

# Transit Oriented Development Discussion

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April 22, 2025

The logo for the City of Addison, featuring the word "ADDISON" in blue capital letters inside a white circle, which is set against a blue background with a white diagonal line.

# Development Framework

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**Feb 2019**

Council adopts Addison Circle Special Area Study

**Sep 2020**

Cushman & Wakefield selected for marketing and developer selection

**Apr 2021**

RFP issued for master developer

**Dec 2021**

AMLI and Stream submit joint proposal

**Apr 2022**

Council approves initial MOU

# Memorandum Of Understanding (MOU) Timeline

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## Initial MOU - April 2022

AMLI/Stream selected as exclusive co-developers



## 2nd MOU - January 2023

Refined program and project schedule



## 3rd MOU - April 2023

Updated schedule and public incentives

# MOU Timeline

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4th MOU - June 2023

Refined incentives, parking garage redesign

4

5

6th MOU - January 2024

QIP selected as new office co-developer

6

5th MOU - October 2023

Stream withdrew, MOU extended to January 2024

# Previous Development Proposal

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## Initial RFP Response

- Multi-Family Residential (x2)
- Office Building (x2)
- Parking Garage with Ground-Floor Retail (x1)



O'BRIEN AERIAL VIEW

ADDISON CIRCLE STATION **AMLI** RESIDENTIAL **QIP** Quadrant Investment Properties

## Final MOU Proposal

- Multi-Family Residential (x2)
- Office Building (x1)
- Parking Garage (x1)
- Retail / Entertainment Node



# TOD Parcel Restricted Use

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## Council Approval - April 23, 2024

Zoning and PD amendment approved for TOD

## Restriction Identified - April 24, 2024

Chicago Title discovered restricted use on Tower parcel

## Research Initiated - April 26, 2024

Benchmark Title engaged to research solutions

# Restricted Use on TOD Tower Parcel

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## Definition

Specific limitations on land use in plat map that govern how the lots can be developed or used

## Impact

Legally binding conditions affecting development and what can be developed on the land

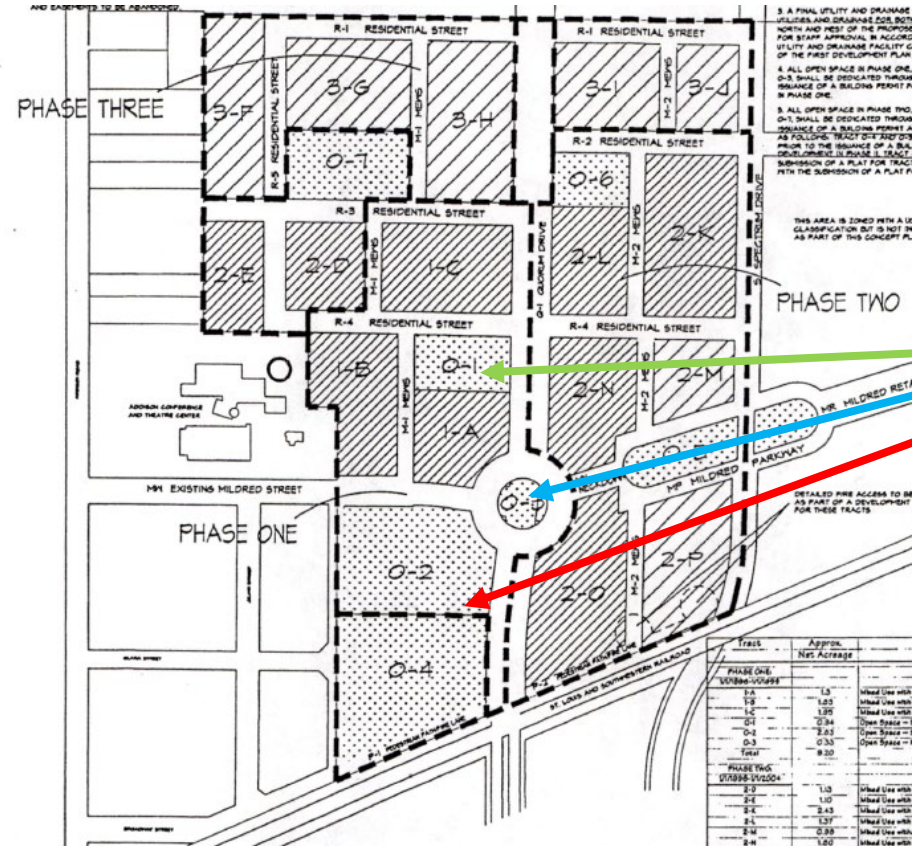
## Challenge

Must resolve or comply before proceeding with TOD plans as submitted



# Background: Ordinance 095-032

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-All open space indicated on the plans shall be public. All open space shall be labeled as "public open space", (not park, rotary, etc.), and shall be labeled as O-1, O-2, etc.

-All open space, which includes the Rotary, Bosque, and Special Events tract, in Phase I shall be dedicated through a subdivision plat prior to the issuance of a building permit for the first development in Phase I.

