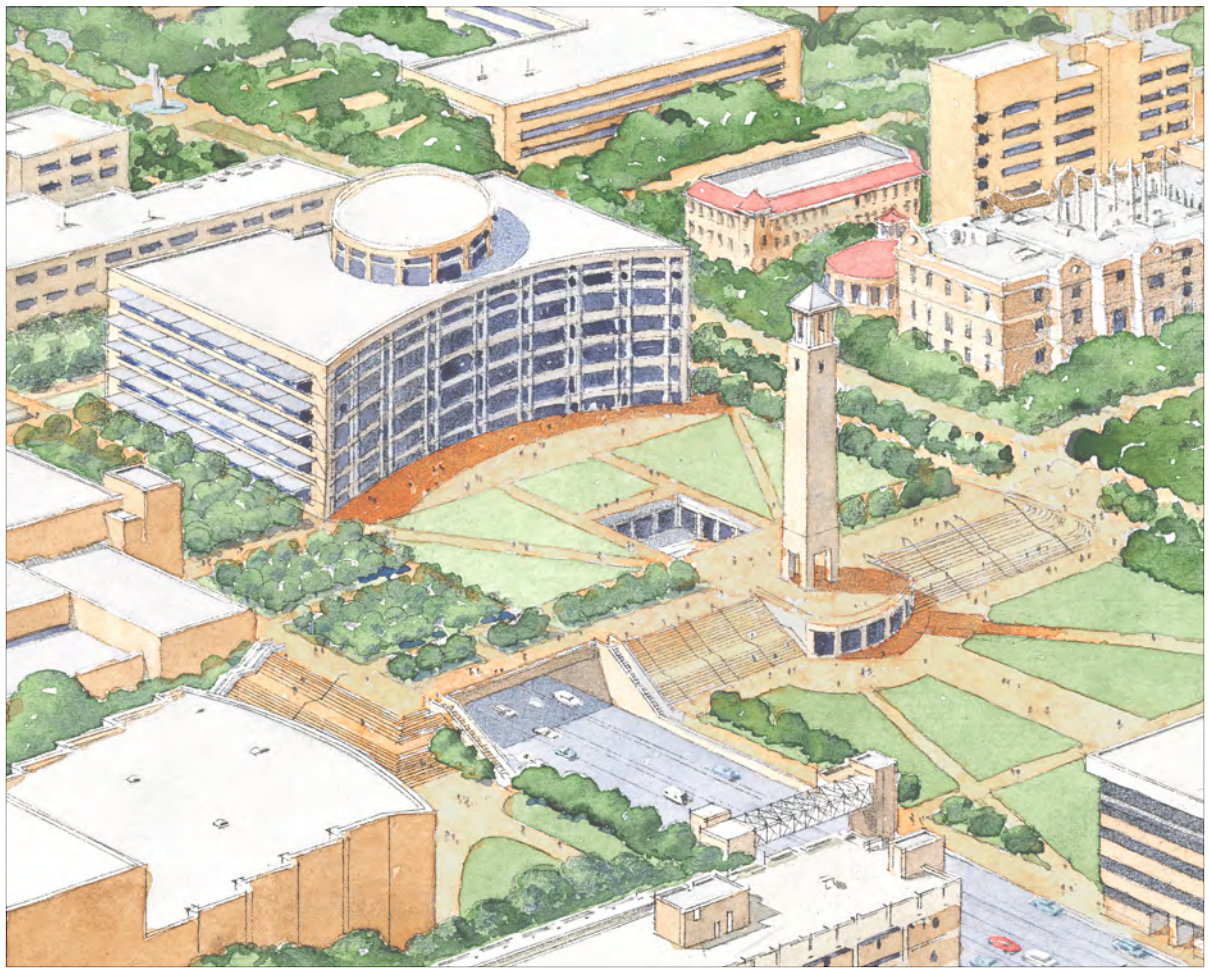


University of Texas at Arlington

Campus Master Plan Update and Design Guidelines 2005 - 2020

Executive Summary

The University of Texas ARLINGTON™

The University's current Campus Master Plan was approved by The University of Texas System Board of Regents in May 2000. The intent at that time was to update the Master Plan every 5 to 7 years, and that is the purpose of this update.

Updating the Campus Master Plan is an exciting, all inclusive process involving many stakeholders on campus and in our community. 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. This update certainly accomplishes this very basic goal, but addresses much more as well. To illustrate this fact, consider the following; this update includes an improved traffic and way-finding system designed to make the campus a more welcoming place for our many visitors, a building condition assessment on several of our larger academic buildings for capital renewal planning purposes, a utility infrastructure study to support the continued growth of the campus, the re-development of the campus edge to create a "college town", as well as to align with the Unified Master Plan for Downtown Arlington, creating a stronger sense of place and an engaged campus-life experience, and finally, space programming activities for certain buildings to address specific / immediate facility needs.

The Campus Master Plan Update includes the following Guiding Principles:

- Reputation and Tradition (Academic Advancement)
- Campus and Community (People Programs)
- Identity and Aesthetics (Physical Elements)
- Spaces and Linkages (Natural Places), and finally,
- Environment and Sustainability (Responsible Implementation)

These principles provide a solid foundation for the physical development of the university. While all of these guiding principles are equally important, I am especially pleased with the focus on creating a more sustainable environment; "greening" the campus to create traditional campus-quads, attractive outdoor places, pedestrian circulation systems, and making better use of campus lands with vertical parking structures and the elimination of many paved surface parking lots.

While this process has been exciting and rewarding, the implementation of the plan once approved by the Board of Regents in May 2007, will create much more excitement on our campus and in our community for many years. 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 Steering Committee, and our consulting team of Carter & Burgess, Inc. (Fort Worth), and Ayers Saint Gross (Washington D.C.).

Sincerely;

James D. Spaniolo

President

INTRODUCTION

In Spring 2005, the University of Texas at Arlington (UT Arlington) retained a team of professionals under the leadership of Carter Burgess, Inc. and Ayers Saint Gross, Inc. to complete the seven-year update of the campus master plan of 1999 by Ford, Powell & Carson.

In addition to being a regulatory requirement of the University of Texas System, the University had a number of reasons for needing an update, the most important being the addition of a significant amount of campus housing. Over the past seven years the number of students residing on campus increased to over 4,500 which has helped to create a more traditionally rich campus environment. Secondarily, UT Arlington expanded the number of parcels controlled within the legislated boundary, including the acquisition of several older apartment buildings which have since been removed and new campus housing constructed. The University also needed a solution to the continuing problem of Cooper Street dividing the main campus, a problem that will only become more evident as the campus grows and continues to build westward. Lastly, redevelopment of the campus edge, focus on constructing much needed research space, and master planning for the utility infrastructure, traffic and wayfinding systems were all identified tasks with this update.

The new master plan, depicted above, updates the 1999 plan completed by Ford, Powell & Carson to incorporate campus development over the last seven years and to guide future growth.

The team included planners, architects, and engineers to focus on the following issues:

- Reviewing the University's Mission, Strategic Objectives, and Planning Priorities and incorporating the five-factor space projection model (including classroom and lab utilization) established by the Texas Higher Education Coordinating Board to determine needs for future construction.
- Studying methods of enhancing the quality of student life on campus.
- Including current plans and projects such as the Clock and Bell Tower Project along with submissions for Tuition Revenue Bond funding, such as the proposed Engineering Research Building.
- Understanding of the recently completed master plan for Downtown Arlington to determine opportunities for mixed-use development (college town) along the campus edge so the city and campus compliment each other.
- Conducting a parking and traffic analysis to study vehicular and pedestrian flow plus the ideal locations for parking structures to give more space for "greening" the campus.

UNIVERSITY MISSION STATEMENT

The new UT Arlington logo is one component in the effort to update campus branding.

The University is committed to the promotion of lifelong learning through its academic and continuing education programs.

Existing campus pageantry

Trading House Creek

The University of Texas at Arlington is a comprehensive research, teaching, and public service institution whose mission is the advancement of knowledge and the pursuit of excellence. The University is committed to the promotion of lifelong learning through its academic and continuing education programs and to the formation of good citizenship through its community service learning programs. The diverse student body shares a wide range of cultural values and the University community fosters unity of purpose and cultivates mutual respect.

As a University, we affirm our commitment to the following objectives:

- The University is committed to comprehensive programs of academic research. This research effort requires attracting and retaining scholars who promote a culture of intellectual curiosity, rigorous inquiry, and high academic standards among their fellow faculty and the students they teach.
- The University prepares students for full, productive lives and informed, active citizenship. To that end, we have developed undergraduate and graduate curricula and classroom practices that engage students actively in the learning process. Outside the classroom a wide range of student organizations and activities contribute to the learning environment. Our service learning programs offers students the opportunity to supplement their academic study with internships in a variety of community settings, testing their skills and aptitudes and challenging their values. State-of-the-art teaching technologies, distance education, and off-site instructions afford access to off-campus as well as traditional students. Non-degree certificate and continuing education programs offer practical, aesthetic, and intellectually stimulating opportunities for community learners, for individual courses or a sustained program of study.
- The mission of a university can be achieved only when its students, faculty, staff, and administrators value and promote free expression in an atmosphere of tolerance, responsibility, and trust. The University regards these attributes as prerequisites for any community of learners and vigilantly strives to maintain them.

HISTORY

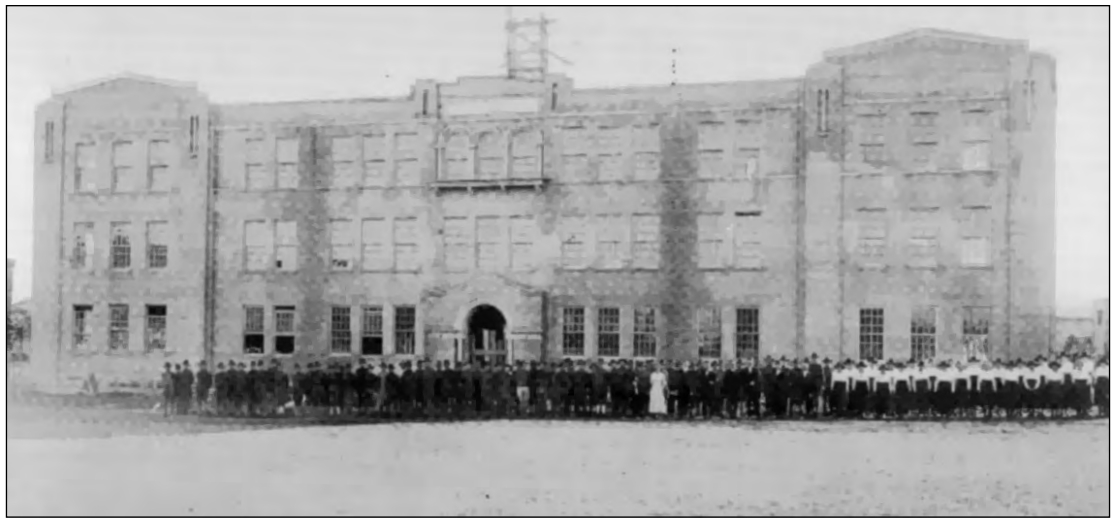
The University of Texas at Arlington was established as Arlington College in 1895 as a result of the local community wanting to improve education within the city. During the early years of the 20th century, the college grew as a private, lower level and upper middle level school, undergoing four name changes.

As the first state-supported institution of higher education, Grubbs Vocational Institute became an extension of the Texas A&M University System in 1917. Grubbs Vocational Institute was renamed North Texas Agricultural College and then became Arlington State College in 1949.

