



SAM'S CLUB SPECIAL AREA STUDY

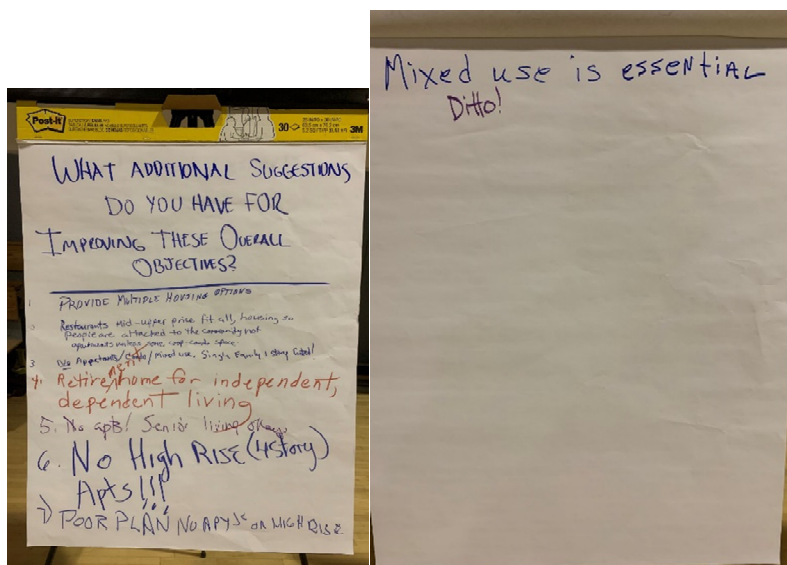
Open House Meeting #2

Meeting Summary Notes

September 23, 2021 (6:00 P.M.-8:00 P.M.)

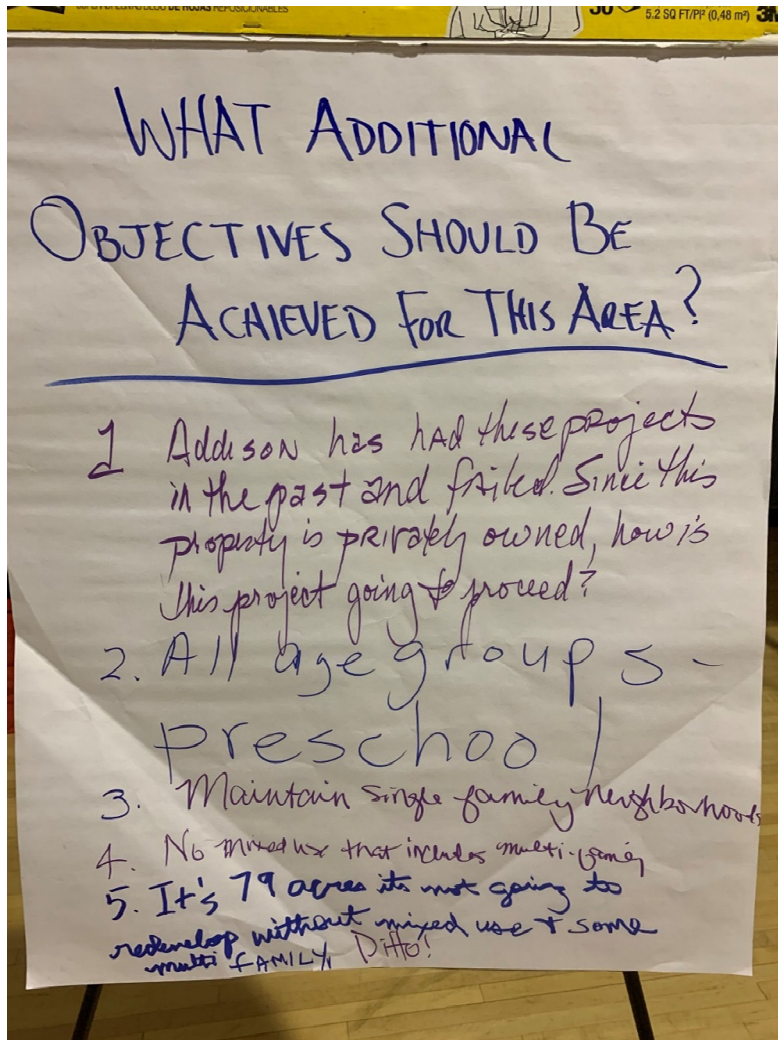
Addison Athletic Club – 3900 Beltway Drive

What additional suggestions do you have for improving these Overall Objectives?



