3

Main Campus and Park West Campus

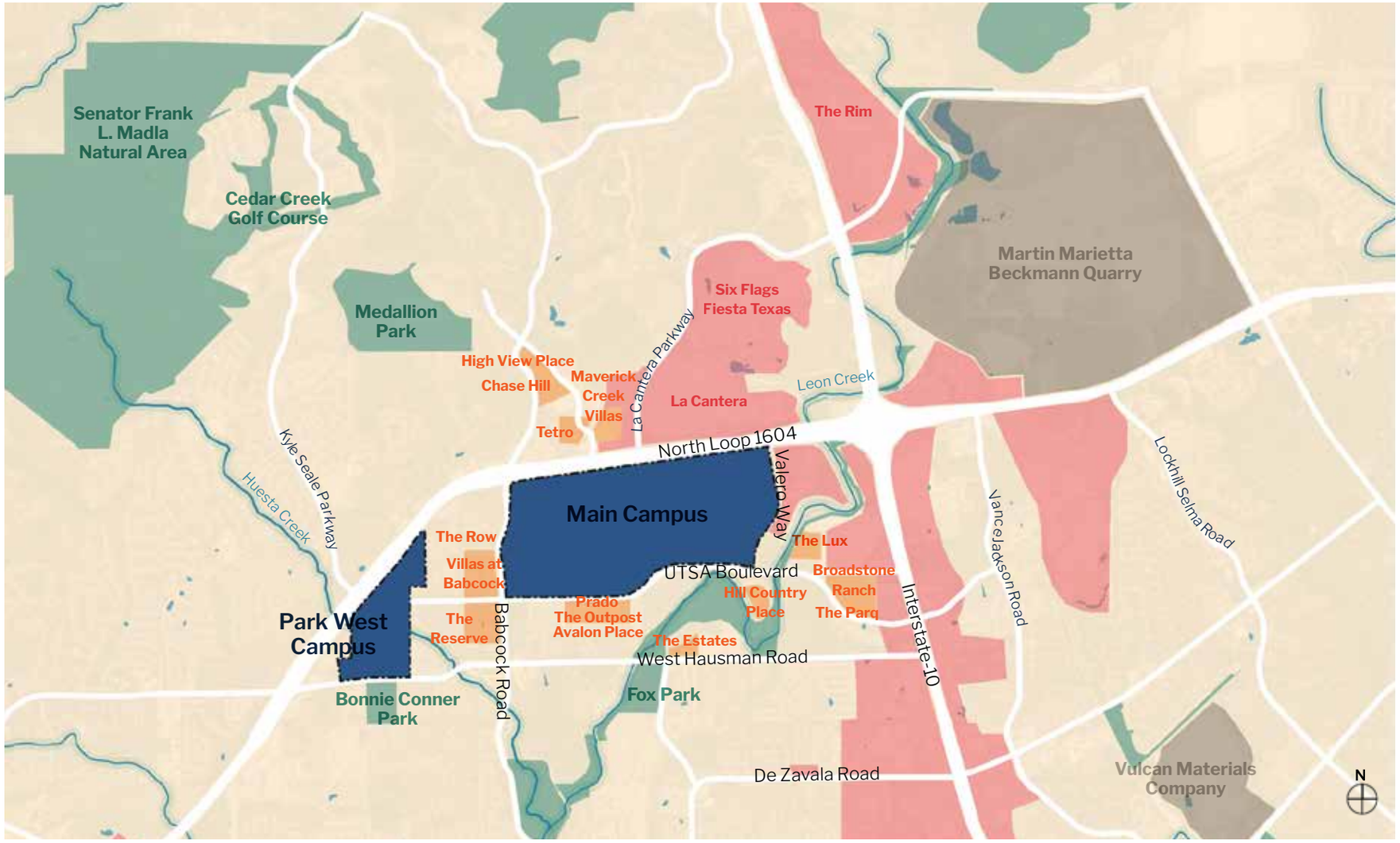
Location and Surrounding Context

The Main Campus is located on 595 acres near the intersection of North Loop 1604 and I-10, the center of one of the city's fastest-growing areas.

In fact, the university has been a catalyst for that growth, particularly over the past ten years. The university's rapid transition from a commuter campus to a more residential campus has been supported by both on-campus housing growth as well as considerable residential development marketed to students.

In addition to UTSA-related development, the area is home to La Cantera, one of the city's premier shopping and mixed-use development areas; Six Flags Fiesta Texas; the headquarters for Valero Energy and Security Service Federal Credit Union; and other commercial and high-density residential development. Closer to campus, however, UTSA is bordered by a combination of apartments and single-family homes, with the Valero corporate campus to the east. North Loop 1604 forms a substantial boundary to the campus on the north side.

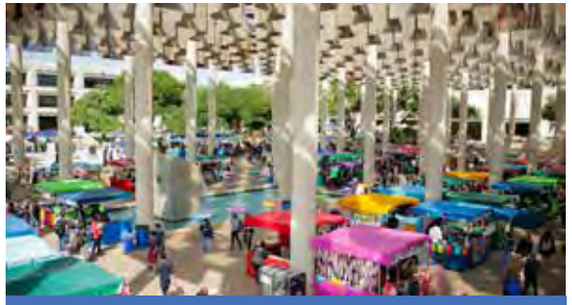
Figure 3.1 Existing Main Campus and Park West Campus Location and General Land Use Context



- Residential neighborhood
- Significant off-campus student housing
- Commercial/Mixed-use
- Industrial
- Park/Open space
- Creek/River
- Campus boundary

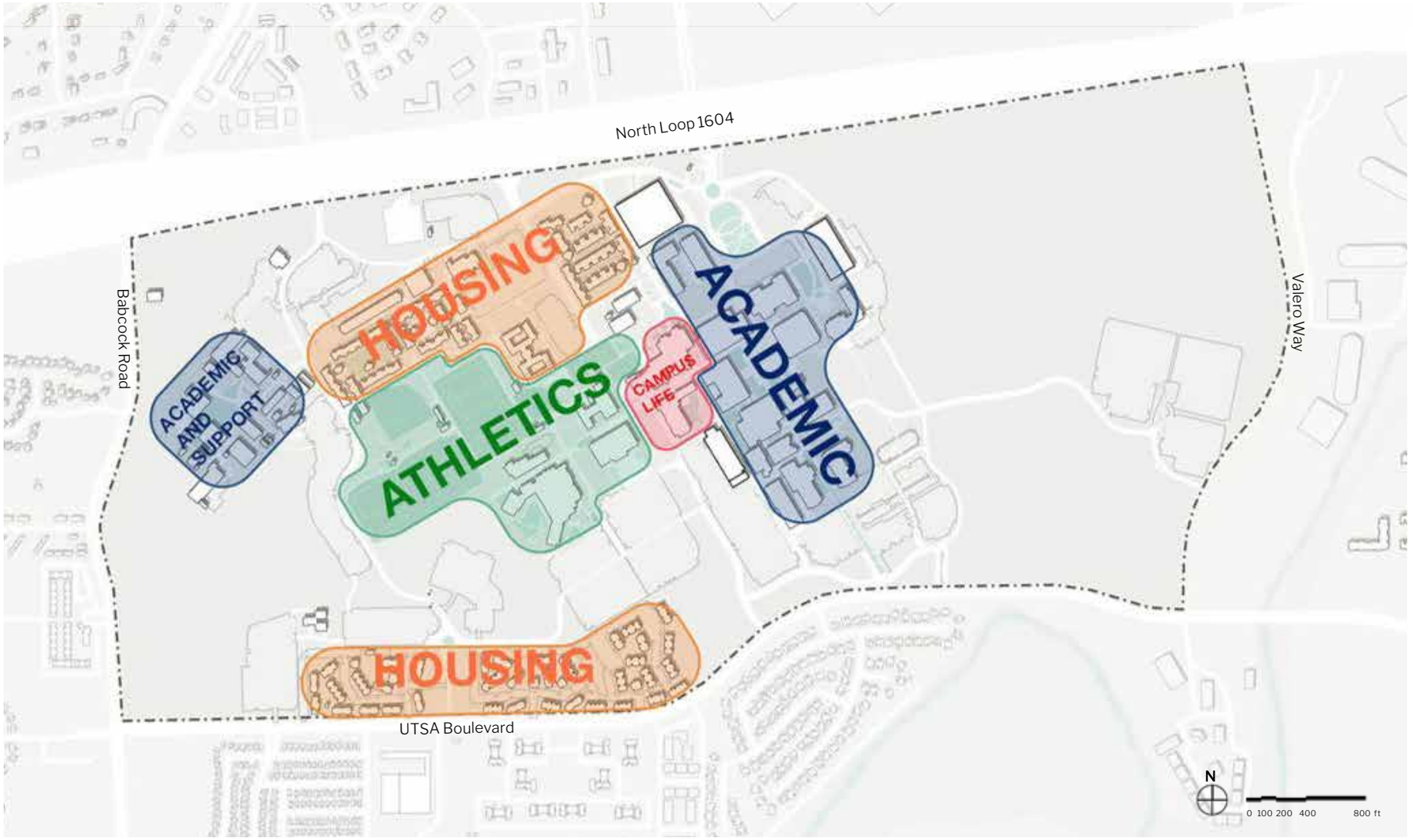
Districts

The heart of the campus is the Sombrilla, a large shaded plaza, surrounded by a ring of academic and administrative facilities. This campus core was designed by Ford, Powell & Carson and Bartlett Cocke on the campus high ground in a dense urban form. The campus is raised on a plinth with a service tunnel extending north-south through the center of campus. Paseos run in a grid pattern through the campus to provide pedestrian promenades and a framework for building development.



