



JEFFERSON NORTHLAKE

APARTMENT DEVELOPMENT



- Headquartered in Dallas-Fort Worth, with over **30 years** of development, construction and investment management experience.
- A fully integrated team of professionals in specialized fields: **Development, Acquisitions, Construction, Asset Management, Finance/Accounting and Project Capitalization.**
- A development and acquisition history of over **330 projects** consisting of over **98,000 homes** located in **140 cities** covering **27 States** and Canada, valued at over **\$13.2 billion.**
- Currently **30 communities** under various phases of development, consisting of over **10,000 homes** located in **17 different cities** at a value of over **\$2.9 Billion.**
- In DFW, JPI has developed **51** apartment communities totaling **20,122 homes.**



COMPANY OVERVIEW
EXTERIORS



JEFFERSON NORTHLAKE
RENDERING VS ACTUAL



JEFFERSON NORTHLAKE
RENDERING VS ACTUAL



COMPANY OVERVIEW
AMENITIES



COMPANY OVERVIEW
AMENITIES



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AMENITIES



JEFFERSON NORTHLAKE
JPI DEMOGRAPHICS

JPI Properties	Average House Hold Income	Average Age
Jefferson Boardwalk	\$100,000	35
Jefferson Landmark	\$113,000	33
Jefferson Eastshore	\$126,000	37
Jefferson West Love	\$95,000	33
Jefferson Vantage	\$99,000	34
Jefferson Reserve	\$91,000	32
Jefferson Las Co	\$117,000	36
Jefferson Riverside	\$116,000	35
Total/Average	\$107,000	34

- The average house hold income among residents across JPI's most recent developments is **\$107,000**
- The average age of residents across JPI's most recent developments is **34 years old**.

COMPREHENSIVE PLAN

Policy Recommendations – Vision Statement

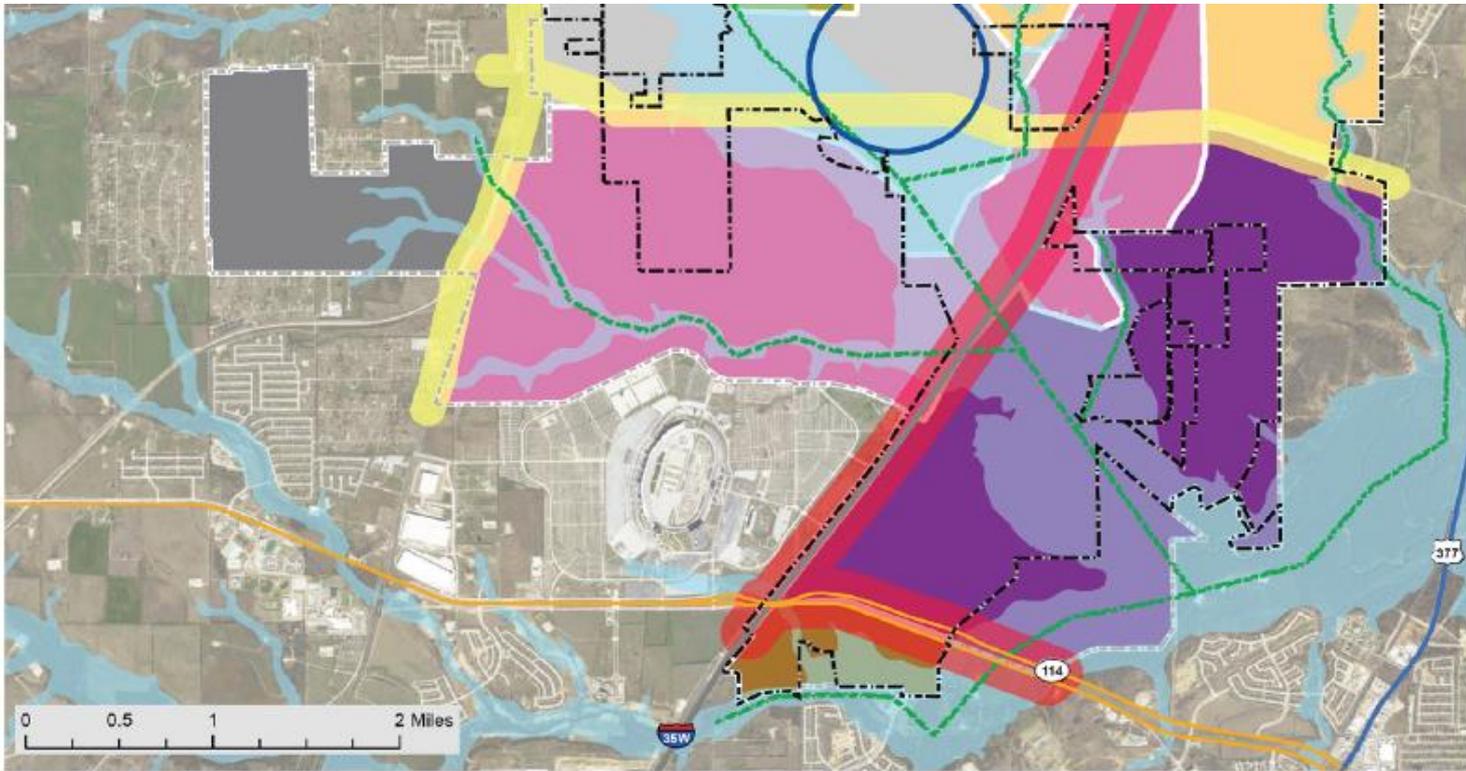
- “Attracting a multi-generational, family oriented and highly engaged population through policies that promote responsible growth, self reliance, and a diversified tax base.”