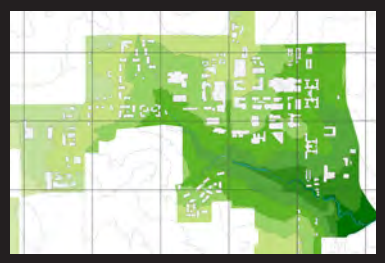
In 1959, Governor Price Daniel established Arlington State College as a four-year institution and accreditation followed a few years later. In April 1965 Arlington State College became part of the University of Texas System after a reorganization of the Texas A&M University System caused Arlington State School to separate. Then in 1967, the campus became officially known as The University of Texas at Arlington.

During President Nedderman's term (from 1972-1992), the campus almost doubled enrollment and added a significant number of degree programs. To support this growth the campus enlarged its land holdings, built approximately 20 new buildings, and renovated others.

There have been a great number of changes to the university over the past seven years. New academic buildings have been constructed along with new residence halls and student apartments. Plans are underway for an addition and renovation of the Maverick Activities Center (MAC), an addition to the Engineering Lab Building, and the construction of a new Engineering Research Building.

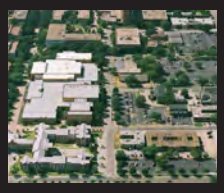


Above: Student Body in front of the Arlington College Building, 1918-1919. Below: The same building in 2005, now called Ranson Hall.



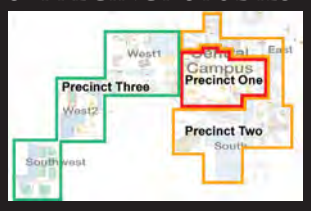
Guiding Principles

1. Observations

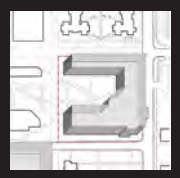


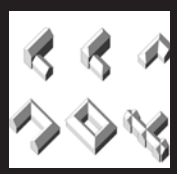
2. Conceptual Development

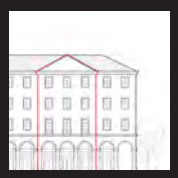
3. Precinct Studies



4. Final Plan







5. Design Guidelines

The UT Arlington Master Plan process involved the five steps above.

Campus Master Plan Process

The project approach attempts to develop a physical plan that effectively embodies the campus community's mission by integrating five distinct phases of work through on-site workshops. The five phases are:

1. Observations
2. Conceptual Plan & Principles
3. Precinct Studies
4. Final Plan
5. Design Guidelines

This process is not a linear one, with sequential events occurring in an exact order. It can be compared to simultaneously using a telescope and a microscope, which means attempting to think globally in order to act locally, recognizing that the success of the plan is determined by the execution of specific details on the scale of a precinct, building, or walkway.

GUIDING PRINCIPLES

IDENTITY & AESTHETICS

Physical Elements

- Create a sense of place and strong University identity throughout the campus by the use of landmarks, gateway buildings, and improved pedestrian bridges.
- Compliment the City of Arlington Downtown Master Plan with a seamless transition between the campus and downtown then establish a link with the future stadium town center at I-30.

REPUTATION & TRADITION

Academic Advancement

- Use the latest technologies to enhance teaching spaces, while ensuring flexibility to accommodate various learning styles, to strengthen the university's multi-disciplinary comprehensive research core.
- Through the use of civic art, open spaces, and university symbols build a stronger, richer, more traditional college campus to enhance the reputation of the campus in the community, state, and the nation.

CAMPUS & COMMUNITY

People Programs

- Encourage student achievement through an enriching university experience by creating culturally diverse community hubs that integrate housing, open spaces, and academic facilities.
- Engage the broader community as learners, teachers, and partners in the development and growth of the university and downtown Arlington through a welcoming, accessible campus that opens outward.

SPACES & LINKAGES

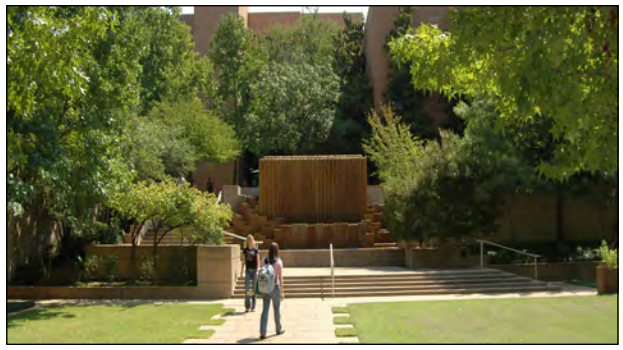
Natural Places

- Create a campus of outdoor rooms, shaded gardens, and activity hubs, punctuated with water features, which are interconnected by tree-lined pedestrian malls.
- The campus respects and is informed by the natural regional systems in the use of native plant materials, climate responsive outdoor spaces, and good stewardship of water.

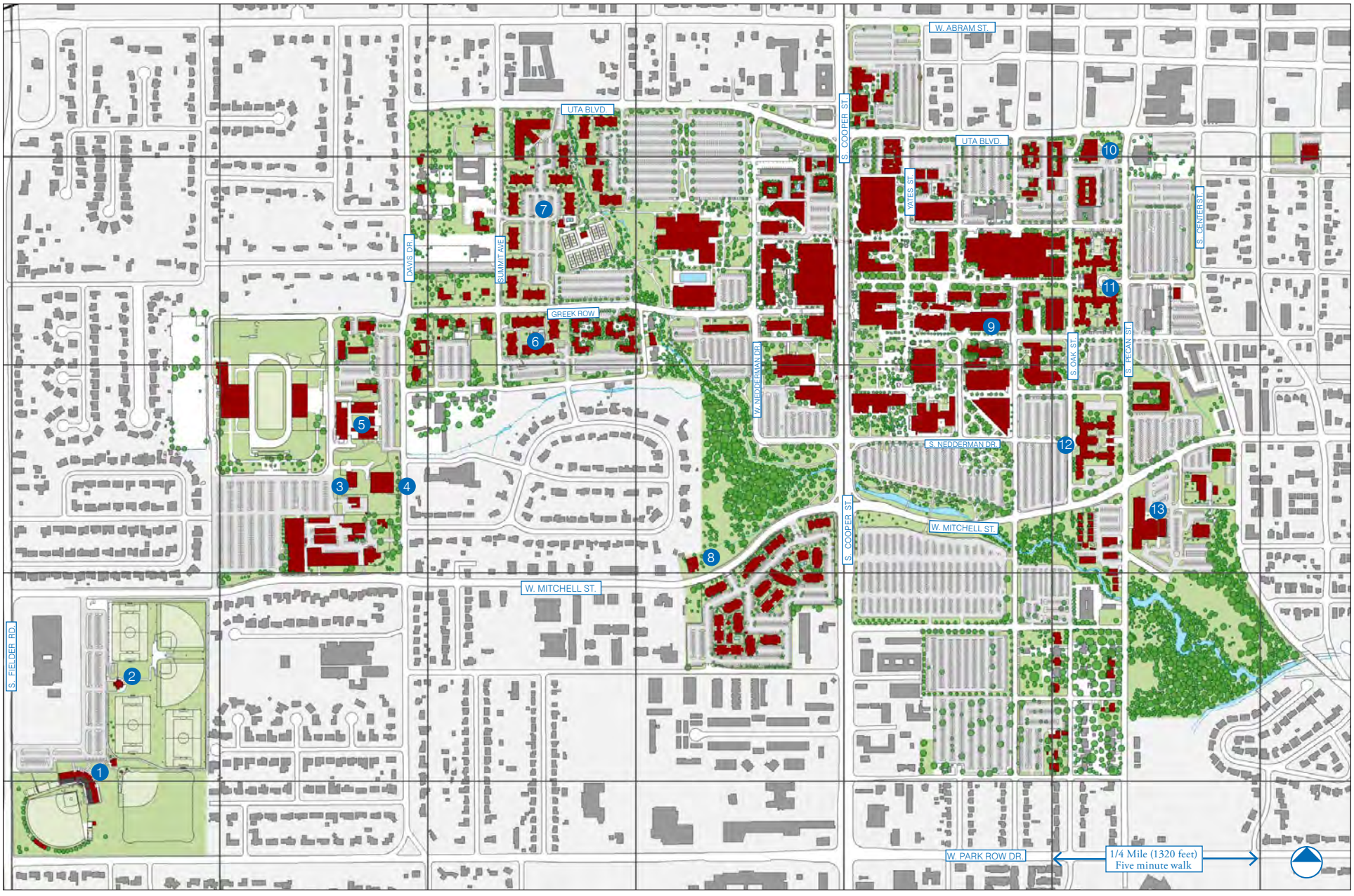
ENVIRONMENT & SUSTAINABILITY

Responsible Implementation

- The campus plan should identify the full and responsible capacity for growth within the university's existing boundary by transforming underutilized parcels into sustainable buildings and open space.
- Encourage walking, biking, and the use of transit throughout the university and downtown by keeping automobiles to the periphery of campus in structured parking accessed by pedestrian-friendly streets.



Five guiding principles helped to shape the master plan process by prioritizing future campus goals.



Conditions in 2005 at beginning of Master Plan Update

Campus Buildings

Context Buildings

Facilities added/modified since the 1999 Master plan:

1. Clay Gould Baseball Stadium
2. Control Building - Intramural Field
3. Natural History Specimen Museum
4. Library Collection Depository and OIT Office Building
5. Studio Arts Center
6. Arbor Oaks Apartments
7. Meadow Run Apartments (Phase 1 & 2)
8. Alumni Center
9. Chemistry and Physics Building
10. UTA Bookstore
11. Arlington Hall
12. Kalpana Chawla Hall
13. Cont. Ed. / Workforce Development Center

CONCEPTUAL DESIGN

To determine the optimum sites for development, the team began by studying the maximum potential of the entire campus. The Long Term Vision, or "2060 Plan", provides an overall direction for growth and allows informed decisions for phased implementation. The basic concepts deal with the transformation of surface parking lots to a higher land use - "grey to green" - and improved pedestrian connections throughout the campus. In summary, the 2060 plan shows that land acquisitions outside the existing boundaries are not required to support campus growth through 2060.

In support of the guiding principles, the following concepts are proposed:

Identity and Aesthetics

- Establishing architectural elements at Cooper Street on the north and south edges to create a gateway and signify passage through the campus.
- Improving edge conditions, especially along UTA Boulevard, with a mixed-use college town and a residential edge on Center Street.

Reputation and Tradition

- Locating a signature building and Bell/Clock Tower to become an icon for the campus.
- Continuing towards a non-commuter campus by increasing the number of residents on campus and improving campus walkability.

