

**Retail/Restaurant/Entertainment
Development Plan Addison
Circle Station – Phase I (1873-Z)**



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Case 1873-Z Retail/Restaurant/Entertainment

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LOCATION:

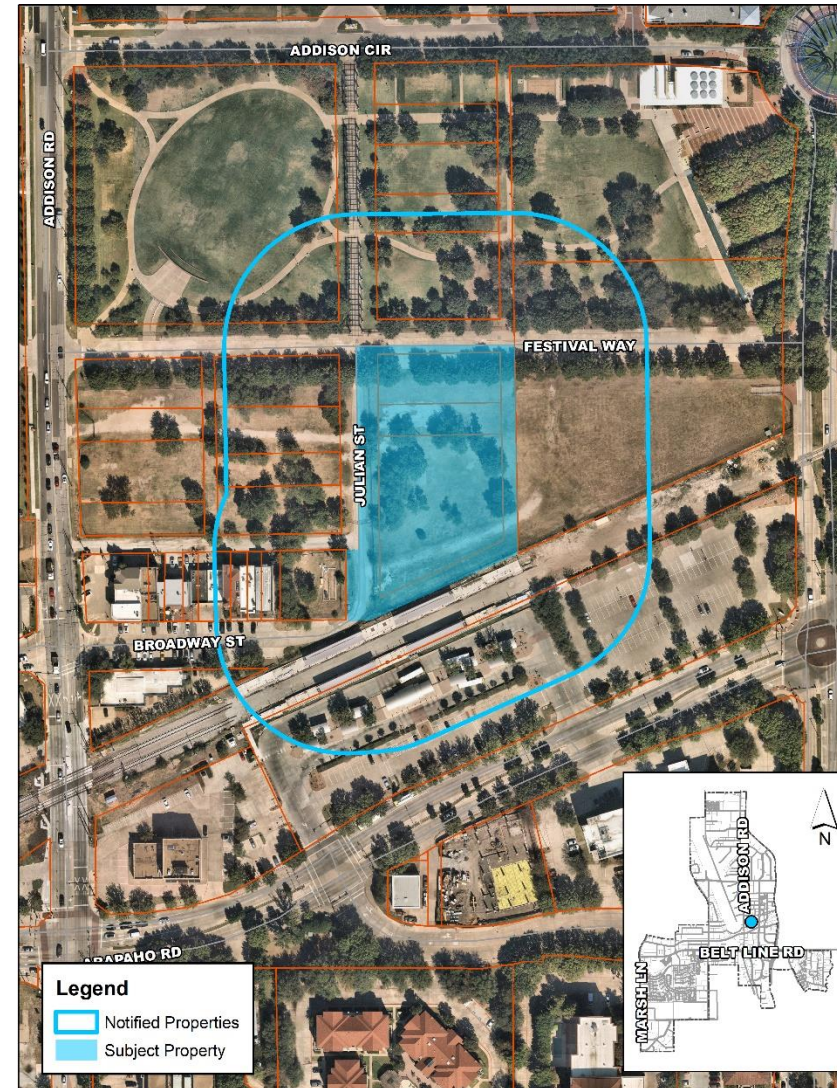
1.9 acres generally located south of Festival Way and 400 feet west of Quorum Drive.

REQUEST:

To approve a site plan and landscape plan for the construction of emergency access drives, pedestrian ways, and Festival Way streetscape improvements on and adjacent to Lot 2, Block A of Addison Circle Station – Phase I.

