

# University of North Texas Dallas Development Strategy

January 26, 2022

# Agenda

## **Campus Plan Framework**

### **Program Hierarchy & Organization**

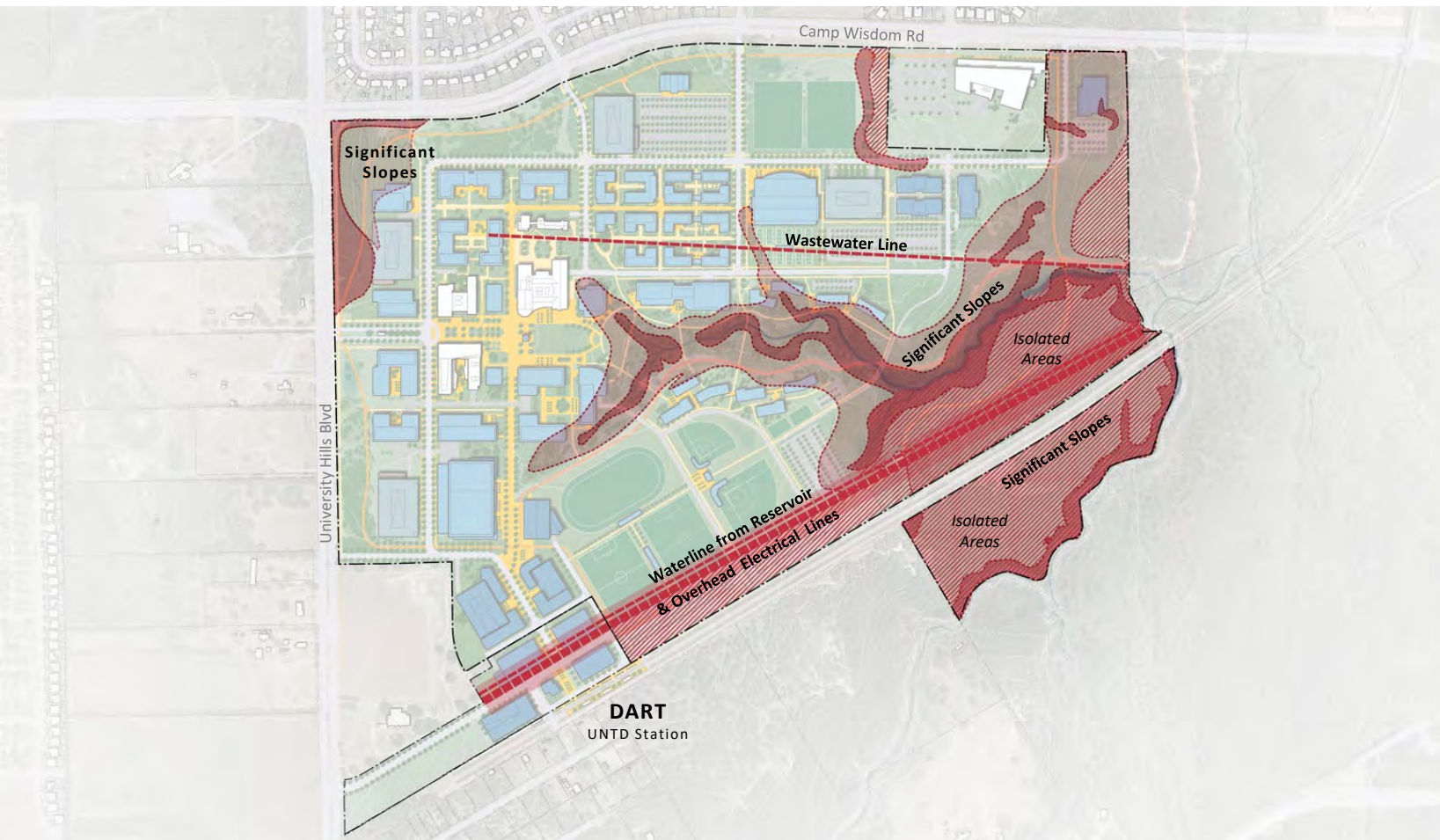
- Confirming program
- Scale of development
- Priorities and adjacencies

### **Project Development Options**

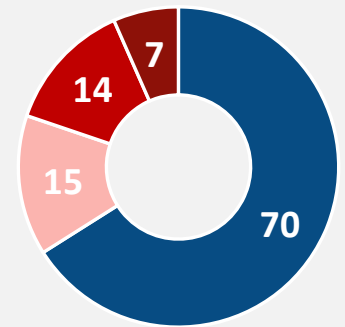
### **Cumulative Projects**

# Campus Plan Framework

# Buildable Area



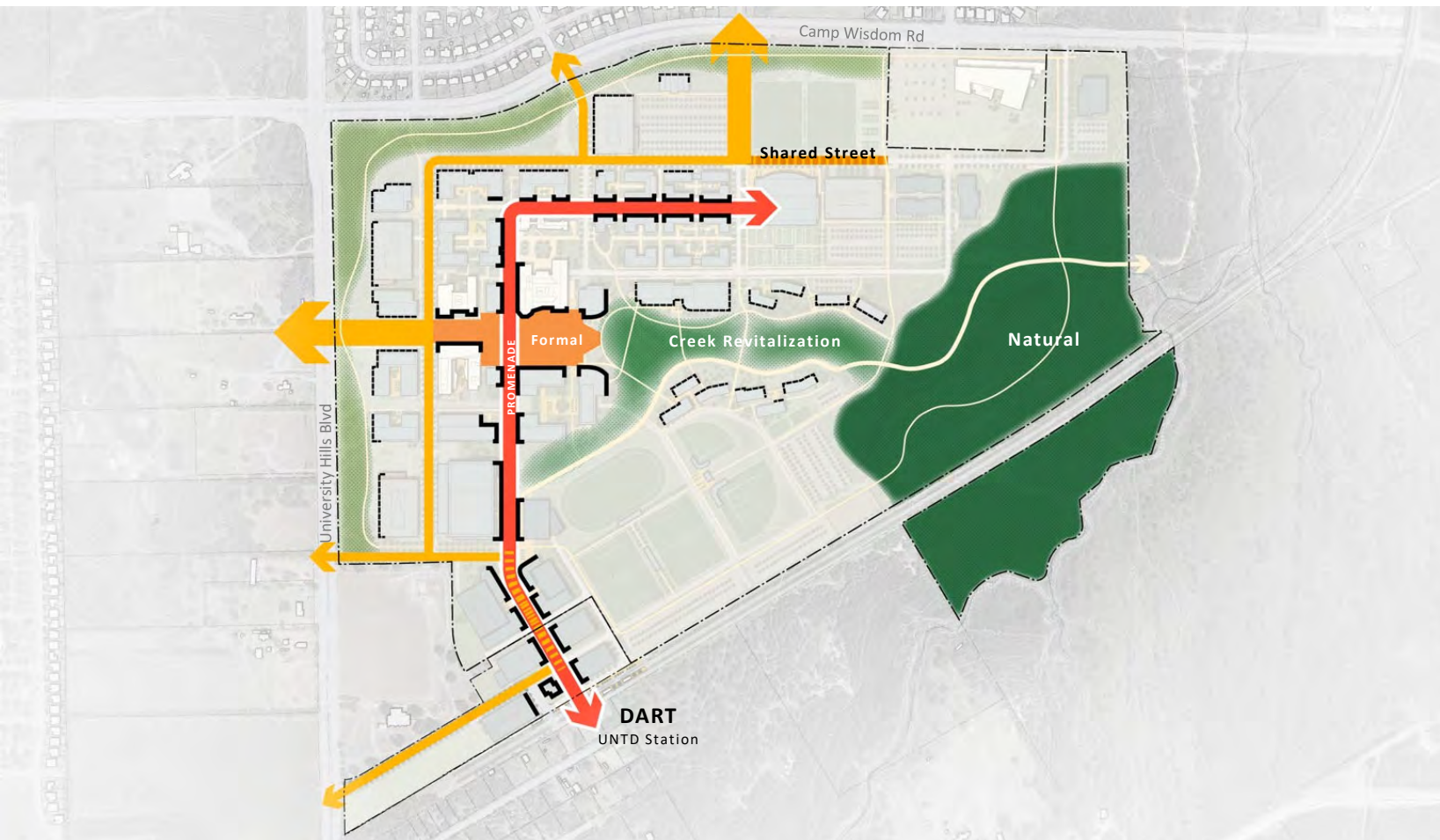
Approximate  
Suitability by %



- 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.

- Infrastructure & Setback
- Runyon Creek Branch
- Moderate Slopes
- Steep Slopes
- Isolated Areas

# Campus Framework

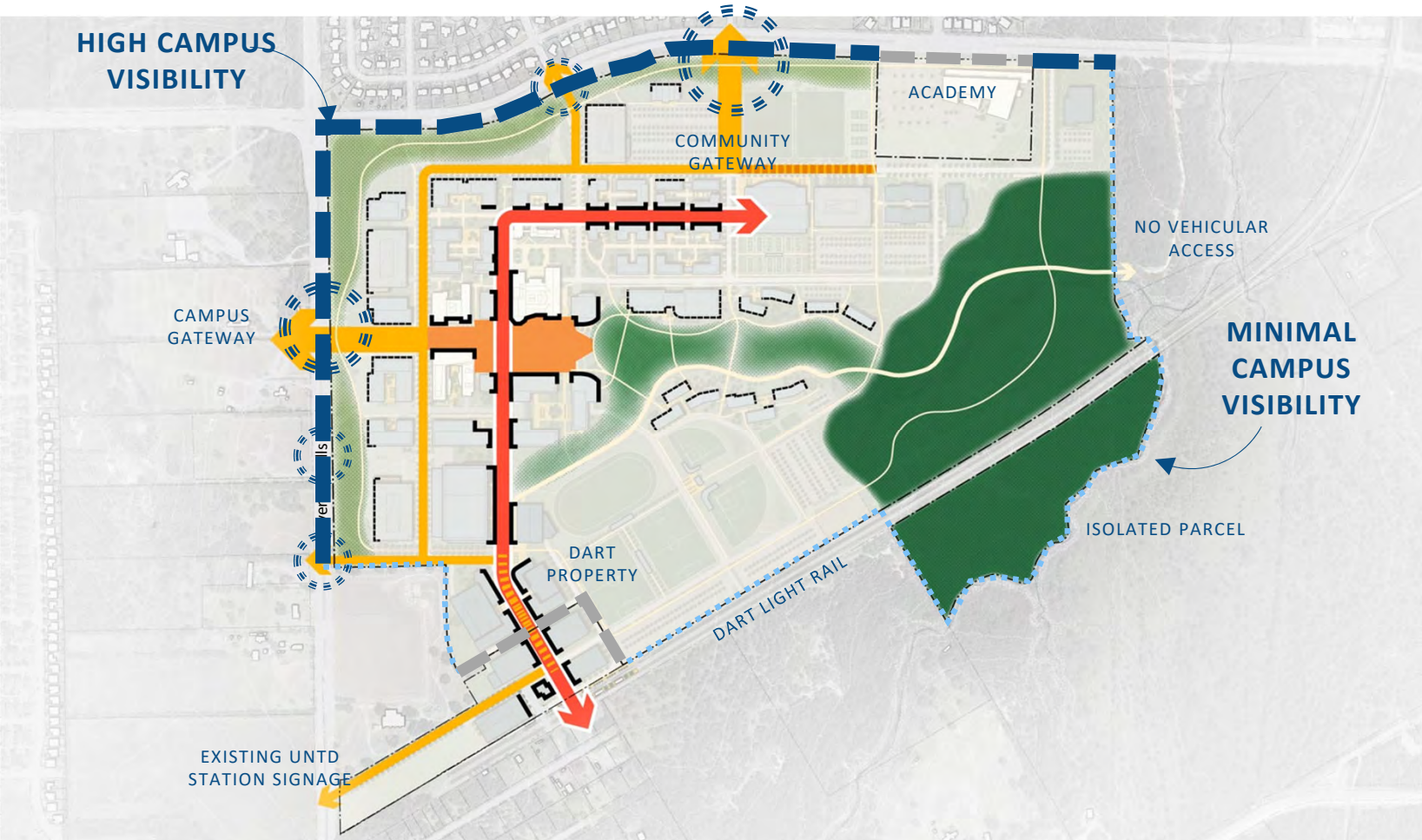


- The campus is organized from east to west as a progression of landscape 'character zones'.
- Campus development is concentrated to the west.
- The plan reinforces a pedestrian promenade that connects the campus districts.
- Primary vehicular gateways are to the west and north.
- Cars are generally kept to the perimeter and separated from pedestrians.

