoing support for employment, housing, finances, and education; integrated case management to coincide with therapy
- Community Room events for adults, couples, families and children

WHAT OUR CLIENTS SAY ABOUT US

"The CBT (Cognitive Behavioral Therapy) is working well for me. I'm doing zoom counseling and that is really nice…able to save $$ on gas."

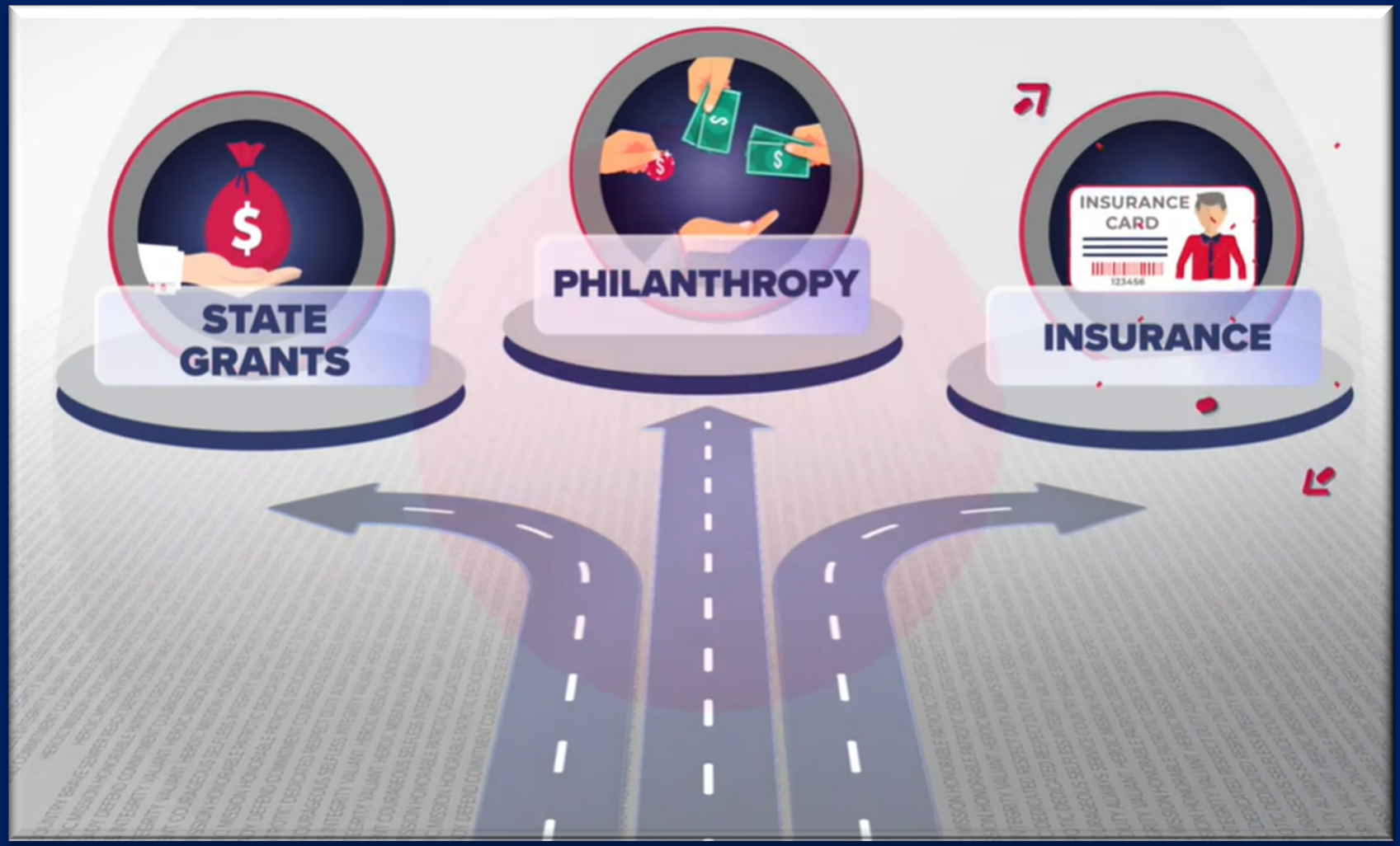
"The staff is always nice. I definitely feel safe and heard. I feel like I'm getting productive help and getting what I'm asking for."

"I was treated with respect and compassion. Thank you for serving those who served."

"Black therapist was a huge plus. I felt like I wasn't alone."

"I like that the Cohen Clinic encourages my child to feel like they have a safe place outside of mommy to talk and process a lot of emotions."

SUSTAINABILITY



Supporting Addison's Veterans and Families

- 12% of Addison’s population are either veterans or family members of veterans
- Between June 2023 and May 2024, 15 residents of Addison were served by the Cohen Clinic.

Funding Request for Treatment Episodes

- A treatment episode explained
  - All services provided from the initial assessment with a clinician through discharge.
  - On average, 12 therapy sessions.
- <u>Request:</u> 5 treatment episodes (approx. 60 therapy sessions, plus case management and/or medication management)
  - Cost of $17,000
  - Veterans and their family members who are residents of Addison
- Assist those without insurance and those whose insurance does not cover the full cost of their care.

Impact of Addison's Support

- The Town of Addison's support will directly impact the well-being of the Addison veteran community by:
  - Removing barriers to quality mental health care.
  - Ensuring they receive the critical mental health services they deserve when they need it.
  - Helping them navigate the challenges of post-military life with resilience and hope

CONTACT US

16160 Midway Road, Suite 218
Addison, Texas 75001

469-680-3500
MFC@metrocareservices.org
www.metrocareservices.org/mfc

Cohen Clinic:

@CohenMetrocare

Cohen Veterans Network

Metrocare:

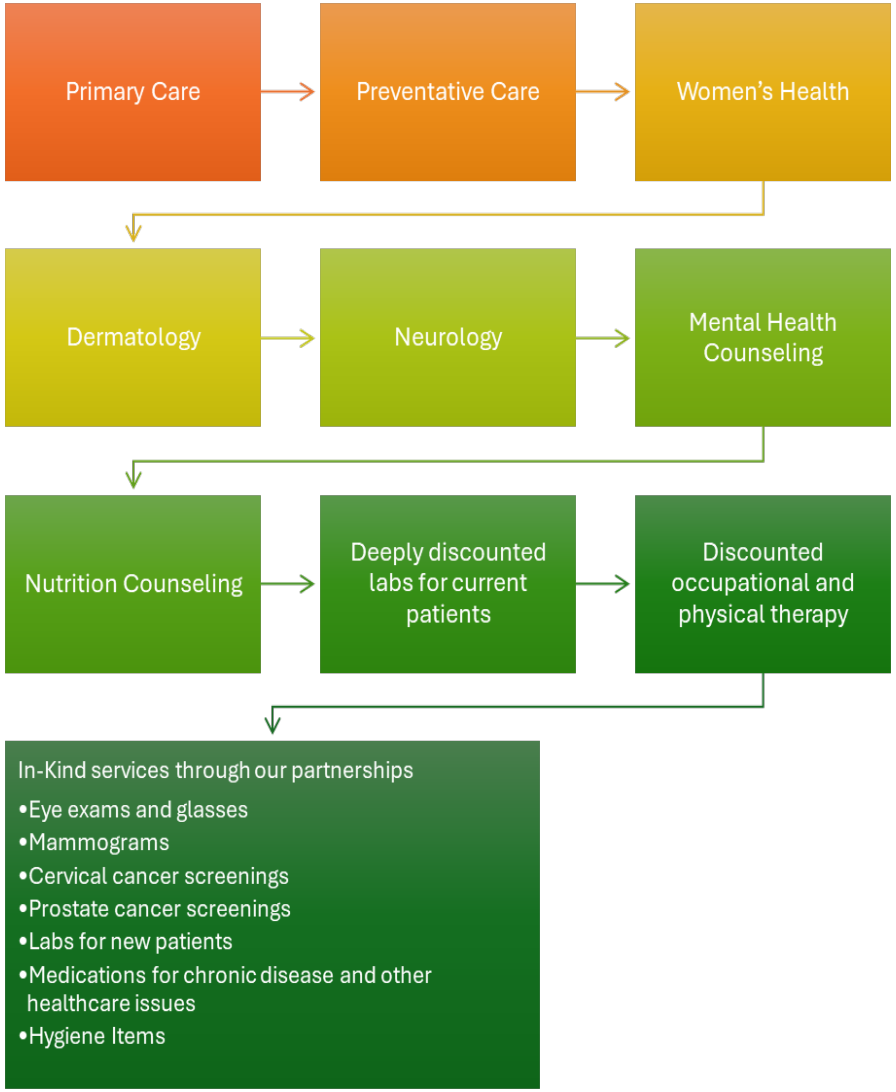
@Metrocare

@MetrocareDallas

WOVEN HEALTH® CLINIC
integrated community healthcare

RECOGNIZED NCQA PATIENT-CENTERED MEDICAL HOME

Mission: To provide affordable, quality, patient-centric healthcare focused on maintaining wellness and preventing disease to the uninsured or underinsured.



Achievements in Health Outcomes for WHC Patients

- 84% of high blood pressure **patients are controlled** compared to 54% of all hypertensive patients in the US (CDC)
- 60% of patients with **depression are in remission** compared to 6% treated by commercial physicians/clinics in US (UTSW)
- 15% of pre-diabetic patients **moved to normal blood sugar levels** in 12-month period
- **94% of every dollar goes directly to health care.**

ADDISON

Empower Health

EMPOWER Health

This program is meticulously crafted to provide personalized disease prevention strategies tailored to each patient, prioritizing health equity and recognizing the unique needs of individuals from various backgrounds.

Embracing a comprehensive approach, the program encompasses a wide range of services and interventions designed to empower individuals to take control of their health and well-being.

- Thorough assessments addressing depression and lifestyle risk factors, acknowledging the impact of social determinants on health outcomes.
- Providing education on disease prevention methods and self-monitoring techniques that consider diverse cultural backgrounds.
- Access to vaccines, medications, screenings for chronic diseases, and necessary medical supplies, with a commitment to overcoming potential disparities in resource distribution.
- Supplying tools such as diabetic meters, strips, or home blood pressure machines, ensuring that individuals have the means to actively engage in their own health monitoring.
- Access to a Registered Dietitian for approximately one to four 30-minute sessions, tailoring nutrition recommendations to individual cultural preferences for successful implementation.
- Availability of a Behavioral Specialist addressing stress management, sleep hygiene, depression, anxiety, tobacco cessation, and goal setting, with a focus on understanding and respecting diverse perspectives.
- Physician-Prescribed Physical Activity Recommendations: recommendations for physical activity, acknowledging individual preferences and cultural considerations.

Uninsured Rate: 18.5% per Data USA

105 Unique Patients
Value of Service: $83,265

City Council (FY24) **4. c.**

Meeting Date: 07/23/2024

Department: Parks & Recreation

Key Focus Areas: Community Engagement
Vibrant and Active Community

AGENDA CAPTION:

Present and discuss Addison's Public Art Policy and Program, including a review of current practices, successes and challenges, and research from other cities.

BACKGROUND:

The purpose of this presentation is to bring forward a discussion regarding Addison's Public Art Policy, which was adopted in 2016 and updated in 2020. The presentation will include:

- An overview of the current Public Art Policy and process for procuring Public Art.
- General information related to Addison's Public Art Collection.
- An analysis of Comparator Cities Public Art implementation strategies.
- Successes and challenges with current practices.

At the conclusion of the presentation, Council will have the opportunity to provide feedback and direction regarding the Public Art Policy and methods for implementing public art.

RECOMMENDATION:

Staff seeks Council direction.

Attachments

Presentation - Public Art Policy

Public Art Policy

July 23, 2024

Purpose

The purpose of this presentation is to foster an understanding of Addison's commitment to public art, explore best practices from comparator cities, and stimulate dialogue on optimizing Addison's approach to enriching its public art collection. This presentation will include the following:

- An overview of the current Public Art Policy and process for procuring public art.
- General information related to Addison's public art collection.
- An analysis of comparator cities' public art implementation strategies.
- Successes and challenges with current practices.
- Discussion and direction related to the funding and procurement of future art installations.

Lost in Wisconsin – Nic Noblique

Golden Hour – Russ Connell

Cut One Plant One – Nic Noblique

Background - Public Art Policy

The Town's Public Art Policy was adopted in 2016 and updated in 2020.

The purpose of the policy is to establish guidelines for:

- Accepting donated works of art.
- Purchasing public art.
- Process to be followed.
- Installation and maintenance.
- De-accession and storage.

It is standard for a Town to have a Public Art Policy, Public Art Master Plan, or both that define the process for procuring public art.

Aerial Ballet – Monarch - David B. Hickman

Background – Public Art Policy

Public Art Policy

The Town of Addison recognizes importance of public art and its impact on our Town's identity, economy and community. The Town will continue to maintain a policy of encouraging donated works for public display. Policies and guidelines included in the Public Art Policy provide general direction when the Town is making decisions about public art; however, the policies and guidelines are intended to be flexible, are not absolute, and may be changed or modified by the Town Council as deemed appropriate.

I. Public Art Purpose and Goals

A. The goal of this Public Art Policy is to update our current standards of conversation and bring public art back to its original intent of:
   1. Making art accessible to the citizens of the Town;
   2. Visually improving public spaces in Addison; and
   3. Support the arts community.

B. In keeping with the long-range vision for the Town as set forth by the 2020 and 2030 Vision Plans, public art will improve our parks and central nodes, be integrated into new developments, and encourage a walkable urban feel.

Background – Public Art Policy

II. General Guidelines for Accepting Donated Works of Art (Overview):

A. May be brought forth by a citizen or group of citizens such as the Addison Arbor Foundation for consideration of acceptance and public display by the Town.

B. Quality of work and cost of maintenance will be considered.

C. The Town will have discretion regarding acceptance, location, and maintenance.

D. The artwork shall bear the name determined by the artist.

Light and Energy - Chris Byers

Background – Public Art Policy

III. General Guidelines for Purchasing Public Art (Overview):

A. The Town may purchase existing works of art or commission new works through an artist selection process.

B. Payments will be in accordance with State and Town purchasing guidelines.

C. Same principles apply for accepting donated works.

IV. Process.

A. Addison Arbor Foundation will review proposals from donors or artists through the selection process. AAF will work with citizens or groups to ensure the proposal is appropriate and aligns with Town goals.

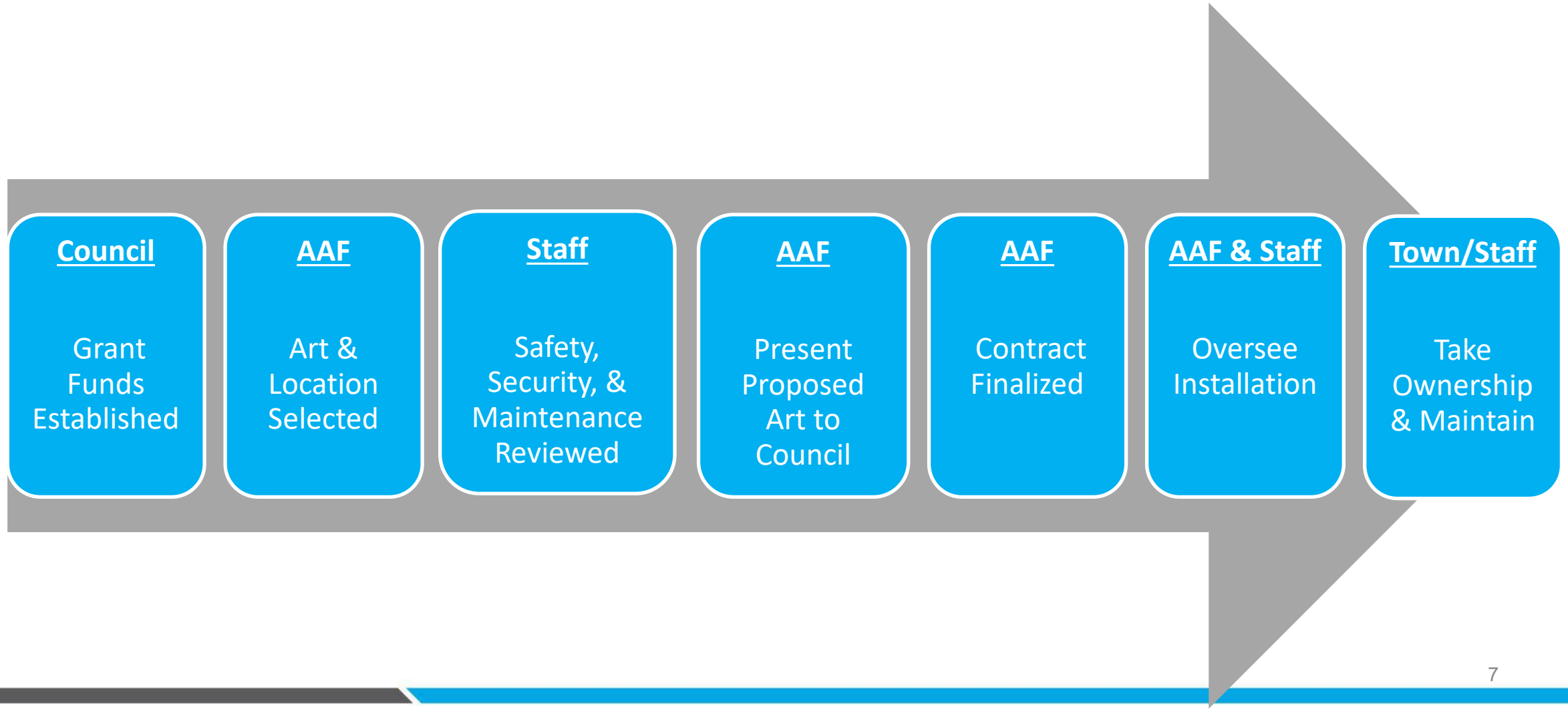
B. The Parks Department and AAF will determine an appropriate location for the work.

C. AAF will present the proposed public art and location to Council. Council action is required to accept works of art, commission artists or anything related to installation of public art.

D. If approved, the Town will oversee installation, administration, and maintenance.

Background – Current Implementation Process

The Addison Arbor Foundation takes the lead in identifying projects, project locations, artists, and artwork for consideration. AAF predominately funds art installations through grant funds provided by the Town.



Background – Public Art Collection

To date, Addison owns 27 permanent public art installations on Town property or easements. Most of the installations have been donated to the Town by the Addison Arbor Foundation (AAF) and predominately paid for with a grant provided by the Town.

Table of Town of Addison Public Art Installations

Number	Title	Artist	Location	Year Installed	Led By
1	Sun Up at Quorum	John V. House	Intersection Quorum Dr. and Landmark Pl.	1981	Quorum Protective Corporation
2	Blueprints at Addison Circle	Mel Chin and Michael Van Valkenburgh	Addison Circle Roundabout	2000	Town of Addison
3	Loop the Loop	Kati Casida	Redding Trail North	2012 (restored)	Addison Arbor Foundation
4	Folded Square Alphabet D	Fletcher Benton	Redding Trail South	2012 (restored)	Addison Arbor Foundation
5	Light and Energy	Chris Byars	Les Lacs Park near Marsh Ln.	2013 (restored)	Addison Arbor Foundation
6	Cut One Plant One	Nic Noblique	Redding Trail near Proton Dr.	2013	Addison Arbor Foundation
7	Jack of All Trades	Jim Eppler	Les Lacs Park	2014	Addison Arbor Foundation
8	A Profound Secret	Nic Noblique	Intersection of Arapaho Rd. and Addison Rd.	2015	Addison Arbor Foundation
9	Marfa	Mac Whitney	Parkview Park	2015 (restored)	Addison Arbor Foundation

Background – Public Art Collection

Table of Town of Addison Public Art Installations, cont'd.

Number	Title	Artist	Location	Year Installed	Led By
10	Peace and Tranquility	Jim Eppler	Oaks North Place	2016	Addison Arbor Foundation
11	Lost in Wisconsin	Nic Noblique	Intersection of Beltway Dr. and Proton	2016	Addison Arbor Foundation
12	Intersection in Flight	Eric McGehearty	Intersection of Wiley Post Rd. and Wright Brothers Dr.	2016	Addison Arbor Foundation
13	Let's Play	Eliseo (Dog) and Nic Noblique (The Bone)	Spruill Dog Park	2017	Addison Arbor Foundation
14	The Bench	Nic Noblique	Intersection of Arapaho & Addison Road	2018	Addison Arbor Foundation
15	Aerial Ballet - Monarch	David B. Hickman	Intersection of Spring Valley & Vitruvian Way	2018	Addison Arbor Foundation
16	Arcadia	Eliseo	Beltway Dr. east of Midway	2018	Addison Arbor Foundation
17	Aigue - Marine	Pascale Pryor	Bosque Park	2018	Addison Arbor Foundation
18	Chacoan	Greg Reiche	Les Lacs Park	2019	Addison Arbor Foundation
19	The Givers	Jim Eppler (Ravens) and Scott Shubin (Perch)	Quorum Art Walk 15250 Quorum	2019	Addison Arbor Foundation
20	Spectra	Scott Shubin	Spectrum Drive at AMLI Addison	2020	Addison Arbor Foundation

Background – Public Art Collection

Table of Town of Addison Public Art Installations, cont'd.

Number	Title	Artist	Location	Year Installed	Led By
21	Tango Fantasia	Art Fairchild	Addison Conference and Theatre Center	2020	Addison Arbor Foundation
22	Golden Hour	Russ Connell and Kelsea Lyon	Surveyor Water Tower	2021	Addison Arbor Foundation
23	Aikido	David B. Hickman (restored)	Addison Road near Galaxy FBO	2023	Addison Arbor Foundation
24	Meditation	Joshua Tobey	Addison Circle Park Pavilion	2023	Addison Arbor Foundation
25	The Three Tenors	Joshua Tobey	Beckert Park	2023	Addison Arbor Foundation
26	Quintet	Pascale Pryor	Vitruvian Park	2023	Addison Arbor Foundation
27	Rocko	Russ Connell	Addison Grove	2024	Addison Arbor Foundation
In Process					
28	Team Illusion	David B. Hickman	Cotton Belt Trail near Midway Bridge	2026 (est.)	Addison Arbor Foundation
29	Folding Planes	Kevin Box	Airport Parkway near Addison Road	2024 (est.)	Addison Arbor Foundation
30	Heroes Among Us	Fritz Olsen	Temp. Location	2025 (est.)	Town of Addison

Background – Current Implementation Process

The Addison Arbor Foundation takes the lead in identifying projects, project locations, artists, and artwork for consideration.

AAF predominately funds art installations through grant funds provided by the Town, although some private donations have contributed to the collection.

AAF has utilized the following purchasing practices to secure artwork (*listed in order of most to least utilized*):

- Direct purchase / direct selection
- Established artist list through RFQ
- Donated pieces for restoration
- Commission through RFQ

Comparator Cities Analysis

Staff researched how its comparator cities implement public art programs. This research focused on facilitation of citizen involvement, policies established for procuring art, and funding mechanisms that are utilized.

Furthermore, staff identified cities that have more robust planning, policies, procurement, and engagement guidelines which are included in a Public Art Master Plan. Detailed findings are provided on slides 16– 19 of the presentation, which also includes links to Public Art Master Plans of selected cities. A summary of this research is on the following slides.

Blueprints at Addison Circle -
Mel Chin and Michael Van Valkenburgh

Sun Up at Quorum – JV House

Tango Fantasia – Art Fairchild

Analysis: Involvement Mechanisms

Research Summary:

- ***Ten cities*** *facilitate citizen involvement through a Town advisory board, commission or committee that is appointed by Council, with specified term limits.*
- ***Two cities*** *are led by non-profit organizations that are funded through a grant provided by the Town, with Addison being one of these organizations.*
- *An established process could not be identified for* ***one city****.*
- ***One city*** *involves citizen input on an as-needed basis with the formation of a special project committee.*

The **predominant method of citizen involvement** in Public Art implementation across these cities is through an **advisory board appointed by Council**, which operates with term limits.

- Allows Council, facilitated by staff, to direct decisions based on project specifics, overarching goals, and guidelines established in planning documents and strategic objectives.
- Ensures structured governance, but also provides opportunities for a diverse range of residents interested in contributing to public art initiatives.
- Many cities enhance this framework by developing a Public Art Master Plan to serve as a tool for Council to set policies, define procedures, and establish goals that are then implemented by staff.

Analysis: Procurement Strategies

Research Summary:

- ***Ten cities*** *predominately utilize a Request for Qualifications (RFQ) and Request for Proposal (RFP) process to procure public art. Some of these cities do occasionally utilize direct selection and purchase practices for smaller installations.*
- ***Two cities*** *predominately utilize a direct selection and direct purchase process for procurement of public art, with Addison being one of these cities.*
- *An established process could not be identified for* ***one city****.*
- ***One city*** *did not have a defined public procurement strategy.*

Most cities prioritize the RFQ & RFP process, which affords the greatest opportunity for all artists that want to participate to be considered. This method also allows for the development of site-specific works that can be integrated into projects and is suited to installation of the scale and magnitude of a works included in a public art collection. Most cities utilize direct selection and purchase for smaller scaled art installations.

Understanding and properly utilizing these varied approaches can inform Addison's public art procurement strategy aiming to enhance effectiveness, transparency, and community engagement in future initiatives.

Analysis: Funding Mechanisms

Research Summary:

- ***Seven cities*** *predominately employ a diverse range of funding source to support their public art programs. These include:*
  - *Percent for art programs*
  - *Hotel occupancy tax funds*
  - *Bond funds*
  - *General funds allocated by the municipality*
  - *Revenue from events*
  - *Donations from private entities*
- ***Two cities*** *predominately utilize a process where the Town grants money to a non-profit to facilitate a public art program, with Addison being one of these cities.*
- *An established process could not be identified for* ***four cities.***

These funding strategies highlight the **varied approaches cities take to sustain and expand their public art initiatives**. From direct municipal support through grants to non-profits, to innovative funding mechanisms like percent for art ordinances and leveraging event revenues and donations, cities predominately employ tailored strategies to finance their public art endeavors.

Comparator Cities Analysis

Overview of Comparator Cities Public Art Programs

Municipality	Citizen Group	Public Art Master Plan	Selection & Acquisition Processes	Funding Mechanisms
Addison Public Art Map	• Non-Profit, Addison Arbor Foundation	No	• Pre-Qualified Artist List • Direct Selection • Direct Purchase	• Grant from the Town to the Non-Profit • Donations
Allen Public Art Map	• Public Advisory Board / Committee, 7 members appointed by Council for a 2-year period. • Volunteer Artist Selection Panel Subcommittee formed for each project.	Yes	• RFQ & RFP Process	• Percent for Art –Up to 2% • Community Development Corporation Funds • Grants • Private Fundraising • General Fund
Coppell Public Art Map	• Non-Profit, Coppell Arts Council • Selection committee formed of Arts Council, staff and residents.	No	• RFQ & RFP Process led by Coppell Arts Council • Direct Purchase of artworks from Public Art Exhibit Program	• Hotel Tax • Grant from the Town to the Non-profit • Private Fundraising
Carrollton Public Art Map	• Varies per project.	No	• RFQ & RFP Process	• Varies per project
Farmers Branch Public Art Map	• Public Advisory Board / Committee, 7 members appointed by Council for a 2-year period.	No	• Artist Database • RFQ & RFP Process	• Varies per project

Comparator Cities Analysis

Overview of Comparator Cities Public Art Programs

Municipality	Citizen Group	Public Art Master Plan	Selection & Acquisition Processes	Funding Mechanisms
Frisco Public Art Map	• Public Advisory Board / Committee, 7 members appointed by Council for a 2-year period.	Yes	• RFP & RFQ Process led by staff. • Limited or Invitation Competition. • Direct Selection (fast time line / low budget) • Pre-Qualified Artist List • Direct Purchase	• Percent for Art, 2% - 1% • Grants • Private Fundraising • General Fund
Flower Mound	• Public Advisory Board / Committee, 8 members appointed by Council for a 2-year period.	Yes	Not Specified	Not Specified
Grapevine Downtown Art Map	• Internal Review Committee appointed by City Manager • Special Project Committee when deemed appropriate	No	• Limited Competition • Open Competition • Direct Selection • Artist in Residence	• Proceeds from Festivals and Events • Ground Tower Lease Agreements • Grants • Private Donations

Comparator Cities Analysis

Overview of Comparator Cities Public Art Programs

Municipality	Citizen Group	Public Art Master Plan	Selection & Acquisition Processes	Funding Mechanisms
Irving	• Public Advisory Board / Committee, 13 members appointed by Council for a 2-year period.	No	• RFQ & RFP Process	Not Specified
Lewisville Public Art Page	• Public Advisory Board / Committee, 9 members appointed by Council for a 2-year period.	Yes	• RFQ & RFP Process	• Hotel Funds Grant Program • Bond Referenda Projects • Economic Development Funds • Private Donations
McKinney Public Art Map	• Public Advisory Board / Committee, 7 members appointed by Council for a 2-year period.	Yes	• RFQ & RFP Process	• General Fund • Private Development
Plano Public Art Map	• Public Advisory Board / Committee, 7 members appointed by Council for a 2-year period.	No	• RFQ & RFP Process	• Hotel Tax

Comparator Cities Analysis

Overview of Comparator Cities Public Art Programs

Municipality	Citizen Group	Public Art Master Plan	Selection & Acquisition Processes	Funding Mechanisms
Richardson Public Art Walk	• Public Advisory Board / Committee, 7 members appointed by Council for a 2-year period.	Yes	• RFQ & RFP Process • Direct Acquisition	• Percent for Art • General Fund • Hotel Fund • TIF Funds • Grants • Private Fundraising

Current Practice Successes

The Addison Arbor Foundation has played a crucial role in Addison's public art landscape:

- **Dedication and commitment:** members dedicate substantial time to selecting public art installations.
- **Significant contribution:** AAF has provided 25 permanent art installations, representing the majority of art installations in Addison.
- **High quality:** the artwork procured by AAF is notably of high quality.
- **Efficiency:** the organization operates with low overhead, maximizing resources for art acquisition and maintenance.
- **Expertise:** members possess extensive knowledge of public art and artists within this field.

AAF's efforts have enriched Addison's cultural environment through thoughtful selection, high-quality installations, and efficient management of public art initiatives.

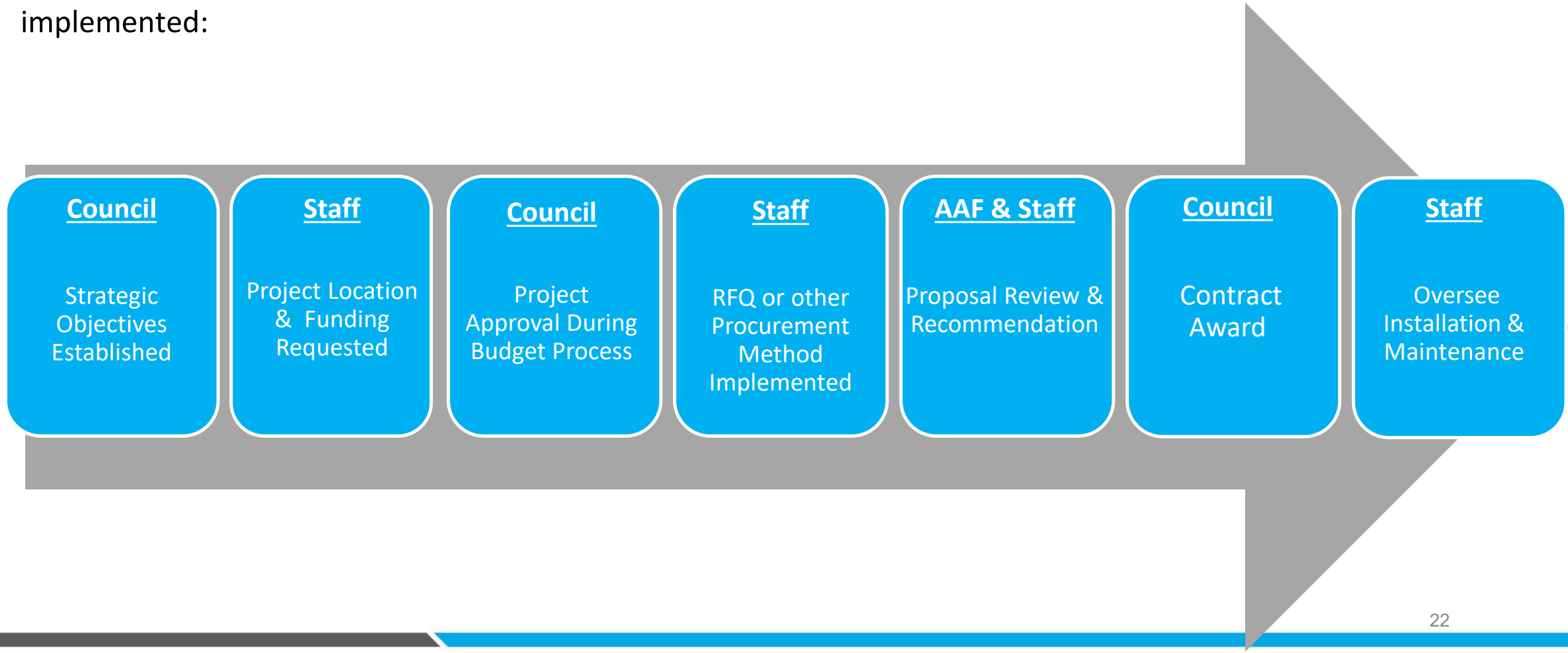
Current Practice Challenges

- **Volunteer constraints:** AAF operates primarily with volunteers who have limited time, hindering their ability to incorporate additional steps like public engagement or follow standard RFQ/RFP processes for larger-scaled public art procurement.
- **Procurement methods:** AAF predominantly uses direct selection and direct purchase methods, which diverge from the standard practices for municipal public art procurement. These methods are mostly suited for the purchase of smaller art installations.
- **Autonomous non-profit status:** as a separate non-profit entity from the Town, AAF operates independently and is not directly governed or directed by municipal authorities which can make it difficult for staff to fulfill Council direction.
- **Limited decision-making group:** art selections are typically made by a small group of individuals within AAF, potentially limiting diverse perspectives and community input.
- **Impact of large donations:** larger donations from development projects are creating time constraints and logistical challenges for AAF in managing public art initiatives effectively.

These challenges highlight the complexities AAF faces in balancing operational constraints, adherence to municipal norms, maintaining autonomy, and managing community expectations in their role of enhancing Addison's public art landscape.

Proposed Direction

To align public art selection and procurement with Council Strategic Objectives and identified projects, adjustments to the Public Art Policy and current practices, as illustrated in the process graphic below, could be implemented:



Proposed Direction

To align public art selection and procurement with Council Strategic Objectives and identified projects, adjustments to the Public Art Policy (below) could be implemented or a more robust approach that mirrors Addison's comparator cities could be taken.

IV. Process.

A. Addison Arbor Foundation will review proposals from donors or artists through the selection process~~.~~, facilitated by Town staff. ~~They~~ The Town will work with citizens or groups to ensure the proposal is appropriate and aligns with Town goals.

B. The Parks Department and AAF will determine an appropriate location for the work.

C. ~~The Addison Arbor Foundation~~ Staff will present the proposed public art and location to Council. Council action is required to accept works of art, commission artists, or anything related to installation of public art.

D. If approved, the Town will oversee installation, administration, and maintenance.

Discussion & Questions?

City Council (FY24) **4. d.**

Meeting Date: 07/23/2024

Department: Finance

Key Focus Areas: Financial Health and Organizational Excellence

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AGENDA CAPTION:

Present and discuss the Proposed Annual Budget for the Town of Addison for Fiscal Year 2025 (beginning October 1, 2024, and ending September 30, 2025), including, but not limited to, the General Fund, Utility Fund, Stormwater Fund, Airport Fund, Hotel Fund, Economic Development Fund, Information Technology Fund, Capital Replacement Fund, Infrastructure Investment Fund, and Long-Term Planning.

BACKGROUND:

Staff will present information related to the proposed Fiscal Year 2025 Annual Budget for City Council consideration.

RECOMMENDATION:

Staff seeks Council direction.

Attachments

Presentation - Economic Development FY 2025 Budget

Presentation - Development Services FY 2025 Budget

Economic Development

Department

PRESENTATION

July 23, 2024

MAJOR ACCOMPLISHMENTS

For FY2024

MAJOR ACCOMPLISHMENTS

For FY2024

- Hired new Economic Development Analyst.
- Recruited new office developer for Transit-Oriented Development (TOD) project and renegotiated incentive request.
- The Council approved ground lease and zoning for TOD.
- Developed a brand refresh and marketing plan for the Town of Addison, introducing digital marketing.
- Initiated field research and data analysis to report market trends, informing economic development strategy.

OBJECTIVES FOR

For FY2025

OBJECTIVES

For FY2025

- Initiate new incentive programs for the modern workforce to include an Amenity/Collaborative Spaces Grant and an Employee Restaurant Voucher programs.
- Propose a Tax Increment Reinvestment Zone (TIRZ) for both the TOD and the Inwood Corridor.
- Execute partnerships for the Retail Façade Improvement Program.
- Enact a Business Survey to gather market data and replace the Business Registration program.
- Leverage existing & new partnerships to host business engagement events.
- Develop and train Economic Development staff on fundamental concepts and current market trends.

RESOURCE

Maximization

RESOURCE
Maximization

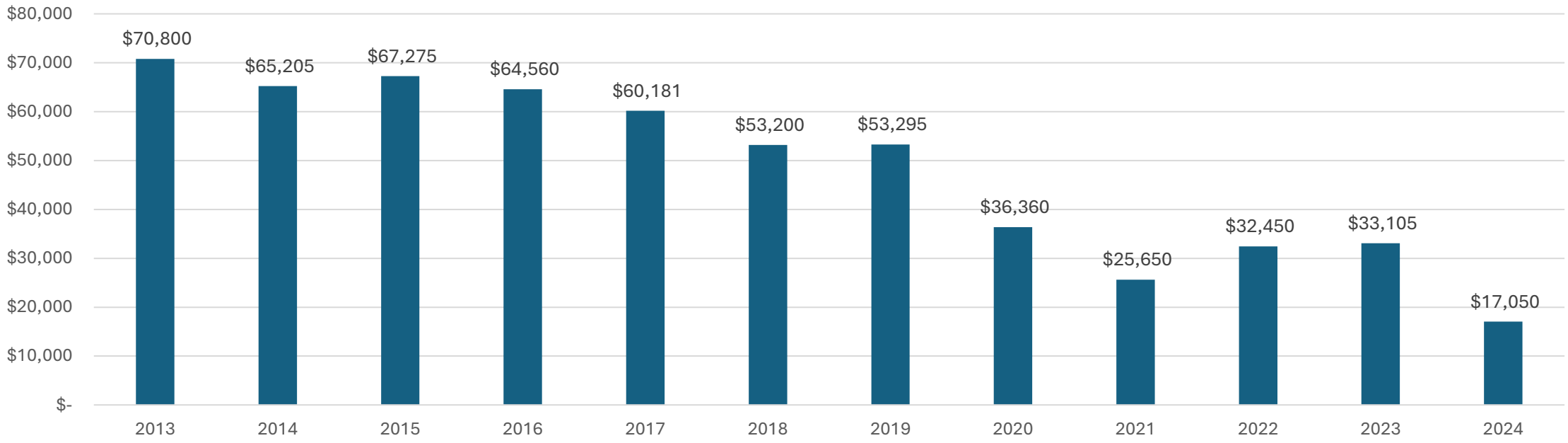
Elimination of the Business Registration Program and Introduction of the Business Survey Program.

- Process Improvement:
  - Removes fees and regulatory burdens, enhancing relations between the Town and the business community.
  - Produces more valuable and updated data.
  - Shifts staff time from processing and troubleshooting to data analysis and strategic guidance.
- Technology Improvement:
  - Transitions from the incompatible Munis system to Survey Monkey.
  - Seamless integration with CRM platform Hubspot for improved efficiency.

Estimated Work Hours Saved
250.0 Hours

RESOURCE
Maximization

BUSINESS REGISTRATION REVENUES BY YEAR



DECISION

Packages

DECISION

Packages

Priority 1 – Employee Meal Vouchers (Blue Dot Program)

- Implement pilot program for employee meal vouchers for targeted businesses as part of the Business Survey Program.
- New BRE touch point to strengthen established & new relationships.
- Incentivize business residents to work from office.
- Support and bring new business to Addison restaurants.

- **Key Focus Area (KFA): Economic Development and Revitalization**
  - **Strategic Objective: Pursue new economic development and zoning tools to revitalize declining areas.**
    - **Explore new tools or grant programs with property owners to adapt buildings to the needs of the modern workforce.**

Cost	Funding Type	Funding Source
$200,000	One-Time	Economic Development Fund

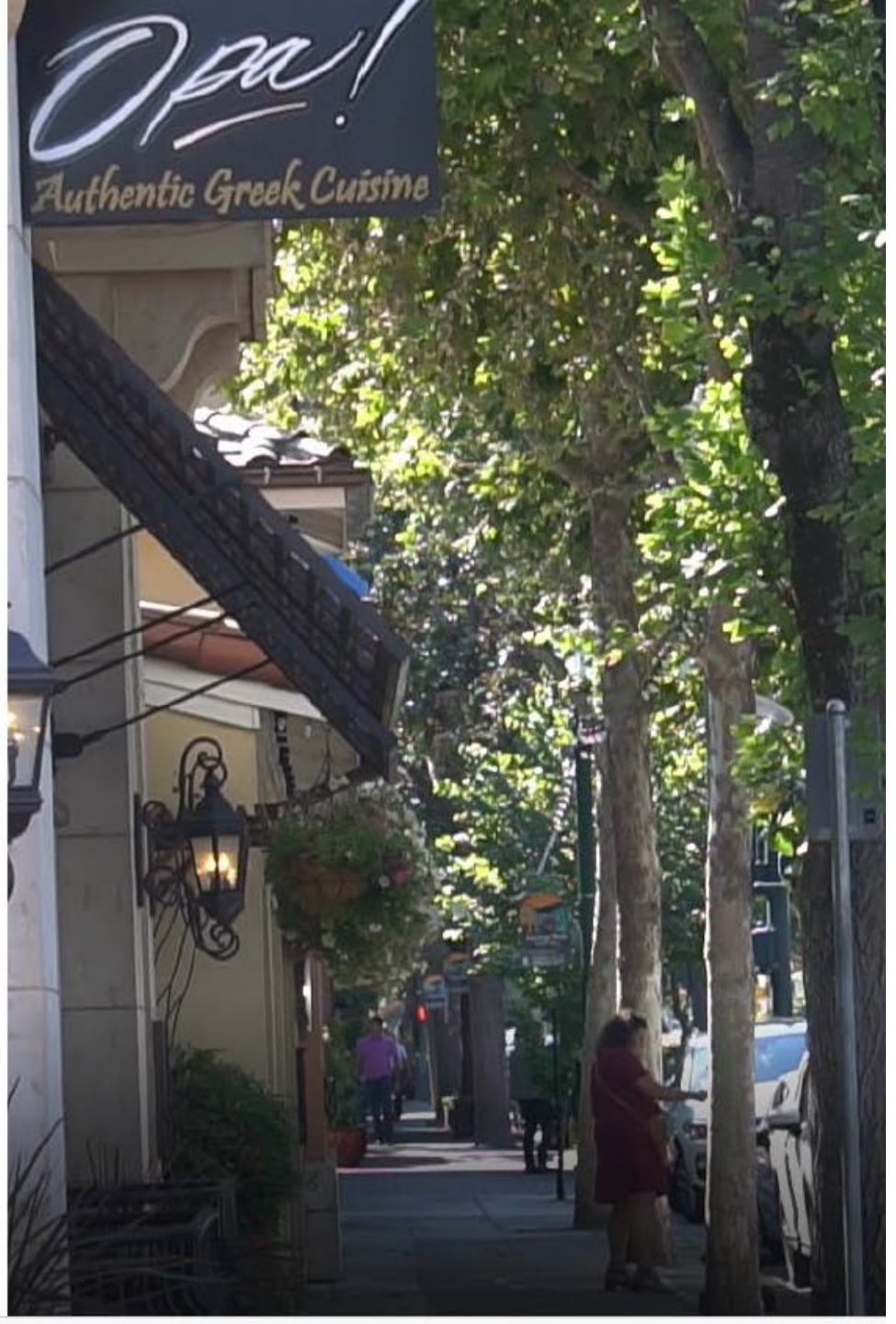
What is open America! rewards

City-wide rewards program to incentivize consumers to shop at local businesses within your jurisdiction

- Directly stimulate your economy and speed up recovery
- Keep local dollars local
- Consumers love, businesses grow!

Key differentiators:

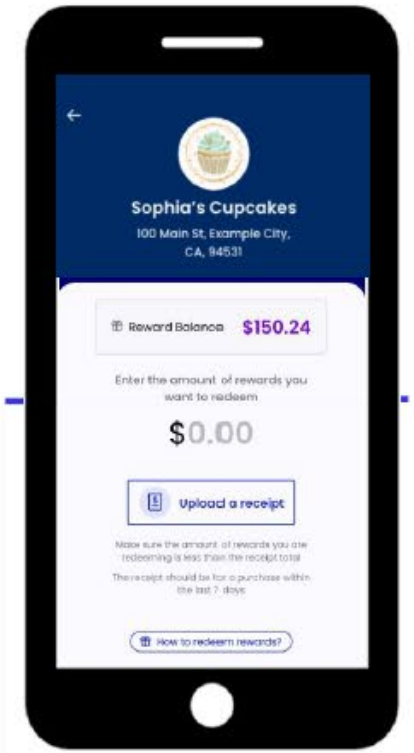
- ✓ No actions required from businesses
- ✓ Supports all methods of payment when customers shop (e.g. credit card, debit card, cash)
- ✓ Supports both digital and non-digital payout methods for rewards redemption (eg. Venmo, PayPal, Zelle, check)
- ✓ Maximize economic impact ROI on your investment
- ✓ Launch within a week
- ✓ No administrative overhead



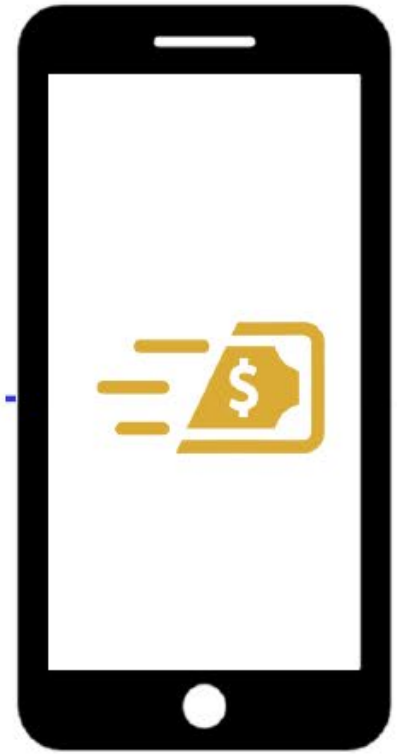
Consumer experience: how to redeem rewards

Let's say you want to redeem $5 from your rewards balance for a weekend brunch

Pay for your brunch in full at the restaurant



Enter the amount of rewards you want to use (eg. $5) and submit the receipt



You will receive the $5 via your selected payout method. That's it!

DECISION

Packages

Priority 1 – Employee Meal Vouchers (Blue Dot Program)

- Target primary employers .
- Employers that participate in the business survey are eligible for the program.
- Estimated number of primary employees: 68,000.
- $10 voucher per employee of participating employers.
- Budget anticipates a 30% participation rate.
- Pilot program includes a one time only $10 voucher per employee, data from results may inform future use of vouchers as incentives as part business retention and recruitment.

Cost	Funding Type	Funding Source
$200,000	One-Time	Economic Development Fund

FUND

Summary

FUND

Summary

	Actual 2022-23	Budget 2023-24	Estimated 2023-24	Budget 2024-25
BEGINNING BALANCES	$ 1,980,287	$ 1,952,519	$ 2,592,507	$ 2,486,348
REVENUES:				
Ad valorem Taxes	$ 1,298,984	$ 1,401,782	$ 1,401,782	$ 1,486,369
Service Fees	33,105	60,000	20,000	-
Interest and Other Income	34,580	40,000	75,000	75,000
TOTAL OPERATIONAL REVENUE	$ 1,366,669	$ 1,501,782	$ 1,496,782	$ 1,561,369
Transfers from other funds	768,000	-	-	-
TOTAL REVENUES	$ 2,134,669	$ 1,501,782	$ 1,496,782	$ 1,561,369
TOTAL AVAILABLE RESOURCES	$ 4,114,956	$ 3,454,301	$ 4,089,289	$ 4,047,717
EXPENDITURES:				
Personnel Services	$ 496,340	$ 465,625	$ 465,625	$ 504,152
Supplies	16,678	15,317	15,317	14,308
Maintenance	9,735	10,040	10,040	44,728
Contractual Services	866,491	927,244	927,244	904,360
Capital Replacement / Lease	133,205	9,715	9,715	9,715
TOTAL OPERATIONAL EXPENDITURES	$ 1,522,449	$ 1,427,941	$ 1,427,941	$ 1,477,263
One-Time Decision Packages	-	175,000	175,000	200,000
TOTAL EXPENDITURES	$ 1,522,449	$ 1,602,941	$ 1,602,941	$ 1,677,263
ENDING FUND BALANCES	$ 2,592,507	$ 1,851,360	$ 2,486,348	$ 2,370,454
Fund Balance Percentage	170.3%	129.7%	174.1%	160.5%

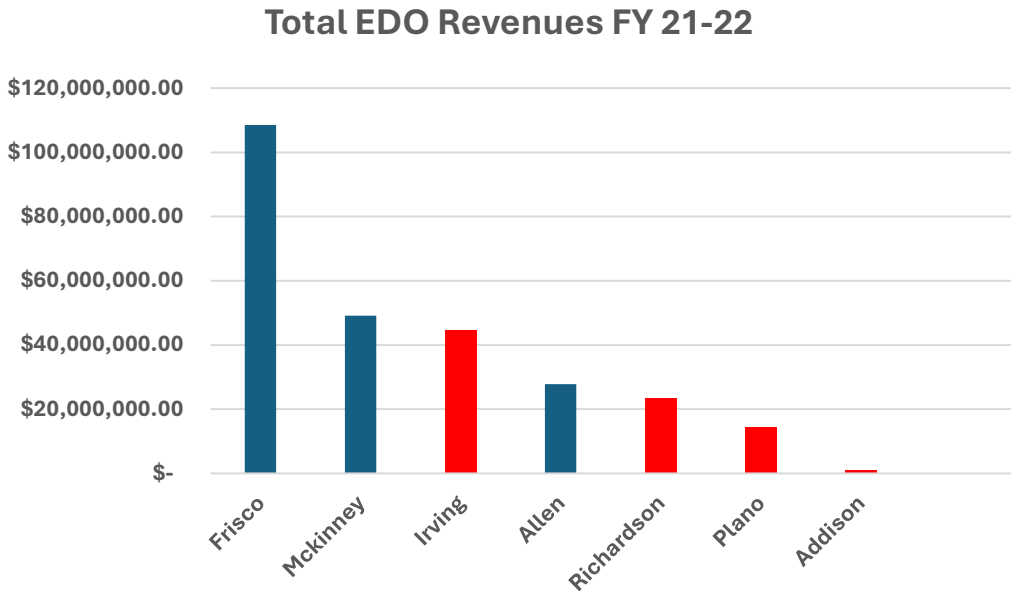
INCENTIVE

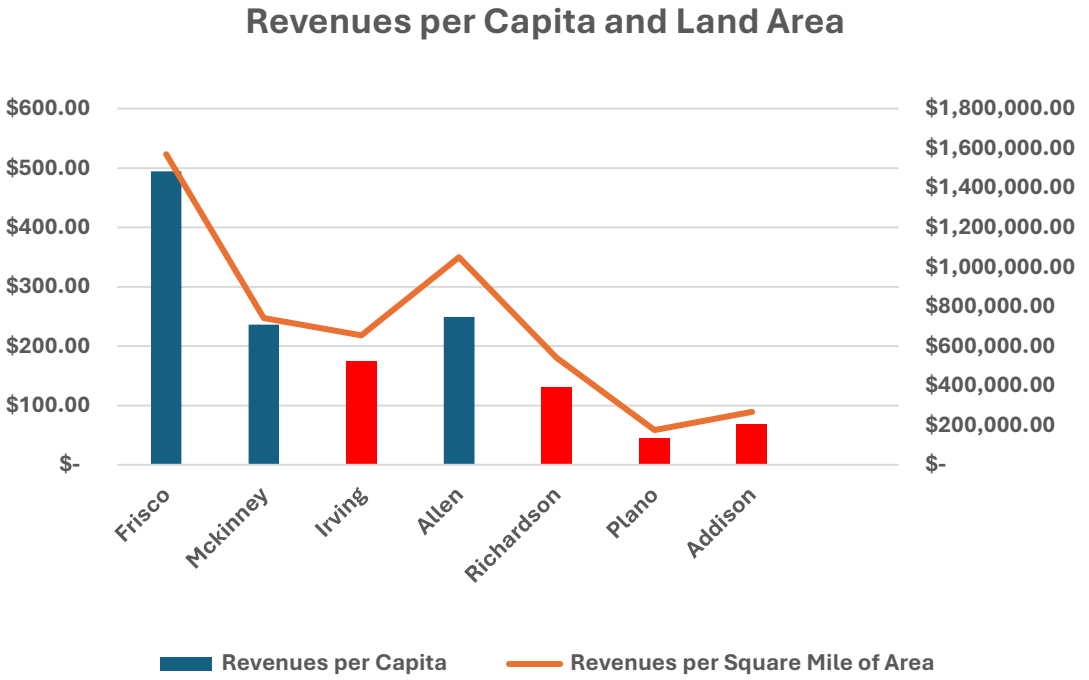
Projections

Grantee	FY 24	FY 25	FY26	FY 27-30	Future Commitments
Firehawk Aerospace (BPP)	12,293.20	12,293.20	12,293.20	24,586.40	61,466.00
Firehawk Aerospace	25,000.00	25,000.00	25,000.00	-	75,000.00
Tyton Holdings	33,333.33	33,333.34	-	-	66,666.67
Aerospace Quality Research & Dev.	23,333.33	23,333.34	-	-	46,666.67
Mexico Foods LLC (El Rancho, Inc.)	16,666.67	16,666.66	-	-	33,333.33
Wingstop	37,000.00	37,000.00	-	-	74,000.00
American Trailer World	25,333.33	25,333.33	-	-	50,666.66
Marriott Hotel (10-year program)	15,000.00	15,000.00	15,000.00	15,000.00	60,000.00
TOTAL COMMITMENTS(Excluding VOP)	**187,959.86**	**187,959.87**	**52,293.20**	**39,586.40**	**467,799.33**
VOP LLP (20-year program)	328,090.29	350,000.00	350,000.00	1,400,000.00	2,100,000.00
TOTAL COMMITMENTS	**516,050.15**	**537,959.87**	**402,293.20**	**1,439,586.40**	**2,567,799.33**
Additional 380 Agreements (Not Eco Dev Fund)					
Addison Grove	-	-	-	6,770,000.00	6,770,000.00
Actual payment, not estimate					
Estimates based in previous years					

COMPETITOR CITIES

Revenues and Tax Collection



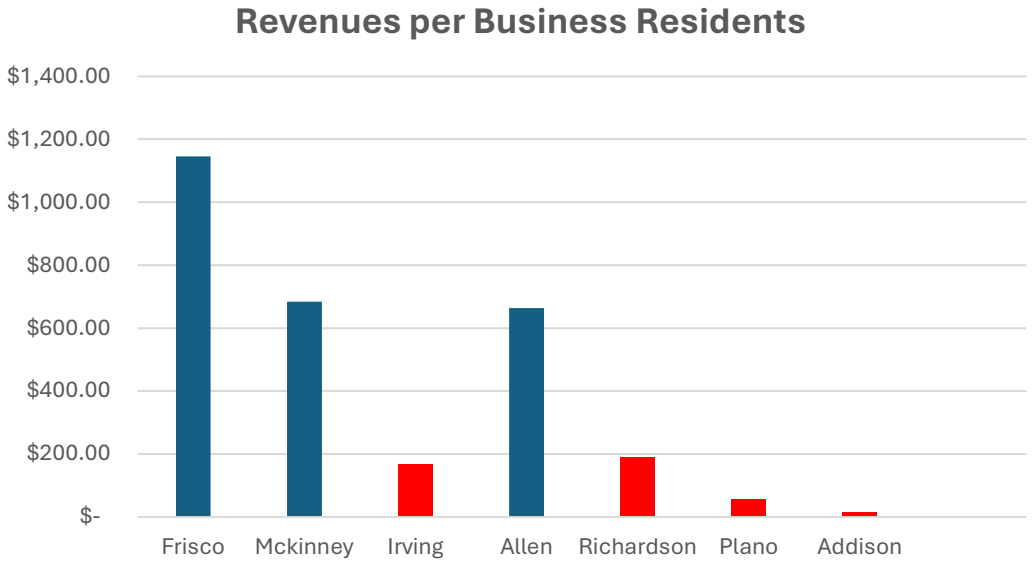


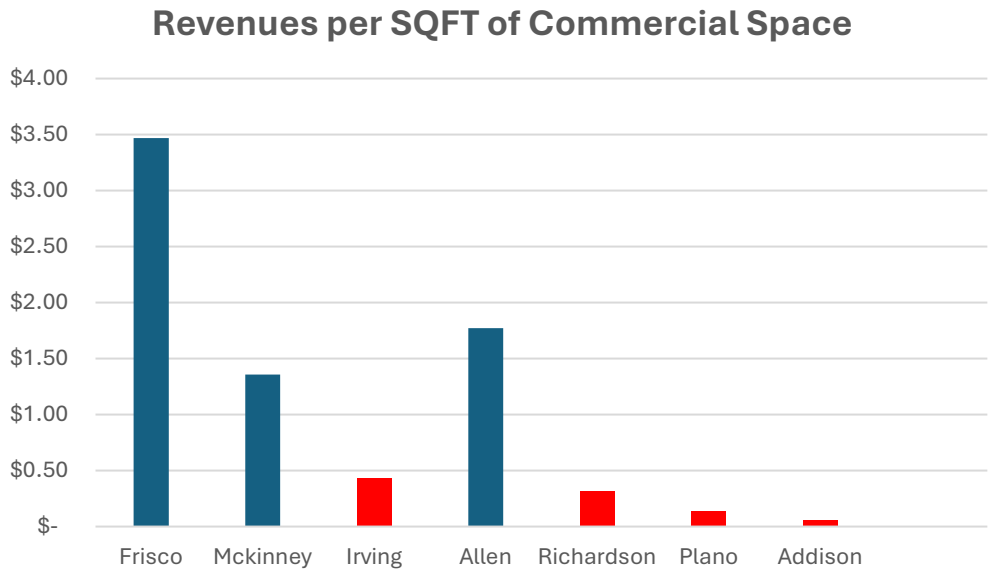
- Sales Tax Economic Development Corporations
- DART Cities

- Revenues include all sales tax, property tax, tax reinvestment zones, intergovernmental revenue & abatement revenues forgone that were dedicated to economic development.

COMPETITOR CITIES

Revenues and Tax Collection





- Sales Tax Economic Development Corporations
- DART Cities

- Revenues include all sales tax, property tax, tax reinvestment zones, intergovernmental revenue & abatement revenues forgone that were dedicated to economic development.

QUESTIONS?

Development Services

Department

PRESENTATION

July 23, 2024

MAJOR ACCOMPLISHMENTS

For FY2024

MAJOR ACCOMPLISHMENTS

For FY2024

- Establishment of Neighborhood Services Division
  - Onboarded Assistant Director of Neighborhood Services
  - Promoted Code Compliance Manager Internally
  - Recruited Senior Code Compliance Officer
  - Initiated development of rental and lodging registration and inspection programs

MAJOR ACCOMPLISHMENTS

For FY2024

- Development Services Division
  - Completed TOD Phase I Entitlements
  - Onboarded new Building Official
  - Promoted Plans Examiner to Senior Plans Examiner
  - Adoption of the 2024 Building Codes
  - Refined Department Processes
  - Released RFP for New Permitting and Licensing Software
  - Workspace Improvements for new FTEs
  - Began Comprehensive Plan, Advance Addison 2050
  - Made significant progress on Unified Development Code (UDC)

OBJECTIVES FOR

For FY2025

OBJECTIVES

For FY2025

- Complete Adoption of Unified Development Code
- Complete Comprehensive Plan Update – Advance Addison 2050
- Complete all TOD pre-construction processes
- Implement new permit management software
- Complete incorporation of Animal Services Division
- Implement rental and lodging registration and inspection programs
- Conduct comprehensive review of code compliance/property maintenance ordinances and make updates as needed
- Staff cross-training within Neighborhood Services Division

RESOURCE

Maximization

RESOURCE
Maximization

Building Inspection Process Improvements

- Reduced staff work hours and customer service needs through website and reference material improvements.
- Converted all Building Inspection processes to digital. As of January 2024, we no longer require hard copy submittals. This has allowed use to more efficiently use our office space and cut down on in office customer activity.

RESOURCE
Maximization

Annual Community Garage Sale Revamp

- To significantly reduce operating cost of the Annual Community Garage Sale, staff is proposing to have residents operate on their property and staff would assist with advertising via Town operated media.
- FY2024 Actual Cost:
  - Operating: $15,040.95 + Staff Overtime/Benefits
  - Revenue: $520.00

DECISION

Packages

DECISION

Packages

Priority 1 – Abatement Services

- This funding will serve the Neighborhood Services Divisions to allow abatement of undesirable violations when voluntary compliance cannot be achieved.
- Abatement cost and administrative fee(s) will be assessed to the property owner; however, the cost may not be recovered.
- Staff needs the ability to hire 3rd party contractors to abate violations in a high-quality manner.

- **Key Focus Area (KFA): Public Safety**
  - **Strategic Objective: Proactively enforce and strengthen Town zoning, building, and health and safety codes.**

Cost	Funding Type	Funding Source
$36,000	Recurring	General Fund

DECISION

Packages

Priority 2 – Neighborhood Vitality Grant Program

- This funding will allow staff to award grants to residents for maintenance or repair of existing screening walls within residential neighborhoods.
- Future funding will be reevaluated based upon need.

- **Key Focus Area (KFA): Infrastructure Development and Maintenance**
  - **Strategic Objective: Evaluate infrastructure needs for new development and redevelopment staying true with Addison brand.**

Cost	Funding Type	Funding Source
$100,000	One-Time	Self-Funded Special Projects Fund

QUESTIONS?

City Council (FY24) **4. e.**

Meeting Date: 07/23/2024

Department: Human Resources

Key Focus Areas: Financial Health and Organizational Excellence

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AGENDA CAPTION:

Present and discuss Comparison Cities and consider adjustments.

BACKGROUND:

The following 13 cities were selected as the Town's comparison cities:

- Allen
- Carrollton
- Coppell
- Farmers Branch
- Frisco
- Grapevine
- Flower Mound
- Irving
- Lewisville
- McKinney
- Plano
- Richardson
- University Park

In order to attract and retain employees, it is important that we be competitive with comparable cities that share the same applicant pool.
Town staff have gathered data for comparison cities and the following additional cities to review.

- The Colony
- Garland
- Grand Prairie

Comparison city selection is typically based on a hybrid of two factors:

1. Proximity (border cities)
2. Similarity

Addison follows this hybrid model, as we include all our border cities in our comparison cities list, except for Dallas.

RECOMMENDATION:

Staff requests direction from Council on either: keeping the selected comparison cities or adjusting the selection.

