UNIVERSITY OF WASHINGTON TACOMA
2025 CAMPUS MASTER PLAN

FRAMEWORK FOR DEVELOPMENT

FINAL DRAFT

MARCH 2025

DOCUMENT INFORMATION

PREPARED FOR

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LANDSCAPE ARCHITECT

TAHOMA PEAK SOLUTIONS
INDIGENOUS & STORYTELLING OUTREACH

NOTES

This report was prepared for the University of Washington Tacoma as part of the 2025 Campus Master Plan. It outlines a sustainable growth strategy to accommodate an anticipated increase in full-time student enrollment to 10,000 FTEs.

The technical assumptions presented in this document are based on information available at the time of preparation and will be updated as new details become available in subsequent stages. Please note that all images and references to design language in this document are intended for illustrative purposes only.

DOCUMENT HISTORY

REVISION NO.	DATE	PURPOSE
Version 01	17 March 2025	Campus Master Plan - Final Draft

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FOR ILLUSTRATIVE PURPOSES ONLY

EXECUTIVE SUMMARY

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FOR ILLUSTRATIVE PURPOSES ONLY

EXECUTIVE SUMMARY
CONCEPT MASTER PLAN BACKGROUND

The University of Washington Tacoma (UW Tacoma) is committed to academic excellence, community engagement, and sustainable urban development. As an urban-serving institution, UW Tacoma integrates education with real-world applications, supporting regional economic and social growth. The 2025 Campus Master Plan aligns with this mission by providing a strategic framework to accommodate an anticipated 10,000 Full-Time Equivalent (FTE) student population, ensuring growth supports academic success, equity, and environmental sustainability.

Building upon past efforts—including the 2008 Campus Master Plan Update and 2020 Campus Development Plan—the 2025 Campus Master Plan ensures intentional, responsive, and mission-aligned development that meets the evolving needs of students, faculty, and the Tacoma community. This highly collaborative process integrates insights from students, faculty, staff, city leaders, and stakeholders to shape a shared vision for the campus.

Key objectives include:

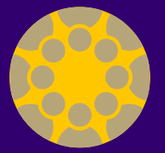
- Strengthening UW Tacoma's role as a community anchor through partnerships with local businesses, government agencies, and cultural institutions.
- Developing a resilient, adaptable campus infrastructure that supports long-term academic and research excellence.
- Enhancing sustainability and urban integration, aligning campus growth with environmental stewardship and smart growth principles.
- Expanding student services and amenities, creating a 24/7 campus environment that fosters engagement and success.

Strategic Framework and Institutional Alignment
This Campus Master Plan is guided by the UW Tacoma 2022-2027 Strategic Plan, which influences academic, financial, and operational decisions. The Strategic Plan Values—Access, Community, Diversity, Excellence, and Innovation—and Strategic Priorities—Students, Communities, Scholarship, Equity, and Vitality shape the CMP's development framework. These pillars guide investments in academics, student services, infrastructure, and public-private partnerships, ensuring a sustainable and resilient campus. They also inform decisions on housing, mobility, and environmental sustainability, reinforcing UW Tacoma's role as a catalyst for regional growth.

These strategic pillars provide a framework for development that advances student success, fosters community engagement, and supports long-term institutional vitality. The Campus Master Plan is built upon prior planning efforts but responds to new challenges, including limited developable land, increased student housing demand, and the need for modernized learning spaces. Through this process, UW Tacoma ensures that its campus remains future-ready, sustainable, and deeply connected to its surrounding community.

STRATEGIC PLAN PILLARS

EXPAND ACCESS FOR STUDENTS
Advancing student success academically, professionally, and personally



BUILD COMMUNITY
Fostering diverse communities by championing inclusivity, sustainability, and sense of belonging

INNOVATION AND SCHOLARSHIP
Expanding and supporting a broad range of teaching, research, and creative innovation

DIVERSITY AND EQUITY
Promoting and modeling inclusive excellence and social justice

VITALITY
Building a thriving community that is welcoming and sustainable

EXECUTIVE SUMMARY
GROWTH PROJECTIONS

The 2025 Campus Master Plan projects a need for 1,317,000 GSF and 790,000 NASF to support 10,000 Full-Time Equivalent students, ensuring space for academics, research, housing, and student services. Immediate priorities include expanding classrooms, research facilities, and student services, alongside increasing on-campus housing and improving transit, public spaces, and technology. Growth will be phased, balancing short-term needs with long-term resilience, guiding sustainable expansion, adaptive reuse, and urban integration to shape UW Tacoma's future.

EXISTING CONDITION

4,980 STUDENT FTE

541,395 NASF	1,101,629 GSF
78 NASF / FTE	159 GSF/FTE

49.1% AVERAGE BUILDING EFFICIENCY BASED ON ACTUAL EXISTING BUILDING DATA

PROJECTED NEED

+ 5,020 STUDENT FTE

+ 790,203 NASF	+ 1,317,006 GSF

60% BUILDING EFFICIENCY FOR NEW CONSTRUCTION

TARGET

10,000 STUDENT FTE

1,331,598 NASF	2,418,635 GSF
90 NASF / FTE	159 GSF/FTE

FIGURE 1.3 | Perspective View of Campus Heart
FOR ILLUSTRATIVE PURPOSES ONLY

FIGURE 1.4 | Perspective View of Micromobility Corridor
FOR ILLUSTRATIVE PURPOSES ONLY

Innovative and Flexible Facilities

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FOR ILLUSTRATIVE PURPOSES ONLY

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FOR ILLUSTRATIVE PURPOSES ONLY

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EXECUTIVE SUMMARY
LONG-TERM VISION

The Campus Framework Plan establishes a long-term vision guiding the future development of UW Tacoma. It identifies approximately 1,400,000 square feet of additional development capacity to support the enrollment target of 10,000 student FTEs.

The plan outlines potential development sites that:

- Accommodate projected growth while allowing for continued expansion in student enrollment and research capacity.
- Guide the creation of an active public realm, fostering a vibrant and engaging campus environment
- Complement the historic campus core by introducing enhanced spaces for collaboration, learning, and student engagement.

Balancing preservation and adaptive reuse of existing campus assets with increased density, the CMP aligns the University's strategic goals, academic research priorities, and service mission with capital planning objectives, guiding the physical development of the campus. The plan prioritizes efficient land use, including strategic infill development, adaptive reuse of existing structures, and expansion of mixed-use facilities. Improved campus mobility and accessibility are key considerations, with enhancements planned for pedestrian pathways, multimodal transit connections, and wayfinding improvements.

FIGURE 1.8 | Illustrative Site Plan

FOR ILLUSTRATIVE PURPOSES ONLY

02
CAMPUS MASTER PLAN BACKGROUND

PURPOSE AND PROCESS

INSTITUTIONAL MISSION AND VISION: GUIDING THE FUTURE OF UW TACOMA

University of Washington's Mission

As one of the world's leading public universities, the University of Washington (UW) plays a transformative role in shaping individuals, communities, and the global landscape. Anchored in the Puget Sound region, UW's influence extends across its three campuses—Seattle, Bothell, and Tacoma—where over 60,000 students engage in rigorous academic programs, innovative research, and service-oriented initiatives each year. With Mount Rainier towering above the region, UW's presence is both symbolic and integral to the identity of the Pacific Northwest, embodying a commitment to excellence, discovery, and community engagement. At its core, the University is dedicated to preserving, advancing, and sharing knowledge, fostering an environment where students, faculty, and staff collaborate to address society's most pressing challenges. Through interdisciplinary collaboration, hands-on research, and public service, UW prepares its students to be global citizens, future leaders, and advocates for positive change.

Mission and Vision of UW Tacoma

The University of Washington Tacoma (UW Tacoma) serves as a premier urban-serving institution, committed to academic excellence, research, and meaningful community partnerships. Situated on a 46-acre campus in the Union Depot-Warehouse Historic District of downtown Tacoma, UW Tacoma is a dynamic part of the city's economic, cultural, and social fabric. The campus—strategically positioned and facing Mount Rainier and the Port of Tacoma—features over 1,000,000 square feet of academic and communal space across 22 buildings, providing an urban learning environment that integrates education with real-world impact. As UW Tacoma continues to expand, it is imperative that growth is thoughtfully planned and strategically aligned with the University's mission. With enrollment aimed to reach 10,000 full-time equivalent students (FTEs), this Campus Master Plan serves as a roadmap for sustainable and inclusive development.

PURPOSE AND PROCESS

A COLLABORATIVE VISION FOR SUSTAINABLE CAMPUS GROWTH

Building on past efforts—including the 2008 Campus Master Plan Update and 2020 Campus Development Plan—this 2025 campus master planning process ensures intentional, responsive, and mission-aligned development that meets the evolving needs of students, faculty, and the Tacoma community. This highly collaborative process integrates insights from students, faculty, staff, city leaders, and stakeholders to shape a shared vision for the campus.

UW Tacoma partnered with Bjarke Ingels Group (BIG), OLIN, and Tahoma Peak Solutions to translate UW Tacoma's goals and community feedback into a comprehensive and actionable plan. This development will include both incremental improvements and transformative projects, ensuring a dynamic and well-integrated future for the campus and its urban surroundings.

Key objectives include:

- Strengthening UW Tacoma's role as a community anchor through partnerships with local businesses, government agencies, and cultural institutions.
- Developing a resilient, adaptable campus infrastructure that supports long-term academic and research excellence.
- Enhancing sustainability and urban integration, aligning campus growth with environmental stewardship and smart growth principles.
- Expanding student services and amenities, creating a 24/7 campus environment that fosters engagement and success.

PURPOSE AND PROCESS

STRATEGIC PILLARS: A FRAMEWORK FOR GROWTH

The **UW Tacoma 2022-2027 Strategic Plan** serves as a cornerstone, guiding all academic, financial, and operational decisions. This Campus Master Plan is shaped by the Strategic Plan Values—access, community, diversity, excellence, and innovation—and the Strategic Priorities—students, communities, scholarship, equity, and vitality. These values, priorities, and elements of the Strategic Plan Goals are embedded throughout this development framework.

The **UW Tacoma 2023 Academic Planning Policy**, approved by the Executive Council of the Faculty Assembly, also aligns with the Strategic Plan as "a roadmap of the academic programs and courses we need to meet our community's and students' needs and to grow our programs to an enrollment of 10,000 students." This policy aligns with metrics for workforce development, social and climate justice, community health stability, and cultural vitality, as outlined in the Strategic Plan Goals.

These strategic pillars guide investments in academics, student services, infrastructure, and public-private partnerships, shaping a sustainable and resilient campus. They also inform decisions on housing, mobility, and environmental sustainability, reinforcing the University's role as a catalyst for growth. As UW Tacoma embarks on its 2025 Campus Master Planning effort, these pillars provide a framework for development that advances student success, fosters community engagement, and supports long-term institutional vitality.

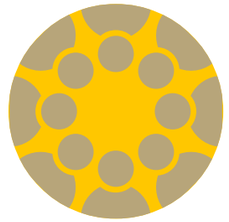
EXPAND ACCESS FOR STUDENTS

Advancing student success academically, professionally, and personally

This pillar underscores UW Tacoma's dedication to broadening educational opportunities, particularly for underrepresented and first-generation students. By enhancing access, the University aims to foster social mobility and address regional educational disparities.

Close Equity Gaps
Develop a strategic enrollment plan to enhance student success, remove barriers to progress, and expand access to high-impact learning experiences.

Enhance Student Well-Being
Strengthen student support systems, increase on-campus housing, and expand dining options to create a more accessible and inclusive campus experience.



BUILD COMMUNITY

Fostering diverse communities by championing inclusivity, sustainability, and sense of belonging

Emphasizing the importance of a cohesive and supportive environment, this pillar focuses on strengthening connections within the campus and with external partners. Building community enhances student engagement, promotes collaboration, and enriches the overall educational experience.

Strengthen Community Partnerships
Foster collaboration with local organizations, businesses, and public agencies to create pathways for student engagement and community partnerships.

Enhance Economic Vitality
Partner with workforce development organizations to align with industry needs, expand public-private partnerships, and promote economic mobility.

PURPOSE AND PROCESS

STRATEGIC PILLARS: A FRAMEWORK FOR GROWTH

INNOVATION AND SCHOLARSHIP

Expanding and supporting a broad range of teaching, research, and creative innovation

As an urban-serving University, UW Tacoma is committed to advancing research, creative inquiry, and interdisciplinary collaboration. The CMP supports investments in academic infrastructure, research facilities, and learning environments that drive innovation.

Become a National Leader in Community-Engaged Scholarship
Strengthen research partnerships, integrate best practices in teaching, and promote faculty-student collaboration.

Integrate High-Impact Learning Experiences
Expand undergraduate research opportunities, increase funding for community-engaged scholarship, and develop entrepreneurial learning spaces.

Foster Creativity, Entrepreneurship, and Innovation
Incentivize creativity, entrepreneurship, and innovation by driving positive policy and procedural changes that support collaborative and entrepreneurial work.

DIVERSITY AND EQUITY

Promoting and modeling inclusive excellence and social justice

Aligned with the UW Diversity Blueprint 2022–2026, this pillar commits to cultivating an inclusive campus climate that values and respects diverse identities and perspectives. The Campus Master Plan ensures that new developments enhance accessibility, foster a culture of belonging, and reflect the diversity of the campus community.

Cultivate an Inclusive Campus Culture
Expand opportunities for social justice engagement, provide training for inclusive excellence, and recognize individuals who exemplify mutual respect and trust.

Attract, Engage, and Retain a Diverse Campus Community
Enhance recruitment and retention strategies for students, faculty, and staff, prioritize competitive compensation, and invest in professional development.

VITALITY

Building a thriving community that is welcoming and sustainable

Focusing on the University's sustainability and resilience, this pillar addresses the efficient use of resources, financial health, and the well-being of the campus community. The Campus Master Plan prioritizes investments in student life, sustainability, and fiscal responsibility, ensuring UW Tacoma remains a vibrant and welcoming institution.

Create Spaces for Student Engagement
Design and activate spaces that foster student interaction, academic collaboration, and community events.

Ensure Financial Sustainability
Expand revenue streams beyond tuition, promote fiscal accountability, and leverage UW Tacoma's strengths to attract new investments.

PLANNING CONTEXT
REGIONAL CONTEXT

The University of Washington (UW) consists of three campus: Seattle, Bothell, and Tacoma. UW Tacoma is strategically located in the heart of the Puget Sound region, a vibrant and scenic area of Washington State. Just 60 miles south of the majestic Mount Rainier, UW Tacoma offers students breathtaking views of the surrounding natural beauty, including the sparkling waters of Puget Sound.

As an urban-serving campus, UW Tacoma is deeply integrated with the local community, emphasizing practical learning, community engagement, and access to education in the South Puget Sound region. Along with its sister campuses at UW Bothell and the flagship campus in Seattle, UW Tacoma forms a powerful educational hub anchored by the stunning presence of Mount Rainier. Together, these campuses form a comprehensive public research university system that supports over 60,000 students across the state.

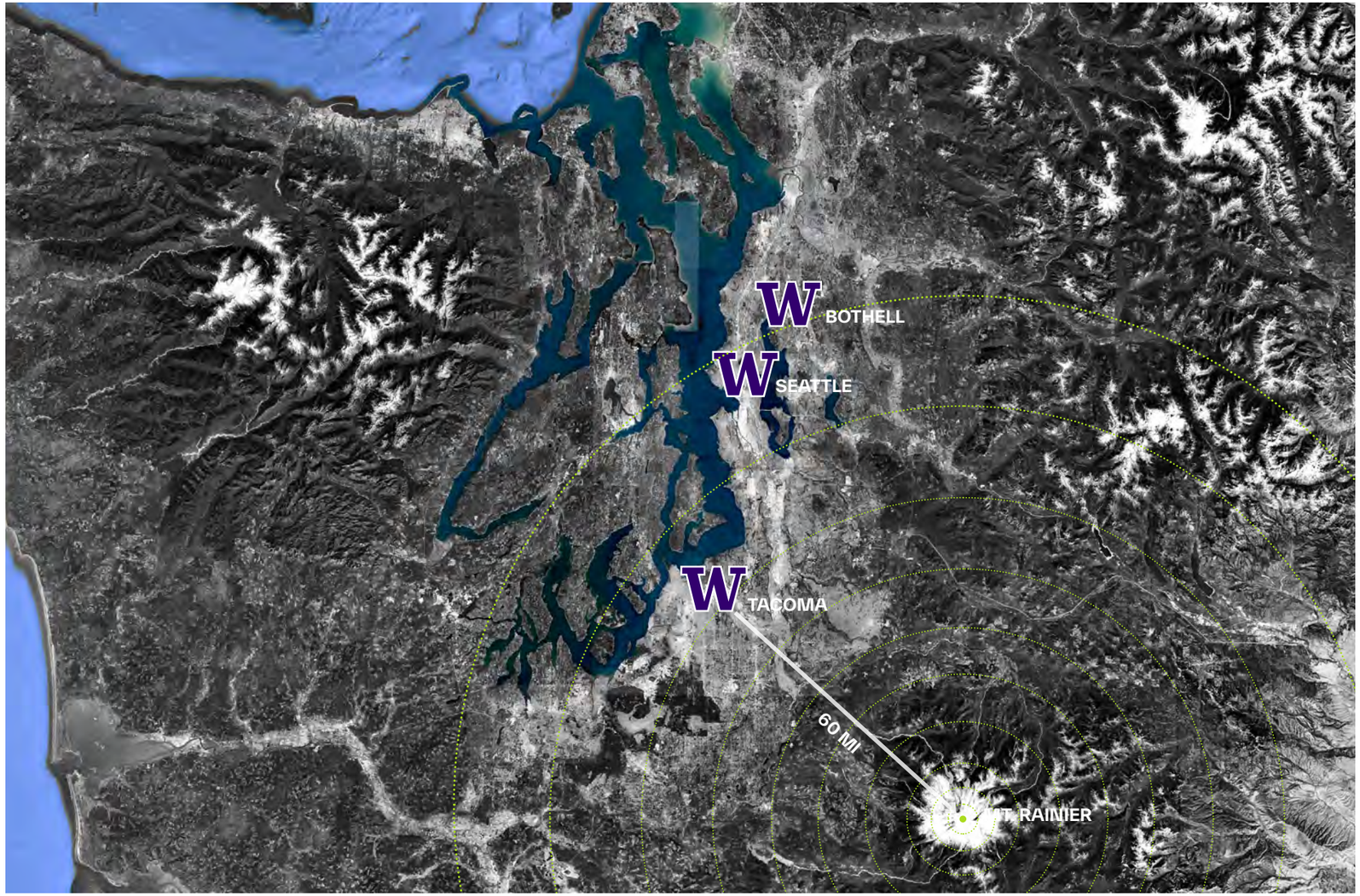


FIGURE 2.1 | University of Washington Campuses and Puget Sound Region

PLANNING CONTEXT
NEIGHBORHOOD CONTEXT

The University of Washington Tacoma (UW Tacoma) is a central figure in the revitalization of downtown Tacoma's historic Union Station District. Since its founding in 1990, UW Tacoma has played a key role in the city's economic growth, transportation planning, and workforce development. As Tacoma continues to expand, UW Tacoma remains a vital partner in shaping policies related to mobility, sustainability, and community engagement.

Situated on a 46-acre hillside, UW Tacoma blends modern academic spaces with the area's century-old brick buildings, preserving Tacoma's industrial heritage while fostering innovation. The campus is well-connected through Pierce Transit buses, Sound Transit commuter rail, and the T Line light rail, with easy access to Interstates 5 and 705, linking UW Tacoma to Seattle, Kent Valley, and Olympia. Planned transit expansions, including light rail extensions, will further enhance UW Tacoma's role as a regional hub for education and civic engagement.

UW Tacoma's location is enriched by nearby cultural and civic institutions such as the Washington State History Museum, Tacoma Art Museum, and the Children's Museum, all within walking distance. The surrounding neighborhoods of McCarver and Hilltop offer affordable housing, local businesses, and opportunities for internships and service learning, supporting student life and engagement. As UW Tacoma grows, it remains dedicated to strengthening neighborhood ties, supporting local businesses, and ensuring campus development contributes to Tacoma's transformation.

FIGURE 2.2 | University of Washington Campuses and Puget Sound Region

HISTORIC DEVELOPMENT
ANCESTRAL LANDS AND INDIGENOUS HERITAGE

The Tacoma and Puget Sound region has been home to Coast Salish peoples for thousands of years, with the Salish Sea serving as a center for sustenance, trade, and culture. Tacoma sits on the ancestral lands of the Puyallup Tribe, whose people have long relied on fishing, hunting, and gathering, sustained by the Puyallup River and surrounding waterways. The Medicine Creek Treaty of 1854 resulted in the forced displacement of many Coast Salish peoples, yet the Puyallup Tribe remains a leader in environmental restoration, economic development, and cultural preservation, ensuring the protection and sustainability of their ancestral territory.

The UW Tacoma community recognizes that it learns, teaches, works, and lives on these ancestral lands, and with this acknowledgment comes a responsibility to honor the deep historical and cultural layers of this place. The University recognizes both the complex legacy of displacement and injustice that Indigenous communities have endured and the resilience, traditions, and contributions of the Puyallup people and other local Tribes. This acknowledgment is more than symbolic—it informs ongoing dialogue, meaningful partnerships, and a commitment to Indigenous representation in education and policy. By actively remembering both the painful history of colonization and the rich cultural traditions, UW Tacoma strives to foster a more inclusive, respectful, and engaged campus community, ensuring that Indigenous perspectives remain central to its mission.

FIGURE 2.3 | University of Washington Campuses and Puget Sound Region

Source: Tacoma Public Library

HISTORIC DEVELOPMENT

TACOMA'S TRANSFORMATION: RAILROADS, RESILIENCE, AND REVITALIZATION

Tacoma's rise as a major urban center began in 1873, when the Northern Pacific Company selected it as the western terminus of the transcontinental railroad. At the time, the city had fewer than 2,000 residents, but this decision fueled rapid growth, earning Tacoma the title "The City of Destiny." The railroad transformed Tacoma into a center of commerce, industry, and transportation, with Union Passenger Station, still standing near the UW Tacoma campus, serving as a lasting symbol of this era.

With the railroad's expansion, Tacoma's Union Depot-Warehouse Historic District flourished, becoming home to Nihonmachi (Japantown), a thriving Japanese merchant community. A key institution in this neighborhood was the Japanese Language School, established in 1912, where generations of Japanese-American children learned their language and culture. However, following the bombing of Pearl Harbor in 1941, the U.S. government forcibly removed and interned Japanese Americans, devastating this once-flourishing community. The school's founder, Masato Yamasaki, was also imprisoned and died in 1943, never seeing the school reopen. The abandoned building remained until 2004, and in 2014, UW Tacoma honored its legacy by creating a memorial along the Prairie Line Trail, preserving an important part of the city's layered history.

As Tacoma expanded, civic leaders sought to establish a cohesive urban plan and enlisted Frederick Law Olmsted, the renowned city planner, to design its future. His plan proposed curved streets and arced blocks to adapt to the city's natural topography and reduce erosion. However, his vision was dismissed, and city planners instead implemented a rigid grid layout, set perpendicular to Tacoma's steep slopes—an urban framework that remains today.

Tacoma's history of growth was also shaped by systemic racial inequities, particularly in the Hilltop neighborhood, which became home to many Black Americans, including military personnel stationed in the region. However, like many urban Black communities, Hilltop experienced disinvestment due to redlining and discriminatory policies. By the 1960s, urban renewal projects further displaced residents and eroded what was once a vibrant commercial and cultural hub.

Today, UW Tacoma's campus sits at the intersection of these histories, deeply embedded in the city's industrial, racial, and social transformations. Since its establishment in 1990, the University has played a key role in Tacoma's revitalization, ensuring that the city's complex past is acknowledged, honored, and used to inform a more equitable future.

FIGURE 2.4 | Tacoma in 1889

Source: Tacoma Public Library, Northwest Room, https://cdm17061.contentdm.oclc.org.

FIGURE 2.5 | Boomtown Tacoma in 1893

Source: Tacoma Public Library, Northwest Room, https://cdm17061.contentdm.oclc.org.

FIGURE 2.6 | Vacant Japanese Language School in 1979

Source: Tacoma Public Library, Northwest Room

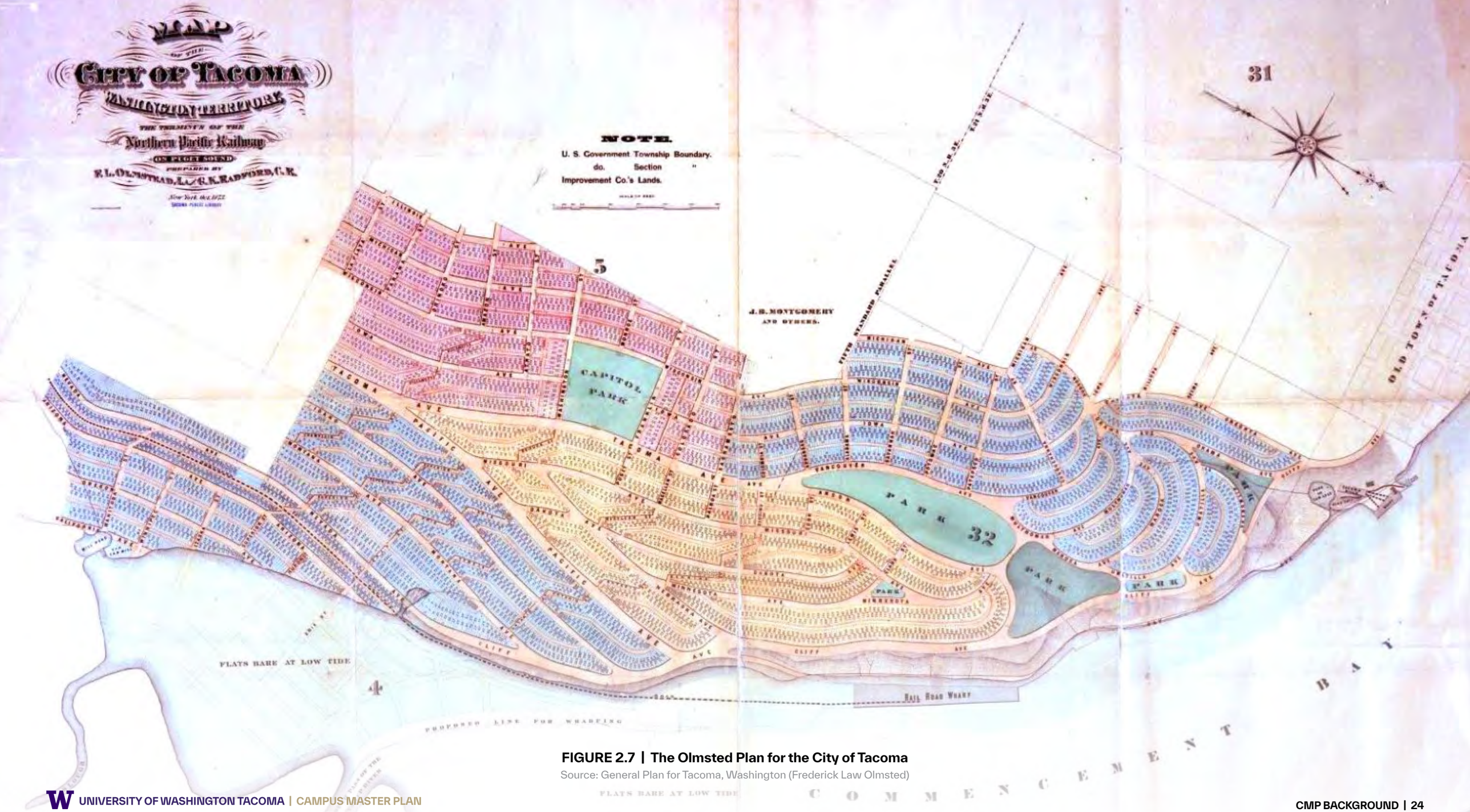


FIGURE 2.7 | The Olmsted Plan for the City of Tacoma

Source: General Plan for Tacoma, Washington (Frederick Law Olmsted)

HISTORIC DEVELOPMENT

FROM INDIGENOUS STEWARDSHIP TO URBAN REVITALIZATION

TIME IMMEMORIAL

1760

For thousands of years, the Puget Sound region has been home to Coast Salish Tribes, including the Puyallup Tribe, who continue to steward the land today. Indigenous communities thrived through fishing, hunting, and trade, maintaining deep cultural and spiritual ties to the Salish Sea.

CITY OF DESTINY TACOMA'S INDUSTRIAL RISE

1860

Tacoma was founded in 1864 as the Commencement City, and its growth was accelerated in 1873 when it became the terminus of the Northern Pacific Railroad. This decision fueled rapid industrialization, earning it the title "The City of Destiny."

BOOM YEARS

1900

By the early 20th century, Tacoma had become a major center for shipping, manufacturing, and commerce, with Union Station completed in 1911. The city thrived during World War I, but economic downturns in later decades slowed its progress.

DISCRIMINATION AND URBAN DECLINE

1940

Tacoma's Union Depot-Warehouse Historic District—now home to UW Tacoma—once housed a thriving Japanese merchant community, which was forcibly removed during World War II. Meanwhile, the Hilltop neighborhood became a center for Black residents, but redlining and urban renewal projects led to displacement and economic decline.

UW TACOMA AND DOWNTOWN REVITALIZATION

1980

In 1990, Washington State established UW Tacoma to expand access to higher education and support downtown revitalization. Since relocating to its current campus in 1997, the University has been a catalyst for economic and community renewal, strengthening Tacoma's transformation and regional growth.

1760 | 1780 | 1800 | 1820 | 1840 | 1860 | 1880 | 1900 | 1920 | 1940 | 1960 | 1980 | 2000 | 2020

HISTORIC DEVELOPMENT

REVITALIZING HISTORY: THE TRANSFORMATION OF THE PRAIRIE LINE TRAIL

Originally established in 1873 as part of the Northern Pacific Railroad, the rail line running through UW Tacoma's campus remained active when the University was founded but was decommissioned in 2003. Left unused, the tracks became overgrown and fell into disrepair. Recognizing its historical and cultural significance, the City of Tacoma and UW Tacoma collaborated on the Prairie Line Trail project, transforming this former rail corridor into a mile-long linear park. The trail follows the original railroad path, integrating public art, historical interpretation, and green infrastructure while preserving sections of the original tracks as a tribute to the area's industrial past. The loading dock aesthetic seen throughout campus reflects this railroad history, reinforcing its connection to Tacoma's Union Depot-Warehouse Historic.

The Prairie Line Trail now enhances UW Tacoma's connectivity, serving as a scenic, educational, and recreational resource. It functions as an outdoor classroom, allowing students and faculty to engage with Tacoma's history, ecology, and urban landscape firsthand. The trail also strengthens the University's ties to the broader community, creating seamless links between the campus, downtown Tacoma, the Museum District, the Brewery District and the waterfront. Through thoughtful planning and collaboration, the Prairie Line Trail is a living example of how history can be preserved and reimagined, turning a once-forgotten industrial relic into a vibrant space for community engagement and urban renewal.

FIGURE 2.8 | Transformation of Northern Pacific Railroad to Prairie Line Trail

HISTORIC DEVELOPMENT

PRAIRIE LINE TRAIL TODAY

FIGURE 2.9 | Photo of Prairie Line Trail

HISTORIC DEVELOPMENT
EXISTING CAMPUS CONDITION

The existing academic and campus-life buildings are primarily located east of Market Street, with exceptions such as the University Y Student Center (UWY) and The Whitney (WHT) along Market Street. This distribution creates a disconnect with the uphill neighborhoods, a challenge further intensified by the steep topography of the area.

Additionally, several buildings not owned by UW Tacoma, including the Tacoma Buddhist Temple, Ellis Apartments, and AV Lofts, contribute to the area's diverse urban fabric. The presence of these properties presents an opportunity for UW Tacoma to enhance the campus experience by more effectively integrating the built environment with campus life, strengthening the university's connection to the surrounding community.

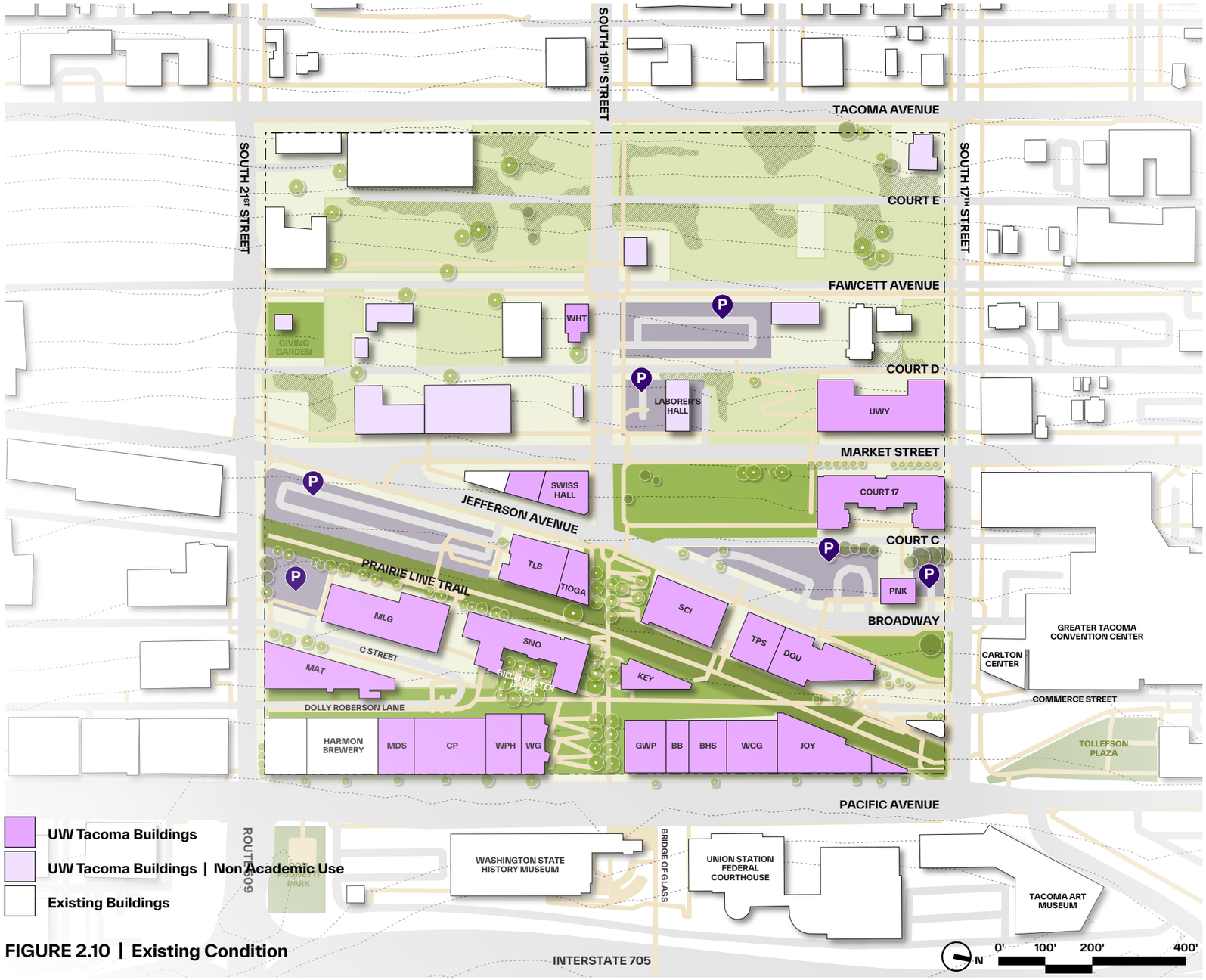


FIGURE 2.10 | Existing Condition

HISTORIC DEVELOPMENT
CAMPUS DEVELOPMENT PHASES

Established in 1990, UW Tacoma first operated out of the old Tacoma Daily Ledger Building while university leaders evaluated potential permanent sites. In 1991, they selected the Union Depot-Warehouse Historic District, a decision that would profoundly shape both the University's identity and the revitalization of downtown Tacoma. This move was both strategic and transformative, blending historic preservation with urban renewal to restore a once-thriving industrial and commercial hub that had fallen into decline.

By repurposing historic brick warehouses into modern academic spaces, UW Tacoma established itself as an anchor institution, sparking redevelopment, attracting businesses, cultural institutions, and investment to the area. As Dean Vicky Carwein stated, "The siting was absolutely brilliant. We are in the heart of downtown Tacoma. We will become a national model of what an urban, downtown, commuter campus can be in–and to–its community."

Since its inception, UW Tacoma has undergone significant expansion, with 22 campus buildings, most of which have been renovated and repurposed. The campus saw its most substantial growth between 1997 and 2015, solidifying its role as a driving force in Tacoma's urban transformation. Today, UW Tacoma stands as a testament to successful urban renewal, seamlessly integrating education, historic preservation, and community engagement to shape the city's future.

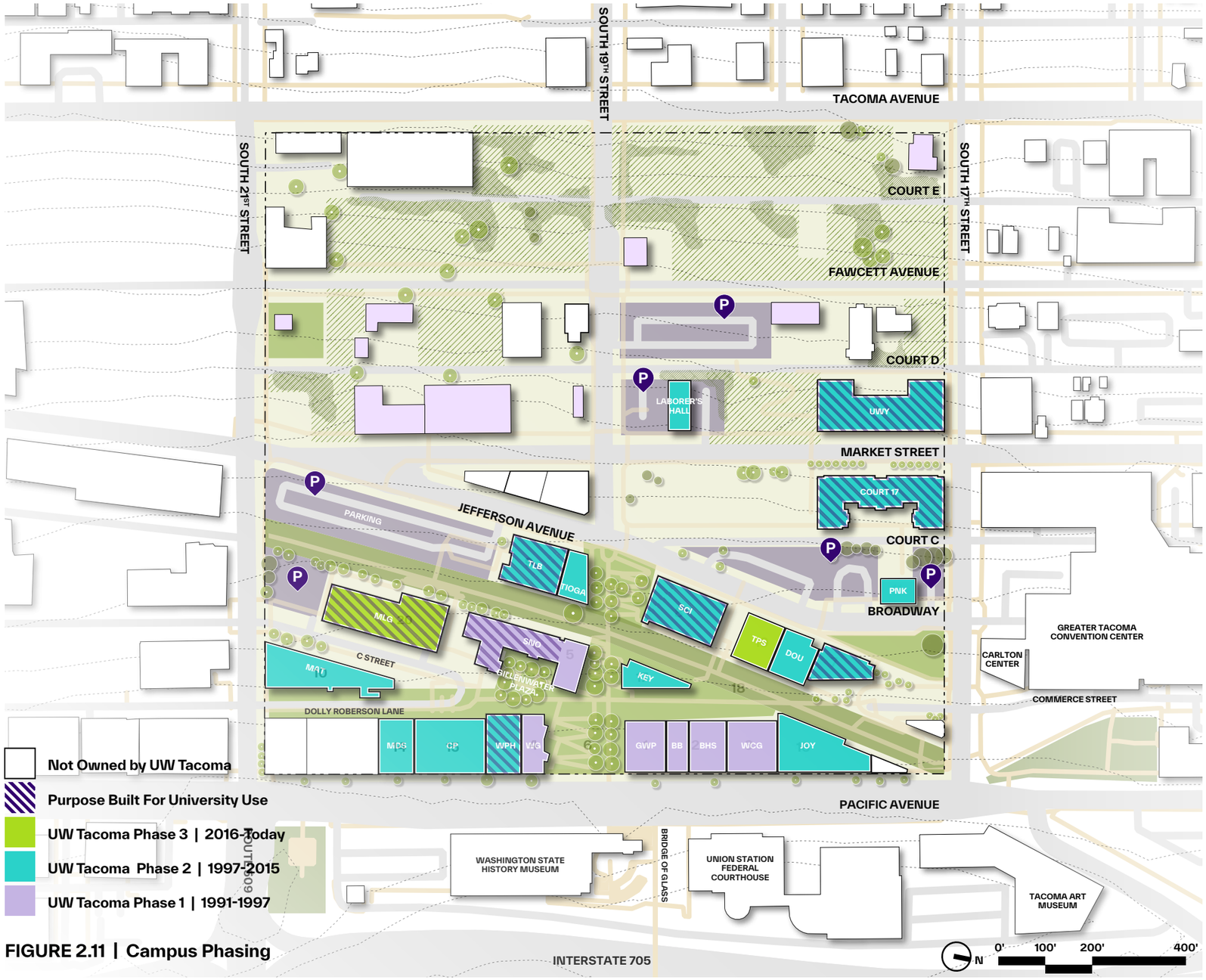
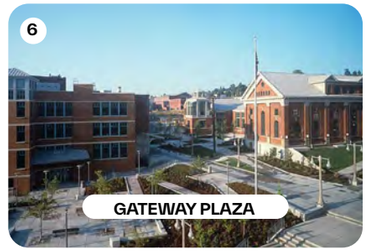


FIGURE 2.11 | Campus Phasing

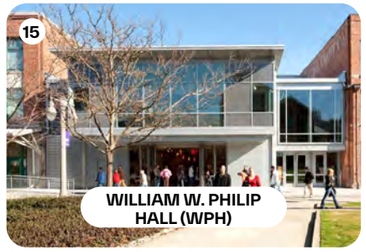
HISTORIC DEVELOPMENT

CAMPUS DEVELOPMENT PHASES

PHASE 01
1991 - 1997



PHASE 02
1997 - 2015



PHASE 03
2016 - TODAY

UW TACOMA TODAY

FIGURE 2.12 | Aerial View of UW Tacoma from the Interstate 705

PRIOR PLANNING EFFORTS

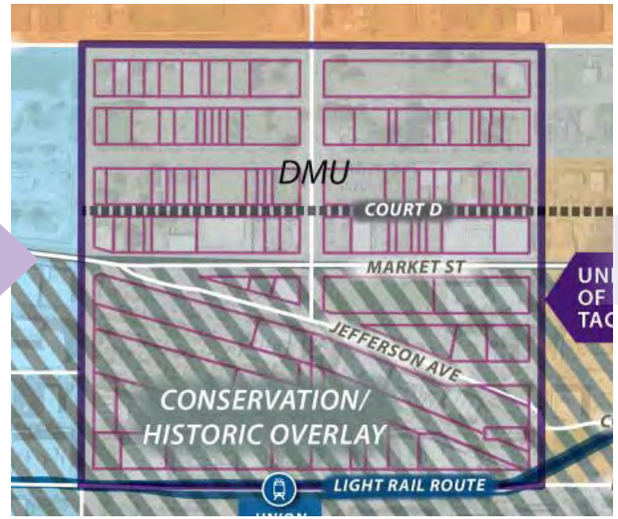
CAMPUS DEVELOPMENT PHASES

Since its 1990 founding, UW Tacoma has conducted multiple planning studies to guide its development. The current Master Plan builds on these efforts and existing conditions, establishing a foundation for the University's growth ambitions.

Existing · Proposed · Proposed Facilities · Development Zone

2008 CAMPUS MASTER PLAN UPDATE

The 2008 Campus Master Plan Update enhances the campus's urban character and strengthens its community as a four-year institution. It establishes a central open space, improves pedestrian connections, and integrates residential, student life, and academic spaces for 10,000 FTEs. The plan prioritizes housing for 12% of students, safer traffic flow, and better accessibility while preserving Mt. Rainier views and promoting retail and private development to connect with the surrounding city.



Downtown Residential · Warehouse Residential · Downtown Mixed-Use · Conservation Overlay

TACOMA ZONING

The 2008 City of Tacoma zoning update established key regulations shaping campus development. The uphill portion of the campus falls under the Downtown Mixed-Use (DMU) district overlay, while the downhill section, home to the historic campus, is within the Historic Conservation overlay, which imposes height restrictions. However, DMU zoning allows for a more flexible mix of uses—including governmental, educational, residential, and commercial—aligning with UW Tacoma's vision for a dynamic, integrated campus environment.

Existing Campus · Academic Expansion · Housing + Campus Life · Partnership Exploration

2020 CAMPUS DEVELOPMENT PLAN

In 2020, an analysis of UW Tacoma's property portfolio identified strategic development opportunities for academic expansion and student housing. The study assessed regulatory and market factors, emphasizing preserving academic space, prioritizing housing and student life in central areas, and managing long-term land use for social and financial impact. It provides a flexible framework for future campus growth.

ENGAGEMENT PROCESS

COMMUNITY-DRIVEN PLANNING PROCESS

The Campus Master Planning process at UW Tacoma has been a collaborative endeavor, where the community's values, aspirations, and needs were the primary drivers of the plan's vision. At the heart of this process was a commitment to engaging a broad range of stakeholders, ensuring that the development of the campus reflected the collective input of those directly impacted by its growth.

Through this engagement, the planning team developed a strategic and flexible framework that not only met the University's growth ambitions but also adapted to the evolving needs of its diverse stakeholders. By embedding engagement throughout the process, the Campus Master Plan ensured that every aspect of the campus—be it academic space, student housing, or public amenities—aligned with the values and priorities of the University community. The Campus Master Plan process unfolded in the following three key steps.

STEP 1
Analyze Existing Conditions and Interview Users

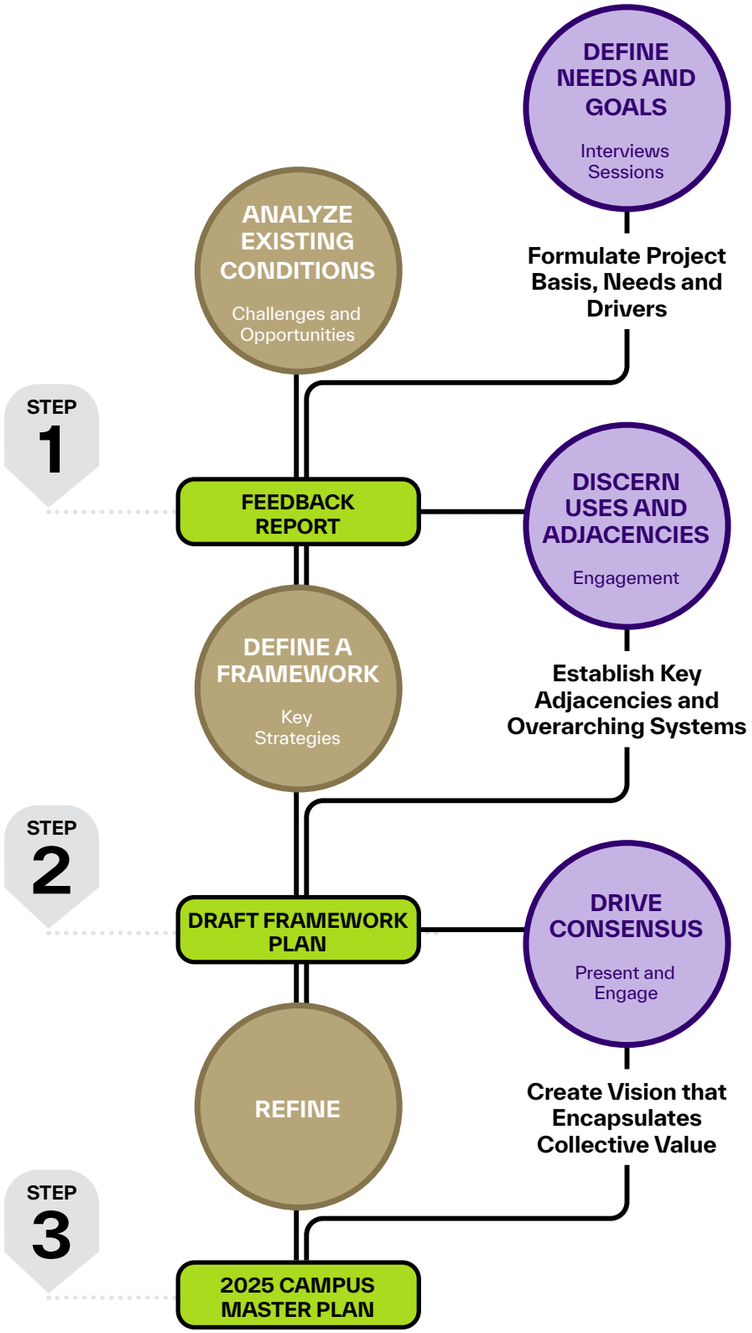
The process began by engaging all stakeholders—students, faculty, staff, leadership, advisory groups and the local community. Through campus tours and user group interviews, the planning team gained a deep understanding of the challenges, opportunities, and goals for UW Tacoma. This foundational step identified key needs and aspirations that would guide future campus development.

STEP 2
Conduct Creative Engagement Surveys

Diverse user groups provided feedback through creative engagement sessions and online surveys. These interactive activities encouraged participants to voice their ideas and concerns, raising awareness of the project and fostering community involvement in shaping the campus's future. This phase ensured the plan reflected the broad needs of the University and its stakeholders.

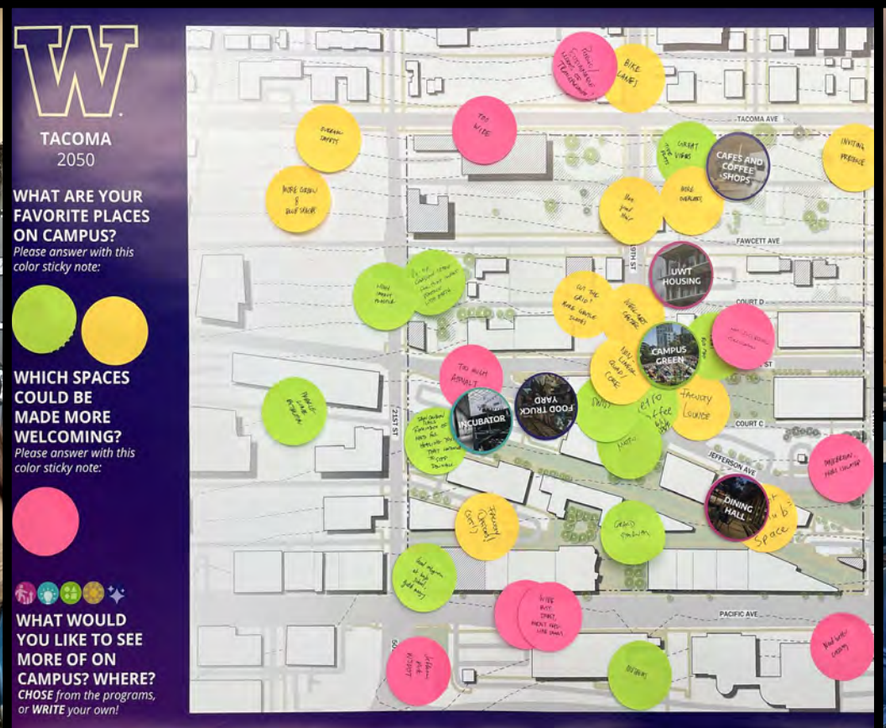
STEP 3
Lead Design Workshops to Build Consensus

Design workshops brought together user groups to identify goals and challenges, explore solutions, and align priorities. A mix of in-person and virtual meetings, group sketch sessions, design reviews, and smaller breakout groups helped refine the campus vision. The insights gathered in this phase shaped the 2025 Campus Master Plan, ensuring it encapsulated the collective values and vision of the UW Tacoma community.



ENGAGEMENT PROCESS

VARIOUS FORMS OF ENGAGEMENT SESSIONS



ENGAGEMENT PROCESS
STAKEHOLDER ENGAGEMENT

The UW Tacoma Campus Master Plan development was guided by a three-phase engagement process, ensuring that community voices played a critical role in shaping UW Tacoma's future. Through a mix of interviews, surveys, roundtable discussions, and workshops, this process fostered inclusive dialogue between students, faculty, staff, community members, and city representatives.

The insights gathered reinforced UW Tacoma's commitment to community-driven planning, ensuring that future campus development is equitable, accessible, and reflective of the University's mission. The outcomes of this process will guide long-term investments in academic facilities, student services, infrastructure, and public-private partnerships, shaping a dynamic and sustainable campus environment that meets the needs of both the University and the broader Tacoma community.

ENGAGEMENT ROUND 1 | SUMMER 2024
UNIVERSITY LEADERSHIP AND FACULTY INPUTS

The first round included 10 online interviews with UW Tacoma's leadership and faculty to assess current campus conditions, identify key priorities, and align the University's vision with broader community goals.

ENGAGEMENT ROUND 2 | OCTOBER 2024
CAMPUS AND COMMUNITY PERSPECTIVES

This second round of engagement expanded outreach through surveys and workshops, capturing diverse perspectives across campus and the wider Tacoma community. Engagement methods included two online surveys, a Husky Hour Poll along the Prairie Line Trail, and in-person workshops with students, faculty, and staff.

