

Westgrove and Quorum Drive Project Updates

July 8, 2025

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The logo for Addison, featuring the word "ADDISON" in a bold, blue, sans-serif font. The text is centered within a white circle, which is set against a blue background. The blue background is part of a larger graphic on the right side of the slide, consisting of a blue triangle pointing upwards and a grey triangle pointing downwards, meeting at a diagonal line.

Purpose

Capital Improvement Projects (CIP) updates for two projects.

This is a follow-up to an update that was provided to Council on May 28, 2024, during which City Council gave direction related to the following projects:

Project 1: Westgrove Drive Bike Lanes– Trinity Mills Road to Quorum Drive
Quorum Drive Bike Lanes – Westgrove Drive to DART Rail ROW

Project 2: 2019 Bond Quorum Drive Reconstruction – DART Rail ROW to Landmark Place & NTTA

Key Focus Area 3: Mobility and Connectivity

- Strategic Objective 3.1 – Facilitate build out of Addison as a major North Dallas transportation connection point.
- Strategic Objective 3.4 – Address first mile / last mile TOD connectivity
- Strategic Objective 3.6 – Improve Pedestrian Safety



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LEGEND

Project 1

Project 2

Cotton Belt
Trail

Project 1: Westgrove Drive and Quorum Drive Bike Lanes

- Identified in the City-Wide Trails Master Plan as a Phase I project.
- Included in the NCTCOG Study Implementation of Bike Facilities to DART Rail Stations.
- Council allocated funds for design in the FY24-25 Budget.
- Transportation Alternatives (TA) Set-Aside funding awarded for the project in the amount of \$6,141,663 with a local match of \$1,535,666.
- Business owners along the corridor have voiced concerns. Staff have proposed modifications in response.

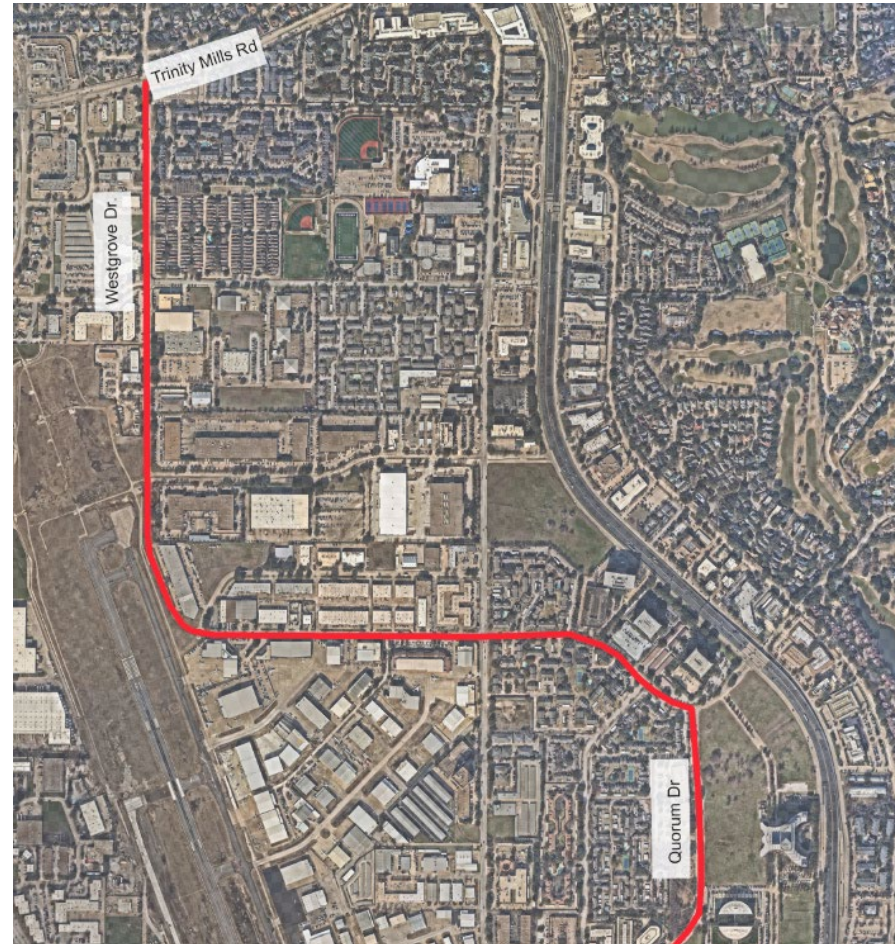
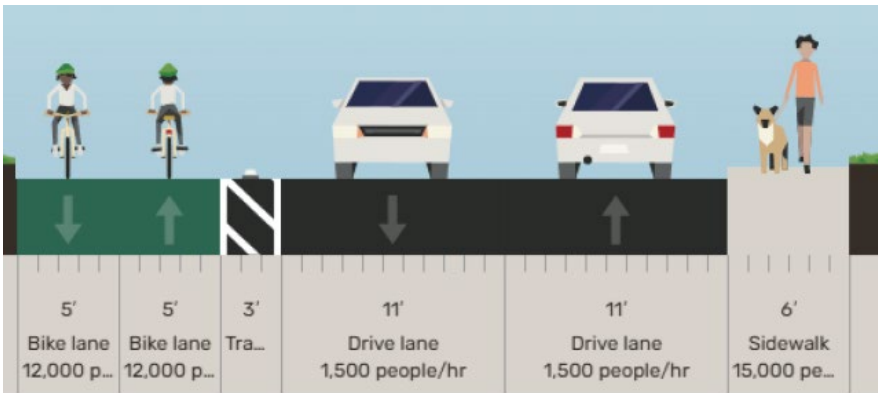
Project 2: 2019 Bond Quorum Drive Reconstruction