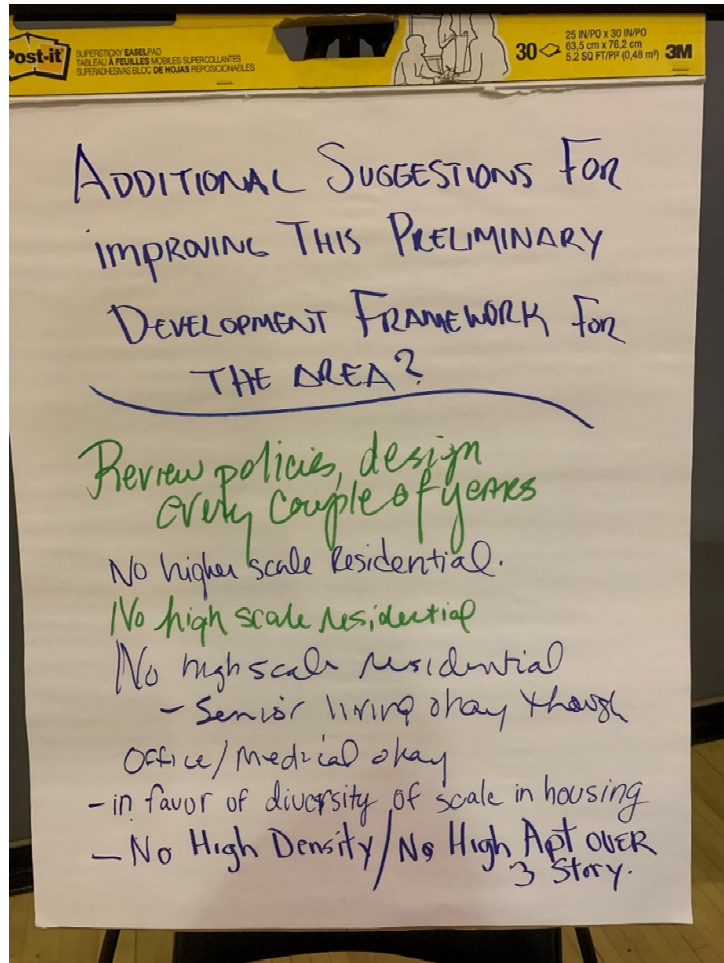
1. Provide multiple housing options
2. Restaurants mid-upper price fit all, housing so people are attached to the community - not apartments, unless some coop-condo space.
3. No Apartments/Condo/Mixed use, Single family 1 story gated!
4. Retirement home for independent, dependent living
5. No apts! Senior living okay.
6. NO HIGH RISE (4 Story) Apts!!!
7. Poor plan, no apts or high rise
8. Mixed use is essential; Ditto!

What Additional Objectives Should Be Achieved For This Area?



