

The University of North Texas Health Science Center Master Plan

EXECUTIVE SUMMARY - DRAFT





A LETTER FROM THE PRESIDENT

Creating a Campus Master Plan is an exciting, all inclusive process involving numerous stakeholders from the city, community and campus. At the core of any campus master plan is the alignment of the physical development of the campus to the strategic or academic plan. This ensures that specific planning priorities are supported, furthering the mission of the institution.

The University of North Texas Health Science Center boasts a long history of successful health education programs. With these programs comes the need for a long term vision for the campus which allows for population growth as well as collaboration between existing departments. The University's future is contingent upon a strategic, appropriate master plan geared toward future goals of expanding campus facilities to meet the needs of increased growth. Also, a guide to campus development is needed to allow the University to become a unique but complimentary character in the fabric of the surrounding area. Influences from the cultural district to the south and historic neighborhoods to the north and east influence the UNTHSC ambience.

In the coming months, the University will work to design and construct its first building called for by the newly adopted Campus Master Plan. It will be the first step on the journey to make the University of North Texas Health Science Center a collaborative, integrated campus within its own boundaries as well as throughout the fabric of the surrounding communities.

While this process has been exciting and rewarding, the publication of this Executive Summary and the implementation of the plan once approved by the Board of Regents, will create much more excitement on our campus as we look to the opening of our newest facility. I wish to take this opportunity to thank all involved in this process, and to express my deepest thanks and gratitude to the Campus Master Plan Advisory and Steering Committees, and our consulting team of Carter & Burgess, Inc. (Fort Worth, Texas) and Polshek Partnership Architects, Inc. (New York, New York).

Sincerely,

Scott Ransom, DO, MBA, MPH

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INTRODUCTION

In the summer of 2005, The University of North Texas Health Science Center (UNTHSC) at Fort Worth purchased the adjacent Texas Osteopathic Hospital and additional land surrounding this facility (approx. 15 acres), almost doubling the size of the campus. With this additional land increase and projected student and research growth, the UNTHSC embarked on a strategic planning process to help shape the future development of the campus's built environment.

A campus master plan allows for the opportunity of an institution to reflect upon its history, assess its current condition, and establish a vision for its future growth and prosperity. The Master Planning team of Carter & Burgess, Inc. and Polshek Partnership Architects, LLP were chosen in early 2006 to lead the planning process and help in translating these institutional goals and objectives of the University. Contributions from an Advisory Committee made up of leaders from the community, members of nearby neighborhoods, and faculty and staff from the UNTHSC were invaluable to the master planning team through meetings and workshops in identifying and prioritizing objectives and goals for the University and the surrounding area.

The planning team began by studying the surrounding context, developing key strategies to unite the campus with the mission of the University and develop concepts which bring connections and a sense of community to the areas many constituents. A series of Guiding Principles were developed with the University to describe the ideals and aspirations this master plan is to foster. Although it is a Health Science Center, the UNTHSC boldly shifted from convention and embraced the idea of the academic campus. This 'collegial environment' for the campus creates both interactive indoor as well as outdoor spaces that support not only the faculty, staff, and students but also the surrounding community.

The Final Vision Plan sets out to strategically outline the responsible growth of the University over time while maintaining the consistency and values established by the Guiding Principles.

This Executive Summary serves as an abbreviated version of the full Master Plan document, highlighting the salient characteristics of the overall plan. Detailed information of each section is included in the Master Plan document.

THE UNIVERSITY OF NORTH TEXAS HEALTH SCIENCE CENTER

The University of North Texas Health Science Center is a research, teaching, and public service institution that focuses on the health and well-being of its patients, students, faculty, staff and administration. Recognizing the campus itself as a "living entity," the UNTHSC is looking to the Master Plan as an outline of its specific needs, within the campus itself as well as the larger community. Options for planned growth and change at the UNTHSC should support the integration of the ideals of healthy lifestyles and community that are taught and practiced daily within the classrooms and health care facilities of the campus. With a planned campus that reflects the aspirations and traditions of the Health Science Center and region, the university can continue attracting and retaining the best faculty, staff, and students.

MISSION STATEMENT

To improve the health and quality of life for the people of Texas and beyond through excellence in education, research, clinical care and community engagement and to provide national leadership in primary care.





Aerial of TCOM in 1972



The first community outpatient clinic in 1974



The University of North Texas Health Science Center in 1979.

CAMPUS HISTORY

Since its establishment in the 1960's, the University of North Texas Health Science Center has sought to provide specialized health education. The campus has grown rapidly both in physical size and focused educational programs.

1960's

- Community leaders began to develop an osteopathic college in Texas, responding to a national need for more osteopathic physicians.

1970's

- The Texas College of Osteopathic Medicine (TCOM) opened with a class of 20 students on the fifth floor of Fort Worth Osteopathic Hospital.
- Facilities were added to the campus including a community outpatient clinic, the Basic Science Building (now the Administration Building), Medical Education I (MedEd I).

1980's

- The campus grew, with the construction of two new campus facilities - Medical Education Buildings II & III (MedEd II & III).
- TCOM goals were service-oriented, focusing on community service, service to professional organizations, and continuing medical education.

1990's

- With the addition of a graduate school of BioMedical Science, the institution was re-named the University of North Texas Health Science Center, with the medical school keeping its identity as TCOM.
- The Patient Care Center (MedEd IV) was opened in 1997.
- In 1999, the UNTHSC campus joined the UNT Denton and Dallas campuses to form the University of North Texas System.

2000 - PRESENT

- The Center for BioHealth (MedEd V) was opened in 2004.
- When the Osteopathic Medical Center of Texas (OMCT, also known as the Fort Worth Osteopathic Hospital) closed in 2004, the University purchased the property during the following year, doubling the size of the campus.

THE CAMPUS MASTER PLANNING PROCESS

PLANNING PHILOSOPHY

Campus planning is guided by the principles of the university and informed by the hopes and goals of the university stakeholders, faculty, staff, students, surrounding neighborhoods, and area developers. Architects and planners serve as facilitators to provoke discussion among the groups and record responses that inform the schematic design of the campus plan.

Two committees were designated to provide input during the Master Planning process; Steering Committee and Advisory Committee. The Steering Committee is made up of members from the University of North Texas System and the University of North Texas Health Science Center. The Advisory Committee is made up of members from the Steering Committee as well as several public leaders, members from area neighborhoods and the surrounding Cultural Institutions. At the outset, members voiced their hopes and concerns, alerting the designers to areas of the campus which could particularly benefit from their attention. In addition, public meetings were held to afford the larger community an opportunity to provide input to the Master Planning process.

PROJECT APPROACH

The project approach involved a four step process of on-site workshops, meetings, and campus tours:

1. Observations / Principles

The Planning Team recorded overall observations of on- and off-campus circulation, the needs of surrounding neighborhoods, and the locations of developments on the periphery, as well as on-campus conditions.

2. Data Gathering / Analysis

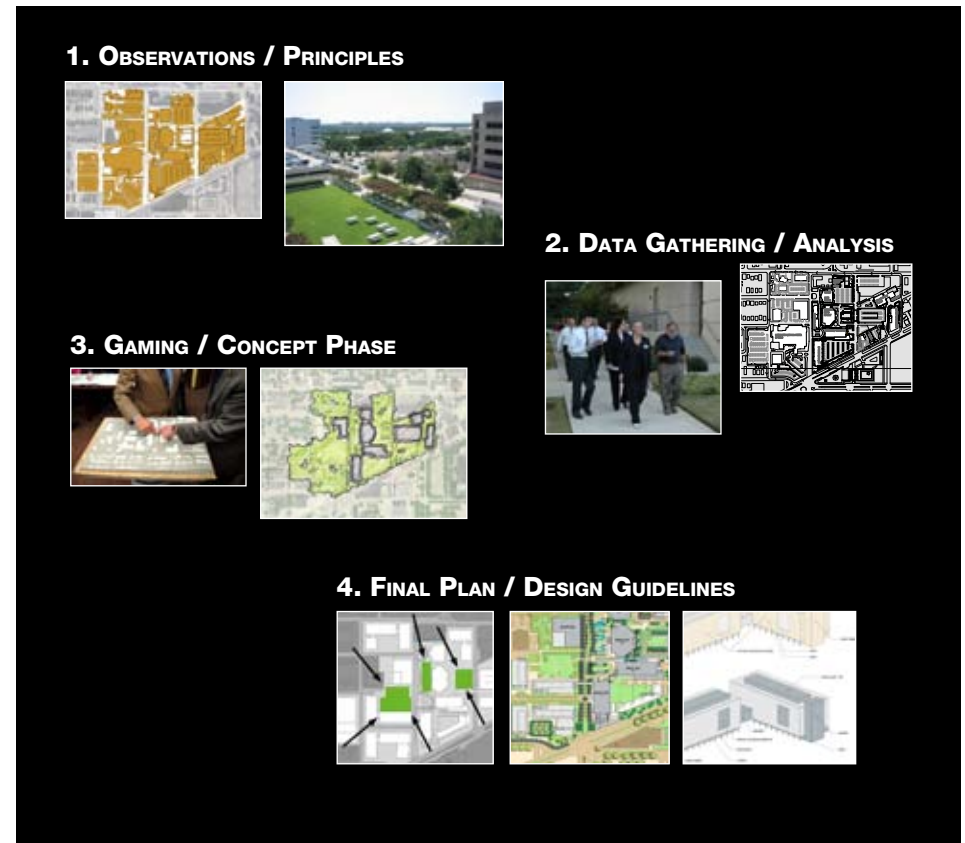
Further information was collected by the Planning Team about the campus and the goals of the University for its future. Early design considerations such as how to further connect the campus together as a whole, as well as tie it into the surrounding neighborhood and cultural centers, emerged out of these studies.

3. Gaming / Concept Phase

During this phase, planning principles began to come together in various schemes. Overall organizational strategies and particular concerns for a Master Plan for the University were discussed at design charrettes. These charrettes were interactive work sessions in which members of the Steering and Advisory Committees were invited to participate as the Planning Team sketched ideas.

4. Final Campus Plan / Design Guidelines

A final plan and design guidelines were presented to the Steering and Advisory Committees, as well as the public. The Master Plan is a record of a vision for the campus and community to be used as a guide as the UNTHSC develops over time.





ACADEMIC VALUES

The physical plan promotes, reflects, and supports the University core values of Academic Advancement, Discovery, Collaboration, Diversity, and Entrepreneurship. Every investment in the campus supports the mission of the University.



CREATING COMMUNITY

The University, Neighborhoods, Cultural District and the City, will benefit from the creation of 'Community' within and around the campus. The University is an active, essential partner that respects and supports its neighbors.



SPACES AND LINKAGES

The campus takes advantage of its surroundings by creating and linking usable outdoor spaces. The campus encourages and facilitates these linkages through identifiable pathways and gathering areas.