- Approved by voters in the 2019 Bond Election.
- Identified as a transformative project in the Parks, Recreation, and Open Space Master Plan.
- Council approved a professional services contract with Teague Nall and Perkins for design in June 2023.
- Council appointed a Public Advisory Committee to inform the project on placemaking, park activation, and connectivity in October 2023.

Project 1

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Two-Way Cycle Track – Westgrove Drive – Trinity Mills Road to Quorum Drive



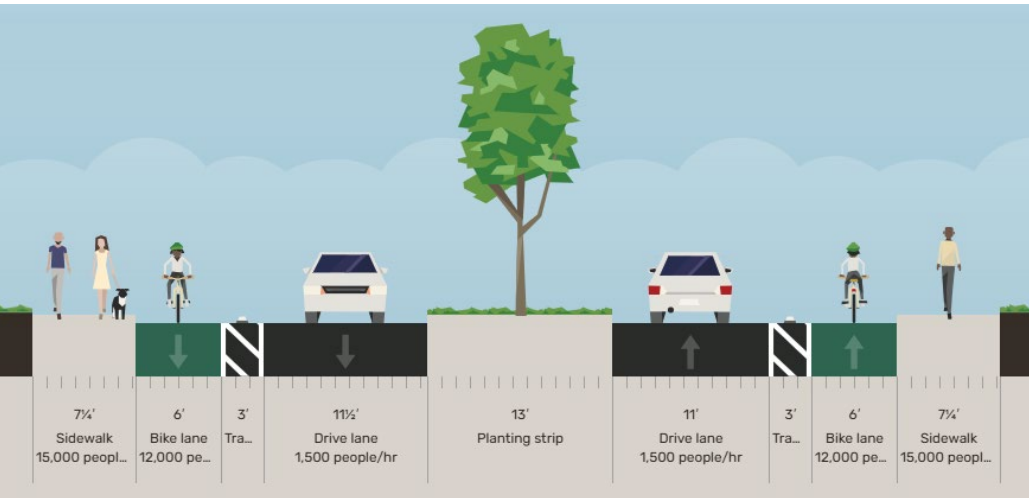
Typical Section –

- Constructed within the existing road cross section.
- Does not reduce traffic lanes or capacity.
- Will help with traffic calming.
- Utilizes traffic separators.
 - Marking and product recommendations made during construction document development.
- Road is routinely used by cyclists currently.

Project 1

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Separated Bike Lane– Quorum Drive South - Westgrove Drive to Airport Parkway



Typical Section –

- Bike lane replaces 1 lane of traffic in each direction.
 - Supported by traffic counts.
- Utilizes traffic separators.
 - Marking and product recommendations made during construction document development.

Bike Facilities – Quorum Drive South - Airport Parkway Drive to Addison Circle

Commercial Property Owner and Business Owner Meetings

Bike lane related feedback concerns specific to Airport Parkway and Addison Circle:

- Delivery access
- Door Dash / Grubhub access
- Clientele not wanting to navigate bike lanes to access businesses.
- Elderly clientele not being able to safely navigate.
- First responder access being limited or blocking traffic flow.

Although design alternatives exist, business owners prefer sharrows over separated bike lanes. Staff recommends updating the design to reflect neighborhood input. NCTCOG expressed support for modifying 1,500 feet of the project, provided it includes a bike boulevard with sharrows to avoid funding impacts.