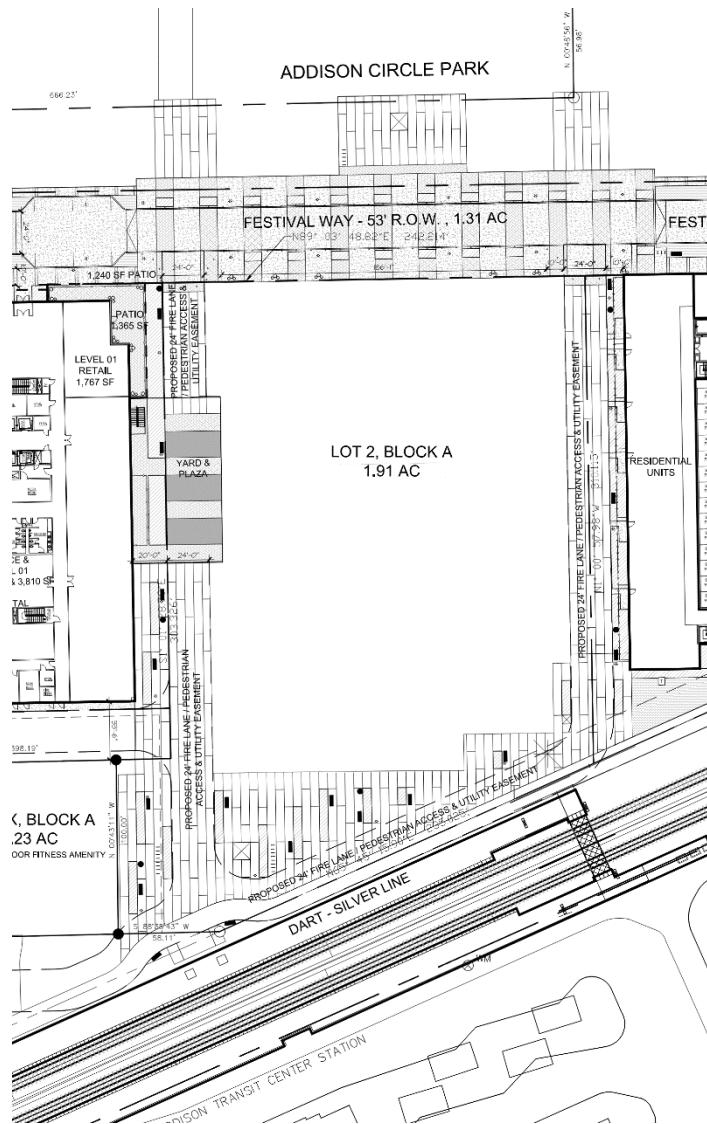
ACTION REQUIRED:

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



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SITE PLAN:

Retail/Restaurant/Entertainment Node – Lot 2, Block A, 1.9 ac.

- Intended to support a minimum of 25,000 SF of future retail, restaurant, and entertainment-oriented uses situated within integrated civic space and pedestrian pathways. Provides pedestrian, fire, and utility access for the project.

Festival Way Streetscape Improvements.

