



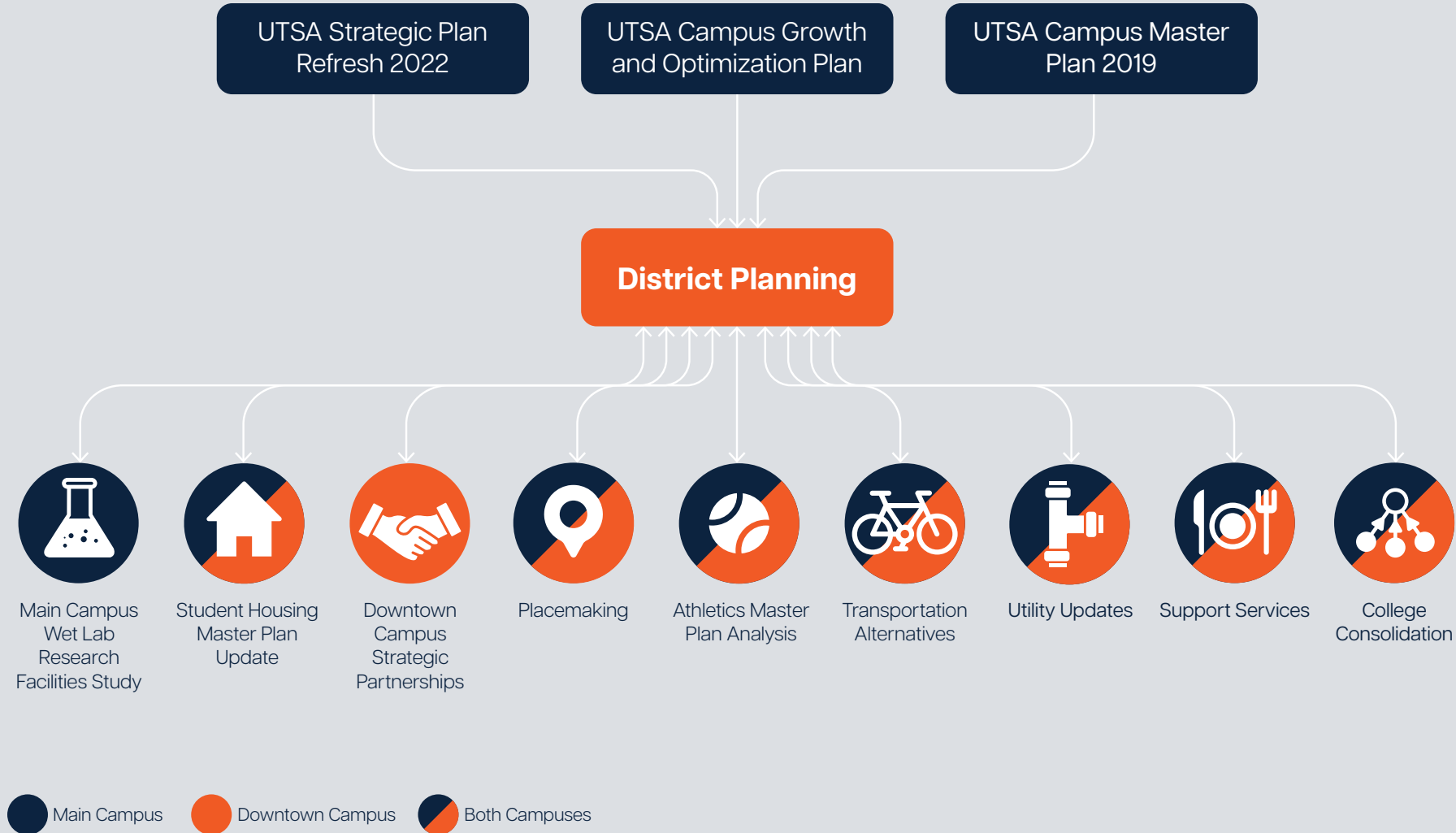
Executive Summary

What is District Planning?

District Planning is an initiative developed to guide UTSA’s continued growth and future development, supporting the university’s efforts to consolidate colleges.

District Planning is driven by three primary strategic initiatives: the Strategic Plan Refresh 2022, the UTSA Growth and Optimization Plan and the 2019 Campus Plan. It is also informed and coordinated with related studies, including the Student Housing Plan, the Main Campus Wet Lab Study, and the Downtown Market and Partnership Study. Together, these efforts establish a cohesive vision aligned with UTSA’s strategic goals.