Campus and Community

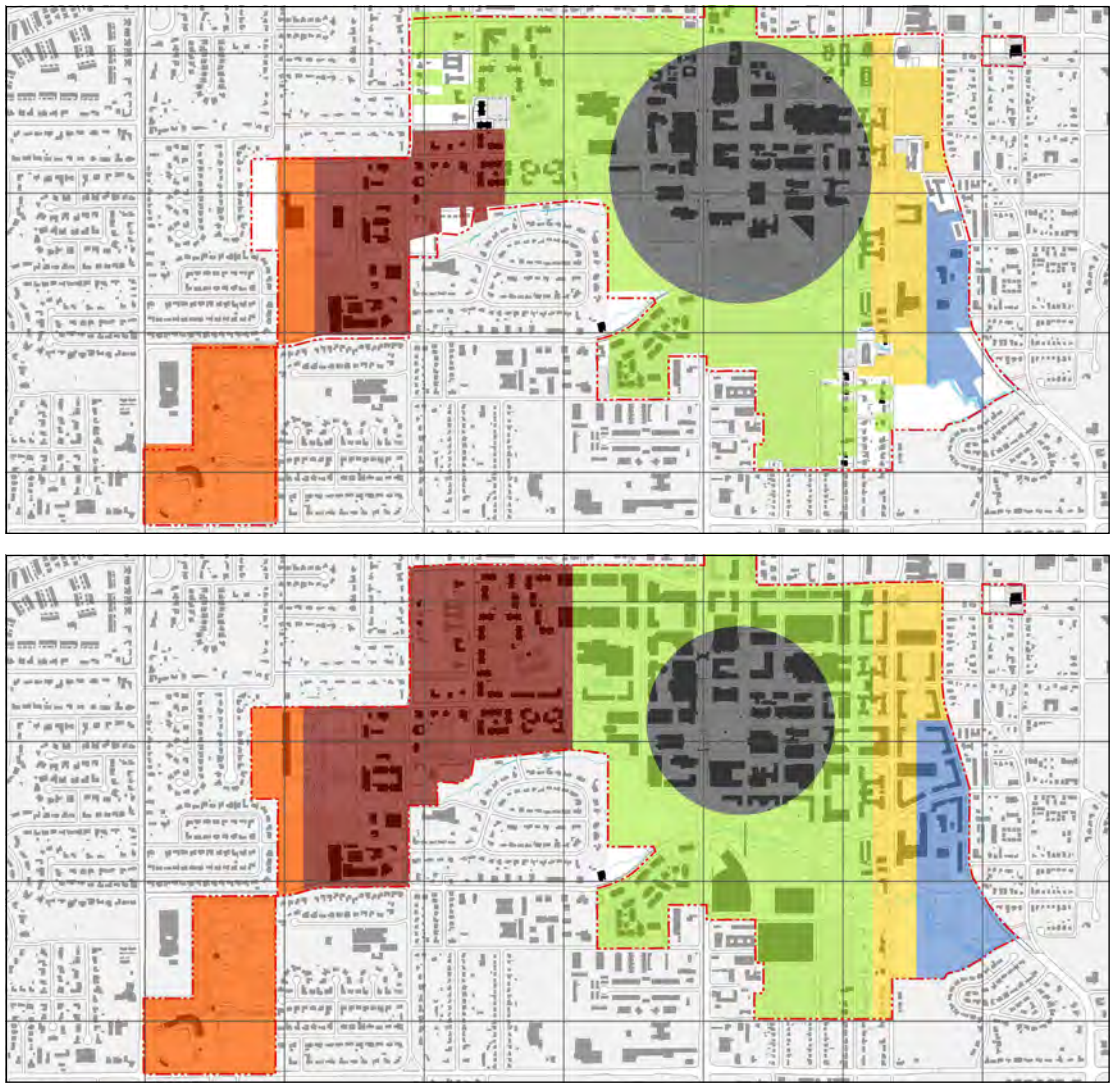
- Redesigning signage and wayfinding for visitors and the greater Arlington community.
- Linking the campus pedestrian network back into the fabric of the Arlington city streets for a seamless connection.

Spaces and Linkages

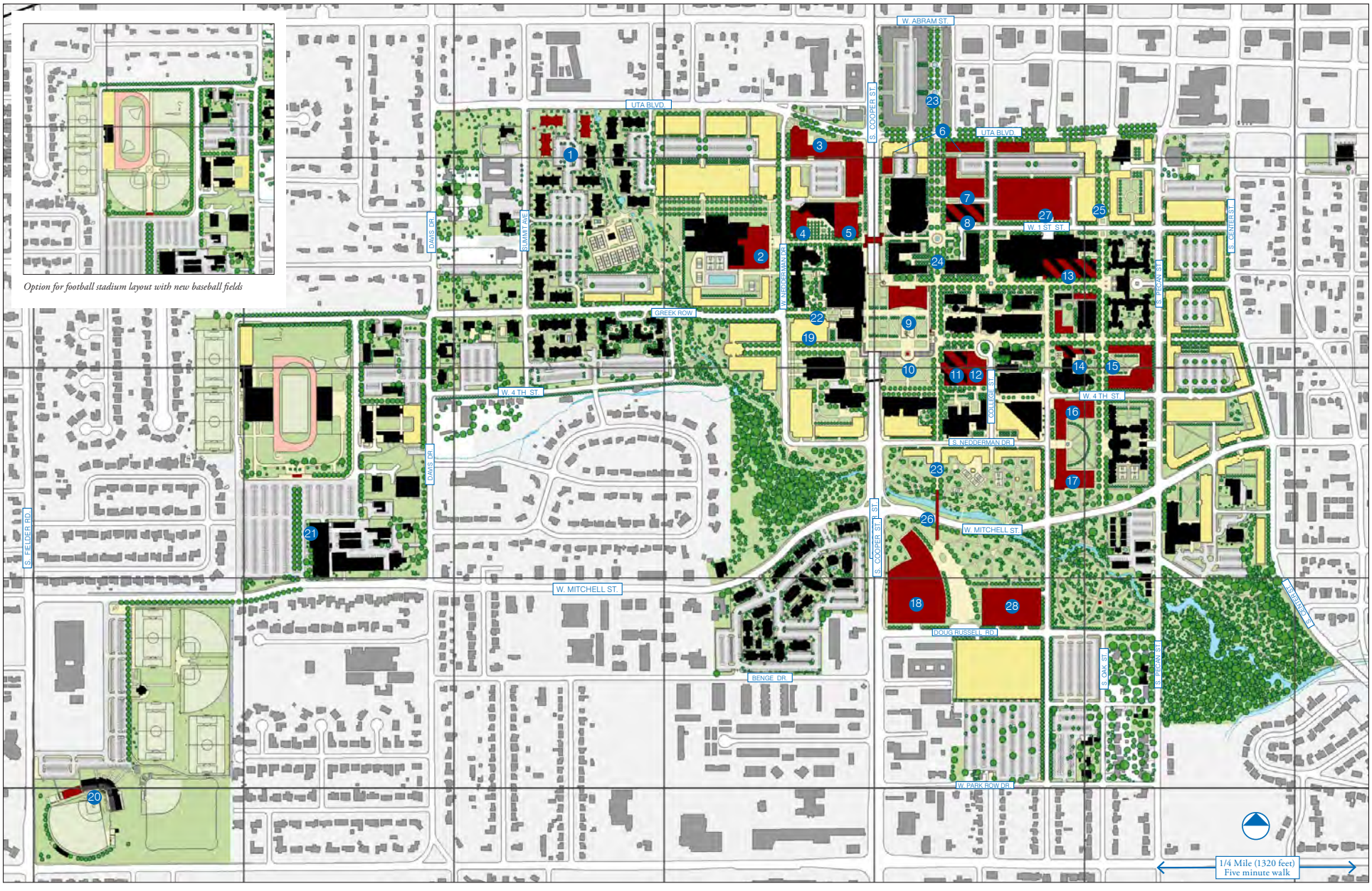
- Incorporating a variety of open spaces from the casual creek trails to formal quads and plazas.
- Emphasizing the pedestrian network by adding sidewalks to all streets and planting shade trees along pedestrian routes.

Environment and Sustainability

- Celebrating Trading House Creek and the connection to Johnson Creek through a system of regional trails.
- Setting high sustainability standards for new programs and construction (such as LEED certification) throughout campus.



The graphic above embodies one of the main acts of the master plan. The existing campus plan (top) contains over 100 acres of surface paring. The bottom graphic shows the goal of the proposed final plan where surface parking is transitioned to parking structures and greenspace and building density totals are improved.



Option for football stadium layout with new baseball fields

Buildings

1. Meadow Run Apartments (Phase 3)
2. Maverick Activities Center Addition
3. Engineering Research Building
4. Architecture Annex
5. NanoFab Addition
6. College Town Mixed Use (Phase 1)
7. General Research
8. Engineering Lab Building Addition
9. Icon Building and Plaza
10. Clock/Bell Tower
11. Library Renovation
12. Library Addition
13. University Center Addition
14. College of Business Administration Addition
15. General Academic Building
16. General Classroom Building
17. General Classroom Building
18. Special Events Center
19. Smart Hospital Relocation (Pachl Hall)
20. Baseball Club House (Clay Gould Ballpark)

Grounds

21. Athletic Walk
22. Fine Arts Plaza
23. Arlington Walk
24. Engineering Quad and Activities Link
25. Bookstore Green and South Oak Street Mews
26. Pedestrian Crossing Bridge

Parking Garages

27. University Center - 1334 spaces
28. Special Events Center - 1242 spaces

Proposed Buildings

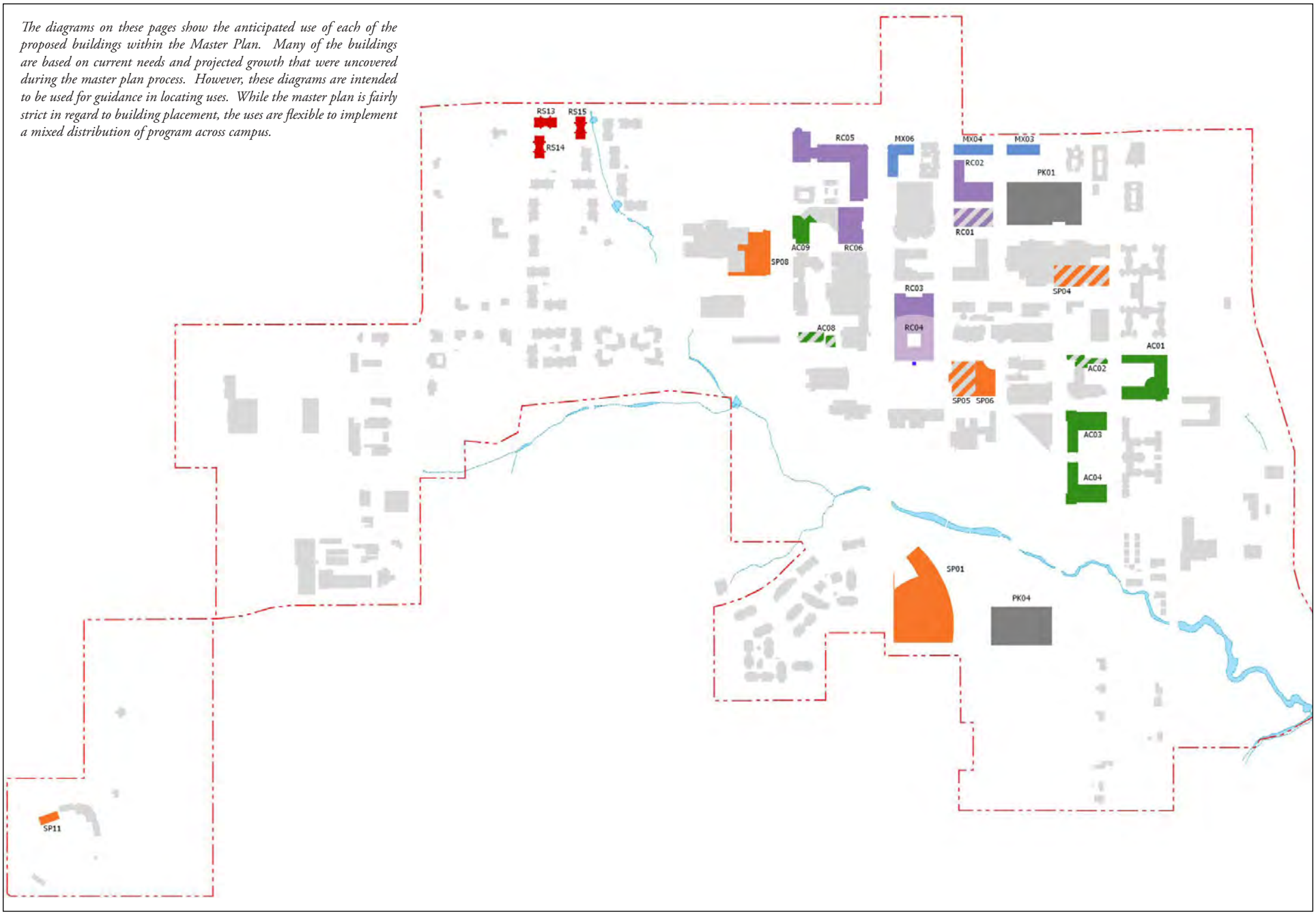
Existing Buildings

Renovated / Addition

Long Term Vision - 2060 Plan

BUILDING USE - YEAR 2020 PLAN

The diagrams on these pages show the anticipated use of each of the proposed buildings within the Master Plan. Many of the buildings are based on current needs and projected growth that were uncovered during the master plan process. However, these diagrams are intended to be used for guidance in locating uses. While the master plan is fairly strict in regard to building placement, the uses are flexible to implement a mixed distribution of program across campus.