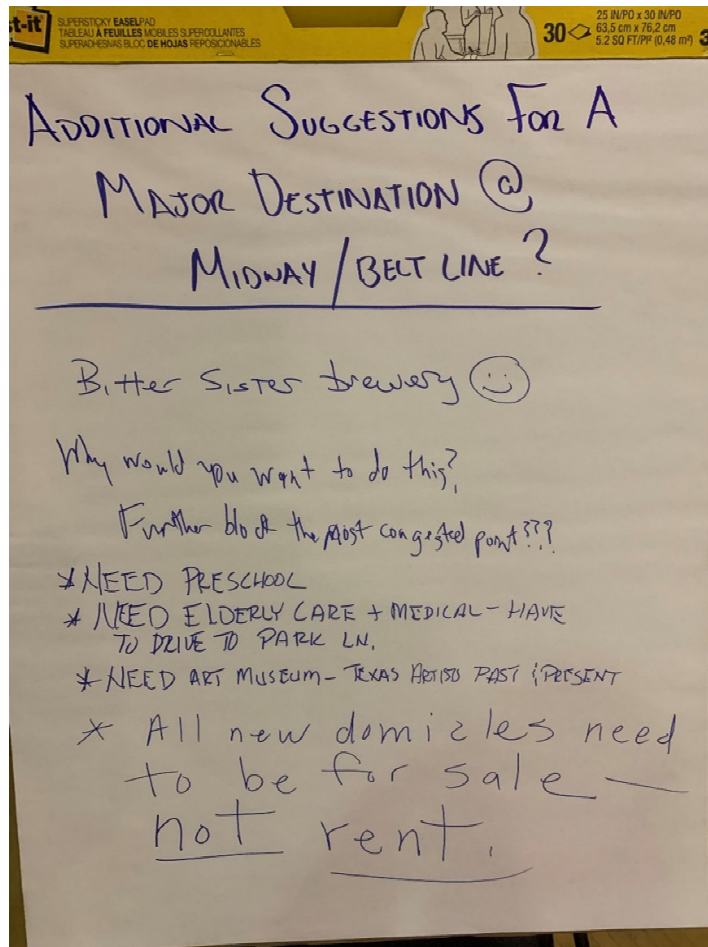
1. Addison has had these projects in the past and failed. Since this property is privately owned, how is this project going to proceed?
2. All age groups- preschool
3. Maintain single family neighborhoods
4. No mixed use that includes multi-family
5. It's 79 acres its not going to redevelop without mixed use and some multi family; DITTO

Additional Suggestions For Improving This Preliminary Development Framework For The Area



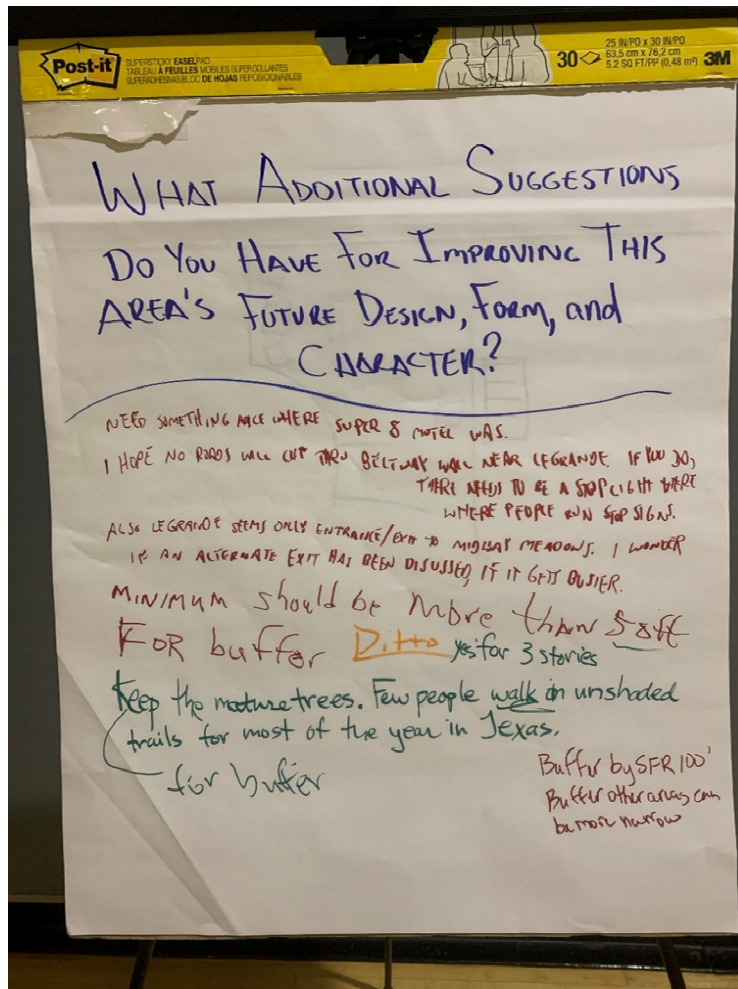
- Review policies design every couple of years
- No high scale residential.
- No high scale residential
- Senior living okay though
- Office/Medical Okay
- In favor of diversity of scale in housing
- No high density/No High Apt over 3 story

What additional suggestions For A Major Destination @ Midway/Belt Line?



