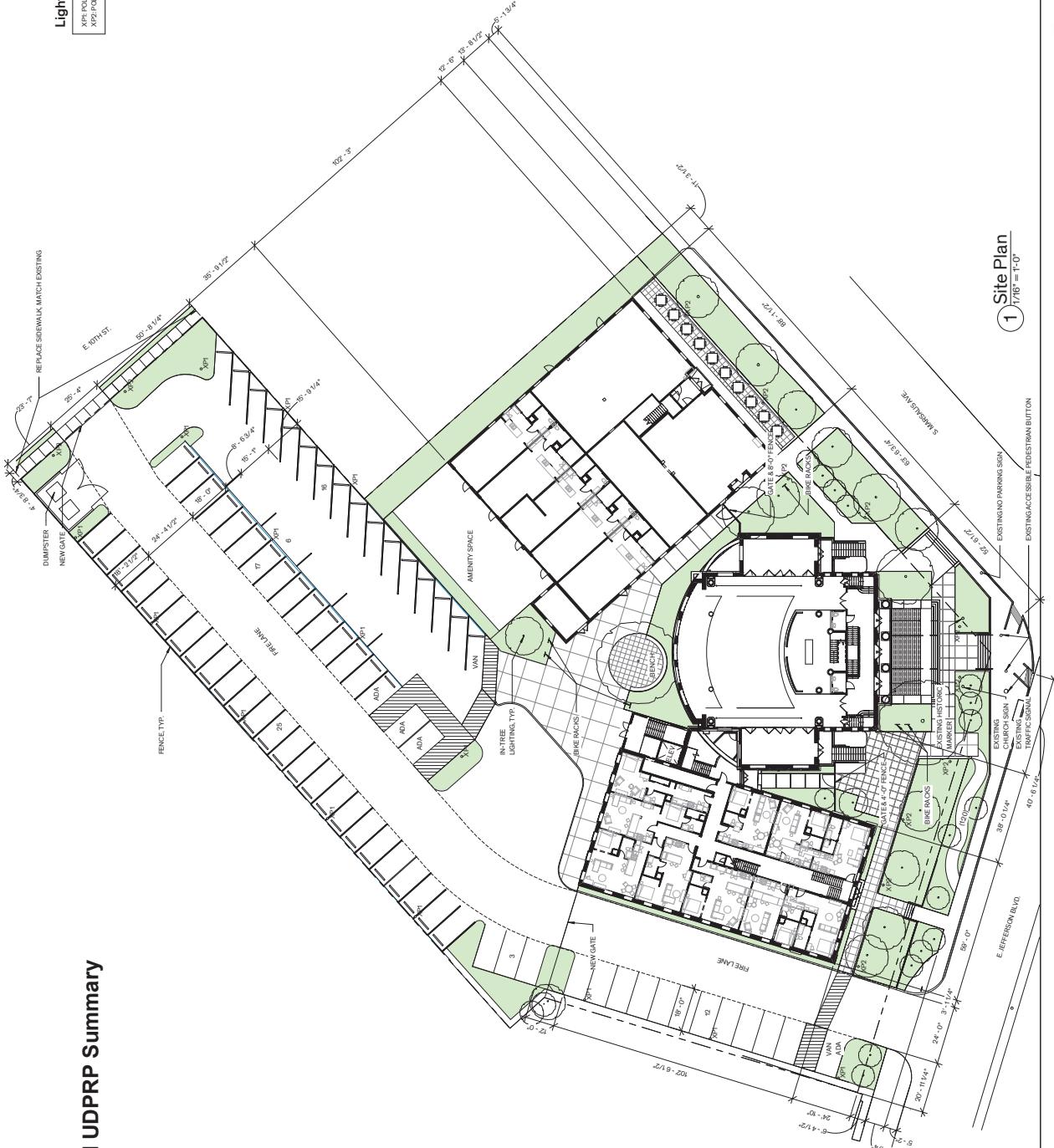


The Jefferson

Exhibit B- Updated Site Plan and UDPRP Summary



Lighting Schedule

Exhibit B



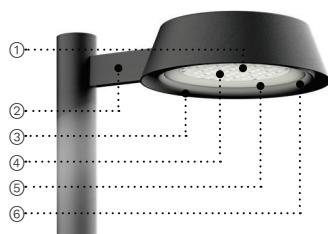
CT152
CLERMONT
POST TOP/POLE MOUNT

PROJECT NAME:

QUANTITY:

TYPE:

ORDERING CODE:



- ① Performance optic series.
- ② Side mount or post-top attachment.
- ③ Corrosion resistant diecast aluminum housing.
- ④ High efficiency LED light engine with acrylic optics.
- ⑤ Clear tempered glass.
- ⑥ All stainless steel hardware.



CT152-PM

CT152-PT4

MATERIALS

Clermont is made of aluminum diecast offering exceptional precision and durability. The main housing is sealed with durable gasket. Features a high efficiency LED light engine, mounted on a recessed heatsink whose pattern is optimized for heat dissipation. The driver is preinstalled inside the main housing, sealed with gasket, and secured with four captive screws which makes it easy for maintenance.

ELECTRICAL DRIVER

Standard driver is 0-10V dimming-ready (dims to 10%) with: 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -40°C to +55°C -40°F to +131°F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery. Optional 347/480V available.

LED LIGHT ENGINE

Offered in 2700K, 3000K, 3500K & 4000K / 80CRI. 70% LED lumen maintenance at 60,000 hours (L70/B50) based on IESNA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21.

FINISH

Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

CERTIFICATION

UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP66/IK10. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end-user environment and application.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: <https://www.acuitybrands.com/support/warranty/terms-and-conditions>

MOUNTING

For PM mounting: designed to fit on 4" or 5" OD pole.

For PT4 mounting: designed to fit on 4" OD pole with 1/4", 3/16" or 1/8" wall thickness.

MEASUREMENTS



LUMINIS.COM

Toll free: (866) 586-4647 | Fax: (514) 683-8872 | Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

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CT152

Rev. 04/09/25

Page 1 of 8

Exhibit B

City of Dallas

UDPRP Review Summary

Urban Design Peer Review Panel

DATE: 5.16.25

TIME: 8:30am

PROJECT: The Jefferson

LOCATION: City Hall 5ES

Overview

Below is a summary of the Urban Design Peer Review Panel's advice for The Jefferson project as derived from the May 16th Peer Review session.

Advice Summary

[1] The Panel recommends that any modifications to the public realm be balanced and within keeping of the historic context of the site.

Applicant Response (10.28.25) - The intent of both the architectural and landscaping design for the public realm is to enhance the historic structure. Care will be taken to maintain all existing trees. The historic "rolled lawn" edge will be maintained and non-historic wood retaining walls and wrought-iron fencing will be removed. Landscaping material will be appropriate to the historic nature of the building and will not obscure views of the façade. Enhanced paving material will be brushed concrete and brick pavers compatible with the historic façade materials.

City Response (10.31.25) – Staff acknowledges the efforts made to preserve the site's significant architectural and landscape design features. With this update, you have met the Panel's recommendation.

[2] The Panel requests that upgraded HVAC, utilities, and any other building systems be placed in a way that hides them from public view.

Applicant Response (10.28.25) - All exterior HVAC, utilities, and building systems elements will not be visible by the public. These elements will be located on the roof and hidden by the building's ample parapet.

City Response (10.31.25) –With this update, you have met the Panel's recommendation.

[3] The Panel advises reviewing the site plan for fire access and turning radii. Consider revising parking stall dimensions if necessary.

Applicant Response (10.28.25) - The site plan has been updated to incorporate and identify the fire lane. The fire lane size and turning radii meet the City of Dallas requirements.

City Response (10.31.25): With this update, you have met the Panel's recommendation.