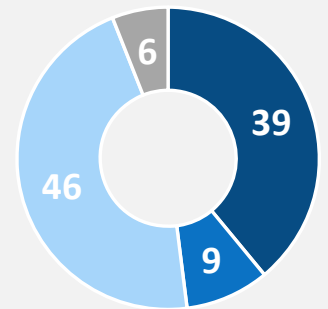
- Pathways
- Building Frontage
- Major Vehicular Circulation
- Shared Street
- Promenade
- Formal Landscape
- Campus Foreground
- Creek Revitalization
- Natural Areas



# Campus Edges

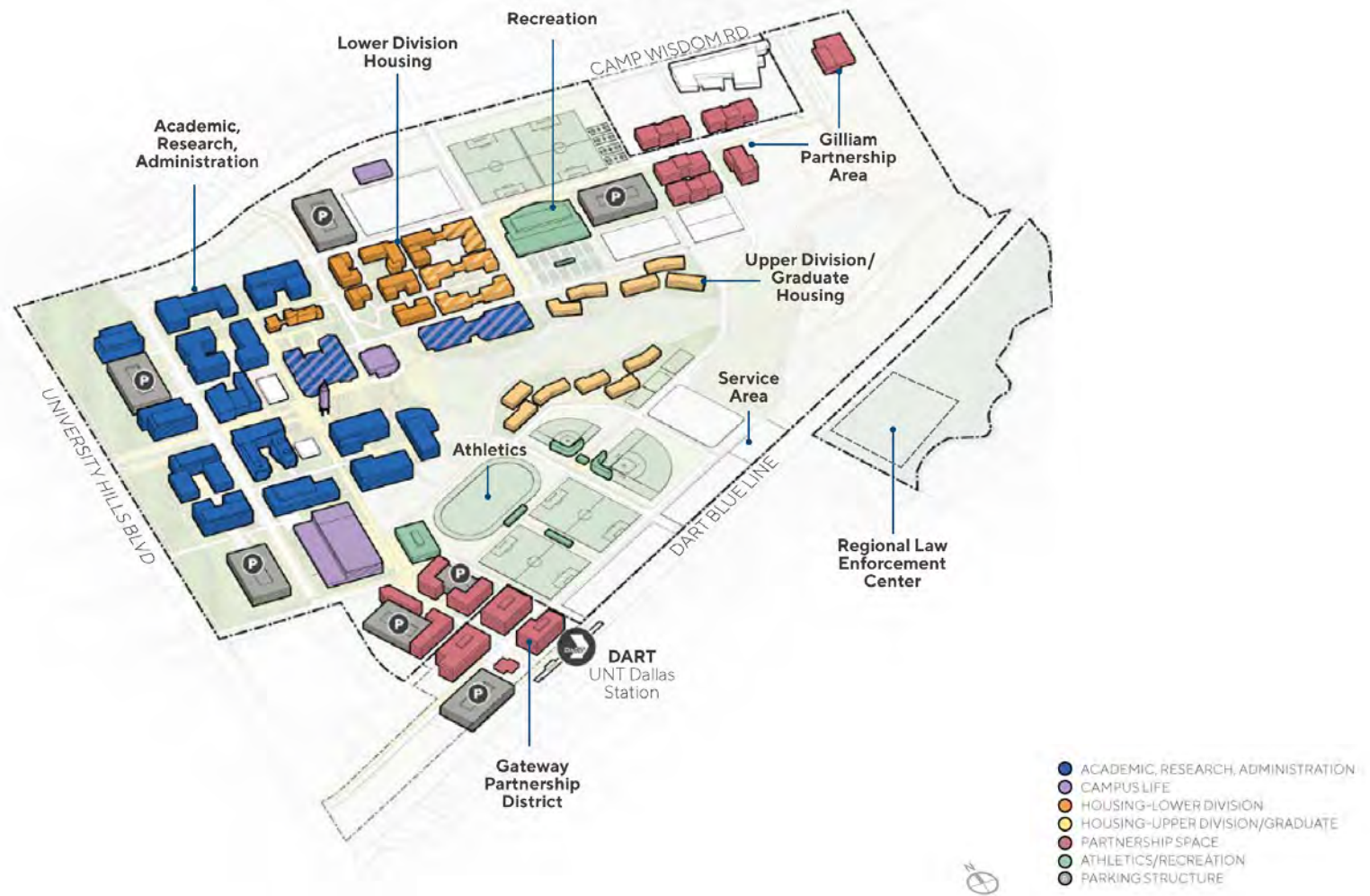


Campus Edge  
% by Type



- High Campus Visibility
- Moderate Campus Visibility
- Minimal Campus Visibility
- Non-UNTDEdge

# Campus MP: Building Use Distribution



# Program Hierarchy & Organization



# Development Categories

## CAMPUS PLAN PROGRAM

- STEM Building
- Housing & Dining
- NAIA Fields (Soccer / Track & Field)
- Events Center
- Early Education Center
- Central Utility Plant

## RELOCATED/EXPANDED PROGRAM

- Police Academy

## POTENTIAL ADDITIVE PROGRAM

- Stadium
- DISD Boarding School
- Hotel

# Development Scale



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

POTENTIAL  
ADDITIVE  
PROGRAM

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

RELOCATED  
/EXPANDED  
PROGRAM

# Prioritization of Projects

## GROUP 1

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

## GROUP 2

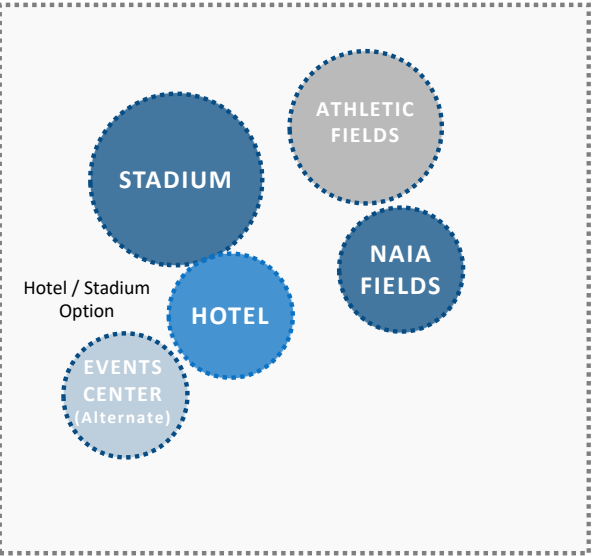
- Police Academy
- Early Education Center
- Events Center

## GROUP 3

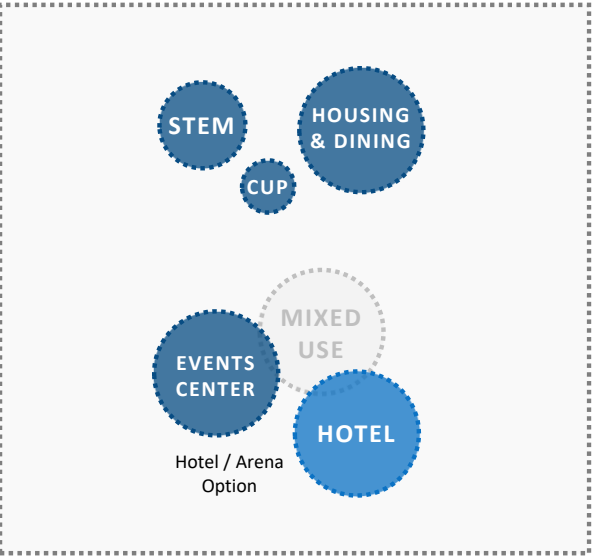
- Stadium
- DISD Boarding School
- Hotel

