EXHIBIT G

UNIVERSITY HILLS DESIGN BOOK

DALLAS, TEXAS

KFM

KFM Engineering and Design

NOVEMBER 2024
1st Edition

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Prepared by KFM Engineering and Design

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University Hills Design Book Administration:

Developers must submit Concept Plans and Elevations to the University Hills MMD for approval. Once approved, a letter will be issued that will be included with the submittal for City Staff review. Coordination with the City and the Developer will occur to find the best path forward. The Design Book is a guideline for the Master Developer and future builders to use as a template to deliver a consistent and thoughtfully designed product to the community. Each application, prior to being submitted to the City for permit, should obtain a letter from the District Engineer that the project is in compliance with the Design Guidelines prior to submittal.

University Hills Design Book Disclaimer:

The University Hills Design Book will continue to change as the project moves forward. New market conditions, and lessons learned in the early phases of development may require adjustments to these guidelines. The District Engineer, KFM Engineering & Design, will provide a current copy of the University Hills Design Book upon request.

Parties interested in property at University Hills for purchase, lease, etc. should rely upon their own property research and acknowledge that they are obtaining that information independently without any statement or warranty made by KFM Engineering & Design or the City of Dallas.

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1 INTRODUCTION

Consisting of nearly 275 acres of undeveloped land, University Hills sits at the northwest corner of State Highway 342/Lancaster Road and Interstate Highway 20. The vision of University Hills is to create an expansive mixed-use development with various housing types, retail, restaurants, entertainment, office, and recreational uses. The unique topography and tributaries allow University Hills an opportunity to design superior open spaces and parks. Located southeast of the University of North Texas at Dallas Campus and the Dallas Area Rapid Transit Station, University Hills seeks to create a unified development by providing a multimodal transportation network and educational opportunities for its students. University Hills is envisioned as a sustainable and walkable community, attracting visitors from surrounding areas to partake in the vibrant community development.

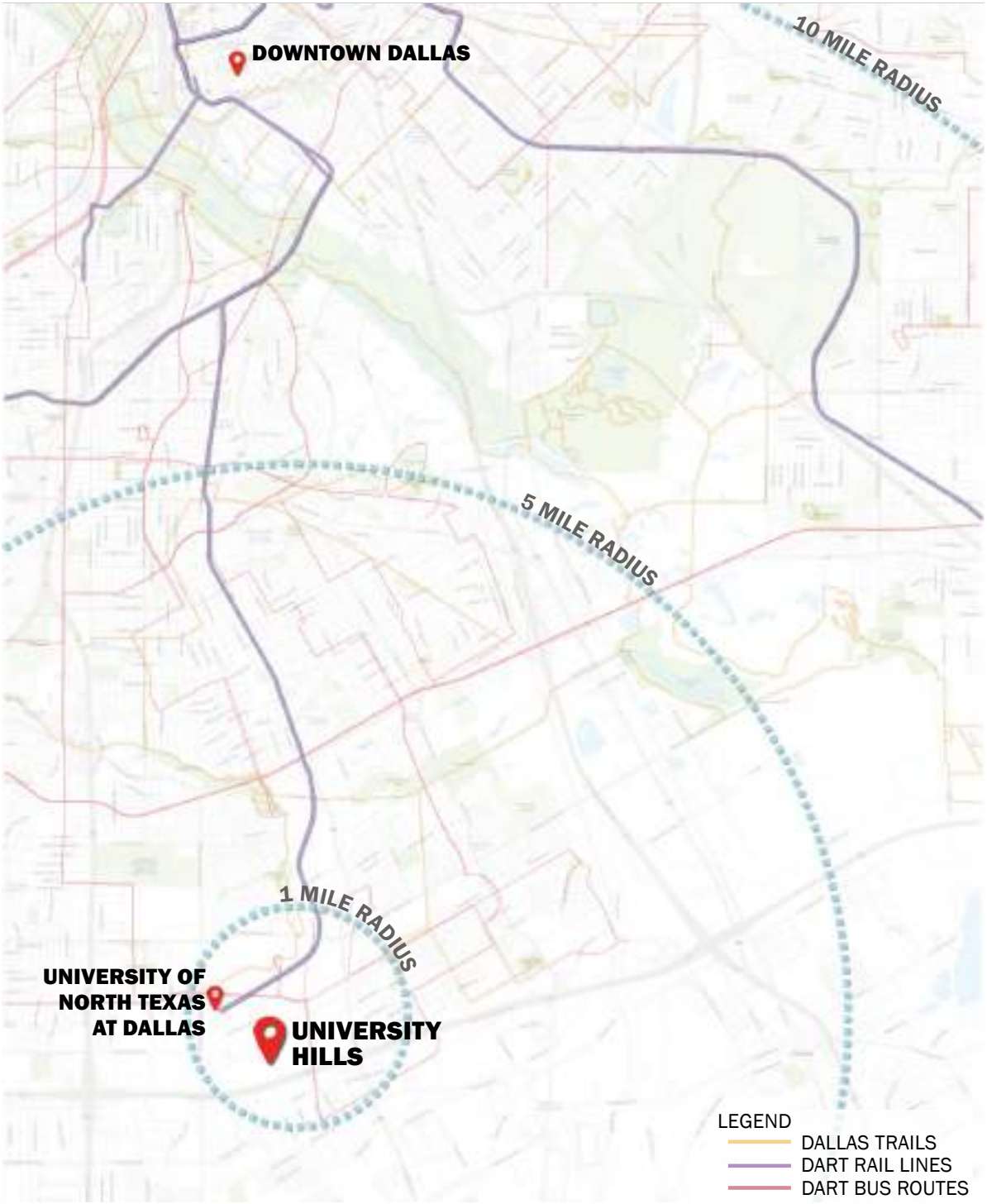


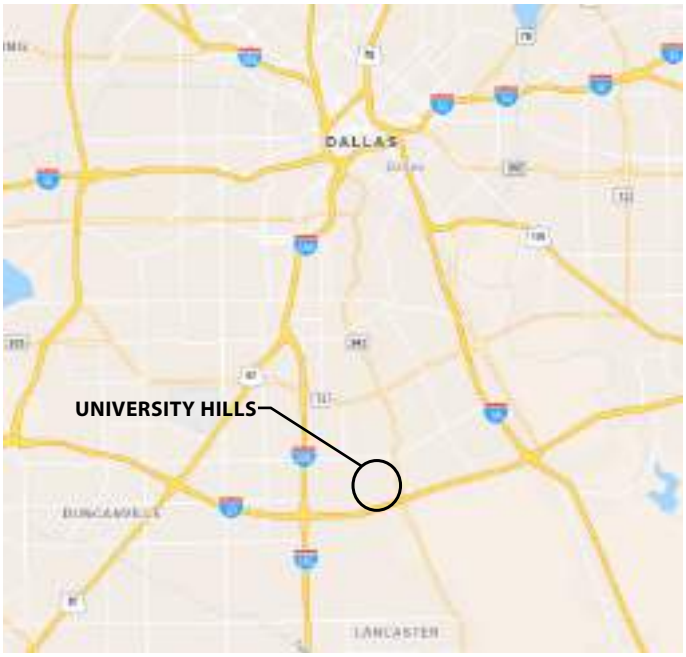
Figure 1.1: University Hills Context

1.1
SITE CONTEXT

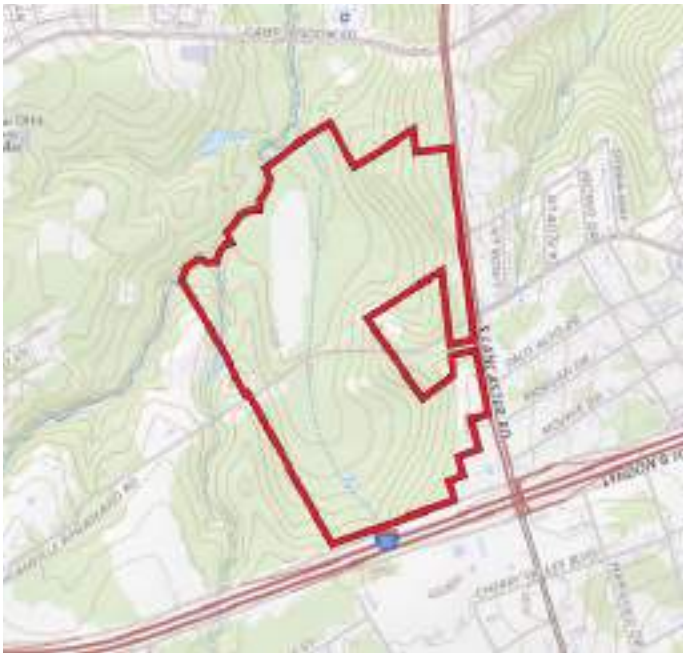
University Hills is 275 acre site located in both the City of Dallas and the City of Lancaster. Downtown Dallas is a 10 miles north of the site. Residential neighborhoods and undeveloped land surround the north, east, and west sides of the property while industrial sites make up the majority to the south of Interstate Highway 20. The Trinity River lies east of the development, and Barney Branch and Runyon Springs Branch, tributaries to Fivemile Creek, flow through the site from the south to the north. Approximately seven acres of floodplain lie in the northwest portion of the property.

Interstate Highway 20 borders the south side of the property, and Texas State Highway 342/Lancaster Road, a six-lane divided roadway, borders the east side of the property. Both roadways are maintained by the Texas Department of Transportation. Wheatland Road, a 4-lane undivided roadway which traverses east-west through the middle of the site, was recently constructed in 2018 and is maintained by the City of Dallas. University Hills will have easy access and visibility provided by the major roadways that front the development.

The Dallas Area Rapid Transit (DART) UNT Dallas Station, located on the Blue Line, is positioned northwest of University Hills and terminates at the Downtown Rowlett Station in central Dallas.



University Hills is located in Southern Dallas along IH 20 and Hwy 342/Lancaster Road.



The site topography and tributaries allow University Hills the opportunity to provide superior open spaces and parks.

1.2
THE VISION FOR UNIVERSITY HILLS

The vision for University Hills has been underway since the inception of the University Tax Increment Finance (TIF) District in 2017. The TIF District was established to reinvest tax revenue back into the development of the site and encourage the implementation of the City of Dallas UNT Dallas Area Plan. University Hills aims to leverage its existing site conditions to provide vibrant and unique natural open spaces, manicured green space, various residential options, hotel, office, and retail opportunities. Eight goals have been set forth to ensure the development of University Hills carries out the intention of the UNT Dallas Area Plan and the TIF District.

The Rim in San Antonio, TX offers a mix of retail, restaurant, entertainment, and multifamily housing within the development.

Goals:

- ***Connectivity:*** Explore the possibility of a future connection to the adjacent City of Dallas trail system.
- ***Mixed-Use:*** Create the opportunity for citizens to access jobs, entertainment, shopping, recreation, housing, and leisure all within reach.
- ***Open Space:*** Enhance the existing features of the site to create thoughtful open space with amenities for residents, students, and visitors of the development to utilize within walking distance.
- ***Enhancement:*** Capitalize on the natural features and existing conditions of the site by enhancing them, thus nurturing the established landscape and its unique character .
- ***Diversity:*** Implement a mix of residential housing types within the development to ensure the needs of various citizens are met and promote a diverse and inclusive community.
- ***Sustainability:*** Comply with the City's Comprehensive Environmental & Climate Action Plan and include the addition of bike lanes on several street sections, pedestrian paths, and a local shuttle service to reduce auto dependency in the development.
- ***History:*** Celebrate the area's unique history and culture and provide an informative environment.
- ***Education:*** Incorporate a hotel and event center into the development to provide an educational benefit to students within the hospitality management program at UNT Dallas.

The Clayton Hotel in Denver, CO offers a luxury place to stay, multiple dining options, and gathering rooms for its guests.

Horscroft Place Pocket Park in Moorabbin, Australia provides a small community park for residents to enjoy with picnic tables, garden beds, and an open lawn.

Raised Bike Lanes in Austin, TX foster a safe environment for cyclists, reducing conflicts with vehicles and pedestrians.

Buses provide transportation to the residents of the community in Lafayette, La, promoting sustainable travel options.

1.3
PLANNING CONTEXT

The plan for University Hills capitalizes on the existing comprehensive plans and public policy that include University Hills. More specifically:

Forward Dallas, the City of Dallas' Comprehensive Plan, adopted in 2006, includes University Hills in their "Campus District." The Campus District identifies as a mixed-use community that offers a variety of services and housing options. Convenient transit options and an abundance of employment opportunities are a vital part of the district. Over time, the vision for this district will transform it into a "university town" as it develops and the college expands.

University Tax Increment Finance District, created in 2017, consists of 458 acres (161 acres in the University Center Sub-District and 297 acres in the University Hills Sub-District). The TIF District will provide public open space, connections to the university and DART Rail Station, and a diverse mixed-use development.

City of Dallas Zoning: The current zoning for the development coincides with the mixed-use vision for University Hills. The current zoning districts within the site includes Townhouse 2 District, Multifamily 2 District, Multifamily 3 District, Mixed-Use 2 District, Community Retail District, Limited-Office 1 District, and Urban Corridor 2 District.

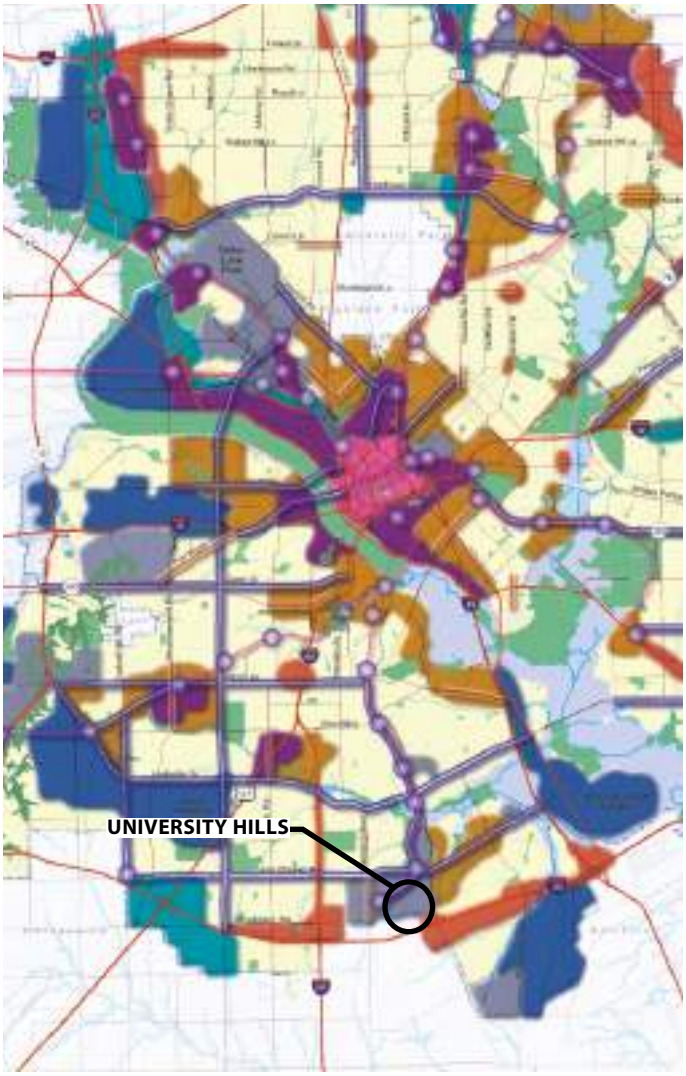


Figure 1.2: Forward Dallas! Vision Illustration

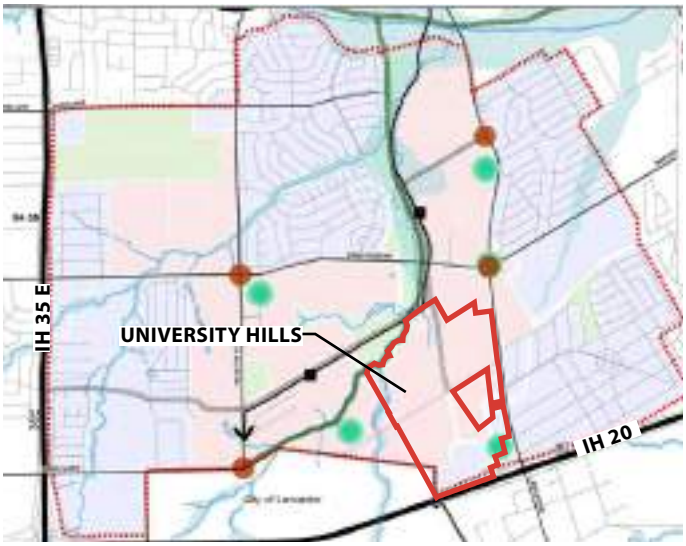


Figure 1.3: UNT Dallas Area Plan: Consensus Vision-Future Circulation Vision

The UNT Dallas Area Plan, adopted in 2009 by the City of Dallas, is a strategic area plan that encompasses a total of 3,482 acres, including all of University Hills. The vision of this plan includes a multimodal transportation network, preserving established neighborhoods, promoting new development patterns, and utilizing the DART Station as an opportunity area.

A thoroughfare and trail are proposed through the University Hills site in the Future Circulation Vision.