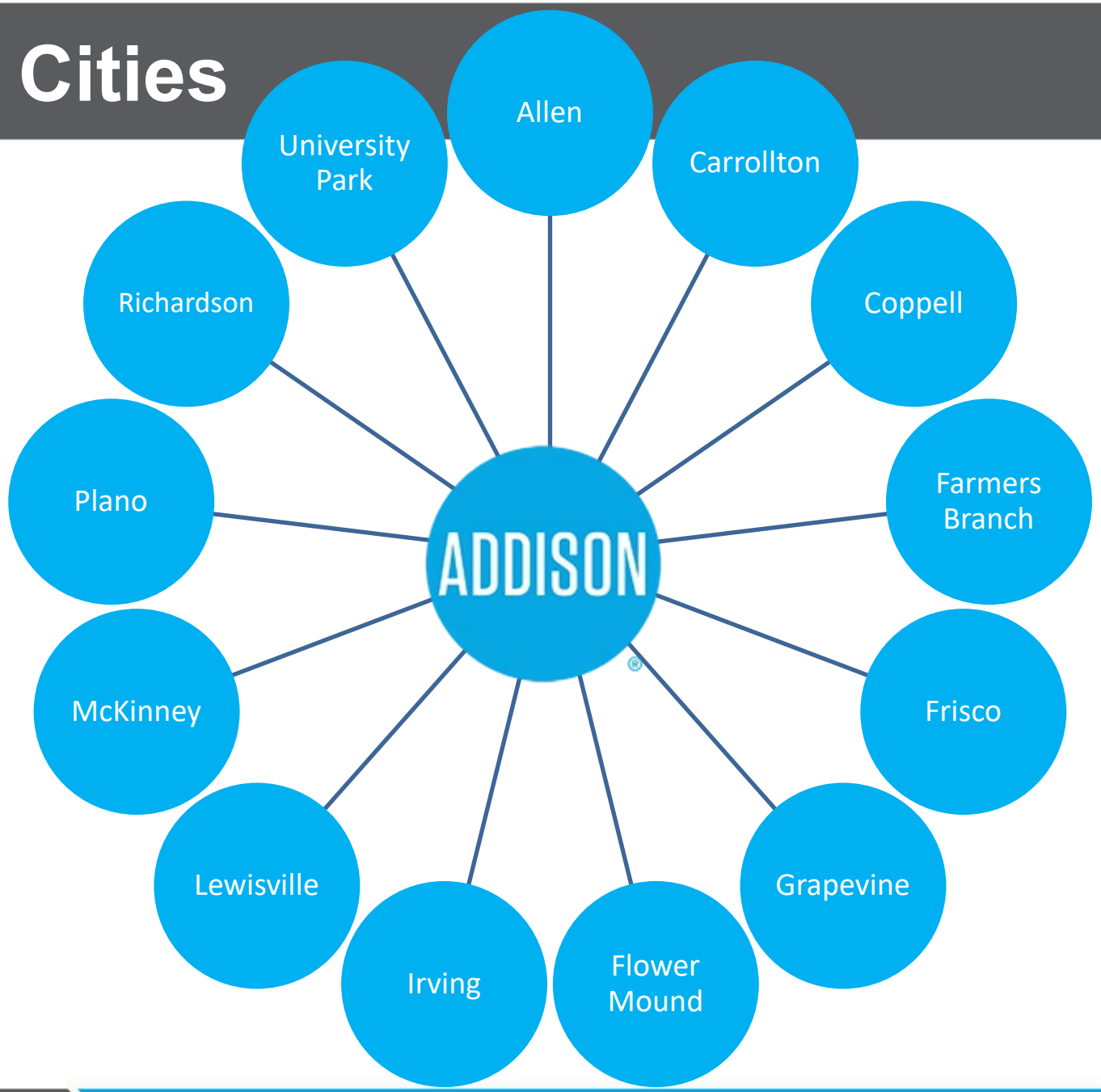
Attachments

Presentation - Comparison Cities

Comparison Cities Review

July 23, 2024

Comparison Cities



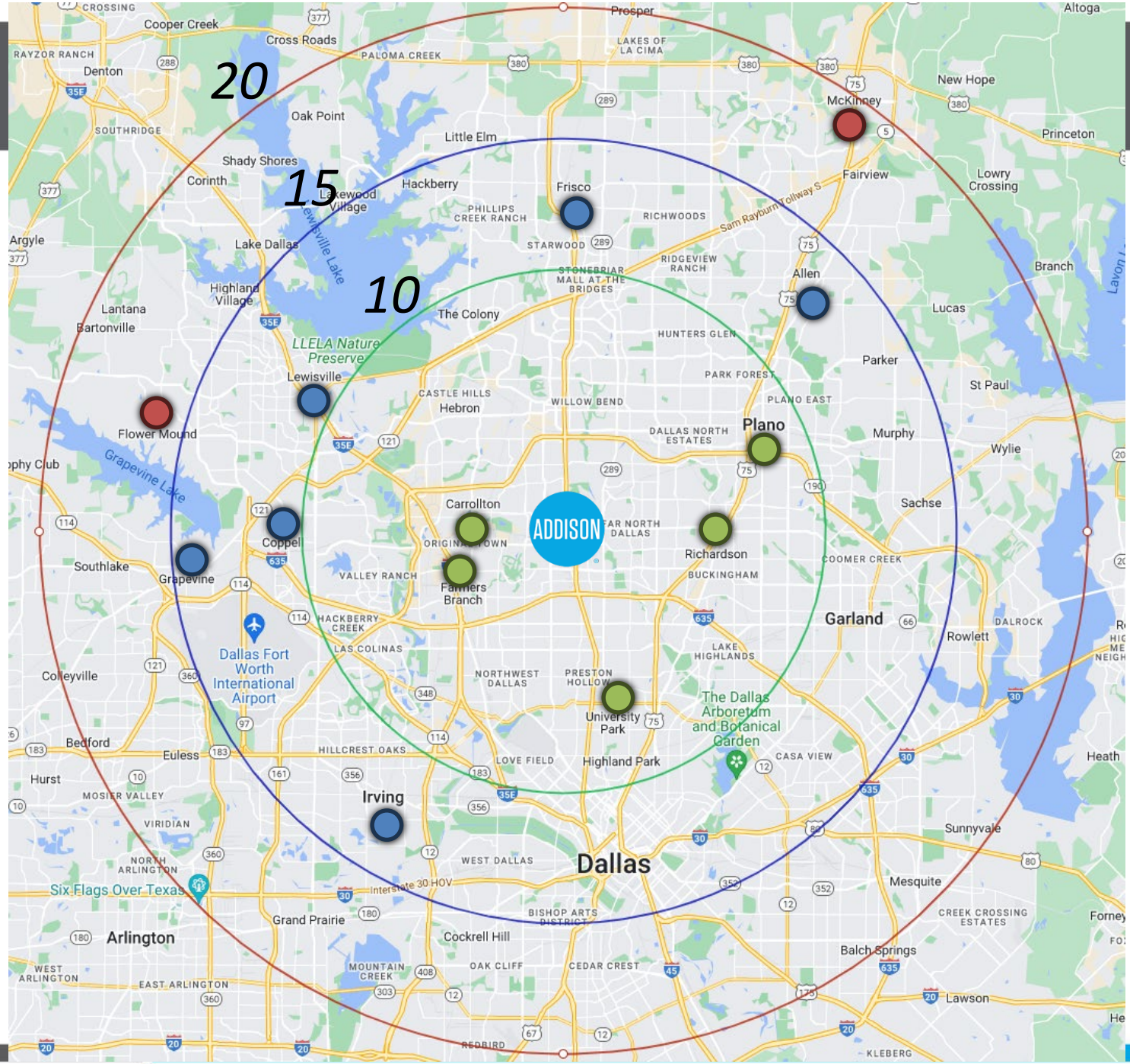
Proximity

Within 10 miles:

1. Carrollton
2. Farmers Branch
3. Plano
4. Richardson
5. University Park

Within 15 miles:

1. Allen
2. Coppell
3. Frisco
4. Grapevine
5. Irving
6. Lewisville



Within 20 miles:

1. Flower Mound
2. McKinney

Similarity

	Population Size	Commercial & Residential %	FTEs	Annual Budget All Funds (MM)	Annual Budget General Fund (MM)	Bond Rating
Allen	111,551	32% C / 68% R	937	$299.6	$128.9	AAA
Carrollton	133,820	22% C / 78% R	901	$287.7	$131.5	AAA
Coppell	41,926	52% C / 48% R	446	$143.9	$75.9	AAA
Farmers Branch	36,286	74% C / 26% R	457	$169.7	$87.2	AA+
Flower Mound	78,486	22% C / 78% R	597	$212.8	$88.1	AAA
Frisco	219,587	45% C / 55% R	1,600	$797.8	$266.8	AAA
Grapevine	51,226	65% C / 35% R	618	$212.3	$80	AA1
Irving	254,715	70% C / 30% R	2,539	$998.8	$289.5	AAA
Lewisville	131,215	54% C / 46% R	861	$254.3	$129.3	AAA
McKinney	207,507	35% C / 65% R	1,539	$849.5	$202	Aaa
Plano	289,547	48% C / 52% R	2,381	$420.6	$392.3	AAA
Richardson	118,802	51% C / 49% R	1,026	$399	$179.6	AAA
University Park	25,032	19% C / 81% R	269	$65.8	$40.8	AAA
AVERAGE	**130,746**	**45% C / 55% R**	**1,090**	**$393**	**$161**	**AAA**
Addison	17,310	80% C / 20% R	286	$106.6	$48.2	AAA

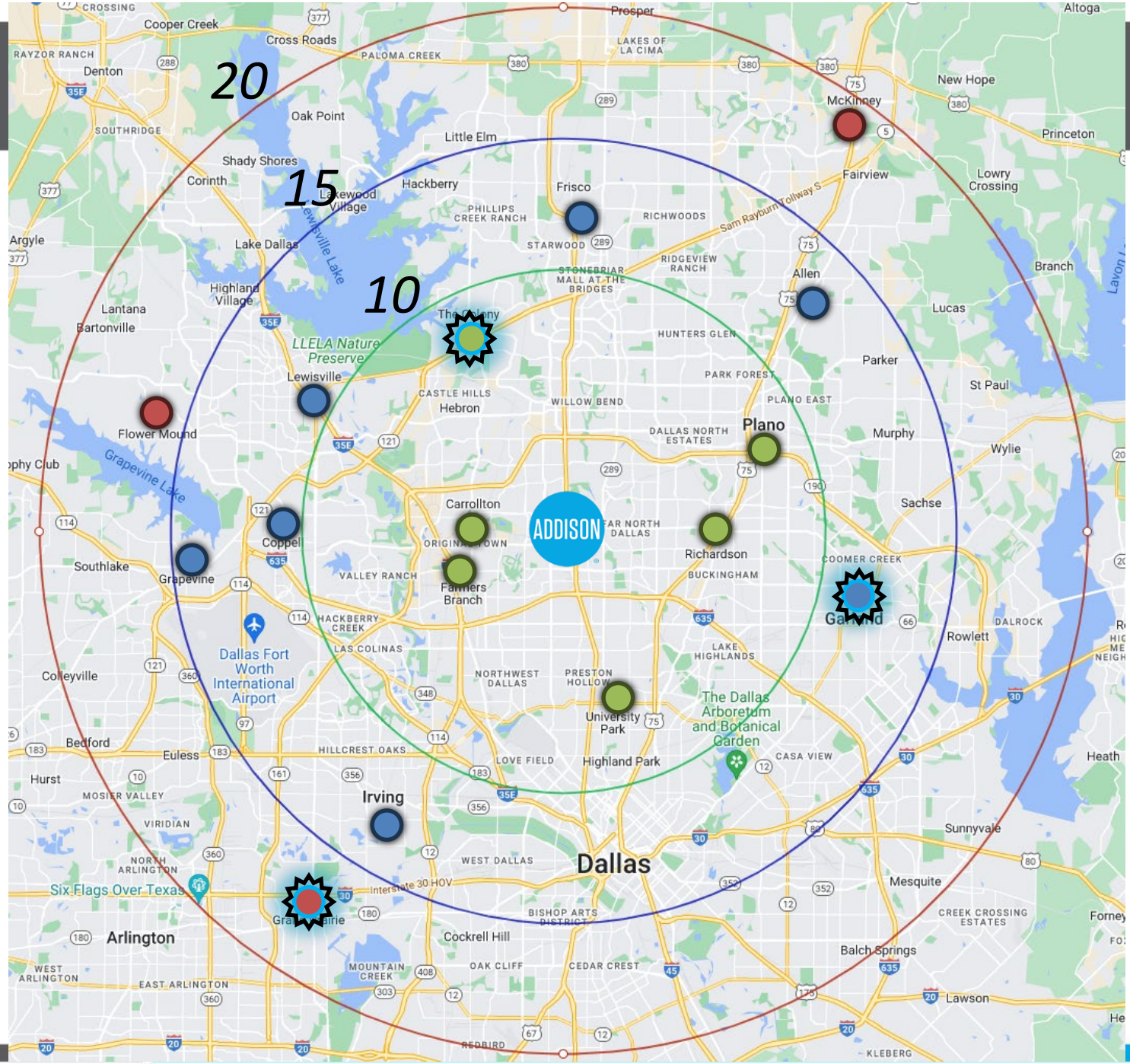
Proximity

Within 10 miles:

1. Carrollton
2. Farmers Branch
3. Plano
4. Richardson
5. University Park
6. The Colony

Within 15 miles:

1. Allen
2. Coppell
3. Frisco
4. Grapevine
5. Irving
6. Lewisville
7. Garland



Within 20 miles:

1. Flower Mound
2. McKinney
3. Grand Prairie

Similarity – Other Cities

	Population Size	Commercial & Residential %	FTEs	Annual Budget All Funds (MM)	Annual Budget General Fund (MM)	Bond Rating
The Colony	45,367	34% C / 66% R	452	$110.7	$59.2	AA+
Garland	240,854	39% C / 61% R	2,288	$948	$235.5	AAA
Grand Prairie	111,548	49% C / 51% R	1,892	$527	$190	AA+
Addison	17,310	80% C / 20% R	286	$106.6	$48.2	AAA

Recommended Action

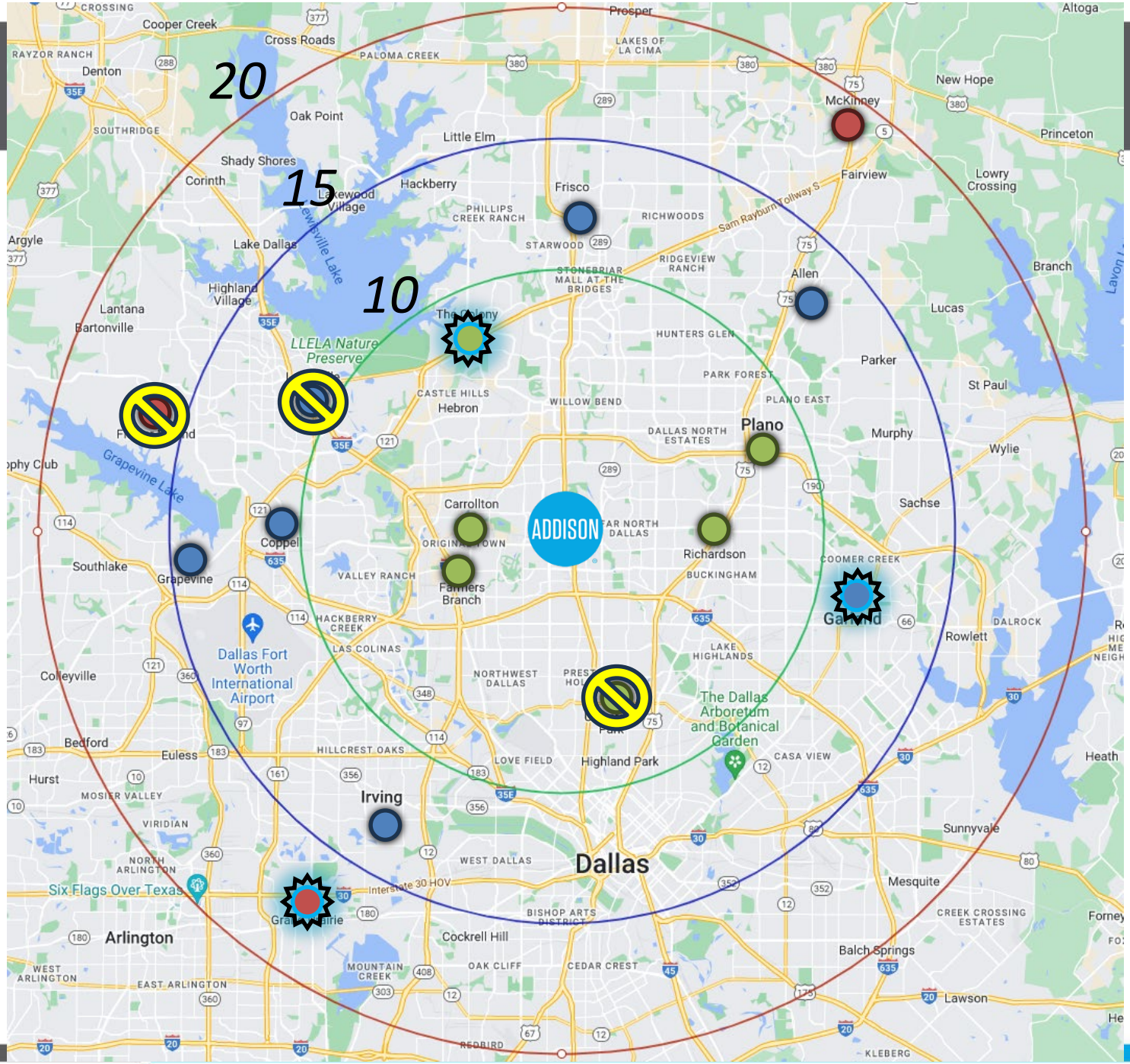
1) **Maintain our comparison cities.**
2) Replace our comparison cities.
3) Gather more data/have further discussions.

Within 10 miles:

1. Carrollton
2. Farmers Branch
3. Plano
4. Richardson
5. ~~*University Park*~~
6. The Colony

Within 15 miles:

1. Allen
2. Coppell
3. Frisco
4. Grapevine
5. Irving
6. ~~*Lewisville*~~
7. Garland



Within 20 miles:

1. ~~*Flower Mound*~~
2. McKinney
3. Grand Prairie

Questions

City Council (FY24) **2. a.**
Meeting Date: 07/23/2024
Department: City Secretary

AGENDA CAPTION:
City Manager's Announcements

BACKGROUND:
The City Manager will make announcements of interest to the Town.

RECOMMENDATION:
Information only.

City Council (FY24) **2. b.**
Meeting Date: 07/23/2024
Department: City Secretary

AGENDA CAPTION:
Employee Recognition

BACKGROUND:
The City Manager will recognize an employee for his/her service to the Town.

RECOMMENDATION:
Information only.

City Council (FY24) **4. a.**

Meeting Date: 07/23/2024

Department: City Secretary

AGENDA CAPTION:

Consider action on the Minutes from the June 25, 2024 City Council Meeting

BACKGROUND:

The minutes for the June 25, 2024 City Council Meeting have been prepared for consideration.

RECOMMENDATION:

Administration recommends approval.

Attachments

Minutes - June 25, 2024 City Council Meeting

D R A F T

OFFICIAL ACTIONS OF THE ADDISON CITY COUNCIL

June 25, 2024

Addison Conference Centre
15650 Addison Road, Addison, TX 75001
5:00 PM Work Session -Acacia Room
7:00 PM Regular Meeting – Buckthorn & Sycamore Rooms

Present: Mayor Bruce Arfsten; Mayor Pro-Tempore Darren Gardner; Deputy Mayor Pro-Tempore Nancy Craig; Council Member Chris DeFrancisco; Council Member Howard Freed; Council Member Dan Liscio; Council Member Marlin Willesen

WORK SESSION

The Addison City Council will convene the Work Session in the Acacia Room at 5:00 PM

1. **Call Meeting to Order and Announce that a Quorum is Present.**

Mayor Arfsten called the meeting to order in the Acacia Room at 5:00 PM.

2. **Citizen Comments on the Consent Agenda Items.** *This item allows citizens to speak on any item listed on the Consent Agenda prior to its consideration. Citizen comments are limited to three (3) minutes, unless otherwise required by law. To address the Council, please fill out a City Council Appearance Card and submit it to a staff member prior to the beginning of this item.*

The following citizens requested to address the City Council during this period:

- Tricia Stuart, 15755 Seabolt – spoke regarding the importance of trees in the community and expressed her concern for the management of the trees.

3. **Council Member Clarification Requests Regarding Consent Agenda Items.**

   a. **Council Questions and Answers**

4**. Work Session Reports**

   a. **<u>Present and discuss progress on the Parkland Dedication and Development Fee Study.</u>**

[Director of Parks & Recreation, Janna Tidwell]

Director of Parks & Recreation Janna Tidwell provided an update on the Parkland Dedication and Development Fee Study. The Parks, Recreation and Open Space (PROS) Plan identifies land and funding strategies to help address planning direction and long-term sustainability for Addison parks. Following PROS Plan recommendations, funding was allocated in the FY23/24 budget to undertake a comprehensive study and create an ordinance tailored to address specific needs of the Addison parks system related to growth and redevelopment.

In April 2023, the Town entered into an agreement with 110%, Inc. to analyze parkland dedication requirements, a fee-in-lieu of land alternative and park development fees. The objective is to effectively manage the challenges posed by redevelopment and growth in Addison while upholding the current standard of service within our parks system.

Subsequently, a public advisory committee comprised of eight members was appointed by Council in July 2023. Since its formation, 110% Inc. has been actively engaged with the Advisory Committee, Town staff and the Town's legal counsel, convening numerous sessions to define project parameters and seek input on proposed solutions.

Ms. Tidwell's update to Council encompassed:

- An overview of the study - a summary of the project background, benefits and research conducted.
- Recommendations - a description of methodologies used for calculating land values and park development fees in Addison was shared along with recommended parkland dedication, in-lieu-of and park development fees.
- Comparable cities & project benchmarking - an analysis of similar fees applied by cities in the DFW region and application scenarios for recent development projects in Addison.
- Overview of implementation - an outline of next steps for adopting an ordinance and beginning to collect the associated fees.

b. **Present and discuss the management of the urban forest and the Tree Mitigation Fund in Addison.**
[Director of Parks & Recreation, Janna Tidwell]

Director of Parks & Recreation Janna Tidwell provided an update regarding the Town's management of urban forest and the Tree Mitigation Fund. This presentation gave Council an overview of:

- Urban forestry management practices in Addison
- Urban forestry management challenges and solutions
- Policy for use of Tree Mitigation Funds
- Tree Mitigation Fund management from FY2022 to FY 2024
- Implementation of Tree Plotter software

Mayor Arfsten closed the Work Session at 6:49pm with the decision to present Work Session Items

#4c after the Regular Council Meeting items. Work Session Item #4d was postponed to the July 23, 2024 City Council Meeting.

COUNCIL MEETING

Mayor Arfsten convened the City Council Meeting at 7:02 PM in the Addison Conference Centre Council Chambers - Buckthorn/Sycamore Rooms.

1. **Pledge of Allegiance.** United States and Texas Flags

Mayor Arfsten led the Pledge of Allegiance to the United States and Texas Flags.

2. **Proclamations / Presentations**

   a. **City Manager's Announcements.**

   b. **Employee Recognition**

- City Manager's Office: Chief of Staff Sarah Kuechler introduced Volunteer Coordinator – Suchi Rao
- Fire Department: Fire Chief David Jones introduced Assistant Fire Chief – CJ Alexander

3. **Public Comment.** *The City Council invites citizens to address the City Council on any matter, including items on the agenda, except public hearings that are included on the agenda. Comments related to Public Hearings will be heard when the specific hearing starts. Citizen comments are limited to three (3) minutes, unless otherwise required by law. To address the Council, please fill out a City Council Appearance Card and submit it to a staff member prior to the Public Comment item on the agenda. The Council is not permitted to take any action or discuss any item not listed on the agenda. The Council may choose to place the item on a future agenda.*

The following citizens requested to address the City Council:

- Tricia Stuart, 15755 Seabolt – spoke regarding the importance of providing the best use of land and resources to benefit Addison residents and encouraged the Council to consider this as they continue to make decisions that affect the community.
- Curtis Green, 15800 Spectrum Drive – spoke regarding the importance of Addison continuing to contribute funding to DART and the importance of public transportation in the wake of other area City Councils voting to decrease DART funding.

4. **Consent Agenda.** *All items listed under the Consent Agenda are considered routine by the City Council and will be enacted by one motion with no individual consideration. If individual consideration of an item is*

requested, it will be pulled from the Consent Agenda and discussed separately.

a. **Consider action on the Minutes from the June 11, 2024 City Council Meeting.**
b. *Resolution No. R24-052:* **Consider action on a Resolution appointing Valencia Garcia to serve as the City Secretary.**
c. *Resolution No. R24-053:* **Consider action on a Resolution re-appointing Gary Slagel to a two-year term on the Dallas Area Rapid Transit (DART) Board of Directors.**
d. *Resolution No. R24-054*: **Consider action on a Resolution providing for the appointment of City Council liaisons to various local organizations.**
e. *Resolution No. R24-055:* **Consider action on a Resolution approving a Memorandum of Understanding between the Town of Addison, Texas and New Taipei City, Taiwan to become Friendship Cities.**
f. *Resolution No. R24-056:* **Consider action on a Resolution approving a contract agreement with J.B. & Co., LLC for the Hutton Branch Outfall and authorizing the City Manager to execute the contract in an amount not to exceed $192,600.**
g. *Resolution No. R24-057:* **Consider action a Resolution for a Professional Services Agreement between Kimley-Horn and Associates and the Town of Addison regarding traffic intersection and signal improvements at Arapaho Road and Surveyor Boulevard and authorize the City Manager to execute the agreement in an amount not to exceed $124,500.**
h. *Resolution No. R24-058:* **Consider action on a Resolution declaring an emergency for needed repairs on the Engineered Materials Arresting System (EMAS) at the Addison Airport and ratifying actions to repair the EMAS System in the amount of $190,519.16.**

Mayor Arfsten pulled item §4 - CONSENT AGENDA (b) to be discussed separately.

MOTION: Council Member Willesen moved to approve §4 - CONSENT AGENDA (a, c-h) as presented. Mayor Pro-Tempore Gardner seconded the motion. Motion carried unanimously.

MOTION: Mayor Arfsten moved to approve §4 - CONSENT AGENDA (b) as presented. Deputy Mayor Pro-Tempore Craig seconded the motion. Motion carried unanimously.

5. **Public Hearings**

a. *Ordinance No. O24-032:* **Hold a public hearing, present, discuss, and consider action on a request to amend Planned Development (PD) District, Ordinance O22-3, for a 10.88-acre property located at the southeast corner of Belt Line Road and Montfort Drive, addressed as 5290 and 5294 Belt Line Road, in order to modify the development plans to allow for the construction of a covered parking structure and dumpster enclosure. Case 1907-Z/Prestonwood Place Amendment**.
[Director of Development & Neighborhood Services, Lesley Nyp]

The Addison Planning and Zoning Commission, meeting in regular session on May 21, 2024, voted to recommend approval of a request to amend the development plans established by Planned Development (PD) Ordinance No. O22-3 for a 10.88± acre property generally located at the

southeast corner of Belt Line Road and Montfort Drive, addressed as 5290 and 5294 Belt Line Road, to allow for the construction of a new dumpster enclosure and a covered parking structure for existing surface parking.

Voting Aye: Barker, Braun, Chavez, Copeland, Fansler, Smith, Sommers
Voting Nay: none
Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none
On: none
Against: none

Mayor Arfsten opened the Public Hearing. The following citizen requested to address the Council:

- Tricia Stuart, 15755 Seabolt – spoke in favor of amending the Planned Development District Ordinance to allow for a covered parking structure and dumpster enclosure citing their outstanding development and upkeep of the area.

Mayor Arfsten closed the Public Hearing.

MOTION: Council Member DeFrancisco moved to approve Ordinance No. O24-032 approving the amendment of the Planned Development District Ordinance for Prestonwood Place. Council Member Willesen seconded the motion. Motion carried unanimously.

b. *Ordinance No. O24-033:* **Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 5000 Belt Line Road, Suite 230, that is currently zoned Planned Development (PD), through Ordinance No. 004-001, to allow a restaurant. Case 1914-SUP/5000 Belt Line Road, Suite 230 Road (Halal Guys).**
[Director of Development & Neighborhood Services, Lesley Nyp]

The Addison Planning and Zoning Commission, meeting in regular session on June 18, 2024, voted to recommend approval of a request for a Special Use Permit (SUP) to allow a restaurant on a property located at 5000 Belt Line Road, Suite 230, which is currently zoned Planned Development (PD), Ordinance No. 004-001.

Voting Aye: Barker, Braun, Chavez, Copeland, Fansler, Smith, Sommers
Voting Nay: none
Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: Trisha Stuart, 15755 Seabolt Place
On: none

Against: none

Mayor Arfsten opened the Public Hearing. The following citizen requested to address the Council:

- Tricia Stuart, 15755 Seabolt – spoke regarding her concern for the outdoor furniture causing issues for both pedestrians and restaurant staff. She also requested that the trash can in front of the restaurant be kept.

Mayor Arfsten closed the Public Hearing.

MOTION: Deputy Mayor Pro-Tempore Craig moved to approve Ordinance No. O24-033 approving a request for an SUP from Halal Guys. Council Member Liscio seconded the motion. The motion carried 6-1, with Council Member Willesen voting against.

c. *Ordinance No. O24-034:* **Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 3767 Belt Line Road, that is currently zoned Planned Development (PD), through Ordinance Nos. 092-037 and 097-018, to allow a restaurant. Case 1917-SUP/3767 Belt Line Road (Krak Boba).**
[Director of Development & Neighborhood Services, Lesley Nyp]

The Addison Planning and Zoning Commission, meeting in regular session on June 18, 2024, voted to recommend approval of a request for a Special Use Permit (SUP) to allow a restaurant on a property located at 3767 Belt Line Road, which is currently zoned Planned Development (PD), Ordinance Nos. 092-037 and 098-049.

Voting Aye: Barker, Braun, Chavez, Copeland, Fansler, Smith, Sommers
Voting Nay: none
Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: Trisha Stuart, 15755 Seabolt Place
On: none
Against: none

Mayor Arfsten opened the Public Hearing. No citizens requested to address the Council.

Mayor Arfsten closed the Public Hearing.

MOTION: Council Member DeFrancisco moved to approve Ordinance No. O24-034 approving a request for an SUP from Krak Boba. Council Member Willesen seconded the motion. Motion carried unanimously.

Work Session – Continued

Mayor Arfsten resumed the Work Session at 7:58 PM with Item #4c.

c. **Present and discuss the Fiscal Year 2025 Five-Year Capital Improvement Program and Issuance of Proposed 2024 Certificates of Obligation.**
[Chief Financial Officer, Steven Glickman]

Chief Financial Officer Steven Glickman provided an update on the project status of the 2012 and 2019 bond programs, updates on committed projects, and potential future projects in the context of the five-year capital improvement plan that will be included as part of the fiscal year 2025 budget.

Additionally provided was information regarding the proposed Certificates of Obligation, Series 2024. The proposed 2024 Certificates of Obligation issuance totals $10,700,000 and consists of the following:

- $3,400,000 for construction of a new 23,000 square foot public safety communications facility for the joint dispatch center created and owned by the Cities of Coppell, Farmers Branch, and Carrollton along with the Town.
- $1,150,000 for a replacement Spartan Fire Engine.
- $850,000 for Addison Grove incentive payments for public infrastructure. Town staff anticipates that Addison Grove will qualify for the first two incentive payments in late 2024 or early 2025. Each incentive payment is $2,083,333. The Town set aside $3,000,000 between fiscal years 2017 and 2019 to cash fund half the incentive payments. To date, those funds have earned slightly over $300,000 in interest.
- $5,300,000 for Stormwater Fund capital improvement projects supported and serviced by Stormwater Fund revenue. These projects include reconstruction of Keller Springs Road ($2,800,000) and Les Lacs Pond Improvements ($2,500,000).

With the proposed issuance, and accounting for anticipated growth in taxable property values and State Infrastructure Bank loan proceeds of $15,000,000, the Interest and Sinking (I&S) tax rate is estimated to increase from $0.159492/$100 in Fiscal Year 2024 to $0.174100/$100 in Fiscal Year 2025. The 2019 Bond Committee estimated that for Fiscal Year 2025 the I&S tax rate would be approximately $0.255400/$100, which is almost 47% higher than the current estimate for Fiscal Year 2025.

6**. Items of Community Interest.** *The City Council will have this opportunity to address items of community interest, including: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition; a reminder about an upcoming event organized or sponsored by the Town of Addison; information regarding a social, ceremonial, or community event that was or will be attended by an Addison City Council member or an official; and, announcements involving an eminent threat to public health and safety in Addison that has arisen since posting this agenda.*

Adjourn Meeting.

There being no further business to come before the City Council, Mayor Arfsten adjourned the

meeting at 9:00 PM.

TOWN OF ADDISON, TEXAS

Bruce Arfsten, Mayor

ATTEST:

Valencia Garcia, City Secretary

City Council (FY24) **4. b.**

Meeting Date: 07/23/2024

Department: City Secretary

AGENDA CAPTION:

Consider action on the Minutes from the July 11, 2024 Joint City Council, Planning & Zoning Commission, and Comprehensive Plan Advisory Committee Meeting.

BACKGROUND:

The minutes for the July 11, 2024 Joint City Council, Planning & Zoning Commission and Comprehensive Plan Advisory Committee Meeting have been prepared for consideration.

RECOMMENDATION:

Administration recommends approval.

Attachments

Minutes - July 11, 2024 Joint Meeting

ACTIONS OF THE ADDISON CITY COUNCIL AND ADDISON PLANNING & ZONING COMMISSION

July 11, 2024

Addison Conference Centre
15650 Addison Road, Addison, TX 75001
6:00 p.m. Special Joint Meeting

City Council Present - Mayor Bruce Arfsten; Mayor Pro-Tempore Darren Gardner; Deputy Mayor Pro-Tempore Nancy Craig; Council Member Chris DeFrancisco; Council Member Howard Freed; Council Member Dan Liscio; Council Member Marlin Willesen

Planning & Zoning Commission Present – Chair Denise Fansler; Commissioner Jimmy Barker; Commissioner Tom Braun; Commissioner Chelsey Smith; Commissioner Tyler Sommers

Planning & Zoning Commission Absent – Commissioner Diane Chavez; Commissioner Ed Copeland

Comprehensive Plan Advisory Committee Present – Chair Sue Halpern; Vice Chair Kathryn Eriksen, Member Aaron J. Benjamin; Member Taylor Bowen, Member Tom Braun; Member Al Cioffi; Member Joseph Hornisher; Member Liz Oliphant; Member Jim Peck; Member Carol Rennesund; Member Tyler Sommers; Member Tyler Wright

Comprehensive Plan Advisory Committee Absent – Member Patrick Arnzen; Member Kris Brown; Member Jim Decuir; Member Mark Godfrey; Member Kris Hannon; Member Conrad Ornstein; Member Britton Wells; Member Kathryn Wheeler.

JOINT MEETING

The Addison City Council, Planning & Zoning Commission, and Comprehensive Plan Advisory Committee will convene in the Council Chambers beginning at 6:00 PM.

1. **Call Addison City Council, Planning & Zoning Commission, and Comprehensive Plan Advisory Committee Joint Meeting to Order and Announce that a Quorum is Present:**
   - Mayor Bruce Arfsten - Addison City Council
   - Chair Denise Fansler – Addison Planning & Zoning Commission
   - Chair Susan Halpern – Addison Comprehensive Plan Advisory Committee

Mayor Arfsten, Chair Fansler, and Chair Halpern called the meeting to order and announced that a quorum was present at 6:03 PM.

2. **Pledge of Allegiance.** United States and Texas Flags

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1. **Discuss and consider action on a replacement business appointee to the Comprehensive Plan Advisory Committee (CPAC).**

Comprehensive Planning Manager Jade Broadnax presented the Council with a replacement for CPAC Member Abigail Stoddart who had resigned from her position at Mary Kay, thus also resigning from the CPAC. As per the committee's bylaws, the CPAC is to maintain business representation. Sharon Simmons, also a Mary Kay employee, was presented as the replacement business appointee member.

MOTION: Mayor Pro-Tempore Gardner moved to approve Sharon Simmons as the replacement member to the CPAC. Council Member Willesen seconded the motion. Motion carried 6-0 as Council Member Liscio was not present for the vote.

2. **Present and discuss an update on the Advance Addison 2050 public engagement efforts and market analysis.**

Verdunity's team provided an update regarding public engagement efforts and market analysis for Advance Addison 2050.

3. **Present and conduct interactive exercise on catalyst redevelopment site selection.**

Verdunity's team led the three groups through an exercise focusing on catalyst redevelopment site selection.

Adjourn Meeting.

There being no further business the meeting was adjourned by Mayor Arfsten, Chair Fansler, and Chair Halpern at 8:16 PM.

TOWN OF ADDISON, TEXAS

_____

Susan Halpern, Chair
Comprehensive Plan Advisory Committee

_____

Denise Fansler, Chair
Planning & Zoning Commission

_____

Bruce Arfsten, Mayor
City Council

ATTEST:

_____

Valencia Garcia, City Secretary

City Council (FY24) **4. c.**

Meeting Date: 07/23/2024

Department: Public Works

Key Focus Areas: Infrastructure Development and Maintenance
Financial Health and Organizational Excellence

AGENDA CAPTION:

Consider action on a Resolution authorizing an agreement for the furnishing of traffic signal equipment by a municipality between the Texas Department of Transportation and the Town of Addison to provide cost reimbursement for materials incurred by the Town related to the construction of traffic signal improvements at the intersection of Belt Line Road at Business Avenue and authorize the City Manager to execute the agreement in an amount not to exceed $67,000.

BACKGROUND:

The purpose of this item is to enter into an agreement with the Texas Department of Transportation (TxDOT) to reimburse the Town for the cost of furnishing the traffic signal equipment related to the construction of the traffic signal improvements at the intersection of Belt Line Road and Business Avenue.

In November 2022, the Town staff partnered with Kimley-Horn and Associates to pursue Highway Safety Improvement Program (HSIP) grant funding from TxDOT for traffic signal upgrades at the intersection of Belt Line Road and Business Avenue. This grant positions the Town to access $591,757 in construction funds. The Town is obligated to cover the design costs and an estimated $55,270 for direct State expenses totaling approximately $104,770 in addition to any construction cost overruns. This project will bring this intersection up to the Town's current traffic signal standards. In January 2024, Council approved this project's Advanced Funding Agreement (AFA) with TxDOT.

The Town is purchasing certain components for this project so that the equipment is compatible with the existing system and meets the Town's standards but will be reimbursed by TxDOT. The equipment, which includes a traffic signal cabinet, controller, and video detection system, is estimated to cost $67,100.

TxDOT is scheduled to issue construction bids for this project in August 2024. The project's construction will be overseen by TxDOT's project management and inspectors.

If approved, the purchase of these traffic signal components would be allocated from the Self-Funded Special Projects Fund.

RECOMMENDATION:

Administration recommends approval.

Attachments

Resolution - TxDOT HSIP Reimbursement

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS (THE "TOWN"), ENTERING INTO AN AGREEMENT (CSJ # 0918-47-441) WITH THE STATE OF TEXAS, ACTING THROUGH THE TEXAS DEPARTMENET OF TRANSPORTATION (THE "STATE") WHEREIN THE TOWN REQUESTED REIMBURSEMENT FOR THE COST OF TRAFFIC SIGNAL EQUIPMENT AT THE INTERSECTION OF BELT LINE RD. AT BUSINESS AVE.; AND IT IS IN THE BEST INTEREST OF THE TOWN AND THE STATE FOR THE MAINTENANCE AND IMPROVEMENT OF HIGHWAYS AND ROADWAYS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the State owns and maintains a system of highways and roadways, including Belt Line Rd. at Business Ave.; and

WHEREAS, the Town has requested the State to reimburse the cost of furnishing traffic signal equipment at the intersection of Belt Line Rd. at Business Ave. called (the "Project"); and

WHEREAS, the State and Town wish to cooperate in the construction of this Project; and

WHEREAS, it is in the best interest of the Town and the State for the Town to assist the State by furnishing traffic signal equipment on the Project; and

WHEREAS, on August 16th, 2023, the Texas Transportation Commission passed Minute Order No. 116522, approving the Project; and

WHEREAS, the State is authorized to enter into an agreement (CSJ # 0918-47-441)[1] with the Town for the Project pursuant to Texas Transportation Code §221.002;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

SECTION 1. The City Council hereby approves entering into an agreement (CSJ # 0918-47-441) with the State for the Project for the purpose of maintaining and improving highways and roadways and authorizes the City Manager to execute the same.

SECTION 2. This Resolution shall take effect upon its passage and approval.

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas, on this the ***23rd*** day of ***July*** **2024.**

[1] A copy of this agreement is attached to this Resolution and labeled as Exhibit "A".

TOWN OF ADDISON, TEXAS

_____
Bruce Arfsten, Mayor

ATTEST:

_____
Valencia Garcia, City Secretary

APPROVED AS TO FORM:

_____
Whitt Wyatt, City Attorney

EXHIBIT A

CSJ # 0918-47-441
District # DAL/18
Code Chart 64 # 00200
Project: Traffic Signal Reimbursement
Federal Highway Administration
CFDA No.20.205
Not Research and Development

STATE OF TEXAS §

COUNTY OF TRAVIS §

AGREEMENT FOR THE FURNISHING OF TRAFFIC SIGNAL EQUIPMENT BY A MUNICIPALITY

THIS AGREEMENT is made by and between the State of Texas, acting through the Texas Department of Transportation, called the "State," and Addison called the "Town," acting through its duly authorized officers.

W I T N E S S E T H

WHEREAS, the State owns and maintains a system of highways and roadways, including Belt Line Rd. at Business Ave.; and

WHEREAS, the Town has requested the State to reimburse the cost of furnishing traffic signal equipment at the intersection of Belt Line Rd. at Business Ave. called the "Project"; and

WHEREAS, the State and Town wish to cooperate in the construction of this Project; and

WHEREAS, the Town desires that equipment be provided that is compatible with standard signal operation or existing Town equipment; and

WHEREAS, it is in the best interest of the Town and the State for the Town to assist the State by furnishing traffic signal equipment on the Project; and

WHEREAS, on August 16th, 2023, the Texas Transportation Commission passed Minute Order No. 116522, approving the Project; and

WHEREAS, the Governing Body of the Town has approved entering into this agreement by resolution or ordinance dated_____, 20__24___, labeled Attachment A, which is attached to and made a part of this agreement; and

WHEREAS, the Project has been designated as a federal-aid project and; therefore, this agreement shall be made in accordance with Federal Highway Administration (FHWA) procedures and regulations; and

WHEREAS, the State is authorized to enter into an agreement with the Town for the Project pursuant to Texas Transportation Code §221.002;

NOW THEREFORE, the State and the Town agree as follows:

CSJ # 0918-47-441
District # DAL/18
Code Chart 64 # 00200
Project: Traffic Signal Reimbursement
Federal Highway Administration
CFDA No.20.205
Not Research and Development

A G R E E M E N T

Article 1. Period of this Agreement

This agreement becomes effective on final execution by both parties and shall remain in effect as long as the traffic signal equipment furnished by the Town is in operation at the described location and the signal project is incomplete, or unless otherwise terminated or modified as provided below.

Article 2. Scope of Work

A. For all items of construction other than furnishing the traffic signal equipment, the State will prepare the construction plans and specifications, advertise for bids, let the construction contract or otherwise provide for the construction, and supervise the construction. The State will secure the Town's approval of construction plans and specifications prior to award of contract.

B. The Town shall furnish the traffic signal equipment as shown in the construction plans and specifications.

Article 3. Personnel, Equipment, and Material

A. The Town shall use labor and supervisory personnel employed directly by the Town.

B. All employees of the Town assigned to this agreement shall have sufficient knowledge and experience to enable them to perform the duties assigned to them.

C. The State may require the Town to remove any employee from the work authorized in this agreement if, in the sole opinion of the State, the work of that employee does not comply with this agreement or the conduct of that employee is detrimental to the Project.

D. All materials used for the work shall be new and undepreciated.

E. Reimbursement for the use of materials purchased by other than competitive bid procedures will be made only if:

1. Those procedures are shown to be in the public interest; and
2. The State has given prior approval for the use of materials.

F. The Town shall use Town-owned machinery, equipment, and vehicles for the work. In the event that the Town does not have the necessary machinery, equipment, and vehicles, they may be rented or leased at the lowest bid price of those submitted by two or more approved bidders.

Article 4. Compensation

A. The maximum amount reimbursable by the State to the Town under this agreement without modification is $67,100.00. A cost estimate of the traffic signal equipment furnished by the Town under this agreement, labeled Attachment B, is attached to and made part of this agreement.

B. The State will reimburse the Town for costs incurred under this agreement, provided the Town has paid from Town funds those obligations previously billed.

1. The State will reimburse the Town the cost of furnishing the traffic signal equipment as shown in the construction plans and specifications.
2. The State will reimburse the Town for applicable labor, equipment use, materials, supplies, travel expenses, and warehouse or material handling charges.
3. The State will not reimburse unsupported costs, costs incurred prior to the issuance of a written work order by the State, and costs incurred after final acceptance by the State.
4. The State shall make payment to the Town within thirty (30) days from the receipt of the Town's request for payment contingent upon both:
   a. The State's acceptance of the completed Project; and
   b. The Town's submission of an original and four copies of a request for payment:
      1) To the following address

         Texas Department of Transportation
         ATTN: Director of Operations
         4777 E. Highway 80
         Mesquite, TX 75150

      2) On the State's Form 132 Billing Statement or other type of invoice acceptable to the State; and
      3) That documents the work performed and materials used through descriptions, quantities, unit prices, and extensions.

C. The Town shall be responsible for any funds determined to be ineligible for federal reimbursement, and shall reimburse the State the amount of those funds previously provided to it by the State.

D. If the Town will perform any work under this agreement for which reimbursement will be provided by or through the State, the Town must complete training before federal spending authority is obligated. Training is complete when at least one individual who is working actively and directly on the Project successfully completes and receives a certificate for the course entitled *Local Government Project Procedures Qualification for the Texas Department of Transportation*. The Town shall provide the certificate of qualification to the State. The individual who receives the training certificate may be an employee of the Town or an employee of a firm that has been contracted by the Town to perform oversight of the Project. The State in its discretion may deny reimbursement if the Town has not designated a qualified individual to oversee the Project.

Article 5. Insurance

If this agreement authorizes the Town or its contractor to perform any work on State right of way, before beginning work the entity performing the work shall provide the State with a fully executed copy of the State's Form 1560 Certificate of Insurance verifying the existence of coverage in the amounts and types specified on the Certificate of Insurance for all persons and entities working on State right of way. This coverage shall be maintained until all work on the State right of way is complete. If coverage is not maintained, all work on State right of way shall cease immediately, and the State may recover damages and all costs of completing the work.

Article 6. Responsibilities of the Parties

The State and the Town agree that neither party is an agent, servant, or employee of the other party and each party agrees it is responsible for its individual acts and deeds as well as the acts and deeds of its contractors, employees, representatives, and agents.

Article 7. Progress

A. Communications. The Town shall confer with the State during the progress of the Project. The Town shall prepare and present all information that is requested by the State or is necessary for the State to evaluate the work performed by the Town.

B. Reports. The Town shall promptly advise the State in writing of events that may have a significant effect on the progress of the Project.

1. The Town shall promptly advise the State in writing of any problems, delays, or adverse conditions that will materially affect the ability to meet scheduled goals. This disclosure will be accompanied by statement of the action taken or contemplated and any State or federal assistance needed to resolve the situation.
2. The Town shall also promptly advise the State in writing of favorable developments or events that enable meeting goals sooner than anticipated.

Article 8. Inspection of Work

A. The State shall make frequent and complete inspection of all materials, equipment, and work to determine and permit certification that:

1. They are in suitable condition for operation and maintenance by the Town after completion; and
2. All applicable requirements of the plans and specifications are satisfied.

B. The Town shall provide opportunities, facilities, and representative samples, as required by the State to perform the above inspections.

C. The State will promptly notify the Town of any deficiencies determined by the above inspections and the Town shall, without delay, take corrective action acceptable to the State.

Article 9. Maintenance, Retention, and Audit of Records

A. Retention Period. The Town shall maintain all books, documents, papers, computer-generated files, accounting records, and all other evidence pertaining to costs incurred and work performed under this agreement, and shall make those materials available at its office during the time period covered and for seven years from the date of final payment under this agreement, until completion of all audits, or until pending litigation has been completely and fully resolved, whichever occurs last.

B. Availability. The State, FHWA, United States Department of Transportation and its Office of the Inspector General, State Auditor's Office, United States Comptroller General, and any of their authorized representatives shall have access to the records for the purpose of making audits, examinations, excerpts, and transcriptions.

C. State Auditor. The state auditor may conduct an audit or investigation of any entity receiving funds from the State directly under this agreement or indirectly through a subcontract under this agreement. Acceptance of funds directly under this agreement or indirectly through a subcontract under this agreement acts as acceptance of the authority of the state auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

D. Audit Timing. The State will prepare an audit:

1. Upon completion of the work authorized or early termination of the agreement to determine the amount of the work performed and materials furnished by the Town at that time; and
2. At any time it is deemed to be in the best interest of the State.

Article 10. Disputes

The State's decision on disputes regarding the responsibilities and obligations set forth in this agreement shall be final and binding.

Article 11. Non-collusion

The Town shall warrant that it has not employed or retained any company or person, other than a bona fide employee working for the Town, to solicit or secure this agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift, or any other consideration contingent upon or resulting from the award or making of this agreement. If the Town breaches or violates this warranty, the State shall have the right to annul this agreement without liability or, in its discretion, to deduct from the agreement price or consideration, or otherwise recover the full amount of the fee, commission, brokerage fee, gift, or contingent fee.

Article 12. Termination and Remedies

A. Causes. This agreement shall remain in effect until the project is completed and accepted by all parties, unless the agreement is terminated by:

1. Written agreement of the parties;
2. Written notice from either party because the other party did not fulfill its contractual obligations;
3. Written notice from the Town, after the completion of preliminary engineering, specifications, and estimates, that it elects not to provide funding;
4. The State if the Project is inactive for thirty-six months or longer and no expenditures have been charged against federal funds; or
5. Thirty (30) days written notice from the State, with or without cause.

B. Payments Due After Termination.

1. If the State terminates this agreement, the State shall not be liable for any costs other than those due at the time of termination.

2. If this agreement is terminated under Article 12(A)(3) and the project does not proceed because of insufficient funds, the Town shall reimburse the State for its reasonable actual costs incurred during the project.
3. If this agreement is terminated under Article 12(A)(5), the Town shall not incur costs during the thirty (30) days after notice is given if those costs are more than the costs incurred during the preceding thirty (30) days.

C. Value of Completed Work. The State shall determine the value of any work that has been performed at the time of termination. In determining the compensation for partial work, the State will consider

1. Actual costs incurred in performing the work to the date of termination;
2. The amount of work that was satisfactorily completed as of the date of termination;
3. The value of the work that is usable by the State;
4. The cost to the State of employing others to complete the required work;
5. The time required to employ others to complete the work; and
6. Any other factors that affect the value to the State of the work performed.

D. Payment of Additional Costs. If this agreement is terminated under Article 12(A)(2), the State may take over the project and complete the work. The Town shall be liable to the State for any additional costs to the State caused by the termination.
Whenever funds are paid by the Town to the State under this agreement, the Town shall remit a check or warrant made payable to the "Texas Department of Transportation" or may use the State's Automated Clearing House system for electronic transfer of funds in accordance with instructions provided by TxDOT's Financial Management Division. The funds shall be deposited and managed by the State and may only be applied by the State to the project.

E. Excusable Delays. Except with respect to subcontractors, the Town will not be considered in default for any failure that arises out of causes beyond the control and without the negligence of the Town. These include acts of God or the public enemy, acts of the Government in its sovereign immunity or contractual capaTown, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, and unusually severe weather.

F. Surviving Requirements. Except for provisions that specifically establish responsibilities that extend beyond the agreement period, termination and payment under this article extinguish the rights, duties, and obligations of the State and the Town under this agreement.

G. Remedies.

1. Any costs incurred by the State arising from the termination of this agreement under Article 12(A)(2) or (3) shall be paid by the Town.
2. This agreement shall not be considered as specifying the exclusive remedy for any default, but all remedies existing at law and in equity may be pursued by either party and shall be cumulative.

Article 13. Compliance with Laws

A. Compliance Requirement. The parties shall comply with all applicable federal, state, and local laws, statutes, ordinances, rules, and regulations, and the orders and decrees of any courts or administrative bodies or tribunals in any manner affecting the performance of this agreement, including worker's compensation laws, minimum and maximum salary and wage statutes and regulations, nondiscrimination laws, and licensing laws and regulations.

B. Proof of Compliance. At the request of the State, the Town shall furnish satisfactory proof of its compliance with this article.

Article 14. Gratuities

A. Employees Not To Benefit. Employees of the State or the Town shall not accept any benefits, gifts, or favors from any person doing business with, or who reasonably speaking may do business with the State or the Town under this agreement.

B. Liabiliity. The State may terminate this agreement if the Town or any other person who is doing business with or who reasonably speaking may do business with the State under this agreement offers benefits, gifts, or favors to State employees in violation of this policy.

Article 15. Subcontracting

A. Prior Approval. The Town shall not assign, subcontract, or transfer services related to the work under this agreement without the advance written approval of the State.

B. Required Provisions. All subcontracts shall include the provisions contained in this agreement and any other provisions required by law.

C. Town Responsibilities. A subcontract does not relieve the Town of any responsibilities under this agreement.

Article 16. Amendments to this Agreement

Any change to one or more of the terms and conditions of this agreement shall not be valid unless made in writing and agreed to by the parties before the change is implemented.

Article 17. Legal Construction

If any provision in this agreement is for any reason held to be invalid, illegal, or unenforceable in any respect, that invalidity, illegality, or unenforceability shall not affect any other provision of this agreement. In that case, this agreement shall be construed as if the invalid, illegal, or unenforceable provision had never been contained in it.

Article 18. Successors and Assigns

A. The Town and the State bind themselves and their successors and assigns to each other party of this agreement and to the successors and assigns to each other party with regard to all covenants of this agreement.

B. The Town shall not assign, subcontract, or otherwise transfer its interests in this agreement without the written approval of the State.

Article 19. Sole Agreement

This agreement constitutes the sole agreement between the parties concerning the Project and supersedes any prior understandings or written or oral agreements between the parties respecting the subject matter of this agreement.

Article 20. Debarment Certification

The parties are prohibited from making any award at any tier to any party that is debarred or suspended or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549, "Debarment and Suspension." By executing this agreement, the Town certifies that it is not currently debarred, suspended, or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549 and further certifies that it will not do business with any party that is currently debarred, suspended, or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549. The parties to this agreement shall require any party to a subcontract or purchase order awarded under this agreement to certify its eligibility to receive federal funds and, when requested by the State, to furnish a copy of the certification.

Article 21. Civil Rights Compliance

A. Compliance with Regulations: The Town will comply with the Acts and the Regulations relative to Nondiscrimination in Federally-assisted programs of the U.S. Department of Transportation (USDOT), the Federal Highway Administration (FHWA), as they may be amended from time to time, which are herein incorporated by reference and made part of this agreement.

B. Nondiscrimination: The Town, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The Town will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR Part 21.

C. Solicitations for Subcontracts, Including Procurement of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by the Town for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor or supplier will be notified by the Town of the Town's obligations under this contract and the Acts and Regulations relative to Nondiscrimination on the grounds of race, color, or national origin.

D. Information and Reports: The Town will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto, and will permit access to its books, records, accounts, other sources of information, and facilities as may be determined by the State or the FHWA to be pertinent to ascertain compliance with such Acts, Regulations or directives. Where any information required of the Town is in the exclusive possession of another who fails or refuses to furnish this information, the Town will so

certify to the State or the Federal Highway Administration, as appropriate, and will set forth what efforts it has made to obtain the information.

E. Sanctions for Noncompliance: In the event of the Town's noncompliance with the Nondiscrimination provisions of this contract, the State will impose such contract sanctions as it or the FHWA may determine to be appropriate, including, but not limited to:
1. withholding of payments to the Town under the contract until the Town complies and/or
2. cancelling, terminating, or suspending of the contract, in whole or in part.

F. Incorporation of Provisions: The Town will include the provisions of paragraphs (A) through (F) in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The Town will take such action with respect to any subcontract or procurement as the State or the FHWA may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the Town becomes involved in, or is threatened with, litigation with a subcontractor or supplier because of such direction, the Town may request the State to enter into such litigation to protect the interests of the State. In addition, the Town may request the United States to enter into such litigation to protect the interests of the United States.

Article 22. Disadvantaged Business Enterprise (DBE) Program Requirements

A. The parties shall comply with the DBE Program requirements established in 49 CFR Part 26.

B. The Town shall adopt, in its totality, the State's federally approved DBE program.

C. The Town shall set an appropriate DBE goal consistent with the State's DBE guidelines and in consideration of the local market, project size, and nature of the goods or services to be acquired. The Town shall have final decision-making authority regarding the DBE goal and shall be responsible for documenting its actions.

D. The Town shall follow all other parts of the State's DBE program referenced in TxDOT Form 2395, Memorandum of Understanding Regarding the Adoption of the Texas Department of Transportation's Federally-Approved Disadvantaged Business Enterprise by Entity, and attachments found at web address http://ftp.dot.state.tx.us/pub/txdot-info/bop/dbe/mou/mou_attachments.pdf.

E. The Town shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any U.S. Department of Transportation (DOT)-assisted contract or in the administration of its DBE program or the requirements of 49 CFR Part 26. The Town shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure non-discrimination in award and administration of DOT-assisted contracts. The State's DBE program, as required by 49 CFR Part 26 and as approved by DOT, is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the Town of its failure to carry out its approved program, the State may impose sanctions as provided for under 49 CFR Part 26 and may, in appropriate cases,

refer the matter for enforcement under 18 USC 1001 and the Program Fraud Civil Remedies Act of 1986 (31 USC 3801 et seq.).

F. Each contract the Town signs with a contractor (and each subcontract the prime contractor signs with a sub-contractor) must include the following assurance: *The contractor, sub-recipient, or sub-contractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of DOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this agreement, which may result in the termination of this agreement or such other remedy as the recipient deems appropriate.*

Article 23. Procurement and Property Management Standards

The parties shall adhere to the procurement standards established in 49 CFR § 18.36 and with the property management standard established in 49 CFR § 18.32.

Article 24. Office of Management and Budget (OMB) Cost Principles

In order to be reimbursed with federal funds, the parties shall comply with the Cost Principles established in 2 CFR 200 that specify that all reimbursed costs are allowable, reasonable, and allocable to the Project.

Article 25. Lobbying Certification

In executing this agreement, each signatory certifies to the best of that signatory's knowledge and belief, that:

A. No federal appropriated funds have been paid or will be paid by or on behalf of the parties to any person for influencing or attempting to influence an officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.

B. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with federal contracts, grants, loans, or cooperative agreements, the signatory for the Town shall complete and submit the Federal Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

C. The parties shall require that the language of this certification shall be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and all sub-recipients shall certify and disclose accordingly. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31 USC §1352. Any person who fails to file the

required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Article 26. Federal Funding Accountability and Transparency Act Requirements

A. Any recipient of funds under this agreement agrees to comply with the Federal Funding Accountability and Transparency Act and implementing regulations at 2 CFR Part 170, including Appendix A. This agreement is subject to the following award terms: http://www.gpo.gov/fdsys/pkg/FR-2010-09-14/pdf/2010-22705.pdf and http://www.gpo.gov/fdsys/pkg/FR-2010-09-14/pdf/2010-22706.pdf

B. The Town agrees that it shall:

1. Obtain and provide to the State a Central Contracting Registry (CCR) number (Federal Acquisition Regulation, Part 4, Sub-part 4.1100) if this award provides for more than $25,000 in Federal funding. The CCR number may be obtained by visiting the CCR web-site whose address is: https://www.sam.gov/portal/public/SAM/
2. Obtain and provide to the State a Data Universal Numbering System (DUNS) number, a unique nine-character number that allows the Federal government to track the distribution of federal money. The DUNS number may be requested free of charge for all businesses and entities required to do so by visiting the Dun & Bradstreet on-line registration website http://fedgov.dnb.com/webform; and
3. Report the total compensation and names of its top five executives to the State if:
   a. More than 80% of annual gross revenues are from the Federal government, and those revenues are greater than $25,000,000; and
   b. The compensation information is not already available through reporting to the U.S. Securities and Exchange Commission.

Article 27. Single Audit Report

A. The parties shall comply with the requirements of the Single Audit Act of 1984, P.L. 98-502, ensuring that the single audit report includes the coverage stipulated in 2 CFR 200.

B. If threshold expenditures of $750,000 or more are met during the Town's fiscal year, the Town must submit a Single Audit Report and Management Letter (if applicable) to TxDOT's Compliance Division, 125 E. 11th Street, Austin, TX 78701 or contact TxDOT's Compliance Division at singleaudits@txdot.gov.

C. If expenditures are less than $750,000 during the Town's fiscal year, the Town must submit a statement to TxDOT's Compliance Division as follows: "We did not meet the $750,000 expenditure threshold and therefore, are not required to have a single audit performed for FY _____."

D. For each year the project remains open for federal funding expenditures, the Town will be responsible for filing a report or statement as described above. The required annual filing shall extend throughout the life of the agreement, unless otherwise amended or the project has been formally closed out and no charges have been incurred within the current fiscal year.

Article 28. Notices

All notices to either party by the other under this agreement shall be delivered personally or sent by certified or U.S. mail, postage prepaid, addressed to the other party at the following addresses:

Town	State
Town of Addison	Texas Department of Transportation
Attn: Town Manager	Attn: Director of Operations
16801 Westgrove Dr.	4777 E. Highway 80
Addison, TX 75001	Mesquite, TX 75150

All notices shall be deemed given on the date delivered or deposited in the mail. Either party may change the above address by sending written notice of the change to the other party. Either party may request in writing that notices shall be delivered personally or by certified U.S. mail, and the request shall be carried out by the other party.

Article 29. Pertinent Non-Discrimination Authorities

During the performance of this contract, the Town, for itself, its assignees, and successors in interest agree to comply with the following nondiscrimination statutes and authorities; including but not limited to:

A. Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.

B. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects).

C. Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), as amended, (prohibits discrimination on the basis of sex).

D. Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.) as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27.

E. The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age).

F. Airport and Airway Improvement Act of 1982, (49 U.S.C. Chapter 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex).

G. The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms “programs or activities” to include all of the programs or activities of the Federal-aid

recipients, subrecipients and contractors, whether such programs or activities are Federally funded or not).

H. Titles II and III of the Americans with Disabilities Act, which prohibits discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38.

I. The Federal Aviation Administration's Nondiscrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex).

J. Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures nondiscrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations.

K. Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, the parties must take reasonable steps to ensure that LEP persons have meaningful access to the programs (70 Fed. Reg. at 74087 to 74100).

L. Title IX of the Education Amendments of 1972, as amended, which prohibits the parties from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq.).

Article 30. Signatory Warranty

Each signatory warrants that the signatory has necessary authority to execute this agreement on behalf of the entity represented.

Each party is signing this agreement on the date stated below that party's signature.

THE LOCAL GOVERNMENT

_____
Signature

David Gaines
Type or Printed Name

City Manager
Title

_____
Date

THE STATE OF TEXAS

_____
Signature

Ceason Clemens, P.E.

Dallas District Engineer

_____
Date

CSJ # 0918-47-441
District # DAL/18
Code Chart 64 # 00200
Project: Traffic Signal
Reimbursement
Federal Highway Administration
CFDA No.20.205
Not Research and Development

ATTACHMENT A
TOWN RESOLUTION OR ORDINANCE

CSJ # 0918-47-441
District # DAL/18
Code Chart 64 # 00200
Project: Traffic Signal
Reimbursement
Federal Highway Administration
CFDA No.20.205
Not Research and Development

ATTACHMENT B
COST ESTIMATE

Belt Line Rd. at Business Ave.
Henke TS-2 Cabinet = $22,000
Econolite Traffic Controller = $6,000
Autoscope Vision Detection System = $33,000
Subtotal = $61,000
10% contingency = $6,100
Total = $67,100

City Council (FY24) **5. a.**

Meeting Date: 07/23/2024

Department: Development Services

AGENDA CAPTION:

Hold a public hearing, present, discuss, and consider action on a request to rezone a 8.02± acre property generally located at the southwest corner of Midway Road and Beltway Drive from Planned Development (PD) to a new Planned Development (PD) district to allow for a development comprised of retail and restaurant uses, 166 multifamily dwelling units, 26 townhome fee simple lots, 16 townhome rental dwelling units, and associated public and private open space and common areas, through the approval of development plans and standards. Case 1911-Z/AMLI Treehouse, Phase II.

BACKGROUND:

The Addison Planning and Zoning Commission, meeting in regular session on June 18, 2024, voted to recommend approval of a request changing the zoning for an 8.02± acre property generally located at the southwest corner of Midway Road and Beltway Drive, addressed as 14831, 14833, 14905, and 14925 Midway Road, from Planned Development (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, with the following 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 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.

Voting Aye: Braun, Chavez, Copeland, Fansler, Smith, Sommers
Voting Nay: Barker
Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For:

- Mike Lane, 4525 Belt Line Road
- Judy Lindloff, 14891 Towne Lake Circle

On:

- None

Against:

- Trisha Stuart, 15755 Seabolt Place
- Yvette Pelky, 4021 Rive Lane
- Karen Perry, 14597 Greenleaf Court

RECOMMENDATION:

Administration recommends approval of the request subject to the following 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 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.

Attachments

1911-Z Presentation
1911-Z Ordinance
1911-Z Staff Report
1911-Z Development Standards
1911-Z Site Plan
1911-Z Landscape and Tree Preservation Plan
1911-Z Facade and Floor Plans
1911-Z Retail Inspirational Imagery
1911-Z Public Input
1911-Z Applicant Presentation

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

Case 1911-Z AMLI Treehouse, Phase II

LOCATION:

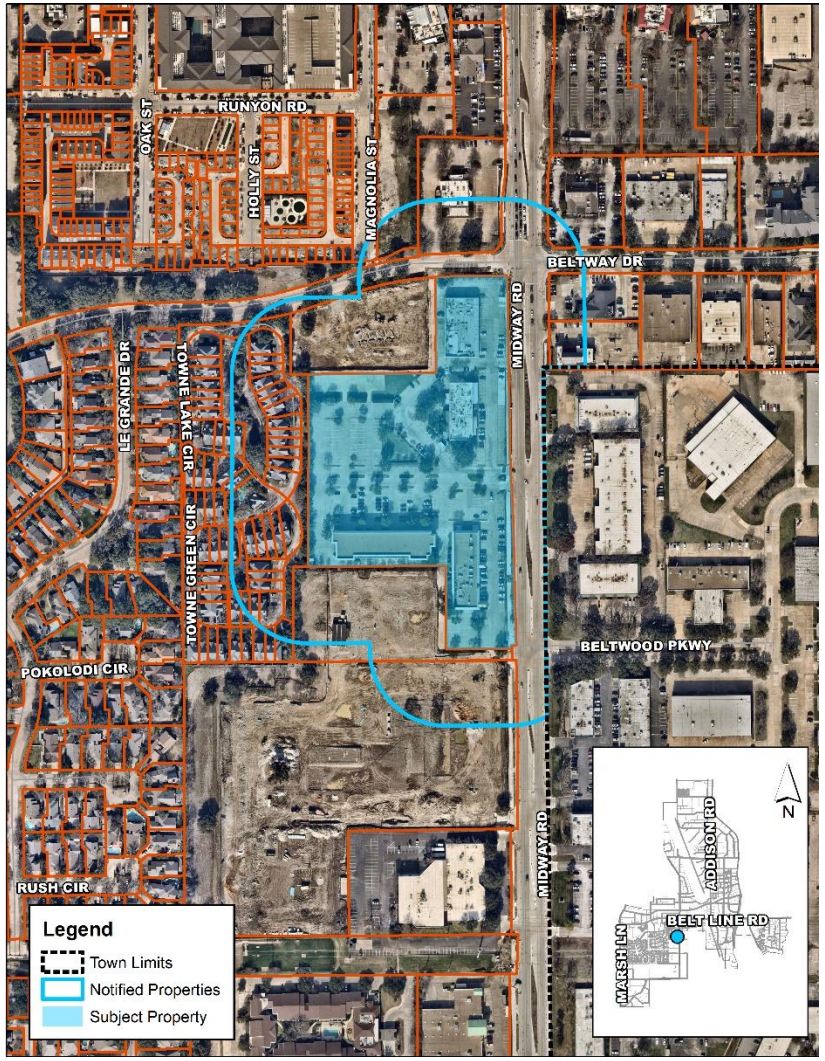
8.02± acres generally located at the southwest corner of Midway Road and Beltway Drive (addressed as 14831, 14833, 14905, and 14925 Midway Road)

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.



Case 1911-Z AMLI Treehouse, Phase II

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.

