

## Applicable Urban Design Priorities Project Should Achieve

- [1] Consider the key role design plays with the new building's built form and the surrounding pedestrian realm.  
The development's primary entry, service entry, walkways, and ground floor uses should be located to maximize safe and vibrant outdoor space, active uses, and a vibrant pedestrian environment.
- [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. Additionally, accommodating other uses in the future should be considered in design of the parking lot.  
  
Reduce visual and environmental impact of parking lot. Consider shading and incorporating landscaping and eco-friendly strategies to help mitigate flooding, water pollution, urban heat island effect, and negative views from the street and residential units above.  
  
Provide well-lit, clear, and accessible pedestrian pathways to the new residential building and to the DART Station.
- [3] Focus on human scale design as a fundamental element of creating great places that support TOD.  
  
Design sidewalks, walkways, open space, and programed space at a scale and with enough detail that makes them usable and interesting. Provide human-scale details viewable at ground level on building frontages, street furniture, and landscaping.



### Policy References

- Forward Dallas!  
Section 5 [urban design element]
- TIF Urban Design Guidelines
- Urban Transit Design Guidelines
- DART Transit Oriented Design Guidelines

### Context Description

This will be the first of five projects on DART-owned property deemed most marketable for transit-oriented development that will come to the UDPR Panel for review. The Royal Lane TOD development seeks to maximize public benefit which increases DART ridership, creates jobs and affordable housing, and which serves residents and surrounding neighborhoods with new amenities consistent with DART Transit Oriented Development Policy and DART TOD Guidelines.

Primary considerations for this project include treatment and buffering of parking while considering blue-green infrastructure and its flexible use over time. Additional though should be given to the creation of a walkable community while maximizing the use and benefit of open space along the building's edge and below the elevated DART structure.

### Royal Lane TOD

Neighborhood:  
Koreatown, NW Dallas

Program:  
Transit Oriented Development

# DART



SERVITAS



MOSS

J.P.Morgan

# PROJECT SUMMARY

## SUMMARY

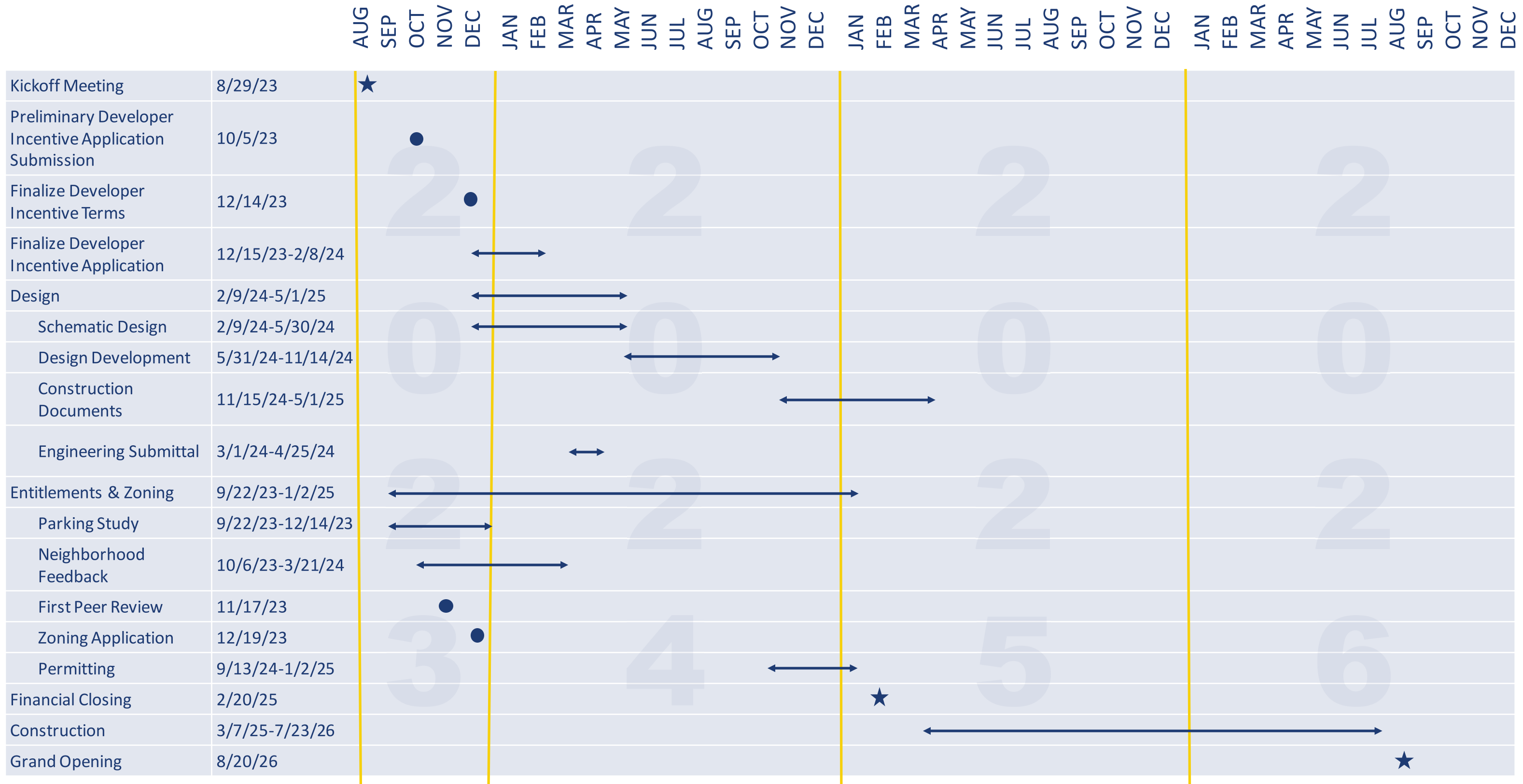
- 80%-110% AMI Rents, Mixed-Income Community
- Does not rely on LIHTC financing
- Multi-generational co-living; 3-bedroom apartment homes
- Ground floor activation
  - Digital public art displays
  - Airconditioned, indoor family amenity center
- Jennifer Hiromoto of Buzz Urban Planning will lead rezoning process
- ~\$100M+ in Ground Lease payments