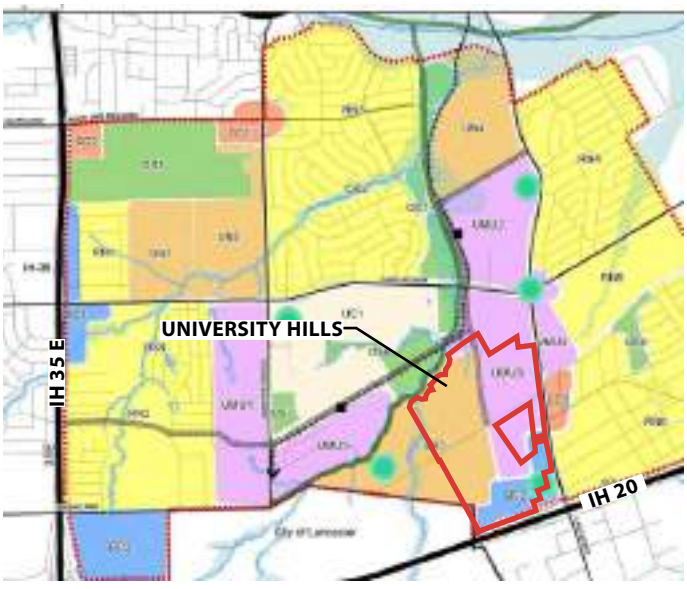


Figure 1.4: UNT Dallas Area Plan: Consensus Vision-Future Development Vision

The Future Land Development Vision includes Urban Neighborhood, Urban Mixed-Use, and Business Center in the University Hills development.

1.4
ORGANIZATION OF THE DESIGN BOOK

This represents the first edition of the University Hills Design Book, a guide to assist those involved in the design and construction of the development including developers, architects, landscape architects, and builders. The guidelines set forth in this book intend to supplement those already established in the City of Dallas Zoning Ordinance, the Forward Dallas Comprehensive Plan, The UNT Dallas Area Plan, and the University TIF District.

The development and design guidelines are created to fabricate a unified and cohesive development that exemplifies the City of Dallas' vision for this community. The guidelines are intended to promote a high quality of life and an active lifestyle. These are not intended to be a highly restrictive set of standards, but rather a way to educate and encourage diversity, sustainability, and connectivity within the development. This Design Book is organized into eight subsequent chapters:

- **Chapter Two:** The Plan for University Hills outlines the key elements that make up the University Hills development that will be described in further detail in the following chapters.
- **Chapter Three:** Town Center highlights the mixed-use buildings, the maker's district, hotel, and multifamily buildings found in the Town Center. Parking garages will provide easy access to the town center and give visitors the opportunity to utilize what this district has to offer.
- **Chapter Four:** The Neighborhoods describes the different residential housing options within the development and expands on the required lot dimensions, setbacks, parking and access, and landscaping of each housing type.
- **Chapter Five:** Commercial Frontage describes the commercial buildings that will front the major highways adjacent to the development. These buildings will be less walkable and provide a buffer to the Town Center.
- **Chapter Six:** Open Space, Parks, and Trails describes the greenbelts, recreation center, neighborhood and multifamily parks, Central Park, and the trail system throughout the development.
- **Chapter Seven:** Streetscape and Mobility shows the multi-modal thoroughfare network with corresponding cross sections to each street type showing the dimensions of lanes, sidewalks, bike lanes, and buffers provided in the right-of-way.
- **Chapter Eight:** Signage elaborates on the different types of signage that are encouraged in University Hills.
- **Chapter Nine:** Sustainability discusses how University Hills will adhere to the core goals of the Dallas Comprehensive Environmental and Climate Action Plan and preserve existing natural features of the site.

Paseos are utilized in the Mueller development in Austin, TX to offer a safe environment to shop, dine, and explore.

2

THE PLAN FOR UNIVERSITY HILLS

The development of University Hills focuses on six different aspects: the neighborhoods, Town Center, open space, parks, and trails, streetscape and mobility, and sustainability. In order to be a thriving mixed-use community, attention to these parts of the plan is crucial. A cohesive development will create a community with distinct character and culture. The plan for University Hills has taken into account the comprehensive plans and public policies that encompass the area. This plan intends to leave University Hills a prosperous region of Southern Dallas.

2.1
TOWN CENTER

Figure 2.1: Town Center

The Town Center lies in the middle of the University Hills development. Town Center will be a vibrant mixed-use district with an urban and dense environment. Shopping, entertainment, restaurants, cafes, workspaces, apartments, parks, and a hotel will all be incorporated into the Town Center. The Town Center will provide pedestrian-friendly streets by the inclusion of sidewalks, landscape buffers, and bike lanes to encourage a multimodal district. Parking garages will be provided to manage parking demands with appropriate screening and access drive locations. The Maker District, located in the east portion of the Town Center comprises space for entrepreneurs, hobbyists, makers, and inventors to put their ideas into motion. Whether it be stimulating children's imagination, allowing entrepreneurs to invent, make, and sell their goods, or receiving training for trade careers, the Maker's District will provide the resources for people to achieve their goals. A hotel and event center will attract visitors to the development and provide an educational opportunity for students who are part of the hospitality management degree program at UNT Dallas. More dense options of multifamily buildings including wraps, podium, and tuck-under buildings will be incorporated into the Town Center. Chapter Four expands of the design guidelines of this district.

Paseo lined with trees and benches for sitting

Mixed-use buildings with ground floor retail space

2.2
THE NEIGHBORHOODS

North of the Town Center lies the Neighborhoods, a mix of residential housing types including single-family attached homes, cottage houses and townhomes, and garden style multifamily apartments. Alleys will accompany the townhome neighborhood to create a more visually pleasing street front, allowing uninterrupted sidewalks for comfortable and safe walking and biking. Detached single-family homes can include optional front porches at the discretion of the developer to foster a socially interactive community by enticing residents to utilize their front yards. The multifamily garden district includes walk-up and tuck-under multifamily units with a variety of amenities. These apartment units provide a less urban take on multifamily buildings by prioritizing green space and utilizing surface-level parking with options for garages and covered parking while still being walkable and connected to the streetscape and surrounding neighborhoods. The mix of housing types available in the neighborhoods allows for residents of various income levels, lifestyle preferences, and age groups to come together and create a dynamic community. Chapter three expands on the design guidelines of the housing options in the neighborhoods.

Figure 2.2: The Neighborhoods

Cottage House

Townhome

2.3
COMMERCIAL FRONTAGE

The University Hills plan has set aside space for commercial and retail buildings along Interstate Highway 20 and Texas State Highway 342/Lancaster Road. The community retail district along State Highway 342/Lancaster Road will be composed of retail buildings and businesses that serve the community. The regional retail buildings along Interstate Highway 20 will be larger in scale and provide a buffer to the Town Center. Local businesses and those that have sustainability values that align with the plan are encouraged in these districts. The commercial buildings will still align with the accessible and pedestrian-oriented goals of the development by prioritizing alternate modes of travel. Open spaces will be reserved in this plan for outdoor recreation and enhanced landscaping. Chapter five expands on the design guidelines of the commercial frontage buildings of this district.

Figure 2.3: Commercial Frontage

Strip retail buildings

2.4
OPEN SPACE, PARKS, AND TRAILS

Open space is being dedicated for residents, visitors, and their pets to enjoy. The open space and recreational system includes a greenbelt, pocket parks, recreational center, an expansive Central Park, amenity center, and a trail system. The greenbelt is a continuous strip of open space through the neighborhoods while the pocket parks are small parks adorned with benches and picnic tables for small gatherings of the community. Residents of the single-family homes within the development can utilize a private recreational center, and residents of the multifamily buildings will have access to a private amenity center and courtyards. The Central Park provides a central open space for the development for informal gatherings and events. All Southern Dallas citizens can take advantage of this space and be in close proximity to the other uses Town Center has to offer. Chapter Six expands on the open space design guidelines in University Hills.

Figure 2.4: Open Space, Parks, and Trails

Open lawn area for picnics and gatherings

2.5
STREETSCAPE AND MOBILITY

Streets provide the connectivity of the University Hills development. The streets in University Hills have been designed with the intention of creating pedestrian-friendly spaces. A multi-modal network of streets provides the opportunity for citizens to choose their choice of travel. This will lessen vehicular congestion and promote more sustainable and active ways of transit. A hierarchy of streets gives structure and efficient circulation throughout University Hills. Major points of entry into the development from Interstate Highway 20 and Texas State Highway 342/Lancaster Road will be provided with appropriate signage to establish the development. The network of streets will distribute traffic efficiently to all districts of the site. A comprehensive network of bike lanes is included in the design of the Primary and Secondary Streets, as well as pedestrian pathways in all street sections. Each level of street will have a distinct cross-section that responds to the context of its location and surrounding developments. Refer to Chapter 7 for the Transportation Framework Plan and Street Cross-Sections. Appropriate landscaping for each street will also be included to ensure proper buffering, provide shade for pedestrians, and be a visually pleasing element to the streetscape. The University Hills' development team is in close collaboration with UNT Dallas to explore opportunities for various modes of connectivity between the two sites.

Raised bike lanes protect cyclists and provide an easy path of travel.

Multiple modes of transportation lessen traffic congestion and encourage an active and healthy lifestyle.

2.6
SUSTAINABILITY

The University Hills plan intends to conform with the City of Dallas Comprehensive Environmental Climate Action Plan (CECAP). Established in 2020, CECAP outlines actions to take in order to improve quality of life, reduce greenhouse gas emissions, prepare for climate change, and create a healthier community. Implementing net zero energy buildings, solar panels, recycling bins, healthy and accessible groceries, local produce, sustainable transportation options, and park and trail access into the development will align with CECAP's goals. Sustainability is in the forefront of the University Hills design and development through incorporation of elements such as native and drought-resistant vegetation.

Placement of recycling bins near benches and paths of travel will encourage citizens to be more sustainable.

Farmer's Markets provide fresh and local food, a place of gathering, and a chance for local vendors to sell their products to a wide audience.

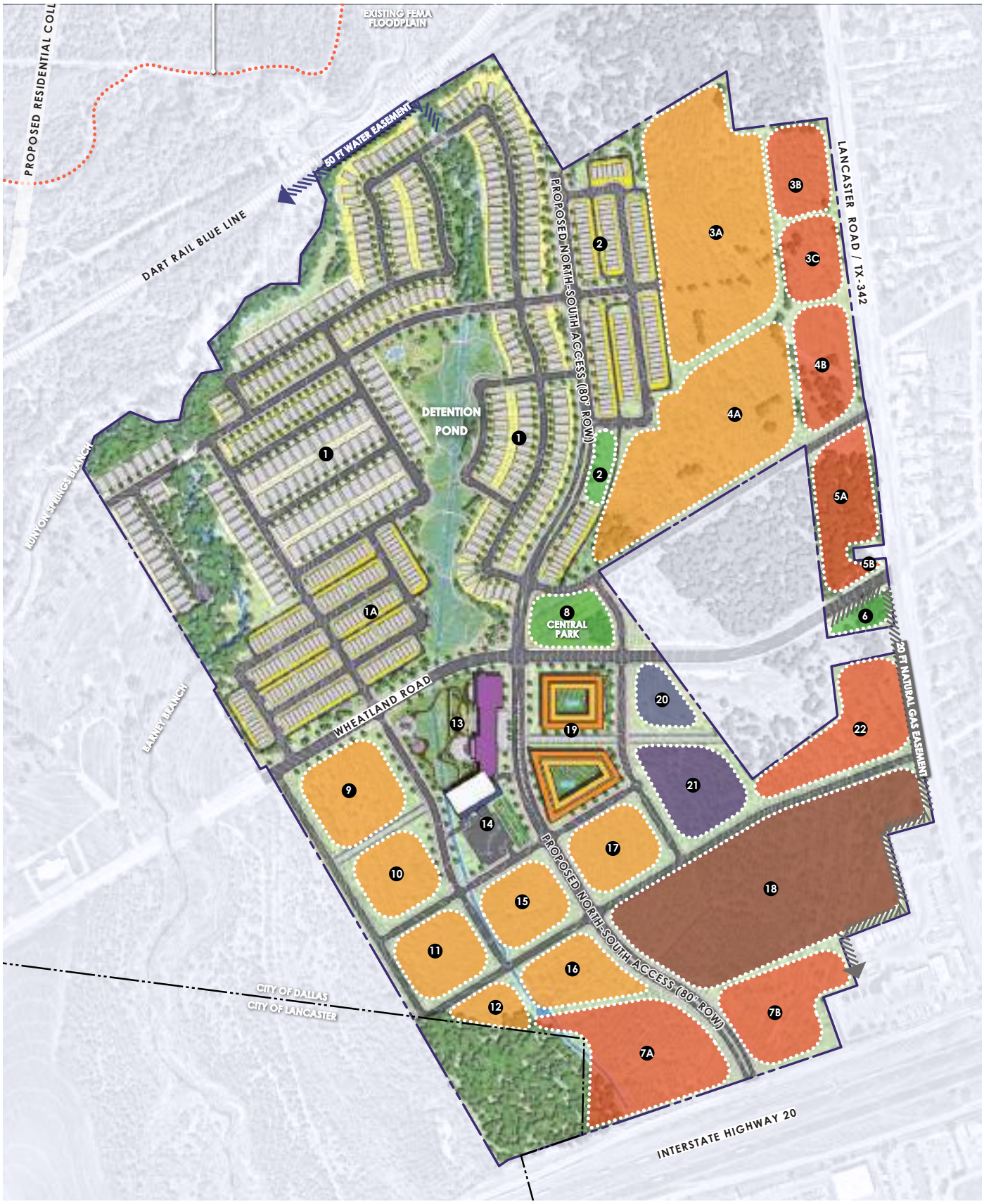


Figure 2.5: Conceptual Site Plan

2.7
CONCEPTUAL SITE PLAN

The conceptual site plan in Figure 2.5 indicates how the University Hills community could potentially be built out. As shown, the community could develop approximately 2,700 housing units and 1.1 million square feet of commercial and office uses.

The exact program and configuration of the development will vary as new opportunities present themselves. Street cross-sections can change as demand for additional bike paths, bus lanes, or other modes of travel increase or decrease. Uses outlined in the City of Dallas Code of Ordinances for each zoning district are permitted. The intent of the conceptual site plan is to provide the design guidelines to those who will work on development including architects, engineers, landscape architects, builders, and city staff.

LAND USE LEGEND

- SINGLE FAMILY - 50 FT LOTS
- SINGLE FAMILY - 40 FT LOTS
- TOWNHOMES
- MULTI-FAMILY
- MIXED USE
- RETAIL
- HOTEL
- LIFE SCIENCE
- OFFICE
- OPEN SPACE

Figure 2.6: Land Use Legend

The following table provides a view of the number of housing units, square footage of commercial, hotel, office buildings, and open space per each district.

TOTAL SITE DEVELOPMENT PROGRAM

PARCEL	ACRES (±)	COMM (±SF)	RES. (±DU)
1	101.1	0	453
2	13.4	0	120
3	21	5,000	370
4	17.4	10,000	542
5	5.3	10,000	0
6	1.6	0	0
7	15.2	100,000	0
8	2.2	0	0
9	4.8	0	120
10	4.2	0	105
11	4	0	100
12	1.9	0	48
13	7.7	0	150
14	5.1	300,000	0
15	4.5	65,000	148
16	4.0	25,000	132
17	4.0	70,000	132
18	21.7	447,500	0
19	8.4	100,000	277
20	2.4	150,000	63
21	4.9	300,000	130
22	6.9	15,000	0

Figure 2.7: Development Program

EXHIBIT G

3

TOWN CENTER

The Town Center's goal is providing a vast mixed-use development with opportunities for shopping, entertainment, dining, housing, work, and recreation all in one walkable space. This dense development will be accompanied by pedestrian and cyclist-friendly streets, promoting alternate modes of transportation. Transit stops are also encouraged in the development which contributes to University Hills' sustainability goals and leads to less traffic congestion in the development. Town Center serves as a vibrant central focal point that fosters a sense of community and connectivity.

3.1 PASEOS

Town Center Street will serve as the heart of the University Hills Town Center, functioning as a vibrant and pedestrian-oriented paseo. This pedestrian section will serve as a community gathering space, attracting residents and visitors alike. The paseo, while primarily pedestrian access only, will serve as fire access in emergency situations. A diverse mix of shops, restaurants, creative spaces, offices, and apartments will line the street, fostering a lively and walkable environment.

To cultivate a thriving environment, the paseo prioritizes pedestrian activity over the use of automobiles. Town Center Street will transform into a paseo, prioritizing walkers over cars. Wayfinding will be a key element, employing a unique combination of visual signage, audible cues, and even tactile elements to clearly delineate the Town Center portion of the street. Vibrant crosswalks with clear markings, textured paving to designate different zones and improve accessibility for all, and auditory cues at crosswalks will elevate Town Center Street into a model for urban streets in Dallas.

Landscape architecture, planning, and urban design will play an important role in enhancing aesthetics and creating a pleasant community. Intermediate curb extensions at crosswalks, intersections, and major driveways with landscaping will physically narrow streets, creating a traffic calming effect that encourages vehicles to travel at lower speeds. Rain gardens along the street will act as natural filters, absorbing rainwater runoff and slowing the flow of water into storm drains. Planters placed along the street can provide additional seating opportunities for pedestrians. They can also act as bollards, providing a physical and visual barrier between pedestrians and traffic.

Paseos prioritize pedestrian activities and safety by excluding vehicle travel lanes.

3.2
MIXED-USE BUILDINGS

This area of the Town Center will be a dynamic mixed-use district serving as the beating heart of the community. Aligned with Dallas's Cultural, Economic, and Resiliency plan, this district will foster a lively and diverse environment catering to both residents and visitors.

