



UTSA Downtown Growth & Development

Office of Real Estate & Property Management

October 6th, 2023

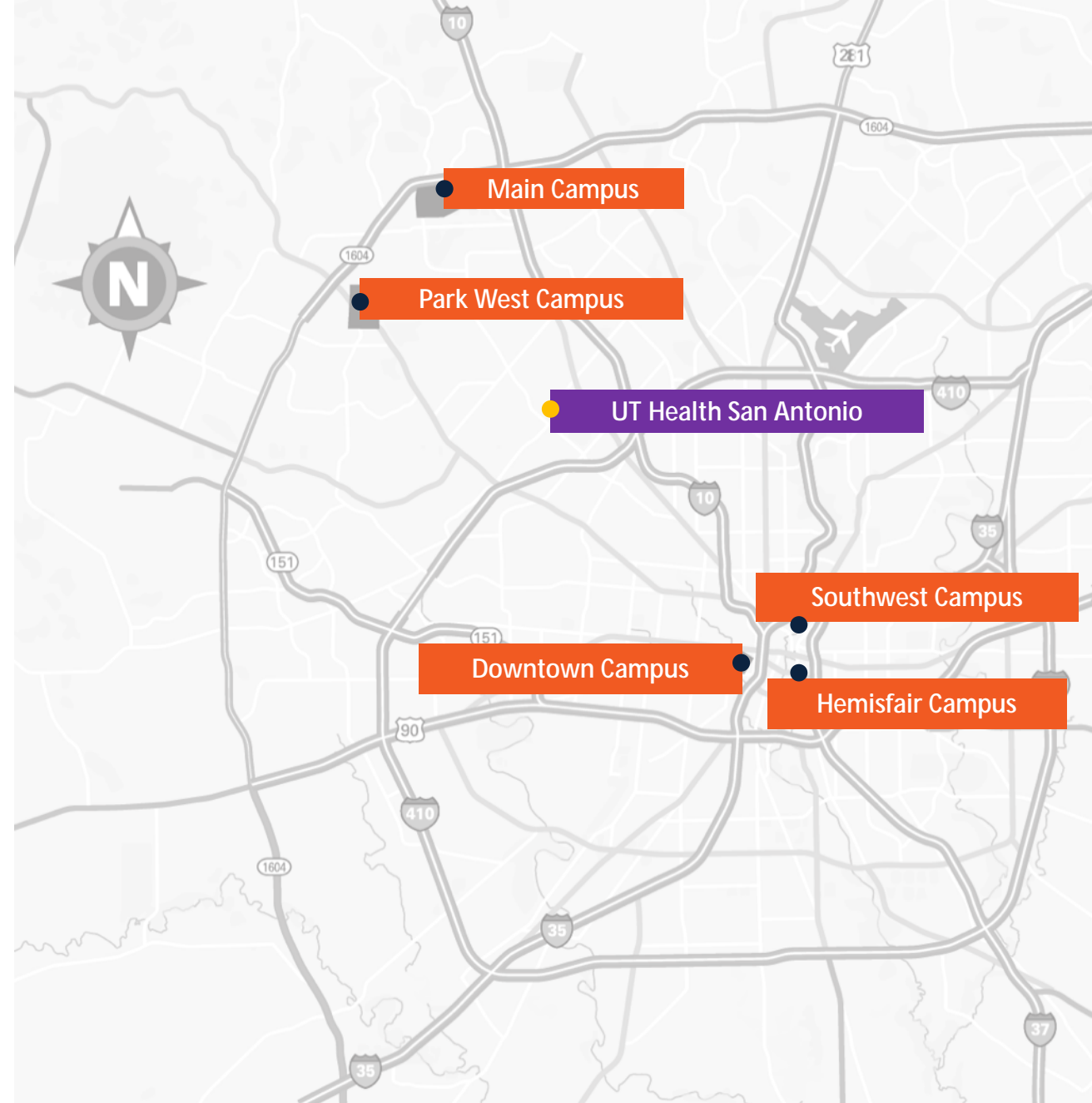
Agenda

- Ü UTSA Downtown Begins
- Ü A New Downtown Era
- Ü Updating the Vision
- Ü Wrap-up



UTSA'S FIVE CAMPUSES

- Ü Main – 600 acres
- Ü Downtown – 23 acres
- Ü Southwest – 7 acres
- Ü Hemisfair – 13 acres
- Ü Park West – 135 acres

