

Applicable Urban Design Priorities Project Should Achieve

A key future staff consideration for the management of future development is the creation and utilization of a Neighborhood Pattern Book document to establish a clear vision for future development and to serve as evaluation tool for individual phases.

Below are key elements to be addressed:

- [a] Introducing streets, bike and trail facilities in a pattern and frequency that provide connected, equitable, and safe mobility options for all ages and abilities.
Consideration should be given to designing a layered, convenient and accessible community with a complete streets mobility network including low-speed mobility options that also invite access from UNT Dallas and the Southern Dallas Community.
- [b] Enhancing new and existing site features as true public amenities, activated and engaged by adjacent development.
Attention should be given to creating a park and open spaces strategy that includes spaces of various types and sizes balanced to be ecologically responsive as well as highly usable as programming matures along with the community.
- [c] Residential development that embraces design strategies specifically intended to produce an environment promoting interaction, enhancing safety and encouraging a sense of community.
Consider parking and building placement, scale and articulation to encourage social interaction and safe, comfortable alternative transportation modes throughout the site and to nearby destinations such as UNT and public transportation.
- [d] Mixed-use development that complements the needs of the community and UNT while creating a diverse destination setting.
Careful attention to program and the placement of uses should be considered to attain an active and relevant centers of activity through all development phases.

Policy References

Forward Dallas!
Section 5 [urban design element]

TIF Urban Design Guidelines
Part II, III, IV [University District]

UNT-Dallas Area Plan (2009)



Context Description

The University Hills project is a multi-phase residential and commercial development proposal for a 274 acre site located at the northwest corner of Interstate 20 and Lancaster Road. The UNT Dallas campus and DART station are located nearby and northwest of the site. This site previously came through UDPRP in April 2018 with a different development team and proposal.

Currently in early stages of design, this development has been conceived as a walkable, mixed-use neighborhood providing housing options serving a diverse mixed-income population with a mix of for-rent and for-sale opportunities, served by commercial, retail, and low intensity industrial uses with an interconnected network of public open spaces. Key development opportunities include; introducing streets in a pattern and frequency that encourage a walkable and bikeable environment activated and engaged by adjacent development, linked to UNT, public transportation, and the surrounding community, and enhancing existing site features as true public amenities.

University Hills
Neighborhood:
University Hills

TIF District:
University

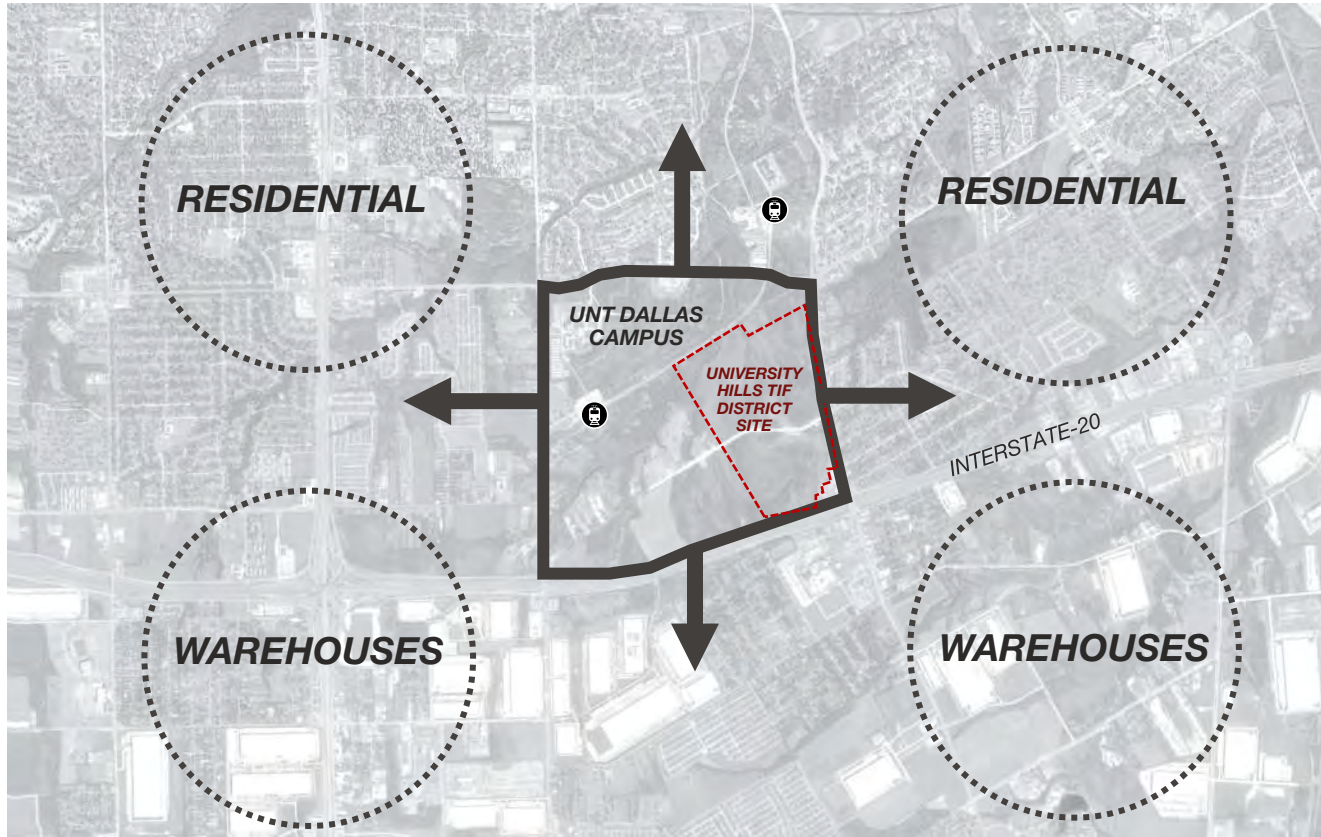
Program:
Mixed-Use
Residential and Commercial

