

**Office & Parking Structure
Development Plan
Addison Circle Station –
Phase I (1872-Z)**

The logo for Addison Circle Station, featuring the word "ADDISON" in a bold, blue, sans-serif font centered within a white circle. The circle is set against a blue background that is part of a larger graphic element on the right side of the slide, which includes a grey triangle pointing towards the top-left corner.

Case 1872-Z Office & Parking Structure

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LOCATION:

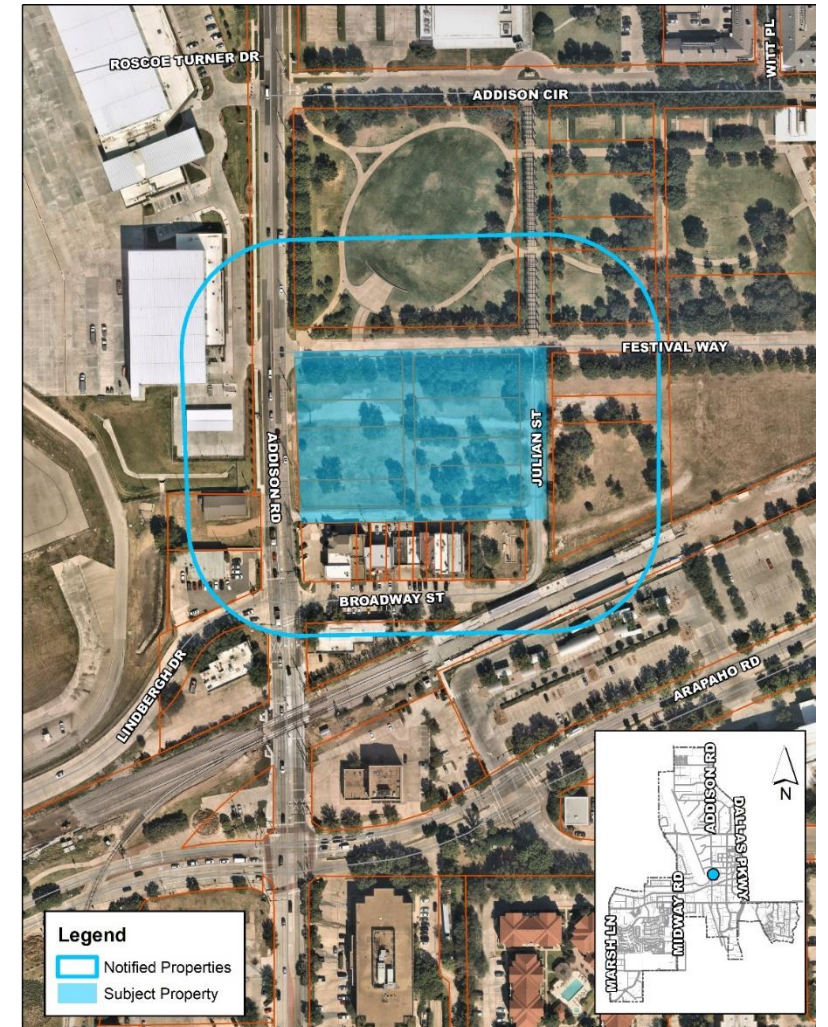
2.7 acres generally located at the southeast corner of Addison Road and Festival Way.

REQUEST:

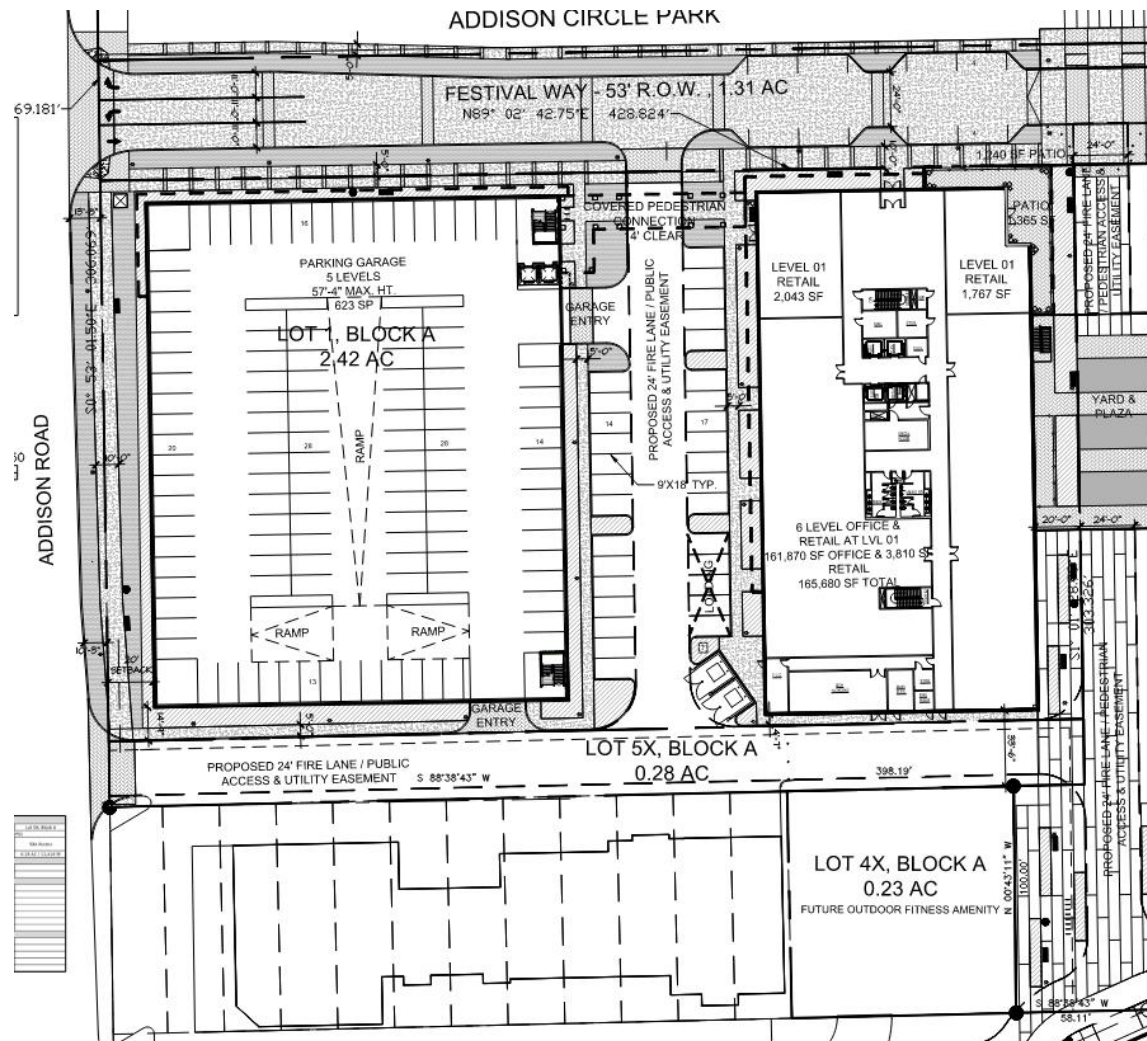
To approve a site plan, landscape plan, facade and floor plans for the construction of an office building with ground floor retail/restaurant uses, a parking structure, site access drives, and Addison Road and Festival Way streetscape improvements on and adjacent to Lots 1 and 5X, Block A of Addison Circle Station – Phase I.

ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed development plan approval request.



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SITE PLAN:

Office & Parking Structure – Lot 1, Block A, 2.4 ac.

- 6 story office building with 162K SF of office space and 3.8K SF of retail space; 5 level public parking structure with 623 spaces; 31 off-street surface parking spaces and 8 on-street parking spaces

South Access Drive – Lot 5X, Block A, 0.3 ac.

