

Addison Junction Planned Development (1947-Z)

February 10, 2026

Lesley Nyp, Director of Development &
Neighborhood Services



Case 1947-Z Addison Junction

ADDISON

LOCATION:

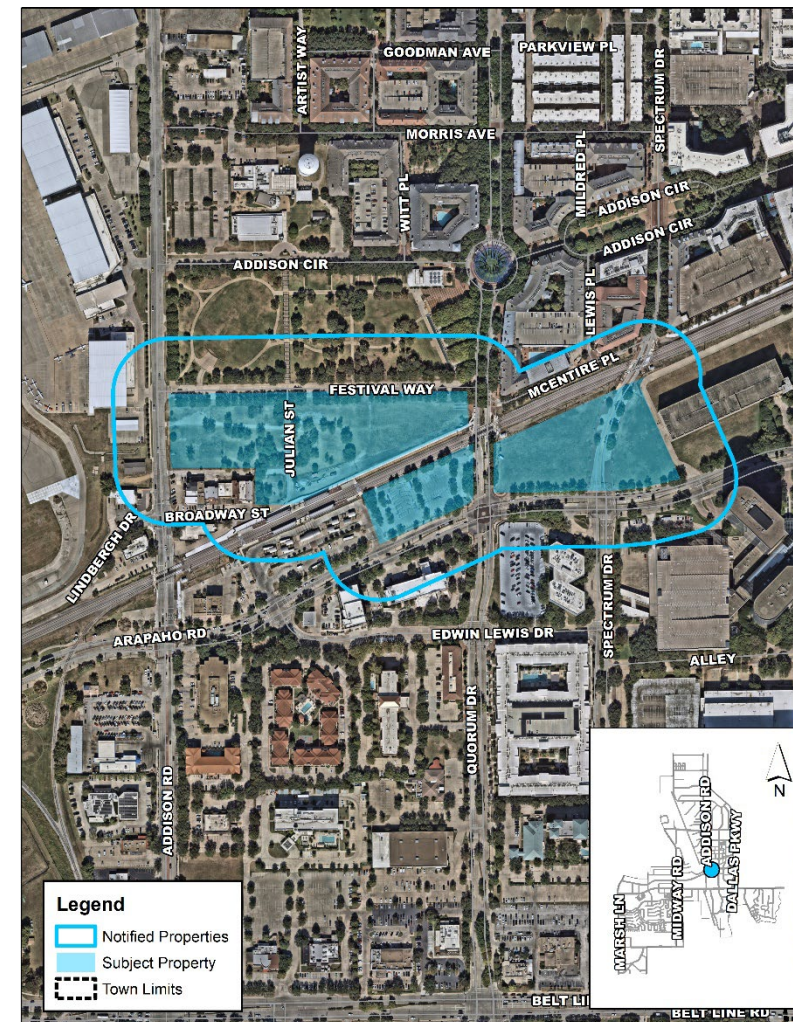
±15.5 acres generally located at the southeast corner of Addison Road and Festival Way and the northeast and northwest corner of Quorum Drive and Arapaho Road

REQUEST:

To rezone ±15.5 acres from Commercial General (CG) and Planned Development (PD), Ordinance Nos. O24-022, O24-023, O24-024, and O23-011, to a new Planned Development (PD) zoning district, to allow for a transit-oriented mixed-use development comprised of office, parking, hotel, restaurant, retail, and entertainment uses, and associated public and private open space and common areas.

ACTION REQUIRED:

Hold a public hearing, discuss, consider, and take action on the appropriateness of the proposed zoning request.



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SITE HISTORY:

1990s – The Town acquired and assembled land for Addison Circle Park and the 13± acres situated north and east of the Addison Transit Center.

2018 – The Town adopted the Addison Circle Special Area Study, establishing a vision for transit-oriented, mixed use development in the area surrounding the future DART Silver Line station.

2020/2021 – The Town engaged real estate advisory firm, Cushman & Wakefield, to issue an RFP for a partnership to develop a transit-oriented mixed use development on Town and DART land .

2022 – The Town selected and entered into a Memorandum of Understanding (MOU) with the Co-Developer team of AMLI Residential and Stream Realty Partners.

2023 – The Town adopted PD zoning to permit development of the 1st phase of the TOD project.

2024 – The Town approved PD Amendments for modified concept plan, and development standards (Phase I), and associate office, parking structure and multifamily tower development plans.

2024 – Restricted Use Covenant identified which impacted previously approved plan.

2025 – The Town entered into a MOU with QIP on April 22nd, which resulted in Master Development Agreement approval on September 9th, for Addison Junction.

Present – The Town and QIP are requesting preliminary planned development zoning entitlements for Addison Junction.

