

January 17, 2017

City of Denton Planning Department
City Hall West
221 N. Elm St.
Denton, TX 76201

Re: Z16-0023
Zoning Change Request
1401 & 1519 Scripture, 326 & 328 Normal, Denton, TX
R #'s 35011, 35015, 34991 & 34989

AEG #: EVP1601

Project Description Summary

The existing property at 1519 Scripture is an abandoned nursing home that is approximately 40 years old. It was most recently operated as a Group Home. The structure is outdated. There is another building on the corner at 1401 Scripture that was formerly doctors' offices and other medical related businesses. It is also dated. The two structures on Normal were originally residential structures that have been converted to student housing.

The property is about two blocks from the University of North Texas and is easily within walking distance from campus and retail/services/entertainment along West Hickory and Avenue A. Due to the close proximity to the UNT campus and the fact that much of the site is already zoned DC-G, the site is a good candidate for redevelopment as university compatibility in the form of student housing.

The current DC-G zoning on part of the property and DR-2 on the balance would allow an 8 to 10 story building on the north side and a 4 to 5 story on the south side. Both buildings would include parking structures to accommodate the required parking. However, the proposed plan is to raze the 5 existing buildings and replace them with one building that would step up from 4 stories to 5 stories. The purpose of rezoning part of the lot would be to develop a structure that would spread the existing permitted density over a larger area, resulting in a building that would be 5 to 6 stories less in height than the current zoning allows. There will be a central, wrapped parking structure with connecting apartments. The development will target UNT students, but enrollment at UNT will not be required to reside within the development..

A fairly detailed concept plan for a multifamily development has been prepared.

The 4 lots will be re-platted as one lot.

Currently, the DC-G and DR-2 zoning line bisects the larger (1.88 acre) lot. This cuts right through the existing vacant group home. This application is intended to rezone the entire lot to be DC-G, as well as the 2 lots on Normal to DC-G.



Site History

- A Pre-design application was submitted on Wednesday, September 14, 2016.
- A neighborhood meeting was held on October 5, 2016.
- A second neighborhood meeting was held on December 7, 2016.

Surrounding Property Uses

The site zoning is split between Downtown Commercial General (DC-G) and Downtown Residential 2 (DR-2).

The area is fully developed and in a condition of transition as older facilities are being repurposed for short term uses and redeveloped as university compatibility mixed uses.

The future land use is in the blended transition between Community Mixed Use to the north and Neighborhood University Compatibility to the south.

Generally the existing zoning and land uses of the surrounding area includes:

Direction	Zoning	Existing Land Use	Future Land Use
<i>SITE</i>	<i>DC-G/DR-2</i>	<i>Vacant Assisted Living/Commercial/Residential</i>	<i>Community Mixed Use/ Neighborhood/University Compatibility</i>
North	NRMU-12	Commercial/Residential	Community Mixed Use
North East	NRMU-12	Multi-family	Community Mixed Use
East	DC-G / DR-2	Commercial/Multi-family	Community Mixed Use/ Neighborhood/University Compatibility
South East	DR-2	Multi-family	Neighborhood/University Compatibility
South	DR-2	Multi-family	Neighborhood/University Compatibility
South West	DR-2	Multi-family	Neighborhood/University Compatibility
West	DC-G / DR-2	Single Family/Multifamily	Community Mixed Use/ Neighborhood/University Compatibility
North West	NRMU	Medical/Commercial	Community Mixed Use

A map of the surrounding existing land uses is provided on Attachment 1.

Existing Site Conditions

The site is in a fully developed older part of the City. Many properties are in various stages of transition or even redevelopment. Primary infrastructure is in place including water, sanitary sewer, streets, drainage, electric, etc.



Proposed Site Conditions

The proposed infrastructure will be essentially the same as the existing.

Scripture is classified as a Commercial Collector and is identified for shared lanes with bicycle traffic. Sharrows will be added as appropriate per the City's Pedestrian & Bike component of the Denton Mobility Plan.

Solid waste will be via trash compactors that will be accessed fully on site without interfering with local traffic or any on street dumpsters.

The site will be surrounded on the streets with sidewalks in accordance with the City's mobility plan. Applicant proposes 8 foot sidewalks on all three sides.

Power will be installed underground around the perimeter of the site (not on the opposite side of the streets).

Area lights on the buildings will illuminate the pedestrian areas along the streets.

A 6 to 10 foot landscape buffer is proposed on all three fronts. Additionally three large landscape insets are proposed on the Scripture frontage and two smaller landscape insets on Normal Street.

Consideration of the pressure of the existing water distribution system is needed. It may be necessary to include water pressure maintenance facilities in the design.

The parking garage will be located internal to the site. A special area will be provided for secure bicycle parking/storage and electric vehicle charging.

Denton Plan 2030

The initial guidance document to the community is the Denton Plan 2030. This document lays out the general perspectives and goals that are ultimately brought to reality via the zoning, platting and building permit processes. Our review indicates that this site is highly compatible with the land use goals in the plan. In summary our reasoning in part is presented below:

- *This compact growth facility will help meet the university's student housing needs and relieve pressure on the Denton multi-family housing market. The development will also relieve pressure on area parking requirements and will reduce the daily commuter traffic demands.*
- *It will blend the transitional needs of the community, established neighborhoods and university in an area that has been identified for transition, has seen some transition and is experiencing some decaying properties that are prime for revitalization and redevelopment.*
- *The architecture incorporates some of the local historic architecture features, ties with the university character, redevelops an unattractive site and adds streetscape in the immediate area.*

The proposed project relates to many of the goals and objective of the Denton 2030 plan. They include:



- Compact growth.
- Purposely revitalize area (Redevelop abandoned institutional use to University/Neighborhood use with streetscape).
- Strengthen neighborhood to support area needs.
- Grow with balance, meeting the needs of university, its students and reducing the demand to convert single family home to student rentals.
- Housing diversity (including university students).
- University/Neighborhood transition.
- Grow with purpose by encouraging surrounding properties, particularly similar uses, to reinvest in their properties, repairing, maintaining, improving and upgrading older facilities.

Proposed Mitigation Measures for Nuisance Abatement

Trash compactors will be located on site and generally screened from the surrounding area. Garbage will not be spilling over the area and into the streets and neighborhoods. Dumpsters will not be located on the streets and garbage trucks will not inhibit traffic flow during operations. Also, existing on street parking will not interfere with garbage collection at the site.

The parking garage will stack the parking lot on several stories and not be spread out over a large massive area. The vehicles will be hidden from the neighborhood by the living units and noise will be muffled by the building until the vehicles arrive at the exit and enter the street.

Outdoor amenities spaces will be central to the development and will not be visible from the street to ensure noise mitigation from outdoor activities.

Generally the site is compatible with the future land use plan and the university nature of the surrounding area.

Neighborhood Development Themes/Character

Walking the neighborhood provides a good perspective of the character of the neighborhood and any development themes that may have evolved over time due to planning or by incident.

The land use and architecture is eclectic with a variety of uses and styles. Generally the area started out as single family homes constructed in the 50's and 60's. Many of those homes have been demolished and replaced with apartment complexes. Now there is a wide variety of two story apartments, three story apartments, businesses, single family homes converted to businesses, single family homes converted to student housing, single family rental homes and single family homes. Of the single family homes immediately adjacent to the site there is one home that has a homestead exemption and appears to be owner occupied. All other immediately adjacent properties appear to be rental properties.

