

# THE UTSA DOWNTOWN CAMPUS



*The UTSA Downtown Campus, the second academic campus of The University of Texas at San Antonio, opened in 1997 and has increased the University's accessibility to the historically underserved residents of central and south-side San Antonio. The UTSA Downtown Campus has grown significantly and now houses the Colleges of Architecture and Public Policy. This Campus Master Plan will serve as a guide for the campus's expansion, addressing growth in academic and recreational space, and extending its civic structure. The Plan strengthens the identity of the UTSA Downtown Campus, its relationship with downtown San Antonio, and its connection to the other UTSA Campuses.*



## THE UTSA DOWNTOWN CAMPUS

FIGURE 1

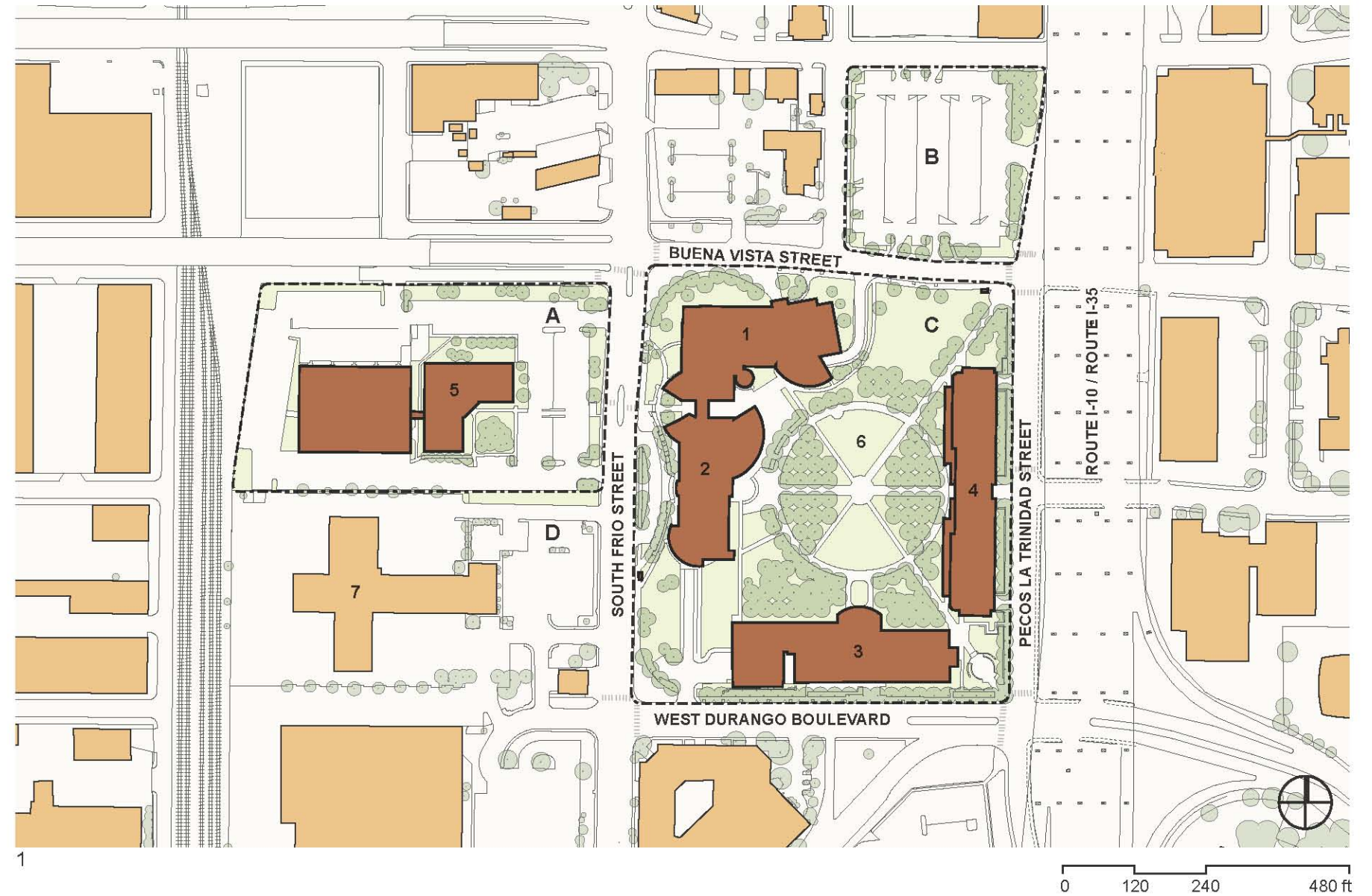
### THE EXISTING CAMPUS

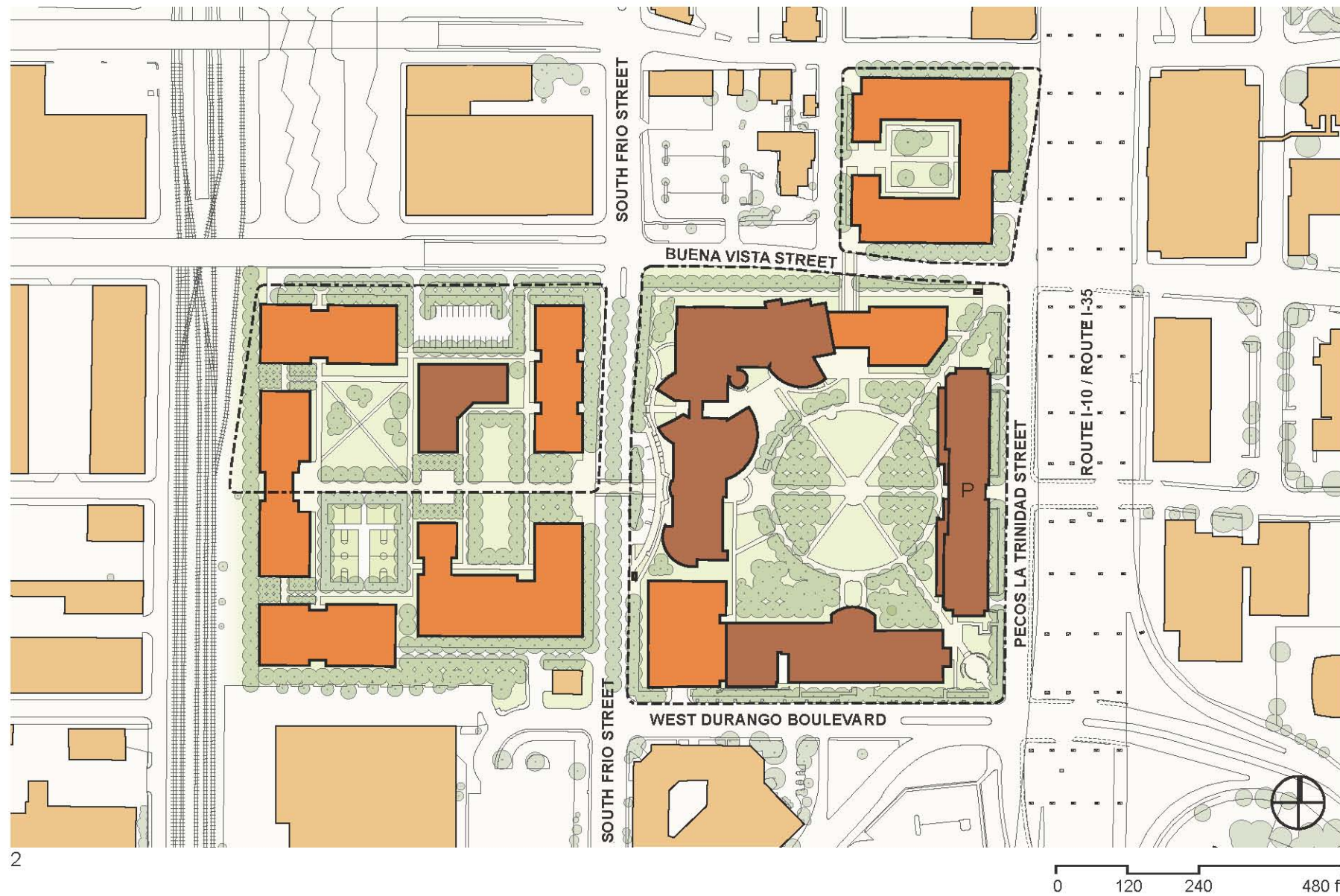
- Plan of the Existing Downtown Campus*
- Central Academic Block A
  - Monterey Block B
  - Cattleman Square C
  - City of San Antonio Service Facility Block D
  - Buena Vista Street Building 1
  - Frio Street Building 2
  - Durango Building 3
  - Parking Garage 4
  - Monterey Building 5
  - Bill Miller Plaza 6
  - City of San Antonio Service Facility 7
  - Existing UTSA Buildings 
  - UTSA Property 

