

## Applicable Urban Design Priorities Project Should Achieve

- [1] **Consider how design can be used to maximize public benefit and capitalize on transit accessibility.**

Residential development should include a mix of dense, thoughtfully articulated housing models that engage the street, scale down to the surrounding community, and locate community spaces and flexible uses for maximum benefit.

- [2] **Parking design should provide an environment that is safe, accessible, and comfortable for transit riders and residents while contributing to environmental sustainability and the well being of the community.**

Reduce the amount, visual, and environmental impact of parking. Consider shared and on-street parking opportunities, building placement, landscaping, and eco-friendly strategies to help mitigate flooding, water pollution, urban heat island effect, and negative views from public spaces and residential units. Provide well-lit, clearly signed, convenient, and accessible pedestrian pathways for residents, neighboring communities, and transit users to, from, an through parking facilities.

- [3] **Primary building and individual ground floor residential entries should face the street or a pedestrian pathway to encourage activity in the public realm.**

Where possible, residential ground floor entries should incorporate usable semi-private space to allow for outdoor seating and interaction with neighbors.

- [4] **Attention should be given to the design and treatment of detention ponds, undeveloped, amenitized, and programmed open space to maximize their use and benefit for residents, visitors, and the environment.**

Accessibility, flexibility of use, and beauty should all be prioritized to maximize the use, enjoyment, and benefits that can be achieved from their thoughtful design.



## Policy References

Forward Dallas!  
Section 5 [urban design element]

TIF Urban Design Guidelines

Urban Transit Design Guidelines

DART Transit Oriented Guidelines

## Context Description

This proposal is one of five projects on DART-owned property deemed most marketable for transit-oriented development coming to the UDPR Panel for review. The Lake June Station TOD development seeks to maximize public benefit by increasing DART ridership, introducing a mix of new housing products, while serving residents and surrounding neighborhoods with amenities, open space, and enhanced connectivity options consistent with DART Transit Oriented Development Policy and DART TOD Guidelines.

Primary considerations for this project include maximizing the use and benefit of transit adjacency with thoughtful arrangement of new residential buildings, pedestrian circulation which opens up the site to surrounding communities, a variety of open space with flexibility of use, and a shared parking strategy that also mitigates negative environmental impacts.

## Lake June TOD

Neighborhood:  
Pleasant Grove

Program:  
Transit Oriented Development



# JEFFERSON STATION

TOD Development  
Lake June DART Station





# JEFFERSON STATION

Jefferson Station is a proposed Transit-Oriented Development (TOD) to be developed by JPI in conjunction with Dallas Area Rapid Transit (DART) and the City of Dallas. This multifamily development is to be a mixed-use affordable housing redevelopment effort of the Lake June Dart Station at 6410 Lake June Rd, Dallas, TX 75217.

The goal of this development is to make the Lake June DART station a regional hub for housing and transit. This plan includes multifamily flats, live-work units that could serve as homes for future retail, a for-sale townhome product, and public recreation areas.

The project is proposing to provide 374 (Wrap & Garden Style Products) Multifamily homes with a parking garage, 36 two-story for-sale townhomes, and open green space connecting the existing DART station and park on the northern boundary to the rest of the development.



# Site Location & Context

Jefferson Station



## Vision Illustration

Adopted June 2006

Legend

### Palette of Building Blocks

- Downtown
- Campus District
- Urban Mixed-Use
- Transit Center**
- Multi-Modal Corridor**
- Main Street
- Urban Neighborhood**
- Business Center or Corridor
- Industrial Area
- Commercial Center or Corridor
- Residential Neighborhood