- ***Functional Diversity and Connectivity:*** The area will integrate a variety of uses, including residential, commercial, office, and civic spaces. This intentional mix encourages interaction between residents, workers, and visitors, fostering a sense of community. The high density allows for a walkable environment with easy access to public transportation and green infrastructure, minimizing reliance on cars.

- ***Walkability as a Priority:*** The design prioritizes walkability with a focus on pedestrian-friendly features. Ground-floor commercial spaces will offer a vibrant mix of shops, restaurants, medical services, and recreational facilities, catering to the daily needs of residents while attracting visitors. Residential units, including apartments and condos, will be situated above these commercial areas, creating a convenient live-work-play environment. Strategic landscaping, including street trees and planting areas, will provide shade, visual interest, and a buffer from traffic and parking.

- ***The Promenade: A Pedestrian Oasis:*** The centerpiece of the district will be the Promenade, a pedestrian-only street. This vibrant walkway will feature street furniture from local businesses, adding a unique character and encouraging outdoor activity. While the Promenade can

Mixed-use buildings provide an opportunity for ground-level retail or office space with housing above.

accommodate emergency vehicle access, its primary function is to provide a safe and enjoyable experience for pedestrians.

- ***Ecological Design Principles:*** The Town Center embodies Dallas's commitment to sustainability. The mixed-use layout reduces car dependency, lowering emissions. Ecological design principles incorporates key urban planning and landscape architecture best practices, highlighting the walkability, connectivity, and ecological sensibility at the heart of the University Hills Town Center vision.

- ***Parking Garages:*** University Hills will utilize shared parking garages in the Town Center to address parking needs and maximize space. A thorough analysis will be conducted to determine the appropriate amount of space needed and not build excess infrastructure. This approach will reduce the visual impact of surface parking lots, enhancing the aesthetics of the district. To reduce visual impact of parking garages, developers are encouraged to provide enhanced screening and street facing businesses along the garage. University Hills will design intentional pedestrian pathways to and from the garages with visually pleasing landscaping. Parking garages should be well integrated into the design of the Town Center and aesthetically pleasing.

Mixed-use buildings can include parking garages for residents and users of the retail or office space.

3.3
MULTIFAMILY BUILDINGS

Multifamily buildings will be incorporated into the mixed-use design of the Town Center. “Tuck-under,” “wrap,” and “podium” multifamily buildings are styles that could be utilized. Wrap and podium multifamily buildings can include ground level retail and office space or residential units with above ground parking garages for residents and guests. Tuck-under multifamily buildings are reserved for the western side of the Town Center in the less dense MF-2(A) zoning district. A mix of one, two, and three-bedroom apartments should be integrated into the buildings to provide a diverse array of housing types. Ground floor units are encouraged to have direct patio access to the street. The following provides the design guidelines and standards for wrap multifamily buildings, and standards for tuck-under buildings will be further discussed in Chapter 4.

- **Auto Access and Parking:** These buildings will use above ground parking garages that are accessible to residents and guests. Parking will meet City code or market conditions if there is no City code requirement.

- ***Building Height:*** In the MU-2 zoning district, the maximum building height is 135 feet with 10 maximum stories. If the building qualifies as a mixed-use project and incorporates retail, the maximum building height is 180 feet with 14 maximum stories. In the MF-2(A) zoning district, the maximum building height is 36 feet. However, no portion of the building can be over 26 feet in height in a residential proximity slope.

- ***Front Yard Setback:*** Per the City of Dallas code, the minimum front yard setback is 15 feet. An additional 20 feet of setback is required for the portion of the building over 45 feet in height in the MU-2 zoning district.

Amenities such as pools and lounging chairs can be included in multifamily courtyards.

Balconies can give residents a lovely view of the Town Center.

- ***Side and Rear Yard Setback:*** A 20 foot side and rear yard setback is required when adjacent to an alley in a less dense zoning district. A 0 foot minimum is allowed in all other instances; however, an additional foot of setback is required for each two feet in height above 45 feet.

- ***Lot Coverage:*** The maximum lot coverage is 80%, including above ground parking structures. Surface parking and underground parking structures are not included.

- ***Landscaping:*** A street buffer zone, the landscape area along the length of the lot adjacent to the right-of-way, must be a minimum of five feet wide unless the buffer zone is less than 10,000 square feet, then the minimum depth will increase till the total square footage is 10,000. One large or medium street buffer tree is required for every 30 feet of street frontage. The large or medium street buffer tree must have a minimum caliper of three inches. One tree with a caliper of at least two inches is required for each 4,000 square feet of lot area. Existing protected trees can be used to satisfy the site tree requirement. In all parking lots, a landscape area must be provided at the end of each parking row or after every 10 parking spaces. The landscape area must contain a minimum of one large or medium tree with a minimum caliper of three inches. For each building site, a minimum number of landscape design option points are required which is dependent on the lot size. Points are obtained by incorporating enhanced landscape design options into the development. Design options include additional plant material, enhanced buffer zones, application of engineered solutions for soil volume, surface parking lot screening, building facade planting areas, pedestrian amenities, enhanced pavement, conservation areas, low-impact development, and parking lot enhancement.

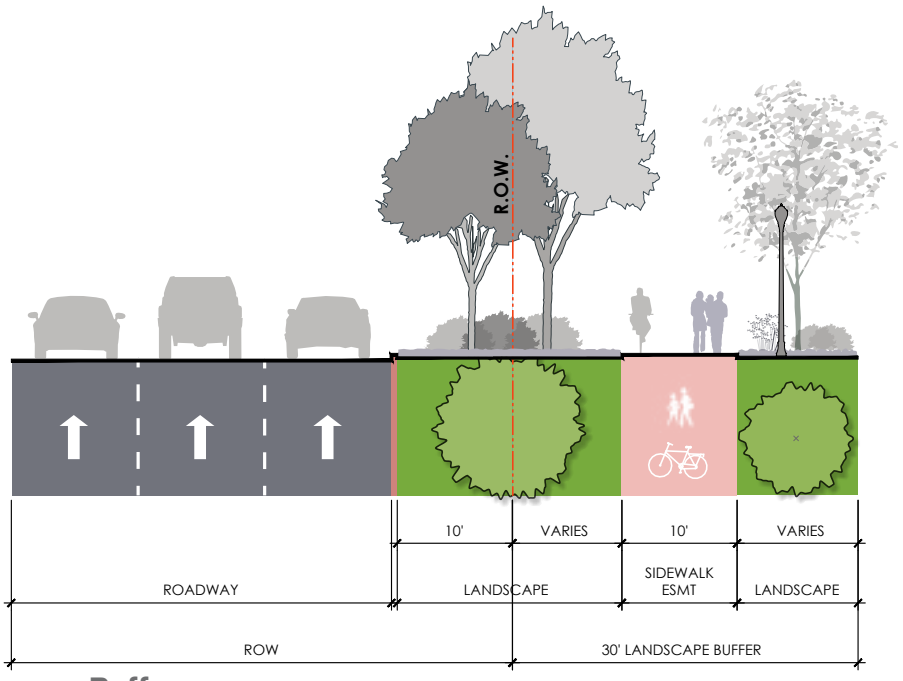


Figure 3.1: Landscape Buffer

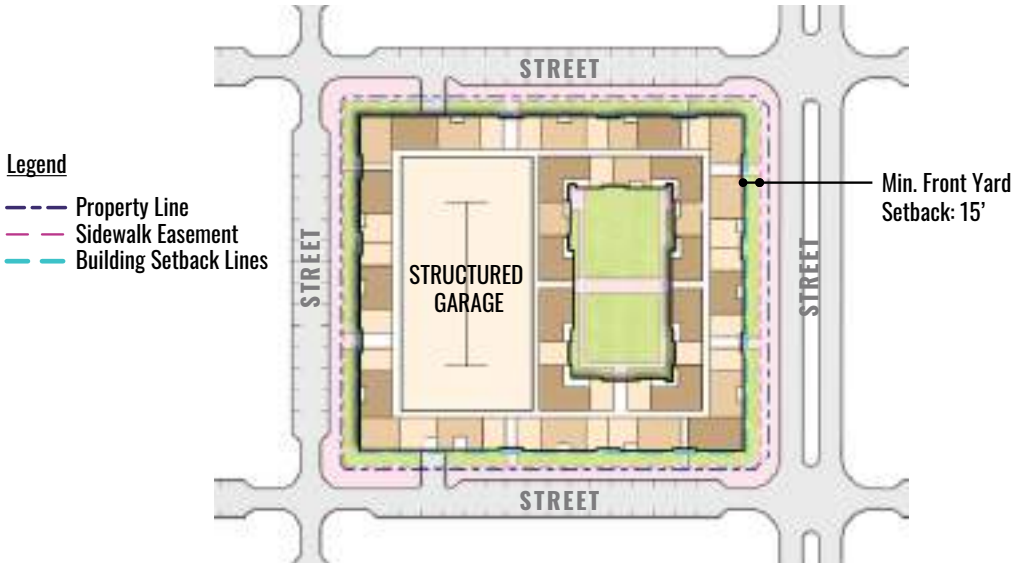
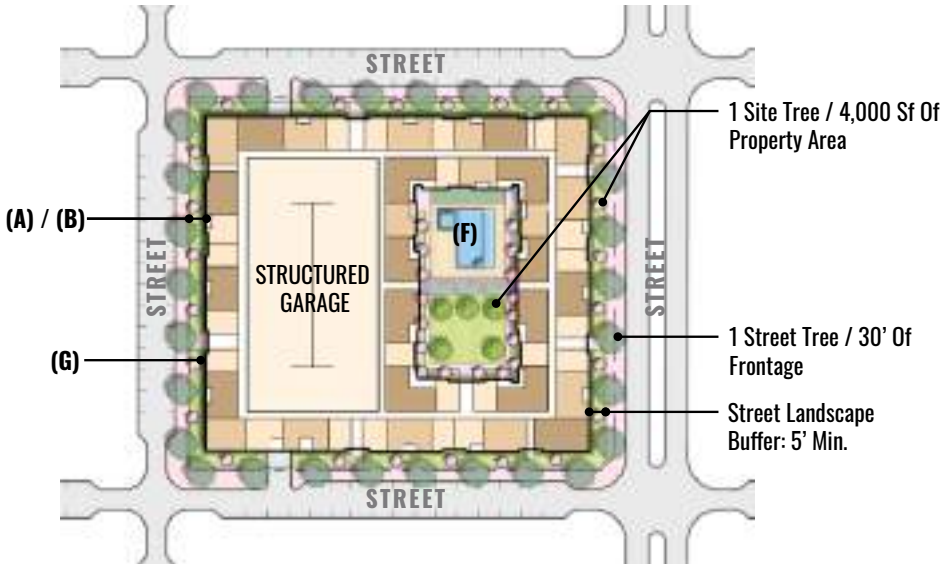


Figure 3.2: Wrap Multifamily Lot Requirements



(DESIGN OPTIONS)

(A) Enhanced Perimeter Buffer
(B) Street Buffer, 10' Min.
(C) Screening, Off-Street Parking
(D) Enhanced Vehicular Paving
(E) Permeable Vehicular Paving
(F) Pedestrian Facilities
(G) Foundation Planting Strip
(H) Understory Preservation
(I) Enhanced Pedestrian Walkways

Figure 3.3: Wrap Multifamily Landscape Requirements

3.4
MAKER'S DISTRICT

The Maker's District within University Hills' Town Center aligns with Dallas's Citywide Strategic Plan, which prioritizes accessibility to Cultural, Arts, Recreation, and Education (CARE) experiences. Providing such a district also aligns with the Strategic Plan's goal to close existing gaps in accessibility to CARE programs throughout the city. Located in the heart of the Town Center, the Maker's District will be a hub for both residents and visitors to explore and engage with creativity and culture. These spaces can be incorporated into a mixed-use building.

The Maker's District will provide the community with the tools, space, and technology needed to cultivate a vibrant ecosystem of creative businesses and educational opportunities. With modern warehouse-like buildings providing large open spaces, this inclusive environment will cater to a diverse range of users, dismantling existing inaccessibility in the area.

Professionals in trade careers can utilize the Maker's District to master their skills

By ensuring ease of access for all, the Maker's District cultivates the creative spirit of Dallas's diverse population. It fosters community engagement and broadens access to cultural and arts education. The collaborative space will empower individuals, ignite innovation, and contribute to the city's vibrant cultural landscape.

The Maker's District will offer educational programs for children interested in STEM.

3.5
HOTEL AND EVENT CENTER

The Hotel and Event Center within the Town Center at University Hills provides a premiere lodging and meeting space, attracting visitors from near and far to experience the development. The rear side of the hotel features an extensive outdoor area with plazas and opportunities for recreation. Collaboration with the UNT Dallas Hospitality Program allows an educational opportunity for students interested in the industry. Guests are within walking distance of the shopping, entertainment, and restaurants the Town Center offers. The following design guidelines and standards apply to the Hotel and Event Center:

- ***Access and Parking:*** A parking garage is offered for guests of the hotel. Parking will meet City code or market conditions if there is no City code requirement. A bus stop is encouraged near the hotel, allowing guests to avoid car rentals and rideshares.

- ***Building Height:*** The maximum building height is 135 feet with 10 maximum stories. If the hotel qualifies as a mixed-use project and includes retail, the maximum building height is 180 feet with 14 maximum stories. However, no portion of the building can be over 26 feet in height in a residential proximity slope.

- ***Front Yard Setback:*** The minimum front yard setback is 15 feet. An additional 20 feet of setback is required for the portion of the building over 45 feet in height.

The hotel and event center will provide views overlooking the Town Center.

- ***Side and Rear Yard Setback:*** A 20 foot side and rear yard setback is required when adjacent to an alley in a less dense zoning district. There is no minimum setback in all other instances; however, an additional foot of setback is required for each two feet in height above 45 feet.

- ***Lot Coverage:*** The maximum lot coverage is 80%, including above ground parking structures. Surface parking and underground parking structures are not included.

- ***Landscaping***: Hotel landscaping is encouraged to exceed City of Dallas minimums by providing additional vegetation and trees to meet the Comprehensive Environmental and Climate Action Plan (CECAP) goals and standards. Per City of Dallas code, a street buffer zone, the landscape area along the length of the lot adjacent to the right-of-way, must be a minimum of five feet wide unless the buffer zone is less than 10,000 square feet, then the minimum depth will increase until the total square footage is 10,000. One large or medium street buffer tree is required for every 30 feet of street frontage. The large or medium street buffer tree must have a minimum caliper of three inches. One tree with a caliper of at least two inches is required for each 4,000 square feet of lot area. Existing protected trees can be used to satisfy the site tree requirement. In all parking lots, a landscape area must be provided at the end of each parking row or after every 10 parking spaces. The landscape area must contain a minimum of one large or medium tree with a minimum caliper of three inches. For each building site, a minimum number of landscape design option points are required by the City of Dallas which is dependent on the lot size. Points are obtained by incorporating enhanced landscape design options into the development. Design options include additional plant material, enhanced buffer zones, application of engineered solutions for soil volume, surface parking lot screening, building facade planting areas, pedestrian amenities, enhanced pavement, conservation areas, low-impact development, and parking lot enhancement.

Outdoor patios will provide guests areas to gather and enjoy their stay.

An inviting entry with easy pedestrian access to the Town Center will attract visitors.

3.6
ARCHITECTURAL STANDARDS

These design guidelines pertain to all buildings and development within The Town Center:

- **Character:** The Town Center should incorporate diverse architecture elements throughout the buildings while still creating a cohesive and urban framework. Modern and traditional architecture styles are encouraged that align with Southern Dallas characteristics. Projecting eaves, courtyards, and paseos are elements that can be utilized to add outdoor space and minimize solar impact.

- **Street Orientation:** All buildings within the Town Center should be oriented to face the streets on which they front. Consideration should be made between adjacent parcels and uses to create cohesive and continuous retail frontage as well as continuous alley/service drive aisles.

- **Parking:** Surface parking lots are discouraged in the Town Center. Shared parking garages should be provided and architecturally integrated into the design of the development. Developers are encouraged to provide enhanced screening and street-facing businesses along the garage.

- **Corner Elements:** Buildings located on street corners should use special architectural features, massing, and building articulation to create prominence. Elements such as towers, cupolas, gables, dormers, and balconies can be used to enhance the Town Center.

- **Sustainability:** The Town Center will align with the City of Dallas' sustainability goals. High quality building materials and appliances that are energy efficient are preferred.

- **Roofing:** Flat or south sloping roofs are preferred in the Town Center to allow for efficient solar panel placement, and green roofs are also encouraged for energy efficiency to meet University Hills' sustainability goals. Parapets are encouraged for flat roofs, and exposed beams, exposed rafters, projecting eaves, and decorative brackets should be incorporated into the design of sloping roofs. Mechanical equipment placed on roofs must be screened from ground level and views of adjacent building's upper level floors if possible.

- **Building Materials:** Locally sourced materials are encouraged in keeping with the character and style of the buildings. Materials used should be complimentary to the surrounding neighborhoods and UNT Dallas campus. Encouraged materials include, but are not limited to, brick, siding, stone, architectural metals, light colored pre-cast concrete, architectural masonry units, or other similar materials.

- **Accent Materials:** Accents materials such as stone, tile, terra cotta, metals, and wood are encouraged along ground-level retail.

- **Material Changes:** Materials should continue to wrap around the same plane of the building to the inside corners, and changes of material should not occur on the same plane or at outside corners .