The UTSA Downtown Campus is located immediately west of the elevated Route I-10/I-35 and just south of San Antonio's new Multimodal transportation center. East of the campus is Market Square, a popular tourist and restaurant destination. The UTSA Downtown Campus currently occupies the Central Academic Block, the half block to the west known as the Monterey Block, and the Cattleman Square block to the north.

Currently, the Central Academic Block is the only readily identifiable part of the University. There are several factors that contribute to this. The Central Academic Block is made up of several buildings with similar materials and massing that contribute to an overall sense of "campus." Although the Durango Building is much simpler in its massing and materials, scale and setbacks connect it to the campus. The Monterey Building setback from South Frio Street is much greater than those of the Central Academic Block, and the setback is occupied by surface parking. The Monterey Building is architecturally bland and does not contribute to the sense of "campus."

The Frio Street Building has a central triple-height outdoor passage, creating a pedestrian connection between the tree-filled Bill Miller Plaza at the center of the Central Academic Block and South Frio Street. Both the width of South Frio Street and its vehicular traffic, however, isolate the Monterey Building and its functions from the rest of the Downtown Campus. Currently the pedestrian connection from the Monterey Block to the Central Academic Block is marked by a small pedestrian refuge island on South Frio Street.





**THE LONG RANGE PLAN**

Although the University has less specific goals for growth at the Downtown Campus than at the Main Campus, the plan establishes a long-term vision for the campus that will accommodate growth while maintaining a contiguous, pedestrian-friendly environment. With the acquisition of the Monterey Block, the University has made a commitment to development on both sides of South Frio Street, yet the Monterey Block is currently isolated from the rest of campus. The plan envisions that the several blocks of the campus be unified by a series of courtyards and quadrangles organized along an east–west axis, by a consistent perimeter landscape of curbside street trees, and by the reconfiguration of the portion of South Frio Street that passes through campus as a tree-lined boulevard.

The best opportunity for expansion of the Downtown Campus is the block immediately south of the Monterey Block. If this property, currently occupied by the City of San Antonio Service Facility, becomes available, the University should acquire it. This will allow the campus to grow contiguously, strengthening its identity and creating a cohesive, walkable environment.

Once the expanded Monterey Block is built out, the Cattleman Square Block offers additional opportunity for growth.

**FIGURE 2**  
*Long Range Plan for the Downtown Campus*

- Existing UTSA Buildings
- Future UTSA Buildings
- UTSA Property

FIGURE 1

Proposed Open Space Structure of the Downtown Plan



FIGURE 2

Major Components of the Long Range Plan for the Downtown Campus

- Central Academic Block 1
- Monterey Block 2
- Cattleman Square 3

FIGURE 3

Aerial Photo of the Existing Downtown Campus

FIGURE 4

Aerial Perspective of the Long Range Plan for the Downtown Campus

**DOWNTOWN CAMPUS GOALS**

- 1 Continue to refine the role of the Downtown Campus for the University as a whole.
- 2 Act strategically and opportunistically with regard to land acquisition.
- 3 Prioritize acquisition of the City of San Antonio Service Facility south of the Monterey Block.
- 4 Strengthen and extend the civic structure across South Frio Street to the Monterey Block.
- 5 Continue to develop buildings and other features that support civic space.
- 6 Utilize architecture and landscape to reinforce the campus identity.
- 7 Develop a strategy to encourage housing and mixed-use development in the Downtown Campus area.
- 8 Expand on-campus amenities.
- 9 Enhance transit and communication capabilities between Downtown Campus and Main Campus.

