THE UNIVERSITY OF NORTH TEXAS

DENTON CAMPUS MASTER PLAN - 2005

Approved by the UNT System Board of Regents on August 19, 2005

SASAKI

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1 THE PLANNING CONTEXT

The master plan for the University of North Texas sets out a development strategy and vision for the University's main, Eagle Point and Research Park campuses over the next ten to twenty years. (Note: The Research Park Master Plan is provided in a separate companion document). It includes projections for educational and general, housing and parking facilities for the target enrollment of 41,000 students, an open space and landscape framework, building siting recommendations, architectural and landscape guidelines, circulation and parking recommendations and a general implementation strategy. The master plan is intended to provide a framework for decision-making as the University moves forward with major new program and facilities initiatives. The Vision and design concepts inherent to the master plan support the mission of the University and the goals and objectives established to guide the planning process.

THE MISSION OF THE UNIVERSITY

The University of North Texas (UNT) is the largest and most comprehensive research and doctoral degree-granting institution in the North Texas area and the flagship of the UNT System. The University is committed to excellence in teaching and the discovery and application of knowledge through research and creative activities. As the educational leader in North Texas, the university is dedicated to regional development.

The University:

- achieves high-quality instruction, scholarship and service by:
  - fostering excellence and innovation in teaching and learning;
  - supporting research and creative activities that expand knowledge, strengthen undergraduate and graduate programs, and promote the application of knowledge for the benefit of society;
  - assuming a primary leadership role in addressing community needs of the North Texas region and the state; and
  - maintaining academic integrity through free and open inquiry including the examination of values;
- stresses understanding and appreciation of the historical, intellectual, technological, scientific and cultural nature of the search for knowledge;
- promotes the advancement and preservation of the arts;
- nurtures development of students by providing continuing opportunities for intellectual, physical, emotional, social and career growth;
- supports a culturally diverse environment and advocates mutual respect for all members of the University community as they strive for excellence;
- provides a high quality residential environment and opportunities for lifelong learning; and

- enhances access to higher education through the use of emerging information and telecommunication technologies.

The university continues to expand its relationship with the University of North Texas Health Science Center at Fort Worth; to develop the University of North Texas Dallas Campus (UNT System Center at Dallas); and to cultivate partnerships with elementary and secondary schools, community colleges, other universities, businesses, government agencies and nonprofit organizations to improve the quality of education and community life.

THE VISION OF THE UNIVERSITY

The University of North Texas will be one of the state's top-tier universities — a premier educational, intellectual, research and cultural resource. As the flagship of a multi-institutional university system and the leading university of its region, UNT will be recognized for education, research, creative activities and public service, and for advancing innovations in the enhancement of learning. UNT will be an inclusive and diverse institution with an international perspective, helping to create an informed citizenry, high-quality graduates and a workforce well prepared for the global economy.

Achieving the Vision

To achieve this vision, the University of North Texas will:

- advance excellence in basic and applied research, original scholarship and artistic activities that expand the core of knowledge for future discoveries, lead to new technologies, devise solutions to problems facing society, enhance citizens' quality of life and instill a sense of discovery and creative insight in our students;
- employ its status as a major doctoral degree granting institution and the talents of its nationally and internationally recognized teacher-scholars to support strong undergraduate and graduate academic programs taught by the same faculty and providing research opportunities for students;
- emphasize selected academic programs and create new academic and professional programs that have or can achieve wide recognition for excellence;
- promote excellent, accessible and affordable higher education to the region's growing and demographically diverse population through partnerships with educational entities and the business, public and not-for-profit communities;

- foster a residential learning environment for students living on or near its campus that promotes tradition, instills institutional and societal values, and encourages the development of a lifelong connection to the UNT community;
- lead in offering learners access to education through satellite locations, the Internet and other electronic resources, and partnerships with other institutions;
- serve as an important source for lifelong learning, professional education and outreach activities, and as a prime venue for artistic performances and exhibitions and sports events; and
- be an essential partner in meeting the expanding needs of the Dallas-Fort Worth region, the largest metropolitan area in the state.

PLANNING PROCESS AND ORGANIZATION

The planning process to develop the master plan commenced in April 2004 and involved numerous members of the campus community. The process was lead by Sasaki Associates of Watertown, Massachusetts and included six work sessions on the campus and three phases of work as follows:

Phase One: Inventory and Analysis

Phase One included three major tasks: 1) a review of the available data and information on campus buildings, space allocation, grounds and circulation; 2) interviews with campus administrators, faculty, staff and students to ascertain the goals, objectives and expectation for the master plan; and 3) a site reconnaissance of the campus grounds and surrounding context. The findings of Phase One served as the basis for the master planning process.

Phase Two: Alternatives

Phase Two included the development of several alternatives for accommodating the proposed program of facilities currently planned for the campus and those required to accommodate the targeted increases in enrollment and/or to support the mission of the University. The alternatives process was extended to incorporate the Research Park. Following review with the University and broader community, a preferred alternative was selected for development as the basis of the master plan.

Phase Three: Master Plan Development

In Phase Three, the planning process focused on the development of master plan document, associated graphics and implementation recommendations.

PURPOSE OF THE STUDY

Planning Need Statement

Several issues were identified by the University for resolution in the planning process including:

- Evaluate Proposals from the 2002 master plan including the Green Axis extending from the Gateway Center to the Administration Building and the quantification of campus capacity.
- Modify the 2002 Plan - to provide to framework for open space, transportation, parking, facilities
- Provide a framework for the Eagle Point Campus
- Provide a master plan for the UNT Research Park
- Integrate the Strategic Plan

Further instruction was provided by the University to:

Tailor the campus plan to meet the needs of:

Resident students (in or near campus)

- Housing
- Student life centers (union) (recreation center)
- Attractive livable campus

Metropolitan Students

- Study/meeting areas
- Flexible conference and classroom space (professional environment)
- Accessibility

GOALS AND OBJECTIVES FOR THE MASTER PLAN

The following goals and objectives were developed in conjunction with the University during the initial work sessions of the planning process held in April and June 2004. The following have been continuously tested during the planning process.

Sustainable Design Principles

Develop a master plan based on sustainable design principles that encourage stewardship and efficient use of campus and university resources.

Vision

Develop a vision for the campus that supports the academic and research mission or the University.

Development Framework

Develop an open space, landscape and circulation framework for the campus that will enable the orderly accommodation of future growth.

Community Engagement

Engage the Denia Neighborhood and the City of Denton in the development of the

master plan and transform the campus into a unique district within the City.

Integrated Transportation

Develop an integrated strategy that provides for a variety of transportation options including walking, cycling, transit and private vehicles.

Campus Unity

Develop design and operational strategies to integrate the Eagle Point and Research Park activities with those of the main campus.

Campus Identity

Establish clear and memorable campus boundaries and consistent guidelines for architecture, landscape and signage.

Campus Life

Provide the services and amenities to support the various population groups of the University including resident students, commuters, faculty, staff and the general public.

2002 MASTER PLAN GOALS AND OBJECTIVES

The following are the goals and objectives from the 2002 master plan update, many of are be appropriate for the current planning process.

Campus Capacity

The Campus Master Plan could accommodate an increase of fifty percent (50%) growth in facilities on the Denton campus. Expansion of campus facilities will be required because of:

- The current "under built" conditions
- The proposed thirty percent (30%) population growth in the Metroplex in the next twenty years, much of which is within twenty miles of UNT
- Increase in new disciplines and demands of the knowledge age that are specifically unforeseen at this time

Pedestrian Campus

Maintaining a "walkable campus" by keeping most academic facilities within the 10 to 15-minute walk from the academic center.

Student Needs

Continue to provide the amenities for the traditional university student, while responding to the need for a comprehensive "metropolitan university" to serve the North Texas Region. These include, but are not limited to:

- Special on-campus study and meeting areas for commuter students
- Student life activities which serve traditional, nontraditional, and metropolitan students
- Strong presence of on-campus and near campus housing for traditional younger students, married or adult single students
- A responsive balance of "distance learning", off-campus learning centers, and other "connectivity" options to increase convenience for students to include reduction of travel time

- Work with regional and local transportation agencies to improve vehicular and public transit options from urban centers to UNT / Denton
- Specialized student services that enable multi generational and diverse populations to attend UNT
- Classes and student services provided for full time and part time students

Academic / Research

Promote collaboration and enrichment in the total learning process by integrating undergraduate learning, graduate learning, research, and faculty offices integrated with the academic classrooms and other academic facilities. This will be a major strength and competitive advantage for UNT.

Land Acquisition

Identify land acquisition priorities and public / private redevelopment opportunities in the areas adjoining the campus.

Campus Efficiency

The campus must be user-friendly, accessible, safe and environmentally sensitive. This includes:

- Comfortable pedestrian and landscape systems serving the perimeter
- Reliable and efficient bus system
- Convenient parking systems located on the adjacent perimeter of the academic core
- Restricted traffic movement within the academic core
- Provide increased opportunity for special conferences and other community outreach for the greater North Texas Area

Campus Image and Design

Provide for high quality image, landscape, and visual unity for the entire campus through:

- Attractive & functional campus gateways
- Defined campus edges
- Continuity of quality pedestrian and landscape systems, which include walkways, bikeways, bike racks, landscape furniture, lighting, formal and informal open spaces
- Strategic green spaces for esthetic and functional purposes
- Architectural guidelines related to scale, materials, color, and certain design objectives for campus buildings

WORKING ASSUMPTIONS OF THE PLAN

The master plan defines the capacity of the campus to accommodate growth and establishes an effective framework in which growth can occur in a prudent manner.

The plan is based on three working assumptions that give dimension to the facilities that the campus will need to accommodate the targeted enrollment increases. The assumptions are the result of discussions held during the planning process with the campus administration and the University community.

1. *Student enrollment* – the current enrollment of the University is approximately 31,000 students. The planning target of 41,000 students was adopted as the basis for the campus plan. A timeline for achieving this target has not been specified but it is assumed that it will occur sometime after 2015.

2. *Housing* – the University is currently housing approximately 23 percent of the undergraduate population on campus. The aim is to maintain this percentage when the enrollment reaches 41,000 students. Reasonable residential capacity will also be provided for graduate students. Integral to this assumption is providing the capacity to house the current rate of 65 percent of the freshmen class. The intent is to assist with student recruitment, foster higher retention, more vigorous involvement in campus life and stronger linkages with academics/programs.

3. *Graduate enrollment* - Increase the proportion of graduate students enrolled at the University. In 2004, 85 percent of the student body was enrolled in undergraduate programs and 15 percent in graduate and professional programs. The goal of the University is to enhance its graduate and research capabilities by increasing the proportion of future graduate enrollment.

2 EXISTING CONDITIONS ANALYSIS

This chapter summarizes the existing conditions on the UNT campus including: faculty, staff, and student population groups; academic programs; and existing site conditions.

Population

The University serves several population groups including undergraduate campus residents; undergraduates and graduates living in the surrounding community; and commuters from the broader metropolitan area.

Student Population

In 2004, the University reported a headcount of 31,000 students and a Full Time Equivalent (FTE) of 20,148 students. Approximately 85 percent of the students were enrolled in undergraduate programs and 15 percent in graduate or professional programs.

Table 2.1 - 2004 Enrollment

	FULL-TIME	PART-TIME	HEADCOUNT	FTE	% OF TOTAL FTE
Undergrad	18,654	5,208	23,862	20,148	85%
Graduate	2,537	4,666	7,203	3,520	15%
TOTAL	**21,191**	**9,874**	**31,065**	**23,668**	

Faculty and Staff Population

The reported faculty and staff population in 2004 totaled 1,992 and 2,054 respectively. It is assumed that the future student faculty and student staff ratios will reflect the current conditions.

Table 2.2 - 2004 Faculty and Staff Population

Faculty	
Full-Time	881
Part-Time	254
Modified Service	56
Teaching Fellows	306
Teaching Assistants	495
Sub-Total	*1,992*
Staff	
Secretarial/Clerical	438
Professional	719
Service/Maintenance	318
Technical/ParaProfessional	348
Skilled	123
Exec/admin/managerial	108
Sub-Total	*2,054*
TOTAL	**4,046**

Figure 2.1 - University land holdings in Denton (see Table 2.4 for building data)

COLLEGES AND SCHOOLS

The University consists of ten (10) colleges and schools. The largest enrollments are in the College of Arts and Sciences, followed by the College of Business, the College of Education, Visual Arts and Community Service.

- College of Arts & Sciences
- College of Business Administration
- School of Community Service
- College of Education
- College of Engineering
- School of Library and Information Sciences
- School of Merchandising and Hospitality Management
- College of Music
- School of Visual Arts
- Toulouse School of Graduate Studies

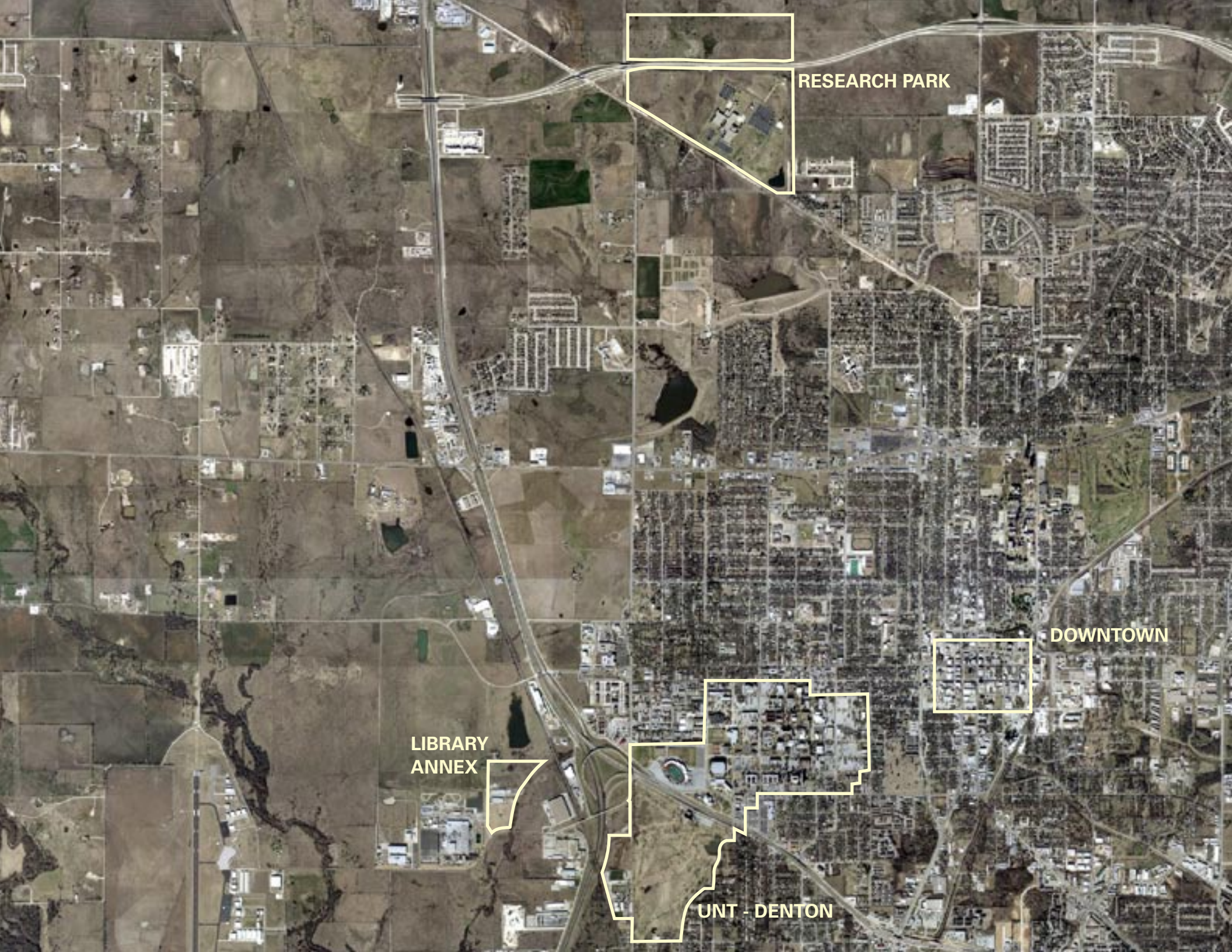
Table 2.3 - 2004 Enrollment by College and School

COLLEGE / SCHOOL	TOTAL	% OF TOTAL
Arts & Sciences	9,447	39.6
Business Administration	4,988	20.9
Community Service	1,946	8.2
Education	2,644	11.1
Engineering	1,076	4.5
SLIS	25	0.1
Merchandising & Hospitality	695	2.9
Music	1,053	4.4
Visual Arts	1,988	8.3
TOTAL	**23,862**	

EXISTING CAMPUS FORM AND CHARACTER

The University of North Texas campus consists of four land holdings in Denton. The main campus consisting of 800 acres is located north of I-35E and is generally bound by the streets of W. Hickory (north), Welch Street (east), Eagle Drive (south) and Bonnie Brae (west). The Eagle Point campus is located south of I-35 and is bound by Bonnie Brae on the west, I-35E on the north, and the Denia Neighborhood on the east. The former Liberty Christian School site (17-acre) located to the west of Bonnie Brae was recently acquired by the University.

Outlying parcels include the Library Annex site and the Research Park.


RESEARCH PARK
DOWNTOWN
LIBRARY
ANNEX
UNT - DENTON

Campus View 1919

Campus View 1936

Campus View 1948

HISTORICAL DEVELOPMENT OF THE CAMPUS

The University of North Texas was established in 1890 as a teacher education institution under the name of the Texas Normal College and Teacher Training Institute. The University has gone through six name changes since:

1890 Texas Normal College and Teacher Training Institute, 1894 North Texas Normal College, 1901 North Texas State Normal College, 1923 North Texas State Teachers College, 1949 North Texas State College, 1961 North Texas State University, and 1988 University of North Texas. The historic development of the campus has evolved with the Denton grid as evidenced by early maps. The original academic core was located in a two-block area defined by Hickory (north), Avenue A (east), Sycamore (south) and Avenue C (west). It is within this core that the original campus buildings were located two of which remain: Curry Hall (1912) and the Auditorium/English Building (1924).

In the period from 1890 to 1923, the campus encompassed the core block noted above, the block defined by Sycamore, Avenue A, Chestnut and Avenue B and a Recreation Park extending from Chestnut to Highland and from Avenue A to Avenue C. The campus was served by trolley lines along Hickory Street and Avenue C which provided connections to downtown Denton.

From 1923 to 1951, campus development shifted to the south encompassing land in the recreation park and beyond the original blocks to include sites west of Avenues B and C. Among the notable buildings constructed during this period are the Information Sciences Building (1937), Chilton (1939), Terrill (1939), Bruce (1948), and Masters (1951).

From 1951 to 1965, the footprint of the campus was extended considerably beyond the original core blocks to encompass sites along Highland, Maple and Avenue E (North Texas Boulevard) and Fouts Field. It is during this period that redevelopment occurred in the original core block to include Stovall Hall (1951), Kendall Hall (1952), Music Practice Buildings (1951/52), Administration Building (1955), Physics (1960), the School of Business (1961), McConnell Hall (1961), Crumley Hall (1961), Matthews Hall (1961), Maple Hall (1964), Biology (1967), and the President's House.

By 1981, the campus had reached the general extents of the current boundaries encompassing an area from Welch Avenue on the east to Avenue E (North Texas) on the west, from Hickory on the north to Eagle Drive on the south. It was during this period that several major facilities were constructed including the expanded Student Union (1964), Language Building (1968), Radio/TV/Film (1968), Kerr Hall (1969), the Willis Library (1970), Wooten Hall (1970), Art (1972), the Coliseum (1973), the Music Building (1978), the General Academic Building (1978), and the PE Building (1979). Substantial areas of surface parking were constructed during this period.

Campus Development: 1890-1923

Campus Development: 1923 - 1951

Campus Development: 1951-1965

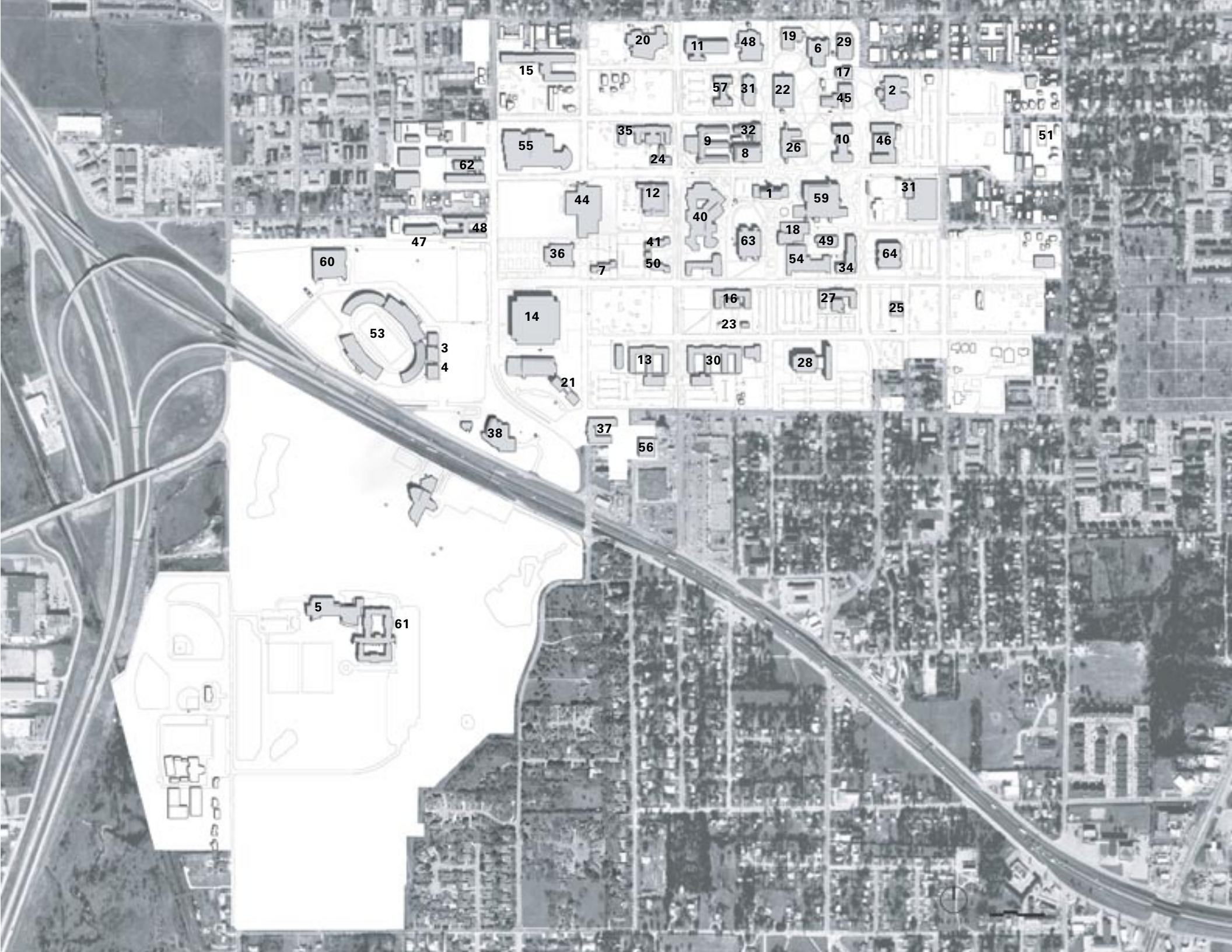
Campus Development: 1965-1981

Table 2.4 - Existing Campus Buildings

#	BUILDING NAME	DATE	TOTAL GSF	USE
1	Administration Building	1955	60,264	e/g
2	Art Building	1972	95,942	e/g
3	Athletic Building II	1976	8,403	ath
4	Athletic Building II	1980	8,772	ath
5	Athletic Center	2005		ath
6	Auditorium-English Building	1924	58,607	e/g
7	Bain Hall	1951	23,306	e/g
8	Biology Building	1967	98,585	e/g
9	Bruce Hall	1948	95,371	hsg
10	Business Building	1961	88,716	e/g
11	Chemistry	2004		e/g
12	Chilton Hall	1939	117,792	e/g
13	Clark Hall	1966	104,637	hsg
14	Coliseum	1973	200,492	ath
15	College Inn	1970	157,011	hsg
16	Crumley Hall	1961	71,166	hsg
17	Curry Hall	1912	29,412	e/g
18	Eagle Student Services Center	1996	72,909	e/g
19	Engineering Technology Bldg.	1960	44,025	e/g
20	Environmental Science Bldg.	1997	111,200	e/g
21	Gateway Center	2001	107,532	e/g
22	General Academic	1978	146,800	e/g
23	Goolsby Chapel	2001	2,192	e/g
24	Health Center	1958	19,459	e/g
25	Highland Hall	1959	16,168	e/g
26	Information Sciences Building	1937	87,020	e/g
27	Kendall Hall	1952	72,809	e/g
28	Kerr Hall	1969	212,100	hsg
29	Language Building	1968	67,651	e/g
30	Maple Hall	1964	137,942	hsg
31	Marquis Hall	1936	39,922	e/g
32	Masters Hall (Chemistry)	1951	58,186	e/g
33	Matthews Hall Annex	1976	7,208	e/g
34	Matthews Hall	1961	82,817	e/g
35	McConnell Hall	1961	99,682	e/g
36	Mens Gymnasium Building	1946	37,194	ath
37	Mozart Hall			hsg
38	Murchison Performing Arts Ct.	1998	68,825	e/g
39	Music Annex	1952	16,381	e/g
40	Music Building	1978	127,264	e/g
41	North Music Practice	1952	22,704	e/g
42	Oak Street Hall	1947	31,814	e/g
43	Oak Street Hall Annex	2001	5,000	e/g
44	P.E. Building	1979	106,765	ath
45	Physics Building	1960	54,464	e/g
46	Radio, TV, Film, Performing Art	1968	109,018	e/g
47	Santa Fe Hall			hsg
48	Science Research Building	1985	63,382	e/g
49	Scoular Hall	1947	20,909	e/g
50	South Music Practice	1951	22,704	e/g
51	Speech and Hearing Clinic	1999	16,600	e/g
52	Sports Medicine / Fitness	1986	6,144	e/g
53	Stadium	1952	88,038	ath
54	Stovall Hall	1951	42,755	e/g
55	Student Recreation Center	2003	137,897	e/g
56	Sullivant Public Safety Center	1980	15,570	e/g
57	Terrill Hall	1939	59,975	e/g
58	Traditions Hall			hsg
59	University Union	1964	193,352	e/g
60	University Services Building		47,968	e/g
61	Victory Hall	2004		hsg
62	West Hall	1957	97,355	hsg
63	Willis Library	1970	174,188	e/g
64	Wooten Hall	1970	89,718	e/g

Today, the campus encompasses over 800 acres of land and over 60 buildings. The adjacent figure illustrates the existing campus conditions and identifies the locations of major existing campus buildings.

Figure 2.2 - Existing Facilities (see Table 2.4 for building data)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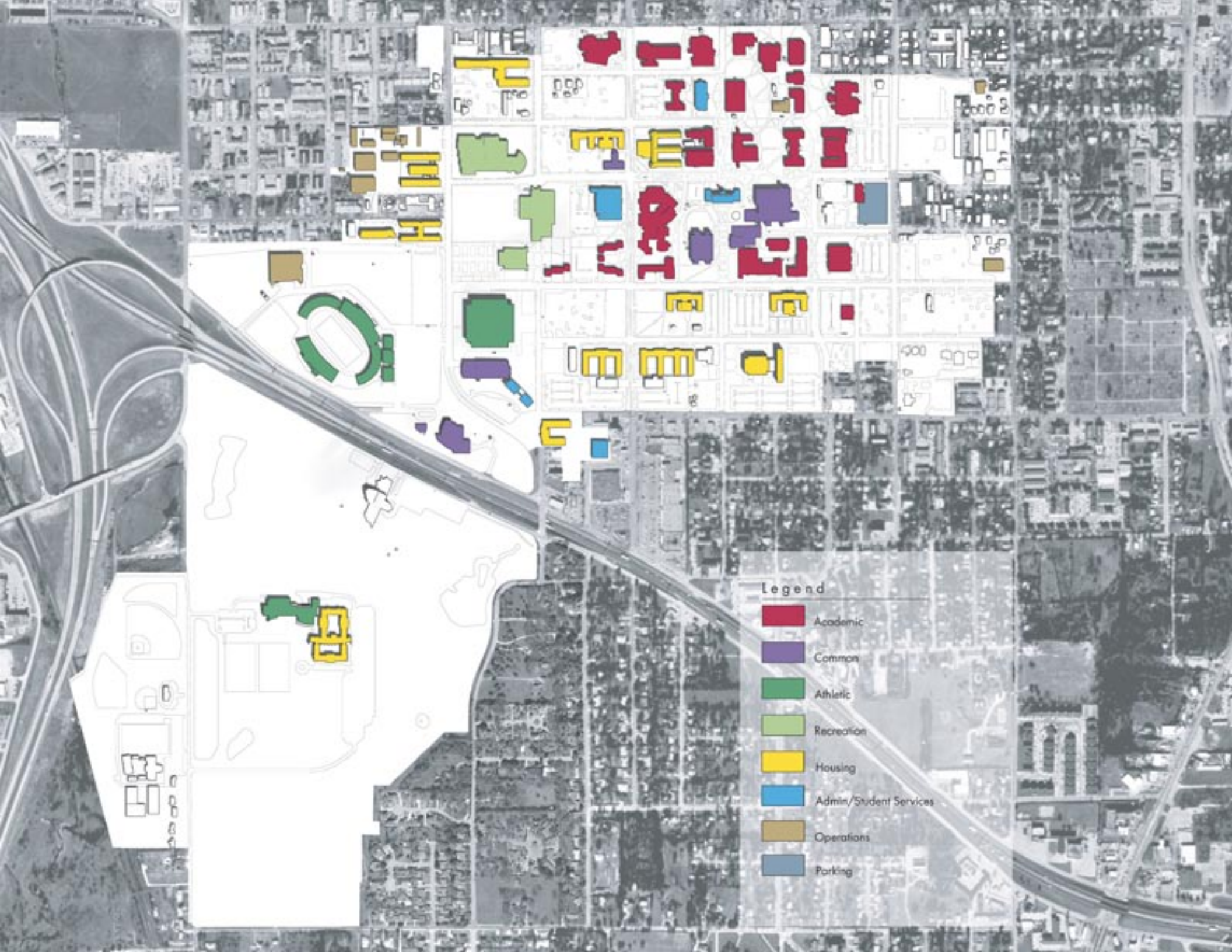
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Academic
Common
Athletic
Recreation
Housing
Admin/Student Services
Operations
Parking

Figure 2.3 - Existing Building Use

EXISTING LAND AND BUILDING USES

A cohesive academic core surrounded by residential uses and parking currently defines the campus land use pattern. Athletic and recreational uses are located to the west of Avenue C and include the Student Recreation Center, the PE Building and associated field / tennis courts and the Fouts Field area. Residential uses are concentrated in the Maple Street corridor with a few outlying sites including West Hall, the College Inn, Traditions and Santa Fe Halls. The physical plant facilities are located west of North Texas on West Prairie Street.

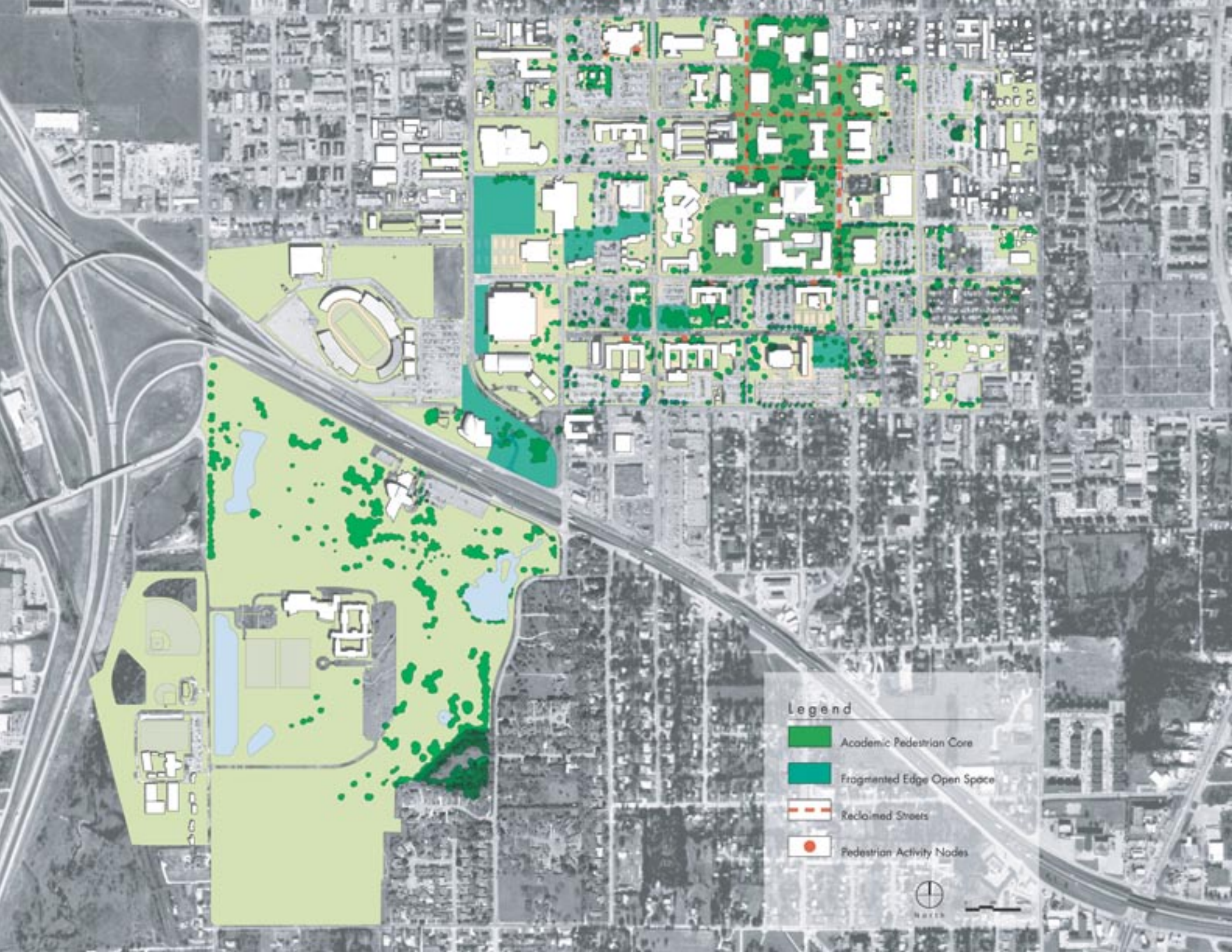

Legend
Academic Pedestrian Core
Fragmented Edge Open Space
Reclaimed Streets
Pedestrian Activity Nodes
North

Figure 2.4 - Existing Open Space Structure

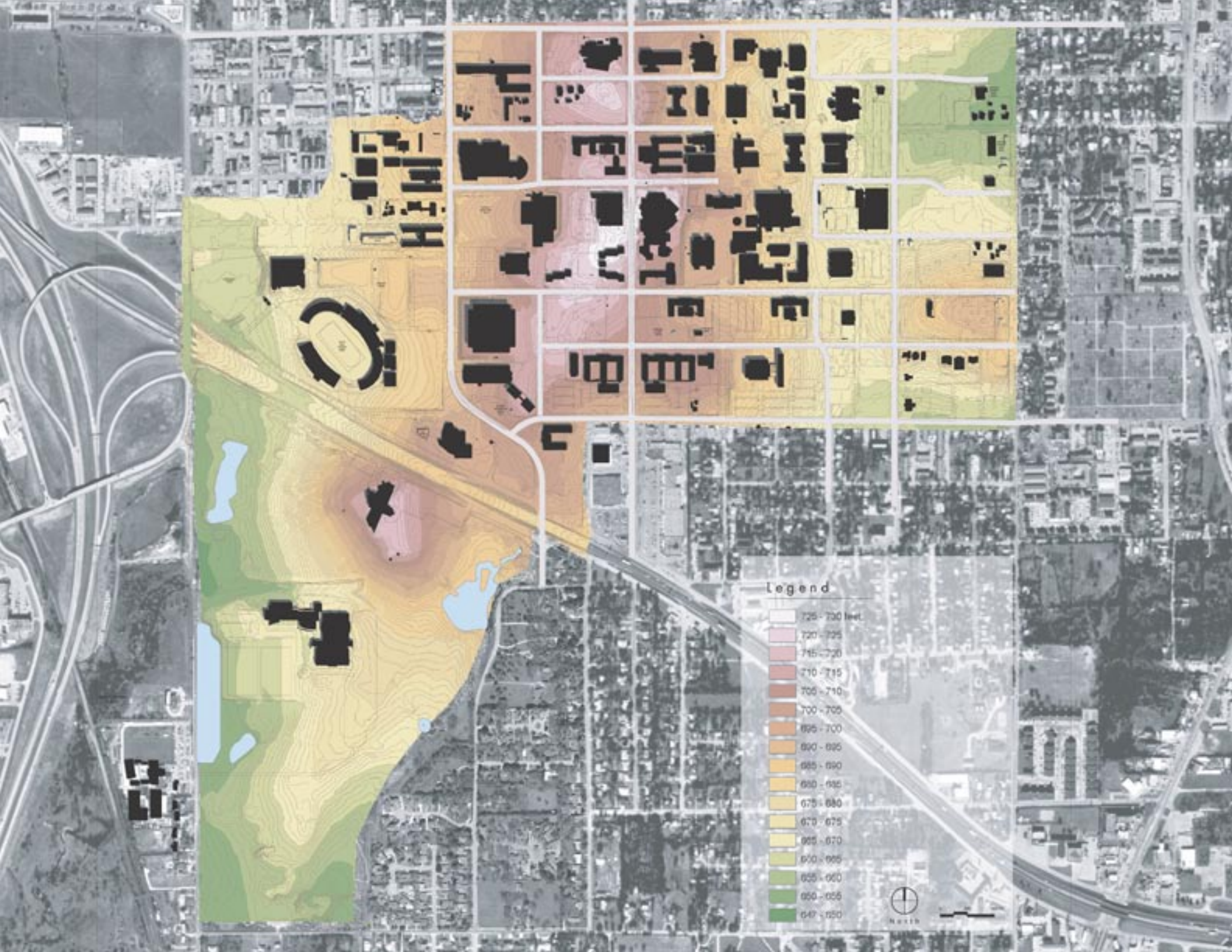
EXISTING OPEN SPACE STRUCTURE

The existing open space structure of the campus consists of the pedestrianized academic core which reads as a reasonably coherent environment. It is within this core that the Denton grid has been absorbed into the pedestrian network of the campus. In some areas, expression of the grid remains in the circulation patterns but in other places, notably along Avenue B north of the Administration Building, the grid expression has been eliminated by an angular pattern of walkways introduced in the 1970s. These walkways do not respond to the strong axial order that the Administration Building establishes.