Case 1911-Z AMLI Treehouse, Phase II

Proposed Site Plan

DEVELOPMENT PLAN:

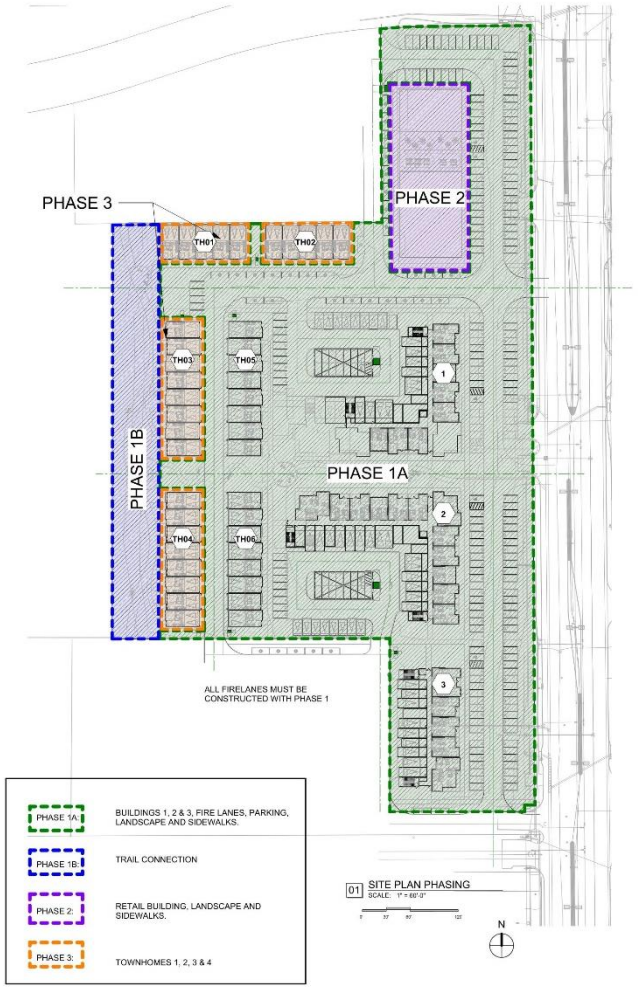
- Multi-phase development on 8.02 Acres
  - 4-story stacked flats multifamily structures with 166 multifamily dwelling units across 3 buildings
  - 12,500 SF retail/restaurant space
  - 26, 3-story fee simple townhomes
  - 16, 3-story rental townhomes

- 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)

Case 1911-Z AMLI Treehouse, Phase II



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

Case 1911-Z AMLI Treehouse, Phase II

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

AMLI TREEHOUSE II ADDISON, TX • ILLUSTRATIVE RENDERING

PN 8523139 | 06.14.2024 | AMLI DEVELOPMENT CO.

AMLI RESIDENTIAL LandDesign

Case 1911-Z AMLI Treehouse, Phase II

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

Case 1911-Z AMLI Treehouse, Phase II

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

Case 1911-Z AMLI Treehouse, Phase II

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

Case 1911-Z AMLI Treehouse, Phase II

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

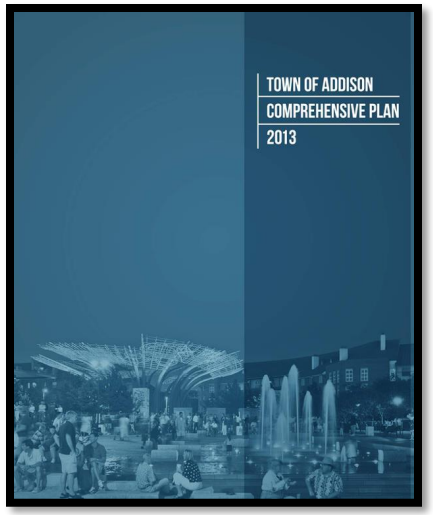
- A minimum of 15 electric vehicle charging stations installed on site

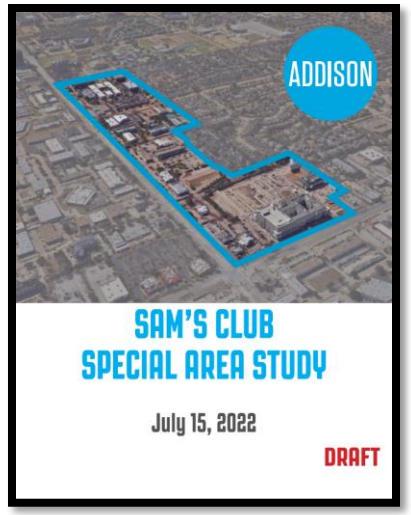
- Bus Transit Stop improvement along Midway Road (consistent with Town standards)

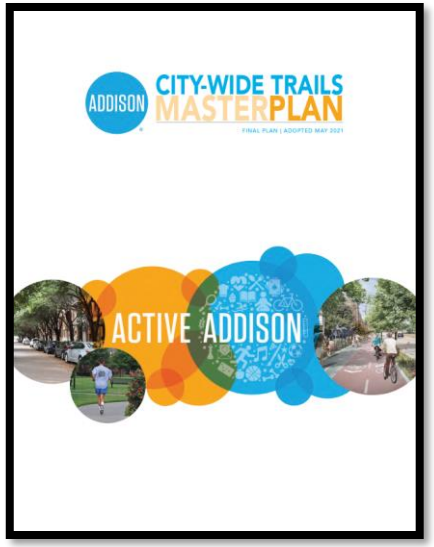
Case 1911-Z AMLI Treehouse, Phase II

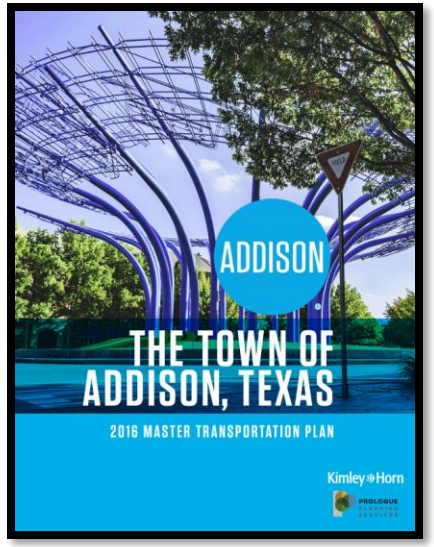
COMPLIANCE WITH TOWN LAND USE AND DEVELOPMENT POLICIES

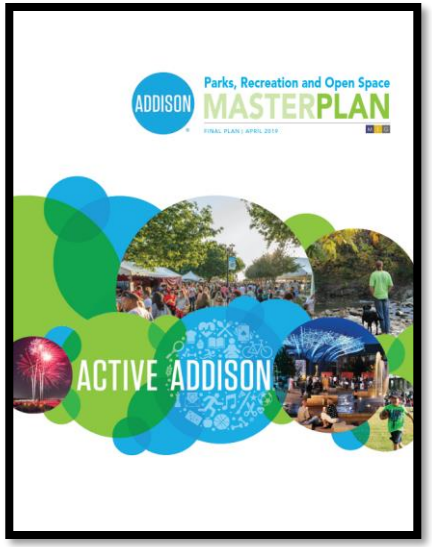
- 2013 Comprehensive Plan
- Midway South Special Area Study
- Addison Housing Policy
- Transportation, Park and Trail Master Plans











Case 1911-Z AMLI Treehouse, Phase II

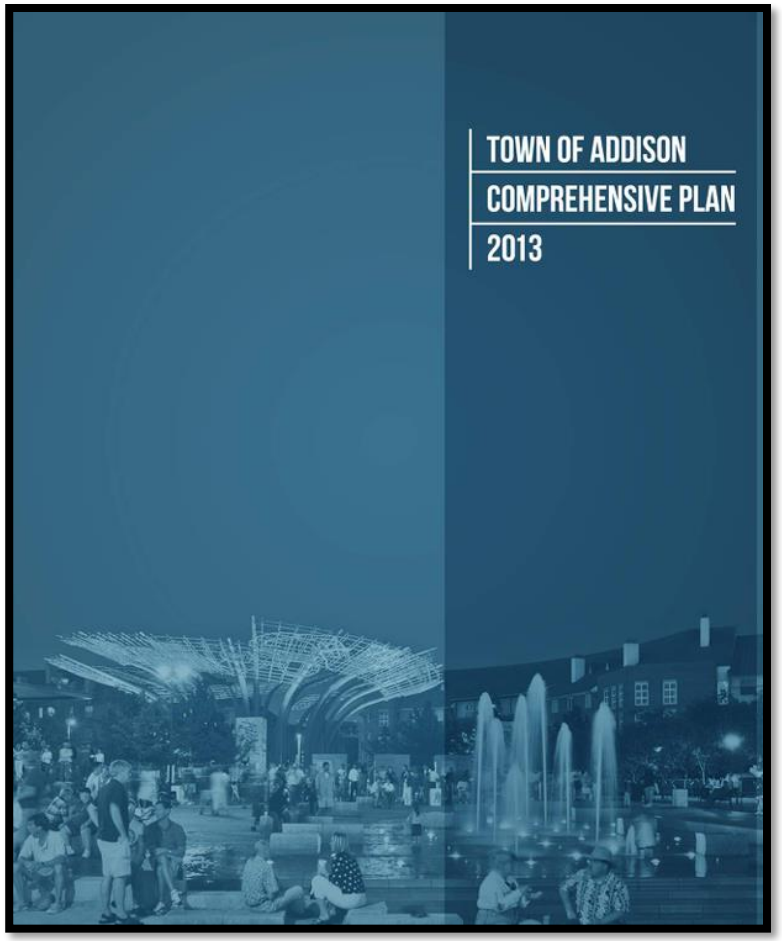
2013 COMPREHENSIVE PLAN

- 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



Case 1911-Z AMLI Treehouse, Phase II

MIDWAY SOUTH SPECIAL AREA STUDY - 2022

Overall Objective:

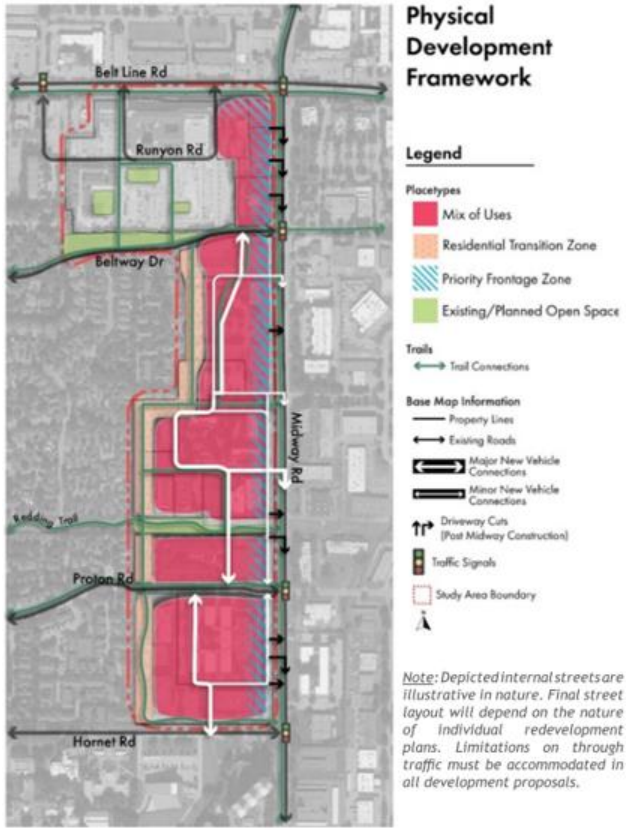
- **Support new development with uses, character, buffering, and social amenities that respect surrounding neighborhoods**

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 Par**k.
- 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.



Case 1911-Z AMLI Treehouse, Phase II

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.

Case 1911-Z AMLI Treehouse, Phase II

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

Case 1911-Z AMLI Treehouse, Phase II

ADDISON HOUSING POLICY COMPLIANCE

Density Comparisons

- **Proposed AMLI Treehouse Phase II = 23 units per acre (0.7 acres of public open space)**

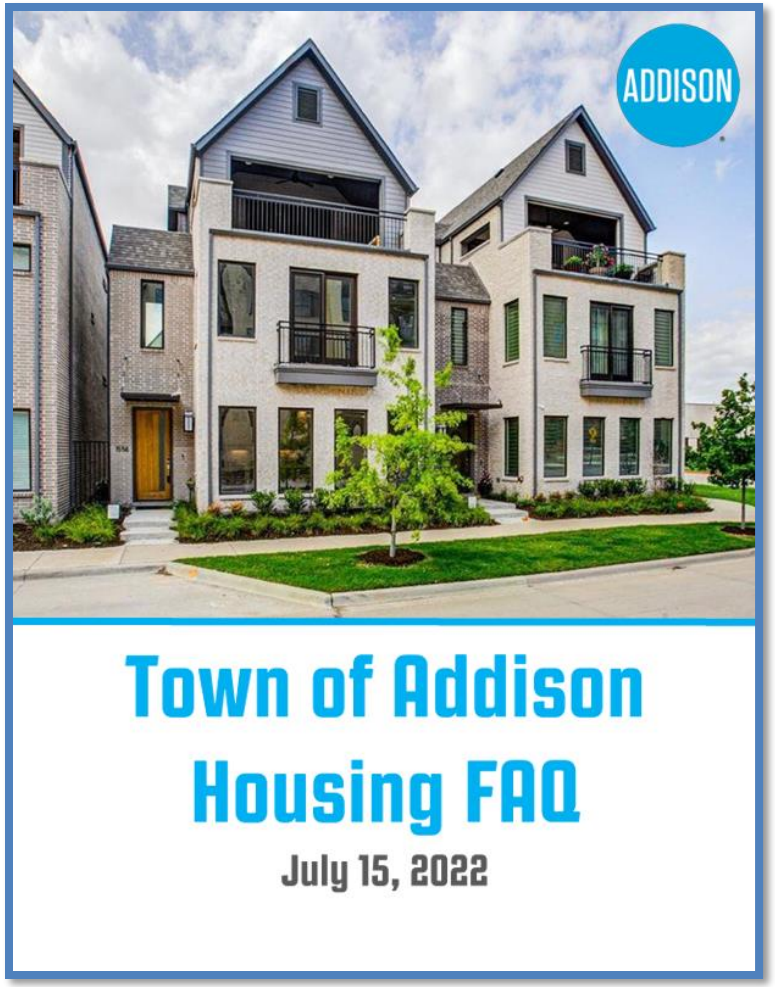
- AMLI Treehouse Phase I = **33 units per acre** (3 acres of public open space)

- 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)



Case 1911-Z AMLI Treehouse, Phase II

MITIGATION OF DEVELOPMENT IMPACTS – TRAFFIC GENERATION AND CIRCULATION

- Traffic Generation & Distribution Analysis was completed

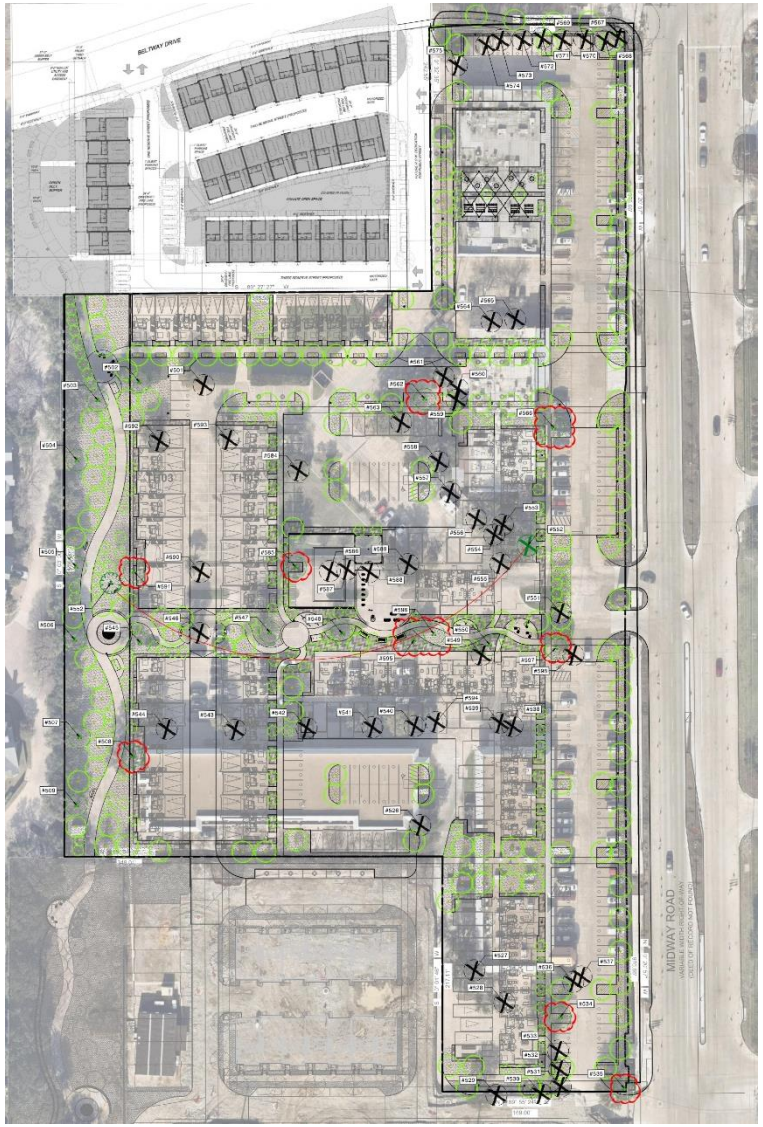
- Increased traffic is likely to be observed due to low occupancy and utilization of existing uses

- 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

Case 1911-Z AMLI Treehouse, Phase II



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

Case 1911-Z AMLI Treehouse, Phase II

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 thought 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

Case 1911-Z AMLI Treehouse, Phase II

PUBLIC NOTICE:

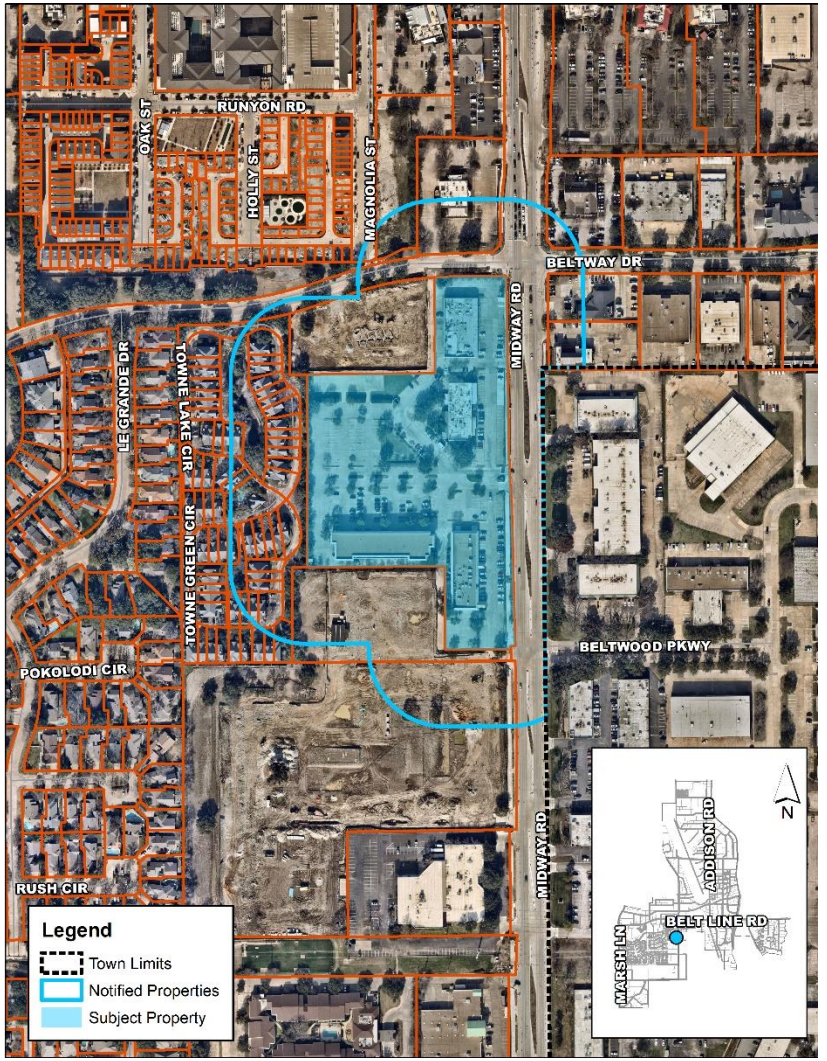
Notice of public hearing was provided to property owners within 200 feet of the subject property and DISD in accordance with Town and State law.

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.



Case 1911-Z AMLI Treehouse, Phase II

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.

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY REZONING A 8.02+/- ACRE PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF MIDWAY ROAD AND BELTWAY DRIVE, FROM PLANNED DEVELOPMENT DISTRICT (PD) TO A NEW PLANNED DEVELOPMENT DISTRICT (PD) TO ALLOW FOR THE DEVELOPMENT OF 166 MULTIFAMILY DWELLING UNITS, 26 TOWNHOME FEE SIMPLE LOTS, 16 TOWNHOME RENTAL DWELLING UNITS, RETAIL AND RESTARUANT USES, AND ASSOCIATED PUBLIC AND PRIVATE OPEN SPACE AND COMMON AREAS, THROUGH THE APPROVAL OF DEVELOPMENT PLANS AND STANDARDS; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS ($2,000.00); PROVIDING FOR SAVINGS, NO SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on June 18, 2024 the Planning & Zoning Commission considered and made recommendations on Case No.1911-Z, being a request to rezone a 8.02+/- acre property generally located at the southwest corner of Midway Road and Beltway Drive (the "Property"), from Planned Development District (PD) to a new Planned Development District (PD) to allow for the development of 166 multifamily dwelling units, 26 townhome fee simple lots, 16 townhome rental dwelling units, retail and restaurant uses, and associated public and private open space and common areas, through the approval of development plans and standards (defined herein below); and

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the Town of Addison, as amended; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this amendment promotes the general welfare and safety of this community.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

SECTION 1. That the recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

SECTION 2. The Zoning Ordinance and official zoning map shall be amended so as to rezone the Property, said Property comprising all of Lot 1, Block 1 of Midway Square Addition, and being further described in the legal descriptions on **Exhibit A** attached hereto, from Planned Development (PD) District to a new Planned Development (PD) District, subject to the following conditions:

A. Prior to the issuance of a Certificate of Occupancy for any phase of this development, that specific phase must demonstrate compliance with the Permitted Uses and Development Standards (the "Development Standards"), which are attached hereto as **Exhibit B** and made a part hereof for all purposes. and all public and private infrastructure and site amenities shall be installed in accordance with the Development

Plans, which is comprised of a site plan, landscape plan, façade. and floor plans (the "Development Plans"), which are attached hereto as **Exhibit C** and made a part hereof for all purposes.

B. The development shall comply with the terms and conditions outlined in a Memorandum of Understanding (MOU), which will serve as the basis for a future definitive development agreement(s) between the Town and Developer concerning the development. Final execution of the foregoing agreement(s) in conformance with the MOU shall be a condition precedent for issuance of a building permit for the development.

SECTION 3. Any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, Section 1-7 of the Code of Ordinances for the Town of Addison.

SECTION 4. The provisions of this Ordinance are severable, and should any section, subsection, paragraph, sentence, phrase or word of this Ordinance, or application thereof to any person, firm, corporation or other business entity or any circumstance, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of the remaining or other parts or portions of this Ordinance, and the City Council hereby declares that it would have passed such remaining parts or portions of this Ordinance despite such unconstitutionality, illegality, or invalidity, which remaining portions shall remain in full force and effect.

SECTION 5. All ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 6. This Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

PASSED AND APPROVED by the City Council of the Town of Addison, Texas, on this the ***23rd*** day of ***JULY 2024.***

TOWN OF ADDISON, TEXAS

_____
Bruce Arfsten, Mayor

ATTEST:

_____
Valencia Garcia, City Secretary

APPROVED AS TO FORM:

_____
Whitt Wyatt, City Attorney

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Being 8.2110 acres (357,672square feet) tract of land situated in the Thos L. Chenoweth Survey, Abstract No. 273 in the Town of Addison, Dallas County, Texas and being Remainder of Lot 1, Block 1 of Midway Square Addition, an addition to the Town of Addison, Dallas County, Texas recorded in Volume 93252, Page 3095 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being a portion of a tract of land described in Special Warranty Deed to VVI, Inc. recorded in Volume 96047, Page 4955 of said D.R.D.C.T., said 8.2110 acres tract being more particularly described as follows:

BEGINNING at a "X" cut set at the intersection of the west right-of-way line of Midway Road (a variable width right-of-way) and the south right-of-way line of Beltway Drive (a 60-foot wide right-of-way), also being the north line of said Lot 1;

THENCE, South 89°25'22" West, along south right-of-way line of said Beltway drive and the north line of said Lot 1, a distance of 120.00 feet to the beginning of a non-tangent curve to the left;

THENCE, Southwesterly, continuing along south right-of-way line of said Beltway drive and the north line of said Lot 1, also along the arc of said curve to the left having a central angle of 05°55'04", a radius of 660.13 feet, and a chord bearing and distance of South 87°22'46" West, 68.15 feet, and an arc length of 68.18 feet to a 1/2-inch iron with cap stamped "Bowman Prop Cor" set for corner at the end of said curve and being the northeast corner of A Motel Addition, an additional to the Town of Addisson, Dallas County, Texas recorded in Volume 79219, Page 181 of said D.R.D.C.T.;

THENCE, South 00°32'52" East, along the east line of said A Motel Addition and the west line of said Lot 1, a distance of 242.55 feet to a "PK" nail set for corner, same being the southeast corner of said A Motel Addition;

THENCE, South 89°27'10" West, along the south line of said A Motel Addition, a distance of 338.58 feet to a 1/2-inch iron rod found for the most north westerly corner of said Lot 1, and being the most north easterly corner of Lot 67 (Common Area) of Town Lake, an additional to the Town of Addison, Dallas County, Texas recorded in Volume 97003, Page 1033 of said D.R.D.C.T.;

THENCE, South 00°03'17" East, along the east line of said Lot 67 and the west line of said Remainder Lot 1, a distance of 518.66 feet to a "PK" set for corner on the north line of Lot1R, Block 1 of Switzer & Jones Addition, an addition to the Town of Addison, Dallas County, Texas, and from which a "PK" nail found bears North 82°02'28" East, 0.75 feet;

THENCE, North 89°47'02" East, along the north line of said Lot 1R, and the south line of said Lot 1, a distance of 348.13 feet to a "PK" nail set for corner and being the northeast corner of said Lot 1R, from which a "PK" nail found bears South 27°19'27" East, 0.61 feet;

THENCE, South 00°12'58" East, along the east line of said Lot 1R, a distance of 218.56 feet to a "PK" nail set for the most southerly west corner of said Lot 1, from which a "X" cut found bears North 35°01'11" West, 1.08 feet;

EXHIBIT A

THENCE, along the common line of said Lot 1 and Lot 1R the following three (calls):

1) North 89°47’02” East, a distance of 168.39 feet to a 1/2-inch iron rod with cap stamped “BOWMAN PROP COR” ser for corner;
2) North 00°12’58” West, a distance of 8.17 feet to a 1/2-inch iron rod with cap stamped “BOWMAN PROP COR” ser for corner;
3) North 89°47’02” East, at a distance of 1.92 feet passing a 5/8-inch iron rod found for the most south easterly corner of said Lot 1R, continuing for a total distance of 13.11 feet to a 1/2-inch iron rod with cap stamped “BOWMAN PROP COR” ser for corner on the west right-of-way line of said Midway Road, and being the most southerly east corner of said Lot 1;

THENCE, along the west right-of-way line of said Midway Road and the east line of said Lot 1 the following five (5) calls:

1) North 00°23’13” West, a distance of 977.17 feet to a “X” cut set for corner;
2) South 89°47’02” West, a distance of 11.00 feet to a “X” cut set for corner;
3) North 00°23’13” West, a distance of 151.21feet to a “X” cut set for corner;
4) North 06°18’20” East, a distance of 94.39 feet to “X” cut set for corner;
5) North 00°23’13” West, a distance of 255.65 feet to the **POINT OF BEGINNING**, and containing 8.2110 acres (357,672 square feet) of land.

EXHIBIT A

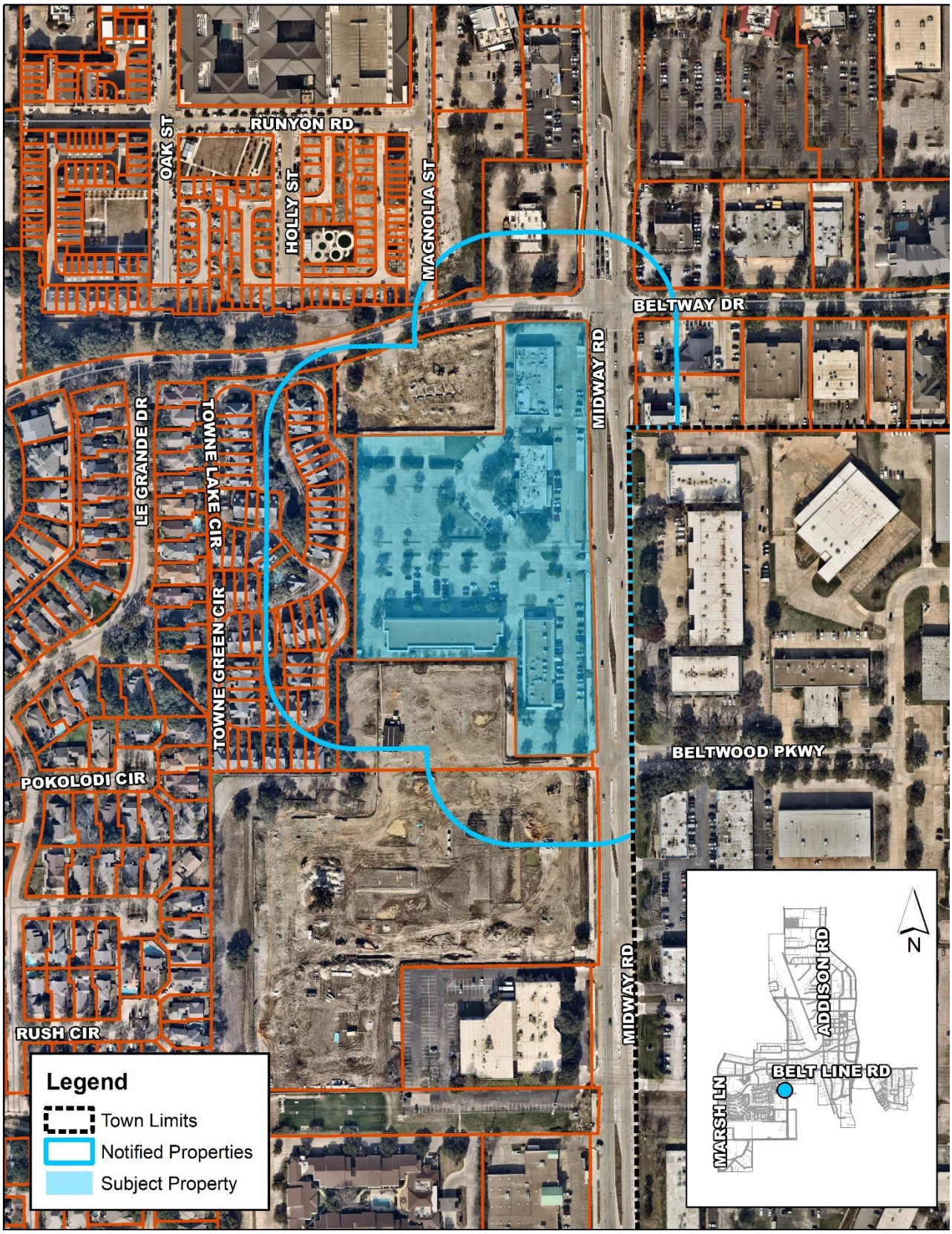
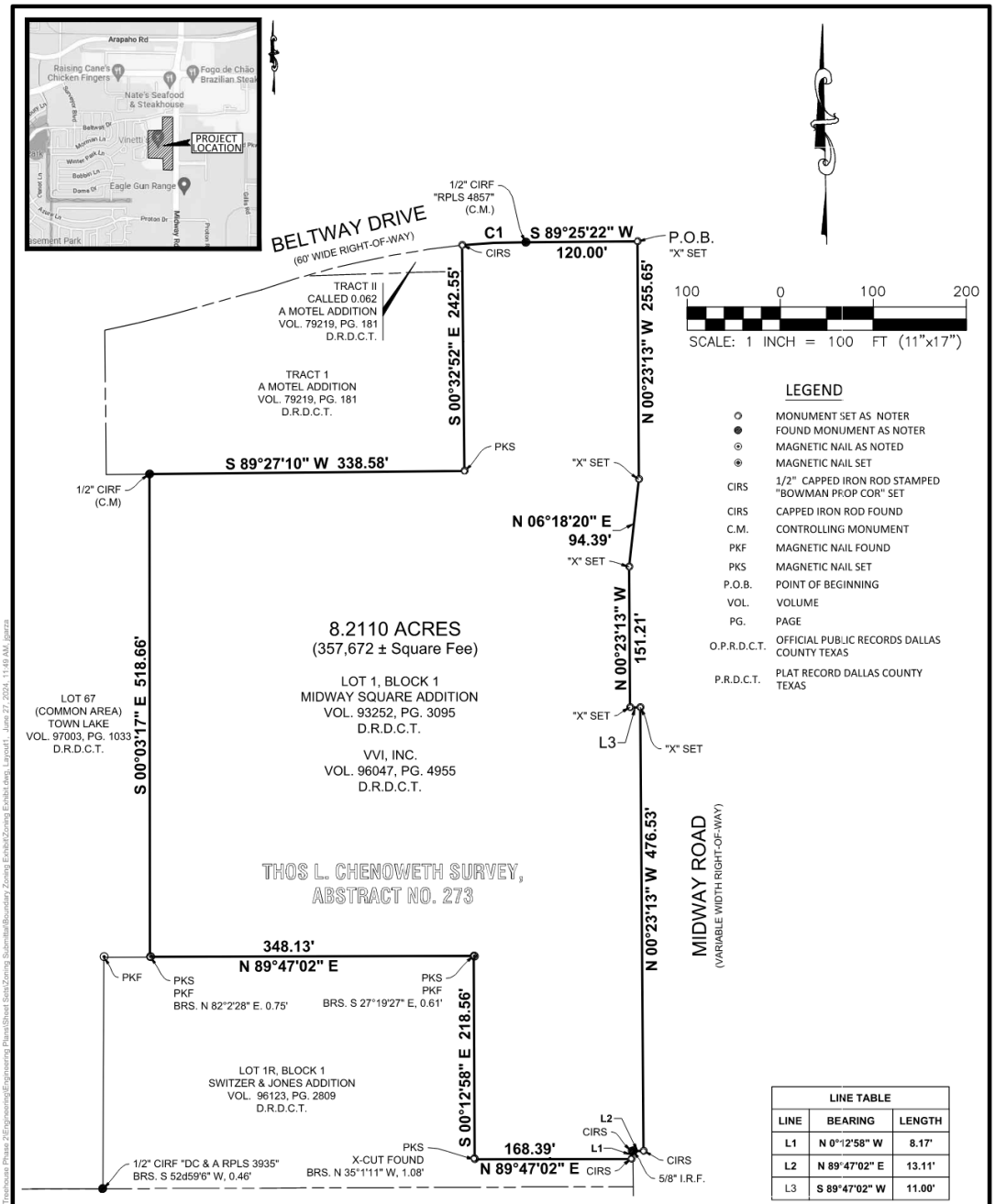

RUNYON RD
OAK ST
HOLLY ST
MAGNOLIA ST
BELTWAY DR
MIDWAY RD
LE GRANDE DR
TOWNE LAKE CIR
TOWNE GREEN CIR
POKOLODI CIR
BELTWOOD PKWY
RUSH CIR
MIDWAY RD
Legend
Town Limits
Notified Properties
Subject Property
N
ADDISON RD
BELT LINE RD
MARSH LN

EXHIBIT A



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 0°12'58" W	8.17'
L2	N 89°47'02" E	13.11'
L3	S 89°47'02" W	11.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	BEARING	CHORD	DELTA
C1	660.13'	68.18'	S 87°22'46" W	68.15'	5°55'04"

NOTES

1. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF THE 1983 (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 1.000136506.
2. AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, PER MAP NUMBER 48113C0180K DATED JULY 7, 2014 PANEL 180 OF 725, THE SURVEYED PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
3. THIS SURVEY WAS MADE IN CONJUNCTION WITH THE INFORMATION DESCRIBED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY GF NUMBER 5178748-S-TX-CP-GL, EFFECTIVE DATE FEBRUARY 11, 2024.

ZONING EXHIBIT

Bowman

© 2024 Bowman Consulting Group, Ltd.
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Phone: (972) 497-2993 • www.bowman.com
TBPE Firm Registration No. F-14309

C:\Users\jgarza\Bowman Consulting Group\Bowman_DAL - Resources\NTX\New Projects\AMLI Treehouse Phase 2\Engineering\Engineering Plans\Sheet Sets\Zoning Submittal\Boundary Zoning Exhibit\Zoning Exhibit.dwg, Layout1, June 27, 2024, 11:49 AM, jgarza

EXHIBIT B

PERMITTED USES AND DEVELOPMENT STANDARDS

1. **Permitted Uses:**
   A. Single-Family Residence (Attached or Detached).

   B. Townhome.

   C. Condominium.

   D. Multifamily (Stacked Flat).

   E. Multifamily (Townhome).

   F. Office/Co-Working.

   G. Retail.

   H. Restaurant (Special Use Permit (SUP) required).

   I. Accessory uses encompassing community, social, and recreation facilities customary to single-family and multifamily residential development, and home occupations that do not employ persons outside the residence and that do not alter the physical structure or generate additional parking demand.

2. **Maximum Number of Multifamily Dwelling Units:** 182 dwelling units (166 stacked flat dwelling units and 16 townhome dwelling units).

3. **Development Phasing and Operational Restrictions:** The Development Plans shall be implemented in accordance with the phasing plan depicted in **Exhibit C**, and as further defined by the terms and conditions outlined in a Memorandum of Understanding (MOU), which will serve as the basis for a future development agreement between the Town and Developer.

4. **Required Homeowner's Association:** A homeowner's association and associated restrictive covenants shall be established for the Townhomes at the time of Final Plat. Said covenants shall account for HOA maintenance of Townhome common areas.

5. **Maximum Building Coverage (Overall Site):** 75 percent of the gross site area, as depicted in **Exhibit C.**

6. **Landscape Area (Overall Site):**
   A. Minimum Landscape Area: 20 percent of the gross site area (inclusive of the open space dedicated to the Town), or as depicted in **Exhibit C**.

   Minimum Tree Plantings: New canopy tree plantings shall be a minimum of four (4) caliper inches in diameter. Tree planting may be achieved in public open space, private open space, common areas, and/or private yards.

   Trees shall be planted to achieve all required tree mitigation on site. Where mitigated trees are at least eight (8) caliper inches in diameter, a replacement tree, of at least six (6) caliper inches in diameter, must be utilized to fulfill mitigation requirements on an inch-for-inch basis.

Alternative replacement and transplant trees shall be considered by the Town where said trees can enhance the diversity of tree planting and positively contribute to the overall aesthetics and screening needs for the site. The Director of Parks and Recreation may approve alternative tree mitigation standards to account for transplanting of mature trees.

B. Required Site Landscape: Excluding streets, parking, sidewalks, and other required hardscape, common areas are to be landscaped and irrigated. Residential ground floor frontages shall be required to landscape the entire area between the edge of sidewalk and the primary building facade, excluding access to sidewalks, stairs, stoops, porches, and patios. This area must be irrigated, and may be landscaped with ground cover, low shrubs, and ornamental trees.

C. Required Perimeter Screening: Existing, healthy trees situated between new buildings and the existing residential neighborhood to the west shall be preserved whenever possible, and new evergreen and deciduous plantings shall be allocated to screen and buffer this site from these existing neighborhoods.

7. Public Open Space:

A. Minimum Public Open Space: 0.70 acres, as depicted on **Exhibit C**.

B. Redding Trail Extension: A 10-foot wide trail shall be installed to extend the Redding Trail to the northern limit of the site, as depicted in **Exhibit C.**

C. Public Open Space Furnishings: Public open space shall be amenitized with site furnishings such as benches, trash receptacles, pedestrian lighting, and public art.

D. Public Open Space Landscape: Landscape shall be irrigated and shall include a mix of evergreen and deciduous canopy and ornamental tree species, ornamental ground cover, and zoysia, bermuda, or acceptable alternative grass turf.

E. Public Open Space Installation and Maintenance: All public open space improvements shall be installed by the developer. Upon satisfactory completion of the public open space improvements, the developer shall convey the public open space to the Town. Upon acceptance of the Public Open Space, the Town shall be responsible for maintaining the Public Open Space.

8. Street Connectivity and Streetscape Standards:

A. Private Streets: All streets shall be private and shall be constructed to meet Town specifications for public streets, as modified by the street standards established herein. Public access easements shall be provided at the time of platting to accommodate needed site access. Where this district conflicts with any Town regulation for private streets, the standards of this district and any subsequently established MOU and/or development agreement, shall prevail.

B. Typical Street Section: Dimensional standards and typical components of the streets within the district are provided below. The list is all inclusive, however, some elements may be excluded or modified for individual sections based on site context. Any deviations are as depicted in **Exhibit C**.

A. Travel lanes: Two, 12-foot travel lanes.
B. Curb Parking lanes: 8 feet, on each side of the street, where feasible and appropriate.
C. Planting Strip: 5 feet, on each side of the street.
D. Street Trees: One tree every 40 linear feet. Variations may be permitted by the Director of Parks and Recreation where alternative designs can positively contribute to the overall aesthetics of the site.
E. Street Lighting: Uniformly spaced street lamps, achieving a minimum average lighting of 2.0 footcandles, with a minimum of 1.0 footcandle, consistent with the Illuminating Engineer Society's recommendation for a mixed vehicle and pedestrian area. The exact location shall be provided in accordance with a lighting plan approved at the time of site development permit approval.
F. Sidewalk: 6 feet, on each side of the street.

9. Pavement Treatments: Enhanced pavement treatments will be provided at key pedestrian features through the development. This will be achieved through the use of pavers, as well as unique concrete treatments such painting, staining, and patterned sawcut.

10. Multifamily (Stacked Flat) Form Standards:

A. Minimum Lot Area: None.

B. Minimum Lot Width: None.

C. Maximum Lot Width: 600 feet.

D. Minimum Lot Depth: None.

E. Maximum Lot Depth: 300 feet.

F. Minimum Building Setbacks:
   A. Front Yard: 60 feet from the eastern property boundary and 10 feet from the front of curb.
   B. Side Yard: 15 feet from front of curb.
   C. Rear Yard: 15 feet from front of curb.
   D. Existing Neighborhood: 150 feet from the westernmost subdivision boundary.

G. Maximum Building Height: 60 feet from top of foundation.
   A. Parapet Height and Architectural Projections: In order to provide appropriate projections, up to 50 percent of the facades may accommodate parapet height offsets and other unique architectural features that project above the maximum building height by no more than 10 feet.

H. Minimum Floor Area Per Dwelling Unit: 600 square feet.

11. Multifamily (Townhome) Form Standards:

A. Minimum Lot Area: None

B. Minimum Dwelling Unit Width: 20 feet.

C. Minimum Dwelling Unit Depth: 40 feet.

D. Minimum Building Setbacks:
   A. Front Yard: 4 feet from the back of sidewalk.
   B. Side Yard:
      1. End Cap Dwelling Units: 16 feet from the front of curb.
      2. All other units: None.
   C. Rear Yard: None.
   D. Existing Neighborhood: 120 feet from the westernmost subdivision boundary.

E. Permitted Setback Encroachments:
   A. Overhangs and balconies: 5 feet.
   B. Patios and courtyards: Within 1 foot of the back of sidewalk.

F. Maximum Building Height: 3 stories, 45 feet for flat roof forms and 48 feet for pitched roof forms, from top of foundation.

G. Minimum Floor Area Per Dwelling Unit: 1,500 square feet.

H. Outdoor Living Areas: All dwelling units shall have a projected or recessed balcony, and a ground floor patio area accessible from a sidewalk or trail, that are a minimum depth of 4 feet.

12. Townhome (Fee Simple) Form Standards:

A. Minimum Lot Area: None.

B. Minimum Lot Width: 20 feet.

C. Minimum Lot Depth: 50 feet.

D. Minimum Building Setbacks:
   A. Front Yard: Street-facing: 10 feet from front of curb. Park-facing: 5 feet, when fronting public open space.
   B. Side Yard:
      1. 3 feet and 20 feet separation between adjacent buildings.
      2. All other lots: None
   C. Rear Yard: None.
   D. Existing Neighborhood: 60 feet from the westernmost subdivision boundary.

E. Permitted Setback Encroachments:
   A. Overhangs and Balconies: 5 feet
   B. Patios and Courtyards: Within 1 foot of the back of sidewalk.

F. Maximum Building Height: 3 stories, 45 feet for flat roof forms and 48 feet for pitched roof forms, from top of foundation.

G. Minimum Floor Area Per Dwelling Unit: 1,800 square feet.

H. Outdoor Living Areas: All dwelling units shall have a projected or recessed balcony, and a ground floor patio area accessible from a sidewalk or trail, that are a minimum depth of 4 feet.

13. Parking:

A. Minimum Parking Requirements:

A. Multifamily (Stacked Flat): 1 space per bedroom.
B. Multifamily (Townhome): 2 enclosed spaces per dwelling unit and 0.5 surface parking spaces per dwelling unit.
C. Townhome (Fee Simple): 2 enclosed spaces per dwelling unit and 0.5 surface parking spaces per dwelling unit.
D. Office/Co-Working: 1 space per 300 square feet of floor area.
E. Retail: 1 space per 200 square feet of floor area.
F. Restaurant: 1 space per 175 square feet of floor area.

14. Façade: Building facades shall comply with the Development Plans depicted in **Exhibit C** and with the terms and conditions of the MOU and any subsequently executed development agreement.

15. Mechanical Equipment Placement and Screening: Mechanical equipment shall be mounted on the roof and be screened from view from all rights-of-way and located to minimize noise intrusion off each lot. Screening must be architecturally compatible with the building design. The Multifamily (Townhomes) may have ground-mounted HVAC units, provided that said units are screened from view with landscape or hardscape features.

16. Fencing:

A. Private Yard Fencing: Private yard fencing shall substantially comply with the Development Plan. Fencing shall not exceed four (4) feet in height and shall be no more than 50 percent opaque and shall be constructed of ornamental materials.

17. Sustainability:

A. LEED Certification: The Multifamily component of the project shall, at a minimum, achieve LEED Silver certification.

B. Electric Vehicle Charging Infrastructure: To accommodate a minimum of 15 electric vehicle charging stations shall be provided for the project.

C. Public Art: Funding shall be provided for public art in coordination with the Town and in accordance with the terms and conditions of the MOU and any subsequently executed development agreement.

D. Bus Transit Facilities: The developer shall improve the bus transit shelter on Midway Road. The bus transit shelter materials shall be consistent with Town standards.

18. Unit Features:

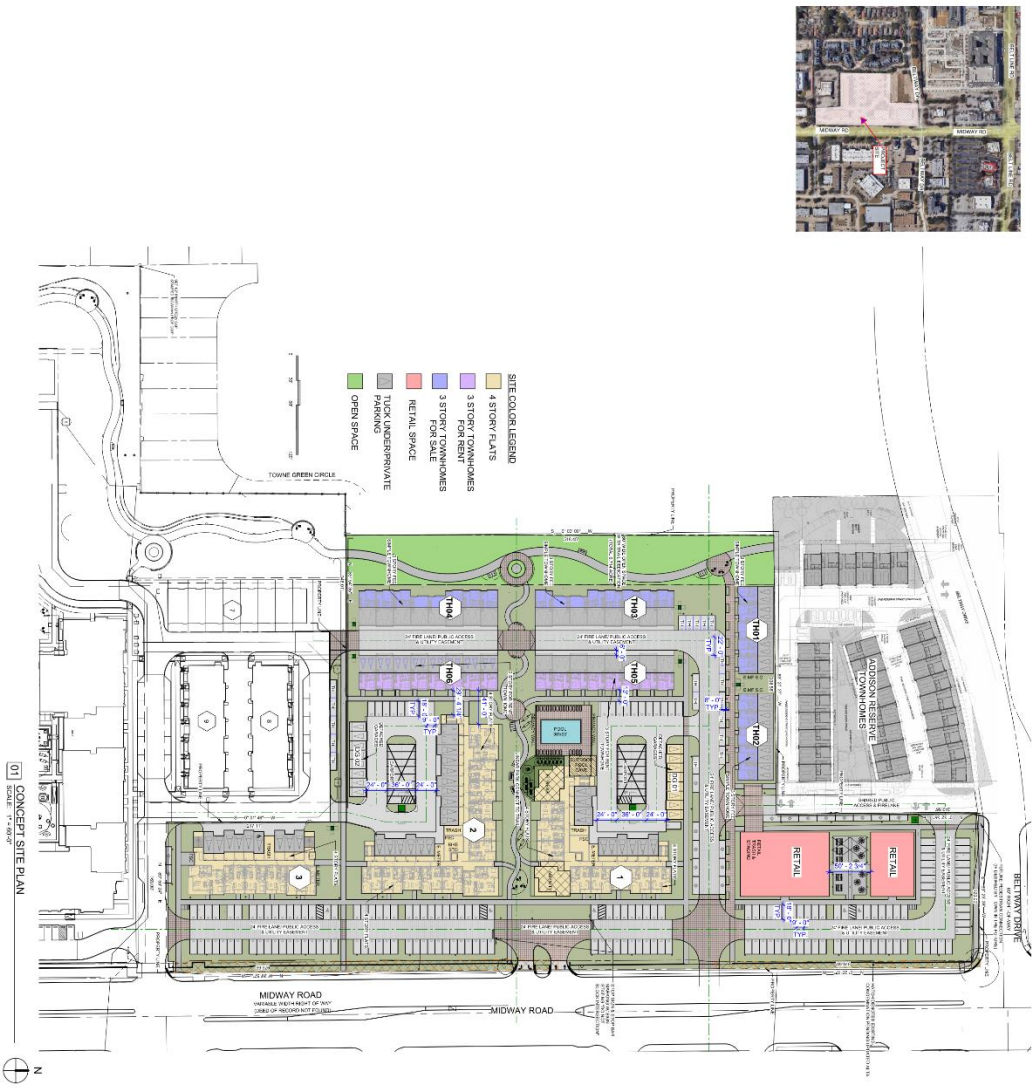
EXHIBIT B

A. Interior Finishes: There shall be no linoleum or Formica surfaces in the units. All countertops shall be granite, stone, or a superior surface material.

B. Appliances: All units shall be equipped with energy efficient appliances.

EXHIBIT C

DEVELOPMENT PLANS



SITE DENSITY		
SITE AREA		8.335 ACRES
BEFORE MIDWAY DEDICATION		
AFTER MIDWAY DEDICATION		8.072 ACRES
TOTAL UNITS		181 UNITS
PROPOSED DENSITY		22.68 UNITS/ACRE
ZONING		
EXISTING PD ORDINANCE NO. 83-039 PLANNED DEVELOPMENT DISTRICT		
RESTAURANT USES MAX. 2 STORIES OR 35 FEET		
PROPOSED USES: TOWNHOMES, RETAIL & MULTIFAMILY		
OPEN SPACE		
TRANSITION ZONE		0.714 ACRE
LANDSCAPE AREA SUMMARY		(8.58% OF TOTAL SITE)
TOTAL SITE AREA		8.6335ACRES
TOTAL LANDSCAPED AREA		2.2324ACRES
PERCENTAGE PROPOSED LANDSCAPE		1.5742ACRES
RESIDENTIAL UNITS		235%
BUILDING 1 - 4 STORY		
1 BED 1 BATH		50
2 BED 2 BATH		9
SUBTOTAL		59
BUILDING 2 - 4 STORY		
1 BED 1 BATH		64
2 BED 2 BATH		11
SUBTOTAL		75
BUILDING 3 - 4 STORY		
1 BED 1 BATH		16
2 BED 2 BATH		16
SUBTOTAL		32
TOWNHOMES 3 STORY RENTAL - TH05		
2 BED 2 BATH		8
SUBTOTAL		8
TOWNHOMES 3 STORY RENTAL - TH06		
2 BED 2 BATH		16
SUBTOTAL		16
TOTAL MULTIFAMILY UNITS		132 75%
2 BATH 2 BED CI		34 26%
TOWNHOMES RENTAL (TH)		36 25%
TOTAL		182 100%
AVERAGE (M² FLAT) NET AREA		838.8 SQ.FT
TOWNHOMES FEE SIMPLE (TH01-TH04) 3 STORY		26
2,238 - 2,262 NET SQ. FT.		
TOWNHOMES RENTAL (TH05) & TH06) 3 STORY		16
2,238 - 2,262 NET SQ. FT.		
PARKING REQUIRED		
BUILDING 1 - 1 PARKING SPACE PER BEDROOM		70
BUILDING 2 - 1 PARKING SPACE PER BEDROOM		86
BUILDING 3 - 1 PARKING SPACE PER BEDROOM		48
TOWNHOMES FEE SIMPLE - 2 SPACES PER UNIT		52
TOWNHOMES RENTAL - 2 SPACES PER UNIT		32
RETAIL 1 PARKING SPACE PER 275 SQ. FT		72
TOTAL REQUIRED		377
BIKE SPACES REQUIRED 1 PER EVERY 10 VEHICLE SPACES (MIN. 50% SHALL BE ENCLOSED)		40
PARKING PROVIDED		
BUILDING 1 TUCK UNDER GARAGE		70
BUILDING 2 TUCK UNDER GARAGE		86
BUILDING 3 TUCK UNDER GARAGE		48
FEE SIMPLE TOWNHOMES GARAGES		52
FOR RENT PRIVATE GARAGES		32
FOR RENT TUCK UNDER GARAGES		16
DETACHED GARAGE		16
SURFACE SPACES		55
PARALLEL SPACES		33
SURFACE SPACES		183
TOTAL		381

AMLI TREEHOUSE 2 09/19/2024

TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS

TOWN PROJECT NUMBER: **1911-Z**

PARCEL

HLR ARCHITECTS

HERSKELEY LAMMON RACHEL, INC.

DALLAS • HOUSTON • SEATTLE

WWW.HLRINC.NET

PH (972) 726-9400

SENIOR PROJECT MGR. JCT

PROJECT MANAGER

DRAWN BY: JR

TEAM JCT, BW/PI, MD, JCP, AP

REVISIONS

CONSTRUCTION COST ANALYSIS/DEVELOPMENT CO.
ATTN: JOE BRUCE
5957 KELLER SPRING RD.
ADDISON, TEXAS 75001
PH. 972.269.8700

BRUCE & RACHEL, AIA
TX & ARIZONA REG. 14872

THE ARCHITECTURAL WORKS
NOT FOR CONSTRUCTION

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TREEHOUSE PHASE II

TOWN OF ADDISON, TX

AMLI RESIDENTIAL

Zoning: 09/19/2024

Permit Issue Set: --/--/----

Construction Issue Set: --/--/----

Project #: 23290

Drawing No.: **A001**

CONCEPT PLAN

EXHIBIT C

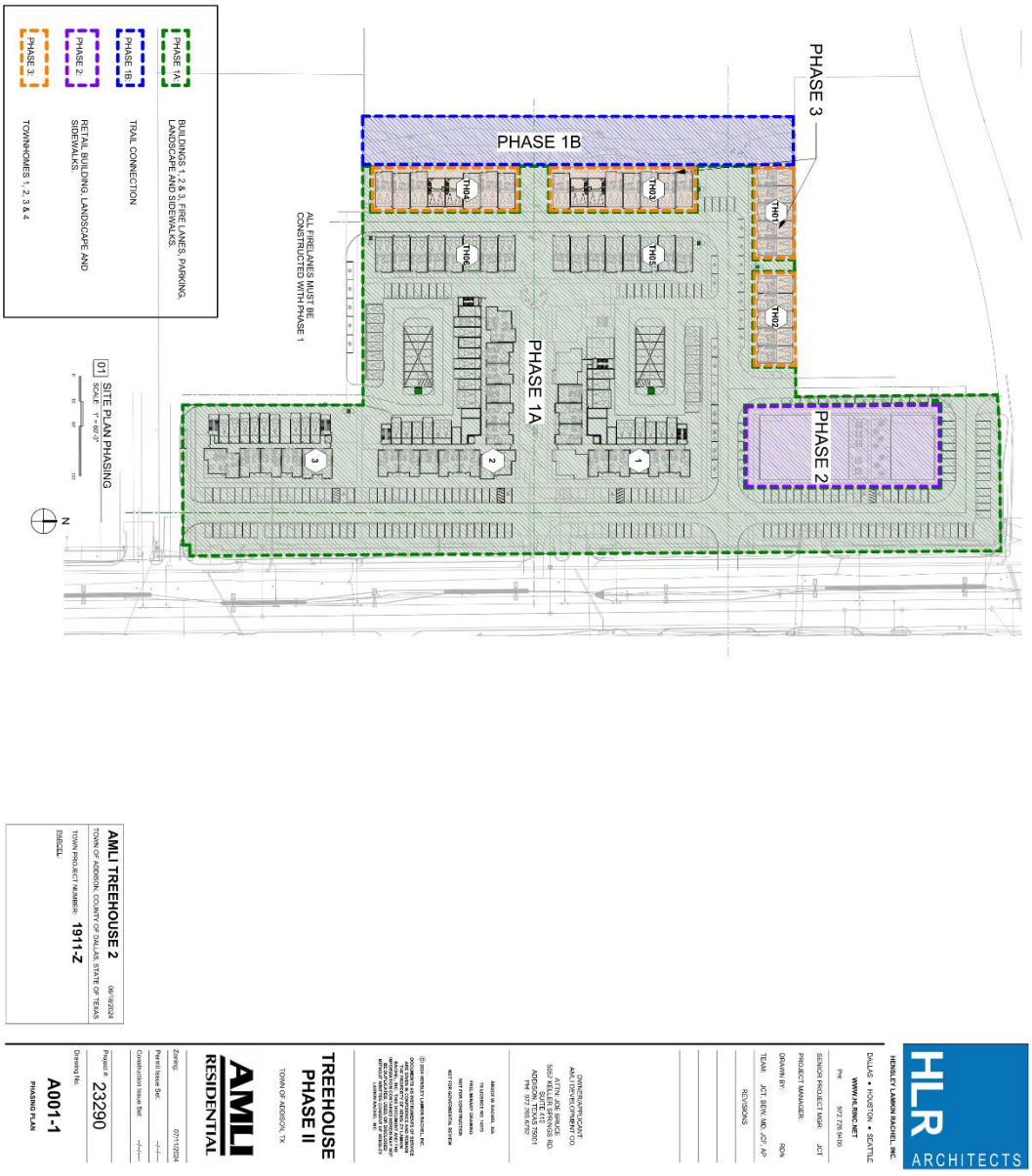

PHASE 1A
BUILDINGS 1, 2 & 3, FIRE LANES, PARKING, LANDSCAPE AND SIDEWALKS.
PHASE 1B
TRAIL CONNECTION
PHASE 2:
RETAIL BUILDING, LANDSCAPE AND SIDEWALKS.
PHASE 3:
TOWNHOMES 1, 2, 3 & 4
PHASE 1B
PHASE 3
PHASE 1A
PHASE 2
ALL FIRELANES MUST BE CONSTRUCTED WITH PHASE 1
01 SITE PLAN PHASING
AMLI TREEHOUSE 2
TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS
TOWN PROJECT NUMBER: 1911-Z
HLR ARCHITECTS
TREEHOUSE PHASE II
AMLI RESIDENTIAL
A001-1
PHASING PLAN

EXHIBIT C

LANDSCAPE AREA SUMMARY

TOTAL SITE AREA	349502 SF/ 8.023 AC.
TOTAL LANDSCAPE AREA	85868 SF/ 1.97 AC.
PERCENTAGE LANDSCAPE AREA	25% (include redding trail)

NOTES:
- AN IRRIGATION PLAN IS REQUIRED ON CIVIL AND CONSTRUCTION PLANS AND MUST BE SIGNED AND SEALED BY A LICENSED IRRIGATOR
- ALL IRRIGATION CONTROLLERS MUST HAVE A RAIN AND FREEZE SENSORS

Alternate Tree Mitigation Plan and Credits

	Tree Count	Caliper Inches	Notes
Existing Site Trees Surveyed	71	1,036	
Trees Removed	24	336	
Trees Transplanted	1	31	
Total Tree Mitigation Required		**681**	
Property (8.023 ac)	140	840	
Single Family Lot (2.5)	60	150	
Total Property Mitigation Provided	**200**	**990**	
Mitigation Credit - Transplant Heritage Trees	155	5X Credit for relocating Heritage Trees (#552)	
Total Mitigation (Property, Park, Credit)		**1,145**	
Total Mitigation Surplus (Deficit)		**464**	

Notes
- The Total Mitigation Surplus caliper inches provides a contingency if a tree can't be preserved or planted as shown herein
- Mitigation Credit - Transplant Heritage Trees determined by Director of Parks and Recreation (31" Transplanted x 5 = 155" caliper Inch Mitigation Credit).
- Note, there is no warranty for transplanting the one (1) heritage tree on-site. Alternative replacement and transplant needs shall be considered by the Town where said trees can enhance the diversity of tree planting and positively contribute to the overall aesthetics and screening needs for the site.
- The Director of Parks and Recreation may approve alternative tree mitigation standards to account for transplanting of mature trees

EXHIBIT C

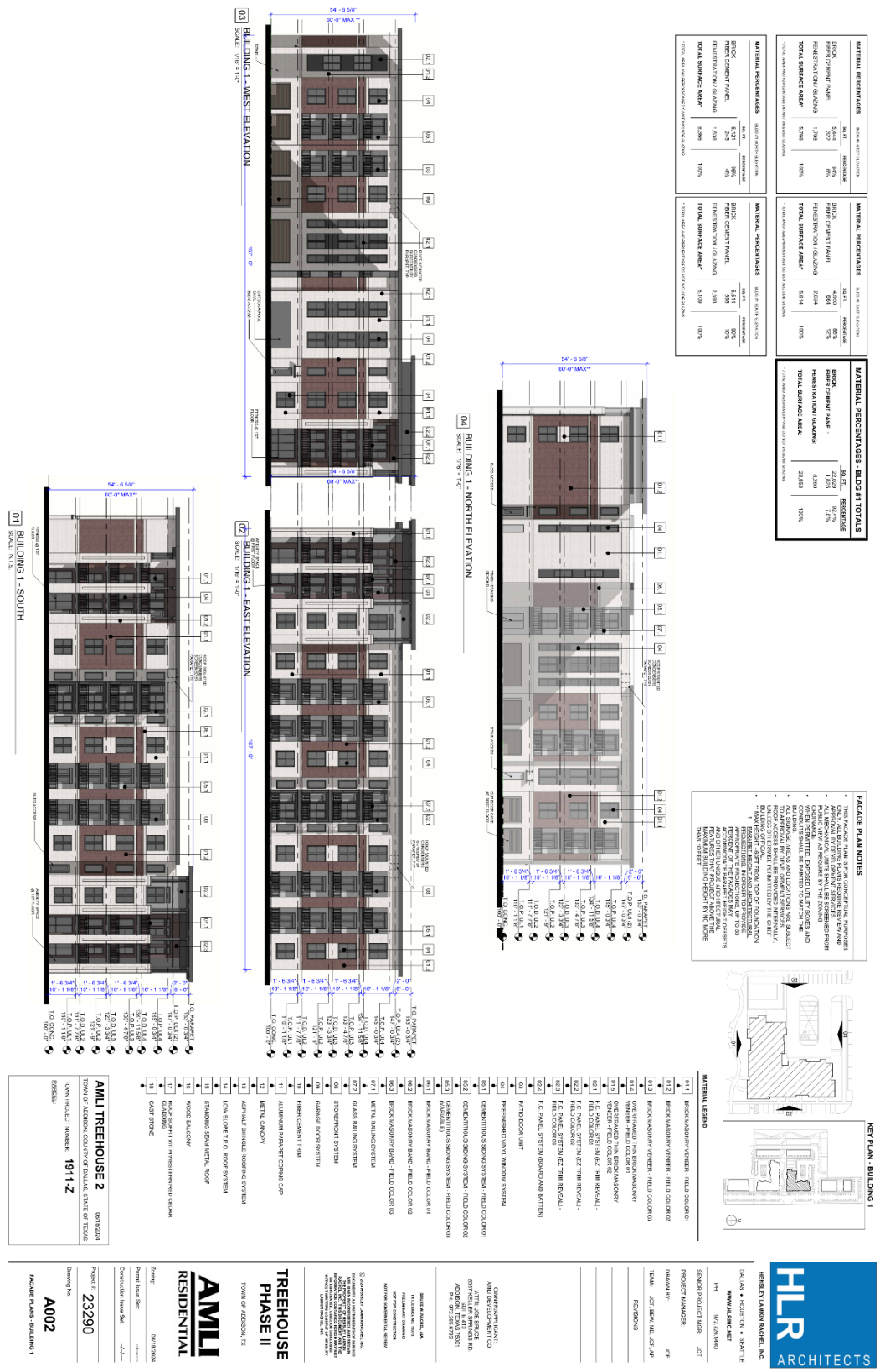

MATERIAL PERCENTAGES - BLDG #1 TOTALS
BRICK
FIBER CEMENT PANEL
FENESTRATION / GLAZING
TOTAL SURFACE AREA*
FACADE PLAN NOTES
BUILDING 1 - WEST ELEVATION
BUILDING 1 - NORTH ELEVATION
BUILDING 1 - EAST ELEVATION
BUILDING 1 - SOUTH
KEY PLAN - BUILDING 1
MATERIAL LEGEND
AMLI RESIDENTIAL
TREEHOUSE PHASE II
TOWN OF ADDISON, TX
AMLI TREEHOUSE 2
TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS
TOWN PROJECT NUMBER: 1911-Z
HLR ARCHITECTS
HERSELEY LARSON RACHEL INC.
A002
FACADE PLANS - BUILDING 1

