



**COMPREHENSIVE PLAN ADVISORY COMMITTEE  
MEETING #5**

**THURSDAY, APRIL 18, 2024**

**ADDISON CONFERENCE CENTER  
15650 ADDISON ROAD, ADDISON, TX 75001**

**6:00 P.M. MEETING**

**Amended: 04/19/2024**

**Addition of Item 2 Updated Presentation**

The Comprehensive Plan Advisory Committee meeting will be held at the Addison Conference Center, 15650 Addison Road, Addison, Texas 75001 on Thursday, April 18, 2024 at 6 pm. For more information on the meeting location and ways to view and/or present comments, please contact Jade Broadnax prior to 3:00 pm on the day of the meeting at 972-450-2820 or by emailing [jbroadnax@addisontx.gov](mailto:jbroadnax@addisontx.gov). For more detailed instructions on how to participate in this meeting, visit our Agenda Page. The meeting will be live streamed on Addison's website at [www.addisontexas.net](http://www.addisontexas.net).

Call Meeting to Order

Pledge of Allegiance

1. Consider action on the minutes from the March 20, 2024, Comprehensive Plan Advisory Committee Meeting.
2. Present and discuss the Advance Addison revised draft vision story and place types materials.

Citizen Comments: *At this time citizens will be allowed to speak on any matter other than personnel matters under litigation, for a length of time not to exceed three minutes. No CPAC action or discussion may take place on any matter until such matter has been placed on an agenda and posted in accordance with law.*

Adjourn Meeting

NOTE: The Comprehensive Plan Advisory Committee reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

**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.**

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POSTED BY: \_\_\_\_\_  
Jade Broadnax, Comprehensive Planning Manager  
DATE POSTED: \_\_\_\_\_  
TIME POSTED: \_\_\_\_\_  
DATE REMOVED FROM BULLETIN BOARD: \_\_\_\_\_  
REMOVED BY: \_\_\_\_\_

**Comprehensive Plan Advisory  
Committee**

**1.**

**Meeting Date:** 04/18/2024

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**Agenda Caption:**

Consider action on the minutes from the March 20, 2024, Comprehensive Plan Advisory Committee Meeting.

**Staff Report:**

The minutes from the March 20, 2024 Comprehensive Plan Advisory Committee Meeting have been prepared for consideration.

**Recommendation:**

Administration recommends approval.

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**Attachments**

Meeting Minutes for Approval - CPAC Meeting #4 March 20, 2024

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# DRAFT

## OFFICIAL ACTIONS OF THE ADDISON COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC)

March 20, 2024

6:00 P.M. - Council Chambers

15650 Addison Road, Addison, TX 75001

Present: Susan Halpern, Chair; Kathryn Eriksen, Vice Chair; Aaron J. Benjamin, Member; Abigail Stoddart, Member; Al Cioffi, Member; Carol Rennesund, Member; Conrad Ornstein, Member; David Collins, Member; Denise Fansler, Member; Jim Decuir, Member; Jim Peck, Member; Joseph Hornisher, Member; Kathryn Wheeler, Member; Kris Hannon, Member; Liz Oliphant, Member; Patrick Arnzen, Member; Taylor Bowen, Member; Tom Braun, Member; Tyler Wright, Member

Absent: Al Angell, Member; Britton Wells, Member; Kris Brown, Member; Mark Godfrey, Member; Tyler Sommers, Member

### Call Meeting to Order

Susan Halpern, Chair, called the meeting to order.

### Pledge of Allegiance

1. Consider action on the minutes from the February 21, 2024, Comprehensive Plan Advisory Committee Meeting.

Susan Halpern, Chair, requested that the meeting minutes from the February 21, 2024 Comprehensive Plan Advisory Committee (CPAC) meeting be modified to reflect that Susan Halpern, Chair, motioned to appoint Kathryn Eriksen as Vice-Chair.

Al Cioffi motioned to approve the February 21, 2024, CPAC meeting minutes with the condition that Sue Halpern be named as the member who motioned to appoint Kathryn Eriksen as Vice-Chair. Liz Oliphant seconded the motion.

Passed unanimously.

2. Present and discuss the Advance Addison 2050 community engagement summary and draft vision story.

Susan Halpern, Chair, introduced Kevin Shephard, Founder and Project Manager of Verdunity, to present findings to CPAC. The CPAC offered commentary on preliminary values, assets, and aspirations as well as the draft vision statement and vision story. The committee recommended additional options for input on the vision story be provided outside the CPAC meeting. No further action was required.

*Citizen Comments: At this time citizens will be allowed to speak on any matter other than personnel matters under litigation, for a length of time not to exceed three minutes. No CPAC action or discussion may take place on any matter until such matter has been placed on an agenda and posted in accordance with law.*

No citizens requested to address the Committee.

### Adjourn Meeting

There being no further business before the Committee, the meeting was adjourned.

**Comprehensive Plan Advisory  
Committee**

**2.**

**Meeting Date:** 04/18/2024

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**Agenda Caption:**

Present and discuss the Advance Addison revised draft vision story and place types materials.