- Reconstructed shared access drive (ownership to be maintained by the Town)

Festival Way/Addison Road Streetscape Improvements

- Reconfiguration of on-street parking on Festival Way and new streetscape; New streetscape on Addison Road

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LANDSCAPE PLAN:

Street Trees

- New street trees at Addison Road and Festival Way frontage comprising mix of transplanted and new tree plantings

Base Landscape

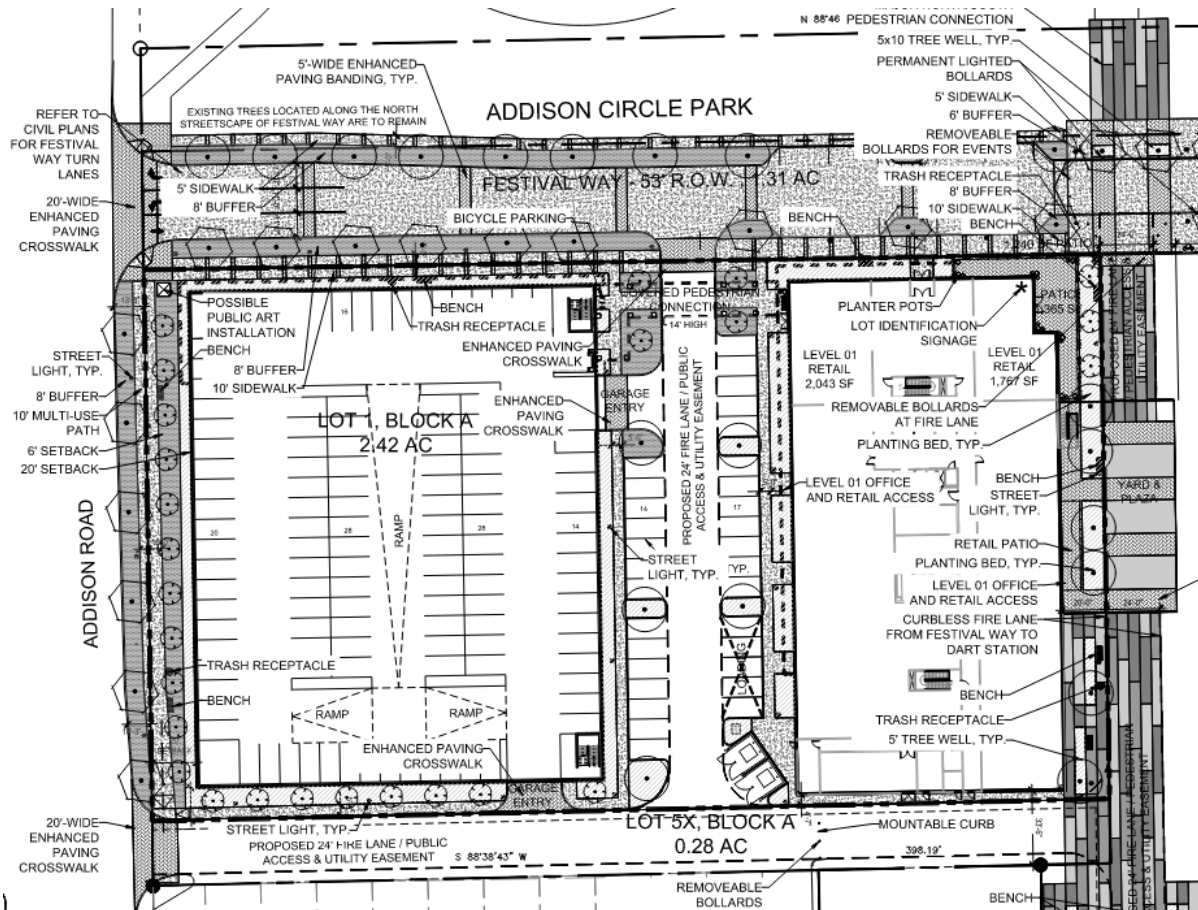
- New planting areas within the street tree planting zone, in surface parking area, and at the base of the parking structure and office building

Special Paving Treatments

- Special paving employed at cross walks and other pedestrian zones, and at areas of visual interest within the sidewalk and in the street

