



**UNT**<sup>®</sup>

UNIVERSITY  
OF NORTH TEXAS<sup>™</sup>

**CAMPUS MASTER PLAN  
2013 UPDATE**







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The 2013 Campus Master Plan Update is an update of the 2005 Campus Master Plan. This document references the previous plan for the purpose of understanding changes since 2005 and to look back at the growth and development of the campus. Elements of the 2005 plan which did not change have been fully integrated into the 2013 plan. This document replaces the 'Denton Campus Master Plan - 2005' for the purpose of moving forward with projects and furthering development of the campus. The Appendix includes a matrix comparing the Table of Contents of the two documents for reference.

## LETTER FROM THE CHANCELLOR



*One of the key values in our System Strategic Plan is summarized in a single word – Purposeful. We strive to be as intentional as possible in everything we do, not relying on chance to shape our services and our growth, but instead considering and choosing to pursue our very best opportunities.*

*Our beautiful UNT campus has grown over the years in size as the region and the University have grown. We've added facilities, housing, landscaping, and transportation services, but until 2005 there was not a carefully considered Master Plan to guide this growth. In the years since that master plan, many good things happened in the growth of the UNT campus, but some less ideal accidents of development, some less than purposeful decisions, occurred as well. This is a good time to update the 2005 Master Plan because we have some important opportunities. The City of Denton is growing and developing around us, the interstate highway is being rebuilt, and UNT can choose to shape its next stages of campus development in exciting ways. With this 2013 Master Plan Update we continue to strengthen our vision for our campus and you can feel the pride growing each year.*

*The UNT campus in Denton is blessed with a natural beauty that is very distinctive among Texas universities. Its hills and large trees and graceful historic buildings make an impressive home for one of Texas' largest universities. Residential growth on campus has brought an increase in pedestrian life on the streets and sidewalks, and cars are slowly moving to the edge of campus and into parking structures.*

*This plan recognizes some great opportunities to create a more unifying and consistent architectural language for our buildings. It proposes more distinct major entry points into campus, a well-defined campus perimeter to mark the special environment of a college campus, and a better central pedestrian path or park to knit the campus together.*

*I appreciate all the members of our UNT community who have participated in the development of this plan, along with the planning professionals who have assisted us. It is a plan we can be proud of and will help us continue to build and improve a great flagship university.*

A handwritten signature in black ink that reads "Lee F. Jackson". The signature is written in a cursive, flowing style.

Lee F. Jackson  
UNT System Chancellor



## LETTER FROM THE PRESIDENT

*From our humble beginning in 1890 as a teacher's training school to our standing today as the nation's 25th largest university, UNT is transforming itself into a university of the future.*

*Our progress is defined by growth and excellence, which are embodied in our state of mind and in our physical environment. UNT's strategic plan and four bold goals lay out our vision for education and research. Our new campus master plan lays out our vision for facilities. Both will help us to fulfill our mission to provide an excellent educational experience for our students.*

*UNT's new campus master plan will be the compass that sets our direction and points us to the future. This campus master plan is carefully thought out and is consistent with our priorities for academic excellence and growth.*

*I'm pleased that the master plan addresses the borders of the UNT campus, paying particular attention to creating a more visible "front door" to our campus. With expansion and upgrades being planned for Interstate 35E, UNT has an opportunity to create a first impression that cements its role as the largest, most comprehensive university in the North Texas region.*

*I'm glad I had the opportunity to participate in this process and I'm thankful for the efforts of the master plan team. I'm especially pleased with the input we had from our campus community, the Denton community and other interested parties.*

*The master plan is an important tool and we should not underestimate its power to inform and inspire us. I believe that as this plan is implemented, UNT's campus will become even better by being more efficient and more supportive of our mission to educate and serve the public.*

*Sincerely,*



V. Lane Rawlins  
UNT President









# INTRODUCTION 1







## 1

**"We're raising the stakes and embracing the challenge because we know that to continue attracting and cultivating ever-better students, we must be an ever-better institution. With this plan, UNT is focused on becoming a national research university that excels at teaching and research. You can't have one without the other to be truly great."**

Warren Burggren, UNT Provost


## INTRODUCTION

In mid-2012, the University of North Texas (UNT) embarked on a comprehensive update to the campus master plan, in conjunction with the newly adopted 2012-17 Strategic Plan. In the seven years since the adoption of the 2005 Campus Master Plan, UNT, like colleges across the state and the nation, has experienced: record numbers of high school graduates who are under increasing pressure to obtain a college degree; the economic roller coaster sending many older adults back to college in search of new skills to start a second career; and the rapid transformations in the delivery of education at colleges and universities. All of these changes translate to growth in enrollment and additional pressure on UNT's facilities to meet the needs of an increasingly diverse student body.

The 2013 master planning team was charged with developing a plan that would build on prior planning efforts, incorporating the many projects and improvements completed since 2005 as well as those currently underway. As an update, the 2013 plan relies on the detailed analysis and findings from the prior plan, except where changes since 2005 suggested the need to revisit a specific issue or area (like the Texas Department of Transportation Interstate 35 project which is about to commence). The result is a campus master plan that adds detail to early priority projects, and in some areas, a fresh vision about the long-range development of the campus and its character over the next 20 years and beyond.

Through guidance and direction from university and system leadership, along with input from students, staff, faculty, surrounding neighborhoods and Denton community, the update required a full year of inclusive planning, consisting of meetings, workshops and open forums.



A photograph of a group of graduates in black caps and gowns. In the foreground, a young woman with dark hair is smiling and looking towards the right. Behind her, several other graduates are visible, some looking in the same direction. The background is slightly blurred, showing a green wall and more graduates.

*A green light to greatness.™*

**MISSION** : UNT is a major public research university deeply committed to advancing educational excellence and preparing students to become thoughtful, engaged citizens of the world.



**“The strategic plan and the new theme line aren’t just about increasing our quality and cultivating our image. They also represent our ultimate promise to students: To be a place where you can become the best because of all that we provide.”**

V. Lane Rawlins, UNT President

## STRATEGIC PLAN 2013-17

Continuing the journey to greater excellence, the University of North Texas (UNT) unveiled a new five-year Strategic Plan in February 2013. The “2013-17 Strategic Plan: A Green Light to Greatness” set four “bold” goals aimed at helping UNT provide the best education and to become one of the best public research universities in the nation. The Strategic Plan sets the direction for planning by determining *what* is needed. The *where* and *how* these needs will be met by the campus physical plan. The 2013 Master Plan Update supports the following Strategic Plan Bold Goals:

Goal 1: Provide the best undergraduate educational experience in Texas.

Goal 2: Provide superior graduate education, scholarship and artistic endeavors, and achieve status among the nation’s tier-one research institutions.

Goal 3: Become a national leader among universities in student support, employee relations, operational effectiveness and service to constituencies.

Goal 4: Establish UNT as a nationally recognized, engaged university and regional leader by building and expanding mutually beneficial partnerships and resources.

As a comprehensive public research university providing a top quality education in one of the nation’s largest, most dynamic regions, UNT will be celebrated for its academics, arts and athletics. UNT will be a diverse and inclusive institution, creating knowledge and innovations that will shape the future while cultivating excellence in the next generation of scholars and leaders for the global community.







**“The stewardship of this special place and the continuing creation and evolution of these places is the ultimate purpose of the master plan.”**

James M. Maguire  
UNT System Vice Chancellor for Facilities  
Planning and Construction and Chief Architect

## GOALS + PRINCIPLES

A master plan physically expresses the mission of the University. The plan must be forward-looking and, at the same time, based on today's pragmatic realities. It must balance a visionary and realistic approach to the growth and future development of the campus. To focus and ground the planning process, goals were established for the 2013 update as follows:

Master Plan Goals:

- Support strategic initiatives and the Strategic Plan's "bold" goals
- Accommodate enrollment growth
- Enhance campus circulation and connectivity
- Improve campus identity and sense of place (especially at gateways and edges)
- Reinforce UNT campus character, quality and sense of place, with integrated design standards for architecture, landscape, hardscape, site furnishings, lighting and sustainability

This plan update builds on and advances the framework established by the 2005 Campus Master Plan, strengthening and reinforcing the principles underlying past campus plans, while addressing the changing needs of today's campus and projections for the future. The 2005 plan aimed to accommodate 41,000 students by 2015, while the 2013 update anticipates 45,000 total enrollment beyond 2020 (current enrollment at the start of this plan update was 36,000). In conjunction with the master planning process, UNT undertook a Campus Space Assessment to confirm the enrollment growth projections and better define the academic, research and student life facilities required to support that growth.





## VISION

The task of creating PLACE, an appropriate setting for the experiences of students on their academic and personal journeys, demands a VISION of a transcendent environment equal to the transformation that is the educational process.

The master plan is the tool for shaping and guiding the evolution of the campus as a place that can support this transformation while also addressing the pragmatic concerns of high-performance buildings; durable materials; beautiful outdoor space; efficient land use; appropriate utility system support; excellent transportation; infrastructure for pedestrians, bicycles and vehicles; and provisions for development into the future. The careful application of the principles of the

plan is critical in creating places for the intense academic experience and personal growth that support the University's mission. The stewardship of this special place and its evolution is the ultimate purpose of the master plan.

This vision of the campus was established through the collaborative efforts of the planning group, administrators, faculty, staff, and most importantly, students, with the goal of supporting the mission of the University and its goals for the future.



# PRINCIPLES

Active planning must be guided by a consistent set of values and principles, against which all concepts and proposed solutions are measured. These principles are the foundation for any revisions to the plan and will guide the development of updated design standards. The planning team, based on its understanding of UNT's values, goals and objectives, developed three primary principles to guide the 2013 planning effort as follows:

## I. VISION DRIVEN BY THE UNT MISSION

- Ensure best undergraduate education
- Plan for growth
- Support excellence
- Connect with our community

## II. REINFORCE + UNIFY CAMPUS IDENTITY

- Establish unique sense of place and tradition
- Organize framework of connected landscaped malls, quadrangles and courtyards
- Honor campus character and quality with integrated design standards for architecture, landscape, hardscape, site furnishings, lighting and sustainability
- Integrate student life to make the campus a vibrant place to live, play and study

## III. RESPONSIBLE AND SUSTAINABLE

- Support pedestrian-oriented campus with multi-modal transportation systems
- Plan for investment in new and existing facilities to conserve resources
- Support UNT green goals with standards for resource-efficient buildings and landscapes









The process began in May 2012 with data gathering, a site visit and a kick-off workshop to observe the changes made on the UNT campus over the previous seven years, as well as noting where improvements are still needed. This initial analysis included updating the existing conditions plans by identifying the recommendations of the 2005 plan that had been implemented and completed; and projects that were in the design or planning phases. All of these projects were to be included in the 2013 master plan. As the master planning was starting, the Strategic Plan was being completed and a Campus Space Assessment Study, identifying space and facilities needs, was well underway.

Four workshops were held on campus over the course of the planning process, culminating in open forums in February 2013 for students, faculty, staff and community at large. Starting with the Observations phase of the planning process, the Master Planning Group developed the principles on which the effort would be based. Analysis of all aspects of the campus (circulation, transportation, land uses, parking, etc) provided the framework for understanding the organization of the existing campus.

Focus sessions on specific topics were held on resident life, landscape and open space, sustainability, parking and transportation and athletics. During the course of the planning process, community workshops were also held to open lines of communication and address concerns about the university's future plans.

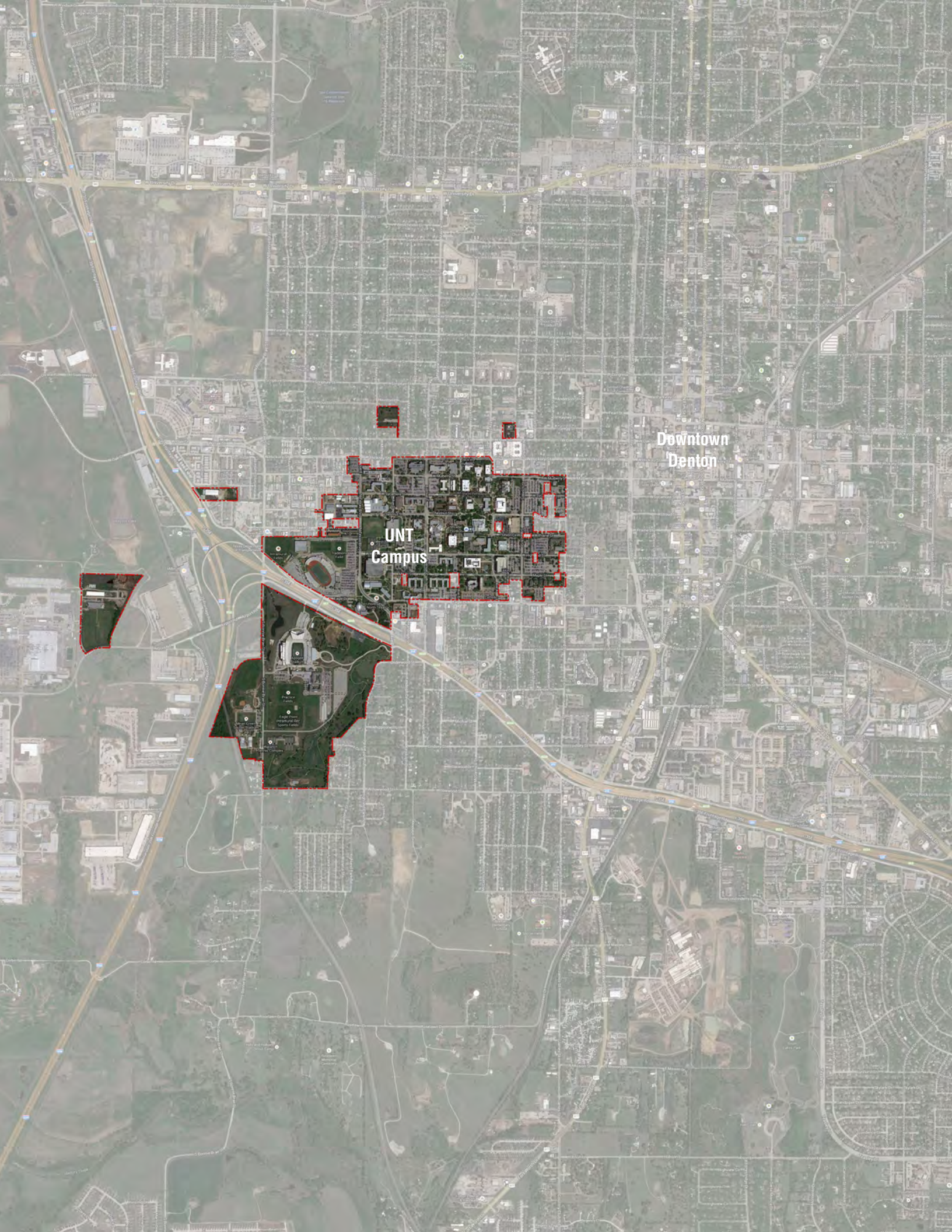
The planners' central challenge was how to connect the pedestrian-oriented center of the campus to its surroundings, including the Eagle Point precinct area on the south side of Interstate 35, downtown Denton and the new transit center and A-train connection to Dallas. That effort began with the 2005 campus plan recommendation for a pedestrian bridge over I-35. The construction of that bridge began as the master planning

was getting started. One of the goals set for this plan was to assist the university in integrating the new bridge into existing and future campus circulation patterns. As a result, much of the planning focused on the southwest corner of the campus, studying the North Texas Boulevard Gateway area, Fouts Field and I-35 edge. The 2013 plan also incorporates the Texas Department of Transportation's (TXDOT) preliminary plans for the I-35 expansion/improvement project along with UNT's recommendations for modifications. These recommendations include: a proposed traffic circle to connect the new hotel and stadium parking with the relocated North Texas Boulevard bridge over I-35 (south of the interstate); and proposed improvements along the frontage road between Avenue C and North Texas Boulevard to create a sense of identity at this gateway to the campus and support the potential for a partnership redevelopment project in the Avenue C area (north of the interstate).

In February 2013, the draft plan was presented for feedback and discussion in open forums held on campus for faculty, staff, students and Denton community. The UNT Master Planning Group reviewed and confirmed phasing priorities and the draft plan was finalized. In March 2013, the draft of the final master plan was reviewed by the President and the System Chancellor, prior to developing the final plan documents.

In April, the Chancellor, President and Associate Dean of the College of Visual Arts and Design participated in "Campus Dialogue: Traditions and Transformations," a lively panel discussion with faculty, staff and students about campus aesthetics, materials, architectural style, landscape and overall character. The 2013 design guidelines were drafted with input from that dialogue. The final plan was submitted for approval by the UNT System Board of Regents at the August 2013 meeting.





UNT  
Campus

Downtown  
Denton



# OBSERVATIONS **2**







## 2

**“To acquire knowledge, one must study; but to acquire wisdom, one must observe.”**

Marilyn Vos Savant  
American columnist and author

## CAMPUS OBSERVATIONS

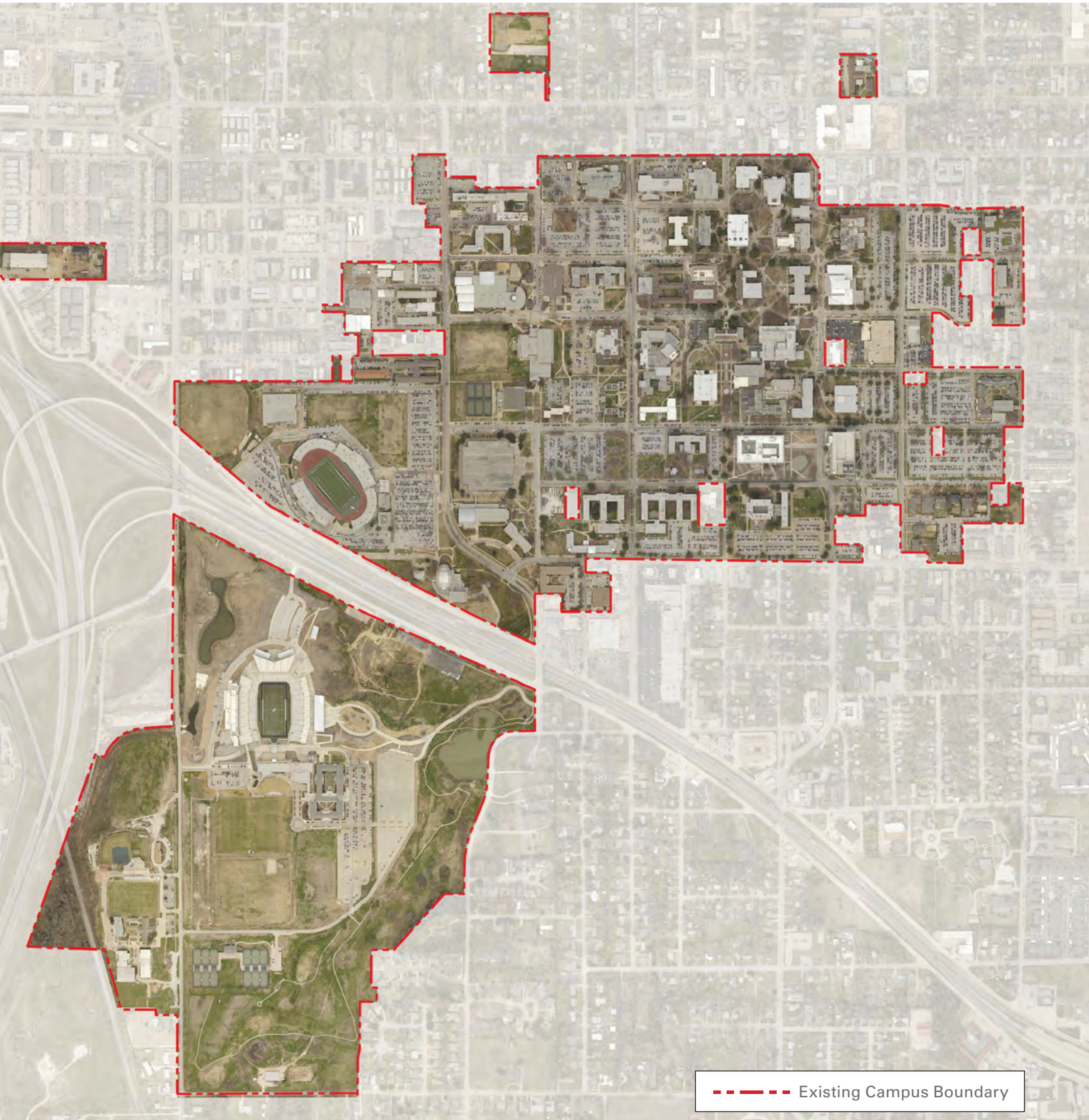
The master planning process started with observations, data gathering and analysis of the existing conditions and context. The 2013 Master Plan Update focused on the changes subsequent to the 2005 Campus Plan. The data, analysis and observations from 2004-2005 that were still considered valid and relevant were not repeated. However, some of the planning anticipating future changes on the campus (such as the I-35 expansion) required re-evaluation, as these impacts are starting to be felt. Other changes could not have been foreseen in 2005, such as the economic recession and its impact on enrollment or the exponential growth in online classes (which to date, has not reduced the number of students coming to campus).

As far back as 1998, the UNT master plans have considered the potential impact of technology on enrollment trends, including increasing numbers of part-time and non-traditional students. Although technology has affected learning and teaching methods, students still seek out the bricks-and-mortar campus, and a significant portion of online classes are taken by students who also attend traditional classes on campus. Enrollment must continue to be monitored and assessed, and the timeline for implementation of the master plan should be adjusted as needed to meet associated facilities needs.

### ANALYSIS + OBSERVATIONS

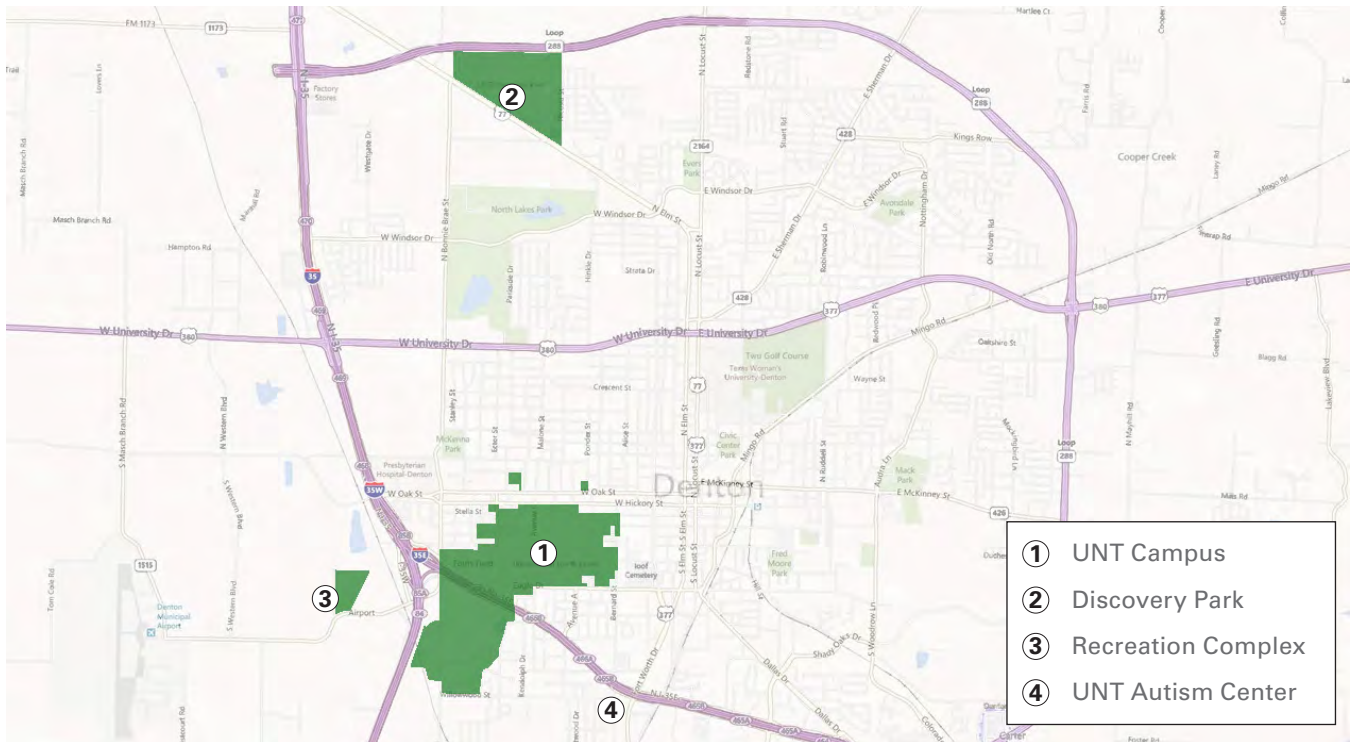
The 2013 plan update started with analysis of the 2005 Campus Master Plan, which had guided development of the campus successfully over seven years. That evaluation determined that the previous plan was fundamentally sound and most of the content could be carried forward. However, areas of the 2005 plan could be strengthened and recent changes in the planning context warranted an update.





Aerial photograph of campus





The 2013 update is limited to the campus in Denton and does not include Discovery Park or other UNT-owned property outside the main campus.

In identifying the need for updating the campus master plan, the University cited several areas where conditions or priorities have changed or where the 2005 plan needed strengthening, including the following:

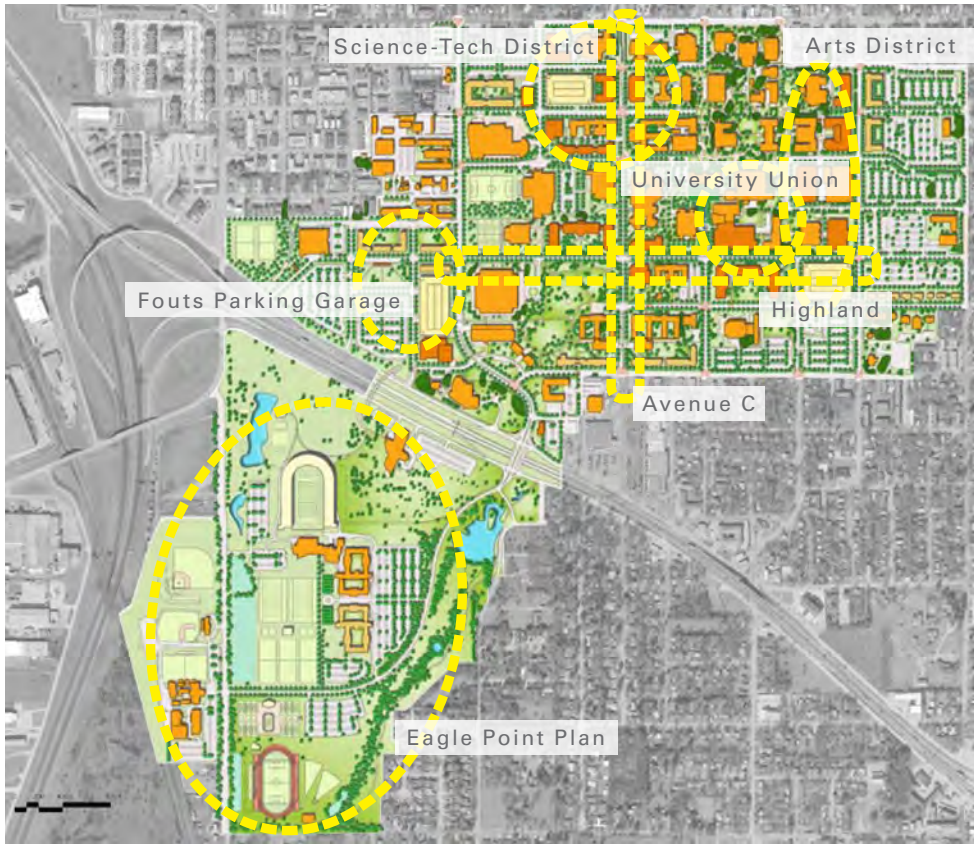
- Growth: to accommodate increasing the enrollment target by 4,000 students; reflect the results of the space assessment needs study; support strategic goals including increased research; and evaluation of the land acquisition boundary
- Housing: capacity, needs and options
- Pedestrian and traffic circulation and parking: suggested street closures and I-35 expansion impact, especially on campus gateways
- Architectural and Landscape design guidelines: Strengthen design language for building design, open spaces, entryways and campus perimeter
- Sustainability: Continued emphasis on sustainable principles including building preservation.

The detailed data gathering, documentation and analysis completed in 2005 (available for reference in the 2005 Campus Master Plan document) includes the following:

- Historical development of the campus
- Existing building inventory, types, character
- Existing housing conditions and unit types
- Educational programs assessment
- Traffic counts, parking counts and utilization analysis, and parking demand analysis

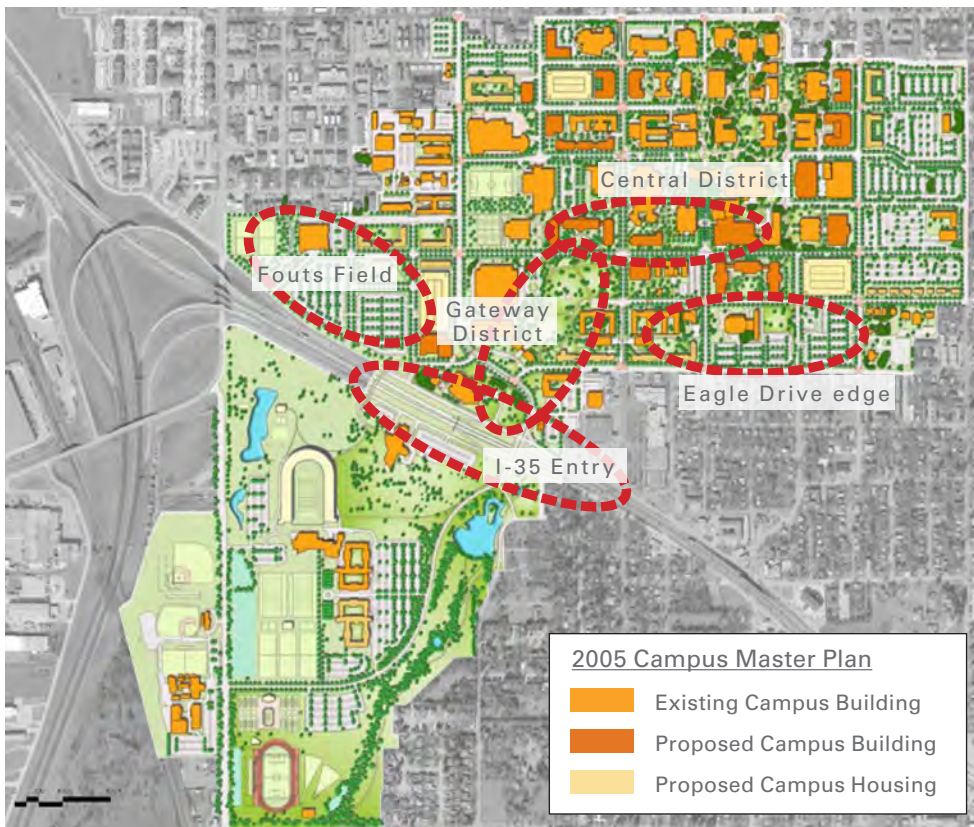
This work is still valid and relevant, so the 2013 update builds on the earlier analysis, but also works with new projections. To confirm UNT enrollment goals and projections, support the 2013 Strategic Plan and identify specific facility needs for the next five years, the University undertook a Campus Space Assessment study. This analysis of physical space on the Denton campus is intended to help the University better understand its needs.





At left top:  
2005 Campus Master Plan highlighting areas incorporated into 2013 Plan with little or no change.

- Arts district
- Science-Tech district
- University Union master plan
- Parking garage sites
- Street Improvements
  - Highland
  - Ave C
- Eagle Point Plan



At left bottom:  
2005 Campus Master Plan highlighting areas to be reconsidered in the 2013 Plan Update.

- I-35 Entry area
- Gateway district
- Central district
  - Library master plan
  - Music facilities needs
- Eagle Drive edge
- Fouts Field

## 2005 CAMPUS MASTER PLAN

The 2005 Campus Master Plan for the University of North Texas set a development strategy and vision for the University's Denton and Eagle Point campuses looking toward 2020. The plan includes projections for academic facilities, housing and parking facilities for the target enrollment of 41,000 students. It offers an open space and landscape framework, building siting recommendations, circulation and parking recommendations, architectural and landscape guidelines and a general implementation strategy. The master plan was intended to provide a framework for decision-making as the University moved forward with a 2004 Strategic Plan outlining major new program and facilities initiatives to support planned growth.

### *2005 Plan Goals*

Goals identified for the campus master plan in 2005 that are still relevant include the following:

- Develop a master plan based on sustainable design principles
- Develop a vision that supports the academic and research mission of the university
- Develop an open space framework to accommodate future growth
- Engage the Denia neighborhood and the City of Denton to transform the campus into a unique district within the city
- Develop an integrated transportation strategy
- Develop strategies to integrate the Eagle Point with the main campus
- Establish campus boundaries and consistent design guidelines for architecture and landscapes
- Provide the services and amenities to support the various population groups of the university

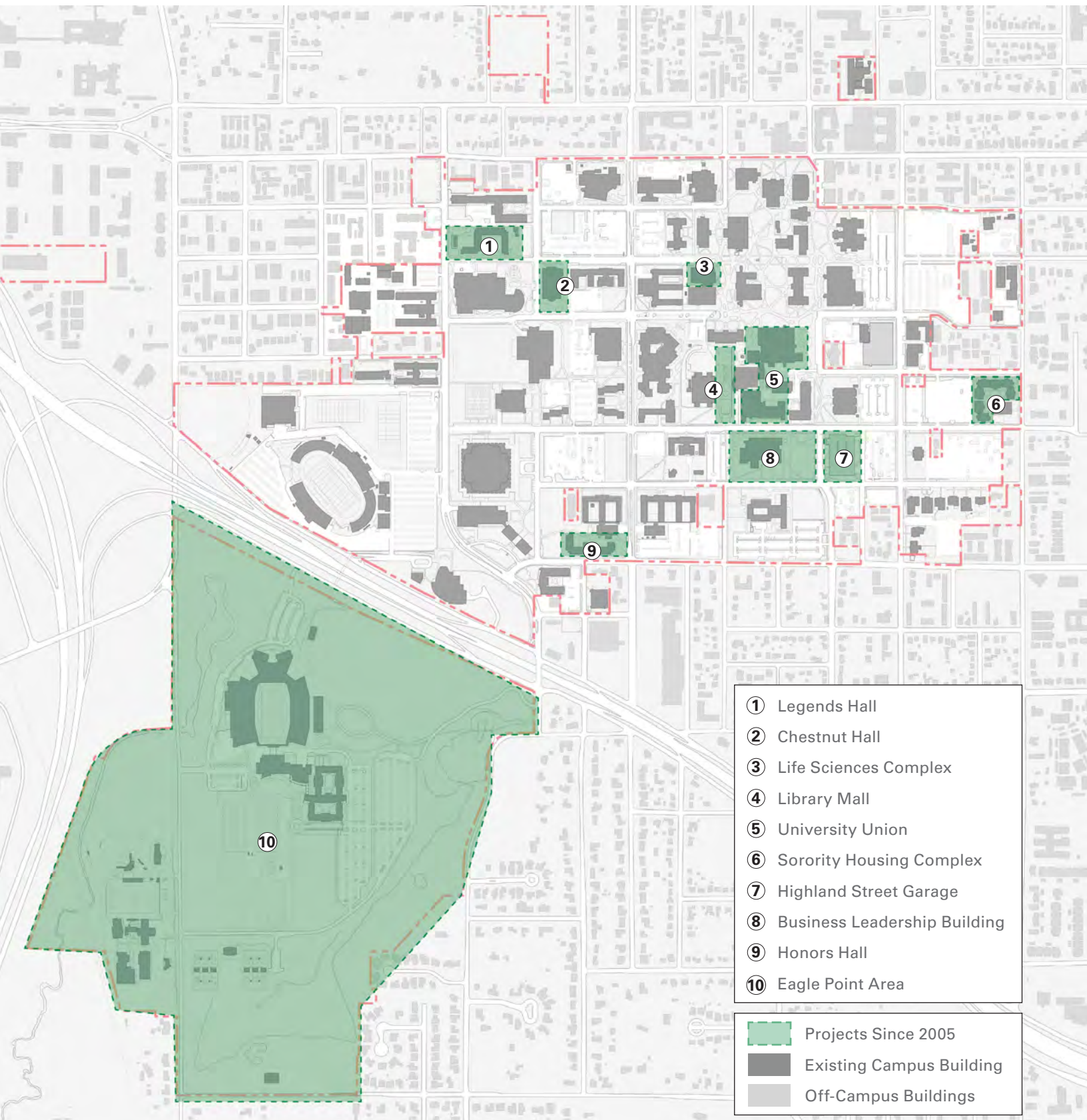
### *2002 Plan Goals*

The 2005 plan was based on the underlying framework of the 2002 plan which established a strong framework for campus development. Therefore, the 2005 planning process began with the goals and objectives from 2002, as follows:

- Increase of 50 percent growth in facilities on the Denton campus
- Maintain a walkable campus by keeping academic facilities within a 10-15-minute walk
- Respond to the needs of nontraditional, married, adult and full-time/part-time students
- Balance distance learning, off-campus learning centers, other "connectivity" options
- Promote collaboration by integrating undergraduate and graduate learning, research and faculty with academic facilities
- Identify land acquisition priorities; public/private redevelopment opportunities
- Establish environmentally sensitive, pedestrian-oriented connections with parking on the perimeter, restricted traffic in the core
- Provide for high-quality landscape and visual unity through attractive campus gateways, defined campus edges, and continuity of pedestrian and landscape spaces
- Supply architectural guidelines for scale, materials and design objectives

It is worth noting the continuing themes underlying more than a decade of planning: pedestrian-oriented, walkable environments, with high quality open space and landscapes. While each plan addresses growth and the changes of different time periods, both the 2002 and 2005 plans focus on improving the quality of the campus environment through similar priorities.





Projects completed since 2005



2005 PLAN IMPLEMENTED

The 2005 Campus Master Plan successfully set the direction for development on the campus and a significant number of its recommended building and site improvement projects have been completed. In 2007, Chestnut Hall was opened and Legends Hall and Honors Hall added more than 700 units of student housing.

In 2005, the University acquired 17 acres south of I-35, previously the site of Liberty Christian School, now part of the Eagle Point campus. In 2005, Victory Hall student housing and the new Athletic Center opened and the next phase of development continued the implementation of the athletics master plan, adding tennis courts and practice fields, along with repurposing existing school buildings to support the UNT program.

In 2008, UNT became the first large public university in Texas to sign the American College and University Presidents Climate Commitment. This resulted in new standards for the sustainable construction of UNT facilities under the United States Green Building Council (USGBC) Leadership in Energy & Environmental Design (LEED) standards. The Life Science Building, Business Leadership Building and Highland Street Parking Garage completed in 2010 and 2011 earned LEED Gold. Also in 2011 the new Apogee Stadium and parking, with the signature Eagle Point wind turbines, opened earning a LEED Platinum rating.

The Library Mall improvement may have been the most transformative project to come out of the 2005 plan, dramatically enlivening that space. A new master plan for the library was also completed, as well as a master plan for the University Union Expansion, and improvements to the University Union facility are now underway.



Apogee Stadium

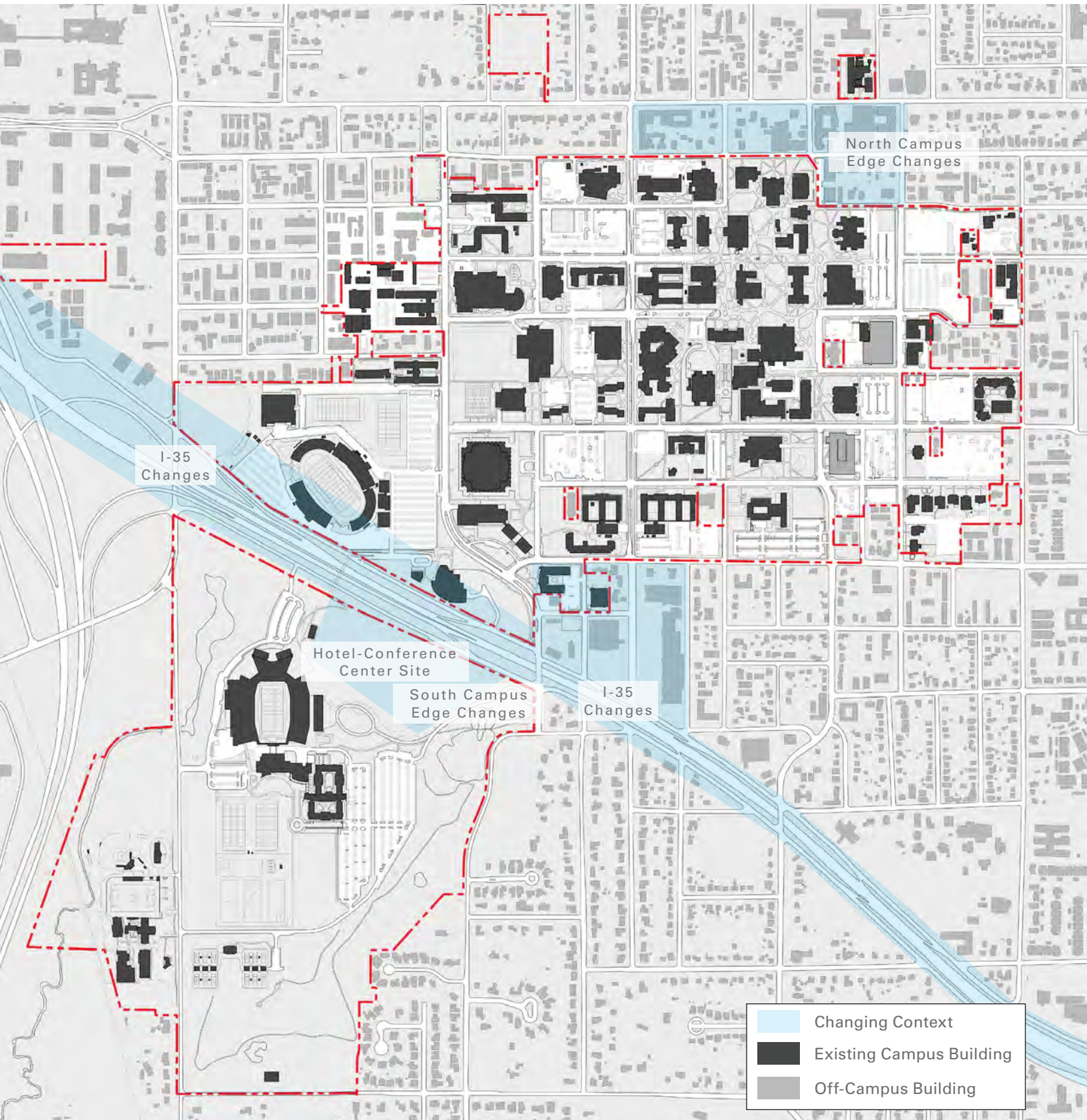


2005 vision for Library Mall



Completed improvements to Library Mall





Existing campus plan, 2013



## CAMPUS CONTEXT CHANGES

The histories of the University of North Texas campus and the City of Denton have been intertwined since the new teachers training school or normal college was established in 1890. Originally, the campus was served by trolley lines on Hickory Avenue and Avenue C, providing a direct connection to downtown Denton to the east. Today regional transit is increasingly important to the campus, including the light rail A-Train connecting Denton to Dallas and the Link connection from the Denton County Transportation Authority (DCTA) station to downtown and the campus. Even though transit options have expanded, Interstate-35 continues to be the major driver of growth for both the campus and the city.