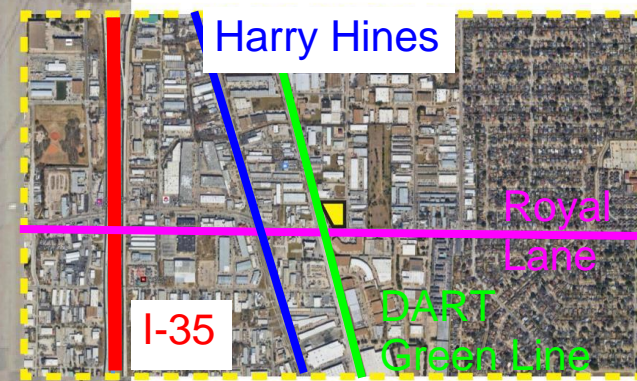
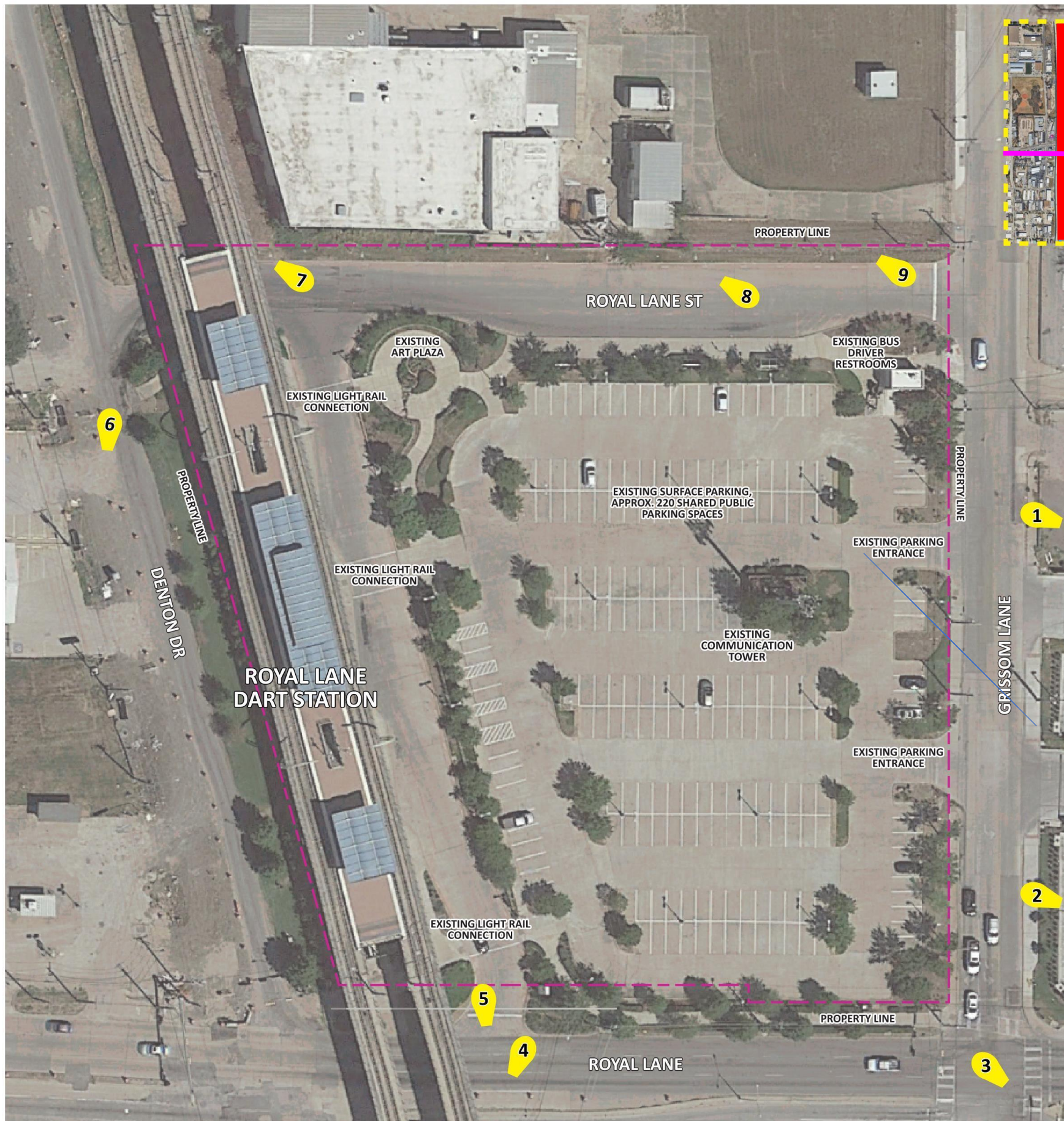
## RENT & UNIT MATRIX

