

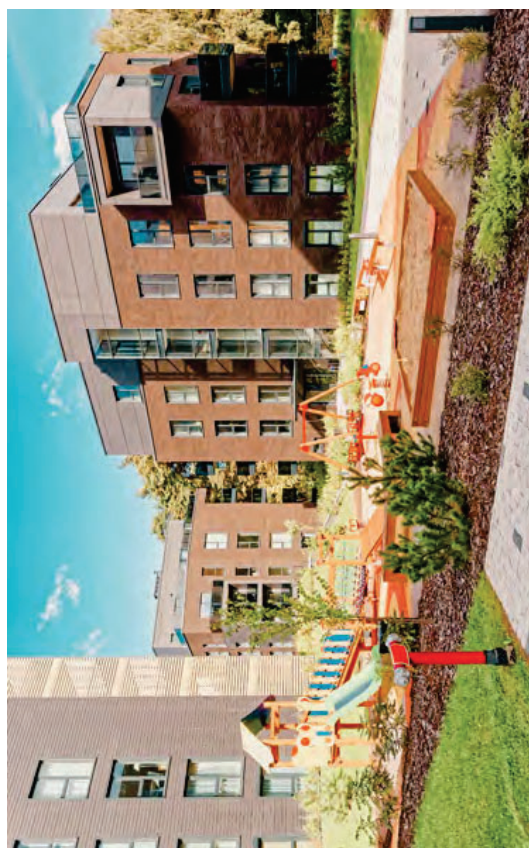


RIVULET

UDRPB SESSION - APRIL 2023
DALLAS, TEXAS



RUSSELL GLEN
A PASSION FOR THE POSSIBLE





UNIVERSITY OF NORTH TEXAS AT DALLAS

4,200 STUDENTS
NO. 22 – U.S. NEWS BEST COLLEGES 2020 RANKINGS



UNIVERSITY HILLS BOULEVARD AT CAMP WISDOM ROAD
DALLAS, TEXAS

OVERVIEW:

RIVULET is a 90-Acre master planned community in the heart of the education corridor of Oak Cliff. Located in southern Dallas, RIVULET is well positioned around several educational institutions, including the University of North Texas at Dallas, Paul Quinn College, Cedar Valley College, UPLIFT, and the Kathy Gilliam Collegiate Academy.

RIVULET is also located five-miles to the east of the \$200M Red Bird Mall redevelopment that has generated over 3500 jobs and includes UT Southwestern Medical Center, Children's Medical, Parkland Medical Center, Tom Thumb, and CHIME Solutions.

RIVULET will include nearly 270 residential homes, 535 apartment homes, over 160,000 SF of office, retail, and grocery, over 3 acres of green space and over 1 mile of walking trails.



SHOPS AT REDBIRD



PAUL QUINN COLLEGE



KATHY GILLIAM SCHOOL



CEDAR VALLEY COLLEGE

COMMUNITY HIGHLIGHTS:

- GROW SOUTH PLAN: THE EDUCATION CORRIDOR
- DART BLUE LINE [UNT DALLAS CAMPUS]
- 4,500 STUDENTS AT UNT DALLAS
- FIVE- MILES EAST OF SHOPS REDBIRD [3,500 EMPLOYEES]
- FOUR MAJOR INTERSTATES WITHIN EIGHT MILES
 - INTERSTATE 35
 - INTERSTATE 20
 - INTERSTATE 45
 - HIGHWAY 67
- BLUE RIBBON AWARD KATHLYN JOY GILLIAM COLLEGIATE ACADEMY
- SOUTHERN DALLAS INLAND PORT [30,000 EMPLOYEES]
- 500 ACRES OF PLANNED DEVELOPMENT WITHIN 2 MILES



Perched on a hilltop, overlooking the Downtown Dallas skyline, the University of North Texas at Dallas is the only public, accredited 4-year university in the City of Dallas. Serving Dallas-Fort Worth – the No. 1 job market in America, according to Forbes – UNT Dallas has served as a pathway to social mobility since its establishment in 2010.