In general, the pedestrian core is the most attractive and unified area of the campus environment. It exhibits qualities that should be extended to other areas. Beyond the pedestrian core, several fragmented open space areas exist; however, they are not linked into the core or to one another. The Denton grid does provide some connection but is expressed only as circulation routes, not as part of the campus landscape structure. It would be beneficial to provide a more consistent arrangement of street trees and planting so that the grid serves to link the open space of the campus together.

A notable gap in the open space structure exists at the Gateway Center where the previous master plan called for the creation of an axial mall linking the Center with the Administration Building. Also, there is no physical or conceptual link between the new Eagle Point Campus and the main campus.

Today, the primary organizing device for both campus buildings and landscape is the grid of streets that overlays the rolling terrain of the campus as well as the extensive groves of trees.


Legend
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720 - 725
715 - 720
710 - 715
705 - 710
700 - 705
695 - 700
690 - 695
685 - 690
680 - 685
675 - 680
670 - 675
665 - 670
660 - 665
655 - 660
650 - 655
645 - 650
North

Figure 2.5 - Topography

Topography

A prominent ridge running north to south along the Avenue C corridor characterizes the campus topography. The highpoint is located in the vicinity of Chilton Hall and the Music Practice Buildings. Unlike many campuses founded in the 1890s, the highpoint of the campus is not the site of the iconic or main administrative building. The ridge serves to divide the campus into a east and west zone with the traditional core located in the east zone.

The Grid

Historically, the Denton grid of streets that overlays the gently rolling terrain of the campus has served to organize campus buildings and landscape. Today, the campus continues to be organized by the grid pattern of streets, walks, and buildings that constitute the man-made structure of the campus; the existing extensive canopy of mature trees that provide shade, environmental benefits and a visual counterpoint to the extensive paved areas and buildings; and the gently rolling topography that subtly separates the east campus from west.

Trees / Campus Tree Canopy

The campus is distinguished by existing extensive canopy of trees including several significant Post Oak groves. These trees provide the campus with a considerable amount of shade and historically were an important factor in the micro-climate, especially in the pre air conditioning days of the campus.

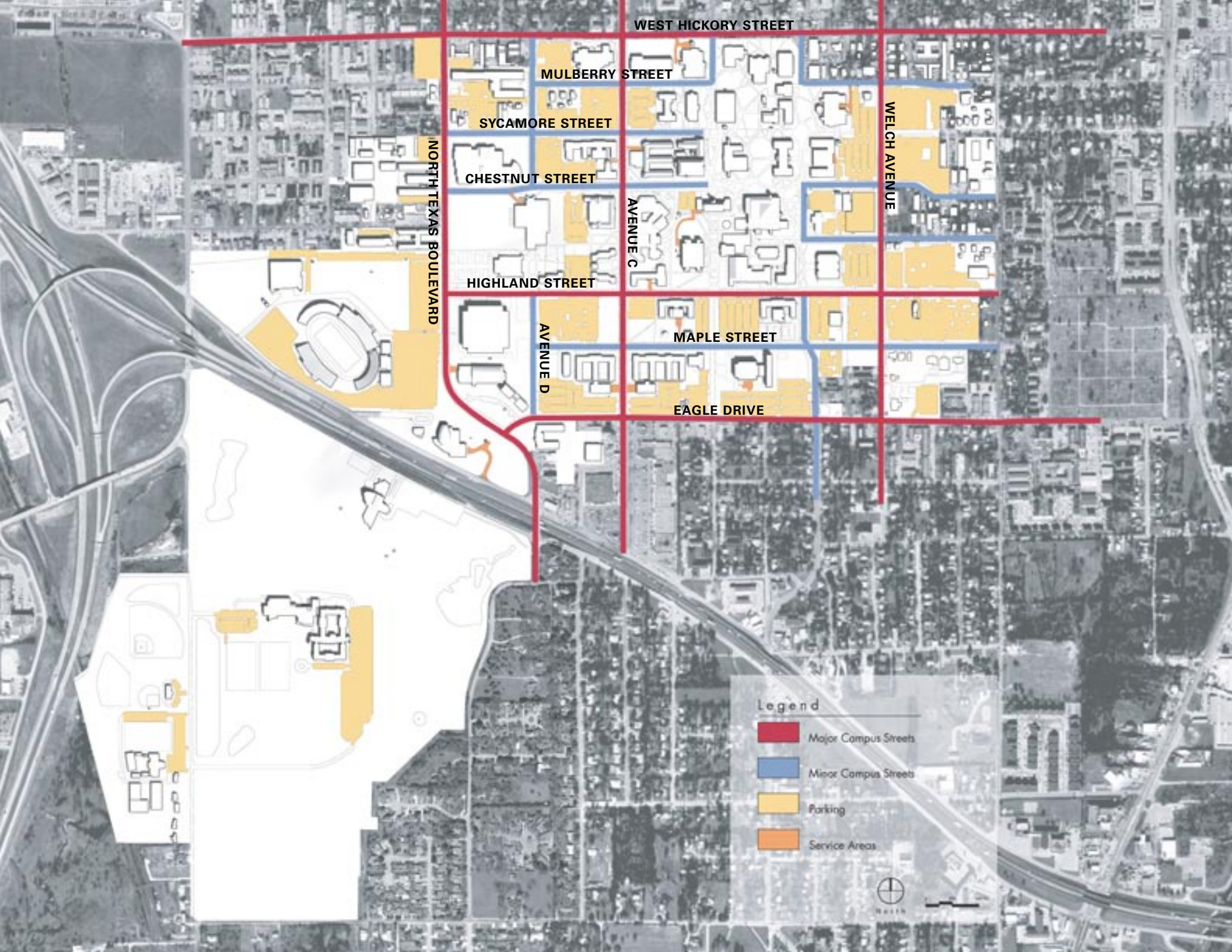

WEST HICKORY STREET
MULBERRY STREET
SYCAMORE STREET
CHESTNUT STREET
HIGHLAND STREET
MAPLE STREET
EAGLE DRIVE
NORTH TEXAS BOULEVARD
AVENUE C
AVENUE D
WELCH AVENUE
Legend
Major Campus Streets
Minor Campus Streets
Parking
Service Areas
North

Figure 2.6 - The Grid

Administration Building (left)
College of Business (middle)

BUILDING TYPES/CHARACTER

The existing buildings on the campus can be grouped into 3 general categories: traditional, post-traditional and contemporary.

Traditional buildings

Traditional buildings are what many in the campus community consider to be "contributing" in that they exemplify desirable principles of architecture and urban design. Construction dates on this category of buildings ranges from the early 1900s through the mid 1960s. Buildings which exhibit traditional characteristics are primarily located in the core of the campus and along Maple Street.

Traditional buildings define space rather than occupy space and tend to be simple in plan, massing, and form. The facades are typically symmetrical compositions with a clear ordering system which determines the proportion and scale of the base, middle and top sections. Fenestrations exhibit a variety of details including stone lintels, keystones, sills and ornate stone arch surrounds. Facade surfaces are often distinguished by a differentiation of window design on the ground floors, horizontal regulating lines that engage windows, and cornices at the roof line. Traditional campus buildings exhibit both sloped and flat roofs with silhouette articulation usually focused at the main entrance in the form of pediments. Buildings with flat roofs typically are capped with a cornice at the roof line topped with a brick parapet wall. Sloped roof materials include brown or red tile and incorporate dormers. Ornament is utilized on many of the traditional buildings to accentuate the entry features, ground floor windows, and pediments. Brick is the dominant material and ranges in color from a light beige as seen on Terrill and Chilton Halls to a salmon color as found on the Business and Administration Buildings. Smooth-finished stone is used to define and accentuate base conditions as on the Business Building, to distinguish entry features, on window lintels, keystones, sills and at corners in the form of quoins. Stone is also used for horizontal regulating lines at the windowsill level and on cornices at the roof line.

Language Building (middle)

Willis Library (right)

Post-traditional buildings

Post traditional buildings on the UNT campus are those constructed between 1965-1980 and are located in the core campus area amongst the traditional buildings. They are characterized by large massing, minimal fenestration and a lack of ornament. Post-traditional buildings tend to occupy rather than define campus spaces. Their expression is one of mass and, at times, complex plans. They tend to be rectangular in form with no scale defining features and, thus, appear as large brick boxes or a series of boxes.

The facades are often blank with small fenestrations or ribbon windows. Glazing typically is bronze colored and reflective. The compositions, in some cases, are symmetrical and, in other cases, based on internal space configurations. The expression of a base, mid-section and top is subtle if expressed at all. Entrances are not articulated and are difficult to locate; the library being one exception as it has a monumental arch on the east facade. Roofs are flat and exhibit no capping feature as seen on the General Academic Building and Library or are defined by a "mass" as seen on Foreign Languages and the Coliseum. Sloping elements are utilized to define entrances or unique program areas. Ornament, if any, is subtle and is expressed in the masonry detailing. The dominant material is the darkest variety of brick utilized on the campus. Pre-cast concrete is used on a limited basis.

Gateway Center (left)

Murchison Center (middle)

Contemporary Buildings

The contemporary phase of building includes structures completed since the early 1990s and are located at the periphery of the campus. These buildings represent a new design expression for the campus ranging from the monumentality of the Gateway Center, the modern expression of the student recreation center and the iconic form of the Murchison Center. This is perhaps the most varied period in the history of campus buildings and demonstrates the least consistency in terms of design and the use of materials.

Buildings in the contemporary phase often define street edges and outdoor spaces. The Environmental Education Science and Technology Building and the new Chemistry Building both define the street edges along Avenue C and Mulberry, whereas the Murchison takes the form of an iconic building and the Gateway Center serves as the symbolic gateway to the campus from North Texas Boulevard.

The massing and form of these buildings, with the exception of the Murchison Center, consists of simple rectangular forms. Facade treatment varies and includes the symmetrical arrangement of the Gateway Center to the iconic form of the Murchison Center. With the exception of the Gateway Center, the entrances are not well defined. Fenestrations include traditional punched openings, ribbon windows and large expanses of curtain wall as seen on the Environmental Education Science and Technology Building and Student Recreation Center. Reflective blue-green glass and aluminum finish window frames are utilized. Roofs are flat with the exception of the Murchison Center with its iconic metal roof.

Materials include the light brick of the Environmental Education Science and Technology Building, a color found on no other campus building, the light beige brick found on many of the early traditional buildings and the salmon colored brick found on buildings in the latter years of the traditional phase. Several new materials are introduced to the campus in these buildings including the rusticated stone of the Murchison Center and the aluminum-finished panels of the Gateway Center and Student Recreation Center.

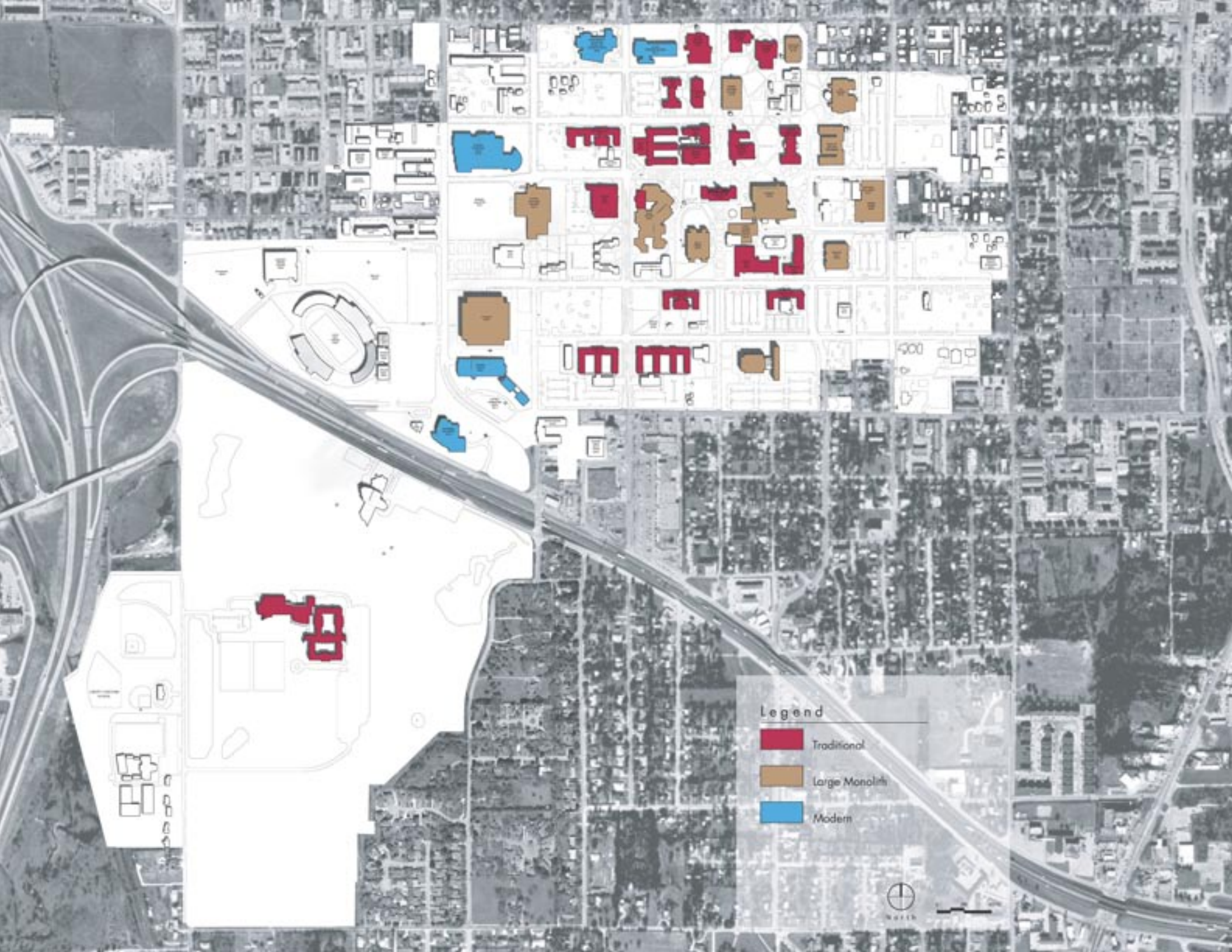

Legend
Traditional
Large Monolith
Modern

Figure 2.7 - Building Character

EXISTING HOUSING CONDITIONS

This section highlights the issues associated with the condition of the existing housing stock.

Demographics and Housing Occupancy

In the spring of 2004, UNT housed 22 percent of the undergraduate headcount and 16 percent of the total headcount of 31,000 students. Approximately, 65 percent of the freshmen class was housed on campus, a high percentage given the demographics of the student body. Approximately 21 percent of the sophomore class was housed on campus. Upper division occupancy for juniors, seniors and graduates students was significantly lower at 9 percent, 4 percent and 1 percent respectively. The enrollment by class and total number of beds occupied by members of each class is summarized in Table 2.5.

Table 2.5 - Housing Occupancy by Class

	ENROLL-MENT	% OF TOTAL	RESIDENTIAL OCCUPANCY*	% OF TOTAL
Freshmen	4,802	16%	3,135	65%
Sophomores	4,910	16%	1,013	21%
Juniors	5,528	18%	513	9%
Seniors	7,378	24%	263	4%
SUB-TOTAL	**22,618**	**75%**	**4,924**	**22%**
Graduates/Post Bac**	7,565	25%	50	1%
SUB-TOTAL	**7,565**	**25%**	**50**	**1%**
TOTAL	**30,183**		**4,974**	**16%**

Source: UNT Housing Spring 2004–UNT Department of Housing & Residence Life
*Note: Spring 2004 figures do not include Victory Hall (completed August 2004)
** Graduates are housed in the Bradley Street Apartments

Existing Housing Unit Types

UNT has 12 undergraduate residence halls with a total of 5,544 beds including the recently completed Victory Hall (4,491 beds excluding Victory Hall). A total of 50 beds are available in the Bradley Street Apartments for graduate students. Unit types vary and include the following general categories:

traditional rooms on a common corridor with communal bathrooms;

semi-suite rooms on a common corridor with bathrooms shared by two rooms

suite several rooms that share a bathroom and kitchenette

apartment several rooms that share a bathroom, kitchen, and living room

kerr Hall (middle)

Maple hall (right)

Table 2.6 - Existing Unit Types (Fall 2004)

HALL	# OF BEDS	GSF/ BED	TRAD	SEMI-SUITE	SUITE
Bruce	486	170	486	0	0
Clark	486	198	0	486	0
College	508	309	0	381	127
Crumley	252	282	126	126	0
Kerr	965	198	0	965	0
Maple	668	195	0	668	0
McConnell	395	252	132	263	0
Mozart Square	246	327	0	0	246
Santa Fe	142	298	0	0	142
Traditions	291	282	0	0	291
West*	505	161	505	0	0
Victory	600	265	0	600	0
TOTAL	**5,544**		**1,249**	**3,489**	**806**
			23%	**63%**	**14%**

Source: UNT Department of Housing & Residence Life website
*Note: Assumes triple occupancy of all West Hall rooms

The unit types in each of the existing residence halls is as follows:

Currently 23 percent of the UNT housing stock is made up of traditional units located in Bruce, Crumley, McConnell and West Hall. Bruce is preferred by students in the College of Music given its adjacency to the facilities of the College and McConnell Hall is utilized for the Texas Academy of Math and Sciences (TAMS).

Approximately 63 percent of the units are semi-suites and are located in the Maple Street corridor residence halls which include Clark, Maple, Kerr and Crumley. Suite style units are provided in College Inn, Mozart, Santa Fe Square and Traditions Hall.

Existing Room Types

Triple occupancy rooms account for approximately 9 percent of the total bed count on campus; double occupancy rooms account for 71 percent and single occupancy rooms, 20 percent. Table 2.7 provides the breakdown for each residence hall.

Existing Housing Stock Physical Conditions and Future Availability

Based on discussions with the UNT Department of Housing and Residence Life, it is understood that with the exception of College Inn and the Bradley Street Apartments, the campus housing stock is in good repair and will continue to meet the housing needs of the University for the foreseeable future. Separate analysis and studies suggest that future investment in the College Inn and Bradley Street would not be a good use of housing funds. These facilities are therefore targeted for decommissioning in the master plan.

Other changes proposed to the housing stock include the de-densification of West Hall to eliminate or reduce the number of triple occupancy rooms. This hall has the lowest building area per student (noted as GSF/bed in Table 2.6).

As noted McConnell Hall is currently occupied by students enrolled in the Texas Academy of Mathematics and Science (TAMS). It is assumed that this will continue to be the case during the planning horizon of the master plan.

With the above physical conditions and uses taken into account, Table 2.8 summarizes the existing beds that can be considered for future use in the master plan. Double occupancy beds total 3,626 and single occupancy totals 856 for a combined total of 4,482 beds. For the purposes of analysis, all triple occupancy rooms have been eliminated; however, the University may wish to provide a reduced number to address the financial concerns of some students.

Table 2.7 - Existing Room Types

	#BEDS IN TRIPLES	#BEDS IN DOUBLES	#BEDS IN SINGLES
Bruce Hall	0	486	0
Clark Hall	0	486	0
College Inn	0	254	254
Crumley Hall	0	252	0
Kerr Hall	0	965	0
Maple Hall	0	668	0
McConnell	0	395	0
Mozart Square	0	81	165
Santa Fe	0	142	0
Traditions Hall	0	0	291
West Hall	505	0	0
Victory Hall	0	200	400
TOTAL	**505**	**3,929**	**1,110**
	9%	**71%**	**20%**

Source: UNT Department of Housing and Residence Life website

Table 2.8 - Rooms Available for Future Use

	#BEDS IN DOUBLES	#BEDS IN SINGLES
Bruce Hall	486	0
Clark Hall	486	0
College Inn	0	0
Crumley Hall	252	0
Kerr Hall	965	0
Maple Hall	668	0
McConnell	0	0
Mozart Square	81	165
Santa Fe	142	0
Traditions Hall	0	291
West Hall	346	0
Victory Hall	200	400
TOTAL	**3,626**	**856**

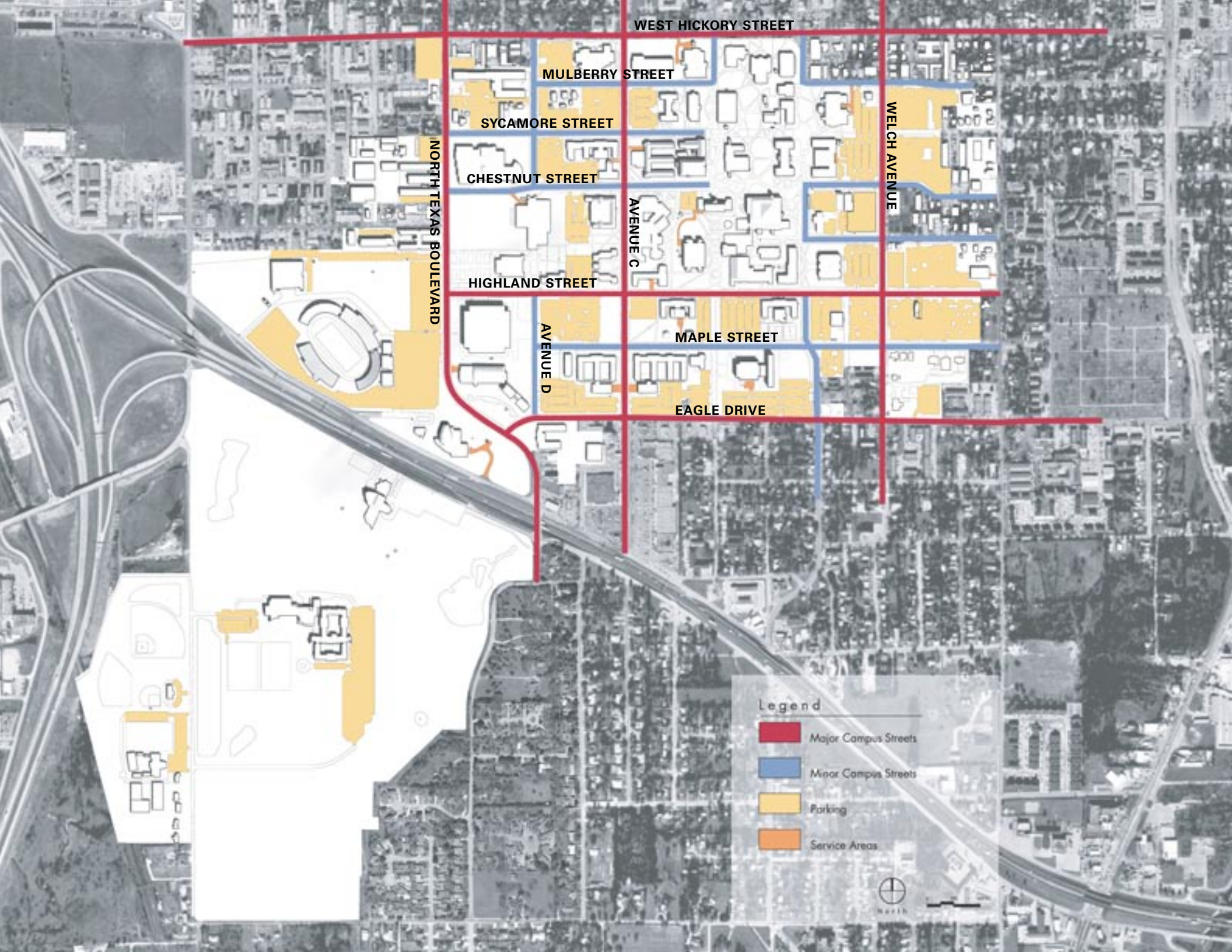

WEST HICKORY STREET
MULBERRY STREET
SYCAMORE STREET
CHESTNUT STREET
HIGHLAND STREET
MAPLE STREET
EAGLE DRIVE
NORTH TEXAS BOULEVARD
AVENUE C
AVENUE D
WELCH AVENUE
Legend
Major Campus Streets
Minor Campus Streets
Parking
Service Areas
North

Figure 2.8 - Circulation and Parking

CIRCULATION AND PARKING

This section summarizes the existing conditions on the main and Eagle Point campus for pedestrian, bicycle, transit, and vehicular circulation and parking.

Existing Pedestrian Circulation

The existing pedestrianized core of the campus generally extends from Mulberry / W. Hickory on the north to Highland Avenue on the south and from Welch on the east to Avenue C on the west. Beyond the core, the pedestrian network follows the existing grid pattern of streets.

Major Pedestrian vehicular conflicts exist in several areas of the campus including:

- Chestnut Avenue at the intersections of Avenue C and North Texas Boulevard
- Points on the Welch Street corridor between the commuter parking lots to the east and the academic core on the west
- North Texas Boulevard in the area of the Coliseum and the Gateway Center
- Highland Avenue at Avenue C and at the Avenue B Mall.

Pedestrian connections to the Eagle Point campus are not well marked and would benefit from physical design improvements.

Existing Bicycle Circulation

The existing bicycle circulation routes on the campus are incomplete and do not link with those designated by the City of Denton. Currently, Avenue C is the only major bike lane designated on the campus.

Existing Transit Services

UNT Transit has in recent years provided a valuable service to campus users and assisted the University in reducing traffic congestion and the amount of parking required on the campus. Currently, the campus is served by the following routes:

Route 1: Mean Green

The Mean Green route serves as the signature circulator route. It provides easy and quick access to most points around campus, including the University Union, Fouts Field, residence halls, Recreation Center, and academic buildings.

Route 2: North Texan

The North Texan provides service to areas on the northern half of campus. Points serviced include University Courtyard Apartments, Sterling Housing, the Recreation Center, Willis Library, and the University Union.

Route 3: Fouts Feeder

The Fouts Feeder route is a complementary route to Mean Green. It provides service to the southern half of campus with emphasis on quick service between Fouts Field and University Union for commuters and others who park at Fouts Field.

Route 4: Eagle Point

This route serves as a connector route between Victory Hall and the main campus. Major stops include the Student Recreation Center and the General Academic Building (GAB). Passengers can transfer to the Research Park and the Mean Green routes at the GAB stop.

Route 5: UNT Research Park

This route services the UNT Research Park on HWY 77 / N. Elm St. It picks up from the UNT campus at the GAB bus stop.

Route 6: West Congress

The West Congress route services north of the Main Campus and the GAB.

Route 7: Bernard Street

The Bernard Street route serves off-campus apartment complexes along Bernard Street and Campus Park. It provides easy and quick access to campus via the University Union.

Route 8: The Colorado Express

The Colorado Express route serves off-campus apartments in the Golden Triangle Mall area. It provides easy and quick access to and from The Ridge at North Texas, Pace's Crossing, Golden Triangle Mall and campus via the University Union.

Route 9: The Night Rider

The Night Rider is the late night circulator route. The route services on campus resident halls as well as academic buildings, the Library and Recreation Center. There are also stops in the Fry street entertainment district, University Courtyard Apartments and near Greek Row.

Route 10: Campus Cruiser

The Campus Cruiser links the Main Campus to the Eagle Point and Research Park campuses on Saturday and Sunday.

Existing Vehicular Circulation

The UNT campus is served by two interstate highways, I-35E and I-35W which converge west / southwest of the campus. A majority of the trips to the campus are from the south on I-35E (44-60%) and from the west on I-35W (27%-34%).

Currently, four main thoroughfares form the general perimeter of the campus. They are North Texas Boulevard to the west, Welch Street to the east, Hickory Street to the north, and Eagle Drive to the south. These roads, coupled with both north-south (N-S) and east-west (E-W) routes that traverse through the campus, provide the main links of the campus traffic circulation network. The western boundary, North Texas Boulevard is a four-lane undivided road governed by stop signs except at the intersection with Eagle Drive, which is signalized. Welch Street serves as the eastern boundary of the campus and consists of a four-lane undivided, signalized N-S route. Eagle Drive serves as the southern boundary and consists of several signalized E-W intersections. Hickory Street provides a one-way west to east route and Oak Street provides a one-way east to west route, together comprising the northern boundary of the campus. Avenue C serves as the main N-S route through campus and provides one-lane of traffic each way. Highland Street is one-way from the western end of campus to the eastern end, while Maple Street provides for traffic in the opposite direction. Together, the two streets provide a loop through the southern half of the campus originating from Welch Street. Chestnut Street provides two-way, unsignalized, east / west service from North Texas Boulevard ending ay Administra-

Table 2.9 - Existing LOS at Chestnut Street Intersections

LOS	NORTH TEXAS	AVENUE C	WELCH STREET
AM	A	A	B
Noon	A	A	B
PM	A	A	B

tion Building in the center of campus. The road also serves as a one-way exit from the campus at its intersection with Welch Street.

Level of service (LOS) analyses were performed along Chestnut Street at its intersections with North Texas Boulevard, Avenue C, and Welch Street using SYNCHRO, a traffic modeling and simulation program. (LOS is a qualitative measure decribing operational conditions within a traffic stream based on service measures such as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience. LOS A - very low delay; B - good progression; C - fair progression; D - congestion noticible; E - limit of acceptable delay, F - Unacceptable). These intersections were studied during the AM, Noon, and PM peak hours and modeled according to existing lane configurations. The North Texas Boulevard and Avenue C intersections were modeled as unsignalized, while the Welch Street intersection utilized a cycle length of 90 seconds. Table 2.9 summarizes the LOS at each intersection along Chestnut Street for the three peak hours.

1998/2002 Master Plan Review

The 1998/2002 plan called for several road closures to allow for new facilities, open space and pedestrian access from the UNT Gateway to the center of campus. These closures include Avenue C from Chestnut Street to Maple Street, the removal of Highland Street between Parking Lot L and Crumley Hall, and all of Maple Street west of the intersection with Avenue C. Other closures include Avenue D between Eagle Drive and Highland Street as well as another N-S route between Eagle Drive and Highland Street one block west of Welch Street. None of the four main perimeter roads are affected by the proposed plan. From a traffic operational viewpoint, the proposed plan has a number of advantages as well as disadvantages.

Some of the advantages of the proposed plan are as follows:

- Campus closed to through traffic providing for a more pedestrian friendly campus
- A notable pedestrian way is provided
- Pedestrian traffic does not conflict with vehicular traffic
- Parking garages are provided on perimeter of the campus (1 garage in interior)

Some of the disadvantages of the plan are:

- Internal circulation for public vehicular traffic is closed for the main campus
- Internal bus access/circulation could be complicated by removal of roads
- The proposed diagonal pedestrian way is not adjacent to campus buildings and is not currently a primary pedestrian route (the mall)

- Pedestrian crossing of Welch Street and North Texas Boulevard is not addressed
- The proposed closures are problematic for the local residential community
- Plan does not recognize or address east-west pedestrian activity along Chestnut Street.

Because Avenue C serves as the only N-S route through the entire campus, the road closing inevitably alters several routes allowed by the current street system. Routes that traversed through the Chestnut Street/Avenue C intersection were analyzed to see what effects the closure would have on various traffic movements. The N-S through traffic movements along Avenue C at the intersection were redistributed: 65% to North Texas Boulevard and the remaining 35% to Welch Street. Both northbound left (NBL) and northbound right (NBR) traffic were redistributed to the NBR movement at the Chestnut Street/North Texas Boulevard. All eastbound right (EBR) traffic was assumed to originate within the campus and was redistributed to the westbound left (WBL) movement at North Texas Boulevard. Lastly the WBL traffic was redistributed through Chestnut Street and incorporated into the WBL traffic at North Texas Boulevard. No other traffic movements at the Chestnut Street/Avenue C intersection were directly affected by the proposed plan. SYNCHRO was used to analyze each of the three intersections with the results presented in Table 2.10.