EXHIBIT C

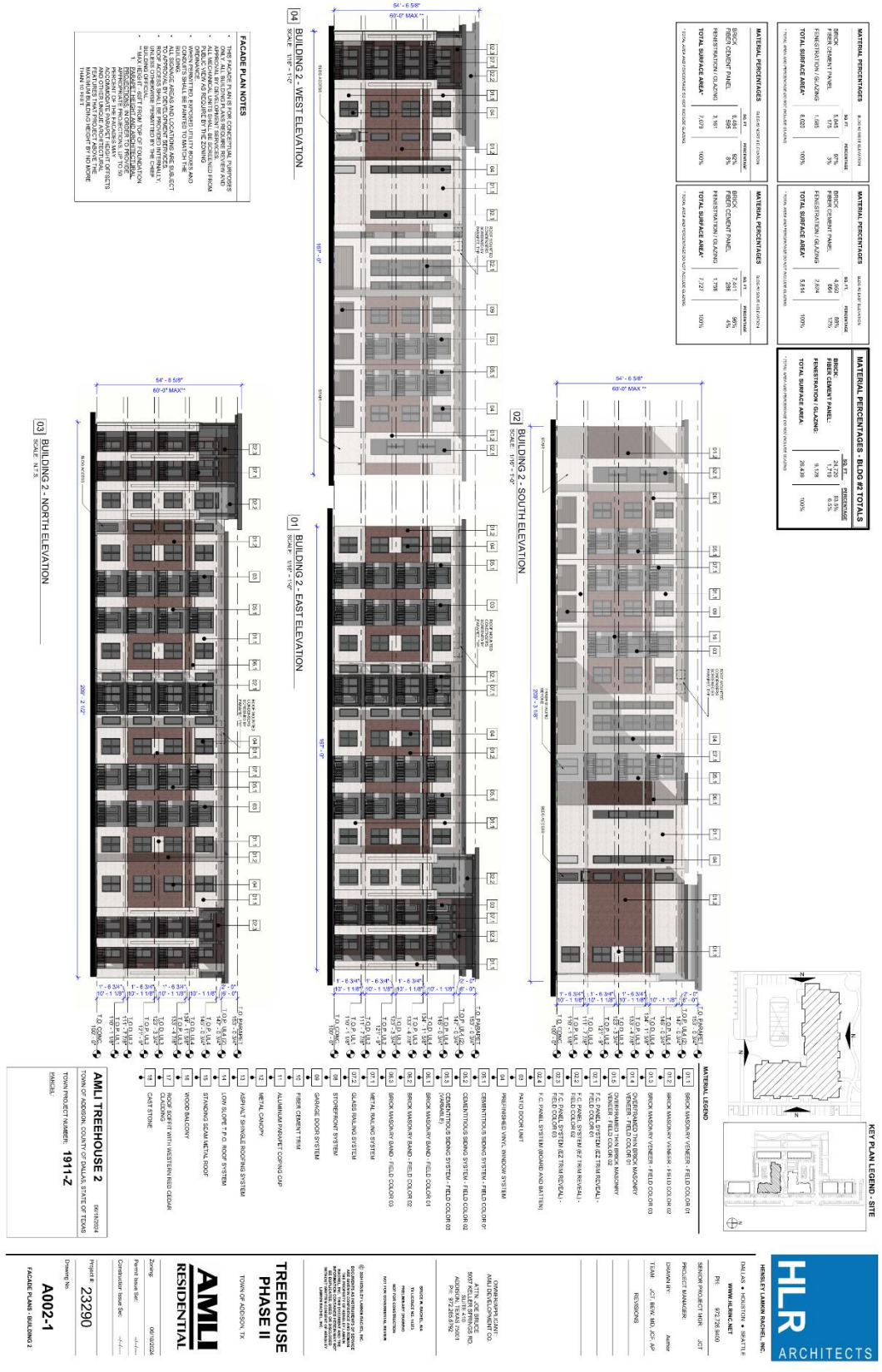

MATERIAL PERCENTAGES - BLDG #2 TOTALS
BRICK: 24,725 83.9%
FIBER CEMENT PANEL: 1,716 6.5%
FENESTRATION / GLAZING: 9,108
TOTAL SURFACE AREA: 26,439 100%
MATERIAL LEGEND
KEY PLAN LEGEND - SITE
04 BUILDING 2 - WEST ELEVATION
02 BUILDING 2 - SOUTH ELEVATION
01 BUILDING 2 - EAST ELEVATION
03 BUILDING 2 - NORTH ELEVATION
FACADE PLAN NOTES
TREEHOUSE PHASE II
AMLI RESIDENTIAL
HLR ARCHITECTS
A002-1

EXHIBIT C

MATERIAL PERCENTAGES - BLDG #3 TOTALS
FACADE PLAN NOTES
KEY PLAN - BUILDING 3
MATERIAL LEGEND
01 BUILDING 3 - SOUTH ELEVATION
02 BUILDING 3 - EAST ELEVATION
03 BUILDING 3 - NORTH ELEVATION
04 BUILDING 3 - WEST ELEVATION
AMLI TREEHOUSE 2
TREEHOUSE PHASE II
AMLI RESIDENTIAL
HLR ARCHITECTS
HERSELEY LARKIN RACHEL INC.
A003
FACADE PLANS - BUILDING 3

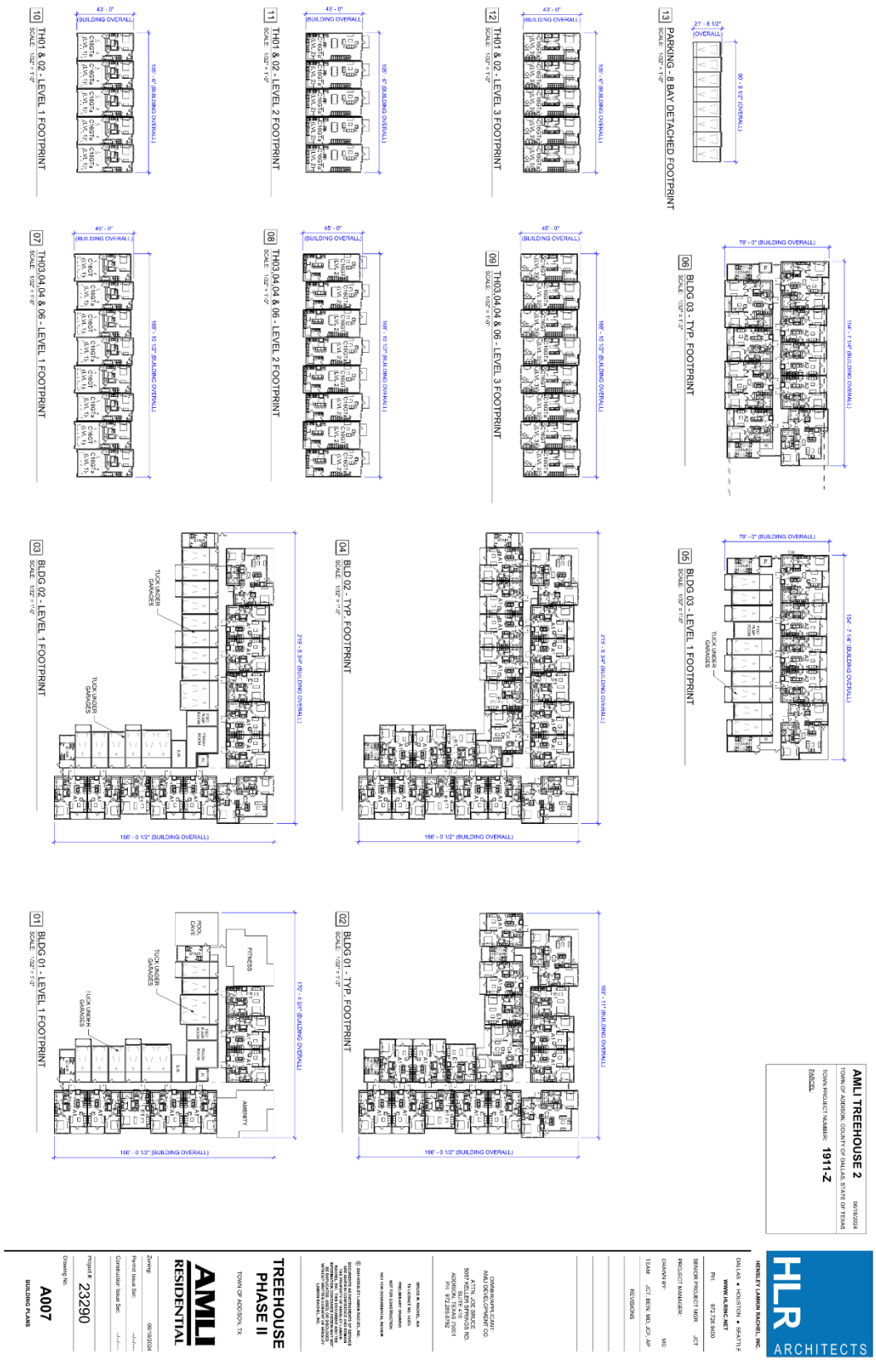
EXHIBIT C

TH01 - 04 - SIDE ELEVATION 2
TH01 & 02 - REAR ELEVATION
TH01 & 02 - FRONT ELEVATION
TH03 & 04 - FRONT ELEVATION
TH03 & 04 - REAR ELEVATION
TH01 - 04 - SIDE ELEVATION 1
MATERIAL ELEVATION LEGEND
KEY PLAN - FEE SIMPLE
HLR ARCHITECTS
AMLI RESIDENTIAL
TREEHOUSE PHASE II
AMLI TREEHOUSE 2
TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS
1911-Z
23290
A004
FACADE PLAN - FEE SIMPLE TOWNHOMES

EXHIBIT C

MATERIAL PERCENTAGES - THRS & THR6 TOTALS
FACADE PLAN NOTES
KEY PLAN - BUILDING 1
MATERIAL LEGEND
HLR ARCHITECTS
HENSLEY LAMON RACHEL, INC.
AMLI RESIDENTIAL
TREEHOUSE PHASE II
AMLI TREEHOUSE 2
TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS
TOWN PROJECT NUMBER: 1911-Z
A005
FACADE PLANS - THRS & THR6
01 FRONT FACADE - BLDG 5 & 6
02 REAR FACADE - BLDG 5 & 6
04 SIDE FACADE - BLDG 5 & 6
03 SIDE FACADE WITH E.M. - BLDG 5 & 6

EXHIBIT C


AMLI TREEHOUSE 2
TOWN PROJECT NUMBER: 1911-Z
TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS
HLR ARCHITECTS
HENSLEY LAMON RACHEL, INC.
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WWW.HLRINC.NET
SENIOR PROJECT MGR. JCT
PROJECT MANAGER MD
DRAWN BY: JCT, BEW, MD, JCF, AP
REVISIONS
TREEHOUSE PHASE II
TOWN OF ADDISON, TX
AMLI RESIDENTIAL
A007
BUILDING PLANS
01 BLDG 01 - LEVEL 1 FOOTPRINT
02 BLDG 01 - TYP. FOOTPRINT
03 BLDG 02 - LEVEL 1 FOOTPRINT
04 BLDG 02 - TYP. FOOTPRINT
05 BLDG 03 - LEVEL 1 FOOTPRINT
06 BLDG 03 - TYP. FOOTPRINT
07 TH03,04,04 & 06 - LEVEL 1 FOOTPRINT
08 TH03,04,04 & 06 - LEVEL 2 FOOTPRINT
09 TH03,04,04 & 06 - LEVEL 3 FOOTPRINT
10 TH01 & 02 - LEVEL 1 FOOTPRINT
11 TH01 & 02 - LEVEL 2 FOOTPRINT
12 TH01 & 02 - LEVEL 3 FOOTPRINT
13 PARKING - 8 BAY DETACHED FOOTPRINT

EXHIBIT C

05 UNIT C3
06 UNIT C4
03 UNIT A2
04 UNIT C2
01 UNIT E1
02 UNIT A1
AMLI TREEHOUSE 2
TOWN OF ADDISON COUNTY OF DALLAS STATE OF TEXAS
TOWN PROJECT NUMBER: 1911-Z
PARCEL:
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PH: 972.726.9400
SENIOR PROJECT MGR: JCT
PROJECT MANAGER:
DRAWN BY: MD
TEAM: JCT, BRYK, MD, JCK, AP
REVISIONS
OWNER/APPLICANT:
AMLI DEVELOPMENT CO.
ATTN: JOE BRUCE
5051 KELLER SPRINGS RD.
SUITE 410
ADDISON, TEXAS 75001
PH: 972.266.6792
TREEHOUSE
PHASE II
TOWN OF ADDISON, TX
AMLI RESIDENTIAL
Zoning:
Permit Issue Set:
Construction Issue Set:
Project #: 23290
Drawing No.
A008
UNIT PLANS

EXHIBIT C

03 UNIT C16GT (LEVEL 3)
06 UNIT C16GTa (LEVEL 3)
02 UNIT C16GT (LEVEL 2)
05 UNIT C16GTa (LEVEL 2)
01 UNIT C16GT (LEVEL 1)
04 UNIT C16GTa (LEVEL 1)
43' - 0" (OVERALL)
21' - 0" (OVERALL)
BEDROOM
BATH
STUDY
UTILITY
W.I.C.
CLO.
POWDER
PANTRY
DINING ROOM
LIVING ROOM
KITCHEN
BALCONY
GARAGE
ENTRY
UP
AMLI TREEHOUSE 2
TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS
TOWN PROJECT NUMBER: 1911-Z
PARCEL:
TREEHOUSE PHASE II
TOWN OF ADDISON, TX
AMLI RESIDENTIAL
Project # 23290
Drawing No. A009
UNIT PLANS
HLR ARCHITECTS
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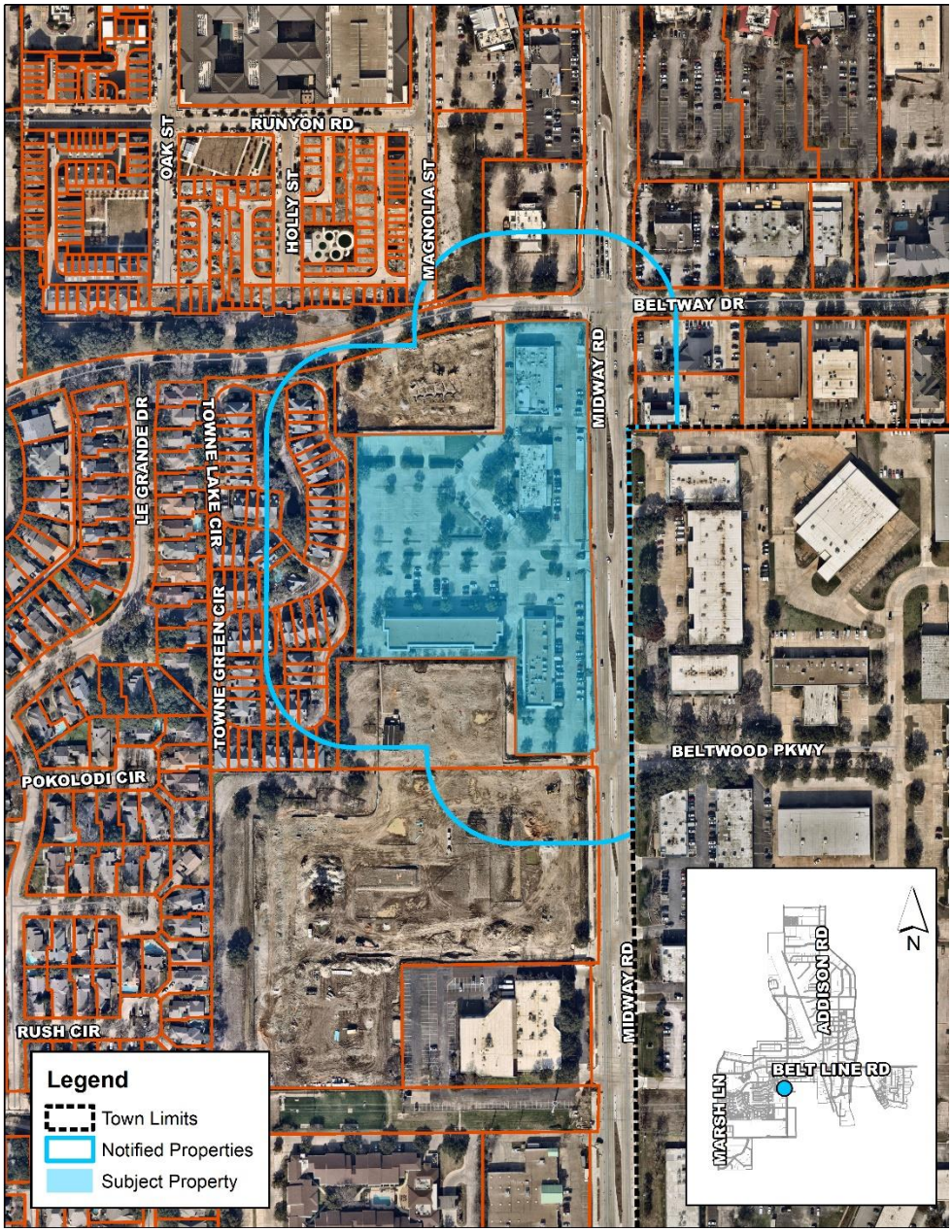
PH: 972.726.9400
SENIOR PROJECT MGR: JCT
PROJECT MANAGER:
DRAWN BY: MD
TEAM: JCT, BRYK, MD, JCK, AP
REVISIONS

1911-Z

PUBLIC HEARING Case 1911-Z/AMLI Treehouse, Phase II. Hold a public hearing, present, discuss, and consider action on a request to rezone a 8.02± acre property generally located at the southwest corner of Midway Road and Beltway Drive from Planned Development (PD) to a new Planned Development (PD) district to allow for a development comprised of retail and restaurant uses, 166 multifamily dwelling units, 26 townhome fee simple lots, 16 townhome rental dwelling units, and associated public and private open space and common areas, through the approval of development plans and standards.

Location Map



June 18, 2024

STAFF REPORT

RE:	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.
APPLICANT:	Joe Bruce, Senior Vice President – AMLI Development Company

DISCUSSION:

Background: This rezoning request is for Midway Square, an 8.02 acre site located at the southwest corner of Midway Road and Beltway Drive. Midway Square is zoned Planned Development (PD) through Ordinance No. 477, which was adopted by the Town in 1979. It was later amended though Ordinance No. 083-039. The site has been owned by the McCutchin Family for many years and is commonly referred to as the "McCutchin Property".

The Midway Square site includes four, one and two story retail buildings that accommodate approximately 60,000 square feet of retail space. The site was constructed in several phases throughout the 1980s and 1990s. Three access points are provided to the subject property; two along Midway Road and one on Beltway Drive.

Midway Square has maintained a relatively low vacancy rate for those buildings directly along Midway Road. Due to the building orientation and visibility, the rear two-story structure has experienced higher vacancy. The age of the center has also created an increased need for property maintenance, which has been overlooked for many years. This dynamic has resulted in deteriorating site and building conditions, making it difficult to generate occupancy and rents that would allow for needed reinvestment.

The applicant, AMLI Residential, is a Class A multifamily developer that focuses on the development, construction, and management of luxury apartment communities. They currently

own and manage over 25,000 apartment homes in eight U.S. markets. AMLI is heavily invested in Addison, relocating its regional headquarters to the Town in 2007 and developing their first project in Addison (15250 Quorum) in 2019. Additionally, AMLI and their development partner, Quadrant Investment Properties (QIP), have received entitlements as the master developer for the Addison Circle Transit-Oriented Development (TOD). The most recent project within the community is the AMLI Treehouse Phase I project, which received approval in 2022. The AMLI Treehouse Phase I community is currently under construction immediately south of the subject property.

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

Proposed Concept Plan: The proposed development is comprised of eleven buildings accommodating 166 rental flats, 26 fee simple townhomes, 16 rental townhomes, two freestanding retail buildings, and 0.7 acres of dedicated public open space that includes a trail, public art, and pedestrian amenities.

Two freestanding retail buildings with a connecting outdoor plaza will provide 12,500 square feet of space at the southwest corner of Midway Road and Beltway Drive. Surface parking to serve the retail will be provided surrounding the buildings. Retail tenants have not yet been identified. As tenants are identified, development plan approval will be required.

Three multifamily buildings, which include 166 units, are situated along the Midway Road frontage. The multifamily structures will be four stories tall. Ground floor units will have exterior access. Shared amenities for Phase II are located within Building 1. Amenities will include a pool, fitness center, and enhanced open spaces. All off-street parking spaces will be provided via surface parking (covered and uncovered) or within tuck under or free standard garages. The buildings include an elevator, which is unusual for multifamily buildings of this scale, and will include universal design features and floor plans that is likely to make it more attractive for the senior renter.

Along the western boundary of the site, will be 26 fee simple townhomes and 16 rental townhomes. All townhome structures will be three stories and include tuck under garages. Fenced private lawns are provided at the unit entry. The fee simple lots will front to the west with an ornamental fencing delineating public and private space.

Along the entire common boundary this site shares with the Towne Lake neighborhood, the applicant has provided a 60 foot wide public park and trail corridor comprising 0.7 acres of land that will be dedicated to the Town. The townhomes that front onto this open space are setback a minimum distance of 65 feet from the Towne Lake neighborhood. The applicant will install a 10 foot trail, public art features, pedestrian amenities, and substantial ground cover and tree plantings to make this a community amenity and a robust buffer between these existing neighborhood and the multifamily buildings.

Fire code compliant access drives and privately managed on-street parking spaces are provided throughout the development, with two points of access to Midway Road and one along Beltway Drive. Head-in surface parking is provided along the Midway Road and Beltway Drive frontage to allow convenient access for all users. Trash and recycling service is provided at the rear of the

multifamily buildings, which provides screening from public rights of way. At least 15 electric vehicle charging stations will be provided within the development and the entire development will be served by 384 parking spaces, including individual garages, a surface parking lot (covered and uncovered), and on-street parking within the development's private street network.

The private drives through Phase II were strategically designed to prevent cut-through traffic between Midway Road and Beltway Drive. Traffic calming measures were used throughout, including 90 degree turns, narrow travel lanes, street trees, unique pavement treatments, and pedestrian crossings, to slow traffic flow.

Building Facades: The three multifamily buildings facing Midway Road are 4 stories in height (48 foot typical height, and 54 feet at the building corners). The buildings achieve an exterior building façade comprised of 90 percent masonry materials by utilizing a palette of various brick materials. Fiber cement panel is utilized as an accent material. Building articulation is achieved through vertical and horizontal expression of the building façade, material color changes, and the placement of recessed balconies throughout the façade. Ground floor units will be accessible from the exterior of the building and outdoor living space will be provided to achieve a more active, visually interesting streetscape. At the rear of the buildings, garage doors are provided at the ground floor.

Both the fee simple and rental townhomes are three stories in height (38 feet) and are constructed primarily of brick masonry materials. Building articulation is achieved through vertical step back and projection of the façade, as well as through material color transitions. More prominently sized windows are provided at the front façade and metal canopies are provided over the front doorway. Outdoor living space is provided via a recessed balcony along the northern and eastern building façade of the fee simple townhomes and projecting second floor balconies on the eastern façade of the rental townhome units. Each townhome unit will have a small fenced in courtyard at the ground floor frontage.

Parking: For this new Planned Development District (PD), the applicant proposes to provide one parking space per rental multifamily bedroom, one parking space per 200 square feet of retail floor area, one parking space per 175 square feet of restaurant floor area, one parking space per 300 square feet of office/co-working space, two garage spaces per townhome unit, and 0.5 on-street visitor parking spaces per townhome unit. These standards are consistent with the Town's treatment of parking in mixed-use zoning districts and the applicant is exceeding these minimum standards by 7 spaces (377 spaces required and 384 spaces provided). Additionally, the applicant intends to manage both phases of the project (AMLI Treehouse Phase I and II), allowing greater flexibility for the mixed-use project. All parking provided within Phase II will be surface parking, including open-air covered parking and fully enclosed garages.

Landscaping/Open Space and Trails: Currently, 12 percent of the site is accommodated as landscape area. The Town's requirement for non-industrial sites to maintain at least 20 percent of the gross area of a site as landscape area. With this redevelopment proposal, landscape area would increase to 25 percent of the gross area of the site, a substantial increase over the current condition. This is a rare condition, as with typical urban multifamily developments in Addison, developers frequently seek relief from the Town to allow less than 20 percent of the site to be comprised of landscape area. As an example, both JPI Addison Heights and the AMLI Quorum development provided less than 20 percent landscape area.

With this proposal, the developer would install all necessary landscape and site improvements for a 0.7 acre linear park to be dedicated to the Town following inspection and acceptance. This linear

park will provide the missing connection between the AMLI Treehouse Phase I and Addison Reserve Townhome trail. This trail connection will ultimately provide a public pedestrian connection from the Redding Trail to Beltway Drive. The developer has committed to constructing a 10-foot wide concrete trail consistent with policy direction provided by the Town's Trail Master Plan. Additional improvements, including landscaping, pedestrian furnishings, and public art will be provided. The applicant has committed $150,000 commitment to public art installation.

This land dedication is also a rare treatment for this form of development. The Town's development codes do not require the developer to do this, and urban multifamily developments similar to this typically have far less public open space. Where open space exists, it is typically very fragmented and less functional for use.

Connectivity is an important component to this site as it is situated between several current and anticipated public amenities. The applicant has proposed five pedestrian connection points from the public open space to Midway Road. The most celebrated connection is the private linear park through the center of the project.

Streetscapes: The Master Transportation Plan (MTP) provides direction on streetscape standards for various street types throughout the community. As properties develop or redevelop, these standards are applied to support the buildout and maintenance of the Town's street and pedestrian network. This project has frontage on Midway Road, a thoroughfare that is currently being reconstructed by the Town. With that project, the Town will install a 10 foot trail and associated retaining walls, street trees, and ground cover along the frontage of this property. The applicant will install required sidewalks, street trees, site furnishings, and ground cover throughout the site, consistent with Town standards for urban development. The applicant has also identified several pedestrian connections linking their site to the Midway Road trail.

Unit Mix, Interior Construction, and Sustainability Features: The proposed multifamily rental unit mix includes 132 one-bedroom units and 34 two-bedroom units. The average unit size for the stacked flats is 839 square feet. The fee simple townhomes will provide 2,209 square feet of floor area and the rental townhomes will provide 2,200 square feet of floor area.

The applicant has committed to meeting the following standards for interior construction and sustainability:

- The multifamily buildings shall be LEED certified (minimum designation of Silver);
- The applicant will improve the existing bus transit stop along Midway Road (consistent with Town Standards);
- There shall be no linoleum or formica surfaces in the units;
- All units shall be equipped with energy efficient appliances; and
- All countertops shall be granite, stone, or better material.

Recycling services will be provided and a minimum of 15 electric vehicle charging stations will be installed on site.

Compliance with Town Land Use and Development Policies: In considering rezoning requests, it is important for Town leadership to utilize the Town's long range planning documents to evaluate compliance with Town land use and development policies. Most notably for this request, this

includes consideration of the Town's Comprehensive Plan, the Midway South Special Area Study, and the Addison Housing Policy. Key considerations include:

2013 Comprehensive Plan
The 2013 Comprehensive Plan acknowledged that a retail shopping center is not the highest and best use for this site as it struggles to compete with retail along Belt Line Road. The Comprehensive Plan identified the subject property as a redevelopment opportunity to include townhomes and a mixed-use component.

The Comprehensive Plan also identified the need for more detailed study of these properties and the surrounding area by a Special Project Committee. The study produced by this committee would supersede the Comprehensive Plan as the prevailing land use policy for this area. This area was examined in the unresolved 2015 Sam's Club Special Area Study as well as the 2022 Midway South Special Area Study.

Midway South Special Area Study
This proposed rezoning request meets the overall objectives and individual design principles, form, and character policies of the draft Midway South Special Area Study. It respects the adjacent neighborhoods by implementing a residential transition zone, and it elevates the Midway corridor by providing a prominent building frontage with retail at the southwest corner of Midway Road and Beltway Drive.

This proposal does include elements on which the Midway South Special Area Study advisory committee was very challenged to reach consensus on. These elements include:

1. Housing: The committee preferred ownership housing options to be accommodated in the study area in lieu of multifamily rental housing. One of the challenges that was frequently discussed amongst the committee was as office and restaurant uses experienced decline and viable reinvestment opportunities for those areas. In trying to address this, the committee guided the plan towards increased flexibility, to allow room for consideration of what the market may present for this area. In that consideration, if multifamily were the highest and best use, it merited consideration, provided that it could be appropriate buffered from existing neighborhoods. It was also important for the committee that if multifamily were to be considered, it would not be the dominant pattern of the 79 acre study area. Instead, it would have to serve as a component of a neighborhood comprising a mix of uses, densities, and housing options.

   This proposal does include a component of ownership housing and retail uses. It also provides a significant trail connection, which also serves as a residential buffer to the existing residential neighborhood. This project is the second to include multifamily within the study area, however, it is provided at an appropriate scale and density.

2. Building Scale: Earlier in the project, the recommendations of the advisory committee were very prescriptive, and included significant detail regarding the future development character of this area. Building scale was a significant consideration discussed, and in those earlier stages of the project, building height was typically addressed in two ways. These discussions included an envisioned maximum building height of 4 stories and direction to allow more prominent building types adjacent to Midway Road.

   As the plan evolved and became less detailed, the plan instead focused on form and character and strong transitions and buffering of existing neighborhoods. If a building

could transition in height and meet or exceed the envisioned residential transition zone standards, the character of the building frontage became more important than the height and achieving conditions such as ground floor retail would be viewed more favorably at that Midway Road priority frontage zone.

This proposal attempts to strike a balance on these issues by reducing the height and density, with the most intense being at the Midway frontage. The project also provides a strong retail corner at Midway and Beltway. Ground floor retail was not used throughout the mid-block as it would likely be more challenging. In lieu of retail activation, multifamily units will have ground floor exterior access.

Addison Housing Policy

In order to help guide future housing decisions, the City Council adopted a Housing Policy in 2015 and amended it in early 2017. Components of the policy are provided below:

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.

As can be expected with a policy addressing such a broad consideration, evaluating alignment of this proposal with this policy can be a very nuanced exercise.

This proposal does not achieve the goal of "increasing the proportion of fee simple ownership in Addison" that is called for in the first component of the Housing Policy. While this goal is appropriate for this site, it is unlikely to be feasible, as the cost of redeveloping commercial properties and the nearby ample supply of available fee simple lots in Addison Grove (134 lots), Addison Reserve (31 lots), and AMLI Treehouse Phase I (30 lots) makes it unlikely that a project that includes a high proportion of single-family homes would be proposed by a developer.

In lieu of increasing the proportion of fee simple ownership, the applicant has proposed a horizontal mixed residential development that includes a broader mix of rental housing options

and a complementary offering of fee simple townhomes. The applicant is achieving a development pattern and density that will further extend the urban character established with Phase I and the Addison Reserve Townhomes, while being less dense than similarly situated areas experiencing redevelopment activity. At 23 dwelling units per acre, this development is 8 units per acre less than the density of Addison Grove (31 units per acre), a project where the majority of the land area is consumed by fee simple townhome lots.

Due to the expansive open space, landscape area, and connectivity via the trail connection, which is supported by the Midway South Special Area Study, this project merits consideration as an exceptional project that should be considered in spite of the market dynamics that do not position it to comply with all aspects of the policy.

Development Impacts: In the review of this rezoning request, assessment of anticipated impacts of the development should be carefully considered. These considerations include:

Residential Compatibility

With its direct adjacency to the Towne Lake neighborhood, residential compatibility is the most critical development impact for the applicant to address. To address this issue, the applicant has implemented the following strategies into the project:

- Orienting balconies on the townhome buildings to eliminate direct views to the existing neighborhood;
- Placing fee simple townhomes between rental townhome and multifamily buildings;
- Providing a 0.7 acre, contiguous public open space dedication that achieves a 60 foot buffer throughout the entire common boundary with the existing neighborhoods;
- Creating a dense landscape buffer and screening within the dedicated public open space to further screen the existing neighborhoods from this development; and
- Establishing a phasing plan that will result in completion of the open space and landscape buffer during the first phase of the project.

Traffic Generation and Circulation

The Town required the applicant to complete a Traffic Generation and Traffic Distribution Analysis to determine what effect the proposed development would have on the roadway network. These analyses are based on traffic engineering standards and best practices, and traffic data assumptions published by the Institute of Transportation Engineers (ITE). The ITE Trip Generation Manual combines multiple studies of actual traffic counts from different uses to establish the average number of one way trips that similar uses can be expected to generate in a day, as well as in the AM peak hour and the PM peak hour. The table below provides anticipated trip generation for the proposed development:

Use	Size	Daily One Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips		
			In	Out	Total	In	Out	Total
Multi-Family (Stacked Flats)	166 units	754	14	47	61	39	26	65
Townhomes (Rental)	16 units	108	2	4	6	5	3	8
Townhomes (Fee Simple)	26 units	187	3	9	12	9	6	15

Retail	12,500 SF	757	20	13	33	46	45	91
TOTAL		**1,806**	**39**	**73**	**112**	**99**	**80**	**179**

Given the nature of this development, it would be intuitive to believe that this would result in increased traffic for this area. Under current conditions, the 60,000 square feet of retail/restaurant space is underutilized or vacant. If a similar analysis was applied to that floor area with the assumption that the space was being fully utilized and occupied, the current development would generate 2,745 more vehicle trips than what is proposed by this rezoning. The current site conditions provide surface parking for 554 vehicles (504 required), while the proposed conditions provide 384 spaces (377 required).

In addition to analyzing traffic generation, site generated traffic also impacts the operations of the surrounding roadway network. Of particular importance to this project is the impact of traffic operations on Midway Road and avoiding cut-through traffic onto Beltway Drive. The analysis indicates that there is sufficient capacity in Midway Road to support this development and that no additional improvements to Midway Road are required (i.e., adding a right-turn lane, increased the size of a left turn lane, adding a traffic signal, etc.). In order to mitigate onsite cueing conditions at the site access drives in the AM and PM peak hour, traffic engineering staff has asked that stop signs and stop bar markings are provided at the primary entrance on Midway Road.

Cut-through traffic was able to be mitigated through a variety of traffic calming techniques, including 90 degree turns, narrow travel lanes, street trees, unique pavement treatments, and pedestrian crossings. These techniques and several stop signs throughout the project will slow the flow of traffic, making cut-through maneuvers inconvenient.

This analysis was conducted by Bowman Consulting Group. The analysis was reviewed by Town staff and traffic engineers at Kimley-Horn and Associates. Kimley-Horn's traffic engineering group provides traffic engineering and transportation planning services to the Town, which includes development of the Town's Master Transportation Plan. Based on their review, Kimley-Horn determined that the applicant's traffic impact assessment was accurate.

Utility and Drainage Analysis

At this feasibility stage, the applicant has demonstrated the capacity to connect to the Town's utility network and to mitigate the impacts of any surface runoff generated by this site. If this project is approved, detailed civil engineering plans will be prepared for the proposed connections to the Town's water and sanitary sewer systems, and the required drainage infrastructure needed to convey site generated runoff.

Since this project will have 13 percent more landscape area than the existing condition, there will be a substantial reduction in stormwater runoff generated by this site. Where feasible, the applicant will work with adjacent property owners to improve any offsite drainage conditions that they may be able to positively impact through the redevelopment of this site.

Tree Mitigation

The subject property is largely surface parking and does not have a significant amount of tree cover on site. Additionally, perimeter trees along Midway Road have previously been removed to accommodate the Midway Road Reconstruction Project. The Town will install landscaping along the trail as a part of that project.

Due to the transformational nature of this project, a substantial amount of those trees that exist are proposed to be removed. The initial proposal presented to the Planning and Zoning Commission on June 18, 2024, proposed 206 caliper inches of trees to be preserved, 799 caliper inches of trees will be removed, and to transplant a 31 caliper inch live oak tree.

After receiving feedback on the proposed tree mitigation, the applicant revisited the landscape plan and identified 10 additional trees to preserve, equaling 118 caliper inches. The new proposed tree mitigation figures include 324 caliper inches to be preserved, 681 caliper inches to be removed, and 31 caliper inches to be transplanted (1 live oak tree). The applicant would continue to exceed mitigation by planting an additional 990 caliper inches of trees on site beyond those preserved and transplanted.

Typically, for projects of this scale, developers request to clear cut the site. The applicant's landscape architects have worked diligently to preserve as many trees as possible and respond to feedback from the community.

Public Services Capacity
This site is served by Dallas Independent School District (DISD) and given the anticipated demographics of the project, DISD is unlikely to have issues serving this property. This development provides sufficient access for emergency services through its two points of access on Midway Road and one along Beltway Drive. The site will also have through connectivity from Phase I, providing emergency access to two additional drives along Midway Road. The applicant has also shared details on the security measures it employs to mitigate criminal activity on site. They would reduce demand for Addison police services through enhanced access control measures, use of security cameras throughout the site, employment of security patrols and off duty Addison police officers, frequent collaboration and data sharing with the Addison Police Department, strict screening processes for potential tenants, and prohibitions on short-term rentals.

With substantial on-site open space being provided, to include the final connection of the Redding Trail, there is sufficient open space for the residents of this development. The proposed development will include social amenities such as a pool and fitness center. As Town residents, tenants will also have the opportunity to become members of the Addison Athletic Club.

Community Input: To allow appropriate community input, the applicant conducted two neighborhood meetings with the adjacent neighborhoods, Towne Lake and Addison Timbers. The meetings were held at the subject property on April 17, 2024 and May 29, 2024. Approximately 52 residents attended those events.

Feedback provided by those residents included the following concerns:

- Connectivity thought 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

During the neighborhood meetings, the applicant was able to respond to and address most of the concerns shared. Since those meetings, the applicant has further refined and enhanced the trail connections to Midway Road.

In accordance with Town Ordinances and State Statutes, The Town also notified adjacent property owners (within 200 feet) and DISD. At the time of the City Council packet posting, staff has received twenty-seven (27) letters of support from Addison residents, fourteen (14) letters of support from local businesses, and one letter of support from the townhome developer, Cobalt Homes, which is immediately adjacent the subject property. Staff has also received 4 letters of opposition to the request, all outside of the 200-foot notice boundary.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

This proposed rezoning request meets the intent of the Midway South Special Area Study, the Addison Housing Policy, and associated Town amenity and infrastructure policies. This project completes transformational change envisioned for this area, in conjunction with AMLI Treehouse Phase I, Addison Reserve Townhomes, and the Town's Midway Road Reconstruction Project. It will also establish a prominent buffer and open space amenity for the surrounding area.

AMLI Residential has a strong record of executing Class A development locally and in major metropolitan areas throughout the nation. With their established performance history as well as the extensive amount of resources they have committed to Phase I and this project, this applicant is an ideal candidate to complete the major redevelopment efforts along this block within the Midway corridor.

With this medium density, horizontal mixed residential project, the applicant presents a project that is likely to be executed in an exceptional and efficient manner. Given the construction challenges experienced in the Addison Grove and Meridian Square developments, it is critical that this neighborhood adjacent site is redeveloped by a developer that is capable of executing their vision efficiently and in a manner that is consistent with the commitments that are made to the Town. Additionally, the developer has a vested interest in the success of this project as they have already begun construction of Phase I to the south.

Staff recommends approval of the request subject to the following 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 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.

Case 1911-Z/ AMLI Treehouse, Phase II

June 18, 2024

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on June 18, 2024, voted to recommend approval of a request changing the zoning for an 8.02± acre property generally located at the southwest corner of Midway Road and Beltway Drive, addressed as 14831, 14833, 14905, and 14925 Midway Road, from Planned Development (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, with the following 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 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.

Voting Aye: Braun, Chavez, Copeland, Fansler, Smith, Sommers
Voting Nay: Barker
Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For:
- Mike Lane, 4525 Belt Line Road
- Judy Lindloff, 14891 Towne Lake Circle

On:
- None

Against:
- Trisha Stuart, 15755 Seabolt Place
- Yvette Pelky, 4021 Rive Lane
- Karen Perry, 14597 Greenleaf Court

EXHIBIT B
PERMITTED USES AND DEVELOPMENT STANDARDS

1. **Permitted Uses:**
   A. Single-Family Residence (Attached or Detached).

   B. Townhome.

   C. Condominium.

   D. Multifamily (Stacked Flat).

   E. Multifamily (Townhome).

   F. Office/Co-Working.

   G. Retail.

   H. Restaurant (Special Use Permit (SUP) required).

   I. Accessory uses encompassing community, social, and recreation facilities customary to single-family and multifamily residential development, and home occupations that do not employ persons outside the residence and that do not alter the physical structure or generate additional parking demand.

2. **Maximum Number of Multifamily Dwelling Units:** 182 dwelling units (166 stacked flat dwelling units and 16 townhome dwelling units).

3. **Development Phasing and Operational Restrictions:** The Development Plans shall be implemented in accordance with the phasing plan depicted in **Exhibit C**, and as further defined by the terms and conditions outlined in a Memorandum of Understanding (MOU), which will serve as the basis for a future development agreement between the Town and Developer.

4. **Required Homeowner's Association:** A homeowner's association and associated restrictive covenants shall be established for the Townhomes at the time of Final Plat. Said covenants shall account for HOA maintenance of Townhome common areas.

5. **Maximum Building Coverage (Overall Site):** 75 percent of the gross site area, as depicted in **Exhibit C.**

6. **Landscape Area (Overall Site):**
   A. Minimum Landscape Area: 20 percent of the gross site area (inclusive of the open space dedicated to the Town), or as depicted in **Exhibit C**.

   Minimum Tree Plantings: New canopy tree plantings shall be a minimum of four (4) caliper inches in diameter. Tree planting may be achieved in public open space, private open space, common areas, and/or private yards.

   Trees shall be planted to achieve all required tree mitigation on site. Where mitigated trees are at least eight (8) caliper inches in diameter, a replacement tree, of at least

six (6) caliper inches in diameter, must be utilized to fulfill mitigation requirements on an inch-for-inch basis.

Alternative replacement and transplant trees shall be considered by the Town where said trees can enhance the diversity of tree planting and positively contribute to the overall aesthetics and screening needs for the site. The Director of Parks and Recreation may approve alternative tree mitigation standards to account for transplanting of mature trees.

B. Required Site Landscape: Excluding streets, parking, sidewalks, and other required hardscape, common areas are to be landscaped and irrigated. Residential ground floor frontages shall be required to landscape the entire area between the edge of sidewalk and the primary building facade, excluding access to sidewalks, stairs, stoops, porches, and patios. This area must be irrigated, and may be landscaped with ground cover, low shrubs, and ornamental trees.

C. Required Perimeter Screening: Existing, healthy trees situated between new buildings and the existing residential neighborhood to the west shall be preserved whenever possible, and new evergreen and deciduous plantings shall be allocated to screen and buffer this site from these existing neighborhoods.

7. Public Open Space:

A. Minimum Public Open Space: 0.70 acres, as depicted on **Exhibit C**.

B. Redding Trail Extension: A 10-foot wide trail shall be installed to extend the Redding Trail to the northern limit of the site, as depicted in **Exhibit C.**

C. Public Open Space Furnishings: Public open space shall be amenitized with site furnishings such as benches, trash receptacles, pedestrian lighting, and public art.

D. Public Open Space Landscape: Landscape shall be irrigated and shall include a mix of evergreen and deciduous canopy and ornamental tree species, ornamental ground cover, and zoysia, bermuda, or acceptable alternative grass turf.

E. Public Open Space Installation and Maintenance: All public open space improvements shall be installed by the developer. Upon satisfactory completion of the public open space improvements, the developer shall convey the public open space to the Town. Upon acceptance of the Public Open Space, the Town shall be responsible for maintaining the Public Open Space.

8. Street Connectivity and Streetscape Standards:

A. Private Streets: All streets shall be private and shall be constructed to meet Town specifications for public streets, as modified by the street standards established herein. Public access easements shall be provided at the time of platting to accommodate needed site access. Where this district conflicts with any Town regulation for private streets, the standards of this district and any subsequently established MOU and/or development agreement, shall prevail.

B. Typical Street Section: Dimensional standards and typical components of the streets within the district are provided below. The list is all inclusive, however, some elements may be excluded or modified for individual sections based on site context. Any deviations are as depicted in **Exhibit C**.
    i. Travel lanes: Two, 12-foot travel lanes.
    ii. Curb Parking lanes: 8 feet, on each side of the street, where feasible and appropriate.
    iii. Planting Strip: 5 feet, on each side of the street.
    iv. Street Trees: One tree every 40 linear feet. Variations may be permitted by the Director of Parks and Recreation where alternative designs can positively contribute to the overall aesthetics of the site.
    v. Street Lighting: Uniformly spaced street lamps, achieving a minimum average lighting of 2.0 footcandles, with a minimum of 1.0 footcandle, consistent with the Illuminating Engineer Society's recommendation for a mixed vehicle and pedestrian area. The exact location shall be provided in accordance with a lighting plan approved at the time of site development permit approval.
    vi. Sidewalk: 6 feet, on each side of the street.

9. Pavement Treatments: Enhanced pavement treatments will be provided at key pedestrian features through the development. This will be achieved through the use of pavers, as well as unique concrete treatments such painting, staining, and patterned sawcut.

10. Multifamily (Stacked Flat) Form Standards:

A. Minimum Lot Area: None.

B. Minimum Lot Width: None.

C. Maximum Lot Width: 600 feet.

D. Minimum Lot Depth: None.

E. Maximum Lot Depth: 300 feet.

F. Minimum Building Setbacks:
    i. Front Yard: 60 feet from the eastern property boundary and 10 feet from the front of curb.
    ii. Side Yard: 15 feet from front of curb.
    iii. Rear Yard: 15 feet from front of curb.
    iv. Existing Neighborhood: 150 feet from the westernmost subdivision boundary.

G. Maximum Building Height: 60 feet from top of foundation.
    i. Parapet Height and Architectural Projections: In order to provide appropriate projections, up to 50 percent of the facades may accommodate parapet height offsets and other unique architectural features that project above the maximum building height by no more than 10 feet.

H. Minimum Floor Area Per Dwelling Unit: 600 square feet.

11. Multifamily (Townhome) Form Standards:

A. Minimum Lot Area: None

B. Minimum Dwelling Unit Width: 20 feet.

C. Minimum Dwelling Unit Depth: 40 feet.

D. Minimum Building Setbacks:
   i. Front Yard: 4 feet from the back of sidewalk.
   ii. Side Yard:
      1. End Cap Dwelling Units: 16 feet from the front of curb.
      2. All other units: None.
   iii. Rear Yard: None.
   iv. Existing Neighborhood: 120 feet from the westernmost subdivision boundary.

E. Permitted Setback Encroachments:
   i. Overhangs and balconies: 5 feet.
   ii. Patios and courtyards: Within 1 foot of the back of sidewalk.

F. Maximum Building Height: 3 stories, 45 feet for flat roof forms and 48 feet for pitched roof forms, from top of foundation.

G. Minimum Floor Area Per Dwelling Unit: 1,500 square feet.

H. Outdoor Living Areas: All dwelling units shall have a projected or recessed balcony, and a ground floor patio area accessible from a sidewalk or trail, that are a minimum depth of 4 feet.

12. Townhome (Fee Simple) Form Standards:

A. Minimum Lot Area: None.

B. Minimum Lot Width: 20 feet.

C. Minimum Lot Depth: 50 feet.

D. Minimum Building Setbacks:
   i. Front Yard: Street-facing: 10 feet from front of curb. Park-facing: 5 feet, when fronting public open space.
   ii. Side Yard:
      1. 3 feet and 20 feet separation between adjacent buildings.
      2. All other lots: None
   iii. Rear Yard: None.
   iv. Existing Neighborhood: 60 feet from the westernmost subdivision boundary.

E. Permitted Setback Encroachments:
   i. Overhangs and Balconies: 5 feet
   ii. Patios and Courtyards: Within 1 foot of the back of sidewalk.

F. Maximum Building Height: 3 stories, 45 feet for flat roof forms and 48 feet for pitched roof forms, from top of foundation.

G. Minimum Floor Area Per Dwelling Unit: 1,800 square feet.

H. Outdoor Living Areas: All dwelling units shall have a projected or recessed balcony, and a ground floor patio area accessible from a sidewalk or trail, that are a minimum depth of 4 feet.

13. Parking:

A. Minimum Parking Requirements:
   i. Multifamily (Stacked Flat): 1 space per bedroom.
   ii. Multifamily (Townhome): 2 enclosed spaces per dwelling unit and 0.5 surface parking spaces per dwelling unit.
   iii. Townhome (Fee Simple): 2 enclosed spaces per dwelling unit and 0.5 surface parking spaces per dwelling unit.
   iv. Office/Co-Working: 1 space per 300 square feet of floor area.
   v. Retail: 1 space per 200 square feet of floor area.
   vi. Restaurant: 1 space per 175 square feet of floor area.

14. Façade: Building facades shall comply with the Development Plans depicted in **Exhibit C** and with the terms and conditions of the MOU and any subsequently executed development agreement.

15. **Mechanical Equipment Placement and Screening:** Mechanical equipment shall be mounted on the roof and be screened from view from all rights-of-way and located to minimize noise intrusion off each lot. Screening must be architecturally compatible with the building design. The Multifamily (Townhomes) may have ground-mounted HVAC units, provided that said units are screened from view with landscape or hardscape features.

16. Fencing:

A. Private Yard Fencing: Private yard fencing shall substantially comply with the Development Plan. Fencing shall not exceed four (4) feet in height and shall be no more than 50 percent opaque and shall be constructed of ornamental materials.

17. Sustainability:

A. LEED Certification: The Multifamily component of the project shall, at a minimum, achieve LEED Silver certification.

B. Electric Vehicle Charging Infrastructure: To accommodate a minimum of 15 electric vehicle charging stations shall be provided for the project.

C. Public Art: Funding shall be provided for public art in coordination with the Town

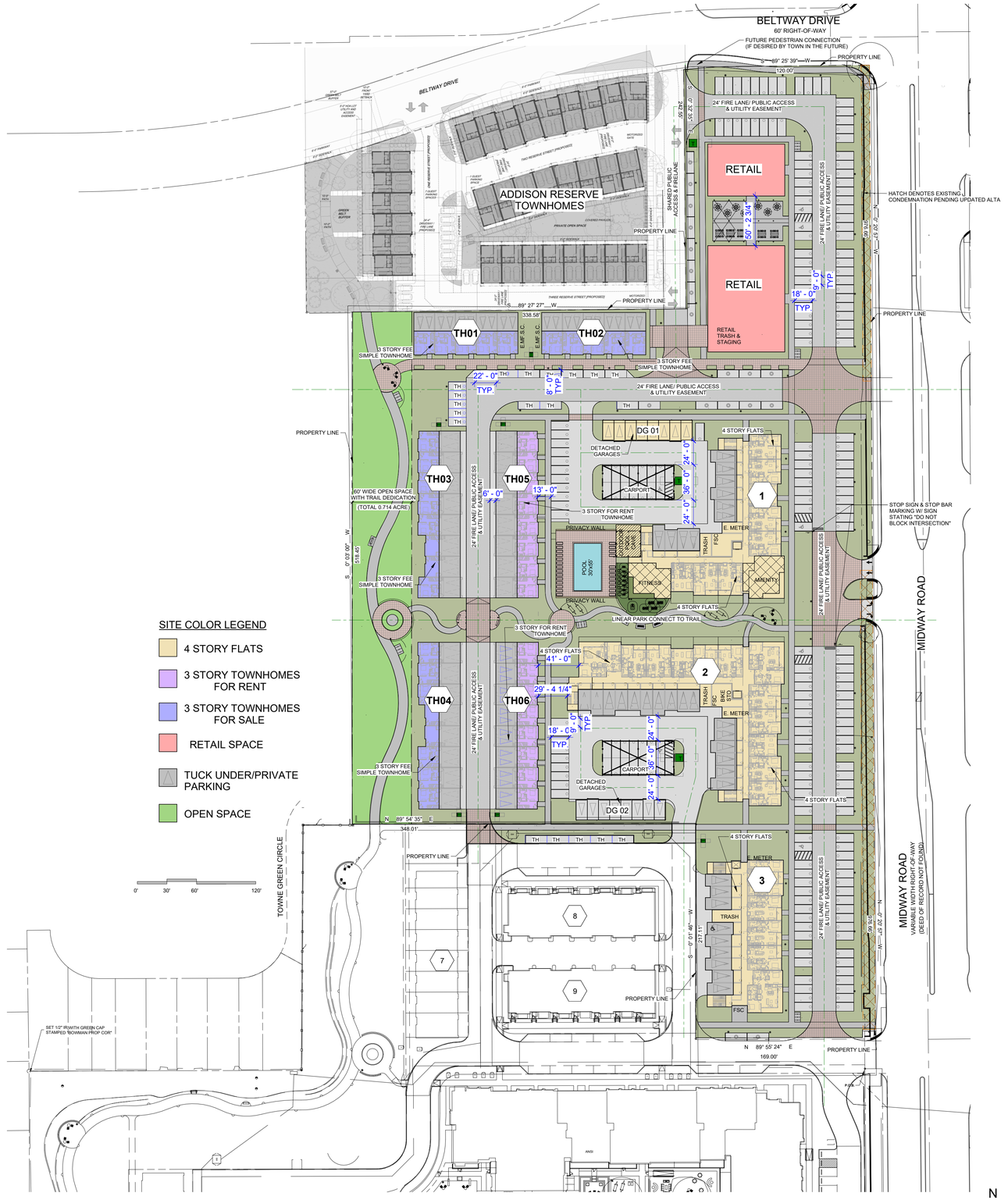
and in accordance with the terms and conditions of the MOU and any subsequently executed development agreement.

D. Bus Transit Facilities: The developer shall improve the bus transit shelter on Midway Road. The bus transit shelter materials shall be consistent with Town standards.

18. Unit Features:

A. Interior Finishes: There shall be no linoleum or Formica surfaces in the units. All countertops shall be granite, stone, or a superior surface material.

B. Appliances: All units shall be equipped with energy efficient appliances.



SITE COLOR LEGEND

- 4 STORY FLATS
- 3 STORY TOWNHOMES FOR RENT
- 3 STORY TOWNHOMES FOR SALE
- RETAIL SPACE
- TUCK UNDER/PRIVATE PARKING
- OPEN SPACE

01 CONCEPT SITE PLAN
SCALE: 1" = 60'-0"

SITE DENSITY		
SITE AREA (BEFORE MIDWAY DEDICATION)	8.255 ACRES	
SITE AREA (AFTER MIDWAY DEDICATION)	8.023 ACRES	
TOTAL UNITS	182 UNITS	
PROPOSED DENSITY	22.68 UNITS/ACRE	
ZONING		
EXISTING: PD ORDIANCE NO. 83-039 PLANNED DEVELOPMENT DISTRICT LOCAL RETAIL, CLUBHOUSE RESTAURANT USES. MAX. 2 STORIES OR 35 FEET. PROPOSED USES: TOWNHOMES, RETAIL, & MULTIFAMILY.		
OPEN SPACE		
TRANSITION ZONE	0.714 ACRE	
DEDICATED TO TOWN	(8.56% OF TOTAL SITE)	
LANDSCAPE AREA SUMMARY		
TOTAL SITE AREA	8.023ACRES	
TOTAL BUILDING FOOTPRINT AREA	2.415 ACRES	
TOTAL LANDSCAPED AREA	1.97ACRES	
PERCENTAGE PROPOSED LANDSCAPE (% INCLUDES TRAIL DEDICATION)	25%	
RESIDENTIAL UNITS		
BUILDING 1 - 4 STORY		
1 BED 1 BATH	50	
2 BED 2 BATH	9	
SUBTOTAL	59	
BUILDING 2 - 4 STORY		
1 BED 1 BATH	64	
2 BED 2 BATH	11	
SUBTOTAL	75	
BUILDING 3 - 4 STORY		
1 BED 1 BATH	18	
2 BED 2 BATH	14	
SUBTOTAL	32	
TOWNHOMES 3 STORY RENTAL - TH05	8	
TOWNHOMES 3 STORY RENTAL - TH06	8	
SUBTOTAL	16	
TOTAL MULTIFAMILY UNITS		
1 BED 1 BATH (A)	132	73%
2 BATH 2 BED (C)	34	19%
TOWNHOMES RENTAL (TH)	16	9%
TOTAL	182	100%
AVERAGE MF FLATS NET AREA	838.8 SQ.FT	
TOWNHOMES FEE SIMPLE (TH01-TH04) 3 STORY 2,238 - 2,262 NET SQ. FT.	26	
TOWNHOMES RENTAL (TH05 & TH06) 3 STORY 2,238 - 2,262 NET SQ. FT.	16	
PARKING REQUIRED		
BUILDING 1 - 1 PARKING SPACE PER BEDROOM	70	
BUILDING 2 - 1 PARKING SPACE PER BEDROOM	84	
BUILDING 3 - 1 PARKING SPACE PER BEDROOM	46	
TOWNHOMES FOR RENT - 2.5 PER UNIT	40	
TOWNHOMES FEE SIMPLE - 2.5 PER UNIT	65	
RETAIL 1 PARKING SPACE PER 175 SQ. FT.	72	
TOTAL REQUIRED	**377**	
BIKE SPACES REQUIRED: 1 PER EVERY 10 VEHICLE SPACES (MIN. 50% SHALL BE ENCLOSED)	40	
PARKING PROVIDED		
BUILDING 1 TUCK UNDER GARAGE	10	
BUILDING 2 TUCK UNDER GARAGE	16	
BUILDING 3 TUCK UNDER GARAGE	9	
FEE SIMPLE PRIVATE GARAGES	52	
FOR RENT PRIVATE GARAGES	32	
DETACHED GARAGE	16	
CARPORT SPACES	30	
PARALLEL SPACES	33	
SURFACE SPACES	183	
TOTAL	**381**	

AMLI TREEHOUSE 2 06/18/2024

TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS

TOWN PROJECT NUMBER: **1911-Z**

PARCEL:

HLR ARCHITECTS

HENSLEY LAMKIN RACHEL, INC.

DALLAS • HOUSTON • SEATTLE

WWW.HLRINC.NET

PH: 972.726.9400

SENIOR PROJECT MGR: JCT

PROJECT MANAGER:

DRAWN BY: jct

TEAM: JCT, BEW, MD, JCF, AP

REVISIONS

OWNER/APPLICANT:
AMLI DEVELOPMENT CO.

ATTN: JOE BRUCE
5057 KELLER SPRINGS RD.
SUITE 410
ADDISON, TEXAS 75001
PH: 972.265.6792

BRUCE W. RACHEL, AIA

TX LICENCE NO. 14373

PRELIMINARY DRAWING

NOT FOR CONSTRUCTION

NOT FOR GOVERMENTAL REVIEW

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TREEHOUSE PHASE II

TOWN OF ADDISON, TX

AMLI RESIDENTIAL

Zoning: 07/11/2024

Permit Issue Set: --/--/----

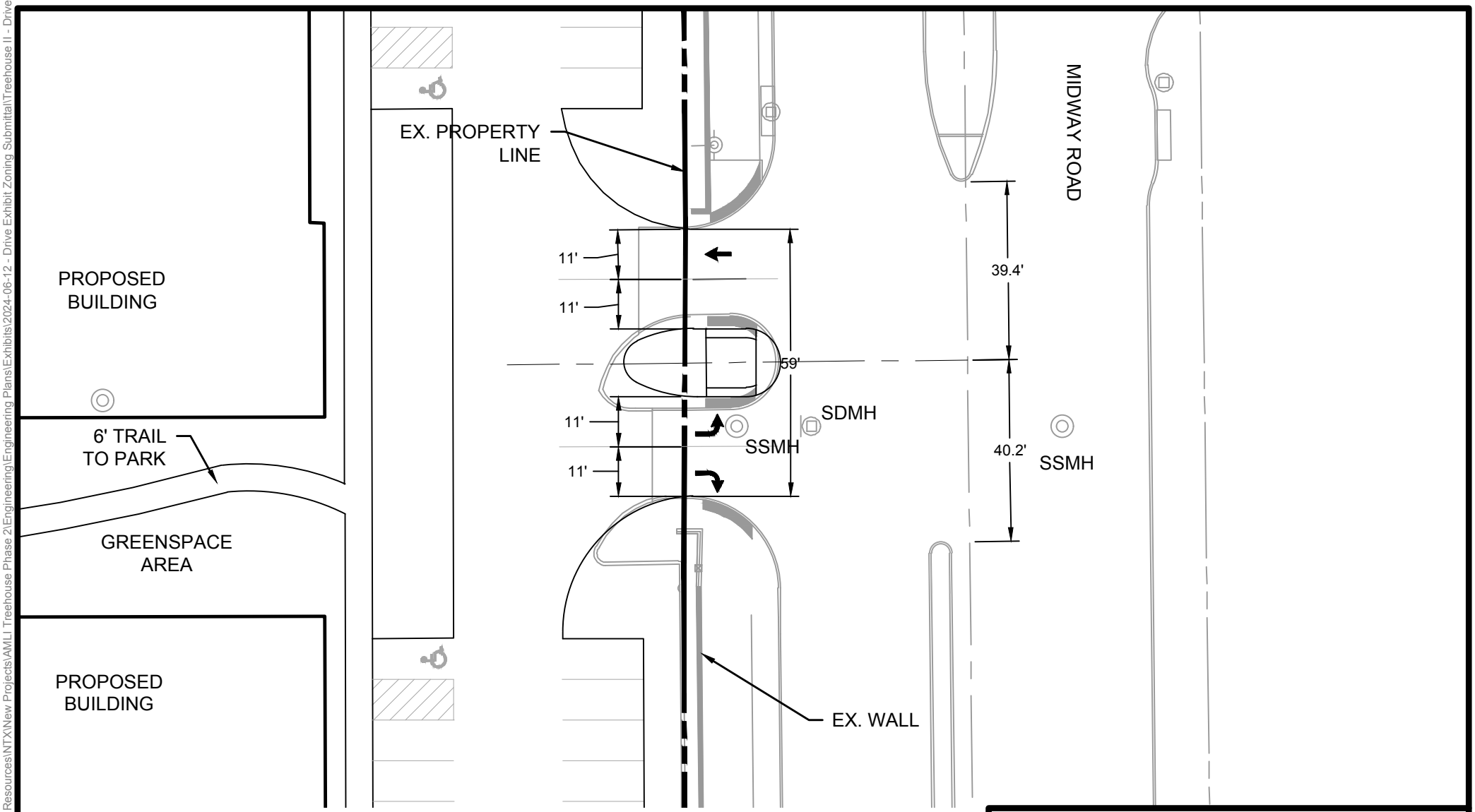
Construction Issue Set: --/--/----

Project #: 23290

Drawing No.

A001

CONCEPT PLAN



30 0 30 60

SCALE: 1 INCH = 30 FT

AMLI TREE HOUSE - PHASE II
DRIVEWAY EXHIBIT

Bowman

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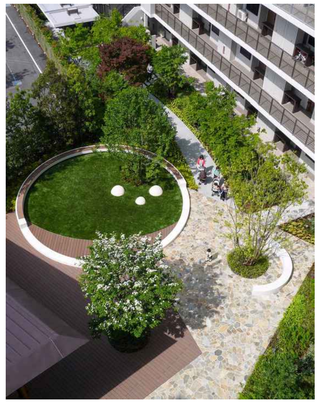
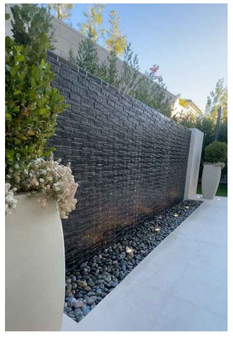
2805 Dallas Parkway • Suite 310 • Plano, Texas 75093
Phone: (972) 497-2990 • www.bowmanconsulting.com
TBPE Firm Registration No. F-14309

C:\Users\lgarza\Bowman Consulting Group\Bowman_DAL - Resources\NTX\New Projects\AMLI Treehouse Phase 2\Engineering\Engineering Plans\Exhibits\2024-06-12 - Drive Exhibit Zoning Submittal\Treehouse II - Drive E





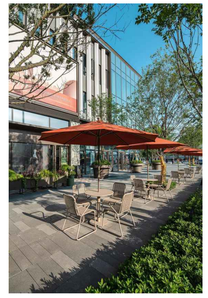
CONCEPT_PLANT_SCHEDULE

- TRANSPLANTED EXISTING TREE
- EXISTING TREE
- SHADE TREE
- ORNAMENTAL TREE
- SHRUB AREA
- SOD
- SEASONAL COLOR

MATERIAL_SCHEDULE

SYMBOL	DESCRIPTION
	POOL
	SHADE STRUCTURE

SYMBOL	PAVEMENTS DESCRIPTION
	CONCRETE PAVING - PEDESTRIAN
	CONCRETE PAVER A - PEDESTRIAN
	CONCRETE PAVER B - PEDESTRIAN
	CONCRETE PAVER C - VEHICULAR
	SYNTHETIC TURF



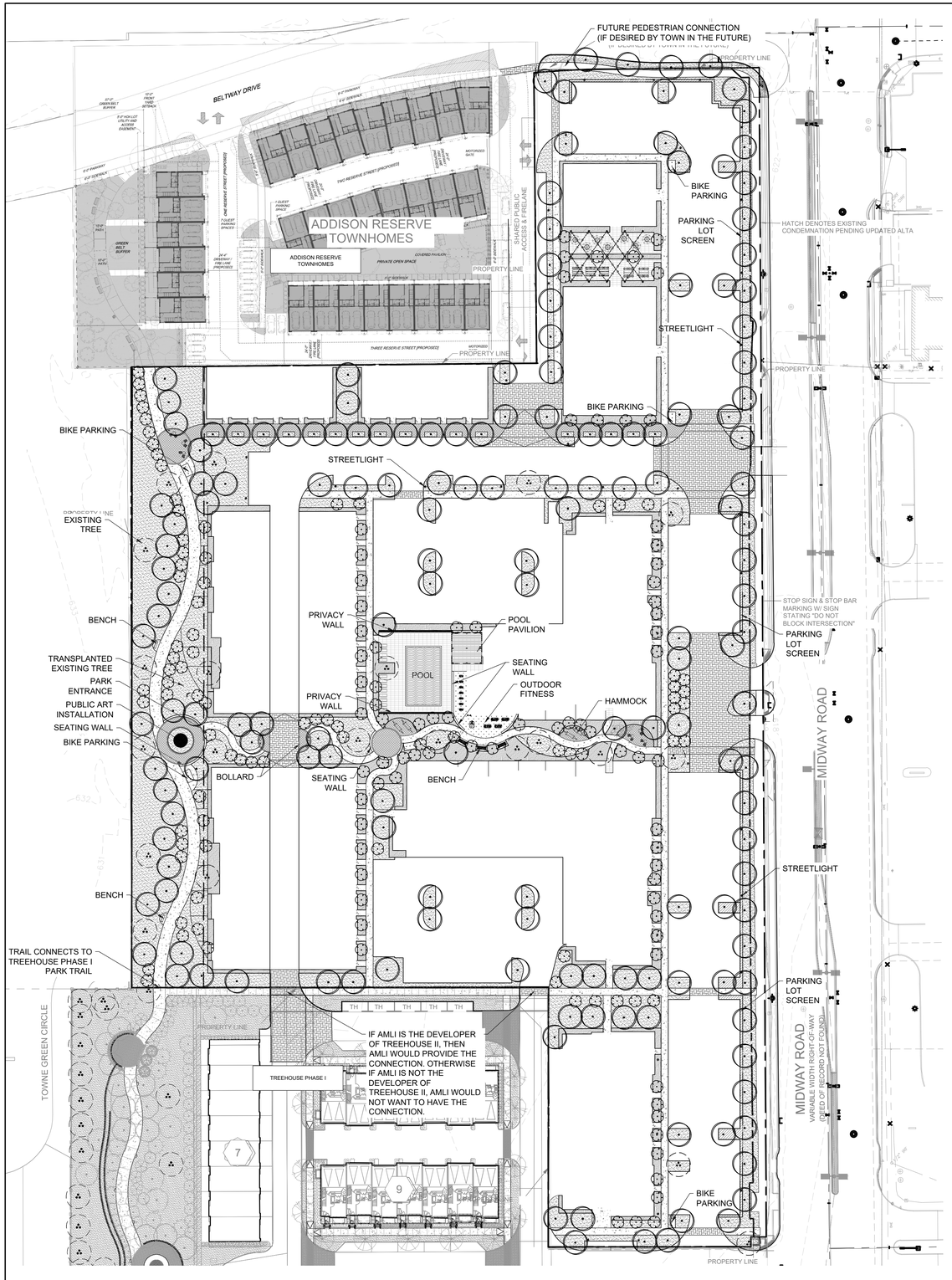
AMLI TREEHOUSE PHASE II ▪ ADDISON ▪ ILLUSTRATIVE MASTER PLAN

PN8523139 | AMLI RESIDENTIAL

SCALE: 1"=50'

0 25' 50' 75' 125'

LandDesign.