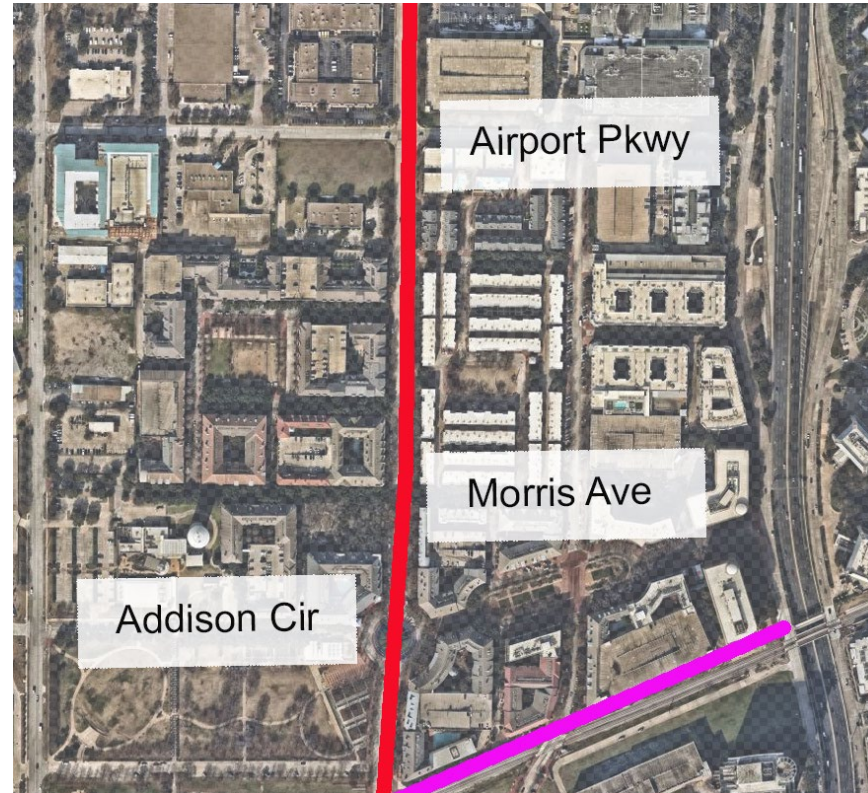
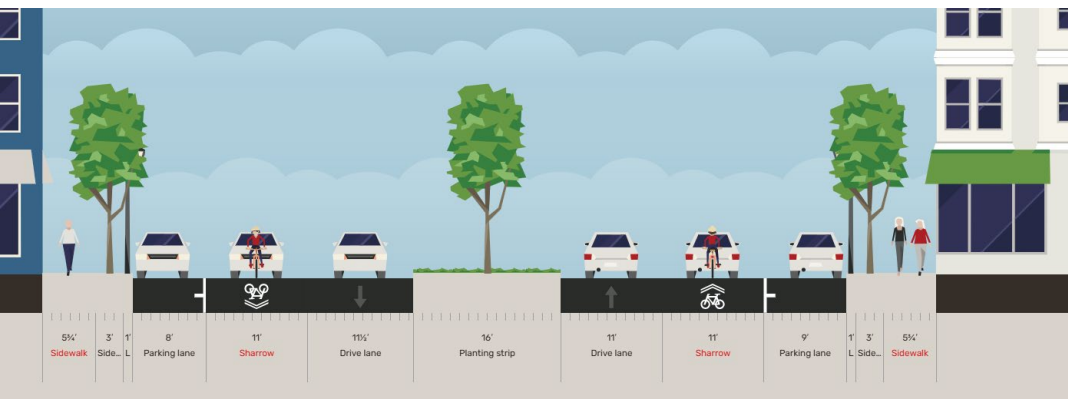
Other Feedback

- Identify off-street parking.
- Lighting does not adequately illuminate the sidewalks and crosswalks.
- Improvements to crosswalks to increase pedestrian safety.

Project 1

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Bike Boulevard– Quorum Drive South - Airport Parkway Drive to Addison Circle



