

**Multifamily Midrise  
Development Plan  
Addison Circle Station –  
Phase I (1875-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 design on the right side of the slide, which includes a white diagonal line and a grey triangular corner.

# Case 1875-Z Multifamily Midrise

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## LOCATION:

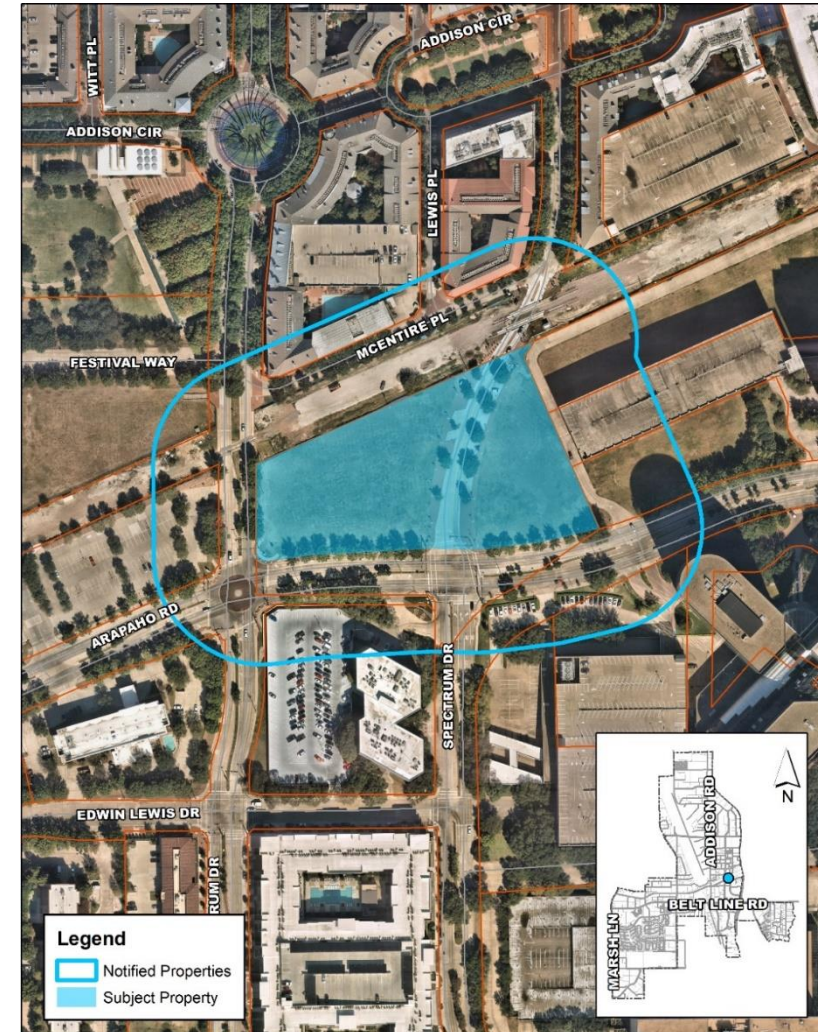
3.5 acres generally located at the northeast corner of Arapaho Road and Quorum Drive, and bisected by Spectrum Drive.

## 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, the realignment of Spectrum Drive, and Arapaho Road and Quorum Drive streetscape improvements on and adjacent to Lot 1, Block B 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 Midrise – Lot 1, Block B, 2.9 ac.

- 7 story midrise with 412 dwelling units and 5K SF of retail space and 8.5K SF of leasing/amenity space