BLDG LABEL	BLDG NAME	FOOTPRINT (GSF)	FLOOR	TYPE	AREA	
Academic						
AC01	General Academic Building	51,074	3	New	153,222	
AC02	COBA Addition/Renovation	35,000	1	Renovation	35,000	
AC03	General Classroom Building	36,373	5	New	181,865	
AC04	General Classroom Building	36,373	5	New	181,865	
AC08	Smart Hospital (Pachl Hall)	13,400	1	Renovation	13,400	
AC09	Architecture Program	17,909	1	New	17,909	
				Sub Total	**583,261**	
Apartment Non UTA						
n/a					0	
				Sub Total	**0**	
Mixed Use						*No of Units*
MX03	Retail Ground / Residential Above	13,163	4	New	52,652	39
MX04	Retail Ground / Residential Above	15,613	4	New	62,452	46
MX06	Retail Ground / Residential Above	19,036	4	New	76,144	57
				Sub Total	**191,248**	**142**
Research						
RC01	Engineering Lab Addition	25,000	2	Addition	50,000	
RC02	General Research	37,496	4	New	149,984	
RC03	Icon Building	30,030	7	New	210,210	
RC04	Bell Tower Plaza (Research Underneath)	59,469	1	New	59,469	
RC05	Engineering Research Building	83,750	4	New	335,000	
RC06	Nanofab Addition	33,822	3	New	101,466	
				Sub Total	**906,129**	

BLDG LABEL	BLDG NAME	FOOTPRINT (GSF)	FLOOR	TYPE	AREA	
Residential						*No of Units*
RS13	Meadow Run Phase 3	8,300	3	New	24,900	35
RS14	Meadow Run Phase 3	8,300	3	New	24,900	35
RS15	Meadow Run Phase 3	8,300	3	New	24,900	35
				Sub Total	**74,700**	**105**
Support						
SP01	Special Events Center	208,930	1	New	208,930	
SP04	University Center Addition	41,743	1	Addition	41,743	
SP05	Library Renovation	28,720	7	Renovation	201,040	
SP06	Library Addition	23,096	5	New	115,480	
SP08	Maverick Activities Center Addition	41,500	2	New	83,000	
SP11	Baseball Club House (Clay Gould Ballpark)	6,000	1	New	6,000	
				Sub Total	**656,193**	

		No. of Units
Total Residential	**265,948**	247
Total Academic & Research	**1,489,390**	
Total Support	**656,193**	
Overall TOTAL (year 2020)	**2,411,531**	**247**

Parking Garage						*Spaces avail.*
PK01	University Center Garage	116,740	4	New	466,960	1556
PK04	Special Events Garage	86,952	5	New	434,760	1449
Total Parking				**Sub Total**	**901,720**	**3,005**

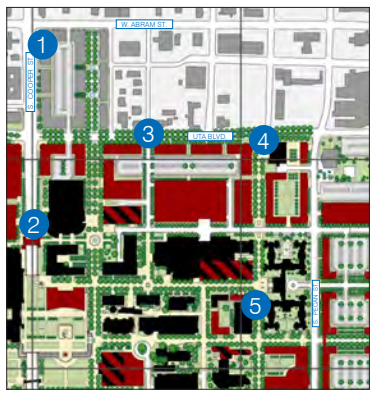
BLDG LABEL	BLDG NAME	FOOTPRINT (GSF)	FLOOR	TYPE	AREA	
Academic						
AC05	Nursing / Health Ctr. Addittion (Pickard Hall)	25,977	3	New	77,931	
AC06	General Classroom Building	33,673	4	New	134,692	
AC07	Music Performance Building	31,613	3	New	94,839	
AC10	General Classroom Building	15,311	3	New	45,933	
AC11	General Classroom Building	21,218	3	New	63,654	
AC12	General Classroom Building	43,398	3	New	130,194	
AC13*	*share with Research RC07	14,025	3	New	42,074	
AC14*	*share with Research RC08	15,070	3	New	45,209	
AC15	Studio Arts Center Addition	20,132	2	New	40,264	
					674,789	
Apartment Non UTA						*No of Units*
AP01		14,376	4	New	57,504	57
AP02		14,175	4	New	56,700	56
AP03		16,407	4	New	65,628	65
AP04		18,915	4	New	75,660	75
AP05		14,813	4	New	59,252	59
AP06		20,164	4	New	80,656	80
AP07		22,963	4	New	91,852	91
AP08		4,749	4	New	18,996	18
AP09		18,754	4	New	75,016	75
AP10		8,503	4	New	34,012	34
AP11		18,951	4	New	75,804	75
AP12		12,685	4	New	50,740	50
					741,820	**735**
Mixed Use						Units
MX01	Retail Ground / Residential Above	19,227	4	New	76,908	57
MX02	Retail Ground / Residential Above	12,838	4	New	51,352	38
MX05	Retail Ground / Residential Above	14,254	4	New	57,016	42
					185,276	**137**
Research						
RC07*	*share with Academic AC13	14,025	3	New	42,074	
RC08*	*share with Academic AC14	15,070	3	New	45,209	
RC09	General Research	33,841	4	New	135,364	
RC10	General Research	8,949	2	New	17,898	
RC11	General Research	33,350	4	New	133,400	
					373,944	

BLDG LABEL	BLDG NAME	FOOTPRINT (GSF)	FLOOR	TYPE	AREA		
Residential						*No of Units*	*No Be*
RS01	Honor Residence Hall	5,021	4	New	20,084		
RS02	Residence Hall	9,675	4	New	38,700		
RS03	University Apartment Dwellings	6,249	4	New	24,996	35	
RS04	University Apartment Dwellings	17,420	4	New	69,680	99	
RS05	University Apartment Dwellings	22,326	4	New	89,304	127	
RS06	University Apartment Dwellings	10,609	4	New	42,436	60	
RS07	University Apartment Dwellings	21,513	4	New	86,052	122	
RS08	University Apartment Dwellings	24,904	4	New	99,616	142	
RS09	University Apartment Dwellings	10,125	4	New	40,500	57	
RS10	University Apartment Dwellings	12,148	4	New	48,592	69	
RS11	Residence Hall	16,869	4	New	67,476		
RS12	Residence Hall	12,798	4	New	51,192		
					678,628	**711**	
Support							
SP02	Continuing Education & Work Force Development Center Addition	29,654	2	New	59,308		
SP03	Student Services Center	30,425	3	New	91,275		
SP07	Administration	23,141	4	New	92,564		
SP09	Energy Plant	11,700	3	New	35,100		
SP10	Athletic Support Addition	18,168	2	New	36,336		
SP12	Ticket Office	1,200	1	New	1,200		
					315,783		

	No. of Units
Total Residential	**1,605,724**
Total Academic & Research	**1,048,733**
Total Support	**315,783**
Overall TOTAL (year 2060)	**2,970,240** **1,583**

Parking Garage						*Spaces avail.*
PK02	West First Street Garage	48,101	4	New	192,404	641
PK03	West Fourth Street Garage	48,101	4	New	192,404	641
PK05	Doug Russell Garage	189,800	5	New	949,000	3163
PK06	Texas Hall Garage	37,891	4	New	151,564	505
PK07	Maverick Activities Center Garage	99,800	4	New	399,200	1330
Total Parking					**1,884,572**	**6,280**

THE FINAL PLAN
CAMPUS INTERVENTIONS



Key Plan

The vignettes depicted on the following pages present some of the proposals associated with the final plan.

1 Northern Gateway

The final plan proposes a "University District" at the northern edge of campus. Private developers will be drawn to the market potential provided by exposure on both Cooper and Abram. The campus block north of UTA Boulevard that is removed from the main area of campus (currently occupied by the School of Social Work and surface parking), could be a long-term ground-lease for mixed-use. UTA Boulevard will then become the northern edge of the campus and a new "gateway" from the north will be created.

2 Bridge Redesigns


Possible South Bridge redesign


Possible Engineering Bridge (north bridge redesign)

Possible interim Middle Bridge upgrade prior to icon building and plaza construction

The existing pedestrian bridges over Cooper Streeet reinforce the campus gateway from the North and South and enhance the image of campus. Improvements to the bridges are proposed to increase the image and visibility of campus from Cooper Street.

3 College Town

The master plan proposes to develop UTA Boulevard between Cooper and Abram to include residential buildings with retail at the street and parking lots or garage structures behind. This type of edge will help promote the development of small "college town" like businesses on the north side of UTA Boulevard.

4 Closure of South Oak Street

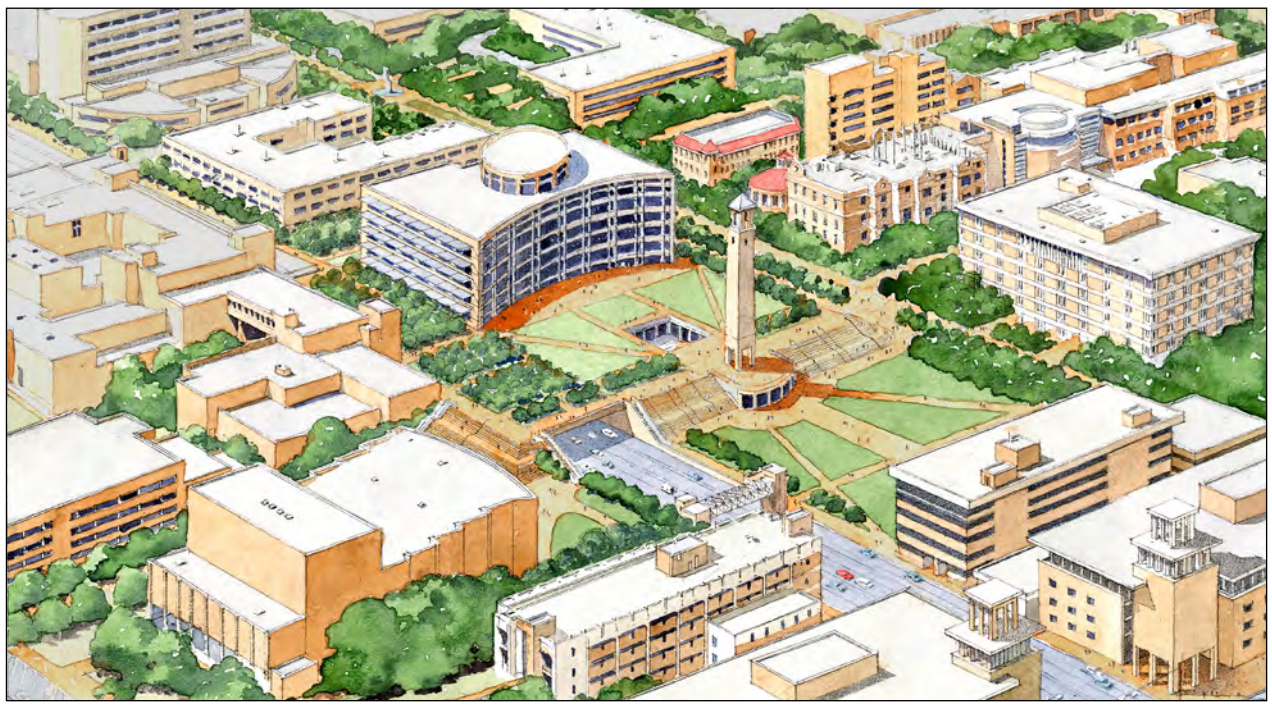
A series of landscaped walkways throughout campus, including closure of secondary streets such as South Oak Street, provide a shaded network for the pedestrian.