Street Furnishings

- Final design to be completed with civil plan review

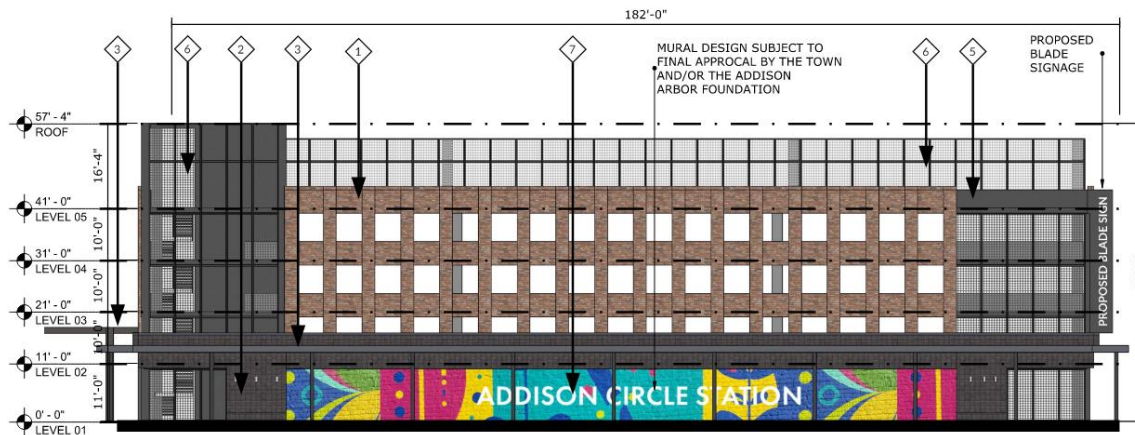


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4 OFFICE - EAST ELEVATION
SCALE: 1/16" = 1'-0"



3 GARAGE - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

FAÇADE PLAN:

Building Materials

- ≥ 90 percent masonry and glazing

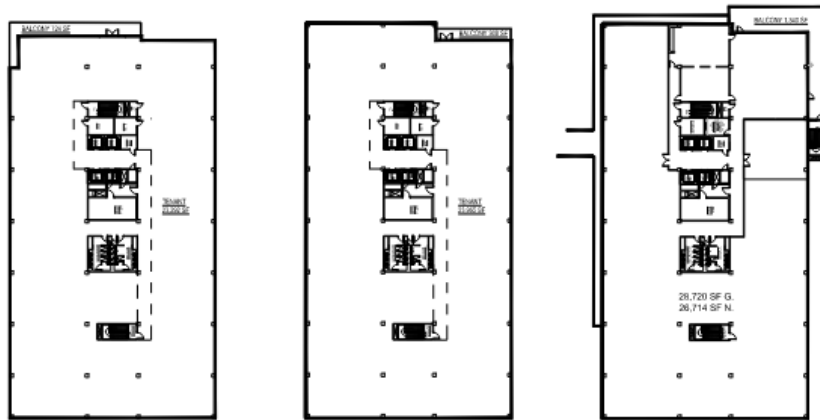
Scale

- 6 stories (~ 100 feet in height), maximizing building height while maintaining compatibility with the Addison Airport

Architectural Treatment

- Strongly defined retail spaces at the ground floor – tall ceilings, transparent storefronts
- Architectural relief through the integration of outdoor space
- Enhanced screening for parking structure, solid waste

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OFFICE - LEVEL 06 OFFICE - LEVEL 03, 04, 05 OFFICE - LEVEL 02

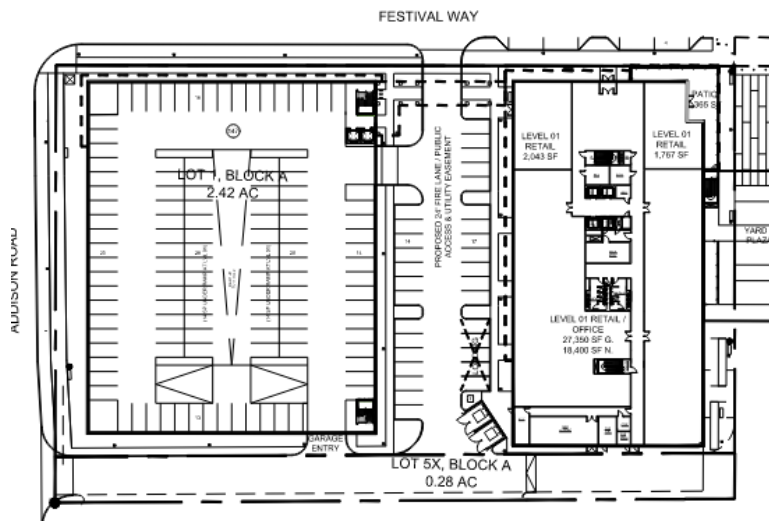
FLOOR PLAN:

Building Floor Area

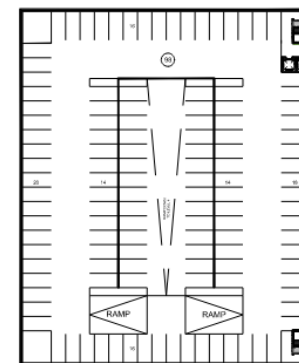
- A minimum of 160K SF of office and 3.5K SF of retail must be achieved; MOU requires 150K NRSF of office space

Parking Supply

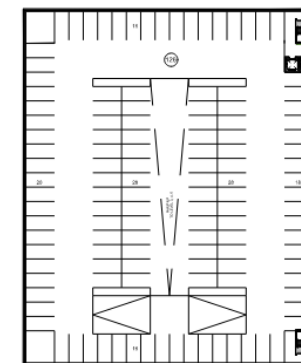
- Parking supplied exceeds required parking by 105 spaces; Bike parking to be met as well
- Final parking supply and operation subject to a parking study and negotiation of definitive agreements



OFFICE / GARAGE - LEVEL 01



GARAGE - LEVEL 05



GARAGE - LEVEL 02, 03, 04

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OTHER ZONING COMPLIANCE CONSIDERATIONS:

Sustainability

- To be negotiated and included in the definitive agreements with the Co-Developers;
- LEED certification
- Electric vehicle charging stations

Public Art

- Defined contribution to be negotiated and included in the definitive agreements with the Co-Developers

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Proposed Development Character

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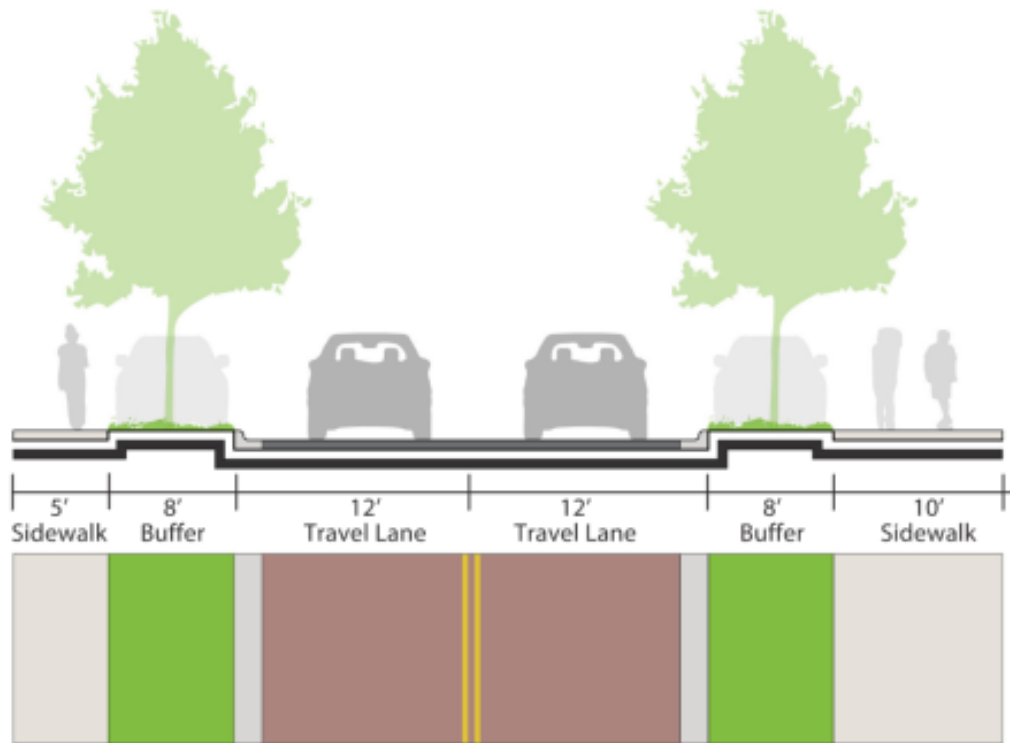
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Streetscape



