

An aerial photograph of a city skyline, likely San Antonio, Texas, featuring the PNC Tower and the Alamo. The image is overlaid with a semi-transparent orange filter. A large white number '2' is positioned in the upper left corner.

2

Downtown District Planning

UTSA in Downtown

UTSA's Downtown Campus is distributed across San Antonio's urban core, surrounded by cultural, historic, and commercial destinations—including the city's growing tech district. Constantly evolving, the Downtown Campus now encompasses three distinct districts, each contributing to a vibrant and dynamic experience for Roadrunners and visitors alike.

In recent years, UTSA has significantly expanded its downtown footprint—from the original Downtown Campus, now Buena Vista District, to the innovative San Pedro District, and the creative hub at the Southwest Campus District. These developments reflect UTSA's commitment to embedding itself in the city's fabric.

University President Taylor Eighmy has emphasized that UTSA's vision is to "balance campus growth with the preservation of existing community assets—the heritage, artistic legacies, social movements, and strong neighborhood identity." In alignment with this vision, the university is preparing for continued growth, with a goal of serving 10,000 students in its downtown locations by 2028.



Southwest Campus District, in the heart of Downtown



San Pedro I



Buena Vista and Frio St Buildings



Historic Southwest Campus

District Planning

Suggested Terminology

To ensure clarity and consistency in the District Planning report and other planning efforts, District Planning recommends a terminology framework organized from the largest to the smallest scale: **Campus, District, Block, and Building.**

Campus

At the largest scale, campus refers to the overall UTSA presence in Downtown San Antonio. This reinforces the vision of one comprehensive and unified Downtown Campus while also supporting the concept of a distributed campus embedded within the urban fabric.

District

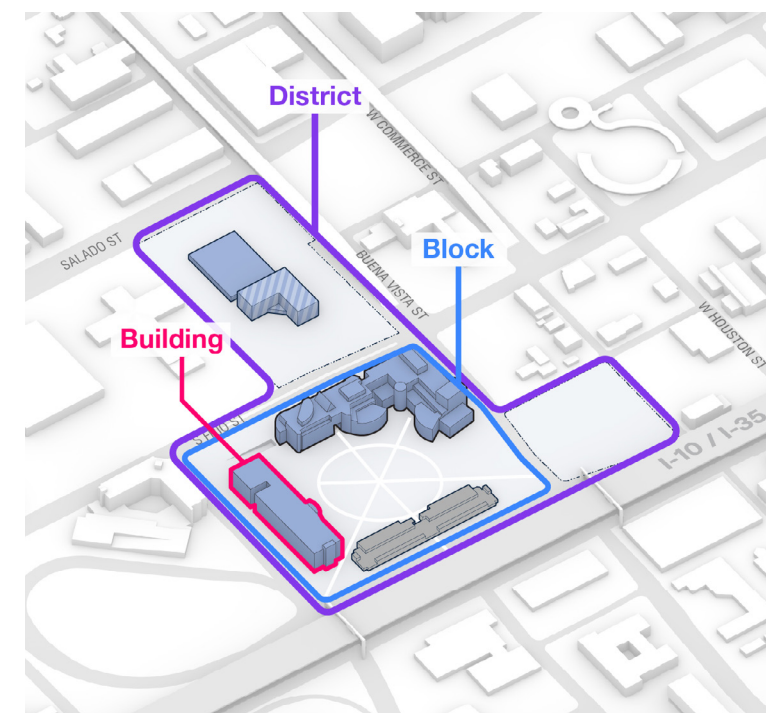
Within the campus, districts represent major subareas defined by their geographic location and distinguished by a unique character and identity. The term “district” allows for flexibility and future growth, as it describes a broader urban scale rather than a single block or square. The Downtown Campus currently consists of the Buena Vista District, the San Pedro District, and the Southwest Campus District, with the Hospitality Hub envisioned for the future.

Block

Within each district, blocks provide a finer level of definition. Blocks are recognizable, human-scaled areas typically bounded by surrounding streets, and often referenced informally. For example, the Buena Vista District includes the Cattleman Square Block, the Monterrey Block, and the Bill Miller Plaza Block. The San Pedro District includes the San Pedro Block and the Kallison Block. The Southwest Campus District includes the Navarro Block, the ORP Block, the Historic Southwest Block, and the Santikos Block.

Building

At the most detailed level, buildings form the smallest scale of the planning framework and serve as the primary elements within a block. For instance, the Bill Miller Plaza Block in the Buena Vista District contains the Frio Building, the Buena Vista Building, the Durango Building, the future Durango Building Expansion, and two additional planned academic buildings within Bill Miller Plaza.



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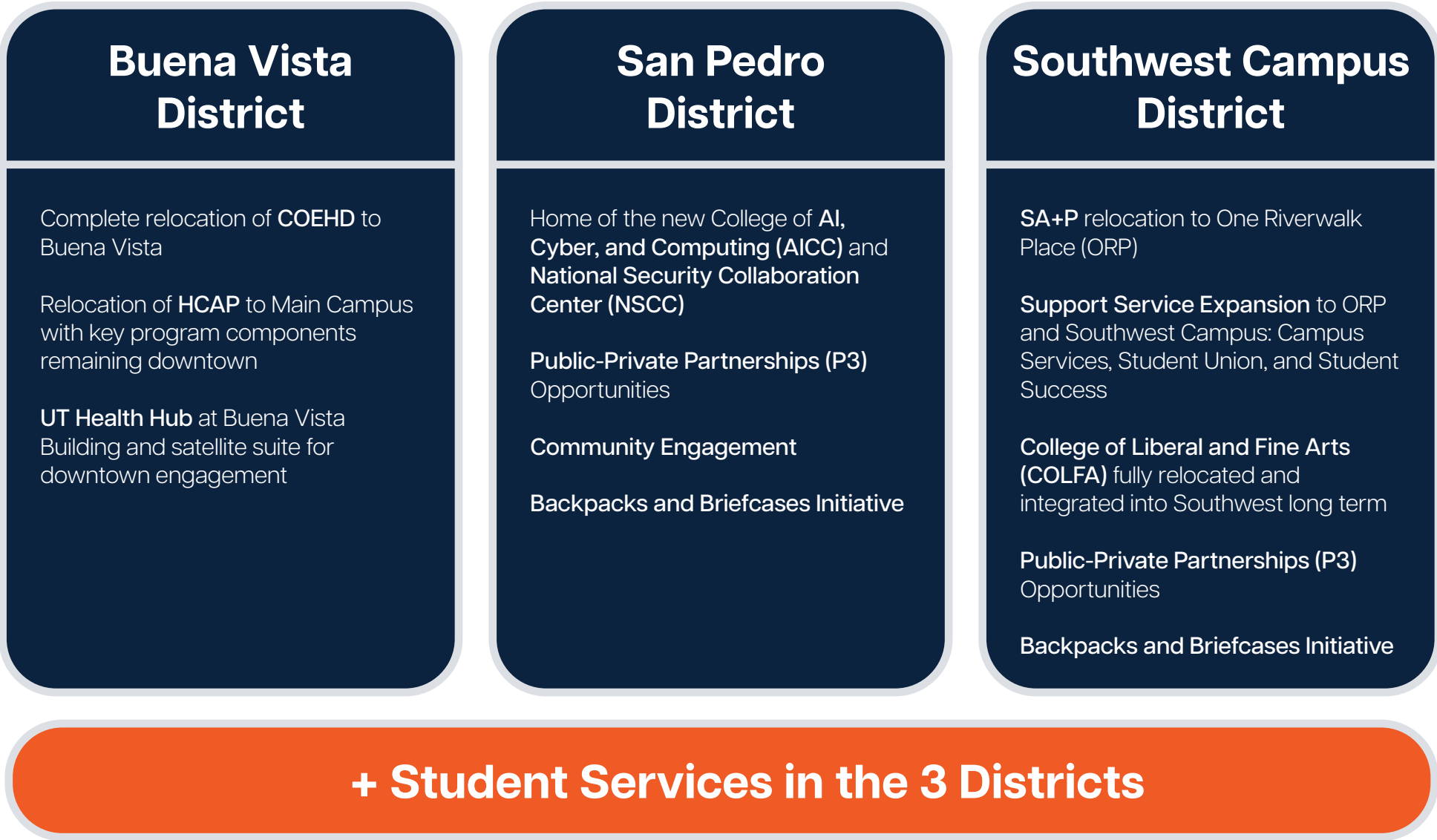
Supporting Studies

Campus Growth & Optimization Plan

The Campus Growth & Optimization Plan is an internal initiative led by UTSA's Real Estate and Property Management team, which oversees campus-wide space needs and long-term growth strategies. This strategic initiative focuses on consolidating colleges and co-locating them with industry and community partners to create districts that function as powerful hubs for collaboration and dynamic ecosystems for college life. College consolidation enables more efficient use of resources and space while strengthening academic identity and fostering a stronger sense of belonging. It also allows university leadership to guide expansion decisions based on academic synergies and concentrations of knowledge.

For this effort, the team emphasized strategic program relocations and student service enhancements, particularly in support of the Downtown Campus expansion.

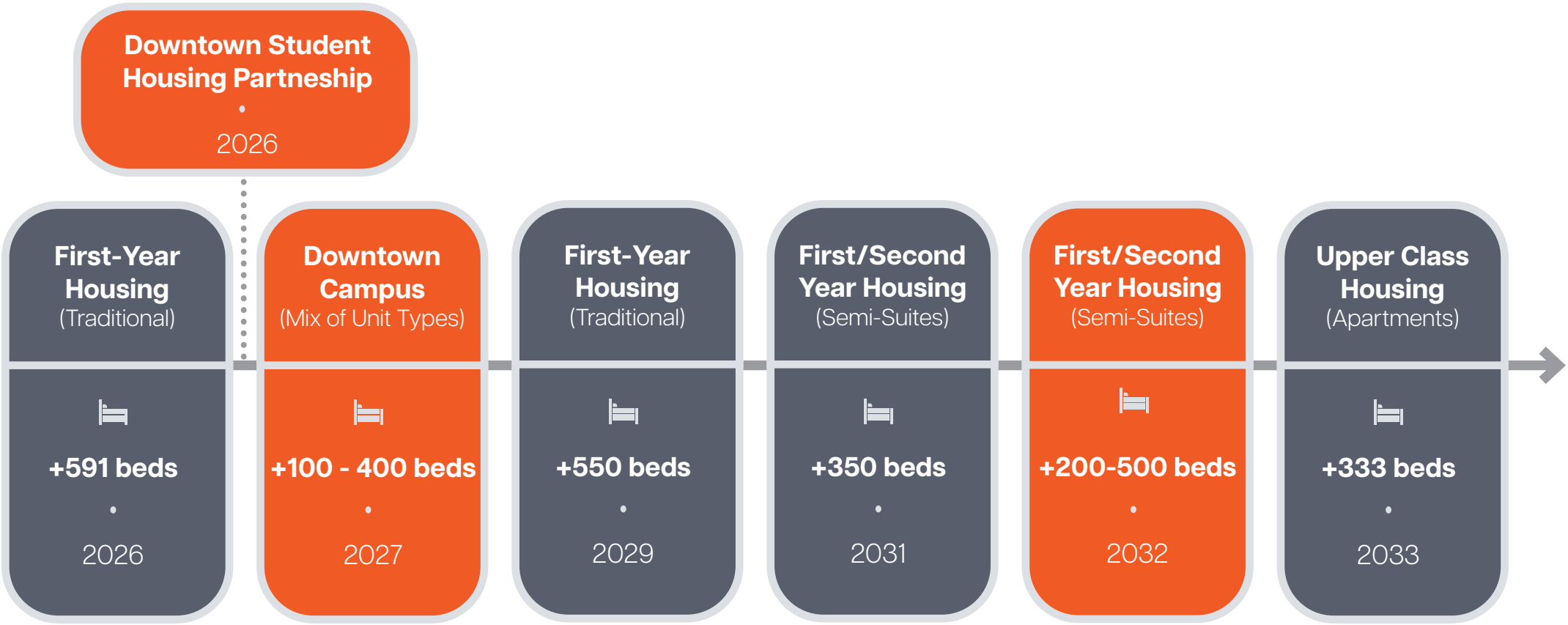
Through stakeholder engagement, the Campus Growth & Optimization Plan reinforced the importance of consolidating and co-locating colleges to improve efficiency and collaboration. This strategy has directly informed key decisions, such as relocating the College of Education and Human Development (COEHD) to the Downtown Campus and the College for Health, Community and Policy (HCAP) to the Main Campus.



Housing Study

The Student Housing Plan conducted by JLL in late 2024 recommends that UTSA add 2,424 new beds by 2033. Of this total, 400 to 600 beds are proposed for the Downtown Campus, featuring a mix of unit types. This recommendation addresses the immediate need for student housing in downtown and aligns with UTSA’s Growth and Optimization Plan, which anticipates 10,000 students at the Downtown Campus by 2028. The housing effort will begin with a student housing partnership in 2026, followed by a university goal of 100–400 beds by 2027. The remaining beds needed to reach the 400–600 range are planned for completion by 2032.

To support the long-term downtown enrollment goal of 15,000 students, District Planning identifies potential sites for future student housing. Market conditions and student needs at the time of implementation will guide unit types, supporting programs, and phasing strategies for housing expansion aligned with this goal.



The background image shows the UTSA campus with a prominent orange overlay. In the foreground, there is a sign for 'UTSA Southwest' and 'The University of Texas at San Antonio Main Entrance 300 Augusta'. In the background, several tall buildings are visible, including one with a 'PNC' logo. The sky is cloudy.

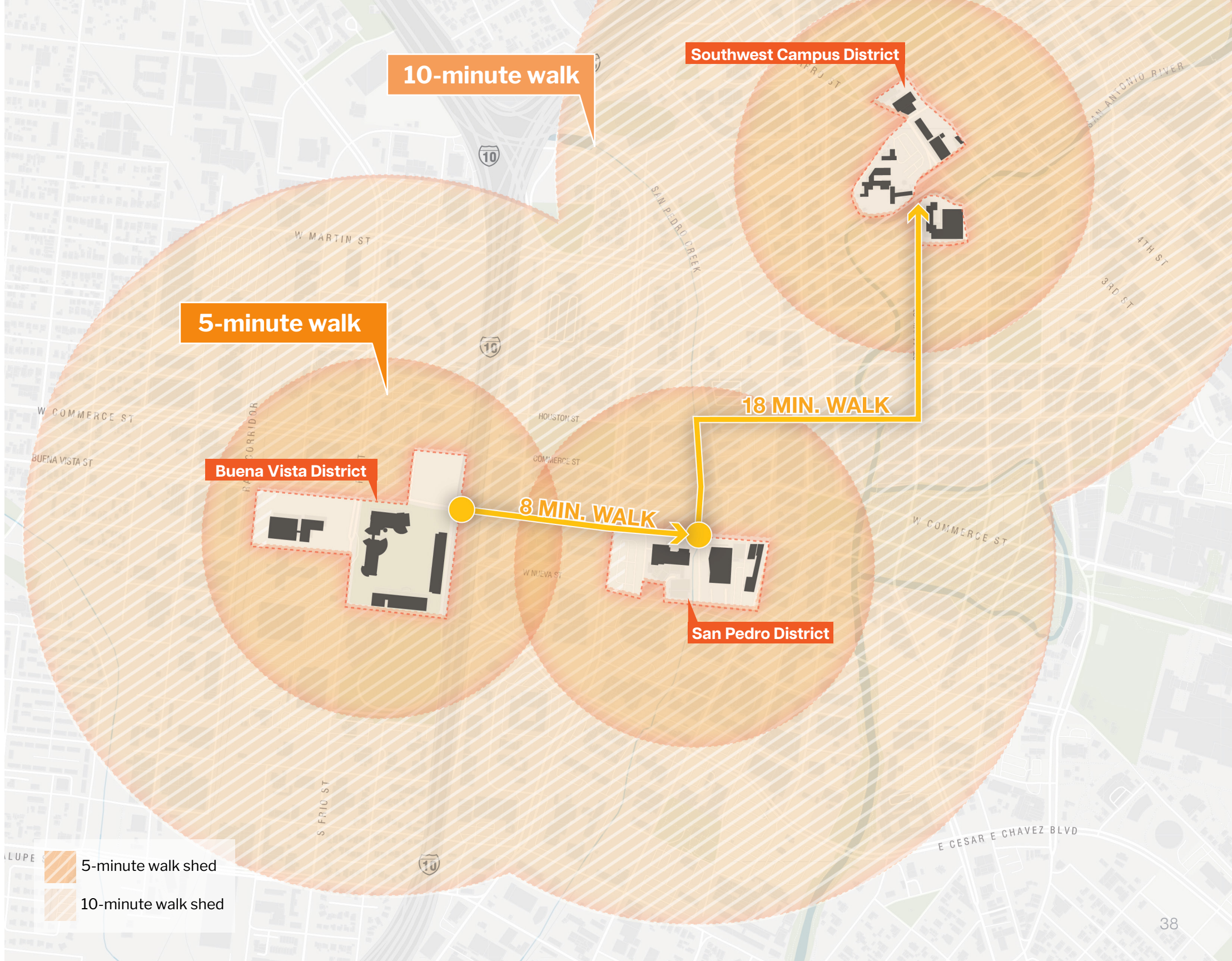
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Existing Conditions

UTSA Downtown: A Distributed Campus

The UTSA Downtown Campus is a growing, distributed campus in the heart of San Antonio, with facilities concentrated in three primary districts: Buena Vista, San Pedro, and Southwest. Embedded within the downtown fabric, these districts currently house several academic programs, including the College of Education and Human Development (COEHD), the College for Health, Community and Policy (HCAP), and the School of Architecture and Planning (SA+P). The Southwest Campus District includes the UTSA Southwest School of Art, integrated into UTSA in 2022, as well as One Riverwalk Place, which joined the Downtown Campus in 2024.

The San Antonio Downtown setting offers significant advantages: proximity to a vibrant urban environment, strong connections to the surrounding community, and opportunities for UTSA to engage in downtown initiatives. However, the location also presents challenges. The Buena Vista District is bounded by major infrastructure, including the I-10/I-35 highway and active freight railroad tracks, and the distributed nature of UTSA's facilities across multiple sites can create a sense of fragmentation. These conditions highlight opportunities for urban design, mobility improvements, and cohesive planning to strengthen connections and create a more unified Downtown Campus experience.

