



Chapter III

THE UTSA MAIN CAMPUS

The UTSA Main Campus occupies a unique setting in the foothills of the Texas Hill Country. The original concepts for the campus capitalized on its location by comprehensively interrelating its buildings, its primary public spaces, and the surrounding native landscape. In the ensuing years of rapid growth, however, this relationship has become obscured. This Campus Master Plan seeks to reestablish and extend the principles of the original campus, establishing a pattern for growth that reengages the landscape as it expands the campus's academic and research facilities.

THE UTSA MAIN CAMPUS

FIGURE 1

The parts of the Main Campus and the primary adjoining roads

THE CAMPUS TODAY

The Main Campus is the oldest and by far the largest of UTSA's three campuses. It consists of three parts: the Central Campus, East Campus, and UTSA Park West.

Central Campus

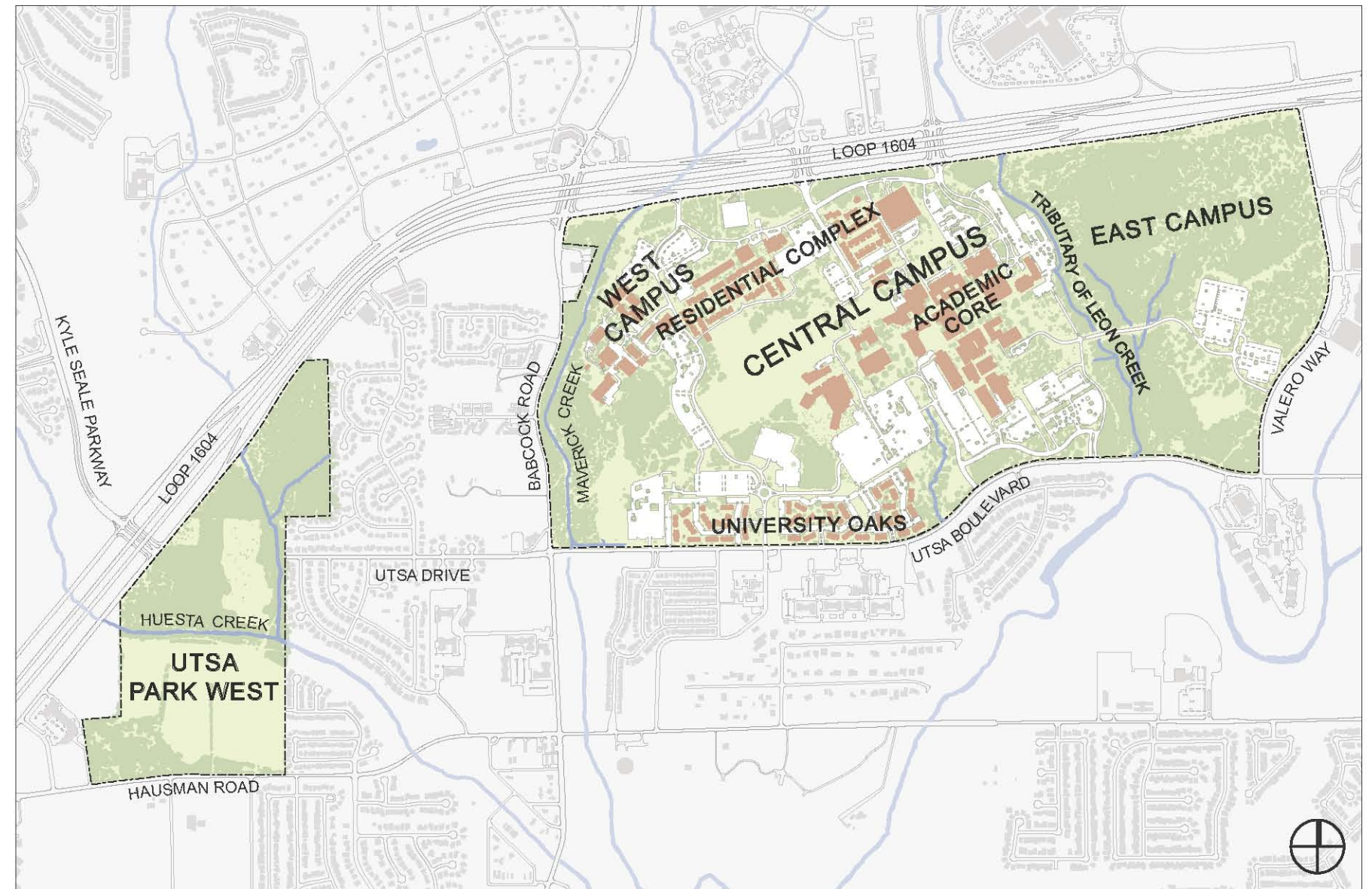
The Central Campus lies between a tributary of Leon Creek on the east and Maverick Creek on the west. The core of the Central Campus is centered on Ford, Powell & Carson's Sombrilla Plaza, and is compact and walkable. It contains the majority of the University's academic and research facilities. Other parts of the campus—residential complexes, recreational facilities, and service areas—are remote from the core, and isolated from it in part by the intervening zone of parking lots. Central Campus includes extensive undeveloped and underutilized areas.