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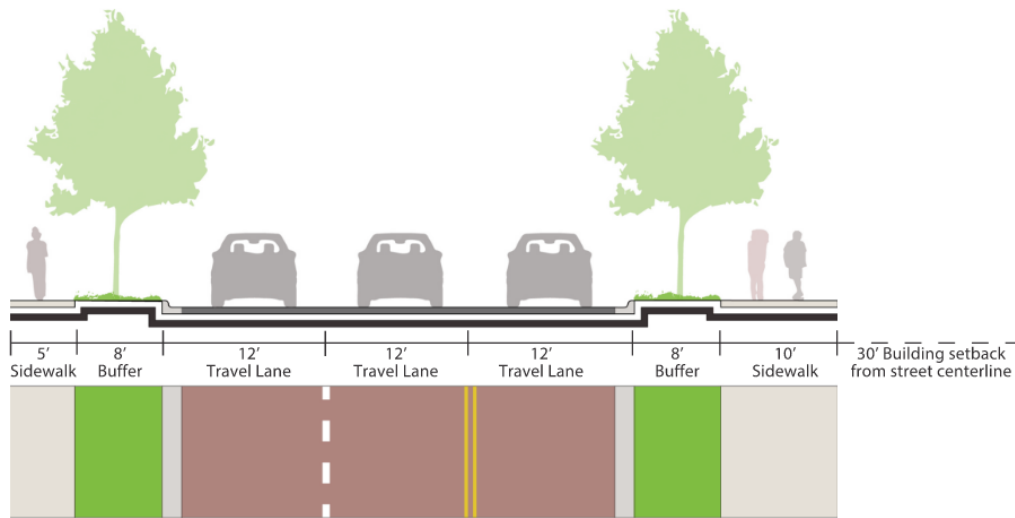
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Master Streetscape Plan – Festival Way

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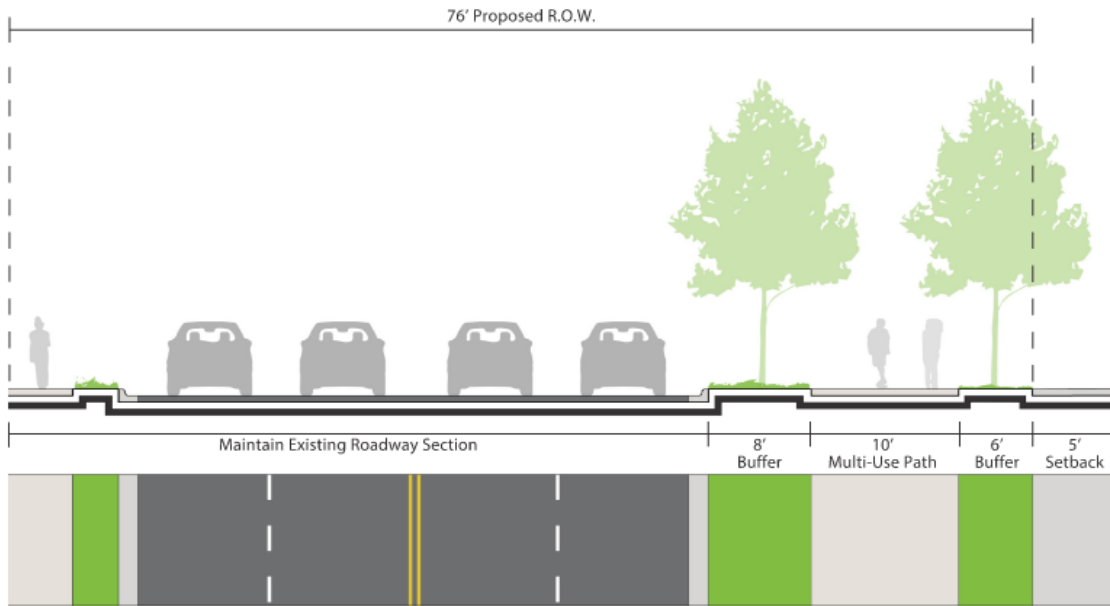
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Master Streetscape Plan – Festival Way at Addison Road Intersection

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Master Streetscape Plan – Addison Road

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PUBLIC NOTICE:

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

NOTICE RECIPIENTS: 16.