-All open space, which includes O-2, O-7, O-6, and O-5 in Phase II shall be dedicated through a subdivision plat prior to the issuance of a building permit as required by the Ordinance and as follows: Tract O-4 and O-5 shall be dedicated by plat prior the issuance of a building permit on the first development in Phase II. O-7 shall be dedicated with the submission of a plat for Tract 2d, and O-6 shall be dedicated with the submission of a plat for Tract 2L.

## PUBLIC OPEN SPACE



PUBLIC OPEN SPACE FOR EACH PHASE TO BE DEDICATED BY PLAT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ON THE FIRST DEVELOPMENT WITHIN THAT PHASE.



# Contextual Changes Since RFP

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## COVID-19 Pandemic

Changed workplace behaviors  
Work from home

## Market Shifts

Flight to quality office space



## Town Studies

Parks and Open Space Plan  
Trails Master Plan  
Addison Circle Vision Study  
Comprehensive Plan  
Quorum Placemaking Project

## Economic Factors

Inflation and construction costs  
increased  
Interest Rates

# Addison Circle Special Area Study

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## Vision Story

Major destination on Silver line



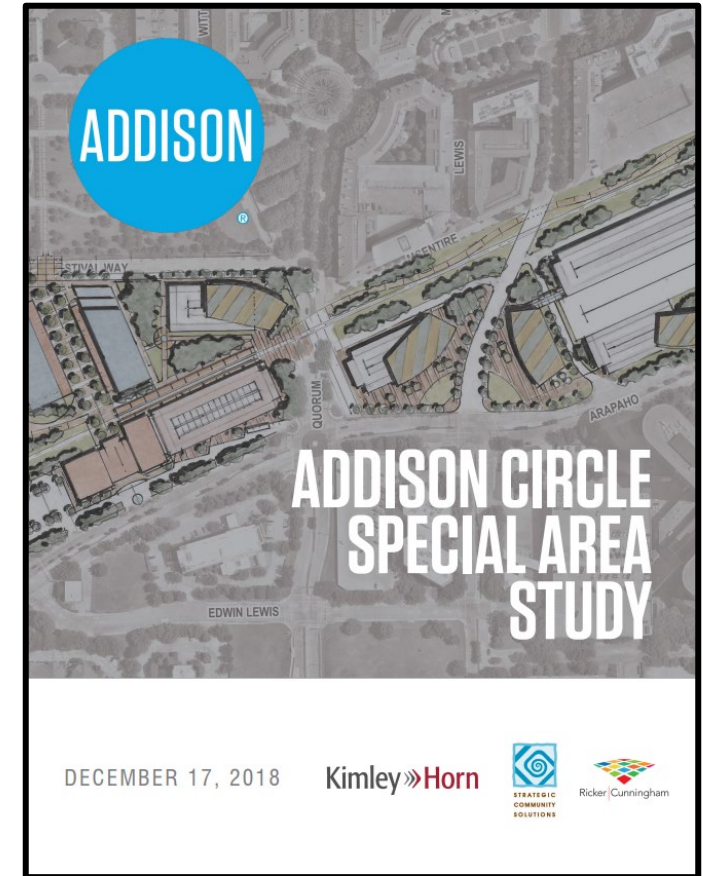
## Economic Strength

Strengthen Town's tax base



## Live, Work, Play

Enhance Addison Circle's reputation



# Addison Circle Special Area Study

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## Council Authorization

November 2017 vision development initiated



## Public Engagement

January 2018 citizen committee appointed  
Stakeholder interviews, committee meetings, community input



