

ATHLETICS

FIGURE 1

Plan of the existing UTSA Main Campus

UTSA Property -----

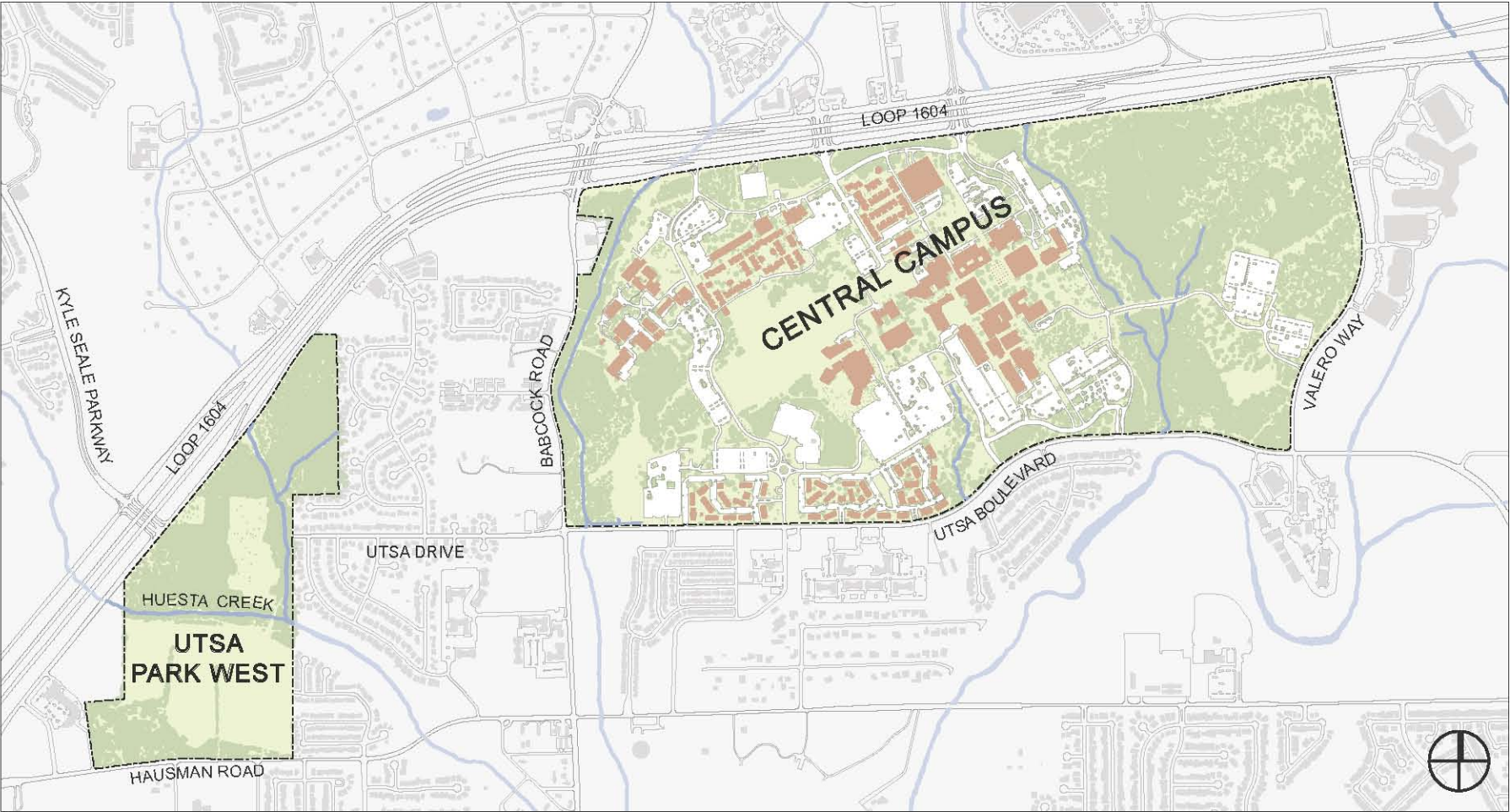
INTRODUCTION

The UTSA Athletic Department continues to grow and evolve. The department has recently added football to the athletic program, and has the goal of competing in a major Division 1 athletic conference in all the sports it offers. The current facilities are not at the level of quality to meet current or future needs. New athletic facilities will be required to meet the University's goals.