**The Central Academic Block**

This block contains the original buildings of the Downtown Campus. The original Master Plan for the Downtown Campus defined the north, south, and western edges of the block with buildings and opened the block in a welcoming gesture eastward to downtown. This block has largely been completed with the exception of infill buildings or additions at the northeast and southwest corners.

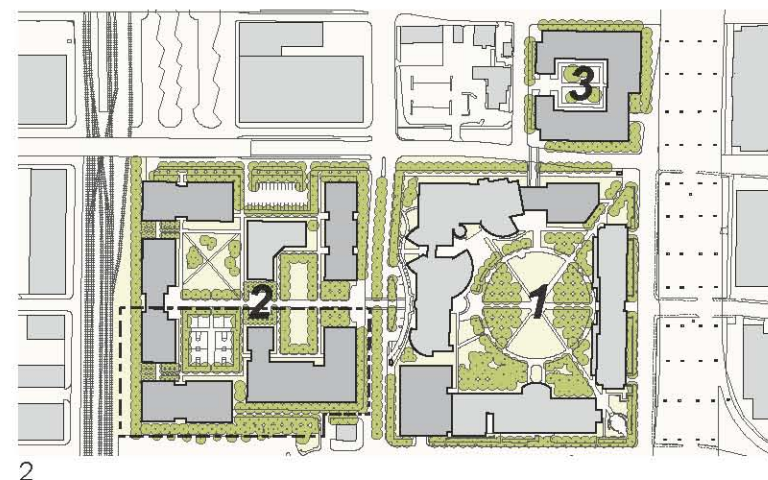
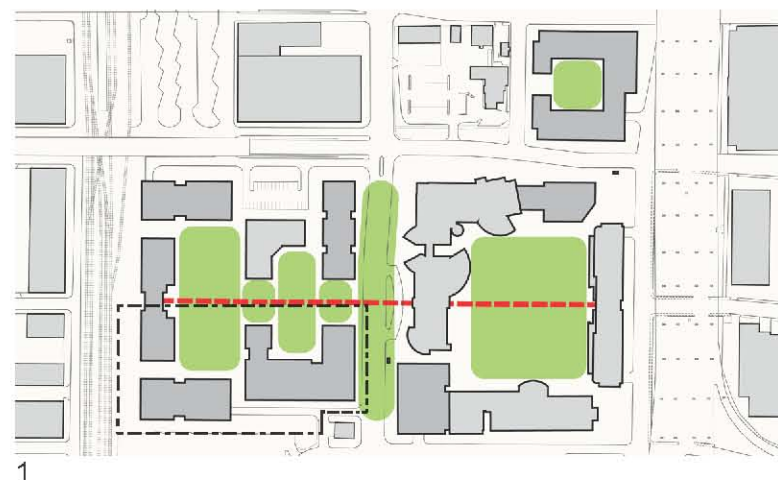
New buildings or additions should be compatible with the original structures in massing, material, and detail. The addition at the southwest corner of the block should be of similar vocabulary to the Durango Building, while the addition at the northeast corner should be similar to, but simpler than, the Buena Vista Street Building. At the northeast corner it is important to acknowledge pedestrian traffic coming to the campus from the northeast. The existing Central Academic Block buildings incorporate a basement-level service drive, accessed by ramps. Additional buildings at the northeast and southwest corners of the block will incorporate or reconfigure these ramps.

The Frio and Buena Vista streetscapes should be redesigned with more traditional urban sidewalks, linear in nature, with curbside street trees. The landscaping of these streets will enhance the legibility of the Downtown Campus as a contiguous academic environment.