	TARGET RENT	BEDROOMS	BATHROOMS	NET RENTABLE SQUARE FEET	UNITS	BEDROOMS	TOTAL NRSF
<b>Multi-Generational Family Apartments</b>							
3 Bedroom Apartment Home	80%-110% AMI	3	3	1,193	60	180	71,580
3 Bedroom Loft Apartment Home	80%-110% AMI	3	3.5	1,257	42	126	52,794
				<b>TOTAL</b>	102	306	124,374

# SCHEDULE

- This team – successfully completed 4 projects; personally worked 3 of the 4
- Schedule – similar product type and size drive our estimated 18-month construction duration
- Cost Estimate – historical pricing with known subcontractors; escalation forecast for 2024 start
- DFW Market Conditions – Moss has fingers on pulse of DFW market; many projects completed or under construction





Vicinity Map



Existing vehicular entry - Grissom Lane



Existing conditions - Denton Drive



Existing Conditions - Grissom Lane



Existing Art Plaza



Existing conditions - Royal Ln / Grissom Ln



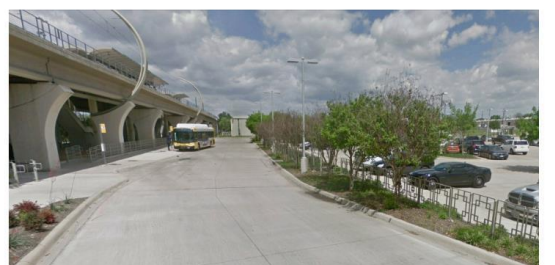
Existing conditions - Grissom Ln / bus station



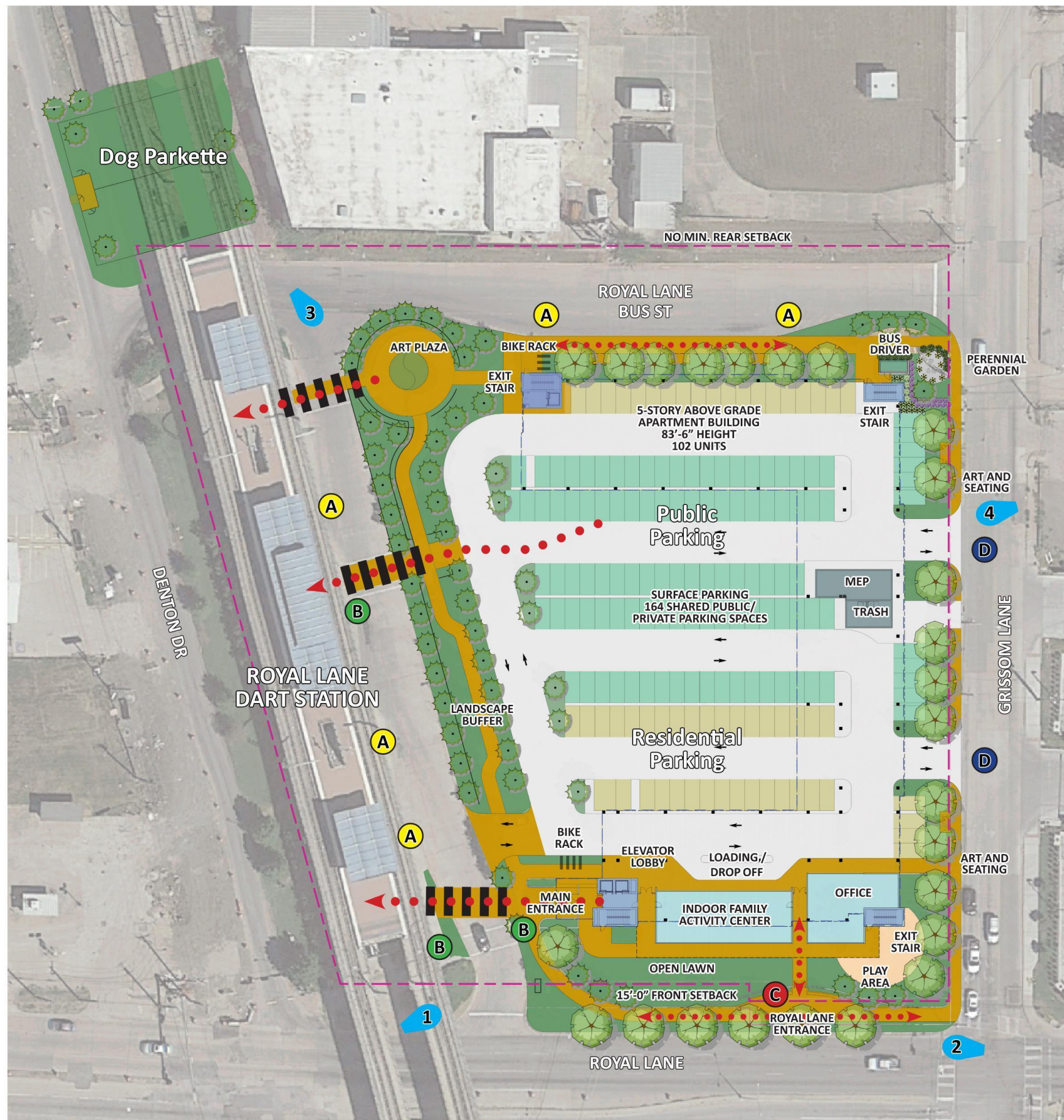
Existing conditions - Royal Ln / DART Station



Existing conditions - Grissom Ln / bus driver R.R.



