

**Multifamily Tower
Development Plan
Addison Circle Station –
Phase I (1874-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 1874-Z Multifamily Tower

LOCATION:

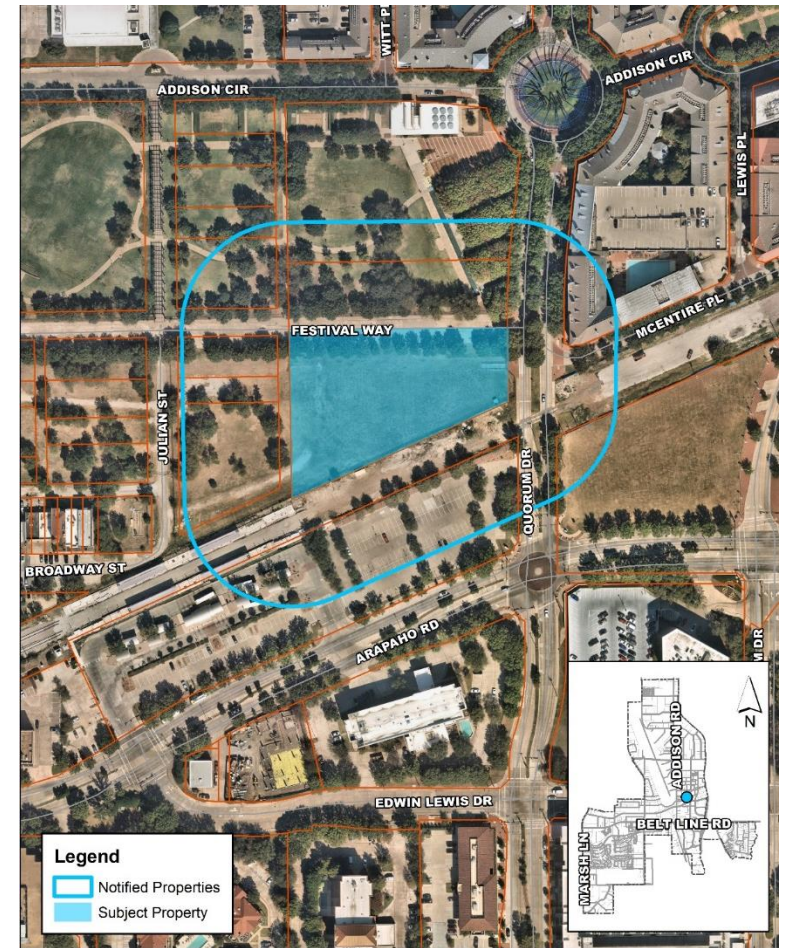
1.8 acres generally located at the southwest corner of Quorum Drive and Festival Way.

REQUEST:

To approve a site plan, landscape plan, facade and floor plans for the construction of a multifamily residential building with ground floor retail/restaurant uses, and Festival Way and Quorum Drive streetscape improvements on and adjacent to Lot 3, Block A of Addison Circle Station – Phase I.