- Amenity deck and private open space on 4<sup>th</sup> floor

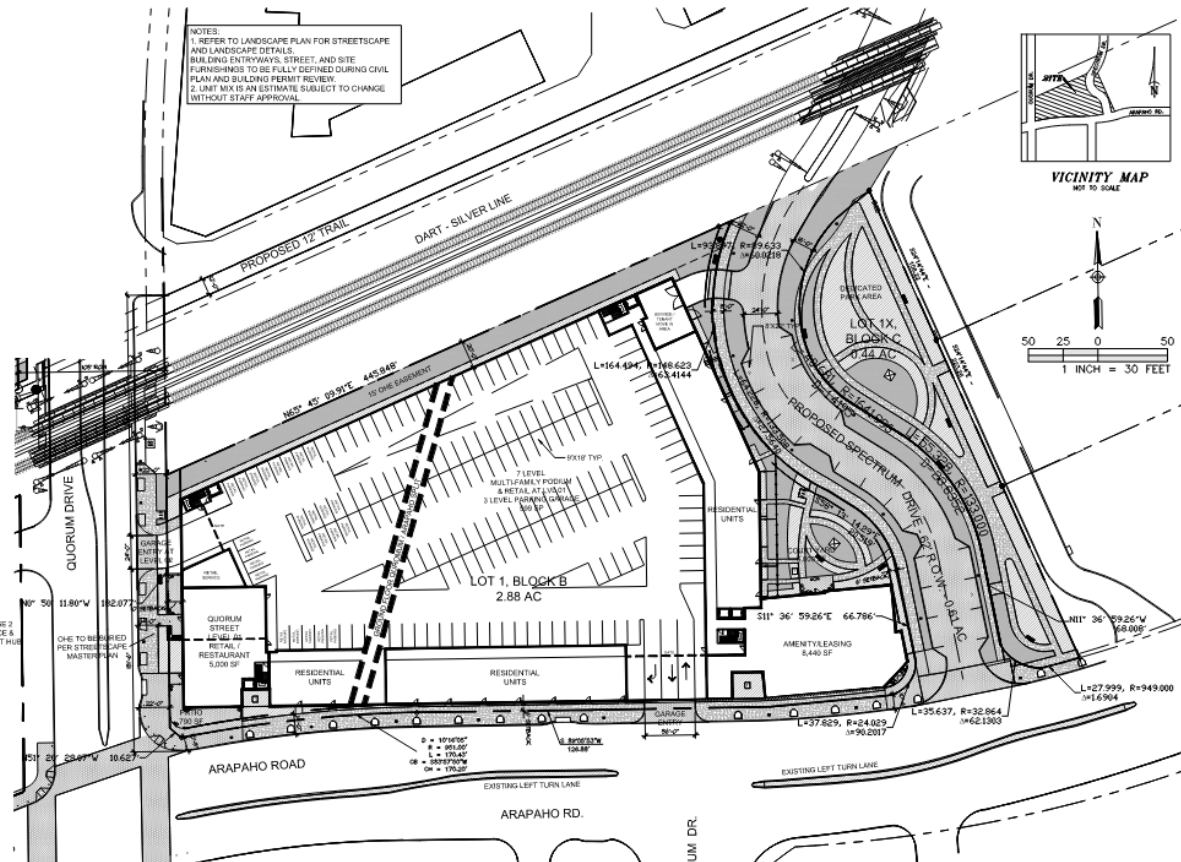
- 599 space podium parking structure with 9 on-street parking spaces

Spectrum Drive Re-alignment (0.6 ac. ROW dedication)

- Shifting segment of Spectrum Drive to the east to accommodate a block pattern more consistent with Addison Circle

Arapaho Road/Quorum Drive Streetscape Improvements

- Enhancing existing treatment of Quorum and Arapaho streetscape



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## LANDSCAPE PLAN:

### Street Trees

- Preservation of existing street trees at Arapaho Road and Quorum Drive frontages, with new tree plantings along the re-aligned Spectrum Drive