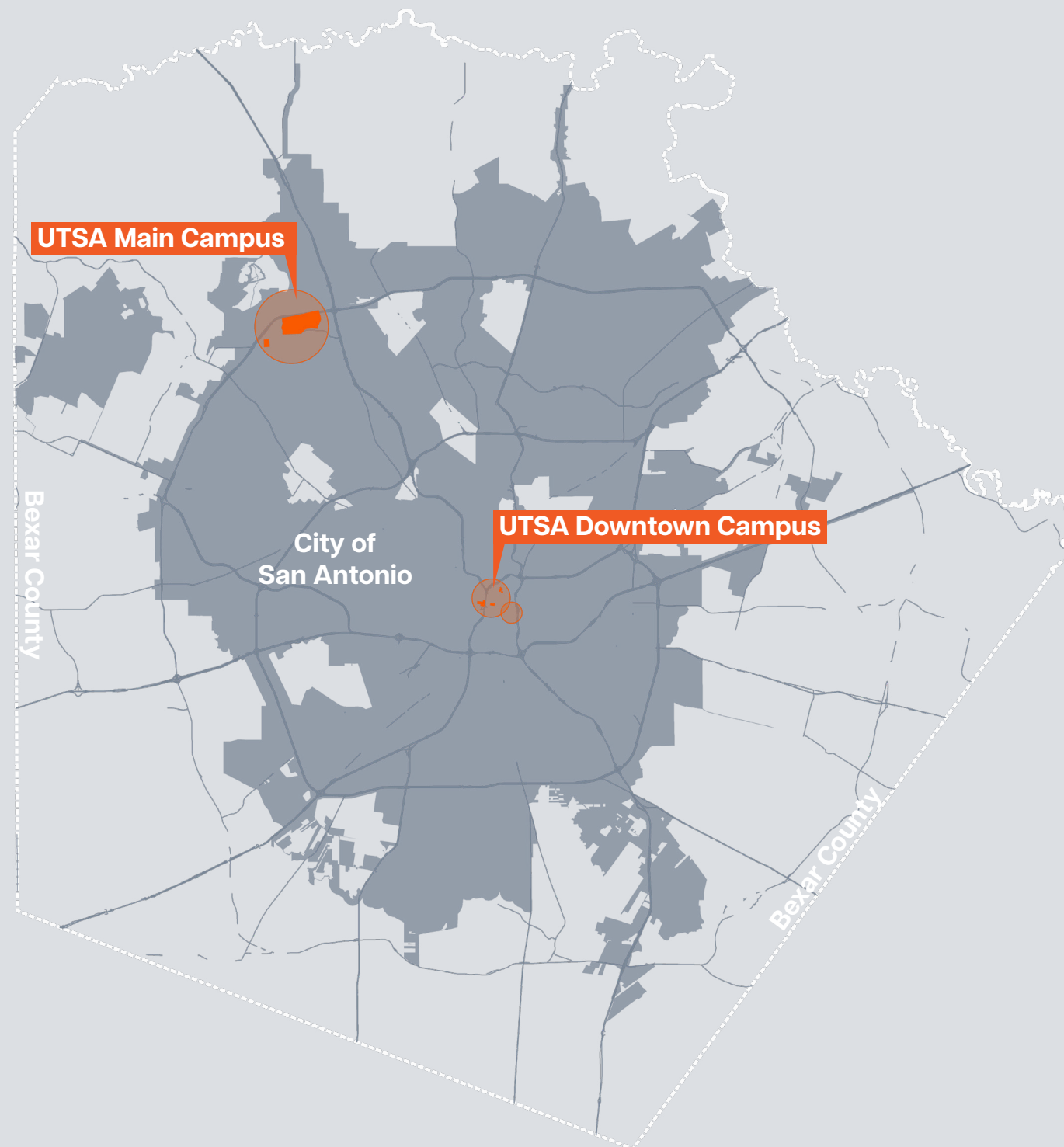
District Planning analyzes current conditions at both Main and Downtown campuses and outlines a growth framework addressing near-term priorities, such as college consolidation, while identifying opportunities for long-term development. The studies, shaped by input from UTSA leadership and stakeholders, serve as a roadmap to ensure the campus environment supports the success of students, faculty, and staff.



A Unified Vision Across San Antonio

Supported by key strategic initiatives, District Planning establishes a roadmap for UTSA to advance its long-term vision across both the Main and Downtown Campuses. With a combined long-term enrollment target of 45,000 students, approximately 4.5 million gross square feet of new development will be needed to accommodate academic, research, and student life priorities.

Since the 2019 Campus Plan, UTSA has continued to transform, demonstrating a strong commitment to community engagement and partnerships across both campuses. This transformation is evident in the university's efforts to spatially consolidate colleges in locations that align with community needs while fostering institutional growth. With an emphasis on student success and research excellence, UTSA is committed to ensuring that students, faculty, and staff at both campuses experience the same level of support, academic excellence, and campus life—responding to distinct urban contexts while maintaining consistent opportunities.



Strategic Alignment

A key driver of District Planning is UTSA’s 2022 Strategic Plan Refresh, a comprehensive update of the 2017 Strategic Plan conducted as part of the university’s five-year review cycle.

As required by The University of Texas System Regents, UTSA undertook this refresh during the 2022–2023 academic year to celebrate institutional successes, refine its strategic approach, and align resources for continued momentum. The District Planning effort builds on this foundation by considering the three revised Strategic Destinations and offering a physical vision that supports and advances these goals through the campus environment and experience.