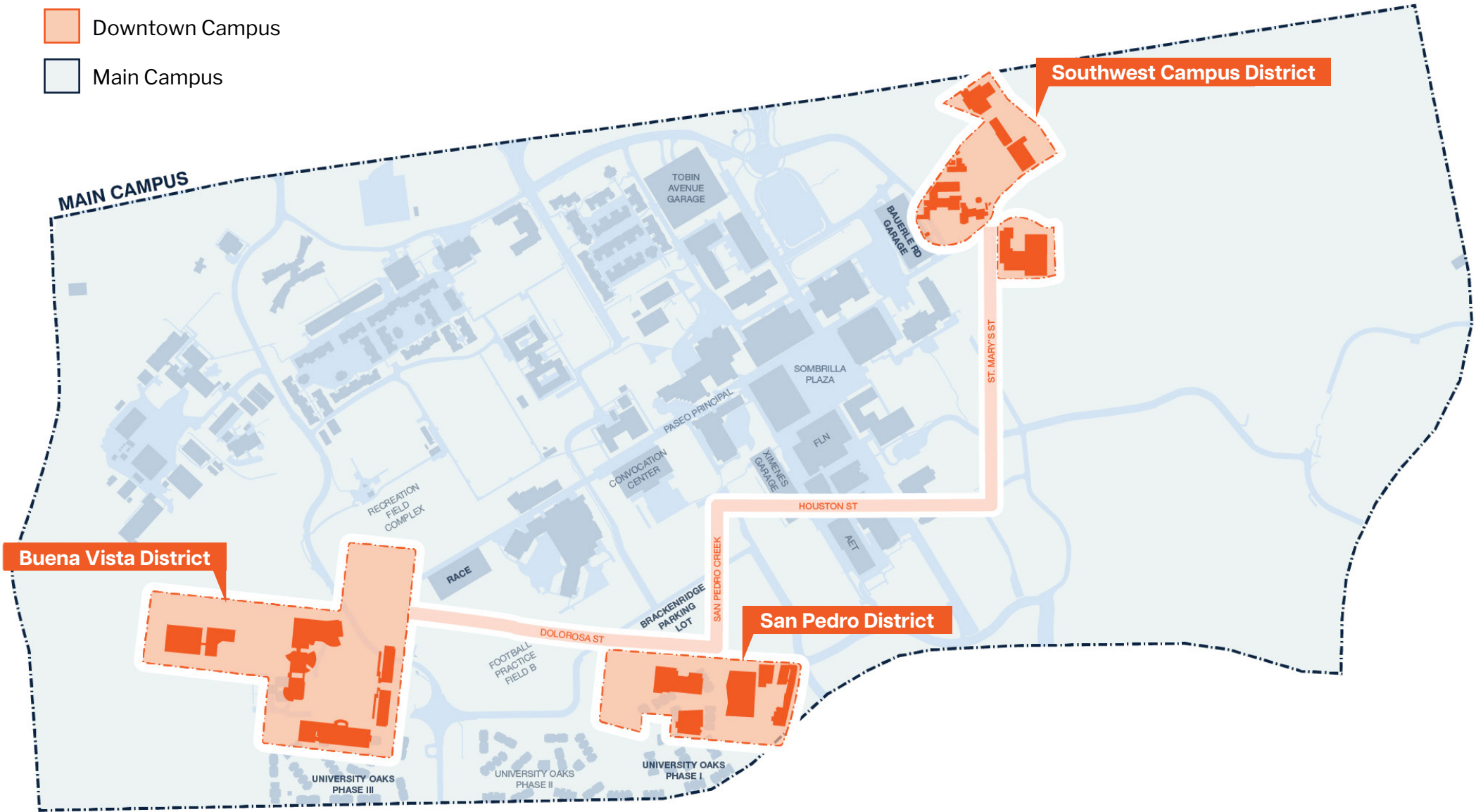


Campus Scale and Experience

Both campuses offer valuable and unique experiences shaped by their context and setting. The Main Campus provides a more traditional university environment, where academic, student life, and support services are concentrated within a defined area. In contrast, the Downtown Campus is embedded within the fabric of San Antonio, offering an urban campus experience enriched by surrounding city amenities and services.

In terms of scale and walkability, spatial analysis shows that the two campuses are comparable in size. The image to the right illustrates the Downtown Campus map overlaid on the Main Campus for comparison. For example, as shown in the drawing, traveling from the Southwest Campus District to the San Pedro District covers a distance similar to walking from the Bauerle Garage to the Brackenridge Parking Lot or University Oaks Phase III. Likewise, the distance between the Buena Vista District and the San Pedro District is comparable to the walk from RACE to the Convocation Center, or from University Oaks Phase I to University Oaks Phase III.

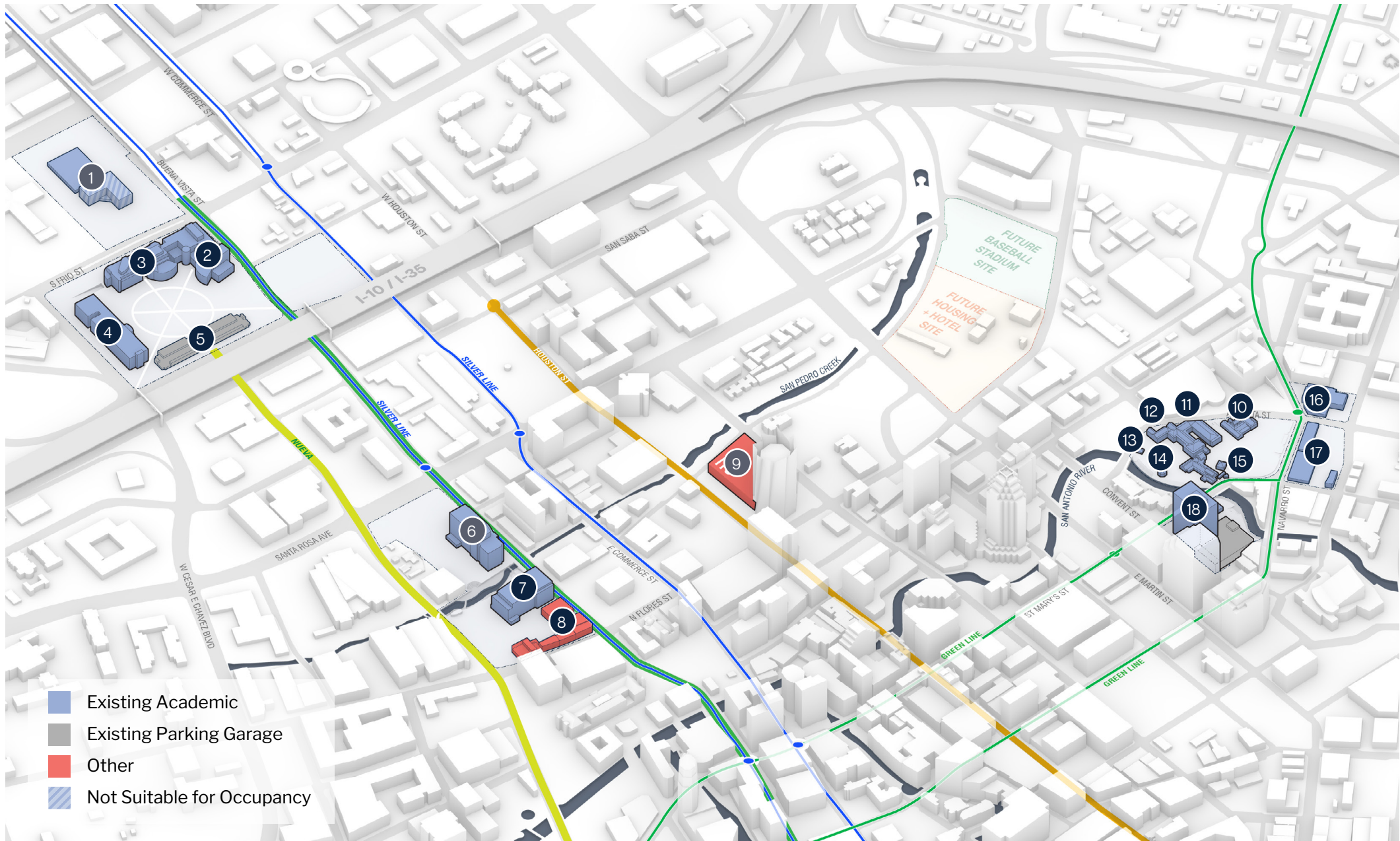
With strategic placemaking, enhanced connectivity, activated open spaces, and strong partnerships, the Downtown Campus can deliver a distinctive, safe, and vibrant student experience—rooted in its urban setting and strengthened by close ties to community and industry.



Existing Buildings

The current Downtown Campus consists of more than 18 buildings across three districts, primarily serving academic functions. The recently acquired Kallison Block introduces retail use to the campus landscape. All three districts offer opportunities for growth—either through undeveloped land or by redeveloping underutilized areas.

- 1 Monterey Building + Annex
- 2 Buena Vista Street Building
- 3 Frio Street Building
- 4 Durango Building + Addition
- 5 Downtown Parking Garage
- 6 San Pedro II (Under Construction)
- 7 San Pedro I
- 8 Kallison Block Buildings
- 9 Institute of Texan Cultures
- 10 McAllister Ceramics Building
- 11 Urschel Administration Building
- 12 Negley Building
- 13 Coates Chapel
- 14 Tobin Building
- 15 Club Giraud
- 16 Santikos Building
- 17 Navarro Block Buildings
- 18 One Riverwalk Place

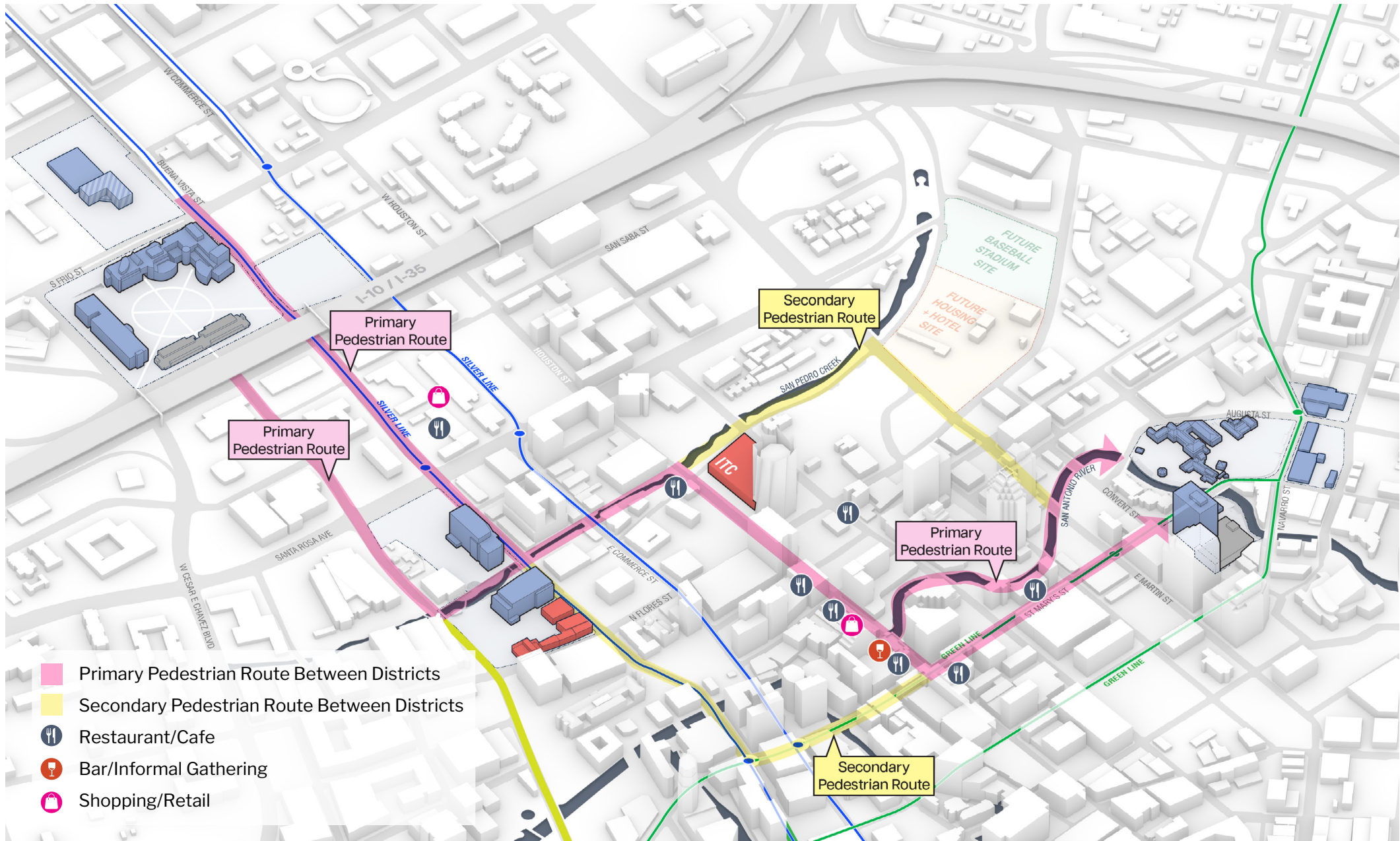


Pedestrian Experience

Walkability is a key factor in creating a unified and connected Downtown Campus. Given its distributed nature, multiple routes connect the districts, but District Planning focused on identifying the most pedestrian-friendly options.

Several urban design factors were considered in evaluating these routes. From Buena Vista to San Pedro, Dolorosa Street is a strong option, offering activated street edges and manageable crossings. Nueva Street is also expected to become a key connection following implementation of the Nueva Nueva project—a proposed UTSA cooling corridor that will enhance comfort and walkability. Between San Pedro and Southwest, the corridor that follows San Pedro Creek and Houston Street stands out as the most favorable, providing a safe, vibrant, and comfortable pedestrian experience supported by downtown infrastructure and activity.

While users may choose any route between districts, identifying and enhancing a preferred pedestrian corridor presents an opportunity to reinforce campus identity, improve safety, and foster a stronger sense of place. Through coordinated placemaking, sidewalk improvements, open space activation, and added amenities, UTSA can cultivate a more cohesive and inviting campus experience—one that benefits both the university community and the broader downtown area.



Pedestrian Experience

The walkability analysis considered urban design elements such as streetscape activation, access to food and amenities, shade and vegetation, and public gathering spaces. The route that includes San Pedro Creek, Houston Street, and alternatively the San Antonio Riverwalk already benefits from existing city assets—shade, greenery, water features, and active corridors with food and retail offerings—providing a strong context for movement between districts.

Considering these factors, the primary route could contribute to a safer, more engaging pedestrian experience while also strengthening UTSA's connection to the surrounding community. Potential enhancements include collaboration with the city on signage and wayfinding, experiential branding, improved sidewalks, placemaking strategies, and open space activation along the corridor. Additional details can be found in the Downtown Campus District Plan and Placemaking chapters.

-  Streetscape Activation
-  Access to Food
-  Shade and Vegetation
-  Pedestrian Comfort & Safety
-  Public Space & Social Nodes
-  Wayfinding & Connectivity



Parking & Mobility

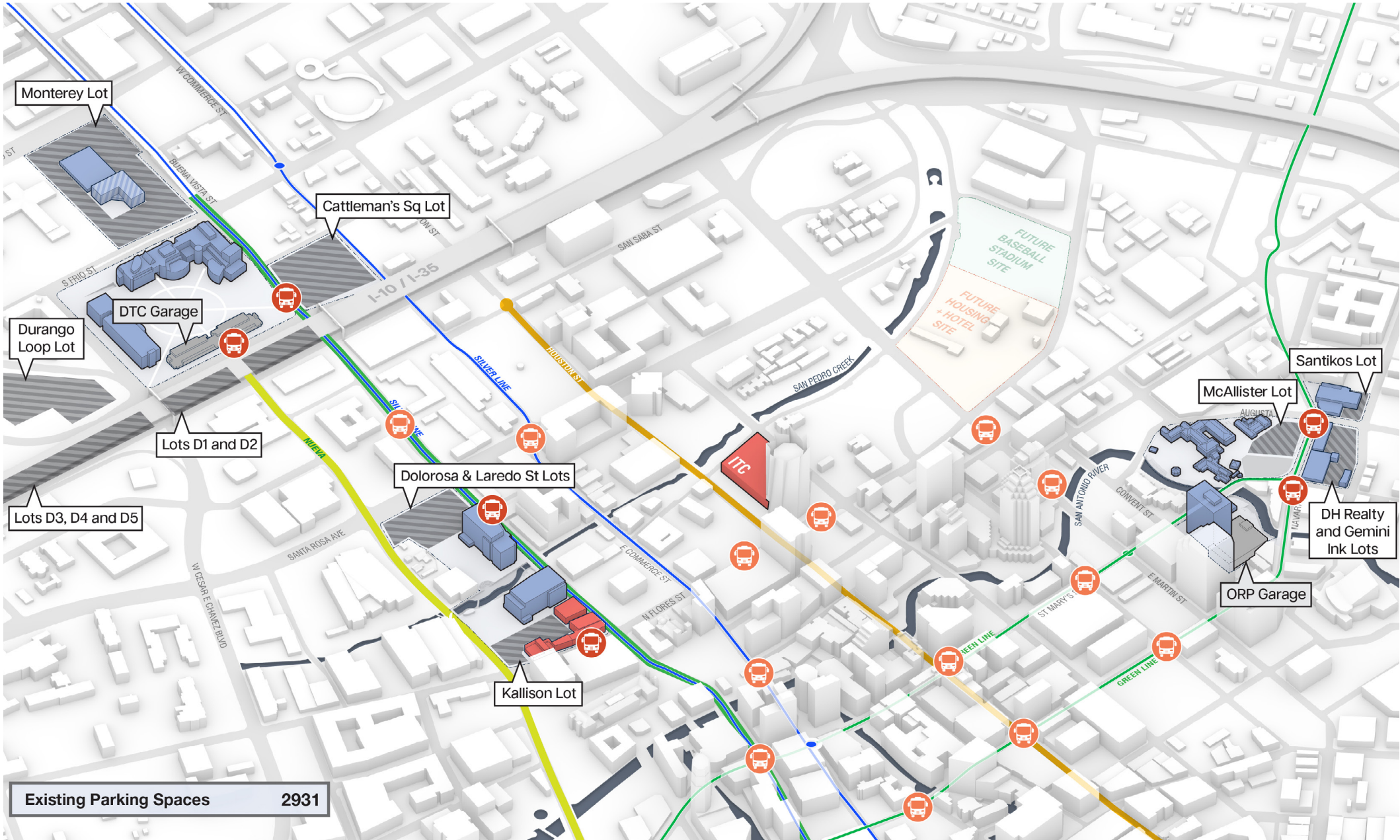
Transit

Current transit infrastructure serving the UTSA Downtown Campus includes VIA bus stops at all three districts and throughout the surrounding downtown area. Service is supported by VIA Link and UTSA's shuttle service, the "Little Runner", which help move people between districts. The Downtown Campus will soon be further supported by the planned Green Line, Silver Line, and new transit corridors along Dolorosa Street and St. Mary's Street.

Parking

There are currently 2,931 parking spaces at the Downtown Campus, distributed across garages at the Buena Vista campus and One Riverwalk Place, as well as surface lots and spaces under I-10. To support increasing student access, mobility, and inter-campus connectivity, future plans must consider parking expansion alongside enhancements to transit systems.

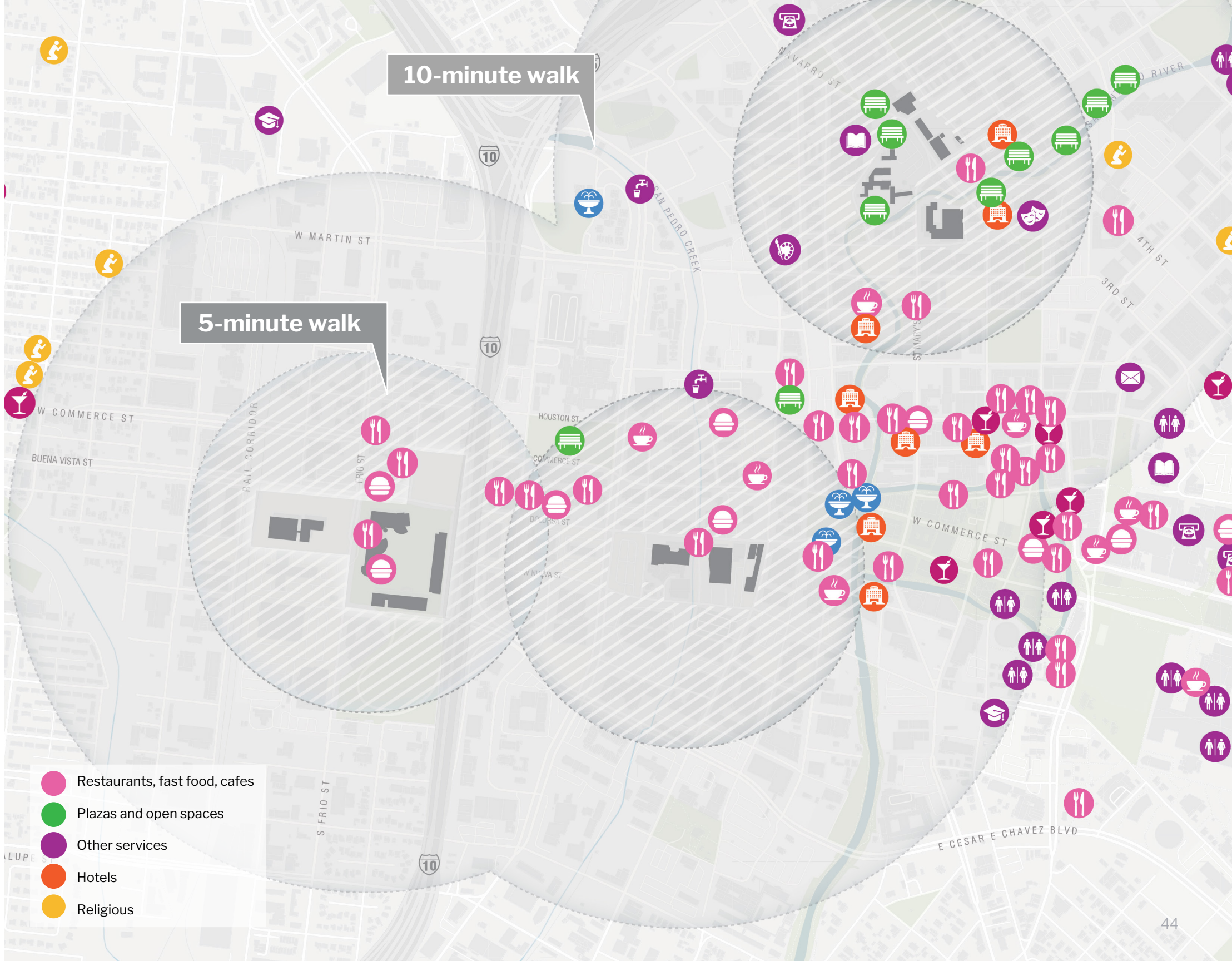
- Surface Parking
- Structured Parking
- Bus Stop Adjacent to Campus
- Bus Stop on Connecting Streets
- Existing UTSA Building: Academic
- Existing UTSA Building: Retail / Other
- Not Suitable for Occupancy



Services & Amenities

One of the benefits of a Downtown Campus is its proximity to a variety of services and amenities. Students, faculty, and staff have access to food options, shops, and other businesses within walking distance of academic and housing facilities. However, it is important for the university to assess the type, density, and affordability of these services across campus districts. UTSA is actively seeking partnerships to expand and secure these services for the campus community. Ensuring consistent access to diverse, healthy, and affordable food—particularly for students—is essential.