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**Attachments**

Presentation - CPAC Meeting #5\_V2

AA2050\_Vision Story\_March 2024 Draft

AA2050\_Community Identity and Vision Story Revised April 2024 Draft

AA2050\_Place Types Handout

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# ADVANCE **ADDISON** 2050

## COMPREHENSIVE PLAN

Comprehensive Plan Advisory Committee (CPAC)  
Meeting #5

April 18, 2024

# PROJECT TIMELINE

- Plan and Data Review
- Community Tour
- Land Use Fiscal Analysis (LUFA)
- Trip 1: Community Kickoff
- Community Surveys

- Trip 3: Strategy Brainstorming
- Component Strategies (Maps, Policy Recommendations, Actions)
- Trip 4: Strategy Refinement

- Public Review
- Final Plan Delivery
- Adoption Meetings
- Implementation Tracking Website

## LAUNCH PHASE 1

SEP

## ASSESS PHASE 2

OCT NOV

## EXPLORE PHASE 3

DEC JAN FEB MAR

2023 | 2024

## ORGANIZE PHASE 4

APR MAY JUN

## PRIORITIZE PHASE 5

JUL AUG SEP OCT

## ADOPT PHASE 6

NOV DEC JAN FEB

2024 | 2025

- Project Kickoff
- Appointment of Comprehensive Plan Advisory Committee (CPAC)\*
- Project Website Launch

- Trip 2: Visioning
- Stakeholder & Focus Group Interviews
- Online Mapping Tool & Ideas Wall

- Trip 5: Implementation Programming
- Map Production
- Draft Plan Delivery & Refinement

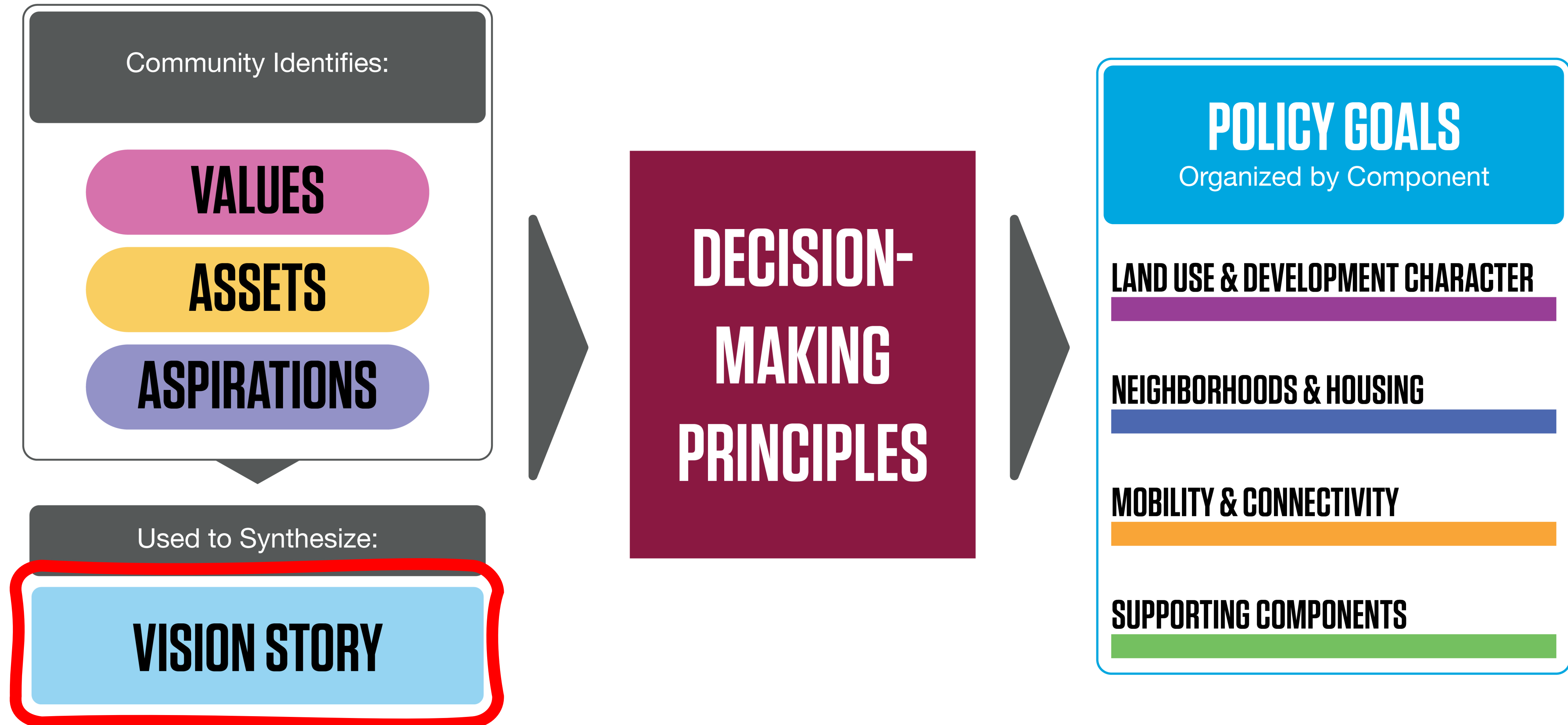
\* Comp Plan Advisory Committee (CPAC): meetings held roughly once/month throughout the project



# AGENDA

- ✓ Vision Story Review
- ✓ Place Type Intro/Homework
- ✓ Next Steps

# THE PATH TO A COMMUNITY-INFORMED PLAN



# WHAT IS WALKABILITY?



# WALKING SHOULD BE USEFUL



# WALKING SHOULD BE USEFUL



**Put Cars in Their Place**  
**Mix the Uses**  
**Get the Parking Right**  
**Let Transit Work**

# WALKING SHOULD BE SAFE



# WALKING SHOULD BE SAFE



**Protect the Pedestrians  
Welcome Bikes**

# WALKING SHOULD BE COMFORTABLE





# WALKING SHOULD BE COMFORTABLE



**Shape the Spaces  
Plant Trees**

# WALKING SHOULD BE INTERESTING



# WALKING SHOULD BE INTERESTING

**Make Friendly and Unique (Building) Faces  
Pick your Winners (not everywhere will be  
walkable)**

# VISION STORY

**We are the pacesetter for walkable, mixed-use places in Texas and beyond. We set the standard by prioritizing walkability, multimodal mobility options, and people-first design to foster a diverse and thriving community and local economy in a safe, vibrant and connected environment.**

Our history as an innovative leader drives us to build on our past success and continue being the best place to live, work, and visit. We aim to further our competitive edge by investing in a complete mobility network, place- and experience-based businesses, and a diversity of quality housing options so that residents of all ages will have the highest quality of life available. By further connecting our neighborhoods and destinations, leveraging our community's location and transportation assets, and building an increased sense of place and vibrance, we will be uniquely positioned to attract and retain businesses and residents in the emerging place-based economy.

