1. Project Review

- Project Schedule
- Work Session #2 Recurring Themes
- Capital Projects Update
- Projected Growth Needs
- Supporting UTD’s Strategic Plan
- Guidance
1. DISCOVERY
- Data Collection, Site Analysis
- Campus Orientation
- Vision Session
- Circulation/Parking Review
- Space/Program Needs
- Prepare Site Analysis
- Identify Opportunity Sites
- Executive Review

2. EXPLORATION
- Alternatives Presentation
- Program/Building Locations
- Open Space
- Circulation/Parking Systems
- Sustainability Strategies

3. SYNTHESIS
- Draft Plan Development
- Prepare Final Documents
- Submit Final Deliverables

Key Dates

March 1-2
Workshop #1

April 5-6
Workshop #2

May 15-16
Workshop #3

June 28
Workshop #4

Sep 11
Submit Final Docs

UTD Master Plan Update Work Session #3
Capital Projects We Heard

UNDERCONSTRUCTION

• Engineering Building
• Northside Phase II
• Science Building

PLANNED

• Athenaeum
• Athletics/Recreation Facilities
• DART TOD Area
• Housing Storage/Workshop
• Northside Phase III
• Student Union Renovation/Replacement
• Water Tower (City of Richardson)

OTHER/SPECULATIVE

• Additional Housing
• Events Center
• Music and Performing Arts Facility
• Academic Building**
• Joint UTD/UTSW Research Building**
• Parking Garage 5**
• Student Dining**

** Additions based on Workshop #2 comments
# Projected Growth Needs

## Program for 30,000 FTE

### MAIN CAMPUS

<table>
<thead>
<tr>
<th></th>
<th>SURPLUS/DEFICIT ASF</th>
<th>SURPLUS/DEFICIT GSF</th>
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<tbody>
<tr>
<td>Total</td>
<td>(720,162)</td>
<td>(1,107,942)</td>
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### EXISTING

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<th>EXISTING</th>
<th>FUTURE NEED</th>
<th>NET NEW</th>
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<tbody>
<tr>
<td>Housing*</td>
<td>6,094 beds</td>
<td>7,618 beds</td>
<td>1,324 beds</td>
</tr>
<tr>
<td>Parking**</td>
<td>14,167 spaces</td>
<td>17,709 spaces</td>
<td>3,542 spaces</td>
</tr>
</tbody>
</table>

### NORTH CAMPUS

<table>
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<tr>
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<th>0.50 FAR</th>
<th>1.00 FAR</th>
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<td>Developable Parcels***</td>
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<td>3,750,000 GSF</td>
<td>7,500,000 GSF</td>
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*0.254 beds/FTE **0.590 spaces / FTE ***Assuming 86 AC
Supporting UTD’s Strategic Plan
Campus Planning Principles

**VISION**

- Be one of the nation’s best public research universities and one of the great universities of the world

**MISSION**

- Provide the state of Texas and nation with excellent, innovative education and research;
- Graduate well-rounded citizens whose education prepares them for rewarding lives and productive careers in a constantly changing world;
- Continually improve educational and research programs in the arts and sciences, engineering and management; and
- Assist in commercialization of intellectual capital generated by students, staff and faculty.

**CAMPUS PLANNING PRINCIPLES**

**Promote Smart Growth**
- Build a compact campus to allow for future flexibility
- Strengthen existing campus grid and street network
- Minimize impacts on nearby residential neighborhoods

**Increase Efficiency**
- Optimize campus entrance connectivity and accessibility
- Locate parking on perimeter of campus
- Enhance internal pedestrian campus mobility

**Enhance the Campus Experience**
- Enhance pedestrian safety
- Create more open space typologies that improve campus life and experience
- Limit vehicular circulation in campus core
2. Main Campus

- Framework
- Concept Alternatives
- Comparison & Evaluation
• Most buildings slated to be demoed are from 1960-70s
• Service Compound and Physics building are potential opportunity sites
Main Campus-Framework
Development Areas Future/Potential

NOTES

• Central Core is generally defined as development areas within a ¼ mile walk circle.