# Recommended Program Adjacencies

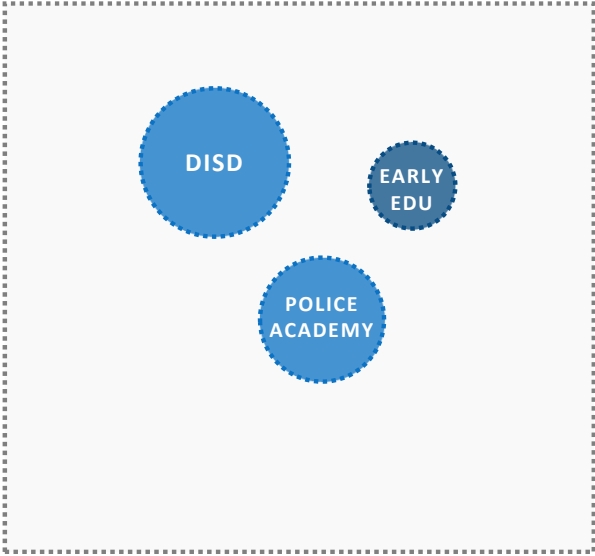
## ATHLETICS, EVENTS, & RECREATION



## ACADEMIC/CAMPUS CORE



## PARTNERSHIPS



- UNTD Program
- Partnership
- Other

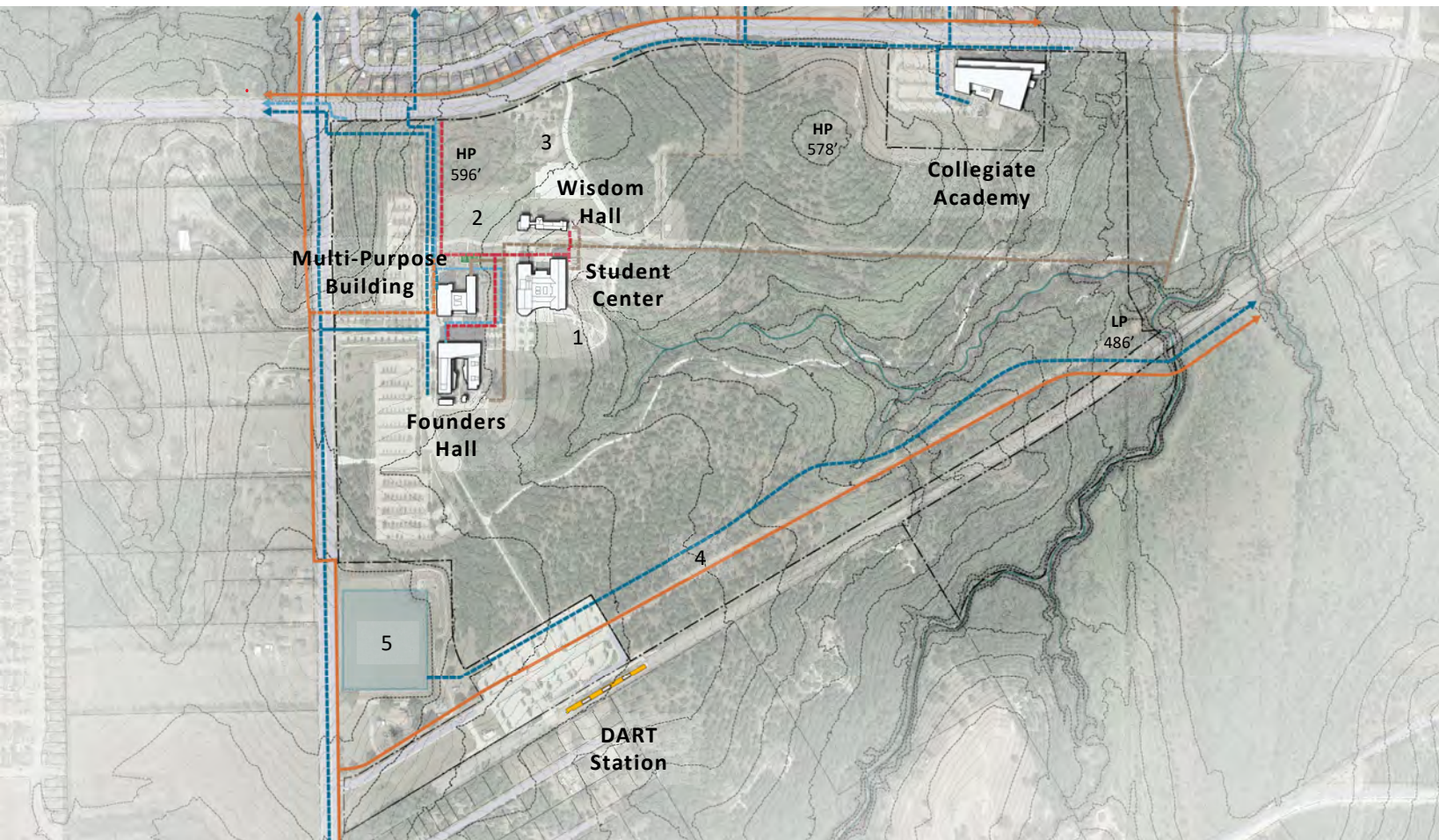


# GROUP 1

## Project Development Options

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

# Campus Today



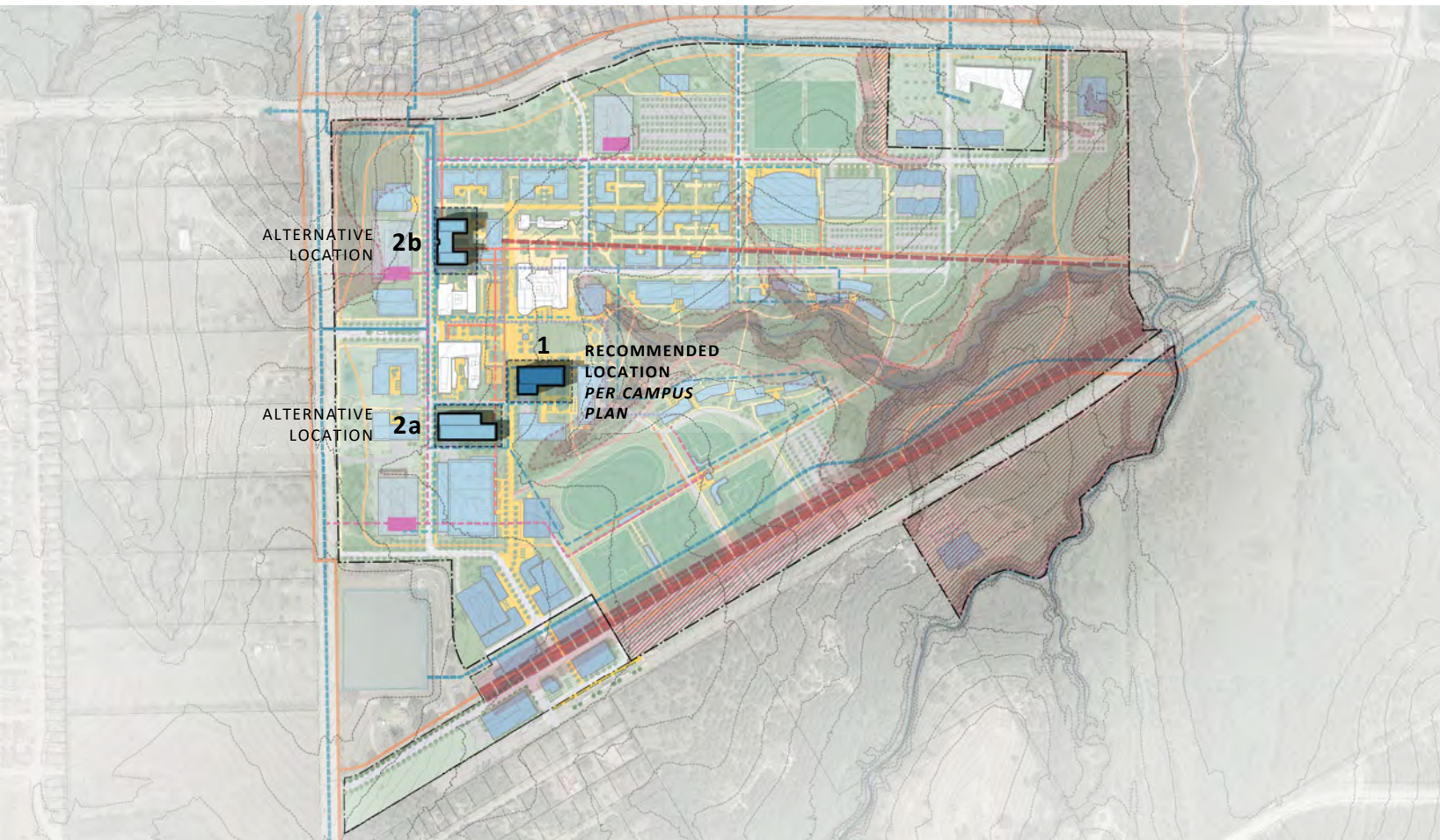
## EXISTING PROGRAM

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

- Electric
- - - Water
- ... Wastewater
- ... Gas
- ... Stormwater



# STEM Building



## PROGRAM ASSUMPTIONS

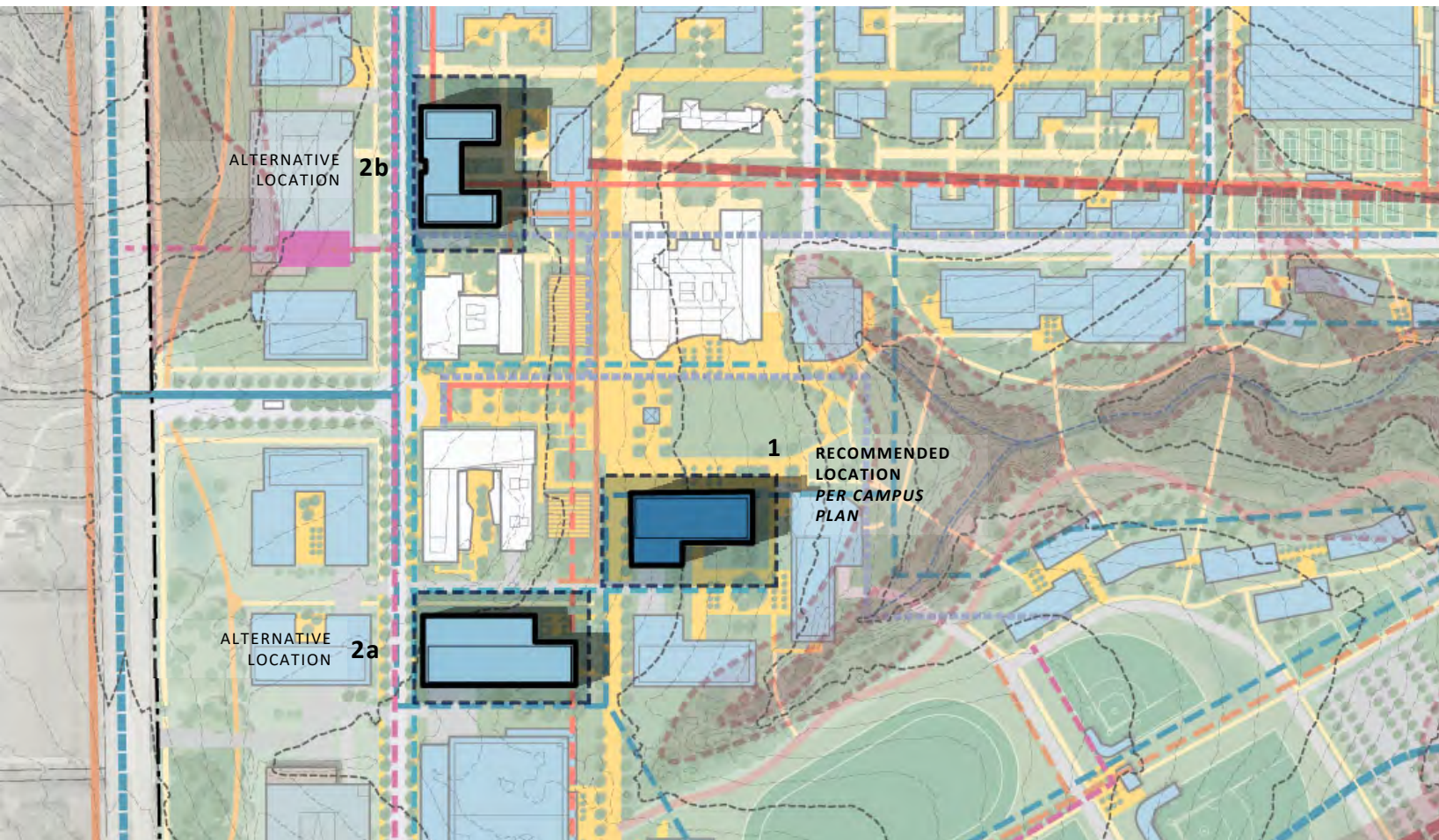
- ~100,000 GSF
- 25,000-30,000 GSF footprint
- 4-5 levels
- 2-3-acre site including interior plaza/courtyard

## 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



- ACADEMIC, RESEARCH, ADMINISTRATION
- CAMPUS LIFE
- HOUSING-LOWER DIVISION
- HOUSING-UPPER DIVISION/GRADUATE
- PARTNERSHIP SPACE
- ATHLETICS/RECREATION
- PARKING STRUCTURE



TABLE 4.2: CAMPUS CORE PROGRAM

ID	Program	Levels	GSF
E1	Multi-Purpose Building	3	77,093
E2	Founders Hall	4	104,161
E3	Student Center	4	131,061
C1	Dining Hall*	1	25,000
A1	STEM Building*	5	126,000
A2	Business Technology Building*	5	144,000
A3	Academic/Administrative	5	140,000
A4	Academic/Administrative	5	140,000
TOTAL			887,315 gsf