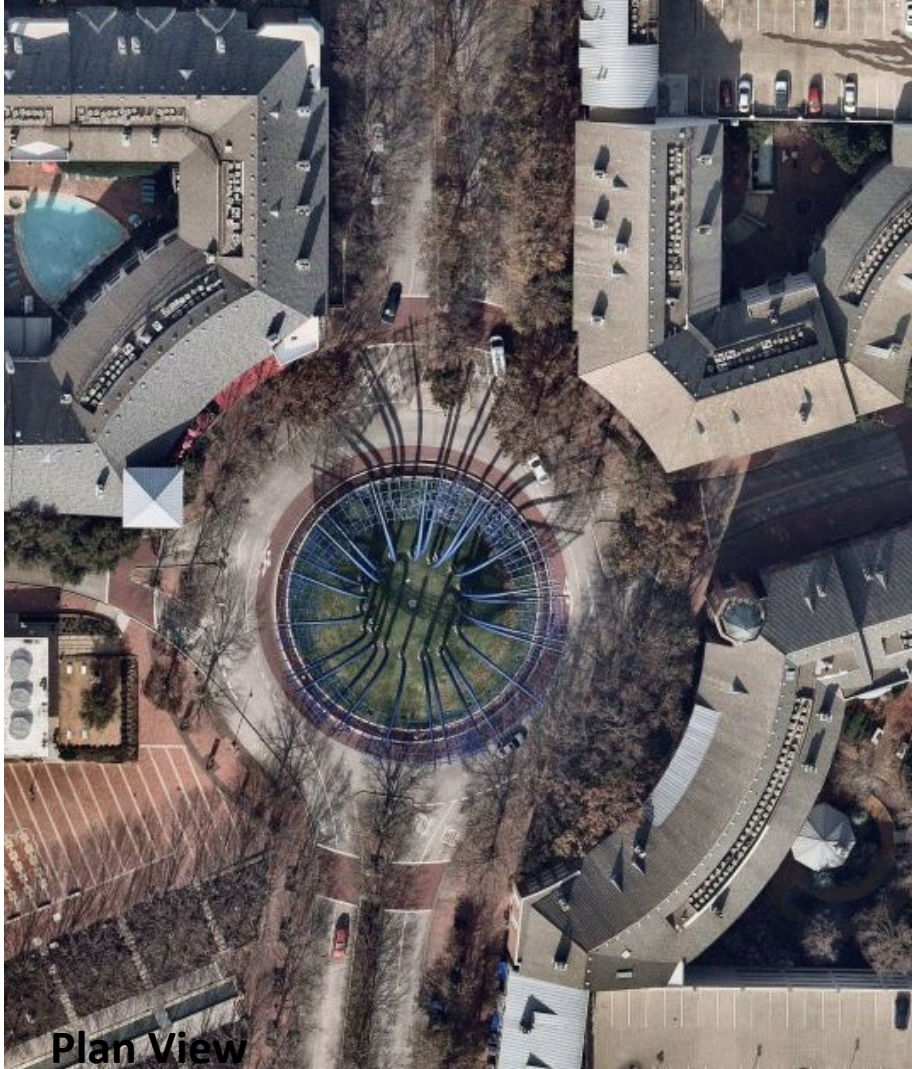
Typical Section –

- Bike boulevard does not take away traffic lanes.
 - Green sharrow markings
 - Traffic calming devices
 - Improved crosswalks
 - Improved lighting
 - Reduced speed of 25mph implemented.

Project 1

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Roundabout Option – Quorum Drive South at Addison Circle transition from sharrows to shared path on walk



Typical Section –

- Utilize existing paving and ramps to transition from sharrows to shared-use path at roundabout.
- Convert roundabout to one-lane to improve traffic flow.

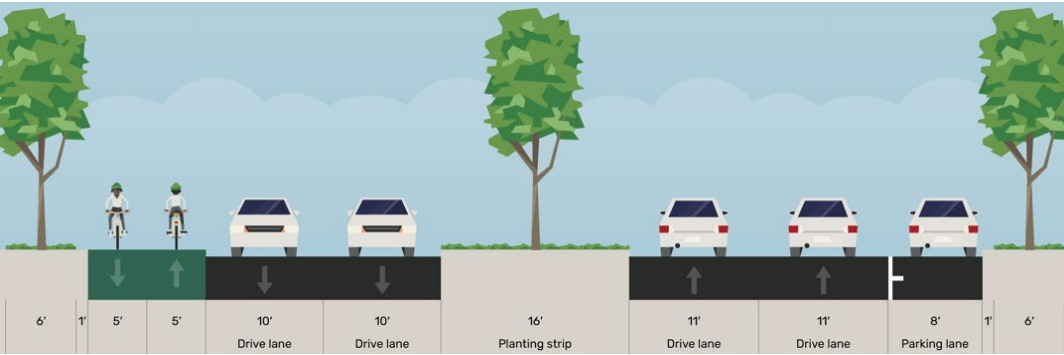


Example Photo

Project 1

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Separated Bike Lane – Quorum Drive South - Addison Circle to Cotton Belt Trail



Typical Section –

- Separated bike lane, raised to sidewalk level.
- Within the Right Of Way.
- Does not replace a lane of traffic.
- Would replace parallel parking spaces on the East side of Addison Circle Park with significant increase from TOD surface and parking garage.

Direction Request – Project 1

A blue circular logo with the word "ADDISON" in white, uppercase letters.

Project 1 includes the following changes:

- Reduced speed limit of 25 mph implemented from Airport Parkway to Arapaho Road
- Sharrows from Airport Parkway to Addison Circle
- Improved lighting throughout
- Improved crosswalks at key locations
- Shared-use path at the roundabout location

Bike Lane project, along with Transportation Alternatives (TA) Set-Aside funding awarded for the project in an amount of \$6,141,663 with a local match of \$1,535,666, has been approved by the NCTCOG Surface Transportation Technical Committee and Regional Transportation Council.

Next Steps – Project 1

- **July / August 2025** – Council to consider action on professional services agreement with consultant to prepare construction documents and environment study for project.
- **September 2025** – Professional Services Kick-Off / Public Meeting
- **TXDOT 2025** – 4th Quarter Public Meeting
- **May 8, 2026** – Advanced Funding Agreement (AFA) with TXDOT must be in place prior to this date.
- **August 31, 2028** – Deadline for agencies to open bids and obligate funds for construction.

Should staff move forward with Project 1?

Project 2

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2019 Bond Quorum Drive Reconstruction