Existing conditions - bus driveway/ parking



LEGEND

- A Bus Stop
- B Light Rail Connection
- C Identity
- D Vehicular Entry
- Pedestrian Circulation Path
- # View Angle



Main housing entrance (south)

1



Royal Lane entrance

2



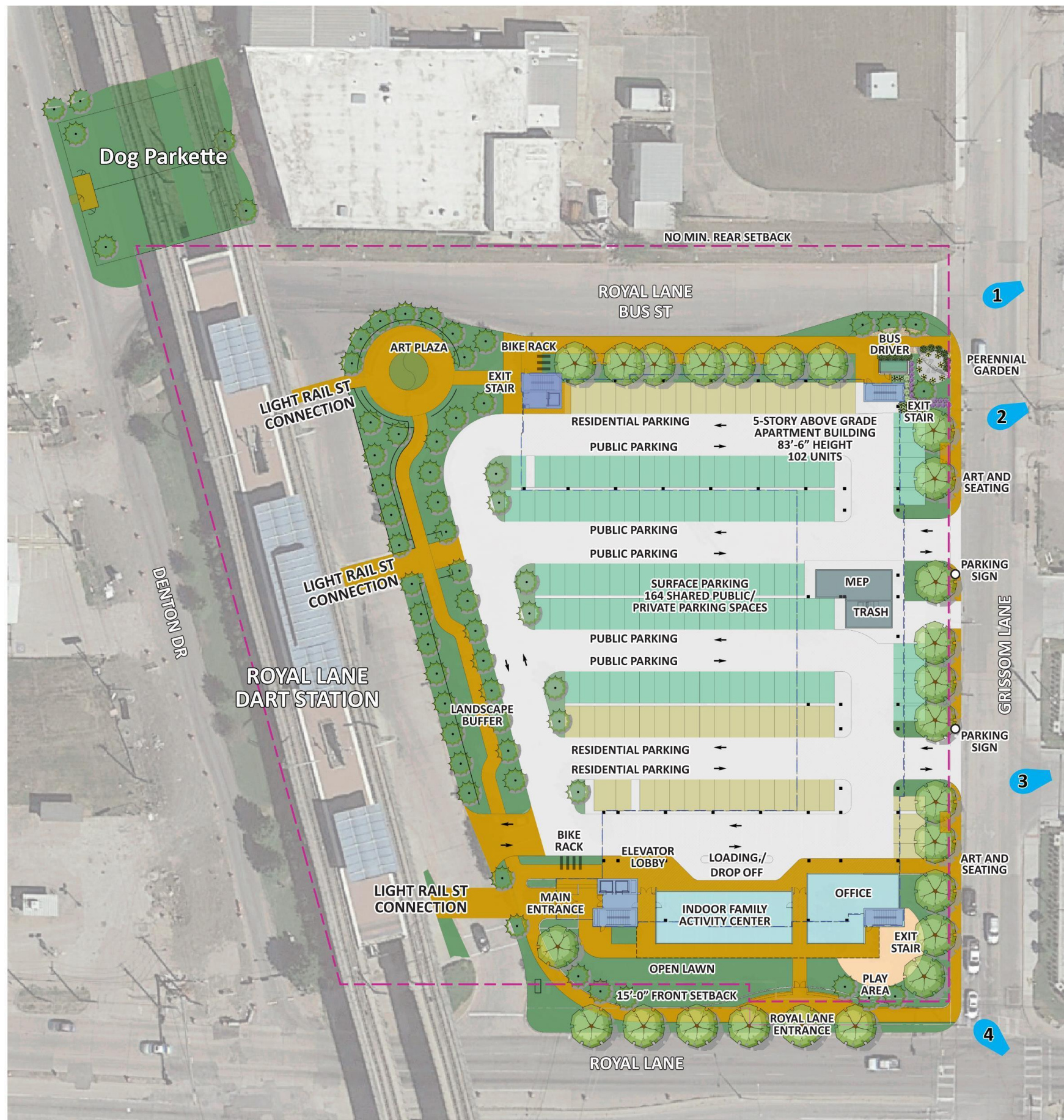
Housing entrance (north)