## Council Discussions

Plan presented August and November 2018



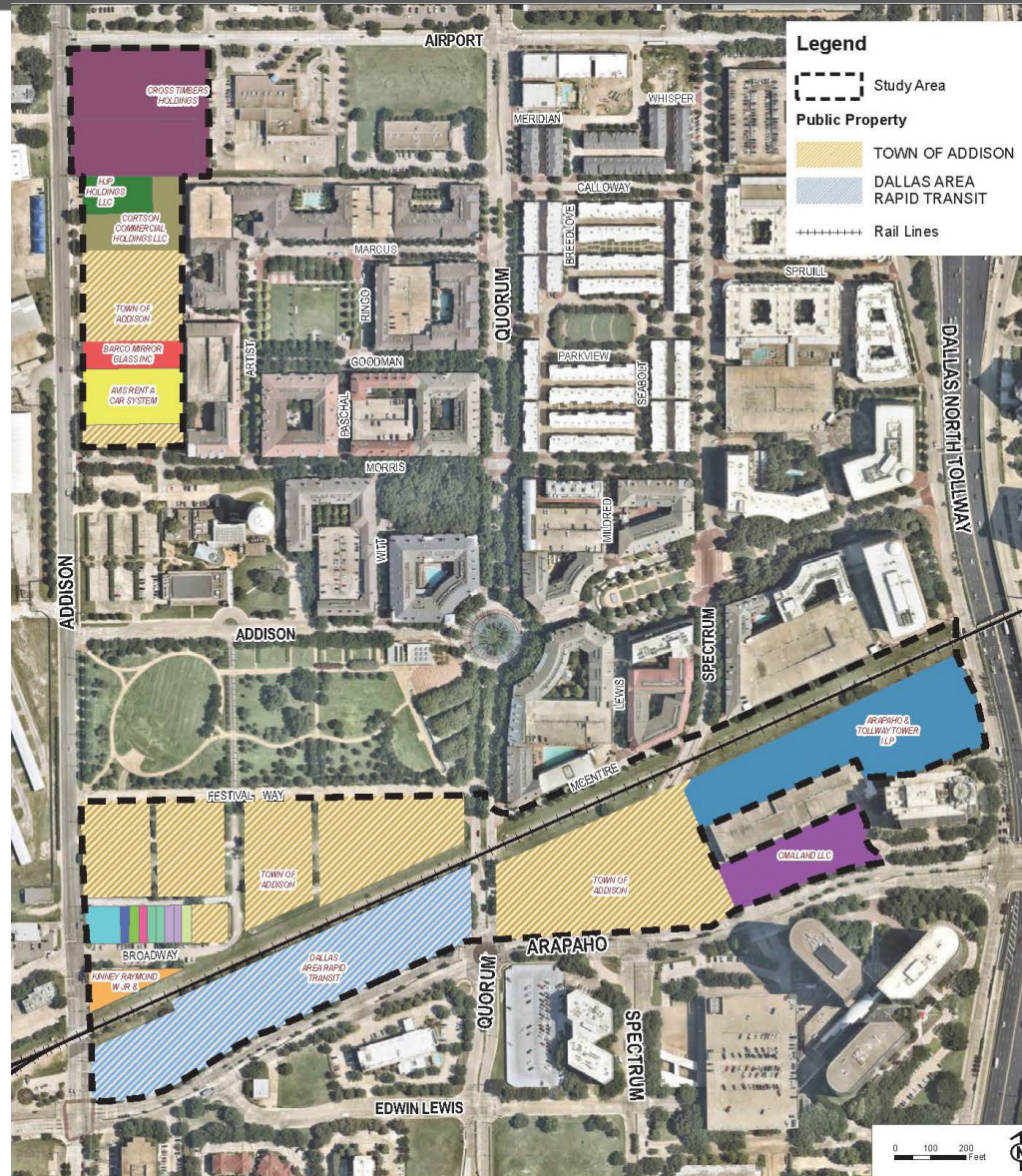
## Vision Adoption

Formally adopted February 2019



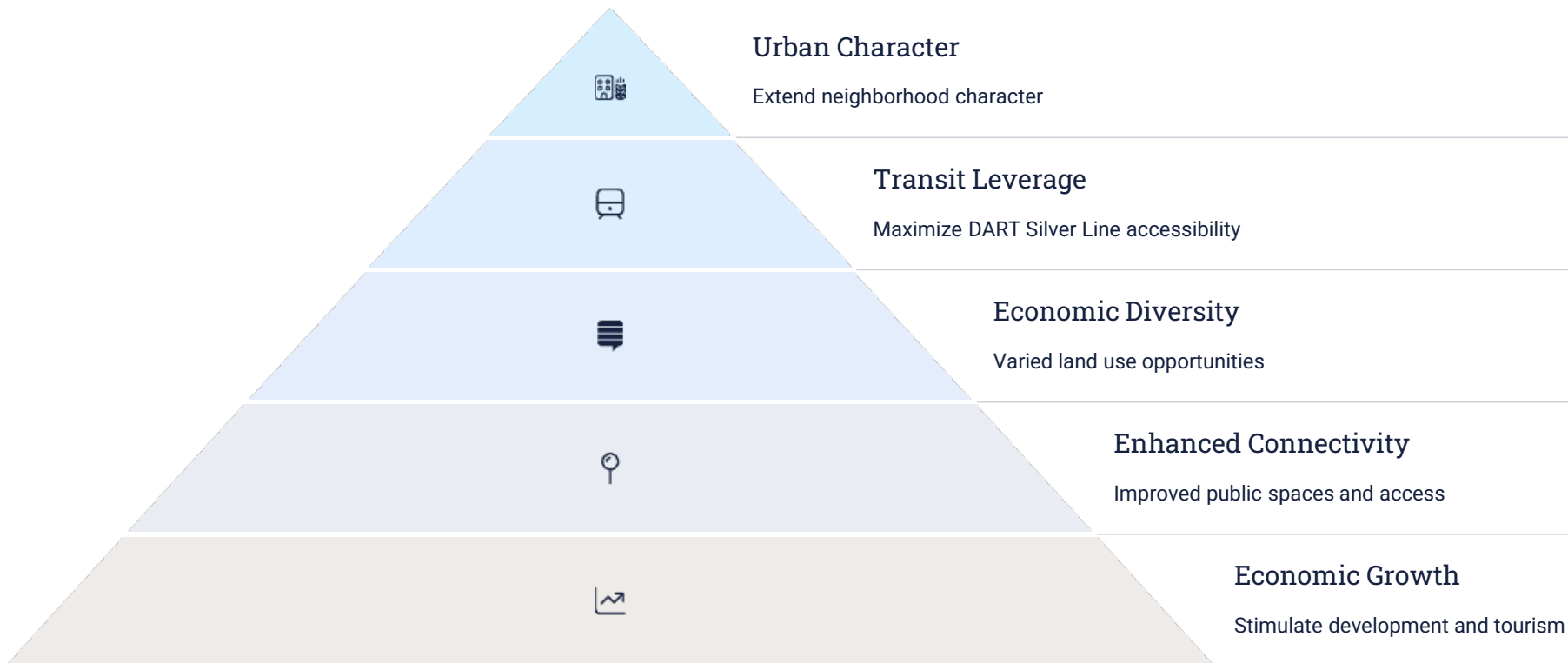