East Campus

The East Campus is divided from Central Campus by a tributary of Leon Creek. It is undeveloped and mostly wooded except for a large parking lot and the accompanying vegetative filter strips. Part of the northern portion of the site is identified as critical habitat for listed karst invertebrate species.

UTSA Park West

The land for UTSA Park West was purchased in 2007 and is currently undeveloped. It contains both wooded areas and open fields. It is divided into three parts by Huesta Creek and its tributaries. The Kyle Seale Parkway interchange with Loop 1604 is approximately centered on the campus's northwestern border. The neighbors expect that when the site is developed, a connection will be made between the portions of Kyle Seale Parkway to the northwest and the south.



ASSESSMENT

The Main Campus faces two fundamental challenges, one qualitative and one quantitative. Qualitatively, the campus is in a state of transition between its beginnings as an all-commuter campus and its emerging role as a traditional residential campus. The campus does not provide some of the amenities that its users want, nor does it convey a sense of timelessness commensurate with its size and importance. These are perhaps inevitable results of the rapid growth the University has recently experienced. Quantitatively, the gross square footage of campus buildings is only marginally sufficient to support the University's academic mission.

Qualitative Issues

Since the founding of the University, the core of the Main Campus—the Sombrilla Plaza and the Paseos extending from it—has been the focus of campus social and academic life. These elements, however, are no longer sufficient to organize the entire campus. While the Sombrilla Plaza remains a vibrant part of the campus fabric, more public open spaces, varied in character, are needed throughout the campus.

Other than the Sombrilla Plaza, there are few parts of the campus that currently feel like special, important places within a dedicated academic environment.

While the Paseos remain intact, they need to be strengthened and extended, and the organizational structure they provide needs to be augmented by a more extensive grid of streets and paths.

Much of the open area of the campus is dominated by the immense surface parking lots needed to serve a predominantly commuter student population. These function much like a moat around the campus core, contributing to the isolation of different programs and functions from each other, and separating the campus from the surrounding landscape.

The campus's vehicular and pedestrian circulation systems are ad hoc and discontinuous. This contributes to the isolation of the campus's districts. Pedestrian routes meander across empty landscape and through parking lots. Vehicular streets serve double duty as drive lanes within parking lots.

While the older buildings of the campus core directly address and engage public outdoor space, more recently constructed buildings generally do not.

The campus's landscaping is in places lush and well tended; in most of the campus, however, it does not provide sufficient shade and shelter, and it is fragmented by parking lots and roadways. The campus's landscape design should address the campus holistically, not only improving individual spaces, but also integrating quadrangles, streets, walks, playfields, and natural areas according to an overall vision of the campus as a unique and beautiful place rooted in the Texas landscape.