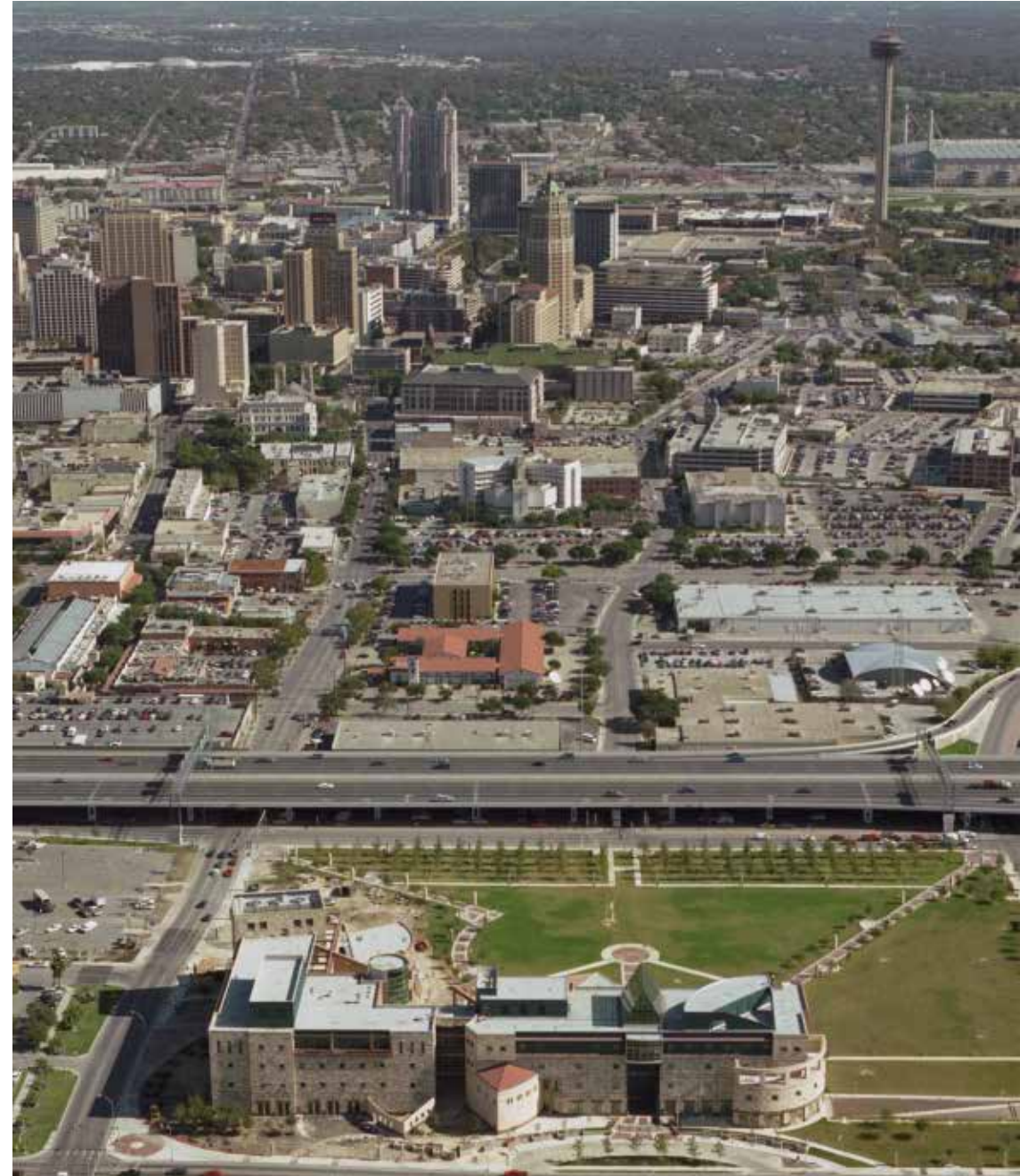


An Urban Beginning

1995

“The downtown campus expanded access to a major public university for people who previously could not overcome distance, transit and/or financial challenges.”

-Former Mayor Julián Castro





UTSA Downtown

1995





UTSA Downtown

2003





UTSA Downtown

2010





UTSA Downtown

2017



President Eighmy Arrives

2017

“I believe that great cities
need great universities.”



Building Momentum



2018



“This development will bring life to our downtown and be a beacon to students from all walks of life.”

- Judge Nelson Wolff

“This is going to be the most important thing to happen to downtown in decades.”

- Graham Weston



“It will accelerate downtown San Antonio’s ongoing resurgence and provide a transformative boost that enhances economic opportunity for generations to come.”