CONCEPT_PLANT_SCHEDULE

- SHADE TREE
- ORNAMENTAL TREE
- TRANSPLANTED EXISTING TREE
- EXISTING TREE
- SHRUB AREA
- SOD
- SEASONAL COLOR

MATERIAL_SCHEDULE

SYMBOL	DESCRIPTION
	POOL
	SHADE STRUCTURE

SYMBOL	PAVEMENTS DESCRIPTION
	CONCRETE PAVING - PEDESTRIAN
	CONCRETE PAVER A - PEDESTRIAN
	CONCRETE PAVER B - PEDESTRIAN
	CONCRETE PAVER C - VEHICULAR
	SYNTHETIC TURF

LANDSCAPE AREA SUMMARY	
TOTAL SITE AREA	**349502 SF/ 8.023 AC.**
TOTAL LANDSCAPE AREA	**85868 SF/ 1.97 AC.**
PERCENTAGE LANDSCAPE AREA	**25% (include redding trail)**

NOTES:

- AN IRRIGATION PLAN IS REQUIRED ON CIVIL, AND CONSTRUCTION PLANS AND MUST BE SIGNED AND SEALED BY A LICENSED IRRIGATOR
- ALL IRRIGATION CONTROLLERS MUST HAVE A RAIN AND FREEZE SENSORS

Alternate Tree Mitigation Plan and Credits	Tree Count	Caliper Inches	Notes
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	5X Credit for relocating Heritage Trees (#552)
Total Mitigation (Property, Park, Credit)		**1,145**	
Total Mitigation Surplus/(Deficit)		**464**	

Notes

- The Total Mitigation Surplus caliper inches provides a contingency if a tree can't be preserved or planted as shown herein

- Mitigation Credit - Transplant Heritage Trees determined by Director of Parks and Recreation (31" Transplanted x 5 = 155" caliper inch Mitigation Credit). Note, there is no warranty for transplanting the one (1) heritage live oak

- Alternative replacement and transplant trees shall be considered by the Town where said trees can enhance the diversity of tree planting and positively contribute to the overall aesthetics and screening needs for the site

-The Director of Parks and Recreation may approve alternative tree mitigation standards to account for transplanting of mature trees

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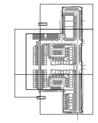
KEY MAP



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HETH KENDRICK	2948	3/22/24
ENGINEER	REG. #	DATE

NOT FOR CONSTRUCTION

PROJECT

AMLI TREEHOUSE PHASE II

ADDISON, TEXAS

LANDDESIGN PROJ.#
8523139

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

SCALE NORTH

VERT:
HORZ: 1"=50'

0 25' 50' 100'

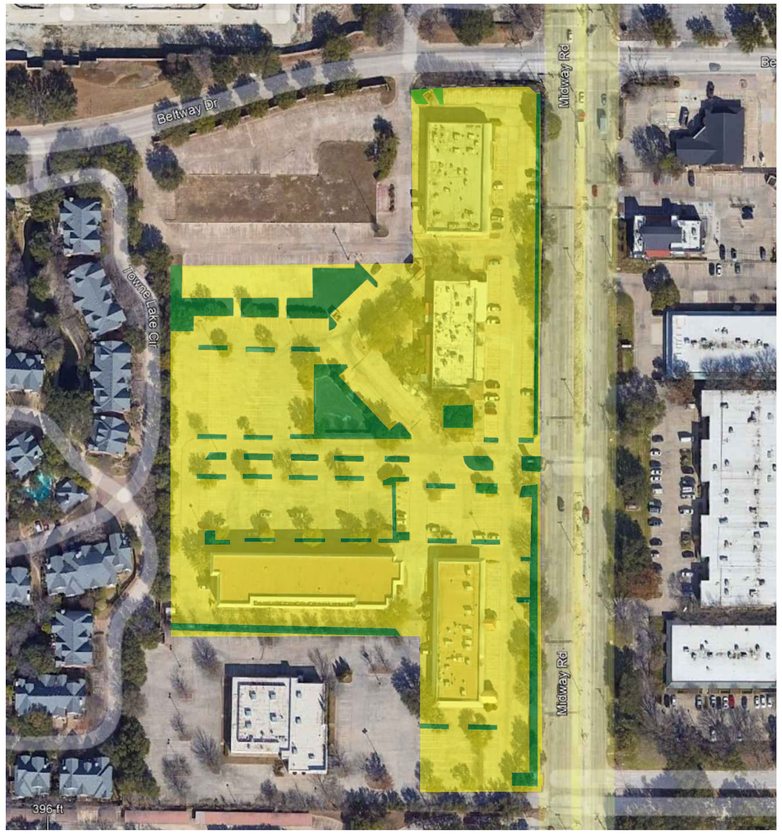
SHEET TITLE

LANDSCAPE PLAN

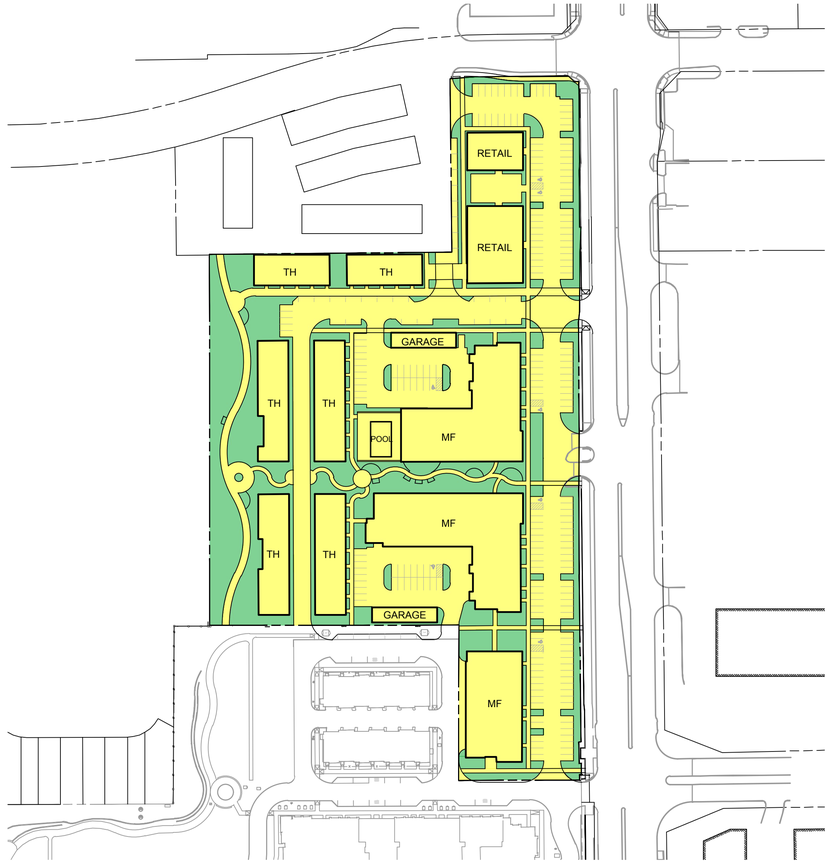
SHEET NUMBER

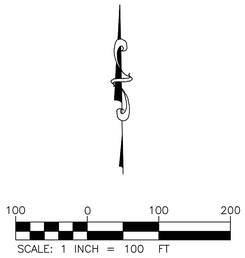
L6-00A

PRE-DEVELOPMENT CONDITION



POST-DEVELOPMENT CONDITION





PRE-DEVELOPMENT CONDITION						
Land Use Area		Area (Acres)	C	Tc (min.)	I-100 (in/hr)	Q-100 (cfs)
	EX - Landscape/Open Space	0.947	0.30	15	8.74	2.48
	EX - Building/Paving	7.076	0.90	10	8.74	55.66
	Total:	8.023				**58.14**

POST-DEVELOPMENT CONDITION						
Land Use Area		Area (Acres)	C	Tc (min.)	I-100 (in/hr)	Q-100 (cfs)
	PROP - Landscape/Open Space	2.106	0.30	15	8.74	5.52
	PROP - Building/Paving	5.917	0.90	10	8.74	46.55
	Total:	8.023				**52.07**

Bowman
TBPE Firm Registration No. F-14309

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2805 Dallas Parkway
Suite 210
Plano, Texas 75093

Phone: (972) 497-2690
Fax: (512) 225-4062
www.bowman.com

REVISIONS

REVISION	DESCRIPTION	DATE
---	---	---

PERVIOUS-IMPERVIOUS EXHIBIT

AMLI TREEHOUSE PHASE 2
SWC OF BELTWAY RD & MIDWAY RD
TOWN OF ADDISON, TEXAS 75001

ISSUED: 7/12/2024

DESIGN	DRAWN	CHKD
JG	JG	RS

JOB No. ---

SHEET
C-4.0

Know what's **below.** **Call** before you dig.

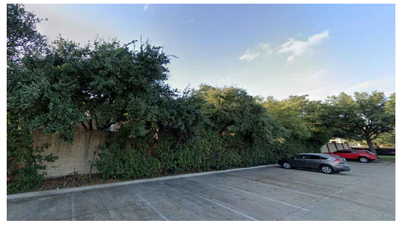
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

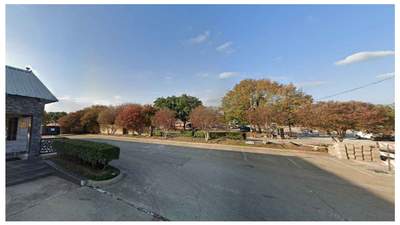
PRELIMINARY NOT FOR CONSTRUCTION

C:\Users\jgarza\Bowman Consulting Group\Bowman_DAL - Resources\NTX\New Projects\AMLI Treehouse Phase 2\Engineering\Engineering Plans\Sheet Sets\Zoning Submittal\PERVIOUS-IMPERVIOUS EXHIBIT.dwg, Layout1, July 12, 2024, 12:33 PM, jgarza

LEGEND

- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE TRANSPLANTED
- TRANSPLANTED TREE
- PROPOSED NEW TREE





AMLI TREEHOUSE PHASE II ▪ ADDISON ▪ TREE SURVEY

PN8523139 | AMLI RESIDENTIAL

SCALE: 1"=50'

0 25' 50' 75' 125'

LandDesign.

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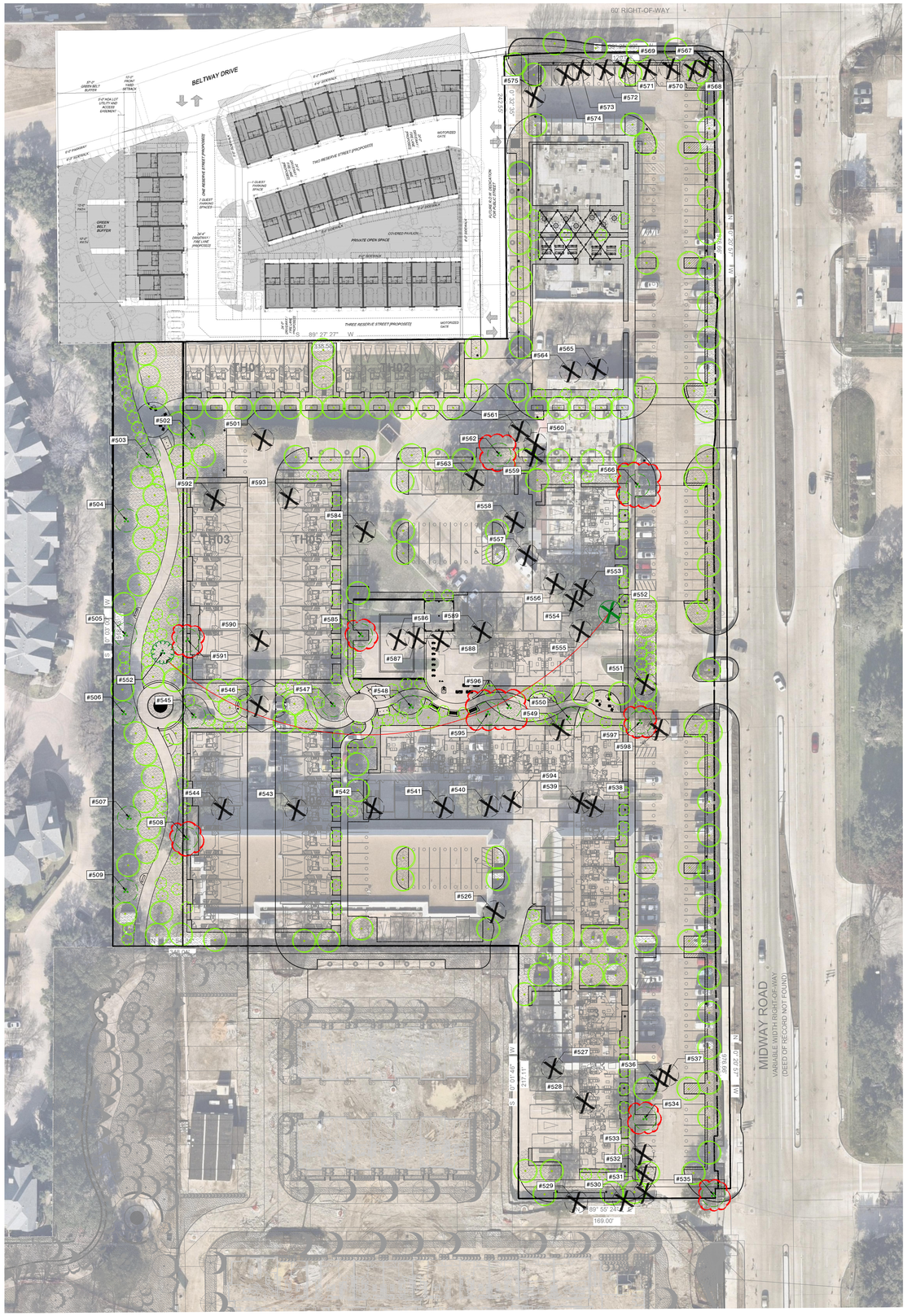

LEGEND

- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE TRANSPLANTED
- TRANSPLANTED TREE
- PROPOSED NEW TREE

TREE PROTECTION NOTES:

1. REFER TO THE TREE PRESERVATION PLAN FOR TREE LOCATIONS TO BE PRESERVED.
2. EXISTING TREE SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE SAFETY FENCE (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. TREE PROTECTION ZONE SIGNAGE SHALL BE POSTED ON EACH TREE OR GROUP OF TREES TO REMAIN.
3. DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
4. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
5. NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE APPROVED GRADING PLAN.
6. NO MATERIALS SHALL BE STORED WITHIN THE DRIP LINE AREA OF A TREE TO BE PRESERVED. THE AREA WITHIN THE PROTECTIVE FENCING MUST NOT BE USED FOR PARKING VEHICLES OR EQUIPMENT, FOR MATERIALS STORAGE, OR CHEMICAL WASH-OUT AREAS.
7. FENCE TO BE MAINTAINED AND REPAIRED AS NEEDED DURING CONSTRUCTION.
8. REMOVE ALL TREE PROTECTION FENCING UPON COMPLETION OF PROJECT.

TREE MANAGEMENT NOTES:

1. TREES THAT ARE TO BE REMOVED SHALL BE FLAGGED PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY.
2. THE CRITICAL ROOT ZONE OF ALL PRESERVED TREES SHALL BE PROTECTED BY A 4' TALL FENCE PER TOWN OF ADDISON STANDARDS DURING SITE PREPARATION AND CONSTRUCTION, WITH TREE PROTECTION ZONE SIGNAGE POSTED.
3. REFER TO LANDSCAPE PLAN FOR REPLACEMENT TREE LOCATIONS.

TREE PROTECTION
NTS

ADDISON PUBLIC WORKS & ENGINEERING SERVICES	TREE PROTECTION	STANDARD CONSTRUCTION DETAILS GENERAL DETAILS	
		DATE: February 15, 2023	REV DATE: -
			SHEET: GD-01

TREE MANAGEMENT NOTES:

1. TREES THAT ARE TO BE REMOVED SHALL BE FLAGGED PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY.
2. REFER TO LANDSCAPE PLAN FOR REPLACEMENT TREE LOCATIONS.

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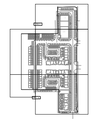
KEY MAP



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HETH KENDRICK	2948	3/22/24
ENGINEER	REG. #	DATE

NOT FOR CONSTRUCTION

PROJECT

AMLI TREEHOUSE PHASE II

ADDISON, TEXAS

LANDDESIGN PROJ.#
8523139

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

SCALE
VERT:
HORZ: 1"=50'
0 25' 50' 100'

NORTH

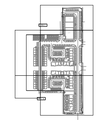
SHEET TITLE
TREE MITIGATION PLAN

SHEET NUMBER
L7-00A

TreeNo	Species	MultiTrunk	DBH_1	DBH_2	DBH_3	DBH_4	DBH_5	STATUS	MITIGATION IN	HEALTHY	PROTECTED	NOTE
501	Texas live oak	No	16.8	0	0	0	0	REMOVE	16.80	Healthy	YES	
502	Texas live oak	No	16.6	0	0	0	0	SAVE	16.60	Healthy	YES	
503	Texas live oak	No	20.4	0	0	0	0	SAVE	20.40	Healthy	YES	
504	Texas live oak	No	10	13.4	0	0	0	SAVE	23.40	Healthy	YES	
505	Texas live oak	No	22	0	0	0	0	SAVE	22.00	Healthy	YES	
506	Texas live oak	No	10.6	17.6	0	0	0	SAVE	28.20	Healthy	YES	
507	Texas live oak	No	14.6	0	0	0	0	SAVE	14.60	Healthy	YES	
508	Texas live oak	No	21	0	0	0	0	SAVE	21.00	Healthy	YES	
509	Texas live oak	No	16.9	0	0	0	0	SAVE	16.90	Healthy	YES	
526	Texas live oak	No	24.7	0	0	0	0	REMOVE	24.70	Healthy	YES	
527	Texas live oak	No	26.3	0	0	0	0	REMOVE	26.30	Healthy	YES	
528	Texas live oak	No	13.9	0	0	0	0	REMOVE	13.90	Healthy	YES	
529	Texas live oak	No	16.3	0	0	0	0	REMOVE	16.30	Healthy	YES	
530	Texas live oak	No	15.3	0	0	0	0	REMOVE	15.30	Healthy	YES	
531	crape myrtle	Yes	4.2	3.1	3.8	5.5	0	REMOVE	8.48	Healthy	YES	
532	crape myrtle	Yes	4.1	3.3	3.2	2.4	0	REMOVE	6.61	Healthy	YES	
533	crape myrtle	Yes	3	2.6	2.6	3.3	3.1	REMOVE	6.56	Healthy	YES	
534	Texas live oak	No	17.5	0	0	0	0	SAVE	17.50	Healthy	YES	
535	Texas live oak	No	19.5	0	0	0	0	SAVE	19.50	Healthy	YES	
536	eastern red ceda	No	15.2	0	0	0	0	REMOVE	15.20	Healthy	YES	
537	eastern red ceda	No	7.4	0	0	0	0	REMOVE	7.40	Healthy	YES	
538	crape myrtle	Yes	4.4	5.3	5.5	0	0	REMOVE	8.81	Healthy	YES	
539	crape myrtle	Yes	5.2	4.5	3.8	4.4	0	REMOVE	9.00	Healthy	YES	
540	Texas live oak	No	18.5	0	0	0	0	REMOVE	18.50	Healthy	YES	
541	Texas live oak	No	13.8	0	0	0	0	REMOVE	13.80	Healthy	YES	
542	Texas live oak	No	17	0	0	0	0	REMOVE	17.00	Healthy	YES	
543	Texas live oak	No	15.2	0	0	0	0	REMOVE	15.20	Healthy	YES	
544	Texas live oak	No	15.9	0	0	0	0	REMOVE	15.90	Healthy	YES	
545	Texas live oak	No	18.2	0	0	0	0	SAVE	18.20	Healthy	YES	
546	Texas live oak	No	19	0	0	0	0	REMOVE	19.00	Healthy	YES	
547	Texas live oak	No	17.2	0	0	0	0	SAVE	17.20	Healthy	YES	
548	Texas live oak	No	18	0	0	0	0	SAVE	18.00	Healthy	YES	
549	crape myrtle	No	4.5	5	2.9	6.6	0	REMOVE	9.86	Healthy	YES	
550	crape myrtle	Yes	4.9	5.9	5	4.7	0	SAVE	10.29	Healthy	YES	
551	crape myrtle	Yes	7.2	7.8	4	9.8	3	REMOVE	15.29	Healthy	YES	
552	Texas live oak	No	31.2	0	0	0	0	TRANSPLANT	31.20	Healthy	YES	
553	Texas live oak	No	18.1	0	0	0	0	REMOVE	18.10	Healthy	YES	
554	cedar elm	No	9.5	0	0	0	0	REMOVE	9.50	Healthy	YES	
555	cedar elm	No	15.7	0	0	0	0	REMOVE	15.70	Healthy	YES	
556	cedar elm	No	12	0	0	0	0	REMOVE	12.00	Healthy	YES	
557	cedar elm	No	17.1	0	0	0	0	REMOVE	17.10	Damaged	YES	
558	Texas live oak	No	23.4	0	0	0	0	REMOVE	23.40	Healthy	YES	
559	crape myrtle	No	2.8	2.9	3.7	2.8	3	REMOVE	6.84	Healthy	YES	
560	crape myrtle	Yes	3.2	3.4	2.8	3	3.3	REMOVE	7.04	Healthy	YES	
561	Texas live oak	No	17.2	0	0	0	0	REMOVE	17.20	Healthy	YES	
562	Texas live oak	No	18.5	0	0	0	0	SAVE	18.50	Healthy	YES	
563	Texas live oak	No	26	0	0	0	0	REMOVE	26.00	Healthy	YES	
564	cedar elm	No	16.7	0	0	0	0	REMOVE	16.70	Healthy	YES	
565	cedar elm	No	16.2	0	0	0	0	REMOVE	16.20	Healthy	YES	
566	Schumard oak	No	15	0	0	0	0	SAVE	15.00	Healthy	YES	
567	crape myrtle	No	6.8	6.3	4.1	0	0	REMOVE	10.14	Healthy	YES	
568	crape myrtle	Yes	6.3	5.6	0	0	0	REMOVE	8.43	Healthy	YES	
569	crape myrtle	Yes	4.7	7.4	4.9	0	0	REMOVE	10.04	Healthy	YES	
570	crape myrtle	Yes	4.3	4.2	4.7	0	0	REMOVE	7.63	Healthy	YES	
571	crape myrtle	No	0	0	0	0	0	REMOVE	0.00	Healthy	YES	
572	crape myrtle	Yes	7	3.2	4.7	0	0	REMOVE	9.02	Healthy	YES	
573	crape myrtle	No	9.6	0	0	0	0	REMOVE	9.60	Healthy	YES	
574	crape myrtle	Yes	5.7	9.1	4.4	0	0	REMOVE	11.60	Healthy	YES	
575	crape myrtle	Yes	4.7	5.2	4.9	4.4	6.5	REMOVE	11.61	Healthy	YES	
584	Texas live oak	No	22.7	0	0	0	0	REMOVE	22.70	Healthy	YES	
585	Texas live oak	No	13.6	0	0	0	0	SAVE	13.60	Healthy	YES	
586	crape myrtle	Yes	4.3	3	4.3	6.3	2.5	REMOVE	9.59	Healthy	YES	
587	crape myrtle	Yes	4.6	4	5.9	4.5	0	REMOVE	9.60	Healthy	YES	
588	crape myrtle	Yes	6.1	3	3.6	5.8	0	REMOVE	9.63	Healthy	YES	
589	Texas live oak	No	23.5	0	0	0	0	REMOVE	23.50	Healthy	YES	
590	Texas live oak	No	12.7	0	0	0	0	REMOVE	12.70	Healthy	YES	
591	Texas live oak	No	13.3	0	0	0	0	SAVE	13.30	Healthy	YES	
592	Texas live oak	No	15.1	0	0	0	0	REMOVE	15.10	Healthy	YES	
593	Texas live oak	No	13.6	0	0	0	0	REMOVE	13.60	Healthy	YES	
594	Possomhaw	Yes	7.5	8.2	4	9.5	3.6	REMOVE	0.00	Healthy	NO	
595	Possomhaw	Yes	6.8	7.9	4.2	10	3.5	SAVE	0.00	Healthy	NO	
596	Possomhaw	Yes	6.9	8	4.5	9.8	3.2	SAVE	0.00	Healthy	NO	
597	Possomhaw	Yes	7.3	7.7	3.4	9.3	3	SAVE	0.00	Healthy	NO	
598	Possomhaw	Yes	7	7.9	4.1	9.4	2.7	REMOVE	0.00	Healthy	NO	
								TOTAL	1035.58			

LandDesign.
5221 ALPHA ROAD
DALLAS, TX 75240
214.785.6009
WWW.LANDDESIGN.COM

KEY MAP



SEAL

PRELIMINARY
-FOR REVIEW ONLY-

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HETH KENDRICK	2948	3/22/24
ENGINEER	REG. #	DATE

NOT FOR CONSTRUCTION

PROJECT

AMLI TREEHOUSE II

ADDISON, TEXAS

LANDDESIGN PROJ.#
8523139

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

SCALE

VERT:
HORZ: NTS
(NOT TO SCALE)

NORTH

SHEET TITLE

TREE MITIGATION PLAN

SHEET NUMBER

L7-00B

OVERALL BIRDEYE VIEW

AMLI TREEHOUSE II ADDISON, TX • ILLUSTRATIVE RENDERING

PN 8523139 | 06.14.2024 | AMLI DEVELOPMENT CO.

AMLI RESIDENTIAL

LandDesign

COMMUNITY TRAIL GATHERING PLAZA

AMLI TREEHOUSE II ADDISON, TX • ILLUSTRATIVE RENDERING

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LandDesign

PARK TRAIL ENTRANCE FROM COMMUNITY SIDE

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ART SCULPTURE DISPLAY

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LandDesign

PARK TRAIL ENTRANCE GATHERING PLAZA FROM NORTH SIDE

AMLI TREEHOUSE II ADDISON, TX • ILLUSTRATIVE RENDERING

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PARK TRAIL

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BLDG 01 THRU 03 - CONCEPT PERSPECTIVE FROM MIDWAY

AMLI TREEHOUSE 2 06/18/2024

TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS

TOWN PROJECT NUMBER: **1911-Z**

PARCEL:

HLR ARCHITECTS

HENSLEY LAMKIN RACHEL, INC.

DALLAS • HOUSTON • SEATTLE

WWW.HLRINC.NET

PH: 972.726.9400

SENIOR PROJECT MGR: JCT

PROJECT MANAGER:

DRAWN BY: Author

TEAM: JCT, BEW, MD, JCF, AP

REVISIONS

OWNER/APPLICANT:
AMLI DEVELOPMENT CO.

ATTN: JOE BRUCE
5057 KELLER SPRINGS RD.
SUITE 410
ADDISON, TEXAS 75001
PH: 972.265.6792

BRUCE W. RACHEL, AIA

TX LICENCE NO. 14373

PRELIMINARY DRAWING

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NOT FOR GOVERMENTAL REVIEW

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TREEHOUSE PHASE II

TOWN OF ADDISON, TX

AMLI RESIDENTIAL

Zoning: 06/18/2024

Permit Issue Set: --/--/----

Construction Issue Set: --/--/----

Project #: 23290

Drawing No.

A000

PERSPECTIVES

TH01-04 - CONCEPT PERSPECTIVE

TH05-06 - CONCEPT PERSPECTIVE

AMLI TREEHOUSE 2 06/18/2024

TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS

TOWN PROJECT NUMBER: **1911-Z**

PARCEL:

HLR ARCHITECTS

HENSLEY LAMKIN RACHEL, INC.

DALLAS • HOUSTON • SEATTLE

WWW.HLRINC.NET

PH: 972.726.9400

SENIOR PROJECT MGR: JCT

PROJECT MANAGER:

DRAWN BY: Author

TEAM: JCT, BEW, MD, JCF, AP

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TREEHOUSE PHASE II

TOWN OF ADDISON, TX

AMLI RESIDENTIAL

Zoning: 06/18/2024

Permit Issue Set: --/--/----

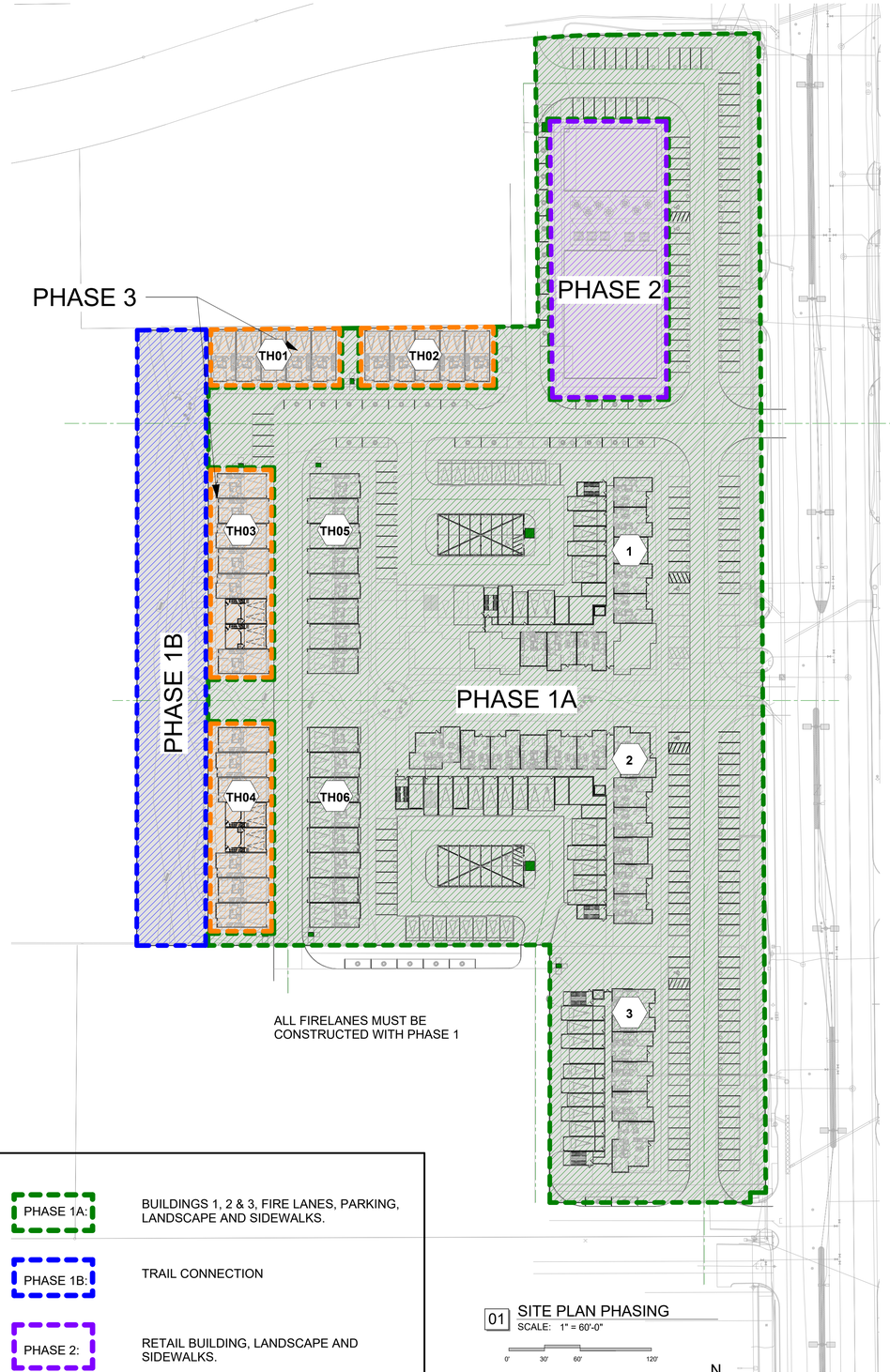
Construction Issue Set: --/--/----

Project #: 23290

Drawing No.

A000-1

PERSPECTIVES



AMLI TREEHOUSE 2 06/18/2024

TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS

TOWN PROJECT NUMBER: **1911-Z**

PARCEL:

HLR ARCHITECTS

HENSLEY LAMKIN RACHEL, INC.

DALLAS • HOUSTON • SEATTLE

WWW.HLRINC.NET

PH: 972.726.9400

SENIOR PROJECT MGR: JCT

PROJECT MANAGER:

DRAWN BY: RDN

TEAM: JCT, BEW, MD, JCF, AP

REVISIONS

OWNER/APPLICANT:
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TREEHOUSE PHASE II

TOWN OF ADDISON, TX

AMLI RESIDENTIAL

Zoning: 07/11/2024

Permit Issue Set: --/--/----

Construction Issue Set: --/--/----

Project #: 23290

Drawing No.

A001-1

PHASING PLAN

MATERIAL PERCENTAGES	BLDG #1 WEST ELEVATION	
	SQ. FT.	PERCENTAGE
BRICK	5,444	94%
FIBER CEMENT PANEL	322	6%
FENESTRATION / GLAZING	1,708	
TOTAL SURFACE AREA*	5,766	100%

** TOTAL AREA AND PERCENTAGE DO NOT INCLUDE GLAZING.*

MATERIAL PERCENTAGES	BLDG #1 EAST ELEVATION	
	SQ. FT.	PERCENTAGE
BRICK	4,950	88%
FIBER CEMENT PANEL	664	12%
FENESTRATION / GLAZING	2,624	
TOTAL SURFACE AREA*	5,614	100%

** TOTAL AREA AND PERCENTAGE DO NOT INCLUDE GLAZING.*

MATERIAL PERCENTAGES	BLDG #1 NORTH ELEVATION	
	SQ. FT.	PERCENTAGE
BRICK	6,121	96%
FIBER CEMENT PANEL	245	4%
FENESTRATION / GLAZING	1,536	
TOTAL SURFACE AREA*	6,366	100%

** TOTAL AREA AND PERCENTAGE DO NOT INCLUDE GLAZING.*

MATERIAL PERCENTAGES	BLDG #1 SOUTH ELEVATION	
	SQ. FT.	PERCENTAGE
BRICK	5,514	90%
FIBER CEMENT PANEL	595	10%
FENESTRATION / GLAZING	2,393	
TOTAL SURFACE AREA*	6,109	100%

** TOTAL AREA AND PERCENTAGE DO NOT INCLUDE GLAZING.*

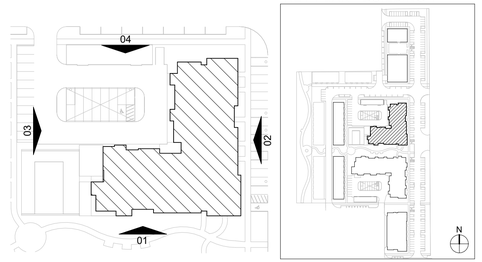
MATERIAL PERCENTAGES - BLDG #1 TOTALS		
	SQ. FT.	PERCENTAGE
BRICK:	22,029	92.4%
FIBER CEMENT PANEL:	1,825	7.6%
FENESTRATION / GLAZING:	8,260	
TOTAL SURFACE AREA:	23,853	100%

** TOTAL AREA AND PERCENTAGE DO NOT INCLUDE GLAZING.*

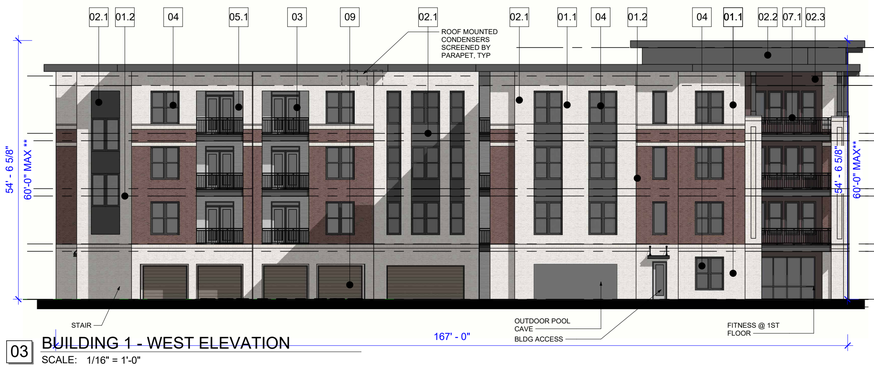
FACADE PLAN NOTES

- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRE BY THE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
- ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.
- ** MAX HEIGHT - 60FT FROM TOP OF FOUNDATION
  1. PARAPET HEIGHT AND ARCHITECTURAL PROJECTIONS: IN ORDER TO PROVIDE APPROPRIATE PROJECTIONS, UP TO 50 PERCENT OF THE FACADES MAY ACCOMMODATE PARAPET HEIGHT OFFSETS AND OTHER UNIQUE ARCHITECTURAL FEATURES THAT PROJECT ABOVE THE MAXIMUM BUILDING HEIGHT BY NO MORE THAN 10 FEET.

KEY PLAN - BUILDING 1



04 BUILDING 1 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



03 BUILDING 1 - WEST ELEVATION
SCALE: 1/16" = 1'-0"

02 BUILDING 1 - EAST ELEVATION
SCALE: 1/16" = 1'-0"

01 BUILDING 1 - SOUTH
SCALE: N.T.S.

MATERIAL LEGEND

01.1	BRICK MASONRY VENEER - FIELD COLOR 01
01.2	BRICK MASONRY VENEER - FIELD COLOR 02
01.3	BRICK MASONRY VENEER - FIELD COLOR 03
01.4	OVERFRAMED THIN BRICK MASONRY VENEER - FIELD COLOR 01
01.5	OVERFRAMED THIN BRICK MASONRY VENEER - FIELD COLOR 02
02.1	F.C. PANEL SYSTEM (EZ TRIM REVEAL) - FIELD COLOR 01
02.2	F.C. PANEL SYSTEM (EZ TRIM REVEAL) - FIELD COLOR 02
02.3	F.C. PANEL SYSTEM (EZ TRIM REVEAL) - FIELD COLOR 03
02.4	F.C. PANEL SYSTEM (BOARD AND BATTEN)
03	PATIO DOOR UNIT
04	PREFINISHED VINYL WINDOW SYSTEM
05.1	CEMENTITIOUS SIDING SYSTEM - FIELD COLOR 01
05.2	CEMENTITIOUS SIDING SYSTEM - FIELD COLOR 02
05.3	CEMENTITIOUS SIDING SYSTEM - FIELD COLOR 03 (VARIABLE)
06.1	BRICK MASONRY BAND - FIELD COLOR 01
06.2	BRICK MASONRY BAND - FIELD COLOR 02
06.3	BRICK MASONRY BAND - FIELD COLOR 03
07.1	METAL RAILING SYSTEM
07.2	GLASS RAILING SYSTEM
08	STOREFRONT SYSTEM
09	GARAGE DOOR SYSTEM
10	FIBER CEMENT TRIM
11	ALUMINUM PARAPET COPING CAP
12	METAL CANOPY
13	ASPHALT SHINGLE ROOFING SYSTEM
14	LOW SLOPE T.P.O. ROOF SYSTEM
15	STANDING SEAM METAL ROOF
16	WOOD BALCONY
17	ROOF SOFFIT WITH WESTERN RED CEDAR CLADDING
18	CAST STONE

AMLI TREEHOUSE 2 06/18/2024

TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS

TOWN PROJECT NUMBER: **1911-Z**

PARCEL:

HLR ARCHITECTS

HENSLEY LAMKIN RACHEL, INC.

DALLAS • HOUSTON • SEATTLE

WWW.HLRINC.NET

PH: 972.726.9400

SENIOR PROJECT MGR: JCT

PROJECT MANAGER:

DRAWN BY: JCF

TEAM: JCT, BEW, MD, JCF, AP

REVISIONS

OWNER/APPLICANT:
AMLI DEVELOPMENT CO.

ATTN: JOE BRUCE
5057 KELLER SPRINGS RD.
SUITE 410
ADDISON, TEXAS 75001
PH: 972.265.6792

BRUCE W. RACHEL, AIA

TX LICENCE NO. 14373

PRELIMINARY DRAWING

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TREEHOUSE PHASE II

TOWN OF ADDISON, TX

AMLI RESIDENTIAL

Zoning: 06/18/2024

Permit Issue Set: --/--/----

Construction Issue Set: --/--/----

Project #: 23290

Drawing No.

A002

FACADE PLANS - BUILDING 1

MATERIAL PERCENTAGES	BLDG #2 WEST ELEVATION		
		SQ. FT.	PERCENTAGE
BRICK		5,845	97%
FIBER CEMENT PANEL		175	3%
FENESTRATION / GLAZING		1,585	
TOTAL SURFACE AREA*		6,020	100%

** TOTAL AREA AND PERCENTAGE DO NOT INCLUDE GLAZING.*

MATERIAL PERCENTAGES	BLDG #2 EAST ELEVATION		
		SQ. FT.	PERCENTAGE
BRICK		4,950	88%
FIBER CEMENT PANEL		664	12%
FENESTRATION / GLAZING		2,624	
TOTAL SURFACE AREA*		5,614	100%

** TOTAL AREA AND PERCENTAGE DO NOT INCLUDE GLAZING.*

MATERIAL PERCENTAGES - BLDG #2 TOTALS		
	SQ. FT.	PERCENTAGE
BRICK:	24,720	93.5%
FIBER CEMENT PANEL:	1,719	6.5%
FENESTRATION / GLAZING:	9,128	
TOTAL SURFACE AREA:	26,439	100%

** TOTAL AREA AND PERCENTAGE DO NOT INCLUDE GLAZING.*

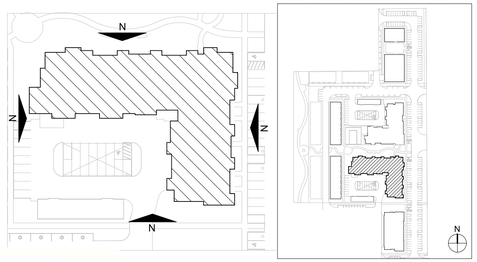
MATERIAL PERCENTAGES	BLDG #2 NORTH ELEVATION		
		SQ. FT.	PERCENTAGE
BRICK		6,484	92%
FIBER CEMENT PANEL		595	8%
FENESTRATION / GLAZING		3,161	
TOTAL SURFACE AREA*		7,079	100%

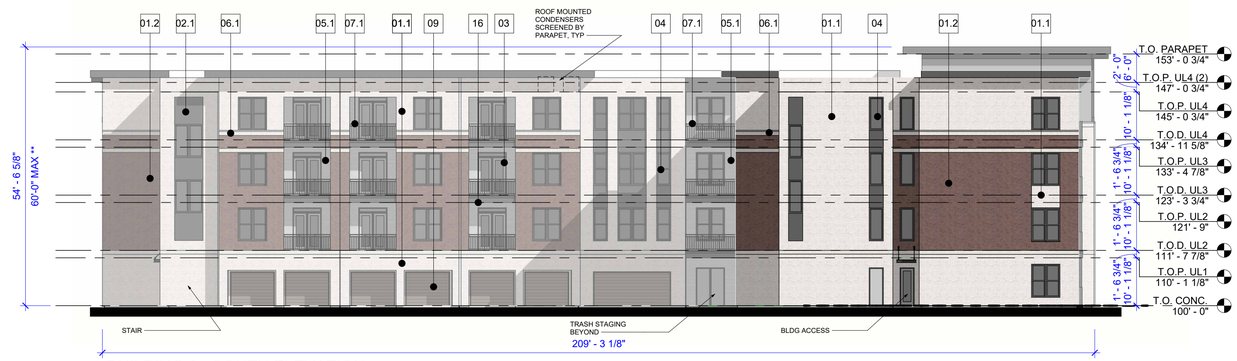
** TOTAL AREA AND PERCENTAGE DO NOT INCLUDE GLAZING.*

MATERIAL PERCENTAGES	BLDG #2 SOUTH ELEVATION		
		SQ. FT.	PERCENTAGE
BRICK		7,441	96%
FIBER CEMENT PANEL		286	4%
FENESTRATION / GLAZING		1,758	
TOTAL SURFACE AREA*		7,727	100%

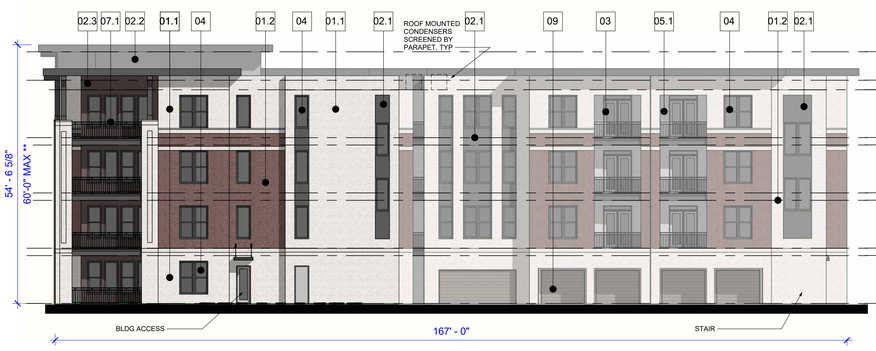
** TOTAL AREA AND PERCENTAGE DO NOT INCLUDE GLAZING.*

KEY PLAN LEGEND - SITE





02 BUILDING 2 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



04 BUILDING 2 - WEST ELEVATION
SCALE: 1/16" = 1'-0"

01 BUILDING 2 - EAST ELEVATION
SCALE: 1/16" = 1'-0"

FACADE PLAN NOTES

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03 BUILDING 2 - NORTH ELEVATION
SCALE: N.T.S.

MATERIAL LEGEND

01.1	BRICK MASONRY VENEER - FIELD COLOR 01
01.2	BRICK MASONRY VENEER - FIELD COLOR 02
01.3	BRICK MASONRY VENEER - FIELD COLOR 03
01.4	OVERFRAMED THIN BRICK MASONRY VENEER - FIELD COLOR 01
01.5	OVERFRAMED THIN BRICK MASONRY VENEER - FIELD COLOR 02
02.1	F.C. PANEL SYSTEM (EZ TRIM REVEAL) - FIELD COLOR 01
02.2	F.C. PANEL SYSTEM (EZ TRIM REVEAL) - FIELD COLOR 02
02.3	F.C. PANEL SYSTEM (EZ TRIM REVEAL) - FIELD COLOR 03
02.4	F.C. PANEL SYSTEM (BOARD AND BATTEN)
03	PATIO DOOR UNIT
04	PREFINISHED VINYL WINDOW SYSTEM
05.1	CEMENTITIOUS SIDING SYSTEM - FIELD COLOR 01
05.2	CEMENTITIOUS SIDING SYSTEM - FIELD COLOR 02
05.3	CEMENTITIOUS SIDING SYSTEM - FIELD COLOR 03 (VARIABLE)
06.1	BRICK MASONRY BAND - FIELD COLOR 01
06.2	BRICK MASONRY BAND - FIELD COLOR 02
06.3	BRICK MASONRY BAND - FIELD COLOR 03
07.1	METAL RAILING SYSTEM
07.2	GLASS RAILING SYSTEM
08	STOREFRONT SYSTEM
09	GARAGE DOOR SYSTEM
10	FIBER CEMENT TRIM
11	ALUMINUM PARAPET COPING CAP
12	METAL CANOPY
13	ASPHALT SHINGLE ROOFING SYSTEM
14	LOW SLOPE T.P.O. ROOF SYSTEM
15	STANDING SEAM METAL ROOF
16	WOOD BALCONY
17	ROOF SOFFIT WITH WESTERN RED CEDAR CLADDING
18	CAST STONE

AMLI TREEHOUSE 2 06/18/2024
TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS

TOWN PROJECT NUMBER: **1911-Z**

PARCEL:

HLR ARCHITECTS

HENSLEY LAMKIN RACHEL, INC.

DALLAS • HOUSTON • SEATTLE

WWW.HLRINC.NET

PH: 972.726.9400

SENIOR PROJECT MGR: JCT

PROJECT MANAGER:

DRAWN BY: Author

TEAM: JCT, BEW, MD, JCF, AP

REVISIONS

OWNER/APPLICANT:
AMLI DEVELOPMENT CO.

ATTN: JOE BRUCE
5057 KELLER SPRINGS RD.
SUITE 410
ADDISON, TEXAS 75001
PH: 972.265.6792

BRUCE W. RACHEL, AIA

TX LICENCE NO. 14373

PRELIMINARY DRAWING

NOT FOR CONSTRUCTION

NOT FOR GOVERMENTAL REVIEW

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TREEHOUSE PHASE II

TOWN OF ADDISON, TX

AMLI RESIDENTIAL

Zoning: 06/18/2024

Permit Issue Set: --/--/----

Construction Issue Set: --/--/----

Project #: 23290

Drawing No.

A002-1

FACADE PLANS - BUILDING 2

MATERIAL PERCENTAGES	BLDG #3 WEST ELEVATION	
	SQ. FT.	PERCENTAGE
BRICK	4,792	96%
FIBER CEMENT PANEL	194	4%
FENESTRATION / GLAZING	1,572	
TOTAL SURFACE AREA*	4,986	100%

** TOTAL AREA AND PERCENTAGE DO NOT INCLUDE GLAZING.*

MATERIAL PERCENTAGES	BLDG #3 NORTH ELEVATION	
	SQ. FT.	PERCENTAGE
BRICK	3,382	98%
FIBER CEMENT PANEL	77	2%
FENESTRATION / GLAZING	384	
TOTAL SURFACE AREA*	3,459	100%

** TOTAL AREA AND PERCENTAGE DO NOT INCLUDE GLAZING.*

MATERIAL PERCENTAGES - BLDG #3 TOTALS		
	SQ. FT.	PERCENTAGE
BRICK:	15,999	93.8%
FIBER CEMENT PANEL:	1,057	6.2%
FENESTRATION / GLAZING:	5,051	
TOTAL SURFACE AREA:	17,056	100%

** TOTAL AREA AND PERCENTAGE DO NOT INCLUDE GLAZING.*

MATERIAL PERCENTAGES	BLDG #3 EAST ELEVATION	
	SQ. FT.	PERCENTAGE
BRICK	4,935	92%
FIBER CEMENT PANEL	412	8%
FENESTRATION / GLAZING	2,348	
TOTAL SURFACE AREA*	5,347	100%

** TOTAL AREA AND PERCENTAGE DO NOT INCLUDE GLAZING.*

MATERIAL PERCENTAGES	BLDG #3 SOUTH ELEVATION	
	SQ. FT.	PERCENTAGE
BRICK	2,889	89%
FIBER CEMENT PANEL	374	11%
FENESTRATION / GLAZING	747	
TOTAL SURFACE AREA*	3,263	100%

** TOTAL AREA AND PERCENTAGE DO NOT INCLUDE GLAZING.*

FACADE PLAN NOTES

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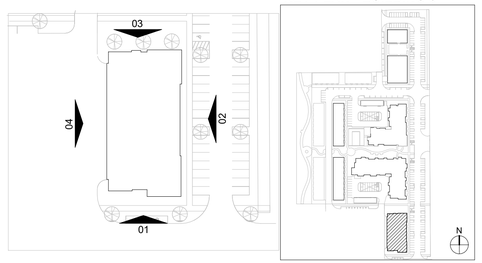
- ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
- ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.
- ** MAX HEIGHT - 60FT FROM TOP OF FOUNDATION
  1. PARAPET HEIGHT AND ARCHITECTURAL PROJECTIONS: IN ORDER TO PROVIDE APPROPRIATE PROJECTIONS, UP TO 50 PERCENT OF THE FACADES MAY ACCOMMODATE PARAPET HEIGHT OFFSETS AND OTHER UNIQUE ARCHITECTURAL FEATURES THAT PROJECT ABOVE THE MAXIMUM BUILDING HEIGHT BY NO MORE THAN 10 FEET.

KEY PLAN - BUILDING 3



MATERIAL LEGEND

01.1	BRICK MASONRY VENEER - FIELD COLOR 01
01.2	BRICK MASONRY VENEER - FIELD COLOR 02
01.3	BRICK MASONRY VENEER - FIELD COLOR 03
01.4	OVERFRAMED THIN BRICK MASONRY VENEER - FIELD COLOR 01
01.5	OVERFRAMED THIN BRICK MASONRY VENEER - FIELD COLOR 02
02.1	F.C. PANEL SYSTEM (EZ TRIM REVEAL) - FIELD COLOR 01
02.2	F.C. PANEL SYSTEM (EZ TRIM REVEAL) - FIELD COLOR 02
02.3	F.C. PANEL SYSTEM (EZ TRIM REVEAL) - FIELD COLOR 03
02.4	F.C. PANEL SYSTEM (BOARD AND BATTEN)
03	PATIO DOOR UNIT
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07.1	METAL RAILING SYSTEM
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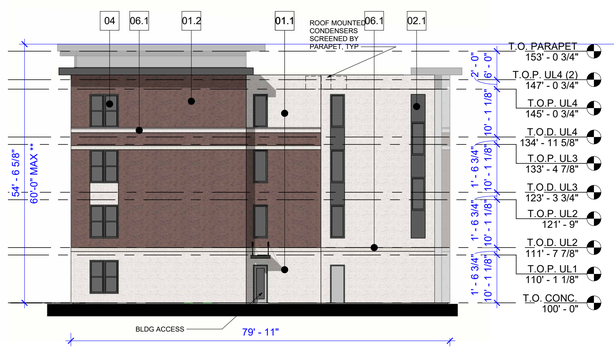
16	WOOD BALCONY
17	ROOF SOFFIT WITH WESTERN RED CEDAR CLADDING
18	CAST STONE

04 BUILDING 3 - WEST ELEVATION
SCALE: 1/16" = 1'-0"



03 BUILDING 3 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

02 BUILDING 3 - EAST ELEVATION
SCALE: 1/16" = 1'-0"

01 BUILDING 3 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

AMLI TREEHOUSE 2 06/18/2024

TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS

TOWN PROJECT NUMBER: **1911-Z**

PARCEL:

HLR ARCHITECTS

HENSLEY LAMKIN RACHEL, INC.

DALLAS • HOUSTON • SEATTLE

WWW.HLRINC.NET

PH: 972.726.9400

SENIOR PROJECT MGR: JCT

PROJECT MANAGER:

DRAWN BY: JCF

TEAM: JCT, BEW, MD, JCF, AP

REVISIONS

OWNER/APPLICANT:
AMLI DEVELOPMENT CO.

ATTN: JOE BRUCE
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BRUCE W. RACHEL, AIA

TX LICENCE NO. 14373

PRELIMINARY DRAWING

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TREEHOUSE PHASE II

TOWN OF ADDISON, TX

AMLI RESIDENTIAL

Zoning: 06/18/2024

Permit Issue Set: --/--/----

Construction Issue Set: --/--/----

Project #: 23290

Drawing No.

A003

FACADE PLANS - BUILDING 3

MATERIAL PERCENTAGES TH01&04 SIDE ELEVATION	SQ. FT.	PERCENTAGE
BRICK:	1,954	98%
FENESTRATION / GLAZING:	40	2%
FIBER CEMENT PANEL	0	0%
TOTAL SURFACE AREA:	1,994	100%

MATERIAL PERCENTAGES TH03&04 REAR ELEVATION	SQ. FT.	PERCENTAGE
BRICK:	4,292	67%
FENESTRATION / GLAZING:	1,632	25%
FIBER CEMENT PANEL	518	8%
TOTAL SURFACE AREA:	6,442	100%

MATERIAL PERCENTAGES - TH01&02 REAR ELEVATION	SQ. FT.	PERCENTAGE
BRICK:	2,523	64%
FENESTRATION / GLAZING:	1,025	26%
FIBER CEMENT PANEL	389	10%
TOTAL SURFACE AREA:	3,937	100%

MATERIAL PERCENTAGES TH01&04 SIDE ELEVATION	SQ. FT.	PERCENTAGE
BRICK:	1,935	97%
FENESTRATION / GLAZING:	59	3%
FIBER CEMENT PANEL	0	0%
TOTAL SURFACE AREA:	1,994	100%

MATERIAL PERCENTAGES TH03&04 FRONT ELEVATION	SQ. FT.	PERCENTAGE
BRICK:	5,000	77%
FENESTRATION / GLAZING:	1,442	23%
FIBER CEMENT PANEL	0	0%
TOTAL SURFACE AREA:	6,442	100%

MATERIAL PERCENTAGES - TH01&02 FRONT ELEVATION	SQ. FT.	PERCENTAGE
BRICK:	3,024	77%
FENESTRATION / GLAZING:	909	23%
FIBER CEMENT PANEL	0	0%
TOTAL SURFACE AREA:	3,933	100%

MATERIAL ELEVATION LEGEND

- 1A BRICK MASONRY VENEER - FIELD COLOR 01
- 1B BRICK MASONRY VENEER - FIELD COLOR 02
- 1C BRICK MASONRY VENEER - FIELD COLOR 03
- 2A NOT USED
- 2B FIBER CEMENT PANEL - FIELD COLOR 01
- 3 NOT USED
- 4 METAL RAILING SYSTEM
- 5 PATIO DOOR UNIT
- 6 METAL CANOPY
- 7 STOREFRONT SYSTEM
- 8 PREFINISHED VINYL WINDOW SYSTEM
- 9 BRICK MASONRY BAND
- 10 METAL DOOR
- 11 PATIO ENTRY GATE
- 12 METAL GATE

07 TH03 & 04 - REAR ELEVATION

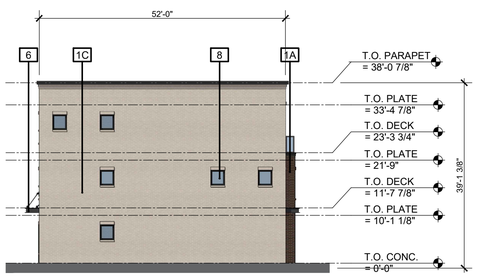
SCALE: 1/16" = 1'-0"

05 TH03 & 04 - FRONT ELEVATION

SCALE: 1/16" = 1'-0"

04 TH01 - 04 - SIDE ELEVATION 1

SCALE: 1/16" = 1'-0"



03 TH01 - 04 - SIDE ELEVATION 2

SCALE: 1/16" = 1'-0"

02 TH01 & 02 - REAR ELEVATION

SCALE: 1/16" = 1'-0"

01 TH01 & 02 - FRONT ELEVATION

SCALE: 1/16" = 1'-0"

FACADE PLAN NOTES

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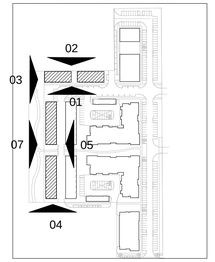
AMLI TREEHOUSE 2 06/18/2024

TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS

TOWN PROJECT NUMBER: **1911-Z**

PARCEL:

KEY PLAN - FEE SIMPLE



HLR ARCHITECTS

HENSLEY LAMKIN RACHEL, INC.

DALLAS • HOUSTON • SEATTLE

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PH: 972.726.9400

SENIOR PROJECT MGR: JCT

PROJECT MANAGER:

DRAWN BY: Author

TEAM:

REVISIONS

OWNER/APPLICANT:
AMLI DEVELOPMENT CO.

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SUITE 410
ADDISON, TEXAS 75001
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BRUCE W. RACHEL, AIA

TX LICENCE NO. 14373

PRELIMINARY DRAWING

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TREEHOUSE PHASE II

AMLI RESIDENTIAL

Zoning: 06/18/2024

Permit Issue Set: --/--/----

Construction Issue Set: --/--/----

Project #: 23290

Drawing No.

A004

FACADE PLANS - FEE SIMPLE TOWNHOMES

MATERIAL PERCENTAGES - TH05 & TH06 FRONT ELEVATION

	SQ. FT.	PERCENTAGE
BRICK:	3,897	89%
FIBER CEMENT PANEL:	476	11%
FENESTRATION /GLAZING:	1,920	
TOTAL SURFACE AREA:	4,373	100%

*TOTAL AREA AND PERCENTAGE DO NOT INCLUDE GLAZING

MATERIAL PERCENTAGES - TH05 & TH06 SIDE ELEVATION W/ E.METERS

	SQ. FT.	PERCENTAGE
BRICK:	1,551	100%
FIBER CEMENT PANEL:	0	0%
FENESTRATION /GLAZING:	105	
TOTAL SURFACE AREA:	1,551	100%

*TOTAL AREA AND PERCENTAGE DO NOT INCLUDE GLAZING

MATERIAL PERCENTAGES - TH05 & TH06 REAR ELEVATION

	SQ. FT.	PERCENTAGE
BRICK:	4,956	100%
FIBER CEMENT PANEL:	0	0%
FENESTRATION /GLAZING:	1,344	
TOTAL SURFACE AREA:	4,956	100%

*TOTAL AREA AND PERCENTAGE DO NOT INCLUDE GLAZING

MATERIAL PERCENTAGES - TH05 & TH06 SIDE ELEVATION

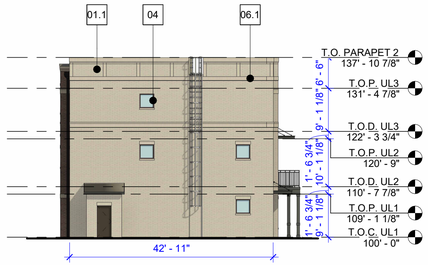
	SQ. FT.	PERCENTAGE
BRICK:	1,679	100%
FIBER CEMENT PANEL:	0	0%
FENESTRATION /GLAZING:	45	
TOTAL SURFACE AREA:	1,679	100%

*TOTAL AREA AND PERCENTAGE DO NOT INCLUDE GLAZING

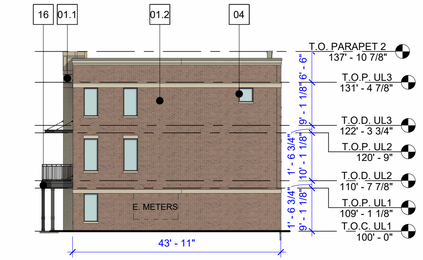
MATERIAL PERCENTAGES - TH05 & TH06 TOTALS

	SQ. FT.	PERCENTAGE
BRICK:	12,083	96.2%
FIBER CEMENT PANEL:	476	3.8%
FENESTRATION /GLAZING:	3,414	
TOTAL SURFACE AREA:	12,558	100%

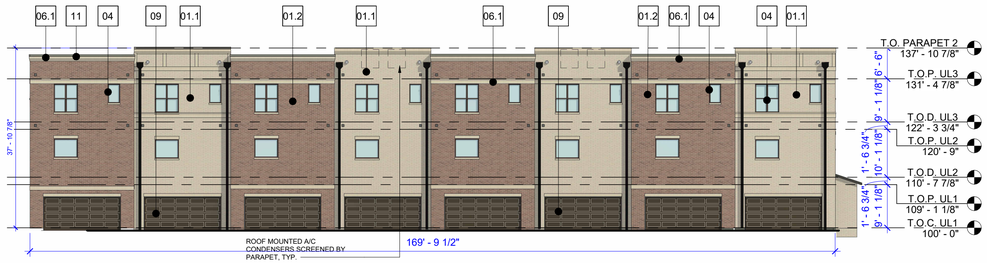
* TOTAL AREA AND PERCENTAGE DO NOT INCLUDE GLAZING.