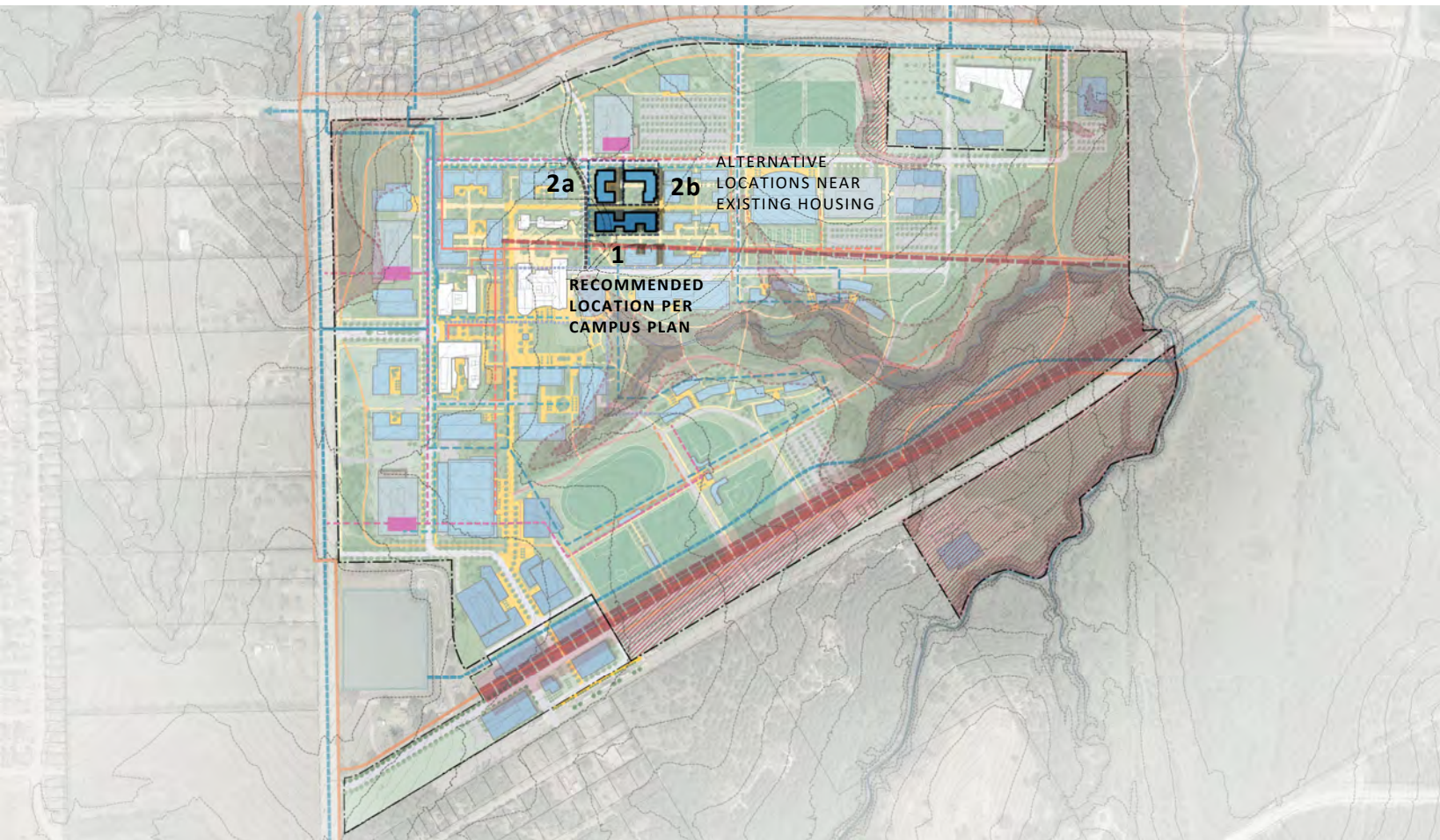
\*GSF based on UNT Dallas CIP Proposed New Projects White Paper 2017







# Housing & Dining



## PROGRAM ASSUMPTIONS

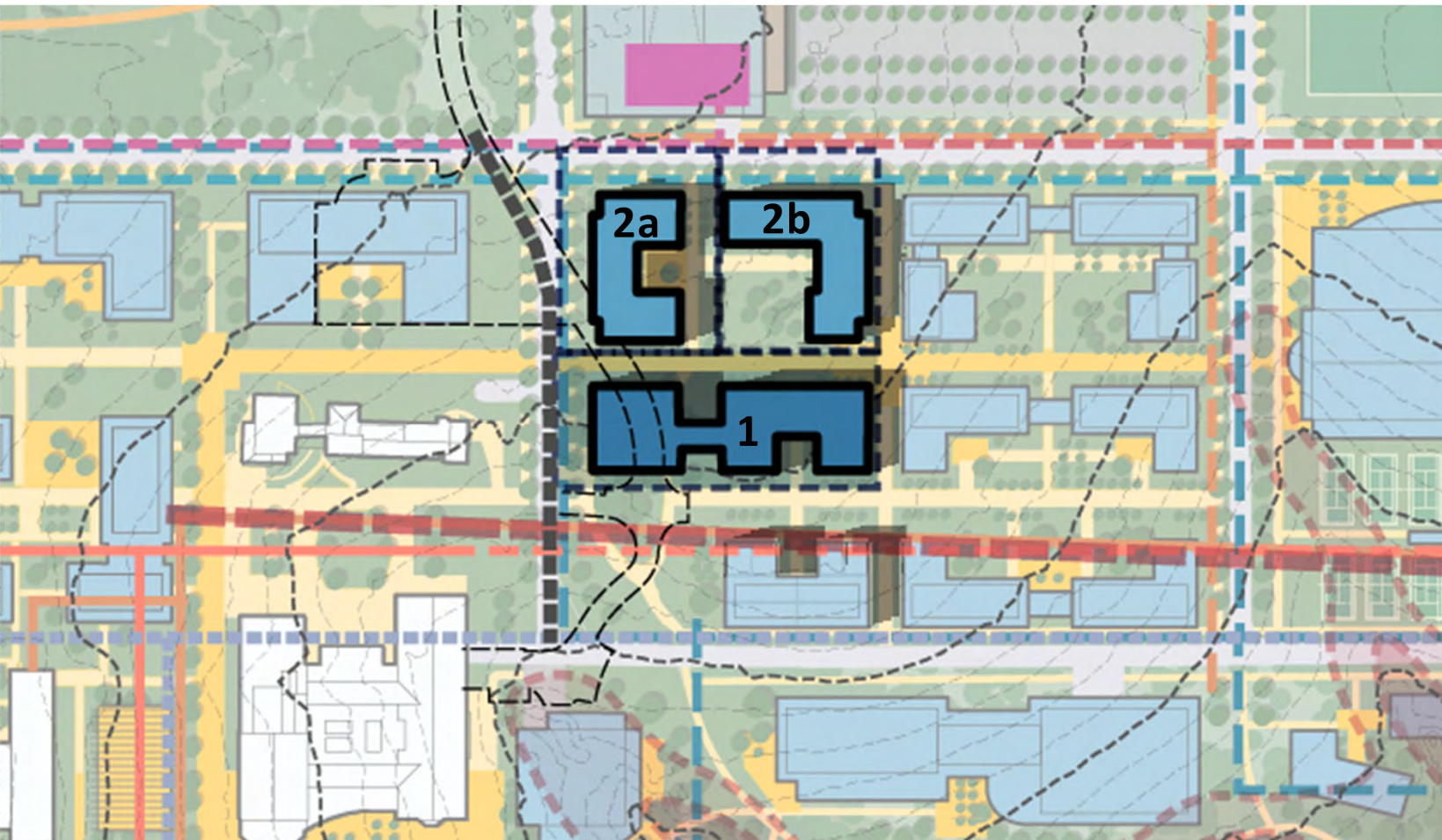
- 250+ Beds
- 10,000 GSF Dining Hall

## 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

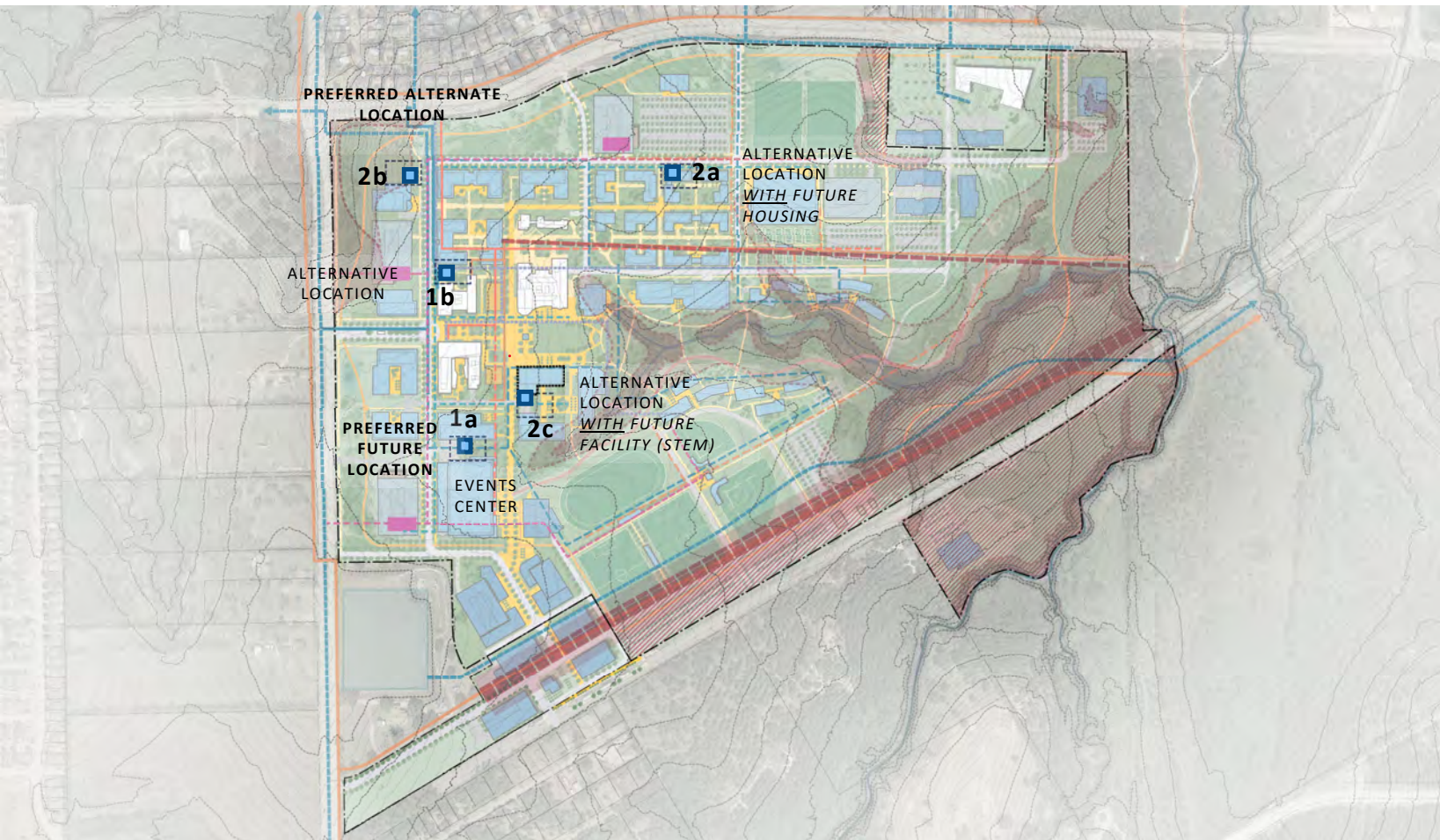
## NOTES

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Off-site locations might be additive options depending on market demand.