### Transportation Network

- Highway
- DART Line

### Natural Features

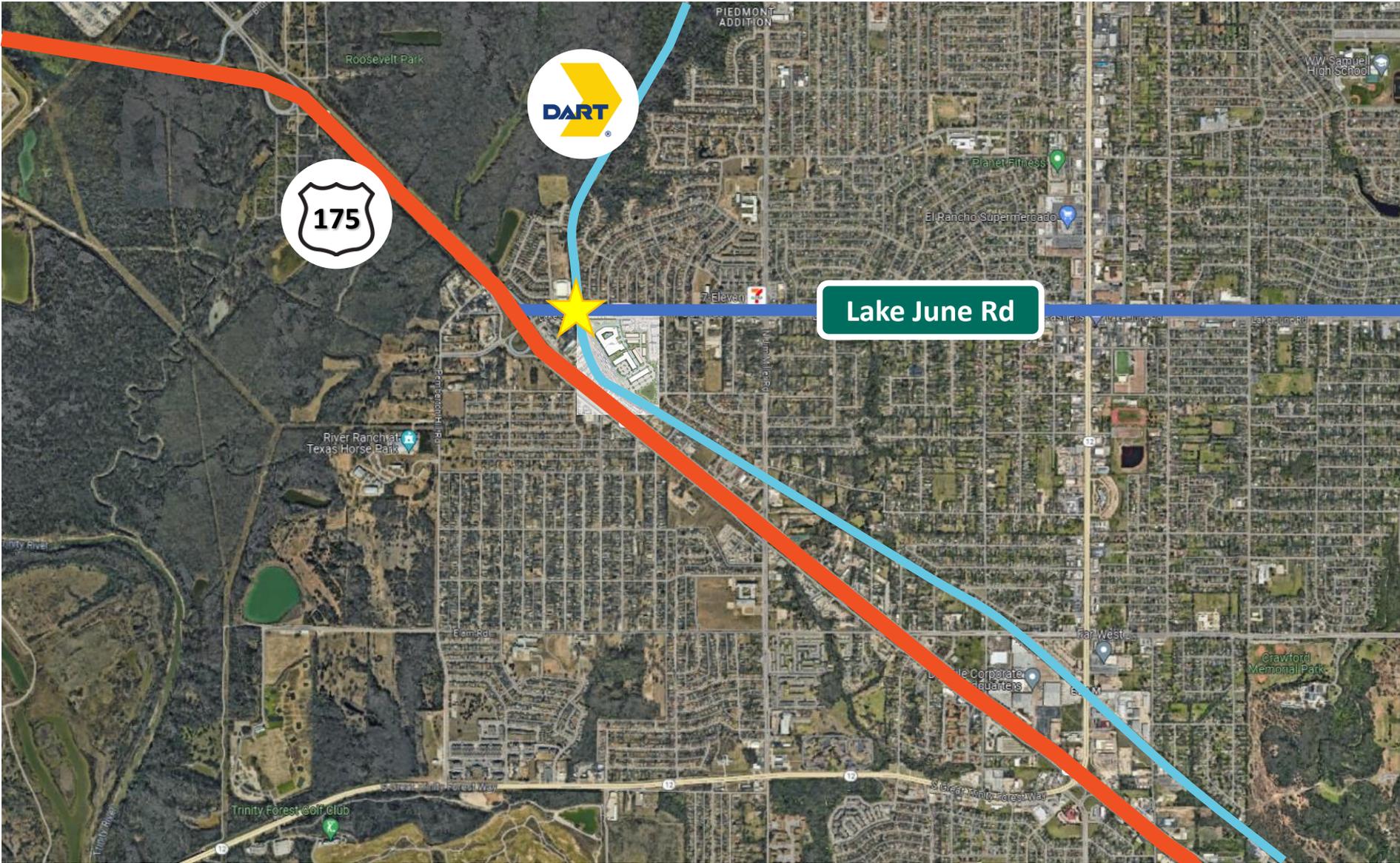
- Streams/Riparian
- Open Water
- Floodplain
- Open Space



Egonese  
Calthorpe  
ASSOCIATES  
Urban & Regional Planning

# Site Location & Context

| Jefferson Station



# Current Site Entrance & Park

Jefferson Station



# Current DART Station

Jefferson Station



# Current Site Conditions

| Jefferson Station



# Inspiration Imagery

Jefferson Station



PRECEDENT IMAGES  
LAKE JUNE  
Lake June Rd.  
Dallas, TX 75217  
03/15/24  
LAS #11838-12



# Current Site Plan

Jefferson Station



## Site Overview

Site Address: 6410 Lake June Rd, Dallas, TX 75217

Gross Site Area: 15.65 Acres (681,780 sf)  
 Gross Site Area: 13.89 Acres (605,044 sf)

DESIRED UNIT MIX		
# OF BEDROOMS	%	COUNT
Studio	10%	37
1 Bed	55%	206
2 Bed	30%	112
3 Bed	5%	19
<b>TOTAL</b>		<b>374</b>

## Development Summary

### AMENITIES

Clubhouse, Fitness and Leasing - 8,000 sf, Green Space / Dog Walk, Pedestrian Plaza, Transit Access