### *Northern Campus Edge Development*

The northeast edge of the campus abuts three historic districts: the Oak-Hickory Historic District, Fry Street District and West Oak Historic District. Since 2005, these neighborhoods have witnessed several new development projects, including student housing and mixed-use buildings incorporating ground-level commercial/retail and structured parking. While the proposed projects present concerns for these historic neighborhoods, they can be seen as complementary to the growth of the campus by offering the town-gown interaction sought by students. The University and city meet regularly to develop collaborative approaches to encouraging desirable, quality new development (or redevelopment) near the campus, while minimizing impacts on the adjacent residential neighborhoods and historic districts.

### *Southern Campus Edge Development*

South of I-35, the campus is adjacent to Denton neighborhoods whose residents actively turned out for the community workshops associated with this update. The 2005 planning team concentrated much of its efforts on this precinct, working with the adjacent Denia neighborhood. Accordingly the 2013 update did not restudy this area and the

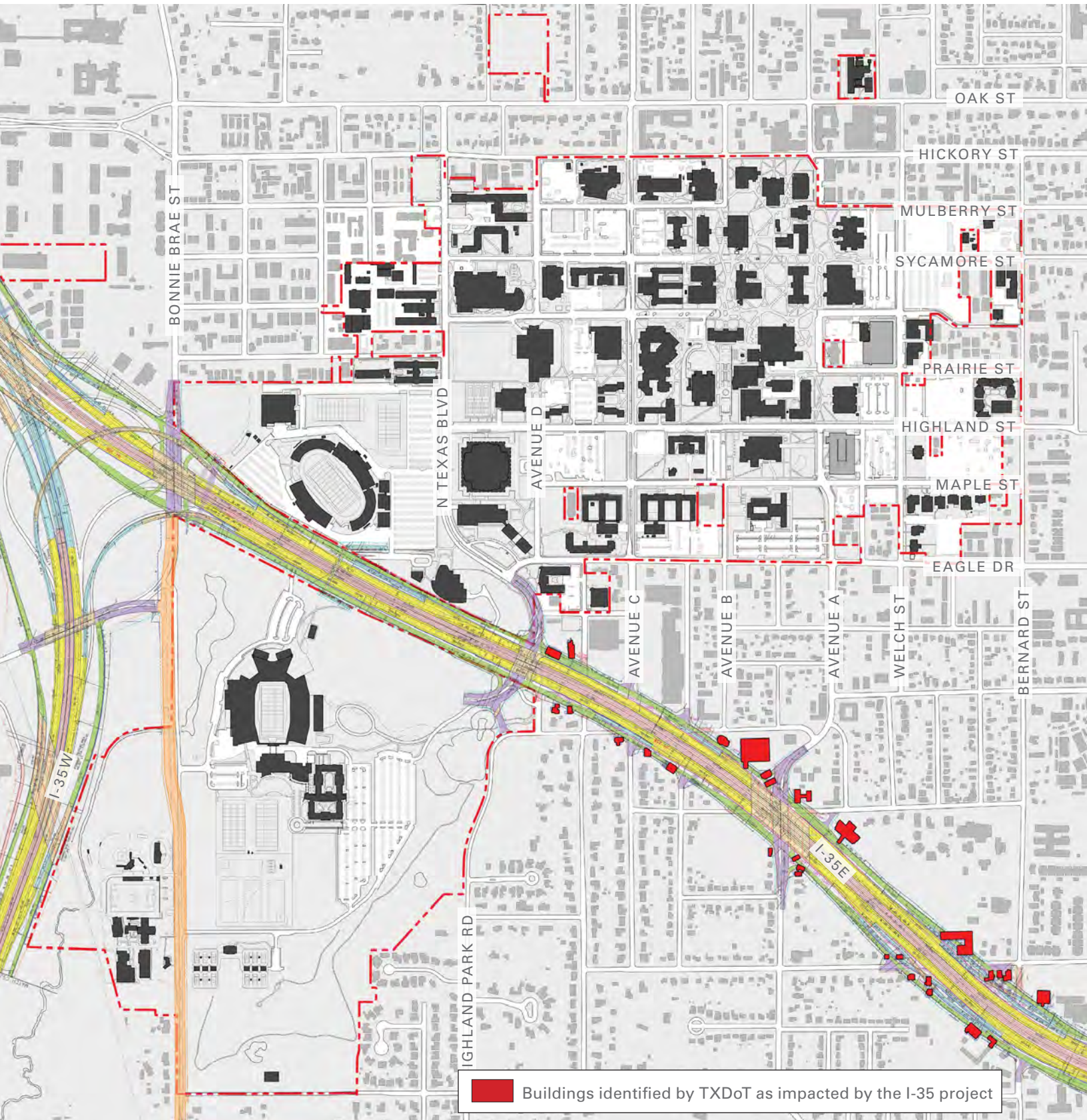
plan reflects implementation of the earlier plan. Consistent with the 2005 plan, a new hotel and conference center facility along the I-35 south frontage road is in the development and approvals phase with the city. This project is a private-public partnership that complements the stadium use and other UNT programs.

### *I-35 Expansion Impacts and Opportunities*

The future I-35 expansion and modernization project was reflected conceptually in the 2005 plan. But now that the I-35 plans are further developed and the project is moving into the implementation phase, the campus master plan must respond to the changes considering both the immediate and longer-term impacts in many areas including: on campus access and circulation, gateways and identity when approaching the campus, and the overall campus edge and future growth and development opportunities along the interstate.

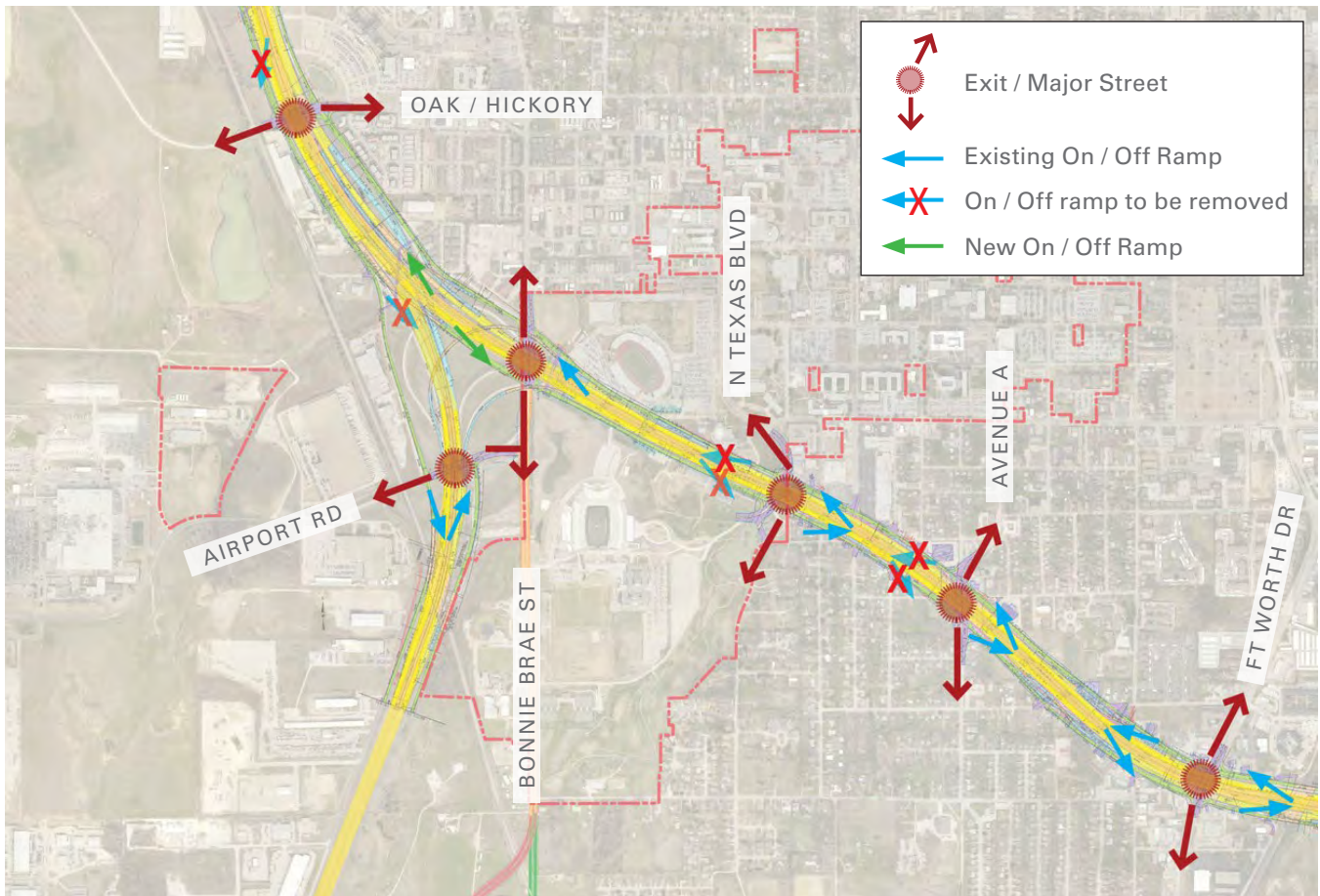
The Texas Department of Transportation (TXDoT) will expand the I-35 corridor between Dallas and Denton. This \$4.8-billion project will improve and widen 28 miles of the highway, including the entire frontage along the UNT campus and its interchange with I-35W. Currently two lanes in each direction, the interstate will be expanded to four regular and two toll/HOV lanes in each direction. As a result, some properties will be acquired for the expanded right-of-way (ROW). No University facilities will be affected by the proposed ROW expansion and the updated campus plan incorporates the new ROW into the campus edges. Generally, the I-35 improvements will increase safety by elongating on and off ramps to allow for better transitions. The current plans show some exits relocated and others completely removed. Once these changes are fully implemented, the primary campus exits coming from the south will be Avenue A, North Texas Boulevard and Bonnie Brae; and from the north, Bonnie Brae. Notably the bridge at North Texas Boulevard will be reoriented (shifted west to be perpendicular to the interstate) and access reduced.





I-35 expansion and City of Denton Bonnie Brae roadway improvements





I-35 exit configuration changes

In addition to the I-35 changes, the City of Denton is currently planning to improve Bonnie Brae. With these changes realized, this edge of campus will provide an increasingly important access to the University. The planned changes are illustrated in the graphic above.

As previously mentioned, the I-35 project will require TXDoT's acquisition of additional rights-of-way (see the map at left) and TXDoT has identified several locations where whole parcels will be acquired and frontage buildings (gas stations, convenience stores and fast food restaurants) removed. These changes suggest there may be an opportunity for improvements at the interstate exit and frontage road, such as identity elements (UNT signage, streetscaping, etc.).

There may also be opportunities for new development or redevelopment of the older, less attractive commercial areas along the frontage road. New development oriented to the campus (and not just the interstate), would add to the image of the University as an active, vibrant place to live, work and study. Mixed-use development could include retail, restaurants, hospitality and entertainment uses (which attract students and make living on campus, near these amenities, more desirable) and offer a range of housing options for graduate students, young faculty or retirement housing for UNT alumni. Private sector development of multi-family housing, oriented toward students, has continued around the campus and developer and investor interest will only increase as the campus grows and the I-35 improvements are completed.





Signage monument marking the entrance to the campus at the North Texas Boulevard exit/entrance from I-35.



This monument on Avenue C and Chestnut welcomes visitors to the Hurley Administration Building but expansion to the west has resulted in this 'gateway' being located in the middle of the campus.



IDENTITY + GATEWAYS + EDGES

UNT identity is most evident along the interstate, defined by a combination of monument signs, notable landmarks and views across green open space into the campus. These views of the campus convey substance, commitment to sustainability and a Texas-sized love of sports. But much of this frontage is also cluttered by parking lots, utility poles and the I-35 frontage road. Arriving from the north, the UNT Mean Green brand is reinforced by the new Apogee Stadium signage and views. But visitors from the south (coming from Dallas) will not see the campus until they have passed the first two exits signed for UNT access, and then the Murchison Performing Arts Center sign identifies the landmark and the campus. This edge of the campus along I-35 (adjacent to Fouts Field) looks very tired, but the new pedestrian bridge is a welcome improvement.

Well-defined campus gateways establish a front door and reinforce University identity or brand, aid in wayfinding and reinforce a sense of place. The entrance ramp from the freeway to North Texas Boulevard is well signed and welcoming, and the monumental character of the Gateway Center sets a strong tone for the campus. However, most streets leading into the campus do not have formal markers (see map pg. 56 for streets and gateways) or UNT identity signage. There are no formal gateways welcoming visitors on the city side of the campus (Hickory or Welch Streets or Eagle Drive) and minimal signs identifying the campus street entrances or edges. There is a beautiful gateway on Avenue C at Chestnut Street (where visitors to the administration building park) but this is buried well within the campus.

The UNT campus would benefit from the addition of consistent identity-gateway and signage elements at each entrance. Ideally, major gateways would include provisions for visitors, such as visitor parking permits, maps and campus guides for pedestrians, cyclists and campus transit.



UNT signage along the south side of the I-35 frontage

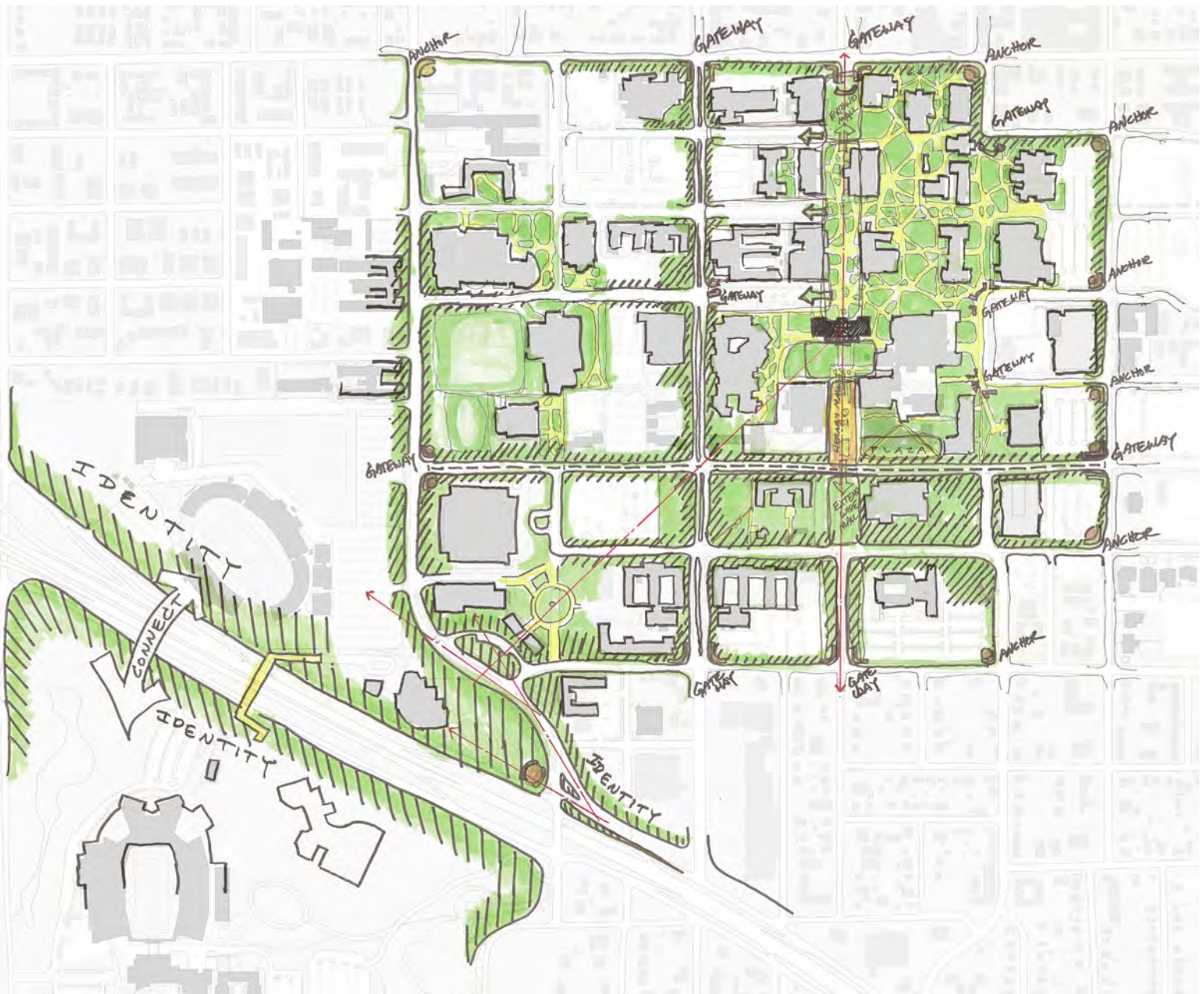


Stadium identity along I-35 from the north approach to campus



UNT identity from I-35 frontage at the southern edge of the campus.





Campus Edges + Identity + Gateways concepts diagram illustrating:

- UNT 'green' identity along the interstate and the need for improved visual and physical connectivity
- the perceived campus 'edge' which should be 'greened' with additional street trees and landscape \
- locations for identity elements to 'anchor' campus corners
- locations for identity + gateway elements to mark entrances into the campus



## CAMPUS EDGES

The most visible public edge to the campus is adjacent to I-35 where a combination of landmarks, signs and monuments, along with views across mostly green open space with sports and rec facilities conveys the UNT “green” brand. But parking lots, utility poles and service drives around the other perimeter edges detract from campus views and any sense of nature on the campus edges.

In most areas, the UNT parking lot restriction signs are the most visible evidence that you have reached the campus. With the exception of the southern approach from the interstate, streets leading into the campus do not have gates or formal markers. Sidewalks with a planting strip between the street and sidewalk extend around most of the campus. The east, south and west edges of the campus are dominated by parking lots, where a consistent landscape buffer is lacking. Low walls or fences to screen the lots while maintaining sight-lines for security could dramatically improve these campus edges. The addition of consistently spaced street trees and UNT-standard pedestrian-scale lights with banner poles could make a big difference on the major streets lining the edges of the campus.

Hickory Street is the historic northern edge of campus leading into downtown. This tree-lined, active college street provides a shady edge to the campus but would benefit from more consistent street lights, paving, and landscaped buffers at parking lots. The northeastern corner of the campus is being transformed by new development with street level retail and student housing above. This area offers opportunities for the University and city to encourage a higher-quality, mixed-use district directly adjacent to the campus arts precinct. The planned College of Visual Arts and Design Building could also be an opportunity to engage the town-gown edge and create a unique pedestrian gateway into the campus.



UNT parking signs mark the northwest corner of the campus.



Welch Avenue, parking lots on the east edge of the campus.

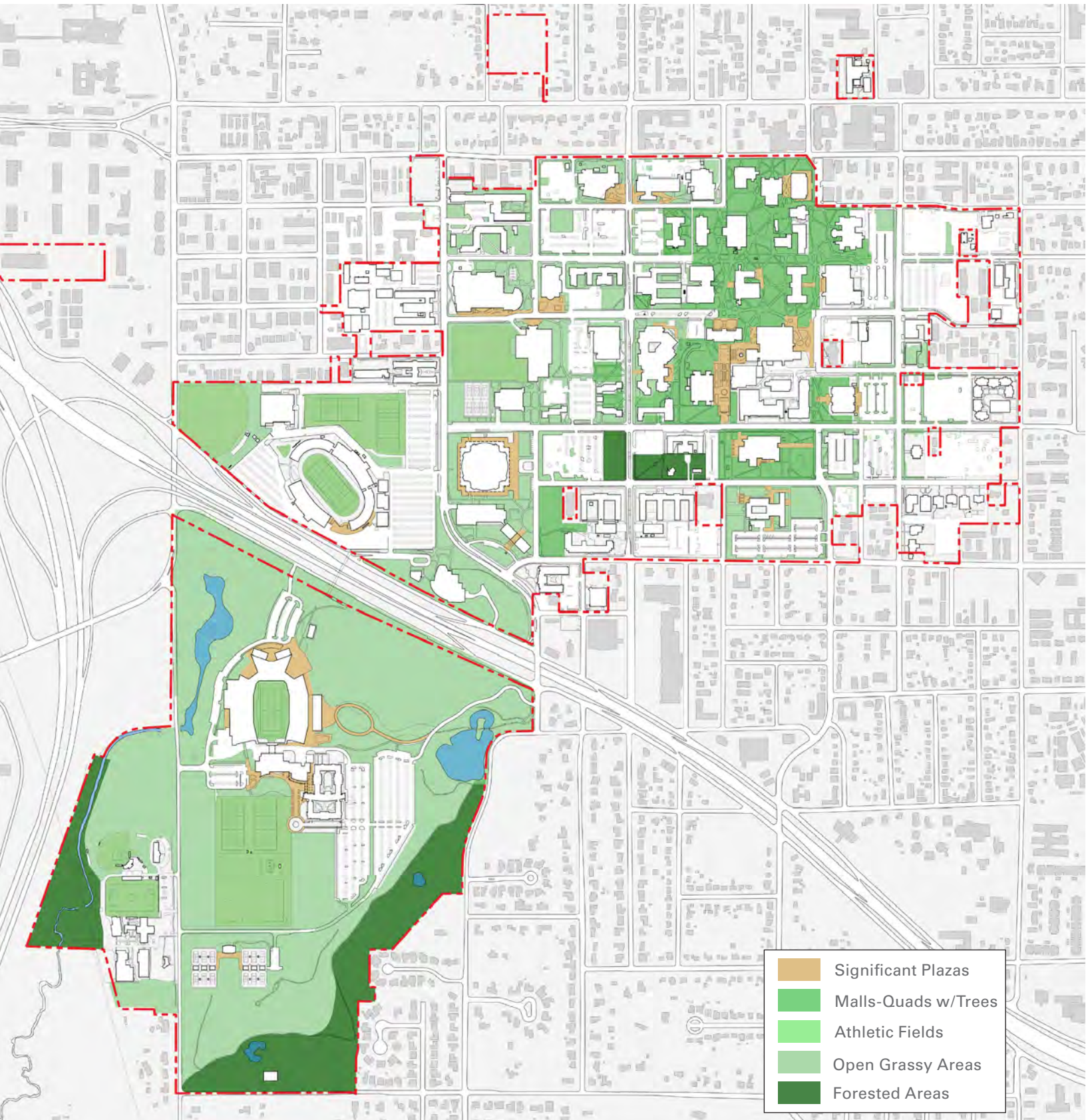


Avenue C at Eagle Drive on the south edge of the campus.



North Texas Boulevard





Existing campus open space types



## OPEN SPACE

The master planners and landscape architects toured the campus to evaluate the existing landscape character, including its condition as well as the edge and gateway definition. They assessed the arrangement of open spaces and landscape elements, and special outdoor features.

The team noted the changes made since the 2005 plan, including the library mall and implementation of sustainable practices such as water conservation, rainwater harvesting, tree locations and planting materials, species selection, massing and overall landscape development. Several highly sustainable projects have been completed since 2005, and the landscape around these projects varies in quality and type from the rest of the campus. Revisions to the landscape design standards to incorporate current best practices and sustainability principles, while retaining the unique character of the campus, could facilitate greater landscape consistency.

While some progress has been made since 2005, in most areas of the campus, the earlier plan's landscape goals for campus development still need to be applied, including the following:

- Better define attractive edges and gateways
  - Add trees, plantings
  - Improve sidewalks and paving
  - Direct visitors with signage and banners
  - Welcome with signage, entry portals
  - Install pedestrian-scale lighting
- Reinforce and extend open space
  - Enhance places for people
  - Improve pedestrian experience (more shade trees, walkways, lighting)
  - Expand pedestrian malls (Ave B, Chestnut, Sycamore)
- Support continuity with pedestrian paths that link formal and informal landscaped spaces.



Completed Library Mall project.

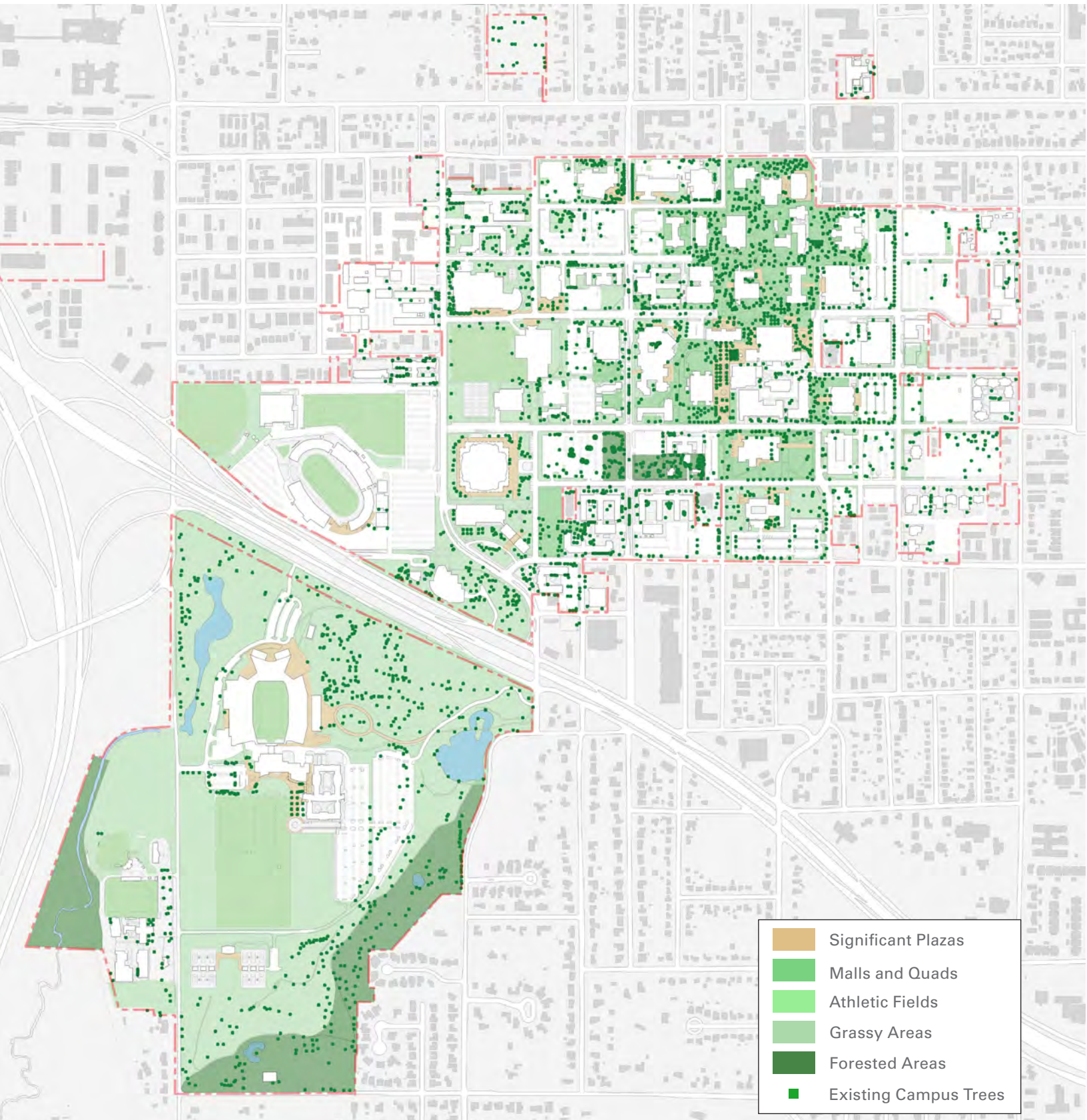


Sustainable planting at Highland Street Parking Garage



Campus edge which would benefit from landscape improvements.





Existing campus open space with existing trees shown (over 7,000 trees on campus)





Pedestrian mall with mature tree canopy, crisscrossing paths, areas of sparse grass and ground cover, and a variety of site furnishings.

## TREES AND OPEN SPACE

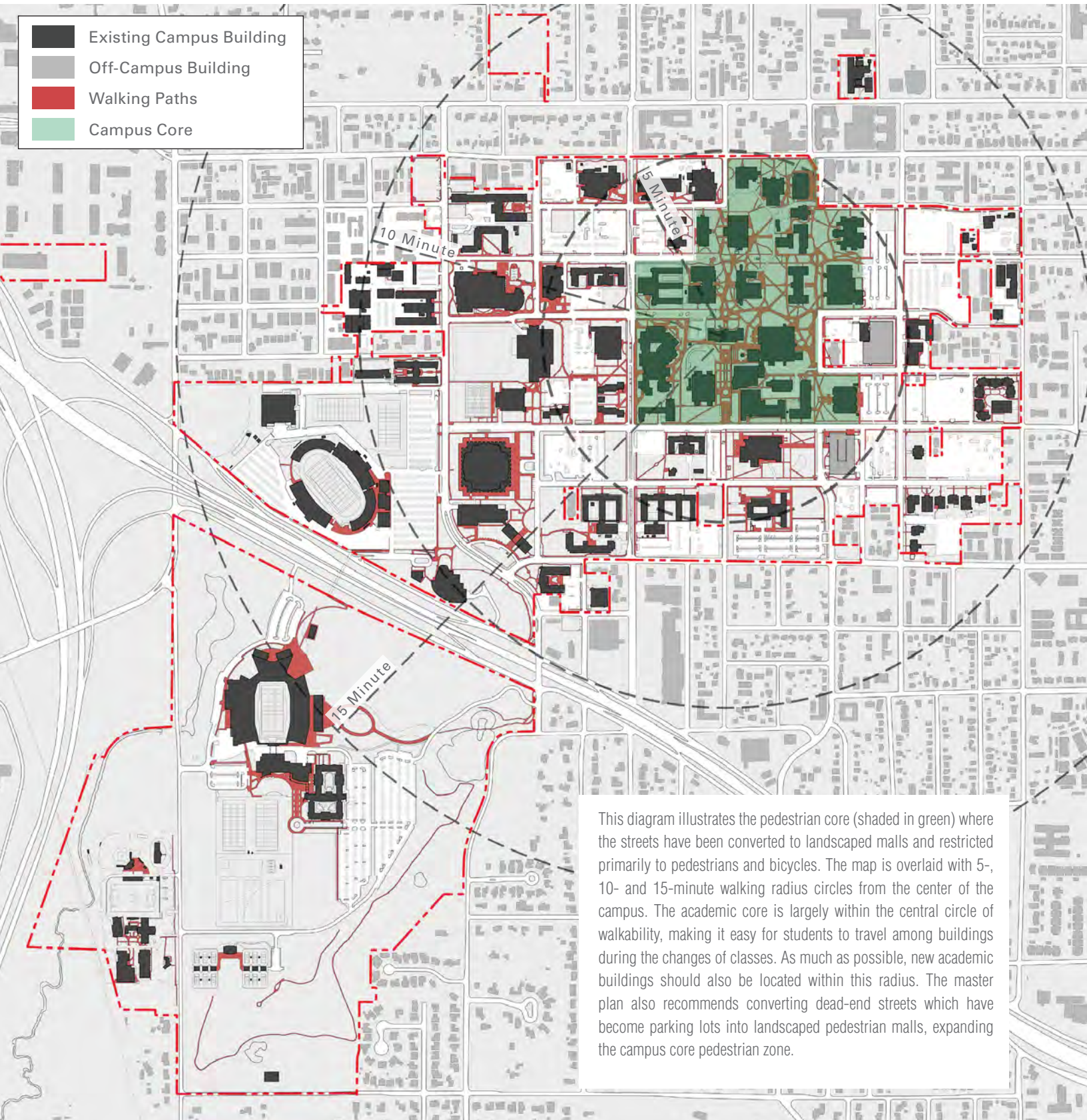
The master planners invited current UNT students to walk the campus and discuss what drew them to the campus. Each student noted an attraction to the UNT trees and open spaces. They described falling in love with the shady, green center of the campus, crisscrossed by a variety of walkways, on their very first visit. The campus is indeed distinguished by a mature tree canopy, including several Post Oak groves, but it lacks a consistent open-space hierarchy.

In the North Texas climate, trees make a significant contribution to the livability of a campus, shading walkways and creating a micro-climate in the popular campus courtyards, quadrangles and malls. Unfortunately, many mature trees conflict with proposed building sites. The University has a tree replacement policy similar to the city code, which seems to be misunderstood as

preventing development of sites with mature trees. The landscape design guidelines and standards should include recommendations for clarifying, amending and expanding the policy, and upholding the intent of maintaining a green, well-shaded campus while supporting planned campus development. Suggestions include a tree fund or bank with a plan for locating replacement trees where needed most across the campus.

The landscape architects cited a notable gap in the open space structure immediately east of the Gateway Center (where the 2005 campus plan called for a new park) and west between the Eagle Point and main campuses, indicating the need to provide a better connection between the new pedestrian bridge and the main campus with enhanced walkways and landscape.





This diagram illustrates the pedestrian core (shaded in green) where the streets have been converted to landscaped malls and restricted primarily to pedestrians and bicycles. The map is overlaid with 5-, 10- and 15-minute walking radius circles from the center of the campus. The academic core is largely within the central circle of walkability, making it easy for students to travel among buildings during the changes of classes. As much as possible, new academic buildings should also be located within this radius. The master plan also recommends converting dead-end streets which have become parking lots into landscaped pedestrian malls, expanding the campus core pedestrian zone.

Existing campus walkability analysis





## PEDESTRIAN CIRCULATION

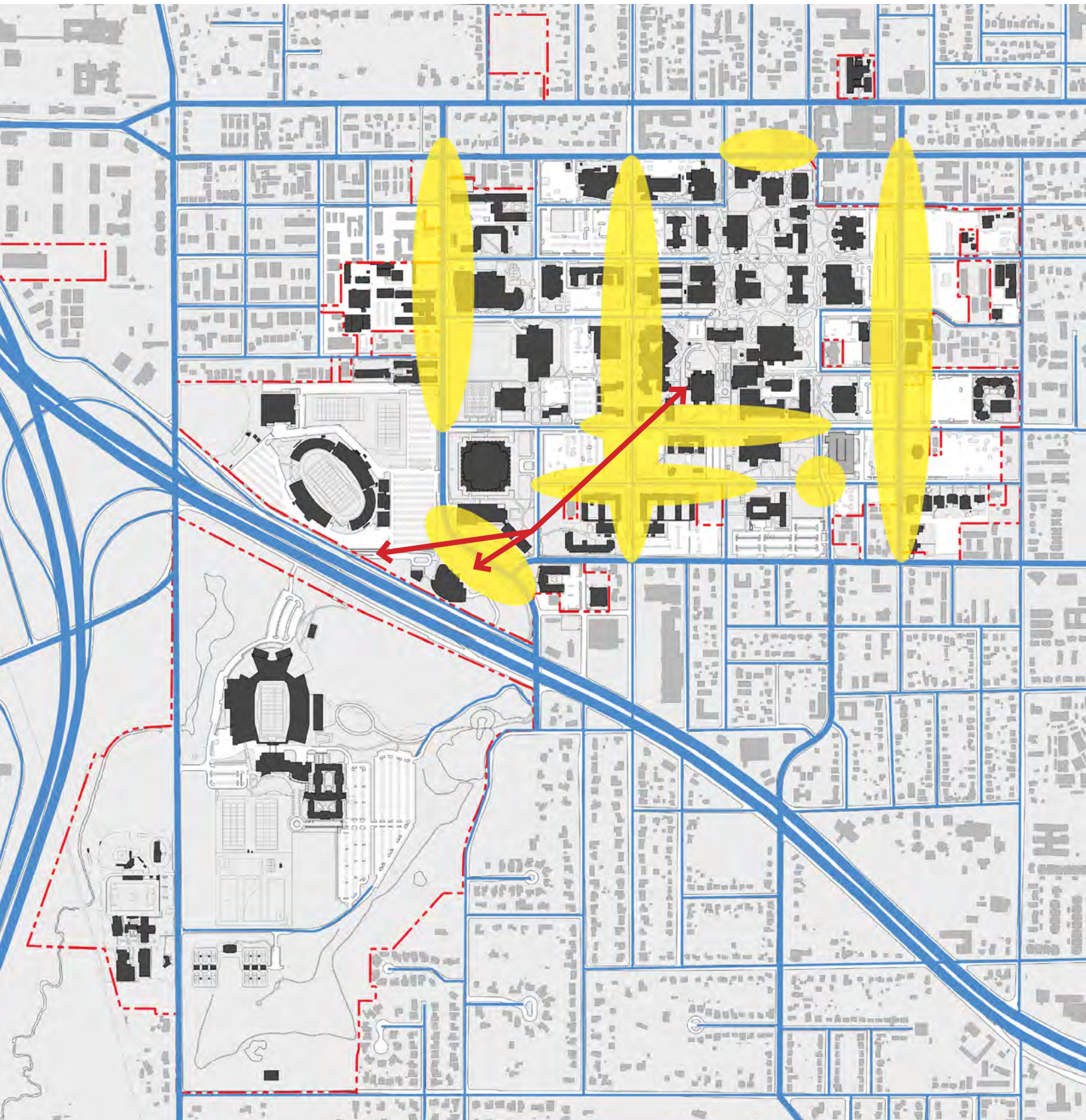
The academic core of the UNT campus is a very compact, walkable 12-block core. It features malls and courtyards shaped by the historic architecture and distinguished by shady trees and small lawns crisscrossed by walkways used year round. This is the part of the campus that students talk about when they describe what first drew them to the campus - specifically, the trees.

Walking the campus reveals how changes in the quality of the space (materials, landscape, width of the walkway, and especially shade trees) make a difference in perception of distance and travel time. Where there are shade trees, it is noticeably more comfortable to be outside and walking is easy. But while the center of the campus benefits from groves of trees, the pedestrian malls suffer from too many paths of varying sizes and materials. The open space is less usable when carved up by such walkways and wayfinding is more difficult.

On the other hand, on the perimeter of the campus, especially west of Avenue C where the street trees are sparse, walking feels like a long hike across a vast, empty space. This area of the campus is newer (circa 1950-60s) and feels very different than the older campus center. The lack of active uses along the streets and large surface parking lots give the impression of a commuter campus. Around the parking lots, curbs are broken or missing, and there is evidence of flood and damage from storm water run-off.

Consistency and improvements in paving and materials can make a big difference in walkability. Pedestrian malls should also include walkways designed to provide access for service or emergency vehicles. Where streets are vacated for pedestrians and bicycles, these spaces will benefit enormously from design guidelines and standards for paving, site furnishings and landscaping.





Existing campus streets and parking, highlighting areas experiencing conflicts between pedestrians and vehicular traffic; the red arrows indicate one of the most highly traveled pedestrian routes with significant conflicts, which was cited for study in the master plan update.



## STREETS

Streets are a vital and often under-appreciated element of public space and civic life. The quality and character of the fine-grained street network is what allows the Denton downtown to succeed as an urban environment and a place of commerce. Conversely, one of the most distinguishing characteristics of the most beloved university campuses is the replacement of that urban street network with landscaped open spaces and an even finer-grained weave of pedestrian walks and pathways.

The UNT campus is organized by a straightforward street grid that over time has been converted to pedestrian malls, although the underlying street network still exists in sections and fragments. As part of the goal to make the campus a more livable and pedestrian-centric place, these dead-end drives and streets, which have essentially become parking lots, should be removed and replaced by pedestrian malls. Each new building added to the central core should require the relocation of parking to perimeter parking lots and garages, so that the pedestrian realm is expanded.

All campus streets are currently managed and maintained by the City of Denton, so the gradual conversion or removal of streets will require University and city cooperation. Of necessity, utilities will remain in the street right-of-way and emergency and service vehicular access will need to be maintained.

### *Pedestrian + Vehicle Conflicts*

North Texas Boulevard is a busy thoroughfare on the western edge of the campus, crossed by a large number of students every day (not always using designated crosswalks). The planning team studied this area to consider immediate improvements to direct students to marked pedestrian crossings (see Section 3, Gateway Precinct for this plan) as well as longer-term concepts for reducing or eliminating conflicts

between pedestrians and vehicles in this heavily traveled corridor.

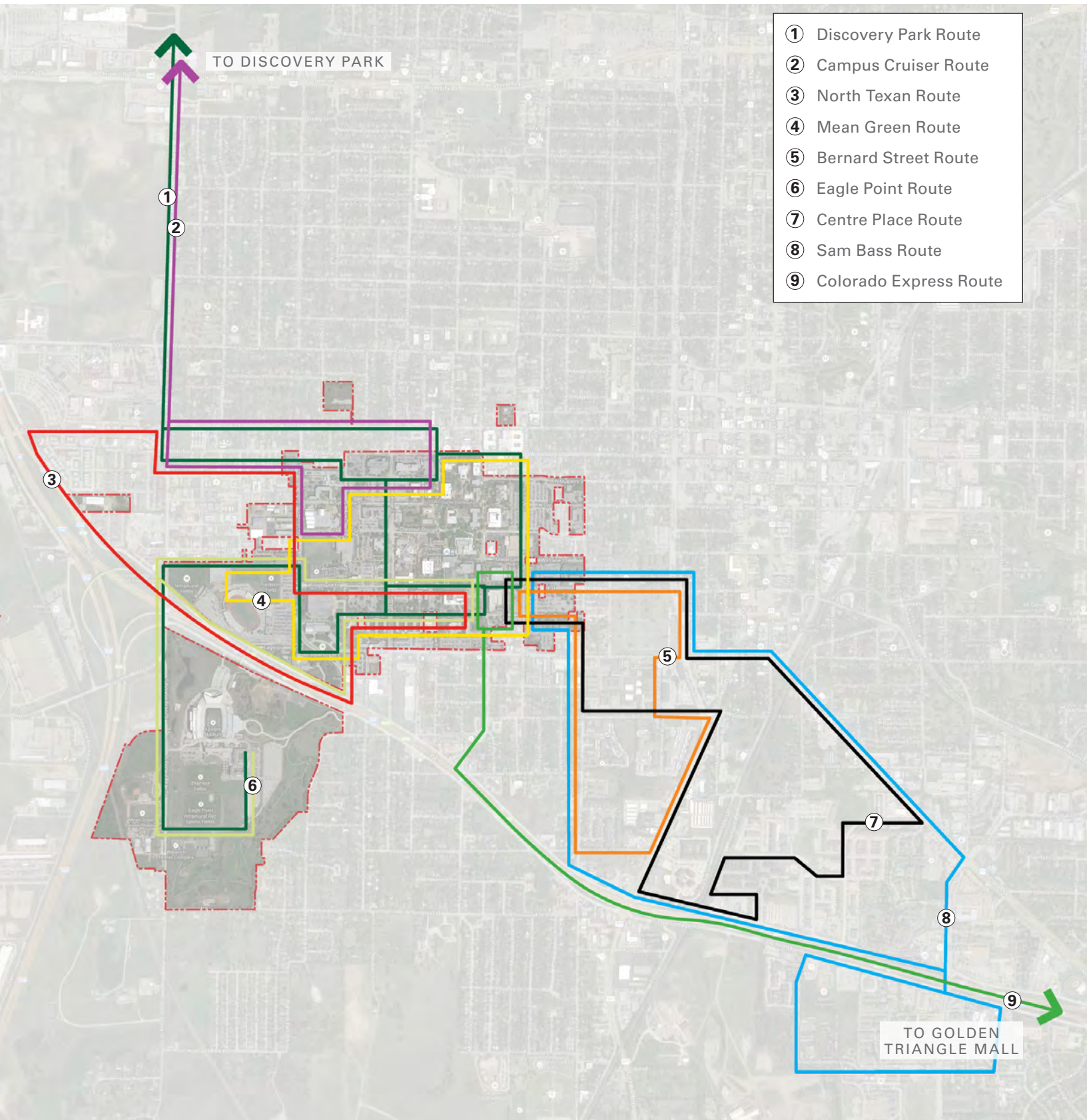
Welch Avenue is similarly challenging with many intersections, driveways and crosswalks which combined with high vehicular and pedestrian traffic, create significant challenges on the eastern side of campus.