When walking the surrounding area a number of development features tend to define the nature of the area. They include:

- A variety of architecture.
- A variety of land uses (mixed use).
- Treed streets.
- Continuous sidewalks.
- Overhead utility poles.
- Dumpsters along the streets.



- Parking lots visible from the streets.
- Various condition of the properties with several in very poor condition.

The existing site tends to detract from the neighborhood character by fault of its:

- Parking lots visible from the street.
- Overhead utility poles.
- Lack of street trees and landscaping.
- Poorly lit sidewalks (pedestrian areas).
- Poor condition of the structures.
- Lack of vibrant pedestrian and bicycle environment due to the vacant buildings.
- Activity associated with the vacant buildings.

Attachment 2 is a set of photographs from the immediate area depicting the conditions indicated above.

The proposed site will enhance the existing character in part by virtue of:

- Replacing the street side parking with a parking garage, having a smaller footprint and not visible from the street.
- Eliminating the numerous and sometime continuous access drives along the streets.
- Eliminating the overhead utility poles and replacing with underground utilities along the site frontage.
- Constructing an 8 foot sidewalk around the site to better accommodate the pedestrian traffic.
- Including a 6 to 10 foot (greater along Scripture) landscape buffer along all street sides.
- Adding street trees in the right of way where allowed.
- Including an on-site trash compactor that is hidden from street view.
- Improve neighborhood safety and business viability through increased pedestrian and bicycle traffic.
- Provide stimulus for neighborhood landlords to reinvest in their properties.

These features planned into the project should allow the new development to fit in to the surrounding uses and be very compatible with future uses as the area continues to transition in accordance with the Denton Plan 2030. The proposed site plan is included in Attachment 3.

Development Drivers

The University of North Texas (UNT) is the primary driver of development and redevelopment activities in this general area. Student housing, services and recreational needs are the more common needs. There is also interest in housing and services for UNT faculty and staff. Besides the usual university sporting and entertainment venues, UNT also generates a spin off interest in its music training. Denton has a growing interest in music and brewery establishments as well as unique eating establishments.

In addition to its music and sports emphasis, UNT was recently recognized as a Tier 1 Research Institution thus adding to its recognition across the country.

UNT is poised to be the primary factor in area development and transition for many years to come.



University of North Texas Campus Master Plan

UNT completed a master plan update in 2013. Excerpts from the master plan are attached in Attachment 4. The student population is projected to increase from a 2013 enrollment of 36,000 to an enrollment of 45,000 by 2020.

Campus housing will eventually be provided for twenty five percent (25%) of the student enrollment. This results in about 11,250 students housed on campus and 33,750 students either:

- Living of campus in adjacent neighborhoods and walking/biking to campus
- Living off campus in remote developments and driving or taking mass transit to campus.
- Living in other cities and driving or taking mass transit to campus.

The master plan indicates that UNT will rely on private sector development and redevelopment in the surrounding areas to provide much of the unmet needs for student, faculty and staff housing as well as for many of the related support services such as recreation, entertainment, shopping, etc.

Historical Site/Area Significance

There are not any city, state or national registered historic resources, sites or buildings in the general area.

There are two historic districts in this section of the City. The Oak-Hickory District is located about 1,370 feet to the south east and the West Oak Historic District is located about 640 feet to the west. The relative location of the project and these historic districts are depicted on Attachment 5.

Economic Impact

- Current property value is \$1,336,349 (approximately \$32,300 in annual property taxes)
- Proposed property value is \$30,000,000-\$35,000,000
- Proposed project will generate substantial property tax revenue (estimated at \$750,000-\$900,000 per year) that will benefit the City, County and School District, but not utilize School District resources
- Roadway impact fees - Yes
- Water impact fees - Yes
- Sewer impact fees - Yes
- Local economy during construction
 - Contractors
 - Labor
 - Materials
 - Sales Tax
 - Hotels
 - Restaurants

Neighborhood Meetings

Park7 conducted two neighborhood meetings. The first was to introduce the conceptual project and to obtain feedback from the community. The second was to present the proposed project to the community and to seek final input regarding the nature of the project. The following community concerns were expressed during these meetings. We have strived to list all concerns expressed by the neighbors regardless of whether or not they are directly related to this project.



- Proximity to historical districts.
- Insufficient parking in the area. This was identified as an issue for the University and the City to resolve.
- Insufficient enforcement of parking in the area.
- Building height
- Parking that blocks or inhibits the ability of Solid Waste to service dumpsters in the area.
- Traffic
- Future improvements to Scripture Street.
- Dust and noise created during construction.
- Capacity of existing infrastructure.
- Impact upon surrounding businesses.

Park7 vowed to bring these issues to the attention of the City during the public meetings.

Zoning

The Denton Plan 2030 and the zoning ordinance identify this area as a transitional area that is expected to accommodate in part the needs of the university and the surrounding community.

The request is to expand the DC-G zoning to cover the entire site. The DC-G zoning already allows for a 100 foot tall building. The other existing zoning of DR-2 allows for a 45 foot tall building. Even with the zoning allowing a 100 foot tall building, the residential protections built into the zoning ordinances limit the building height adjacent to residential uses or zones to 40 feet along the perimeter. Rezoning the DR-2 zoned portion of the site to DC-G would allow the density already permitted on the existing DC-G portion of the site to be spread over the entire 2.8 acres and not be restricted to the existing 1.4 acre DC-G zoned portion. This would result in a building that is 4 stories and steps up to 5 stories instead of 4 stories that would step up to 10 stories on the DC-G portion of the site. Illustrative concepts plans for the two options are provided in Attachment 3 and Attachment 6.

Respectfully Submitted,
Allison Engineering Group

Lee K. Allison, P.E., FNSPE



PROPERTY USE LEGEND:

BUSINESS

BUSINESS/HOUSE

APARTMENTS

APARTMENTS/HOUSE

SINGLE FAMILY - RENTAL

SINGLE FAMILY - OWNER OCCUPIED

VACANT LOT



Attachment 1: Surrounding Land
Use Map

Attachment 2: Park 7 Denton – Neighborhood

See image map on page 9

1. Scripture and Malone East



2. Scripture and Malone North-West



3. Scripture and Normal East: Site North Side



4. Scripture and Normal North-West



5. Scripture and Normal South: North-East Corner of the Site Looking South on Normal



6. Scripture and Lovell North-West



7. Scripture and Lovell North-East



8. Scripture and Lovell North-East: Adjacent Commercial Building North of the Site



9. Scripture and Lovell North-East



10. Scripture and Bryan South: Streetscape Looking South on Bryan from North-East Corner of Site



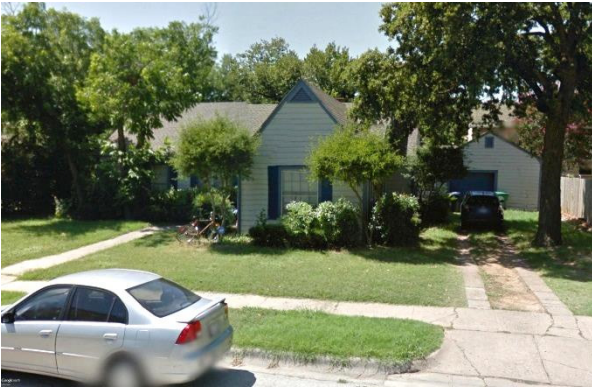
11. Scripture and Bryan North-East: Adjacent Apartments North-East Corner of the Site