- Mayor Ron Nirenberg

Building the Team



Dr. Kimberly Espy

2018



Veronica Salazar, MBA

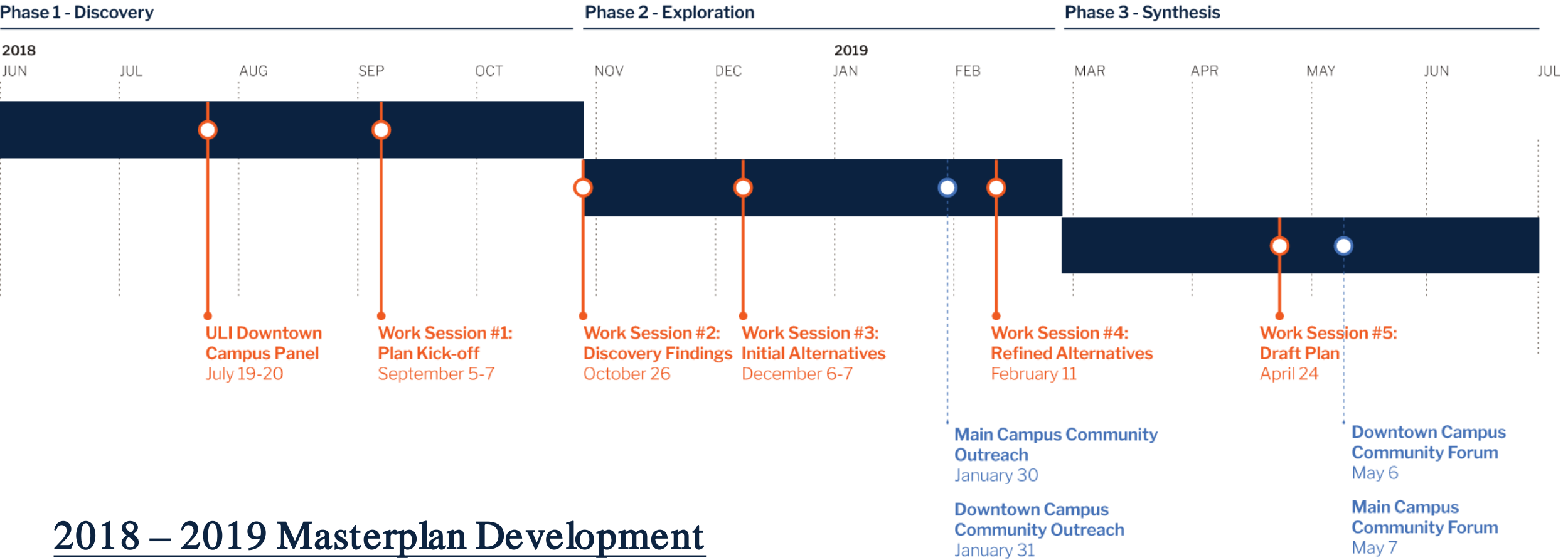
2018



Corrina Green

2020

Creating the Vision



2018 – 2019 Masterplan Development



The Vision





Building the Vision



San Pedro Block



506 Dolorosa

622 Dolorosa

702 Dolorosa

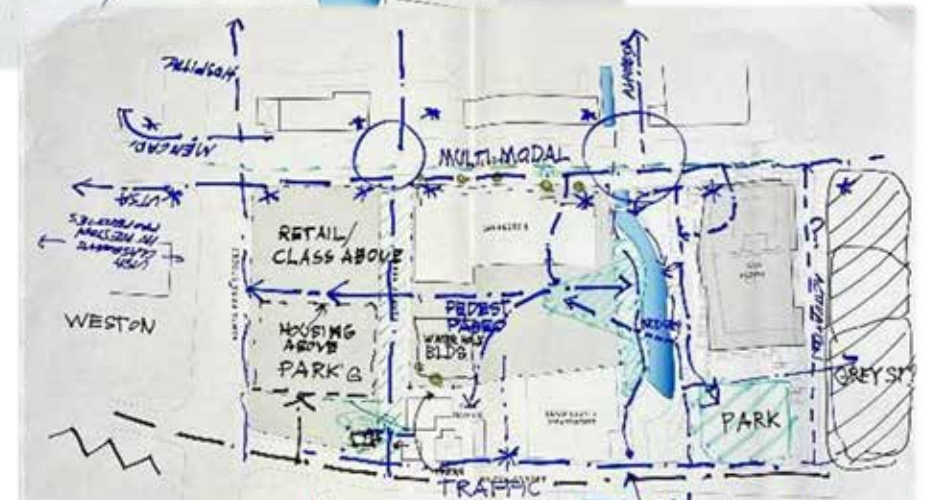
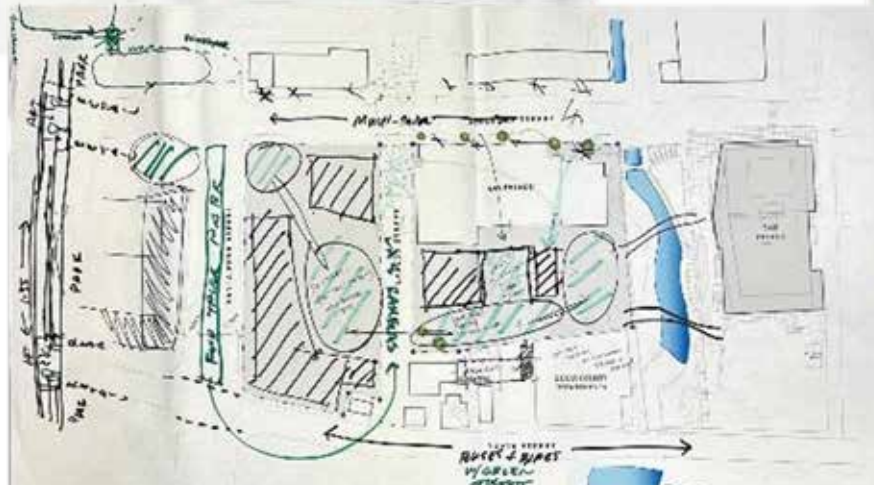
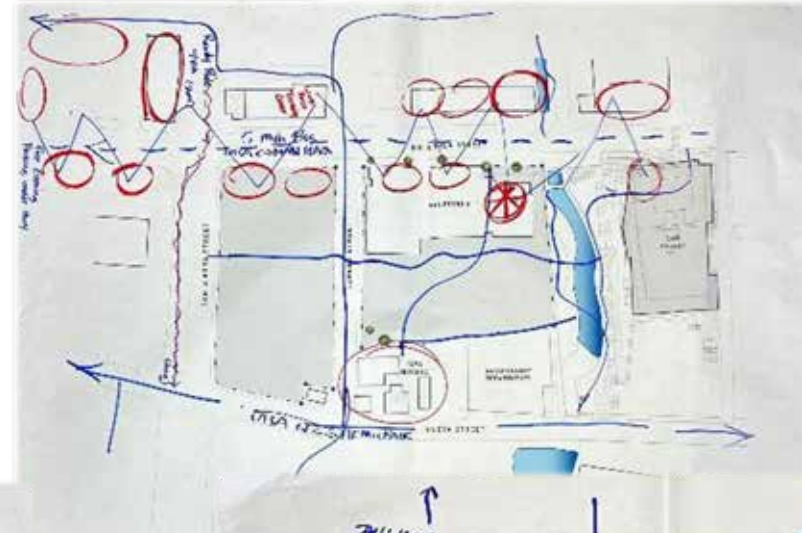
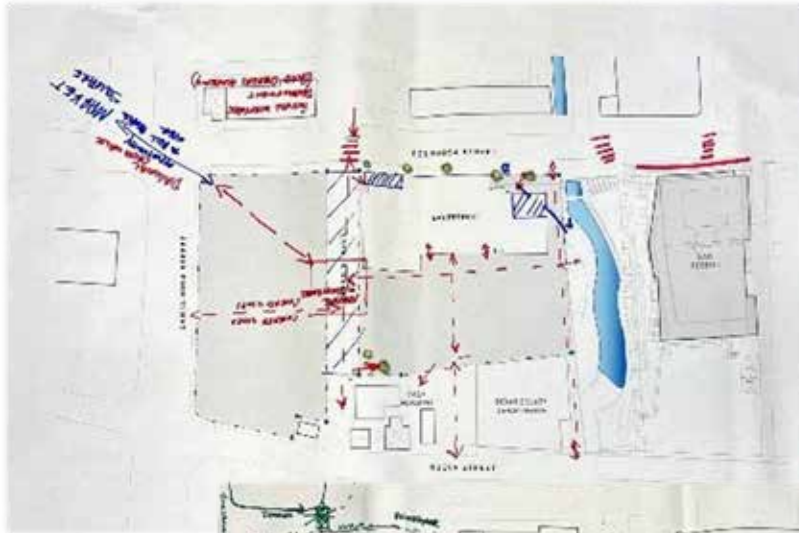
Downtown Campus

San Pedro Block

- Ü What are the future site pads?
- Ü How does it interact with the opportunities the urban environment provides?
- Ü How can the block best serve our strategic growth needs?
- Ü How do we make this an inviting space for the community?