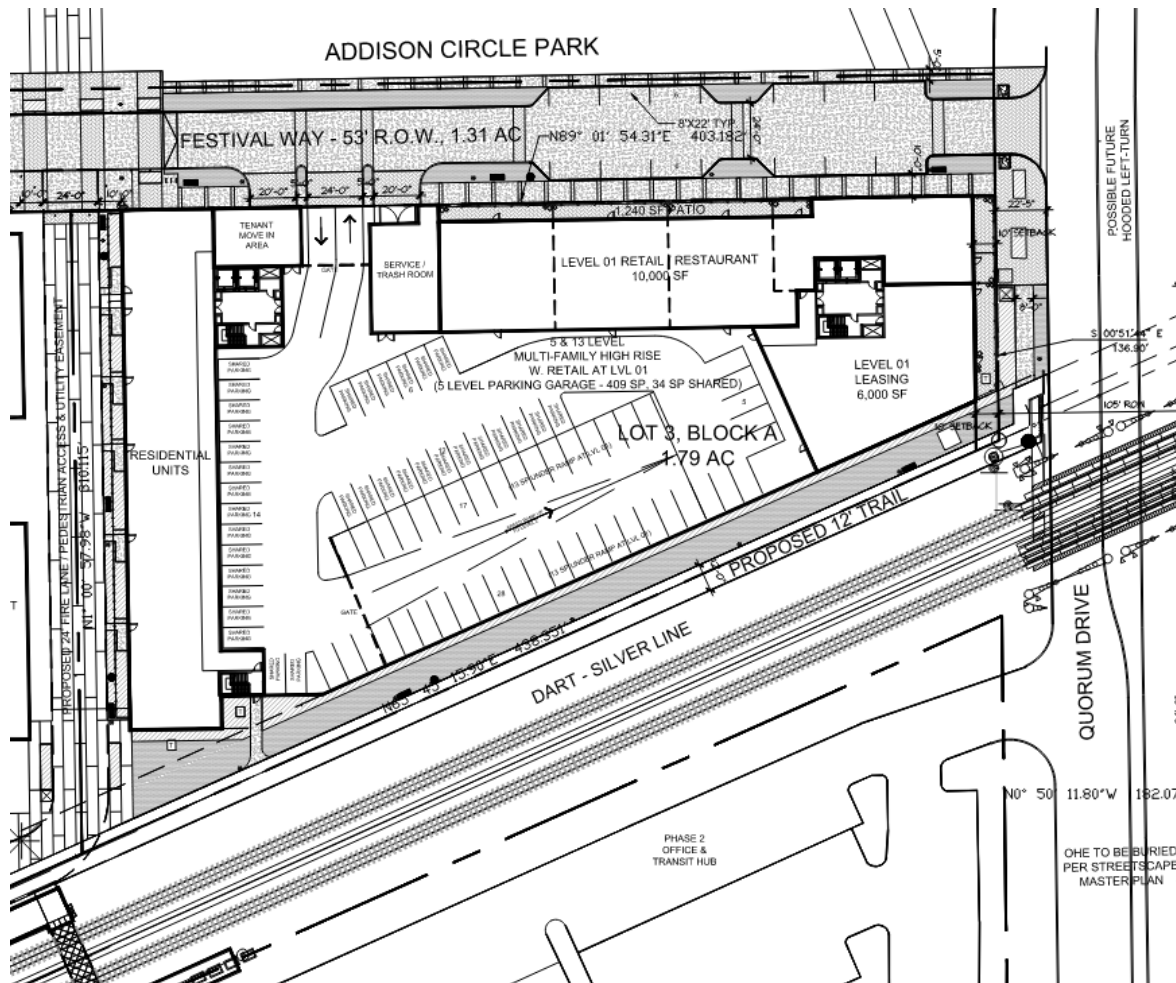
ACTION REQUIRED:

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



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SITE PLAN:

Multifamily Tower – Lot 3, Block A, 1.8 ac.

