

The background is a blue-tinted photograph of a busy university campus. In the foreground, a wide sidewalk is filled with students walking in various directions. Some are carrying backpacks. In the background, there are modern university buildings, trees, and several signs that say "UTSA".

3

Main Campus District Planning

UTSA Main Campus

Located in San Antonio's Northwest Side, UTSA's Main Campus spans 600-plus acres and serves more than 85% of UTSA's students. The Main Campus is a lively, green academic environment defined by its natural setting and iconic architectural character. At its heart lies the Sombrilla Plaza—a shaded, central gathering space surrounded by a ring of academic and administrative buildings.

Originally designed by Ford, Powell & Carson and Bartlett Cocke, the campus core was strategically placed on elevated terrain and organized in a compact, urban form. The buildings are unified by a raised plinth and connected via a service tunnel that runs north-south through the center of campus. A grid of “paseos”—pedestrian promenades—establishes the primary framework for circulation and future development, balancing structure with walkability.

District Planning honors the legacy of the original campus design while proposing thoughtful scenarios for future growth. It prioritizes the preservation and enhancement of open spaces, reinforces the organizational clarity of the campus layout, and emphasizes stronger connections with the surrounding community.





3.1

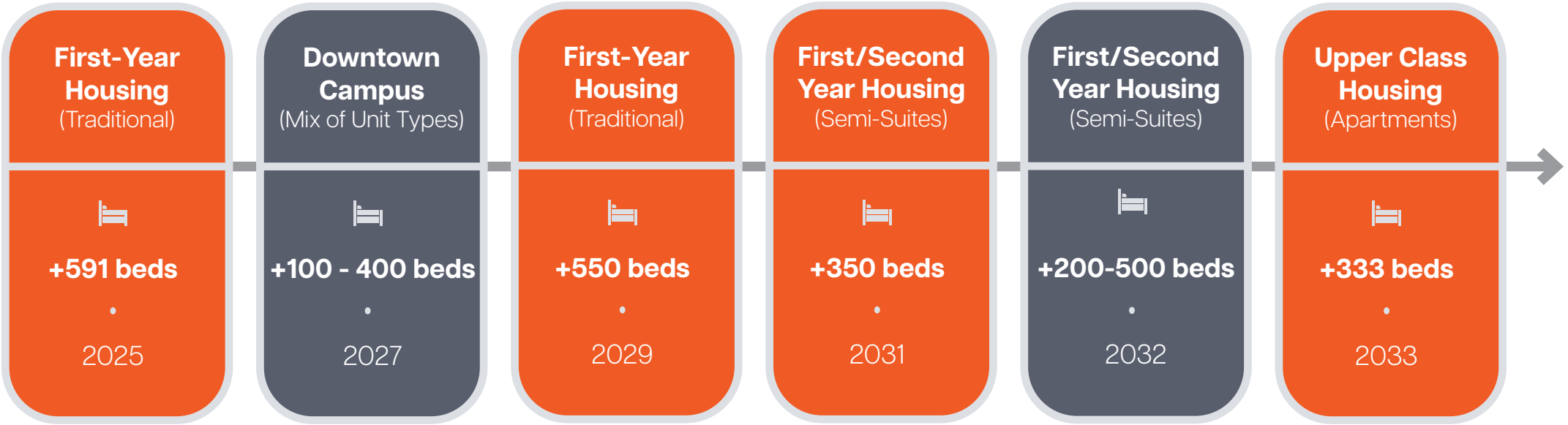
Supporting Studies

Housing Study

The 2024 Housing Study by JLL recommends adding more than 2,000 new beds across both UTSA campuses by 2033. For the Main Campus, it recommends 1,824 additional beds by 2033, beginning with Blanco Hall, which is currently under construction and scheduled to open in 2025.

UTSA will continue to assess building conditions to remain responsive and proactive to students' housing needs. Specifically, the university will reevaluate demand in 2027, following completion of the first phase of downtown housing. District Planning advises the development of a comprehensive Residence Life Strategic Housing Plan to provide a long-term vision for student housing across both campuses (see the Implementation chapter for details).

District Planning builds on the JLL Housing Study as the basis for near-term housing needs and establishes a framework for future housing growth. The plan identifies potential housing districts on the Main Campus to accommodate continued student body expansion.



Wet Lab Study

UTSA's current wet and dry laboratory spaces face limitations in long-term functionality, flexibility, and research support. Many labs remain active and productive, yet outdated layouts, mismatched typologies, and limited adaptability hinder their full potential. To address these issues, a comprehensive lab planning study was conducted by HOK, outlining three scalable scenarios: Baseline, Strategic Optimization, and Visionary. For detailed scenario calculations, see Appendix.

These scenarios project a need for 141 to 184 additional PI (Principal Investigator) wet and dry labs, depending on investment. All options include upgrades to key core facilities—such as advanced microscopy, fabrication labs, and BSL-2/3 animal research spaces—to meet modern research demands.

Based on leadership feedback, District Planning is currently prioritizing the Strategic Optimization Scenario, which proposes 310,000 GSF of new lab space, across two new buildings, and targeted renovations to AET, BSE, and BSB over the next decade. AET is recommended as the first renovation due to its structural grid and footprint, which best support conversion to flexible, modern labs. Interim upgrades are needed to accommodate growth until the first new building and AET renovations are complete. BSE and BSB renovations, along with the second new building, are anticipated by 2035.



	BASELINE SCENARIO 184 Wet & Dry Labs	OPTIMIZATION SCENARIO 160 Wet & Dry Labs	VISIONARY SCENARIO 141 Wet & Dry Labs
A&B Wet Research Lab	100,000 ASF	87,000 ASF	67,000 ASF
C Dry / Computational Lab	73,000 ASF	63,000 ASF	50,000 ASF
X CORE, Fabrication, Adv. Microscopy, Animal / BSL 2&3	34,000 ASF	34,000 ASF	34,000 ASF
ASF Subtotal	205,000 ASF	185,000 ASF	150,000 ASF
GSF (60% ASF)	340,000 GSF	310,000 GSF	250,000 GSF
New Building 1	120,000 GSF	120,000 GSF	120,000 GSF
New Building 2	110,000 GSF	190,000 GSF	130,000 GSF
New Building 3	110,000 GSF		

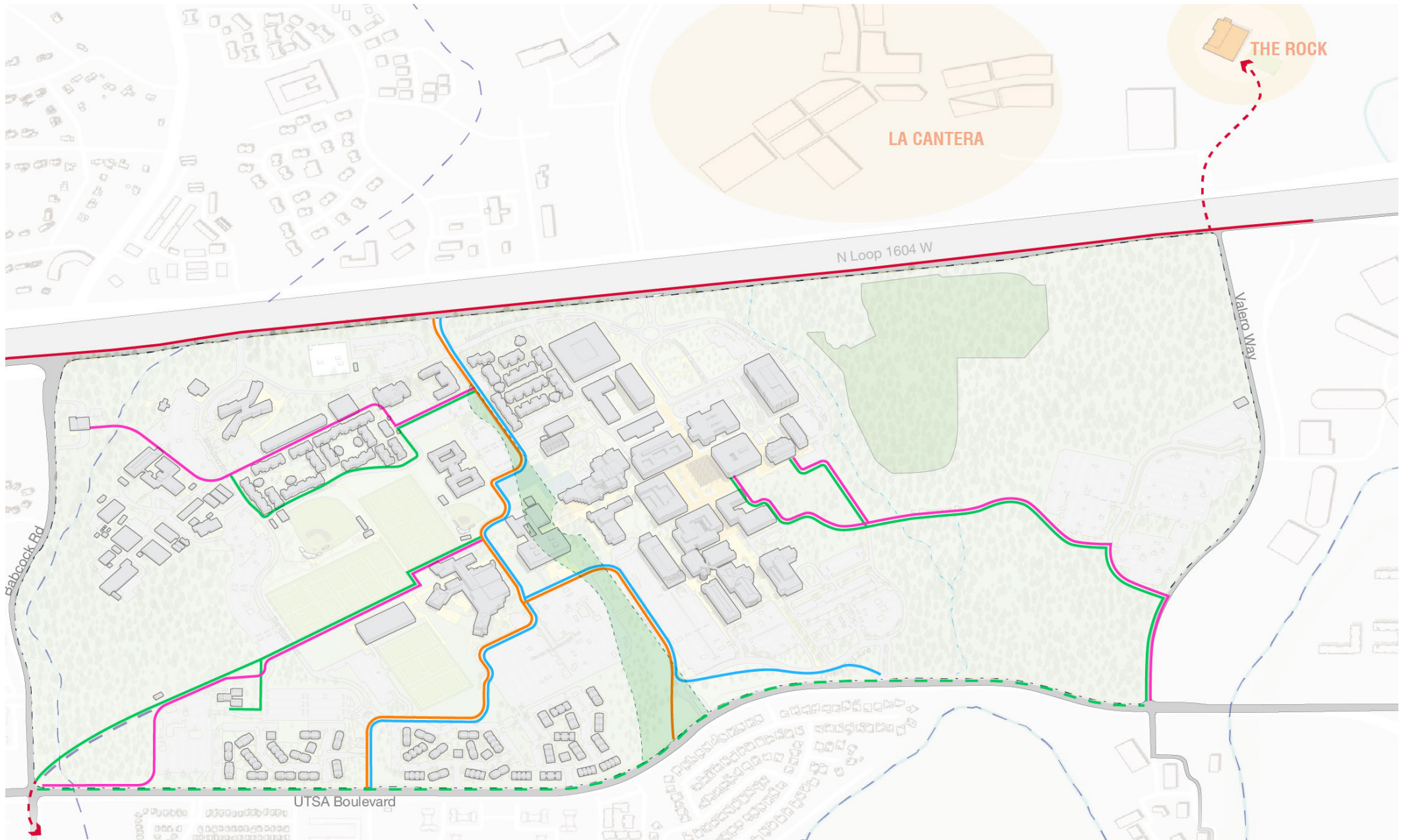
Sustainability and Mobility Studies

Hike and Bike

Led by UTSA, the Hike and Bike project is a transformative mobility initiative designed to enhance campus connectivity and promote sustainable transportation. The project introduces a 12-foot-wide pedestrian path and an 8-foot cycle track, creating active mobility routes that allow people to move through campus free from vehicular interruption. By shifting vehicular traffic to the campus edges, the plan strengthens internal circulation, reduces pedestrian-vehicle conflicts, and activates key campus areas.

Key improvements include relocating the bus shelter from the Convocation Center to the Student Union, adding mobility hubs, smart lighting, wayfinding signage, and new seating areas. One of the most significant interventions is the closure of Brenan Avenue to regular automobile traffic. Reimagined as a pedestrian-focused placemaking spine, this corridor will create a safe, vibrant space for movement, rest, and social interaction. For more details, see the Placemaking chapter.

- TxDOT New 1604 Shared Use Path
- - - ➔ CoSA Accessible Park
- Primary Bike Path
- Secondary Bike Path
- Primary Pedestrian Path
- Secondary Pedestrian Path
- - - CoSA Shaded Use Path
- - - Creeks and Waterways
- - - Proposed Paseo Verde





3.2

Main Campus Existing Conditions

Surrounding Context

The Main Campus encompasses more than 600 acres near the intersection of North Loop 1604 and I-10, in one of San Antonio’s fastest-growing areas. Less than two miles away, Park West Campus adds another 125 acres and features a soccer field and track-and-field stadium. Park West serves Roadrunner student-athletes and regularly hosts community sporting events.

Over the past decade, UTSA has been a catalyst for the area’s growth, transitioning away from being a primarily commuter campus. This shift has been supported by expanded on-campus housing and nearby student-focused residential development.

The surrounding area includes major amenities and popular San Antonio destinations. To the north, La Cantera—a premier shopping and mixed-use district—is now home to The Rock, the flagship campus for Spurs Sports & Entertainment. To the east, the upcoming Babcock Shops will bring a grocery store and food retail, increasing access to essential services for students. The campus’s eastern edge also holds potential to connect directly to the Leon Creek Greenway, a regional trail and park system. UTSA has been actively collaborating with the city to advance this connection.

Other notable adjacencies include Six Flags Fiesta Texas, Valero Energy, Security Service Federal Credit Union, and surrounding residential and commercial areas. North Loop 1604, a major city highway, is the campus’s northern boundary.



Environmental Considerations

Habitat Conservation Preserve

A 42-acre area in East Campus has been designated as a Habitat Conservation Preserve, established as a no-access, no-disturbance zone to protect sensitive species, reinforcing UTSA's commitment to environmental stewardship and long-term ecological conservation. This area serves as a mitigation site and provides critical habitat for federally listed and candidate species, including several karst invertebrates such as *Rhadine infernalis*, *Rhadine exilis*, the Madla Cave meshweaver (*C. madla*), the Government Canyon Bat Cave meshweaver (*C. vespera*), the Government Canyon Bat Cave spider (*T. microps*), and the Helotes mold beetle (*B. venyivi*). In addition to these invertebrates, the reserve is home to the Golden-cheeked Warbler (*S.chrysoparia*), Monarch Butterfly (*D. plexippus*), and the Tricolored Bat (*P. subflavus*). UTSA also aims to create a preservation lab within this zone to support research and strengthen its academic role in sustainability and ecology.

Hydrology

Much of the campus lies within the Edwards Aquifer Recharge Zone, making water quality protection and stormwater management critical priorities. Both the western boundary and the eastern edge of developed campus border areas classified within the 100-year floodplain.

Tree Conservation

UTSA maintains a tree preservation policy that plays a vital role in mitigating extreme heat and supporting overall campus sustainability.



New Projects in Main Campus

Supporting a growing student population, the Main Campus is in constant evolution, as demonstrated by the numerous capital projects completed over the past six years. During this period, seven new buildings have been added, with Blanco Hall and the Volleyball and Basketball Training Facility currently under construction. These projects—spanning research, housing, athletics, and student services—reflect UTSA's ongoing growth and commitment to student success. Additional active initiatives include athletics, placemaking, and alternative transportation, aimed at enhancing the day-to-day experience of the Main Campus for students, faculty, and staff.





3.3

Main Campus District Plan

Main Campus Planning Principles

1

Support a Robust Research Enterprise

The Main Campus must grow to meet research and population demands. Partnering with relevant industries to co-locate academic, housing, support, and research uses will maximize space, foster collaboration, and create active indoor and outdoor gathering areas that support UTSA’s mission.