ENGAGEMENT ROUND 3 | DECEMBER 2024
VALIDATION AND REFINEMENT

The third round of engagement was conducted in person, bringing together campus members, community stakeholders, and city representatives for a series of workshops. Findings from the first two rounds were presented, followed by roundtable discussions to gather additional feedback and refine the project's direction. This phase ensured alignment with community input and the evolving needs of the University. Nearly 100 participants from the campus, local community, and city contributed their perspectives, strengthening the plan's foundation for a more inclusive and future-ready UW Tacoma.

15 UNIVERSITY LEADERS

MODE OF ENGAGEMENT
Online Interviews and Roundtable Discussions

KEY ASPIRATIONS
Attracting more students, expanding academic offerings to support regional growth, promoting diversity, and strengthening campus identity.

40+ FACULTY MEMBERS

MODE OF ENGAGEMENT
Interviews, Workshops and Surveys

KEY ASPIRATIONS
Expanding academic offerings, improving campus services, and enhancing diversity in students and academic work.

80+ STAFF MEMBERS

MODE OF ENGAGEMENT
Interviews, Workshops and Surveys

KEY ASPIRATIONS
Creating a strong campus identity, improving campus conditions, increasing support services, and celebrating diversity.

100+ STUDENTS

MODE OF ENGAGEMENT
Interviews, Workshops and Surveys

KEY ASPIRATIONS
Advocating for more campus attractions, improved facilities, easier campus access, and the celebration of diversity.

50+ COMMUNITY MEMBERS

MODE OF ENGAGEMENT
Surveys and Roundtable Discussions

KEY ASPIRATIONS
More amenities, a stronger sense of inclusivity, and outdoor spaces that support both the campus and the wider community.

15+ CITY OF TACOMA

MODE OF ENGAGEMENT
Surveys and Roundtable Discussions

KEY ASPIRATIONS
Improving integration between the University and city, helping raise standards for local improvements.

ENGAGEMENT PROCESS

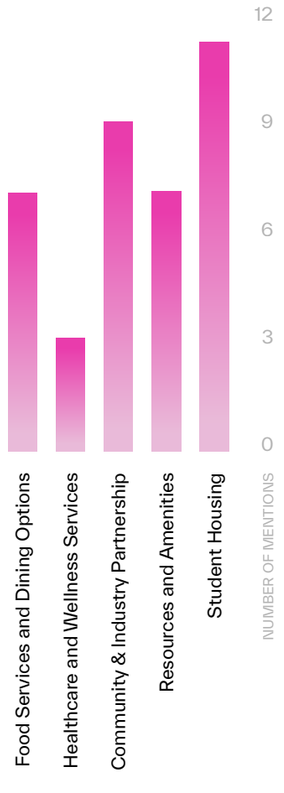
ENGAGEMENT ROUND 1 | UNIVERSITY LEADERSHIP AND FACULTY INPUTS

The first of three engagement rounds included online interviews with Project Working Teams, Executive Leadership, Faculty, and Advisors to define the vision for UW Tacoma's future. Key findings and priorities include:

- **Student Housing**
  Shifting from a commuter campus with integration of student housing to enhance campus life.
- **Food Services & Student Amenities**
  Expanding dining options and student resources to support a thriving, inclusive campus environment.
- **Community-Driven Activation**
  Strengthening partnerships with the community to ensure campus development aligns with local needs.
- **Academic Program Growth**
  Expanding high-demand degrees, including Engineering, Nursing & Healthcare Leadership, and Arts & Sciences, to address regional workforce needs.
- **Flexible Collaboration Spaces**
  Developing adaptable, multi-use spaces for classrooms, meetings, and study areas to support diverse learning styles and collaboration.
- **Celebrating Tacoma's Diversity**
  Integrating the city's cultural heritage into campus spaces and initiatives.
- **Welcoming Campus Gateways**
  Creating inviting, accessible campus entrances and public spaces to improve connectivity and openness.

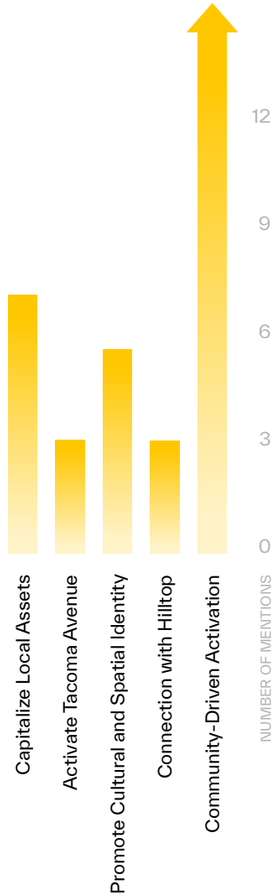
EXPAND ACCESS FOR STUDENTS

What programs help close equity gaps while supporting students' wellness and growth?



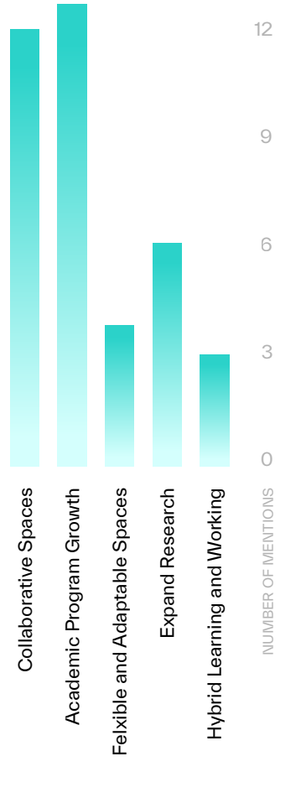
BUILD COMMUNITY

How can the campus serve the community?



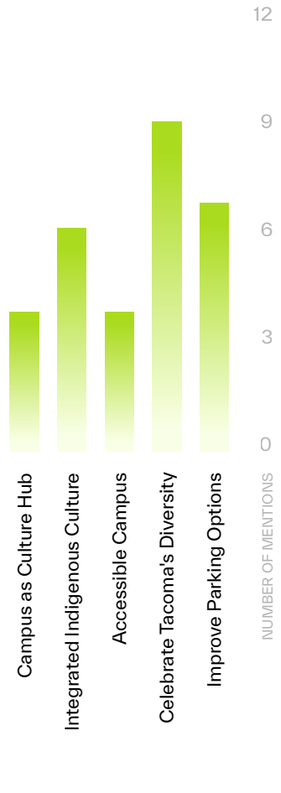
INNOVATION AND SCHOLARSHIP

What types of learning spaces best foster collaboration and innovation?



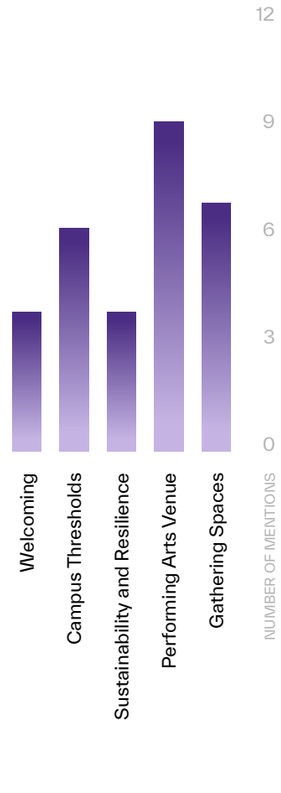
DIVERSITY AND EQUITY

What could a fully connected and diverse campus look like?



VITALITY

What types of community spaces foster engagement and create a welcoming environment?



ENGAGEMENT PROCESS

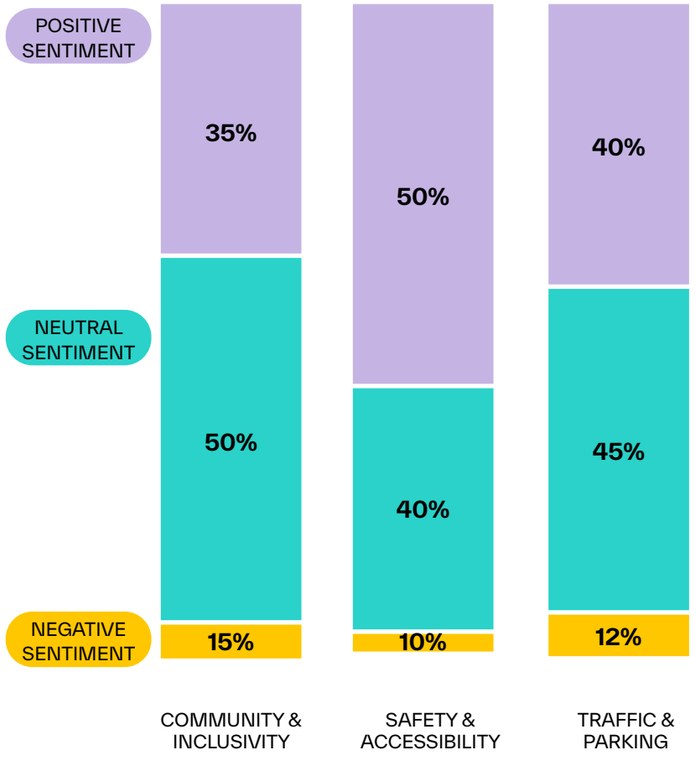
ENGAGEMENT ROUND 2 | CAMPUS AND UNIVERSITY PERSPECTIVES

The feedback revealed a strong desire for a more inclusive, accessible, and well-connected campus that fosters a sense of belonging while addressing practical infrastructure needs. Key priorities emerged:

- **Stronger Community and Inclusivity**
  A welcoming, connected campus with inclusive decision-making, cultural spaces, and diverse programming.
- **Improved Safety and Accessibility**
  Addressing poor lighting, low visibility, and low foot traffic with better walkways, safer parking, and enhanced accessibility.
- **Better Traffic and Parking Solutions**
  Tackling parking shortages, congestion, and connectivity through improved transit, parking, and pedestrian routes.
- **Dynamic Campus Spaces**
  Expanding green spaces, social hubs, and study areas while revitalizing underused spaces like Prairie Line Trail and Grand Stairs.
- **Stronger Connection to City of Tacoma**
  Deepening ties with Tacoma through partnerships, community events, and Pacific Avenue improvements, including student-friendly amenities and safer public areas.
- **Expanded Student Services and Wellbeing**
  Increasing affordable dining, housing, and wellness resources, with better access to health and counseling.

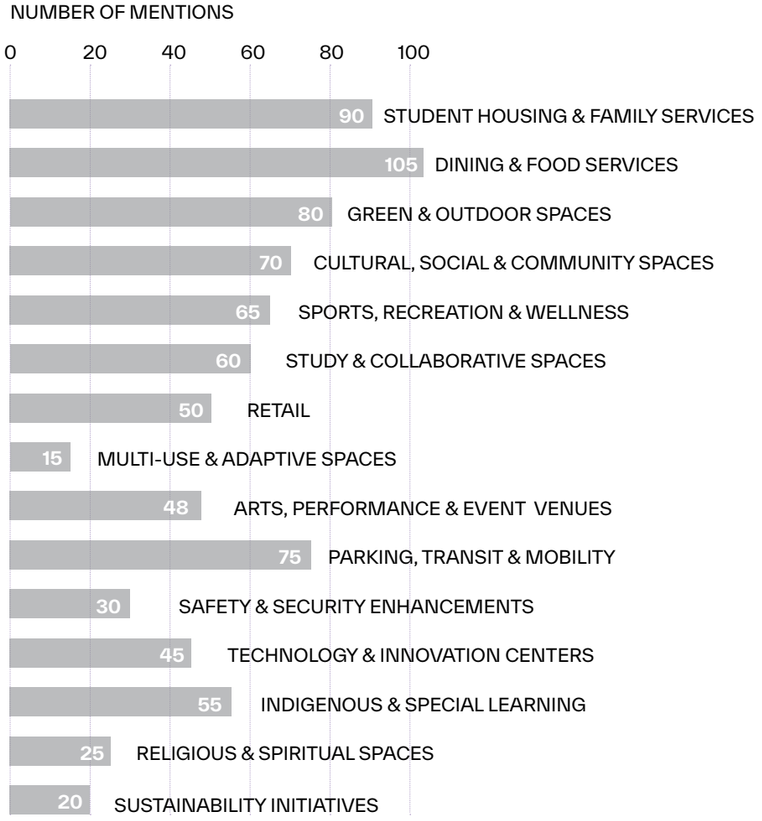
GENERAL CAMPUS SENTIMENT

The chart below highlights feedback on inclusivity, safety, and infrastructure. While many feel welcomed, concerns remain about safety, accessibility, and traffic. Priorities include better lighting, safer parking, improved transit, and inclusive spaces, guiding the 2025 Campus Master Plan.



MOST REQUESTED CAMPUS ENHANCEMENTS

The chart highlights the most frequently mentioned campus enhancements. Dining options, student housing, and green spaces remain top priorities, reflecting a need for more social and recreational areas. Other requests include parking and transit improvements, cultural and social spaces, wellness hubs, and study areas.



ENGAGEMENT PROCESS

ENGAGEMENT ROUND 3 | VALIDATION AND REFINEMENT

Building on previous engagement sessions, the final round of engagement validated and refined key priorities through in-person sessions, surveys, and workshops with students, faculty, staff, community stakeholders, and city representatives.

Feedback emphasized enhancing campus identity, accessibility, and community integration while reinforcing the University's role as a hub for learning, cultural exchange, and civic engagement. Participants highlighted the importance of creating inviting, well-connected, and functional spaces that support both academic and social life.

Key refinements discussed include:

- Strengthening the campus core by transforming Swiss Hall into campus life programming.
- Deepening community connections through Tacoma Avenue activation, with expanded public amenities, local business engagement, and improved walkability.
- Improving mobility and accessibility, including enhanced transit options, consolidated parking solutions, and safer pedestrian pathways.
- Expanding cultural and indigenous representation through dedicated spaces, partnerships, and programming that celebrate the region's diverse heritage.
- Enhancing campus edges and visibility, improving wayfinding, campus thresholds, and signage to create a stronger sense of place.

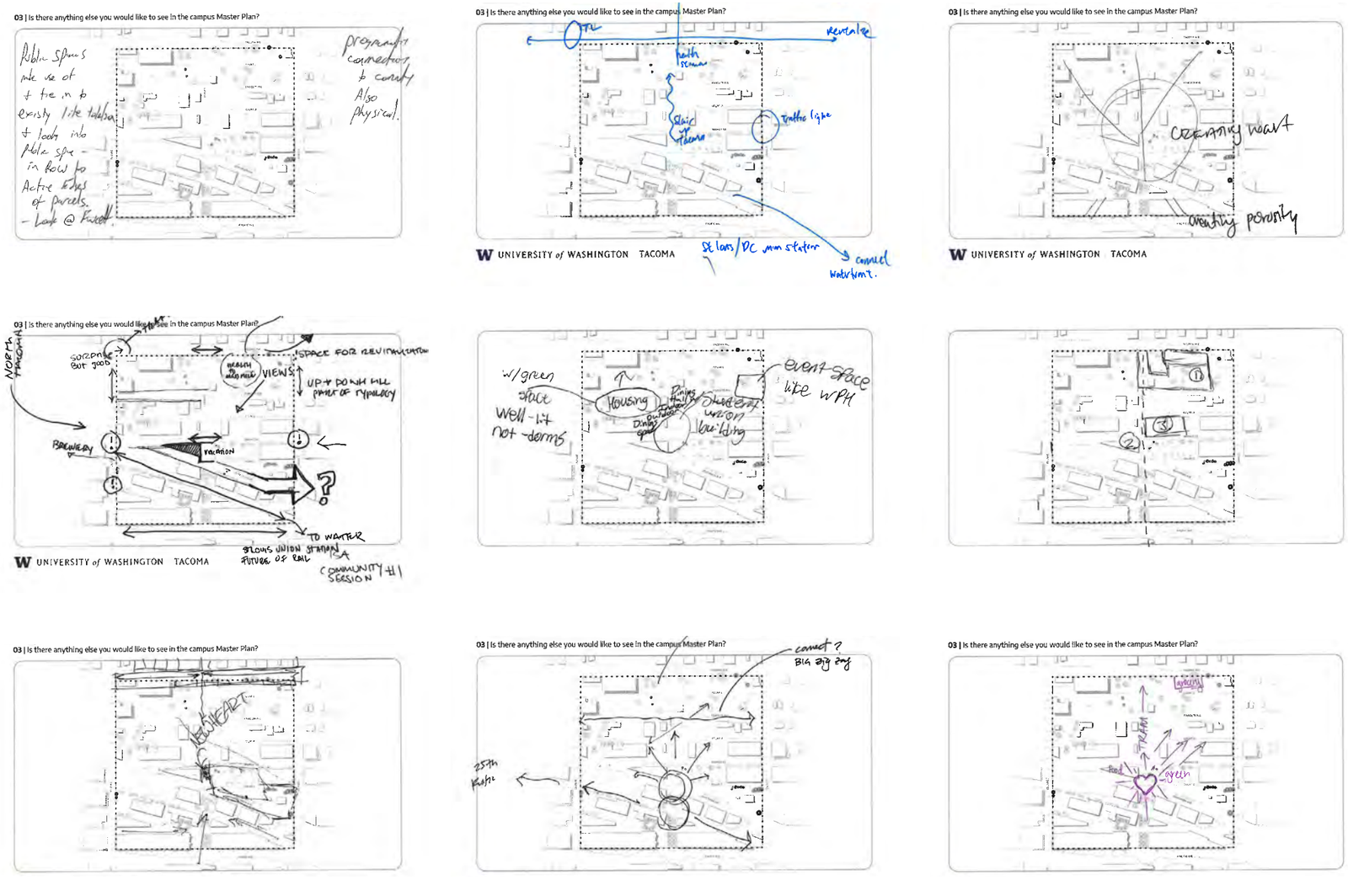


FIGURE 2.13 | Feedback Sketches Gathered from Engagement Round 3

ENGAGEMENT PROCESS

CAMPUS MASTER PLAN PRIORITIES | KEY INSIGHTS FROM STAKEHOLDER FEEDBACK

The engagement process involving campus stakeholders—including campus community members, neighboring businesses, the City of Tacoma and the Puyallup Tribe-has provided valuable insights into key program priorities and necessary enhancements. The findings are categorized under the five strategic pillars, outlining the critical needs and priorities that inform and shape the 2025 Campus Master Plan.

EXPAND ACCESS FOR STUDENTS

ON-CAMPUS HOUSING
Transitioning from a commuter campus to one with on-campus housing addresses the need for affordability, supports underrepresented students, and fosters a sense of community.

FOOD SERVICES & AMENITIES
Expanding dining options and student services, including a student hub, study and collaborative spaces, and family services such as childcare, will foster a more inclusive, accessible, and vibrant campus environment.

WELLNESS & STUDENT SERVICES
Increasing access to services like health, counseling, and wellness resources, while also creating more student-friendly spaces that promote overall wellbeing and support both academic and personal growth.

BUILD COMMUNITY

LOCAL PARTNERSHIP
Collaborating with local businesses and organizations to provide student-friendly amenities, boost community engagement, and foster a vibrant, interconnected campus.

CULTURAL & SOCIAL SPACES
Expanding cultural and social spaces with a focus on integrating Indigenous culture and local heritage into the campus experience.

COMMUNITY-DRIVEN ACTIVATION
Ensuring campus growth and developments reflects and responds to local needs and characteristics.

INNOVATION AND SCHOLARSHIP

FACILITIES TO SUPPORT ACADEMIC GROWTH
Developing state-of-the-art facilities to support expansion of high-demand program such as Engineering, Nursing and Art & Science to meet regional workforce needs.

TECHNOLOGY & INNOVATION CENTERS
Establishing dedicated spaces for emerging technologies, entrepreneurship, and interdisciplinary research.

FLEXIBLE COLLABORATION SPACES
Developing adaptable, multi-use spaces that support diverse learning style, encourages collaboration and foster innovation.

DIVERSITY AND EQUITY

ACCESSIBILITY
Prioritizing accessibility and inclusivity in design, addressing barriers such as steep terrain.

WELCOMING CAMPUS
Fostering a welcoming and connected campus by incorporating diverse programming, cultural spaces, and a welcoming center seamlessly integrated into both the new and historic campus core.

CULTURAL HERITAGE INTEGRATION
Integrating Tacoma's history and cultural diversity into campus spaces and initiatives, with an emphasis on amplifying Indigenous representation.

VITALITY

CAMPUS IDENTITY
Expanding green areas, study zones, and recreational hubs will enhance student life and engagement. Creating inviting gateways and activating campus edges, such as Tacoma Avenue, will establish a sense of arrival and celebrate iconic moments on campus.

SAFETY AND MOBILITY
Enhancing campus safety through better lighting, walkways and parking and transit integration.

SUSTAINABILITY AND ENVIRONMENTAL STEWARDSHIP
Incorporating sustainability practices into campus design, emphasizing on clean air, clean water, and natural resources management.

ENGAGEMENT PROCESS

PROGRAM NEEDS INFORMED BY STAKEHOLDER FEEDBACK

The program needs outlined below reflect the development and evolution of the 2025 Campus Master Plan. Initially derived from the "Campus Wishlist" in the Campus Master Plan brief, these needs were further refined through insights gathered from stakeholder engagement sessions. The programs will be validated and assessed against the existing available spaces and square footage in the Growth Projections and Program Analysis chapter.

ACADEMIC

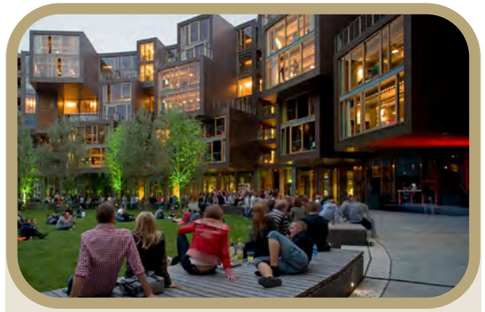
- Nursing Program's Health Science Building
- Engineering & Sciences Building
- Arts Program Building
- Renovation of Tioga Building and Swiss Hall
- Flexible and Collaborative Learning spaces
- Makerspace and Incubators
- Office Space

Legend

- Initial Program Brief
- Programs informed by engagement feedback and not included in the Initial Program Brief

CAMPUS LIFE

- Dining Hall
- Wellness Hub
- Childcare and Family Facilities
- Welcome Center
- Grocery Stores
- Cafe, Bar, Food Truck Lot
- Indigenous Program Space
- Student Hub
- Events or Exhibition Space



RESIDENTIAL & SUPPORT

- Housing for 10-15% of Projected Student Population

SUPPORT + INFRASTRUCTURE

- Parking Facilities
- Pedestrian Route Improvement
- Micromobility Infrastructure
- Safety Infrastructure

OPEN SPACE

- Amphitheater
- Outdoor Green
- Sports Court
- Outdoor Plazas
- Outdoor Study Spaces
- Indigenous Landscape
- Outdoor Venue

03.
EXISTING CAMPUS CONDITIONS

URBAN CONTEXT
HEART OF CITY OF TACOMA

UW Tacoma is situated in a historically rich area of Tacoma, with much of the campus located within the Union Depot-Warehouse Historic District. Characterized by old warehouses and brick streets, the neighborhood's unique architectural charm is complemented by the popular museums lining the eastern edge of the campus. As the city has expanded from its commercial core towards UW Tacoma, the redevelopment of the Union Depot-Warehouse Historic District has supported a mix of uses, creating vibrant commercial destinations for both campus residents and visitors.

On the western side of the campus, the area is primarily residential, falling within the MLK District and the Hillside Subarea. This region is predominantly made up of single-family homes and low-rise buildings, but efforts are underway to transform it into a more diverse urban community. Recent developments, including multi-family apartment complexes and pedestrian-friendly streets, are helping drive this change. St. Joseph Medical Center plays a key role in this transformation and serves as a vital partner for UW Tacoma's training programs.

Tacoma Downtown

Tacoma Hilltop Neighborhood

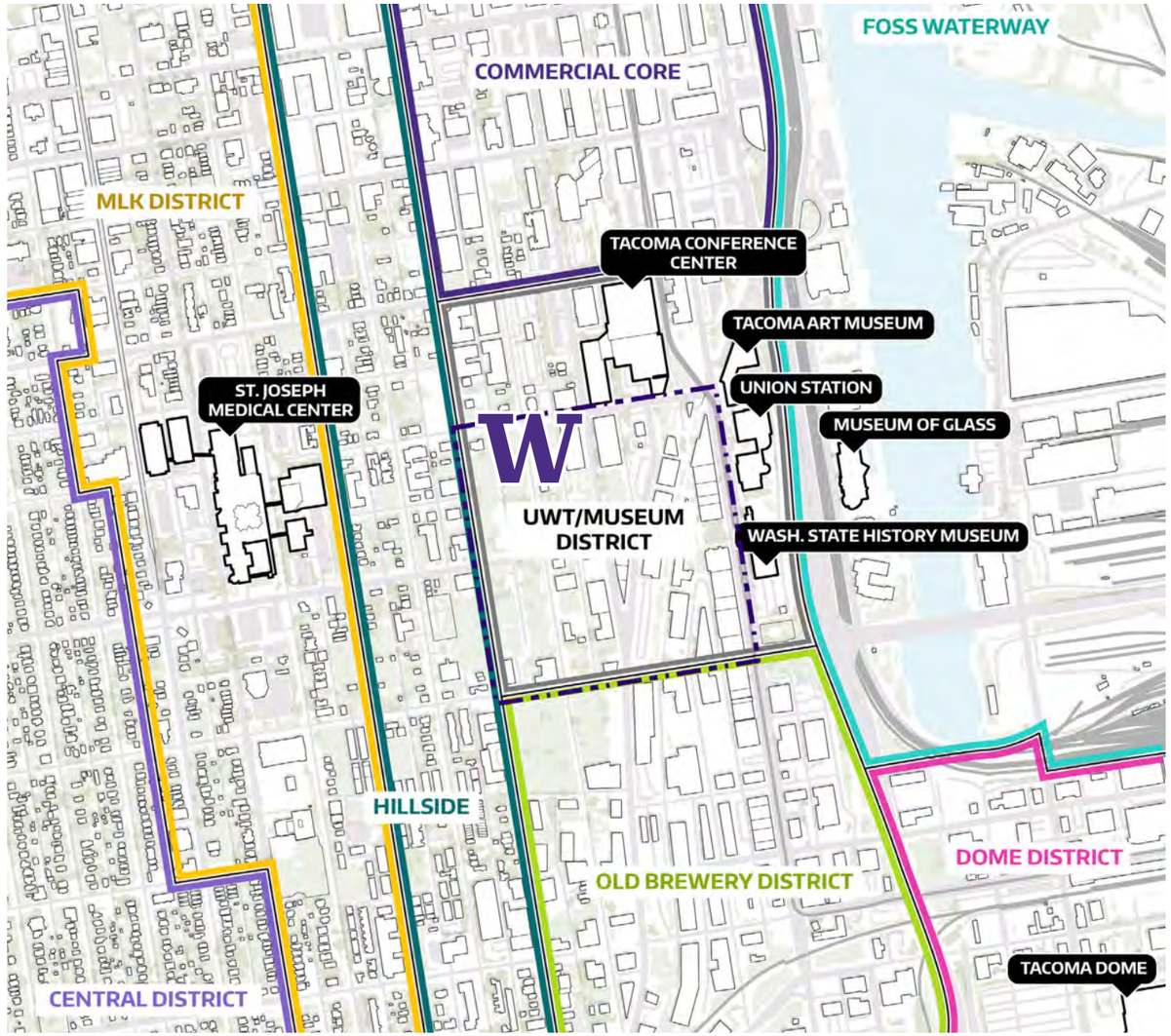


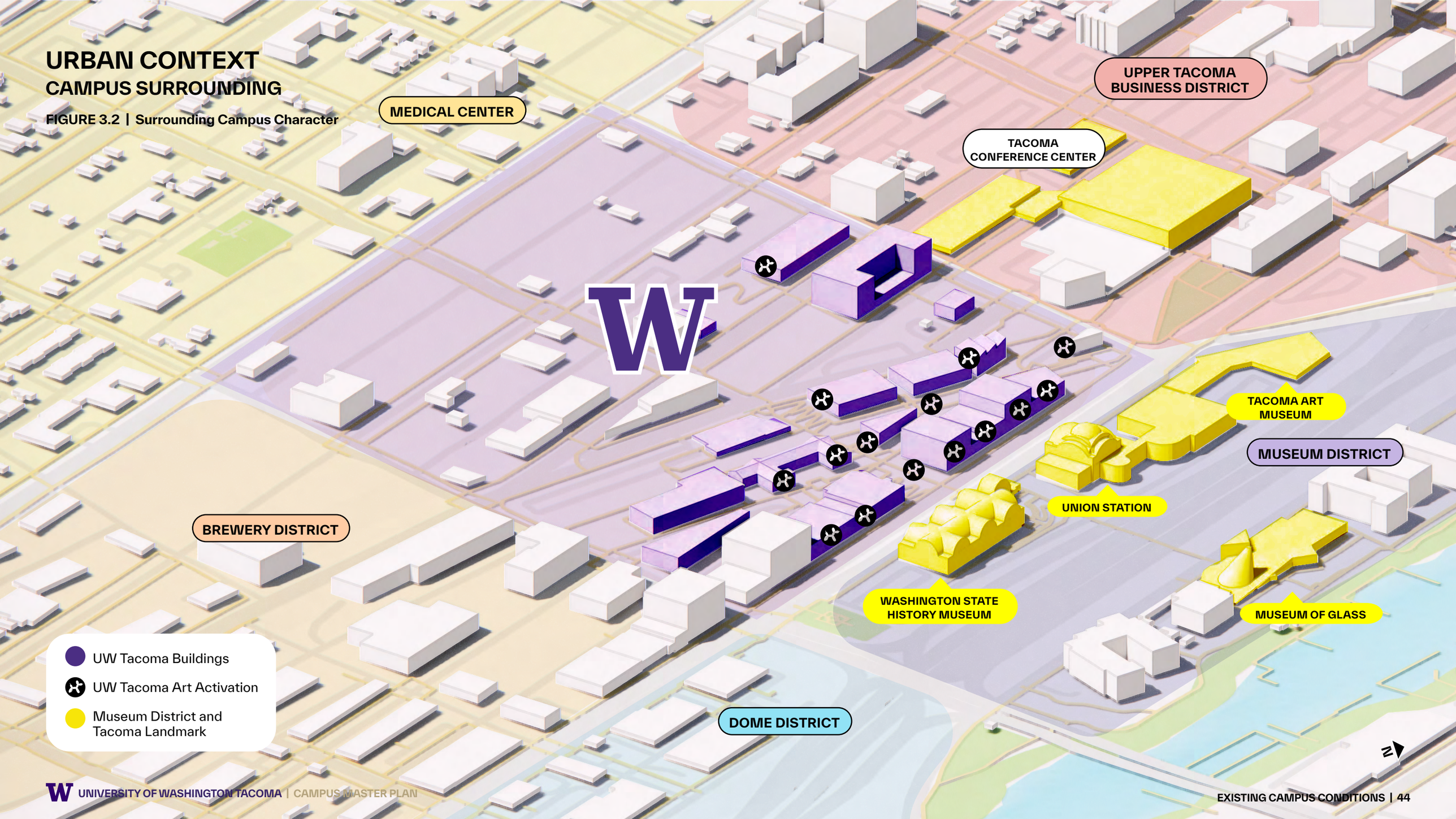
FIGURE 3.1 | Nearby Districts and Notable Buildings (Source: One Tacoma Plan, 2015)

URBAN CONTEXT
DOWNTOWN TACOMA

URBAN CONTEXT

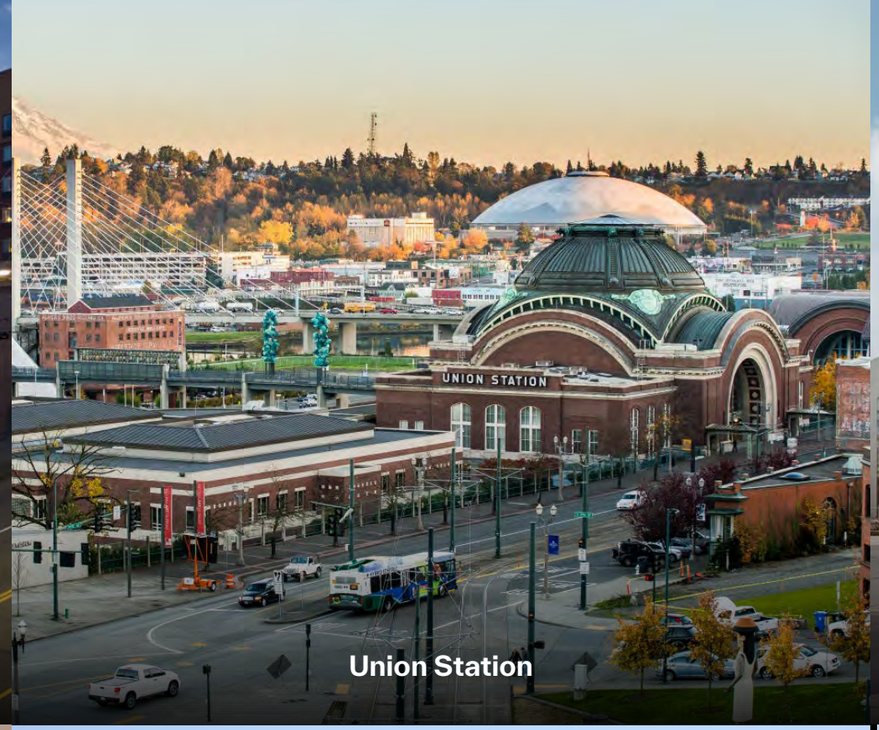
CAMPUS SURROUNDING

FIGURE 3.2 | Surrounding Campus Character

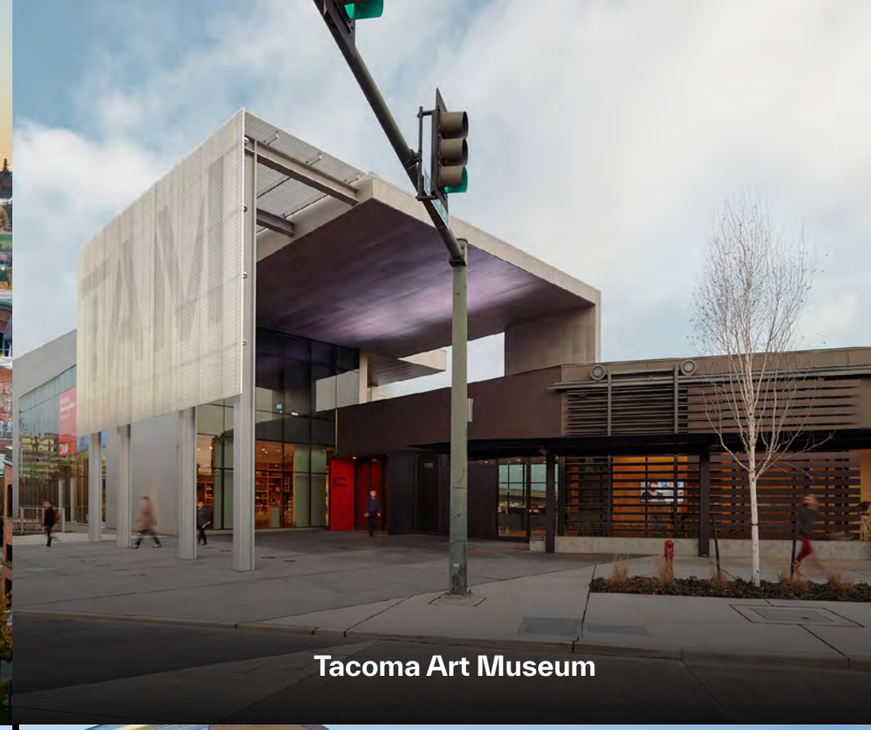


URBAN CONTEXT
HEART OF CITY OF TACOMA

Tacoma Brewery Blocks

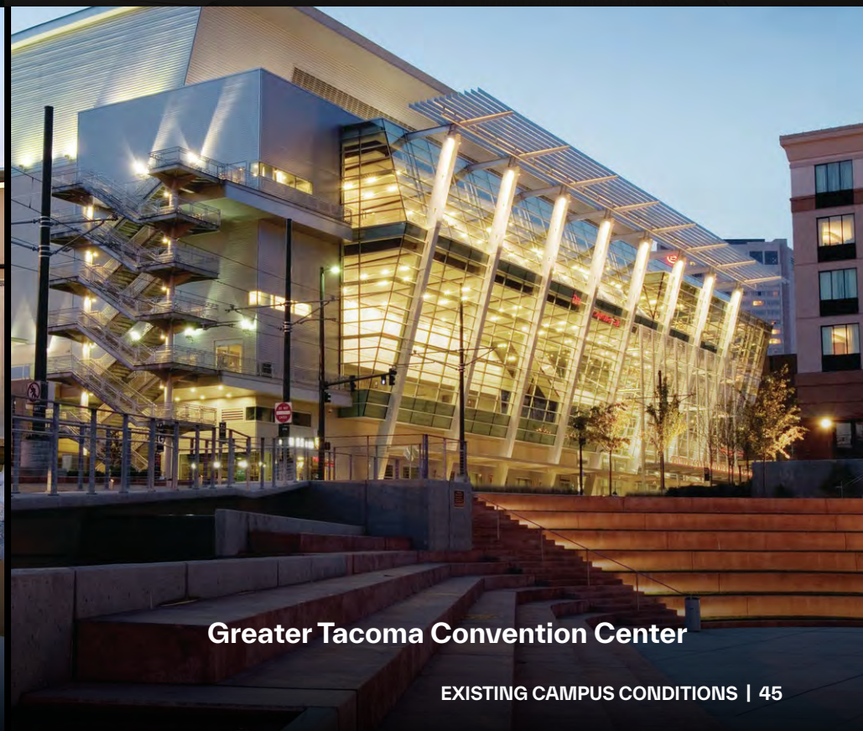


Union Station


Tacoma Art Museum


Tacoma Dome


Museum of Glass


Greater Tacoma Convention Center

URBAN CONTEXT
ZONING OVERLAY

The UW Tacoma campus is entirely zoned under the Downtown Mixed-Use (DMU) district, with the lower portion also falling under the Historic Conservation Overlay, which imposes additional height restrictions.

Uses
DMU zoning allows for a diverse mix of uses—including governmental, educational, residential, and commercial—supporting UW Tacoma's vision for a dynamic, integrated campus environment.

Height Limits
While the entire campus is within the DMU district, the lower portion, which contains the historic campus, is subject to the Historic Conservation Overlay. The areas designated for future expansion, adheres to DMU zoning regulations, allowing a height limit of up to 100 feet.

Surrounding Zoning and Campus Integration
The zoning of surrounding areas supports a more integrated campus vision. The uphill neighborhood transitions from Downtown Residential (DR) to Residential Commercial Mixed-Use (RCX), promoting a blend of housing and commercial activity. Meanwhile, the downhill area adjacent to UW Tacoma includes Downtown Commercial Core (DCC) and Warehouse/Residential (WR) zones, reinforcing the campus's role in Tacoma's evolving urban fabric.

These zoning transitions align with UW Tacoma's shift from a commuter campus to a more residential and community-oriented environment, integrating student housing, mixed-use development, and expanded campus life programming.

	M2	Heavy Industrial
	NCX	Neighborhood Commercial Mixed Use
	RCX	Residential Commercial Mixed-Use
	DR	Downtown Residential
	WR	Warehouse/Residential
	DMU	Downtown Mixed-Use
	DCC	Downtown Commercial Core
	UCX	Urban Center Mixed-Use
	HMX	Hospital-Medical Mixed-Use
	S8	Shoreline
		Historic and Conservation Overlay

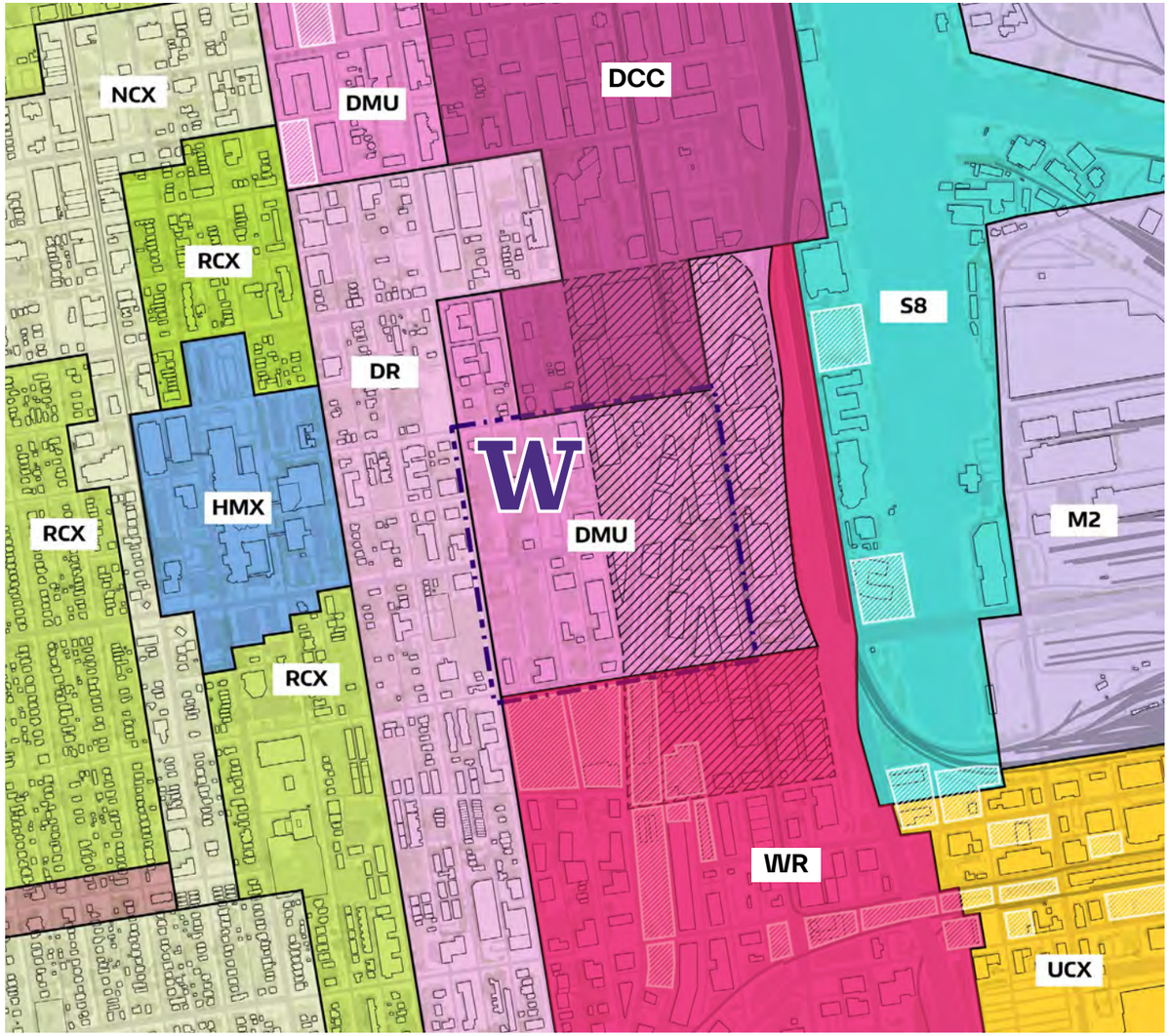


FIGURE 3.3 | Zoning Plan (Source: One Tacoma Plan, 2015)

VIEW CORRIDORS

KEY AXES SHAPING UW TACOMA'S IDENTITY

Mount Rainier Vista

The most striking vista is Mount Rainier, rising beyond the historic core and Foss Waterway, visible from Tacoma Avenue above Market Street. Though less dominant than the Tacoma Dome, its silhouette highlights Tacoma's deep connection to the Pacific Northwest landscape.

South 19th Street Axis

The South 19th Street axis runs west to east, connecting the uphill neighborhood, historic downtown, and Thea Foss Waterway. It has the potential to become a scenic corridor seamlessly linking the hillside, urban center, historic core, and waterfront.

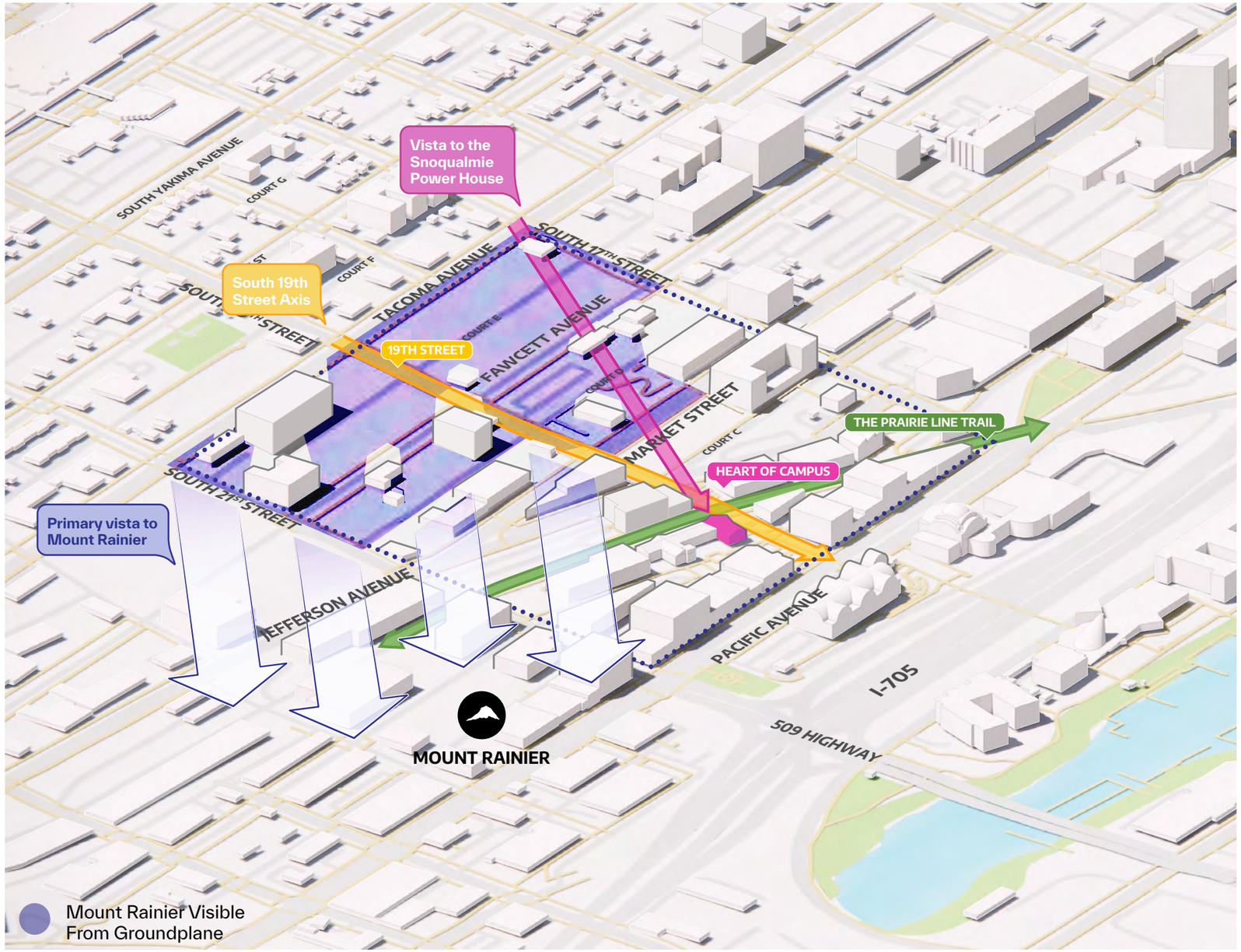


FIGURE 3.4 | Key View Corridors

CAMPUS TOPOGRAPHY
ELEVATION CHANGE

With 150 feet of elevation change across four city blocks, UW Tacoma's topography is both an asset and a challenge. The campus navigates this terrain with ramps, stairways, and multi-level entries. Bridges and elevated walkways connect circulation routes, creating a layered movement system.

This elevation shift shapes distinct spatial experiences. At the hilltop, sweeping views create openness. Moving downward, denser urban fabric introduces enclosure and expansion. Historic buildings, with elevated stoops and multiple entries, frame pedestrian streets, reinforcing perspective. Looking back uphill, scale and distance enhance visual complexity.

Most plots provide street access at lower levels, with steep inclines leading to the next terrace. Near the high point, retaining walls mark past efforts to terrace the land, signaling development opportunities. As UW Tacoma grows, future projects should use these topographical qualities to strengthen connectivity, create variety, and establish a cohesive sense of place.

FIGURE 3.5 | Topography and Slope Intensity

CAMPUS TOPOGRAPHY

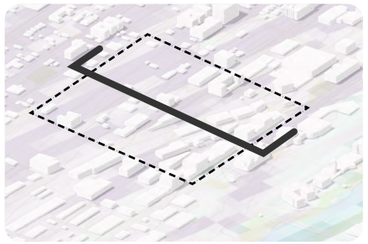
CROSS-SECTION

SOUTH 19TH STREET
+ TACOMA AVENUE

SOUTH 19TH STREET
+ FAWCETT AVENUE

SOUTH 19TH STREET
+ MARKET STREET

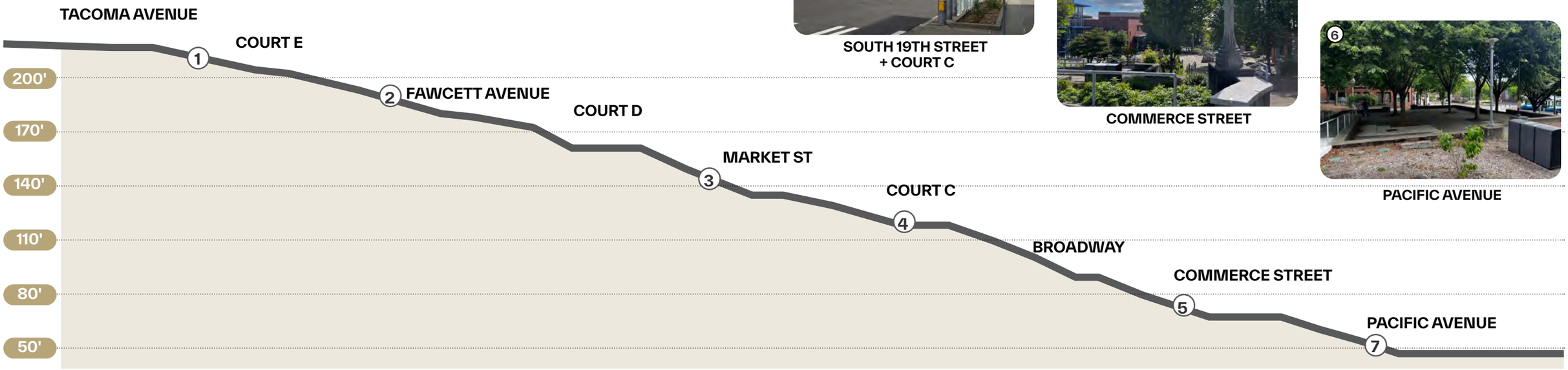
SOUTH 19TH STREET
+ COURT C



Keyplan

COMMERCE STREET

PACIFIC AVENUE



CAMPUS TOPOGRAPHY

ELEVATION TYPOLOGY AND SPATIAL EXPERIENCE

1 LOWSLOPE VIEW LOOKING-UP

The base of campus offers a framed view uphill, emphasizing the steep grade and layered circulation.

2 MULTI-LEVEL DENSE STREET

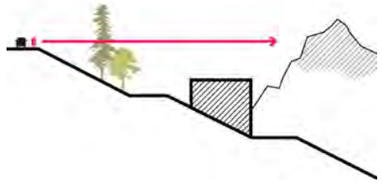
Mid-slope streets engage multiple elevations with staircases, ramps, and walkways, creating dynamic movement.

3 STOOPS BEHIND BUILDINGS

Elevated stoops and terraces activate building rears, offering views and informal gathering spaces.

4 MIDSLOPE VIEW OF CAMPUS

This level provides layered sightlines of buildings, pathways, and open spaces, enhancing spatial depth.



5 TOPSLOPE VIEW OF REGION

The highest point opens to sweeping regional views, reinforcing the campus's connection to the city.