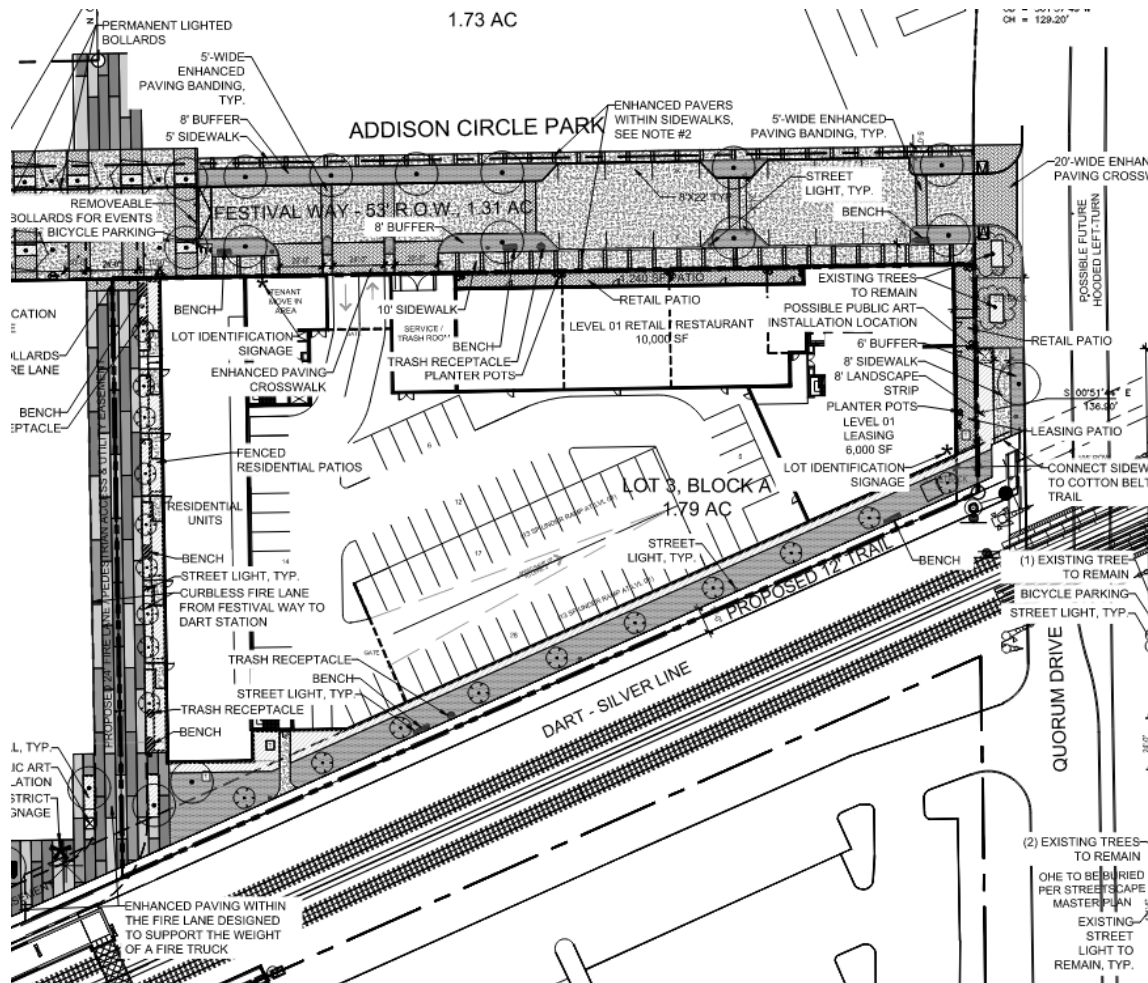
- 13 story tower with stepdown to 5 stories at western façade
- 270 dwelling units and 10K SF of retail space and 6K SF of leasing space
- Amenity deck and green roof on 6th floor
- 409 space podium parking structure with 12 on-street parking spaces

Festival Way/Quorum Drive Streetscape Improvements

- Reconfiguration of on-street parking on Festival Way and new streetscape
- Extension of existing Quorum Drive streetscape to northern limit of DART right-of-way

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LANDSCAPE PLAN:

Street Trees

- New street trees at Festival Way and Quorum Drive frontages comprising mix of new tree plantings and preserved trees

Base Landscape

- New planting areas within the street tree planting zone, at the base of the building, and adjacent to the Cottonbelt Trail

Special Paving Treatments

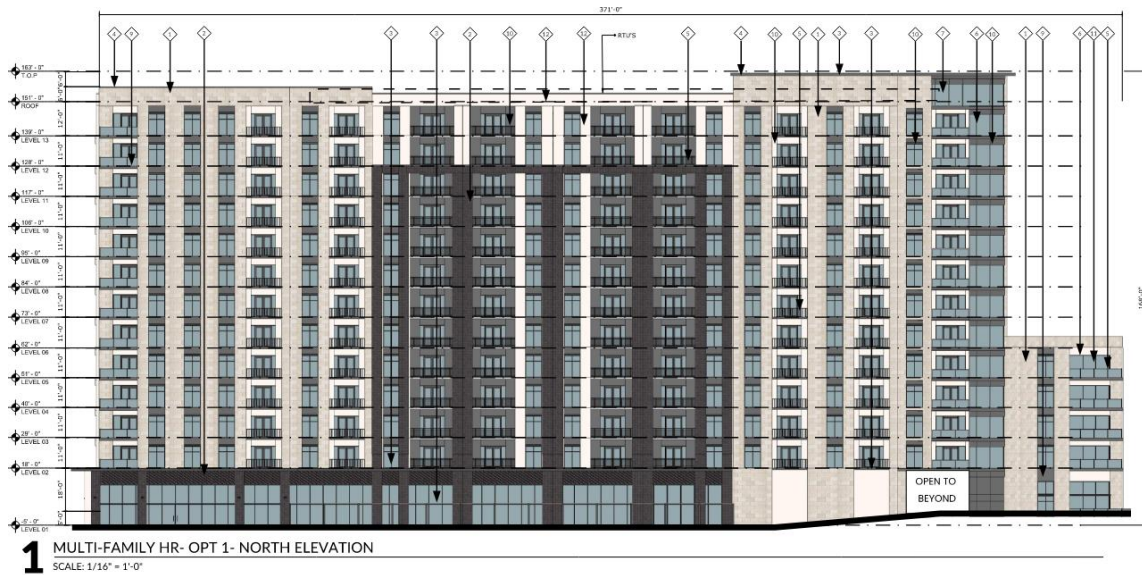
- Special paving employed at cross walks and other pedestrian zones, and at areas of visual interest within the sidewalk and in the street