Quantitative Issues

Both the student population and the campus's facilities have grown rapidly in the last ten to fifteen years. Nevertheless, a considerable space deficit limits the physical environment's ability to support the University's academic mission. There is a shortage of academic space, study space, office space, recreational space (both indoor and playfields), and athletic space. The campus lacks sufficient residential accommodations and retail to serve a 24-hour living and learning population.

This Campus Master Plan anticipates that extensive construction will occur as the University's facilities catch up with its functional needs. It advocates the revival of the space-based principles of the campus's original plan.

MAIN CAMPUS GOALS

The goals developed for the Main Campus are the basis for the Long Range Plan:

- 1 *Implement a long-term strategy to accommodate more academic and research space.*
- 2 *Ensure that new buildings and landscape create, define, and improve the outdoor public spaces of the campus.*
- 3 *Implement a long-term parking strategy.*
- 4 *Establish a "Collegetown."*
- 5 *Conserve existing natural green space.*
- 6 *Clarify campus entrances.*
- 7 *Rationalize campus circulation.*
- 8 *Expand on-campus housing.*
- 9 *Expand on-campus amenities.*



2



3



4



5

FIGURE 2
North Paseo viewed from the south

FIGURE 3
Lot 6 viewed from the southwest

FIGURE 4
Green space east of Convocation Center

FIGURE 5
West Paseo facing east

THE LONG RANGE PLAN

The Long Range Plan conveys the proposed spatial organization of the campus and the character of its primary outdoor spaces. The fundamental concept underlying the Long Range Plan is that it is the campus's primary outdoor public spaces, not its individual buildings, that give the campus its form and memorable identity. As long as buildings help to define spaces, their programmatic uses, character, and form may vary as particular circumstances require.

The Long Range Plan strengthens the interconnections between the parts of the campus, and between the campus as a whole and the surrounding landscape. It provides a framework to accommodate growth, a framework that will guide short-term decisions to support the long-term vision of the campus.

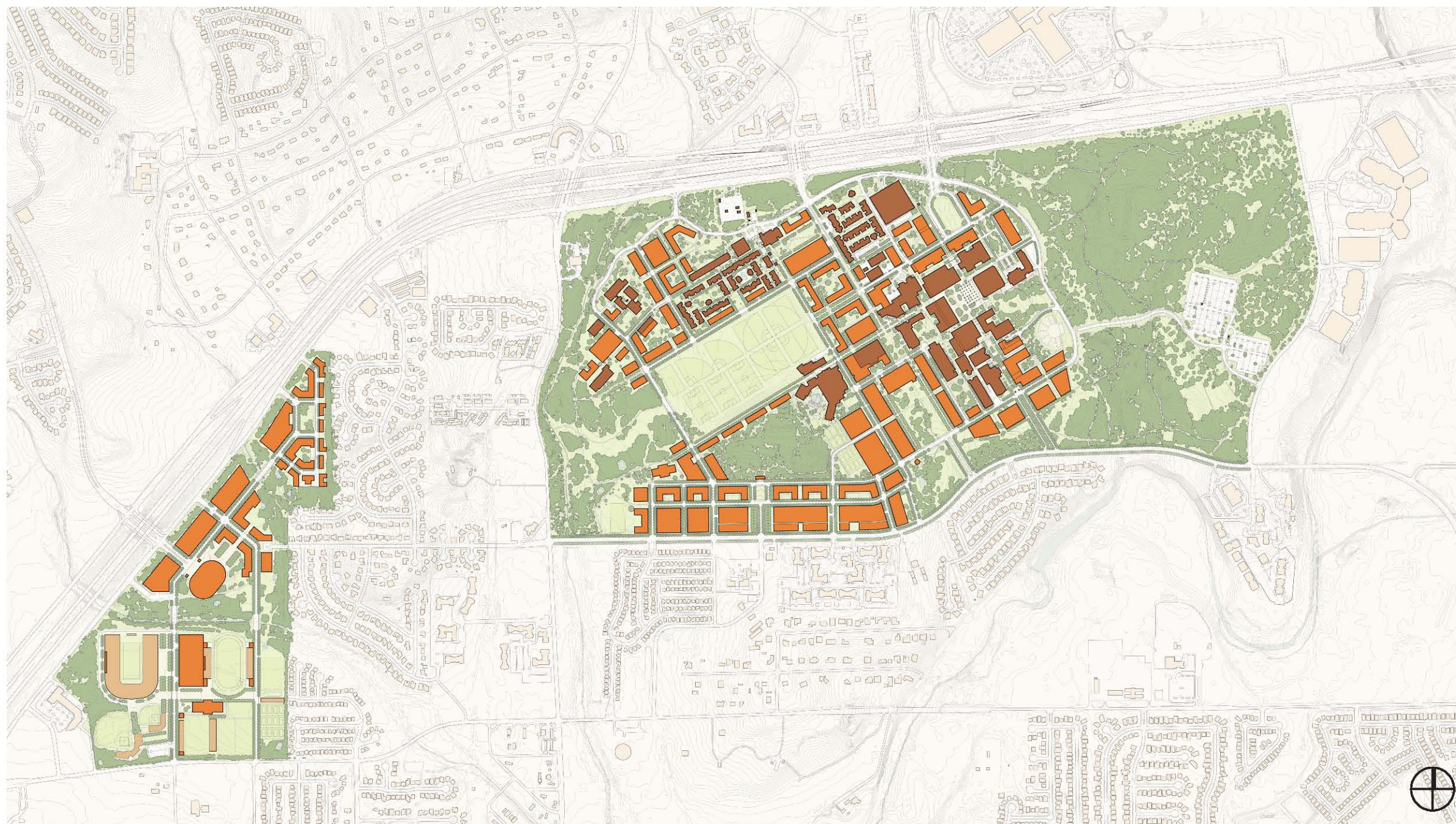
Principles of the Long Range Plan:

- *Strengthen and extend the campus's existing civic structure.*
- *Create new courtyards, quadrangles, streets, and parks to make the campus a pedestrian-friendly environment composed of memorable, significant places.*
- *Create a rational and interconnected network of vehicular and pedestrian streets and paths.*
- *Use architectural and landscape design to reinforce the civic structure of the campus, enhance pedestrian spaces, give definition and character to the campus's streets and quadrangles, and link these spaces to the surrounding landscape.*
- *Provide a variety of programmatic elements, in particular student housing and retail space, so as to make the campus a 24-hour living, learning environment*



1

0 600 1,200 2,400 ft





Strategic Recommendations of the Long Range Plan:

- *Strengthen, improve, and extend the Paseos.*
- *Create a new entrance quadrangle at the primary entrance from Loop 1604, and a new quadrangle addressing UTSA Boulevard.*
- *Clarify the playfields area as a primary campus space, and link it to the woods at Maverick Creek.*
- *Preserve the East Campus and the wooded perimeter of the Central Campus as a Green Reserve.*
- *Locate future academic and residential buildings on the Central Campus.*
- *As the campus grows, and as feasible, replace surface parking with parking garages and buildings.*
- *Create a more continuous network of campus vehicular and pedestrian streets and paths.*
- *Expand on-campus housing with residential building types that support community.*
- *Promote the development of a "Collegetown" on the current site of the University Oaks Apartments when that property becomes available.*
- *Relocate Athletics venues to UTSA Park West.*

FIGURE 1
The Existing Main Campus

FIGURE 2
Long Range Plan of the Main Campus

-  Existing UTSA Buildings
-  Proposed UTSA Buildings

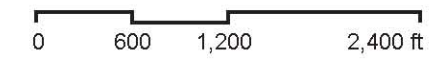


FIGURE 1
Aerial View of the Existing Central Campus

FIGURE 2
*Aerial View of the Long Range Plan
for the Central Campus*





**Urban Design Plan
for the Central Campus**

The foundation of the campus plan remains the original Master Plan, organized around the Sombrilla Plaza and the Paseos. The proposed network of streets and blocks preserves and extends these elements and augments them with additional open spaces. New campus buildings are to support the block and street structure of the campus by addressing and defining campus open spaces, vehicular and pedestrian streets, quadrangles, and courtyards.