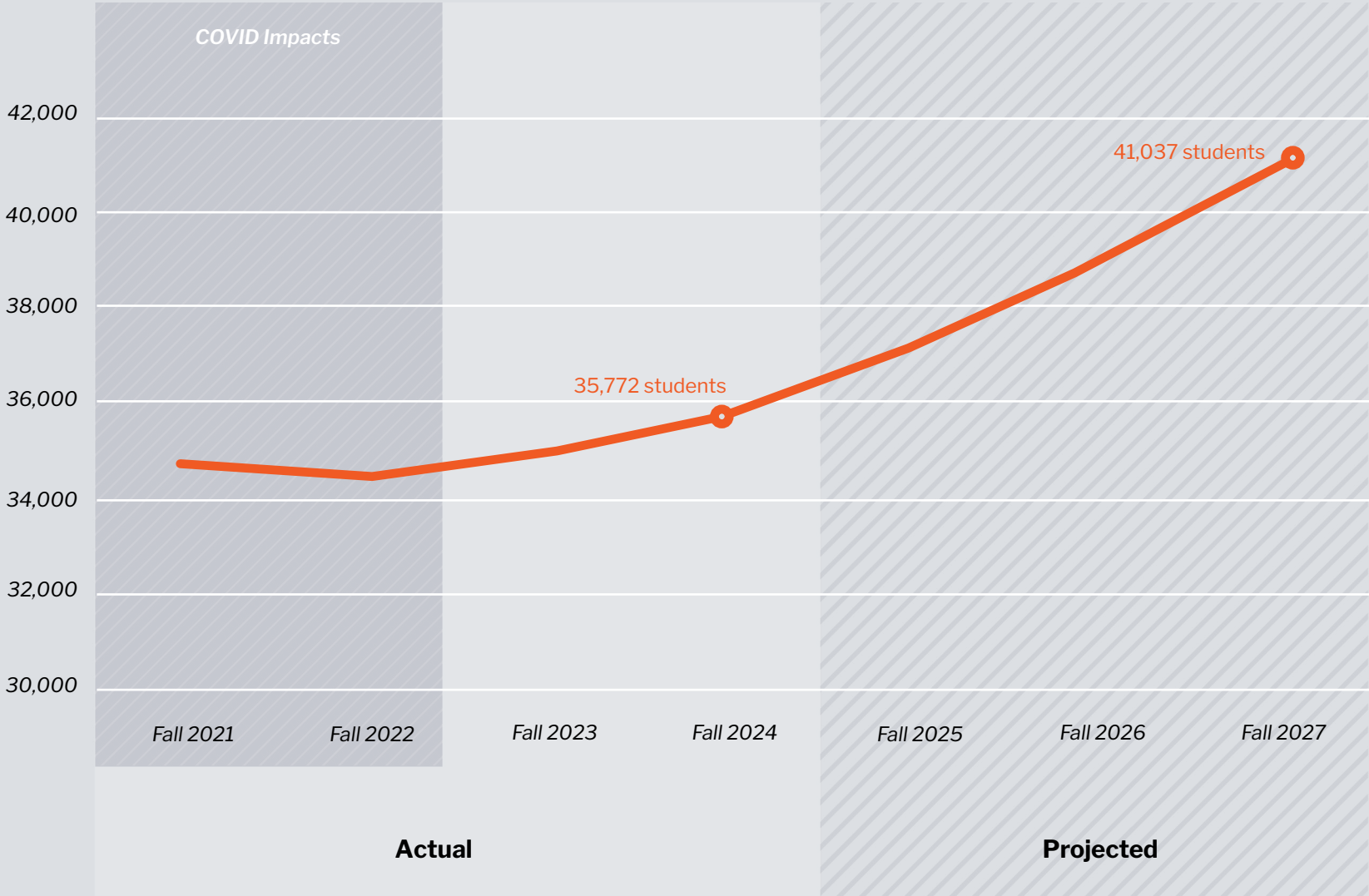


Strategic Alignment

Enrollment Projections

UTSA’s most recent enrollment count (Fall 2024) totals 35,772 students across both campuses. The university projects an increase of 4% to 5.4% over the next three years, reaching approximately 41,037 students by 2027. Within this growth, UTSA has set a goal of enrolling 10,000 students at the Downtown Campus by 2028, with a long-term target of 15,000 students.

These projections, along with UTSA’s academic and research priorities, guide the District Planning effort. The three-year enrollment outlook establishes a foundation for identifying near-term space and programmatic needs, with the UTSA Growth and Optimization Plan's college consolidation as a key strategy for expansion (see Downtown Supporting Studies). District Planning recommendations outline opportunities to accommodate both near-term and long-term growth across campuses, supported by planning, urban design, and placemaking strategies that enhance the daily experience of students, faculty, staff, and visitors.





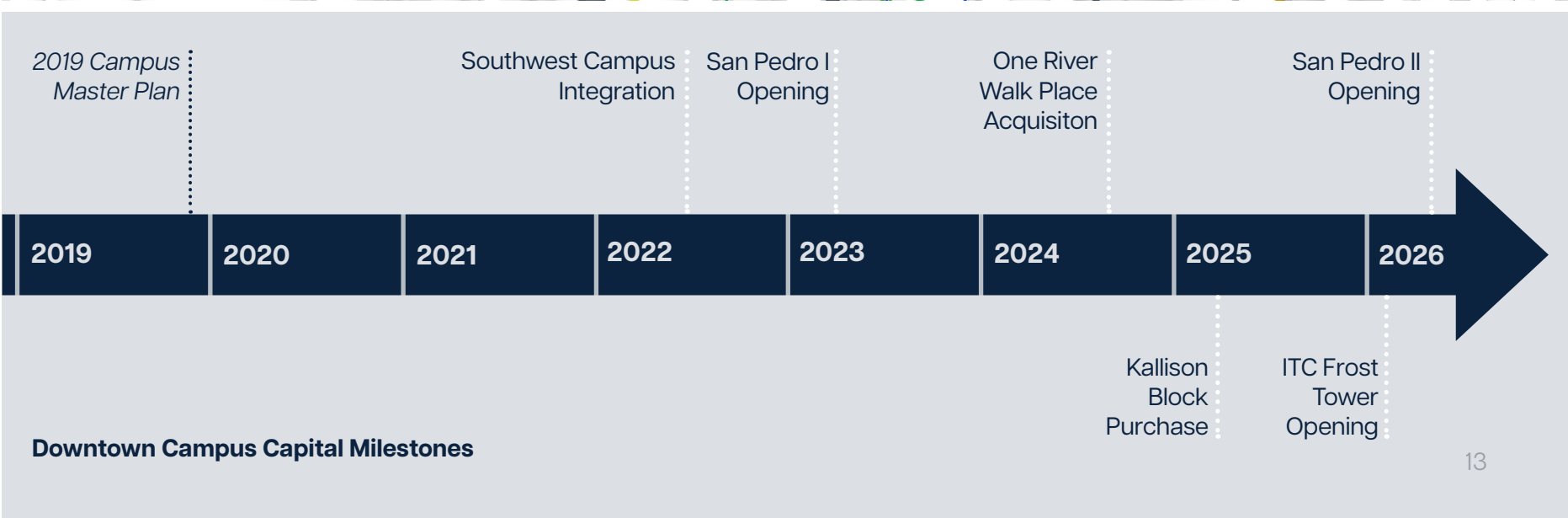
San Pedro I in the UTSA Downtown Campus

Downtown Campus District Planning

The UTSA Downtown Campus, embedded within the fabric of Downtown San Antonio, has experienced significant growth over the past three years. Key milestones include the integration of the Southwest Campus in 2022, the opening of San Pedro I in 2023, the 2023 groundbreaking of San Pedro II—expected to open in 2026—and the acquisition of One Riverwalk Place (ORP) in 2024.

