

Building a Future for Everyone:

Why True Smart Growth Matters for Richland Hills *By Mike Witt,
Candidate for Richland Hills City Council*

At its core, a city is so much more than streets, sidewalks, and houses—it's a vibrant community filled with life and connection. Just like any living organism, it requires thoughtful and inclusive growth to thrive for generations to come.

In recent conversations about development in Richland Hills, it's clear that many residents are passionate about how these changes will impact their neighborhoods. I completely understand and appreciate those concerns. Protecting our city's unique character is essential. However, with my experience in leading complex initiatives and crafting long-term strategies, I firmly believe that sustainable cities don't just happen; they're designed with care and intention.

It's crucial that we create pathways for all residents, ensuring that every generation and economic background has the opportunity to grow and stay connected to Richland Hills. Together, we can build a bright, sustainable future that honors our community's values and spirit!



Exploring Open-Minded Housing Solutions

While it's important to protect our neighborhoods, being overly cautious can limit housing options and create barriers. Without diverse choices for young people, families, and seniors, we risk a community where residents come and go rather than settle in. Embracing innovative development can revitalize our city, fostering an inclusive environment where everyone can thrive!

Innovative development provides the answer!

The Natural Life Cycle of a Thriving City

A thriving city requires diverse housing options that meet the real needs of its residents!

- **Apartments** for those starting: young professionals, newlyweds, and seniors who want to downsize.
- **Townhomes or condos** that offer a first step into homeownership, giving people a stake in our community's future.
- **Starter single-family homes** where families can grow.
- **Move-up homes** where larger families can expand without leaving the city.
- **Cottages or senior housing** that allow residents to age with dignity in the neighborhoods they know and love.

This isn't theory. The same pattern built America's great neighborhoods before the suburban sprawl era. Before World War II, communities mixed shops, small apartments, starter homes, large homes, and senior cottages—all within walking distance. That created vibrant, resilient neighborhoods where generations of families could remain connected.

We can—and must—recapture that spirit here in Richland Hills.

A Call for Thoughtful, Strategic Renewal

In a landlocked city like ours, innovative revitalization is essential. That doesn't mean massive apartment blocks thrown into single-family areas. It means **small, well-integrated, human-scaled developments**—pocket neighborhoods, senior cottages, mixed-use corridors—that **flow naturally** with the fabric of the community.

It means:

- **Townhomes near retail centers** where walkability makes sense.
- **Senior cottages nestled into neighborhoods**, allowing aging residents to stay close to friends and family.
- **Starter apartments and condos** strategically located to welcome new residents without overwhelming traffic and services.

This is how you build a complete community and avoid becoming a stagnant city where only one generation can afford to live and age.



Protecting Character Without Preventing Opportunity

Some argue that any change threatens our way of life. I respectfully disagree. The goal is not to change Richland Hills's character. It's to **preserve it by strengthening it.**

We protect our community's spirit not by shutting the door behind us, but by building a place where young people, working families, and longtime residents all have a place, where every resident can move through the seasons of life without leaving the city they call home.

That is **a true community.**

That requires **true leadership**—leadership that is **strategic, thoughtful, and rooted in facts, not fear.**

My Commitment

If elected to the City Council, I will champion **strategic smart growth** that:

- Preserves and protects the character of our neighborhoods.
- Creates opportunities for residents at every stage of life.
- Ensures that development is balanced, measured, and human-centered, not massive or intrusive.
- Brings facts, data, and proven urban planning principles to the table—not emotion or politics.

Because **Richland Hills deserves growth that works for everyone, not just for today, but for generations to come.**

Let's build a future we can all be proud of.

— **Mike Witt** - Candidate for Richland Hills City Council Place 1

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