MASTER PLANNING GUIDING PRINCIPLES

Principles were established with the input of the Steering and Advisory Committees to guide the Master Plan process. The Planning Team referenced University mission statements and academic goals while listening to the aspirations of the UNTHSC and community representatives for the Master Plan. During the planning process, schemes were developed that would translate these core values into the physical environment of the campus.



ENVIRONMENTAL & SUSTAINABLE PRINCIPLES

The campus respects and is consistent with the natural systems of the Region. It encourages stewardship and efficient use of the environment, Campus and University resources.



RESPONSIBLE IMPLEMENTATION

Develop a strategic planning matrix of future buildings, open landscape, circulation, and infrastructure for the campus that will enable an orderly accommodation of future growth.



CAMPUS IDENTITY AND AESTHETICS

Develop a clear recognizable campus precinct along with consistent guidelines for architecture, landscape, and wayfinding.

EXISTING CAMPUS

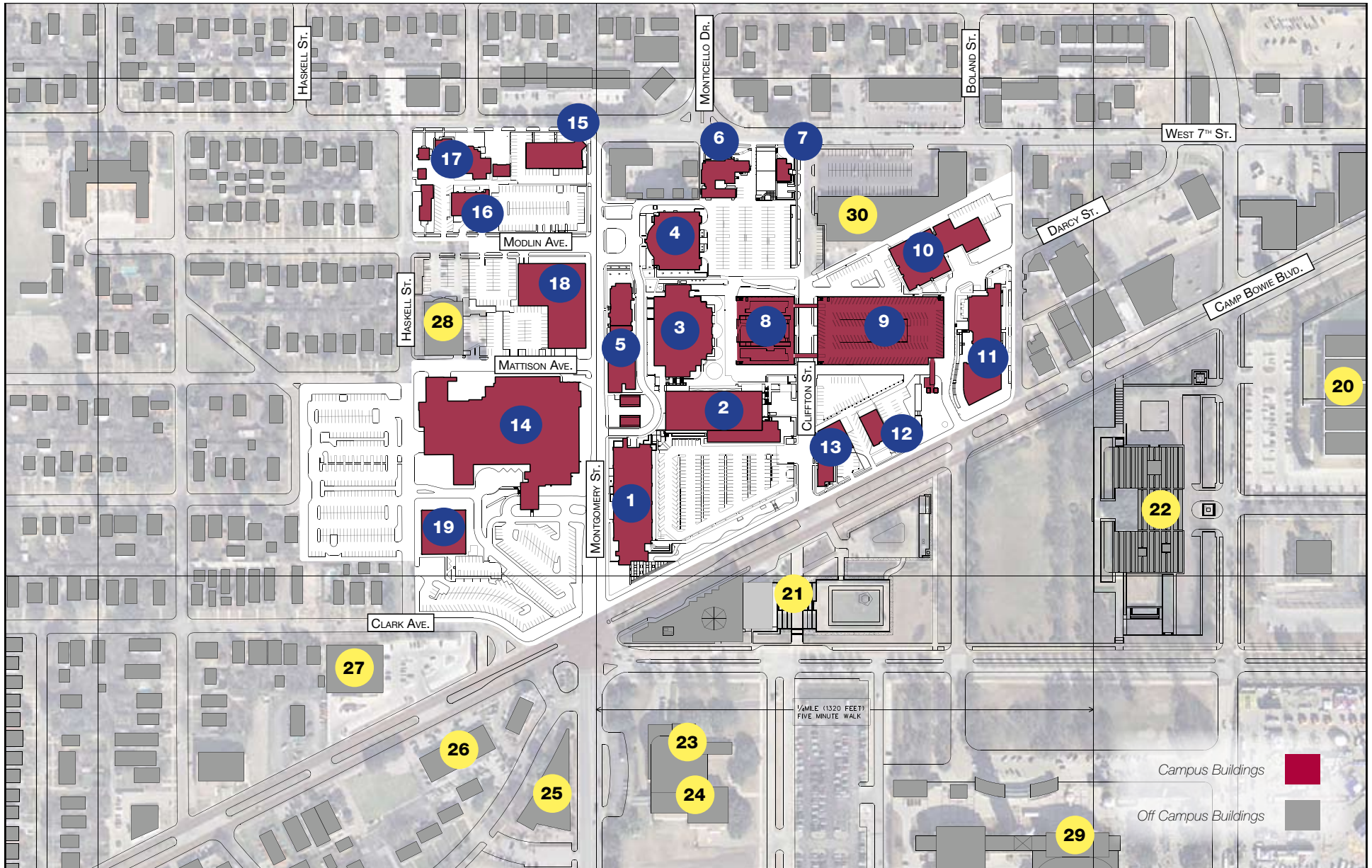
Including the 2005 acquisition of land west of the main campus, the UNTHSC campus currently encompasses more than 33 acres.

BUILDINGS

1. Education & Administration (Med Ed I)
2. Research & Education (Med Ed II)
3. Gibson D. Lewis Library (Med Ed III)
4. Patient Care Center (Med Ed IV)
5. Education Annex
6. Founder's Activity Center
7. Geriatrics Annex
8. Parking Garage West
9. Parking Garage East
10. General Services/Police & Facilities Management
11. Center for BioHealth (Med Ed V)
12. Administration Annex
13. Renal Center
14. Fort Worth Osteopathic Hospital (to be demolished)
15. Professional Offices
16. Day Care Center
17. Adjacent One-Story Buildings Under Lease
18. Parking Garage
19. Medical Center Professional Building

SURROUNDING BUILDINGS

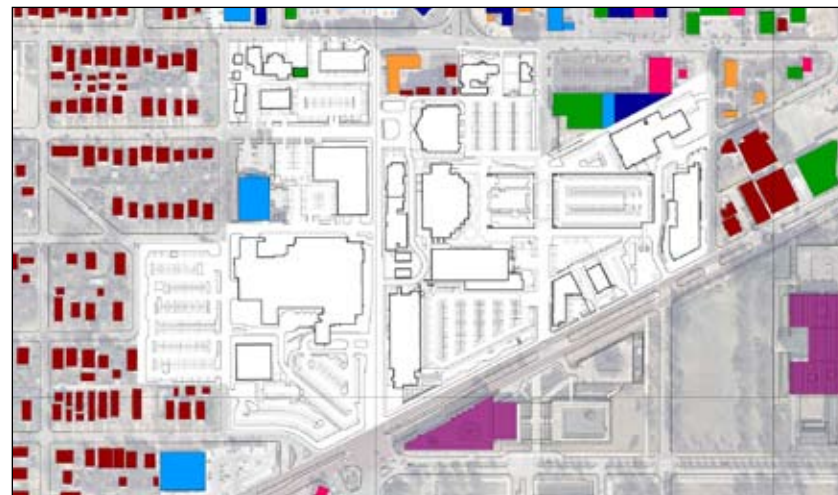
20. Modern Art Museum of Fort Worth
21. Amon Carter Museum
22. Kimbell Art Museum
23. Fort Worth Community Arts Center
24. Fort Worth Museum of Science & History
25. Church
26. Fort Worth Orthopedic Surgery
27. Retail Center (CVS)
28. Physicians Surgery Center
29. Will Rogers Memorial Colliseum
30. Chicotsky's Center (Retail/Restaurant)



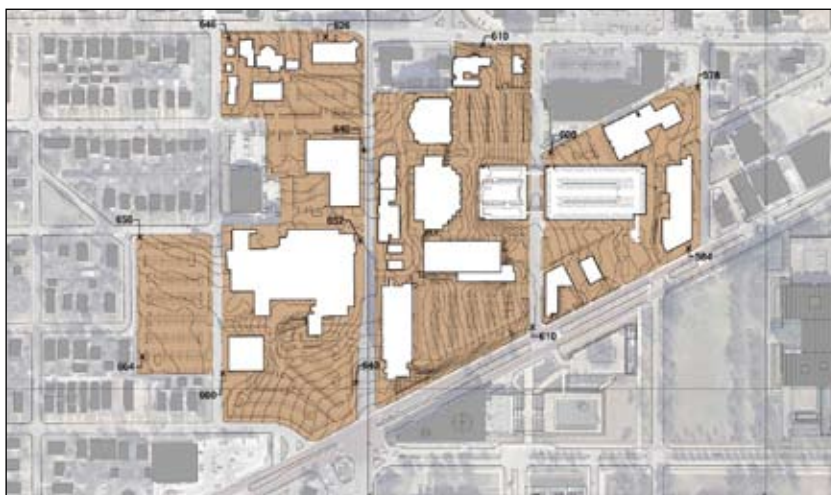
OBSERVATIONS



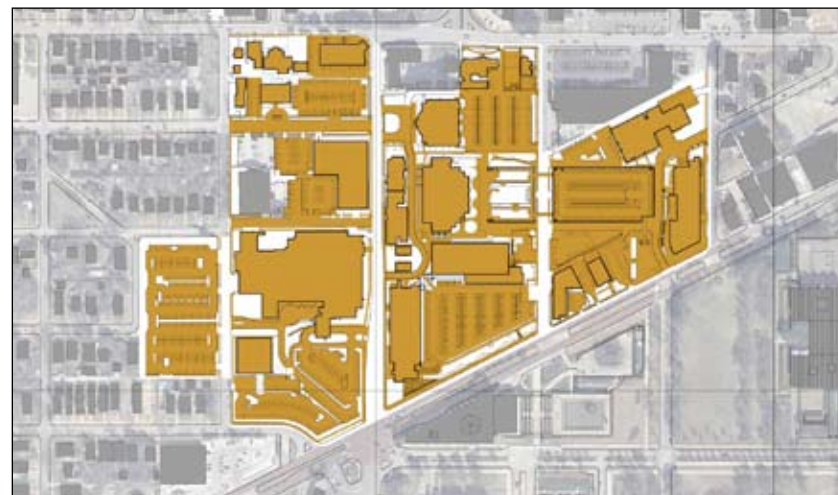
Landscape Observations: Landscape observations included the lack of further definition of building entries and a campus gateway, as well as an increase in overall green space and planting.



Periphery Use Observations: The land use on the periphery of campus was examined to determine the character of each neighboring district and residential community.



Topography Observations: The effects of topography on campus were assessed and accommodated for in planning a pedestrian-friendly, accessible campus.



Impervious Surface Observations: The amount of impervious surface on campus was measured. Very little area on campus has been preserved as green space, which influenced the planning team's direction for the final master plan.

PROGRAMMING RECOMMENDATIONS

CAMPUS THEMES

In order to develop a greater understanding of the overriding issues associated with the facilities and operations at the UNTHSC, the Master Planning team conducted on-site interviews with the Deans and other representatives from each of the campus' primary departments. Discussions focused on themes that each department viewed as critical issues related their own activities as well as those of the University and the campus as a whole.

