
UNIVERSITY OF NORTH TEXAS AT DALLAS 2020 CAMPUS MASTER PLAN

TRAILBLAZING A PROMISING FUTURE



FOREWORD

MESSAGE FROM THE CHANCELLOR

The University of North Texas System is the only university system based exclusively in the Dallas-Fort Worth (DFW) region, and includes the University of North Texas, University of North Texas Health Science Center and University of North Texas at Dallas. As DFW's regional leader in higher education, we are setting a new standard for North Texas and beyond – creating opportunities and meeting economic needs through forward-thinking education.

As one of the fastest-growing universities in Texas, UNT Dallas remains focused on providing access to higher education for students who might not have had the opportunity in the past. Selflessly focused on the state's 60x30 goals, UNT Dallas is a Hispanic Serving/Minority Serving institution that provides an affordable pathway to a college degree and socioeconomic mobility. With its main campus located in Southern Dallas and UNT Dallas College of Law in the heart of downtown, the UNT Dallas campuses not only impact educational attainment in urban Dallas, but also economic growth and redevelopment.

UNT Dallas is uniquely designed to foster its surrounding community and strive toward equity in education. To support its mission, vision, values and planned strategic growth, this 2020 Campus Master Plan aligns the continued growth of the UNT Dallas student population to its physical campus. Identifying near-term transformations, along with long-term capacities, the campus plan carefully and strategically lays out the future development of DFW's emerging urban university.

With this 2020 Campus Master Plan, UNT Dallas has a clear and strategic road map to help ensure that its future physical growth supports the vision of university leadership, as well as the needs of urban Dallas, the DFW region and all of Texas.



LESA B. ROE
University of North Texas System
Chancellor

MESSAGE FROM THE PRESIDENT

The University of North Texas at Dallas is uniquely positioned as the only four-year university in Dallas–Fort Worth committed to creating pathways to socioeconomic mobility for our region’s urban students.

Through thoughtful collaborations with industry and community partners, UNT Dallas has built a reputation for delivering high-quality education at a low cost, while also minimizing student loan debt. Determined to close the education equity gap, UNT Dallas has emerged as the fastest-growing public university in Texas, now with nearly 4,200 students, of which 85 percent are minority and 70 percent are the first in their families to attend college. We are truly educating and training the diverse and skilled future workforce that will strengthen the economies of our city, state and nation.

The majority of our graduates fulfill high-need jobs in the communities where they grew up, fostering a community spirit that will improve our historically under-resourced southern Dallas neighborhoods and fuel economic development.

Our bold 2020 Campus Master Plan for both our main campus and the UNT Dallas College of Law in downtown Dallas mirrors our ambitious strategies to grow enrollment and our beautiful, 264-acre, tree-lined campus. We have already added the campus’ first residence hall, and in 2019 we opened the \$63 million Student Center and adjacent amphitheater. The recent opening of the Runyon Creek Trail that connects our campus with miles of scenic trails along grassy meadows will provide outdoor educational opportunities and improve quality of life for students, employees and community members.

The College of Law moved into its gorgeous, \$71-million renovated downtown home, the Dallas Municipal Building—the old city hall at 106 South Harwood Street, and now focuses on achieving full accreditation.

With so much open space to expand our southern Dallas campus and a clear strategy, we are excited to watch projects like a science building, a special events center, additional on-campus housing and so much more take shape as we continue to transform UNT Dallas into Dallas’ urban university.



BOB MONG
University of North Texas Dallas
President

ACKNOWLEDGEMENTS

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CHAPTER 1

INTRODUCTION

- 1.1 BACKGROUND
- 1.2 PURPOSE OF THE PLAN
- 1.3 PLANNING PROCESS

1.1 BACKGROUND

ABOUT UNT DALLAS

The University of North Texas Dallas (UNT Dallas) is recognized as one of the most diverse universities in the state of Texas. As part of the University of North Texas System (UNT System), it offers students the most affordable tuition in the Dallas region, and is known for providing innovative, high-quality undergraduate and graduate academic programs that include opportunities for rich experiential learning. UNT Dallas is a value-based institution comprised of the School of Business, School of Education, School of Human Services, School of Liberal Arts and Sciences, and College of Law.¹

UNT Dallas offers bachelor's, master's, and juris doctoral degrees, and is focused on placing graduates directly into the workforce after commencement, providing pathways to socioeconomic mobility. Between a dedicated career center, personalized counseling, a supportive community, and allied partnerships, students are afforded multiple opportunities to blaze their own trails.²

CAMPUS HISTORY

Beginnings

UNT Dallas was established in 2000 when the Texas Higher Education Coordinating Board (THECB) granted permission to the University of North Texas to open the UNT System Center at Dallas. In 2001, when enrollment had surpassed the 1,000-student threshold, Texas Governor Rick Perry signed into law Senate Bill 576, which authorized the formal creation of an independent campus. In 2003, the Legislature authorized \$25.4 million in funding for construction of the university's first academic facility—the three-story Multi-Purpose Academic Building—which was completed and occupied in 2006.

2009 was a significant year for the university. Construction began on a second academic facility—Founders Hall—and legislation was passed establishing the UNT Dallas College of Law, to be located in downtown Dallas.

1. UNT Dallas 2019 "Pathways to the Future" strategic plan. 2. IBID.

CHAPTER 1 INTRODUCTION

Recent Growth

In the fall of 2010, UNT Dallas welcomed its first freshman class, thereby formalizing its transition to become the only public, accredited four-year university in the City of Dallas. Within four years, the College of Law also admitted its first class, later occupying the historic Municipal Building as its permanent home downtown.

Dallas Area Rapid Transit (DART) opened a new station on campus in 2016, enhancing access to the campus across the broader Dallas region. In that same year, full-time enrollment jumped to more than 3,000 students, an increase of over 20 percent over the previous year — a trend of growth and expansion that continued for several years. UNT Dallas now has the fastest growing enrollment of any public university in Texas. With the recent completion of the Student Center, approved membership in the National Association

of Intercollegiate Athletics (NAIA), and the opening of a new residence hall, the university is rapidly maturing.

Towards the Future

Within a decade, UNT Dallas has emerged to play a major role in the economic, social, and cultural vitality of the communities that surround it, and the broader City of Dallas. In many ways the university is a model for a new urban institution, committed to affordable educational attainment and career readiness. The university's 2019 *Pathways to the Future* strategic plan envisions continued growth, and a campus that provides students with a complete college experience. The plan outlines the following mission, vision, values, and goals for the next ten-to-twenty years.



▲ The UNT Dallas College of Law celebrates moving into the historic Dallas Municipal Building, the former Dallas City Hall, in 2019 following a \$71 million dollar renovation. (Source: UNT Dallas)

UNT DALLAS STRATEGIC PLAN MISSION, VISION, VALUES AND GOALS

MISSION

Empower. Transform. Strengthen.

UNT Dallas empowers students, transforms lives, and strengthens communities.

VISION

Through education and community connectedness, UNT Dallas aspires to be the pathway to socioeconomic mobility in its primary market.

VALUES

Diversity

We value our differences, experiences, and backgrounds. People are individuals and a great asset to the group.

Creativity

We teach, learn, research, and support each other and the community in creative ways. We boldly find new ways to approach a problem or issue. We turn new and imaginative ideas into reality.

Leadership and Integrity

We lead. We strive to consistently make the right decision for the right reason.

Trailblazing

We establish new pathways for building and mentoring tomorrow's leaders. We exemplify our commitment by helping first-generation students complete degrees, with job placement and overall success.

Lifelong Learning

We are self-motivated to learn, and never stop learning. We know being open to new ideas and information gives us a better understanding of the world around us.

GOALS

Rooted In Community

Become the leading university in metro Dallas and the inner-ring suburbs.

Growth

Increase enrollment, retention and completion rates with experiential learning, while developing critical thinking and marketable skills for every student.

Commitment

Relentless pursuit of student success.

▲ UNT Dallas' mission, vision, values, and goals are articulated in the *Pathways to the Future* Strategic Plan.

CHAPTER 1 INTRODUCTION

STUDENT PROFILE

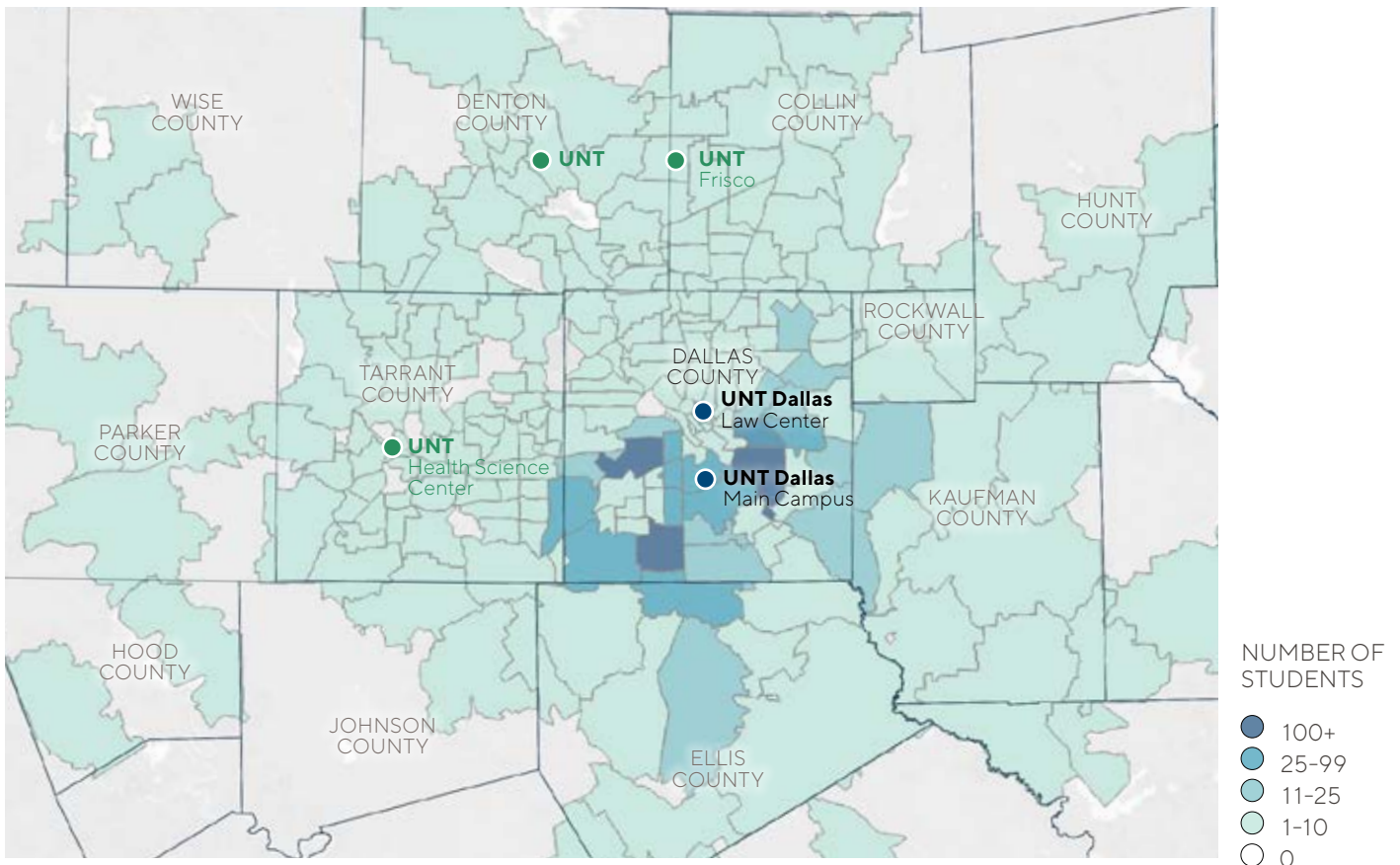
Diversity

The UNT Dallas student body is comprised of a mix of first-generation students, active duty service members and veterans from the armed forces, adult students, working students, students with children, and students taking part-time courses. With that in mind, UNT Dallas has invested in ensuring a welcoming, enriching, and inclusive campus environment for the diverse student population. The university's commitment to enrolling and serving under-represented students has resulted in its designation by the U.S. Department of Education as a Hispanic-Serving Institution (HSI) and Minority-Serving Institution (MSI).

Student Distribution

The Dallas-Fort Worth Metroplex covers an 11-county area in North Texas, and is the main capture area for UNT Dallas (see Figure 1.1). Students from the City of Dallas, Dallas County, and nearby communities are the most represented, although the university also draws students from across Texas, and to some degree from nearby states. Recruiting efforts, however, are generally focused on neighboring Dallas communities and surrounding suburbs, which have the highest diversity in the state.

FIGURE 1.1: STUDENT RESIDENCE LOCATIONS



▲ UNT Dallas students' residence locations by ZIP code based on Fall 2019 enrollment.

UNIVERSITY PARTNERSHIPS

UNT Dallas is engaged in a range of partnerships with the broader Dallas community that have implications for the campus plan. Chief among these are its collaborations with educational institutions that aim to close the disparity gap that currently exists in North Texas. These partnerships include, among others, the Dallas County Promise, through which the university provides affordable post-secondary education to first-generation and low-income city residents, and partnerships with area community colleges to offer four-year degree opportunities.

In addition to educational partnerships, the university works with area civic and non-profit organizations to promote the health and wellbeing of its students, and the broader Dallas community. Examples include the UNT Dallas Community Youth Development Program Rising Blazers project, which provides mentoring and leadership development opportunities for area youth; the Meadows Mental Health Policy Institute, through which the university is addressing innovative solutions to complex policing problems; and the North Texas Food Bank, through which the campus serves as a food distribution site for the surrounding community.

The campus plan supports these and similar initiatives, providing spaces that help the university to accommodate a diverse population of new and continuing students, and to further its community-focused mission.

“We are laser focused on our vision: Provide a Pathway to Socioeconomic Mobility for our students. We collaborate strategically with area school districts, community colleges, non-profits, and industry partners like no other area university.”

BOB MONG

UNT Dallas President



▲ UNT Dallas served as a staging site for the North Texas Food Bank during the COVID-19 pandemic. (Source: UNT Dallas)

1.2 PURPOSE OF THE PLAN

The 2020 campus plan is the first major update to the original campus plan for the UNT Dallas campus in over fifteen years. The plan lays out a strategy for the university's continued growth for the next ten-to-twenty years, providing updated recommendations for academic, administrative, campus life, and athletics and recreation space, as well as open space, wayfinding, and mobility systems.

The plan is intended to be bold and strategic, outlining an exciting and aspirational vision for the campus that will help the university realize its strategic goals. The campus plan vision:

- Creates a strong sense of place that offers an inspiring collegiate experience
- Reinforces the strong university-community connections
- Improves efficiencies and ensures that proper infrastructure is in place
- Addresses emerging needs with cost-effective solutions and prioritized investments
- Leverages the location of the campus next to the new UNT Dallas DART station



▲ (Top-left) 70 percent of UNT Dallas students are first in their families to attend college. (Top-right) Students conversing between classes in front of the Multi-Purpose Building, (Bottom) Students participating in an urban agriculture course. (Source: UNT Dallas)

1.3 PLANNING PROCESS

The campus plan was prepared through an inclusive three-part process that involved a thorough and comprehensive investigation of campus needs and conditions, followed by collaborative development of the plan's guiding principles, driving ideas, and recommendations (See Figure 1.2). The following is an overview of the three phases:

BY THE NUMBERS

2

CAMPUS FORUMS

2

BOARD OF REGENTS MEETINGS

6

WORK SESSIONS

22

BI-WEEKLY MEETINGS

36

STAKEHOLDER INTERVIEWS

108

SURVEY RESPONSES

PHASE 1: DISCOVERY

Early project activities focused on interviews with an array of university stakeholders—including faculty, staff, and students—the purpose of which was to understand the overall goals, issues and key priorities for the plan. Existing conditions, both on campus and in the surrounding area, were investigated to understand the physical and social factors impacting the plan.

A space needs assessment was also performed to establish the current and anticipated future program and facility requirements for the main campus, and the College of Law.

PHASE 2: EXPLORATION

The exploration phase established the overall vision for the campus and focused on developing design alternatives to convey opportunities and constraints regarding program accommodation, land use, open space, mobility and infrastructure systems, and the overall approach to the campus organization. Figure 1.3 depicts three conceptual alternatives for the campus organization that were considered. Input from university leadership and stakeholders over the course of several work sessions informed decisions and enabled ongoing adjustments to the alternatives. A preferred campus plan alternative was selected at the end of this phase, and reflected the broad input received from university and community constituents. Planning for the College of Law during this phase focused on opportunities to accommodate program needs, and potential future academic programs that would benefit from a downtown Dallas location.

PHASE 3: SYNTHESIS

The final phase synthesized the preferred alternative into a more refined vision for the development of the campus over time. The final campus plan report serves as a guide for capitalizing on development opportunities, prioritizing future investment, and implementing projects in a manner that reflects the university's strategic goals and bold vision. It also documents space needs for the College of Law, which will require careful planning, given potential space constraints relating to planned growth.

FIGURE 1.2: PLANNING PROCESS AND SCHEDULE

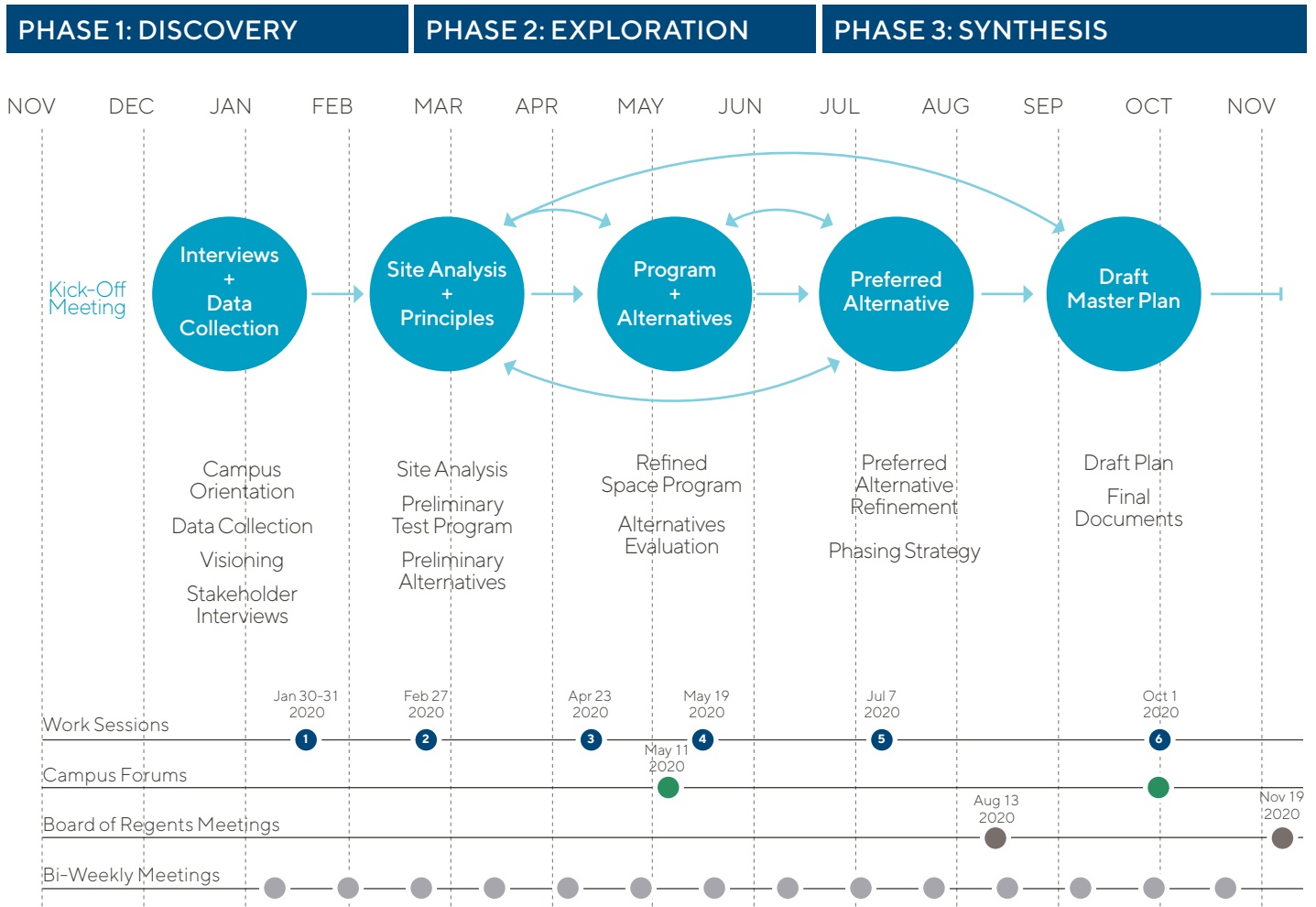


FIGURE 1.3: CONCEPT ALTERNATIVES

A: Runyon Creek Revival

B: City Campus

C: Promenade



CHAPTER 1 INTRODUCTION

CAMPUS PLAN GOVERNANCE

Campus plan Steering and Resource Committees were established to guide the development of the plan.

Steering Committee

The Steering Committee was composed of the President, executive team, and UNT System leadership. The committee was charged with setting the strategic direction for the plan, confirming overall goals, principles and recommendations, and providing guidance to the campus plan team at key steps in the process.

Resource Committee

The Resource Committee included a broad array of university stakeholders including faculty, staff, and students, as well as city and state elected officials, community members, and business and agency partners. The committee provided feedback to the consultant team as the plan was developed.

ENGAGEMENT PROCESS

Development of the campus plan included comprehensive engagement with university stakeholders that initially involved traditional in-person meetings during the Discovery phase of work. At the start of the COVID-19 pandemic in March, 2020, engagement transitioned to fully digital platforms, and occurred through video calls, online meetings and work sessions, and virtual forums with text polling, interactive surveys, and chat rooms to solicit input. Figure 1.4 illustrates examples of online polling results that informed the plan's development during the Exploration phase.

Stakeholder Interviews

At the beginning of the planning process, interviews were held with a broad range of UNT Dallas stakeholders, including university leaders, the deans of each school and the College of Law, students,

faculty, staff representing the university's student life, student service, and administrative departments, community groups, and local representatives. The interviews provided a comprehensive perspective on the goals, priorities and issues the plan needed to address. Additional stakeholder meetings were conducted in subsequent stages of the planning process to gain further insight on a range of planning and technical issues.

Campus Forums

Campus-wide forums provided opportunities for campus community input and questions and were attended by faculty, staff, students, and the broader community. In addition to presentations, the forum events included online polling surveys to solicit input on the plan as it was developed.

Pop-Up Tables

Prior to COVID-19 pandemic restrictions, pop-up tables were set up in the lobby of Founders Hall on the main campus. The booths provided another way to disseminate information to the campus community, and were particularly helpful in soliciting student input.

Work Sessions

Comprehensive work sessions were held with the Steering and Resource Committees throughout the planning process, both in-person and via conference calls, to share project progress and exchange ideas, solicit feedback, and establish direction.

Board of Regents Presentations

Presentations were made to the UNT System Board of Regents at the draft and final plan stages.

STAKEHOLDER INTERVIEWS

Interviews conducted in the planning process involved one-on-one or group meetings with the following stakeholders:

Academics

- Dean, College of Law
- Dean, Graduate School
- Dean, School of Business
- Dean, School of Education
- Dean, School of Human Services
- Dean, School of Liberal Arts & Sciences
- Director, Graduate Admissions
- Faculty

Student Life & Student Services

- Athletics Director
- AVP, Student Access & Success, Dean of Students Affairs
- Director, Academic Advising
- Director, Housing, Residence Life
- Director, Student Services
- Director, University Accreditation and Policy

Staff

- Facilities Director
- Budget Director
- Chair of Administrative Team
- President, Staff Council

Administration

- President
- Executive VP, Finance & Administration
- Executive VP, Academic Affairs & Provost
- VP, Student Access & Success
- VC, Facilities
- Chair of Admin Team

Community

- Chief of Police at UNT Dallas
- City of Dallas Chief of Equity and Inclusion
- City of Dallas Police/Assistant Chief of Administrative Command
- DART
- Principal, Dallas ISD
- Friends of UNT Dallas
- Texas Trees Foundation, Director of Operations and Urban Forestry

City and State Representatives

- Chief of Staff to Texas Senator Royce West
- City Council District 5, Jaime Resendez
- City Council District 8, Tennell Atkins
- Texas Senator District 23, Royce West
- Texas House Member District 109, Carl Sherman

CHAPTER 1 INTRODUCTION

KEY THEMES FROM STAKEHOLDER INTERVIEWS

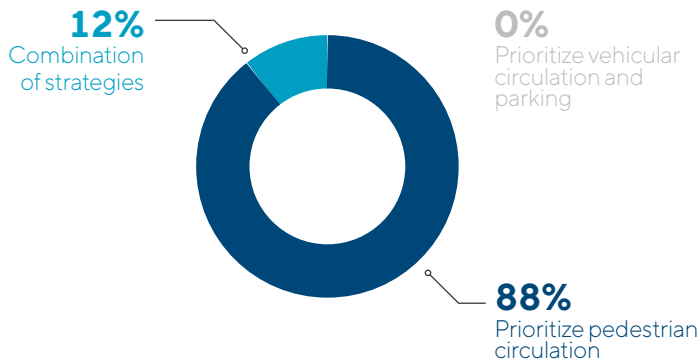
The campus engagement process surfaced a wide range of issues, needs and concerns that informed the campus plan. Topics discussed encompassed academic programs, space needs, student life and housing, student success, campus conditions, community partnerships, sustainability, resilience, and community health.

The following is a summary of the key themes that emerged through the interviews (further detail is provided in Appendix-A to this report):

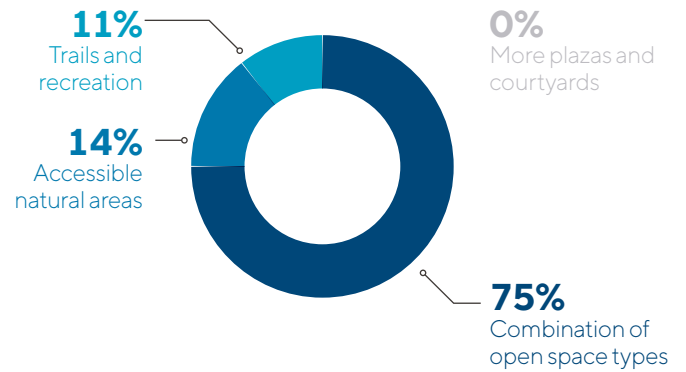
- There is a strong, consistent commitment to the university's mission – providing a pathway for social and economic mobility in Dallas and beyond
- The university is committed to career readiness, and partnering with the City of Dallas and other entities to provide internship and externship experiences
- The university has a student-first focus; space is needed to allow high-touch student support services
- With rapid growth, space demand is outpacing supply
- Additional instructional and support space is a critical need
- Specialized instructional space is needed for planned new academic programs across all schools
- A diverse array of on-campus housing is needed to attract and retain students and meet different needs
- Additional dining and student life amenities are needed to support campus life
- Childcare services are critical to meeting the needs of students and staff
- Facilities are needed to support participation in the National Association of Intercollegiate Athletics with initial programs in Men's and Women's Cross Country, Track & Field, and Basketball
- Students are very sensitive to the cost of education; preserving affordability is a high priority
- There is a desire for campus- and community-supporting development in areas surrounding the campus

FIGURE 1.4: SAMPLE RESPONSES FROM ONLINE POLL

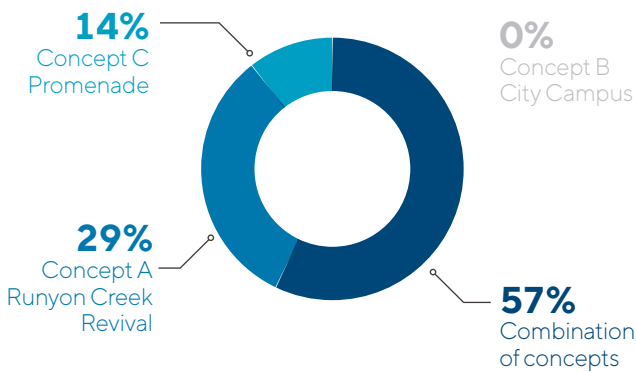
How should mobility and circulation be handled on campus?



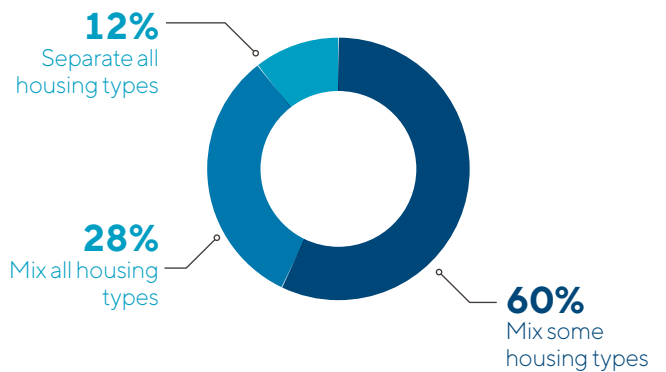
What kind of open spaces would you like to see on campus?



Which option best supports student success and campus growth?



What kind of residential village mix do you prefer?



▲ (Left) Staff member providing feedback at a campus master planning pop-up table. (Right) Responses at outreach event on the main campus. (Source: Page)



CHAPTER 2

CAMPUS CONTEXT AND EXISTING CONDITIONS

- 2.1 CAMPUS CONTEXT
- 2.2 EXISTING SITE CONDITIONS

2.1 CAMPUS CONTEXT

CAMPUS LOCATIONS

Main Campus

The UNT Dallas main campus is located approximately ten miles south of downtown Dallas, near the city's limits, in a primarily residential area. It is immediately north of the new UNT Dallas blue line DART station. The presence of DART signals that new investment is starting to occur in what has been historically an underserved area of the city.

The campus is situated along the Runyon Creek corridor, which is part of a network of open space and trail corridors that includes Five Mile Creek and the Trinity Forest. It is unique within the Dallas region, and serves as a significant environmental and recreational asset.

The university also sits within the Grow South! Education Corridor, a group of local institutions including Paul Quinn College and Cedar Valley College, that are part of a City of Dallas cooperative strategy to promote sustainable growth, infrastructure, and capital improvements in the southern part of Dallas County.

UNT Dallas Law Center

The UNT Dallas College of Law is located in the historic City of Dallas Municipal Building—across the street from Main Street Garden Park in downtown Dallas. The college's moot court and library occupy the Lee F. Jackson Building a half block away. With its convenient downtown location, the UNT Dallas Law Center has a close relationship to the Dallas community, and offers legal resources, educational access, and a diverse array of internship opportunities to a broad constituency. UNT Dallas anticipates offering new graduate and professional continuing education programs in downtown Dallas over time, positioning the university for an even greater impact in the city.