We are intentional with our development, choosing projects, designs, and materials that live up to our high standards because we know that how safe we feel in our community has just as much to do with the capabilities of our emergency response units as the care we put into developing and maintaining our built environment. In an increasingly competitive context, with new mixed-use districts being built all over the Metroplex, we can establish ourselves as the benchmark for decades to come by better connecting our most vibrant parts of town and redeveloping our aging suburban places to become more walkable, bikeable, and navigable by public transit - organically evolving into the next level of walkable community that has been our vision from the Town's inception.

As we look ahead to 2050, we recognize that our strength lies not in emulating others or in appealing to all, but in embracing what sets us apart. We understand that we may not be the sprawling community that appeals to everyone, but we offer something far more valuable: a distinct flavor of walkability, safety, opportunity, and quality of life that resonates with those who prioritize human interaction, community connection, and innovation over mere suburban sprawl. We're doubling down on what it has always meant to be Addison, attracting a diverse range of individuals who share our vision and values. Together, we're shaping a future where Addison stands as the leader in providing the highest quality of life and service to our residents and business partners: this is the Addison Way.



# CPAC PROPOSED CHANGES

# INTRODUCTION TO PLACE TYPES

## PLACE TYPES MAP

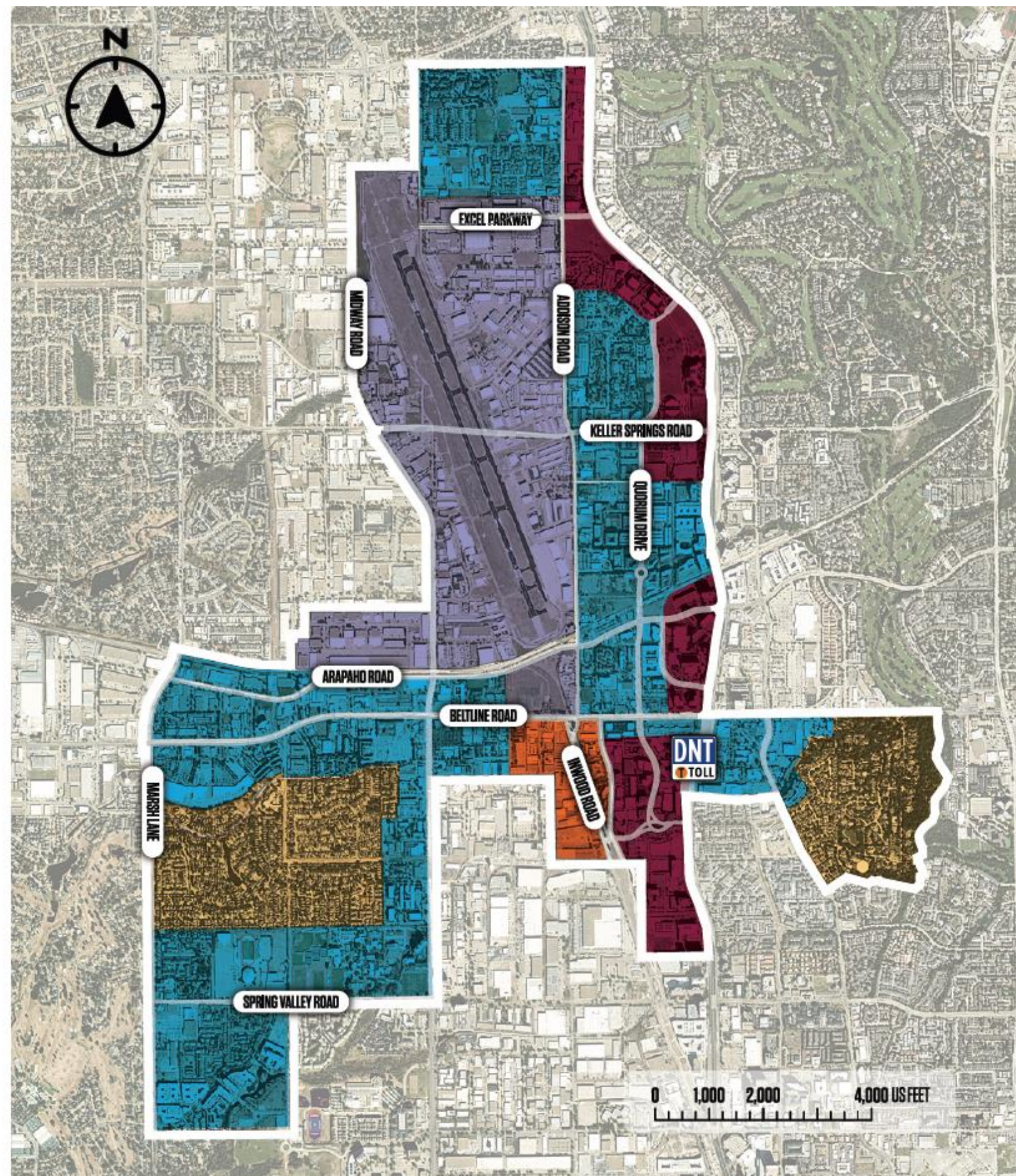
Residential Living

Urban Village

High Intensity Urban Center

Inwood Innovation Area

Aviation & Industry



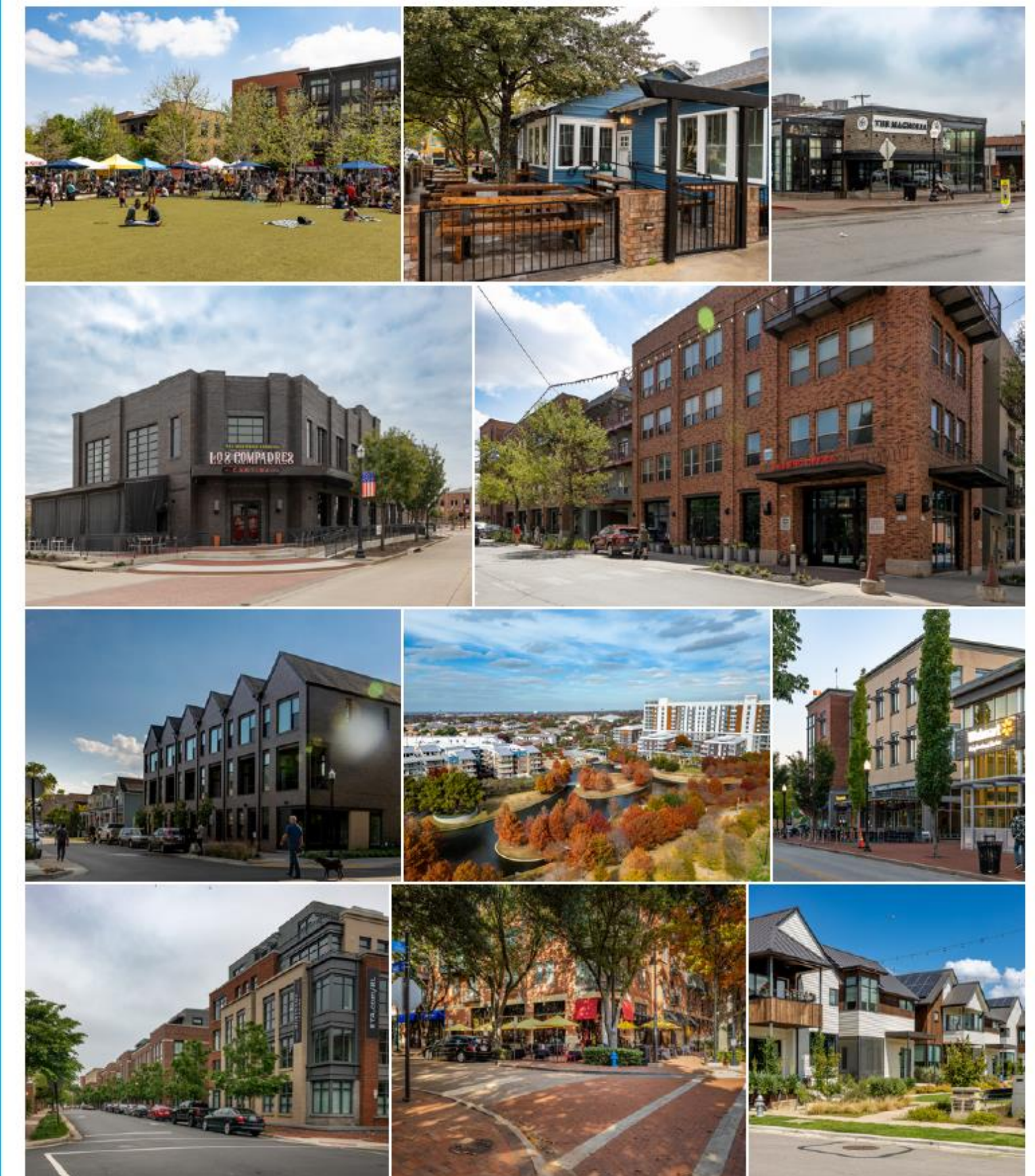