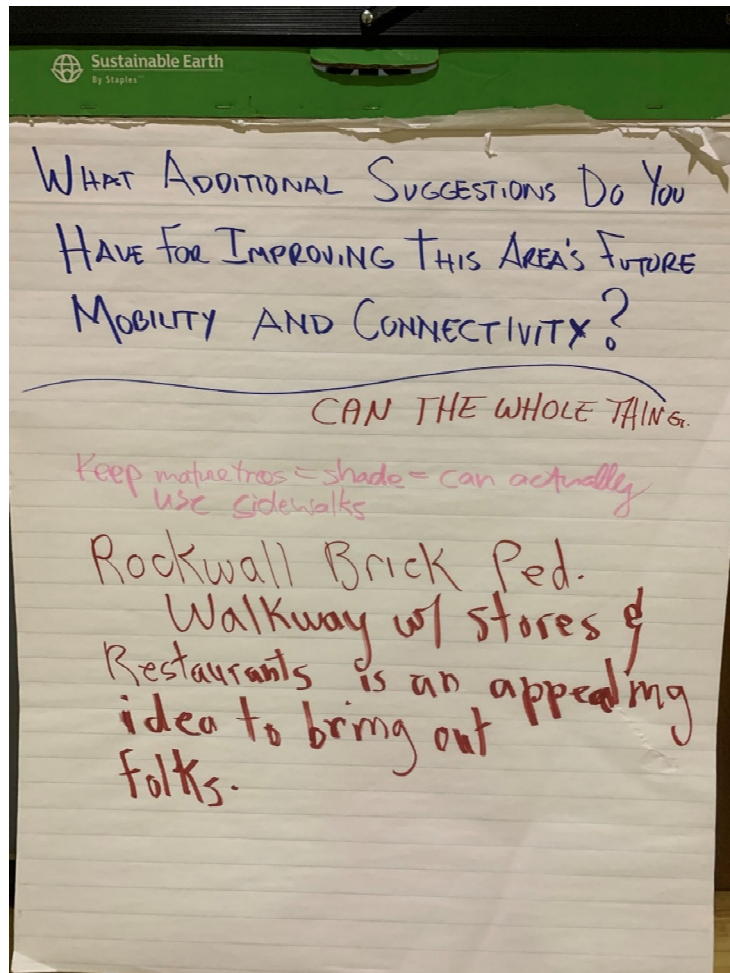
- Bitter Sister brewery 😊
- Why would you want to do this?
 - Further block the most congested point???
- NEED PRESCHOOL
- NEED ELDERLY CARE + MEDICAL - HAVE TO DRIVE TO PARK LN
- NEED ART MUSEUM - TEXAS ARTIST PAST & PRESENT
- All new domiciles need to be for sale - not rent

What Additional Suggestions Do You Have for Improving this Area's Future Design, Form, and Character?