[4] The Panel recommends considering a more efficient location for the dumpster (possibly in original location) that could also free up additional parking or landscaping.

City of Dallas

UDPRP Review Summary

Urban Design Peer Review Panel

Applicant Response (10.28.25) - The site plan has been updated to relocate the new dumpster enclosure to the rear of the site, near the existing location. Parking spaces have been shifted into the previously proposed dumpster location and new landscaping will be provided.

City Response (10.31.25) – Staff agrees the updated dumpster location is more suitably located. With this update, you have met the Panel's recommendation.

[5] The Panel advises being thoughtful about preserving as many trees as possible on site.

Applicant Response (10.28.25) - All healthy trees on the site will be preserved. Maintaining the existing tree coverage is a priority for the project team.

City Response (10.31.25) Staff acknowledge the preservation efforts and appreciate the addition of two trees in the rear parking lot. With this update, you have met the Panel's recommendation.

[6] The Panel suggests enhancing the streetscape on Marsalis and Jefferson with ample pedestrian lighting, public amenities including bicycle racks and benches along the rights-of-way and additional landscaping that integrates well with the preserved heritage trees.

Applicant Response (10.28.25) - The project goal is to enhance the pedestrian experience along Jefferson Blvd and Marsalis Ave as much as possible considering the existing design and condition of the streets. The design intent is to create pedestrian scale spaces that feel safe and protected from the two high-speed streets that bound the site, while still providing a physical and visual connection to the street. Pedestrian lighting will be provided within the boundaries of the project. Care has been taken to provide accessible pathways and entrances from Jefferson Blvd and Marsalis Ave to all three buildings. The street facing courtyards will be activated with seating, bicycle storage, pedestrian-focused lighting, and new garden elements. The corner will be treated as a plaza and will incorporate a public art or site history element.

City Response (11.3.25) – The sidewalk width callout along Marsalis is 5'1", E Jefferson is 5'2" and along E 10th it is 4'8". The City's TIF District Urban Design Standards state "construct sidewalks with a sufficient width to allow for pedestrian and street activity. Typically, a minimum of seven feet of clear, unobstructed walking area is required in addition to the edge and furnishing zones at the back of the curb. Are there constraints such as mature trees or utilities that limit sidewalk width?

Applicant Response (11.18.25) - We have chosen not to modify the existing sidewalk along Marsalis due to the existing row of trees planted very close to the sidewalk. Please see attached letter from the project's landscape architect, Matthew Stubbs, regarding his analysis of the feasibility of expanding this sidewalk without damaging those trees.

Along Jefferson, our goal is to preserve and restore the church's historic lawn including the "rolled lawn" detail. The project is balancing the restoration of this historic condition with providing an accessible route from Jefferson to the building. Enlarging the sidewalk will jeopardize this element of the project. Having said that, as the design team progresses with the design process, they will study any opportunities to expand the public walking space along Jefferson. Along E. 10th, the design team is concerned that a 7'-0" sidewalk would be out of character with the single-family residential scale of the block.

City Response (12.5.25) – Staff recognizes the updated site plan indicating the callout for the replacement of sidewalk along E 10th Street and the note regarding lighting installation on private

City of Dallas

UDPRP Review Summary

Urban Design Peer Review Panel

property. Staff recognizes that the sidewalk/ADA ramps along Jefferson and Marsalis are new, and tree preservation is desirable. With this update, you have met the Panel recommendation.

[7] With the recent parking reform, the Panel recommends considering how reduced parking can contribute to additional landscaping and outdoor amenity spaces.

Applicant Response (10.28.25) - The project goal is to balance minimizing site area dedicated to parking with being a good neighbor to the surrounding community. The project program is intensive, including residential, coworking space, professional services, and restaurant spaces. A portion of the parking will be dedicated to residential tenant parking, and the remainder will be shared between the other uses. The parking area proposed for this project is less than the aggregate requirements for each individual use, with the hope that parking can be shared between uses operating at different times of day. A portion of the existing parking lot will be converted to a tenant amenities space and entry plaza. Planting areas and new trees have been integrated into the parking lot where feasible.

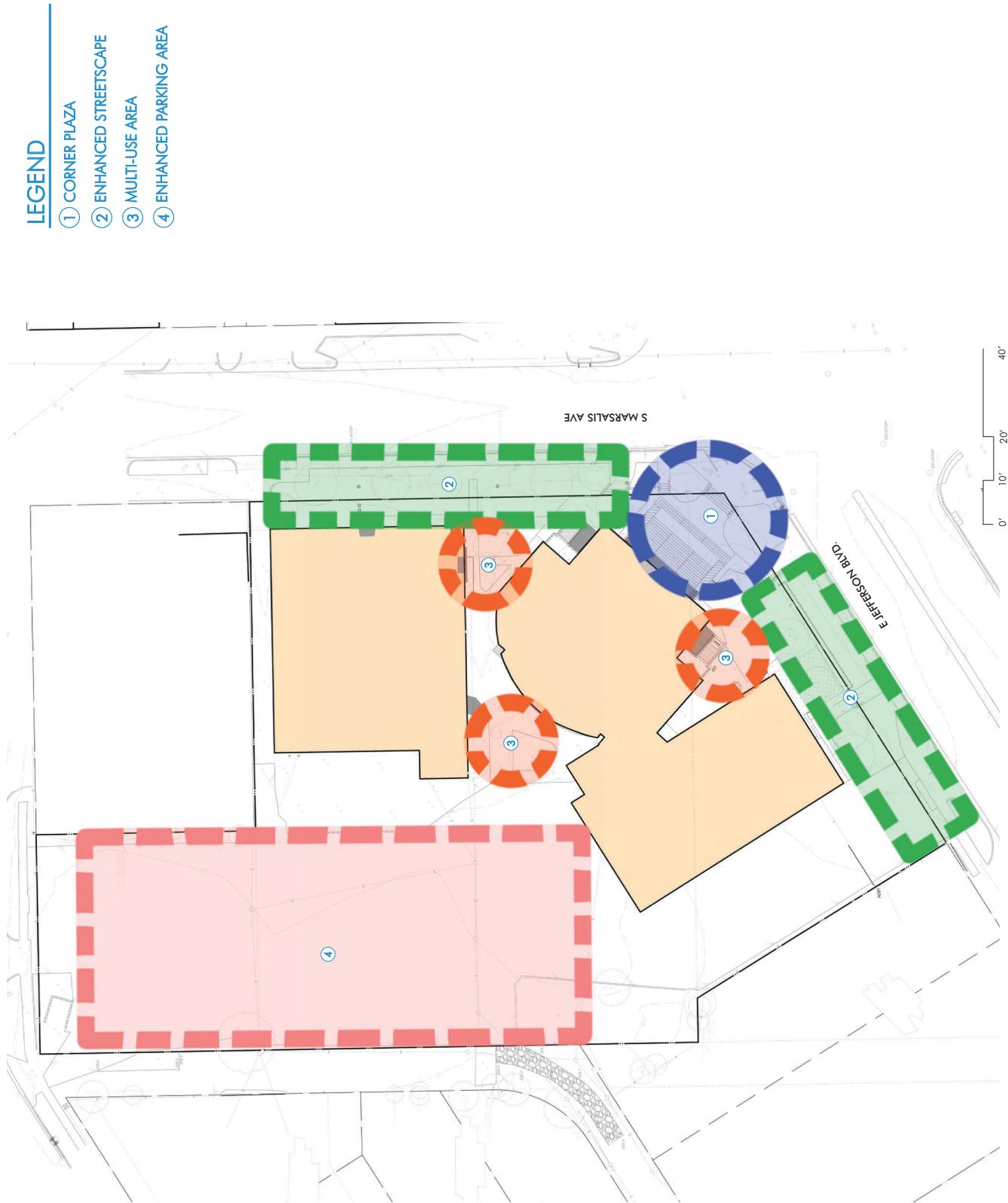
City Response (10.31.25) – Staff acknowledges the updated plan that calls for the removal of portions of impervious surface along the northern property line for open space. With these modifications, you have met the Panel's recommendation.