### Base Landscape

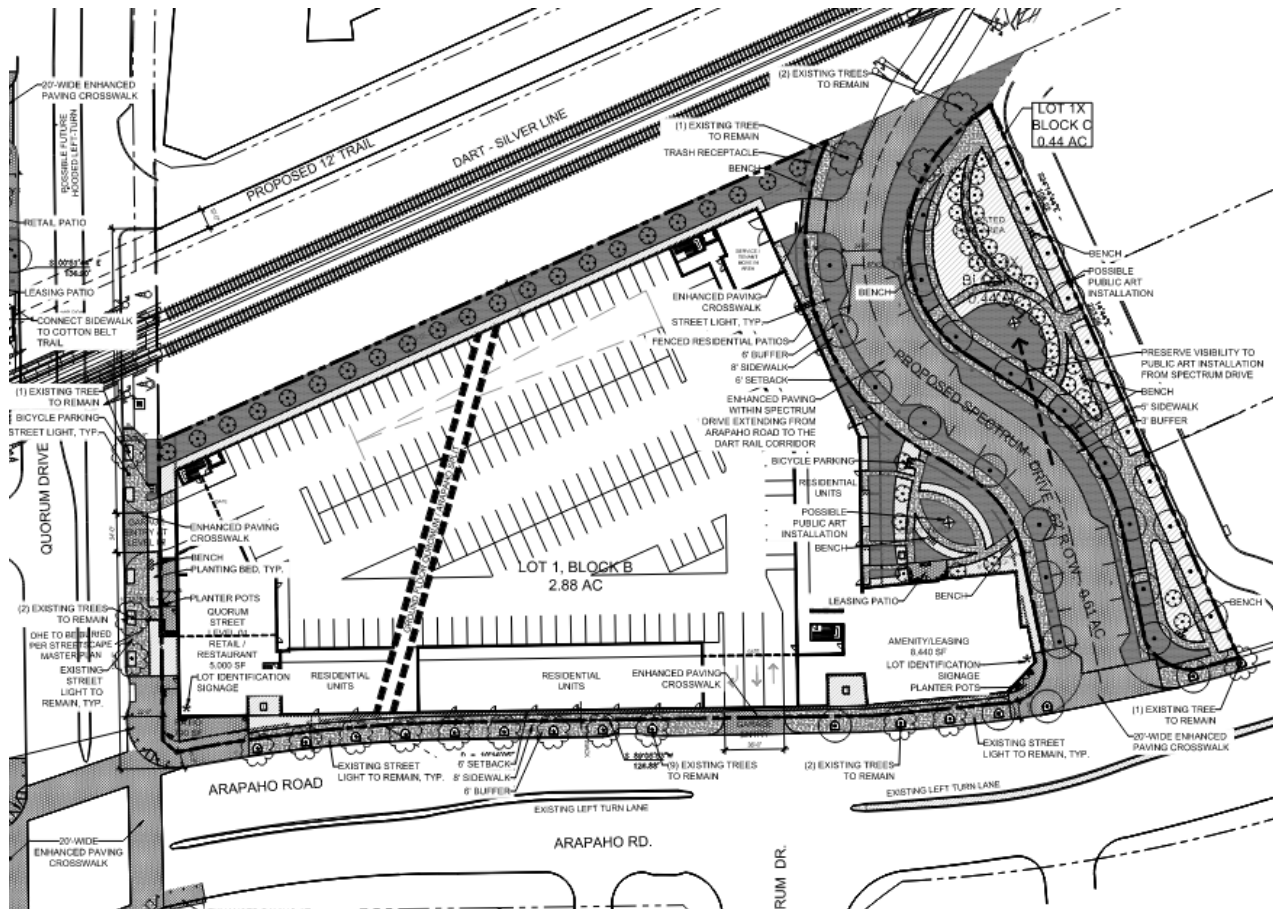
- New planting areas within the street tree planting zone, at the base of the building, and within the private courtyard area

### Special Paving Treatments

- Special paving employed at cross walks and other pedestrian zones, throughout the full section of Spectrum Drive

### Street Furnishings

- Final design to be completed with civil plan review



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1 PODIUM - WEST ELEVATION



2 MID RISE - EAST ELEVATION  
SCALE: 1/16" = 1'-0"



## FAÇADE PLAN:

### Building Materials

- ~ 95 percent masonry, fiber cement, and glazing (81 percent for north façade due to parking structure screen)