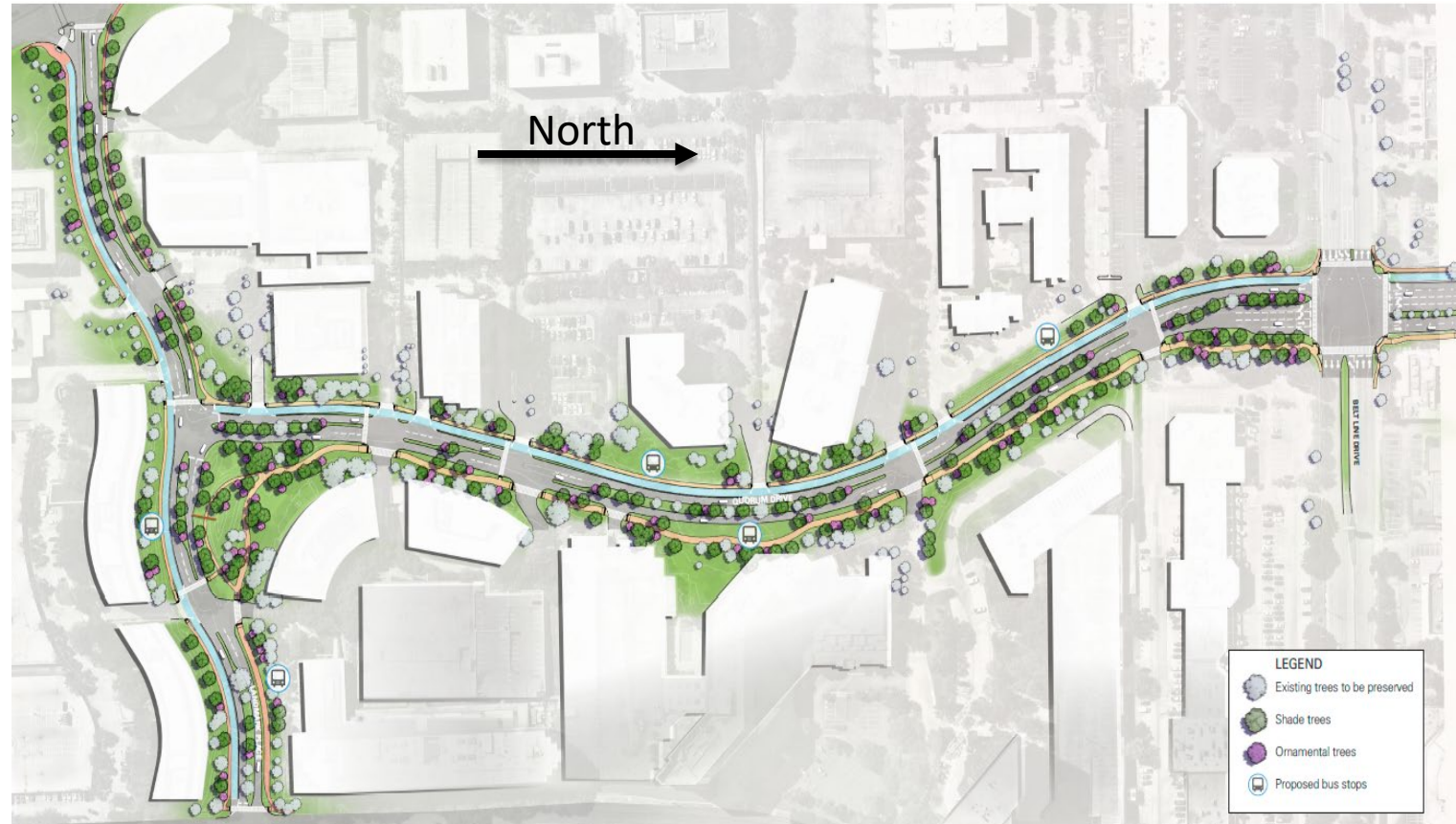
- Built in the early 1980's and has a current asset management risk score of "failed / critical".
- \$26.3M approved by voters for the reconstruction of Quorum Drive as a part of Proposition B in the 2019 bond election.
 - \$23,400,000 for utility and roadway reconstruction
 - \$2,902,000 for placemaking
 - An additional \$489K in the Self-Funded Streets Fund is available.
- Council appointed a Public Advisory Committee to inform the project on placemaking, park activation, and connectivity in October 2023.



