



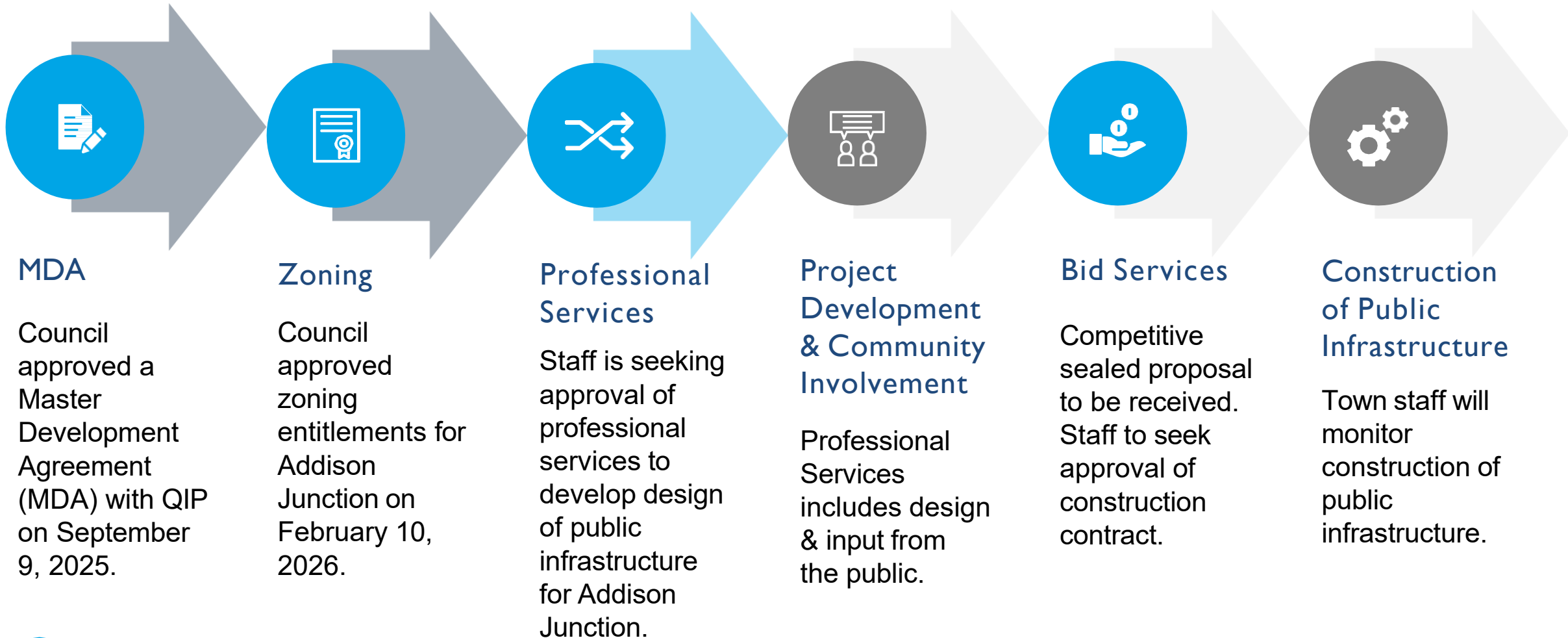
ADDISON

Addison Junction Development Public Infrastructure Improvements

March 24, 2026

Rebecca P. Diviney, P.E., Director of Public Works
& Engineering

Addison Junction Process Timeline



 *City Council Approval Required

Addison Junction Plan

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HOTEL/RETAIL/
GARAGE ①

VAN BUREN'S ②

SURFACE
PARKING ③

FARMERS
MARKET ④

STATION PARK ⑤



THE HANGAR ⑥

RETAIL ⑦

OFFICE ⑧

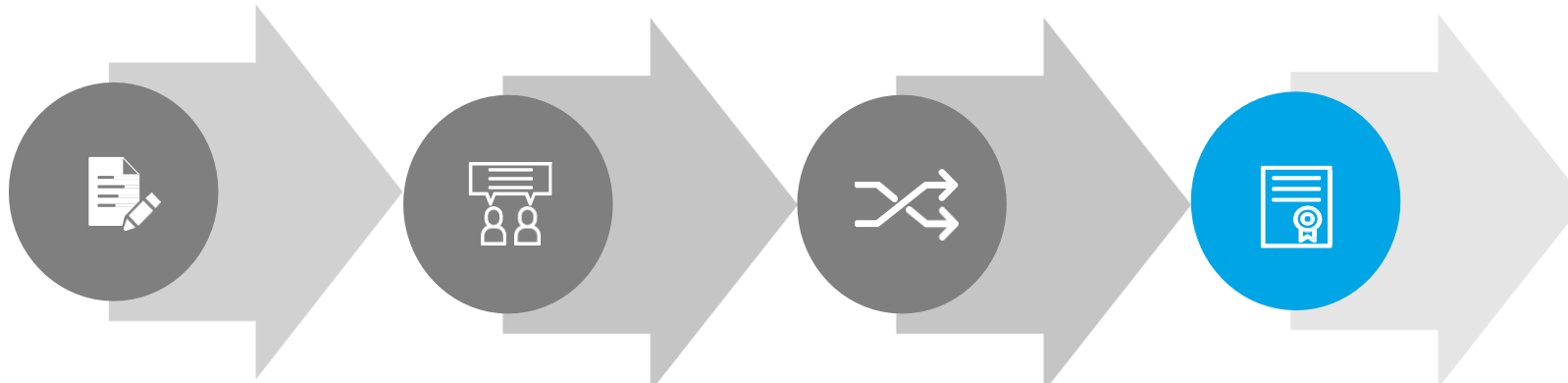
GARAGE ⑨

Funding Sources and Uses

Town Participation – Estimated Value

Funding Uses	Current Proposal	Funding Sources
Office parking garage contribution	\$ 9,500,000	Cash funded (General Fund, Self-Funded Projects Fund, IIF, or Streets Self-Funded Projects Fund) and repaid by the TIRZ.
Retail parking garage contribution	\$ 5,500,000	\$3M General Obligation Bonds from 2012 Bond Election and \$2.5M in CO's – all repaid by the TIRZ.
Hotel parking garage contribution	\$ 4,000,000	Hotel Tax Revenue Bonds, Hotel Fund reserves, or a combination of both.
Infrastructure Cost*	\$ 15,540,000 – 22,200,000	<p>Street Infrastructure - CO's repaid by TIRZ. Park Improvements - cash funded, repaid by TIRZ.</p> <p>Water / Sewer Infrastructure - Utility Fund CO's or cash funded by Utility Fund.</p> <p>Stormwater Infrastructure - Stormwater CO's or cash funded by Stormwater Fund.</p>
Total Town Participation	\$ 41,200,000**	** Assumes high-range infrastructure cost.

Addison Junction Professional Services



Request for Proposal

Staff released an RFP for design services for public infrastructure improvements for Addison Junction consistent with the MDA & zoning.

Internal Review

Staff received and scored two responses to the RFP. Kimley-Horn was the selected based on the responses.

Contract Negotiations

After reviewing and finalizing a scope, staff entered contract negotiations and secured an approximate 10% cost reduction.

City Council Approval

Staff is seeking approval of professional services to develop design of public infrastructure for Addison Junction.