FIGURE 2.1: UNT DALLAS LOCATIONS AND CONTEXT



CHAPTER 2 CAMPUS CONTEXT AND EXISTING CONDITIONS

MAIN CAMPUS SETTING

The main UNT Dallas campus is bounded by Camp Wisdom Road to the north, University Hills Boulevard to the west, the DART Blue Line to the south, and a vacant parcel to the east that is bisected by the Runyon Creek Trail. It is positioned on a site that provides panoramic views of the Dallas skyline, and is generally surrounded by low- to medium-density single-family residential neighborhoods, including the Hidden Valley, Singing Hills, and Runyon Springs neighborhoods.

There are several planned or recently completed development districts and projects near the UNT Dallas campus that have the potential to greatly influence the character of the surrounding community. These include:

University TIF District

The 458-acre University TIF District (161 acres in the University Center Sub-District, and 297 acres in the University Hills Sub-District) was created by the city of Dallas in 2017 to provide a funding mechanism to stimulate private investment and development. The district is intended to guide growth near the UNT Dallas campus, a key focus of the GrowSouth Initiative. This property is yet to be developed. The TIF is scheduled to expire at the end of 2047.

Lancaster Campus District Plan

The City of Lancaster proposed a 450-acre mixed-use village within walking distance of the campus and the nearby DART Station, with plans to develop retail, a warehouse district, resort hotel, research park, and several high-rise residential buildings near a centrally located village center. The district has yet to be developed but if realized, would result in significant new population and economic activity south of the campus.

Savannah Estates

A national multi-family home developer has proposed a mixed-use, mixed-income project located northwest of the main campus. The first proposed phase includes approximately 250 residential units and retail frontage along Camp Wisdom Road and University Hills Boulevard, with additional housing in other parts of the site. A key feature of the design is the preservation of the site's natural characteristics, including its wooded areas. This development has the potential to complement the UNT Dallas campus, and could contribute to the broader surrounding open space network.

DART Blue Line Camp Wisdom Station

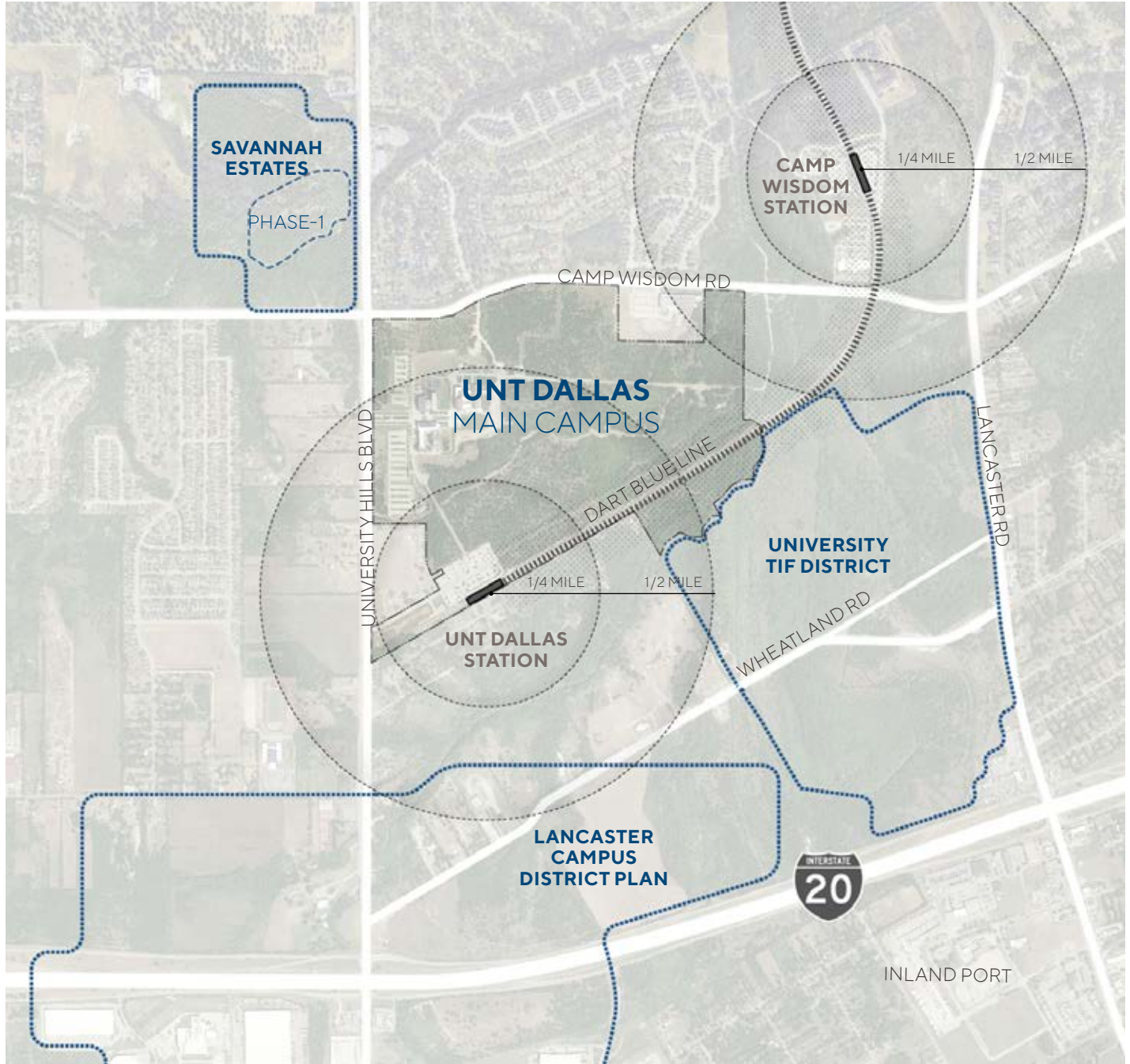
The DART Camp Wisdom Station is located approximately 1.2 miles northwest of the UNT Dallas Station, and has the potential to spur transit-oriented development (TOD) proximate to the campus.

International Inland Port of Dallas (IIPOD)

South of the campus, the International Inland Port of Dallas (IIPOD) is an intermodal logistics district that encompasses 7,500 acres across five municipalities. It is home to tens of thousands of jobs and hundreds of employers with global, national, regional, and local market connections. Employment at the IIPOD is synergistic with the university's educational programs, including the Supply Chain and Marketing Management program in the School of Business. Its proximity to the campus presents opportunities for advanced manufacturing jobs for university graduates.

The university is interested in partnering with the City of Dallas and other entities to support the realization of mutually-beneficial development around the campus, and to help the campus to serve as an economic and cultural anchor institution within the southern Dallas area.

FIGURE 2.2: POTENTIAL DEVELOPMENT NEAR THE UNT DALLAS MAIN CAMPUS



- DEVELOPMENT SITE
- DART BLUE LINE
- DART STATION



CHAPTER 2 CAMPUS CONTEXT AND EXISTING CONDITIONS

FIGURE 2.3: CHANGES SINCE THE 2005 CAMPUS MASTER PLAN



CURRENT AND PREVIOUS PLANS

This campus plan builds on several previous studies that informed the analysis of campus needs, and influenced campus development strategies. They range from campus-focused plans to city-wide policies and include, in chronological order:

UNT Dallas Campus Master Plan 2005

The 2005 campus plan established the initial development pattern for the campus, and included several elements that were carried through to the current campus plan, including the core plaza, the primary pedestrian promenades, and the orthogonal development pattern in the western part of the site. Changes that have occurred since the plan's completion include:

1. The DART station and DART pathway were constructed approximately 100 feet to the west of where they were anticipated. This led to a shift in the location of the pedestrian promenade.

2. The first residence hall was located further west than originally planned. This influenced the location of the freshmen and sophomore housing district adjacent to the academic core.
3. The Kathlyn Gilliam Collegiate Academy is located further west than originally anticipated, creating a five-acre space at the northeast corner of the campus that has been identified as a good location for an allied organization.

UNT Dallas Area Plan 2009

The City of Dallas created an area plan for the UNT Dallas environs that envisioned walkable mixed-use development blocks, multi-modal transportation options, and ample open space. This plan reinforced the university's interests in the southern portion of the campus.

UNT Dallas Campus Tree Inventory and Ecosystem Service Benefits Report 2016

UNT Dallas partnered with the Texas Trees Foundation (TTF) to perform an assessment of all trees on campus. TTF provided a detailed picture of the urban forest consisting of 68,040 trees resulting in 43 percent canopy cover on site. Over half of those trees are one species—Eastern Red Cedar. Other common species on campus are Cedar Elm and Green Ash. The report concluded that increasing species diversity as the university grows will help to create a more resilient landscape and ensure a greener, cleaner, and cooler campus, with the provision that the campus forest continue to be maintained, enhanced, and revitalized.

UNT Dallas College of Law Program Study 2016

This program study identified the space needs and criteria for the renovation of the Dallas Municipal Building to support the mission of the UNT Dallas College of Law at its permanent location in downtown Dallas. Additional recommendations were provided for the existing UNT Dallas-occupied

spaces in the Lee F. Jackson building. The study identified specific space assignments for offices, classroom and instructional spaces, courtroom and advocacy training facilities, student life spaces, and experiential learning facilities, including a legal clinic. It also provided for the retention of the existing law library, the moot courtroom and a classroom and lab in the 1901 Main Street System building. Room utilization, planning test-fits, technical evaluations, historic considerations, and the renovation schedule were all addressed in the study.

UNT Dallas CIP Proposed New Projects White Paper

2017

The Proposed New Projects White Paper recommended six priority projects to support the growing UNT-Dallas campus with a 21st-century learning environment. These projects comprised instructional facilities, including a 126,000 GSF STEM building and a 144,000 GSF business technology building, a 250-bed residence hall, a 3,000-seat events center, a 1,000-space parking structure, and a centrally located landmark tower.

Dallas Urban Heat Island Management Study

2017

The Dallas Urban Heat Island Management Study was one of the largest urban heat assessments in the United States. The study provided strategies to mitigate urban heat and identified the city's most vulnerable neighborhoods, several of which are those surrounding UNT Dallas.

Smart Growth for Dallas Initiative

2018

The City of Dallas forms part of the Dallas Metroplex, one of the fastest growing metro regions in the United States. The city is a major economic center, but is also experiencing significant environmental and social challenges. The Trust for Public Land and supporting partners used geo-spatial data to study over 315,000 parcels of land in the city. The findings provided recommendations to improve

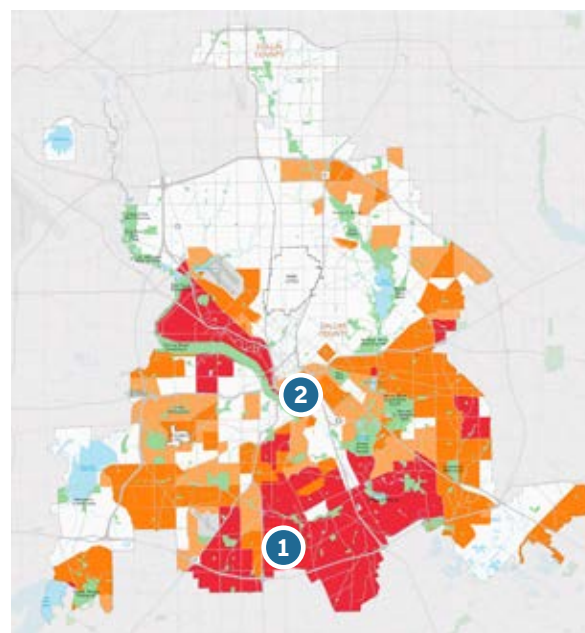
the city's social, economic, and environmental resilience. Figure 2.4 displays the areas identified as priorities for health-promoting green infrastructure investments to address chronic health issues, such as respiratory disease, diabetes, and anxiety. Many of the communities west and south of downtown, including neighborhoods around the UNT Dallas campus, fell into the "very-high" category for these conditions. These findings make evident the need for access to nature, recreational facilities, and other health-promoting amenities on the campus that may not otherwise be readily available to community residents.

UNT Dallas Strategic Plan: Pathways to the Future

2019

The campus plan derived its basic foundation and guiding principles from this document, which outlined the university's mission, vision, values, and goals. The plan is described in Chapter 1.

FIGURE 2.4: HEALTH PRIORITY AREAS IDENTIFIED BY THE TRUST FOR PUBLIC LAND



- ▲ 1. UNT Dallas Main Campus
- ▲ 2. UNT Dallas Law Center

2.2 EXISTING SITE CONDITIONS

The development of the campus plan included an analysis of existing site conditions to identify its assets and constraints. The analysis helped to define the plan's parameters and surfaced both challenges and opportunities for the design of the campus.

EXISTING CAMPUS BUILDINGS

The UNT Dallas campus includes four buildings totaling 341,315 GSF. Most buildings currently serve multiple functions as the campus is fairly new and enrollment is relatively small, but their use may evolve as the campus grows over time. The existing buildings on the campus include:

1. Multi-Purpose Academic Building

This facility was the first building on the campus and opened in 2007. It serves many purposes, and accommodates the campus bookstore, classrooms, conference rooms, offices, and gathering spaces for students.

2. Founders Hall

Completed in 2010, Founders Hall was central to the university's evolution to a standalone campus. Designed to be flexible and functional, the building contains teaching, learning and office space, as well as a small cafeteria, accessible green roof, and plaza. It integrates sustainable systems such as water collection, daylighting, and photovoltaic (PV) solar electric power, and achieved Leadership in Energy and Environmental Design (LEED) Gold certification.

3. Student Center

Completed in 2019, the Student Center nearly doubled the campus footprint. It contains cafes, social gathering spaces, study halls, administrative offices, a ballroom, and other student-serving functions that enhance the university's ability to meet the needs of students. It also serves as a community venue for campus events and activities. The Student Center achieved LEED Gold Certification.

4. Wisdom Hall

Wisdom Hall is the first student residence hall on campus. The building contains approximately 120 beds, study spaces, a community kitchen, a fitness room, and other university resources for students.

A Dallas ISD facility, the Kathlyn Joy Gilliam Academy, was opened in 2011 and is located on a 10-acre site in the northeast corner of the campus. The university does not own the site of the school.

TABLE 2-1: EXISTING BUILDING SPACE

ID	Services	Levels	GSF
1	Multi-Purpose Building	3	77,093
2	Founders Hall	4	104,161
3	Student Center	4	131,061
4	Wisdom Hall	4	29,000
TOTAL			341,315



▲ (Top) Multi-Purpose Building and Founders Hall. (Bottom) Student Center. (Source: UNT Dallas)

FIGURE 2.5: EXISTING CAMPUS BUILDINGS



- ACADEMIC/ADMINISTRATIVE
- HOUSING
- CAMPUS LIFE
- NON-UNIVERSITY OWNED

EXISTING VEHICULAR CIRCULATION

Vehicular circulation on the campus consists of a primary entrance and north-south corridor to the west of the Multi-Purpose Building and Founders Hall. As the campus grows, creating a clear and functional network of roads will be needed to efficiently move vehicles throughout the campus while prioritizing pedestrian safety.

Gateways

The primary campus gateway is a tree-lined formal entry drive along University Hills Boulevard, which ends in a vehicular drop-off area between the Multi-Purpose Building and Founders Hall. There is also an access drive from University Hills Boulevard to the DART station. Two secondary campus entrances are being constructed at the time of this plan's completion. They include a north entrance at the intersection of Sweet Sue Lane and Camp Wisdom Road, and a second west entrance between the primary entrance and the Dallas Water Utility on University Hills Boulevard. These new entrances are intended to distribute traffic and provide additional capacity for vehicles entering and exiting the campus.

Circulation

The primary existing campus road runs north-south at the terminus of the University Hills Boulevard entry drive. The road feeds two large surface parking lots north and south of the entry drive. The Multi-Purpose Building and Founders Hall are located along the east side of the road. In addition to the main road, there are service roads that extend from the main road and access each of the buildings.

Parking

Two large surface parking lots, Lots 1 and 2, are located along University Hills Boulevard on the

west side of campus. A new surface parking lot, Lot 3, is being constructed north of Wisdom Hall. Additional overflow parking is accommodated near the DART station, Lot 4, where some spaces are leased to the university for shared purposes. Across these four lots there are 1,416 parking spaces on the campus. Parking is primarily designated for general use, but also includes visitor, resident, reserved, handicap, fuel efficiency vehicle, and carpool parking. Anecdotal surveys suggest that there is an adequate overall number of parking spaces on the campus, but the areas closest to campus buildings are highly utilized such that many people have difficulty finding parking at peak times of the day. The parking spaces close to the DART station are perceived by many to be an inconvenient walk from campus destinations.

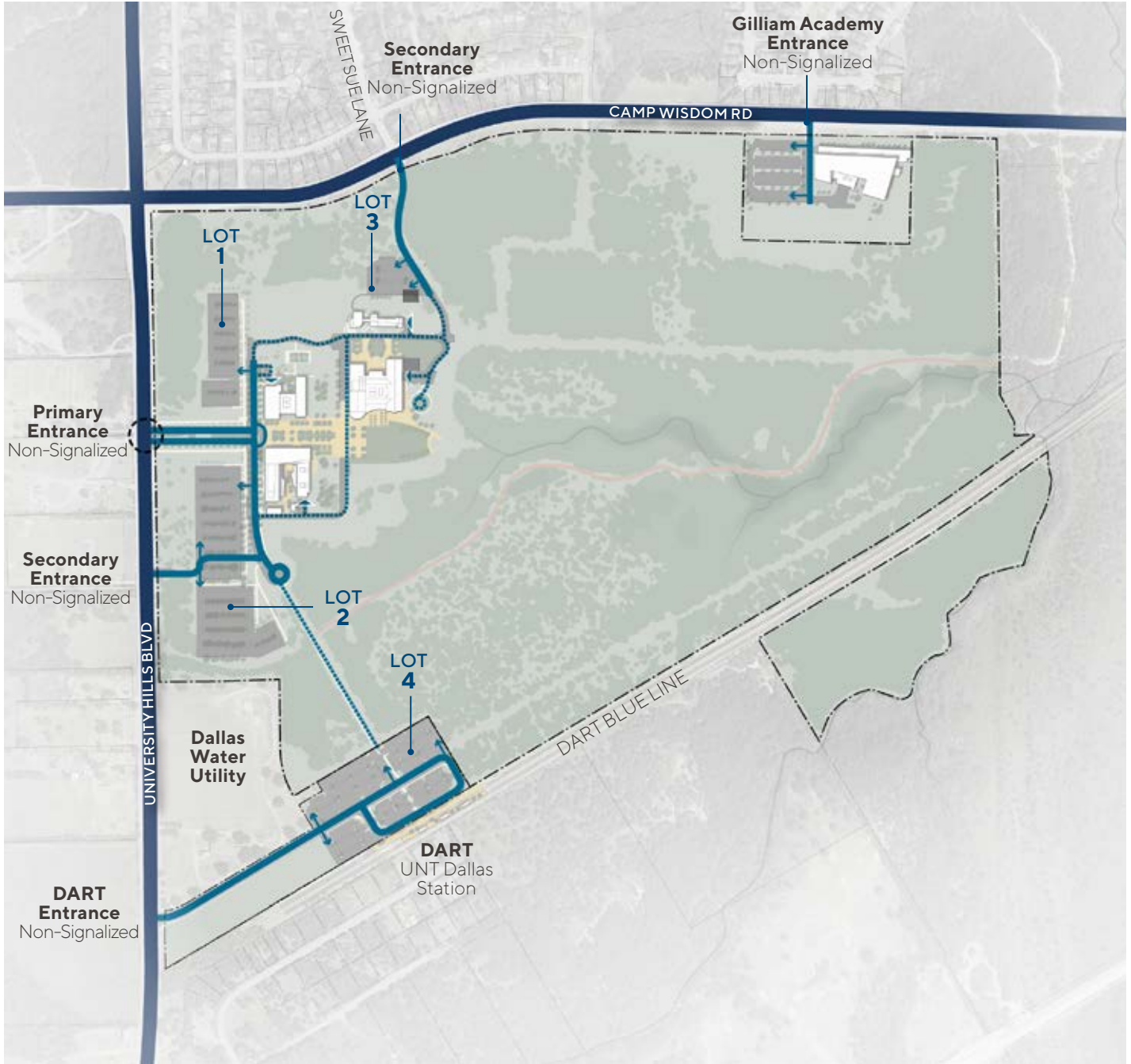
Service and Emergency Access

Service and emergency vehicle access are located on the periphery of the campus core. Access routes are primarily paved but also include grass turn-around areas next to the Student Center and a short green path extending from the Founders Hall service area to the central part of campus. Adequate and efficient service and emergency vehicle access will be required throughout the campus with continued growth.

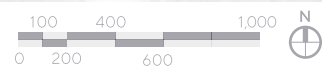
TABLE 2.2: EXISTING PARKING SPACES

Lot	Space Types	Count
1	Visitor, Reserved, General	204
2	Visitor, Reserved, General, Carpool, Fuel Eff.	614
3	Residential	100
4	DART (Including Leased Spaces)	498
Total Including All DART Spaces		1,416

FIGURE 2.6: EXISTING VEHICULAR CIRCULATION



- MAJOR CIRCULATION
- CAMPUS CIRCULATION
- SERVICE CIRCULATION
- SURFACE PARKING



CHAPTER 2 CAMPUS CONTEXT AND EXISTING CONDITIONS

EXISTING TRANSIT

Bus

DART bus routes around the main campus are limited in their coverage area, and do not provide direct links to other parts of the city beyond a one-mile radius without additional transfers. The campus is served by Local Bus Route 415 and has two stops—one adjacent to the DART station and the other directly across from Founders Hall. Rail Feeder and Transit Center Bus Route 516 does not enter the campus, but runs along Camp Wisdom Road at its northern edge, connecting the Singing Hills Recreation Center and surrounding neighborhood with DART's Camp Wisdom Station.

Representatives from DART participated in the campus plan's development and expressed a commitment to continuing to support the university with needed transit connections.

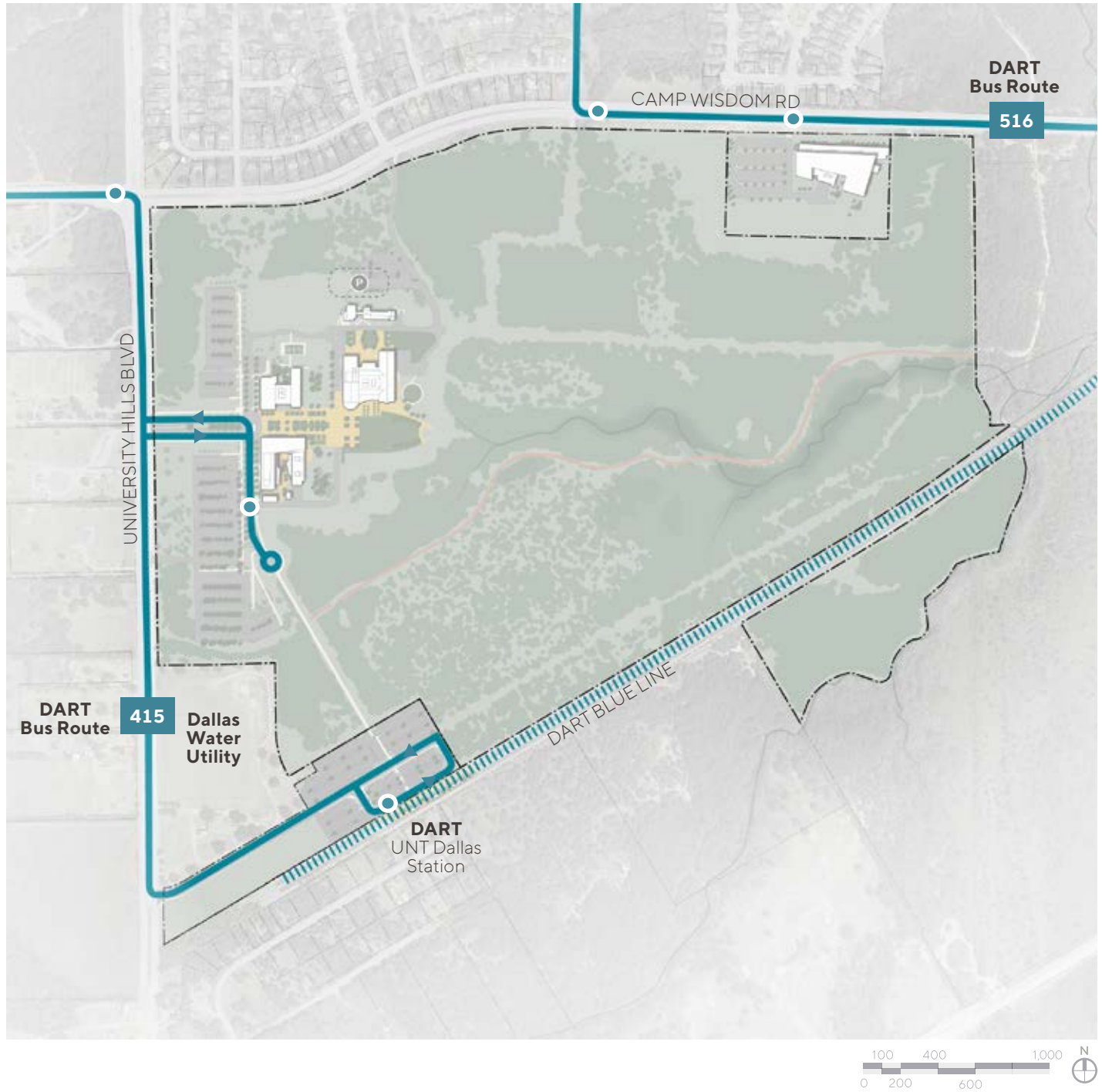
Light Rail

The DART Blue Line extension was completed in October 2016, and serves as a vital transit link to UNT Dallas, helping to reduce overall vehicle trips. Its connection from downtown to the main campus provides convenient access between the main campus and the UNT Dallas Law Center.



▲ UNT Dallas DART Station. (Source: Page)

FIGURE 2.7: EXISTING TRANSIT



- DART BUS CIRCULATION
- ▨ DART LIGHT RAIL LINE
- BUS STOP

CHAPTER 2 CAMPUS CONTEXT AND EXISTING CONDITIONS

EXISTING PEDESTRIAN CIRCULATION

Perimeter Sidewalks

Sidewalk connections to the campus from the surrounding community are limited or incomplete, except for a dedicated path along University Hills Boulevard. Several "desire lines" where sidewalks do not exist can be observed in worn grass patterns, suggesting the need for increased campus-neighborhood connectivity.

Campus Core

There are numerous pedestrian pathways within the campus core, and a network of ADA-compliant pathways and ramps facilitate accessibility. The compact nature of the existing campus core allows for short walking distances



▲ (Top) DART pathway. (Bottom) Runyon Creek Trail. (Source: Page)

between most campus destinations, compared to many campuses. Figure 2.8 illustrates a five- and ten-minute walk distance from the campus core, and reveals that most of the site can be reached on foot, within ten minutes. With continued campus growth, it will be critical to maintain this compact development pattern to maximize convenience, integrate open space, and preserve campus land for future needs.

DART Pathway

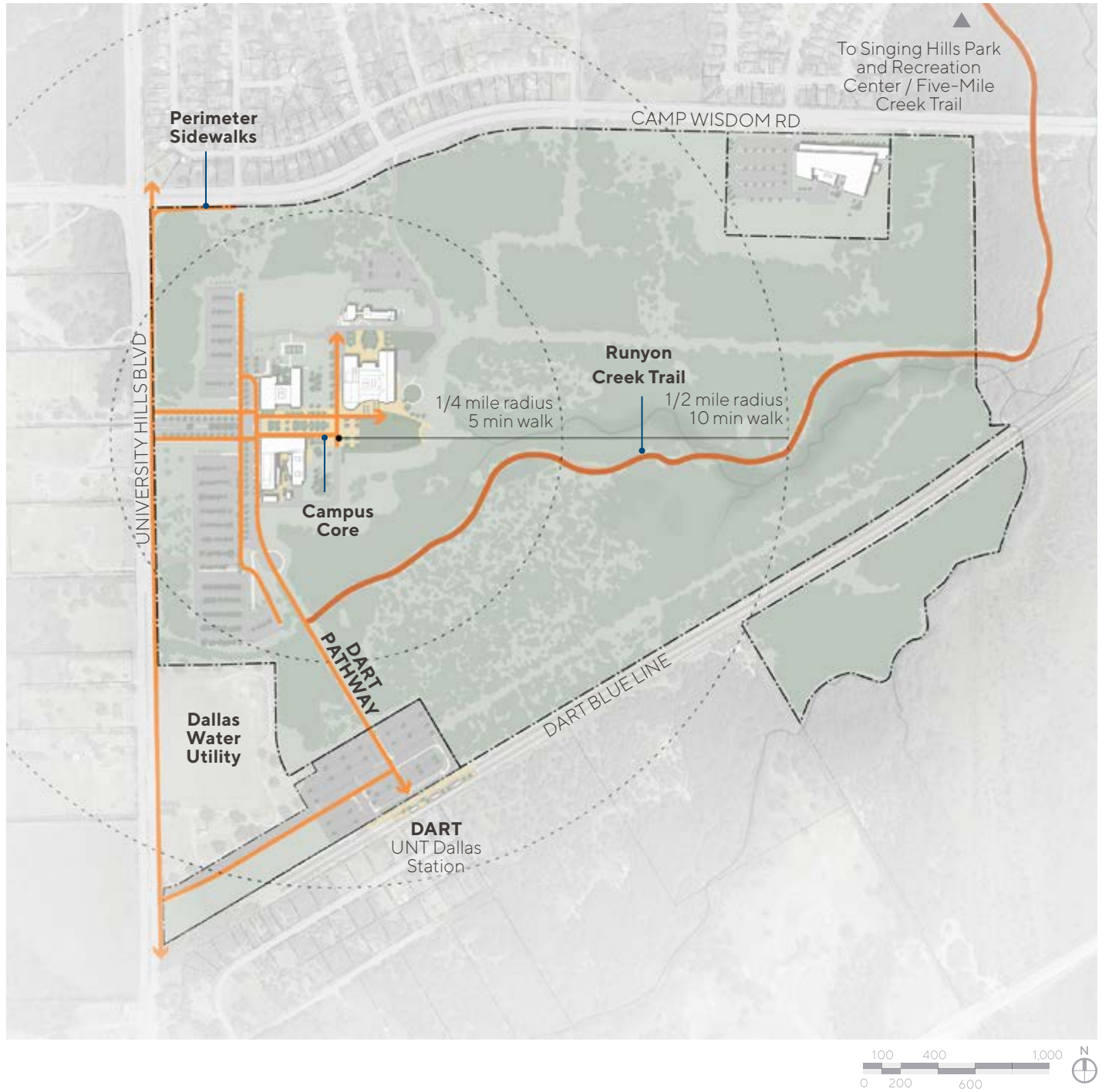
The DART pathway is a continuous pedestrian route from the campus core to the UNT Dallas station. While the route is less than a quarter mile, stakeholder feedback suggested that there is a general perception that the distance is much longer. As the campus develops, new facilities and spaces between the campus core and the station should mitigate this perception.