# Addison Circle Special Area Study

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# Addison Circle Special Area Study

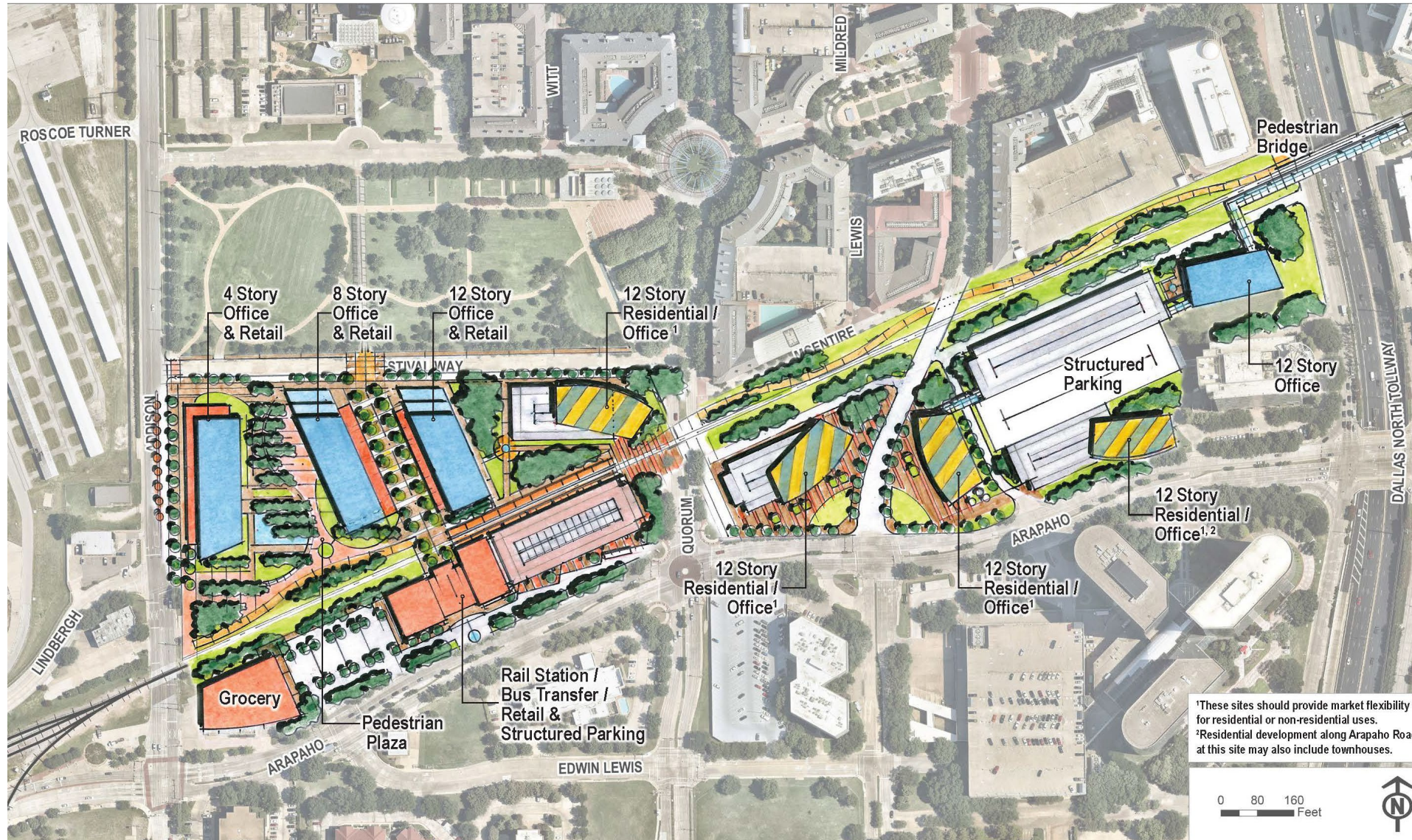
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# Addison Central – Preferred Development Plan