12. Scripture and Bryan East: Streetscape North-East Corner of Site Looking East



13. Scripture and Bryan South-East



14. Scripture and Bryan West: North-East
Corner of Site Looking West on Scripture



15. Scripture and Bryan South-East: Adjacent
Commercial Building North-East of the
Site



16. Bryan West: Site Streetscape to Be
Removed



17. Bryan West: Site Streetscape to Be
Removed



18. Bryan East: Apartments



19. Bryan South: Streetscape Looking South on Bryan



20. Bryan West: Apartments



21. Bryan North: Streetscape Looking North on Bryan



22. Bryan East: Apartments



23. Bryan North: Bryan Looking South



24. Bryan East: Apartments



25. Bryan East



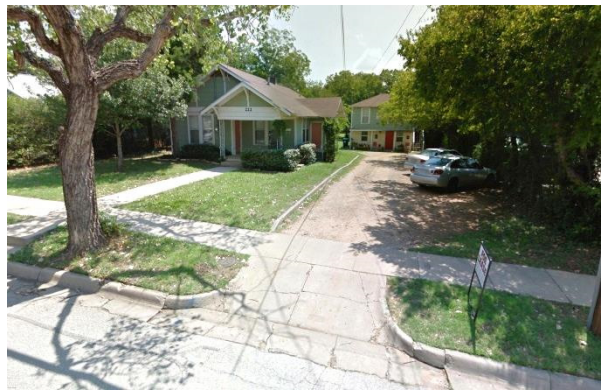
26. Bryan West: Apartments



27. Bryan West: Apartments



28. Bryan East: Apartments



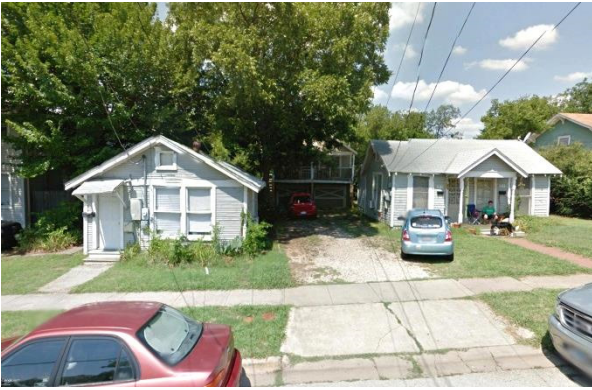
29. Bryan East: Apartments



30. Bryan West: Apartments



31. Bryan West



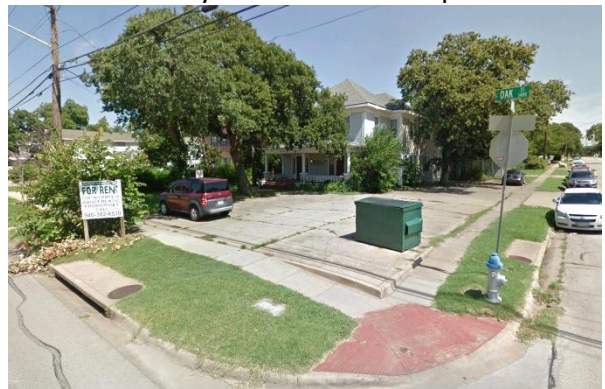
32. Oak and Bryan North: Streetscape
Looking North



33. Oak and Bryan South-East



34. Oak and Bryan North-West: Apartments



35. Oak and Normal South-West: Apartments
Oak St.



36. Oak and Normal North: Normal
Streetscape



37. Normal West: Apartments



38. Normal East: Apartments



39. Normal East: Apartments



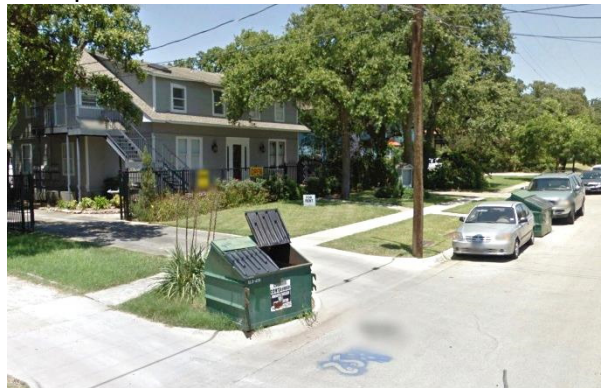
40. Normal West



41. Normal East: Streetscape and Apartments



42. Normal West: Streetscape and Apartments



43. Normal North: Streetscape Looking North on Normal



44. Normal East: Site Residential to Be Removed



45. Normal East: Site Apartments to Be Removed



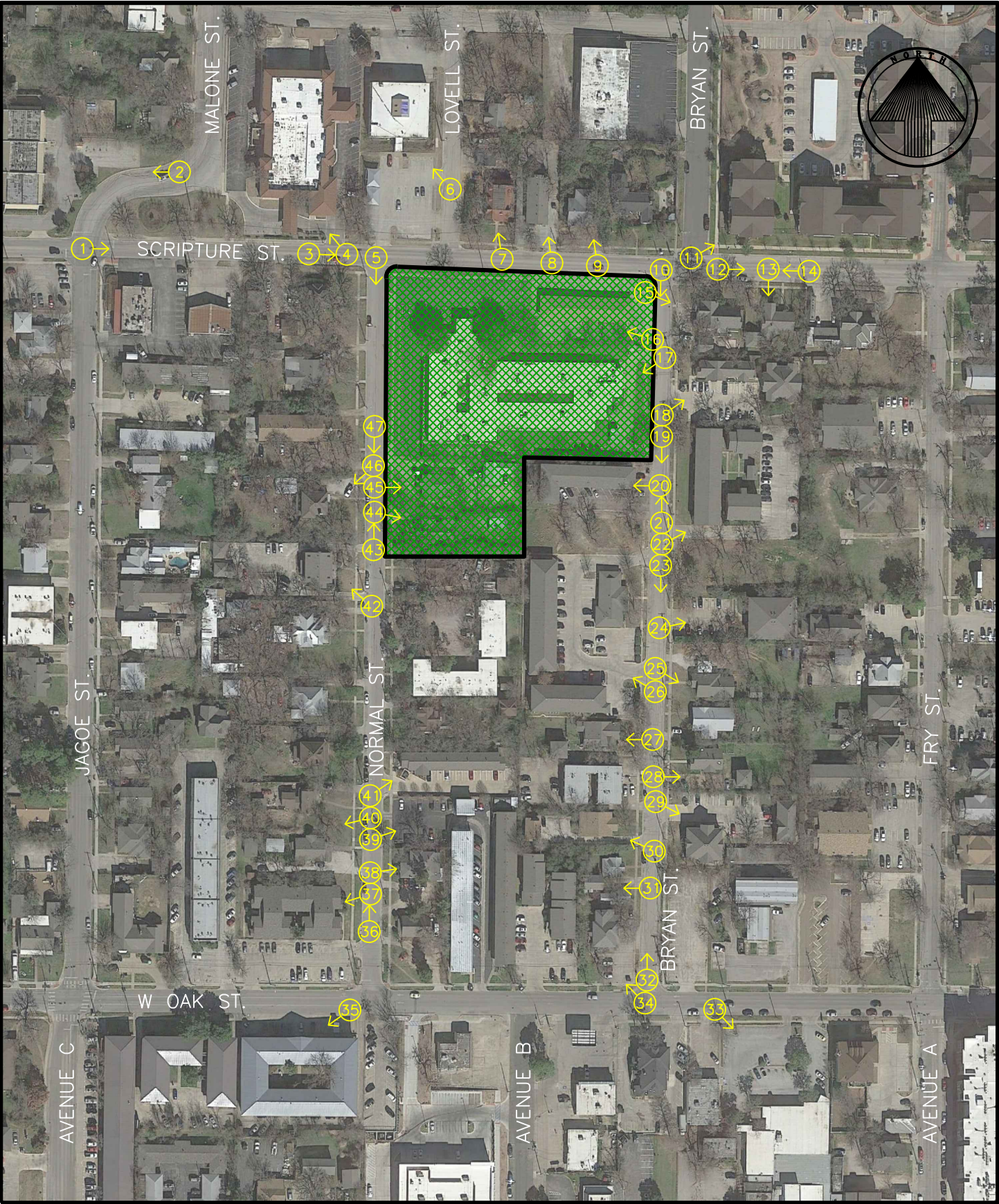
46. Normal West



47. Normal South: Streetscape Looking South on Normal



Attachment 2: Image Map



Attachment 3: Proposed Site Plan



LEVEL 1

SCALE: 1" = 0' - 0"