Concerns about pedestrian safety have been expressed, particularly with respect to nighttime travel. In response, the university provides courtesy escorts between the campus core and the DART station and adjoining UNT Dallas parking lots, actively promoting a safe and secure campus environment.

Trails

Completed in 2020, the 2.7-mile Runyon Creek Trail connects the campus to the Singing Hills Recreation Center, Camp Wisdom DART Station, and Five Mile Creek Trail to the north. The trail passes through a roughly 60-acre nature conservation park—the Runyon Creek Park—to the east of the campus. A nature observation platform is being constructed in the eastern area of the campus as part of the trail extension project. Collectively, these features improve the quality of life for the campus population, as well as the broader community, and will continue to be an essential recreational resource.

FIGURE 2.8: EXISTING PEDESTRIAN CIRCULATION



- RUNYON CREEK TRAIL
- PATHWAY/SIDEWALK

CHAPTER 2 CAMPUS CONTEXT AND EXISTING CONDITIONS

EXISTING LANDSCAPE AND OPEN SPACE

The UNT Dallas campus has a unique and beautiful natural character with rolling hills, creeks, and an expansive wooded area. Key features of the campus landscape include the following:

Campus Forest and Creek

The campus possesses a significant tree canopy along Runyon Creek, which is part of a network of open space and trail corridors that extends through the area south of downtown Dallas. This landscape is unique within the Dallas region, and is a significant environmental and recreational asset. In addition to providing opportunities for physical exercise and mental health benefits, these forested areas help to offset the urban heat island effect, which is known to exacerbate chronic health conditions. The UNT Dallas campus was recognized in 2019 by the Arbor Day Foundation as a “Tree Campus USA School” due to the ecosystem benefits of the campus tree canopy, and the university’s commitment to effective urban forest management. While largely inaccessible today, the forest has the potential to contribute to the campus’ sense of place as development extends to the east over time. Efforts will need to be made to preserve the more ecologically healthy tree stands, while managing invasive species and enhancing biodiversity.

The wooded area of campus south of the DART Blue Line is further removed from the center of campus, and has steep-to-moderate slopes, making future development difficult compared to the more contiguous campus.

Campus Core

The existing campus buildings are sited in an orthogonal arrangement, and frame a generously

sized main plaza that serves as a formal outdoor gathering area for the UNT Dallas community. The campus core is comprised of plazas, planting areas, and an east-facing amphitheater, and contains flexible and permanent seating. There is a large plaza at the Student Center, a smaller-scale plaza behind the Multi-Purpose Building, and a courtyard and green roof at Founders Hall. When funding for the planned Ryan Tower is available, it is expected to be located prominently within the heart of the campus core near the Student Center, creating a significant new landmark.

Outdoor Recreation

On-campus outdoor recreation facilities consist of a multi-purpose soccer field and basketball court located north of the Multi-Purpose Building. While these facilities are relatively limited, they provide a designated location on campus for individual recreation and team sports, and are well utilized.

Topography

There is a 92-foot grade change from the highest campus elevation at 578 feet to the lowest at 486 feet. Some areas of the campus are relatively flat—in particular, the southwest portion of the campus near the DART rail line—and are generally suitable for development, with minimal need for significant earthwork or retaining walls. In other areas the land is more sloped, particularly along Runyon Creek, presenting significant constraints to development. Two high areas located on the north part of the site near Camp Wisdom Road provide stunning views of the surrounding community and downtown Dallas. These panoramic viewpoints are important elements of the campus design.

FIGURE 2.9: EXISTING LANDSCAPE AND OPEN SPACE



- TREE CANOPY
- PLAZA/HARDSCAPE
- GREEN LAWN
- ▲ VISTA VIEWS
- RUNYON CREEK TRAIL
- PATHWAY/SIDEWALK
- HP HIGH POINT
- LP LOW POINT

CHAPTER 2 CAMPUS CONTEXT AND EXISTING CONDITIONS



▲ (Bottom-left) Hart Amphitheater. (Top) Founders Hall and surrounding landscape.
(Bottom-right) Existing tree canopy. (Source: UNT Dallas)



▲ (Top-left) Seating area near the Student Center. (Top-right) Founders Hall green roof. (Bottom) New landscape in the campus core. (Source: UNT Dallas)

CHAPTER 2 CAMPUS CONTEXT AND EXISTING CONDITIONS

EXISTING UTILITY INFRASTRUCTURE

Utility infrastructure on and around the campus includes electrical, gas, domestic water, sanitary sewer, and stormwater systems. Utility capacity is addressed in Chapter 4 of this document.

Energy and Gas

Electric service to the campus is provided by Oncor. The primary point of delivery is located on University Hills Boulevard. There is a major electrical transmission easement running along the southern boundary of the campus, generally parallel to the DART Blue Line from east-to-west, and continuing north along University Hills Boulevard and west along Camp Wisdom Road. The existing utility lines along University Hills Boulevard detract from the appearance of the campus perimeter, and could present a challenge to potential streetscape improvements, such as tree planting or lighting.

The four existing buildings on campus are served by their own independent chillers and hot water heaters.

Water

Domestic and Fire Water

The campus is currently connected to the City of Dallas water system from water lines in University Hills Boulevard and Camp Wisdom Road.

Sanitary Sewer

There is a 12-to-18-inch wastewater line extending through the center of the campus eastward, connecting to a City of Dallas 27-inch wastewater line that extends along Runyon Creek on the eastern side of the site. Existing buildings connect to the main wastewater line by 8- and 10-inch wastewater line branches.

Stormwater

Runyon Creek extends through the center of the site from a high point on the west to the low point on the east, and stormwater generally drains toward the creek. Stormwater infiltration is hampered by clay soils. Most of the site is outside the 500-year flood plain, except for Runyon Creek Branch, which is within the 100-year flood plain on the southeast side of the campus. However, flooding has occurred north of the campus near the Runyon Springs and Singing Hills neighborhoods, and stormwater management measures will need to be incorporated into the campus design with future growth. There is an existing 20-foot public drainage easement along the southern university property line.

Dallas Water Utility District

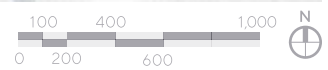
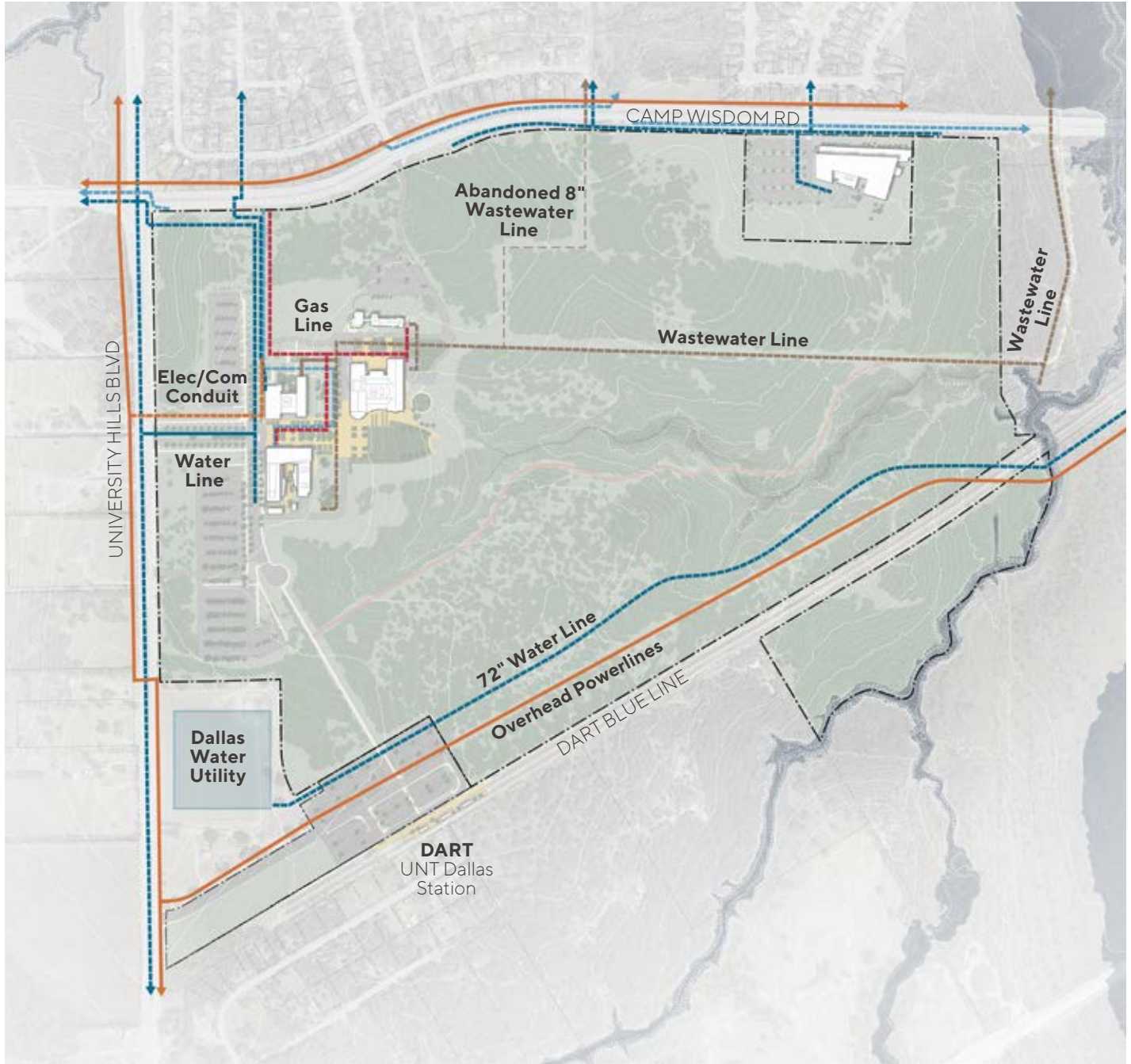
There is a Dallas Water Utility facility on University Hills Boulevard south of the campus entrance.

The aesthetic treatment of this property will be important in enhancing the campus appearance along University Hills Boulevard, and at the DART station entrance. Landscape improvements and preservation of existing trees should be considered to screen the facility.



▲ Overhead electrical powerlines along on the campus perimeter. (Source: Page)

FIGURE 2.10: EXISTING UTILITY INFRASTRUCTURE



- ELECTRIC
- - - WATER
- - - WASTEWATER
- · · GAS
- - - STORMWATER
- - - ABANDONED WASTEWATER
- 100-YR FLOOD PLAIN

CHAPTER 2 CAMPUS CONTEXT AND EXISTING CONDITIONS

BUILDABLE LAND ANALYSIS

Constraints to campus development include steep slopes, utility easements, and drainage areas. Avoiding development in these areas will minimize costs for utility relocation and site grading.

The DART rail line also creates a large barrier along the southern edge of the property, which hinders access to the 20-acre southeast campus property. The potential for additional crossings is limited due to the gradual grade change that accommodates the overpass on Camp Wisdom Road towards the Camp Wisdom Station.

Figure 2.11 illustrates a composite of campus land constraints and indicates that most developable land is on the west side of campus.

While there is a general perception that most of the 264-acre site is available for development, roughly 75 acres (30 percent of the site) are constrained, leaving 190 acres of prime buildable land (70 percent of the site). Future campus development will need to be concentrated in a compact development pattern to make efficient use of limited space.



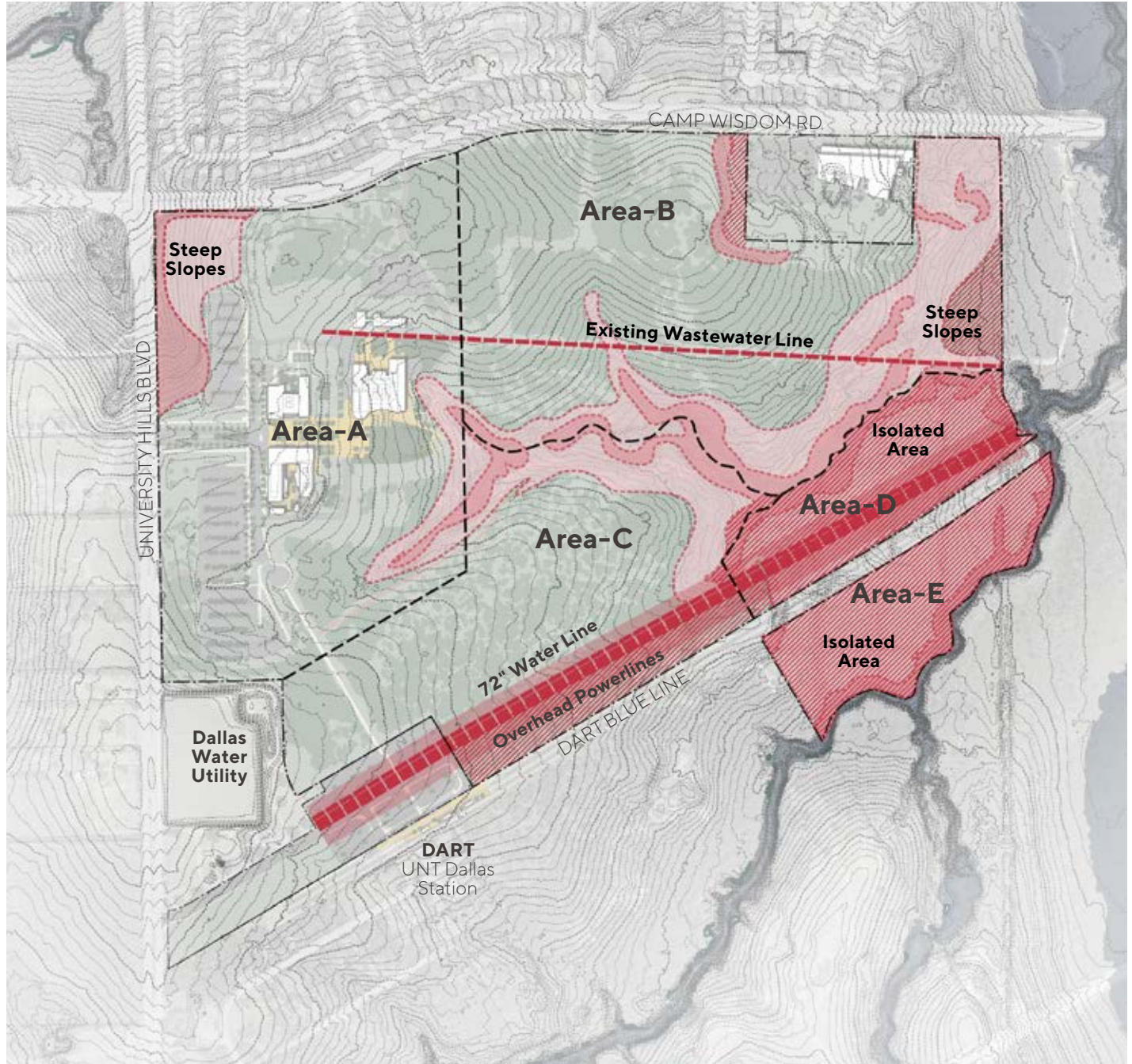
▲ Wastewater line extending through the existing campus forest. (Source: Page)

TABLE 2.3: BUILDABLE AREA

Area	Acres	Buildable Acres*	Buildable %*
A	80	72	90%
B	64	58	90%
C	80	60	75%
D	20	0	0%
E	20	0	0%
TOTAL	264	190*	70%*

* Moderate slope areas may be developed, but are subject to additional costs and further feasibility analysis. Moderate slope areas are not included in buildable acres and buildable percentages.

FIGURE 2.11: BUILDABLE LAND ANALYSIS



- | | |
|---|--|
| <ul style="list-style-type: none"> ■ INFRASTRUCTURE 10' CONTOURS 2' CONTOURS | <ul style="list-style-type: none"> --- SUB-AREAS ● MODERATE SLOPES ● STEEP SLOPES ▨ ISOLATED AREAS |
|---|--|



CHAPTER 3

SPACE NEEDS PROJECTION AND PROGRAM

- 3.1 PURPOSE AND METHODOLOGY
- 3.2 SPACE ANALYSIS ASSUMPTIONS
- 3.3 SPACE ANALYSIS FINDINGS

3.1 PURPOSE AND METHODOLOGY

SPACE NEEDS ANALYSIS

Early in the planning process, an analysis of space needs was prepared for UNT Dallas's main campus and the College of Law. The analysis assessed the general amount of space that would be needed to accommodate the university's current and future on-campus student, faculty and staff populations. It included projections for academic, administrative space, campus life and support space, planned athletics and recreation program space (including outdoor fields), housing and parking.

The space needs generated through the analysis were the basis of the overall campus plan development program. The program was used to assess the physical capacity of the campus and the UNT Dallas Law Center during the analysis phase of the planning process, and is reflected in the final campus plan.

METHODOLOGY

The space needs analysis was informed by the university's 2019 Pathway's to the Future strategic plan, and the mission, vision, values and goals reflected in the plan. It was developed through an iterative process that began with the initial stakeholder conversations, which highlighted key issues around space, as well as program needs.

Space projections were subsequently generated using a model that integrated the THECB's space planning

metrics for education and general space, and the Association for Learning Environments' (A4LE) national space planning guidelines for campus life, intercollegiate athletics and recreation, and other space categories not addressed by the THECB model. Space types were grouped into several categories, including:

- **Academic Space:** Classrooms, teaching and research labs, offices, library and study space
- **Campus Life Space:** Assembly, exhibition, dining, retail, and student collaboration and social space
- **Athletics and Recreation Space:** Intercollegiate athletics and campus recreation space
- **Support Space:** Data processing rooms, shops, storage, vehicle storage, and associated service areas
- **Student Housing:** For all levels of undergraduate students, as well as graduate students and families

CHAPTER 3 SPACE NEEDS PROJECTIONS AND PROGRAM

The space analysis compared existing space in assignable square feet (ASF) to projected needs to establish either surpluses or deficits across each space type. The ASF figures were then converted to gross square feet (GSF) to generate the campus plan program.

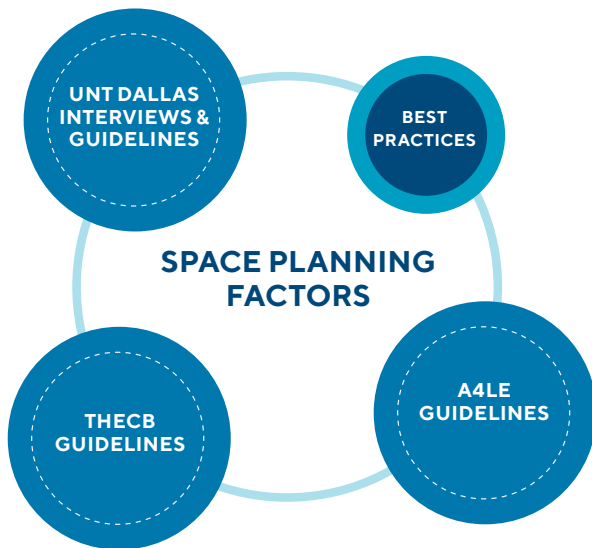
University leadership, including the provost and the deans of each school and the UNT College of Law, provided input on the metrics and guidelines underlying the projections for each space type. The composition of the university's student body, with a large percentage of part-time and non-traditional students, and the share of courses delivered through online instruction, were significant factors that shaped the space projections. The university's plans for new intercollegiate athletics sports and targets for student housing were additional key factors.

The space analysis was reviewed with UNT System Facilities Department staff, and subsequently by the campus plan Steering and Resource Committees. The analysis was refined based on the input provided through this process.

Further detail on the space needs calculations and campus plan program is provided in an appendix to this report.

COVID-19 IMPACT

While the space analysis identified the optimal provision of space for current and future campus populations, the analysis was performed in advance of the current COVID-19 pandemic crisis, and did not account for potential changes in building use and occupancy that may result from practices adopted during the pandemic. Should practices such as remote working and increased online instruction continue in the future, campus space needs may be somewhat lower than the analysis projections.





“UNT Dallas is committed to providing our students with the highest quality education, whether it is delivering curriculum in-classroom or completely virtual as we are doing during the COVID-19 crisis.”

BETTY STEWART
UNT Dallas Provost

▲ Students, faculty, and staff utilizing facilities on campus. (Source: UNT Dallas)

3.2 SPACE ANALYSIS ASSUMPTIONS

Enrollment targets of 8,000 headcount students in the mid-term and 25,000 students in the future were used as the basis.

UNT Dallas currently serves approximately 4,000 students (headcount) at its main campus and in the College of Law, and through online instruction. The space needs analysis projected the university's space requirements for current enrollment, and for future enrollments of 8,000 students in the mid-term and 25,000 students in the long-term. The following assumptions informed in the analysis:

- Full-time equivalent (FTE) enrollment, rather than headcount, was used to project space needs. FTE enrollment provides a more accurate measure of the demand for space, as it accounts for part-time students, who may only attend one or two courses at a time.

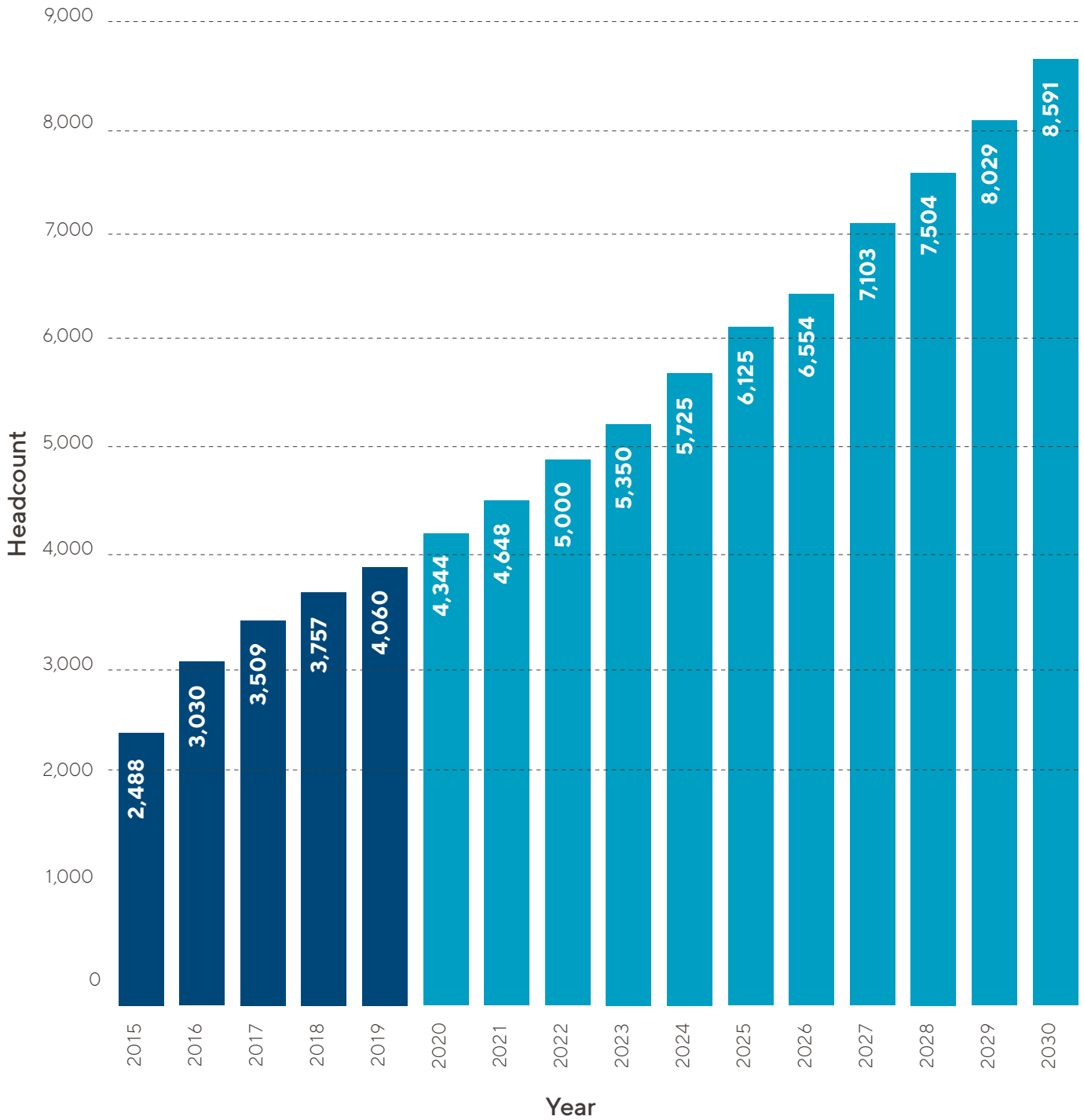
- FTE enrollment was determined using THECB metrics, which are based on credit hours, with 15 credit hours for a full-time undergraduate student, and 12 credit hours for a full-time graduate student. These metrics generated FTE enrollments of approximately 2,700 FTE for 4,000 headcount students, 5,300 FTE for 8,000 headcount, and 16,100 FTE for 25,000 headcount.
- The College of Law has a current enrollment of 370 FTE. The dean of the college provided projections for future enrollment, which were approximately 530 FTE for the overall university 8,000-student enrollment milestone, and 620 FTE for the 25,000-student milestone.
- For the purposes of the analysis, enrollment in online courses was deducted from the FTE figures, as these courses do not generate a demand for space.
- The projections maintained current student-to-faculty and student-to-staff ratios, and used industry standards to convert part-time faculty and staff to FTE.
- The analysis incorporated the university's plans to provide an additional 900 beds of student housing for the 8,000-student milestone goals, and to accommodate 20 percent of FTE enrollment for the 25,000-student milestone.

TABLE 3.1: PROJECTED UNT DALLAS FTE POPULATION AT ENROLLMENT MILESTONES

Enrollment Milestones	2019	8,000 ^{HC}	25,000 ^{HC}
Main Campus			
Total Enrollment FTE	2,294	4,790	15,510
Undergraduate	2,117	4,400	14,310
Graduate	177	390	1,200
Faculty FTE	151	280	860
Staff FTE	279	530	1,590
College of Law			
Enrollment FTE	372	530	620
Faculty FTE	55	80	110
Staff FTE	38	60	90

Table 3.1 contains a breakdown of enrollment and faculty and staff FTE today, and for each enrollment milestone at the main campus and the College of Law. Historic and projected annual headcount enrollment from 2015 through 2030 is illustrated in Table 3.1. Further detail on the assumptions underlying the space analysis are provided in an appendix to this report.

FIGURE 3.1: PAST AND PROJECTED UNT DALLAS ENROLLMENT, 2015-2030



▲ Enrollment at UNT Dallas is projected to double in size over the next ten years.

3.3 SPACE ANALYSIS FINDINGS

MAIN CAMPUS

At the UNT Dallas main campus, the space needs analysis found there is a deficit of space for current enrollment, which occurs across virtually all space categories. (A small surplus in campus life space is attributable to the combined assembly and meeting space in the Student Center building, which contains a large ballroom and several large meeting rooms that serve multiple functions.) Total non-residential space needs for current enrollment amounted to approximately 321,000 ASF, or approximately 144,000 ASF more non-residential space than the university has today. The university current has 119 beds of student housing.

Growth will generate a need for significantly more space across all space categories. The introduction of several intercollegiate athletics sports, and the

provision of additional student housing will further contribute to the need for future facilities. Total space needs at the 8,000-student milestone were projected to be approximately 619,000 ASF of non-residential space, and a total of 1,020 beds of student housing. At the 25,000-student milestone, an estimated 1.76 million ASF of non-residential space would be needed, and a total of 3,100 beds of student housing.

Space needs across each space use category are illustrated in Figure 3.2 for current and future enrollments at the main campus. Aggregate ASF and GSF space needs are illustrated in Figures 3.3 and 3.4.