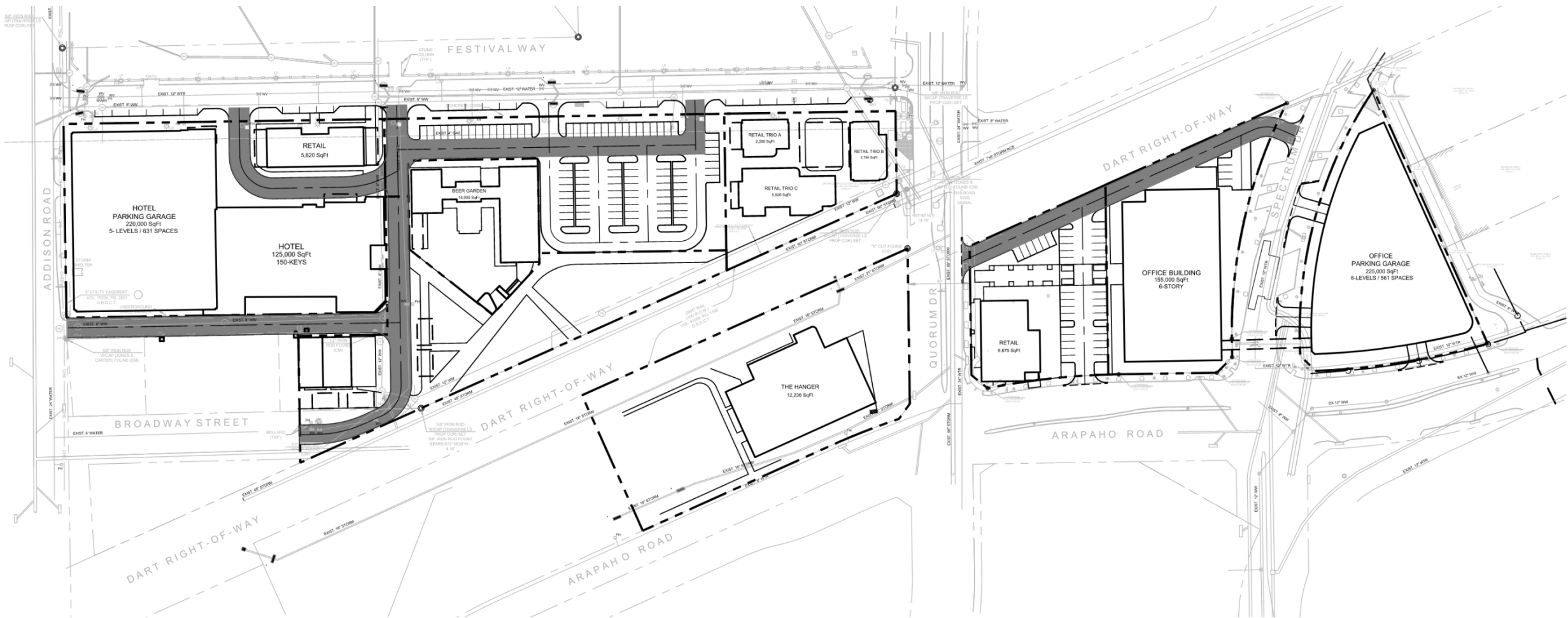
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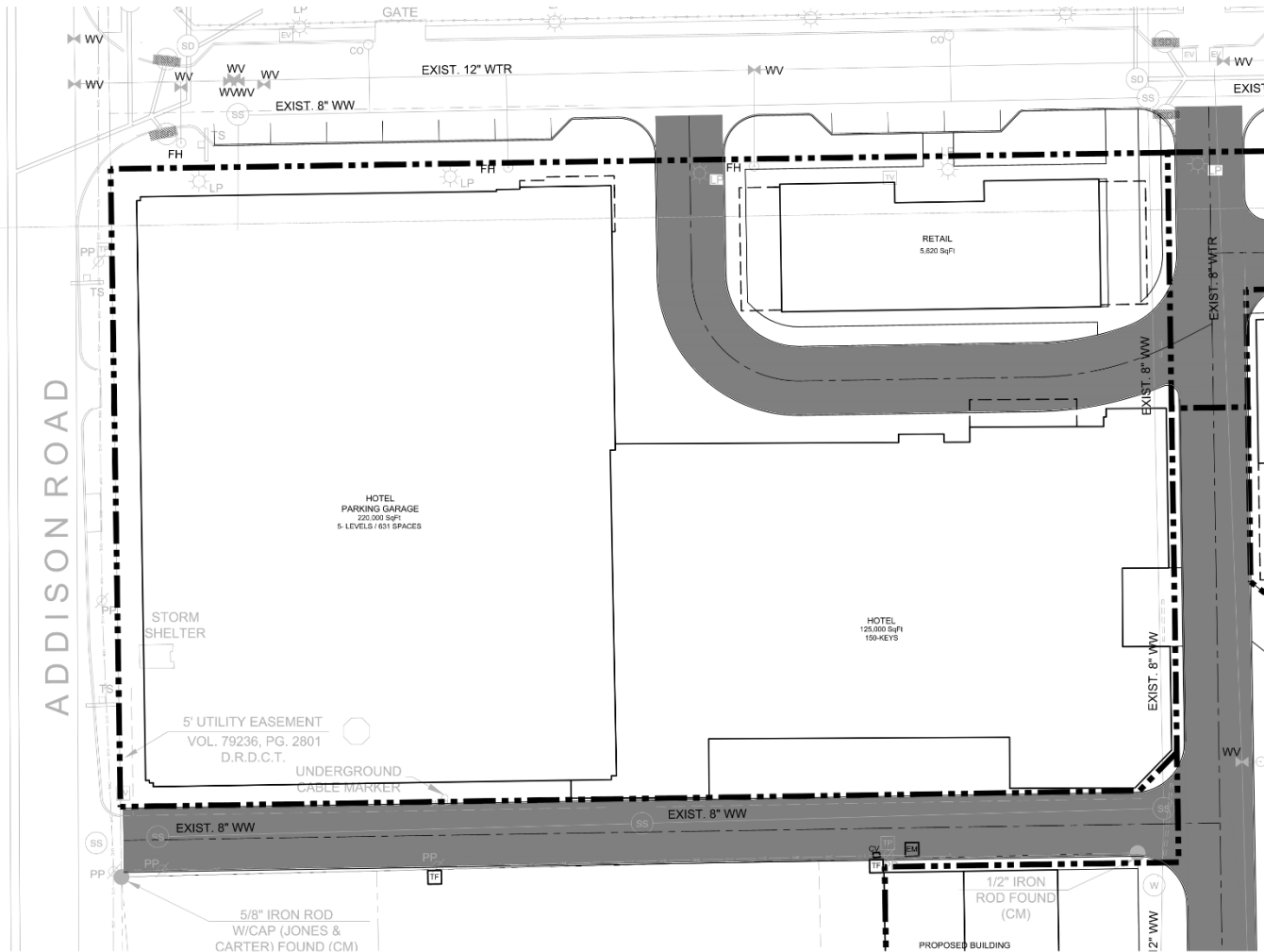
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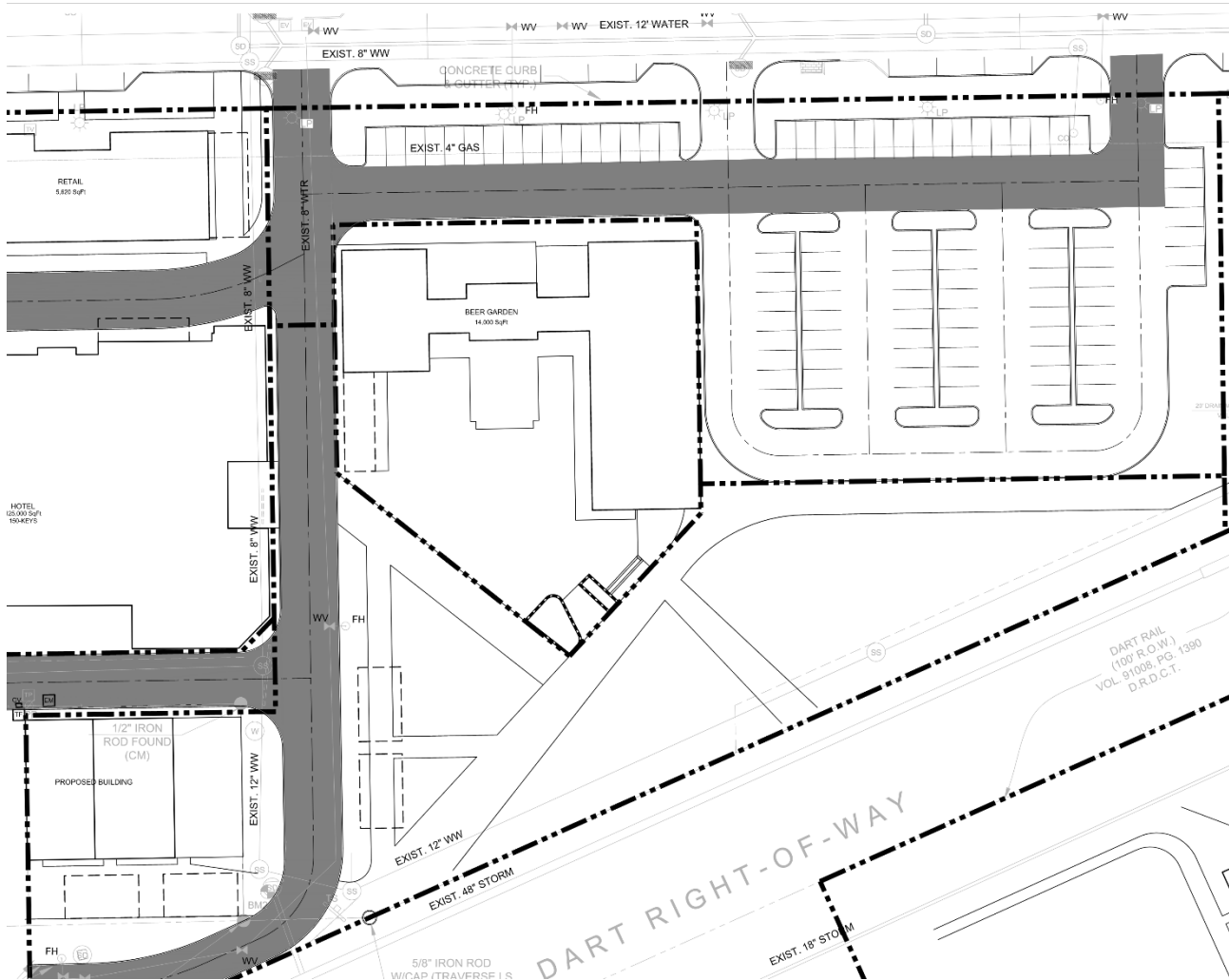