While discussions with the University deans and administrators touched on a wide range of critical issues, a few recurring themes were addressed by virtually every individual interviewed. This core set of ideas covered such things as development of the overall campus, shared facilities, key operational trends, faculty and staff interests, meeting space, and support spaces. A summary of these overriding themes is included in the master plan document. The four main themes discussed include the following.

COLLEGIAL UNIVERSITY ATMOSPHERE

At the highest level, virtually all of the University deans expressed an interest in the development of the UNTHSC's campus as that of a traditional university as opposed to that of a "sprawling hospital". The focal point of these discussions typically expressed the hope that the UNTHSC campus would grow into an environment with quads and other green spaces found at more the traditional and iconic universities.

INCREASING INTERDISCIPLINARY FUNCTIONS

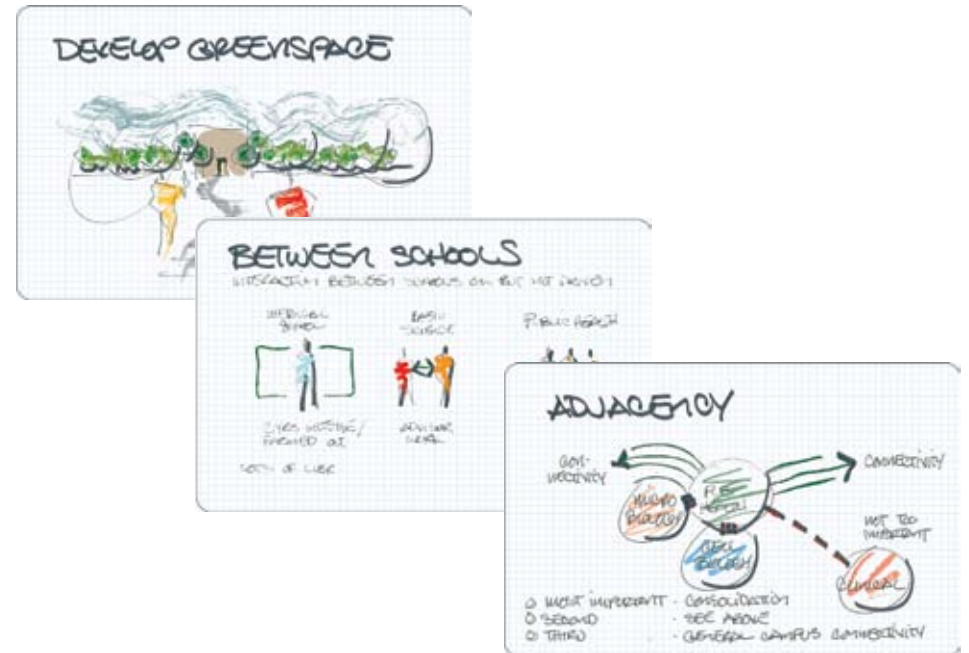
In addition to the development of the campus itself, a vast majority of the interview topics addressed operational as well as faculty and staffing trends. Specifically, there is an expectation that the University, students, faculty, and staff alike will benefit from an increase in interdisciplinary work.

CRITICAL FACILITY REQUIREMENTS

Aside from the campus and some of its inherent operational trends, University deans also seemed to agree on some of the critical facility and general support requirements for the UNTHSC. At the forefront of these ideas was a consistent interest in establishing a core facility that would serve as a "Center of Excellence", consolidating facilities and support for the four areas of focus for the University.

GATHERING SPACES

There were a number of other similar interests described by UNTHSC deans and administrations that further support the themes described above. Another overwhelming theme, seeming rooted in the shape and operation of the environment, is the interest in the campus and its facilities providing gathering spaces of all types for students, faculty, staff, and visitors.



EG.SF/Student
326

Years Out	Year	FTE Students	% Growth
	2007	1,171	
1	2008	1,246	6.4%
2	2009	1,376	10.4%
3	2010	1,510	9.7%
4	2011	1,626	7.7%
5	2012	1,702	4.7%
6	2013	1,781	4.6%
7	2014	1,843	3.5%
8	2015	1,901	3.1%
9	2016	1,961	3.1%
10	2017	2,023	3.1%
11	2018	2,086	3.1%
12	2019	2,152	3.1%
13	2020	2,220	3.1%
14	2021	2,289	3.1%
15	2022	2,361	3.1%
16	2023	2,436	3.1%
17	2024	2,512	3.1%
18	2025	2,591	3.1%
19	2026	2,673	3.1%
20	2027	2,757	3.1%

Ratio EG:G¹
2.40

EG.SF Existing	EG.SF Required	EG.SF Increase
370,186	381,746	11,560
	406,196	36,010
	448,576	78,390
	492,260	112,074
	530,076	159,890
	554,852	184,666
	580,606	210,420
	600,818	230,632
	619,726	249,540
	639,229	269,043
	659,346	289,160
	680,096	309,910
	701,499	331,313
	723,575	353,389
	746,346	376,160
	769,834	399,648
	794,061	423,875
	819,051	448,865
	844,827	474,641
	871,414	501,228
	898,837	528,651

GSF Existing	Total GSF Required	GSF Increase ²
889,391	917,164	27,773
	975,907	86,516
	1,077,727	188,336
	1,182,680	293,289
	1,273,535	384,144
	1,333,061	443,670
	1,394,936	505,545
	1,443,496	554,105
	1,488,924	599,533
	1,535,781	646,390
	1,584,112	694,721
	1,633,965	744,574
	1,685,387	795,996
	1,738,427	849,036
	1,793,136	903,745
	1,849,566	960,175
	1,907,773	1,018,382
	1,967,811	1,078,420
	2,029,739	1,140,348
	2,093,616	1,204,225
	2,159,503	1,270,112

PROGRAMMING

As part of the overall concept for the physical plan, the Planning Team analyzed the growth of the campus population to determine how much physical growth (in square feet) should be expected over the next 20 years. Referencing the University's academic plan, the team extracted year by year program enrollment growth projections. In short, the academic plan projected a high level of growth over the next five years. These high growth levels were interpolated into several planning calculations to determine the population of the student body in a year by year analysis. In combination with student growth the master plan team also analyzed a paralleled growth of the faculty and staff. With a total enrollment cap of 3,500 students, the chart to the left was prepared to track both how the population would climb and how the required physical space supporting that growth would also expand.

In summary, the analysis determined that within the range of the master plan, the physical space required would have to almost double from just over one million square feet to almost two million square feet. The details of the calculations and assumptions can be found in the main master plan document.

¹ Ratio of E&G space to GSF space (Ratio EG:G) is based on buildings possessing E&G space per 2006 UNTHSC Building Inventory. Although EG:G ratio will change over time in response to the character of new building construction, the existing ratio of 2.40 is used for planning purposes.

² SF growth rate is predicated on enrollment growth rate estimates.

THE FINAL PLAN

CONCEPTS

Throughout the Observations/Data Gathering phase, there were two important issues that continued to arise as focal points of many discussions. First, the relationship of the University with the neighboring communities, commercial areas, and the Cultural District. Second, the policy question of whether the University considers itself a 'usually conceived' Health Science Center or a collegially planned academic institution. As mentioned in the guiding principles, the University and this Master Plan focus on generating concepts and providing real opportunities for the UNTHSC to extend its reach beyond a premier academic institution. The University will accomplish this by providing its faculty, students, visitors and the larger community a place that externally speaks to the principles of sharing, collaboration, and discovery.

During the Final Plan phase, the process focused on collaboration and open discussions between the Planning Team, University faculty, staff and students, and community representatives. This combined group collaborated to devise a Long Term Vision for future development of the UNTHSC that will be sensitive and compatible with the unique groups and characteristics surrounding the campus.

Conceptually, the typical master planning approach was reversed to allow for input from the charged entities surrounding the University. Neighborhoods to the north and west, commercial development to the east and the Cultural District to the south influenced the master planning process greatly. A green canvas was first established for the campus; not a blank slate but rather a landscape for the campus. The planning began as a 'subtractive' process to carefully carve away green space for building opportunities. This 'Greening of the Campus' became the conceptual linkage that primarily formulated a series of landscape spaces which foster exchange, interaction, and a collegial atmosphere.



The image above depicts an abstract starting point where by the campus was 'greened' and then space was carved away for future buildings.



The University of North Texas Health Science Center's long term vision includes the addition of several campus facilities and parking garages to accommodate population growth.

THE FINAL PLAN

SITE DESIGN

As the 'Greening of the Campus' focused on the conceptual compass, the site design focused on investigation of the parts. These parts of the plan, which provide the character and specificity of the final plan, were investigated on various scales. City / Campus / Pedestrian approaches were investigated to understand and determine relationships of density, bulk, and relationship both internally and externally. Additionally, the determination, location, and implications of the integrated landscapes across the campus began a focused shaping of the character of the campus. And finally the building overlap or site planning of clusters of academic precincts nestled into the landscape began to strategically balance the green space with the built places.

The following concept strategies define the implementation of the campus planning ideas.

Campus 'Greening'

This conceptually re-thinks the master planning approach from an additive process towards a subtractive one. Establishing a conceptual 'green canvas' across the existing campus provides an opportunity to carefully carve away this 'fabric' as indicated by the existing primary campus buildings. This thoughtful planning approach strengthens the prospect of responsible implementation, strategic building planning, and integration with the surrounding context.

Linkages and Exchanges

These connective "corridors", both physical and visual, bind the overall precinct of the campus

together as a place, a destination. As an institution, the campus precinct sponsors exchange, collaboration, and linkages through a series of pedestrian passageways and a variety of internal open spaces. The campus serves as an important threshold, both as a destination and in transition, binding together its surroundings.

Interdisciplinary Collaboration

The 'Greening' additionally offers opportunities for a variety of open space from which various scales and hierarchies may be explored. The Master Plan provides for interactive exchange at many scales by creating small clusters of buildings amongst a larger complex. Academic interaction among small clusters fosters greater exchange with the University and the community.

Identity and Coherence

Visual consistency and relationship are vital to establishing a coherent identity to a campus. General guidelines will address and encourage a series of palettes that guide development toward visual consistency.