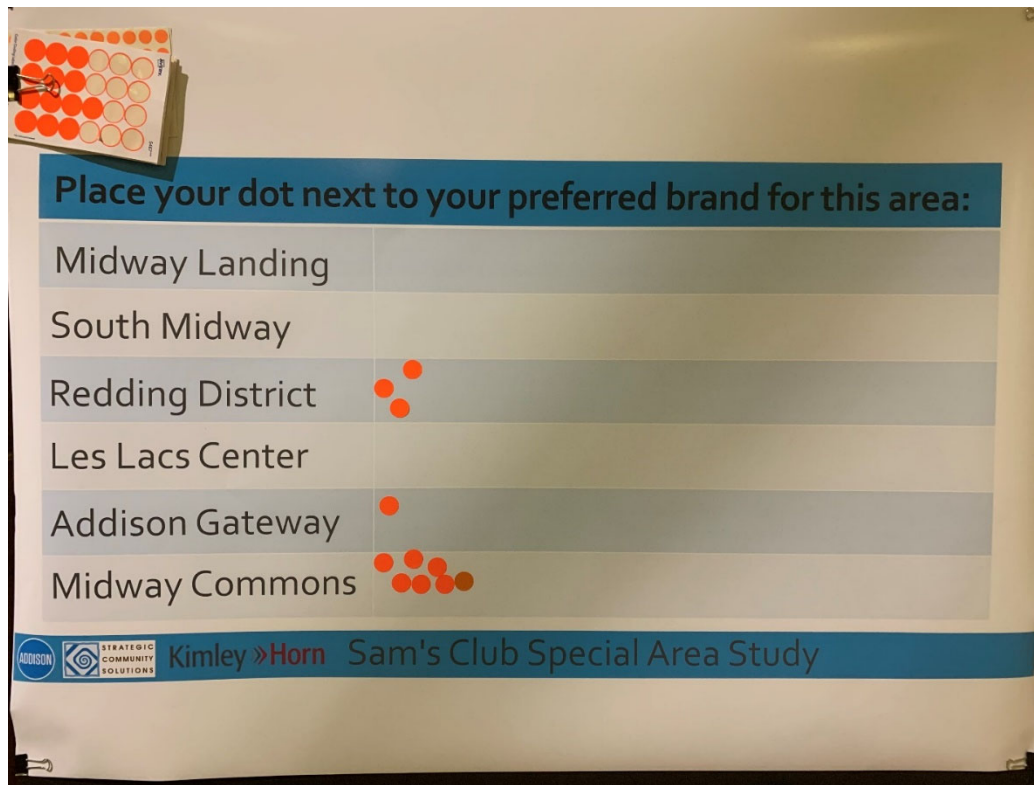
- Need something nice where super 8 motel was.
- I hope no roads will cut thru Beltway wall near Le Grande. If you do there needs to be a stoplight there where people run stop signs.
- Also, LeGrande seems (to be the) only entrance/exit to Midway Meadows. I wonder if an alternate exit has been discussed if it gets busier.
- Minimum should be more than 50 Ft for buffer. - DITTO- Yes for 3 stories
- For buffer, keep the mature trees. Few people walk in unshaded trails for most of the year in Texas.
- Buffer by SFR 100'
 - Buffer other areas can be more narrow

What additional Suggestions Do You Have For Improving This Area's Future Mobility and Connectivity?



- CAN THE WHOLE THING
- Keep mature trees = Shade = can actually use sidewalks
- Rockwall Brick Ped. Walkway with stores & Restaurants is an appealing idea to bring out folks.

Place your dot next to your preferred brand for this area:



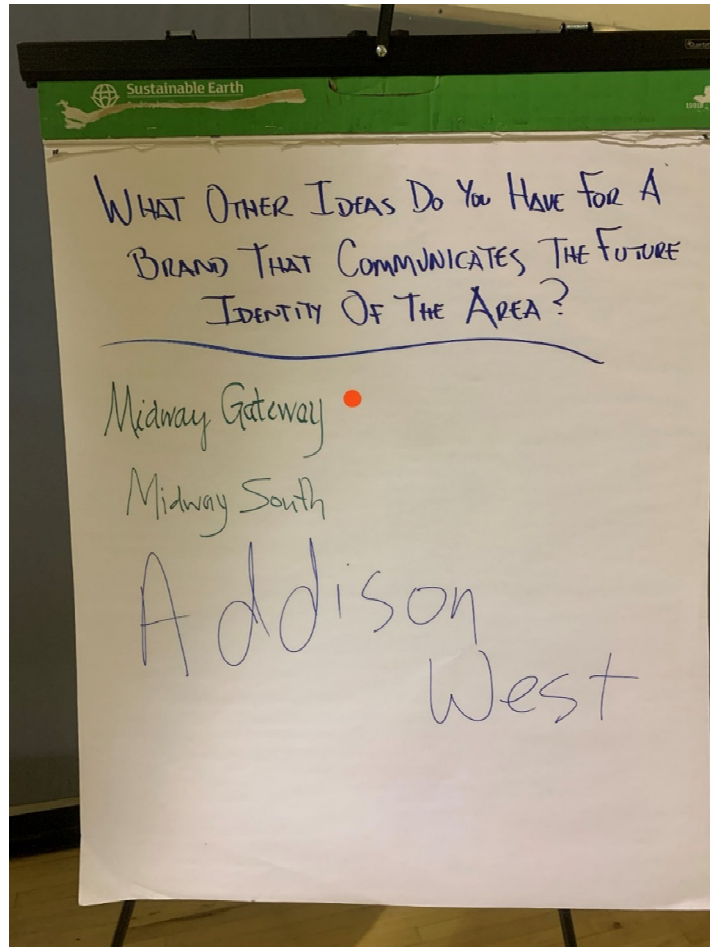
The image shows a survey board with a grid of orange dots. A blue banner at the top of the board reads "Place your dot next to your preferred brand for this area:". Below the banner is a list of six areas, each with a corresponding number of orange dots placed next to it. The areas and their dot counts are: Midway Landing (0), South Midway (0), Redding District (3), Les Lacs Center (0), Addison Gateway (1), and Midway Commons (7). At the bottom of the board, there is a blue banner with logos for Addison Strategic Community Solutions, Kimley & Horn, and Sam's Club, followed by the text "Sam's Club Special Area Study".

