

## Applicable Urban Design Priorities that Project Should Achieve

- [1] Ensure the street and trail network is designed to encourage a safe pedestrian and walkable environment.  
 Consideration should be given to the arrangement and layered network of streets and pedestrian paths/trails to encourage walkability and low-speed mobility within the site and to invite access from the nearby UNT Dallas and the Southern Dallas community.
- [2] Consider site features as true public amenities, activated and engaged by adjacent development.  
 The park and open space strategy should allow for a variety of experiences and connection opportunities while preserving significant trees and restoring access and use of the Ricketts Branch Creek.
- [3] Orient residential buildings to streets and open space to produce an environment promoting walkability, interaction, safety, and a sense of community.  
 In walkable urban environments, buildings are placed at the edges of streets and public space. Incorporate design strategies that promote interaction and a sense of community. Setbacks from the street are short and exist to provide public space or a transition from public to private life.
- [4] Secure thoughtful site and building design to support comfort, safety, and activation by users.  
 Optimize areas between buildings to create usable spaces activated by storefronts, windows, and individual ground-floor entries to each business and residential unit. Loading, service entrances, blank walls and driveways should be limited in size and located where they minimize disruption of pedestrian access and interest.



### Policy References

- Forward Dallas!  
Section 5 [urban design element]
- TIF Urban Design Guidelines  
Part III
- The UNT Dallas Area Plan (2009)

### Context Description

Rivulet is a 90 acre mixed-use master planned community to include a mix of residential, commercial, retail and open space uses in the Oak Cliff Education Corridor. This pocket of Southern Dallas is experiencing a recent increase in development activity centered on UNT Dallas and other education institutions, Red Bird, new City recreation amenities, and nearby DART LRT Stations.

This development will bring needed goods and services, housing, and an opportunity to create an active gathering place for the community with a careful mix of buildings in a beautiful wooded setting surrounding Ricketts Branch Creek.

### Rivulet Development

Neighborhood:  
Southern Dallas

Program:  
Mixed-Use - Retail, Commercial,  
Residential, & Open Space



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



SHOPS AT REDBIRD



KATHY GILLIAM SCHOOL



PAUL QUINN COLLEGE



CEDAR VALLEY COLLEGE

# RIVULET

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.