HOTEL / RETAIL / PARKING GARAGE

- Boutique hotel: 150-key hotel similar in type to a 'collection' or 'lifestyle' brand with upper upscale quality.
- Seven stories with guest amenities and meeting space.
- Five-level parking structure to provide approximately 631 parking spaces.
- Retail site fronting onto Festival Way, approximately 5,600 square feet.

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ENTERTAINMENT / SURFACE PARKING

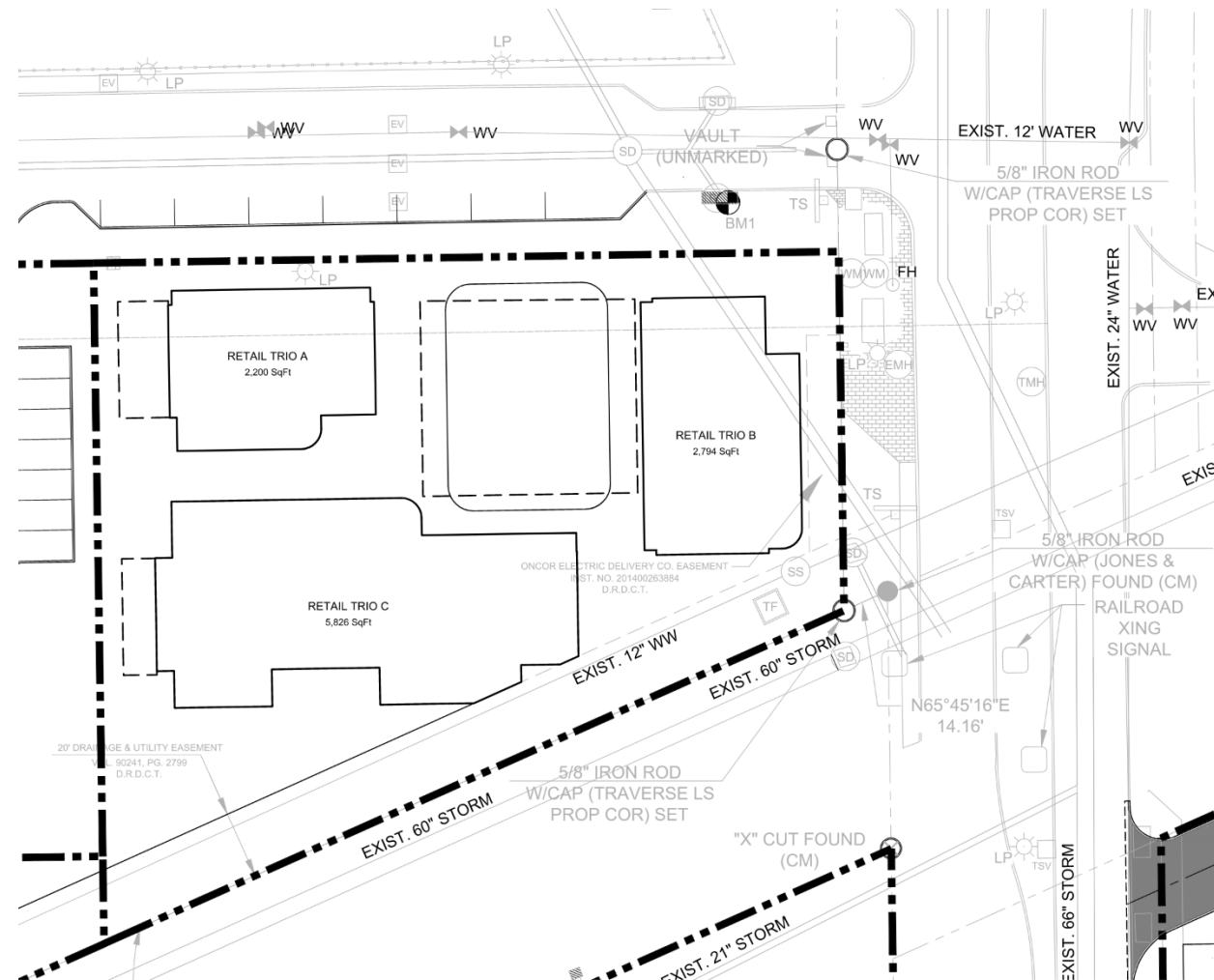
- One-to-two story, 14,000 square foot indoor entertainment space (additional programmed outdoor space).
- Intended to provide programmed entertainment, such as live music, and food/beverage service.
- 98 surface parking spaces surrounding entertainment will allow for easy parking access and opportunity for future development.

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FARMERS MARKET

- Three one-story retail buildings offer approximately 11,000 square feet of retail space, with outdoor space.