# Central Utility Plant



## PROGRAM ASSUMPTIONS

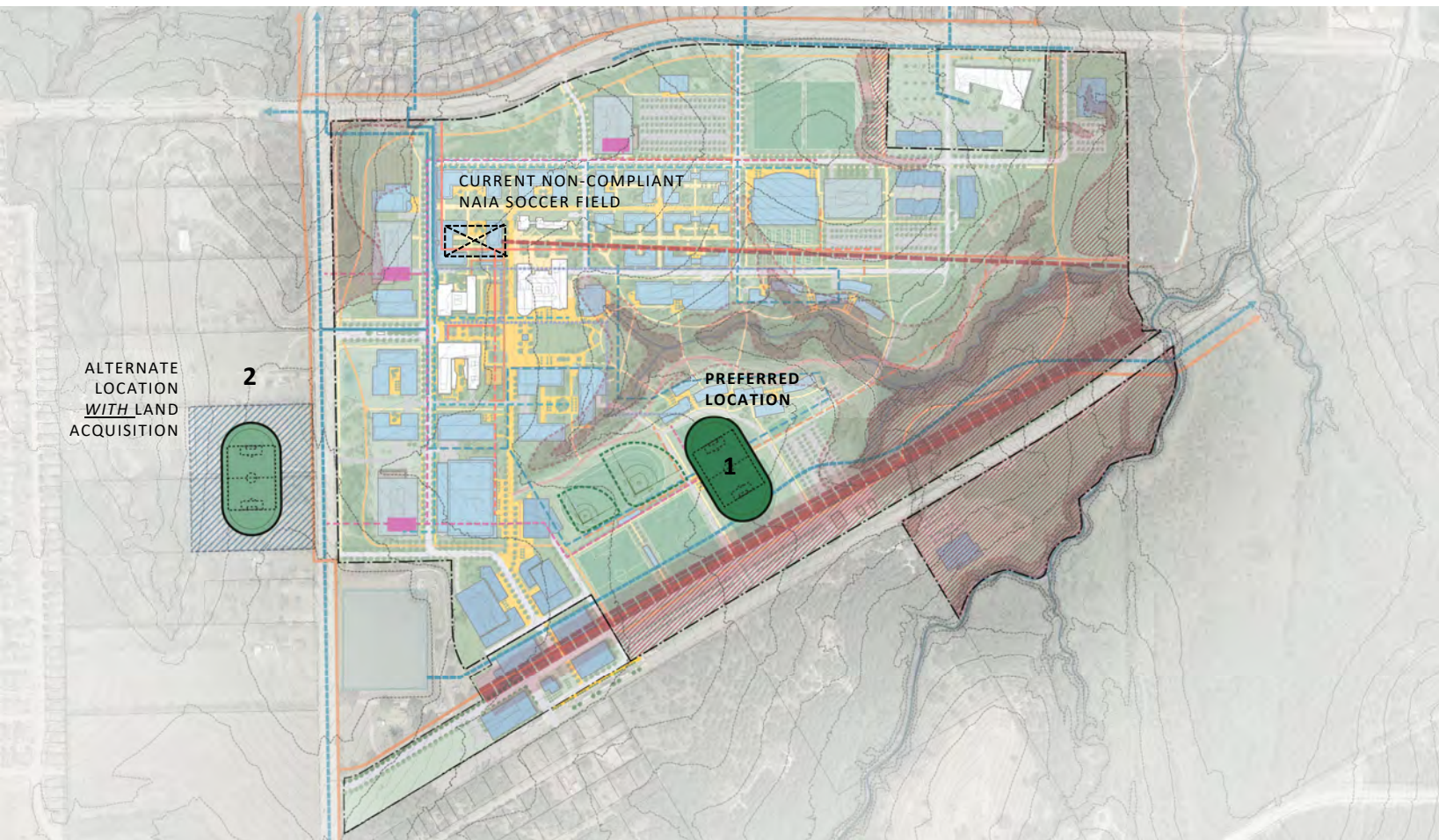
- ~1 million GSF is recommended for efficient CUP operations.
- Current campus GSF = ~340,000
- Campus GSF with STEM and new Housing & Dining = ~500,000

## 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

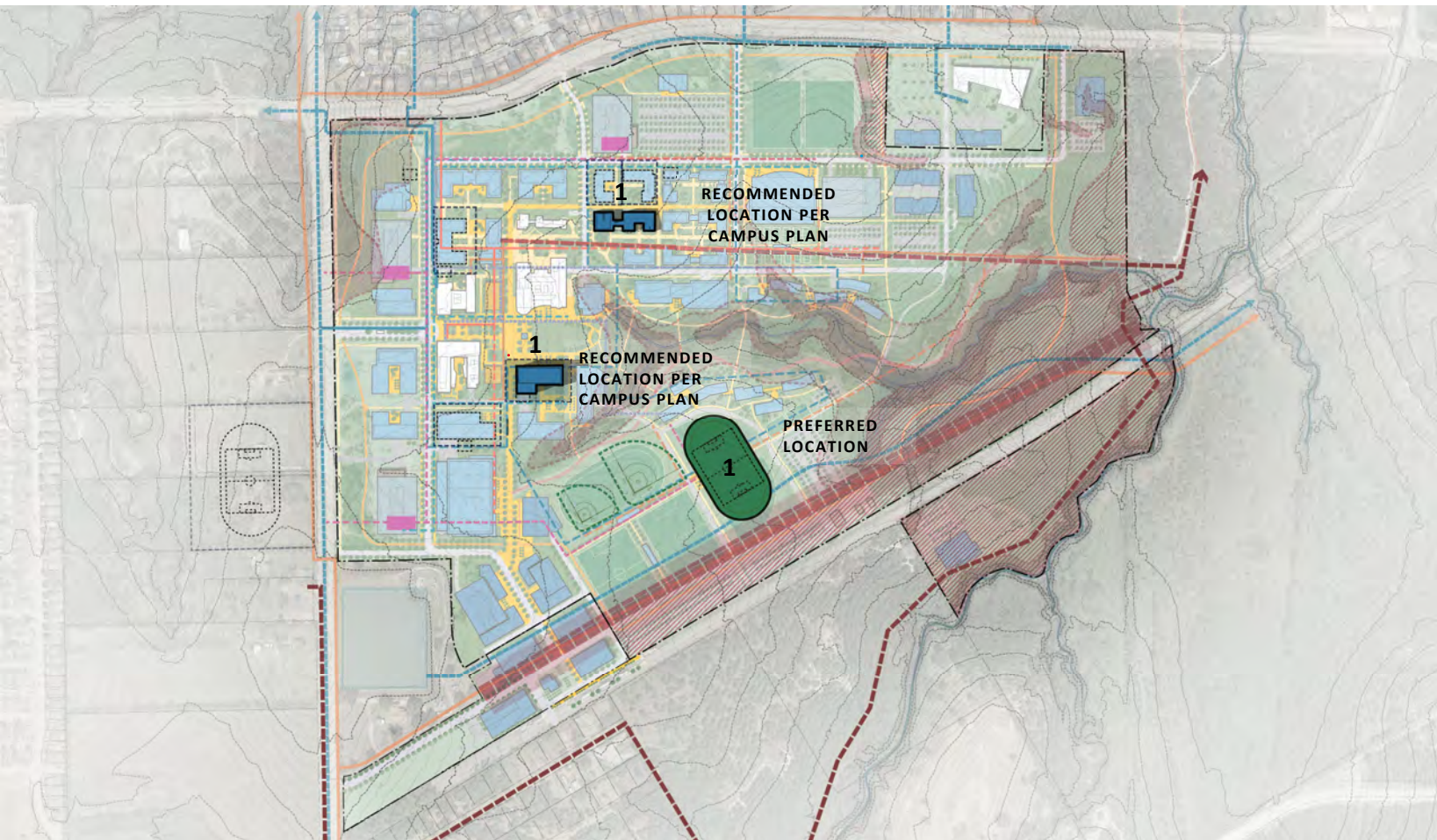
1. Acceptable field orientation. Convenient pedestrian access from campus core. May be used by police academy. Assumes infrastructure extension for police academy. Will require reconfiguration of planned softball and baseball fields but all program elements remain. Interrupts planned pedestrian path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