• Physics building is considered a long-term infill development.

• Student apartments Phases 4-9 are considered long-term due to debt allocation.
Main Campus-Framework
Program Areas Future/Potential

NOTES

• Lot T is considered Flex Support because the program varies within alternatives.

• Utilities/Maintenance may move to open parcel on east side of Floyd Rd.
Main Campus-Framework
Open Space Identifying Campus Life Needs

EXISTING CAMPUS SPACES

ELEGANT
RELAXING
CASUAL
SPIRITUAL

POTENTIAL FUTURE SPACES

PLAYFUL
CONTEMPLATIVE
AMPHITHEATRE
EVENTFUL
• Formal landscape has provided context and is an important aspect of the campus identity.

• Natural areas including creeks are underutilized assets for semi-formal/informal spaces.

• New student housing and Northside Phase I&II development provide informal activity but is located away from Central Core.

• Opportunities to enhance linear and distinct areas existing adjacent to CLEP improvement areas.
Main Campus-Framework
Open Space Future Additions

NOTES

• Opportunity to enhance East/West connections.
• Provides Multiple Open Space Types.
• Enhances Northside/Main Campus Connections up to Synergy Rd.
• Provides new central quad near the edge of Central Core.
Main Campus-Framework
Open Space References

PRIMARY OPPORTUNITY AREAS

OPEN SPACE REFERENCES

NOTES

• Areas near Hoblitzelle Hall and the Green Center offer the best possible locations to expand and enhance campus life.

• The open space references are typically between 2-4 acres.

• References come in a variety of shapes/sizes and formal/informal programming.
Main Campus-Framework
Open Space Academic Quad Concept

CONCEPTUAL ILLUSTRATION

EXISTING CONDITIONS
Main Campus-Framework
Open Space Athletic District Concept

CONCEPTUAL ILLUSTRATION

EXISTING CONDITIONS
• Central Core is adequately served by formal mall and supporting pedestrian paths.
• New development outside of the Central Core will require enhancements and new circulation paths that accommodate pedestrian movements.
Main Campus-Framework
Pedestrian Circulation Future Pedestrian

NOTES

• Pedestrian enhancements will be contingent on program location and future buildout.

• Conceptually there are opportunities to support the existing grid network with future development.
Main Campus-Framework
Vehicular Circulation Future Additions

NOTES

- Parking garage options are concentrated on the periphery of campus.
- Stewart extension provides access to surface lot and/or future parking garage.
Main Campus-Framework
Vehicular Circulation Access/Loop Rd Alternatives

NOTES

• Loop Rd Realignment Requires New Signal for Option C.
• Possible Garage Options on Lot A, H, M, Student Apt, and Student Housing Areas.
• Rutford extends North (Vehicular) and South (Pedestrian)
Main Campus
Comparison & Evaluation
Existing Teaching Classrooms & Laboratories (ASF)

- 0-9,999 ASF+
- 10,000-49,999 ASF+
- 50,000 ASF+

Legend:
- Laboratories
- Teaching Classrooms
- DART Station
- Bus Transit Center
Main Campus Evaluation & Comparison

CRITERIA TO CONSIDER...

Promotes Smart Growth
- Builds a compact campus to allow for future flexibility.
- Strengthens existing campus grid and street network.
- Minimizes impacts on nearby residential neighborhoods.

Increases Efficiency
- Optimizes campus entrance connectivity and accessibility.
- Locates parking on perimeter of campus.
- Enhances internal pedestrian campus mobility.
- Achievable implementation.