3



Vehicular entrance

4



Perennial Garden

1



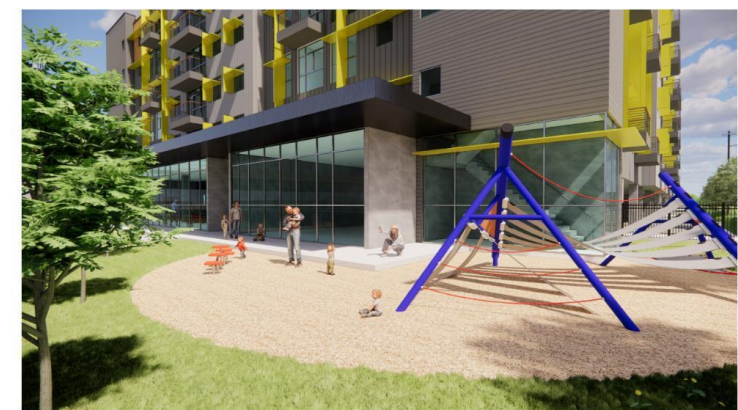
Art and seating

2



Art and seating

3



Play area

4



View of southeast corner - Royal Lane / DART Station



View of southeast corner - Royal Lane / Grissom Lane



View of northwest corner - DART Station / bus station



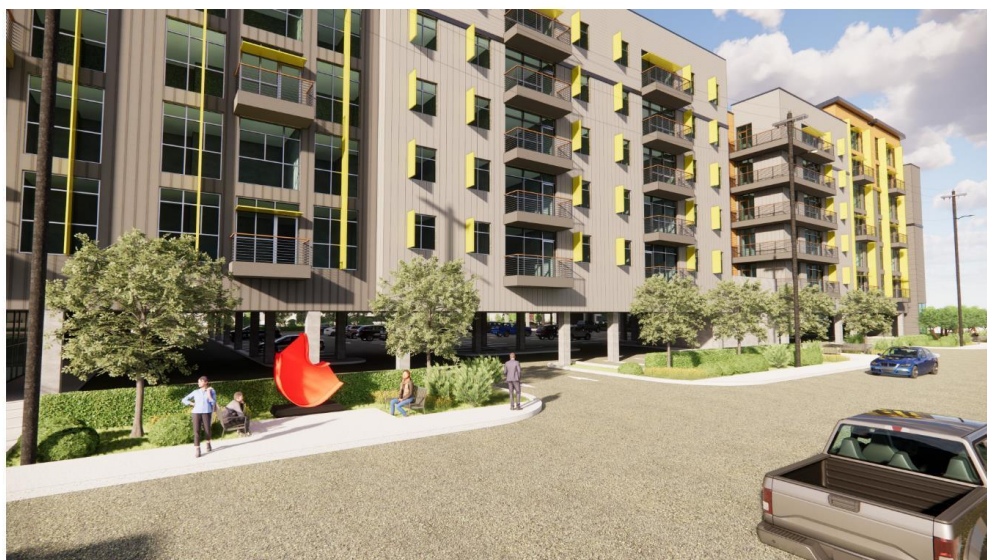
View of north - landscape buffer / parking area



