

**Trammell Crow
Mixed Use Project
Memorandum of
Understanding (MOU)**

The logo for Addison, 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 circle and a grey triangle.

Trammell Crow Mixed Use Project MOU

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Proposed Concept Plan

PURPOSE:

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

GOALS:

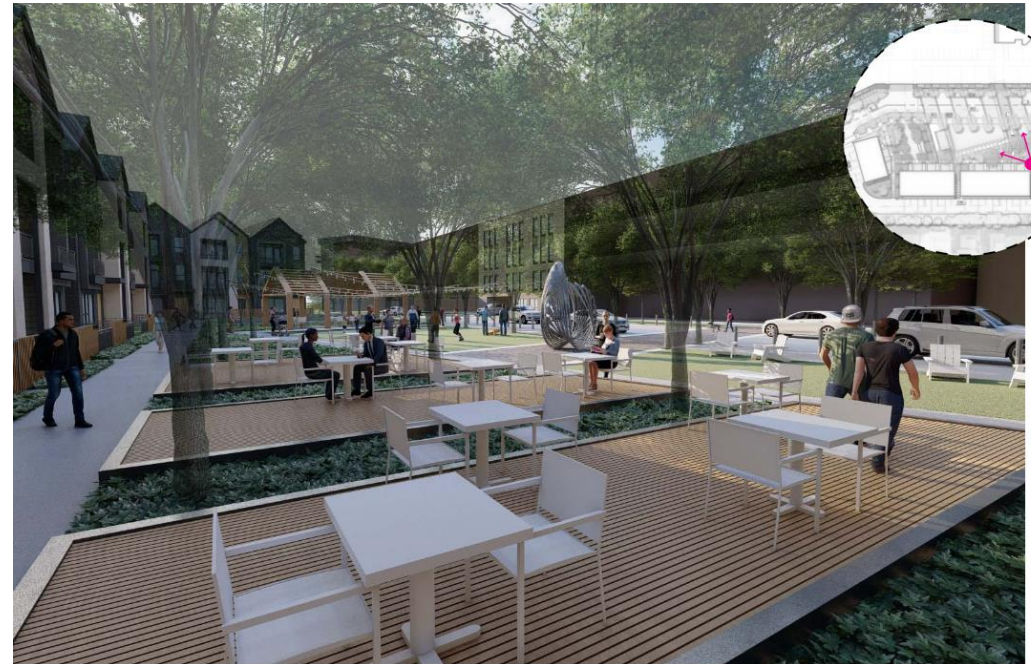
- Achieve a true mix of uses and housing types within the project
- Execute the development phasing plan in a timely manner
- Define developer obligations to enhance, manage, and maintain the site
- Achieve enhanced sustainability features within the development

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COMPONENTS:

- POA and Covenant Requirements
- 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)
- Performance standards for property management
- Opportunity for community events on site
- \$250K donation for public art
- NGBS certification, EV stations
- Belt Line bus shelter, Surveyor Boulevard median construction
- Statement of support for Addison Grove Beltway Drive access restrictions



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RECOMMENDATION:

Staff recommends **approval**, pending action on Case 1877-Z.