**The Monterey Block**

The Monterey Block in its current state struggles to be identified as a component of the Downtown Campus. In addition to expanding the capacity of the Downtown Campus, a major objective of this component should be to strengthen its identity and presence as an integral part of the Downtown Campus.

Additional buildings and redesigned landscape will do much to transform the Monterey Block into an essential part of the Downtown Campus. While the street will remain part of City right-of-way, the design and construction of new University buildings that address South Frio Street will define the street edge and strengthen the urban edge. Landscape, building massing, and materials, as well as paving, will further knit the two blocks together.



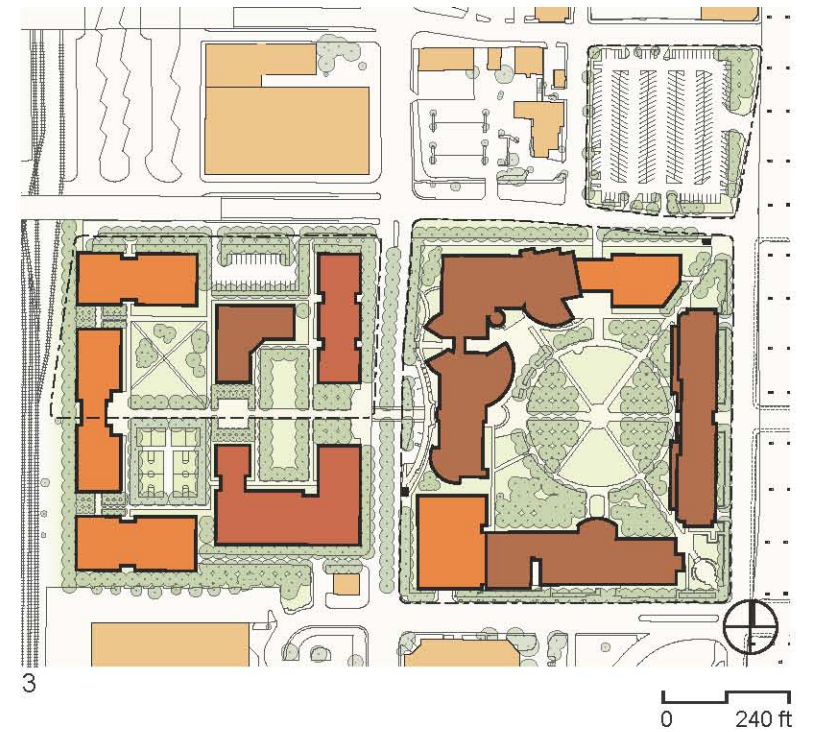
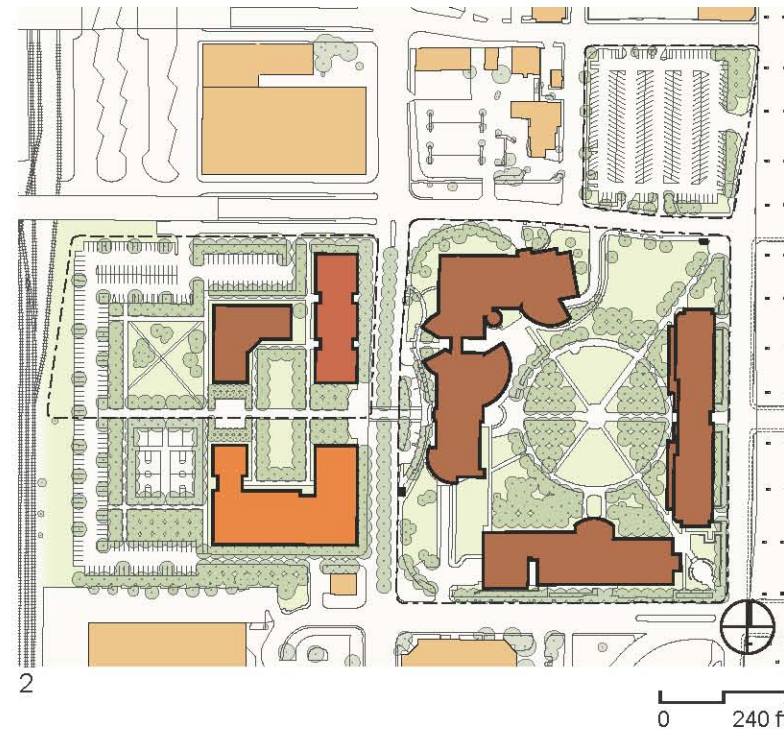
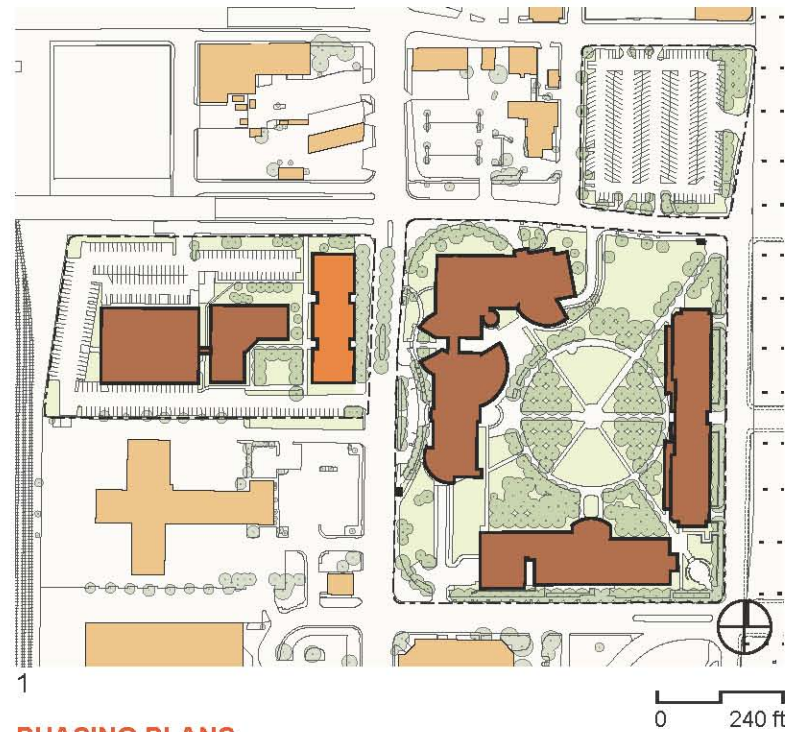