UNT DALLAS ACHIEVEMENTS

Surpassed 4,000 students in Fall 2019

Named fastest-growing public university in Texas-by-Texas Higher Education Coordinating Board

UNT Dallas lands top - U.S. News & World Report's rankings for lowest student debt

No. 22 – in the U.S. News Best Colleges 2020 rankings

UNT Dallas gains membership in National Association of Intercollegiate Athletics and Sooner Athletic Conference

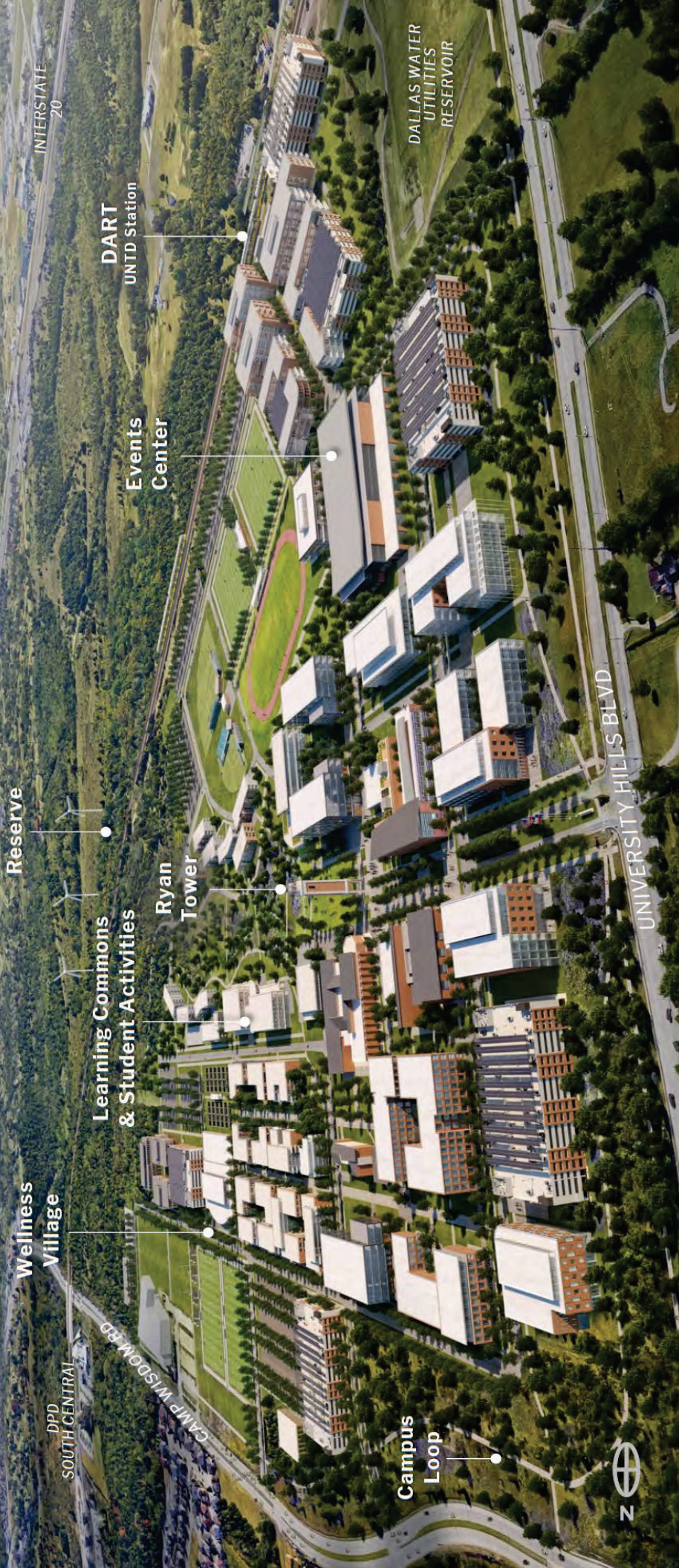
UNT Dallas opens \$63 million Student Center, a campus game-changer, in Fall 2019

UNT Dallas College of Law opens Law Center in Summer 2019 after \$71 million renovation project

UNT Dallas earned reaffirmation of its accreditation through the Southern Association of Colleges and Schools Commission on Colleges ([SACSCOC](#)).