- **Noise Reduction:** Mixed-use buildings that include shared walls or ceilings should incorporate construction methods and materials to minimize noise and vibration transfer between units.

- **Lighting:** Lighting standards should aim to reduce light pollution by using techniques such as shielding, advanced controls, and light detection.

- **Windows:** Windows are key features of the mixed-use buildings. Thoughtful design in the detailing, orientation, and placement of windows should be given to help make the area a more welcoming and pedestrian friendly place while adhering to the architecture of the Town Center.

- **Service Areas:** Service areas should be architecturally integrated into the building or screened from public areas and pedestrian view. Garbage facilities and pickup routes should not be located within the right-of-way. Shared service facilities and alleys are encouraged. Dumpster enclosures and utility boxes should be screened with architectural elements or evergreen landscaping from public areas.


ARCHER
ORDSTROM
SEWELL

EXHIBIT G

4 THE NEIGHBORHOODS

The University Hills development includes three different housing types in the neighborhoods: cottage houses, townhomes, and garden multifamily apartments. All housing options are within walking distance of the Town Center, parks, and greenbelt. The neighborhoods are a welcoming community, inviting residents to interact and socialize with each other. Quiet and safe streets are incorporated into the design of the neighborhoods with accessible walking and biking opportunities. All buildings within the neighborhoods are designed to be neighborly, safe, sustainable, and diverse.

4.1
COTTAGE HOUSE

The University Hills Cottage Houses are single-family detached homes. These homes range in lot sizes from approximately 4,600 square feet (40' x 115') to 5,750 square feet (50' x 115'), providing multiple housing opportunities. A mix of floor plans and one- and two-story houses will be incorporated. See the exhibit, Building Elevations, for all single-family elevations. The following design guidelines and standards will apply to all Cottage Houses within the development:

Auto Access and Parking: Where front-facing garages occur, windows on garage doors are encouraged at the discretion of the developer to add transparency and positively contribute to the public life of the street. Garage door hardware is also encouraged and will enhance the face of the home. One off-street parking space is required per dwelling unit. Driveway widths should be a minimum of 16 feet and a maximum of 18 feet to reduce impervious cover and prioritize the sidewalk and pedestrian experience.

Variation and Diversity: Cottage Houses will use a mix of colors and materials such as brick, stone, or Hardie® Plank to promote diversity and visual interest in the neighborhoods. A mix of one or two story houses with varied floor plans will also be incorporated.

Porches: Porches are encouraged on all Cottage Houses at the discretion of the developer. If porches are used, they must be a minimum four feet deep and eight feet wide to create a socially welcoming environment.

Roof Forms: Cottage Houses require pitched roofs, and flat or shed roofs should not be used except over porches, entryways, windows, and small building bump-outs. South sloping roofs should be incorporated when possible to allow for the efficient use of solar panels.

Building Height and Massing: The building structure will not exceed a height of 36 feet to the mid point, roughly 3 stories. The massing of cottage houses should be concentrated in the front of the lot. Changes in volume, plane, and height can provide interest and break the overall scale.

Cottage Houses

Side Yard Setbacks: The side yard setback is a minimum of five feet from the side property line. Corner lots will have a minimum side yard setback of ten feet from the existing right-of-way.

Front Yard Setbacks: Front-facing garages will be setback a minimum of 20 feet from the back of sidewalk which allows for parking in front of the garage.

Rear Yard Setbacks: The minimum rear yard setback is 10 feet. Rear yards must be open and unobstructed except for fences. A rear yard setback for an accessory use to the residential use is not required if the structure does not exceed 15 feet in height. Open fencing is required when facing a greenbelt or park to promote safety and add to the home's visual connection to nature. Continuous fencing with uniform design and character along greenbelts and parks will enhance open spaces and provide continuity.

Projections: Projections are encouraged to add unique character, architectural design, scale, and interest to the cottage house. Typical projections include room or floor plate projections, window sills, belt courses, cornices, a fireplace chimney, cantilevered roof eaves, balconies, and porches.

Corner Lots: Cottage Houses on corner lots are designed to present a pleasing appearance to both streets the house fronts. Blank walls are prohibited, and a minimum of two windows must be used on corner lots. Wrap-around porches, additional glazing, architectural projections, enhanced materials, and other design strategies are encouraged to create attractive facades.

Lot Coverage: The maximum lot coverage, which only includes the building footprint and excludes driveways, patios, and landscape improvements, is 60 percent for Cottage Houses. If the lot coverage of the entire development is a maximum of 60 percent with at least 40 percent reserved for open space, an individual lot coverage can increase to 80 percent.

Accessory Uses: Any permitted uses in the main zoning district are allowed as an accessory use, including accessory dwelling units. Accessory uses are incidental to a main use, and they will be located on the same lot as the main use.

Cottage Houses

Landscaping: A minimum of two large or medium nursery stock trees are required per lot for Cottage Houses. At least one nursery stock tree must be located in the front yard. Large nursery stock trees are to have a minimum caliper of four inches, and medium nursery stock trees are to have a minimum caliper of three inches. If overhead electric lines are present, large nursery stock trees are to be planted a minimum of 20 feet on center from the nearest line. An existing and healthy tree may be preserved and counted as a required tree if it is not a boundary tree neighboring adjacent property. For each building site, a minimum number of landscape design option points are required by the City of Dallas which is dependent on the lot size. Points are obtained by incorporating enhanced landscape design options into the development. Design options include additional plant material, enhanced buffer zones, application of engineered solutions for soil volume, and building facade planting areas.

Floor Plan Model & Design Scheme Repetition:

❶ Four-lot separation required between front elevations on same block face.

❷ Two-lot separation required between front elevations on block face across street.

Figure 4.1: Floor Plan Mix

Cottage Houses

Figure 4.2: Cottage House Lot Requirements

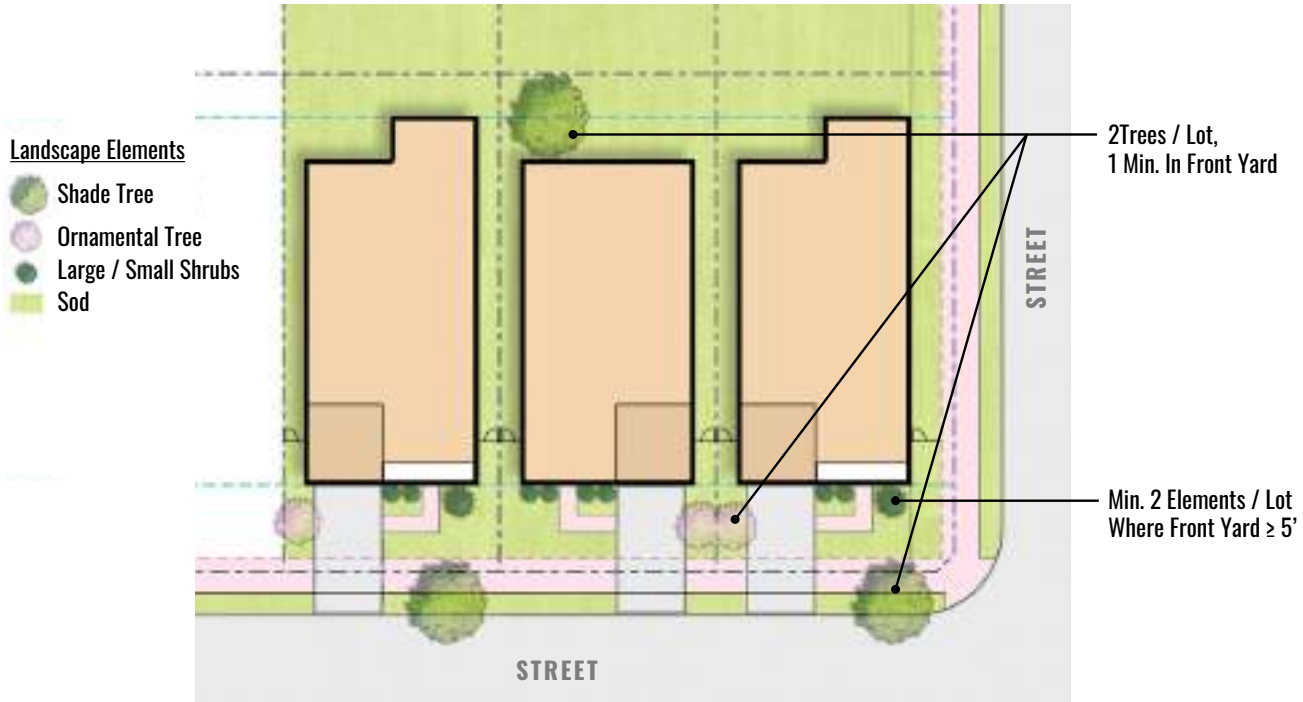


Figure 4.3: Cottage House Landscape Requirements

4.2
TOWNHOMES

Townhomes in University Hills are detached dwelling units with a small lot width and side yard. Alleys are utilized to create a more urban and dense front facing environment. This devises a more pedestrian friendly street with less interruptions. Townhomes lots will be approximately 2,160 square feet (24' x 90'). See the exhibit, Building Elevations, for all single-family elevations. The following design guidelines and standards will apply to all townhomes within the development:

Auto Access and Parking: Townhomes will be served by rear alleys with access to rear-facing garages. Garage door hardware is also encouraged and will enhance the exterior of the home. One off-street parking space is required per dwelling unit. Driveway widths should be a minimum of 16 feet and a maximum of 18 feet to reduce impervious cover.

Variation and Diversity: Townhomes will use a mix of colors and materials such as brick, rock, or Hardie® Plank to promote diversity and visual interest in the neighborhoods. Varied front elevations and floor plans will also be incorporated.

Porches: Porches are encouraged and on all Townhomes at the discretion of the developer. If porches are used in the design, they should be usable and covered.

Roof Forms: Townhomes require pitched roofs, and flat or shed roofs should not be used except over porches, entryways, windows, and small building bump-outs. South sloping roofs should be incorporated when possible to allow for the efficient use of solar panels.

Townhome

Building Height and Massing: The building structure will not exceed a height of 36 feet to the mid point, roughly 3 stories. The massing of Townhomes should be concentrated in the front of the lot. Changes in volume, plane, and height can provide interest and break the overall scale.

Front Yard Setbacks: The front yard setback is a minimum of 0 feet; however, the front yard can not encroach a sidewalk easement.

Side Yard Setbacks: The side yard setback is a minimum of 0 feet from one side property line and three feet from the other side property line. Corner lots will have a six foot minimum side yard setback.

Rear Yard Setbacks: The rear yard setback is a minimum of 0 feet, but there is a 20 foot setback for rear-facing garages for alley loaded townhomes. Rear yards must be open and unobstructed except for fences.

Projections: Projections are encouraged to add unique character, architectural design, scale, and interest to the Townhome. Typical projections include room or floor plate projections, window sills, belt courses, cornices, a fireplace chimney, cantilevered roof eaves, balconies, and porches.

Lot Coverage: The maximum lot coverage, which only includes the building footprint and excludes driveways, patios, and landscape improvements, is 80 percent for Townhomes.

Corner Lots: Townhomes on corner lots are designed to present a pleasing appearance to both streets the house fronts. Blank walls are prohibited, and a minimum of two windows must be used on corner lots. Wrap-around porches, additional glazing, architectural projections, enhanced materials, and other design strategies are encouraged to create attractive facades.

Accessory Uses: Any permitted uses in the main zoning district are allowed as an accessory use, including accessory dwelling units. Accessory uses are incidental to a main use, and they will be located on the same lot as the main use.

Townhome

Landscaping: A minimum of one large or medium nursery stock trees is required per lot for townhomes. Large nursery stocks trees are to have a minimum caliper of four inches, and medium nursery stock trees are to have a minimum caliper of three inches. If overhead electric lines are present, large nursery stock trees are to be planted a minimum of 20 feet on center from the nearest line. An existing and healthy tree may be preserved and counted as a required tree if it is not a boundary tree neighboring adjacent property. For each building site, a minimum number of landscape design option points are required by the City of Dallas which is dependent on the lot size. Points are obtained by incorporating enhanced landscape design options into the development. Design options include additional plant material, enhanced buffer zones, application of engineered solutions for soil volume, building facade planting areas, pedestrian amenities, enhanced pavement, conservation areas, and low-impact development.

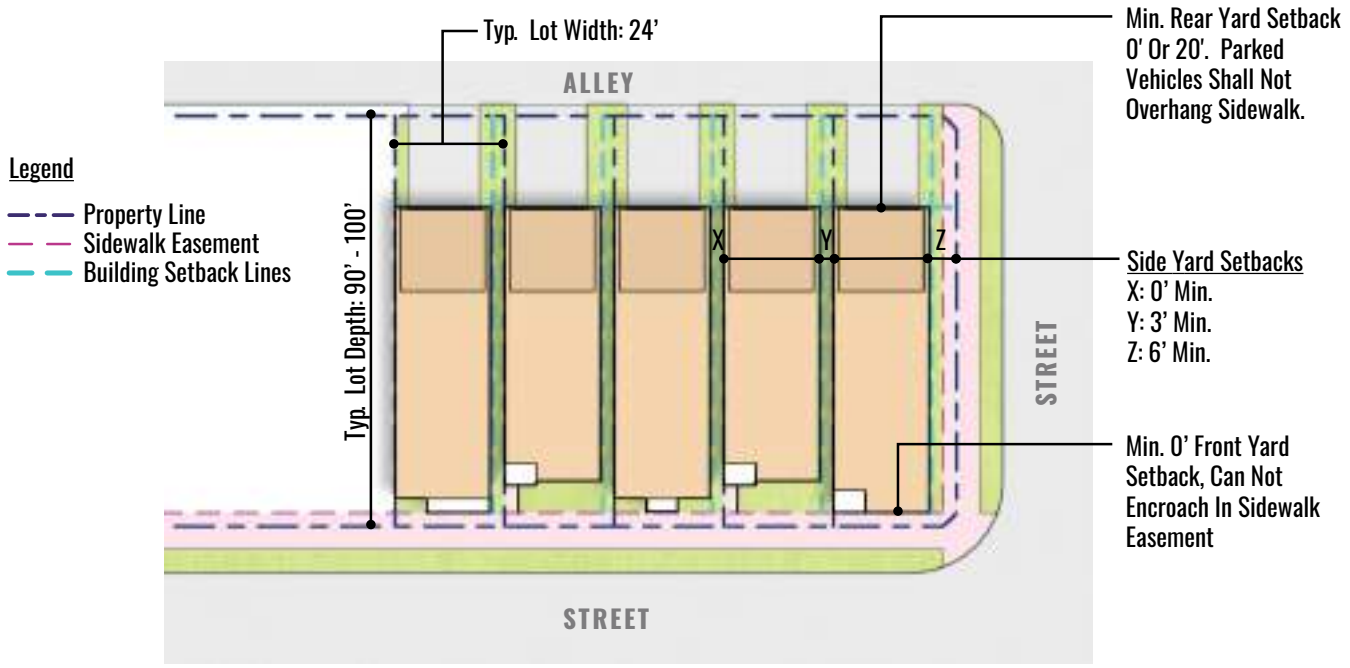


Figure 4.4: Townhome Lot Requirements

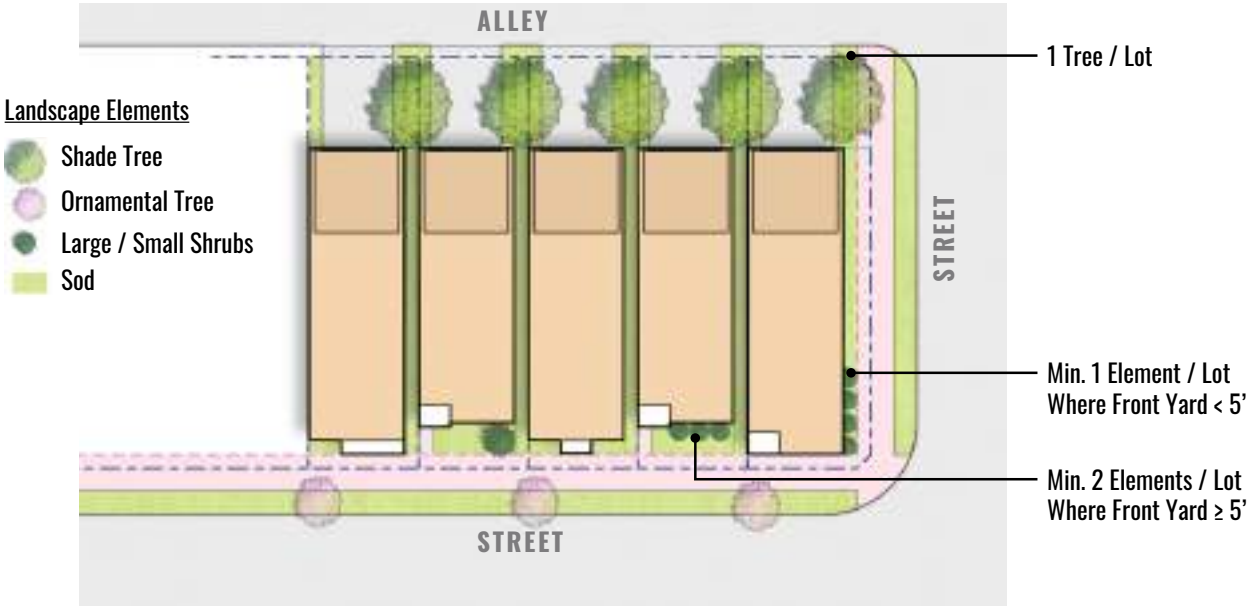


Figure 4.5: Townhome Landscape Requirements

4.3
GARDEN MULTIFAMILY

Garden multifamily buildings are located in the Garden District neighborhood. This district is meant to be medium density and compatible with the surrounding single-family homes. These garden multifamily buildings will include “walk-up” and “tuck-under” buildings where apartments are constructed around surface-level parking lots and above individual garages. Elements such as porches, patios, and entry features should be incorporated into the buildings. Ground-floor units should have direct access to private patios. Garden multifamily is encouraged to be well connected to both the streetscape and suroounding units. The following design guidelines and standards will apply to all garden multifamily buildings within the development:

Auto Access and Parking: Garden multifamily buildings can be served by surface parking lots and individual parking garages. Off-street parking for buildings in the MF-2(A) district must be located behind the front building line and no parking can be within the required front yard. Tuck-under individual garages will be surface-level and architecturally integrated into the overall building. Tuck-under garages should not be visible from public streets.