04 SIDE FACADE - BLDG 5 & 6
SCALE: 1/16" = 1'-0"



03 SIDE FACADE WITH E.M. - BLDG 5 & 6
SCALE: 1/16" = 1'-0"



02 REAR FACADE - BLDG 5 & 6
SCALE: 1/16" = 1'-0"

01 FRONT FACADE - BLDG 5 & 6
SCALE: 1/16" = 1'-0"

FACADE PLAN NOTES

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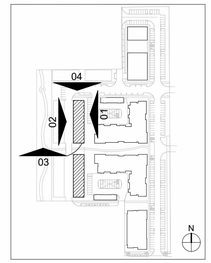
KEY PLAN - BUILDING 1



MATERIAL LEGEND

01.1	BRICK MASONRY VENEER - FIELD COLOR 01
01.2	BRICK MASONRY VENEER - FIELD COLOR 02
01.3	BRICK MASONRY VENEER - FIELD COLOR 03
01.4	OVERFRAMED THIN BRICK MASONRY VENEER - FIELD COLOR 01
01.5	OVERFRAMED THIN BRICK MASONRY VENEER - FIELD COLOR 02
02.1	F.C. PANEL SYSTEM (EZ TRIM REVEAL) - FIELD COLOR 01
02.2	F.C. PANEL SYSTEM (EZ TRIM REVEAL) - FIELD COLOR 02
02.3	F.C. PANEL SYSTEM (EZ TRIM REVEAL) - FIELD COLOR 03
02.4	F.C. PANEL SYSTEM (BOARD AND BATTEN)
03	PATIO DOOR UNIT
04	PREFINISHED VINYL WINDOW SYSTEM
05.1	CEMENTITIOUS SIDING SYSTEM - FIELD COLOR 01
05.2	CEMENTITIOUS SIDING SYSTEM - FIELD COLOR 02
05.3	CEMENTITIOUS SIDING SYSTEM - FIELD COLOR 03 (VARIABLE)
06.1	BRICK MASONRY BAND - FIELD COLOR 01
06.2	BRICK MASONRY BAND - FIELD COLOR 02
06.3	BRICK MASONRY BAND - FIELD COLOR 03
07.1	METAL RAILING SYSTEM
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AMLI TREEHOUSE 2 06/18/2024

TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS

TOWN PROJECT NUMBER: **1911-Z**

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SENIOR PROJECT MGR: JCT

PROJECT MANAGER:

DRAWN BY: JCF

TEAM: JCT, BEW, MD, JCF, AP

REVISIONS

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TREEHOUSE PHASE II

AMLI RESIDENTIAL

Zoning: 06/18/2024

Permit Issue Set: --/--/----

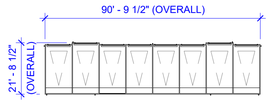
Construction Issue Set: --/--/----

Project #: 23290

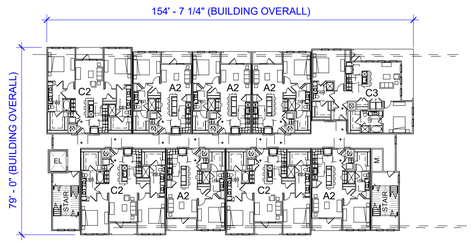
Drawing No.

A005

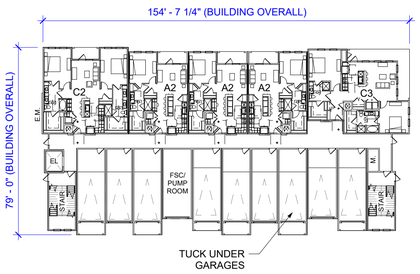
FACADE PLANS - TH05 & TH06



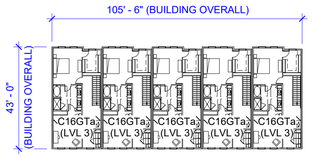
13 PARKING - 8 BAY DETACHED FOOTPRINT
SCALE: 1/32" = 1'-0"



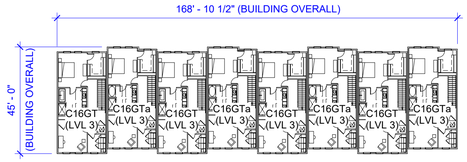
06 BLDG 03 - TYP. FOOTPRINT
SCALE: 1/32" = 1'-0"



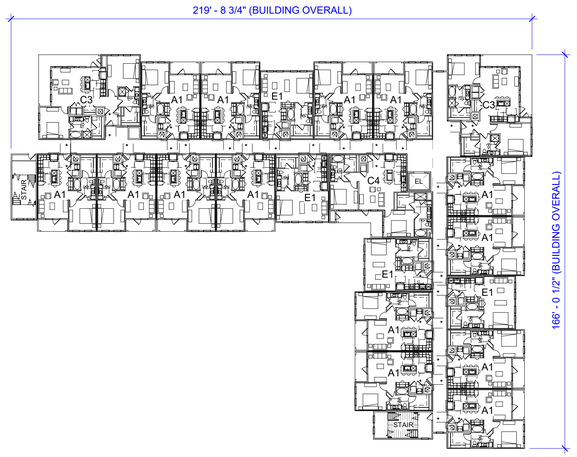
05 BLDG 03 - LEVEL 1 FOOTPRINT
SCALE: 1/32" = 1'-0"



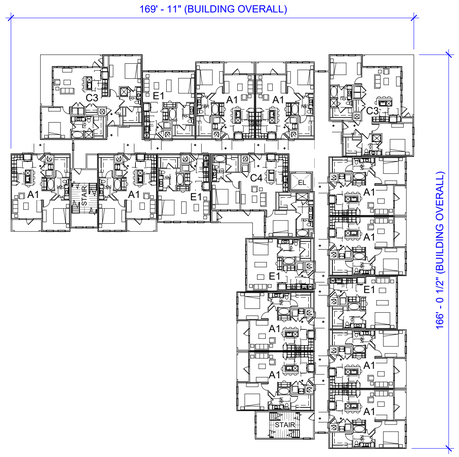
12 TH01 & 02 - LEVEL 3 FOOTPRINT
SCALE: 1/32" = 1'-0"



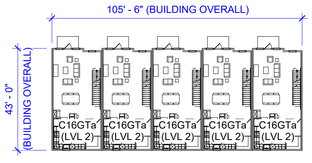
09 TH03,04,04 & 06 - LEVEL 3 FOOTPRINT
SCALE: 1/32" = 1'-0"



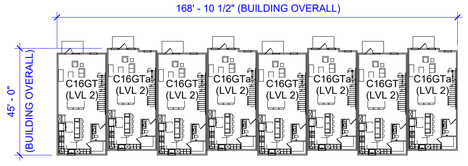
04 BLD 02 - TYP. FOOTPRINT
SCALE: 1/32" = 1'-0"



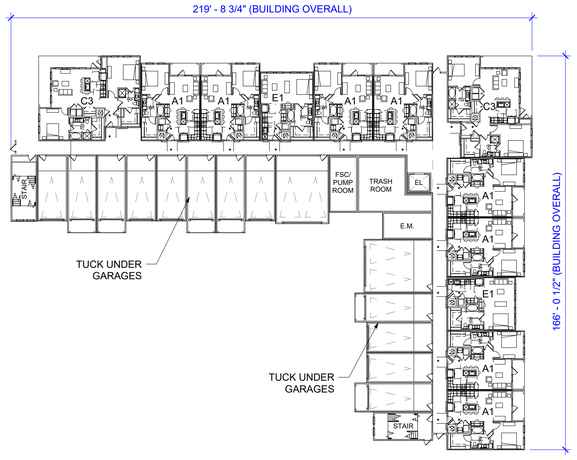
02 BLDG 01 - TYP. FOOTPRINT
SCALE: 1/32" = 1'-0"



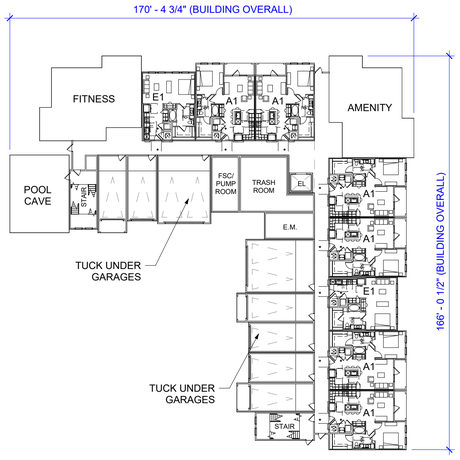
11 TH01 & 02 - LEVEL 2 FOOTPRINT
SCALE: 1/32" = 1'-0"



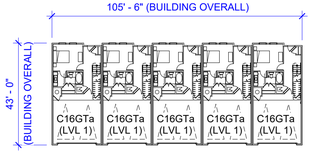
08 TH03,04,04 & 06 - LEVEL 2 FOOTPRINT
SCALE: 1/32" = 1'-0"



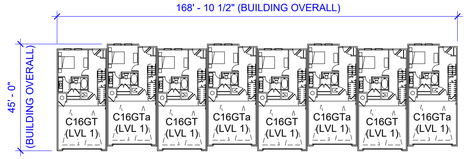
03 BLDG 02 - LEVEL 1 FOOTPRINT
SCALE: 1/32" = 1'-0"



01 BLDG 01 - LEVEL 1 FOOTPRINT
SCALE: 1/32" = 1'-0"



10 TH01 & 02 - LEVEL 1 FOOTPRINT
SCALE: 1/32" = 1'-0"



07 TH03,04,04 & 06 - LEVEL 1 FOOTPRINT
SCALE: 1/32" = 1'-0"

AMLI TREEHOUSE 2 06/18/2024

TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS

TOWN PROJECT NUMBER: **1911-Z**

PARCEL:

HLR ARCHITECTS

HENSLEY LAMKIN RACHEL, INC.

DALLAS • HOUSTON • SEATTLE

WWW.HLRINC.NET

PH: 972.726.9400

SENIOR PROJECT MGR: JCT

PROJECT MANAGER:

DRAWN BY: MD

TEAM: JCT, BEW, MD, JCF, AP

REVISIONS

OWNER/APPLICANT:
AMLI DEVELOPMENT CO.

ATTN: JOE BRUCE
5057 KELLER SPRINGS RD.
SUITE 410
ADDISON, TEXAS 75001
PH: 972.265.6792

BRUCE W. RACHEL, AIA

TX LICENCE NO. 14373

PRELIMINARY DRAWING

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TREEHOUSE PHASE II

TOWN OF ADDISON, TX

AMLI RESIDENTIAL

Zoning: 06/18/2024

Permit Issue Set: --/--/----

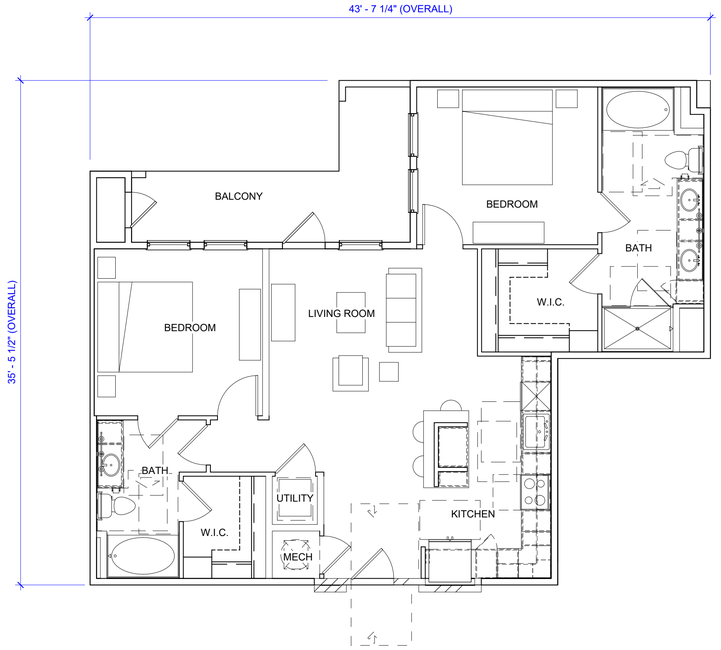
Construction Issue Set: --/--/----

Project #: 23290

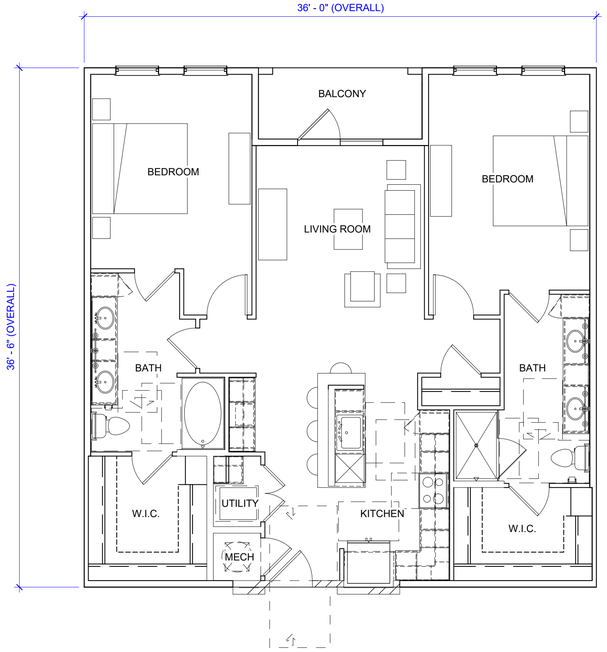
Drawing No.

A007

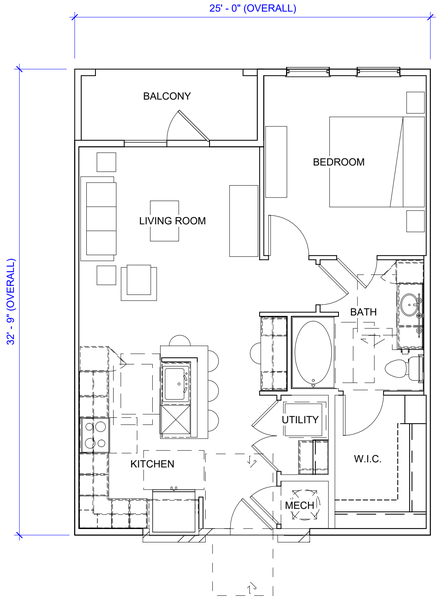
BUILDING PLANS



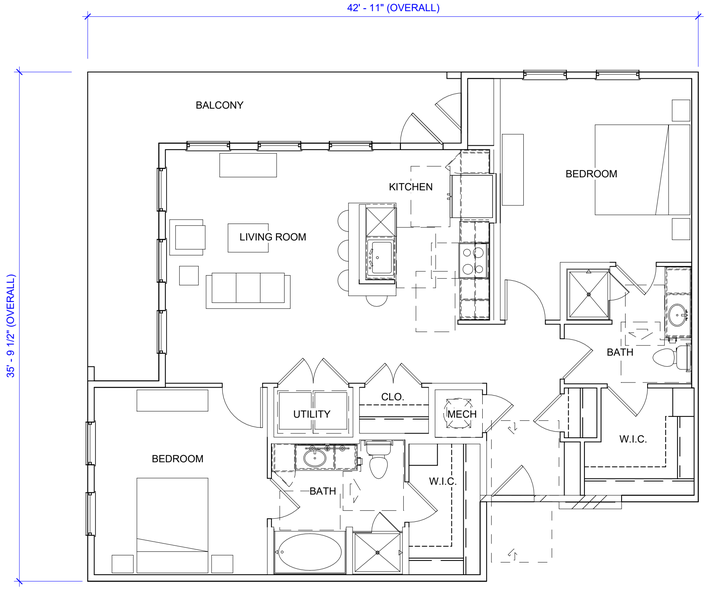
06 UNIT C4
SCALE: 3/16" = 1'-0"
1,134 NET SF



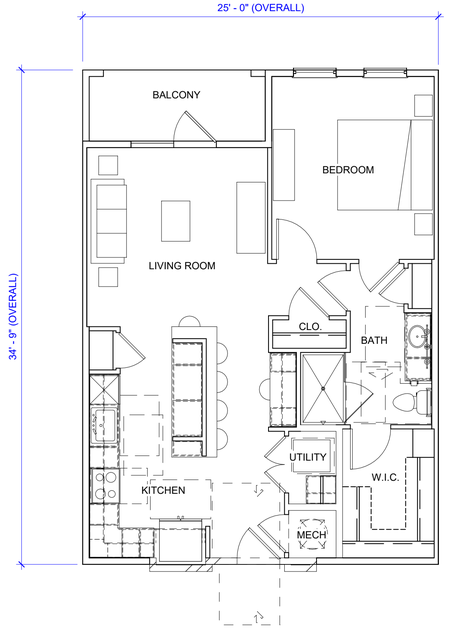
04 UNIT C2
SCALE: 3/16" = 1'-0"
1,258 NET SF



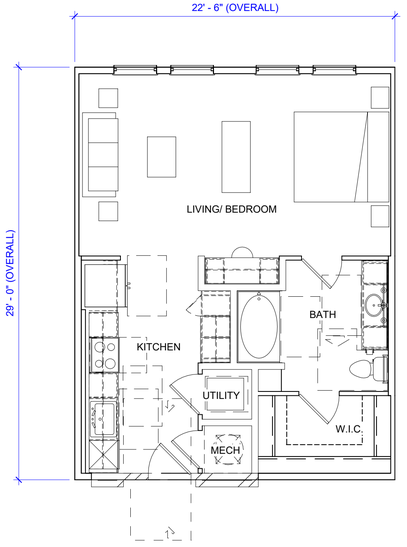
02 UNIT A1
SCALE: 3/16" = 1'-0"
757 NET SF



05 UNIT C3
SCALE: 3/16" = 1'-0"
1,240 NET SF



03 UNIT A2
SCALE: 3/16" = 1'-0"
807 NET SF



01 UNIT E1
SCALE: 3/16" = 1'-0"
653 NET SF

AMLI TREEHOUSE 2 06/18/2024

TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS

TOWN PROJECT NUMBER: **1911-Z**

PARCEL:

HLR ARCHITECTS

HENSLEY LAMKIN RACHEL, INC.

DALLAS • HOUSTON • SEATTLE

WWW.HLRINC.NET

PH: 972.726.9400

SENIOR PROJECT MGR: JCT

PROJECT MANAGER:

DRAWN BY: MD

TEAM: JCT, BEW, MD, JCF, AP

REVISIONS

OWNER/APPLICANT:
AMLI DEVELOPMENT CO.

ATTN: JOE BRUCE
5057 KELLER SPRINGS RD.
SUITE 410
ADDISON, TEXAS 75001
PH: 972.265.6792

BRUCE W. RACHEL, AIA

TX LICENCE NO. 14373

PRELIMINARY DRAWING

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TREEHOUSE PHASE II

TOWN OF ADDISON, TX

AMLI RESIDENTIAL

Zoning: 06/18/2024

Permit Issue Set: --/--/----

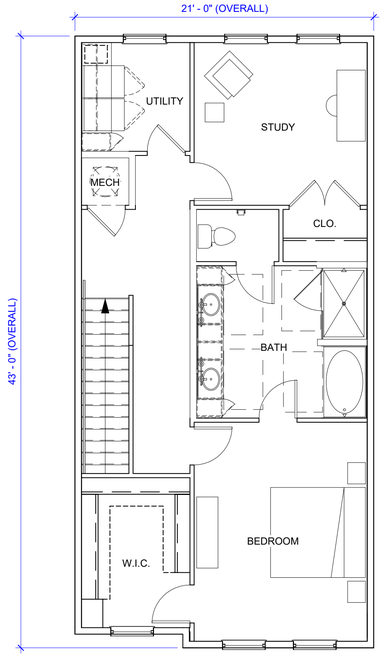
Construction Issue Set: --/--/----

Project #: 23290

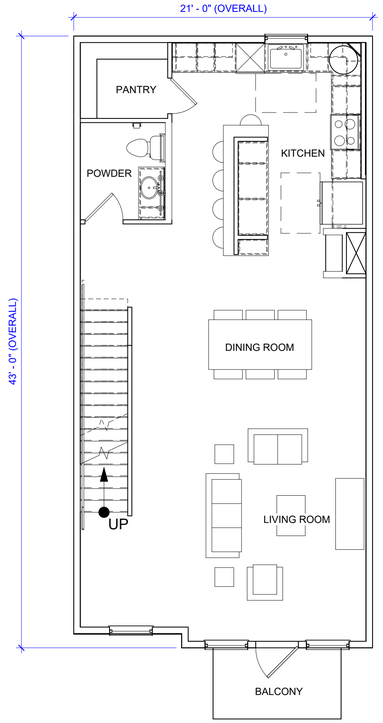
Drawing No.

A008

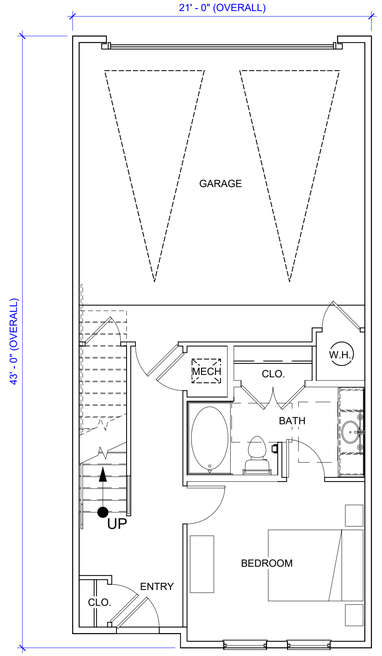
UNIT PLANS



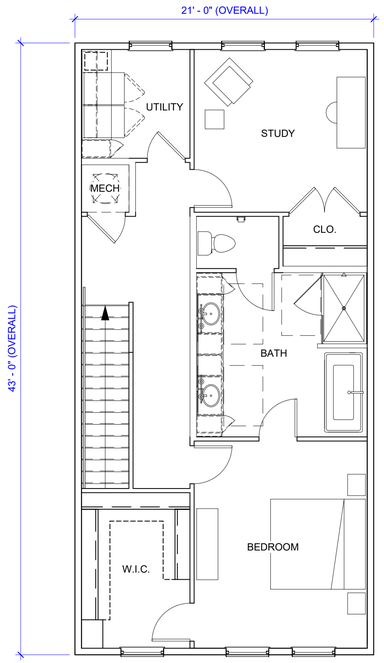
06 UNIT C16GTa (LEVEL 3)
SCALE: 3/16" = 1'-0"



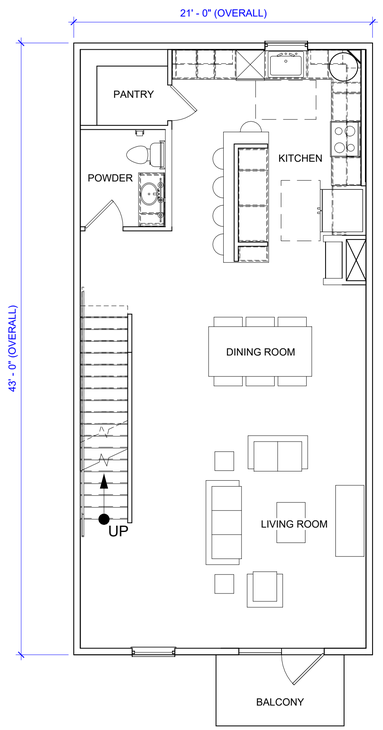
05 UNIT C16GTa (LEVEL 2)
SCALE: 3/16" = 1'-0"



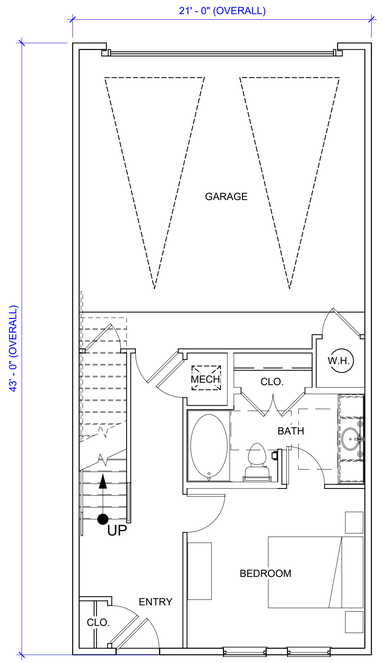
04 UNIT C16GTa (LEVEL 1)
SCALE: 3/16" = 1'-0"
2,206 NET SF



03 UNIT C16GT (LEVEL 3)
SCALE: 3/16" = 1'-0"



02 UNIT C16GT (LEVEL 2)
SCALE: 3/16" = 1'-0"



01 UNIT C16GT (LEVEL 1)
SCALE: 3/16" = 1'-0"
2,229 NET SF

AMLI TREEHOUSE 2 06/18/2024

TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS

TOWN PROJECT NUMBER: **1911-Z**

PARCEL:

HLR ARCHITECTS

HENSLEY LAMKIN RACHEL, INC.

DALLAS • HOUSTON • SEATTLE

WWW.HLRINC.NET

PH: 972.726.9400

SENIOR PROJECT MGR: JCT

PROJECT MANAGER:

DRAWN BY: MD

TEAM: JCT, BEW, MD, JCF, AP

REVISIONS

OWNER/APPLICANT:
AMLI DEVELOPMENT CO.

ATTN: JOE BRUCE
5057 KELLER SPRINGS RD.
SUITE 410
ADDISON, TEXAS 75001
PH: 972.265.6792

BRUCE W. RACHEL, AIA

TX LICENCE NO. 14373

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TREEHOUSE PHASE II

TOWN OF ADDISON, TX

AMLI RESIDENTIAL

Zoning: 06/18/2024

Permit Issue Set: --/--/----

Construction Issue Set: --/--/----

Project #: 23290

Drawing No.

A009

UNIT PLANS

AMLI TREEHOUSE 2 06/18/2024

TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS

TOWN PROJECT NUMBER: **1911-Z**

PARCEL:

HLR ARCHITECTS

HENSLEY LAMKIN RACHEL, INC.

DALLAS • HOUSTON • SEATTLE

WWW.HLRINC.NET

PH: 972.726.9400

SENIOR PROJECT MGR: JCT

PROJECT MANAGER:

DRAWN BY: Author

TEAM:

REVISIONS

BRUCE W. RACHEL, AIA

TX LICENCE NO. 14373

PRELIMINARY DRAWING

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TREEHOUSE PHASE II

AMLI RESIDENTIAL

Zoning: 06/18/2024

Permit Issue Set: --/--/----

Construction Issue Set: --/--/----

Project #: 23290

Drawing No.

A006

RETAIL INSPIRATIONAL IMAGERY

AMLI TREEHOUSE 2 06/18/2024

TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS

TOWN PROJECT NUMBER: 1911-Z

PARCEL:

HLR ARCHITECTS

HENSLEY LAMKIN RACHEL, INC.

DALLAS • HOUSTON • SEATTLE

WWW.HLRINC.NET

PH: 972.726.9400

SENIOR PROJECT MGR: JCT

PROJECT MANAGER:

DRAWN BY: Author

TEAM:

REVISIONS

BRUCE W. RACHEL, AIA

TX LICENCE NO. 14373

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TREEHOUSE PHASE II

AMLI RESIDENTIAL

Zoning: 06/18/2024

Permit Issue Set: --/--/----

Construction Issue Set: --/--/----

Project #: 23290

Drawing No.

A006-1

RETAIL INSPIRATIONAL IMAGERY

To: Town of Addison

Re: AMLI Treehouse Phase II Rezoning

Town of Addison,

We feel that AMLI Residential's proposed mixed-use rental community, standalone retail, for-sale townhomes, and trail dedication will greatly benefit the Town of Addison. The existing Property is beyond its useful life and is in dire need of redevelopment. AMLI Treehouse Phase II is a critical redevelopment in the Sam's Club Special Area Study and completes the Redding Trail extension connection to Beltway Road.

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

Sincerely,

Print Name Darol S Lindloff

Address 14891 Towne Lake Circle, Addison, Texas 75001

Signature Darol Lindloff

Date April 19, 2024

To: Town of Addison

Re: AMLI Treehouse Phase II Rezoning

Town of Addison,

We feel that AMLI Residential's proposed mixed-use rental community, standalone retail, for-sale townhomes, and trail dedication will greatly benefit the Town of Addison. The existing Property is beyond its useful life and is in dire need of redevelopment. AMLI Treehouse Phase II is a critical redevelopment in the Sam's Club Special Area Study and completes the Redding Trail extension connection to Beltway Road.

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

Sincerely,

Print Name Judy A. Lindloff

Address 14891 Towne Lake Circle, Addison, Texas 75001

Signature Judy Lindloff

Date April 25, 2024

To: Town of Addison

Re: AMLI Treehouse Phase II Rezoning

Town of Addison,

We feel that AMLI Residential's proposed mixed-use rental community, standalone retail, for-sale townhomes, and trail dedication will greatly benefit the Town of Addison. The existing Property is beyond its useful life and is in dire need of redevelopment. AMLI Treehouse Phase II is a critical redevelopment in the Sam's Club Special Area Study and completes the Redding Trail extension connection to Beltway Road.

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

Sincerely,

Print Name Karen Whigham

Address 14903 Towne Lake Circle, Addison, Texas 75001

Signature Karen Whigham

Date April 25, 2024

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 14861 Towne Lake Addison, Texas. I have owned my townhome since 2017, and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music, and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Name: Philip Chen

Date: 06/13/24

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 14853 Towne Lake Circle, Addison, Texas. I have owned my townhome since 1998, and I have lived next door to the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music, and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent to the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Name: Albert Vigil

Date: June 12, 2024

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 14873 TOWNE LAKE CIRCLE, Addison, Texas. I have owned my townhome since 2016 and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music, and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Name: BRUCE DAVIS

Date: 6/12/24

D **DORMONT** 1:41 PM

Re: Development of Lands by East Wall of Towne Lake

To: TL

Hi Judy,
I'm in Tulsa.
Having some computer issue but signed on my cell phone,
Hope this works.
Mike

On Jun 12, 2024, at 1:34 PM, Judy Lindloff [redacted] wrote:

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 4138 Towne Green Circle, Addison, Texas. I have owned my townhome since _____, and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music, and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Name: Michael Dormont

Date: _____

FM **Filsouf Madi** 3:51 PM

Re: AMLI Develop of Land Along East Wall of Towne Lake

To: TL, Cc: FILSOUF Details

Hello Judy,

Here is our signed form to show our support. Thank you for emailing me and letting me know the circumstances. We, the Filsoufs, aspire to maintain a peaceful, quiet community that upholds the standards that awarded us the Community of the Year prize. Here is to the continuation of our precious, beloved oasis.

Sincerely,
Madeline, Ilona, & Philip Filsouf

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at __4139 Towne Green Circle_, Addison, Texas. I have owned my townhome since _2022_, and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music, and other disruptions are common occurrences.

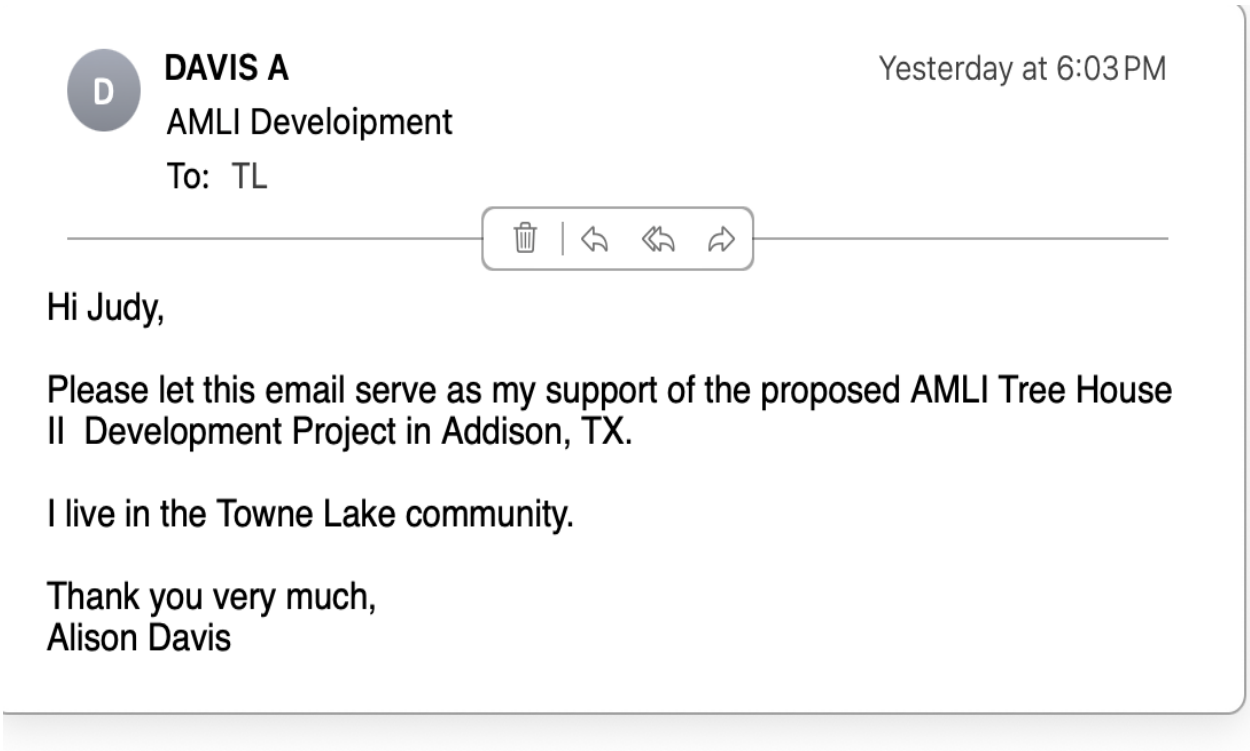
I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Name: ___The Filsoufs_____

Date: ____06/12/2024_____



DAVIS A Yesterday at 6:03 PM

AMLI Develoipment

To: TL

Hi Judy,

Please let this email serve as my support of the proposed AMLI Tree House II Development Project in Addison, TX.

I live in the Towne Lake community.

Thank you very much,
Alison Davis

June 14, 2024 sent on June 13, 2024

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 14863 Towne Lake Circle, Addison, Texas. I have owned my townhome since 2022 and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music, and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed, Shelby L Cratt

Name: Shelby Cratt

Date: 6-12-24

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 4147 Towne Green Circle, Addison, Texas. I have owned my townhome since 2014, and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Deborah Johnson

Name: Deborah Johnson

Date: June 4, 2024

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 14867 Towne Lake Circle, Addison, Texas. I have owned my townhome since 2017, and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music, and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Jan Cioffi

Name: Jan Cioffi

Date: June 12, 2024

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at ___14879 Towne Lake Cir, Addison, Texas. I have owned my townhome since 6/2023, and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Name: _Darcey Fulton

Date: __6/9/2024

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 14897 Townlake, Addison, Texas. I have owned my townhome since 2022, and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Name: Alicia Lange

Date: 10/5/24

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 14895 Towne Lake Circle, Addison, Texas. I have owned my townhome since 2013, and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Name: John Berglund

Date: 5 June 2024

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 14876 Towne Lake Crvc Addison, Texas. I have owned my townhome since 2019, and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music, and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Kathryn Erikson

Name: Kathryn Erikson

Date: 06/13/24

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 4158 Towne Green Circle, Addison, Texas. I have owned my townhome since 2013, and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Name: Kit Meyer

Date: Jun 5, 2024

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at __4155 Towne Green Circle_____, Addison, Texas. I have owned my townhome since _1999____, and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Name: _Lynn Jarcho_____

Date: ___6/12/24 _____

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 4146 Towne Green Circle , Addison, Texas. I have owned my townhome since 3/27/2024, and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Name: ___Maralisa Vanandel_____

Date: _____6/04/2024_____

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 4145 Towne Green Cir, Addison, Texas. I have owned my townhome since 2021, and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Mary Savard

Name: Mary Savard

Date: 11-5-2024

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 4143 Towne Green Cir._____, Addison, Texas. I have owned my townhome since ____2017___, and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Name: ___Shelia Wooldridge_____

Date: _____6/4/2024_____

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 4127 Towne Green Addison, Texas. I have owned my townhome since 2000, and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Susan Burton

Name: Susan Burton by permission.

Date: 06.13.24

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 14872 Towne Lake Cir., Addison, Texas. I have owned my townhome since 2018, and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Virginia V. Ford

Name: VIRGINIA V. FORD

Date: JUNE 10, 2024

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at ___14879 Towne Lake Cir, Addison, Texas. I have owned my townhome since 6/2023, and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Name: _Darcey Fulton

Date: __6/9/2024

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 4152 Towne Green Circle, Addison, Texas. I have owned my townhome since 2018 and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music, and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Name: James T. Ross

Date: 6-12-2024

ADDISON TOWNE LAKE COMMUNITY MEETING

To: Town of Addison

Re: AMLI Treehouse Phase II Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use rental community, stand alone retail, for-sale townhomes, and trail dedication will greatly benefit the Town of Addison. The existing Property is beyond its useful life and is in dire need of redevelopment. AMLI Treehouse Phase II is a critical redevelopment in the Sam's Club Special Area Study, and completes the Redding Trail extension connection to Beltway Road.

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

Sincerely,

Name Shelby Craft

Date 6/12/2024

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 14814 Le Grande Dr, Addison, Texas. I have lived in Midway Meadows since 2022. The Midway Square Shopping Center is over 40 years old and the current condition makes it very difficult to attract high-quality retail tenants. We were excited to hear that AMLI plans to redevelop the property into a high-quality mixed-use community.

We have seen AMLI's proposed plan that will include an extension of the Redding Trail. The trail extension completes the "loop" back to Beltway Road and provides pedestrian access to the newly proposed retail and restaurant area along Midway Road. I am aware that AMLI's proposed plan includes apartments as well as additional fee-simple townhome lots lining the trail.

I support AMLI's proposed plan for this property and ask that Planning and Zoning as well as City Council approve it.

Signed,

Julianne O'Connor

Name: Julianne O'Connor

Date: 05.30.24

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 14806 Le Grand, Addison, Texas. I have lived in Midway Meadows since 2008. The Midway Square Shopping Center is over 40 years old and the current condition makes it very difficult to attract high-quality retail tenants. We were excited to hear that AMLI plans to redevelop the property into a high-quality mixed-use community.

We have seen AMLI's proposed plan that will include an extension of the Redding Trail. The trail extension completes the "loop" back to Beltway Road and provides pedestrian access to the newly proposed retail and restaurant area along Midway Road. I am aware that AMLI's proposed plan includes apartments as well as additional fee-simple townhome lots lining the trail.

I support AMLI's proposed plan for this property and ask that Planning and Zoning as well as City Council approve it.

Signed, Paul Weldon

Name: Paul Weldon

Date: 5/30/24

REQUEST FOR SUPPORT

AMLI RESIDENTIAL

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 4051 Rive Ln., Addison, Texas. I have lived in ~~Midway Meadows~~ Les Lacs Harden Homes since April 2023. The Midway Square Shopping Center is over 40 years old and the current condition makes it very difficult to attract high-quality retail tenants. We were excited to hear that AMLI plans to redevelop the property into a high-quality mixed-use community.

We have seen AMLI's proposed plan that will include an extension of the Redding Trail. The trail extension completes the "loop" back to Beltway Road and provides pedestrian access to the newly proposed retail and restaurant area along Midway Road. I am aware that AMLI's proposed plan includes apartments as well as additional fee-simple townhome lots lining the trail.

I support AMLI's proposed plan for this property and ask that Planning and Zoning as well as City Council approve it.

Signed,

AC DAlisi

Name: Amy Cruse DAlisi

Date: 5.30.2024

REQUEST FOR SUPPORT

th AMLI RESIDENTIAL

Robert Lapp

From: Paul Walden [redacted]
Sent: Wednesday, June 12, 2024 1:35 PM
To: Robert Lapp
Subject: Fwd: AMLI Treehouse Phase II Proposed Development

Robert,

Got this email from a resident so perhaps it could count as a support email?

Regards,

Paul

Begin forwarded message:

From: Marti Gallardo [redacted]
Date: June 12, 2024 at 12:45:50 PM CDT
To: Paul Walden [redacted]
Subject: Re: AMLI Treehouse Phase II Proposed Development

Paul, thanks for putting together the meeting w AMLI recently. It was very informative and I found the team open to ideas and suggestions. I look forward to seeing improved opportunities for walking and biking to our neighborhood restaurants and retailers.

Best, Marti Gallardo

On Thu, May 30, 2024 at 9:48 AM Paul Walden [redacted] wrote:

> Neighbors,
>
> We had our walking tour meeting with AMLI last evening that was attended by around 25 or so folks. This gave us a good opportunity to see the actual distances of the new Park under construction as well as the extension of the Park all the way to Beltway Rd. Other discussion included placing the Fee Simple individually owned Townhomes along the perimeter of the Park facing inward and towards the new Cobalt Townhomes being constructed with rental Townhouses behind those closer to Midway and finally apartments closest to Midway and retail at the corner of Beltway and Midway.
>
> I have attached the slides from the Power Point presentation they showed us so you can all see the details of the proposal, and details as to the qualifications for rental that tenants must meet in order to live on the premises as well. AMLI expressed their willingness to engage in further conversation with anyone who has any additional questions.
>
> Regards,
>
> Paul Walden
> President
> Addison Timbers Homeowners Association

To: **Town of Addison Staff and Planning & Zoning Committee**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

Cobalt Homes and COG Dallas Homes III, LLC, the builder and owner of the Addison Reserve Property located at 4150 Beltway (before its replat), is providing this letter of support for AMLI's proposed Treehouse Phase 2 which will be adjacent to our Addison Reserve development on the south and east sides. AMLI has proven to be a great neighbor with our existing developments and has coordinated with us on key elements to make sure the developments at Beltway and Midway work together well. The Phase 2 plan, and its extension of the proposed trail, is designed to connect Addison Reserve and Treehouse Phase I in a cohesive and attractive manner and will serve to only improve the area. AMLI solicited Cobalt's input on the layout and considerations for the proposed for-sale townhomes and we believe they will fit well with the other for-sale townhomes we are building at Addison Reserve and AMLI is planning in Treehouse Phase I. Moreover, from Cobalt's experience as a "for sale" townhome focused builder in DFW locations, the number of proposed for-sale townhomes would be attractive for a builder like Cobalt, balancing scale, a digestible pace of sales, and phasing with the developments occurring at Addison Reserve and Treehouse Phase I.

We support AMLI's proposed plan for this property and would be supportive of Planning and Zoning and City Council approval.

Sincerely,

Josh Nichols

Principal - Cobalt Homes

ADDISON BUSINESS COMMUNITY

To: **Town of Addison**

Re: **AMLI Treehouse Phase II Rezoning Request – Support Letter**

Town of Addison,

We feel that AMLI Residential's proposed mixed-use community with rental apartments, retail, and for-sale townhomes will greatly benefit the Town of Addison. Also, the proposed project will complete the extension of the Redding Trail to Beltway Road. The Redding Trail completion will provide pedestrians connectivity to the retail corridor along Midway Road and up to Belt Line Road. Addison needs high quality housing options to continue attracting working professionals to the area. These working professionals actively support local retail and restaurants as well as provide necessary talent to keep local businesses competitive. The quality of AMLI's project attracts the residents we like that frequently support local business and companies. We look forward to this project becoming a reality.

Sincerely,

Name: Michael Goss

Title: General Manager

Address: 104920 Midway Rd

Date: 5/17/24

Jakes SINCE 1985

ADDISON BUSINESS COMMUNITY

To: **Town of Addison**

Re: **AMLI Treehouse Phase II Rezoning Request – Support Letter**

Town of Addison,

We feel that AMLI Residential's proposed mixed-use community with rental apartments, retail, and for-sale townhomes will greatly benefit the Town of Addison. Also, the proposed project will complete the extension of the Redding Trail to Beltway Road. The Redding Trail completion will provide pedestrians connectivity to the retail corridor along Midway Road and up to Belt Line Road. Addison needs high quality housing options to continue attracting working professionals to the area. These working professionals actively support local retail and restaurants as well as provide necessary talent to keep local businesses competitive. The quality of AMLI's project attracts the residents we like that frequently support local business and companies. We look forward to this project becoming a reality.

Sincerely,

Name: Kelsey Kennedy

Title: General Manager

Address: 14910 Midway Rd

Date: 05/17/2024

ZOLI'S

ADDISON BUSINESS COMMUNITY

To: **Town of Addison**

Re: **AMLI Treehouse Phase II Rezoning Request – Support Letter**

Town of Addison,

We feel that AMLI Residential's proposed mixed-use community with rental apartments, retail, and for-sale townhomes will greatly benefit the Town of Addison. Also, the proposed project will complete the extension of the Redding Trail to Beltway Road. The Redding Trail completion will provide pedestrians connectivity to the retail corridor along Midway Road and up to Belt Line Road. Addison needs high quality housing options to continue attracting working professionals to the area. These working professionals actively support local retail and restaurants as well as provide necessary talent to keep local businesses competitive. The quality of AMLI's project attracts the residents we like that frequently support local business and companies. We look forward to this project becoming a reality.

Sincerely,

Name: Joe Chow

Title: owner

Address: 4848 Beltline Rd.

Date: MAY 20, 2024

MAY DRAGON

ADDISON BUSINESS COMMUNITY

To: **Town of Addison**

Re: **AMLI Treehouse Phase II Rezoning Request – Support Letter**

Town of Addison,

We feel that AMLI Residential's proposed mixed-use community with rental apartments, retail, and for-sale townhomes will greatly benefit the Town of Addison. Also, the proposed project will complete the extension of the Redding Trail to Beltway Road. The Redding Trail completion will provide pedestrians connectivity to the retail corridor along Midway Road and up to Belt Line Road. Addison needs high quality housing options to continue attracting working professionals to the area. These working professionals actively support local retail and restaurants as well as provide necessary talent to keep local businesses competitive. The quality of AMLI's project attracts the residents we like that frequently support local business and companies. We look forward to this project becoming a reality.

Sincerely,

Name: Mckenna Brooks

Title: Ascension Key

craft coffee Ascension wine + food

Address: 14131 Midway Rd Addison, TX 75001

Date: 05/21/24

ADDISON BUSINESS COMMUNITY

To: **Town of Addison**

Re: **AMLI Treehouse Phase II Rezoning Request – Support Letter**

Town of Addison,

We feel that AMLI Residential's proposed mixed-use community with rental apartments, retail, and for-sale townhomes will greatly benefit the Town of Addison. Also, the proposed project will complete the extension of the Redding Trail to Beltway Road. The Redding Trail completion will provide pedestrians connectivity to the retail corridor along Midway Road and up to Belt Line Road. Addison needs high quality housing options to continue attracting working professionals to the area. These working professionals actively support local retail and restaurants as well as provide necessary talent to keep local businesses competitive. The quality of AMLI's project attracts the residents we like that frequently support local business and companies. We look forward to this project becoming a reality.

Sincerely,

Name: Kenneth M. Good, Jr.

Title: Manager, Midway Office Park, LLC

Address: 14665 Midway Rd. Addison, TX 75001

Date: 5-22-24

GOOD SIGNATURE MANAGEMENT

IV. REQUEST FOR SUPPORT

AMLI RESIDENTIAL

ADDISON BUSINESS COMMUNITY

To: **Town of Addison**

Re: **AMLI Treehouse Phase II Rezoning Request – Support Letter**

Town of Addison,

We feel that AMLI Residential's proposed mixed-use community with rental apartments, retail, and for-sale townhomes will greatly benefit the Town of Addison. Also, the proposed project will complete the extension of the Redding Trail to Beltway Road. The Redding Trail completion will provide pedestrians connectivity to the retail corridor along Midway Road and up to Belt Line Road. Addison needs high quality housing options to continue attracting working professionals to the area. These working professionals actively support local retail and restaurants as well as provide necessary talent to keep local businesses competitive. The quality of AMLI's project attracts the residents we like that frequently support local business and companies. We look forward to this project becoming a reality.

Sincerely,

Name: Mike Lane - OAK'D BBQ

Title: Owner

Address: 4525 Belt Line Rd

Date: May 22, 2024

Lane's OAK'D HANDCRAFTED BBQ

ADDISON BUSINESS COMMUNITY

To: **Town of Addison**

Re: **AMLI Treehouse Phase II Rezoning Request – Support Letter**

Town of Addison,

We feel that AMLI Residential's proposed mixed-use community with rental apartments, retail, and for-sale townhomes will greatly benefit the Town of Addison. Also, the proposed project will complete the extension of the Redding Trail to Beltway Road. The Redding Trail completion will provide pedestrians connectivity to the retail corridor along Midway Road and up to Belt Line Road. Addison needs high quality housing options to continue attracting working professionals to the area. These working professionals actively support local retail and restaurants as well as provide necessary talent to keep local businesses competitive. The quality of AMLI's project attracts the residents we like that frequently support local business and companies. We look forward to this project becoming a reality.

Sincerely,

Name: CHARLES BRUNS

Title: OWNER

Address: 4812 BELT LINE RD

Date: 5-23-2024

Table 13
Fine Dining * Music * Cocktails

ADDISON BUSINESS COMMUNITY

To: **Town of Addison**

Re: **AMLI Treehouse Phase II Rezoning Request – Support Letter**

Town of Addison,

We feel that AMLI Residential's proposed mixed-use community with rental apartments, retail, and for-sale townhomes will greatly benefit the Town of Addison. Also, the proposed project will complete the extension of the Redding Trail to Beltway Road. The Redding Trail completion will provide pedestrians connectivity to the retail corridor along Midway Road and up to Belt Line Road. Addison needs high quality housing options to continue attracting working professionals to the area. These working professionals actively support local retail and restaurants as well as provide necessary talent to keep local businesses competitive. The quality of AMLI's project attracts the residents we like that frequently support local business and companies. We look forward to this project becoming a reality.

Sincerely,

Name: Shannon Wynne / Rodeo Goat

Title: Pres Mark Mangum

Address: 3601 Normandy Dallas

Date: May 28 2024

RODEO GOAT

IV. REQUEST FOR SUPPORT

AMLI RESIDENTIAL

ADDISON BUSINESS COMMUNITY

To: **Town of Addison**

Re: **AMLI Treehouse Phase II Rezoning Request – Support Letter**

Town of Addison,

We feel that AMLI Residential's proposed mixed-use community with rental apartments, retail, and for-sale townhomes will greatly benefit the Town of Addison. Also, the proposed project will complete the extension of the Redding Trail to Beltway Road. The Redding Trail completion will provide pedestrians connectivity to the retail corridor along Midway Road and up to Belt Line Road. Addison needs high quality housing options to continue attracting working professionals to the area. These working professionals actively support local retail and restaurants as well as provide necessary talent to keep local businesses competitive. The quality of AMLI's project attracts the residents we like that frequently support local business and companies. We look forward to this project becoming a reality.

Sincerely,

Name: Cenobia Villegas

Title: Manager.

Address: 4151 Belt Line Rd.

Date: 05/29/2024

ANDIAMO
ITALIAN GRILL

ADDISON BUSINESS COMMUNITY

To: **Town of Addison**

Re: **AMLI Treehouse Phase II Rezoning Request – Support Letter**

Town of Addison,

We feel that AMLI Residential's proposed mixed-use community with rental apartments, retail, and for-sale townhomes will greatly benefit the Town of Addison. Also, the proposed project will complete the extension of the Redding Trail to Beltway Road. The Redding Trail completion will provide pedestrians connectivity to the retail corridor along Midway Road and up to Belt Line Road. Addison needs high quality housing options to continue attracting working professionals to the area. These working professionals actively support local retail and restaurants as well as provide necessary talent to keep local businesses competitive. The quality of AMLI's project attracts the residents we like that frequently support local business and companies. We look forward to this project becoming a reality.

Sincerely,

Name: Andrew Wilkerson

Title: GM

Address: 4440 Belt Line Road 75001

Date: 5/29/24

Chuy's MEXICAN FOOD

ADDISON BUSINESS COMMUNITY

To: **Town of Addison**

Re: **AMLI Treehouse Phase II Rezoning Request – Support Letter**

Town of Addison,

We feel that AMLI Residential's proposed mixed-use community with rental apartments, retail, and for-sale townhomes will greatly benefit the Town of Addison. Also, the proposed project will complete the extension of the Redding Trail to Beltway Road. The Redding Trail completion will provide pedestrians connectivity to the retail corridor along Midway Road and up to Belt Line Road. Addison needs high quality housing options to continue attracting working professionals to the area. These working professionals actively support local retail and restaurants as well as provide necessary talent to keep local businesses competitive. The quality of AMLI's project attracts the residents we like that frequently support local business and companies. We look forward to this project becoming a reality.

Sincerely,

Name: William McMahon

Title: Chief Operating Officer

Address: 4180 Belt Line Rd. B. Addison

Date: 6.5.24

TAQUERIA LA VENTANA

IV. REQUEST FOR SUPPORT

AMLI RESIDENTIAL

ADDISON BUSINESS COMMUNITY

To: **Town of Addison**

Re: **AMLI Treehouse Phase II Rezoning Request – Support Letter**

Town of Addison,

We feel that AMLI Residential's proposed mixed-use community with rental apartments, retail, and for-sale townhomes will greatly benefit the Town of Addison. Also, the proposed project will complete the extension of the Redding Trail to Beltway Road. The Redding Trail completion will provide pedestrians connectivity to the retail corridor along Midway Road and up to Belt Line Road. Addison needs high quality housing options to continue attracting working professionals to the area. These working professionals actively support local retail and restaurants as well as provide necessary talent to keep local businesses competitive. The quality of AMLI's project attracts the residents we like that frequently support local business and companies. We look forward to this project becoming a reality.

Sincerely,

Name: Drew Thorp

Title: General Manager

Address: 14930 Midway Rd

Date: 6/4/2024

THE WORLD FAMOUS LONDONER PUB EST. 1997 ADDISON · COLLEYVILLE · DALLAS

ADDISON BUSINESS COMMUNITY

To: **Town of Addison**

Re: **AMLI Treehouse Phase II Rezoning Request – Support Letter**

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Sincerely,

Name: Jonathan Peck JP

Title: President

Address: 14951 Midway Rd. Addison TX 75001

Date: 6/6/2024

NATE'S Seafood & Steakhouse

ADDISON BUSINESS COMMUNITY

To: **Town of Addison**

Re: **AMLI Treehouse Phase II Rezoning Request – Support Letter**

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Sincerely,

Name: William McMahon

Title: COO

Address: 4180 Belt Line Rd Addison

Date: 6.5.24

SNUFFER'S
RESTAURANT & BAR

IV. REQUEST FOR SUPPORT

AMLI
RESIDENTIAL

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 14821 Le Grande Dr., Addison, Texas. I have lived in Midway Meadows since 2004. The Midway Square Shopping Center is over 40 years old and the current condition makes it very difficult to attract high-quality retail tenants. ~~We were excited to hear that AMLI plans to redevelop the property into a high-quality mixed-use community~~.

We have seen AMLI's proposed plan that will include an extension of the Redding Trail. The trail extension completes the "loop" back to Beltway Road and provides pedestrian access to the newly proposed retail and restaurant area along Midway Road. I am aware that AMLI's proposed plan includes apartments as well as additional fee-simple townhome lots lining the trail.

DO NOT
I support AMLI's proposed plan for this property and ask that Planning and Zoning as well as City Council ~~approve~~ deny it.

Signed,

Name: Lorin Semler

Date: 6/12/24

From: Lesley Nyp
To: Lesley Nyp
Subject: No More Apartments
Date: Tuesday, July 2, 2024 5:11:28 PM

From: Eileen Nelson [redacted]
Date: June 18, 2024 at 4:36:31 PM CDT
To: David Collins [redacted], Darren Gardner <dgardner@addisontx.gov>, Chris DeFrancisco <cdefrancisco@addisontx.gov>, Nancy Craig <ncraig@addisontx.gov>, Denise Fansler <dfansler@addisontx.gov>, [redacted], Bruce Arfsten <barfsten@addisontx.gov>, Marlin Willesen <mwillesen@addisontx.gov>, Dan Liscio <dliscio@addisontx.gov>, Diane Chavez <dchavez@addisontx.gov>, David Gaines <dgaines@addisontx.gov>, Jimmy Barker <jbarker@addisontx.gov>, Tom Braun <tbraun@addisontx.gov>, EJ Copeland <ecopeland@addisontx.gov>, Chelsey Smith <csmith@addisontx.gov>, Tyler Sommers <tsommers@addisontx.gov>, Howard Freed <hfreed@addisontx.gov>
Subject: No More Apartments
Reply-To: [redacted]

Hello,

We ask the Addison City Council to STOP approving High-Density Multi-Family RENTAL developments. You are not listening to your Residents.

Addison Residents have continued to express our opposition to high-density rental but you continue to approve new projects. We are not against Rentals – WE JUST DO NOT NEED ANYMORE.

With recently approved projects, **Addison's housing will have 13,027 rental units at 84 % and only 2,426 ownership units at 16 %**.

Name:	Eileen Nelson
Address:	3805 Waterside Ct.
Email:	[redacted]

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From: Lesley Nyp
To: Lesley Nyp
Subject: No More Apartments
Date: Tuesday, July 2, 2024 5:12:24 PM

From: Jim Robinson [redacted]
Date: June 18, 2024 at 11:36:40 AM CDT
To: David Collins [redacted], Darren Gardner <dgardner@addisontx.gov>, Chris DeFrancisco <cdefrancisco@addisontx.gov>, Nancy Craig <ncraig@addisontx.gov>, Denise Fansler <dfansler@addisontx.gov>, [redacted], Bruce Arfsten <barfsten@addisontx.gov>, Marlin Willesen <mwillesen@addisontx.gov>, Dan Liscio <dliscio@addisontx.gov>, Diane Chavez <dchavez@addisontx.gov>, David Gaines <dgaines@addisontx.gov>, Jimmy Barker <jbarker@addisontx.gov>, Tom Braun <tbraun@addisontx.gov>, EJ Copeland <ecopeland@addisontx.gov>, Chelsey Smith <csmith@addisontx.gov>, Tyler Sommers <tsommers@addisontx.gov>, Howard Freed <hfreed@addisontx.gov>
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Name:	Jim Robinson
Address:	14795 Buckingham Court
Email:	[redacted]

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From:	Tricia Stuart
Cc:	Denise Fansler; Diane Chavez; Tom Braun; Chelsey Smith; Bruce Arfsten; Darren Gardner; Marlin Willesen; Passion Hayes; David Gaines; Ashley Shroyer; Dan Liscio; Nancy Craig; Lesley Nyp; Tyler Sommers; EJ Copeland; Howard Freed; Chris DeFrancisco; Jimmy Barker
Subject:	Follow up
Date:	Wednesday, June 19, 2024 12:49:15 PM

Town Leaders,

A follow up email - I wanted to ensure you all received the information I left last night in the blue folder with Ms. Nyp.

- It is not that trees are not living to their potential being in concrete - the trees are not only supposed "protected" according to nationally established criteria (which why do you think that is even created) - but they process MORE pollution. Our air and water quality WILL be affected by the loss of MANY heritage trees. I forgot to leave the signatures in March - but I wanted to represent the 96 Addison signatures of people who DO want our environment and trees protected as well as the 154 online community at large signatures. This was only from a weekend's effort in March, but it represents people who DO want our environment considered and not just that the builder will use eco friendly materials. IT IS NOT JUST ABOUT THINGS BEING PRETTY.

- I left information about the reason why trees should be protected and why they are important to the environment as it seems our town arborists or the Addison Arbor Foundation are not providing ANY information in your reports for consideration. It is not just because we deem them beautiful or not beautiful. Honestly, I was offended when one of the commissioners chuckled after at Mr. Barker's eloquent speech about the environment and the affect on our residents. We have over 100k visitors a day with a busy airport and tollways. This is not a laughing matter. Has ANYONE provided ANY environmental impact reports?

- Rather than whack the trees - again - I left names and numbers of local tree farmers who would relocate trees or buy them. As there are many locations in Addison that could use trees - namely Spruill Dog Park.

And lastly - I would like to know how decisions are weighted in this town. I tell my son to look at how his grade is weighted to see where his energy should go. I feel like our citizens don't feel their input is heard or incorporated into town decisions - despite policies or visioning directives - so they don't waste their energy. I told you about the 80 year old who has lived here since the 90's who told me not to bother with the speeding - it doesn't matter what is said. It is all optional I guess depending on who brings a pretty plan and money to the table.

Where are our standards? This is the last of the undeveloped land in our town. Why are we in a hurry to rip it all up when it is NOT what our citizens have asked for - whether nicely or with their pitchforks as I have joked about. Are we itching to get dollars that badly? I think policies and visioning directives should be required reading before a vote - and not just hand selected blurbs that the staff selects to back up their recommendation.

You not only are the citizen representatives providing checks and balances - you are the executioners. Your names will be the signatures on these approvals. You may be gone from office - but our Metroplex area children and your grandchildren will live with your decisions.

Please don't waste more money and tax dollars on citizen input if it really doesn't matter with decisions. All we do is provide money to expert reports, consulting firms, marketing mailers, and staff time compiling responses that could be going to things that would make a difference - like helping our apartment citizens who sometimes don't have elevators for 6 months, having incentives for apartments to KEEP residents, a welcoming engagement process for citizens so we have more diversity and inclusion than the same white people on all committees, or even more policing especially on Quorum as speeders have so much fun seeing how they can zip around the roundabout before the straightaway.

Let's get real - most of our citizens currently do or will live in apartments. They see involved Addison residents saying apartment people are not wanted - apartments don't have community and just bring crime. Apartment residents don't feel included. I know. I talk to them. So they don't want to volunteer or serve in any way because of

this. The only Addison community gathering spot is the Addison Athletic Club. It is difficult to get a DMV appointment to change their license - and why would they want to when who truly cares about them in Addison and they may have to leave to go somewhere they can afford? Please tell me this policy has changed - that children over 18 can ONLY get an ACC card if they are going to college. I hope that has changed because THAT IS NOT RIGHT. You know why it is there. We are filtering who can come into the AAC. Who is welcome?

Citizens don't give input if they don't feel like it makes a difference or anyone cares about them - especially if they they are working 3 jobs to keep their apartment and pay for their pet rent and don't have a working elevator.

Like the great 80's band Poison used to say, "Give me something to believe in."

Thank you,

Tricia Stuart

On Tuesday, June 18, 2024 at 11:37:28 PM CDT, Tricia Stuart [redacted] wrote:

Mr. Barker,

Thank you again for standing up for our environment and what our residents have requested in multiple communication outlets from visioning input to public response at council meetings over the years. I appreciate your bravery.

Mr. Braun,

I left after applauding - as I know that is not allowed in the meeting. I have since watched the replay and found your parting comment very interesting. To hear you state that you are most concerned with the comments of the people most affected by the approvals is what is important to your decisions. Did the directly impacted citizens and homeowners of Addison Circle not matter with the TOD? There were multiple community meetings for this current Midway approval. As far as I know there was one TOD community meeting regarding the development in I think perhaps 2019 at the AMLI offices and not at a centrally located meeting spot in the Circle (not a DART meeting but only development related). I guess the residents of Addison Circle's opinions and how they are affected are not considered or important from your comment tonight. It seems other sides of town with more ownership have more community response opportunities - does that reflect a position that communities with a larger rental base have feelings or opinions that are not as important for your consideration?

If Addison is soon going to have a disproportionate amount of rentals than fee simple homes does this reflect the new direction from P and Z and Council as to what citizen input carries the most weight?

Going forward I charge your commission to implement a fair and equal community informational meeting requirement inviting those directly affected by a development or zoning change - and not just some random businesses near Festival Way (did you send notice to the Thai Massage Parlor?) - DISD which is on the other side of town - and property owned by another apartment developer. I didn't receive ONE notice and had to find out by doing a deep dive on an email topic. There are many HOA boards in the Circle. District A where I live has close to 200 homeowners that would have GREATLY appreciated an opportunity to learn about a development that will impact our investment. Also - just to be clear - selecting one representative from an HOA such as a board president who may or may not communicate with all of the residents the knowledge they have - is not checking the box of educating the community.

With gratitude for your service,

Tricia Stuart

On Tuesday, April 16, 2024 at 10:47:02 PM CDT, Tricia Stuart [redacted] wrote:

Dear Mr. Barker,

I wanted to thank you for your comments tonight. It gave me comfort to know there was someone on PZ willing to say what needed to be said.

Forgive my paraphrasing from memory as I don't have the recording to call upon yet.

It does not make sense to continue agreeing to something that will make significant changes to our environment that cannot be undone with unknown consequences to come.

Thank you for your wisdom and bravery. Your name will be on the record for our children to know there were people in places of influence who were concerned and made it known. It will not be forgotten.

With gratitude,

Tricia Stuart

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Petition to Postpone Approval of 1910-Z and all related approvals until revised plan is developed to evaluate and protect historic trees.

Petition summary and background	1910-Z approves the removal of 150 trees that include Heritage (Monarch) Trees Species and Protected trees due to size and age, as many of the trees are over 100 years of age as proven by the storm shelter dated from the 1900's. Previously the developer originally had a plan to transplant trees but has abandoned the plan due to cost.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to postpone approval of this revised amendment until the historic trees are properly evaluated by the Texas Historic Tree Coalition as there are confirmed Protected and Heritage trees species and possibly Native American Marker trees on the land. There are fewer than 2% of trees over 20 inches in Dallas therefore these trees are not only a historic, but also an environmental asset.

Printed Name	Signature	Address	Comment	Date
Nicole Batmaitan		15734 Seabolt Addison, TX 75001		3/17/24
Joe St. Angel		15734 Seabolt Addison, TX 75001		3/17/24
Karen Bertram		15707 Spectrum Dr Addison TX 75001		3/17/24
James L. Drotleff	James L. Drotleff	15525 Spectrum Dr. Apt 2739 Addison, TX 75001		3/17/24
Brianna Williams		16420 Knoll trail drive		3/17/24
LeAnne Baird		16350 Quorum #2534		3/17/24
Rob Fortman		5001 Addison Circle		3/17/24
Debi Blaw	Debi Blaw	4910 Good man Ave #3923 Addison TX		3/17/24
Julie Sokol		0814 Rockview		3/17/24
Kristina Smith		15250 Quorum Dr. Addison, TX 75001		3/17/24

Printed Name	Signature	Address	Comment	Date
Jaymie Ikeel		15750 Spectrum drive	Save the trees!	3/17/24
Brandy Richburg		15750 Spectrum drive		3/17/24
Stephanie Fox		15580 QUORUM DR		3-17-24
Abby Madden		5040 Addison Circle		3-17-24
Michelle Ferguson	M Ferguson	" " #5752		
Corinne Cirabis	Corinne Cirabis	15250 Quorum Drive Addison, TX 7500	Save the trees!	3/17/24
Jon Dellisola		"	Save the trees!	3/17/24
Najee Grey		1572 Arapaho Way #7500		3/17/24
Kelsee Crannaway		15525 Quorum Dr		3/17/24
		" "		3/17/24
Douglas C. Allen	Douglas C. Allen	~~5060~~ 5040 Addison Circle 75001	Transplant to Addison Circle Pk	3/17/24
Karl Lanner		15800 Quorum dr, 7500	Save the trees	3/17/24
Claire McShane		15725 Paschal Pl. Apt 4932 Addison, TX 75001		
DOMINIC POMAZI		"		
Robert Maloney			Save the trees!!	3/17/24
Travis Allen		4915 Morro Ave		3/17/24

Printed Name	Signature	Address	Comment	Date
Lila Levy	Lila Levy	5028 Parkview Place		3-17-24
Brenden Arcinas	Brenden Arcinas	17200 Westgrove		3/17/24
Robert Miller	Robert Miller	5353 Keller Springs Rd. Apt 1124		3/17/24
Caitlin Strohm	Caitlin Strohm	5353 Keller Springs Rd. Apt 1124		3/17/24
Marie Lunnemann	Marie Lunnemann	4800 Keller Springs Rd		3/17/24
Kristyn Bunt	Kristyn Bunt	5550 Spring Valley St. Dallas TX 75254		03/17/24
Zach Seward	Zach Seward	5550 Spring Valley		03/17/24
Nick Day	Nick Day	4975 Addison Cir		3/17/24
Ravi Gupta	Ravi Gupta	5519 Arapaho		3/17/24
Samruddhi S	Samruddhi S	5519 Arapaho Rd.		3/17/24
Ella Bennett	Ella Bennett	16060 Dallas parkway		3/17/24
Laura Leventhal	Laura Leventhal	5015 Morris Ave		3/17/24
Brad Friedman	Brad Friedman	" "		3/17/24
Valerie Combs	Valerie Combs	4500 Sojourn Dr. #Rac		3/17/24
Dawn Webb	Dawn Webb	3820 Canot Ln		3/18/24
Shadi Majd	Shadi Majd	14597 Camelot Ct		3/18/24
Homan Farzad	Homan Farzad	14597 Camelot Ct.		3/18/24

Printed Name	Signature	Address	Comment	Date
Steve Stuart		15755 Seabolt		3/17/24
Arlene Jimenez		13335 Galleria Place	Keep the tree's bird around	3/17/24
Jasmin Lomin		1335 galleria		3/17/24
Jose Velasquez		15727 Quorum Dr	keep the trees	3/17/24
SEAN SANKEY		5060 ADDISON CIRCLE	Support from Me	3/17/24
Chad Fuhlman		15838 Breedlove Pl	Keep the trees	3/17/24
Marybeth Fuhlman		15838 Breedlove Pl	Let the Lorax win!	3/17/24
Yasmine Baller		14650 Landmark Blvd., Dallas, TX 75254		3/17/24
HANAD MOHAMED		14650 Landmark BLVD TX 75024		3/17/24
Zack Terry		15575 Spectrum Dr		3/17/24
Michael Tran		6609 Berry Tree Ct	DONT DO IT	3/17/2024
Erin Bowman		15800 Spectrum Dr	Save the trees	3-17-24
Ken Nance		15743 Spectrum	"	3/17/24
Micaela Barter		5009 Addison Cir.		3/17/24
Andrew Schumacher		15625 Quorum Dr	My dog loves those trees	3/17/24
Rachel Dean		15767 Seabolt Place		3/17/24

Petition to Postpone Approval of 1910-Z and all related approvals until revised plan is developed to evaluate and protect historic trees.