2

Encourage Mixed-Use and Develop Diverse Housing Options

Future development should blend edges and distribute shared spaces like dining and social areas at key nodes along pedestrian corridors, creating active, cohesive districts centered around intersections of significant campus activity.

3

Promote a Pedestrian-Oriented and Compact Campus Core

UTSA’s defined Academic and Research Core will expand compactly to strengthen pedestrian connectivity. Growth will be organized by districts, guided by the consolidation of colleges, and characterized by taller, closer buildings to prevent sprawl. Limiting private vehicle access and expanding the paseo network will create a safer, more efficient, and enjoyable pedestrian environment that enhances campus navigability.

4

Increase Access to Open Space and Celebrate the Natural Context

The Main Campus’s natural context remains underutilized. Stakeholders cite a lack of accessible open space. A network of varied landscapes, connected by pedestrian paseos, should be planned alongside buildings to create a more comfortable, integrated, and active campus experience.

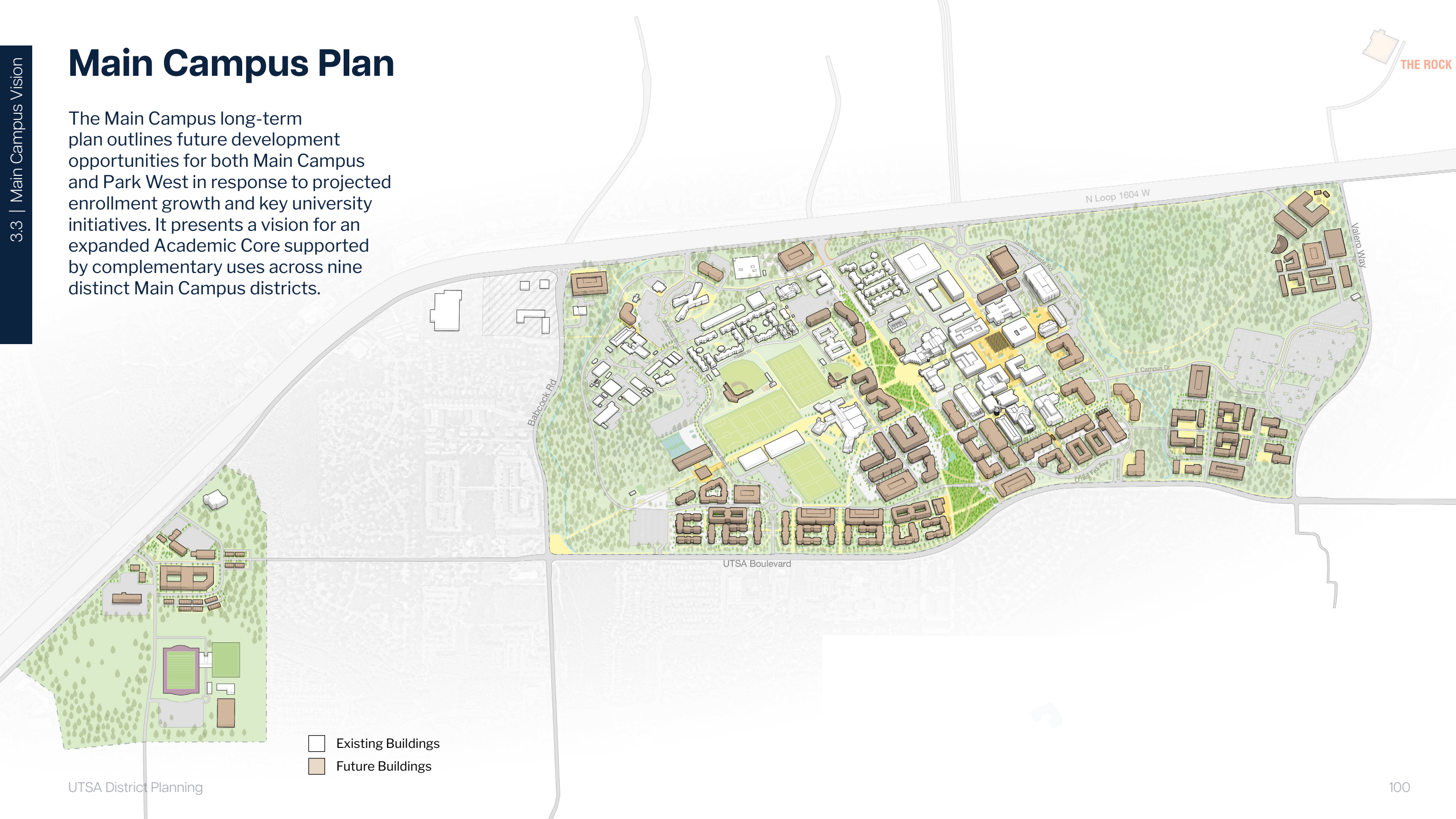
5

Pursue Revenue Development Opportunities

Projected growth at the Main Campus will require new project delivery methods. To support planning principles and institutional priorities, UTSA will pursue revenue opportunities through strategic partnerships that align with its mission, promote campus vitality, and address the evolving needs of the Main Campus.

Main Campus Plan

The Main Campus long-term plan outlines future development opportunities for both Main Campus and Park West in response to projected enrollment growth and key university initiatives. It presents a vision for an expanded Academic Core supported by complementary uses across nine distinct Main Campus districts.





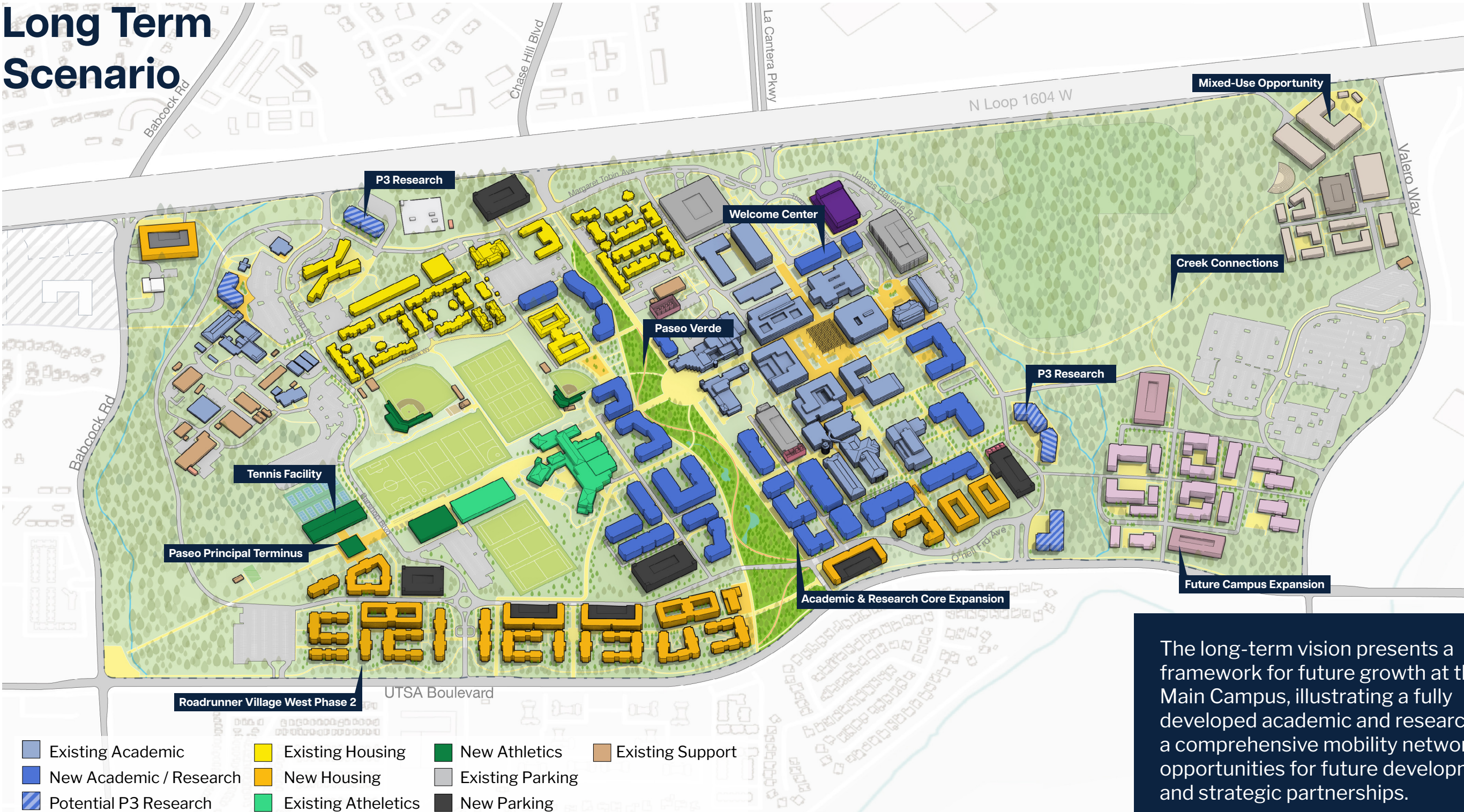
The image illustrates a conceptual vision for UTSA's Main Campus, featuring an expanded Academic and Research Core and future housing and mixed-use development along UTSA Boulevard. In this vision, Paseo Verde serves as a north-south green spine—supporting sustainability goals and functioning as a central connector—while contributing to a greener, cooler, and more comfortable campus environment.

Near Term Scenario



The nearterm vision presents a framework for the next 10 years of the Main Campus, identifying priority projects across research, housing, open space, and mobility improvements.

Long Term Scenario



The long-term vision presents a framework for future growth at the Main Campus, illustrating a fully developed academic and research core, a comprehensive mobility network, and opportunities for future development and strategic partnerships.

Main Campus Districts

The Main Campus is subdivided into several interconnected districts, building from the framework set forth in the 2019 Campus Master Plan. The heart of the campus remains the Academic and Research Core, expanded in the future to accommodate additional uses.

An Athletics and Recreation District neighbors this core to the west. Residential neighborhoods bound the core to the north and south, with the Northern Village along Loop 1604 and a future Roadrunner Village running along UTSA Boulevard with West and East phases. The west edge of campus provides space for specialized research, auxiliary, and support uses. The eastern edge of campus contains three districts. The East Campus Reserve includes preservation land and surface parking, while the Eastern Commons and Roadrunner Gateway are available for future campus expansion and partnership development.

Each district contributes uniquely to the student experience and reflects the university's long-term goals for campus growth, sustainability, and community engagement.



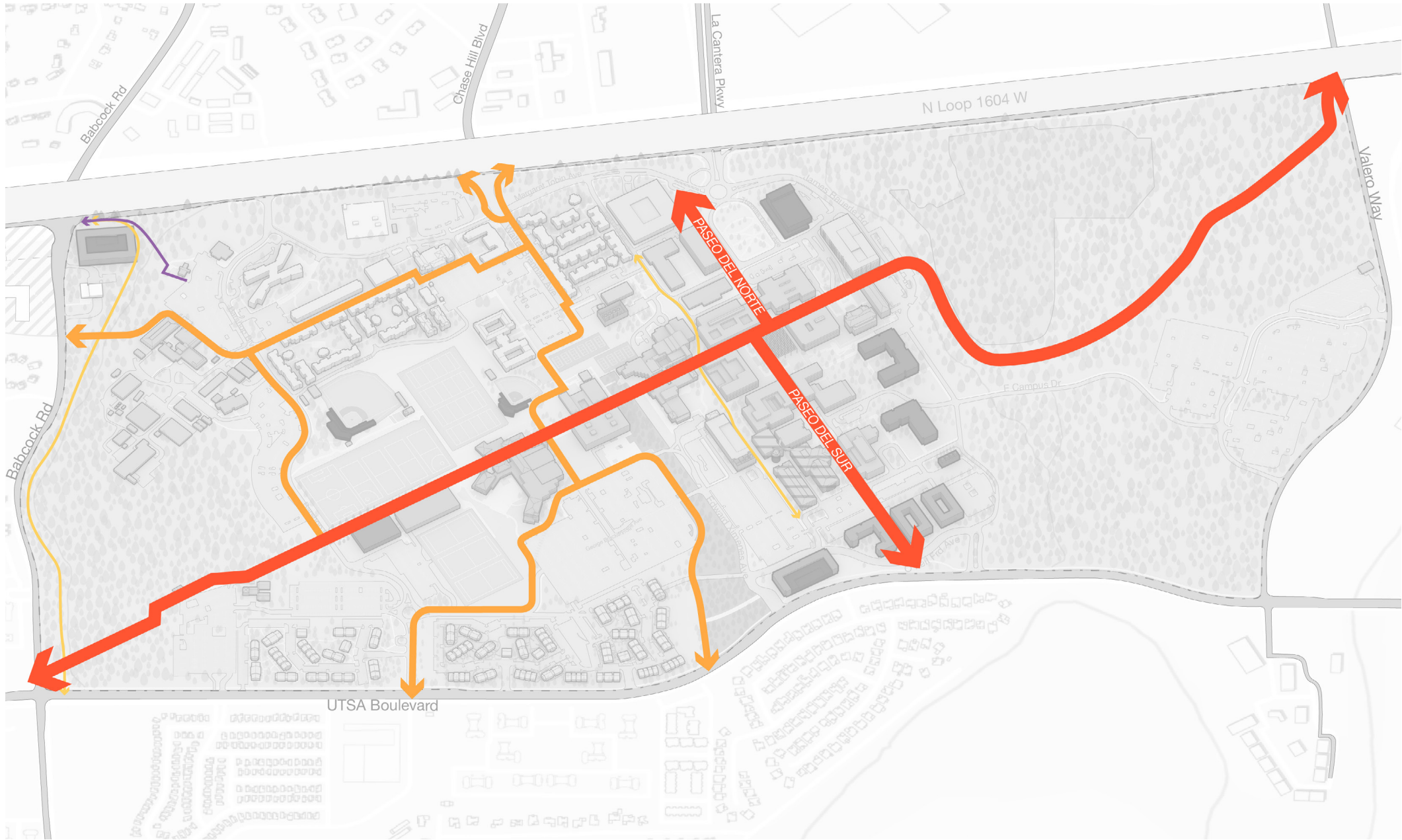
Active Mobility Framework

Near Term

The campus circulation framework prioritizes active mobility for walking and wheeling accessibility. The existing campus paseos (Paseo Principal, Paseo del Norte, and Paseo del Sur) will remain and be reinforced as the signature organizing elements of this framework.