Building Height: Garden multifamily buildings will not exceed a height of 36 feet in the MF-2(A) district and 90 feet in the MF-3(A) district. Changes in volume, sloping roofs, and porches are encouraged to help provide seamless transitions from the adjacent single-family structures.

Front Yard Setbacks: The front yard must be setback a minimum of 15 feet in the MF-2(A) and MF-3(A) district, or 20 feet if the structure is over 45 feet in height in the MF-3(A) district, from the front lot line or existing right-of-way.

Garden multifamily buildings will incorporate unique landscaping and areas to gather within their open spaces.

Side Yard Setbacks: The side yard of the garden multifamily buildings must be setback a minimum of 10 feet from the side lot line or existing right-of-way. In the MF-3(A) district, the side yard setback minimum increases to 20 feet when adjacent to a less dense zoning district.

Rear Yard Setbacks: The rear yard of the garden multifamily buildings must be setback a minimum of 10 feet in the MF-2(A) district. The minimum rear yard setback in the MF-3(A) district is 10 feet, but increases to 20 feet when adjacent to a less dense zoning district. Rear yards must be open and unobstructed except for fences.

Projections: Projections of window sills, belt courses, cornices, or other architectural features are allowed to encroach no more than 12 inches into the front yard, side yard, or rear yard. A fireplace chimney may encroach no more than two feet into the front yard, side yard, or rear yard if the encroachment is no more than 12 square feet. Cantilevered roof eaves and balconies may encroach within five feet of the front yard. Roof eaves may encroach three feet into the side yard or rear yard.

Dwelling Unit Density: The maximum dwelling unit density is 42 dwelling units per acre.

Lot Coverage: The maximum lot coverage is 60 percent for garden multifamily.

Corner Buildings: The portion of garden multifamily buildings that are built on the corner of a street should incorporate interesting design and architectural elements to create attractive elevations on both streets.

Accessory Uses: Any permitted uses in the main zoning district are allowed as an accessory use, including accessory dwelling units. Accessory uses are incidental to a main use, and they will be located on the same lot as the main use.

Landscaping: Garden multifamily landscaping is encouraged to exceed City of Dallas minimums by providing additional vegetation and trees to meet the Comprehensive Environmental and Climate Action Plan (CECAP) goals and standards. A street buffer zone, the landscape area along the length of the lot adjacent to the right-of-way, must be a minimum of five feet wide unless the buffer zone is less than 10,000 square feet, then the minimum depth will increase until the total square footage is 10,000. One large or medium street buffer tree is required for every 30 feet of street frontage. The large of medium street buffer tree must have a minium caliper of three inches. One tree with a caliper of at least two inches is required for each 4,000 square feet of lot area. In all parking lots, a landscape area must be provided at the end of each parking row or after every 10 parking spaces. The landscape area must contain a minimum of one large or medium tree with a minimum caliper of three inches. For each building site, a minimum number of landscape design option points are required by the City of Dallas which is dependent on the lot size. Points are obtained by incorporating enhanced landscape design options into the development. Design options include additional plant material, enhanced buffer zones, application of engineered solutions for soil volume, surface parking lot screening, building facade planting areas, pedestrian amenities, enhanced pavement, conservation areas, low-impact development, and parking lot enhancement.

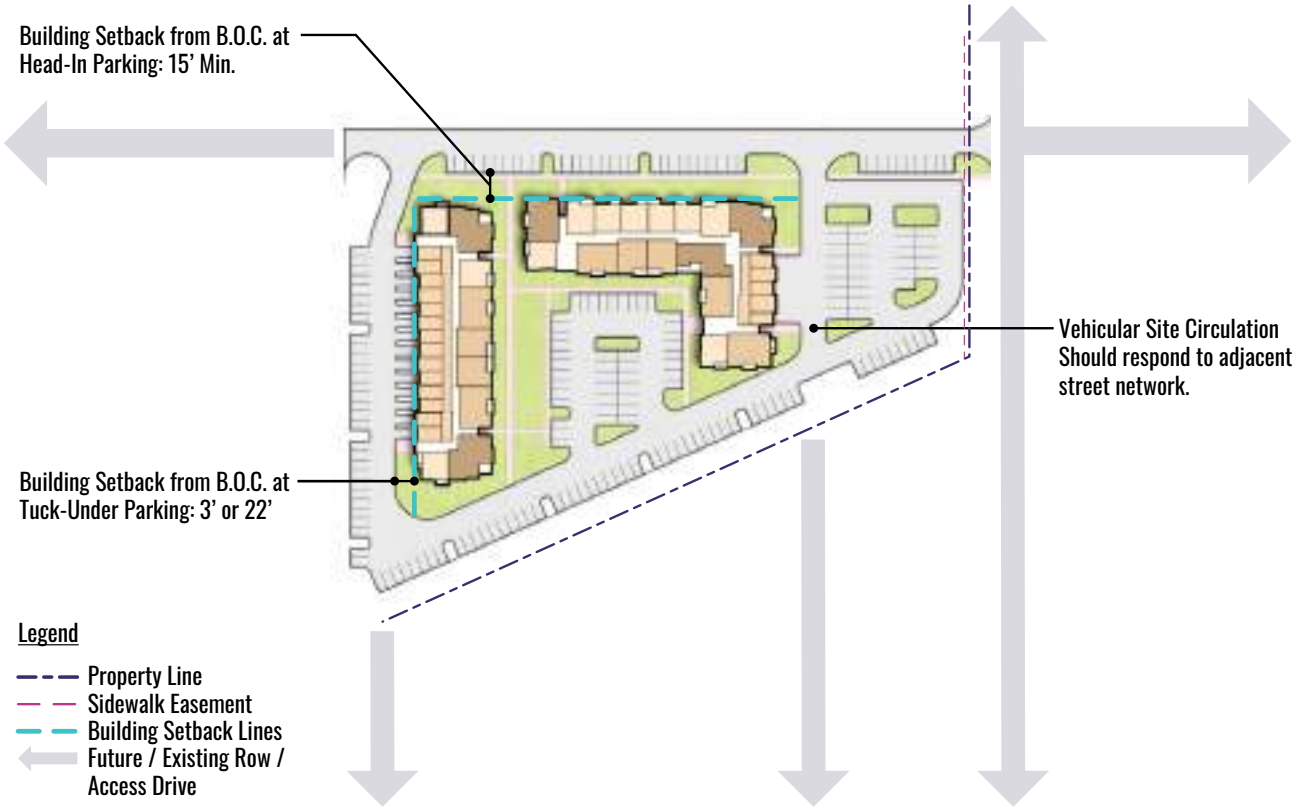


Figure 4.6: Walk-Up Garden Multifamily Lot Requirements

(DESIGN OPTIONS)

(A) Enhanced Perimeter Buffer
(B) Street Buffer, 10' Min.
(C) Screening, Off-Street Parking
(D) Enhanced Vehicular Paving
(E) Permeable Vehicular Paving
(F) Pedestrian Facilities
(G) Foundation Planting Strip
(H) Understory Preservation
(I) Enhanced Pedestrian Walkways

Figure 4.7: Walk-Up Garden Multifamily Landscape Requirements

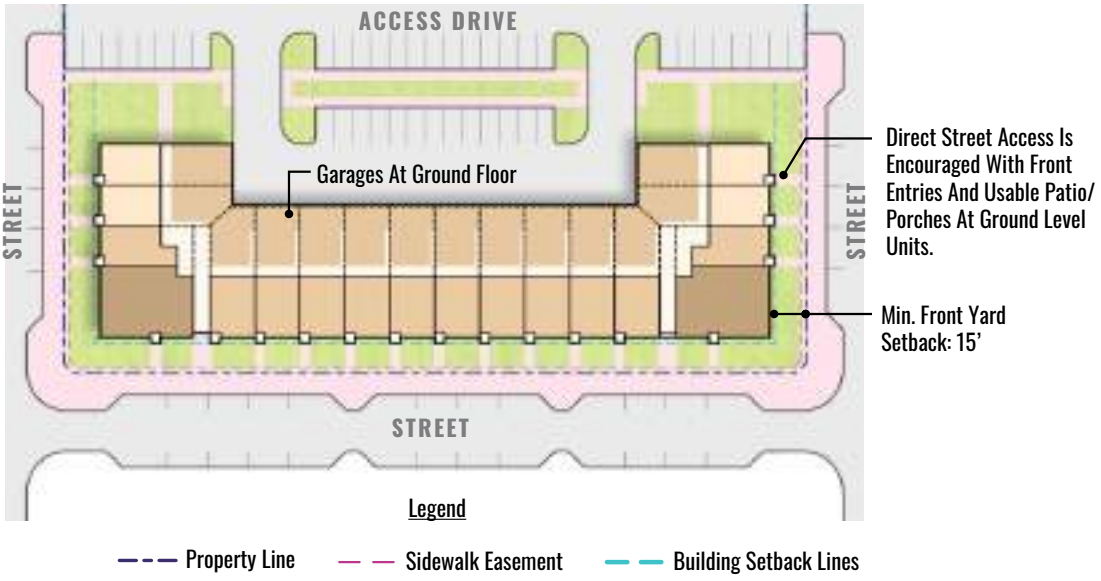


Figure 4.8: Tuck-Under Garden Multifamily Lot Requirements

Figure 4.9: Tuck-Under Garden Multifamily Landscape Requirements

4.4
ARCHITECTURAL STANDARDS

These design guidelines pertain to all buildings and development within The Neighborhoods:

- **Character:** The neighborhoods should be designed in the spirit of Southern Dallas architecture. Traditional and farmhouse style architecture is encouraged with elements such as projecting eaves, porches, and patios to add outdoor space and minimize solar impact.
- **Sustainability:** Houses and apartments within the Neighborhood will align with the City of Dallas' sustainability goals. High quality building materials and appliances that are energy efficient are preferred. South sloping roofs should be designed with the intent for solar panel installation.
- **Building Materials:** Locally sourced materials are encouraged in keeping with the character and style of the buildings. Materials used should be complimentary to the surrounding neighborhoods and UNT Dallas campus. Encouraged materials include, but are not limited to, brick, siding, Hardie® Plank, or stone.
- **Material Changes:** Material changes should occur when a change in volume or plane occurs. The material change should continue to wrap around the sides of the building.
- **Roof Materials:** Metal roofs are encouraged due to their resiliency to bad weather events. The metal roofs should be a natural galvanized finished or a cool color which absorbs less sunlight than darker colors. Other acceptable roof materials include concrete tile, slate, asphalt, and clay or ceramic tile which also align with the developments sustainability goals in energy efficiency.
- **Noise Reduction:** Residential units that include shared walls or ceiling should incorporate construction methods and materials to minimize noise and vibration transfer between units.
- **Windows:** Windows are key features of the neighborhood buildings. Thoughtful design and detailing should be given, adhering to the architecture of the development. Windows are encouraged to have projecting trim or shutters to provide interest or be inset to provide solar shading and weather protection.
- **Doors:** Doors are to be designed in character and scale of the building. Acceptable door materials include painted or stained wood, hardboard, and fiberglass or metal. Sliding doors are only permitted in rear or interior side yards.
- **Fencing and Walls:** Fences above eight feet in height are not permitted in a required rear or side yard. Fences in required front yards should not be over three and a half feet. Access should be provided to the side and rear yards of the building for fire purposes. The character of fences should align with the design of the building in terms of color, materials, and scale. Stained or painted wood and metal fencing are encouraged. Retaining walls should be constructed with similar materials as the building which includes stone, brick, or architectural concrete.
- **Access Ramps:** Provision should be made to allow accessible ramps to be constructed from the sidewalk to the entryway of the home.

EXHIBIT G

5

COMMERCIAL FRONTAGE

Commercial buildings will line the frontage of Interstate Highway 20 and State Highway 342/ Lancaster Road. Community Retail buildings are found along State Highway 342/Lancaster Road and are small-scale and compatible with the adjacent neighborhoods. Regional Retail buildings are located on Interstate Highway 20 and are larger in scale. This district will be more car-centric, a place for travelers to stop along the highways, and a place for residents to still be able to easily access by foot or bicycle. Local businesses and those that have sustainability values that align with the plan are encouraged in this district. The community retail buildings will still align with the accessible and pedestrian-oriented goals of the development. Screening of these buildings is important to provide privacy, noise reduction, and a visual buffer to the neighboring multifamily building and the Town Center.

5.1
COMMUNITY RETAIL

Community retail buildings will be located along the frontage of State Highway 342/Lancaster Road. These buildings will be smaller in scale and intensity due to their proximity to the adjacent residential buildings. The vision for this area includes a neighborly and welcoming retail district with uses that could be easily accessible and desirable to the residents of the neighborhoods. Quality landscaping and street furniture should be provided in this district. Sidewalks, bike racks, and bus stops in this area will promote sustainable transportation options and a pedestrian-friendly environment. The following design guidelines and standards will apply to the community retail buildings in University Hills:

- ***Proposed Uses:*** Neighborhood services are desired uses of the district. Examples of neighborhood services that can be incorporated in this area include catering service, a child-care facility, a library, an art gallery, a museum, a financial institution, a medical clinic, dry cleaning, small general merchandise or food store, office building, and a nursery. Flexible open space should be provided for community events and temporary retail opportunities.

- ***Auto Access and Parking:*** Community retail buildings will be auto, pedestrian, and bike accessible from within the development. Access to the buildings will also be provided from State Highway 342/Lancaster Road, and off-street parking will be provided.

- ***Building Height:*** The maximum building height of community retail buildings is 54 feet. If any portion of a building is over 26 feet, that portion may not be located above a residential proximity slope.

- ***Front Yard Setbacks:*** The minimum front yard setback is 15 feet from the front lot line or existing right-of-way.

- ***Side Yard Setbacks:*** The minimum side yard setback is 20 feet from the side lot line or existing right-of-way when adjacent to a less dense zoning district and 0 feet in other instances.

Plant nursery

Urgent care

- ***Rear Yard Setbacks:*** The minimum rear yard setback is 20 feet from the rear lot line when adjacent to a less dense zoning district and 0 feet in other instances. Rear yards must be open and unobstructed except for fences. A rear yard setback for an accessory use to the residential use is not required if the structure does not exceed 15 feet in height.

- ***Lot Coverage:*** The maximum lot coverage is 60 percent.

- ***Accessory Uses:*** Any permitted uses in the main zoning district are allowed as an accessory use. Accessory uses are incidental to a main use, and they will be located on the same lot as the main use.

- ***Landscaping:*** Commercial frontage landscaping is encouraged to exceed City of Dallas minimums by providing additional vegetation and trees to meet the Comprehensive Environmental and Climate Action Plan (CECAP) goals and standards. A street buffer zone, the landscape area along the length of the lot adjacent to the right-of-way, must be a minimum of five feet wide unless the buffer zone is less than 10,000 square feet, then the minimum depth will increase until the total square footage is 10,000. One large or medium street buffer tree is required for every 30 feet of frontage. The large or medium street buffer tree must have a minimum caliper of three inches. One tree with a caliper of at least two inches is required for each 4,000 square

Financial Institution

Community retail

feet of lot area. In all parking lots, a landscape area must be provided at the end of each parking row or after every 10 parking spaces. The landscape area must contain a minimum of one large or medium tree with a minimum caliper of three inches. For each building site, a minimum number of landscape design option points are required by the City of Dallas which is dependent on the lot size. Points are obtained by incorporating enhanced landscape design options into the development. Design options include additional plant material, enhanced buffer zones, application of engineered solutions for soil volume, surface parking lot screening, building facade planting areas, pedestrian amenities, enhanced pavement, conservation areas, low-impact development, and parking lot enhancement.

- ***Screening:*** Required screening must not be less than six feet in height and constructed with either brick, stone, concrete masonry, concrete, wood, earthen berm planted with turf grass or ground cover, or evergreen plant materials. When using plant materials, a solid appearance must be maintained, and the required screening height must be reached within three years after the initial planting. Access through screening can be provided by a gate equal in height. Screening with plant materials must be irrigated with an automatic irrigation system and be in healthy growing conditions at all times.

- ***Open Spaces:*** A minimum of 10 percent of the site will be reserved as open space. These spaces will allow for community gatherings and special events. Enhanced landscaping and amenities such as benches, fountains, shade structures, and playground areas are encouraged.