University Hills TIF District Development Opportunities



UDPRP SUBMISSION
28 July 2023

Site Context

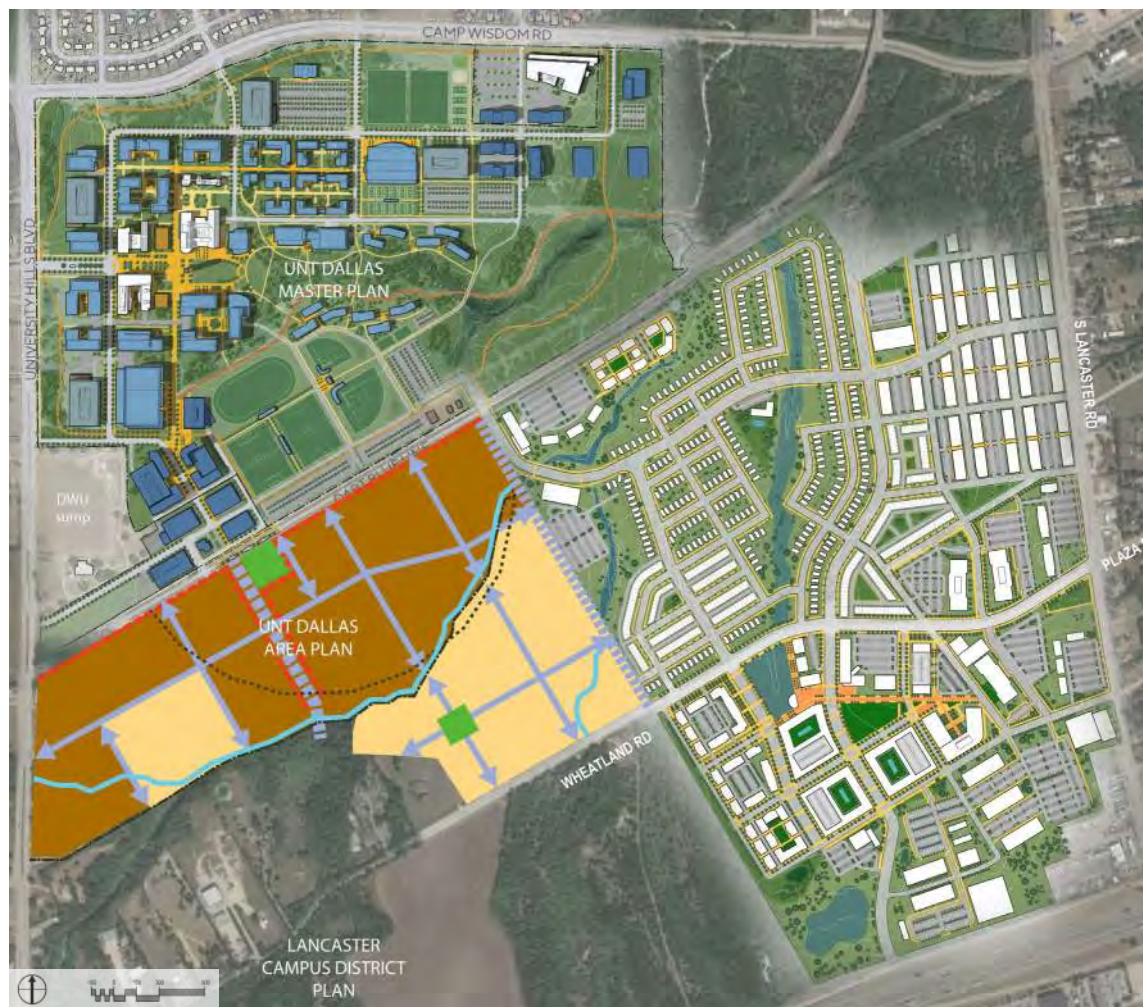


- 1,050 acre sub-area
- Major point of transition between residential, institutional, and industrial land uses
- Forward Dallas!, Neighborhood Plans, UNTD Context Sensitive Study, Neighborhood Plans, Grow South (Education Corridor), all call for this area to be generally mixed-use with infill residential housing.

District Plan Overview