In the near-term, Paseo Principal is proposed for expansion to the southwest and northeast, linking the far corners of the campus and points beyond. Secondary networks provide enhanced connectivity to and through the residential areas of campus. Additionally, coordination with the City of San Antonio brings trail connectivity along Maverick Creek on the western edge of campus.

- Primary Connector
- Secondary Connector
- Tertiary Connector
- Community Connector

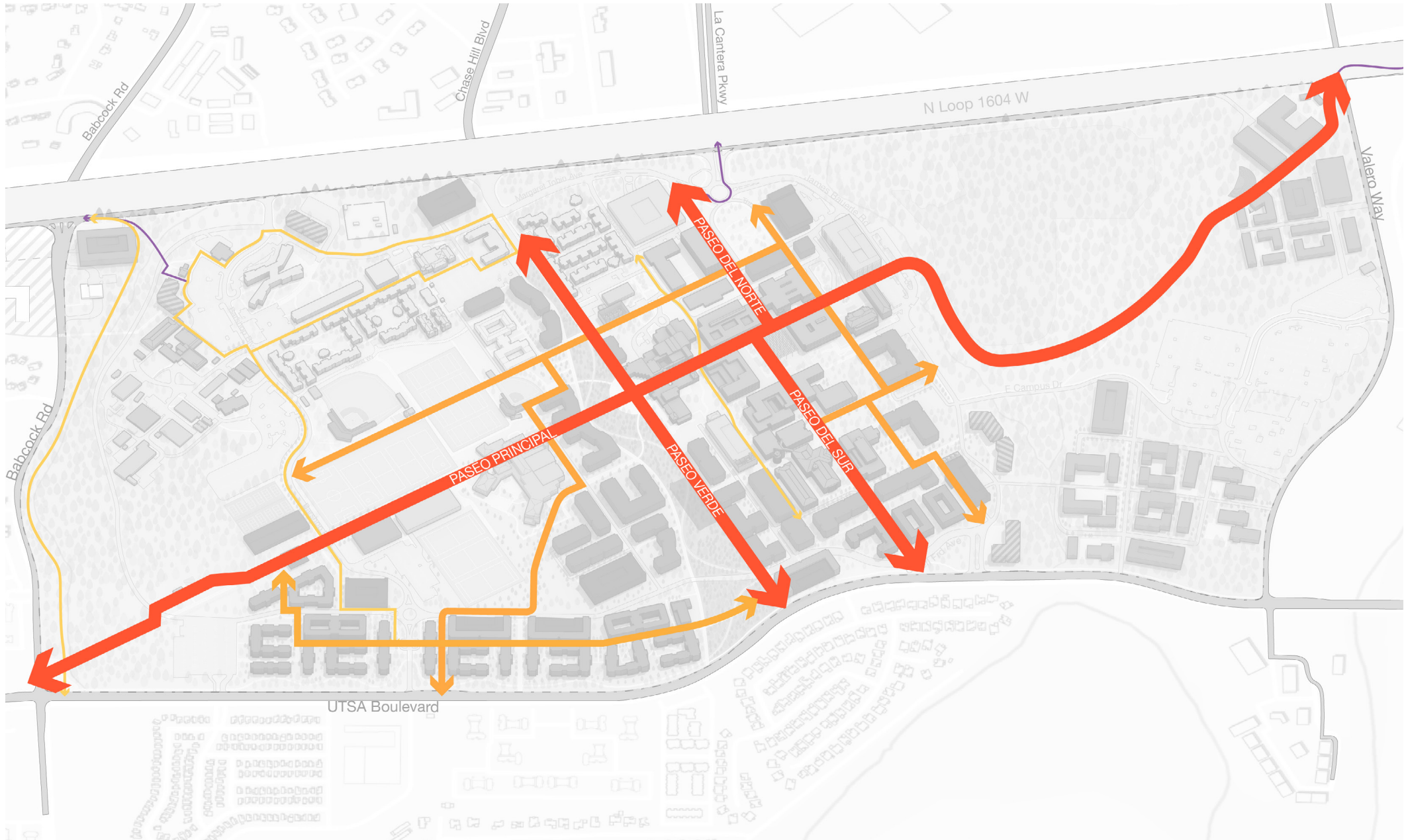


Active Mobility Framework

Long Term

The long term active mobility framework continues to expand the network of paseos and pathways throughout campus. Most significantly, the Paseo Verde will become a signature north-south connective feature that acts as a counterpart to Paseo Principal at the center of the site. The research expansion along the southeast edge of the Academic and Research Core will include new pathways that complement Paseo del Sur, and additional east-west pathways will link through the expanded residential neighborhoods. Notably, a prominent corridor will act as the organizing spine of Roadrunner Village along the southern edge of the campus.

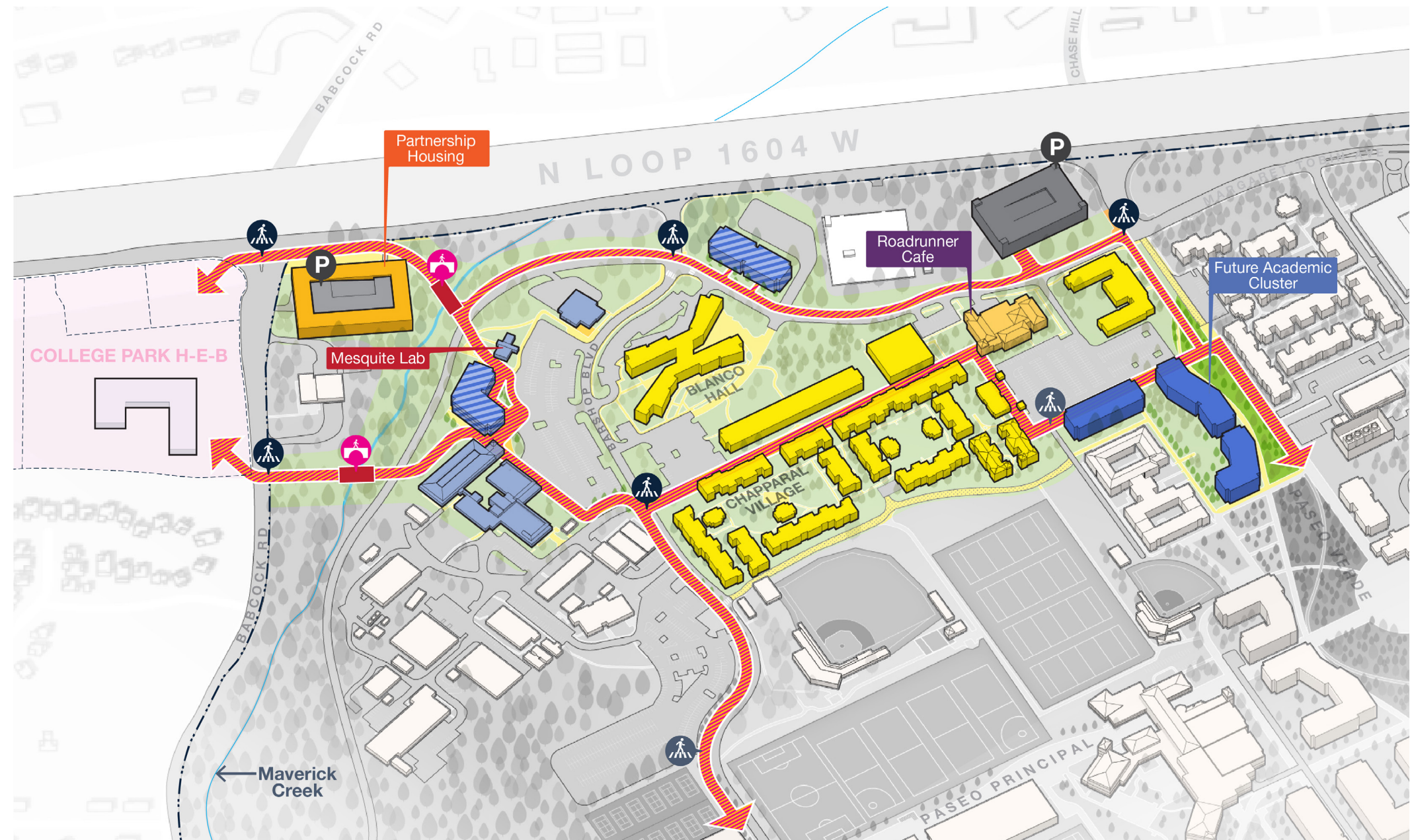
- Primary Connector
- Secondary Connector
- Tertiary Connector
- Community Connector



Connection to Babcock

Long Term

As UTSA expands, so too does the development around the campus. One significant development is the Shops at Babcock at the intersection of Babcock Road and Loop 1604. This development will provide a grocery store and other neighboring retail and serve as an amenity to UTSA students. To support connectivity from the Northern Village District to this development, two new pathways are proposed to create a direct link. Bridging over Maverick Creek will allow ease of walking and wheeling access between these sites.



Connection to The Rock Long Term

The Rock at La Cantera is a significant recent development and an important link for the campus community, providing amenities and partnership opportunities. The development of pathways through the East Campus Reserve will allow for multi-modal access from the campus core to The Rock. This connection can utilize existing trailheads for the Leon Creek Greenbelt to link across Loop 1604 and create a bicycle pathway of under 15 minutes between the two.



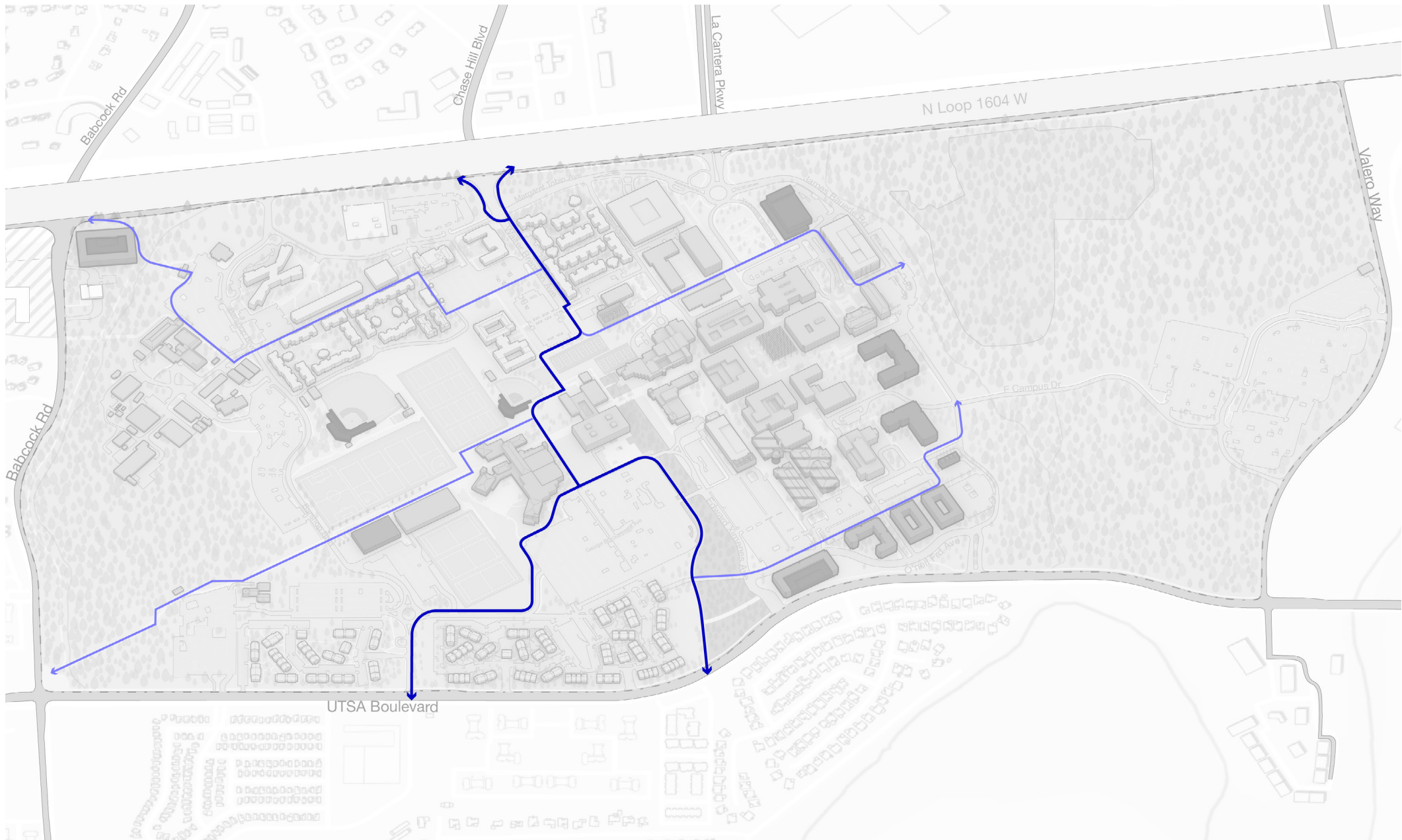
Biking Framework

Near Term

The near-term bike network focuses on improving access to and around the Main Campus by enhancing existing infrastructure and filling key gaps. It prioritizes shared-use paths, buffered bike lanes, and connections to regional networks. Improvements along Brenan Avenue and the paseos create more continuous east-west and north-south routes for cyclists.

Primary biking connectors, running north-south, are recommended to include more robust infrastructure—ideally protected bike paths—to create a safer, more comfortable experience for both pedestrians and cyclists. These protected paths are designed primarily for people on bikes, as well as electric and kick scooters, and are delineated by elements such as planters. Secondary connectors, acting as an extension to this main spine, should be clearly defined and may take the form of designated bike paths or shared-use paths—accommodating pedestrians, bicyclists, and other active mobility devices traveling in both directions. Collectively, these upgrades aim to meet immediate demand and encourage daily bike commuting.

- Primary Connector
- Secondary Connector



Biking Framework

Long Term

The long term vision builds on the near-term network by expanding bike access to emerging campus districts and future development areas. Dedicated bike facilities will link the Main Campus with the Western Reserve, Eastern Gateway, and new academic and research zones. Strengthened regional connections and fully separated bike infrastructure enhance safety, sustainability, and campus-wide mobility. This comprehensive framework positions UTSA as a bike-friendly campus integrated into the broader San Antonio active transportation network.