▲ Media Lab. (Source: UNT Dallas)

FIGURE 3.2: SPACE NEEDS BY SPACE TYPE (ASF) - MAIN CAMPUS

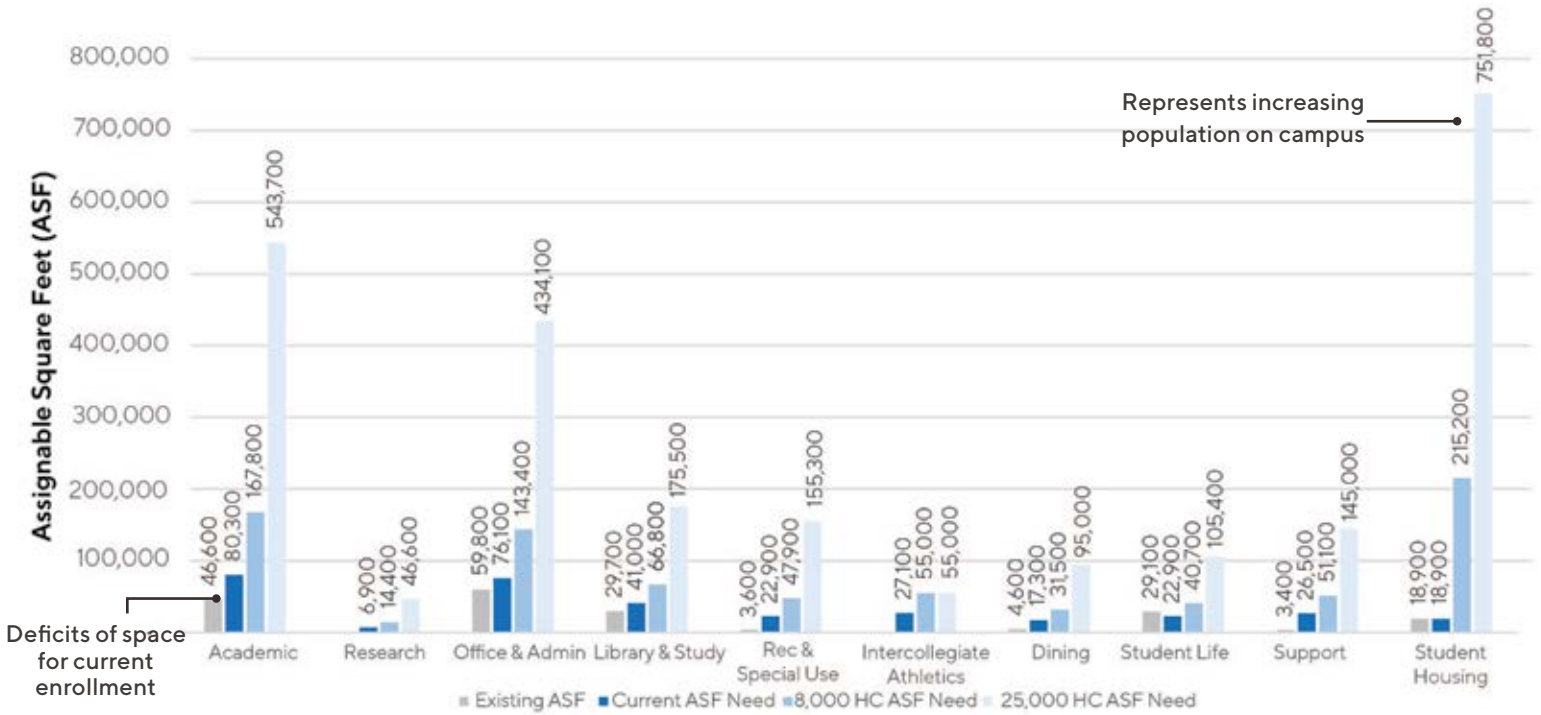


FIGURE 3.3: TOTAL SPACE NEEDS (ASF) MAIN CAMPUS

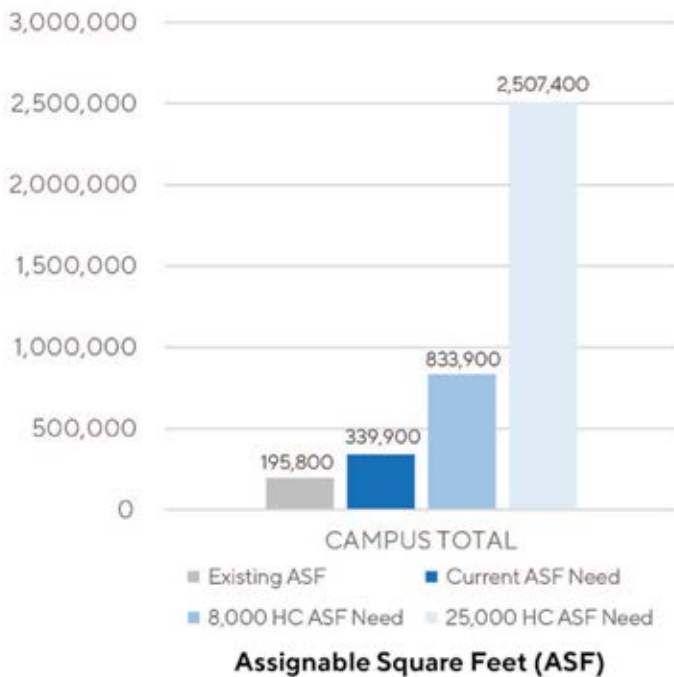
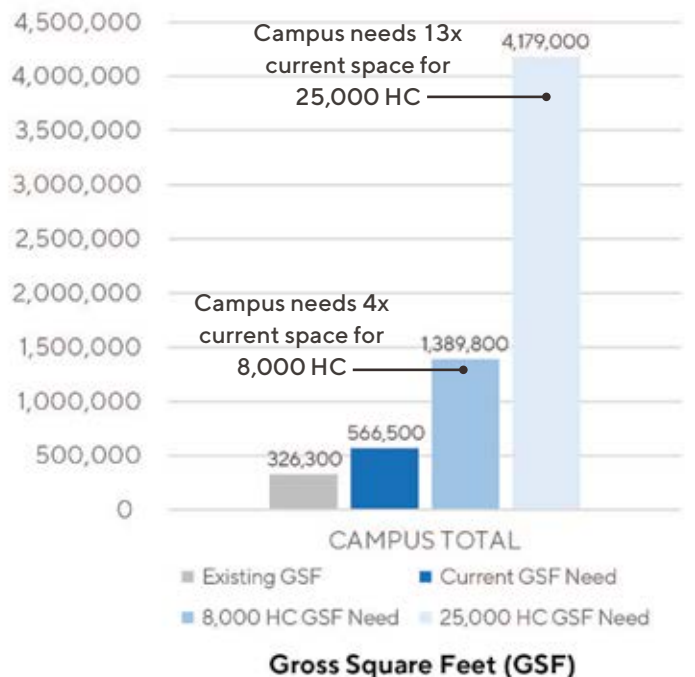


FIGURE 3.4: TOTAL SPACE NEEDS (GSF) MAIN CAMPUS





▲ The renovated City of Dallas Municipal Building houses the College of Law. (Source: UNT Dallas)

COLLEGE OF LAW

For the College of Law, the space needs analysis found there was sufficient instructional and office space for current enrollment, but a deficit of study and student life space. Total space needs amounted to approximately 73,000 ASF, compared to existing space of approximately 64,000 ASF. Space needs were projected to be approximately 98,000 ASF at the 8,000-student enrollment milestone, and 120,000 ASF at the 25,000-student milestone.

A question that emerged in the analysis was how much space would be required for the College of Law library collection, given current trends towards digital versus physical resources. Research into collection practices at other law libraries did not reveal specific metrics or recommendations concerning the balance between digital and hard copy materials. In discussions on this topic, the College of Law librarian and dean advised that the college plans to retain its current physical collection and anticipates some growth, but that future acquisitions were likely to be predominantly digital. With this guidance, the librarian confirmed that it would be reasonable to plan for growth of the physical collection through to the 8,000-student milestone, and to limit growth of that portion of the collection

for subsequent enrollment growth. This strategy is reflected in the projections of library space needs, which remain constant at the 8,000- and 25,000-student milestones.

The College of Law currently occupies the former City of Dallas Municipal Building, and additional space in the Lee F. Jackson building. While the college has an option to expand in the Municipal Building Annex, the total available space is somewhat limited. Given potential space constraints, the college will need to plan carefully to ensure that future enrollment can be adequately accommodated. In addition to limiting growth of the library collection, strategies could include providing shared or hotel-style office space for certain faculty and staff positions, providing flexible, multi-purpose space for student study, activity and collaboration space, or leveraging the college's downtown Dallas context to meet the need for retail and dining space beyond the UNT Dallas Law Center, among others.

Space needs across each space use category are illustrated in Figure 3.5 for current and future enrollments at the College of Law. Aggregate ASF and GSF space needs are shown in Figures 3.6 and 3.7.

FIGURE 3.5: SPACE NEEDS BY SPACE TYPE (ASF) - UNT DALLAS LAW CENTER

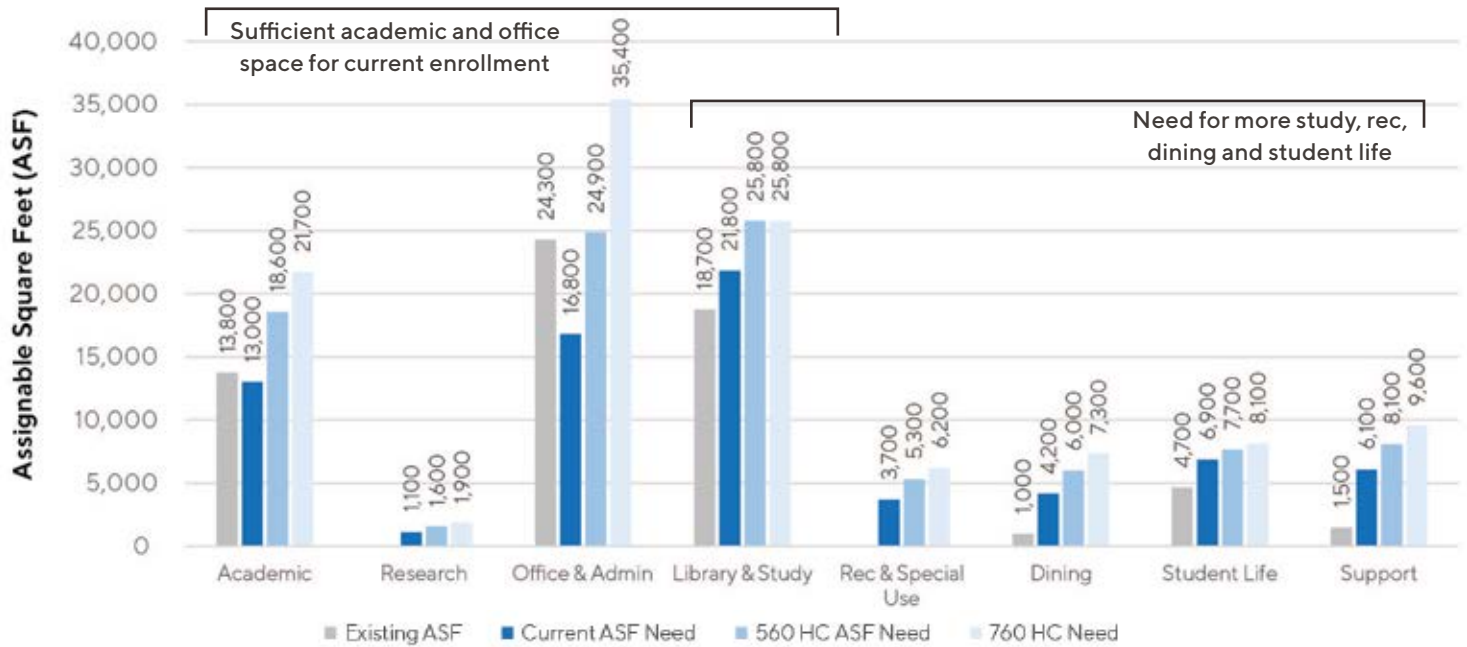


FIGURE 3.6: TOTAL SPACE NEEDS (ASF) UNT DALLAS LAW CENTER

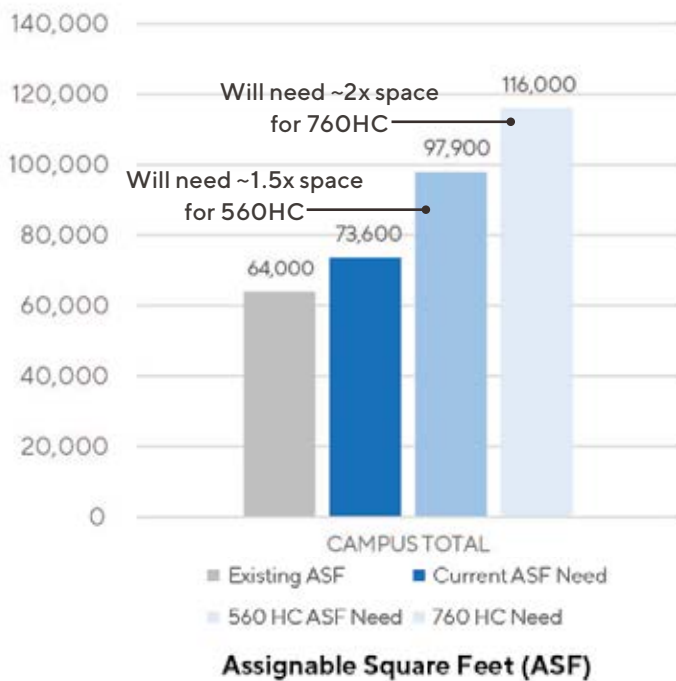
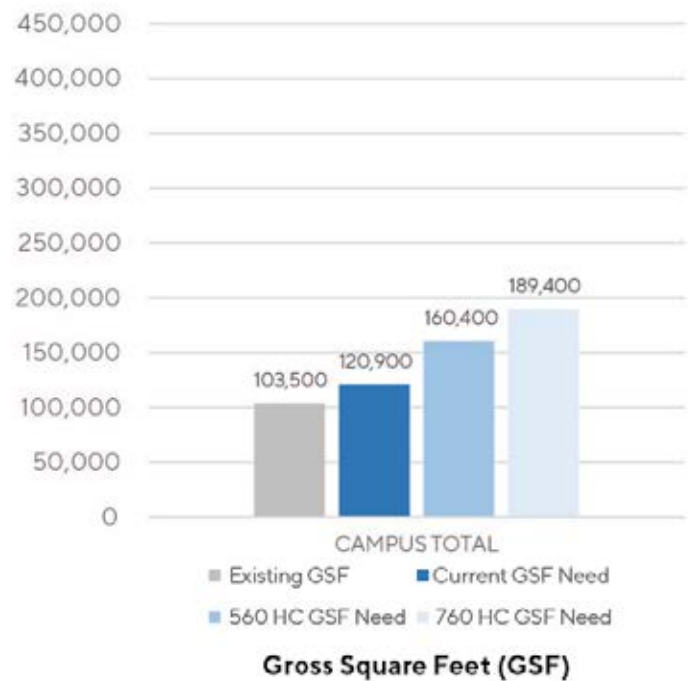


FIGURE 3.7: TOTAL SPACE NEEDS (GSF) UNT DALLAS LAW CENTER



CHAPTER 3 SPACE NEEDS PROJECTIONS AND PROGRAM

ADDITIONAL MAIN CAMPUS PROGRAM ELEMENTS

Student Housing

The university plans to add 900 beds of student housing to its current housing supply of approximately 120 beds by the 8,000-student milestone (1,120 beds total), and to provide housing for 20 percent of students over the long term (approximately 3,100 beds total). Existing housing consists of traditional dorms, geared to undergraduate students. To accommodate a more diverse range of students, housing at the 8,000-student milestone will include a balanced mix of dorms, suite-style units, and apartments, while future housing will include a higher percentage of apartments to accommodate more graduate students and families. This distribution was provided by the university's housing director and campus administration.

TABLE 3.2: STUDENT HOUSING PROGRAM

Academic	2019 BEDS	8,000 HC	25,000 HC
Residents Hall Units	119	419	621
Suites	-	300	621
Apartments	-	300	1,864
Total BEDS	119	1,019	3,106
Total ASF	18,850	234,000	752,000
Total GSF	29,000	360,000	1,157,000

The campus plan housing program was generated based on these assumptions. The specific breakdown of unit types is as follows:

- 8,000-student milestone: 40 percent traditional residence hall (dormitory-style), 30 percent suites, and 30 percent apartments
- 25,000-student milestone: 20 percent traditional residence hall units, 20 percent suites, and 60 percent apartments

Each unit type has different space requirements, ranging from a low of approximately 90 ASF per bed for a double occupancy room, to up to 350 ASF per bed for a student apartment. For planning purposes, space factors within the mid-range for each unit type were used to project housing needs at each enrollment milestone. A net-to-gross ratio of 65 percent—an industry standard—was used to convert ASF to GSF. Further detail on the metrics for each housing type are provided in an appendix to this report. Examples of different unit floorplans are illustrated in Figure 3.8.

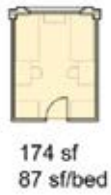
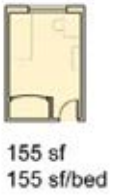
Housing may be provided through a range of funding models, which could include public/private partnerships (P3), master leases with private developers, or other strategies that reduce the university's up-front costs, and potential risks.



▲ (Left) Social space in Wisdom Hall. (Right) Kitchen commons in Wisdom Hall. (Source: UNT Dallas)

FIGURE 3.8: HOUSING UNIT TYPE EXAMPLES

Residence Hall Units



Suite Units



Apartment Units



▲ (Left) Camp Wisdom Hall. (Source: Page) (Right) Student utilizing the kitchen commons. (Source: UNT Dallas)

CHAPTER 3 SPACE NEEDS PROJECTIONS AND PROGRAM



▲ Existing sports courts located just north of the Multi-Purpose Building. (Source: UNT Dallas)

INTERCOLLEGIATE ATHLETICS AND RECREATION

The university recently gained membership in the National Association of Intercollegiate Athletics (NAIA) program with initial sports in men’s and women’s cross country, track and field, and basketball. Potential future sports could include baseball, softball, soccer, volleyball, and tennis.

The space needs analysis accounted for additional space to accommodate these programs, but assumed that athletics, recreation and physical education space would be shared for efficiency. It also listed the number of outdoor fields and courts that would be needed for each intercollegiate athletics program, and recommended that additional fields and courts be provided to accommodate campus recreation needs. The need for recreation fields and courts is unique to each institution, and depends on the institution's student profile, student life programs, and available space. The campus plan program for recreation fields and courts reflects the needs identified by the university's athletics director, and their potential accommodation based on the initial analysis of campus capacity.

The campus plan program for outdoor athletics and recreation fields and courts is summarized in Table 3.3.

TABLE 3.3: ATHLETICS AND RECREATION PROGRAM

Program	2019	8,000 HC	25,000 HC
Track & Field	-	1	1
Baseball Diamond	-	-	1
Softball Diamond	-	-	1
Soccer Fields	-	1	2
Tennis Courts	-	6	12
Outdoor Basketball Courts	1	2	4
Multi-Purpose Rec Fields	1	2	3

PARKING

Parking ratios were calculated for residential students, commuter students, and faculty and staff based on an analysis that considered the current campus population, mode-splits and parking lot utilization. These ratios, which are documented in Table 3.4, were applied to generate future parking needs. Access to DART helps to reduce the demand for parking, and was taken into consideration in the projections of parking needs. Over the long-term, parking costs, transportation demand management (TDM) strategies, and other mobility strategies are expected to further reduce the number of required on-campus spaces campus.

Applying the ratio generates a need for 2,100 spaces at the 8,000-student milestone, and 5,800 spaces at the 25,000-student milestone.

TABLE 3.4: PARKING RATIOS

	8,000 HC	25,000 HC
Residential Students	.49	.40
Commuter Students	.35	.31
Faculty and Staff	.35	.31

TABLE 3.5: PARKING PROGRAM

Spaces/FTE	Current	8,000 HC	25,000 HC
Parking Spaces	918*	2,100	5,800

*Does not include DART surface lot of 498 spaces.

SUPPORT

The campus plan program includes a ten-acre area along the DART line, which is designated for warehousing, services, staff parking, laydown areas, general campus support, small office facilities, and storage.



CHAPTER 4

CAMPUS PLAN

- 4.1 GUIDING PRINCIPLES
- 4.2 VISION
- 4.3 FRAMEWORK
- 4.4 DISTRICTS
- 4.5 INFRASTRUCTURE

4.1 GUIDING PRINCIPLES

The campus plan is informed by the university's vision, mission, and values and will guide the physical development of the campus for the next ten to twenty years.

UNT Dallas often refers to its locations as “beacons to the community.” The main campus is envisioned as the center for a strong, vibrant and inclusive university community. The UNT Dallas Law Center forms the second “beacon,” and is envisioned as an epicenter for programs and activities that benefit downtown Dallas. Building on this vision, UNT Dallas has made major investments to establish a distinct campus environment at both the main campus and the Law Center. While accommodating rapid enrollment growth, the university continues to take thoughtful steps to create a high-quality setting for learning.

The following three principles, derived from the strategic plan and the extensive stakeholder input in the early stages of the planning process, are intended to guide decisions about future campus development and were drivers of the campus plan.



PRINCIPLE #1

Promote educational access, student success, and career readiness

- Serve students from all backgrounds
- Create places for all types of learning
- Enhance community health and wellbeing



PRINCIPLE #2

Expand connections to surrounding communities

- Be a resource to the community.
- Create a destination for knowledge sharing
- Accommodate industry/community partners on campus



PRINCIPLE #3

Enhance everyday campus life

- Create social and recreational spaces while respecting the natural environment
- Model safe, sustainable, efficient campus development
- Maximize mobility to, from, and within the campus

4.2 VISION

CAMPUS ORGANIZATION

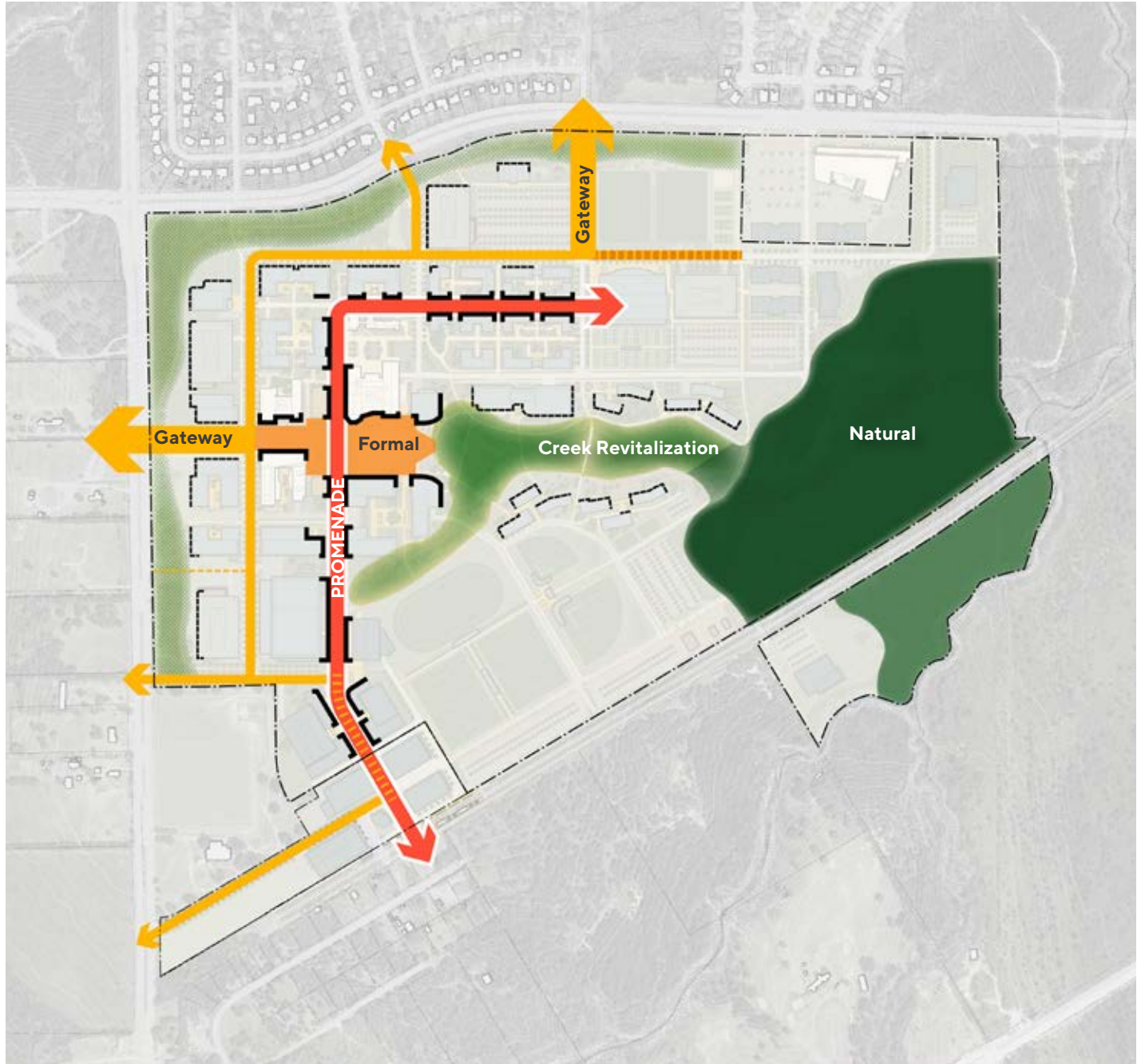
The campus organizational framework informs the placement of future buildings, open space, circulation, and infrastructure.

The main feature of the campus is an open space spine that runs from the west to the east through the formal campus core. The spine changes in character from the built campus fabric to more informal naturalized areas, through the revitalized creek area, and into the eastern campus, which will remain largely natural in character. A landscaped perimeter serves as an attractive forecourt to the campus.

The pedestrian promenade is a key organizing element of the campus and runs from the DART station north, then turns east through a residential village, concentrating activity in a car-free, animated pedestrian environment. Public plazas and courtyards framed by buildings provide additional places for outdoor gathering and student engagement.

The primary campus gateway will remain at the existing location on University Hills Boulevard. Additional gateways include a new significant campus entrance from Camp Wisdom Road adjacent to the planned recreational fields, as well as the three minor drives—the two that are currently under construction on Camp Wisdom Road and on University Hills Boulevard to the south, and a DART station access drive. The campus road network is kept to the campus perimeter.

FIGURE 4.1: CAMPUS ORGANIZATION



- MAJOR VEHICULAR CIRCULATION
- CAMPUS PROMENADE
- MAJOR OPEN SPACE/QUAD
- NATURAL AREAS
- SHARED STREET



CHAPTER 4 CAMPUS PLAN

CAMPUS PLAN

A comprehensive and inspiring campus setting is a critical factor in student success and sets the tone for the university's quality and contribution to the Dallas community.

The campus plan proposes the arrangement of buildings, open spaces, paths, roads, and infrastructure envisioned to accommodate 25,000 students on the main UNT Dallas campus. Buildings are organized along pedestrian pathways and are sited compactly to create vibrancy, facilitate travel, minimize the extension of infrastructure, and preserve significant land for open space.

The campus core opens out towards the Runyon Creek corridor, which is lined with buildings. Preserving significant campus open space is a defining feature of the plan, and will result in a distinct sense of place. It will also provide access to nature for the campus population and broader community. The following pages describe the components of the plan in more detail.

BY THE NUMBERS

4.2M
CAMPUS GSF

1.5M
PARTNERSHIP GSF

0.03
EXISTING
FLOOR AREA RATIO

0.55
PLANNED
FLOOR AREA RATIO*

E1	MULTI-PURPOSE BLDG.
E2	FOUNDERS HALL
E3	STUDENT CENTER
E4	WISDOM HALL
A1	STEM BUILDING
A2	BUSINESS TECHNOLOGY BUILDING
A3-12	ACADEMIC/ADMINISTRATION
C1	DINING HALL
C2	EARLY-LEARNING CENTER
C3	RECREATION CENTER
C4	LEARNING COMMONS
C5	EVENTS CENTER
C6	ATHLETICS HALL/TRAINING CENTER
H	LOWER/UPPER DIVISION HOUSING
HC	UPPER DIVISION/GRADUATE HOUSING
GD	GATEWAY PARTNERSHIP DISTRICT
PP	GILLIAM PARTNERSHIP AREA
LE	REGIONAL LAW ENFORCEMENT CENTER
A	RECREATION FIELDS
B	ATHLETICS VILLAGE
C	RUNYON CREEK TRAIL
D	CAMPUS LOOP TRAIL
E	TRAILBLAZER PLAZA
PS1-4	PARKING STRUCTURE
S1	SERVICE/SUPPORT

* Total includes partnership GSF

FIGURE 4.2: CAMPUS PLAN



- | | |
|----------------------------|------------------------|
| ○ EXISTING BUILDING | ● PLAZA |
| ● NEW BUILDING-CAMPUS | ● PEDESTRIAN |
| ● NEW BUILDING-PARTNERSHIP | ● ATHLETICS/REC FIELDS |
| ● NEW PARKING STRUCTURE | ● TREES/OPEN SPACE |

CHAPTER 4 CAMPUS PLAN

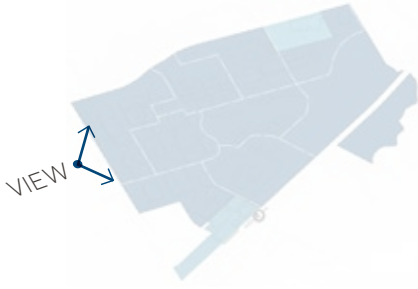


FIGURE 4.3: CAMPUS BUILDOUT AT 25,000 STUDENT MILESTONE



▲ View facing east.

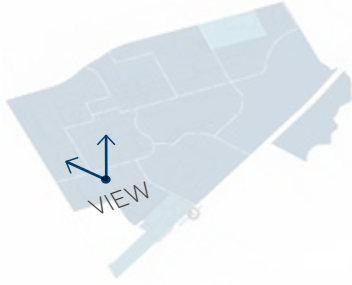


At the 25,000 student milestone, the campus will be a comprehensive environment with the full array of academic facilities and campus-life and community-supporting amenities.

The illustration depicts the view facing east with University Hills Boulevard in the foreground, looking down the main campus entrance into the campus core and beyond towards the creek and the reserve. New buildings are constructed on what are currently surface parking lots on either side of the campus entrance. A campus loop trail runs along the perimeter. To the right, the DART station is surrounded by transit-oriented development. Athletics and recreation facilities can be seen in the distance.

It should be noted that the visual illustrations of the campus in this document are merely suggestive of future building scale and massing. Specific building design will be determined as individual projects are implemented over time. To the extent possible, buildings should be architecturally sophisticated, signaling the aspirations of the university and the potential of each individual student.

CHAPTER 4 CAMPUS PLAN



The Trailblazer Plaza will anchor the pedestrian promenade in the southern portion of the campus and serve as the heart of a new campus events district.

An events center to the west and athletics hall and training center to the east will frame the new plaza. The state-of-the-art events center, home to the basketball arena and a variety of other gatherings, will be a hub for students, faculty, staff and community members. The facility will be a new destination in Dallas with convenient access from the DART Blue Line.

The athletics hall will complement the events center with sports training facilities, offices, and locker rooms, and will host pep rallies and other campus-life activities. Its location on the plaza will give athletics prominence on the campus.

Pedestrians will pass through this space while walking to and from the DART station making the plaza a showcase to the community. Ryan Tower, visible in the distance, will be an orienting landmark on the approach to the campus core.

FIGURE 4.4: TRAILBLAZER PLAZA



▲ View facing north.



RYAN
TOWER

ATHLETICS HALL &
TRAINING CENTER

CAMPUS
PROMENADE

CHAPTER 4 CAMPUS PLAN

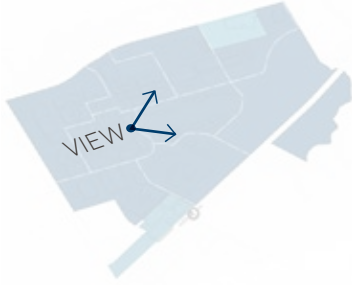


FIGURE 4-5: HART AMPHITHEATER AND CAMPUS CREEK



DINING
HALL

LEARNING
COMMONS

UPPER DIVISION/
GRADUATE HOUSING

HART
AMPHITHEATER

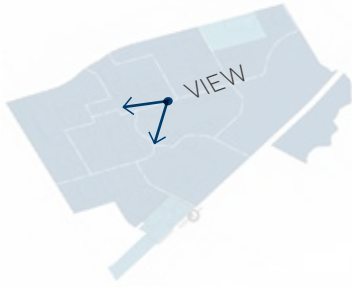
▲ View facing east.



The Hart Amphitheater and campus creek come together at the heart of the campus. The transition from open lawn, to native meadow, into the campus forest forms a transect of placemaking open spaces.

A full-service dining hall, offering an array of healthy food choices and comfortable seating areas, will animate the core plaza. To the east, a new learning commons and upper division and graduate apartments will line the creek corridor along meandering pathways. Students, staff, and faculty will cross through this space from many directions, and gather here throughout the day and night.