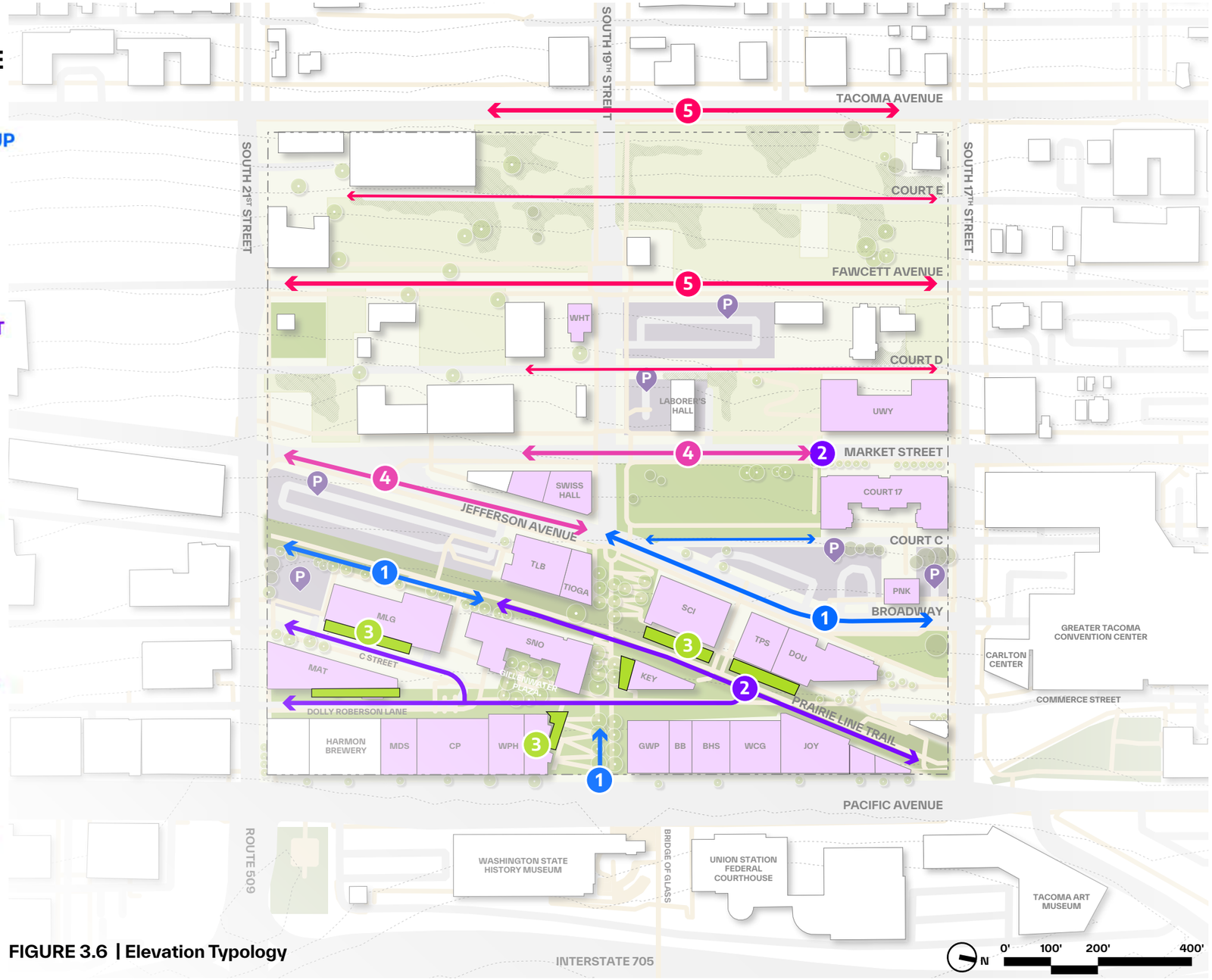


FIGURE 3.6 | Elevation Typology

CAMPUS CONNECTIVITY

PUBLIC TRANSIT, BIKE, AND PEDESTRIAN NETWORK

FIGURE 3.7 | Public Transportation Network (Source: One Tacoma Plan, 2015)

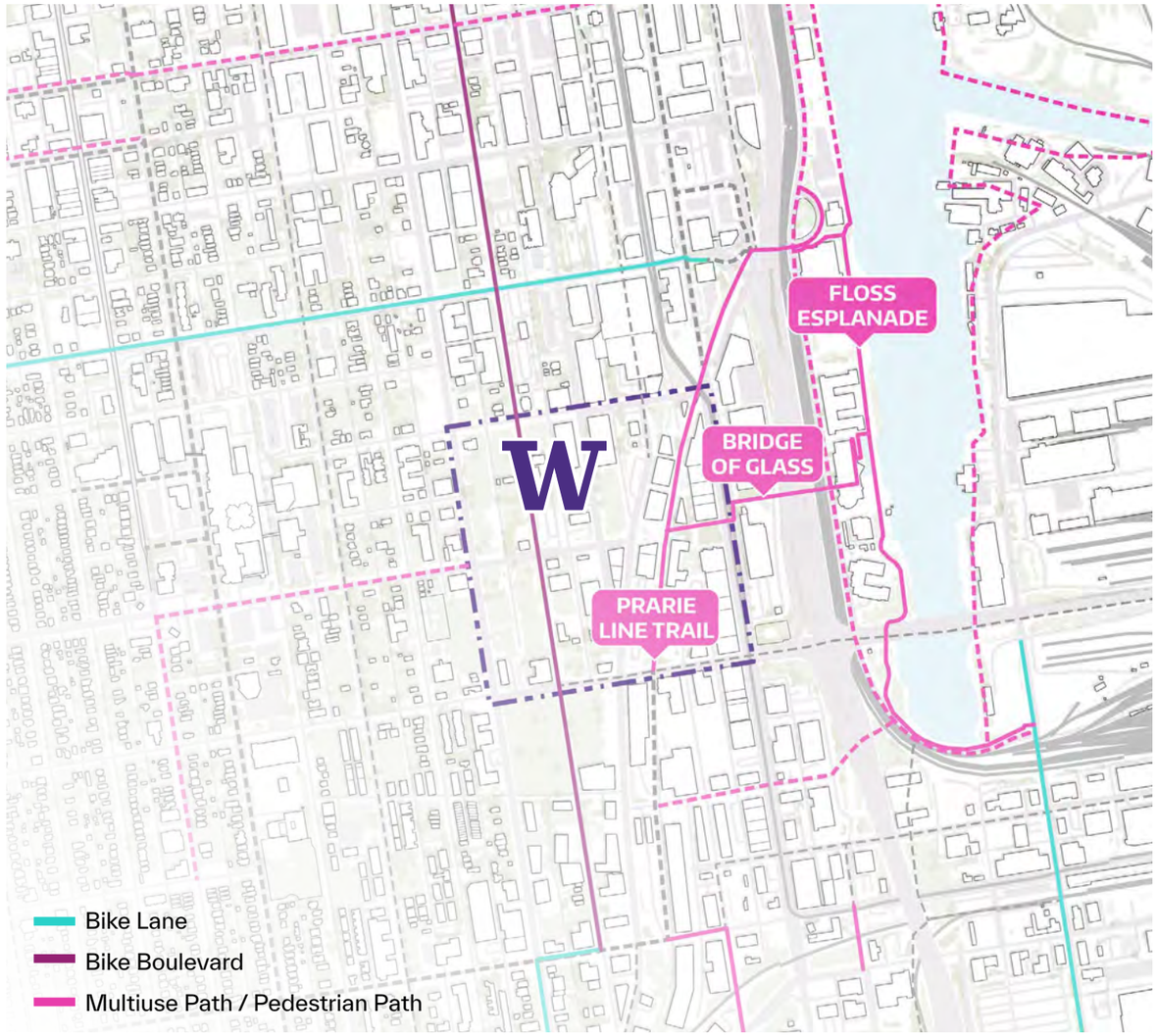


FIGURE 3.8 | Bike and Pedestrian Network (Source: One Tacoma Plan, 2015)

CAMPUS CONNECTIVITY
PUBLIC TRANSIT, BIKE, AND PEDESTRIAN NETWORK

Public Transit Network
UW Tacoma is connected through a structured transit system that integrates buses, light rail, and planned bike infrastructure. Bus lines serve most streets, with Fawcett Avenue set to feature the campus's only dedicated bike boulevard and multiuse path.

The historic campus core is bordered by Pacific Avenue, a key transit corridor hosting frequent bus routes and Tacoma's light rail. Meanwhile, Tacoma Avenue also carries frequent bus service, creating an opportunity for future campus development to bridge these major transit arteries.

Bike and Pedestrian Network
Pedestrian pathways, including the Prairie Line Trail, play a crucial role in campus mobility. As part of a broader shared-use network, these paths connect UW Tacoma to cultural landmarks such as the Bridge of Glass and the Foss Esplanade. Closing the historic core to vehicles reinforces a pedestrian-first environment, making UW Tacoma one of downtown Tacoma's largest walkable zones.

Pierce Transit Routes (Bus)
- Frequent Routes (20-min frequency)
- Standard Routes (40-min frequency)

Sound Transit Routes (Train)
- Link T Line (Lightrail)
- Sounder S Line
- Train Stops

Bike and Pedestrian
- Bike Lane
- Bike Boulevard
- Multiuse Path / Pedestrian
- Proposed Multiuse Path

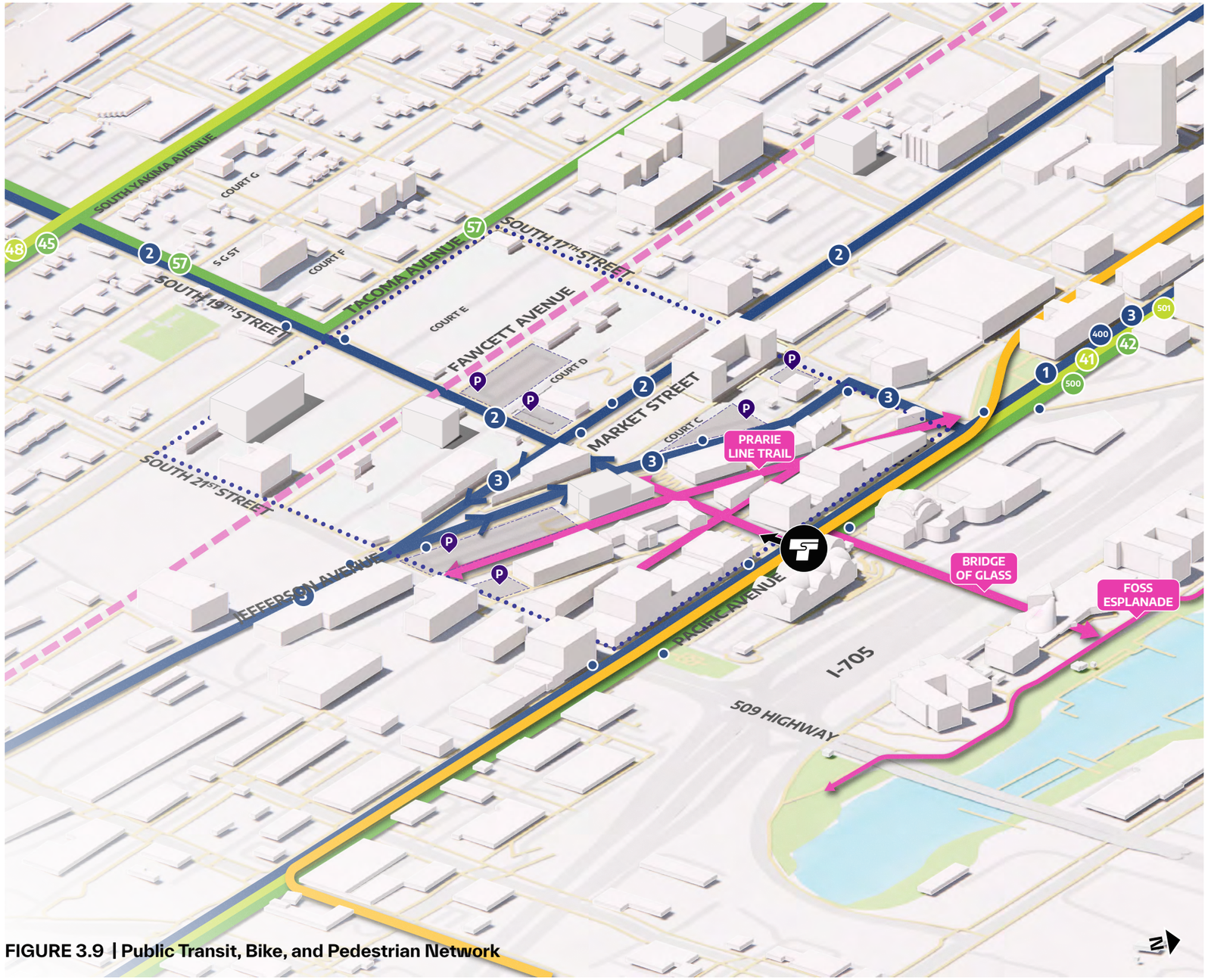


FIGURE 3.9 | Public Transit, Bike, and Pedestrian Network

CAMPUS CONNECTIVITY
STREET HIERARCHY

The Tacoma Convention Center's proximity contributes to increased traffic near the campus. Primary streets, such as Pacific Avenue, serve as major transit corridors, supporting bus lines and light rail connections between downtown Tacoma and greater Seattle. As a key transportation hub, Pacific Avenue enhances pedestrian and transit access, reinforcing UW Tacoma's role as a gateway to the city.

While the busiest streets run parallel to the slope, South 19th Street, which terminates at the campus center, creates a high-traffic downhill route. The steep incline of smaller, perpendicular streets presents safety challenges for pedestrians, as many drivers use these roads as cut-throughs to access the Interstate or Highway 509. Ensuring safe traffic flow while expanding pedestrian infrastructure is a priority for future development.

Secondary streets, such as the Courts, provide local circulation, supporting vehicle access and parking while maintaining pedestrian connectivity. These streets link the campus to Tacoma's urban grid, balancing accessibility with controlled vehicular movement.

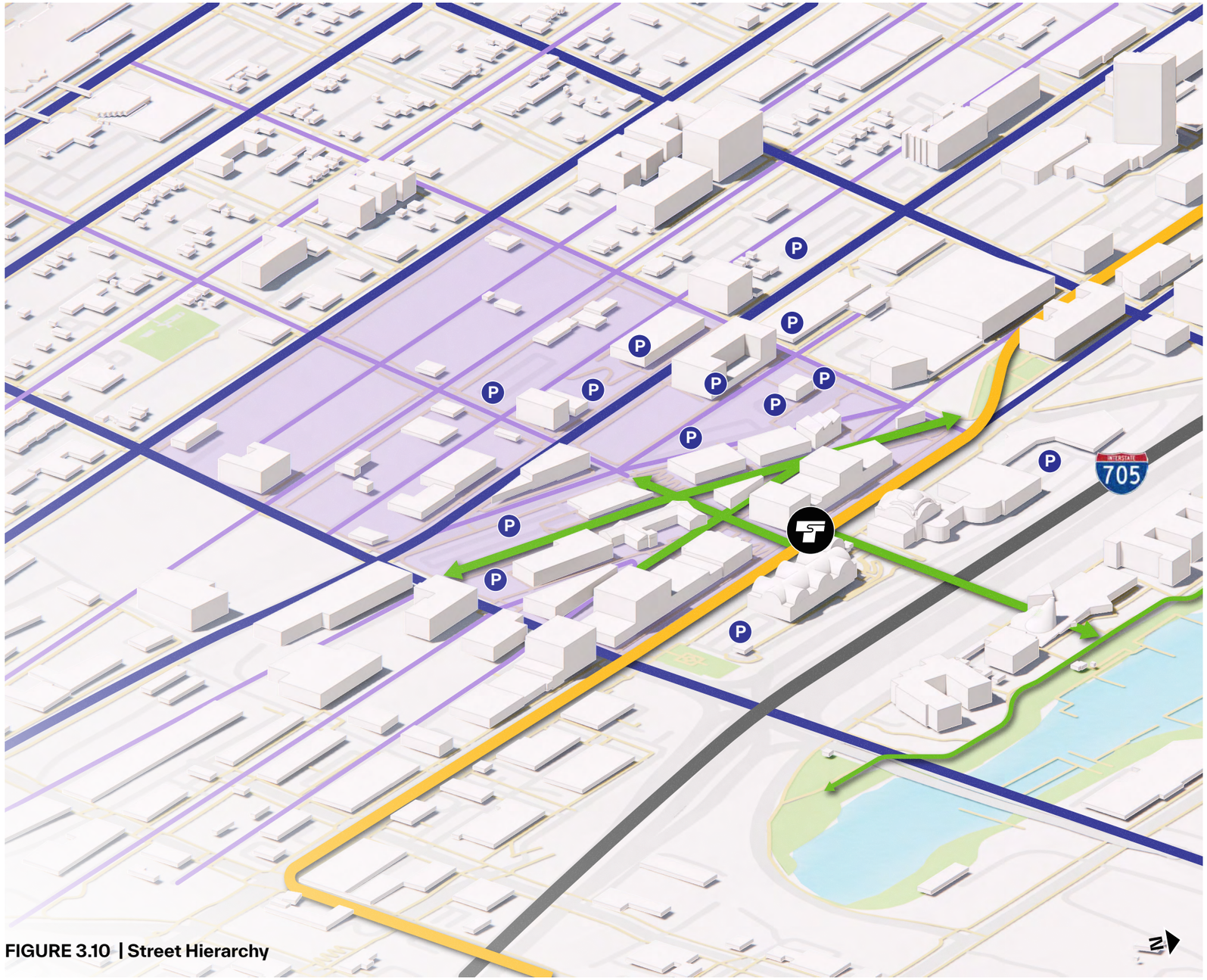


FIGURE 3.10 | Street Hierarchy

CAMPUS CONNECTIVITY
EXISTING STREETSCAPES

UW Tacoma's topography creates a diverse campus experience, mirrored by the distinct streetscapes that traverse it. Each major road is shaped by significant grade changes and unique approaches to transportation, landscaping, and urban density.

As the elevation rises, streets shift from pedestrian-oriented environments to vehicle-dominated corridors. Pacific Avenue serves as the primary transit hub, integrating multiple transportation modes with wide public sidewalks that activate its commercial frontage. Market Street and Fawcett Avenue support varied building programs but primarily function as vehicular thoroughfares. Tacoma Avenue, despite its heavy traffic, remains a wide, car-centric corridor with limited pedestrian infrastructure. South 19th Street is the key perpendicular connector, linking these roads across a steep incline.

With the exception of Pacific Avenue, each of these streets contains significant vacant frontage available for UW Tacoma's future development. Thoughtfully curating distinct identities for these corridors while integrating diverse circulation and land-use strategies will strengthen the campus's relationship with its urban surroundings.

CAMPUS CONNECTIVITY
EXISTING STREETSCAPES | PACIFIC AVENUE

As the most developed thoroughfare on campus, Pacific Avenue serves as UW Tacoma's primary gateway and public face. Flanked by the Museum District, the historic Union Station, and preserved industrial facades, it anchors the University within Tacoma's urban core. Its wide right-of-way accommodates light rail, vehicular lanes, parking aisles, and spacious sidewalks lined with street trees, reinforcing its role as a multimodal corridor.

UW Tacoma has a strong presence along Pacific Avenue, with most campus-side buildings under the University ownership. Prominent signage and branding highlight the University's identity, while established commercial businesses—such as restaurants, cafés, and venues—create a dynamic interface between the University and the city, fostering a lively, integrated streetscape.

FIGURE 1.1 | Existing Condition of Pacific Avenue

KEYPLAN

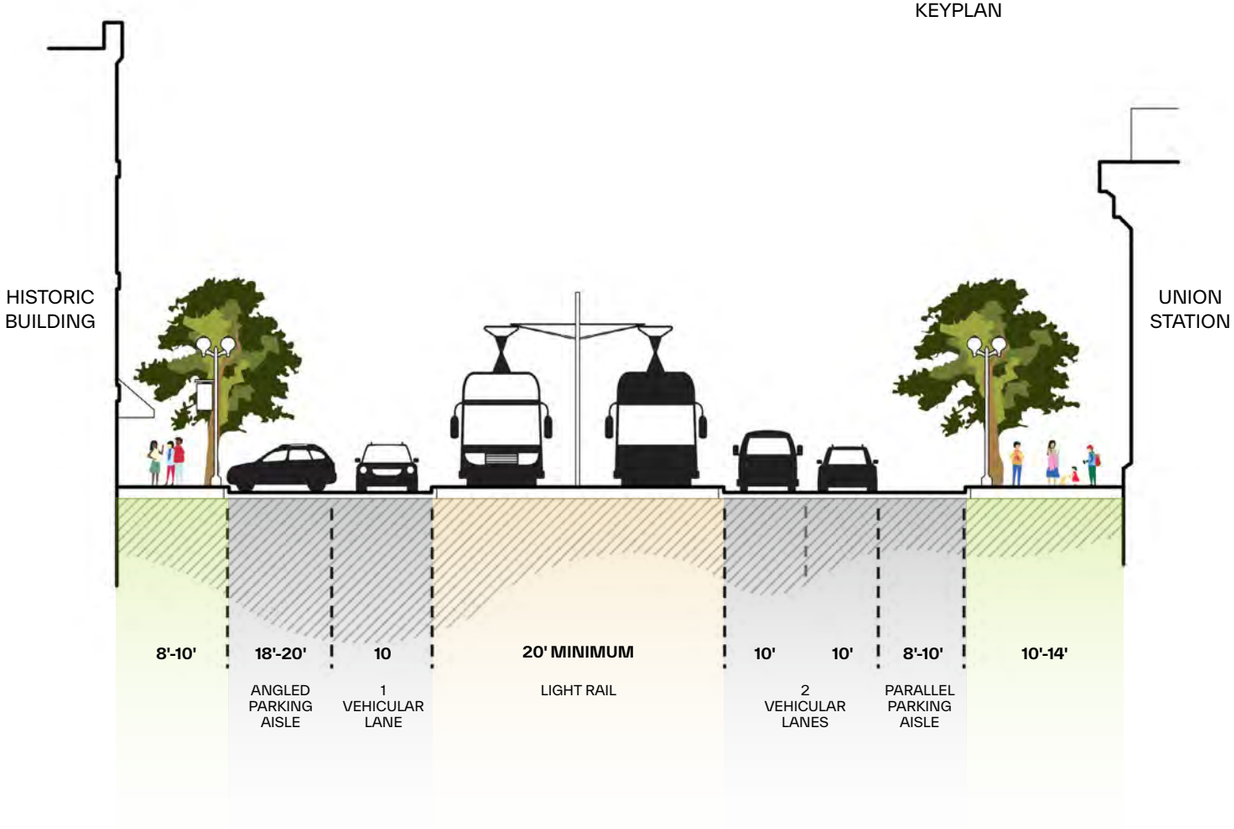


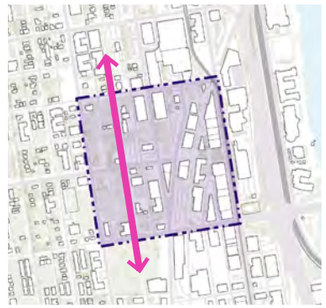
FIGURE 3.11 | Existing Section of Pacific Avenue

CAMPUS CONNECTIVITY
EXISTING STREETSCAPES | MARKET STREET

Market Street serves as the dividing line between UW Tacoma's historic core and its underdeveloped upper campus. While it features a mix of historic buildings and new campus residences, much of its frontage remains vacant or occupied by warehouses, limiting its connection to the campus identity.

Despite its underutilized streetscape, Market Street plays a crucial role in student circulation and public transit. It hosts two bus lines and is identified in Tacoma's Transit Master Plan for future upgrades as a key transit corridor. As UW Tacoma expands, pedestrian crossings along Market Street will increase, making improvements to enhance walkability essential. Close coordination with city-led renovation projects will be vital in transforming this corridor into a vibrant, integrated part of the campus.

FIGURE 1.1 | Existing Condition of Market Street



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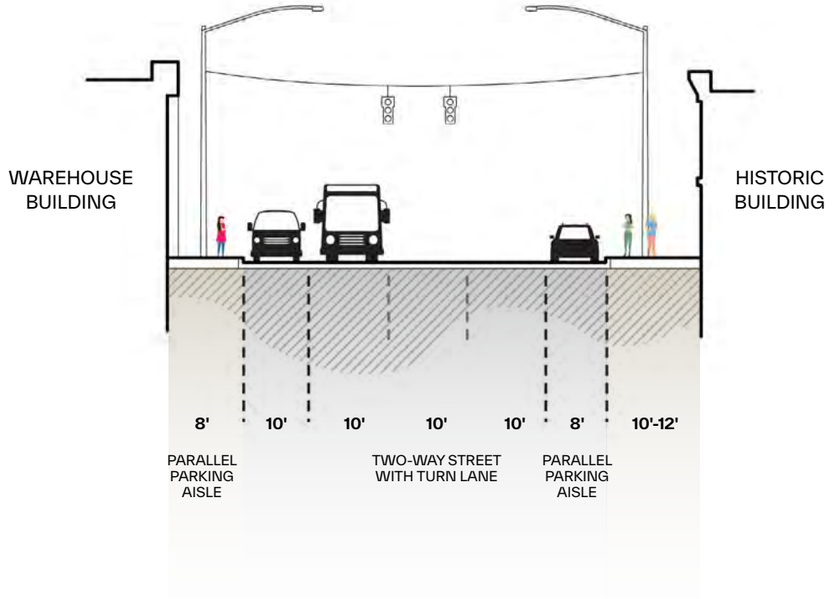


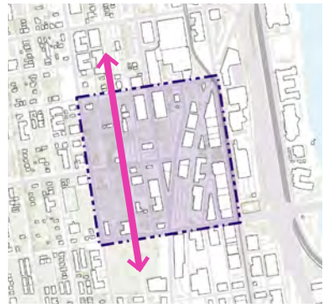
FIGURE 3.12 | Existing Section of Market Street

CAMPUS CONNECTIVITY
EXISTING STREETSCAPES | FAWCETT AVENUE

Fawcett Avenue, the narrowest thoroughfare through campus, has the most residential character among the vehicular streets on site. With only two lanes of traffic, it functions as a bicycle boulevard, featuring protected bike crossings at major intersections. Recent multifamily residential developments have reshaped the street, bringing sidewalk upgrades, new lighting, and planting buffers.

This "road diet" has enhanced walkability, making Fawcett Avenue the most improved street within the campus. However, these upgrades cater to a residential urban typology rather than supporting future University expansion. As UW Tacoma grows, further integration will be necessary to align campus development with the evolving character of this corridor.

FIGURE 1.1 | Existing Condition of Fawcett Avenue



KEYPLAN

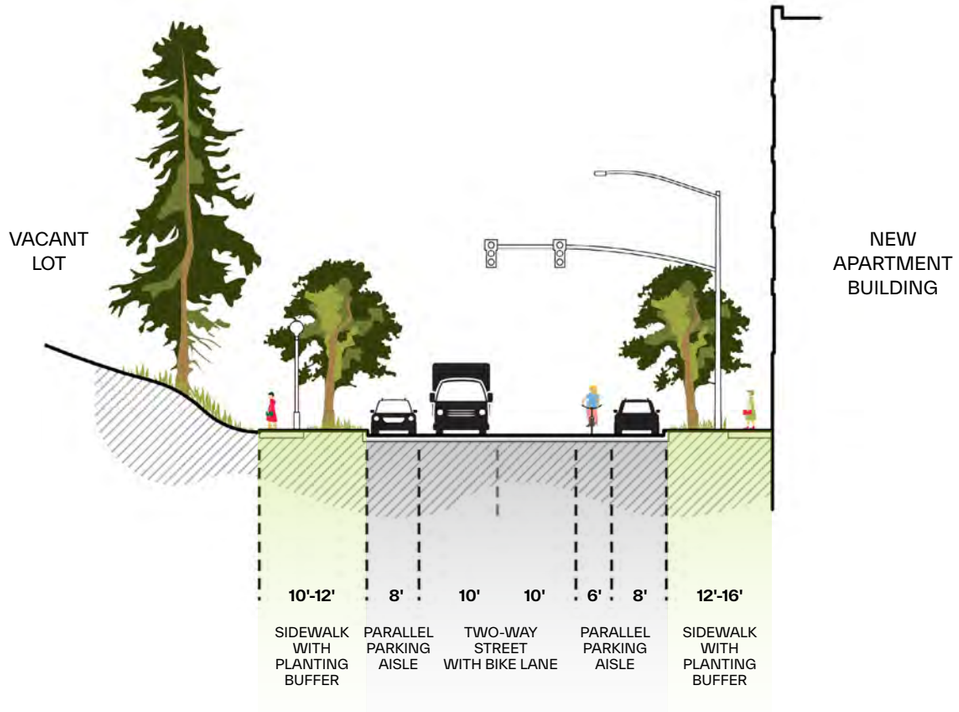


FIGURE 3.13 | Existing Street Section of Fawcett Avenue

CAMPUS CONNECTIVITY
EXISTING STREETSCAPES | TACOMA AVENUE

Nearly as wide as Pacific Avenue but far less developed, Tacoma Avenue presents a significant opportunity to establish a welcoming northern gateway that strengthens the connection between UW Tacoma and the surrounding residential community. With vast vacant frontage, it offers prime development potential, as most campus-facing lots remain open, aside from one large apartment complex. These parcels provide expansive views and minimal constraints for new construction.

Currently, the avenue lacks a cohesive identity, featuring a fragmented mix of industrial shops, single-family homes, and a community church. Despite heavy traffic, the streetscape remains underdeveloped and lacks pedestrian-friendly design. As UW Tacoma expands, this corridor represents the University's greatest opportunity—and responsibility—to create a vibrant, well-integrated entrance that connects campus growth with Tacoma's evolving urban fabric.

FIGURE 1.1 | Existing Condition of Tacoma Avenue

KEYPLAN

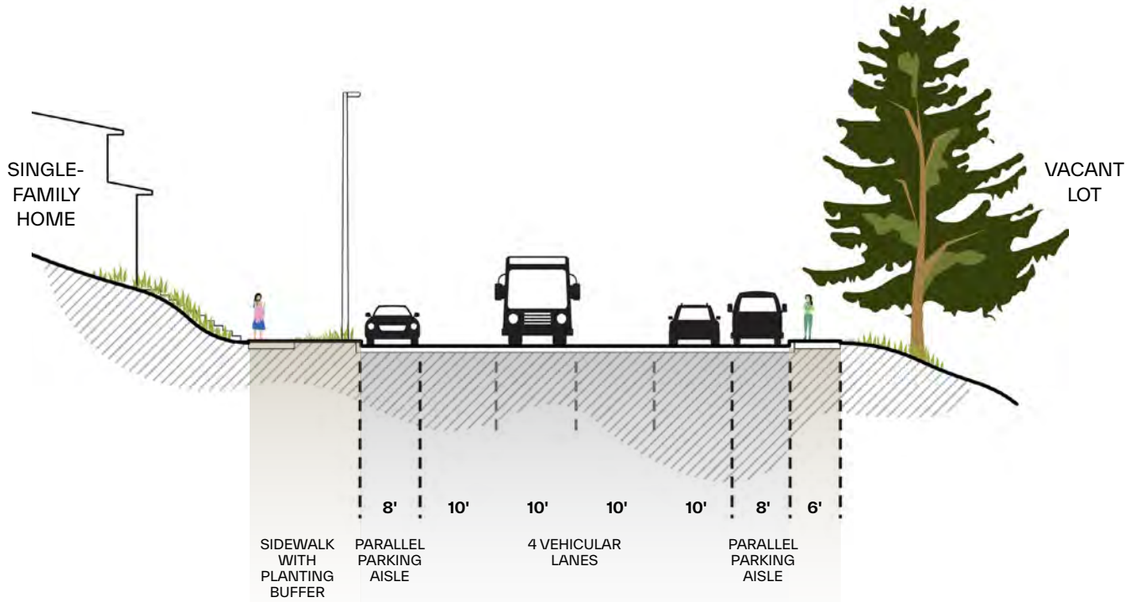


FIGURE 3.14 | Existing Street Section of Tacoma Avenue

CAMPUS CONNECTIVITY

EXISTING STREETSCAPES | SOUTH 17TH, 19TH AND 21ST STREETS

Three streets cut perpendicularly across UW Tacoma's hillside campus: South 17th, South 19th, and South 21st Streets. South 17th and South 21st mark the campus edges, while South 19th runs through its center, terminating at Jefferson Avenue where the Prairie Line Trail and pedestrian core replace vehicular access to Pacific Avenue.

These streets link the campus's primary corridors, but South 19th extends deep into the hillside residential neighborhood to the west. With four traffic lanes and a bus route, it serves as a major thoroughfare for residents accessing Interstate 705. While some built fabric lines the sidewalks, steep slopes and retaining walls are necessary to navigate the terrain and create usable pedestrian spaces. The most critical challenge on South 19th Street is its extreme grade change, dropping over 100 feet in a short distance. Its wide, steep descent encourages high vehicle speeds, creating a serious safety concern for pedestrians.

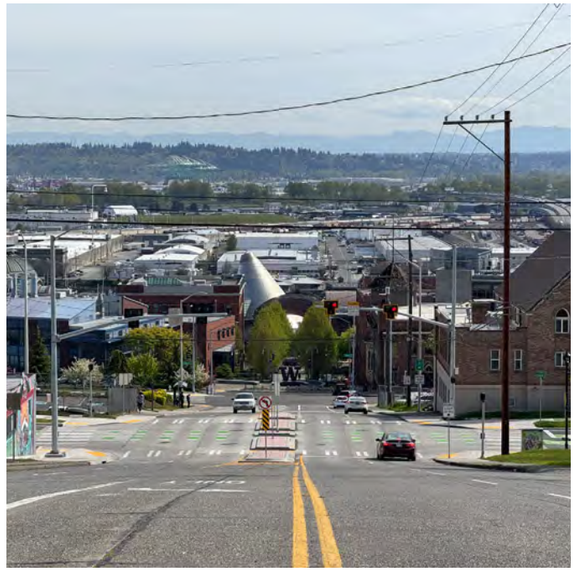
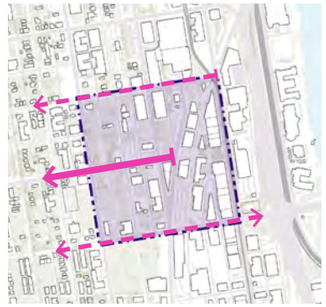


FIGURE 1.1 | Existing Condition of South 19th Street



KEYPLAN

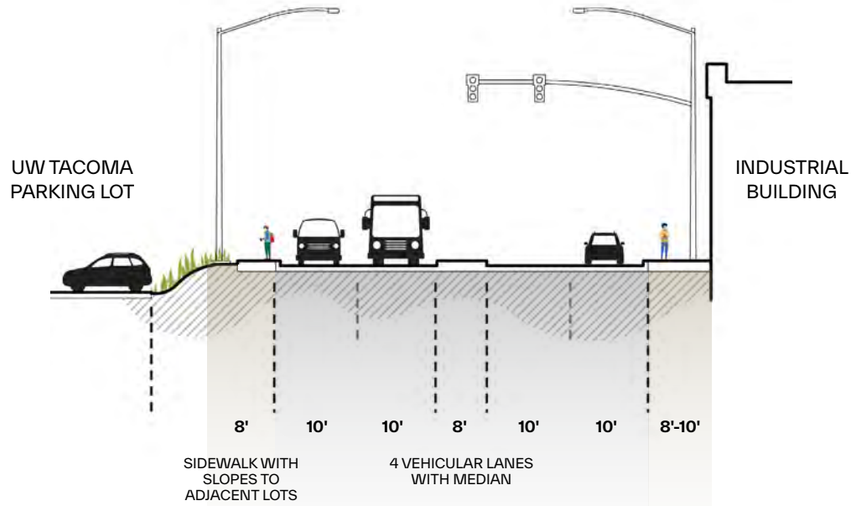


FIGURE 3.15 | Existing Street Section of South 19th Street

CAMPUS CONNECTIVITY
CAMPUS PARKING

With most UW Tacoma students commuting, parking remains a critical concern. While street parking was once readily available, increased development and activity in the area have made students more reliant on the University's surface lots and on-street parking. The majority of these lots are located uphill from the campus core, posing challenges for pedestrian accessibility. The current on-campus parking capacity is approximately 750 spaces, excluding on-street parking.

On-Campus Parking
UW Tacoma offers structured parking in the Court 17 Garage, primarily for residents but open to non-residents, and surface lots like Whitney, TPS, and Tioga , which provide easy access to campus buildings. Smaller lots, such as Pinkerton Turnaround, enhance walkability by supporting multimodal circulation and pedestrian-friendly access.

Street Parking
Managed by the City of Tacoma, street parking includes both free and metered options. Spaces near Market Street and adjacent downtown streets are more regulated, while uphill areas offer greater flexibility. These options support short-term parking while maintaining strong pedestrian connectivity between campus and surrounding neighborhoods.

Alternative Parking
The Tacoma Dome Station, a nearby multi-level transit hub, offers off-campus parking with free T-Line light rail service directly to campus.

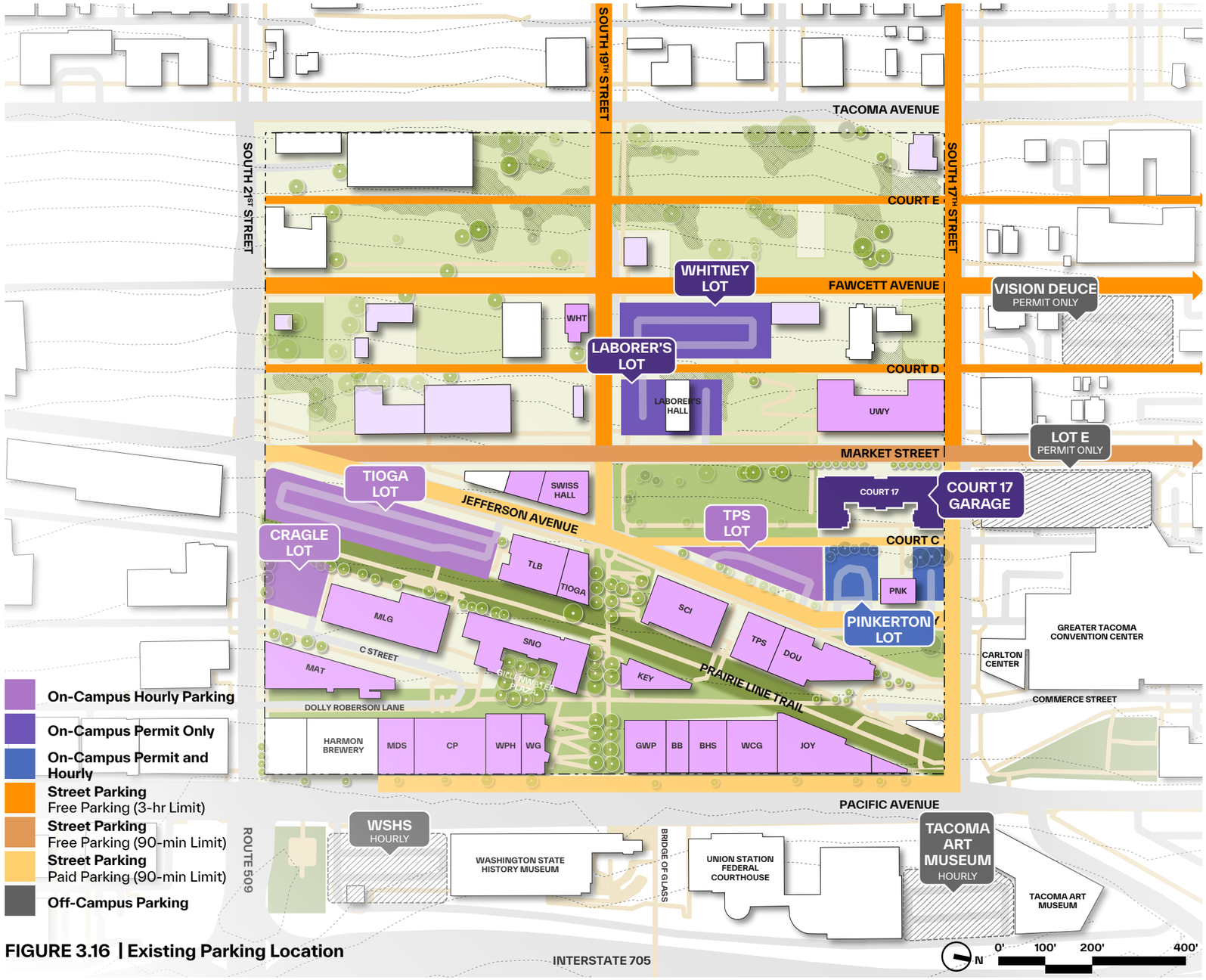


FIGURE 3.16 | Existing Parking Location

CAMPUS PUBLIC REALM
PUBLIC REALM TYPOLOGY

Despite its dense urban character, UW Tacoma actively contributes to Tacoma's public space and aims to maintain this balance as it develops its remaining vacant parcels. The Prairie Line Trail, the campus's most distinctive open space, opened in 2019 as a linear park connecting both ends of the University. This multi-use trail brings residents and visitors through the heart of campus along a gradual slope, reinforcing accessibility and integration with the city. Perpendicular to the trail, a network of stairs and ramps connects campus levels, linking old and new buildings while embodying UW Tacoma's revitalized postindustrial aesthetic. The campus identity is shaped by the defined commons of the Prairie Line Trail contrasted with the less-structured plateaus that overlook it. The future of UW Tacoma's urban campus lies in strengthening these open spaces—creating dynamic public armatures that support academic life while seamlessly bridging residential enclaves with the University's academic and functional core.

290,000 sqft 6.7 acres	**Vacant/Undeveloped**
145,000 sqft 3.2 acres	**Surface Parking**
65,000 sqft 1.5 acres	**Vertical Circulation**
233,000 sqft **5.4 acres**	**UW Tacoma Programmed Open Space**
14,000 sqft 0.3 acres	**Giving Garden**
47,000 sqft 1.1 acres	**Court C Green**
117,000 sqft 2.7 acres	**Prairie Line Trail**
55,000 sqft 1.3 acres	**Other Open Space**

FIGURE 3.17 | Existing Campus Public Realm

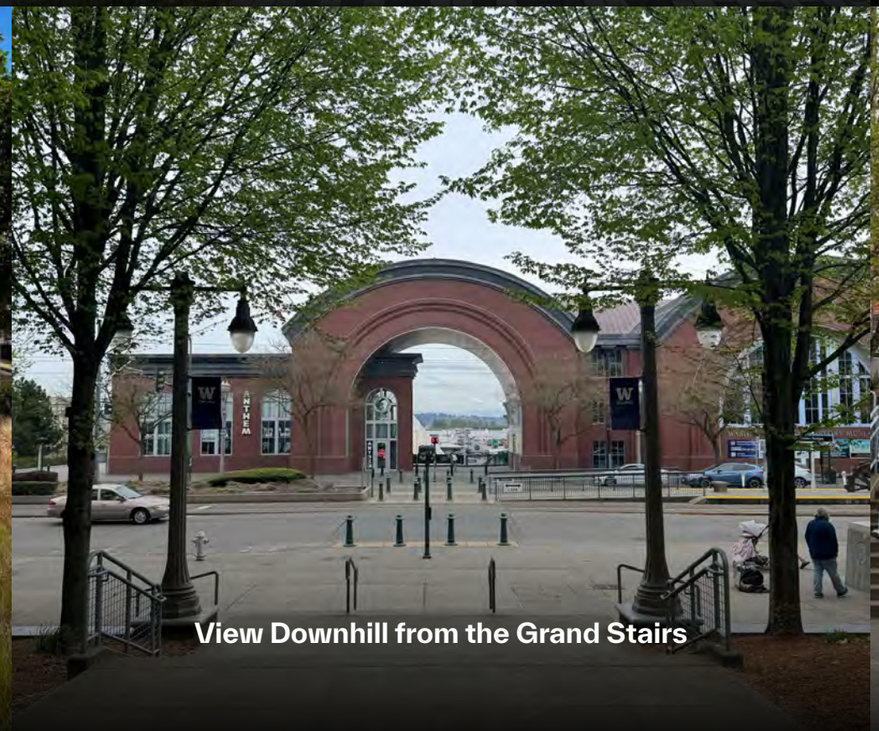
CAMPUS PUBLIC REALM

Prairie Line Trail

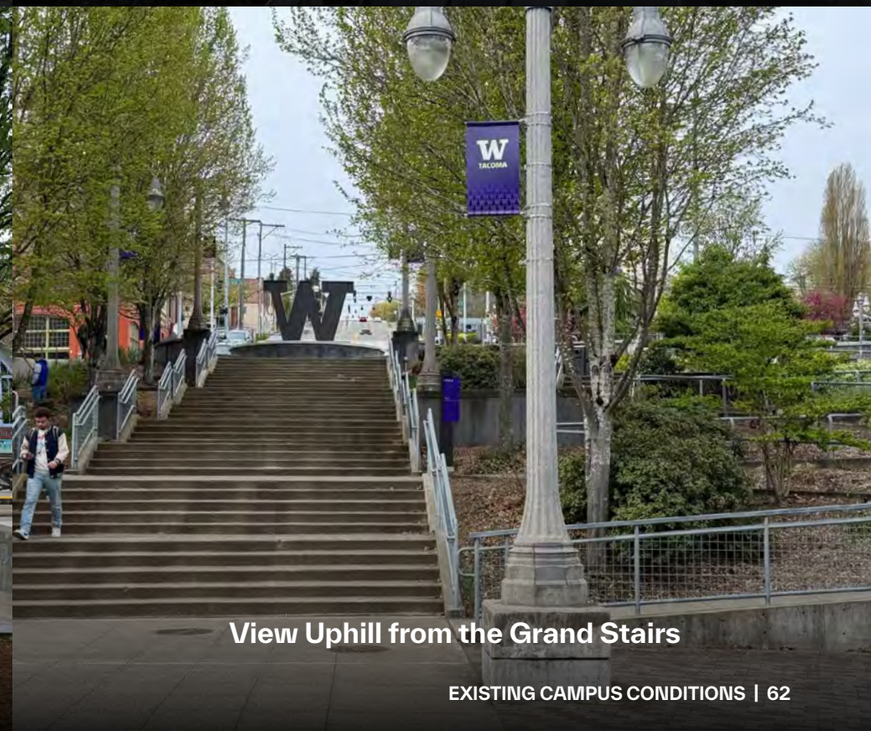
Prairie Line Trail

Prairie Line Trail

Court C Green



View Downhill from the Grand Stairs



View Uphill from the Grand Stairs

CAMPUS PUBLIC REALM
URBAN HEAT AND VEGETATION

Tacoma's urbanization began in the late 19th century with the rise of the lumber industry. Before that, the uplands above Puget Sound were densely forested with Douglas-fir, western hemlock, western redcedar, and red alder, while the understory thrived with salal, Oregon-grape, sword fern, Pacific rhododendron, and huckleberries. Today, this once-forested landscape has been replaced by a dense urban matrix of asphalt and concrete, vastly different from the Alderwood soils that once covered the UW Tacoma campus.

Urbanization has also increased heat retention in the area. According to 2018 data from Portland State University, UW Tacoma sits within one of Tacoma's most heat-affected zones, a consequence of its postindustrial setting, where street trees and vegetation have only recently become a priority.

The urban heat island effect, combined with social equity and community health concerns, has placed the campus and surrounding area among Tacoma's highest-priority zones for tree planting. This aligns with the City of Tacoma's 2023 Community Forestry Plan, which designates UW Tacoma as a key site for expanded urban tree coverage to mitigate heat and enhance environmental resilience.

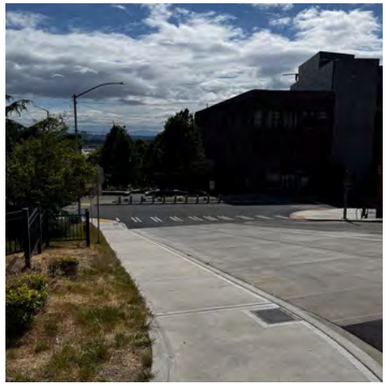


FIGURE 1.1 | Existing Campus Vegetation

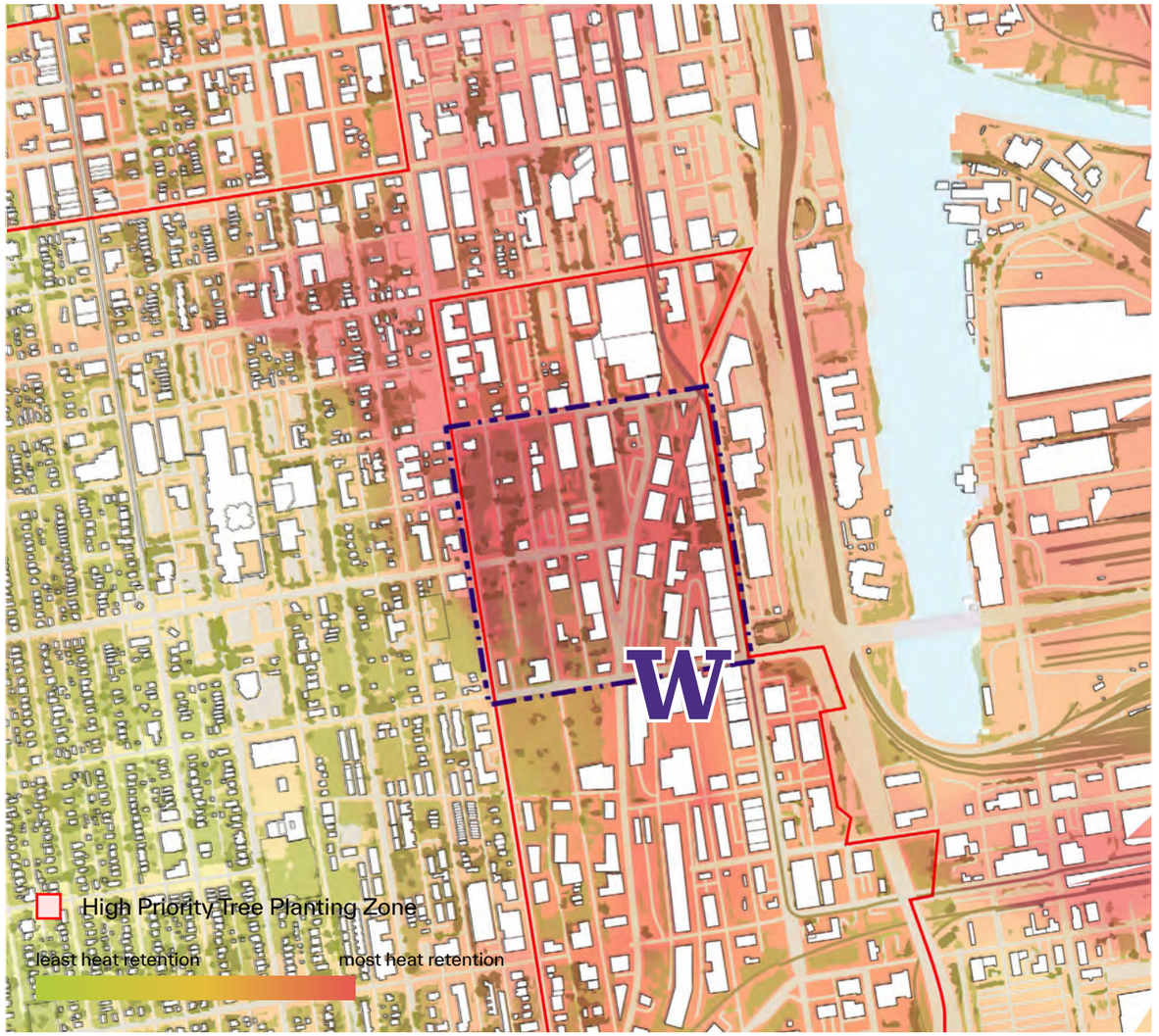


FIGURE 3.18 | Urban Heat Island Effect (Source: Portland State University, 2018)
High Priority Tree Planting Zone (Source: City of Tacoma Community Forestry, 2023)

CAMPUS PUBLIC REALM
URBAN HEAT AND VEGETATION

FIGURE 1.1 | Selections of the 'Grit City Trees' (Source: City of Tacoma Urban Forestry Program)

FIGURE 3.19 | Urban Tree Canopy Height (Source: City of Tacoma Urban Forestry Program)

CAMPUS PUBLIC REALM
EXISTING CAMPUS VEGETATION

Due to its urban location and postindustrial past, UW Tacoma's open spaces lack vegetation and ecological features. The Prairie Line Trail is an exception, where the University has introduced tall, distinctive trees that frame urban axes and provide shade. Despite these efforts, much of the surrounding landscape—streets and vacant lots—remains barren. Some native Pacific Northwest trees persist in undeveloped areas, thriving without intentional planting. Future development can expand the urban canopy, improving shade, cooling, and campus identity.

Douglas fir
Pseudotsuga menziesii

Allee Elm
Ulmus parvifolia 'Emer II'

Poplar sp.

Bigleaf Maple
Acer macrophyllum

FIGURE 3.20 | Existing Campus Vegetation

CAMPUS PUBLIC REALM
EXISTING STORMWATER MANAGEMENT

UW Tacoma's stormwater system primarily relies on Tacoma's municipal infrastructure, with runoff conveyed through a network of storm drains. As stormwater flows downhill, pipes increase in size to accommodate additional volume, ultimately discharging into the Foss Waterway. While the Prairie Line Trail follows contemporary stormwater management codes and incorporates best management practices (BMPs), most of the campus still drains directly into the city's system.