UNT DALLAS FUTURE AERIAL





Paul Quinn College (PQC) is a private historically black Methodist college in Dallas, Texas. The college is affiliated with the African Methodist Episcopal Church (AME). It is the oldest historically black college west of the Mississippi River and the nation's first urban work college.

Paul Quinn is also home to the WE over ME Farm, which was created through a partnership with PepsiCo to bring healthy food to the food desert of Dallas.

The University is located at Interstate 45 and Simpson Stuart Road in Dallas.

PAUL QUINN COLLEGE ACHIEVEMENTS

In September 2007, Michael Sorrell, a former member of the Board of Trustees, was elected as president, after having served as the interim president since March of that year.

Since his arrival, the college has raised academic standards and embarked on an ambitious revitalization of the campus, which has included spending over \$4 million in capital improvements. It has reduced institutional debt by 40 percent and resolved all previous issues with the audit findings.

In 2011, the college received membership into the Transnational Association of Christian Colleges and Schools (TRACS) accrediting agency.

Paul Quinn's Hispanic student population has grown steadily in recent years, making up at least 12% of the student body.

As of 2016, Paul Quinn is one of only eight work colleges in the nation and the first to be in an urban environment. In 2016, Paul Quinn implemented the African-American Leadership Institute. President Sorrell stated the institute is Paul Quinn's attempt to address economic education, public policy, and leadership development in the North Texas African-American community. In 2018, Paul Quinn broke ground on the first new campus building in over 40 years. The Trammel S. Crow Living and Learning Center will include a 30,000-square-foot (2,800 m²) dormitory and gym to hold up to 1,500 people. Construction of the new building is expected to be completed in 2019. Also in 2018, Paul Quinn opened a work program expansion site in Plano, Texas.

In 2021, it was announced Paul Quinn would house an International Baccalaureate school on its campus for students in grades sixth through 12.