Project 2

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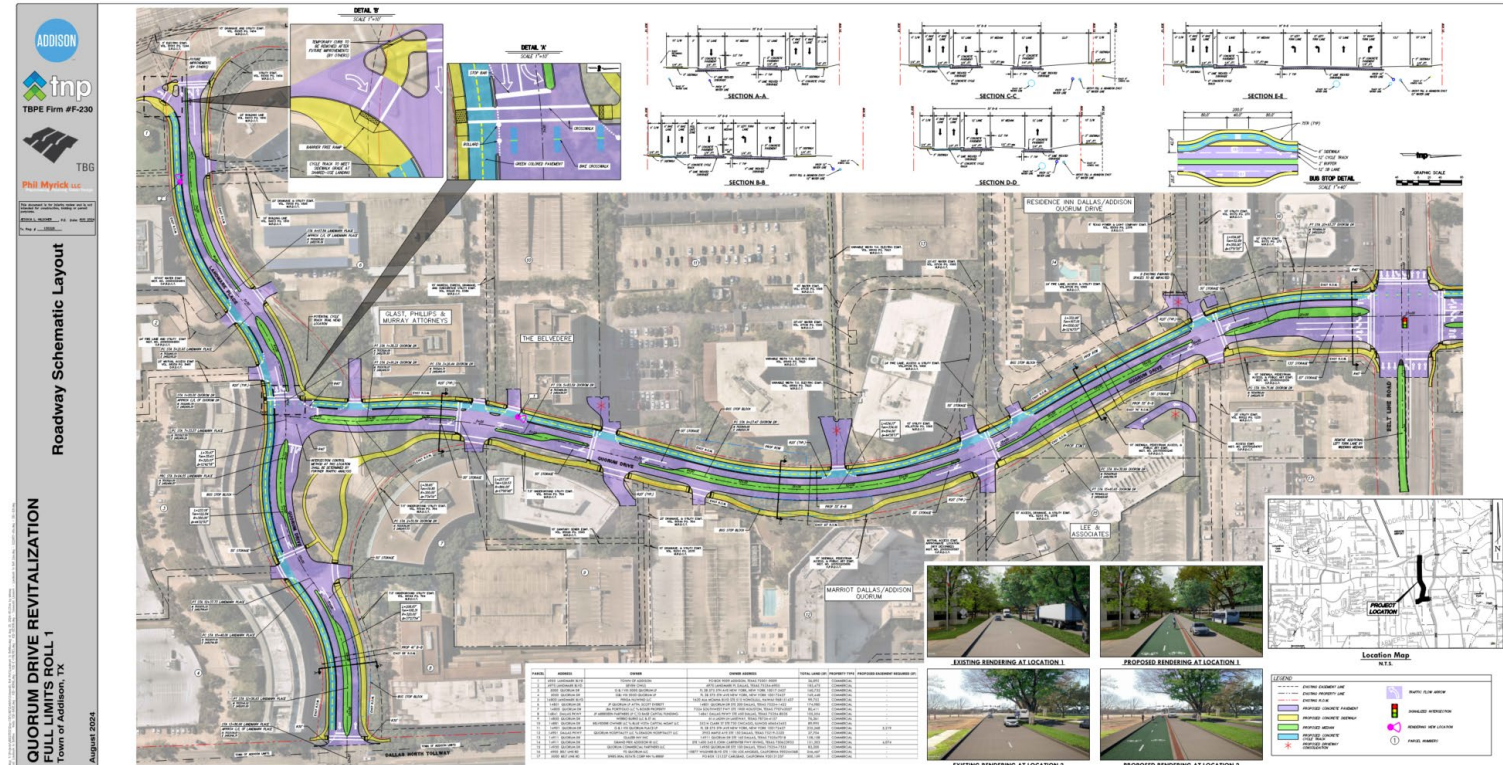
- Limits are from DART railroad south to Dallas Parkway.
- Replace existing pavement with concrete.
- Replace and / or upsize existing Town-owned utilities.
- Replace traffic signals.
- Install Master Transportation Plan, Water/Wastewater Master Plan and ADA Transition Plan elements.
- Install Art Walk components (walks, lighting and seating nodes).
- Placemaking visioning and activation based on needs identified in Parks Master Plan.



Scope of Work and Status Update

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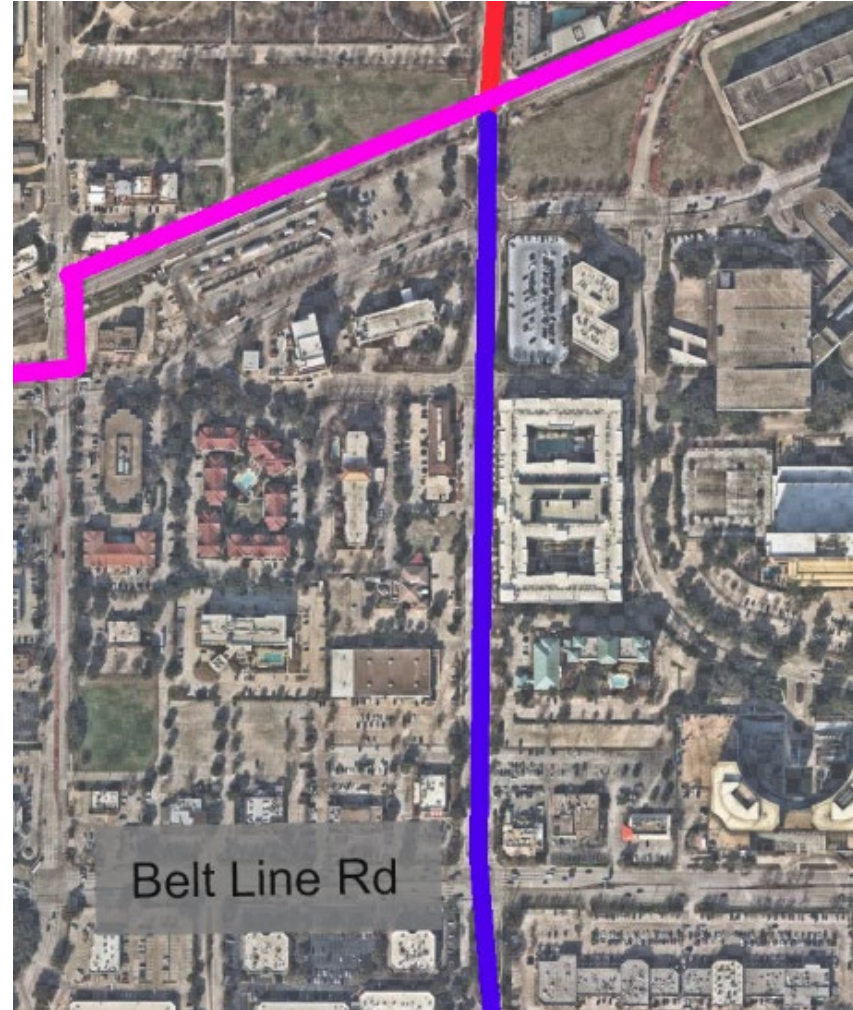
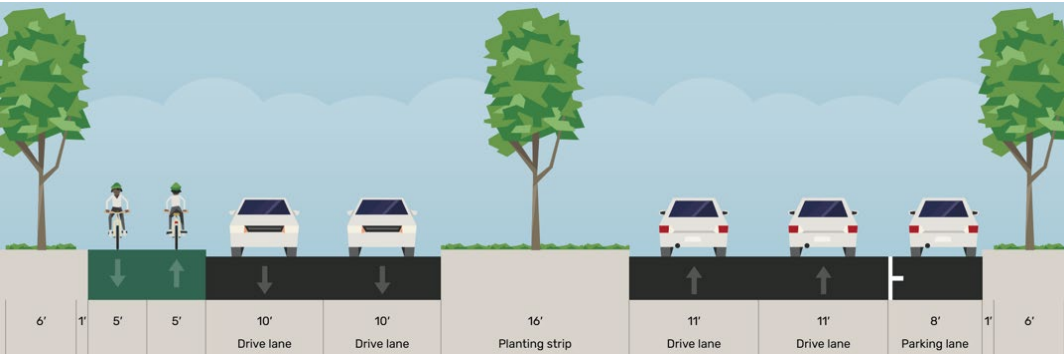
- Placemaking and urban design visioning – complete.
- City Council direction received May 28, 2024 – move forward with the project to include activation of the park elements.
- Schematic plans at 30%.
- Design of water, wastewater, drainage, roadway, illumination, traffic signals, public spaces, landscape, irrigation, aesthetics and franchise utility exploration – ongoing.
- Costs to be updated to include the design amendment, additional scope, and construction inflation.