Sombrilla Plaza during Fiesta

Figure 3.2 Existing Main Campus Districts



Campus boundary

Environmental Considerations

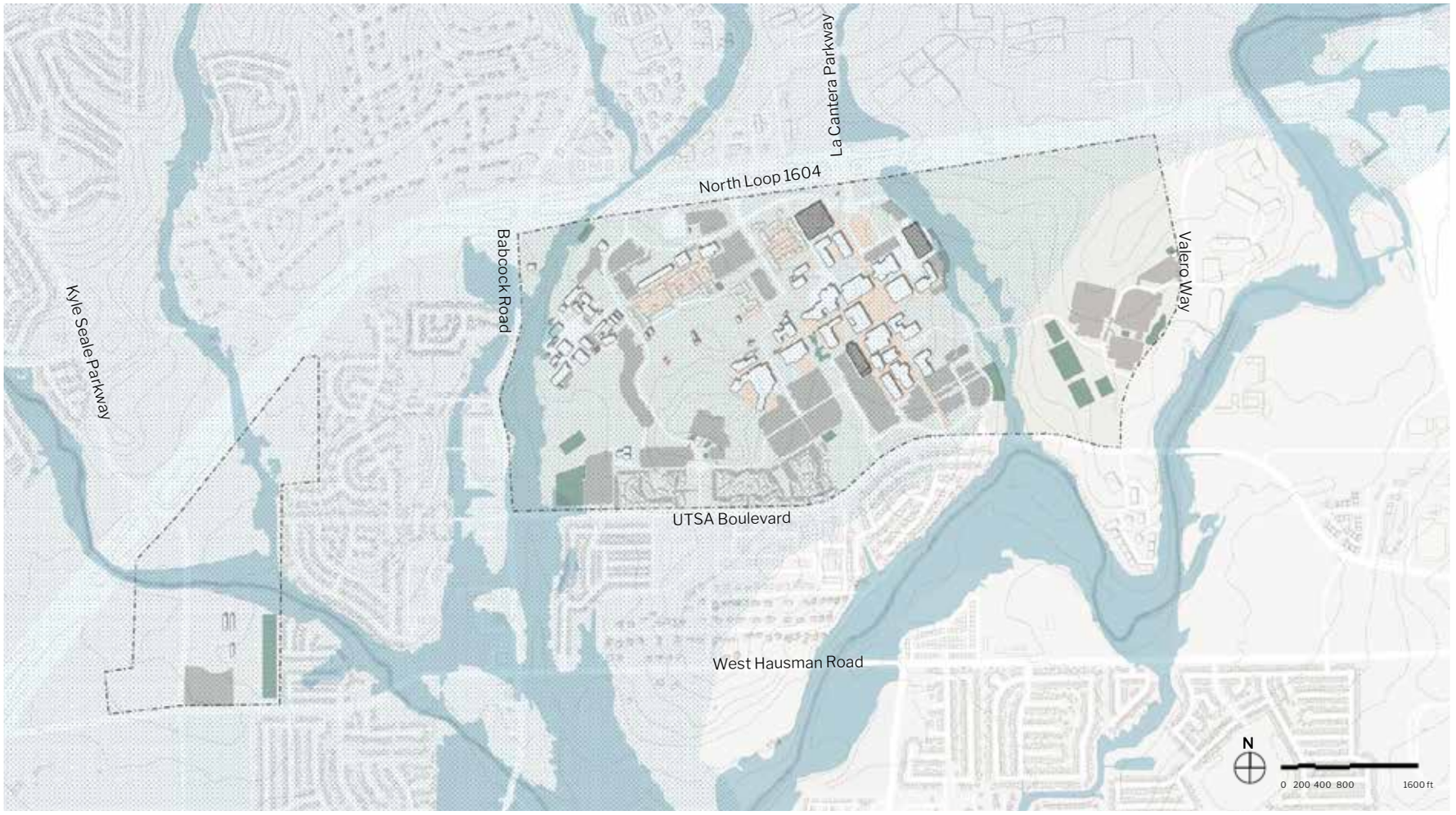
In 2012, U.S. Fish and Wildlife designated 286 acres in the northeast corner of campus as critical habitat for endangered karst invertebrates, limiting potential development there without further study and mitigation. Geologic features related to the karst formations marking the Edwards Aquifer recharge zone are found throughout the area. Potential prehistoric cultural sites dating from the Paleoindian and later periods are found in multiple areas of campus.

Figure 3.3 Existing Main Campus Environmental Considerations

Hydrology

A majority of the campus sits within the Edwards Aquifer recharge zone. Vegetative filter strips and water quality basins have been created in multiple areas of campus to assist with infiltration. Drainageways bound either side of the developed area of campus, both filtering into Leon Creek south of the site. Additionally, a central drainage feature works through the middle of campus to collect runoff from buildings and surface parking lots.

Figure 3.4 Existing Main Campus and Park West Campus Hydrology



3.1 Existing Conditions

The Paseo del Sur and Paseo del Norte have been developed as extensions of the academic and research core. The Paseo Principal transitions down from the plinth level at the Sombrilla to grade, reaching west toward a second student life hub with student services, athletics, and recreational facilities. Feedback from the campus community indicates this area around Student Union is not considered to be a second heart of campus, in part because of a lack of available outdoor space.

Student housing generally does not connect directly to the paseos. Two main neighborhoods of student housing—University Oaks to the south and several residence halls to the north—flank the campus. University Oaks is disconnected from the rest of campus by surface parking, while the areas to the north have variable amounts of connectivity but are linked to the campus core by a network of walkways.

The Main Campus also features two geographically-named outgrowths, reflecting their separation from the main body of campus. The developed area of the Western Reserve is comprised of a collection of physical plant uses and small, specialized facilities. East Campus, east of Bauerle Road, is primarily undeveloped open space with remote surface parking located in the southeast quadrant of the campus. Both East Campus and the Western Reserve include ephemeral streams with associated floodplains, tributaries to Leon Creek.

Park West Campus, which is not connected directly to the Main Campus but close enough to serve as a 125-acre annex, houses soccer and track and field athletics facilities. Through an agreement with the City of San Antonio, the existing development may be augmented. The majority of the property is undeveloped land, including most of the North Loop 1604 frontage.

2018 Main Campus and Park West Campus Aerial

Satellite image from Google Earth

Primary Building Use

As with much else at the Main Campus, buildings in the campus core can be separated into three distinct phases: the original campus buildings around and near the Sombrilla, buildings constructed just outside this original inner ring, and a third band edging towards the campus limits on the north, south, and well into the western part of campus.

Sombrilla

Figure 3.5 Existing Main Campus Primary Building Use

3.1 Existing Conditions

Building conditions vary. Facilities of the first generation, except for those which have been recently renovated, are generally reaching the point where uses and needs have changed sufficiently to require substantial updates. Some, such as the Convocation Center, have life safety and conditions challenges which may mean that replacement is more cost effective than repair and expansion to meet current needs. More recent buildings are generally in good condition and serve their uses well.

Existing UTSA Main Campus Buildings


North Paseo Building

Student Union


Main Building


H-E-B Student Union


Bauerle Road Garage

Open Space

The original design of the campus was conceptualized as a series of hardscape plazas and paved paseos connecting buildings; this assembly was carved into a natural landscape of live oaks and South Texas plains scrub, with the Sombrilla at the high point.