## 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.

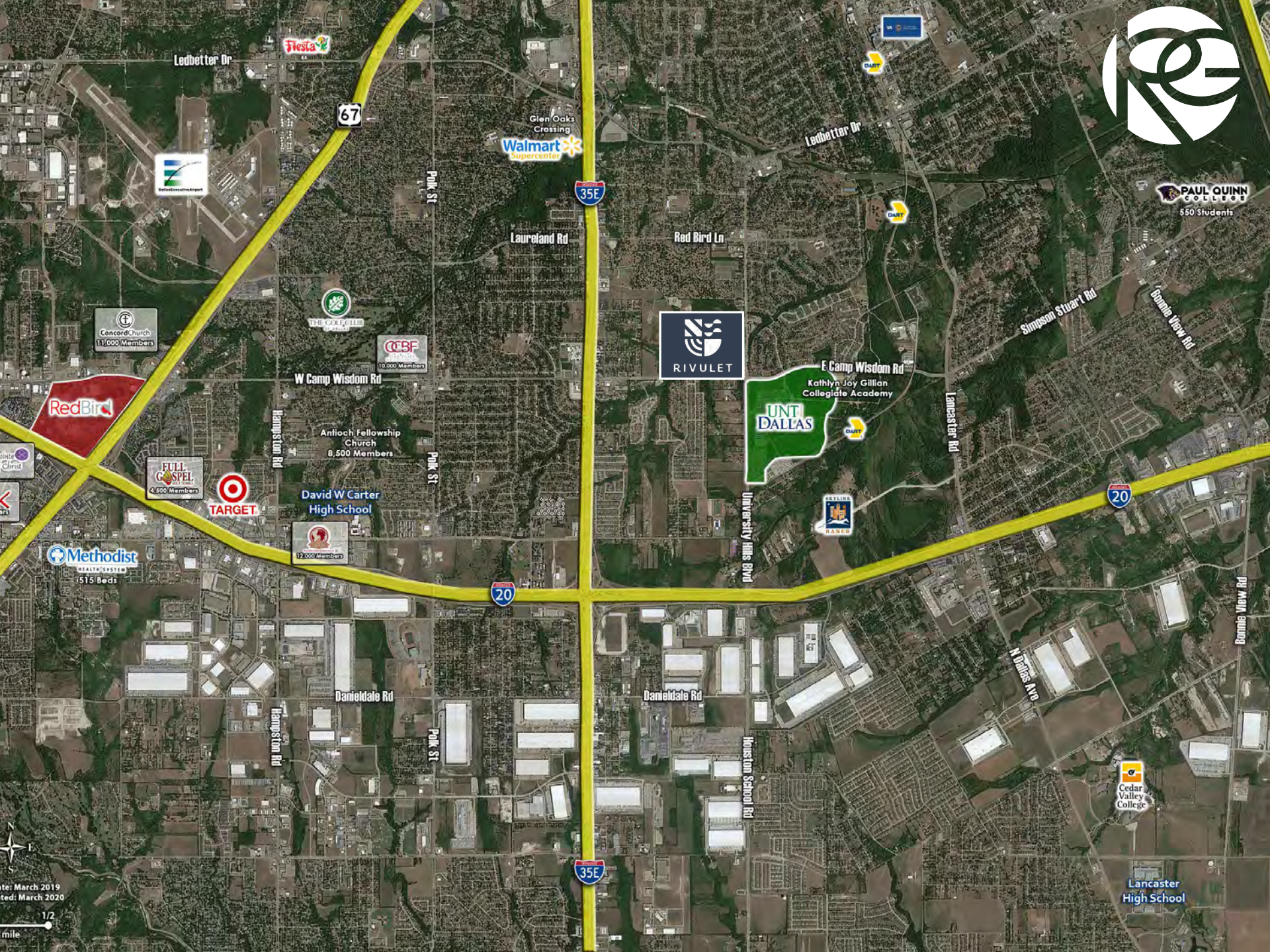
In 2011, the college received membership into the Transnational Association of Christian Colleges and Schools (TRACS) accrediting agency.

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 m<sup>2</sup>) 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.