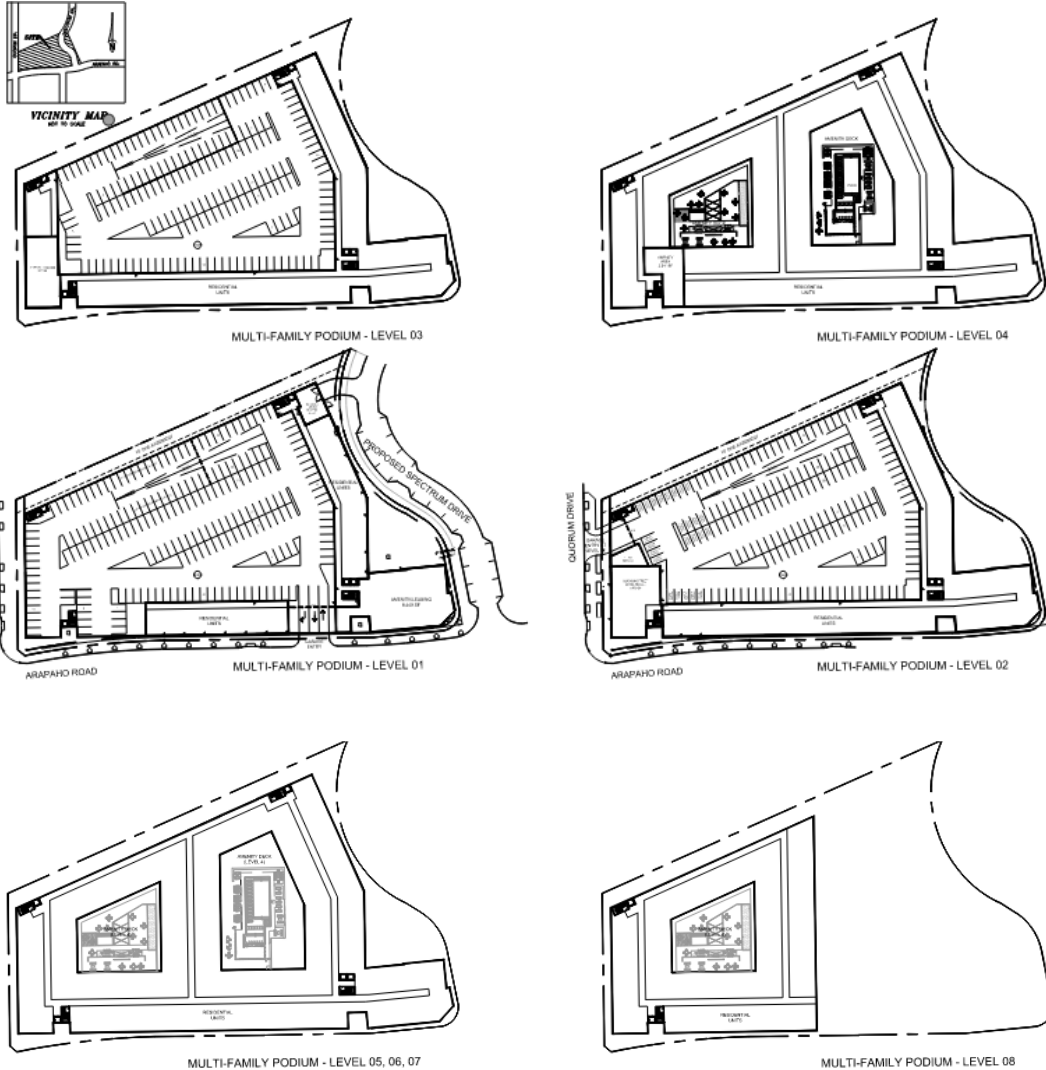
### Scale

- 7 stories (~ 80 feet in height)

### Architectural Treatment

- Strongly defined retail space at the ground floor – tall ceilings, transparent storefronts
- Architectural relief through building setbacks and recessed balconies, variation of roofline; Activated streetscape with east façade units
- Enhanced screening for parking structure, solid waste

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## FLOOR PLAN:

### Building Floor Area

- 412 dwelling units and 5K SF of retail; MOU requires a minimum of 410 dwelling units