# 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)

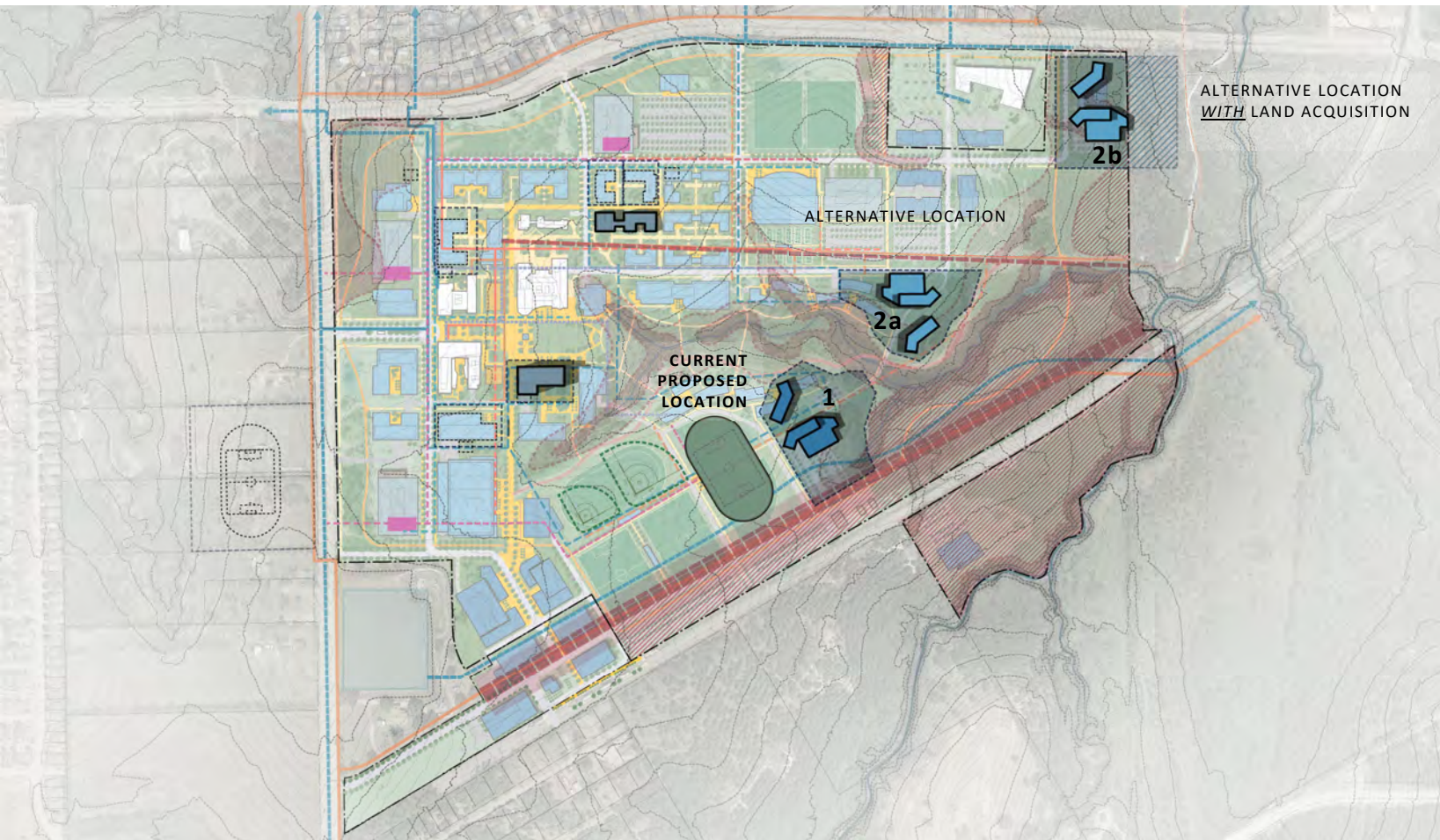


# GROUP 2

## Project Development Options

- Police Academy
- Events Center
- Early Education Center

# Police Academy



## PROGRAM ASSUMPTIONS

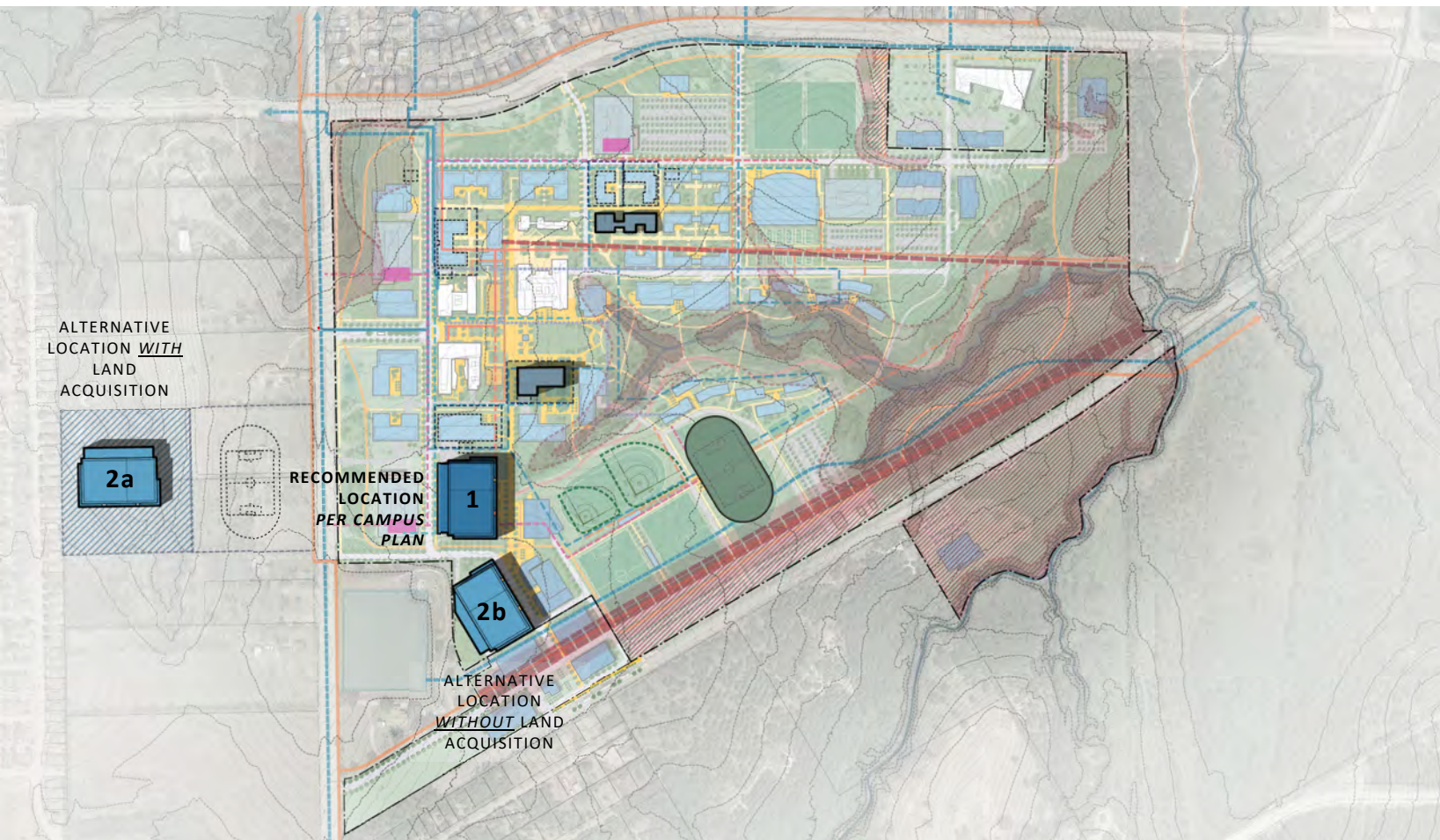
- ~260,000 GSF
- Multi-Level with potential below grade range

## 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

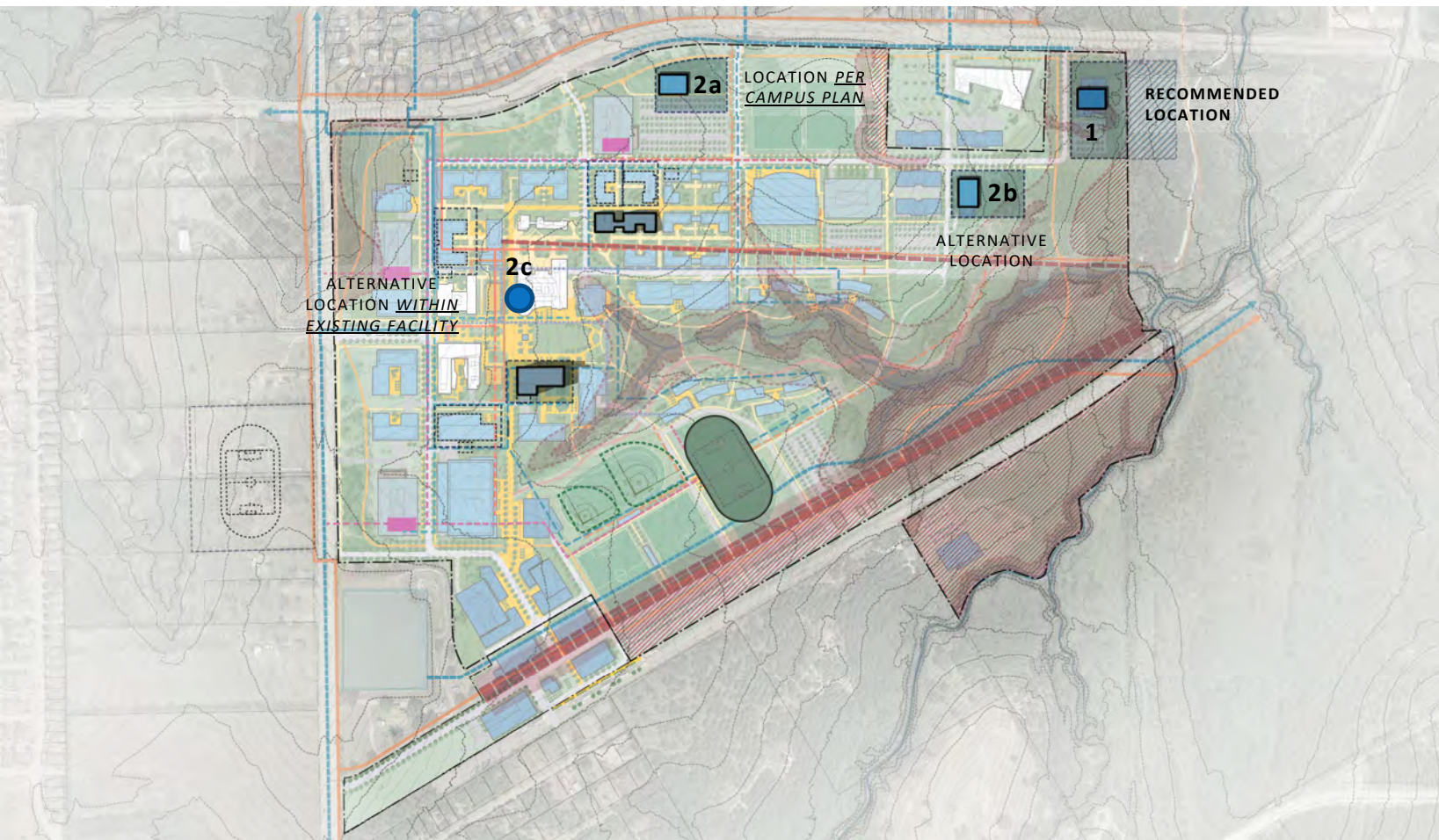
## NOTES

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.
- 2b. Easily accessed from University Hills Blvd. More easily accommodates larger footprint. Requires land acquisition.

UNT Denton Facility is 6,000 seats and approximately 600'x400' in size.



# Early Education Center



## PROGRAM ASSUMPTIONS

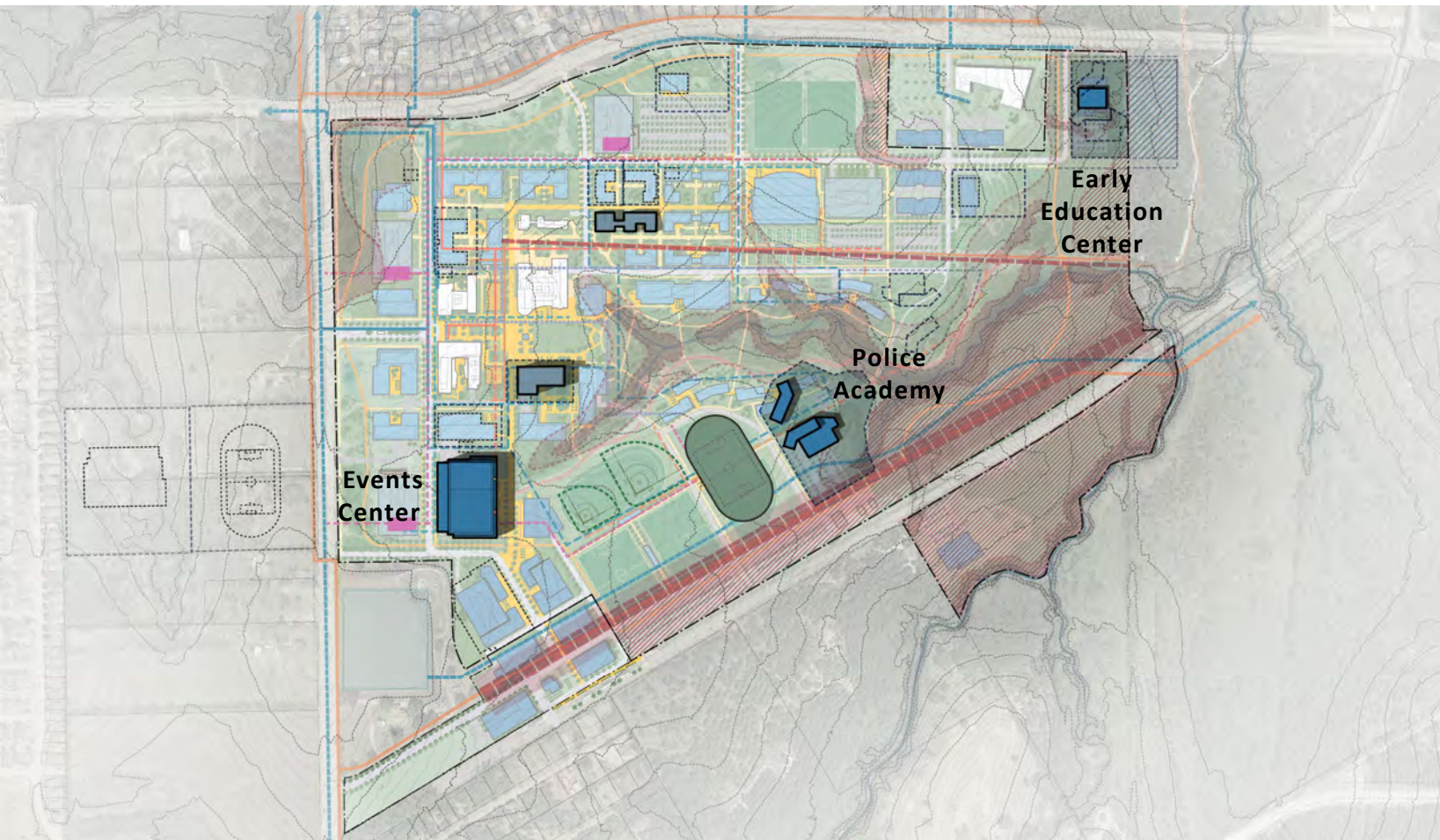
- 10,000 GSF
- 1 Level

## 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.
- 2b. Closer proximity to regional trail/future outdoor classrooms. Does not use Campus Wisdom frontage.
- 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.