PAUL QUINN COLLEGE
\$50 Students

Bonnie View Rd
Sutton Street Rd

20

Cedar Valley College

Lancaster High School

N Dallas Ave

Lancaster Rd

E Camp Wisdom Rd
Kathryn Joy Gillan Collegiate Academy

UNIVERSITY HILLS

University Hills Blvd

Houston School Rd

RIVULET

35E

Glen Oaks Crossing
Walmart Supercenters

Laureland Rd

20

35E

Polk St

Polk St

Polk St

67

COBF
10,000 Members

UNITED METHODIST CHURCH

W Camp Wisdom Rd

Antioch Fellowship Church
8,500 Members

David W Carter High School

12,000 Members

Hampston Rd

Hampston Rd

Lindbutter Dr

Methodist Church

Concord Church
10,000 Members

Red Bird

FULL COAST
4,500 Members

TARGET

Methodist
15,150 Beds

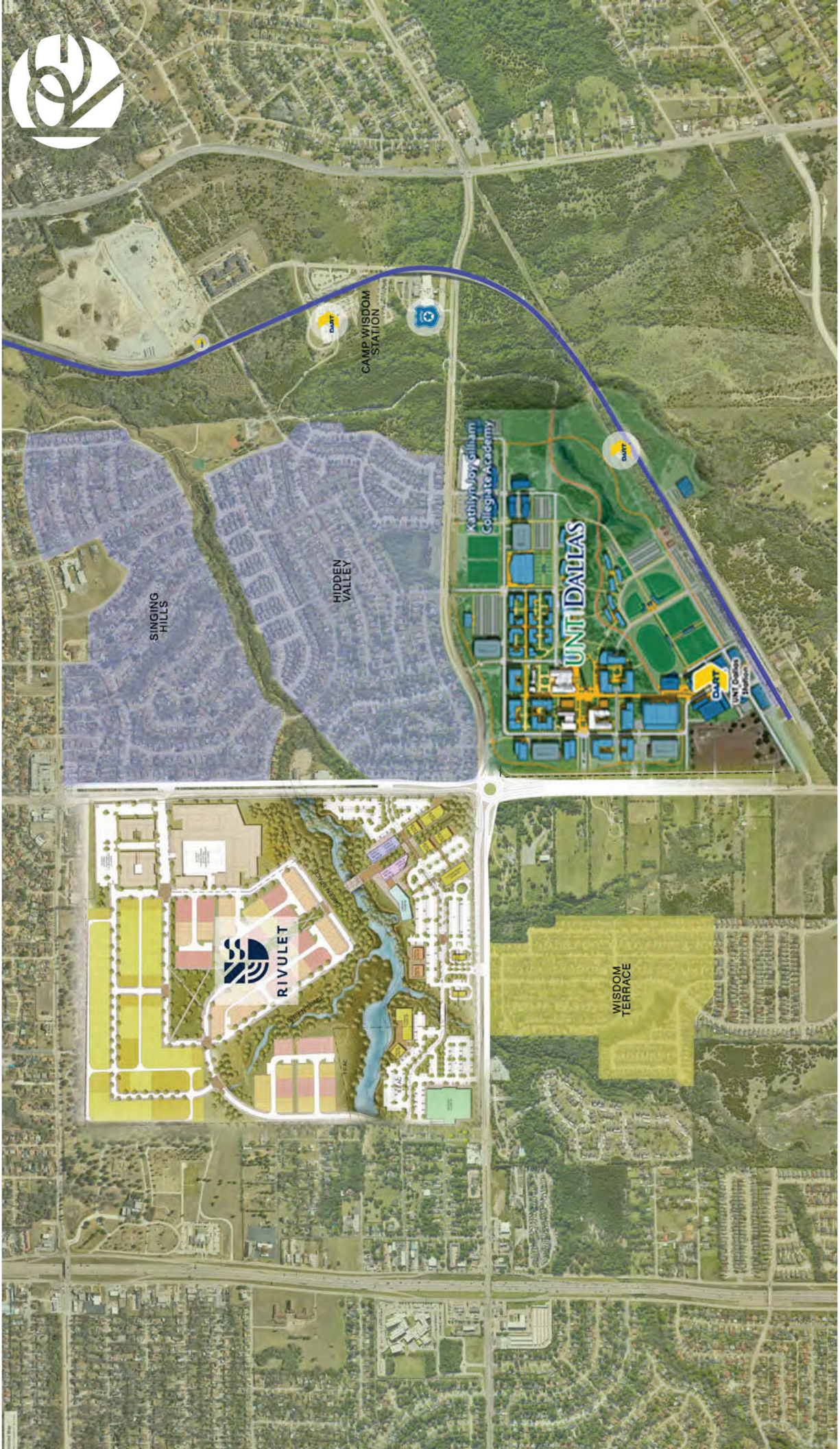


10, March 2019