Paseo Principal

Figure 3.6 Existing Main Campus Landscape Types

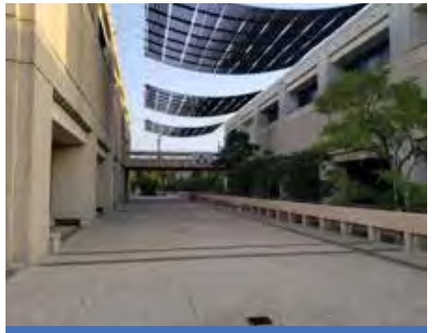
- Surface parking
- Courtyard/Lawn area
- Tree canopy
- Plaza /Path
- Athletics/Recreation field
- Campus boundary

3.1 Existing Conditions

As the campus grew, landscape was replaced by parking lots, then buildings, as the edges of campus pushed further into its natural borders. As evidenced through feedback from students, staff, and faculty, the campus is now perceived as hard-edged, and the open spaces within the interior of campus largely reflect this. Some limited green areas still touch the edges of the campus core, most notably immediately south of the John Peace Library at Frost Plaza and around the Convocation Center, but they are not well integrated into the campus open space and paseo system and therefore do not encourage use.

To the east of Bauerle Road, the land is undeveloped. This area is disconnected from the activities of the campus, separated by the roadway and lack of access. Development constraints may limit its use for future buildings, but it offers a potential opportunity for recreational and educational access to this natural area immediately adjacent to the developed parts of campus. Similarly, the western edge of campus is lined by a floodplain which limits development but could serve active and passive recreation purposes.

Existing Main Campus Open Spaces



Paseo Del Sur

Trellis outside of the North Paseo Building

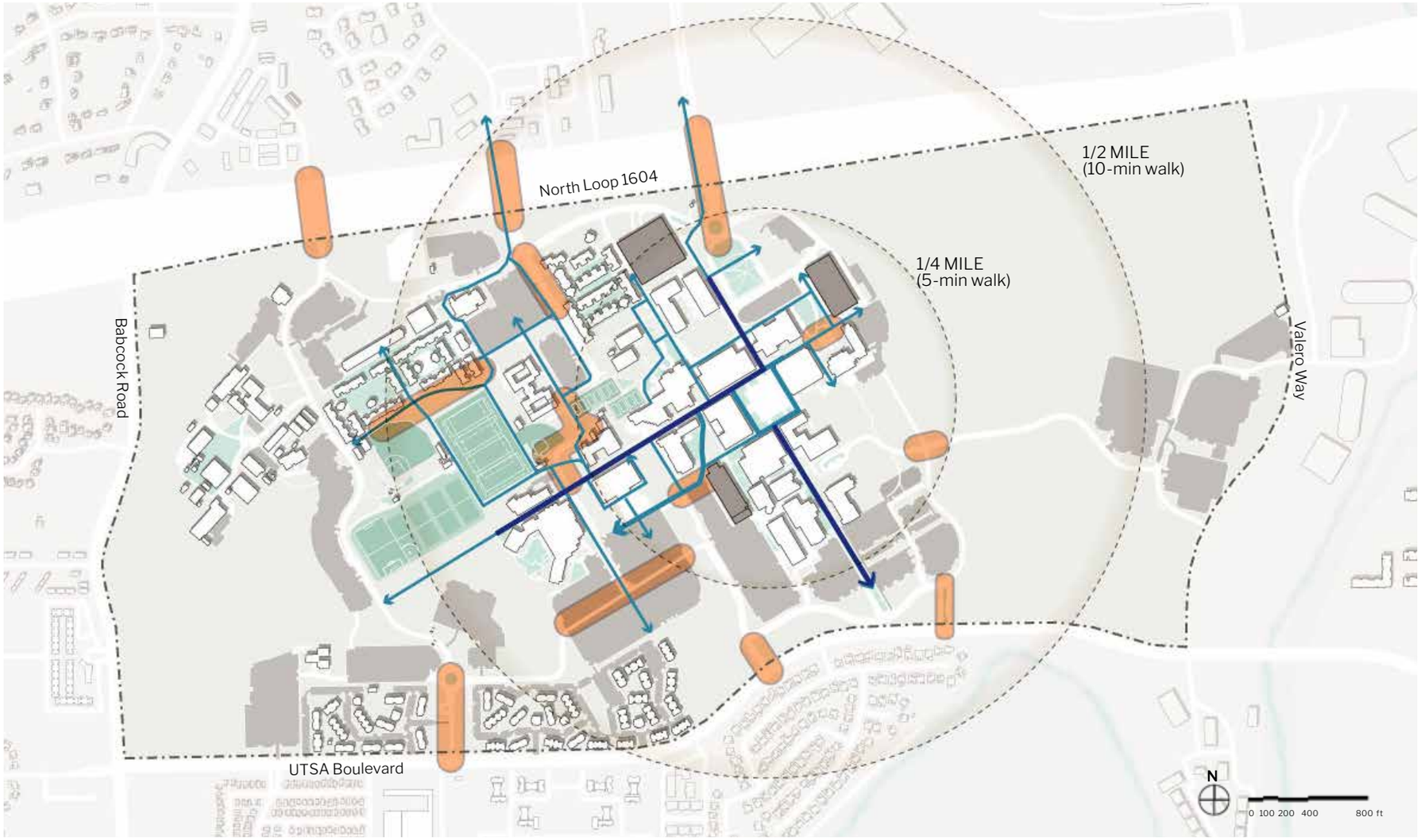
Frost Plaza

Paseo Principal near the Student Union

Pedestrian Network

The campus is ringed by an incomplete campus loop, some of which is embedded within busy parking lots. On-campus vehicular circulation has historically been a challenge; initial planning concepts established patterns of movement which were not augmented as the campus grew, creating a number of vehicular/pedestrian conflicts which have only been intensified by growing bicycle and scooter usage that must share space with other modes.

Figure 3.7 Existing Main Campus Pedestrian Network



Transit Network

Transit services and connections have grown in conjunction with near-campus housing developments. Shuttle and bus stops generally are located at the perimeter of campus, with the exception of an internal campus shuttle circulator. Several VIA Metropolitan Transit routes run adjacent to, or stop within, the campus such as routes 93 (south to University Park & Ride, Crossroads Park & Ride, and VIA Centro Plaza); 101 (Primo route to the Medical Center Transit Center); 603 (east on North Loop 1604, then south on I-10 to the Medical Center Transit Center); 605 (along Babcock Road, west to residential and commercial areas along North Loop 1604); and 660 (west on North Loop 1604 to Westover Hills and Northwest Vista College). VIA route 94 runs between the Main Campus and Downtown Campus, with additional stops at La Cantera, University Park & Ride, and Crossroads Park & Ride.

Beginning in the Fall 2019 semester, UTSA and VIA began providing free ridership to anyone with a valid UTSA ID (student, faculty, staff). This is intended to encourage multi-modal transit and reduce the future demand for on-site parking.