## URBAN VILLAGE

Addison's Urban Villages are bustling hubs prioritizing pedestrian-friendly environments and dense development, leading to significant financial returns and resilience. Opportunities to expand this type of development through the redevelopment of aging areas will enhance local character and reduce traffic. Streets here are designed for comfort, with narrower lanes and on-street parking. Major roads focus on safety and traffic flow, while parking designs emphasize pedestrian priority and seamless integration of spaces. Ground-level commercial spaces feature large windows to blend public and private areas effectively. Especially in redevelopment contexts, pedestrian needs such as ensuring interconnectivity between places is perhaps the single most important factor across the entirety of the Urban Village place type.

Because this place type covers such a large portion of Addison it's important to understand how Urban Villages operate in different contexts.

In areas where the existing pattern is largely suburban in nature and often heavily commercial (for example, along portions of Belt Line and Midway Roads), the key focus of redevelopment should be improving the public and private interface by bringing new buildings close to the roads and hiding or reducing parking when possible. Better pedestrian facilities along these corridors should be a priority as well.

In areas that are either directly adjacent to the Residential Living place type or filled with aging suburban residential development, incremental adjustments to become more like the intent of this place type are welcome. Should major redevelopment occur near these areas, we would expect lower intensity of urban village development as appropriate.



# NEXT STEPS

## PH 4: PLANNING COMPONENTS AND STRATEGIES

### ✓ April

- Virtual Meeting Room – open April 26th
  - Community input on Identity (Values/Assets/Aspirations), Vision Story, Place Types
  - Mapping tool – geographic (pin-based) input on development and connectivity