0' 25' 50' 75'

DENTON SITE
PARK 7
HPA 16456

N



DENTON, TX

DENSITY STUDY 12.07.2016

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Attachment 3: Proposed Building Elevation


HPA URBAN ARCHITECTURE



Attachment 4

UNT[®]
UNIVERSITY
OF NORTH TEXAS[™]

**CAMPUS MASTER PLAN
2013 UPDATE**

 SITE



2013 Campus Master Plan


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

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

GOALS + PRINCIPLES

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

Master Plan Goals:

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

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

2005 CAMPUS MASTER PLAN

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

2005 Plan Goals

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

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

2002 Plan Goals

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

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

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

CAMPUS CONTEXT CHANGES

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

Northern Campus Edge Development

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

Southern Campus Edge Development

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

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

I-35 Expansion Impacts and Opportunities

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

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

CAMPUS EDGES

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

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

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



UNT parking signs mark the northwest corner of the campus.



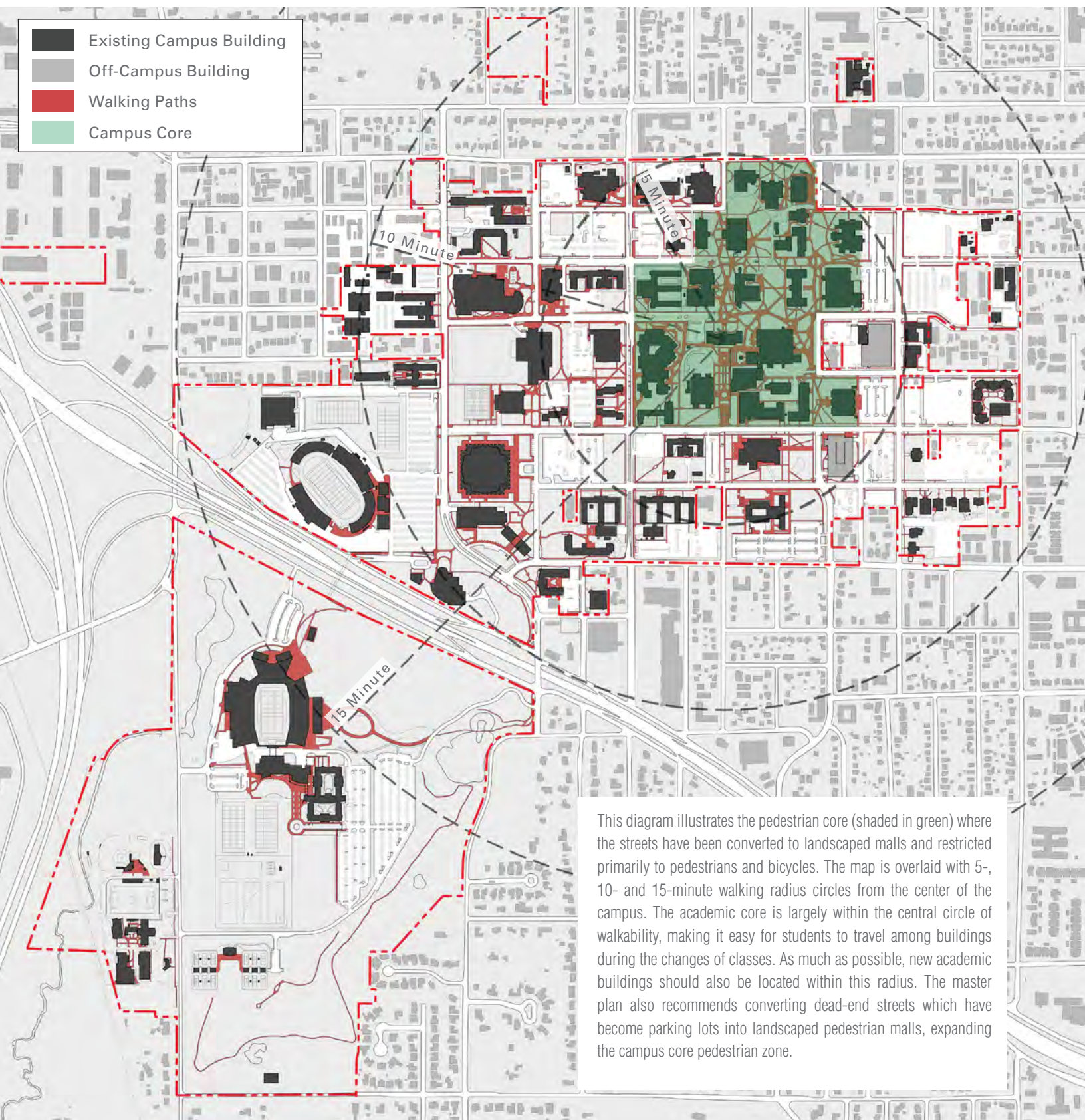
Welch Avenue, parking lots on the east edge of the campus.