Downtown Campus



Downtown Campus

San Pedro I



- Ü Spring '23 Opening
- Ü 167,000 GSF
- Ü TPC \$ 91.8 Million
- Ü \$15 million donation from Graham Weston



Downtown Campus

Public Art

- Ü Cristina Sosa Noriega's Mural
- Ü Mark Hogensen's Mural



Art Fueled By Science



Discovery Enterprise

Downtown Campus

San Pedro II

- Ü NTP Fall '23
- Ü Completion Spring '26
- Ü 182,000 GSF
- Ü Backpack & Briefcase programs
- Ü TPC \$131 million



Southwest Campus

- Ü Purchased in July of '22
- Ü 89,000 GSF
- Ü Accredited in August '22
- Ü Mix of degree seeking, community and children's class offerings



Southwest Campus

Upgrades & Deferred Maintenance

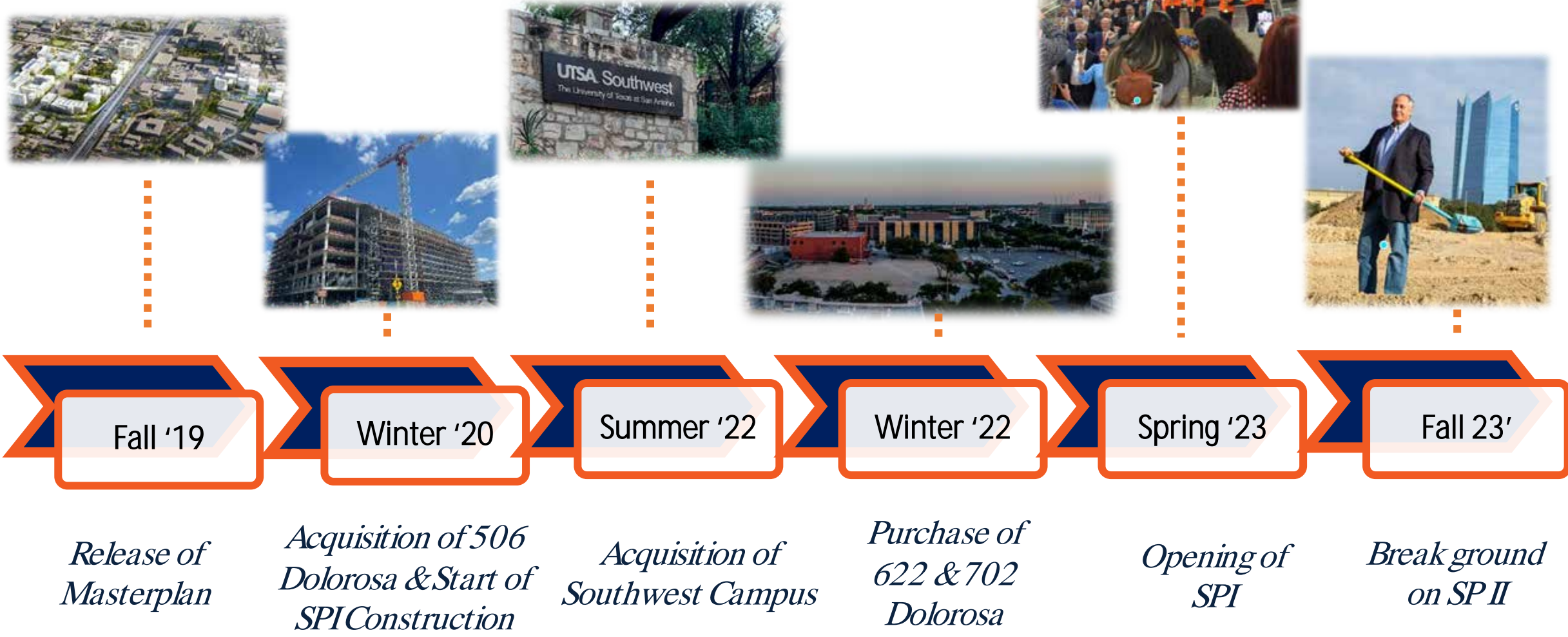
- Ü Mechanical system replacement and repair
- Ü Historic structural and building envelope repair
- Ü Security and access upgrades
- Ü UTSA UTS backbone infrastructure in key support buildings
- Ü ADA and life safety egress upgrades