### ✓ May

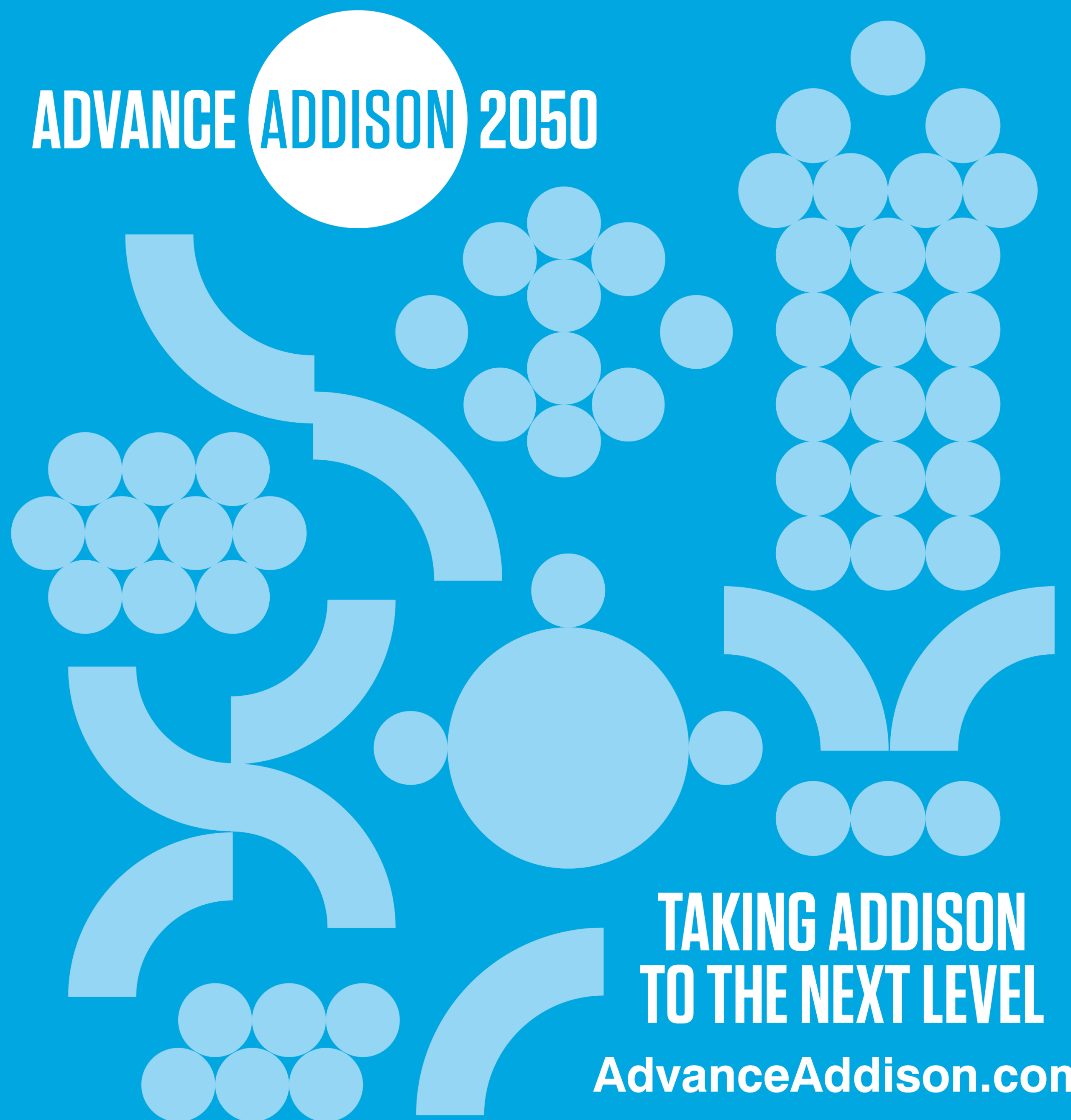
- 5/9 – CPAC Mtg 6 (Housing & Neighborhoods)
- 5/19 - Close Virtual Room & Mapping Tool
- 5/30 – CPAC Mtg 7 (Mobility & Connectivity)

### ✓ June

- Consultant + Staff – Develop draft maps and recommendations
- Community Meeting – input on draft maps and implementation ideas/priorities

**THANK YOU!**

**ADVANCE ADDISON 2050**



**TAKING ADDISON  
TO THE NEXT LEVEL**

**[AdvanceAddison.com](http://AdvanceAddison.com)**



**DRAFT VISION STORY (3/15/24)**

**We are the pacesetter for urban communities in Texas and beyond. We set the standard by prioritizing walkability and bikeability to foster a diverse and thriving local economy in a safe, vibrant and connected environment.**

Our history as an innovative leader drives us to build on our past success and continue being the best place to live, work, and visit. We aim to further our competitive edge by investing in a complete mobility network, small and local businesses, and a diversity of quality housing options so that our residents have the highest quality of life available. By further connecting our most important areas, enhancing our community and building an increased sense of place and vibrance, we will be more uniquely positioned for economic success than any other city can dare to claim.

We are intentional with our development, employing community design practices that live up to our high standards because we know that how safe we feel in our community has just as much to do with the capabilities of our emergency response units as the care we put into developing and maintaining our built environment.

In an increasingly competitive context, with new walkable districts being developed all over the metroplex, we can set ourselves apart and establish ourselves as the benchmark for decades to come by becoming a place that is entirely walkable, bikeable and/or navigable by public transit, building upon what has always been our most distinct asset.

As we look ahead to 2050, we recognize that our strength lies not in emulating others or in appealing to all, but in embracing what sets us apart. We understand that we may not be the sprawling community that appeals to everyone, but we offer something far more valuable: a distinct flavor of walkability, safety, opportunity, and quality of life that resonates with those who prioritize community connection and innovation over mere suburban sprawl. We're doubling down on what it has always meant to be Addison, attracting a diverse range of individuals who share our vision and values. Together, we're shaping a future where Addison stands as the leader in urban living: this is the Addison Way.

# ADVANCE ADDISON 2050

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## COMPREHENSIVE PLAN

### *Community Identity & Vision Story Summary*

This document summarizes the community identity elements and vision story that will be shared with the Addison community for feedback via the project website’s “virtual room”. The consultant team developed these items based on synthesis of all community engagement input activities and conversations with Town Council, Planning & Zoning Committee members, Comprehensive Plan Advisory Committee (CPAC) members, and staff. Preliminary recommendations were presented to CPAC in the March 20<sup>th</sup> meeting. Feedback from those discussions was considered and discussed further among the consultant team and staff and incorporated into the updated information included in this document.

