5

Implementation

5.1   Continuity and Compliance

Introduction

The UTSA campus master plan provides a roadmap for development, investment, and growth. Therefore, future campus modification and expansion should align with the principles and framework established in this planning document.

To ensure the continuity of future development, the university should convene a review body that would include members with strong professional and institutional knowledge who can evaluate the compliance of proposed landscape and building projects through the lens of the master plan.

A recommended review schedule for evaluation of all proposed campus development projects would occur during at least three project phases:

1.   Early pre-schematic design
2.   End of schematic design
3.   End of design development

Additional meetings may be required if substantial design changes are made at a later stage of development. At least one member of the development review committee may be assigned to participate in the design team selection process.

A primary consideration for the selection of architects, landscape architects, and contractors should be their demonstrated understanding and agreement to the master plan principles and framework. This key measure will promote cohesive development of the campuses, even with separate entities participating in the design and implementation of individual components.

5.2 Additional Recommended Studies

There are several additional studies the university may consider in the near term to supplement and support the recommendations of this master plan.

Comprehensive Sustainability Plan

While sustainability and resilience principles were recommended in this master planning effort, the Sustainability Council will next refine these principles and determine a set of specific strategies based on a cost-benefit balance, both financially and in relative impact. This will likely require additional technical studies, particularly involving infrastructure, to ensure the preferred strategies are feasible.
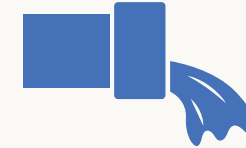
The results of this analysis and ultimate goals and strategies should be compiled into a university-wide comprehensive sustainability plan to ensure future decisions support the university's values for promoting sustainable and resilient campuses. See Section 2.3 to review the sustainability and resilience principles.

Signage and Wayfinding Plan

Many stakeholders provided feedback that the wayfinding and signage at the Main Campus could use improvement, from the lack of hierarchy of the entrances to building and room naming. With the significant and distributed expansion of the Downtown Campus, wayfinding will likely become an increasing concern there as well. With campus naming conventions changing, this study is particularly important.

Therefore, UTSA should undergo a strategic assessment of the existing signage and wayfinding and develop a comprehensive strategy. This plan should include the campus gateways and arrival experiences, internal digital and analog wayfinding for multiple modes, and a sign type family for cohesive and flexible implementation.

Infrastructure Master Plan

An infrastructure plan will be critical to ensure the efficiency and feasibility of implementing the master plan. It also will help to refine sustainability goals and determine the appropriate development standards required to meet those goals. The plan should assess the existing systems and project future infrastructure needs based on the program proposed in the master plan. Water, sewer, stormwater, electrical energy, thermal energy, data, and security systems should all be included in this analysis.

At a very high level, the plan anticipates a future central plant at the Main Campus to create a redundant loop. This new plant is likely to be located west of the Paseo Verde to support the significant expansion toward the west. The master plan also recommends consolidating main utility lines into corridors, which may follow the paseo system. Defining a clear utility corridor network will increase efficiency and predictability in development.

5.2 Additional Recommended Studies

There are several additional studies the university may consider in the near term to supplement and support the recommendations of this master plan.

Design Guidelines

Evaluating and updating design guidelines for landscape and building projects will help the university promote a more cohesive design language for each campus. The design guidelines should be a performative framework while allowing flexibility for future project requirements and budgetary constraints. It is recommended that sustainability requirements be included to ensure sustainability is integral to the design of each project.

Dining Services Study

Through the outreach process, food service options were identified as a priority for students at both campuses. Both the Main Campus and the Downtown Campus will require much more on-campus dining to accommodate growth. A distributed food service strategy was identified as the preferred future model, which will require a variety of dining options scattered around campus along key pedestrian corridors and hubs of activity. Dining options will need the flexibility to serve both the campus community as well as visitors and employees of co-located facilities such as the Tricentennial Innovation Park.

A dining services study will help the university evaluate campus dining options relative to placement, density, and types of services. It will also analyze the size and menu offerings of current venues in relation to the communities they service and provide recommendations for future facilities. It could also incorporate market assessment, meal plan modeling, and financial modeling.

Comprehensive Housing Study

Housing is a significant need at both the Main Campus and the Downtown Campus. While market studies are currently underway for specific projects at each campus, a more comprehensive approach would benefit the university. This study would include outreach to determine the perceived status of current housing facilities and desires for future housing types. Peer benchmarking and financial analysis for different delivery and funding mechanisms would provide guidance for future investments and prioritization.

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