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

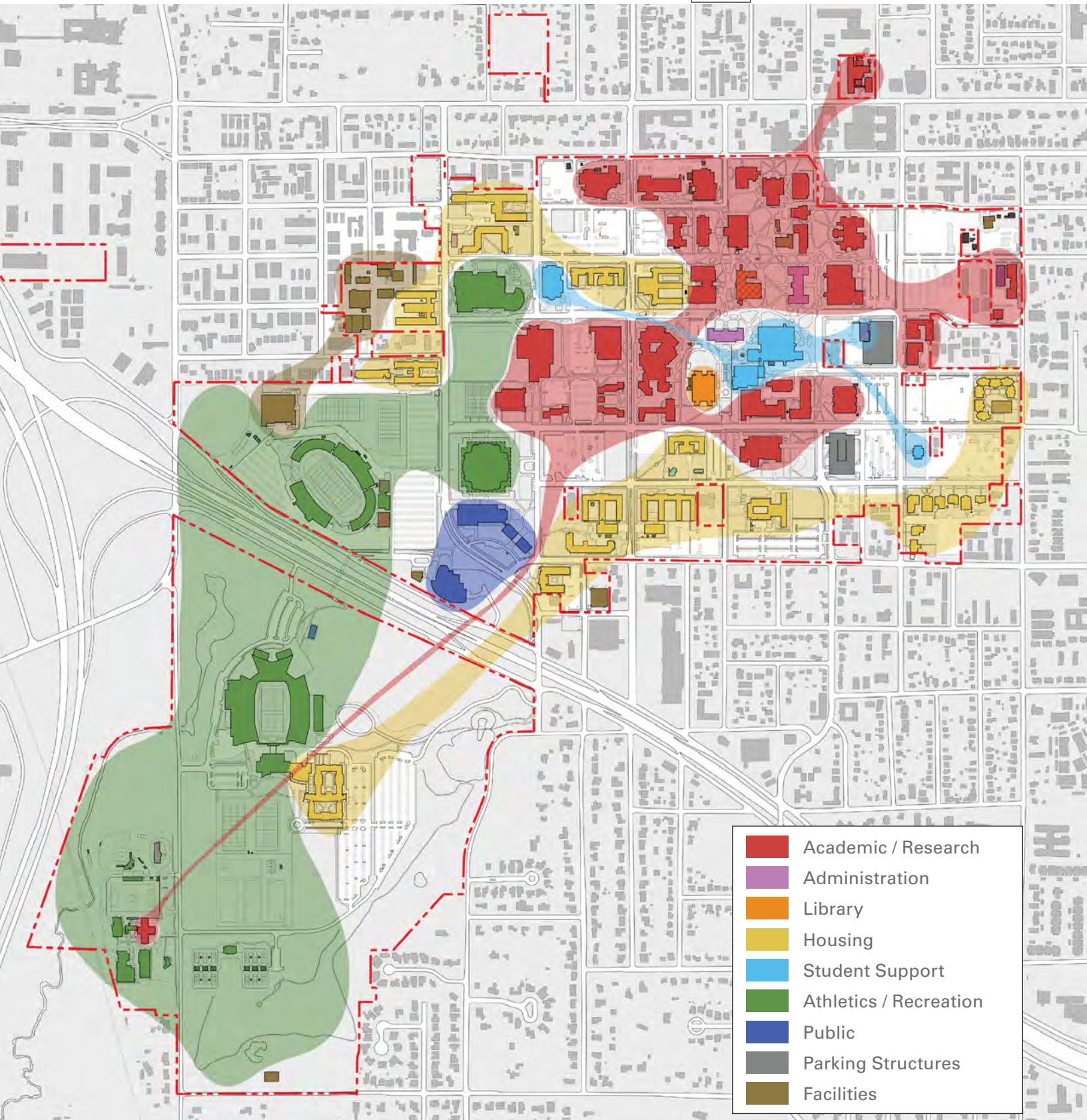


North Texas Boulevard



Existing campus walkability analysis


SITE



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

LAND + BUILDING USE

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

Academic, Research + Student Support

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

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

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

Residence Life

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

Athletics + Recreation

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

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

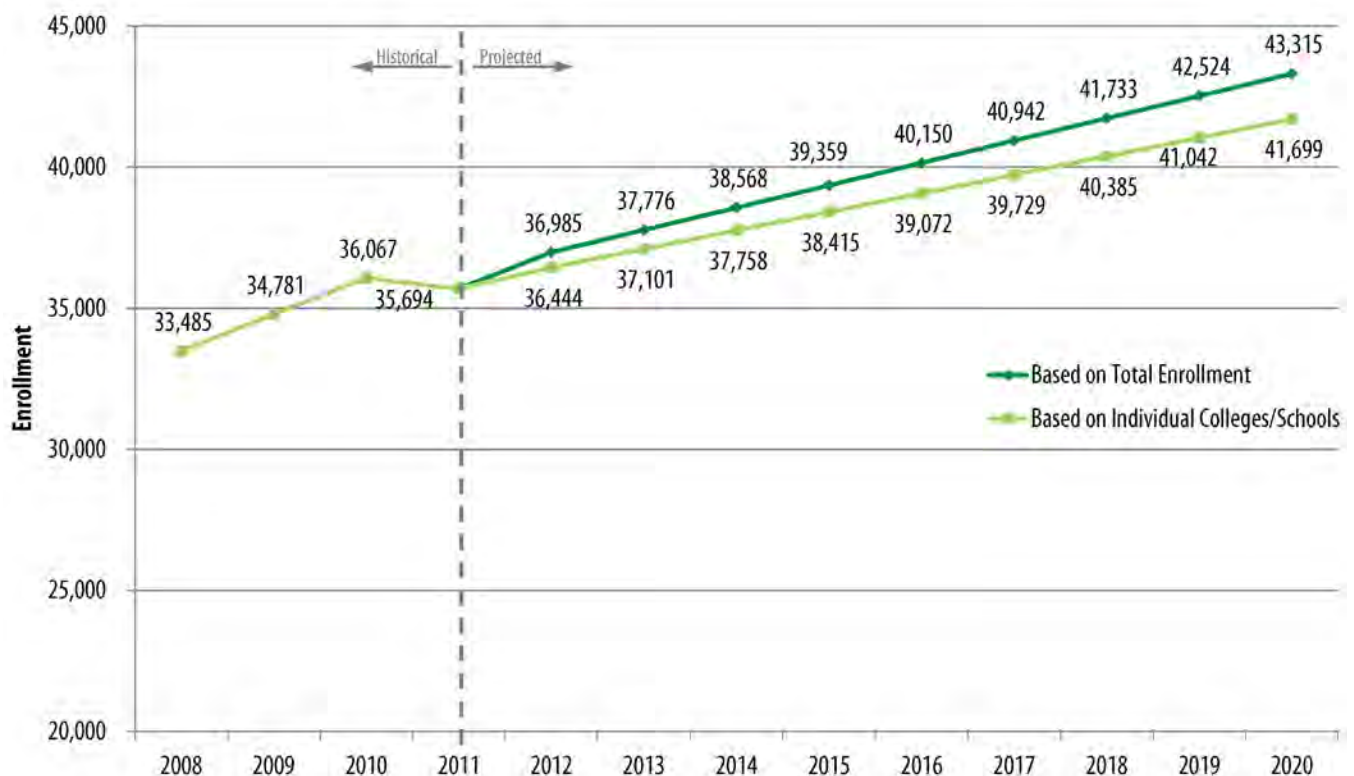
GROWTH AND ENROLLMENT

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


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




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

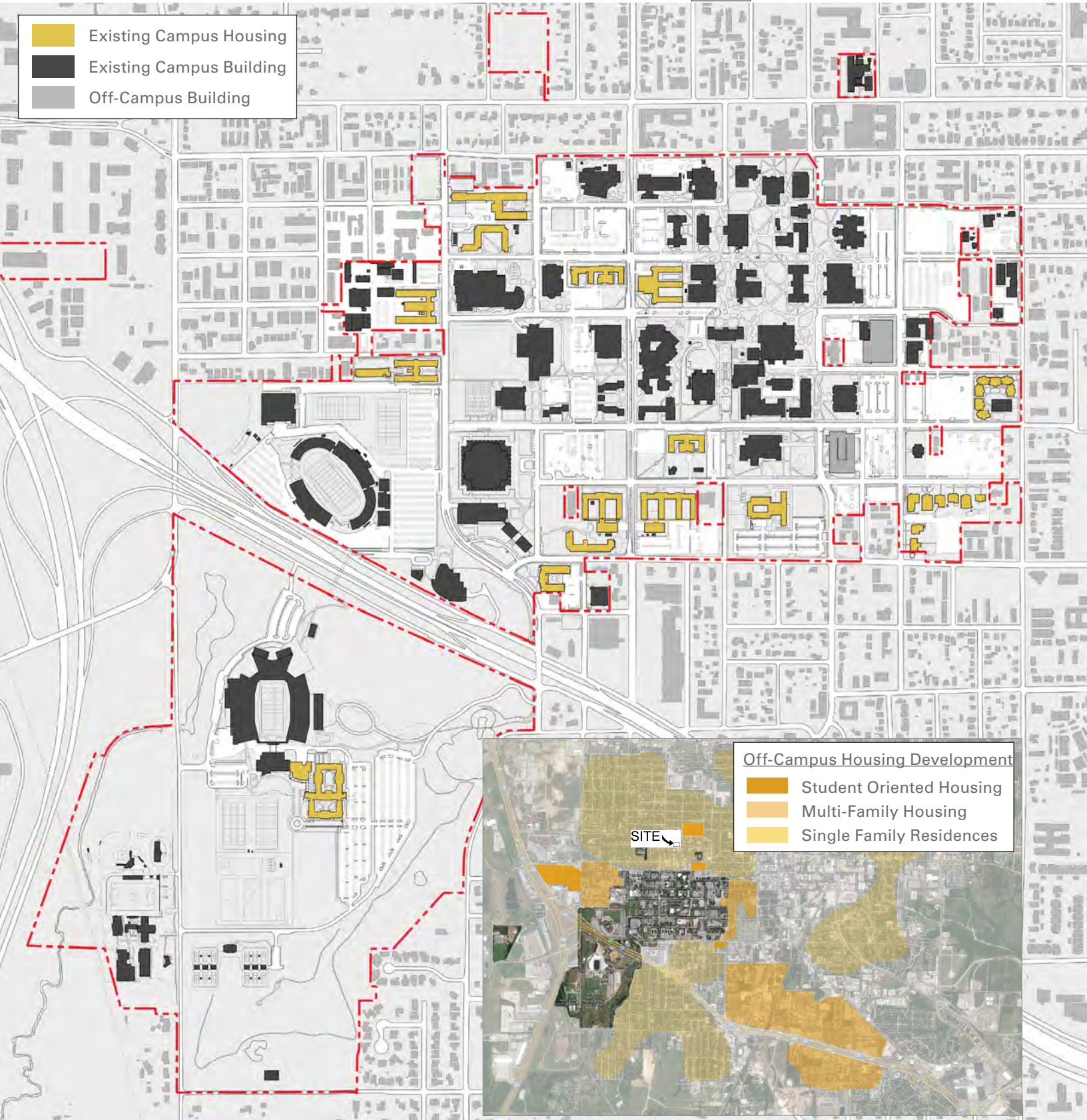
A critical aspect of accommodating enrollment growth is providing sufficient housing and resident life facilities, especially for new students and freshman. Living on campus increases student engagement and correlates to higher retention rates. UNT set a target of housing 25 percent of the student body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






Campus Space Assessment, projected enrollment

 SITE

-  Existing Campus Housing
-  Existing Campus Building
-  Off-Campus Building



- Off-Campus Housing Development
-  Student Oriented Housing
 -  Multi-Family Housing
 -  Single Family Residences

Existing on-campus housing

Existing off-campus housing areas

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

* Other Beds = TAMS, Graduate and Family