Pedestrian Connections

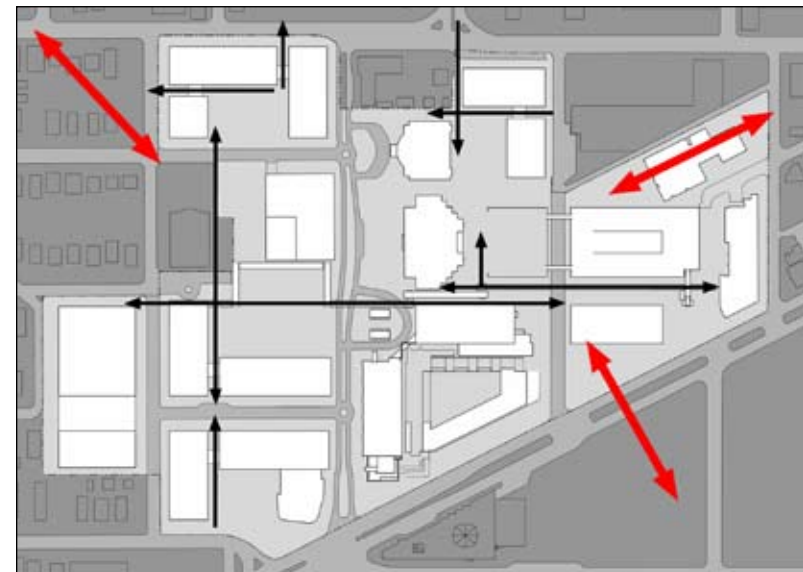
Pedestrian linkages provide both physical and visual connections between the city, campus, and buildings. The pedestrian spine serves as an organizing structure for the major public quads of the campus as well as a connector weaving the eastern campus to the new western campus.

Campus Entryways

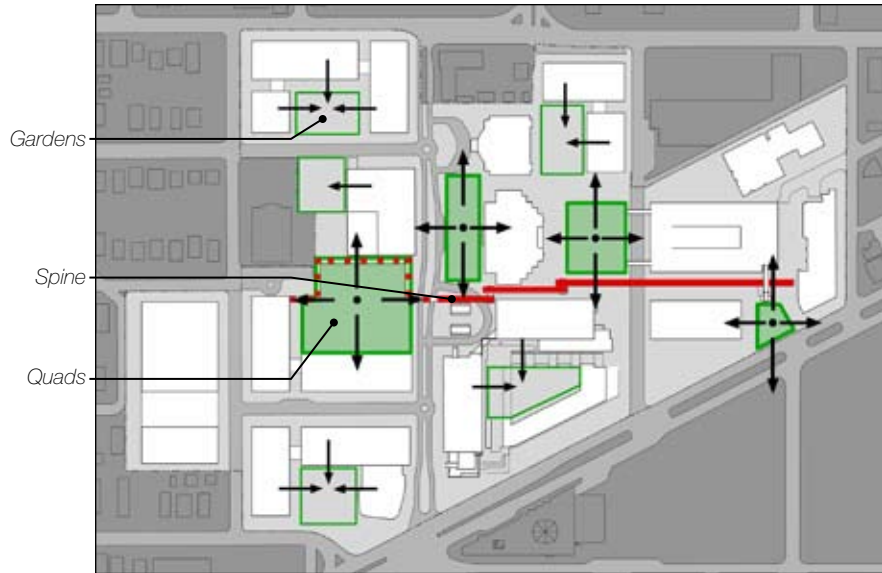
As the UNTHSC campus is primarily accessed by vehicular traffic, gateways are critical in marking the precinct of the university.



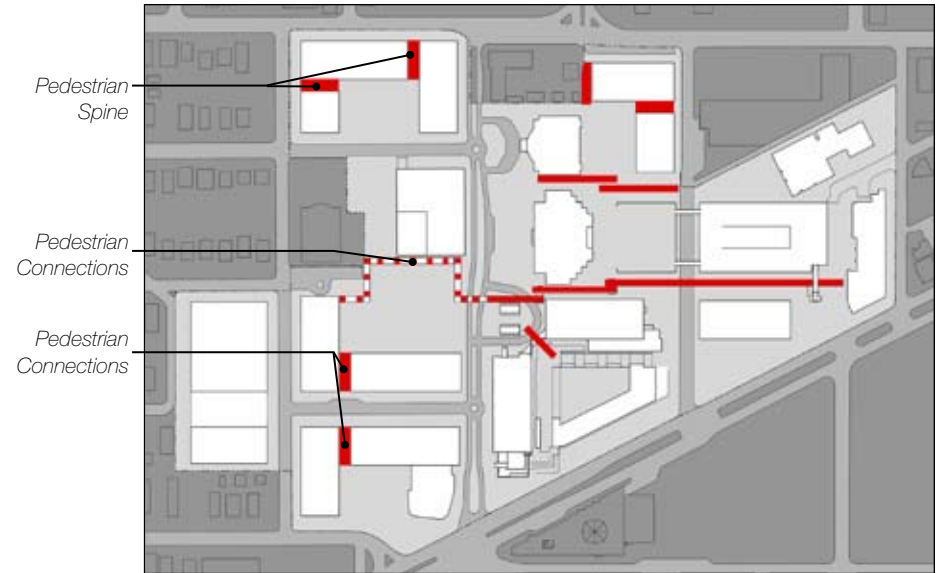
Campus 'Greening'