5 Second Street Mall

While the Thermal Energy Plant (TEP) is vital to the function of the campus, it does not require such a visually prominent location. Some engineering work would be required to keep the underground utilities accessible, but the site in front of the TEP is large enough for a single-loaded residence hall. Adding residences for the Honors College in this important position gives physical emphasis to the university goal of academic excellence.

Key Plan

6 Bell Tower and Icon Research Building

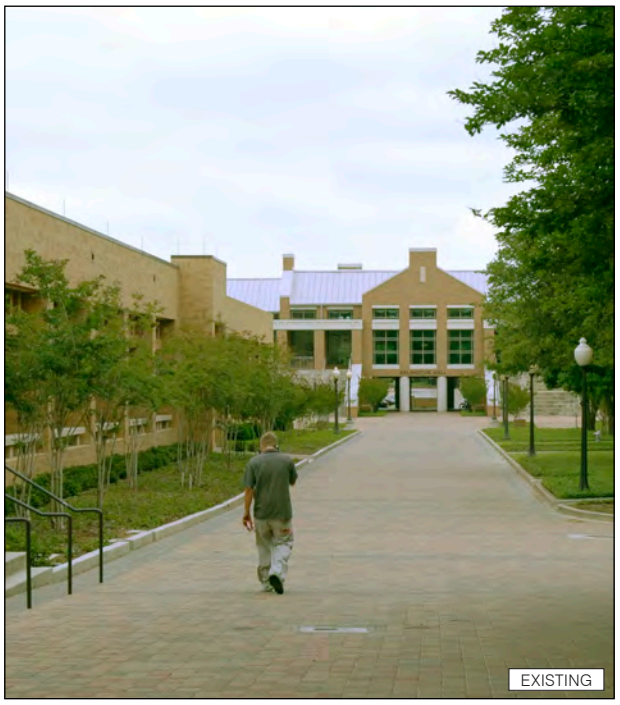


The master plan proposes a signature building at the center of campus, on the current site of the Science Building with a plaza forming a central open space and a plaza over Cooper Street. The entrance to the signature building will be at the elevation of the Second Street Mall to the north. A single story will extend to the south to approximately the north side of the existing Library to engage the base of a Clock and Bell Tower.

7 Continuing Education & Workforce Development Center Addition

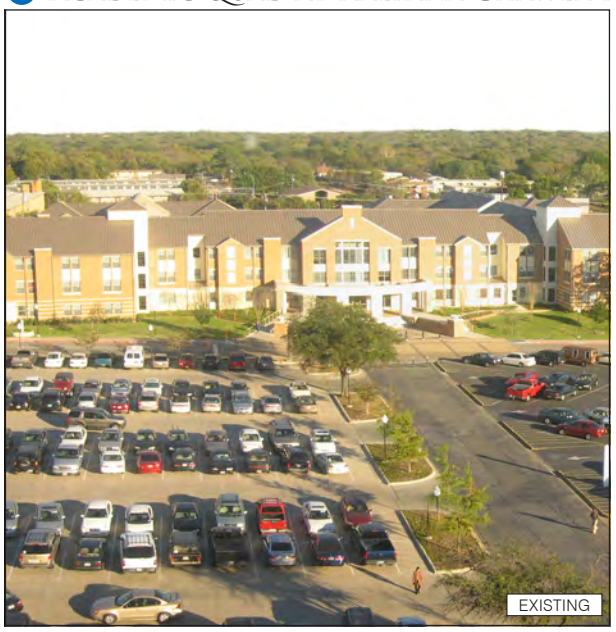
The national award-winning success of programs within the Continuing Education & Workforce Development Center bring many visitors from the community. As these programs expand, the demand for additional space can be readily accommodated by another wing added to the existing building. The wings could then form an open quad in place of the existing surface parking lot and provide a more gracious entry for the many visitor and reinforce the University's emphasis on both community interaction and "grey to green" improvements.

8 University Center Addition

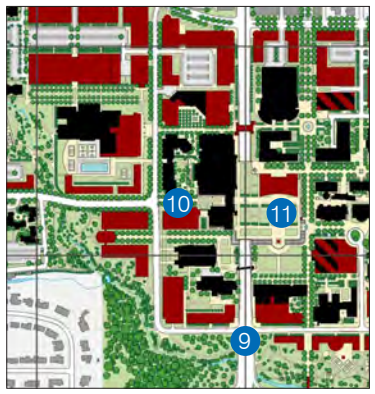


Due to the popularity of student clubs, the need for meeting spaces, and the number of on-campus events, the E. H. Hereford University Center must be expanded. A second floor expansion to the University Center will provide additional student meeting spaces and provide more activity and light (after hours) to the Second Street Mall.

9 Academic Quad at Kalpana Chawla Hall



The proposed academic quadrangle at Kalpana Chawla Hall involves green space defined by two new general academic buildings. This proposal reinforces the terminus to South Nedderman Drive and reinforce the universities emphasis on spaces and linkages which bridge the gap toward a more traditional college open space.



Key Plan

9 Southern Gateway

Creating a Southern Gateway to the campus will welcome visitors and serve as a transition from the surrounding community onto campus. An interest is commanded and traffic is slowed as the entrance to campus becomes apparent. The proposed Bell Tower will further reinforce the sense of place.

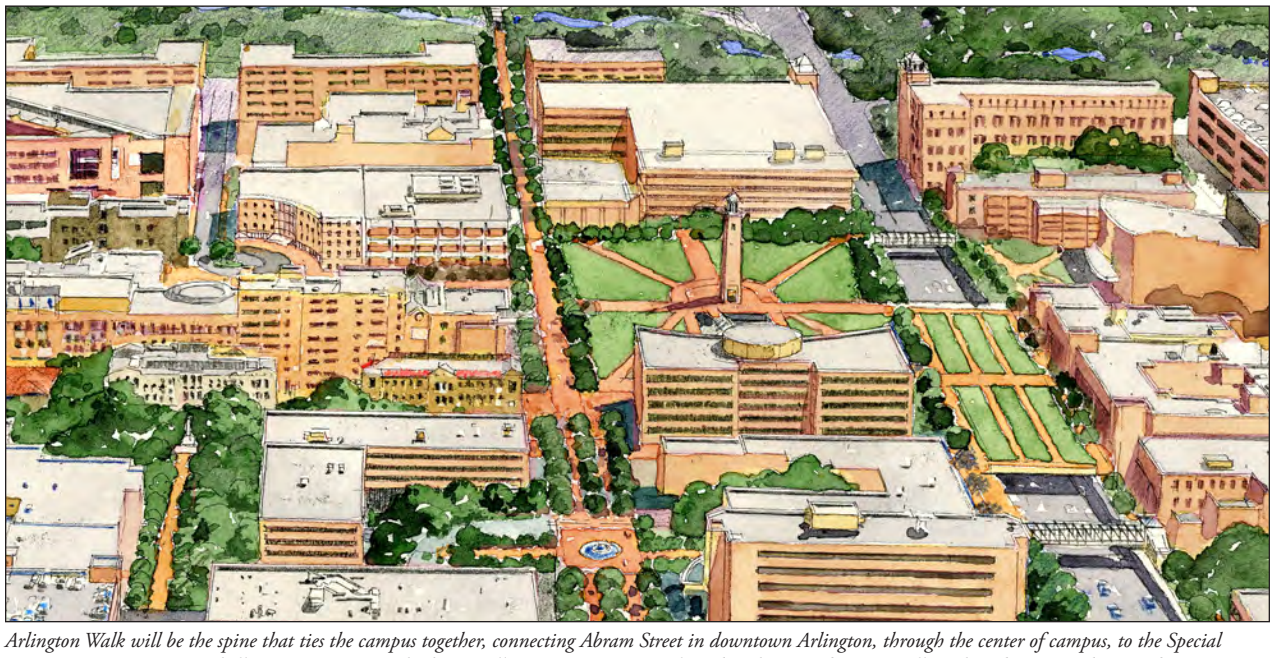
Southern Gateway - Visitor's Center

The initial sign of arrival from the South will be the Visitor's Center. This building will be architecturally significant in both its mass and detailing. It will demand attention and signify the start of the campus fabric.

10 Fine Arts Plaza

The eastern end of Greek Row will become a terraced and landscaped Fine Arts Plaza. The new, primarily paved, open space will be a softer visual terminus for students, faculty, and visitors approaching from the west side of campus. A new building on the south edge will define the plaza.

11 Arlington Walk and Engineering Quad



Arlington Walk will be the spine that ties the campus together, connecting Abram Street in downtown Arlington, through the center of campus, to the Special Events Center at West Mitchell Street. It connects the future college town at UTA Boulevard to the Second Street Mall, to the Library Quad, to Trading House Creek. Along Arlington Walk there should be a newly designed plaza and focal point for the existing Engineering Bent.

PROGRAMMING

To develop a greater understanding of the overriding issues associated with the facilities and operations at the University of Texas at Arlington, the Master Planning team conducted on-site interviews with the Deans and other representatives from each of the campus' primary departments. During these meetings, discussions focused on any number of themes that each department viewed as critical issues related to their own activities as well as those of the University and the campus as a whole.

Discussion topics varied widely between groups, but the results of these conversations could be broken down into a few basic categories. Each of the groups interviewed were able to provide insights on the inner workings, problems, and concerns related to the character and operation of the campus as a whole.

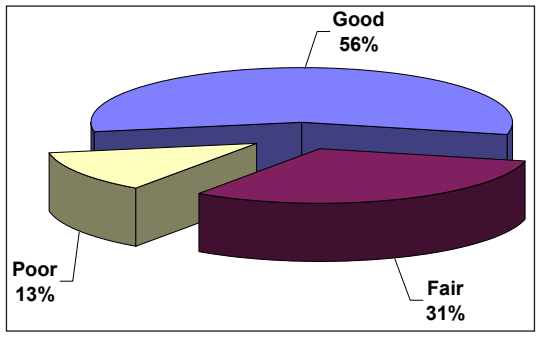
Virtually all discussions addressing the general improvement or the long-term success of the campus centered on a few key points. The most frequently addressed concern related to the campus as a whole called for an "upgrade" to its overall image. This simple theme alone touched on many other recurring concerns including how to appropriately accommodate security, parking, and infrastructural support in a bifurcated, urban campus. At the heart of all campus discussions is an improved definition of campus boundaries with a desire for more core public / green spaces within the campus that are developed with traditional, higher education character.

Another recurring theme dealt with improving both the physical security and the impression of security throughout the campus. This idea also ties into several other concepts such as delineating campus boundaries and improving parking sites and facilities. Of course, interest in improving general parking conditions on the campus was addressed by all groups. The underlying notion here being that in addition to current parking conditions being inefficient in their general layout, they currently act as an unattractive façade greeting visitors to the campus.

At the highest level, there was one concern that seemed to lie at the heart of all campus discussions. It has been a long-standing desire of the University to improve the physical link and the nature of the relationship between the two halves of what is essentially a two-part campus, split down the middle by Cooper Street.

On-site interviews with the Deans and other representatives from each of the campus' primary departments were conducted to focus on critical issues related to their own activities as well as those of the University and the campus as a whole.

Facility Number	Facility Name	Year Built	M & R Backlog	Current Replacement Value	FCI
513	Geoscience	1951	$301,787	$8,297,751	0.04
518	Science Hall	1949	$1,316,535	$21,831,978	0.06
518A	Science Hall Storage	1949	$0	$41,870	0.00
525	University Center	1970	$672,144	$32,640,635	0.02
597	Woolf Hall	1961	$2,948,797	$19,277,789	0.15
608	Fine Arts	1975	$3,387,789	$42,026,644	0.08
619	Trimble Hall	1968	$46,718	$9,034,792	0.01
620	Hammond Hall	1968	$74,041	$3,098,083	0.02
627	Life Science	1970	$3,068,826	$32,356,593	0.09
629	University Hall	1970	$1,135,091	$18,853,207	0.06
642	Davis Hall	1971	$54,474	$15,030,952	0.00
660	Pickard Hall	1982	$0	$23,672,689	0.00
666	Architecture	1984	$776,748	$21,080,978	0.04
677	Nedderman Hall	1988	$2,381,048	$37,585,457	0.06
580	Brazos Hall	1923	$966,565	$3,086,595	0.31
641	Computing Center	2005	$336,760	$7,576,144	0.04
Total			**$17,467,323**	**$295,492,157**	**0.06**



A condition assessment of sixteen campus facilities was conducted to establish a baseline of current facility conditions and develop a 10-year maintenance and repair plan without the influence of budgetary or operational constraints.