MULTIFAMILY - BLDG. 1	COUNT
Gross Residential (Heated)	231,200
NRSF	198,832
Number of Stories	4
Avg. Unit Gross Area	1051
Avg. Unit Net Area	904
<b>UNIT TOTAL</b>	<b>220</b>

MULTIFAMILY - BLDGS. 2 & 3	COUNT
Gross Residential (Heated)	165,100
NRSF	137,033
Number of Stories	3
Avg. Unit Gross Area	1072
Avg. Unit Net Area	890
<b>UNIT TOTAL</b>	<b>154</b>

PARKING - PRECAST	COUNT
Structured Resi Parking (4 stories, Pre-Cast)	350
Surface Parking (Leasing)	12
<b>JPI TOTAL</b>	<b>362</b>
<b>TOTAL / UNIT</b>	<b>1.65</b>
DART shared Parking	42
<b>OVERALL TOTAL</b>	<b>404</b>

PARKING - SURFACE	COUNT
Surface Parking	228
Parallel Parking	47
<b>JPI TOTAL</b>	<b>275</b>
<b>TOTAL / UNIT</b>	<b>1.79</b>
Surface Parking (Townhomes)	8
DART Surface Parking	38
<b>OVERALL TOTAL</b>	<b>321</b>

# Town Homes

Jefferson Station



## For Sale Town Homes

- ◇ 36 two-story Town Home Lots
- ◇ 1,440 Avg Sqft.
- ◇ To be built by a separate developer

TOWNHOMES	COUNT
Gross Residential (Heated)	51,840
Number of Stories	2
Avg. Unit Gross Area	1,440
<b>UNIT TOTAL</b>	<b>36</b>



# Elevations Concepts

Jefferson Station



BUILDING 1 EAST ELEVATION

1/8" = 1'-0" 1/32" = 1'-0"

◇ Fiber Cement Panels

◇ Brick

◇ Storefront Glass



BUILDING 1 SOUTH ELEVATION

1/8" = 1'-0" 1/32" = 1'-0"



LORD AECK SARGENT

# Elevations Concepts

Jefferson Station



BUILDING 2 NORTH ELEVATION



BUILDING 2 EAST ELEVATION



# Renderings of Past JPI Product

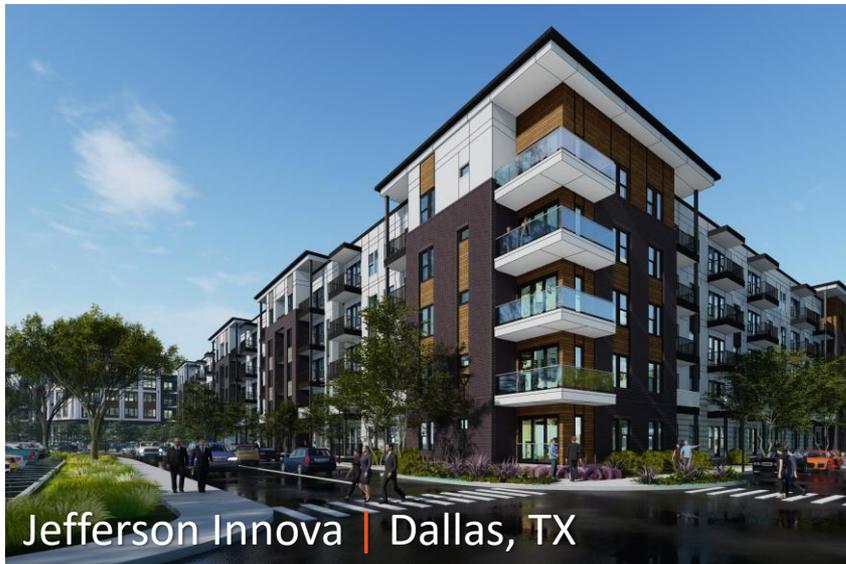
| Jefferson Product



Jefferson Ridglea Village | Fort Worth, TX



Jefferson SPCA | McKinney, TX



Jefferson Innova | Dallas, TX



Jefferson Grandscape | The Colony, TX

# JPI CONTACTS

## JEFFERSON STATION



**ANISH JOSEPH**

VP of Design  
anish.joseph@jpi.com



**BRYAN GRANT**

VP of Land Acquisition  
bryan.grant@jpi.com



**RYAN DAUER**

Affordable Housing Development Manager  
ryan.dauer@jpi.com



**KARSTEN LOWE**

Affordable Housing Development Manager  
karsten.lowe@jpi.com