As shown in the map, the eastern districts of the Downtown Campus benefit from the higher concentration of amenities in the downtown core, especially along the San Antonio River. In contrast, the Buena Vista District, located west of I-10, has fewer immediate amenities than districts to the east, particularly food options. With safe, clear connections, Buena Vista can also leverage nearby offerings in the San Pedro District, just an eight-minute walk away. To better support students—especially those living in campus housing—UTSA must continue prioritizing dining access while strengthening connections to nearby areas with student-friendly amenities.

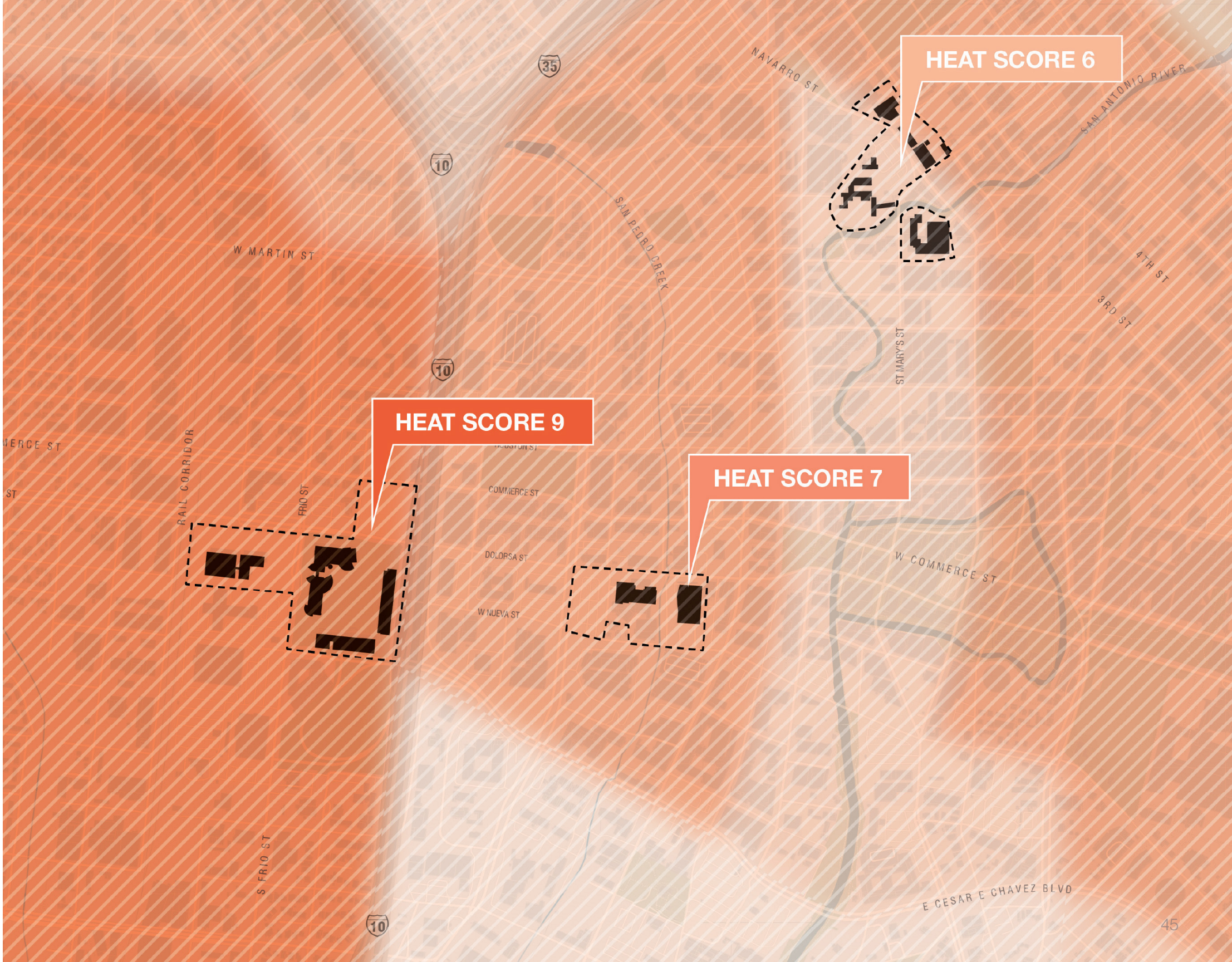


Environmental Conditions

Heat

Heat is a critical environmental consideration in planning, particularly in cities like San Antonio, which experience prolonged periods of extreme temperatures. In 2023, the city recorded a record-breaking 75 days with temperatures at or above 100°F. The Heat Score Map, developed by the City of San Antonio and the UTSA Sustainable Pervasive Urban Resilience (SPUR) Center, highlights the variation in heat exposure across the UTSA Downtown Districts. The Buena Vista district falls within a zone assigned a heat score of 9 out of 10, indicating one of the hottest areas in the city. In contrast, the San Pedro and Southwest Campus Districts show slightly lower heat scores, likely due to their proximity to water bodies such as the San Pedro Creek and the San Antonio River.

Given these conditions, it is essential to incorporate heat mitigation strategies into future planning. Recommended measures include expanding shade through canopies, pavilions, and sheltered transit stops; increasing urban vegetation with native, drought-tolerant species; reducing impervious surfaces; and introducing water features or other passive cooling interventions to improve thermal comfort and resilience. Several of these enhancements could be integrated into UTSA's ongoing placemaking efforts in downtown.



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Downtown Campus District Plan

Downtown Campus Planning Principles

1

Create a Complete, Comprehensive UTSA Campus

To support enrollment growth and research goals, the Downtown Campus must expand significantly, offering a full mix of uses that create a complete campus experience. Integrated into the downtown fabric, it will provide academic, housing, and student life spaces to function as a fully realized and vibrant UTSA campus. College co-location and consolidation will strengthen UTSA's downtown presence and reinforce the vision of a complete campus.

2

Enhance Pedestrian Connections to Surrounding Areas and Connect Campus Facilities

Improved pedestrian and bike connections are essential to unify UTSA's Downtown Campus and integrate it with the city. In partnership with the City of San Antonio, UTSA will prioritize key corridors for upgrades like wider sidewalks, bike lanes, trees, active street-level uses, and placemaking strategies to create a safer, more connected, and walkable campus environment.

3

Promote Community Partnerships

The Downtown Campus will foster new opportunities for collaboration with community groups, businesses, and local organizations. Through shared spaces and strategic co-location, UTSA will strengthen ties with neighboring districts, supporting mutual growth and enriching academic programs while reinforcing physical and programmatic connections to key destinations and community assets.

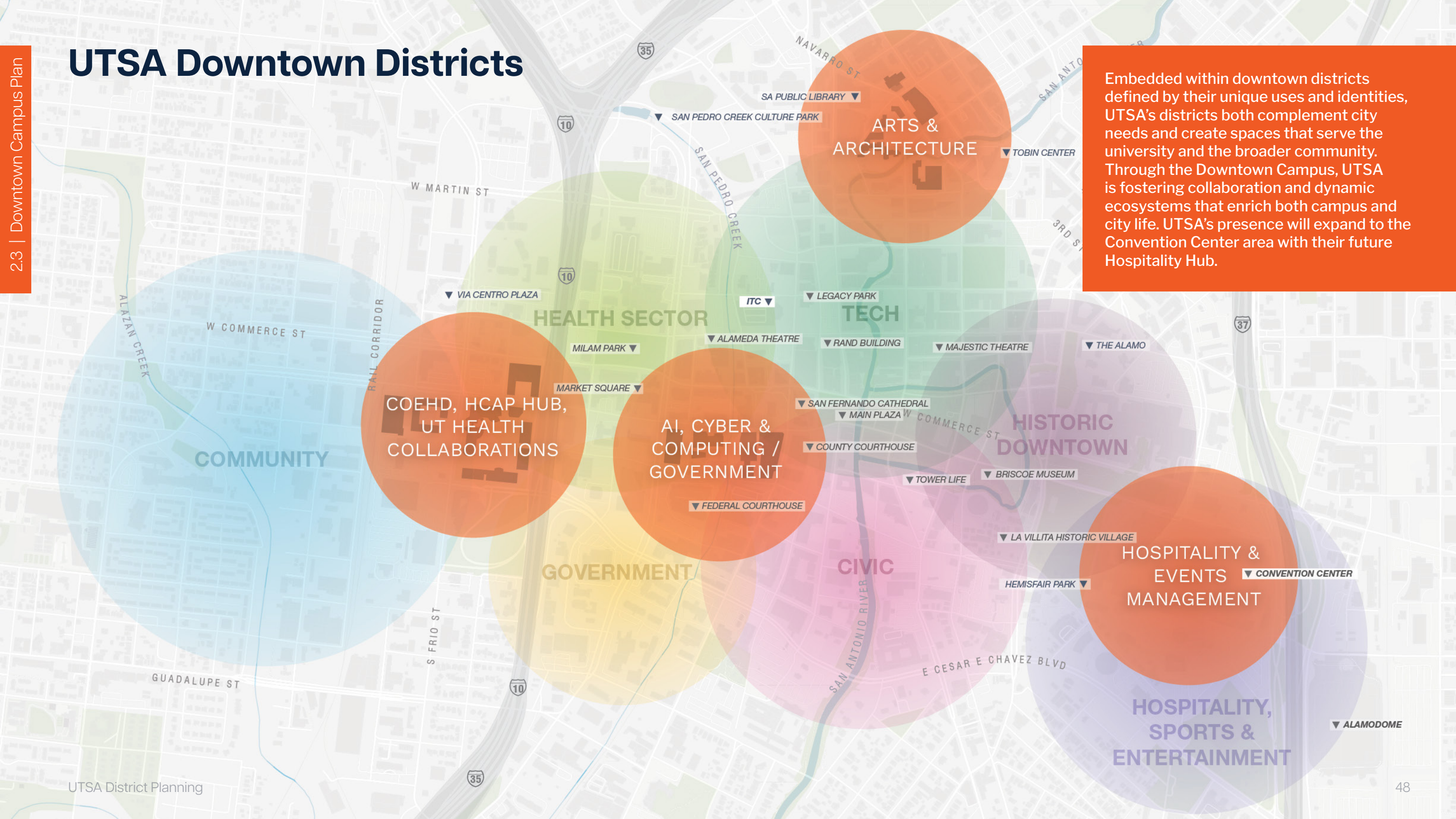
4

Embrace San Antonio's Urban Environment and Arts Heritage

UTSA's Downtown Campus will celebrate and contribute to San Antonio's unique urban identity by embracing a development pattern that is open, connected, and culturally rich. Through architecture, public spaces, and partnerships, the campus will blend seamlessly with downtown, supporting a vibrant, diverse, and creative city core.

UTSA Downtown Districts

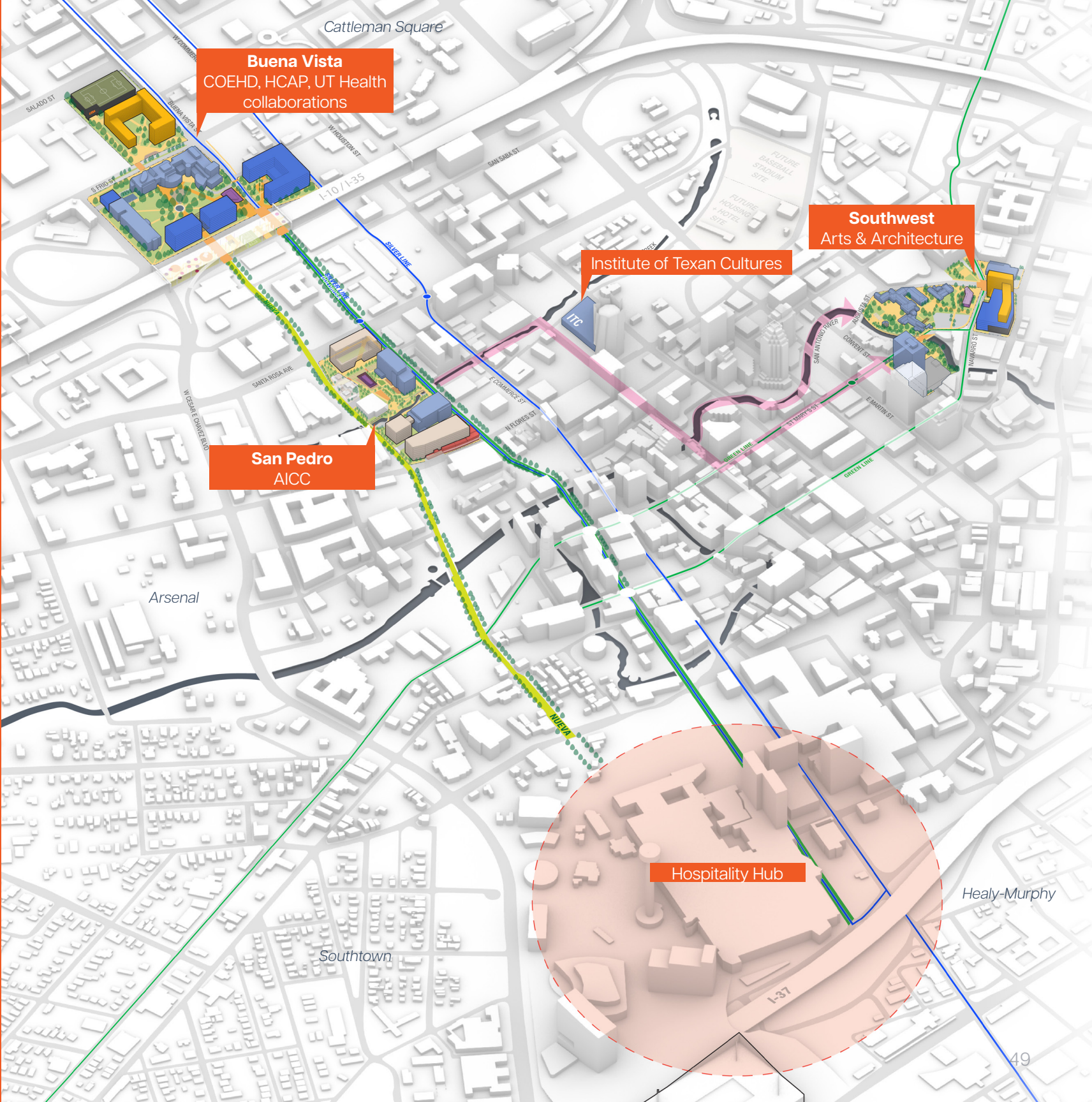
Embedded within downtown districts defined by their unique uses and identities, UTSA's districts both complement city needs and create spaces that serve the university and the broader community. Through the Downtown Campus, UTSA is fostering collaboration and dynamic ecosystems that enrich both campus and city life. UTSA's presence will expand to the Convention Center area with their future Hospitality Hub.



UTSA Downtown Districts

Extending beyond the District Planning scope—which includes the Buena Vista, San Pedro, and Southwest Campus Districts—UTSA’s Downtown vision also encompasses the future Hospitality Hub.

The Hospitality Hub will prepare students for careers in the hospitality and events industries while immersing them in the rich and vibrant heritage of San Antonio. Supported by connectivity initiatives, such as the Nueva Nueva corridor, the Hospitality Hub will extend UTSA's presence in downtown, aligning with both community and industry needs.



Downtown Long Term Plan

The Downtown Campus long-term plan envisions a future with 15,000 students, supported by a mix of instructional, housing, retail, and mixed-use spaces, as well as open space, connectivity, and placemaking strategies. The plan seeks to create a cohesive and connected campus experience across the Buena Vista, San Pedro, and Southwest Campus Districts—each with its own distinct identity and integrated seamlessly into San Antonio's downtown environment.

Downtown Plan Capacity



New Education & General Space
Approx 1.5 M GSF



Student Population
Near-term: 10,000 students
Long-term: 15,000 students



Student Housing Beds
~ 1,300 beds



Buena Vista District
COEHD, HCAP, UT Health
collaborations

Nueva St Improvements

Dolorosa St

San Pedro District
AICC

San Pedro Creek Culture Park

Institute of Texan Cultures

San Antonio River Walk

Southwest Campus District
SA+P, COLFA

Conceptual view of the Downtown Campus
districts, illustrating key connectivity
and the districts' integration within the
surrounding urban fabric.

New Buildings

District Planning identifies potential growth opportunities based on UTSA's available and underutilized land to support long-term goals for the Downtown Campus. Informed by supporting studies and input from university leadership and stakeholders, the proposed development includes housing, academic and research facilities, mixed-use and retail buildings, and pavilions and placemaking structures.

In the San Pedro District, many sites are designated as Future Development to preserve flexibility and allow the university to determine future uses over time for this prime location as the campus continues to evolve.

The distribution of uses responds to university priorities, site availability, and adjacency to key assets. Housing and parking are generally placed at the campus edges but remain well connected to core pedestrian corridors to support inter-district movement. Housing sites are flexible in number and unit type to respond to future needs.

Buildings shown in the plan are conceptual placeholders. Future design studies will determine the appropriate scale, function, and configuration, with a focus on safety, connectivity, and a cohesive campus experience.

Primary uses will be complemented by supporting facilities such as student services, offices, retail, and recreation—creating a complete, integrated, and vibrant Downtown Campus.