With the planned relocation of the College of Education and Human Development (COEHD) and the launch of the new College of AI, Cyber, and Computing (AICC), the Downtown Campus is projected to grow to 10,000 by 2028. This expansion brings a near-term demand for housing, student support services, and safe, inviting open spaces and connections that will help shape a complete, integrated UTSA campus in the heart of downtown.

The Downtown District Plan responds to these near-term priorities while offering a long-term vision for UTSA’s three downtown districts: Buena Vista, San Pedro, and Southwest.



Downtown Campus Planning Drivers

For the Downtown Campus, District Planning aligns with UTSA's projected short-term enrollment of 10,000 students and a long-term goal of 15,000 students, established by university leadership in 2019. The Downtown District Planning is further shaped by key planning drivers, including the 2024 Student Housing Strategic Plan Update, the Growth and Optimization Plan, and the 2017 Space Needs Assessment that informed the 2019 Campus Master Plan.

Growth and Optimization Plan

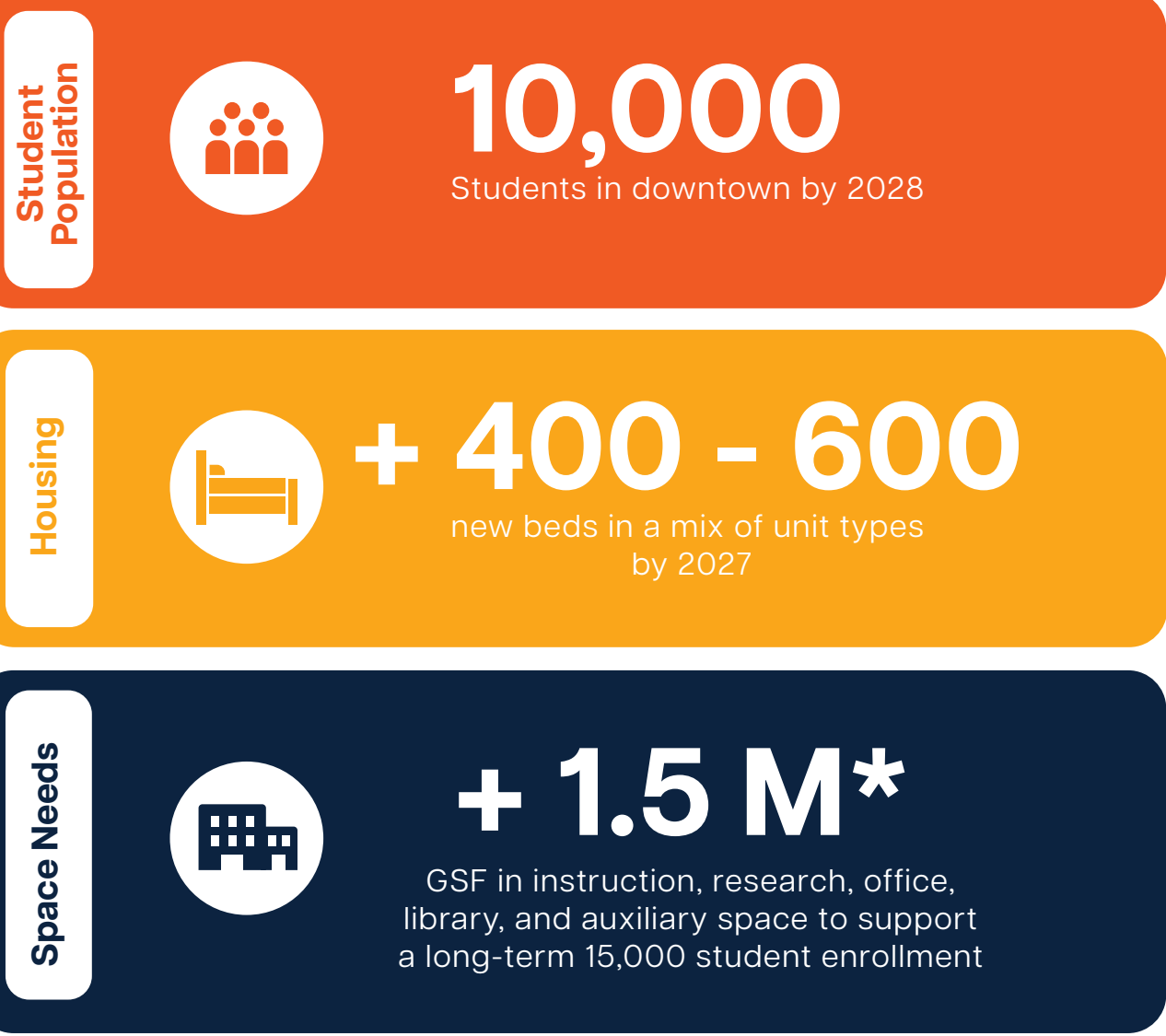
This internal UTSA initiative evaluates population growth driven by new academic programs and strategic relocations to consolidate colleges. For the Downtown Campus, it projects a near-term increase of over 8,000 students, informed by the relocation of COEHD to downtown, HCAP to Main Campus, and the creation of the College of AICC. As part of this plan, SA+P is relocating to ORP, vacating the Monterey Building and creating a future redevelopment opportunity.

Housing Needs

The Housing Plan by JLL projects student housing needs through 2033. In response to downtown growth, it recommends adding 400–600 beds by 2027. District Planning considers this and suggest revisiting the plan later to assess future downtown housing phases.