UTSA | DOWNTOWN PROGRESS

DTC Timeline Since 2019



Updating the Vision

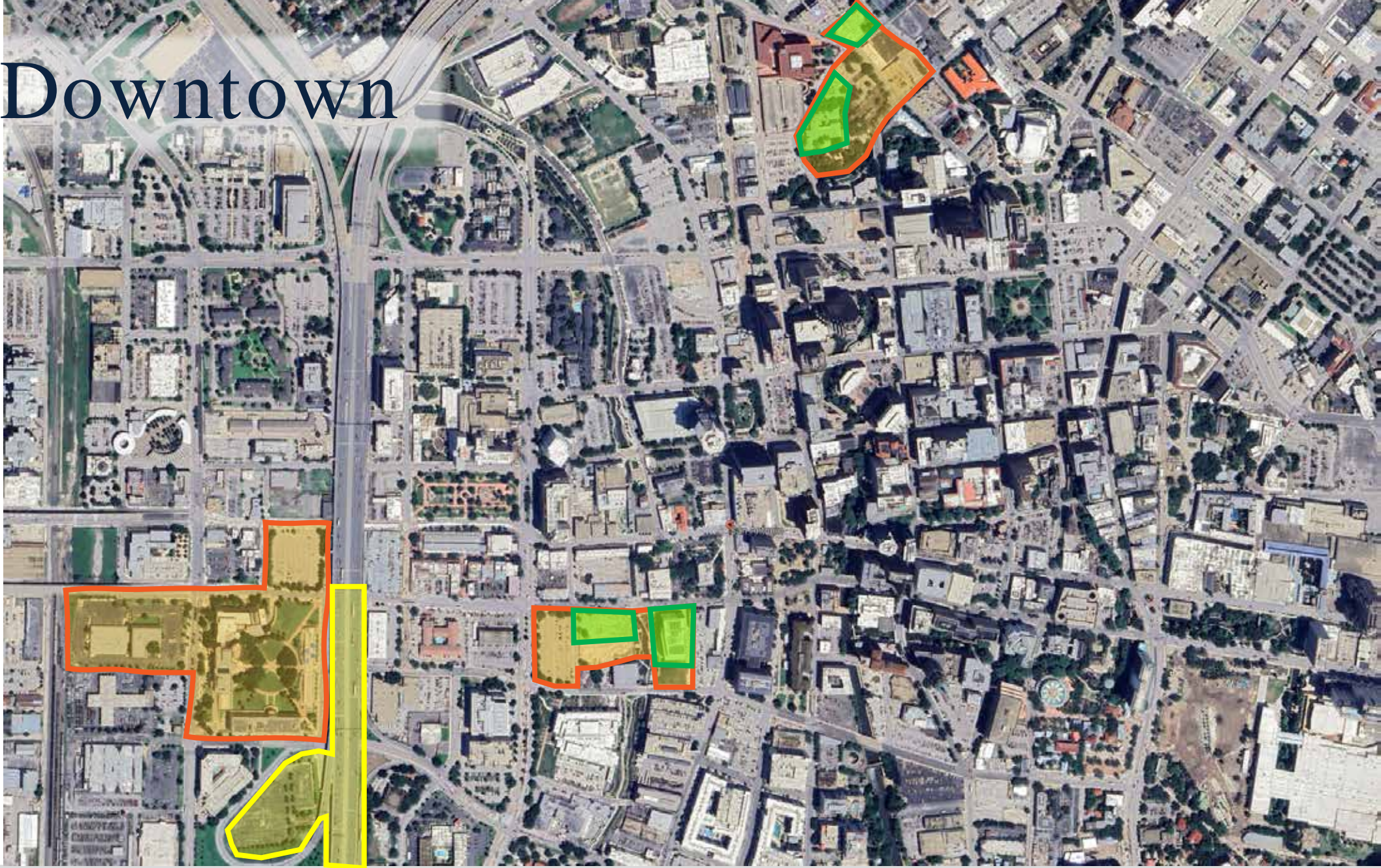
- Ü What opportunities exist, that didn't before?
- Ü What full programs, departments & colleges should we look at moving downtown next?
- Ü What external stakeholders can we partner with to continue to build out the backpack and briefcase ecosystem?