Street Furnishings

- Final design to be completed with civil plan review

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FAÇADE PLAN:

Building Materials

- ~ 97 percent masonry, stucco, and glazing (84 percent for south façade due to parking structure screen)

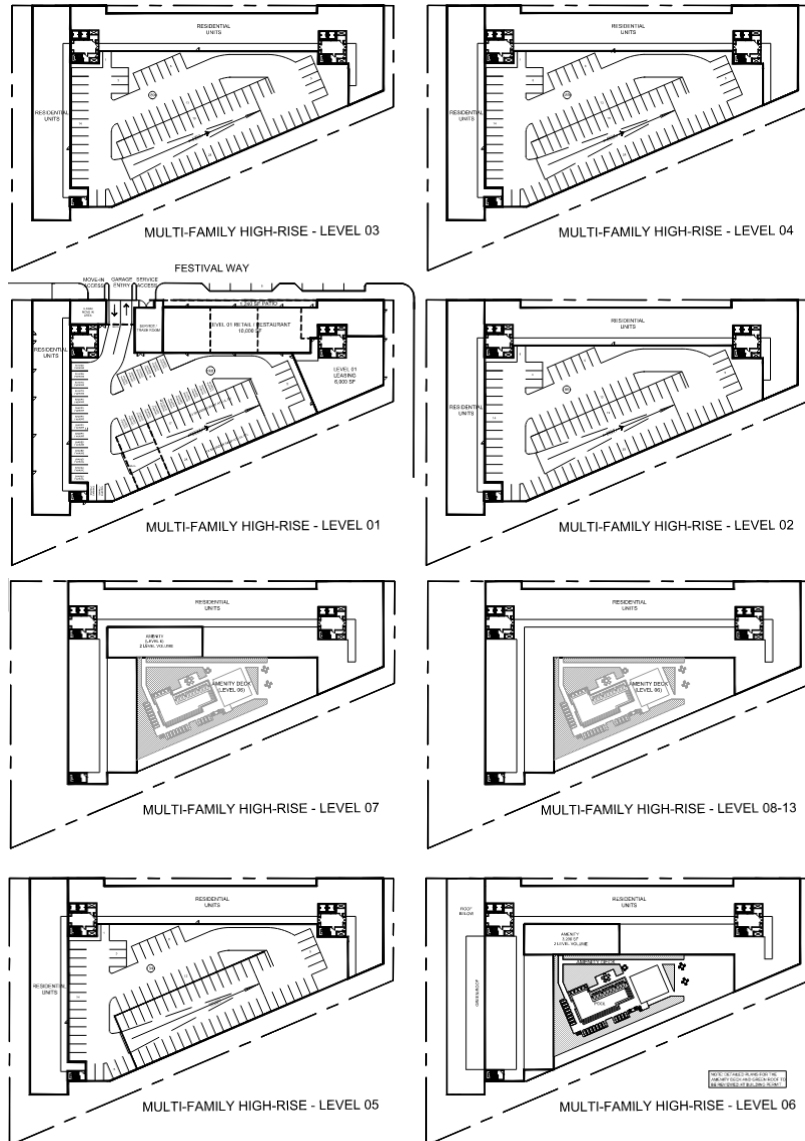
Scale

- 13 stories (~ 168 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 building setbacks and recessed balconies; Activated pedestrian way with west façade units
- Enhanced screening for parking structure, solid waste

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FLOOR PLAN:

Building Floor Area

- 270 dwelling units and 10K SF provided; MOU requires a minimum of 240 dwelling units

Parking Supply

- Parking supplied exceeds required parking by 1 space; Bike parking to be met as well
- Final quantity of retail parking subject to a parking study and negotiation of definitive agreements

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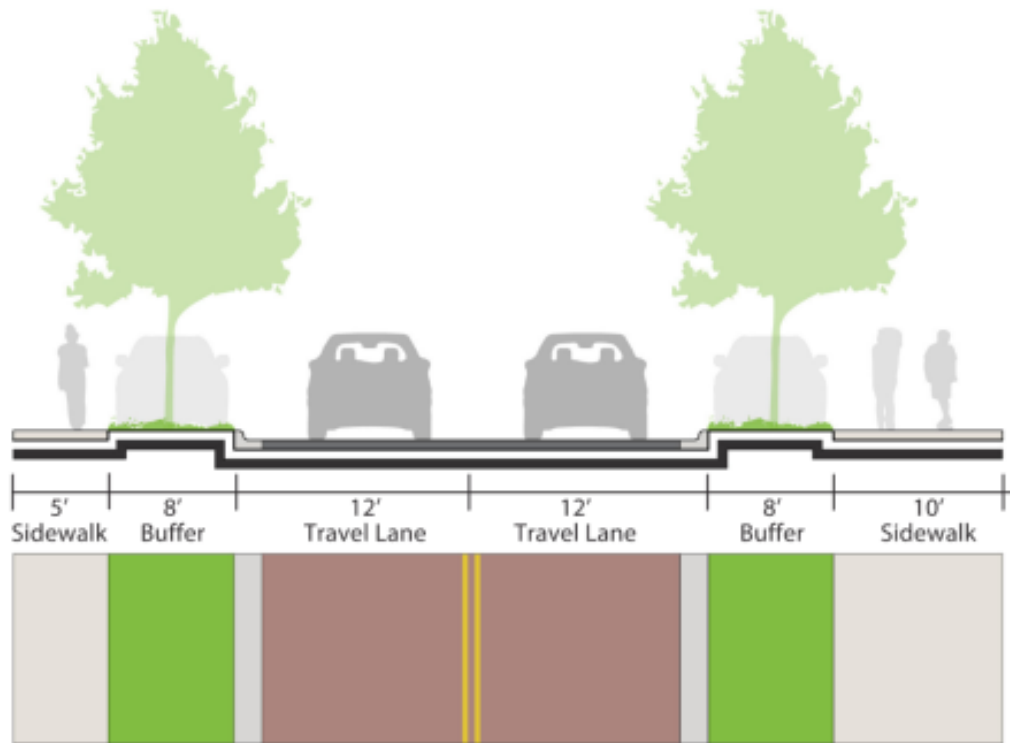
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Streetscape



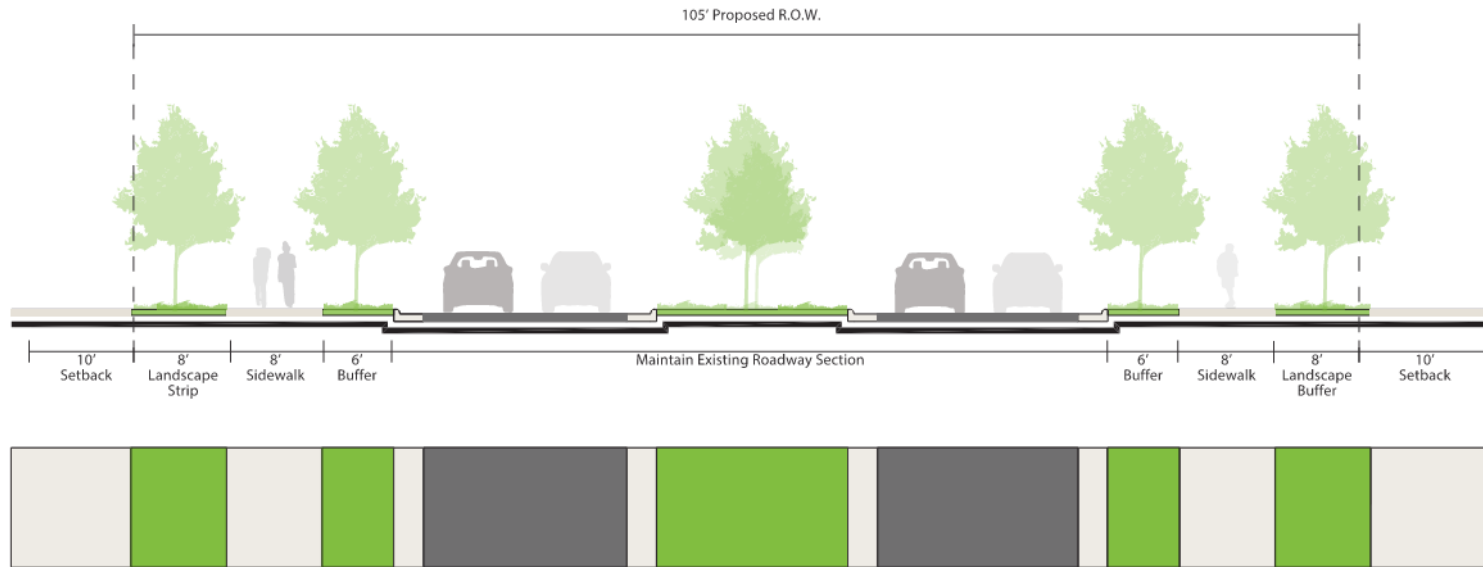
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Master Streetscape Plan – Festival Way