Enhances the Campus Experience
- Enhances pedestrian safety.
- Creates more open space typologies that improve campus life.
- Limits vehicular circulation in campus core.
3. North Campus

- Parcels & Road Alignment
- Development Schemes
North Campus
Parcels & Road Alignment
North Campus
Existing Parcels and
Potential Acquisitions

NOTES

• North Campus adequate for mid-size research, mixed-use, and/or events/conferences.
• Connections to-and-from parcels are problematic.
• Opportunities to capitalize on access from PGB and DART station.
• Can serve as a gateway to UTD main campus along Rutford.

| Other Parcels* | 77 AC |
| North Campus  | 89 AC |
| Northside     | 44 AC |
| Main Campus   | 470 AC |
| **Total UTD***| **603 AC** |

* North Campus
  - 12AC
  - 27AC
  - 26AC
  - 9AC
  - 21AC
  - 14AC
  - 44AC
  - 7AC
  - 11AC
  - 14AC

Northside
- 45AC
- 18AC
- 5AC
- 10AC
- 9AC

Main Campus
- 446AC
- 26AC
- 9AC
- 21AC

POTENTIAL ACQUISITIONS
- North Campus
- Northside
- Main Campus

Page/ UTD Master Plan Update Work Session #3 27
NOTES

• Potential Loss of approximately +/-250 surface parking spaces.

• Approximately +/-40-60% surface parking spaces may be relocated to open lawn south of existing building.
North Campus Development Schemes
North Campus
Mixed-Use Village

NOTES
• Mixed-Use program provides flexibility in future development.

PROGRAM
Housing 0.25k-1k Units
Research 1.0m-1.5m GSF
Office 500k-750k GSF
Retail 50k-150k GSF
Hotel 10k-20k GSF
Events 20k-40k GSF
Total 2.0-3.0m GSF
NOTES

- Adjacent program tied to success of larger venues such as events, conference and trades center.

PROGRAM

| Research | 100k-300k GSF |
| Trades Cntr | 50–100k GSF |
| Office | 500k-750k GSF |
| Retail | 50k-150k GSF |
| Hotel | 25k-50k GSF |
| Events | 30k-60k GSF |
| Total | 2.0-3.0m GSF |
NOTES
• Research parks typical are isolated entities.
• Limited opportunity to tie in UTD and partnership program under one identity.

PROGRAM
Research 1.0m-1.5m GSF
Office 500k-750k GSF
Retail 25k-50k GSF
Hotel 25k-50k GSF
Events 20k-40k GSF
Total 2.0-3.0m GSF
Existing Facilities/Buildings
Recommended Reuse

SURFACE PARKING
REDUCTIONS

LONG-TERM
(Not Calculated in Displaced Numbers)*

RECOMMENDED
DEMO BY UTD

TO BE REPURPOSED

DISPLACED FACILITIES/PARKING:

290,000 GSF Displaced*
- AH1-2 8,508
- CB1-3 29,358
- BE/FA 83,457
- CB 11,303
- FN/SC/SB/PD 47,512
- GC 15,046
- HH 31,278
- ML1-2 17,556
- NL 14,267
- NB 6,896
- PHY/PHA 22,457
- S1-3

620 Beds Displaced*
- Phase I 200
- Phase II 200
- Phase III 200
- Phase IX 20

2,500 Parking Displaced*
- Apt I 406
- Lot T** 257
- Lot M-East** 250
- Res Hall** 200
- Lot J** 100
- Lot G 131
- Lot E 124
- Lot Q 182
- Lot F 36
- Lot U** 50

* Long-Term not included in calculation
** Lot partially affected by development
Program
Development Area for 30,000 FTE

DEVELOPMENT SHOWN
Space Needs:
1,100,000 GSF Total Program
- Classrooms
  85,000 GSF
- Class Labs
  55,000 GSF
- Research Labs
  370,000 GSF
- Offices
  140,000 GSF
- Support/Healthcare
  70,000 GSF
- Study/Special/Gen.Use
  380,000 GSF
Displaced Program:
- Displaced Program
  290,000 GSF
TOTAL 1,390,000 GSF*

*Includes Misc. Items:
- Events Center
  5,000-7,000 seat facility
- Multi-Purpose Arena
  3,000 seat facility
- Arts Theater
  800 seat facility

Housing & Parking:
- Student Housing**
  2,000 beds
- Parking Garage/Surface**
  2,750 gar./750 surf. (Campus
  1,500 gar./1,000 surf. (Std.)