ATHLETICS COMPLEX CONCEPT

The UTSA Athletic Department's objective is to consolidate all or as many as possible of the athletic facilities in one location. The best location for this is on the southern portion of the recently acquired UTSA Park West. Locating the athletics facilities in close proximity to each other has numerous advantages. Among these are:

- Ability to save costs due to sharing facilities such as parking and the team facility (i.e. locker rooms, training room, weight room, etc.)
- Reduction in overall land required due to efficiencies
- Better community engagement with the City of San Antonio and Bexar County by hosting joint meets, tournaments, championship games, etc.
- Centralized maintenance and operations
- More collaboration opportunities with local school districts
- Creation of a destination point for UTSA and the City of San Antonio
- Greater fund-raising potential
- Superior facilities for the student athlete
- Focus on the fan experience for students, alumni, and the citizens of San Antonio/Bexar County
- Ability to use the land that athletics facilities currently occupy on the Central Campus for academic and recreational uses



1

0 800 1,600 3,200 ft

UTSA Park West: Site Description

The overall site is approximately 125 acres. A dry creek divides the site in two, with the southern half being approximately 60 acres in size. The majority of the land in the southern portion of the site has been dedicated to the athletics complex, and the northern half is proposed to be a mixed-use development. Except for the floodplain of the creek, the majority of the area is buildable.

The UTSA Park West site is located approximately half a mile from the Central Campus if traveled via UTSA Boulevard and 1.5 miles from the Central Campus if traveled via Loop 1604. UTSA Boulevard dead-ends into the eastern boundary of the site. The site is currently bounded by Hausman Road to the south, Loop 1604 to the northwest, and a residential neighborhood to the east. Kyle Seale Parkway currently terminates at Loop 1604 at the midpoint of the site

(perpendicular to Loop 1604). Primary vehicular access during the initial phases of the development of the athletics complex will be from Hausman Road via Loop 1604. The site will have excellent visibility from Loop 1604 (a major freeway with heavy traffic during peak periods). As the site is further developed to the north, Kyle Seale Parkway will become a major access point for the complex.

Process

The Master Planning team used an inclusive process in developing the Athletics Complex Master Plan. Among the methodologies used during the planning process were:

- Meet regularly with UTSA Athletics, Administration, and Facilities representatives
- Coordinate with the overall Campus Master Plan
- Investigate existing facilities to determine what works and what does not
- Research and compare UTSA's proposed athletics complex with the facilities of benchmark athletic programs
- Study the site to identify its potential and maximize its use
- Meet with UTSA's Athletics Advisory Council

Design Concept

The overall concept for the Athletics Master Plan is to create a central athletics complex that accomplishes the following goals:

- Compares favorably with major Division I college programs
- Provides UTSA student athletes with the opportunity to excel in their sport and in the classroom
- Is pedestrian oriented and focuses on the fan experience
- Minimizes vehicular traffic in the interior of the site
- Is accessible from all areas of the City and County
- Incorporates mixed uses such as retail, residential, and parking garages
- Is compact in arrangement
- Has unified architectural theme

The athletics facilities will be placed in a compact arrangement allowing the facilities to be connected by major pedestrian walkways or malls. The team facility is at the center of the east-west pedestrian mall and will act as the central hub for the athletics complex.

While surface parking will be used in Phase 1, the complex will eventually have at least one parking garage. Additional parking garages may be located in the northern portion of the site. The use of parking garage(s) will maximize land use for athletic facilities and the UTSA athletic programs. The Long Range Plan for UTSA Park West (Figure 2) comprises about 1.7 million gross square feet in built facilities, with approximately 225,000 gsf in athletic facilities and about 1.5 million gsf in mixed use buildings.