- Primary Connector
- Secondary Connector

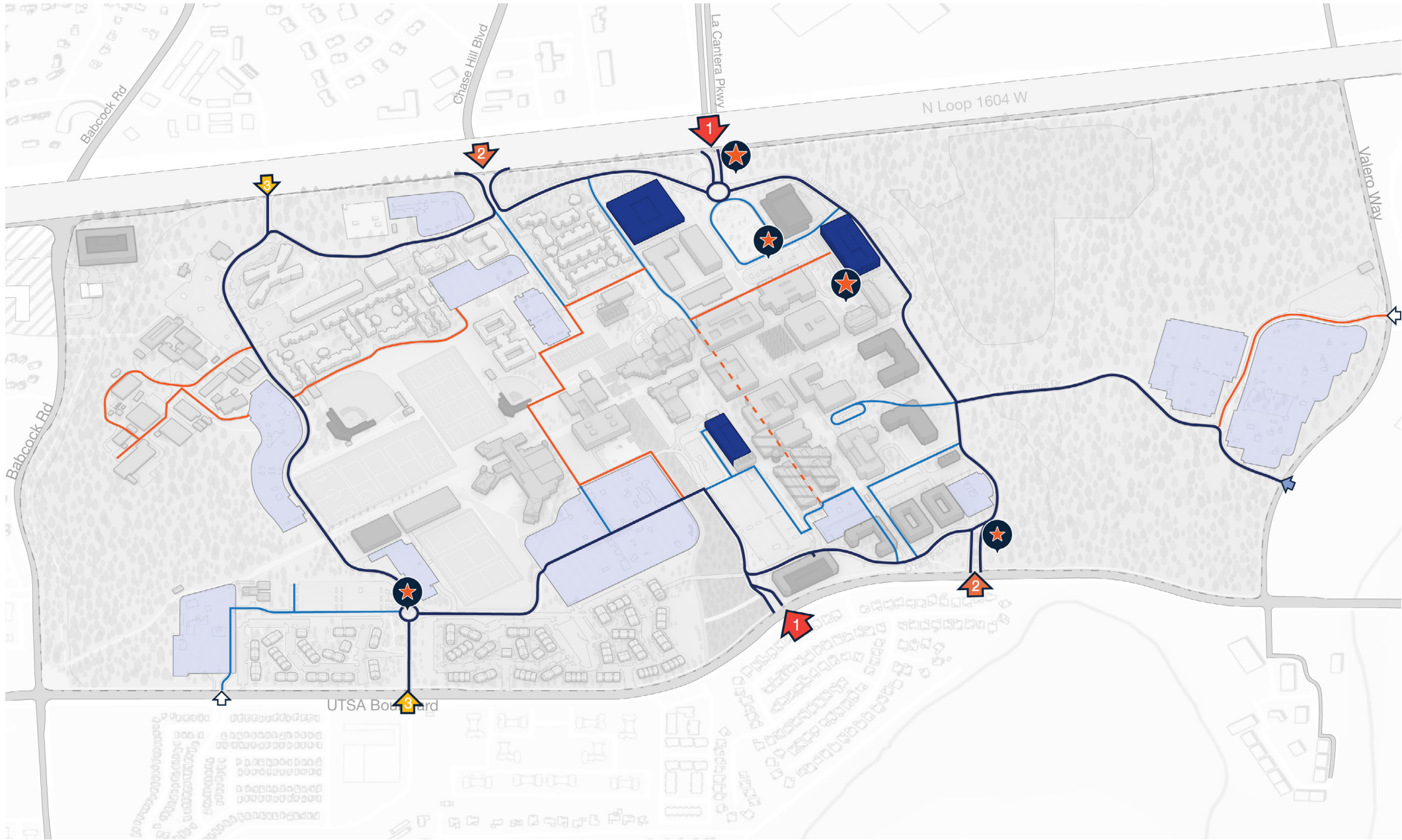
Parking + Vehicular Framework

Near Term

Retaining a vehicular and parking framework strategy from the 2019 Campus Master Plan, the District Planning effort proposes a loop road that largely removes vehicular traffic from the campus core. Parking garages are accessible from this road, with service and emergency-only routes extending into the core. In the near term, the western portion of the loop will use the existing Barshop Boulevard.

Loop road entrances also provide significant branding opportunities for the university. Some already exist, such as monument signs at Loop 1604 and John Peace Boulevard. Others can be created or enhanced as campus areas are built out. One example includes building off the UTSA Oval to create a stronger sense of arrival, framed by a Welcome Center and Performing Arts Building.

- Loop Road
- Access Road
- Service Road
- Parking Lot
- Parking Garage
- Primary Gateway & Signage Oppotunity
- Secondary Gateway & Signage Oppotunity
- Tertiary Gateway & Signage Oppotunity
- Branding Oppotunity
- Other Gateways

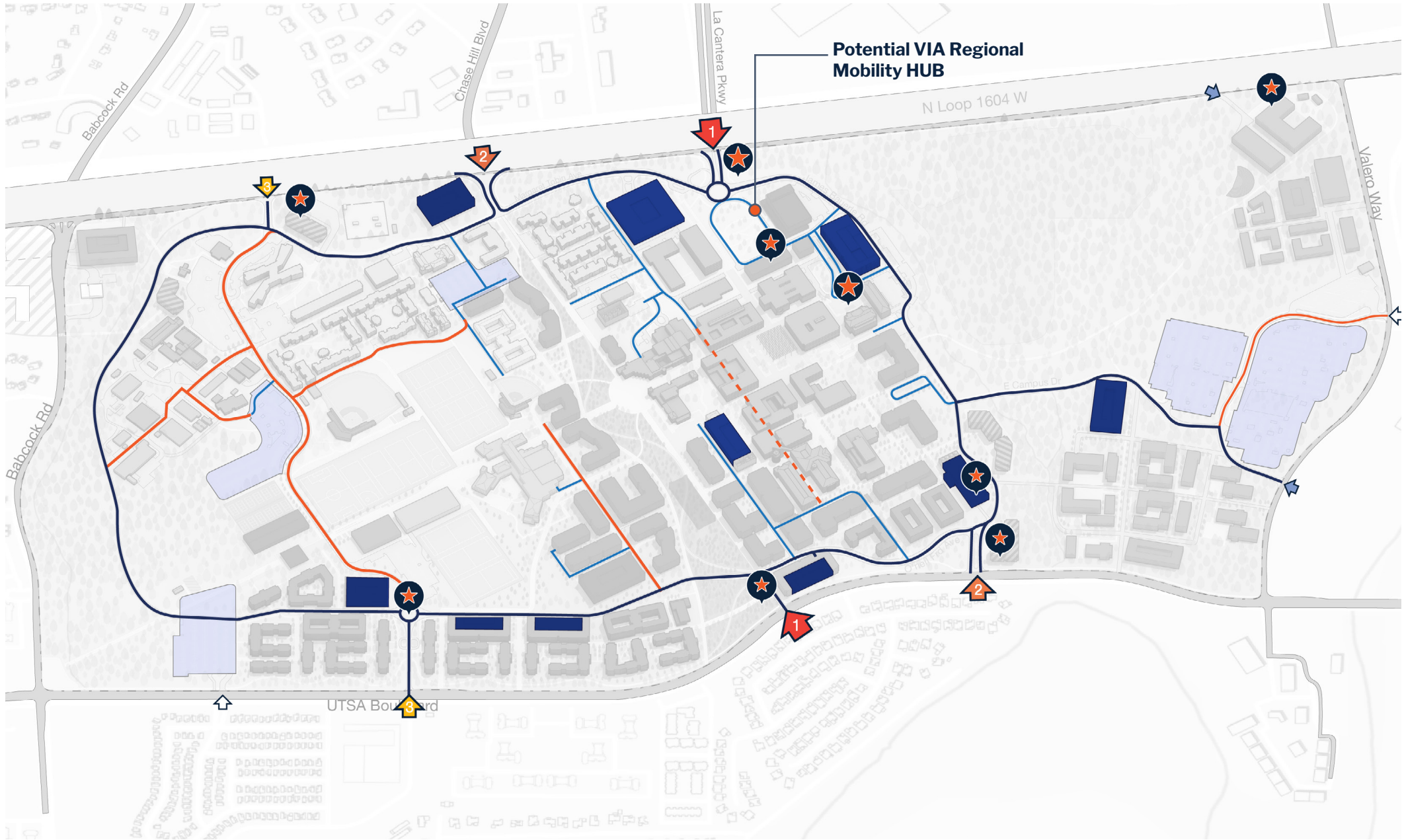


Parking + Vehicular Framework

Long Term

In the long-term vehicular framework for the campus, the western segment of the loop road is extended to connect around the Western Reserve, along Maverick Creek. Barshop Boulevard will be converted to service and emergency access, increasing the interior area of the campus to encompass the full Athletics and Recreation District.

- Loop Road
- Access Road
- Service Road
- Parking Lot
- Parking Garage
- Primary Gateway & Signage Oppotunity
- Secondary Gateway & Signage Oppotunity
- Tertiary Gateway & Signage Oppotunity
- Branding Oppotunity
- Other Gateways



Open Space Framework

Near Term

Since the 2019 Campus Plan, UTSA has prioritized creating more accessible and integrated open spaces while fostering a compact, walkable campus core. To support this vision, District Planning recommends expanding the paseo network and introducing a hierarchy of open space types.

In the near-term, this includes the first phase of a broader open space network, beginning with the west extension of Paseo Principal. Enhancements such as steps, shade, and seating will activate this corridor, particularly in the Athletics area between the Rec Field Complex, RACE, and the Volleyball and Basketball Training Facility. Long-term, the Paseo Principal is envisioned to culminate in a terminus plaza (see next pages).

On the east, the Paseo Principal could be extended to the Main Building, anchored by a new welcoming plaza. The near-term also includes the first phase of Paseo Verde, a green and sustainable corridor through campus.

-  Natural Landscapae
-  Garden / Lawn
-  Plaza
-  Green Active Linkage



Open Space Framework

Long Term

The long-term scenario illustrates the fully developed open space framework, including the complete vision for Paseo Principal and a network of plazas and open spaces of varying scales and character.

A key feature of the plan is a loop that connects the housing zone to the broader paseo and open space system, integrating student life into the campus's pedestrian experience. Additional major open spaces are proposed within the academic core, particularly near research facilities. To ensure usability and success, District Planning recommends shade and cooling strategies, along with active programming to support campus life and create comfortable, vibrant outdoor environments.

-  Natural Landscapae
-  Garden / Lawn
-  Plaza
-  Green Active Linkage



Paseo Verde

Introduced in the 2019 Campus Master Plan, Paseo Verde is envisioned as a transformative, 24-acre central open space that will shape future campus development. Serving as a north-south pedestrian corridor, sustainable stormwater management system, and ecological habitat, the Paseo Verde will bring a range of landscape types into the heart of the campus. It offers a much-needed respite from campus activity while connecting academic, research, and administrative buildings planned along its edges.

The space will be activated by ground-level uses such as food service, small-scale retail, and student gathering areas, encouraging activity to spill outdoors during pleasant weather. Key paseo intersections will feature hardscape plazas with seating for dining, gathering, outdoor teaching, and events, while lawn areas will support informal recreation and programming.

Native vegetation, including trees and grasses, will reinforce the local ecological identity and provide habitat value. At its center, a streambed will collect and filter stormwater runoff before it recharges into the Edwards Aquifer, evoking the site's natural hydrological function.

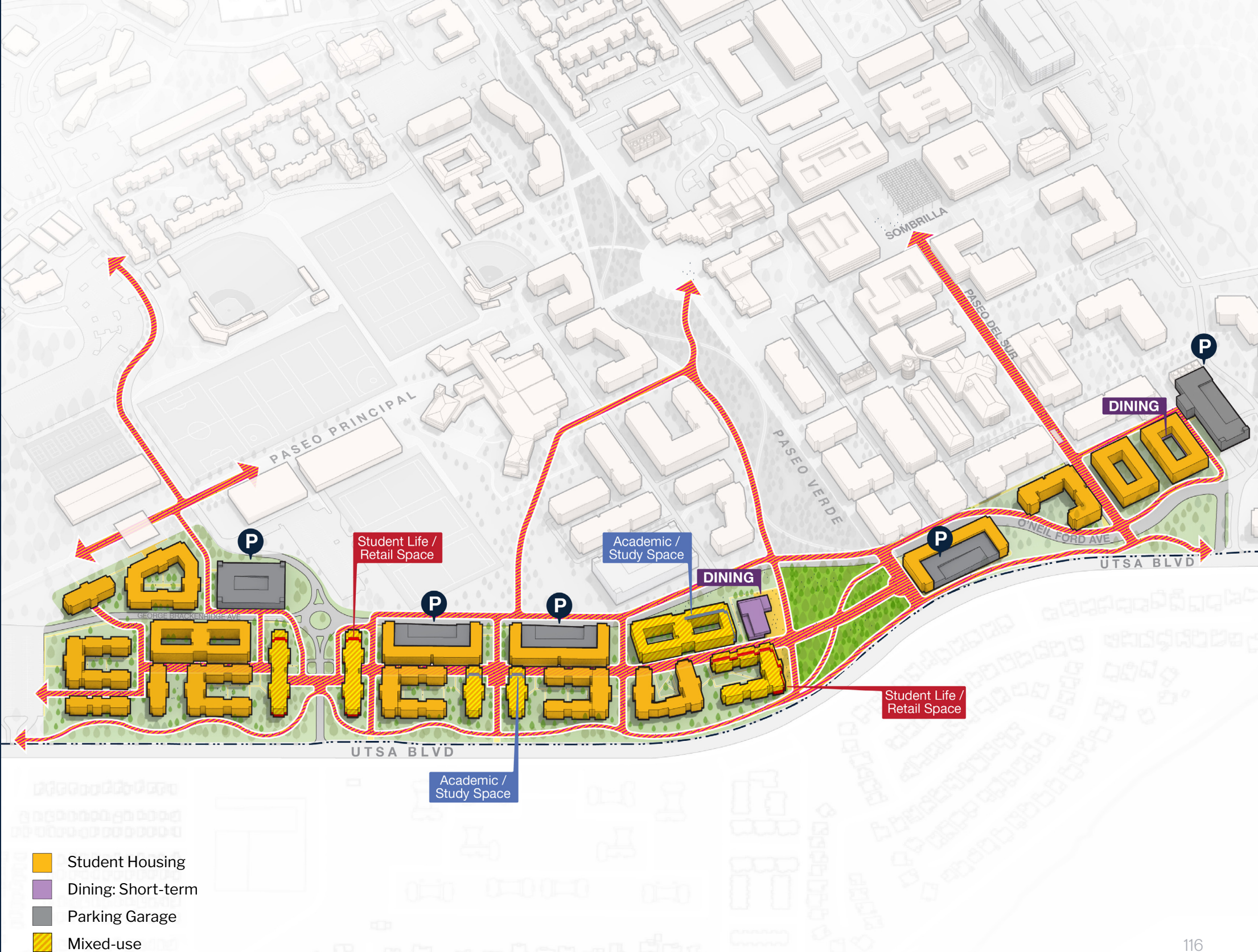
UTSA began implementing the Paseo Verde vision in 2019, with early projects focused on the southern part of campus. This initiative reflects a long-term commitment to sustainability, placemaking, and pedestrian connectivity.