Space Needs

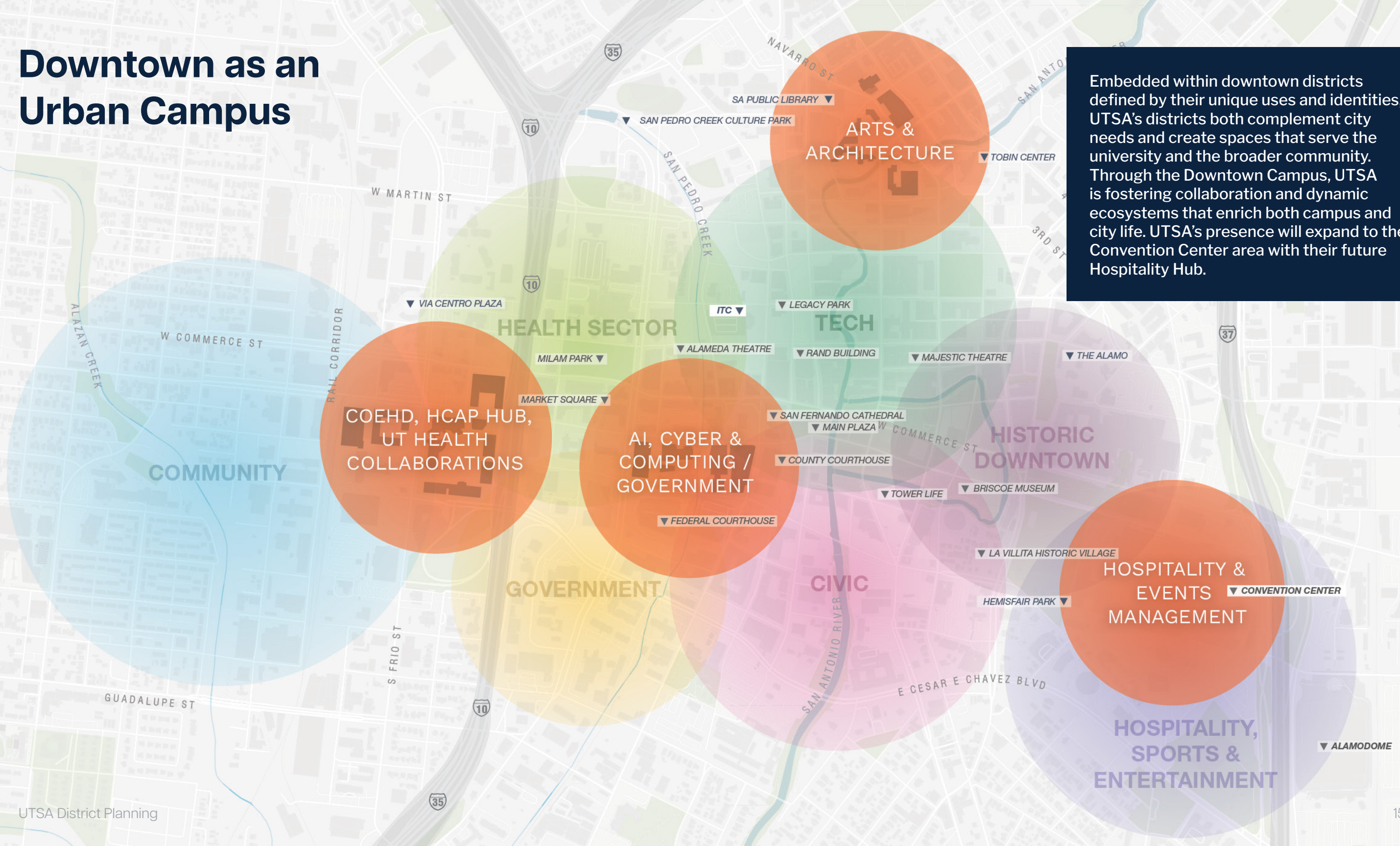
District Planning references the 2017 Space Needs Assessment by Facility Programming and Consulting, which informed the 2019 Campus Master Plan. It originally identified a 1.9 million GSF deficit for instructional, research, office, and auxiliary space in downtown, based on a 15,000-student vision. Since then, the Downtown Campus has expanded, and the adjusted deficit is now estimated at 1.5 million GSF, accounting for UTSA's use of eight floors in ORP, San Pedro II, and the Southwest buildings.



*Adjusted from the 2017 estimated deficit, accounting for new downtown spaces added since then.

Downtown as an Urban Campus

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.



Downtown Campus Long Term Plan

The Downtown Campus envisions a short-term population of 10,000 students and a long-term goal of 15,000, supported by a mix of instructional, housing, retail, and mixed-use spaces, as well as open space, connectivity, and placemaking strategies. The District Planning recommendations aim to create a unified and connected campus experience across the Buena Vista, San Pedro, and Southwest Campus Districts—each with its own distinct character.

Buena Vista, centered on health, well-being, and community, will be home to COEHD, select HCAP components, UT Health collaborations, a mobility hub, and spaces for downtown engagement. The district also offers opportunities for future academic and housing growth.

San Pedro, focused on technology, innovation, and civic life, will house the College of AICC and provide room for future expansion, supported by retail and civic programming—such as cafés, shops, event lawns, and access to the creek—bringing a vibrant public realm to the heart of Downtown San Antonio.

The Southwest Campus District, anchored in arts and design innovation, will host the School of Architecture and Planning, future Liberal and Fine Arts programs, partnership spaces, and expanded support services. The plan highlights opportunities for future mixed-use development and open space activation to further integrate the district.

Together, these three UTSA districts will provide spaces for living, learning, collaboration, and community engagement in Downtown San Antonio.