A key stormwater collection facility is located at the southern end of the Prairie Line Trail, where bioretention basins integrated into the landscape help manage runoff. Maintained by the city, this system improves water quality while enhancing campus greenery. UW Tacoma could expand similar partnerships as new sections of the campus are developed, further integrating sustainable stormwater solutions into future growth.

Existing Stormwater Catchment along Prairie Line Trails

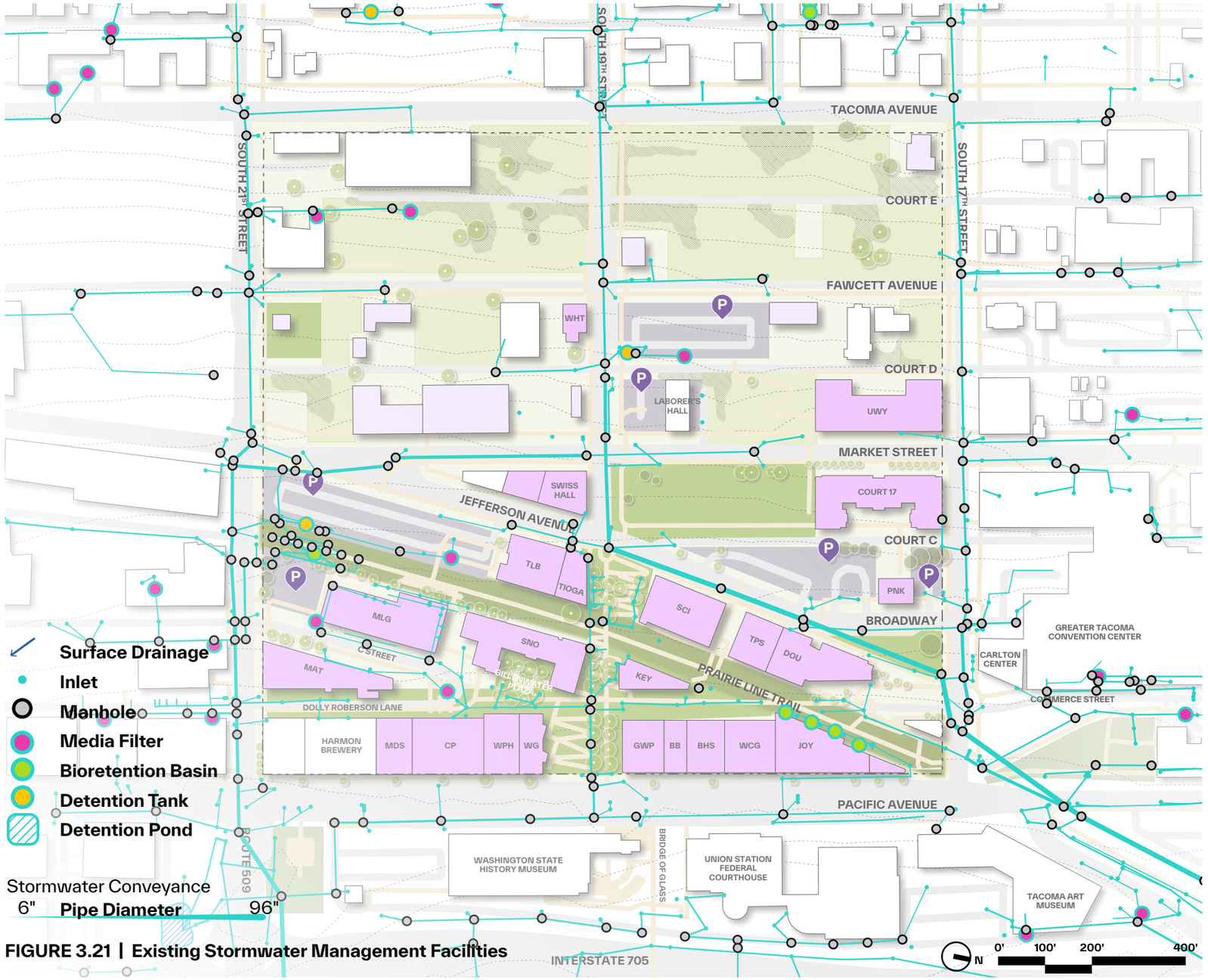
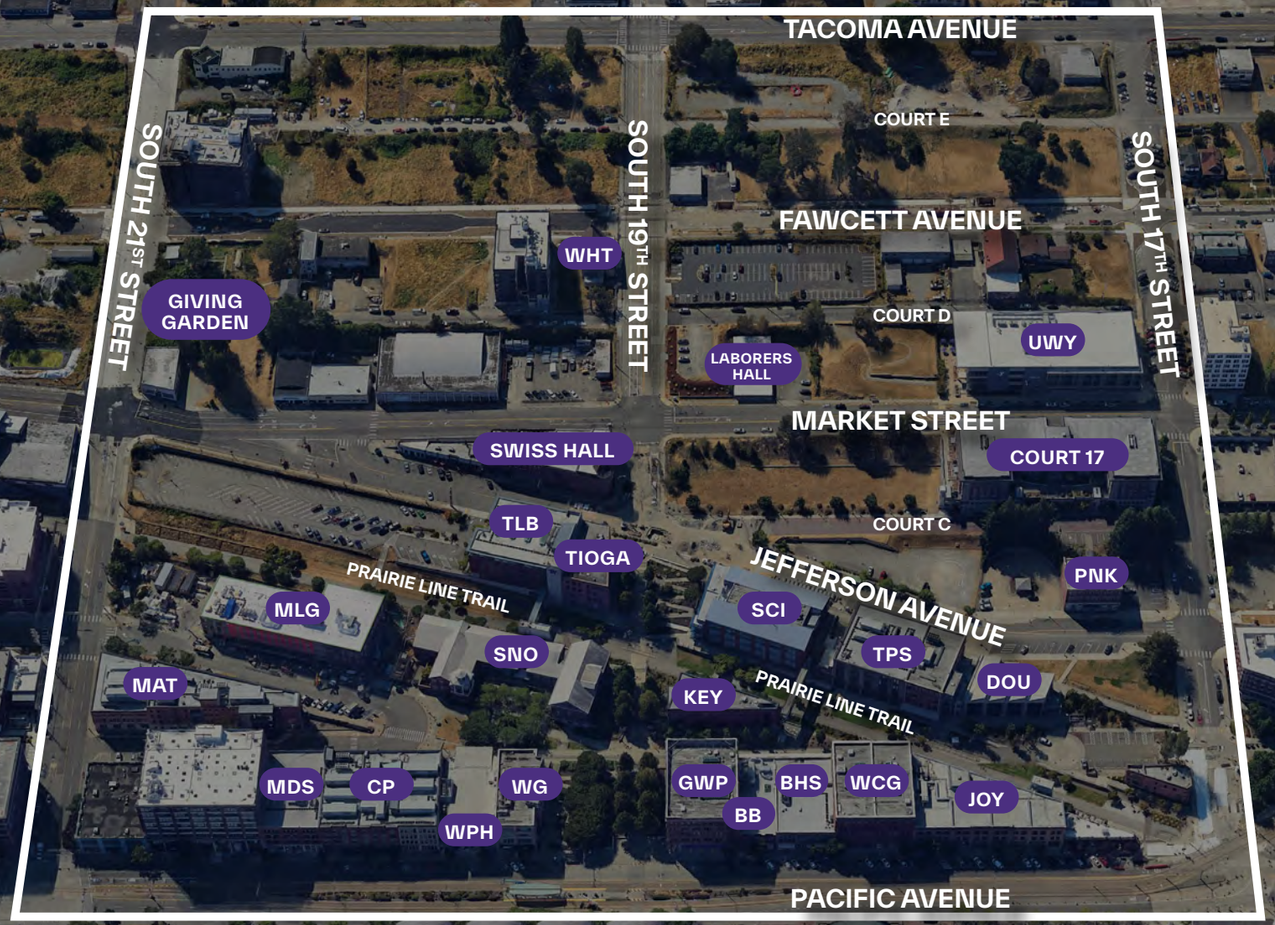


FIGURE 3.21 | Existing Stormwater Management Facilities

EXISTING CAMPUS ASSETS

FIGURE 3.22 | Existing Campus Buildings



Note:
Abbreviation of UW Tacoma Existing Buildings

BB	Birmingham Block
BHS	Birmingham Hay & Seed
CP	Cherry Parkes
COURT 17	Court 17 Student Housing
DOU	Dougan
GWP	Garretson Woodruff & Pratt
HAR	Harmon
JOY	Russell T. Joy
KEY	Keystone
	Laborer's Hall
MAT	Mattress Factory
MDS	McDonald Smith
MLG	Milgard Hall
WPH	William W. Philip Hall
PNK	Pinkerton
SCI	Science
SNO	Snoqualmie Building
TPS	Tacoma Paper & Stationery
TLB	Tioga Library Building
UWY	University Y Student Center
WG	Walsh Gardner
WCG	West Coast Grocer
WHT	The Whitney

Source: UW Tacoma Website, Campus Map

EXISTING CAMPUS ASSETS
HISTORIC CORE AND FUTURE GROWTH IN UPHILL AREA

The UW Tacoma campus presents two distinct conditions: a densely developed historic core and a largely underutilized uphill area.

In the historic core, the tightly woven urban fabric is defined by narrow streets and circulation routes that navigate steep grades. The postindustrial character is evident in the brick buildings and metal ornamentation that dominate the district. Recent renovations have reinforced the adaptive reuse of these structures, preserving their integrity while enhancing functionality.

Moving uphill, the landscape shifts dramatically. Much of the land remains vacant, punctuated by surface parking lots and a few recently developed apartment complexes. The contrast between the built environment of the core and the underdeveloped upper campus creates distinct spatial experiences.

As the primary landholder of these vacant parcels, UW Tacoma acknowledges its role in shaping the future of the district. In response to community input, this master plan establishes a strategic vision for development, ensuring that future growth aligns with both the University's educational mission and the broader aspirations of the neighborhood.

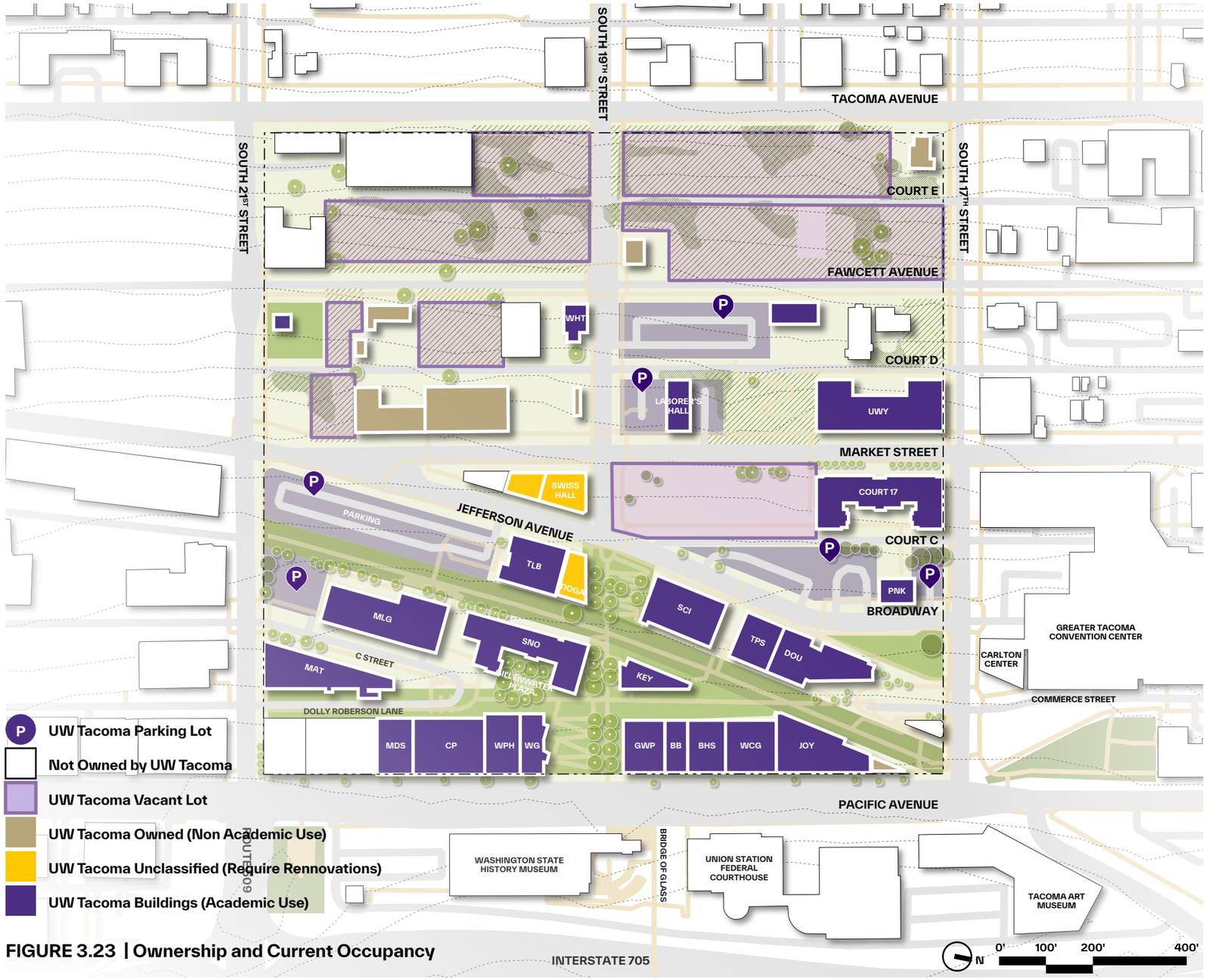


FIGURE 3.23 | Ownership and Current Occupancy

EXISTING CAMPUS ASSETS

HISTORIC CORE

EXISTING CAMPUS ASSETS
HISTORIC BUILDINGS AND NEW CONSTRUCTION

East of Market Street, within the historic campus core, lies a zoning overlay for the historic and conservation district. This area is home to several buildings classified as Registered Historic Buildings, many of which have been restored for the University of Washington Tacoma as part of the Union Depot-Warehouse Historic District, which was added to the National Register of Historic Places in 1980. These buildings were preserved due to their exceptional craftsmanship and their significance to the city's industrial heritage, as well as the impact of the automobile on urban development.

Most of these historic structures have been thoughtfully renovated through adaptive reuse, breathing new life into the area while honoring its industrial past. The Swiss-Wild Building (or Swiss Hall) remains unrenovated.

Built in 1902, the Snoqualmie Falls Power House played a pivotal role in the region's industrial history. It was the Pacific Northwest's first hydroelectric plant, generating electricity for Tacoma and Seattle starting in 1899. The power house remained operational until 1958, when it was converted into warehouse space. After sitting unused for many years, UW Tacoma renovated the building, added an extension, and transformed it into the University's library, preserving much of the original infrastructure used to move heavy equipment. This blend of history and modern function underscores the campus's commitment to preserving Tacoma's industrial heritage while evolving into a vibrant educational hub.

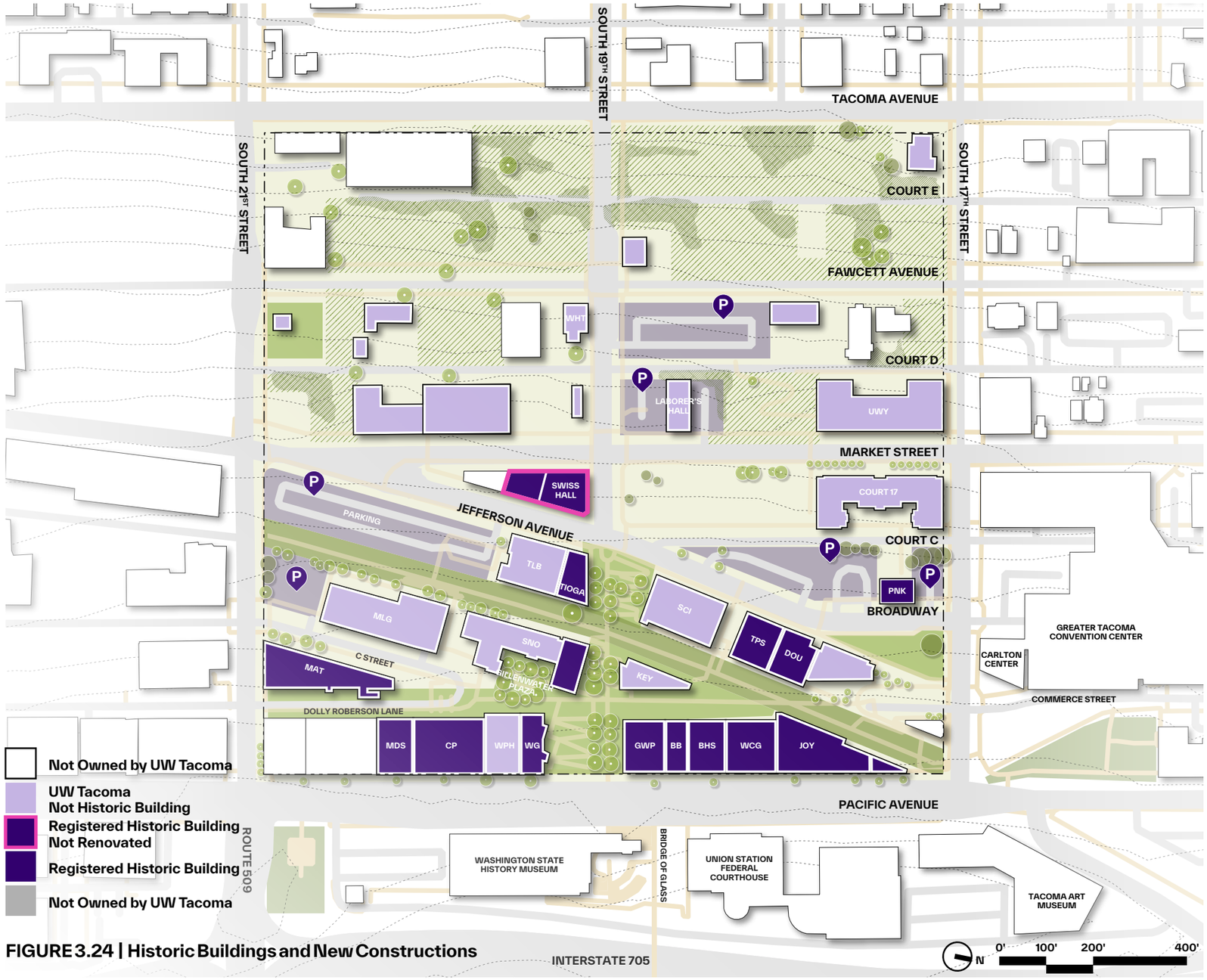


FIGURE 3.24 | Historic Buildings and New Constructions

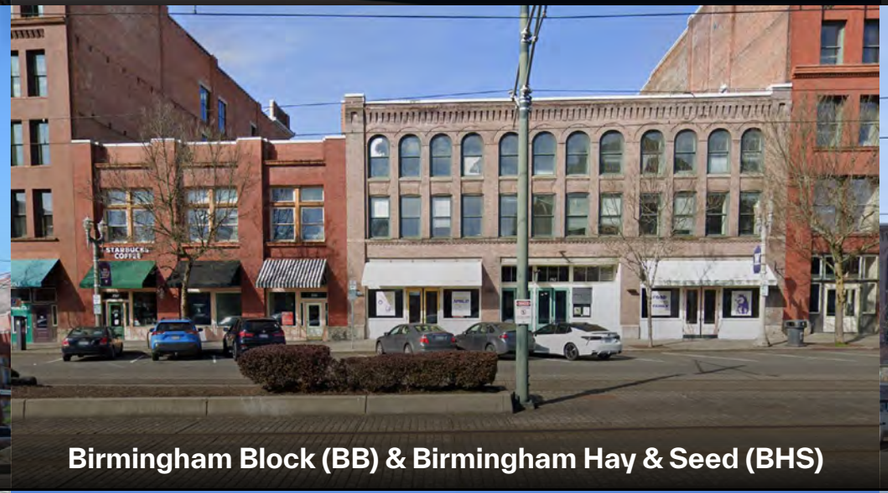
EXISTING CAMPUS ASSETS
HISTORIC BUILDINGS


Mattress Factory (MAT)

Pinkerton (PNK)


Snoqualmie Building (SNO)


Garretson Woodruff & Pratt (GWP)


Birmingham Block (BB) & Birmingham Hay & Seed (BHS)


West Coast Grocery (WCG)


Tioga Library Building (TLB)


Tacoma Paper & Stationery (TPS)


Cherry Parkes (CP)

EXISTING CAMPUS ASSETS
NEW CONSTRUCTION

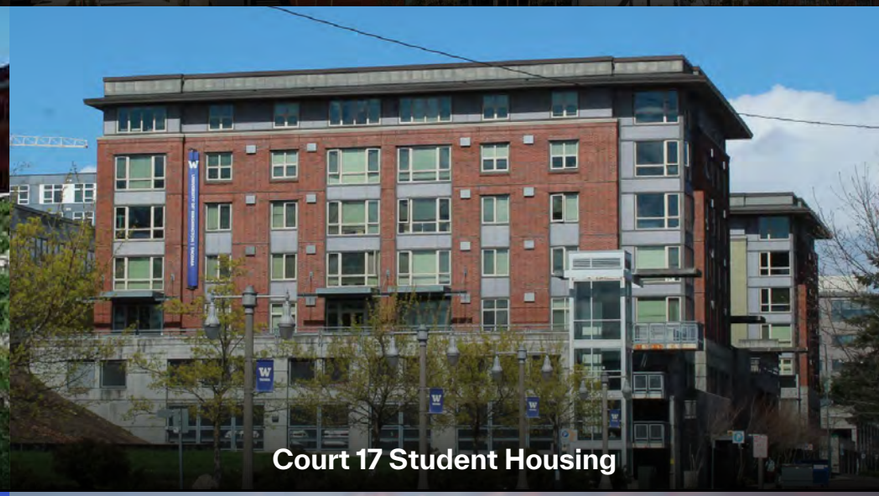

Milgard Hall (MLG)


Science Building (SCI)

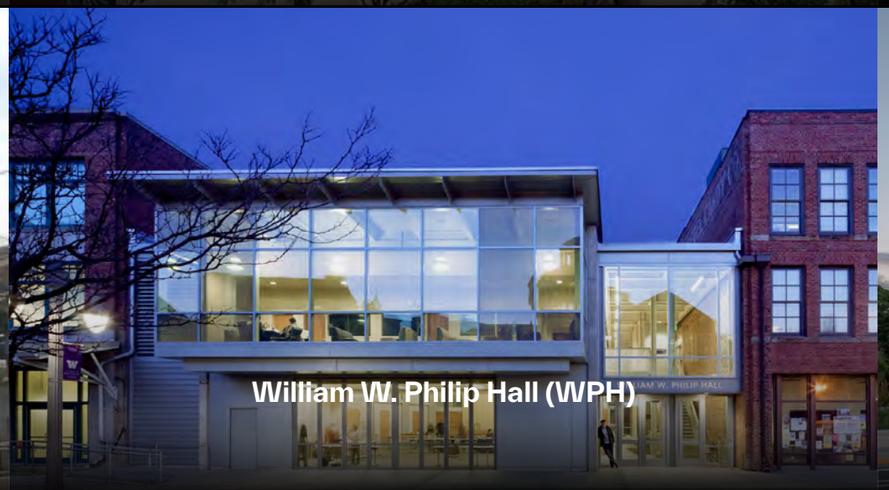

Addition to Tioga Library Building (TLB)


Addition to Dougan (DOU)


Addition to Library


Court 17 Student Housing


Walsh Gardner (WG)


William W. Philip Hall (WPH)


University Y Student Center (UWY)

EXISTING CAMPUS ASSETS
BALANCING PRESERVATION AND NEW DEVELOPMENT

While much of UW Tacoma's campus consists of renovated and adaptively reused historic buildings, several structures—marked by stripes in the diagrams on the right—were purpose-built for University use. As UW Tacoma approaches its 30-year milestone, some of these newer buildings are now at a stage where renovation and upgrades are necessary.

Deferred maintenance programs focus on addressing critical safety concerns, such as seismic vulnerabilities, fire hazards, ADA compliance, and essential structural repairs. Most buildings in the historic campus core remain in good condition, with scores between 1-3 on UW Tacoma's Facility Conditions Scale. However, properties outside the core campus are planned for upgrades, renovations, or potential demolitions to align with long-term development goals.

As expansion moves uphill, the University enters a new phase characterized by new construction. This marks a transition from repurposing historic structures to designing contextually appropriate, purpose-built facilities, shaping the next era of campus growth.

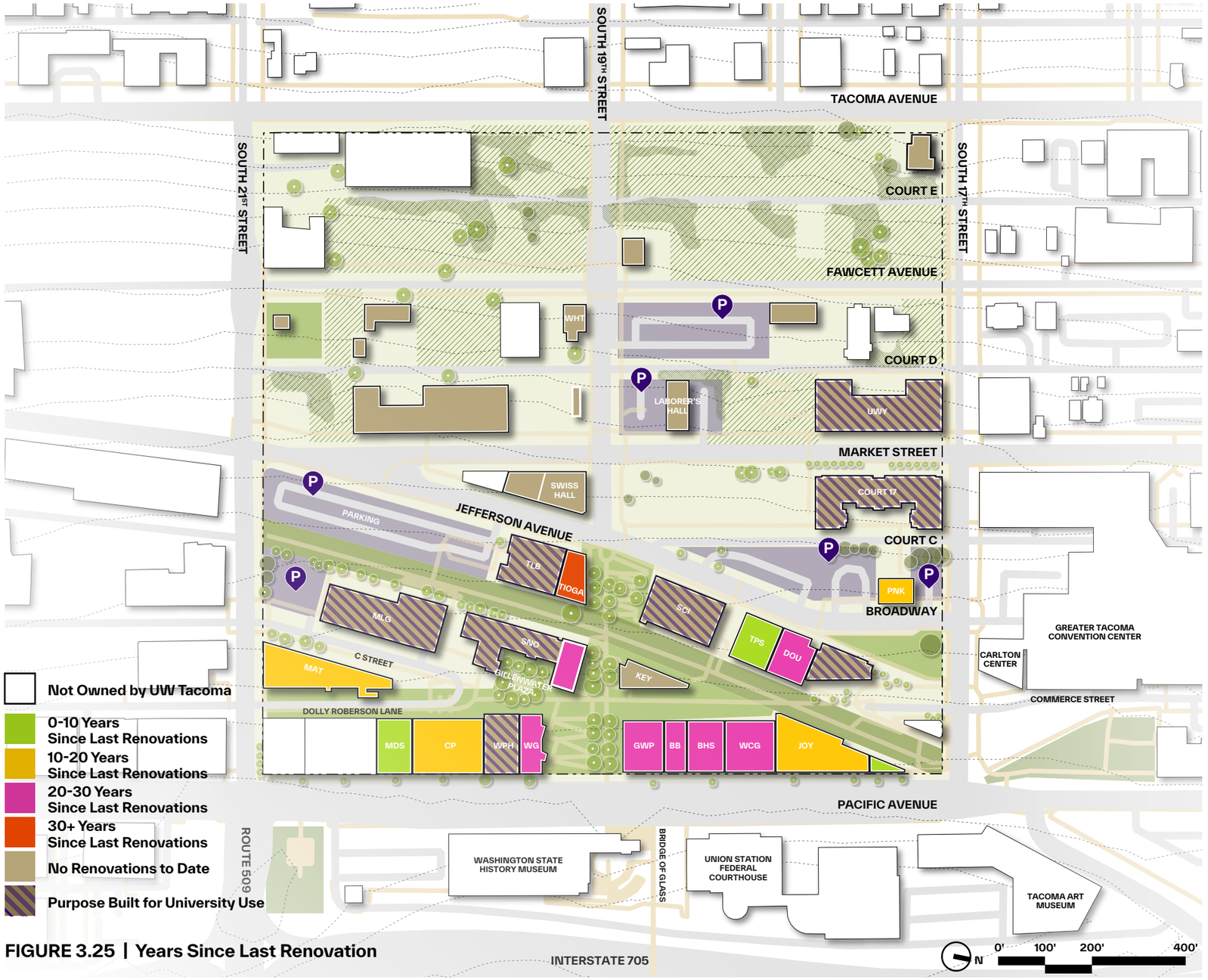
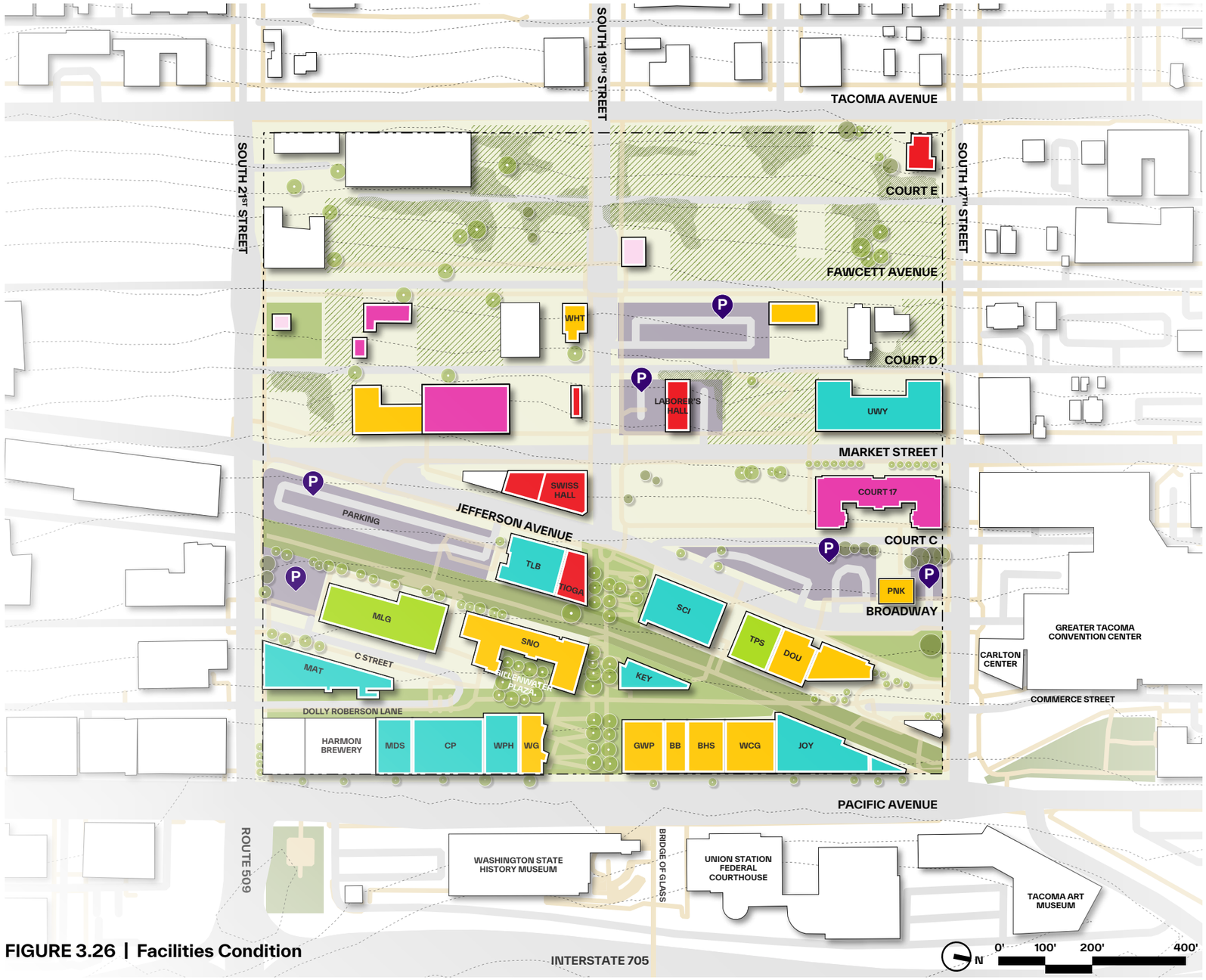


FIGURE 3.25 | Years Since Last Renovation

EXISTING CAMPUS ASSETS
FACILITIES CONDITION

Consistent with the analysis of recent renovations, the Swiss-Wild Building (Swiss Hall) and the Tioga Building, along with Laborers Hall and several smaller UW Tacoma-owned buildings located uphill, have been rated 5 on the Facility Condition Scale.

This rating, classified as "Emergent Services Only," indicates that these buildings are in critical condition, with building services provided only in emergency situations. As the university plans its growth, particularly with its expansion uphill, careful consideration of these buildings' future—whether through renovation or demolition—is essential to the overall campus development strategy.



Not Owned by UW Tacoma

Score 2 - Adequate
Facilities meet satisfactory standards with occasional reactive maintenance.

Score 3 - Fair
Basic functionality with some reliance on reactive maintenance.

Score 4 - Limited
Facility is often in disrepair, hindering operational needs.

Score 5 - Emergent Services Only
Facility in critical condition, with building services provided only in emergency situations.

FIGURE 3.26 | Facilities Condition

EXISTING CAMPUS ASSETS
FIRE AND SEISMIC IMPROVEMENT ANALYSIS

The map highlights UW Tacoma campus buildings that require fire and seismic improvements, including Swiss Hall, Tioga Hall, Laborers Hall, and several smaller non-academic buildings owned by the University. These structures need critical upgrades to meet modern safety standards.

These improvements are essential due to the buildings' current condition and accumulated deferred maintenance costs. Upgrading these facilities will also support their adaptive reuse, aligning with the University's ongoing development plans. Ensuring these upgrades is crucial for maintaining campus integrity and safety, particularly as the university continues to grow and evolve.

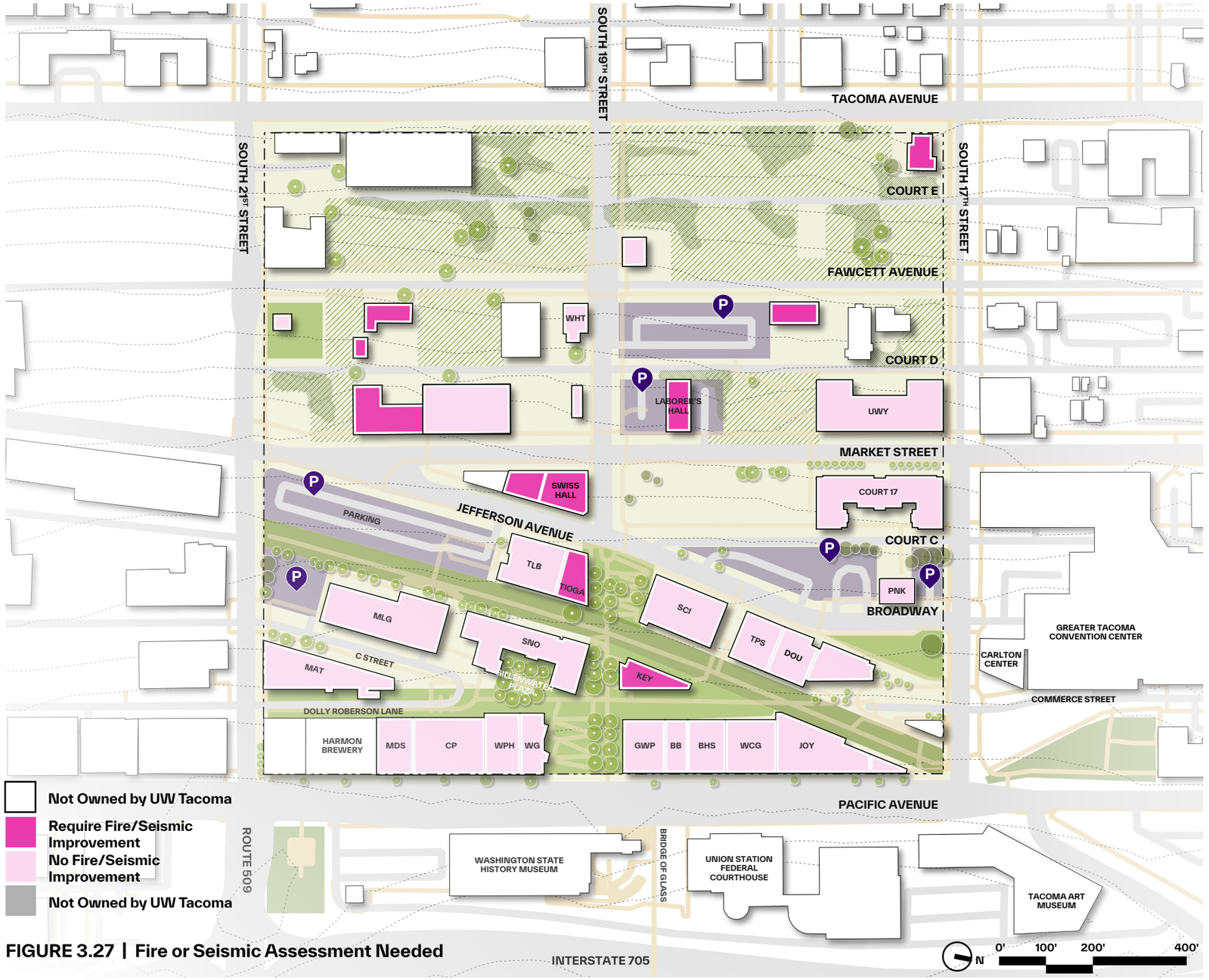


FIGURE 3.27 | Fire or Seismic Assessment Needed

EXISTING CAMPUS ASSETS
SOIL CONTAMINATION

The extent of soil contamination sites is based on data from the 2008 Campus Master Plan, which itself was informed by the draft Supplemental Remedial Investigation Work Plan (March 5, 2005). Given the age of these reports, and the possibility that soil treatment efforts have taken place since, a reassessment using more current data is highly recommended. Additionally, a review by the UW Department of Ecology should be conducted to ensure alignment with updated environmental standards and regulations.

Further investigations are needed to assess soil conditions west of Market Street. A comprehensive geotechnical report should be obtained before any construction begins across campus. This report should include guidance on managing contaminated soil and handling construction-related water to mitigate potential environmental and safety risks.

Note:
The Soil Contamination Sites diagram (Figure 3.28) will be updated with the latest available information toward the finalization of this Campus Master Plan.

FIGURE 3.28 | Soil Contamination Sites (2008)

POTENTIAL DEVELOPMENT ZONES

MAPPING FOCUS AREAS OF INTERVENTION

Based on existing campus conditions and the historic zoning overlay, the primary focus for new development in this Campus Master Plan will be the uphill side of the campus. This area offers the greatest opportunity for expansion while maintaining a connection to the campus's historical context.

The plan will establish a framework that seamlessly integrates the historic campus core with the newly designated campus zones, ensuring a balanced connection between tradition and progress.

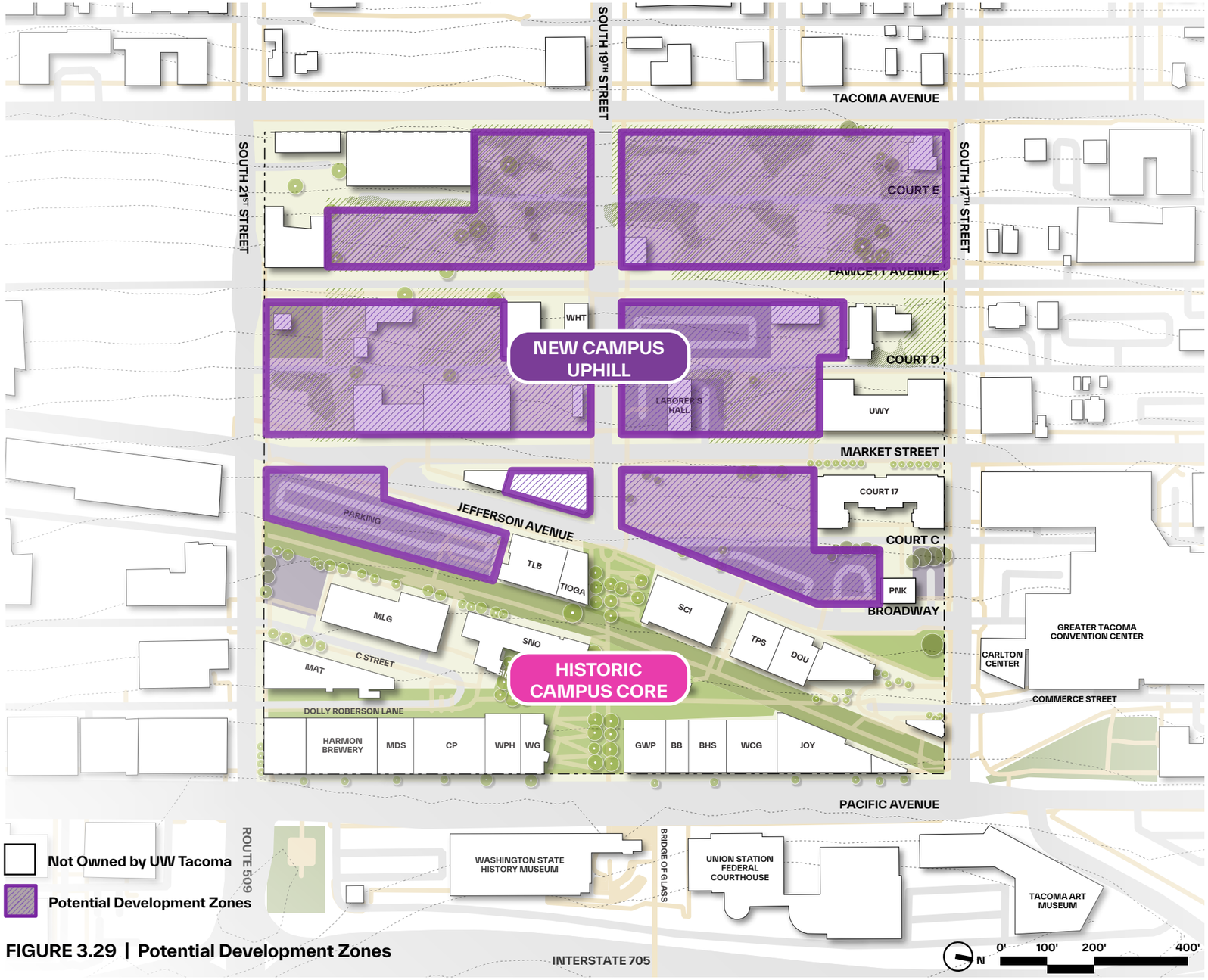


FIGURE 3.29 | Potential Development Zones

04.
GROWTH PROJECTIONS & PROGRAM ANALYSIS

ENROLLMENT GROWTH
PROJECTED GROWTH TO 10,000 FTE

UW Tacoma is planning for significant enrollment growth to meet the evolving educational and workforce needs of the region. The University plans to expand its student population from nearly 5,000 to a target of 10,000 full-time equivalent students (FTEs) over time. This expansion serves as a key driver for the University's master plan development, ensuring that campus facilities and resources align with projected student demand. Growth is particularly focused on high-demand academic programs in Engineering, Arts and Sciences, Nursing and Healthcare Leadership, and Education.

With student enrollment doubling, faculty and staff numbers will also increase. Growth projections are based on a 1:20 faculty-to-student ratio and a 1:16 staff-to-student ratio.

EXISTING	PROJECTED GROWTH	TARGET
		
4,980 STUDENT FTE	+5,020 STUDENT FTE	10,000 STUDENT FTE
319 FACULTY (1:15)	+181 FACULTY	500 FACULTY (1:20)
292 STAFF (1:16)	+333 STAFF	625 STAFF (1:16)
5,591 STUDENT FTE, FACULTY, STAFF	+5,534 STUDENT FTE, FACULTY, STAFF	11,125 STUDENT FTE, FACULTY, STAFF

Note:

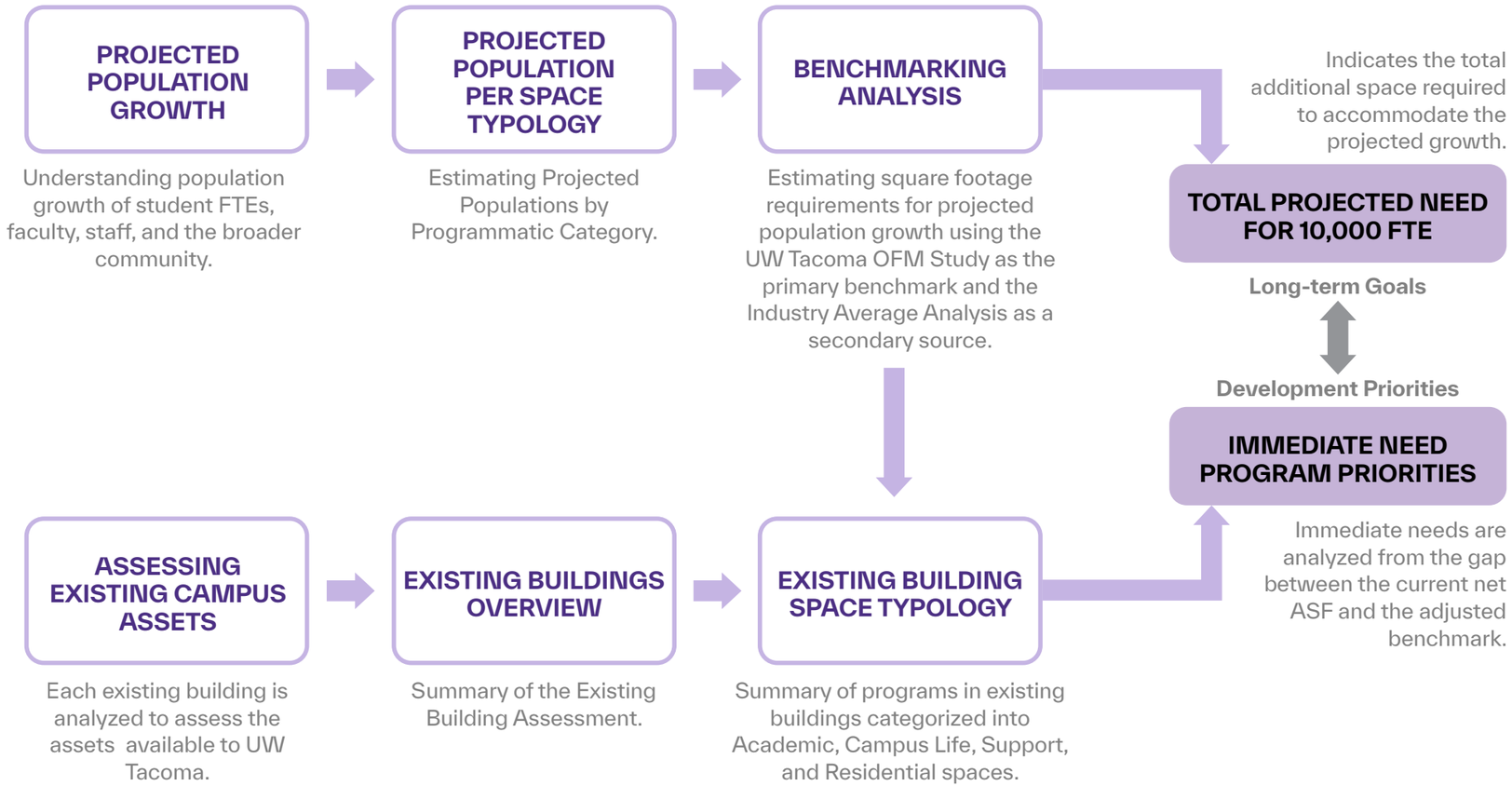
FTE stands for "Full-Time Equivalent." In higher education, FTE is a standardized measure used to represent student enrollment in terms of full-time study. It is calculated by dividing the total number of credit hours taken by all students by the number of credit hours that constitute a full-time course load. This metric helps institutions assess faculty workload, allocate resources effectively, and track enrollment trends over time.

ENROLLMENT GROWTH
PROGRAM ANALYSIS METHODOLOGY

The program analysis follows a methodology to evaluate current assets, forecast growth, and determine space requirements for future needs. The process begins with assessing existing buildings, where each facility is analyzed to evaluate the assets available on campus. This is followed by an overview of existing buildings, summarizing assessment findings to establish a baseline understanding of current facilities. Next, the existing building space typology categorizes spaces within existing buildings into Academic, Campus Life, Support, and Residential areas.

Once current assets are evaluated, the focus shifts to identifying gaps through immediate need program priorities, which analyze the difference between existing spaces and assigned benchmarks to determine urgent spatial needs. To plan for future growth, projected population growth is assessed by estimating increases in students, faculty, staff, and the broader community. This leads to projected population per space typology, where estimated populations are categorized by programmatic use to determine specific space allocations.

A benchmarking analysis is then conducted using the UW Tacoma OFM Study as the primary reference, supplemented by industry averages for comparison. Finally, all findings are consolidated to determine the total projected need for 10,000 FTE, identifying the additional space required to support future growth. This structured approach ensures a comprehensive evaluation of existing campus assets, immediate needs, and long-term spatial requirements, aligning with strategic objectives and development plans.



ENROLLMENT GROWTH
PROJECTED GROWTH TIMELINE

To determine feasible timelines for student FTE enrollment growth, our analysis shown in Figure 4.1 examines two key factors: annual enrollment growth rates and the pace of campus building construction.

ANNUAL GROWTH RATES

Analyzing UW Tacoma's growth trajectory from 2005 to the present, we modeled projected annual enrollment growth based on historical trends. These past growth patterns indicate high student FTE expansion rates, requiring aggressive infrastructure investment to ensure adequate facilities and support services.

- **9.93% Historical Annual Growth Trend (2005–2020).** UW Tacoma experienced rapid student enrollment growth, reaching 5,380 student FTEs in 2020, with an annual growth rate of 9.93%.

- **6.95% Historical Annual Growth Trend (2005–2025).** During the COVID-19 pandemic, the University's annual growth rate decreased to 6.95%. Continuing at this pace, the University could reach 10,000 student FTEs by **2035**.

To plan for sustainable campus growth, our projections consider three potential annual growth scenarios: 5%, 2.5%, and 1.7%.

- **5% Projected Growth Rate** - A 5% growth rate reflects the rapid expansion seen in the University's first fifteen years, projecting that the Full-Time Equivalent (FTE) student population will reach 10,000 by 2040. This scenario assumes a substantial expansion of academic programs, infrastructure, and student services to support accelerated growth.

- **2.5% Projected Growth Rate** - A 2.5% growth rate suggests a more gradual increase, with FTEs reaching 10,000 by 2053. This scenario assumes steady program development and an expanding regional influence.

- **1.7% Projected Growth Rate** - The 1.7% growth rate, aligning with Pierce County's historical population trends, represents the most conservative projection, estimating 10,000 FTEs by **2067**. This trajectory reflects a campus growth rate that parallels broader community trends, prioritizing incremental expansion.

RATE OF BUILDING CONSTRUCTION

To ensure sustainable enrollment growth while maintaining adequate facilities, the University must align campus expansion with available space and funding. The analysis examines the rate of building construction and how it supports increasing student enrollment over time.

Key Assumptions

- UW Tacoma maintains an acceptable NASF per FTE of 90 NASF/FTE to provide sufficient academic and support spaces. Newly constructed campus buildings operate at 60% efficiency.

- A new building of 60,000 GSF provides 36,000 NASF, accommodating 400 FTEs at 90 NASF per student.

The analysis examined two different building construction or upgrading cycles:

- **Student FTE Growth Scenario Based on a 5-Year Building Cycle** - If a new 60,000 GSF building is constructed every five years, the campus will grow by 400 FTEs per cycle. Starting with 4,980 FTEs in 2025, this consistent expansion will allow the University to reach 10,000 FTEs by **2090**, following 13 building cycles of five years each.

- **Student FTE Growth Scenario Based on a 10-Year Building Cycle** - If a new 60,000 GSF building is constructed every 10 years, the campus will grow by 400 FTEs per cycle, leading to a slower expansion rate. At this pace, the University will not reach 10,000 FTEs until **2155**, requiring 13 building cycles of 10 years each.

This analysis highlights the key relationship between student growth, funding availability, and infrastructure development, ensuring that expansion is both strategic and sustainable. Ultimately, UW Tacoma's long-term master plan must align enrollment targets and trends with building capacity and funding availability, creating a scalable and financially sustainable framework for campus growth.