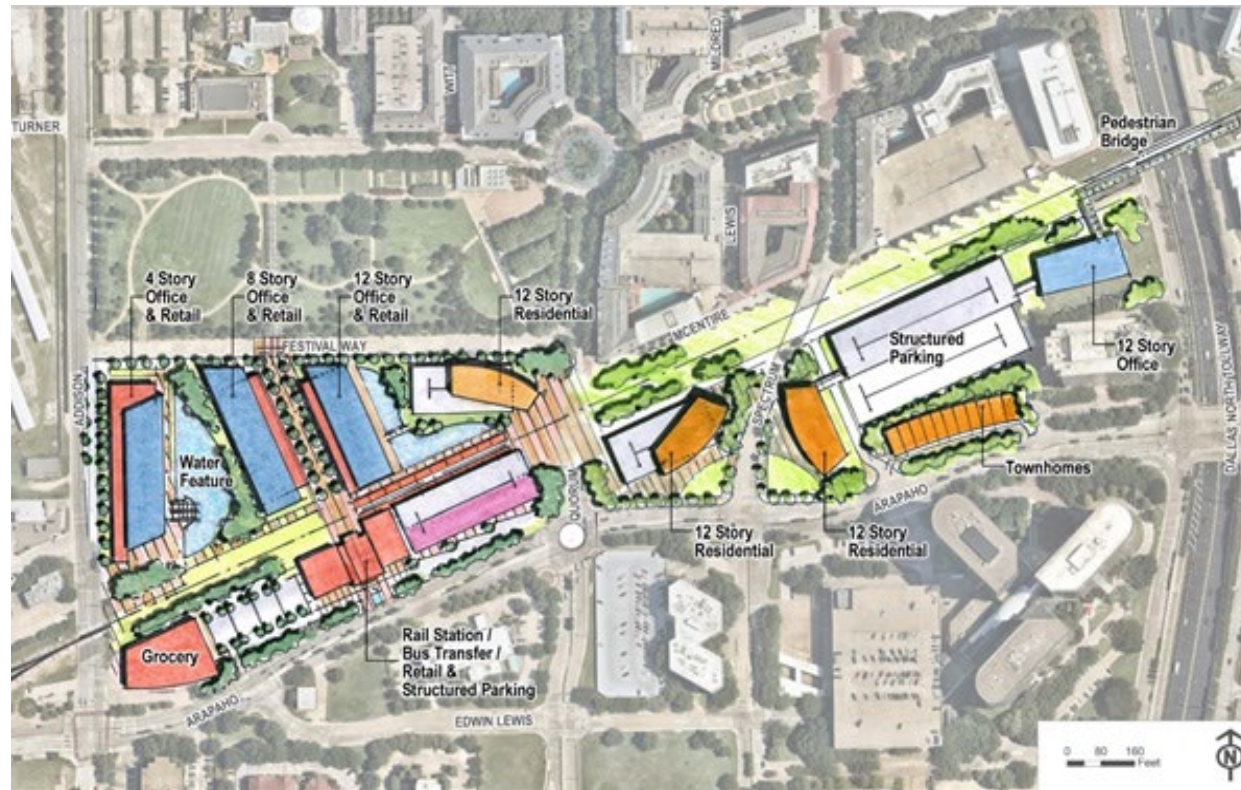
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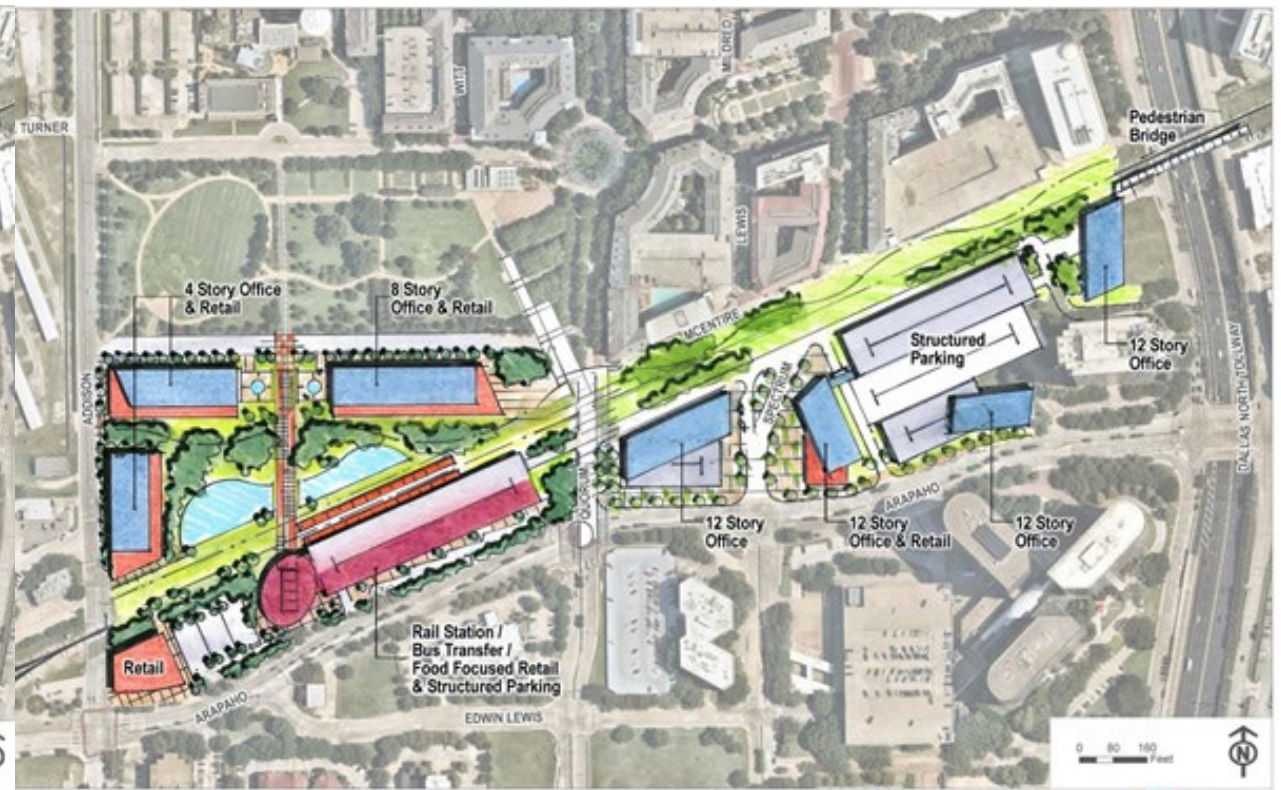


