University of North Texas Dallas
Development Strategy

January 26, 2022
Agenda

Campus Plan Framework

Program Hierarchy & Organization
  • Confirming program
  • Scale of development
  • Priorities and adjacencies

Project Development Options

Cumulative Projects
Campus Plan Framework
Buildable Area

- 190 acres of buildable area (+/- 70%)
- Plan locates campus development outside of constrained land.
- Compact development pattern makes efficient use of limited land resources.
- Creek corridor is used as an asset.
• The campus is organized from east to west as a progression of landscape ‘character zones’.
• Campus development is concentrated to the west.
• The plan reinforces a pedestrian promenade that connects the campus districts.
• Primary vehicular gateways are to the west and north.
• Cars are generally kept to the perimeter and separated from pedestrians.
Campus Edges

HIGH CAMPUS VISIBILITY

CAMPUS GATEWAY

COMMUNITY GATEWAY

ACADEMY

DART PROPERTY

DART LIGHT RAIL

EXISTING UNTD STATION SIGNAGE

ISOLATED PARCEL

NO VEHICULAR ACCESS

MINIMAL CAMPUS VISIBILITY

EXISTING UNTD STATION SIGNAGE

Campus Edge % by Type

- High Campus Visibility
- Moderate Campus Visibility
- Minimal Campus Visibility
- Non-UNTD Edge

39
46
9
6
Campus MP: Building Use Distribution
Program Hierarchy & Organization
# Development Categories

<table>
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<th>Campus Plan Program</th>
<th>Relocated/Expanded Program</th>
<th>Potential Additive Program</th>
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<td>• Police Academy</td>
<td>• Stadium</td>
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<td>• DISD Boarding School</td>
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<td>• Central Utility Plant</td>
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Development Scale

POTENTIAL NEW PROGRAM
~17-28 AC (Stadium, DISD, Hotel)

RELOCATED/EXPANDED PROGRAM
~4-6 AC (Police Academy)

POTENTIAL ADDITIVE PROGRAM
Prioritization of Projects

GROUP 1
- STEM Building
- Housing & Dining
- NAIA Fields (Soccer/Track & Field)
- Sanitary Line
- CUP (Capacity Dependent)

GROUP 2
- Police Academy
- Early Education Center
- Events Center

GROUP 3
- Stadium
- DISD Boarding School
- Hotel
Recommended Program Adjacencies

ATHLETICS, EVENTS, & RECREATION

- STADIUM
- HOTEL
- NAIA FIELDS
- ATHLETIC FIELDS
- Hotel / Stadium Option
- Events Center (Alternate)

ACADEMIC/CAMPUS CORE

- STEM
- CUP
- HOUSING & DINING
- MIXED USE
- Events Center
- Hotel / Arena Option

PARTNERSHIPS

- DISD
- Police Academy
- Early EDU

Legend:
- UNTD Program
- Partnership
- Other
GROUP 1
Project Development Options

- STEM Building
- Housing & Dining
- Central Utility Plan (CUP)
- NAIA Fields (Soccer / Track & Field)
- Sanitary Line Easement
Campus Today

EXISTING PROGRAM
1. Hart Amphitheater
2. Soccer field (non-NAIA)
3. New campus entrance, road alignment, & surface lot
4. Electric and water lines
5. Dallas Water Utility
STEM Building

PROGRAM ASSUMPTIONS
• ~100,000 GSF
• 25,000-30,000 GSF footprint
• 4-5 levels
• 2-3-acre site including interior plaza/courtyard

NOTES
1. Frames and completes core plaza. Takes advantage of proximity to existing academic building. Aligns with campus plan.
2a. Program remains near campus core. Less prominent location. Core plaza remains incomplete.
2b. Program remains near campus core. Displaces existing recreational court and soccer field. May require re-alignment of fire lane. Core plaza remains incomplete.
**STEM Building** (Enlarged)

**PROGRAM ASSUMPTIONS**
- ~100,000 GSF
- 25,000-30,000 GSF footprint
- 4-5 levels
- 2-3-acre site including interior plaza/courtyard

**NOTES**
1. Frames and completes core plaza. Takes advantage of proximity to existing academic building. Aligns with campus plan.
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Campus MP: Building Use & Campus Core
Housing & Dining

PROGRAM ASSUMPTIONS

• 250+ Beds
• 10,000 GSF Dining Hall

NOTES

1. Location adjacent to existing housing and student center. Requires some road realignment to realize compact campus and encourage efficient land utilization.