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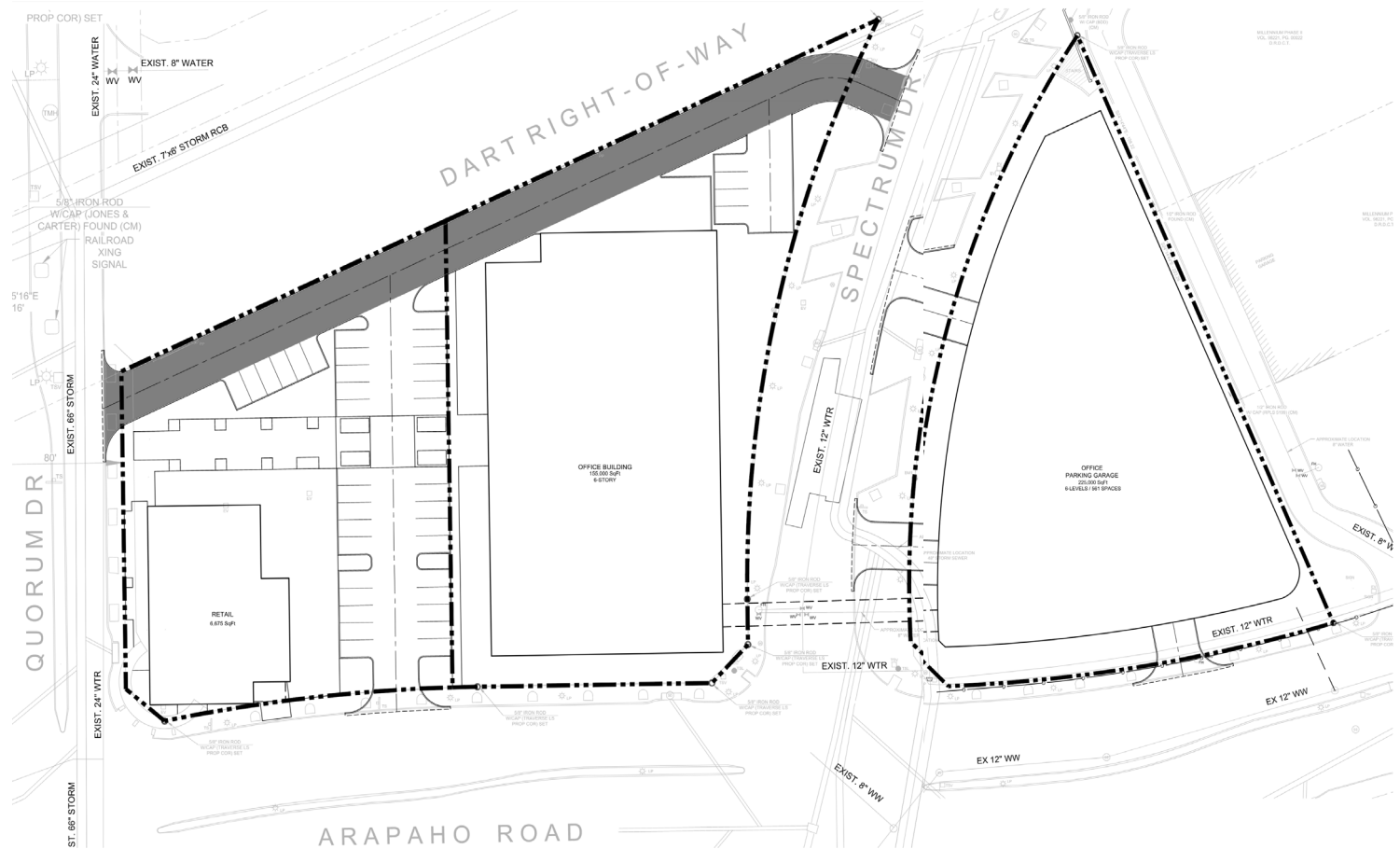
- 12,000 square foot, two-story retail/restaurant structure.
- Anticipated approximately 29 surface parking spaces to be included with The Hangar.

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OFFICE / PARKING GARAGE

- Six-story office building with 155,000 square feet of gross floor area with hybrid mass timber construction.
- Six-level, 560± space parking structure
- Use of living screen on parking structure.



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PERMITTED USE & DEVELOPMENT STANDARDS

- Substantially complying with Mixed-Use Center (M-4) Zoning District (*Addison Circle district*).
 - Additionally use standards for development (as depicted on Concept Plan).
- More Restrictive Standards:
 - Mechanical Placement and Screening
 - Solid Waste and Recycling
- Relief Request:
 - Build-to-range: Modified to allow more flexible building orientation to many entrances of site.

PERMITTED USES AND DEVELOPMENT STANDARDS

All Permitted Uses and Development Standards shall comply with the Mixed-Use Center (M-4) zoning district within the Unified Development Code unless otherwise modified herein:

1. **Permitted Uses:**

- A. Recreation Facility, Outdoor.
- B. Brewpub, Distillery, or Winery (allowed by Special Use Permit).
- C. Hotel, Full Service.
- D. Entertainment/Event Facility (Indoor and/or Outdoor).
 - i. Definition: A commercial entertainment or event use conducted indoors, outdoors, or a combination of both, which is primarily intended to accommodate the public for cultural, recreational, artistic, athletic, or social events, including but not limited to live performances, exhibitions, spectator activities, and programmed gatherings. Accessory uses that are customary to the entertainment or event function, and that are intended to serve event patrons, performers, staff, or visitors are permitted. These accessory uses may include, but are not limited to, food and beverage service, retail sales, rehearsal rooms, equipment storage, office space, or outdoor plazas.
 - ii. This definition does not include adult entertainment establishments, casinos/gambling halls, nightclubs, or private event venues.
- E. All other uses as defined in the Table of Allowed Use for the Mixed-Use Center (M-4) Zoning District.

2. **Building Setbacks:**

- A. Build to Range: The build to range shall comply with the **Concept Plan**.

3. **Parking:**

- A. **Shared Parking:** The final quantity of parking spaces, operation of the parking structure(s), and retail parking accommodations, are subject to the definitive agreements between the Town and Developer.

- 4. **Mechanical Equipment Placement and Screening:** Mechanical equipment shall be mounted on the roof and be screened from view from all rights-of-way and located to minimize noise intrusion off each lot. Screening must be architecturally compatible with the building design.

- 5. **Solid Waste and Recycling:** Solid Waste and recycling services shall be provided for this development. Dumpsters and compactors should be considered in the design of buildings, shared where feasible, and shall not be permitted as freestanding features within the site.

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Proposed Development Character