Final Athletics Program

- 10,000-seat Track Stadium with a separate throwing area (minimum 5,000 seats will be permanent seating)
 - Ticketing, concessions, toilets, and fan amenities
 - Separate area for throwing events
- 3,500–5,000-seat Soccer Stadium
 - Ticketing, concessions, toilets, and fan amenities
- 12-court Tennis Center with stadium seating for four courts
 - Ticketing, concessions, toilets, and fan amenities
- 1,500-seat softball stadium
 - Locker rooms and offices
 - Batting cage
- 4,000-seat baseball stadium
 - Ticketing, concessions, toilets, and fan amenities
 - Batting cage
- Two football practice fields (one with artificial turf)
- A 10,000-seat Arena/Convocation Center
- A 35,000-seat Football Stadium
- Central Team Facility
 - Locker rooms (minimum of 4—football, soccer, track, and visiting team)
 - Training room
 - Weight room
 - Athletics Department offices
- Maintenance building
- Central Plant
- Parking garage
- Roads and infrastructure

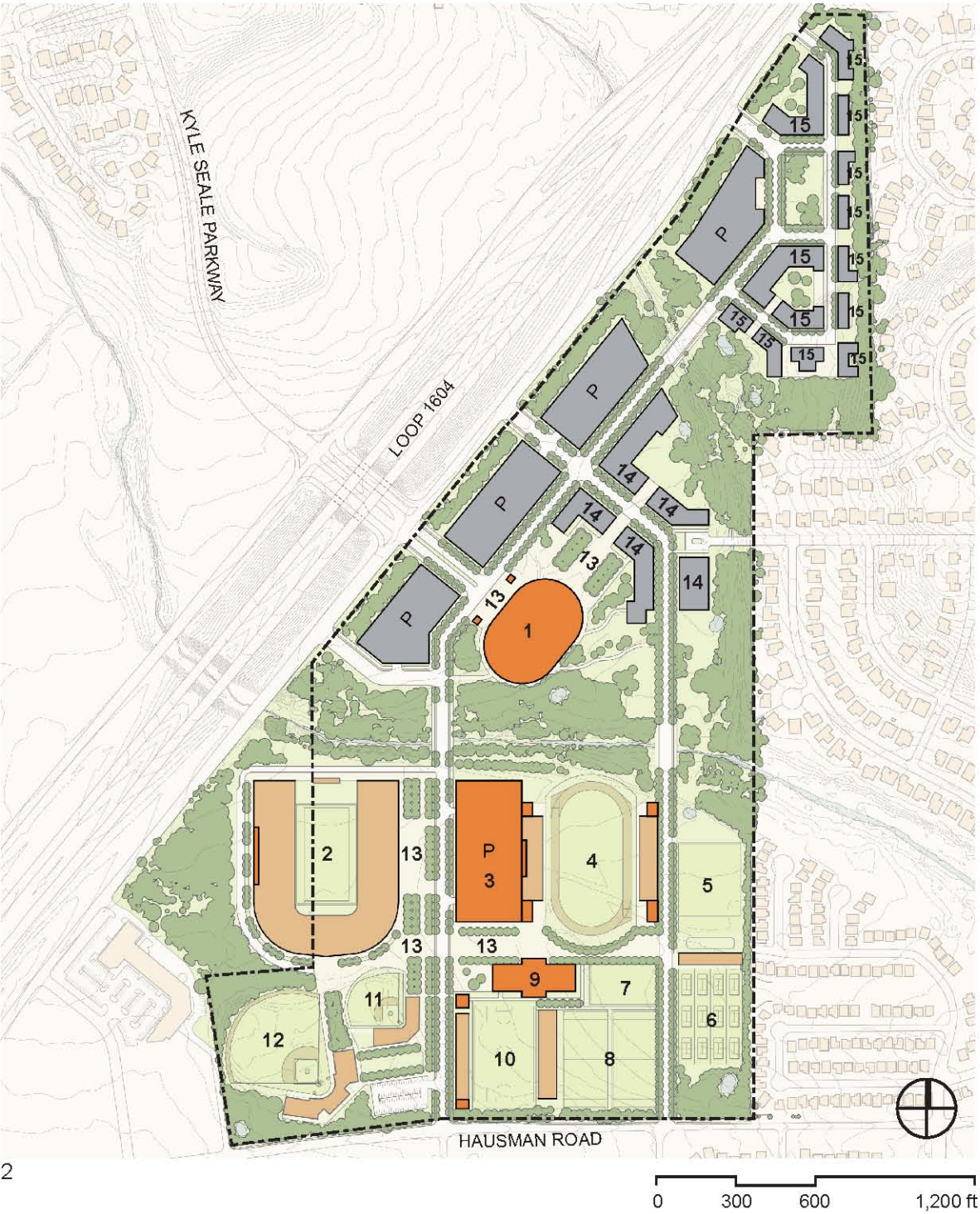


FIGURE 2
Long Range Plan for UTSA Park West and future athletics complex

- 1 Arena/Convocation Center
- 2 Football Stadium with ground-level retail space
- 3 Parking/Central Plant with ground-level retail space
- 4 Track Stadium
- 5 Throwing Area
- 6 Tennis Complex
- 7 Goalie Practice Field
- 8 Football Practice Fields
- 9 Team Facility
- 10 Soccer Stadium
- 11 Softball Complex
- 12 Baseball Complex
- 13 Pedestrian Mall
- 14 Possible Future Commercial, Office, Retail, or Hospitality Buildings
- 15 Possible Future Residential Buildings
- P Possible Future Parking Garage with ground-level retail

Future UTSA Athletic Buildings

Future UTSA Athletic Stadia and Bleachers

Possible Future non-Athletic Buildings

UTSA Property

FIGURE 1

UTSA Park West athletics complex, Phase 1

FIGURE 2

UTSA Park West athletics complex, Phase 2

- Future UTSA Athletic Buildings