Figure 3.8 Existing Main Campus Transit Network

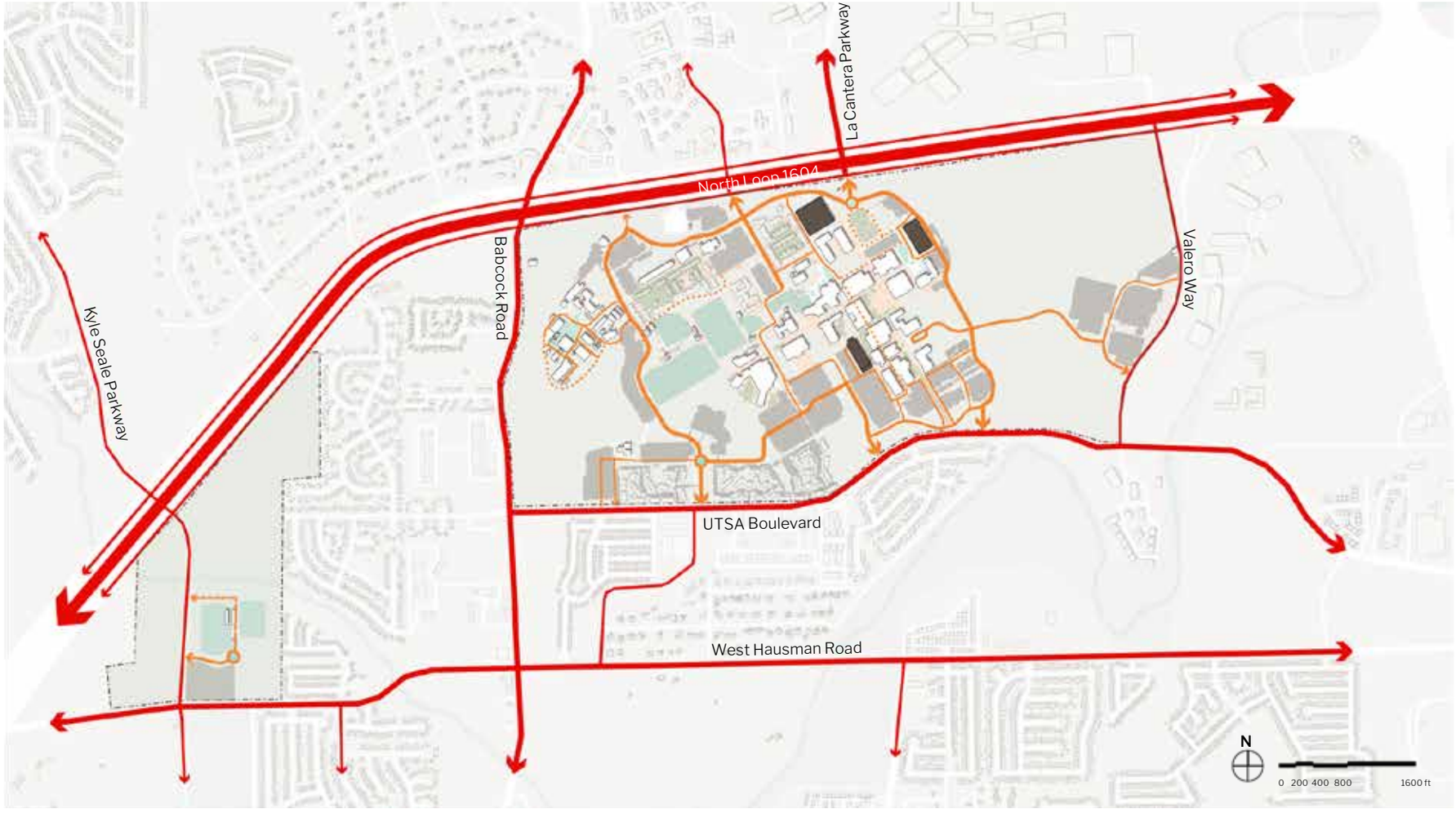
Vehicular Network

The Main Campus has multiple entrances on both the north (North Loop 1604) and south (UTSA Boulevard) sides, as well as one connection to Valero Way on the east. While the number of campus entrances is appropriate to the size of the campus, the internal roadway network does not support necessary movement well, meaning that delays and lines of waiting vehicles are common, particularly on the eastern side of campus, where most destinations are located.

The perceived main entrance to campus is at John Peace Boulevard, which connects directly to Peace Circle, with views across UTSA Oval into the campus. While the configuration of this entrance befits a major campus entrance visually, it is not ideal for non-vehicular modes of transportation and is not a welcoming pedestrian entrance. Campus entries, in general, do not currently provide strong visual or wayfinding impact.

To see further analysis of existing transportation conditions at the Main Campus, please see Appendix C: Transportation Analysis.

Figure 3.9 Existing Main Campus Vehicular Network



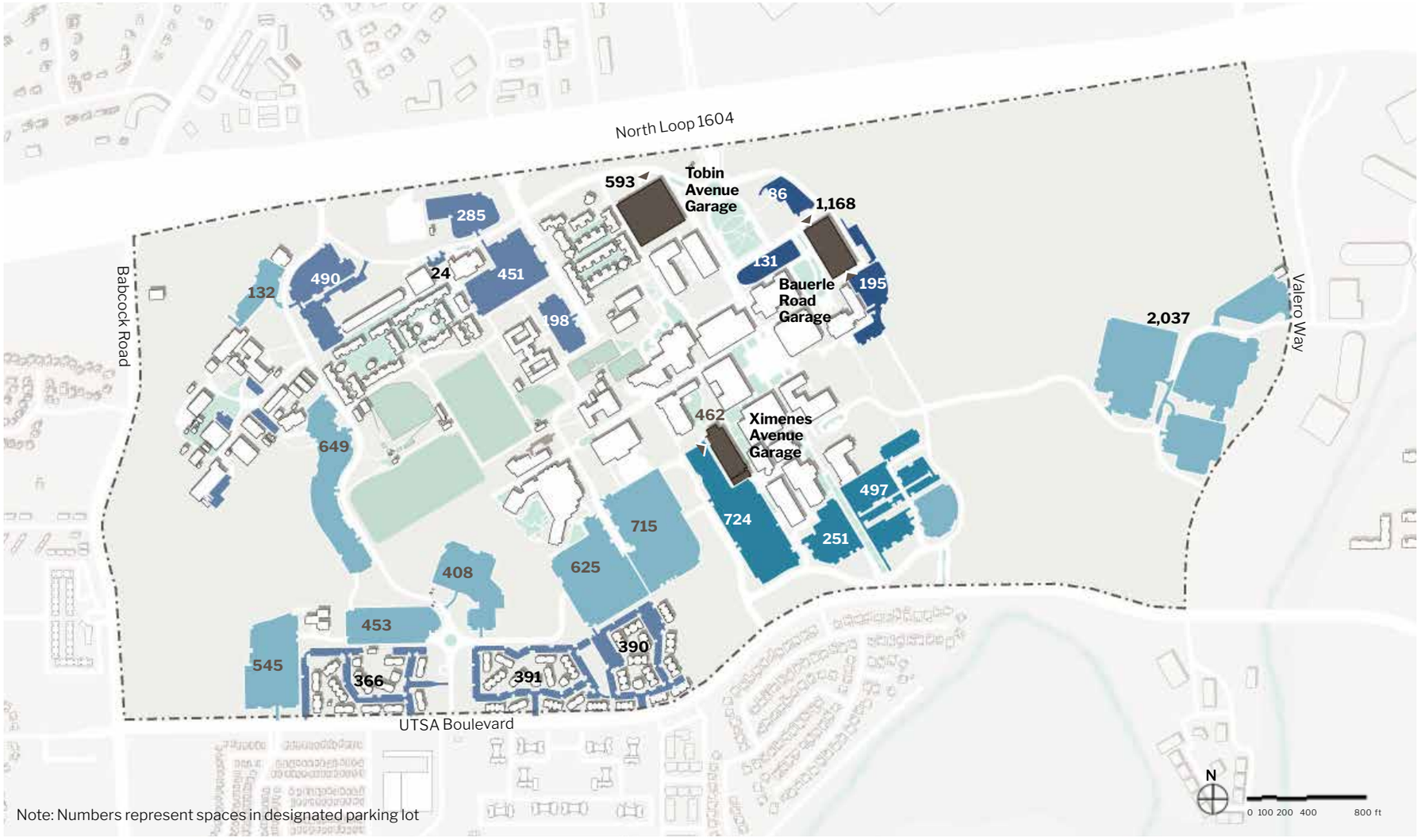
Parking

Parking on the Main Campus is primarily composed of surface parking lots, many of which are in close proximity to the academic and research core. While this provides convenient locations, it also creates significant congestion and hazard in areas where the lots are co-mingled with loop road circulation and significant pedestrian movement.

In recent years, new surface parking lots have been built on the eastern edge of campus, near Valero Way. These lots provide a remote alternative to the more central lots, but require shuttle service or a long walk into the academic and research core.

The campus is serviced by three structured parking garages. The Tobin Avenue Garage and Bauerle Road Garage are situated on the north side of campus, near the main entrance from North Loop 1604. The Ximenes Avenue Garage is nestled on the south side of the academic and research core and requires drivers to circulate through adjacent surface lots to access the entrance.

Figure 3.10 Existing Main Campus Parking



Note: Numbers represent spaces in designated parking lot

Five planning principles emerged through the comprehensive stakeholder outreach process. These principles, which reflect the values of the campus community and vision for the Main Campus within its larger context, were used to guide campus planning decisions and evaluate trade-offs.

Principle #1

Support a robust research enterprise through interdisciplinary collaboration and partnership opportunities

The Main Campus will need to accommodate significant additional square footage to meet research goals and population growth. Providing opportunities for industry or organization partners to develop facilities on campus can provide mutually beneficial resources and programs that are valuable to UTSA's research and academic mission. Co-locating complementary and synergistic uses such as academic programs, housing, student support, and partner facilities will allow for a more efficient use of shared space as well as increased interaction and collaboration. These shared gathering spaces can be both indoor and outdoor to create active nodes throughout campus.

Principle #2

Increase access to open space and celebrate the campus natural context

The Main Campus sits within a unique natural context that has not yet been embraced by the campus core. Stakeholder feedback suggests that the campus and larger communities overwhelmingly feel there is not adequate accessible open space throughout the campus. Establishing a system of networked landscapes, varying from natural to formal, will help to create a more accessible and comfortable campus experience. These open spaces should be linked together with a robust pedestrian network in the form of the paseos. Open spaces and buildings should be planned in concert to ensure that they complement each other's uses and level of activity.

Principle #3

Promote a pedestrian-oriented and compact campus core

UTSA already has a defined academic and research core, and future development should build onto this in a compact way to allow for effective pedestrian connectivity between academic and research uses. This will require buildings to be constructed a bit taller and, in some cases, closer together to prevent sprawl. Discouraging private vehicles within the core and expanding the paseo network will promote a safe, efficient, and pleasant pedestrian environment and improve navigability.