### Cattleman Square

The Cattleman Square property is located at the corner of Buena Vista Street and Pecos La Trinidad Street, and is currently used as surface parking for the Downtown Campus. If possible, the plan suggests that the expanded Monterey Block be developed prior to the Cattleman Square site so as to establish a clear identity for the campus. Cattleman Square should be considered as long-term space relief for the campus. The building depicted in the plan is consistent with the 2001 Master Plan's recommendations for this block. Four stories above grade are recommended, with a courtyard opening to South Leona Street.

The Cattleman Square site should also be considered as a potential site for a long-term lease for housing when there is a market for such housing. The University should maintain sufficient control necessary to assure that the housing would easily be identified as associated with the University.

- FIGURE 1**  
*Plan of the Proposed Downtown Campus, Phase 1*
  - FIGURE 2**  
*Plan of the Proposed Downtown Campus, Phase 2*
  - FIGURE 3**  
*Plan of the Proposed Downtown Campus, Phase 3*
  - FIGURE 4**  
*Proposed Long Range Plan for the Downtown Campus, Phase 4*
- Existing UTSA Buildings
  - Future UTSA Buildings—Previous Phases
  - Future UTSA Buildings—Current Phase
  - UTSA Property



**PHASING PLANS**

**Phase 1**

Phase 1 begins to reinforce South Frio Street as an identifiable component of the Downtown Campus and begins to unify the blocks on either side of the street. A new building east of the Monterey Building and street trees along South Frio Street enhance the identity of the Monterey Block as part of the Downtown Campus, provide spatial definition to South Frio Street, and offer shade to pedestrians.