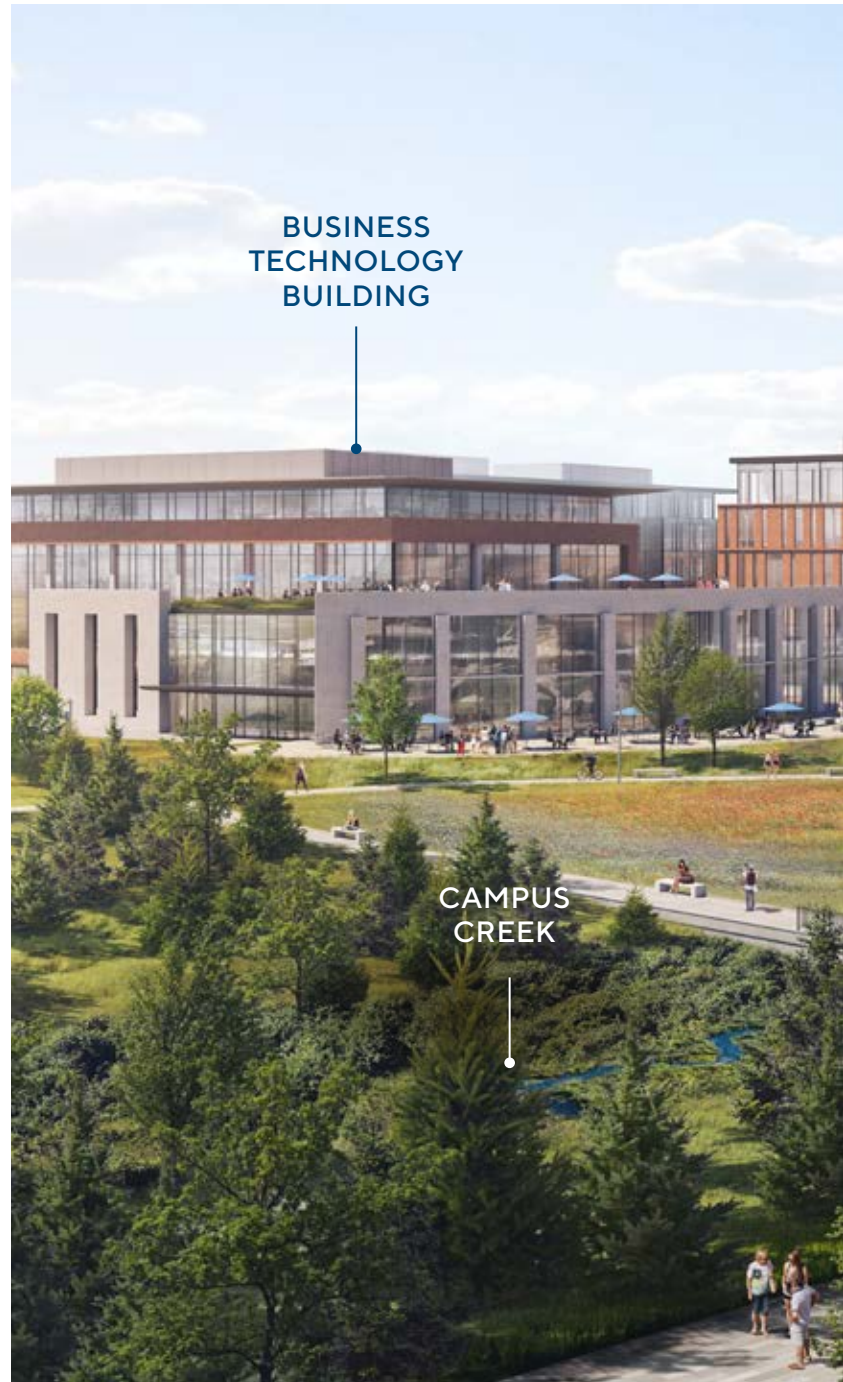
CHAPTER 4 CAMPUS PLAN



The campus core will be a distinctive and memorable setting with new state-of-the-art academic buildings and a dining hall framing the main plaza and Hart Amphitheater.

In this view to the west from the creek, the new STEM and Business Technology buildings bring architectural distinction to the campus environment. The dining hall and learning commons, together with the student center beyond, will be a hub of student life and give the core a 24/7 vibrancy. On the learning commons terrace, students will socialize and study, while taking in views of the campus' distinctive natural beauty.

FIGURE 4.6: CAMPUS CORE AND CREEK



▲ View facing west.



RYAN
TOWER

STEM
BUILDING

DINING
HALL

STUDENT
CENTER

LEARNING
COMMONS

CHAPTER 4 CAMPUS PLAN

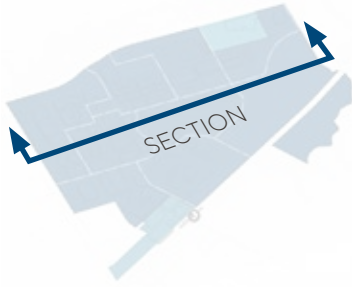
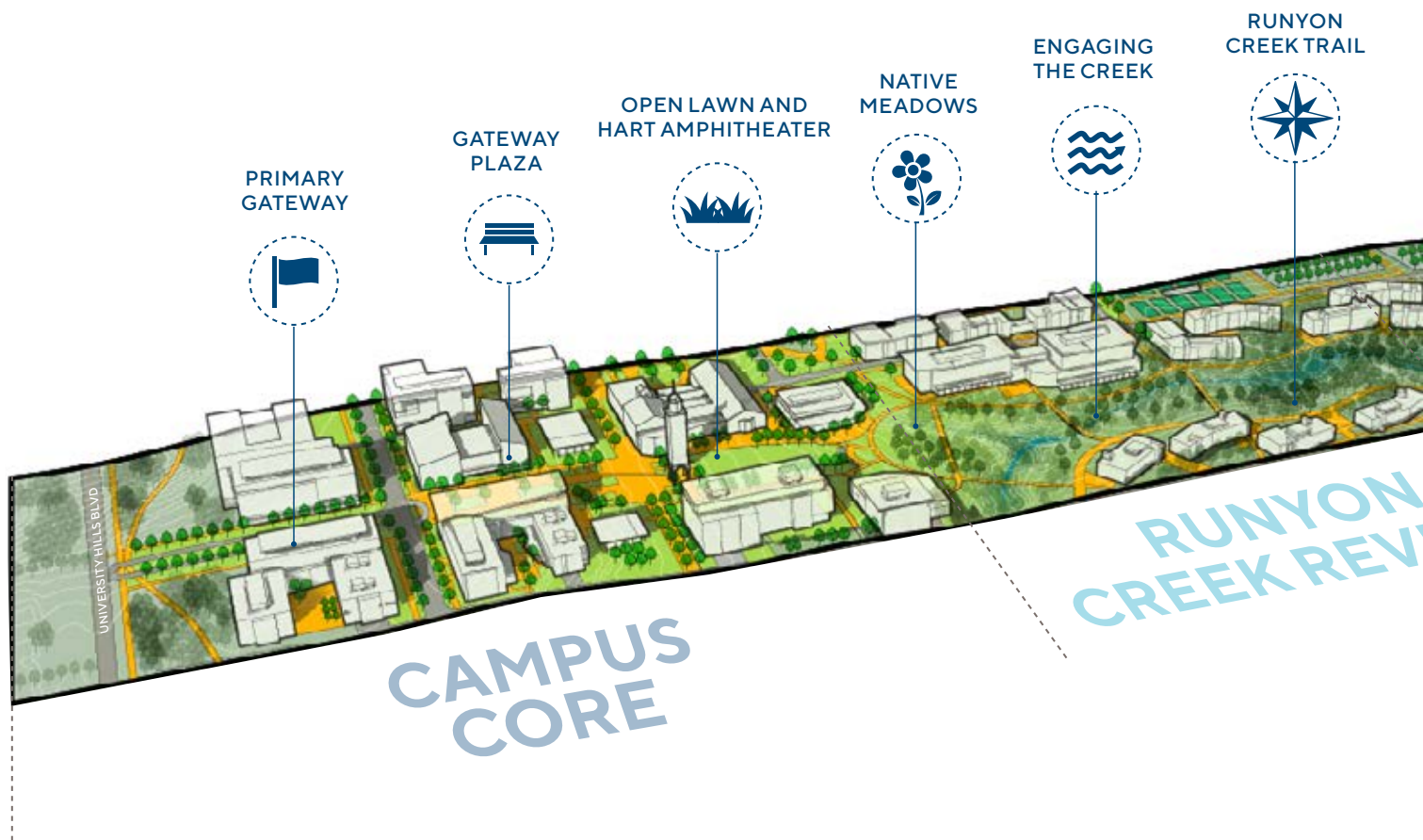
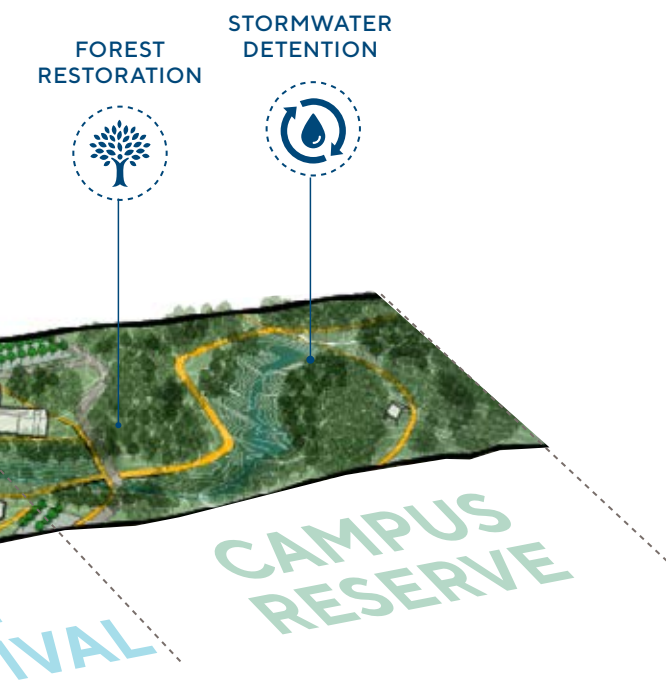


FIGURE 4.7: SPECTRUM OF EXPERIENCES



▲ Illustrative section showing range of landscape experiences proposed on campus.



The campus will offer a range of experiences as campus and community members navigate the campus.

The primary campus gateway from University Hills Boulevard will be lined with new campus buildings that announce the university to the community. The gateway plaza, with Ryan Tower at its center, will animate the campus core with pedestrian and social activity. Moving to the east, small gatherings, outdoor classes, and cultural performances will be viewed in the open lawn and Hart Amphitheater. This space will extend into native meadows and the Runyon Creek corridor. Pathways will weave to the east and pass in front of the learning commons and apartment buildings. Plazas, terraces, and residential courtyards will open to the creek, animating the walkways. Pedestrian bridges will connect the north and south campus, and will allow people to immerse themselves in the rustic wooded landscape. The Runyon Creek Trail will connect the campus to the regional trail network, and will provide a much-needed recreational amenity within the surrounding neighborhoods. Stormwater detention and forest restoration initiatives will be identified with interpretive signage along the trail network, making the campus a learning laboratory. The eastern campus forest, removed from the busy campus core, will offer opportunities for outdoor learning and research, as well as reflection and respite, and will be used by university students and area school groups.

FIGURE 4.8: SUSTAINABILITY AND RESILIENCE



Sustainability and resilience are key tenets of the plan, and are critical in promoting health and wellbeing.

Key ideas embedded in the plan include revitalizing the creek and campus landscape by enhancing its ecological function, demonstrating responsible sustainable practices so that the campus serves as a learning laboratory, promoting environmental stewardship, and supporting community resilience with campus facilities and amenities.

OUTDOOR LABORATORY

- o Provide teaching and research opportunities in the campus reserve
- o Integrate on-site renewable energy generation where feasible
- o Create a learning landscape to demonstrate responsible environmental practices

ECOLOGICAL RESTORATION

- o Activate the creek
- o Preserve and enhance the campus forest
- o Enhance species diversity and manage invasive plants
- o Integrate green infrastructure into the campus landscape

COMMUNITY RESILIENCE

- o Provide affordable student housing to meet a variety of student needs
- o Locate community facilities and services within close proximity

ONGOING STEWARDSHIP

- o Partner with community-serving organizations
- o Encourage student, faculty, staff, and community leadership roles
- o Incentivize efficient use of water and natural resources

ACTIVE LIFESTYLES

- o Promote active lifestyles to support health and wellbeing
- o Ensure healthy activity and promote proper nutrition and diet



▲ (Top) Students planting trees on campus during Arbor Day 2019. (Middle) Students socializing in residential hall. (Bottom) Students playing basketball. (Source: UNT Dallas)

4.3 FRAMEWORK

FIGURE 4.9: BUILDING USES



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

As a roadmap for the physical campus development, the campus plan addresses the anticipated use of future buildings, the landscape and open space structure, the vehicular, transit and pedestrian networks, and the infrastructure that will be required to support the campus.

BUILDING USES

Academic and Campus Life

The existing campus buildings, including Founders Hall, the Student Center, and the Multi-Purpose Building, are all within a short walking distance of one another, and new facilities should be densely developed nearby to maintain convenience and promote interaction. New academic, research, and administrative space will be clustered in the current campus core to ensure that long-term growth can be accommodated. Some infill opportunities exist, but most new development will eventually require expansion to the north and towards University Hills Boulevard on surface parking lots, which will be replaced elsewhere on campus.

Campus life buildings will continue to be concentrated at the center of the campus and integrated with academic activities, both within buildings and in adjacent facilities.

Housing

The plan accommodates 3,100 beds on campus. As UNT Dallas develops additional housing, traditional residence halls and suites for first- and second-year students will be located east of Wisdom Hall in a community-building residential village. Housing for

upper division and graduate students will primarily be located further from the core along the creek, providing a more independent experience.

Athletics and Recreation

Athletics uses will be consolidated to the south of the campus core near the DART rail line. The relatively flat topography in this area is best suited for fields. The athletic fields layout increases space efficiency through shared uses, including seating areas, restrooms, and concession stands. Training facilities, locker rooms, equipment storage, and athletics offices will be combined in a single building at the edge of the campus core.

Recreational facilities will be primarily located on the north end of campus adjacent to the residential village, where they will be convenient to community members in addition to students, faculty, and staff. These facilities include flexible multi-purpose recreation fields, courts, and trails anchored by the recreation and wellness center.

Partnerships

Two separate areas of the campus are set aside to provide generous and flexible space to accommodate a variety of allied organizations whose colocation with the university would provide mutual benefit. These organizations include a neighborhood near the DART UNT Dallas station that could accommodate research and industry partners with a relationship to the university's academic enterprise, and a second district near the Gilliam Collegiate Academy that may accommodate educational or civic partners.

Service and Parking

A campus service area will include storage structures, vehicle fleet parking, small office buildings, and a maintenance yard located on the south side of the campus along the DART rail line.

Parking structures, indicated in gray, will be distributed throughout the campus and are described in the vehicular circulation section of this document.

CHAPTER 4 CAMPUS PLAN

LANDSCAPE AND OPEN SPACE

A diverse set of landscape and open space types are woven throughout the campus, providing a connected network of diverse outdoor gathering areas and amenities, enhancing the site's ecological function, and supporting human health.

Campus Foreground

The campus foreground serves as a transition area between the nearby single-family neighborhoods and the denser campus fabric. Embedded within this space are enhanced landscaping, including grasses, shrubs and tree stands, stormwater detention areas, seating areas, and a new perimeter trail loop that will encircle the campus and connect to the Runyon Creek Trail.

Campus Forest

Approximately 30 percent of the site will retain its campus tree canopy as the "campus forest" along the Runyon Creek corridor and campus edges. This lends a distinct sense of place to the campus and serves as a living laboratory. A natural reserve area in the eastern portion of the campus, which has limited development potential due to the site topography and drainage, is available for outdoor teaching and research, as well as respite and reflection.

Promenade

The promenade will be a transformative organizing element of the campus serving as the primary north-south pedestrian corridor and extending east through the housing village terminating at the future recreation center. This iconic 1.25-mile linear open space will be a spine of campus activity, connecting the campus districts and fostering interaction among students, staff, faculty, and community members.

Courtyards and Plazas

A series of interconnected courtyards, plazas, and gardens will complement the built fabric of the campus. Plazas will be located throughout the public realm of the campus and will host a variety of campus events and activities with paving, plentiful seating, and a welcoming atmosphere. Courtyards are envisioned as intimate, human-scaled outdoor spaces shaded by buildings offering places for small gatherings. Gardens will be sited adjacent to the housing along the creek, and will promote community building.

FIGURE 4.10: CAMPUS FOREGROUND



- FOREGROUND
- GATEWAY



FIGURE 4.11: CAMPUS FOREST



- OUTDOOR LEARNING AREA
- NATURAL AREAS
- STORMWATER DETENTION



FIGURE 4.12: PROMENADE



- PROMENADE



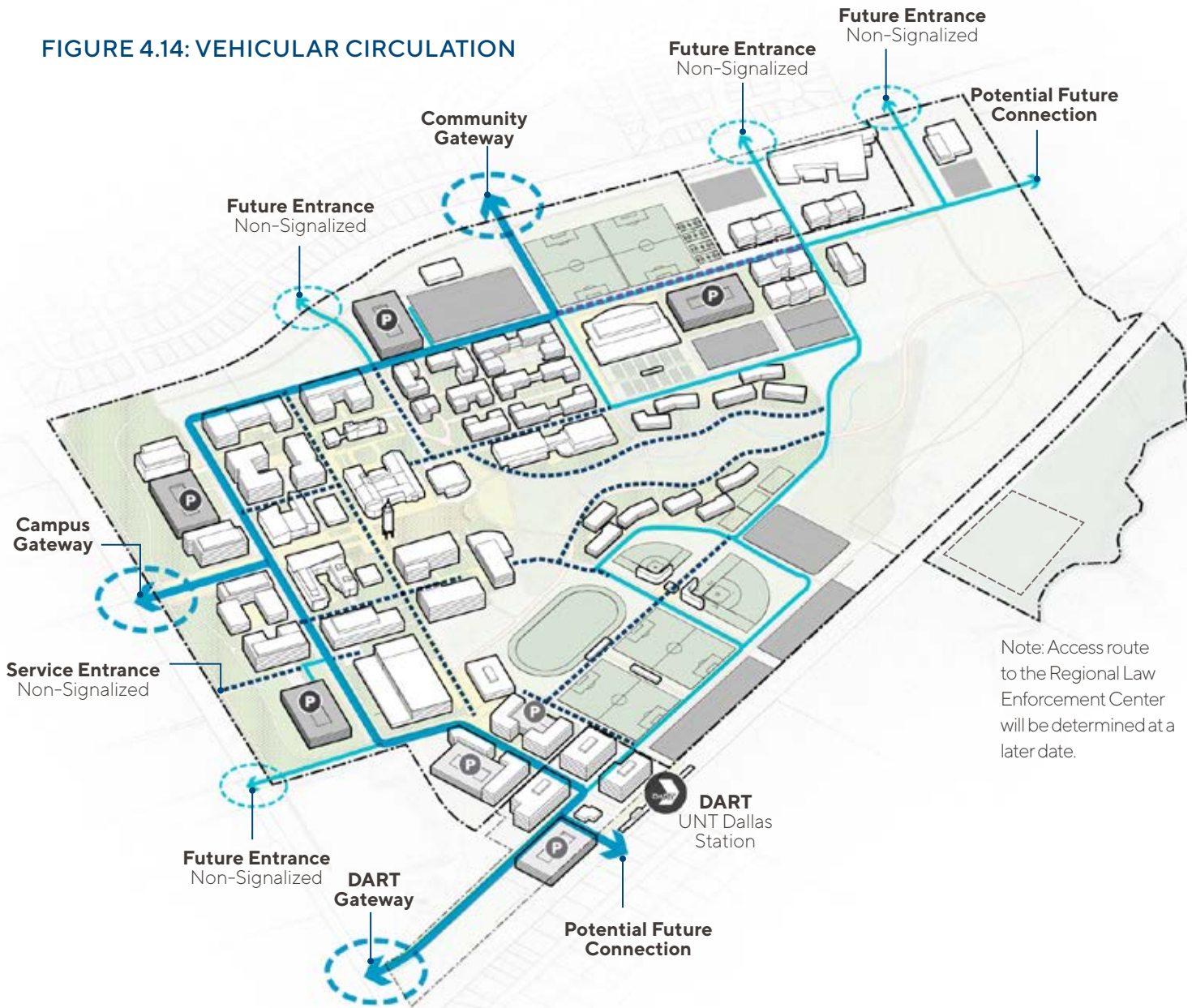
FIGURE 4.13: COURTYARDS AND PLAZAS



- GARDENS
- COURTYARDS
- PLAZAS



FIGURE 4.14: VEHICULAR CIRCULATION



Note: Access route to the Regional Law Enforcement Center will be determined at a later date.

- GATEWAY-PRIMARY
- GATEWAY-SECONDARY
- PRIMARY CIRCULATION
- SECONDARY CIRCULATION
- SERVICE/LIMITED ACCESS
- PARKING SURFACE
- PARKING STRUCTURE
- NON-UNIVERSITY PARKING STRUCTURE



VEHICULAR CIRCULATION

Gateways

The primary campus gateway will remain at the existing location on University Hills Boulevard. Additional gateways include a new significant campus entrance from Camp Wisdom Road adjacent to the planned recreational fields, as well as the three minor drives—two that are currently under construction on Camp Wisdom Road and on University Hills Boulevard to the south, intended to relieve congestion, and a DART station access drive within DART's right-of-way. Each of the secondary gateways will provide right-in, right-out access only.

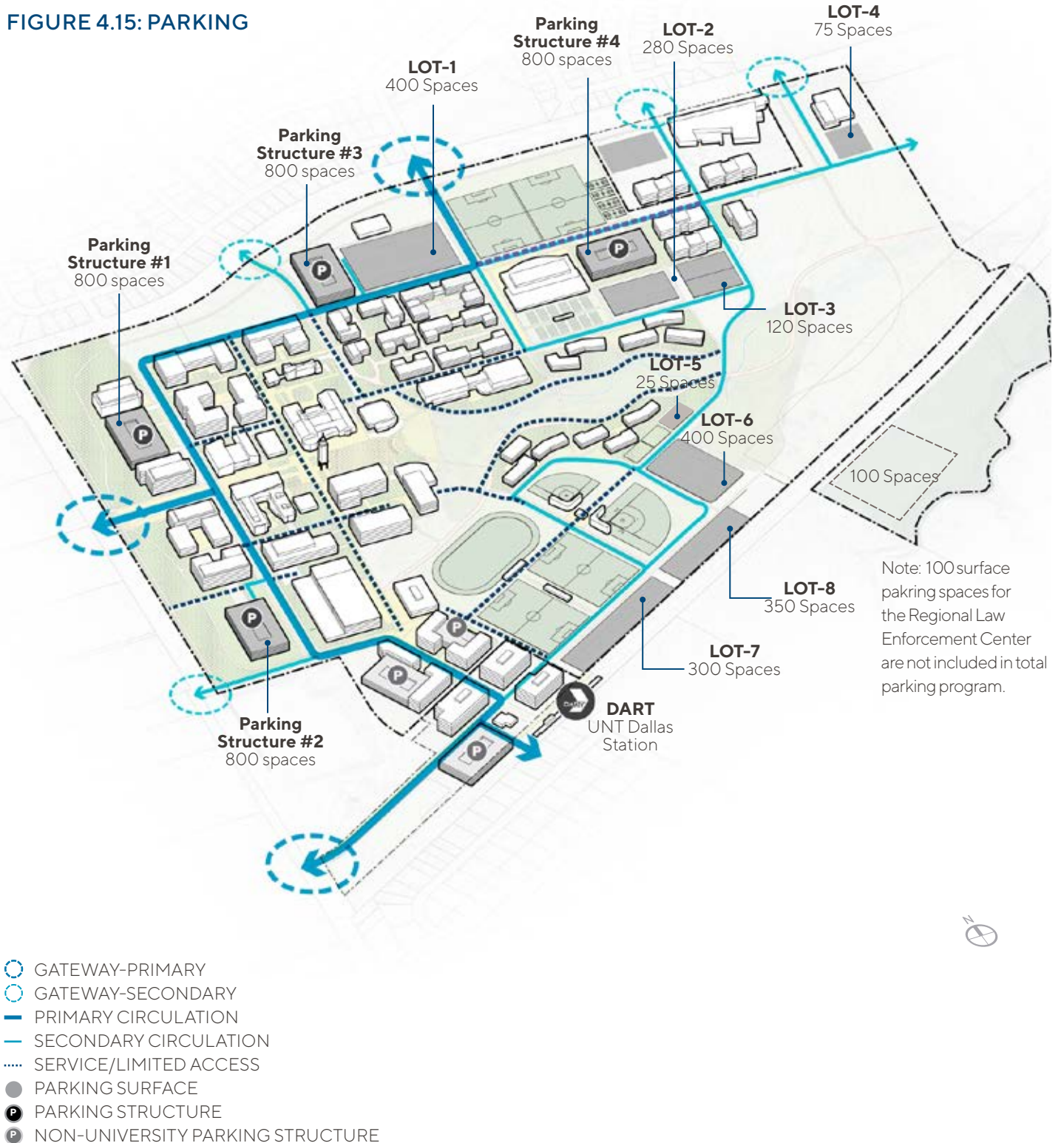
Circulation

The plan establishes a primary road around the campus between the Camp Wisdom Road and DART vehicular gateways. Some realignment of the existing road will be required south of the campus core around the proposed Events Center in order to accommodate that building footprint and function. An extended primary road will allow more evenly distributed traffic, and will minimize pedestrian/vehicular conflicts. Secondary roads will link less dense sections of the campus, and will be lightly used and designed to manage access. Personal vehicles will not be permitted in the campus core to preserve a pedestrian-priority area, while still accommodating accessible vehicle access.

Service and Emergency Access

A system of service and emergency access roads will be required to support campus operations and safety. Select pedestrian routes may accommodate service and emergency vehicles with larger pathway widths—shown in Figure 4.14— in dashed blue—particularly within the campus core. Secondary roads may also accommodate service and emergency vehicles.

FIGURE 4.15: PARKING



Parking

Parking will be distributed outside of the campus core to create a pedestrian-friendly environment within the core. Three of the four parking structures are proposed to be located on the edge of campus. These locations were established to distribute traffic evenly around new development on the west side of campus. Approximately 60 percent of the 5,200 parking spaces on campus will be accommodated in parking structures, with the remainder in surface lots. An additional 600 parking spaces may be accommodated in place of the partnership areas near the Gilliam Partnership area, bringing the potential total to 5,800 parking spaces. The first parking structure will repurpose existing surface lots located near University Hills Boulevard, and will be sized to provide 800 spaces, accommodating the campus population at the 8,000-student milestone.

Sufficient parking to accommodate campus growth to 25,000 students will be provided. Parking for the partnership areas shown in the plan is in addition to campus parking. If needed, remote surface parking could be employed, served either by a shuttle or local DART bus line. It is anticipated that parking across the campus may

be used to accommodate athletics and other events, as many events will take place in the evening. An additional 2,600 spaces may be accommodated in the Gateway Partnership District. See Table 4.1 for details.

Parking demand may be reduced through investment in TDM, particularly with the anticipated growth in DART ridership and new mobility applications. Parking facilities will be constructed incrementally and may not all be needed in the long term.

Connected and Shared Mobility

To date, the culture of mobility on campus has been centered on the car, which can be traced to a number of factors, including a high commuter student population, low student resident population, poor pedestrian connectivity in the surrounding area, and lack of comprehensive incentives to utilize transit. Over time, with improvements in alternative travel mode options, the priority for the campus will be to provide robust pedestrian, bicycle, and micro-mobility routes and facilities.

The role of rapidly changing technology should also be considered in the future mobility needs for the campus. Increases in on-demand travel options, and generally declining car ownership by the college-age population, is likely to impact the parking strategy as the campus is developed over time.

TABLE 4.1: PARKING PROGRAM

Surface Lots	Spaces	Levels
Surface Lot-1	400	-
Surface Lot-2	280	-
Surface Lot-3	120	-
Surface Lot-4	75	-
Surface Lot-5	75	-
Surface Lot-6	400	-
Surface Lot-7	300	-
Surface Lot-8	350	-
On-Street/Other	50	-
Sub-Total	2,050*	
Parking Structure-1**	800	5
Parking Structure-2**	800	5
Parking Structure-3**	800	5
Parking Structure-4	800	5
Sub-Total	3,200	
TOTAL	5,200*	

* 600 spaces are accommodated in place of the partnership building footprints adjacent to the Gilliam Academy bringing the total parking to 5,800 spaces

**Parking structure GSF includes space to accommodate Central Utility Plant



▲ Student using an e-scooter, an example of micro-mobility options. (Source: The CityFix)

FIGURE 4.16: PEDESTRIAN CIRCULATION



- ⊕ WALK CIRCLE
- PRIMARY CIRCULATION
- SECONDARY CIRCULATION
- ⋯ SERVICE/LIMITED ACCESS
- REGIONAL TRAIL

PEDESTRIAN CIRCULATION

A network of pedestrian paths and trails will connect campus buildings and open space. Creating a compact, walkable environment will enhance the campus experience, allowing people to traverse the campus quickly and conveniently, and discouraging driving between campus destinations.

Promenade and Runyon Creek Trail

The primary pedestrian routes on the campus are the pedestrian promenade and the Runyon Creek Trail, which will greatly enhance campus pedestrian connectivity.

Completed in 2020, the UNT Dallas portion of the Runyon Creek Trail extends from the academic core to the east end of the campus, making connections to regional trails and providing a significant recreational amenity for the campus population and community members.

Extending the promenade through the campus concentrates pedestrian activity and organizes future development along a vibrant, interactive spine. A secondary network of pedestrian pathways connects all campus destinations.

Completing the central open space in the campus core will continue to enhance the pedestrian environment at the heart of the campus. New buildings should include active ground-level uses such as food service, small-scale convenience retail, and social gathering space from which activities can spill onto and activate the promenade.

Campus Loop

A walking and running trail will be located at the edge of campus, forming a 2.8-mile circle around the 264-acre site. The campus loop will enhance the existing trail, and provide additional connectivity with small seating areas located along the route for rest and relaxation. The loop will be used by campus and community members, and could be lined with outdoor exercise amenities in the recreation district along Camp Wisdom Road.