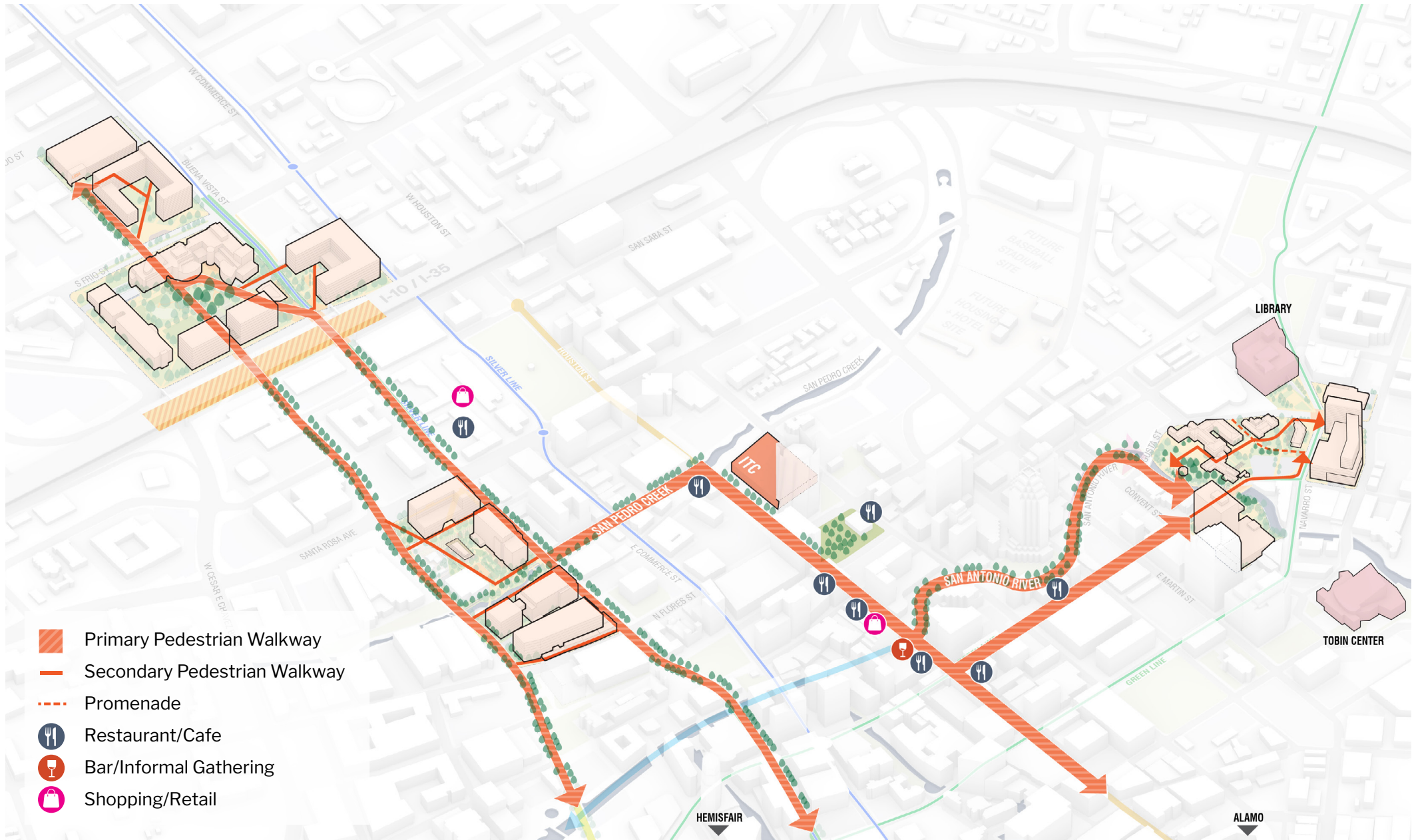


Enhancing the Pedestrian Experience

Aligned with the principle “Enhance Pedestrian Connections to Surrounding Areas and Connect Campus Facilities,” District Planning recommends prioritizing a more walkable, cohesive Downtown Campus through targeted pedestrian connectivity improvements. The accompanying diagram illustrates a network of proposed pedestrian routes that strengthen movement within individual districts while enhancing connections to other UTSA districts and the broader downtown area.

Internal connections improve access between buildings and open spaces within each district, fostering a stronger sense of continuity and district identity. External connections—including corridors such as Dolorosa Street, West Nueva Street, San Pedro Creek, and Houston Street—present key opportunities for collaboration with the City of San Antonio to enhance pedestrian safety, comfort, and accessibility, and provide a stronger sense of continuity and Downtown Campus identity. Completed and ongoing projects, such as Centro’s Houston Street Initiative and Zona Cultural, further strengthen the pedestrian experience and provide safe, active connections throughout downtown.

Recommended improvements include wider sidewalks, dedicated bike lanes, shade trees, placemaking strategies, wayfinding, and active ground-floor uses. These enhancements, paired with thoughtfully located amenities and services, will help create a safer, more connected, vibrant, and pedestrian-friendly campus embedded within San Antonio’s urban core.



Open Space Network

Open spaces across the Downtown Campus will reflect the unique character of each district while offering inclusive, welcoming environments for both the UTSA and San Antonio communities. Connected by primary pedestrian corridors—also considered part of the open space system—and supported by nearby city parks and public spaces, the network aims to enhance the campus experience and promote sustainability and heat mitigation for a healthier, more comfortable downtown environment.

This network is composed of a variety of spaces, including gardens, quads, plazas, promenades, corridors, and adjacent city open spaces. Together, these elements strengthen the identity and cohesion of the Downtown Campus.

In the Buena Vista District, open spaces will emphasize well-being and student life, complementing nearby housing with calmer, more private areas for relaxation and reflection—while still welcoming community interaction.

In the San Pedro District, the plaza will serve as a civic and university gathering space, embodying a downtown character and acting as a central hub.

In the Southwest Campus District, open spaces will support arts programming, incorporating student art and exhibition areas.

District-specific pages provide more detail on the unique character of each open space.



Parking & Mobility

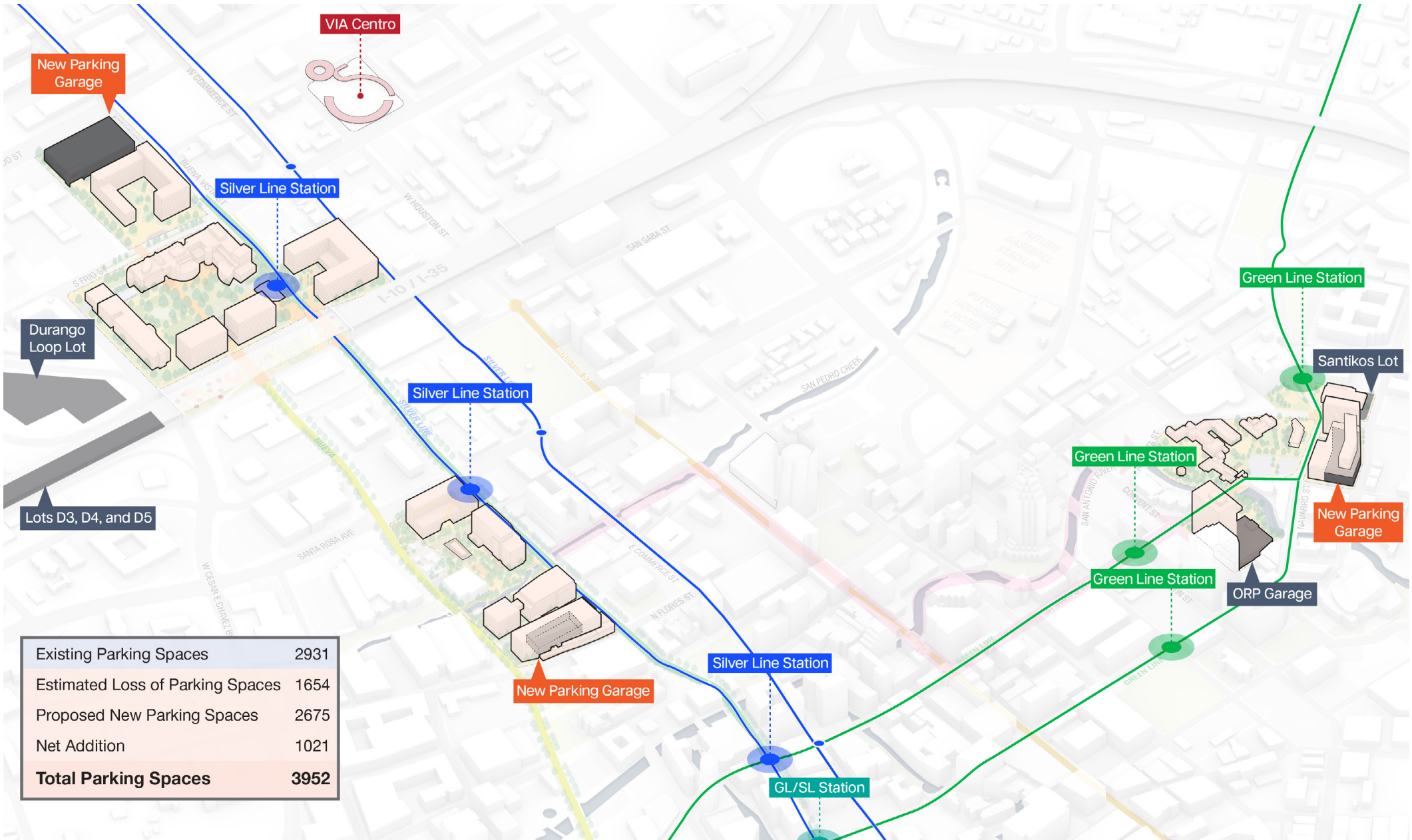
Mobility

As noted earlier, transit options around UTSA's Downtown Campus will be significantly enhanced by the introduction of VIA's new Silver and Green Rapid Transit Lines.

Given the proposed pavilion and mobility hub in the Buena Vista District, District Planning recommends this as a strong candidate for a Silver Line station, which VIA currently plans near the Buena Vista Campus. The San Pedro Campus is expected to be served by a Silver Line stop near the Santa Rosa development, and the Southwest Campus will benefit from a Green Line station adjacent to its pavilion, with additional stops nearby. These new transit investments will be complemented by UTSA's internal shuttle services, such as the "Little Runner."

Parking

District Planning recommends adding new parking garages across all districts to support projected population growth and unlock land currently occupied by surface lots for future development. By replacing removed surface parking with structured garages, the proposed scenario would yield approximately 4,000 parking spaces for UTSA students, faculty, and staff. To further refine these projections and align with long-term goals, the university has already initiated a detailed parking study to determine the appropriate number and location of spaces needed to support the continued growth of the Downtown Campus.



The analysis also highlights the Green Line, referenced earlier in the transit diagram, which will strengthen the VIA transit network from north of Loop 410, through downtown, and south of IH-10. Planned improvements include two bus-only lanes in both directions on Navarro Street between the Southwest Campus and the future Navarro mixed-use building, as well as a one-way bus-only lane on St. Mary's Street. The portions of dedicated bus lanes near the Southwest Campus District are highlighted in the diagram for consideration in future traffic planning around the District. The VIA Silver Line will further enhance east-west connectivity along Dolorosa Street and Commerce Street. For additional details on the preliminary plans, see the appendix.



Services & Amenities

Supporting services and amenities are critical to the success of UTSA's Downtown Campus and the overall student experience, particularly for those living on campus. While the Growth and Optimization Plan addresses core needs such as student services and dining, a broader mix of amenities will further enhance daily life. These can be located within UTSA facilities or delivered through partnerships with the city, community organizations, and local businesses to benefit both students and the surrounding neighborhoods.

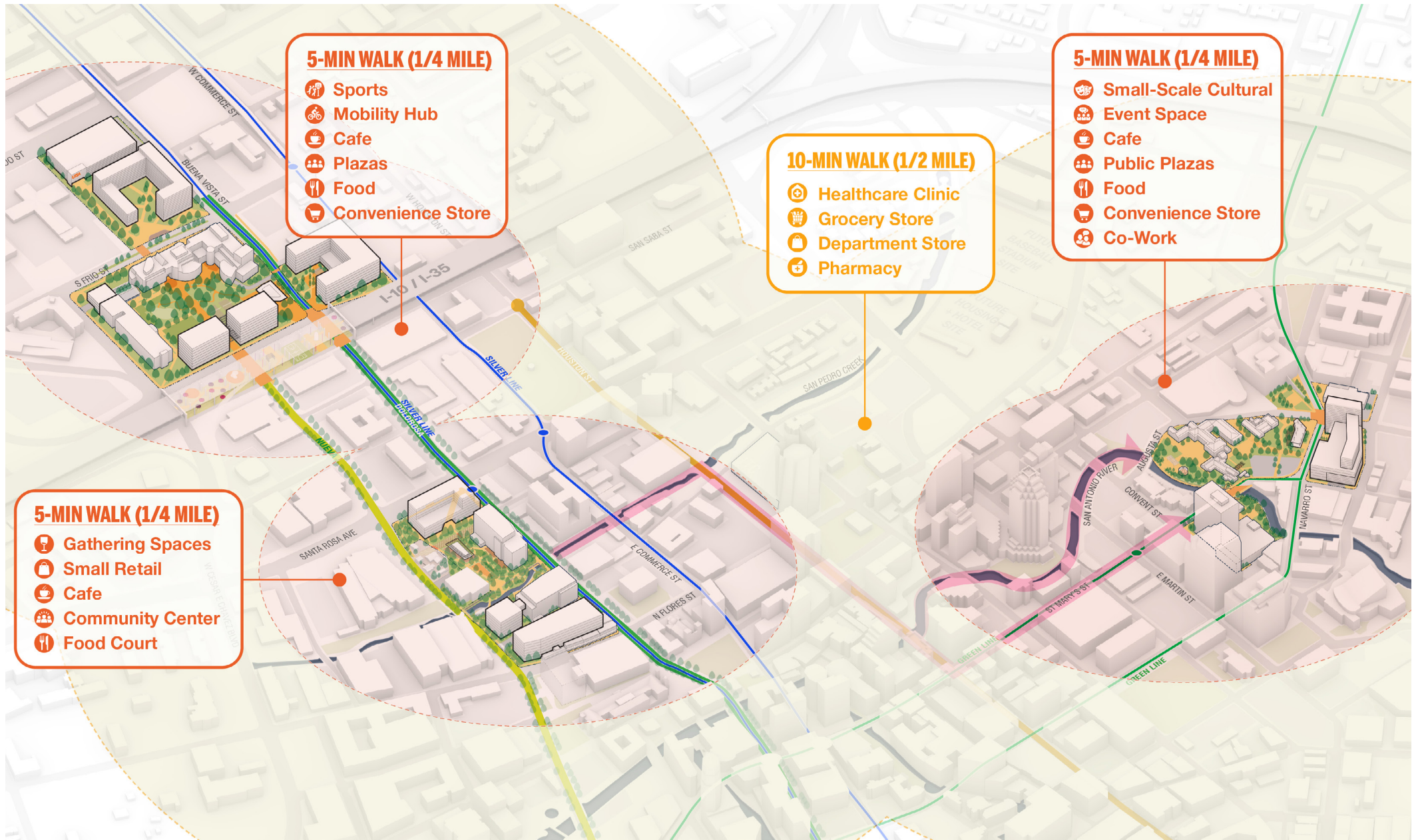
Everyday Essentials & High-Frequency Uses

These should be located within each district or within a five-minute walk of its core. These include public plazas, cafés, restaurants, small retail shops, cultural spaces, shaded seating, convenience stores, community centers, mobility hubs, and co-working spaces. Ideally, many of these will be publicly accessible and integrated into the broader downtown context.

Destination & Less Frequent Uses

Less frequent—but still important—uses can be placed within a ten-minute walk. These include grocery stores, public markets, larger parks, healthcare clinics, pharmacies, event venues, larger retail outlets, and workspaces.

A detailed residence life and auxiliary services plan is recommended to define more specific needs such as dining options and student services for the UTSA Downtown Campus population.

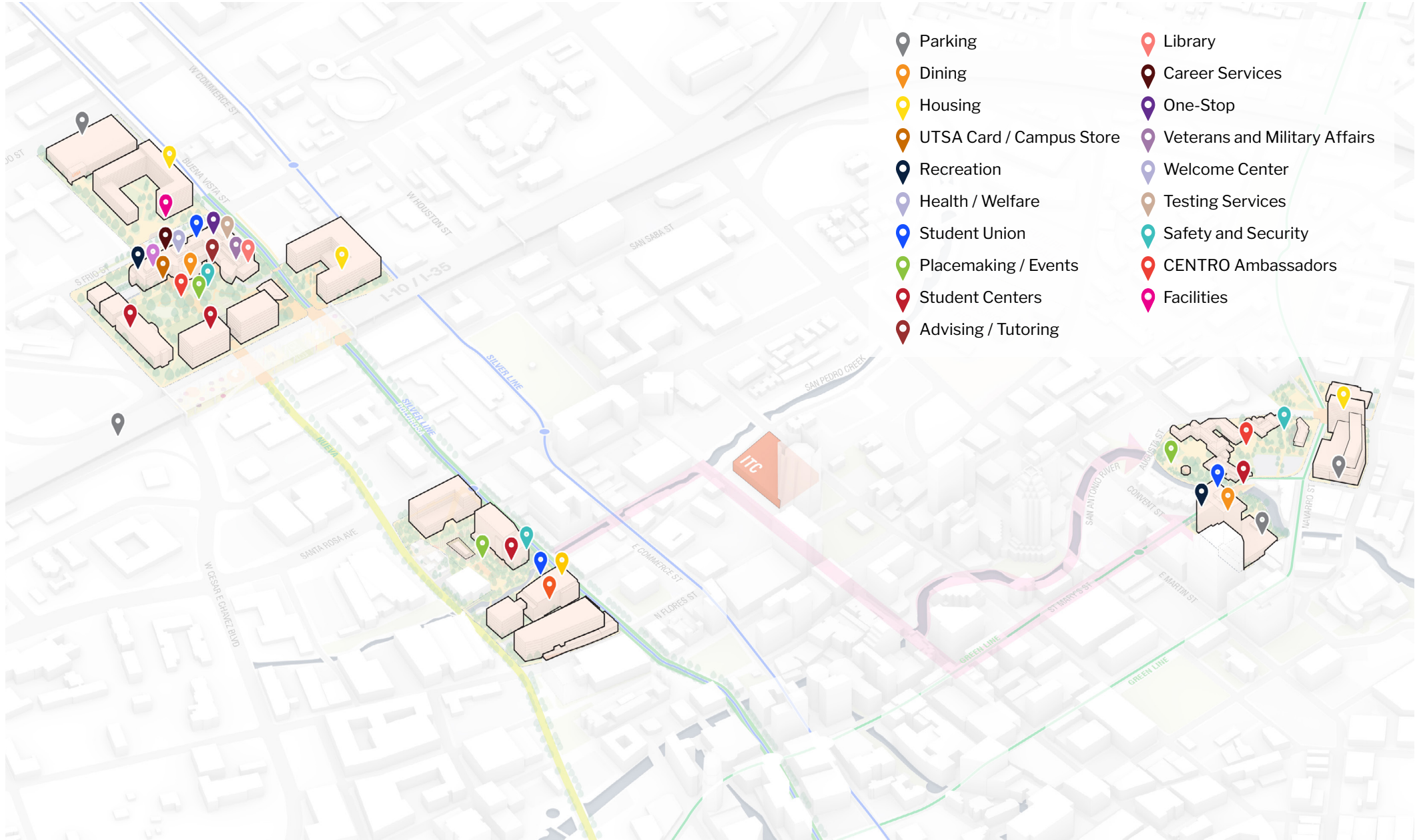


Services & Amenities

A key District Planning goal is to consolidate Support Services to create a consistent, high-quality student experience across all campuses. Currently, these services are unevenly distributed between the Main and Downtown Campuses, reflecting historic enrollment patterns and legacy college structures. With the consolidation of colleges and the projected growth of the Downtown Campus, it is both necessary and strategic to realign resources to match this shift.

The University's intent is not to expand staffing but to rebalance existing resources to provide equitable, high-level support at both campuses. This approach ensures students can access advising, financial aid, academic resources, and other key services directly where their college is based. Faculty and staff will likewise benefit from more consistent support, strengthening the University's academic and research capacity.

This effort does not shift resources away from Main to serve Downtown—instead, it aligns services with where students and programs are located, reduces inefficiencies of split operations, and establishes a sustainable model for long-term growth. The result is a balanced, student-centered environment where both campuses operate as complete, fully supported academic communities.



Branding & Wayfinding

The District Planning effort identifies key opportunities for branding, signage, and wayfinding to enhance the overall experience and navigability across the Downtown Campus.

Experiential Branding

Experiential branding strengthens UTSA's presence by creating memorable, emotionally engaging experiences through physical spaces, events, and visual cues. It supports both wayfinding and placemaking, while reinforcing identity and fostering campus pride.