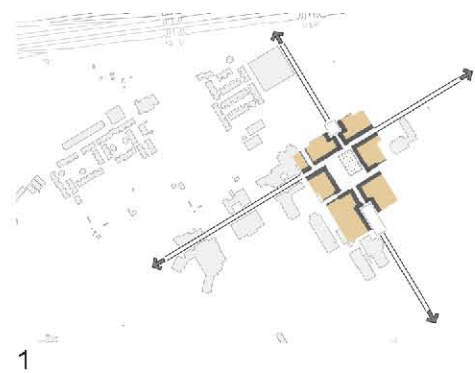
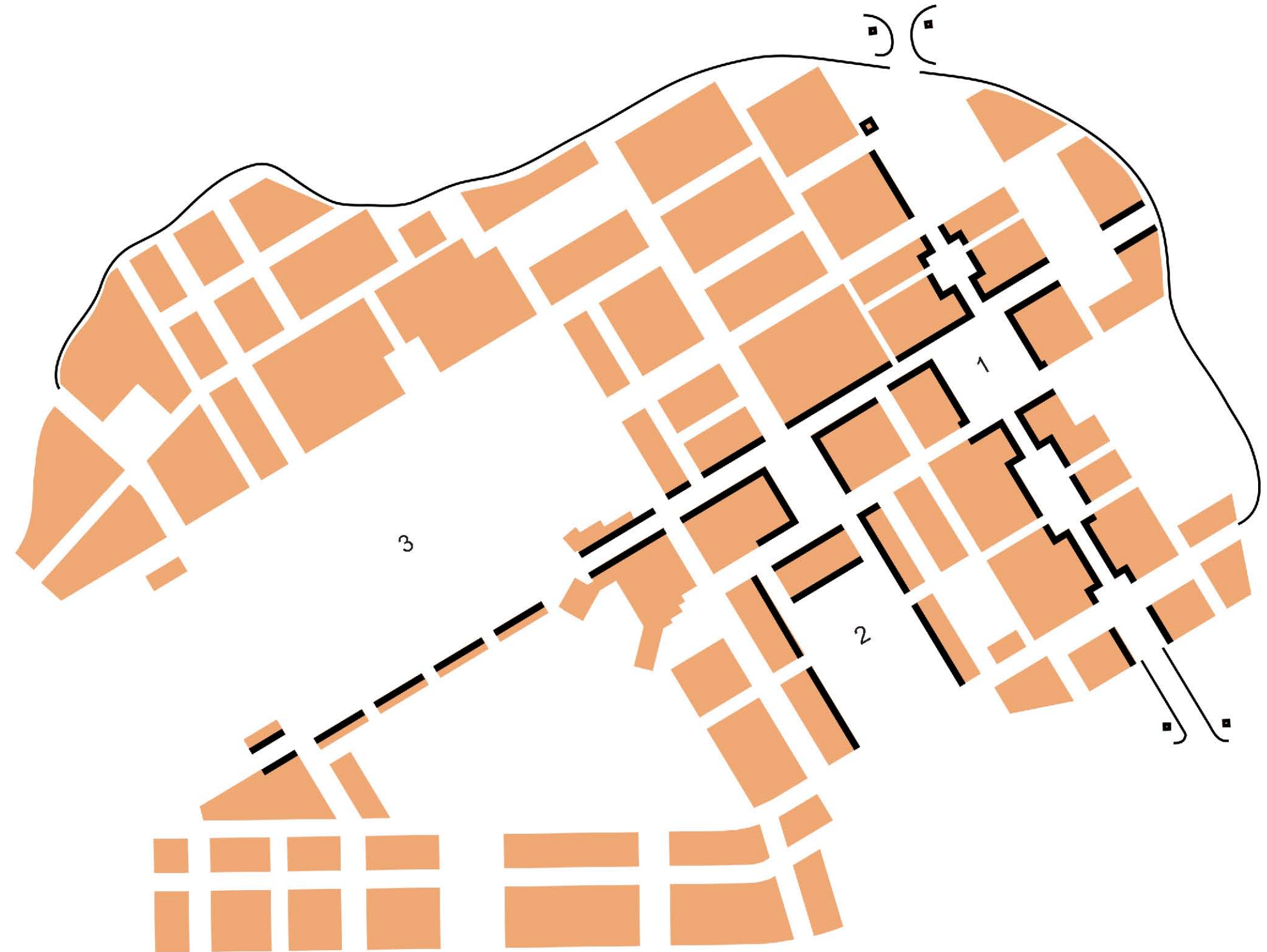