### Parking Supply

- Parking supplied exceeds required parking by 46 spaces; 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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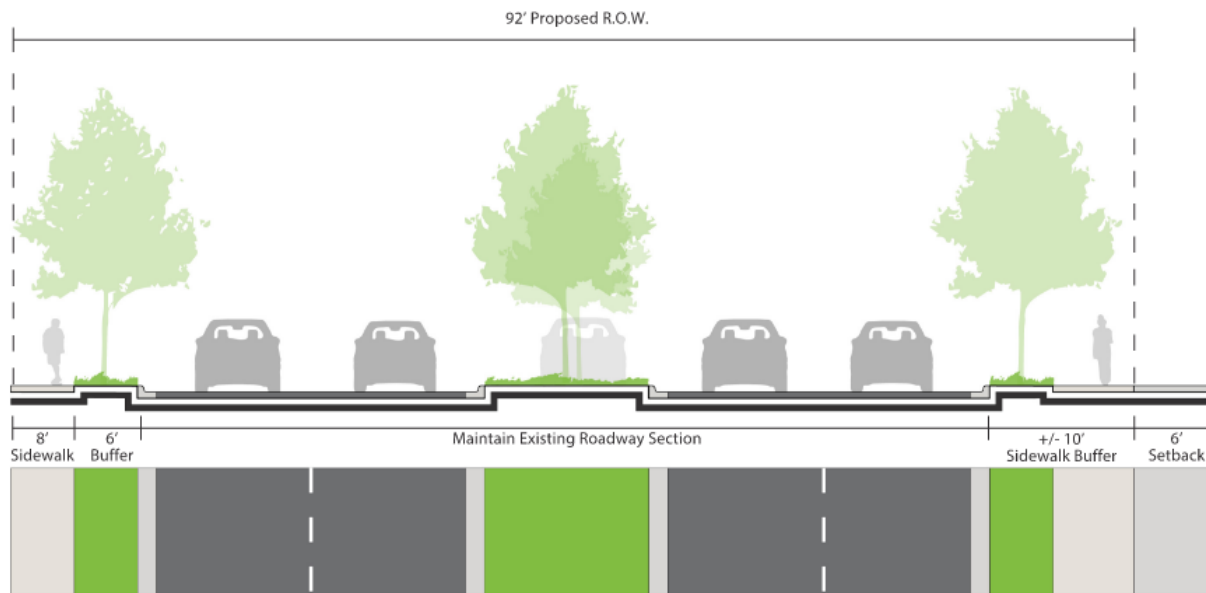
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**Spectrum Drive Re-alignment**