Table 2.10 - LOS at Chestnut Street Intersections following operational closure of Avenue C

LOS	NORTH TEXAS	AVENUE C	WELCH STREET
AM	A	A	B
Noon	A	A	B
PM	B	A	B

The redistribution of traffic had minimal impact on the LOS at each intersection; only the LOS at North Texas Boulevard during the PM hour worsened from A to B. These results indicate that the closure of Avenue C will not have significant traffic handling impacts upon campus-wide traffic circulation. Additionally, the closure of Highland Street and Maple Street near the center of campus under the proposed plan will preclude the southern loop through campus.

Traffic Considerations at I-35E

The proposed widening of I-35 will necessitate the reconstruction of the bridge at North Texas Boulevard, the main entryway into the campus. This reconstruction will provide the opportunity to reconfigure the bridge alignment to better serve the Denia neighborhood and the UNT campus.

The placement of the future North Texas Boulevard Bridge is constrained by a number of factors. The bridge must allow for an adequate connection and flow of traffic between the Eagle Point and main campus as well as limit the University traffic impact on the neighborhoods located south of I-35E. The Radisson Hotel and Duck Pond need to be avoided by the proposed bridge alignment and extension of North Texas Boulevard. The Murchison Performing Arts Center, including its loading

Table 2.11 - Total Parking Spaces

	FTE	TOTAL SPACES	SPACES /FTE
June 2004	23,668	10,594	0.45
August 2004*	23,668	11,521	0.49

*includes Eagle Point spaces (746)

Table 2.12 - Permits Issued and Spaces Allocated per User Group

PERMIT	USER GROUP	USER GROUP POPULATION	PERMITS ISSUED	% ISSUED PERMITS	SPACES ALLOCATED	PERMITS/ SPACE
R Permit	Residents	4,743	2,700	57%	2,276	1.19
P & G	Local & Commuters	26,257	9,265	35%	5,939	1.56
A & D	Faculty & Staff	3,551	2,737	77%	2,687	1.02
TOTAL		**35,046**	**14,702**	**42%**	**10,902**	**1.35**

dock, chillers, and dense growth of trees surrounding the concert hall all need to be considered. Additionally, consideration needs to be made with respect to the direct connectors, entrance and exit ramps along I-35E. Adequate weaving distance and clearance needs to be maintained in order for the proper function of the North Texas Boulevard and I-35E interchange.

Existing Parking Conditions

Currently, the University provides 10,954 parking spaces on the main campus including 9,910 spaces in surface lots and garages, and 864 on-street spaces. A total of 1,437 spaces are available at the Research Park. Combined, 12,391 spaces were available on the main and Research Park Campuses in June of 2004. New parking proposed at Eagle Point and parking at Liberty Christian will increase the total supply by 746 spaces.

One metric of parking provision is spaces per FTE. As of August 2004, the University provided 0.49 spaces per FTE which is comparable to similar campuses around the country.

A total of five major parking permit categories are currently issued on the UNT campus, including the Research Park. The permit types, groups served and general data are provided in the Table 2.12.

Existing Parking Utilization

The existing parking conditions were surveyed for two weeks in March and April, 2004. The number of empty spaces of each parking category was recorded four times each day for nine weekdays. The surveys were conducted between 8 AM and 4 PM, but the survey times varied somewhat on different days, and it is unknown if the same data collectors and procedures were used each time. The survey numbers indicate that the entire main campus was surveyed, while the Research Park spaces were not included. The survey does not show occupancies in different areas of the campus, only as a combined total for each type of parking space. Local shortages and surpluses may influence the users' perception of the available parking supply. As expected, the parking occupancy percentage varies significantly from day to day and hour to hour, and even between the surveys done at similar times on the same day of the week. To provide a frame of reference during the busiest part of the day, the daily surveys closest to 10 AM were isolated and analyzed. The Friday surveys were omitted since Friday is not a typical weekday. The Table 2.13 shows the average of the Monday to Thursday 10 AM parking occupancy, as well as the range of the highs and lows at 10 AM for the eight weekdays surveyed. The table also includes the absolute high and low for all nine days and four surveys per day. Each high and low data set has the variance or span of high and low occupancies shown. It should be noted that the Welch Avenue Garage and metered spaces are not included in the utilization data as they are controlled by private parties. Both are reported to have vacancies during peak hours.

Table 2.13 - Percentage of Spaces Occupied by Parking Lot Type

	A	D	P	G	R	HC	VIS	SERV	MC
Average of all M-Th 10am	61%	86%	88%	70%	91%	55%	69%	66%	64%
M-Th 10am HIGH	67%	91%	100%	93%	92%	61%	78%	70%	77%
M-Th 10am LOW	54%	69%	80%	64%	89%	43%	58%	58%	52%
Variance	13%	22%	20%	29%	3%	18%	20%	12%	25%
Absolute HIGH	82%	95%	100%	100%	92%	73%	83%	76%	91%
Absolute LOW	38%	64%	32%	33%	64%	31%	34%	49%	13%
Variance	44%	31%	68%	67%	28%	42%	49%	27%	78%

*excludes Welch Ave Garage and metered space and the Eagle Point Lots, (incomplete at time of survey)

Existing Permit Allocation Analysis

The residential R permit spaces are consistently at 90% occupancy, with the 64% low occupancy percentage occurring on Friday afternoon. Occupancy of approximately 90% typically is considered "full", since having 10% of the spaces unoccupied is useful so that incoming parkers can find spaces without a long search. The use patterns at UNT suggest that occupancies in the 95 to 97% range are a more accurate reflection of a "full" condition due to the short peak demand periods and high space turnover.

The P permit lots have the next highest average occupancy, and a high occupancy of 100%. However, the variance was also somewhat high, with at least one of the 10 AM surveys finding the P spaces only 80% occupied. The absolute low of 32% occurred on a Wednesday at 8 AM.

The G permit lots serve parkers with G permits and also any overflow from P permit lots. The 70% average occupancy shows some excess supply on the average day, but one time the 10 AM high is 93%, essentially full. The high of 100% occupancy occurred on the afternoon of Wednesday, March 31. As the A, D, and P lots were also full or nearly so at that time, there must have been an event in progress.

The D permit lots have a high average 10 AM occupancy of 86%, but again the variance is significant. The A reserved permit lots have only a 61% occupancy average at 10 AM, but it is known that a number of A spaces are not assigned, being held for future hires.

The handicapped, visitor, service, and motorcycle space categories all have relatively low average occupancies, with only the motorcycle spaces reaching an absolute high that could be considered full. The handicapped, visitor, and service spaces are probably more subject to local shortages around popular destinations, so no reduction in numbers can really be recommended for future construction.

Existing Conditions Conclusions

The analysis shows that while demand for parking around the campus varies significantly, it can be seen that the more desirable parking lots are nearly full on the average day. Based on existing lot occupancies, it is concluded that the major parking demands are met by the current parking supply. Therefore, similar ratios of available parking to student population will be used as part of the demand projections for the future University growth.

It should be noted that the campus transit system has consistently reduced parking demand by 400 spaces or more per year. This trend is expected to continue.

3 PROGRAM ASSESSMENT

The targeted enrollment increase to 41,000 students will result in the need for additional educational and general space to serve the activities of the University. This section reviews the existing allocation of space on the campus and at the UNT Research Park and summarizes proposed building construction, acquisition and demolition. It also includes projections for future space requirements for the targeted enrollment increase to 41,000 headcount.

EDUCATIONAL AND GENERAL SPACE

In 2004, the square footage of University educational and general facilities totaled 3,975,901 gsf, including 533,324 gsf at the UNT Research Park. The University was on course to absorb recently acquired facilities in the Liberty Christian property (89,000 gsf) along with new facilities such as the athletic center.

Based on the educational and general space available in 2004 and an FTE of 23,668, the University provided in the range of 145 gsf per FTE, excluding the UNT Research Park. The gsf per FTE increases to 168 if the Research Park is included. It is recognized, that the University currently has a space shortfall in the range of 400,000 to 500,000 gsf. Data from other institutions similar in character to UNT, would suggest 170 gsf per FTE would be a more appropriate target for planning purposes.

Projected Educational and General Requirements for 41,000 Students

In order to plan for the targeted enrollment increase to 41,000 students, a high-level program analysis is provided in this section to set-out the order-of-magnitude increases in educational and general space requirements. Assuming a headcount to FTE ratio similar to existing ratios, the FTE for a headcount of 4,1000 is calculated to be in the range of 31,160 students. Based on a general planning target of 170 gsf per fte, an estimated total of 5,297,200 gsf will be required for education and general facilities on the campus.

The following assumptions are inherent to the guideline factor of 170 gsf per student: UNT will alleviate current shortfalls; UNT will experience relative growth in graduate/research activity; and UNT will provide support space necessary to improve its competitive position among peer institutions.

Future Educational and General Space Provision

To provide the estimated 5.3 million square feet of education and general space required for 41,000 students, the total area of existing and proposed facilities are taken into consideration including a College of Business building, a College of Education building, a School of Visual Arts Addition (museum and gallery space) and a Wellness Center. Additionally, the University community identified the need for a 1,500-seat auditorium and a new visitor or welcome center as potential new facilities. Combined, these facilities would add 599,000 gsf to the campus inventory of education and general facilities.

The University has also identified a number of facilities for demolition. These include buildings that are in poor repair, are no longer fit for purpose or do not warrant additional investment. This space will need to be replaced in order to meet the projected space needs with an enrollment of 41,000 students.

Assuming that the University proceeds with the demolition and new construction as proposed, it is estimated that a space shortfall in the range of 900,000 GSF will exist with an enrollment of 41,000. It should be noted that this estimate is an order-of-magnitude figure developed for planning purposes. A programming and space utilization analysis should be carried out to provide a more detailed estimate.

Table 3.1 - Total GSF per FTE (41,000 Headcount)

HEADCOUNT	FTE	GSF/ FTE	TOTAL GSF
41,000	31,160	170	**5,297,2000**

Table 3.2 Proposed Education and General Facilities

FACILITY	GSF
College of Business	195,000
College of Education	195,000
Wellness Center	54,000
School of Visual Arts Addition	95,000
Auditorium (1,500 Seats) (not in MP1)	50,000
Welcome Center (not in MP1)	10,000
TOTAL	**599,000**

Source: MP-1 List. Note, the Auditorium and Welcome Center were identified by the campus community

Table 3.3 Proposed Demolition

BUILDING	AREA (SQ. FT.)	USE
Bain Hall	23,306	Academic
Highland Hall	16,168	Academic
Matthews Annex	7,208	Academic
Music Annex	16,381	Academic
Oak Street Hall	31,184	Academic
Health Center	19,459	Support
TOTAL	187,145	

Table 3.4 - Future Available Space

	GSF
Projected E&G Space Requirements	5,297,200
Existing Space (2004 – including the Research Park)	3,975,901
Proposed Demolition	187,145
SUB-TOTAL	**3,788,756**
Proposed Facilities (Business, Education, etc)	599,000
TOTAL FUTURE SPACE AVAILABLE*	**4,387,756**
Estimated Short fall	909,444

*note: excludes Liberty Christian property (89,000 gsf)

FUTURE HOUSING NEEDS

The projected demand for housing at a headcount of 41,000 students is summarized in the Table 3.5.

The goal is to maintain the current 65 percent freshmen occupancy level and to increase the representation of upper division students in campus housing. Recommended targets are: increase sophomore representation from 21 percent to 25 percent; junior representation from nine (9) percent to 10 percent and senior from four (4) percent to five (5) percent. Graduate housing should be increased from one (1) percent to five (5) percent of the graduate headcount to address the demand expected as a result of increased research activity and growth in the College of Engineering.

Projected Number of Beds

To achieve the target of 7,683 beds, the University will need to consider providing an additional 3,200 beds; 2,686 for undergrads and 514 for graduates (Table 3.5).

Table 3.5 -Projected Housing Demand (41,000 headcount)

	PROJECTED ENROLLMENT BY CLASS	% ON CAMPUS HOUSING	TOTAL BEDS BY CLASS
Freshman	6,531	65%	4,245
Sophomore	6,678	25%	1,670
Junior	7,518	10%	752
Senior	10,034	5%	502
SUB-TOTAL	**30,760**	**23%**	**7,169**
Graduates	10,288	5%	514
TOTAL	**41,049**		**7,683**

Table 3.6 - Option 1: Required New Beds

	# OF BEDS	GSF/ BED	TOTAL GSF
Target Number of undergrad Beds	7,169		
Existing Beds available in the future	4,482		
Required new beds for undergrads	2,686	300	806,100
Required new beds for graduates*	514	425	218,450
TOTALS	**3,200**		**1,024,550**

*assumes that Bradley Street Apartments are decommissioned.

Options for Providing Additional Beds

Two options are considered for providing additional beds on the campus.

Option 1: The mix of room and unit types proposed in option 1 is based on the assumption that freshmen will be housed in doubles within traditional or semi-suite style housing. Single bedrooms and more independent living styles (suites and apartments) will be made available to upper division students. These recommendations are based on the goals noted above and the consultant's experience at universities across the country. Under Option 1, double occupancy rooms would be assigned to freshmen, with the intent of encouraging socialization and providing an equitable first year experience for all students regardless of family income. Sophomores would be housed in a mixture of doubles and singles, depending on available stock. Single occupancy rooms would be reserved for juniors and seniors who will be seeking a greater degree of privacy.

Based on the projected growth and the de-densification of West Hall, it is estimated

that 1,412 single occupancy beds would be required to meet future demand for upper division students. In the range of 1,275 double-occupancy beds would be required in semi-suite configuration, primarily for the freshmen class.

Assuming 300 gross square feet per bed for undergraduate housing and 425 gsf per bed for graduate housing, an additional 1,024,550 gsf of housing would be required on the campus (See Table 3.6).

Option 2: In response to market demand of the undergraduate population, the University may wish to consider providing all future housing in single occupancy rooms. This would result in the need for 2,687 single occupancy beds for undergraduates. This will result in the need for 940,450 gsf of single occupancy rooms for undergraduates assuming 350 gsf per bed. The gsf per bed in Option 2 is higher than that of Option 1 as all single occupancy accommodation will be less efficient. Combined with the graduate housing, a total of 1,158,900 gsf of new housing is projected under Option 2.

Table 3.7 - Option 1: Recommended Room Mix

	ROOM MIX		QUANTITY OF ROOMS		
	SINGLES	**DOUBLES**	**SINGLES**	**DOUBLES**	**TOTAL**
Freshman	5%	95%	212	4033	4,245
Sophomores	60%	40%	1002	668	1,670
Juniors	80%	20%	602	150	752
Seniors	90%	10%	452	50	502
Required Beds			2268	4901	7169
Available Beds			856	3,626	4,482
REQUIRED NEW BEDS			**1,412**	**1,275**	**2,687**
Graduates	100%	0%	514	0	514

EAGLE POINT CAMPUS PROGRAM AND LIBERTY CHRISTIAN SCHOOL SITE

A number of new facilities have been identified by the University for the Eagle Point and Liberty Christian campuses. These include:

Stadium

A new 35,000 seat stadium is proposed at Eagle Point. The estimated cost is in excess of $35 million and must be funded entirely by private funds as no state funds are available for athletic projects. The timeline for construction is estimated to be 5 or more years away. A portion of the parking for the stadium will need to be provided on the Eagle Point campus; the remainder can be provided in the existing Fouts Field area.

Indoor practice facility

An indoor football practice facility is not required; however, a site needs to be identified for a 40 to 50 yard bubble.

Tennis Complex

The program for this $2.4 million facility includes 12 outdoor courts one of which will be a stadium court with 600 seats. Support facilities will include an entranceway, combination dressing and restroom and a small pro shop.

Track Facility

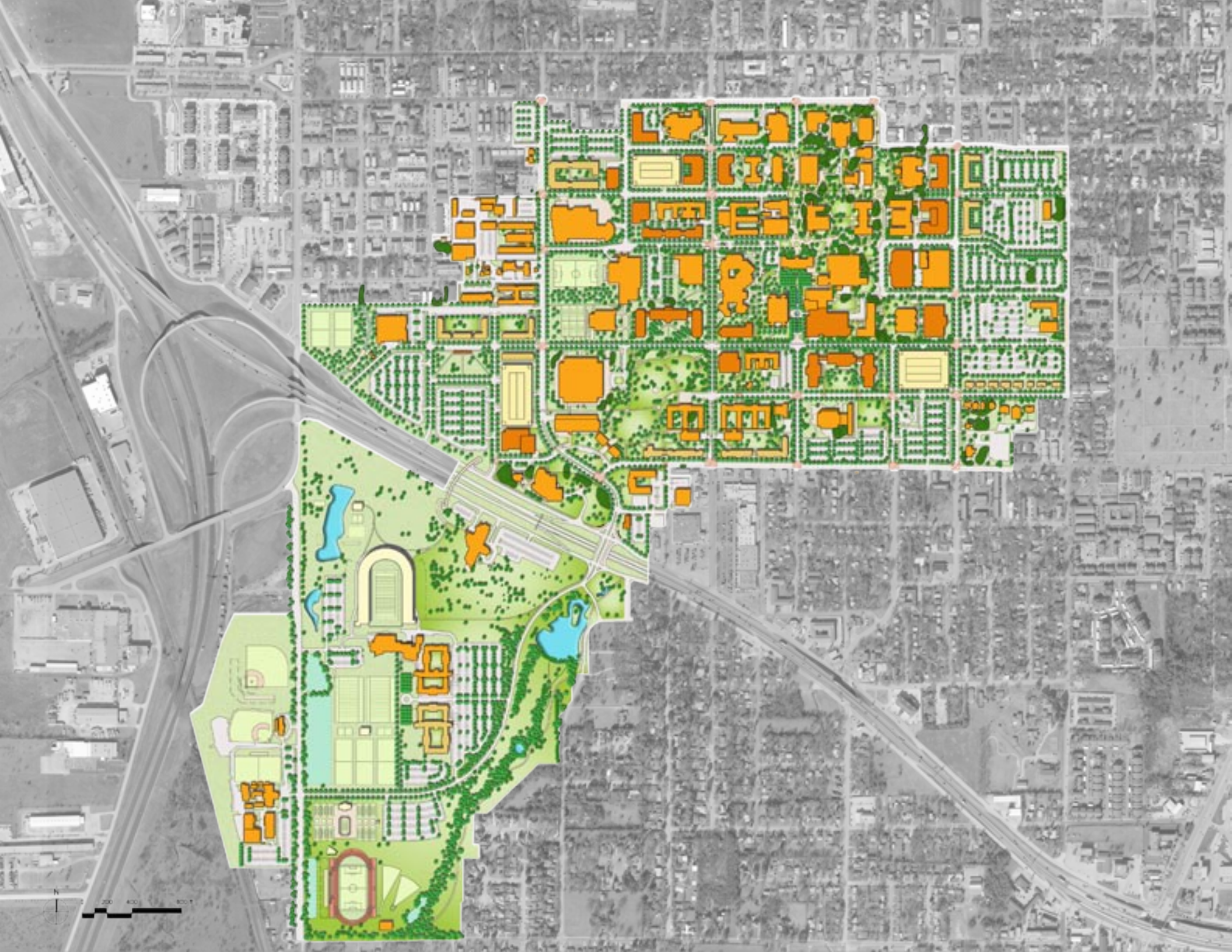
A new track is required to replace the facility located in the existing stadium. Seating capacity for 800 and a press box (east side) are required. Other facilities include restrooms and concessions, which could be shared with other facilities on the Eagle Point Campus.

Baseball

A baseball field is also proposed for Liberty Christian property. The potential exists to cooperate with Texas Summer wooden bat league in constructing this facility.

Liberty Christian School Site

UNT has purchased the 89,000 gsf (17 acre) Liberty Christian School on Bonnie Brae for the Women's Athletic program including NCAA softball, soccer and academic programs (Distributed Education). The facility will be used to meet Title IX requirements – 60 percent of the facility will be used for academic and 40 percent for athletics. The facility will address space shortfalls and quality issues on the main campus.



4 MASTER PLAN URBAN DESIGN & LAND USE RECOMMENDATIONS

The urban design framework of the master plan organizes the major open spaces, building sites and pedestrian/vehicular circulation corridors of the campus. It provides:

- A vision for the physical shape of the UNT campus in the 21st century
- Spatial linkages between the existing areas of the campus, the surrounding community and the Eagle Point Campus.
- A guide for siting future facilities and creating new campus districts.

The development framework addresses weaknesses in the existing spatial organization of the campus. Currently, there is not a strong or consistent order of open spaces and linkages beyond the pedestrianized core of the campus. However, the campus does contain the rudiments of a clear and simple spatial order based on the Denton grid and existing groves of trees. The master plan provides recommendations for enhancing these unique and positive qualities by establishing a framework defined by the Denton grid, major new open spaces and groves of trees. The spatial framework is further defined by the proposed building configurations and placement, which serve to shape outdoor spaces and circulation corridors. The development framework is diagrammed in the following figures:

1. The landscape framework diagram illustrates the open space and landscape structure of the campus. Overall, the intent is to reinforce and enhance the grid such that it provides spatial order to the campus and organizes the pedestrian, bicycle, transit and automobile circulation pattern. Further, the intent is to improve the design expression of the grid such that it functions as a linkage element in the campus open space structure.
2. The circulation diagram illustrates how pedestrian, bicycle, transit and vehicular routes will link existing and proposed outdoor spaces. The objective is to enhance the experience of moving through the campus along new and enhanced routes.
3. The building placement diagram illustrates how the proposed new buildings are intended to further define the Denton grid and campus spaces.

PROPOSED LAND USE PATTERN AND CAMPUS IMPROVEMENTS

The urban design framework maintains the established land use patterns for educational, general, residential and athletic/recreational uses. It emphasizes the need to maintain a compact academic core to provide a walkable and memorable campus environment. To that end, it focuses on infill development and the redevelopment of underutilized areas of the campus.

The major building, urban design and land projects illustrated in the master plan are summarized in this section.

Figure 4.1 - Illustrative Master Plan

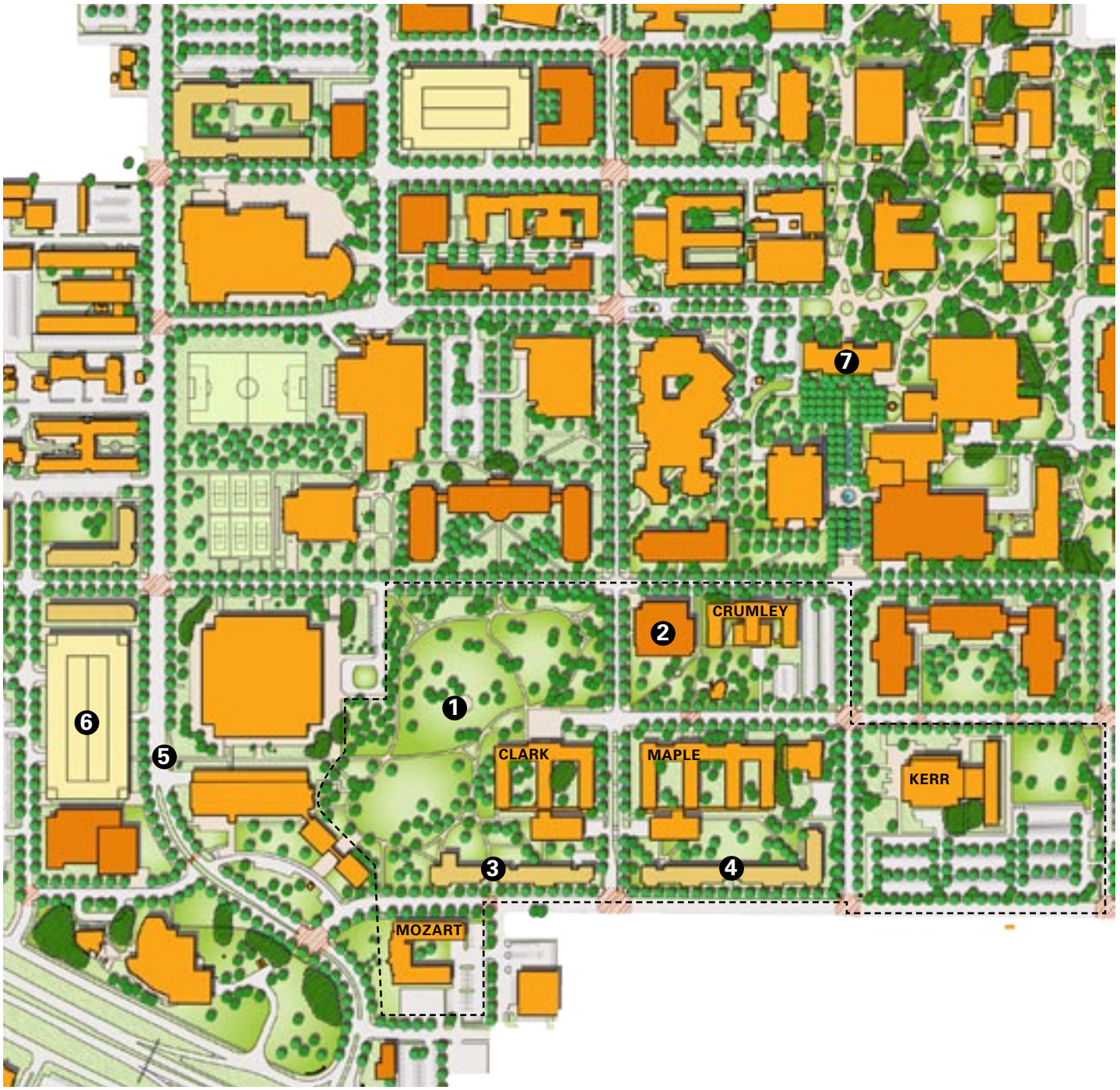


Figure 4.2 - Gateway Park & Housing District

1. Gateway Park
2. Commuter Center
3. Honors Hall
4. Future Housing
5. Pedestrian Bridge
6. Parking Garage
7. Administration Building

Gateway Park

The proposed Gateway Park creates a memorable open space link between the Gateway Center and the symbolic heart of the campus at the Administration Building. The Park encompasses the block defined by Highland Street (north), Avenue C (east), Maple Street (south) and Avenue D (west) as well as the land directly adjacent to the Gateway Center and Clark Hall. Gateway Park is envisioned to become the iconic open space of the campus and a center of passive recreation activity for the adjacent housing district.

Gateway Park will be linked to the larger open space network of the campus through the arch of the Gateway Center to the North Texas Boulevard Gateway and beyond to the Eagle Point Greenway. The existing post oak groves located along Avenue C will be maintained and several new groves will be introduced to provide shade and spatial definition to the Park. It will be flanked by a potential iconic building on the site of the existing Music Practice Buildings and a proposed commuter center at the intersection of Avenue C and Highland.

Housing District

The master plan identifies potential housing sites along Eagle Drive as part of a vision to organize new and existing residence halls into a housing district. The intent is to create a zone in which first year and upper division students can be actively engaged into campus life in an attractive district with open space, and social amenities, transit service and convenient pedestrian access to the academic core of the campus and the Student Recreation Center.

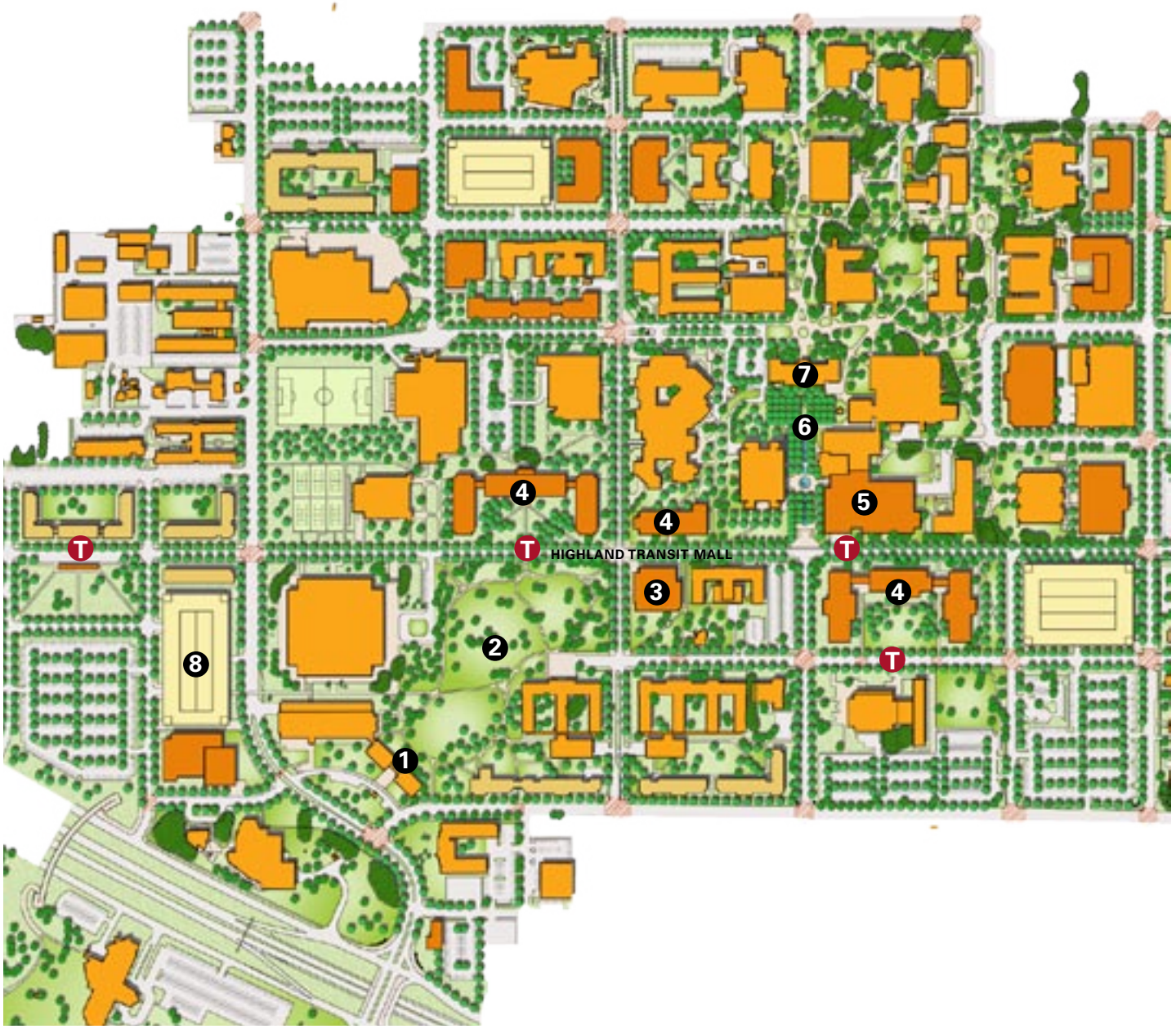


Figure 4.3 - Highland Transit Mall Area

1. Gateway Center
2. Gateway Park
3. Commuter Center
4. Future Academic
5. University Union Expansion
6. Library Mall
7. Administration Building
8. Parking Garage

T - Transit Stop

The District is envisioned to encompass the proposed Gateway Park, Eagle Drive Housing, Clark Hall, Maple Hall, Kerr Hall and Crumley Hall. A commuter center is proposed at the corner of Avenue C and Highland to serve users of the transit mall as well as the housing district. The commuter center will include lounge and study space, computer access and food services. In addition to the Gateway Park, the District includes open space improvements in the form of new courtyards to the north of the proposed Eagle Drive Housing.

Highland Transit Mall

Highland Street is transformed in the master plan to create a transit mall providing convenient transit links from outlying areas to the academic core of the campus. The goal is to provide a limited access street for transit, bicycles and pedestrians. The street itself is altered by narrowing the cross section, by providing continuous rows of trees on both sides and by incorporating pedestrian and bicycle circulation routes. Parking requirements for special Coliseum activities will be incorporated into the design for the street including parking for game officials and media vehicules. The intent is to improve the pedestrian and cycling environment and create a new landscape corridor through the campus which serves to link the landscape of the academic core with the Gateway Park and beyond.

Several new development sites are identified along the Transit Mall for educational facilities including a site at the high point of the campus at the corner of Avenue C and Highland. This site provides the opportunity to build an iconic academic facility, directly adjacent to the proposed Gateway Park. Just as the Administration Building provides order to the east side of campus by means of a memorable architectural statement, the proposed building for this site is intended to provide a focal point on the west side of campus. Other development opportunities along

Library Mall

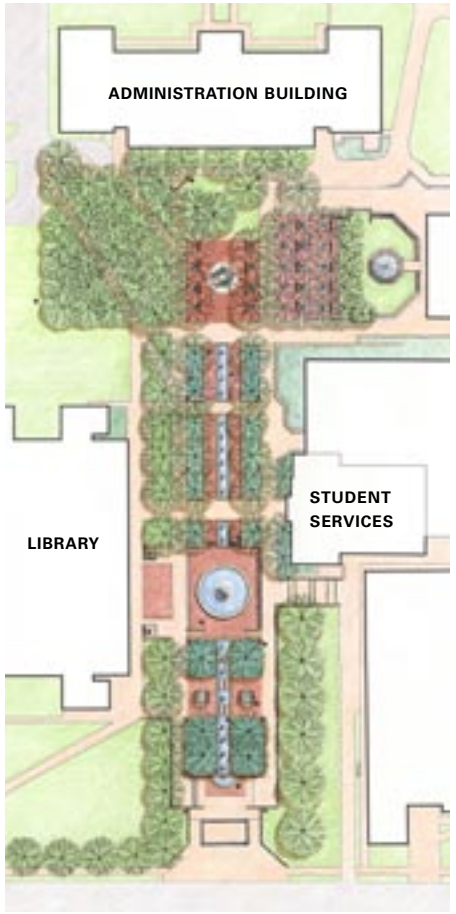
Highland Street include the redevelopment of the Music Annex site at the corner of Avenue C and Highland and the redevelopment of the Kendall Hall site for the School of Education or other major academic uses. An expansion of the University Union and Eagle Student Services Center is shown on the site of Stovall Hall.

A commuter center is proposed including lounges, services and amenities to serve the commuter population. Such improvements are considered to be important to encouraging and facilitating the use of transit. The aim is to provide commuter students with a "home base" during periods of extended stay on campus.

A possible site is identified for the Commuter Center at the corner of Avenue C and Highland. Expansion for the University Union is also indicated in the plan.

Library Mall

The Highland Transit Mall intersects with a major landscape improvement project proposed for the current Avenue B or Library Mall. The design of the revitalized mall creates a new campus gathering space replete with an extensive cover of shade trees, fountain features and new seating areas. In addition to a gathering space, the Library Mall is envisioned to become a portal to the campus from the transit hub proposed on Highland Street. As such, the Mall will become the reception point for those who utilize the transit services to access the campus from Fouts Field, the Eagle Point Campus and outlying apartment complexes.