Buena Vista District
COEHD, HCAP, UT Health
collaborations

San Pedro Creek Culture Park

Southwest Campus District
SA+P, COLFA

Institute of Texan Cultures

San Antonio River Walk

San Pedro District
AICC

Nueva St Improvements

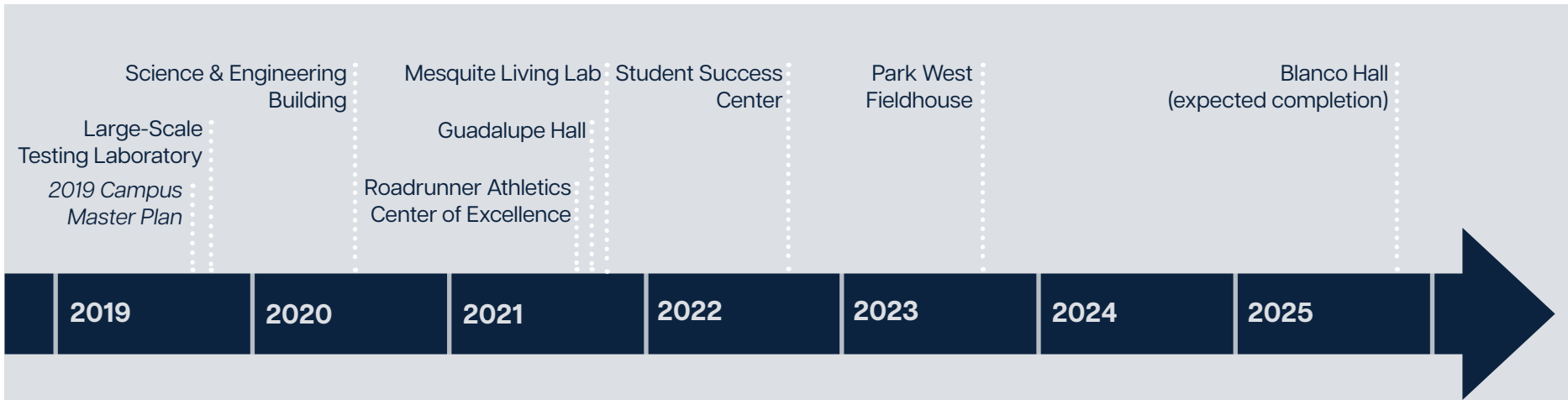
Dolorosa St

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

Main Campus District Plan

Supporting enrollment and research growth, the Main Campus continues to evolve, demonstrated by a series of capital projects completed over the past six years. During this period, seven new buildings have been added, with Blanco Hall currently under construction and scheduled for completion by the end of 2025. These projects—spanning research, housing, athletics, and student services—reflect UTSA’s ongoing growth and transformation. Additional active initiatives focus on placemaking and alternative transportation, aimed at enhancing the day-to-day experience of the Main Campus for students, faculty, and staff.

District Planning takes into account this recent growth—along with active and planned initiatives—and builds upon efforts such as the Athletics Master Plan, Student Housing Master Plan, and the Wet Lab Research Study. By integrating these efforts, District Planning ensures alignment across projects and supports the development of a campus environment that enhances the student experience while advancing the university’s strategic goals.



Downtown Campus Capital Milestones

Main Campus Planning Drivers

The Main Campus District Plan is shaped by three key planning drivers, supported by leadership guidance and stakeholder engagement: the 2024 Student Housing Strategic Plan Update, the Main Campus Wet Lab Research Facilities Study, and the 2017 Space Needs Assessment that informed the 2019 Campus Master Plan.

Housing Needs

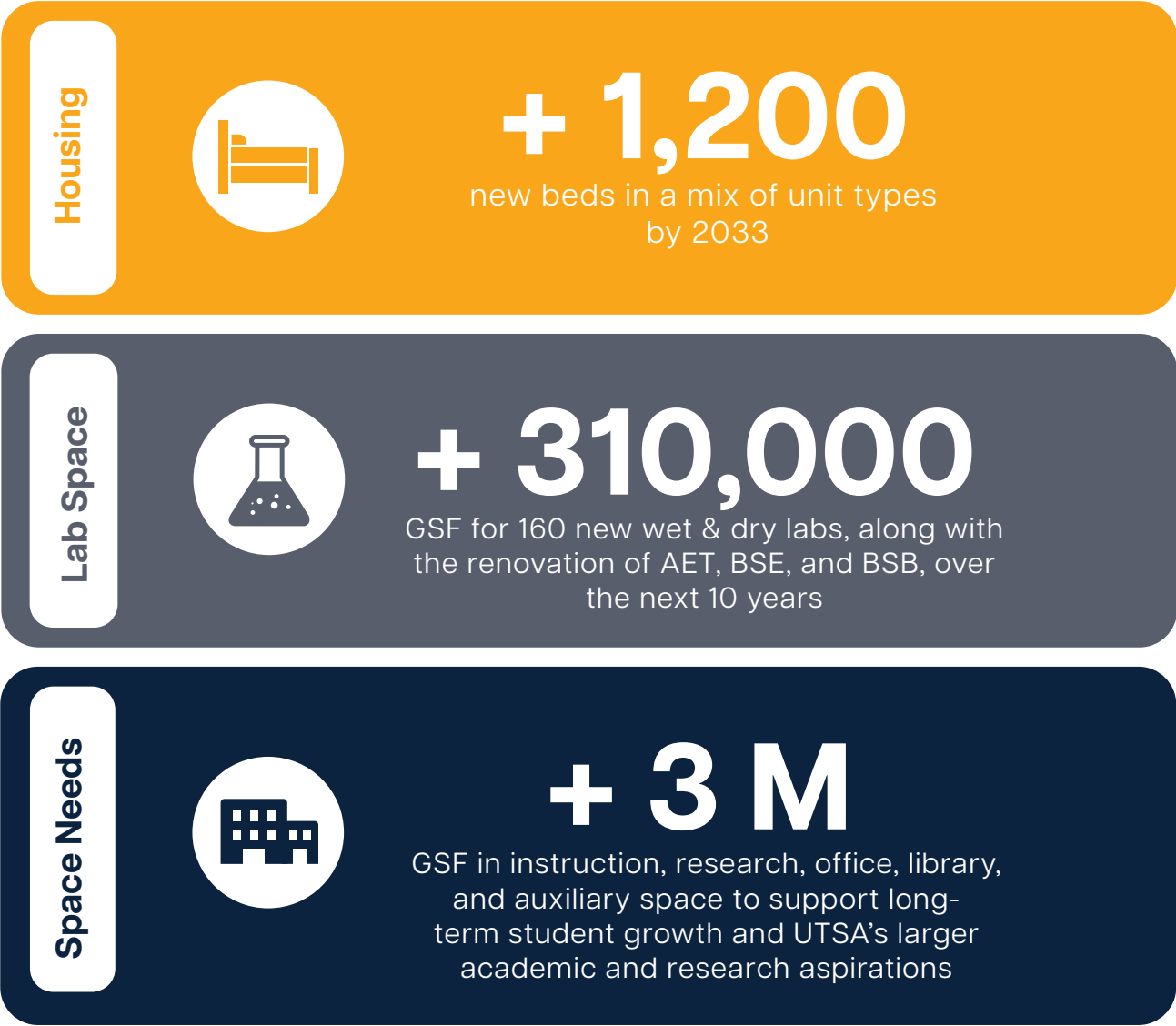
The JLL Student Housing Strategic Plan Update projects the need for 1,200 additional student beds on Main Campus through 2033. While this is the current baseline, university leadership may reallocate some of this housing to downtown, depending on future needs. District Planning considers this 1,200-bed capacity and proposes additional sites to accommodate future campus growth.