Principle #4

Encourage mixed-use and develop diverse housing options

Districts within the Main Campus are currently primarily single-use and well-defined. As the campus develops, new development areas may begin to blend the edges and distribute shared active spaces such as food service and other social gathering uses throughout the campus at key nodes. These nodes will form the hearts of distinct, yet cohesive districts and be located along key pedestrian corridors and at significant confluences of active uses.

Principle #5

Pursue revenue development opportunities

The projected enrollment and program growth at the Main Campus will require new methods of delivering quality projects to accommodate the associated campus demand. To support the other four planning principles and to accommodate the institutional needs for academic, research, student life, and support functions, the university will pursue revenue development opportunities by engaging strategic partners that align with the mission and vision of the institution to promote institutional vitality and fulfill the vision of the campus master plan.

3.3 Program

Space Needs

The Main Campus is projected to require 3.3 million square feet of space to support student growth in addition to UTSA's larger academic and research aspirations.

Per the space analysis, described in Appendix B: Space Needs Assessment, Main Campus is currently experiencing a deficit in every category, especially instructional space. As a public institution, UTSA is not alone in having a space deficit in this resource-constrained economic climate. However, UTSA is experiencing a higher deficit than many other Texas institutions per THECB projections. This aligns with what students, faculty, and staff shared during the stakeholder outreach. Maximizing utilization through space optimization and scheduling would increase the efficiency of current space to better serve the existing population without requiring a significant amount of additional building.

To serve enrollment growth and a much more robust research enterprise in the future, significant development will need to occur on the Main Campus. The projected net new space need shows a range of projected need. On the low end, this projection does not account for the university making up the existing space shortfall but only accommodating future growth. On the high end, this projection assumes that the campus makes up the existing shortfall as well as future growth.

Table 3.12 Main Campus Existing Facilities Space and Current Estimated Shortfall

Space Type	Current (ASF)	Estimated Current Shortfall (ASF)*
Instruction	439,183	627,300
Research	230,992	4,900
Office	530,776	207,900
Library	131,348	148,700
Support	60,838	156,400
Auxiliary**	431,150	131,000
Total* **	**1,824,287**	**1,276,200**

* Less currently underway Large-Scale Testing Laboratory and Science and Engineering Building
** Includes food service, child care, lounge, retail, recreation, student meeting space, clinic, and additional support space
*** Does not include athletics facilities or housing. Please see Appendix A: Athletics Master Plan for more information on the athletics space needs assessment.

Table 3.13 Main Campus Projected Future Net New Space Need

Space Type	Projected Future Net New Space Need (ASF)	Projected Future Net New Space Need (GSF)*
Instruction	649,100	998,600
Research	698,500	1,074,600
Office	246,700	379,600
Library	160,800	247,400
Support	225,300	346,600
Auxiliary**	160,000	246,300
Total* **	**2,140,400**	**3,293,000**

* Less currently underway Large-Scale Testing Laboratory and Science and Engineering Building.
** Includes food service, child care, lounge, retail, recreation, student meeting space, clinic, and additional support space.
*** Does not include athletics facilities or housing. Please see Appendix A: Athletics Master Plan for more information on the athletics space needs assessment.

3.3 Program

Housing

The Main Campus will soon have nearly 4,500 on-campus beds, including the 372 beds provided in Guadalupe Hall, which is currently under construction.

Table 3.14 Current On-Campus Housing Bed Count

On-Campus Housing	Approximate Number of Beds
Guadalupe Hall (underway)	372
Alvarez Hall	618
Laurel Village	678
Chaparral Village	1,002
Chisholm Hall*	500
University Oaks*	1,312
Total	**4,482**

*Operated by a private entity

In addition to the on-campus housing, there are hundreds of privately-owned and operated apartment beds within a short distance of the Main Campus. These apartment complexes are primarily developed to serve UTSA students, supplementing the on-campus options.

The future housing program for the Main Campus will be dependent on market demand, but the master plan has identified space for over 10,000 total beds on campus. This amount of housing would nearly double the existing housing stock and create the potential for more diverse housing options that could serve a wider variety of students.

3.4 Planning Framework

Figure 3.15 Main Campus and Park West Campus Illustrative Plan

The UTSA Main Campus master plan provides a framework for growth, building on the original design vision set forth by Ford, Powell & Carson and Bartlett Cocke. The plan supports the university's aspiration to be a robust research and teaching enterprise with the facilities to support an active, innovative, and collaborative community. Pillars of the plan include sustainable development principles, increased access to open space, and a more multi-modal mobility network.

1. Sombrilla Plaza
2. Paseo Principal
3. Tricentennial Innovation Park
4. Paseo Verde
5. Future Arena
6. Potential Partnership Sites
7. Roadrunner Village
8. Performing Arts Center

Framework Design Vision

The path and open space system will form the primary development framework for the Main Campus.

Extending the existing paseo network throughout the campus allows for improved pedestrian connectivity and organizes future development sites. Augmenting the central open space provided by the beloved Sombrilla plaza, the paseo network extension allows for generously-sized active open spaces as the campus expands. The primary new open space element will be the Paseo Verde, a 24-acre open space that will provide circulation, water management, and a variety of landscape types within the heart of campus.

The east and west sides of the campus will remain mostly undeveloped in reserve due to their hydrological, ecological, and research value. Along the southern edge of campus, significant mixed-use housing opportunities will be possible to house more students on campus. At the southeast corner of the Main Campus, the Tricentennial Innovation Park will allow strategic partner organizations and industries into the campus, where the university and its partners can share facilities and benefit from one another's work.

Figure 3.16 Main Campus Conceptual Framework

Proposed Accommodation

Academic, Research, and Administrative Space

New academic, research, and administrative space will be clustered near the current campus center. Existing academic buildings are already within a reasonable walking distance from each other, so new facilities should be densely developed to retain this connectivity. New building heights will vary from three to five stories to maintain a compact academic and research core with growth. Some infill opportunities exist, but most new academic, research, and administrative development opportunities require westward expansion to sites that are currently surface parking or athletics uses which will be replaced elsewhere on campus.

Figure 3.17 Proposed Main Campus Primary Building Use

Shared Community Space

Shared uses such as food service, small-scale convenience retail, recreation, and student community spaces will be distributed throughout the campus as it grows. These types of uses will typically be integrated into the ground floors of academic, research, and housing buildings along key pedestrian corridors and active hubs.

Housing

The master plan framework accommodates up to 10,000 total beds on campus. Most new housing capacity is located along UTSA Boulevard within Roadrunner Village, a future mixed-use development south of the existing academic and research core, and on land currently occupied by University Oaks housing. University Oaks is presently owned and operated by a private entity, but the university will regain control of the site in the future. If UTSA chooses to redevelop the site, densities can be increased to accommodate roughly twice as many beds within the same land area. Housing sites have also been identified within the Tricentennial Innovation Park and near future athletics facilities.

Table 3.18 Master Plan New Housing Accommodation

	Total Bed Capacity
Roadrunner Village	3,000
University Oaks Replacement*	2,400
Tricentennial Innovation Park	1,000
Athletics District Housing	900

*University Oaks currently accommodates 1,312 beds, so this replacement results in approximately 1,100 net new on-campus beds which results in approximately 1,300 net new on-campus beds on this site.

Athletics

Athletics uses will be consolidated west of the existing recreation fields and organized through extensions of the paseo network. Co-locating athletics facilities in this area allows for expansion and increased space efficiency through shared uses. The Roadrunner Athletics Center of Excellence will be the first new athletics facility. It will be located along the extended Paseo Principal next to the Recreation Wellness Center. Phase 1 is currently in design and a future phase 2 will complete this facility to provide a shared resource hub for multiple athletics programs. Baseball facilities will be renovated in place adjacent to new softball facilities and a shared softball and baseball team building. Tennis facilities will be relocated and include additional indoor and outdoor courts. A new arena near the terminus of the extended Paseo Principal will replace the existing Convocation Center and will hold basketball and volleyball games as well as other events. A zone has also been identified for future athletics facilities at the far southwestern corner to accommodate needs beyond the timeframe of this master plan. See Appendix A: Athletics Master Plan for further detail on athletics facilities.

Figure 3.19 Main Campus Proposed Activity Hubs

Specialty Facilities
Several specific facility needs have been identified and sited through the master planning process:

- **Tricentennial Innovation Park:**
  Locating strategic industry and organization partners on campus offers mutual benefits such as the potential for collaboration, shared facilities, and strengthened programmatic links. The Tricentennial Innovation Park will accommodate these uses with close proximity to the university's academic and research activities, while being physically integrated with the future Roadrunner Village mixed-used development. Students, faculty, and partners will benefit from this co-location within a blended district.