[8] The Panel advises considering if there are ways to reference the historical church congregation's past within the buildings or through an outdoor plaza display.

Applicant Response (6.2.25) - The project goal is to reference the site's rich history within the design of the project. Significant historic research has been performed by the design team during the National Register nomination process. Existing historic elements within the buildings will remain where feasible. Other existing historic elements that cannot remain in their existing locations due to fire damage will be re-purposed throughout the project to tell the building's history. Other significant elements will be recreated and referenced. As referenced in the answer to number 6, the corner will be treated as a plaza and will incorporate a public art or site history element.

City Response (6.4.25) – Staff acknowledges the preservation efforts made on site. Please provide updates on design and materials for the plaza as they are finalized. With these modifications, you have met the Panel's recommendation.

Exhibit B



Oak Cliff UMC Building

Exhibit B

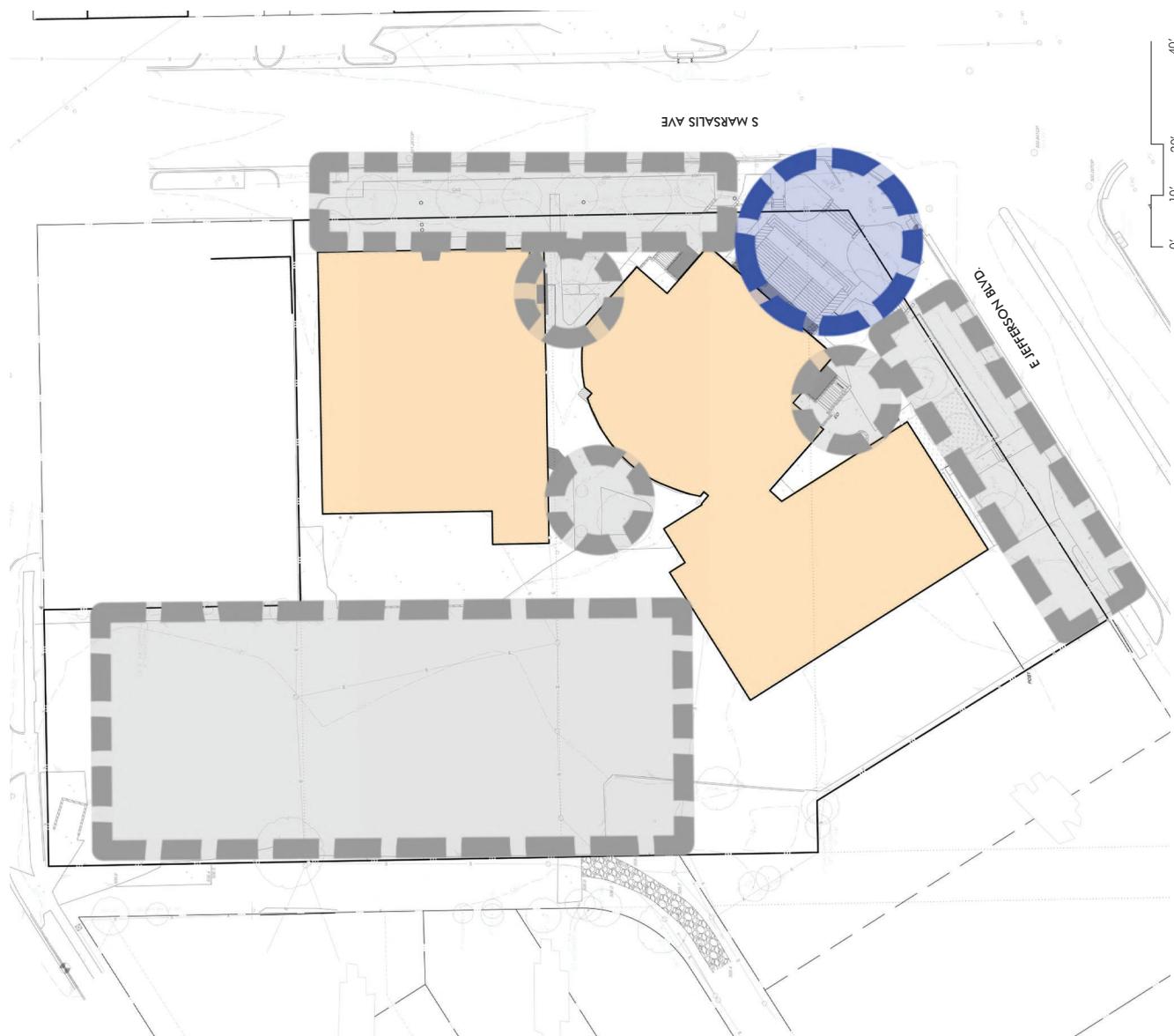
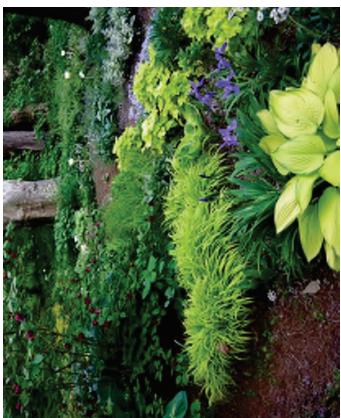
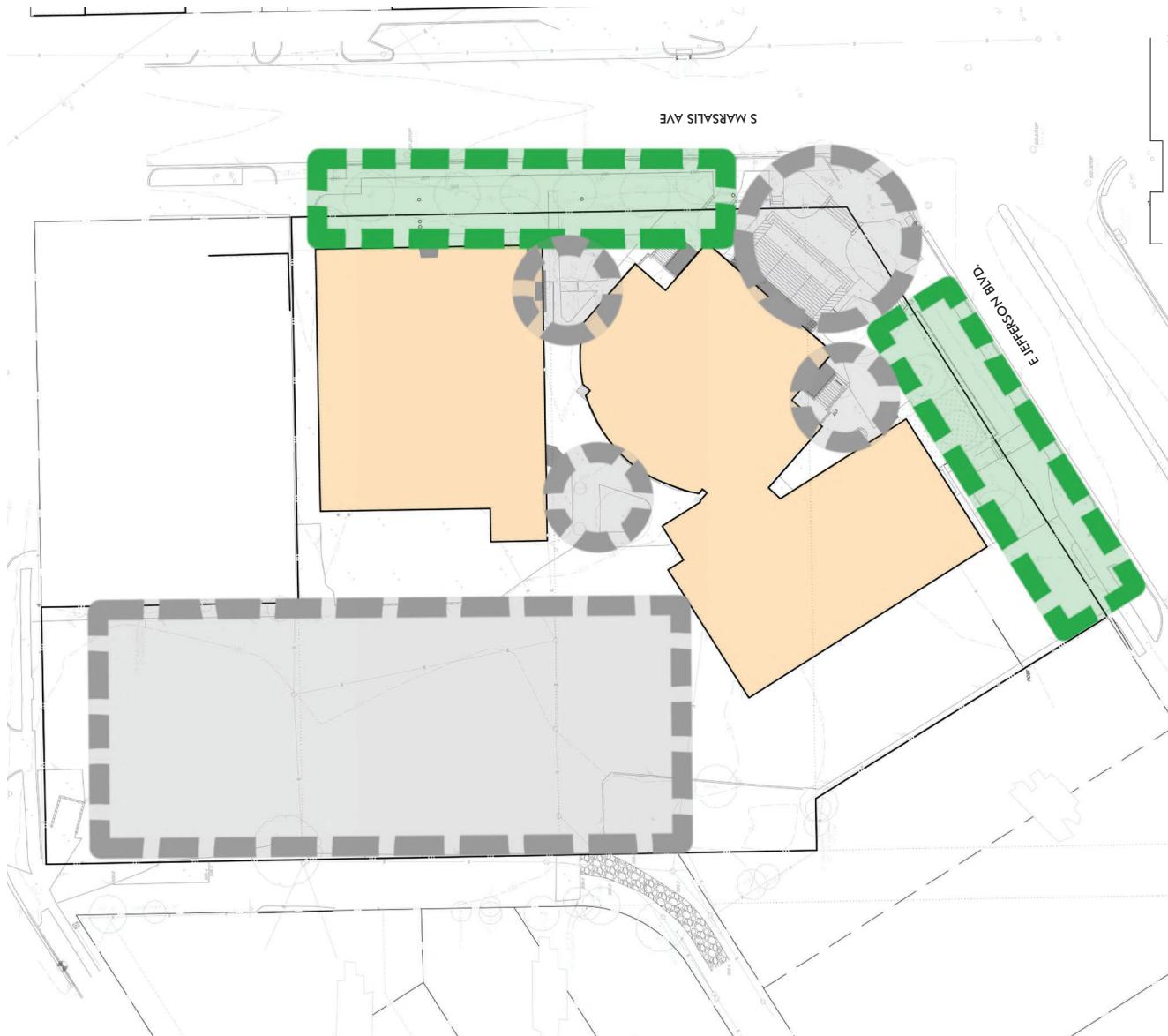
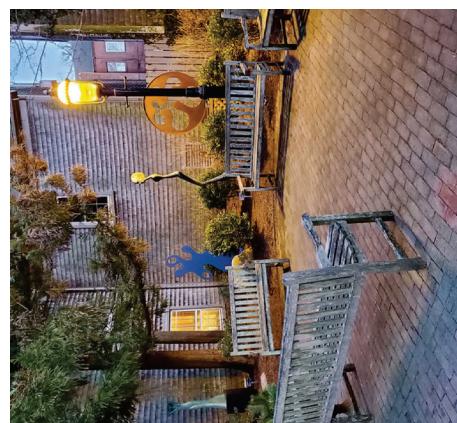
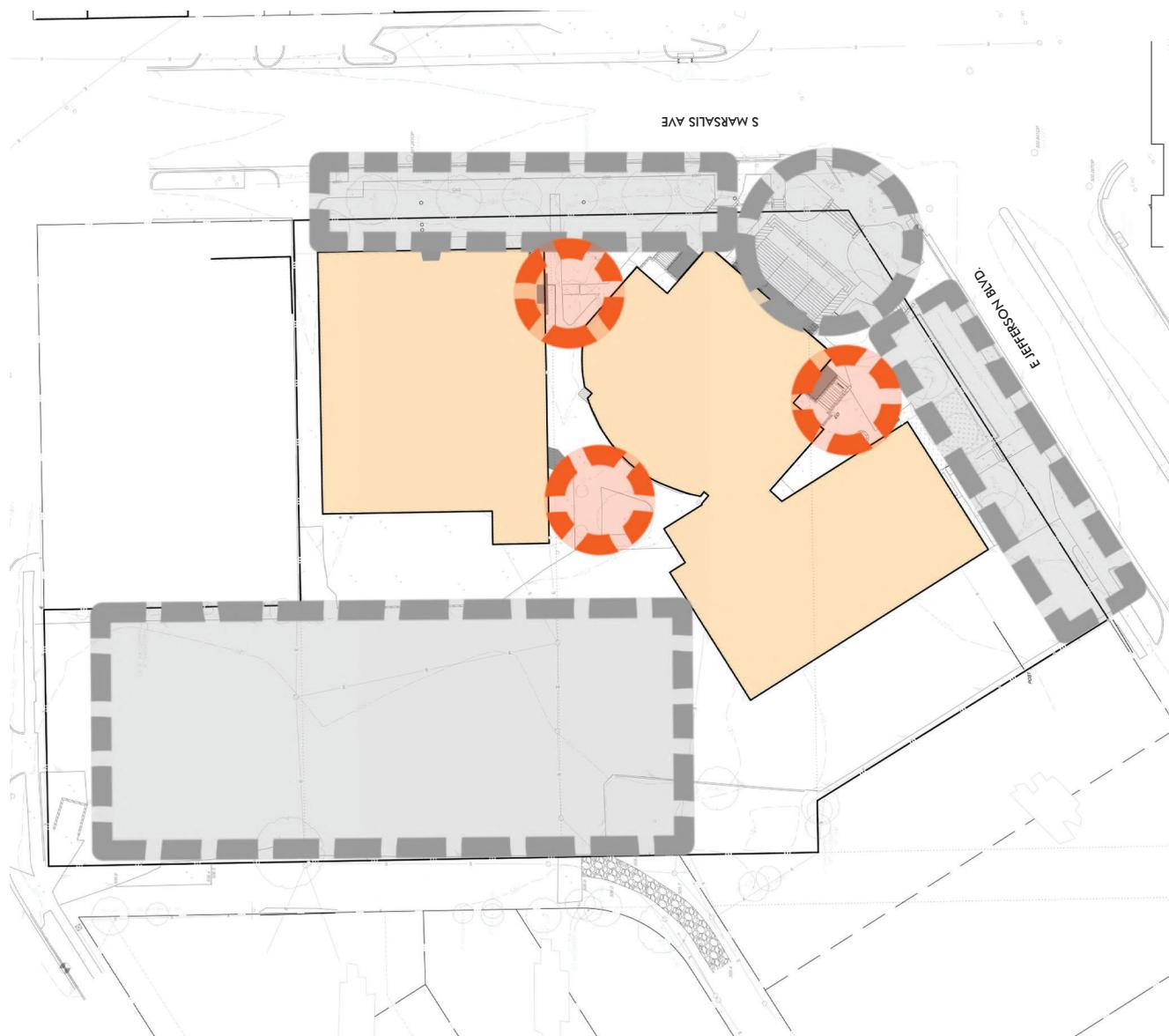