Project 2

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Separated Bike Lane – Quorum Drive South - Cotton Belt Trail to Belt Line Road



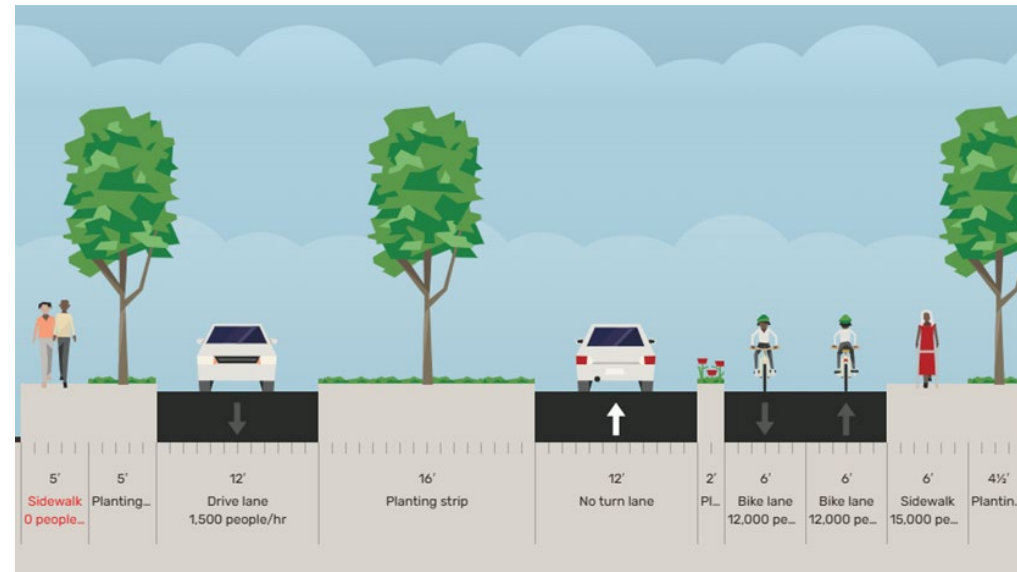
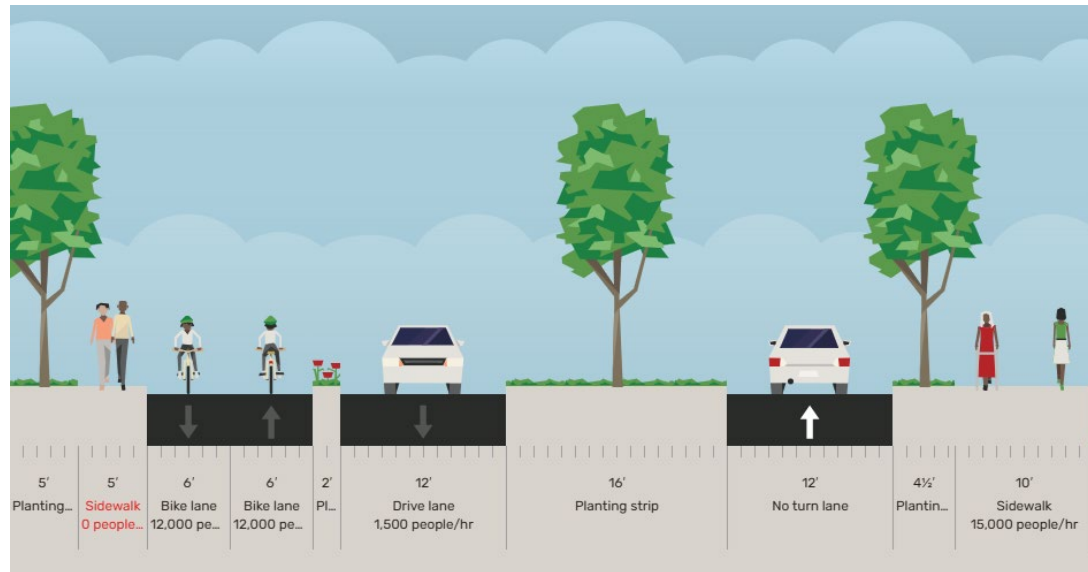
Typical Section –