Roadrunner Village

Roadrunner Village is envisioned as a vibrant, student-focused district that blends housing, dining, retail, and recreation in a walkable, mixed-use environment. It is planned as two areas—Roadrunner Village West and Roadrunner Village East—connected by Paso Verde. Located between the campus loop and UTSA Boulevard, the village will serve as a central hub of daily life, offering amenities that support both residential and commuter students. Ground-floor dining and service spaces will activate the public realm, while upper floors provide diverse residential units to accommodate a growing student population.

With strong pedestrian and transit connections to academic areas and athletics, Roadrunner Village will foster community, promote healthy lifestyles, and enhance the overall campus experience.

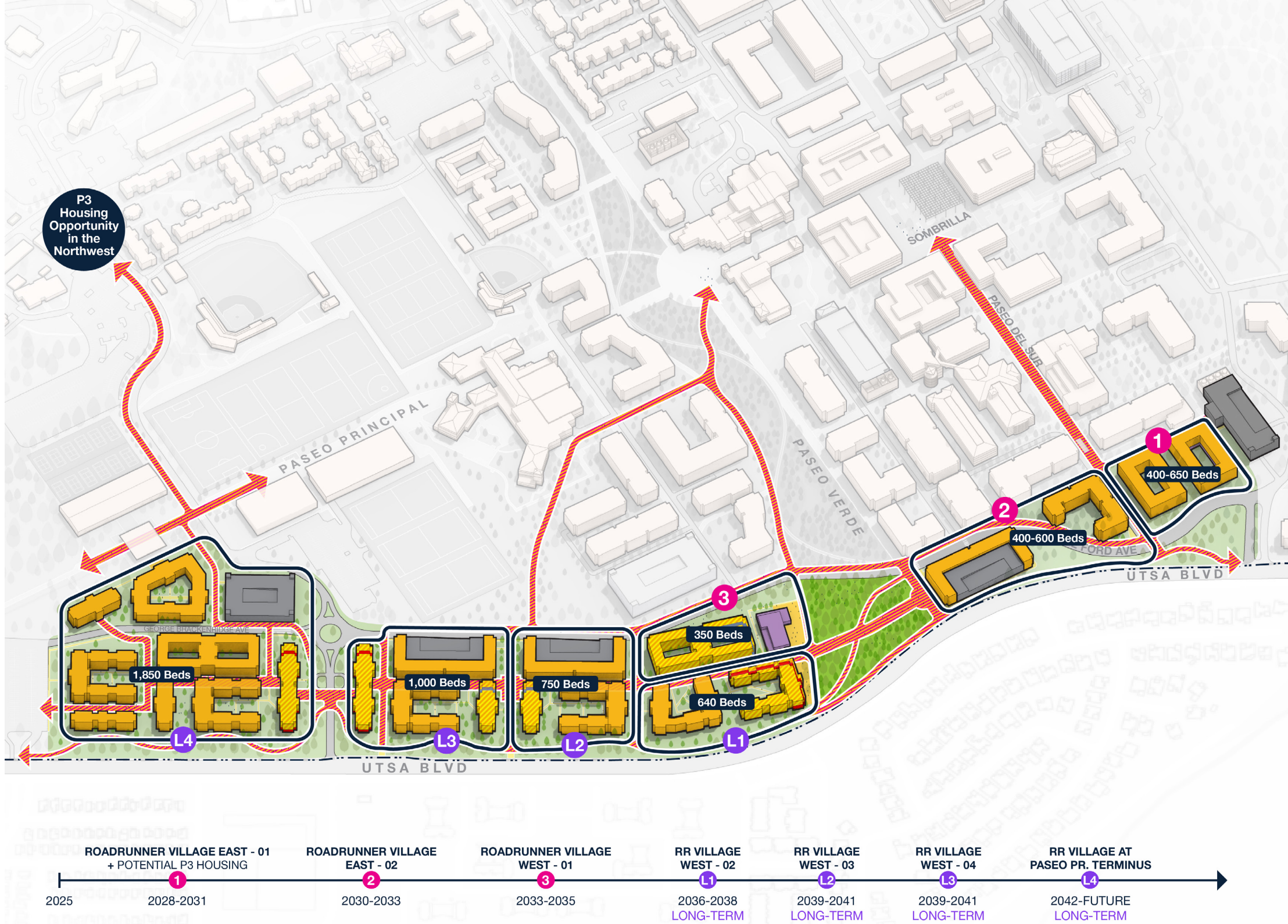


Housing & Dining Strategy

With the long-term vision for Roadrunner Village and in alignment with the near-term recommendations of the student housing study, the student housing district will be developed in phases. The first phases will establish Roadrunner Village East, with direct connections to the academic and campus core, as well as links to Sombrilla Plaza and the John Peace Library via Paseo del Sur. Subsequent phases will extend westward as part of Roadrunner Village West.

District Planning underscores the benefits of consolidating housing along UTSA Boulevard for convenient access, strong connections to the campus core, and growth flexibility. The suggested approach reinforces the pedestrian loop, strengthening the integration of the student housing district with the rest of campus.

The initial phases of housing provide flexibility for the university and account for the possibility of a P3 housing opportunity at the northwestern edge of campus. The partnership could deliver a portion of the student beds recommended in the student housing study by 2033. Depending on the nature of the partnership and specific housing needs—whether apartment-style units for upper-division students, semi-suites for first- and second-year students, or traditional residence halls for first-year students—the plan outlines a range of beds that could be delivered in each initial phase.





District Planning envisions an active Roadrunner Village, activated through ground-floor retail and inviting corridors. Viewed from Paseo Verde, the image shows Roadrunner Village West, with a proposed dining facility that energizes the zone, offering open-air dining and seamless connections to the green spine.

Athletics & Recreation

The Athletics and Recreation District introduces new facilities and connectivity improvements that will elevate the student-athlete experience and campus-wide access. The Volleyball and Basketball Training Facility broke ground on December 18, 2024, and is expected to open in November 2026. Additional near-term enhancements include dedicated development facilities for the baseball and volleyball teams. In the longer term, UTSA plans to add indoor and outdoor tennis facilities.

These athletic investments are complemented by major open space improvements, particularly along Paseo Principal. A key feature will be the Paseo Principal Terminus—an active, shaded plaza and pavilion at the western end of campus, envisioned as a counterpart to the iconic Sombrilla Plaza. Extending Paseo Principal westward will create a more comfortable and direct pedestrian route to the Athletics District.

District Planning also recommends connecting the student housing districts to the Athletics District via the terminus plaza, completing a pedestrian loop across campus. Another important addition would be the Athletics Plaza near the softball field, which will strengthen the connection from the campus core and offer a welcoming gateway to the Athletics District.



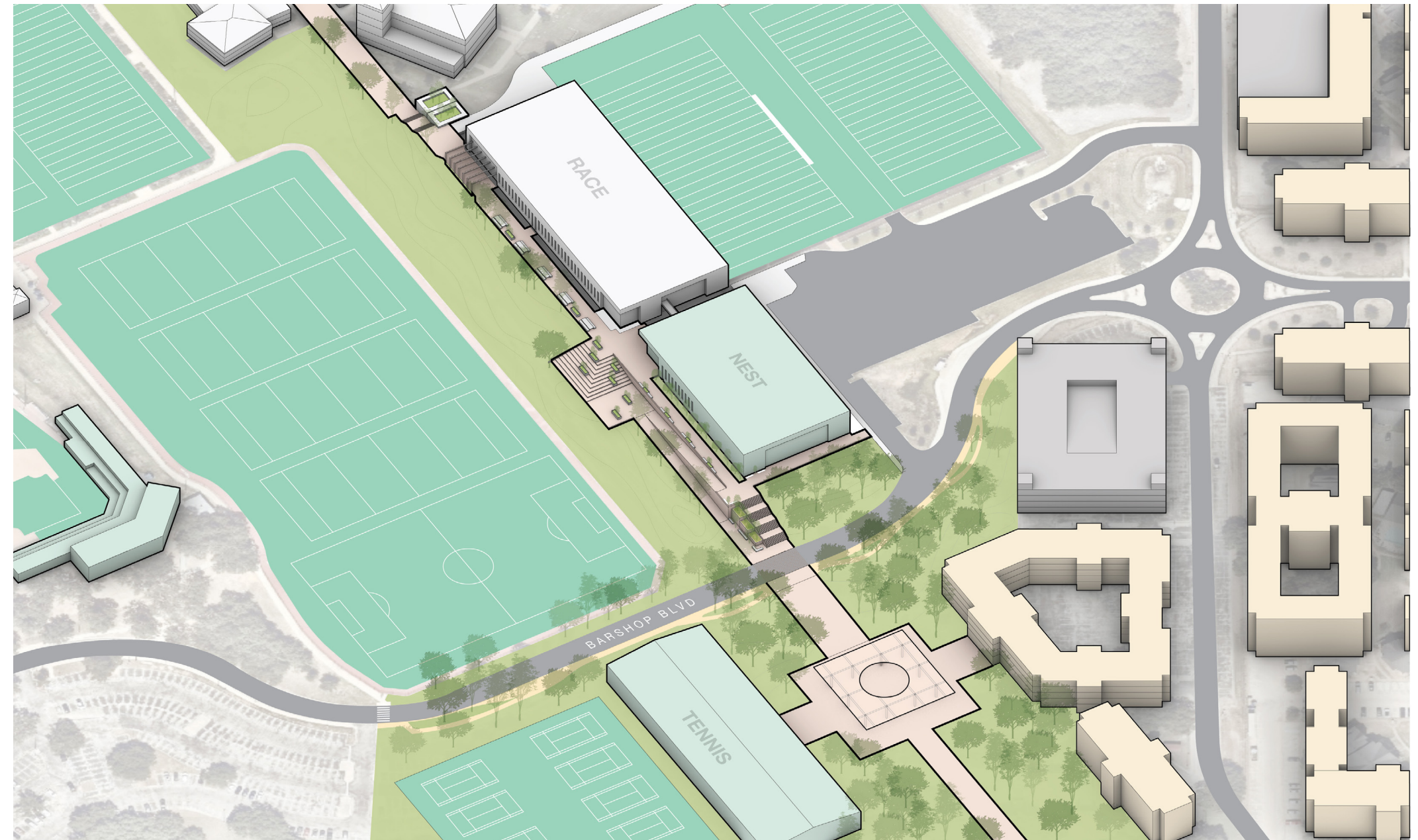
Paseo Principal Terminus

The Paseo Principal Terminus is envisioned as a shaded, comfortable, and active conclusion to Paseo Principal at the western edge of campus. Currently, the paseo ends in front of RACE without a defined open space. The proposed project introduces several elements to enhance pedestrian experience, connectivity, and open space in this area.

Phase One begins with improvements to the paseo in front of RACE and the future Volleyball and Basketball Training Facility, transforming this stretch with steps that double as seating, native landscape, and shaded areas. Accessible ramps and additional steps are recommended to address topographic differences down to Barshop Boulevard, creating a more welcoming and inclusive transition to the Rec Fields and toward the Western Preserve.

The long term vision recommends extending Paseo Principal southwest, culminating in the proposed Terminus, a shaded plaza and pavilion that marks the end of the paseo. Located near the future tennis facility and long-term housing, this space is envisioned as a western counterpart to Sombrilla Plaza. To encourage use, it should be supported by café or food programming and designed as a place for gathering, relaxing, and enjoying campus life.

Beyond the pavilion, the paseo transitions into a narrower path that continues southwest, enhancing campus-wide mobility and connecting to future trails and creek access as part of the university's long-term connectivity vision.





The Paseo Principal Terminus is envisioned as an active space that strengthens connections across campus and seamlessly links across Barshop Boulevard. It features terraced steps that address grade changes, native vegetation for a contextual landscape, and a pavilion that marks the western end of Paseo Principal—enhancing both the Athletics and future Housing districts.

Academic & Research Core

The Academic and Research Core is the heart of UTSA's Main Campus, designed to support interdisciplinary collaboration and long-term academic growth. Centered around the existing core of academic buildings, the plan introduces new facilities that expand research capacity and modernize instructional environments in alignment with UTSA's strategic goals.

The proposed layout adds two new lab buildings that advance the Wet Lab Research Study recommendations and accommodate future research demands. These are situated to reinforce the pedestrian paseo network. Academic buildings are carefully sited to promote adjacencies between complementary disciplines, creating a cohesive environment that fosters innovation and student success.

This core is anchored by a network of open spaces, shaded walkways, and student-focused amenities, ensuring that the academic environment is not only functional but also inviting and supportive. As UTSA grows toward its target enrollment, the Academic and Research Core will serve as a flexible framework that evolves with emerging programs and research initiatives—supporting UTSA's aspirations as a premier public research university.