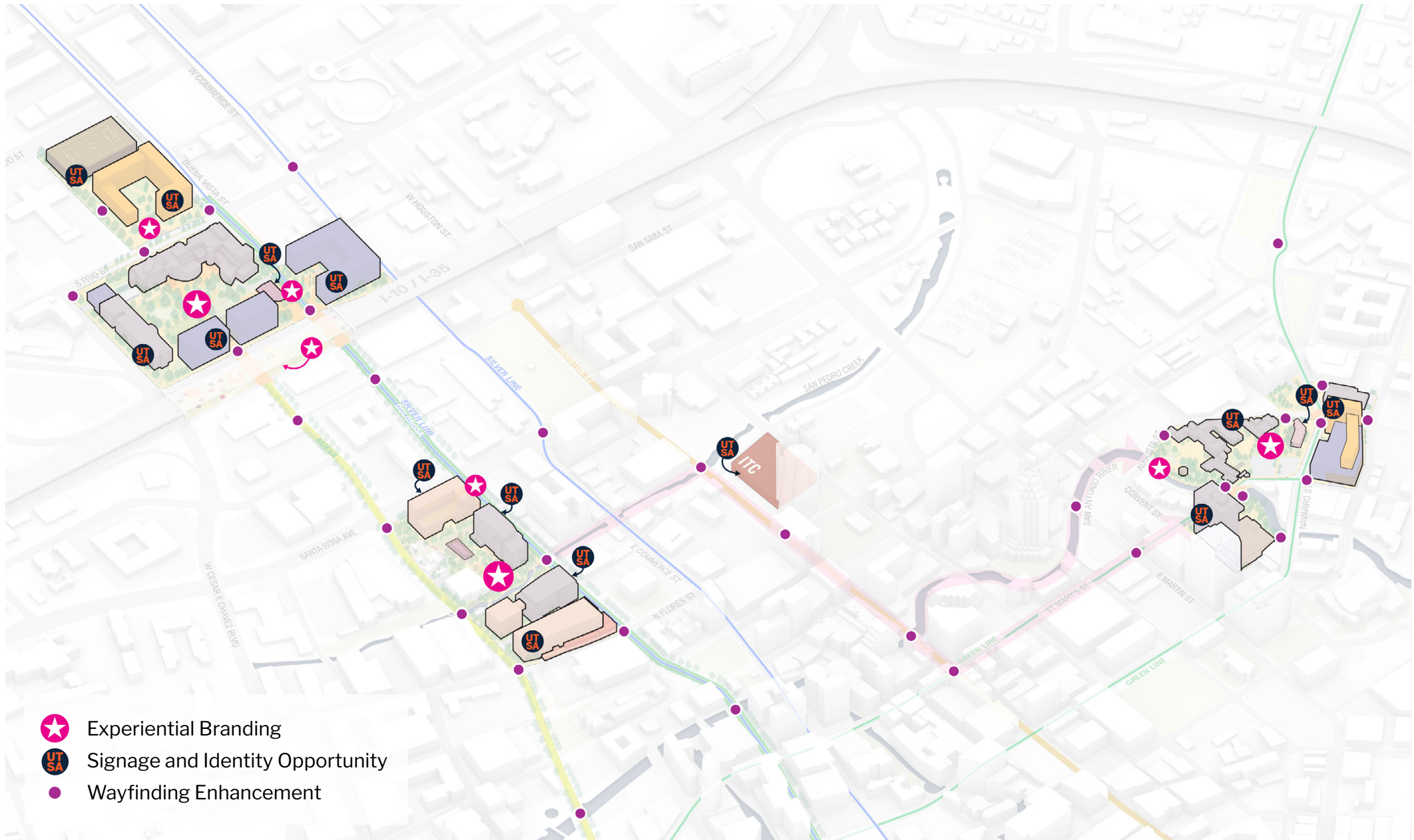
Signage & Identity Opportunities

Strategic locations across the Downtown Campus offer opportunities to feature UTSA logos and visual branding—especially on buildings and high-visibility areas—to help visitors orient themselves and build a stronger sense of place.

Wayfinding Enhancements

Wayfinding strategies are proposed to mark key entrances into each district and along city corridors, improving navigation from surrounding areas into UTSA. Similarly, signage within UTSA districts can direct users toward key downtown destinations, reinforcing the relationship between the university and the city.

To guide implementation, a Downtown Identity and Wayfinding Plan is recommended. This plan should provide a cohesive signage system that improves navigation, enhances identity, and supports a welcoming experience for students, staff, and visitors.



District Character

While the goal is to create a cohesive Downtown Campus, this is best achieved by establishing strong, distinct district identities. The intent is not to replicate the same environment across all areas, but to give each district a defining character that encourages exploration. Students, faculty, and visitors will move between districts to experience their unique qualities, while still feeling part of a unified UTSA campus woven into Downtown San Antonio.

Buena Vista District

With student housing, colleges, and program such as COEHD, HCAP Hub and UT Health collaborations, alongside proximity to Westside neighborhoods, Buena Vista will foster a character focused on well-being, health, and community. Open spaces and amenities will support the district, creating a calm, restorative environment anchored by a central quad that serves as a downtown oasis.

San Pedro I District

San Pedro will embody the civic and innovation core of downtown. Its character will reflect technology, industry partnerships, and public engagement, making it a vibrant hub for UTSA and the broader community.

Southwest Campus District

With its historic setting and proximity to museums, the library, and River Walk, Southwest will emphasize arts and design innovation through creative programming and placemaking.

These characters inform the detailed design strategies that follow.

	Buena Vista District	San Pedro District	Southwest District
Academic Programs	COEHD, HCAP	AICC	SA+P, COLFA
User Experience	Student-focused, well-being-oriented, and community-connected	Socially vibrant, tech-forward, downtown hub	Creative, culturally rich, and connected to nature
Core Land Uses	Academic, Housing, Mixed-Use	Academic, Research, Mixed-use, Public Open Spaces	Academic, Housing, Mixed-Use, Art
Anchor Features	Mobility Hub, Potential Healthcare Clinic, Academic Quad	Active Plazas, Tech Demonstration Spaces, Community Spaces, San Pedro Creek Connections	Riverwalk Connections, Student Union, Mixed-Use Complex, Exhibition Space
Complementary Amenities	Dining, Retail, Sports Courts, Support Services	Cafes, Retail, Flexible Event Spaces, Support Services	Dining, Café Spaces, Makerspaces, Support Services
Defining Character	Well-being, Health, and Community	Technology, Innovation, and Civic Life	Arts and Design Innovation

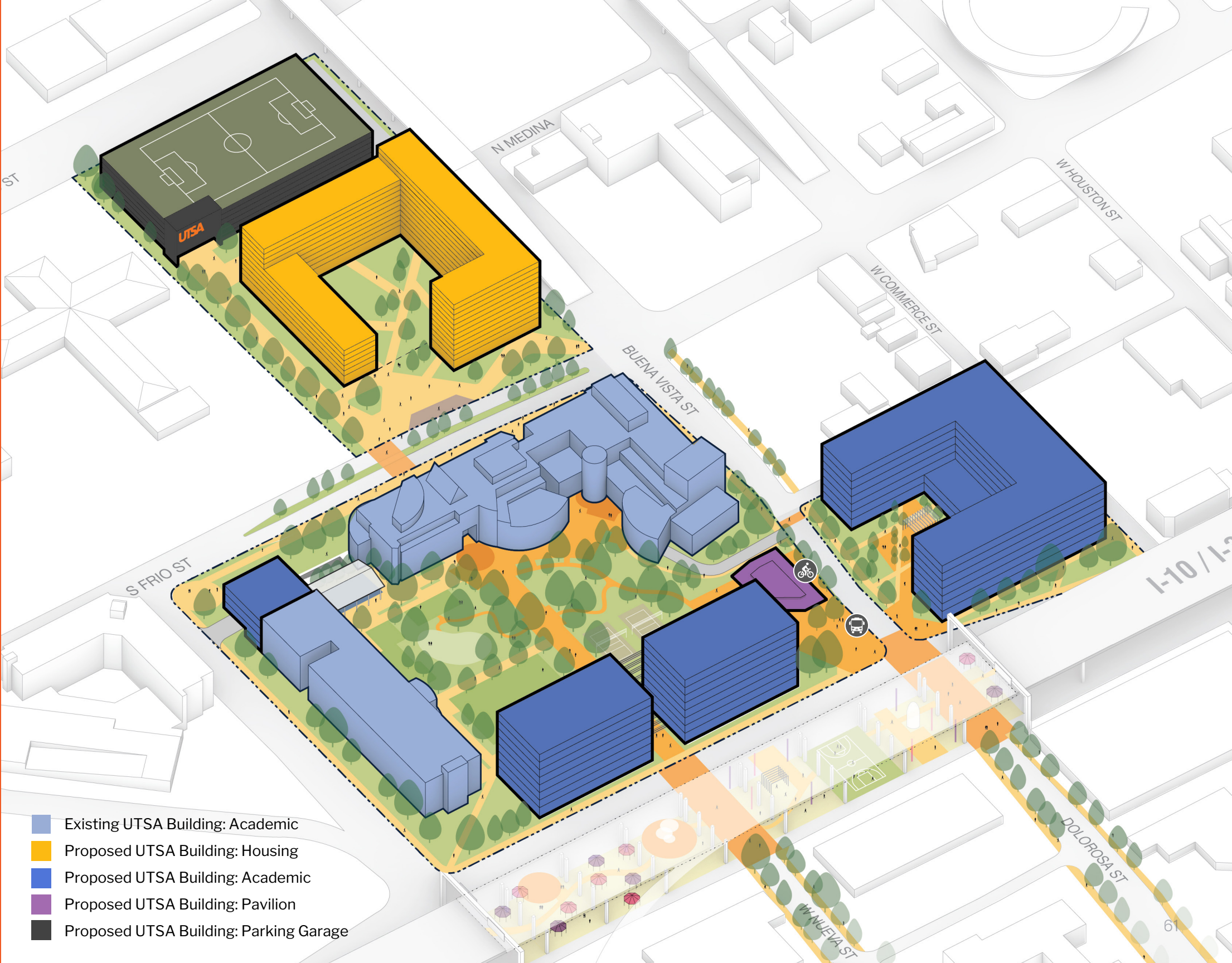
Buena Vista District

Located west of I-10/I-35, the Buena Vista District contains the original UTSA Downtown Campus buildings and will remain central to the university’s downtown presence. District Planning envisions this area as a complete district featuring student housing, a new parking garage, a mobility hub, and space for academic and research expansion.

The plan recommends replacing the existing three-level parking garage on the east side with new academic and research facilities, along with a Buena Vista Entry Pavilion and integrated mobility hub. An additional academic building is proposed at the western end of the Durango Building, potentially spanning the service drive from West César E. Chávez Boulevard to create a more welcoming campus entrance from the southwest.

The Cattleman Square lot is identified for academic expansion, linking to the Buena Vista Pavilion and introducing a smaller quad as a continuation of Bill Miller Plaza. Housing is a key component for this district, and the site is envisioned as a flexible zone to support evolving programmatic needs, as outlined on the following page.

Together, these improvements strengthen Buena Vista as an integrated district—supported by services, placemaking strategies, and open spaces that enhance the student experience and connectivity across the Downtown Campus.

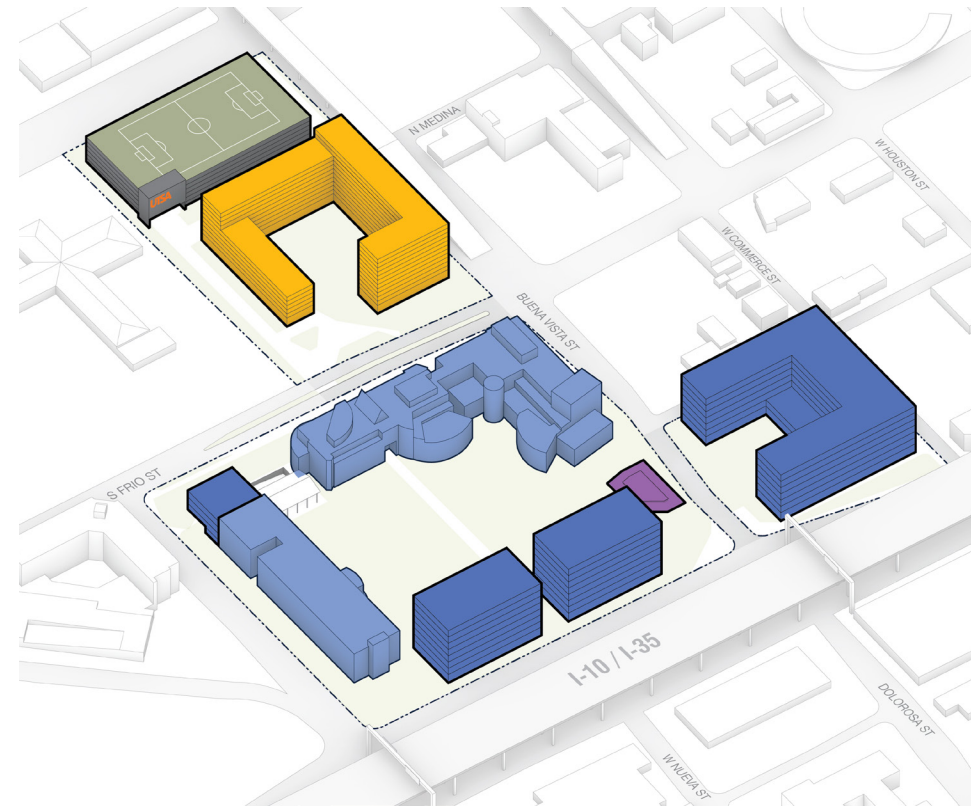


Housing & Academic Expansion

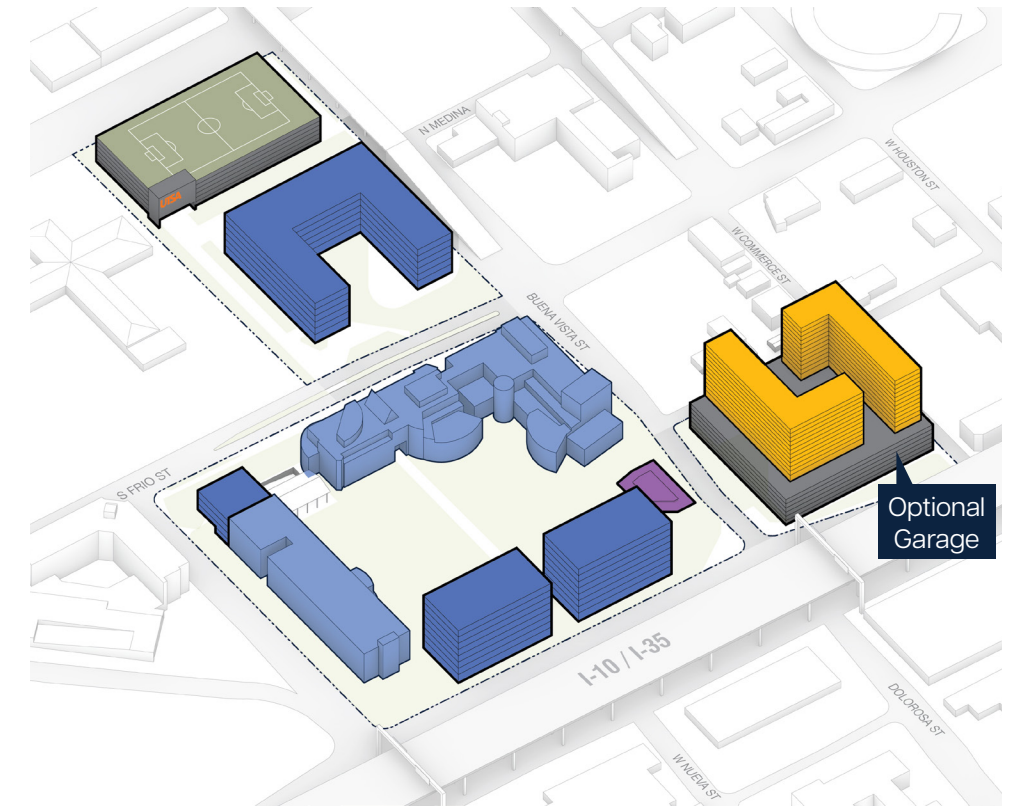
The Buena Vista District is designed with flexibility to accommodate evolving housing and academic needs. The plan supports multiple potential sites for these programs, allowing UTSA to respond to shifting priorities, enrollment growth, and partnership opportunities.

The scenarios to the right illustrate that both the Monterey and Cattleman Square blocks can support either housing or academic uses, depending on specific needs when a project is initiated. Each site can accommodate a comparable proportion of these uses.

Scenario A represents housing on the Monterey block and academic uses on Cattleman Square, completing the enclosure of Bill Miller Plaza with academic functions. Scenario B is the recommended approach if housing is developed first, creating a more vibrant district along I-10 and placing academic uses on Monterey, closer to the large garage. This scenario anticipates additional structured parking on the Cattleman Square site, which would be determined based on the type of housing and development method selected.



Scenario A



Scenario B

Open Spaces + Amenities

The primary uses in the Buena Vista District will be supported by open spaces and amenities that reinforce its character and unify the spaces between buildings.

Bill Miller Plaza

The plan envisions Bill Miller Plaza as a more active and comfortable open space, while preserving its mature trees. Proposed enhancements include outdoor classrooms, a pocket park, and recreation fields—supporting student well-being and transforming the plaza from a pass-through into a vibrant destination.

Shaded Connections

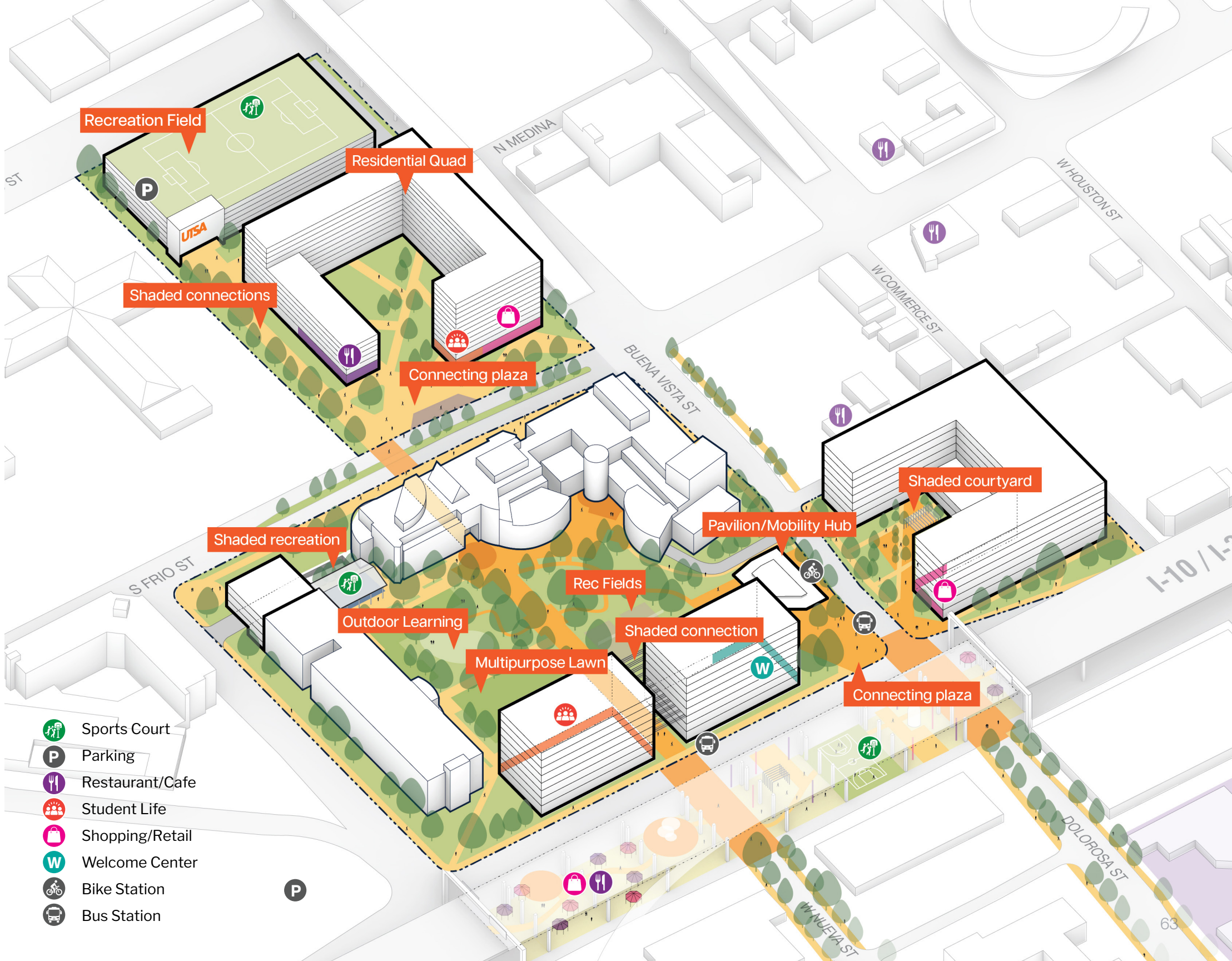
Given the district’s hotter climate, shaded connections are essential. The plan recommends shade through tree canopies, pergolas, and arcades to improve pedestrian movement, along with shaded courtyards and pavilions where students can rest and gather.