- **Performing Arts Center:**
  Through the stakeholder engagement and programming process, the need for a performing arts center was identified. This facility could serve both academic needs for the arts as well as be a high-quality performance venue open to the community. The Performing Arts Center will be located near the UTSA Oval, visible from the North 1604 Loop and main northern entrance. In addition to ease of access, this location allows the Performing Arts Center to frame a key campus gateway with impactful and welcoming architecture.

- **New Child Development Center:**
  The existing Child Development Center has been described through the stakeholder engagement and programming process as too small for the current UTSA population. With growth, a new child care facility will be needed, especially as the athletics area grows and displaces the current building. The new Child Development Center will be located in the northwest corner of the campus, which will be removed enough from the congestion and activity of the campus core while still being easily accessible for families for pick-up and drop-off.

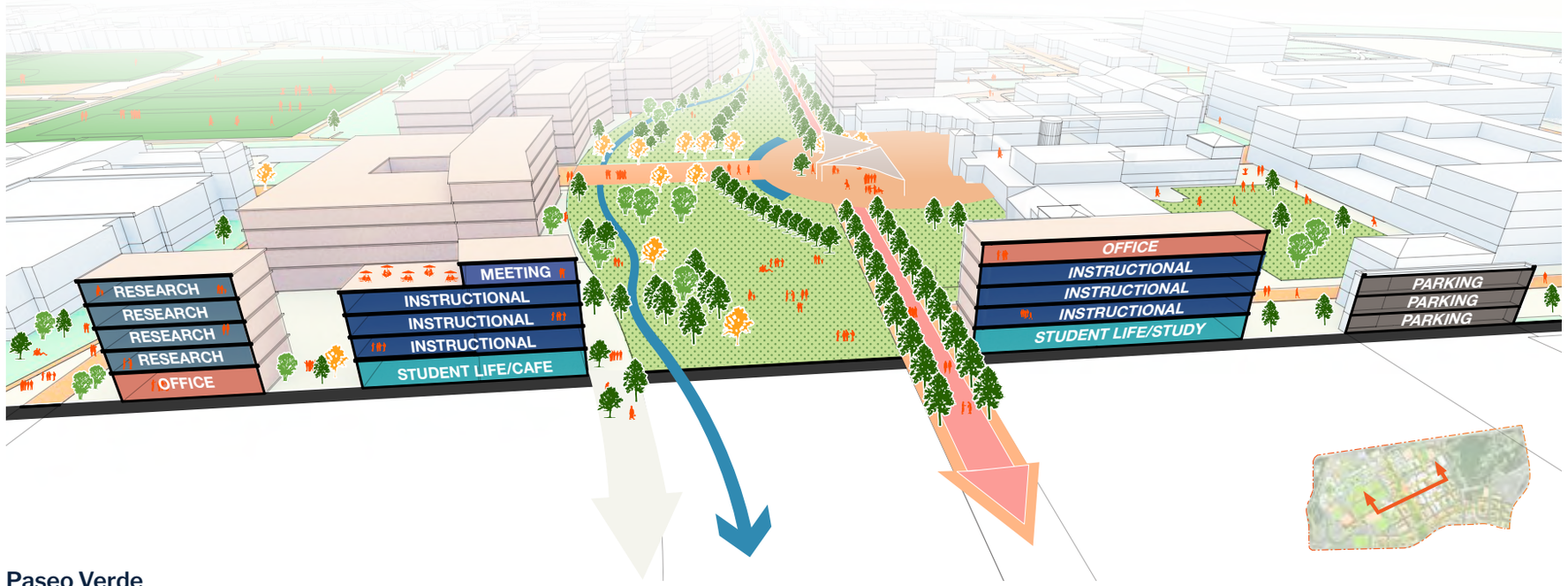
- **Living Laboratory and Pavilion:**
  UTSA faculty have been actively involved in promoting habitat and environmental education opportunities associated with the creek ecosystem in the Western Reserve. To support and further this work, permanent facilities should to be constructed for university research and as a community resource. These include a pavilion along the floodplain and a living laboratory. These facilities will be sited in the northwestern corner of campus, accessible from the future loop road extension.

Open Space

Through the stakeholder engagement process, a primary theme expressed was a desire for more accessible and integrated open space, while also promoting a more compact and walkable campus core. To address this balance, the master plan recommends extending the existing paseo network and introducing a hierarchy of open space types.

Figure 3.20 Proposed Main Campus Open Space Network

Figure 3.21 Proposed Paseo Verde Section



Paseo Verde

The introduction of a large central open space called Paseo Verde will be a transformative element for campus development. This iconic 24-acre open space will integrate a variety of landscape types directly into the heart of campus. The Paseo Verde will serve as a north-south pedestrian corridor, sustainable stormwater management system, habitat feature, and respite from the activity of the rest of campus. Much of the future academic, research, and administrative space capacity is along this new open space and will include active ground-level uses such as food service, small-scale convenience retail, and student gathering space. In nice weather, activities could spill out onto the Paseo Verde and take advantage of the adjacent outdoor space.

The Paseo Verde will include a variety of hardscape plazas at key paseo intersections with seating areas for eating, gathering, and outdoor teaching or events. Lawn areas will also be located near higher activity zones to allow for informal recreation and more formal uses. However, much of the Paseo Verde will include native vegetation, including trees and grasses, to celebrate the local ecological context of the campus and provide habitat value.

An ephemeral streambed will weave through the Paseo Verde, collecting and filtering water from the adjacent impervious areas before recharge into the Edwards Aquifer. While the streambed will remain dry most of the time, the design elements of it will evoke the hydrological legacy of this site, which has historically functioned as a drainageway.

Figure 3.22 Future Vision for Paseo Verde

3.4 Planning Framework

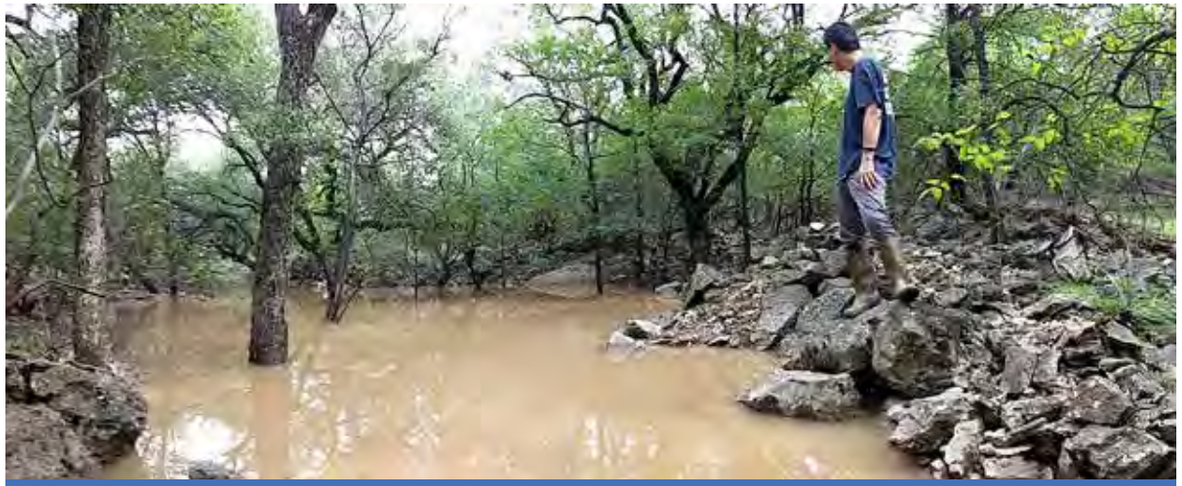
Plazas
Similar to the Sombrilla, plaza spaces at key paseo intersections and termini will become the key central open space of high-activity districts. These plazas will include active uses such as food service, student resources, and gathering areas. At the intersection of Paseo del Sur and a new east-west connector paseo, Roadrunner Plaza will become the heart of the future mixed-use Roadrunner Village. At the terminus of the Paseo Principal, the Athletics Plaza will be an active outdoor space shared between future arena, housing, and any long-term athletics expansion facilities. At the intersection of the Paseo Principal and Paseo Verde, the large Plaza Central will be adjacent to the Student Union and H-E-B Student Union, augmenting the resources and activities there.

Recreation Fields
Existing recreation fields are currently well-utilized, and additional outdoor recreation space is needed with growth. Therefore, present fields will remain in place and new fields will be added. When the Roadrunner Athletics Center of Excellence and its corresponding football practice fields are constructed, the space currently used for football practice will be available for recreation. New recreation field sites have also been identified along UTSA Boulevard, west of Barshop Boulevard. These sites will potentially become available after University Oaks is redeveloped. If needed, additional recreation field sites have been identified at Park West Campus as well.