Exhibit B



Oak Cliff UMC Building

Exhibit B



Oak Cliff UMC Building

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APRIL 29, 2024

Exhibit B

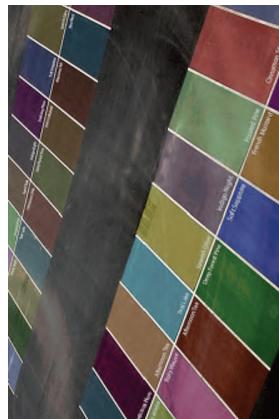
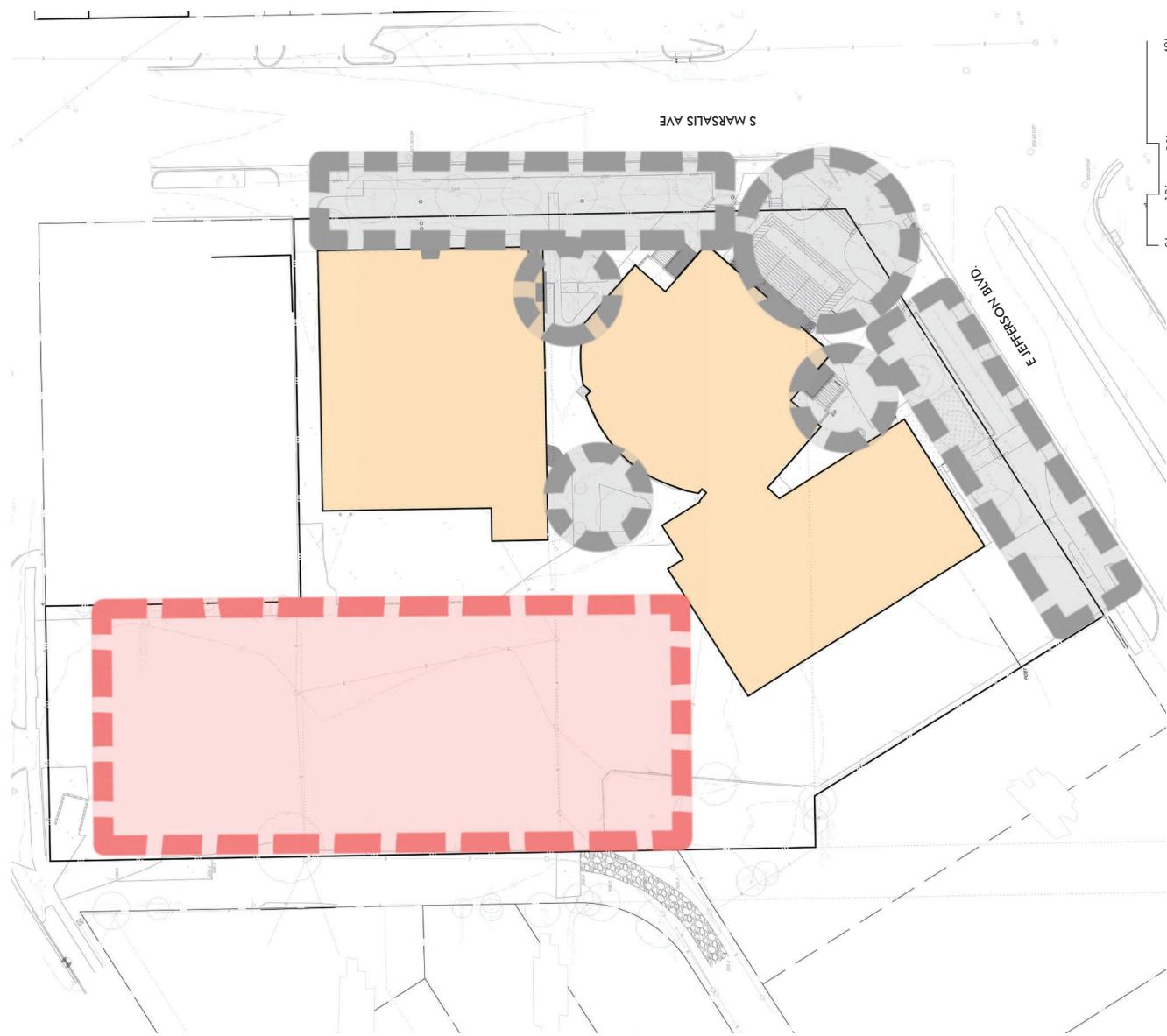


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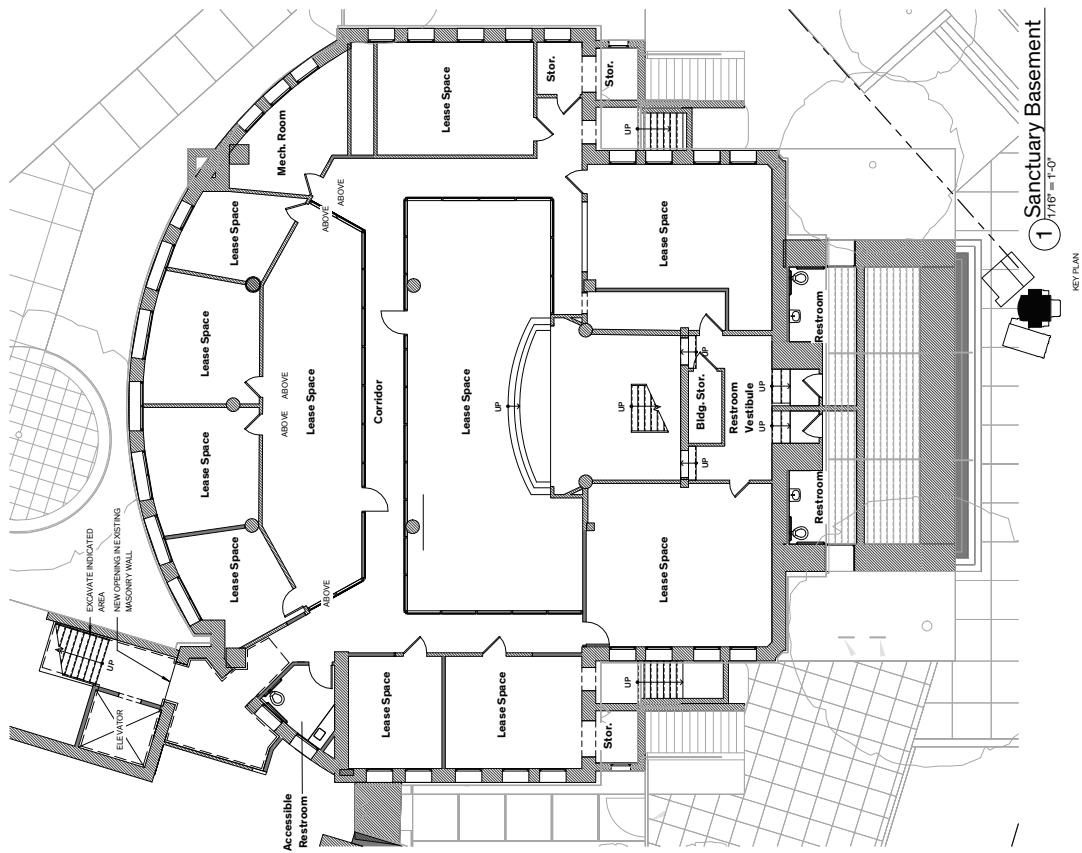
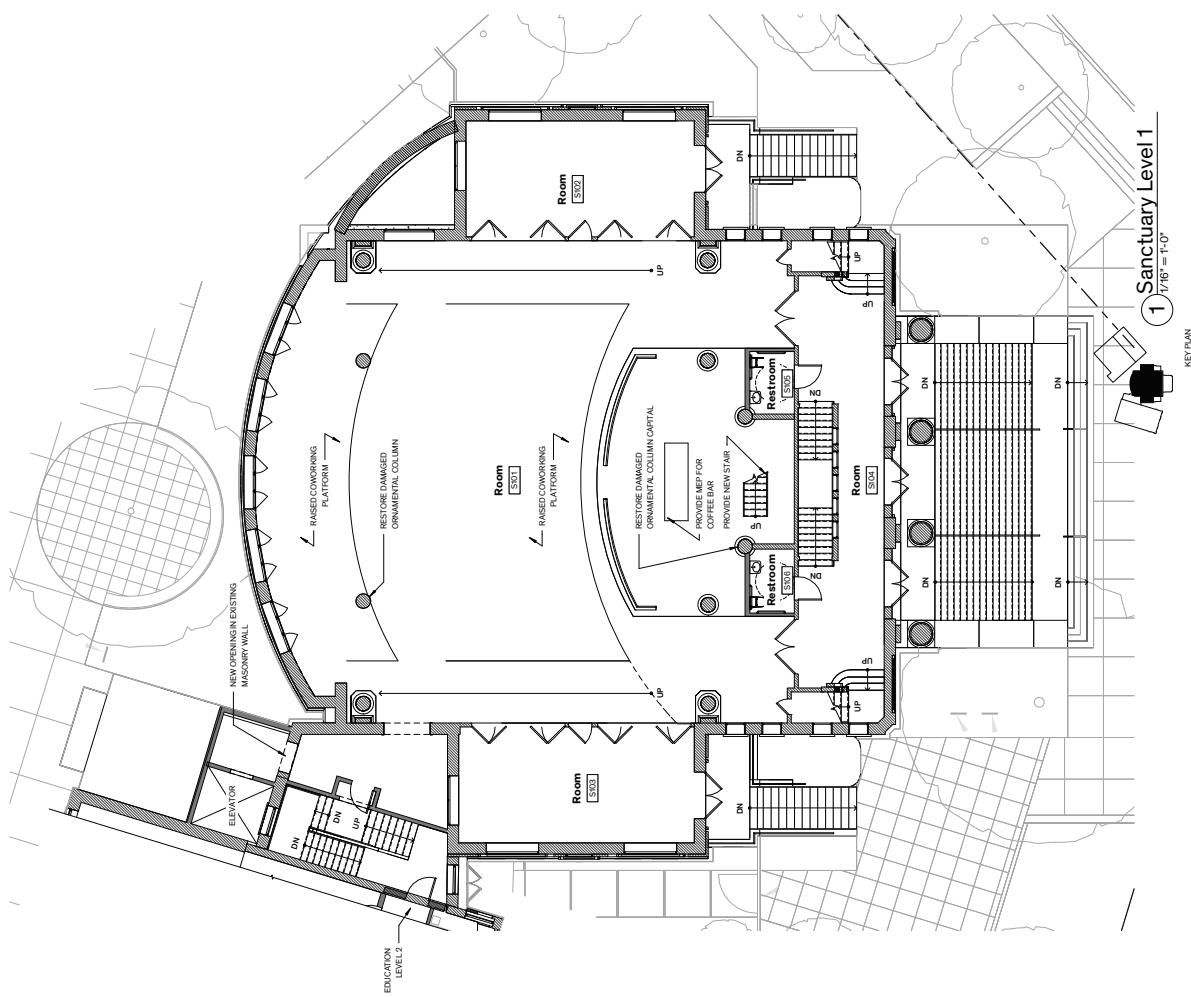