View of south - landscape buffer / parking area



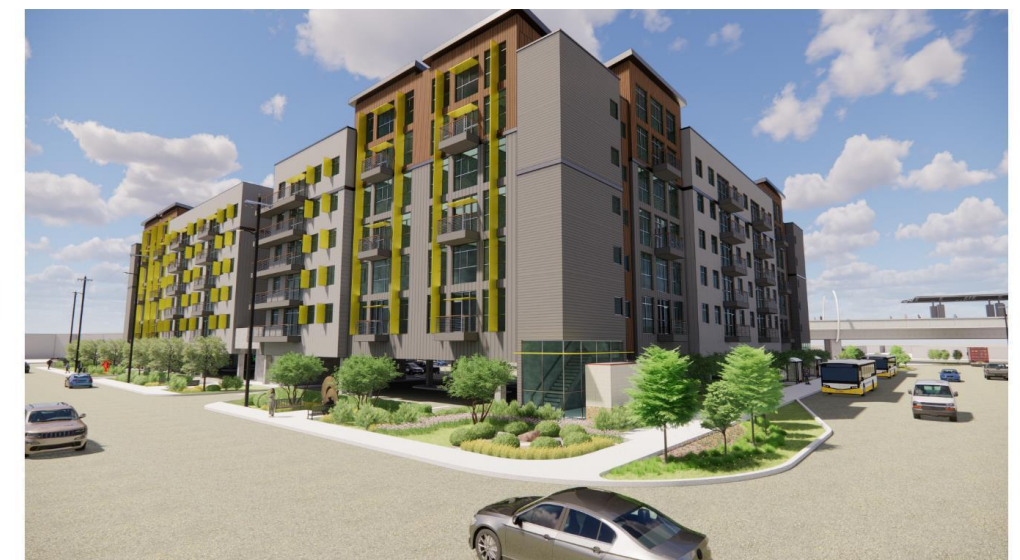
Night view - digital art



View of east - Grissom Lane

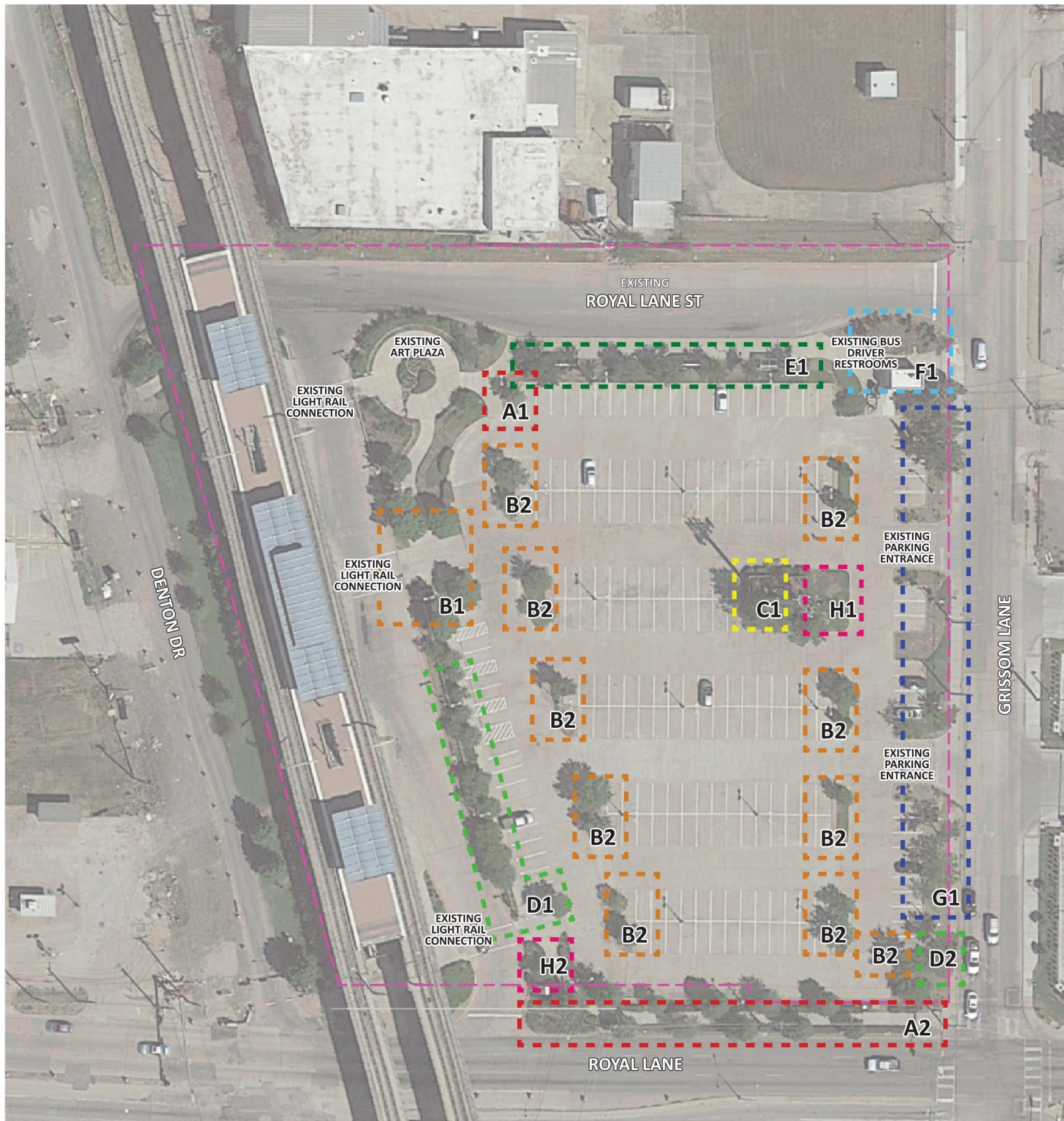


View of northwest corner - Art Plaza



View of northeast corner - Perennial Garden





**A1** (1) BALD CYPRESS  
Site tree

**A2** (11) BALD CYPRESS  
(8) are City required street canopy/ shade trees;  
Dward Yaupon Shrubs screen parking are probably part of  
Art & Design program



**B1** (6) CHINESE PISTACHE  
site trees flanking crosswalk entry

**B2** (19) CHINESE PISTACHE  
site trees in parking lot islands and adjacent; 2 missing (dead)



**C1** (1) PECAN  
Multi-trunk pre-existing tree about 48 caliper inches;  
will require mitigation



**D1** (19) CRAPE MYRTLE  
ornamental trees along bus lane, possibly counted as site  
trees

**D2** (3) CRAPE MYRTLE  
ornamental trees along bus lane, possibly  
counted as site trees



**E1** (7) LIVE OAK  
City Required site trees

**F1** (8) LILAC CHASTETREE (VITEX)  
Possibly used for City required street trees or site trees;  
4 removed to build restroom



**G1** (7) LACEBARK ELEM  
City required street trees; 2-3 are missing (dead) and need to  
be replaced to meet ordinance requirements



**H1** (16) YAUPON HOLLY  
ornamental trees along art & design fence; 2 missing (dead)

**H2** (1) YAUPON HOLLY  
ornamental tree



**Planting**

Recommened additional plants

**Shade Trees**



Gingko \*



Cedar Elm

**Ornamental Trees**



Asian Jasmine

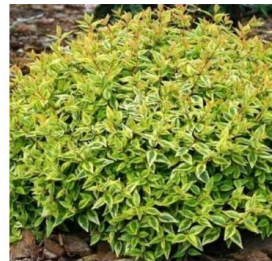


Eve's Necklace

**Shrubs**



Dward Burford Holly



Kaliedoscope Abelia

**Groundcovers**



Berkely Sedge



Creeping Liriope\*



Lyreleaf Sage

**Perennials & Ornamental Grasses**



Pink Skullcap



Yarrow



Fountain Grass\*

\* Asian plants, or fit with look and feel

**Site Furnishings**

Aesthetic forms and shapes, long lasting and maintainable



Seat Walls, Benches



Movable Seating

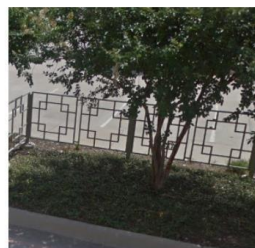


All-Age Activities



**Art Panels + Fencing**

Community involmtment and artist for DART Art and Design process



DART Royal Lane



DART MLK, Jr.