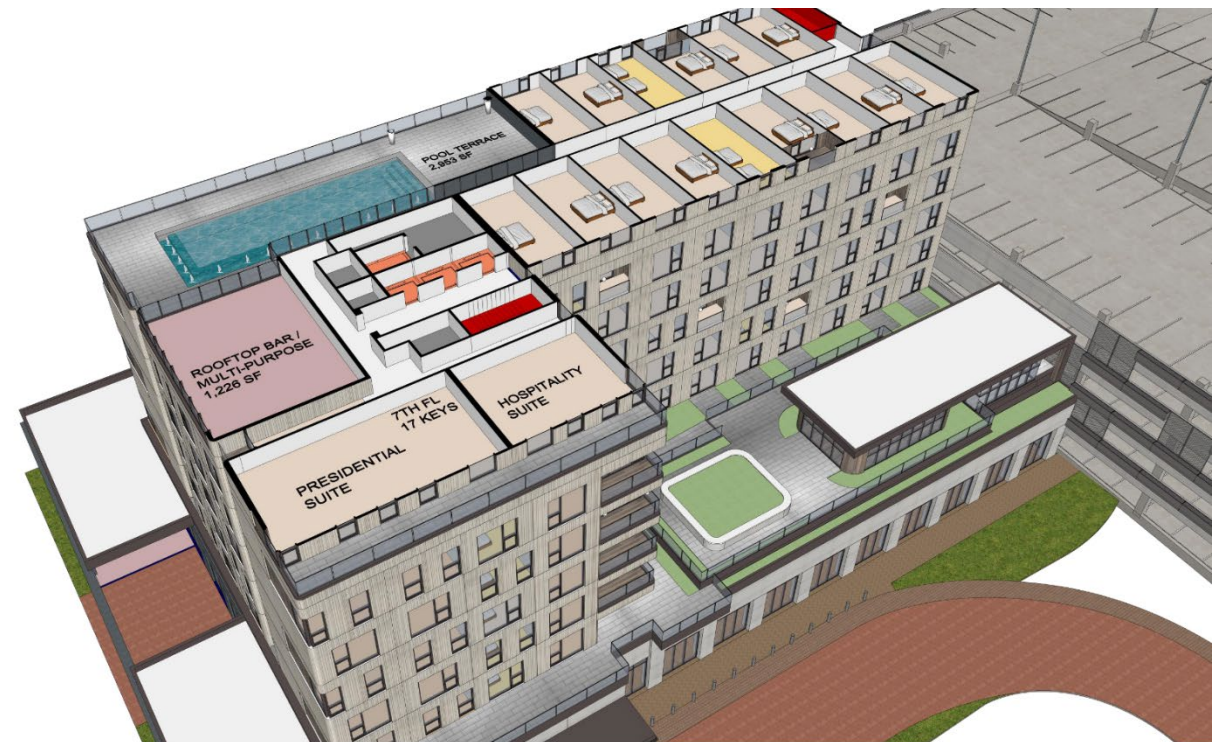
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QIP HOTEL - ELEVATION PERSPECTIVE

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QIP HOTEL - 7TH FLOOR ISOMETRIC

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Hotel & Parking Structure

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QIP HOTEL - AERIAL 1

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Hotel & Parking Structure

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QIP ADDISON JUNCTION PARK - AERIAL

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Entertainment

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Entertainment

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FARMERS MARKET (not to scale)

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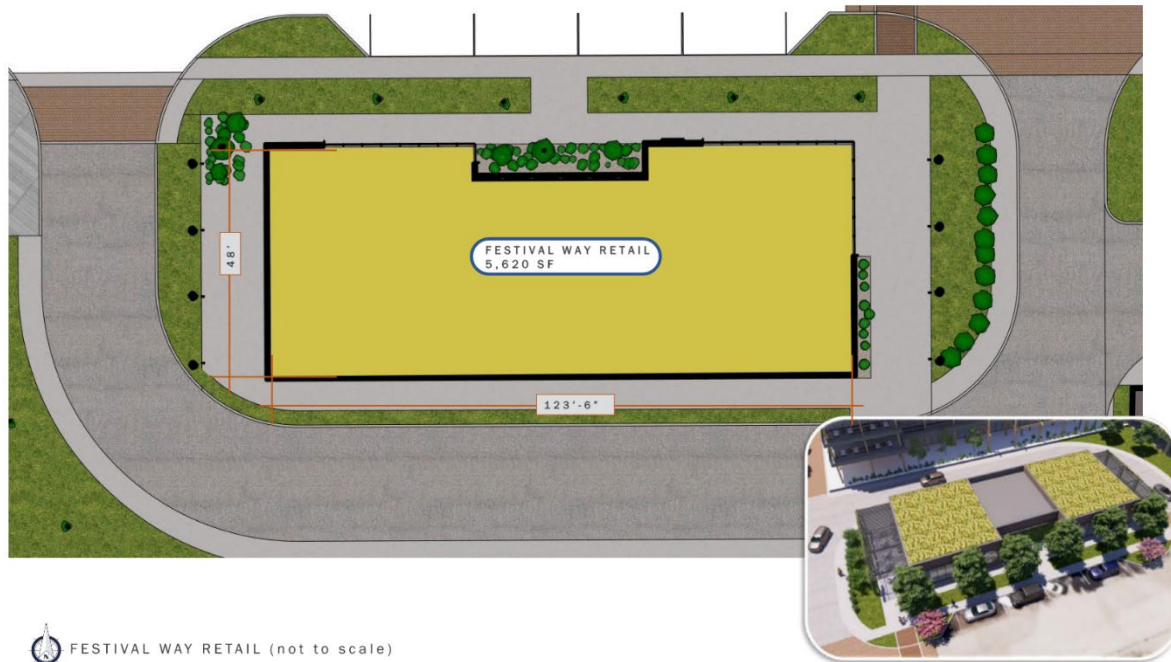
FARMERS MARKET - AERIAL 1

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Farmers Market

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 FESTIVAL WAY RETAIL (not to scale)

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QIP MASS-TIMBER OFFICE BUILDING & GARAGE - QUORUM DR. & ARAPAHO RD.

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Retail

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QIP THE HANGAR - PERSPECTIVE 1

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QIP THE HANGAR - PERSPECTIVE 2

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The Hangar

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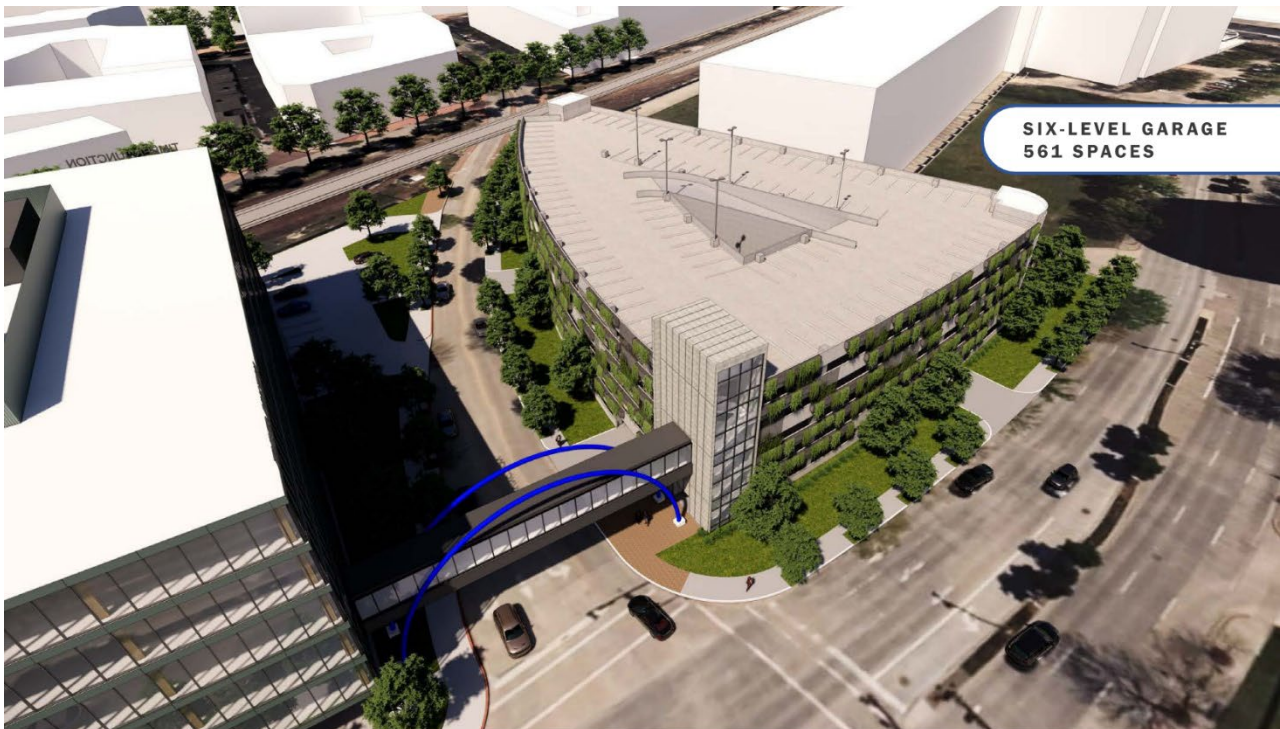
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QIP MASS-TIMBER OFFICE BUILDING - W VIEW