Phase 1 represents a total of approximately 600,000 gross square feet in built facilities, with about 515,000 gsf in existing facilities and 85,000 gsf in new construction.

**Phase 2**

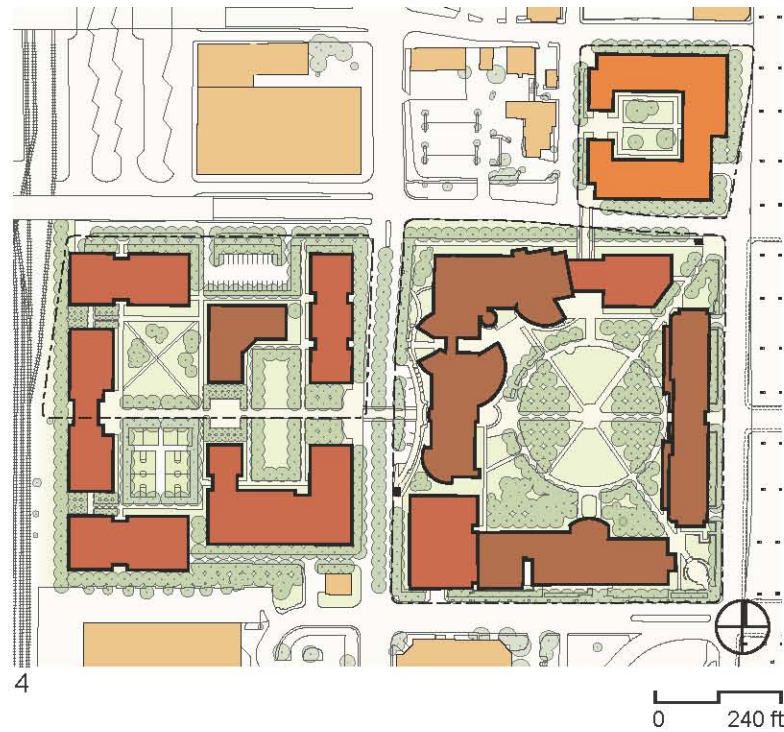
Phase 2 assumes acquisition of the City of San Antonio Service Facility block south of the Monterey Block. The addition of a building with a U-shaped configuration accomplishes several things: it reinforces the streetscape begun in Phase 1; it begins to extend the open space structure westward with the establishment of a new quadrangle just west of Frio Street; and it allows the University to provide outdoor recreational courts on the Monterey Block.

Phase 2 represents a total of approximately 755,000 gsf in built facilities, with about 485,000 in existing facilities, 85,000 gsf from Phase 1, and an additional 185,000 gsf in new Phase 2 construction.

**Phase 3**

This Phase completes the Downtown Central Academic Block and the Monterey Block. The Central Academic Block includes additions to the Durango Building and the Buena Vista Street Building. Both would serve to help further define the campus by strengthening the edges of the blocks. New buildings at the western edge of the Monterey Block define a second quadrangle and the recreational sports courts. The sequence of these improvements would depend on specific needs and funding opportunities.

Phase 3 represents a total of approximately 1.2 million gsf in built facilities, with about 485,000 in existing facilities, 270,000 gsf constructed in Phases 1 and 2, and 490,000 gsf in new Phase 3 construction.



**Phase 4**

Phase 4 envisions the development of the Cattleman Square site. This site should be developed with a courtyard building that opens to the west, shielding the courtyard from I-10 as well as allowing a connection to the city block immediately west of Cattleman Square, currently occupied by the Pico de Gallo restaurant.

Phase 4 represents the full buildout of the Long Range Plan for the Downtown Campus, with a total of approximately 1.5 million gsf in built facilities. Approximately 485,000 gsf of existing facilities remain, along with 760,000 gsf constructed in previous phases and about 220,000 gsf constructed in Phase 4.



**FIGURE 5**  
Aerial Axonometric View of Proposed Downtown Campus