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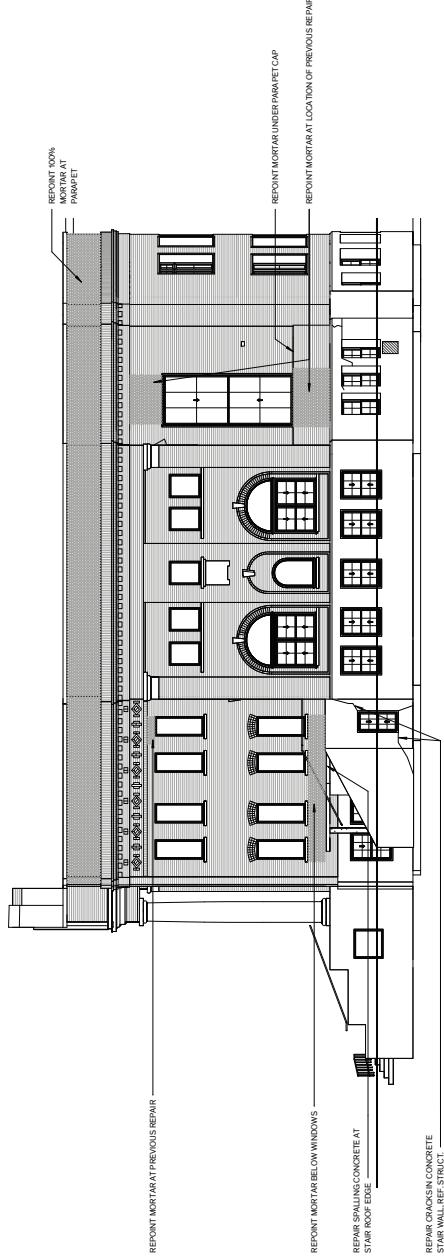
PROXY PROPERTIES