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Master Streetscape Plan – Quorum Drive

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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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PUBLIC NOTICE:

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

NOTICE RECIPIENTS: 4.

FOR: 0.

AGAINST: 0.

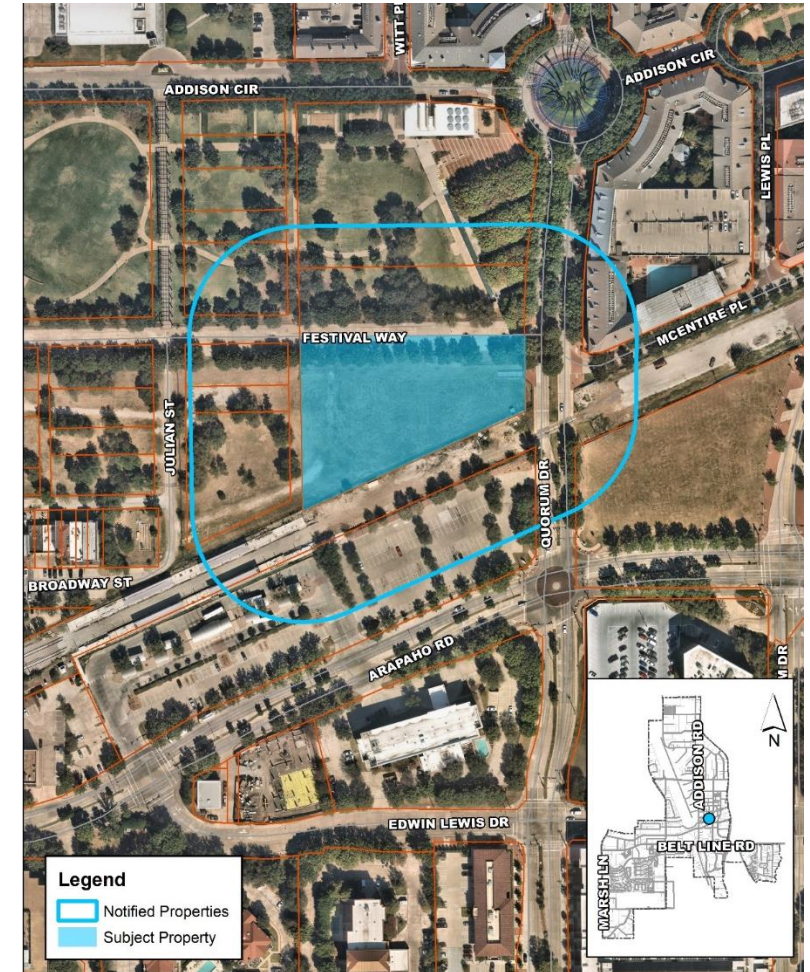
NEUTRAL: 0.

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 and retail parking accommodations 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 and final confirmation of residential building site being situated outside of the 65 DNL noise contour.
- 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.