○ Key Points in Comprehensive Plan

- “There is a lack of housing types for young families, single professionals & married couples with no children”
- “Northlake will need to resolve the current lack in variety of housing choices”
- “The future trends that will need to be addressed to retain kids and grandkids are upscale renters, multi-family, ...”
- “Amend master plans, and update zoning ordinance and subdivision ordinance to ensure that the Town allows for higher density suburban housing types such as multifamily...”
- “Another issue is the need for a variety of quality housing choices and more rooftops to attract retail and stay competitive to employers looking at this area...”
- “Encourage a healthy mix of uses and densities...”



COMPREHENSIVE PLAN



- | | | |
|--|--|---|
|  CITY LIMIT |  HWY CORRIDORS |  WORKFORCE RESIDENTIAL |
|  ETJ |  ARTERIAL CORRIDORS |  TRANSITIONAL MARKET DEPENDENT |
|  TRAIL CORRIDORS |  RANCH PRESERVATION |  TRANSITIONAL MIXED USE |
|  FLOOD PLAIN |  NEIGHBORHOOD RESIDENTIAL |  MIXED USE |
|  TOWN CENTER | |  BUSINESS PARK |

COMPREHENSIVE PLAN

Site falls between the **Business Park** and **Workforce Residential** character areas within the **Highway Corridors** special area

- **Highway Corridors**
 - “Area that reflects how the public would *view and experience the highway while driving by*”
 - “*High density residential* such as apartments, condos, or mixed-use developments would be appropriate as well.”
- **Business Park**
 - “generally an employment center”
 - “Complimentary uses often present, such as *retail and restaurant*”
- **Workforce Residential**
 - “Hotels, **apartments**, condos, mixed use developments both horizontal and vertical are all appropriate in this area.”
 - “*Caters to a range of workers*”
 - “*Mixed-use developments*”

Jefferson Northlake is in line with the guidelines and intent of the Northlake Comprehensive Plan



JEFFERSON NORTHLAKE
LOCATION



JEFFERSON NORTHLAKE SITE PLAN



UNIT TABULATION - 3/4 STORY RESIDENTIAL 4/8/20

UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	UNIT PERCENTAGE	TOTAL AREA	% BREAKDOWN
A1	1br/1ba	678	21	21	5%	14,238	64%
A2	1br/1ba	722	98	98	25%	70,756	
A3	1br/1ba	771	72	72	18%	55,512	
A4	1br/1ba	875	63	63	16%	55,125	
B1	2br/2ba	1,056	36	72	9%	38,016	
B2	2br/2ba	1,195	87	174	22%	103,965	31%
C1	3br/3ba	1,450	21	63	5%	30,450	
TOTALS			398	563	100%	368,062	

UNIT AVERAGE NET SF : 925

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

UNIT AVERAGE NET SF :	925 S.F.
ACREAGE:	14.19 GROSS ACRES
DENSITY:	28 UNITS/ACRE
RESIDENTIAL PARKING:	
RESIDENTIAL REQUIRED	643 SPACES (1 per bed + 20% total unit count)
SURFACE PARKING	569 SPACES
GARAGE PARKING	104 SPACES
TANDEM SPACES	104 SPACES
PROVIDED	777 SPACES
	1.95 SPACES/UNIT
	1.38 SPACES/BED

JEFFERSON NORTHLAKE
RENDERING



JEFFERSON NORTHLAKE
RENDERING



JEFFERSON NORTHLAKE CONCLUSION

- Jefferson Northlake is in line with the guidelines and intent of the Northlake Comprehensive Plan
- Project specifically designed to respond to Hwy 114 and increase amount of provided open space
- \$60,000,000 project that will increase the annual tax payment to the city and ISD by \$1.13M





Jefferson Northlake Taxable Value Increase

Taxing Unit	2019 Tax Rate	Current Assessed Value	Current Annual Tax Revenue	Est. 2024 Stabilized Value	Est. 2024 Annual Tax Revenue	Annual Increase in Tax Revenue
Town of Northlake	0.295%	\$2,998	\$9	\$66,000,000	\$194,700	\$194,691
Northwest ISD	1.42%	\$2,998	\$43	\$66,000,000	\$937,200	\$937,157
Total	1.715%		\$51		\$1,131,900	\$1,131,849

- Jefferson Northlake is a \$65,000,000 project
- Generate \$1.13M in annual taxes to Town and Northwest ISD
- Today the site generates \$51 in annual taxes

JEFFERSON NORTHLAKE
SCHOOL IMPACT

JPI Properties	Units	% Children	# of Children
Jefferson Boardwalk	424	4.5%	17
Jefferson Landmark	324	3.2%	10
Jefferson Eastshore	286	2.3%	7
Jefferson West Love	368	2.6%	10
Jefferson Vantage	420	7.6%	32
Jefferson Reserve	456	5.2%	24
Jefferson Las Co	422	4.0%	17
Jefferson Riverside	371	3.6%	13
Total/Average	3,071	4.2%	16

- The average percentage of children across JPI's most recent developments is **4.2%** of occupied units
- **Jefferson Northlake** will produce **17** school aged children (398 units * 4.2%)

JEFFERSON NORTHLAKE
SITE PHOTOS



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