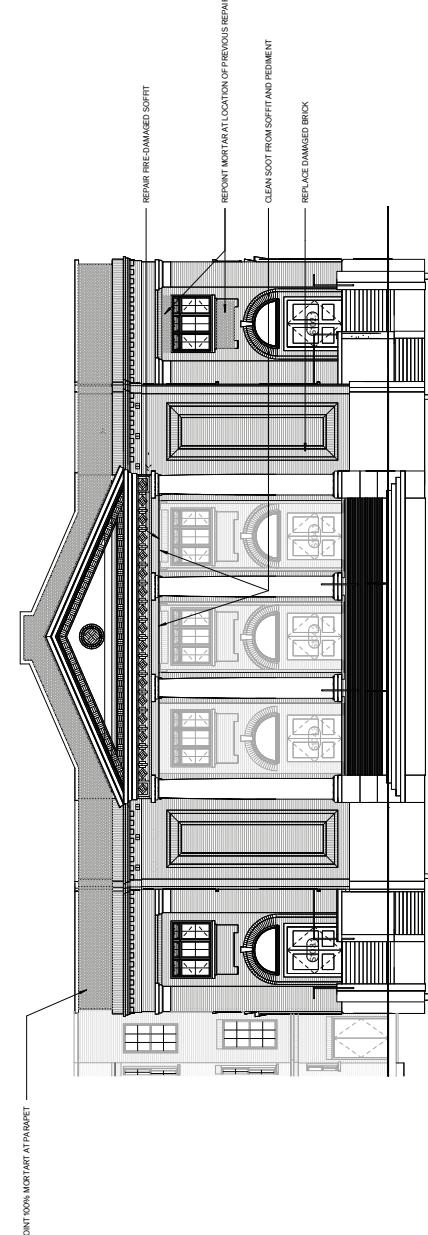
The Jefferson

Architexas CREATE + CONSERVE

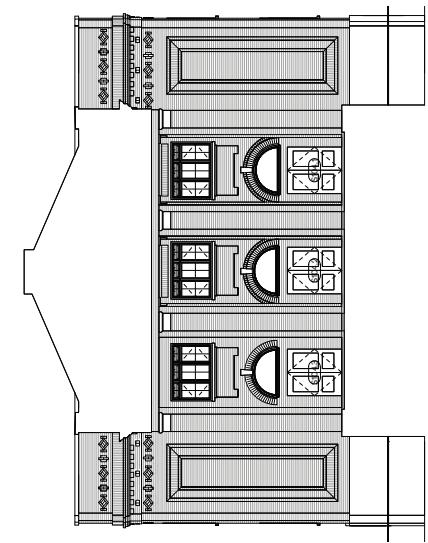
Exhibit B



3 **Sanctuary - East Elevation**



1 **Sanctuary - South Elevation**

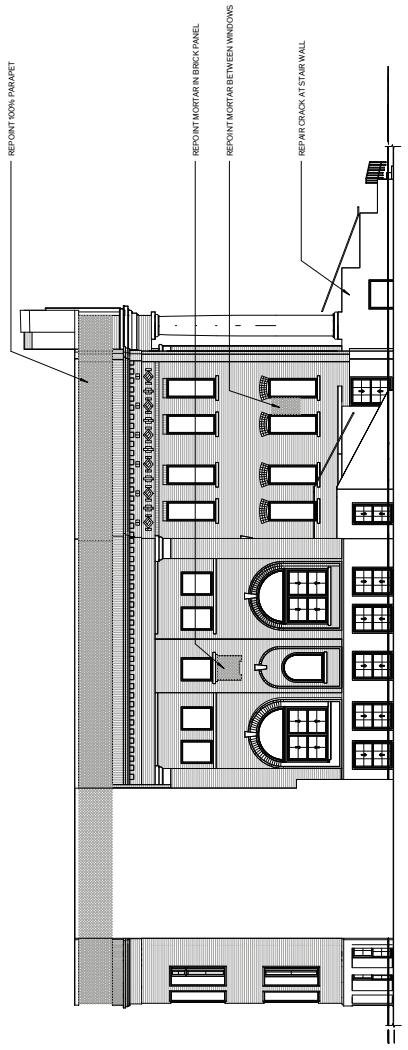


Sanctuary - South Elevation
Behind Columns

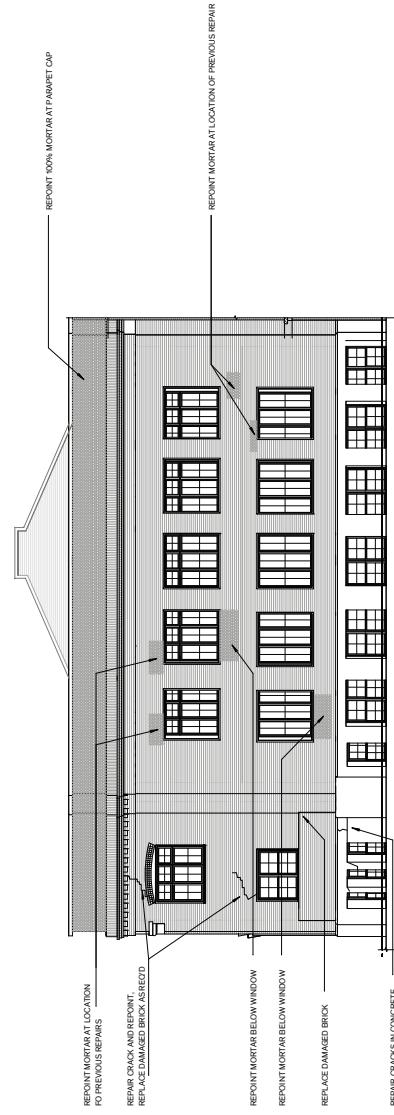
2 $1/16^{\circ} = 1'-0"$

The Jefferson

Exhibit B



② Sanctuary - West Elevation
 $1\frac{1}{16} = 10'$



① Sanctuary - North Elevation
 $1\frac{1}{16} = 10'$

Exhibit B

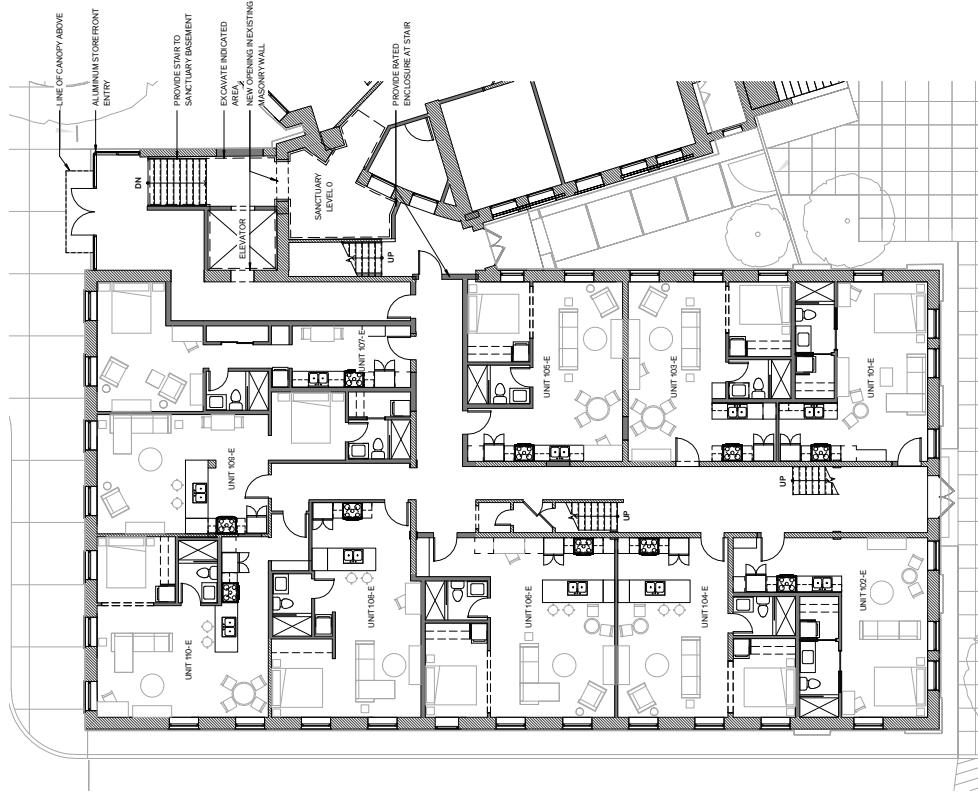
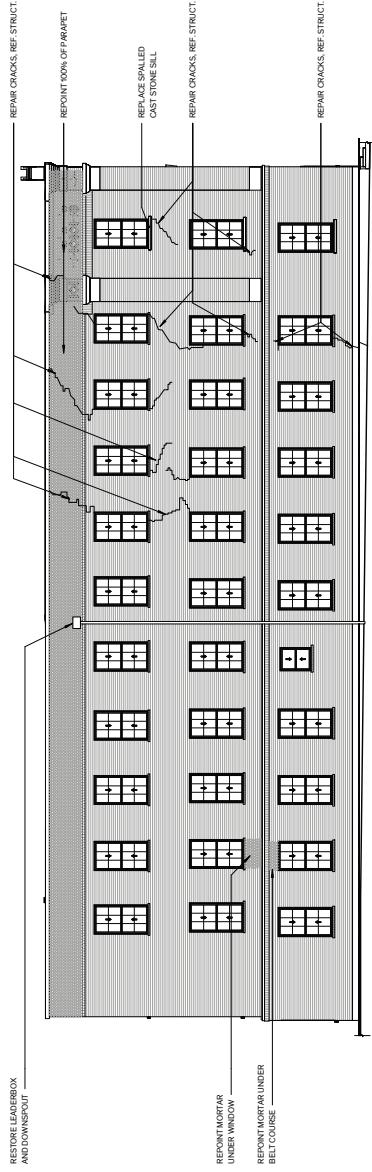
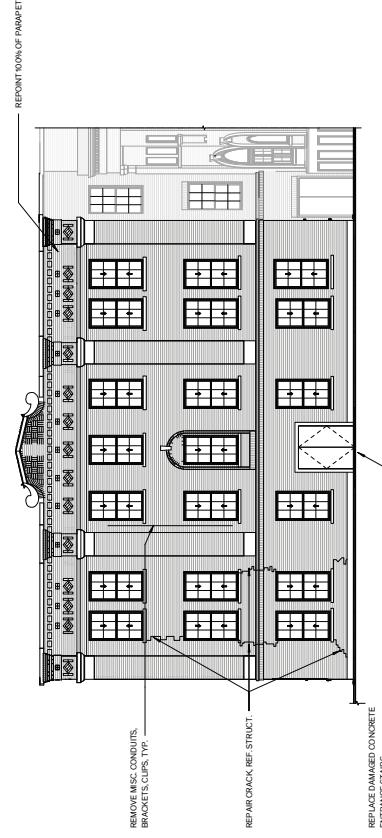