Under I-10

The underpass offers an opportunity to transform a utilitarian space into an activated area that enhances safety and campus connections. Building on recent improvements like the basketball court, the plan suggests lighting upgrades, seating, markets, and food trucks.

Services and Amenities

Ground floors should include active uses—retail, dining, and student services—to support campus life. Opportunities like the proposed recreation field atop the garage show how amenities can be layered into both new and existing structures.





The Buena Vista Pavilion is envisioned as a gateway into the district—offering retail, space for rest and gathering, and serving as a key mobility hub aligned with UTSA's transportation goals. This prominent entrance would create a direct and welcoming connection to the Cattleman Square Building.

San Pedro District

The San Pedro District, home to San Pedro I and the upcoming San Pedro II, houses UTSA's School of Data Science, National Security Collaboration Center, and the new College of AI, Cyber, and Computing. Located in the heart of Downtown San Antonio, this district is envisioned as a vibrant, tech-forward hub with active plazas, cafés, retail, and strong connections to San Pedro Creek. Framed by UTSA buildings and shaded public spaces, it has the potential to become a civic oasis.

The plan identifies this area as a prime growth opportunity, recommending general building placement and layout strategies while leaving specific uses flexible to accommodate evolving university priorities. Integrated into both new and existing structures, future development may incorporate housing, structured parking, retail, partnership spaces, and other supportive uses.

The Kallison Block, with its historic façades and current retail uses, offers a unique opportunity for future development that enhances the Flores Street retail corridor.

San Pedro can serve as a shared downtown destination where academic life and urban vibrancy converge, a place for the UTSA community, local residents, and visitors to intersect, engage, and experience the evolving identity of the Downtown Campus.



Open Spaces + Amenities

Open spaces in the San Pedro District must be designed to bring together UTSA students, faculty, tourists, partners, and San Antonio residents—offering dynamic programming and gathering spaces in the heart of downtown. Positioned between the Buena Vista and Southwest Campus Districts, San Pedro serves as a central meeting point within the Downtown Campus.

San Pedro Plaza and Pavilion

San Pedro Plaza is envisioned as an active civic space with lawns and plazas that invite rest, interaction, and public life. The plaza will create a seamless connection from Dolorosa to Nueva, integrating with nearby historic elements like the Casa Navarro State Historic Site. The proposed pavilion could host a café or dining venue for students and the public. Potential programming includes an art or movie wall on the adjacent Bexar County facility. See the Placemaking chapter for more public programming ideas.

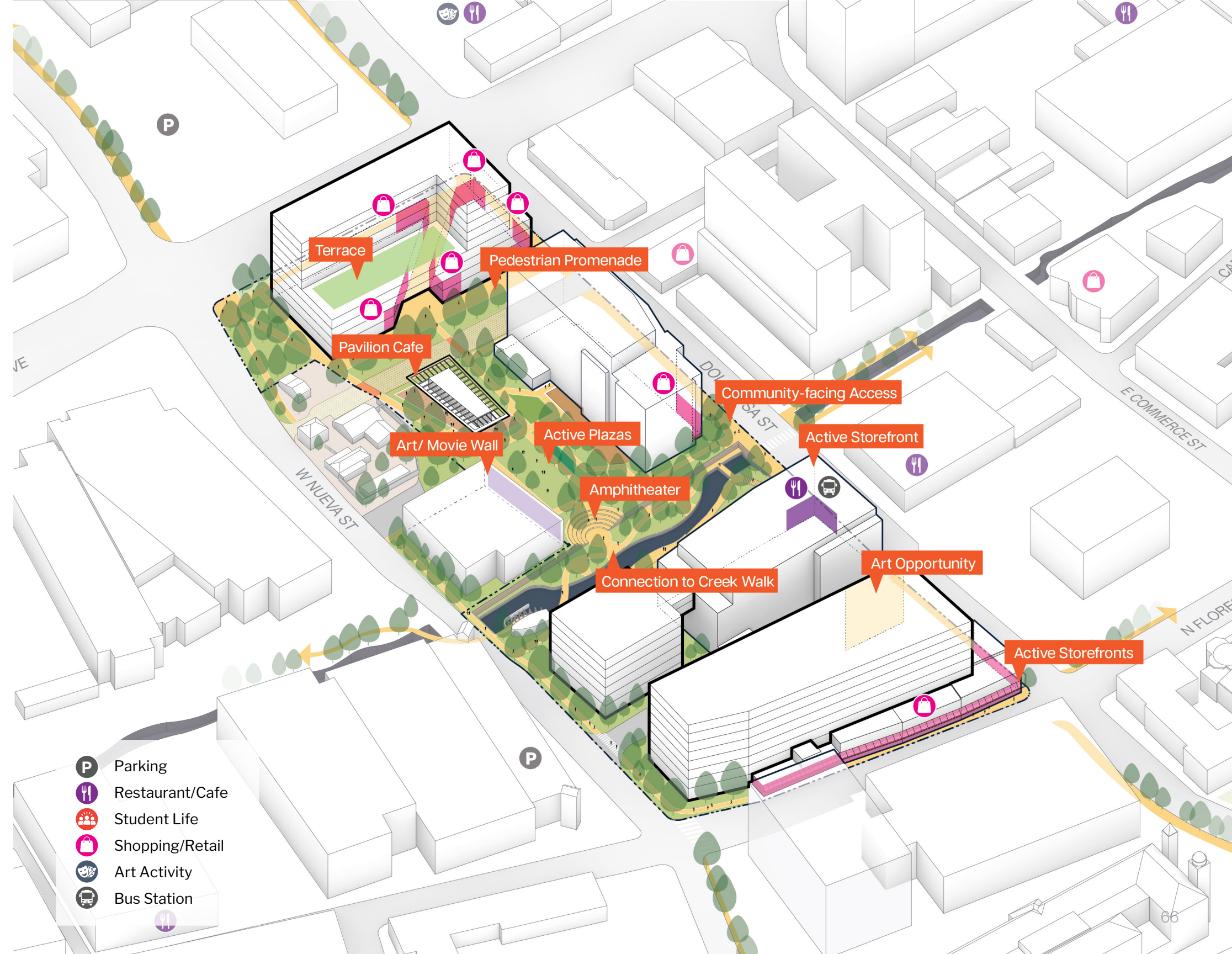
San Pedro Creek Connections

The plaza could serve as a key connector to the creek, with an amphitheater enhancing mobility and public access. This space could double as an outdoor classroom and exhibition area for UTSA programs.

Services and Amenities

Ground floors should include active uses—retail, dining, and partnership spaces—especially along Dolorosa, Nueva, Flores, and near the creek, to energize campus life and the surrounding public realm.

UTSA District Planning





The San Pedro Plaza is envisioned as a civic space that brings together the UTSA community, downtown residents, partners, and visitors. As a vibrant hub, it offers an opportunity to showcase UTSA's innovation and tech programs, activated through a café pavilion, outdoor seating, and dynamic open space programming at the heart of downtown.

Southwest District

The Southwest Campus District is UTSA's newest Downtown Campus district, encompassing the historic Southwest Campus (integrated in 2022) and One River Walk Place, an 18-story office tower acquired in 2024.

The Southwest Campus consists of low-density historic buildings with a unique connection to the San Antonio River Walk. It currently supports community art classes, exhibitions, lectures, and events. District Planning recommends a light-touch approach, preserving the site's historic character while enhancing open spaces and introducing a dining and exhibition pavilion to strengthen public programming and improve campus connectivity.

New development is primarily focused on the Navarro Street block, where a mixed-use high-rise is envisioned. This building would incorporate housing, academic uses, structured parking, and ground-floor amenities, offering a strategic opportunity to expand UTSA's programs and integrate multiple uses in a key location.

Currently, UTSA occupies 8 of the 16 floors at One River Walk Place. While the remaining floors will continue to be leased in the near-term, they offer future potential for UTSA expansion. The Santikos Building will continue its current use as gallery and arts workshop space, preserving its vital role in UTSA's cultural and creative presence in downtown.



- Existing UTSA Building: Academic
- Existing UTSA Building: Parking Garage
- Existing UTSA Building: Retail / Other
- Proposed UTSA Building: Housing
- Proposed UTSA Building: Academic
- Proposed UTSA Building: Pavilion
- Proposed UTSA Building: Parking Garage

Open Spaces + Amenities

The Southwest Campus District's identity is rooted in its academic programming, anchored by the School of Architecture and Planning, the future presence of COLFA, and UTSA's commitment to advancing arts education at the historic Southwest Campus. Envisioned as a hub for arts and design innovation, the district maintains strong ties to San Antonio's creative community. To elevate this character, District Planning recommends active public programming, including arts exhibitions and design-related events, as well as partnerships with nearby institutions like the Central Library.

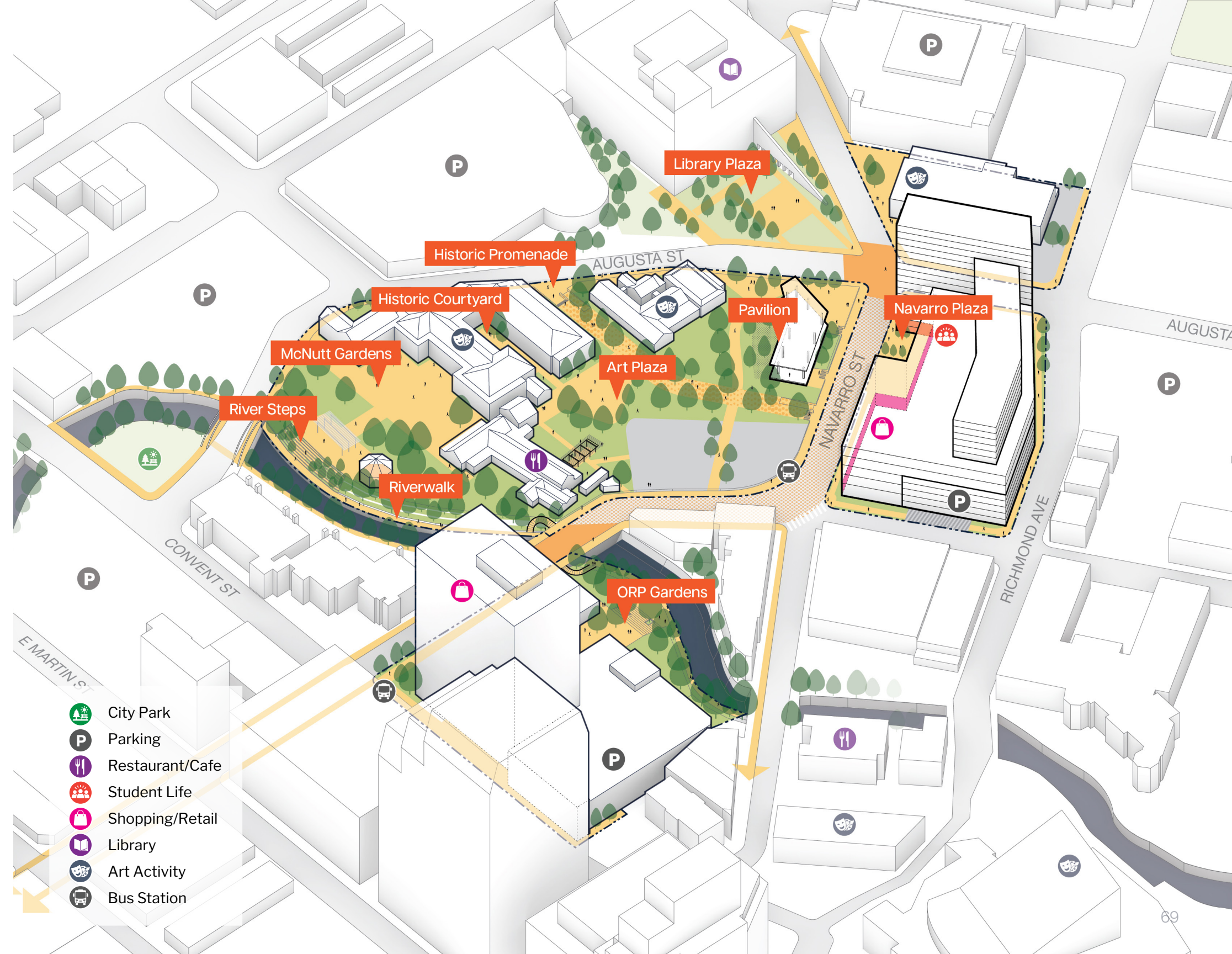
River Connections

Connections to the River Walk are key for both placemaking and mobility. Enhanced pedestrian access from the Southwest Campus and ORP will link the two sites while connecting with the broader city. Proposed improvements include stepped access, gathering spaces, and sculpture gardens—framing this district as an arts gateway from the river. See Placemaking chapter for more programming ideas.

Open Spaces and Plazas

Southwest open spaces will preserve the district's historic scale while accommodating outdoor exhibitions, art installations, and performance spaces. The art plaza, promenade, and proposed pavilion will support student and community engagement through exhibitions and expanded dining options. Navarro Plaza, at the base of the future mixed-use building, will provide retail, amenities, and gathering spaces to complement the campus environment.

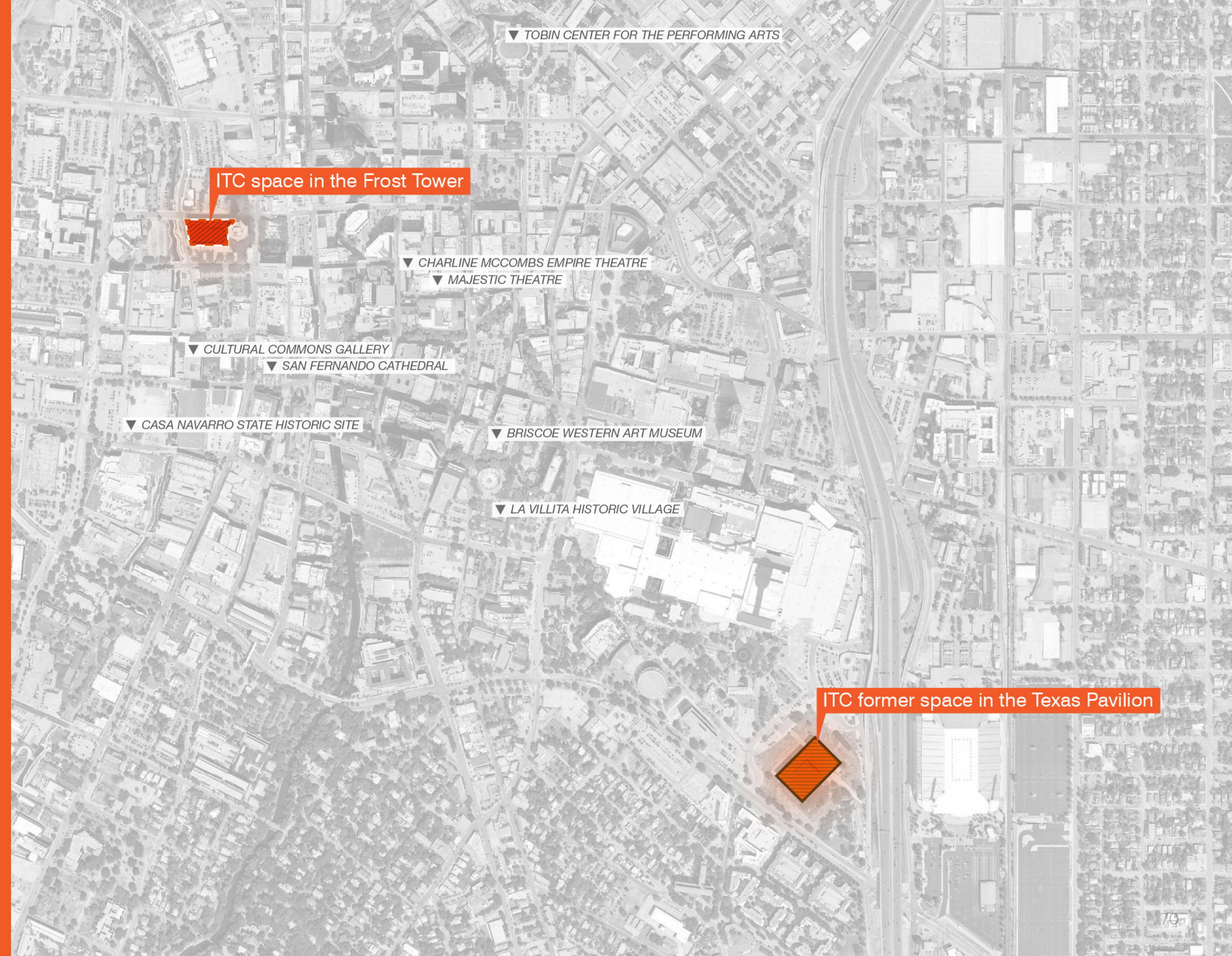
UTSA District Planning



Institute of Texan Cultures

As part of UTSA's broader downtown expansion, the Institute of Texan Cultures (ITC) is undergoing redevelopment to better serve the community and advance the university's mission.

Operations at its former Texas Pavilion location paused in 2024 to prepare for its relocation to the Frost Tower, where it is expected to reopen in late 2026. While a permanent future location is still being explored, the ITC remains committed to delivering meaningful cultural programming. Its new presence in the urban core will offer accessible opportunities to explore the richness of Texas history for students, residents, and visitors, reinforcing UTSA's role as a community-centered institution.



The background of the slide is a photograph of an art gallery, overlaid with a semi-transparent orange filter. The gallery features a high, vaulted ceiling with exposed wooden beams and a series of track lights. The walls are white and covered with various framed artworks, including portraits and abstract pieces. In the center of the room, there is a tall, thin, dark-colored chandelier. Several white, rectangular pedestals of different heights are arranged throughout the space, some displaying small objects or sculptures. The floor is a dark, polished surface that reflects the light from the ceiling.

2.4

Placemaking

Placemaking Themes

Workshops and stakeholder interviews conducted over the past four years revealed recurring themes that illustrate the kind of place people envision for UTSA’s Downtown Campus.



Student Services Hub
A central gathering place where students feel supported and connected to UTSA. Program elements include lounge space, academic advising, enrollment services, and student well-being.



Community Entertainment
Low-barrier activities that build community and provide stress relief, such as ping pong, yoga, climbing walls, sprayground, watch parties, films, bowling, and concerts.



Family & Community
A welcoming campus where neighbors can access programs and amenities. Potential elements include events, play areas, teaching gardens, and teaching kitchens.



Outdoor Spaces
Inviting outdoor areas for recharging and social connection. Features may include bean bags, chaise lounges, umbrellas, shaded seating, and casual gathering spots.



Flexible Event Spaces
Adaptable venues that support student programs and community events. Examples include Bill Miller Plaza, San Pedro Plaza, and Southwest McNutt Gardens.



Academic & Industry Mix
Casual settings for interaction between students, faculty, and industry partners. Examples include cafés, honors program meeting spaces, and reception areas.



Food in All Forms
A wide range of food options, including student dining, cafés, food trucks, fast-casual restaurants, BBQ, a 24-hour diner, beer garden, whiskey bar, and central food hall.



Arts & Expression
Spaces to display and create art, from UTSA’s collection to student work. Features may include mural walls, sculpture, open studios, galleries, and performances.



Authentically San Antonio
Design rooted in San Antonio’s character and materials, prioritizing authenticity over generic aesthetics.



Retail & Everyday Needs
Shops and services that make the district useful and vibrant. Suggestions include a Rowdy Store, tech shop, convenience store, pharmacy, salon, dry cleaner, and shipping services.



Well-being Spaces
Calming areas that promote mental health and wellness. Ideas include quiet rooms, nap spaces, sensory gardens, and expanded therapy and well-being programs.



Seamless Connections
Enhanced walkability and micromobility linking UTSA’s downtown campuses to key destinations such as Hemisfair, Southtown, and the Westside.

Placemaking Goals

Based on the themes and on the impact that placemaking can have on a university, the following placemaking goals were established:



Create a memorable sense of place

that inspires students and alumni, fostering lifelong loyalty to UTSA.