By combining the UNT-Dallas master plan with the UNT Dallas Area Plan, and the University Hills site, there are several opportunities to connect these developments together through roadways, bike paths and pedestrian walkways, to make a more vibrant and diverse community.

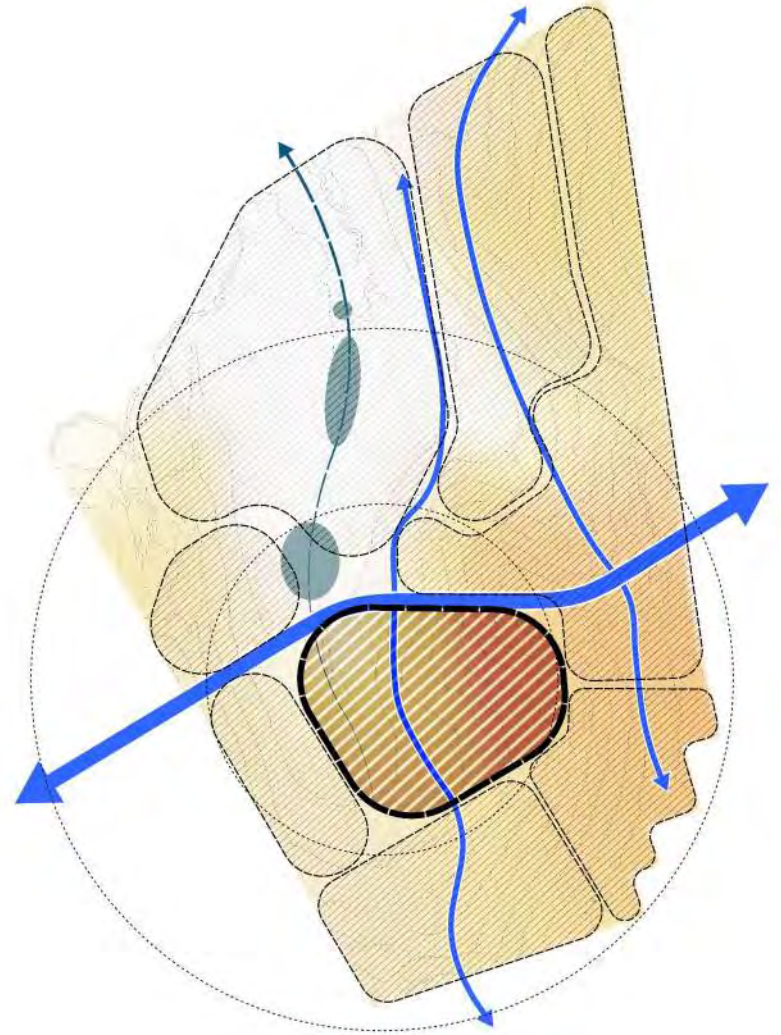
It also has the potential to also integrate the proposed Lancaster Campus District Plan.



Framework

The conceptual plan is a long-term plan intended to guide future development for the next 20 years.