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SIX-LEVEL GARAGE
561 SPACES

QIP OFFICE GARAGE

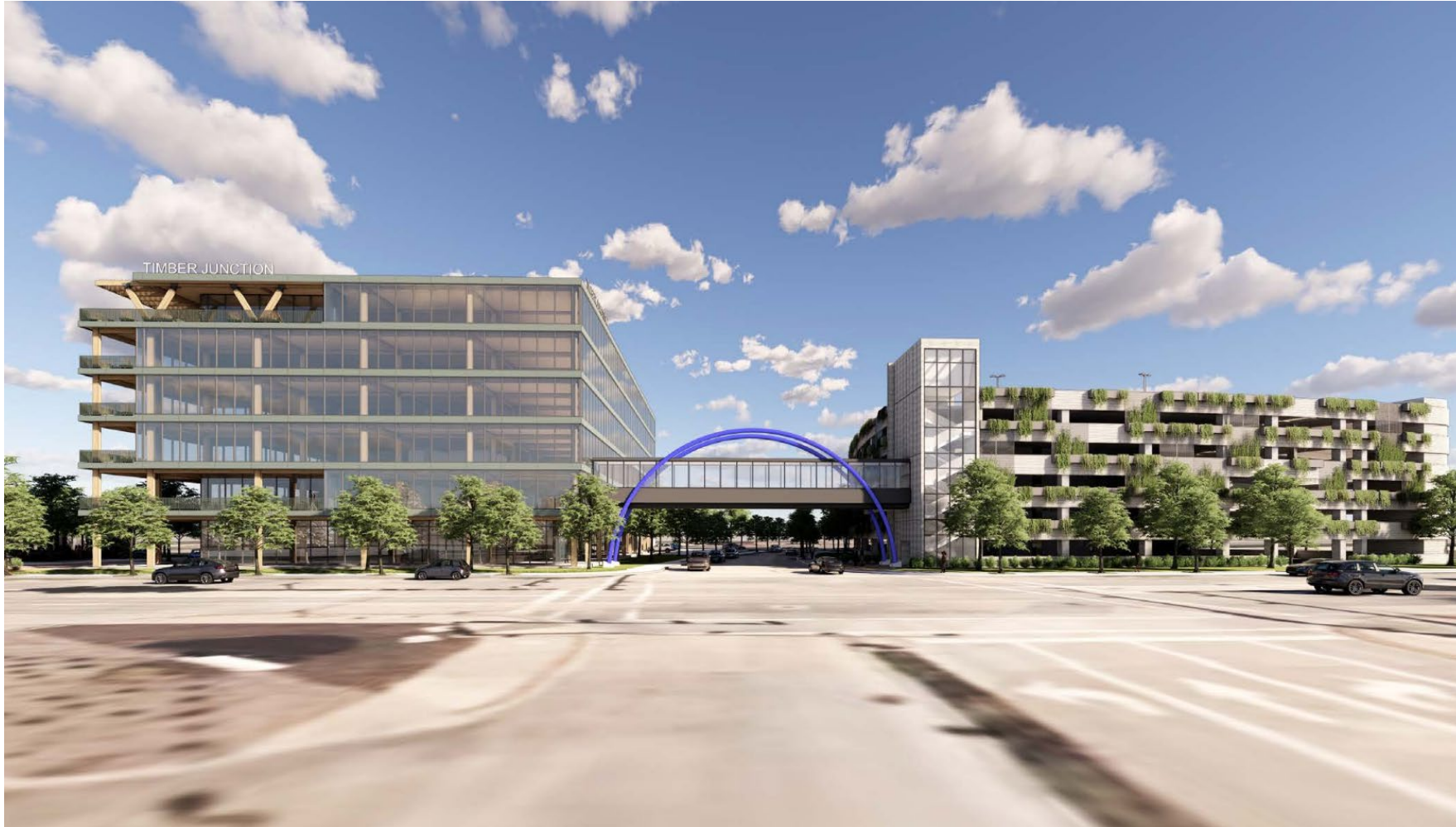
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Office & Parking Structure

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Office & Parking Structure

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Parking Supply Matrix	
Entertainment Parcel Surface Lot	98
DART / Hangar Surface Lot	29
Parallell on Festival	21
Office Surface	37
Total Surface	185
Hotel Garage	631
Office Garage	561
Total Garage Spaces	1,192
Grand Total Parking Spaces	1,377

Required Parking		
Office (1 per 400)	155,194 sf	388
Restaurant (1 per 100)	60,149 sf	601
Retail (1 per 400)	10,000 sf	25
Hotel* (Meeting Space Estimate -->)	5,000 sf	166
Total		1,180

* 1 space per key plus 1 space per 300 sf of meeting space

Bike Racks 5% of total required parking	48
Surplus / (Deficit) As %	17%

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PARKING

- Parking is proposed to comply with UDC standards (not seeking reduction or modification).
- Per UDC standards, maximum parking allowed is 125% of required –
 - Maximum allowed 125% OR 1,475 spaces
 - Proposed is 117% OR 1,377 spaces
- Potential future redevelopment of surface lot as market demands would remove 98 spaces, resulting in 108% or 1,279 spaces



QIP AERIAL LOOKING SE

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STREETSCAPE

- New concept plan allows preservation of most of Festival Way and Arapaho Road.
 - Minor streetscape modifications will be necessary for new vehicular access drives.
- Final landscape and streetscape plans will be required to be approved via Final PD by P&Z and City Council.