Library Mall

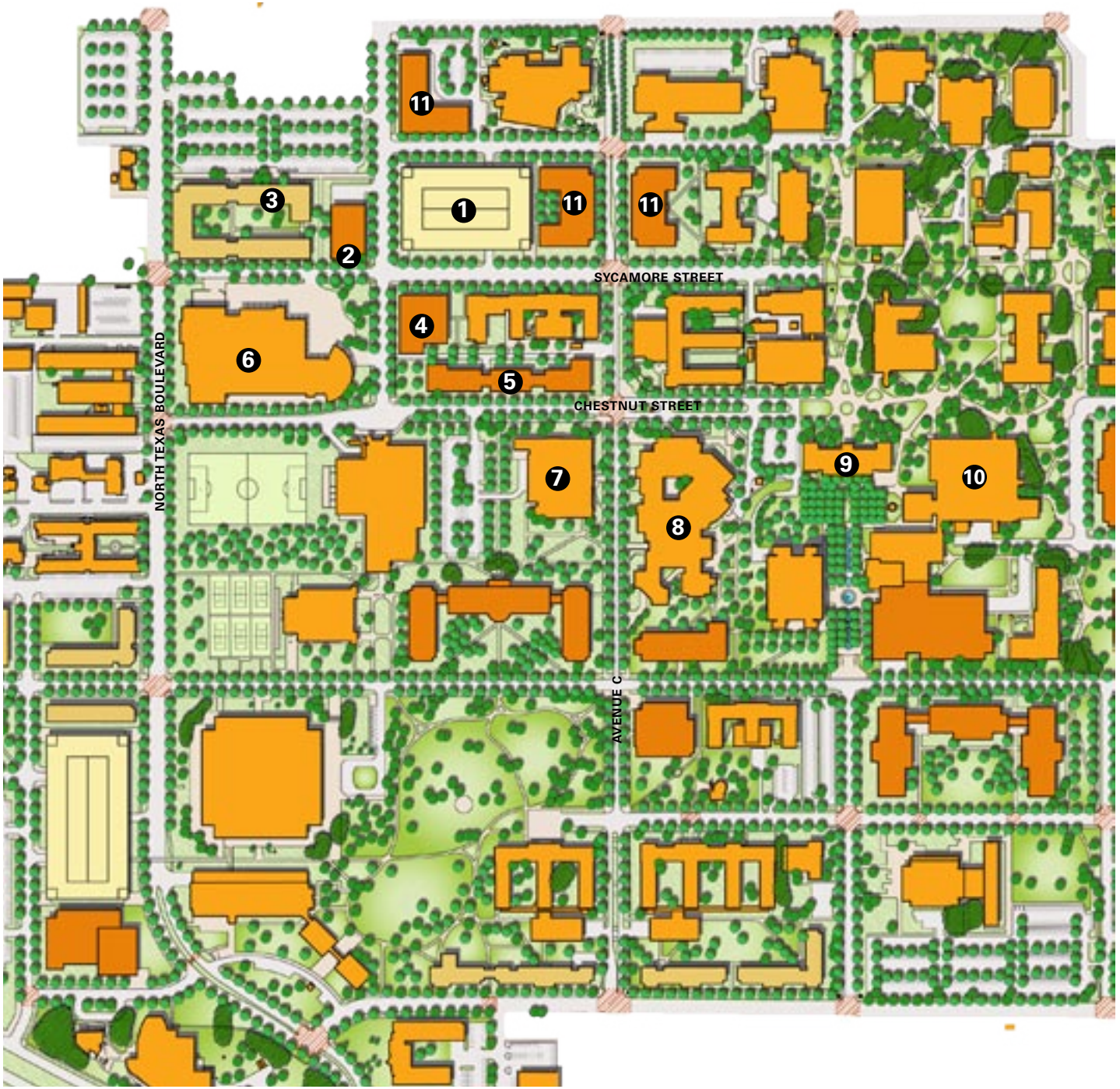


Figure 4.4 - Chestnut/Sycamore Corridor

1. Parking Garage
2. Food Service
3. new College Inn
4. Wellness Center
5. College of Business
6. Student Recreation Center
7. Chilton Hall
8. Music
9. Administration Building
10. University Union
11. Future Academic/Science

Avenue C

The master plan recommends the operational closure of Avenue C from Chestnut Street to Maple Street to all traffic with the exception of pedestrians, bicycles and service and emergency vehicles. The intent is to remove through traffic in order to expand the pedestrianized core of the campus. The proposed design calls for a narrowed street width and the addition of special paving and street trees.

While the operational closure is important move toward improving the pedestrian environment, it is understood that access will be required to serve late afternoon and evening activities in the Music Building. Thus, limited automobile access will be allowed in evening hours to provide curbside pick-up / drop-off for special events in the Music Building.

Chestnut Street Pedestrian Corridor

Chestnut Street will be transformed in the plan to provide better and safer pedestrian links between Student Recreation Center and the University Union. This heavily traveled pedestrian route will serve to link the student life facilities of the campus together (Student Recreation Center, Wellness Center, and University Union). It will be subject to streetscape improvements that narrow the street width and provide shaded pedestrian and bicycle routes. A new public square will be created on the northeast corner of Avenue D as a foreground to the proposed Wellness Center. The public square will feature a bosque and seating.

New building program for the area includes the Wellness Center and a new building for the School of Business at the northwest corner of Avenue C and Chestnut. This site offers many benefits to the School of Business including direct adjacency to the academic core and convenient / proximate access to the proposed Sycamore Street parking garage. Design proposals for the Wellness Center and the School of Business include the incorporation of covered walkways or arcades into the buildings in order to provided shaded and sheltered pedestrian routes along Chestnut. The proposed arcade on the Wellness Center will provided a covered route into the campus from the new parking garage proposed on Sycamore Street. The street will remain open to automobile traffic bound for the Administration Building, Chilton Hall and Music Building.

Sycamore Street

The Sycamore Street corridor will be transformed by the redevelopment of the College Inn site. Other changes include a parking garage at the corner of Avenue D and future science expansion on the east and west sides of Avenue C between Mulberry and Sycamore. The proposed garage is intended to serve the west side of the academic core, Chilton Hall, the Music Building and the proposed College of Business. Access to the garage will be provided via Sycamore and Mulberry Streets. Sycamore Street will remain open to automobile traffic west of Avenue C and provide access to the garage from North Texas Boulevard.

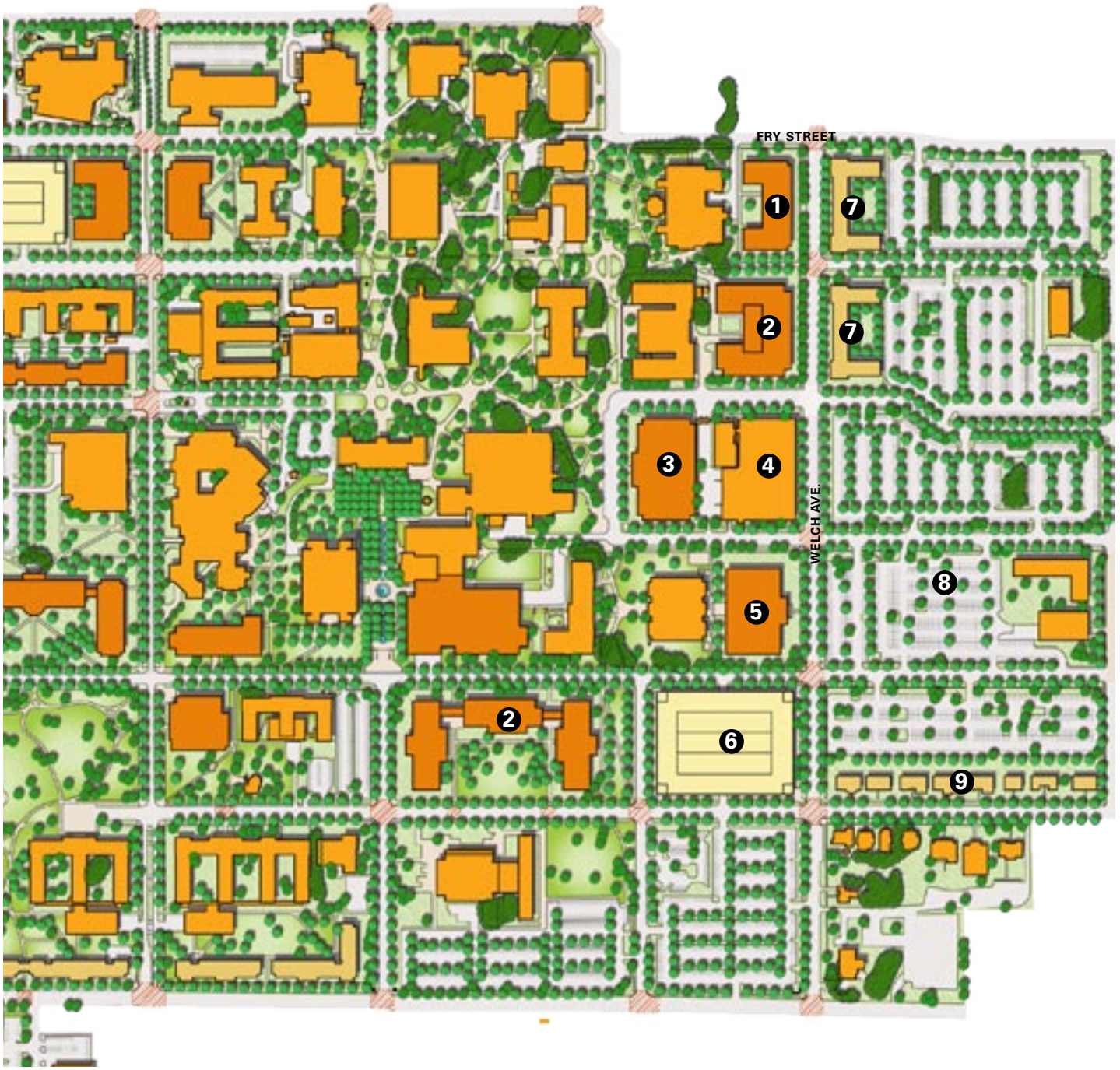


Figure 4.5 - Welch Avenue Corridor

1. Art Expansion
2. Future Academic
3. Future Academic / Support
4. Existing Garage
5. Future Auditorium
6. Parking Garage
7. Future Housing
8. Sorority Housing Expansion
9. Fraternity Housing Expansion

Welch Avenue

The Welch Avenue corridor is intended to accommodate future education and general expansion on the east side of the campus including the proposed museum and gallery extension to the Art Building and an auditorium. The potential to provide new housing sites for graduate and upper division students is illustrated on the east side of Welch between Mulberry and Chestnut. The intent is to provide housing opportunities close to the academic core that could be coordinated with the redevelopment of the Fry Street retail area.

Welch Avenue is also the site of a new parking garage at the intersection of Highland and Avenue C, which will serve the east campus area. Land to the east of Welch is reserved for parking. It is recommended that Welch Avenue itself be improved with raised crosswalks and other traffic calming features to reinforce the 20 mph campus speed limit and facilitate the safe movement of pedestrians.

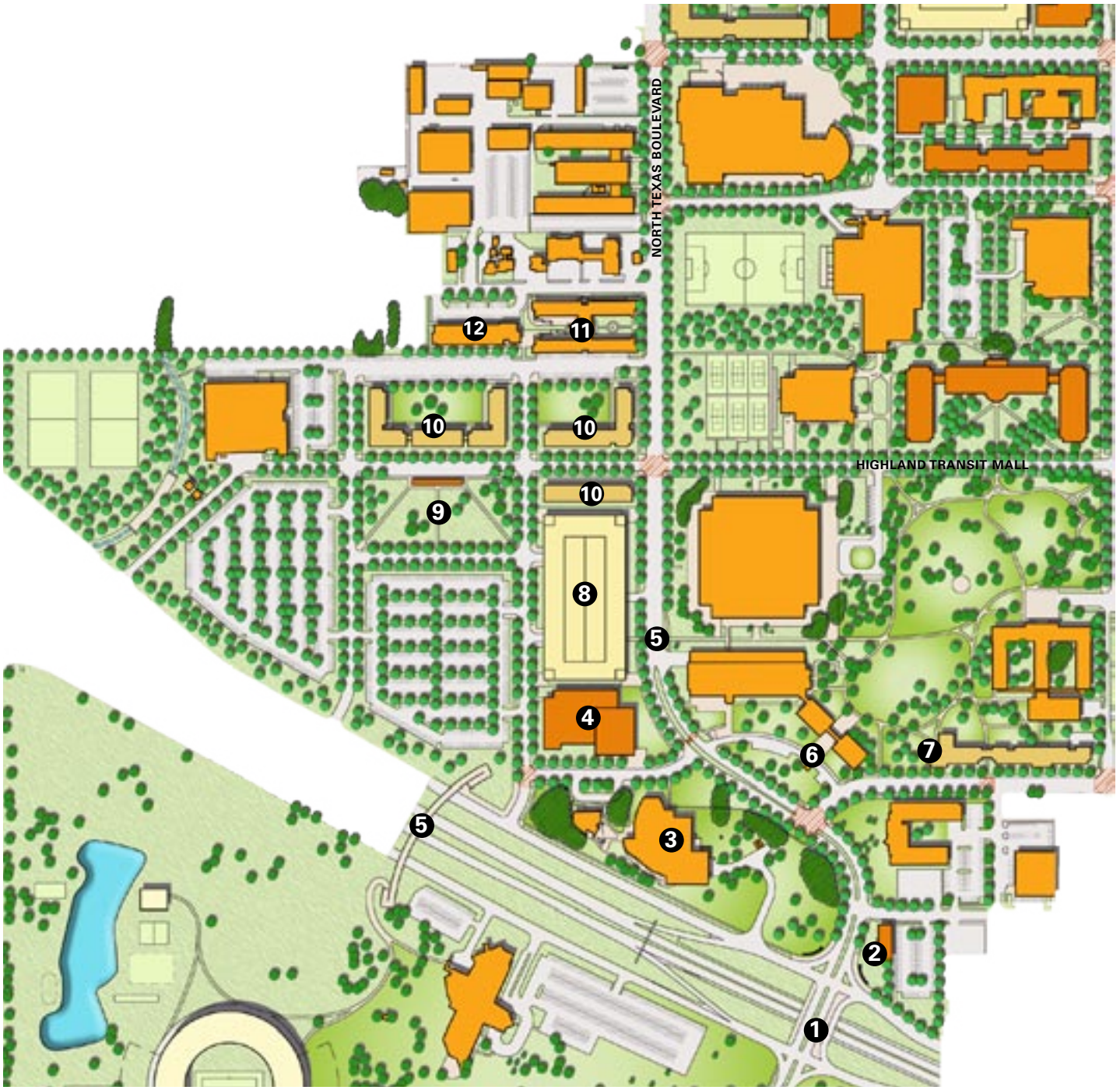


Figure 4.6 - North Texas Boulevard / Gateway / Fouts Field

1. I-35 Bridge
2. Future Visitor Center
3. Murchison Center
4. Future Opera House
5. Pedestrian Bridge
6. Gateway Center
7. Honors Hall
8. Parking Garage
9. Central Green and Transit Hub
10. Future Housing
11. Traditions Hall
12. Santa Fe Hall

North Texas Boulevard Gateway

Over the long term, the reconstruction of the I-35 bridge at North Texas Boulevard will provide the opportunity to create a new gateway into the campus. Preliminary bridge and roadway design suggest that the existing businesses on the east side of North Texas Boulevard will need to be removed. The University should acquire these properties for the purposes of providing a Visitor Center and landscape improvements along both the east and west sides of North Texas Boulevard. The master plan illustrates how this area could be reconfigured to accommodate a Visitor Center and gateway landscape. The proposed landscape improvements extend from I-35 north to the Gateway Center and west to include the area surrounding the Murchison Center. Specific recommendations include the addition of new trees, signature gates, walls and hedges that would serve to transform this area into a memorable arrival point to the campus.

Fouts Field

The master plan provides a long-term strategy for redeveloping the Fouts Field area after the existing stadium has been relocated to the Eagle Point Campus. The idea is to set out a framework of streets and open space structure that will accommodate parking in the initial phases and future building development over the long-term. The street frame extends Highland Street westward to provide a direct link for transit into the site. Other roads include north / south streets and a potential link to West Prairie. The plan for the area includes a central open space which will serve as a transit hub, housing sites to the north of the Highland Street extension, a new parking garage along North Texas Boulevard and a site for a potential opera house. The parking garage is intended to serve the southwest campus area including proposed educational facilities along the Highland Transit Mall, event parking in the Coliseum and the future stadium and residents of the housing district. The existing recreation fields at the west end of the area are maintained in the plan.

Figure 4.7 - Eagle Point Campus

1. I-35 Bridge
2. Duck Pond
3. Greenway
4. Pedestrian Bridge
5. Future Mixed Use Development
6. Future Stadium
7. Hotel
8. Victory Hall
9. Future Housing
10. Football Practice Fields
11. Recreation Fields
12. Courts
13. Tennis Complex
14. Track and Field Facility
15. Liberty Christian Site
16. Pavilion

The Eagle Point Campus

The Eagle Point campus is envisioned to become the new athletic and recreation district for the campus. The master plan incorporates the recently completed Victory Hall, Athletic Center and football practice fields and illustrates the potential of accommodating a future 35,000-seat football stadium, recreation fields, a tennis complex, track and field facilities, parking and an alignment for the extension of North Texas Boulevard. The plan also identifies a site for a second phase of housing with 400 beds and picnic / student activity pavilions.

The Eagle Point Campus has been designed to accommodate the athletic and recreation facilities such that an extensive Greenway is maintained east of the extension of North Texas Boulevard. The proposed roadway allows access to the Denia neighborhood and provides a link to the University facilities on the former Liberty Christian Property. The Greenway incorporates the existing Duck Pond and natural drainage system and is envisioned as a major open space amenity linked to the North Texas Gateway and Gateway Park. It will include jogging trails and will incorporate a bicycle route proposed in the City of Denton bicycle plan.

The Eagle Point Campus also provides the opportunity to accommodate future mixed-use development along the I-35 corridor extending from Bonnie Brae to the existing Radisson Hotel site. The future mixed-use development should be completed in conjunction with the stadium to ensure a coordinated approach.

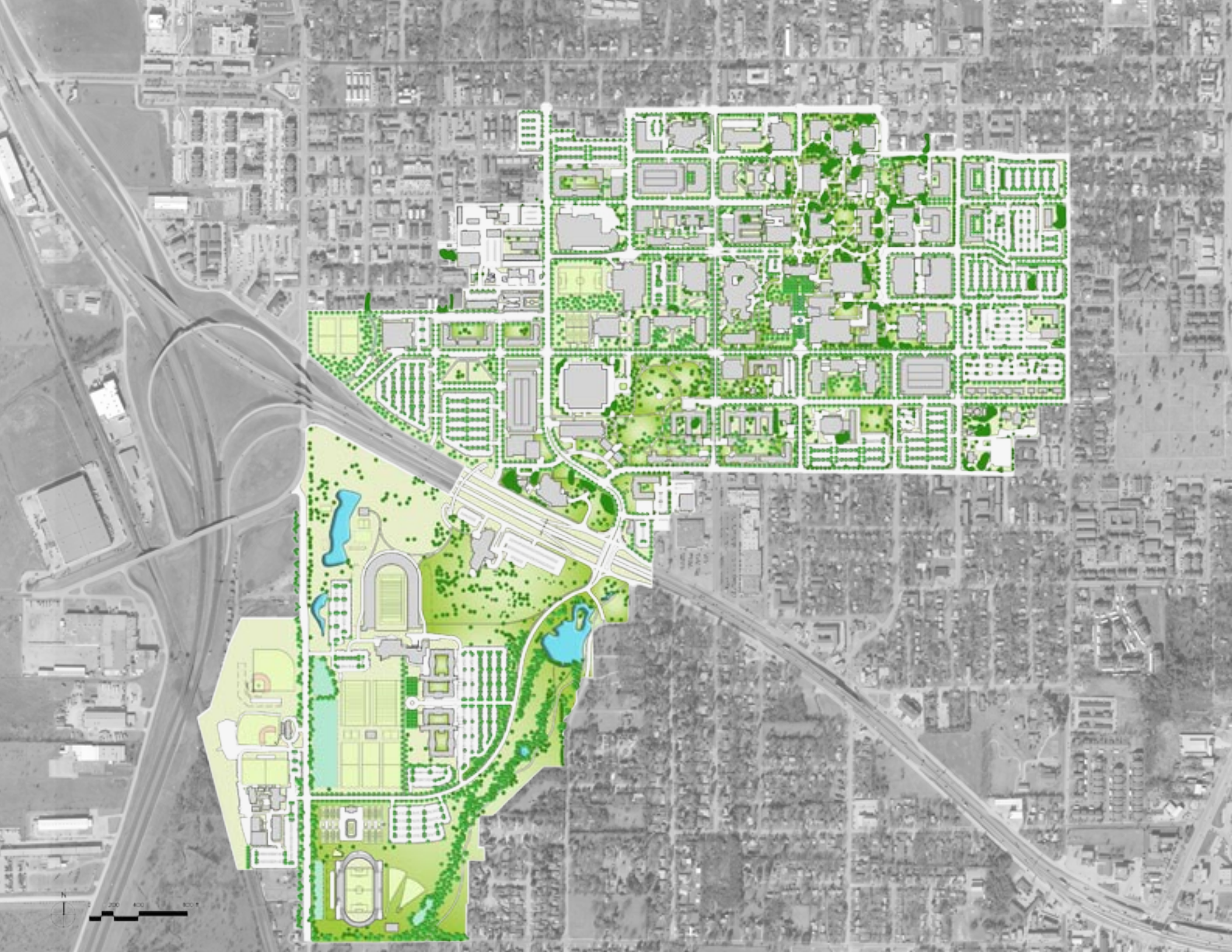


Figure 4.8 - Open Space Structure

OPEN SPACE AND LANDSCAPE STRUCTURE

The existing character-defining features of the campus landscape include:

- the grid pattern of streets, walks, and buildings that constitute the man-made structure of the campus;
- the existing extensive canopy of mature trees that provide shade, environmental benefits and visual counterpoint to paved areas and buildings; and
- the gently rolling topography that subtly separates the east campus from west.

It is proposed that the future landscape and open space design maintain, enhance and extend these features throughout the campus. The following landscape and open space recommendations collectively form a larger concept of campus-wide landscape expression extending from the traditional core, southward along the Library Mall, along the Highland Transit Mall to Gateway Park, through the Gateway Center arch to the North Texas Boulevard Gateway and southward along the Eagle Point Greenway. This green spine notionally ties the more formal open spaces of the campus to the regional landscape as found on the Eagle Point campus.

The following design principles and associated recommendations for the campus open space and landscape structure support this concept of a campus-wide open space network:

Highland Street (left)

Chestnut Street (middle)

Avenue C (right)

Reinforce and extend the existing park-like open spaces and the existing groves of shade trees:

- Preserve and extend existing tree stands – the historic core the campus is defined by many substantial post oak groves and tree stands that should be preserved and extended to other areas of the campus where spatial definition and shade is currently lacking. The objective is to perpetuate the high canopy and the dappled shade it provides. 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 than are large open turf grass quadrangles, found on campuses in the temperate climates of the Midwest, northeast and Atlantic coast regions. Open lawn activity areas are necessary for events and passive recreation but these should be the exception on the campus.
- Create Gateway Park. The proposed park extends from the Gateway Center in a northeasterly direction to encompass the block defined by Avenue D, Highland, Avenue C and Maple.
- Enhance the North Texas Boulevard Gateway to the campus from I-35 by incorporating a new visitor center, landscape treatment, stonewalls and enhanced tree canopy. The proposed gateway area includes the parcels currently occupied by the businesses located on the east side of North Texas at I-35, the landscape surrounding the Murchison Center and the Gateway Center.
- Eagle Point Greenway - Create a greenway along the east side of the Eagle Point Campus extending in a north south direction and encompassing the existing Duck Pond.

Establish tree canopies along all major streets within the boundaries of Welch Avenue (east), Hickory Street (north), North Texas Boulevard (west) and Eagle Drive (south).

The consistent presence of street trees is intended to establish a unified campus image and distinguish the campus as an identifiable district within greater Denton. The objective is to establish a continuous shade canopy along both sides of the street pavement to reduce solar heat gain and heat reflection, shade sidewalks to improve pedestrian comfort and visually

Duck Pond (left)

University Union Terrace (middle)

Avenue B Mall (right)

unify the campus streets in a way that will make the campus more inviting. Trees can play an important role in visually unifying the campus with repetitive rows and a consistent canopy to control the great variation of landscape and building treatments that exist along most streets. Uniform rows of trees can minimize differences in building setbacks, alignment, materials and style, and bring a consistent identify to the campus.

Enhance and create identifiable quadrangles, courtyards and places for people

Campus gathering places are those outdoor areas where high levels of pedestrian activity occur because of the location of building entrances, provision of food service, the confluence of major walkways, adjacent building uses, or because of attractive landscape surroundings and the presence of shade. It is proposed that the gathering spaces of the campus be developed with a variety of seating opportunities, sun protection, high quality planting, and amenities such as fountains and public art. These places provide opportunities for informal social interaction, study, passive recreation, or a place to experience and enjoy the public life of the campus. Specific recommendations include:

- **Future buildings** should be located and configured to define outdoor spaces along major pedestrian paths, at building entrances or near major activity nodes. Such spaces should be oriented in response to the climate.
- **Create the Library Mall** – the Library Mall is envisioned to become a revitalized campus gathering space and entrance portal to the core area from the proposed Highland Street Transit Mall.
- **The Mall** to the north of the Administration Building should be renovated and enhanced to provide a landscape structure which responds to the formality of the Administration Building and provides shade for seating areas and pedestrian routes.

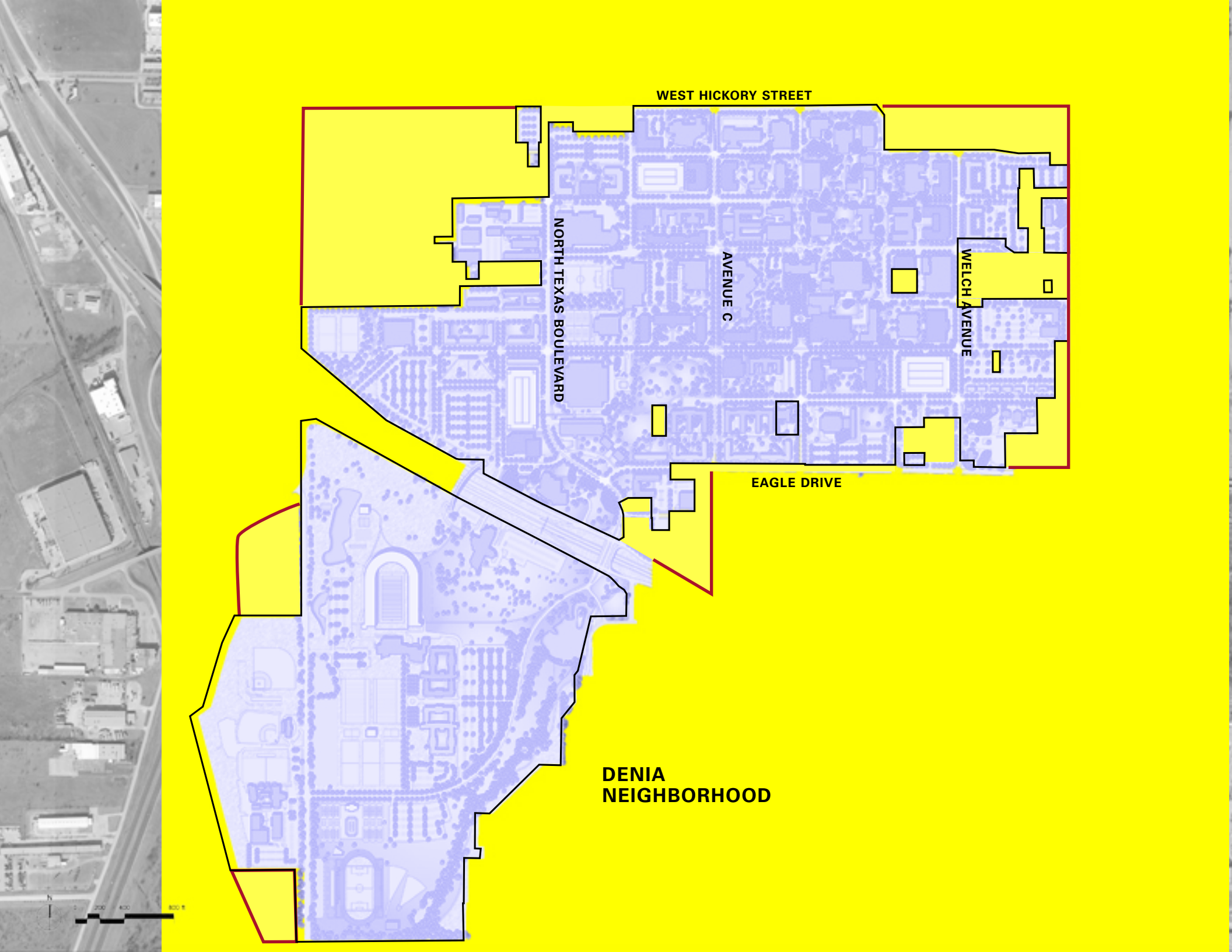

WEST HICKORY STREET
NORTH TEXAS BOULEVARD
AVENUE C
WELCH AVENUE
EAGLE DRIVE
DENIA
NEIGHBORHOOD

Figure 4.9 -Proposed Land Acquisition

LAND ACQUISITION

Over the long-term, it is in the interest of the University and the community to seek stability of land uses and property values in the areas surrounding the existing campus. To that end, it is proposed that the University continue to consolidate land in the area defined by Bonnie Brae on the west, Hickory on the north, Bernard on the east and Eagle Drive on the south and to seek out partnership opportunities with private land owners and the City of Denton.

The master plan provides the following recommendations with regard to the potential land uses and partnerships in the context surrounding the campus:

West of North Texas Boulevard

In this area it is proposed that the University work with the City of Denton to stabilize existing neighborhoods and foster public/private partnerships for housing, business and retail uses that would support the University.

North of West Hickory

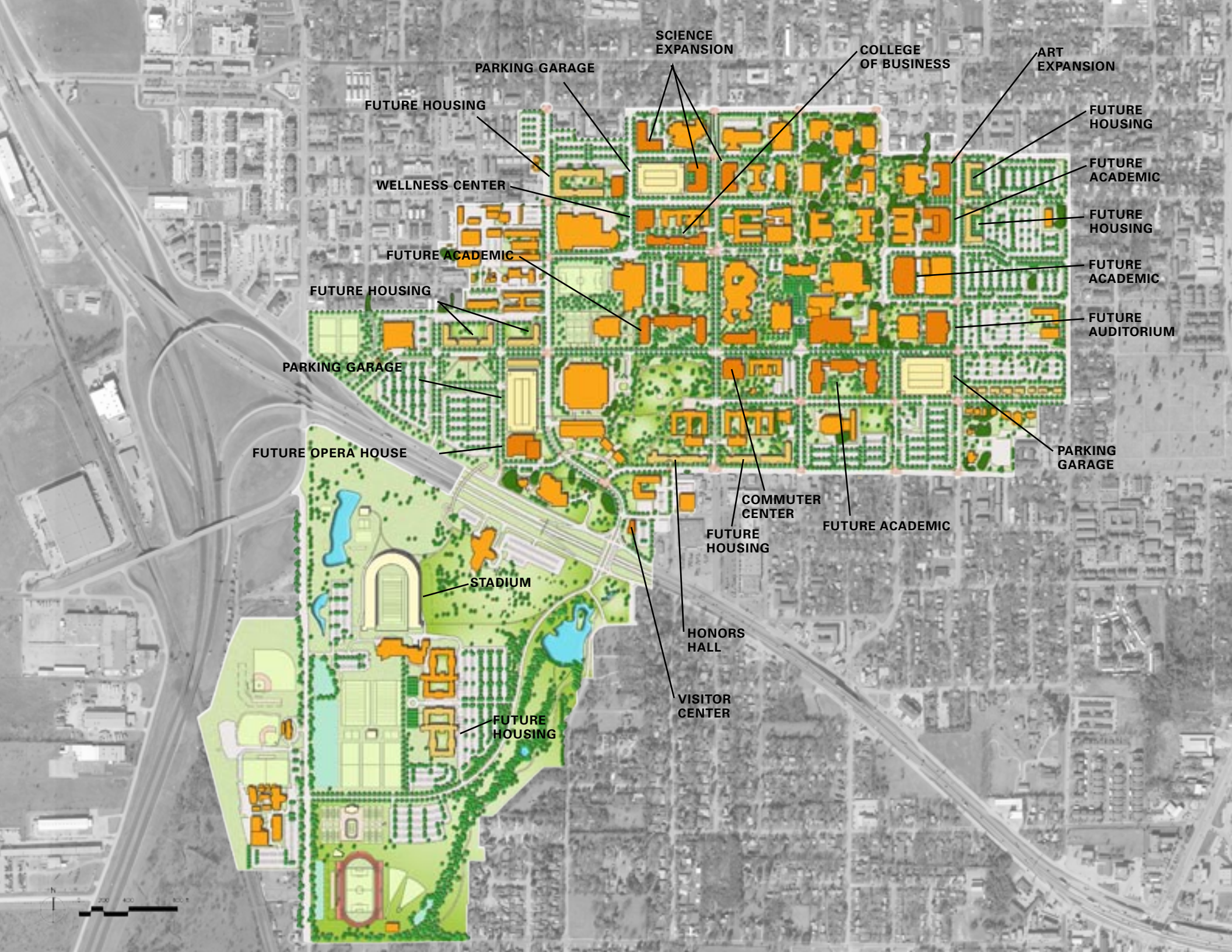
The University should seek to work with the City of Denton to encourage neighborhood stability and reinvestment in the Historic District. This could include incentives to encourage faculty and staff to purchase homes in this area.

East of Welch

The area east of Welch should be consolidated under University ownership for future housing, parking and other University related uses. This would include future fraternity housing along Maple Street and sorority housing along Prairie Street.

Avenue C south of Eagle Drive

The University should work closely with the City of Denton and private land owners to influence the development / redevelopment of the Avenue C area south of Eagle Drive to create a retail district that better serves the community and the campus. Given the targeted enrollment of 41,000 students, the opportunity exists to create a new campus town environment that integrates this area into the pedestrian environment of the campus and provides a range of retail and services that would serve the local community and students as well as motorists on I-35.


SCIENCE EXPANSION
COLLEGE OF BUSINESS
ART EXPANSION
PARKING GARAGE
FUTURE HOUSING
FUTURE HOUSING
WELLNESS CENTER
FUTURE ACADEMIC
FUTURE HOUSING
FUTURE ACADEMIC
FUTURE HOUSING
FUTURE ACADEMIC
FUTURE AUDITORIUM
PARKING GARAGE
FUTURE OPERA HOUSE
PARKING GARAGE
COMMUTER CENTER
FUTURE HOUSING
FUTURE ACADEMIC
STADIUM
HONORS HALL
VISITOR CENTER
FUTURE HOUSING

5 PROGRAM ACCOMMODATION

EDUCATIONAL AND GENERAL FACILITIES

The University has identified an array of new facilities to be implemented in the next five to ten years that collectively provide the opportunity to transform the campus. The projects will present unique opportunities to knit the campus together and bring a new level of social vitality provided that they are coupled with the proposed district and open space improvements noted in previous sections of this report.

Future development sites are identified in the master plan in response to goal of maintaining pedestrian oriented campus environment. Future educational and general uses are located within the 10-minute walking radius around existing educational facilities at the core. Future uses will be located on underutilized sites such as parking lots, the sites of low density structures, or sites of buildings identified for demolition. The master plan encourages infill development that assists in reinforcing the traditional grid pattern of Denton and the campus and infill that defines future outdoor spaces.