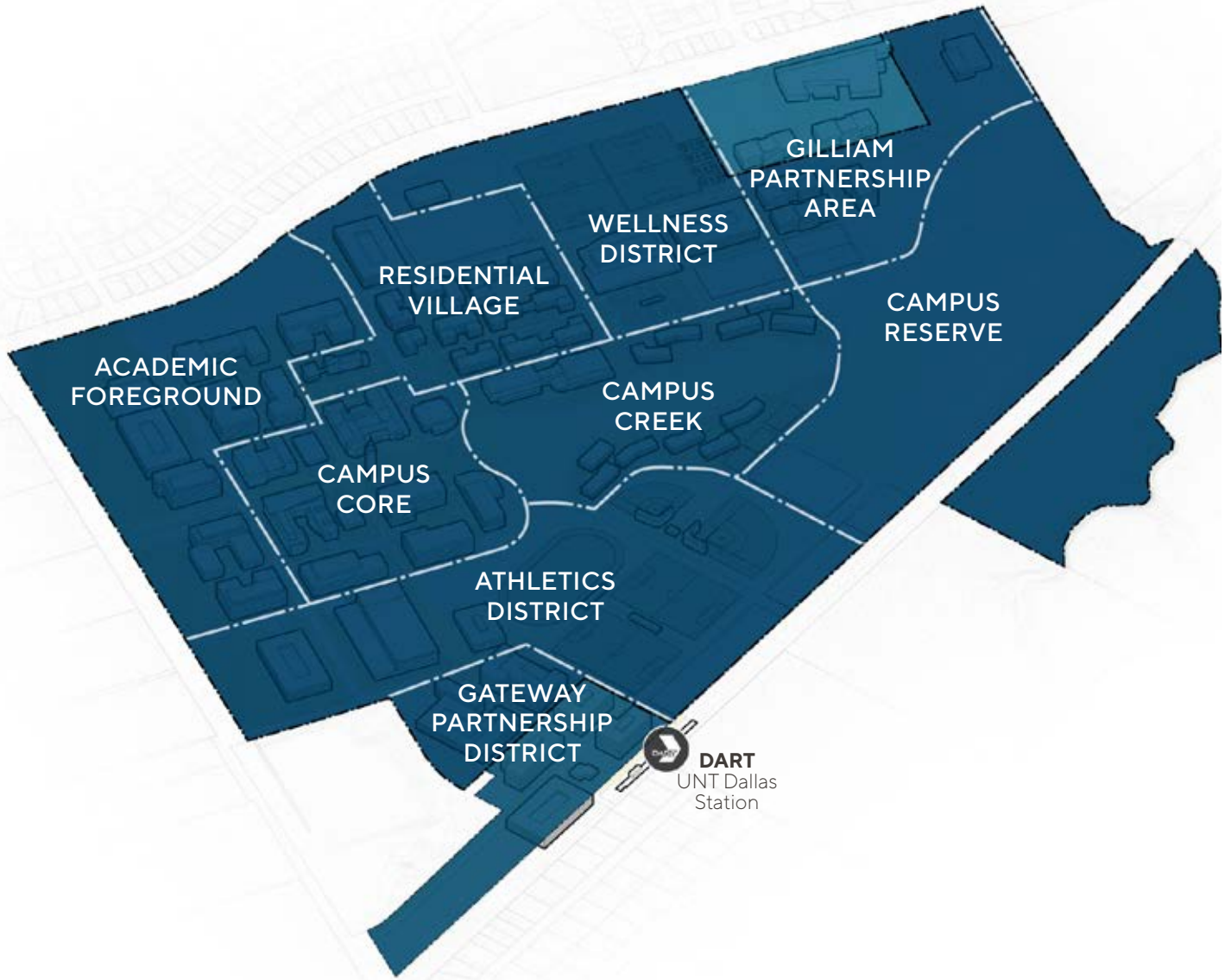
4.4 DISTRICTS

ORGANIZATION

The campus is organized into several interrelated districts, or small neighborhoods, each with its own identity and function. Vehicular, pedestrian, and open space networks will link the districts together. The campus districts include the following:

- Academic and campus life space is concentrated in the campus core and in the academic foreground in the northwest corner of the campus. These areas generally fall within a ten-minute walk to ensure convenient access to services for students, encourage social interaction, and facilitate timely class change.
- The creek is bordered by the campus core and new housing neighborhoods in the central area of campus. Recreation facilities and fields are located near the residential villages facilitating health-promoting and community-building activities.
- A residential village will offer traditional residence hall and suite-style housing options to freshmen and sophomores within convenient distance of the campus core.
- A wellness district houses recreation and other health-related facilities, and is accessible by both the university and neighboring communities.
- Most athletics functions are located within their own district near the DART station and the campus events center.
- Areas identified for colocation of university partners are identified adjacent to the DART station and in the northeast corner of the campus. Facilities in these areas may be implemented through public-public or public-private partnership arrangements, and would provide mutually beneficial programs and ventures.
- The natural areas to the east are conceived as campus reserve areas that serve stormwater management functions and as a living laboratory for education and research purposes.

FIGURE 4.17: CAMPUS DISTRICTS



- CAMPUS PROPERTY
- OWNED BY OTHERS

CHAPTER 4 CAMPUS PLAN

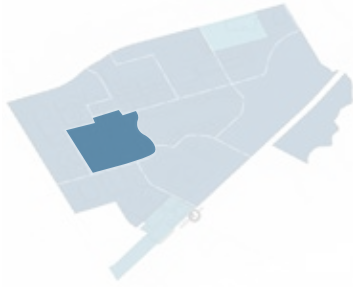
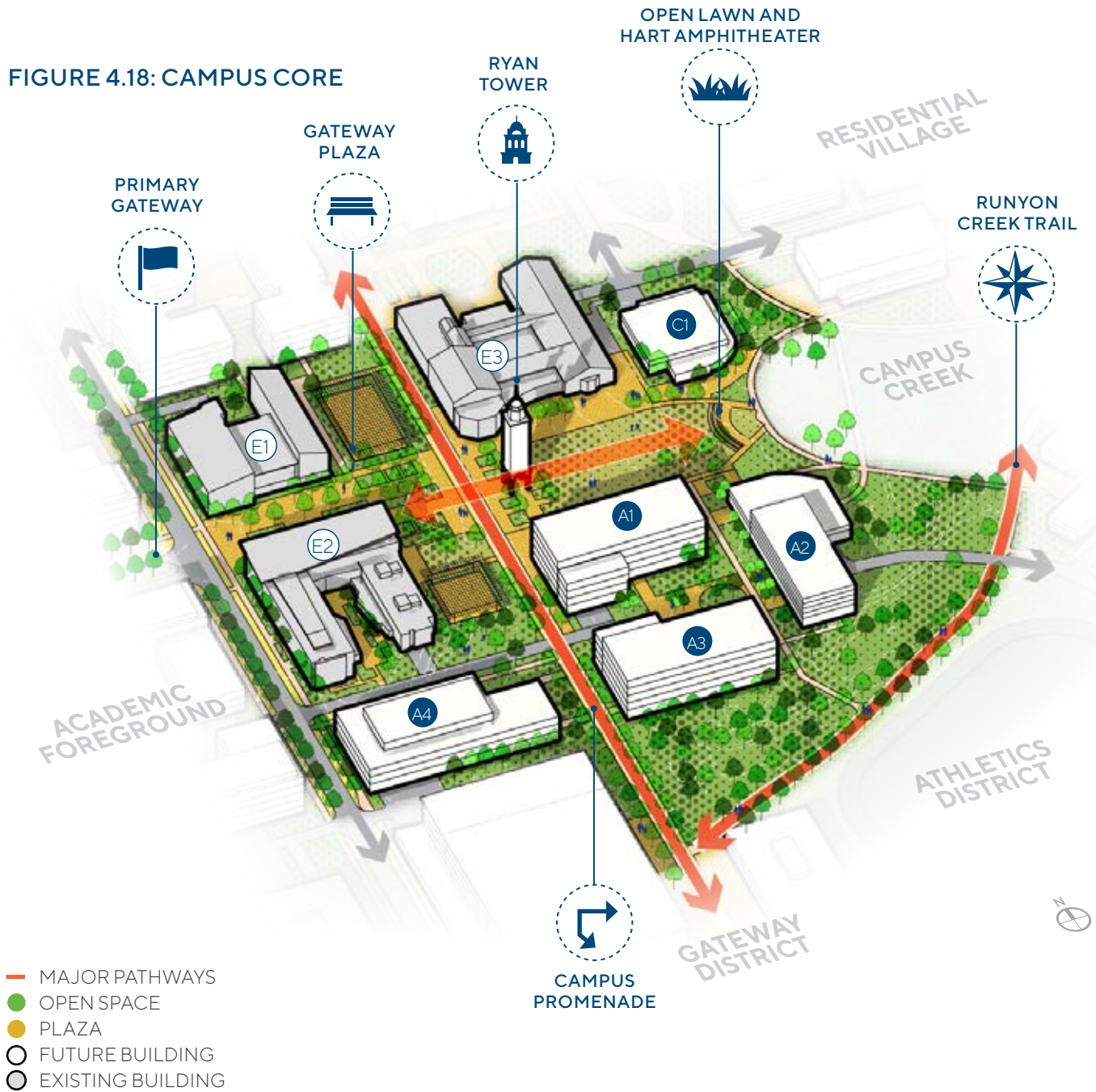


FIGURE 4.18: CAMPUS CORE



CAMPUS CORE

The existing Multi-Purpose Building, Founders Hall, and Student Center form the beginning of the campus core and will be complemented by additional buildings that frame the gateway plaza and line the campus entrance from University Hills Boulevard. To the north of the plaza, a new dining hall will offer additional campus life amenities to students, staff, and faculty. To the south of the plaza new signature academic buildings—the STEM and Business Technology Buildings—enhance the distinctive core setting. Additional academic buildings will complete the core district with continued campus growth. The spaces to the east of the Multi-Purpose Building and Founders Hall, at the crossroads of the gateway plaza and promenade, are key opportunity sites. They could be used for distinctive shade structures or landscape features, which could activate the district as admissions tour staging areas, open-air cafés, or visitor or alumni facilities. Between buildings, courtyards and small greens will host social and recreation activities.

High-quality academic and campus facilities in a beautiful outdoor setting will encourage students to stay on campus throughout the day and evening to study, dine, and socialize in a vibrant and safe environment.

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



▲ (Left) Rendering of Ryan Tower. (Top-right) Founders Hall. (Bottom-right) Student Center arcade. (Source: UNT Dallas)

CHAPTER 4 CAMPUS PLAN

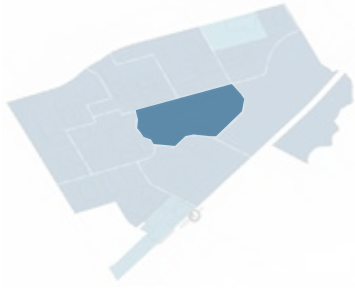


FIGURE 4.19: CAMPUS CREEK



CAMPUS CREEK

The campus creek district, at the heart of campus, is a center of campus life, with the learning commons and upper division and graduate apartments lining the creek corridor. Buildings are oriented to the creek, with plazas, courtyards, and gardens visible from the meandering pedestrian paths. Modest pedestrian bridges connect the north and south areas of campus, providing access to the rustic wooded landscape. The pathways change in character from formal to informal, as part of a broader strategy to reduce landscape maintenance.

Housing in this area consists of 1,005 beds in apartment units, and will accommodate a diverse student population, including students with families and children.

A small recreation area and residential parking lot is located south of the housing. Proximity to the athletics district will attract the broader campus community to this neighborhood.

The creek area functions as a health-promoting and ecologically beneficial wooded open space, and also serves stormwater detention purposes. The Runyon Creek Trail passes through this district, and connects the campus to the regional trail network, providing a much-needed recreational amenity for students, faculty, staff, and campus neighbors.

TABLE 4.3: CAMPUS CREEK PROGRAM

ID	Program	Levels	GSF	
C4A	LC (Phase-1)**	4	100,000	
C4B	LC (Phase2)**	4	100,000	
TOTAL			200,000 GSF	
ID	Program*	Levels	GSF	Beds
HC1	Housing - Apts.*	3	30,000	75
HC2	Housing - Apts.*	3	30,000	75
HC3	Housing - Apts.*	4	40,000	95
HC4	Housing - Apts.*	4	40,000	95
HC5	Housing - Apts.*	4	40,000	95
HC6	Housing - Apts.*	4	40,000	95
HC7	Housing - Apts.*	4	40,000	95
HC8	Housing - Apts.*	4	40,000	95
HC9	Housing - Apts.*	4	40,000	95
HC10	Housing - Apts.*	4	40,000	95
HC11	Housing - Apts.*	4	40,000	95
TOTAL			420,000 GSF	1,005 BEDS
ID	Parking	Levels	Spaces	
P5	Surface Parking	-	75	
TOTAL			75 SPACES	

*Upper Division/Graduate housing

** Learning Commons



▲ Examples of the creek building edges and plaza spaces. (Source: AMLI)

CHAPTER 4 CAMPUS PLAN

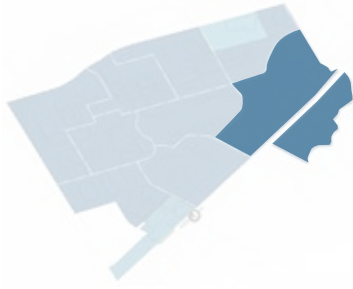
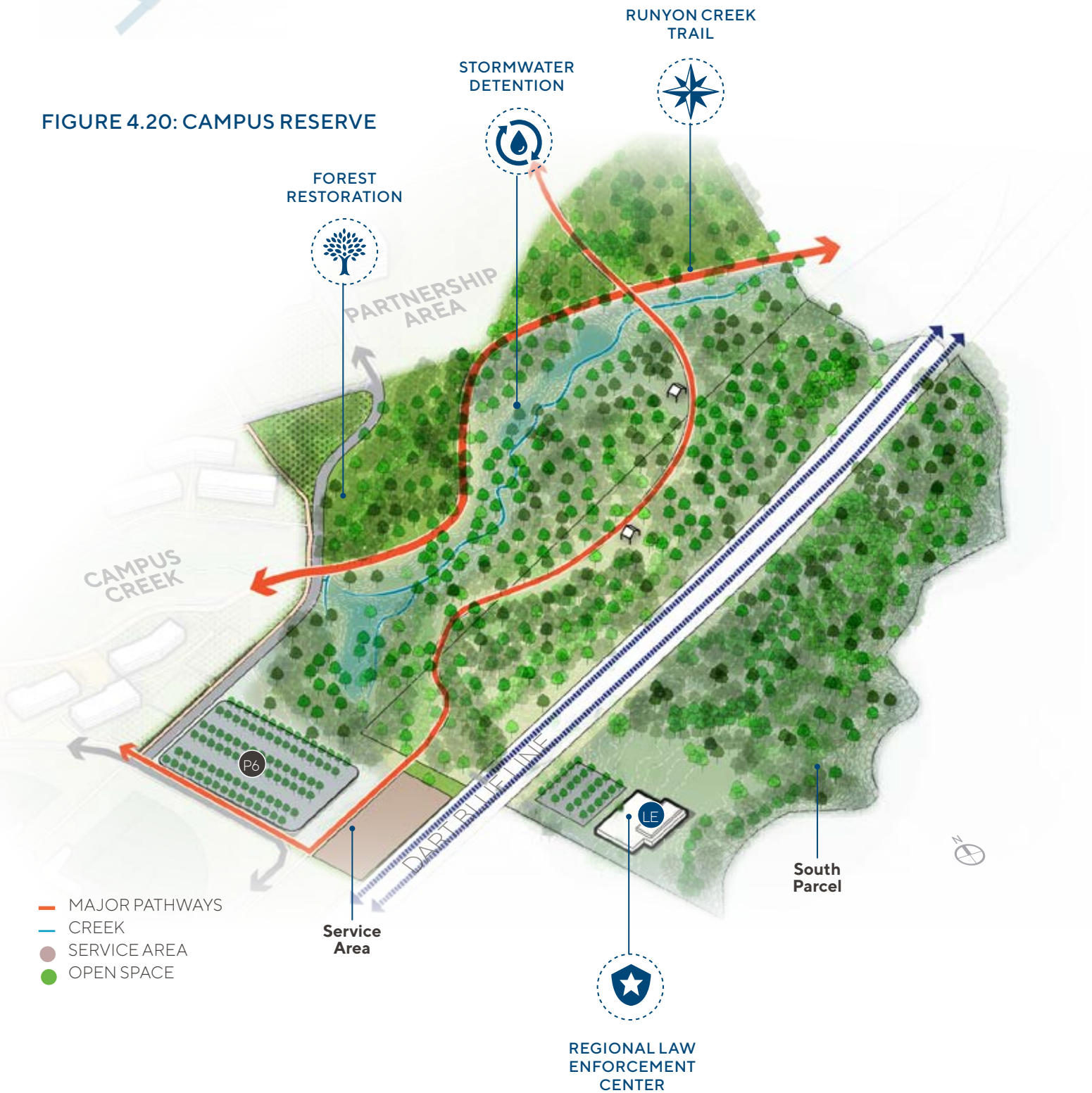


FIGURE 4.20: CAMPUS RESERVE



CAMPUS RESERVE

The eastern area of the campus along the Runyon Creek corridor is envisioned as a wooded reserve, and is not planned for significant development. The reserve is used for activities that take advantage of the natural setting including serving as a living laboratory for outdoor teaching and research. Small pavilions and outdoor classrooms could host university classes or area school groups, and could also be used for retreats by university or community groups.

As a designated Tree Campus USA School, the university is committed to preserving the campus forest, through strategies that include enhancement of its biodiversity and habitat value through invasive species management. In addition to its ecological benefits, the reserve will promote human health by helping to offset the urban heat island effect, improving air quality, and providing opportunities for relaxation and exercise along the Runyon Creek Trail. Preserving this area as forest will be critical for stormwater management as well.

South Parcel

The portion of the university property south of the DART line is relatively isolated from the rest of the campus and may be an appropriate location for a partnership facility that does not require direct and frequent access to the campus core. The site is being considered for development of a new Regional Law Enforcement Center, which would house classrooms, offices, and advanced training spaces. The center would have ties to university criminal justice and other programs and would promote positive interactions between police and community residents. Other specialized outdoor training facilities may be located offsite in a nearby location.

The south parcel may also be used to accommodate renewable energy generation technology such as solar

arrays or wind turbines. Any renewable energy being considered would require a financial feasibility study and it's likely that a grant would be needed. While onsite energy generation technology would not meet all of the campus' needs, its installation, where feasible, would signal to the community the priority the university places on sustainable practices.

It should be noted that the land in this area of the campus is steeply sloped along the Runyon Creek corridor and wooded, so use of this site for buildings will require significant investment to provide access and prepare land for construction. It is envisioned that the unbuildable portion of the site will remain forested.

Service Area

At the western edge of the district, a three-acre area is set aside for operations facilities, maintenance yard, storage, and service vehicle fleet parking, as well as a new building for Facilities Department staff offices.

TABLE 4.4: CAMPUS RESERVE PROGRAM

ID	Program	Levels	GSF
LE	Regional Law Enforcement Center	2	140,000
TOTAL			140,000 GSF
ID	Parking	Levels	Spaces
P6	Surface Parking	-	400
TOTAL			400 SPACES



▲ Example of an outdoor classroom. (Source: Washington and Lee University)

CHAPTER 4 CAMPUS PLAN

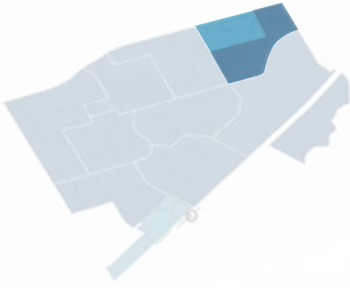
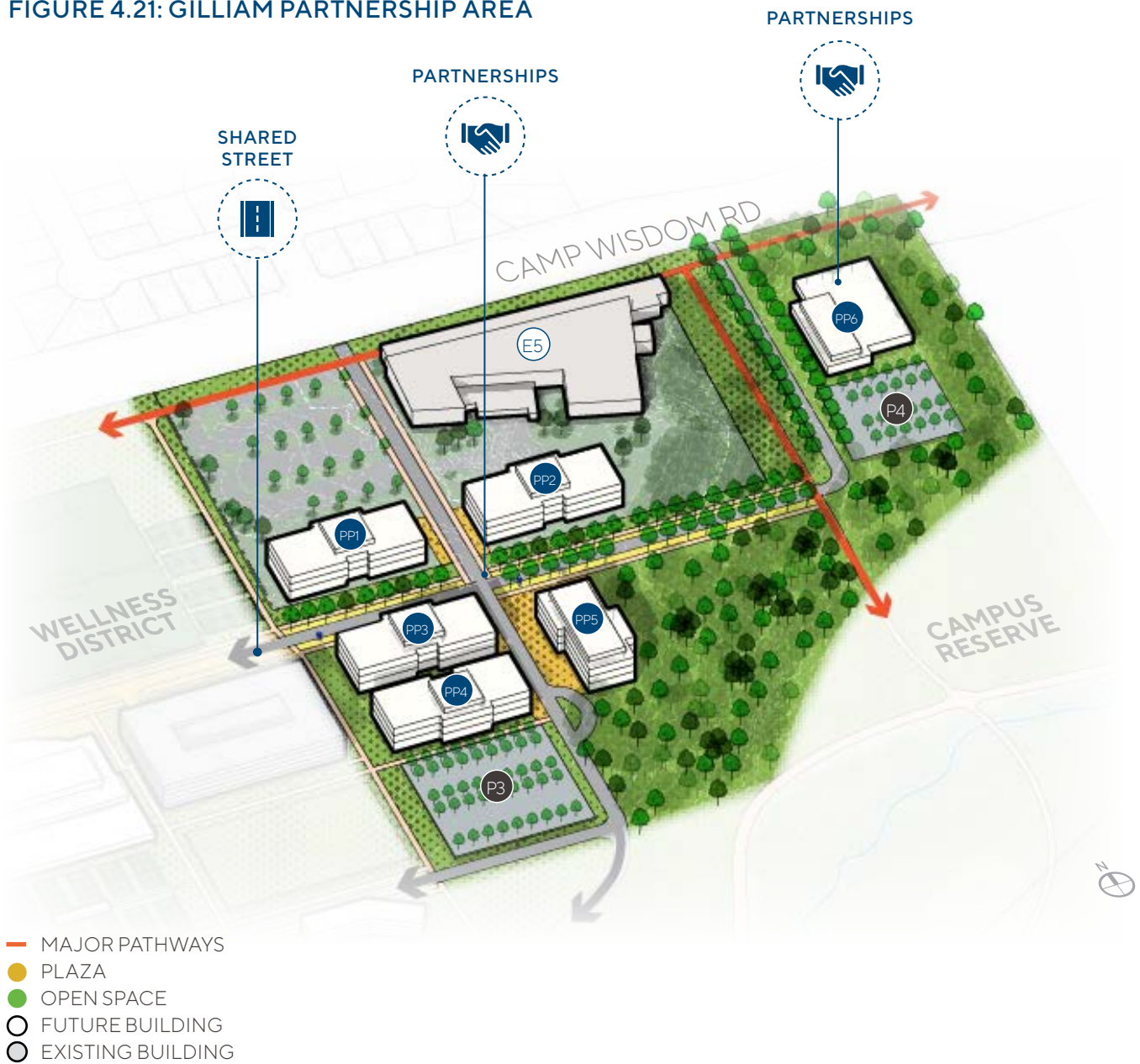


FIGURE 4.21: GILLIAM PARTNERSHIP AREA



GILLIAM PARTNERSHIP AREA

The northeast corner of the campus is set aside for partnership facilities adjacent to the Gilliam Academy and the campus wellness district. This location may be conducive to development by UNT Dallas' many educational, civic and health-related partners who would benefit from colocation with campus and community facilities. These organizations may offer services or programs to university students or nearby community members.

The district is within a short walk of the core campus, and is conveniently accessed from Camp Wisdom Road. While the Gilliam Academy is currently not directly accessed from the university property, new road and pathway connections could facilitate joint development. Parking could potentially be shared with the university in the planned parking structure immediately west of the district.

TABLE 4.5: PARTNERSHIP PROGRAM

ID	Program	Levels	GSF
E5	Gilliam Collegiate Academy	2	111,000
PP1	Partnership Building*	1	50,000
PP2	Partnership Building*	3	80,000
PP3	Partnership Building*	3	80,000
PP4	Partnership Building*	3	80,000
PP5	Partnership Building*	3	80,000
PP6	Partnership Building*	3	80,000
TOTAL*			561,000 GSF
ID	Parking	Levels	Spaces
P3	Surface Parking	-	120
P4	Surface Parking	-	75
TOTAL**			195 SPACES

* Partnership GSF is for illustrative purposes and not based on a specific program

** Total does not include Gilliam surface parking



▲ (Top) Example of community meeting rooms. (Bottom) Example of open, transparent building frontage. (Source: LMS)

CHAPTER 4 CAMPUS PLAN

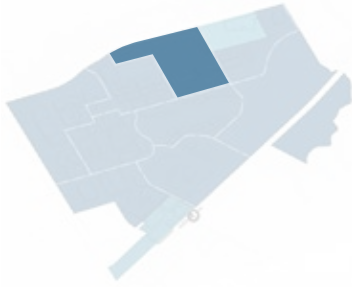


FIGURE 4.22: WELLNESS DISTRICT



WELLNESS DISTRICT

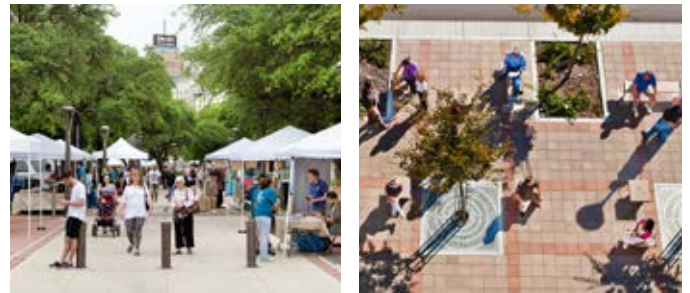
In the northern part of the campus along Camp Wisdom Road, a concentration of facilities is planned to promote university and community health and wellbeing. The recreation center anchors the wellness district and will provide fitness and club sports facilities, as well as space for health education programs such as cooking and nutrition, meditation, or other healthy lifestyle practices. North of the recreation center, recreation fields present an active campus face to the surrounding community, and are complemented by community gardens, a playground, and outdoor courts and yoga space. Tennis courts to be used for recreation and athletics programs will be constructed south of the recreation center. The campus loop trail extends into the wellness district from the campus foreground, and continues through the district and ultimately connect to the Runyon Creek Trail.

Between the recreation center and fields, the east-west road will be designed and managed as a shared street that can be converted to plaza space and house temporary and seasonal campus and community events, such as farmers markets, wellness fairs, and other community-focused programs. An early learning center will provide childcare services to students, faculty, staff, and campus neighbors, and will provide applied learning opportunities for School of Education programs. Future partnership development nearby may also contribute to creating a lively community-oriented wellness hub that promotes healthy lifestyles, provides visual access to nature, and supports mental health and stress management. An optional 800-space parking structure may also be built next to the recreation center in the long term, depending on future mobility needs.

Collectively, the resources concentrated in the wellness district are intended to support the surrounding community and begin to address the food and health care desert challenges faced by this area of Dallas.

TABLE 4.6: WELLNESS DISTRICT PROGRAM

ID	Program	Levels	GSF
C2	Early Childhood Learning Center	1	10,000
C3	Recreation Center	2	130,000
TOTAL			140,000 GSF
ID	Parking	Levels	Spaces
P2	Surface Parking	-	280
PS4	Parking Structure (60,000 GSF)	5	800
TOTAL			1,080 SPACES



▲ (Top-left) Example of shared street. (Top-right) Example of plaza area near the recreation center. (Bottom) Example of highly visible and accessible community gardens. (Sources: Page/MIG)

CHAPTER 4 CAMPUS PLAN

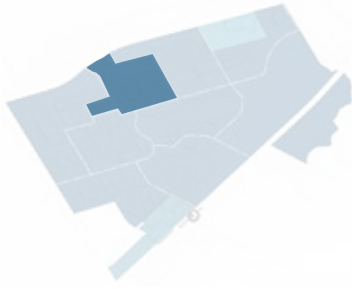


FIGURE 4.23: RESIDENTIAL VILLAGE

RESIDENTIAL COURTYARDS



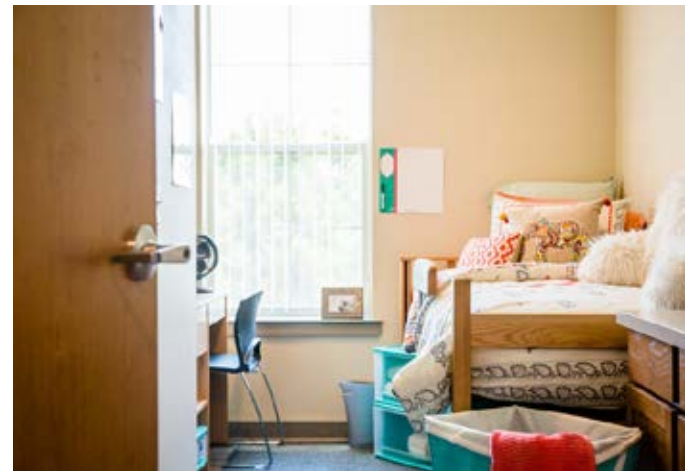
RESIDENTIAL VILLAGE

Wisdom Hall, north of the campus core, was the first campus housing constructed on campus with approximately 120 beds in a traditional residence hall configuration. The hall has been very popular, and students have expressed a desire for more housing since its construction. A residential village to the east of Wisdom Hall will provide approximately 2,100 additional beds primarily for freshmen and sophomores, and will consist of mostly traditional residence hall and suite style units, as well as some apartment units. Students living on campus are the most active participants in campus life and are more likely to persist with their education. The residential village will provide convenient access to many of the university’s resources and amenities, including the student center, dining hall, learning commons, and recreation center, and will help to promote student success with an engaging collegiate experience. Additional social and study spaces, and other campus-life promoting uses will be incorporated into the housing facilities.

TABLE 4.7: RESIDENTIAL VILLAGE PROGRAM

ID	Program	Levels	Beds*	GSF
E4	Wisdom Hall	4	119	29,000
H1	Res Hall	5	200	60,000
H2	Res Hall/Suites	5	170	60,000
H3	Suites	5	170	60,000
H4	Suites/Apts.	4	105	45,000
H5	Suites/Apts.	4	105	45,000
H6A	Suites	4	93	44,000
H6B	Suites	4	93	44,000
H7	Res Hall/Suites	5	279	90,000
H8	Suites/Apts.	5	275	90,000
H9	Suites/Apts.	5	275	90,000
H10	Suites/Apts.	5	219	80,000
TOTAL			2,103 BEDS	737,000 GSF
ID	Parking	Levels	Spaces	
PS3	Parking Structure	5	800	
P1	Surface Parking	-	400	
TOTAL			1,200 SPACES	

*The total number of beds per building may differ depending on the utilization of common areas and ground level activities.