FOR: 0.

AGAINST: 0.

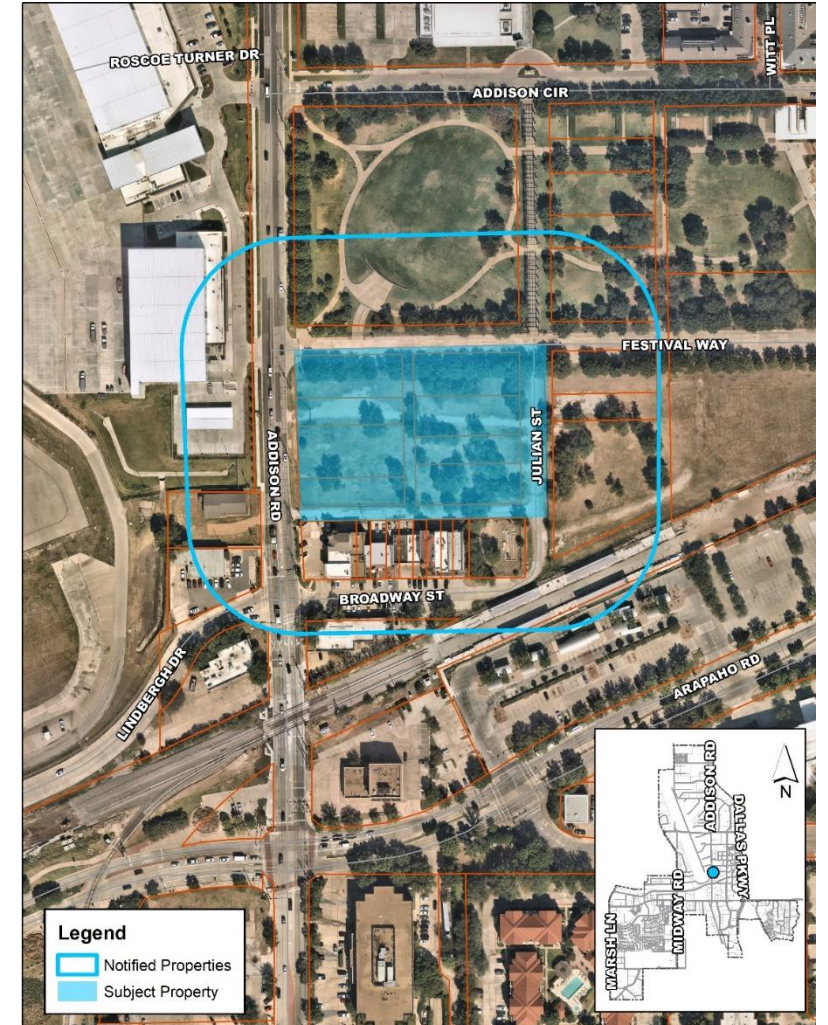
NEUTRAL: 0.

ADDITIONAL FEEDBACK RECEIVED:

N/A.

PLANNING & ZONING COMMISSION ACTION:

Approval: 7-0



RECOMMENDATION:

Staff recommends **approval with conditions:**

- Final public and private landscape and street furnishing design to be completed during civil plan review.
- The final quantity of parking spaces, operation of the public parking structure, and retail parking accommodations in the public parking structures is subject to completion of a parking study and execution of definitive agreements between the Town and Co-Developers.
- Building permit approval is subject to compliance with FAA Part 77 review for building height.
- Required sustainability features such as LEED compliance, electric vehicle charging stations, and public art will be fully defined by the definitive agreements between the Town and Co-Developers.