Petition summary and background	1910-Z approves the removal of 150 trees that include Heritage (Monarch) Trees Species and Protected trees due to size and age, as many of the trees are over 100 years of age as proven by the storm shelter dated from the 1900's. Previously the developer originally had a plan to transplant trees but has abandoned the plan due to cost.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to postpone approval of this revised amendment until the historic trees are properly evaluated by the Texas Historic Tree Coalition as there are confirmed Protected and Heritage trees species and possibly Native American Marker trees on the land. There are fewer than 2% of trees over 20 inches in Dallas therefore these trees are not only a historic, but also an environmental asset.

Printed Name	Signature	Address	Comment	Date
Breaunna Zamora	B Zamora	4500 Sojourn DR Apt 2102 Addison TX 75001		03/17/24
Alton Walker		4500 Sojourn dr Apt 2101 addison tx 75001		03/17/24
Jacob Dunbrill		15777 Quorum Drive Addison TX 75001		3/17/24
Katie Martin		15777 Quorum Dr Addison TX 75001		3/17/24
Tricia Stuart		15755 Seabeck Addison TX 75001	Please stop to evaluate	3/17/24
KARA Kimbrough		14854 Montfort Dr. DALLAS, TX 75254	Keep the TREE	3/17/2024
Sean Slone		15777 quorum dr Addison, TX 75001		17 Mar 24
Julia Hurst		4500 SOJOURN DR APT 2103 Addison TX 75001 E	Keep the trees	3/17/24
Ethan Phillips		15800 Spectrum Dr. Addison TX 75001	Save the trees	3/17/24
Riley Thompson	Riley Thompson	4925 Marsh Ave. Apt. 3116 Addison, TX 75001		3/17/24

1894-Z
1895-Z

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Printed Name	Signature	Address	Comment	Date
BUCHANAN - HELENE DUNNE	[signature]	15825 QUORUM DRIVE, APT 2124, ADDISON, TX	SAVE THE TREES.	3/17/24
DAVE + MARILYN KLOCKO	[signature]	15723 SEABOLT PL		3/17/24
Seth Bickel	[signature]	15815 Breedlove place		3-17-24
James Cates	[signature]	15851 Spectrum		3/18/24
Brandon Bowes	[signature]	15750 Spectrum Dr	Just repurpose the tree if they are mature enought	3/17/24
Angela Laverdi	[signature]	~~[illegible]~~ 15750 Spectrum Dr, Apt. 2101	Save the trees!	3/17/24
Tyler Gassman	[signature]	15575 Lewis Place Apt 1822, Addison, TX		3/17/24
Brenda Baumgarther	[signature]	15831 Breedlove PL TX		3/17/24
Christian Lopez-Kuhl	[signature]	15590 Spectrum Drive Apt 4820		3/17/24
John Nichols	[signature]	15610 Witt Pl		3/17/24

Printed Name	Signature	Address	Comment	Date
Jack Lee	[signature]	4960 Goodman Ave #3311 Addison, TX 75001	If there is room in the budget for an extra story, we can move trees.	3/17/24
Hannah Porter	[signature]	4960 Goodman Ave #3311 Addison, TX 75001		3/17/24
Kundaica Luka	[signature]	5004 Morris Ave 75001 Addison tx		03/17/24
Samuel Lauman	[signature]	4800 Keller Springs Rd, 75001 Addison, TX		3/17/24
Tedi Arsove	[signature]	5006 Morris Addison 75001		3/17/24
Vlad Verin	[signature]	05875 Sp. Dr.		03/17/24
Mike O'Neal	[signature]	5021 Morris Ave	Like it!	3/17/24
Mike Braitsch	[signature]	5665 Arapaho Rd		3/17/24
Nicole Cioffi	[signature]	15800 Spectrum Dr #1125 Addison, TX 75001		3/17/24
Kendall B	[signature]	5025 Addison Circle Apt 44225	Protect the trees	3.17.24
IAN LERMAN	[signature]	1051 MERIDIAN #2101	STICK TO YOUR ORIGINAL PROMISE	3/17/24
Courtney Brown	[signature]	15650 Witt Place #3100 Addison TX 75001	save the trees!	3/17/24
Makayla McFerrin	[signature]	5151 Bent Tree Forest dr. #104		3/17/24
Ashley Slough	[signature]	15731 Seabolt Place Addison, TX 75001		3/17/24
Antoine Bel[illegible]	[signature]	15800 Spectrum Dr. #1104 Addison TX 75001		3/17/24
Celeste Trahan	[signature]	15714 Quorum Drive Addison Tx 75001		3/17/24

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Printed Name	Signature	Address	Comment	Date
TK MATTESON		14650 CADDO PEAK	#1424	3/19/24
Israel Ruiz		4985 Addison Circle	Trees are lives	3/18/24
Brent Yager		15600 Spectrum Dr.	Don't take the easy way out.	3/18/24
Anyelit Falcon		4985 Addison Circle	It's for the future kids	3/18/24
Sasha Stefanovic		15575 Lewis Place	Save the TREES	3/18/24
Debbie Nganga		4820 Westgrove Unit 201 75001		3/18/24
JP Quirion		15645 Willow Place Addison 75001		3/18/24

Companies that sell & transplant larger trees

W&W Tree Farm [redacted]

Tree Source [redacted]

Port A Tree [redacted]

Fannin Tree Farm [redacted]

Dallas area neighborhoods **with mature trees** can be up to **11 degrees cooler** than new neighborhoods without trees. And, a one-degree rise in temperature equals a two percent increase in peak electricity consumption. Trees filter dust and toxic pollutants from the atmosphere and capture a wide range of smog-producing compounds such as ozone and carbon monoxide. One acre of trees absorbs enough carbon dioxide per year to offset emissions made by a car on a 26,000-mile road trip."

What's more, **large trees remove 60-70 times more pollution than small trees**. Sadly, only two percent of the Dallas tree population exceeds 24" in diameter, which is difficult to hear. Consider this; a single, fully grown sycamore tree can transform 26 pounds of carbon dioxide into life-giving oxygen in a year's time.

Trees intercept rainwater, aiding soil absorption for gradual release into streams, all while preventing flooding, filtering toxins, **and extending water availability into dry months when it is most needed**! And, we all know that our city and rural forests are home to a wealth of wildlife that depends on trees for survival.

Almost every city in our country has recorded a drop in the number of trees because of development, pollution, disease, and neglect. Become an advocate for trees in your neighborhood — **Our children deserve our best efforts to ensure a beautiful and healthy Dallas for generations to come.**

Why We Should Care About Trees

As published in Insight by North Central Texas Council of Governments September 2009 in the Regional Voices section.

InSight

Regional Voices – *The Regional Voices column offers leaders from throughout the North Central Texas region an opportunity to share their views on the environment and development-related topics of interest to North Texans. To be considered as a future Regional Voices author, please e-mail* [redacted] *and use the subject line "Regional Voices".*

By Steve Houser, Dallas Urban Forest Advisory Committee Chair

Trees clean our air, water, and soil. They also add greatly to our health, sense of well-being, quality of life, and our economic future in many ways. As a result, the presence of trees and healthy ecosystems provide a strong foundation for a sustainable urban infrastructure in the future. The very essence of nature provides sound guidance for reaching urban sustainability. To quote Mr. Albert Einstein "look deep into nature and you will understand everything better".

We all breathe the same air plus use the same water and soil to survive, therefore, it is important to understand the interconnectedness of all things as well as the important role that trees and healthy urban ecosystems play in planning for our future. Education is critical in stimulating the public conscience which will ultimately drive environmental causes. We must learn to think globally, plan regionally, and act locally to reach sustainability. We all benefit greatly from a shared regional vision of social, economic, and regional goals for sustainability.

We have a moral obligation to leave the world in a better condition than we found it. Tree planting and tree care offer an opportunity for each person or entity to mitigate (or offset) their personal environmental "footprint" due to the many benefits they offer. Some of these benefits include improved air and water quality; reduced energy use, urban temperatures, stormwater runoff, and flooding; as well as increased property values and other economic benefits.

Current computer modeling software provides sound research data that quantify urban forest structure, function, and value based on data collected in the field. The most common is the **i-Tree** program which calculates the basic value and quantifiable benefits offered by our urban forest. One of the programs within **i-Tree** was recently used in assessing the street trees in Irving (STRATUM or Street Tree Resource Analysis Tool for Urban Forest Managers) and another is currently being used in Arlington (UFORE or Urban Forest Effects Model).

Improved Air Quality

Rising levels of carbon, specifically carbon dioxide (CO2), are accelerating global warming and our urban forest offers the opportunity to mitigate the problem by sequestering (or storing) carbon as well as ozone, nitrogen oxides, and sulfuric oxides plus filtering particulate pollution. Trees are long-term carbon storehouses, or carbon "sinks", however, they also release the carbon as they die and decompose or when they are burned.

As urban forests decline in health or significant populations are lost over time, they must constantly be replaced to increase the net carbon storage capacity. Failure to conserve trees or replant what is lost can cause an increase in the release of carbon by an urban forest. Conservation is important because larger healthy trees (over 30 inches) sequester 90 times more carbon than smaller trees (under 4 inches) and store 1,000 times more carbon. Also, poor air quality results in increased health care costs to treat the associated problems.

It is important to note that trees also emit biogenic volatile organic compounds (BVOCs), such as isoprene, benzene, and monoterpenes, which react with nitrogen oxide to form ozone. Research exists on the subject but it is based on trees in other parts of the country. As a result, further study of how local tree species affect air quality in our region is required before we plant a large number of trees which may not be ideal.

Reduced Energy Use

Planting deciduous trees on the west, south, and east exposure of homes and buildings (or strategic shading) can save up to 30 percent on our energy bills. If we can shade our air conditioners, we can save an additional 10 percent on our energy bills. By planting dense evergreen trees on the north side of a building or home to slow the cold winter winds, additional energy savings can be gained. By reducing energy use, we decrease emissions from regional power generation plants and their negative effect on our air quality.

Reduced Urban Temperatures

A 1995 geothermal study of the Dallas area by Dr. Ken Morgan with Texas Christian University, found that various areas could be 10 to 12 degrees hotter than Oak Cliff due to the extensive tree canopy cover and minimal grey infrastructure. The grey infrastructure amounts to large amounts of brick, glass, and concrete that hold heat well into the night which increases urban temperatures—called the urban heat island effect (UHI).

By strategically placing trees in UHI problem areas such as parking lots and vast expanses of grey infrastructure, we reduce urban temperatures as well as evaporative emissions from the fuel tanks and fuel systems of our vehicles. Heated fuel tanks and fuel systems release hydrocarbons and 16 percent of all hydrocarbon emissions are created by evaporative emissions. By reducing urban temperatures, air quality improves because the formation of ozone is dependent on higher temperatures.

Reduced Stormwater Runoff and Flooding

Large amounts of grey infrastructure greatly increase the amount of stormwater runoff which can lead to flooding. Trees reduce stormwater runoff by allowing the rain to slowly filter through the foliage which decreases the potential for flooding. Strategic shading of grey infrastructure not only reduces flood potential and the UHI effect but can also extend the life of asphalt by 60 percent. This offers a very large return on our investment in tree planting and care plus reduces the impact that asphalt has on the environment.

Improved Water Quality

Bioremediation or phytoremediation is the use of trees, plants, and biological agents to remove or neutralize contaminants in polluted water or soil. Leaves, twigs, and limbs that lay on the ground stimulate biological activity which also helps to remove pollution. Removing the organic layer on the top of the soil reduces its capacity to grow healthy plants and trees as well as its ability to remove various types of pollution.

Increased Economic Benefit

Trees offer many tangible economic benefits such as increased property values and a better quality of life which will attract corporations and the general public to an area. The result is an increased tax base due to the establishment of a more desirable area to live and conduct business. The more green and sustainable an area becomes in the future, the more successful it will become in economic terms.

Sprawl and "business as usual" will no longer be desirable because sustainable infill developments will attract the public. As far as a return on investment, for every dollar spent on tree planting and care, we receive up to five dollars in benefits according to research. Studies across the nation show that residential home prices can be up to 20 percent higher due to the presence of trees. Also, a home will sell faster with healthy trees as opposed to others with few or no trees.

Other Benefits

There are a great number of other benefits that are well researched such as the reduction in stress associated with urban living, reduced crime rates, reduced noise pollution, and increased habitat as well as food for wildlife. Other facts can be found on the following sites: Air Quality Effects of Urban Trees and Parks, Center for Urban Forest Research, Alliance for Community Trees, ecoSmart, Dallas Urban Forest Advisory Committee.

Ask not what trees can do for you but rather…what *you* can do for trees!

AMLI

treehouse 2

City Council
July 23, 2024

AMLI RESIDENTIAL

AMLI LEADERSHIP TEAM

EXECUTIVE LEADERSHIP

Taylor Bowen
President of AMLI, Development Key Contact

Mr. Bowen is President of AMLI Development Company and has been with AMLI since 1997. From 2000 to present, Mr. Bowen has 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.

DEVELOPMENT

Joe Bruce
Senior Vice President, Development Key Contact

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.

Robert Lapp
Vice President, Development Key Contact

Mr. Lapp is responsible for development activities in the Texas region. Prior to joining AMLI, he worked as an Acquisitions & Development Manager for JPI. He brings over 10 years of experience in investments, banking, and development.

Madeline Mills
Vice President, Development Key Contact

Ms. Mills is responsible for development activities in the Texas region. Prior to joining AMLI, she was a Director at Crow Holdings, where she worked on acquisitions and oversaw asset management for their multifamily portfolio.

CONSTRUCTION & SUSTAINABILITY

Ken Hitchcock
Senior Vice President, Construction Key Contact

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 Key Contact

Mr. Rodriguez is responsible for new project construction in Dallas. Guy has over 30 years experience in construction experience and 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 Key Contact

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

AMLI ADDISON

AMLI ADDISON

AMLI ADDISON

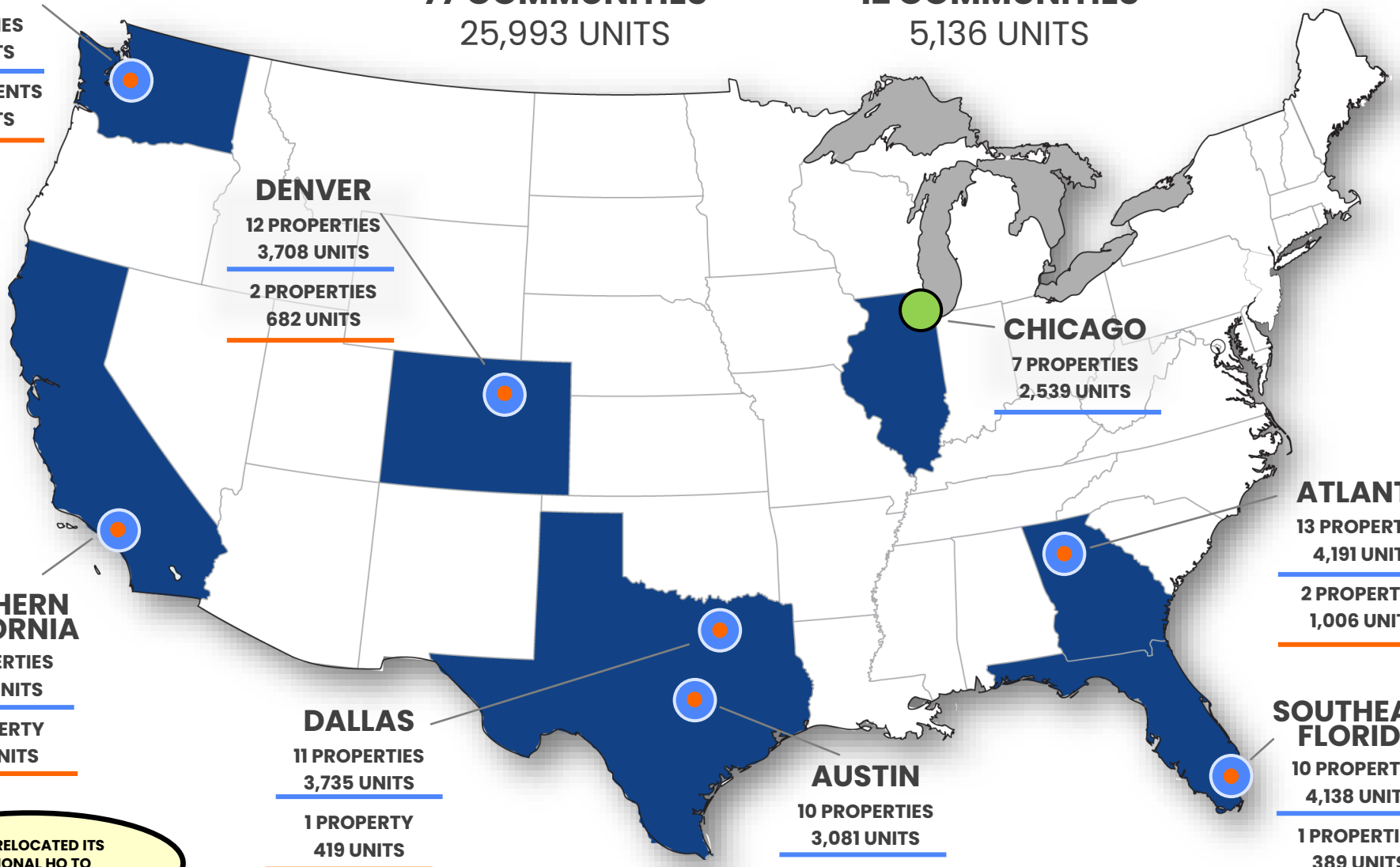
AMLI PORTFOLIO

Operating Properties

77 COMMUNITIES
25,993 UNITS

Development Properties

12 COMMUNITIES
5,136 UNITS



SEATTLE
7 PROPERTIES
1,850 UNITS

3 DEVELOPMENTS
1,080 UNITS

DENVER
12 PROPERTIES
3,708 UNITS

2 PROPERTIES
682 UNITS

CHICAGO
7 PROPERTIES
2,539 UNITS

ATLANTA
13 PROPERTIES
4,191 UNITS

2 PROPERTIES
1,006 UNITS

SOUTHERN CALIFORNIA
7 PROPERTIES
2,751 UNITS

1 PROPERTY
434 UNITS

DALLAS
11 PROPERTIES
3,735 UNITS

1 PROPERTY
419 UNITS

AUSTIN
10 PROPERTIES
3,081 UNITS

2 PROPERTIES
976 UNITS

SOUTHEAST FLORIDA
10 PROPERTIES
4,138 UNITS

1 PROPERTIES
389 UNITS

AMLI RELOCATED ITS REGIONAL HQ TO ADDISON IN 2007

Note: Operating Properties include all Lease-ups (3 properties, 993 units)

AMLI HEADQUARTERS

REGIONAL OFFICES

49 COMMUNITIES

45 COMMUNITIES

AMLI NATIONAL FOOTPRINT

AMLI PORTFOLIO

AMLI QUADRANGLE

AMLI MARINA DEL RAY

AMLI MUELLER V

AMLI FOUNTAIN PLACE

AMLI LAS COLINAS

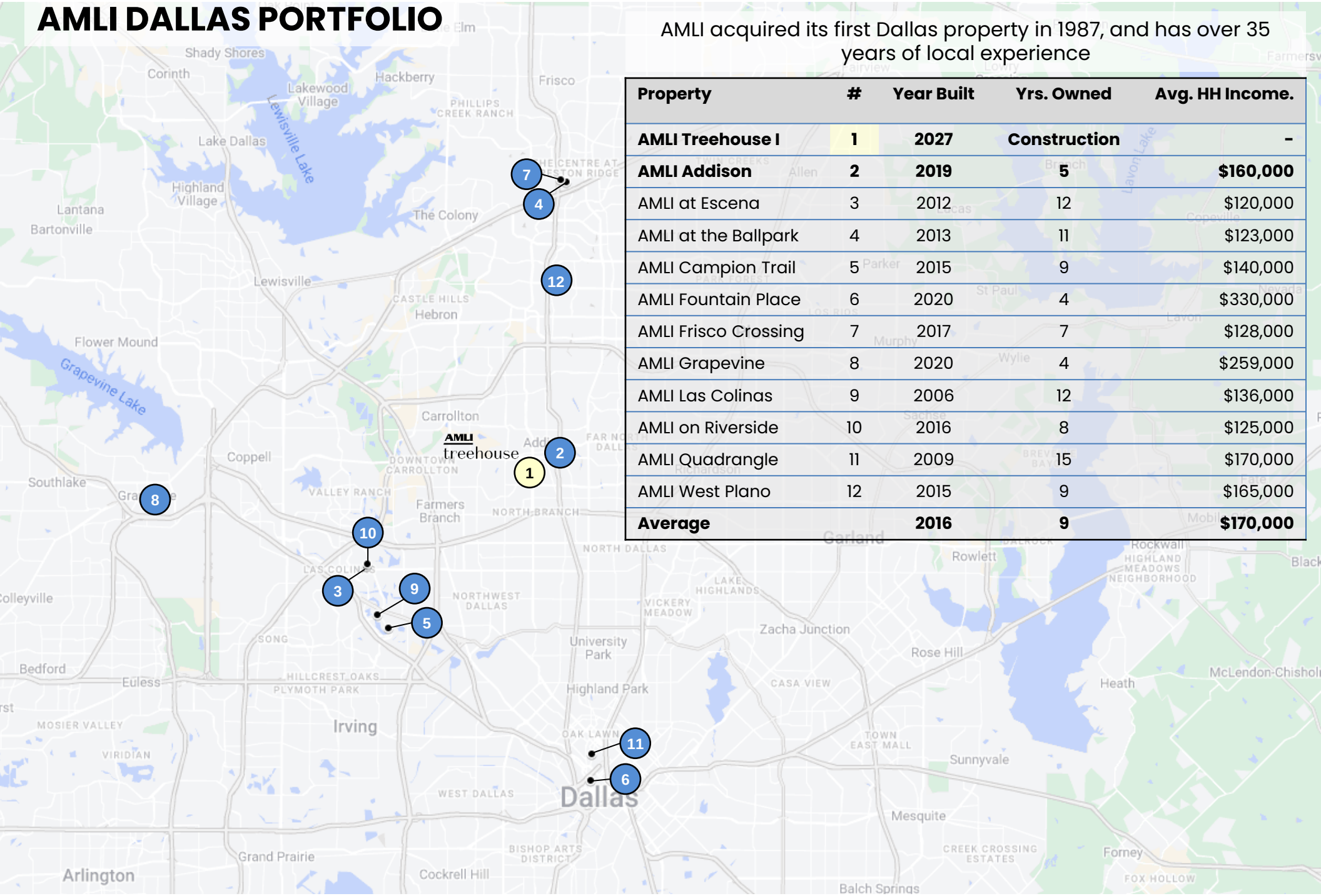
AMLI WEST PLANO

AMLI NATIONAL FOOTPRINT

AMLI DALLAS PORTFOLIO

AMLI acquired its first Dallas property in 1987, and has over 35 years of local experience

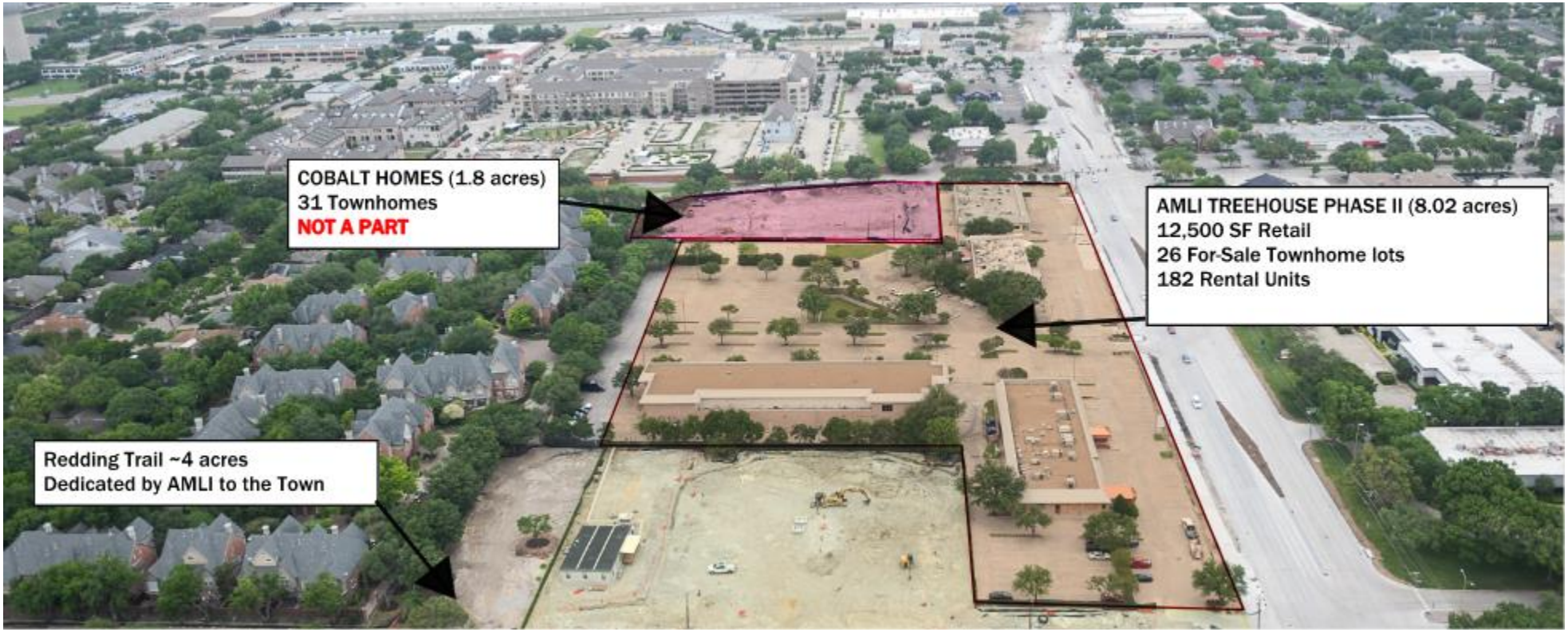
Property	#	Year Built	Yrs. Owned	Avg. HH Income.
AMLI Treehouse I	**1**	**2027**	**Construction**	**-**
AMLI Addison	**2**	**2019**	**5**	**$160,000**
AMLI at Escena	3	2012	12	$120,000
AMLI at the Ballpark	4	2013	11	$123,000
AMLI Campion Trail	5	2015	9	$140,000
AMLI Fountain Place	6	2020	4	$330,000
AMLI Frisco Crossing	7	2017	7	$128,000
AMLI Grapevine	8	2020	4	$259,000
AMLI Las Colinas	9	2006	12	$136,000
AMLI on Riverside	10	2016	8	$125,000
AMLI Quadrangle	11	2009	15	$170,000
AMLI West Plano	12	2015	9	$165,000
Average		**2016**	**9**	**$170,000**



AMLI DALLAS FOOTPRINT

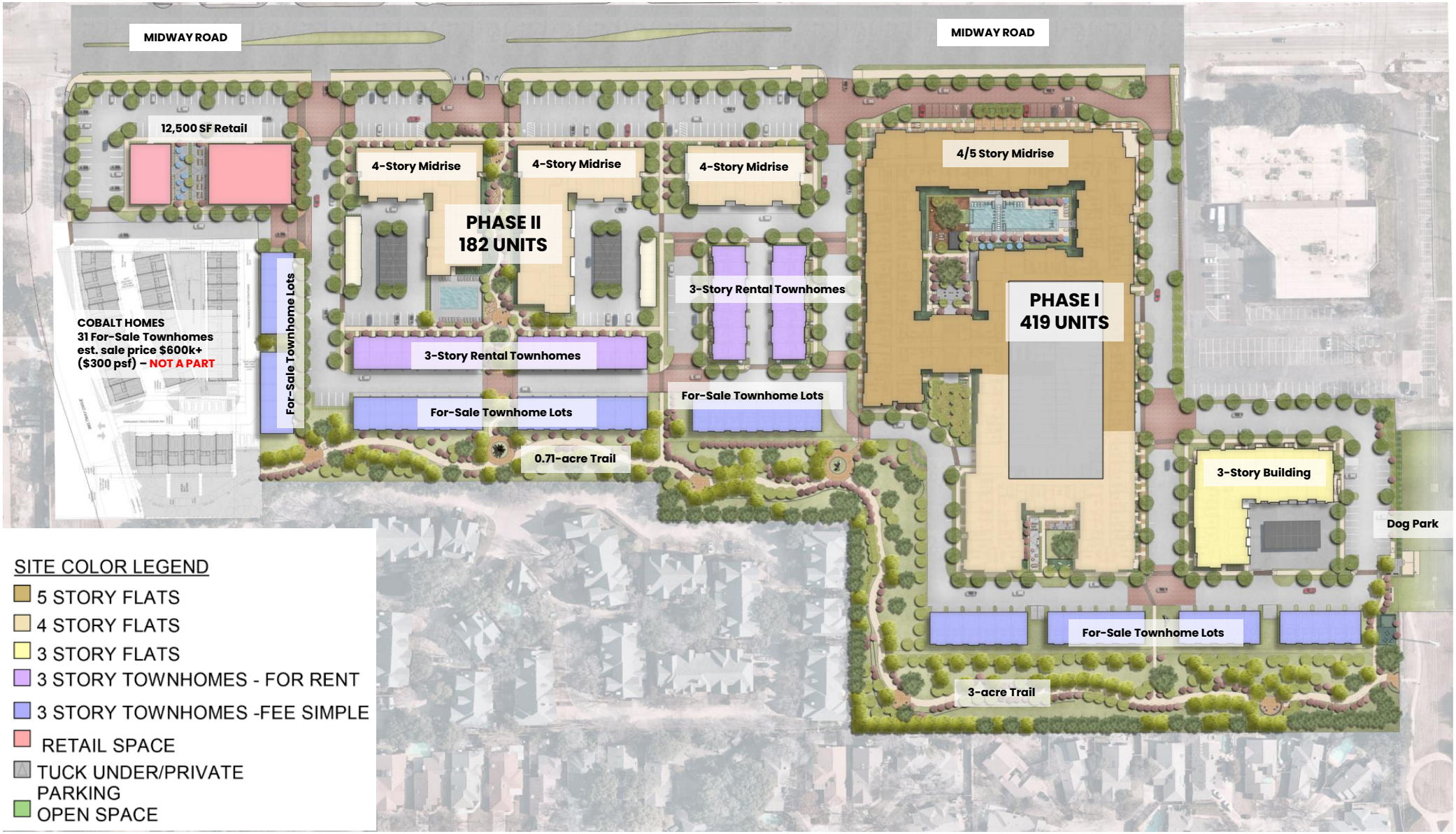
EXISTING CONDITIONS

- 60,000 SF of Retail, ~75% occupied
- Current 2024 Assessed Value: $7,800,000



EXISTING SITE CONDITIONS

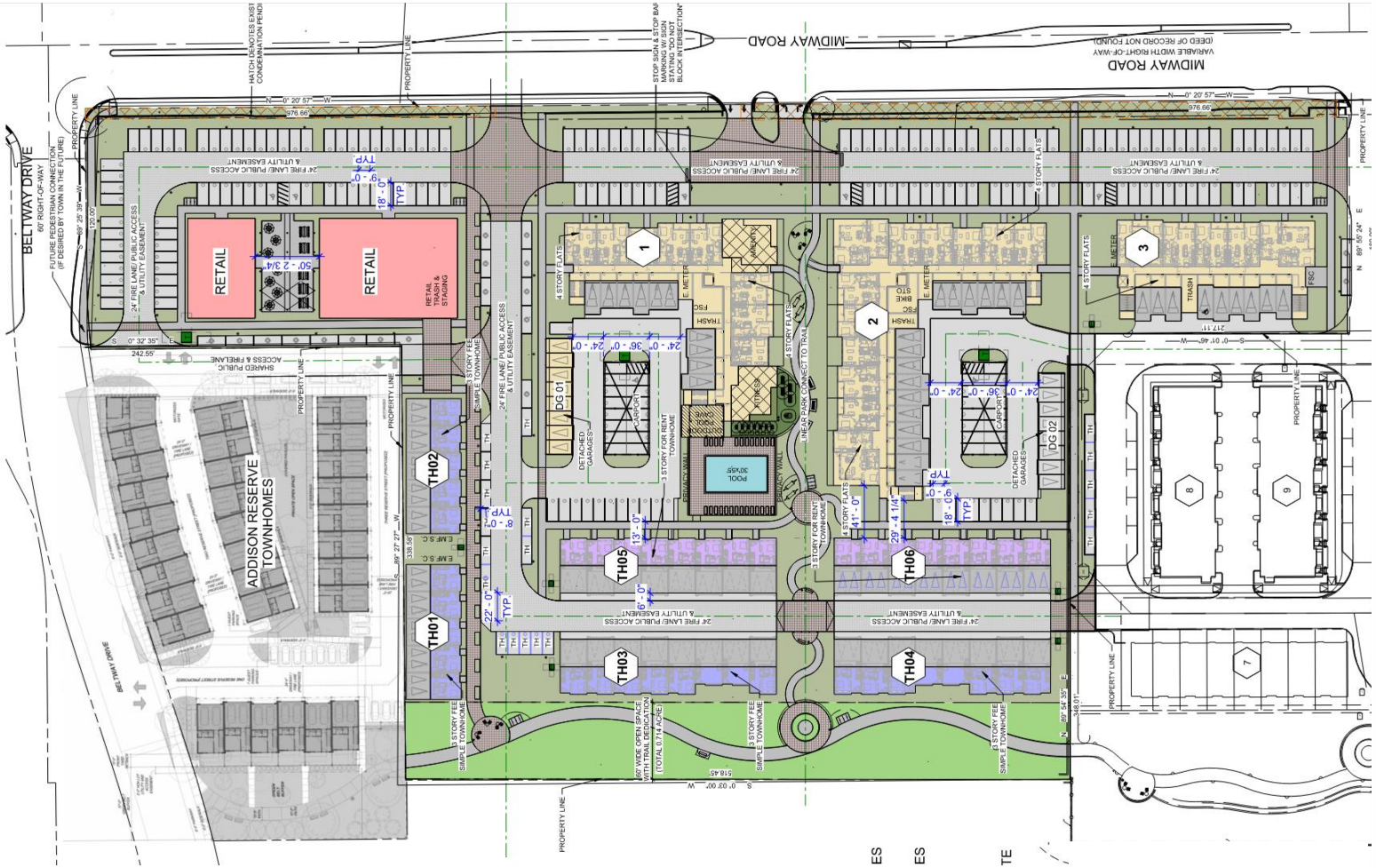
TREEHOUSE 1 & 2 COMBINED SITE PLAN



OVERALL SITE PLAN

AMLI RESIDENTIAL

TREEHOUSE 2 SITE PLAN



SITE COLOR LEGEND

- 4 STORY FLATS
- 3 STORY TOWNHOMES FOR RENT
- 3 STORY TOWNHOMES FOR SALE
- RETAIL SPACE
- TUCK UNDER/PRIVATE PARKING
- OPEN SPACE

SITE DENSITY		
SITE AREA	8.255 ACRES	
(BEFORE MIDWAY DEDICATION)		
SITE AREA	8.023 ACRES	
(AFTER MIDWAY DEDICATION)		
TOTAL UNITS	182 UNITS	
PROPOSED DENSITY	22.68 UNITS/ACRE	
ZONING		
EXISTING: PD ORDIANCE NO. 83-039 PLANNED DEVELOPMENT DISTRICT LOCAL RETAIL, CLUBHOUSE RESTAURANT USES. MAX. 2 STORIES OR 35 FEET. PROPOSED USES: TOWNHOMES, RETAIL, & MULTIFAMILY.		
OPEN SPACE		
TRANSITION ZONE	0.714 ACRE	
DEDICATED TO TOWN	(8.56% OF TOTAL SITE)	
LANDSCAPE AREA SUMMARY		
TOTAL SITE AREA	8.023ACRES	
TOTAL BUILDING FOOTPRINT AREA	2.415 ACRES	
TOTAL LANDSCAPED AREA	1.97ACRES	
PERCENTAGE PROPOSED LANDSCAPE (% INCLUDES TRAIL DEDICATION)	25%	
RESIDENTIAL UNITS		
BUILDING 1 - 4 STORY		
1 BED 1 BATH	50	
2 BED 2 BATH	9	
SUBTOTAL	59	
BUILDING 2 - 4 STORY		
1 BED 1 BATH	64	
2 BED 2 BATH	11	
SUBTOTAL	75	
BUILDING 3 - 4 STORY		
1 BED 1 BATH	18	
2 BED 2 BATH	14	
SUBTOTAL	32	
TOWNHOMES 3 STORY RENTAL - TH05	8	
TOWNHOMES 3 STORY RENTAL - TH06	8	
SUBTOTAL	16	
TOTAL MULTIFAMILY UNITS		
1 BED 1 BATH (A)	132	73%
2 BATH 2 BED (C)	34	19%
TOWNHOMES RENTAL (TH)	16	9%
TOTAL	182	100%
AVERAGE MF FLATS NET AREA	838.8 SQ.FT	
TOWNHOMES FEE SIMPLE (TH01-TH04) 3 STORY	26	
2,238 - 2,262 NET SQ. FT.		
TOWNHOMES RENTAL (TH05 & TH06) 3 STORY	16	
2,238 - 2,262 NET SQ. FT.		
PARKING REQUIRED		
BUILDING 1 - 1 PARKING SPACE PER BEDROOM	70	
BUILDING 2 - 1 PARKING SPACE PER BEDROOM	84	
BUILDING 3 - 1 PARKING SPACE PER BEDROOM	46	
TOWNHOMES FOR RENT - 2.5 PER UNIT	40	
TOWNHOMES FEE SIMPLE - 2.5 PER UNIT	65	
RETAIL 1 PARKING SPACE PER 175 SQ. FT.	72	
TOTAL REQUIRED	**377**	
BIKE SPACES REQUIRED: 1 PER EVERY 10 VEHICLE SPACES (MIN. 50% SHALL BE ENCLOSED)	40	
PARKING PROVIDED		
BUILDING 1 TUCK UNDER GARAGE	10	
BUILDING 2 TUCK UNDER GARAGE	16	
BUILDING 3 TUCK UNDER GARAGE	9	
FEE SIMPLE PRIVATE GARAGES	52	
FOR RENT PRIVATE GARAGES	32	
DETACHED GARAGE	16	
CARPORT SPACES	30	
PARALLEL SPACES	33	
SURFACE SPACES	183	
TOTAL	**381**	

TREEHOUSE II SITE PLAN

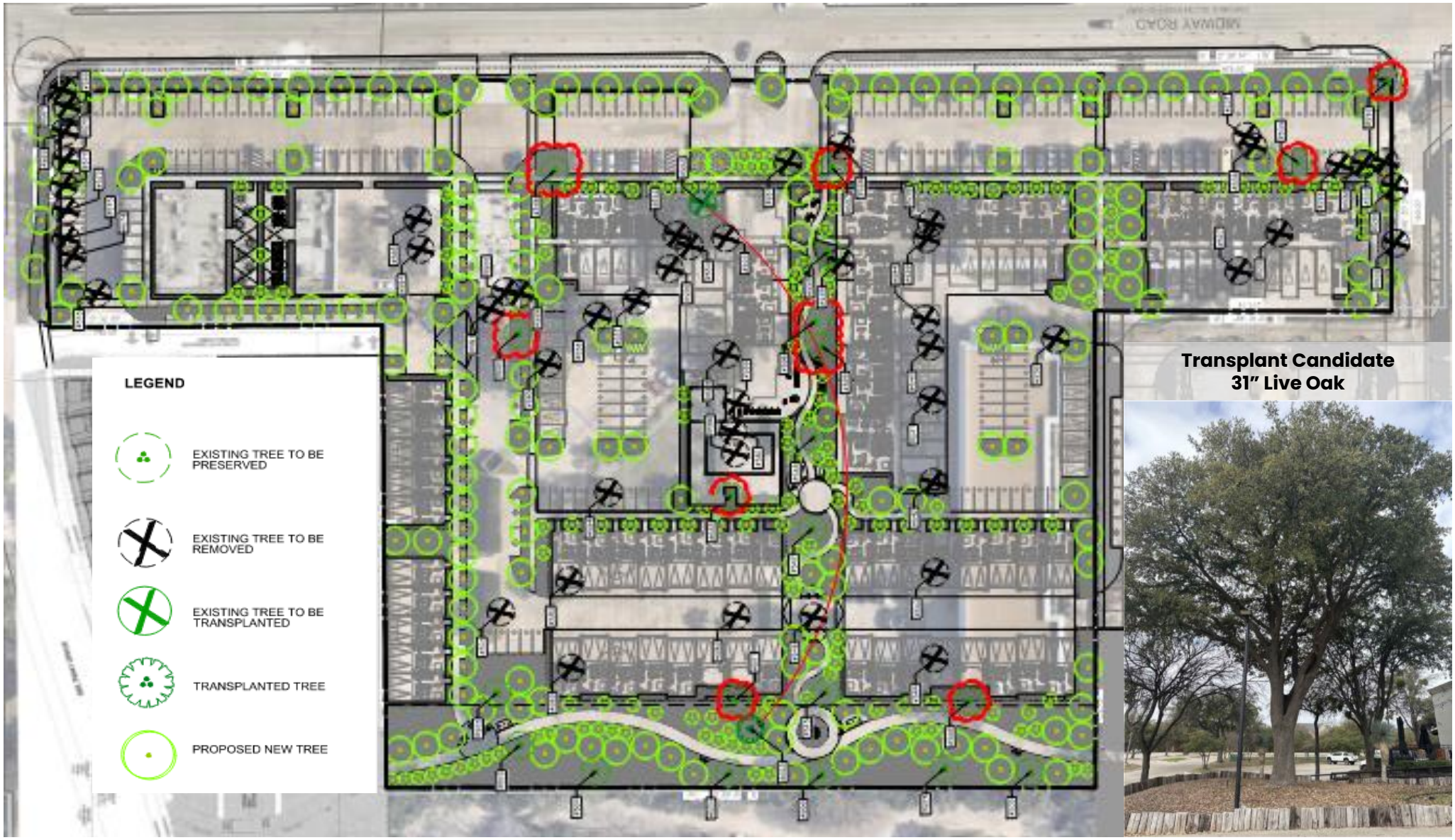
AMLI RESIDENTIAL

EXISTING CONDITION
12% Landscape / Open Space

AMLI TREEHOUSE II
25% Landscape / Open Space
Doubles the amount of usable open space

TREE PRESERVATION & MITIGATION PLAN

- Exceeding mitigation requirements by 400+ caliper inches, which is equivalent to 65 trees (assuming 6” trees)
- Spending over $150,000 to transplant one 31” heritage live oak
- Planting 200 new trees
- Planting trees in key locations along Midway frontage and the trail and green belt



Transplant Candidate
31” Live Oak

TRAFFIC TRIP REDUCTION & CALMING

Type	Weekday AM Peak Hour			Weekday PM Peak Hour			Average Weekday		
	In	Out	Total	In	Out	Total	In	Out	Total
Existing Land Uses	176	136	312	247	161	408	2,275	2,276	4,551
Proposed Phase 2 Trip Generation	39	73	112	99	80	179	904	902	1,806
Net Decrease	*-137*	*-63*	*-200*	*-148*	*-81*	*-229*	*-1,371*	*-1,374*	*-2,745*

Trip Generation

- **Net decrease in peak hour trips and fewer overall daily trips compared to the existing use capacity.**
- Phase II is expected to generate **200** fewer morning peak hour trips, **229** fewer evening peak hours trips, and **2,745** fewer daily trips.
- **Phase I and Phase II together are highly-accessible with four (4) points of access to ensure reasonable traffic distribution.**

Traffic Calming Features

- **Phase II internal roadway network designed to ensure NO direct routes between Midway Road and Beltway Road.** Multiple 90 degree turns, stop controlled intersections, and raised road tables to discourage cut-through traffic.
- Stop bar striping and stop signs are proposed at key pedestrian connection from Midway Trail to the linear park.

COMMUNITY BENEFITS

Mixed-Use Development

- True mixed-use development that includes a **restaurant and retail node** complementary with the surrounding retail, **public open space**, "Missing Middle" **for-sale housing**, and **lower-density rental housing** with surface parking, private garages and carports.
- Continued investment in the Midway South Corridor serves as a catalyst for further redevelopment along Midway Road.

Park Dedication

Total: ~4 acre park dedication; Phase II - ~1 acre

- **Dedication Land Value + Improvements:** ~$4,000,000+
- **Public Art Donation:** $300,000 total; Phase II - $150,000
- **Dog Park Donation:** $100,000

100% On-Site Tree Mitigation

Total: 650 newly planted trees & at least 5 large heritage trees moved

- **Doubling the amount of usable open space**
- Phase 1: 450 newly planted shade trees & ornamentals, 4 heritage trees moved
- **Phase 2: 200 newly planted shade trees & ornamentals, and at least one (1) heritage tree proposed to move.**

Increased Addison Property Tax Revenue

- Current Phase II assessed value: $7,900,000
- Phase II est. value at stabilization: $60,000,000
- Total Phase I & II est. value at stabilization: ~$220,000,000+
- **Addison's portion of property taxes for Phase I & II will increase by over $1.2M/year.**

MIDWAY ENTRANCE TO LINEAR PARK

CONCEPT PERSPECTIVE

AMLI RESIDENTIAL

TRAIL EXTENSION RETAIL CONNECTION

CONCEPT PERSPECTIVE

LINEAR PARK GATHERING PLAZA

CONCEPT PERSPECTIVE

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TRAIL EXTENSION ART DISPLAY

CONCEPT PERSPECTIVE

BIRDSEYE TOWARDS MIDWAY

CONCEPT PERSPECTIVE

AMLI RESIDENTIAL

MIDWAY ROAD FACADES

Phase I

Phase II

CONCEPT PERSPECTIVES

AMLI RESIDENTIAL

RETAIL CONCEPT IMAGERY

CONCEPT IMAGERY

AMLI RESIDENTIAL

Tree Transplant Video

Concept Flyover Video

AMLI

treehouse 2

Appendix

AMLI RESIDENTIAL

Local design team with Addison experience

Hensley Lamkin Rachel, Inc. (HLR) is an AIA member firm founded in 1991 to serve as the exclusive architectural firm of a prominent national student housing developer. Since then, principals David Hensley, Robert Lamkin, and Bruce Rachel have worked with top development firms across the country to enhance communities through appropriate design for every life stage.

Diverse experience and technical knowledge allow HLR to design projects across market segments. We deliver quality construction while maintaining solid client relationships who rely on us for creative solutions that fit within existing structures or neighborhoods.

HLR'S principals are licensed in multiple states and have designed student housing, multifamily, senior housing and commercial projects throughout the United States.

AMLI Treehouse

We are a collaborative group of landscape architects, civil engineers, planners and urban designers that approaches projects with unique expertise and diverse perspectives, but with a shared goal to create places that matter.

LandDesign is a multi-disciplinary firm offering urban design, planning, landscape architecture, civil engineering and branding. Our organization of over 250 professionals is located across the nation in the firm's offices in Charlotte, NC; Washington DC; Dallas, TX; Orlando, FL; and Boulder, CO. All offices are fully-linked to foster collaborative efforts that take advantage of the firm's combined expertise and experience to meet each client's individual needs through reasoned solutions.

Canals at Grand Park

Bowman is a trusted, multi-faceted consulting firm offering a broad range of infrastructure, environmental management, en- ergy and real estate solutions to both public and private clients across the country. From large commercial developments, to master planned communities, to local transportation projects, Bowman delivers outstanding project results, builds long-lasting relationships and leverages the growth of our organization to serve the constantly changing needs of our clients.

All engineering services under the proposed contract will be ne- gotiated, managed and coordinated through our office located in Dallas Texas with staff from our other offices as needed. Bowman is a full-service, multidisciplinary, professional engineering firm with 3 offices in Texas and over 780 personnel throughout 32 offices nationally. Bowman has been providing services for the planning, design, and construction of engineering projects locally and nationally since 1995. Bowman has been recognized as #154 in Engineering News-Record (ENR) top 500 Design Firms.

AMLI Addison

AMLI GREEN INITIATIVES

LEED

- **L**eadership in **E**nergy and **E**nvironmental **D**esign
- Certification program recognizing best-in-class green building strategies and practices.

USGBC

- **U**nited **S**tates **G**reen **B**uilding **C**ouncil
- 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 has 8 LEED Gold designated properties in Dallas.**
  - **AMLI Fountain Place was awarded the 2022 LEED Homes Award by the USGBC.**
- **AMLI's latest Texas development in Austin, TX recently achieved LEED Platinum**

AMLI Treehouse

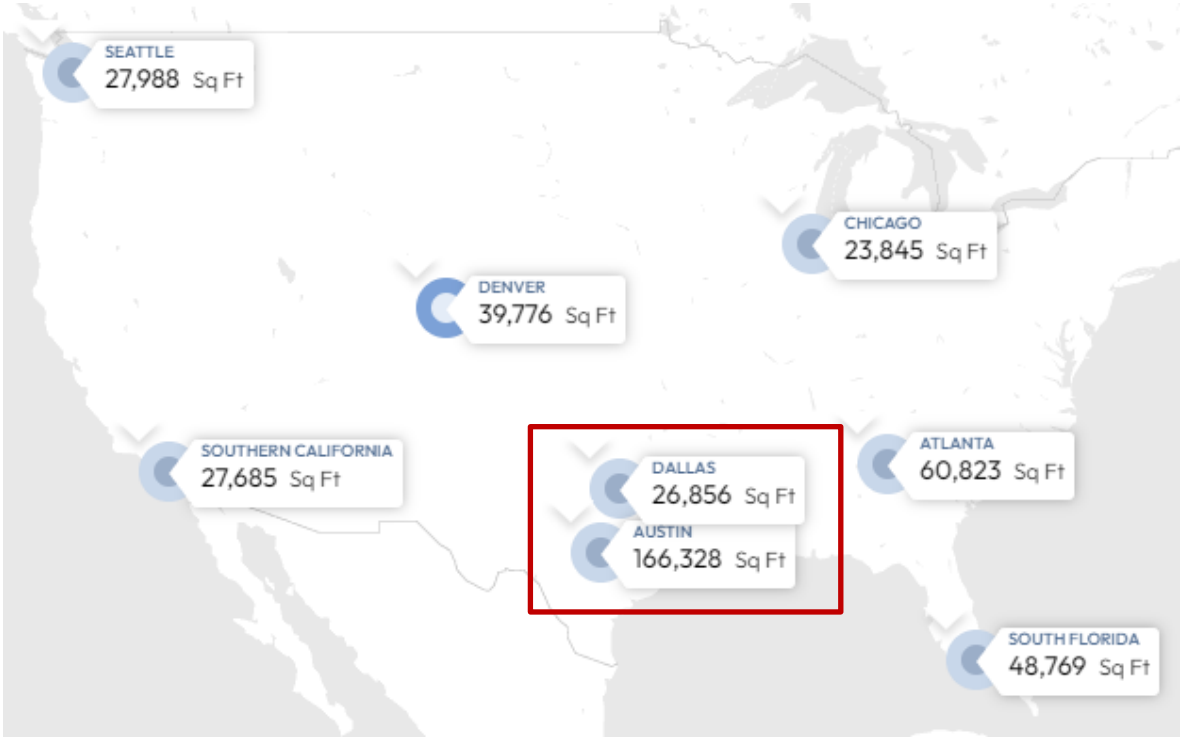
- **AMLI Treehouse 2 will be designed to qualify for LEED, Silver minimum.**
- Currently there are only **6 multifamily buildings** in Addison that are LEED certified.

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/2022-amli-corporate-responsibility-report/full-view.html

AMLI RETAIL EXPERIENCE

- **411,228** square feet of retail owned and managed nationwide
  - **Over 50% located in Texas**
- **120+ national** and **regional** retail partners
- **In-house retail leasing and asset management** team with over a combined 35 years of experience.
- **High tenant retention:** 100% renewal rate in 2022 and 2023



SELECT RETAIL PARTNERS

GoodVets [solidcore] Pizzeria TAVERNA Ristoteria JO'S CRŪ WINE COMPANY sweetgreen

AMLI DOWNTOWN

AMLI ON 2ND

AMLI DOWNTOWN

AMLI NEARBY PROPERTY DEMOGRAPHICS

Resident Demographics

AMLI Addison
- **Residents over 45 years old: 25% (15% 55+)**
- **Average HH Income: $160,000**
- **Median HH income: $114,000**

AMLI Grapevine
- Residents over 45 years old: 52% (38% 55+)
- Average HH Income: $259,000
- Median HH Income: $138,000

AMLI West Plano
- Residents over 45 years old: 32% (20% 55+)
- Average HH Income: $165,000
- Median HH Income: $102,000

Addison Demographics

LANDSCAPE PLAN

CONCEPT_PLANT_SCHEDULE

- TRANSPLANTED EXISTING TREE
- EXISTING TREE
- SHADE TREE
- ORNAMENTAL TREE
- SHRUB AREA
- SOD
- SEASONAL COLOR

MATERIAL_SCHEDULE

SYMBOL	DESCRIPTION
	POOL
	SHADE STRUCTURE

SYMBOL	PAVEMENTS DESCRIPTION
	CONCRETE PAVING - PEDESTRIAN
	CONCRETE PAVER A - PEDESTRIAN
	CONCRETE PAVER B - PEDESTRIAN
	CONCRETE PAVER C - VEHICULAR
	SYNTHETIC TURF

TOWNHOME FACADES

Townhome Average SF: 1,500 - 2,200

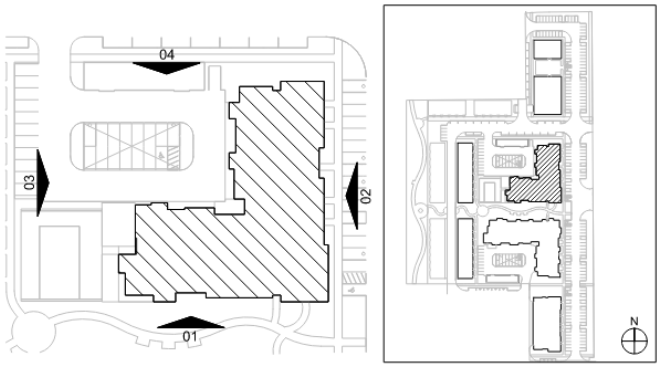
For-Sale Townhome Price: $675,000 and up

For-Rent Townhome Rents: $4,000/mos. and up - $150,000 minimum qualifying income required

CONCEPT PERSPECTIVE

AMLI RESIDENTIAL

KEY PLAN - BUILDING 1



04 BUILDING 1 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL PERCENTAGES BLDG #1 WEST ELEVATION

	SQ. FT.	PERCENTAGE
BRICK	5,444	94%
FIBER CEMENT PANEL	322	6%
FENESTRATION / GLAZING	1,708	
TOTAL SURFACE AREA*	5,766	100%

* TOTAL AREA AND PERCENTAGE DO NOT INCLUDE GLAZING.

MATERIAL PERCENTAGES BLDG #1 EAST ELEVATION

	SQ. FT.	PERCENTAGE
BRICK	4,950	88%
FIBER CEMENT PANEL	664	12%
FENESTRATION / GLAZING	2,624	
TOTAL SURFACE AREA*	5,614	100%

* TOTAL AREA AND PERCENTAGE DO NOT INCLUDE GLAZING.

MATERIAL PERCENTAGES - BLDG #1 TOTALS

	SQ. FT.	PERCENTAGE
BRICK:	22,029	92.4%
FIBER CEMENT PANEL:	1,825	7.6%
FENESTRATION / GLAZING:	8,260	
TOTAL SURFACE AREA:	23,853	100%

* TOTAL AREA AND PERCENTAGE DO NOT INCLUDE GLAZING.

MATERIAL PERCENTAGES BLDG #1 NORTH ELEVATION

	SQ. FT.	PERCENTAGE
BRICK	6,121	96%
FIBER CEMENT PANEL	245	4%
FENESTRATION / GLAZING	1,536	
TOTAL SURFACE AREA*	6,366	100%

* TOTAL AREA AND PERCENTAGE DO NOT INCLUDE GLAZING.

MATERIAL PERCENTAGES BLDG #1 SOUTH ELEVATION

	SQ. FT.	PERCENTAGE
BRICK	5,514	90%
FIBER CEMENT PANEL	595	10%
FENESTRATION / GLAZING	2,393	
TOTAL SURFACE AREA*	6,109	100%

* TOTAL AREA AND PERCENTAGE DO NOT INCLUDE GLAZING.

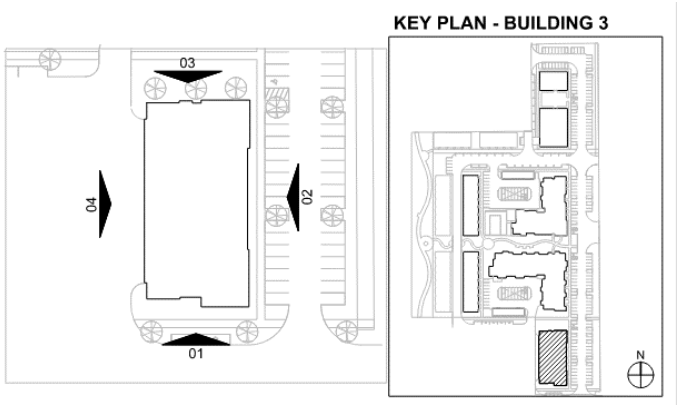
01 BUILDING 1 - SOUTH
SCALE: N.T.S.

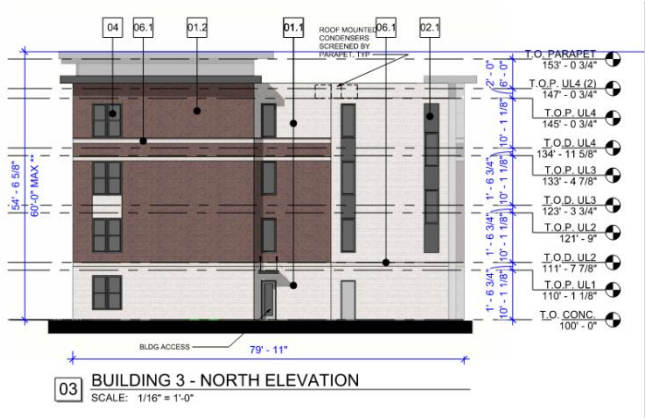
02 BUILDING 1 - EAST ELEVATION
SCALE: 1/16" = 1'-0"

03 BUILDING 1 - WEST ELEVATION
SCALE: 1/16" = 1'-0"

ELEVATIONS – 4-STORY RENTAL

AMLI RESIDENTIAL





03 BUILDING 3 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL PERCENTAGES BLDG #3 WEST ELEVATION

	SQ. FT.	PERCENTAGE
BRICK	4,792	96%
FIBER CEMENT PANEL	194	4%
FENESTRATION / GLAZING	1,572	
TOTAL SURFACE AREA*	4,986	100%

* TOTAL AREA AND PERCENTAGE DO NOT INCLUDE GLAZING.

MATERIAL PERCENTAGES BLDG #3 NORTH ELEVATION

	SQ. FT.	PERCENTAGE
BRICK	3,382	98%
FIBER CEMENT PANEL	77	2%
FENESTRATION / GLAZING	384	
TOTAL SURFACE AREA*	3,459	100%

* TOTAL AREA AND PERCENTAGE DO NOT INCLUDE GLAZING.

MATERIAL PERCENTAGES - BLDG #3 TOTALS

	SQ. FT.	PERCENTAGE
BRICK:	15,999	93.8%
FIBER CEMENT PANEL:	1,057	6.2%
FENESTRATION / GLAZING:	5,051	
TOTAL SURFACE AREA:	17,056	100%

* TOTAL AREA AND PERCENTAGE DO NOT INCLUDE GLAZING.

MATERIAL PERCENTAGES BLDG #3 EAST ELEVATION

	SQ. FT.	PERCENTAGE
BRICK	4,935	92%
FIBER CEMENT PANEL	412	8%
FENESTRATION / GLAZING	2,348	
TOTAL SURFACE AREA*	5,347	100%

* TOTAL AREA AND PERCENTAGE DO NOT INCLUDE GLAZING.

MATERIAL PERCENTAGES BLDG #3 SOUTH ELEVATION

	SQ. FT.	PERCENTAGE
BRICK	2,889	89%
FIBER CEMENT PANEL	374	11%
FENESTRATION / GLAZING	747	
TOTAL SURFACE AREA*	3,263	100%

* TOTAL AREA AND PERCENTAGE DO NOT INCLUDE GLAZING.

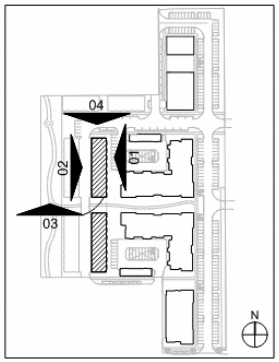
01 BUILDING 3 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

02 BUILDING 3 - EAST ELEVATION
SCALE: 1/16" = 1'-0"

04 BUILDING 3 - WEST ELEVATION
SCALE: 1/16" = 1'-0"

AMLI RESIDENTIAL

KEY PLAN - BUILDING 1



MATERIAL PERCENTAGES - TH05 & TH06 FRONT ELEVATION

	SQ. FT.	PERCENTAGE
BRICK:	3,897	89%
FIBER CEMENT PANEL:	476	11%
FENESTRATION /GLAZING:	1,920	
TOTAL SURFACE AREA:	4,373	100%

*TOTAL AREA AND PERCENTAGE DO NOT INCLUDE GLAZING

MATERIAL PERCENTAGES - TH05 & TH06 SIDE ELEVATION W/ E.METERS

	SQ. FT.	PERCENTAGE
BRICK:	1,551	100%
FIBER CEMENT PANEL:	0	0%
FENESTRATION /GLAZING:	105	
TOTAL SURFACE AREA:	1,551	100%

*TOTAL AREA AND PERCENTAGE DO NOT INCLUDE GLAZING

MATERIAL PERCENTAGES - TH05 & TH06 TOTALS

	SQ. FT.	PERCENTAGE
BRICK:	12,083	96.2%
FIBER CEMENT PANEL:	476	3.8%
FENESTRATION /GLAZING:	3,414	
TOTAL SURFACE AREA:	12,558	100%

* TOTAL AREA AND PERCENTAGE DO NOT INCLUDE GLAZING.