These items are specifically related to the development of the comprehensive plan and should be considered supplementary to the broader community vision and strategic objectives identified by the Town Council. The community identity and vision story will be used to create a set of broad decision-making principles that will be applied across all aspects of the plan. These three elements together (identity, vision, and decision-making principles) will be referenced throughout the remainder of the planning process to inform recommendations and actions for land use and development character, housing and neighborhoods, and mobility/connectivity that will:

- 1) Help put values into practice;
- 2) Empower and guide decisions that protect and leverage assets and advance Addison toward the community’s envisioned future;
- 3) Provide a foundation for explaining the *why* behind decisions and a barometer to ground decision-making discussions.

### **COMMUNITY IDENTITY (VALUES, ASSETS AND ASPIRATIONS)**

The Community Identity is made up of three parts: values, assets, and aspirations. When these items are put together, it gives a clear and meaningful picture of how residents of Addison see themselves and their community now, and how they wish to be in the future.

**VALUES – A collection of items that the broad community shares an interest in.**

- **Fiscal Responsibility and Financial Sustainability.** This is the central tenet of the entire plan. Services, development and resources must be managed in a manner that respects taxpayers’ and investors’ assets and ensures the Town can continue providing quality services at a cost that is affordable now and in the future.
- **Connectivity, walkability, and pedestrian safety.** The spectrum of interest in expanding walkability varies, but the majority of people in Addison appreciate the human scale design of neighborhoods and public areas and enjoy the ability to move around on foot.

# ADVANCE ADDISON 2050

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## COMPREHENSIVE PLAN

- **Innovation.** Town leaders, residents, and the developer/business community all mentioned Addison’s commitment to innovation as something that has been and should continue to be a core value.
- **Safety and comfort.** The combination of the Town’s public safety presence, emergency response times, and the human-scale design of the built environment makes locals and visitors feel safe.
- **Economic opportunity and prosperity.** Addison’s economy, fiscal health, and identity are all critically dependent on its longstanding reputation as a regional destination and the amount and mix of employment, dining, and entertainment options. Doing what is necessary to maintain Addison’s strong commercial base to attract and retain residents, workers, and visitors and keep residents’ property tax burden manageable was widely recognized as being a priority looking forward as well.

### **ASSETS – Elements in the community we want to protect and improve.**

- **Mix and availability of dining, entertainment (and to a lesser extent, shopping) options.** The number and variety of dining and entertainment options available to residents was recognized as one of the most common strengths of Addison and something that makes it unique compared to other surrounding cities. If there is a need, it would be to expand small, boutique style shopping and arts-based businesses and activities.
- **Quality design, materials, and aesthetics in the built environment.** Addison has always prioritized high quality design, particularly as it relates to the urban form of development, public parks and spaces, streetscape and landscaping, and building materials. Residents recognize how these items relate to the safety and appeal of the Town.
- **A history of innovation driven by the prioritization of a more walkable environment.** The Town’s commitment to more compact, walkable development in the 80s and 90s positioned Addison as the early leader in new urbanist style neighborhoods in north Texas. Other cities have since built some “urban village” developments, but many of these remain very auto-centric and lack the more nuanced details that Addison offers in terms of a network of neighborhoods, public spaces, and commercial/employment nodes that, with some fairly modest enhancements, can be one of the only places in the region where people of all ages and stages of life can live, work, and enjoy 24-7 without a car.
  - Note: The consulting team feels this may be the most important asset and opportunity when it comes to being bold, innovative, and successful in positioning Addison to “level up” in the region. Whether it’s more seniors seeking to age in place, employers seeking to locate where the most valuable mid- and upper-level management professionals live, or younger professionals and families, an authentic, safe, and walkable environment is going to be important. Addison has the foundation and reputation for this

# ADVANCE ADDISON 2050

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## COMPREHENSIVE PLAN

already – it’s just a matter of how bold and innovative the Town wants to be in the future.

- **Addison Airport.** Few communities own and operate their own airport, so just having one in the town is an asset. The airport’s central location within the region, past performance and service, and increasing opportunities related to the growth in private business, personal flights and advanced aeronautical mobility options will further expand opportunities into the future.
- **Location and proximity to regional destinations and mobility network.** Addison has been described by some as an “oasis” in the middle of Dallas and surrounding suburban development. Its location on the DNT centrally located between Dallas and Frisco, quick access to multiple highways in all directions, and soon-to-be access to the regional rail system via the DART Silver Line will keep the town at the forefront of development and employment activity in the region.

### **ASPIRATIONS – What we want to become in the future.**

- **Dramatically increase walkability, bike connections, and transit options so that most trips can be made without a car.** A portion of current Addisonites value the ability to move around freely without a car, with younger people strongly supportive of more bike and transit facilities, and some seniors in favor of enhanced transit options. However, demographic and market trends show that the percentage of people seeking to go without a vehicle is expected to continue to increase, so expanding trails and adding local transit to improve the walkability and bikeability in Addison is going to be important for both residents and employers. Figuring out the specific locations, extent, and phasing of various improvements will be a key focus of the remainder of the planning effort.
- **Become a place where more experience-based and locally-owned businesses can thrive – particularly with a focus on arts and entertainment.** Conversations with developers and business owners made it clear that the future of development evolves around walkability, place, and experience. Residents’ input suggested a need for expansion of shopping, arts, and entertainment, and a preference for local boutique style businesses over larger chain-type options. Some also expressed an interest in developing the Inwood corridor into an area that had more of a gritty, makerspace type of vibe to it.
- **Increased diversity of housing options.** There is a shared interest from renters and owners in the community for the town to continue to diversify housing options so that people at all ages and stages of life can live comfortably in Addison. Providing more ownership options was brought up as both a concern and aspiration, so exploring ways to accomplish this with existing land, zoning, and market restraints will be a priority. Maintaining the high quality of housing and neighborhoods is also important to all Addisonites, whether its rental or ownership properties.

