

District 8 Neighborhood Infrastructure Priorities
January 8, 2007 3:00 p.m.
Report for the Community Initiatives Bond Committee

Streets/Sidewalks/Infrastructure

Prue Road expansion between Bandera and Fredericksburg \$62 million

Hausman Road expansion between IH-10 and Loop 1604 \$52 million

Medical Center improvements \$27 million

UTSA infrastructure \$2 million

DeZavala expansion \$17 million

Drainage/Flood Control

Oakland Estates drainage issues (amount unknown)

Hills and Dales drainage issues \$10 million

Parks

Denman Estate \$3.5 million, perhaps less with a partner

UTSA Athletic Park \$10 million

Community Initiatives

UTSA Athletic Park \$10 million

District 8 Community Initiatives Bond Committee project

UTSA Athletic Park

Project is collaboration between UTSA, City, County, and private sector to provide venues for baseball, softball, track, soccer, tennis, and practice fields. San Antonio needs additional facilities for youth for tournaments, competitions, championships, UIL, and various Olympic games. SA Sports Foundation has identified numerous large events that could be attracted to San Antonio if our community had adequate and accessible facilities.

Project meets many of Bond Project Selection Criteria:

- 1) **Project will coordinate and collaborate infrastructure improvement projects' timing and plans of other agencies including: SAWS, CPS Energy, VIA Transit Authority, Bexar County, TxDOT** – project will coordinate all infrastructure improvements.
- 2) **Will improve connectivity between neighborhoods, streets by** – providing quality facilities designed to serve the entire City. Young athletes from every neighborhood may have the opportunity to compete in these facilities, connecting many the neighborhoods of San Antonio.
- 3) **Project will leverage other governmental agency dollars - UTSA and UT System** will provide property with an estimated value of more than \$10 million for the Park, and will pay facility maintenance costs. The County has provided seed dollars of \$1.5 million for a soccer field. UTSA is seeking additional City, County, and private sector resources.
- 4) **Will complete ongoing phased infrastructure improvement project - plan is to develop park in phases beginning with:** Softball stadium – seating for 1,500; a baseball stadium – seating for 4,000; a soccer stadium seating for 5,000; a track stadium – seating for 5,000; a tennis stadium – seating for 1,500 with 12 courts; a Team facility with multiple locker rooms; parking for 1,000 cars; practice fields; central ticketing; restrooms and concessions; and a maintenance building.
- 5) **Will support street infrastructure improvements that focus on arterial streets and collector streets** – such as West Hausman Road, Loop 1604 , and access roads along Loop 1604, and UTSA Blvd.
- 6) **Will support rough proportionality throughout city** – serves residents beyond District 8. Currently UTSA hosts some 120,000 high school and middle school age students on campus for non-UTSA related tournaments and championships.
- 7) **Will improve public safety, private property, public health, and public welfare** – serves as a venue to promote health at any age level and once youth are on campus encourages youth to pursue higher education.

- 8) **Will support identified needs or projects with one of more of City of San Antonio City Council approved strategic Planning Documents** – supports City’s Economic Development Strategy 1.1(1) “secure flagship status for UTSA”.
- 9) **Will support infrastructure requirements with the ADA** – Park will be built to ADA standards and could host Para Olympics and Special Olympic events.

District 8 priorities

UTSA about to get room to grow

Regents OK deal to buy 125 acres near Loop 1604 campus.

BY MELISSA LUDWIG
EXPRESS-NEWS STAFF WRITER

The University of Texas at San Antonio is poised to expand farther west after University of Texas System regents voted Thursday to allow the purchase of a 125-acre parcel of land near the Loop 1604 campus.

And, in a rare move, regents agreed to kick in three-quarters of the estimated \$20 million cost because UTSA's rapid growth hasn't allowed it to stow away much money.

UTSA President Ricardo Romo said the university likely would use the tract for athletics, intramural fields, parking and housing, which will free up space on the main campus for academic buildings.

The new parcel, about half a mile west of the main campus, near West Hausman Road, would add about 20 percent more space to the university's 600-acre campus.

This fall, the university enrolled 28,000 students, an increase of more than 50 percent since 1999.

"This is a once-in-a-lifetime kind of deal," Romo said Thursday. "If we don't make this happen, we don't know if there will be any more opportunities for large tracts of land here."

Though the deal is yet to be negotiated, UTSA plans to contribute \$5.5 million, and \$14.5 million will come from the Permanent University Fund, which supports schools in the UT and Texas A&M systems through oil and gas royalties.

Regent Cyndi Taylor Krier of San Antonio said regents typically guard PUF money carefully but UTSA presented a compelling need.

"Because UTSA has been growing so rapidly it has been paying its local funds just to keep up," Krier said. "The opportunity to buy this came up so quickly and would have passed so quickly that (regents) went forward and supported it."

In the past year, regents have allocated at least \$39 million to UTSA to help build a new engineering building, renovate existing science buildings and expand its university center.

Romo said the deal popped up three months ago, when the landowner, Patricia Shield Ayres, offered UTSA the opportunity to buy the land at its appraised value. Ayres' husband, Robert Ayres, is the former vice chancellor of Sewanee: The University of the South in Tennessee.

Robert Ayres said, "I could sell this property to developers, but I would much rather you guys look at it," Romo said.

Before that, Romo had been searching for more land for about two years, after master plans revealed the university eventually would come up 60 or 70 acres short of what it needed to expand.

Romo also said he's still working city and county officials to help fund a \$55 million joint-use athletics complex that ideally would be located on the new land.

Because it's not adjacent to the main campus, spectators could flood in for sporting events without disturbing classes or hogging parking, and students could easily get back to the main campus via a five or 10 minute shuttle ride, he said.

The added space will give the 1604 campus plenty of breathing room, Romo said, but the quest for land goes on.

"The big news right now is downtown," Romo said. "That's where we need more land."

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