The principles for locating future buildings within the core are as follows:

- The proposed buildings should house educational and general uses which need to be within the 10 minute class change walking circle of the campus;
- Buildings should be 3–4 stories in height to maximize the amount of space provided within the 10 min. walking circle.
- Buildings should be sited to define outdoor space and meet the urban design objectives of the plan.

A total of 1,464,417 gsf of expansion is identified in the master plan in response to known programmatic needs as well as future expansion. The following tables summarize:

- the potential square footage and location of currently proposed facilities;
- potential facilities identified during the planning process; and,
- long-term development sites.

Each of the sites are associated with other wide-scale improvements as noted above in the discussion on the Development Framework and Open Space and Landscape structure.

Table 5.1 - Proposed Program (MP-1)

FACILITY	GSF	LOCATION
Wellness Center	54,000	Avenue D at Sycamore
College of Business	195,000	Chestnut Street at Avenue C
College of Education	195,00	Kendall Hall Site
School of Visual Arts Addition	95,000	East of Art on Welch Avenue
TOTAL	**539,000**	

Table 5.2 - Proposed Program (not on MP-1)

FACILITY	GSF	LOCATION
Auditorium (1,500 Seats) (not in MP1)	50,000	Welch Street east of Wooten Hall
Visitor Center (not in MP1)	10,000	I-35 at North Texas Boulevard
TOTAL	**60,000**	

Figure 5.1 - Proposed Facilities

Table 5.3 - Future educational and general development sites as follows:

FACILITY	GSF	LOCATION
Science Expansion Site 1	84,000	Avenue D at Mulberry
Science Expansion Site 2	78,900	East of Avenue C between Mulberry & Sycamore
Science Expansion Site 3	91,155	West of Avenue C between Mulberry & Sycamore
Expansion Site	153,000	East of Radio, TV, Film
Expansion Site	87,150	Avenue A - West of the Welch Avenue Garage
Music Annex Site	71,400	Avenue C at Highland
Music Practice Building Site	245,812	Highland at Avenue C
Opera House	54,000	North Texas Boulevard – north of Murchison Center
TOTAL	865,417	

HOUSING PROGRAM

This section summarizes the recommendations for improving existing housing conditions and providing housing to meet the targeted enrollment increase.

Housing Objectives

The following housing objectives are provided to guide the recommendations of the master plan:

Create learning communities – the intent is to improve the undergraduate experience and to more fully integrate incoming students into college life, enhance learning outcomes and ensure more students choose to live on-campus during their sophomore, junior and senior years. Specific recommendations include:

- use existing traditional style and semi-suite style housing for freshmen
- target 350–400 students per community
- locate housing in core campus area (bounded by North Texas, W. Hickory, Welch, and Eagle Drive).
- continue to link housing and dining within these communities
- provide single occupancy bedrooms to serve upper division student RA's and mentors
- provide single occupancy bedrooms in future housing in the core

Increase living options for upper division students – upper division students living on campus, particularly sophomores, have a greater chance for academic success and will become more involved in University activities than commuting students. Additionally, upper class students have a positive influence on freshmen and campus life in general through their more disciplined approach to study and academic pursuits. Specific recommendations include:

- provide more on-campus housing for sophomores and juniors
- provide a range of unit types to serve varying student needs
- provide singles and suite style units for upper division students
- emphasize privacy and independence for older students
- locate future housing near the core campus
- create active neighborhoods with shared amenities

Improve overall housing standards – UNT currently operates two facilities which have been determined in separate analysis to be unsuitable for further investment. To that end, the following facility decommissioning and changes are proposed:

- decommission outdated buildings over time as part of a coordinated housing master plan (College Inn and Bradley Street Apartments)
- decrease density of crowded buildings (triples in West Hall)

Develop apartments for upper division & graduate students – the University's plans to increase research activity is expected to result in the need for on campus graduate housing. Specific recommendations include:

- provide apartment style housing on campus near the science facilities
- assess the possibility of providing graduate housing at the Research Park.
- provide apartment style housing to meet the needs of students interested in living on the Eagle Point campus

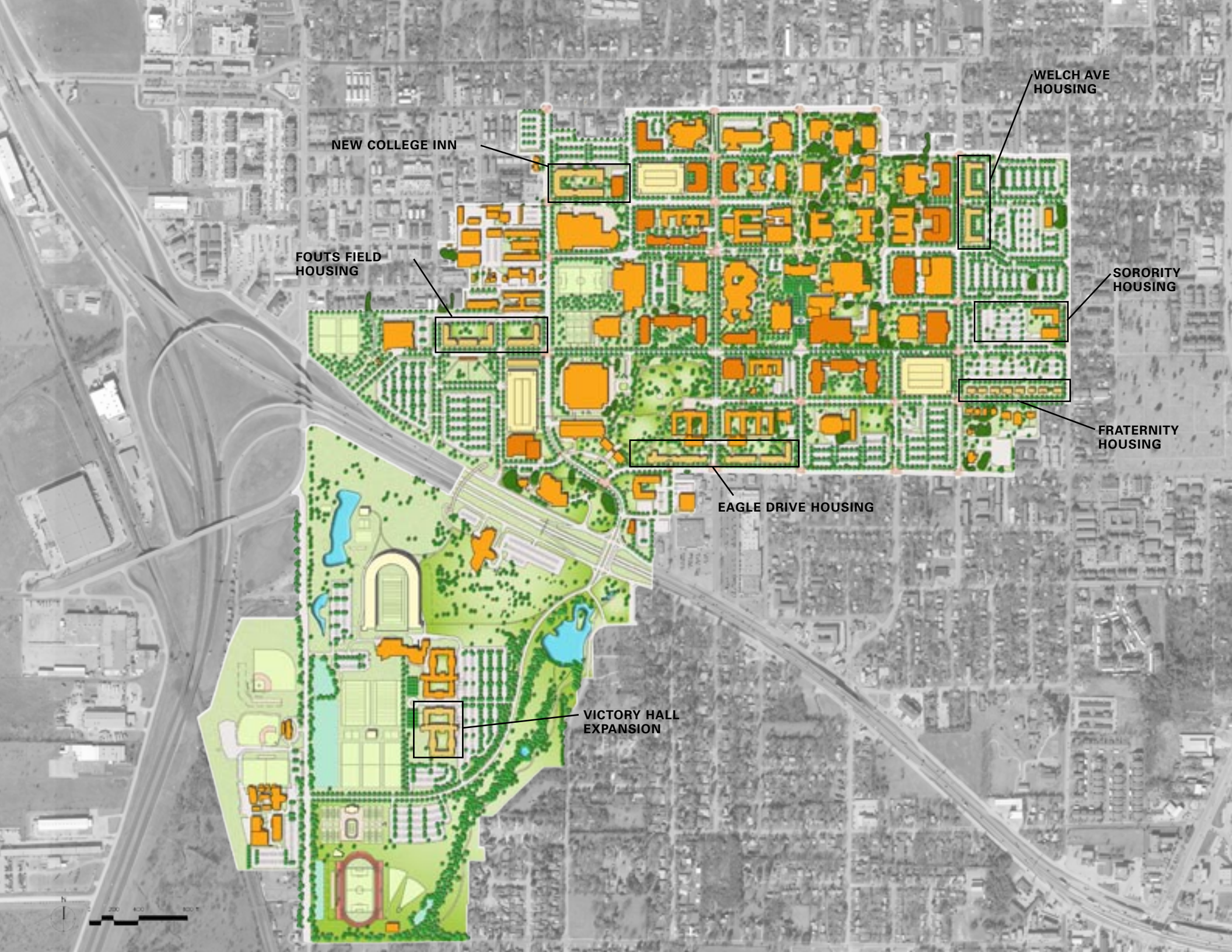

WELCH AVE HOUSING
NEW COLLEGE INN
FOUTS FIELD HOUSING
SORORITY HOUSING
FRATERNITY HOUSING
EAGLE DRIVE HOUSING
VICTORY HALL EXPANSION

Figure 5.2 - Future Housing Sites

FUTURE HOUSING STRATEGIES

The master plan identifies sites for accommodating approximately 3,300 additional beds on several sites. The estimated demand at 41,000 students is 3,200 students.

Honors Hall - 200 beds.

The next proposed housing project includes Honors Hall, a learning community for honors students. Honors Hall will be located on Eagle Drive east of the Gateway Center and south of Clark Hall.

Proposed room configurations include:

- Mozart style single suites with kitchenette
- Victory style single rooms

The facility would feature:

- meeting /classrooms for dedicated classes & supplemental instruction
- technology rooms
- a faculty mentor apartment

Eagle Drive / Housing District

It is recommended that the Maple Street corridor including Maple Hall, Clark Hall, Kerr Hall, and Crumley Hall be considered as part of a coordinated housing district. Proposals for the district include additional housing on Eagle Drive and amenities (Gateway Park and Commuter Center) and programs to support the student experience. Combined with Honors Hall, an estimated 800 beds of housing could be accommodated along Eagle Drive south of Clark and Maple Halls.

The University should seek to coordinate the future housing with the proposed Gateway Park that will extend from Gateway Center and encompass the block bounded by Maple, Avenue D, Highland and Avenue C. Gateway Park will serve as a passive recreation space for the housing district as well as a campus-wide amenity / iconic open space.

The University will aim to provide all future housing in the core in single occupancy rooms to address market demand.

Welch Avenue

Two housing sites are proposed on Welch Avenue: 1) between Mulberry and Sycamore; and 2) between Sycamore and Chestnut. Combined the sites could accommodate an estimated 450 beds of housing. Given its location and proximity to parking, this site is proposed for apartment style or suite style for upper division and/or graduate students. Housing in this location could be coordinated with a rejuvenation plan for the Fry Street area.

Table 5.4 - Proposed Housing

	BEDS	ROOM TYPE	UNIT TYPE
Honors Hall	200	Singles	Suite / Semi-suite
Eagle Dr. (south of Clark Hall)	200	Singles	Suite / Semi-suite
Eagle Dr. (south of Maple Hall)	400	Singles	Suite
Bradley St Redevelopment	500	Apts	Apts
Welch Ave	450	Singles	Suite/ Apartment
Sycamore Street/ College Inn	550	Singles	Suite/ Apartment
Eagle Point	400	Singles	Apartment
Fouts Field	600	Singles	Suite
TOTAL	3,300		

Sycamore Street / College Inn

The parking lots directly south of the existing College Inn are identified in the master plan as the site for the replacement of College Inn. The intent would be to construct 550 beds in phases on existing parking lots and development. Following construction, College Inn would be demolished to create parking for the new facility. Advantages of this site include proximity to the core and the Student Recreation Center and the availability of on-site parking.

Eagle Point

A second phase of housing is proposed at Eagle Point to further expand upon the housing initiative established with the completion of Victory Hall. In the range of 400 beds of housing are proposed in apartment units.

Fouts Field

In the long-term, following the construction of a new stadium at Eagle Point, the master plan identifies 600 or more beds of housing in the Fouts Field area north of the proposed Highland Street extension. Housing in this area would enable the University to integrate Santa Fe Square and Traditions Hall into a new upper division-housing district. Amenities and services could be provided in the new construction proposed in the Fouts Field area.

It should be noted that a comprehensive parking study should be completed prior to removing parking to construct housing in the Fouts Field area. It will be critical to ensure that event parking in the Murchinson Center, the Gateway Center and the Coliseum can be provided following the construction of the housing.

Graduate Housing (Bradley Street)

A target of approximately 500 beds of graduate housing has been set. Potential housing options include the redevelopment of the Bradley Street site for graduate and family housing, potentially including daycare facilities. W. Prairie is an ideal location for future apartment style upper division and graduate housing. The University may also wish to consider providing graduate housing at the Research Park where ample land and parking currently exist. Other options include Welch Avenue as previously noted.

Fraternity and Sorority Housing

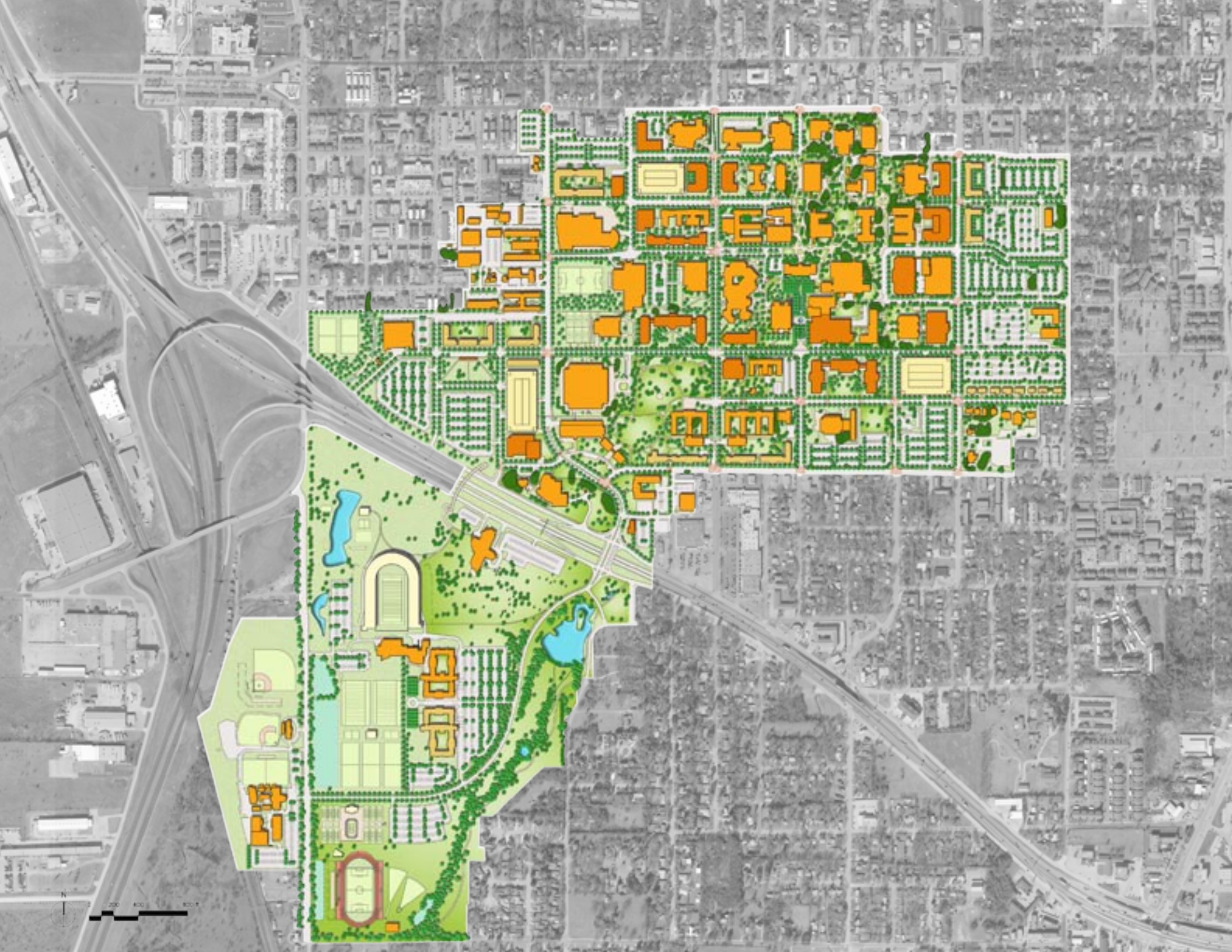
Additional fraternity housing sites are identified along the north side of Maple Street between Welch and Bernard, directly across from the existing houses. The objective is to complete both sides of the street such that a community emerges east of Welch Avenue.

Additional sorority housing is proposed on the south side of Prairie Street between Welch and Bernard. The intent is to extend future sorority housing to the west toward the core of the campus.

Conclusions / Recommendations

It is recommended that the University consider carrying out a housing master plan to more fully address the following:

- phasing and financial implications of the housing proposals
- food service options and strategies relative to housing
- reinvestment / renovation strategy for the existing housing stock, much of which will be 50 years or older during the time horizon of the master plan.



6 INTEGRATED TRANSPORTATION STRATEGY AND PARKING

The transportation and parking goal for the master plan is to provide an integrated transportation and parking demand strategies for the campus which coordinates pedestrian, bicycle, transit, vehicular circulation and parking. The intent is to extend and improve the existing pedestrianized core of the campus and coordinate the pedestrian network with convenient and safe access to an enhanced campus bicycle route network and transit system. Over the long term the aim is to decrease the current reliance on private automobiles for movement around the campus. The desired outcome is a safer environment for pedestrians and cyclists and an overall decrease in pollution generated by university transportation.

Decreasing reliance on the private automobile is directly related to the housing strategy for UNT students both on and off campus. The master plan housing goals could result in a resident population of approximately 7,700 or 23 percent of the projected FTE of 33,000. Providing more on-campus will not only contribute to a better quality of student life but will also decrease the daily trips to the campus. Similarly, students living in the neighborhoods surrounding the campus are an important consideration. These students are the focus of the campus bicycle and transit systems. The current practice of providing transit service from surrounding apartment complexes will be continued and fine tuned in the future to ensure maximum use of the campus transit system.

The transportation and broader needs of commuting students are also addressed in the integrated transportation strategy for the campus. Commuters, especially those living in the apartments and neighborhoods surrounding the campus, will be encouraged to walk, bike or utilize the campus transit services. This will not only assist the University in reducing the number daily trips to the campus and the pollution and environmental impacts associated with University activities but will also assist in reducing the number parking spaces required.

With this objective, however, the University will need to address broader convenience, comfort and safety concerns of the commuting population. Specifically, the pedestrian, bicycle routes and transit stations are designed and located to improve convenience and safety of use. Commuters will also need locations on campus that can be utilized for extended periods of time for study, accessing technology, socializing and recreation. In response, the master plan includes recommendations for improved commuter lounges in the University Union and along the Highland Transit Mall; and amenities and services these users need. The transit hubs noted in the transit section improve the experience, safety and convenience of using the campus transit system.

Figure 6.1 - Illustrative Master Plan

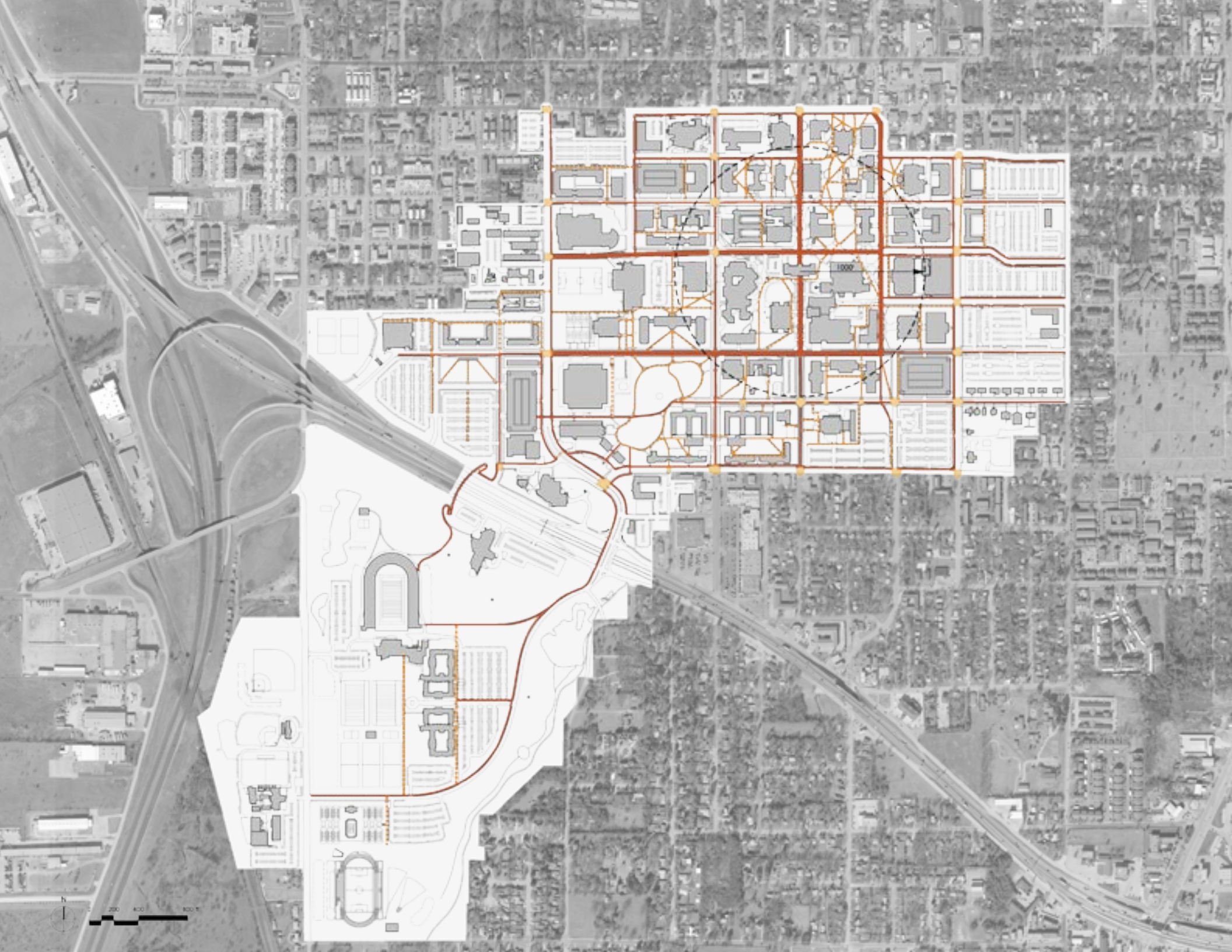


Figure 6.2 - Pedestrian Circulation

PEDESTRIAN CIRCULATION

The pedestrian circulation goal of the master plan is to improve the overall pedestrian circulation network and coordinate the network with the campus bicycle routes and transit system. The aim is to encourage the campus population to walk, bicycle and utilize the campus transit services. .

The master plan includes several recommendations for improving the pedestrian environment of the campus:

- Closure of campus through streets to private automobile traffic including Avenue C and Highland Street.
- Improve the pedestrian experience by introducing more shade trees along walkways and streets, and by improving lighting levels along routes. (This recommendation is more fully addressed in the Landscape Design Guidelines section of the report).

Major pedestrian improvements identified in the master plan include several design initiatives to extend the pedestrianized core of the campus to the south and west:

- Library Mall – the master plan illustrates improvements to the quality of the Library Mall to create a new campus landscape amenity and a new portal for transit users into the core campus from the proposed Highland Transit Mall.
- Extension and enhancement of the pedestrianized zone of the core campus by limiting private vehicular access on Avenue C and Highland Street. Avenue C will be closed to all through traffic with the exception of bicycle, service and emergency vehicles. Late afternoon and evening auto access to activities in the Music Building will be permitted.
- The Highland Transit Mall will be created by limiting access to bicycles and campus transit services in order to provide convenient access to the core campus and quick and convenient shuttle routes between commuter parking areas at Fouts Field.
- Chestnut Street pedestrian corridor – Chestnut street will be narrowed to eliminate parking and improve the quality of the pedestrian environment linking West Hall and the Student Recreation Center with the University Union.
- Sycamore Street improvements – improve paving and include shade trees linking the redeveloped College Inn site and the proposed Sycamore Street Garage with the campus core.
- Closure of Avenue D south of Maple and Maple west of Avenue C to create Gateway Park, a major new open space and passive recreation area.
- Incorporate traffic calming features on Welch Avenue at key pedestrian crossing points to improve pedestrian safety including narrowed roadway width at crossing points, speed tables, signage and lights.
- Incorporate traffic calming features such as speed tables, differentiated crosswalks, signage and lighting will be provided at key crossing points on North Texas Boulevard at the Gateway Center, Highland Street and Chestnut Avenue/West Hall. Over the long-term,

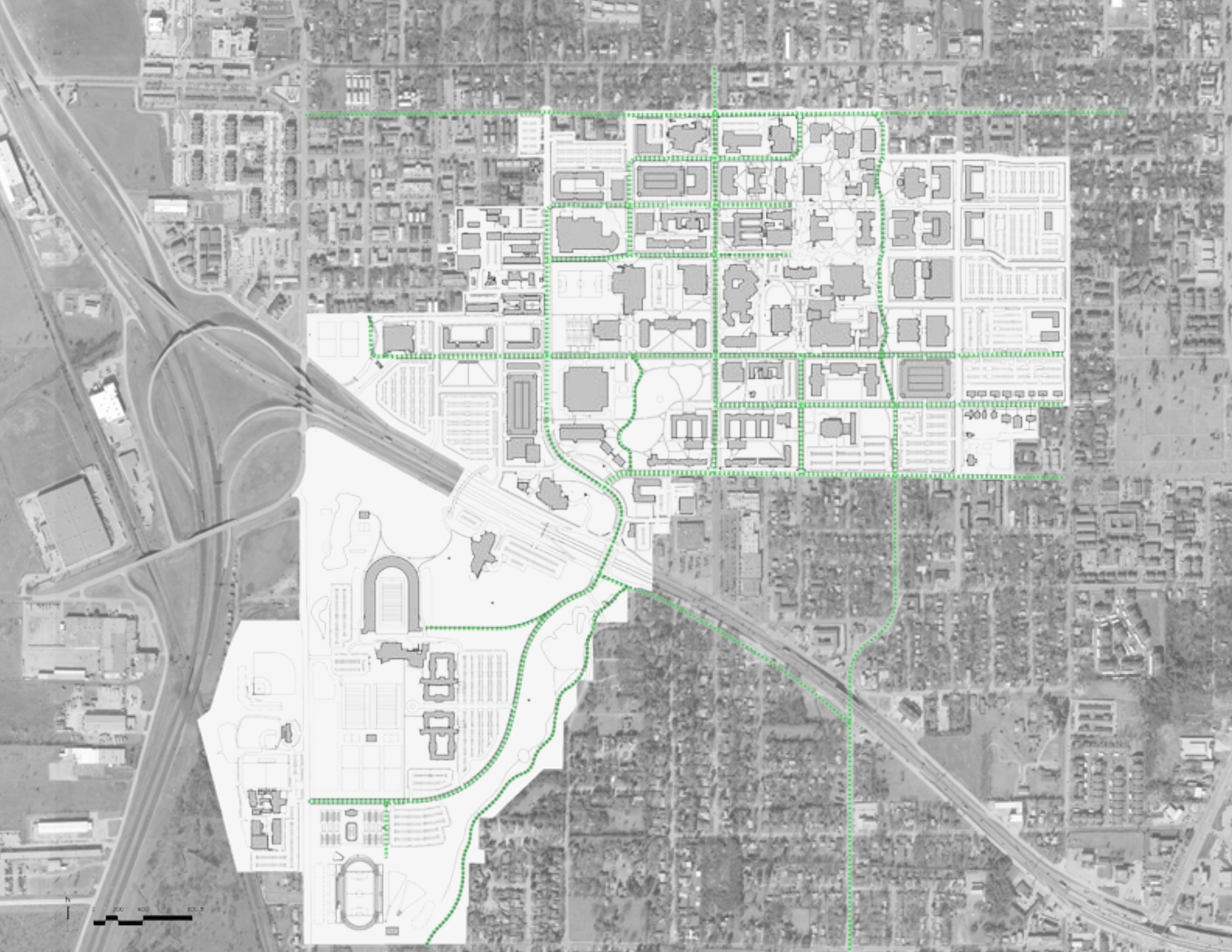


Figure 6.3 - Bicycle Circulation

the University should consider providing a pedestrian bridge linking the proposed North Texas Boulevard Garage with Coliseum Concourse.

- Extension of the pedestrian route system to the Eagle Point campus and the proposed greenway jogging/bicycle trails. The new bridge that will be provided at North Texas Boulevard and I-35 will need to be designed to accommodate pedestrian and bicycle movement from Eagle Point to the main campus. The University should also aim to provide a pedestrian bridge to link the proposed football stadium at Eagle Point with the parking areas in the Fouts Field area.

BICYCLE CIRCULATION

Bicycle circulation is an important part of the proposed integrated transportation strategy for the campus. The bicycle circulation goal of the master plan is to provide safe routes within the campus and to coordinate those routes with those proposed by the City of Denton.

The objective is to encourage students to utilize bicycles to access the campus from surrounding neighborhoods and to move across the campus. Several bicycle route improvements are proposed in the plan which are coordinated with the pedestrian and transit networks of the campus.

The routes are designed to provide access to the central campus pedestrianized core where bicyclists will be encouraged to park or walk their bicycles. Bicycle parking will be located throughout the core. Consideration should also be given to providing covered and secure storage at all residence halls.

Proposed routes are as follows:

Campus Routes

Bicycle routes are proposed through the campus as follows:

East /West routes

- Mulberry
- Sycamore
- Chestnut
- Highland Transit Mall (cross campus route from Bernard to Fouts Field)
- Maple

North / South Routes

- Avenue A
- Avenue B from Highland to Maple
- Avenue C (cross campus route)
- Avenue D from Highland through Gate way Park to Eagle Drive
- North Texas Boulevard (off road route on west side of the street) extending from W. Hickory across the I-35 bridge into Eagle Point and ultimately to Bonnie Brae and the Liberty Christian site.

City of Denton Routes

The proposed campus routes are linked to several routes proposed by the City of Denton as follows:

East/West

- W. Hickory linking the campus to down town
- Eagle Drive from North Texas Boulevard eastward

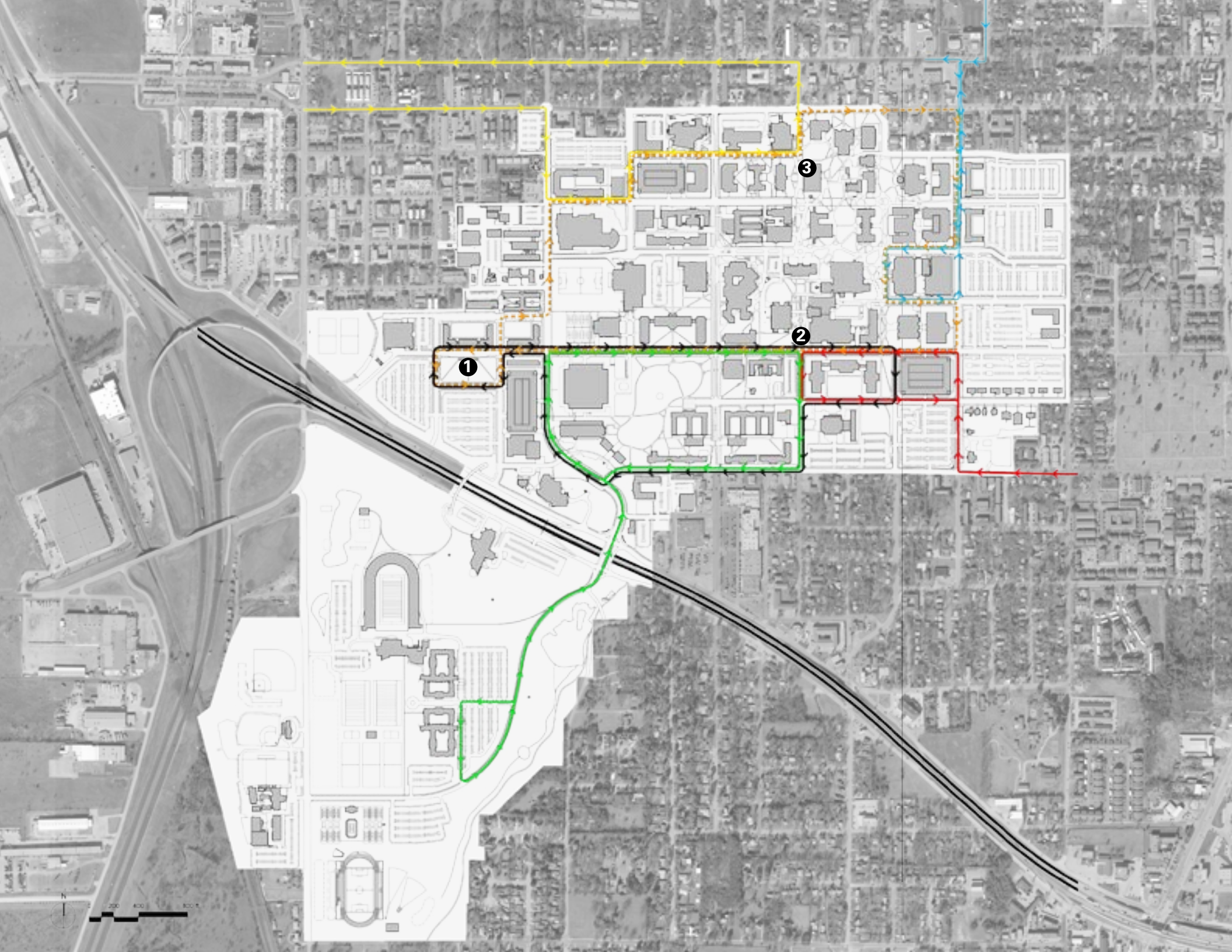

1
2
3

Figure .4 - Transit Routes

1. Fouts Field Transit Hub
2. University Union Transit Hub
3. Mulberry / Ave B Transit Hub

North / South

- Welch Avenue from W. Hickory to Eagle
- Avenue A from Eagle Drive southward to McCormic and to the south of I-35
- Eagle Point Greenway from I-35 southward

Two kinds of facilities are recommended: bike lanes and bike routes, both of which are recognized by the Institute of Transportation Engineers (ITE) and the American Association of State Highway and Transportation Officials (AASHTO).

- Bike lanes are proposed for Avenue A, Avenue C, Highland Street and routes to the Eagle Point Campus. A bike lane is "portion of the roadway designated for preferential use by bicyclists, typically with a width of 1.2 - 1.5 m (4-5 ft)." To the degree that any of these roads may be closed to automobile traffic, the function of the lanes will be more to separate bicycles from pedestrians than from cars.
- Bike routes are "shared roadways that meet a set of minimum design and operational criteria for bicycle compatibility, and which have been designated with bicycle route signs as connector routes within the bicycle facility network." The purpose of bike routes is to indicate preferred and safe routes for bicycles to travel in mixed traffic. The low traffic volumes on West Sycamore and Chestnut Streets, and the fact that they penetrate the campus core, make them suitable for designation as bike routes.

As shown, the recommended bike lanes connect with the City of Denton's designated bicycle facilities, and will provide integrated bicycle access into and across the campus. The plan also indicates recommended locations for new bicycle racks to supplement those already in place.

In terms of priority, the Avenue A bike lane would be most critical, in that it will provide a north-south connection through the campus and tie together the City's West Hickory Street and Eagle Drive bike facilities via an alignment central to the campus.

TRANSIT

The mission of the UNT Transit system is to provide user-friendly alternative transportation options to the University community that lead to a reduction in the need for single occupancy vehicles (SOVs). In support of this mission, the stated goal is to provide frequent service, every 10 minutes on-campus and every 20 to 30 minutes off-campus depending on location as well as the North and South Night Route. The master plan supports this mission by coordinating pedestrian bicycle routes and roadway improvements with the transit routes.

The proposed improvements are intended to provide transit users with convenient access points to the central campus. Several improvements are proposed including the Highland Street Transit Mall and three main transit hubs. The transit hubs are intended to be the major pick-up and drop-off points for the transit services and have been located in activity areas. There will also be other transit stops, however, the hubs are meant to serve as the key locations based on projected demands.

