

AML Treehouse Memorandum of Understanding (MOU)

The logo for ADDISON, featuring the word "ADDISON" in a bold, blue, sans-serif font centered within a white circle. This circle is set against a blue background that is part of a larger graphic design on the right side of the slide, which includes diagonal white lines and a grey triangle in the top right corner.

ADDISON

AML Treehouse MOU



Proposed Site Plan

PURPOSE:

- Establish more restrictive performance standards than what would typically be accomplished via the zoning process

GOALS:

- Achieve a true 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

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COMPONENTS:

- Marketing, Activation, and Required Occupancy of ground floor retail spaces
- Open Space dedication and enhancement, \$100K contribution to additional dog park enhancements
- 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
- Acknowledgement of ongoing developer efforts to finance perimeter fence improvements



RECOMMENDATION:

Staff recommends **approval**, pending action on Case 1851-Z.