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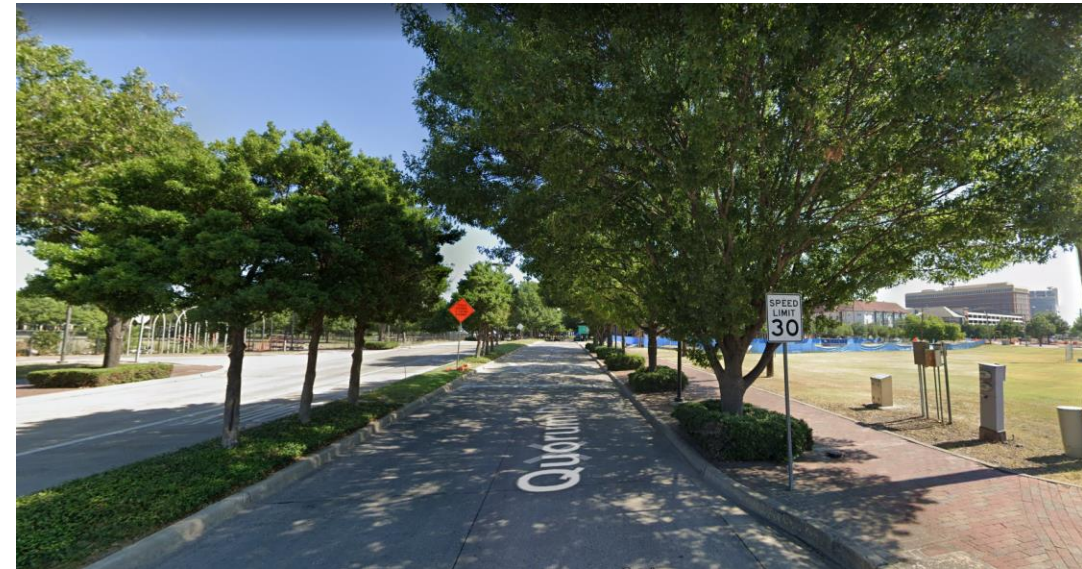
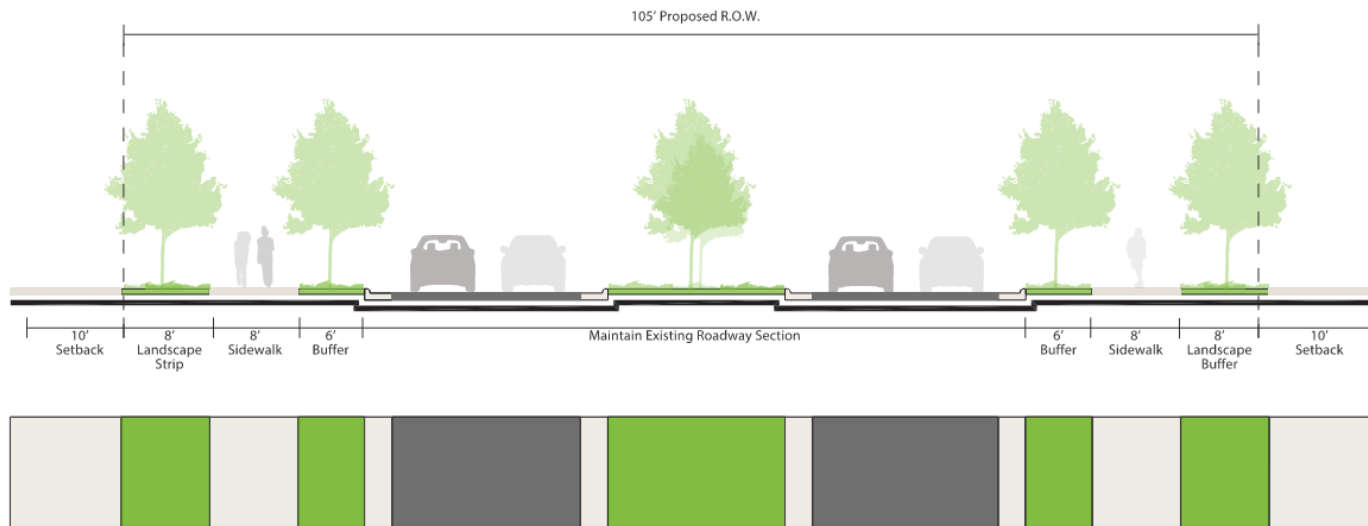


## Master Streetscape Plan – Arapaho Road



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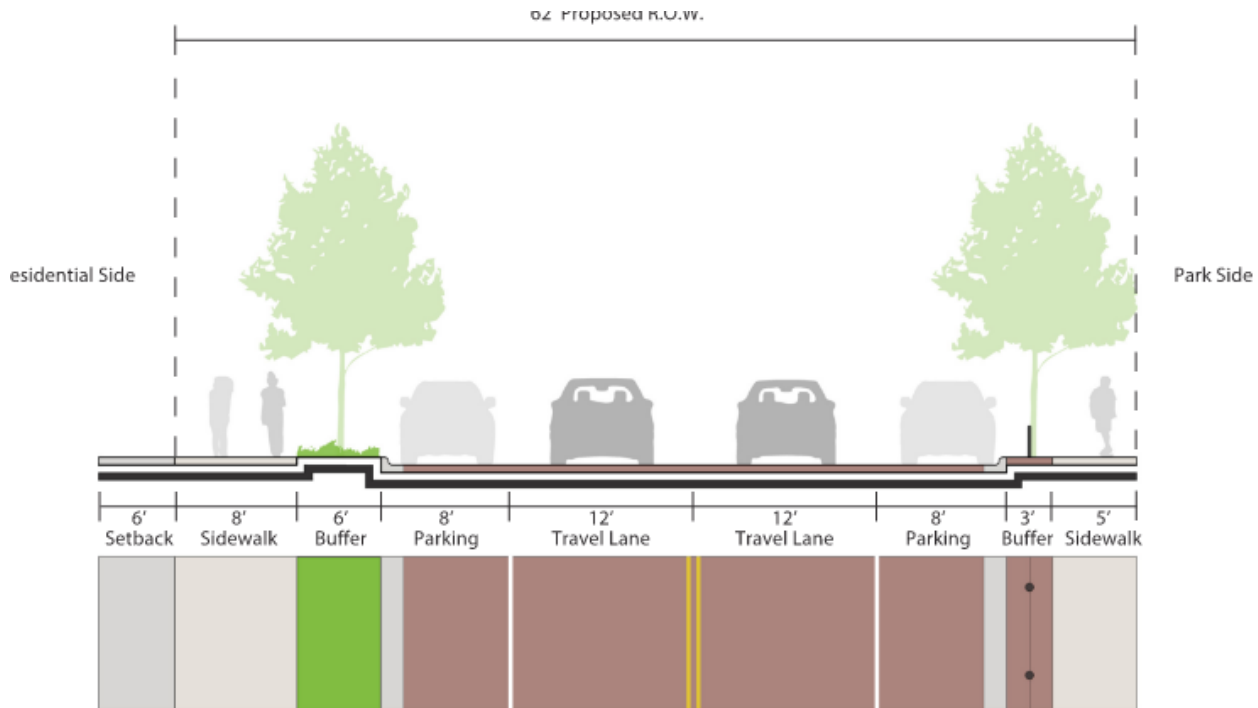
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## Master Streetscape Plan – Quorum Drive