Strengthen bonds with the broader community

through shared experiences that connect Downtown San Antonio and the university.



Encourage learning and innovation through vibrant, collaborative spaces

that spark spontaneous encounters and new ideas.



Showcase UTSA's programs

in ways that engage, educate, and entertain the public—reinforcing the university's identity.



Design comfortable, shaded spaces

that reduce stress, support mental health, and provide daily respite for students.



Heighten the sense of discovery of existing assets in the downtown area

such as San Pedro Creek, Market Square, the Alameda Theater, and Casa Navarro.



Establish a distinct urban campus identity

that reflects UTSA's authenticity and celebrates the spirit of San Antonio.



Integrate education into the urban fabric

with playful, curiosity-driven spaces that invite exploration and discovery.



Foster a vibrant campus social life

where friendships flourish and every student feels a strong sense of belonging.

Foundational Characteristics

The Growth and Optimization Plan has established academic priorities, including college consolidation in the Downtown Campus. Placemaking offers an opportunity to go beyond academic programming by addressing broader impacts and strengthening each district's defining character, as illustrated in the Downtown Campus Plan chapter. The placemaking opportunities—shown in the adjacent map—are organized into three categories: Student Life, Community Impacts, and Innovation/ Collaboration. Each district incorporates at least two of these categories, expressed at different scales, working together to create a complete campus experience while also addressing the unique needs of each district.

Buena Vista plays a vital role in UTSA's community engagement, hosting programs such as the Family Counseling Center, PACC Clinic, early childhood and ESL education, public health initiatives, and "Roadrunner for a Day" K-12 campus tours at the Frio Building.



Student Services currently based in the Frio Building will need to expand into a more comprehensive One Stop to serve the Downtown Campus.

Student Affairs currently has limited presence downtown and will require a dedicated center along with space for student organizations. With future residence halls planned at Buena Vista, creating a vibrant and connected student life experience will be essential.

Southwest can serve the community through lifelong learning, public exhibitions, and its role in San Antonio's vibrant arts scene—offering engaging public spaces at every point where UTSA meets the River Walk.



Southwest could foster a close-knit, creative community for arts and architecture by strengthening connections between residential life at ORP and the shared spaces at the historic School of Art.

As the hub connecting UTSA's downtown districts, San Pedro presents an opportunity to create a vibrant environment that embeds academic life into the heart of the city.



With its central downtown location and retail spaces, San Pedro is positioned to have a strong presence and play a prominent role in civic life.

San Pedro is envisioned as a connected, innovation-driven, and workforce-focused hub rooted in San Antonio's urban core. Placemaking strategies will foster collaboration, creativity, and community to bring this vision to life.

Audiences

Developing a program of uses that will activate the campus depends on a thorough understanding of the audiences who will engage with these spaces. A Downtown Campus is inherently porous to the community, and welcoming people from outside UTSA can be an important goal as the university takes center stage in San Antonio’s civic life.

Audience Groups:



Buena Vista
Students Faculty & Staff Parents
Adult Ed Learners Downtown Residents Families from West Side Young Learners K-12

San Pedro
Students Faculty & Staff Parents Spouses UTSA researchers
Adult Ed Learners Downtown Residents Families from West Side Young Learners K-12 Government Employees Courthouse Jurors
Private Sector Partners Tech Entrepreneurs Young Professionals
Tourists

Southwest
Students Faculty & Staff Parents
Adult Ed Learners Downtown Residents Artists
Tourists

User Patterns

User patterns can be anticipated based on the existing urban context, current behaviors, and future programmatic offerings that may generate new patterns of use. At a broader scale, the San Pedro campus should be seen as a central destination that supports students from peripheral campuses while engaging the wider downtown community.



**UTSA
Community**



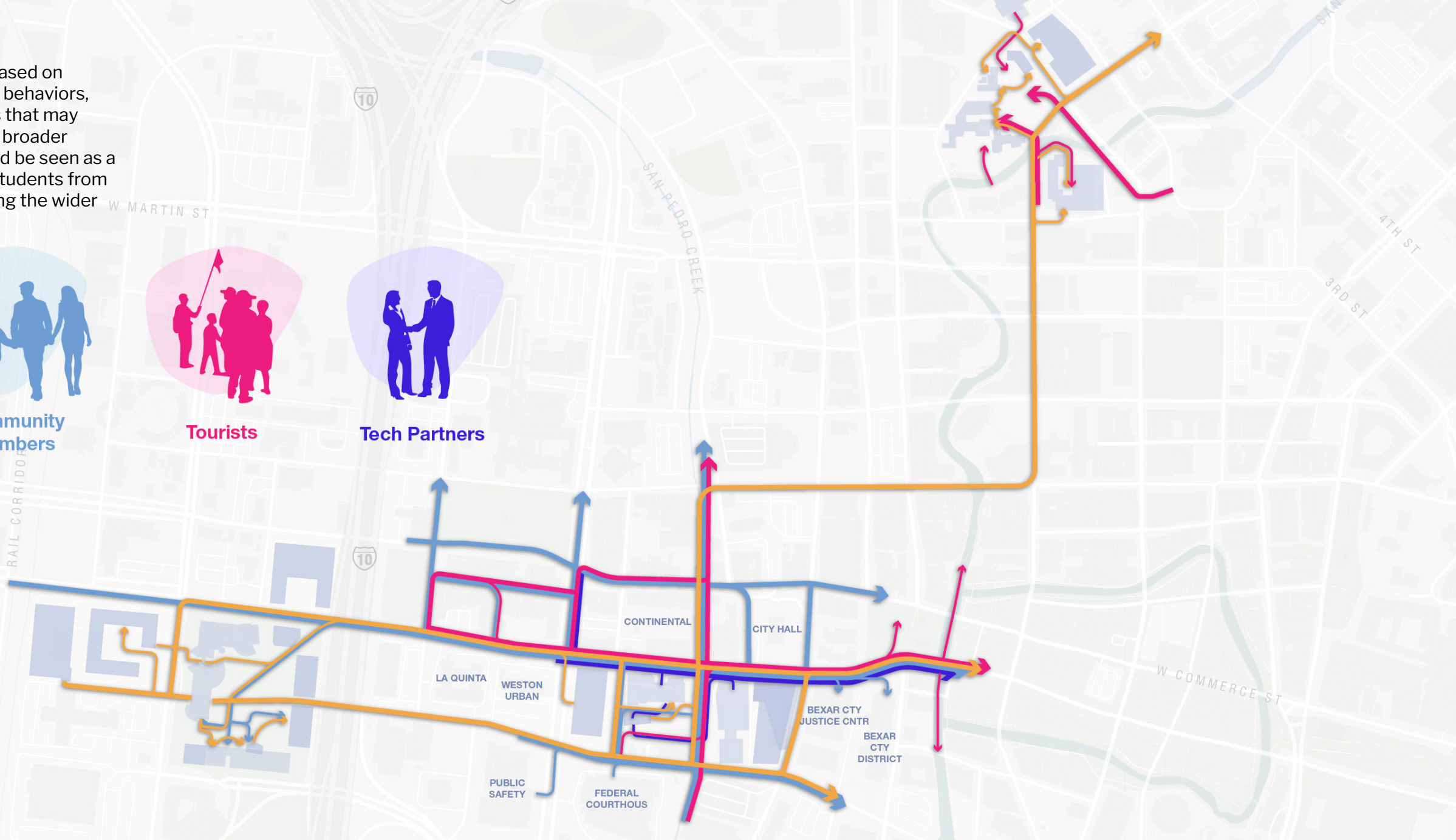
**Community
Members**



Tourists



Tech Partners



Placemaking Program

Buena Vista

District Specific Goals:

- Welcome and orient downtown students
- Create a hub for student services and life
- Create a sense of safety through activation and nighttime use
- Enrich student life with diverse activities adjacent to dorms
- Make West Side residents feel welcomed and accommodated
- Welcome K-12 and introduce them to UTSA
- Promote community well-being

Cooling Spaces



For example: refurbish existing terrace with better amenities, maximize areas under trees, coffee kiosk, art installations

Family Friendly Programing

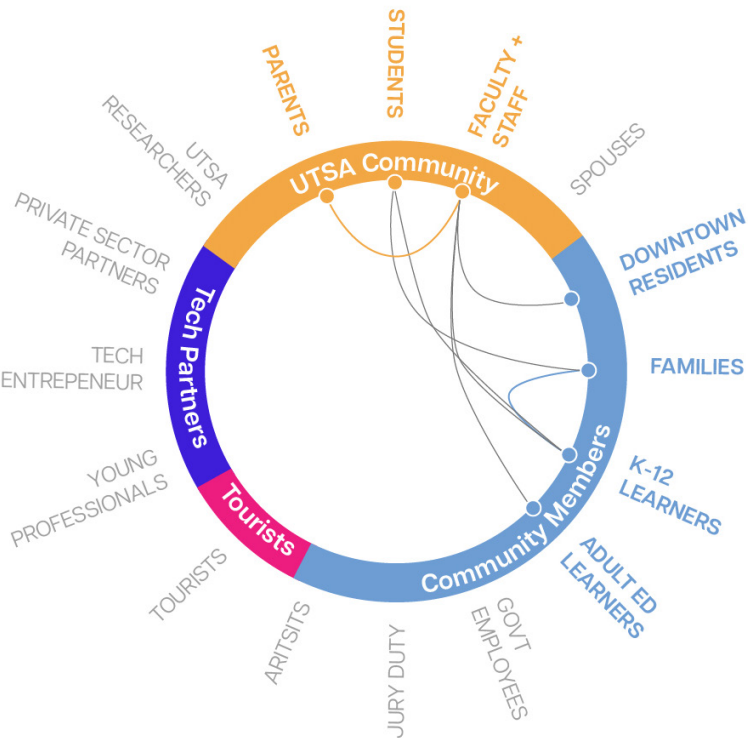


For example: bouldering play, kids campus play area, photo booth, water play, ice cream shop, climbable sculpture

Respite



For example: sheltered and quiet spaces, sensory garden



Plaza Activation



For example: nighttime activity, art lighting, BBQ events, food trucks, tabling promenade

Breezeway Activation



For example: bouldering play, kids campus play area, photo booth, water play, ice cream shop, climbable sculpture

Pavilion + Mobility Hub



For example: rentable flexible space, mobility hub, light treatment that reinforces sense of safety

Placemaking Program

San Pedro

District Specific Goals:

- Provide collision spaces where students, partners, faculty, and researchers interact
- Give downtown students a central hub
- Create a central space that welcomes all San Antonians
- Showcase an exciting UTSA culture for the public to experience
- Provide local business opportunities
- Showcase technology (bring it outside)

F&B Hub and Surrounding Gardens



For example: indoor-outdoor F&B, seating under trees, adjacent beer garden and pocket meeting rooms

Flex, Performance Lawn

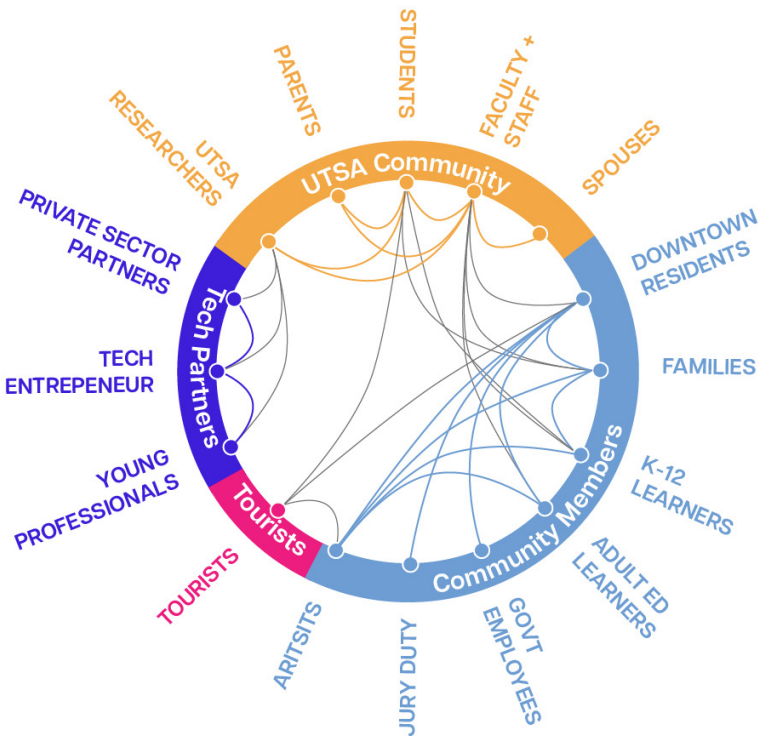


For example: flexible lawn for movie projections (see Downtown District Plan), weekly DJ parties, performances

Gateway & Pocket Study Area



For example: furnished spaces around buildings for outdoor learning, outdoor study nooks



Community Plaza



For example: family games, family-friendly meeting spots, bi-lingual story panels about UTSA, chess club

Gateway



For example: active treatment from pedestrian streets, art and lighting as attraction and wayfinding

Quiet, Cooling Overlook to Creek



For example: lounge seating, swings or swing benches, soothing soundscape, guided meditations

Placemaking Program Southwest

District Specific Goals:

- Give students a close-knit, intimate district for the arts program
- Create a welcoming experience for the community through inclusive public spaces and arts programs
- Showcase UTSA's arts program and collection
- Interpret the historic campus's history
- Connect to the central library both physically and programmatically
- Strong connection between ORP and the historic Southwest Campus



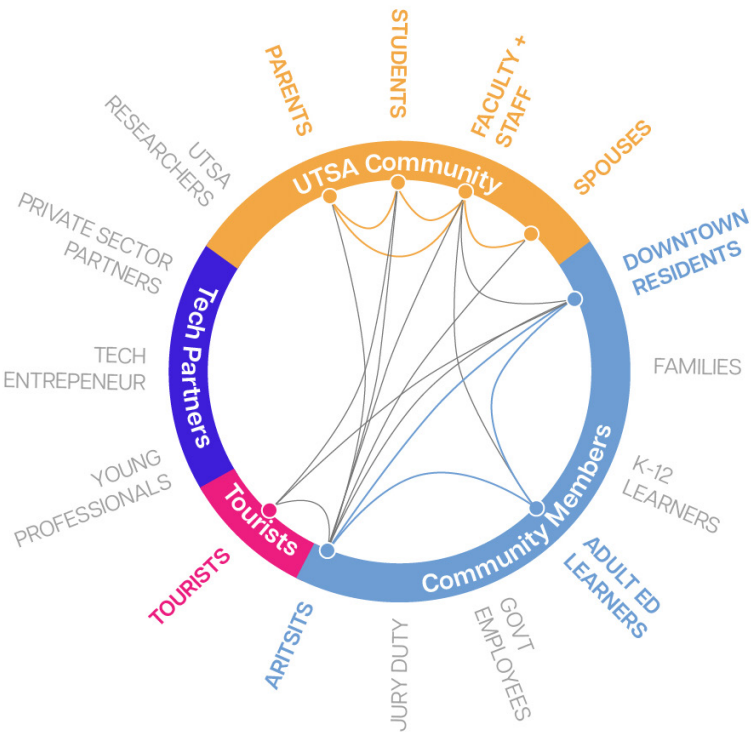
For example: food and art pavilion, outdoor gathering, night time parties and performances



For example: seasonal hammock park, small events, rotating art installations



For example: access to the River Walk through an amphitheater or activated steps, movable furniture, mister installation



For example: events for the community and UTSA, graduations, weddings



For example: publicly accessible sculpture park, rotating artwork, "must see" attraction



For example: film center, art supply store or other retail, cafe and dining

2.5 Utilities

Existing Conditions

Unlike the Main Campus, which benefits from centralized utility networks and shared thermal plants, UTSA's Downtown Campuses operate as distributed systems. Conditions vary widely—from new, high-performing infrastructure at the San Pedro District to historically significant buildings at the Southwest Campus with legacy systems.

Thermal Infrastructure

Buena Vista District:
The Buena Vista District is served by central chilled-water and hot-water systems located in the Frio Building. The cooling towers and distribution pumps were replaced within the last year. Of the three chillers, two are beyond their useful life, and one—installed approximately ten years ago—remains in good condition. Without the older units, the system lacks N+1 redundancy. The building is heated by natural-gas hot-water boilers.

San Pedro District:
San Pedro I and II each operate as standalone facilities with dedicated rooftop air-cooled chillers.

Southwest Campus:
The historic campus is served primarily by water-source heat pumps with a recently replaced condenser-water loop. The Santikos and YMCA buildings use packaged, gas-fired systems.

The One Riverwalk Place building is served by a central water-cooled chiller plant. The cooling

tower is new, but the chillers, manufactured in 2007, are nearing the end of their useful life and will require replacement in the near term. Natural-gas hot-water boilers provide heating.

Electric Infrastructure

The Buena Vista District receives power from CPS Energy through a 10 MVA pad-mounted transformer and distributes it via a 13.8 kV underground loop. Power reliability in this district is limited compared to other downtown areas.

All other downtown buildings have dedicated CPS Energy services, with the exception of a few historic structures at the Southwest Campus that share distribution. Power reliability across the remaining districts is generally strong.

Natural Gas

Two CPS Energy natural-gas services supply the Buena Vista District—one entering the Frio Building and a smaller secondary service feeding the Durango Building addition. Three additional gas services support the historic buildings at the Southwest Campus. All remaining downtown buildings have individual CPS Energy gas services.

Water and Sewer

The Buena Vista District is served by SAWS with separate domestic, irrigation, and fire-protection services. The historic buildings at the Southwest

Campus have multiple domestic and irrigation connections. All remaining downtown buildings have dedicated SAWS services, typically with separate fire and irrigation lines.

Technology Infrastructure

The Downtown Campus is served by multiple providers. At the Frio D-marc, AT&T provides internet circuits, Spectrum offers cable/internet service, and Verizon and UT-OST also maintain presence. UTSA's UTS network extends 144 strands of dark fiber from Frio to San Pedro I.

The Monterrey D-marc is supported by 12 strands of Verizon dark fiber for building internet from Frio (AT&T circuit cancelled) and additional dark fiber to the Frio Head End to support DAS. Buena Vista and Durango connect to Frio via point-to-point UTS fiber, and a Spectrum node provides cable/internet.

San Pedro I is served by Segra Fiber (formerly Unite Fiber), with 144 strands of fiber to Frio D-marc. An AT&T circuit provides a segregated connection to CyManII, and six strands of dark fiber serve the Southwest School of Arts, One Riverwalk, and Frost Tower ITC. Spectrum provides cable/internet service.



Buena Vista District Cooling Tower

Near-Term and Long-Term Capacity Growth

The MEP assessment was conducted by CNG Engineers. For detailed information, see the appendix. The assessment evaluated the electrical and mechanical systems across UTSA's Downtown Campus districts to identify capacity, efficiency opportunities, and required upgrades to support near-term and long-term growth. Key findings and recommendations, organized by district, are summarized below.

Buena Vista District

Electrical: Existing CPSE electrical service has sufficient capacity for near- and long-term expansions; however, additional medium-voltage equipment and infrastructure will be required. UTSA will coordinate with CPS Energy to assess options and costs for providing a backup electrical feed from an alternate utility transformer.

Mechanical:

- Optimize central plant building management system for improved controls, monitoring, and data collection.
- Add variable speed drives (VSDs) to Phase 2 chiller for energy efficiency.
- Revise hydronic header and add motorized isolation valves for improved flow control.
- Provide cooling for Pavilion and Bill Miller Plaza Academic Building (#5) using existing system capacity.
- Install new hydronic piping connections and motorized valves to allow future service to Academic Extension at Durango Building (#7).
- Provide an independent, high-efficiency

chilled water and heating system for student housing, with provisions for future expansion.