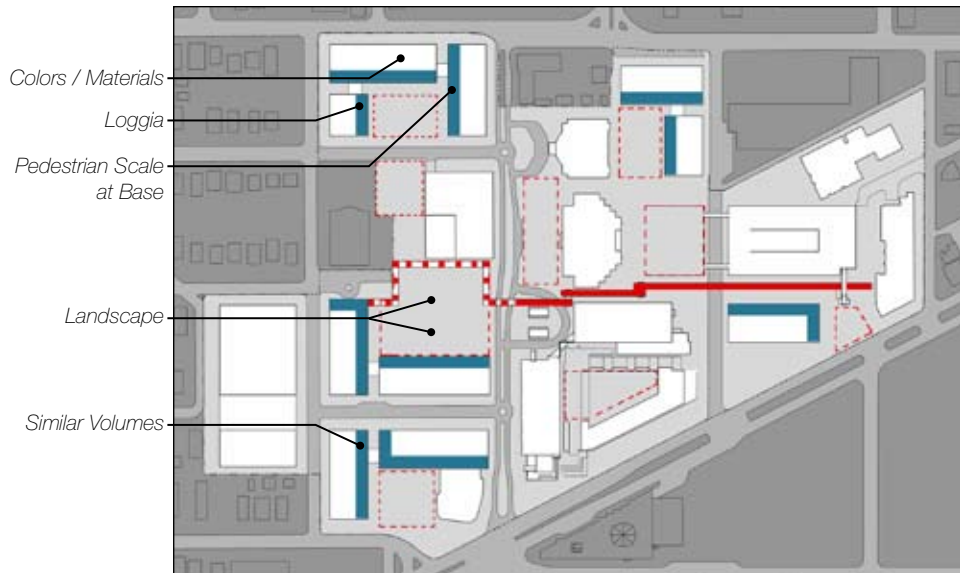
Linkages and Exchanges



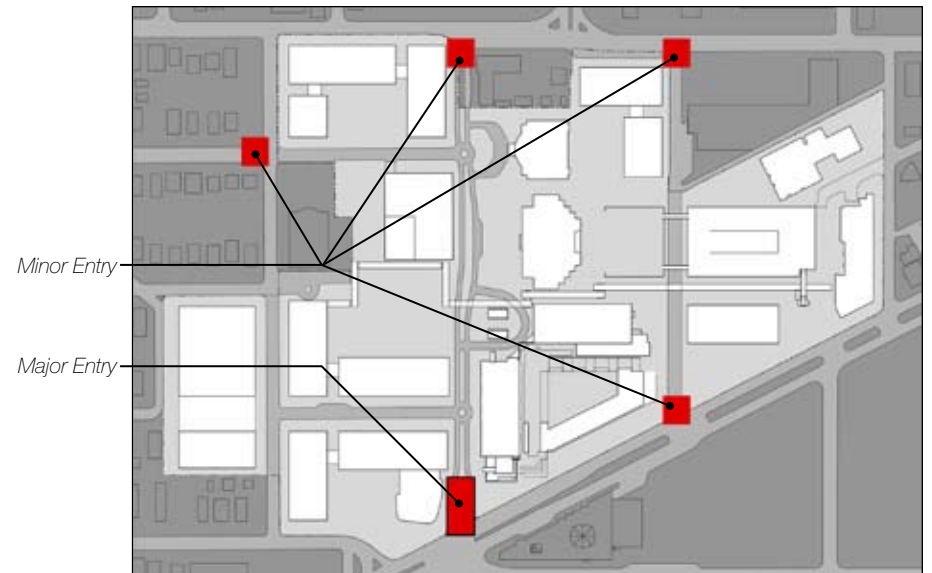
Interdisciplinary Collaboration



Pedestrian Connections



Identity and Coherence



Campus Entryways

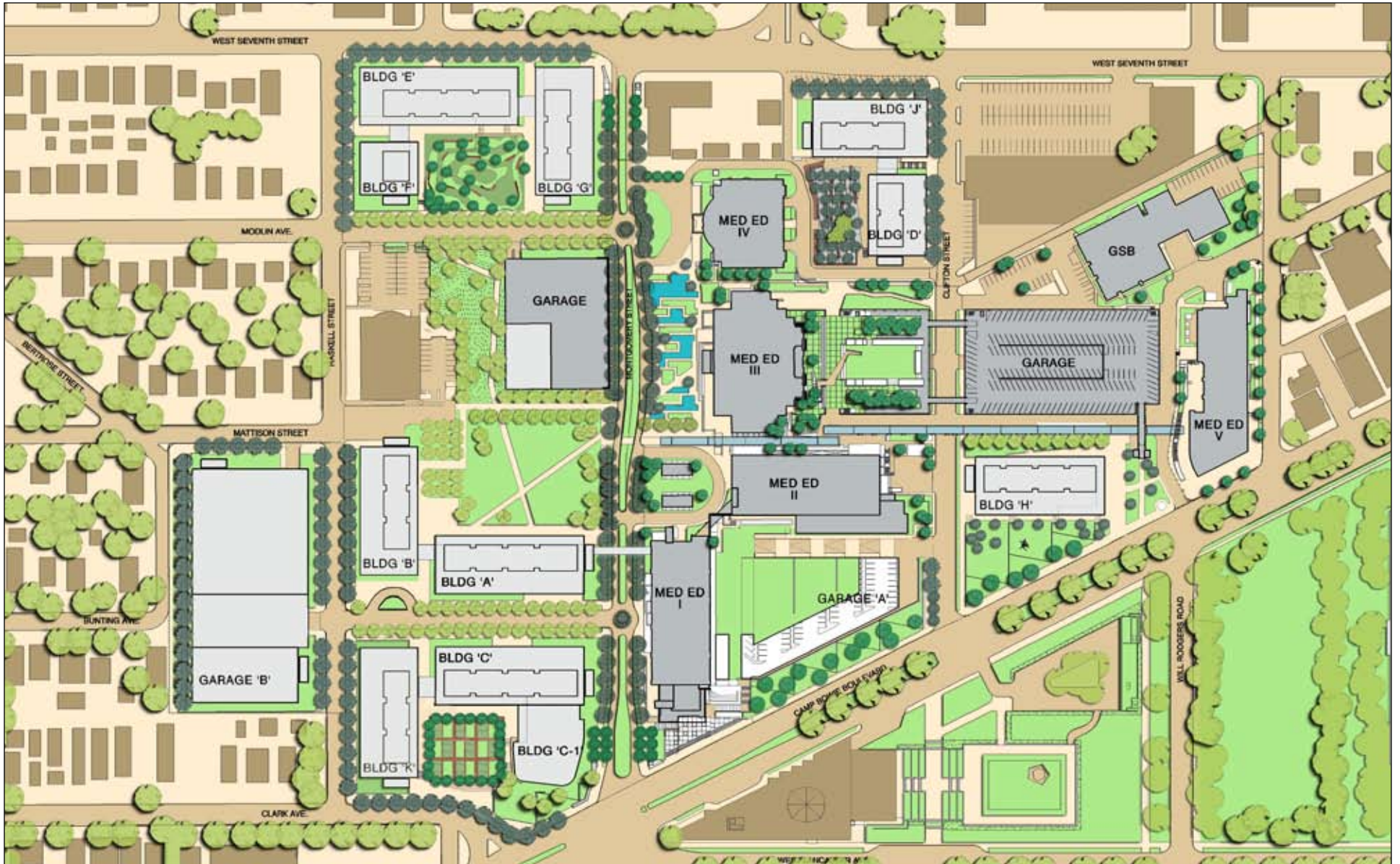
THE FINAL PLAN

LONG TERM VISION

The Long Term Vision provides for extended growth for the UNTHSC in a responsible, sensitive manner and allows for the continued integration and linkages with the surrounding communities, neighborhoods, and districts.

Harmonious with the University's long term academic goals, the objective of the Vision is to provide a meaningful strategy of academic, research, and service facilities for future growth within each department on campus. As academic programs grow and flourish within the University, additional facilities will create a well-planned collegial atmosphere, continually fostering learning and development.





The University of North Texas Health Science Center - Long Term Vision

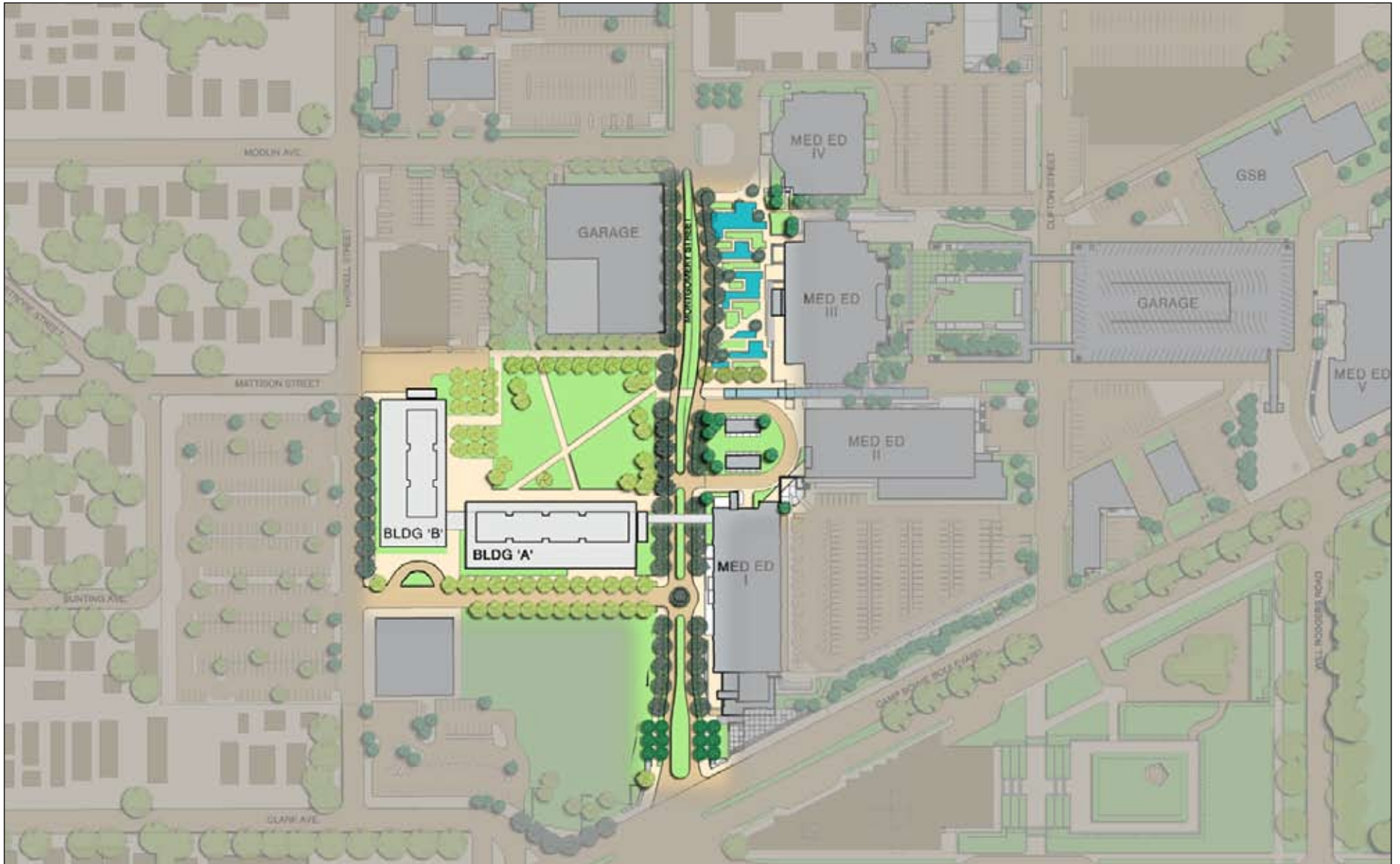
THE FINAL PLAN

PHASE I PLAN

Over the next five years, the University will focus campus development on the newly acquired property to the west, specifically the site of the former Osteopathic Hospital. This development area will be the first in instituting the concepts and strategies set forth in the Master Plan.

During Phase I, two new facilities will be added to the campus in addition to the first campus quad and garden. The campus spine will be initiated starting at the west boundary of campus. Details of these areas are included in the master plan document.



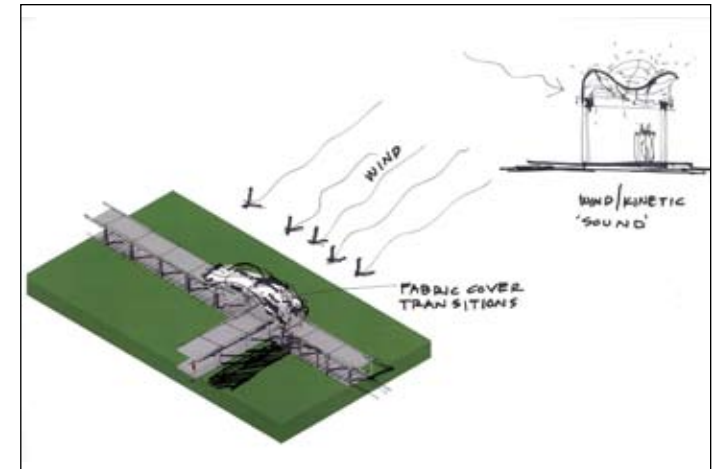
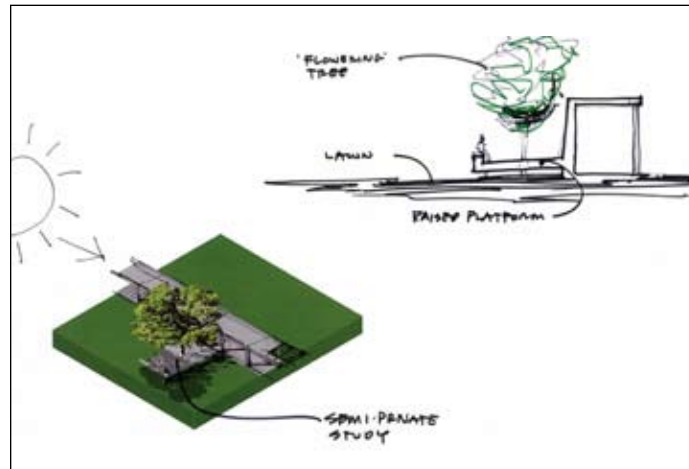


The University of North Texas Health Science Center - Phase I Plan

FINAL PLAN STRATEGIES

CAMPUS SPINE

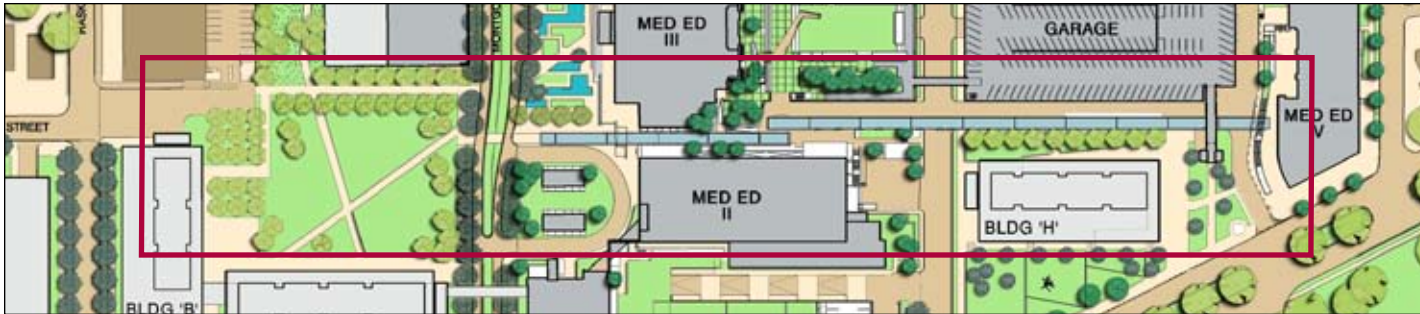
The Campus Spine is the organizing pedestrian 'backbone' for the University and provides clear east/west movement across campus during both day and night. At night this backbone transforms itself to a 'Walk of Light', a metaphor for eternal health, and will serve as a directional compass relative to one's position on campus.



Small landscaped areas can be design to enhance the spine and characterize portions of campus.

FINAL PLAN STRATEGIES

CAMPUS SPINE



The Campus Spine will be the backbone of connection for the University. Stretching from the far west boundary of campus to the east boundary, this campus 'Walk of Light' will serve as the primary connection for the entire campus.



Example Imagery: Covered walkways for the Campus Spine provide shelter the students, faculty, and visitors from weather conditions while also providing a linear linkage within the Campus.