As part of a proactive move toward systematically analyzing their facilities portfolio, the University of Texas at Arlington contracted Carter & Burgess, Inc. to conduct an objective facility condition assessment of sixteen of their facilities. The goal of the inspections was to establish a baseline of current facility conditions and develop a 10-year maintenance and repair plan without the influence of budgetary or operational constraints.

The project included the facility condition assessment of 16 buildings and associated site structures totaling 1,936,871 gross square feet, with a total current replacement value of $295,492,157. The purpose of the inspection was to identify and estimate the component renewal, cyclic maintenance (carpet and paint), deferred maintenance, investigative, and safety requirements for the next ten years. This effort focused on the identification of needs that may not typically be identified through the course of normal operation and routine maintenance efforts.

The condition assessment of UT Arlington illustrates a graduated gap in facility age. Of the 16 buildings assessed, most have systems or components that are approaching or have already reached the end of their useful lives.

The overall Facility Condition Index (FCI) indicates that the buildings assessed are in fair condition and have been maintained well. The amount of cyclic maintenance and component renewal requirements indicate the building systems that will require future maintenance and replacement. Some building mechanical and electrical systems are reaching the end of their useful lives and may require redesign and replacement. The primary structural systems and site structural systems, and secondary structural systems, including flooring and interior walls, may need repair and replacement. The University has implemented a detailed roof replacement program. The roof replacements identified in UT Arlington's roof replacement program were evaluated and included within the report. Service systems, including HVAC and electrical systems, also indicate the need for repair or replacement.

SIGNAGE AND WAYFINDING

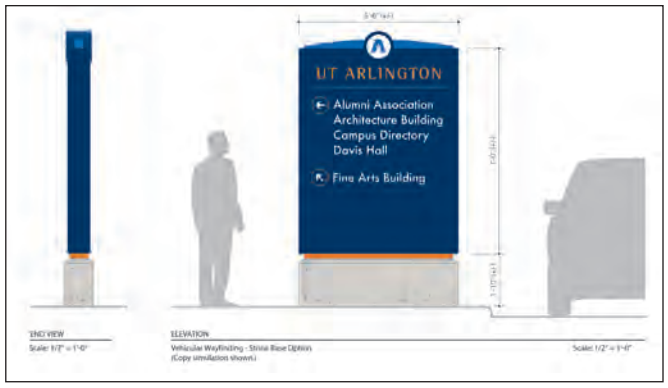
As a part of the Master Plan process, a signage and wayfinding consultant was engaged to both evaluate the existing campus system and to provide recommendations as part of the final plan.

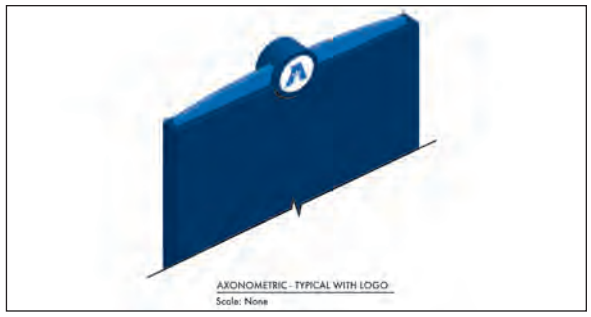
While this plan embraces the spirit and brand of UT Arlington, its purpose is to help create a positive experience for first time visitors, students and faculty. This plan provides a solid basis for the development of the signage program by introducing the individual sign type designations required for vehicular and pedestrian elements and their general locations under current conditions. Other purposes for the plan are to introduce the wayfinding methodology for future implementation, recommend the use of consistent materials and messaging, and emphasize the future awareness of maintenance and changeability issues.

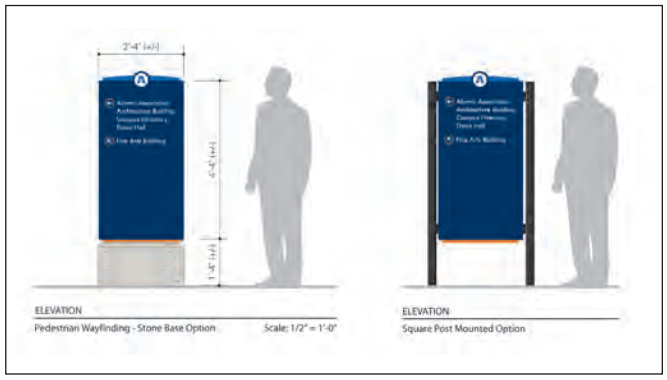
The signage and wayfinding plan provides a road map that combines the long range planning and present day needs. This plan has been prepared as a spring board for the development and implementation of the environmental graphics and wayfinding program.

In order to produce a complete wayfinding plan, approach objectives were used to establish cohesive signage throughout UT Arlington. They include:

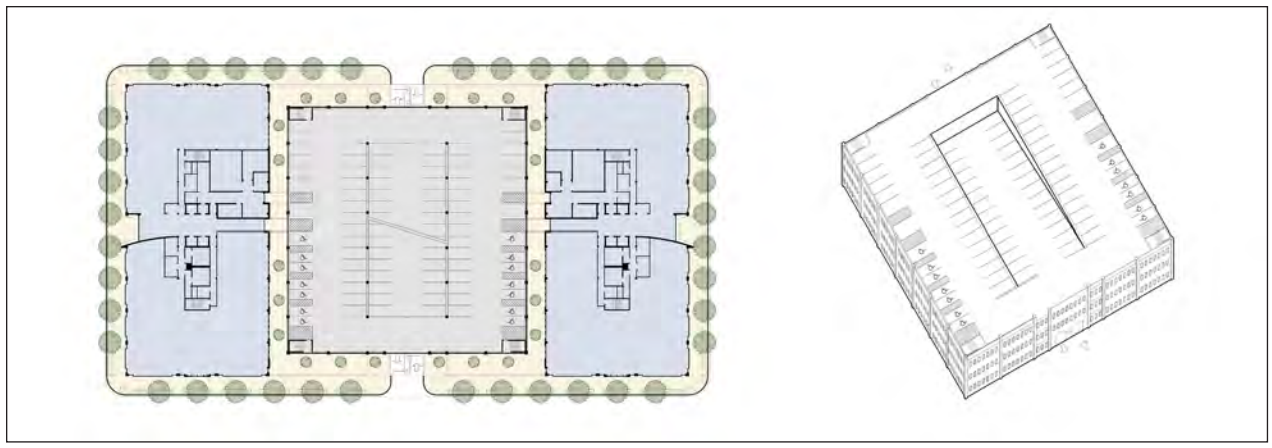
- Identify the destinations
- Orient the visitors to the environment
- Route the visitors properly through the use of a hierarchy of information and sign types at appropriate locations
- Periodically reconfirm the visitor's route
- Celebrate their arrival

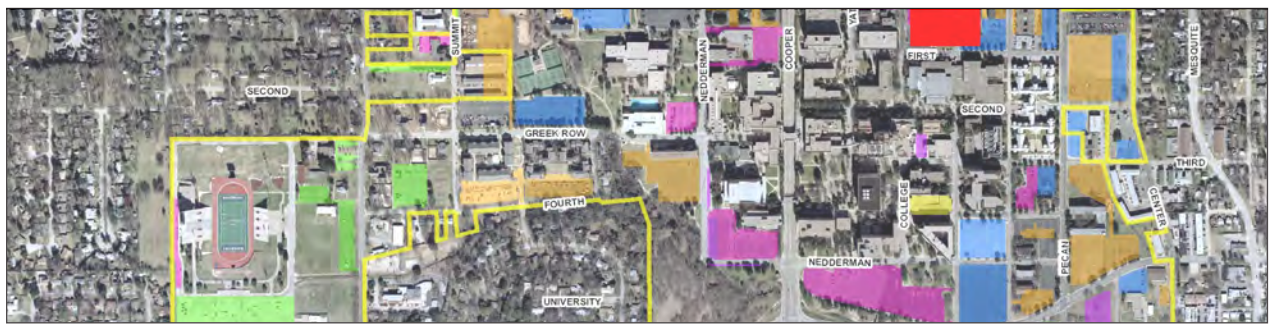






Signage and wayfinding improvements will help to create a positive experience for first time visitors, students and faculty.





Future development of the UT Arlington campus will impact roadways, access and circulation, parking, transit, and pedestrian mobility. Future recommendations are included in the master plan to provide for increased parking and transportation demands.

Existing conditions of transportation on the UT Arlington campus were assessed and include traffic circulation and access, parking, transit, and pedestrian facilities. Regional transportation issues were also considered.

Parking demands will increase with future growth in student enrollment and development of new and expanded campus facilities by the year 2020. Except for one existing parking garage, UT Arlington currently relies entirely upon surface parking lots to accommodate campus parking needs. Construction of new multilevel parking structures is recommended to meet campus parking demands by the year 2020. The proposed parking structures have a combined capacity of approximately 2,900 parking spaces.

The Campus Shuttle System will become even more important in the future as existing surface parking lots are displaced by development of new buildings and other campus facilities. Students and employees will become increasingly dependent on the shuttle system for transportation between available parking and their on-campus destinations.

Future development of bikeways on the UT Arlington campus will complement the enhancement of pedestrian facilities and amenities. Campus streets should be improved and reconfigured to incorporate designated bike lanes and bikeways serving all areas of the campus.

Improved pedestrian facilities are recommended at locations throughout the campus. Sidewalks and crosswalks should be widened and protected with pavement marking and signals to provide appropriate safety and mobility. Proposed expansion of the pedestrian only area of the campus is included in the master plan.

Future development of the UT Arlington campus will impact roadways, access and circulation, parking, transit, and pedestrian mobility. Several streets within the campus are recommended for closure to public vehicular traffic. Closure of university owned and controlled streets may be implemented at the discretion of the University.

UTILITY INFRASTRUCTURE

A complete analysis of the existing campus utility infrastructure was made as part of the master plan process in conjunction with the projected growth depicted in the 2020 plan. The following is a summary of the improvements recommended for each.

Chilled Water System

It is recommended that additional chilled water production capacity of at least 5,000 tons be added to the campus infrastructure by the year 2015.

Electrical Distribution System

A new feeder to serve the new Activities chiller plant, the existing Maverick Activities Center (MAC) plus the MAC additions will be required.

Steam System

Steam tunnel piping improvements are recommended to ensure the campus distribution system has adequate capacity to serve the building heating and process equipment loads.

Piping Distribution

Upgrades to a portion of the campus steam distribution piping are recommended to ensure the system has capacity to support future campus growth.

Potable Water System

New 12-inch mains should be constructed on the south side of campus and on the east side of campus and all 4-inch and 6-inch diameter lines should be replaced with 8-inch diameter or larger lines.

Sanitary Sewer System

A new line, or a parallel line should be constructed north of Greek Row Drive. All 6-inch diameter lines should be replaced with 8-inch diameter or larger lines for capacity improvement and to facilitate ease of maintenance.

Storm Water System

Proposed developments may require realignment of the existing storm water lines. Studies should also be conducted to insure adequate drainage capacity is available for each proposed development.