*Includes displaced housing (1620 beds) and displaced parking (2,500 spaces)
Program
Long-Term Development

LONG-TERM CAPACITY:

- Academic Facilities
  - 25 AC
  - +1,090,000 GSF @ 1.0 FAR
- Research Facilities
  - 19 AC
  - +830,000 GSF @ 1.0 FAR
- Mixed-USE TOD Development*
  - 10 AC
  - +50,000 GSF hotel
  - +100,000 GSF retail
  - +1,000 beds
  - 200-1,000 Parking
- Housing
  - 20 AC
  - +3,000-5,000 beds
- Facilities
  - +14 AC
  - 150,000 GSF @ 0.25 FAR

* Estimate depends on events center footprint and DART parking
Current & Previous Plans

**UT-Dallas Physical Plans**
- 2008-2050 Campus Site Development Plan
- 2003 Campus Master Plan Update
- 1994 Campus Master Plan Update
- 1971 Campus Development Plan

**UT-Dallas Strategic Plans**
- 2018-2023 Capital Improvement Program
- 2017 Creating the Future: Our Plan

**Regional/Local Plans**
- DART Cotton Belt TOD
- Forward Dallas Vision
- 2009 Richardson Comprehensive Plan
Regional Context Map
Aerial View of Campus
Appendices

Slides from:
- Workshop #1
- Workshop #2
Work Session #1 Recurring Themes Organizational

ACADEMIC/RESEARCH
• Elevate UTD into a AAU school
• Balance growth of enrollment with needs of campus
• Create partnership with Southwest Medical Center
• Grow research

FINANCE
• Lack of capital funding outside of STEM programs.
• Limited funding
• Debt from residential apartments poses challenges

STUDENT LIFE
• Arts plays an important role in recruitment and student life
• High student involvement
• Need more student, social, and engagement spaces
• High desire to house more students on campus
• Located in geographic center of the Metroplex
• Need for expanded athletic and recreation facilities
• Need more dining capacity
Work Session #1 Recurring Themes Physical

FACILITIES/PROGRAM
- Lack ability to host academic conferences
- Lack adequate performance complex/concert hall/theatre space
- High demand for more academic space
- Alumni Center frequently booked
- Need more collaboration and student focused spaces
- Displeasure with student apartments
- Need to accommodate 30,000+ FTE students

CIRCULATION
- DART station will increase accessibility to campus
- Desire to reduce vehicular usage and traffic
- New parking structures reduce unsightly surface lots
- Pedestrian conflict at Synergy/Northside and Floyd
- Wayfinding Needs Improvement
- Shuttles are at capacity
- Need to enhance safety and efficiency of circulation

OPEN SPACE
- There are opportunities to build off success of entry/mall landscape
- High desire to create diverse open space typologies that promote social, collaborative, and interactive qualities for campus community
- Investment in landscape has transformed perception of the campus
- Minimal risk of flooding allows for flexibility of campus land assets
Student Growth

Source: Texas Higher Education Coordinating Board
Faculty/Staff Growth Projection
10-Year Projections

Source: Texas Higher Education Coordinating Board
Facility Needs Assessment

Alternative Scenario

Special Use Facilities
- Athletics/Physical Education
- Media Production
- Clinic
- Demonstration
- Field Building
- Animal Quarters

General Use Facilities
- Assembly
- Exhibition
- Food Service
- Day Care
- Lounge
- Merchandising
- Recreation
- Meeting Rooms