QIP

AERIAL LOOKING SE

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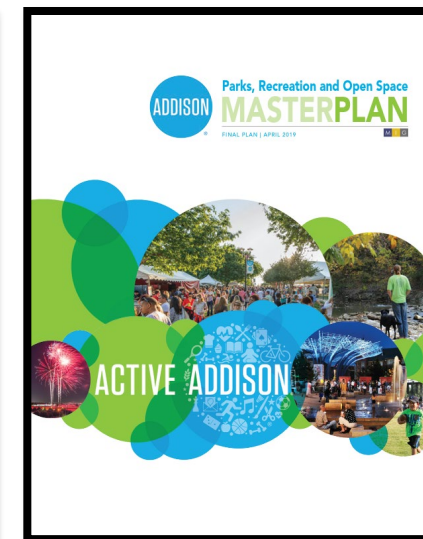
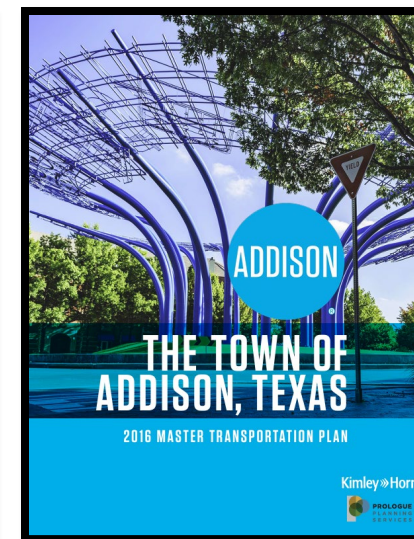
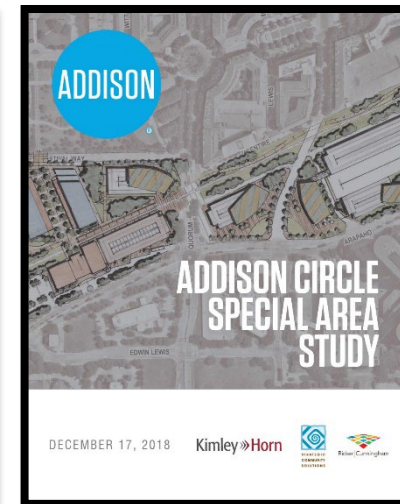
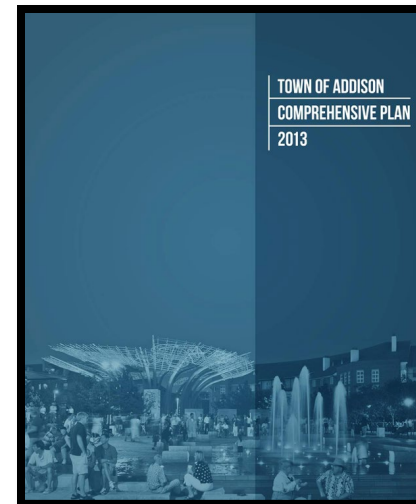
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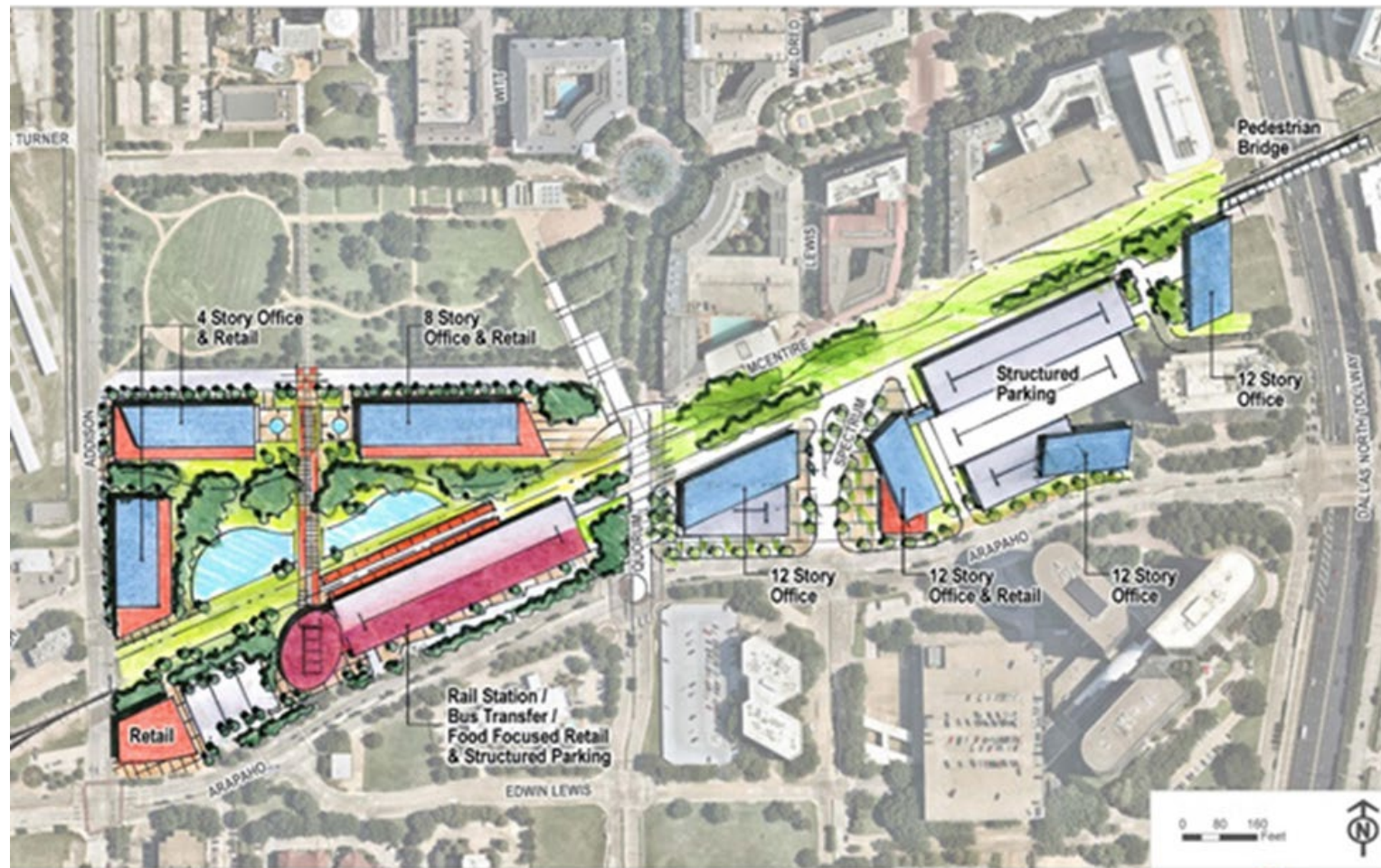
COMPLIANCE WITH TOWN LAND USE AND DEVELOPMENT POLICIES

- 2013 Comprehensive Plan
- Addison Circle Special Area Study
- Transportation, Park and Trail Master Plans



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Addison Circle Special Area Study – Option 3