- Separated bike lane, raised to sidewalk level.
- Predominantly within the Right Of Way.
- Does not replace a lane of traffic.
- Would replace parallel parking spaces south of Edwin Lewis (TOD parking will offset).

Project 2

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Separated Bike Lane – Quorum Drive South - Belt Line Road to Landmark / NTTA



Typical Section –

- Separated bike lane
- Replaces a lane of traffic

Project 2

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Placemaking



Beer Garden with Pet Space
10,000 sqft



Event Lawn
9,000 sqft



Event Plaza
8,000 sqft



Private Gathering Spaces
1,000 - 1,200 sqft



Coworking Garden
300 - 500 sqft



Passive Lawn
6,500 - 18,000 sqft



Open Street/ Events
28,000 - 87,000 sqft



Phil Myrick LLC
Placemaking Planning Urban Design

quorum
drive

Placemaking Vision
Package

Addison, Texas
April 2024

TBG
3001 Bryan Street
Ste 1450
Dallas, TX 75201
(214) 337-1011
tbgpartners.com

The information shown is based on the best
information available and is subject to change
without notice.



Project 2

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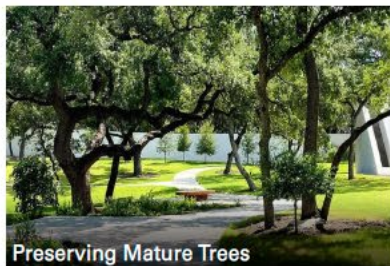
Native Planting



Events



Multi-functional Lawn



Preserving Mature Trees



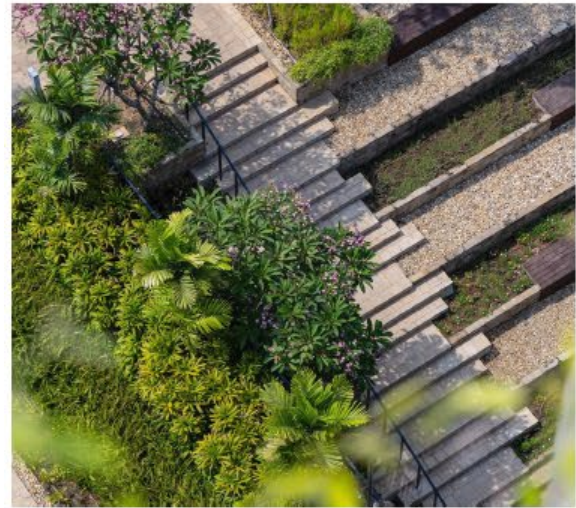
Key Plan

LEGEND

- Primary walkway
- Secondary walkway
- 'Sun-up at Quorum'
- Entry nodes
- Landscape buffer
- 8'-0" wide walkway
- Cycle track & walkway
- Office building
- Proposed service bldg

Project 2

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01. arboretum

Design Principles

- Accentuating Mature Trees
- Celebrating the Character of the Corridor
- Creating an Engaging Pedestrian Experience
- Strategic Landscape Planting
- Art Integration at Key Moments



Project 2

ADDISON



02. sun-up

Design Principles

- Solar Equinox Inspiration
- Circulation and Form Generation
- Enhancing the Pedestrian Experience
- Artistic Integration and Engagement



Direction Request – Project 2


A blue circular logo with the word "ADDISON" in white, uppercase, sans-serif font.

Recommendations for Phase I Placemaking - completing park infrastructure at Quorum Drive and Landmark Place and including pedestrian nodes along Quorum as alternate bid items.

Park includes:

- Area for food trucks
- Covered pavilion
- Restroom
- Lawn area
- Relocated sculpture
- Seating
- Outdoor co-working space
- Lighting

Next Steps – Project 2

A vertical line with three blue circular markers.

August 2025 – Council to consider action on a professional services Design Amendment with the consultant to include revised scope.

August 2025 – Design is anticipated to take 18 months, with completion anticipated in February 2027.

August 2027 – Construction to begin. Construction is anticipated to take 24 months, with an estimated completion of August 2029.

Questions

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