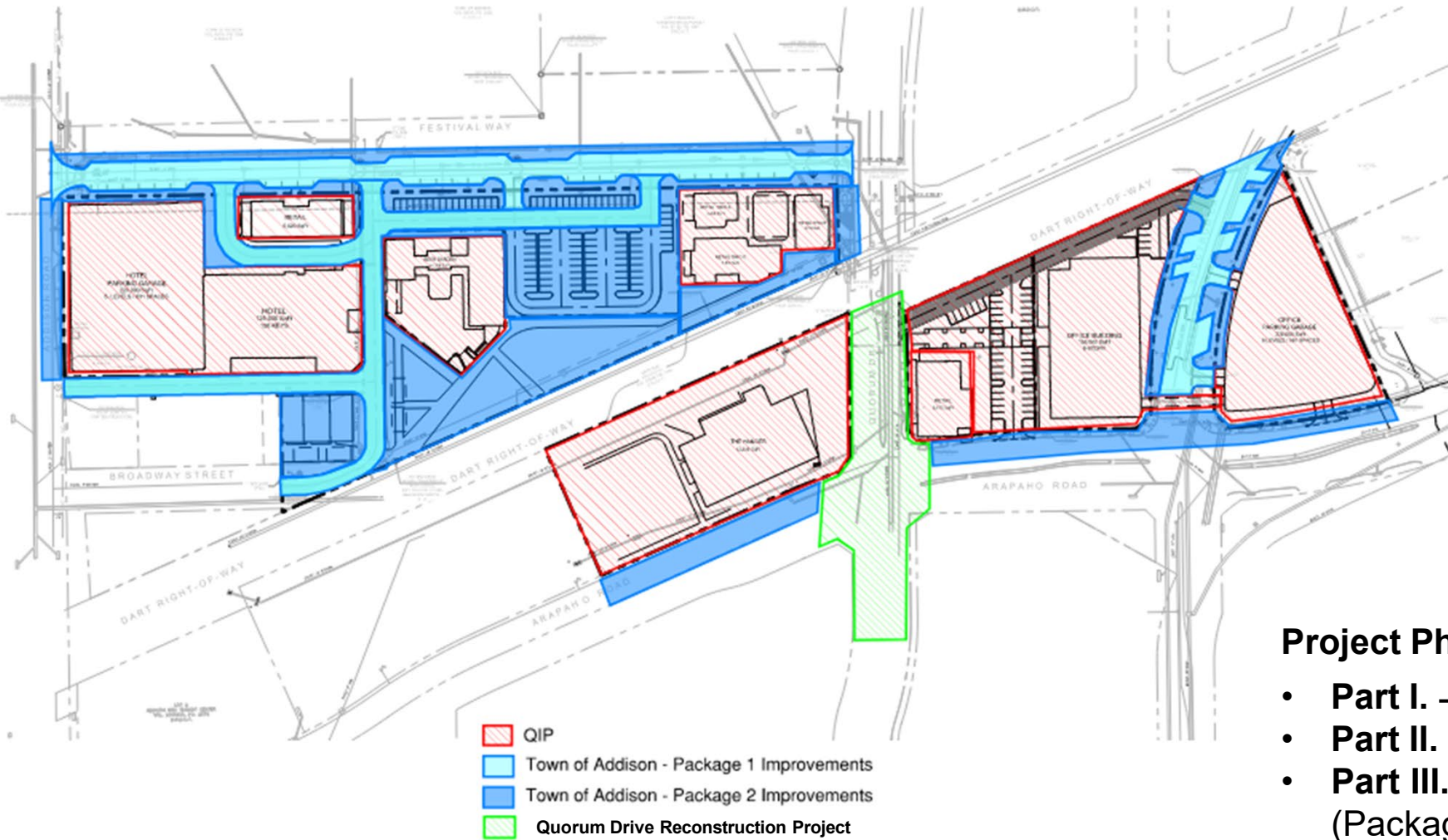
Project Scope and Phases

- Public infrastructure improvements are to include planning, design, and coordination of public infrastructure to support redevelopment within the approximately 18-acre project area bound by Addison Road, Spectrum Drive, Addison Circle and Arapaho Road.
- Specific public infrastructure improvements include:
 - Roadway
 - Streetscape
 - Sidewalks and trail connections
 - Pedestrian facilities
 - Stormwater, water, wastewater
 - Plantings and hardscape
 - Parking lots
 - Passive and active open spaces
 - Lighting



Overall Map

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Project Phases

- **Part I.** - Project Management and 30% Design
- **Part II.** - Civil Infrastructure Design (Package 1)
- **Part III.** - Streetscape/Landscape/Parks Design (Package 2)

Recommendation and Next Steps

- Staff recommends Council approval of a Professional Services Agreement with Kimley Horn Associates in an amount of \$2,349,425 to plan and design the Addison Junction development.
- **Estimated Construction Cost:** \$20 - \$22 million including a 30% contingency.
- In line with the MDA from a funding and contingency perspective.
- Customary to see a Professional Engineering Services Fee ~ 10 – 15% of overall construction budget.
- **Construction Funding:**
 - 12% Water / Wastewater – Utility
 - 6% Stormwater
 - 82% Roadway, Streetscape, and Amenities
- Project will be funded from Certificates of Obligations, Infrastructure Investment Fund, Self-Funded Special Projects Fund, General Fund, Stormwater and Utility Funds and reimbursed by the future TIRZ.

Questions