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Vision Story

Major destination on Silver Line



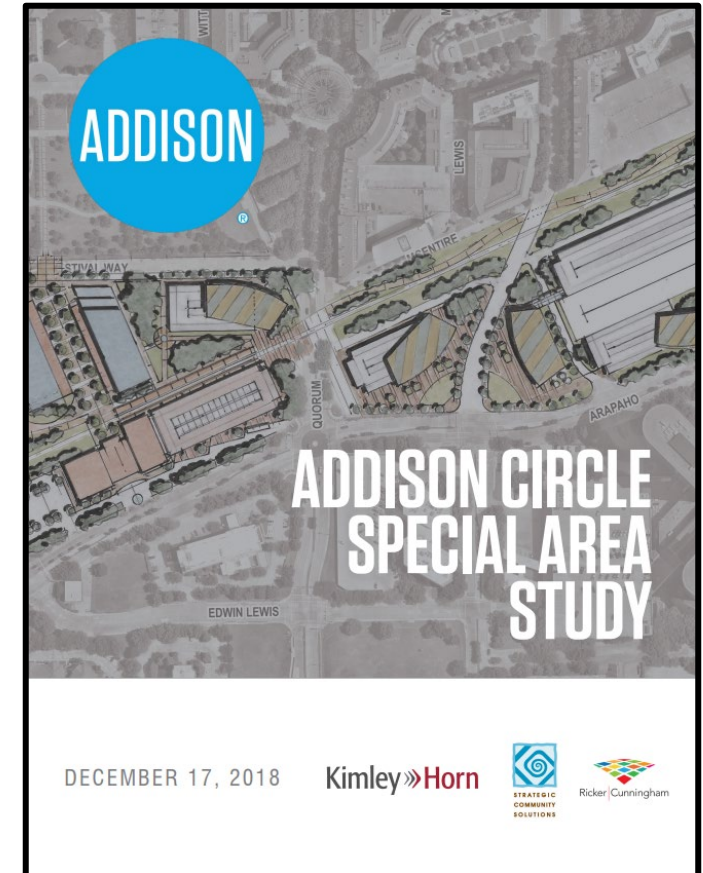
Economic Strength

Strengthen Town's tax base



Live, Work, Play

Enhance Addison Circle's reputation



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Common Themes of Town Plans

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

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MITIGATION OF DEVELOPMENT IMPACTS – TRAFFIC GENERATION AND CIRCULATION

- There are no proposed modifications to the existing roadway network with this proposal.
- The Town required the applicant to submit traffic data assumptions based upon the proposed uses. At this time, the anticipated traffic generation for the development do not exceed the thresholds established to require a Traffic Impact Analysis (TIA).
- Staff utilized knowledge from previous iterations of the TOD, Town traffic data, and studies for this area to support the review and consideration of this proposal.

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MITIGATION OF DEVELOPMENT IMPACTS – ADDISON AIRPORT

- All buildings must mitigate conflicts with Addison Airport Part 77 Imaginary Surfaces
- All development will go through FAA Part 77 review during the building permit review process
- The current noise contours do not impact the development as there is no residential components proposed. *The FAA requires that residential developments be located outside of the 65 DNL noise contour.*



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MITIGATION OF DEVELOPMENT IMPACTS – UTILITIES & PUBLIC SERVICES

- At this feasibility stage, the applicant has demonstrated the capacity to connect to the Town's utility network and to mitigate the impacts of any surface runoff generated by this site.
 - If approved, detailed civil engineering plans will be required.
- This development provides sufficient access for emergency services through its highly accessible location.
- The development of this property is likely to increase activity to be less vulnerable to loitering and vagrancy.

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NEXT STEPS

- If recommended for approval by Planning & Zoning Commission, the Preliminary Planned Development with Concept Plan and Permitted Use and Development Standards would go before City Council in February 2026.
- If approved by City Council, the Town and QIP would need to develop full development plans, including site plans, landscape plans, floor plans, façade plans, photometric plans, etc. to be brought back for Final Planned Development Approval by Planning & Zoning Commission and City Council.

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PUBLIC NOTICE:

Notice of public hearing was provided to property owners within 200 feet of the subject property.

NOTICE RECIPIENTS: 34

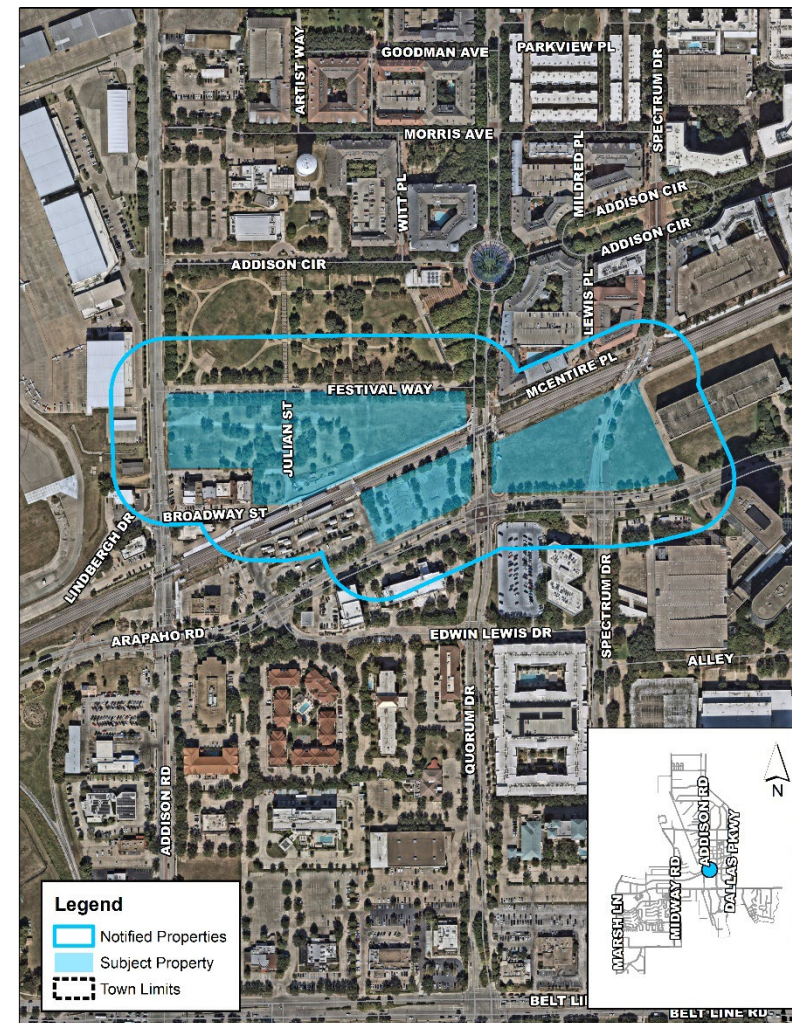
FOR: None.

AGAINST: None.

NEUTRAL: None.

PLANNING & ZONING COMMISSION ACTION:

- Approval 7-0



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

RECOMMENDATION:

Staff has reviewed the proposal and determined that it complies with the intent of the Town's development regulations and is consistent with the Town policies and the adopted master plans.

If the Planning & Zoning Commission recommends approval of the request, staff recommends including the following conditions of approval:

- The development shall be executed in accordance with the attached Concept Plan, Permitted Uses & Development Standards, and the definitive agreements for the project.
- Final Planned Development Site Plan approval shall be completed prior to issuance of a permit for the construction of site infrastructure.