Lab Space

The HOK Wet Lab Research Facilities Study recommends 310,000 GSF of new lab space for 160 new labs, distributed across two buildings (one 120,000 GSF, the other 190,000 GSF), along with renovations to the Applied Engineering and Technology Building (AET), the Biotechnology Sciences and Engineering Building (BSE), and the Biosciences Building (BSB). This “Optimization Scenario,” selected by the university, supports UTSA’s research growth over the next 10 years.

Space Needs

The 2017 Space Needs Assessment identified a deficit of roughly 3 million GSF in instructional, research, office, library, and auxiliary space to support UTSA’s enrollment growth and academic goals. District Planning uses this projection to guide future space planning and development strategies.



Main Campus Near Term Plan

The near-term plan for Main Campus prioritizes key projects **over the next decade** and initiates a mobility framework to strengthen pedestrian connections and support long-term sustainability and connectivity goals.

Research

With research as a university priority, the plan includes two new lab buildings in the Academic and Research Core, along with renovations to existing facilities recommended in the Wet Lab Research Facilities Study.

Athletics

The Volleyball and Basketball Training Facility that broke ground in 2024, is among the first new buildings in this phase. Additional projects include team development facilities for baseball and softball.

Housing

The plan includes Roadrunner Village East and initial phases of Roadrunner Village West. It also identifies a potential public-private partnership (P3) housing site in the campus's northwestern corner.

Mobility & Open Space

The plan features the extension of Paseo Principal, East Gateway, phase one of Paseo Verde, initial pedestrian and bicycle paths, and the transformation of Brenan Avenue into a walkable, placemaking corridor.

Other Projects

Other near-term priorities include a Performing Arts Center and an additional thermal utility plant to support future East Campus growth.



Main Campus Long Term Plan

The long-term plan for Main Campus provides a framework for sustained growth aligned with UTSA's aspirations as a leading research and teaching enterprise. It completes the campus-wide pedestrian, bike, and vehicular mobility network, supports future academic and research expansion, introduces opportunities for partnerships, expands housing capacity, and strengthens connections to surrounding areas.

Academic & Research

The plan expands the academic and research core to accommodate future student growth, aligning with the space needs and the aspirations outlined in the 2019 Campus Master Plan and the 2025 Wet Lab Research Facilities Study.

Athletics

A new tennis facility strengthens the athletic core.

