

University Park Centennial Master Plan

Adopted 2022



Executive Summary



Building on Success

Introduction and Executive Summary to the University Park Centennial Master Plan

A century ago, a cluster of homeowners in rural Dallas County came together to forge a legal city: University Park. As the City approaches the 100th anniversary of that event, City leaders commissioned a plan to both look back at history and into the future as part of an exhaustive effort to lay the foundation for another century

of success. The result is this document, the Centennial Master Plan.

This master plan is built on unprecedented resident participation. Thousands of University Park residents engaged in determining the plan's course. It rests, also, on the shoulders of the highly

successful 1989 Master Plan, the spirit of which is carried forward here, even as this plan supplants the 1989 document as the City's overarching, guiding statement of focus and intent.

The University Park master plan is important for several reasons. First, to protect property values and property rights through

Five Major Themes

The five major themes identified in this plan are intended to provide a focus for the City in the coming decades. They are:

1 Affirming Sense Of Place — 24 action items organized around preserving the beauty, character, safety, and sense of cohesion in University Park.

2 Assuring Connectivity — 10 action items related to streets, parking, trails, utilities, communication, and programs that allow residents to move freely, do their business, and connect.

3 Innovative Governance — 14 action items to help the City government stay responsive and well-

coordinated within the region, and to foster more ways that residents can help improve and direct their community.

4 Technological Integration — 9 action items intended to provide University Park with vetted technological advancements that can improve City efficiency and quality of life, based on best practices from cutting edge cities.

5 Preparing For The Future — 12 action items for the horizon, with the idea of beginning now to prepare for coming changes that can be readily identified, while building a culture of adaptability, resilience, and sustainability across City operations.

local zoning regulations, the state of Texas requires cities to adopt a master plan, typically including a plan for future land use. But the best cities want a plan that does more than simply check a regulatory box. A good master plan should be visionary, addressing the long-term strategic goals of the city's leaders and residents, and tactical, laying out pathways for staff, commission members, volunteers, and future elected officials to approach those goals.

Master plans typically focus especially on the physical aspects of a city – utilities, land use, streets, design. This one

addresses many other issues, organized around five broad themes that emerged during the public process. Implementation will be a joint community effort, with primary responsibility assigned to the City Manager and the City's staff, under the direction of the City Council.

The 1989 plan was instrumental in developing University Park into the City it is today. Many of its action items and objectives were achieved, including major initiatives to replace and repair City infrastructure such as the Mile-Per-Year program. Some ongoing goals from the 1989 plan are incorporated, expanded,

or modified for inclusion in this Centennial Master Plan.

The themes and goals in this new plan are the product of the most comprehensive public outreach and engagement in the history of the City, spanning two years of work, and involving residents through town halls, virtual meetings, surveys, and focus groups. The challenging task of ordering so much feedback and organizing it into the Centennial Master Plan itself was directed by a dedicated group of 17 resident volunteers – the Centennial Master Plan Steering Committee, appointed by the City Council, with expert



support from City staff, and help from an outside team of planning professionals, selected by the resident committee through competitive proposals. Almost 100 additional residents spent months as part of detailed Focus Area research and recommendation groups that developed and sifted specific action items for the Centennial Master Plan Steering Committee to weigh.

One of the findings from the community effort is that most residents seem to appreciate life in University Park and are happy with the general direction of the City. Consequently,

many of the specific action items and recommendations in this plan could be considered evolutionary rather than revolutionary. Nevertheless, these strategic and tactical plans will be critical if University Park is to maintain its position – as several magazines and rankings have described it – as one of the best places to live in Texas and the United States. Many of the new action items are important to the routine, efficient functioning of the City. A few others have the potential to be as far-reaching and transformative as elements in the 1989 plan.

The Centennial Master Plan

is intended to be a living document, a foundation for managing the profound change expected in many fields and technologies in the coming decades, but also subject to change as the City itself changes, as new circumstances and challenges arise. It is intended to be the guiding light for the City over the next few decades. The residents and planning team that worked on it tried to address immediate needs while also looking out into the foreseeable future, and perhaps even beyond, to help University Park ensure another century of success.