2a, 2b. Slightly further from existing buildings but area is designated for housing use in campus plan.

Off-site locations might be additive options depending on market demand.
Housing & Dining (Enlarged)

PROGRAM ASSUMPTIONS

- 250+ Beds
- 10,000 GSF Dining Hall

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Central Utility Plant

PROGRAM ASSUMPTIONS

- ~1 million GSF is recommended for efficient CUP operations.
- Current campus GSF = ~340,000
- Campus GSF with STEM and new Housing & Dining = ~500,000

NOTES

1a. Preferred location as part of Events Center project. Accessible from road.
1b. Accessible from road. Not integrated into a new building project.
2a. Accessible from future road. May not be preferred to connect housing to CUP.
2b. Accessible from future road. May not be appropriate for visible campus edge.
2c. Internal to campus presents access challenges. Potential aesthetic impact. Current campus capacity does not meet requirement to include in STEM.
NAIA Fields  (Soccer / Track & Field)

PROGRAM ASSUMPTIONS
- Soccer field to be NAIA compliant
- Track shown for reference and potential future inclusion

NOTES
1. Acceptable field orientation. Convenient pedestrian access from campus core. May be used by police academy. Assumes infrastructure extension for police academy. Will require reconfiguration of planned softball and baseball fields but all program elements remain. Interrupts planned pedestrian path from Events Center through athletics district.
2. Dependent upon land acquisition.
Sanitary Line Easement

PROGRAM ASSUMPTIONS

• 4,300 SQFT easement on UNTD property

• Investment in infrastructure can facilitate development across from University Hills Blvd. and south of the UNTD DART Station.

• Easement coordination might consider discussion of land acquisition of City of Dallas parcel at northeast edge of campus.
Recommendations: Group 1

SUMMARY

• STEM Building remains per campus plan location
• Housing remains per campus plan location with inclusion of dining
• Soccer (NAIA) is located in athletics district identified in campus plan. Configured to accommodate track. Can be converted to recreational use long-term if athletics moves to acquired land across University Hills Blvd.
• Central Utility Plant is deferred until quantity of built area necessary for efficient operation is met (~1 million GSF)
GROUP 2
Project Development Options

- Police Academy
- Events Center
- Early Education Center
Police Academy

PROGRAM ASSUMPTIONS
- ~260,000 GSF
- Multi-Level with potential below grade range

NOTES
1. Displaces approximately 200 beds and 400 surface parking spaces in existing campus plan.
2a. Can be accommodated south of partnership district, north of creek. Displaces some housing. Less desirable adjacencies with other campus uses.
2b. Close proximity to DPD South Central. Requires land acquisition to accommodate program. Higher visibility at campus edge.
Event Center

PROGRAM ASSUMPTIONS

- 3,000-4,000 Seats
- Parking not included
- 350'x475' footprint
- Services multiple functions including community & cultural events, and indoor UNTD athletics

NOTES

1. Location identified per campus plan. Proximate to campus core and convenient to DART station. Adjacent to parking.

2a. Proximate to DART station. Less convenient to campus core. Restricted site may limit size. Constrains future partnership district development.


UNT Denton Facility is 6,000 seats and approximately 600’x400’ in size.
Early Education Center

Program Assumptions
- 10,000 GSF
- 1 Level

Options
1. Begins to establish “Continuum of Learning Corridor” which could include DISD in established partnership zone. Can be accommodate without land acquisition but acquisition may allow more flexible arrangement or expansion opportunity.
2a. Location identified in campus plan. Close to student housing and planned campus wellness district.
2c. Program may be accommodated in Student Center or other campus facility.
Recommendations: Group 2

SUMMARY

- Arena/Events Center remains per campus plan location. CUP might be incorporated into facility.
- Police Academy adjacent to DART alignment per separate study
- Early Childhood Education Center shifts to northeast area, in conjunction with potential DISD Boarding School as part of educational partnership district.
GROUP 3
Project Development Options

• Stadium
• DISD Boarding School
• Hotel
Stadium

PROGRAM ASSUMPTIONS

- 4,000-5,000 seats
- 500’x700’ footprint (including practice field)
- 8-12-acre site. May require additional land for parking.