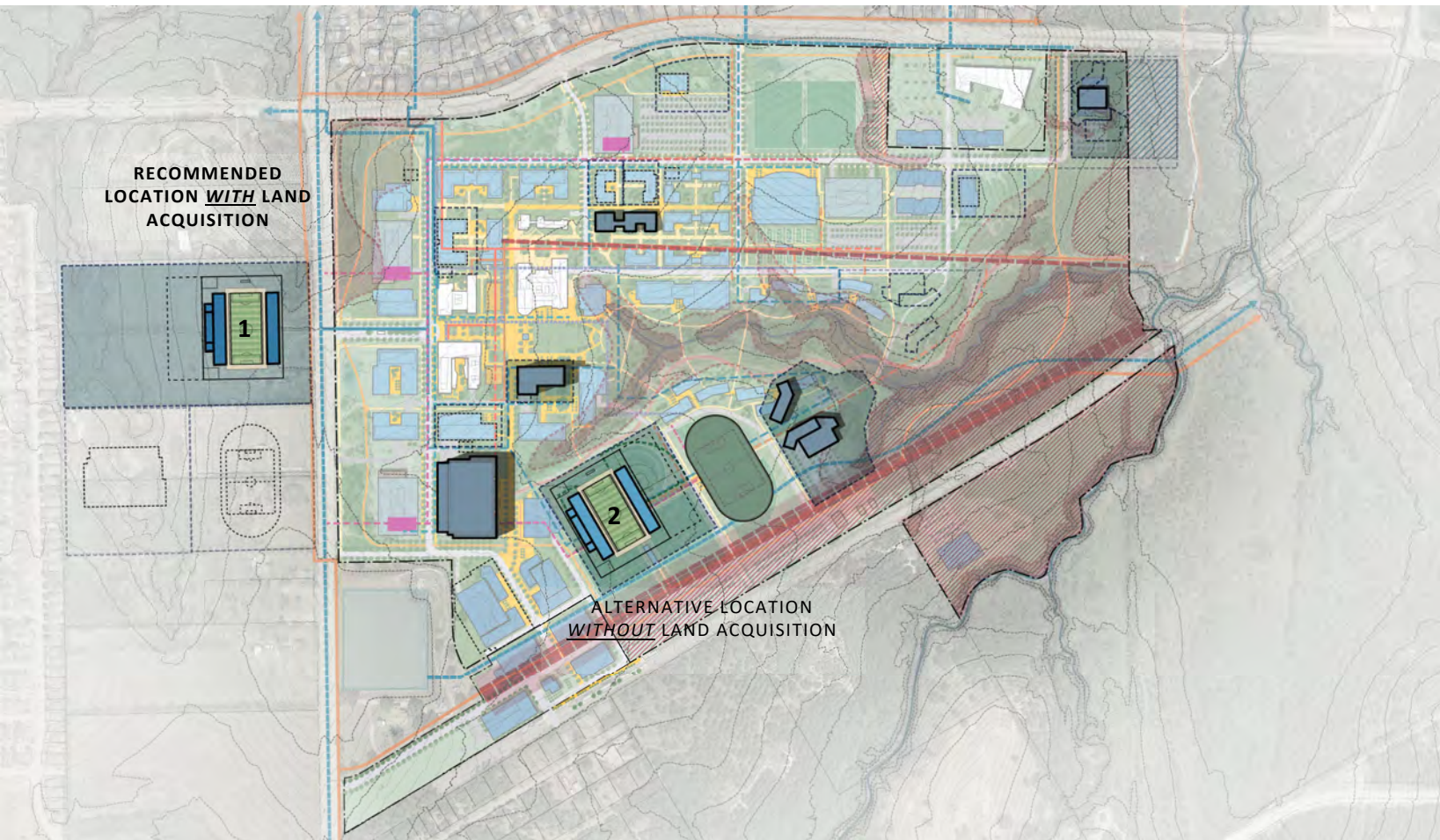


# GROUP 3

## Project Development Options

- Stadium
- DISD Boarding School
- Hotel

# Stadium



## PROGRAM ASSUMPTIONS

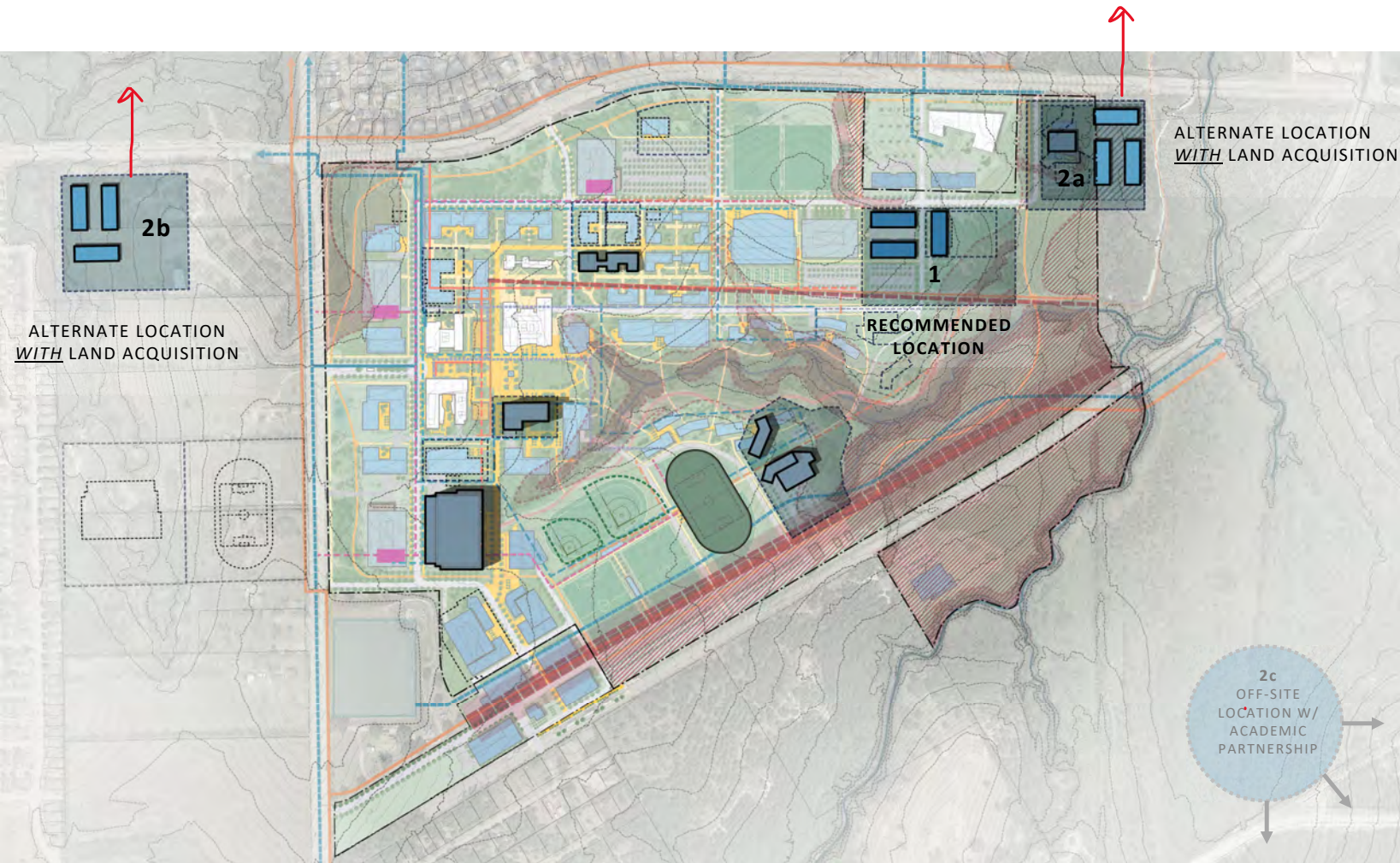
- 4,000-5,000 seats
- 500'x700' footprint (including practice field)
- 8-12-acre site. May require additional land for parking.

## 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)



# DISD Boarding School



## PROGRAM ASSUMPTIONS

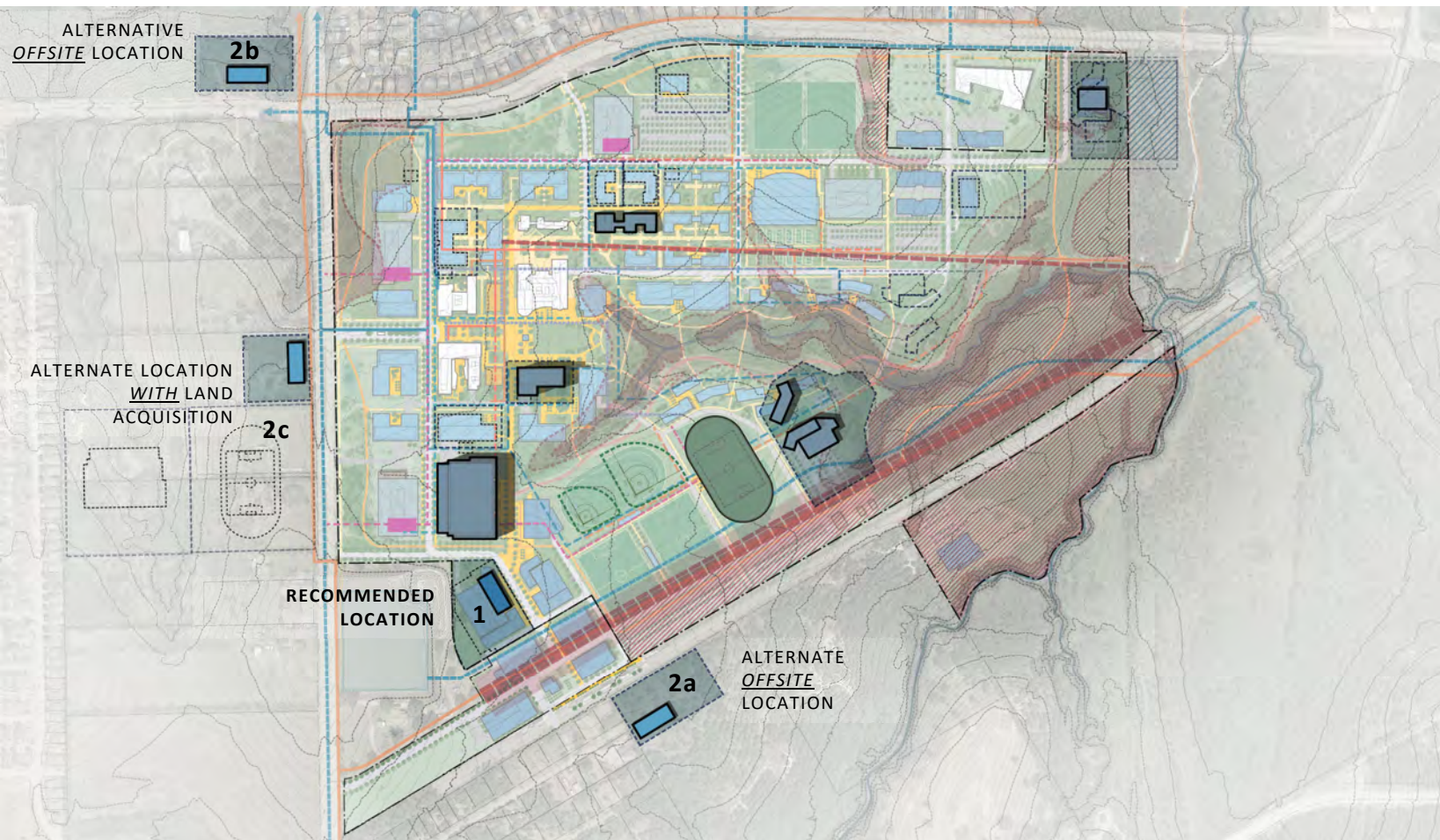
- 2-level 55,520 GSF res. hall
- 4-level 76,000 GSF school
- 7-acre site
- 120 parking spaces