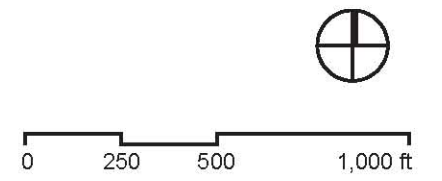
FIGURE 1
The Historic Academic Core of the Main Campus is dominated by the Sombrilla Plaza at its center. The Paseos, clearly defined pedestrian streets, extend outward and connect the Sombrilla to the rest of the site.

FIGURE 2
The Urban Design Plan for the Central Campus

- The Sombrilla Plaza 1*
- The Central Quadrangle 2*
- The Recreation Playfields 3*



2





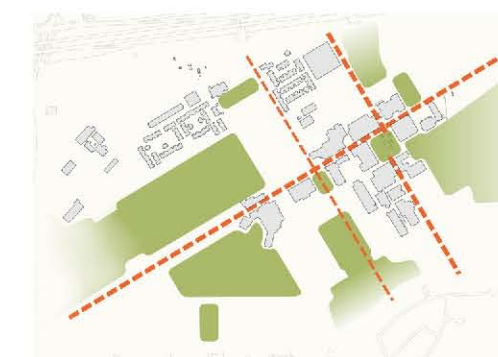
Landscape Development Plan for the Central Campus

As the campus matures, the varying characters of its individual spaces and the means by which they are interconnected into an organic whole will derive as much from the design of the campus's landscape as they do from its buildings.

This landscape development plan delineates the pattern of quadrangles, courts, streets, paths, parks, and playfields around which the campus's buildings will be organized, complementing and reinforcing the campus's civic structure. It links together the various districts of campus, links the campus to its natural surroundings, and enhances the pedestrian experience.

FIGURE 3
Landscape Development Plan for the Central Campus

FIGURE 4
Civic Structure Plan for the Central Campus. These spaces and the axes that link them together constitute the primary spatial components of the future campus plan.



Existing Central Campus

- Main Building* 1
- John Peace Library* 2
- Business Building* 3
- Arts Building* 4
- Humanities and Social Sciences Building* 5
- Multidisciplinary Studies Building* 6
- Science Building* 7
- Engineering Building* 8
- Biosciences Building* 9
- Biotechnology Sciences and Engineering Building* 10
- Engineering Building II* 11
- University Center I and II* 12
- University Center III* 13
- South Thermal Energy Plant/Parking Garage* 14
- Physical Education Building* 15
- Convocation Center* 16
- Recreation and Wellness Center* 17
- North Thermal Energy Plant* 18
- Physical Plant* 19
- Laurel Village* 20
- North Parking Garage* 21
- Roadrunner Cafe* 22
- Chisholm Hall* 23
- Chaparral Village* 24
- Margaret Batts Tobin Laboratory Building* 25
- Small Animal Laboratory* 26
- Physical Science Laboratory* 27
- Life Science Laboratory* 28
- Research Laboratories* 29
- Sculpture/Ceramics* 30
- Business Service Annex* 31
- Central Receiving and Warehouse* 32
- Center for Archaeological Research* 33
- Facilities Warehouse* 34
- Facilities Services Building* 35
- Childcare Center* 36
- University Oaks Apartments* 37



1





The Long Range Plan for the Central Campus

The Campus Master Plan proposes that the principle of density that guided the design of the historic academic core be continued, that the implications of the historic academic core's civic structure be extended to organize the site, that vehicular and pedestrian movement be improved by extending and improving street and path systems so as to interconnect the disparate parts of the campus, and that the landscape design of the campus be improved both to create a stronger sense of place within the City of San Antonio and to make the campus's outdoor spaces more usable and beautiful.