* Does not include renovation/replacement of older housing

HOUSING

More than 60 percent of the students living on campus are freshman, with sophomores making up another 25 percent of the residents. UNT has been expanding the number of suite and semi-suite units on campus, adding more than 700 beds since the 2005 Campus Master Plan was adopted.

The 2005 plan recommended 3,000 additional beds to support 41,000 students; the 2013 plan expands that number to support 45,000 students.

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

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

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

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

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

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

HOUSING

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

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

Traditional Housing

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

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



Honors Hall housing

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

Non-Traditional Housing

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

PARKING

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

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

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

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

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

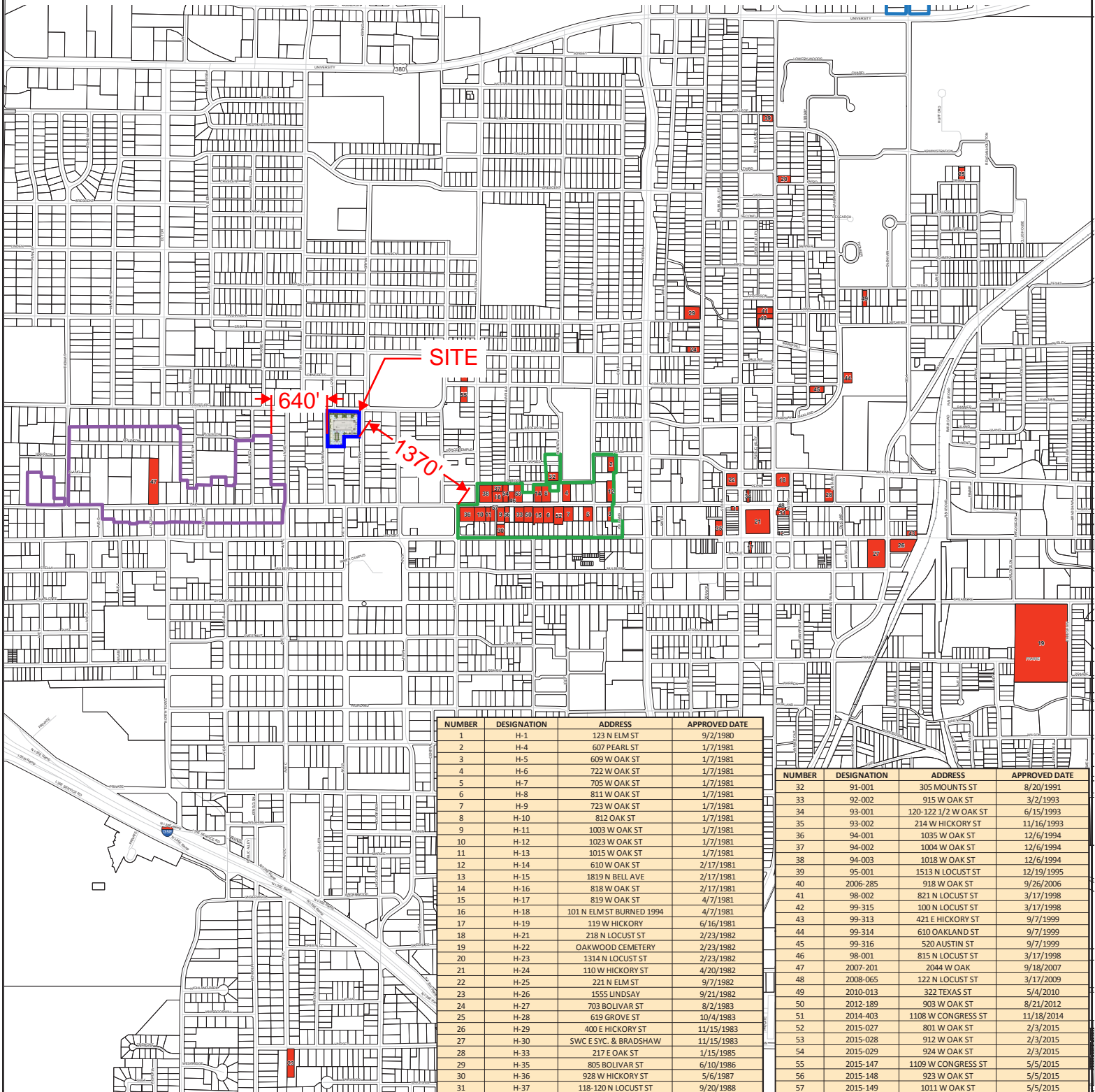
The 2005 plan noted that these strategies have successfully reduced campus parking requirements on a per-student basis, including parking permits, with corresponding increases in campus and city-regional transit ridership.