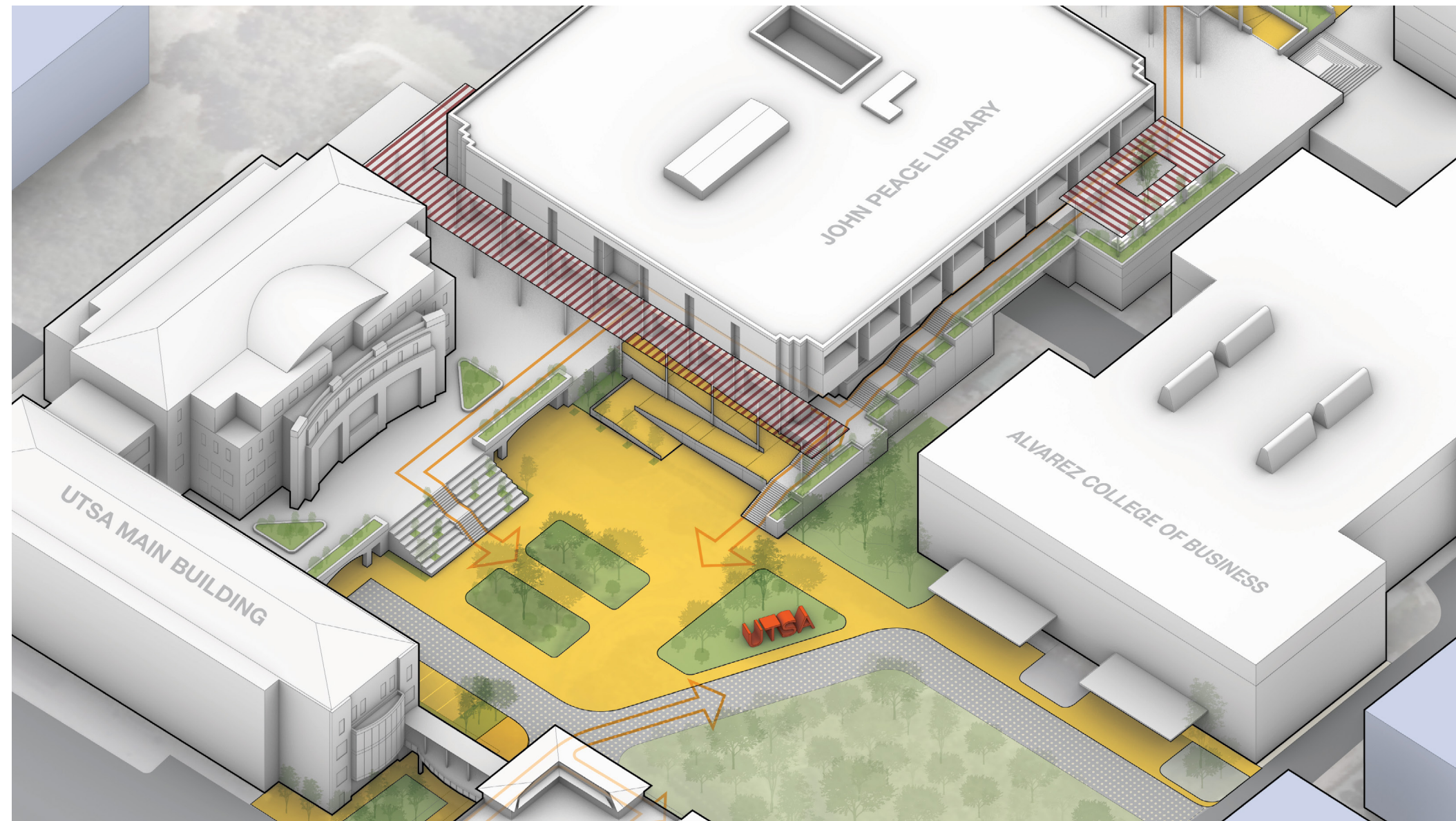


Paseo Principal East Gateway

The Paseo Principal East Gateway reimagines the area in front of the Main Building, rethinking the vehicular circulation and replacing the existing parking with a welcoming, pedestrian-oriented plaza. Currently, this area presents a confusing arrival experience for prospective students and visitors, with limited visual cues or accessible connections from Sombrilla or the parking garages. The eastern end of Paseo Principal stops at Sombrilla, with no clear continuation.

The proposed gateway extends Paseo Principal to the east, creating a direct, legible path to a new gateway plaza. The existing stairs in front of the Main Building are redesigned as active steps, integrated with seating and native landscaping. Below, a shaded plaza offers space for gathering, waiting, studying, or taking a break. This space is also identified as a key location for experiential branding, helping to enhance the first impression of campus.

Given its importance as a primary arrival point, District Planning recommends prioritizing this area for improvement. The goal is to shift it from a confusing, service-oriented space to a meaningful gateway that reflects the quality, identity, and spirit of the broader campus.



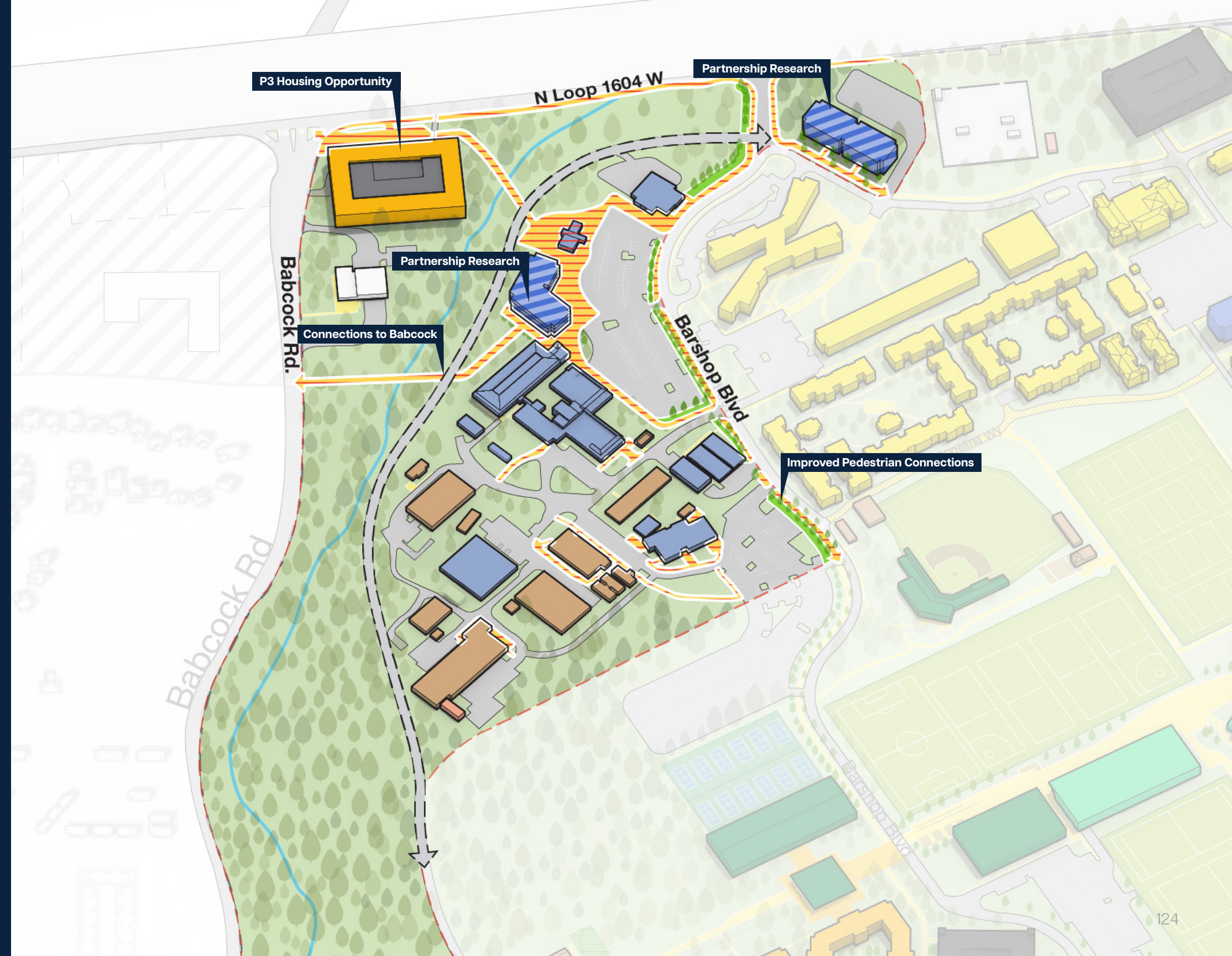
Western Reserve

Following the 2019 Campus Plan recommendations, the Western Reserve will continue to support university facilities, while integrating new uses to create a more connected and vibrant district. This area now includes the large-scale testing laboratory and the Mesquite Living Lab—a new facility supporting the Environmental Science Department’s outreach mission.

District Planning recommends limiting vehicular circulation in the long term by redirecting the loop road and converting Barshop Boulevard to service and parking access only. This change will improve pedestrian connectivity to the Western Reserve and Athletics.

Proposed new functions include potential public-private partnership (P3) housing developments to meet growing residential demand, along with optional sites for partnership research buildings. These research spaces would primarily serve external partners and are strategically located near campus edges for easy client access (see next page for details).

The district will be supported by enhanced pedestrian plazas and open space improvements, transforming this currently isolated area into a more walkable and inviting part of campus. Additionally, two new connections are proposed between campus and Babcock Road, aligned with traffic crossings, to improve access to future grocery and food retail, especially for housing residents and facilities staff.

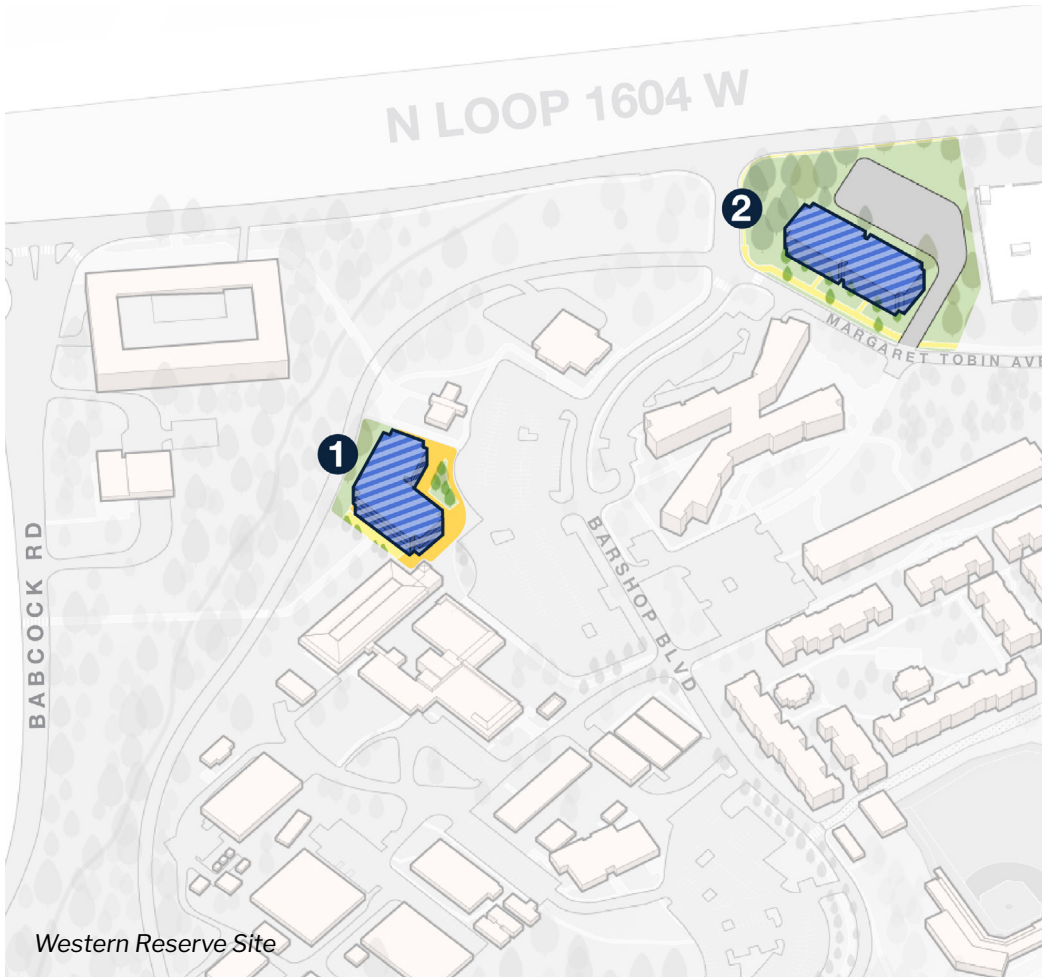


Partnership Research

Partnership Research Sites are envisioned as a gateway for academic-industry collaboration and innovation at various locations on campus. These sites are strategically positioned in the southeast along UTSA Boulevard and the northwest along Loop 1604, offering high visibility and direct access to the broader community.

The plan accommodates flexible building types that can support a range of uses, including research labs, offices, co-working spaces, and startup incubators. Designed for phased development, the sites can evolve in response to emerging partnerships and research initiatives, aligning with UTSA’s mission to foster innovation and entrepreneurship.

By integrating with the campus mobility network and maintaining strong visual and physical connections to the academic core, the Partnership Research Sites will serve as a dynamic interface between the university and industry—supporting technology transfer, workforce development, and regional economic growth.



Criteria	Points (1-5)
Site Access & Circulation	4
Parking Availability	3
Site Visibility & Exposure	4
Future Expansion Capacity	1
Infrastructure Capacity	4
Programmatic Compatibility (Adjacencies)	4
Proximity to Amenities	4
Connection to Campus Core	2

26 points



Criteria	Points (1-5)
Site Access & Circulation	5
Parking Availability	2
Site Visibility & Exposure	4
Future Expansion Capacity	5
Infrastructure Capacity	1
Programmatic Compatibility (Adjacencies)	3
Proximity to Amenities	3
Connection to Campus Core	3

26 points

Future Development Opportunities

Roadrunner Gateway and Eastern Commons

The Roadrunner Gateway and Eastern Commons represent long-term opportunities to expand UTSA's campus presence along key arrival corridors. Positioned near Loop 1604 and UTSA Boulevard, these sites offer prominent locations for future academic, research, or mixed-use partnership facilities.

The Eastern Commons, located at a major campus corner, is ideal for uses that enhance visibility and public engagement—such as mixed-use amenities, outward-facing programs, and partner-supported initiatives. The Roadrunner Gateway, adjacent to the Partnership Research Sites, provides flexible space for larger-scale facilities, academic expansion, or collaborative ventures that complement the nearby Academic and Research Core.

Development in these areas will be shaped by future needs and opportunities, with an emphasis on strong placemaking, clear identity, and integration with campus mobility and open space networks. Together, they provide a strategic reserve of land to support UTSA's long-term growth while reinforcing the university's mission and regional impact.