NOTES

1. Best accommodated on acquired land across University Hills Blvd. Allows true north/south field configuration.
2. Requires moving athletic fields off site and constrains future expansion of academic uses or partnership district.

- Average D-II Football Stadium Capacity 6,086 seats
- Mean D-II Football Stadium Capacity 5,500 seats
- Largest D-II Football Stadium Size 23,000 (Tom Benson Stadium)
- Smallest D-II Football Stadium Size 1,200 (Greyhound Stadium)
**DID Boarding School**

**PROGRAM ASSUMPTIONS**
- 2-level 55,520 GSF res. hall
- 4-level 76,000 GSF school
- 7-acre site
- 120 parking spaces

**NOTES**
1. Co-locates non-university function in defined partnership area. Ideal location if associated with UNTD.
2a. Close proximity to Collegiate Academy. Will require land acquisition for full buildout. Good location if associated with UNTD.
2b. Adjacent location if limited association with UNTD.
2c. Off-site location could be considered, with UNTD partnership.
**Hotel**

**PROGRAM ASSUMPTIONS**
- 90 beds
- 120 parking spaces
- 3-5-acre site

**NOTES**
1. Close proximity to Events Center and DART. Affinity with mixed-use district.

2a. Proximate to DART station within walking distance of Events Center. Does not commit university land to hotel venture. Potential to catalyze development across from DART tracks.

2b. Visibility from University Hills Blvd. and Camp Wisdom Road. Potential proximity to mixed-use development.

2c. Visibility from University Hills Blvd. with potential proximity to mixed-use development and/or relocated Athletics District on acquired land.
Recommendations: Group 3

SUMMARY

- Stadium best accommodated on acquired land across University Hills Blvd. First project to trigger land acquisition requirement.
- DISD Boarding School in planned educational partnership district, proximate to Gilliam Academy and potential early childhood education center.
- Hotel appropriately located in planned mixed-use partnership district adjacent to DART station.
Cumulative Projects
Campus Plan Alignment

POTENTIAL PROJECTS & FORECASTING

1a: Preferred location of NAIA fields without land acquisition per campus plan. Area allows potential future academic expansion to grow beyond 25,000 capacity.

1b: Alternate location of NAIA fields with land acquisition in Athletic District zone.

1c: Athletics Hall & Training Center could be relocated to Athletics District.

2. Proposed alternate site for planned housing displaced by Police Academy.

3. Community Gateway area supports alternate growth opportunities and institutional identity at campus edge.

4. Acquisition Opportunities
Campus Plan Alignment
Campus MP: Spectrum of Experiences
Campus MP: Building Use & Campus Core
Stadium Case Study

Lindenwood University  Harlen C. Hunter Stadium
7,450-Seat Multi-Purpose Venue (400'x650’), Including 43,000 GSF Training Center
1976 (2004 Renovation)
Football, Soccer, Field Hockey, Lacrosse, Rugby
Stadium Case Study

Lindenwood University Harlen C. Hunter Stadium
7,450-Seat Multi-Purpose Venue (400’x650’), Including 43,000 GSF Training Center
1976 (2004 Renovation)
Football, Soccer, Field Hockey, Lacrosse, Rugby
Stadium Case Study

Grand Valley State University Lubbers Stadium
10,444-Seat (turf area capacity 16,000) Multi-Purpose Venue (450’x750’)
1979 (2011 Renovation)
Football
Stadium Case Study

Grand Valley State University Lubbers Stadium
8,550-Seat Multi-Purpose Venue (450’x750’)
1979 (2011 Renovation)
Football, Soccer, Track & Field
Arena/Events Center Case Study

**UT San Antonio Convocation Center**
4,080-Seat Multi-Purpose Venue (300'x220')
1975
Basketball, Volleyball

**UT Dallas Activities Center**
3,200-Seat Multi-Purpose Venue (250'x220' does not include rec center)
1999
Basketball, Volleyball,