# ADVANCE ADDISON 2050

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## COMPREHENSIVE PLAN

- **Build on our successes through innovation to make Addison more competitive with nearby districts and cities.** Addison was the innovative leader in regional development once before when it pioneered the combination of new urbanist design in a suburban context with Addison Circle and later, Vitruvian. Other cities have caught up to Addison with competitive urban village developments like Legacy Town Center in Plano and West 7<sup>th</sup> in Fort Worth. To recapture Addison’s position as a leader in the next evolution of development in north Texas and beyond, it must be innovative in how it embraces walkability and leverages assets like the airport and DART to capitalize on emerging trends for alternative mobility, remote work, and places to congregate and interact with others in a human scale environment.

### VISION STORY

Whereas the Values, Assets, and Aspirations are more focused on describing the current context of Addison and those living and working in the community *today*, the vision story is focused on describing what Addison should aspire to look like in the *future* in a manner that acknowledges what current Addisonites value but also considers what future residents and businesses will need in order for Addison to remain a vibrant and prosperous community.

The Vision Statement is an abbreviated version of the vision story that is memorable and repeatable and includes the most important elements of the expanded vision story. The Vision Story blends elements from the values, assets, and aspirations together with analysis of demographic and market data to paint a picture of where Addison aspires and needs to be in 2050. It is intentionally futuristic, bold, and descriptive in a manner that will attract those interested in being a part of Addison’s transformation while also providing clear distinctions about what Addison cannot or does not want to be in the future. It is *not* intended to describe the Addison of today or replicate visions of the past, but what it *does* share with these is Addison’s longstanding commitment to being bold and innovative with respect to differentiating itself in the competitive north Texas region.

### VISION STATEMENT

We are the pacesetter for walkable, mixed-use places in Texas and beyond. We set the standard by prioritizing walkability, multimodal mobility options, and people-first design to foster a diverse and thriving community and local economy in a safe, vibrant and connected environment.

### VISION STORY

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# ADVANCE ADDISON 2050

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## COMPREHENSIVE PLAN

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# PLACE TYPES MAP

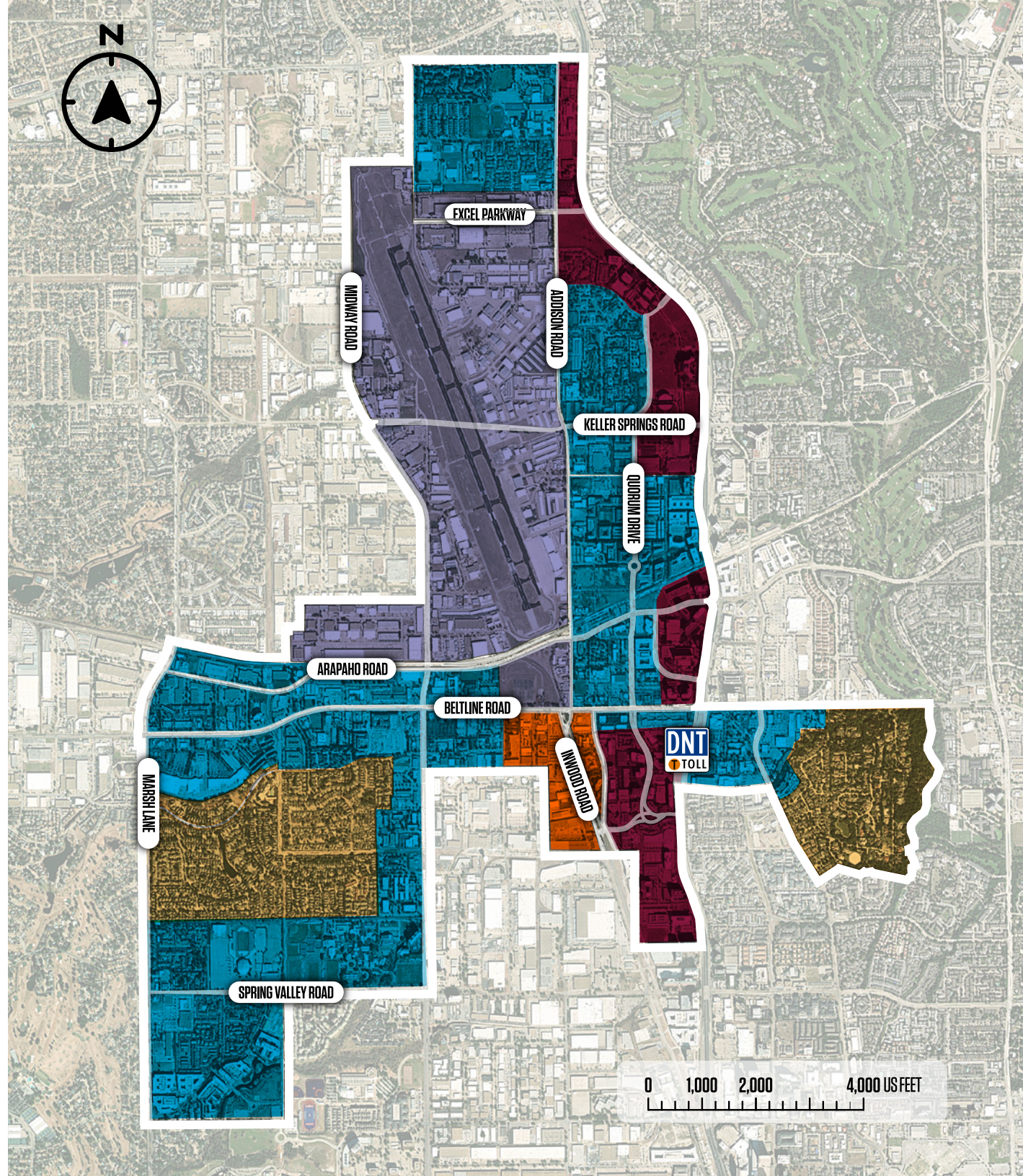
Residential Living

Urban Village

High Intensity Urban Center

Inwood Innovation Area

Aviation & Industry



# RESIDENTIAL LIVING

This place type is generally comprised of existing exclusively residential places in Addison. Housing types in this place are generally single-family and detached. Townhomes and low-density multifamily housing types are also appropriate in more intense parts of the place type. Some properties, like those adjacent to Lake Forest, Bellbrook, and Winnwood areas, are typically situated on larger lots, presenting a unique opportunity for multi-generational living. These properties are more likely to accommodate the construction of accessory dwelling units or modifications to the main home to include additional living spaces.