Community retail

5.2
REGIONAL RETAIL

Regional retail buildings are located along the Interstate Highway 20 frontage, directly south of the Town Center. These buildings will be larger scale than the community retail building, but they will still be easily accessible and pedestrian friendly. The commercial buildings will provide goods and services to a larger and more diverse audience due to their location on Interstate Highway 20. Quality landscaping and street furniture should be provided in this district. Sidewalks, bike racks, and a bus stop in the area will provide visitors and residents with sustainable transportation options. The following design guidelines and standards apply to regional retail buildings:

- ***Proposed Uses:*** Uses in this district should serve consumers in development and surrounding area. Examples that could be incorporated include a museum, a financial institution, a medical clinic, an office, a liquor store, a furniture store, a motor vehicle fueling station, a theater, police or fire station, post office, hotel, office building, restaurant, home improvement center, and a general merchandise or food store.

- ***Auto Access and Parking:*** buildings will be auto, pedestrian, and bike accessible from within the development. Access to the buildings will also be provided from Interstate Highway 20, and off-street parking will be provided.

- ***Building Height:*** The maximum building height of community retail buildings is 54 feet. If any portion of a building is over 26 feet, that portion may not be located above a residential proximity slope.

- ***Front Yard Setback:*** The minimum front yard setback is 15 feet from the front lot line or existing right-of-way.

- ***Side Yard Setback:*** The minimum side yard setback is 20 feet from the side lot line or existing right-of-way when adjacent to a less dense zoning district and 0 feet in other instances.

- ***Rear Yard Setback:*** The minimum rear yard setback is 20 feet from the rear lot line when adjacent to a less dense zoning district and 0 feet in other instances. Rear yards must be open and unobstructed except for fences. A rear yard setback for an accessory use to the residential use is not required if the structure does not exceed 15 feet in height.

Theater

- ***Lot Coverage:*** The maximum lot coverage is 60 percent.

- ***Accessory Uses:*** Accessory uses must be a use customarily incidental to a main use, and they are to be located on the same lot as the main use. An accessory use is permitted in any district where the main use is permitted.

- ***Landscaping:*** Commercial frontage landscaping is encouraged to exceed City of Dallas minimums by providing additional vegetation and trees to meet the Comprehensive Environmental and Climate Action Plan (CECAP) goals and standards. A street buffer zone, the landscape area along the length of the lot adjacent to the right-of-way, must be a minimum of five feet wide unless the buffer zone is less than 10,000 square feet, then the minimum depth will increase until the total square footage is 10,000. One large or medium street buffer tree is required for every 30 feet of street frontage. The large or medium street buffer tree must have a minimum caliper of three inches. One tree with a caliper of at least two inches is required for each 4,000 square feet of lot area. In all parking lots, a landscape area must be provided at the end of each parking row or after every 10 parking spaces. The landscape area must contain a minimum of one large or medium tree with a minimum caliper of three inches. For each building site, a minimum number of landscape design option

Grocery Store

points are required by the City of Dallas which is dependent on the lot size. Points are obtained by incorporating enhanced landscape design options into the development. Design options include additional plant material, enhanced buffer zones, application of engineered solutions for soil volume, surface parking lot screening, building facade planting areas, pedestrian amenities, enhanced pavement, conservation areas, low-impact development, and parking lot enhancement.

- ***Screening:*** Required screening must not be less than six feet in height and constructed with either brick, stone, concrete masonry, concrete, wood, earthen berm planted with turf grass or ground cover, or evergreen plant materials. When using plant materials, a solid appearance must be maintained, and the required screening height must be reached within three years after the initial planting. Access through screening can be provided by a gate equal in height. Screening with plant materials must be irrigated with an automatic irrigation system and be in healthy growing conditions at all times.

- ***Open Spaces:*** A minimum of 10 percent of the site will be reserved as open space. These spaces will allow for community gatherings and special events. Enhanced landscaping and amenities such as benches, fountains, shade structures, and playground areas are encouraged.

Retail and pharmacy

Mid-size retail

5.3
ARCHITECTURAL STANDARDS

These design guidelines pertain to all Commercial Frontage buildings:

- **Surface Parking:** Parking lots should be designed thoughtfully and intentionally. Landscape islands with shade trees and light colored paving material are encouraged to reduce urban heat islands. Pedestrian walkways through and around parking lots from sidewalks leading from Lancaster and the development is encouraged.
- **Sustainability:** Commercial frontage buildings will align with the City of Dallas' sustainability goals in its Comprehensive Environmental and Climate Action Plan (CECAP). High quality building materials and appliances that are energy efficient are preferred.
- **Building Materials:** Locally sourced materials are encouraged in keeping with the character and style of the buildings. Materials used should be complimentary to the surrounding neighborhoods and UNT Dallas campus. Acceptable materials include brick, siding, stone, Hardie® Plank, architectural metals, light colored pre-cast concrete, architectural masonry units, or other similar materials.
- **Material Changes:** Material changes should occur when a change in volume or plane occurs. The material change should continue to wrap around the sides of the building.
- **Roofing:** Flat or south sloping roofs are preferred in the Commercial Frontage district. Parapets are encouraged for flat roofs, and exposed beams, projecting eaves, and decorative brackets should be incorporated into the design of sloping roofs.
- **Noise Reduction:** Buildings that include shared walls or ceiling should incorporate construction methods and materials to minimize noise and vibration transfer between units.
- **Windows:** Windows are key features of the commercial frontage buildings and contribute to an active public frontage; therefore, they should be proportioned well. Thoughtful design and detailing should be given, adhering to the architecture of the development.
- **Service Areas:** Service areas should be architecturally integrated into the building or screened from public areas and pedestrian view. Garbage facilities and pickup routes should not be located within the right-of-way. Shared service facilities and alleys are encouraged.
- **Open Spaces:** Flexible space for special events and outdoor dining is encouraged for each retail/commercial development area. Enhanced landscaping and amenities such as benches, fountains, shade structures, and playground areas are encouraged and will aide in meeting CECAP's goals.
- **Lighting:** Lighting standards should aim to reduce light pollution by using techniques such as shielding, advanced controls, and light detection.


CARTWRIGHT SHOPS

EXHIBIT G

6

OPEN SPACE, PARKS, AND TRAILS

University Hills has placed priority on leveraging the existing topography, creeks, and natural beauty of the site. The tributaries and drainage ways, and ponds will create areas of tranquility within the development. Vibrant pocket parks and a recreation center are thoughtfully designed to provide residents with green spaces and amenities within a short distance of their homes or apartments. A two acre Central Park will be the focal point of the community providing a place of gathering with space for events, celebrations, and markets. Trails will meander through the neighborhoods along the detention ponds offering a course of tranquil recreation.

Figure 6.1: Open Space Plan

6.1
GREENBELT

The greenbelt traverses through the middle of the neighborhoods. Capitalizing on its existing natural features, the greenbelt intends to be a tranquil strip of land adorned with meandering trails. Engineered detention ponds will enhance the character of the greenbelt, providing unique topography opportunities and overlooks. Non-vehicular movement is encouraged within this area to foster a sustainable and community-centric lifestyle. The greenbelt will include the following elements:

- ***Vegetation:*** The University Hills development intends to preserve the existing natural vegetation as provided by the tree survey. A dense tree cover is preferred in this open space to create a quiet and secluded space for people to enjoy. Dense vegetation will also add privacy to the single-family homes that back the greenbelt.

- ***Access Points:*** Many access points will be provided to the greenbelt. Neighborhood streets will have openings leading directly to the greenbelt. Street parking and entry signage should be provided at the greenbelt access points to lead citizens on the correct path. Homes backing the greenbelt are required to have open fencing, screened garage doors, and direct access to the amenity.

- ***Trails:*** Hike and bike trails will be developed along the course of the greenbelt. The trail will provide citizens with a chance to see the natural features and detention ponds University Hills holds. Smaller trail systems will branch off of the main greenbelt trail, providing a connection to the neighborhood pocket parks. Trail access points will be marked with signage, and other amenities such as benches, water fountains, public art, and exercise equipment are encouraged at trailheads. Trailheads should be large enough for groups to gather.

Overlooks and bridges crossing the detention pond will add character and visual appeal to the greenbelt.

- ***Recreational Uses:*** The greenbelt intends to be a space for all citizens to utilize. Walking, jogging, biking, picnicking, and playing are all encouraged uses of this area. People of all ages and physical capabilities will be able to enjoy the greenbelt and its amenities.

- ***Ecological Function:*** The greenbelt provides a vital role in the drainage and flood mitigation of University Hills. The drainage way should be contoured naturally, and sustainable engineering practices should be incorporated. Informational signage should be used around these features to highlight their environmental importance in University Hills.

Trailheads with a gathering area and informational signage create an inviting access point.

6.2
RECREATION CENTER

The recreation center lies within the neighborhoods and is a private amenity to residents. Active recreation and resident gathering opportunities will be present within this area. The recreation center should be designed to be an inviting focal point of the neighborhoods. The following elements should be included in the design of the recreation center.

- ***Landscape Character:*** Trees should be planted to encourage a welcoming environment to the recreation center. Screening with trees and other vegetation should be provided around the perimeter of the facility for privacy.

- ***Recreational Uses:*** Various active recreational activities can be offered at the recreational center including tennis, pickleball, lawn games, picnicking, and barbecuing.

- ***Amenities:*** The neighborhood recreation center should include amenities the future residents would utilize and enjoy. Example include a splash pad, a pavilion, picnic tables with umbrellas and benches, barbeque and fire pits, lawn games such as cornhole, bocce, and life-size checkers, sport courts such as a tennis, pickleball, or basketball courts, and a structure with restrooms and drinking fountains.

- ***Lighting:*** Lighting may be provided within the recreation center for residents to utilize during shorter daylight hours. Timers should be put on these lights to not exceed recreation center closing times, and cut-off lighting should also be utilized to keep glare out of neighboring houses and reduce light pollution.

- ***Parking:*** Off-street parking will be provided at the recreation center but minimized to encourage alternate modes of travel.

Tennis courts

Bocce

6.3
NEIGHBORHOOD POCKET PARKS

Children play area

Playground

Neighborhood pocket parks will be small in size, but easily accessible to residents of the neighborhoods. These parks will include a variety of active and passive recreational facilities. Pocket parks are intended to be a gathering space for the adults and children of University Hills, within a short walking distance from households. Neighborhood pocket parks will include the following elements within their design:

- ***Landscape Character:*** Native canopy trees should be planted along the park edges and within the parks to provide shade. Native plant species with deep root systems should be considered to help prevent erosion and mitigate flooding. Existing tree canopy should be preserved where possible to provide mature shade. Open areas to enjoy the sunshine are also encouraged.

- ***Recreational Uses:*** Pocket parks are intended for various forms of recreational use. Neighborhood gatherings, picnicking, and children's play are some of the uses of pocket parks.

- ***Amenities:*** Each neighborhood pocket park will have a unique design with different amenities to accompany it. Amenities can include playgrounds, benches, picnic tables, splash pads, sports courts, nature play, community gardens, public art, and sculptures.

- ***Lighting:*** Lighting may be provided within these parks for residents to utilize during shorter daylight hours. Timers should be put on these lights to not exceed recreation center closing times, and cut-off lighting should also be utilized to keep glare out of neighboring houses and reduce light pollution.

6.4
MULTIFAMILY AMENITY CENTER

Playscape

Residents of multifamily buildings will also be within reach of a private amenity center. The amenity center will include a network of walkable paths leading to the parks that utilize the existing trees and natural topography of the land. Areas for community gathering, dog walking, and children's play will also be incorporated. The multifamily amenity center will incorporate the following elements:

- ***Landscape Character:*** The multifamily pocket parks will be aligned with trees along the edges of the park and within to provide shade. Open pockets without trees are encouraged for residents to enjoy the sunshine.

- ***Recreational Uses:*** These parks can be used for picnicking, small gatherings, children's play, and leisure.

- ***Amenities:*** Some of the amenities encouraged in the multifamily pocket parks include benches, picnic tables, playscapes, community gardens, dog park, and pavilions.

6.5
CENTRAL PARK

Central Park is included as a central amenity and gateway to the University Hills development. As the heart of University Hills, the Central Park intends to be a destination for visitors and residents to gather and enjoy each other's company. The Central Park will incorporate the following:

- ***Landscape Character:*** Native canopy trees should be planted along the park edges and within the parks to provide shade. Native plant species with deep root systems should be considered to help prevent erosion and mitigate flooding. Existing tree canopy should be preserved where possible to provide mature shade.

- ***Recreational Uses:*** The park will provide a diverse array of activities. Passive and active recreation will be implemented into its design. Uses that could be held include community gatherings, outdoor events and performances, walking, jogging, picnicking, and playing.

- ***Structures:*** A structure to house restrooms and drinking fountains is encouraged. A covered open or enclosed space would allow for events, celebrations, and a farmer's market. Retail kiosks for vendors and utility hookups for food trucks are encouraged.

- ***Parking:*** Off-street parking will be provided around the perimeters of the park to encourage visitors of surrounding communities to enjoy what the park has to offer. Bike racks will also be provided and conveniently located.

Landscaped lawn area

6.6
TRAIL SYSTEM

University Hills is comprised of multiple types of trails. Trails can be used for walking, jogging, or biking, and electric vehicles such as scooters will be prohibited. Trail systems can be used to link communities, and they can promote the importance of physical activity. University Hills' trails can be classified into the following two categories:

- ***Nature Trails:*** The nature trail within the greenbelt will provide educational opportunities with informational signage along the natural drainageway and other natural features. The greenbelt will extend from the north site boundary to the Town Center and will be at least 10 feet wide. University Hills supports the idea and has provided space for connection of the natural trail to the Runyon Creek Trail just north of the site. This connection would lead to the DART Station and the Glendale Park Loop Trail. The existing tree cover will create a secluded and quiet environment while on this trail. Overlook opportunities will be present along the detention ponds, creating intriguing vantage points.

- ***Neighborhood Trails:*** These trails include the branches of the greenbelt nature trail and other small trails within the neighborhoods. Neighborhood trails are considered more of an amenity than a way of travel and are no wider than eight feet. These trails will meander around neighborhood pocket parks and open spaces. This will create an inviting avenue to explore the open space, encouraging a healthy and active lifestyle.

The nature trail and neighborhood trails are designed to enhance the existing vegetation, topography, and creeks.

Trails will meander along the top edges of the detention ponds.

Informational signage will highlight the existing flora, fauna, and drainageways.


EM
GEM

EXHIBIT G

7

STREETSCAPE AND MOBILITY

University Hills provides a multimodal transportation network within its plan. Street layout patterns and walking paths are designed to create a walkable transit-oriented neighborhood with a direct connection to daily amenities, shopping, and recreational uses. The street network facilitates smooth traffic flow and weaves a tapestry of connectivity throughout the development. Walking and bike paths provide residents and visitors with inviting avenues to explore the area and promote an active and healthy lifestyle. Entryway signage and monumentation located at the gateways of the development will give University Hills a dominant presence and show the vision for the site.

7.1
STREET NETWORK AND CONNECTIVITY

The implementation of the street network within the University Hills project is poised to significantly enhance overall connectivity, not only for the diverse array of uses within the site but also for neighboring areas within the broader fabric of Dallas. University Hills incorporates sidewalks and bike lanes into every streetscape within the development, embracing the principles outlined in the Connect Dallas Strategic Mobility Plan, the updated Dallas Bike Plan, and the Vision Zero Plan, fostering a multimodal transportation environment.

University Hills will embrace the natural topography and slopes of the site. Handrails in the right-of-way are discouraged, but alternate methods for approaching the grading behind the curb is encouraged.

One notable enhancement is the transformation of E Wheatland Road into a Primary Street, boasting an 80’ right-of-way (ROW) and generously proportioned sidewalks and bike lanes exceeding 10’, thereby facilitating seamless access to and from the site. Additionally, the introduction of a new primary street, aligned along the north/south axis of the site, will bolster accessibility to the University Hills project from various points in Dallas, while concurrently promoting multi-modal transportation between residential and commercial zones within the development.

Complementing the primary streets, the project will feature secondary streets spanning 56’ ROW, strategically positioned to cater to the internal circulation needs of the site’s diverse functions, ensuring convenient access for visitors and occupants alike. The inclusion of mixed-use streets, also spanning 56’ ROW, will serve as vital arteries within the project, focusing on connectivity within different land uses and facilitating seamless navigation between residential areas.

Furthermore, neighborhood access streets, spanning 53’ ROW, will intricately weave through the internal fabric of the development, seamlessly linking each distinct neighborhood enclave. By establishing a clear hierarchy of street types, the design not only optimizes navigation throughout the site but also encourages a diverse range of transportation modes, promoting a vibrant and sustainable urban environment.