- Future UTSA Athletic Stadium and Bleachers
- UTSA Property

PHASING

Phase 1

UTSA is receiving funding from the City of San Antonio and Bexar County for a soccer and track stadium, making these facilities a priority in Phase 1. Phase 1 will focus on making infrastructure improvements and achieving a high level for performance areas (soccer, and track and field) of both stadiums. As no infrastructure currently exists on this site, a large component of Phase 1 will be the roads, parking, and utilities required to serve the new athletic facilities. Subject to available funding, Phase 1 may also include a temporary team facility. It is anticipated that available funds will not allow the new permanent facility to be built until a future phase. The program for Phase 1, subject to funding availability, is:

- 5,000-seat track stadium with press box. The track will be of the size and standards to host major Division 1 conference championships.
- Track and field throwing area (separate from the track infield).
- Soccer stadium with seating for 1,000. Seating will be expandable to seating for 5,000.
- Separate ticketing and concessions for soccer, and track and field.
- Temporary team facility with a minimum of three separate locker rooms (soccer, track, and visiting team). This facility will be expandable to accommodate football when the football practice fields are placed on site. Offices and meeting rooms will also be housed in this building. This building needs to be close to the athletic fields and placed so that it does not conflict with the future construction of the permanent team building.
- Surface parking for 500. The parking lot should include an area for team buses to cue and/or park.
- Two-lane road long enough for access to the parking facility.
- Site utilities and other infrastructure as required.
- Pedestrian walkways connecting all facilities.