UTSA Downtown

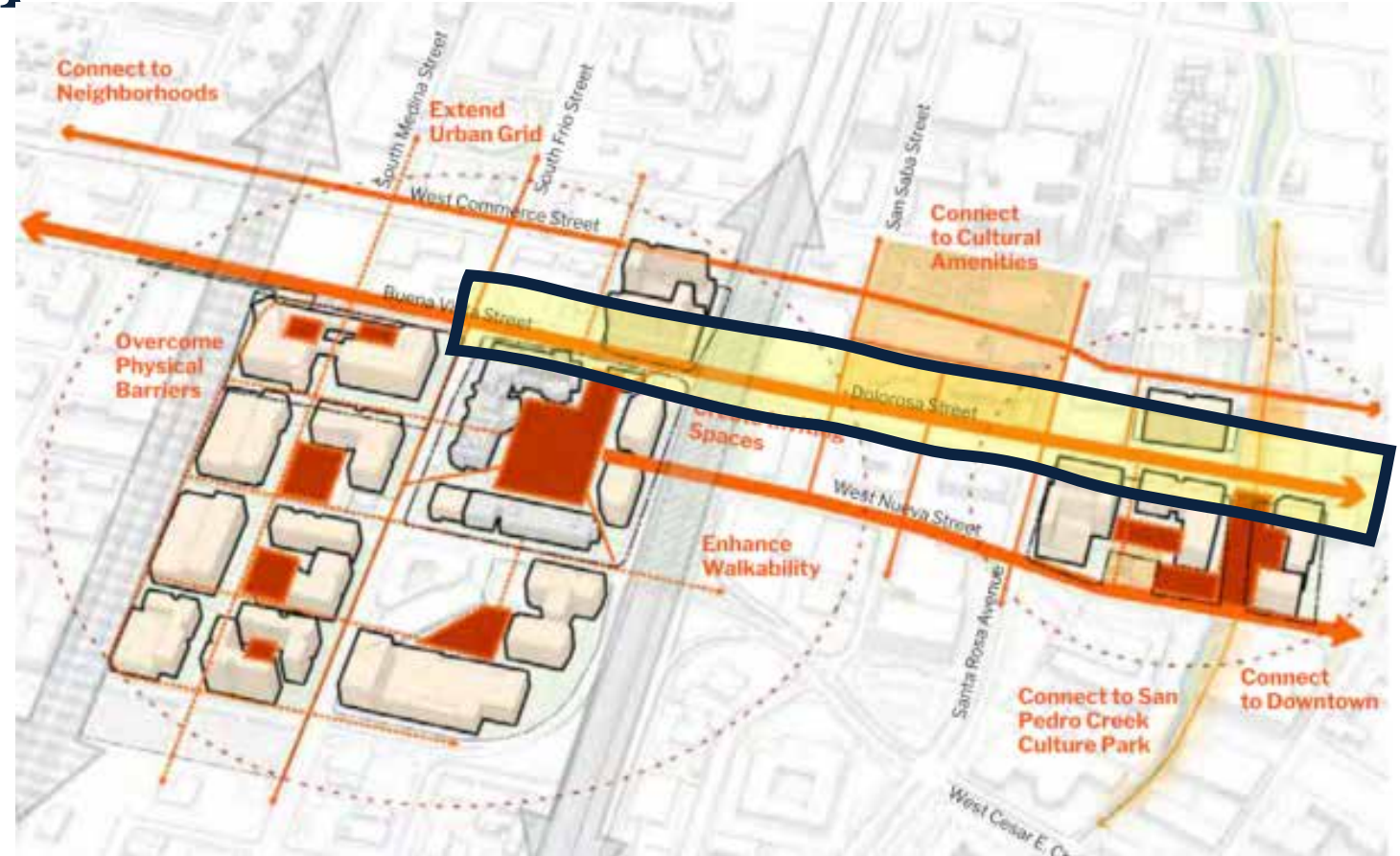
2023



Downtown Campus

COSA Collaboration

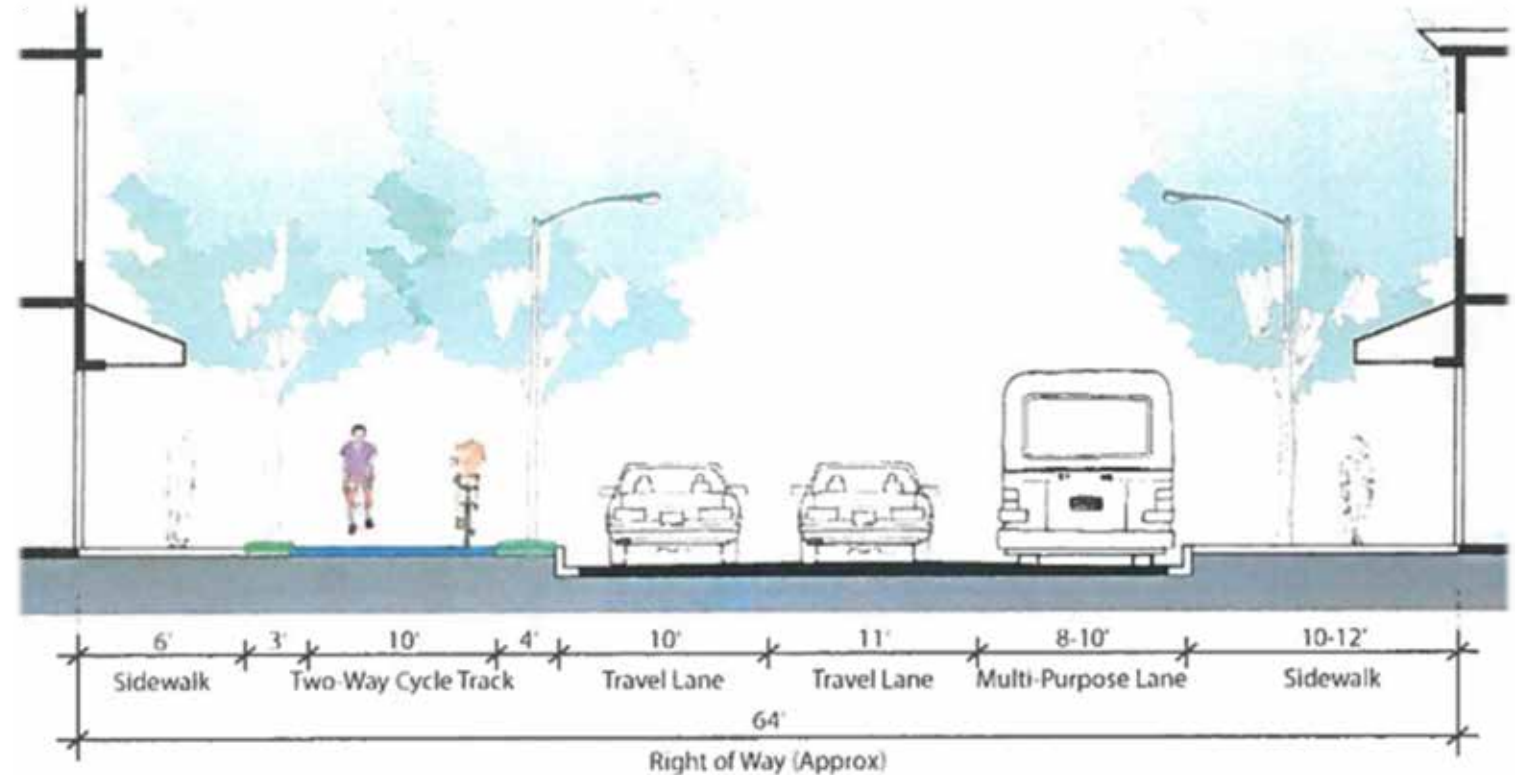
- Ü Complete streets
- Ü Dolorosa improvements



Downtown Campus

COSA Collaboration

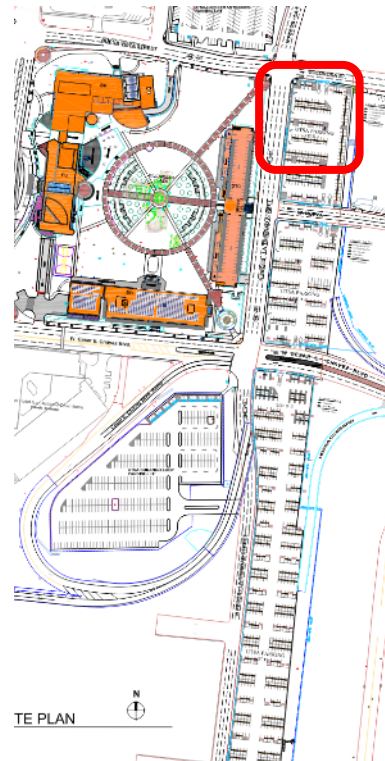
- Ü Complete streets
- Ü Dolorosa improvements