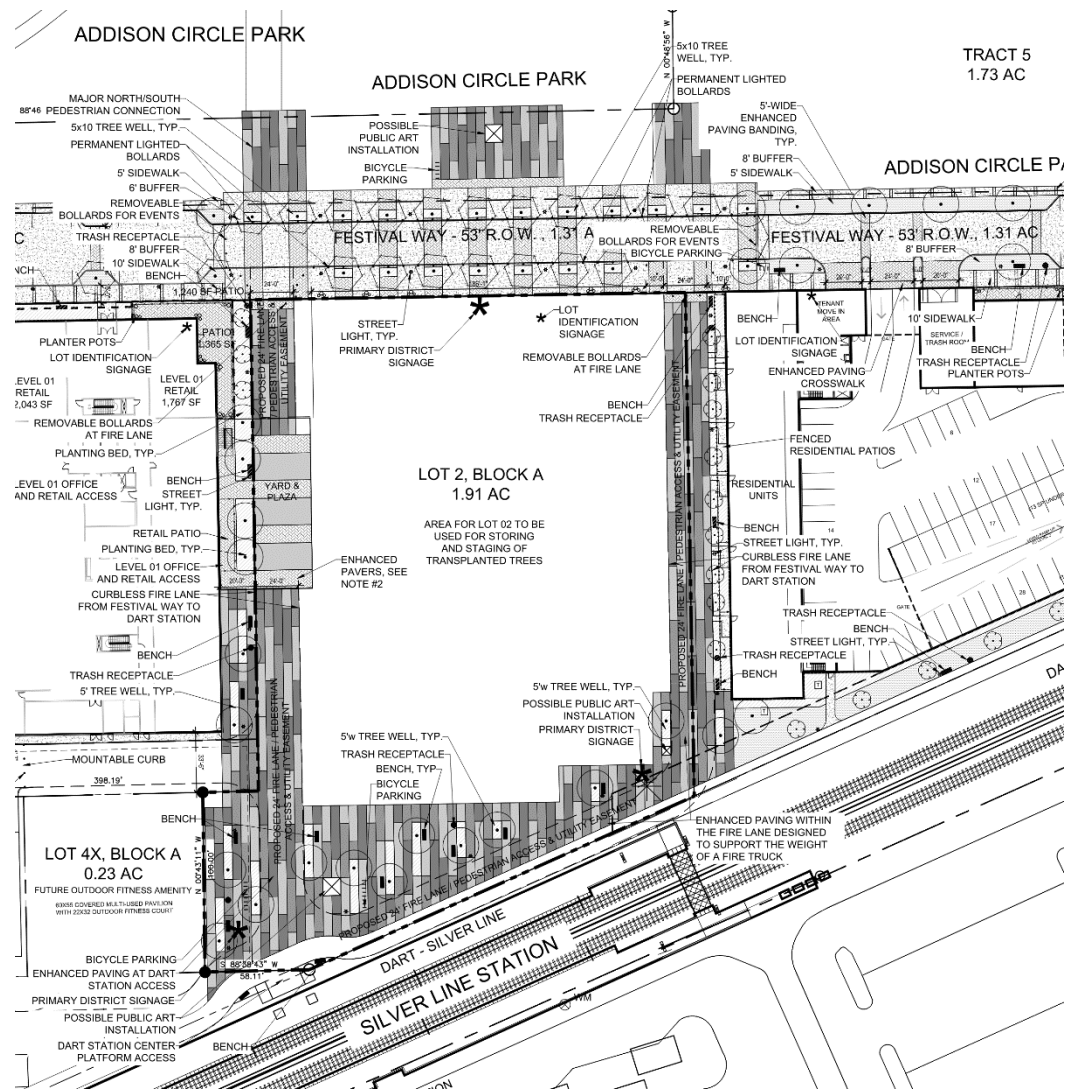
- New streetscape on Festival Way, adjacent to Lot 2, including raised, curbless street and removal of on-street parking.

Parking & Site Access

- No vehicular access on Lot 2. Parking will be provided within the adjacent public parking garage. Based upon parking study, final quantity and operations to be negotiated and included in the definitive agreements with Co-Developers.

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LANDSCAPE PLAN:

Street Trees

- New street trees at Festival Way frontage comprising mix of transplanted trees

Base Landscape

- New planting areas throughout the pedestrian access path around the perimeter

Special Paving Treatments

- Special paving employed at perimeter of Lot 2 for pedestrian access path, at cross walks, and throughout raised, curbless section of Festival Way

Street Furnishings

- Final design to be completed with civil plan review



OTHER ZONING COMPLIANCE CONSIDERATIONS:

Development Standards

- Future plans will be evaluated for compliance

Facade

- To be negotiated and included in the definitive agreements with Co-Developers

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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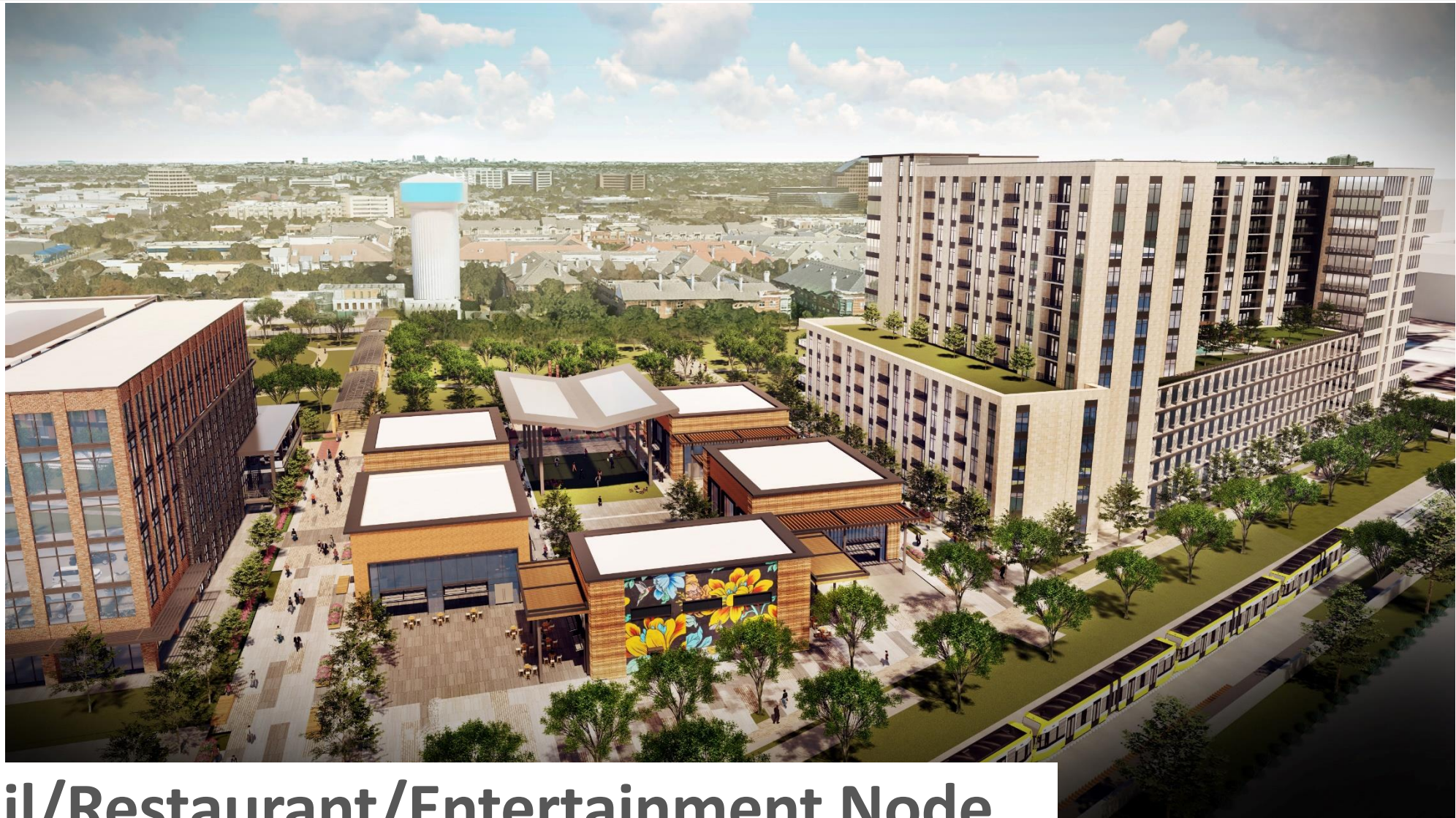
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Proposed Development Character

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Retail/Restaurant/Entertainment Node

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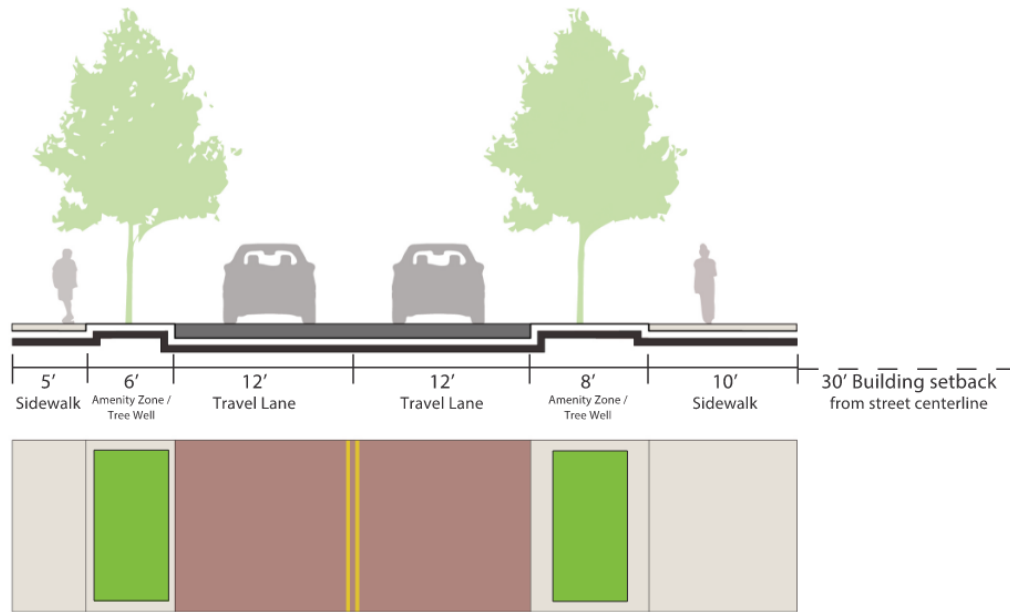
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Pedestrian Pathway