Example Imagery: A strip of light associated with the organizing spine help to visually link the eastern and western precincts of Campus at night while also defining it as a special focal point.



Example Imagery: Campus trees will line portions of the spine to help define certain edges and provide variety along its length.

FINAL PLAN STRATEGIES

CAMPUS QUADS

As part of the new campus, a series of large 'Campus Quads' or 'Campus Greens' are defined as destination points within the campus to provide linkages to the broader scale of the Community and City of Fort Worth. These Quads establish a new core / series of cores for the campus and act as thresholds for the Community, Cultural District and the City at large.



Key plan of recommended placement for Campus Quads.



The master plan document details the Campus Quads, including location and content for each area.



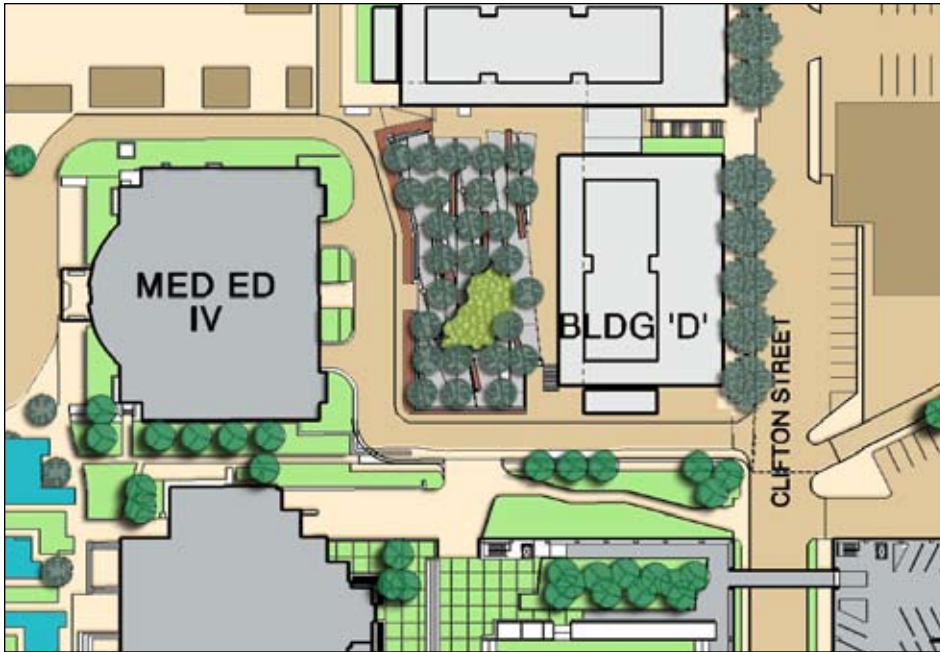
Example Imagery: Open green space will provide the campus a more 'collegial' feel.



Example Imagery: Open quads link clustered buildings with others to create one large inter-connected campus.



Example Imagery: A quad of small individual pools will bring an innovative type of landscape character to the campus.



Campus Gardens are detailed in the master plan document, including location and content for each area.

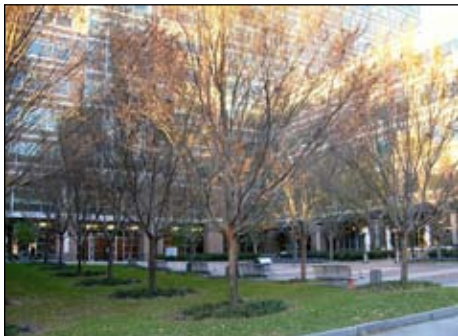


Key plan of recommended placement for Campus Gardens.

FINAL PLAN STRATEGIES

CAMPUS GARDENS

As the Quads establish linkages with the community from a macro scale, the Gardens attempt to link the internal, or micro scale, workings of the campus. This network of internal gardens are defined and planned as individual internal precincts around which each is accompanied by a collection of new academic buildings. These individual zones and assemblages of academic buildings help to provide variety and difference within the overall Master Plan. Also, this collection of unique gardens is defined by the precepts for total health - Mind, Body, Spirit, Soul and Emotion. This conceptual programming provides tangible spaces that link and support the principles of the University. Additionally, these Gardens enhance the internal workings of the adjacent buildings.



Example Imagery: Open gardens can include large trees to give height to surrounding low-scale areas.



Example Imagery: Organized plantings can be incorporated in gardens where a structured context is preferred.



Example Imagery: Combining paved areas with landscaping will complement the University's urban location.

FINAL PLAN STRATEGIES

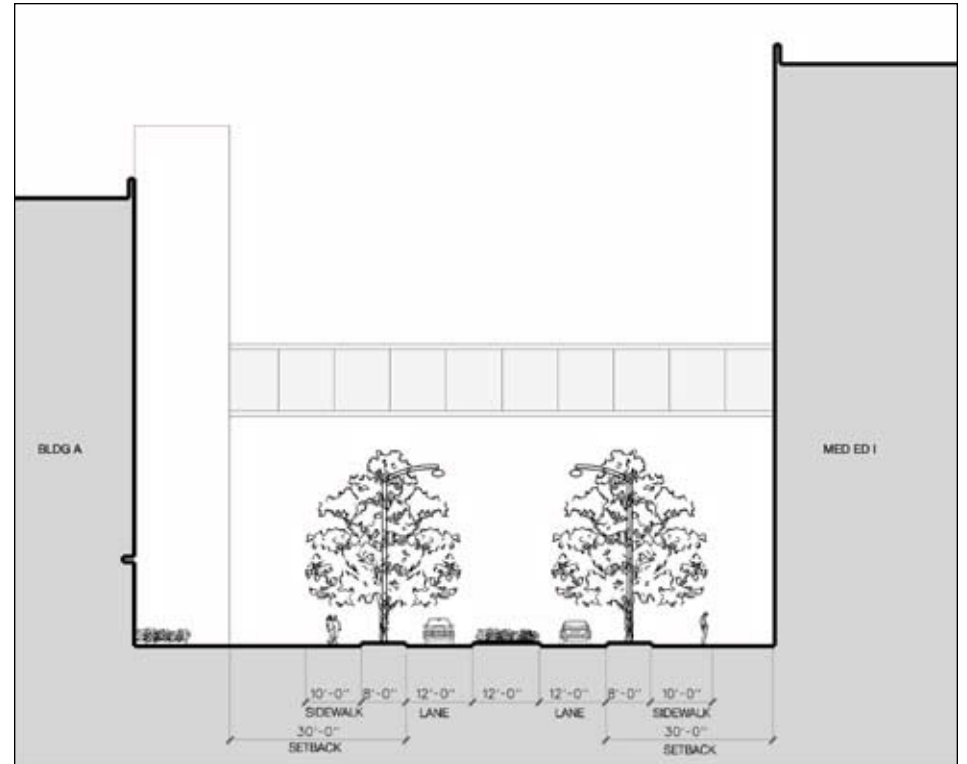
MONTGOMERY STREET PLAN

With traffic and its location atop a hill, Montgomery Street separates the east of the campus from the newly purchased property to the west.

Based on discussions concerning traffic along this street, the master plan recommends several traffic calming techniques which could be incorporated on Montgomery Street. These include the addition of raised crosswalks, landscaping, medians, and traffic circles to slow traffic. With these alterations, safety could be increased for pedestrians crossing the street while retaining vehicular access.



The final master plan images proposes traffic calming solutions along Montgomery Street.



Proposed Section of Montgomery Street



FINAL PLAN STRATEGIES

CAMPUS FRONT DOOR

As vehicular traffic approaches from the south on Montgomery Street, campus signage and area landscaping will mark the entrance to campus. The use of both landscape and campus entry monument signs will command attention from passing traffic. Street modifications are also recommended, as addressed on the opposite page.

SIGNAGE AND WAYFINDING

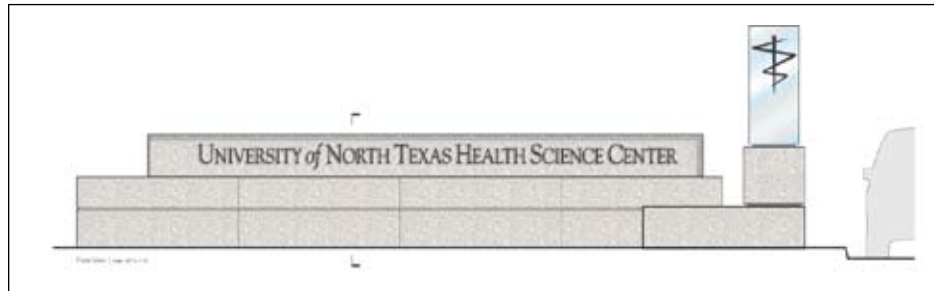
Reminiscent of the existing sign program, the new Master Plan sign program looks to create a stronger sense of place and arrival while strengthening the UNTHSC brand throughout the site including the perimeter of the campus. The program consists of entry monuments that create a sense of arrival as well as vehicular and pedestrian wayfinding for directing individuals. In addition to wayfinding, the program includes parking lot identification, building identification, and directories to be used as identification and orientation devices.

The wayfinding design scheme builds upon the existing program and increases legibility. The details of the wayfinding program make use of the layering of panels of dark gray and a center burgundy panel that accentuates the UNTHSC staff icon and brand color. The signs are designed with a minimal footprint, making them visible throughout the site.

The program has been designed so that any sign type family or section of campus can be phased and installed at its earliest convenience to celebrate the initial master plan implementation progress from the public's viewpoint.



The master plan details opportunities to strengthen the perimeter of campus to create a stronger sense of place and arrival.



Campus entry monument signs similar to the concept shown will be placed at the major entryway to mark the boundary of the University and welcome visitors.



Design concepts for sign types such as Building Identification, Pedestrian Directionals, and Directories are included as a part of the final master plan.



Design concepts for sign types such as Primary, Overhead and Parking Lot Directionals are included as a part of the final master plan.

SIGNAGE AND WAYFINDING

The master plan document details a complete package of sign concepts for campus-wide use. Examples include the following sign types.

Primary Vehicular Directional

Sized for vehicular legibility, this sign is located at the primary entrances to the campus.

Overhead Directional

This sign design can either be used for one-way driveways or no parking zones and continues to strengthen the UNTHSC sense of place.

Parking Lot Identification

Parking lots are the primary destination for visitors. This sign would identify the parking areas and make use of parking lot nomenclatures.

Building Identification

This sign celebrates the arrival for pedestrians at each building entry. The sign is distinctively unique, with each graphic name designed with dimensional stainless steel letters.

Pedestrian Directional

Similar to the other designs, this sign will be strategically located at decision points throughout the campus to direct pedestrians to their destination.