# Addison Central Alternatives

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Option 2 – Residential Focus



Option 3 – Food Central

# Common Themes of Town Plans

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## Vibrant Mixed-Use

Diverse building types and functions

## Boutique Hotel

Distinctive hospitality offering



## Economic Vitality

Strong tax base and business growth

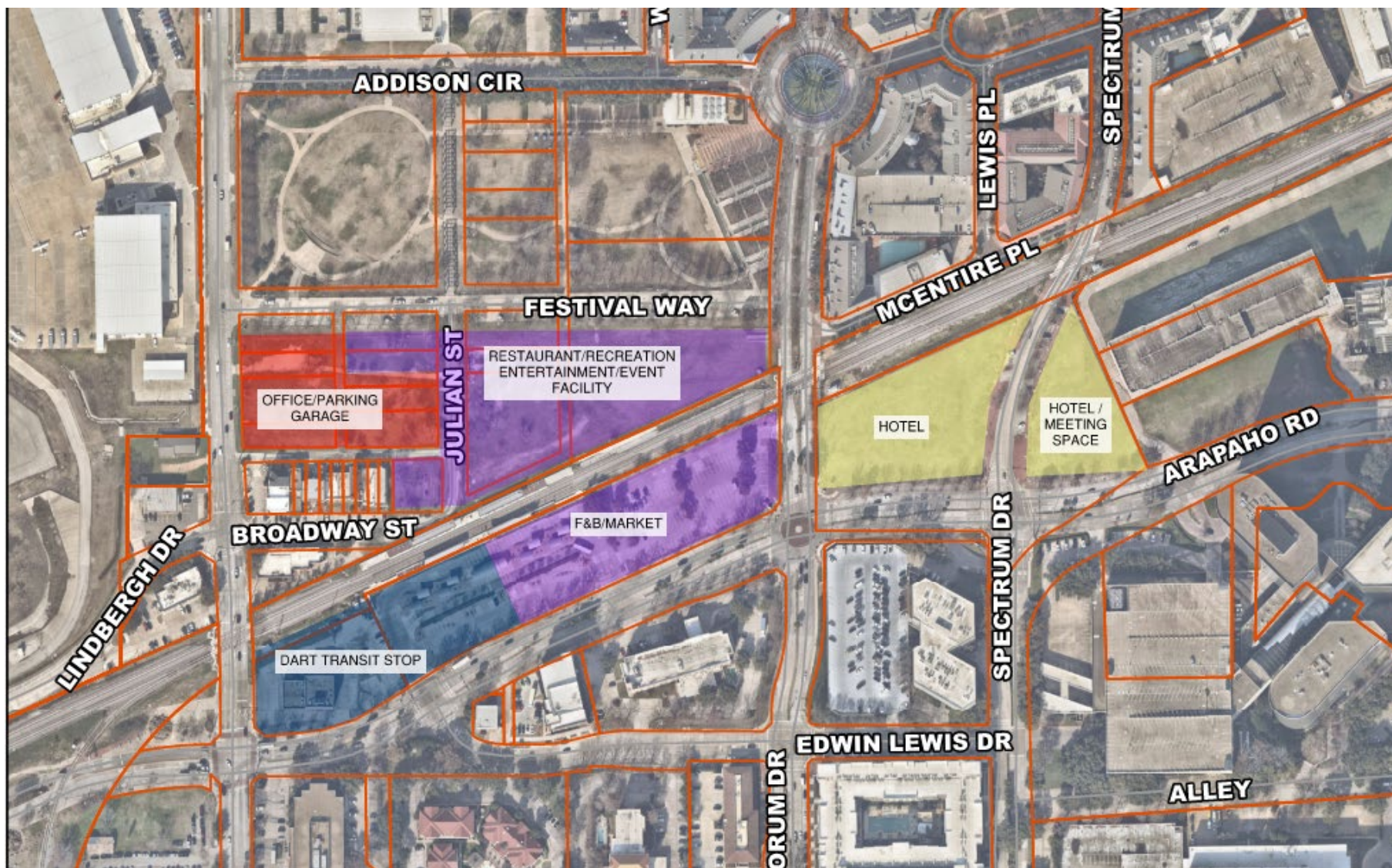
## Pedestrian Design

Human-scale streets and buildings

## Quality Public Space

Well-designed gathering areas



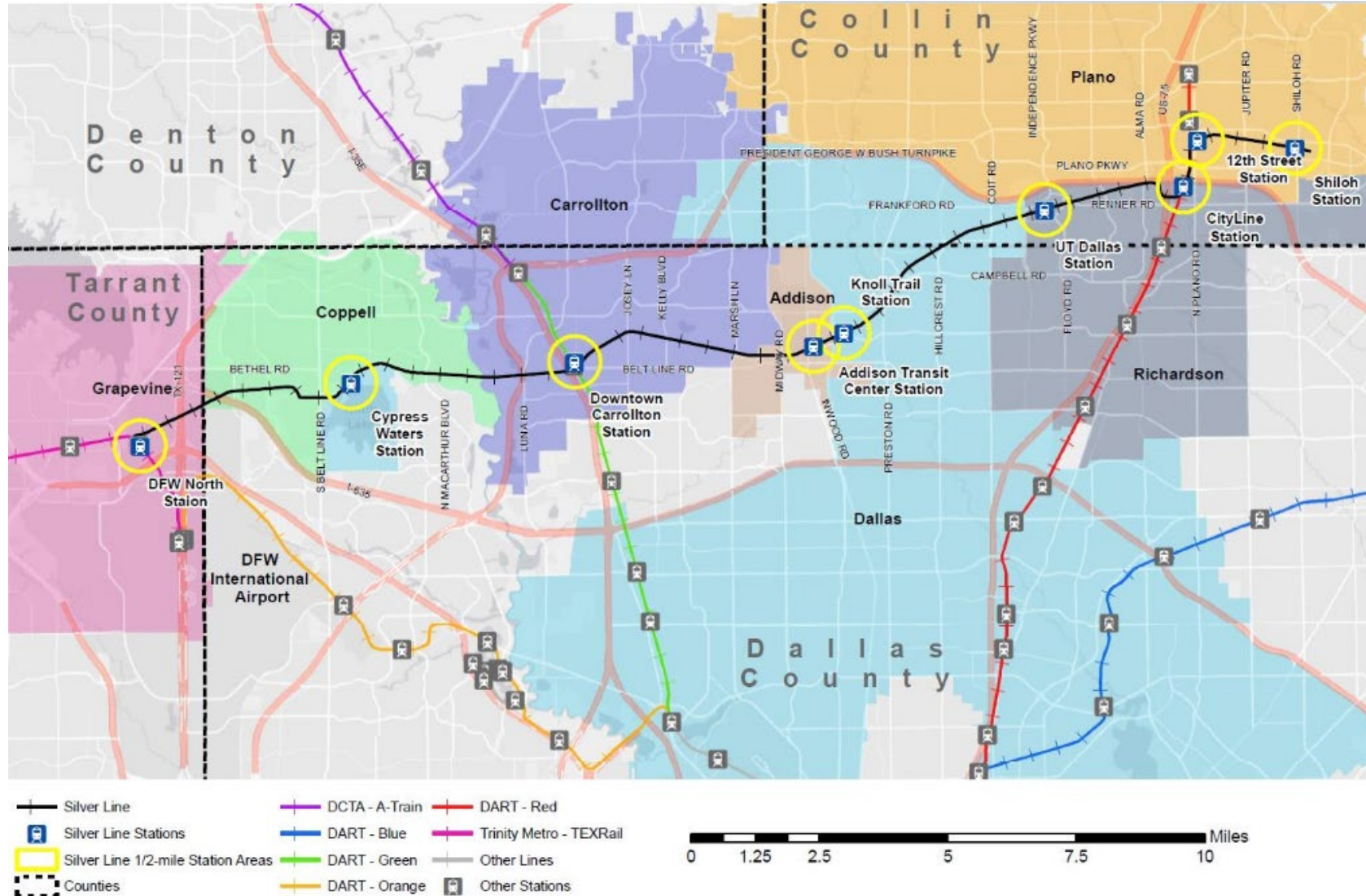




	F&B/ Market	Hotel	Retail	Entertainment	Office
<b>Economic Development Strategic Plan</b>	●	●		●	●
<b>City Council Strategic Plan</b>		●			
<b>Parks, Recreation and Open Space Plan</b>	●				
<b>Addison Circle Park Vision Plan</b>	●		●	●	
<b>Addison Circle Special Area Study</b>	●	●	●	●	●
<b>Advance Addison 2050 (Draft)</b>	●	●			
<b>DART TOD Policy / Guidelines</b>		●		●	●
<b>2024 Market Report</b>	●	●	●	●	●

# Silver Line - Housing Units

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# Silver Line - Housing Units

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3,194

Addison Circle Station

Highest density of housing units

1,636

Cypress Waters Station

Second highest concentration

1,320

Downtown Carrollton Station

Established urban center

1,221

UT Dallas Station

Growing university-adjacent housing

Total housing unit counts obtain from North Texas Council of Governments (NCTCOG) data.