Source: Texas Higher Education Coordinating Board
### Projected Growth Needs

#### Program Details for 30,000 FTE

<table>
<thead>
<tr>
<th>Facility Type</th>
<th>ASF</th>
<th>GSF</th>
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<tbody>
<tr>
<td>Classroom Facilities</td>
<td>(55,247)</td>
<td>(84,995)</td>
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<tr>
<td>Class Laboratory Facilities</td>
<td>(34,379)</td>
<td>(52,891)</td>
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<tr>
<td>Research Laboratory Facilities</td>
<td>(240,000)</td>
<td>(369,231)</td>
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<tr>
<td>Office Facilities</td>
<td>(92,892)</td>
<td>(142,911)</td>
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<td>Study Facilities</td>
<td>(64,747)</td>
<td>(99,611)</td>
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<td>Special Use Facilities</td>
<td>(97,885)</td>
<td>(150,592)</td>
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<td>General Use Facilities</td>
<td>(88,200)</td>
<td>(135,692)</td>
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<td>Support Facilities</td>
<td>(45,012)</td>
<td>(69,249)</td>
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<tr>
<td>Healthcare Facilities</td>
<td>(1,800)</td>
<td>(2,769)</td>
</tr>
<tr>
<td>Total</td>
<td>(720,162)</td>
<td>(1,107,942)</td>
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<table>
<thead>
<tr>
<th>Facility Type</th>
<th>Existing</th>
<th>Future Need</th>
<th>Net New</th>
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</thead>
<tbody>
<tr>
<td>Housing*</td>
<td>6,094 beds</td>
<td>7,618 beds</td>
<td>1,324 beds</td>
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<td>Parking**</td>
<td>14,167 spaces</td>
<td>17,709 spaces</td>
<td>3,542 spaces</td>
</tr>
</tbody>
</table>

*0.254 beds/FTE   **0.590 spaces / FTE
Existing Facilities/Buildings
By Type

- Academic buildings concentrated in core
- Research cluster concentrated near Northside
- Parking structures on periphery.
Existing Facilities/Buildings

Year Built

- Most new development occurred on campus periphery
- Legacy buildings dominate central core
- Demo of Berkner Hall will affect Skybridges
Existing Facilities/Buildings

Potential Site Reuse

- Most buildings slated to be demoed are from 1960-70s
- Service Compound and Physics building are potential opportunity sites
Existing Open Space Typologies

- Numerous residential courtyards and entrance plazas
- Mall plays central feature to campus core
- Campus lacks diversity in open space types
Existing Campus Parking Typologies & Counts

Total Surface - 11,499
Total Structure - 2,668
Total - 14,167*
*Northside parking not included. Parallel and gravel overflow included.

2,849 Apartments
660 Lot J&F
505 Lot U
563 Lot H
361 Lot V

753 PS3
Lot M&Q
789 Lot V
361 Lot V

1,160 PS4
Lot SPN
539 Lot SPN
198 Lot W

1,063 Res Halls
Lot SPN
585 Lot SPN

755 PSI
Lot W
41 Lot R

Future DART Station

Student Parking
General Parking
Northside Parking*
Structured Parking
Existing Student Amenities Typologies

- Recreation Fields
- Social Areas
- Bus Stop
- Gym
- Recreation Courts
- Social/Academic

- Activity Center
- Dining Hall
- Student Services Building
- Science Building
- Engineering Building
- Activity Center

- Lacks variety of dining options
- Primary amenities are spread far apart

- Northside Retail
- Green Center
- Student Union
- School of Management
- P3 Parking-Food

- Residential Courtyards
- Creek Area
- Recreation Fields
- Dining Hall
- Academic Resource
- Food Truck Court
- Café
- Community Garden
- Charging Station
Limited crosswalks to/from campus
Prohibited vehicle areas create a safe pedestrian environment in the central core but Rutford needs to be addressed
Potential to combine/separate service/pedestrians on Rutford
Existing Campus Circulation
Vehicular

Conflict Areas:
1. Waterview Prkwy/E. Johnson Dr
2. Waterview Prkwy/Loop Rd
3. Synergy Blvd/Northside
4. Loop Rd/Facilities Way
5. B Jordan Dr/Floyd Rd
6. Loop Rd/University Prkwy
Existing Campus Parking Typologies & Counts

Total Surface – 11,499
Total Structure - 2,668
Total – 14,167*

*Northside parking not included. Parallel and gravel overflow included.
- Limited schedule for Comet Cruiser
- DART Buses do not come into campus
- Comet Cab routes mostly isolated from each other
Leveraging both the assets of the Dallas-Ft. Worth Metroplex and the University, North Campus will be a catalyst for a new innovation economy in Richardson and Dallas.
Opportunity Site Areas
Sub-Areas

Note:
SW & SE detention areas sites and sizes TBD for all concept
Definition of FAR
1:1 Ratio Example

1 Story
100% lot coverage

2 Story
50% lot coverage

4 Story
25% lot coverage
Density Studies
By Type

NOTE:
Four areas on campus were used to determine approximate DU/AC and FAR as a guideline for future studies.