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

CITY OF DENTON

Historic Landmarks

Attachment 5: Historic District/Sitemap



Date: 5/12/2015

Legend

- Historic Landmarks
- Conservation
- Parcels
- Historic District
- West Oak Historic
- Centerline



0 350 700 1,400 Feet

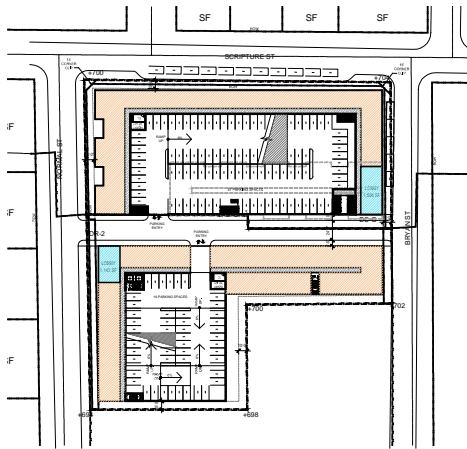
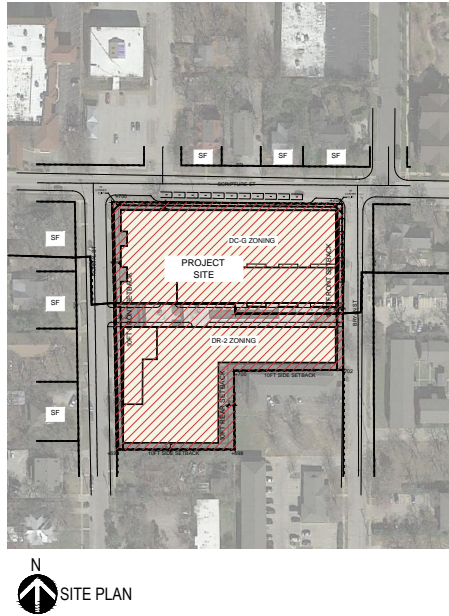
The City of Denton has prepared maps for departmental use. These are not official maps of the City of Denton and should not be used for legal, engineering or surveying purposes but rather for reference purposes. These maps are the property of the City of Denton and have been made available to the public based on the Public Information Act. The City of Denton makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.



Attachment 6: Concept Plan Existing Zoning



Attachment 6: Concept Plan Existing Zoning

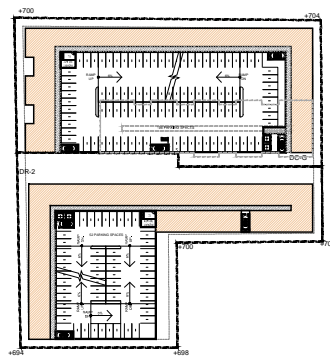
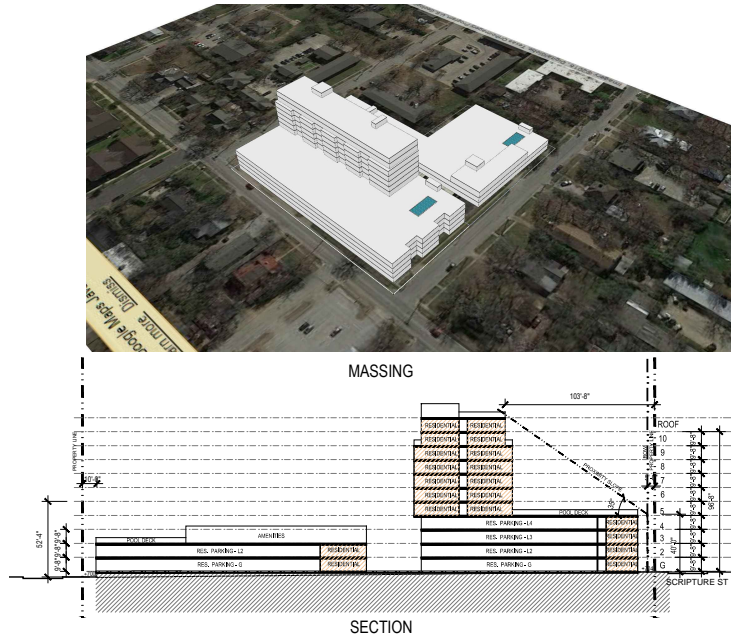


SCALE: 1" = 150'
(11"x17" SHEET)

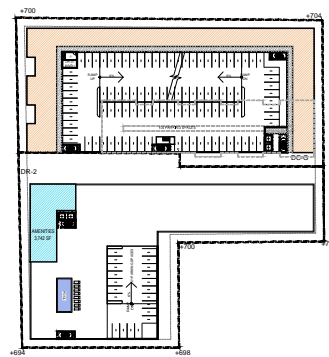
0' 75' 150' 300' 450'

DENTON SITE
PARK 7
HPA 16456

DENTON, TX



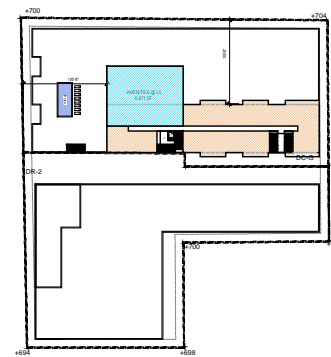
LEVEL 2



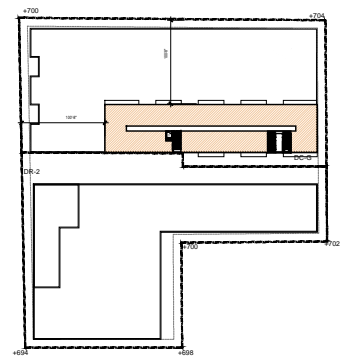
LEVEL 3-4

ZONE : DC-G							
PARK 7 Denton							
Denton, TX							11/30/16
UNIT TABULATION							
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	PERCENTAGE	TOTAL AREA	
UNIT A	1br/1ba	500	12	12	16.00%		
UNIT B	1br/1ba	530	12	12			
UNIT C	2br/2ba	822	30	60	20.00%		
UNIT D	3br/3ba	1,100	39	117	26.00%		
UNIT E	4br/4ba	1,328	57	228	38.00%		
TOTALS			150	429	100.0%	0	
UNIT AVERAGE NET SF: 1,001.0							
PROJECT DATA							
ACREAGE:	62.478	1.43 ACRES					
DENSITY:		194.8 UNITS/ACRE					
BUILDING BASE FOOTPRINT:		51,685 SF	82.6%				
FAR:		3.80					
PARKING:							
RESIDENTIAL PARKING REQUIRED:		392 SPACES					
RESIDENTIAL PARKING PROVIDED:		379 SPACES					
SURFACE PARKING PROVIDED:		16 SPACES					
AMENITIES (SF):		6,671 S.F.					
LOBBY/LEASING(SF):		1,588 S.F.					
MEP / STORAGE / LOADING (SF):		1,584 S.F.					
PARKING SERVICES (SF):		126,268 S.F.					
GROSS RESIDENTIAL AREA (SF):		177,453 S.F.					
NET RESIDENTIAL AREA (SF):		150,197 S.F.					
EFFICIENCY:		84.62 %					
TOTAL GROSS BUILDING AREA (SF):		187,226 S.F.					
(EXCLUDE GARAGE PARKING)							
ZONING SUMMARY							
ADDRESS: 1519 Scripture St							
CURRENT ZONING DESCRIPTION: DC-G Downtown Commercial General							
MAXIMUM HEIGHT ALLOWED: DC-G 110' (L33)							
MAXIMUM LOT COVERAGE: DC-G 85%							
FAR: DC-G 3.8							
MAXIMUM DENSITY: DC-G 150							
MINIMUM UNIT SIZE: 500SF							
SETBACKS:							
FRONT: 10'							
SIDE (adjacent to street): 10'							
REAR: 10' interior lot line.							
PARKING:							
RETAIL REQUIRED: 1.0 space per 300sf of retail							
RESIDENTIAL REQUIRED: 1.25 per studio, 1.5 per 1-bed, 1.75 per 2-bed, 2.0 per 3-bed, 4.0 per 4+ bed							
DRIVE PARKING: RESIDENTIAL REQUIRED: 1.0 space for every 20 parking space							