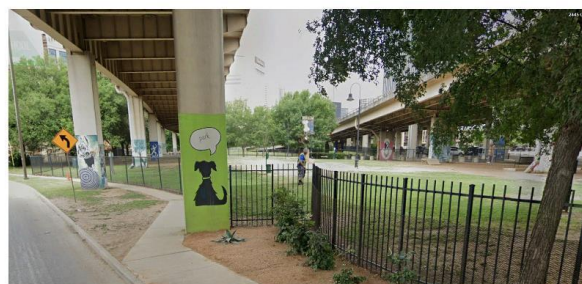
DART Rowlett Station



DART Hatcher Station



**Dog Parkette**



**Enhanced Paving**



Integral Color Medium Sandblast



Rock Salt



Baker's Broom



Mopped



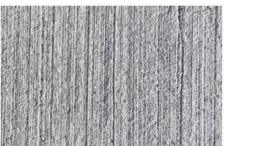
Integral Color Medium Sandblast Sawcut



Random Swirl Broom



Pavestone Precast



Heavy Broom



Unit Pavers



Ceramic Tile Inserts for Art Plaza





East exterior elevation



West exterior elevation



South exterior elevation



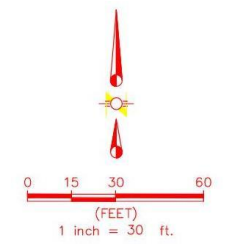
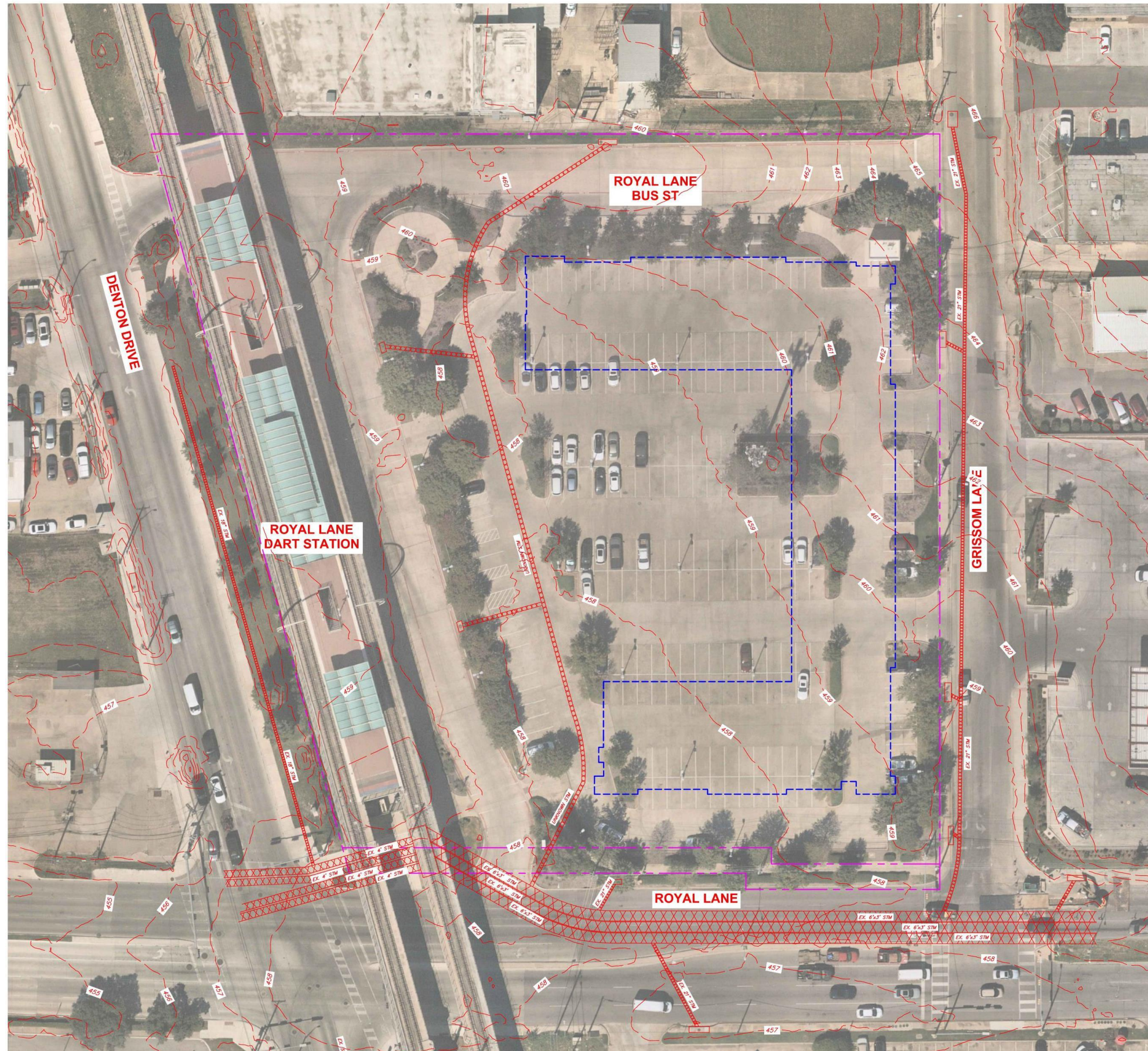
North exterior elevation