Area	Number of Dots
Midway Landing	0
South Midway	0
Redding District	3
Les Lacs Center	0
Addison Gateway	1
Midway Commons	7

ADDISON STRATEGIC COMMUNITY SOLUTIONS Kimley & Horn Sam's Club Special Area Study

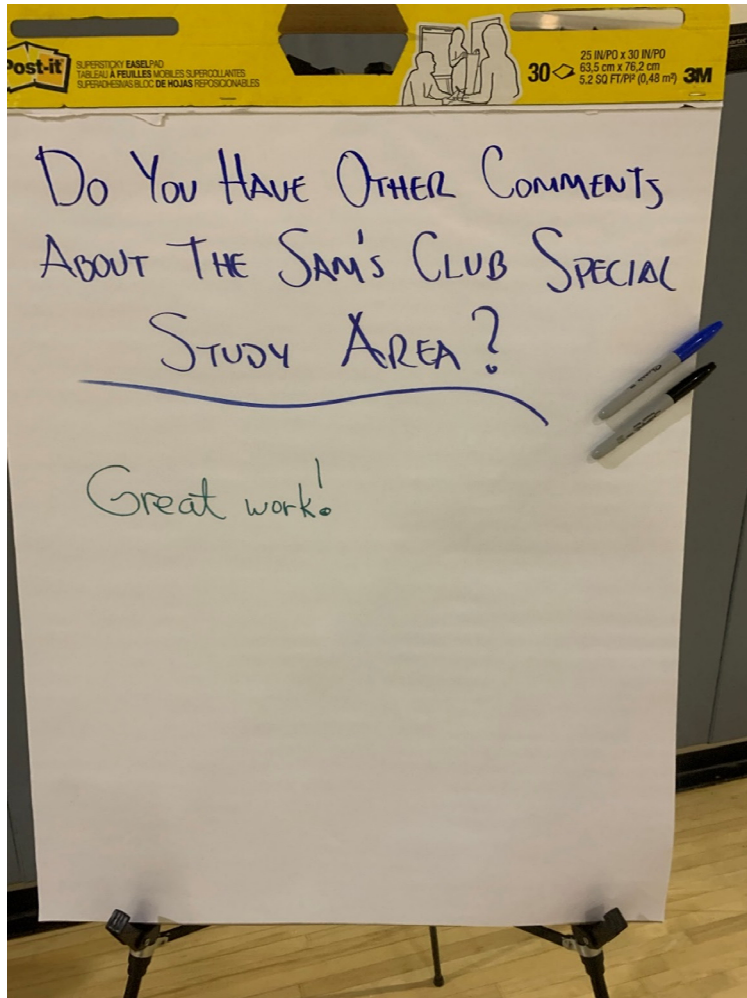
- Midway Landing: 0
- South Midway: 0
- Redding District: 3
- Les Lacs Center: 0
- Addison Gateway: 1
- Midway Commons: 7

What Other Ideas Do You Have For A Brand That Communicates The Future Identity Of The Area?



- Midway Gateway
- Midway South
- Addison West

Do You Have Other Comments About the Sam's Club Special Study Area?



- Great Work!