## 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

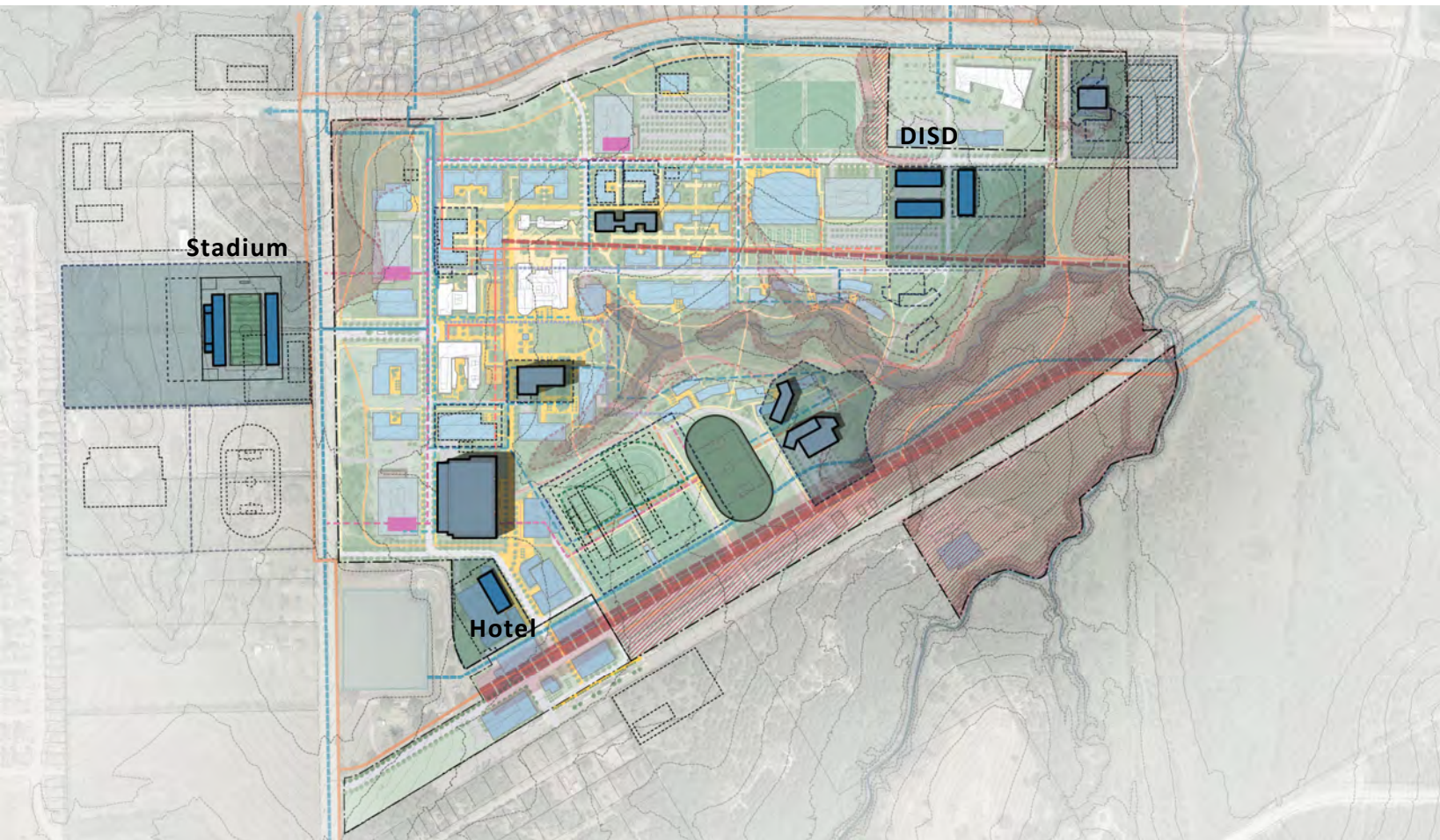
- 90 beds
- 120 parking spaces
- 3-5-acre site

## 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



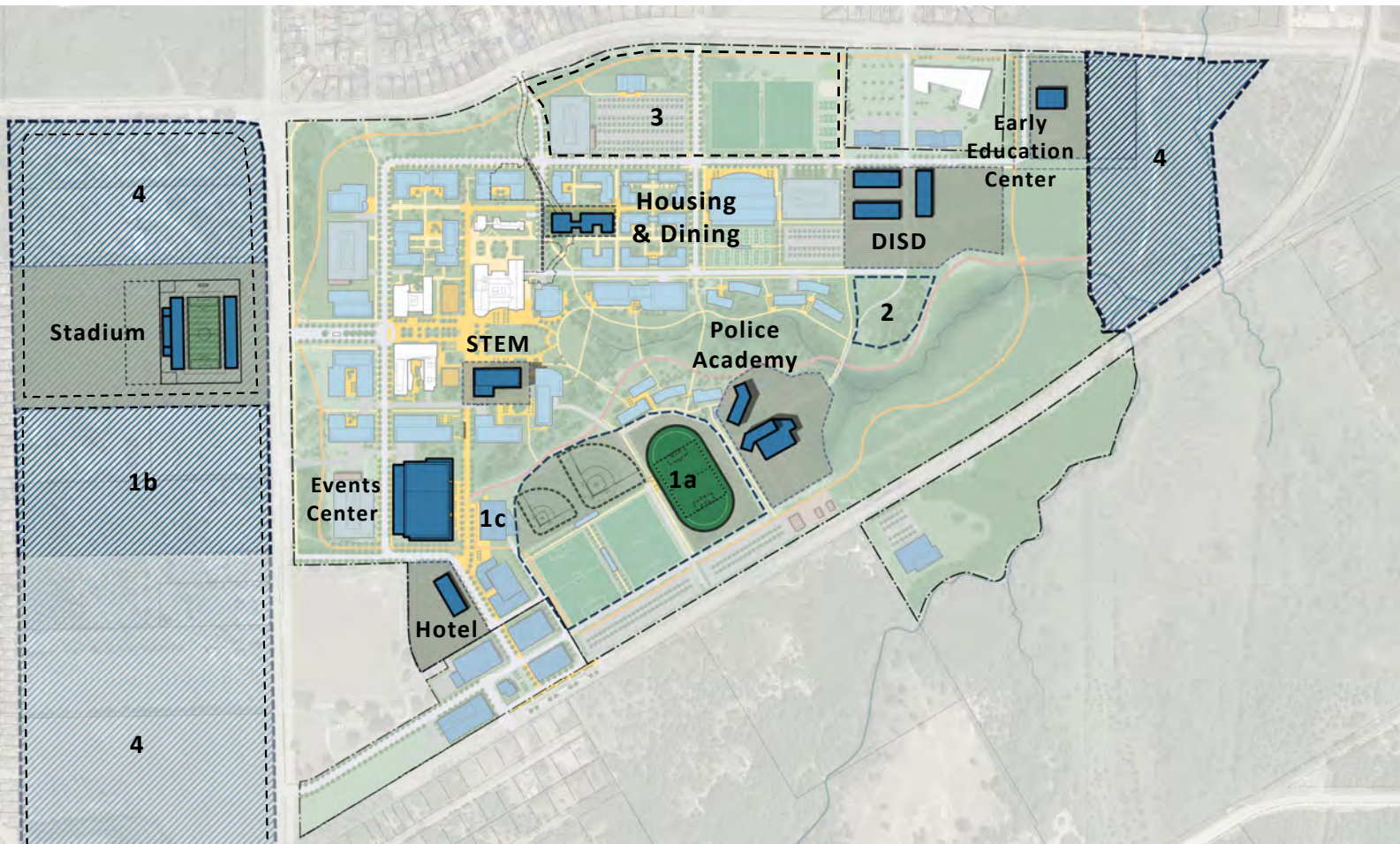
## SUMMARY

- 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













Land  
Acquisition  
Area

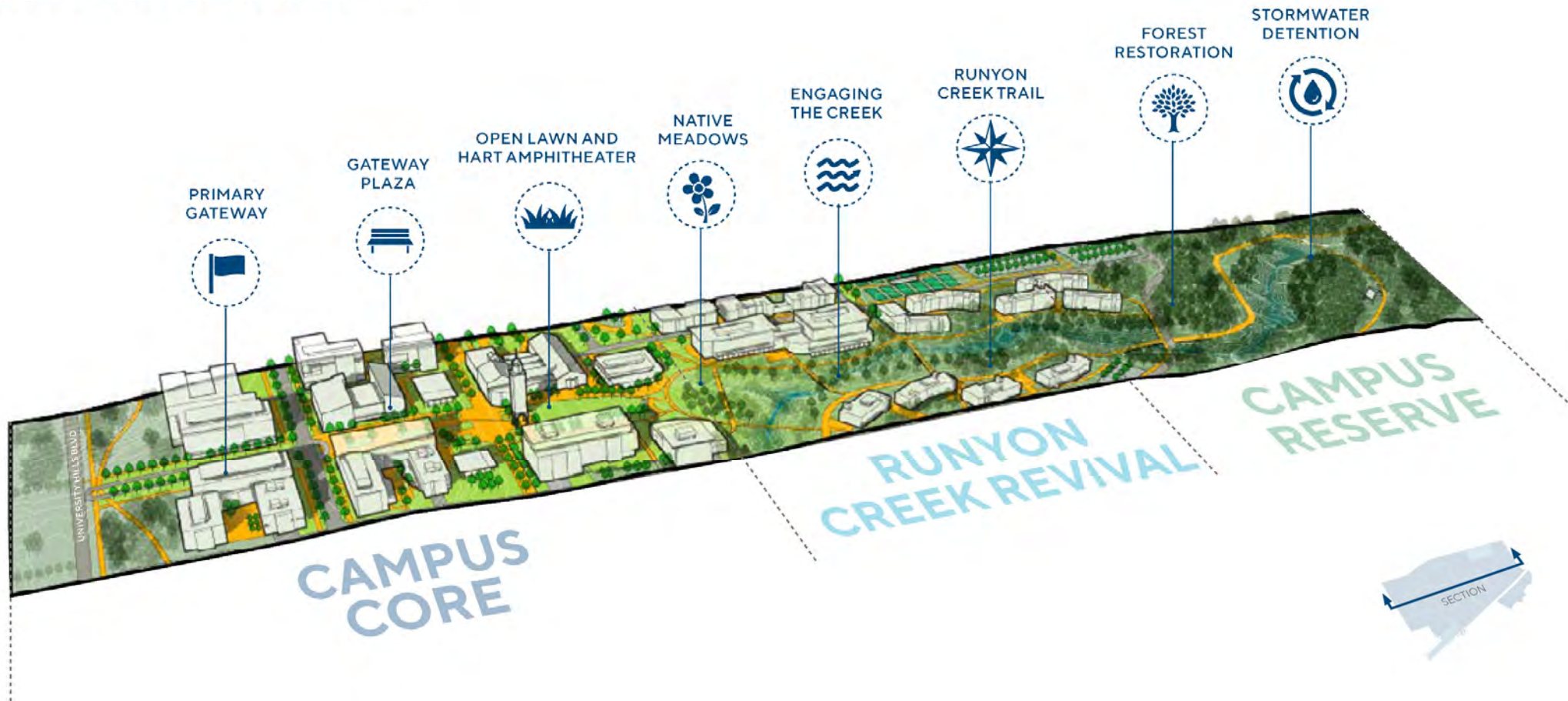
Land  
Acquisition  
Area

Potential Land  
Acquisition  
Area





# Campus MP: Spectrum of Experiences



# Campus MP: Building Use & Campus Core



- ACADEMIC, RESEARCH, ADMINISTRATION
- CAMPUS LIFE
- HOUSING-LOWER DIVISION
- HOUSING-UPPER DIVISION/GRADUATE
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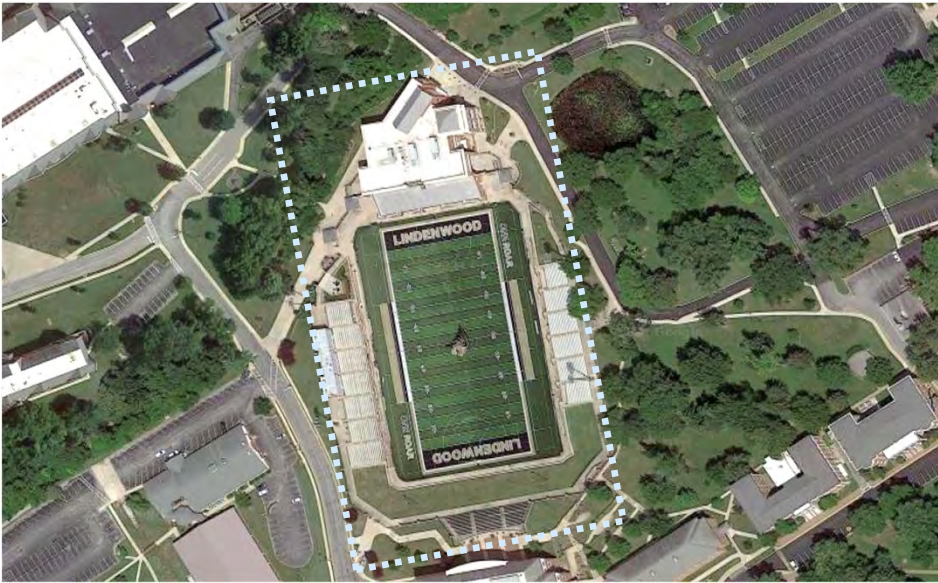
# Stadium Case Study

**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



NTS



# 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

1976-1999



1999-2004



2004-Present





# 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



NTS



# Stadium Case Study

**Grand Valley State University** Lubbers Stadium

8,550-Seat Multi-Purpose Venue (450'x750')

1979 (2011 Renovation)

Football, Soccer, Track & Field

1979-2011



2011-2021



2021-Present



NTS



# 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,