ENROLLMENT GROWTH

PROJECTED GROWTH TIMELINE

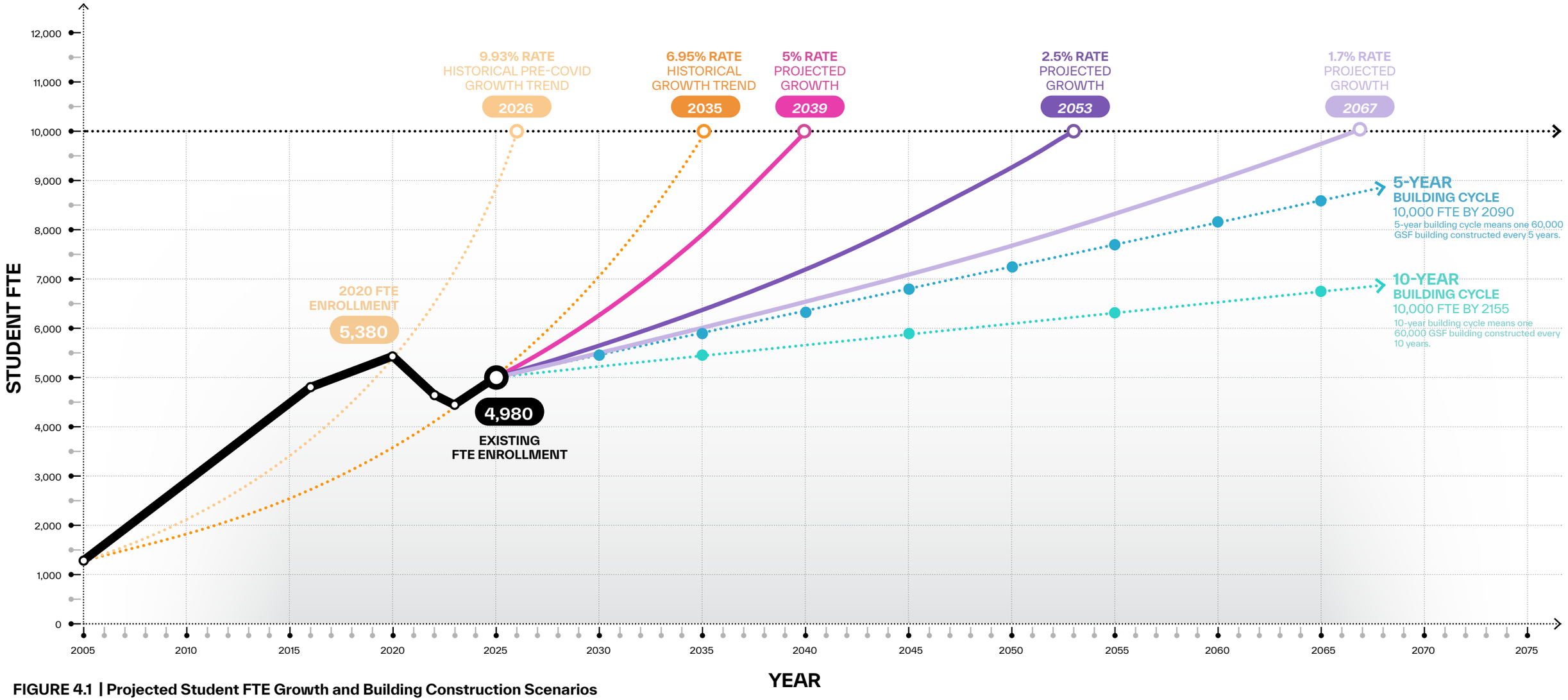


FIGURE 4.1 | Projected Student FTE Growth and Building Construction Scenarios


UNIVERSITY of
WASHINGTON
TACOMA

SPACE PROJECTIONS
PROGRAMMATIC CATEGORY

UW Tacoma program categories are structured into four main areas: Academic, Campus Life, Residential, and Support. These programmatic categories form the foundation of the campus master plan program analysis and will continue to guide campus planning and development in the future.

	ACADEMIC				CAMPUS LIFE			RESIDENTIAL	SUPPORT
SPACE CLASSIFICATION	**CLASSROOM**	**LABORATORY**	**OFFICE**	**LIBRARY + STUDY**	**GENERAL USE**	**RECREATION/ SPECIAL USE**	**HEALTH SERVICES**	**HOUSING**	**SUPPORT**
FICM	100	210, 220, 250	300, 311, 312, 350	410, 420	600, 620, 630, 650, 660	600, 620, 630, 650, 660	900	800	700, 730
FICM | Space Name	100 | Classroom	210 | Instructional Lab 220 | Open Lab 250 | Research Lab	300 | General Office 311 | Faculty Office 312 | Staff Office 350 | Conference	410 | Study Facility 420 | Library Facility	600 | General Facilities 620 | Exhibition Space 630 | Dining Space 650 | Social Space 660 | Merchandising	500 | Special Use 520 | Recreation Space 640 | Childcare	900 | Health Services	800 | Student Housing	700 | Building Utilities 730 | Storage

FIGURE 4.2 | Space Classification and Programmatic Category

Note:

FICM (Facilities Inventory and Classification Manual) is a standardized framework used by higher education institutions to categorize and assess campus facilities. Developed by the National Center for Education Statistics (NCES), FICM provides consistent definitions for space types, including classrooms, laboratories, offices, residential spaces, and support facilities.

SPACE PROJECTIONS

PROJECTED POPULATIONS BY PROGRAMMATIC CATEGORY

With student enrollment projected to reach 10,000 FTE, along with 500 faculty and 625 staff (based on faculty-to-student and staff-to-student ratios of 1:20 and 1:16, respectively), strategic planning must address the diverse needs of all campus users. This step involves considering the population distribution across various programmatic categories, ensuring that facilities are aligned with both current user numbers and future demand.

Each space is evaluated based on its primary users—students, faculty, and staff. For example, Recreation Space (FICM: 520) serves all three groups, which brings the total projected campus population to 11,125. In contrast, Research Labs (FICM: 250) are primarily utilized by faculty, so space planning for these facilities focuses on accommodating the 500 faculty members.

Population Growth Target

POPULATION CATEGORY	EXISTING	PROJECTED GROWTH		GROWTH TARGET
STUDENT FTE	4,980	5,020	=	**10,000**
FACULTY	319	181	=	**500**
STAFF	292	333	=	**625**
TOTAL CAMPUS POPULATION	**5,591**	**5,534**	=	**11,125**

Notes :

People Assumption
This analysis assumes that all the population-related data is based on FTE population rather than total headcount. Therefore, the number of people referenced throughout this analysis refers to FTEs.

***Merchandising (FICM: 660)**
See note on Page 88 on Merchandising.

SPACE TYPOLOGY				POPULATION GROWTH		
SPACE CATEGORY	SPACE CLASSIFICATION	SPACE NAME	FICM	POPULATION CONSIDERED	EXISTING POPULATION	PROJECTED POPULATION
ACADEMIC	CLASSROOM	CLASSROOM	100	STUDENT FTE	4,980	10,000
	LABORATORY	INSTRUCTIONAL LAB	210	STUDENT FTE	4,980	10,000
		OPEN LAB	220	STUDENT FTE	4,980	10,000
		RESEARCH LAB	250	FACULTY	319	500
	OFFICE	GENERAL OFFICE	300	FACULTY + STAFF	611	1,125
		FACULTY OFFICE	311	FACULTY	319	500
		STAFF OFFICE	312	STAFF	292	625
		CONFERENCE	350	FACULTY + STAFF	611	1,125
	LIBRARY & STUDY	STUDY FACILITY	410	STUDENT FTE	4,980	10,000
		LIBRARY FACILITY	420	STUDENT FTE	4,980	10,000
CAMPUS LIFE	GENERAL USE	GENERAL FACILITIES	600	STUDENT FTE	4,980	10,000
		EXHIBITION SPACE	620	STUDENT FTE	4,980	10,000
		DINING SPACE	630	STUDENT FTE+ FACULTY + STAFF	5,591	11,125
		SOCIAL SPACE	650	STUDENT FTE	4,980	10,000
		*MERCHANDISING***	660	REGIONAL	5,591	11,125
	RECREATION / SPECIAL USE	SPECIAL USE	500	STUDENT FTE+ FACULTY + STAFF	5,591	11,125
		RECREATION	520	STUDENT FTE+ FACULTY + STAFF	5,591	11,125
		CHILDCARE	640	1% OF CAMPUS POPULATION	56	111
	HEALTH SERVICES	HEALTH SERVICES	900	STUDENT FTE+ FACULTY + STAFF	5,591	11,125
RESIDENTIAL	RESIDENTIAL	STUDENT HOUSING	800	12% OF STUDENT FTE	598	1,200
SUPPORT	SUPPORT	BUILDING UTILITIES	700	STUDENT FTE+ FACULTY + STAFF	5,591	11,125
		STORAGE	730	STUDENT FTE+ FACULTY + STAFF	5,591	11,125

TABLE 4.1 | Projected Populations by Programmatic Category

FACILITIES BENCHMARKING
BENCHMARKING STUDIES

To assess both immediate and long-term program needs, a series of benchmarking analyses compared UW Tacoma's current facilities with those of comparable institutions. The study focused on four-year state Universities with fewer than 15,000 FTEs, ensuring a relevant scale and scope. To maintain consistency, the analysis excluded housing, parking, and student amenities, centering solely on academic spaces.

The facilities benchmarking study evaluated UW Tacoma's academic space needs by analyzing Net Assignable Square Feet (NASF) per Full-Time Equivalent (FTE) student in comparison to peer institutions.

Using data from the 2020 Higher Education Facility Study by the Washington State Office of Financial Management (OFM), UW Tacoma was benchmarked against similar institutions that align with its long-term enrollment goals rather than research-intensive universities. Except for UW Bothell, all institutions studied share similar demographics and operational structures, making them relevant benchmarks for NASF/FTE ratios in the master planning process.

Currently, UW Tacoma provides 78 NASF per FTE. Based on the benchmarking analysis, the target is to increase this to **90 NASF/ FTE** to support planned growth to 10,000 FTEs. This translates to **150 GSF/FTE**, assuming 60% building efficiency for new construction.

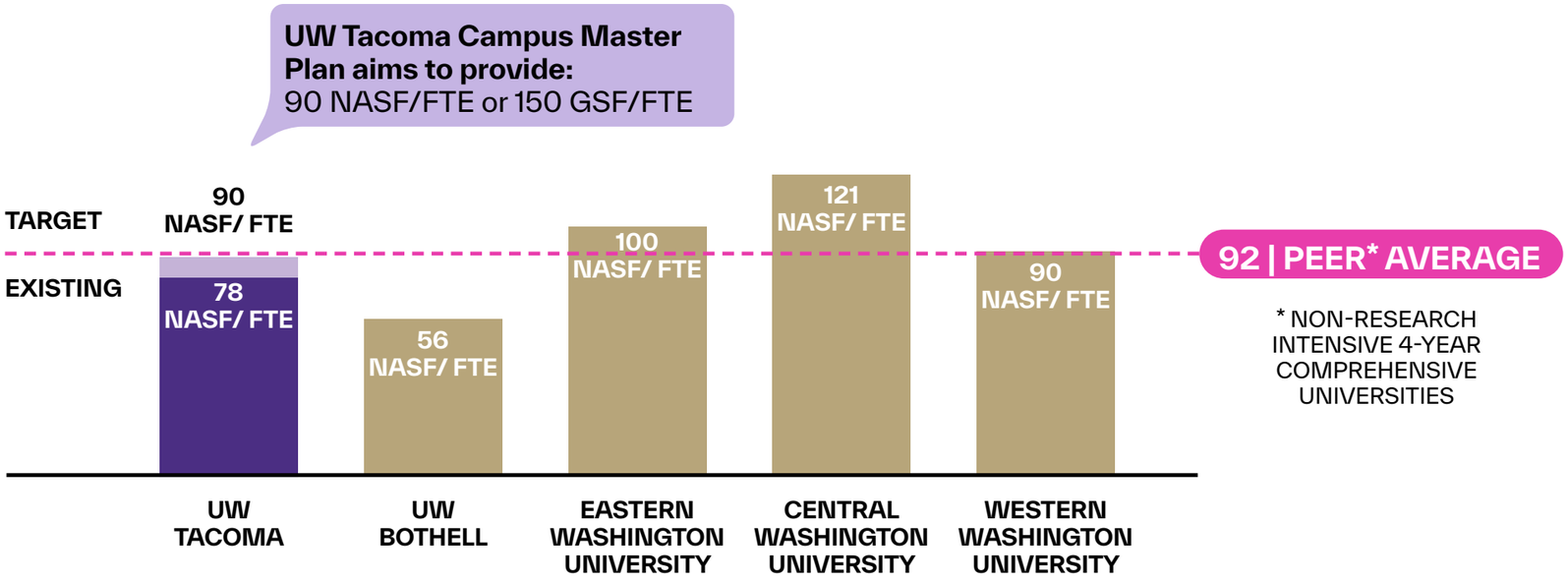


FIGURE 4.3 | Analysis of Square Footage per FTE for UW Tacoma and Peer Institutions

FACILITIES BENCHMARKING
METHODOLOGY AND BENCHMARK SELECTION

To assess both immediate and long-term program needs, it was essential to determine the standard space allocation per person based on peer institutions and industry benchmarks. For the 2025 Campus Master Plan program analysis, the following benchmarking methodologies were utilized and compared:

UW Tacoma Existing Average (NASF/FTE)

This analysis follows the National Center for Educational Statistics (NCES) Post-Secondary Education classifications from the Facilities Inventory and Classification Manual (FICM). Each space type (e.g., "Classrooms") is assigned a unique space-use code (e.g., 100). Using these codes, existing campus assets were categorized by function and divided by the corresponding user group (students, faculty, staff, or total campus population) to determine the NASF per person benchmark.

Industry Average (NASF/FTE)

Internal benchmarking identified four peer institutions within the 5,000–10,000 student population range, aligning with UW Tacoma's long-term growth objectives. This provides a comparative industry standard for space allocation per person.

UW Tacoma 2008 Campus Master Plan Assumptions (NASF/FTE)

Assumptions and data from the 2008 Campus Master Plan serve as a reference point, ensuring continuity and consistency in space planning.

UW Tacoma Office of Financial Management (OFM) Workspace Updates (2020 & 2023) (NASF/FTE)

Recent OFM workspace updates provide revised space-per-person data, reflecting changes in usage patterns, efficiency goals, and updated institutional priorities.

OFM and Washington State Standards (NASF/FTE)

Using the latest Washington State OFM studies and regulatory standards, this analysis enables a direct, apples-to-apples comparison with state recommendations. This approach refines facility development, construction, and future campus planning strategies.

Among these benchmarks, the UW Tacoma OFM Study served as the primary reference, ensuring alignment with institutional priorities and state planning standards. The Industry Average Analysis acted as a secondary benchmark, providing a broader perspective on space allocation trends across peer institutions.

FACILITIES BENCHMARKING
ADAPTED BENCHMARK

Adapted Benchmark

TABLE 4.2 | Facilities Benchmarking Analysis

SPACE TYPOLOGY			N GROWTH		UWT EXISTING		BENCHMARKING					
SPACE CLASSIFICATION	SPACE NAME	FICM	EXISTING POPULATION	PROJECTED POPULATION	UWT EXISTING NASF	UWT EXISTING AVERAGE NASF / STUDENT FTE	BAY AREA UNIVERSITY 2023 NASF / FTE	UW TACOMA 2008 CMP RECOMMENDED NASF /FTE	INDUSTRY AVERAGE NASF / FTE	UW OFM STUDY 2020 NASF / FTE	UWT OFM WORKSPACE UPDATES 2023 NASF / FTE	ADAPTED BENCHMARK NASF / FTE
							TIER 5	TIER 4	TIER 3	TIER 2	TIER 1	RECOMMENDATION
CLASSROOM	CLASSROOM	100	4,980	10,000	87,461 NASF	17.6	15	18	15	20	-	**20**
LABORATORY	INSTRUCTIONAL LAB	210	4,980	10,000	44,918 NASF	9.0	7	12	10	5	-	**5**
	OPEN LAB	220	4,980	10,000	5,305 NASF	1.1	1	5	2	6	-	**6**
	RESEARCH LAB	250	319	500	1,628 NASF	0.3	97	37	28	65	-	**65**
OFFICE	GENERAL OFFICE	300	611	1,125	25,974 NASF	5.2	-	163	-	50	60	**53**
	FACULTY OFFICE	311	319	500	50,937 NASF	10.2	91	-	61	140	79	**79**
	STAFF OFFICE	312	292	625	45,772 NASF	9.2	91	-	61	110	79	**79**
	CONFERENCE	350	611	1,125	5,541 NASF	1.1	25	-	8	-	-	**8**
LIBRARY & STUDY	STUDY FACILITY	410	4,980	10,000	21,612 NASF	4.3	4	12	14	6	-	**6**
	LIBRARY FACILITY	420	4,980	10,000	14,119 NASF	2.8	1	-	4	2	-	**2**
TOTAL EXSTING ACADEMIC NASF					303,267 NASF							
GENERAL USE	GENERAL FACILITIES	600	4,980	10,000	19,127 NASF	3.8	19	12	41	20	-	**5**
	EXHIBITION SPACE	620	4,980	10,000	0 NASF	0.0	-	-	-	-	-	**1**
	DINING SPACE	630	5,591	11,125	5,242 NASF	1.1	-	-	-	-	-	**9**
	SOCIAL SPACE	650	4,980	10,000	15,062 NASF	3.0	-	-	-	6	-	**6**
	*MERCHANDISING***	660	5,591	11,125	48,937 NASF		-	-	-	-	-	
RECREATION / SPECIAL USE	SPECIAL USE	500	5,591	11,125	1,518 NASF	0.3	7	1	2	-	-	**2**
	RECREATION	520	5,591	11,125	39,864 NASF	8.0	-	-	-	-	-	**8**
	CHILDCARE	640	56	111	526 NASF	0.1	-	-	35	-	-	**35**
HEALTH SERVICES	HEALTH SERVICES	900	5,591	11,125	282 NASF	0.1	1	1	0.3	-	-	**0.3**
AL CAMPUS LIFE PROGRAM NASF					130,558 NASF							
RESIDENTIAL	STUDENT HOUSING	800	598	1,200	81,643 NASF	16.4	3	-	10	3	-	**250**
TAL EXISTING RESIDENTIAL NASF					81,643 NASF							
SUPPORT	BUILDING UTILITIES	700	5,591	11,125	15,973 NASF	3.2	3	-	10	3	-	**3**
	STORAGE	730	5,591	11,125	9,954 NASF	2.0	3	-	3	-	-	**3**
TOTAL SUPPORT PROGRAM NASF					25,927 NASF							

TOTAL EXISTING NASF	**541,395 NASF**	78 NASF/FTE	**** SEE NOTE*
TOTAL EXISTING GSF	**1,101,629 GSF**	159 GSF/FTE	
EXISTING BUILDING AVERAGE EFFICIENCY	49.1%		

Notes :
The NASF/FTE calculation does not include the following programs: Merchandising, Residential, and Support spaces.

The benchmarking analysis is presented in NASF per FTE, as all comparison sources and figures are provided in this format. Conversion from NASF to GSF is performed subsequently when calculating and presenting the total program and immediate space needs.

*****Merchandising (FICM: 660)***
The increase in merchandising space needed to accommodate 10,000 FTEs is not included in this program analysis and CMP build-out consideration because merchandising services are also used by the broader city community. Thus, it is challenging to estimate how much the city's population will grow and what percentage will use the merchandising facilities at UW Tacoma.

PROJECTED NEED FOR 10,000 FTE

The chart summarizes the projected space needs to accommodate the demand of 10,000 Student FTE. It calculates the required area by subtracting the existing NASF, then converts this figure to GSF, assuming a 60% building efficiency for new construction. This approach results in providing 90 NASF/FTE or 150 GSF/FTE with new buildings, aligned with UW Tacoma's target.

The analysis also reveals a surplus in Faculty Office space. Current Faculty Office areas exceed the demand even for the targeted 10,000 FTE—double the existing FTE population—indicating that Faculty Offices are overprovisioned and twice the size of industry standards. This surplus is due to many Faculty Offices being located in repurposed historic buildings, which results in low space efficiency.

Total 10,000 FTE Needs:
790,203 NASF / 1,317,006 GSF

Notes :
The NASF/FTE calculation does not include the following programs: Merchandising, Residential, and Support spaces.

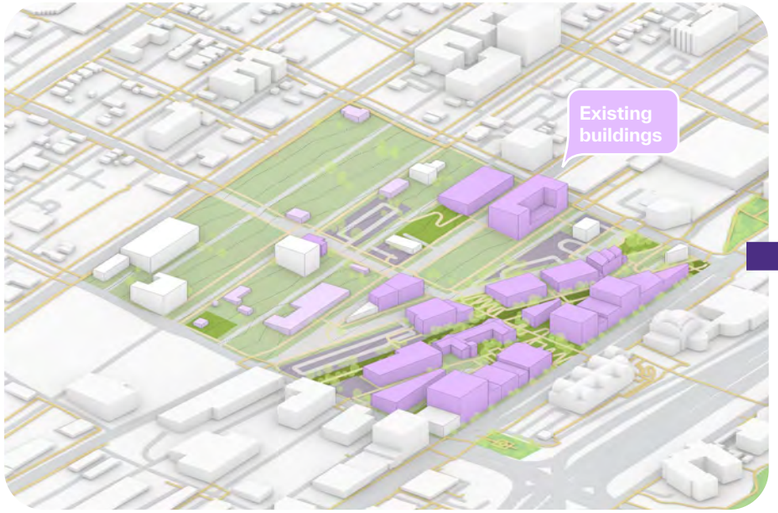
***Merchandising (FICM: 660)**
The increase in merchandising space needed to accommodate the projected growth of 10,000 FTEs is not included in this program analysis and Campus Master Plan build-out consideration. This is because merchandising services are also used by the broader City of Tacoma community, outside of UW Tacoma. As a result, it is challenging to estimate how much the City's population will grow and what percentage of those individuals will use the merchandising facilities at UW Tacoma.

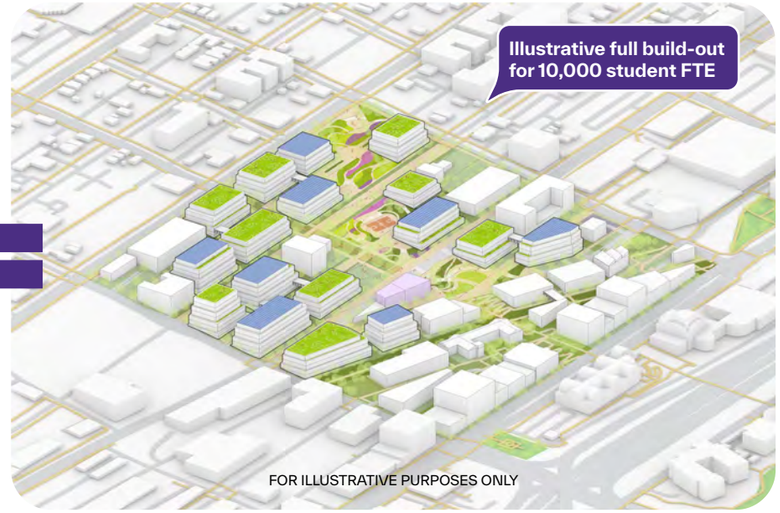
SPACE CLASSIFICATION	SPACE NAME	FICM	UWT EXISTING NASF	AREA NEEDED BASED ON BENCHMARK NASF	PROJECTED NEED (AREA NEEDED - EXISTING NASF) NASF	PROJECTED SURPLUS (PROJECTED AREA - AREA NEEDED) NASF	TOTAL PROJECTED NEED GSF
CLASSROOM	CLASSROOM	100	87,461 NASF	198,000	110,539		184,232
LABORATORY	INSTRUCTIONAL LAB	210	44,918 NASF	50,000	5,082		8,470
	OPEN LAB	220	5,305 NASF	60,000	54,695		91,158
	RESEARCH LAB	250	1,628 NASF	32,500	30,872		51,453
OFFICE	GENERAL OFFICE	300	25,974 NASF	59,063	33,089		55,148
	FACULTY OFFICE	311	50,937 NASF	39,500		(11,437)	-
	STAFF OFFICE	312	45,772 NASF	49,375	3,603		6,005
	CONFERENCE	350	5,541 NASF	8,438	2,897		4,828
LIBRARY & STUDY	STUDY FACILITY	410	21,612 NASF	61,000	39,388		65,647
	LIBRARY FACILITY	420	14,119 NASF	24,600	10,481		17,468
			303,267 NASF			TOTAL ACADEMIC PROJECTED NEED	484,408
GENERAL USE	GENERAL FACILITIES	600	19,127 NASF	47,000	27,873		46,455
	EXHIBITION SPACE	620	0 NASF	7,000	7,000		11,667
	DINING SPACE	630	5,242 NASF	94,563	89,321		148,868
	SOCIAL SPACE	650	15,062 NASF	61,000	45,938		76,563
	*MERCHANDISING***	660	48,937 NASF	-	-	-	-
RECREATION / SPECIAL USE	SPECIAL USE	500	1,518 NASF	20,025	18,507		30,845
	RECREATION	520	39,864 NASF	89,054	49,190		81,983
	CHILDCARE	640	526 NASF	3,894	3,368		5,613
HEALTH SERVICES	HEALTH SERVICES	900	282 NASF	3,338	3,056		5,093
			130,558 NASF			TOTAL CAMPUS LIFE PROJECTED NEED	407,086
RESIDENTIAL	STUDENT HOUSING	800	81,643 NASF	300,000	218,357		363,928
			81,643 NASF			TOTAL RESIDENTIAL PROJECTED NEED	363,928
SUPPORT	BUILDING UTILITIES	700	15,973 NASF	33,952	17,979		29,965
	STORAGE	730	9,954 NASF	28,925	18,971		31,618
			25,927 NASF			TOTAL SUPPORT PROJECTED NEED	61,583
					TOTAL 10,000 FTE NEED (NASF)	790,203 NASF	90 NASF/FTE
					TOTAL 10,000 FTE NEED (GSF)	1,317,006 GSF	150 NASF/FTE
					NEW BUILDING AVERAGE EFFICIENCY	60%	*** SEE NOTE

TABLE 4.3 | Projected Needs for 10,000 FTE

PROJECTED NEED FOR 10,000 FTE

TOTAL AREA NEEDED TO SUPPORT TARGETED GROWTH





EXISTING CONDITION

4,980 STUDENT FTE

541,395 NASF | 1,101,629 GSF

78 NASF / FTE | 159 GSF/FTE

49.1% AVERAGE BUILDING EFFICIENCY BASED ON ACTUAL EXISTING BUILDING DATA

PROJECTED NEED

+ 5,020 STUDENT FTE

+ 790,203 NASF | + 1,317,006 GSF

60% BUILDING EFFICIENCY FOR NEW CONSTRUCTION

TARGET

10,000 STUDENT FTE

1,331,598 NASF | 2,418,635 GSF

90 NASF / FTE | 159 GSF/FTE

Note :
The NASF/FTE calculation does not include the following programs: Merchandising, Residential, and Support spaces.

EXISTING CAMPUS ASSETS
UNDERSTANDING MAJORITY OF CAMPUS USE

After determining the total long-term space needs for 10,000 FTE, the next step was to assess program priorities based on immediate needs.

This involved analyzing the current status, program distribution, and spatial categorization of 24 UW Tacoma-owned buildings. The existing space was then compared to relevant benchmarks to identify any shortages relative to the current student FTE population at 4,980 student FTE.

Note:
Abbreviation of UW Tacoma Existing Buildings

BB	Birmingham Block
BHS	Birmingham Hay & Seed
CP	Cherry Parkes
COURT 17	Court 17 Student Housing
DOU	Dougan
GWP	Garretson Woodruff & Pratt
HAR	Harmon
JOY	Russell T. Joy
KEY	Keystone
	Laborer's Hall
MAT	Mattress Factory
MDS	McDonald Smith
MLG	Milgard Hall
WPH	William W. Philip Hall
PNK	Pinkerton
SCI	Science
SNO	Snoqualmie Building
TPS	Tacoma Paper & Stationery
TLB	Tioga Library Building
UWY	University Y Student Center
WG	Walsh Gardner
WCG	West Coast Grocer
WHT	The Whitney

Source: UW Tacoma Website, Campus Map

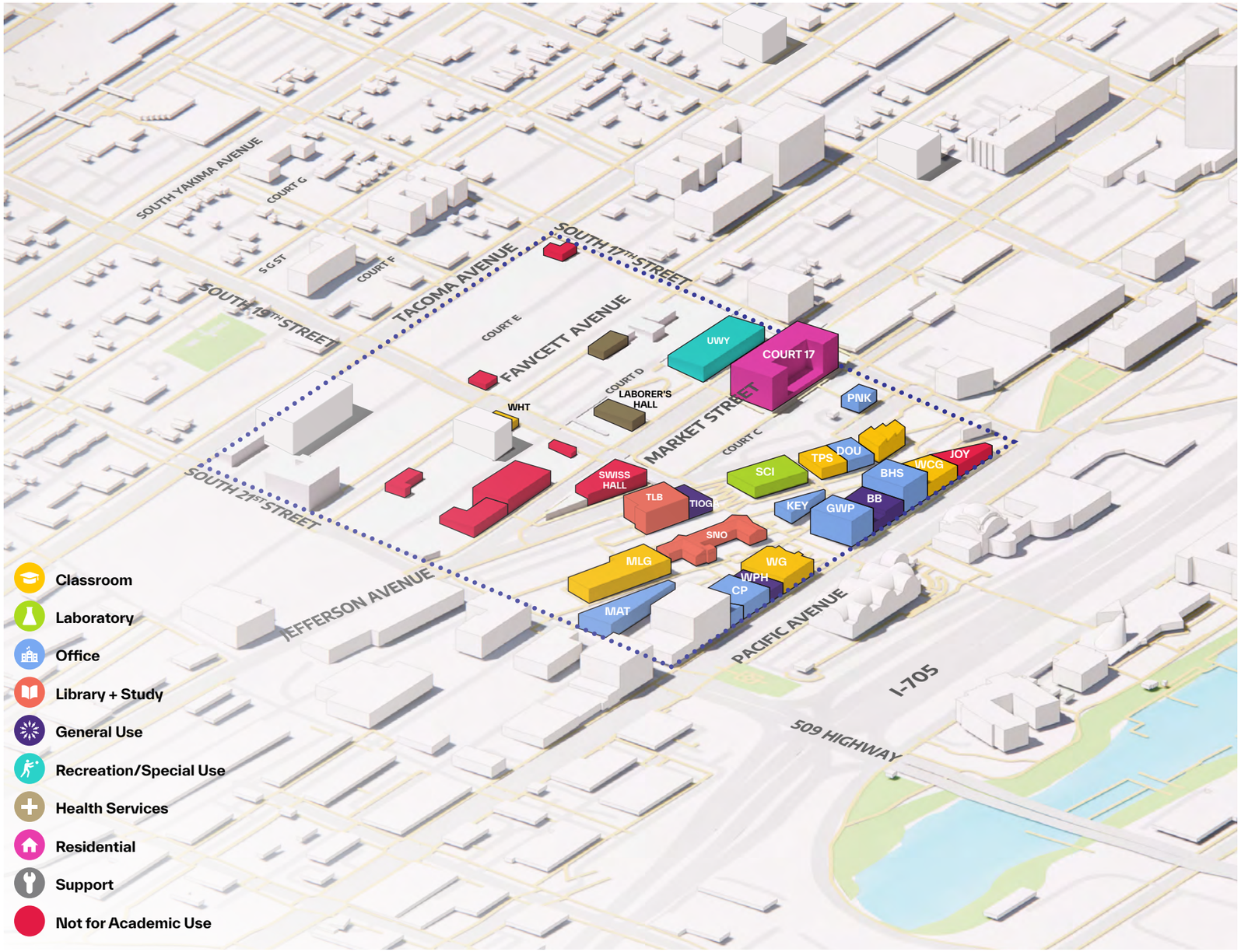


FIGURE 4.4 | Existing Buildings Program

EXISTING CAMPUS ASSETS

EXISTING CAMPUS ASSETS

SUMMARY OF EXISTING CAMPUS ASSETS ASSESSMENT

				ACADEMIC				CAMPUS LIFE			RESIDENTIAL	SUPPORT		
FACILITY	GROSS AREA (GSF)	% OF TOTAL	NET ASSIGNABLE SQUARE FEET (NASF)	CLASSROOM	LABORATORY	OFFICE	LIBRARY & STUDY	GENERAL USE	RECREATION / SPECIAL USE	HEALTH SERVICES	RESIDENTIAL	SUPPORT	UNCLASSIFIED	OTHERS
FICM CODE				100	210 / 220 / 250	300 / 311 / 312 / 350	410 / 420	600 / 630 / 650 / 660	500 / 520 / 640	900	800	700 / 730		
BIRMINGHAM BLOCK (BB)	13,018 GSF	63%	8,247 NASF	2,167	1,780	599	-	2,981	-	-	-	720	-	3,047
BIRMINGHAM HAY & SEED (BHS)	19,869 GSF	55%	11,023 NASF	4,166	870	-	1,090	4,825	-	-	-	72	-	6,256
CHERRY PARKES BUILDING (CP)	73,816 GSF	55%	40,432 NASF	9,458	7,079	12,245	796	8,841	1,048	282	-	683	397	21,799
COURT 17 STUDENT HOUSING (COURT 17)	216,212 GSF	38%	81,643 NASF	-	-	-	-	-	-	-	81,643	-	1,739	99,869
DOUGAN BUILDING (DOU)	41,718 GSF	44%	18,353 NASF	7,111	1,165	8,326	-	964	-	-	-	787	-	16,786
GARRETSON WOODRUFF & PRATT (GWP)	56,719 GSF	43%	24,311 NASF	3,718	3,315	13,394	-	3,664	-	-	-	220	-	17,326
RUSSELL T. JOY (JOY)	53,472 GSF	53%	28,087 NASF	18,021	-	2,348	-	7,269	-	-	-	449	-	14,704
KEYSTONE (KEY)	16,659 GSF	35%	5,828 NASF	-	-	3,409	-	2,419	-	-	-	-	-	5,705
LABORERS HALL	5,417 GSF	-	-	-	-	-	-	-	-	-	-	-	734	-
MATTRESS FACTORY (MAT)	63,338 GSF	54%	34,145 NASF	1,576	-	16,711	-	5,151	470	-	-	10,237	271	18,262
MCDONALD SMITH (MDS)	37,065 GSF	68%	25,022 NASF	1,540	-	15,479	-	7,900	-	-	-	103	-	6,845
MILGARD HALL (MLG)	54,300 GSF	63%	34,081 NASF	11,606	10,838	6,105	235	4,731	-	-	-	566	-	15,315
WILLIAM W. PHILIP HALL (WPH)	28,065 GSF	39%	10,963 NASF	-	-	1,358	-	9,605	-	-	-	-	-	7,026
PINKERTON (PNK)	12,116 GSF	64%	7,797 NASF	1,355	462	4,479	1,337	153	-	-	-	11	-	2,741
SCIENCE (SCI)	55,893 GSF	50%	27,691 NASF	7,136	15,502	4,488	-	451	-	-	-	114	-	19,403
SNOQUALMIE BUILDING (SNO)	34,172 GSF	53%	18,167 NASF	517	-	3,288	10,748	408	-	-	-	3,206	-	11,167
TACOMA PAPER & STATIONERY (TPS)	40,185 GSF	53%	21,359 NASF	5,330	8,624	397	658	4,514	-	-	-	1,836	-	13,037
TIOGA LIBRARY BUILDING (TLB)	54,695 GSF	60%	33,068 NASF	1,719	-	12,470	17,828	181	-	-	-	870	432	14,963
TIOGA BUILDING	21,709 GSF	55%	11,939 NASF	-	-	229	-	6,890	-	-	-	4,820	4,524	1,565
UNIVERSITY Y STUDENT CENTER (UWY)	90,580 GSF	58%	52,274 NASF	-	-	4,150	-	7,734	40,390	-	-	-	-	13,688
WALSH GARDNER (WG)	27,238 GSF	48%	13,179 NASF	3,765	2,216	3,645	-	3,553	-	-	-	-	-	9,796
WEST COAST GROCERY (WCG)	66,228 GSF	45%	29,724 NASF	5,202	-	14,912	2,855	5,572	-	-	-	1,183	-	4,922
THE WHITNEY (WHT)	6,895 GSF	59%	4,062 NASF	3,074	-	192	184	562	-	-	-	50	-	1,671
SWISS HALL	24,500 GSF	-	-	-	-	-	-	-	-	-	-	-	18,375	-
TOTALS	1,113,879 GSF		541,395 NASF	87,461	51,851	128,224	35,731	88,368	41,908	282	81,643	25,927	26,472	325,893
	AVERAGE EXISTING BUILDING EFFICIENCY		48.6%	303,267				130,558			81,643	25,927	26,472	325,893
	ROUNDED FIGURE		50%	TOTAL ACADEMIC				TOTAL CAMPUS LIFE			TOTAL RESIDENTIAL	TOTAL SUPPORT	TOTAL UNCLASSIFIED	TOTAL OTHERS

TABLE 4.4 | Existing Campus Buildings Assessment

EXISTING CAMPUS ASSETS

SUMMARY OF EXISTING CAMPUS ASSETS ASSESSMENT

The chart visually represents space usage within each building, alongside a comparison of the total NASF (Net Assignable Square Feet) per building. This helps to understand the distribution of programs across existing buildings and identify campus opportunities.

Notes:
Note that NASF excludes circulation, building services, and mechanical spaces.

Existing buildings with mostly unassigned programs, such as Laborers' Hall and Swiss-Wild/Swiss Hall, are not listed in this chart.

- Classroom
- Laboratory
- Office
- Library + Study
- General Use
- Recreation/Special Use
- Health Services
- Housing
- Support
- Circulation
- Unassigned

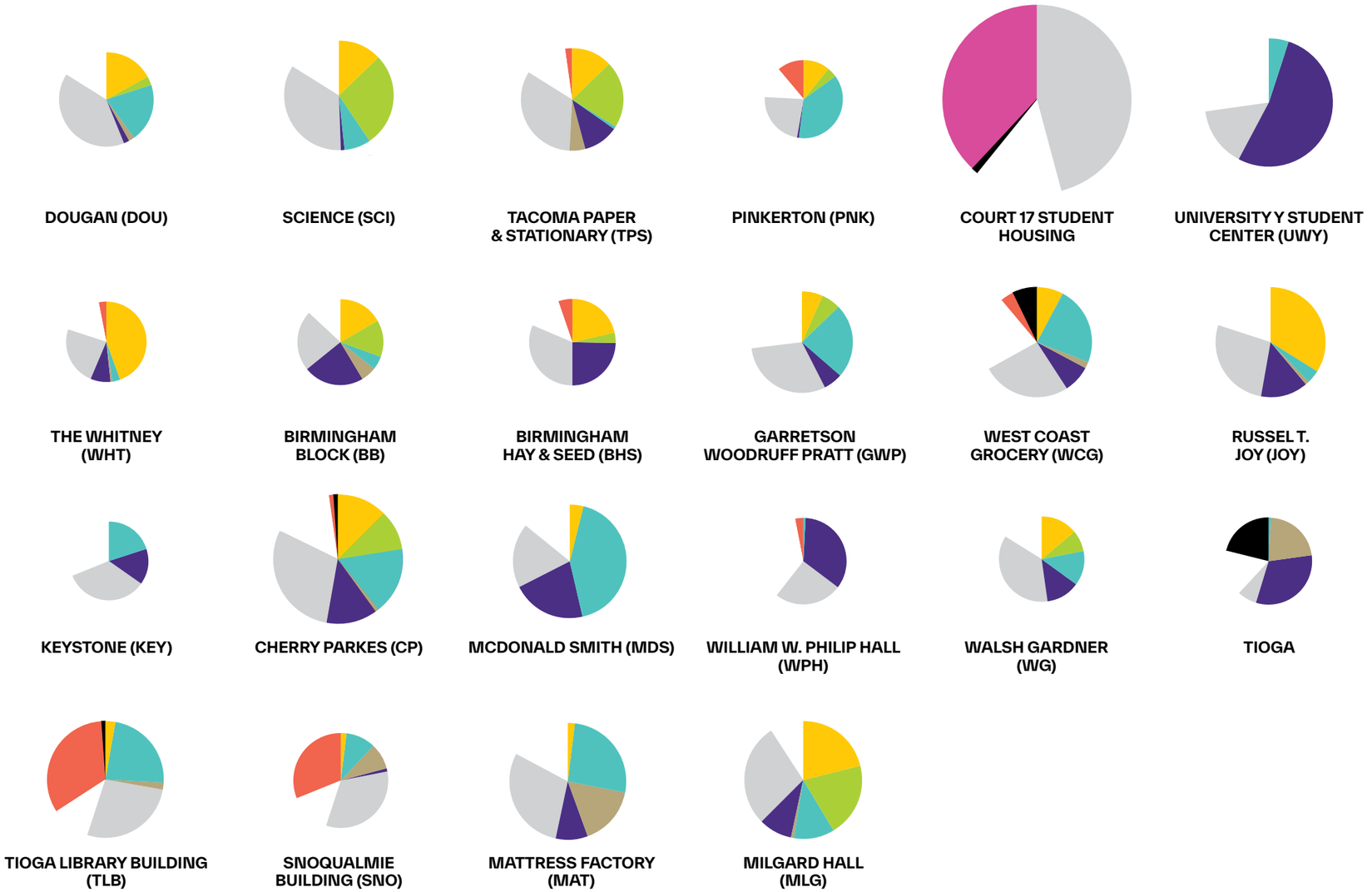


FIGURE 4.5 | Program Percentages of Gross Area by Building

EXISTING CAMPUS ASSETS
SPACE TYPOLOGY INVENTORY

Based on a detailed analysis of the buildings and assets currently present at UW Tacoma, the following data summarizes the existing campus assets, categorized by programmatic typologies: Academic, Campus Life, Residential, and Support.

The analysis shows that office space occupies the largest portion of the existing building NASF at 24%. This is largely due to the fact that many offices are located in historic buildings, which tend to be larger in size due to architectural limitations, resulting in less efficient space planning.

The second largest category is classrooms and general use spaces, which includes general facilities, exhibition spaces, dining areas, social spaces, and merchandising occupying 16% of the total existing NASF.

Currently, residential accounts for only about 15% of the total NASF. However, this percentage is expected to increase as UW Tacoma transitions from a commuter campus to a fully integrated campus with on-campus housing.

ACADEMIC

SPACE TYPOLOGY	FICM	EXISTING NASF	% OF TOTAL NASF
TOTAL CLASSROOM	**100**	**87,461 NASF**	**16%**
TOTAL LABORATORY	**210 / 220 / 250**	**51,851 NASF**	**10%**
INSTRUCTIONAL LAB	210	44,918 NASF	
OPEN LAB	220	5,305 NASF	
RESEARCH LAB	250	1,628 NASF	
TOTAL OFFICE	**300 / 311 / 312 / 350**	**128,224 NASF**	**24%**
GENERAL OFFICE	300	25,974 NASF	
FACULTY OFFICE	311	50,937 NASF	
STAFF OFFICE	312	45,772 NASF	
CONFERENCE	350	5,541 NASF	
TOTAL LIBRARY + STUDY	**410 / 420**	**35,731 NASF**	**7%**
STUDY FACILITIES	410	21,612 NASF	
LIBRARY FACILITIES	420	14,119 NASF	
	TOTAL ACADEMIC	303,267 NASF	56%

CAMPUS LIFE

SPACE TYPOLOGY	FICM	EXISTING NASF	% OF TOTAL NASF
TOTAL GENERAL USE	**600 / 630 / 650 / 660**	**88,368**	**16%**
GENERAL FACILITIES	600	19,127	
EXHIBITION SPACE	620	0	
DINING SPACE	630	5,242	
SOCIAL SPACE	650	15,062	
MERCHANDISING	660	48,937	
TOTAL RECREATION / SPECIAL USE	**500 / 520 / 640**	**41,908**	**8%**
SPECIAL USE	500	1,518	
RECREATION	520	39,864	
CHILDCARE	640	526	
TOTAL HEALTH SERVICES	**900**	**282**	**0.05%**
	TOTAL CAMPUS LIFE	130,558	24%

RESIDENTIAL

SPACE TYPOLOGY	FICM	EXISTING NASF	% OF TOTAL NASF
STUDENT HOUSING	800	**81,643**	**15%**
	TOTAL RESIDENTIAL	81,643	15%

SUPPORT

SPACE TYPOLOGY	FICM	EXISTING NASF	% OF TOTAL NASF
BUILDING UTILITIES	700	15,973	
STORAGE	730	9,954	
	TOTAL SUPPORT	25,927	5%

UNCLASSIFIED & OTHERS

SPACE TYPOLOGY	FICM	EXISTING NASF	% OF TOTAL NASF
UNCLASSIFIED	0	26,472	
OTHERS	0	325,893	

TOTAL EXISTING NASF	**541,395 NASF**
TOTAL EXISTING GSF	**1,113,879 GSF**
EXISTING BUILDING AVERAGE EFFICIENCY	**48.6%**
ROUNDED FIGURE	50%

TABLE 4.6 | Existing Building Space Typology

PROGRAM PRIORITIES

OPTIMIZING CAMPUS SPACE: ADDRESSING IMMEDIATE NEEDS AND SPACE SURPLUSES

Program priorities and immediate needs are identified by comparing the current NASF per program category with the adapted benchmark for each category. The analysis highlights several areas with significant gaps, such as classrooms, open labs, research labs, dining spaces, social spaces, and residential housing, all of which require substantial expansion.

On the other hand, the analysis also reveals a surplus of space in certain areas, such as the faculty and staff offices, when compared to industry standards and the adapted benchmark. This surplus is primarily due to the large size of many existing offices located in historic buildings, which are less efficient due to architectural limitations.

To address these discrepancies, space planning strategies should focus on reorganizing existing spaces in existing historic buildings. Evaluating opportunities for shared offices, flexible gathering areas, and hybrid spaces could enhance efficiency. Rather than constructing new office spaces, it may be more effective to consolidate and optimize larger shared office environments. Similarly, with the recent addition of Milgard Hall, instructional lab spaces can be better utilized and adjusted to meet the immediate needs of the campus, allowing for more efficient growth and space usage.

SPACE CATEGORY	SPACE CLASSIFICATION	SPACE NAME	UWT EXISTING NASF	EXISTING AREA BASED ON BENCHMARK NASF	IMMEDIATE NEED FOR EXISTING POPULATION NASF	EXISTING SURPLUS NASF	IMMEDIATE NEED FOR EXISTING POPULATION GSF 60% BUILDING EFFICIENCY
ACADEMIC	CLASSROOM	CLASSROOM	87,461 NASF	98,604	11,143		18,572
	LABORATORY	INSTRUCTIONAL LAB	44,918 NASF	24,900		20,018	
		OPEN LAB	5,305 NASF	29,880	24,575		40,958
		RESEARCH LAB	1,628 NASF	20,735	19,107		31,845
	OFFICE	GENERAL OFFICE	25,974 NASF	32,078	6,104		10,173
		FACULTY OFFICE	50,937 NASF	25,201		25,736	
		STAFF OFFICE	45,772 NASF	23,068		22,704	
		CONFERENCE	5,541 NASF	4,583		959	
	LIBRARY & STUDY	STUDY FACILITY	21,612 NASF	30,378	8,766		14,610
		LIBRARY FACILITY	14,119 NASF	12,251		1,868	
						TOTAL ACADEMIC IMMEDIATE NEED	116,158
CAMPUS LIFE	GENERAL USE	GENERAL FACILITIES	19,127 NASF	23,406	4,279		7,132
		EXHIBITION SPACE	0 NASF	3,486	3,486		5,810
		DINING SPACE	5,242 NASF	47,524	42,282		70,469
		SOCIAL SPACE	15,062 NASF	30,378	15,316		25,527
		*MERCHANDISING***	48,937 NASF	-	-		
	RECREATION / SPECIAL USE	SPECIAL USE	1,518 NASF	10,064	8,546		14,243
		RECREATION	39,864 NASF	44,755	4,891		8,152
		CHILDCARE	526 NASF	1,957	1,431		2,385
	HEALTH SERVICES	HEALTH SERVICES	282 NASF	1,677	1,395		2,326
						TOTAL CAMPUS LIFE IMMEDIATE NEED	136,042
RESIDENTIAL	RESIDENTIAL	STUDENT HOUSING	81,643 NASF	149,400	67,757		112,928
						TOTAL RESIDENTIAL IMMEDIATE NEED	112,928
SUPPORT	SUPPORT	BUILDING UTILITIES	15,973 NASF	17,063	1,090		1,817
		STORAGE	9,954 NASF	14,537	4,583		7,638
TOTAL SUPPORT IMMEDIATE NEED						TOTAL SUPPORT IMMEDIATE NEED	9,454

*** The increase in Merchandising needs are not considered in this CMP.*

TOTAL IMMEDIATE NEED (NASF)	374,582 NASF
TOTAL IMMEDIATE NEED (GSF)	624,304 NASF
NEW BUILDING AVERAGE EFFICIENCY	60%

TABLE 4.7 | Immediate Needs Assessment

PROGRAM NEEDS SUMMARY

IMMEDIATE AND LONG-TERM NEEDS ASSESSMENT

Current and Immediate Need
Currently serving 4,980 student FTEs, UW Tacoma faces a space shortfall of approximately 624,304 GSF, based on the current provision of 159 GSF per FTE, as detailed in the Immediate Need section.

This gap is identified using adapted benchmarks, highlighting the urgent need for strategic space optimization. Repurposing and reconfiguring existing spaces—particularly within historic buildings—will be essential to maximizing efficiency and meeting campus demands.

Classrooms
UW Tacoma requires an additional 18,572 GSF of classroom space to meet the current demand for 4,980 student FTEs. This highlights the need to rethink existing space planning and explore innovative learning models to optimize spatial usage. Upgrades in technology, furniture, and equipment will be necessary. As hybrid learning formats become more common, this expansion must also ensure flexibility to adapt to evolving educational needs.

Laboratories
While UW Tacoma currently has a surplus of approximately 20,018 NASF / 40,036 GSF in instructional lab space, there is a significant shortfall of around 43,682 NASF / 87,364 GSF in open and research labs. Given the specialized nature of lab spaces, the University plans to address the demand for open and research labs by constructing new facilities rather than refurbishing existing ones. Additionally, Milgard Hall's recent addition offers the opportunity to optimize instructional lab spaces for current needs.

Office Spaces
Office space has been evaluated, with consideration for faculty and staff needs. Both groups report pressure on office space; however, the analysis shows an overall surplus of about 48,440 NASF / 96,880 GSF.

While each faculty and staff member currently has an office, the University's academic growth will require space for new hires. This issue is compounded by the larger-than-average size of existing offices—161 square feet per faculty member and 187 square feet per staff member, compared to the industry standard of 80 square feet per employee.

This presents an opportunity to reconsider office layouts and space utilization. Reorganizing shared office environments and optimizing existing spaces may be more effective than constructing new offices.

Study and Library Spaces
UW Tacoma requires an additional 8,766 NASF / 17,532 GSF for study spaces, reflecting a shift in demand away from traditional library stacks. To meet this growing need, the University should integrate flexible and technology-enhanced study areas into new campus developments and renovations. This can include dedicated quiet zones, collaborative workspaces, and multi-use learning environments within academic buildings, student centers, and repurposed library spaces.

General and Special Use Spaces
The most pressing need identified through stakeholder engagement is the expansion of campus dining spaces, with an immediate requirement for 42,282 NASF / 84,564 GSF to meet demand. Additionally, to foster a vibrant social culture, there is an immediate need for approximately 15,316 NASF / 30,632 GSF of social spaces, more than doubling the current provision on campus.

Long-Term Needs for 10,000 FTE Enrollment
For a projected enrollment of 10,000 FTEs, the campus currently offers only 45% of the built space required. To meet demand, approximately 1,317,006 GSF of additional space will need to be constructed, based on a 60% building efficiency assumption for new construction.

Addressing both immediate and long-term space needs at UW Tacoma requires a strategic approach, combining the repurposing of existing spaces, the optimization of underutilized areas, and the expansion of critical facilities to support growth. By balancing new construction with efficient use of current assets, the University can better accommodate its evolving academic and community needs.

PROGRAM NEEDS SUMMARY
RECREATION SPACE

Recreation spaces, such as the sports courts depicted in this rendering, are a key program priority highlighted in the immediate needs assessment.

FIGURE 4.6 | Indoor Sports Court
FOR ILLUSTRATIVE PURPOSES ONLY.

05.
CAMPUS MASTER PLAN FRAMEWORK

DESIGN PRINCIPLES
FROM VISION TO MISSION

The campus master plan design framework is informed by the five strategic pillars of UW Tacoma and incorporates insights from engagement sessions focused on these key areas. The framework outlines several guiding design principles that align with and advance the University's mission, capturing the broader vision for the future of UW Tacoma. These principles serve as the foundation for creating a campus that supports academic, social, and community needs, ensuring that every aspect of the design reflects the core values and aspirations of the institution.


HARVARD YARD, CAMBRIDGE, MA

CAMPUS HEART

- From Commuter Campus to Community Campus
- On-campus Housing
- Facilities supporting vibrant campus life: Dining Hall, Wellness Hub.
- Seamlessly connect the historic campus core and new campus.