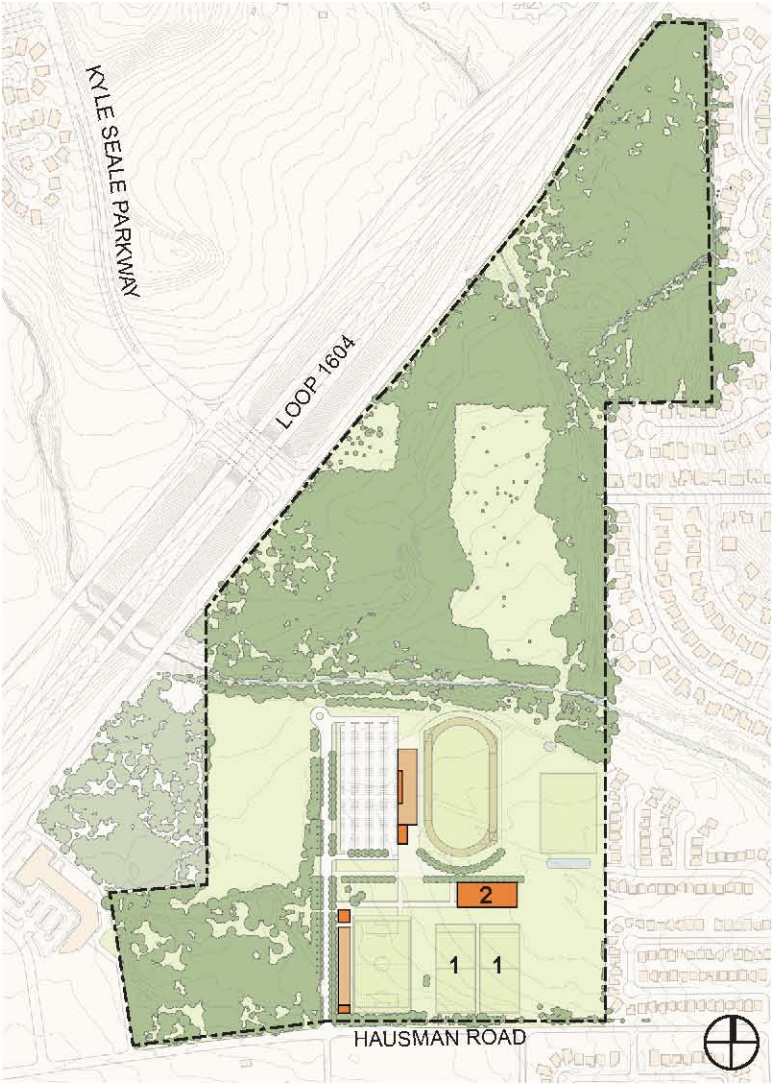
Phase 2

It is anticipated that Phase 2 will occur very shortly after Phase 1. The facilities planned for Phase 2 are two football practice fields and temporary locker rooms and offices for the football team. The program for Phase 2 is:

- One grass football practice field.
- One artificial turf practice field (surface should be similar to that used in the Alamodome).
- Temporary lockers and offices for football team. This should be close to the practice fields and could be an addition to the temporary soccer and track locker rooms.



- 1
- Phase 1
- 1 Track Stadium
 - 2 Throwing Area
 - 3 Soccer Stadium
 - 4 Temporary Team Facility
 - 5 Surface Parking Area
 - 6 New Road and Utility Infrastructure