ZONE : DR-2							
PARK 7 Denton						Denton, TX	
						11/30/16	
UNIT TABULATION							
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	PERCENTAGE	TOTAL AREA	
UNIT S	1br/1ba	500	2	2			
UNIT A	1br/1ba	530	2	2	13.33%		
UNIT B	2br/2ba	822	8	16	26.67%		
UNIT C	3br/3ba	1,100	8	24	26.67%		
UNIT D	4br/4ba	1,328	10	40	33.33%		
TOTALS			30	84	100.0%		
UNIT AVERAGE NET SF :			1,134.9				
PROJECT DATA							
ACREAGE:	68.918			1.40 ACRES			
DENSITY:				21.5 UNITS/ACRE			
BUILDING BASE FOOTPRINT:				39,798 SF		65.9%	
FAR:				6.75			
PARKING:							
RESIDENTIAL PARKING REQUIRED:				76 SPACES			
RESIDENTIAL PARKING PROVIDED:				89 SPACES			
SURFACE PARKING PROVIDED:				SPACES			
AMENITIES (SF):				4,323 S.F.			
LOBBY/LEASING(SF):				1,142 S.F.			
MEP / STORAGE / LOADING (SF):				940 S.F.			
PARKING SERVICES (SF):				38,876 S.F.			
GROSS RESIDENTIAL AREA (SF):				40,026 S.F.			
NET RESIDENTIAL AREA (SF):				34,046 S.F.			
EFFICIENCY:				85.06 %			
TOTAL GROSS BUILDING AREA (SF):				45,851 S.F.			
(EXCLUDE GARAGE PARKING)							
ZONING SUMMARY							
ADDRESS: 1519 Scripture St							
CURRENT ZONING DESCRIPTION: DR-2 Downtown Residential 2							
MAXIMUM HEIGHT ALLOWED: DR-2 35'FT							
MAXIMUM LOT COVERAGE: DR-2 75%							
FAR: DR-2 6.75							
MAXIMUM DENSITY: DR-2 30							
MINIMUM UNIT SIZE 500SF							
SETBACKS:							
FRONT: 10'							
SIDE (adjacent to street): 10'							
REAR: 10' interior lot line.							
PARKING:							
RETAIL REQUIRED: 1.0 space per 300sf of retail							
RESIDENTIAL REQUIRED: 1.25 per studio, 1.5 per 1-bed, 1.75 per 2-bed, 2.0 per 3-bed, 4.0 per 4+ bed							
DRIVE PARKING:							

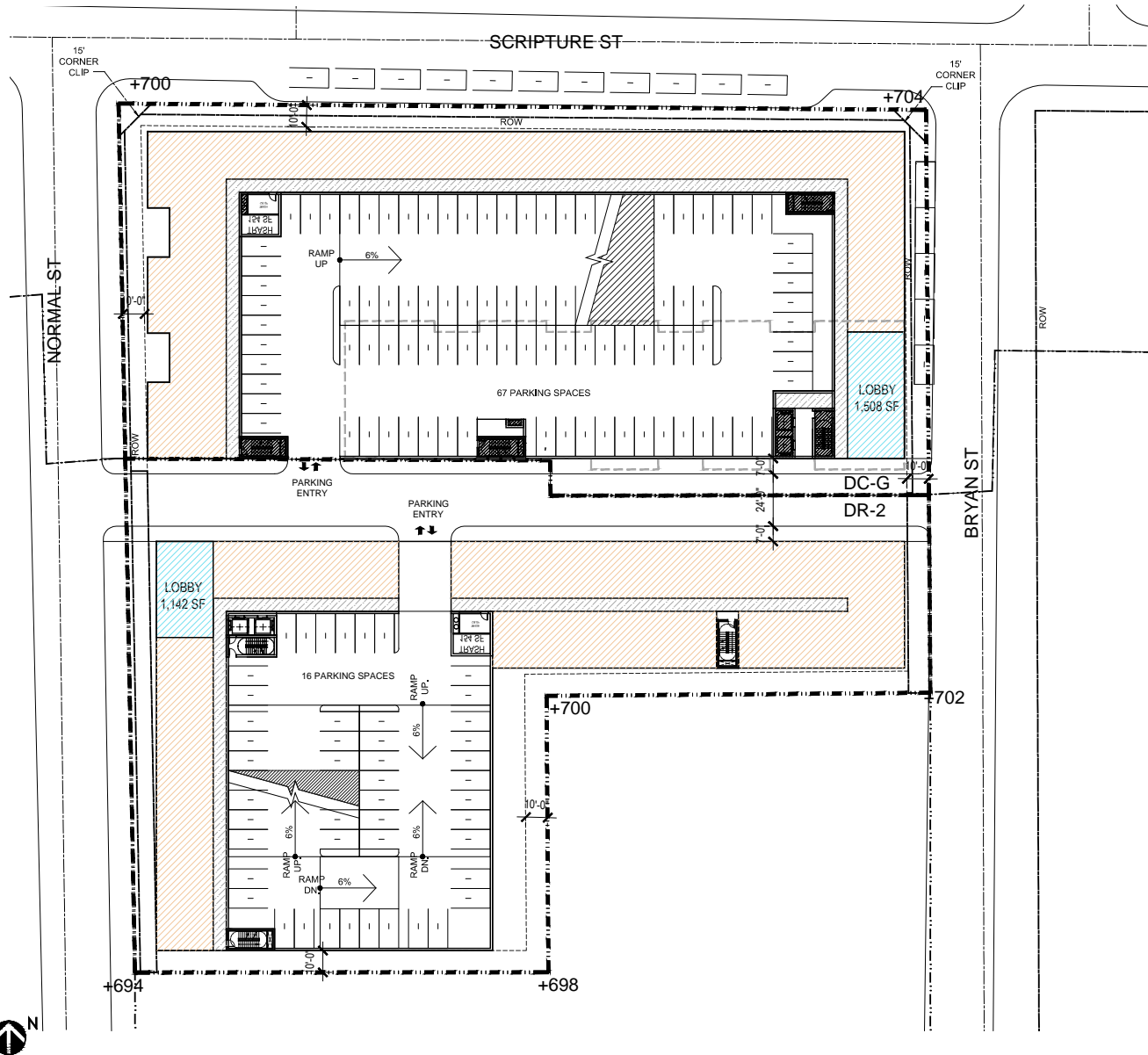


LEVEL 5-9 (5 LEVELS)



LEVEL 10-11 (2 LEVELS)

Attachment 6: Concept Plan Existing Zoning



DENTON SITE
PARK 7
HPA 16456

DENTON, TX

LEVEL 1

12.20.2016

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