TELEGRAPH AVE., BERKELEY, CALIFORNIA

COMMUNITY-DRIVEN ACTIVATION

- Activation of Tacoma Avenue and connection to the Hilltop communities.
- Partnership with local businesses and organizations.


GOOGLE BAY VIEW

INNOVATIVE AND FLEXIBLE FACILITIES

- Cutting-edge facilities for Engineering, Nursing and Art & Science programs.
- Technology, innovation centers, and makers hub.
- Flexible multi-use space supporting diverse learning style


LISBON TRAM RUA DA BICA DE DUARTE BELO

ACCESSIBILITY + DIVERSITY

- Prioritizing accessibility, addressing steep topographical barriers.
- Diverse programming and cultural spaces.
- Celebrate City Tacoma's diversity

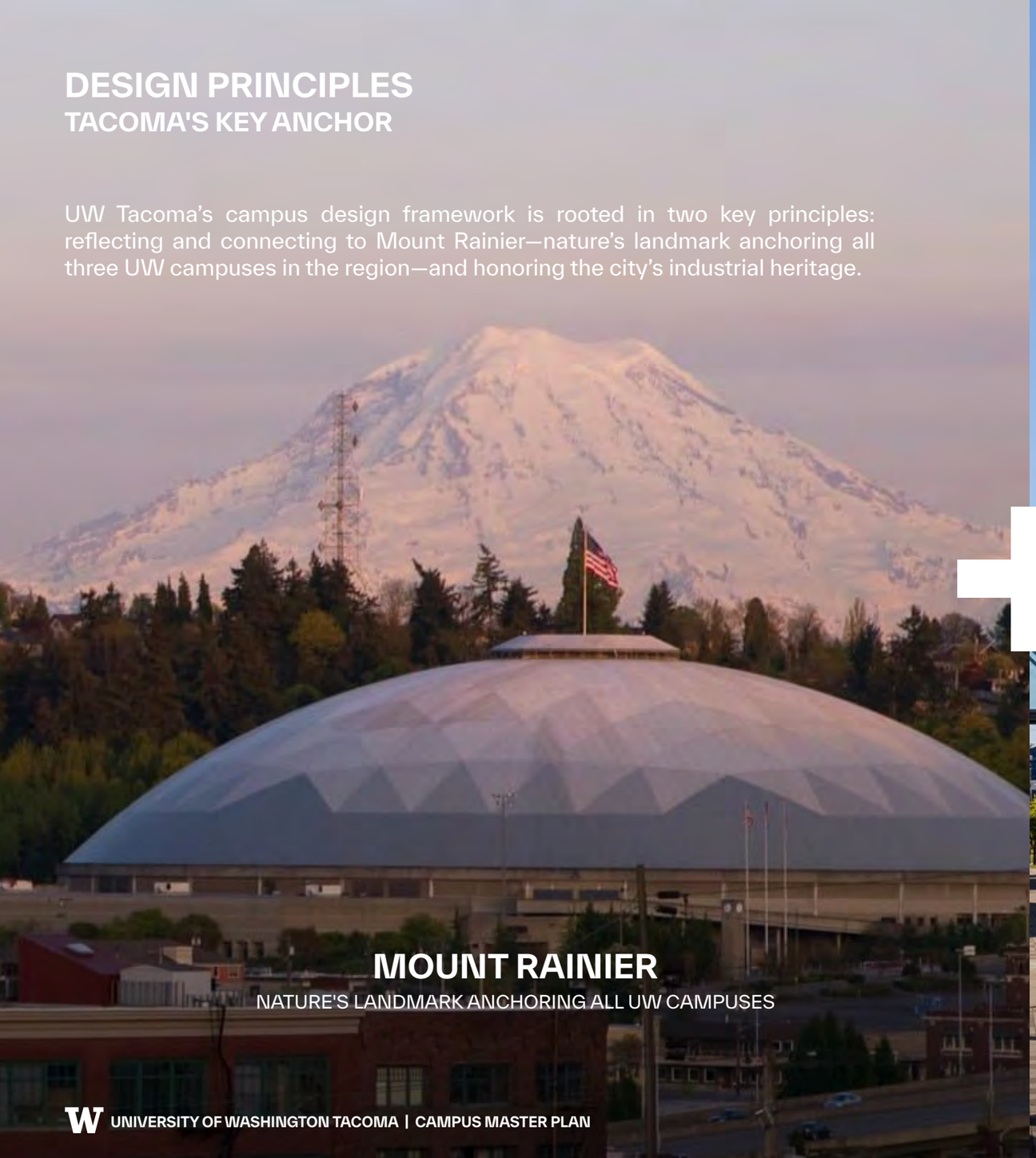

HARVARD SCIENCE CENTER PLAZA

WELCOMING EDGES

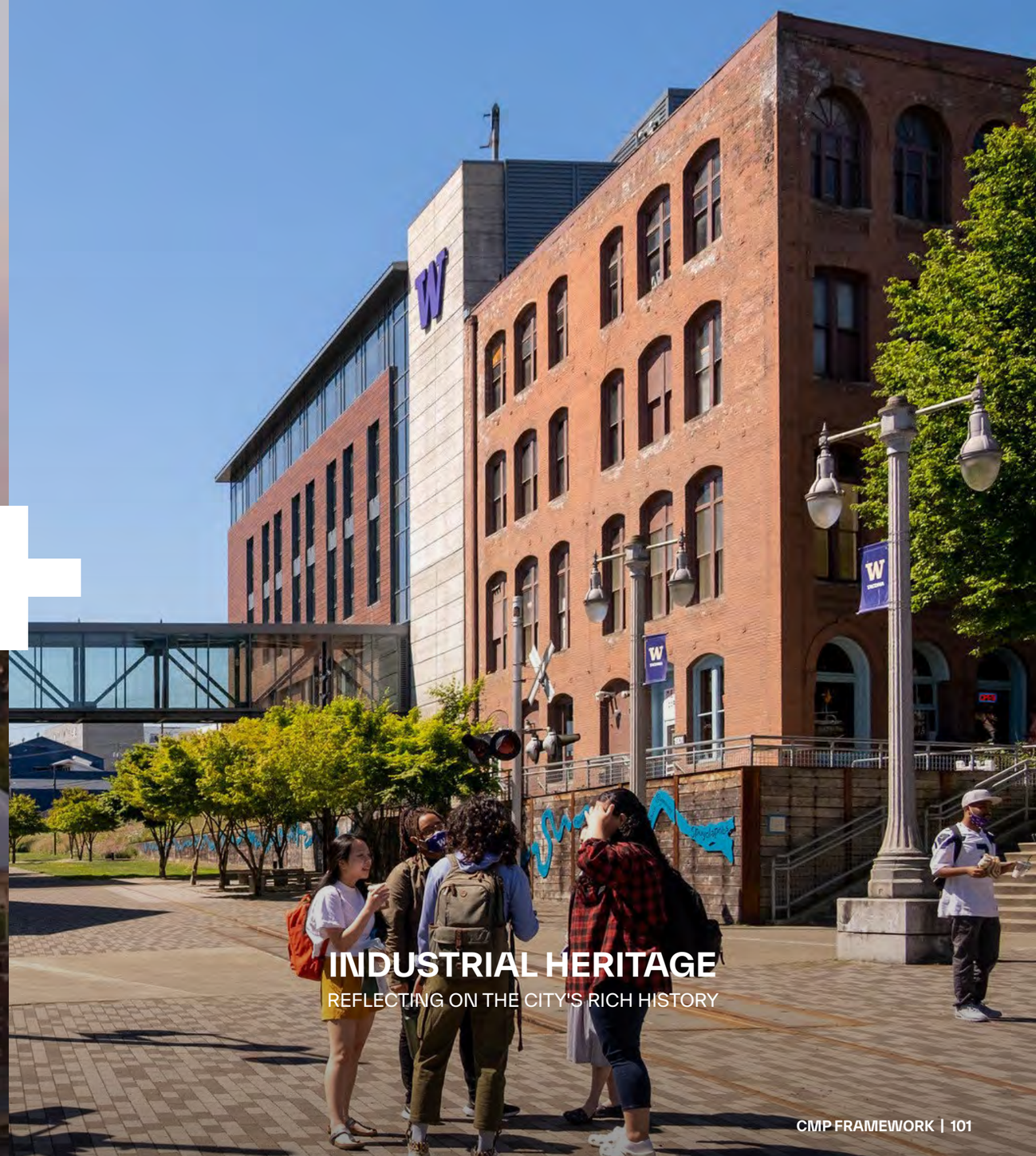
- Inviting campus boundaries and sense of campus arrival.
- Iconic campus moments.
- Safety, mobility and transit integration.

DESIGN PRINCIPLES
TACOMA'S KEY ANCHOR

UW Tacoma's campus design framework is rooted in two key principles: reflecting and connecting to Mount Rainier—nature's landmark anchoring all three UW campuses in the region—and honoring the city's industrial heritage.



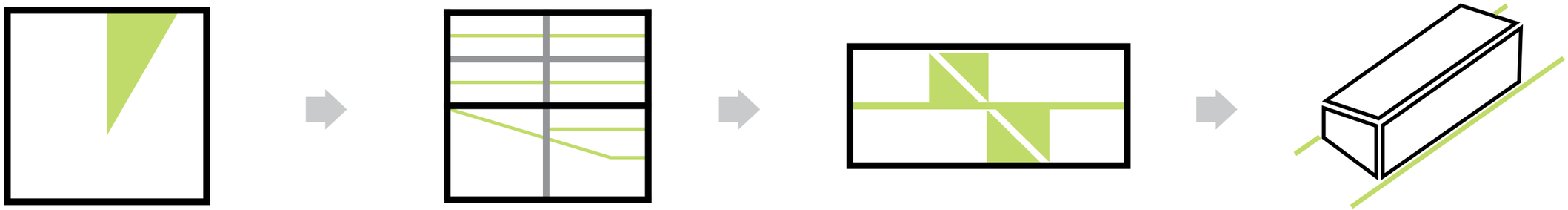
MOUNT RAINIER
NATURE'S LANDMARK ANCHORING ALL UW CAMPUSES



INDUSTRIAL HERITAGE
REFLECTING ON THE CITY'S RICH HISTORY

DESIGN PRINCIPLES
MULTI SCALAR APPROACH

The framework takes a multiscalar approach, addressing connectivity and integration at multiple levels while embedding valued design characteristics that align with UW Tacoma's vision.



CAMPUS

View corridors to Mount Rainier and key axes integrate UW Tacoma with the broader region, strengthening its identity and connection to the city.

NETWORK

A layered system of mobility and green infrastructure creates a seamless, accessible, and connected campus.

BLOCK

Topography management and dynamic open space programming ensure cohesion and synergy among development plots.

DEVELOPMENT PLOTS

Design guidelines inform building height, envelope controls, parking, and programmatic strategy for consistent, functional growth.

DESIGN PRINCIPLES

FULL BUILD-OUT FOR 10,000 STUDENT FTE

The illustrative master plan presents a long-term vision for the fully build-out development of UW Tacoma, planned to accommodate growth to 10,000 student FTE.

The plan integrates strategically located open spaces along key axes, creating focal points that enhance connectivity and community engagement across the campus. Additionally, it envisions the vacating and improvement of key streets, which will be reimagined to support pedestrian flow, increase accessibility, and contribute to a more vibrant campus environment.

FIGURE 5.1 | Illustrative Plan
FOR ILLUSTRATIVE PURPOSES ONLY

DESIGN PRINCIPLES
CONCEPTUAL SITE SECTION

From Pacific Avenue to Tacoma Avenue, from the historic campus core to new developments, the UW Tacoma Campus Master Plan maintains the scale and character of the existing historic campus while enhancing it through thoughtful public realm integration to support sustainable growth. A porous, activated ground floor, combined with a mid-block greenway, transforms the streets and courts into vibrant, interconnected spaces, revitalizing the entire campus experience. Terraced building massing ensures a seamless transition in scale, harmonizing the old and new while strengthening the campus's relationship with its urban surroundings.

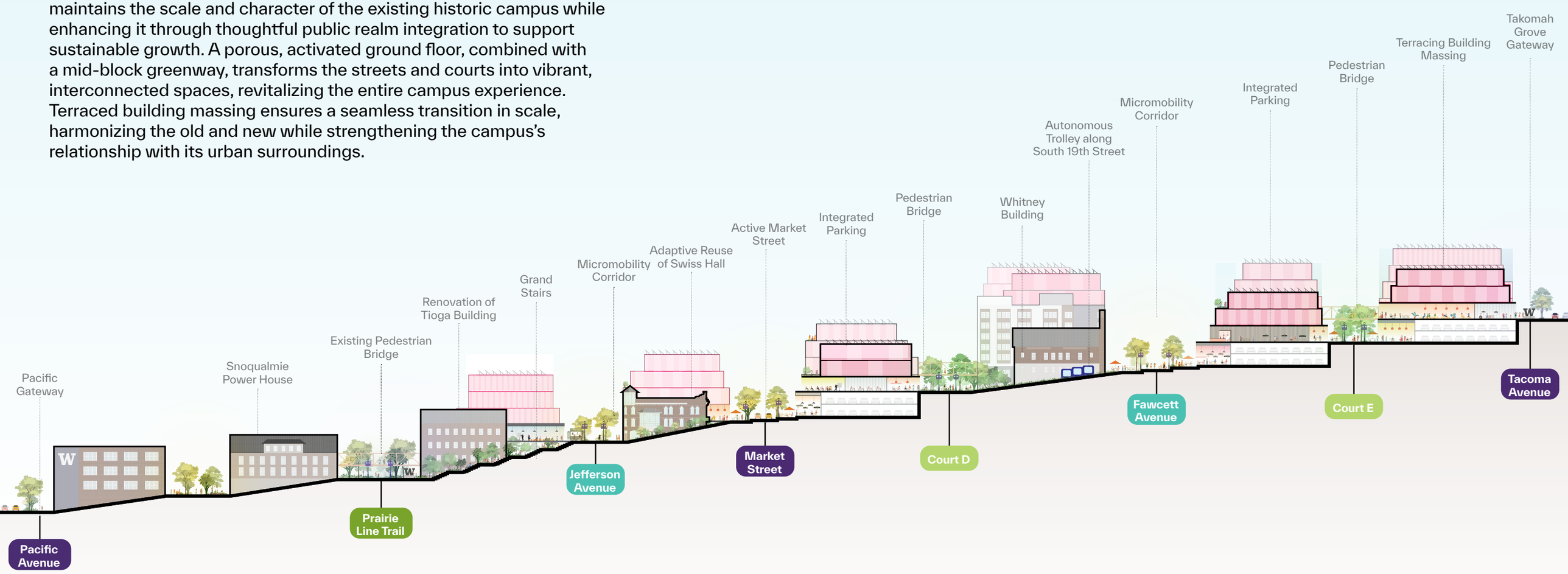


FIGURE 5.2 | Conceptual Site Section
FOR ILLUSTRATIVE PURPOSES ONLY

DESIGN PRINCIPLES

AERIAL VIEW OF CAMPUS WITH 10,000 FTE

FIGURE 5.3 | Illustrated Aerial View from the Waterway

FOR ILLUSTRATIVE PURPOSES ONLY

05.
CAMPUS MASTER PLAN FRAMEWORK

View Corridors

VIEW CORRIDORS

KEY AXES SHAPING UW TACOMA'S IDENTITY

The 2025 Campus Master Plan preserves two key view corridors established in the 2003 and 2008 plans, reinforcing UW Tacoma's connection to its surroundings.

Mount Rainier Vista serves as the primary organizing principle, framing the campus within the Pacific Northwest landscape. The vista is defined by an approximate 40-degree angle from Tacoma Avenue.

- **Tier 1 No Obstruction** : To maintain an unobstructed sightline to Mount Rainier, no buildings or large structures should be placed within the Tier 1 area.
- **Tier 2 Height Limit** : Within the Tier 2 area, small structures and buildings may be permitted, provided they do not exceed a maximum height of two stories to maintain sightlines from higher terrain.

The **South 19th Street Axis** creates a direct sightline from the uphill neighborhood to the historic core and Thea Foss Waterway, visually linking the campus's diverse character. Enhancing this axis also highlights the Port of Tacoma, reflecting its evolution from an industrial hub to a modern force shaping the city's identity.

The **Snoqualmie Falls Power House View** underscores Tacoma's industrial heritage and early electrification, reinforcing the University's identity within a legacy of innovation. A maintained sightline from the new campus heart bridges UW Tacoma's historic campus core and new uphill campus development.

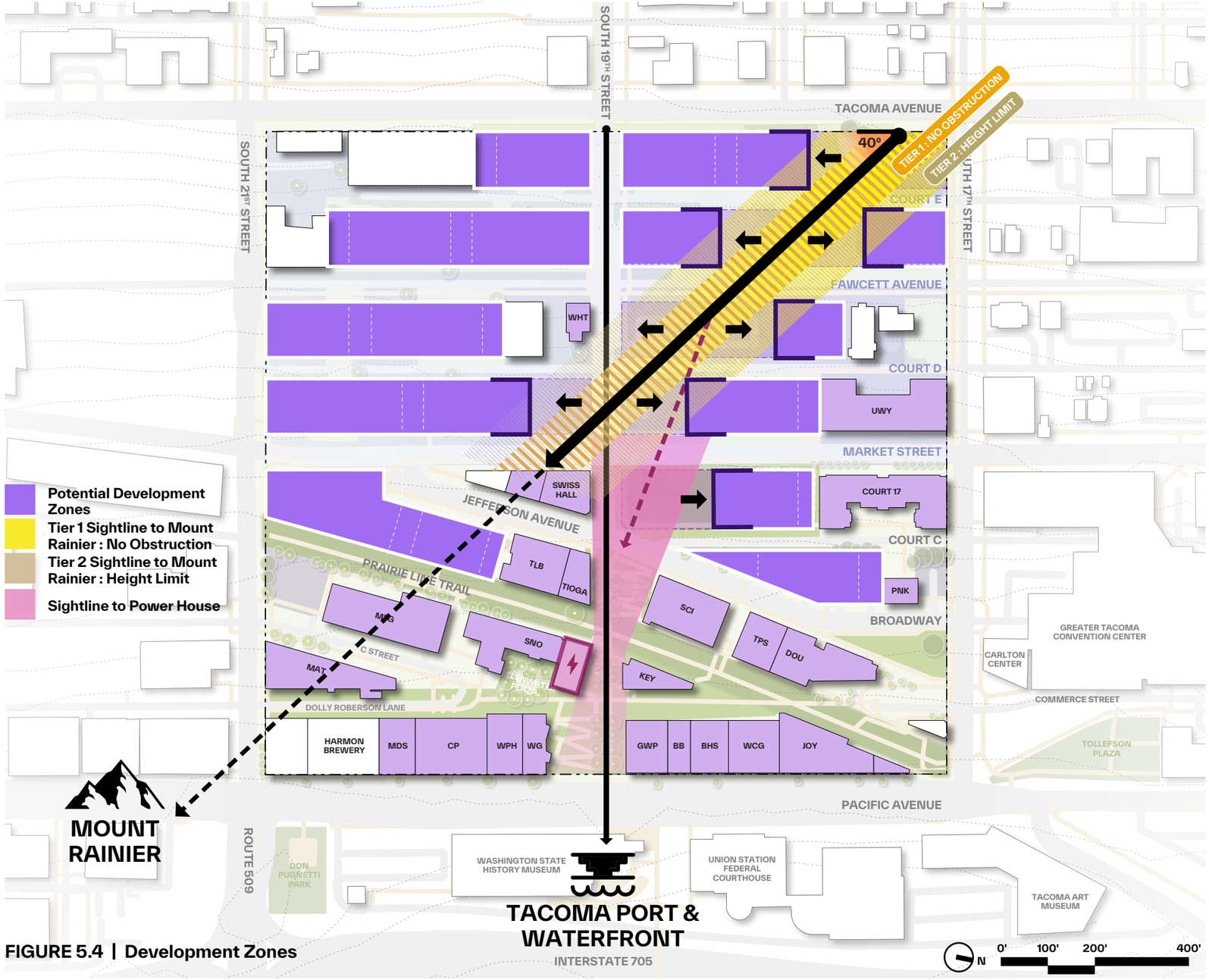


FIGURE 5.4 | Development Zones

VIEW CORRIDORS

TRANSFORMATION OF MOUNT RAINIER VISTA

FIGURE 5.5 | Perspective View of Mount Rainier Vista from Tacoma Gateway

FOR ILLUSTRATIVE PURPOSES ONLY

05.
CAMPUS MASTER PLAN FRAMEWORK

Public Realm

PUBLIC REALM
PRIMARY OPEN SPACES

The primary open spaces align along the Mount Rainier view corridor, creating a seamless flow from the Tacoma Gateway—the new entrance connecting the campus to the uphill neighborhood—through a series of dynamic and engaging spaces. These include the Overlook, Leisure Areas, Campus Greens, Memorial Garden, and the Commons, all leading to the Grand Stair and the historic campus core.

This progression offers a scenic and evolving experience, with each space possessing a unique character and activation. At its highest point, the Tacoma Gateway provides a serene and quiet entry, reflecting its proximity to single-family homes uphill. As the path descends, the new heart of campus, the atmosphere becomes increasingly urban and vibrant.

The Commons serves as the new heart of the campus, the meeting point where the new campus and the historic core converge, anchored by the revitalized Swiss Hall. This space acts as a bridge between past and future, seamlessly integrating UW Tacoma's evolving identity while preserving its historic roots.

FIGURE 5.6 | Primary Open Spaces Character

FOR ILLUSTRATIVE PURPOSES ONLY

PUBLIC REALM

SECONDARY OPEN SPACES | AN INTERWOVEN NETWORK

Beyond the primary open spaces along the key vista to Mount Rainier, there are series of interwoven secondary open spaces that stitches the Courts, providing mid-block relieve within the linear development sites.

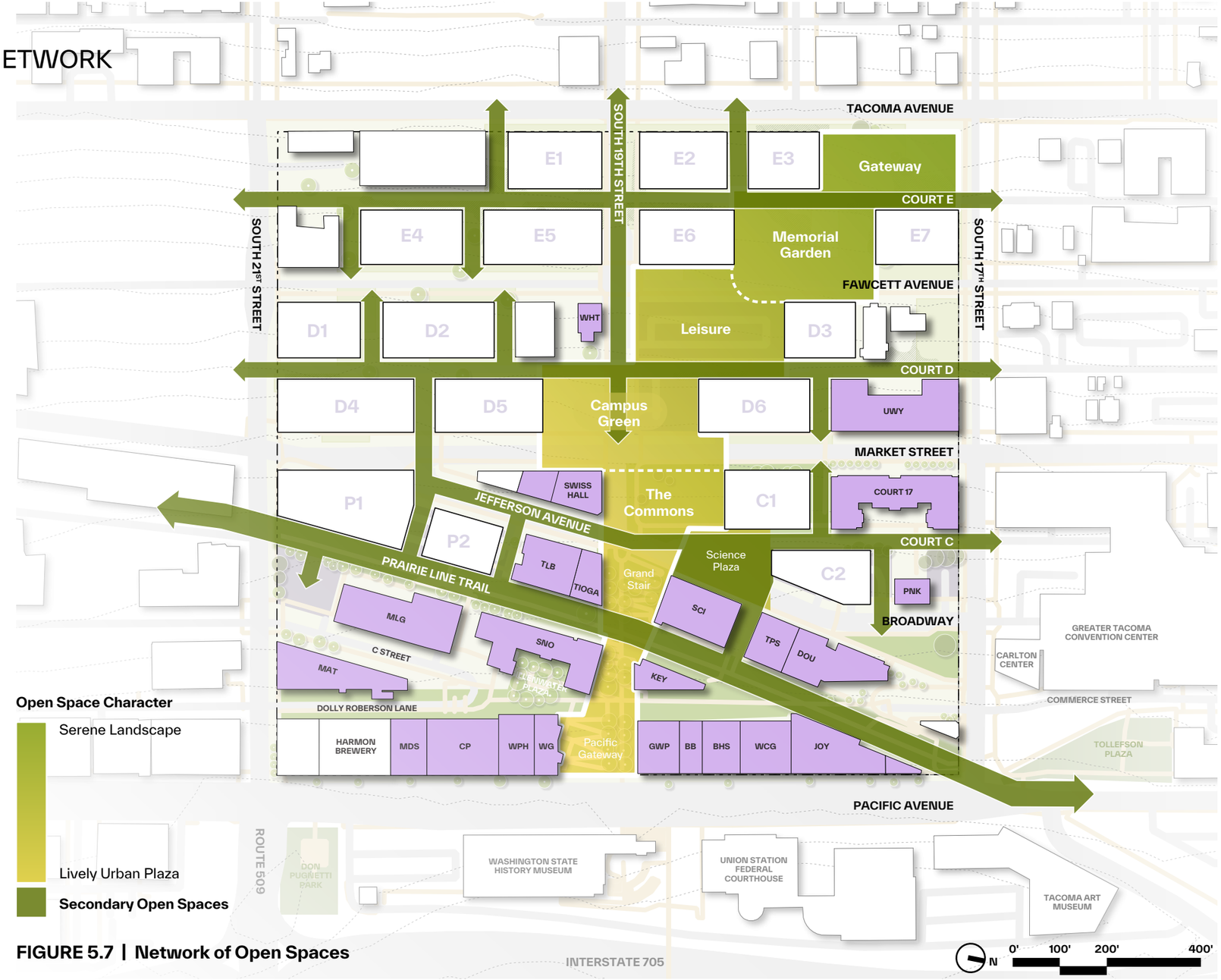


FIGURE 5.7 | Network of Open Spaces

FOR ILLUSTRATIVE PURPOSES ONLY

PUBLIC REALM

AERIAL VIEW OF CAMPUS WITH 10,000 FTE

FIGURE 5.8 | Conceptual Aerial View of UW Tacoma Campus from Thea Foss Waterway

FOR ILLUSTRATIVE PURPOSES ONLY

PUBLIC REALM
OPEN SPACE TYPOLOGY

As UW Tacoma continues to expand within its urban setting, the public realm remains essential to both the character and function of the University. This framework envisions campus open spaces as a dynamic, multi-functional landscape—a circulatory and programmatic network shaping daily student experiences, a vision for urban nature that integrates ecological and cultural benefits, and a community gathering space for events, celebrations, and shared engagement with Tacoma.

At the core of this vision is the central cascade of open spaces, descending the hillside with framed views of Mount Rainier while seamlessly linking to the existing campus grand stairs. Each space between the Courts is uniquely programmed, creating distinct experiences along the elevation change. The lower open spaces near Market Street are urban, active, and highly flexible, supporting both daily movement and large-scale events within the historic core. Moving uphill toward Tacoma Avenue, the spaces transition into calm and contemplative environments, featuring gardens, leisure areas, and a campus gateway.

Secondary open spaces extend this framework, weaving connections between campus buildings and the central open space spine. The Courts and hillside pathways serve as breakout areas, where students and faculty can pause, gather, or engage with nature. Though smaller in scale, these spaces form critical linkages to the surrounding neighborhood, ensuring that the public realm extends to every corner of campus, fostering accessibility, interaction, and a seamless urban integration.

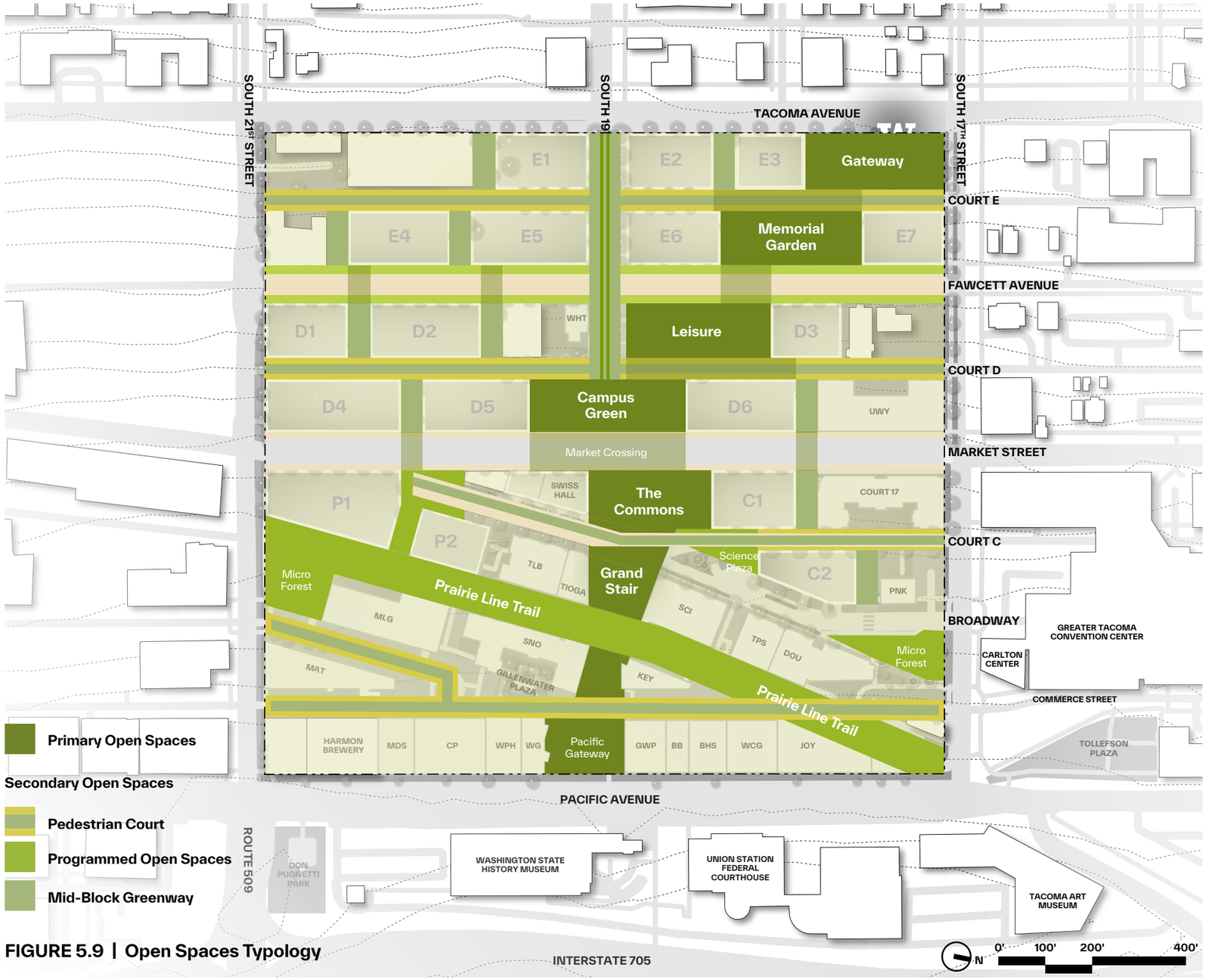


FIGURE 5.9 | Open Spaces Typology

FOR ILLUSTRATIVE PURPOSES ONLY

PUBLIC REALM

OPEN SPACE PRECEDENTS | CAMPUSES

SEATTLE PACIFIC UNIVERSITY (WA)

Student Population
Approximately 21,040 students as of Fall 2023.

Campus Heart
The Smith Memorial Student Union (SMSU) serves as the heart of campus life, offering dining options, lounges, event spaces, and various student services.

URBAN PLAZA

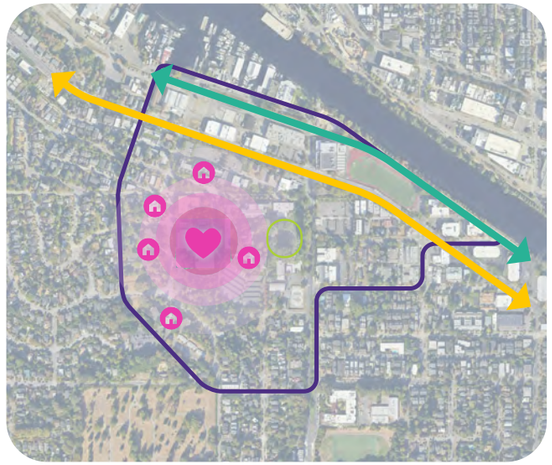
SW PARK BLOCKS

FOOD TRUCK LOT

SEATTLE PACIFIC UNIVERSITY (WA)

Student Population
Approximately 3,400 students.

Campus Heart
The Student Union Building serves as a hub for dining, events, and student activities.



MARTIN SQUARE

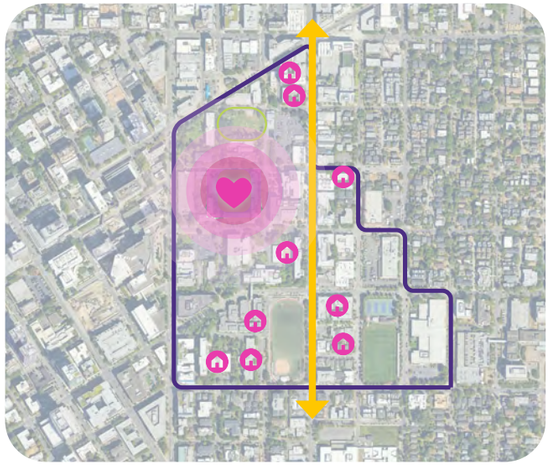
TIFFANY LOOP

SOUTH SHIP CANAL TRAIL

SEATTLE UNIVERSITY

Student Population
Approximately 7,160 students as of Fall 2023

Campus Heart
Student Center Pavilion offers dining options, lounges, and event spaces for student activities and socializing.



THE QUAD

THE UNION GREEN

12TH AVENUE

PUBLIC REALM
OPEN SPACE PRECEDENTS

UW Tacoma is a dynamic and distinctive campus, with land assets that support a variety of public uses, including gathering areas, recreational spaces, and biophilic designs within an urban setting. In shaping the vision for the campus's open spaces, several key factors were considered: the needs of the campus community, the relationship with surrounding neighborhoods, the site's hillside topography, and the opportunity to create seamless connections between interior and exterior common areas.

The following examples of design precedents were used to inspire discussions and envision the future open spaces on campus.

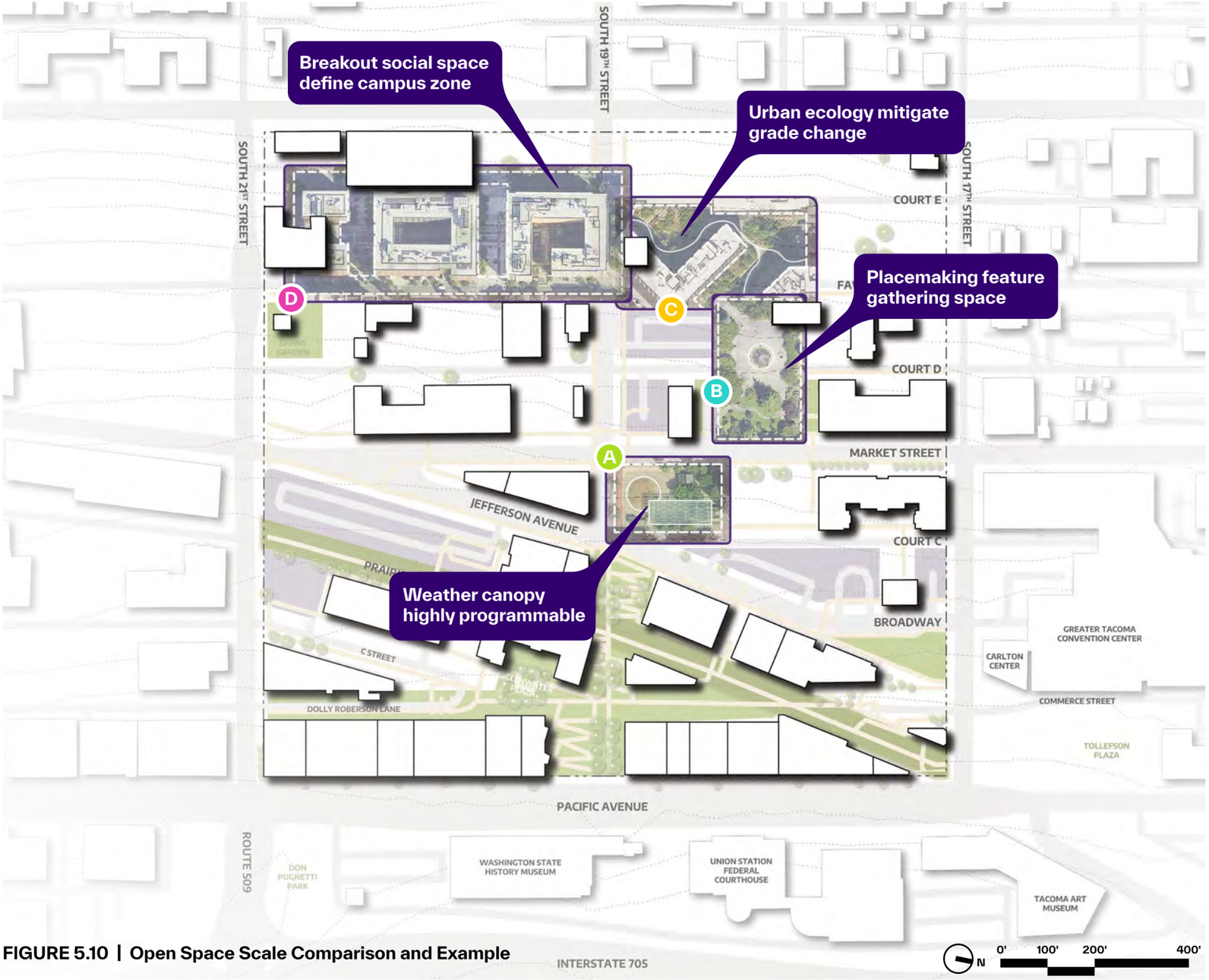


FIGURE 5.10 | Open Space Scale Comparison and Example

PUBLIC REALM
OPEN SPACE PRECEDENTS

FIGURE 5.11 | Director Park
Image Credit: ZGF

A Simon and Helen Director Park

Portland, OR - 0.7 acres
This urban plaza serves as a model for year-round gathering spaces. It features a broad, flexible plaza for events, communal seating, an iconic yet minimal water display, and a glass canopy that provides shelter during the Pacific Northwest's rainy seasons.

B Centennial Park - Seattle University

Seattle, WA - 1.0 acres
This campus plaza, surrounded by academic buildings and an elevated tree-lined promenade, exemplifies how to create a central, iconic space for campus life. The Centennial Fountain adds a unifying focal point, contributing to the space's identity.

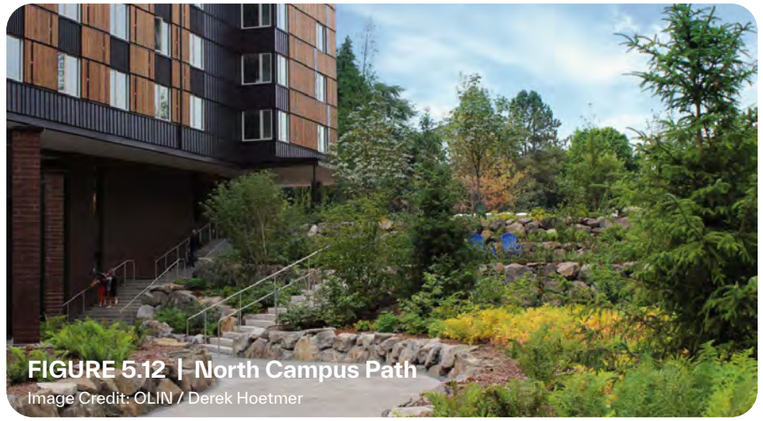


FIGURE 5.12 | North Campus Path
Image Credit: OLIN / Derek Hoetmer

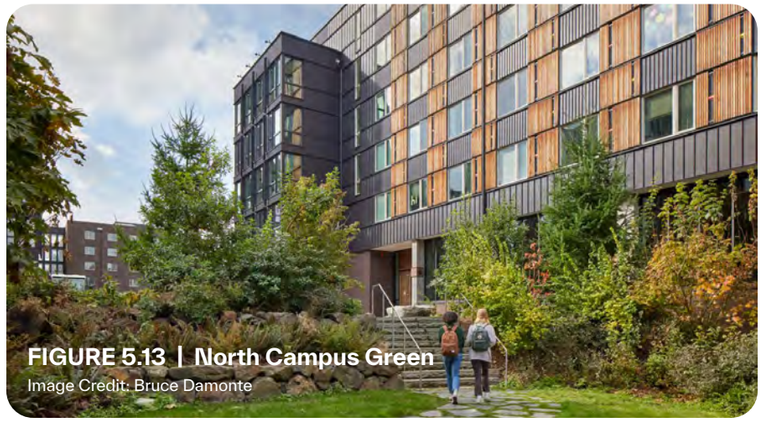


FIGURE 5.13 | North Campus Green
Image Credit: Bruce Damonte

C UW Seattle North Campus Housing

University of Washington, Seattle - 1.25 acres
This steep hillside development demonstrates how to integrate natural spaces with accessible circulation. Its interconnected residence halls and thoughtful pathways offer a strong example of designing for both topography and community needs.

FIGURE 5.14 | Terry Hall
Image Credit: MITHUN

D Terry and Maple Halls

University of Washington, Seattle - 0.5 acres, exterior space
The close building proximities of these student halls are balanced by preserving open spaces between them. Large terraces with varied modes to congregate offers amenities to the housing blocks, as well as common circulation areas.

PUBLIC REALM

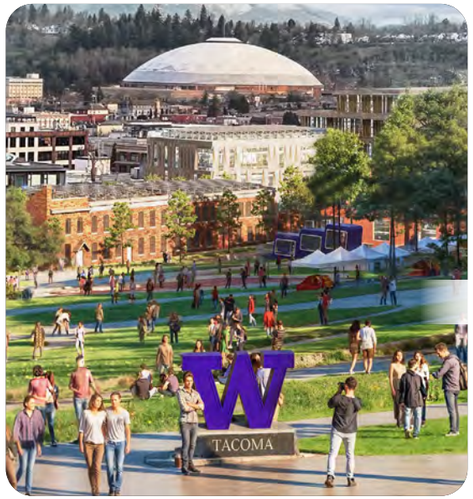
PUBLIC REALM CHARACTER | PRIMARY OPEN SPACE

Each primary open space has its distinct character and suggested programmatic influence, shaped by its surroundings. The spaces transition from serene and tranquil settings uphill to vibrant urban plazas downhill, creating a dynamic gradient leading to the heart of the campus.

UPHILL — **DOWNHILL**

Serene landscape overlooking to the Mount Rainier

Lively urban plazas at the heart of the campus



GATEWAY

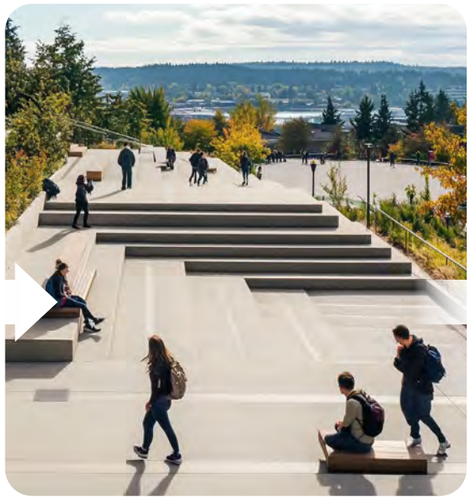
A new campus gateway from Tacoma Avenue connects the uphill neighborhood to the expanding campus.

MEMORIAL GARDEN

An overlook lawn facing Mount Rainier pays homage to the campus's history.

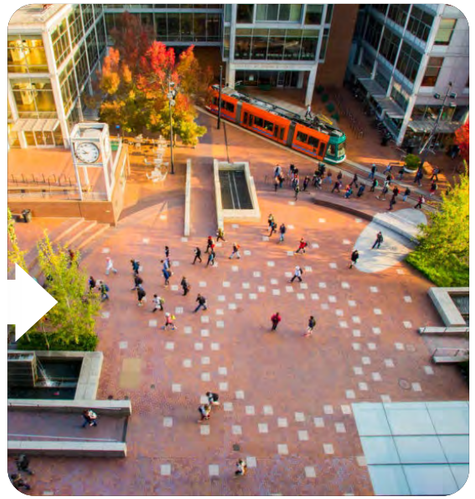
LEISURE

A recreation-focused open space with sports courts transitions from tranquil green areas to a more urban character.



CAMPUS GREEN

The new heart of the campus features a vast open lawn with a view of Mount Rainier, anchored by the revitalized Swiss Hall, with sight lines to the historic campus core and the waterway.



THE COMMONS

The Urban Quad connects the historic campus core with the new development, serving as the vibrant heart of the campus.

PUBLIC REALM

PRIMARY OPEN SPACES | THE COMMONS

The Commons is designed to link the existing campus axis with the new districts up the hillside. With the potential of 19th Street being vacated below Market Street, a new open space could extend from Swiss Hall toward the new buildings to the north.

Envisioned as a space to pause, celebrate, and bring people together, the commons connects surrounding buildings and pathways while creating a large, relatively level terrace for events and activities. It also provides opportunities to honor the rich heritage of Indigenous Tribes, native vegetation, and the diversity of the campus community. The commons and its path network would be fully ADA accessible, ensuring inclusivity for all.

In addition to its connection to Swiss Hall and the new buildings on the perimeter, the central gathering zone includes a canopy structure to accommodate use during harsher weather conditions in Tacoma. This structure could also be equipped with AV systems to support large public and University events.

Jefferson Street is envisioned as a micromobility corridor, balancing pedestrians, bikers, and the University service vehicles. The connection across Jefferson to the iconic "W" and the grand stair completes the new space, allowing students to easily move from the new uphill districts to their classes and the Prairie Line Trail.

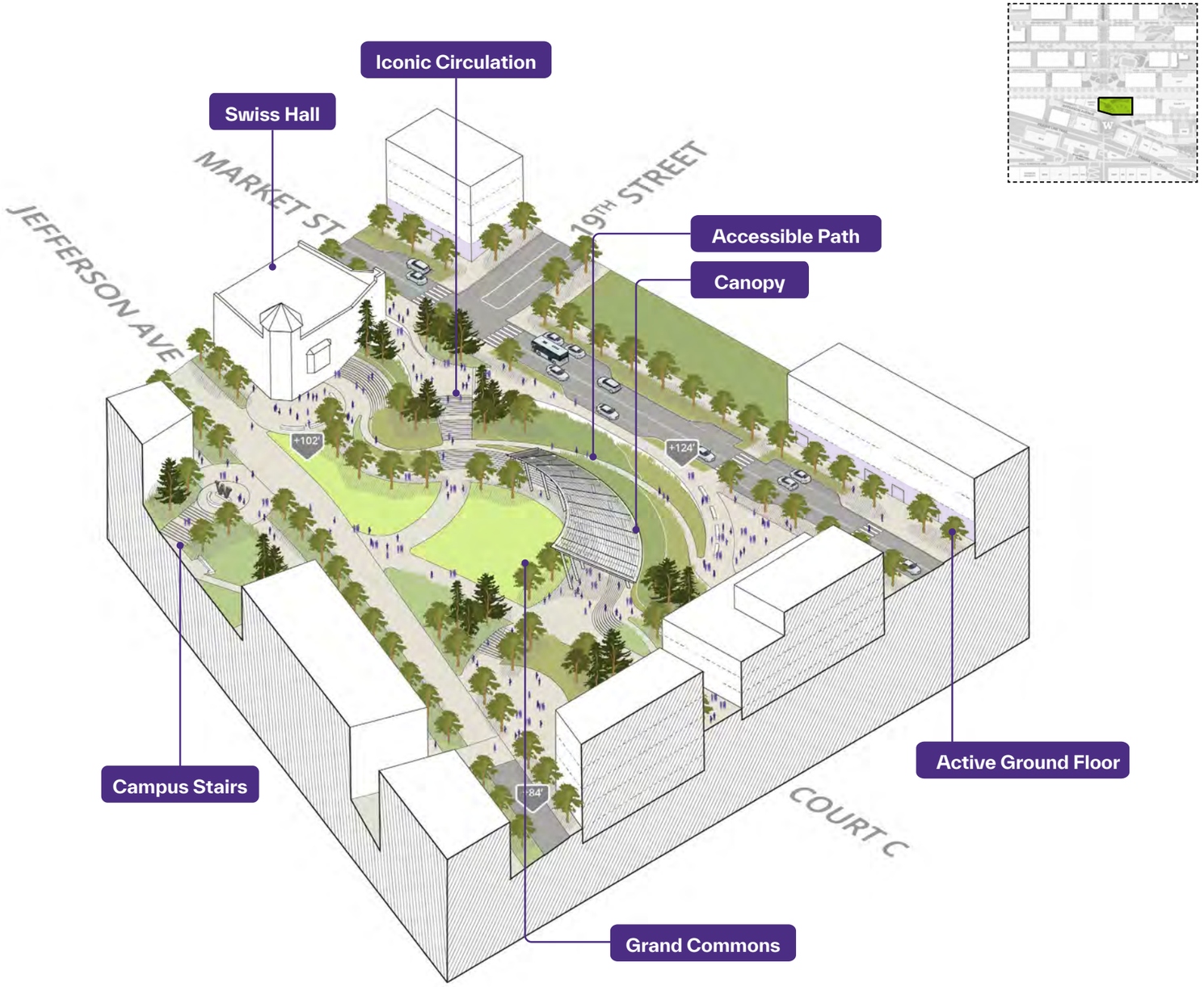


FIGURE 5.15 | Conceptual Axonometric of The Commons

FOR ILLUSTRATIVE PURPOSES ONLY

PUBLIC REALM

PRIMARY OPEN SPACES | THE COMMONS

FIGURE 5.16 | Perspective of The Commons

FOR ILLUSTRATIVE PURPOSES ONLY

PUBLIC REALM

PRIMARY OPEN SPACES | CAMPUS GREEN

The Campus Green would be the first open space west of Market Street, situated in UW Tacoma's new uphill district. As such, its programming would be closely linked to the growing on-campus housing presence, serving as a versatile and highly flexible gathering space. The Campus Green could host farmers' markets on weekends, food trucks during lunch, and various campus pop-ups, creating a dynamic and engaging environment.

As the surrounding buildings and programming evolve, the primary gathering space could be positioned either at Market Street level or on Court D above. A lower-level location could encourage greater community engagement, making it more accessible to the broader public. Alternatively, if UW Tacoma envisions the space as primarily serving students, a location more integrated with campus-focused spaces may be more suitable.

FIGURE 5.17 | Campus Foodtrucks Concept View

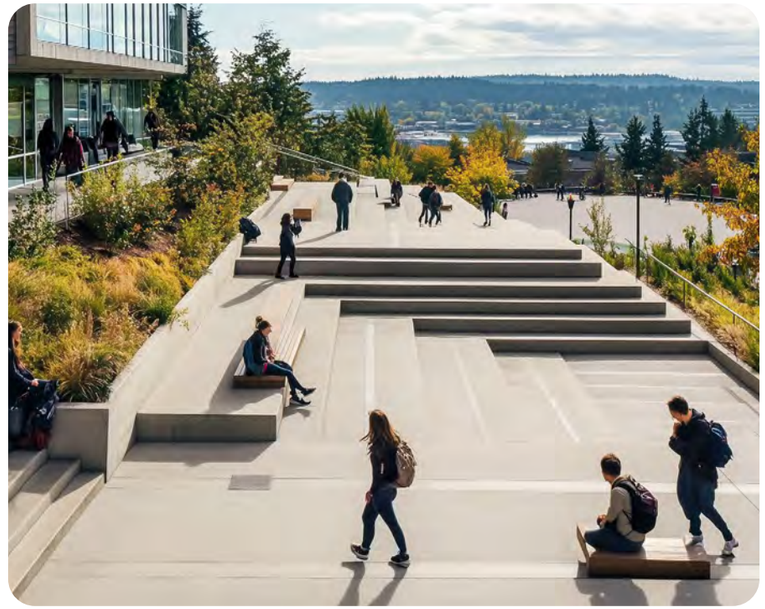


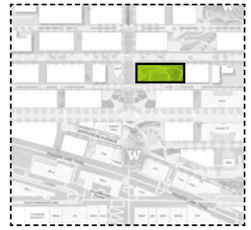
FIGURE 5.18 | Gathering Stairs Concept View

PUBLIC REALM

PRIMARY OPEN SPACES | LEISURE

New Leisure spaces on campus can provide students and the surrounding community opportunities to relax, recreate, and rejuvenate. By terracing the upper campus hillside as it slopes toward Tacoma Avenue, flat spaces for recreation can be created. Informal and intramural courts and fields could provide areas where students can self-organize, spontaneously gather, or plan activities.

The proposed Leisure space places the basketball court at the same level as the nearby pedestrian court, allowing students to pass by while on their regular routes. By separating these gathering areas from the busier streets above, the new spaces could be positioned within the campus interior but still visible from adjacent levels. Smaller landings for spectators or impromptu gatherings can be integrated into the hillside, offering informal spots to pause and engage with the space.