Reserve Areas
East Campus and the Western Reserve are both ecological and hydrological resources that will remain in reserve for the duration of this master plan. Both serve as important hydrological systems with ephemeral streams and corresponding floodplains. They also both include important habitat areas for native and sensitive species. In the Western Reserve, a pavilion, living lab, and trails will be constructed to establish a Discovery Garden to promote habitat restoration, research, and community education. In East Campus, there are opportunities for trails through this natural area to allow for exploration, recreation, and research.


Paseo Principal near the Student Union


Recreation Fields


East Campus Reserve

Street and Parking

The Main Campus currently has a partial loop road, so the master plan recommends completing the full loop road all the way around the campus. This will require some realignment and new segments, particularly around the Western Reserve area. A full loop road will allow more evenly distributed traffic and fewer pedestrian/vehicular conflicts. Personal vehicles will no longer be permitted to cut through the campus core, allowing this to be a pedestrian-priority area.

Future 3.23 Proposed Main Campus Street Network and Parking

Beyond the loop road, several street and intersection modifications are recommended:

- The entrance at Bauerle Road will require realignment as a part of the loop road completion. This creates a southern gateway that can support development on both sides, creating a more impactful entry experience.

- A new access point to UTSA Boulevard near the Ximenes Avenue entrance is recommended to relieve congestion that may occur with significant development and parking proposed in this area of campus. Multiple configuration options for this entry were explored, as described in Appendix C: Transportation Analysis.

- Bauerle Road is already experiencing significant congestion, so the master plan recommends implementing a northbound bypass lane to avoid the congestion associated with vehicles entering and leaving the Bauerle Road Garage. This will allow vehicles to move freely northbound and reduce delays around the garage access points.

- The intersection at Bauerle Road and East Campus Drive is recommended to be free flowing north- and southbound, with a stop sign only for vehicles entering Bauerle Road from East Campus Drive. This is also intended to reduce congestion backups along Bauerle Road. Along with this intersection modification, pedestrian crossing beacons should be moved away from the intersection to allow pedestrians to be more visible and removed from turning vehicles.

- Major pedestrian crossings, especially at intersections of paseos and the loop road, should be well-marked, and raised where possible. Pedestrian traffic should be given priority to promote safety. A key example of this condition would be at the Paseo del Sur.

A transportation study was conducted to support the master planning effort and provides additional detail on several of these recommendations in Appendix C: Transportation Analysis.

Building on Main Campus's creative use of unobtrusive service tunnels, the plan recommends additional service and emergency access along the back sides of new buildings, away from primary vehicular and pedestrian routes.

Parking

Parking will be primarily concentrated along the loop road to allow the interior campus core to be a pedestrian-friendly environment. Most large parking hubs are proposed to the west of the existing developed campus to more evenly distribute traffic and serve the significant new development on the west side of campus. The plan identifies capacity to meet the current parking ratios along with additional demand for uses such as the Tricentennial Innovation Park. However, with investment in transportation demand management, this amount of parking is unlikely to be necessary. Therefore, some of the parking facilities in the plan may not be needed.

Both structured and surface parking are proposed in the master plan. Structured parking will be located closer into the campus core, while surface parking will primarily be located remotely and will be served by a shuttle along the loop road. If needed, additional remote surface parking may be built at Park West Campus, also served by a shuttle.

To reduce the overall parking footprint and make efficient use of the valuable campus land resource, the plan assumes that non-residential parking may be utilized by commuters during the day and then also by visitors to athletics and other events during the evening. For example, parking demand for the arena can be met using the surrounding lots and nearest garage on the loop road. These are walkable from the arena or could also be served by a special game-day or event-day shuttle.

Transportation Demand Management (TDM)

A TDM strategy was analyzed as a way to reduce the number of single-occupancy vehicles accessing the campus, thereby reducing stress on parking lots and the roadway network.

The recommendations for TDM options to consider reflect three key principles:

- Demand management strategies for UTSA will only be successful if there are convenient, safe, and reasonably priced alternatives to driving alone.
- These strategies can reduce the need for costly transportation infrastructure investments such as roadway expansion or construction of additional parking.
- While each individual strategy can provide a benefit to the overall goal, they work together as a holistic set of strategies for reducing automobile travel.

To best fulfill UTSA's goal of reducing automobile trips and the ever-growing need for parking capacity, strategies should include encouraging and supporting other modes of transportation. Marketing and education strategies in tandem with the other strategies will ensure students, faculty, and visitors understand and can easily choose alternative transportation options. Drawing inspiration and best practices from universities around, the plan outlines seven primary strategies, which are detailed in Appendix C: Transportation Analysis.

Districts

Figure 3.24 Proposed Main Campus Districts

The master plan for the Main Campus builds on the existing programmatic clusters on the campus today. While academic and housing areas are currently well-defined zones, future development will be more mixed-use and blended to promote activation, collaboration, and innovation. Therefore, proposed districts have been identified to guide development decisions in a way that supports existing and future program, maximizing key adjacencies.

Northern Village

The Northern Village includes existing and currently underway housing and will see minimal transformation within the scope of this master plan. The primary proposed interventions are to support parking. A new parking structure is proposed north of the currently planned Guadalupe Hall, near the Brenan Avenue entrance. The existing Tobin Avenue Garage was designed to accommodate two additional levels, so the plan recommends implementing this to meet parking demand.

East Campus Reserve

The East Campus Reserve will also see minimal intervention during the course of this plan. Infrastructure, site work, and trails are potential projects for this district, but no building development is proposed.

3.5 Campus Districts

Academic & Research Core

As the Main Campus develops, the Academic and Research Core district will remain the heart of the campus. The iconic Sombrilla will retain its role as an identifiable center, while the geographic center of academic activity will shift slightly west due to available land for academic facilities. The proposed Paseo Verde and Plaza Central will provide a green landscape counterpoint to the Sombrilla plaza within this district. While the primary functions of buildings will be academic and student services, the ground floors of any new facilities are encouraged to provide active frontages, particularly along the green spaces and paseos. These spaces may include food service, student life spaces, conferencing facilities, or academic and research spaces that afford façade transparency.

At the edge of the Academic and Research Core, the UTSA Oval and Peace Circle will retain their role as a primary entrance for the Main Campus.

However, new facilities such as the Performing Arts Center will help to further define the edges of the space and create a more prominent welcoming environment. When a new Welcome Center is required in the future, it is proposed to be at the base of a new building along the south edge of the UTSA Oval. The revisions to the traffic patterns to allow vehicular drop-off will provide convenient access for both the Welcome Center and the future Performing Arts Center.

On the east side of the Academic and Research Core, infill opportunities are available for future buildings. These are located along a new secondary north-south paseo that edges the existing Frost Plaza and ties these sites into the Main Building to the north. These also provide an opportunity for activation of the Frost Plaza green space that has not fully occurred to date.

Figure 3.25 Main Campus Long-Term Vision

3.5 Campus Districts

Southeastern Gateway

The Southeastern Gateway is an aggregation of three inter-related sub-districts that will create a vibrant, mixed-use district that will present a new face for the university along UTSA Boulevard. The three components are the Honors College, Roadrunner Village, and Tricentennial Innovation Park. Roadrunner Village and its associated plaza, Roadrunner plaza, will provide the center of this district and a terminus to the Paseo del Sur. It will be comprised of housing, retail, and food service that will be accessible to both from the campus and the surrounding community.

The Honors College location, situated between Roadrunner Plaza and the Paseo Verde, will provide a truly unique honors experience. Easy access to a mixed-use plaza and significant green space will provide honors students with a fully-integrated experience within the campus. The Paseo Verde interface with the Southeastern Gateway will also provide a significant entry to campus from UTSA Boulevard that will act in tandem with Peace Circle to the north as primary entries to campus.

Tricentennial Innovation Park is intended to blend seamlessly with Roadrunner Village on the east, across the existing drainage channel. Some infrastructure modifications will be required to bring these two programs into closer proximity. At the center of the Innovation Park will be Innovation Green, surrounded by research or other partner developments and with housing opportunities nearby to create a lively hub.

The northern edge of the Southeastern Gateway is situated directly along the Academic and Research Core district, separated by the realigned loop road. This interface is intended to be a complete street with prominence given to the pedestrian crossing at Paseo del Sur. The street should have ample pedestrian flow as well as a two-way bicycle facility. The intersection of the loop road and Paseo del Sur is also the location of a transit mobility hub, a primary drop-off point for campus shuttles, and potentially other mobility opportunities in the future.

Figure 3.26 Future Vision for Roadrunner Plaza

Figure 3.27 Proposed Loop Road Extension and Roadrunner Plaza Section

- Wide, comfortable sidewalks with shade and furnishings
- Separate bike path along loop road
- Dedicated transit hub between the Academic and Research Core district and Roadrunner Village
- Paseo Del Sur connection across loop road to Roadrunner Plaza
- Improved opportunities for ground level activity (retail, food, student life space, etc.)