Park West

Park West offers a unique opportunity to expand UTSA's athletic facilities while introducing mixed-use development that supports broader community goals. Building on the success of the Park West Athletics Complex, future development may include an indoor athletics facility to enhance the student-athlete experience for this non-contiguous portion of campus.

In addition to athletics, the site can accommodate complementary uses such as housing, retail, and hospitality—creating an active, multifaceted district that engages the newly developed UT Health building. Its proximity to regional transportation corridors positions Park West as a key gateway with opportunities to strengthen connectivity and identity. As UTSA continues to grow, Park West will serve as both an athletics anchor and a flexible development zone.



The background image is a dark, blue-tinted photograph of a university campus. It features a wide, multi-level staircase with many people walking up and down. In the background, there are modern buildings and banners that read "UTSA" and "CREATING BOLD FUTURES". The overall atmosphere is academic and active.

3.4

Placemaking

Introduction

Since Fall 2021, UTSA has embraced a new approach to campus community-building through a strategic focus on placemaking. This includes both physical investments—creating new social gathering spaces across the Main Campus—and operational investments, such as forming a staff team dedicated to activating and programming these spaces year-round.

Placemaking is an approach to planning and design that prioritizes the social life of a place. Rather than focusing solely on physical form and aesthetics, placemaking emphasizes how spaces are used—how they foster human connection, create belonging, and encourage vibrant, everyday interactions. It’s a discipline grounded in people, not just infrastructure.

Why Placemaking Matters to Campus Life

Active and inclusive social spaces bring a range of benefits to campus communities:

Stronger Sense of Place and Campus Identity

Vibrant, memorable spaces enhance students’ emotional connection to campus. These bonds not only increase the likelihood that students choose to live on campus, but also inspire lifelong loyalty—returning for reunions, visits with family, and future giving.

Fuel for Serendipity and Innovation

College campuses are the original innovation districts—spaces where knowledge and ideas flow freely through spontaneous encounters. To maximize these opportunities, we must intentionally design “collision spaces” where chance meetings and cross-disciplinary conversations can occur. Placemaking provides a powerful framework for making these moments more likely.

Celebrating Diversity and Fostering Inclusion

Public gathering spaces can celebrate UTSA’s community. These spaces promote dialogue, mutual understanding, and a stronger sense of shared identity. Improving student well-being, placemaking supports students’ social, emotional, and mental health. Informal gathering places help reduce loneliness, encourage friendship-building, and strengthen community bonds.

Activating Underused Spaces

Many campus spaces remain empty or underutilized for much of the academic year. Placemaking activates these areas—turning idle infrastructure into vibrant places with meaningful purpose. In this way, placemaking serves as the “software” that brings the campus “hardware” to life.

Placemaking Beginnings: The Brenan Avenue Project

Launched in 2022 by the UTSA Office of Sustainability, the Brenan Avenue Placemaking Project aimed to transform an underutilized area along Brenan Avenue into a vibrant pedestrian zone while addressing pedestrian-vehicle conflicts. Sponsored in part by a grant from the Texas Department of Transportation (TxDOT), the project proposed interim improvements to activate the space in advance of longer-term development. These improvements are adaptable and relocatable as the campus evolves.

Effective placemaking grows from the ground up—rooted in community ideas and guided by local stewardship.

Engagement Process

The Brenan Avenue effort began with a multi-day engagement process designed to gather input from students, faculty, and staff about what makes a space feel uniquely “UTSA.”

From September 6–8, 2022, the Office of Sustainability hosted:

- A tabling event featuring “dot voting” on precedent images
- A 2-hour design workshop with ~60 participants
- Small group sessions with students, faculty, and staff



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 Main Campus.



Shady, green, and natural-feeling spaces that provide relief from Main Campus hardscapes.



A wider variety of food and drink, including food trucks, coffee kiosks, outdoor grills, and markets.



A diversity of settings for both socializing and studying—including club spaces, flexible event areas, and quiet study nooks.



Flexible infrastructure for programming, from live music to outdoor movies, yoga, and nightlife.



Removal or reduction of traffic on Brennan Avenue to improve walkability and safety.



Opportunities to showcase UTSA talent, including student art, performances, and faculty projects.



Comfortable, relaxing amenities like swings, hammocks, and bean bags.



Spaces that foster connection, build friendships, and offer therapeutic environments for destressing

3.5

Utilities

Existing Conditions

Utilities are the backbone of a comfortable, safe, and effective campus environment. While the Main Campus is generally in good repair, several systems dating back to the original campus are reaching the end of their useful life and require replacement. The following provides a summary of the existing Main Campus utilities infrastructure.

Thermal Infrastructure

The campus is served by two central thermal plants:

North Thermal Energy Plant (NTEP): Provides most of the campus’s cooling capacity and produces steam that supplies heating to the majority of campus buildings.

South Thermal Energy Plant (STEP): Provides cooling capacity and hot water heating to adjacent laboratory buildings, including AET, BSE, and SEB.

Both plants feed into the shared campus chilled-water cooling loop. West Campus buildings—including Chisholm Hall and Blanco Hall—operate with their own local heating and cooling systems and are not tied to the central plants.

Electric Infrastructure

The campus receives electricity from CPS Energy through a dedicated substation with two 50 MVA transformers. Distribution is provided through

nine medium-voltage (13.8 kV) underground loops, some of which date back to the original campus core. A smaller service also supports the East Campus bus barn.

NTEP originally included a steam turbine for electricity generation, but that system was removed. Current on-site generation is limited to approximately 140 kW of rooftop solar at HSU and 30 kW at EB.

Natural Gas

Natural gas enters campus through a main CPS Energy service line off the Loop 1604 access road at Walter Brennan Avenue, feeding four campus meters. This service supplies the central plants, building boilers, emergency generators, and domestic water heaters.

Water and Sewer

Two primary SAWS domestic water services—one from UTSA Boulevard and one from Babcock Road—supply the campus distribution system. Sanitary sewer flows to two SAWS mains:

Maverick Creek line (Babcock Road): Serves West Campus buildings, including Blanco Hall, Chaparral, and Chisholm.

East Campus line: Located between East Campus and the core campus, serving the remainder of campus.

Please see appendix for detailed reports.



STEP - Cooling Towers

Near-Term and Long-Term Growth Capacity Impact

Cooling / Heating

Near-term and a portion of long-term thermal loads can be addressed through upgrades to the North Thermal Energy Plant (NTEP) and expansion of the South Thermal Energy Plant (STEP). Some long-term loads—particularly on the east side of campus—cannot be connected to the existing thermal loops and will require either building-level cooling or an additional thermal plant.

Extending loop distribution to the West Campus and connecting to existing west-campus infrastructure should be considered to reduce electrical infrastructure needs and improve system redundancy and service reliability. Because approximately one-third of the campus electrical load is tied to central plant cooling, thermal storage should also be evaluated to reduce peak loads and support demand response initiatives.

Power

The STEP plant will require connection to a new, dedicated electrical circuit (Loop 10). While the existing breaker is in place, new feeders will be needed. Near-term growth can be supported through expansion of the existing substation gear; however, long-term demand will exceed capacity to maintain N+1 redundancy.

New conduit and conductors will be required to support both near- and long-term growth. An

upgrade to the existing UTSA Boulevard service could help manage additional East Campus load and maintain redundancy. Implementing a smart grid would enhance load management and mitigate risks associated with redundancy loss.

Generation options—including solar with battery storage or small modular reactors (SMRs)—should be evaluated for their potential to support resiliency as well as provide revenue and research opportunities.

Water / Sewer

Current water demand exceeds N+1 redundancy with only two domestic water connections. Options for improving redundancy include upsizing the Babcock service and adding new service connections to improve loop pressure and system resilience.

Four additional water service connections are proposed to support long-term development. Existing mains smaller than 6 inches do not meet code-required fire flow and should be upsized.

Near-term needs: ~10,000 linear feet of new water mains and ~2,500 linear feet of new sewer mains

Long-term needs: ~13,000 linear feet of new water mains and ~16,500 linear feet of new sewer mains

Natural Gas

The current natural gas infrastructure lacks N+1 redundancy. New gas lines and upgrades to the existing distribution system will be required to meet both near- and long-term campus needs.

At present, back-up power is provided by building-level generators. With the implementation of a smart grid, back-up power could be consolidated—reducing maintenance requirements and the extent of gas distribution needed.

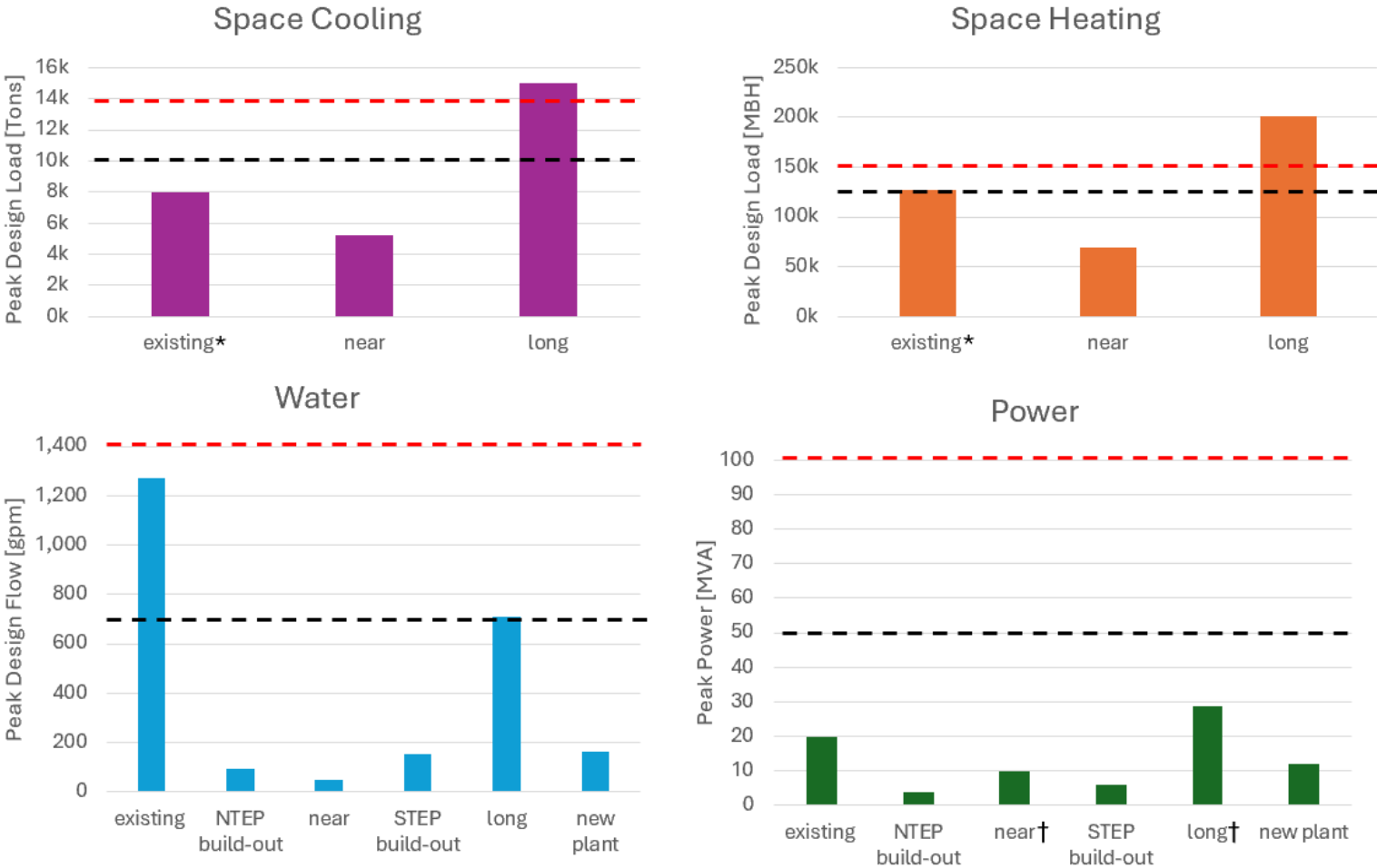
Centralizing heating and eliminating building-level water heaters and space-heating boilers would further reduce natural gas demand. Consideration should also be given to providing back-up fuel at the central plants, based on potential risk and cost.

Please see appendix for detailed reports.



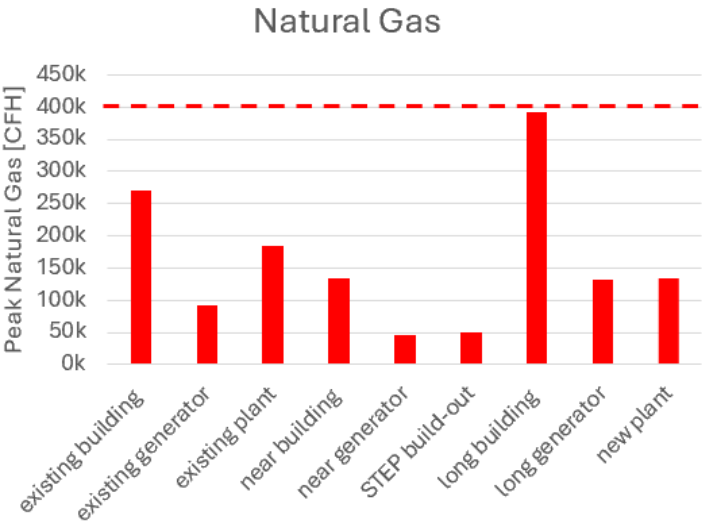
North Thermal Energy Plant Cooling Tower

Near-Term and Long-Term Growth Capacity Impact



--- EXISTING EQUIPMENT CAPACITY
--- N+1 REDUNDANCY

Ideally the load should be less than N+1 Redundancy



* excludes loads not on central plants (NTEP and STEP)
† includes diversity on building loads

Critical Utility Zones

Utility lines have been identified within a zone of the Academic and Research Core, where several parking garages currently occupy high-value land. These sites present long-term opportunities for redevelopment into academic, research, or partnership-focused facilities.

However, existing utility lines run diagonally through the Brackenridge parking lot and the Ximenes Avenue parking lot, posing challenges to future construction. As these zones represent a prime location on Main Campus, the plan recommends further evaluation to coordinate long-term development goals with infrastructure planning and financial feasibility. Future development should preserve the integrity of the campus grid while accommodating critical utility infrastructure.