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Master Streetscape Plan – Festival Way (Adjacent to Lot 2, Block A – Retail/Restaurant/Entertainment Node)

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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: 7.

FOR: 0.

AGAINST: 0.

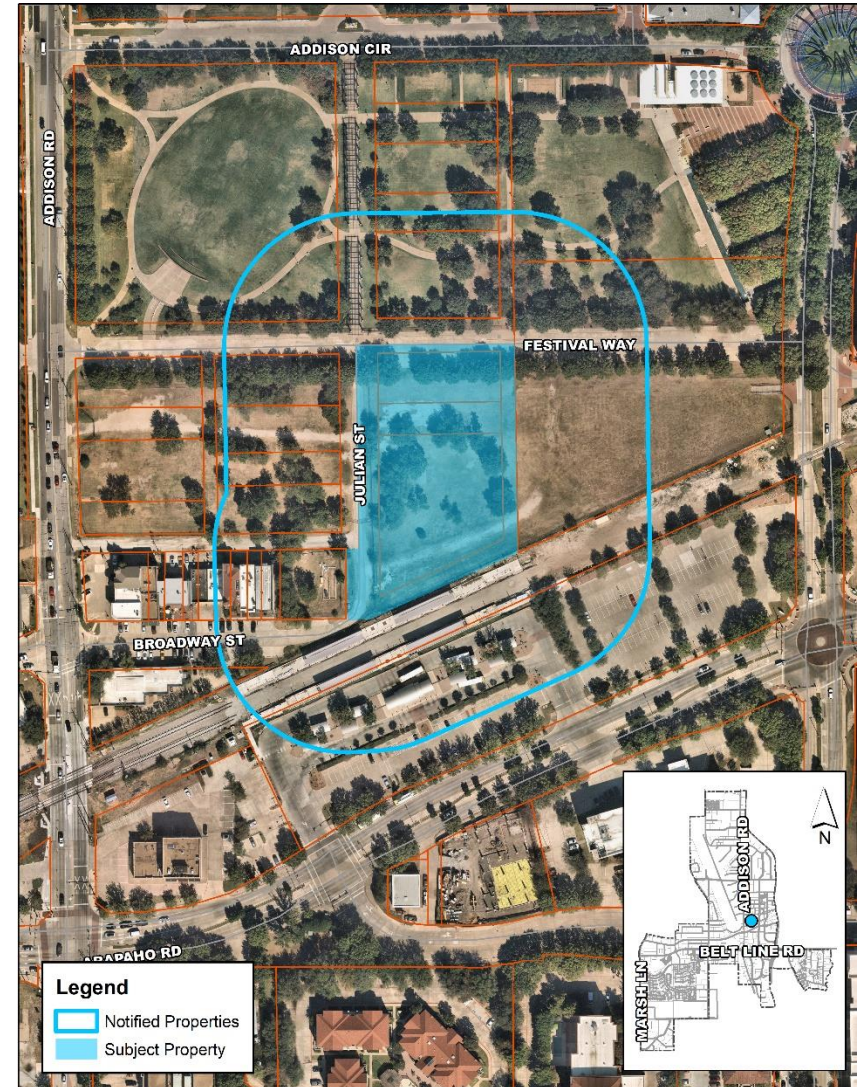
NEUTRAL: 0.

ADDITIONAL FEEDBACK RECEIVED:

N/A.

PLANNING & ZONING COMMISSION ACTION:

Approval: 7-0



RECOMMENDATION:

Staff recommends **approval with conditions:**

- Additional development plans are required in the future to initiate the buildout of this lot.
- Final public and private landscape and street furnishing design to be completed during civil plan review.
- The final quantity of parking spaces and operation of the public parking structure 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.