Commercial activities visible from the street are generally not suitable in this Place Type. However, home-based businesses are typical and should be allowed. Large, car-centric commercial developments are not compatible with the character of this area.

Improving connectivity is crucial, with a focus on making walking and biking more convenient. This includes designing streets to accommodate pedestrians and cyclists, connecting to town-wide trails, and providing access to small local parks. Parking should be on-street or accessible via driveways or alleys. In any redevelopment, avoiding creating dead-end streets or cul-de-sacs is essential. Instead, streets should be interconnected, offering multiple routes to destinations. Redevelopment efforts should contemplate creating pedestrian shortcuts with aesthetic and landscape enhancements to provide access to nearby commercial or public areas.





# URBAN VILLAGE

Addison's Urban Villages are bustling hubs prioritizing pedestrian-friendly environments and dense development, leading to significant financial returns and resilience. Opportunities to expand this type of development through the redevelopment of aging areas will enhance local character and reduce traffic. Streets here are designed for comfort, with narrower lanes and on-street parking. Major roads focus on safety and traffic flow, while parking designs emphasize pedestrian priority and seamless integration of spaces. Ground-level commercial spaces feature large windows to blend public and private areas effectively. Especially in redevelopment contexts, pedestrian needs such as ensuring interconnectivity between places is perhaps the single most important factor across the entirety of the Urban Village place type.

Because this place type covers such a large portion of Addison it's important to understand how Urban Villages operate in different contexts.

In areas where the existing pattern is largely suburban in nature and often heavily commercial (for example, along portions of Belt Line and Midway Roads), the key focus of redevelopment should be improving the public and private interface by bringing new buildings close to the roads and hiding or reducing parking when possible. Better pedestrian facilities along these corridors should be a priority as well.

In areas that are either directly adjacent to the Residential Living place type or filled with aging suburban residential development, incremental adjustments to become more like the intent of this place type are welcome. Should major redevelopment occur near these areas, we would expect lower intensity of urban village development as appropriate.



# HIGH-INTENSITY URBAN CENTER

An urban center is the next increment of development intensity above urban village. This place maintains the urban form of the Urban Village place type, with gridded streets and multimodal connectivity, but allows for larger and often denser developments.

In Addison, this place type generally hugs the western boundary of the Dallas North Tollway, and the largest buildings should orient themselves closest to this corridor. Allowing for very high-density condominium towers in this area provides more users for nearby businesses while keeping these highest-intensity uses geographically restrained. All commercial uses make sense in these areas as long as the building form treats pedestrians as the principal user. Active ground-floor interfaces between the building and the public realm will be an important part of making this area feel logically connected to Addison Circle.



# INWOOD INNOVATION AREA

Much of Inwood Road is primarily made up of storage and industrial buildings with retail uses directly along the frontage of Inwood. These uses utilize large amounts of parking surrounding them and little in the way of pedestrian connectivity between them. There is a desire for this area to adapt and redevelop in a way that creates more connectivity across the area and is generally more pleasant for the public to inhabit. All development approaches in the 2017 Inwood Enhancement Zone study promoted better connectivity both for automobiles and pedestrians.

This area has the capacity to grow into a destination with a unique character if more flexibility is allowed in redevelopment. Small-scale redevelopment that operates one parcel at a time should be encouraged, with the principal concern of the Town being that each new development provides an incremental improvement to connectivity and the built environment. While a significant redevelopment opportunity that creates a more urban and mixed-use character should be encouraged, smaller-scale opportunities are more likely to be owned and operated by locals, something many residents consider a priority.

Transforming Inwood Road's frontage to create vibrant, interconnected spaces that support small businesses and emerging entrepreneurs is a key focus of the Inwood Innovation place type. Future investment within the Inwood Innovation Area should aim to cultivate dynamic places, encouraging local ownership and the incremental development of innovative uses for the area, such as business incubators, a transition of underutilized warehouses into points of interest, food truck parks, and venues for emerging entertainment uses that are compatible to the area. By offering a place type for these projects, the Town seeks to foster an environment where creativity and entrepreneurship can thrive, making the Inwood Innovation Area a unique and engaging destination.



# AVIATION & INDUSTRY

This place type consists primarily of commercial or industrial uses in larger and less expensive building types on and surrounding the Addison Airport. Historically, the nuisance-laden nature of industry encouraged the far-flung placement of industrial operations. Today, thanks to technology, these uses have evolved, improved efficiencies, and become better neighbors. In Addison, this place type includes technology industries, light manufacturing, showrooms, warehousing, distribution centers, and aviation-related uses.

These areas should be located along roadways that have adequate capacity to serve their daily vehicle trip generation which include employees, customers, and larger industrial vehicles. However, it is important that the ability to mix uses inside an industrial building is maintained as well as allowing supportive commercial businesses nearby.

In arranging sites, the placement of more human-scale elements like showrooms, offices, and lodging should be located along the property edges, intersecting roadways and other place types to aesthetically enhance the site from a user perspective and act as buffers from the heavier operations. Parking requirements should be influenced by the users of the development but should generally be placed behind structures and away from roadways.