# Future Redevelopment / Reinvestment

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## Redevelopment Catalyst

Spurs adjacent property reinvestment

## Urban Character

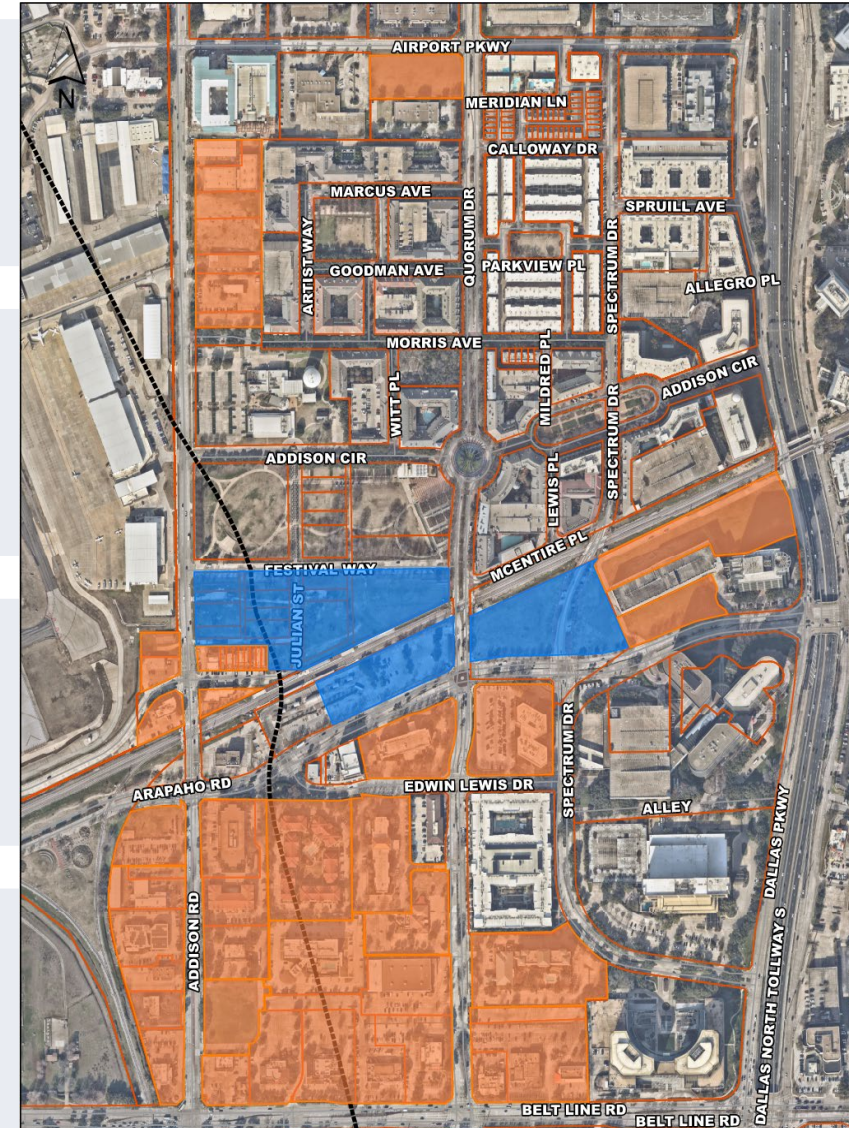
Align with and preserve Addison Circle urban design

## Expanded Opportunities

Additional housing, office, retail, restaurants

## Economic Impact

Increased property values and tax base



# Memorandum of Understanding (MOU)

Explore the proposed QIP development on town-owned property, including a hotel, office space, parking, and entertainment uses.

- **Exclusivity Period:** The Town agrees to negotiate only with Quadrant for 120 days starting in April 2025.
- **No Competing Offers:** During this time, Addison won't seek or entertain offers from others regarding the property.
- **Cooperation:** Quadrant will provide information and support for the Town's due diligence, planning, and recruitment of possible tenants.
- **Non-Binding for the Project:** This agreement does not commit either party to proceed with development.

# Recommendation

Staff recommends **approval of the MOU.**

- The proposed development aligns with multiple strategic plans and will create a vibrant, connected community hub that maximizes the Silver Line investment while addressing housing needs.
- Moving forward with the Agreement allows us to refine implementation details while maintaining momentum on this catalyst project.

# Next Steps

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## QIP Plan & MOU

Evaluate plan against updated goals

## QIP Plan Review & Financing Tools

Consider QHP, TIRZ and other funding mechanisms

## Implementation Strategy

Develop timeline and benchmarks

## Adopt Final Development Agreements\*

\*If after 120 days an agreement can't be reached, a new RFP will be developed for solicitation



# Questions?