Downtown Campus

I-35 Placemaking

Ü Concept Options for Consideration



① Downtown Parking - Option 1
SCALE: NTS



② Downtown Parking - Option 2
SCALE: NTS

Downtown Campus

Connectivity

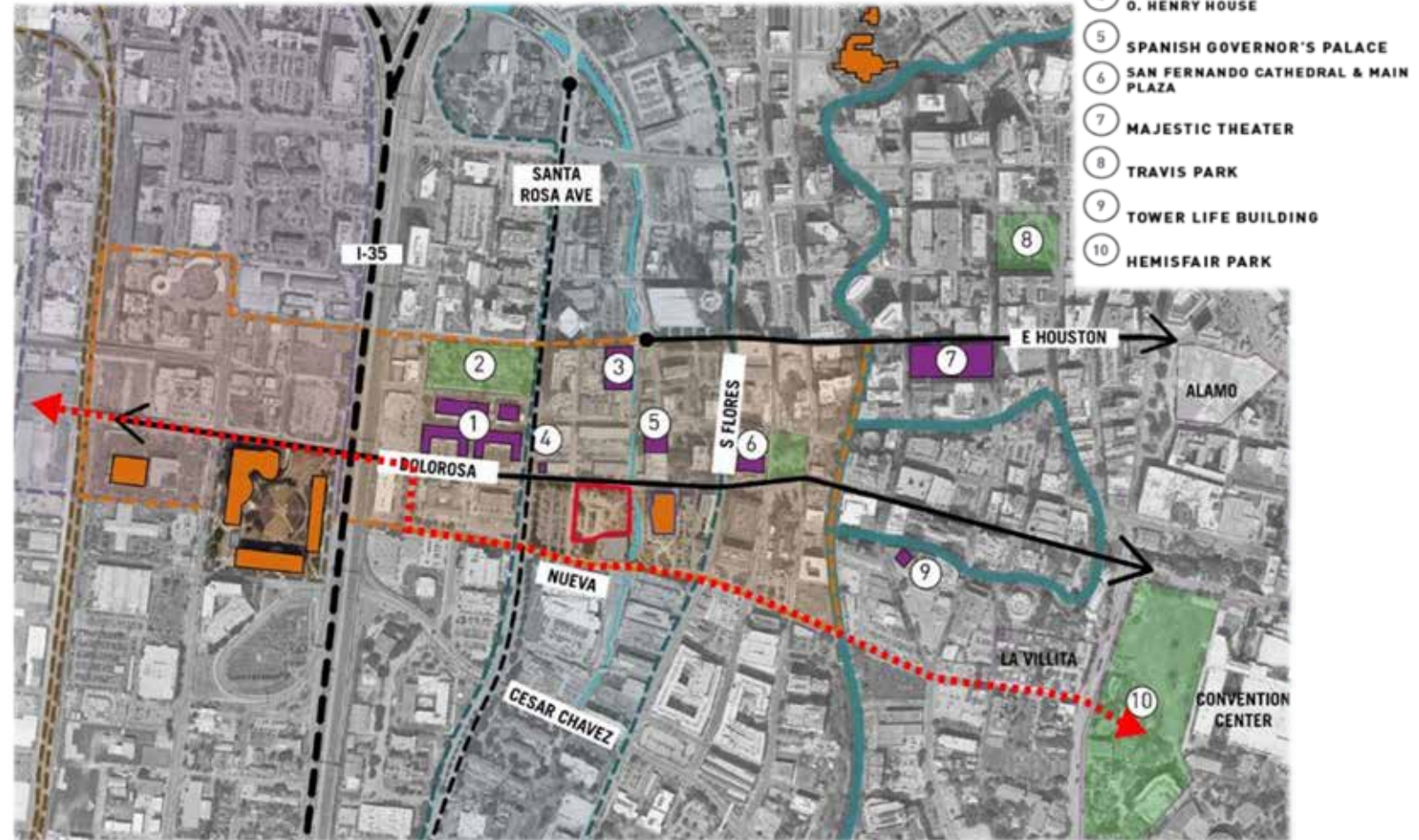
- Ü Days/Hours of Operation
 - Monday – Friday
 - 7:30am – 10:00pm
- Ü Stops (Pick-Up / Drop-Off)
 - Service connecting the three UTSA campuses
 - Alternatively, shorter route connecting DTC and SP1
 - 10 min. max response time



Downtown Campus

Grant Opportunities

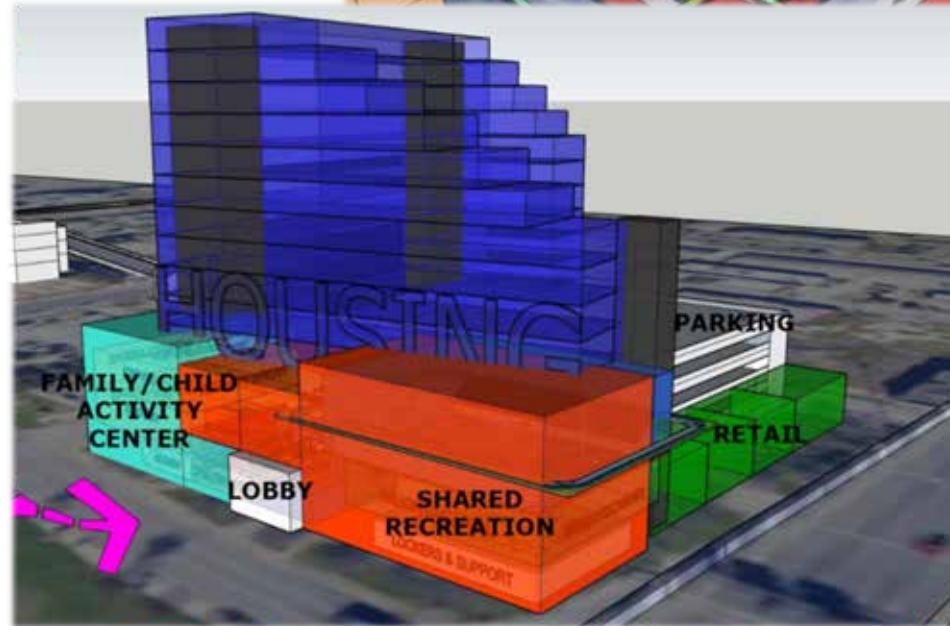
- Ü Connecting Communities
- Ü Focus on Equity and Removal of Barriers