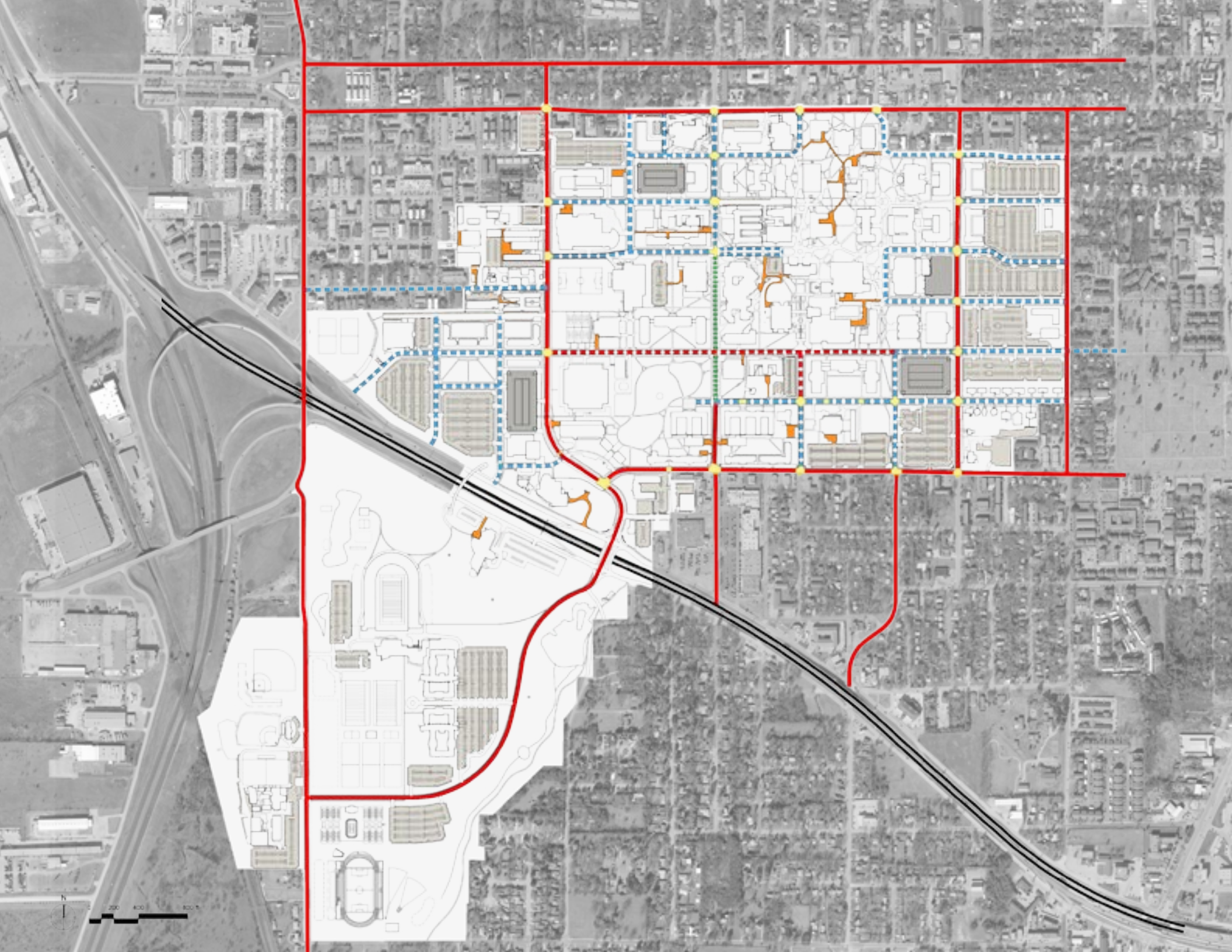
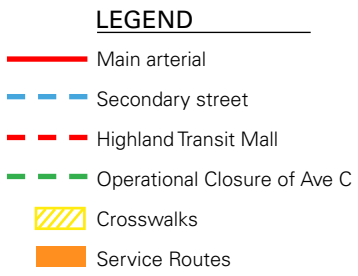


Figure 6.5 - Vehicular Circulation



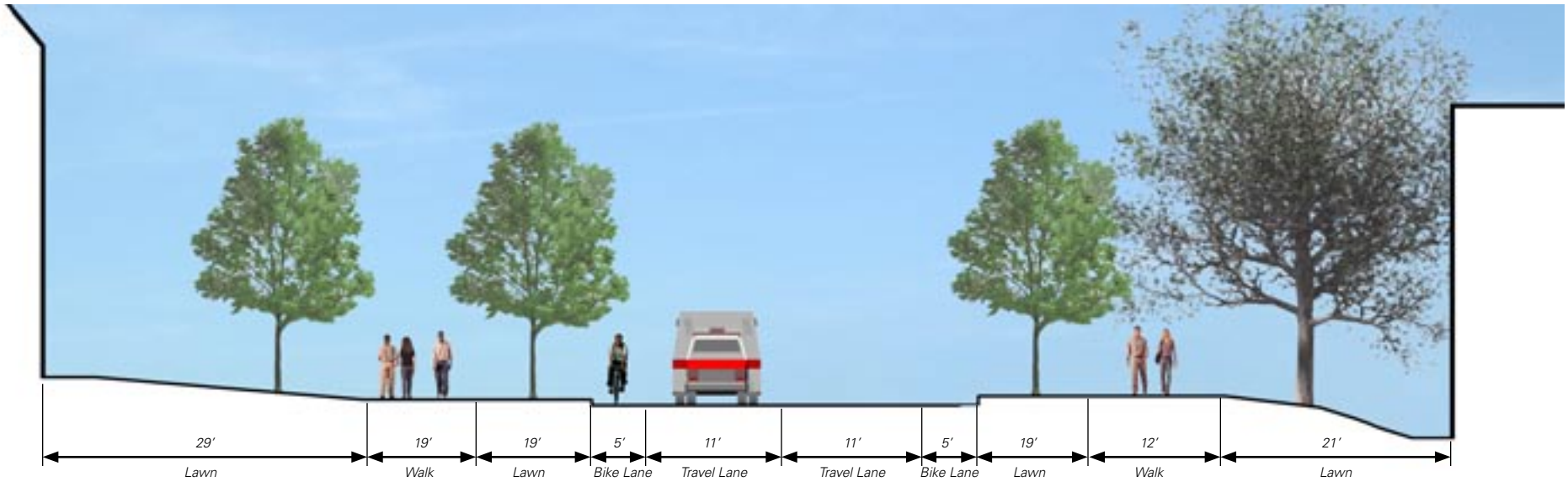
- Highland Street Transit Mall – with the creation of the proposed transit mall, traffic on Highland Street will be limited to buses and bicycles. The long-term goal is to provide transit drop-off and pick-up points directly adjacent to and through the pedestrianized core of the campus. Highland Street will provide several drop-off points in the future, including the Fouts Field transit hub, Gateway Park, the Library Mall / University Union and the proposed Highland Street Garage.
- The Fouts transit hub is envisioned as a central pick-up and drop off point for transit serving commuters. The hub will serve users of the proposed lots resulting from the reconfiguration of the Fouts Field area when the stadium is relocated to Eagle Point. It will also serve users of the proposed North Texas Boulevard Garage. The proposed transit hub shelter perhaps could include transit dispatch and driver break facilities. The hub is sited in a proposed civic square that will serve as the open space framework for the long-term redevelopment of Fouts Field.
- University Union Transit Hub – the existing transit hub at the University Union will remain in the master plan to provide convenient access to the union and the east side of the pedestrianized core.
- Mulberry / Avenue B transit hub – this hub will serve as the major pick-up and drop-off point for transit serving the north side of the pedestrianized core as well as services to the UNT Research Park. It is located at the north end of the Avenue B pedestrian mall.
- Eagle Point transit hub – Eagle Point increasingly will become an important destination as the number of residents is increased to 1,000 and as more activity and recreation activities are provided.

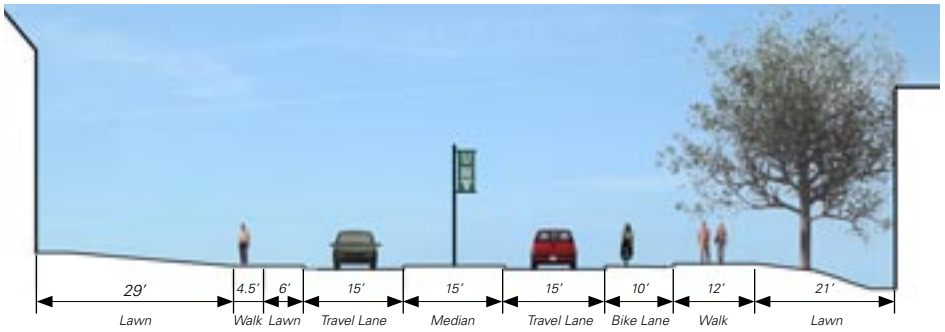
Specific transit routes through the campus and beyond will be changed in response to emerging demands.

VEHICULAR CIRCULATION

The vehicular circulation goal of the master plan is to provide convenient access to campus parking for commuters, faculty and staff and to encourage these user groups to utilize the campus pedestrian and bicycle systems to move around campus. This goal is tied to the broader goals of improving pedestrian and bicycle safety by reducing traffic and vehicular conflicts and the environmental goal of mitigating the pollution impacts associated with the transportation activities of the UNT community.

The master plan reinforces the current speed limit of 20 mph on campus and peripheral streets. The intent is to designate the entire campus as zone in in which pedestrians, bicyclists and transit will be given priority over single occupancy vehicles.





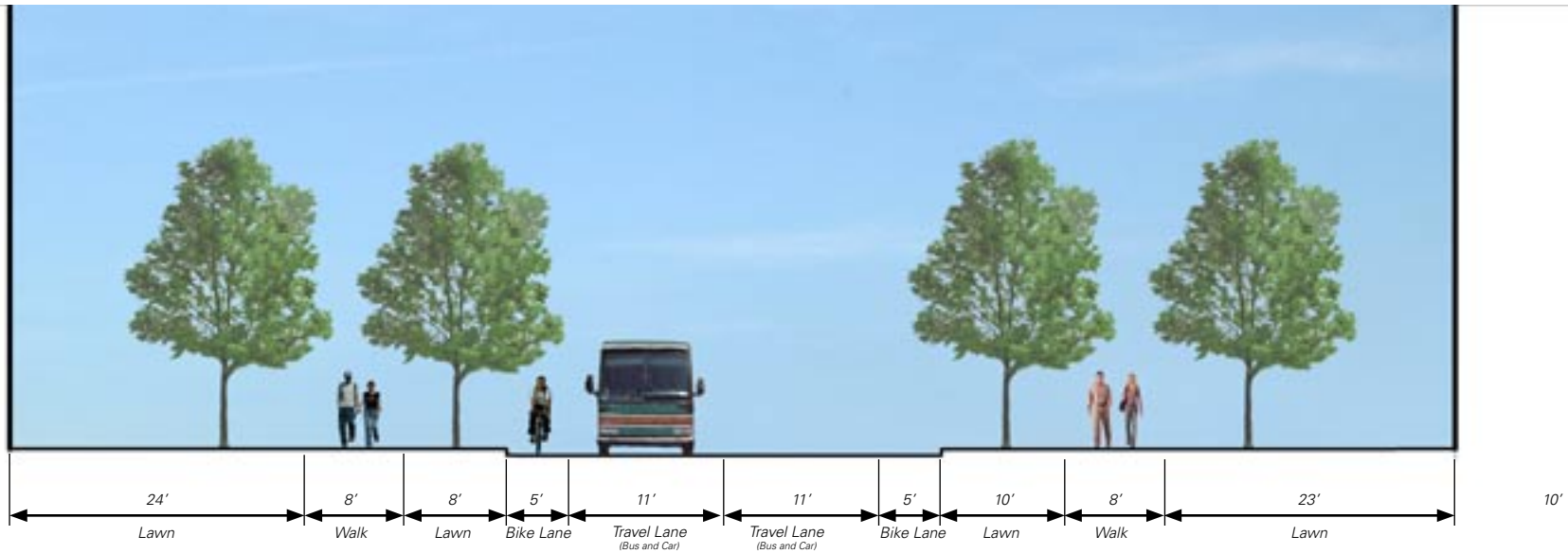
▲ Avenue C Proposed Conditions

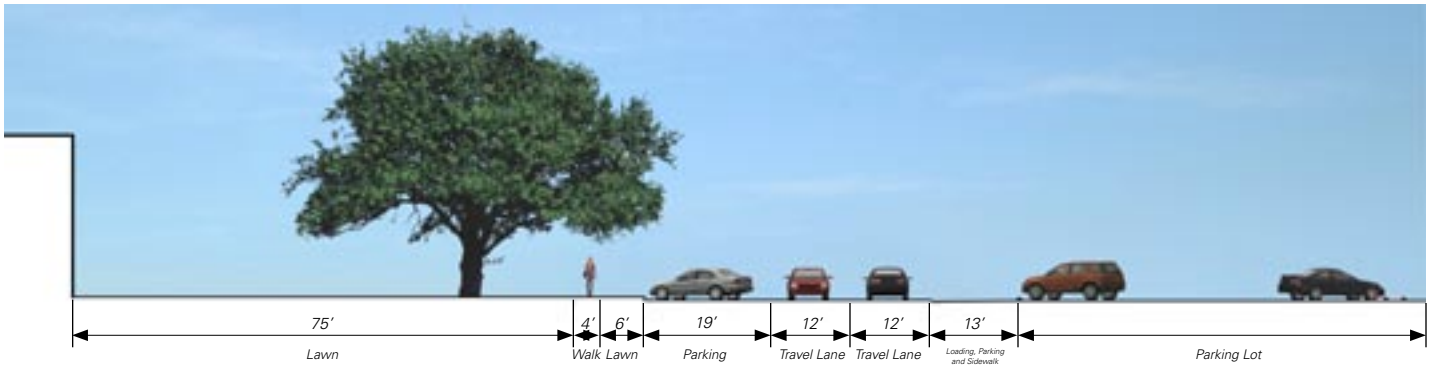
◀ Avenue C Existing Conditions

In addition to the objective and policies for reducing traffic and parking demand, the plan includes a number of physical design changes to reduce traffic speeds, improve the safety of pedestrian and cyclists and facilitate the use of transit.

The physical design intent of the master plan vehicular circulation recommendations is to limit vehicular traffic through the central campus area and divert through traffic to the peripheral roads of Welch, Eagle Drive, W. Hickory/W. Oak and North Texas Boulevard. To that end, the following changes are proposed to streets internal to the campus.

Avenue C – will be subject to an operational closure meaning that use of the street will be limited to pedestrian, bicycle, service and emergency vehicles. All through traffic will be prohibited by means of signage and / or barriers. The street will also be subject to physical design changes including: narrowing of the street width, special paving, new street trees, and pedestrian scale lighting. The street will remain open to all emergency vehicles to ensure that rapid response times can be maintained to the campus and points south of the campus. The street may also remain open for late afternoon and evening events in the College of Music to ensure convenient and direct access to the venues.

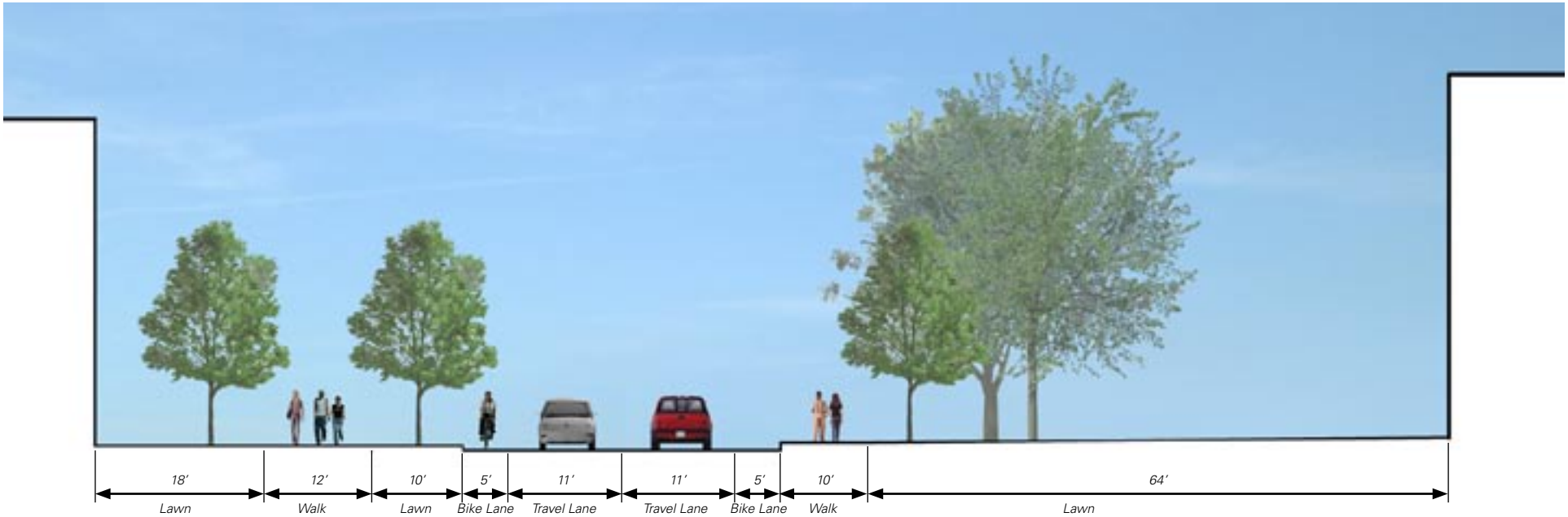




▲ Highland Street Proposed Conditions

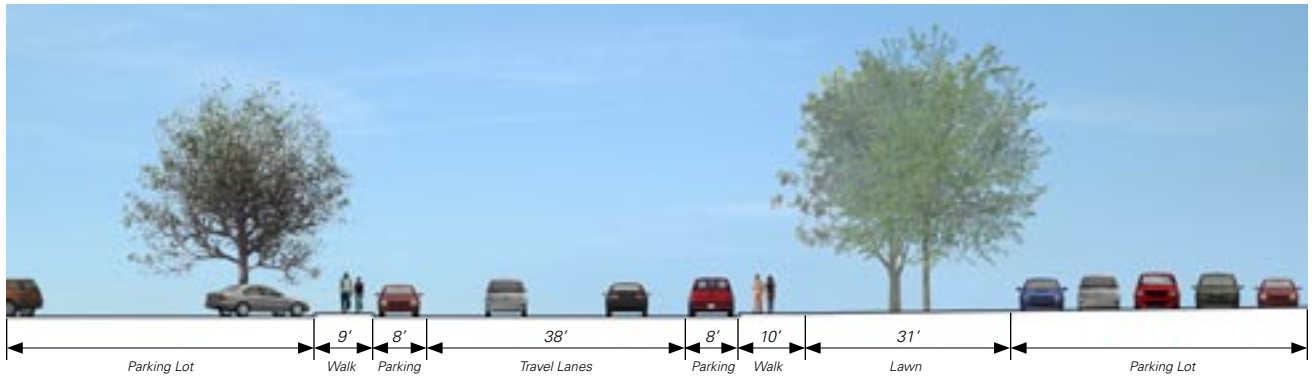
◀ Highland Street Existing Conditions

Highland Street - Highland Street will be limited primarily to bicycle and transit use, the intent of which is to create a transit mall allowing for convenient access to the core area for the transit services and cyclists. (note - officials parking for Coliseum events and media vehicles will be incorporated into the design of Highland). Existing services will be rerouted onto Highland in order to provide riders with several points of access to the core campus pedestrian zone. Several major stops are proposed. The transit mall will serve as a connection between remote parking areas at Fouts Field and the lots east of Welch Avenue with the central pedestrian core of the campus. West of North Texas Boulevard, Highland Street will be extended into the Fouts Field area to provide access to future parking and development sites which will be available when the stadium is relocated to Eagle Point. As part of the circulation loop planned for the transit services, Avenue A between Highland Maple will remain open. The section of Avenue B between Highland and Maple that is currently closed will be reopened as part of the proposed campus loop route on the transit system.



Chestnut Street Proposed Conditions

Chestnut Street – Chestnut Street is envisioned as a major east/west pedestrian route through the campus connecting student activity nodes including the University Union and the Student Health Center and the Student Recreation Center. The street will remain open to traffic, however, the street section will be narrowed, parking removed and bike lanes will be installed on both sides. Pedestrian pavement and landscape improvements will be made to enhance the experience for day-to-day users. East of Avenue C, traffic will be restricted during day time hours to those with valid parking permits.



Chestnut Street Existing Conditions

Campus Streets that will remain open include:

- Sycamore, east of Avenue C;
- Avenue C north of Chestnut & south of Maple
- Mulberry
- Avenue D north of Chestnut
- Maple from Avenue C to Welch (one-way) – note a cul-de-sac providing access to Clark Hall will be provided.

PARKING

The parking goal for the master plan is to provide adequate parking to serve the primary user groups of campus including resident students, commuter students, faculty/staff and visitors. Students with special needs and those with physical disabilities are given priority in terms of parking allocation and proximity.

A key objective in setting out a future parking strategy is to reduce the overall demand through the aforementioned transportation demand management strategies. The intent is to create a context in which there a number of transportation options other the single occupancy vehicles that will allow for efficient and cost effective operation of the campus and provide an environment where parking is provided to users who do not have alternative transportation options. The intent is NOT to provide close and convenient parking for all campus users given the tremendous cost and environmental impacts

Table 6.1 - Future Parking Demand

	FUTURE POP.	% WITH PERMITS	PERMITS ISSUED	PERMITS / SPACE	ESTIMATED SPACES
RESIDENT STUDENTS	7,683	0.57	4379	1.19	3,680
LOCAL AND COMMUTER	33,317	0.35	11661	1.56	7,475
FACULTY & STAFF	4,696	0.77	3616	1.02	3,545
TOTAL FUTURE DEMAND	**45,696**		**19,656**		**14,700**
TOTAL - existing *			14,702		11,521
TOTAL NEW DEMAND			**4,954**		**3,179**

Source: DeShazo/Tang and Sasaki Associates
* includes 9,910 surface and garage spaces +864 on-street spaces in the core campus +746 Eagle Point spaces.
Note: Research Park spaces excluded

Providing close-in parking is not the highest and best use for valuable land in the core and the investment the university has made in transit services.

The master plan includes recommendations for the phased reorganization of campus parking in response to the targeted enrollment growth, increased resident student demand and displacements resulting from proposed construction and landscape improvements.

Estimated Parking Demand at 41,000 Headcount

The projected demand for parking is based on existing patterns of use and allocation for the main user groups including resident students, commuters, faculty and staff. Specifically, it is assumed that the number of permits issued per user group and the number of permits issued for each space allocated will remain consistent over time. Based on these assumptions, the total future demand for parking will be in the range of 14,000 spaces. This equates to 4,954 additional permits and the need for 3,146 additional spaces in the core campus area.

At an estimated FTE of 33,300 (41,000 headcount), there will be a total of 0.47 parking spaces per FTE. This is comparable to the June 2004 condition when 0.45 parking spaces per FTE were provided.

Although the master plan sets out a strategy for providing parking based on current patterns, it is the intent to reduce the demand for parking through transportation demand management strategies and other policies. The above demonstrates the amount of parking required and the following paragraphs indicate how it could be provided; however, it should be the aim of the University to begin managing the parking demand such that less investment is required in parking facilities.

Resident Student Parking

The total demand for resident student spaces is estimated to be approximately 3,700 spaces assuming existing patterns of permit purchase and permits to spaces allocation. In the spring of 2004, 57 percent of resident students purchased parking permits and 1.19 permits were issued for each resident space.

A goal in locating student housing in the campus core is to engage students more fully into campus life. The intent is to encourage resident students to stay on campus for academic, cultural, social and recreational activities and therefore make fewer trips off-campus. It is understood, however, that there will be residents who will require convenient access to their cars due to special needs or to access off-campus jobs..

Commuter Student Parking

The commuter-parking category includes all students enrolled at the University but who do not live on campus. At the target enrollment of 41,000 headcount, approximately 35 percent of the estimated 33,300 FTEs are expected to purchase parking permits, based on existing patterns. The estimated parking space demand is in the range of 7,500 spaces. It should be re-empahsized that an estimated 12,000 students live in the areas immediately surrounding the campus, many of whom currently use the campus transit system.

The master plan provides several locations for commuter parking. The major areas of commuter parking are proposed in the lots east of Welch Avenue and in the Fouts Field area.

Faculty and Staff Parking

The projected faculty and staff parking demand for the targeted 41,000 headcount (33,300 FTE) is in the range of 2,700 spaces.

Future Parking Supply

The master plan includes recommendations for the phased consolidation and reorganization of parking in response to the targeted enrollment growth, resident student population and displacements resulting from the proposed construction and landscape improvements. A total of 14,144 spaces are provided on the campus in a combination of surface, garage and remote parking locations.

Table 6.2 summarizes the existing and proposed surface parking lots in the main campus area. A total of 6,354 surface spaces are provided in a combination of existing, reconfigured and new surface parking lots.

The master plan also calls for the construction of three major new garage facilities over the next ten to twenty years to address the anticipated increased demand for parking and to replace surface parking lots displaced for new building construction and landscape improvements. Combined with the existing garage a total of 5,400 garage spaces are proposed on the main campus.

The master plan includes a total of 385 on-street parking spaces as shown in Table 6.4.

Table 6.2 - Proposed Surface Parking Locations

PARKING LOT #	LOCATION	TOTALS
1	Administration	49
2	Chestnut St	20
4	Chilton	106
8	Sycamore Street	76
10	Chemistry	100
12	New College Inn	400
14	North Texas at W. Hickory	145
17	West Hall	100
18	Facilities Division	102
19	Santa Fe / Traditions	251
20a	Fouts Field	534
20b	Fouts Field	498
20c	Fouts Field	88
20d	Fouts Field	56
24	Crumley Hall - east	84
28	Public Safety	56
29	Mozart Hall	90
29a	Mozart Hall South	50
29b	Visitor Center	75
31	Kerr Hall	300
33	Ave. A at Highland	56
38	Welch St.	99
39	W. Prairie to Highland	328
40	Highland St.	335
41	Fraternity	201
42	Maple, Welch, Eagle, Ave. A	408
49a	Chestnut, Bernard, W. Prairie, Welch	525
56	Speech and Hearing	490
57	Mulberry, Bernard, Sycamore, Welch	453
59	Oak Street	37
60	Grace Temple	173
61	Bradley Apartments	69
TOTALS		**6,354**

Major new parking facilities are proposed for the Eagle Point and Liberty Christian campuses which will provide the University with 2,004 parking spaces.

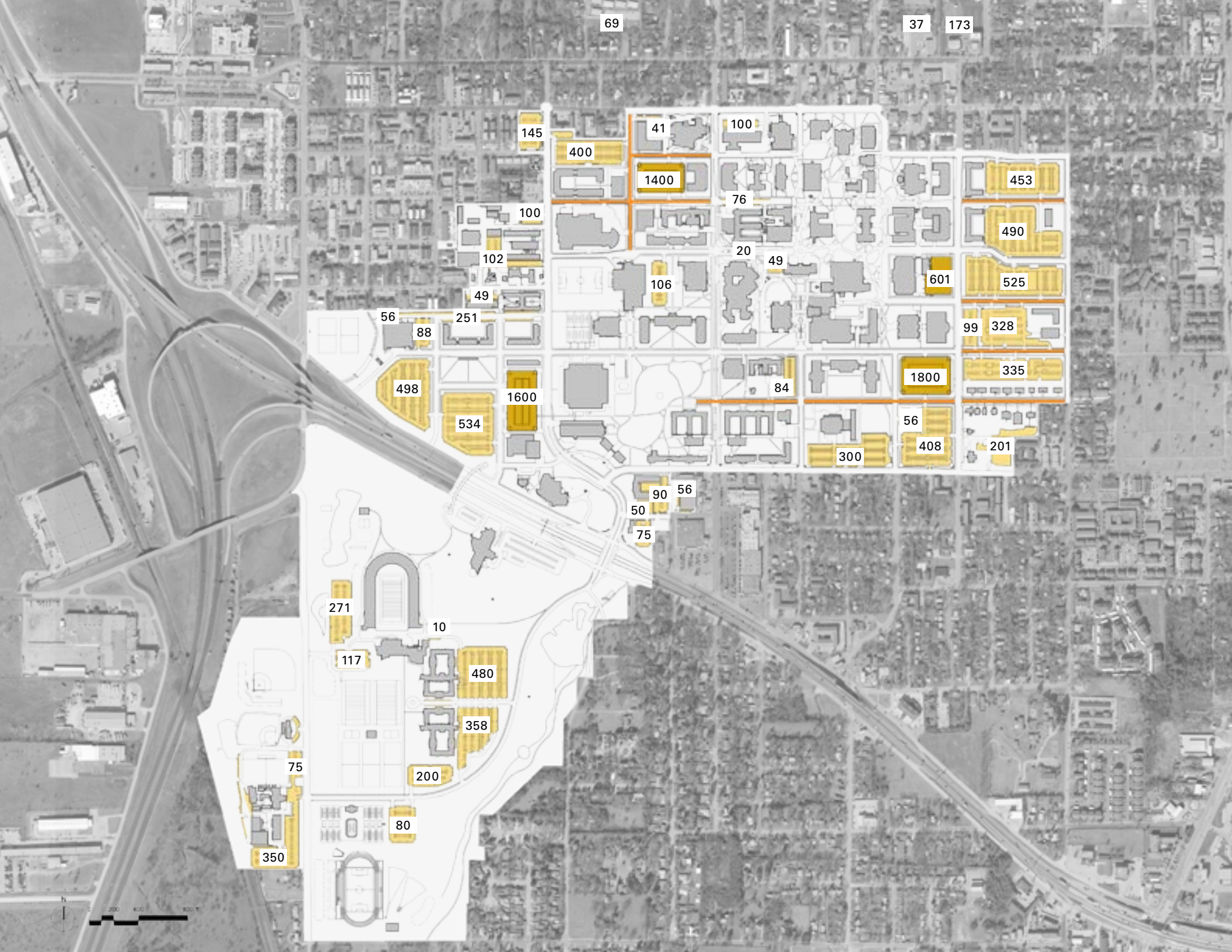

69
37
173
145
400
41
100
1400
453
76
100
490
102
20
49
106
601
525
49
56
251
88
99
328
498
1600
534
84
1800
335
56
408
300
201
90
56
50
75
271
10
117
480
358
75
200
80
350

Figure 6.6 - Proposed Parking

It is important to note that there is a limit to the amount of surface parking that the campus can feasibly provided without destroying the positive qualities of the campus landscape. The aim, therefore, should be to limit the amount of parking that will be needed. It is suggested that the University consider implementing the following policies to reduce parking demand:

- Reduce the need to travel to campus by providing more distance learning opportunities that combine on-campus instruction with on-line instruction.
- Introduce changes to the class schedule that distribute the demand for parking more evenly across the day.
- Introduce zoned parking to more evenly distribute the demand across the campus and more efficiently utilize existing parking resources. Zoned parking would locate all users in specific areas.
- Increase parking fees to encourage carpooling and to subsidize the transit service

Table 6.3 - Proposed Garage Locations

PARKING LOT #	LOCATION	TOTALS
7 (New Garage)	Sycamore / Mulberry - Block	1400
20G (New Garage)	Fouts Field	1600
36 (New Garage)	Ave. A between Highland & Maple	1800
49 Parking Garage	Welch at Chestnut	601
TOTALS		**5,401**

- Work with the City of Denton to prevent faculty, students and staff from using adjacent streets for parking.

Event Parking

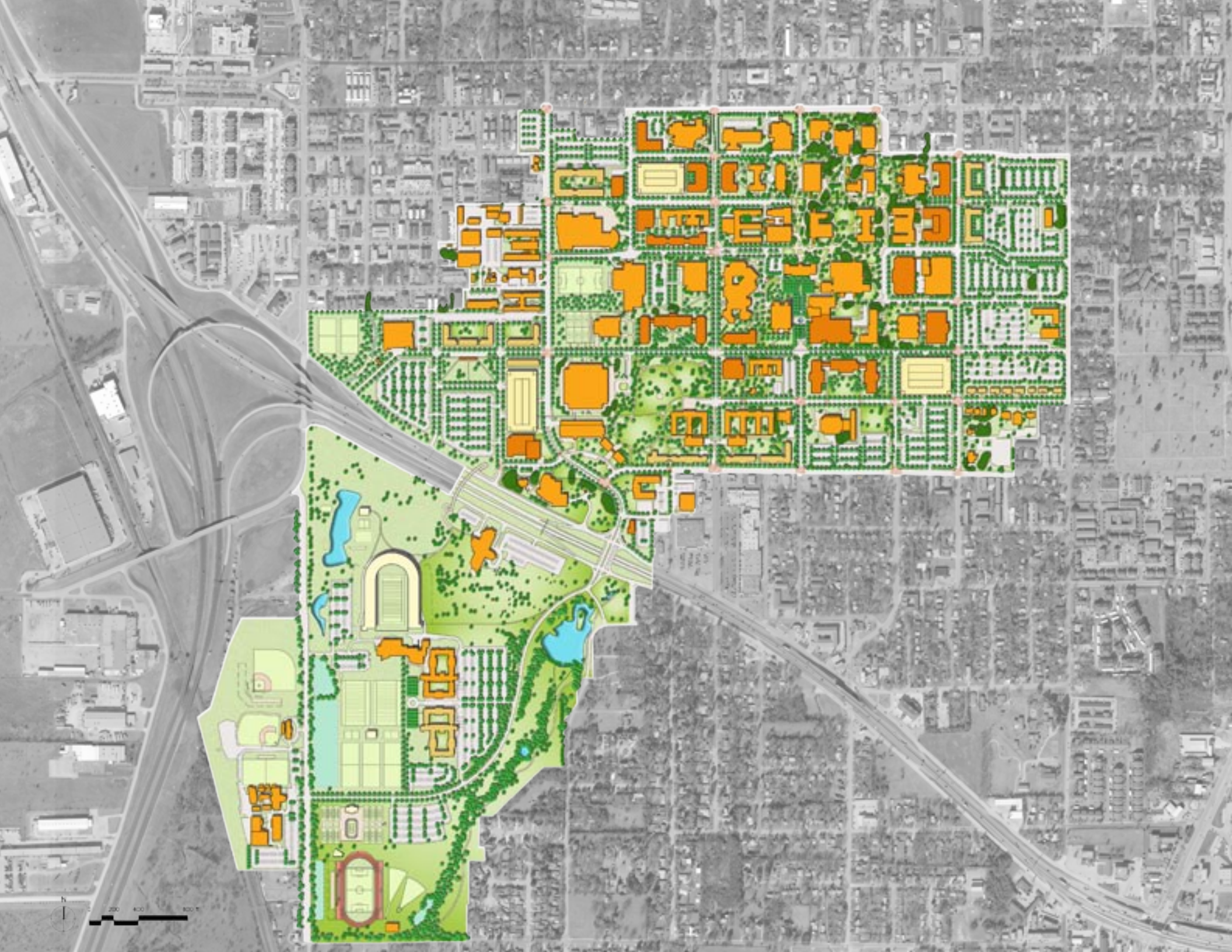
Parking for events in the Murchison Center, the Coliseum and the Gateway Center is provided in the reconfigured Fouts Field area, including the proposed garage. It is understood that there are times when events will occur in each of these venues, which could result in a parking shortfall. It is recommended that a more detailed study be carried out to determine the best way to provide overflow parking. Potential locations include the Prairie Street corridor. Parking will also need to be provided for game officials and media vehicles on Highland for events in the Coliseum.