MATERIAL PERCENTAGES - TH05 & TH06 REAR ELEVATION

	SQ. FT.	PERCENTAGE
BRICK:	4,956	100%
FIBER CEMENT PANEL:	0	0%
FENESTRATION /GLAZING:	1,344	
TOTAL SURFACE AREA:	4,956	100%

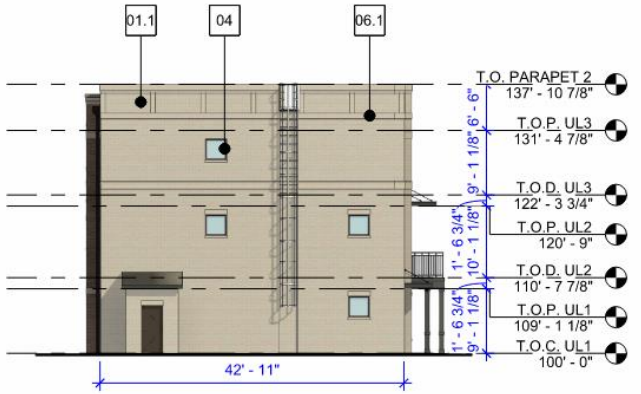
*TOTAL AREA AND PERCENTAGE DO NOT INCLUDE GLAZING

MATERIAL PERCENTAGES - TH05 & TH06 SIDE ELEVATION

	SQ. FT.	PERCENTAGE
BRICK:	1,679	100%
FIBER CEMENT PANEL:	0	0%
FENESTRATION /GLAZING:	45	
TOTAL SURFACE AREA:	1,679	100%

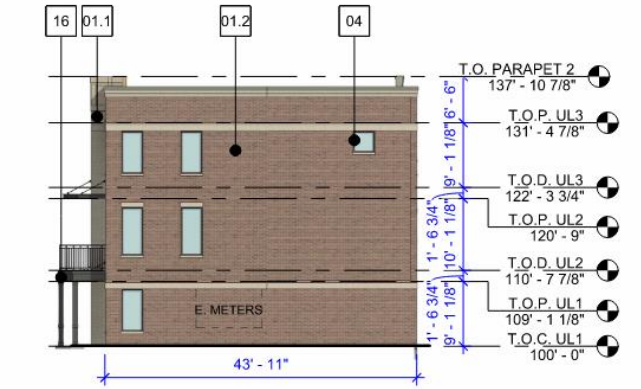
*TOTAL AREA AND PERCENTAGE DO NOT INCLUDE GLAZING

02 REAR FACADE - BLDG 5 & 6
SCALE: 1/16" = 1'-0"



04 SIDE FACADE - BLDG 5 & 6
SCALE: 1/16" = 1'-0"

01 FRONT FACADE - BLDG 5 & 6
SCALE: 1/16" = 1'-0"

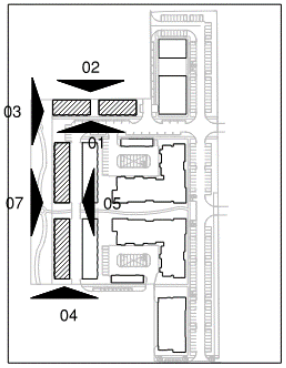


03 SIDE FACADE WITH E.M. - BLDG 5 & 6
SCALE: 1/16" = 1'-0"

ELEVATIONS – RENTAL TOWNHOMES

AMLI RESIDENTIAL

KEY PLAN - FEE SIMPLE



MATERIAL PERCENTAGES TH01&04 SIDE ELEVATION	SQ. FT.	PERCENTAGE
BRICK:	1,954	98%
FENESTRATION / GLAZING:	40	2%
FIBER CEMENT PANEL	0	0%
TOTAL SURFACE AREA:	1,994	100%

MATERIAL PERCENTAGES TH03&04 REAR ELEVATION	SQ. FT.	PERCENTAGE
BRICK:	4,292	67%
FENESTRATION / GLAZING:	1,632	25%
FIBER CEMENT PANEL	518	8%
TOTAL SURFACE AREA:	6,442	100%

MATERIAL PERCENTAGES - TH01&02 REAR ELEVATION	SQ. FT.	PERCENTAGE
BRICK:	2,523	64%
FENESTRATION / GLAZING:	1,025	26%
FIBER CEMENT PANEL	389	10%
TOTAL SURFACE AREA:	3,937	100%

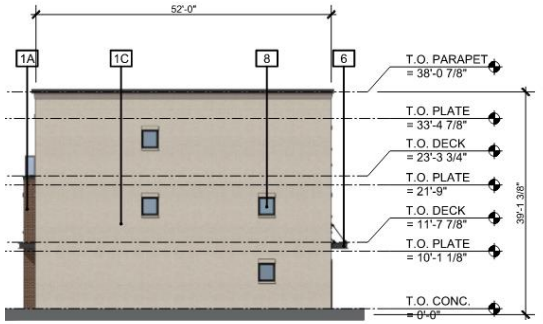
MATERIAL PERCENTAGES TH01&04 SIDE ELEVATION	SQ. FT.	PERCENTAGE
BRICK:	1,935	97%
FENESTRATION / GLAZING:	59	3%
FIBER CEMENT PANEL	0	0%
TOTAL SURFACE AREA:	1,994	100%

MATERIAL PERCENTAGES TH03&04 FRONT ELEVATION	SQ. FT.	PERCENTAGE
BRICK:	5,000	77%
FENESTRATION / GLAZING:	1,442	23%
FIBER CEMENT PANEL	0	0%
TOTAL SURFACE AREA:	6,442	100%

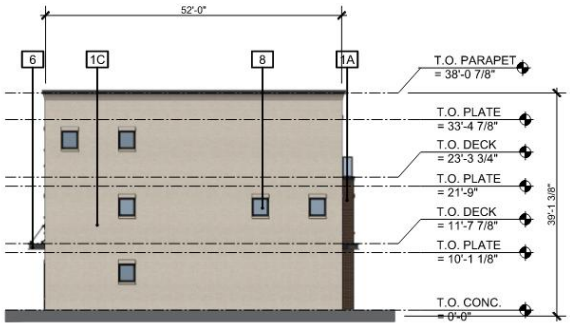
MATERIAL PERCENTAGES - TH01&02 FRONT ELEVATION	SQ. FT.	PERCENTAGE
BRICK:	3,024	77%
FENESTRATION / GLAZING:	909	23%
FIBER CEMENT PANEL	0	0%
TOTAL SURFACE AREA:	3,933	100%

07 TH03 & 04 - REAR ELEVATION
SCALE: 1/16" = 1'-0"

05 TH03 & 04 - FRONT ELEVATION



04 TH01 - 04 - SIDE ELEVATION 1
SCALE: 1/16" = 1'-0"



03 TH01 - 04 - SIDE ELEVATION 2
SCALE: 1/16" = 1'-0"

ELEVATIONS – FOR-SALE TOWNHOMES

AMLI

treehouse 2

Support Letters

AMLI RESIDENTIAL

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 14876 Towne Lake Circle Addison, Texas. I have owned my townhome since 2019, and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music, and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Kathryn Eriksen

Name: Kathryn Eriksen

Date: 06/13/24

To: Town of Addison

Re: AMLI Treehouse Phase II Rezoning

Town of Addison,

We feel that AMLI Residential's proposed mixed-use rental community, standalone retail, for-sale townhomes, and trail dedication will greatly benefit the Town of Addison. The existing Property is beyond its useful life and is in dire need of redevelopment. AMLI Treehouse Phase II is a critical redevelopment in the Sam's Club Special Area Study and completes the Redding Trail extension connection to Beltway Road.

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

Sincerely,

Print Name Judy A. Lindloff

Address 14891 Towne Lake Circle, Addison, Texas 75001

Signature Judy Lindloff

Date April 25, 2024

TL. TOWNE LAKE

To: Town of Addison

Re: AMLI Treehouse Phase II Rezoning

Town of Addison,

We feel that AMLI Residential's proposed mixed-use rental community, standalone retail, for-sale townhomes, and trail dedication will greatly benefit the Town of Addison. The existing Property is beyond its useful life and is in dire need of redevelopment. AMLI Treehouse Phase II is a critical redevelopment in the Sam's Club Special Area Study and completes the Redding Trail extension connection to Beltway Road.

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

Sincerely,

Print Name Darol S Lindloff

Address 14891 Towne Lake Circle, Addison, Texas 75001

Signature Darol Lindloff

Date April 19, 2024

TL. TOWNE LAKE

To: Town of Addison

Re: AMLI Treehouse Phase II Rezoning

Town of Addison,

We feel that AMLI Residential's proposed mixed-use rental community, standalone retail, for-sale townhomes, and trail dedication will greatly benefit the Town of Addison. The existing Property is beyond its useful life and is in dire need of redevelopment. AMLI Treehouse Phase II is a critical redevelopment in the Sam's Club Special Area Study and completes the Redding Trail extension connection to Beltway Road.

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

Sincerely,

Print Name Karen Whigham

Address 14903 Towne Lake Circle, Addison, Texas 75001

Signature Karen Whigham

Date April 25, 2024

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 14872 Towne Lake Cir., Addison, Texas. I have owned my townhome since 2018, and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed, Virginia V. Ford

Name: VIRGINIA V. FORD

Date: JUNE 10, 2024

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 4127 Towne Green Addison, Texas. I have owned my townhome since 2000, and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Susan Burton

Name: Susan Burton by permission.

Date: 06.13.24

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 4143 Towne Green Cir._____, Addison, Texas. I have owned my townhome since ____2017___, and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Name: ___Shelia Wooldridge_____

Date: _____6/4/2024_____

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 4145 Towne Green Cir, Addison, Texas. I have owned my townhome since 2021, and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Mary Savard

Name: Mary Savard

Date: 11-5-2024

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 4146 Towne Green Circle , Addison, Texas. I have owned my townhome since 3/27/2024, and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Name: ___Maralisa Vanandel_____

Date: _____6/04/2024_____

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at __4155 Towne Green Circle_____, Addison, Texas. I have owned my townhome since _1999____, and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Name: _Lynn Jarcho_____

Date: ___6/12/24 _____

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 4158 Towne Green Circle, Addison, Texas. I have owned my townhome since 2013, and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Name: Kit Meyer

Date: Jun 5, 2024

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 14595 Towne Lake Circle, Addison, Texas. I have owned my townhome since 2013, and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Name: John Bergeland

Date: 5 June 2024

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 14897 Townlake, Addison, Texas. I have owned my townhome since 2022, and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Name: Alia Lange

Date: 6/5/24

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at ___14879 Towne Lake Cir, Addison, Texas. I have owned my townhome since 6/2023, and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Name: _Darcey Fulton

Date: __6/9/2024

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 14867 Towne Lake Circle, Addison, Texas. I have owned my townhome since 2017, and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music, and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Jan Cioffi

Name: Jan Cioffi

Date: June 12, 2024

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 4147 Towne Green Circle, Addison, Texas. I have owned my townhome since 2014, and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Deborah Johnson

Name: Deborah Johnson

Date: June 4, 2024

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 14861 Towne Lake Addison, Texas. I have owned my townhome since 2017, and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music, and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Name: Philip Chen

Date: 06/13/24

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 14853 Towne Lake Circle, Addison, Texas. I have owned my townhome since 1998, and I have lived next door to the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music, and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent to the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Name: Albert Vigil

Date: June 12, 2024

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 14871 TOWNE LAKE CIRCLE, Addison, Texas. I have owned my townhome since 2016 and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music, and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Name: BRUCE DAVIS

Date: 6/12/24

DORMONT 1:41 PM

Re: Development of Lands by East Wall of Towne Lake

To: TL

Hi Judy,
I'm in Tulsa.
Having some computer issue but signed on my cell phone,
Hope this works.
Mike

> On Jun 12, 2024, at 1:34 PM, Judy Lindloff <judy.darol.townelake@gmail.com> wrote:

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 4138 Towne Green Circle, Addison, Texas. I have owned my townhome since _____, and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music, and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Name: Michael Dormont

Date: _____

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at __4139 Towne Green Circle_, Addison, Texas. I have owned my townhome since _2022_, and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music, and other disruptions are common occurrences.

I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Name: ___The Filsoufs_____

Date: ____06/12/2025_____

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 14863 TowneLake Circle, Addison, Texas. I have owned my townhome since 2022 and I have lived near the Midway Square Shopping Center during that time. The property has seen better days, and years of underinvestment in the Property are noticeable. Parties in the parking lot, loud music, and other disruptions are common occurrences.

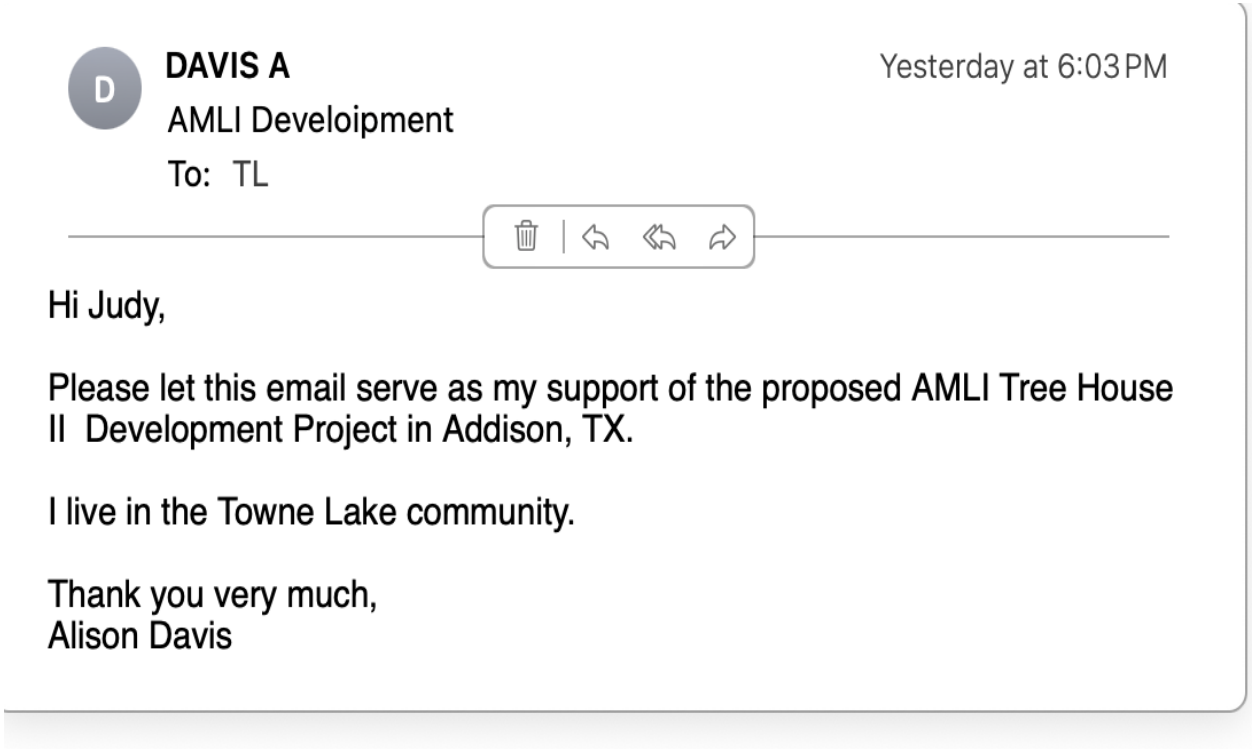
I am aware of AMLI's proposed plan to redevelop the Midway Square Shopping Center into a high-quality mixed-use project, extend the hike-bike trail along Towne Lake's perimeter wall and build fee-simple townhomes adjacent the trail. Also, I know that AMLI's proposed plan includes apartments and a retail/restaurant area.

I support AMLI's proposed plan for this property and ask that Planning and Zoning and City Council approve it.

Signed,

Name: Shelby Craft

Date: 6-12-24



D

DAVIS A

Yesterday at 6:03 PM

AMLI Develoipment

To: TL

Hi Judy,

Please let this email serve as my support of the proposed AMLI Tree House II Development Project in Addison, TX.

I live in the Towne Lake community.

Thank you very much,
Alison Davis

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 14806 Le Grand Addison, Texas. I have lived in Midway Meadows since 2008. The Midway Square Shopping Center is over 40 years old and the current condition makes it very difficult to attract high-quality retail tenants. We were excited to hear that AMLI plans to redevelop the property into a high-quality mixed-use community.

We have seen AMLI's proposed plan that will include an extension of the Redding Trail. The trail extension completes the "loop" back to Beltway Road and provides pedestrian access to the newly proposed retail and restaurant area along Midway Road. I am aware that AMLI's proposed plan includes apartments as well as additional fee-simple townhome lots lining the trail.

I support AMLI's proposed plan for this property and ask that Planning and Zoning as well as City Council approve it.

Signed, Paul Walden

Name: Paul Walden

Date: 5/30/24

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 14814 Le Grande Dr, Addison, Texas. I have lived in Midway Meadows since 2022. The Midway Square Shopping Center is over 40 years old and the current condition makes it very difficult to attract high-quality retail tenants. We were excited to hear that AMLI plans to redevelop the property into a high-quality mixed-use community.

We have seen AMLI's proposed plan that will include an extension of the Redding Trail. The trail extension completes the "loop" back to Beltway Road and provides pedestrian access to the newly proposed retail and restaurant area along Midway Road. I am aware that AMLI's proposed plan includes apartments as well as additional fee-simple townhome lots lining the trail.

I support AMLI's proposed plan for this property and ask that Planning and Zoning as well as City Council approve it.

Signed,

Julianne O'Connor

Name: Julianne O'Connor

Date: 05.30.24

To: **Town of Addison**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

I live at 4051 Rive Ln., Addison, Texas. I have lived in ~~Midway Meadows~~ Les Lacs Garden Homes since April 2023. The Midway Square Shopping Center is over 40 years old and the current condition makes it very difficult to attract high-quality retail tenants. We were excited to hear that AMLI plans to redevelop the property into a high-quality mixed-use community.

We have seen AMLI's proposed plan that will include an extension of the Redding Trail. The trail extension completes the "loop" back to Beltway Road and provides pedestrian access to the newly proposed retail and restaurant area along Midway Road. I am aware that AMLI's proposed plan includes apartments as well as additional fee-simple townhome lots lining the trail.

I support AMLI's proposed plan for this property and ask that Planning and Zoning as well as City Council approve it.

Signed,

ACDAlisa

Name: Amy Crose DAlisa

Date: 5.30.2024

From: Marti Gallardo <marti.gallardo@gmail.com>
Date: June 12, 2024 at 12:45:50 PM CDT
To: Paul Walden <paulinaddison@att.net>
Subject: Re: AMLI Treehouse Phase II Proposed Development

Paul, thanks for putting together the meeting w AMLI recently. It was very informative and I found the team open to ideas and suggestions. I look forward to seeing improved opportunities for walking and biking to our neighborhood restaurants and retailers.

Best, Marti Gallardo

On Thu, May 30, 2024 at 9:48 AM Paul Walden <paulinaddison@att.net> wrote:

> Neighbors,
>
> We had our walking tour meeting with AMLI last evening that was attended by around 25 or so folks. This gave us a good opportunity to see the actual distances of the new Park under construction as well as the extension of the Park all the way to Beltway Rd. Other discussion included placing the Fee Simple individually owned Townhomes along the perimeter of the Park facing inward and towards the new Cobalt Townhomes being constructed with rental Townhouses behind those closer to Midway and finally apartments closest to Midway and retail at the corner of Beltway and Midway.
>
> I have attached the slides from the Power Point presentation they showed us so you can all see the details of the proposal, and details as to the qualifications for rental that tenants must meet in order to live on the premises as well. AMLI expressed their willingness to engage in further conversation with anyone who has any additional questions.
>
> Regards,
>
> Paul Walden

COBALT HOMES

To: **Town of Addison Staff and Planning & Zoning Committee**

Re: **AMLI Treehouse Phase 2 Rezoning Request**

Cobalt Homes and COG Dallas Homes III, LLC, the builder and owner of the Addison Reserve Property located at 4150 Beltway (before its replat), is providing this letter of support for AMLI's proposed Treehouse Phase 2 which will be adjacent to our Addison Reserve development on the south and east sides. AMLI has proven to be a great neighbor with our existing developments and has coordinated with us on key elements to make sure the developments at Beltway and Midway work together well. The Phase 2 plan, and its extension of the proposed trail, is designed to connect Addison Reserve and Treehouse Phase I in a cohesive and attractive manner and will serve to only improve the area. AMLI solicited Cobalt's input on the layout and considerations for the proposed for-sale townhomes and we believe they will fit well with the other for-sale townhomes we are building at Addison Reserve and AMLI is planning in Treehouse Phase I. Moreover, from Cobalt's experience as a "for sale" townhome focused builder in DFW locations, the number of proposed for-sale townhomes would be attractive for a builder like Cobalt, balancing scale, a digestible pace of sales, and phasing with the developments occurring at Addison Reserve and Treehouse Phase I.

We support AMLI's proposed plan for this property and would be supportive of Planning and Zoning and City Council approval.

Sincerely,

Josh Nichols

Principal - Cobalt Homes

3963 Maple Avenue, Suite 330, Dallas TX 75219
www.cobaltdfw.com

ADDISON BUSINESS COMMUNITY

To: **Town of Addison**

Re: **AMLI Treehouse Phase II Rezoning Request – Support Letter**

Town of Addison,

We feel that AMLI Residential's proposed mixed-use community with rental apartments, retail, and for-sale townhomes will greatly benefit the Town of Addison. Also, the proposed project will complete the extension of the Redding Trail to Beltway Road. The Redding Trail completion will provide pedestrians connectivity to the retail corridor along Midway Road and up to Belt Line Road. Addison needs high quality housing options to continue attracting working professionals to the area. These working professionals actively support local retail and restaurants as well as provide necessary talent to keep local businesses competitive. The quality of AMLI's project attracts the residents we like that frequently support local business and companies. We look forward to this project becoming a reality.

Sincerely,

Name: Shannon Wynne / Rodeo Goat

Title: Pres Mgt Mangent

Address: 3601 Normandy Dallas

Date: May 28 2024

RODEO GOAT

ADDISON BUSINESS COMMUNITY

To: **Town of Addison**

Re: **AMLI Treehouse Phase II Rezoning Request – Support Letter**

Town of Addison,

We feel that AMLI Residential's proposed mixed-use community with rental apartments, retail, and for-sale townhomes will greatly benefit the Town of Addison. Also, the proposed project will complete the extension of the Redding Trail to Beltway Road. The Redding Trail completion will provide pedestrians connectivity to the retail corridor along Midway Road and up to Belt Line Road. Addison needs high quality housing options to continue attracting working professionals to the area. These working professionals actively support local retail and restaurants as well as provide necessary talent to keep local businesses competitive. The quality of AMLI's project attracts the residents we like that frequently support local business and companies. We look forward to this project becoming a reality.

Sincerely,

Name: Drew Thorp

Title: General Manager

Address: 14930 Midway Rd

Date: 6/4/2024

.THE WORLD FAMOUS.
LONDONER
EST. PUB 1997
ADDISON · COLLEYVILLE · DALLAS

ADDISON BUSINESS COMMUNITY

To: **Town of Addison**

Re: **AMLI Treehouse Phase II Rezoning Request – Support Letter**

Town of Addison,

We feel that AMLI Residential's proposed mixed-use community with rental apartments, retail, and for-sale townhomes will greatly benefit the Town of Addison. Also, the proposed project will complete the extension of the Redding Trail to Beltway Road. The Redding Trail completion will provide pedestrians connectivity to the retail corridor along Midway Road and up to Belt Line Road. Addison needs high quality housing options to continue attracting working professionals to the area. These working professionals actively support local retail and restaurants as well as provide necessary talent to keep local businesses competitive. The quality of AMLI's project attracts the residents we like that frequently support local business and companies. We look forward to this project becoming a reality.

Sincerely,

Name: Kelsey Kennedy

Title: General Manager

Address: 14910 Midway Rd

Date: 05/17/2024

ZOLI'S

AMLI RESIDENTIAL

ADDISON BUSINESS COMMUNITY

To: **Town of Addison**

Re: **AMLI Treehouse Phase II Rezoning Request – Support Letter**

Town of Addison,

We feel that AMLI Residential's proposed mixed-use community with rental apartments, retail, and for-sale townhomes will greatly benefit the Town of Addison. Also, the proposed project will complete the extension of the Redding Trail to Beltway Road. The Redding Trail completion will provide pedestrians connectivity to the retail corridor along Midway Road and up to Belt Line Road. Addison needs high quality housing options to continue attracting working professionals to the area. These working professionals actively support local retail and restaurants as well as provide necessary talent to keep local businesses competitive. The quality of AMLI's project attracts the residents we like that frequently support local business and companies. We look forward to this project becoming a reality.

Sincerely,

Name: Michael Goss

Title: General Manager

Address: 10420 Midway Rd

Date: 5/17/24

JAKES SINCE 1985

ADDISON BUSINESS COMMUNITY

To: **Town of Addison**

Re: **AMLI Treehouse Phase II Rezoning Request – Support Letter**

Town of Addison,

We feel that AMLI Residential's proposed mixed-use community with rental apartments, retail, and for-sale townhomes will greatly benefit the Town of Addison. Also, the proposed project will complete the extension of the Redding Trail to Beltway Road. The Redding Trail completion will provide pedestrians connectivity to the retail corridor along Midway Road and up to Belt Line Road. Addison needs high quality housing options to continue attracting working professionals to the area. These working professionals actively support local retail and restaurants as well as provide necessary talent to keep local businesses competitive. The quality of AMLI's project attracts the residents we like that frequently support local business and companies. We look forward to this project becoming a reality.

Sincerely,

Name: William McMahon

Title: Chief Operating Officer

Address: 4180 Belt Line Rd. B. Addison

Date: 6.5.24

TAQUERIA LA VENTANA

AMLI RESIDENTIAL

ADDISON BUSINESS COMMUNITY

To: **Town of Addison**

Re: **AMLI Treehouse Phase II Rezoning Request – Support Letter**

Town of Addison,

We feel that AMLI Residential's proposed mixed-use community with rental apartments, retail, and for-sale townhomes will greatly benefit the Town of Addison. Also, the proposed project will complete the extension of the Redding Trail to Beltway Road. The Redding Trail completion will provide pedestrians connectivity to the retail corridor along Midway Road and up to Belt Line Road. Addison needs high quality housing options to continue attracting working professionals to the area. These working professionals actively support local retail and restaurants as well as provide necessary talent to keep local businesses competitive. The quality of AMLI's project attracts the residents we like that frequently support local business and companies. We look forward to this project becoming a reality.

Sincerely,

Name: William McMahon

Title: COO

Address: 4180 Belt Line Rd Addison

Date: 6.5.24

SNUFFER'S
RESTAURANT & BAR

ADDISON BUSINESS COMMUNITY

To: **Town of Addison**

Re: **AMLI Treehouse Phase II Rezoning Request – Support Letter**

Town of Addison,

We feel that AMLI Residential's proposed mixed-use community with rental apartments, retail, and for-sale townhomes will greatly benefit the Town of Addison. Also, the proposed project will complete the extension of the Redding Trail to Beltway Road. The Redding Trail completion will provide pedestrians connectivity to the retail corridor along Midway Road and up to Belt Line Road. Addison needs high quality housing options to continue attracting working professionals to the area. These working professionals actively support local retail and restaurants as well as provide necessary talent to keep local businesses competitive. The quality of AMLI's project attracts the residents we like that frequently support local business and companies. We look forward to this project becoming a reality.

Sincerely,

Name: Jonathan Peck JP

Title: President

Address: 14951 Midway Rd. Addison TX 75001

Date: 6/6/2024

NATE'S Seafood & Steakhouse

ADDISON BUSINESS COMMUNITY

To: **Town of Addison**

Re: **AMLI Treehouse Phase II Rezoning Request – Support Letter**

Town of Addison,

We feel that AMLI Residential's proposed mixed-use community with rental apartments, retail, and for-sale townhomes will greatly benefit the Town of Addison. Also, the proposed project will complete the extension of the Redding Trail to Beltway Road. The Redding Trail completion will provide pedestrians connectivity to the retail corridor along Midway Road and up to Belt Line Road. Addison needs high quality housing options to continue attracting working professionals to the area. These working professionals actively support local retail and restaurants as well as provide necessary talent to keep local businesses competitive. The quality of AMLI's project attracts the residents we like that frequently support local business and companies. We look forward to this project becoming a reality.

Sincerely,

Name: Kenneth M. Good, Jr.

Title: Manager, Midway Office Park, LLC

Address: 14665 Midway Rd. Addison, TX 75001

Date: 5-22-24

GOOD

AMLI RESIDENTIAL

ADDISON BUSINESS COMMUNITY

To: **Town of Addison**

Re: **AMLI Treehouse Phase II Rezoning Request – Support Letter**

Town of Addison,

We feel that AMLI Residential's proposed mixed-use community with rental apartments, retail, and for-sale townhomes will greatly benefit the Town of Addison. Also, the proposed project will complete the extension of the Redding Trail to Beltway Road. The Redding Trail completion will provide pedestrians connectivity to the retail corridor along Midway Road and up to Belt Line Road. Addison needs high quality housing options to continue attracting working professionals to the area. These working professionals actively support local retail and restaurants as well as provide necessary talent to keep local businesses competitive. The quality of AMLI's project attracts the residents we like that frequently support local business and companies. We look forward to this project becoming a reality.

Sincerely,

Name: Mckenna Brooks

Title: Ascension Key

craft coffee Ascension wine + food

Address: 14131 Midway Rd Addison, TX 75001

Date: 05/21/24

ADDISON BUSINESS COMMUNITY

To: **Town of Addison**

Re: **AMLI Treehouse Phase II Rezoning Request – Support Letter**

Town of Addison,

We feel that AMLI Residential's proposed mixed-use community with rental apartments, retail, and for-sale townhomes will greatly benefit the Town of Addison. Also, the proposed project will complete the extension of the Redding Trail to Beltway Road. The Redding Trail completion will provide pedestrians connectivity to the retail corridor along Midway Road and up to Belt Line Road. Addison needs high quality housing options to continue attracting working professionals to the area. These working professionals actively support local retail and restaurants as well as provide necessary talent to keep local businesses competitive. The quality of AMLI's project attracts the residents we like that frequently support local business and companies. We look forward to this project becoming a reality.

Sincerely,

Name: Mike Lane - OAK'D BBQ

Title: Owner

Address: 4525 Belt Line Rd

Date: May 22, 2024

Lane's OAK'D™ HANDCRAFTED BBQ

ADDISON BUSINESS COMMUNITY

To: **Town of Addison**

Re: **AMLI Treehouse Phase II Rezoning Request – Support Letter**

Town of Addison,

We feel that AMLI Residential's proposed mixed-use community with rental apartments, retail, and for-sale townhomes will greatly benefit the Town of Addison. Also, the proposed project will complete the extension of the Redding Trail to Beltway Road. The Redding Trail completion will provide pedestrians connectivity to the retail corridor along Midway Road and up to Belt Line Road. Addison needs high quality housing options to continue attracting working professionals to the area. These working professionals actively support local retail and restaurants as well as provide necessary talent to keep local businesses competitive. The quality of AMLI's project attracts the residents we like that frequently support local business and companies. We look forward to this project becoming a reality.

Sincerely,

Name: Joe Chow

Title: owner

Address: 4848 Beltline Rd.

Date: MAY 20, 2024

MAY DRAGON

ADDISON BUSINESS COMMUNITY

To: **Town of Addison**

Re: **AMLI Treehouse Phase II Rezoning Request – Support Letter**

Town of Addison,

We feel that AMLI Residential's proposed mixed-use community with rental apartments, retail, and for-sale townhomes will greatly benefit the Town of Addison. Also, the proposed project will complete the extension of the Redding Trail to Beltway Road. The Redding Trail completion will provide pedestrians connectivity to the retail corridor along Midway Road and up to Belt Line Road. Addison needs high quality housing options to continue attracting working professionals to the area. These working professionals actively support local retail and restaurants as well as provide necessary talent to keep local businesses competitive. The quality of AMLI's project attracts the residents we like that frequently support local business and companies. We look forward to this project becoming a reality.

Sincerely,

Name: Andrew Wilkinson

Title: GM

Address: 4440 Belt Line Road 75001

Date: 5/29/24

Chuy's MEXICAN FOOD

ADDISON BUSINESS COMMUNITY

To: **Town of Addison**

Re: **AMLI Treehouse Phase II Rezoning Request – Support Letter**

Town of Addison,

We feel that AMLI Residential's proposed mixed-use community with rental apartments, retail, and for-sale townhomes will greatly benefit the Town of Addison. Also, the proposed project will complete the extension of the Redding Trail to Beltway Road. The Redding Trail completion will provide pedestrians connectivity to the retail corridor along Midway Road and up to Belt Line Road. Addison needs high quality housing options to continue attracting working professionals to the area. These working professionals actively support local retail and restaurants as well as provide necessary talent to keep local businesses competitive. The quality of AMLI's project attracts the residents we like that frequently support local business and companies. We look forward to this project becoming a reality.

Sincerely,

Name: CHARLES BRUNS

Title: OWNER

Address: 4812 BELT LINE RD

Date: 5-23-2024

Table 13
Fine Dining * Music * Cocktails

AMLI RESIDENTIAL

ADDISON BUSINESS COMMUNITY

To: **Town of Addison**

Re: **AMLI Treehouse Phase II Rezoning Request – Support Letter**

Town of Addison,

We feel that AMLI Residential's proposed mixed-use community with rental apartments, retail, and for-sale townhomes will greatly benefit the Town of Addison. Also, the proposed project will complete the extension of the Redding Trail to Beltway Road. The Redding Trail completion will provide pedestrians connectivity to the retail corridor along Midway Road and up to Belt Line Road. Addison needs high quality housing options to continue attracting working professionals to the area. These working professionals actively support local retail and restaurants as well as provide necessary talent to keep local businesses competitive. The quality of AMLI's project attracts the residents we like that frequently support local business and companies. We look forward to this project becoming a reality.

Sincerely,

Name: Cenobia Villegas

Title: Manager

Address: 4151 Belt Line Rd.

Date: 05/29/2024

ANDIAMO
ITALIAN GRILL

ADDISON BUSINESS COMMUNITY

To: **Town of Addison**

Re: **AMLI Treehouse Phase II Rezoning Request – Support Letter**

Town of Addison,

We feel that AMLI Residential's proposed mixed-use community with rental apartments, retail, and for-sale townhomes will greatly benefit the Town of Addison. Also, the proposed project will complete the extension of the Redding Trail to Beltway Road. The Redding Trail completion will provide pedestrians connectivity to the retail corridor along Midway Road and up to Belt Line Road. Addison needs high quality housing options to continue attracting working professionals to the area. These working professionals actively support local retail and restaurants as well as provide necessary talent to keep local businesses competitive. The quality of AMLI's project attracts the residents we like that frequently support local business and companies. We look forward to this project becoming a reality.

Sincerely,

Name: Young Park

Title: Owner

Address: 4350 Belt Line Rd

Date: 06-25-2024

OSAKA SUSHI 大阪 STERK & GRILL

AMLI RESIDENTIAL

City Council (FY24) **6. a.**

Meeting Date: 07/23/2024

Department: Development Services

AGENDA CAPTION:

Present, discuss, and consider action on a Resolution approving a Memorandum of Understanding (MOU) between the Town of Addison and AMLI Residential adopting general development terms for the AMLI Treehouse, Phase 2 Project providing for negotiation of Definitive Agreements that will set forth the specific obligations of the parties with regard to the project; authorizing the City Manager to execute the MOU.

BACKGROUND:

In the review of Zoning Case 1911-Z (AMLI Treehouse, Phase 2), both Town staff and the applicant have acknowledged the need to establish more restrictive performance standards above and beyond what may typically be established through the zoning process.

Following the Planning and Zoning Commission meeting where this application was considered, the applicant continued to engage community members and Town staff on this project. Based on feedback received from the community, the applicant and Town staff began negotiating a Memorandum of Understanding (MOU) that would define key performance standards for the execution of this project if the rezoning request were to be approved.

Key components of this MOU include:

- Performance standards for initial development of the two retail structures.
- Performance standards for improvement and dedication of the proposed public open space and trail improvements.
- Performance standards for the development of the fee simple townhomes that enhance the Town's capacity to ensure that those dwelling units are completed in a timely manner.
- More restrictive construction work hours that limit work during the evening and on weekends.
- Defining material facade construction standards in the MOU to ensure building facades achieve the Town's previous masonry standards for mixed-use development.
- Commitment to achieve at a minimum, LEED Silver certification for the multifamily rental component of the project.
- The donation of $150,000 to the Town of Addison to support the installation

of public art within the dedicated public open space.

- The provision of 15 additional electric vehicle charging stations.

If this MOU is approved, the applicant and staff would begin drafting more detailed, definitive agreements to be considered and acted on by the City Council prior to site development work commencing for this project.

RECOMMENDATION:

Administration recommends approval.

Attachments

Presentation - AMLI Treehouse, Phase II MOU

Resolution - AMLI Treehouse, Phase II MOU

AMLI Treehouse, Phase II Memorandum of Understanding (MOU)

AMLI Treehouse, Phase II MOU

Proposed Site Plan

PURPOSE:

- Establish more restrictive performance standards than what would typically be accomplished via the zoning process

GOALS:

- Achieve a mix of uses and housing types within the project
- Execute the development phasing plan in a timely manner
- Define developer obligations to enhance the site and Town obligations for future ownership and maintenance of conveyed public open space
- Achieve enhanced sustainability features within the development

AMLI Treehouse, Phase II MOU

COMPONENTS:

- Construction expectations of retail spaces
- Open Space dedication and enhancement
- Town options if developer fails to develop fee simple townhomes, developer intent to restrict townhomes
- Reduced construction work hours (hours permitted by right = 7 am – 10 pm, daily)
- Exterior façade building material requirements
- $150K donation for public art
- Tree transplanting, LEED certification, EV stations

AMLI Treehouse, Phase II MOU

RECOMMENDATION:

Staff recommends **approval**, pending action on Case 1911-Z.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE TOWN OF ADDISON AND AMLI RESIDENTIAL PARTNERS, LLC, ADOPTING GENERAL DEVELOPMENT TERMS FOR THE AMLI TREEHOUSE, PHASE II DEVELOPMENT PROJECT; PROVIDING FOR NEGOTATION OF A DEVELOPMENT AGREEMENT THAT WILL SET FORTH THE SPECIFIC OBLIGATIONS OF THE PARTIES WITH REGARD TO THE PROJECT; AUTHORIZING THE CITY MANAGER TO EXECUTE THE FOREGOING MEMORANDUM OF UNDERSTANDING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, AMLI Residential Partners, LLC ("AMLI") has submitted an application for the rezoning of certain real property consisting of approximately 8.02 acres of land generally located at the southwest corner of Midway Road and Beltway Drive ("Case 1911-Z") in the Town of Addison (the "Town") which AMLI intends to acquire and develop as a mixed-use project (the "Project"); and

WHEREAS, subject to final approval of Case 1911-Z, AMLI and the Town intend to establish specific development terms and conditions for the construction, completion, and ongoing operation of the Project; and

WHEREAS, the City Council therefore desires to authorize execution of a Memorandum of Understanding between the Town and AMLI (the "MOU") establishing specific development terms and authorizing the City Manager to enter into negotiations with AMLI to finalize the development agreements necessary for the Project.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

SECTION 1. The City Council hereby approves the MOU between the Town and AMLI for the AMLI Treehouse Development Project, a copy of which is attached to this Resolution as **Exhibit A**. The City Manager is hereby authorized to execute the MOU.

SECTION 2. This Resolution shall take effect from and after its date of adoption.

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas, on this the **23rd** day of ***JULY 2024*.**

TOWN OF ADDISON, TEXAS

_____
Bruce Arfsten, Mayor

ATTEST:

Valencia Garcia, City Secretary

APPROVED AS TO FORM:

Whitt Wyatt, City Attorney

Exhibit A

MEMORANDUM OF UNDERSTANDING
BETWEEN THE TOWN OF ADDISON AND AMLI RESIDENTIAL
FOR THE AMLI TREEHOUSE PHASE II PROJECT

This Memorandum of Understanding ("MOU") is effective as of July __, 2024 (the "Effective Date") between the Town of Addison, Texas ("City"), and AMLI RESIDENTIAL PARTNERS, LLC, a Delaware limited liability company ("AMLI") (each a "party" and collectively the "parties"), acting by and through their authorized representatives.

RECITALS

WHEREAS, AMLI has submitted an application under Case No. 1911-Z for the rezoning of certain real property consisting of approximately 8.02 acres of land as more particularly described and depicted in the Conceptual Site Plan attached as **Exhibit A** to this MOU (the "Property"), which AMLI intends to acquire and develop as a mixed-use project, as more particularly described below (the "Project"); and

WHEREAS, the purpose of this MOU is to set forth the general understanding of the parties with regard to the Project and the terms and conditions of the Definitive Agreements that will ultimately govern the development of the Project.

NOW, THEREFORE, in consideration of the expressions of intent and representations set forth herein, the parties agree as follows:

1. The Project. The Project will be a mixed-use development to be developed in general conformance with the **Exhibit A** (the "Conceptual Site Plan") and ultimately in accordance with a final Site Plan approved by the City during the civil engineering plan review process (the "Site Plan"). The Project is anticipated to include (i) high-quality retail/restaurant facilities along Midway Road and Beltway Drive (the "Retail"), (ii) three four-story apartment buildings with tuck-under garages and carports (the "4-Story Rental Buildings"); (iii) sixteen (16) three-story townhome rental dwelling units (the "Rental Townhomes", together with the "4-Story Rental Buildings" are collectively referred to as the "Multifamily Units"), and (iv) twenty six townhome lots to be developed for sale as individual three-story townhome units (the "Fee Simple Townhomes"), subject in each case to adjustment per the Site Plan.

2. Retail Spaces. As noted above and as set forth on the Conceptual Site Plan, the Project includes retail/restaurant facilities that will be designed to attract a restaurant, coffee roaster, café, retail boutique, or other acceptable high-quality retail/restaurant user. AMLI will design the Retail to include (i) a minimum of 12,500 square feet that may include second-story space, inclusive of all necessary retail service infrastructure (e.g. trash room, grease trap, etc.), (ii) a minimum of two tenant suites, and (iii) a covered/uncovered patio area developed for outdoor use. Construction of the Retail shall have commenced prior to the Final TH CO (defined below in Section 4). Commencement of Retail construction is defined as the issuance of at least one (1) building permit for one of the tenant suites as shown on the Conceptual Site Plan.

3. Trail Extension. Upon issuance of the Final TH CO, AMLI will dedicate approximately 0.71 acres of public open space to the City for a trail extension enhancement (collectively, the "Park Space"), as shown on the Conceptual Site Plan. Pursuant to the terms of an agreement between AMLI and the City (the "Dedication Agreement"), the City shall have the right to approve the civil and landscape plans for the Park Space and AMLI will perform the trail extension improvements (including benches, lighting, hardscape, and landscaping as designated on the Site Plan) as part of its development of the Project.

the Project. The dedication of the Park Space will be made by special warranty deed subject to all matters of record and subject to restrictive covenants which impose maintenance obligations on the City with respect to the Park Space and establish reasonable rules and regulation on the use of the Park Space, as well as reserve to AMLI and future owners of the Project such temporary construction easements upon the Park Space as may be necessary for the development of the Lots (defined below) (collectively, the "Park Covenants"). The Park Covenants will be more specifically defined in the Dedication Agreement and imposed in the dedication deed or other instrument recorded simultaneously therewith. The Dedication Agreement will provide that AMLI will, to the extent assignable, assign to the City any existing warranties on improvements and landscaping constructed and/or installed by AMLI within the Park Space. Each party shall be solely responsible for its own costs in connection with dedication of the Park Space.

4. Fee Simple Townhomes. AMLI will complete the infrastructure and site work for twenty-six (26) Fee Simple Townhome lots, subject to adjustment per the Site Plan (the "Lots"), prior to issuance of the final certificate of occupancy for the latter of buildings TH 05 or TH 06 (Rental Townhomes), as shown on the Conceptual Site Plan (the "Final TH CO"). The location of the Lots will be in the general conformance with TH 01 through TH 04, as depicted on the Conceptual Site Plan. AMLI will engage an unaffiliated third-party developer ("Townhome Developer") to construct the Fee Simple Townhomes on the Lots in conformance with the approved Site Plan, which shall be developed for sale. Prior to issuance of the Final TH CO, AMLI will record against the Lots restrictive covenants mutually agreeable to AMLI and the City (the "Townhome Covenants"). The Townhome Covenants will prohibit the construction of rental units on the Lots and will require the approval of each of AMLI and the City, not to be unreasonably withheld or delayed, of the architectural plans for the Fee Simple Townhomes.

5. City's Right of First Refusal. The Definitive Agreements will contain provisions granting and conveying to City the exclusive and irrevocable rights and options set forth in this section (the "ROFR"). Specifically, if a Townhome Developer has not obtained building permits for construction of the Fee Simple Townhomes within two (2) years after issuance of the Final TH CO, the City may, upon approval of the City Council, elect one or more of the following options:

(a) purchase all or a portion of the undeveloped Lots from AMLI at a price of $75,000.00 per Lot and select another developer to construct the Fee Simple Townhomes, subject to the adopted Townhome Covenants (if applicable);
(b) Grant AMLI approval to construct additional rental townhomes on all or a portion of the Lots;
(c) Grant AMLI one or more extensions to continue to market the Lots to a potential Townhome Developer; and/or
(d) If and only if the City has granted AMLI one or more extensions to continue to market the Lots to a potential Townhome Developer as provided above and a Townhome Developer has not obtained building permits for the construction of Fee Simple Townhomes within the extended time period(s), require AMLI to dedicate the undeveloped Lots as additional open park/trail space in general conformance with provisions of Section 3 of this MOU; provided that the City will not construct any improvements within the additional open park/trail space that would unreasonably interfere with AMLI's development of the other portions of the Project.

The Townhome Covenants will set out the parties' respective obligations with respect to any conveyance necessitated by the City's election and any required modifications to the Townhome Covenants, Site Plan and/or approved zoning, as well as the formal process and timing for the ROFR. In addition, the Townhome Covenants will impose standard insurance, maintenance and other mutually beneficial restrictive covenants for architectural control and upkeep of exterior and common areas and establish an HOA for administration of the foregoing.

Exhibit A

6. Construction Hours. AMLI agrees to impose upon the Project (including all contractors and subcontractors) the following construction hours:

(a) Site and exterior work construction hours will be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday, and 9:00 a.m. to 7:00 p.m. on Saturday.
(b) No construction shall be allowed on Sunday or City-observed holidays.
(c) Any exceptions will require City review and approval, including outreach to the immediately adjacent residential property owners and HOA leadership, prior to obtaining written approval from the City.
(d) Upon transition from site and exterior work to interior work, the City's standard construction hours will apply.

7. Building Material Standards. Each structure within the Property shall be designed and constructed with exterior facades that maintain an average composition of 90 percent masonry construction, excluding glazing and fenestration. Masonry materials include brick, stone, and cast stone.

8. Minimum Tree Plantings: The Director of Parks and Recreation may approve alternative tree mitigation standards to account for transplanting of mature trees.

9. Sustainability. AMLI will achieve, at a minimum, LEED Silver Certification with respect to the Project. AMLI will construct the electric vehicle charging infrastructure necessary to accommodate a minimum of fifteen (15) electric vehicle charging stations to be provided for the Project and will utilize alternative power sources such as wind and solar energy in the common areas as and when available and feasible.

10. Public Art Contribution. Upon issuance of all building permits for the Multifamily Units, or at another mutually agreeable time, AMLI will make a $150,000.00 donation to the Town of Addison to fund public art in the Park Space (the "Public Art Contribution"). Such contribution may be addressed in the Park Covenants or in a separate agreement.

11. Binding Definitive Agreements. Following the City's approval of the rezoning, the parties will negotiate in good faith to agree upon mutually satisfactory agreements evidencing their understanding with respect to each of the matters set forth herein (collectively, the "Definitive Agreements"), which Definitive Agreements will include, but may not be limited to, the Dedication Agreement, the Park Covenants, and the Townhome Covenants. This MOU is intended to establish a basic framework for such negotiation and to bind the parties to negotiate in good faith with respect to the form and content of the Definitive Agreements. The parties agree that execution of the Definitive Agreement(s) is subject to the City having approved the rezoning and AMLI having acquired fee simple title to the property covered thereby.

12. Term. This MOU shall become effective as of the Effective Date set forth above and shall terminate upon (i) the parties' final execution of the Definitive Agreement(s) concerning the subject matters set forth herein; or (ii) mutual written agreement of the parties. Prior to termination AMLI shall not have the right to assign this MOU without the prior written consent of City, which may be given or withheld in the City's sole discretion.

13. Costs and Expenses. Unless expressly provided otherwise herein, each party shall be responsible for all costs and expenses associated with the preparation of this MOU, the preparation and negotiation of the Definitive Agreements, and future actions related thereto.

14. Public Information Act. AMLI acknowledges that this MOU is subject to the legal requirements of the Texas Public Information Act and that City will have no obligation to protect or

otherwise limit disclosure of any confidential or proprietary information received by City in connection with the same unless a party has previously notified City in writing that it considers the information to be confidential or proprietary trade secrets and has clearly marked all such information as "Confidential" and/or "Proprietary – Trade Secret" at the time it is delivered or made accessible to City (including City's officers, officials, employees, consultants, attorneys and/or other authorized representatives). In the event City delivers to AMLI information that it has expressly marked "Confidential" or has notified AMLI is confidential or is the proprietary information of a third-party, AMLI agrees its shall not disclose to anyone directly or indirectly during the term of this MOU or at any time thereafter, any such information, nor shall either use any such information for any purpose other than in connection with the Project contemplated in this MOU.

15. Certification of No Conflicts. AMLI hereby warrants to City that it has made full disclosure in writing of any existing or potential conflicts of interest related to the Project as contemplated in this MOU. In the event that any conflicts of interest arise after the Effective Date of this MOU, AMLI agrees to immediately disclose the same to City.

16. Notice. All notices required by this MOU shall be in writing and addressed to the parties at the addresses set forth on the signature page hereto (or to such other address that may be designated by the receiving party from time to time in accordance with this section). All notices shall be delivered by personal delivery, nationally recognized overnight courier (with all fees pre-paid), or e-mail of a PDF document (with confirmation of transmission) or certified or registered mail (in each case, return receipt requested, postage prepaid). Except as otherwise provided in this Agreement, a notice is effective only (i) upon receipt by the receiving party, and (ii) if the party giving the notice has complied with the requirements of this section.

17. Governing Law. This MOU shall be construed and governed by the laws of the State of Texas; and venue for any action concerning this MOU shall be in the state district courts of Dallas County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said court.

18. No Joint Venture; Immunity. the parties that, in connection with the subject matters of this MOU, each party is acting independently, and that neither party shall assume the other's responsibility or liabilities to any third party in connection with the other's actions. Nothing herein shall be deemed to waive, modify, or amend any legal defense available at law or in equity to City, its past or present officials, officers, employees, or agents, and the City does not waive, modify or alter the availability of the defense of governmental immunity under the laws of the State of Texas and the United States.

19. Amendment. This MOU may only be amended by mutual written agreement executed by the parties.

20. Counterparts. This MOU may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

Exhibit A

IN WITNESS WHEREOF, the parties have executed and delivered this Agreement as of the Effective Date.

For City:

TOWN OF ADDISON, TEXAS

By:_____
David Gaines, City Manager

Date: _____

NOTICE ADDRESS:

Town of Addison
Attn: Lesley Nyp, Director of Development Services
5300 Belt Line Rd.
Addison, Texas 75254
E: lnyp@addisontx.gov

For AMLI:

AMLI RESIDENTIAL PARTNERS, LLC
a Delaware limited liability company

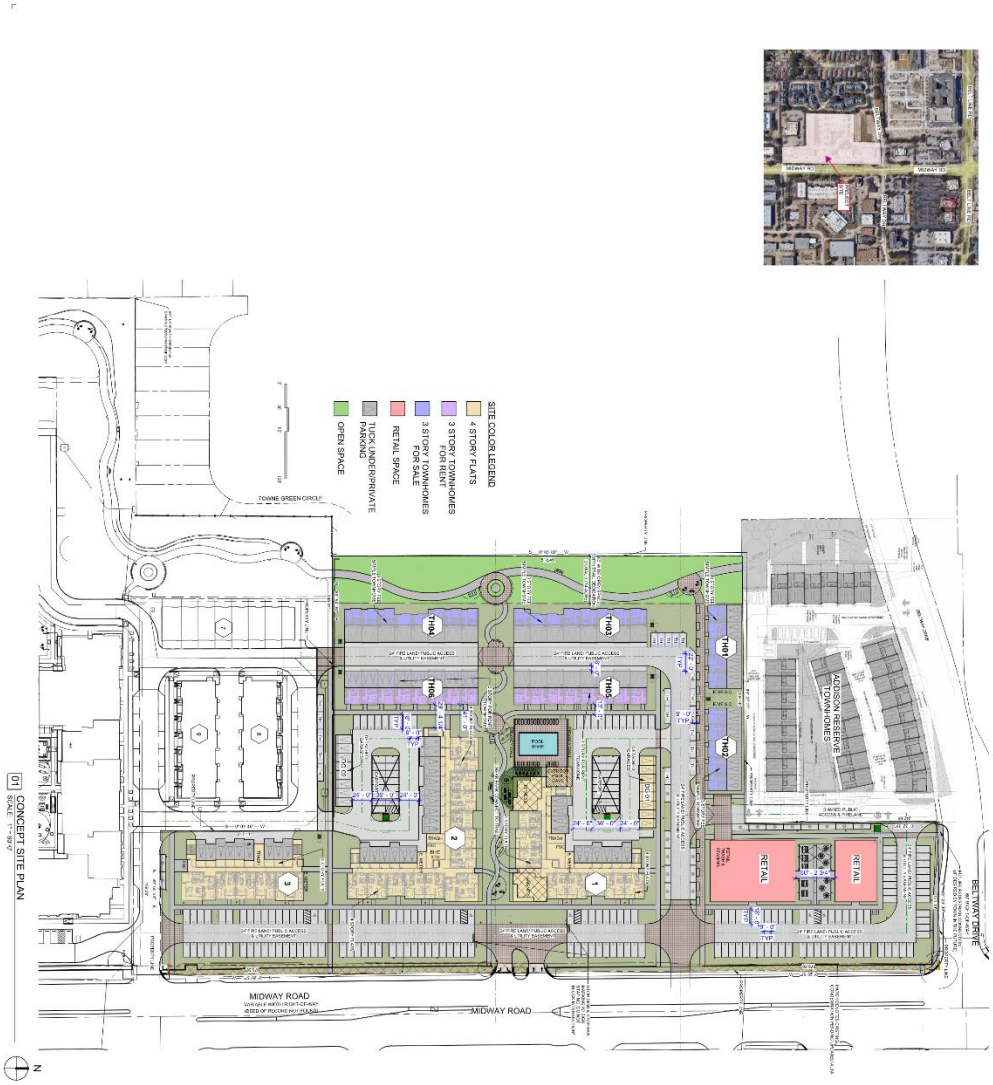
By:_____
Taylor Bowen, Authorized Signatory

Date: _____

NOTICE ADDRESS:

AMLI Residential Partners, LLC
5057 Keller Springs Road, Suite 250
Addison, TX 75001
Attn: Taylor Bowen and Joe Bruce
E: TBowen@amli.com and JBruce@amli.com

Exhibit A



SITE DENSITY		
GROSS AREA	8.370 ACRES	
SITE AREA (EXCLUDING MIDWAY DEDICATION)		
SITE AREA	8.629 ACRES	
TOTAL UNITS	183 UNITS	
PROPOSED DENSITY	21.58 UNITS/ACRE	
ZONING		
EXISTING: PD ORDINANCE NO. 83-005 PLANNED DEVELOPMENT DISTRICT (LOCAL RETAIL / LIGHTWAY)		
PROPOSED USES: TOWNHOMES, RETAIL & MULTIFAMILY		
OPEN SPACE		
TRANSITION ZONE	0.714 ACRE	
LANDSCAPE AREA SUMMARY	(8.58% OF TOTAL SITE)	
TOTAL SITE AREA	8.629ACRES	
TOTAL HARDSCAPE AREA	6.914ACRES	
TOTAL LANDSCAPED AREA	1.974ACRES	
(INCLUDES TRAIL DEDICATION)	23%	
RESIDENTIAL UNITS		
BUILDING 1, 4-STORY		
1 BED / 1 BATH	30	
2 BED / 2 BATH	59	
SUBTOTAL	89	
BUILDING 2, 4-STORY		
1 BED / 1 BATH	64	
2 BED / 2 BATH	79	
SUBTOTAL	143	
BUILDING 3, 4-STORY		
1 BED / 1 BATH	18	
2 BED / 2 BATH	14	
SUBTOTAL	32	
TOWNHOMES 3 STORY RENTAL - THG5		
TOWNHOMES 3 STORY RENTAL - THG5	8	
SUBTOTAL	8	
TOTAL MULTIFAMILY UNITS	132	72%
1 BED / 1 BATH	18	10%
2 BED / 2 BATH	33	18%
TOWNHOMES RENTAL (TH)	183	100%
TOTAL	838.8 SQ.FT	
AVERAGE RENT PER UNIT PER MTH		
TOWNHOMES 3 STORY (THG1-THG4) 3 STORY	26	
2,238 - 2,242 NET SQ. FT.		
TOWNHOMES RENTAL (THG5 & THG6) 3 STORY	16	
2,238 - 2,242 NET SQ. FT.		
PARKING REQUIRED		
BUILDING 1 - 1 PARKING SPACE PER BEDROOM	89	
BUILDING 2 - 1 PARKING SPACE PER BEDROOM	64	
BUILDING 3 - 1 PARKING SPACE PER BEDROOM	32	
TOWNHOMES 3 STORY - 2.5 PER UNIT	65	
TOWNHOMES RENTAL 3 STORY - 2.5 PER UNIT	72	
RETAIL 1 PARKING SPACE PER 175 SQ. FT.	57	
TOTAL REQUIRED	**377**	
SPACES MAY BE TANDEM (2 PARKING SPACES PER VEHICLE SPACES MAX. 50% SHALL BE TANDEM)	40	
PARKING PROVIDED		
BUILDING 1 TUCK UNDER GARAGE	30	
BUILDING 2 TUCK UNDER GARAGE	16	
BUILDING 3 TUCK UNDER GARAGE	9	
PER SINGLE PRIVATE GARAGES	12	
DETACHED GARAGE	16	
CARPORT SPACES	32	
SURFACE SPACES	183	
TOTAL	381	

AMLI TREEHOUSE 2 081182201
TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS
TOWN PROJECT NUMBER: **1911-Z**
PARCEL

AMLI RESIDENTIAL

TREEHOUSE PHASE II
TOWN OF ADDISON, TX

Zoning: 07115054
Permit Issue Set
Construction Issue Set

Project #: **23290**
Drawing No.: **A001**
CONCEPT PLAN

OWNER/APPLICANT:
AMLI 2015 LEGACY PROJECT CO.
5057 KELLER SPRINGS RD
ADDISON, TEXAS 75001
PH: 972.239.6700

DALLAS • HOUSTON • AUSTIN
WWW.HLRINC.NET
PH 972.726.9400

SENIOR PROJECT MANAGER: JCT
PROJECT MANAGER: BT
DRAWN BY: TT/AH JCT REVIEWED JCT

REVISIONS

HLR ARCHITECTS
HENSLEY LAWSON RACHEL, INC.

City Council (FY24) **6. b.**

Meeting Date: 07/23/2024

Department: Finance

Key Focus Areas: Public Safety
Infrastructure Development and Maintenance
Financial Health and Organizational Excellence

AGENDA CAPTION:

Present, discuss, and consider action on a Resolution of the City Council of Addison, Texas, authorizing publication of notice of intention to issue Certificates of Obligation; approving the preparation of a preliminary official statement and a notice of sale; and, providing for the effective date thereof.

BACKGROUND:

The attached Resolution provides notice that the Town intends to issue Certificates of Obligation in an amount not to exceed $10,700,000; that amount encompasses the following:

- $3,400,000 for construction of a new 23,000 square foot public safety communications facility for the joint dispatch center created and owned by the Cities of Coppell, Farmers Branch, and Carrollton along with the Town.

- $1,150,000 for a replacement Spartan Fire Engine.

- $850,000 for Addison Grove incentive payments for public infrastructure. Town staff anticipates that Addison Grove will qualify for the first two incentive payments in late 2024 or early 2025. Each incentive payment is $2,083,333. The Town set aside $3,000,000 between fiscal years 2017 and 2019 to cash fund half the incentive payments. To date, those funds have earned slightly over $300,000 in interest.

- $5,300,000 for Stormwater Fund capital improvement projects supported and serviced by Stormwater Fund revenue. These projects include reconstruction of Keller Springs Road ($2,800,000) and Les Lacs Pond Improvements ($2,500,000).

The Resolution also requires that the notice be published in the Dallas Morning News for two consecutive weeks, with the first publication at least 46 days before the proposed sale as well as posted on the Town's website for 45 consecutive days.

RECOMMENDATION:

Administration recommends approval.

Attachments

Presentation - Notice of Intent 2024 Certificates of Obligation
Resolution - Notice of Intent 2024 Certificates of Obligation

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Notice of Intent 2024 Certificates of Obligation

July 23rd, 2024

2024 Proposed Certificates of Obligation

- Total CO issuance in the amount up to $10,700,000
- $3,400,000 for NTECC 2
- $1,150,000 for a replacement Spartan Fire Engine
- $850,000 for Addison Grove incentive payments
- $5,300,000 for Stormwater Capital Improvement Projects supported by Stormwater revenue
  - $2,800,000 – Keller Springs Road
  - $2,500,000 – Les Lacs Pond

Timeline

- June 25th - Presented plan to the Council
- July 23rd - City Council considers Resolution authorizing Notice of Intent Publication for Certificates of Obligation
- July 26th - First Publication of Notice of Intent to Issue Certificates of Obligation
- August 2nd - Second Publication of Notice of Intent to Issue Certificates of Obligation
- Week of August 12th – Ratings calls
- August 28th - Receive ratings
- September 10th - Hold competitive sale for the bonds
- September 10th - Present ordinance authorizing the sale to Council
- October 9th - Receive proceeds from bond sale

Questions

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; APPROVING THE PREPARATION OF A PRELIMINARY OFFICIAL STATEMENT AND A NOTICE OF SALE; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF.

WHEREAS, the City Council (the "City Council") of the Town of Addison, Texas (the "Town"), deems it advisable to issue certificates of obligation (the "Certificates") of the Town, in one or more series, in an amount not to exceed $10,700,000 and in accordance with the notice hereinafter set forth;

WHEREAS, the Town desires to approve the preparation of a preliminary official statement (the "Preliminary Official Statement") and the preparation of a notice of sale ("Notice of Sale") if the Certificates are issued in a competitive sale, in anticipation of its issuance of the Certificates;

WHEREAS, the City Council has found and determined that a notice of intention to issue certificates of obligation should be published in accordance with the requirements of section 271.049 of the Texas Local Government Code; and

WHEREAS, it is hereby found and determined that the meeting at which this resolution is considered is open to the public as required by law, and public notice of the time, place and purpose of said meeting was given as required by Chapter 551, Texas Government Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

Section 1. The findings, definitions and recitations set out in the preamble to this resolution are found to be true and correct and are hereby adopted by City Council and made a part hereof for all purposes.

Section 2. The City Secretary is hereby authorized and directed to cause to be published in the manner required by law and in substantially the form attached hereto as Exhibit A, a notice of the Town's intention to issue the Certificates (the "Notice").

Section 3. The Notice shall be published once a week for two (2) consecutive weeks in a newspaper which is of general circulation in the Town, the date of the first publication to be at least forty-six (46) days before the date tentatively set in the Notice for the passage of the ordinance authorizing the issuance of the Certificates. In addition, the Notice shall be posted continuously on the Town's website for at least forty-five (45) days before the date tentatively set in the Notice for the passage of the ordinance authorizing the issuance of the Certificates.

Section 4. For purposes of section 1.150-2(d) of the Treasury Regulations, this Notice serves as the Town's official declaration of intent to use proceeds of the Certificates to reimburse itself from Certificates issued in the maximum principal amount and for expenditures paid in connection with the projects, each as set forth in Exhibit A hereof. Any such reimbursement will only be made (i) for an original expenditure paid no earlier than 60 days prior to the date hereof and (ii) not later than 18 months after the later of (A) the date the original expenditure is paid or (B) the date of with the project to which such expenditure relates is placed in service or abandoned, but in no event more than three years after the original expenditure is paid.

Section 5. The Mayor, City Manager, the Chief Financial Officer, City Secretary and other appropriate officials of the Town, the Town's financial advisor and bond counsel are authorized and directed to proceed with the preparation of the Preliminary Official Statement and the Notice of Sale, if any, and to make other necessary arrangements for the sale of the Certificates at a future meeting of the City Council of the Town.

Section 6. The Town hereby authorizes the preparation and distribution of a Notice of Sale (if a competitive sale) and Preliminary Official Statement relating to the Certificates and authorizes the Chief Financial Officer or City Manager to approve the final form of and deem final such Preliminary Official Statement within the meaning and for the purposes of paragraph (b)(1) of Rule 15c2-12 of the United States Securities and Exchange Commission.

Section 7. The Mayor, City Manager, or the Chief Financial Officer, City Secretary, and other officers and agents of the Town are hereby authorized and directed to do any and all things necessary or desirable to carry out the provisions of this resolution.

Section 8. This resolution shall take effect immediately from and after its passage by the City Council of the Town.

(Signature page follows)

INTRODUCED, READ AND PASSED by the affirmative vote of the City Council of the Town of Addison, Texas this 23rd day of July, 2024.

_____
Bruce Arfsten, Mayor

ATTEST:

_____
Valencia Garcia, City Secretary

[SEAL]

APPROVED AS TO FORM:

_____
Whitt Wyatt, City Attorney

EXHIBIT A

NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION

NOTICE IS HEREBY GIVEN that the City Council of the Town of Addison, Texas (the "Town"), will meet at the Addison Conference Center, 15650 Addison Road, Addison Texas 75001, the meeting place of the City Council, at 7:30 p.m. on the 10th day of September 2024, which is the time and place tentatively set for the passage of an ordinance and such other action as may be deemed necessary to authorize the issuance of the Town's certificates of obligation (the "Certificates"), in the maximum aggregate principal amount not to exceed $10,700,000, payable from the levy of a direct and continuing ad valorem tax against all taxable property within the Town sufficient to pay the interest on the Certificates as due and to provide for the payment of the principal thereof as the same matures, as authorized by Chapter 271, Subchapter C, Texas Local Government Code, as amended, and from all or a part of the surplus revenues of the Town's waterworks and sewer system, such pledge of surplus revenues being limited to $1,000, bearing interest at any rate or rates not to exceed the maximum interest rate authorized by law, as shall be determined within the discretion of the City Council of the Town at the time of issuance of the Certificates, and maturing over a period not to exceed forty (40) years from the date of issuance, for the purposes of evidencing the indebtedness of the Town for all or any part of the costs associated with: (i) designing, engineering, developing, constructing, improving and repairing, extending and expanding streets, thoroughfares and bridges, including streetscaping, related storm drainage improvements, signalization and other traffic controls, sidewalks, street lights and the acquisition of any right of way therefor, (ii) designing, engineering, developing, constructing, improving and repairing Town park facilities and improvements, (iii) designing, engineering, developing, constructing, improving and repairing, extending and expanding Town water and waste water facilities and improvements, (iv) designing, engineering, developing and constructing public safety facilities, including a public safety communications facility and dispatch center, including the acquisition of land therefor (v) designing, engineering, developing, constructing, improving and repairing, extending and expanding Town drainage improvements and facilities, (vi) firefighting vehicles and equipment; (vii) professional services incurred in connection with items (i) – (vii) and to pay the costs incurred in connection with the issuance of the Certificates. The estimated combined principal and interest required to pay the Certificates on time and in full is $15,835,688. Such estimate is provided for illustrative purposes only, and is based on an assumed interest rate of 4.50%. Market conditions affecting interest rates vary based on a number of factors beyond the control of the Town, and the Town cannot and does not guarantee a particular interest rate associated with the Certificates. As of the date of this notice, the aggregate principal amount outstanding of tax-supported debt obligations of the Town is $133,570,000 and based on the Town's expectations, as of the date of this notice the combined principal and interest required to pay all of the outstanding tax-supported debt obligations of the Town on time and in full is $168,394,760.

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE TOWN, this 23rd day of July, 2025.

/s/Valencia Garcia, City Secretary
Town of Addison, Texas