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## Master Streetscape Plan – Spectrum Drive

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**Multifamily Midrise**

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## Streetscape





## 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: 11.

FOR: 0.

AGAINST: 0.

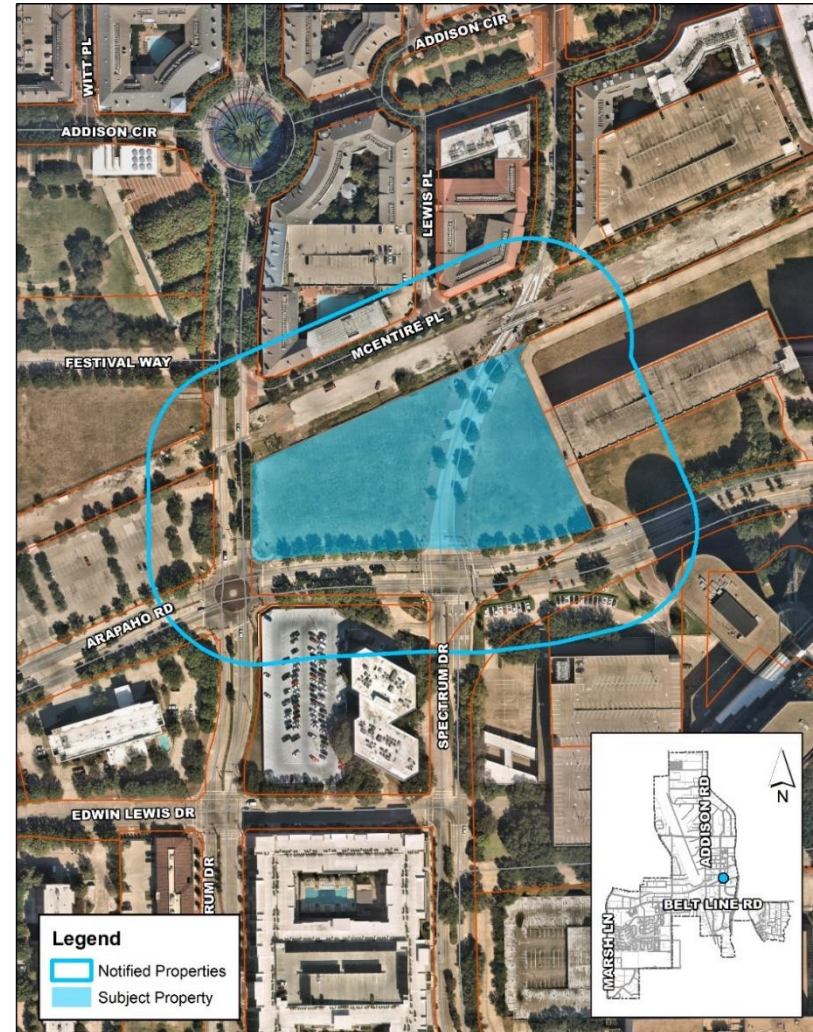
NEUTRAL: 0.

## 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.