10, March 2020

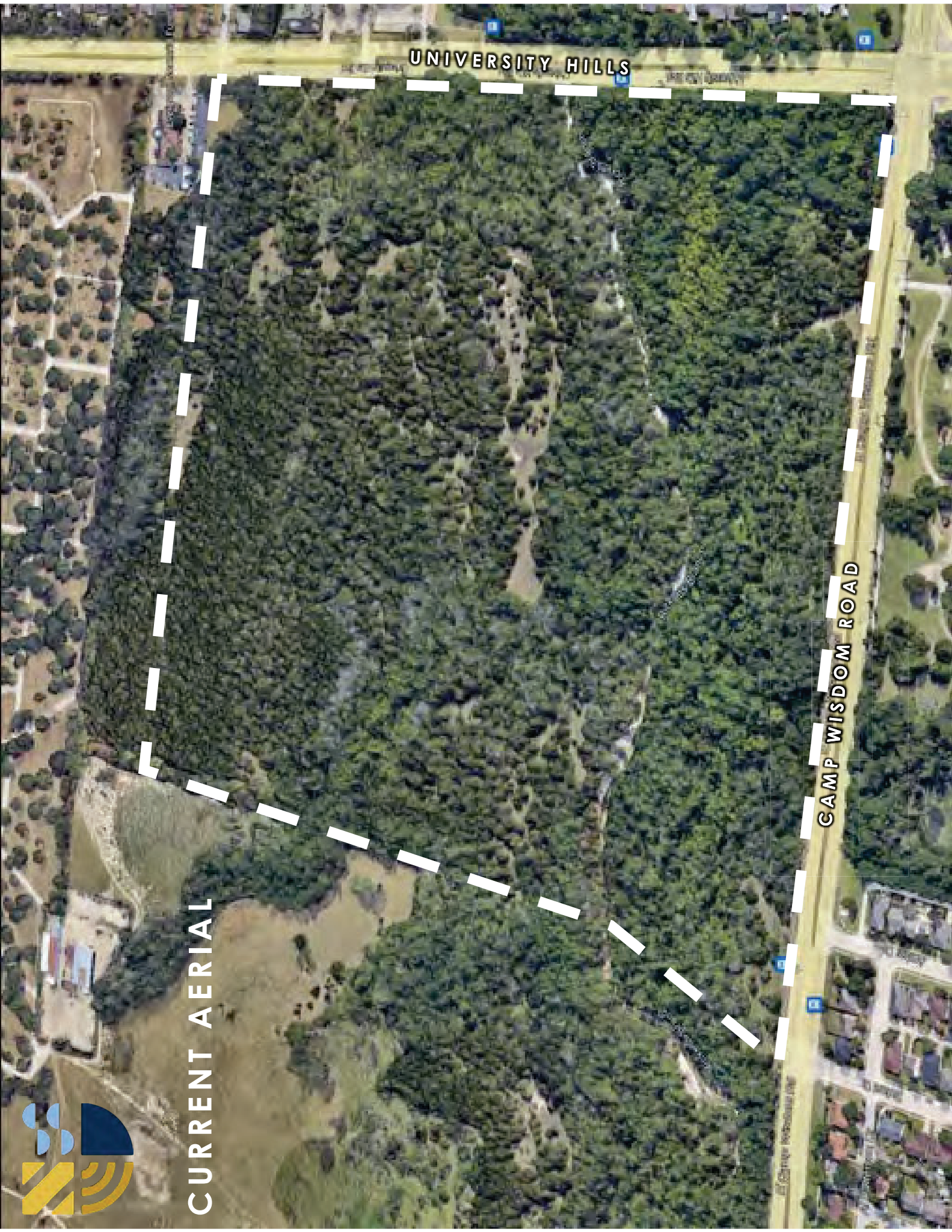
1/2 mile



CONTEXT MAP FOR REGIONAL CONNECTIVITY



AREA MAP



UNIVERSITY HILLS

CAMP WISDOM ROAD

CURRENT AERIAL





CURRENT STREETVIEW - NORTHBOUND



CURRENT STREETVIEW – NORTHEAST



CURRENT STREETVIEW - WESTBOUND



CURRENT STREETVIEW – FACING SOUTHEAST



RIVULET FUTURE AERIAL



URBAN RETAIL CORRIDOR



RESIDENTIAL GREEN SPACE

RIVULET SITE PLAN



RESIDENCES AT RIVULET
SINGLE FAMILY DETACHED – 3 & 4 BDRM

UNITS: 66

LOT SIZE: 24 @ 5,500 SF [50 x 110]
42 @ 6,600 SF [60 x 110]

TOWNHOMES – PHASE I

UNITS: 145

LOT SIZE: 83 @ 1,440 SF [16 x 90]
62 @ 1,980 SF [22 x 90]

TOWNHOMES – PHASE II

UNITS: 57

LOT SIZE: 33 @ 1,440 SF [16 x 90]
24 @ 1,980 SF [22 x 90]