Hickory Street and Eagle Drive, the north and south edge streets, are major through-routes into Denton and heavily traveled, but present different pedestrian issues. Both streets have commercial/retail uses attractive to students. They could benefit from crossing improvements at the intersections, elimination of all or most on-street parking and added streetscaping, including street trees, pedestrian-scaled lights, wider sidewalks and landscaping.

The 2005 Campus Master Plan proposed converting part of Highland Street to a limited-access transit mall when the city completes scheduled utilities upgrades. The transit mall should be designed to accommodate both busses and cyclists, with bike lanes on both sides and improved crossing for pedestrians. Avenue C was also recommended for access limits and pedestrian improvements. This update includes these changes with refinements to retain the existing curb lines and right-of-way, and to address specific accessibility concerns.

The 2005 plan suggested closing internal streets within the campus and most of those recommendations are carried forward in the 2013 update. However, maintaining flexibility in the circulation network was a frequently expressed concern in planning workshops. Accordingly, the update looks carefully at options for shared/ multi-use and limited or managed access options. Some internal parking areas (especially for ADA spaces) and entrance/exits will be carefully considered to retain a strong circulation network.





Existing campus bus routes





CAMPUS TRANSIT

UNT and the Denton County Transportation Authority (DCTA) partner to provide a campus transit service, with nine bus routes around the main campus and to other high demand locations, including the Discovery Park Campus. The routes generally circulate around the campus perimeter but some cut through the core. Annual ridership exceeds 1.5 million trips and regularly exceeds capacity on certain routes during peak hours. Limited solutions exist to address excess demand at peak class change times between 10am and 2pm on weekdays. Bus stops are located throughout the campus and it can be challenging to navigate the different routes. Few bus shelters exist and not all stops have benches.

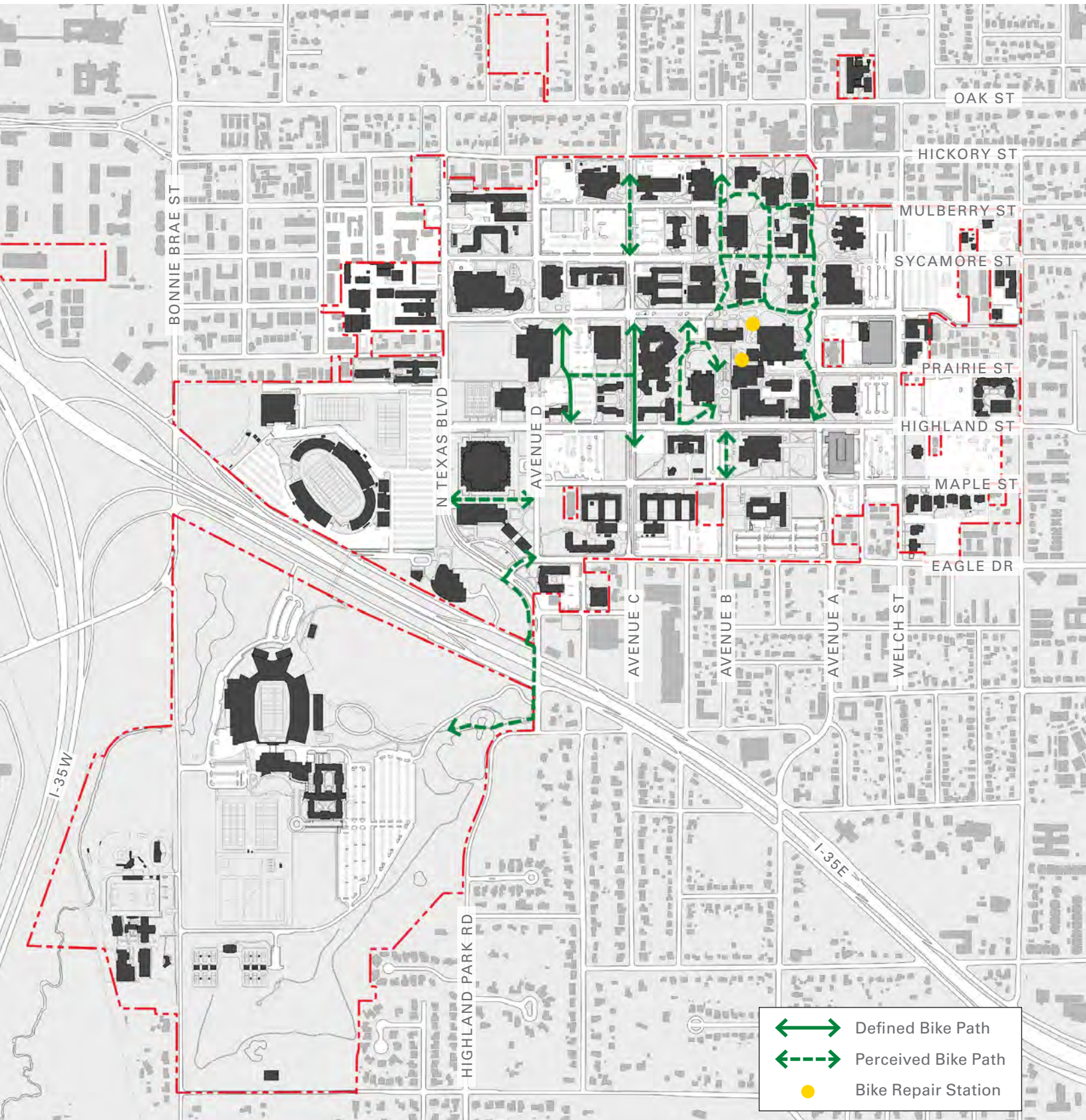
According to the UNT's 2011 Greenhouse Gas Inventory, 25 percent of students used transit while 38 percent rode alone in a vehicle; for faculty, those figures were 11 percent and 62 percent respectively. While transit ridership continues to rise (confirmed by counts from previous studies), discussion at master plan workshops suggests there is room for improvement. Students said they had moved beyond the bus lines to find affordable housing, but they would prefer taking a bus to driving.



CITY/REGIONAL TRANSIT

UNT and DCTA also partner in supporting regional bus service for students. Since UNT ridership greatly exceeds the DCTA's limited budget, more funding is needed to meet the University's growing needs. With the recent addition of the A-Train connecting downtown Denton and Dallas, more commuter students can travel to campus without the use of a car. The A-Train terminates at the Downtown Denton Transit Center and is connected to the campus via DCTA Routes 7, 8 and 9. Students are able to ride DCTA busses "fare free" and the A-Train at a reduced price. The University continues to seek ways to increase campus connections to the A-Train and other forms of transit to reduce on-campus parking needs and expand the geographic area from which they can draw students.





Existing bicycle network





## BIKEWAYS + BIKE LANES

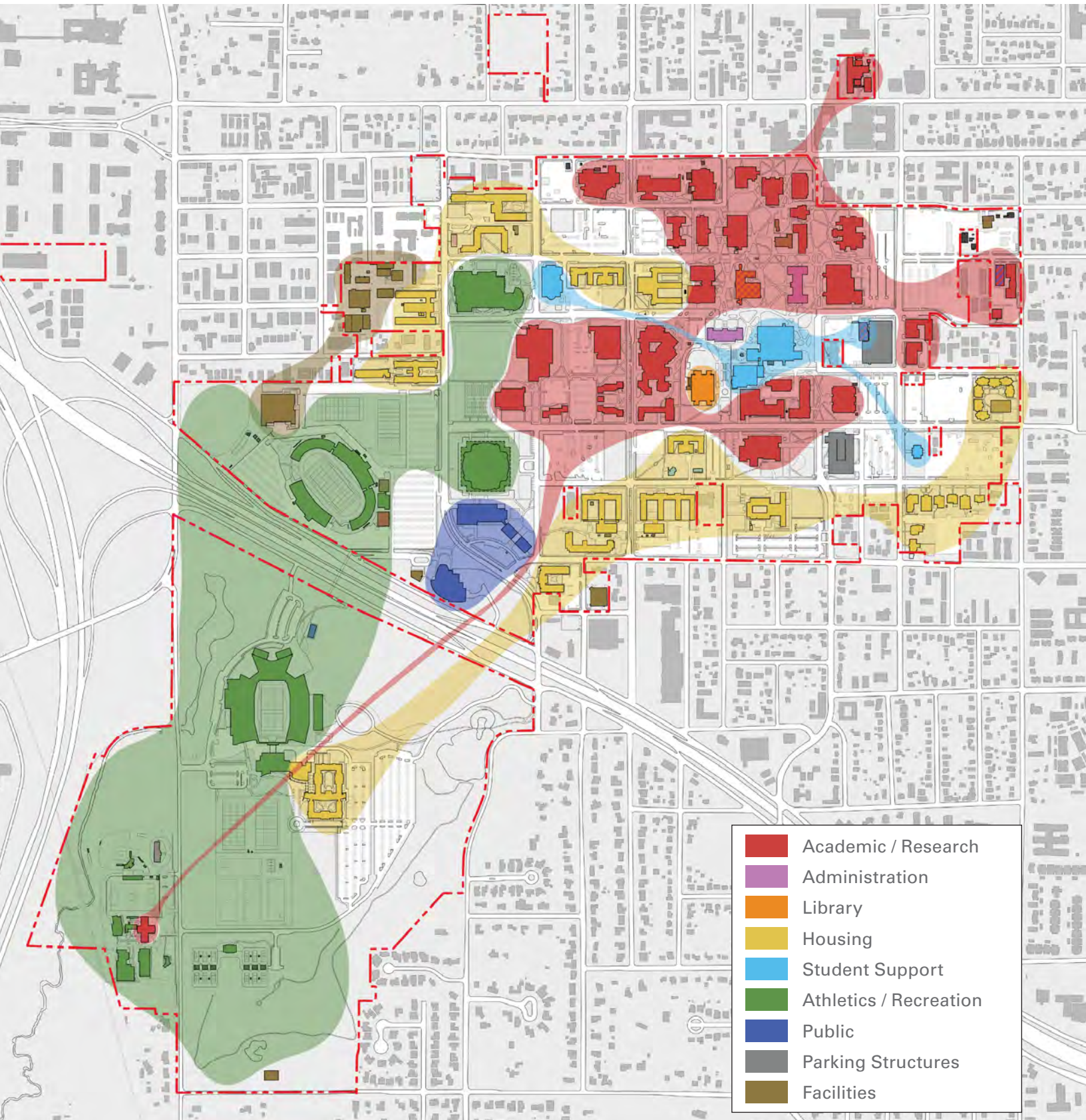
Several students suggested that the bicycle is the most efficient way to travel on the UNT campus. The University supports this sustainable means of transportation with bicycle infrastructure, including bike racks, bike “tune-up” stations and a student-run bicycle repair shop.

However, while many students, faculty, staff and members of the community choose to bike to and throughout the campus, the number of dedicated, well-marked and safe bikeways is surprisingly limited. There are only a few marked bike paths or lanes. The lack of connectivity not only creates confusion with wayfinding, it creates potentially dangerous bike-pedestrian conflicts as bike riders traverse sidewalks and pedestrian malls.

The City of Denton has long promoted a “share the road” policy. Recently, city bike routes have been identified so planned on-campus routes could connect with these local and regional bike routes.

The 2005 Campus Master Plan proposed a network of bike routes, with striped bike lanes on Avenue C and Highland Street. A Bicycle Master Plan was developed in 2006 and many of the recommendations from that study have been incorporated into this 2013 Master Plan Update. Safety, continuity and connectivity are all critical to encouraging cycling as an alternative to cars on campus.





Existing building+ land use zones illustrate the well organized campus with a compact academic core and good distribution of housing and student support.



## LAND + BUILDING USE

In many ways, the UNT campus is a typical American campus with a time-tested organization and hierarchy. Its compact core of academic uses centers on an administration building, library and student union; housing surrounds this core; and athletics, student recreational facilities and parking occupy the edges of the campus.

### *Academic, Research + Student Support*

The original historic blocks of the campus still form the academic heart of the University. The northeast edge of the campus has been constrained by adjacent historic districts; therefore, campus growth has mostly been to the south and west. On the east side of the campus, Welch Avenue forms the edge, even though parking lots, Greek-life houses and some clinical outreach programs are located immediately east of Welch.

The diagram on the opposite page illustrates how the campus has grown to the west over the years, even stretching the academic core (although the academic uses south of I-35, should be relocated closer to the campus center). The concentration of academic functions helps both students and faculty engage, making it easier to connect and interact. Recent academic and research buildings, including Life Sciences and the Business Leadership Building, have increased density in the core. The 2005 Campus Master Plan recommended locating new academic buildings close to the core to reinforce the academic center of the University.

Critical to student success are the support services and functions concentrated in and around the Administration Building, University Union and Eagle Student Services Center, and the academic support of the main library. Additions and renovations to these buildings, while logistically challenging, are sound strategies for retaining the central location and accessibility.

### *Residence Life*

The diagram on the opposite page shows how student housing stretches across the campus, north and south of the academic core. New housing has been built to the north of the student recreation center and along Eagle, west of Avenue C. Grouping housing around student services, like the recreation center and Chestnut Hall wellness facilities, is a great way to build a sense of community. The 2005 plan recommended a variety of housing types, including traditional dorms, semi-suites and student apartments, for graduate and family housing.

### *Athletics + Recreation*

Most of the recreation and athletic functions are situated on the west side of the campus. These locations are highly visible and have excellent access from the interstate, but are located nearly one mile away and are therefore isolated and removed from the core of campus. The 2012 opening of the new pedestrian bridge over I-35 is a huge step toward knitting the southern portion of the Eagle Point precinct into the core of the campus. The 2005 plan developed a new approach to this precinct and implementation continues to move forward successfully.

As the new athletics facilities are completed, the old stadium buildings on Fouts Field are being demolished and the redevelopment plans for this area can start to be implemented. In light of those changes, the planning team re-evaluated plans for this area. The team considered options for phasing improvements and the longer range potential for increased building density and presence on this prominent campus edge.



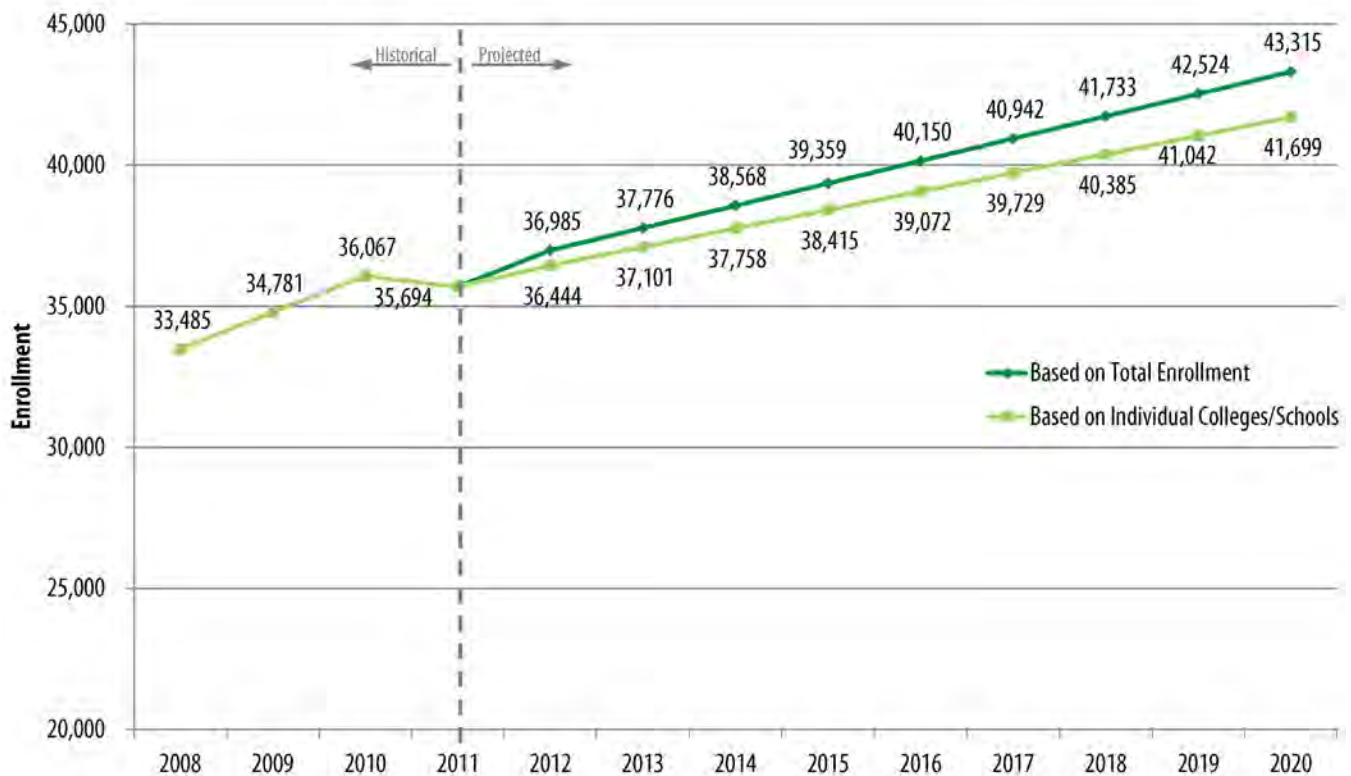
GROWTH AND ENROLLMENT

The UNT campus in Denton is the flagship campus for the UNT System and has seen remarkable growth in recent years. In the 2005 Campus Master Plan, the anticipated enrollment goal was 41,000 students. As the planning started, enrollment was already reaching 37,000, exceeding expectations. For the 2013 master plan, UNT has set a new target enrollment at 45,000.

An understanding of enrollment growth and trends contributes to the development of space requests and projections by division and by college. The Space Assessment confirmed that the University goal of reaching 45,000 students is achievable, but no sooner than 2020. Looking at historic enrollment growth and taking into account enrollment projections provided by the colleges, it is feasible to surmise that UNT may reach 45,000 students between the years 2020 and 2021.

In order to accommodate these students, sufficient and appropriate facilities must be planned well in advance.

A critical aspect of accommodating enrollment growth is providing sufficient housing and resident life facilities, especially for new students and freshman. Living on campus increases student engagement and correlates to higher retention rates. UNT set a target of housing 25 percent of the student body on campus, an increase from the approximately 18 percent currently housed on campus.



Campus Space Assessment, projected enrollment



TOTAL CAMPUS	Total Existing Area	Current Need		5 Year Need		Total Current + Future Need Difference (Sq/Ft)
		Total Area (Sq/Ft)	Difference (Sq/Ft)	Total Area (Sq/Ft)	Difference (Sq/Ft)	
Academic Spaces	1,307,721	1,581,072	273,351	1,806,336	225,264	498,615
Non-Academic Spaces	370,938	405,539	34,601	444,404	38,865	73,466
Classroom Spaces	178,062	178,062	0	238,812	60,750	60,750
<b>Total</b>	<b>1,856,721</b>	<b>2,164,673</b>	<b>307,952</b>	<b>2,489,552</b>	<b>324,879</b>	<b>632,831</b>

Campus Space Assessment projected space needs

## SPACE NEEDS

Physical facilities are essential to support the strategic and academic plans of the University, so the Campus Space Assessment addressed the needs of the Denton campus from a physical space perspective.

The Campus Space Assessment identified a total 6,971,945 gross square feet (GSF) of existing facilities in 168 buildings, with a total of 2,221,206 Education and General net square feet. It identified current and projected five-year needs for an additional 632,831 net square feet (academic, non-academic support and classrooms space).

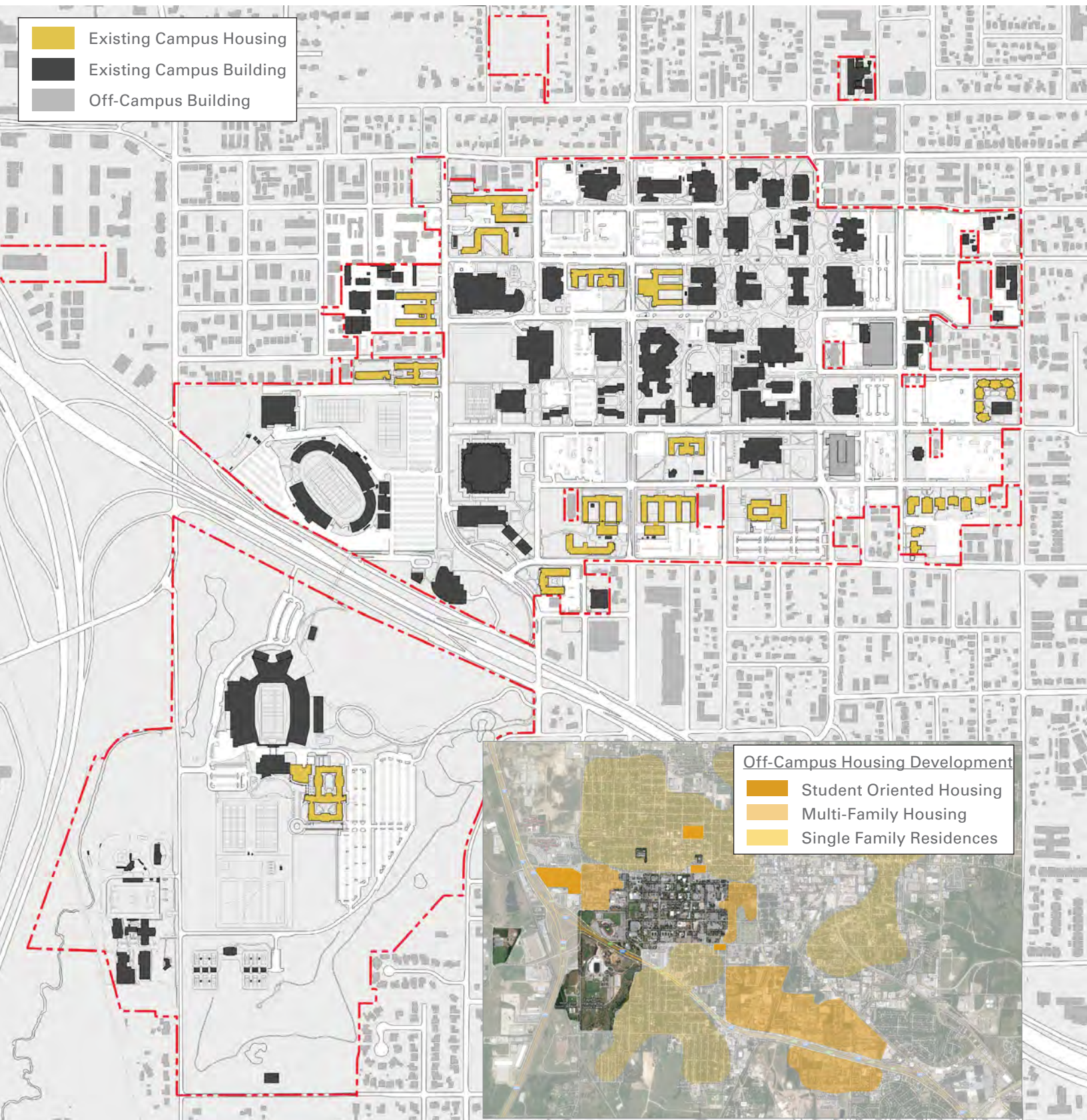
Several peer institutions, both in-state and out-of-state, were benchmarked as part of this analysis. The average total campus GSF-per-student headcount of identified peer institutions is 231 GSF/student. UNT has only 198 GSF/student. This is a 14 percent difference and clearly indicates that growth in new facilities is warranted if UNT wishes to compete with its peers.

The Campus Space Assessment also noted that the 2013 master plan should identify potential new building sites for specific identified needs (such as a visual arts addition and new science building), as well as general academic, classroom and educational resource buildings.

Additional space concerns identified in the assessment interviews included the following:

- Significant need for additional class labs. The lack of class labs is interfering with some students’ schedules and may preclude non-majors from enrolling in certain courses.
- Additional research space is needed to attract desired faculty. When hiring research-intensive faculty, the equipment, graduate students and technicians must be appropriately accommodated, including office and support space.
- Newer and growing colleges require additional administrative space as well as space for student gatherings, class labs and support.
- Additional housing and student recreation facilities were identified as needs.





Existing on-campus housing

Existing off-campus housing areas

	TOTAL ENROLLMENT	UNDERGRADUATE ENROLLMENT	UNDERGRADUATE BEDS	OTHER BEDS	TOTAL BEDS
<b>2011</b>	+/- 34,560	28,283 (81%)	5,487 (19%)	367	5,854
			<b>+663</b>	<b>+125</b>	<b>+778</b>
<b>2015</b>	37,500	30,000 (80%)	6,150 (20%)	492	6,642
			<b>+1,230</b>	<b>+172</b>	<b>+1,402</b>
<b>2020</b>	41,000	32,800 (80%)	7,380 (22%)	750	8,044
			<b>+1,395</b>	<b>+213</b>	<b>+1,608</b>
<b>2025</b>	45,000	35,100 (78%)	8,775 (25%)	850	9,653
			<b>+3,288</b>	<b>+511</b>	<b>+3,800</b>

\* Other Beds = TAMS, Graduate and Family

\* Does not include renovation/replacement of older housing

## HOUSING

More than 60 percent of the students living on campus are freshman, with sophomores making up another 25 percent of the residents. UNT has been expanding the number of suite and semi-suite units on campus, adding more than 700 beds since the 2005 Campus Master Plan was adopted. The 2005 plan recommended 3,000 additional beds to support 41,000 students; the 2013 plan expands that number to support 45,000 students.

The new honors housing building is all single rooms in suites and has a waiting list. Newer student housing with desirable amenities could help with recruiting, since these facilities are very important to prospective students. As the planning started in 2012, the biggest concern expressed was having enough beds to house the entire freshman class.

UNT has expanded student housing goals, with a greater emphasis on undergraduate beds and first time in college students. The 2013 Update sets a target for house 25 percent of the student body on campus.

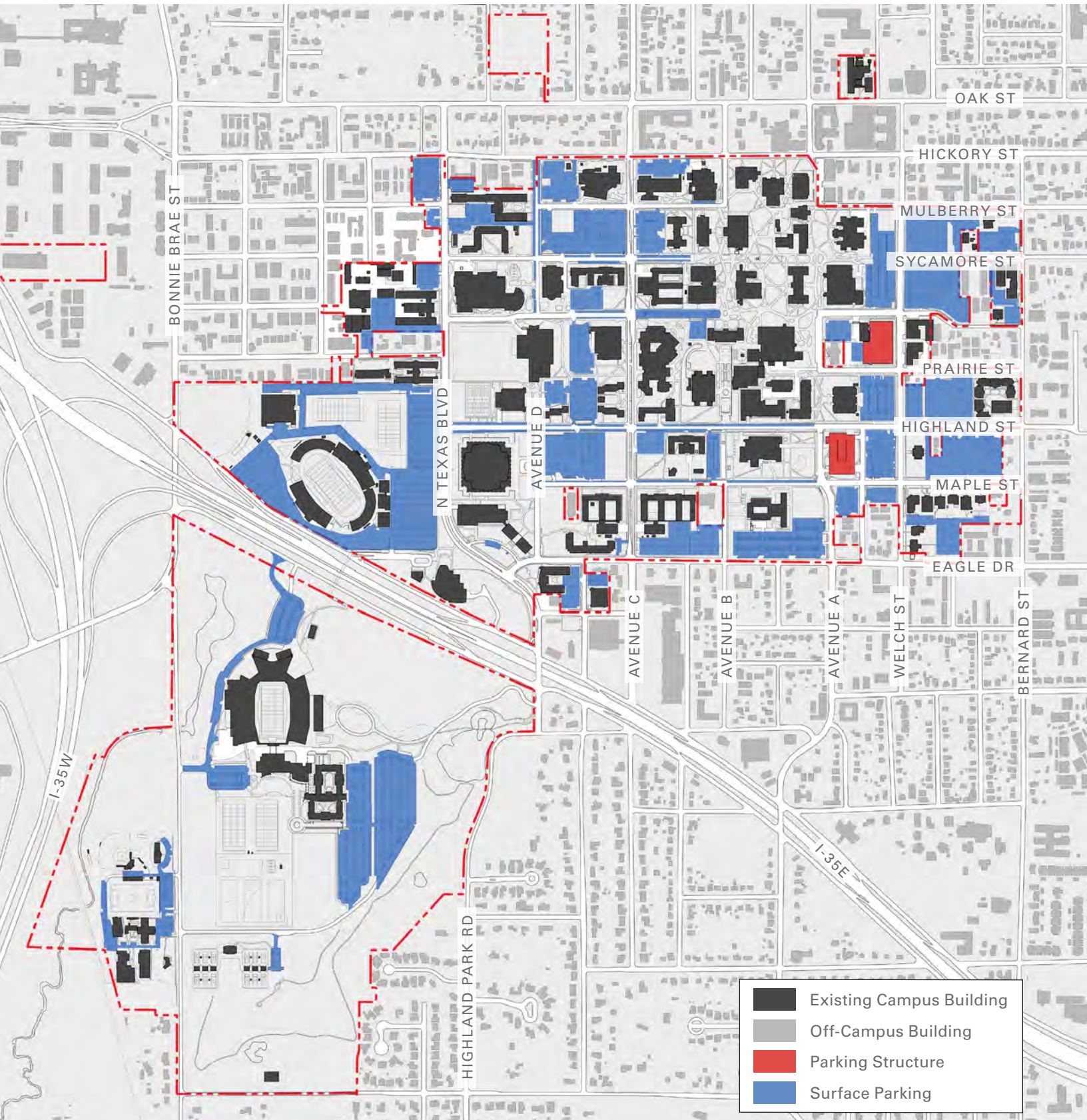
The table above shows that more than 600 beds are needed immediately to meet the current demand and approximately 600 new beds must be built every five years to keep up with projected enrollment increases.

The UNT campus is home to the Texas Academy of Math and Sciences (TAMS) program and provides housing for those students as well as a small number of units for international students (included in the “Other Beds” category above).

Since the demolition of the Bradley Street apartments, family housing is unavailable on campus and there is not sufficient graduate housing to support demand. Family housing may be an area of growing demand as more veterans and adults return to college.

Housing is an auxiliary unit that is self-sustaining; housing income provides for ongoing facilities maintenance, so generally, the dorms are in good condition and include upgrades to improve efficiency.





Existing parking lots and structures



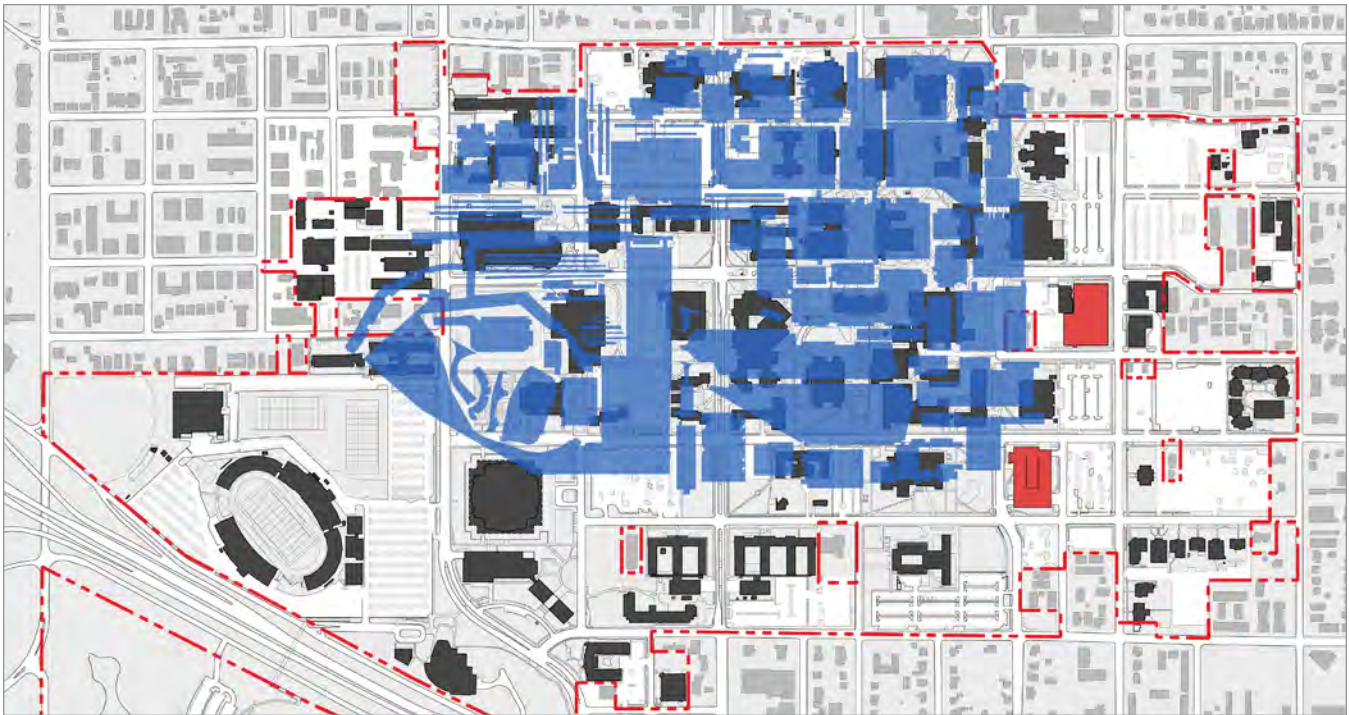


Diagram aggregating existing surface parking illustrates that land area dedicated to storing cars is larger than the central academic core of the campus.

## PARKING

Analysis of the UNT campus identified nearly 75 acres of surface parking. As indicated above, that is roughly the same area occupied by the academic core of the campus. Enrollment growth projections could expand the need for future parking to 85 acres or more. This increase would mean a valuable campus resource, land, would be dedicated to storing cars.

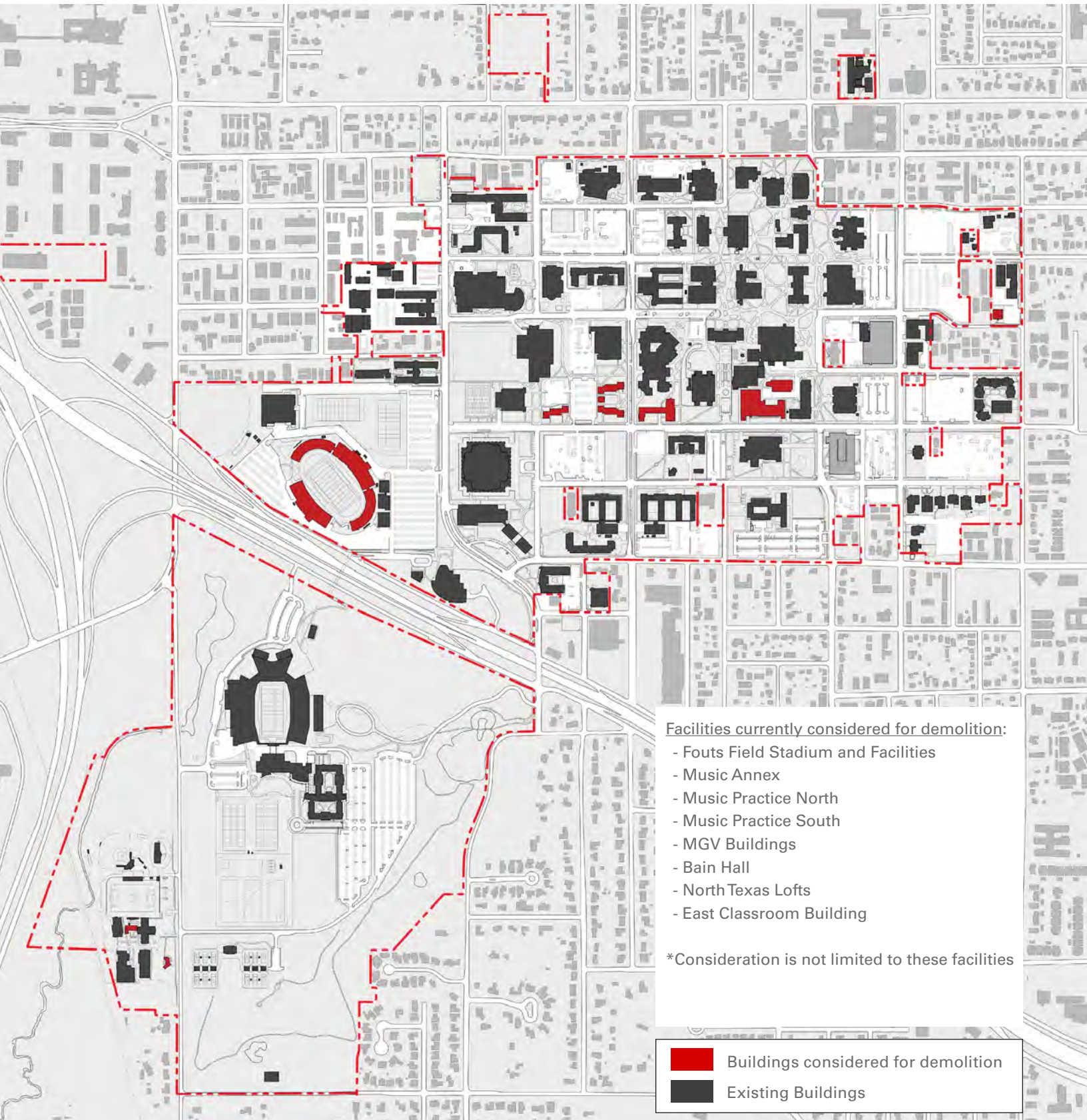
The location of parking, limited street network and the need to move students and faculty across the campus during class changes, often produces conflicts among autos, transit, bikes and pedestrians, and results in major gridlock.

Nearly 90 percent of the 12,200 parking spaces on campus are in surface lots, with 1,582 spaces in two parking structures. With the exception of the dozen central campus blocks where the streets have been vacated, most of the campus is still divided into blocks by city streets with surface parking, and one or two buildings on each block.

The two existing parking structures are located on the east side of the campus, close to the central core. The Highland Street Garage, completed since 2005, is well-located for visitor parking, close to the Business Leadership Building, library, and University Union. Public information on utilizing university parking should be updated to let visitors know that ‘pay-by-the-hour’ parking is available, with maps or directions to the garage entrances. The 2005 plan proposed two new parking garages on the west side of campus, which the 2013 plan carries forward: the Fouts Field Garage, critical to redevelopment of the Fouts Fields precinct; and the Sycamore-Avenue D garage close to the science corridor, housing and Recreation Center.

The 2005 plan included a detailed parking usage analysis noting the success of UNT’s parking demand management strategies in reducing on-campus parking requirements on a per-student basis (see Section 6 and Table 6.1).





Existing Facilities Considered for Demolition

## FACILITIES CONDITIONS

Management of campus assets requires regular evaluation of existing facilities and building systems to identify the need for upgrading or replacement. The UNT Facilities Conditions Index is used to report building conditions and plan for renovation or replacement projects.

While repurposing an existing building is usually the most sustainable option, it's not always feasible to adapt older buildings for new uses, such as laboratories or large assembly-occupancy technology intensive classrooms. Reinvestment in older facilities must always be carefully assessed in terms of costs and benefits. Buildings at the end of their useful lives or not constructed for a higher education use (such as the Liberty Christian buildings in the Eagle Point area) may be difficult to bring up to institutional standards and their replacement may be more cost-effective in the long run.

The 2005 Campus Master Plan noted that some older dorms should be considered for future replacement. However some of these structures, including the College Inn, have since been renovated and improved. Over time, housing should continue to be evaluated for upgrading or replacement.

In some cases, a building that is only one or two stories high and occupies a prime campus site may need to be removed to accommodate larger, new facilities in a critical location.

## HISTORIC BUILDINGS

Some existing campus buildings have been designated to be of historic significance or are cited as contributing to the historic character of the campus. These buildings are valuable campus resources to be preserved with enhanced maintenance.



Campus Core showing buildings of historic significance

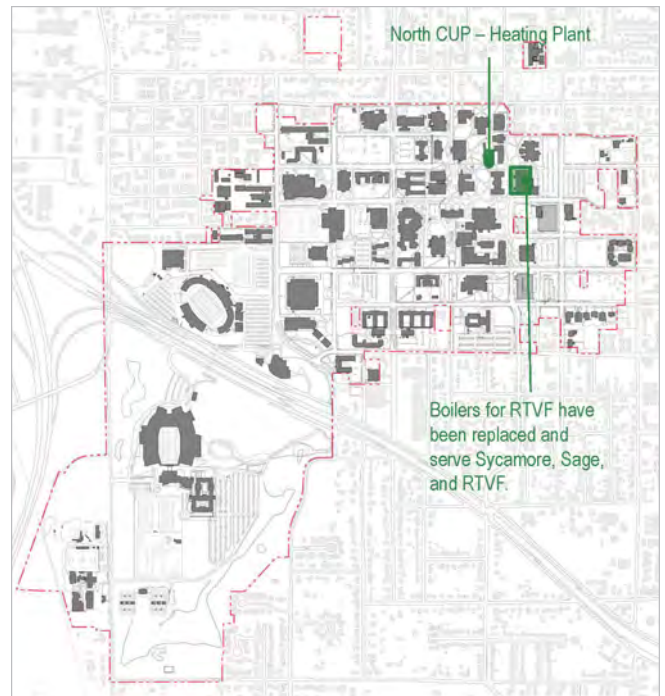


## UTILITY INFRASTRUCTURE

The 2013 Master Plan Update did not include detailed analysis, evaluation or planning for campus utilities, systems or related infrastructure, but the planning update could not proceed without taking existing and future planned campus infrastructure and systems into consideration.

The analysis in this section provides a broad overview of the campus infrastructure, systems and utilities and the existing and near-term capacity for meeting current and future needs. This information was considered by the planning team as concepts for future facilities were developed and the high priority First Phase building sites were identified. But the master plan also includes plans for long range development in areas where the supporting utilities are not fully in place and where systems capacity does not currently exist (such as areas around Fouts Field). Investment in new infrastructure will be required before development in these areas can proceed.