3.5 Campus Districts

Southern Village

When the university regains control of the University Oaks property in the future, this will provide the opportunity for redevelopment into the Southern Village. This district will present another housing option further removed from the Academic and Research Core than Roadrunner Village. This may lead to a quieter offering that is desirable for graduate students or families. The Southern Village may also include a mix of programs, including retail, though likely not to the extent that Roadrunner Village will offer.

The eastern end of the Southern Village will be an additional academic and research building expansion site. Though further from the Academic and Research Core district, it will frame the new southern entrance to campus from UTSA Boulevard, and thus will be a prominent site for programs desiring high external visibility. The Southern Village also provides close proximity to private student housing complexes located along the south side of UTSA Boulevard.

3.5 Campus Districts

Athletics and Recreation

As discussed previously, the Athletics and Recreation district will become the consolidated home to all athletics venues except soccer and track and field, which will remain at Park West Campus. This district will be anchored by a new arena and Athletics Plaza. Other edges of the Athletics Plaza will be bounded by a future athletics expansion site and infill housing that can provide a mix of uses within this district. The Athletics Plaza also provides a western destination for the Paseo Principal that has never existed in the manner that the Sombrilla provides on the east.

Softball and tennis will be relocated from the Academic and Research Core district to sites west of an improved baseball stadium. They are organized along a secondary east-west paseo that generates from UTSA Oval on the east side of campus and moves past Alvarez Hall into this district, bisecting existing intramural fields and terminating at the tennis venue.

Additional recreation fields are proposed along UTSA Boulevard for intramural sports. These provide additional capacity expressed as a desire for more field time by the general student body. These fields are situated on a portion of the existing University Oaks, which will need to be removed prior to field implementation. Most other sites within the Athletics and Recreation district are unencumbered by existing programs, with the exception of a housing site that requires the relocation of the Child Development Center.

3.5 Campus Districts

Western Reserve

The Western Reserve area will retain its function as home to the university facilities, though interspersed with newer functions. The facilities area itself will be reconfigured with new central receiving and offices along the northern edge and a reconfigured yard on the west, as the loop road extension provides access all around these facilities.

The drainage way along the western edge of campus will be home to the future Discovery Garden, a research and educational opportunity, beginning with the Living Laboratory and Pavilion as its entry. An additional 11 acres of space along the floodplain will provide research pavilions and space for academic exploration.

The Western Reserve will also provide a location for the relocated Child Development Center at the northern edge of Barshop Road at the North Loop 1604 frontage road. This site has space for a larger facility that can accommodate more children. Its location also allows easy in and out access for parents who may come from off-campus or need to quickly get to another distant area of the campus.

Park West Campus

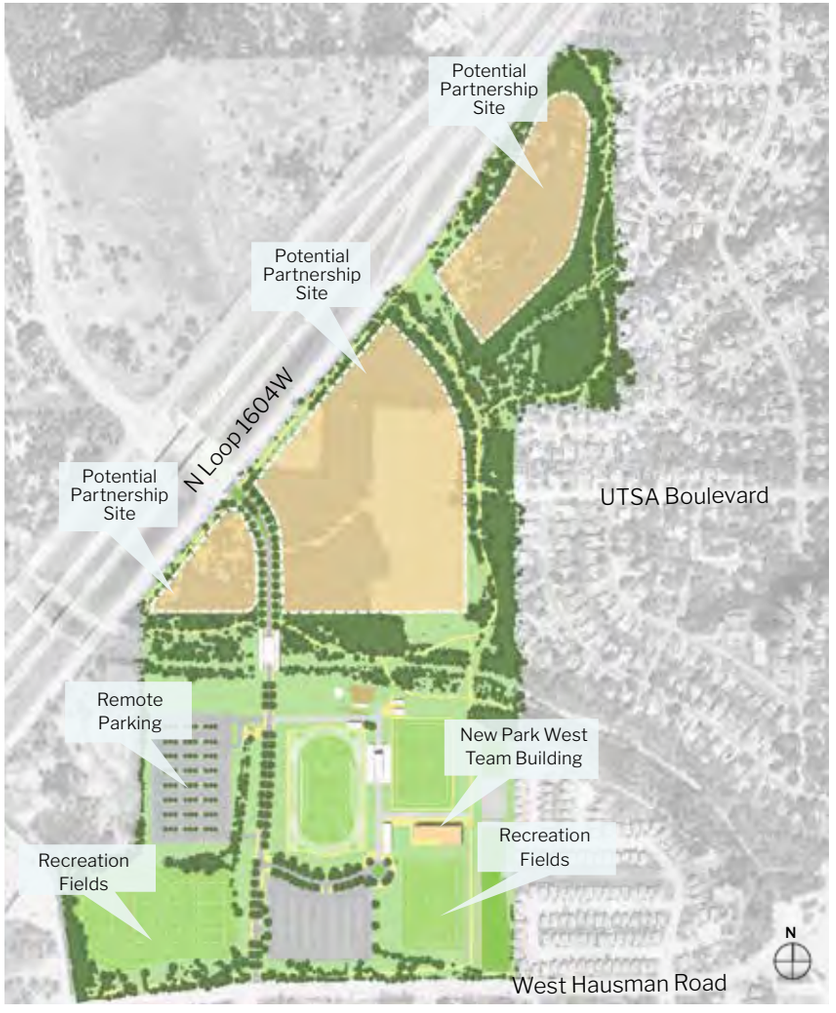
Park West Campus is not required for academic and research programs or other facilities directly related to the academic mission. However, it has ample room for student life functions and other yet-to-be-determined needs. The plan for the campus site is divided into two zones. The zones south of the creek are proposed for athletics and recreation functions. Soccer and track and field intercollegiate athletics will retain their homes on the campus, with a new permanent team building situated south of the soccer stadium. Areas along West Hausman Road are sites for future recreation fields. These are intended as remote opportunities for the campus communities as well as shared resources for the greater San Antonio community. Among these fields, space is allocated for various sports that can rotate through, including enough space for a cricket grounds, a sport with no facilities within close proximity to this area of San Antonio.

If needed, additional surface parking can be provided north of the recreation fields along Kyle Seale Parkway. This parking will provide additional capacity for Park West Campus, as well as a lower-cost remote parking facility for students and employees on the Main Campus. An area for a shuttle stop will be incorporated into the parking lot for access to the Main Campus.

The area on Park West Campus north of the creek will be held for future partner development opportunities. The precise uses are undetermined at this time. Recreational pedestrian and bicycle trails will allow for circulation through this area and access to the natural amenities. These will be open for use by the university and the surrounding neighborhood communities.

Park West Campus Long-Term Vision

Figure 3.28 Park West Campus Illustrative Plan



Potential Phasing Strategy

Pre-Phase

Two projects are currently in design at the time of this report. These include the Guadalupe Hall residential building and the Roadrunner Athletics Center of Excellence. Their layout and integration with the site has been coordinated with the master planning process. This also includes a team building at Park West Campus, which is being designed in conjunction with the Roadrunner Athletics Center of Excellence.

Phase 1

The first phase of development will be focused around the build-out of the Southeastern Gateway. This will provide a prominent frontage for the university along UTSA Boulevard and anchor the south end of the Academic and Research Core district. The phase will include the southernmost block of the Paseo Verde, the Honors College, Roadrunner Village, and the first section of the Tricentennial Innovation Park. Though infrastructure improvements will be required, the area of phase one is currently occupied by surface parking and landscape and is unencumbered by programmatic elements on the campus.

3.6 Phasing Priorities

Phase 2

The second phase will introduce the initial western expansion of the Academic and Research Core district in a zone currently occupied by surface parking. This includes several academic and research buildings along with two additional blocks of the Paseo Verde. Also in this phase will be the development of a new arena in the Athletics and Recreation District, freeing up space for additional academic expansion in the area currently occupied by the Convocation Center. The construction of the Arena will potentially require the relocation of the Child Development Center, which is depicted in this phase.

Phase 3

Phase three includes infill development on the eastern edge of the Academic and Research Core district. These sites are currently consumed by only landscape areas and limited roadways. This phase will also target the relocation of the softball field and tennis facilities from the Academic and Research Core district to the Athletics and Recreation district, freeing up additional expansion area.

3.6 Phasing Priorities

Phase 4

The fourth phase will complete the western expansion of the Academic and Research Core district and the full extension of the Paseo Verde to its northern reach at Guadalupe Hall. Relocation of athletics facilities in previous phases are required to make site available for this expansion.

Phase 5

The final phase of the master plan includes all facilities not identified in the first four phases of development. Though outlined in the final phase, some specific facilities may happen as infill development in an earlier phase as programmatic needs or dedicated funding sources arise. While not depicted in the diagram, Park West Campus development is also assumed to be as needed and not within a specific phase.

Table of Contents