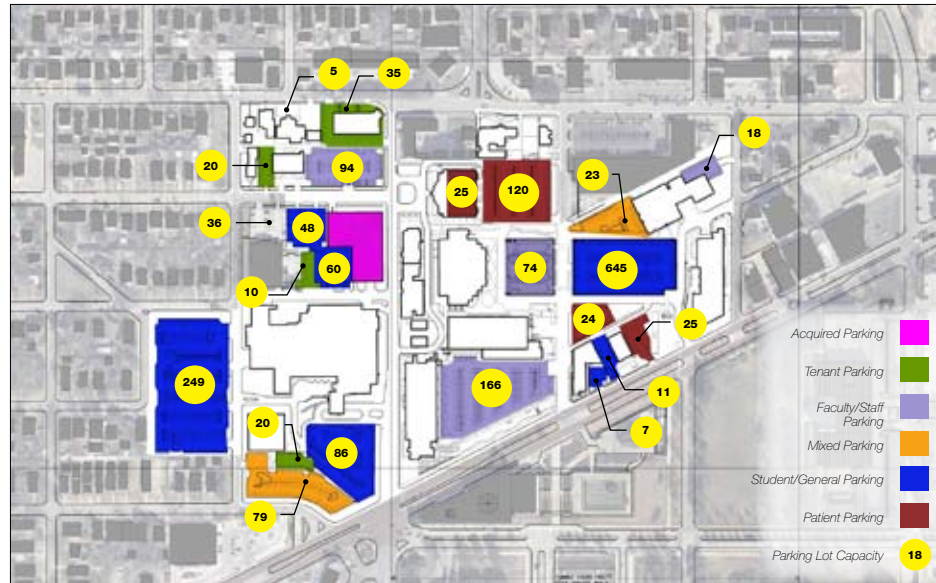
Pedestrian Directory

Located in specific areas throughout the site, between parking areas and buildings, the directory is designed to provide interior back-lit illuminated site map information along with changeable listing slips for in-house modifications.

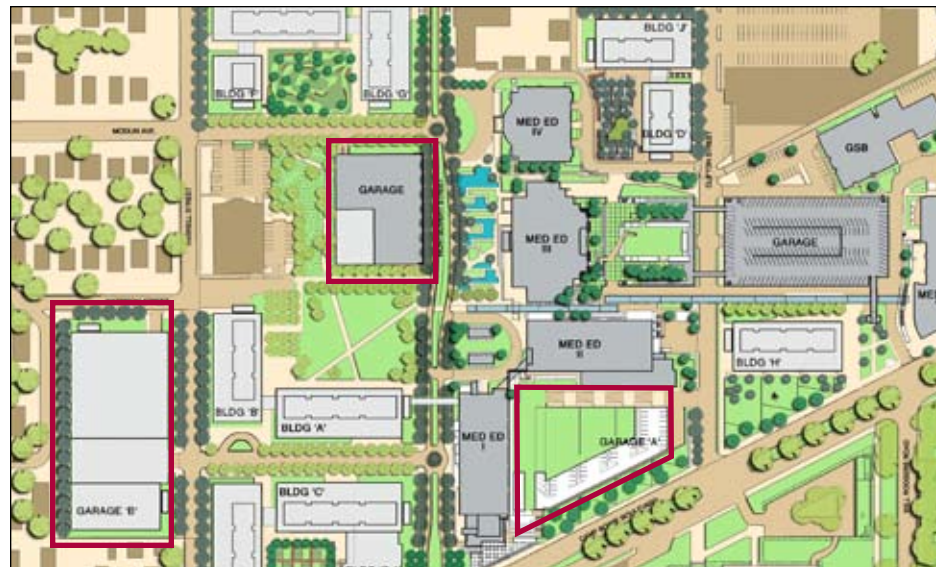
PARKING AND TRAFFIC

Parking spaces are provided for students, faculty, staff, patients, and tenants at the UNTHSC. Over half of the existing parking inventory, or 1,136 spaces, are located on surface lots. An additional 1,044 spaces are available in garages, with the West Garage providing 74 spaces for faculty and staff, and the East Garage providing 645 spaces for students and general parking. The parking garage associated with the former Osteopathic Hospital contains 325 spaces. It is currently not in use, but awaiting some improvements to update it to current parking garage standards. Overall, parking lots account for over half of the impervious surface area of the campus.

The existing campus parking lots and garages are not completely utilized. To avoid parking fees, many students and staff park in the surrounding neighborhoods and on the street in the museum district south of Camp Bowie. This is especially true for students and staff enrolled in rotations outside of the campus limits or who are on campus for short periods of time. Detailed information regarding parking and traffic recommendations are included in the master plan document.



Existing Parking Conditions at the UNTHSC.



Proposed Parking Garages in the Final Master Plan



Existing utility infrastructure at the University is pictured above.

UTILITY INFRASTRUCTURE

As part of the master plan process, an overall investigation was done on both the existing campus utility structure and infrastructure required in conjunction with the final plan. Existing infrastructure was inspected and reviewed in the field and current utility consumption rates and amounts were analyzed. The location of existing utilities, such as power lines and utility easements, were analyzed to determine the best strategy for development of the new osteopathic property west of Montgomery Street. The easements were reviewed to determine how cost prohibitive it might be to re-route some the utilities in conjunction with placement of new buildings, plazas, and gardens.

As the final plan developed, an energy model was built to predict the magnitude and characteristics of the final campus load. The existing campus infrastructure is based on a non-central method of distribution. Only a few of the original buildings are connected to a utility pipe loop, which allows them to share utilities and centralize maintenance. Most of the buildings constructed after 1980 have been designed with their own internal plant. As a result, the

campus has a high number of individually operated mechanical rooms. Part of the goal of the master plan is to investigate options to move toward a more centralized strategy for the portion of campus west of Montgomery Street. The details of the main utility report shown in the master plan present a strategy for implementation on campus. It also presents real operation budget numbers based on utility usage and cost over the next 20 years, which test the financial feasibility of such a strategy.

ARCHITECTURAL DESIGN GUIDELINES

CONCEPTS

The architectural methodology set forth in the design guidelines will embrace several existing conditions while expanding and defining a new character for the UNTHSC. These development strategies, set forth in the guidelines, will help define the campus in two major ways. First, they will identify spatial boundaries for landscape spaces on campus. Second, they will support, strengthen, and further develop a strong architectural image for this collegial institution. These guidelines will also outline building position for future campus growth. Furthermore, this framework will define and provide basic visual consistency and similarity for an overall unified campus image. These defining characteristics will address and describe several areas of importance such as:

- Building Position
- Building Massing
- Building Organization
- Building Articulation
- Building Materials and Color

Each will provide a careful range of concepts while allowing for flexibility and variation, thus bestowing richness and character to the campus. The objective is to promote innovation while also maintaining visual cohesiveness and consistency. The existing architecture on campus provides and defines several important attributes, which will assist in presenting a coherent and blended campus of old and new.

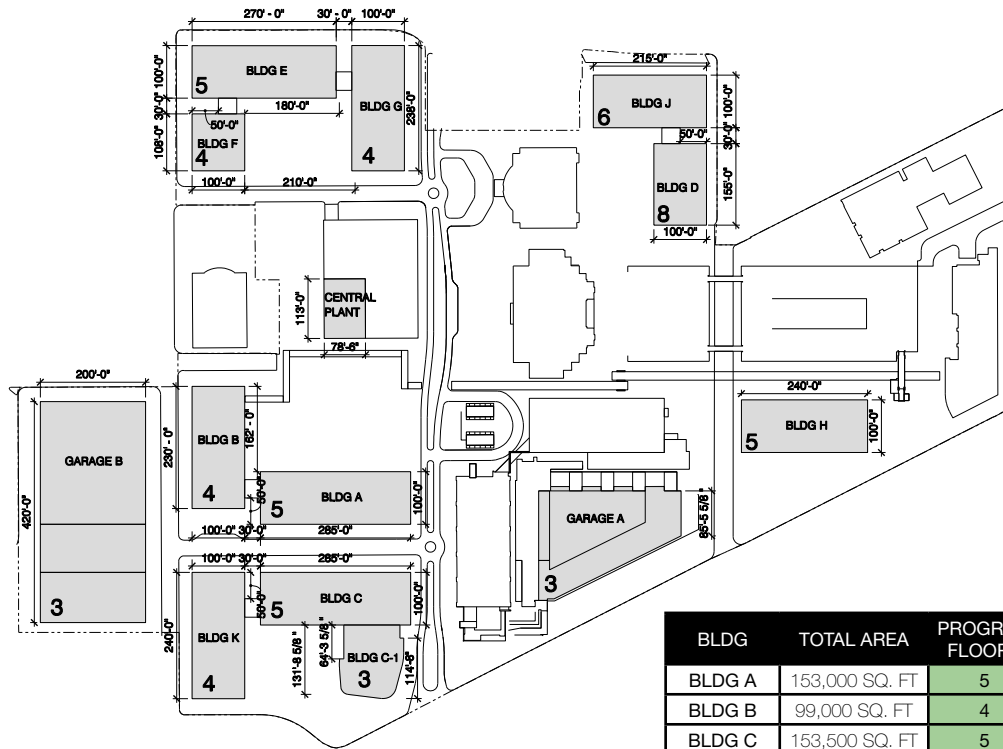


■ New Buildings ■ Existing Buildings

ARCHITECTURAL DESIGN GUIDELINES

SITE - BUILDING POSITIONS AND SETBACKS

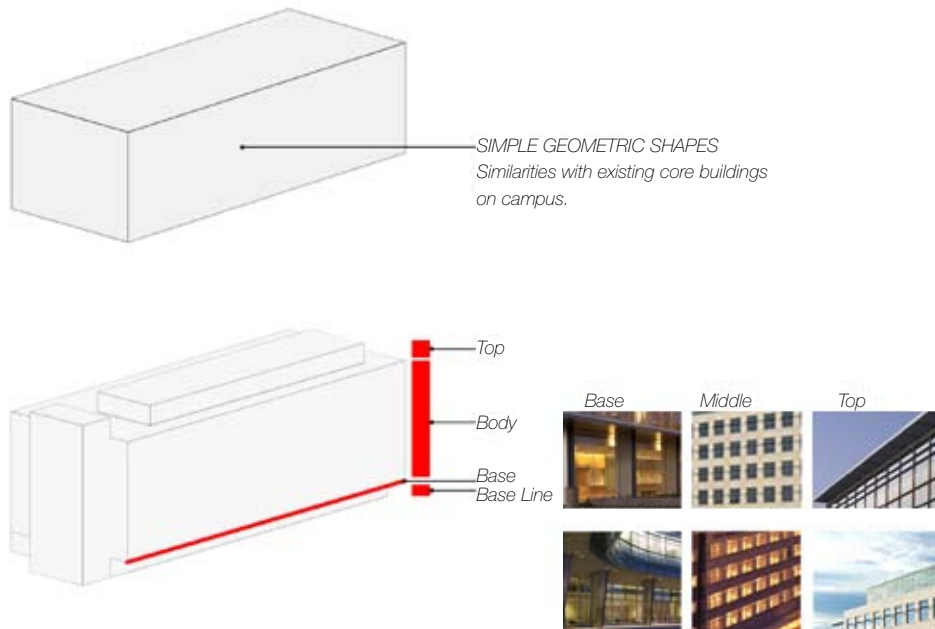
The Master Plan has defined and determined a conceptual layout for future capital projects for the University. While many of the buildings are yet to be programmed, key information such as floor count and estimated square feet are provided.