A recommended 'next step' following the adoption of the 2013 Master Plan Update, would be the development of a detailed campus utilities plan to support the phased implementation of the updated campus master plan.



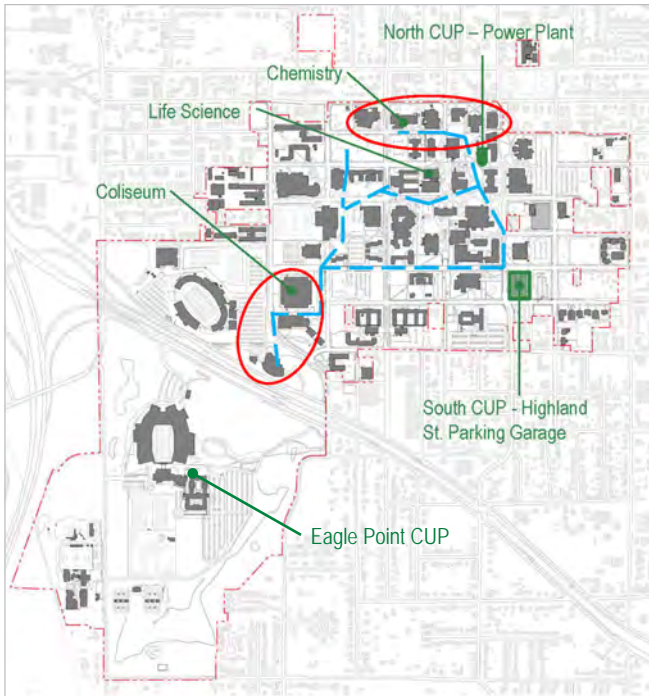
Heating Utilities

### Heating

The core of the campus is served by a small central heating plant, housed in the Power Plant (North CUP) with five new modular Aereco boilers that serve approximately 10 buildings nearby.

The majority of the buildings on campus are on independent heating systems using gas boilers to provide hot water for building heating loads. UNT Facilities prefers these smaller heating systems serving one to three buildings with hot water from compact, high-efficiency boilers. Currently, the older boilers are being strategically replaced throughout campus on an as-needed basis.

Continuing with this heating water system design will allow the University to have a flexible, modular system, adding boilers as needed when new buildings are constructed. Natural gas is available throughout campus and can be used for heating needs as well as domestic hot water service.



Chilled Water Utilities

*Chilled Water*

The main campus area currently has two utility plants serving the main chilled water loop. One is located in the Power Plant on the north side of the campus (North CUP). This North Plant has three cooling towers and three 1,250-ton chillers.

The second utility plant is the newer of the two, located on the south side of campus in the Highland Street Garage (South CUP). This South Plant contains two cooling towers with the capacity for two additional chillers to support future development. This plant has two 1,250-ton chillers with capacity for two additional 1,250-ton chillers (to be installed in the near future).

The chilled water system has an approximate Delta T of 12-14 degrees Fahrenheit. The majority of the underground campus chilled water loop consists of 24-inch pipe.

Currently, the chilled water piping loop extends around the main core of campus with several takeoffs serving multiple buildings. Currently, residence halls are not part of the central plant system, with the exception of Bruce and McConnell Halls.

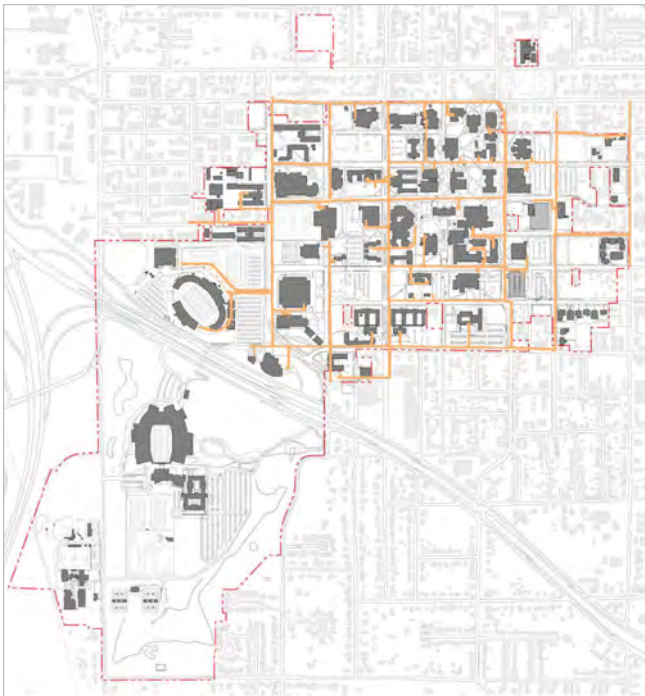
Future plans for serving the residence halls have not yet been determined, but the 2013 Master Plan Update assumes that residence halls will continue to have their own independent cooling systems.

Three existing buildings have small chillers that can carry the individual buildings or can serve as additional capacity for the main loop. They are the Chemistry building, Life Sciences building and Coliseum. These structures have two 400-ton chillers; one 500-ton and one 400-ton chiller; and two 400-ton chillers, respectively.

The existing system on the main campus can support additional square footage. The existing 24-inch loop can support 12,000 gpm or approximately 6,500 tons. And with the extra capacity in Highland Street Garage, additional chillers can be installed to accommodate even more new buildings.

Moving across the I-35 corridor, the Apogee Stadium, Athletic Center, Champs Dining and Victory Hall, in the Eagle Point Area, are served by a central chilled water loop located in Victory Hall. The system consists of two 450-ton chillers and one 600-ton chiller. Three cooling towers are connected to this system. The remaining buildings in this precinct are served by individual air-cooled chillers.

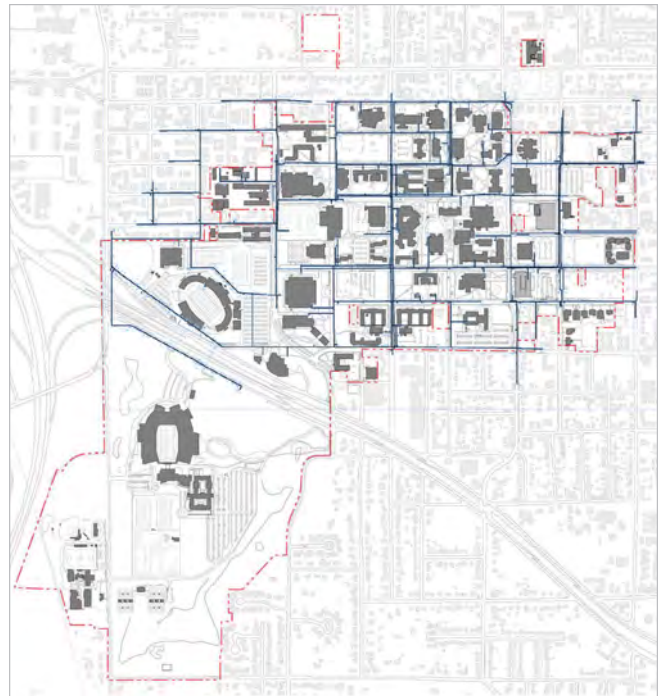




Natural Gas Utilities

### *Natural Gas*

The natural gas service on campus is currently provided by Atmos Energy. The on-campus facilities are operated and maintained by Atmos Energy up to the gas meter at each connection. From that point, gas system maintenance is the responsibility of the University. Based on conversations with the University and Atmos Energy, the gas capacity around campus seems to be adequate. There are no known plans to make any significant upgrades to the natural gas system. When new buildings or building renovations take place, the design teams and University will work directly with Atmos Energy to establish the gas needs for the project based on projected demands.

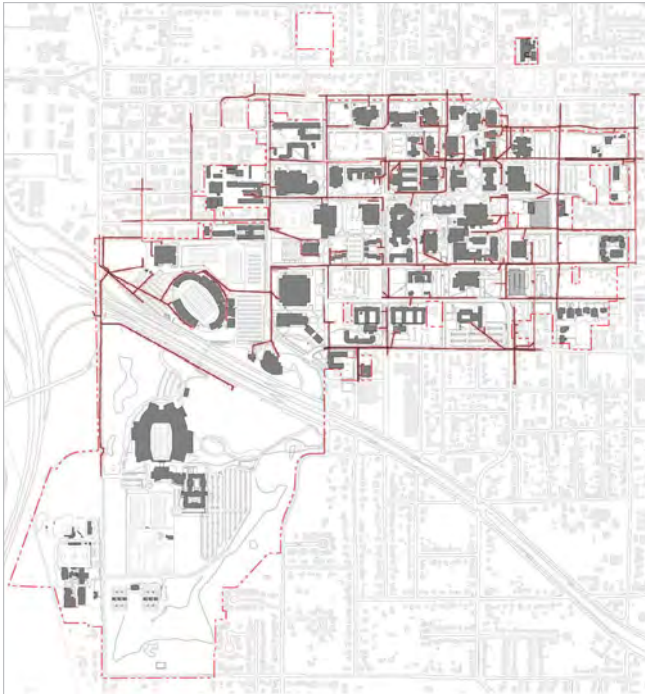


Domestic Water Utilities

### *Domestic Water*

The water system on campus is currently owned, operated and maintained by the City of Denton. The city has expressed interest in having the University privatize the water system on campus. However, this system is aging and has experienced a large number of pressure-related problems. Should it become responsible for the water delivery on campus, the University would be responsible for upgrading and repairing the system.

Water mains are typically placed within the right of way of public roads. When roads are abandoned or demolished, easements are retained in the area to allow the city access to these areas. Due to the network of water mains throughout the campus, the public utilities (water, wastewater, gas, storm, power, etc.) that exist will require easements to be retained, or the utilities will need to be removed.

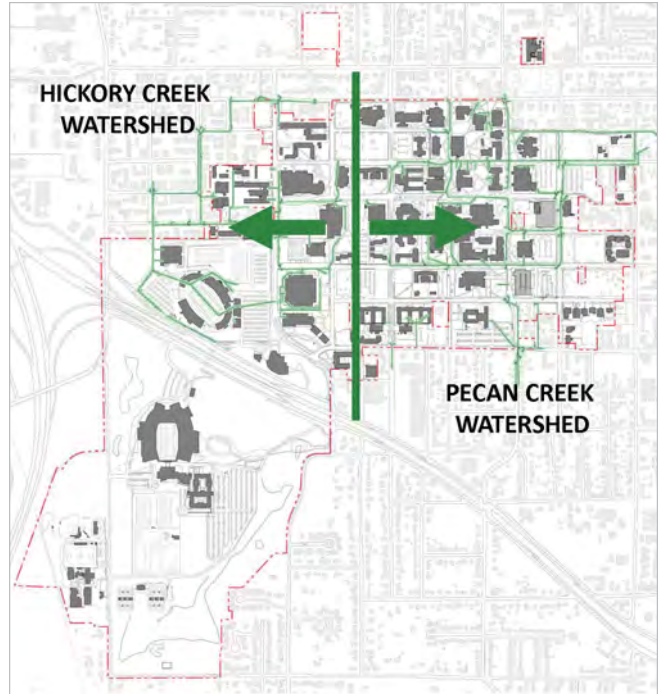


Waste Water Utilities

*Waste Water*

The point where the City of Denton wastewater system ends and the campus wastewater begins is not clearly defined. Many wastewater mains exist throughout campus in former street rights-of-way where the roads have been converted to pedestrian malls. When any new project is started, existing wastewater mains should be located. Easements that may affect them should also be determined.

The wastewater system is aging on site, but capacity is not known to be an issue. Due to the age of the system, the University and the City are continuously challenged with clay pipe collapsing.



Storm Sewer Utilities

*Storm Sewer*

The campus is divided into two watersheds, Hickory Creek and Pecan Creek, and development on campus is supported by regional storm water detention and management infrastructure. It is well known that the current storm sewer system is undersized and aging. Localized flooding occurs throughout campus during heavy rain events, although there are few reports on building inundation. A campus-wide storm water management plan has been developed to support the storm water permitting process for future construction projects.



*Electrical*

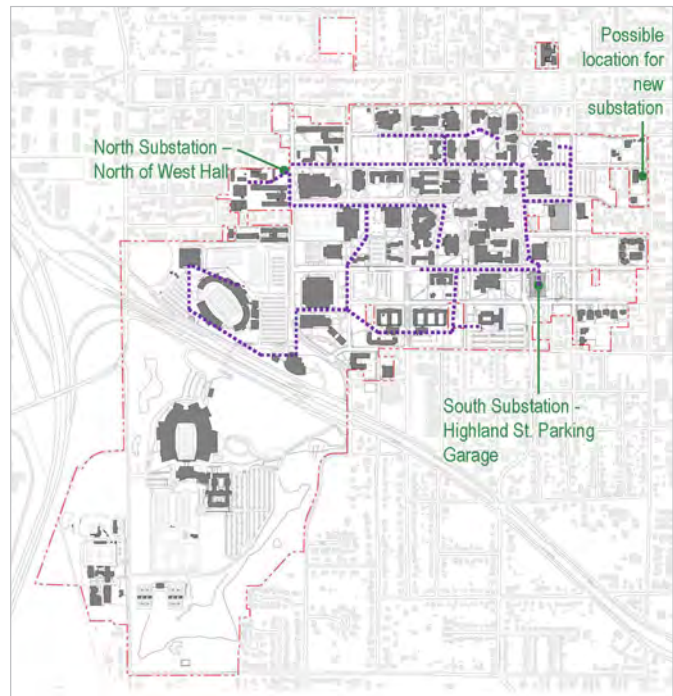
Electricity is distributed throughout the main campus from two switching substations.

The north substation located just north of West Hall has two incoming feeders at 5 MVA each. The south substation, adjacent to the Highland Street Garage, has two incoming feeders at 5 MVA each. Denton Municipal Electric (DME) distributes 13.2kV to the substation and the University owns all distribution 'downstream' of the incoming service.

The 13.2kV electric ductbank is routed throughout the campus. This partial loop has the necessary primary switchgear to offset high loads from one side of campus to the other.

Yaggi Engineering conducted a previous study indicating the University needed 9 MVA of additional capacity. This analysis took place before the recent HVAC upgrades at Highland Street Garage. Currently, the University's Facilities Department has indicated there is approximately 5 MVA deficiency with all the upgrades incorporated around campus.

There have been previous discussions with DME to add a new capacity and step-down substation to rectify this deficiency. DME is working with the City of Denton and the University to site a new electrical substation on or near the east side of campus. The facility would be approximately three acres and would require a 75-foot easement on all sides. It results in a site of nearly a full city block, which significantly affects existing uses or future development of surrounding properties. UNT, DME, and the city should continue efforts to create this new substation and complete the duct bank loop to provide sufficient electrical capacity and redundant pathways on campus.



Electrical Utilities

The master plan identifies several potential sites on and off campus for the sub-station, with the preferred area being near the northeast corner of the campus on Bernard Street to minimize the impact on campus uses and adjacent neighborhoods.

In addition to the aesthetic impact of the substation, the high voltage line that would connect this new facility to the existing network will also have physical ramifications for the campus. Currently, a trunk line runs down Maple Street and DME proposes replacing the existing utility poles with new towers. UNT's preferred routing would be around the campus perimeter on the north side, paralleling Hickory Street and Oak Street. The Bernard Street substation site would facilitate a more direct connection to the existing substation northwest of the campus, reducing the overall length of the high voltage line.



Existing Maple Street electrical transmission poles

The campus must weigh the costs and benefits of this infrastructure. The feasibility of burying all distribution lines underground, especially in high visibility areas on campus, should be analyzed.

#### *Utility Infrastructure Conclusion*

Campus infrastructure is the vital underpinning for all campus development. UNT has developed approaches to building systems and campus-wide systems which provide capacity and needed redundancy as well as flexibility to meet the needs of a growing campus. Continued re-investment in these systems will be required to support the growth and development of the campus and the implementation of the 2013 Master Plan Update.







# CAMPUS PLAN 3





# 3

**“Each campus master plan, and any updates to the plan, shall be submitted to the President, then to the Chancellor, for approval. Upon approval by the Chancellor, the campus master plan and any updates shall be submitted to the Board for approval”**

Regents Rules  
The University of North Texas System

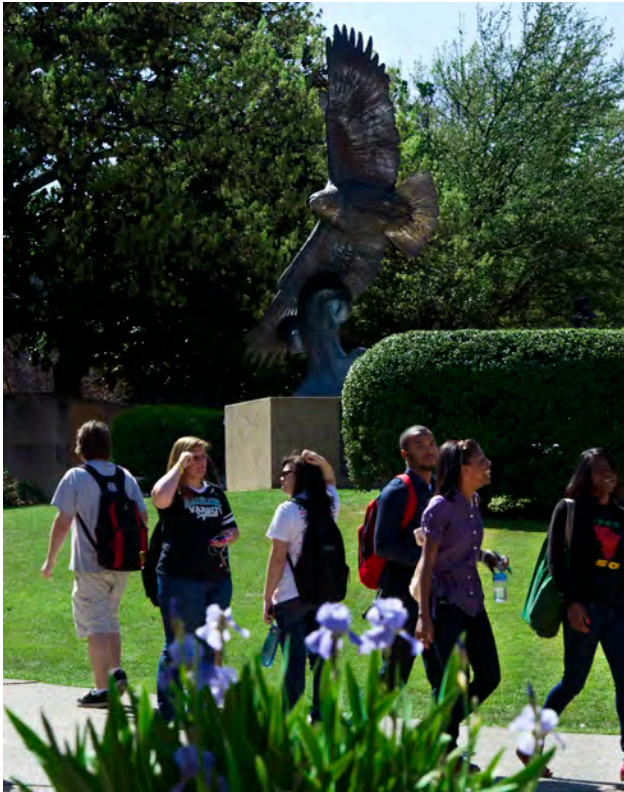
## 2013 CAMPUS MASTER PLAN

The framework of the 2013 Master Plan Update builds on the 2005 urban design framework, but shifts the emphasis from “siting future facilities and creating new campus districts” to the overall character, organization and connectivity of the campus open space, as framed and shaped by the architecture of the buildings and underlying street grid.

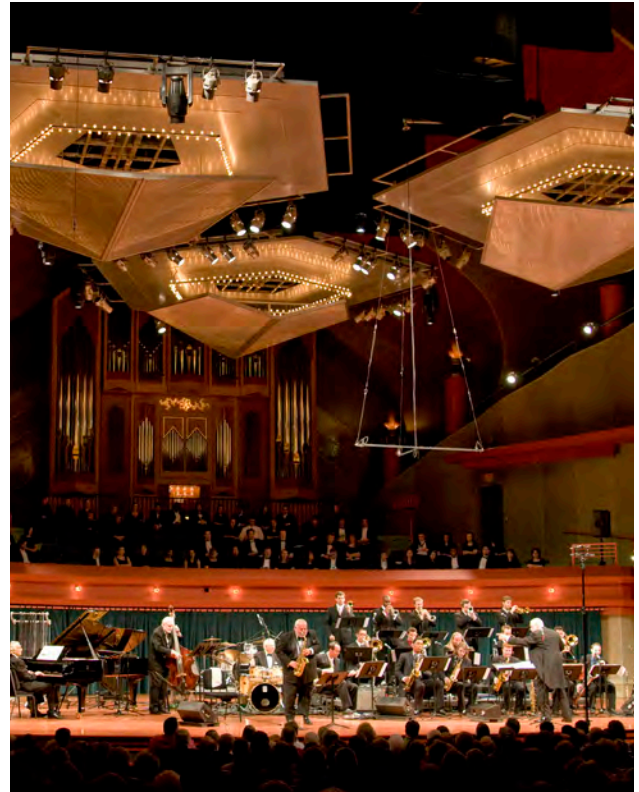
The master plan meets the goals outlined for the 2013 update, including the following:

- Supports UNT strategic initiatives, including the Four Bold Goals and the campus sustainability action plan
- Improves campus identity and sense of place, with careful attention paid to the primary gateways, campus entrances and edges; and with new places and open spaces, such as the proposed extension of the Library Mall and the new Music Square
- Accommodates enrollment growth with identified sites and capacity for academic, research, support and housing facilities well beyond the 45,000 enrollment target
- Enhances campus circulation and connectivity for pedestrian, bicycle, transit and vehicular traffic
- Reinforces the campus character and quality with integrated design standards for architecture, landscape, hardscape, site furnishings, lighting and sustainability, setting a high bar for future development





Beautiful campus with green open space and trees, pedestrian-oriented



Strong academic programs supported by quality facilities



Vibrant student life and housing options



Committed to sustainability





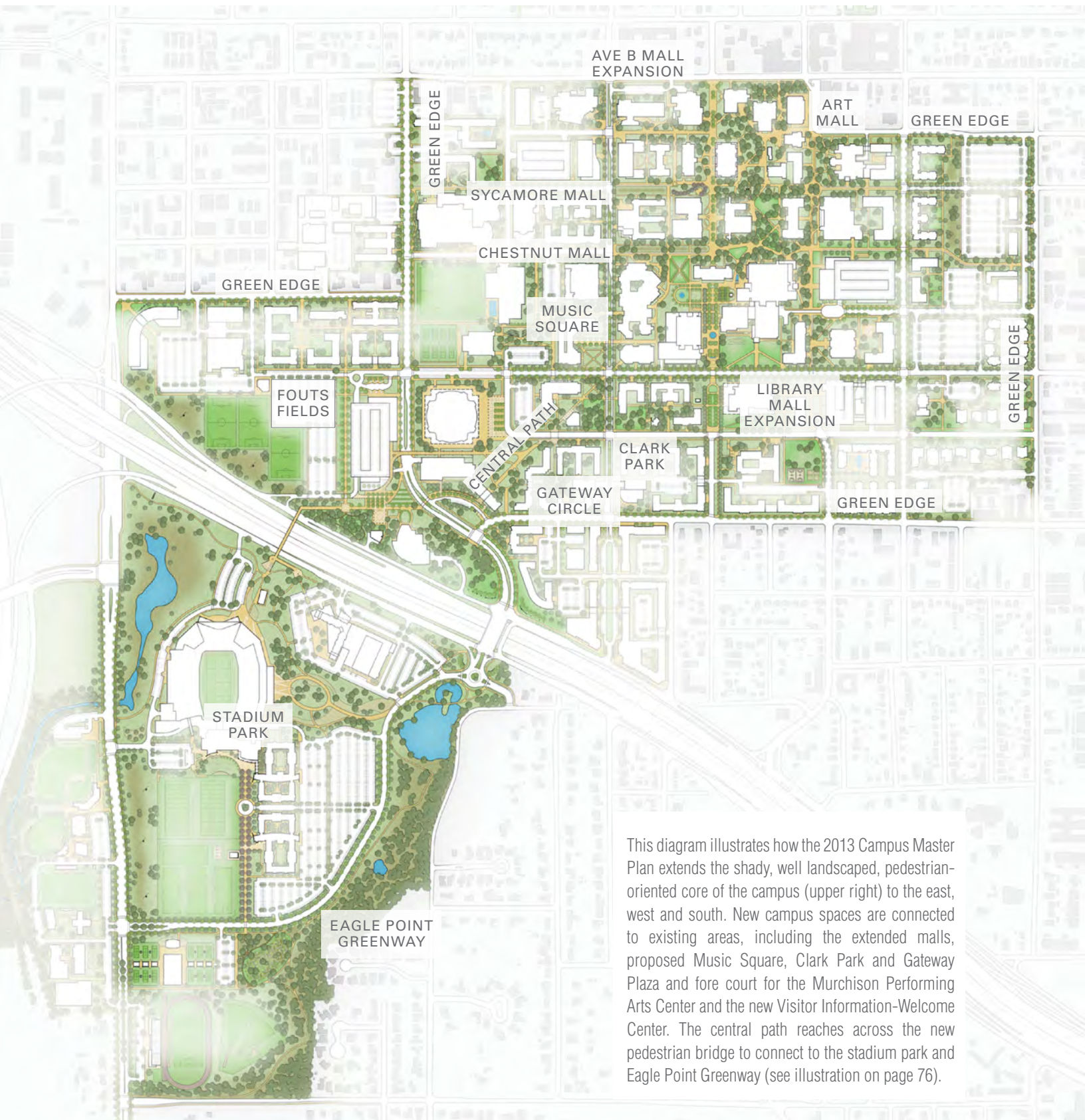
The 2013 master planning process began with meetings with the UNT System Chancellor, UNT President and campus leaders to set the direction and priorities. These substantive discussions focused on the future of the University and the campus. They emphasized that the bold goals of the 2012 Strategic Plan were very clear about *what* the University wants to achieve. The master plan needed to answer the questions of *how* and *where* by providing a plan for the physical development of the campus to support those goals. President V. Lane Rawlins added his own emphasis, noting that unless the first goal - to create the best undergraduate experience - was achieved, the other three would remain elusive.

To better understand how to meet that primary goal, the planners invited UNT undergraduate students to join them in walking the campus. The students spoke enthusiastically about why they chose UNT and what they believe is needed to create the best undergraduate experience.

Conceptual planning was shaped and measured by these observations, analysis and discussions. Most importantly, it was influenced by qualities carried through the plan and integrated into the refinements of plans for specific areas of the campus. Those five qualities comprise the following:

1. Beautiful campus with green open spaces and trees
2. Pedestrian-oriented settings, including bicycles and transit
3. Strong academic programs, supported by quality facilities
4. Vibrant student life with housing options
5. Commitment to sustainability





This diagram illustrates how the 2013 Campus Master Plan extends the shady, well landscaped, pedestrian-oriented core of the campus (upper right) to the east, west and south. New campus spaces are connected to existing areas, including the extended malls, proposed Music Square, Clark Park and Gateway Plaza and fore court for the Murchison Performing Arts Center and the new Visitor Information-Welcome Center. The central path reaches across the new pedestrian bridge to connect to the stadium park and Eagle Point Greenway (see illustration on page 76).

Proposed open space improvements and connections

## OPEN SPACE

In the 2005 Campus Master Plan, the landscape framework was described as reinforcing and enhancing the campus grid. Emphasis was placed on defined, attractive campus edges with street trees, sidewalks, signage, banners and lighting. The 2013 plan update continues this approach with shaded, landscaped streets on the edges and interior of the campus; and further refines concepts for Gateway Circle, the open space east of the Gateway Center. But the greatest emphasis is placed on developing the campus network of open spaces, improving the physical connections and the quality of those spaces.

### *Open Space Network*

A campus is defined by its network of green open spaces, in which meaningful places and landmarks are connected to create a sense of ease and orientation, even as students and faculty hurry across the campus to get to class. As the Denton campus has grown, pedestrian activity has moved from the meandering shaded pathways of the older areas of campus to the newer areas, south and west, where streets are narrow and often disconnected, discouraging pedestrian activity.

The planning goals of improving connectivity and sense of place gave rise to the concept of a single central path, ultimately connected to the entire network of campus walkways, which would link the major campus open spaces. This path would be a powerful orienting and wayfinding element extending across the campus, from the stadium to Music Square and the Library Mall ending at the proposed gateway to the Art Mall.

### *Greening Campus Edges*

The 2013 update plan recommends improved definition of campus edges with a program of streetscaping which emphasizes major street trees and enhanced landscape to 'green' the campus edge. Streetscaping should include improved paving, lighting, and signage-identity.

### *Courtyards and Quadrangles*

A university is typically defined and remembered by its quadrangles, courtyards and landscaped areas between buildings. At UNT, many of these quality spaces exist within the core of campus, but not in the newer developments and along the periphery of campus. The master plan recommends that all new projects allow for quality spaces defined by or between buildings. Housing development especially should include landscaped courtyards and quads within each new project for utilization by residents as well as occupants of nearby buildings.

### *Mall Expansions*

The open space network within the campus core is strong and well defined. But moving away from the center of campus, it slowly deteriorates into dead-end streets which have become parking lots and streets which are primarily devoted to accessing parking. The master plan recommends expanding the network of pedestrian malls by reclaiming these dead-end streets, moving parking out of the campus core and facilitating better parking access and traffic flow on the perimeter of campus.

The continued expansion of the pedestrian malls would be most notably to the west on Sycamore Street, west and east on Chestnut Street and to the east on Union Circle. These malls should be clearly defined and reinforced by the built environment of the campus through well-established build-to lines. Well-defined zones for landscape and for buildings adds to the longevity of plantings. The malls are ideal places for planting trees that will be unimpeded by future development. The pedestrian malls should be designed to safely accommodate access for emergency, service and limited delivery vehicles.



*Library Mall Expansion*

The 2005 plan identified the improvement of Library Mall in front of the Hurley Administration Building as a high priority and a high impact project for the campus. Its successful implementation has transformed the center of campus into a beautiful location that attracts students throughout the day. The improvements end at the stone fountain, just north of Highland. Across the street, a new plaza with cafe seating outside the Business Leadership Building feels disconnected while multiple sidewalks and parking areas carve up the space.

The 2013 master plan update proposes to extend the mall improvements southward (see sketch at right) with a similar landscape style, but a less formal character as it passes between the Business Leadership Building and Crumley Hall. Rows of trees along Avenue B will extend to the south edge of the campus, emphasizing the view of McConnell Tower.

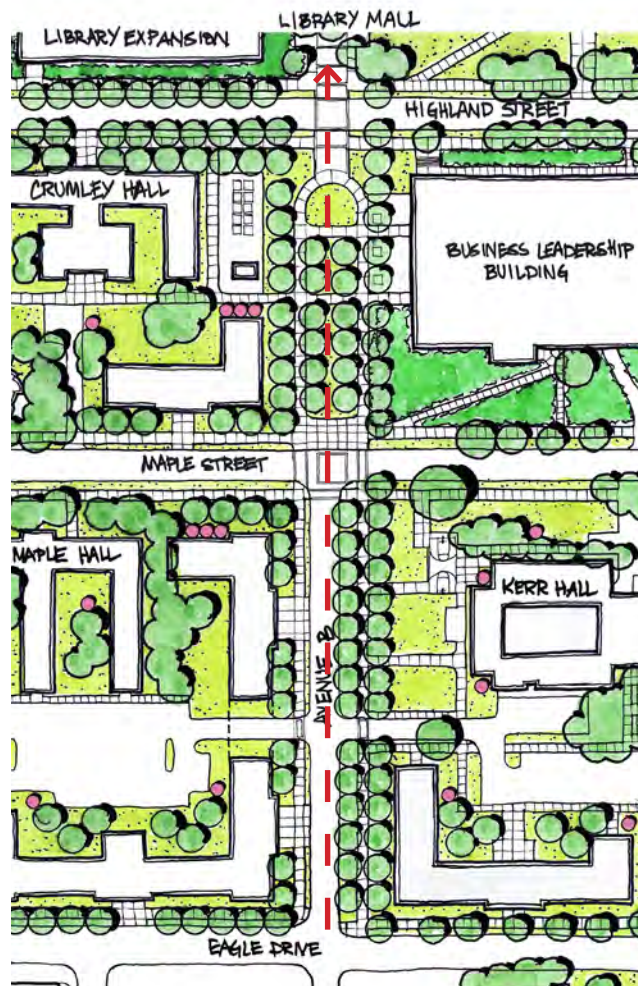
The master plan update also recommends revitalizing the mall north of Hurley. This area, while designed for pedestrians, has large planter islands obstructing patterns of movement. They are not of the quality and character appropriate to the campus. The mall, which currently ends at West Mulberry Street, should be extended to Hickory to create a notable visual gateway to campus through reciprocal views of the Hurley Building and McConnell clock tower.



Stone fountain at the south end of Library Mall



Tired area of the Avenue B mall, looking toward Library Mall



Conceptual improvements sketch

*Music Square*

The intersection of Highland Street and Avenue C is an important location on campus today, and will continue to be prominent in the future. Today, the intersection is defined by the small and dilapidated Music Annex and the cold, Brutalist period Music Practice buildings. Both facilities are to be replaced with new, more prominent buildings, including the Library Expansion and new Music Practice Building. These buildings will frame and better define this intersection, but must also be accompanied by a quality open space to support them. Music Square will be the front door to the Music Practice Building and will generally be full of students, before or after their rehearsal classes, who typically need to get in a little more practice. This space should accommodate the Music students, as well as other students traveling across campus to and from the Eagle Point Campus.

West of the new Music Practice Building, parking and green space need improvement. An outdoor amphitheater for an outdoor classroom, performances or living-learning events could be built here to support campus life.

*Clark Park*

Clark Park exists today at the northwest corner of Maple Street and Avenue C. This place is a respite for students and a great “front yard” for many students in providing spaces to play, lounge, and study. The most notable portion of this space is the eastern edge along Avenue C that is defined by a large stand of trees providing a continuous canopy. The master plan recommends developing the western portion of this block with an academic facility and central pathway to facilitate a major connection across campus, while preserving the eastern portion of the block and the large stand of trees for students to enjoy.



Oak groves of Clark Park on Maple Street



Students gather outside Maple Hall and the popular Clark Park

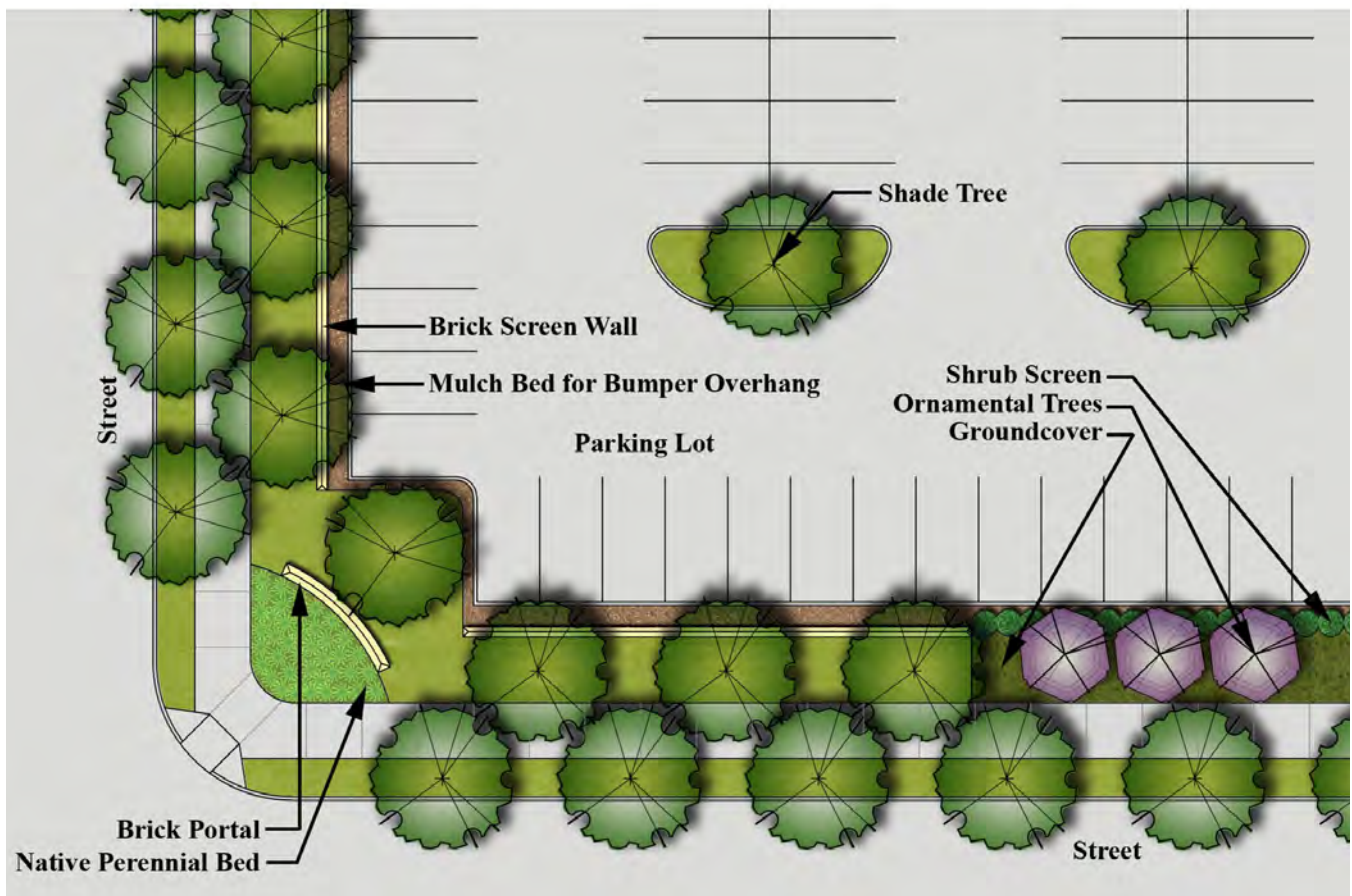


*Campus Streets + Edges*

The streets that define much of the existing campus and the campus edge would benefit from streetscape improvements (as previously recommended), including street trees, wider sidewalks, and UNT standard site furnishings such as pedestrian-scaled lighting with banners, benches and other landscape enhancements.

Two very key elements related to the establishment of a pleasing campus edge are consistency and continuity. Repetition and consistency in plant material selection and use can provide a sense of continuity and orderliness while still allowing for occasional variety in both horizontal and vertical planes.

A consistent landscape design using the same species of shade or ornamental trees will greatly help tie together the various developments (buildings, parking areas, and open space) along the perimeter of the campus and provide the continuity needed to make the campus edge distinctive and easily recognizable.



Concept plan for campus edge streets with large perimeter parking lots.

With the overarching goal of improving the campus street edges, the plan recommends the following improvements to the landscape along the campus edges:

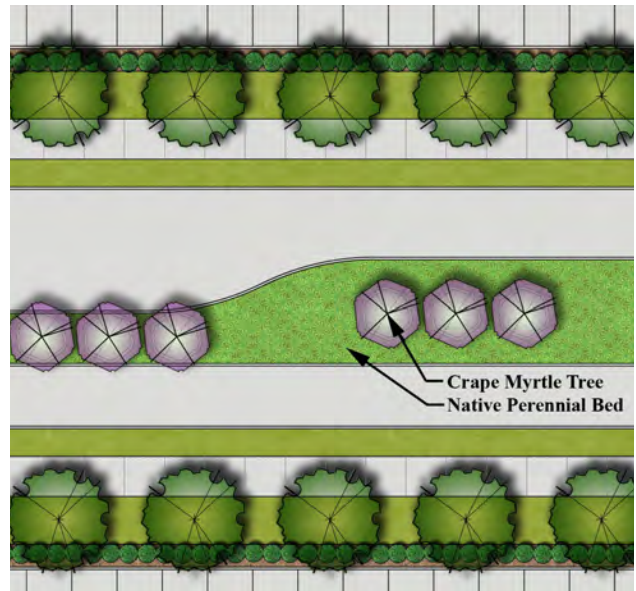
- Begin a street tree revitalization program utilizing one species of shade tree as the street tree planted at 40 foot intervals along campus perimeter streets. Utilize tree grates to facilitate pedestrian movement where sidewalks occur along the campus perimeter streets. This plan recommends the use of Live Oak for the campus perimeter trees.
- Where large parking areas abut the campus perimeter, ornamental flowering trees of the same flower color and species should be introduced to compliment the large shade trees as shown in the sketch at left. This plan recommends the use of the white flowering Natchez Crape Myrtle for these areas.

The campus internal streets, where not well shaded, should be similarly improved, including:

- Establish a continuous shade canopy along both sides of streets internal to the campus. Street tree species can be selected from those identified in the design standards, but each street should have the same species for visual continuity.
- Streets with medians should be further enhanced with the addition of native perennials and Crape Myrtles planted in the medians as is done currently on Avenue C. This approach should be used at entrances throughout the campus.

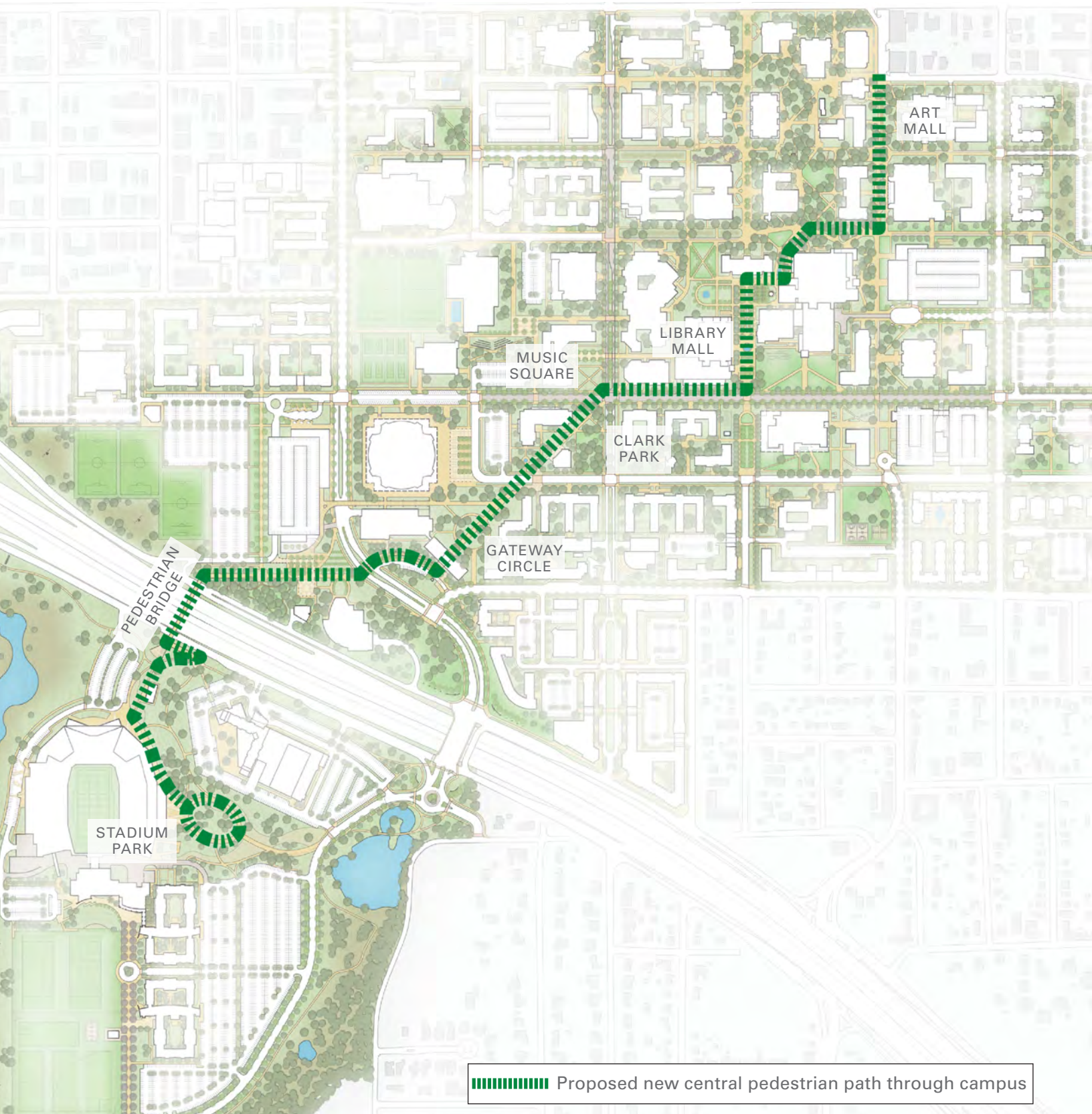


Avenue C planted median with Crape Myrtles.