Table 6.4 - On-street Parking

ON-STREET PARKING	TOTALS
Avenue D	40
Avenue B	18
Maple	150
Highland	40
W. Prairie	26
Sycamore	60
Mulberry	40
Kendolph	11
TOTALS	**385**

Table 6.5 - Eagle Point Parking

LOT #	LOCATION	TOTALS
80	Eagle Point existing	373
81	Eagle Point existing	480
82	Eagle Point existing	10
83	Eagle Point existing	117
84	New	271
85	New	198
86	New	100
87	Liberty Christian	350
88	Liberty Christian	125
TOTALS		**2,004**



7 ENVIRONMENTAL RECOMMENDATIONS

Consistent with the University's desire to develop and operate the campus in a more environmentally sustainable manner, the master plan includes a number of strategies and recommendations to improve efficiencies and therefore provide cost savings over the long term.

The following is a summary of the sustainable design concepts and strategies embedded in the master plan.

NATURAL ENVIRONMENT

Maintain existing tree cover:

The master plan maintains existing post oak and other tree groves wherever possible to "shade" the campus from excessive heat gain, thereby providing a more comfortable pedestrian environment and reducing air conditioning loads on campus buildings. The master plan proposes several new groves throughout the campus to further these aims. Tree cover also assists in offsetting carbon emissions from University-related transportation and building conditioning activities and can assist in improving water quality.

Eagle Point Greenway

The proposed Eagle Point Greenway will provide a continuous pervious area east of the proposed North Texas Boulevard extension and will assist in water quality and stormwater management efforts. The greenway will also support existing and an expanded tree cover.

Figure 7.1 - Illustrative Plan

LAND USE

Housing

The aim of housing 23 percent of the undergraduate student enrollment will have several positive environmental outcomes. First, student housing will reduce the number of daily vehicle trips to the campus whether on transit or by private automobile. Second, a larger resident student population will increase the size of the captive audience for campus retail and services and therefore will improve the viability of such for the entire campus community and could diminish the need for all users to travel off campus for goods and services.

Compact Development

The master plan proposes a compact pedestrian academic core for the campus which will enable users to access academic and general support facilities without the use of transit or private autos. Future educational and general support facilities are all located within the current 10 minute walking circle of the core campus area. Future buildings in the core are to be NO less than three stories in height to ensure a more efficient use of land with in the walking circle and to decrease the footprint of future buildings and create less impervious area on the campus. Buildings could be as high as four or five stories depending on site conditions & existing heights of buildings in the surrounding context.

Over the long-term, it is recommended that one and two story structures be replaced with three-to-five story buildings. The compact land use pattern coupled with the proposed improvements to the pedestrian network will make the UNT campus a model pedestrian environment and should enable the University to decrease carbon emissions associated with on-campus circulation.

SITE DESIGN

Facilitate Pedestrian and Bicycle Circulation

The master plan facilitates and encourages pedestrian movement on the campus and to points beyond including downtown Denton, the retail areas south of Eagle Drive and into surrounding residential neighborhoods where students reside (no pedestrian circulation improvements will be made that would encourage pedestrian movement through the Denia neighborhood). In future, it is recommended that the University educate faculty, staff and incoming students about the positive environmental, social, and health benefits of walking and bicycling and to strongly discourage use of the private automobile through policy and physical design strategies. To that end, the plan includes a number of strategies to facilitate pedestrian and bicycle use.

- The pedestrian core of the campus is extended in the master plan to encompass Avenue C and Highland Street in order to eliminate through traffic on the campus and improve pedestrian / bicycle convenience and safety may be open for events. Avenue C will be closed to all vehicular traffic with the exception of service and emergency services and Highland Street will be transformed into a transit mall. Bicyclists will be permitted to use both streets, (Avenue C will be open for evening & special events in the Music Building).
- Traffic calming features including speed tables, reduced street section widths and differentiation in cross walk materials are proposed to reinforce the 20 mph speed limit on all campus streets. In particular, improved crosswalks and speed tables are proposed along Welch Avenue to improve pedestrian and bicycle safety.
- Off-campus pedestrian and cycling routes are identified to further facilitate access for off-campus residents. The cycle routes link with those proposed by the City of Denton.

Create convenient and attractive pedestrian routes

The landscape and urban design guidance of the master plan includes recommendations for improving the quality of the pedestrian circulation network. The master plan sets out a clear network of routes to improve convenience and the landscape guidelines call for shade and wind protection along major routes. The architectural guidelines identify where covered walkways could be incorporated with future buildings to enhance the pedestrian experience.

Offset Density with Open Space

Many people associate increases in density with a loss of open space and landscape. The proposed open space structure of the campus is designed to address this issue by providing a clear network of open space and landscape improvements that include Gateway Park. It also includes the street network or grid which is envisioned to provide not only shaded pedestrian routes but to also provide linkages in the campus open space and landscape structure.

Site Buildings to minimize heat gain

Where possible new buildings have been elongated on the east/west axis to minimize solar heat gain on the east and west facades. Where buildings are elongated on the north / south axis for urban design or spatial definition reasons, the architectural guidelines dictate that these facades are to incorporate external shading devices to limit heat gain. Existing and supplemental tree cover is also specified along these facades.

Configure buildings to create sheltered microclimates and landscapes

The open space framework includes a number of new courtyards and areas sheltered by the configuration of proposed buildings. These include the open spaces associated with the new housing along Eagle Drive, and the proposed academic building on the Kendall Hall site among others.

Minimize the extent of unshaded paved areas

In order to decrease heat gain in parking areas and along major pedestrian routes/ plazas, all such areas should include shade trees. In parking areas, the master plan specifies that trees be planted in medians between parking bays and every 10 spaces on all future surface parking lots. Where possible, drainage swales should be incorporated into parking lot design in order to decrease the load on drainage systems. As parking lots are resurfaced as part of routine maintenance, it is suggested that trees be included as part of the work plan.

LANDSCAPE

Maintain Existing Trees and utilize native vegetation

The landscape guidelines call for the use of native plant materials. Existing Post-Oak groves and other trees are preserved to provide shade throughout the campus and will be supplemented by future groves. Native plant materials are proposed to decrease irrigation requirements and to ensure that the campus landscape is in character with the native landscape.

Locate trees to provide shade

The landscape guidelines call for extensive tree planting along campus streets to reinforce the historic grid and to provide shaded pedestrian routes as well as to shade existing and proposed building facades.

Create a Working Landscape to Filter Runoff and Improve Water Quality

The master plan includes the Eagle Point Greenway as a visual amenity and as buffer zone between campus and adjacent neighborhood activities. The Greenway will offer the added benefit of maintaining the existing runoff patterns for the site including the Duck Pond. Retention areas are also proposed along the natural drainage pattern.

Plant trees to offset carbon emissions

Trees can have a positive effect on air quality. The master plan maintains existing trees but also includes recommendations that the University instigate a clear strategy for planting future trees along streets, in major new open spaces, in Gateway Park and in the Eagle Point Greenway. Collectively, these trees may improve air quality by partially offsetting the carbon emitted from University associated activities and will help reduce the air conditioning load on campus buildings.

TRAFFIC AND PARKING DEMAND MANAGEMENT

Develop an integrated transportation strategy that provides a number of transportation options

The master plan provides an integrated approach to transportation on the campus. The pedestrian, bicycle, transit and roadway network are viewed comprehensively with the aim of reducing the number of daily private vehicle trips on and to/from the campus and to provide campus users with a variety of transportation options. The master plan includes the following transportation strategy.

Pedestrian & bicycle circulation

Pedestrian and bicycle circulation is given priority on the campus followed by the campus transit services. Pedestrian and bicycle circulation will be encouraged through physical design improvements that make these modes of movement safe, pleasant and more convenient. Improvements will include shaded pedestrian routes, traffic calming along streets such as Welch and North Texas Boulevard. Bicycles use will be encouraged through the designation of route system, providing bike parking facilities and by linking with the City of Denton Bicycle network. Sheltered and lockable bicycle storage facilities should be provided at all on-campus residence halls.

Transit

The existing transit services currently reduce the number of daily trips to the campus by students living in the surrounding neighborhoods. The master plan recommends that the University continue to fine tune and expand existing services in order to decrease the number of daily trips, decrease pollution associated with University activities, and decrease the need for additional parking. To facilitate the use of transit, the master plan includes the development of the Highland Transit Mall which is intended for the exclusive use of buses and bikes as an east /west route across the campus. It will provide fast efficient movement through the campus and convenient access to the core pedestrian zone. The Transit Mall extends from a proposed transit hub in the future redeveloped Fouts Field area to the parking garage proposed at the corner of Highland and Welch. Transit stops with shelters will be located at key destinations along the hub including the academic site north of Gateway Park, the Library Mall and the parking garage. The Library Mall stop could be incorporated with the expanded University Union to provide shelter and to increase the number of students moving through the union on a daily basis. Off-campus routes will utilize the Transit Mall to provide access to the pedestrian core. On-campus routes will utilize the mall to provide links between the proposed Fouts Field parking areas and the core campus.

Additional transit hubs are proposed on Avenue B near the General Academic Building. The existing stop on the east side of the University Union will be maintained as well. This will provide the mall and hubs is to provide convenient transit access to the perimeter of the core and onto the campus pedestrian network.

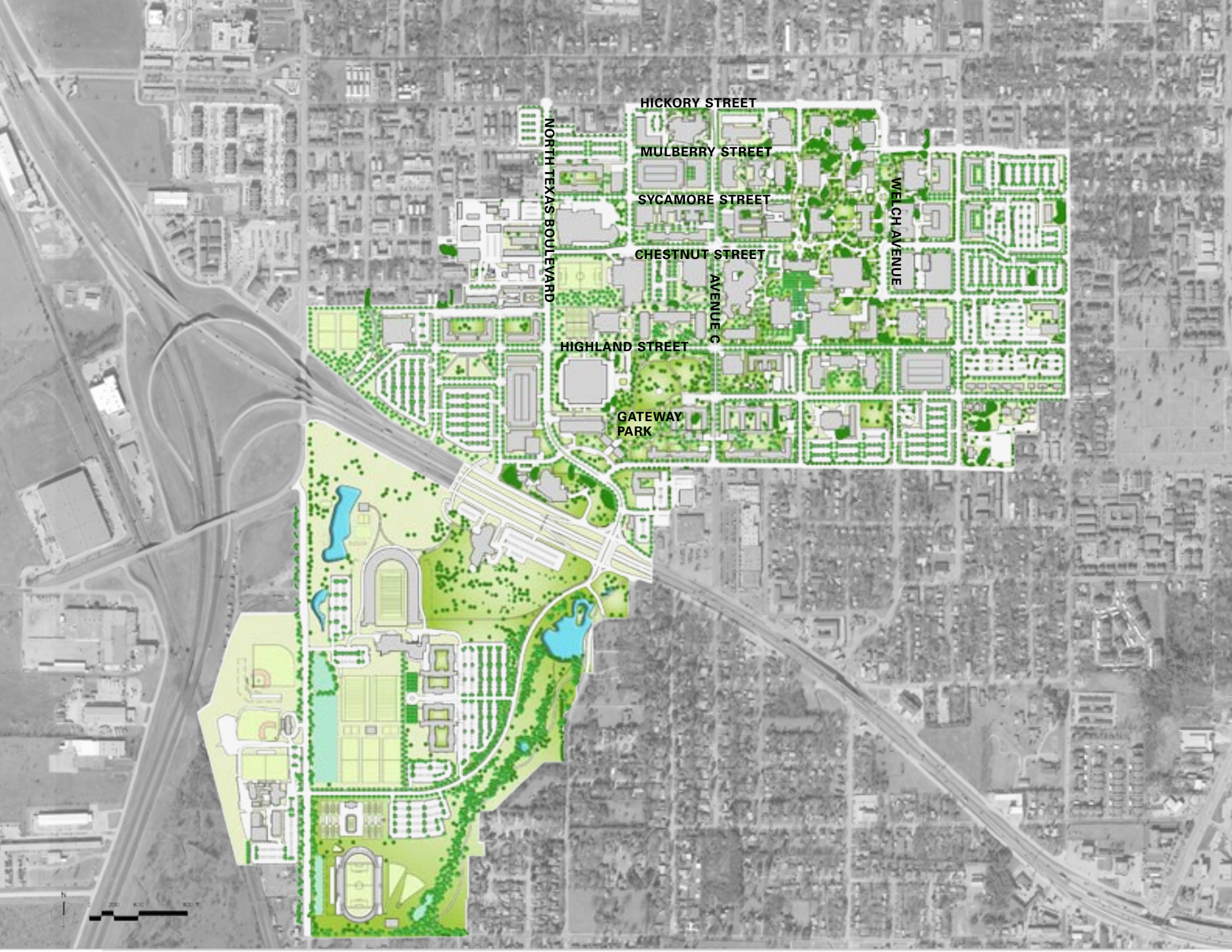
Provide strategies to reduce auto use

Several aspects of the master plan will assist in reducing auto use associated with UNT activities including more on-campus housing, improvements to the pedestrian network, bicycles and transit. That said, UNT will continue to be a major generator of automobile traffic especially for commuter students, faculty and staff. For those who need to drive, the aim should be to provide parking at the perimeter of the campus and encourage these users to move about the campus on foot or by using the transit services. The aim should be to encourage these users to "park once" and walk in order to reduce point-to-point vehicle trips on the campus. In order to do this a safe, pleasant and convenient pedestrian network is essential.

Reduce the amount of parking provided to encourage shared parking, carpooling, and the use of alternative forms of transport

It is important to note that there is a limit to the amount of surface parking that the campus can feasibly provided without destroying the positive qualities of the campus landscape. The aim, therefore, should be to limit the amount of parking that will be needed. It is suggested that the University consider implementing the following policies to reduce parking demand:

- Reduce the need to travel to campus by providing more distance learning opportunities that combine on-campus instruction with on-line instruction.
- Introduce changes to the class schedule that distribute the demand for parking more evenly across the day.
- Introduce zoned parking to more evenly distribute the demand across the campus and more efficiently utilize existing parking resources. Zoned parking would locate all users in specific areas.
- Increase parking fees to encourage carpooling and to subsidize the transit service
- Work with the City of Denton to prevent faculty, students and staff from using adjacent streets for parking.


HICKORY STREET
MULBERRY STREET
SYCAMORE STREET
CHESTNUT STREET
HIGHLAND STREET
NORTH TEXAS BOULEVARD
AVENUE C
WELCH AVENUE
GATEWAY
PARK

8 LANDSCAPE DESIGN GUIDELINES

INTRODUCTION

The purpose of the campus landscape design guidelines is to encourage visual unity and functional consistency in the overall development of the campus landscape over time. The 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 generous landscape 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 made the campus habitable and defined a character appropriate to an institution of higher learning.

Today, parts of the campus landscape still contain 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 as it grows to meet the demands of increased enrollments.

CAMPUS LANDSCAPE STRUCTURE

Among the principal character-defining features of the existing campus landscape are the grid pattern of streets, walks and buildings that constitute the man-made structure of the campus; the existing extensive canopy of mature trees that provide 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 working against them. As buildings infill the campus academic core, it will be necessary to compliment the increase in building density with an increased attention to the quality of the landscape. Each new building project 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. The following general recommendations are proposed.

Figure 8.1 - Open Space and Landscape Structure

Historically, the most attractive and habitable landscape areas were the Post Oak Groves. Campus along Hickory Street, circa 1922. (left)

The early campus was organized according to the city grid of streets with orderly patterns of buildings surrounded by generous landscape areas. Corner of Avenue A and Hickory Street, circa 1936. (middle)

Existing campus groves should be protected and reinforced. Tree care and new tree planting programs should be implemented. This view shows the beautiful Hickory Street grove today. (right)

General Recommendations for Campus Landscape Structure

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, and a new tree planting program. Existing groves and mature tree groups to be protected and reinforced include, but are not limited to, the area north of the Auditorium and the Language Building; the area south of Engineering Technology extending southeastward; north of the Administration Building; north, east and west of the University Union; south and east of Mathews Hall; southwest of Crumley Hall; south of the Administration Building and along the Library Mall; south of Kerr Hall; the block defined by Maple Street (south), Avenue D (west), Highland Street (north) and Avenue B (east); the area northeast of Gateway Center; the areas surrounding Murchison Performing Arts Center; and extensive plantings on the Eagle Point Campus.
- Minimize root disruption and root compaction within the areas surrounding existing canopy trees.
- Minimize the removal of existing large shade trees.
- As opportunities present themselves, plant new tree groves to enhance the quality of outdoor spaces. Employ native species.
- Establish tree plantings along major walkways such as along the West Sycamore Street corridor as it passes through the academic core, and in the Avenue A corridor between Business Administration and Radio-TV-Film and Performing Arts.
- Create major new campus park open space in the block now occupied by Lot 27 at Highland Street (north), Avenue C (east), Maple Street (south), and Avenue D (west). This new open space will extend southwestward to the University Gateway Center.
- Create a greenbelt along the east side of the Eagle Point Campus, and protect existing trees within the remaining former golf course area at Eagle Point.

Improve Street Tree Plantings

- Establish tree canopies along all major campus streetscapes. Currently, there are no great campus streetscapes. The master plan calls for particular attention to be given to the West Chestnut Street corridor and Avenue C, however, 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.

Amenities such as seating, ornamental plantings and sculpture are appropriate to enrich courtyard spaces, such as this court at the College of Music Building. (left)

Campus streets should be lined with canopy trees to provide shade and create a unified campus image along its streets. Avenue B, south. Today, there are very few campus streets that are properly planted with street trees. (right)

PLANTING DESIGN GUIDELINES

Basic Principles

Space Definition

The overall spatial organization of the campus landscape is primarily determined by three major components: buildings, topographic form, 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, however, often thought of exclusively in terms of the decorative effects that plants can offer in a man-made landscape. It is often said that plants are employed to "soften" the look of large buildings or extensive areas of pavement. These things alone, however, do not fully define the role of planting in the campus environment. 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 our 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 purposefully define the basic spatial composition of the campus, which in turn, affects the quality of campus life.

Trees and shrubs should first be thought of 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 is a principal concern of campus

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; providing favorable climatic orientation; and by providing places to sit in attractive visual settings.
- Provide amenities such as seating, 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 Administration Building. Make these areas more inviting for daily pedestrian use.

Woody plants are among the principal space defining elements of the campus and are essential to creating enclosure, limiting views, defining the edges of outdoor spaces, and reinforcing the streets and pathways of the campus. (middle)

Without trees to bridge the size difference between the shrubs and the building, shrubs can appear small and insignificant next to a large building. A better solution here would be to plant shade trees on the outside of the side walk that parallels the building face. (right)

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 scale 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, and 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 use on the campus should be long lived, relatively pest free and, to the practical extent possible, be native to northeast Texas and the Cross Timbers Bioregion. This will, in most cases, enhance the possibility for long-term adaptation of plants 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 non-invasive and possess visual traits that are similar to the native flora. Plants whose visual appearance is divergent from the native flora should generally not be used on campus, even though they may be in fashion from time to time. This includes 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.

There is intrinsic beauty in the native flora, and it should be the guiding purpose of the campus planting design to capitalize on it. The design of campus planting 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 where the eye is constantly arrested by 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 individuals or in merged masses. When plants are

Without the presence of the shade trees at Mathews Hall, the shrub planting along the building face would appear dwarfed by the size of the building. The trees establish a proper scale relationship between building and landscape in which shrubs and small ornamental trees feel appropriate. (left)

Low shrubs planted adjacent to a large building can seem out of scale. A large tree in this plant bed would help to bridge the scale between the shrubs and building. Shrubs alone are not strong enough to define this corner. (middle)

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 property 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.

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 the Avenue B Library Mall, and naturalistic arrangements 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 that geometric rows of trees are the only practical option. Geometric rows of street trees also provide a memorable sense of order that amplifies and dramatizes the existing linear organization of street pavements and curbs. A formal planting pattern is also appropriate for the Avenue B Library Mall where space is limited, pavement requirements are high, and the symmetrical axial order of the Administration Building argue against a naturalistic planting approach. Symmetrical planting patterns are also appropriate to frame the entrances to major buildings that have symmetrical architectural treatment. 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. The advantages of naturalistic arrangements are that compositional wholeness can be achieved in many ways, layouts can easily adapt to utility, drainage and access requirements, and 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.

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. Planting 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

With the exception of street tree plantings and geometric plantings associated with formal buildings, most planting throughout the campus should be arranged in naturalistic patterns.

Simple, bold plantings with a limited number of species, such as this Liriope bed at the University Union, help to visually unify the campus landscape and are appropriate to the scale of campus buildings and spaces.

Symmetrical geometric planting treatments are appropriate at symmetrical building entrances.

The proposed plan for the Library Mall includes canopied walkways and a new grove at the north end of the Mall.

High canopied campus groves are a more appropriate landscape expression for the UNT campus than extensive open lawns. Groundcovers around trees help reduce root zone compaction caused by foot traffic. (left)

Larger trees would have a more favorable immediate effect on the quality of this space. (middle)

Some open lawn areas for events and informal recreation are appropriate in the campus academic core, however, most areas should be planted with shade trees. (right)

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 Mathews Hall, on the other hand, tend to be too intricate and complex for the size of the space and the size of the adjacent building. Fewer species in uniform, bold strokes would be more appropriate.

Specific Area Guidelines

Library Mall

The planting objectives of the Library Mall should be to create canopied walkways along both sides of the mall, a new grove on the north side of the Library, and to provide 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. As one of the most frequented and symbolically important pedestrian spaces on the campus, the Library Mall should possess a clear, memorable form that assigns an unambiguous identity to the heart of the campus. The primary trees lining the mall should be Live Oaks. This tree will provide year-round foliage and shade, a graceful canopy form and will harmonize well with the existing Live Oaks at the south end of the mall. 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.

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 the welcome dappled shade it provides. 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 turf grass quadrangles found on campuses in the temperate climates of the midwest, northeast and Atlantic coast regions. While some open lawn activity areas are necessary for events and informal play (such as the open lawn between Business Administration and Information Science or the smaller open lawn between the Physics Building and Art), these should be the exception rather than the rule in the campus landscape.

Maintenance and reinforcement of the groves should include the evaluation and protection of existing trees, and the periodic addition 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

Where space does not allow for trees to be planted in the tree lawn behind the street curb, street trees should be planted behind the sidewalk. (left)

Rich plantings of groundcovers, flowering plants and trees are appropriate in outdoor eating and gathering areas. (middle)

Flowering shrubs planted in masses should be used throughout the academic and residential campus areas for the variety and interest they bring to the campus landscape. Many species also attract butterflies and hummingbirds. (right)

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 should 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 provides a unifying effect to the planting. For example, one grove may be characterized by Schumard Oak, while another by Live Oak. This will allow for a diversity of species to be used campus-wide, and 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 trees in naturalistic patterns is to space all the trees equidistant from each other at a distance of about 30 feet. This yields a uniform pattern that is not convincingly naturalistic. A conscious effort is needed to replicate natural patterns in which the trees may vary from six feet to fifty feet apart. The variation of tree sizes at installation will further enhance the naturalistic effect. In all cases proper preparation and planting methods should be utilized to ensure the health of the trees.Species suitable for new campus groves include:

- *Carya illinoiensis*, Pecan
- *Celtis laevigata*, Sugarberry
- *Fraxinus texensis,* Texas Ash
- *Juglans nigra*, Black Walnut
- *Platanus occidentalis*, Sycamore
- *Prosopis glandulosa,* Honey Mesquite
- *Quercus macrocarpa*, Bur Oak
- *Quercus muhelnbergii*, Chinquapin Oak
- *Quercus schumardii*, Schumard Oak
- *Quercus stellata*, Post Oak (small sizes and limited quantities)
- *Quercus virginiana*, Live Oak
- *Ulmus crassifolia*, Cedar Elm

An additional recommendation regarding new tree plantings in the most heavily populated areas of the campus core, is that new trees should be planted in sizes that are large enough to have an immediate affect on the quality of the landscape. For example, the trees now planted in the Avenue A corridor on the east side of Business Administration and at the crossroads defined by Art, Physics, Business Administration and Radio-TV-Film and Performing Arts are too small to properly transform this area.

Although only recently installed, this popular sitting area looks worn and untended. Sitting areas should be developed with materials and details capable of withstanding public use and still look good with a modest amount of maintenance.(left)

Pavilions, water features and sculpture are important focal elements that can be used to identify campus gathering areas. (middle)

The plaza in front of Wooten Hall should be made more inviting by replacing existing hedges with lower plants. Existing trees should remain. Note the attractive and appropriate mass planting of Asian Jasmine to the right. (right)

Campus Streets

The planting objective for campus streets is to establish a continuous shade canopy along both sides of the street pavement. This will have the positive effects of reducing solar heat gain and heat reflection, shading the sidewalks to improve pedestrian comfort, and visually unifying the campus streets in a way that will make the campus more inviting to its residents and visitors alike. Street trees can play a particularly important role in visually unifying the campus because of the ability of repetitive rows of trees and a consistent canopy to control the great variation of landscape and building treatments that exist along most streets. Uniform rows of trees can minimize the differences in building setbacks, alignment, materials and style, and bring a consistent identity to the campus.

Species of trees suitable for streets are the same as those identified in the preceding section for campus groves, with the exception of Pecan and Black Walnut, whose fruits make them inappropriate for use as street trees.

Gathering Places

Campus gathering places are those outdoor areas where high levels of pedestrian activity occur because of the location of building entrances, provision of food service, the confluence of major walkways, adjacent building uses, or because of attractive landscape surroundings and the presence of shade. It is proposed that the gathering places of the campus be developed with a variety of seating opportunities (benches, seat walls, steps, cafe tables, etc.), sun protection, high quality planting, and amenities such as fountains and public art. These places provide opportunities for informal social interaction, study, passive recreation, or just a place to experience and enjoy the public life of the campus. Seeing people occupy attractive public spaces brings a tangible sense of vitality and human interest to the campus experience.

Planting of gathering places may include a rich variety of plantings, including groundcovers, bulbs, annuals, perennials, flowering shrubs, flowering trees and canopy trees. These are the areas of campus where higher levels of maintenance and landscape enrichment are warranted because of the high level of use these places receive.

Recently, a number of areas in the academic core and near residence halls have been developed as sitting areas with new seating, swings and litter receptacles. These areas should continue to be developed because they fulfill an important need for pleasant places to sit and enjoy the public life of the campus. Future sitting areas should, however, be developed with materials and construction details that are commensurate with the level of use that the area receives. For example, in low use areas, it may be acceptable to have mulch or wood chip paths. Mulch must be compacted and path must be appropriate width and slope to address ADA accessibility. In higher use areas where mulch will quickly get worn, kicked or washed away, more durable paving materials such as brick or precast pavers should be used. This will allow these areas to be maintained and

Walks and planters in the north Avenue B corridor do not relate well to the architectural order of the Administration Building, Master's Hall and other buildings in the vicinity. Consideration should be given to redesigning the existing system of angular walks before improving the plantings in these areas.(left)

In general, simple, easy to maintain plantings (left) are preferable to complex plantings that are usually less successful adjacent to large buildings. (middle)

For water conservation, drought resistant native plants should be used throughout the campus.(right)

good looking with a reasonable amount of maintenance.

In addition to improving campus sitting areas, larger plaza spaces, such as the Wooten Hall west entrance, should be improved to enhance their ability to host campus life and encourage social interaction. Today, the Wooten Hall plaza is surrounded by a tall hedge, lacks public seating and generally fails to be more than a place to pass through. Because of its location, however, it has the potential to be a vibrant campus gathering place outside of a major classroom building.

The hedge should be replaced with lower plantings, and an overall plan for planting, seating, lighting and amenities should be designed. The plaza area immediately adjacent to Wooten Hall should be considered a part of the entire area between Wooten Hall and Mathews Hall, and one design should address the whole area. Opportunities for similar plaza and gathering areas will accompany the development of new academic buildings as well. The design of each new academic center, such as the Sciences expansion and the College of Education, should include outdoor gathering spaces in their fundamental conception.

Academic Core and Residential Areas

Within the vehicle-free academic core and in residential areas, the objective for plantings should be to enhance human comfort through the introduction of shade (as noted above under the section on Campus Groves), to add visual interest that plants can bring to an urbanized environment, and to create a unified image for the campus. Plantings should consist of canopy trees, smaller ornamental trees, shrubs and groundcovers.

Where possible, walkways should be lined with shade trees, laid out in naturalistic patterns. Trees are conspicuously absent in parts of the Sycamore Street corridor and in parts of the Avenue A corridor such as the space east of Business Administration and the area west of Art. In the Avenue B corridor north of the Administration Building and in the area east of the General Academic Building, the system of campus sidewalks consists of an angular design that is not always harmonious with the order of campus buildings and generally does not add to the quality of the campus landscape. Strong, angular geometries of walkways and raised planters often conflict with the regularity of buildings such as the Administration Building, Information Science Building, Biology and Master's Hall. Therefore, consideration should be given to the possible redesign and reconstruction of the walkways in these areas before new plantings are installed. Ideally, the walk system would adopt a geometry more sympathetic to the existing context.

Small tree, shrub and groundcover plantings are appropriate throughout the aca-

Lining walks with shade trees is desirable in the academic core. (left)

Texas Sage, White Cherry Sage and Trailing Lantanas at Kerr Hall are a good example of a successful, low maintenance, tiered planting of Texas natives. (middle)

Mass plantings of ground covers are an attractive and low maintenance solution to areas that are too small to mow efficiently. Here, Liriope with Crepe Myrtles makes a rich combination. (right)

This handsome bed of Lantana and Ficus is an appropriate, low maintenance treatment at building edges. Another small flowering tree could be added to this bed for interest and balance. (above)

demic core and in the residential area because of the role they play in adding seasonal flower and foliage displays; reducing turf grass maintenance; their habitat value for birds, butterflies and hummingbirds; and their space-defining characteristics in framing views and screening uninteresting building surfaces or service areas. Simple plantings are preferred to overly complex plantings that are usually more maintenance intensive and less successful adjacent to large buildings. Simple, tiered plantings with low species in front of taller background plants should be employed. Groundcover beds with trees also make an attractive, low maintenance solution to many high traffic areas. For water conservation, native and drought-resistant groundcovers, shrubs and small trees should be employed in all campus plantings.

OTHER LANDSCAPE ELEMENTS

Pedestrian Pavements

The primary walk pavement material of the campus should continue to be cast-in-place concrete. Walks should be laid out to accommodate desired paths of movement and required vehicle access with the minimum amount of pavement. Intersections should be radiused to minimize cutting of corners. Plaza and courtyard spaces should employ special paving such as tile, brick, stone, color concrete or special scoring patterns to create a more attractive human scale surface in these locations.

Furnishings

The existing campus standard metal furnishings should continue to be used throughout the campus. Benches, trash receptacles, tables, seats and swings should be located in a variety of settings to allow users a choice of scenery and social settings. When locating benches near existing trees, care should be taken to minimize root damage to trees that would result from pedestrian traffic. At outdoor dining venues, the preferred solution for furnishings is to have movable chairs and tables. For durability, movable furniture should be solid, painted steel or aluminum.

Lighting

A campus standard post top light and pole should be selected for use throughout the campus and to gradually replace the high mast lights that now account for most of the pedestrian area lighting. The selected fixture should be a low glare, cut-off type fixture that also provides a glowing element that can be seen from a distance. Complete cut-off fixtures that do not have a glow elements or that do not emit any vertical light can, when viewed from a distance, give the appearance that an area is not illuminated. Fixtures should be mounted on 12-foot poles and the lamps for all pedestrian area lighting should be metal halide.

9 ARCHITECTURAL DESIGN GUIDELINES

The architectural design guidelines are intended to provide a framework for the consistent and cohesive urban design and architectural development of the University of North Texas campus at Denton.

The guidelines are not intended to limit creativity and expression in new construction; rather, they are intended to ensure that future buildings are compatible with the character of the campus and that they contribute to and complement the design vision for the campus as articulated in the master plan.

The design guidelines serve as a resource documenting: the characteristics of existing campus buildings; and, principles and criteria for the design of future buildings and campus districts.

CAMPUS SETTING AND CONTEXT

The planning and architectural design character of the UNT campus reflects the changing mission of the institution over time and trends in design and architecture.

Existing campus buildings were constructed over a 90 year period. In assessing the building character, three general periods of building style were identified. These include: 1) traditional; 2) post traditional; and, 3) contemporary.

An assessment of the architectural order, massing, facade treatment, fenestrations, entrances, roofs, materials and colors is provided as a primer for future designers.

TRADITIONAL BUILDINGS

Traditional buildings are what many in the campus community consider to be "contributing" in that they exemplify desirable principles of architecture and urban design. Construction dates on this category of building ranges from the early 1900s through the mid 1960s.

Traditional buildings define space rather than occupy space. On the UNT campus, traditional buildings help define the Avenue B mall north of the Administration Building and the core campus around the existing School of Business.

Traditional buildings tend to be simple in plan, massing, and form with a defined hierarchy of base, mid-section and top.

The facades are typically symmetrical compositions with a clear ordering system which determines the proportion and scale of the base, middle and top sections. The proportion of window to wall surface favors the wall with windows expressed as simple punched openings. Fenestrations exhibit a variety of details including stone lintels, keystones, sills and ornate stone arch surrounds. Windows originally consisted of light colored frames with multi-pane double hung sashes and clear glazing.

Facade surfaces are often distinguished by a differentiation of window design on the ground floors, horizontal regulating lines that engage windows, and cornices at the roof line.

The symmetry of the facades is usually punctuated by a central entrance incorporating pediments, porticos, central window features and archways. Doorways are expressed as arches or pediments. Columns are also used to define entrances.

Traditional campus buildings exhibit both sloped and flat roofs with silhouette articulation usually focused at the main entrance in the form of pediments. Buildings with flat roofs typically are capped with a cornice at the roof line topped with a brick parapet wall. The parapets feature stone caps.

Sloped roof materials include brown or red tile and incorporate dormers as seen on the Administration Building and Chiswick Hall. Eave details are expressed in stone.

Ornament is utilized on many of the traditional buildings to accentuate the entry features, ground floor windows, and pediments, which in several cases, incorporate the name of the building.

Brick is the dominant material and ranges in color from a light beige as seen on Terrill and Chilton Halls to a salmon color as found on the Business and Administration Buildings. Smooth-finished stone is used to define and accentuate base conditions as on the Business Building, to distinguish entry features, on window lintels, keystones, sills and at corners in the form of quoins. Stone is also used for horizontal regulating lines at the window sill level and on cornices at the roof line.

The Avenue B Mall axis terminates on the Administration Building.

The School of Business Building exhibits a clear ordering system of base, mid-section and top.

Windows in the base or ground floor are often differentiated by arches, ornament or other design features.

Traditional Buildings

Entries on are centrally located and feature a high level of ornament.


Engineering Technology


Information Sciences


Entrance Detail


Entrance Detail


Marquis Hall


Auditorium


Masters Hall


Terrill Hall

Windows are expressed as vertically proportioned punched openings. Original frames were light-colored with clear glazing.