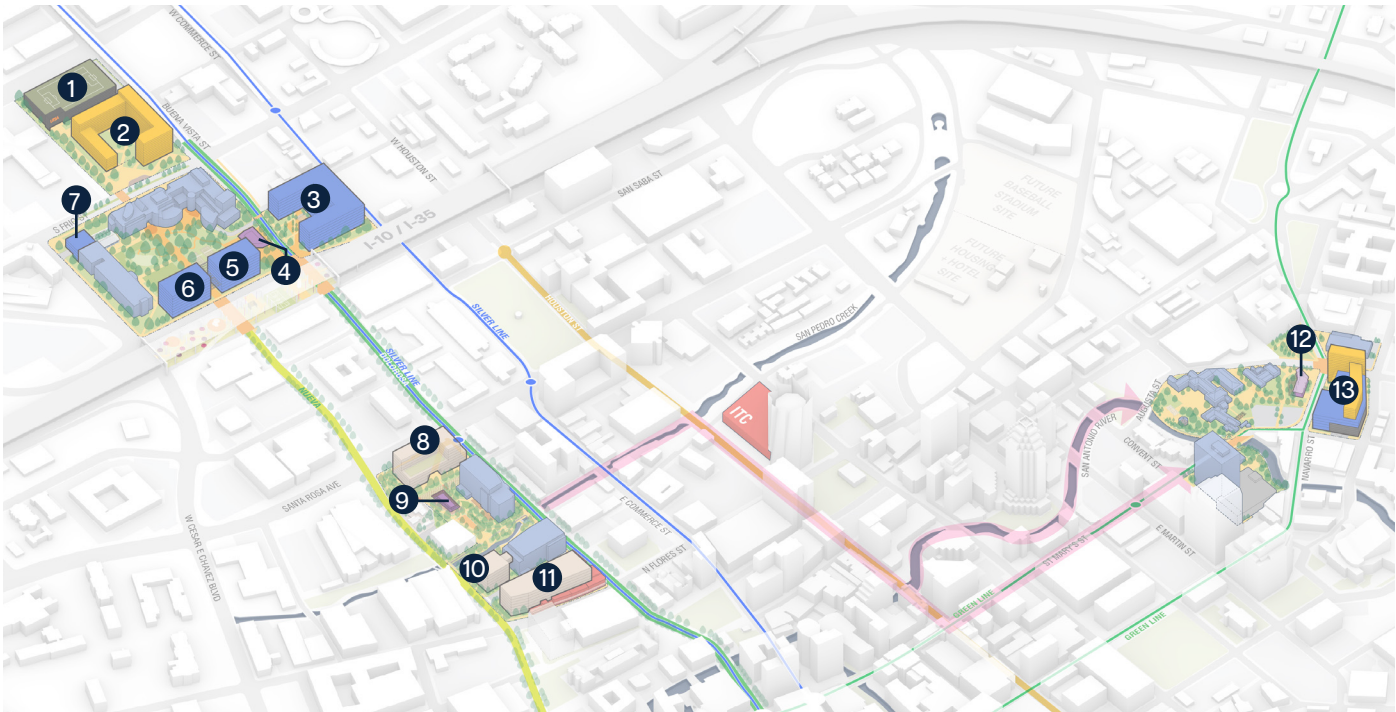
- Expand the central plant with new high-efficiency, variable-speed heat recovery chillers and associated pumps to serve the Bill Miller Plaza Academic Building 2 (#6)
- In planning future expansion, reserve space for additional chillers, boilers, and pumps to serve future academic building(s) at Cattleman Square Lot (#3).

San Pedro District

Electrical: Each San Pedro District building currently operates with an independent CPSE electrical service. For planned non-adjacent expansions, separate CPSE services for each new facility are the most cost-effective solution. UTSA will also explore long-term options such as a co-owned generation plant or customer-owned medium-voltage system to reduce utility costs. A single shared system is not recommended if future building ownership transfers are anticipated. The potential addition of a large data center could also significantly increase electrical demand.

Mechanical:

- Install standalone high-efficiency heat recovery air-cooled chillers and heating boilers to serve the near-term San Pedro I Extension (#10) and the long-term Santa Rosa Mixed Use Building (#8)
- Provide a standalone direct-expansion rooftop unit for heating and cooling of the San Pedro Food Pavilion (#9)



Downtown Campus Proposed New Buildings

- Use a standalone high-efficiency air-cooled chiller or connect to SAWS district chilled water to support future data center cooling needs.
- Include a dedicated heating boiler for the long-term Kallison Block building (#11)

Southwest Campus District

Electrical: Given the anticipated demand of the future Southwest Mixed-Use building (#13), a dedicated CPSE electrical service will be required. The Art + Cafe Pavilion (#12) may need

a new, small electrical connection if it cannot be served from the existing Southwest Campus.

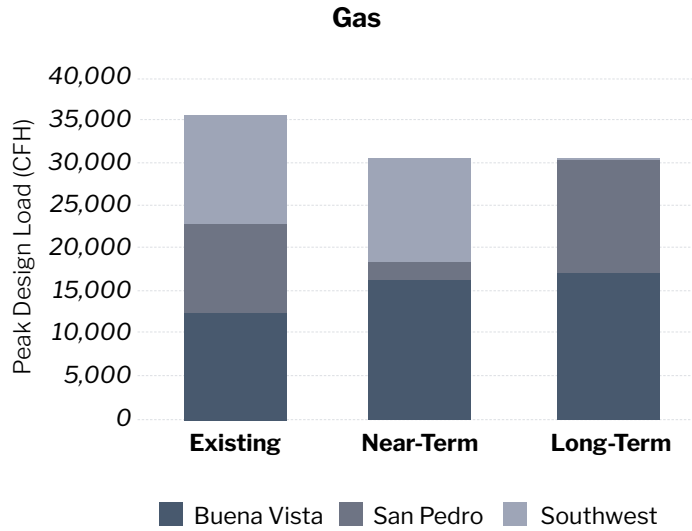
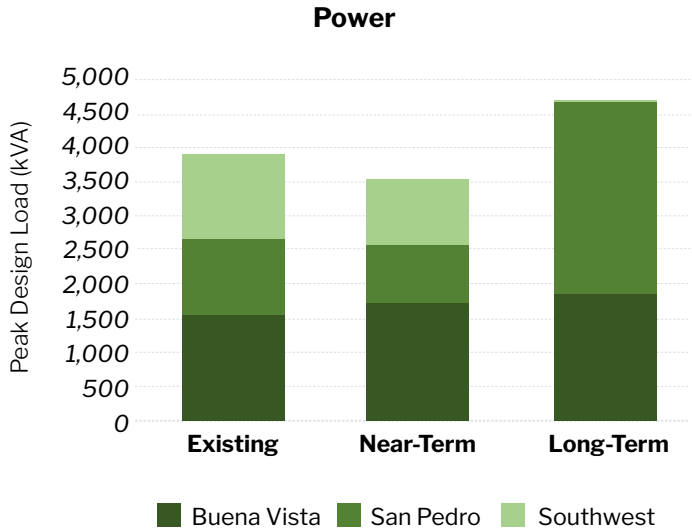
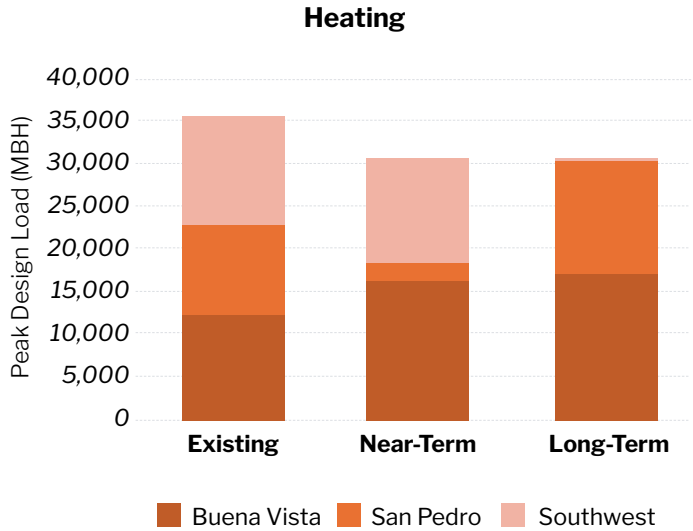
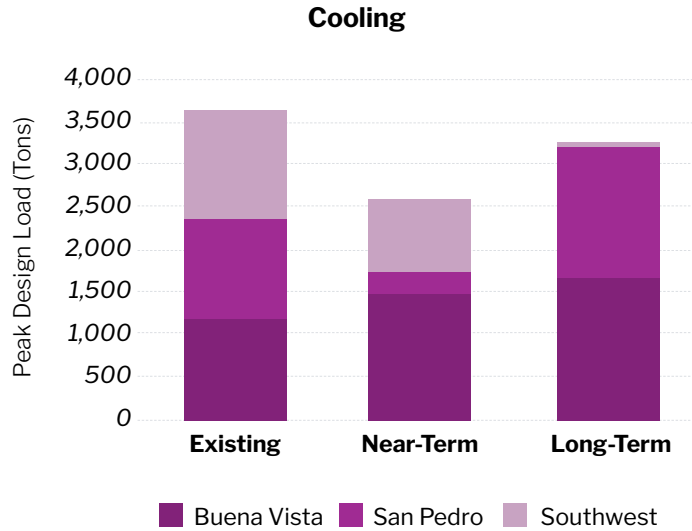
Mechanical:

- Provide standalone high-efficiency air-cooled chillers and heating boilers for the Southwest Mixed-Use building (#13).
- Install standalone direct-expansion rooftop unit for long-term Art + Cafe Pavilion (#12).

For additional details, refer to the full MEP Report in the appendix.

Near-Term and Long-Term Capacity Growth

The near- and long-term projected loads informing the electrical and mechanical recommendations are shown below. Near-term projects cover the next 10 years, while long-term projects begin in 2035. Phasing reflects leadership’s assessment of priorities, funding, and market conditions. Additional phasing details can be found in the Phasing and Implementation chapter, and detailed electrical and mechanical infrastructure recommendations are provided in CNG’s Downtown Campus study in the appendix.



Near-Term and Long-Term Capacity Growth

Pape-Dawson coordinated a call with San Antonio Water System (SAWS) to assess potential infrastructure upgrades needed to accommodate the planned increase in students. Feedback from the meeting was generally positive: SAWS staff indicated that the project would likely not require substantial improvements and that the existing water and sewer infrastructure should have sufficient capacity for increased demand. A formal Utility Service Agreement will still need to be requested to confirm this finding.

SAWS staff also noted that the calculation of Equivalent Dwelling Units (EDUs) for the master plan may be based on historic water usage data from existing campus buildings, rather than on their adopted gallons-per-minute rate per student. This approach is anticipated to significantly reduce the number of required EDUs and, in turn, lower associated impact fee payments.

Water Main and EDU Summary

Buena Vista District

- Existing Water Mains: 6", 8", and 12" adjacent to site
- Existing EDUs: 41 (1,200 existing students)
- Proposed EDUs: 103 (projected 3,000 students)
- Note: EDUs may be reduced if actual usage is less than SAWS standard flows

San Pedro District

- Existing Water Mains: 8" (north and east), 16" (south and west)
- Existing EDUs: 7 (200 existing students)
- Proposed EDUs: 259 (projected 7,500 students)
- Note: EDUs may be reduced if actual usage is less than SAWS standard flows

Southwest Campus District

- Existing Water Mains: 6", 8", and 12" adjacent to site
- Existing EDUs: 14 (400 existing students)
- Proposed EDUs: 155 (projected 4,500 students)
- Note: EDUs may be reduced if actual usage is less than SAWS standard flows

Sewer Main and EDU Summary

Buena Vista Campus

- Existing Sewer Mains: at least one 8" adjacent to site; 15" adjacent to northern site
- Existing EDUs: 60 (1,200 existing students)
- Proposed EDUs: 150 (projected 3,000 students)
- SAWS indicated proposed EDUs could be reduced if historic flow data is provided

San Pedro Campus

- Existing Sewer Mains: 8" (north and south), 30" (crossing the site and at SW corner), 21" (east)
- Existing EDUs: 10 (200 existing students)

- Proposed EDUs: 375 (projected 7,500 students)
- SAWS indicated proposed EDUs could be reduced if historic flow data is provided

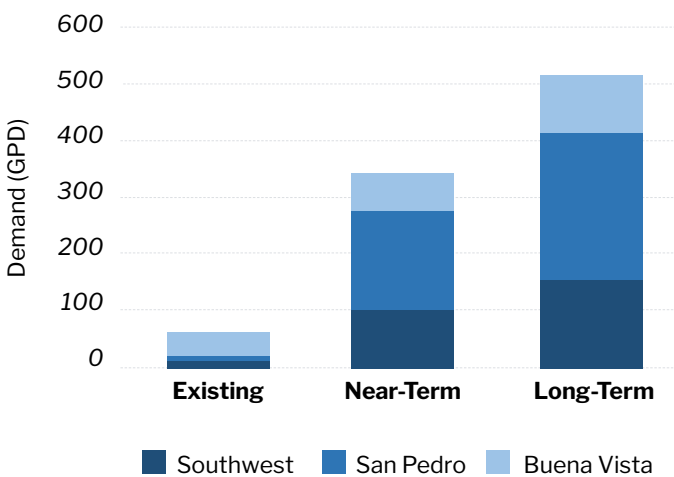
Southwest Campus

- Existing Sewer Mains: 8" mains adjacent to sites; flows connect to two separate trunk lines divided by the San Antonio River
- Existing EDUs: 20 (400 existing students)
- Proposed EDUs: 225 (projected 4,500 students)
- SAWS indicated proposed EDUs could be reduced if historic flow data is provided
- Infrastructure Improvements: Preliminary analysis suggests existing system can accommodate projected sewer flows

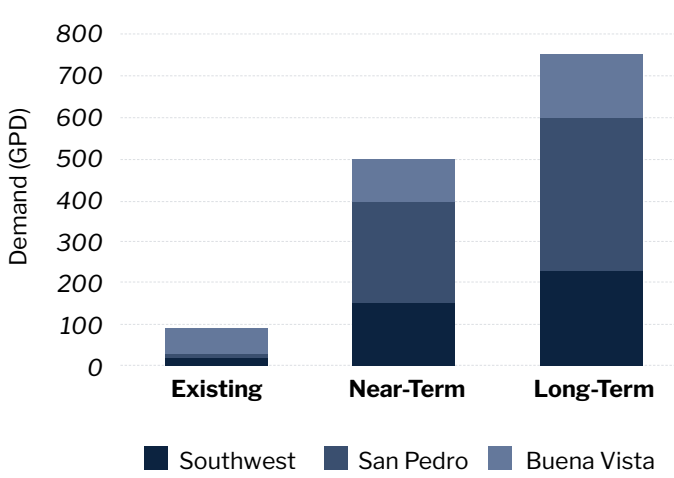
Electric + Gas (CPS) Analysis

Pape-Dawson met with CPS's Downtown Network Engineering Management and Customer Design and Delivery teams. CPS indicated that they are prepared to support the project once more detailed electrical load information becomes available. No high-level concerns were raised regarding projected growth, though specific infrastructure upgrades could not be identified at this stage. CPS is also reviewing power reliability concerns on the San Pedro block.

Water Demand (1 EDU = 290 Gallons Per Day)



Sewer Demand (1 EDU = 200 Gallons Per Day)



2.6

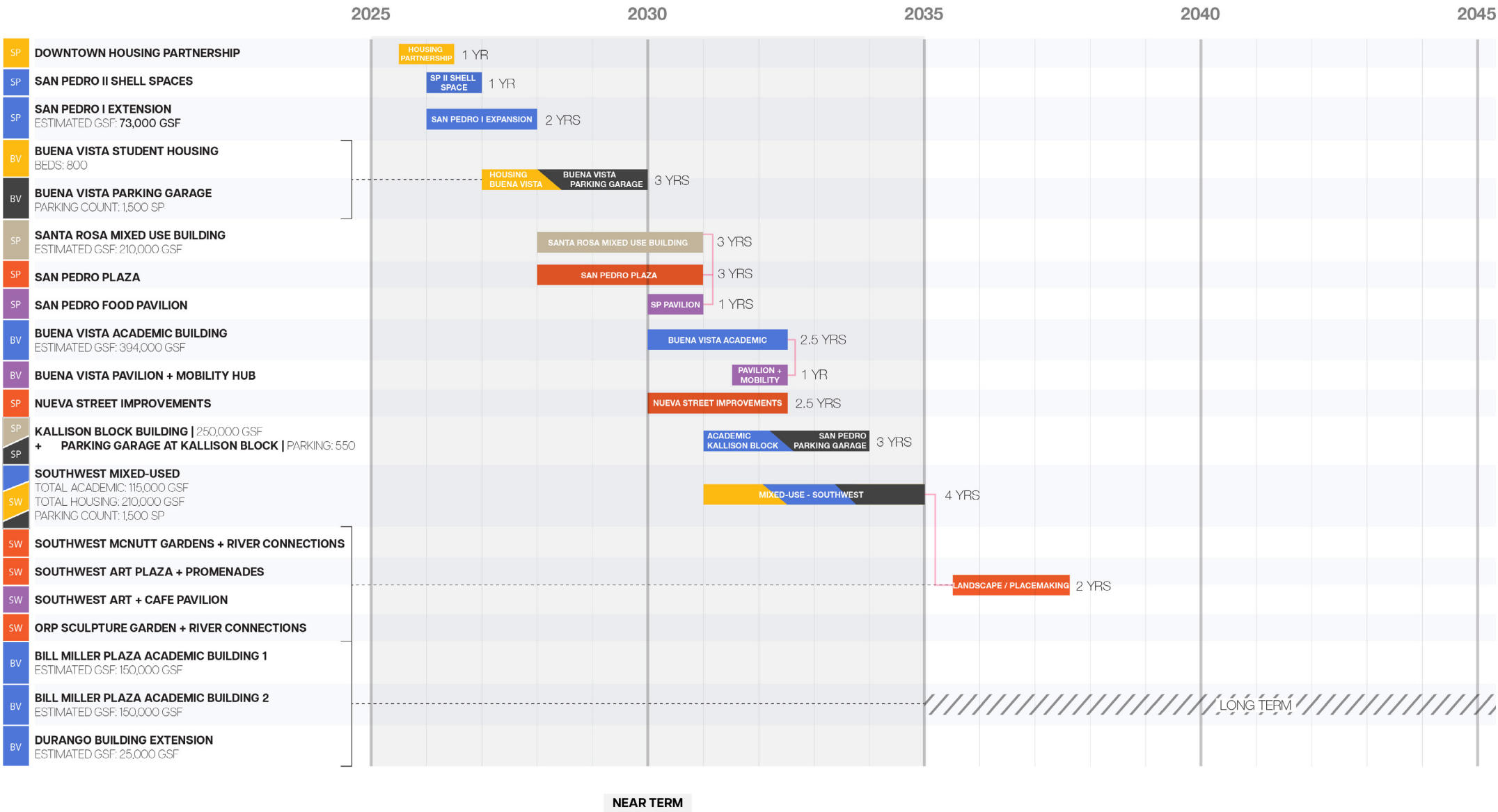
Phasing & Implementation

Phasing Strategy

District Planning presents a long-range vision for mission-driven facility development across multiple physical sites, programmatic types, and partnership models. Each project includes an internal timeline, informed by strategic priorities and operational readiness. The initial phasing strategy is designed to advance key site components that support COEHD programs and accommodate UTSA’s anticipated student growth.

The following schedule outlines the proposed project sequencing, guided by leadership’s assessment of priority needs, funding availability, and market conditions.

Initial phases include a student housing partnership and the development of San Pedro II academic facilities. Subsequent phases focus on improvements to the Bill Miller Plaza and a mixed-use development on the Delarosa lot. While this schedule addresses opportunities over the coming decades, projections beyond that horizon are limited by uncertainties in programmatic demand, funding capacity, and evolving leadership priorities.



Implementation Recommendations

Ongoing and Future Studies

The successful implementation of the District Planning recommendations depends on the continued evaluation of guiding principles and the proactive management of university operations that are critical to urban and economic development. The following strategic focus areas are intended to support informed decision-making and coordinated implementation:

Space Utilization Plan

Update the current space utilization assessment to ensure that academic, research, and administrative spaces are used efficiently and align with evolving programmatic needs.

Residence Life Strategic Housing Plan

Reassess student housing needs to guide future phasing, unit types, and overall capacity to support anticipated growth at the Downtown Campus.

Residence Life Auxiliary Services Plan

Evaluate the demand and delivery of auxiliary services on the Downtown Campus, including parking, dining, and other student-focused amenities.

Downtown Identity & Wayfinding Plan

Create a cohesive signage and wayfinding system to improve campus navigation, strengthen UTSA's presence, and enhance the student and visitor experience.

Downtown Design Guidelines

Develop design guidelines specific to the Downtown Campus to promote architectural quality, consistency, and integration with the surrounding urban context.