- Water
- Sewer
- - - Utility Tunnel



Utilities Risk Analysis

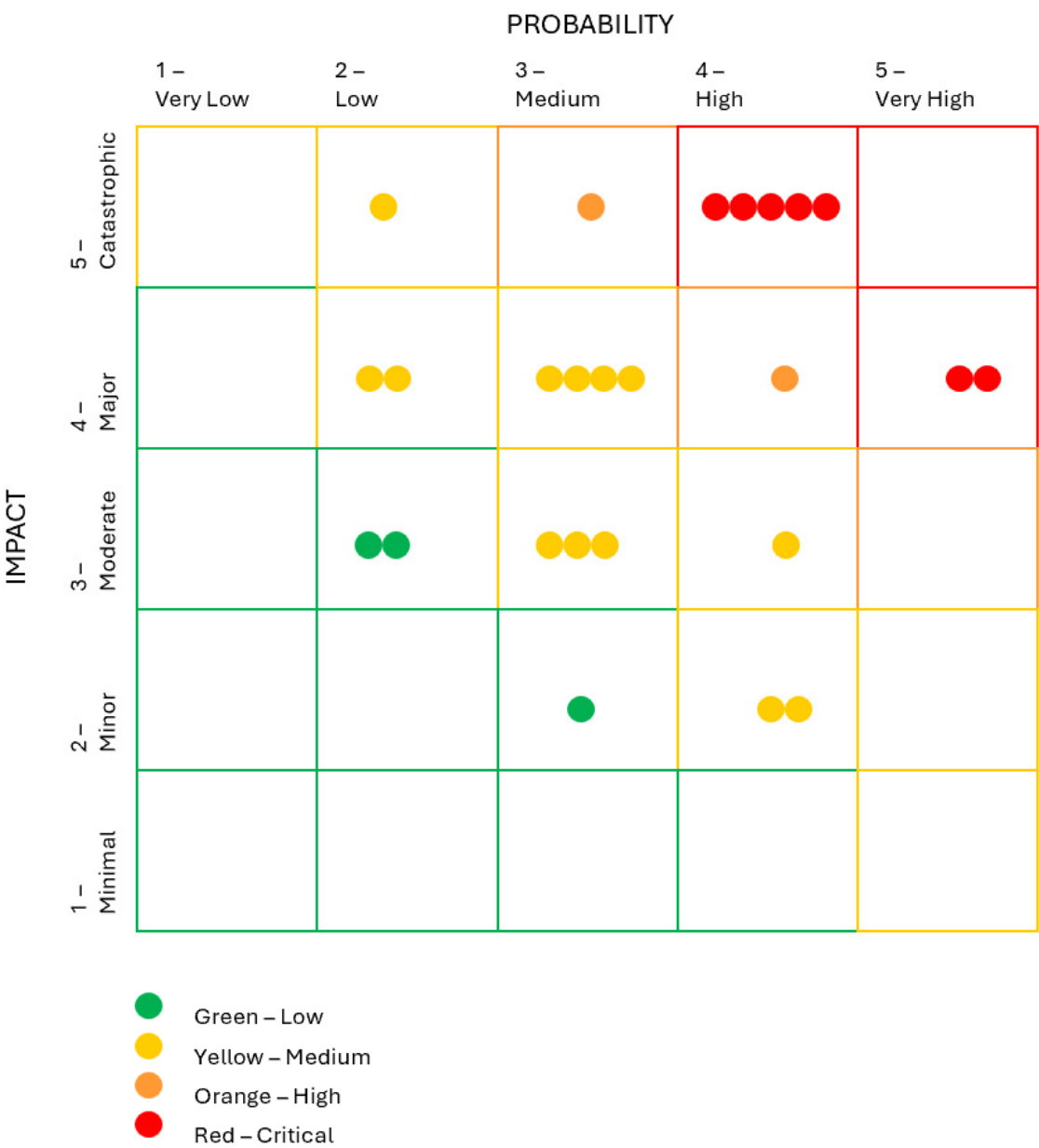
A risk assessment was conducted for the Main Campus utility infrastructure. Findings from the existing conditions assessment were scored based on both the impact of failure and the probability of occurrence, using a probability-impact (P-I) methodology. Dollar values were also estimated to quantify potential financial exposure.

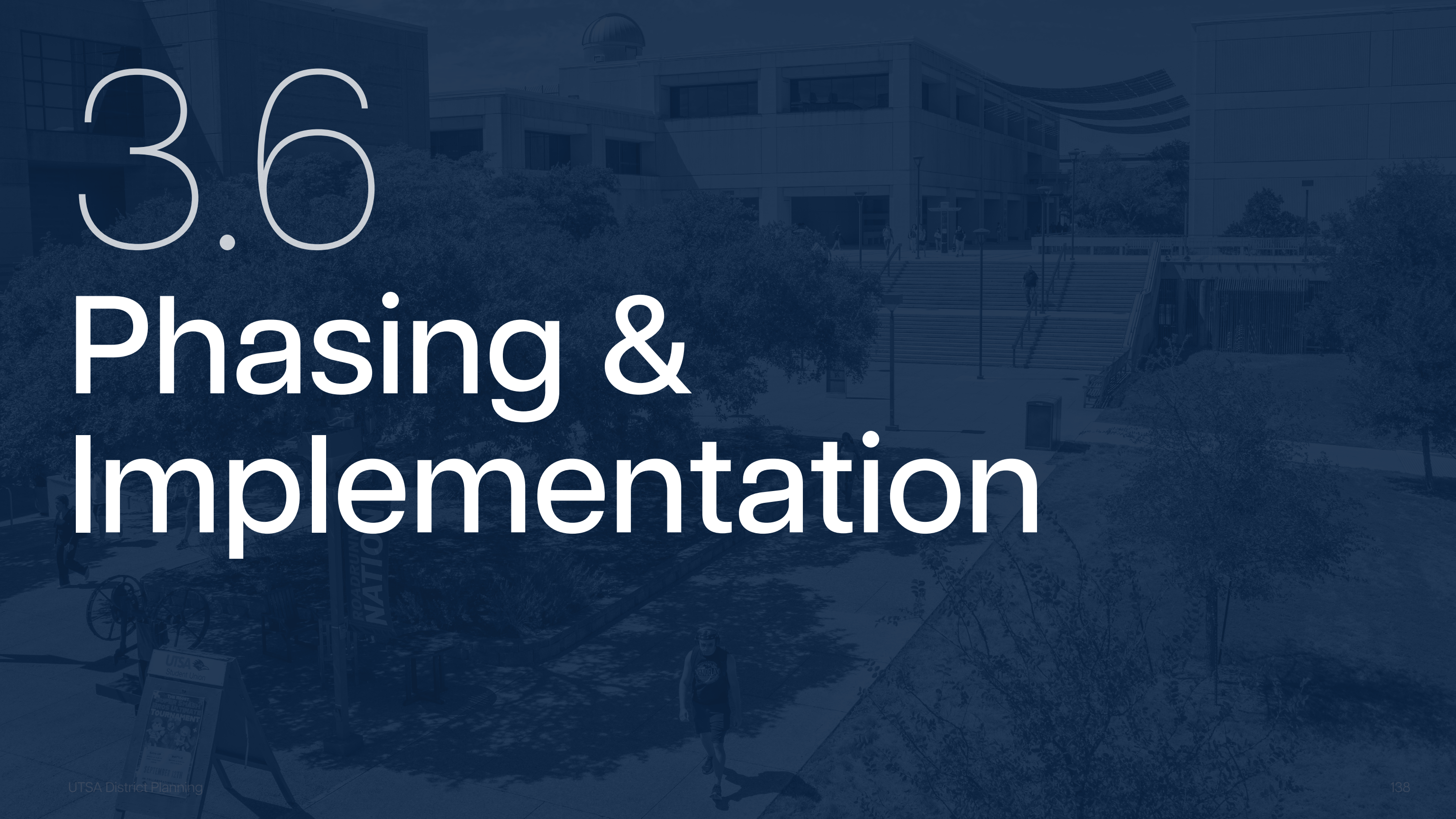
The analysis identified \$226 million in potential critical risk, with an investment of \$85-\$130 million required to mitigate the most critical issues.

Critical Risks

- 1. Electrical system failure** – Aging 35+ year-old electrical cables and switchgear, now beyond their service life, pose a high risk of campus-wide outages, equipment loss, and life-safety impacts.
- 2. Chilled water system capacity** – Several central plant chillers are past their useful life, leaving minimal system redundancy and increasing the risk of reliability issues and constrained short-term growth.
- 3. Fire protection water flow deficiency** – Existing 6-inch water lines are undersized for required fire code flow, creating compliance, insurance, and life-safety risks. Limited redundancy in the water service further increases vulnerability.

- 4. Research equipment protection risk** – Sensitive research assets are vulnerable to aging environmental control systems and service interruptions, threatening data integrity and R1 status. Limited redundancy in electrical, domestic water, and gas systems compounds this risk.
- 5. Growth program infrastructure gap** – Planned academic and research expansion exceeds existing utility system capacity, creating a gap that must be addressed to support future development.
- 6. Climate change vulnerability** – Increasing extreme heat and weather events expose campus systems to higher operational stress and risk of failure. Projected 20-60% increases in cooling demand by 2050 will exceed existing system capacity.
- 7. Human capital** – The retirement of experienced utility operations staff and reliance on external contractors increase the risk of losing critical operational knowledge and continuity, potentially leading to service inconsistencies, system failures, or implementation delays.





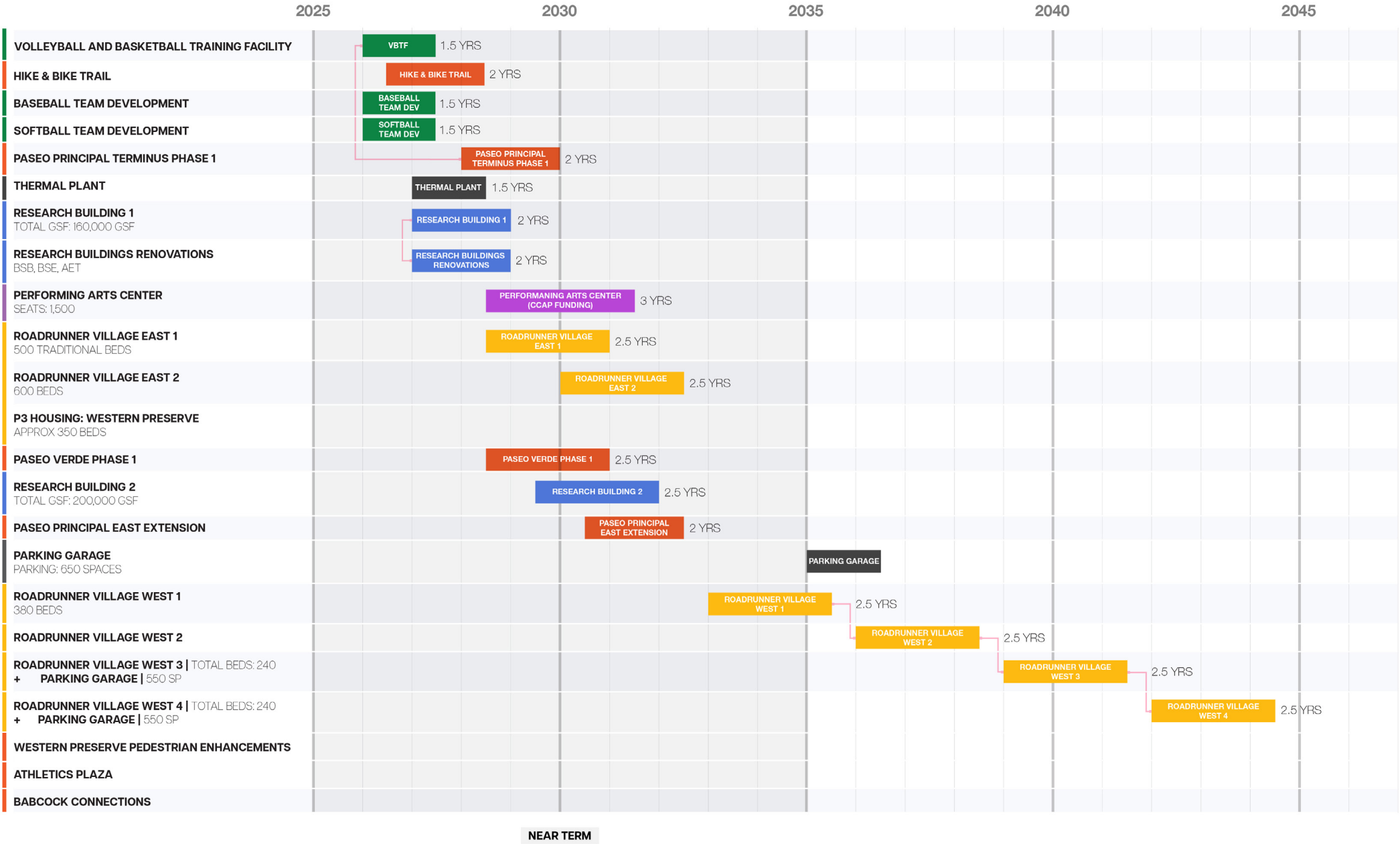
3.6

Phasing & Implementation

Phasing Strategy

District Planning articulates a long-range vision for mission-driven facility development across multiple physical sites, programmatic typologies, and partnership models. Each project is aligned with internal timelines informed by institutional priorities and operational readiness.

The following schedule outlines the proposed phasing strategy for Main Campus, shaped by leadership’s assessment of strategic needs, funding availability, and market conditions. Early implementation efforts will focus on the development of the Volleyball and Basketball Training Facility, Hike and Bike trail, and new baseball/softball team development facilities. Concurrently, work is scheduled to begin on the thermal plant, Research Building 1, and renovations to existing research facilities.



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.

Facility Condition Assessment

Conduct a comprehensive review of academic and auxiliary building conditions to prioritize maintenance, renovations, and investment in existing campus facilities.

Residence Life Strategic Housing Plan

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

Residence Life Auxiliary Services Plan

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

Downtown Design Guidelines

Develop design guidelines specific to the Main Campus to promote architectural quality, consistency, and overall quality of campus experience.