Exhibit B



Education Building - West
Elevation
2
 $1/16 = 1-0'$



Education Building - South
Elevation
1
 $1/16 = 1-0'$

Exhibit B



Exhibit B

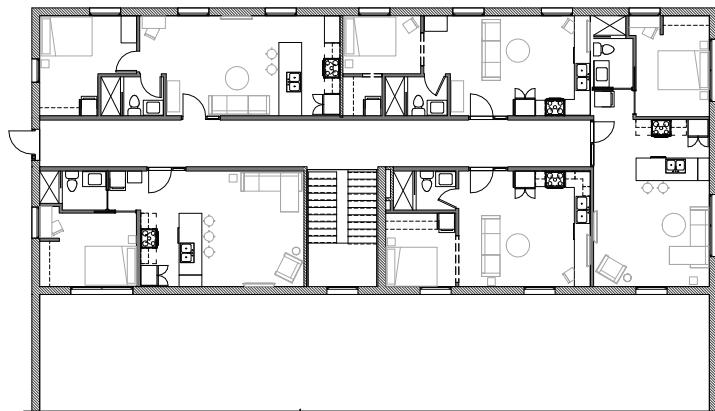
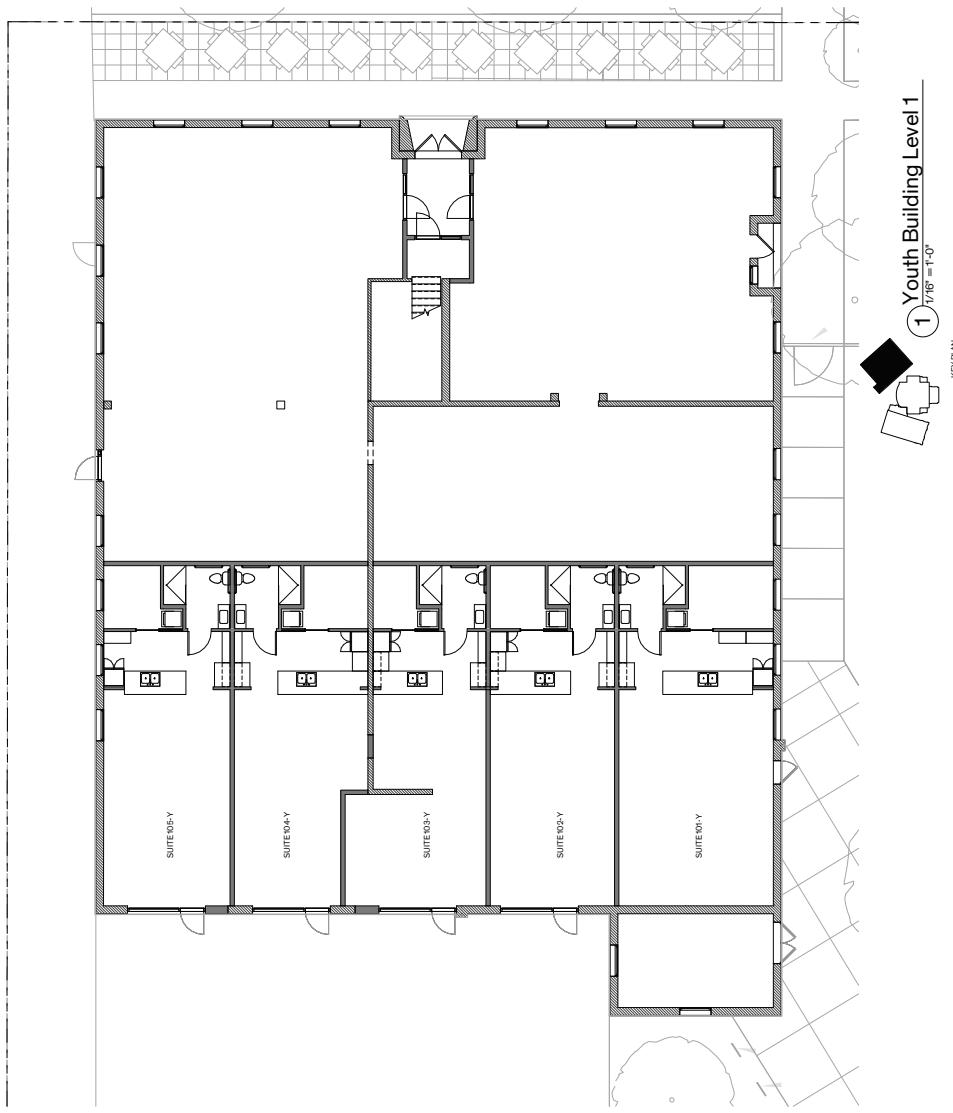


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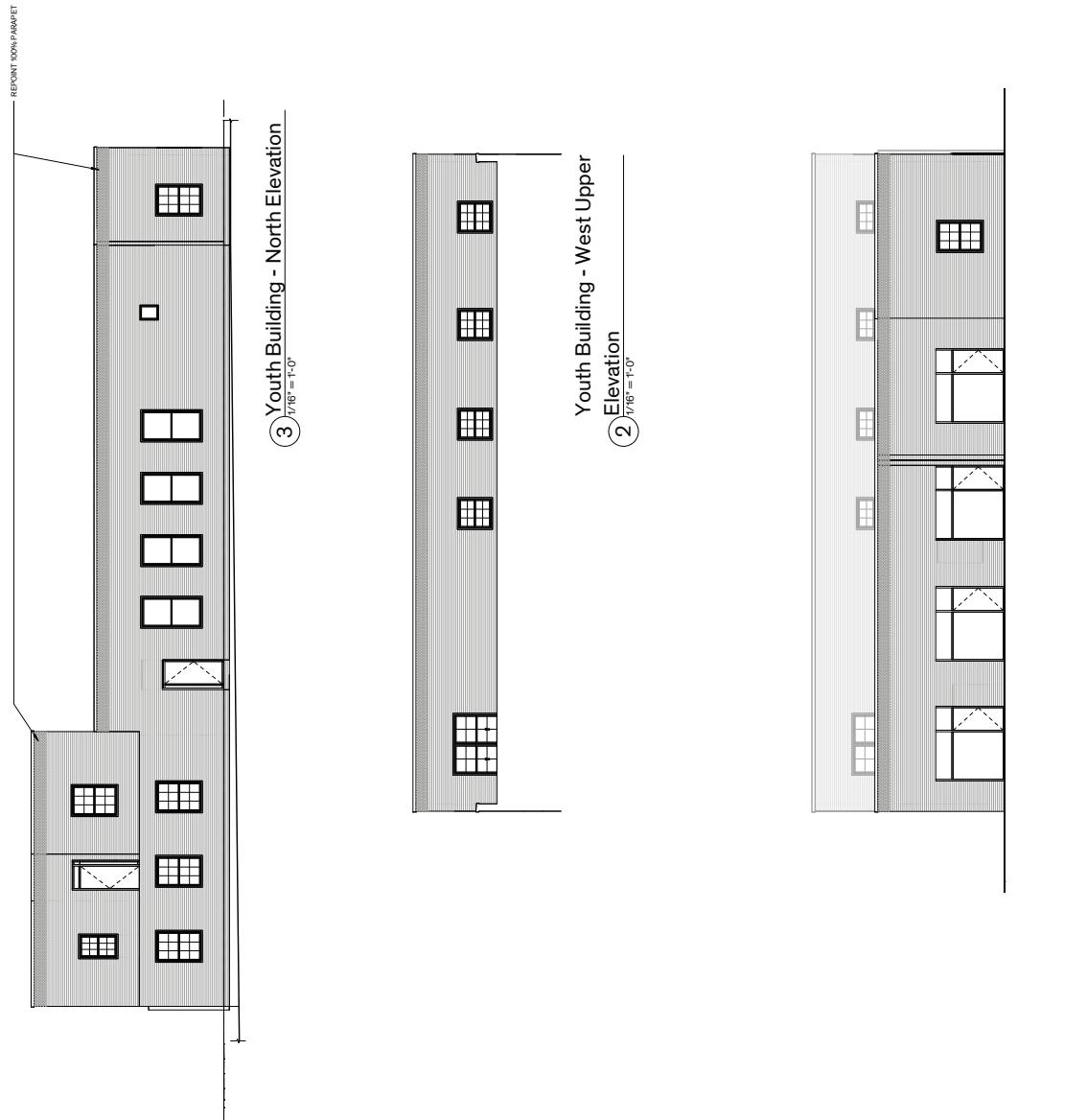


Exhibit B



Exhibit B