Downtown Campus

Monterey & Cattleman's

- Ü Explored Options
- Ü COVID adjusted timeline
- Ü Future RFI exploration



Downtown Office Space

Downtown Opportunity

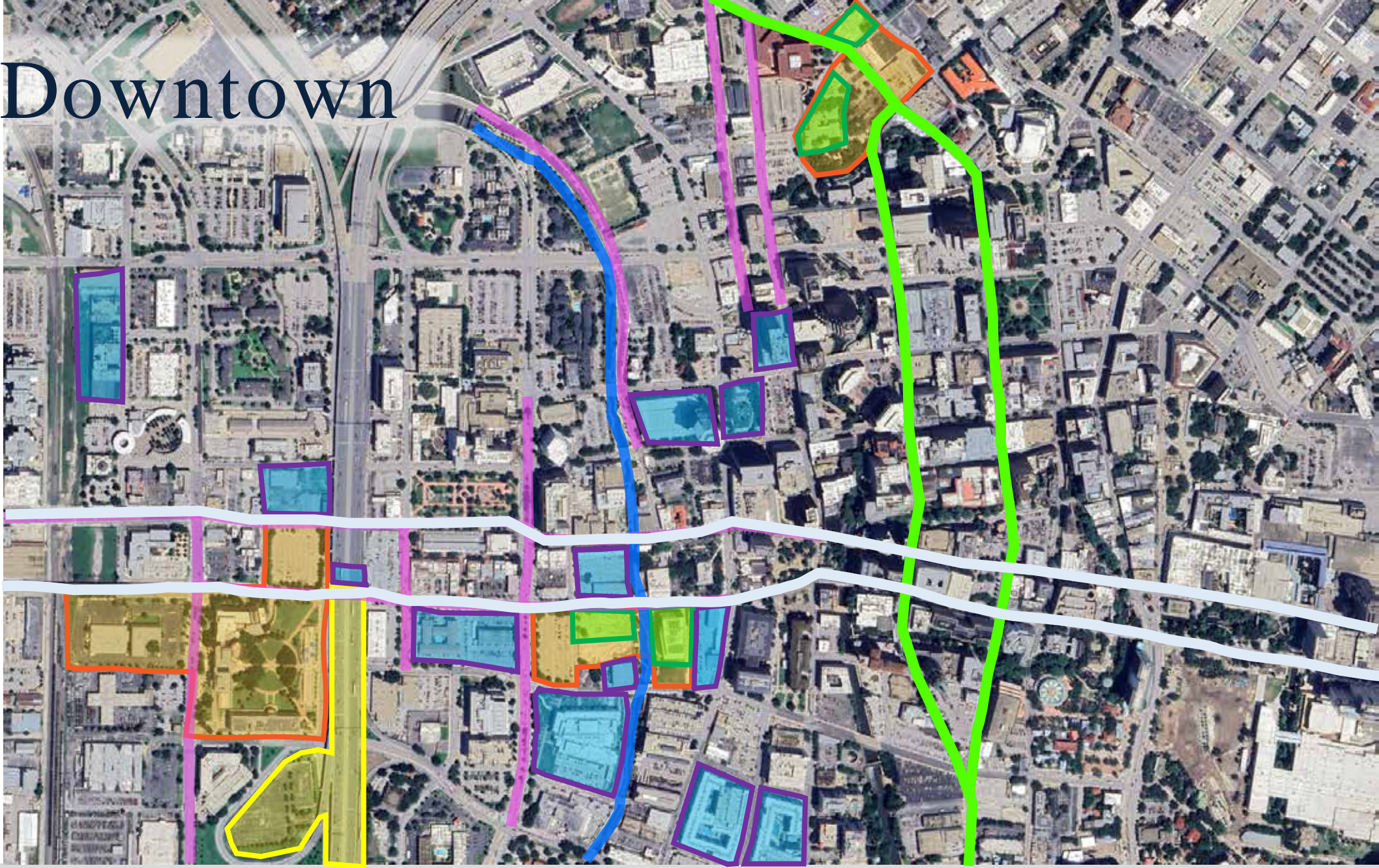
- Ü Vacant office space
- Ü Meeting with local developers and owners
- Ü Workplace shift has offered potential win-win scenarios not available before





UTSA Downtown

2023



Focused Themes

The holistic experience

- Ü *It was understood that this could not be a traditional campus, we need to provide full student, researcher, faculty and staff support services in an urban environment*

Porous orientation

- Ü *Design intentionally to be inviting and to blend with the community already living and working there. Expose the campus and engage with the downtown community.*

Maintain Connection

- Ü *Design an urban campus tailored for the profile of San Antonio. Create reasons and ways to connect the distributed downtown assets.*





Lessons Learned

Intentionality

- Ü *Be very intentional about what whole programs, departments and colleges you bring downtown. What would benefit from being downtown?*

Protect your edges

- Ü *We are creating value in the downtown environment. Buy more land early, it will only get tougher and more expensive down the road.*

Invest time in relationships

- Ü *Get to know your neighbors. The communities, local business owners, local developers, local transit authority, local government leaders, etc. Ask them what opportunities you see that we may be missing, ask them often.*



Lessons Learned

Vision

Ü *Don't be afraid to create a **BOLD** vision and ask your local community to help build with you*

UTSA[®]
CREATING
BOLD
FUTURES[®]