Median Planting Concept Plan



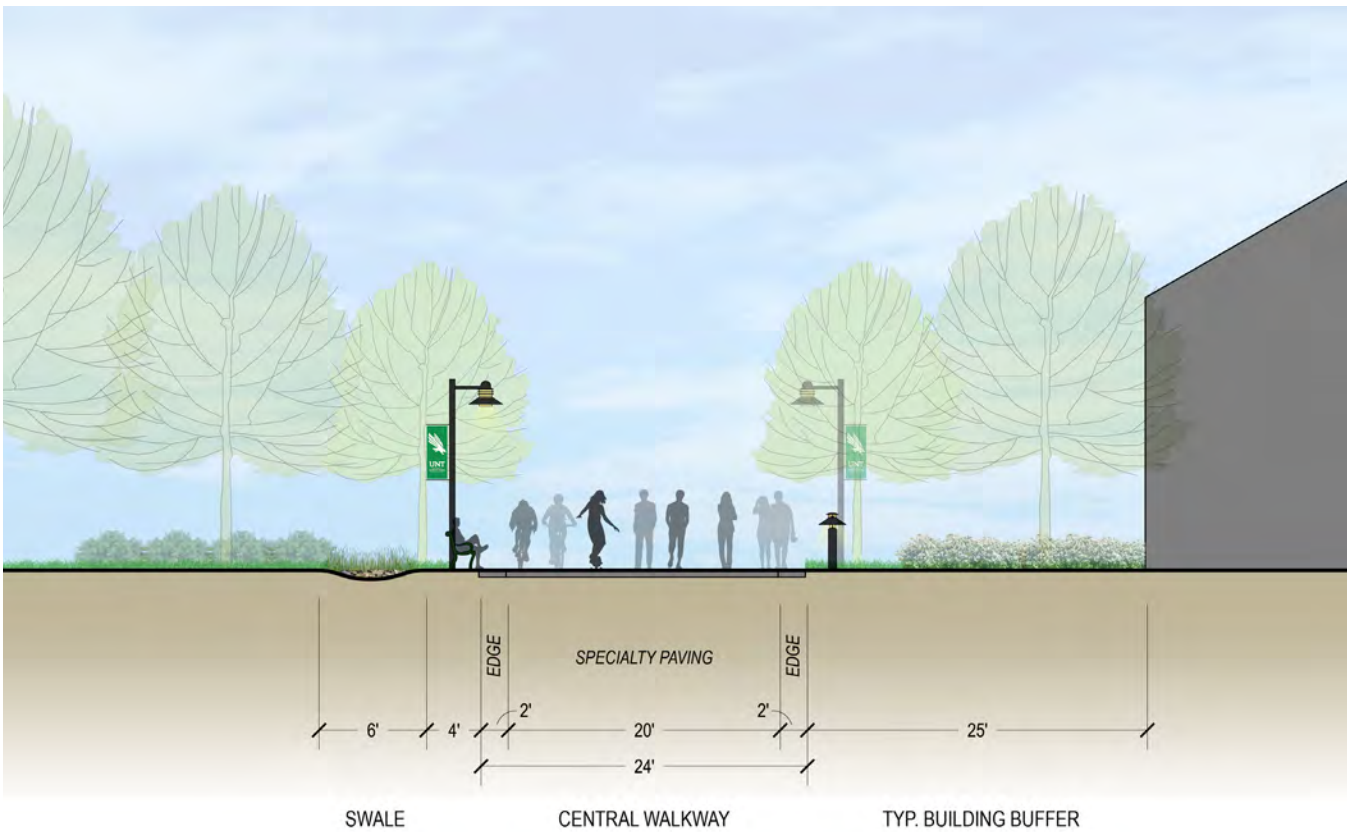


*A Definable Central Pedestrian Path*

The proposed new central pedestrian path will connect the most southern and newest areas of the campus to the oldest areas at the northeast corner with a route that travels through the very heart of the campus. The path will become a new landmark, connecting old with new, east with the west, and resolving connections across campus from the historic core to the pedestrian bridge (across I-35) to the Eagle Point precinct.

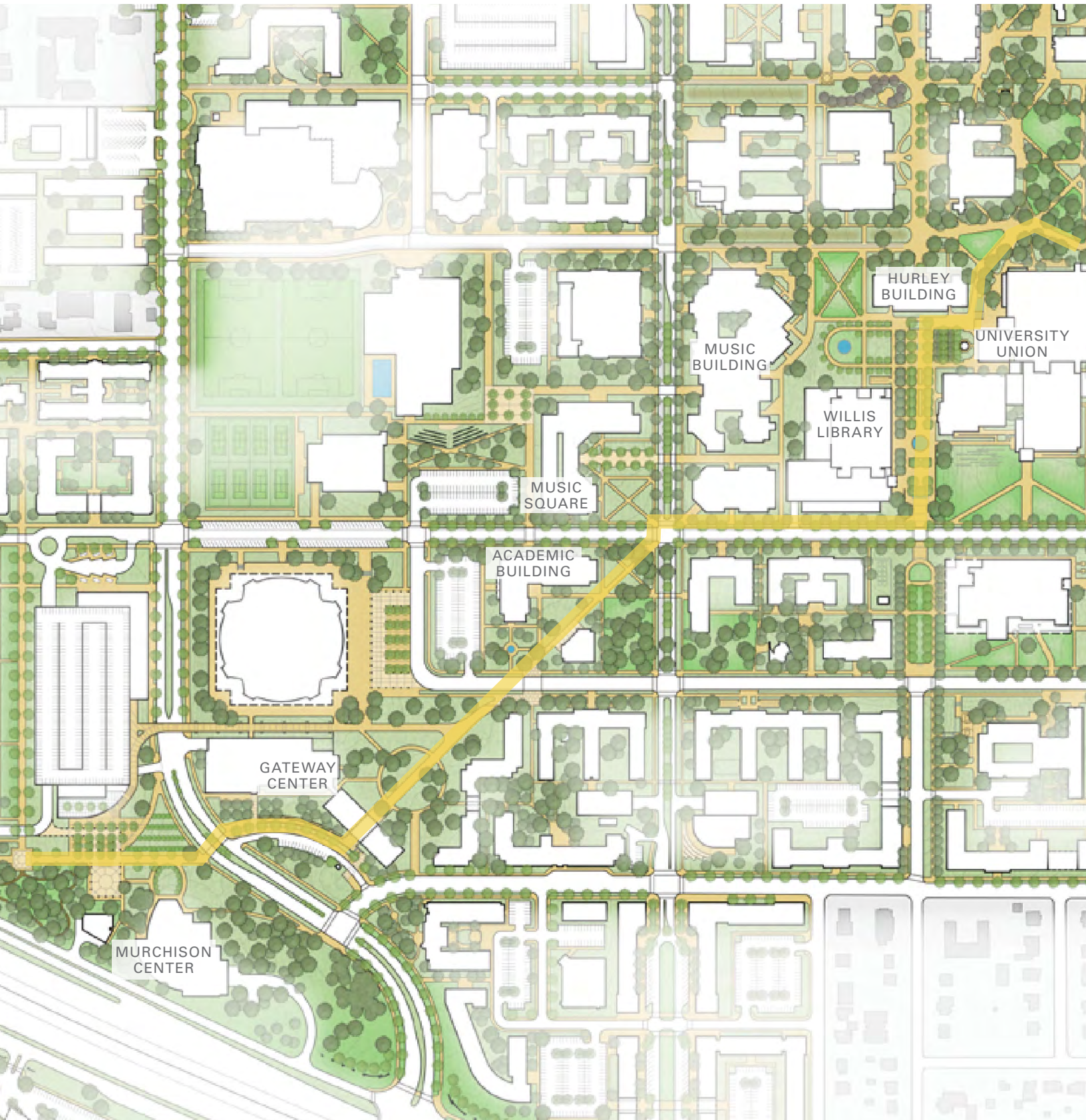
This unique wayfinding and orienting element will extend from Eagle Point, across the pedestrian bridge through the proposed multi-use forecourt in front of the Murchison Performing Arts Center through the Gateway Plaza, to Clark Park and the new Music Square. This path will link the new and existing Music Buildings to the Library Mall and the central administration building, ending up at the northeast arts district gateway.

The path works at different scales, creating activity in the newest areas of the campus to the south and west; animating green spaces, such as Clark Park and the Gateway Center circle; and linking the central campus core to the pedestrian bridge and the Eagle Point campus. Given the existing conditions, it's challenging to make some of these connections. But as the immediate-phase projects are developed this path should be completed as an important way to weave each new project into the campus.



Campus Central Path - Concept for Typical Path Section





Area of the plan visible in the birds-eye rendering (opposite page) showing the proposed new central pedestrian path and new campus open spaces





A birds-eye view of the campus as proposed in the 2013 master plan

This rendering of the 2013 Campus Master Plan Update illustrates the proposed new open spaces and new buildings which contribute to enhancing the quality and character of the UNT campus.

In the foreground is the Murchison Performing Arts Center with the proposed plaza and multi-purpose forecourt where patrons will arrive for concerts and events. The central path from the pedestrian bridge can be seen extending across North Texas Boulevard through the Gateway Plaza, between new academic buildings to Clark Park and the new Music Square. This path can be seen extending all the way to the landmark Hurley Administration Building and beyond.



Aerial photo of the existing campus





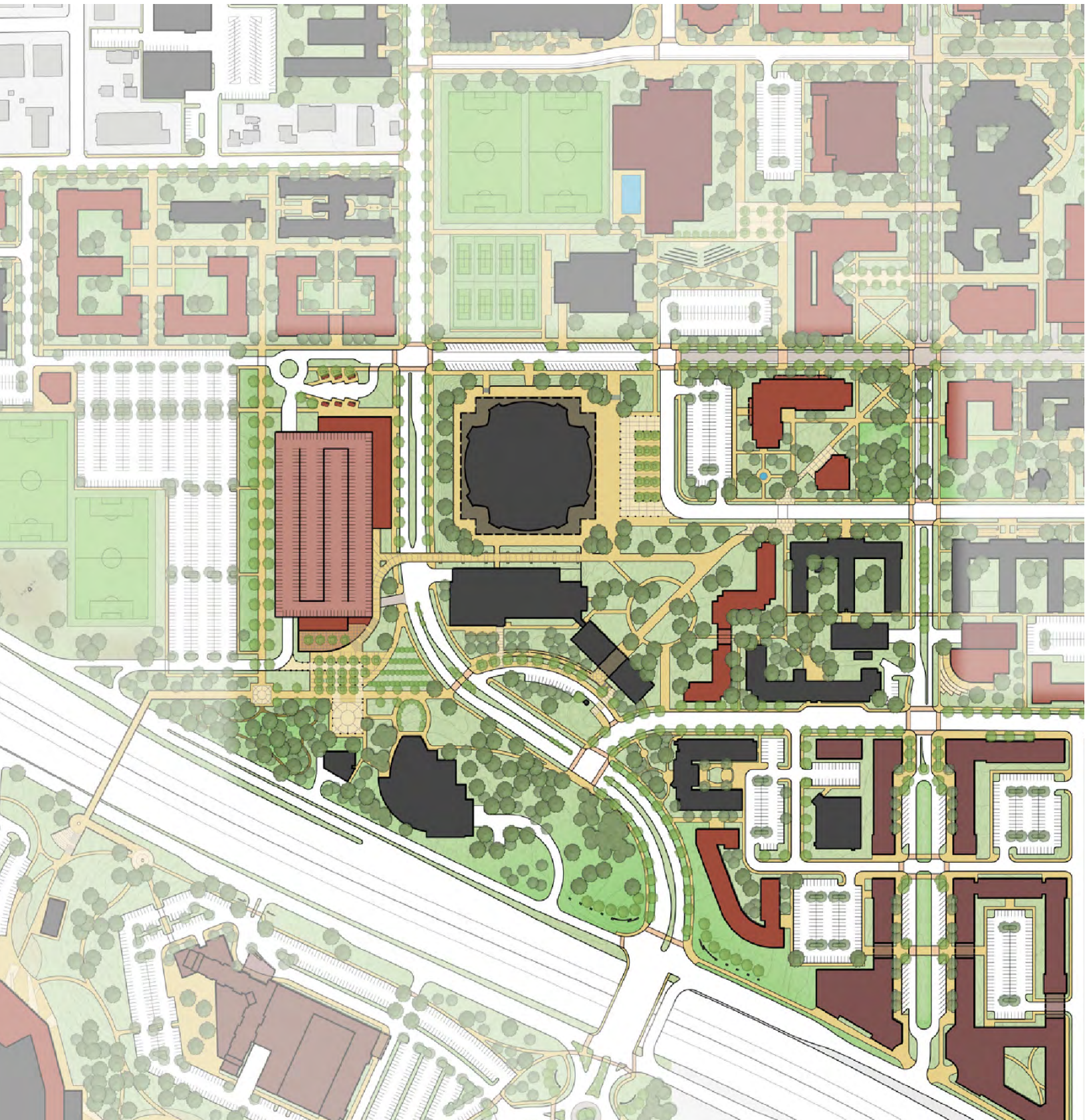
Campus precincts

## DISTRICTS + PRECINCTS

The campus comprises a multitude of smaller areas that make up the whole. The 2005 Campus Master Plan identified specific districts across campus for specific uses and development, including academic districts, Fouts Field and Eagle Point area.

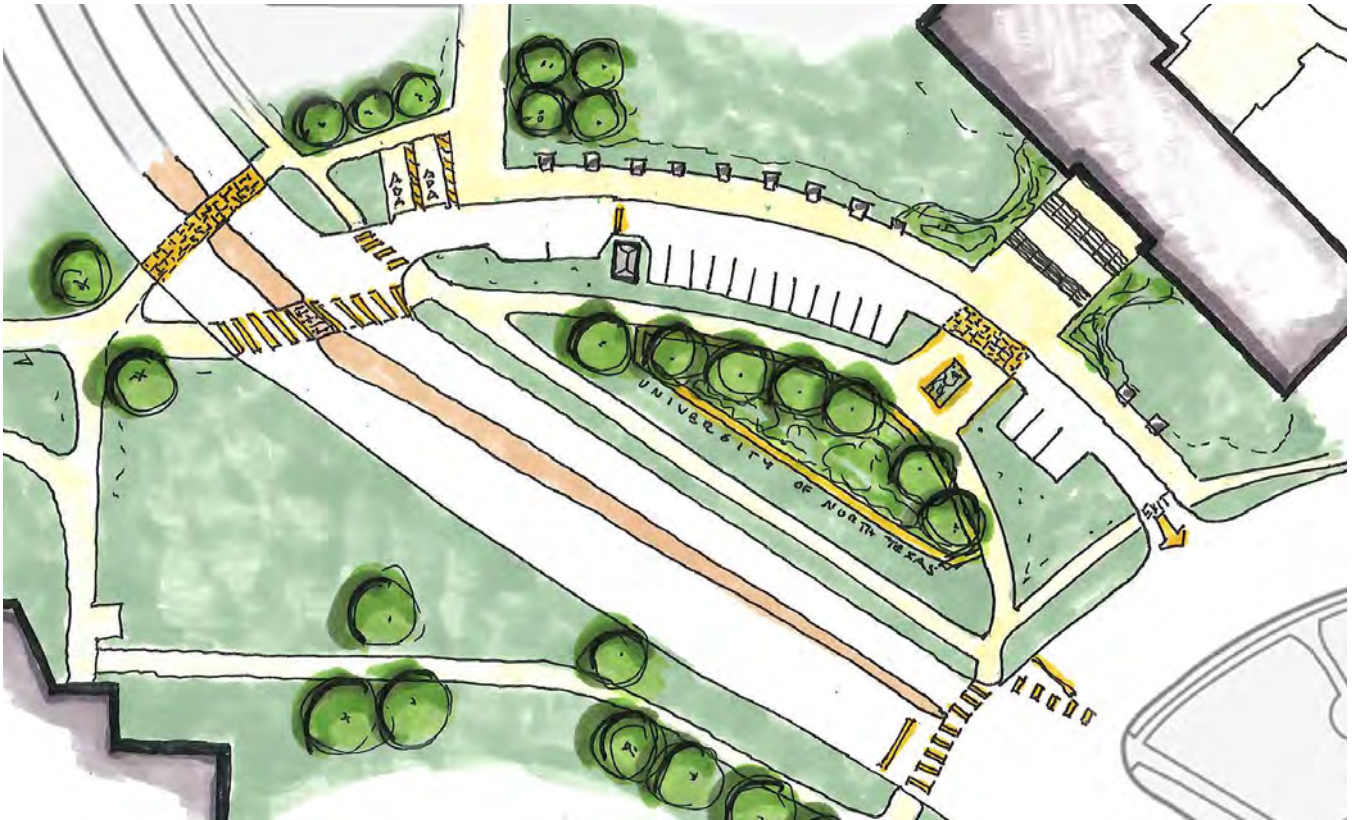
The 2013 Master Plan Update reinforces these districts, while considering some precincts within the plan in detail. The Fouts Field and Gateway precincts, which are impacted by the I-35 expansion and modernization project, were studied for immediate improvements; for the 20-year redevelopment plan; and to look 'beyond the master plan' for new gateways to the expanding campus.





Gateway precinct plan





Sketch of walkway and landscaping improvements at the Gateway Center

## GATEWAY PRECINCT

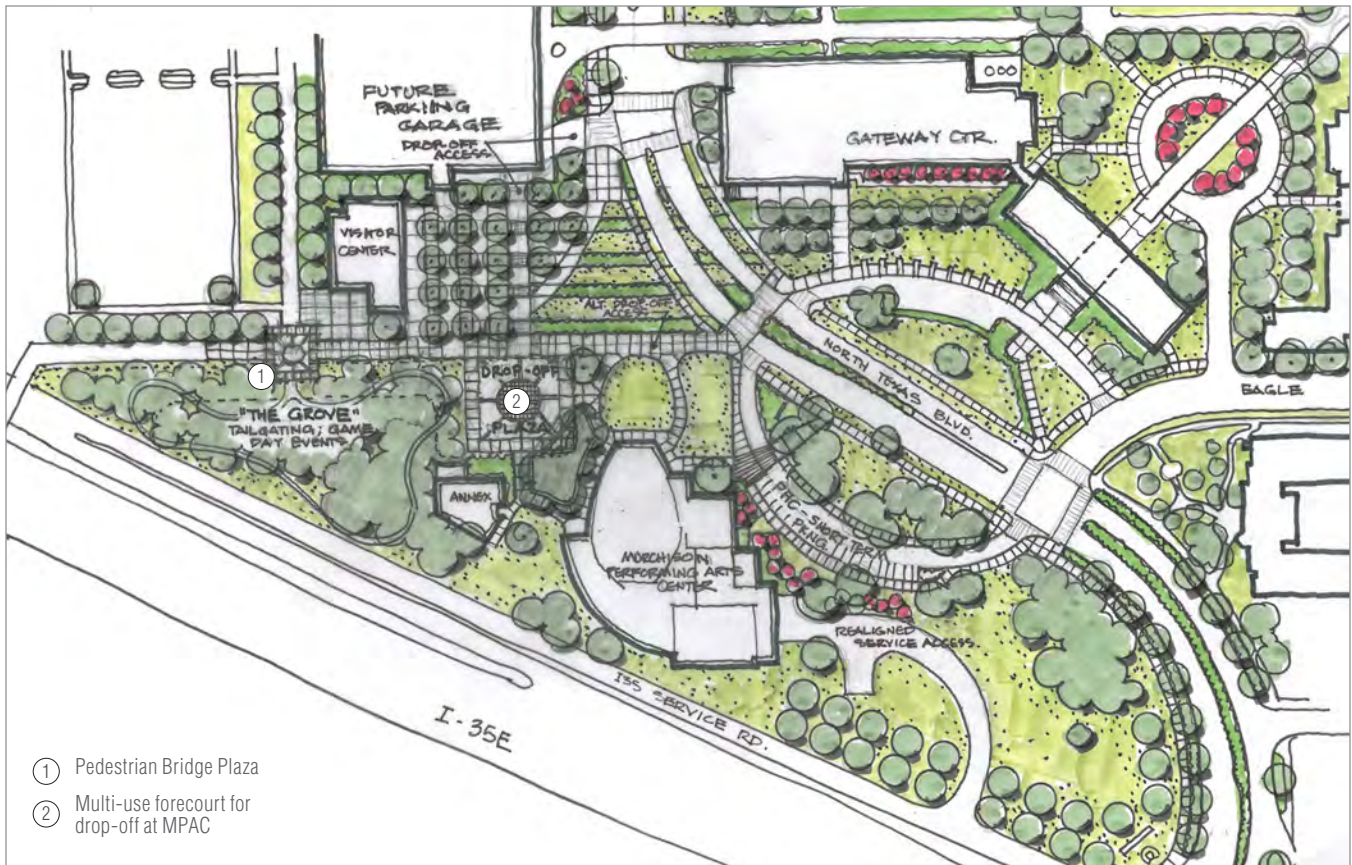
As a result of the I-35 expansion and modernization project, including the pedestrian bridge which opened in October 2012, the freeway area and Gateway precinct were studied in greater depth than any other campus precinct. The planning team was asked to look at the immediate challenge of improving the pedestrian routes in this area, including the following:

- From the new pedestrian bridge, past the Fouts Field parking lots and across North Texas (via a narrow brick crosswalk) to the center of campus
- The popular route from the Music buildings diagonally across campus, through the Gateway arch where music students routinely jaywalk across North Texas Boulevard, to the rehearsal entrance of Murchison Performing Arts Center.

The team developed a landscape with signage and dense planting that steers students toward the existing marked crosswalks. The plan recommends additional, larger crosswalks on North Texas Boulevard to accommodate the increased volume of students crossing from the pedestrian bridge. It suggests changing the direction of vehicular traffic through the existing circular drive in front of the Gateway Center, so that cars exit at the controlled intersection. The plan also strengthens identity signage in front of the Gateway Center.

These improvements are designed for ease of implementation through a phased approach that will be coordinated with future plans for this area.





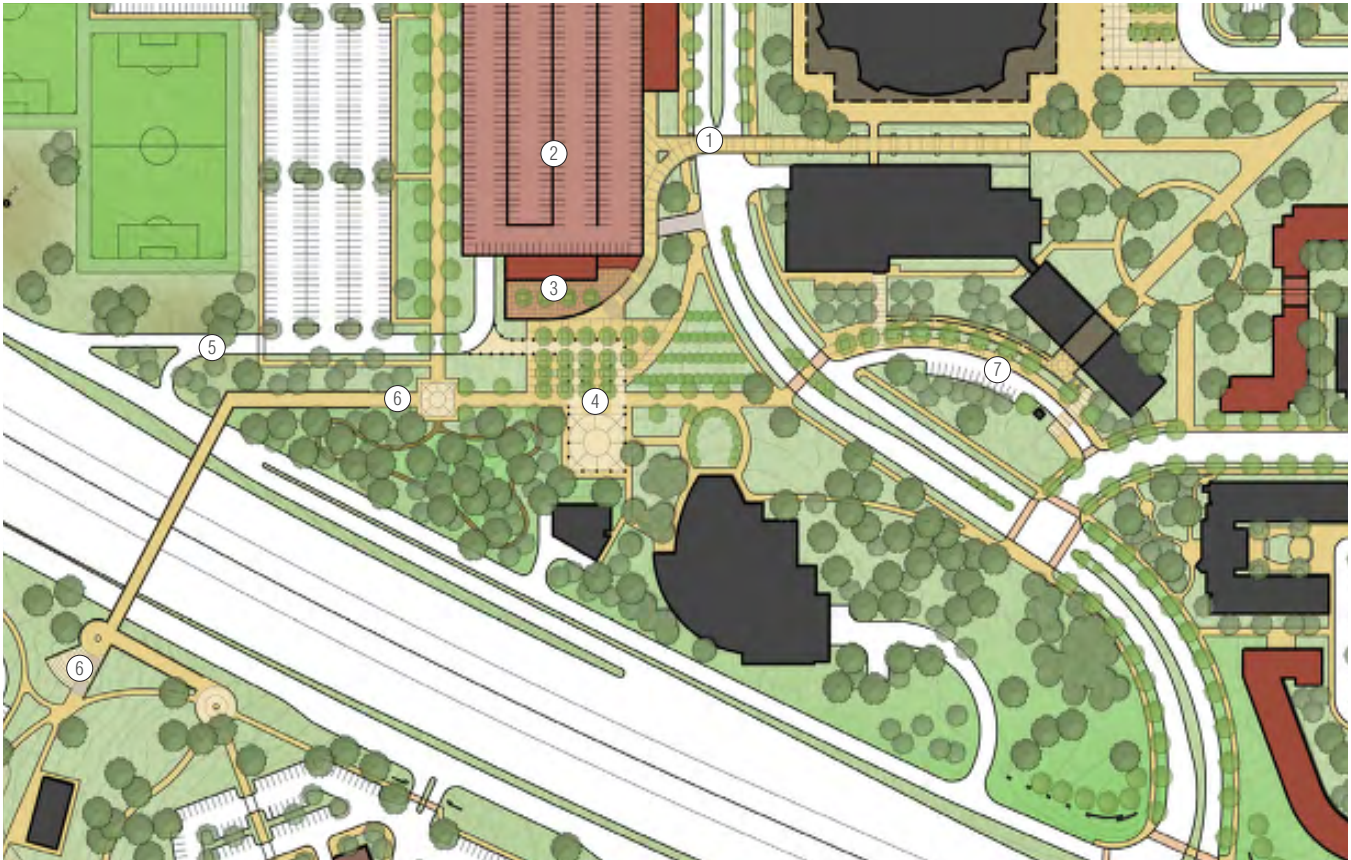
Initial gateway precinct sketch of the early concept studies for transforming this area



At the Milwaukee Art Museum, areas for vehicular drop-off, pedestrians, seating and a fountain are defined within a forecourt.

The Murchison Performing Arts Center (MPAC) welcomes the public to concerts on campus and creates a highly visible presence for the University along the interstate. Access is critical for concert patrons and the drop-off circle in front of the Center is heavily used when events are scheduled. Every day, students stream across campus for rehearsals at the Center, but with the opening of the pedestrian bridge over I-35, even more students now flow through this area. Current conditions result in vehicular and pedestrian routes crossing several times with significant potential for conflicts. The planned addition of a 1,600 car parking ramp in this area required rethinking the existing circulation patterns and challenged the team to look “outside the box” for a solution. Many urban arts venues incorporate a public forecourt to accommodate a vehicular drop-off in a space that is otherwise pedestrian-oriented. The use of paving colors and textures along with bollards, lights and landscaping define areas for vehicular drop-off, while safely accommodating pedestrians. The forecourt could also be set up for pre-event gatherings and tail-gating parties.





Planned pedestrian improvements connecting the pedestrian bridge (over I-35) to the central pathway into the center of campus

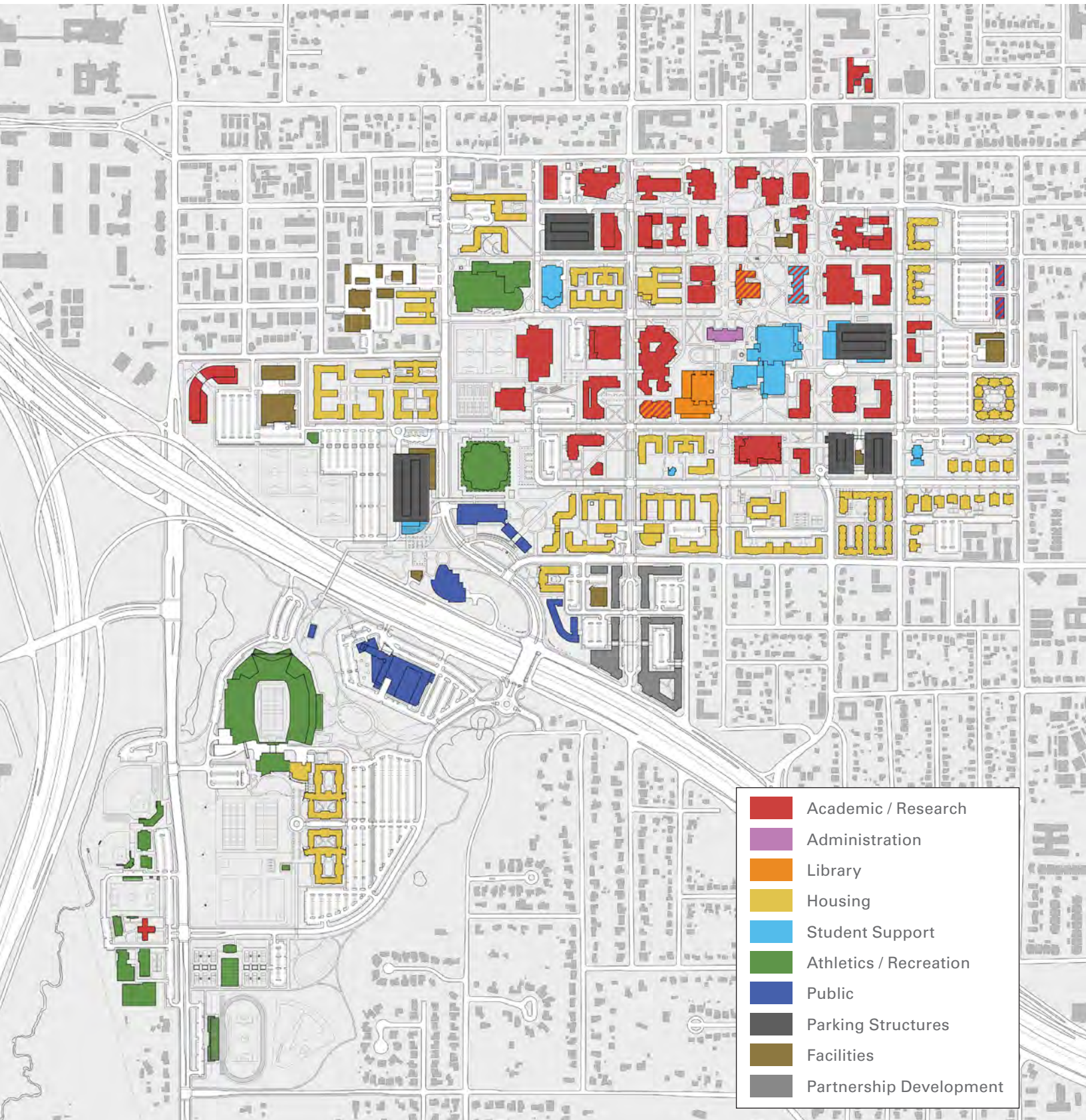
The Gateway precinct is further developed in this master plan update. By recommending elements to support the anticipated high volume of pedestrians in this location and minimize conflicts with vehicular access to the Murchison Performing Arts Center, future Visitor Information-Welcome Center and Fouts Field Parking Structure and Transit Center. Uses and improvements planned for this precinct include the following:

1. Bridge over North Texas Boulevard from the Gateway Circle Plaza to parking and proposed Visitor Information-Welcome Center
2. Fouts Field Garage for 1,600 cars; a mixed-use facility with a Transit Center on Highland and office space for public outreach uses (Career Center, Visitors Center, etc.) and support functions (transportation, police, facilities)
3. New Visitor Information-Welcome Center could

accommodate outreach activities, such as campus tours and the Career Center

4. Multi-purpose, paved and landscaped forecourt is designed to facilitate drop-off and pick-up for the Murchison Performing Arts Center and function as a pedestrian plaza and event space for game-day celebrations or UNT fund-raisers
5. Existing driveway entry from the frontage road is moved to the north, eliminating a conflict with pedestrians using the bridge while maintaining direct access to parking and Center drop-off.
6. Design incorporates recommendations from the pedestrian bridge workshops for plazas and walkway enhancements
7. Reconstruction of the Gateway Center entry steps (damaged by drainage issues) and parking lot to improve pedestrian and vehicular traffic flow as well as ADA accessibility.





Proposed building - Land uses

**BUILDING USE + CAPACITY**

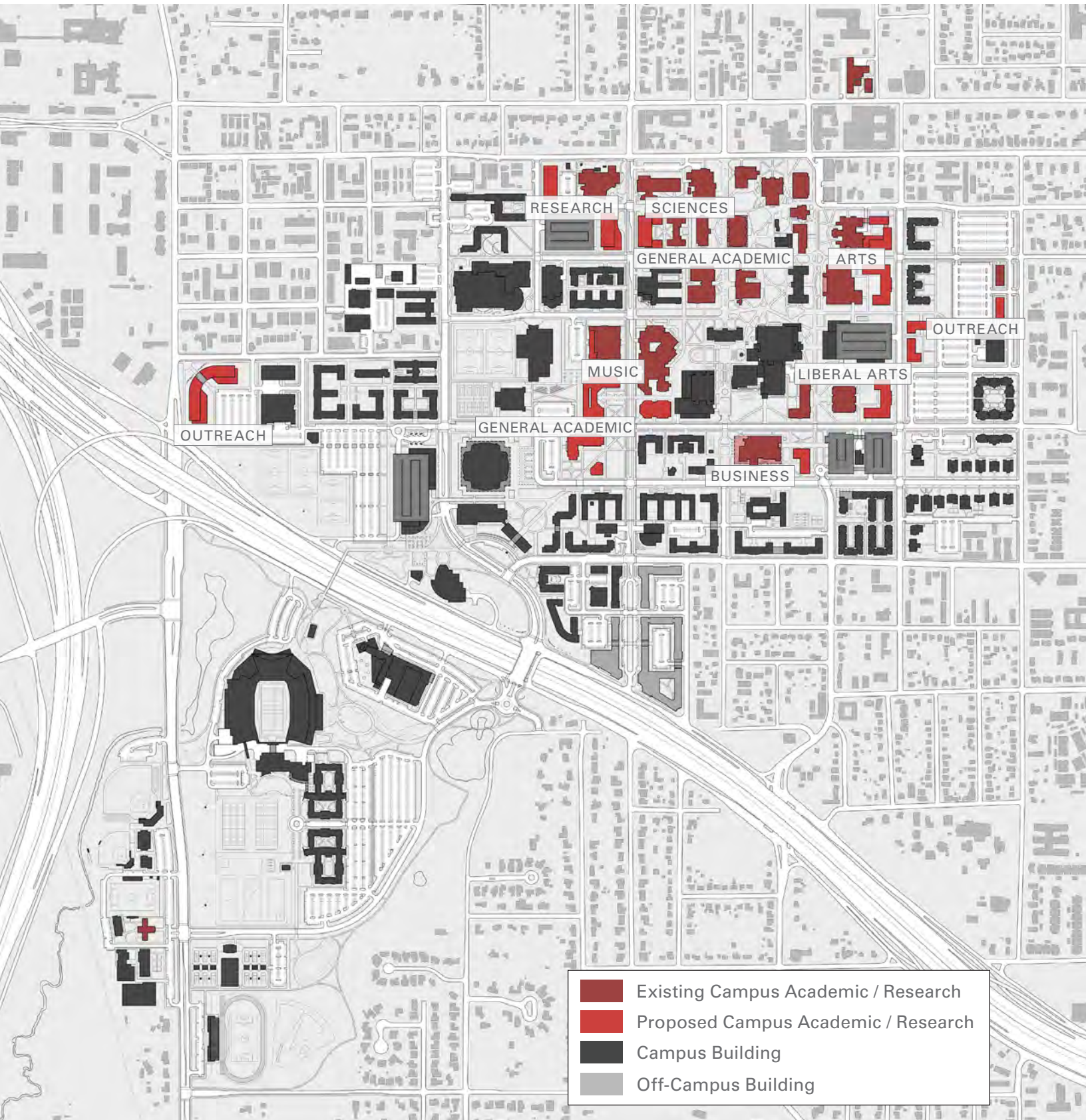
The 2013 Master Plan Update builds on the adjacencies of the existing campus to support the goals of the Strategic Plan. Each district described in the 2005 Campus Master Plan is reflected in the plan update. But the update adds additional academic and research building sites to increase density in the central campus core.

The 2013 plan demonstrates that the campus has the capacity to accommodate the projected growth to 45,000 students and has the capacity to continue to grow well beyond those projections.

	2005 Plan		2013 Update	
	Existing	Planned	Existing	Planned
Student Headcount	31,000	41,000	36,000	45,000
Academic + Research	3,442,500	5,362,800	4,026,400	7,101,418
Housing (beds)	4,974	7,683	5,771	9,653
Parking (spaces)	10,954	14,700	12,151	13,200

For a detailed list of planned facilities and site improvements, including building use designations, see Section 4 Implementation phasing plans.





Academic building - Land uses

## ACADEMIC DISTRICTS

Much of the academic core comprises clusters of uses that support specific programs, as well as some interdisciplinary, shared uses. The 2005 plan delineated districts to support these clusters of programs.

The 2005 plan estimated a need for 900,000 gross square feet (gsf) of additional general educational, academic and research facilities to meet the existing shortfalls and future demands for the targeted enrollment of 41,000 students. The 2013 plan addresses an expanded target enrollment of 45,000 students and plans for the addition of more than 1.3 million gsf of new facilities. This increase provides more than sufficient capacity to meet the needs of the increased enrollment.

Additional studies of the west side of the campus, including Fouts Field and the future campus edge along Bonnie Brae Street, also demonstrated capacity for continued enrollment growth into the foreseeable future.

### *The Academic Core*

The 2013 plan update continues to reinforce and increase the building density of the central academic core with new academic facilities. The plan diagram to the left shows existing and planned academic, research and general educational buildings. Several central sites are identified for new general academic buildings.

### *Science + Research District*

The 2013 update suggests continuing the building of the science district identified in previous plans. Major new science, technology and engineering buildings are located in this district, on each side of Avenue C between Mulberry and Sycamore Streets. New research facilities to support the Four Bold Goals of the 2012 Strategic Plan are located along the north and western perimeter of the science district. The Hickory Street edge has room for continued growth, and this high-

visibility location offers opportunities for regional engagement and the potential to showcase UNT's research leadership to the greater community.

### *Arts District*

The planned new College of Visual Arts and Design Building will anchor the northeast corner of the campus on Welch Street and further reinforce the campus arts district. This new facility offers an opportunity to harness the creative energy of the art programs and students to enhance this edge of the campus and establish a unique, arts-themed gateway to the Avenue A mall and the heart of the campus. The plan also identifies additional academic building sites in the arts district along the Welch Street edge.

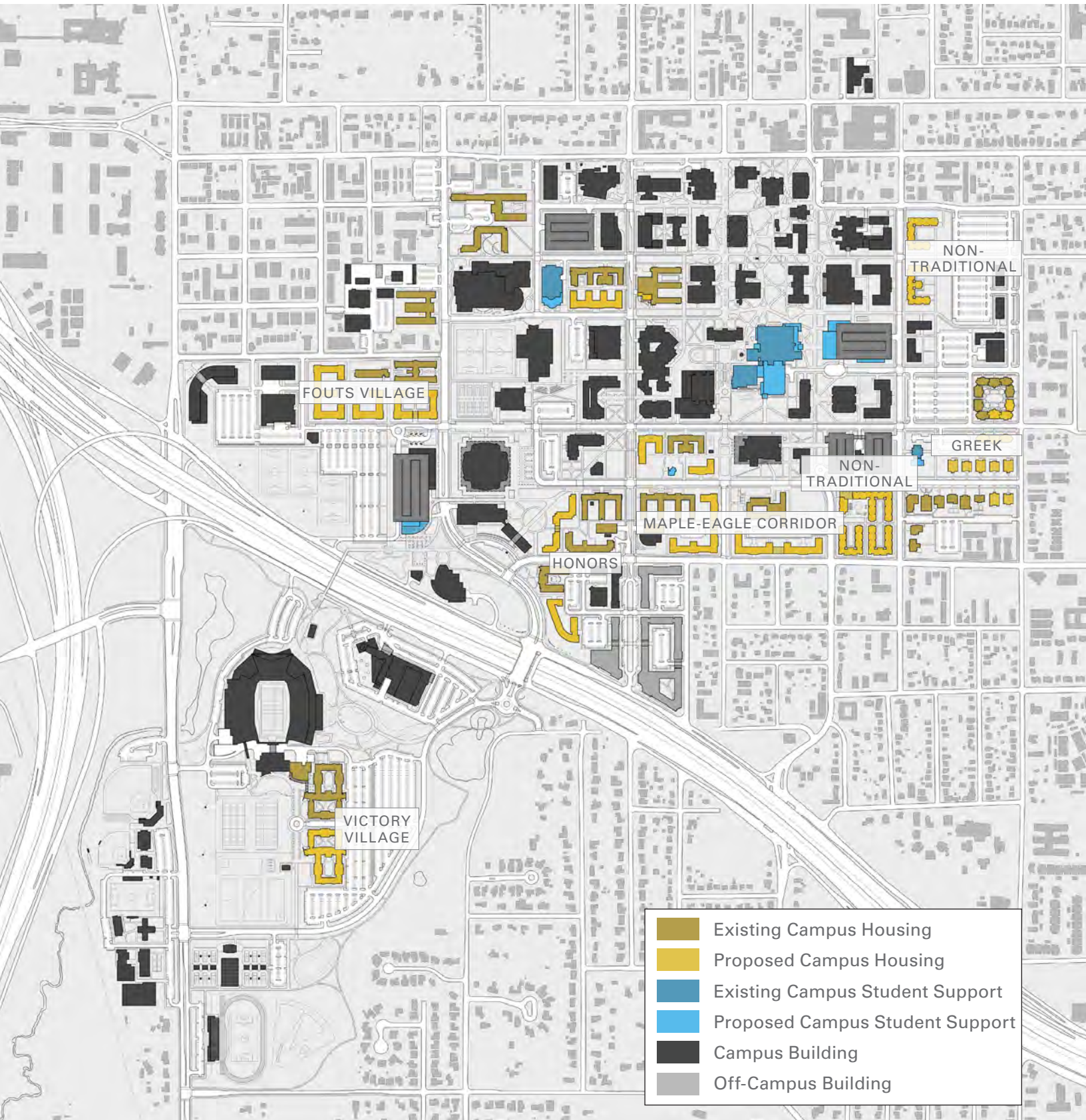
### *Music District*

The 2013 Master Plan Update provides new facilities for the music program and recommends the replacement of the Music Practice buildings, Music Annex and Bain Hall. This phased program of consolidation and replacement starts with a new, flexible academic resources building to act as a "swing space" that facilitates the renovation, expansion and phased replacement of academic facilities in this area. For example, spaces designed as music practice rooms in an initial phase could become library study rooms as the library master plan is implemented and the permanent music facilities are built out.

### *Outreach*

The plan identifies sites on the perimeter of the campus for public engagement programs, such as clinics, public affairs or research institutes. These sites offer good visibility, easy transportation access and adjacent parking for future programs.





Housing and student support buildings - Land uses

## HOUSING

Per the 2005 plan, new residence halls are concentrated around existing housing and dining facilities to create student communities close to recreation, services and amenities.