BLDG	TOTAL AREA	PROGRAM FLOORS	BASEMENT	MECH/ PENTHOUSE	PARKING
BLDG A	153,000 SQ. FT	5	0	1	0
BLDG B	99,000 SQ. FT	4	0	1	0
BLDG C	153,500 SQ. FT	5	0	1	0
BLDG C-1	48,000 SQ. FT	3	0	0	0
BLDG D	129,500 SQ. FT	6	0	1	2
BLDG E	143,000 SQ. FT	4	1	1	0
BLDG F	46,200 SQ. FT	4	0	1	0
BLDG G	102,200 SQ. FT	4	0	1	0
BLDG H	129,500 SQ. FT	5	0	1	0
BLDG J	136,000 SQ. FT	5	1	1	0
BLDG K	103,000 SQ. FT	4	0	1	0
GARAGE A	142,000 SQ. FT	-	-	-	3
GARAGE B	336,000 SQ. FT	-	-	-	3
PARKING C	REFURBISH	-	-	-	-
CENTRAL PLANT	-	To Match Adj Garage	-	-	-

ARCHITECTURAL DESIGN GUIDELINES

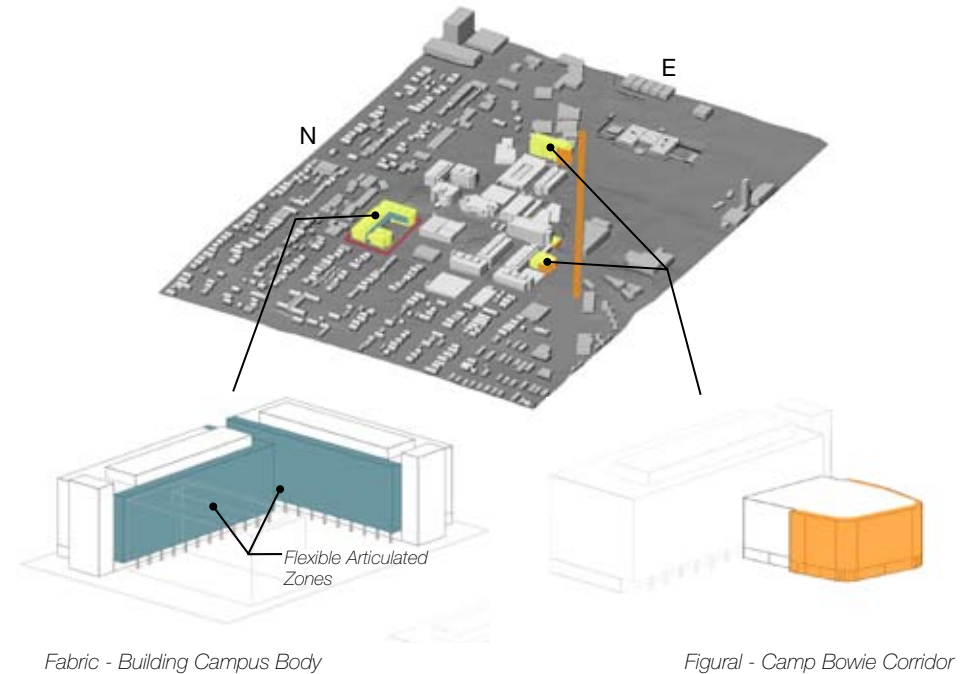
MASSING CONCEPTS



As simple geometric forms define many of the existing campus buildings, the same strategy is to be followed for the development of new buildings on campus. Additionally, each new building is to be designed with similar vertical massing; base, body and top. The expression of base condition offers opportunities to engage and visually connect this zone with the pedestrian. The body of the building may be articulated a variety of ways although each is defined by its association with open space; building elevation to street, quad, garden, etc. The top / penthouse section of each building is to be defined by simple cornice lines or flush masses (see existing buildings) while the penthouse is to be set-back away from the facade to diminish their presence from the ground. Examples of relevant building bases, middles and tops are included above.

Building articulation strategies define simple guidelines for visual consistency and relationships. These include loggias, openings, screens/louvers, stair towers, and pedestrian/student linkages

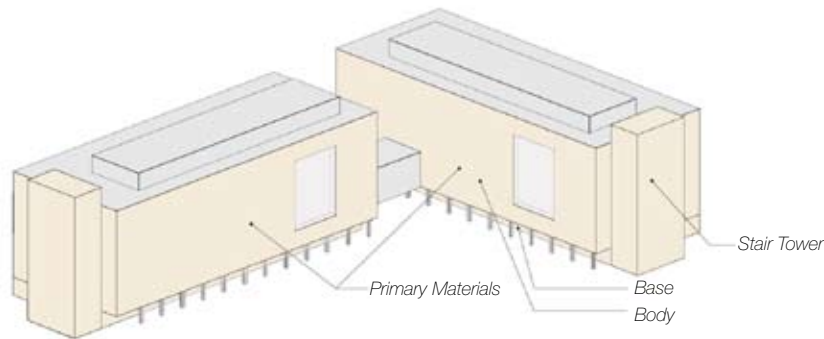
MASSING STRATEGIES



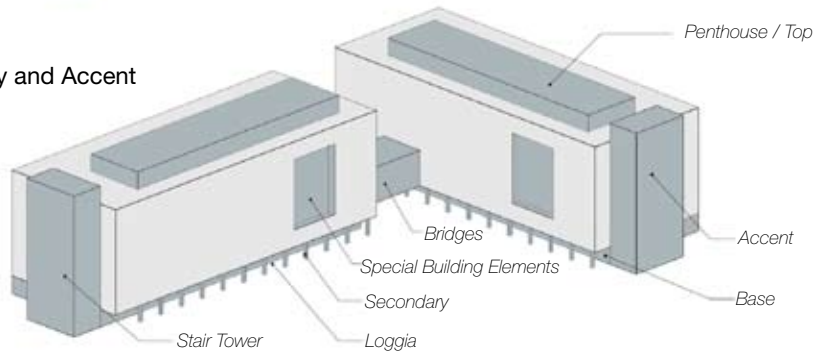
Strategies for building massing are defined and categorized into two types; fabric and figural. Fabric strategy or core buildings, which are the predominate type for campus, are defined as maintaining connections and cohesion within the existing campus. Also, these buildings are to be sensitive to scale, bulk, and relationships as their relationship to the neighborhoods is critical. The figural strategy is defined by the Camp Bowie Blvd. corridor. The relationship and visual connection with the Cultural District museums suggests a more active, participatory association. The recently completed Center for BioHealth is a fine example of this strategy.

BUILDING MATERIALS

Primary



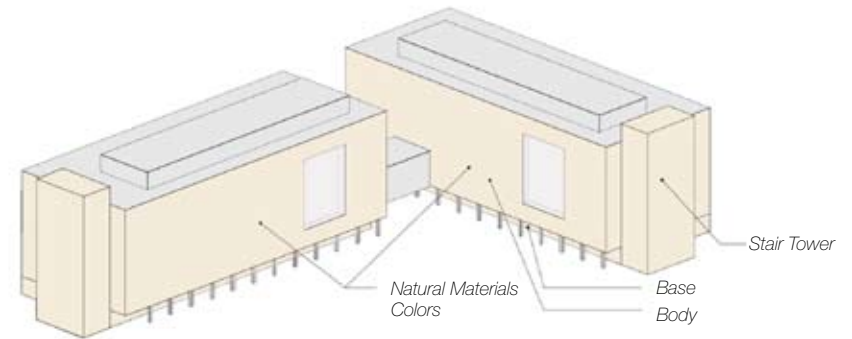
Secondary and Accent



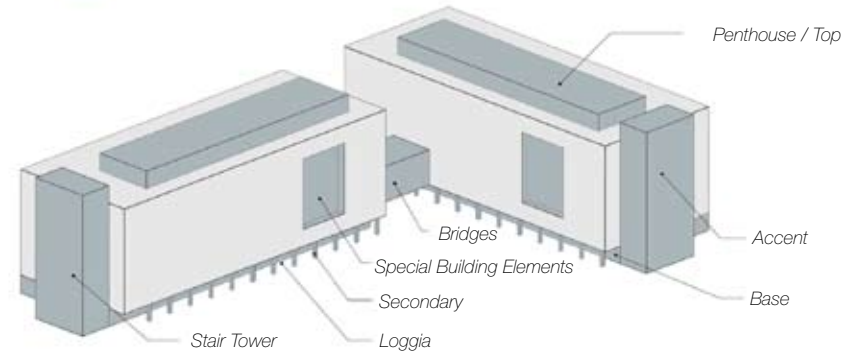
Building materials are categorized in three parts; primary, secondary, and accent. Primary materials will define the main building surfaces and will take cues from the existing campus. These materials should consist of limestone, cast stone, or precast. Secondary materials will define those special conditions of the building such as base, bridges, loggia, glazing, and screen/louvers. Additionally, on quad and garden facades as well as transparency and open facades are to be designed to promote interaction between inside and out. These materials consist of the following; glass, metal panel, metal screen, and special textured precast. Accent materials can be used in smaller quantities and in special accent conditions of the building such as stair towers, base line condition, and loggia.

BUILDING COLORS

Primary



Accent



Building colors are categorized in two parts; primary and accent. Primary materials will define the main building surfaces and will be derived from the color of the material and take cues from the existing campus precast. Accent colors can be used in smaller quantities and in special conditions to accent specific building areas such as entrances, bridges, stair towers, base, loggia, and base line. These colors should be rich and harmonious with the natural material for the building's body.

LANDSCAPE DESIGN GUIDELINES

Landscape guidelines provide a planting outline and specie range to support the final master plan. These guidelines also help to define the character and planting framework of the following: perimeter trees (adjacent to neighborhoods, Camp Bowie Blvd, W. 7th Street), interior campus trees, Montgomery Street trees, special quad trees, special garden trees, other special plantings. The goal of landscaping across campus is to provide a smooth transition between the University and each of the neighboring edges.



Quads and gardens are detailed within the landscape design guidelines. Location, context, and content are described.



The master plan includes guidelines specify campus landscape details including tree type and size. Trees types will be chosen based on the ability to blend each campus edge with adjacent neighborhoods or districts, further supporting the master plan principles.