▲ (Left/Right) Wisdom Hall student rooms and common areas. (Source: UNT Dallas)

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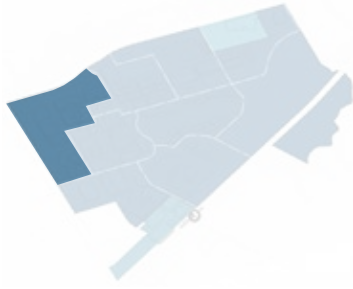
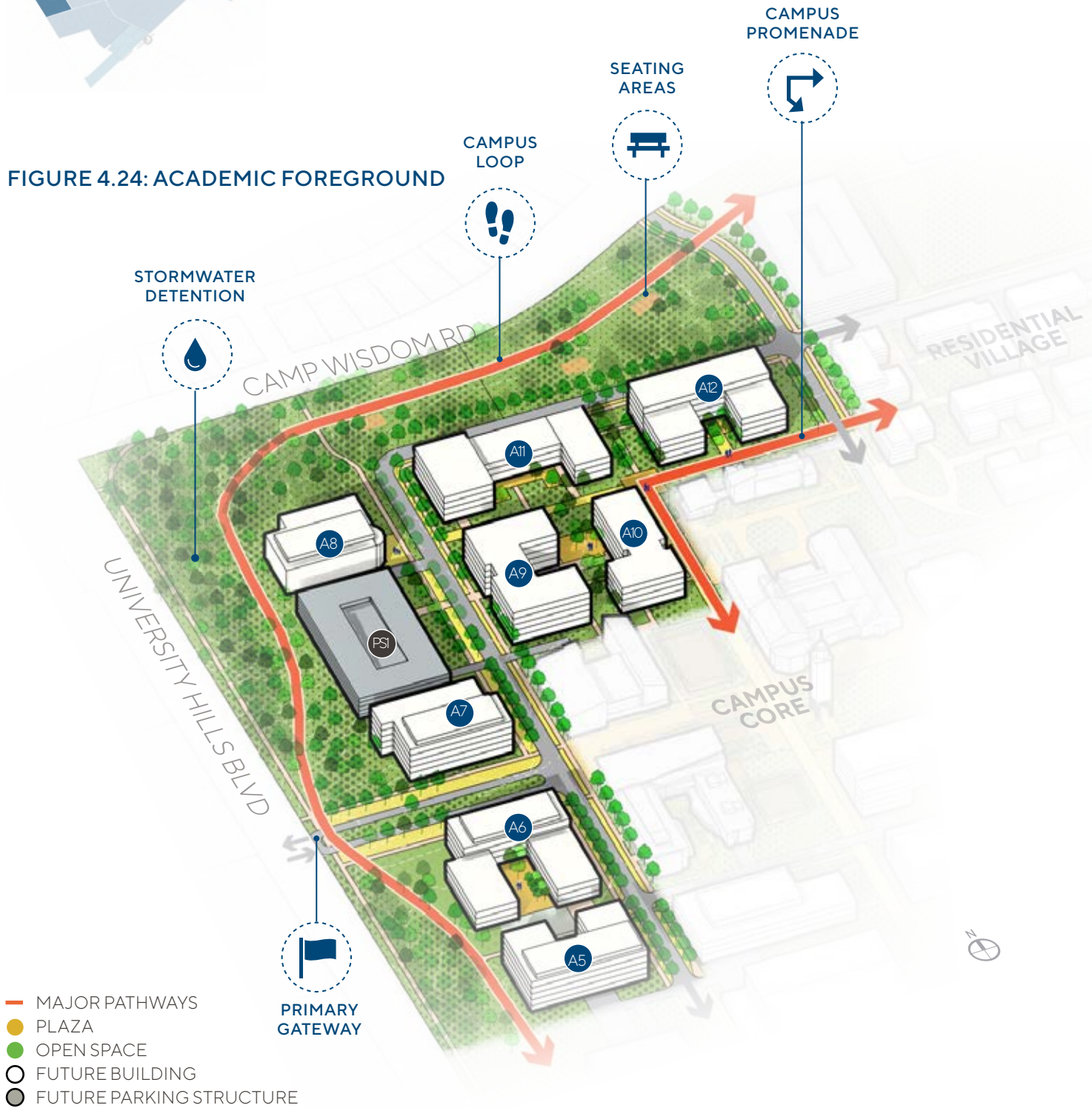


FIGURE 4.24: ACADEMIC FOREGROUND



ACADEMIC FOREGROUND

The northwest corner of campus will serve as the foreground to the campus, accommodating academic, administrative, and parking functions adjacent to the academic core. These buildings will be the face of the university along University Hills Boulevard and Camp Wisdom Road, and will announce the university to the Dallas community. The placement and scale of buildings will be sensitive to the residential context with a generous setback. Parking will be screened. Because the district is bisected by a campus road, the facilities west of the road may be best suited for non-student facing administrative or research uses to minimize pedestrian/vehicular conflicts. The road may also be designed to encourage slow traffic and accommodate pedestrians with generous sidewalks and an attractive streetscape.

The foreground includes a campus loop trail which will be used as a recreational amenity by students, staff, faculty, and community members. The loop defines the outer edges of this district and will connect to other parts of the campus, including the wellness district to the east. Along the loop there will be seating with plentiful shade through existing tree canopy, as well as new plantings. On-site stormwater detention will also take place in this area.

TABLE 4.8: ACADEMIC FOREGROUND PROGRAM

ID	Program	Levels	GSF
A5	Academic/Administrative	5	130,000
A6	Academic/Administrative	5	130,000
A7	Academic/Administrative	5	100,000
A8	Academic/Administrative	5	100,000
A9	Academic/Administrative	5	130,000
A10	Academic/Administrative	5	130,000
A11	Academic/Administrative	5	160,000
A12	Academic/Administrative	5	130,000
TOTAL			1,010,000 GSF
ID	Parking	Levels	Spaces
PS1	Parking Structure (60,000 GSF)	5	800
TOTAL			800 SPACES



▲ Example of the campus loop pathway and seating areas. (Source: BNIM)

CHAPTER 4 CAMPUS PLAN

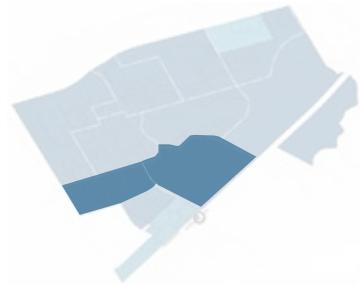


FIGURE 4.25: ATHLETICS DISTRICT



- MAJOR PATHWAYS
- PLAZA
- OPEN SPACE
- FUTURE BUILDING

* Field configuration is for illustrative purposes only and may change depending on priorities.

ATHLETICS DISTRICT

The athletics district focuses on the needs of Trailblazer student-athletes and provides new community building opportunities for UNT Dallas fans, students, alumni, staff and donors. Athletics uses are consolidated to the south of the campus core near the DART rail line. The fields are organized in a space-efficient manner, with shared seating areas, restrooms, and concession stands. Training facilities, locker rooms, equipment storage, and athletics offices are combined in a single building, the athletics hall and training center, on Trailblazer Plaza. The events center, across the plaza, will house the basketball program in a 3,000-seat arena, in addition to hosting other campus and community events, and will be a new destination within Dallas.

The plan addresses the needs for each of the sports teams on campus using National Association of Intercollegiate Athletics (NAIA) guidelines. This 30-acre area of campus was determined to be the most optimal location on campus for multiple athletics programs and outdoor fields due to its flat topography. Anticipated near- and long-term sports programs include:

Sports Programs

Confirmed Programs: Basketball, Track & Field, and Cross Country

Potential Future Programs: Baseball, Softball, Volleyball, and Soccer

The athletics fields configuration shown is conceptual. Specific facilities may vary, and locations may change, depending on priorities. Potential location of athletics facilities off site will be explored as well.

TABLE 4.9: ATHLETICS DISTRICT PROGRAM

ID	Program	Levels	GSF
C5	Events Center	3	150,000
C6	Athletics Hall & Training Center	2	50,000
TOTAL*			200,000 GSF
ID	Parking	Levels	Spaces
P7	Surface Parking	-	300
TOTAL			300 SPACES

*Does not include seating, restrooms, or concession facilities

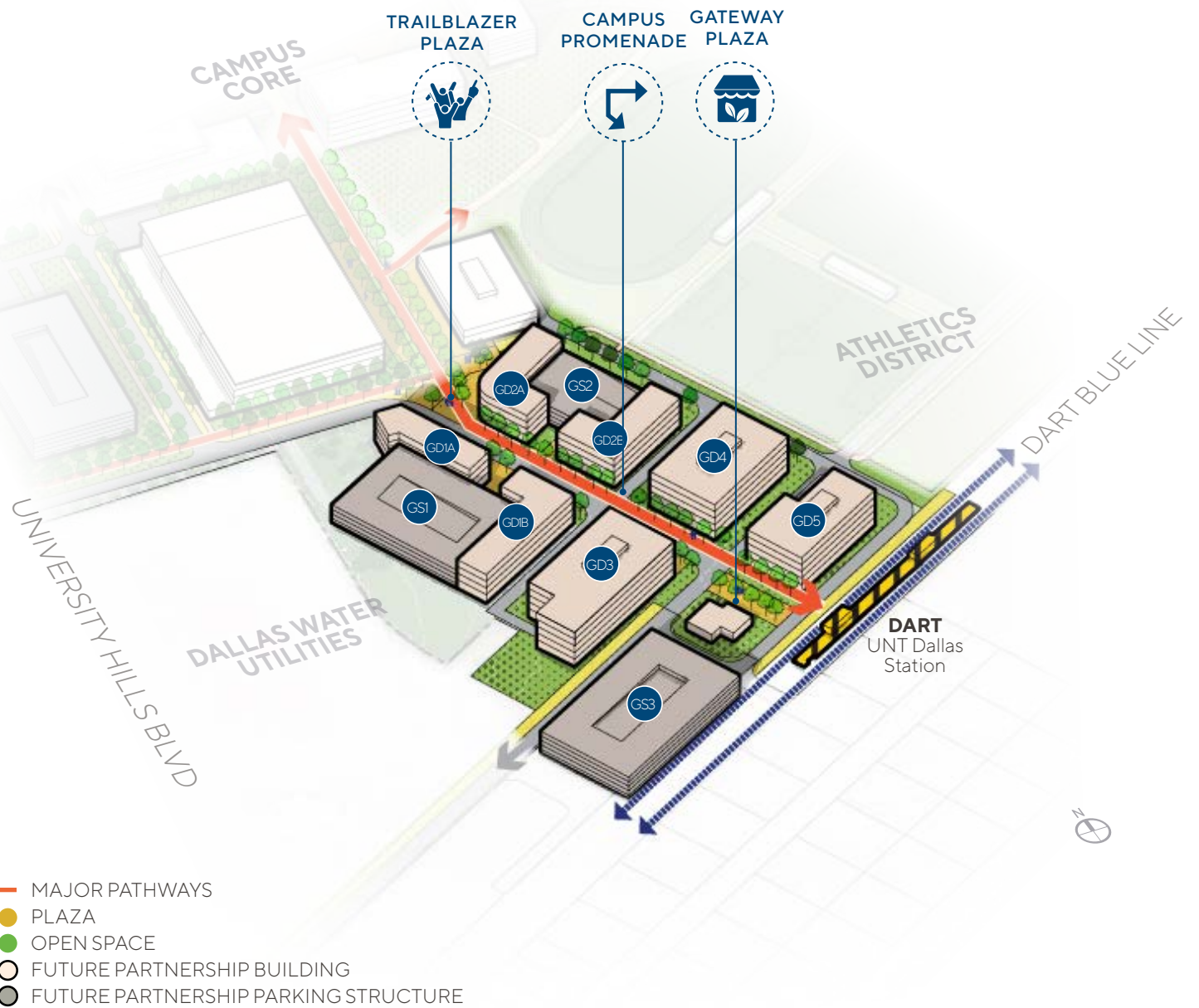


▲ Example of athletics field. (Source: UW Bothell)

CHAPTER 4 CAMPUS PLAN



FIGURE 4.26: GATEWAY PARTNERSHIP DISTRICT



GATEWAY PARTNERSHIP DISTRICT

A new campus gateway district is envisioned south of the campus core and Trailblazer Plaza. This location is ideal for a mixed-use transit-oriented development around the DART station that can serve as a southern gateway to the campus. Research and industry partner development in this neighborhood will benefit from proximity to the academic enterprise, and can also take advantage of the events center and the Trailblazer Plaza space. Industry colocation on campus will offer applied learning opportunities to students and help to provide a graduate pipeline to employers.

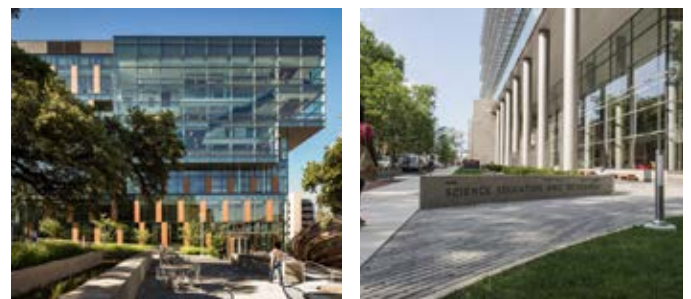
The gateway district has a capacity of almost 900,000 GSF if built compactly while minimizing dedicated parking areas. Office and lab buildings could be approximately five stories, and should have active street fronts that animate the campus promenade. Amenities in this district may include restaurants or informal eateries, convenience retail, student life spaces, conferencing facilities, or visible labs that give the district a transparency and dynamic character, while enhancing the pedestrian experience between the campus core and the DART station. A new plaza space at the station could be a center of activity that announces the university's presence to DART riders.

Compact mixed-use development around the DART stations is directly aligned with DART's Transit Oriented Development Policies, in particular section 4.3.c, which calls for reallocating surface parking lots to transit-oriented uses.

Refer to DART document for more information: <https://www.dart.org/economicdevelopment/DARTTODGuidelines2020.pdf>

TABLE 4.10: PARTNERSHIP PROGRAM

ID	Program	Levels	GSF
GD1A	Partnership Building	5	75,000
GD1B	Partnership Building	5	150,000
GD2A	Partnership Building	5	75,000
GD2B	Partnership Building	5	125,000
GD3	Partnership Building	5	225,000
GD4	Partnership Building	5	175,000
GD5	Partnership Building	5	75,000
TOTAL			900,000 GSF
ID	Parking	Levels	Spaces
GS1	Parking Structure	4	600
GS2	Parking Structure	5	800
GS3	Parking Structure (Shared DART)	6	1,200
TOTAL			2,600 SPACES



▲ Examples of partnership area elements such as placemaking, architectural features, and open spaces. (Sources: Page/Cloud Gehshan/ArtHouse)

CHAPTER 4 CAMPUS PLAN

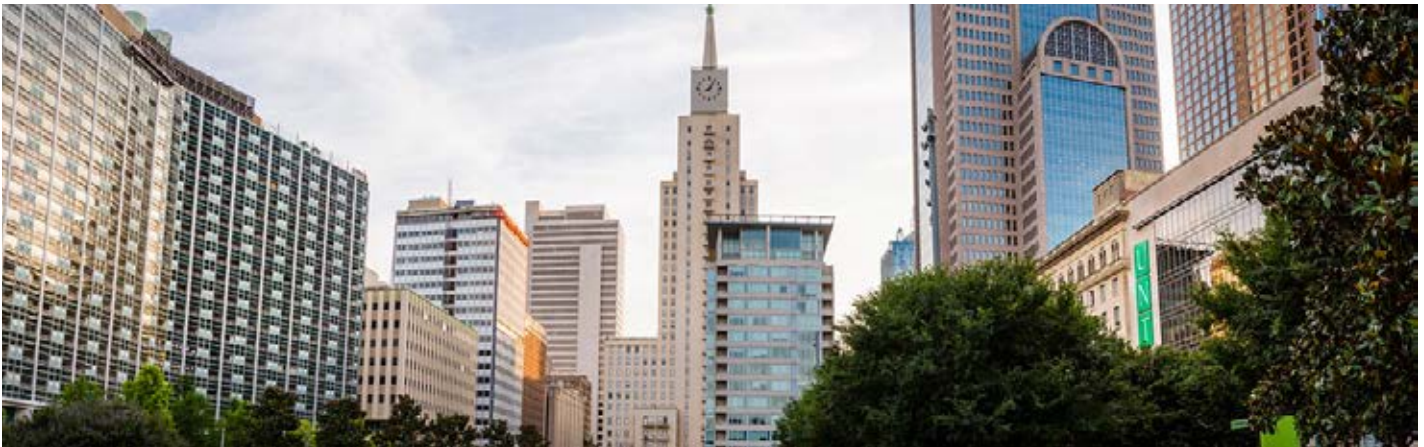
DOWNTOWN DALLAS

The university has a strong presence in downtown Dallas, with the UNT Dallas Law Center occupying the historic Dallas Municipal Building. This central location benefits from proximity to a diverse business community, with startups to Fortune 500 companies in the defense, financial services, information technology, telecommunications, and transportation sectors.

This area of downtown is poised for growth, with recent investment to the east in the Deep Ellum district, and increased development activity occurring in the surrounding blocks. Over time, the university is well positioned to expand its profile and footprint near the Law Center, or another downtown

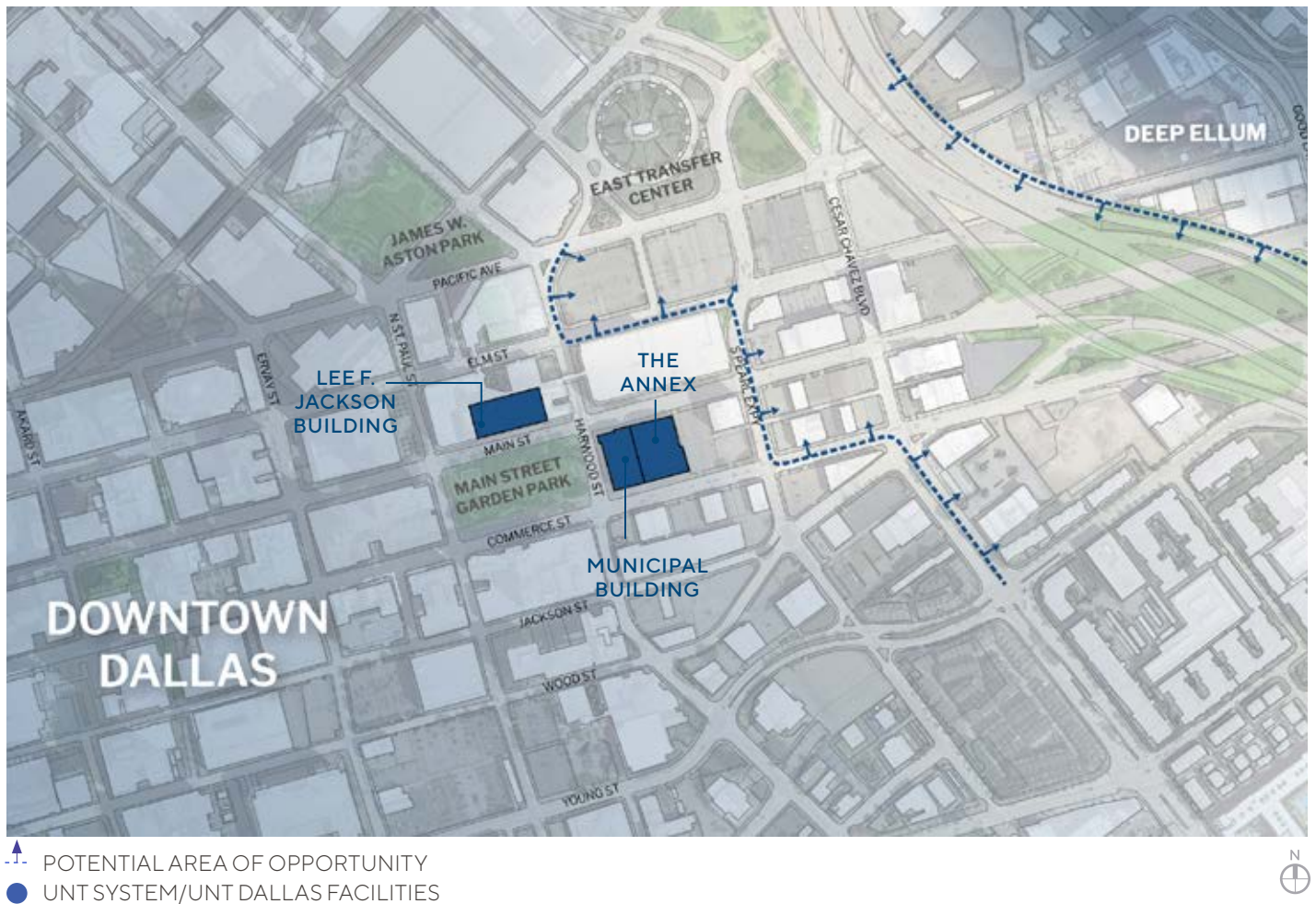
area, offering new graduate and professional continuing education programs. As College of Law enrollment increases in the future, the university may expand into the adjacent Municipal Building Annex, which is currently used for city offices.

See Chapter 3 for Law Center program details.



▲ (Top) Lee F. Jackson Building. (Bottom-left) Old Dallas Municipal Building - UNT Law Center. (Bottom-right) Downtown DART station. (Source: UNT Dallas)

FIGURE 4.27: COLLEGE OF LAW LOCATIONS IN DOWNTOWN DALLAS



4.5 INFRASTRUCTURE

ENERGY AND GAS

Electric service to the campus is provided by Oncor and the existing primary service to the campus can provide up to 3.4 megawatts (MW). The poles and wires extending from the substation to the primary point of delivery on University Hills Boulevard may need to be upgraded to achieve this service level. As of September 2019, the peak kilowatt (KW) load on campus was 1,586 KW. The current load capacity should support a STEM building of approximately 150,000 GSF. The proposed electrical distribution line routing is shown in Figure 4.28.

The four existing buildings on campus are served by their own independent chillers and hot water heaters. The current estimated cooling load in the three academic buildings is 892 tons. In the future, these buildings will be connected to a central utility plant. The estimated total cooling load for non-residential buildings on campus at the 25,000-student milestone is 7,550 tons. It is estimated that when campus development reaches about 1,000,000 GSF of non-residential space, the cooling load will be large enough to make an initial phase central utility plant efficient and cost effective. This is likely to coincide with the 8,000-student milestone.

To promote flexibility, the strategy to provide chilled water supply is to have multiple district utility plants, instead of a single central plant. With a single plant, the cost of underground service lines is higher because the lines must be oversized to serve future buildings that may not be constructed for many years. As the energy efficiency of the chillers in multiple plants will be the same as a single central plant, the campus plan proposes to provide three utility plants distributed around the campus, ideally located within future parking garages. The advantages of this strategy are:

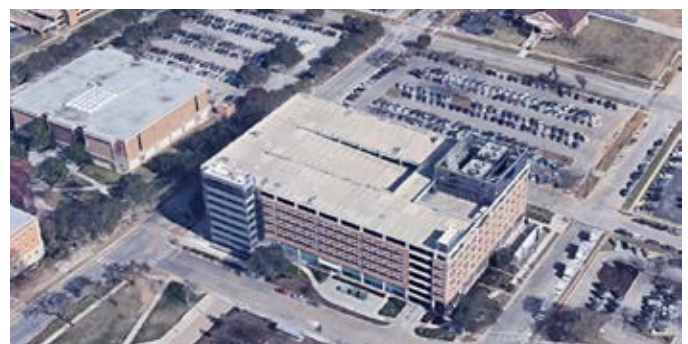
- The plants are well-spaced around the campus and central to the buildings they serve

- Locations within parking structures provide the vehicular access that the central plant requires
- The plants can be built as demand increases with the development of future buildings
- Underground chilled water lines from the plants to new buildings would be shorter
- Three plants with cross connections will provide redundancy.

Figure 4.28 illustrates the proposed location of the three central utility plants and chilled water lines. Hot water will be provided by individual building boilers.

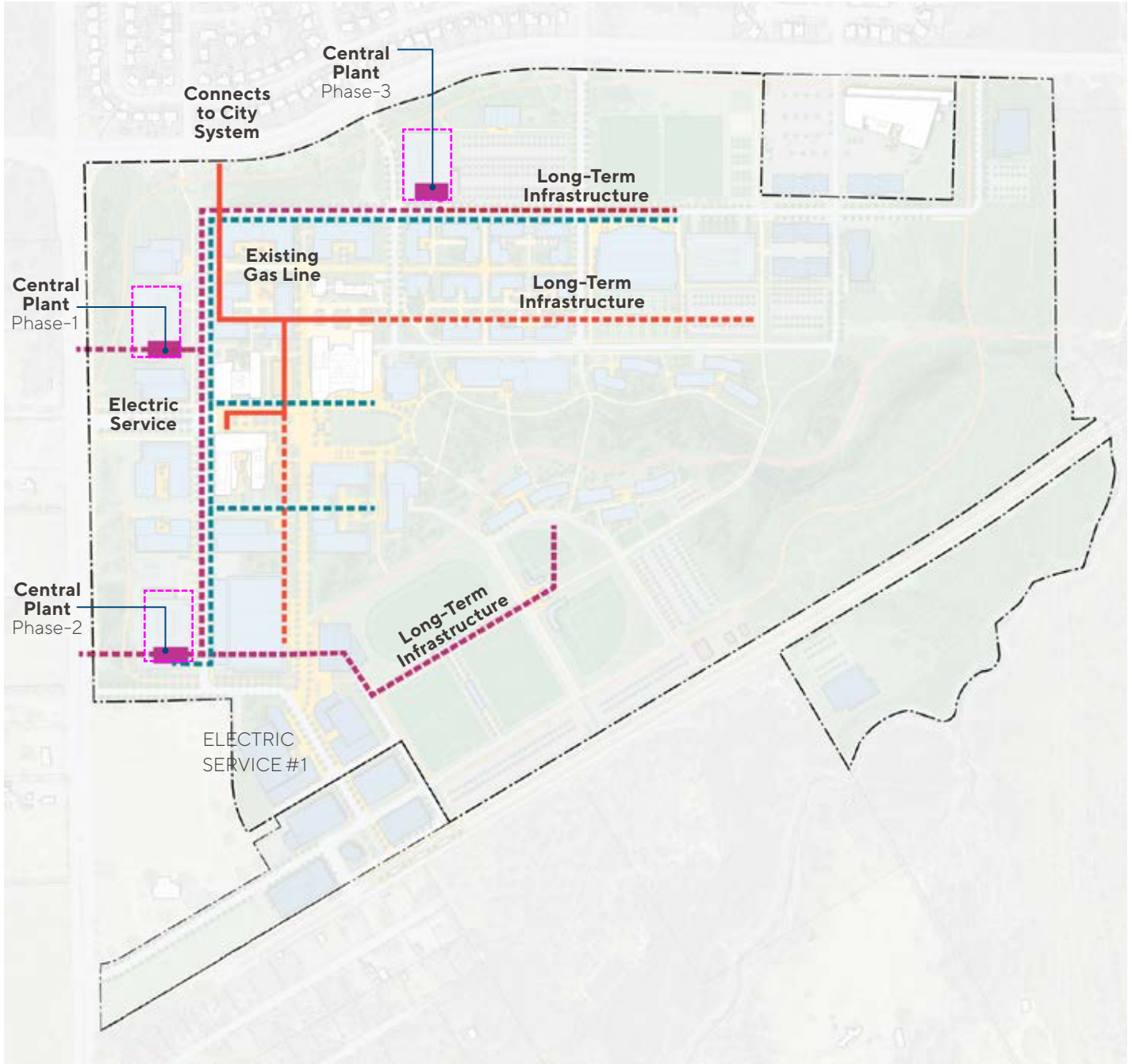
Housing

Stand-alone HVAC is recommended for future student housing so energy use can be monitored and billed separately from other university buildings. If there is a desire to connect to the local utility plant directly, a BTUH meter should be added with the chilled water feeding the buildings. A dedicated utility transformer feeding power to HVAC units for housing is recommended, because no prorating of energy costs is required. Housing often has tight construction budgets, so stand-alone HVAC is a less expensive up-front cost compared to a central plant connection. In addition, there are inefficiencies when running chillers at low loads off-hours or during summer residence hall closure.



▲ UNT Highland Street Parking Structure with integrated utility plant. (Source: Google Earth)

FIGURE 4.28: CURRENT AND PROPOSED INFRASTRUCTURE LINES



- GAS - PROPOSED
- GAS - EXISTING
- CHILLED WATER LINE - PROPOSED
- ELECTRICAL LINE - PROPOSED
- CENTRAL PLANT - PROPOSED

CHAPTER 4 CAMPUS PLAN

WATER

The campus is currently connected to the City of Dallas water system from water lines in University Hills Boulevard and Camp Wisdom Road. The lines provide adequate water supply capacity and fire protection pressure to serve the campus at the 25,000-student development milestone. Figure 4.29 shows existing and proposed water lines to serve proposed campus development. Varying looped 8-to-12-inch main lines will be necessary to provide domestic and fire protection services, including fire hydrants and services for building sprinkler systems.

Water lines can be provided in phases as the campus develops over time. The proposed water line layout includes several water loops to provide service in the event of line disruptions.

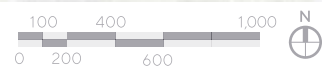
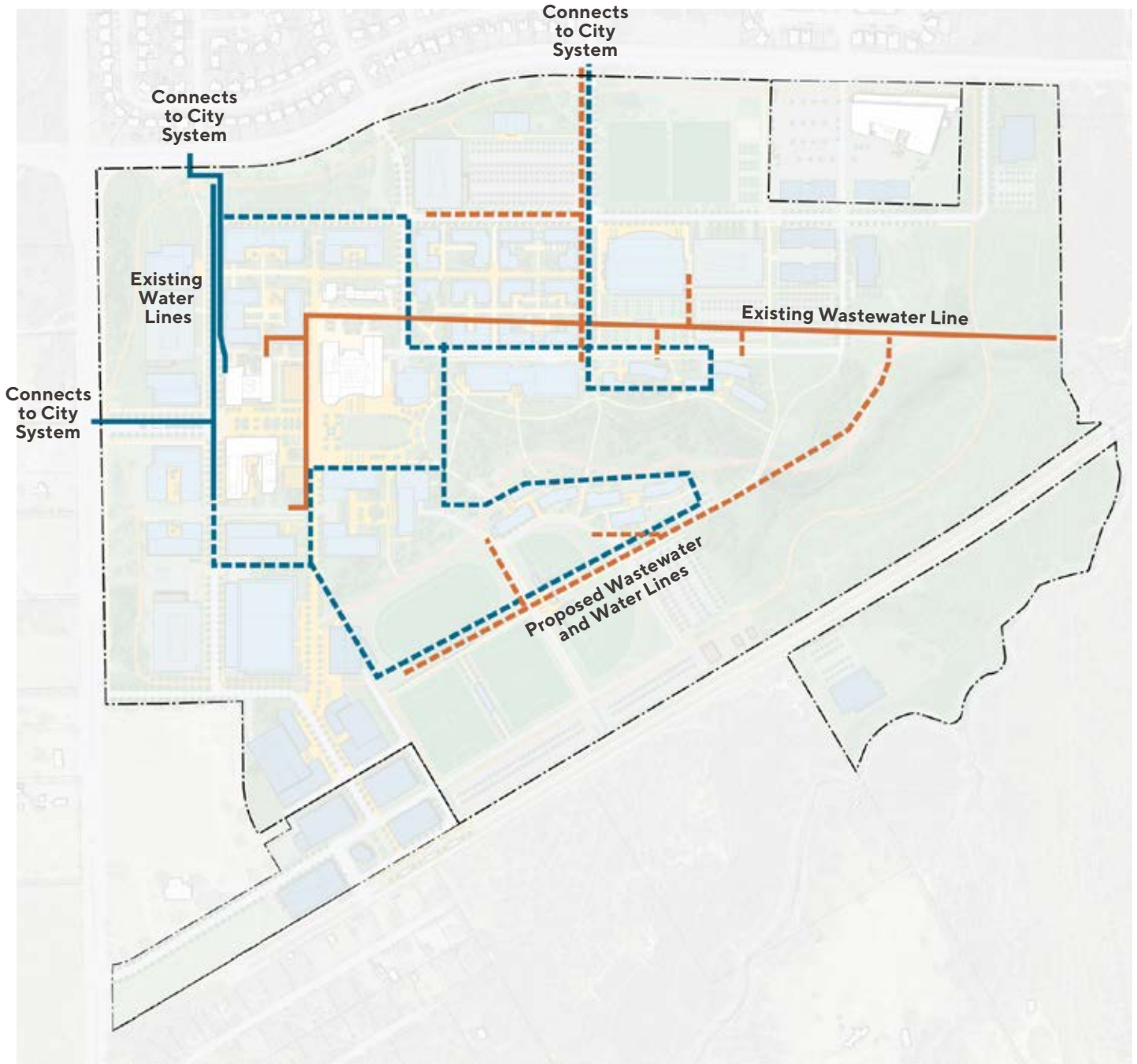
The proposed new main lines would likely be public, and located in new water main easements owned and maintained by Dallas Water Utilities. This would require individual building metering in lieu of one large campus water meter.