The 2013 plan identifies sufficient sites and capacity to accommodate more than the 3,300 new beds required to meet UNT's target goals to house 25 percent of the 45,000 student targeted enrollment. More than 600 beds are needed immediately to meet the current demand; approximately 600 new beds are needed every 4-5 years to keep up with projected enrollment increases. To meet the target, major housing sites are shown in the same locations as the 2005 plan, although the buildings proposed are somewhat larger and more densely arranged than in the previous plan.

### *Traditional Housing*

Existing Maple Street housing is expanded with new dorms and courtyards lining Eagle Drive (replacing most of the existing parking lots) and creating a new image for this edge of the campus. Dining in this area is expanded with a dining room and patio on Avenue C to activate this entrance to the campus and connect with potential mixed-use development immediately south. An additional student residence hall is added to the Honors housing complex shaping the edge of Gateway Circle. Smaller housing buildings are shown on infill sites north of Maple and along Chestnut. They offer opportunities for unique programs bringing freshman students together based on shared interests.

The plan for Fouts Village includes significant new housing along the western extension of Highland, close to existing housing, dining and student recreation facilities. The buildings are organized around courtyards and quadrangles to create a new village appealing to sophomores and juniors.



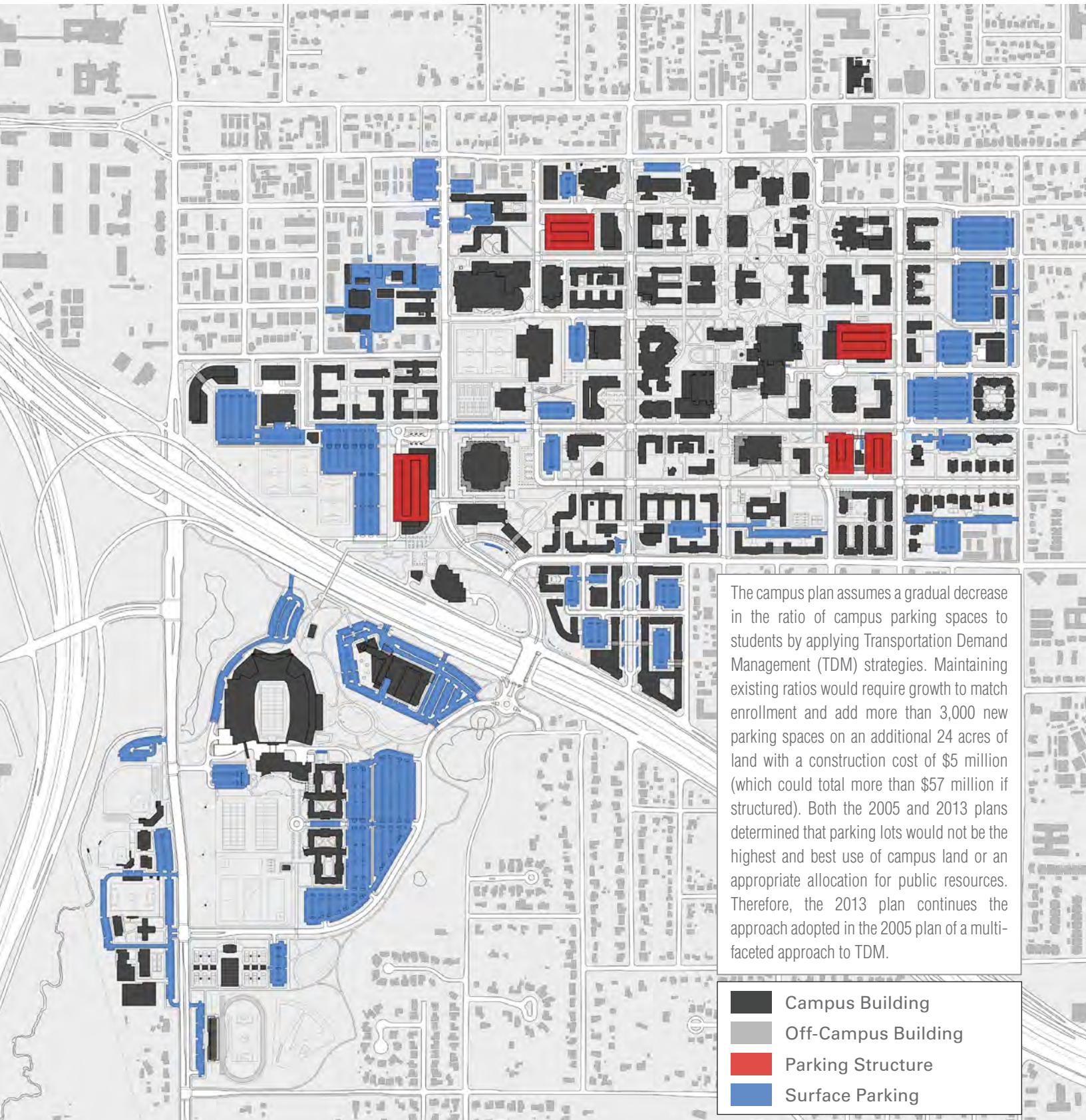
Honors Hall housing

The second phase of Victory Village housing is also planned in the Eagle Point precinct south of I-35. Because of its increased distance from the academic core, this location is considered more appropriate for sophomores and juniors than freshmen.

### *Non-Traditional Housing*

The plan also identified appropriate sites for graduate student apartments, married student or family housing, which is a growing need as more non-traditional students, veterans and older adults pursue college degrees in order to succeed in the job market. These sites might lend themselves to public-private development partnerships or market-driven private development.





The campus plan assumes a gradual decrease in the ratio of campus parking spaces to students by applying Transportation Demand Management (TDM) strategies. Maintaining existing ratios would require growth to match enrollment and add more than 3,000 new parking spaces on an additional 24 acres of land with a construction cost of \$5 million (which could total more than \$57 million if structured). Both the 2005 and 2013 plans determined that parking lots would not be the highest and best use of campus land or an appropriate allocation for public resources. Therefore, the 2013 plan continues the approach adopted in the 2005 plan of a multi-faceted approach to TDM.

- Campus Building
- Off-Campus Building
- Parking Structure
- Surface Parking

Proposed parking locations

## PARKING

The 2013 update continues implementation of the 2005 plan for parking and parking demand management strategies. Parking structures are in approximately the same locations as in the 2005 plan, close to major campus entrances or access routes and facilities with high event demand, such as the Coliseum and University Union. The 2005 plan provided 5,400 parking spaces in garage structures; currently there are only two parking garages on campus with a total of 1,582 spaces. The Highland Street Parking Garage in the 2005 campus plan was actually built smaller than planned, and a future expansion is illustrated in the new plan. The 2013 update adds approximately 5,300 spaces in parking garage structures, freeing up significant land area for new academic buildings and student housing.

In 2013, approximately 12,150 parking spaces existed on campus. The 2013 plan adds approximately 5,300 spaces of structured parking and recommends removing approximately 4,200 spaces for campus open space improvements and new buildings, resulting in a net increase of approximately 1,100 spaces for a total of 13,250 on-campus parking spaces. To address concerns about future parking demand, and the need for event parking, the planners identified surface lot development adjacent to campus and partnerships with other parking operators to provide off-site parking and shuttles to major events.

Surface parking will continue to be an economic and pragmatic necessity into the foreseeable future. But the plan mitigates the impact of the larger surface lots by locating them where they can serve as event areas for game-day tail-gating and convenient overflow parking when needed. The plan retains smaller parking lots throughout the campus with accessible parking spaces close to drop-off and pick-up areas.

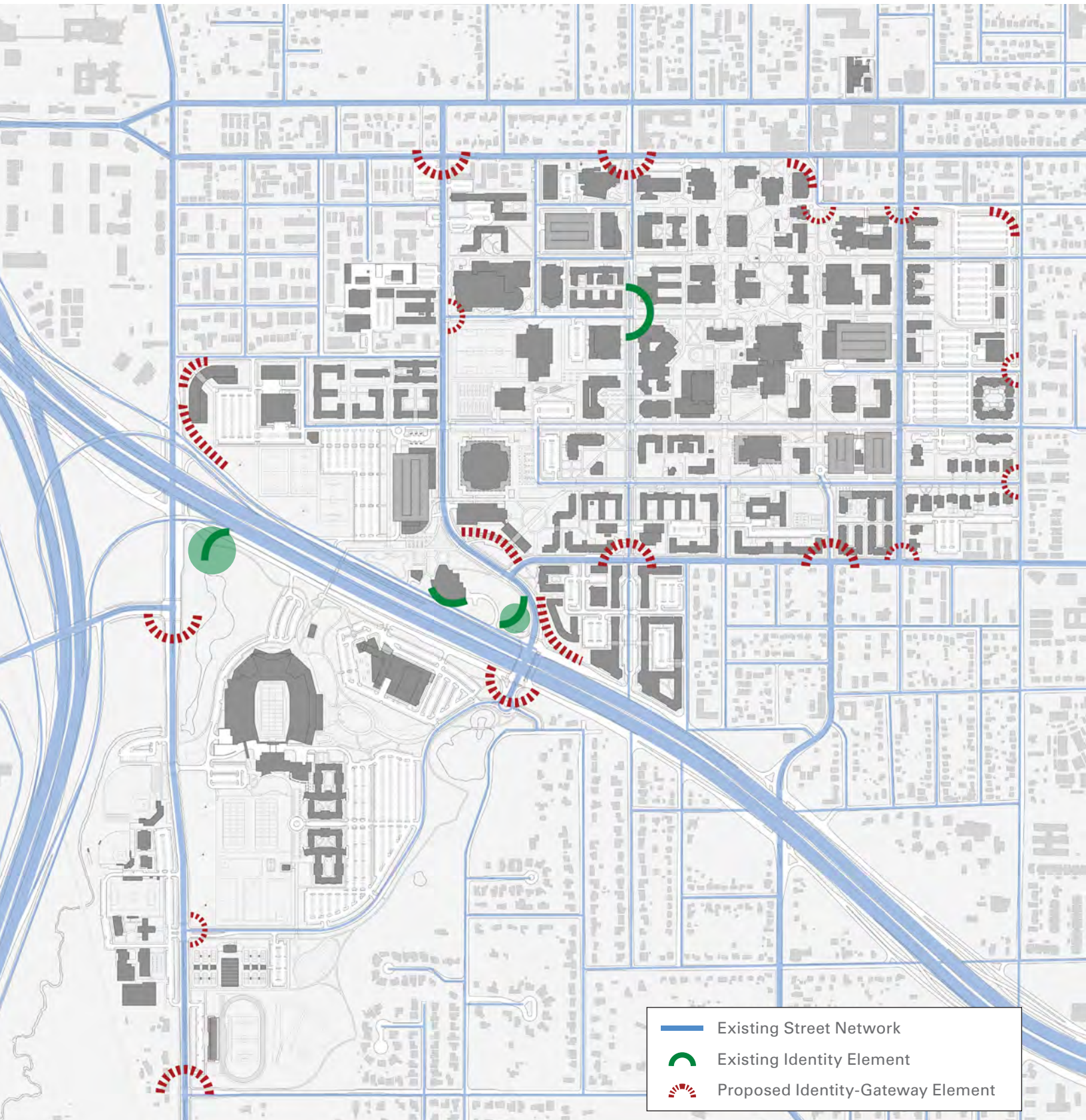
The 2013 update supports the Transportation Demand Management (TDM) strategies that were recommended in the 2005 plan, including the following:

- Support alternative transportation - walking, biking and transit - with new infrastructure and safety improvements
- Increase on-campus housing
- Encourage new student housing development in close proximity to the campus or along transit routes
- Manage class schedules to distribute demand more evenly across the day and week; increase distance and online learning opportunities
- Direct paid visitor parking to new parking structures
- Zone parking to better distribute permits; move parking to the perimeter, enhance transit and pedestrian routes so drivers park once to reduce core campus traffic
- Increase permit fees to encourage and support carpooling and transit use; use graduated permit fees to move parking to more distant or perimeter lots

The 2005 plan noted that these strategies have successfully reduced campus parking requirements on a per-student basis, including parking permits, with corresponding increases in campus and city-regional transit ridership.

To meet UNT sustainability goals, any large open parking areas could support photovoltaic solar installations. These panels could shade parking and offer benefits like user comfort and lowered heat island effect while extending the life of the parking surfaces and expanding on-campus renewable energy sources.





Existing and proposed identity - Gateway element locations

## STREETS + GATEWAYS

The 2013 Campus Master Plan Update seeks to enhance the campus sense of place by better defining and enhancing campus edges, entrances and gateways. It recommends improving campus streets with new trees, pedestrian-scale lights and consistent signage. New gateway identity elements, in keeping with the character of the campus, should be added at campus entrances and major corners.

### *Street Improvements*

Streetscape improvements, including continuous sidewalks, trees, pedestrian-scale lighting and landscape buffers and screening, are recommended to improve and “green” the entire campus perimeter. The 2013 plan update also recommends improvements to the major campus streets including the following:

- North Texas Boulevard: reduce the number of intersections and pedestrian crossings, consolidate the parking in the Fouts Field area and eliminate the driveways
- Eagle Drive: increase student housing along the south edge of the campus
- Frontage road on I-35: improve identity and the quality of the UNT “front door” image
- Avenue A-McCormick Street exit: improve access to the east campus parking lots and Highland Street garage, and improve identity and streetscaping to enhance the UNT image from the interstate exit
- Hickory and Welch Street: provide pedestrian safety and traffic calming, elements including enhanced crossings by narrowing the roadway or providing textured paving, signage and lights
- Hickory Street: remove on-street parking to improve safety for cyclists and pedestrians
- Avenue B: close the street to allow the central pedestrian mall to expand to the campus edge and provide gateway elements and major landscape and hardscape improvements

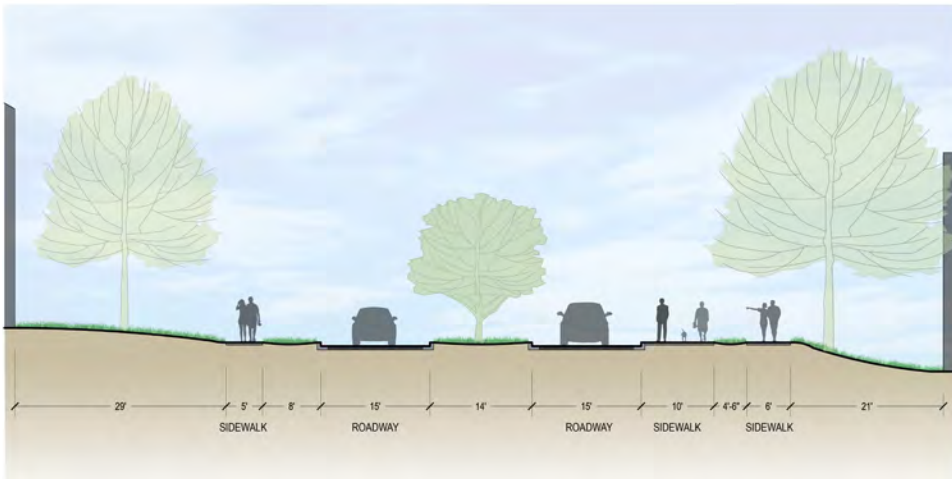
- Avenue A and Hickory and Mulberry Streets: enhance as an arts district gateway when the new College of Visual Arts Building is constructed

The 2005 recommendations for improvements that continue to be relevant to internal campus streets include the following:

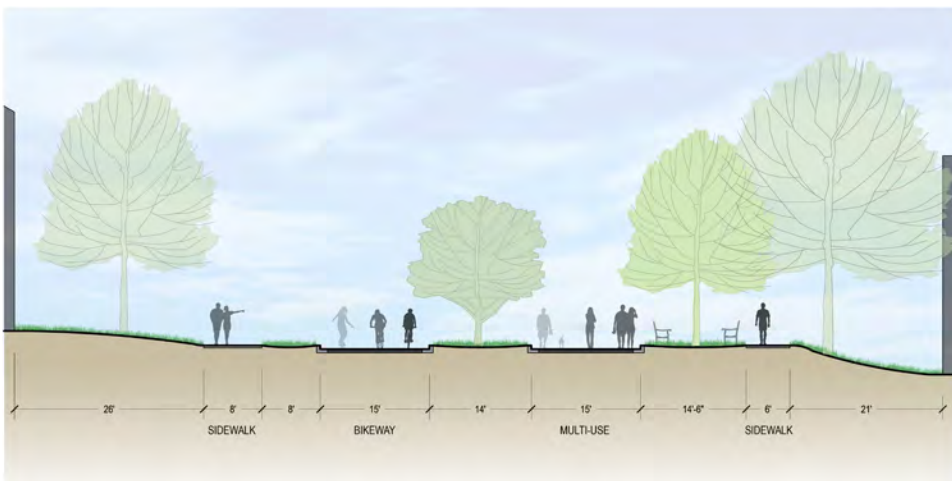
- Extend and enhance the pedestrian-friendliness of the core campus by limiting private vehicular access on Avenue C and Highland Street Transit Mall
- Improve Chestnut Street to link West Hall and the Student Rec Center with the core; reduce on-street parking and eliminate the street and parking east of Avenue C
- Enhance Sycamore Street by adding shade trees and removing the surface parking lot east of Avenue C.

The 2005 plan called for closing Avenue D south of Maple and Maple west of Avenue C, to create a passive recreation area identified as Gateway Park. This area was studied in depth by the 2013 planning team. The new plan suggests keeping Maple Street open and closing Avenue D between Maple and Eagle Drive. Similarly, the extension of Walt Parker Drive, an internal restricted-access road to facilitate game-day traffic and allow for internal circulation of campus vehicles, is retained as shown in the 2005 plan. The update adds a connection to the new hotel-conference center and proposes a traffic circle next to the relocated North Texas bridge to maintain access while discouraging cut-through traffic. The University should continue to restrict access beyond the traffic circle to ensure safety and security in this area of campus.

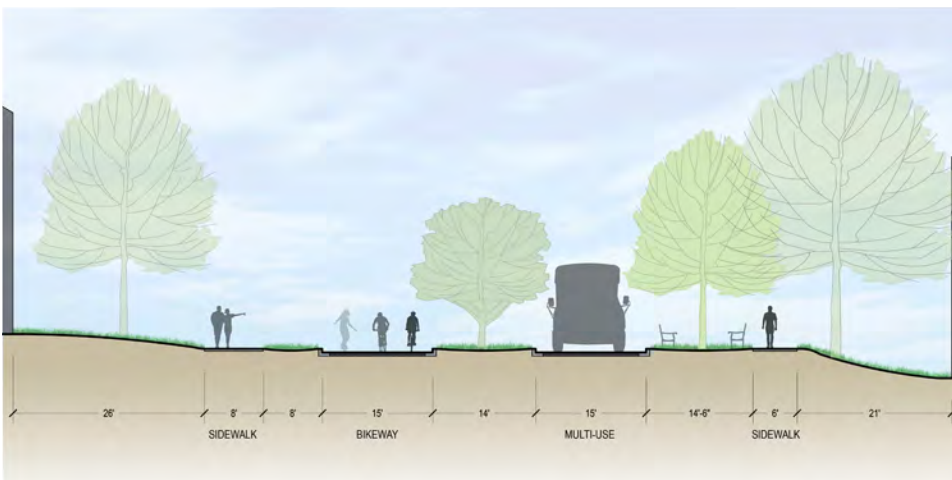




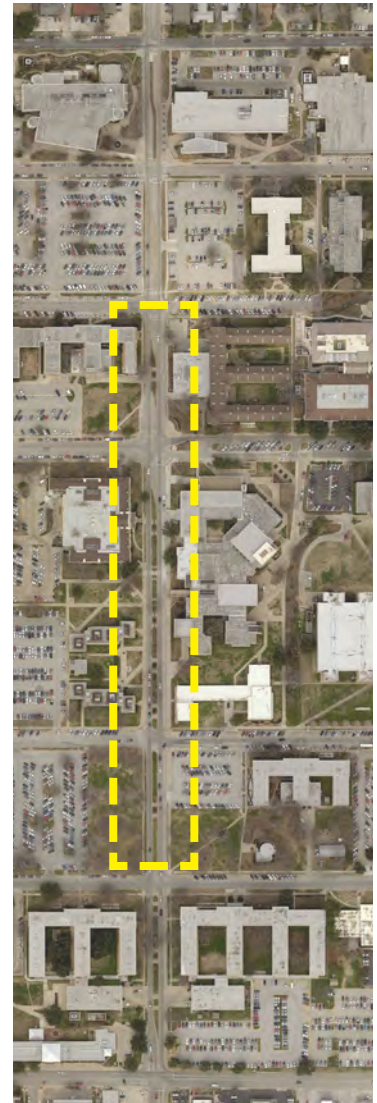
Existing Avenue C - Street section



Proposed Avenue C improvements - Street section showing pedestrians using limited access lane



Proposed Avenue C improvements - Street section showing vehicles using limited access lane



Avenue C - proposed limited access area

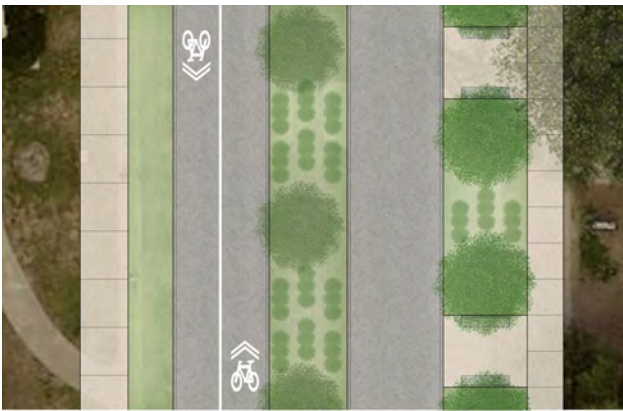
The 2005 plan suggested rebuilding Avenue C for operational closure except for limited access in the afternoon-evening to allow pick-up/drop-off at the Music Building for events. The update supports that recommendation, but facilitates implementation of this project by working within the existing street curbs and right-of-way.



Existing Avenue C



North end of Avenue C



Proposed Avenue C improvements - Typical plan



South end of Avenue C

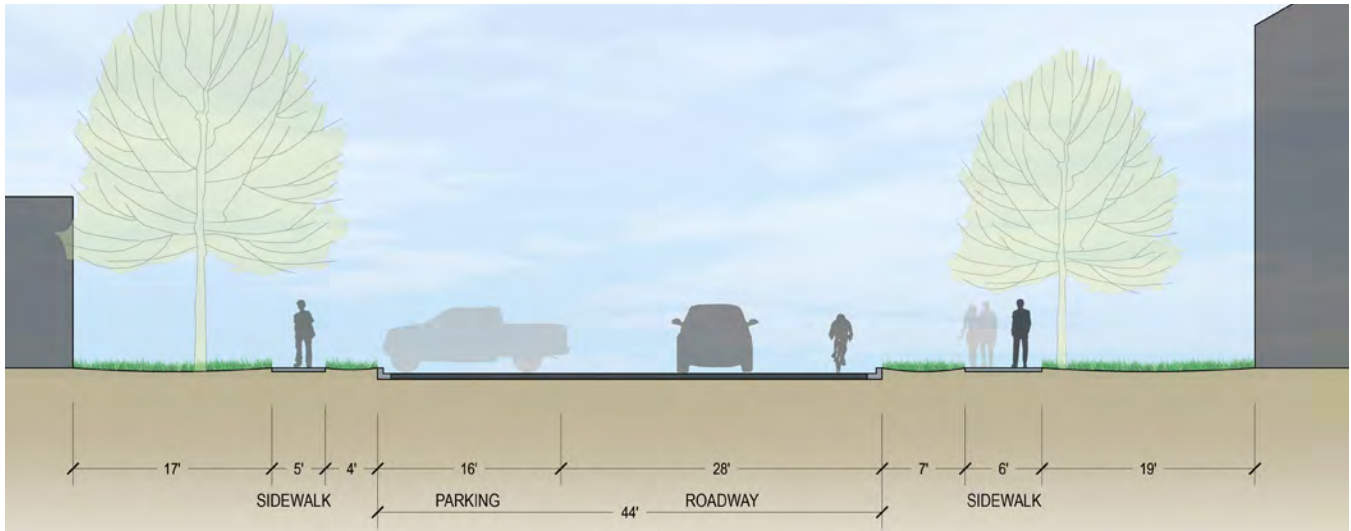
## AVENUE C

As the core of the campus expands westward, Avenue C is increasingly becoming the domain of students walking and cycling, with vehicular traffic pushed to the campus perimeter. As in the 2005 plan, the 2013 update proposes improvements to enhance and expand pedestrian and bike uses with improved paving, wider sidewalks, additional trees and new street furnishings.

The west lane is proposed to be dedicated to two-way bicycle traffic, eliminating the need for the former “cycle track” on the east side of the street. This new arrangement allows for new trees, street lights and sidewalk expansion without impacting the existing curbs, center median or drive lanes.

The east lane (northbound) is proposed to be a multi-purpose right-of-way, available for vehicular access for event pick-up and drop-off, loading-unloading and emergency and service vehicle use when needed. But on a typical weekday during the school year, this lane would be exclusively pedestrian to be used by students walking between classes. Removal of the old cycle track, and the various service vehicle zones along the east side of the street, would make space for additional pedestrian amenities including seating outside the Music Building and Bruce Hall. Additional bike racks will be needed and should be located on the west side of the street, adjacent to the bike lane.





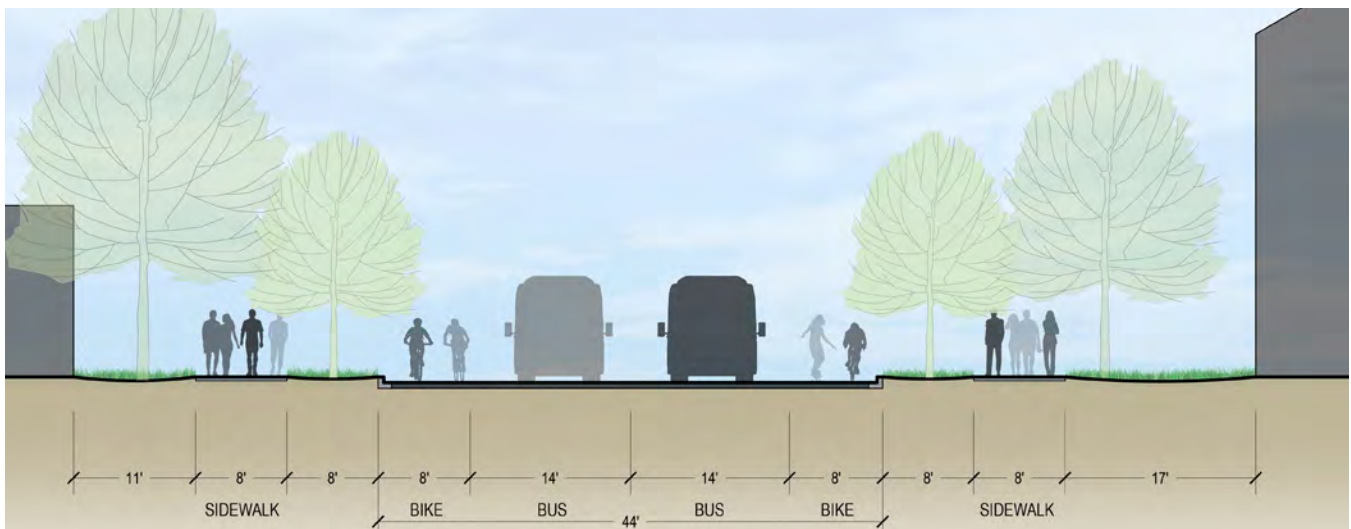
Existing Highland Street section



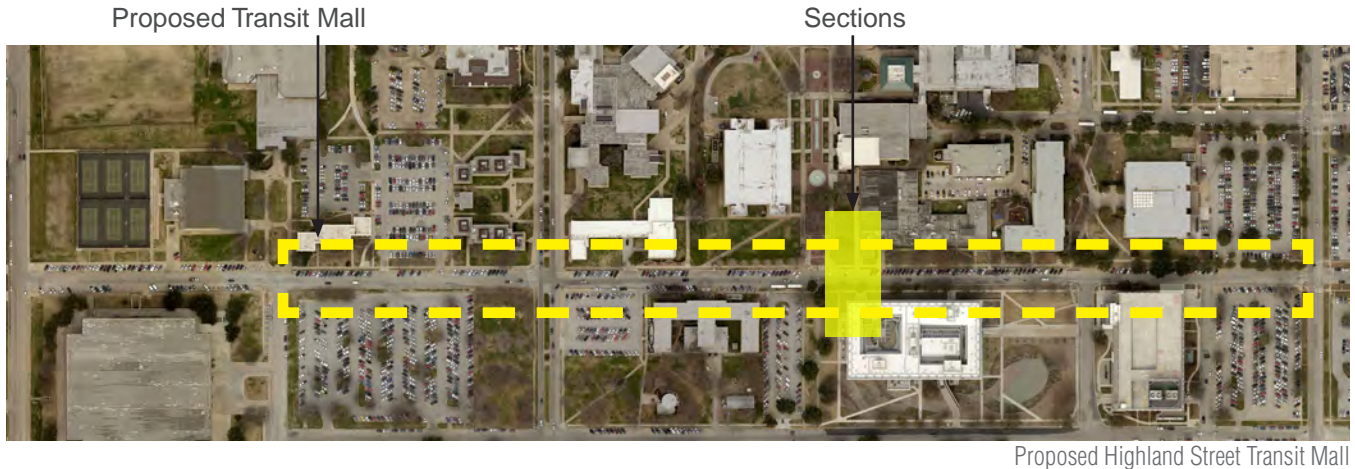
A well-designed transit mall improves pedestrian and bicycle safety with dedicated bus and bike lanes and wide, well-marked pedestrian crossings. The dedicated lanes improve bus travel times and increase ridership.

Students know that if they head to the transit mall, they'll be able to jump on a bus and get to wherever they need to go via transfers at the transit centers.

Proposed Highland Street Transit Mall - Typical plan



Proposed Highland Street Transit Mall - Typical street section



PROPOSED TRANSIT MALL

The Highland Street Transit Mall proposed in the 2005 campus plan has been more fully developed in the 2013 update. The mall would be dedicated to busses, bicyclists and skateboards or other non-motorized traffic, with significant pedestrian improvements on both sides. Routing campus busses along this mall, directly through the center of campus, would facilitate more efficient transit flow and provide easy connections for riders, further encouraging ridership. The City of Denton will soon begin utility upgrades on Highland, providing the opportunity to implement the proposed changes. Access limits are proposed for the area between Avenue D and Welch, with some allowances for access to functions such as drop-off for the Child Development Laboratory and the Highland Street parking garage.

Restricting auto traffic on this section of Highland will allow busses to travel more efficiently, without contending with vehicles searching for parking spaces or stop sign gridlock during midday class changes. Drivers will quickly learn new routes to avoid the Highland Mall, further reducing travel times for campus busses. Transit improvements are vital to sustainability and parking demand management strategy. When the shuttle busses run faster, ridership will increase and more students may decide to leave the car at home.

The 2005 plan proposed transit hubs at Fouts Field and University Union. The 2013 plan further develops this concept with a Transit Center at the planned Fouts Parking Garage on the west side of North Texas Boulevard. Transit facilities would be incorporated into the design of a building wrapped around the garage structure. The center would facilitate an easy transition from a passenger vehicle to a campus shuttle, transfers between campus shuttles and UNT routes to Discovery Park or other remote destinations, as well as connections to city-regional routes and the DCTA shuttle.

The Transit Center at University Union would function the same way, acting as a hub for making transfers or connections. Eventually, it could be incorporated into a future larger garage replacing the existing structure. Similar to the Fouts Transit Center, this location on the eastern side of campus would facilitate connections to campus shuttles and DCTA in a central location.





Highland Street - Illustrating potential street improvements and conversion to transit mall, library expansion, and new College of Music buildings.



Highland Street - Existing Conditions

## HIGHLAND STREET TRANSIT MALL

The conversion of Highland Street to a multi-modal transit mall will be a major improvement at the center of campus. The mall will facilitate transit connections and operations. Pedestrian improvements will encourage walking and biking by creating a central east-west pedestrian spine with enhanced crossings and providing needed definition to the major north-south routes.





Avenue C - Illustrating new College of Music buildings, new general academic building and main connecting pathway.

### AVENUE C / MUSIC SQUARE

Improvements proposed for Avenue C and Music Square expand the pedestrian center of the campus, celebrate UNT's world renowned music program and provide a space to showcase the performing arts and Art in Public Places programs. Avenue C becomes an internal threshold to campus, where motorized traffic limits begin and the pedestrian environment has priority. Today, many music students play their instruments in shady places around the campus. This new space will offer a place dedicated to music played outdoors in a more public forum.



Avenue C - Existing Conditions





Eagle Point precinct plan



## EAGLE POINT PRECINCT

The Eagle Point precinct encompasses nearly one third of the land area of the UNT campus. The 2005 Campus Master Plan focused on a comprehensive development strategy for this area, resulting in significant new construction including Apogee Stadium. In addition, the 2005 plan recommended the creation of a pedestrian bridge across I-35E to facilitate connections between Eagle Point and the center of campus. The pedestrian bridge was completed in 2012 as part of the early delivery projects for the overall I-35 improvements. With the stadium fully occupied and a new track and field facility planned for construction in the next five years, the Fouts Field Stadium can soon be demolished.

The development of the Eagle Point precinct has required investments of time, effort and sensitivity to the concerns of neighborhood residents who were the most interested in what changes the 2013 plan might bring. Feedback included the preservation of the duck pond and a reconnected walking path. A partial-loop trail exists around the area today but should be formalized and connected to allow runners and others to enjoy the area. The naturalized environment is a defining element of this precinct. The area includes the Ladybird Johnson Wildflower Arboretum pond and woodlands, and this amenity should be preserved and analyzed for expansion.



The 2013 Master Plan Update reflects the realized and planned development of this precinct. It includes the second phase of Victory Village housing, creating a critical mass of student life and recreational amenities. This type of housing would attract student-athletes and those looking to live on campus but not in the middle of all the activity.

The Eagle Point precinct is mostly dedicated to athletic and recreational uses, and the plan, continuing elements from 2005, proposes a few additional facilities as follows:

- Baseball stadium, including locker rooms and concessions to support the existing softball stadium and users
- Track and field stadium facility, including a 400-meter track and grandstand, as well as throwing fields and other support functions.
- Indoor fieldhouse and practice facility
- Sand volleyball courts
- Indoor tennis facility with multiple courts; structure could be seasonal (air-supported or similar) for flexibility and reduced cost of construction. The 2005 plan proposed a competition tennis court and grandstand to be located in the center of the Waranch Tennis Complex; the need and desire for that no longer exists

Near the stadium, a new hotel and conference center is in the planning phases. The project is being undertaken as a partnership with the City of Denton and a private developer.





UNT

**"As a university system, we are committed to building campuses that minimize the use of natural resources and don't harm the environment. We want to provide all students, faculty and staff members on our campuses with buildings that are first class in every way, including reduced environmental impact."**

Lee Jackson  
UNT System Chancellor

## A SUSTAINABLE CAMPUS ENVIRONMENT

Sustainability is a core principle for the planning and development for the University of North Texas. It is embedded within every aspect of the campus master plan to achieve the goals outlined in the University of North Texas Climate Action Plan (CAP). The CAP is one of the tangible actions taken by UNT as the first large public university in Texas to sign on to the American College & University Presidents Climate Commitment in 2008. The 2013 update of the master plan was challenged to integrate the all-encompassing goals of sustainability into the physical framework of the master plan and the issues and opportunities presented by campus development.

The UNT Office of Sustainability's: *2012 Framework for Responsible Growth* identifies five strategies for carbon reduction as follows:

- Energy: *increased density, building standards*
- Transportation: *pedestrian, bicycle and transit alternatives; increased on-campus housing; parking demand management strategies*
- Waste and recycling: *facility and landscape standards*
- Campus practices and operations: *master planning, building and landscape standards*
- Renewable energy and carbon offsets: *identifying locations for future wind and solar power*







UNT has taken significant steps toward achieving responsible growth and campus development by integrating carbon reduction strategies. In addition, the University is committed to a variety of other activities, including research, education and outreach programs, that conserve the environment at a local and global scale.

The 2005 plan included environmental recommendations in the areas of:

- Natural environment
- Land use
- Site design
- Landscape
- Traffic and parking demand management.

The 2013 update incorporated all of these recommendations into the planning, such as compact development and an integrated transportation strategy to reduce and manage parking demand.

#### *Sustainability Across Campus*

The development of the master plan offers a tremendous opportunity to deploy sustainable design strategies at the scale of the neighborhood, campus and building. The *2012 UNT Framework for Responsible Growth* represents a mechanism for achieving community development and environmental stewardship as well as innovative design and engineering performance. It offers opportunities to reduce energy consumption, heating and cooling, waste and storm water. The framework addresses landscape, transportation, human comfort, happiness and health. Moreover, innovations that prove successful in the design of individual buildings may later be extended to the rest of campus.

Aspects of sustainability which are integrated into the 2013 plan update include the following:

- Compact development for increased building density, with more substantial buildings located on central campus sites
- Preservation and appropriate adaptive reuse of existing buildings
- Guidelines and standards promoting better designed, properly-oriented, more efficient buildings
- Increased on-campus housing
- Transit infrastructure, including the Highland Transit Mall and two transit-center hubs to encourage bus ridership and operational efficiency
- Bicycle infrastructure, including new bike lanes and dedicated bike paths
- Pedestrian connectivity, including the pedestrian bridge over I-35 and a new central pathway across campus, library mall extension and elimination of internal campus streets and parking lots
- Significant improvements to the pedestrian realm with more street trees, improved sidewalks and pedestrian-scale lighting
- Demand management strategies to reduce parking lots and increase use of alternative transportation modalities
- Mixed-use and housing developments near campus or along existing transit routes
- Student housing arranged around recreation, student services and amenities
- Placemaking to encourage students to stay on campus, especially on the weekends (eliminating the Friday commute to Mom and Dad's house)
- Consolidated and shared educational resources and facilities
- Sustainable efforts, including solar panels, wind turbines, rainwater harvesting, etc.
- Removing streets and surface parking lots to reduce impervious surfaces and stormwater runoff



- Storm water management emphasizing water retention and recycling water for irrigation use
- Landscape standards to reduce water consumption, need for pesticide/herbicides and support localized retention and filtration
- Improved education and awareness of sustainable practices

#### *Office of Sustainability*

The University's Office of Sustainability works to implement environmental goals and establish University policy aligned with the goal of carbon neutrality. This office was a vital voice in the master planning process and should continue to be heard through the implementation phases.

#### *High-Performance Buildings*

The State of Texas mandates energy efficiency standards for higher education facilities. Energy Star and the United States Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) program are third-party rating systems for benchmarking and verifying performance of "green" or sustainable buildings. USGBC also offers several approaches for supporting sustainable campus development including the following:

- On-Campus and Multiple Building Certification Program. Commonly known as the Campus Program, it is designed to simplify the certification process for multiple buildings that share a common site
- LEED-Neighborhood Development (ND), which is designed "to take into account the connections between buildings and their context as well as the natural environment." The USGBC has made an effort to promote LEED-ND for university campuses, even if only as a planning framework.

The campus is committed to delivering high-performance, highly energy-efficient buildings constructed from durable materials and clad in

local brick. It is expected that attaining these goals will also result in facilities which will meet or surpass appropriate third-party designation.

In addition to third-party certification for new construction, the University could consider the following :

- Require similar certification for all major renovation projects
- Conduct an energy audit of all buildings every five years and follow-up with necessary repairs and upgrades
- Encourage behavioral change in students, faculty and staff with regard to air-conditioning and heating requirements
- Analyze life-cycle costs and energy usage when selecting building materials and systems
- Consider cost-benefit of investment in cutting-edge "green" design strategies

#### *We Mean Green Fund*

Student awareness of the University's commitment to sustainability is high on the UNT campus, but public awareness and understanding can always be expanded and refined. The UNT We Mean Green Fund (WMGF) is another way to tie students, sustainability and the master plan together. Projects identified in the master plan, such as the proposed community garden (located in a sunny spot along Maple just west of the library mall extension), could be implemented by students with funding from the WMGF, to improve campus life.









# IMPLEMENTATION 4







# 4

## IMPLEMENTATION + PHASING

The master plan considers the sequence of steps required to implement campus development. The phases do not dictate when buildings will be built or demolished; rather, they illustrate a potential path for campus development to meet the current and anticipated needs. Where the sequence is critical to success, such as replacement of the Music Practice facilities, the plan identifies the required steps, including a strategy for temporary or swing space as needed.

Implementation of facilities projects requires an in-depth understanding of campus infrastructure, services and utilities, reflecting the interconnected nature of all development on campus. Each building project must include all the services to support the building, from infrastructure capacity at the central plant to location of the distribution system in the ground. If buildings are to fulfill their civic role as described in the campus master plan, requirements for landscape and public space enhancements must be accommodated in the program and budget of each proposed building. Connectivity is also critical to a functional campus, so consideration must be given to planning service and emergency vehicle access, ADA accessible parking, pedestrian and bicycle access, and storm water management to weave the building and the site into the campus fabric.

Finally, the plan recommends improvements which do not have a well-defined time frame, such as landscaping and streetscaping the campus edges. When possible, these enhancements should be included whenever streets are upgraded and considered when new parking or building projects are being programmed and funded. By requiring a high level of integration for each step in campus development, long-term investments in infrastructure can be effectively planned and the benefit of that investment more fully realized.





- ① Research Building
- ② Science Building
- ③ Visual Arts and Design
- ④ Sycamore Street conversion to Pedestrian Mall
- ⑤ Library Mall Expansion
- ⑥ Chestnut Street conversion to Pedestrian Mall
- ⑦ University Union Renovation + Expansion
- ⑧ Avenue C Improvements
- ⑨ Swing Space (Music Practice/Library/General)
- ⑩ College of Music
- ⑪ Highland Street Transit Mall
- ⑫ General Academic Building
- ⑬ Highland Street Garage Expansion
- ⑭ Greek Life - Fraternities
- ⑮ Student Housing + Dining Expansion
- ⑯ Student Housing
- ⑰ Visitors Information-Welcome Center
- ⑱ Gateway Enhancements
- ⑲ Campus Gateway Identity Improvements
- ⑳ Pedestrian Bridge Plazas + Enhancements
- ㉑ Hotel and Conference Center
- ㉒ Baseball Stadium and Support
- ㉓ City of Denton Bonnie Brae Street Improvements
- ㉔ Sand Volleyball Courts

First Phase Implementation Plan



FIRST PHASE: IMMEDIATE HIGH PRIORITY

As the 2013 update began, several projects were already in design and development, including the renovation and expansion of the University Union (*illustrated at right*); and proposed projects in the planning and funding approvals stage, such as the new College of Visual Arts and Design Building. This first phase also identified work required to enable new building projects to proceed. This work includes facilities for relocating functions to allow the demolition of older, substandard facilities to proceed. Critical first moves of the plan also included identifying sites for a new science facility within the sciences precinct and a shared academic resources building with classroom and flexible support and office space. Planned new student housing adds almost 600 beds to the primary residential precinct between Maple Street and Eagle Drive, close to the academic core of the campus. Improvements to the pedestrian network will enhance circulation across the campus and improve connectivity to downtown and across I-35 from the center of campus to Victory Village and the athletic precinct. Phase 1 includes the proposed Highland Street Transit Mall, to be coordinated with City of Denton's planned Highland Street improvements.