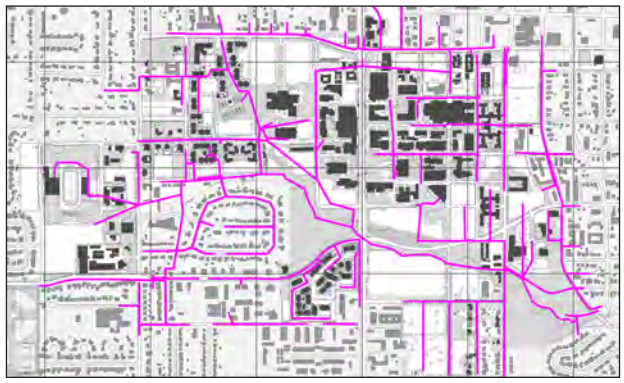
IT Infrastructure System

Existing MDF Rooms will need to be expanded to and duct banks consisting of a minimum of two 4" conduits should be replaced in all future installations outside the tunnel system. The campus should prepare for a robust network infrastructure with a 10Gigabit Ethernet backbone.

UT Arlington Thermal Energy Plant

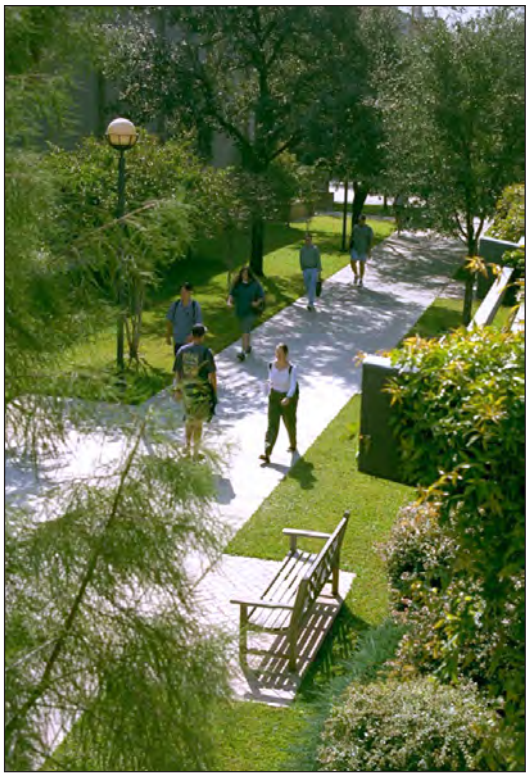
UT Arlington Chilled Water System

UT Arlington Steam System



UT Arlington Sanitary Sewer System

UT Arlington IT Infrastructure System



Recommendations to increase the campus greenspace are included in the master plan. It is proposed that new and future landscape design recognize the existing features of the campus and build from, rather than work against, them.

Landscape guidelines are provided to insure the consistency and success of the overall campus landscape. The goal is to achieve a comprehensive campus landscape fabric that is practical and cost-effective to maintain. It is proposed that new and future landscape design recognize the existing features of the campus and build from, rather than work against, them. The overall principal of the campus over the next 20 years will be to turn grey to green in order to mitigate the amount of impervious cover. It will also include the enhancement of Trading House creek, thus rediscovering a natural amenity.

Plants selected for use on campus should be native to the bioregion, long lived, relatively pest free, and practical to maintain.

The design of campus plantings should be simple and seek to evoke a mood of tranquility and higher education. This approach will result in a campus landscape that is regionally appropriate, sensitive to water conservation, and practical to maintain.

Evaluate and protect existing Post Oak, Live Oak and Red Oak trees. This includes mitigation of root disturbance and root compaction within the areas surrounding existing trees. The drip-line surrounding the trees should be protected through low plantings or decorative edging/ fencing.

Establish new tree plantings along all major walkways and major campus streetscapes. The uniform presence of street trees will be a significant means for reinforcing a unified campus image and for continuing to distinguish the campus as an identifiable district within the greater Arlington Area.

Locate and organize new buildings and tree plantings to define outdoor living spaces and quads. Optimize the scale and texture of plantings to define spaces and reinforce the edges of the built environment. Use the landscape to define the shape, size, and sequence of outdoor spaces in conjunction with the buildings and streetscapes.

DESIGN GUIDELINES

The UT Arlington Design Guidelines are intended to aid in the design, development, and character of the campus. These guidelines will be incorporated into the University construction standards. Over the past decades several large and poorly articulated buildings have been built on the campus. These guidelines attempt to facilitate quality and consistency.

Twelve developable sites are identified in the master plan. The plan diagrams predominantly address the morphology of future buildings to be built on the campus rather than architectural character. The overall massing of the structure plays a critical role in the definition of outdoor rooms and public spaces within the campus. Additionally, the building disposition, or where the building is positioned on the site, helps define the edge of the public spaces.

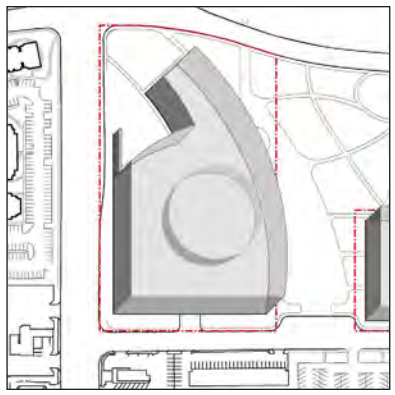
The guidelines also suggest primary and secondary entries into the buildings as well as service zones. The overall emphasis is on the creation of a pedestrian friendly environment. Service vehicles and loading docks should be located in a manner so that they have minimum negative impact on the aesthetic quality of the environment.

The height of proposed new buildings should be contextually sensitive to existing adjacent structures to maintain the human scale of the campus. Buildings over five stories should be avoided.

A schematic diagram identifying utilities is provided to assure awareness of potential constraints and opportunities as they may relate to each site.

All sites on the campus are part of an interwoven network of pedestrian pathways, bicycle trails, bus routes, and vehicular access thoroughfares. Every new building must interact and respond to this pedestrian and vehicular network.

USES



HEIGHT AND MASSING

DISPOSITION

Design guidelines have been developed for specific sites on campus to facilitate quality and consistency in new buildings on campus. The details above have been given for twelve new sites on campus to foster uniformity for future buildings.

ENTRANCE AND SERVICE

INFRASTRUCTURE

Historic buildings and modern architecture create an unique architectural blend across campus. The master plan guidelines offer ways to improve upon precedent.

While UT Arlington does not have a single, strong, coherent architectural vocabulary, it does have historic buildings, such as Ransom Hall, that have great symbolic value. The design of new buildings within the campus is an act that needs to be carefully considered. In order for new buildings to be integrated into the existing fabric, care must be taken to understand what has already been built, and how any new development impacts the overall campus environment.

With the creation of new buildings comes the opportunity to be critical and offer ways to improve upon precedent. The creation of new places and spaces on the campus should be an occasion to re-affirm what it means to be on the UT Arlington campus.

This master plan aspires to provoke a discourse about what it means to design buildings in a particular place. The various guidelines in the master plan are conceived as part of a precedent study and as part of a typological study - both essential to the process of designing buildings.

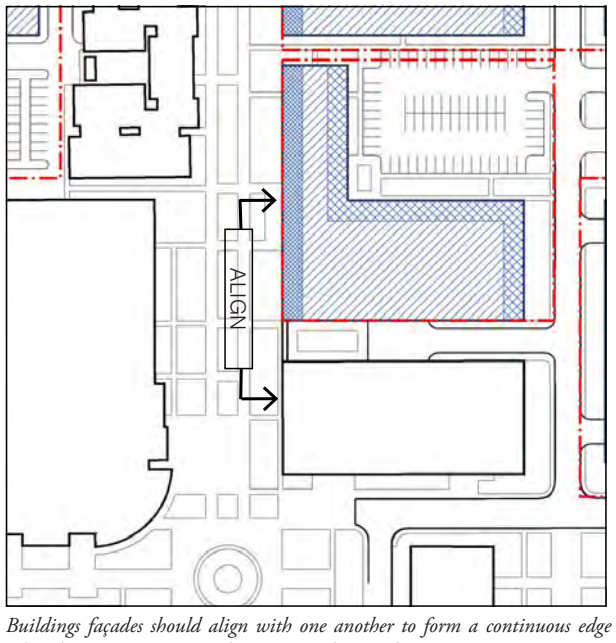
The character of the architecture on a campus reinforces the idea of pedestrian scale. Carefully articulated architectural elements help to define and beautify buildings and in turn enliven the public realm.

UT Arlington is committed to building a campus of architectural, engineering, and environmental excellence. It will follow nationally recognized sustainability principles and practices.

DESIGN GUIDELINES

The Design Guidelines included in the master plan will influence the direction of future construction at UT Arlington. These guidelines give detailed instructions for architectural details such as site and materials, building and roof forms, façade articulation, fenestrations and encroachments, structured parking garages, open spaces, site furnishings, and landscaping. The following is a summary of each.

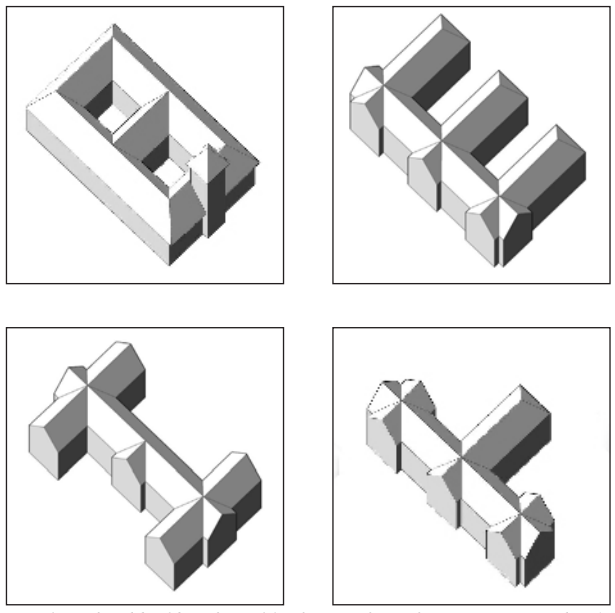
Site and Materials



Buildings façades should align with one another to form a continuous edge when facing open spaces, pedestrian corridors, and streets.

- All new buildings and/or additions shall be sited on an east–west orientation to control solar gain and the associated energy consumption.
- When internal or off-campus views are a primary consideration, all new buildings and additions shall be sited to maximize and/or frame such views and respond to their adjacent conditions.
- To create formal and intimate exterior gathering spaces, all new buildings shall be sited relative to adjacent building entrances, axial relationships, pedestrian and vehicular circulation, and other site features.
- All roof and ground mounted equipment such as gas meters, transformers, generators and other electrical gear, air handling equipment, and wall mounted control panels/devices shall be architecturally screened from public view.

Building and Roof Forms



Simple roof and building forms like the ones shown here are encouraged. The predominant roof plan should be a rectangle or a combination of rectangles. Building massing should be composed of simple, rational forms. Roof forms should be pitched, gabled, or hipped. Flat roofs should only be used for parking garages.

- Building geometry and composition shall reflect the activities or intended use of the building, with an emphasis on human scale and comfort.
- While flat roofs are typical for the existing academic buildings, both sloped and flat roofs will be considered on future buildings depending on specific use and adjacency conditions.
- All residential buildings shall have sloped roofs with standing seam metal roof panels or composite roof shingles/tiles. Regardless of the roof type or configuration, all mechanical units and other equipment shall be concealed from view at ground level.

Façade Articulation

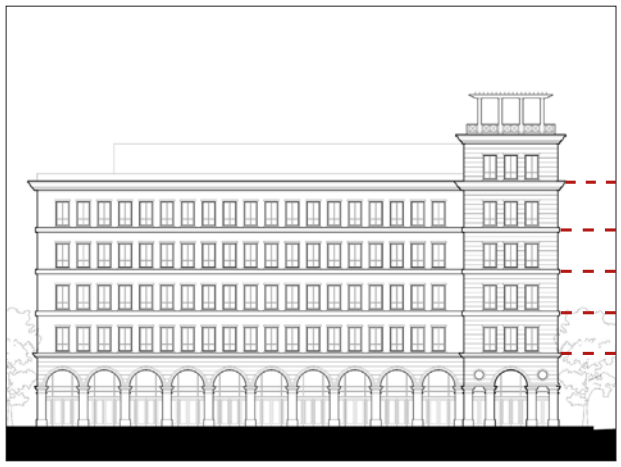
Exterior materials of new buildings should coordinate with the color and texture palettes of recent construction.