WASTEWATER

A 12-to-18-inch wastewater line extends through the center of the campus, and connects to the city's 27-inch wastewater line, which is located along Runyon Creek on the eastern side of the campus. This existing wastewater has the capacity to accommodate the development of the campus to the 25,000-student milestone.

Existing buildings connect to the main wastewater line by 8- and 10-inch sewer branches. Future wastewater main construction will be necessary to support campus expansion plans as illustrated in Figure 4.29. These new lines will branch off the wastewater main running through the center of campus, and would likely be located in new wastewater main easements owned and maintained by Dallas Water Utilities.

FIGURE 4.29: CURRENT AND PROPOSED WATER AND WASTEWATER LINES



- WASTEWATER LINE - PROPOSED
- WASTEWATER LINE - EXISTING
- WATER LINE - PROPOSED
- WATER LINE - EXISTING

CHAPTER 4 CAMPUS PLAN

STORMWATER

Underground pipes, bioswales, and detention areas work as a comprehensive system that collects runoff from buildings and nearby surface parking lots across the campus. A key stormwater management goal is to reduce water runoff rates and discharge stormwater responsibly into Runyon Creek and the City stormwater system through a series of check dams within detention areas.

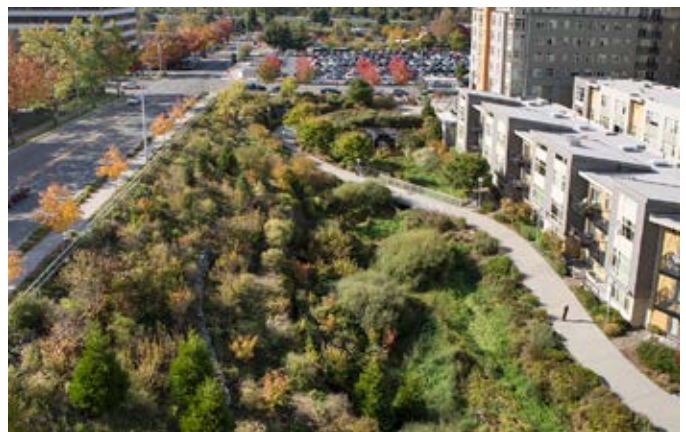
Five acres of detention area are recommended for campus development at the 25,000-student milestone, and two acres for the 8,000-student milestone.

A branch of Runyon Creek extends through the center of the campus from a high point on the west to a low point on the east. Most of the site is outside the 500-year flood plain, with the exception of the Runyon Creek Branch, which is in zone “AE” within the 100-year flood plain on the southeast side of the campus.

Detention will be required for future development, with an estimated 55-to-85 acre-feet of detention area required to limit impacts on the 100-year flood plain downstream.

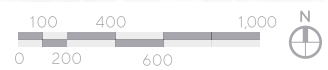
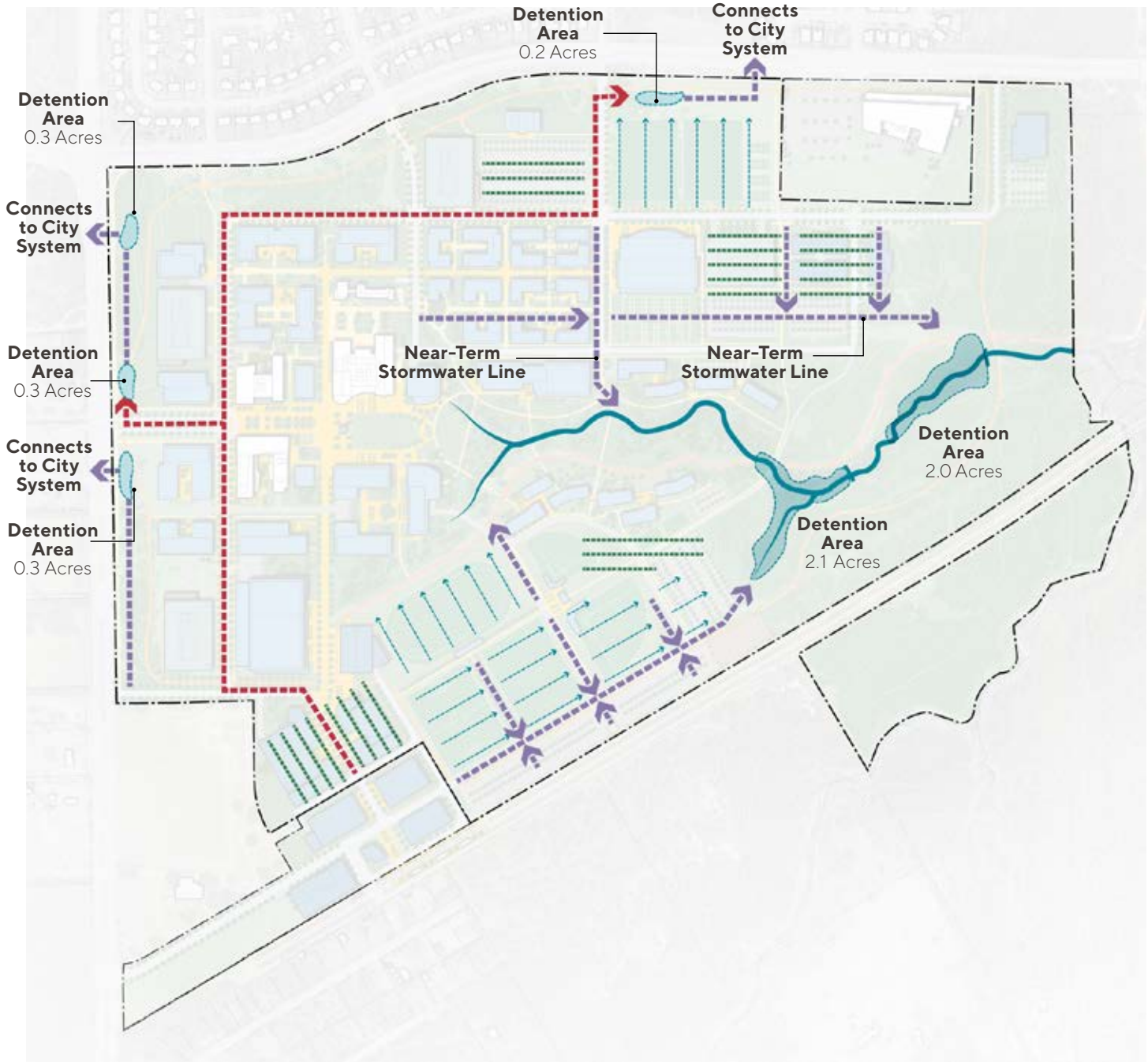
In general, surface drainage is more cost effective than underground systems. Some of the detention requirement can be achieved through rainwater harvesting roof drainage, green roof systems, vegetated bioswale channels, french drains with perforated piping, underground cisterns, and surface ponds. Oil and grit separators should be used where this type of waste is generated, before discharge enters site drainage systems.

The proposed storm drainage system includes underground pipes, bioswales, and detention areas that work as a collective system throughout the campus to collect runoff from buildings and nearby surface parking lots as shown on Figure 4.30.



▲ Examples of bioswales, and effective use of detention areas with landscaped areas. (Sources: OJB/SV)

FIGURE 4.30: CURRENT AND PROPOSED STORMWATER LINES



- RUNYON CREEK BRANCH
- UNDERGROUND PIPES (REC)
- UNDERGROUND PIPES
- STREET DRAINAGE
- BIOSWALE
- CHECK DAM
- DETENTION AREA



CHAPTER 5

IMPLEMENTATION

- 5.1 DEVELOPMENT PHASING
- 5.2 ACQUISITION BOUNDARY
- 5.3 DESIGN REVIEW PROCESS

5.1 DEVELOPMENT PHASING

The campus plan provides a roadmap that will guide campus growth during the next phases of development, investment, and growth.

Future campus modifications are inevitable, but should align with the principles and framework established in this plan. Goals that influenced the phasing plans include creating a sense of completion at each phase of development; building compactly to reduce infrastructure costs and promote student engagement; prioritizing surface parking over structured parking in the early phases; and locating surface parking in permanent locations to the extent possible. As the campus continues to grow over time, phasing as described in this section may vary depending on funding, changing campus needs, and partnership opportunities.

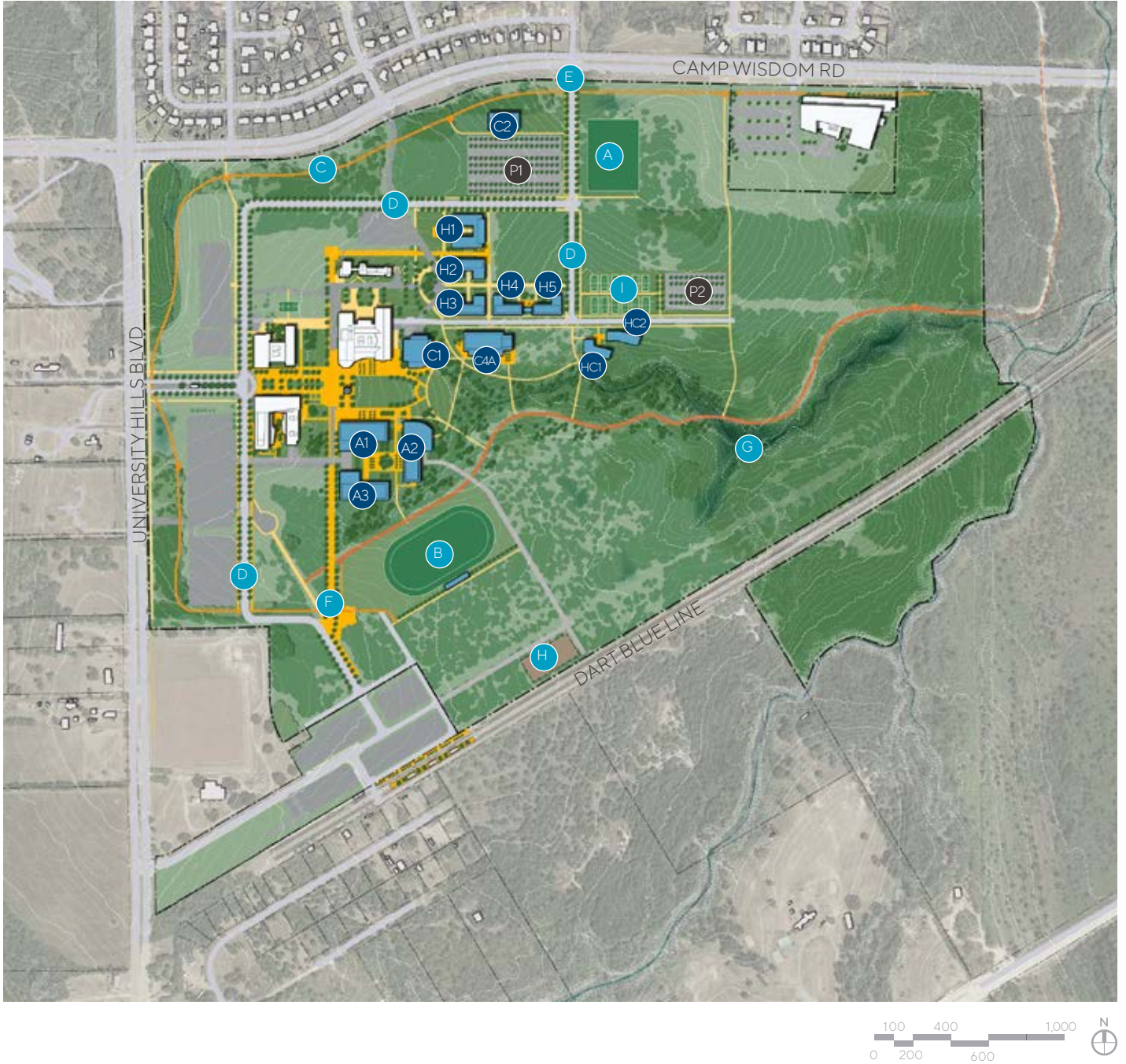
The COVID-19 pandemic may also result in fundamental long-term changes in higher education delivery. More students may choose online and hybrid classes, and some faculty and staff may choose to work remotely. This may impact the need for space on campus, as well as the types of spaces needed.

During the planning process, several projects have been implemented and are included in the campus plan. These projects include:

- Runyon Creek Trail
- Secondary entrance off Camp Wisdom Road
- Secondary entrance from University Hills Boulevard
- Student center, central open space, and the Hart Amphitheater

CHAPTER 5 IMPLEMENTATION

FIGURE 5.1: PHASE 1A



PHASE 1A

The phasing plan, Figure 5.1, identifies anticipated projects to serve a student population of 8,000 students. While the building uses may change from what is illustrated in the plan, the location of buildings is intended to create cohesive development. The following projects are anticipated to be part of Phase 1A.

- A STEM (A1) and business technology building (A2) are anticipated to be UNT Dallas' next priorities. These buildings are proposed to be located on the central open space along the south side of the main plaza. This location will frame the open space and complete this ensemble of buildings.
- A third general purpose classroom building (A3) would be needed in this phase, as well and is proposed to be located south of Founders Hall to begin to make the campus connection to the DART light rail station. This project will be supported by a pedestrian promenade extension to the DART station.
- The learning commons (C4A) might be built in two phases with the first phase providing a link between the residence halls and the academic core. It is also conveniently located next to the proposed new dining hall.
- A new dining hall (C1) would serve the students in the existing and new residence halls (H1-5, HC1-2) as well as the faculty and staff. Its location on the central open space will activate the space and provide views out to the landscape.
- The early-learning center (C2) is a near-term need as well. It is proposed to be located near the proposed new gateway entrance off of Camp Wisdom Road for easy vehicular drop off. In this location the center will have convenient access to the adjacent recreation open space.
- Access and parking improvements include the loop road extension to the new north entry gateway (P1-2) and additional surface parking lots. When enrollment reaches the 8,000 student milestone it is estimated that construction of the first parking garage will be required.
- Other important investments include the first recreation field (A), the athletics track facility (B), the

TABLE 5.1: PHASE 1A BUILDING PROGRAM

ID	Program	Levels	Beds	GSF
A1	STEM Building	5	-	126,000
A2	Business Technology Bldg.	5	-	144,000
A3	Academic/Administrative	5	-	140,000
C4A	Learning Commons (P-1)	4	-	100,000
C1	Dining Hall	1	-	25,000
C2	Early Childcare Center	1	-	10,000
H1	Housing - Res Hall **	5	200	60,000
H2	Housing - Res Hall/Suites **	5	170	60,000
H3	Housing - Res Hall/Suites **	5	170	60,000
H4	Housing - Suites/Apts. **	4	105	45,000
H5	Housing - Apartments **	4	105	45,000
HC1	Housing - Apartments **	3	75	30,000
HC2	Housing - Apartments **	3	75	30,000
New Program Sub-Total			900*	875,000 GSF
ID	Parking	Spaces		
P1	Surface Parking	400		
P2	Surface Parking	280		
TOTAL			680 SPACES	

*Does not include existing 119 beds at Wisdom Hall.

** GSF includes shared ground level program.

Phase 1A Non-Building Program:

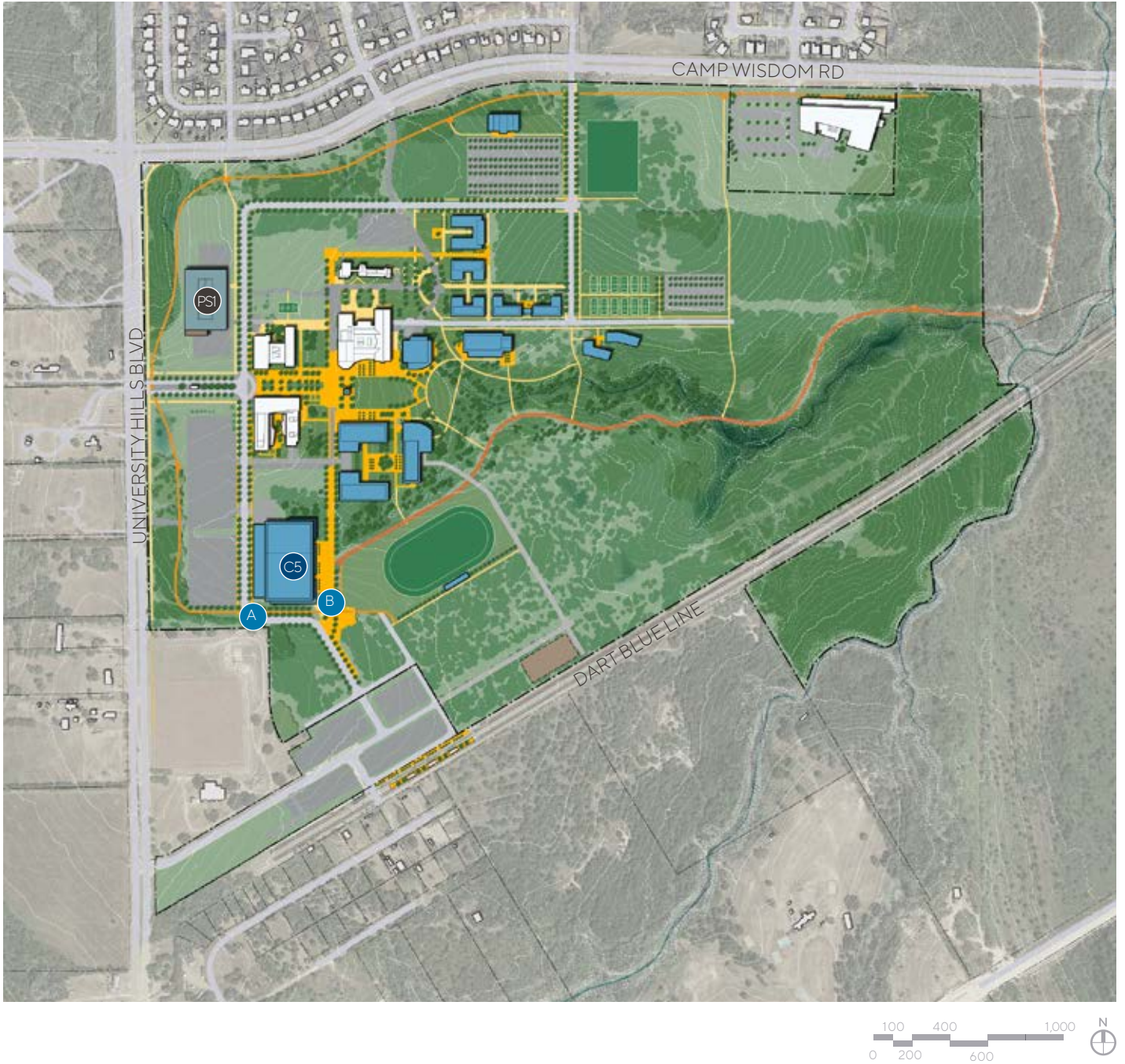
- MULTI-PURPOSE RECREATION FIELD
- TRACK FACILITY
- CAMPUS LOOP
- ROAD ALIGNMENT
- NORTH ENTRANCE ON CAMP WISDOM
- PROMENADE EXTENSION
- EARLY-PHASE STORMWATER MANAGEMENT
- SUPPORT/SERVICE
- TENNIS COURTS

campus loop (C), road re-alignments (D), and required campus infrastructure (D-G). These investments will position the university for long-term growth, provide future flexibility in phasing, and facilitate development in additional areas of the campus.

- The support and service yard (H) is located adjacent the DART line in the south east corner of the campus.

CHAPTER 5 IMPLEMENTATION

FIGURE 5.2: PHASE 1B



PHASE 1B - EVENTS CENTER

The development of the events center (C5) may require the construction of an additional parking structure (PS1). It is anticipated that approximately 200 surface parking spaces will be lost in order to accommodate the structure. Given the relatively large footprint, the events center will require removing a portion of the existing DART pedestrian pathway to the station. This realignment (A) will occur with the concurrent development of Trailblazer Plaza (B), a centralized destination for game-day events, recreation, and school pride. The event center will be located along the promenade and close to the DART station, activating this end of the promenade.

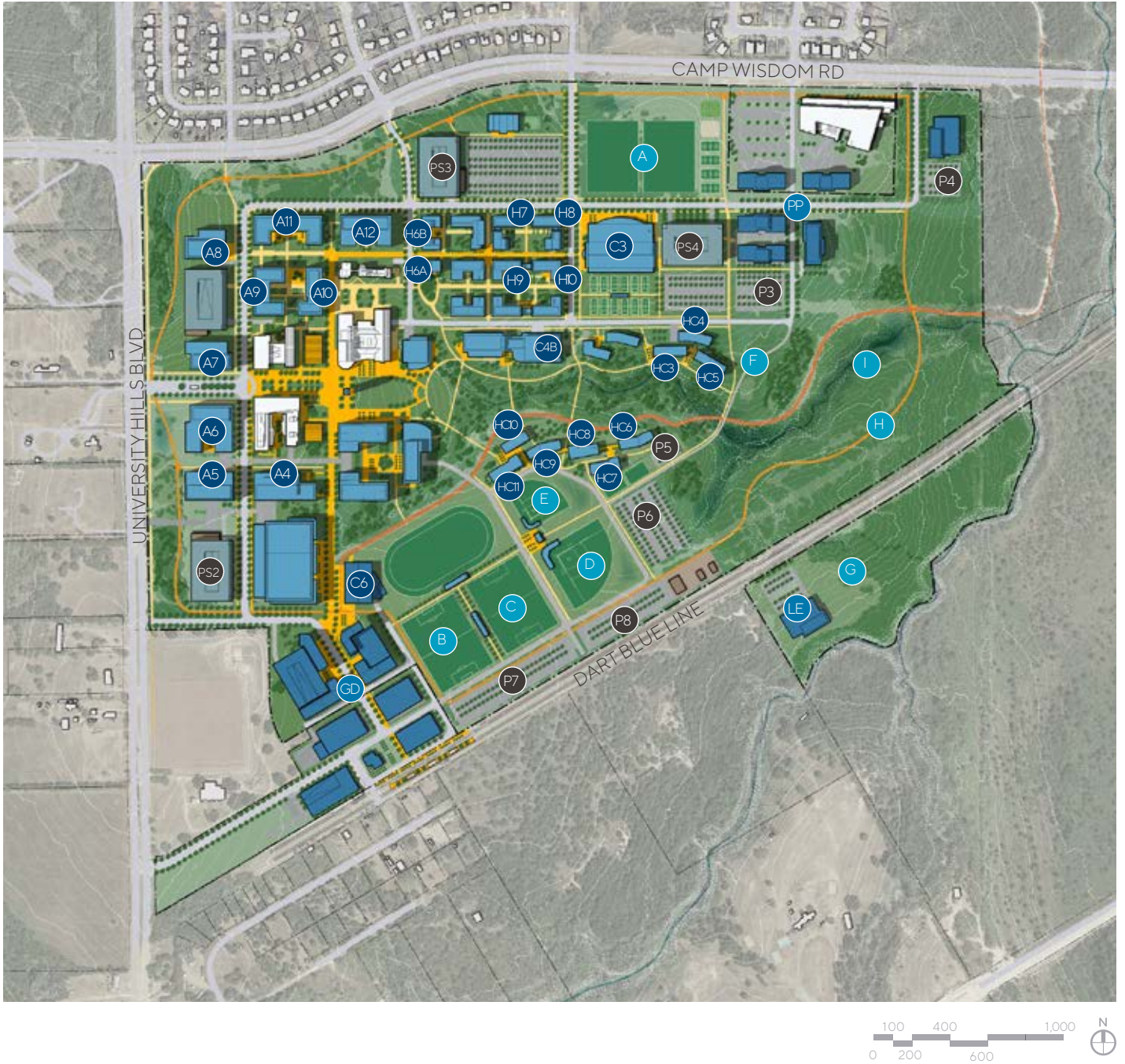
TABLE 5.2: PHASE 1B BUILDING PROGRAM

ID	Program	Levels	GSF
C5	Events Center (3000 seat)	-	150,000
TOTAL			150,000 GSF
ID	Parking	Levels	Spaces
PS1	Parking Structure (60,000 GSF)	5	800
TOTAL			800 SPACES

Phase 1B Non-Building Program:

- A. REALIGNMENT OF CAMPUS ROADWAY
- B. TRAILBLAZER PLAZA

FIGURE 5.3: CAMPUS AT 25,000 STUDENTS



CAMPUS AT 25,000 STUDENTS

Future long-term growth to accommodate 25,000 students will consist of development primarily located close to the promenade. The campus foreground, creek, and reserve areas will remain intact, with modest physical and maintenance improvements carried out to ensure connectivity and safety. At the 25,000-student milestone, the plan accommodates 2.9 million GSF of academic, administrative, and student support space, approximately 3,100 beds of student housing, and 5,800 parking spaces, 3,200 of which would be accommodated in three parking structures. Several important campus facilities are proposed to be added over time, including:

- University recreation center (C3) located near expanded student housing (H7-10) and recreation fields (A)
- Student apartment housing located along the creek (HC3-11). Additional infill housing with re-aligned road (H6A-B).
- Expansion of the learning commons (C4B)
- The athletics hall (21) and the athletics district (B-E) located adjacent to Trailblazer Plaza
- Service road across the creek (F)
- South parcel development (G)
- Stormwater capacity expansion (I)
- The perimeter campus loop (H) and connection to the Runyon Creek Trail

With investment in transportation demand management, parking demand may be reduced, particularly with anticipated growth in DART ridership and new mobility modes, mitigating the potential need for parking over the long term.

Full Buildout Non-building Program:

- A. RECREATION FIELDS
- B. SOCCER FIELD
- C. SOCCER FIELD
- D. BASEBALL FIELD
- E. SOFTBALL FIELD
- F. SERVICE ROAD EXTENSION
- G. SOUTH PARCEL PARTNERSHIP AREA
- H. CAMPUS LOOP
- I. STORMWATER EXPANSION AREA

Note: The athletics fields configuration shown is conceptual. Specific facilities may vary, and locations may change, depending on priorities. Potential location of athletics facilities off site will be explored as well.

CHAPTER 5 IMPLEMENTATION

TABLE 5.3: ADDITIONAL PROGRAM

CAMPUS DETAILS				
ID	Program	Levels	Beds	GSF
C3	Recreation Center	2	-	130,000
C4B	Learning Commons (Phase-2)	4	-	100,000
C6	Athletics Hall/Training Center	2	-	50,000
H6A	Housing - Suites	3	93	44,000
H6B	Housing - Suites	3	93	44,000
H7	Housing - Res Hall/Suites	5	277	90,000
H8	Housing - Suites/Apts.	5	275	90,000
H9	Housing - Suites/Apts.	5	275	90,000
H10	Housing - Suites/Apts.	5	219	80,000
HC3	Housing - Apartments	4	95	40,000
HC4	Housing - Apartments	4	95	40,000
HC5	Housing - Apartments	4	95	40,000
HC6	Housing - Apartments	4	95	40,000
HC7	Housing - Apartments	4	95	40,000
HC8	Housing - Apartments	4	95	40,000
HC9	Housing - Apartments	4	95	40,000
HC10	Housing - Apartments	4	95	40,000
HC11	Housing - Apartments	4	95	40,000
A4	Academic/Administrative	5	-	140,000
A5	Academic/Administrative	5	-	130,000
A6	Academic/Administrative	5	-	130,000
A7	Academic/Administrative	5	-	100,000
A8	Academic/Administrative	5	-	100,000
A9	Academic/Administrative	5	-	130,000
A10	Academic/Administrative	5	-	130,000
A11	Academic/Administrative	5	-	160,000
A12	Academic/Administrative	5	-	130,000
TOTAL*			2,087	2,228,000^{GSF}

*Only includes program after Phase 1B.

** Does not include Gilliam Academy GSF.

PARTNERSHIP DETAILS		
ID	Program	GSF
PP	Partnership-Gateway District	900,000
GD	Partnership-Gilliam Area**	450,000
TOTAL		1,350,000^{GSF}

REGIONAL LAW ENFORCEMENT CENTER			
ID	Program	Levels	GSF
LE	Reg. Law Enforcement Cntr.	2	140,000
TOTAL			140,000^{GSF}

PARKING DETAILS			
ID	Parking	Levels	Spaces
PS2	Parking Structure	5	800
PS3	Parking Structure	5	800
PS4	Parking Structure	5	800
P3	Surface Parking	-	120
P4	Surface Parking	-	75
P5	Surface Parking	-	75
P6	Surface Parking	-	400
P7	Surface Parking	-	300
P8	Surface Parking	-	350
TOTAL			3,720 SPACES

5.2 ACQUISITION BOUNDARY

FIGURE 5.4: ACQUISITION BOUNDARY



▲ Dallas Water Utilities not part of acquisition boundary.

..... ACQUISITION BOUNDARY

..... DART BLUE LINE

▭ DART STATION

ACQUISITION BOUNDARY AREA

The acquisition boundary is an effective long-term planning tool for university and community decision-making when particular parcels become available. The campus plan maintains the university's existing boundary within the campus property defined by Camp Wisdom Road to the north, University Hills Boulevard to the west, vacant property to the east, and the DART line to the south.

The university seeks to identify potential areas for campus expansion to accommodate continued enrollment growth. Future development could be an opportunity to brand the university area as a college district, and promote a walkable, mixed-use environment that supports increased campus enrollment, visibility, and accessibility.

The university will continue to work with the city and local organizations to encourage reinvestment in this area that can serve students, faculty, staff, and the broader community.

5.3 DESIGN REVIEW PROCESS



The university intends to establish a Design Review Committee (DRC) comprised of UNT System and UNT Dallas campus leaders. The purpose of the design review process is to ensure campus development is consistent with the principles and essential elements of the plan. The DRC will review and approve landscape, architecture, urban design, and wayfinding projects and improvements.

The landscape guidelines for the UNT Dallas campus will be prepared by the UNT System in concert with the campus as part of a larger system-level effort to develop in-depth design standards and guidance for future projects and campus plans. General guidance on landscape and open space for UNT Dallas can be found in the 2005 campus plan.