UNT University Union Project Renderings, 2013





Medium Range Implementation Plan

## MEDIUM RANGE

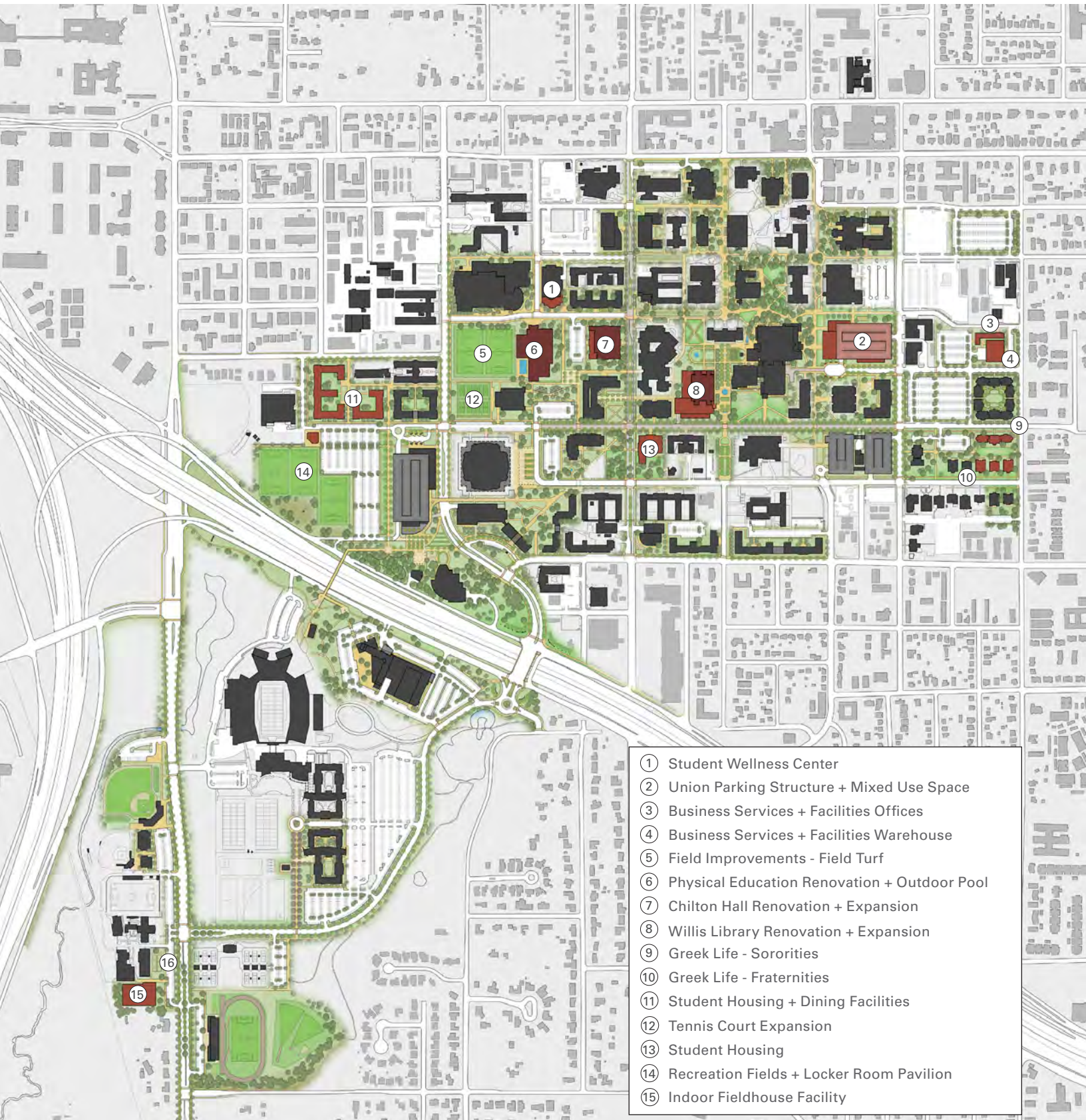
The next phase looks at meeting the enrollment growth goals of 45,000 students (estimated after 2020) with expanded academic, research and housing space. While the new academic facilities in the previous phase were primarily located in the central core, this subsequent phase proposes expanding facilities on the west side of the campus and in the athletic precinct.

With the construction of a new Track and Field Stadium, as well as additional parking resources on North Texas Boulevard, the redevelopment of the Fouts Field area can begin. Initial projects within the precinct will include the first phase of a significant housing village, and the eventual realignment of intramural fields.

Infill and perimeter housing is planned within this phase to expand housing in the existing core of the campus. With the growth of on-campus residents and overall student population, an expansion to the Student Recreation Center will be needed in this phase.

Additional planned improvements to the pedestrian network will enhance circulation across the campus. These will include the conversion of streets to pedestrian malls, widening of existing sidewalks and general improved connections already utilized by students and others created by new development.





## LONG RANGE PLAN

The 'final' phase looks beyond the goal of 45,000 students, toward the continued growth of the campus, identifying sites for future new facilities in each precinct. However, this phase is not a final build-out or maximum-capacity plan. Even at this stage, existing older buildings are becoming obsolete and should be considered for demolition and replacement in a future master plan update.

Specific projects within this phase include the completion of several significant housing projects. Specifically, the remaining infill housing around the campus core, made possible by the completion of perimeter parking garages and improved pedestrian connections across campus. This phase also includes the completion of the Greek life village of fraternity and sorority houses. And the completion of the housing village and new dining facilities in Fouts Field.

Other significant projects that are planned to occur within this phase are the renovation and significant expansion of Willis Library, which will include additional study spaces and allow for the conversion of Sycamore Hall from a secondary library to an academic facility. The University Union parking structure with a mixed-use garage liner building is planned during this phase, to provide additional parking close to the core of campus and realign the circulation around Union Circle to better facilitate access for pedestrians and campus transit. The liner building creates a better exterior edge along the Avenue A pedestrian mall and provides additional student-oriented space located close to the Union to meet potential future needs.





- ① Research Building
- ② Sycamore Parking Structure
- ③ Student Apartments
- ④ General Academic Building
- ⑤ Clinical Spaces
- ⑥ Public Affairs, Incubator or Research
- ⑦ Facilities Warehouse
- ⑧ Student Life - *alt site for Student Center*
- ⑨ Student Housing - *alt site for Student Center*
- ⑩ General Academic Building
- ⑪ Student Housing
- ⑫ Student Apartments
- ⑬ Student Housing - *alt site Welcome or Visitors Center*
- ⑭ Apogee Stadium Expansion
- ⑮ Indoor Tennis Facility

## BEYOND LONG RANGE

The master plan update identifies additional facilities to complete the build-out of the campus that do not have specific time frames associated with them. The uses assumed for these buildings are based on the location or district the site is located in.

Facilities identified in this category may be stand-alone projects which could proceed in almost any phase (such as the stadium expansion); provide long-term capacity and be developed very far in the future (such as research or outreach buildings); or can provide more immediate flexibility to meet changing campus needs (such as student apartment-style housing).

### *Academic + Research*

A few academic and research building sites, mostly on the perimeter of campus, are identified. These sites are large enough to accommodate the required building footprints and should be reserved for this purpose. It should also be noted that the perimeter parking lots and Fouts recreation fields may also be suitable for larger building sites in the distant future.

### *Visitor + Student Center*

Several sites have been identified for a facility alternately called a Visitors Center, Information Center, Welcome Center, Recruitment Center, Career Center and even the currently popular 'One-Stop-Shop' (combination of recruitment, admissions, advising, financial aid and career counseling) each with an undefined program or mix of programs.

The 2005 Campus Master Plan located a 'Future Visitor Center' on the corner of North Texas Boulevard and the I-35 frontage road, offering high visibility to campus visitors (this site is impacted by the I-35 expansion). The first phase of the 2013 update locates a 'Visitors Information-Welcome Center' on the south side of the future

Fouts Parking Garage, at the end of the new pedestrian bridge and across from the Gateway Center and the Murchison Performing Arts Center. This is a similarly high-visibility site with good access and plenty of parking for visitors to the campus. However, neither of these sites is within the central campus, the area which potential students find so appealing, and they might not be the ideal place to start a campus tour. Alternately, many campuses are finding success with both a Visitors Center on the perimeter (or even off-campus) and a Student Center (where campus tours start, led by student guides who mingle with potential applicants) located in a dorm or close to the campus housing or admissions offices. Three alternate sites for these types of facilities are identified on the map at left.

### *Student Apartment Style Housing*

Graduate, married student and family apartment-style housing is also in this category. Once a significant mass of lower division housing is constructed, the need for upper division, graduate, and even staff/faculty housing may become evident (and more feasible). These projects could be University-initiated, or UNT could partner with student housing developers or other third-party entities.

### *Partnership Sites*

The potential redevelopment of the area south of the campus as a 'college town' mixed-use development is in a similar category. Many approaches to realizing this type of project could be imagined, but a combination of the I-35 project impact, property owner interest, market forces and city and University interests could influence the scope and timing of this potential future development.





Gateway Overlay - University of Houston



Gateway Overlay - Stanford University



Gateway Overlay - Texas A&M University



Gateway Overlay - University of Arizona

## 50 YEARS AND BEYOND

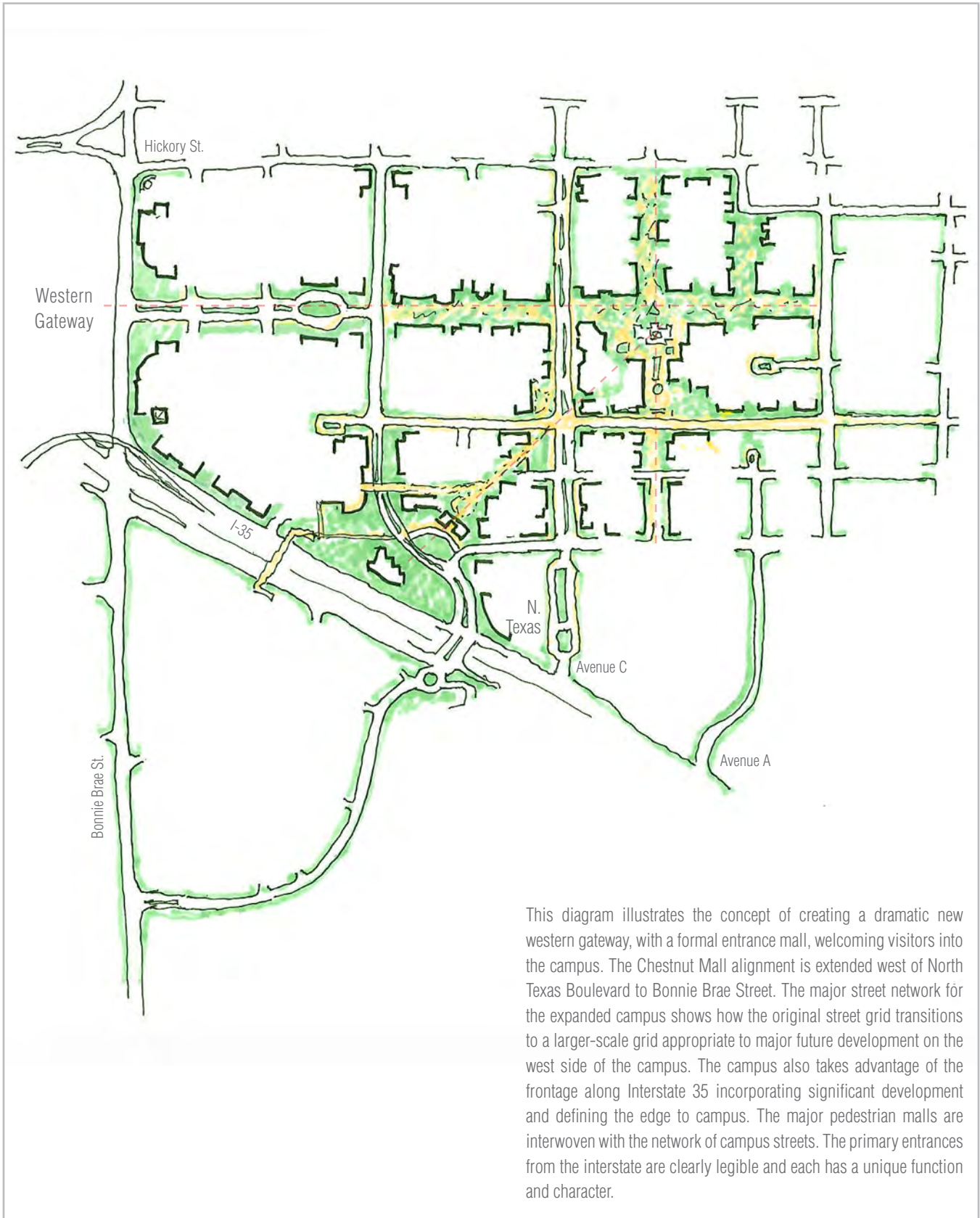
Physical context changes around the campus, particularly the I-35 expansion and significant growth in this corridor north and west of the campus, suggested the need to look beyond the 10-20 year framework of the 2013 Campus Master Plan Update, to a 'big picture vision' of what future growth might mean for this campus.

Planning studies for the Gateway precinct illustrated the many existing challenges at the western edge of the campus. But the I-35 project will reduce interstate access at North Texas Boulevard and make the Oak-Hickory Streets and Bonnie Brae Street exits increasingly prominent (Bonnie Brae Street is currently planned to be widened to accommodate increased traffic). This change offers UNT the opportunity to reconsider the western edge (already identified for future campus expansion) to create a formal gateway and new front door to the campus.

There are many Texas campuses which have addressed similar issues, where the original formal entrance to the campus has faded in prominence as the campus expanded and new highway exits were added. Historically these campuses were oriented to the college town with pedestrian-oriented gates, so they lacked a presence and entry procession from the highway. In the four precedents shown at left, each campus created a new formal entrance from the highway which welcomes visitors arriving by car and has a scale appropriate to development of major new academic and research facilities.

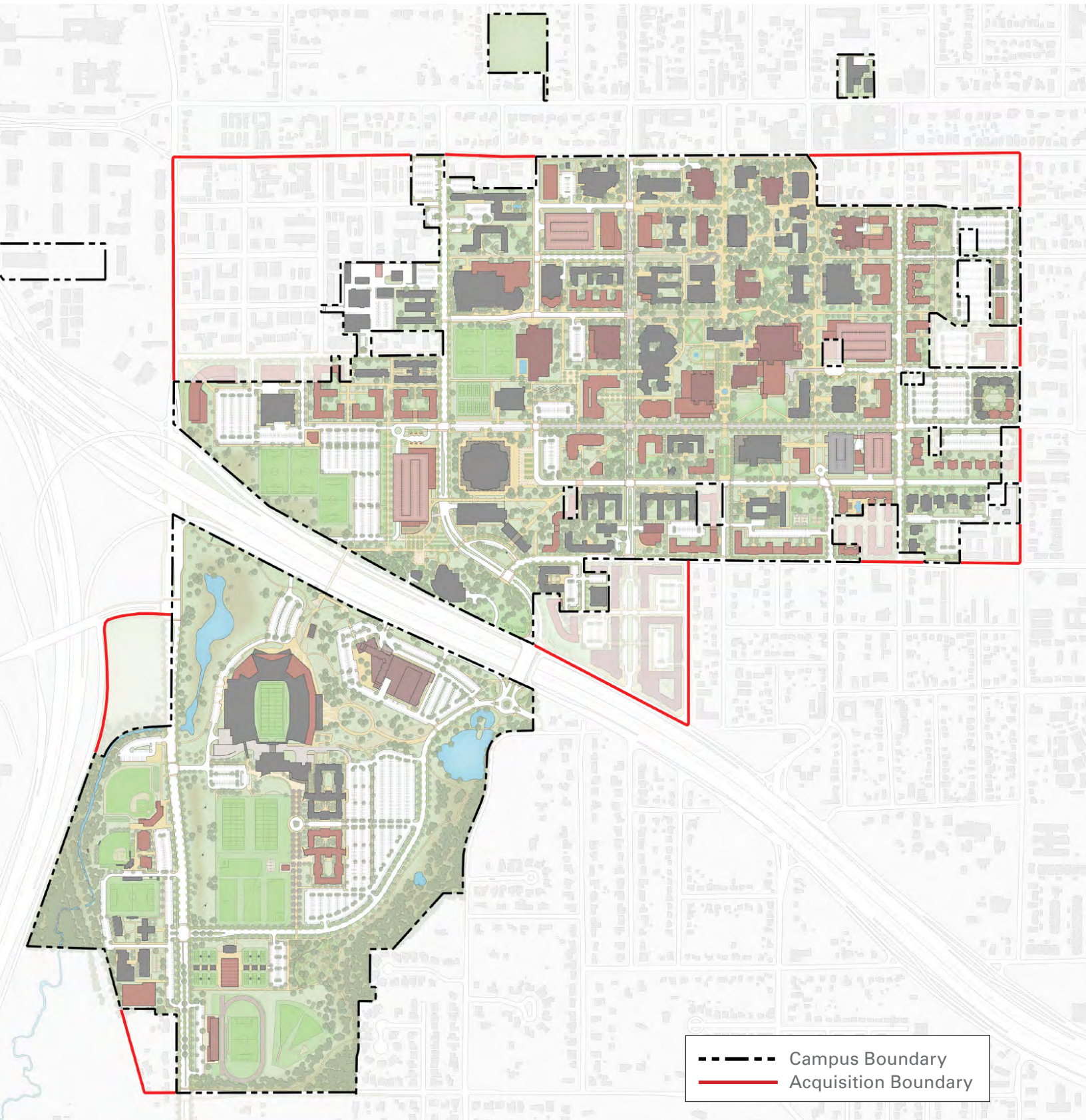
Looking ahead, the western edge could be an ideal place to develop a memorable approach into the campus and if so, this is the time to begin planning for it. As this vision is realized, it will also allow for increased density and prominent development along the edge of I-35.

At left are notable comparable campuses with dramatic new gateways and entrance malls. The aerial photos of these campus precedents have been scaled and overlaid on the western edge of the 2013 update plan.



This diagram illustrates the concept of creating a dramatic new western gateway, with a formal entrance mall, welcoming visitors into the campus. The Chestnut Mall alignment is extended west of North Texas Boulevard to Bonnie Brae Street. The major street network for the expanded campus shows how the original street grid transitions to a larger-scale grid appropriate to major future development on the west side of the campus. The campus also takes advantage of the frontage along Interstate 35 incorporating significant development and defining the edge to campus. The major pedestrian malls are interwoven with the network of campus streets. The primary entrances from the interstate are clearly legible and each has a unique function and character.





2013 Acquisition Boundary

## ACQUISITION BOUNDARY

The boundary is an effective long-term planning tool for the University's and community's decision-making when particular parcels become available.

The 2013 plan update maintains the planning and property acquisition boundary shown in the 2002 and 2005 plans, which has remained very consistent over time. Generally, the acquisition boundary is defined by Bonnie Brae on the west, Hickory on the north, Bernard on the east and Eagle Drive on the south.

The only adjustment in that boundary is along Avenue C, south of the current campus core: previous plans located the boundary on the centerline of the street, while this update recommends shifting the boundary to the east side of the commercial zone along Avenue C. This shift will promote a more consistent character of development along Avenue C, a significant entrance to the campus. Past plans also discussed the viability of private and/or partnered development in this area to encourage development which is beneficial to the campus. The plan recommends the following for each of the general areas of acquisition:

### *Between Welch and Bernard Streets*

As development of the eastern portion of campus continues, this area should be considered for acquisition for student housing, parking and as a buffer between existing neighborhoods and the campus.

### *Along Hickory Street*

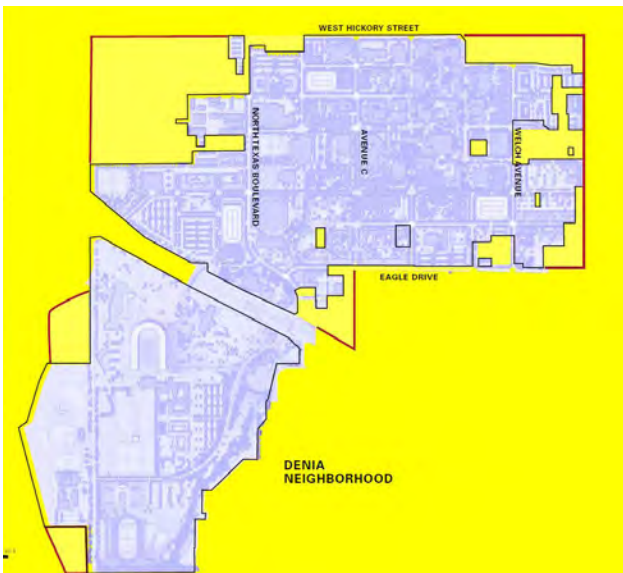
The area along Hickory has seen some recent development of housing and new businesses. The University should work with the city and local business to encourage reinvestment in this area to support a vital connection to downtown and gateway to campus from the north and east.

### *Between Eagle Drive and I-35*

With the construction of I-35 and related right-of-way acquisitions by TXDoT, the university should work closely with the City of Denton and private land owners to assist and encourage the development and redevelopment of this area. Future uses should support the campus and create a more walkable retail commercial area. This development could be an opportunity to brand the university area as a college town. The mixed-use environment would be supported by the increased campus enrollment and the visibility and accessibility of the interstate.

### *Northwest of Fouts Field*

Previous plans called for the University to work with the city to foster neighborhood stabilization and public/private partnerships for housing. Some of this collaborative development has subsequently occurred, but mostly on the west side of Bonnie Brae. This activity should continue and the University should also identify potential areas for campus expansion to accommodate continued enrollment growth. The I-35 improvements and the greater emphasis placed on Bonnie Brae Street will make the area northwest of Fouts Field a future gateway to the campus and is well-suited to future redevelopment.



2005 Acquisition Boundary





# DESIGN GUIDELINES 5



The campus dialogue discussion suggested developing a “UNT language” which is respectful of the past, open to the changing future and responsive to the region and climate.





## 5

**“In matters of style, swim with the current; in matters of principle, stand like a rock.”**

Thomas Jefferson

## CAMPUS DEVELOPMENT GUIDELINES + DESIGN STANDARDS

The Campus Development Guidelines and Design Standards are fundamental tools for directing the physical development of the campus in a manner consistent with the direction, goals and aspirations of the University and System. Accordingly, these understandable and enforceable standards protect the integrity of the campus architectural and landscape character. They aim to establish the baseline measure of quality, to ensure consistency and continuity of design character; and to set a high bar for future development such that all improvements reinforce the quality and character of the nearly 125-year-old campus. The 2013 guidelines and standards update and replace the 2005 design guidelines and comprise the following:

- Planning Framework
- Architectural Design
- Open Space and Landscape Architecture
- Design Review and Approval Process

The guidelines include recommendations for ensuring landscape and architectural character. They address building orientation, massing, heights, roof form, fenestration and materials. They are drawn from the principles embodied in the best buildings on the campus. These principles include clarity of order and proportion; simplicity of form, massing and materials; and definition and continuity of exterior space articulated to provide human scale. Well-defined standards applied within a clear planning framework and a consistent palette of materials ensures every new building contributes to the character of the campus as a whole.







## GUIDING VALUES

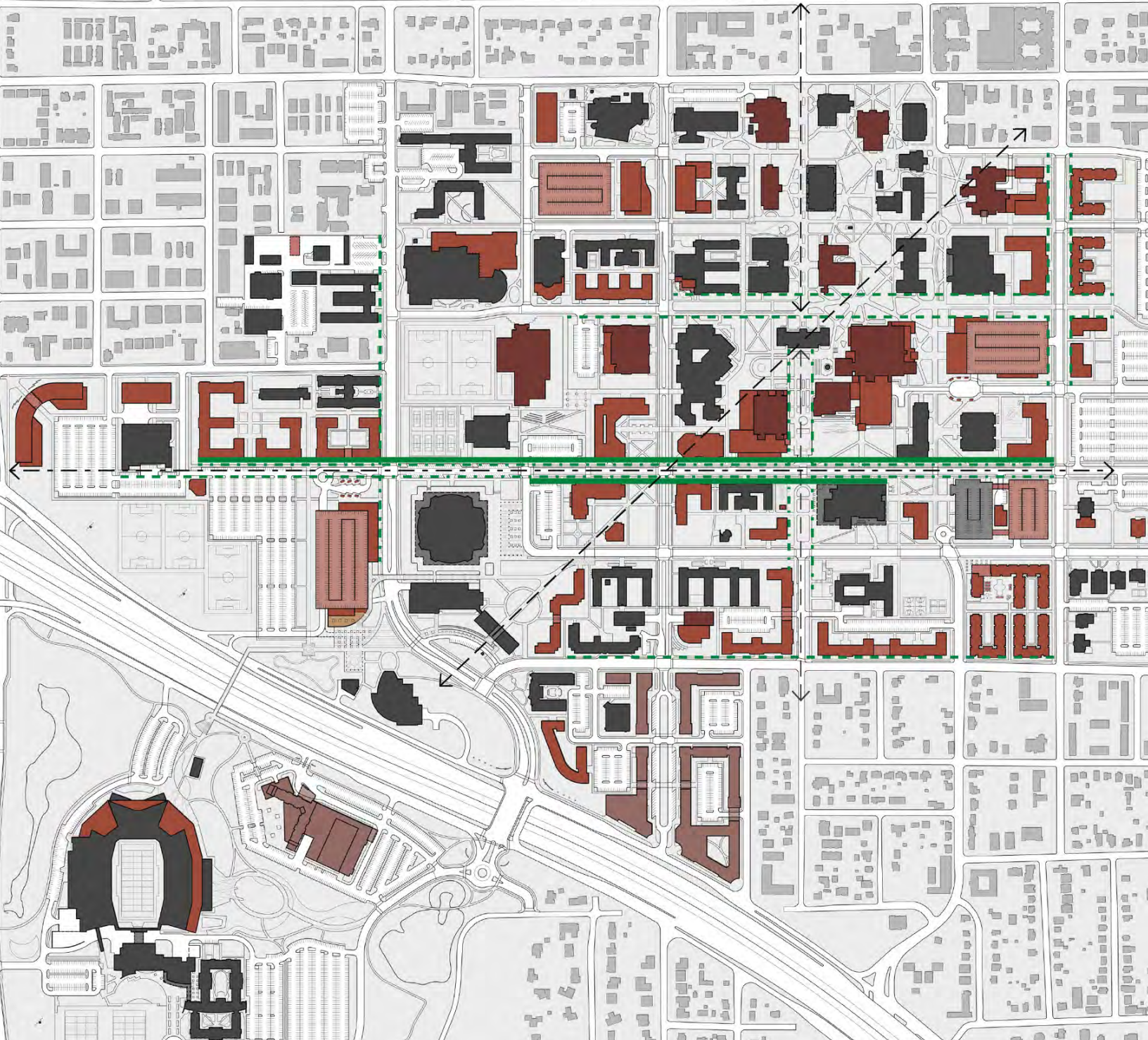
The 2013 planning process provided an opportunity to examine campus character and aesthetics, culminating in an open panel discussion with Chancellor Lee Jackson and President V. Lane Rawlins titled “Campus Dialogue: Traditions and Transformations.” Faculty, staff and students joined in the conversation about UNT character, landscape, materials and architectural styles. From that dialogue, the Campus Development Guidelines and Design Standards were based on the following values:

- **TRANSCENDENT ENVIRONMENT**  
The educational endeavor is a transcendent experience encompassing a multitude of transformational life events and milestones. The campus should be an equally transcendent environment, with inspirational spaces for contemplation and study and engaging places with opportunities for informal learning. It should be shaped into a meaningful and memorable place.
- **ACADEMIC COMMUNITY**  
The physical plan of the campus must foster an interconnected intellectual community, supporting the strategic goals of a superior undergraduate academic experience and achievement of Tier One research status. The physical manifestation of this community is created through a network of outdoor spaces shaped by buildings promoting interdisciplinary opportunities.
- **CONNECTIVE OUTDOORS**  
The external spaces of the UNT campus link the academic precincts and functional zones of the campus. Appropriate landscape and hardscape will shape and enhance the central malls and define campus edges and gateways linking university with community.
- **CIRCULATION HIERARCHY**  
Emphasis must be given to expansion of the existing, pedestrian-friendly campus core as a part of the connective outdoor spaces allowing for ease of circulation within the campus. Integrated transit will support this expansion, allowing for vehicular parking at the periphery of campus while maintaining necessary service access to the core.
- **INTEGRATED CHARACTER AND QUALITY**  
Based on the distinctive and treasured character of the campus, future development will acknowledge and engage this history through the implementation of the design principles expressed within these guidelines. Quality will be maintained throughout with attention given to details and materials as well as to the spaces that they create.
- **GUIDED IMPLEMENTATION**  
Future decisions pertaining to the physical development of the campus must respect the guiding values and principles that were derived from the campus planning process. The integrity of the campus plan and design character and quality is best supported by a clear framework for implementation. Understandable and enforceable standards ensure consistency of decision-making as the campus develops over time. They create an ethic of guided implementation which is understood and embraced by the entire UNT community.



**REGULATING PLAN:**

The regulating plan identifies view lines to be maintained, 'build-to' alignments and setback alignments. In effect, the regulating plan identifies critical relationships among buildings and open spaces, and setbacks and critical view corridors to be maintained. Placement of future buildings should be guided by this plan and the existing context, including the alignment of adjacent buildings, the existing street grid, and, most importantly, by the objective of shaping and defining memorable open spaces.



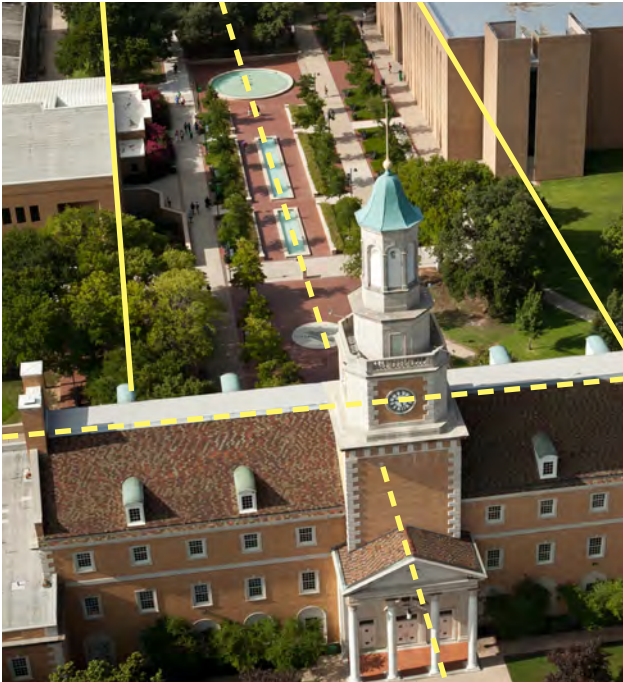


## PLANNING FRAMEWORK

The 2013 Campus Master Plan Update emphasizes the sense of PLACE unique to the campus through a balance between open space and buildings. The open space should reinforce physical connectivity with views that enhance the experience of moving through the campus. The Campus Development Guidelines and Design Standards support the master plan in achieving three of the original five planning goals as follows:

- Enhance campus circulation and connectivity
- Improve campus identity and sense of place (especially at gateways, edges)
- Reinforce UNT campus character and quality with integrated design standards for architecture, landscape, hardscape, site furnishings, lighting and sustainability.

McConnell Tower on top of the Hurley Administration Building is a campus landmark with protected view axis; diagram below also illustrates build-to-lines framing Library Mall.



### VIEW CORRIDORS

A regulating plan is a tool to guide placement of buildings so that the cohesiveness of the underlying campus organization and urban design fabric is maintained. The regulating plan is not as rigid as typical zoning setbacks. It is flexible in all aspects of building layout and placement except for protecting view corridors on campus.

The Hurley Administration Building is a campus landmark and direct views to and from the McConnell Tower should be maintained. Views from the Gateway Center to the tower (on the diagonal originally envisioned in the 2002 plan) should be protected, and new buildings should frame this view or be low enough not to block it. North of the Hurley Administration Building the Avenue B Mall should be extended to the campus edge and a new pedestrian gateway created to reinforce this important pathway. To the south, the extension of the Library Mall should be framed to protect this critical view corridor.

The 2005 design guidelines noted “future buildings along the Library Mall should define the edge of the mall space.” The 2013 plan supports this requirement and extends the mall to the south. The plan adds a building along the western edge of the mall (aligned with the library) to better define the space. This building site could be ideal for the Visitors Information-Welcome Center with tours starting right in the center of campus.

Highland Street will become a major cross-campus corridor and central wayfinding element. The mall space should have a well-defined built edge (see build-to-lines) framed by the linear progression of street trees and lights. To reinforce this east-west corridor across the campus, the plan extends Highland west of North Texas Boulevard. A new landmark building with a tower element terminates the western end of this route, and marks the campus edge on I-35 at Bonnie Brae.



## BUILDING SETBACKS

Where the Regulating Plan does not identify build-to lines or specific setbacks, buildings should respond to the context of the immediate site and align with adjacent buildings, especially along existing campus streets and major pedestrian spaces such as plazas, malls, and walkways. Consistent setback lines along campus streets, and particularly the perimeter, will help define the street space and reinforce the campus edge. Long continuous or uninterrupted walls are not suggested. Massing related to the surrounding context that provides a sense of scale is encouraged. Some variation in the building face (both encroachments and setbacks) to add focus to the entryway, places for informal gathering and enhanced landscaping are seen as assets (see the diagrams below for examples). However, in no case should these variations or encroachments block identified views or view corridors (see the Regulating Plan on previous page).

## BUILDING ORIENTATION

In general, an east-west building orientation is more energy-efficient in providing shading to reduce solar gain while maintaining interior daylighting. But the building placement and orientation, as illustrated by the master plan, is governed more by the campus open space and urban design objectives, to define outdoor spaces or to relate to adjacent buildings. Where a north-south orientation is required, the design of the building envelope, solar shading or screening, site trees and landscaping should respond to the local climatic issues for optimum energy efficiency.

## BUILDING FORM + MASSING

Building plans should be simple in geometry, avoiding excessive width, mass or overly complex shapes. Building use and program should suggest the floor plate size and depth, but optimal dimensions should maximize daylighting and natural ventilation opportunities.

Diagram illustrating interpretations of the build-to and setback lines. Critical build-to lines should not be violated by any portion of the building. Recommended setbacks along the street refer to the overall building massing and may allow for encroachments by appropriate building elements.





The photo above illustrates how the overall building massing defines the street edge, while the first floor extension helps to define the building entrances and the tall arched windows reveal interior activity to the pedestrians on the sidewalk. The straight line of trees further reinforces the sidewalk space.

When wider floor plates are required for functional and programmatic reasons, the building designer should seek other approaches to bring natural daylight into the buildings, including analysis of options such as courtyards and atriums.

Existing campus buildings that respond to the campus grid and successfully define outdoor spaces tend to be simpler in massing, focusing attention on entrances, quality materials and detailing. Smaller elements such as bay projections, arcades, porticos and covered walkways are encouraged to shape outdoor campus spaces, connect to sidewalks and building entrances and provide a welcoming human scale.

## BUILDING HEIGHTS

Building heights on campus should be three or four stories in most locations. Taller buildings may be appropriate in some locations to support additional campus density, accommodate programmatic needs, or achieve landmark status (such as the iconic building on Bonnie Brae or future buildings along I-35), but should not obscure views of the McConnell Tower in the center of campus. One-story and two-story buildings are discouraged, especially in the central core of the campus. Higher density is needed in the core to accommodate academic and student support space within the area defined by the 10 minute class change area (see typical walk distance circles in Section 2, pg 40).



## BUILDING FACADES + FENESTRATION

The traditional buildings of the campus exhibit the qualities of a well-ordered facade, with a clearly defined base, mid-section and top. They are organized around a central entry feature with a proportion of window to wall area well under 50 percent. The best traditional buildings exhibit a greater proportion of wall area, which improves comfort and energy performance. Windows are expressed as punched elements in a continuous brick facade. They are generally vertically proportioned and have expressed surrounds with a strong sill and lintel. Keystones are often used, with or without expressed arches. Windows on the ground floor tend to be more ornate in design, with many incorporating arched elements or unique stone ornament, and often an expression of a cornice tops the first floor.

New building facades should be similarly ordered and regulated with a well articulated base, mid-section and top (see the diagram below). The base should be expressed as the foundation of the structure, defined by a differentiation in material (stone being most common), window size and placement, with larger lintels, quoins or other horizontal stonework integrated with the window surround and trim.

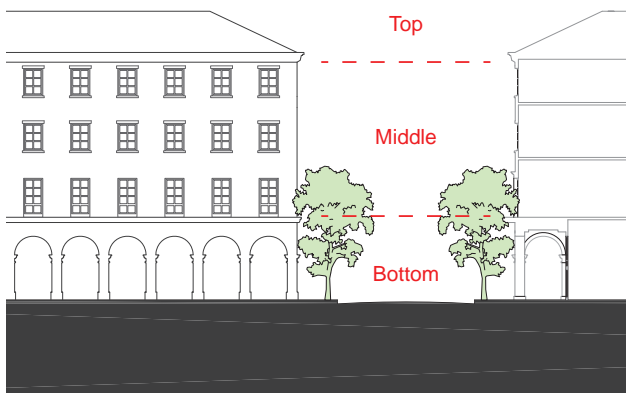


Diagram illustrating articulation of the building base, middle and top.

The middle section should be simpler in expression and detailing, with repetitive windows, trim and detailing. The top should be defined with a horizontal detail or cornice, creating a strong profile against the sky. The top floor may also be given an additional expression, with a horizontal delineation, change in color or materials and/or a unique window treatment. Order and rhythm should be expressed through regular placement of windows, traditional detailing and a consistent definition of the roof or parapet line.

Future buildings need not be simplistic copies of traditional buildings. Instead, they should draw from the lessons offered by successful campus buildings of the past, while responding to contemporary program requirements within the campus context. New buildings should respect the surrounding context and adjacent buildings in terms of mass, height, proportion and materials, and the spaces they create.

New building facades require attention to glazing and shading to meet energy efficiency standards and UNT's goals for sustainability. Designers are encouraged to develop responsible solutions in the spirit of the best traditional buildings on campus. Facade details which add depth also create shading and can be used to unify the facade and provide a sense of scale through horizontal and vertical expressions. Shading elements should not appear as large or independent structures that encompass the entire facade or as tacked-on screens or shades; rather, they should be incorporated into the facade fenestration and design of the windows. All new buildings should seek to reduce solar gain through building orientation. They should use strategies such as minimizing west facade glazing, using deeply recessed and shaded windows or bays on the south side, and opening the facade to bring in daylight on the north side.



Life Sciences expansion is an energy-efficient facade with a strong base, middle and top. Note the vertical expression given to the middle section; details include stone string courses delineating each section and lintels with keystones, except on the top level which is differentiated by simpler windows.



Chestnut Hall is designed according to traditional organizing principles, including a strong central entry element and expressed base, middle and top. This new building is clearly contemporary but fits well into the campus context.









## ARCHITECTURAL DESIGN

Each proposed new building project and site should reflect the careful application of the previously stated guiding values and principles. The campus dialogue about the character and legacy of the campus identified a vocabulary of architectural and design elements essential to the architectural language of the campus. This design vocabulary speaks to an enduring campus experience without promoting a rigid recipe. With thoughtful understanding, sensitive application and appropriate integration of this vocabulary, the character of the campus can continue to develop a level of consistency and distinct context to promote varied solutions within a value-driven framework. The essential elements are:

- Materials
  - Brick
  - Stone
  - Metal
  - Glass
- Rustication
- Quoins
- Colonnades and Porticos
- Entrances
  - Arched Entry
  - Glass Entry
- Window Fenestration
- Cornices and Roof Edges
- Sloped Roof

A definition of each element follows, with design standards and photos illustrating appropriate use of these elements in both older and more contemporary campus buildings. Architects designing future buildings should look to these examples for understanding and inspiration.



## MATERIALS

### BRICK

On academic campuses, brick is a traditional material, being versatile, durable and economical.

The UNT campus character relies heavily on masonry brick as a unifying material for the campus, and brick will continue to be the primary building material. Brick offers a range of colors, surface textures and patterns, but the predominant bricks on campus are the locally produced, light-colored units with a slim proportion. New buildings may be built in any of four UNT standard brick colors from the Denton Acme Plant: Burnt Pumpkin, Golden Sunset, Ridgemar and Royal Oak.

New buildings are not limited to replication of traditional brick patterns, but can add interest and scale with raised courses, vertical reveals and coursing changes. A mix of complementary colored brick can be very effective, especially when surrounding buildings are constructed of different bricks. Patterning should be used cautiously and harmony with adjacent buildings must be considered. The goal is to use subtle variations thoughtfully in the masonry to add scale and interest while reinforcing a consistent campus character.



The brick photos on this page and to the right illustrate the range of brick colors and details prevalent on the campus. Above, cast vignettes incorporated into the brick wall convey recreational uses through art. These masonry details add a desirable human scale.















Stone should be used as a decorative accent material, especially at main entrances, as seen at the entrance to the Auditorium Building above.

## STONE

Smooth finish stone is used to define building base conditions and trim, complementing the traditional brick throughout the campus. Stone is a more expensive material, reserved for areas of focus, acting as a visual “frosting” of decorative detailing at major entrances, cornice lines and quoins. New buildings should consider where stone accents would be most appropriate, such as for window lintels and sills and at major entrances. Given the expense of quarried limestone, alternatives may be considered including use of stone veneer and cultured or manufactured stone, precast concrete and limited areas of exterior stucco-plaster (all should be detailed appropriately and should not look stuck-on). Use of lightweight synthetic or faux stucco or brick (including EFIS) is unacceptable.

## METAL

While metal is used sparingly, if at all, on the oldest campus buildings, metal has come to serve the same function in modern construction as wood and stone, providing window and door trim, cornice and parapet caps and decorative

accents. Metal can be part of a glazing system at entrances and atriums, and may be an option for roofing in unique circumstances (such as the Murchison Performing Arts Center). But large areas of panels are not appropriate to the campus context and vocabulary and so metal is unacceptable as a major exterior wall material.

## GLASS

Glazed openings, both detailed windows and larger entry or lobby glazing, improve natural lighting and, most importantly, demonstrate activity and vitality occurring inside and outside buildings. Large areas of glass can create challenges for energy efficiency, and therefore should be limited or discouraged on south-facing or west-facing facades, and used appropriately for the purposes above. Glass and glazing systems should be insulated, high performance, and energy-efficient; light tinting is acceptable for efficiency but highly reflective glazing should be avoided. Large areas of glazing without relief, mullions or other expressions of scale are unacceptable.

Opposite page: the Chemistry Building demonstrates how brick, with glass and small amounts of metal, can be used effectively to create a contemporary facade which fits into the campus context.



## RUSTICATION

Normally positioned at the base of buildings, rustication gives visual weight to the structure by expressing the strength of the foundation.