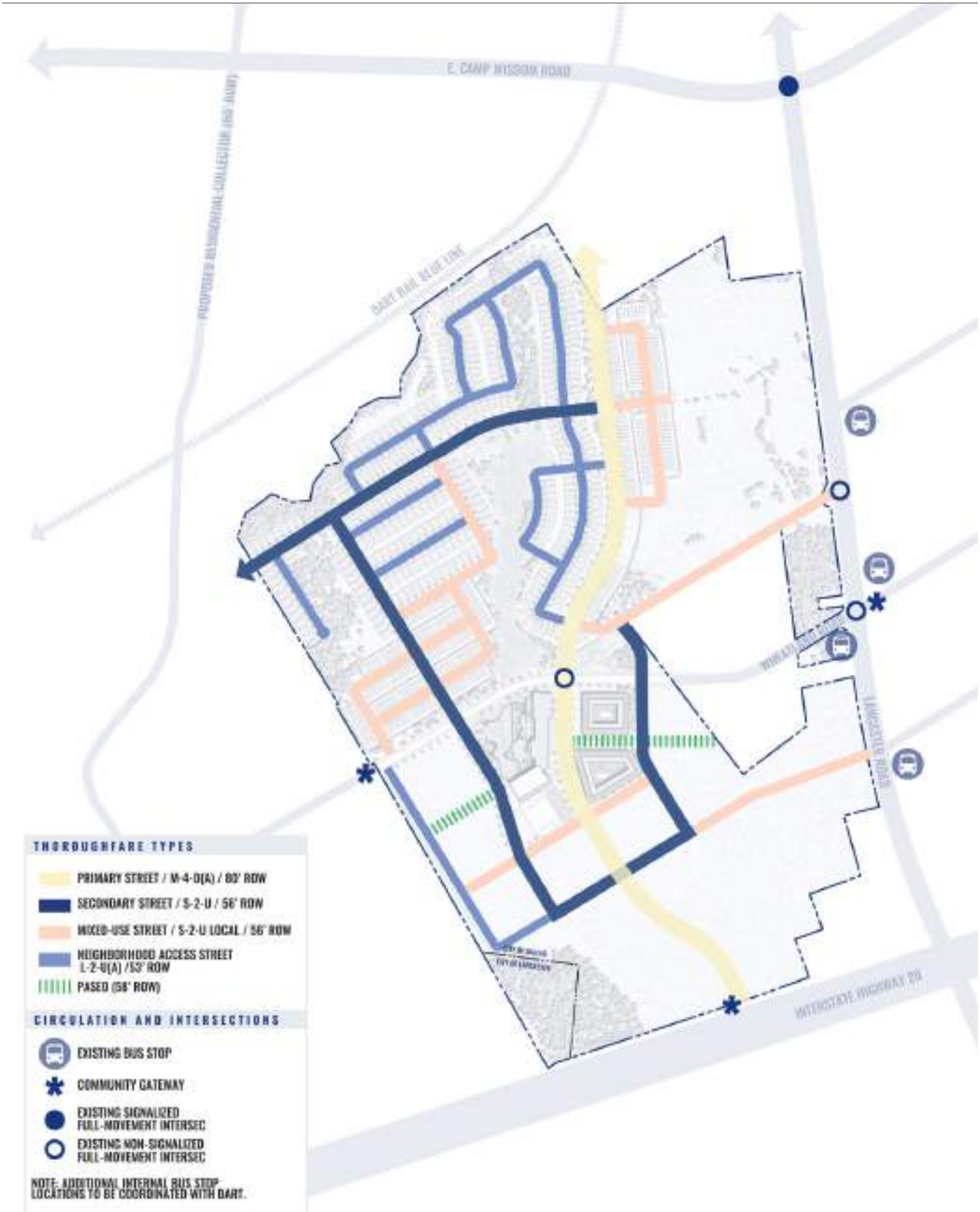


Figure 7.1: Transportation Framework Plan

7.2
TRANSIT

Dallas remains committed to fostering a diverse transportation landscape, evident through ongoing initiatives such as the light rail system, streetcar projects, and enhancements to existing rail and bus routes. Within this framework, the University Hills development emerges as a strategic focal point for integrating various modes of transportation within a defined district. Situated adjacent to the University of North Texas at Dallas campus, the inclusion of bus routes within the University Hills site assumes paramount importance. Our meticulously planned primary streets offer ample opportunities for strategically positioned public transit stops and routes, ensuring seamless connectivity and accessibility for residents, visitors, and students alike. Bus stops should incorporate covered shelters in the event of rain or hot weather to provide comfort for those utilizing transit services.

Covered bus stops with benches provide comfort to users.

Locating bus stops within the development will promote sustainable travel options.

7.3
BIKE LANES

As a multifaceted urban development poised to accommodate diverse functions, University Hills presents an ideal canvas for the integration of enhanced raised bikeway designs, aligning seamlessly with Dallas's overarching vision for a comprehensive and elevated bicycle network. Bike lanes are incorporated in the Primary and Secondary Streets, and a shared-use path is used in the Mixed-Use Street. Leveraging a blend of physical barriers like bollards and visual delineators such as raised tracks and landscaped pathways, University Hills endeavors to epitomize the city's strategic blueprint for enhanced cycling infrastructure.

Protected bike lanes ensure safety for cyclists.

These meticulously crafted bikeways not only prioritize the safety of cyclists by offering protection from vehicular traffic but also contribute to the aesthetic appeal and livability of the community. By addressing the "last mile" challenge, these bikeways serve as a pivotal solution, facilitating seamless connectivity between residential, commercial, and recreational nodes, thereby offering residents and workers diverse transportation options within proximity to their residences, workplaces, DART Stations, UNT Dallas, and nearby amenities.

Raised bike lanes help protect cyclists, motorists, and pedestrians.

7.4
PEDESTRIAN PATHWAYS

As a vibrant urban community poised to become a south-central Dallas destination, University Hills will prioritize active mobility through the implementation of complete street design principles. This aligns with the City of Dallas's future transportation goals and is crucial for the project's success.

Generous sidewalks, with a minimum width of five feet on all streets and expanding to ten feet on major thoroughfares, will encourage pedestrian activity. Street trees should be used to provide shade and interest, and streets and sidewalks should be well lit to accommodate pedestrians. Complete street principles will be further integrated by incorporating elements like landscaped curb extensions and median refuge islands. These features not only enhance pedestrian safety but also serve as green infrastructure elements, contributing to stormwater management and urban heat island mitigation.

By embracing a boulevard concept instead of a high-volume vehicular corridor, University Hills will prioritize pedestrian movement throughout the site. Boulevards typically feature wider sidewalks, street trees, and landscaping, creating a more attractive and pedestrian-friendly environment.

Sidewalks within neighborhoods protect children and adults, and they create a friendly and neighborly community.

7.5
STREET CROSS-SECTIONS

University Hills incorporates bike lanes, sidewalks, transit opportunities, and signage into its street cross-sections. The back-of-curb can be adjusted for unique conditions, grading, trees, constraints, and required parking. Five cross-sections accompany University Hills' design:

- ***Promenade:*** Located in the Town Center, the promenades serve as a paved public walk for gatherings or leisurely strolls.
- ***Primary Street:*** The largest street section In University Hills that traverses north-south and provides access to different districts in the development.
- ***Secondary Street:*** A smaller cross-section with multiple transportation options, promoting safe and sustainable travel through the site.
- ***Mixed-Use Street:*** Located with the neighborhoods and the Town Center, these streets provide direct access to homes and retail buildings with safe pedestrian corridors.
- ***Neighborhood Access Street:*** Solely located in the neighborhoods to provide access to homes with space for on-street parking.

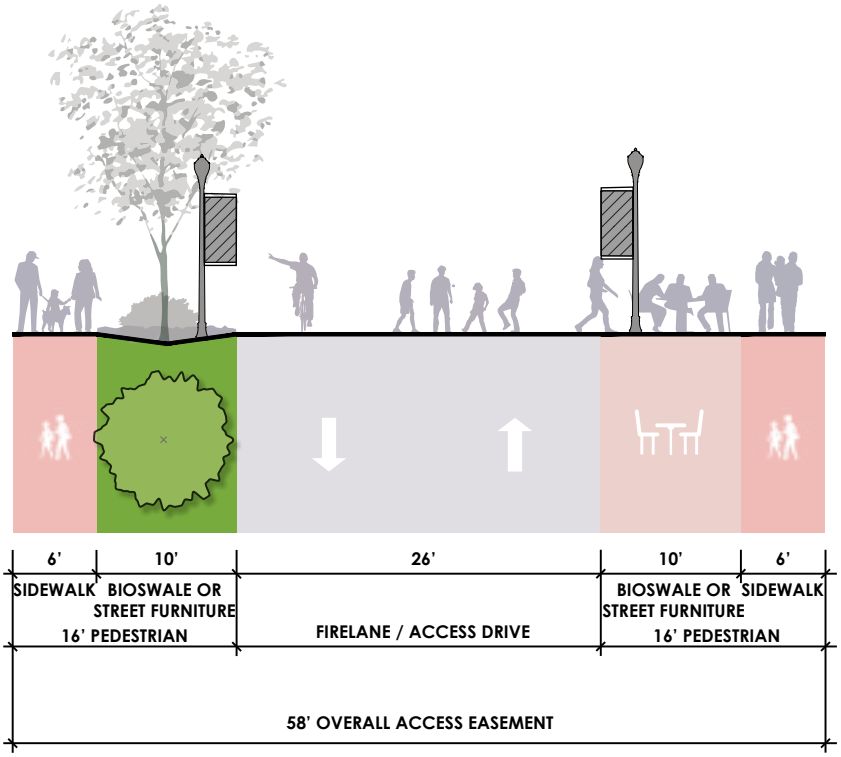


Figure 7.2: Promenade

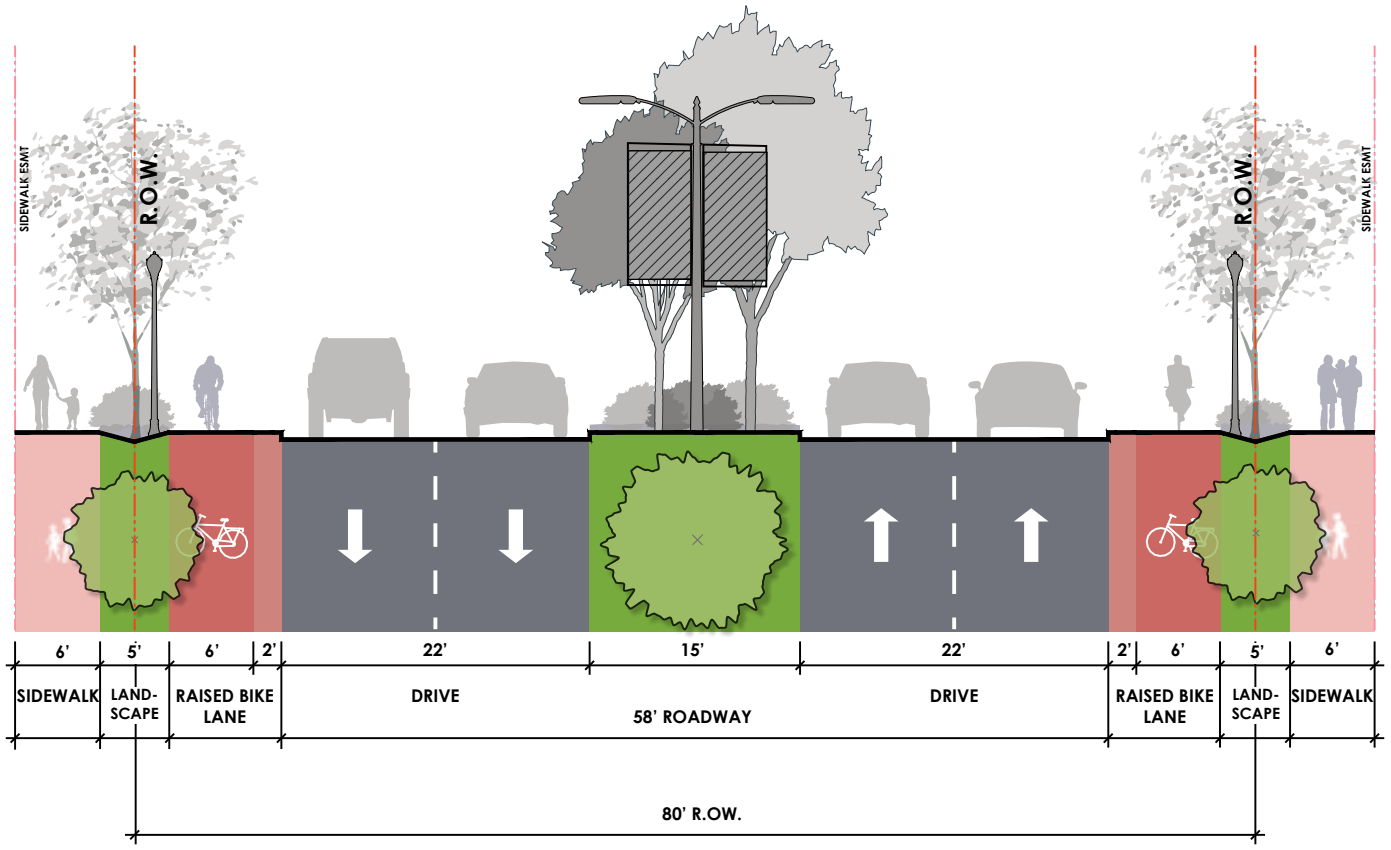


Figure 7.3: Primary Street (M-4-D(A))

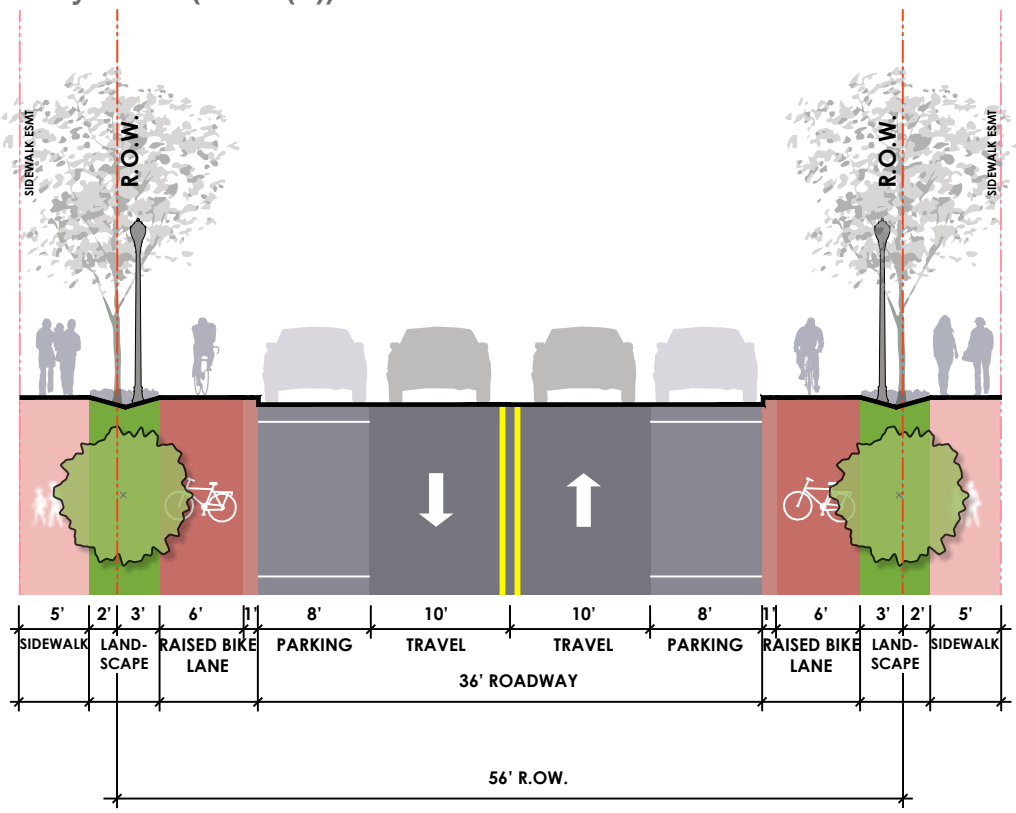


Figure 7.4: Secondary Street (S-2-U)

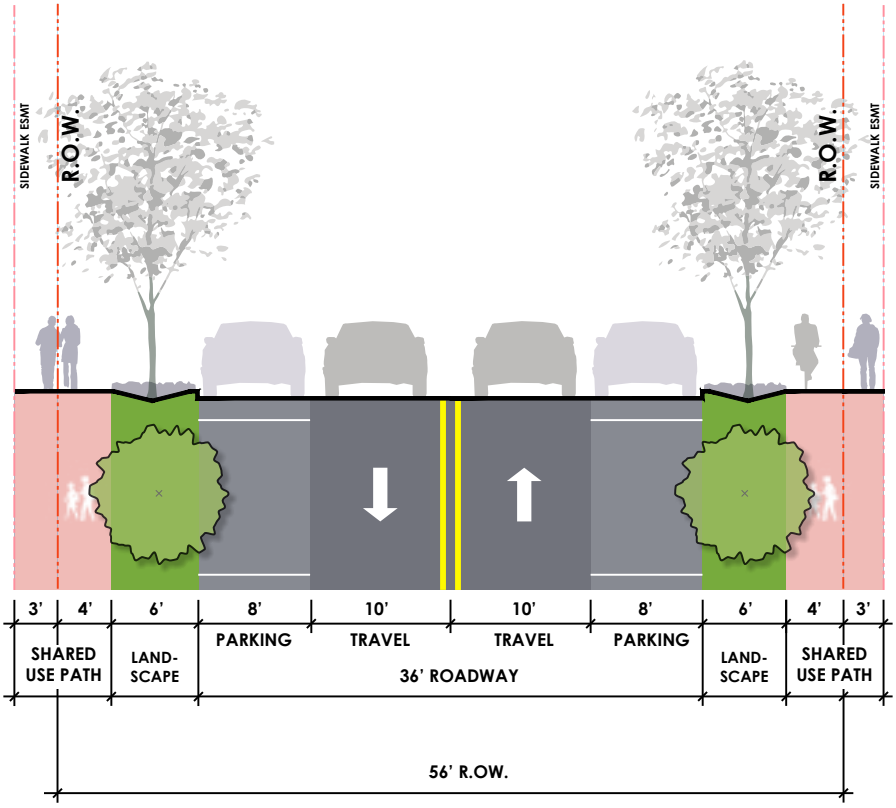


Figure 7.5: Mixed-Use Street (S-2-U)

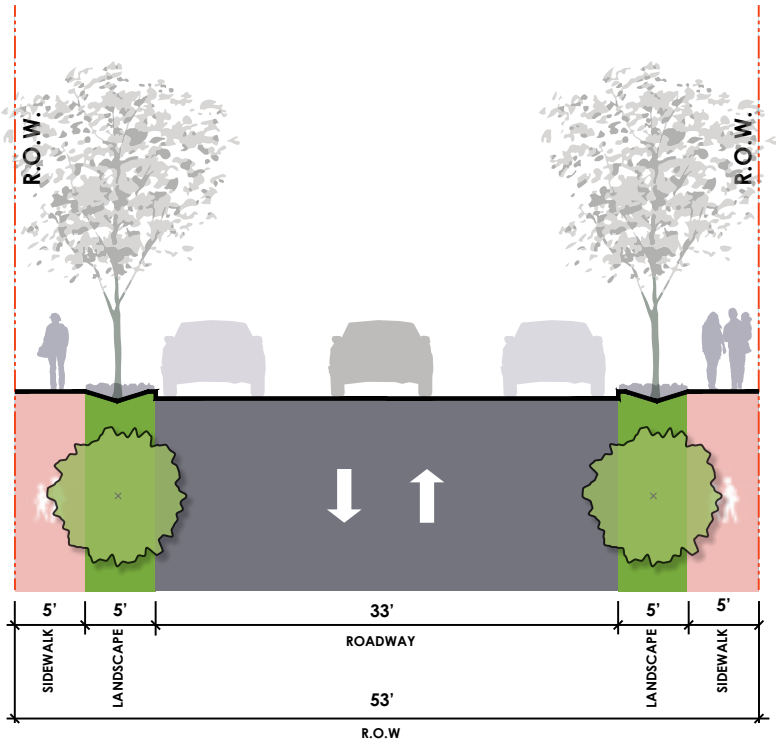


Figure 7.6: Neighborhood Access Street (L-2-U(A))

7.6
FIRE ACCESS

University Hills will be a vibrant hub with busy streets and areas of dense infrastructure. This can create challenging environments for emergency management, but University Hills has devised a plan for effective fire apparatus travel along its narrower street sections.