Engineering Tech


Marquis Hall


Matthews Hall


School of Business

Slopped roofs feature red or brown tile. Flat roofs often feature cornices at the roof line and brick parapet walls capped with stone.


Chilton Hall Entrance


Chilton Hall


Physics Building

POST-TRADITIONAL BUILDINGS

Post traditional buildings on the UNT campus are those constructed primarily between 1965-1980. They coincide with the "brutalist" period in architecture and are characterized by large massing, minimal fenestration and a lack of ornament. Buildings constructed in this period are consistent in terms of massing, materials and design expression.

Post-traditional buildings tend to occupy rather than define campus spaces. Their expression is one of mass and, at times, complex plans. They tend to be rectangular in form with no scale defining features and, thus, appear as large brick boxes or a series of boxes.

The facades are often blank with small fenestrations or ribbon windows. Glazing typically is bronze colored and reflective. The compositions, in some cases, are symmetrical and, in other cases, based on internal space configurations. The expression of a base, mid-section and top is subtle if expressed at all.

Entrances are not articulated and are difficult to locate; the library being one exception as it has a monumental arch on the east facade.

Roofs are flat and exhibit no capping feature as seen on the General Academic Building and Library or are defined by a "mass" as seen on Foreign Languages and the Coliseum. Sloping elements are utilized to define entrances or unique program areas.

Ornament, if any, is subtle and is expressed in the masonry detailing. The dominant material is the darkest variety of brick utilized on the campus. Pre-cast concrete is used on a limited basis.


Willis Library - east facade & entry


Willis Library - south facade


University Union


General Academic Building - west facade


General Academic Building - west facade


Music Building


Language Building


Wooten Hall


Radio, TV, Film and Performing Arts


Eagle Student Services Center


Eagle Student Services Center


Eagle Student Services Center

CONTEMPORARY BUILDINGS

The contemporary phase of building includes structures completed since the early 1990s. These buildings represent a new design expression for the campus. Buildings in this category include various designs expressions ranging from the monumentality of the Gateway Center, the modern expression of the student recreation center and the iconic form of the Murchison Center. This is perhaps the most varied period in the history of campus buildings and demonstrates the least consistency in terms of design and the use of materials.

Buildings in the contemporary phase often define street edges and outdoor spaces. The Environmental Education Science and Technology Building and the new Chemistry Building both define the street edges along Avenue C and Mulberry, whereas the Murchison takes the form of an iconic building and the Gateway Center serves as the symbolic gateway to the campus from North Texas Boulevard.

The massing and form of these buildings, with the exception of the Murchison Center, consists of simple rectangular forms.

Facade treatment varies and includes the symmetrical arrangement of the Gateway Center to the iconic form of the Murchison Center. With the exception of the Gateway Center, the entrances are not well defined.

Fenestrations include traditional punched openings, ribbon windows and large expanses of curtain wall as seen on the Environmental Education Science and Technology Building and Student Recreation Center. Reflective blue-green glass and aluminum finish window frames are utilized.

Roofs are flat with the exception of the Murchison Center with its iconic metal roof.

Materials include the light brick of the Environmental Education Science and Technology Building, a color found on no other campus building, the light beige brick found on many of the early traditional buildings and the salmon colored brick found on buildings in the latter years of the traditional phase.

Several new materials are introduced to the campus in these buildings including the rusticated stone of the Murchison Center and the aluminum-finished panels of the Gateway Center and Student Recreation Center.

Environmental Education - south facing curtain wall

Student Recreation - south facing curtain wall and metal panels.

Chemistry - entrance


Gateway Center - west facade


Gateway Center - archway


Gateway Center - east facade


Murchison Center


Murchison Center entrance


Goolsby Chapel


Environmental Education

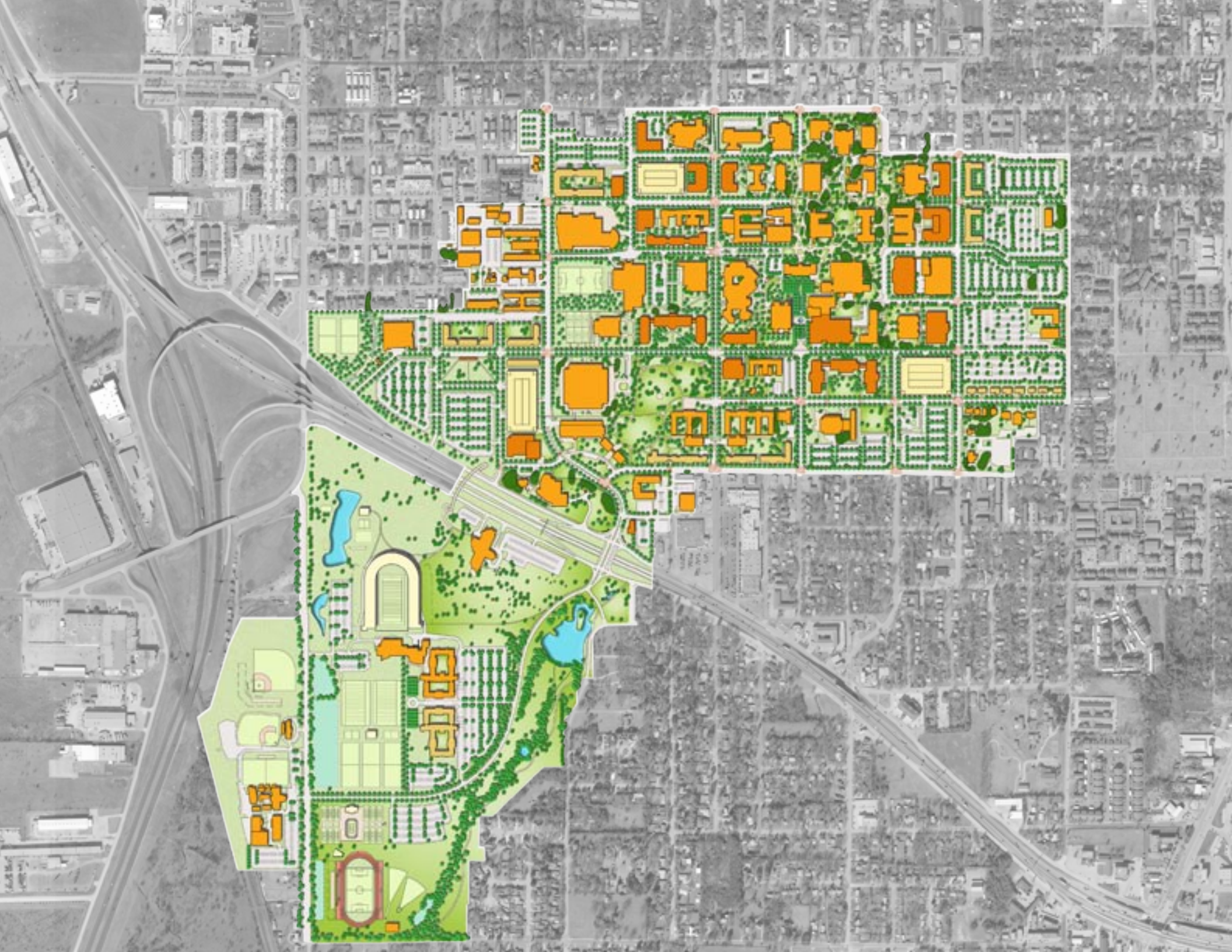

Environmental Education entrance


Student Recreation Center


Chemistry Building - street edge condition


Chemistry Building - ribbon windows


Chemistry Building - blue-green glass



DESIGN GUIDELINES

The following design guidelines are provided as a companion to the master plan. The purpose of the guidelines is to ensure a consistently high design quality as the campus develops and to ensure that a consistent campus design expression emerges on future buildings.

The guidelines include recommendations on building placement, orientation, form, massing, heights, facades, fenestrations, entrances, roof form, materials and color. They are drawn from the design principles which characterize many of the traditional buildings on the campus including: clarity of order and proportion; simple form and massing; definition of outdoor spaces; and, human scale features such as entrances and window articulation. This is not to suggest that future buildings should be traditional; rather, the intent is to learn from these buildings and design future buildings such that they define campus spaces and designed to a human scale.

Building Placement

The placement of future buildings should be guided by the alignment of adjacent buildings, the Denton street grid and the objective of defining memorable campus open spaces. Buildings should respond to any unique hierarchical relationships within the town or campus grid. For example, future buildings along the Library Mall should define the edge of the Mall Space; buildings at the end of major axis should receive, terminate or permit the axis to continue. The Administration Building is an example of a structure that responds to its axial relationship with Avenue B and is expressed as a major campus landmark.

Building Setback/Build-to Lines

Building setbacks should respond to the conditions of the immediate site area, especially along existing streets and pedestrian routes. The facades of buildings along street and pedestrian corridors should be continuous so as to define the edge condition. A maximum uninterrupted facade length of 125-150 feet is recommended in order to provide a human scale to the facades.

Building Orientation

In general, buildings should be oriented on an east / west axis for optimal solar orientation. Buildings may be oriented on a north / south axis in response to urban design objectives such as to define outdoor spaces or to define street edges provided that fenestrations on the east and west facades are designed to prevent excessive solar heat gain. The master plan identifies several future buildings which are oriented on an north / south axis with the understanding that the fenestrations and facades will be designed to respond to local climatic issues.

Building Form & Massing

Building plans should be simple in geometry, avoiding excessive widths. Where possible, plan widths should be in the range of 60 to 65 feet to maximize day lighting and natural ventilation opportunities. When wider floor plans are required for programmatic reasons, care should be taken to maximize natural daylighting in the buildings through the use of courtyards and atriums.

Existing UNT buildings that respond to the grid and define outdoor spaces tend to be simple in terms of overall massing. Buildings with simple rectangular volumes or a combination of rectangular forms dominate the central campus area. Simple massing allows designers to focus building budgets on higher quality materials and detailing. The buildings which fall into the traditional category exemplify how buildings can be distinguished through the use of durable materials and detail within a context of simple massing.

Smaller scale individual elements such as bay projections and covered walkways are encouraged to define building entrances and provide a human scale.

Building Heights

Building heights should be limited to three-to-four stories in most locations. Higher buildings may be constructed where topographic conditions permit or where landmark status is appropriate. One and two story buildings are discouraged especially in the central core of the campus. The master plan recommends a higher density of land use at the core of the campus in order to locate as much academic and student support space within the area defined by the ten minute class change area.

Building Facades & Fenestrations

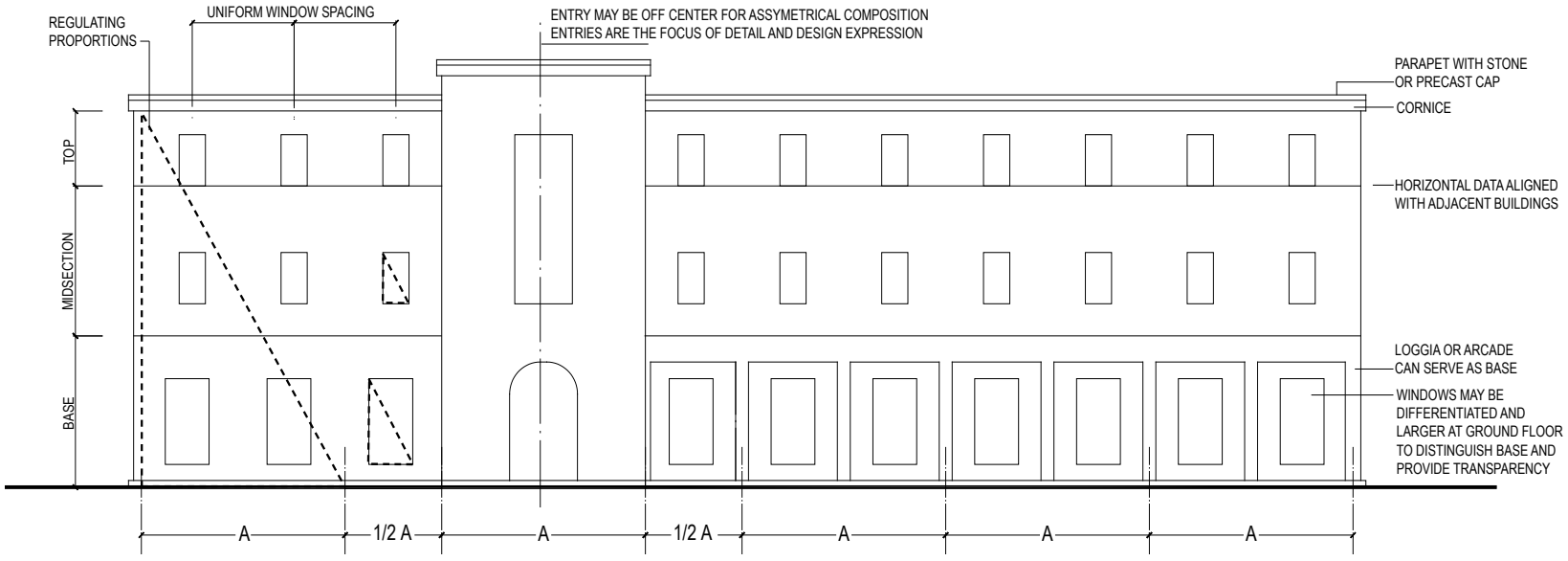
The traditional buildings of the campus exhibit well-ordered facades with clearly defined bases, mid-sections and tops. Facades tend to be organized around a central entry feature. The proportion of window to wall area varies but, in general, traditional buildings exhibit a greater proportion of wall area. Windows are most often expressed as punched elements in a continuous brick facade.

Windows are generally vertically proportioned and have stone surrounds expressing a strong sill and lintel. In some cases, keystones are used even on windows with no arch expression. Windows on the ground floors tend to be more ornate in design, with many incorporating arch features or unique stone ornament / detailing.

Facades are ordered and regulated by base conditions defined by a differentiation in material, window placement, the limited use of quoins, horizontal stonework integrated with the windows and the use of cornices at the roof line.

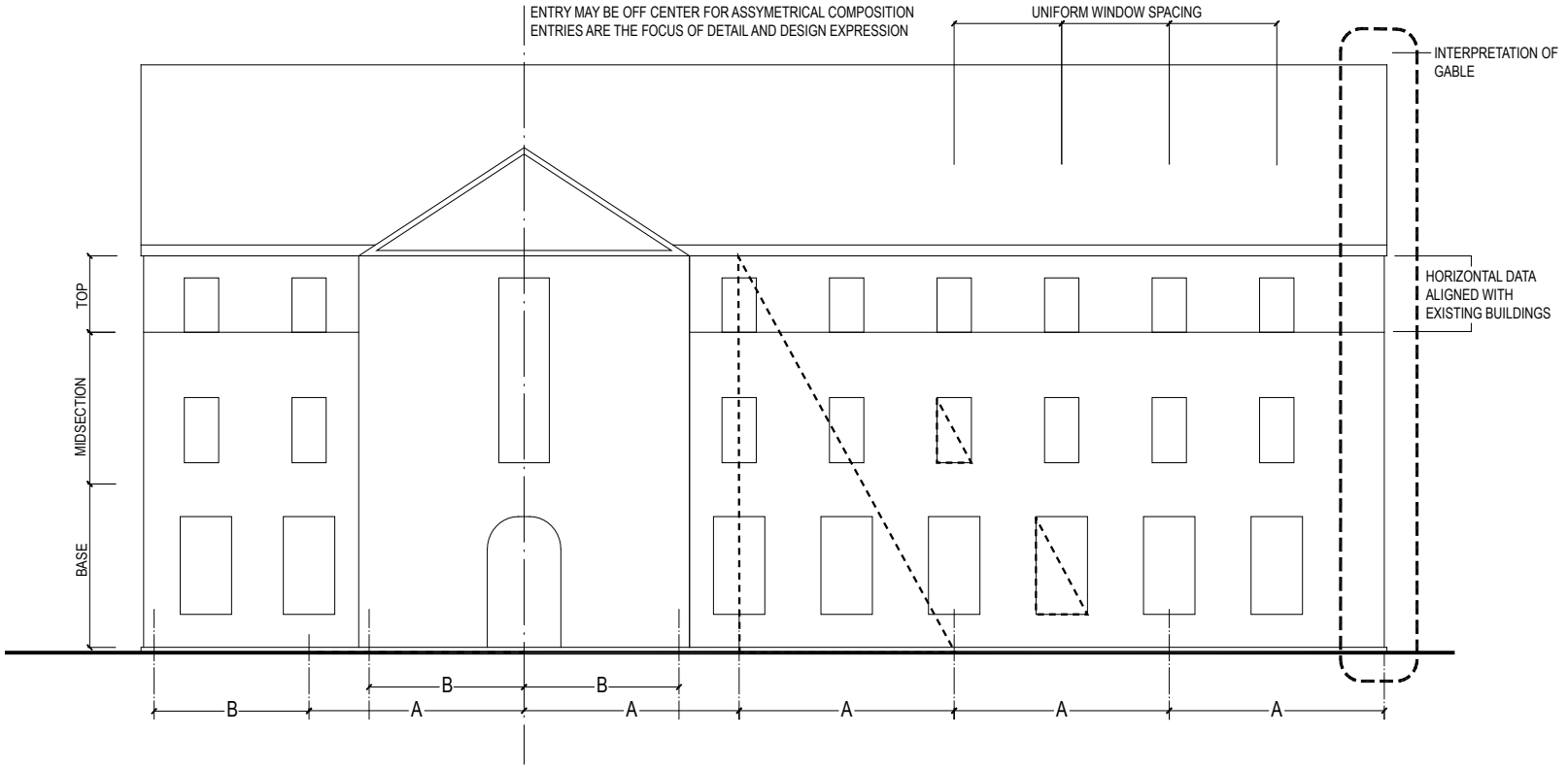
Future buildings should not be simplistic copies of traditional buildings. Instead, they should draw from the lessons these buildings provide and respond to contemporary program requirements, the demands of the context and the climate. To that end, future buildings should be simple in plan and massing.

Buildings with flat roofs



REGULAR BAY SPACING

Buildings with sloped roofs



School of Business (left)

Gateway Center (right)

They should have a clearly articulated ordering system defined by a base, mid-section and top but not necessarily one based on symmetry. The facades should respond to buildings in the surrounding context in terms of mass, proportion, and height. Order and rhythm should be provided by means of regular placement of windows, stone or cast stone detailing and a consistent definition of the roof / parapet line.

A more sustainable approach to the climate will require new design features and elements such as sun screens and shading devices unlike any found on the traditional buildings. Building facades should respond to orientation by minimizing fenestrations, using shading devices or recessed bays on the west and south elevations and open facades to the north. Future designers are encouraged to utilize these devices but to do so in the spirit of the character defining principles of the traditional buildings. In other words, these features should be utilized to unify the facade through horizontal and vertical expression and should assist in providing a human scale to the facades. They should not appear as large structures that encompass the entire facade; rather, they should be incorporated into the design of punched windows.

Punched windows are encouraged with a window to wall proportion similar to that found on the traditional buildings except in areas where indoor activities should be expressed in a more transparent way. Windows should be vertical proportioned and ordered by the prevailing lines of the facade. Ribbon windows are strongly discouraged.

Large expanses of curtain wall are discouraged for both aesthetic and energy consumption reasons unless incorporated with a loggia, portico or other shading structure. For energy efficiency, the maximum amount of glazed area on a building should be limited to 30 percent of a facade unless the facade is shaded by an architectural shading device, adjacent building, landscape or has a northern exposure.

Transparency

Transparency is not a quality associated with many existing buildings on campus. Buildings are opaque, have small windows at the ground level or have bronze or reflective glass. A greater degree of transparency, however, is encouraged on future buildings, especially at the ground floor level or other social/activity areas. The intent is to enliven the campus environment by creating stronger visual connections between interior and exterior activities.

In general, the use reflective or bronze colored glass is not permitted, especially on window replacements in the traditional buildings of the campus. Reflective and bronze colored glass should also be avoided when buildings are located adjacent to existing traditional buildings. Where solar protection is required, an architectural or landscape solution is the preferred means.

Building Entrances

Entrances on future buildings should be easily identified from main pedestrian routes and approaches and should retain a place of prominence on the building facade. Special entry features and expression on the facades is encouraged. As on the traditional buildings of the campus, emphasis should be placed on defining unique and memorable entrances.

Porches and Covered Walkways

The master plan includes recommendations for greater use of porches, arcades and covered walkways in response to the objective of enhancing the pedestrian environment by providing sun and weather protection.

Currently, there are few examples of covered walks on the campus; however, the architectural expression of these features could be easily adapted to the campus environment on future buildings especially those located along major pedestrian routes.

The master plan identifies two locations in particular, where arcades or covered walks would greatly enhance the pedestrian experience. The first is on Avenue D along the west facade of the proposed health clinic. An arcade in this location would serve to provide a covered portal into the campus from the new parking garage proposed at the corner of Avenue D and Sycamore. The second location is along the south facade of the proposed business school on Chestnut Street. An arcade in this location would enhance the heavily traveled pedestrian route from the Student Recreation Center to the campus core and University Union.

Entrances are the focus of detail (left)

Porches/Covered Walks should be used to provide shaded pedestrian routes. (middle)

Sloped Roofs were utilized on the early campus buildings (right)

Roofs

Sloped or flat roofs are appropriate on future campus buildings, a decision which should be based on adjacent buildings. Mansart Roofs, however, will not be permitted. When flat roofs are utilized, mechanical units and other equipment should not be visible from ground level. In locations where they can be viewed from upper levels of adjacent buildings, roofs should be designed with that view in mind. A cornice line or dominate horizontal feature at the roof line is encouraged. A cornice line is a common feature on many flat roofed campus buildings and serves to cap the building.

Sloped roofs provide the opportunity to distinguish a building that is simple in plan and elevation. Materials and color should respond to materials on adjacent buildings. Materials utilized on campus include red or brown roof tiles and standing seam roofs. Dormers are also considered to be appropriate.

Materials and Color

Brick is the dominant material on campus buildings. Over the years, three color ranges have been utilized. These include the light colored brick of early buildings such as Terrill; the salmon colored brick found on the Administration Building; and the darker brown brick found on the Library and other facilities constructed in the 1970s.

Brick should continue to be the primary material used on campus buildings with the color considered in relation to other buildings in the context area. The light beige and salmon colored brick are preferred.

Smooth finished stone is used to define base conditions and on feature elements such as entries, windows and cornices.

Stone or precast concrete is also encouraged on future buildings at entry ways, cornice lines, window surrounds and other unique or special features.

Metal panels have been introduced on recent campus buildings such as the Gateway Center and the Student Recreation Center. Future use of this material should be limited to buildings outside the traditional core of the campus and on buildings directly adjacent to these facilities.

Ornament and Decoration

Architectural ornament appears on many of the traditional campus buildings such as Chilton, Terrill and Biological Sciences but not in great quantity.

Ornament is considered to be appropriate for future campus buildings especially if related to the proposed program. Ornament should be used to distinguish the building and, as with the traditional buildings, should be concentrated at entrances and other highly visible areas of building facades.

Clearly expressed cornices (left)

Bronze glass should be avoided in window replacement (middle)

Example of ornament on a traditional building (right)

Traditional / Historic Building Re-use and Renovation

Many buildings in the academic core are "contributing" structures, meaning that they collectively form what could be described as the traditional or historic core of the campus. These structures are what many consider to be the character defining structures of the campus as they exhibit desirable architectural qualities.

Serious consideration should be given to maintaining the integrity of contributing buildings. Future alterations should be carried out with the aim of maintaining historic materials and details. Notably, future window replacements should be based on the original design. Reflective or bronze glass should be avoided as should bronze frames and oversized panes. Bronze glass and oversized window panes change the intended scale of the windows and result in "blank" appearance.

The Secretary of the Interior's Standards for Rehabilitation offers guidance for the alteration of contributing buildings. In particular:

"New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment".

"New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired".

Sustainability

The design guidelines seek to create a campus environment that is sustainable in the sense that campus facilities and transport systems are more energy efficient and water and land are efficiently utilized.

It is recommended that future campus buildings be LEED certified to highest degree practical. LEED is the U.S. Green Building Council's Leadership in Energy and Environmental Design Program.

DESIGN REVIEW PROCEDURES

Goals and Objectives

The design guidelines are intended to govern the process of locating and designing new facilities on the campus consistent with the campus master plan. Further, they are intended to assist the University in outlining the key design elements of future buildings that will create a hierarchy of campus open spaces and the unify the architectural expression of the campus. The following recommendations describe the procedures for the administration of the design guidelines and the design review process to be conducted by a Design Review Board. (DRB)

The charge of the DRB is to review project designs on behalf of the University with two primary goals:

1. To interpret the Campus Master Plan policies, principles and design guidelines; to determine compliance with the policies principles and guidelines; to recommend modifications to proposed projects as appropriate; and to grant exceptions when appropriate. Serious deliberation should be given to any exceptions or to any modification of the policies, principles or guidelines.
2. To evaluate projects to ensure that they meet the highest qualitative standards. Special care must be taken, however, so that the board does not lapse into "designing the building or site" and that architects, landscape architects, and other project representatives are given clear instructions after any review.

The DRB's review responsibility is the "civic" mission of a project, not its "private" or functional mission. This includes review of the project in light of the Campus Master Plan, with emphasis on the quality of public open space and landscape, on architectural form and exterior appearance, on the design of primary interior spaces, and its relationship and contribution to the larger campus context in which it is sited.

Project Review Criteria

A review is triggered by any new project or any project that affects or changes the public spaces of the campus or a building appearance through replacement, repair or restoration. All major buildings and landscape improvements will be reviewed. Smaller projects will be considered for review, although an abbreviated administration process may be utilized. Without some process for review, the accumulation of small projects, including replacement and repair, can add up to degrade the campus environment over time. In some cases, these smaller projects may be an opportunity to initiate the transformation of an existing condition into a new design. The primary criterion that triggers review by the DRB is whether a project affects or changes the public spaces of the campus.

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 are recognized for design excellence and who through their previous positions have demonstrated the ability to productively participate in a design review capacity.

There should be one outside consulting architect and one landscape architect on the DRB neither of whom should be engaged in work for the UNT system to the extent it would result in a potential conflict of interest. Design professionals should be precluded from working for the University during their term on the DRB.

Appointed members will have staggered terms of three years to ensure incremental turnover. To ensure the participation of the entire DRB, membership will be linked to reasonable attendance at meetings. The Chancellor will appoint as Chair a person of judgement, diplomacy and conviction as these qualities relate to the larger interests of the University.

The DRB is primarily a review body, not an action body. Its role is to advise on issues concerning the direction of the ongoing campus projects. The DRB may also have secondary, more pro-active roles including making recommendations regarding the need for district plans and design guidelines, and making recommendations regarding members for consultant selection committees.

At least once a year, the DRB should meet with the Chancellor and the President and facilitate a walking tour of the campus.

Design Review Procedures

Meetings should be scheduled as required by project volume and schedule. Projects will be presented to the DRB by the participating users committee and the project design team, which might include architects, landscape architects, engineers or other professional consultants. After every project review, comments will be provided to the project design team with copies to the Office of the Chancellor and the President. Subsequently, those instructions will be conveyed to the Project Committee and its consultants in writing in a timely manner. The sequence of actions/reviews will include, but not be limited to the following:

1. Make available to each design team a complete copy of the campus master plan, including relevant design principles and guidelines.
2. Require an initial meeting with the architect or designer to clarify the intent of the University.
3. Require formal intermediate and final reviews of the schematic design phase.
4. Require a review near the end of the design development phase, and, if there are significant changes, there should be equivalent reviews for construction documents.
5. Conduct a post-construction project assessment.

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 not clearly significant as to require extensive review.

Administrative Integration of Design Review

The success for the DRB and the design review process is predicated on the careful integration of the DRB into the existing University administration, especially as it relates to campus development and project invitation. The entire development process involves many different individuals and departments, whose contributions will be more significant with clear delineation of appropriate roles, responsibilities, and interrelationships. It is expected that the University 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 Design Consultants
The University at Large

Two subjects in the development process are important enough to merit special emphasis if design review and the Campus Master Plan are to be successful: project scope/funding and architect selection.

If buildings are to fulfill their civic role as described in the Campus Master Plan, both the programming and funding must accommodate this by including landscape and public space requirements in the program and budget of a proposed building.

Selection of architects and other design professionals may be the most important single factor in the successful implementation of the intent of the Campus Master Plan. Special care must be taken to select the right architect, or other design professional, for a particular project. Not all programs and areas of the campus are the same; thus, an architect may not be equally qualified for all areas. For, example, design professionals for contextually demanding projects must have demonstrable understanding of the intent of the University as manifested in the Campus Master Plan, not simply qualifications for a particular building type.

The Campus Master Plan does not consist of absolute laws, but rather of policies and design principles which may be supplemented further by more detailed and site-specific design guidelines at the district level. In order to be effective, the Campus Master Plan must be implemented, monitored, interpreted, enforced, and, if necessary, modified over time. That requires an ongoing process as no plan can be prescriptive enough to anticipate future events in detail, if at all. The Campus Master Plan is a framework for decision-making that will carry out the goals and objectives of the University.

10 IMPLEMENTATION STRATEGY

The master plan provides recommendations to guide incremental change on the campus. The following implementation projects are identified to assist the University in grouping work programs and to ensure that incremental development does not preclude the execution of the master plan vision. The implementation projects fall into two categories: 1) projects associated with near-term buildings; and, 2) site and landscape projects independent of proposed facilities. Projects in the latter category, given the unknown nature of timing, are considered to be development projects in their own right and would be subject to detailed design and implementation strategies. They are reviewed here only to point out design and other issues that the University will need to consider.

As there are many unknowns with regard to the phasing of the proposed facilities, a detailed timeline for implementation is not provided. General phasing sequences, as currently, understood are recorded. The MP1 list submitted by the University serves as the basis of those projects with known timelines.

PROJECT FOCUS AREAS

Summaries of the implementation issues associated with near-term building and site projects are identified in the master plan for the following projects:

- Wellness Center
- Sycamore Street Parking Garage
- College of Business
- Sycamore Street Parking Garage

Currently proposed building projects are associated with specific site and landscape development projects as described below. Site and landscape projects independent of proposed buildings are also identified in each of the major areas of the campus.

CHESTNUT STREET / SYCAMORE STREET CORRIDORS

The construction of the proposed parking garage on Sycamore Street, the Wellness Center and the College of Business Buildings will provide the opportunity to transform the Chestnut and Sycamore Street corridors as envisioned in the master plan.

The proposed Sycamore Street Parking Garage provides the opportunity to improve the streetscape. Specific improvements should include repair / replacement of sidewalks, new lighting as appropriate and consistent rows of street trees on Sycamore, Mulberry and Avenue D. Improvements to Sycamore Street will serve to enhance pedestrian routes into the campus from the proposed garage. Other projects associated with Sycamore Street include the proposed replacement for College Inn between North Texas Boulevard and Avenue D.

The Wellness Center project should address streetscape improvements along Avenue D including new street trees and the proposed public square at the intersection of Avenue D and Chestnut. The public square is to be defined by the south entry façade to the Wellness Center and the west end of the College of Business Building. The plaza is envisioned to include a bosque of canopy trees and seating within a paved plaza area.

The College of Business Building will serve to define the Chestnut street edge and provide covered walkways extending from Avenue D to Avenue C. The proposed improvements will serve to enhance Chestnut Street as a major east / west pedestrian route linking the Student Recreation Center to the University Union. Specific improvements include narrowing of the street right-of-way, new pedestrian paving, street trees and new lighting along Chestnut Street. It should be noted that the suggested Chestnut Street improvements extend to the east of Avenue C, where it is recommended that the parking in the center of the street be removed to make way for a landscaped median. The project will also need to address the landscape between the proposed building and McConnell Hall located to the north. This area is envisioned as a open space incorporating the existing courtyards of McConnell and the required service areas.

HOUSING DISTRICT / GATEWAY PARK

The master plan identifies several potential sites for future residence halls. The next residence hall is proposed on Eagle Drive and will be known as Honors Hall. The proposed site is southwest of Clark Hall. This site provides the opportunity to associate the housing with the proposed Gateway Park and to begin establishing the proposed Housing District.

Honors Hall will assist in transforming the Eagle Drive gateway into the campus. It should be noted that completion of the Gateway Park is contingent on the acquisition and demolition of the apartment complex located to the west of Clark Hall.

Gateway Park itself will necessitate the permanent closure of Avenue D south of the existing Maple Street alignment; and the closure of Maple to the west of the Clark Hall entrance. It will also require the displacement of the existing parking areas. An important consideration for the design of the Park is the existing 69kv electric lines which run along Maple and Avenue D. These lines are likely to remain and will need to be considered in the proposed tree patterns.

AVENUE C

The proposed operational closure and design changes to Avenue C from Maple Street north to Chestnut Street will remove through traffic from the campus and extend the pedestrianized core to the south and west. The proposed closure will entail removal of the central median, narrowing the street width, special paving at key crossing points, bike lane designation, signage to control the closure, new pedestrian walks on the east and west sides of the street and a double row of trees on each side of the street.

FUTURE IMPLEMENTATION PROJECTS ISSUES

Highland Transit Mall

The Highland Transit Mall will provide the opportunity to transform the center of the campus and improve the campus environment for transit users, bicyclists and pedestrians. The proposed improvements include closing the street to all traffic with the exception of transit, bicycles, pedestrians and service/emergency vehicles. Specific physical design recommendations include: narrowing the street section, new paving, bike lane designations, new lighting and the introduction of a double row of street trees on the north and south sides of the street. Special features will include signage and transit stop shelters.

Future projects associated with the Transit Mall include the iconic academic building proposed for the highpoint of the campus at the intersection of Avenue C and Highland (Music Practice Buildings), the Music Annex site, a potential Commuter Center at the southeast corner of Avenue C and Highland, the Stovall Hall redevelopment site, the Highland Hall redevelopment site and the parking garage located between Avenue A and Welch. Each of these projects should be designed to reinforce the design intent of the Transit Mall.

Design of the Transit Mall and other projects in the area will need to take into consideration the following:

- Avenue B between Highland and Maple will need to be reopened as a street as part of a gateway expression into the campus from Eagle Drive to the Library Mall and to provide a circulation route for future transit loops.
- Central Avenue will need to be closed from Eagle Drive to Highland to create the proposed development sites for the future parking garage and parking areas.

Eagle Point Campus

Future development on the Eagle Point Campus should take into consideration the development of the proposed Greenway. This area could provide an attractive amenity for the campus if the proposed trail system is completed and additional tree planting is carried out. Given the potential environmental benefits associated with this project, the University should consider ways to coordinate the development of the greenway with environmental studies or other educational programs.

Land Acquisition Strategy

Implementation of the master plan in several areas will require the acquisition of out parcels within the general boundaries of the campus as well as sites on the periphery. The sites and the rationale for purchasing each of the sites are identified as follows:

- Maple Street – private apartments west of Clark Hall will need to be purchased to implement the Gateway Park and housing proposed along Eagle Drive.
- Central Avenue – while not a sit per se, the development of the parking garage on Highland and the development in the block defined by Maple, Welch, Eagle and Avenue A will require the closure of Central Avenue and incorporating the right-of-way into the proposed development sites.
- Block defined by Chestnut Street, Bernard Avenue, W. Prairie Street and Welch Avenue should be acquired for future parking to serve the academic core.

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