Visually reinforcing horizontal lines at the base can be achieved through stone or masonry bands and courses. Historically, large masonry blocks with deep joints created a strong anchor for buildings. The same effect can be achieved through different materials, rougher surfaces and larger masonry components than the upper portions of the structure. On the UNT campus, rustication is a consistent device spanning from the earliest building to the newest, enhancing the street level of the buildings and adding texture and human scale to the exterior space.

## QUOINS

Quoins emphasize the character and scale of building corners. Traditionally, dressed stone quoins created the ends of large fields of masonry on facades.

On the UNT campus, quoins take on many different expressions: stacked, rusticated or ashlar stone blocks (Chilton Hall); or simpler expressions (Bruce Hall), which both reference classical quoins. On other buildings the quoins have become vertical corner caps (Legends Hall, at right) and this is also an acceptable expression.

New buildings should provide material changes to create corner emphasis or develop quiet reliefs between fields of materials. In particular, new buildings should integrate quoins into their designs to complement adjacent buildings with such details.



Above are examples of rustication with a horizontal expression, in stone, brick and concrete. Below are examples of quoins and corner bands.







Above is an example of an appropriate expression of the building base, with rusticated quoins terminating fields of brick and defining the building corners; the cornice and extended parapet are seen on many campus buildings. The doorway is given depth and expression with stone trim and pediment.



## COLONNADES + PORTICOS

A portico is a porch leading to a building entrance. As an extended portico, a colonnade composes columns or piers to support horizontal elements including an entablature or multiple arches.

On the UNT campus, this architectural device defines entries, provides shaded connections, reinforces the horizontal building base and captures desirable indoor-outdoor space. Elegant proportions, appropriate scale along with placement at areas of activity and where shade is especially desirable, will create the most successful applications. New buildings should use colonnades, arcades and porticos when appropriate, especially to connect with landscaped open spaces and walkways. New buildings adjacent to older buildings should be aligned per recommended setbacks, so as not to obscure or hinder view lines to existing historic colonnades.



Above are good examples including a newer building with stone base and wrap-around colonnade, and an older brick portico with stone trim.



Sage Hall exhibits a well-proportioned stone entry portico providing a comfortable entry transition



Above is the new arched entry into the Life Sciences building in the center of the campus, which uses appropriately traditional materials and detailing. Below is the glass entry at the Eagle Point Athletics Building in the athletics and recreation precinct south of I-35.



#### ARCHED ENTRY

Using a curved lintel or an actual arch can emphasize and depict important entry points.

Across the campus, a wide variety of gateway and entrance solutions, styles and detailing exist. The most successful feature an appropriately-scaled arched element to signify an important destination. Not all entries require this level of celebration, so the scale of the entrance should be respectful of the building's function and context. New structures with differing scales and visible uses should consider arches, soft curves, axial alignments and similar devices to create a sense of scale and connectivity.

#### GLASS ENTRY

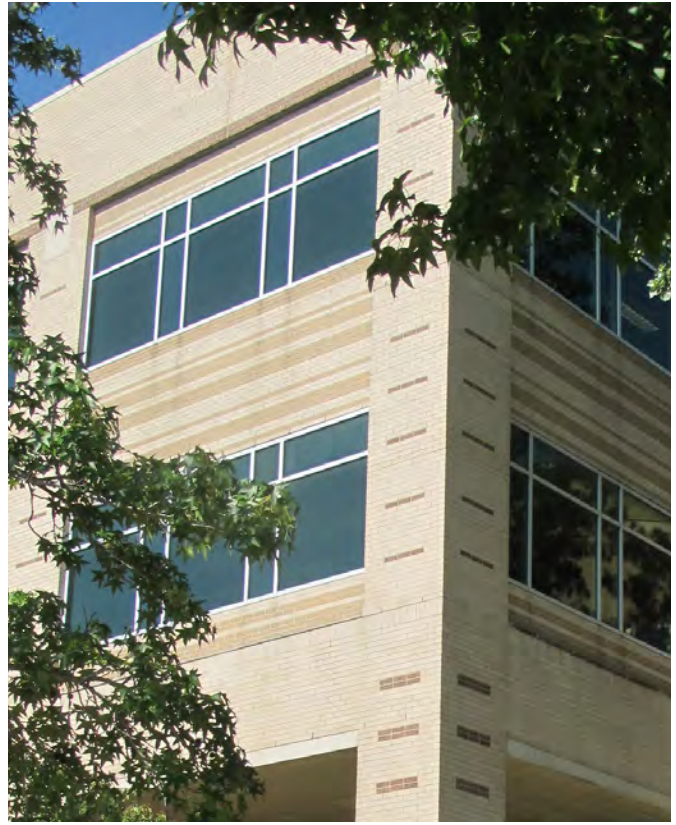
Creating a sense of transparency from outside to inside is made possible by incorporating glass doors into a larger field of glass.

Typically located at the primary entry, lobby or an atrium, glazing used appropriately can enhance exterior-to-interior connectivity. It can improve daylighting and transparency, facilitating display of interior functions and activities. In buildings opening onto major green spaces or with special views, this element can be used as a framing device, creating a large 'picture window' to the exterior. Glass entries can also be used to connect buildings of different time periods. Design attention must be given to the integration of entry doors, glazing and mullions or support system, with the scale, proportions, depth and detailing of the overall building.









Above left is an example of traditional window detailing. Above right the windows are grouped within a recessed bay, brick color changes add expression.

## WINDOW FENESTRATION

Fenestration is the arrangement, proportioning and design of windows and doors in a building's exterior walls or envelope. Windows, and the detailed method of their trim and surrounds, are another signature element of the architectural vocabulary on campus.

The most basic design of fenestration and window design involves both scale and composition. At the base of buildings, the windows should establish a clear and regular rhythm. On the upper portions, they may be grouped vertically to suggest a procession of columns or used as a horizontal series to emphasize long roof lines.

The scale of the individual windows and the pattern of mullions can be diverse in expression, but always requires an expression of depth and detailing. On older campus buildings, glazing

panes are broken down in size with mullions and many historic windows have multiple sash configurations. Color choice also plays an important role in reading the mullions, with lighter colors preferred for greater definition.

Framing the window itself provides an opportunity for interesting detailing, through lintels, jack arches or similar detailed treatments. The lintel detail may include a change of pattern or materials, such as soldier courses or stone lintels, trim and sills. The intent is not to imitate historic details, but to appropriately use detailing to provide scale and depth of expression, so that new buildings relate well to existing buildings. Over-simplified fenestration, with mullion-less windows or windows with thin frames and no depth or relief are unacceptable.

Opposite page: window fenestration with a vertical expression. Surround includes stone sill with soldier course accent band and a rowlock lintel; upper window adds stacked stretchers on both sides of the opening. Facade expression includes brick insets and pilasters.



## CORNICES + ROOF EDGES

At the top of a facade, the cornice expresses where the wall and roof meet.

Defining a roof edge supports development of a consistent campus scale and building-to-building relationships. On the UNT campus, strong horizontal roof edges exist in many configurations, from very subtle parapet caps to highly-detailed cornices with soffits. Roof edges are given expression, whether the roof is sloped or flat, and in many campus buildings, verticality is expressed by extending the wall beyond the cornice with a simpler parapet cap. Infill buildings should relate to these existing edge lines; and all new buildings should give design definition to the roof or parapet edge with some form of cornice and/or cap.

By changing materials and varying their depth, new buildings have many opportunities to create well-defined roof edges. Deeper cornices or overhangs are encouraged in lower buildings as shading devices and in larger or taller buildings to give definitions to their height.

Roof edge and proportions also have an integral relationship with the building base. These two important architectural devices should have an inherent balance and complementary dialogue.



An older building with a flat roof and stone cornice extends the brick parapet and cap for a vertical expression which balances top and base.



Above is a contemporary cornice, appropriately using a change of materials and depth; on the south side, the extended cornice may shade the windows below.

## SLOPED ROOFS

Sloped roofs create dynamic profiles with the sky, define scale and create shadow lines.

On this campus, most buildings combine low sloped roofs, typically gabled or hipped. Some include areas of flat roof with parapets. Sloped and hipped roofs are an important component of the campus architectural vocabulary. Low sloped roofs are encouraged, appropriate to this region which does not get large amounts of snow or rainfall.

Material and proportion of sloped roofs helps to dramatically improve building scale and create familiar forms and character. Infill buildings especially must relate to the roofs of adjacent buildings in type, slope and materials.

Not all functions can be accommodated with sloped roofs; nor are all building systems able to accommodate sloped roof conditions. However, in all cases, roof slope will be carefully evaluated for consistency and sensitivity to the campus character.



Hurley Administration Building creates an interesting roof profile against the sky with a sloped roof, dormers and an expressive end wall.



Murchison's unique roof shape expresses the concert hall within.



Life Sciences Building hipped roof with cornice edge.





IRRIGATION  
IN  
PROGRESS

BIKE LANE NO PARKING



## OPEN SPACE + LANDSCAPE ARCHITECTURE

The purpose of the landscape architectural design guidelines and standards is to encourage consistency and visual unity in the overall development of the campus. These guidelines, which update and replace the 2005 Landscape Guidelines, do not prescribe specific designs for the campus, but rather, establish a design direction and performance objectives for landscape treatments. The goal is to achieve a comprehensive campus landscape design that is economical and practical to maintain, responds to functional and environmental constraints, and in which all parts of the campus landscape relate to each other to establish an integrated whole.

Historically, a primary organizing device for both campus buildings and landscape has been the grid of streets that overlays the gently rolling terrain of the campus. The original campus consisted of orderly patterns of buildings aligned with the street grid and surrounded by generously landscaped areas. The most attractive and habitable landscape areas were the Post Oak groves. Surrounding the central superblock of the campus was a continuous fence and, later, a hedge that framed and defined the campus precinct. Benches, a gazebo and fountains invited use of the grounds. The orderly patterns of buildings, oak groves, tidy campus edges, furnishings and subsequent ornamental plantings defined a character and quality appropriate to a place of higher learning.

Today, parts of the campus landscape still retain the attractive features of the early 20th century, while others have failed to achieve the fundamental visual and functional order necessary to make them a contributing part of the campus experience. The following guidelines provide a framework for bringing a higher level of harmony and consistency to the campus landscape. Set in the University's Strategic Plan, the goal of these recommendations is to create "the best undergraduate experience" and a transcendent place for engagement and learning.



## CAMPUS LANDSCAPE STRUCTURE

Among the principal character-defining features of the existing campus landscape is the grid pattern of streets, walks and buildings that constitutes the man-made structure of the campus; the extensive canopy of mature trees providing shade, environmental benefits and visual counterpoint to extensive paved areas and buildings; and the gently rolling topography that subtly separates east campus from west. It is proposed that new landscape designs recognize these existing features and build from them rather than work against them.

As new buildings fill in sites around the campus academic core, it is necessary to complement the increase in building density with heightened attention to the quality of the landscape to accommodate more people and uses. Each additional building must be conceived and funded as a “building and landscape” project so that increased density does not result in a diminution of quality in the campus landscape. General recommendations are proposed as follows:

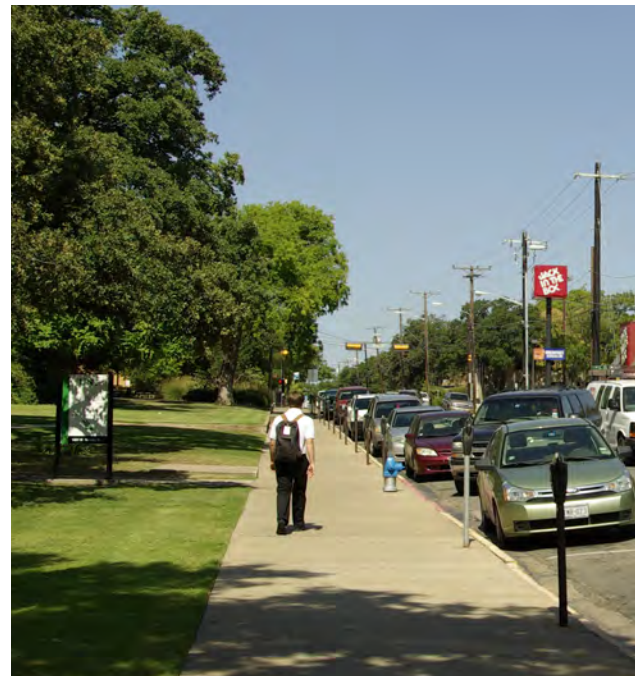


Appropriate use of lawn and formal plantings on a pedestrian mall.

## GENERAL RECOMMENDATIONS FOR CAMPUS LANDSCAPE STRUCTURE

*Enhance and Better Define the Existing Campus Edges and Gateways with Landscape and Streetscape*

- Evaluate existing landscapes and streetscapes, particularly existing street trees, and work with the City of Denton and adjacent neighborhood and business associations to implement a plan for streetscape improvements.
- Establish tree canopies along all campus street edges; Welch Street, Hickory Street, North Texas Boulevard and Eagle Drive should be planted with large shade trees. The uniform presence of such trees will be a significant means for establishing a unified campus image and distinguishing the campus as an identifiable district within the greater Denton area.
- Develop a consistent design approach to the landscaping and edge treatment of campus parking lots along these perimeter streets. Screening, lighting and wayfinding should be considered as part of the approach.



North edge of the campus would benefit from an improved streetscape.



Post Oaks at the south end of the Library Mall.

*Reinforce and Extend Existing Parkland Open Spaces and the Existing Groves of Campus Shade Trees*

- Evaluate existing Post Oak groves and implement a tree care and protection program to include limb pruning to promote understory growth in extremely dense, mature tree groups, and a new tree planting program. Existing groves that should be protected and reinforced include, but are not limited to:
  - North of the Auditorium
  - South of Hickory Hall and southeastward
  - North of the Hurley Administration Building
  - North, east, west of the University Union
  - South and east of Matthews Hall
  - Southwest of Crumley Hall
  - South of the Hurley Administration Building and along Library Mall, and south of Kerr Hall
  - North of Maple and south of Highland Streets from Avenue B to the Gateway Center
  - Areas surrounding Murchison Center for the Performing Arts
- Minimize root disruption and compaction in areas surrounding existing canopy trees.
- Avoid removal of healthy large shade trees.
- Develop plans to plant new, organized tree groves to enhance the quality of outdoor spaces.
- Employ native or adapted species as defined in the design standards.
- Establish organized tree plantings along major walkways, such as the West Sycamore Street corridor as it passes through the academic core, and in the Avenue A corridor between Sage Hall and Radio-TV-Film and Performing Arts, and west from Avenue C to Legends Hall
- Improve the greenbelt along the east side of the Eagle Point precinct and protect existing trees in this area.





This block of Avenue C illustrates the value of consistent street trees and well-planted medians, but could benefit from additional streetscape improvements.

### *Improve Street Tree Plantings*

- Establish tree canopies along all major campus streetscapes. Particular attention should be given to the West Chestnut Street corridor and Avenue C. All major campus streets within the boundaries of Welch Street (east), Hickory Street (north), North Texas Boulevard (west) and Eagle Drive (south) should be planted with large shade trees. The uniform presence of street trees will be a significant means for establishing a unified campus image, and for distinguishing the campus as an identifiable district within the greater Denton area.

### *Enhance and Create Identifiable Quadrangles, Courtyards and Places for People*

- Locate and organize new buildings to define outdoor living spaces. Optimize the usefulness and attractiveness of new people spaces by locating them along primary pedestrian paths, at building entrances or near major activity nodes.
- Provide favorable climatic orientation and places to sit in attractive visual settings. These places should have amenities such as shade trees, ornamental plantings, special paving, lighting, shade structures, sculpture and fountains to enrich the sensory appeal of outdoor courtyards, quadrangles and gathering places.
- Renovate and enhance the Avenue B Mall to the north and south of the Hurley Administration Building. Make these areas more inviting for daily and transient pedestrian use.



This popular plaza at the University Union is a good example of using landscape and site furnishings to create places for people.

## BASIC PRINCIPLES OF PLANTING DESIGN

### *Space Definition*

The overall spatial organization of the campus landscape is primarily determined by three major components - buildings, topography and woody plants consisting of trees and shrubs. Paths and roads also play an important organizing function; however, their role is somewhat subordinate to the three-dimensional strength of the buildings, land, trees and shrubs. The limits, emphasis and character of all views within and around the campus are defined largely by these elements.

Planting is often considered in terms of its decorative effects within a man-made landscape. It is often said that plants are employed to “soften” the look of large buildings or extensive areas of pavement. While it is true that the shapes, colors, textures and biomorphic forms of plants have a pronounced influence on the quality and character

of the landscape, the principal role of plants is to define the shape, size, sequence and hierarchy of outdoor spaces in keeping with large university buildings, streets and parking lots.

This space-defining role of plants is fundamental to the overall conception of the landscape and should precede thinking about specific plant characteristics such as flower, leaf texture or branching habit. Plantings should, therefore, be understood as three-dimensional elements that can be composed to define the basic spatial composition of the campus, which in turn, affects the quality of campus life.





Above, the Library Mall is an excellent example of planting and landscape that is appropriately scaled to the surrounding campus.

Trees and shrubs should be considered in terms of achieving desired functions and spatial effects, such as limiting or directing views, creating microclimates, creating overhead enclosure for shade or greater intimacy, framing spaces to create compositional closure, modulating the scale of large buildings or to define and reinforce major spaces, streets and pathways of the campus.

This approach recognizes that the overall spatial order and quality of campus spaces are principal concerns of campus design. The buildings and plantings of the campus assume broader meaning only by virtue of the way they are arranged in relationship to each other and the order of spaces they create together. While individual buildings or plants may possess characteristics that are attractive in themselves, the emphasis of campus design should be on the larger relationships of formative elements to space.

#### *Scale*

The size of tree groups, shrub masses and plant beds should be considered with respect to their relationship to campus buildings, roads and spaces. Plantings that are too small or spotty in relationship to large buildings can appear out of place in the larger scheme of campus design. In general, plantings should be simple rather than overly intricate. They should be conceived in broad strokes that are appropriately scaled to their surrounding and the larger campus. Smaller, garden-scale plantings and flower beds are important to the campus; however, they should be properly related to the campus through hierarchical relationships.

*Plant Fitness and Character*

Plants selected for the campus should be long-lived, relatively pest-free and, to the practical extent possible, native to the north central plains of Texas and CrossTimbers Bioregion. Such species will, in most cases, enhance the possibility for long-term adaptation to the campus environment and create a visual setting that harmonizes with the characteristic landscape of the Denton area.

Non-native plants may be used on the campus. However, they should be noninvasive and possess visual traits similar to native flora. Plants whose visual appearance is divergent from the native flora should not be used on campus, even though they may be in fashion from time to time. They include horticultural varieties with unusual form or color characteristics. Exceptions to this rule, such as special flower beds, should only be permitted in unique circumstances and the exceptions should be few.

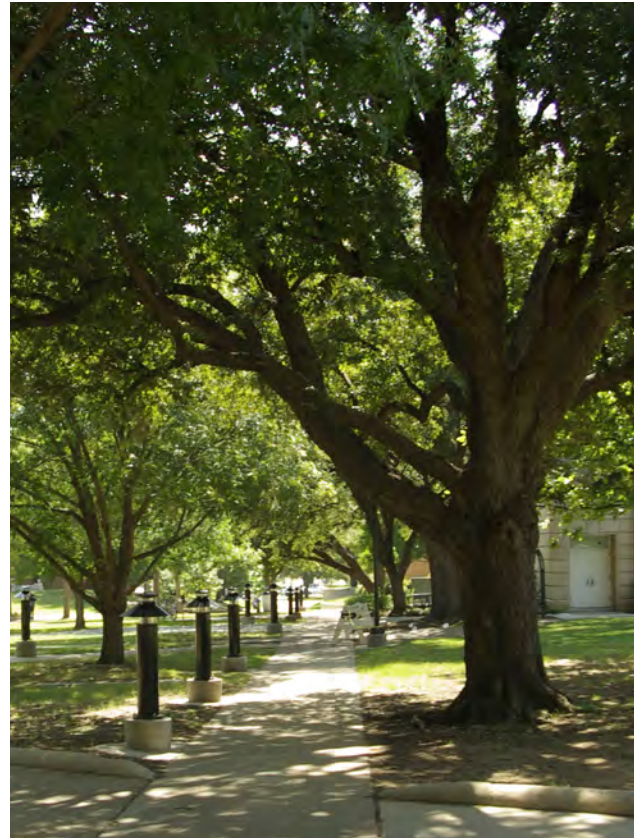
Campus plantings should capitalize on the intrinsic beauty of native flora. The design of the plantings should be simple and seek to evoke a mood of tranquility similar to the bold compositions found in nature. Compositions with too much variety and fragmentation result in busyness, constantly diverting the eyes with one unique element after another. Therefore, the campus design should generally be kept free of distracting elements that do not harmonize with the whole. This approach will result in a campus landscape that is regionally appropriate, sensitive to water conservation, dignified and practical to maintain.

The natural form and character of plants, particularly shrubs, should be retained through proper design and pruning. With the exception of hedges, shrubs should be planted in arrangements that allow for their natural shape to be retained and allow adequate space for them to develop to their natural size either as individual elements or in merged masses. When plants are too large for the space that is allowed for them, shearing

is necessary to keep them in bounds. Continuous shearing destroys the natural form of the plants, incurs ongoing maintenance costs and results in an unintentional design that often adds little to the overall campus design.

Tree pruning should be started early in the life of campus trees to ensure that a properly storm-resistant branching structure is established. Most tree canopies in lawn areas should be established sufficiently high to provide clear visibility beneath the trees and to allow adequate light to the lawn areas below.

Below, additional pruning could improve visibility and allow more light to reach the lawn below the trees.





*Planting Patterns*

The University of North Texas landscape consists of both geometric and naturalistic planting arrangements. These two types of planting patterns should continue, with the geometric arrangements employed along campus streets and major pedestrian malls such as Avenue B and Library Mall. Naturalistic arrangements should be employed throughout the larger spaces of the pedestrian academic core and the Eagle Point campus. Most street tree planting zones are sufficiently constrained with utilities and pavements so that rows of trees are the only practical option. Such geometric rows of trees provide a memorable sense of order that amplifies and dramatizes the linear organization of street pavements and curbs.

A formal planting pattern is also appropriate for the Avenue B and Library Mall where space is limited, pavement requirements are high and the symmetrical order of the Hurley Administration Building argue against a naturalistic planting approach. Symmetrical patterns are appropriate to frame the entrances to major buildings that have symmetrical architectural treatments.

For most pedestrian areas, however, naturalistic patterns of trees and shrubs should be the dominant landscape expression. Informal, naturalistic groves of trees have graced the campus since its beginning and this landscape approach should continue. Naturalistic arrangements offer the advantage of compositional wholeness that can be achieved in many ways; layouts can easily adapt to utility and drainage and access requirements. The planting can be sufficiently diverse to accommodate a variety of species and ages of plants while maintaining an overall sense of completeness and order.

Below is a geometric landscape arrangement appropriate for campus streets and major pedestrian malls such as the Avenue B and Library malls.





For both geometric and naturalistic planting arrangements, it is recommended that plants be organized in groups composed of single species or multiple species that share a high degree of visual similarity. Groups of similar plants are important because they visually tie the campus together, often overcoming the incompatibility of various architectural styles and treatments.

Planting often is the “glue” that visually connects one part of the campus to another. It can fulfill this function if there is sufficient repetition of species and excess variety is restrained. For example, a single block of any given street should be composed of a single species of street trees to ensure linear continuity. Single species may successfully extend for more than a single block as well. Good existing examples of harmonious tree groupings are the Post Oak grove in front of the Auditorium and the Cedar Elms west of the University Union. The bed plantings north of Matthews Hall, on the other hand, tend to be too intricate and complex for the sizes of the landscaped space and adjacent building.



Above and below are images of the project at the east end of Sycamore; hardscape and landscape blends with storm water management to create an inviting place, recapture run-off and eliminate mall flooding.



Fewer species in uniform, bold strokes would be more appropriate.



SPECIFIC AREA GUIDELINES

*Library Mall + Extension South*

As one of the most frequented and symbolically important pedestrian spaces on the campus, the Library Mall should possess a clear, memorable identity in the heart of the campus. The 2013 plan recommends extending the mall to the south (see sketch on page 74).

Landscaping in the Library Mall should create tree canopies along both sides of the mall, a new grove on the north side of the Library and ground-level plantings to enrich and unify the pedestrian environment. The large Live Oak, Hackberry and Cedar Elm trees at the south and north ends of the mall should remain. The primary trees lining the extension of the mall going south should be also be Live Oaks. The grove to the north of the Library should be Cedar Elms to match the grove on the opposite side of the mall in front of the University Union.



Walkway in front of the Business Leadership Building where improvements are recommended to extend the Library Mall (visible in the center of this image) to the south edge of the campus, with wide pedestrian walkways lined by Live Oak trees.





Above is an example of the more informally planted campus groves of the academic core.

*Campus Groves*

The historic campus groves, composed principally of Post Oak, should be maintained and reinforced. The objective for these areas should be to perpetuate the high canopy and raise the canopy where needed to improve sightlines and visibility.

The campus tree canopy plays a significant role in moderating the microclimate of the campus by decreasing heat build-up in pavements and buildings and through the cooling effects of transpiration.

In the climate of northeast Texas, with its summer extremes of heat and drought, groves of trees are a more appropriate landscape expression for university grounds than large, open, turfgrass quadrangles found on campuses in the temperate climates of the Atlantic coast regions.

While some open lawn activity areas are necessary for events and informal play, they should be the exception rather than the rule on the UNT campus.

Maintenance and reinforcement of the groves should include the evaluation and protection of existing trees and scheduled additions of new trees to replenish losses and plan for the future. Protection of existing trees may include groundcover plantings around mature trees to prevent heavy foot traffic on their root systems.

Post Oak should continue to be the principal species in the existing groves. Particular care should be given to preventing damage to the root systems of existing trees. Post Oaks are very sensitive to changes in soil compaction, soil moisture and root disturbance. While Post Oak is a difficult species to transplant, the addition of new Post Oaks to



the existing stands should be considered. Adding new Post Oaks would diversify the age of existing stands and be insurance against possible future losses of existing mature trees. Because digging of Post Oaks from the wild or from nurseries is probably not realistic, consideration should be given to container growing Post Oaks and setting the trees out when they are 3/4 inch to 1 inch in caliper size.

The new groves indicated on the master plan consist of native canopy trees with proven ability to adapt to the soils and climate of the campus. Species may be mixed; however, each grove area should have a single dominant species that unifies the planting. For example, one grove may be characterized by Schumard Oak, another by Live Oak. This diversity of species used campus-wide will create a variety of tree canopy areas across the campus, each with its own unique character. The installation size and horizontal spacing of trees should be varied.

Existing groves should be used as a model for determining a random naturalistic spacing pattern. The typical error encountered in the layout of groves is to plant the trees equidistant from each

other at a distance of about 30 feet. This spacing yields a uniform pattern that is not naturalistic. A conscious effort is needed to replicate natural patterns in which the trees may vary from six to 50 feet apart. A variation of tree sizes at installation will further enhance the naturalistic effect. Proper preparation and planting methods should be utilized to ensure the health of the trees.

Species suitable for new campus groves include the following:

*Large Shade Trees*

- Live Oak, Bur Oak, Chinkapin Oak
- Cedar Elm, Lacebark Elm (Drake, Allee)
- Crape Myrtle

*Medium/Small Shade Trees*

- Crape Myrtle
- Mexican Redbud, Texas Redbud
- Tree Yaupon Holly

*Other Campus Trees*

- Post Oak, Shumard Oak, Texas Red Oak
- Pecan
- Possumhaw Holly
- Desert Willow
- Mexican Plum
- Bald Cypress



UNT Live Oak



UNT Post Oak



In the most heavily populated areas of the campus core, new trees should be planted in sizes that are large enough to have an immediate effect on the quality of the landscape. New trees at the new Business Leadership Building, shown below, are too small to transform the space.

*Street trees*

Species suitable for new street trees include:

- Live Oak (recommended for perimeter streets)
- Bur Oak
- Chinkapin Oak
- Cedar Elm
- Lacebark Elm, Drake Elm, Allee Elm

*Planted Medians*

Avenue C is a good example of medians filled with native perennials and Crape Myrtles. Plant recommendations include:

- Natchez Crape Myrtle (*Tall tree, White*)
- Muskogee Crape Myrtle (*Tall, Light Lavender*)
- Tuscarora Crape Myrtle (*Broad Vase, Dark Pink*)
- Tuskegee Crape Myrtle (*10-20', Broad Spreading, Dark Pink*)



UNT Yaupon Holly Tree



Avenue C planted median and banner pole



## STREETSCAPING + SITE FURNISHINGS

The streets that define much of the existing campus and the campus edge would benefit from streetscape improvements (as previously recommended), including trees, UNT standard pedestrian lighting with banners, UNT benches and other landscape enhancements.

Two very key elements related to the establishment of a pleasing street edge are consistency and continuity. Repetition and consistency in plant material selection and use can provide a sense of continuity and orderliness and still allow for occasional variety in the landscaping in both horizontal and vertical planes.

### *Campus Edges, Perimeter Streets*

A consistent landscape design using the same species of shade or ornamental trees will greatly help tie together the various developments (buildings, parking areas, and open space) along the perimeter of the campus and provide the continuity needed to make the campus edge distinctive and easily recognizable.

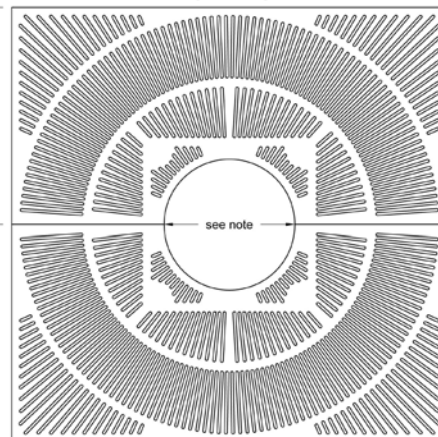
With that as an overarching goal, the following guidelines for improving the landscape along the campus edges should apply:

- Campus perimeter streets, including Hickory, Welch, Eagle, North Texas, and portions of Mulberry, Bernard, Prairie and Bonnie Brae should be included in a street tree revitalization program.
- Street trees should be a single species of shade tree, planted at 40 foot intervals.
- Tree grates should be used to facilitate pedestrian movement where sidewalks are along the curb edge (see the recommendations for a UNT standard street grate).
- Sidewalks should be widened if necessary to maintain an ADA compliant clear path (6-8 ft is preferred).
- This plan recommends the use of Live Oak for the campus perimeter street trees.

- Where large parking areas abut the campus perimeter, ornamental flowering trees of the a single flower color and species should be added to compliment the larger shade trees.
- This plan recommends the use of the white flowering Natchez Crape Myrtle for these areas.
- All street entrances to the campus should include a planted center median to further define the campus entrance.
- UNT standard pedestrian-scale street lights should be provided, in addition to City or County roadway lighting.
- Street light poles should have banner arms, and banners should be maintained with a regular program of banners for UNT events.
- All entrances to the campus should be identified with signage and landscaping. UNT should develop a consistent approach to signage and identity along the perimeter.
- Surface parking lots that abut a public street should be screened by additional landscaping, such as a solid hedge, berm or a wall with a height of 30"-48". The standard university brick should be used on screen walls (see entry wall photo at left).

### *Street Tree Grates*

Tree grates have been used for many years to integrate trees into the urban hardscape. The grates provide space for the tree while allowing pedestrian traffic to flow over the planting area and suppressing weed and trash accumulation.



Ironsmith Model: 6042 Parkway Tree Grate, size 60" x 60"



UNT standard pedestrian-oriented lighting with banner arms should be used on all campus streets and pedestrian malls and should be added to perimeter streets to reinforce the campus identity.



UNT standard site furnishings, seen above at Library Mall, should be included in the streetscaping and hardscape development of campus streets, open spaces and pedestrian malls for a consistent campus character.



Entry wall at the intersection of Avenue C and Chestnut Street







**“The Vice Chancellor for Facilities Planning and Construction shall develop and maintain campus master plans, updated on a regular basis, in coordination with the Institutions. Campus master plans shall set out a development strategy and vision in support of the mission of the System. They shall include an open space and landscape framework, building siting recommendations, architectural and landscape guidelines, circulation and parking recommendations, and a general implementation strategy.”**

Regents Rules  
The University of North Texas System

## PLANNING AND DESIGN REVIEW PROCESS

The Campus Master Plan, which includes the Campus Development Guidelines and Design Standards, is the fundamental tool to guide the physical development of the campus in a manner which is consistent with the direction, goals and aspirations of the University and the System. Accordingly, the integrity of the architecture and landscape character is protected through the application of understandable and enforceable standards.

The master plan is intended to govern the location of new facilities, and the guidelines and standards govern the details of placement and design of new buildings and site improvements consistent with the campus master plan. Further, they are intended to assist in outlining the key design elements of future buildings that will create a hierarchy of campus open spaces and unify the architectural expression of the campus; and with the orderly development of the campus open space and landscape-hardscaped places.

This section describes the process of reviewing and approving proposed campus improvements and new buildings and landscapes, to assure compliance with the intent of the master plan, development guidelines and the design standards. It explains the role of the Design Review Board (DRB) in this process. It is understood that while each new building must function for the intended uses and program, all buildings ultimately owned by the System and University must be considered as part of the campus as a whole. The DRB’s responsibility is the civic, campus and urban design mission of a project, not its functional or individual mission.



The DRB is charged with reviewing a project in light of the 2013 Campus Master Plan. Issues to be considered are the quality of public open space and landscape; a building's relationship and connection to the entrance and primary interior lobby and circulation space; exterior appearance and architectural form; and contributions to the larger campus context and the space in which it is sited. The charge of the DRB is to review projects according to primary goals as follows:

- To interpret the Campus Master Plan and determine compliance with the policies, principles, guidelines and design standards
- To recommend modifications to proposed projects as appropriate to ensure compliance.
- To evaluate projects to ensure that they meet UNT qualitative standards, including the University's goals and polices for sustainability.

The DRB is not expected to design the building or site, but provide clear direction to the project team (architects, landscape architects, and other project representatives) through its comments and suggestions.

#### *Criteria for Requiring DRB Approval*

A review is triggered by any new building project; any project changing building appearance through replacement, repair or restoration; and any improvement or construction project affecting any campus exterior public space. All major buildings and landscape improvements will be reviewed.

Smaller projects will be considered for review, although an abbreviated administration process may be utilized at the direction of the Vice Chancellor for Facilities Planning and Construction. Without some process for expediting review, the accumulation of small projects, including replacement and repair, can add up to compromise the campus environment over time. But in

some cases, these smaller projects may be an opportunity to initiate a planned transformation of an existing space.

In general, review by the DRB is triggered by projects that impact the quality and appearance of the campus exterior public space and building.

#### *Exceptions or Modifications*

Certain sites at the perimeter of the campus or at major gateways may require modifications of the guidelines in order to establish an appropriate public face for the campus or establish an individual identity for a specific gateway project while still integrating and advancing the overall campus character and composition.

These sites will be identified by the DRB at the inception of important perimeter and gateway projects. The goal is to establish the appropriate flexibility in the application of the guidelines for these special projects through an exemption process at a level appropriate for the project and the degree of deviation from normal guidelines. The process may involve the Vice Chancellor for Facilities Planning and Construction, DRB, President, Chancellor and in some cases the Board of Regents.

The DRB may also recommend exceptions to the master plan policies, principles or guidelines after serious deliberation. But granting exceptions or modifications is the sole responsibility of the Vice Chancellor for Facilities Planning and Construction, who is responsible for the campus master plan and establishing and approving design guidelines based on the campus master plan goals, principles and guiding values. Exceptions or modifications may require review and approval of the System Chancellor and Board of Regents.

*Design Review Board*

The Design Review Board will be appointed by the Chancellor and will be made up of members of the University community and selected design professionals who have demonstrated the ability to productively participate in a design review capacity.

DRB membership recommendations include the following:

- One or more independent consulting architects and a landscape architects, not actively engaged in a current project for the UNT System
- Staggered terms to ensure continuity and incremental turnover
- Continued membership should be linked to reasonable attendance at meetings to ensure participation
- Vice Chancellor for Facilities Planning and Construction will serve as Chair

The DRB is primarily a review body, not an action body. Its role is to advise on issues concerning the direction of ongoing campus projects. At the direction of the Vice Chancellor for Facilities Planning and Construction, the DRB may also have secondary roles, including making recommendations for district plans and guidelines and members of consultant selection committees. At least once a year, the DRB should meet with the Chancellor and the President and participate in a walking tour of the campus.

*Administrative Integration of DRB*

The success of the DRB and design review process is predicated on the integration of the DRB into the existing University administration and policies, especially as they relate to campus development and project initiation.

The development process involves many different individuals and departments whose contributions will be more effective with clear delineation of appropriate roles, responsibilities and interrelationships. It is expected that the office of the Vice Chancellor of Facilities Planning and Construction will define the specific roles and relationships of the following parties in the administration of the design review process:

- Design Review Board
- Office of Facilities
- User Committees
- Architect Selection Committee
- Project Architect and Consultants

Selection of architects and other design professionals may be the most important factor in the successful implementation of the 2013 Campus Master Plan. The intentions of the master plan should be referenced in all solicitations for design professionals. Selection criteria should include an understanding and demonstrated familiarity with the campus master plan, development guidelines and design standards.

While design professionals are selected based on qualifications and experience with the specific building and program type, they should have demonstrable understanding of the intent of the University as manifested in the Campus Master Plan. The architects should confirm their willingness to work within the UNT design language and vocabulary.



*Design Review Procedures*

Meetings should be scheduled as required by project volume and schedule. Projects will be presented to the DRB by the participating user committee and the project design team, which might include architects, landscape architects, engineers and professional consultants. After every project review, written comments will be provided to the project design team with copies sent to the Office of the Chancellor and the President. The sequence of actions/reviews will include, but not be limited to the following:

- Providing a complete copy of the master plan with the development guidelines and design standards to the project design team
- Require an initial meeting with the architect or designer to clarify the intent of the proposed project
- Require that the architect or professional obtain site development approval as part of the initial approval process for a new project; the proposed site plan will be compared to the master plan to demonstrate conformity with setbacks, alignments, axial view lines, service access and other obvious context items at both immediate and larger campus scales
- Establish a schedule of reviews during the concept, schematic design and design development phases; if there are significant changes or unresolved issues, additional reviews of construction documents may be necessary
- Conduct post-construction assessment of the project.

A determination may be made at the outset of the review process that fewer steps may be undertaken if the scale or the impact of the project on the campus is deemed to be insignificant.

*Conclusion*

The Campus Master Plan represents a snapshot of the campus at a specific moment in time combined with the vision of what will come over the next five, 10 and 20 years. To be effective, the Campus Master Plan must be continually monitored, interpreted, enforced, and, eventually updated as projects are implemented. In this way, the Campus Master Plan serves as a living document for decision-making that will carry out the goals and objectives of the University.

# APPENDIX 6



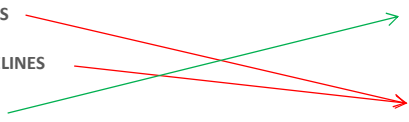
UNT Campus Master Plan Table of Contents Bridging Matrix

**2005 MASTER PLAN FINAL REPORT**

- 1 PLANNING CONTEXT
- 2 EXISTING CONDITIONS ANALYSIS
- 3 PROGRAM ASSESSMENT
- 4 MASTER PLAN URBAN DESIGN AND LAND USE RECCOMENDATIONS
- 5 PROGRAM ACCOMODATIONS
- 6 INTEGRATED TRANSPORTATION AND PARKING
- 7 ENVIRONMENTAL RECCOMENDATIONS
- 8 LANDSCAPE DESIGN GUIDELINES
- 9 ARCHITECTURAL DESIGN GUIDELINES
- 10 IMPLEMENTATION STRATEGY

**2013 MASTER PLAN UPDATE FINAL REPORT**

- 1 INTRODUCTION
- 2 CAMPUS OBSERVATIONS
  - Accomplishments & changes since 2005 plan
  - 2013 Campus Assessment
  - Context Changes including I-35
  - Campus Identity, Gateways & Edge Conditions
  - Open Space + Landscape Assessment
  - Circulation, Streets, Transit, Bikes
  - Land Use, Projections, Needs (*Enrollment, Facilities, Housing, Parking*)
  - Utilities + Infrastructure
- 3 2012 CAMPUS MASTER PLAN
  - Campus Open Space – *new spaces, central path, edge improvements*
  - Precincts – *Gateway, Academic Housing, Mean Green Village*
  - Land Use & Facilities – *meeting enrollment growth driven projected needs*
  - Precincts-Districts– *Gateway, Academic, Housing, Eagle Point*
  - Streets + Gateways, Ave C, Highland Transit Mall, Parking
  - Sustainability
- 4 IMPLEMENTATION + PHASING
  - Immediate- High Priorities; Medium Range; Long Range
  - Beyond the 2020 Plan (*and beyond 45,000 capacity*)
- 5 CAMPUS DEVELOPMENT & DESIGN GUIDELINES (*updating 2005 guidelines*)
  - Planning & Development Process



# APPENDIX

## CAMPUS PLAN REFERENCE DOCUMENTS:

City of Denton, Bonnie Brae Street Improvements Plan  
 City of Denton, Existing Land Use Map, 2008  
 City of Denton, Future Land Use Plan, 2012  
 City of Denton, Zoning Map, 2012  
 City of Denton, Mobility Roadway Plan, 2011  
 City of Denton, Mobility Plan, 2012  
 City of Denton, Downtown Master Plan, 2002  
 Oak-Hickory Historic District Map  
 Texas Department of Transportation Proposed IH 35E Corridor Improvements Plans  
 UNT, Campus Master Plan 2005  
 UNT, Campus Master Plan Update 2002  
 UNT, Campus Space Assessment, 2012  
 UNT, Libraries Master Plan, 2011  
 UNT, Campus Bicycle Master Plan, 2006  
 UNT, Recreational Sports Student Survey, 2011  
 UNT, Office of Sustainability, 2012 Framework for Responsible Growth  
 UNT, Office of Sustainability, Transportation Survey Report, 2012  
 UNT, Office of Sustainability, 2011 Fossil Fuel Study  
 UNT, Tree Preservation Policy, 2009  
 UNT, Art in Public Places Policy, 2010  
 UNT, Percent-for-Art Requirement for Capital Projects Policy, 2010  
 UNT, Buildings and Major Office Locations Catalog, 2012  
 UNT, Parking and Transportation Services 2011-2012 Parking Map  
 UNT, Transportation Services, Shuttle Maps 2011-2012  
 UNT, Campus Map, 2012  
 UNT, Eagle Point Pavilion Project Summary  
 UNT, Greek Life Center Site Plan Conceptual Sketch  
 UNT, Inner Campus Service Vehicle Circulation Bollards and Access Plan  
 UNT, Campus Wayfinding Signage Details Plans  
 UNT, Fueling Station Facility Needs  
 UNT, Historical Campus Markers Phase 1 Plans  
 UNT, Chilled Water Line Upgrade Plans  
 UNT, Electrical Distribution Study, 2011  
 UNT, Electrical One Line Diagram, 2011





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