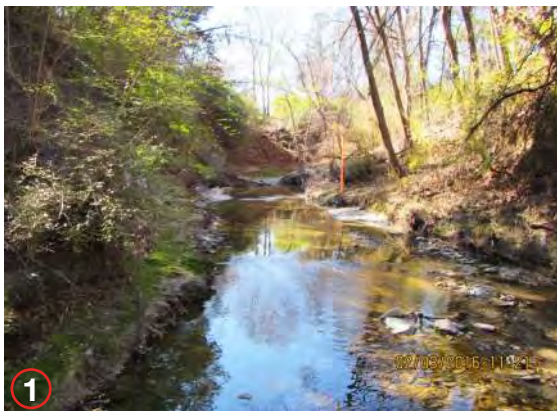
To support these goals, the University TIF District seeks to coordinate environmental efforts among Dallas' nearby neighborhoods



Site Conditions



Site Conditions



Site Conditions



Existing terrain



Recent Wheatland Rd improvement

Conceptual Plan & Principles

- **Mixed-Use Neighborhood**

Provide housing options that serve a diverse, mixed-income neighborhood including affordable housing, mix of rental and ownership opportunities, and family-oriented units with 2 or more bedrooms

- **Diverse Open Space Activities**

24+ acres of publicly accessible open space including a 4.8-acre Town Center park serving the larger community

- **Community Stewardship**

Provides opportunities for residents and neighbors to collaborate in creating a sustainable neighborhood model through onsite food production, management of energy and water consumption, mobility choices, and recycling programs.

- **Mobility & Walkability**

Walkable transit-oriented neighborhood with direction connections to daily amenities, shopping, education, and healthcare.



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View of District Facing West





Town Center Open Space





Town Center Water Feature & Phase 1 Development



Program Summary



1.675m

GROSS SQ FT

OFFICE	445,000
LIFE SCI.	500,000
RETAIL	320,000
FLEX	190,000
PUBLIC	100,000
HOTEL	120,000



2,325

HOUSING UNITS

APTS (MIXED-USE)	1,000
APTS (MULTI-PLEX)	550
TOWNHOMES	350
SINGLE FAMILY	425



51.4

ACRES OF OPEN SPACE

NATURAL	22.2
GREENWAYS	15.6
COURTYARDS	6.7
TOWN CENTER	4.8
PROMENADE	2.1

Phasing

Phase I

Townhomes 25' – 246 Units
Villas 40' – 203 Units
Villas 50' – 101 Units

MF – 250 Units
Office – 130,000 SF
Retail – 60,000 SF

Phase II

Townhomes 25' – 0 Units
Villas 40' – 0 Units
Villas 50' – 0 Units

MF – 920 Units
Office – 280,000 SF
Retail – 70,000 SF

Phase III

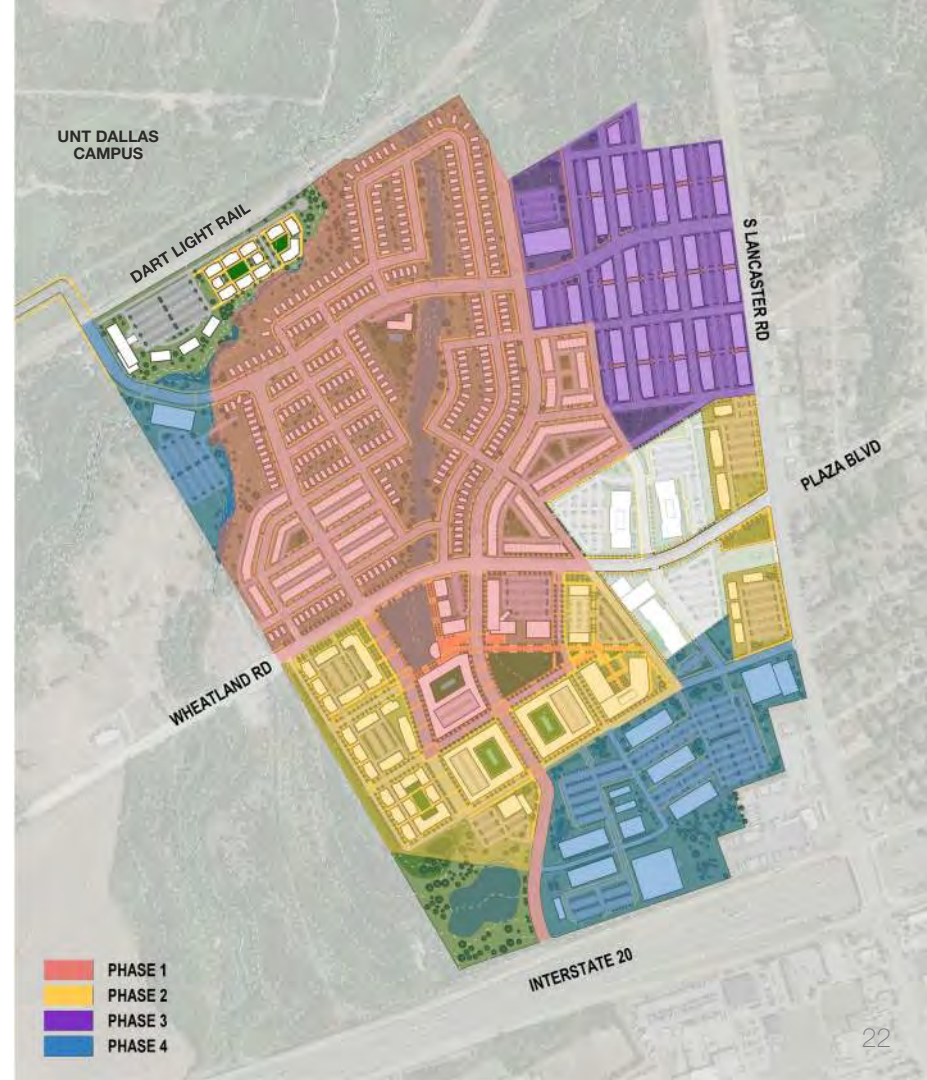
Apartments 25' – 0 Units
Villas 40' – 0 Units
Villas 50' – 0 Units