Brick articulation is encouraged as a way to create visual interest and hierarchy. Door and window lintels, sills, and floor coursing should be articulated.

- Façades that address an open space, pedestrian corridors, or streets, should not have blank, unarticulated wall surfaces.
- Means of entry shall be clearly visible and free from blockage by secondary structure.
- Façades should express and be responsive to their solar orientation, through the appropriate use of glass, shading devices, recessed openings, and the successful application of day lighting to bring indirect light well into the interiors of all future buildings.

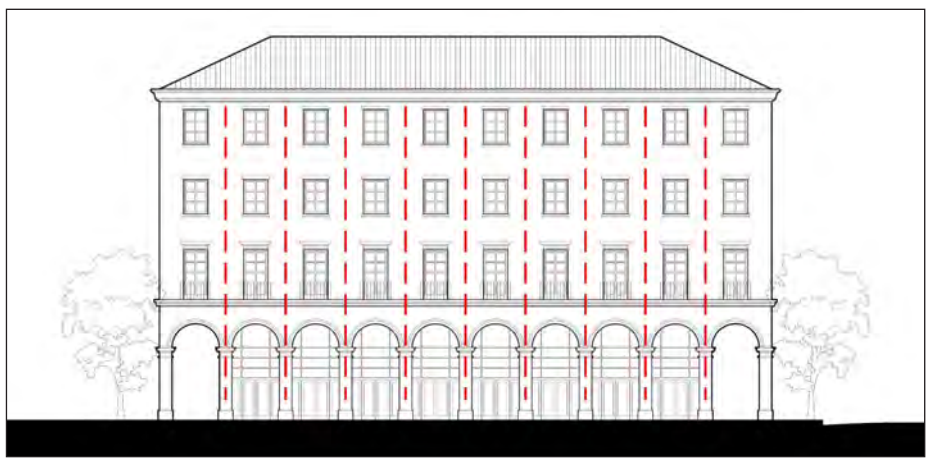
The façade should clearly express the distinction between the ground level and the upper floors of a building to create a clear base.

Buildings shall be articulated to break down the scale into a tri-partite vertical organization (base, middle, and top).



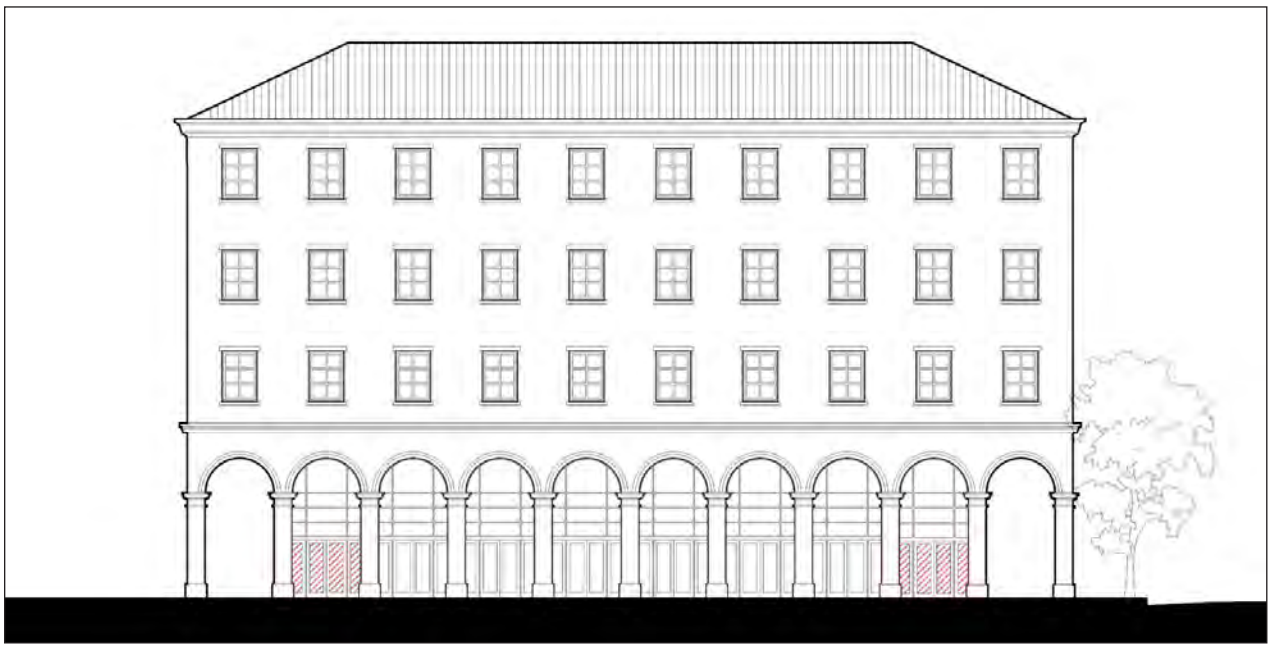
Maximum height shall be five stories, except for figural elements or architectural embellishments, such as a tower.

Arrival to buildings should occur through a sequence of spaces which includes covered walkways, porches, vestibules, and lobbies.

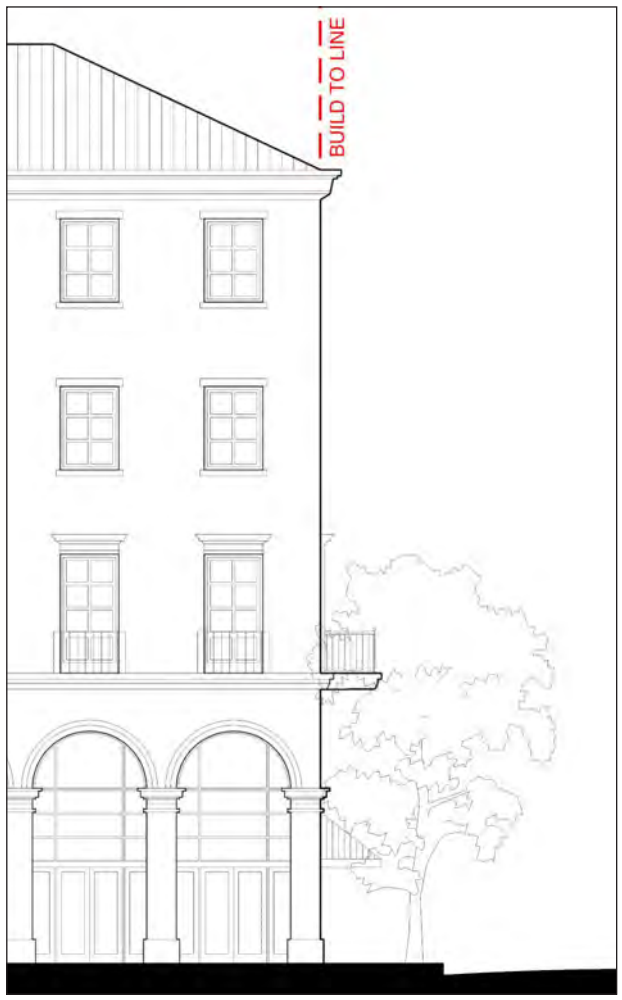


To avoid a monolithic appearance, façades shall be vertically articulated with bays no larger than 25 feet in width.

Fenestrations and Encroachments

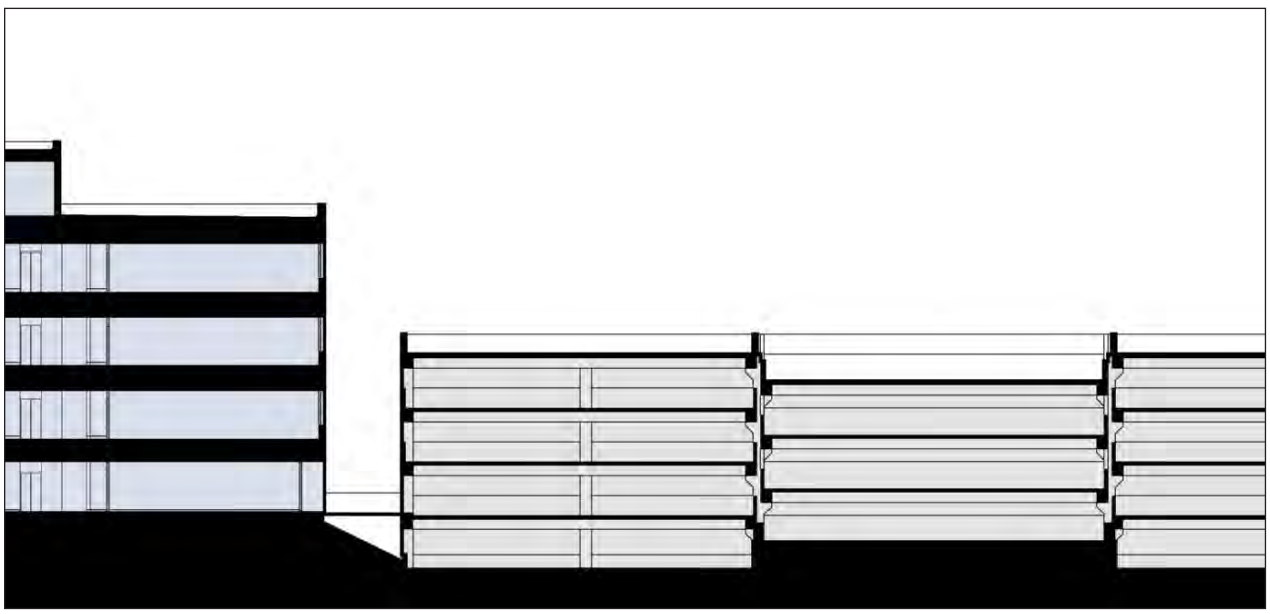


On the ground level, when a façade faces an open space, pedestrian corridor, or street, the minimum percentage of surface that is glazed shall be 60%. No reflective or tinted glass is permitted.



Covered walkways should be included in all new building designs to provide shelter from the elements, to give definition to outdoor spaces, and provide connectivity and sense of continuity to other buildings and destinations on campus.

Structured Parking Garages

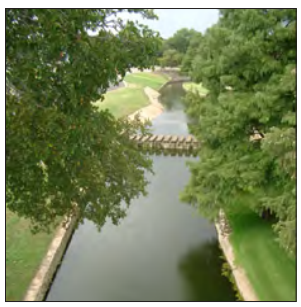


The liner building (left) is taller than the adjacent garage (right) shielding it from view. Lowering the ground level of the garage helps to minimize its appearance.

- The visual impact of parking should be minimized.
- Ten specific building type guidelines have been drafted to address parking garage architecture. Details of these guidelines are included in this master plan document.

Open Spaces






By improving the existing spaces and creating new linkages, the landscape across campus becomes a unifying network. These guidelines detail seven different types of open space that should be maintained across the UT Arlington campus including athletic fields, interstitial areas, plazas, frontage areas, lawns, gardens, and natural parks.

Landscape Guidelines

Locate and organize new buildings and tree plantings to define outdoor living spaces and quads.

- New and future landscape designs recognize existing features of the campus and should build from rather than work against them.
- Over the next 20 years, the overall landscape goal will be to turn grey to green to mitigate the amount of impervious cover.

Site Furnishings








Site furnishings guidelines are given to establish consistency with campus-wide bike racks, trash receptacles, recycling receptacles, pedestrian and vehicular lights, landscape walls, finishes, tables and chairs and benches.