FIGURE 1
Plan of the existing Central Campus

FIGURE 2
The Long Range Plan for the Central Campus

- Existing UTSA Buildings
- Proposed UTSA Buildings

0 250 500 1,000 ft

PHASES OF THE PLAN FOR THE CENTRAL CAMPUS

The proposed phasing of the Campus Master Plan accommodates growth in University facilities in packages that relate to expected programmatic needs, coordinate with proposed new quadrangles and street realignments, and enhance and strengthen the campus's civic structure. The proposed phasing is meant to achieve the goals of the Campus Master Plan in a logical sequence. It is not absolute. In addition to the landscape projects shown in association with the phases of building construction, the University should seek opportunities to implement additional landscape and civic structure projects concurrently with the overall phasing of the plan.

Phase 1

The first phase begins to define the new Central Quadrangle south of the Convocation Center as well as a new, more traditional residential life community east of the existing playfields. The Central Quadrangle will aid in the reinforcement of Edward Ximenes Avenue as the formal campus entry from the south. The new residential life community will provide housing close to the campus's academic core and student life facilities.



FIGURE 1

Plan of the proposed Central Campus, Phase 1, representing approximately 4.5 million total gsf

Existing UTSA Buildings, approximately 3.7 million gsf

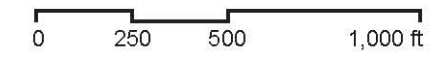
Future UTSA Buildings, Phase 1, approximately 850,000 gsf



Phase 2
 Phase 2 completes the new residential life community east of the playfields, as well as provides an architecturally defined edge to both the fields and an enhanced Walter Brennan Avenue. The connection between the northern and southern portions of campus is enhanced by the realignment and extension of Thomas Devine Drive (east of the Recreation and Wellness Center). The South Paseo is strengthened by the development of buildings east of the Engineering Building and the Biotechnology Sciences and Engineering Building.

FIGURE 2
 Plan of the proposed Central Campus, Phase 2, representing approximately 5.8 million total gsf

- Existing UTSA Buildings, approximately 3.7 million gsf
- Future UTSA Buildings, Phase 1, approximately 850,000 gsf
- Future UTSA Buildings, Phase 2, approximately 1.3 million gsf



Phase 3

Phase 3 augments the campus's civic structure by completing the Central Quadrangle, realigning Edward Ximenes Avenue on axis with Walter Brenan Avenue to strengthen the quadrangle's connection to UTSA Boulevard, developing the playfields into a component of the campus civic structure, creating a new north entry quadrangle at John Peace Boulevard, and creating a new quadrangle linking Chaparral Village to Laurel Village and Walter Brenan Avenue.



FIGURE 1

Plan of the proposed Central Campus, Phase 3, representing approximately 7.5 million total gsf

- Existing UTSA Buildings, approximately 3.7 million gsf
- Future UTSA Buildings, Phases 1 and 2, approximately 2.1 million gsf
- Future UTSA Buildings—Phase 3, approximately 1.7 million gsf

1

0 250 500 1,000 ft



Phase 4
 Phase 4, the full buildout of the Long Range Plan, extends the Central Quadrangle south to UTSA Boulevard, completes the Recreational Playfields, and extends the Academic Core toward UTSA Boulevard. When the land currently occupied by the University Oaks Apartment complex becomes available, it is replaced by "Collegetown," a mixed-use neighborhood consisting of retail, housing, office space, and parking. Similar development should be encouraged on the south side of UTSA Boulevard, as shown in Figure 2.

FIGURE 2
 Plan of the proposed Central Campus, Phase 4, representing approximately 10.9 million total gsf

- Existing UTSA Buildings, approximately 3.2 million gsf
- Future UTSA Buildings, Phases 1, 2, and 3, approximately 3.8 million gsf
- Future UTSA Buildings, Phase 4, approximately 3.9 million gsf
- Possible Future non-UTSA Buildings

0 250 500 1,000 ft