Housing

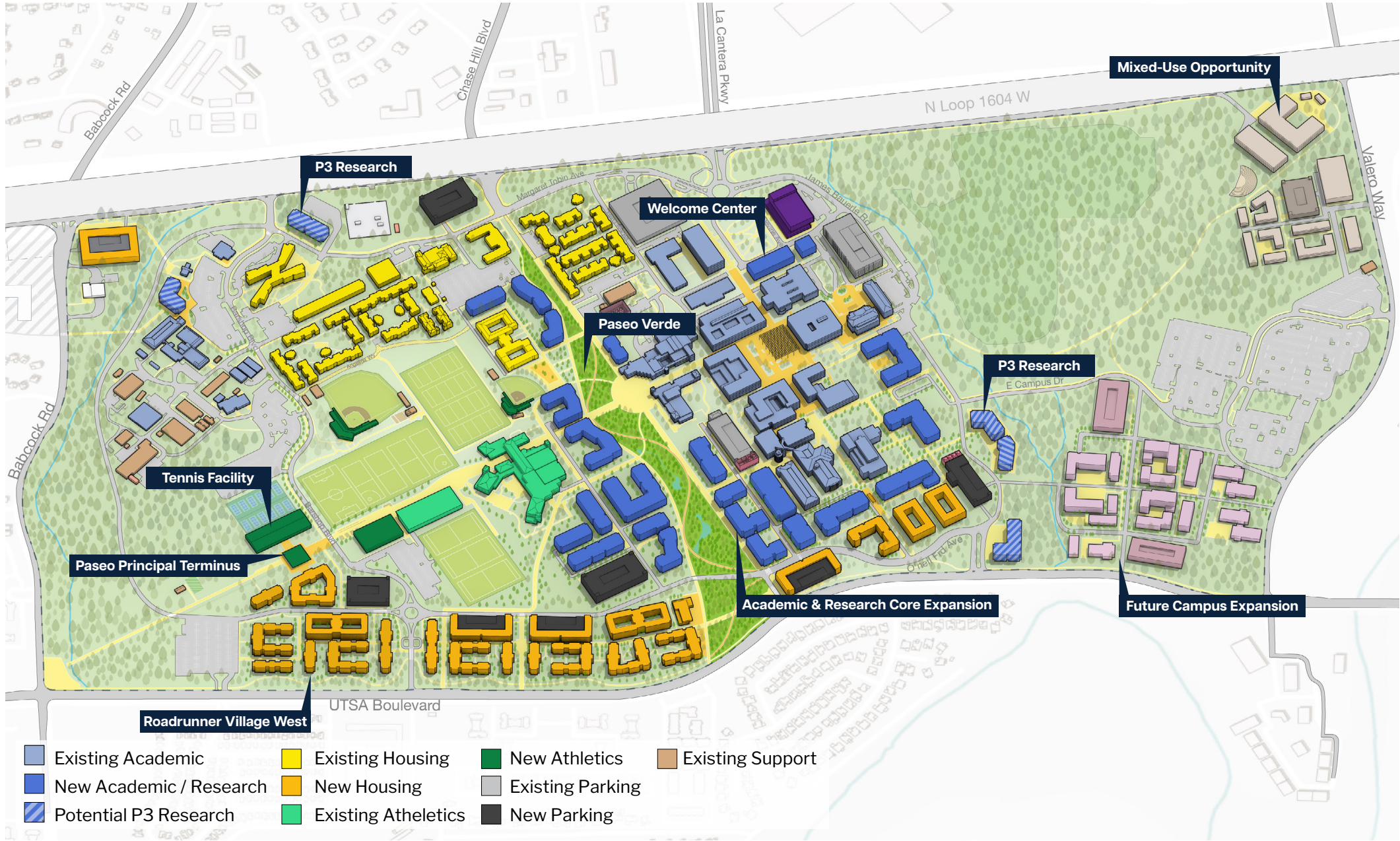
Roadrunner Village West connects to Paseo Principal, integrating housing and dining into the pedestrian network.

Mobility & Open Spaces

The plan completes Paseo Principal with a new terminus and open space, and delivers the full vision for Paseo Verde, a pedestrian, cooling, and stormwater spine, along with other key mobility and open space improvements.

Other Projects

Additional projects include the Welcome Center, new development, and partnership opportunities.





Conceptual view of the long-term Main Campus vision, highlighting Paseo Verde as a central green spine.

Utilities & Infrastructure Strategic Growth

An assessment of existing campus utility and infrastructure conditions was conducted, considering both near-term and long-term growth impacts. Findings were incorporated into an impact-probability risk analysis to prioritize needs. These needs were then evaluated in the context of market trends—rising utility rates, regional load growth, and water scarcity risks. This process identified major opportunities to strengthen resilience, manage costs, and support the University’s educational and research values (see matrix on following page).

Key to leveraging utilities and infrastructure in support of the University’s goals is establishing a dedicated funding strategy for long-term system stewardship. Provisions for maintaining and renewing core infrastructure should be built into all new projects to address ongoing maintenance needs and ensure continued reliability. Improved documentation of existing systems will further strengthen operational readiness by ensuring components are clearly identified and mapped, while also supporting future campus expansion. Finally, expanding the physical and technological capacity of facilities is essential to modernize operations—creating a centralized console room to unify system oversight and provide a platform for teaching and research.



San Pedro I Rooftop Solar



San Pedro I Rooftop Solar



Cooling Condensate Reuse in the Sombrilla Fountain



UTSA Main Campus Tree Canopy

Utilities & Infrastructure Strategic Growth

The University has identified near- and long-term utility and infrastructure opportunities and benefits for both campuses, with Downtown Campus opportunities organized by district. These initiatives are informed by market trends, regional load growth, and water scarcity risks, and are intended to support strategic growth while aligning with the University’s sustainability and energy goals. They are meant to complement and support the needs and recommendations presented in the utility chapters. For details on projected loads, existing conditions, and capacities, refer to the utility chapters.

- Near-term
- Long-term

Opportunity	Key Benefits	Main Campus	Buena Vista District	San Pedro District	Southwest Campus District
Smart microgrid	Builds a campus-wide grid with islanding capability, allowing load control, reducing risk of power loss, and streamlining maintenance.	●	●	●	
Surplus generation	Adds backup generation capacity, creating new revenue streams, reducing grid stress, and supporting the surrounding community.	●	●		
Thermal storage	Stores chilled water for later use, reducing grid demand during peaks and generating revenue through demand response	●	●	●	●
SAWS district thermal	Connects to SAWS thermal network, improving resiliency, saving space, and reducing stress on the electrical grid.		●	●	●
Condensate & rainwater capture	Captures building condensate and rainwater for reuse, reducing water demand and providing back-up supply in case of utility loss	●	●	●	●
Wastewater & stormwater reuse	Treats and reuses water onsite, lowering demand on city water and sewer systems.	●	●		
Green infrastructure	Expands greenspace to improve water quality, reduce flood risk, and mitigate heat impacts.	●	●	●	●
Tree canopy	Expands and preserves shade trees to reduce extreme heat impacts and improve passive survivability.	●	●	●	●
Walkability	Creates pedestrian-focused design that reduces car reliance, improves health, and enhances campus accessibility.	●	●	●	●
Workforce development	Leverages infrastructure as learning opportunities, building a skilled pipeline aligned with UTSA’s research and educational values.	●	●	●	●