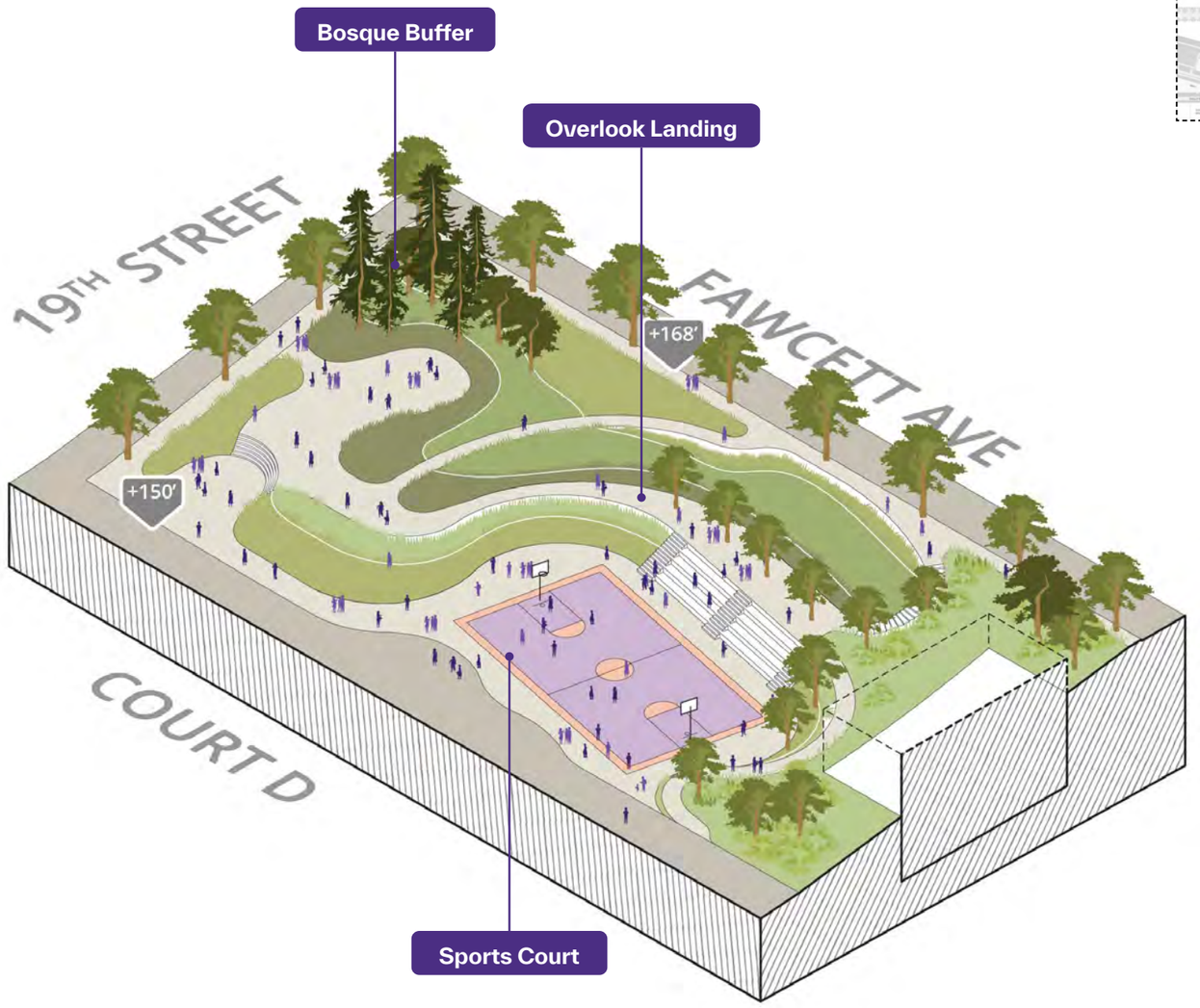


FIGURE 5.19 | Conceptual Axonometric of Leisure Open Space

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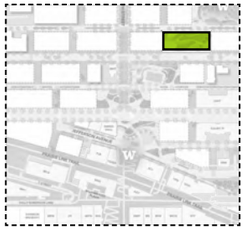
PUBLIC REALM

PUBLIC REALM I MEMORIAL GARDENS



This open space between Fawcett Avenue and Court E is envisioned as a Memorial Garden, designed to foster a serene and contemplative atmosphere as one moves uphill. The landscape would transition into meadows and garden spaces, featuring long, comfortable paths that encourage exploration and reflection.

Situated near the site of the historic Japanese Language School, which UW Tacoma demolished in 2004, this space presents an opportunity to honor the diverse cultural histories embedded within the campus. With many significant histories tied to this site, it is essential to celebrate and memorialize them in a meaningful way. A calm, contemplative garden in this location could serve as a physical and symbolic reminder of the past, seamlessly integrating historical narratives into the new open spaces of the campus.

FIGURE 5.20 | Hillside Path Concept View

FIGURE 5.21 | Calm Seating Concept View

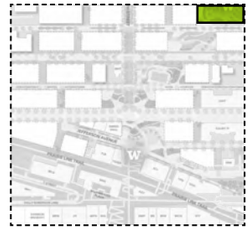
PUBLIC REALM

PRIMARY OPEN SPACES | GATEWAY

The final space at the top of the hillside will serve as a new connection to Tacoma Avenue and the surrounding community. With its elevated position offering clear views of Mount Rainier and the Tacoma Port, this space has the potential to become an iconic entry point for UW Tacoma.

A central gathering space could be the focal point of this area. Connected to Tacoma Avenue, this central overlook would draw people into the heart of the campus and offer a direct view along the new campus axis.

In addition to the central gathering area, spaces with ledges and overlooks where students can pause, rest, or socialize are essential. Feedback from the student body highlighted the need for casual outdoor spaces to meet or relax between classes. This demand will only increase as the campus expands uphill, vertical movement becomes more common, and more students live on campus. All spaces should be ADA accessible, offering places to rest as students navigate the path networks between the quad and the hilltop.



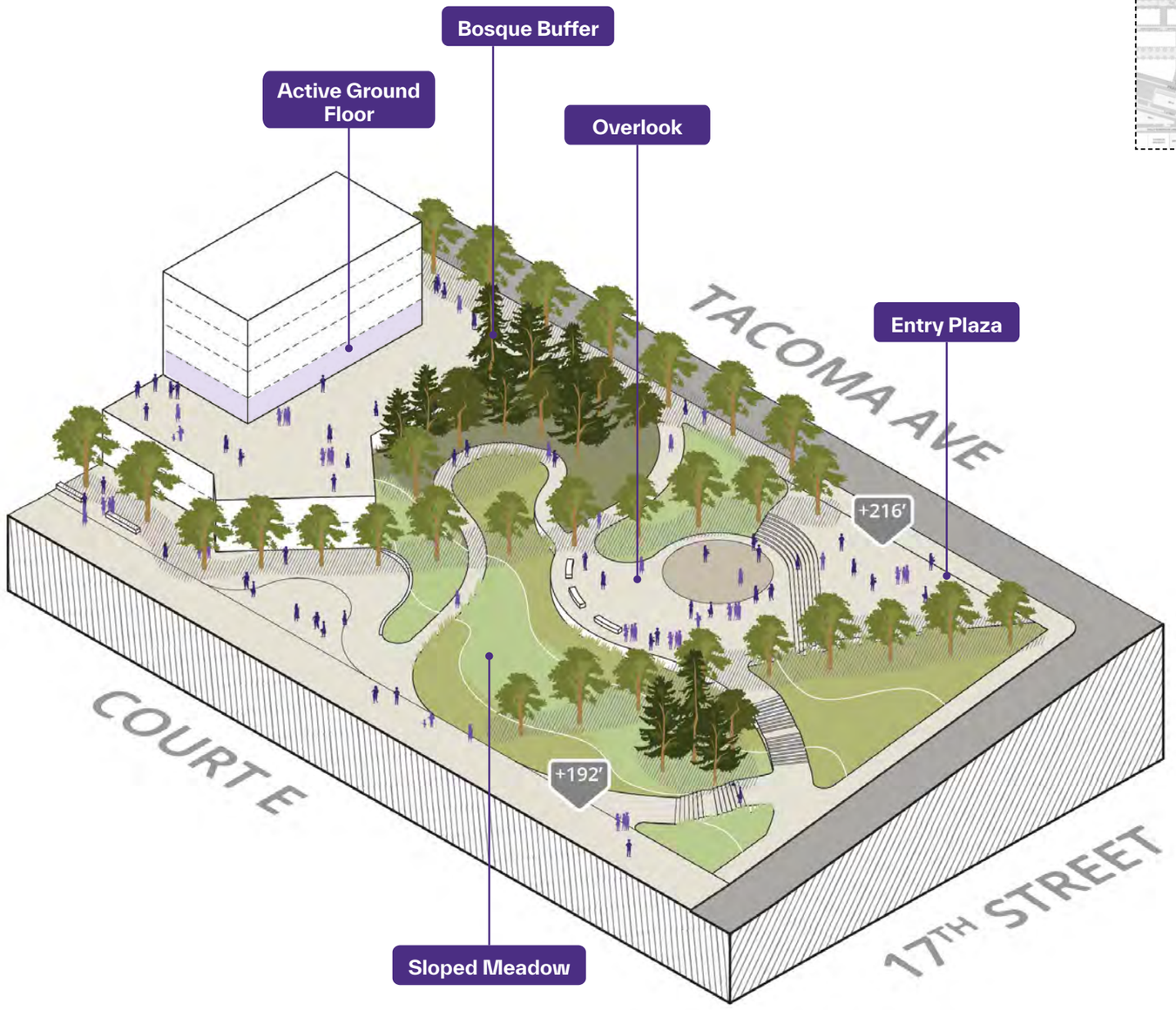


FIGURE 5.22 | Conceptual Axonometric of Tacoma Gateway

FOR ILLUSTRATIVE PURPOSES ONLY

PUBLIC REALM

PRIMARY OPEN SPACES | TACOMA GATEWAY

FIGURE 5.23 | Perspective of Mount Rainier Vista from Tacoma Gateway

FOR ILLUSTRATIVE PURPOSES ONLY

PUBLIC REALM

PUBLIC REALM CHARACTER | SECONDARY OPEN SPACES

The secondary open spaces serve as the connective tissue of the campus framework, each with a distinct typology and purpose. These spaces enhance social interaction, mobility, and relaxation, seamlessly integrating with the campus environment.

GATHER

PEDESTRIAN COURTS

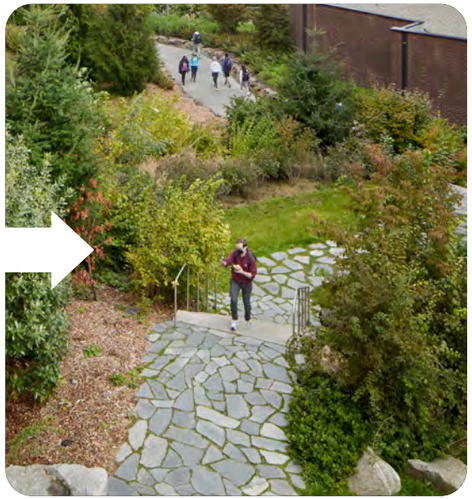
Existing courts are transformed into a pedestrian greenway, extending along the campus's north-south axis.

NAVIGATE

MID-BLOCK GREENWAY

A series of shortcut stairs and ramps enhance uphill mobility while also providing mid-block crossings and greenway relief.

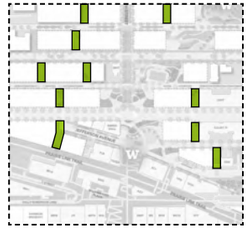
RECHARGE



MICRO BOSQUE

The existing UW Tacoma micro forest serves as a gateway to the campus from the Tacoma Conference Center District.

PUBLIC REALM
SECONDARY OPEN SPACES



These secondary open spaces primarily consist of the uphill circulation routes that connect the campus. In addition to serving as circulation paths, these courts can feature eddies of varying sizes that provide congregation zones. Planting buffers can expand into sizable beds, supporting urban ecology, while varied materials can highlight different circulation methods.

The key to these secondary spaces is balancing their functional role with other open space programming. In some cases, these areas will serve as primary access points for both service and pedestrian circulation. Between classes, hundreds of people may flow through these spaces, only for them to become quiet moments later. As such, these spaces must be designed to handle peak occupation while also offering smaller, more intimate areas for use during quieter times. Further details on clearances and circulation planning can be found in the Mobility section.

Given the steep topography of the campus, the uphill circulation corridors will require creative solutions to create occupiable, attractive landscapes. Buffer plantings, comfortable circulation routes, and minimized retaining walls will ensure these pathways are both functional and inviting as people explore the campus.

FIGURE 5.24 | Uphill Corridor Concept View

FIGURE 5.25 | Small Breakout Concept View

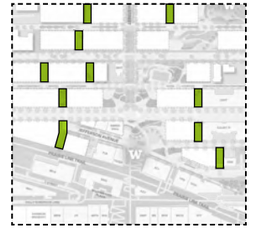
PUBLIC REALM

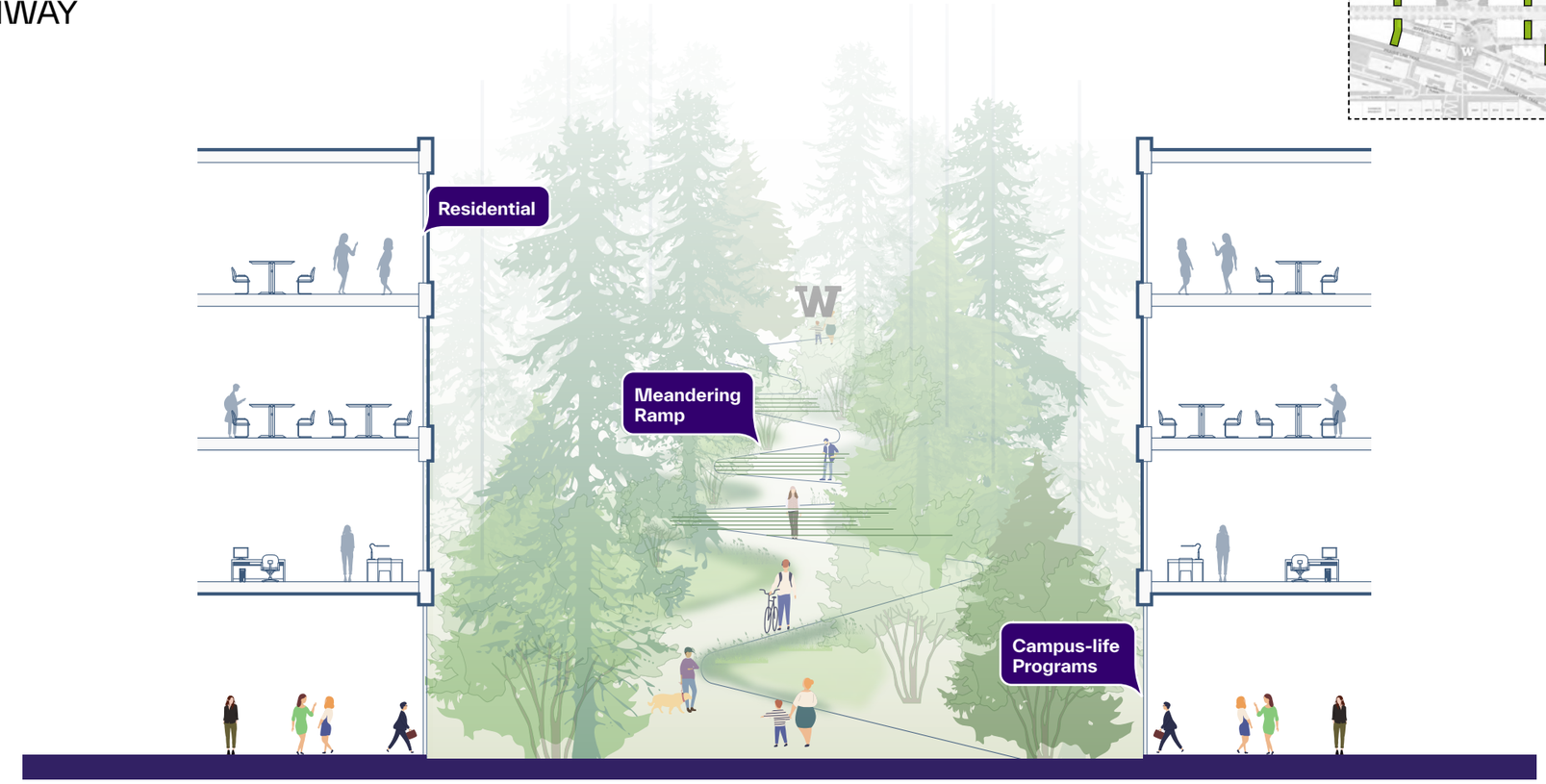
SECONDARY OPEN SPACES | MID-BLOCK GREENWAY

The mid-block greenway is designed to enhance mobility and pedestrian flow within the urban campus, seamlessly connecting city blocks. Serving as both a functional circulation route and a green respite, it provides a welcoming break within the dense urban environment while improving accessibility.

An example of the mid-block greenway is the meandering ramp, which acts as a circulation spine, weaving through a lush natural landscape to link residential spaces with campus-life programs below. This design ensures barrier-free movement, accommodating pedestrians and micromobility users while offering a scenic and engaging journey through the campus.

Additionally, the greenway incorporates urban hiking elements, merging recreation and connectivity to encourage exploration. Strategically placed art pieces further enrich the visual and cultural identity of the space, reinforcing the integration of nature, education, and community engagement.






Study Terraces


Urban Hike


Integrated Seating


Meandering Ramp


Outdoor Classroom


Art Piece

FIGURE 5.26 | Conceptual Section of a Mid-Block Greenway

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PUBLIC REALM

SECONDARY OPEN SPACES | MID-BLOCK GREENWAY

FIGURE 5.27 | Perspective of Mid-Block Greenway

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PUBLIC REALM

VEGETATION | TREE CANOPY

A lush and diverse tree canopy along the campus network serves a variety of functions. Shade quality, wind shelter, and biodiversity metrics can all be strengthened as the vegetative character of these axes is formed. At the same time, creating a hierarchy of anchor and feature species can balance the resiliency of the street canopy with a clear aesthetic aspiration.

Feature tree species can highlight important axes throughout the campus and help reinforce the distinct zones of the campus. These species are generally smaller, with distinctive seasonal foliage to bring temporal change to the campus throughout the year. The species are organized along the horizontal axes of the school to highlight the layered nature of the campus, and allow the striations to be visible when overlooking key vistas at the University. The trolley axis and the perimeter streets also have their own species to balance out the internal network and the edges of the campus.

The upper and lower campus can have distinct anchor species, with the upper including more local conifers to exemplify the pacific-northwest forests. These species may also take more time to reach maturity, allowing the campus to grow uphill while the trees grow in place. The anchor species include a variety of sizes to accommodate the multiplicity of conditions they will need to support.

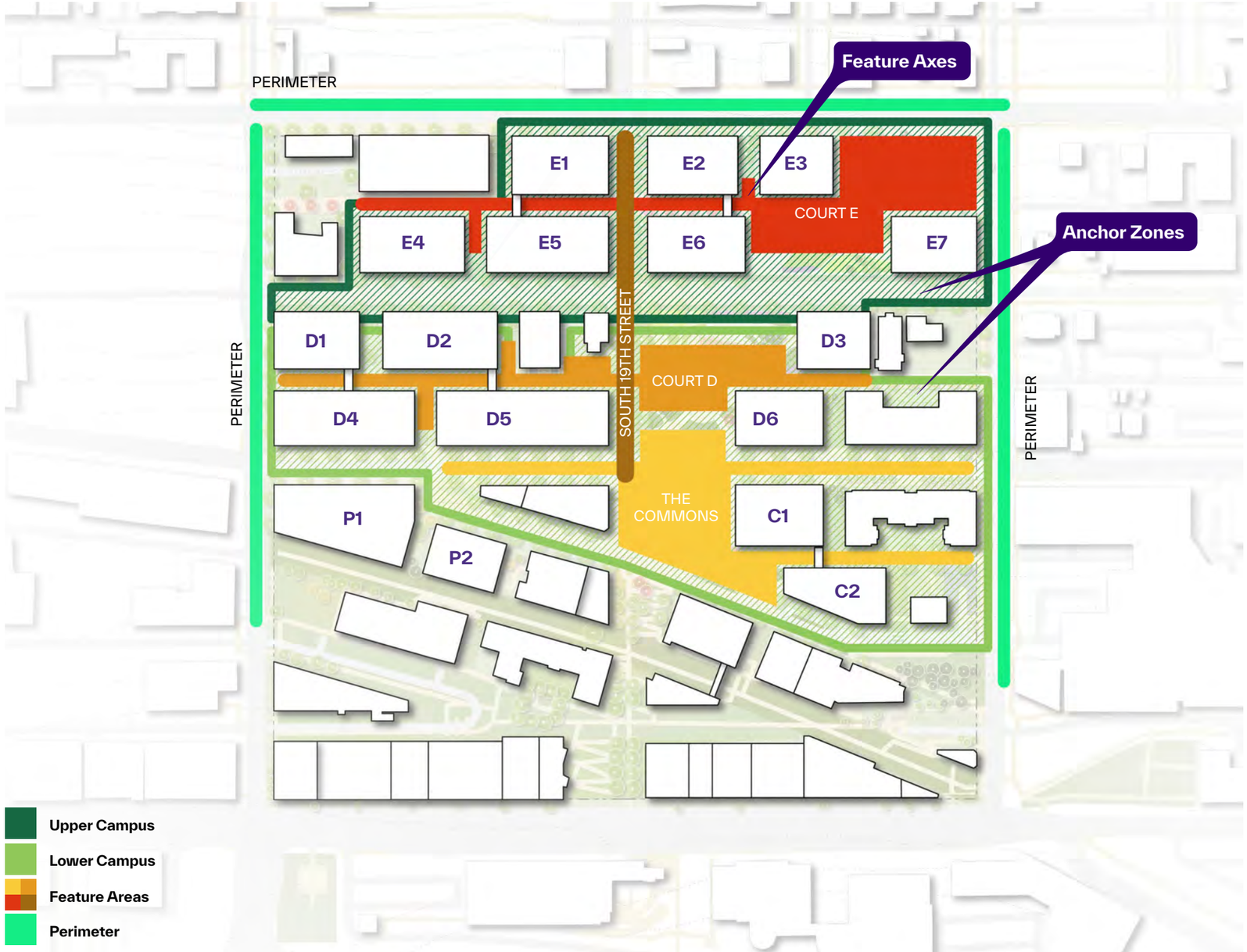


FIGURE 5.28 | Tree Canopy Diagram

FOR ILLUSTRATIVE PURPOSES ONLY

PUBLIC REALM

VEGETATION | TREE CANOPY

Planting street trees in groups of 2-5 with alternating species enhances the resiliency of the tree canopy against diseases and insects. Feature trees can be planted more densely near major building entries, gathering spaces, or in transitional areas along the slope, guiding pedestrians through the campus.

These trees are selected from the 'Grit City Trees' list, as recommended by the Tacoma Urban Forestry Program. All trees installed along streets, avenues, and courts should adhere to the Tacoma street tree design guidelines.

The images to the right illustrate the example planting palette, divided into upper campus, lower campus, and tree plantings along the feature axes.

Example Planting Palette

UPPER CAMPUS

White Oak
Quercus alba

Limber Pine
Pinus flexilis

Deodar Cedar
Cedrus deodara

LOWER CAMPUS
Anchor Zones

Italian Oak
Quercus frainetto

Cork Tree
Phellodendron amurense

American hophornbeam
Ostrya virginiana

FEATURE AXES

COMMONS

Cornelian Cherry Dogwood
Cornus mas

COURT D

Ginkgo
Gingko biloba

COURT E

Tupelo
Nyssa sylvatica

S. 19TH STREET

City Sprite zelkova
Zelkova serrata

PERIMETER

Japanese Lilac
Syringa reticulata 'Summer Storm'

PUBLIC REALM

VEGETATION | UNDERSTORY

The character and performance of open spaces across UW Tacoma will be heavily influenced by the plantings chosen. Understory plantings should embody a unifying concept of urban nature that reflects Tacoma's identity, while being suited to the Pacific Northwest climate and adaptable to the diverse conditions found throughout the campus.

A gradient planting approach aligns with these goals, offering a variety of botanical experiences across hillsides, blocks, and smaller planting beds. From dense bosques and open hillsides to urban bioswales, this gradient of plant palettes will uniquely represent sustainable planting strategies in Tacoma.

At one end of the gradient, denser plantings will create privacy and define larger spaces. These species, typically larger and slower-growing, will require minimal maintenance once established. Meadow plantings, such as grasses and wildflowers, are well-suited for expansive hillsides or smaller beds and can become self-sustaining once installed. At the other end of the spectrum, urban palettes will feature resilient species designed for harsh, high-traffic environments. These plants will thrive along sidewalks and other areas exposed to regular stresses, remaining dense and vibrant despite challenging conditions.

These planting palettes are informed by selections from the Tacoma Garden Club and the Washington Native Plant Society.

FIGURE 5.29 | Planting Palette Example

FOR ILLUSTRATIVE PURPOSES ONLY

FOREST UNDERSTORY

Vine Maple
Acer circinatum

Cascade Orgeon-grape
Mahonia nervosa

Western Sword Fern
Polystichum munitum

Western Trillium
Trillium ovatum

Evergreen Huckleberry
Vaccinium ovatum

FOREST EDGE

Red Alder
Alnus rubra

Mountain Dogwood
Cornus nuttallii

Woodland Strawberry
Fragaria vesca

Pacific Ninebark
Physocarpus capitatus

Pacific Rhodeodendron
Rhododendron macrophyllum

Trailing Blackberry
Rubus ursinus

NATIVE GRASSES

Common Rush
Juncus effusus

Slough Sedge
Carex obnupta

Sand Fescue
Festuca rubra

Common Velvet-Grass
Holcus lanatus

WILDFLOWERS

Common Yarrow
Achillea millefolium

Red Columbine
Aquilegia formosa

Great Camas
Camassia leichtlinii

River Bank Lupine
Lupinus rivularis

Western Buttercup
Ranunculus occidentalis

Western Canada Goldenrod
Solidago lepida

URBAN EDGE

Hardhack
Spiraea douglasii

Redstem Ceanothus
Ceanothus sanguineus

Common Juniper
Juniperus communis

Seashore Saltgrass
Distichilis spicata

URBAN INTERIOR

Red Fescue
Festuca rubra

Eleocharis palustris
Festuca rubra

Redtwig Dogwood
Cornus sericea

Hosta
Hosta sp.

Moor Grass
Molinia caerulea

PUBLIC REALM

VEGETATION | PLANTING STRATEGY

A series of open space typologies have been developed to reflect and enhance UW Tacoma's unique character. Situated on a hillside with views of Mount Rainier and the Port of Tacoma, the campus's steep grade visually and physically connects it to the mountain, echoing its Seattle counterpart—though their similarities largely end there.

UW Tacoma's architectural identity is deeply rooted in the region's industrial legacy. While Tacoma's hillsides were once covered in dense conifer forests, they have since evolved into a more open and varied landscape. The Commons along the Prairie Line Trail serves as a central point of inspiration, celebrating both the campus's history and its future potential.

Feedback from city and campus stakeholders highlighted that less-developed areas of the campus are often perceived as overlooked, presenting an opportunity to enhance these spaces and create valuable community amenities. Participants in the planning process expressed a strong desire for a more defined university presence in these areas.

In response, a series of landscape strategies—Meadow, Tree Stands, and Micro-Forests—have been developed to reinforce UW Tacoma's identity, enhance environmental quality, and support biodiversity, all while maintaining flexibility for future growth.

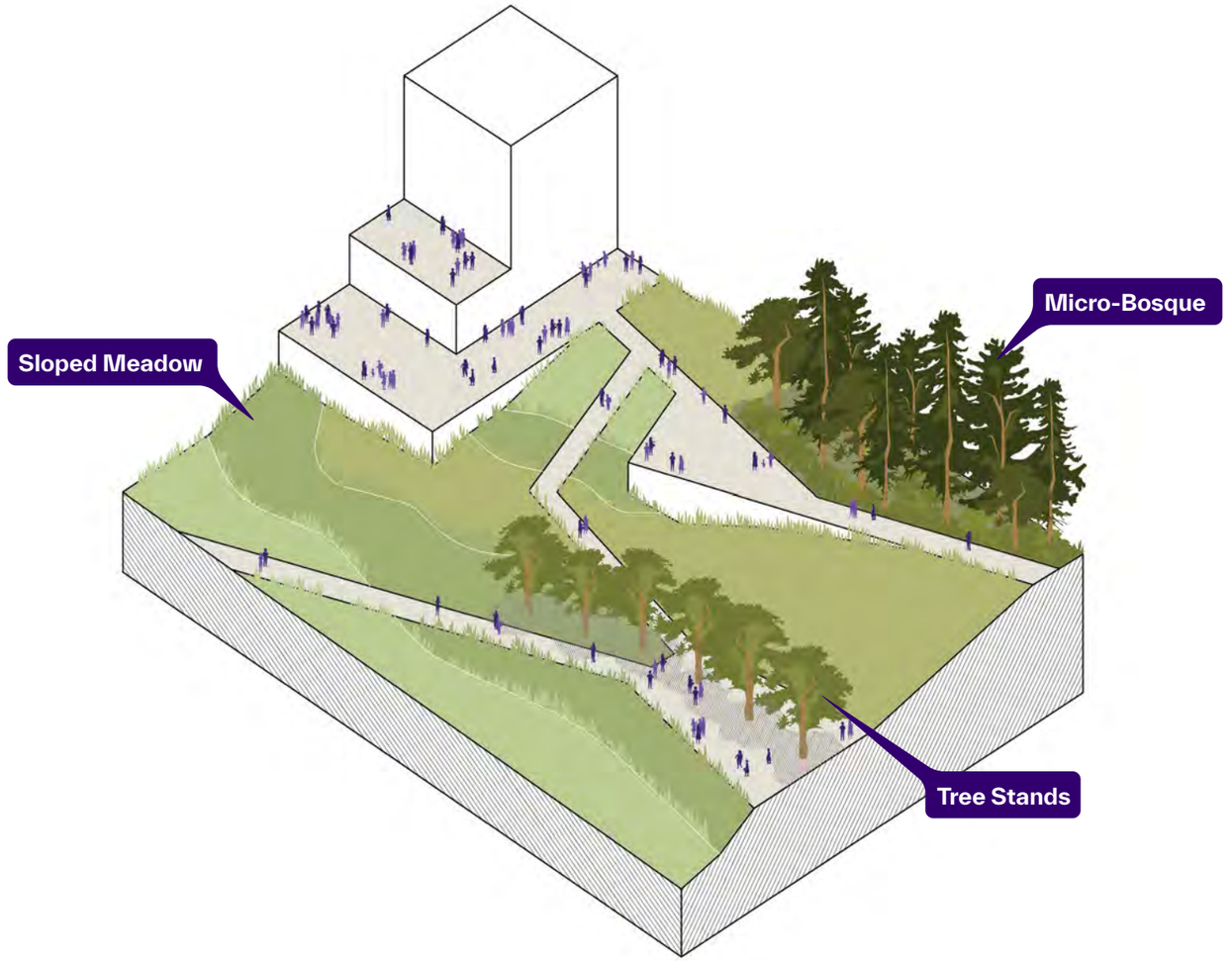


FIGURE 5.30 | Axonometric of Planting Strategy

FOR ILLUSTRATIVE PURPOSES ONLY

PUBLIC REALM

VEGETATION | PLANTING STRATEGY : MICRO-BOSQUE

Building on an existing campus initiative, the proposal to introduce micro-forests in select areas of the UW Tacoma campus offers a forward-thinking approach to enhancing the landscape. These hyperdense, strategically planted clusters prioritize ecological function and, over time, can become an iconic feature of the campus.

Micro-forests foster biodiversity by creating rich habitats for local flora and fauna, while also serving as ecological models for other campus areas. These compact ecosystems offer multiple benefits, including improved air quality, carbon sequestration, urban cooling, and enhanced aesthetic and environmental identity.

By integrating micro-forests into the broader landscape framework, UW Tacoma can demonstrate its commitment to sustainability and resilience, setting a positive example for other institutions to follow.

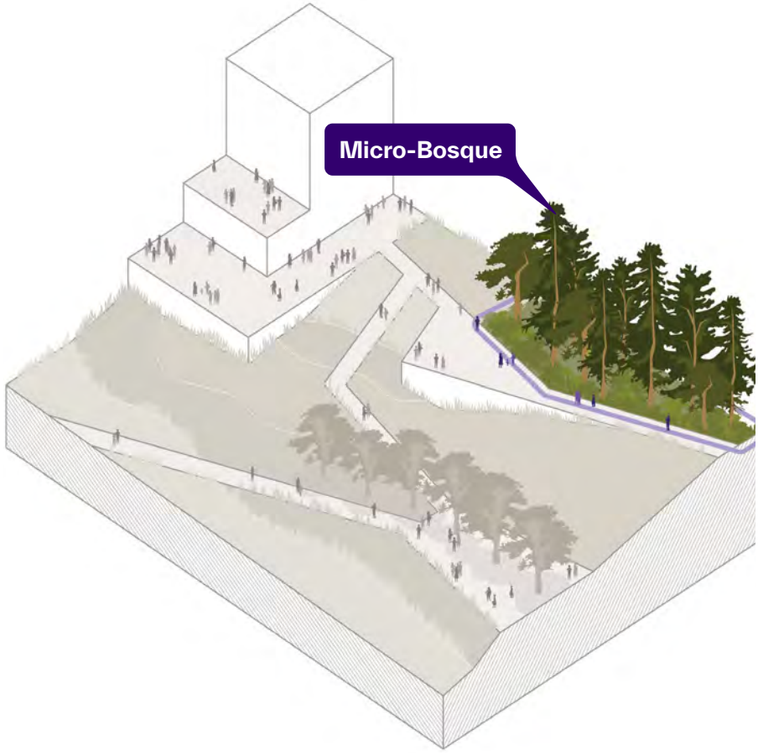


FIGURE 5.31 | Axonometric of Micro-Bosque

FOR ILLUSTRATIVE PURPOSES ONLY

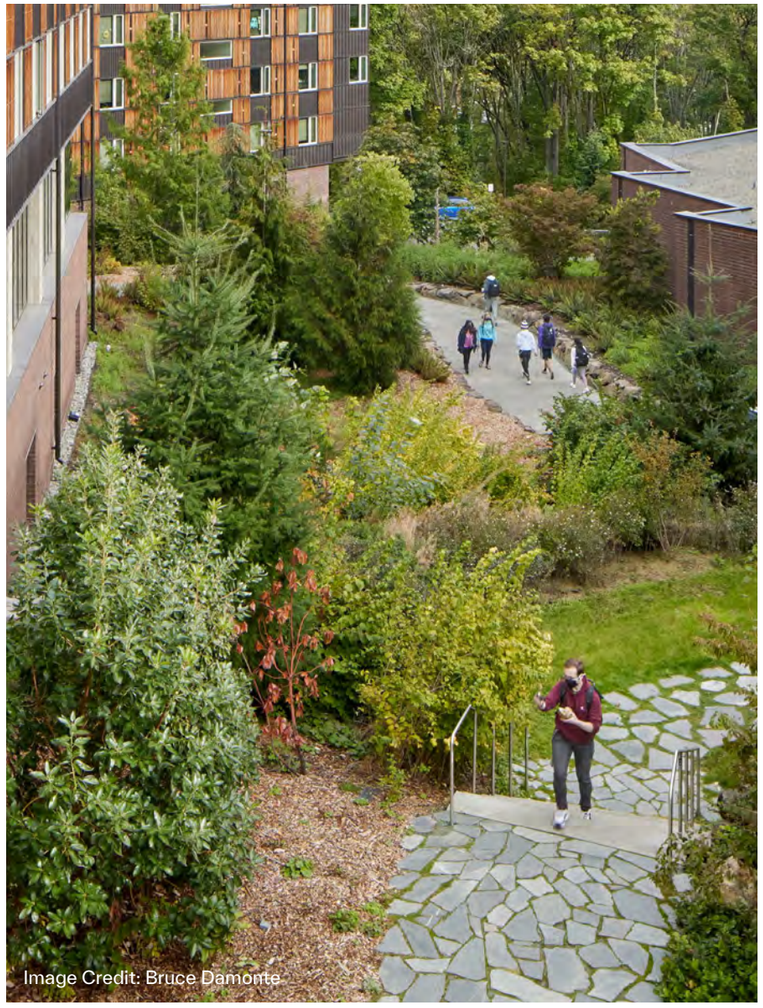


Image Credit: Bruce Damonte

PUBLIC REALM

VEGETATION | PLANTING STRATEGY : TREE STANDS

Along key pedestrian corridors and streets, particularly 19th Street, establishing distinctive treelines can enhance pedestrian navigation and orientation within the campus landscape. In the transitional upland areas of the campus, a carefully planned arrangement of trees can serve as both landmarks and biophilic elements, improving the space's legibility while enriching its character.

Selected canopy trees should be chosen for their unique and recognizable qualities, similar to the allee elms at the Grand Stair, known for their striking form and expansive canopy. This tree canopy will not only provide shade but also contribute to a sense of living architecture, fostering a cohesive and welcoming campus environment.

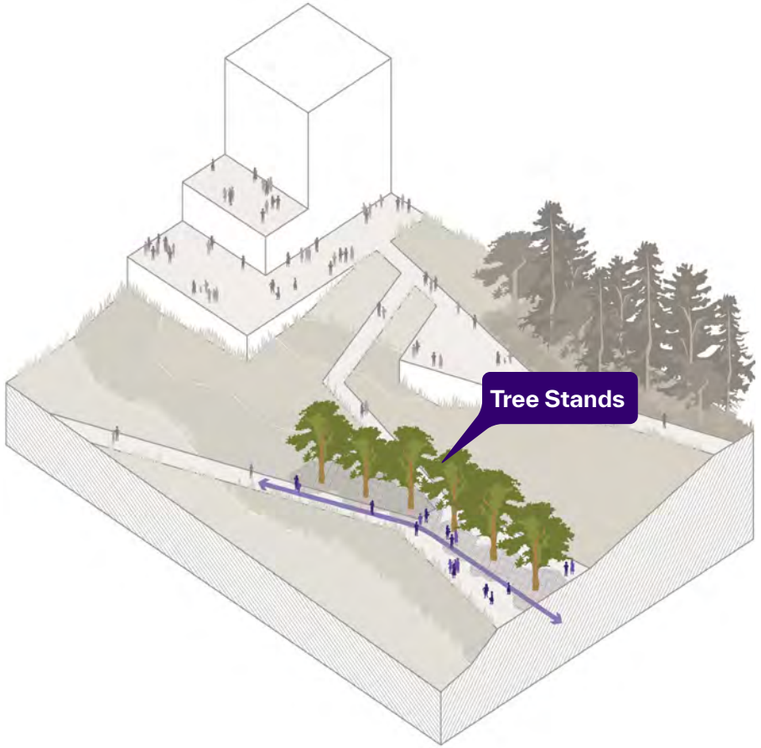


FIGURE 5.32 | Axonometric of Tree Stands

FOR ILLUSTRATIVE PURPOSES ONLY

Image Credit: Randall L. Schieber

Image Credit: Randall L. Schieber

PUBLIC REALM

VEGETATION | PLANTING STRATEGY : SLOPED MEADOW

A hardy grass meadow approach is recommended for the open areas of campus. This strategy aims to create a commons of grasses that grow to about four feet in height and are mown seasonally. Using a seed-based species mix ensures reliable establishment while minimizing upfront costs. In line with efforts to increase pollinator habitat, this approach provides a valuable opportunity to enhance biodiversity over a large urban area.

Grass meadows require less water than traditional turf lawns, making them a more sustainable choice. By carefully selecting seed mixes, the planting palette can subtly reflect the campus colors of purple and gold. The varied textures of the grasses and perennials will enhance the topographic features of the site, adding a sense of purpose and cohesion to the upland areas of campus.

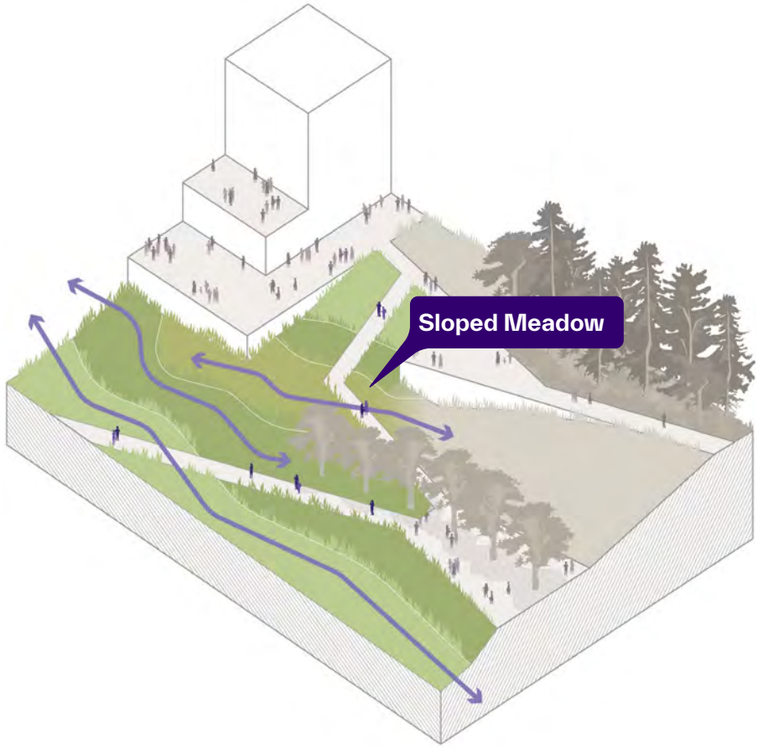



Image Credit: Sahar Coston-Hardy/Esto


Image Credit: Sahar Coston-Hardy/Esto

FIGURE 5.33 | Axonometric of Sloped Meadow

FOR ILLUSTRATIVE PURPOSES ONLY

PUBLIC REALM
LANDSCAPE STEWARDSHIP

Campuses are developed incrementally over time, growing alongside the student population and evolving needs. As a major landowner in Tacoma, the University is responsible for stewarding an extraordinary landscape. Since large projects are often spread across decades, it's important to consider how undeveloped land is managed during the waiting period.

The Master Plan proposes an intermediate stewardship approach, acknowledging that not all large-scale construction projects can be completed simultaneously or quickly.

In the near term, the next development projects are likely to be located in the central areas of campus. However, a significant portion of land to the west of these sites may remain undeveloped for many years. During this time, there are simple, cost-effective ways to care for and enhance this landscape, demonstrating to the community and students that it is welcoming, safe, well-maintained, and valued.

FIGURE 5.34 | Landscape Stewardship Diagram

FOR ILLUSTRATIVE PURPOSES ONLY

PUBLIC REALM

LANDSCAPE STEWARDSHIP | STRATEGIES

Image Credit: OLIN

Iconography

Simple improvements, like installing new street pole banners along Tacoma Ave and other areas with limited UW Tacoma branding, can effectively signal that these streets are part of the campus. These affordable strategies help convey that the area is well-maintained and create a welcoming environment for students.


Image Credit: Sahar Coston-Hardy / Esto

Gateway Planting

Planting small trees is a cost-effective alternative to planting large trees, and trees grown in place from a young age tend to be healthier and stronger. There is a significant opportunity to begin planting gateway trees, street trees, and micro-bosques along key corridors and parcels leading to the hilltop and Tacoma Ave. These plantings not only demonstrate the University's commitment to the landscape but also create native, biodiverse, and climate-resilient spaces that address urban heat islands, improve shade connectivity, support pollinator and bird habitats, and aid in water management. As future development occurs closer to Tacoma Avenue, these areas will have matured, reducing the cost of purchasing large vegetation during construction.

Image Credit: OLIN/Richard Newton

Interpretive Elements

The UW Tacoma landscape is rich with sites that carry complex histories. To demonstrate the University's commitment to fostering dialogues about diversity, justice, and resilience, adding interpretive elements at locations such as the Japanese Language School can help highlight these important narratives. By incorporating such elements now, the University can ensure these histories are preserved as development progresses. Simple additions like plaques, monuments, sculptures, or gathering spaces can begin to shape and hold space for these stories, ensuring they remain central as future buildings are developed around them.

PUBLIC REALM

Stormwater Management Strategy

Managing water sustainably will be a key consideration as UW Tacoma develops the significant amount of vacant land at the upper end of the campus. These areas currently lack the urban stormwater infrastructure found in the historic campus, presenting an opportunity to design water systems that serve both the development and the environment.

As development progresses parcel by parcel, the water management system will need to adapt accordingly. To the greatest extent possible, building runoff should be directed into adjacent open spaces, where larger landscape systems can treat and irrigate the water. This approach envisions the open spaces being developed alongside their adjacent buildings, allowing for integrated water management systems. For buildings located farther from large open spaces, smaller detention systems can be incorporated to manage and slow runoff during storm events.

However, given the urban context, steep grade, and climate of the site, regular stormwater events will likely require overflow into the urban system. Each of the three main downhill axis-streets already has a major conveyance system, linking the courts and streets. Continuing this infrastructure under the redeveloped courts will ensure that underground pipes remain accessible for maintenance, providing a practical and efficient solution for stormwater management.

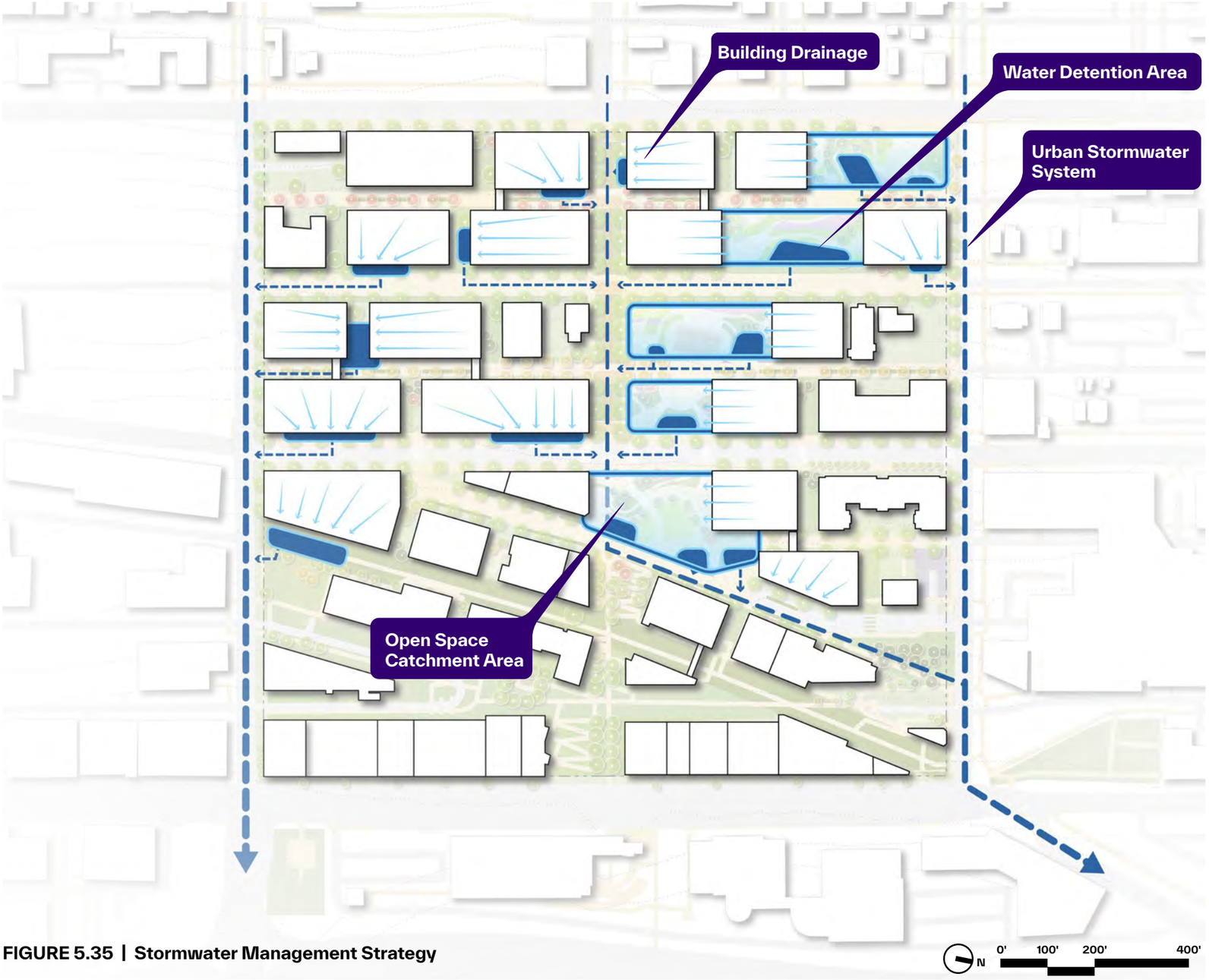
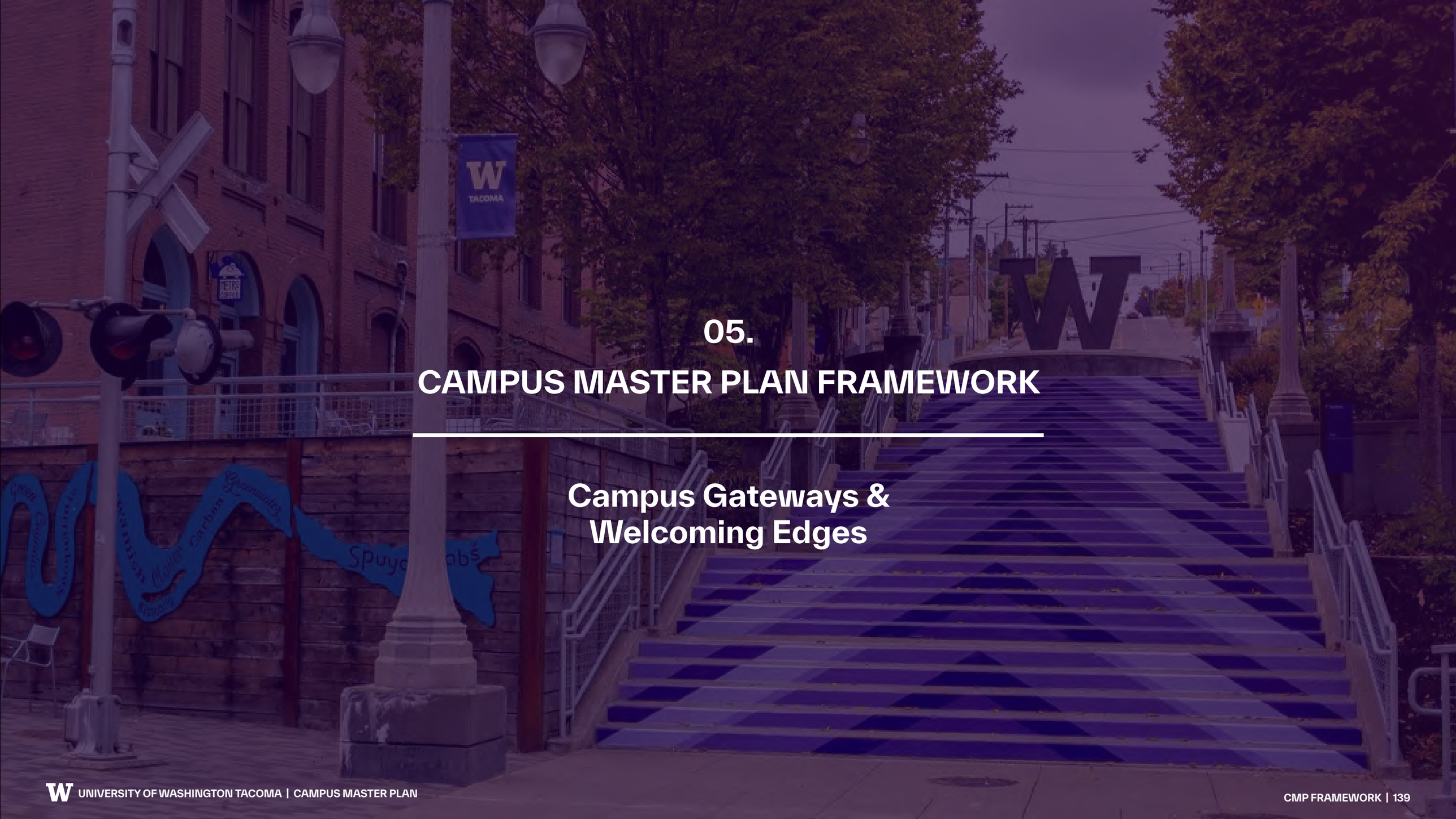


FIGURE 5.35 | Stormwater Management Strategy



05.
CAMPUS MASTER PLAN FRAMEWORK

Campus Gateways & Welcoming Edges

CAMPUS GATEWAYS
DEFINING CAMPUS ENTRANCES

UW Tacoma's campus gateways serve as key entry points that connect the University with the city, offering multiple access routes for pedestrians, cyclists, and vehicles. Thoughtfully designed intersections will enhance wayfinding, reinforce the University's presence in downtown Tacoma, and create a strong sense of arrival.