Fire department access can be classified into two categories: travel access and operational access. Travel access is the path a fire apparatus takes to their destination while operational access is the access area a fire apparatus must have while operating stationary. Roads are often able to serve as travel and operational access.

A 26 foot by 50 foot clearance is needed for operational access. The 26 feet can encompass elements such as bike lanes and load-bearing medians. On streets where 26 feet of clearance is not available, operational access can be obtained by driveway curb cuts, no parking zones, fire hydrant no parking zones, and street intersections.

Figure 7.7: Fire Access


4-Way Intersection
26
50
PRIMARY STREET


UNIVERSITY HILLS

8

SIGNAGE

University Hills will utilize different types of signage to promote the development and the businesses within. The types of signage include entryway monumentation, wall-mounted signage, blade signage, window and door-mounted signage, exterior menu boards, and sandwich boards. The signage within University Hills should be cohesive and align with the architectural vision for its buildings.

8.1
GATEWAY MONUMENTATION

University Hills, strategically situated east of the University of North Texas Dallas (UNTD) campus, aims to cultivate its own unique identity while fostering a sense of connection with the esteemed institution. Recognizing the inspirational presence of the iconic Ryan Tower on the UNTD campus, University Hills will incorporate a modern entry tower as its entrance landmark on Wheatland Road. This new clock tower will serve as a visual symbol of hope and opportunity, echoing the spirit of Ryan Tower but with a distinct, contemporary design.

Furthermore, University Hills will establish its individuality through additional elements. A visually striking title sign will serve as a distinct identifier for the district, while an artistic monument will provide a unique focal point and conversation starter. Together, these features will create a cohesive and memorable arrival experience that acknowledges the university connection while celebrating the distinct character of University Hills.

Within the commercial districts, entryway signage showing the businesses within the site is beneficial for travelers to easily identify and locate their destination. These monuments should align with the architecture of the commercial buildings and create a cohesive community.

Allowed:

- High quality and durable materials
- Cohesive colors
- Signage at an appropriate scale to what it is advertising
- Enhanced landscaping surrounding signage structure


APOLLO LANDING
APOLLO
LANDING


SYMPHONY PARK


ARTSWALK
ARTS DISTRICT


TULSA
66


PLYMOUTH MEETING MALL


ELLIS PRESERVE


9095

Allowed

Not Allowed:

- Retail signage with clashing colors
- Low quality and/or plastic materials
- Signage either too large or too small for what it is advertising

8.2
WALL-MOUNTED SIGNAGE

Wall-mounted signs are signs that are fixed directly to a wall. These are usually the largest signs the business uses and can be seen from farther distances. Wall-mounted signs typically include the name of the business and the building number.

Allowed:

- High quality and durable materials such as painted or polished metals, finished woods, and glass
- Illuminated lighting
- Content should be limited to the name of the business, the business logo, and the building number.
- Signage is an integral part of the business and should adhere to the overall aesthetic of the building and surrounding buildings


chavez


NEW YORK


kitchen


york


LADUREE


CHANEL


NORDSTROM
LOCAL


BARONFIFTH

Allowed

Not Allowed:

- Electronic signs
- Plastic box signs
- Signage that does not enhance the building storefront
- Flashing or face-illuminated signage

8.3
BLADE SIGNAGE

Blade signs are hanging, projecting, or protruding signs that are mounted perpendicular to the facade of the building. They are beneficial to attract pedestrians as they are easily seen as you walk along sidewalks in front of the business. Blades signs should be relatively smaller in the Town Center compared to the commercial frontage buildings.

Allowed:

- Content should be limited to the name of the business and/or the business logo, principal product or service offered, or iconographic shapes that describes the business.
- High quality and durable materials such as painted or polished metals, finished woods, and glass
- May be affixed to the underside of an awning or building face


BIRCH.
coffee


exhale


HANK'S
OYSTER BAR


HANDMADE
Bordo
CO.
CLOTHING


PERI PERI
GRILL HOUSE


main +
main


MidCi
WOOD
FIRED
PIZZA


Milkbomb
ICE CREAM

Allowed

Not Allowed:

- Electronic signs
- Flashing or face-illuminated signage
- Signage that does not create enhance or create a cohesive storefront
- Noise producing signage

8.4
WINDOW AND DOOR-MOUNTED SIGNAGE

Window signage is attached directly to the window or door and enhances the exterior of the business. They can supply important information about the business or be used to create visual interest.

Allowed:

- Content should be limited to the name of the business and/or business logo, hours of operation, phone number, address, services offered, and graphics related to the products or services offered
- Hand-lettering or graphics designed by a professional
- Signage that can be easily removed without damaging the glass


WEEKDAYS
6:00 AM - 6:00 PM
WEEKENDS
7:00 AM - 6:00 PM


Coffee
All day breakfast
Wine


BARBER SHOP
fine quality
HAIRCUTS, SHAVES & GENTLEMEN'S
HARD GOODS


HOURS


SPECIALTY COFFEE
DRINK HOT
HOMEMADE CAKES
BREAK FAST
SANDWICHES & HOT FOOD
LUNCH WELL


Carmenta's

Allowed

Not Allowed:

- Signage covering the majority of the window
- Permanent advertising or promotional signage
- Signage that does not adhere to the architecture and aesthetic of the building or neighboring buildings

8.5
EXTERIOR MENU BOARD

Exterior menu boards display and/or hold the menu of the restaurant. These are useful for citizens to read the menu beforehand and decide whether or not the restaurant fits their desires. Guests will be more satisfied with their experience because they are aware of the food offered beforehand.

Allowed:

- Integrated lighting so the menu can be seen at night
- Ability to easily change the menu and/or any specials offered
- Cohesive with the overall storefront and architecture of the building

Allowed

Not Allowed:

- Digital display screens
- Colors and/or graphics that distract from the business storefront
- Menu boards that are difficult to remove or replace

8.6
SANDWICH BOARD

A sandwich board is an advertisement tool composed of two boards that forms a triangle and is hinged along the top. These boards can be easily moved and carried from one place to another. Sandwich boards can advertise in both directions, and they are typically placed outside the building.

Allowed:

- Boards must be displayed during operating hours only
- High quality and durable materials like finished wood.
- Hand-written words or graphics
- Content such as the business name and/ or business logo, hours of operation, sales or specials, and services or products offered.


COPPER KETTLE
apothecary
OPEN
herbs & spices • sustainable homeware


TWO JACKS
DENIM
DENIM and MENSWEAR


FLOW YOGA


T8B
BEVERAGE LAB
HAPPY HOUR
2-4 DAILY

Allowed

Not Allowed:

- Plastic material
- Colors or graphics that do not enhance the business storefront
- Electronic or flashing signs


UNIVERSITY HILLS

9

SUSTAINABILITY

University Hills plans to conform to the goals outlined in the Dallas Comprehensive Environmental and Climate Action Plan and the City of Dallas Green Ordinance. The goals include building efficiency, energy efficiency, sustainable transportation, producing zero waste, flooding and drought protection, enhancing ecosystems, access to healthy local food, and clean air. Following these goals will be cost-saving in the future and improve public health for the community. University Hills intends to set an example of sustainability for other citizens, businesses, and developments to follow. High standards for design, construction, and implementation of sustainable practices have been set for University Hills.

9.1
BUILDING EFFICIENCY

University Hills plans to introduce energy-efficient buildings into its design. The City of Dallas Green Building Code provides standards for energy efficient single-family, multifamily, and commercial buildings.

Energy-Efficient Programs: Homeowners should be provided with comprehensive information about existing energy efficiency programs the City of Dallas offers including the Dallas County Health and Human Services' Weatherization Assistance Program, the Federal Low Income Home Energy Assistance Program, and the DFW Solar Tour. Low-income, senior, and non-native English households and business owners should receive specialized assistance on these programs, ensuring everyone has equal access and understanding of the information and programs provided. Businesses should also be aware of energy-efficiency programs such as the PACE Financing Program, the Fannie Mae Green Initiative, and the Commercial Solutions Program.

Building Design Elements: University Hills will incorporate energy-efficient design elements into its buildings for future use. Buildings will be constructed with the intention of solar panels to be installed in the future, and the ability to install electric vehicle charging stations. Installing the necessary wiring and piping will encourage owners to utilize these energy-efficient opportunities.

Consumer Awareness: Homeowners and business owners in University Hills should be informed of the energy rating of the building before buying. Informing the consumer will let them know potential utility costs and repairs that will be needed. Submetering is also encouraged to accurately bill tenants for their individual energy consumption. This will bring awareness to the consumers on their energy use habits and lead them to make informed decisions in the future.

Knowledgeable contractors can install energy saving devices such as solar panels and insolation.

9.2
ENERGY EFFICIENCY

Dallas has experienced many events that have left the city with torn power lines and citizens without power for days. University Hills plans to capitalize on opportunities for renewable, reliable, and affordable energy to keep the power on for its residents and businesses.

The City of Dallas experiences many days of sunshine that can be turned into energy. Residents and business owners at University Hills should be informed about the Solar Residential and Basic Commercial Program that helps with the initial cost of installing solar panels.

University Hills will also inform its residents and specifically business and commercial building owners about energy storing technologies. They can be used in the event of an emergency, or they can be taken advantage of by buying energy when rates are low at night and using them when rates are high during the day.

Solar panels can lower electricity costs and be useful in power outages for families.

9.3 SUSTAINABLE TRANSPORTATION

As touched on in Chapter Seven, University Hills is incorporating a multimodal transportation network into its design. Affordable and sustainable modes of travel will be offered in the University Hills development.

Other than just personal vehicle travel lanes, University Hills will add scooter and bike lanes into its streets providing an affordable and safe way of travel. Bus routes should also connect residents to the major employment centers of University Hills. Bus stops should be adorned with covered shelters to provide shade and cover from precipitation. Well-lit streets and sidewalks will be provided to encourage citizens to walk, bike, or scooter to their destination when shorter daylight hours are in effect. LED streetlights are required in University Hills for energy and cost-saving opportunities. Multimodal forms of travel will be incorporated throughout all of University Hills for equal opportunities to all residents.

Multimodal streets

9.4 ZERO WASTE

Waste reduction is a priority of University Hills. Recycling and compost bins are encouraged to be used by both businesses and homeowners. Business owners in University Hills are recommended to become Green Business Certified which promotes eco-friendly business practices and recognizes efforts to reduce waste and recycle.

Restaurants utilizing compost bins

9.5
FLOOD AND DROUGHT RESISTANCE

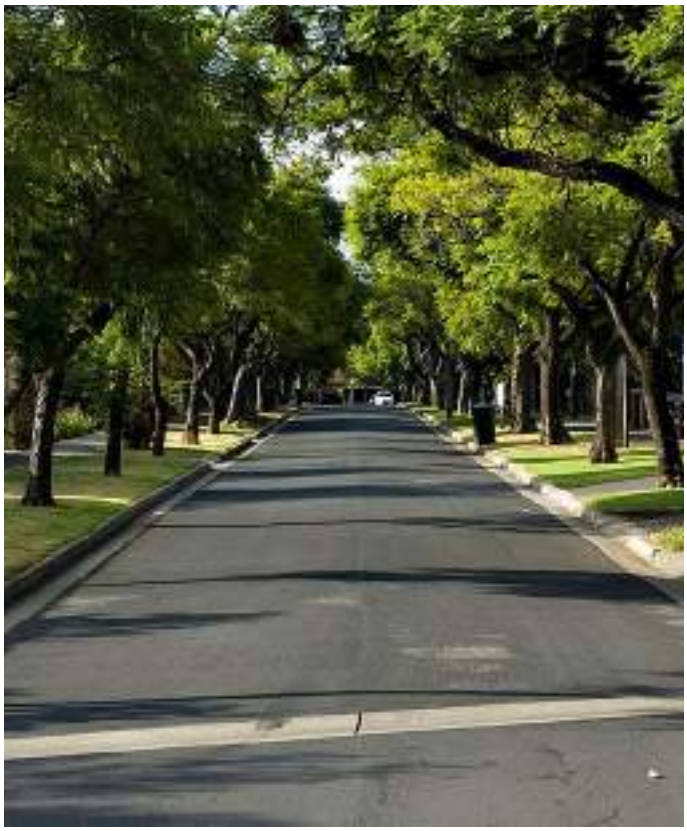
University Hills intends to protect its water resources and plan for future environmental events such as flooding and drought. The City of Dallas will work with potential customers to evaluate the financial feasibility of supplying recycled water from wastewater treatment facilities, and potentially share the cost of necessary infrastructure for the required facilities. Non-potable water can be used for irrigation purposes and be sold to large water users like golf courses and medical and educational campuses for cost-saving opportunities. Drought tolerant and native vegetation will be used in University Hills' landscaping to reduce the amount of water needed for irrigation. University Hills will also take measures to minimize erosion along its tributaries to protect water quality and property. Flood protection measures and green infrastructure opportunities will be incorporated into University Hills' design.

Native vegetation

Recycled water used for irrigation

9.6
ENHANCING ECOSYSTEMS

University Hills will protect its natural resources and enhance the existing ecosystems and green space. Every resident of University Hills will be within a short walking distance to a park and green space. These green spaces will prioritize preserving existing trees and canopy cover; however, invasive species should be removed and replanted with native and drought-resistant trees to mitigate canopy cover. Not only will parks be adorned with trees, but street trees will be planted along University Hills' streets. Surface parking lots of all sizes will include trees to provide shade and screening opportunities. Increasing canopy cover lost from the development of the site will provide cooler temperatures and comfort for citizens.



Tree-lined streets

9.7
ACCESSIBLE LOCAL FOOD

Access to local and healthy food for University Hills' residents will be incorporated into its plan. University Hills will encourage the establishment of restaurants that use local food and produce. Restaurants and hotels and encouraged to donate food surplus to communities in need and compost food waste. The Central Park is encouraged to host a local Farmer's Market as well to give more opportunities for residents to purchase healthy and local food.

Local produce

9.8
CLEAN AIR

University Hills residents and visitors should be able to breathe clean air. Offering alternate modes of transportation such as taking the bus or train, walking, biking, or scootering can help improve the air quality.

EXAMPLES OF DEVELOPMENT STRATEGIES AT DIFFERENT PROJECT SCALES

SCALE	ENERGY	LANDSCAPE	HYDROLOGY	MATERIALS
Building / Lot Scale	Building orientation, thermally protected foundation, soil heat / cool storage.	Roof, patio, wall vegetative systems for climatic and hydrologic control.	Rainwater harvesting, rain gardens, native plant landscapes, pervious paving to increase site infiltration.	Durable, non-toxic, low maintenance, pre-manufactured building elements.
Neighborhood Scale	Distributed renewable energy utility systems. Roadway infrastructure and shorter block lengths promote walking/cycling over car use for shorter trips.	Streetscape, park systems, and parking fields linked as continuous shade and light attenuating strategies.	Connected pervious surfaces; coordinated stormwater management strategies.	Non-toxic surface treatments (pavements, roofs, walls) with high reflectance and high emissivity.
Development Scale	LED street lamps; modular district energy systems.	Interspersed vegetation to reduce heat island and take advantage of cooling southeasterly breezes over water features.	Necklaced water collecting systems around entire development.	Non-heat absorbing materials for streets and sidewalks; minimal impervious surfaces.

Figure 9.1: Development Strategies & Project Scales Chart

EXHIBIT G