MF – 600 Units
Office – 0 SF
Retail – 0 SF

Phase IV

Townhomes 25' – 0 Units
Villas 40' – 0 Units
Villas 50' – 0 Units
Public – 100,000 SF
Flex – 320,000 SF

MF – 0 Units
Office – 225,000 SF
Retail – 130,000 SF
Hotel – 120,000



Primary Building Use

- 1. Town Center**
A walkable, mixed-use campus development
- 2. Retail Gateway**
Creates presence along Lancaster Rd
- 3. Multi-Family Housing**
Creates options beyond single family housing
- 4. Single Family Lots (40' & 50')**
- 5. Single Family Townhomes**
- 6. Makerspace/Adv. Manufacturing**



Open Space Network

1. Water Feature

Connects with nearby detention ponds

2. Town Center Open Space

Provides an inclusive and accessible destination

3. Pedestrian Promenade

Enhances mobility and safety around the district

4. Retail Street

Build safe and beautiful connections for residents

5. Loop Greenway

Build safe and beautiful connections for residents with a 1.75-mile loop throughout the district.



Open Space Town Center



Open Space Residential



Housing



Housing



Housing



Live/Work



Office, Healthcare, & Life Sciences



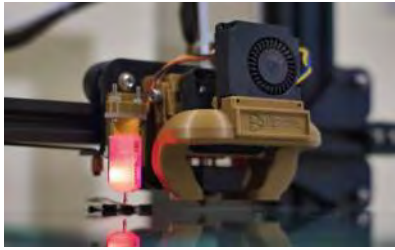
Office, Healthcare, & Life Sciences



Commercial, Retail, & Live/Work



Flexible Maker Spaces & Adv. Manufacturing



Flexible Maker Spaces & Adv. Manufacturing



Phase-1 Program Development



190k
GROSS SQ FT

OFFICE	130,000