Ledbetter Dr



67



35E

Glen Oaks Crossing

Ledbetter Dr



550 Students



Park St

Laureland Rd

Red Bird Ln



Concord Church  
11,000 Members



THE GOLD GUILD



CCBF  
10,000 Members

W Camp Wisdom Rd



RIVULET

E Camp Wisdom Rd  
Kathlyn Joy Gillan  
Collegiate Academy



UNT DALLAS

Simpson Street Rd

Compass View Rd

Lancaster Rd



Red Bird



TARGET

Antioch Fellowship Church  
8,500 Members



FULL GOSPEL  
4,600 Members

David W Carter High School



12,000 Members



Methodist HEALTH SYSTEM  
515 Beds

20

20

University Hills Blvd



Denise View Rd

Danieldale Rd

Danieldale Rd

N Dallas Ave



Cedar Valley College

Lancaster High School



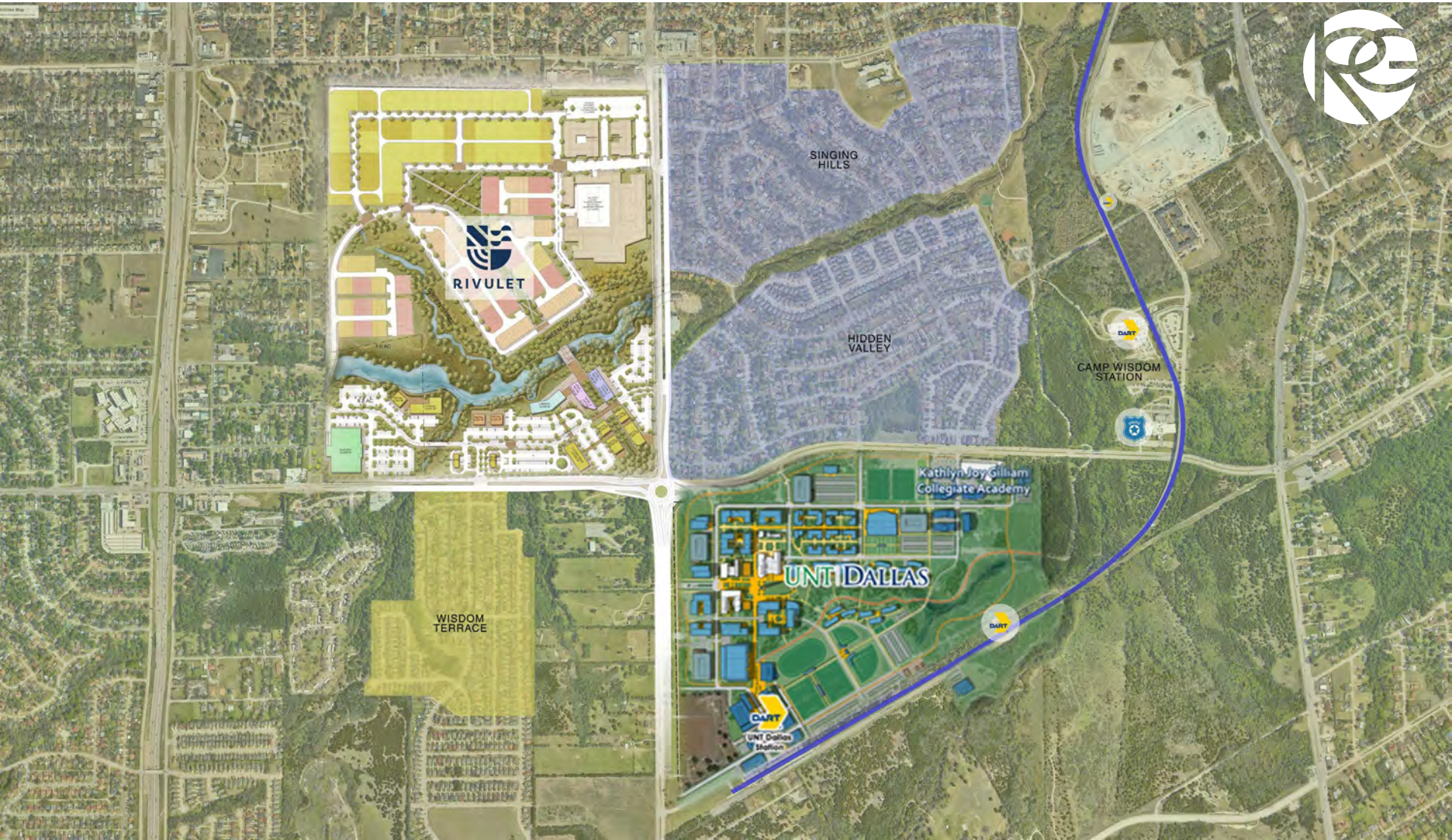
March 2019  
March 2020

1/2 mile





CONTEXT MAP FOR REGIONAL CONNECTIVITY



AREA MAP

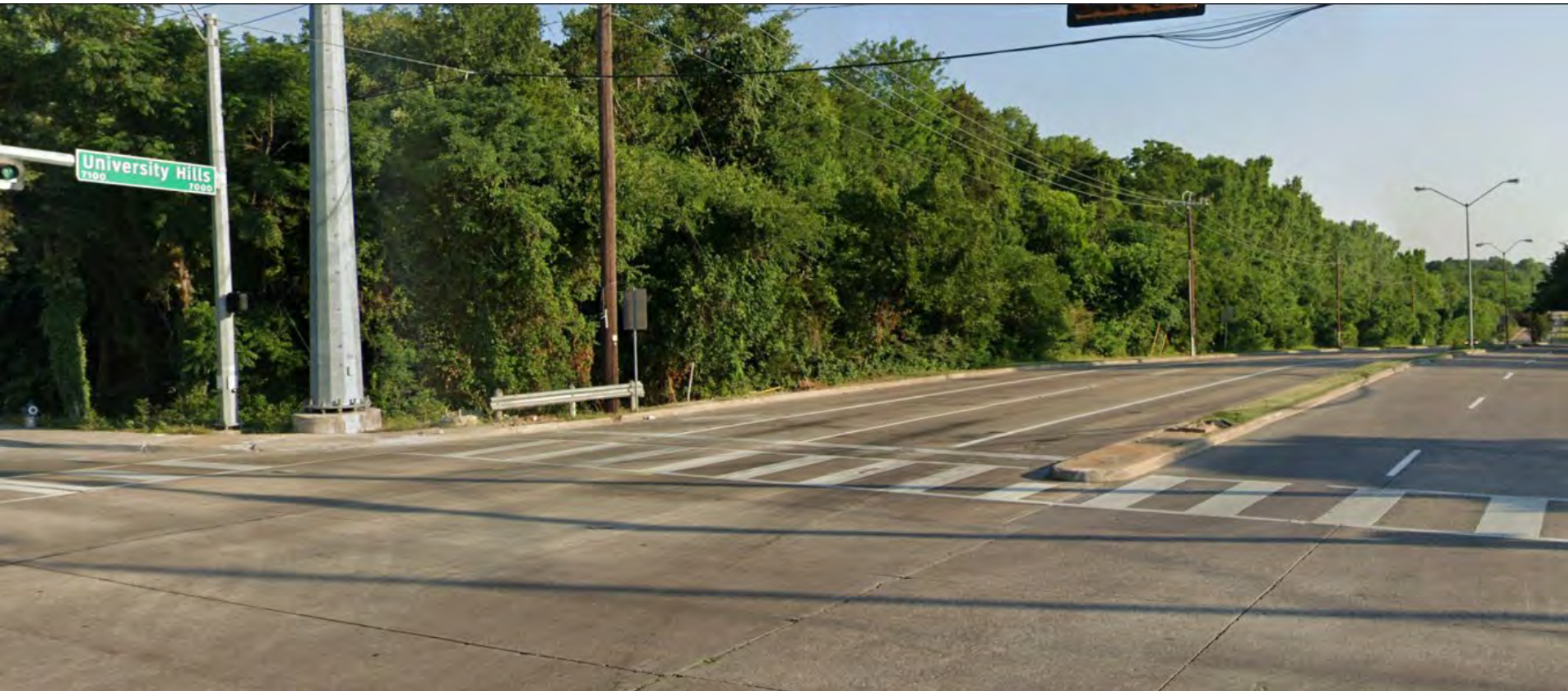


CURRENT AERIAL



UNIVERSITY HILLS

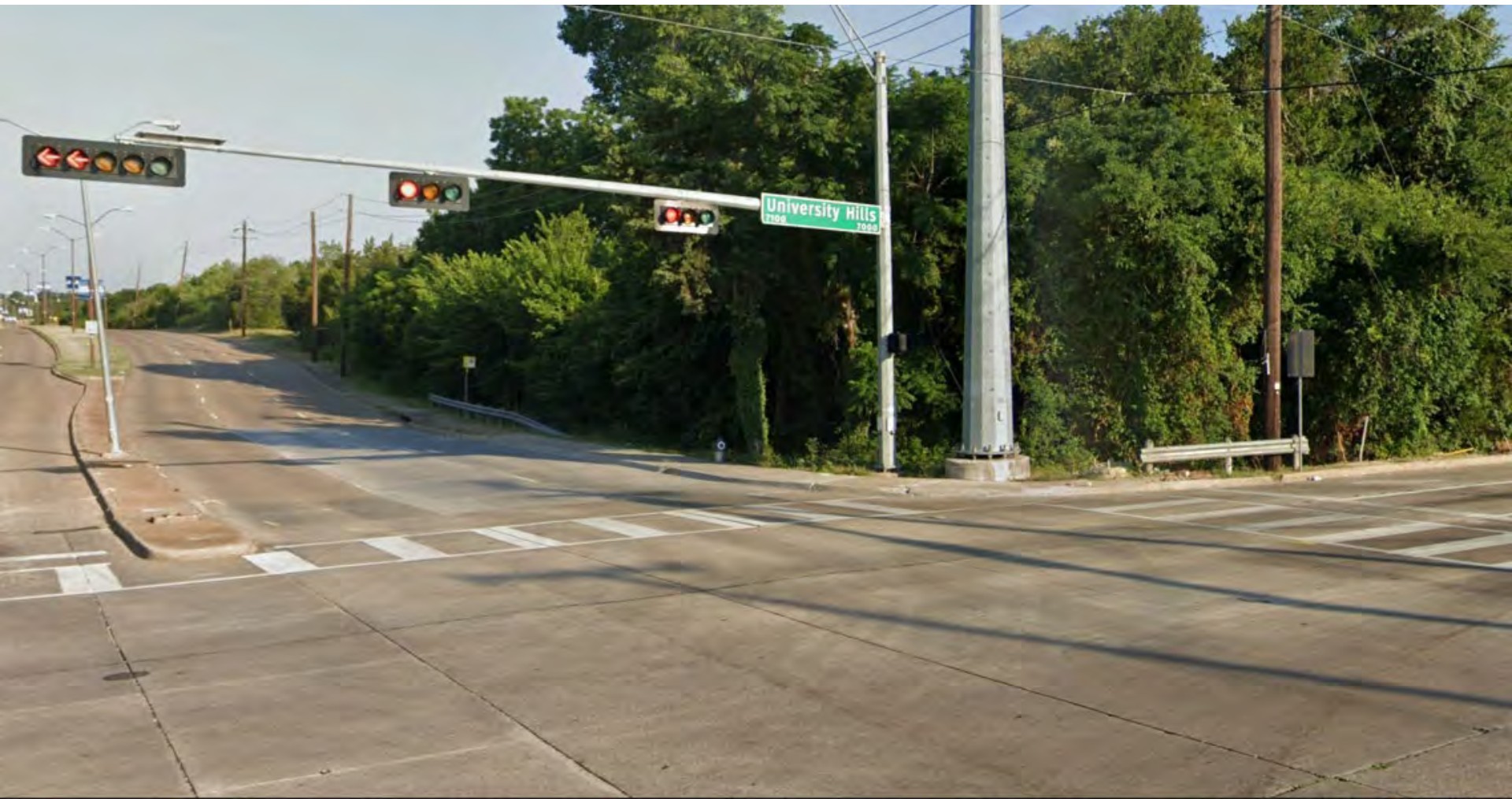
CAMP WISDOM ROAD



**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



## RIVULET

### 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



ES&S U D I O  
COLLABORATIVE



RIVULET SITE PLAN - COMMERCIAL



RIVULET SITE PLAN - COMMERCIAL PHASING



NORTHWEST ELEVATION



NORTHEAST ELEVATION THROUGH GREEN SPACE



SOUTHWEST ELEVATION THROUGH GREEN SPACE





NORTHWEST ELEVATION



# SOUTHEAST ELEVATION



SOUTHWEST ELEVATION THROUGH GREEN SPACE



NORTHEAST ELEVATION



SOUTHEAST ELEVATION