MULTI FAMILY – PHASE I

360 UNITS
4 FLOORS

MULTI FAMILY – PHASE II

175 UNITS
3 FLOORS

SHOPS AT RIVULET
RETAIL/ GROCERY/ OFFICE

GROCERY: 42,000 SF
FITNESS: 12,000SF
LIBRARY: 12,000SF
OTHER RETAIL: 76,000SF
OFFICE: 20,000SF



TBG

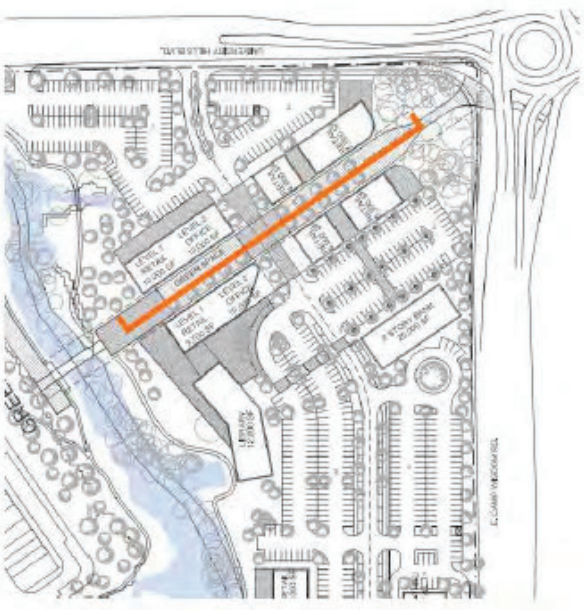


RIVULET SITE PLAN - COMMERCIAL



E. CAMP WISDOM RD.

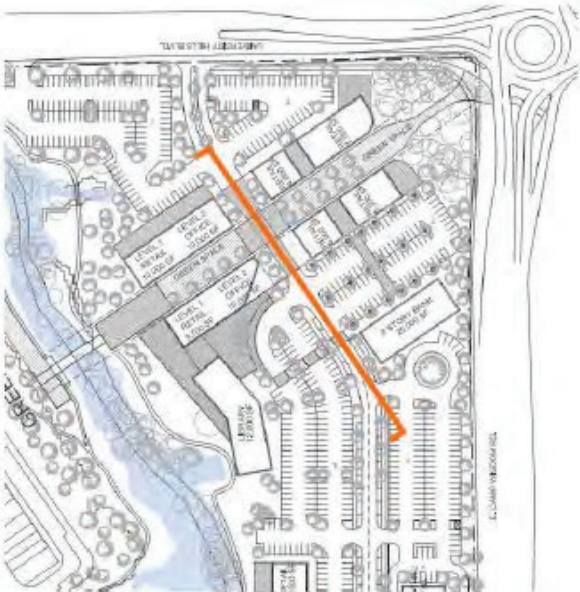




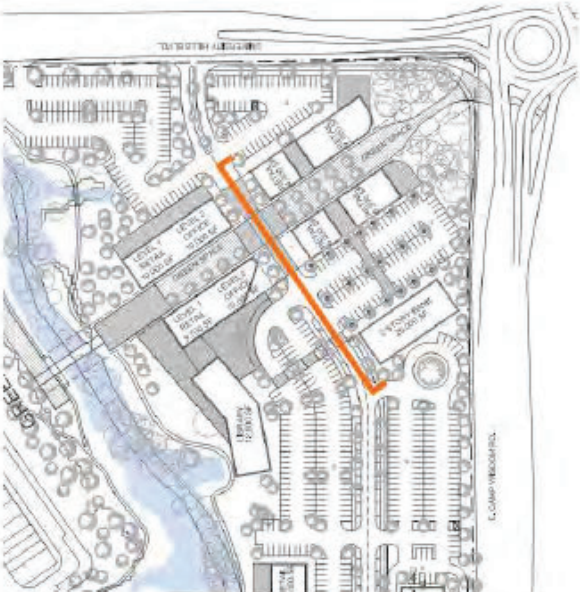
NORTHEAST ELEVATION THROUGH GREEN SPACE



NORTHWEST ELEVATION



SOUTHEAST ELEVATION





SOUTHWEST ELEVATION THROUGH GREEN SPACE

NORTHEAST ELEVATION