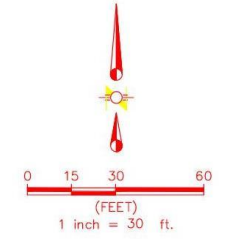
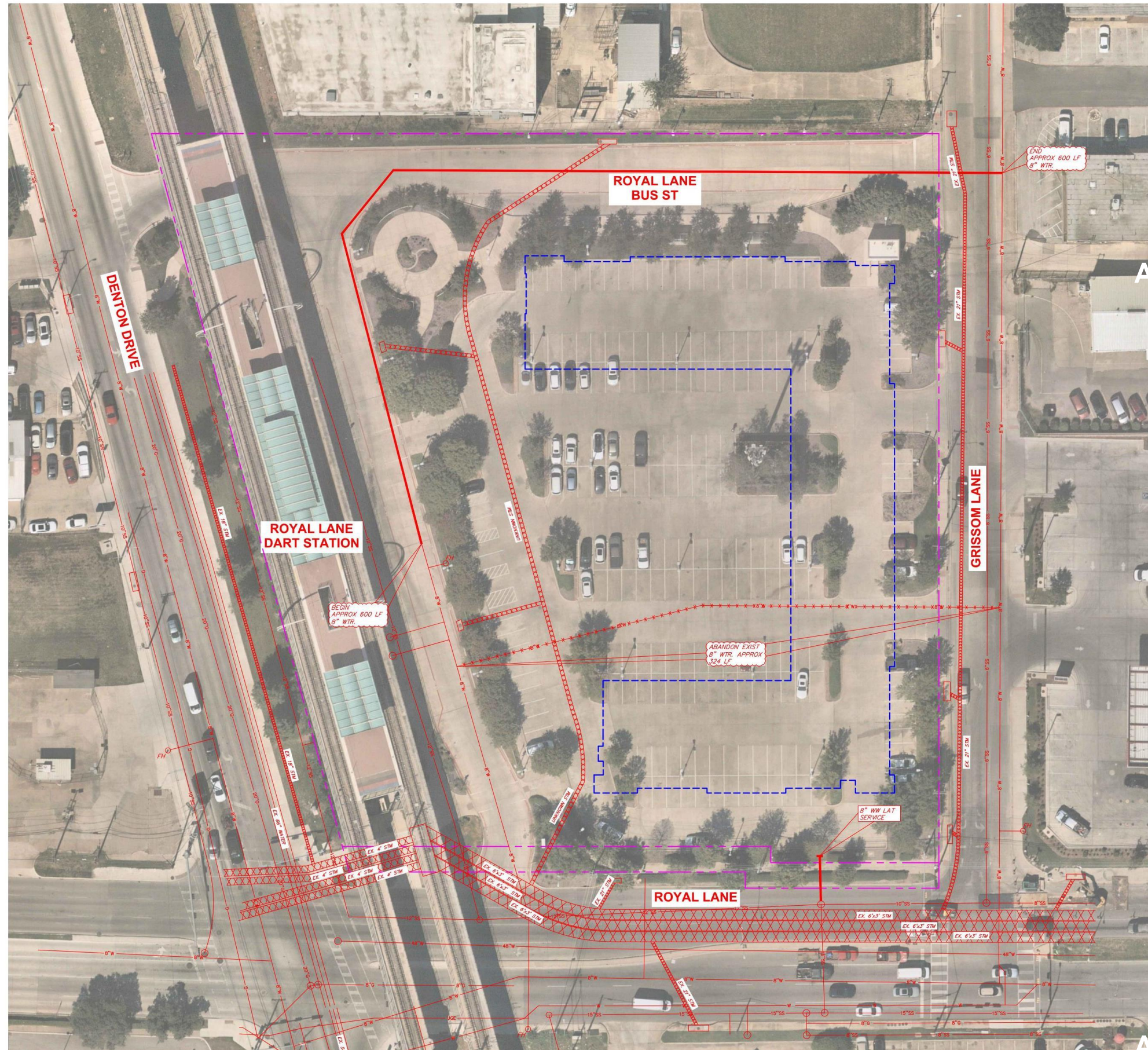
South exterior elevation (interior side)



North exterior elevation (interior side)



**LEGEND**  
 EX. 24" SIM EXISTING STORM SEWER



**LEGEND**

-  EXISTING STORM SEWER
-  PROPOSED STORM SEWER LINE
-  EXISTING SANITARY SEWER LINE
-  PROPOSED SANITARY SEWER LINE
-  EXISTING WATER LINE
-  PROPOSED WATER LINE



Second level floor plan



Typical upper level floor plan (3,4,5,6)



Existing Art Plaza

7



Existing conditions - Royal Ln / DART Station

4



Existing vehicular entry - Grissom Lane

1



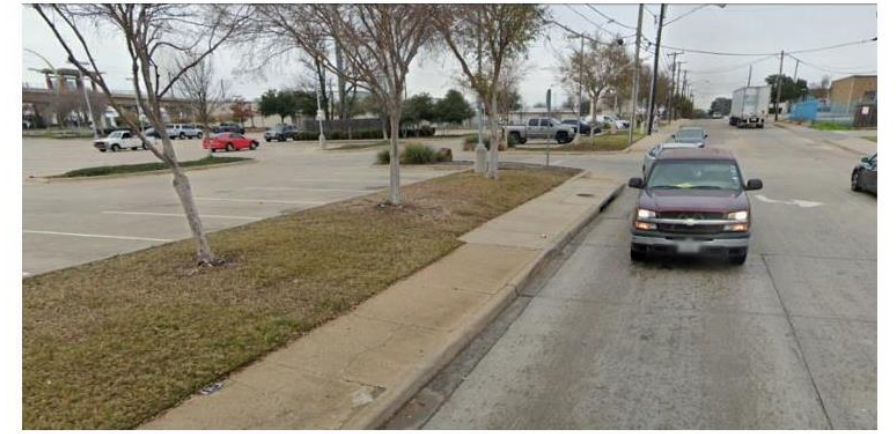
Existing conditions - Grissom Ln / bus station

8



Existing conditions - bus driveway/ parking

5



Existing Conditions - Grissom Lane

2



Existing conditions - Grissom Ln / bus driver R.R.

9



Existing conditions - Denton Drive

6



Existing conditions - Royal Ln / Grissom Ln

3