RETAIL	60,000



800
HOUSING UNITS

TOWNHOMES '25	250
VILLAS 40'	200
VILLAS 50'	100
MF (MIXED-USE)	250

7.5 UNITS/ACRE





Phase-1A Development



A. MIXED-USE
40,000 SF RETAIL
250 UNITS
320 SPACES (GARAGE)

B. OPEN SPACE

C. HOTEL
200 SPACES

D. OFFICE
130,000 GSF
20,000 SF RETAIL
170 SPACES

E. RETAIL
130,000 GSF
170 SPACES



Phase-1B Development

33 UNITS/ACRE



A. RESIDENTIAL-MULTIPLEX
260 UNITS

B. LIVE-WORK-MULTIPLEX
20,000 SF RETAIL
60 UNITS

C. RESIDENTIAL-MULTIPLEX
100 UNITS

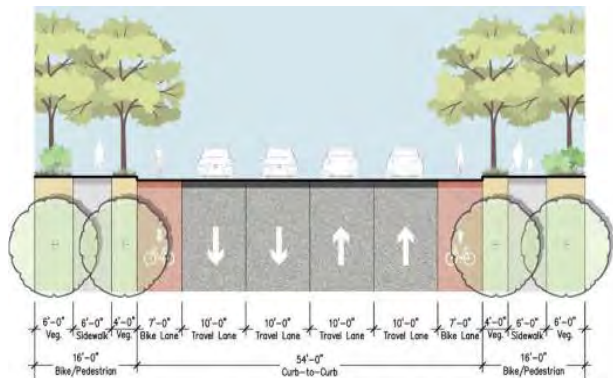
D. RESIDENTIAL-MIXEDUSE
200,000 GSF
250 UNITS
20,000 SF RETAIL
460 SPACES (GARAGE)

E. RESIDENTIAL-MIXEDUSE
200,000 GSF
250 UNITS
20,000 SF RETAIL
460 SPACES (GARAGE)

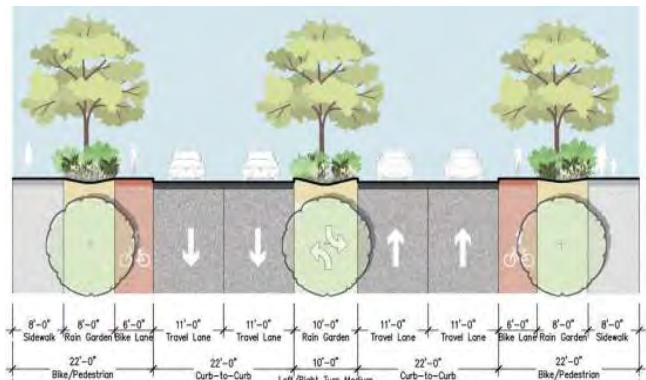
F. OFFICE
120,000 GSF

G. OFFICE/PARKING GARAGE
40,000 GSF
10,000 SF RETAIL
980 SPACES (GARAGE)

Circulation: Primary Streets



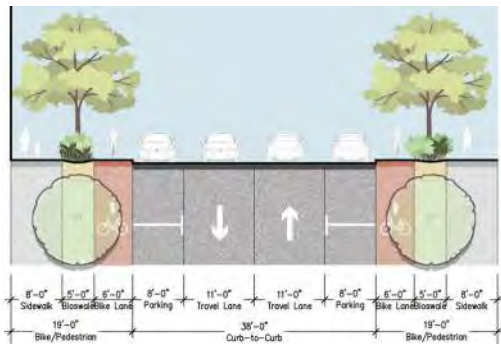
Primary East-West Access (86')
Wheatland Rd (existing)



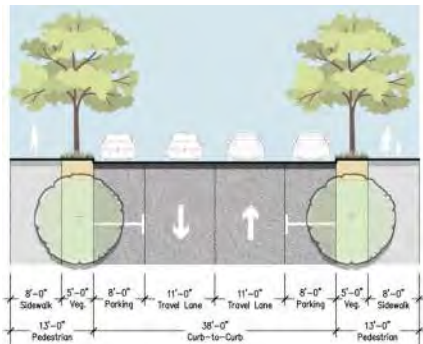
Primary North-South Access (98' ROW)
Connect to surrounding district



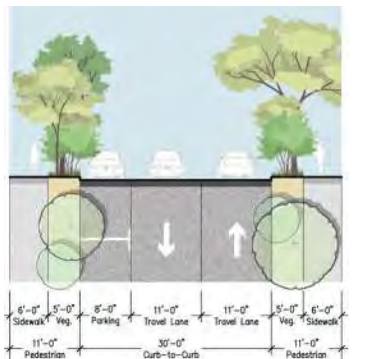
Circulation: Secondary Streets



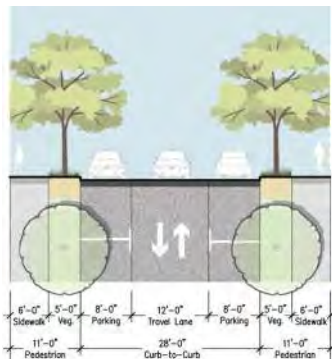
Secondary Street
(76' ROW)



Mixed-Use Street
(64' ROW)



Neighborhood Access Street
(64' ROW)



Courtesy Passing Street
(50' ROW)



Circulation: Bike/Low-Speed Mobility Network