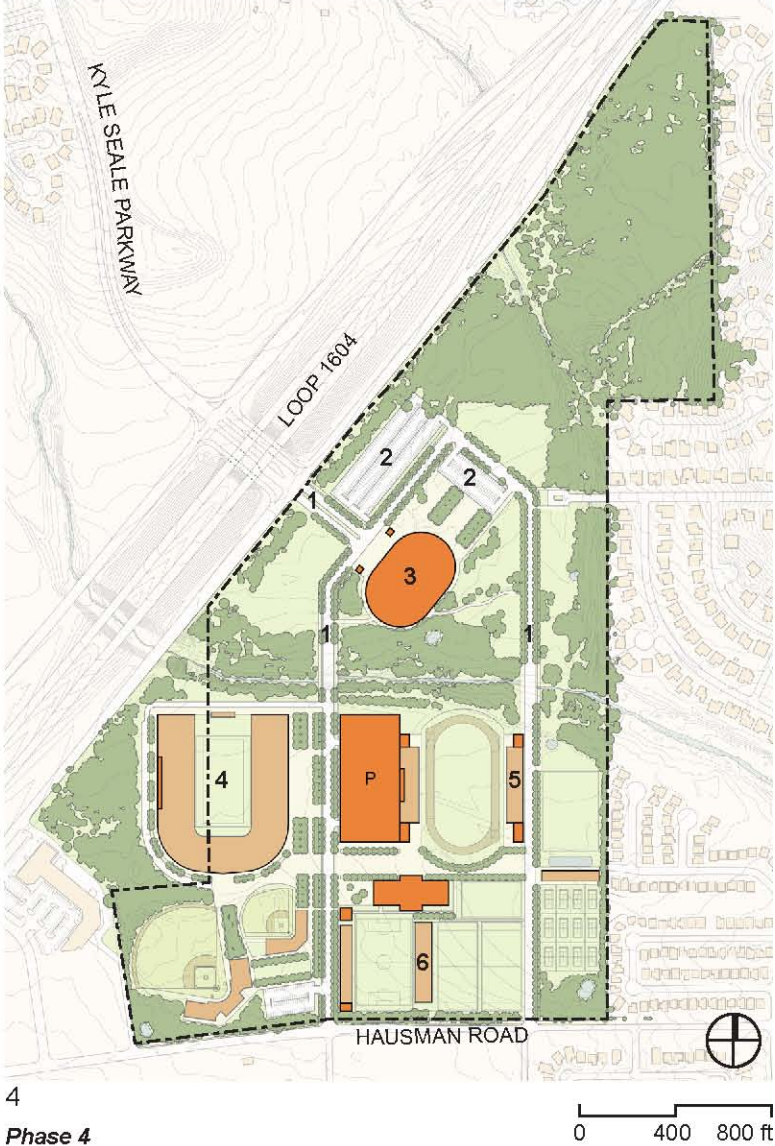


- 2
- Phase 2
- 1 Football Practice Fields
 - 2 Temporary Football Locker Room Addition



Phase 3

- 1 Surface Parking Area
- 2 Permanent Team Facility
- 3 Tennis Complex
- 4 Goalie/Multipurpose Practice Field
- 5 Softball Complex
- 6 Baseball Complex
- 7 Small Parking Area



Phase 4

- 1 Completion of Two Roads
- 2 New Surface Parking Area
- 3 10,000-seat Convocation Center/Arena
- 4 35,000-seat Football Stadium
- 5 5,000-seat Track Stadium Addition
- 6 2,500–3,500-seat Soccer Stadium Addition
- P New Parking Garage/Central Plant/Maintenance Building with Retail Space at Ground Level

Phase 3

The facilities planned for Phase 3 will include the baseball/softball complex. This complex will be somewhat unique in that it will house its own locker rooms, offices, ticketing, and fan amenities. The tennis complex consists of 12 courts with stadium seating for selected courts. This complex will also include ticketing, fan amenities, and locker rooms. The other major addition in Phase 3 is the permanent team facility. This facility will be centrally located and include separate locker rooms for soccer, track, football, and the visiting team. The facility will also include a training room, a weight room, and the Athletic Department's offices. Finally, there will be fan amenities associated with the team facility.

The program for Phase 3 is:

- 1,500-seat softball stadium with locker rooms
- 4,000-seat baseball stadium with locker rooms
- Central ticketing and concessions for baseball/softball
- Team facility including locker room, training room, weight room, and Athletic Department offices
- 12-court tennis complex
- Additional 500-space surface parking area and smaller parking areas serving baseball/softball and the team facility
- Additional pedestrian walkways
- Goalie/multipurpose practice field
- Central Plant
- Maintenance building

Phase 4

Phase 4 represents the planned final buildout for the athletics complex. A major development in Phase 4 is the completion of the internal roads and infrastructure. The proposed roads will be three lanes—two lanes with a turning lane. Another key infrastructure addition is the parking garage. Phase 4 includes a 10,000-seat Arena/Convocation Center. This facility will be on a central axis with Kyle Seale Parkway, and will be a major focal point and anchor for the athletics complex. The final plan also includes a 35,000-seat Football Stadium. It is anticipated that the Alamodome, in downtown San Antonio, will serve as a venue for football games for the University's new program. While this arrangement may continue indefinitely, the Athletics Master Plan allows for the eventual construction of a 35,000-seat facility at UTSA Park West adjacent to Loop 1604. This location gives high visibility to the football program and ensures that the athletics complex remains contiguous and compact. Construction of this facility will require the acquisition of an additional ten-acre property adjacent to UTSA Park West. The Master Plan recommends timely acquisition of this property by the University to allow for the full buildout of the athletics complex.

FIGURE 3

UTSA Park West athletics complex, Phase 3

FIGURE 4

UTSA Park West athletics complex, Phase 4

-  Future UTSA Athletic Buildings
-  Future UTSA Athletic Stadia and Bleachers
-  UTSA Property