*Uses Existing Footprints at Full Buildout of 4-floors
Growth Concept-A
Campus Core Infill

PRO
- Capitalizes on existing campus core

CON
- Development requires demo and relocation of program

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<tr>
<th>Project</th>
<th>Area</th>
<th>Acres</th>
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<tr>
<td>Core Campus @ 1.0 FAR</td>
<td>1,700,000 sf</td>
<td>39 AC</td>
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<tr>
<td>Residential 400sqft/bed</td>
<td>3,700 beds</td>
<td>35 AC</td>
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<tr>
<td>Long-Term @ 1.0 FAR</td>
<td>4,100,000 sf</td>
<td>96 AC</td>
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<tr>
<td>Maximum Potential</td>
<td>5,800,000 sf</td>
<td>170 AC</td>
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Growth Concept-B
Eastern Growth

PRO
• Development is positioned near easily transferred land

CON
• Development may conflict with surrounding residential areas

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<tr>
<th></th>
<th>Core Campus @ 1.0 FAR</th>
<th>Residential 400sqft/bed</th>
<th>Long-Term @ 1.0 FAR</th>
<th>Maximum Potential</th>
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<td>Acres (AC)</td>
<td>56</td>
<td>26</td>
<td>106 AC</td>
<td>188 AC</td>
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Growth Concept-C
Western Growth

**PRO**
- Development is positioned near high capacity parking structure and thoroughfare
- Core Campus is in more centralized location.

**CON**
- Must address student housing demo phasing.
A. Jurisdictional Boundaries
City & County Lines
B. Existing Facilities/Buildings Owned/Leased

- Northside apartments are P3 Development
- Most buildings on campus are owned by UTD

[Map of campus with areas marked as UTD Owned, P3, and Leased]
### D. Growth Projection Details

#### 30,000 FTE

<table>
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<tr>
<th>Facility Type</th>
<th>Existing ASF</th>
<th>Current Need ASF</th>
<th>Future Need ASF</th>
<th>Deficit ASF</th>
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<th>Existing + Delta ASF</th>
<th>Delta GSF</th>
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<td>Healthcare Facilities</td>
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<td>1,800</td>
<td>720,162</td>
<td>2,688,774</td>
<td>3,149,342</td>
</tr>
</tbody>
</table>

*0.141 beds/FTE  **0.590 spaces / FTE*
Main Campus-Framework
Vehicular Circulation Loop Rd Assessment

Loop Rd Alternative-A
Opportunities
• Extends the “Loop” around the perimeter of campus resulting in a more pedestrian friendly core and less auto dependent
• Intersects Waterview at existing signalized intersection
• Increases accessibility for campus transit looping around campus
• The curvature in the roadway requires vehicles to reduce speeds (traffic calming)

Challenges
• Intersects University too close to intersection of Campbell and University,
• This intersection would not be a likely candidate for a traffic signal.

Loop Rd Alternative-B
Opportunities
• Intersects University at appropriate distance from current Loop Road and Campbell
• Provides accessibility to the southwest area of campus
• Increases accessibility for campus transit looping around campus
• Intersects Waterview at existing signalized intersection

Challenges
• Disrupts landscape entrance

Loop Rd Alternative-C
Opportunities
• Minimal

Challenges
• Disrupts creek between residential developments on campus
• Too close to existing intersection (approximately 220 feet north of Waterview and Cullum St.)
• Does not align with existing T intersection of Loop Road and Drive H

Loop Rd Alternative-D
Opportunities
• Uses existing roadway
• Intersects Waterview at existing signalized intersection

Challenges
• Minimal