Inspired by early European urban universities where education and daily life seamlessly intersect, UW Tacoma is deeply integrated into the city's fabric. The surrounding streets function as continuous, sequential gateways, linking campus and community. Enhancing these streets with landscaping, pedestrian walkways, lighting, and signage will foster a cohesive and welcoming environment.

Future development at key intersections will further strengthen the University's identity and improve the campus entrance experience:

- Pacific Gateway (Pacific Avenue & South 19th Street)
- Takomah Grove Gateway (Tacoma Avenue & South 17th Street)
- Tacoma Gateway (Tacoma Avenue & South 19th Street)
- Market Gateways (Market Street at South 17th Street & South 21st Street)
- Prairie Trail Gateway (Pacific Avenue, South 17th Street, and Prairie Line Trail)

These gateways should feature distinctive visual enhancements, including signage, public art, architectural elements, and landscaping, to create inviting and recognizable campus entry points.

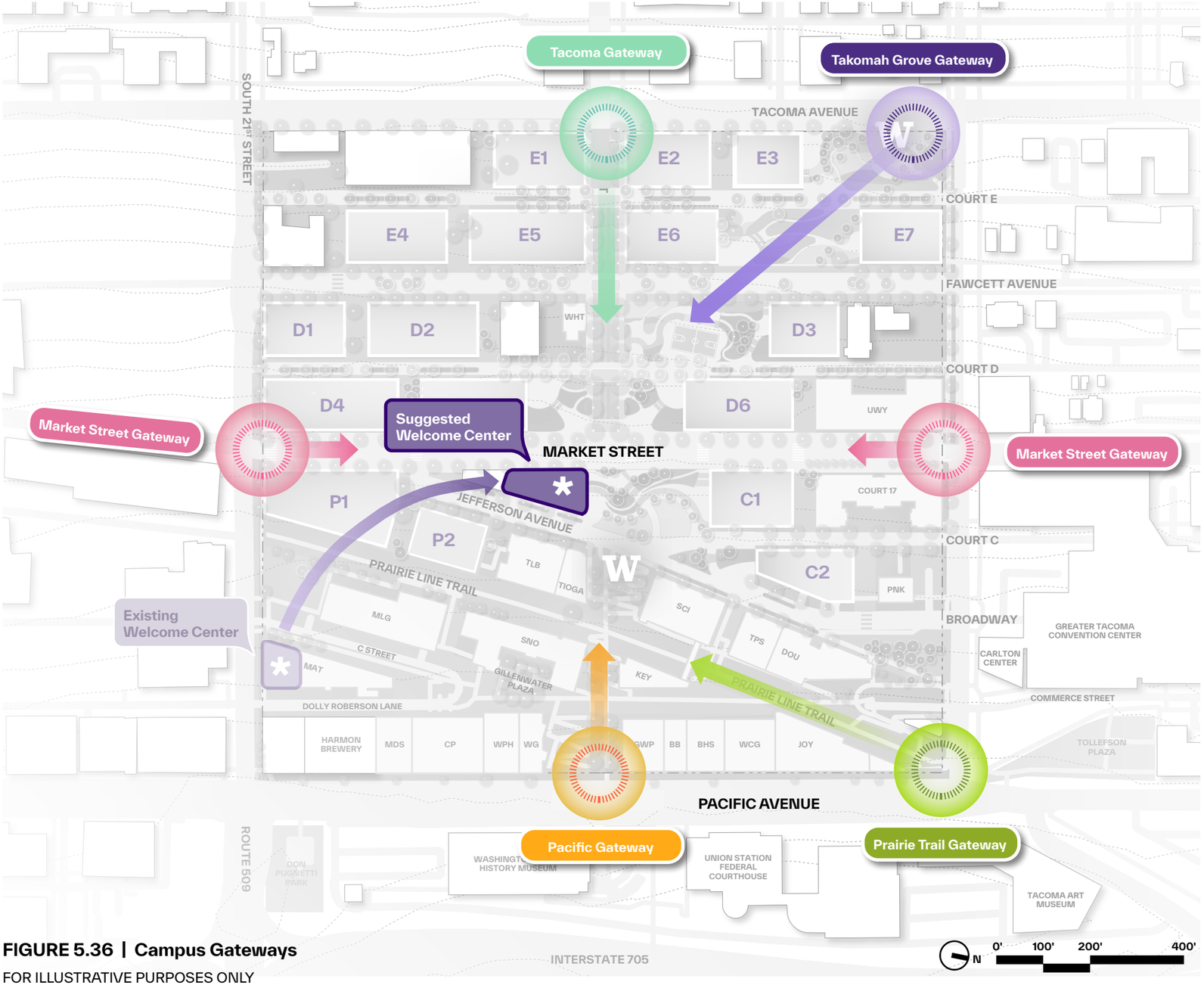


FIGURE 5.36 | Campus Gateways
FOR ILLUSTRATIVE PURPOSES ONLY

WELCOMING EDGES
GROUND FLOOR ACTIVATION

A well-activated streetscape is essential to the pedestrian experience, with primary activation concentrated along Tacoma Avenue, Market Street, South 19th Street, and key open spaces such as the view corridor to Mount Rainier. These areas should integrate commercial, academic, and social spaces, including lounges, cafés, retail, and collaborative areas, to encourage foot traffic and engagement.

In other areas, secondary activation should be incorporated wherever possible, using ground-floor spaces such as lobbies, offices, and campus amenities like daycare centers and gyms. While these uses may not attract large crowds like commercial spaces, they still contribute to a lively and welcoming campus environment.

Transparent facades, inviting entryways, and dynamic streetscapes featuring outdoor seating and multi-functional landscapes will further enhance public interaction. Where primary activation is not feasible, secondary activation should be encouraged to minimize blank facades and reduce the visual impact of parking entrances, ensuring a seamless, engaging urban experience.

Primary Activation

Ground-floor uses that drive high foot traffic, such as retail, restaurants, cafes, and galleries, creating a lively and engaging streetscape.

Secondary Activation

Ground-floor uses that enhance street activity while serving the local community rather than drawing visitors. Examples include lobbies, business services, offices, and amenities like daycare and gym.

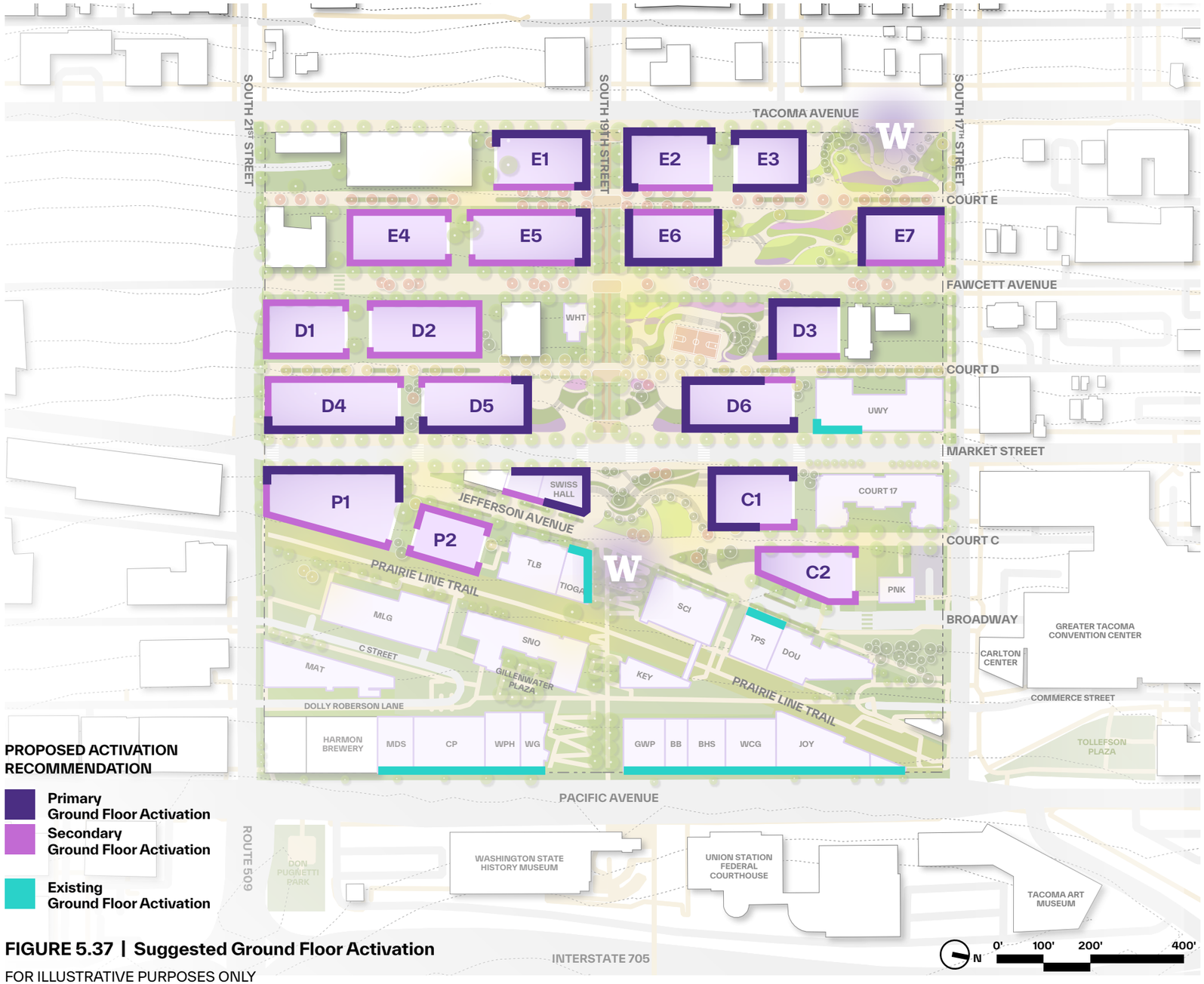
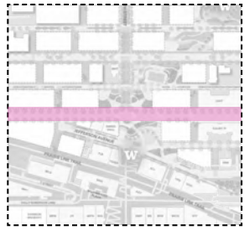


FIGURE 5.37 | Suggested Ground Floor Activation

FOR ILLUSTRATIVE PURPOSES ONLY

WELCOMING EDGES

PROGRAMMATIC AND STREETSCAPE SYNERGY | VEHICULAR ROAD



The diagram on the right illustrates how campus edges can be made more welcoming through synergies between strategic programmatic placement, ground-floor activation, and engaging streetscapes, all underpinned by effective campus wayfinding and identity. This approach focuses on creating dynamic, pedestrian-friendly environments, with primary activation areas such as cafes, retail, and collaborative spaces strategically placed along key corridors to encourage public interaction and vibrant streetscapes.

By integrating academic programs and reinforcing a strong campus identity, the master plan promotes a cohesive campus experience and a sense of place. Additionally, key design features, including brick crosswalks, parklettes, multimodal transport options, spillout spaces, industrial heritage, and galleries, further enhance the functionality, aesthetics, and interactive atmosphere, making the campus both inviting and engaging.

FIGURE 5.38 | Example of Programmatic and Streetscape Synergy | Vehicular Road

FOR ILLUSTRATIVE PURPOSES ONLY

WELCOMING EDGES

PROGRAMMATIC AND STREETSCAPE SYNERGY | VEHICULAR ROAD

FIGURE 5.44 | Perspective of Market Street

FOR ILLUSTRATIVE PURPOSES ONLY

WELCOMING EDGES
VIEW CORRIDORS

Along the Primary Open Spaces with views of Mount Rainier, the ground floor is activated with primary uses such as retail, restaurants, cafes, and galleries that drive high foot traffic, creating a lively and engaging streetscape. These spaces are designed to foster interaction and provide a vibrant atmosphere that enhances the pedestrian experience.

In addition to these commercial activities, the open spaces framing the Mount Rainier vista are also activated by programs that reflect both the athletic and cultural aspects of the campus. For example, sports fields and other athletic spaces could serve as active hubs, while areas dedicated to an Indigenous Learning Cycle would honor the region's history. These programs, combined with gathering lawns and outdoor seating, offer a balanced mix of physical activity, cultural reflection, and relaxation. Together, these elements create a multifaceted, community-centered environment that is both dynamic and reflective of the campus's identity.

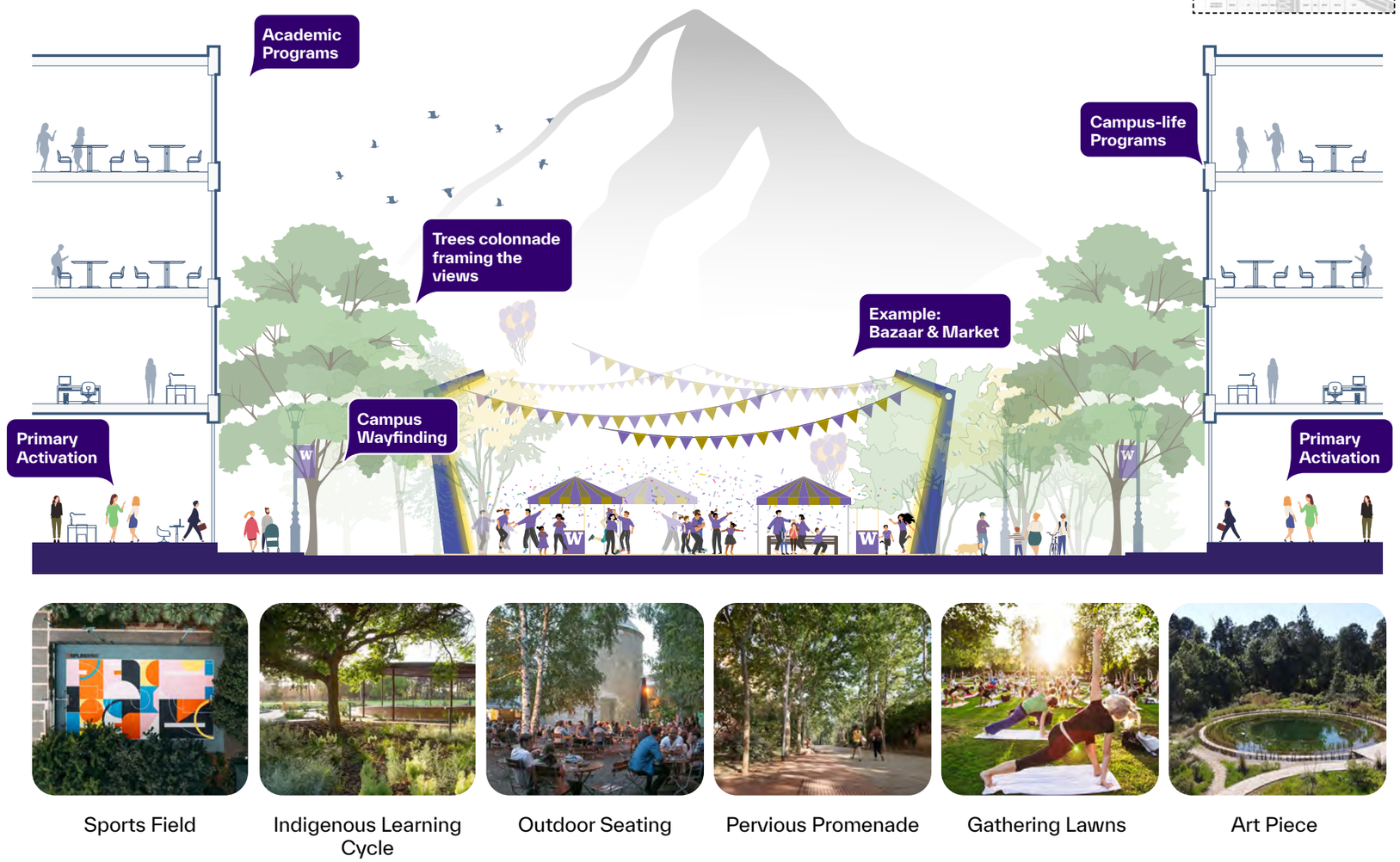


FIGURE 5.39 | Example of Programmatic and Streetscape Synergy | View Corridors

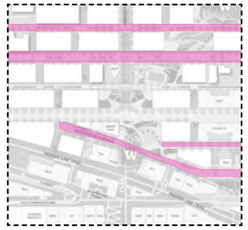
FOR ILLUSTRATIVE PURPOSES ONLY

WELCOMING EDGES
PEDESTRIAN & MICROMOBILITY NETWORK

Along the pedestrian and micromobility network, academic and campus-life programs seamlessly coexist, fostering a more cohesive and intimate campus environment compared to the busy major thoroughfares. This area shifts the focus from high-traffic, external-facing spaces to quieter, community-centered zones that encourage deeper engagement and connection. The ground floor is activated with secondary activation, which enhances the street-level experience while serving the local community rather than drawing external visitors. Examples include lobbies, business services, offices, and amenities like daycare and gyms.

As pedestrians and micromobility users navigate this section of campus, they encounter spaces designed for residents, classrooms, and shared community functions such as incubators, outreach programs, and maker's spaces. These spaces are more than functional—they are strategically integrated to foster meaningful interactions among students, faculty, and staff.

The presence of tree-lined streets and clear campus wayfinding further elevates the experience, creating an environment that invites people to slow down, connect, and engage with their surroundings. Here, the built environment serves as a backdrop for collaboration and learning, reinforcing the idea that the campus is not just a place to pass through, but a place to belong, grow, and contribute to the larger community.



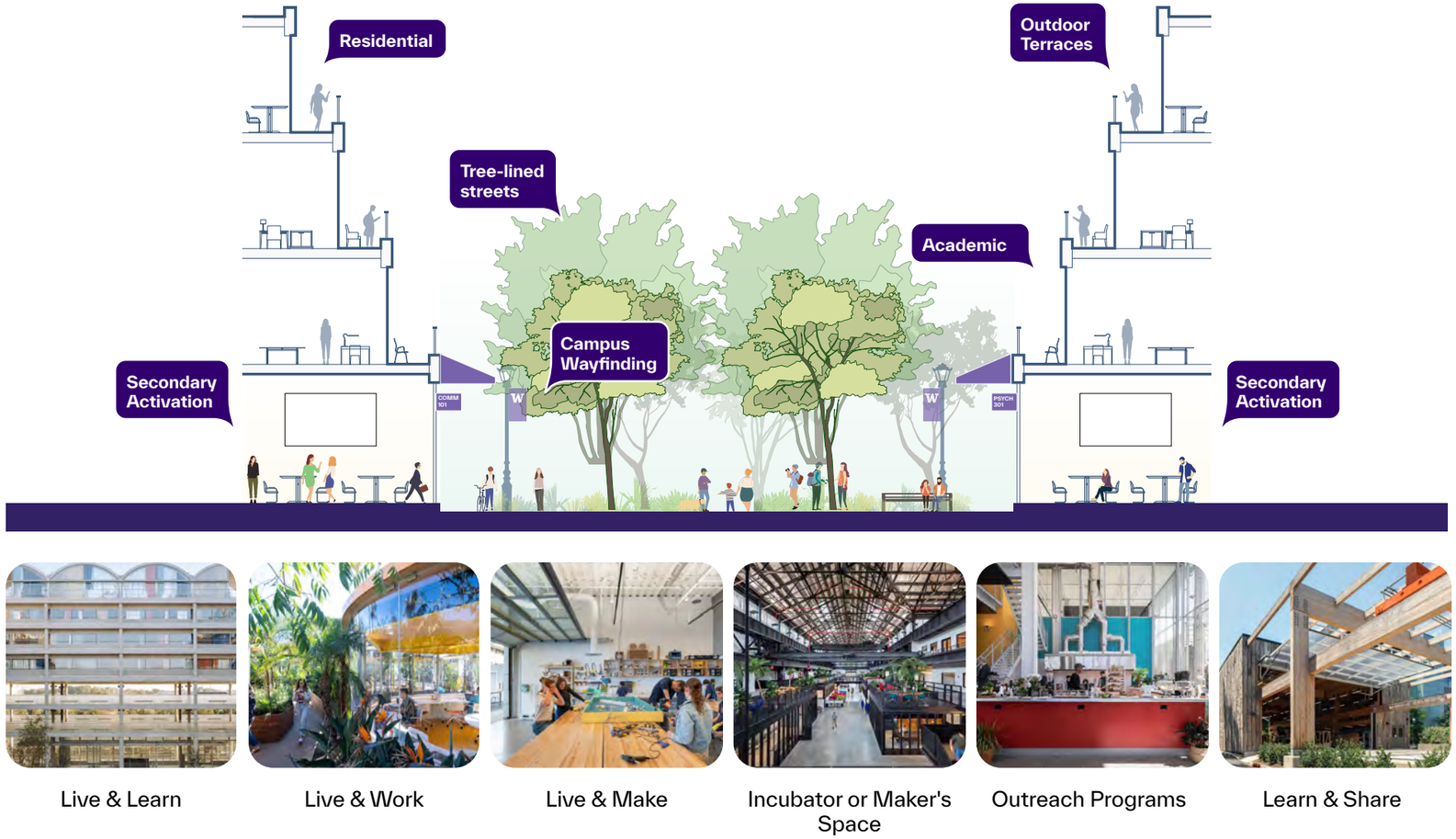


FIGURE 5.40 | Example of Programmatic and Streetscape Synergy | Pedestrian and Micromobility Network

FOR ILLUSTRATIVE PURPOSES ONLY

05.
CAMPUS MASTER PLAN FRAMEWORK

Circulation & Parking

CIRCULATION & PARKING
OVERALL CIRCULATION NETWORK

While the campus aims to be pedestrian-friendly, through-campus vehicular circulation remains essential. The mobility framework presents a long-term vision to limit major north-south roads for vehicular connectivity, focusing on Tacoma Avenue, Market Street, and Pacific Avenue.

Fawcett Avenue could be designated for micromobility, services, and emergency access, complementing recent site updates such as bollards restricting through traffic. Similarly, the Courts could function alongside Fawcett, becoming more pedestrian-friendly in key locations, particularly near the primary open space with views of Mount Rainier. In other areas, they would still allow emergency services, property access, and parking entry, ensuring a balanced approach to circulation.

Uphill circulation is facilitated by meandering paths through the central open space, along with direct shortcuts between new buildings. South 19th Street could be vacated and repurposed as an autonomous trolley route, incorporating an emergency vehicle lane. This system would significantly improve accessibility between the lower and upper campus, with stations at The Commons, anchored by the revitalized Swiss Hall.

Overall, vehicular movement could be concentrated along the campus perimeter, while Market Street retains activated ground-floor spaces and incorporates traffic-calming measures, fostering a safer, more pedestrian-oriented campus core.

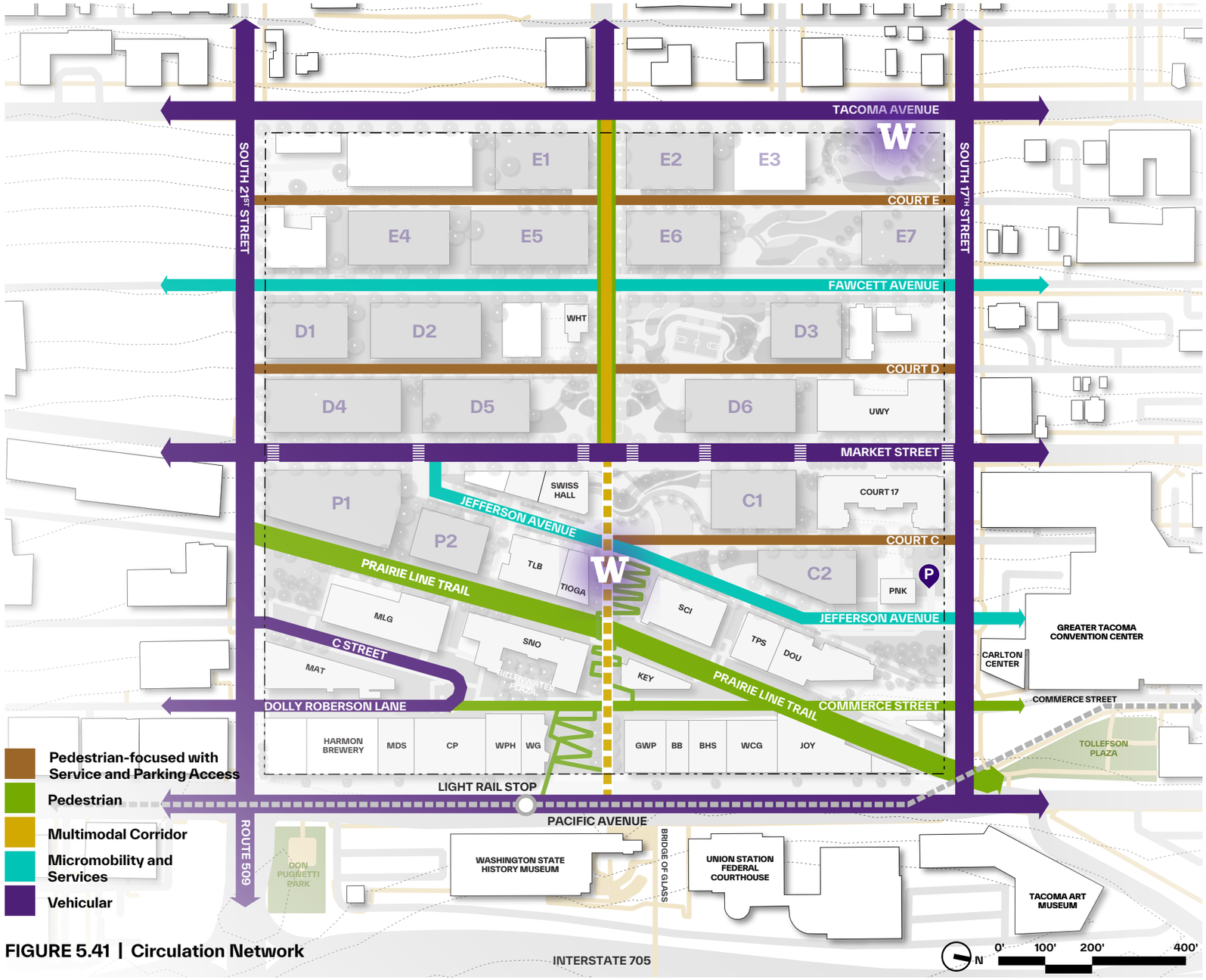


FIGURE 5.41 | Circulation Network

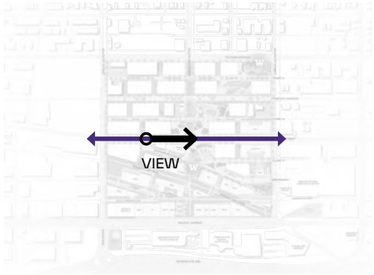
CIRCULATION & PARKING

VEHICULAR ROAD | MARKET STREET

As the campus continues to develop uphill, transforming Market Street will be crucial in achieving many of UW Tacoma's goals. While this axis will need to remain a through-vehicular street, slowing traffic is essential to ensure safe crossings for students and pedestrians traveling between the historic core of the campus and the newer buildings.

This proposal maintains two active vehicular lanes for the surrounding community, as well as for the bus routes that will continue to serve the campus. Dedicated bike lanes and alternating parking aisles will keep the street functional for commuters and visitors, while making Market Street more multimodal than it is today.

The pedestrian zone along the campus buildings can be elevated to seamlessly integrate with the interior open spaces of UW Tacoma. A light tree canopy with anchor species and feature trees can help mark the entrance to the University, accompanied by signage. In areas without alternating parking, deeper planters can incorporate green infrastructure or provide expanded zones for bike parking, scooter rentals, and more. Standard campus furnishings in this zone will create breakout spaces along Market Street, enhancing the entrances to buildings and offering spaces for campus members to relax and gather.



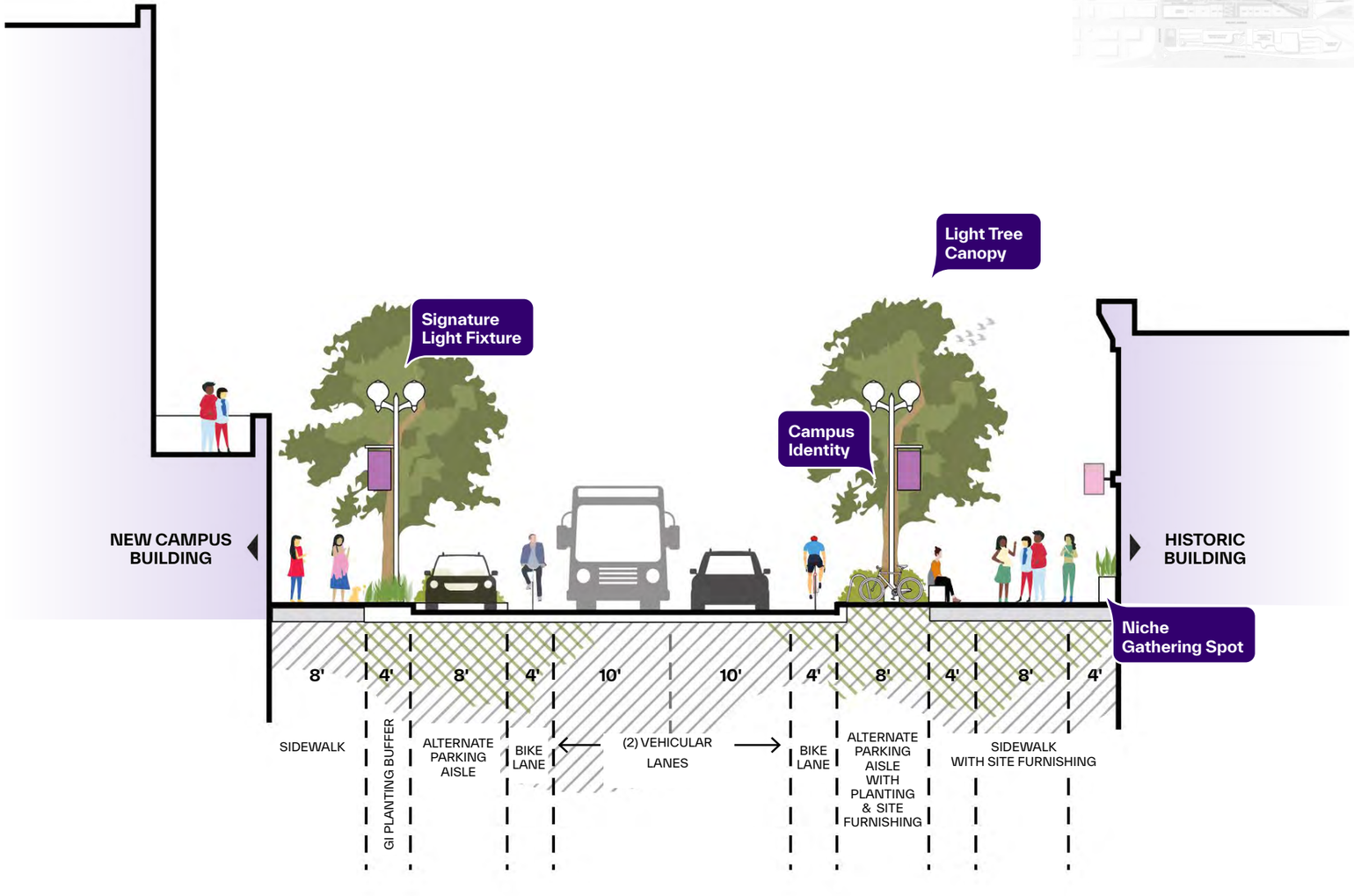


FIGURE 5.42 | Proposed Market Street Section

CIRCULATION & PARKING

VEHICULAR ROAD | MARKET STREET

Alternating Parking Aisles

Alternating parking aisles are an effective traffic calming measure, allowing for some vehicular presence on public-facing streets while reducing speed. Where parking aisles are absent, these areas can be repurposed to create expanded zones for planting and streetscape furnishings, enhancing the pedestrian experience.

Materiality

Using varied materials to highlight areas of importance or different uses can break up large expanses of paving, making the streetscape more visually engaging. Permeable paving could be implemented in parking aisles, but it is important to consider the long-term maintenance requirements of these systems for campus operations.

Raised Crossings

Raised crossings, or road tables, are designed to create safe pedestrian zones at key intersections. These crossings can be strategically placed near major building entries or overlooks, allowing for an expanded public realm that enhances the linear streetscape while prioritizing pedestrian safety.

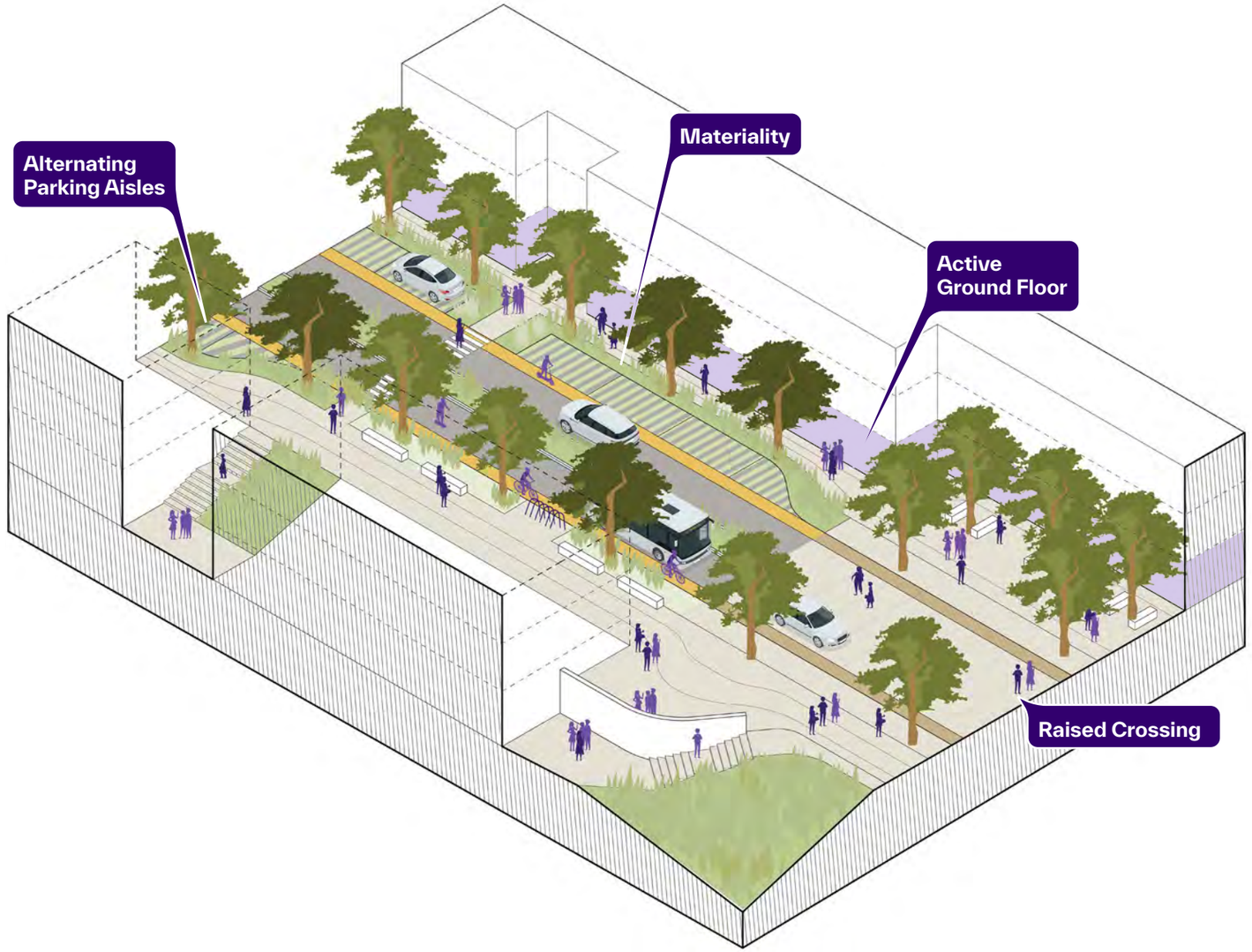


FIGURE 5.43 | Market Street Axonometric

CIRCULATION & PARKING

VEHICULAR NETWORK | MARKET STREET

FIGURE 5.44 | Perspective of Market Street

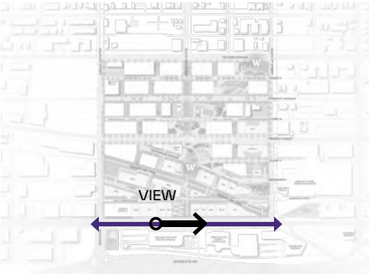
FOR ILLUSTRATIVE PURPOSES ONLY

CIRCULATION & PARKING

VEHICULAR NETWORK | PACIFIC AVENUE

Of the four streets that border the UW Tacoma campus, Pacific Avenue stands out as the most developed, serving as a bustling entryway to the University. With the Sound Transit stop, multiple bus routes, and a pedestrian connection to the Bridge of Glass, this urban corridor already accommodates many of the transportation modes that the rest of the campus aims to embrace. It also features the distinctive architecture of the Union Depot-Warehouse Historic District.

Future improvements along the UW Tacoma frontage should aim to enhance the University's presence along Pacific Avenue. Installing feature lighting fixtures that complement the historic character, adding campus signage, and maintaining a well-designed streetscape with site furnishings will help support the daily use of this street by students. While the University has limited control over this complex street section, these simple measures can ensure that UW Tacoma is well represented at its primary entrance.



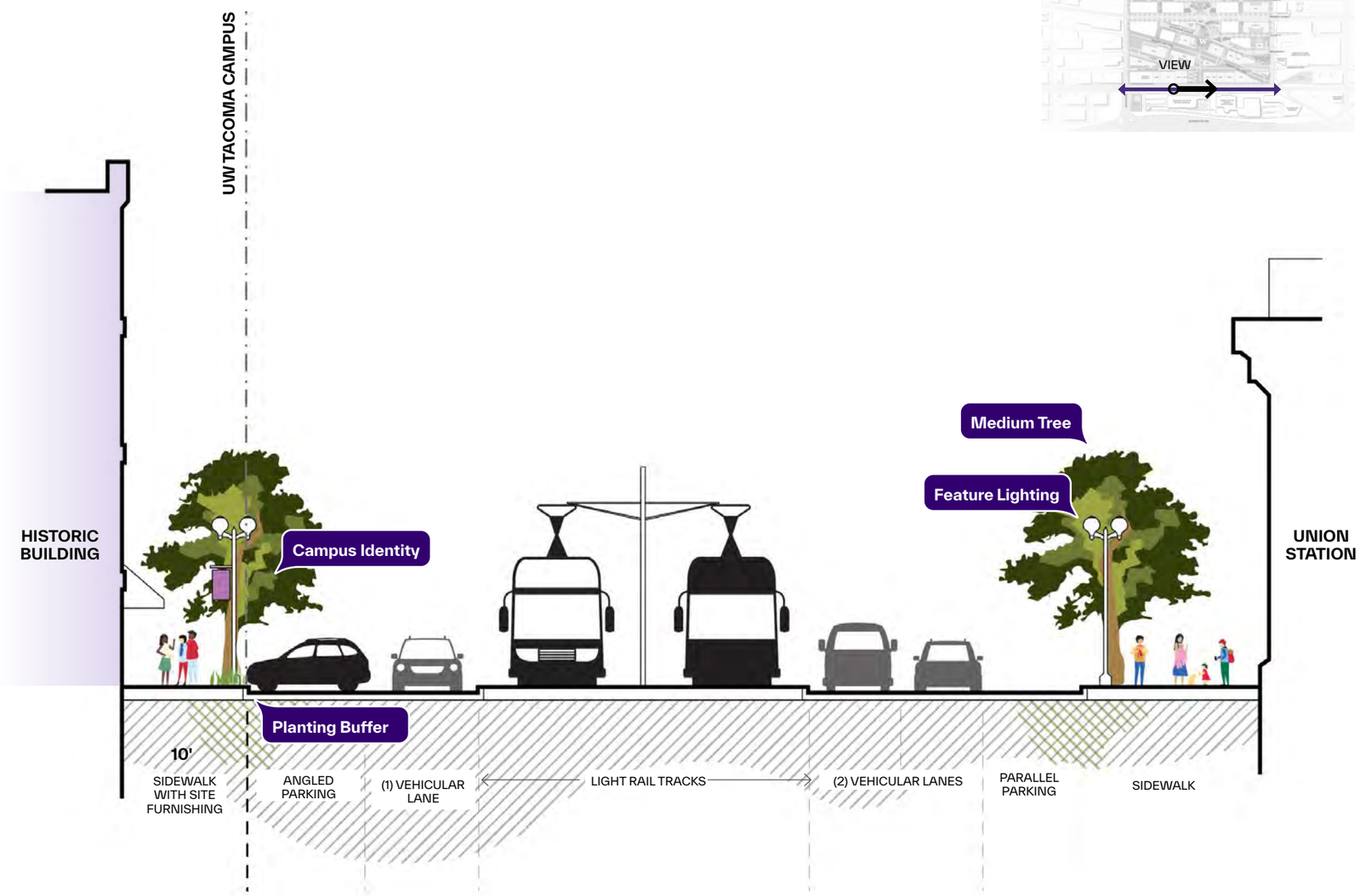


FIGURE 5.45 | Pacific Avenue Section

CIRCULATION & PARKING

VEHICULAR NETWORK | TACOMA AVENUE

As the least developed of the border streets, Tacoma Avenue has the furthest to go but also offers the most potential. This busy vehicular route should gradually become more integral to UW Tacoma as future projects unfold along this axis. However, the longer timeline for development near Tacoma Avenue requires a different approach in the short term to make the street feel managed and connected to the University.

The properties adjacent to Tacoma Avenue may not be developed quickly, but the landscape stewardship strategies (see that section) offer several options for transforming underdeveloped parcels into hillside meadows, lush bosques, and small walking trails for students and the surrounding community. Improvements in this zone can begin with the streetscape, where the wider street can support a larger tree canopy, and sections could feature even more expansive bosque canopies.

Small lookouts and site furnishings could be installed with minimal investment to encourage occupancy and exploration of the landscape. These early interventions would help create a sense of program and placemaking, allowing the community to feel a connection to this area of the campus even before full development is realized.

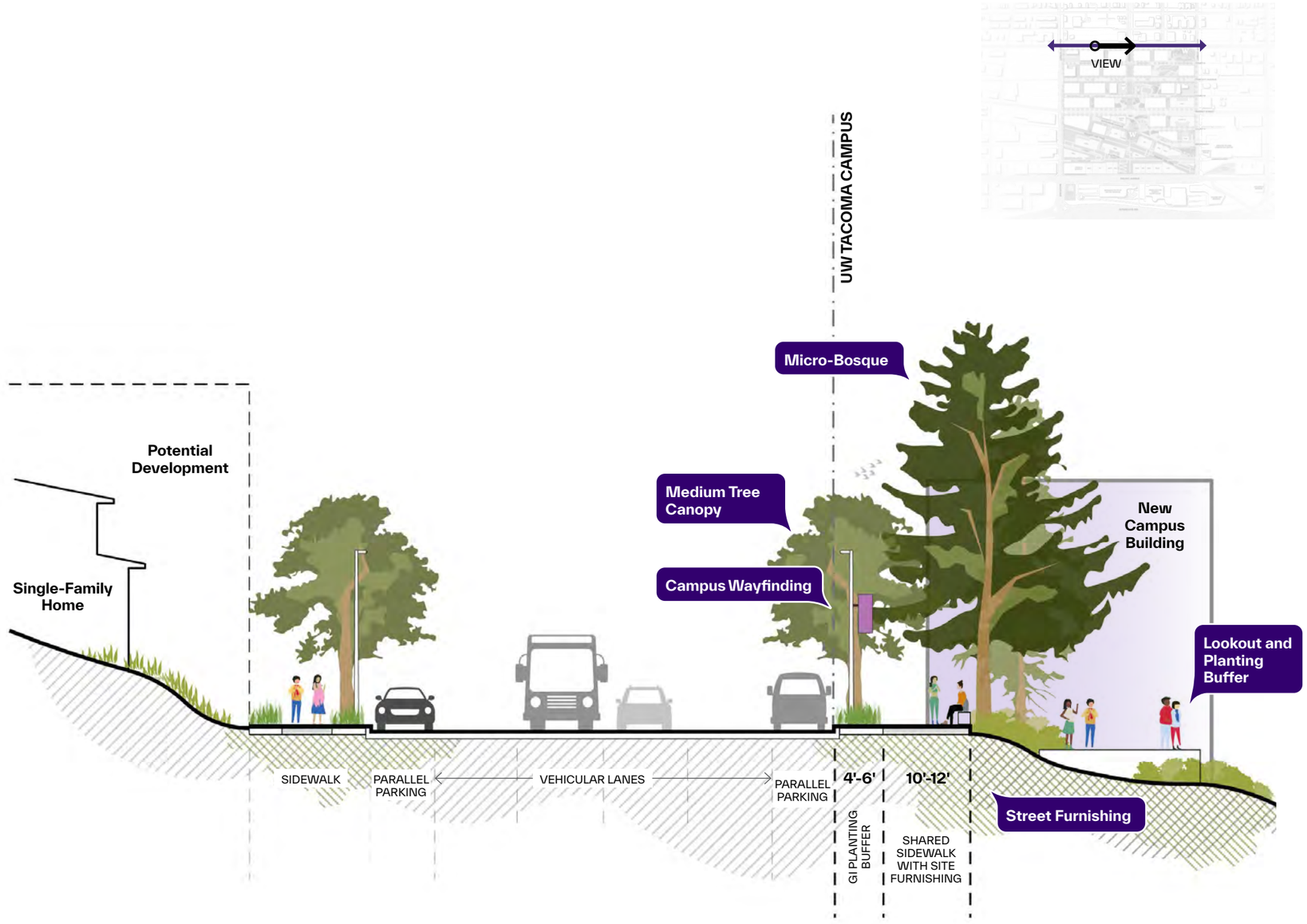
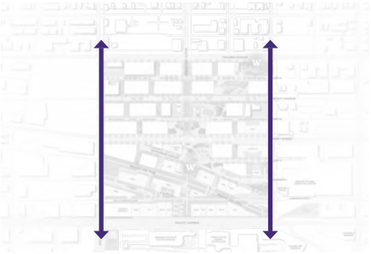


FIGURE 5.46 | Tacoma Avenue Section

CIRCULATION & PARKING

VEHICULAR NETWORK | SOUTH 17TH STREET AND SOUTH 21ST STREET



In many ways, South 17th and South 21st streets present the most challenging boundaries for UW Tacoma. Their steep grades, limited sidewalk space, and heavy traffic make them difficult to navigate and engage with. However, the campus must find ways to reconfigure these streets to make them more welcoming and permeable to various modes of circulation, both perpendicular and parallel to the streets.

It is unlikely that these streets will see significant reductions in vehicular traffic in the coming decades. Despite this, South 17th and South 21st streets must be made safer to cross and more pedestrian-friendly. More prominent crosswalks with longer signals and traffic control measures at key intersections can make these entrances to the campus more accessible. The Prairie Line Trail and Fawcett Avenue are shared travel axes, and the crossings at these points need to be especially prominent to ensure safety and comfort.

Given the extreme slope of the sidewalks, it's not feasible to make these routes accessible directly alongside the roads. Instead, people entering the campus from these streets should be provided with more generous ramps at regular intervals, or possibly through building entrances, to ensure smooth and easy access to the campus interior.

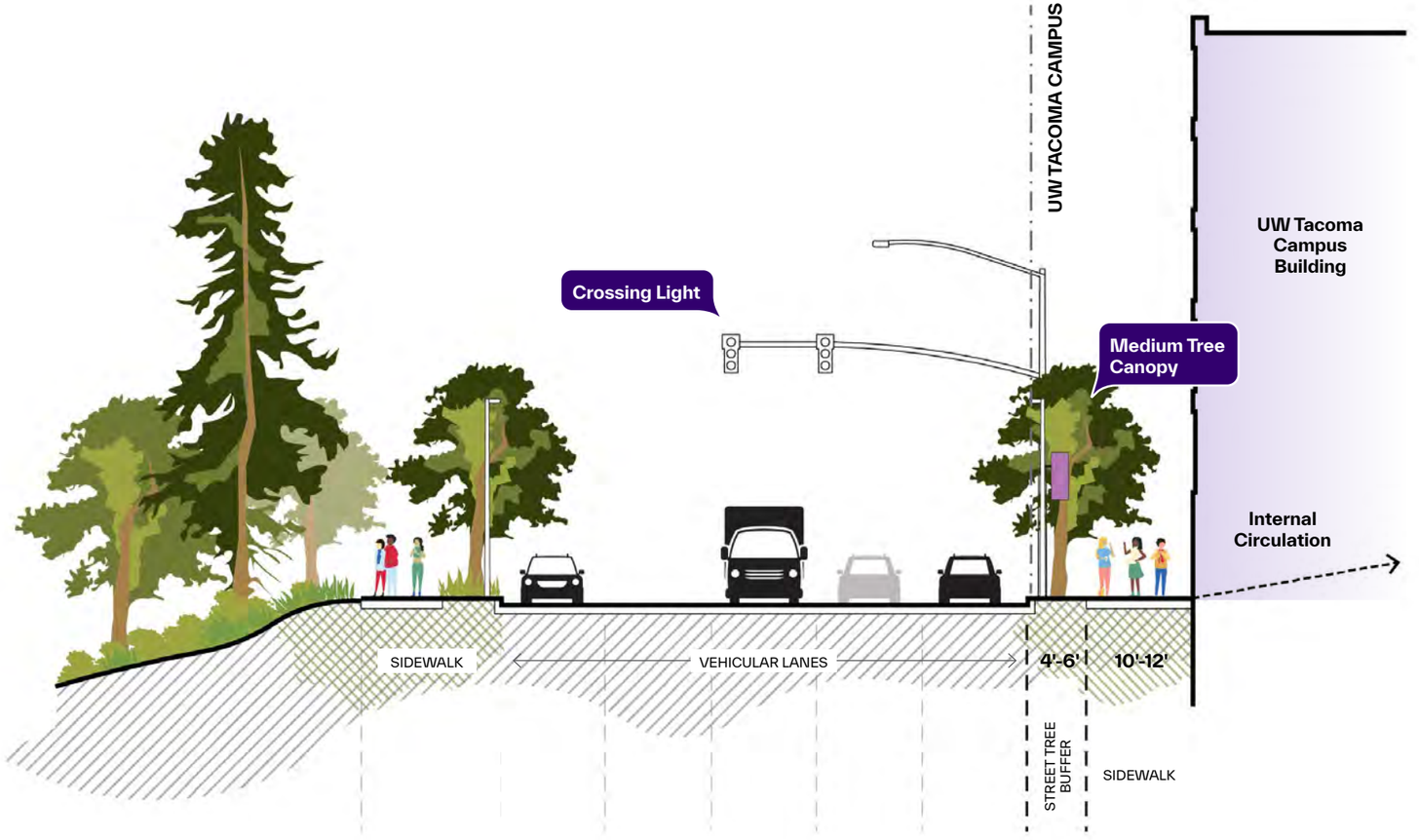


FIGURE 5.47 | South 17th Street and South 21st Street Section

CIRCULATION & PARKING

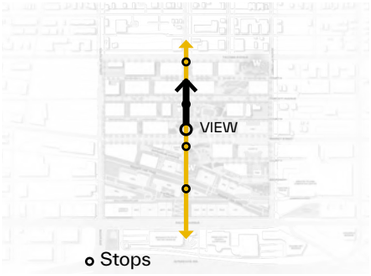
MULTIMODAL CORRIDOR | SOUTH 19TH STREET

South 19th Street represents an incomplete armature for the UW Tacoma campus, extending from the Grand Stair at the Prairie Line westward to Tacoma Avenue. While the street currently lacks definition, it holds significant potential as a connector to another major Tacoma hub: the St. Joseph Medical Center. South 19th Street's highest and best use lies in becoming a civic cross-connector.

One of the primary challenges hindering South 19th Street from achieving more active public use is the substantial grade change—approximately 150 feet of elevation difference across the campus. For UW Tacoma to expand uphill, this grade change must be addressed in a way that unifies the campus and fosters greater mobility between key hubs.

To bridge this divide, a trolley connection is proposed. This solution would go beyond simply providing transit—it would serve as an iconic piece of civic and sustainable infrastructure, celebrating the vertical movement between campus and the surrounding community. The trolley could facilitate rapid, accessible pedestrian travel between the lower and upper campus.

While this proposal may be a longer-term vision, short-term improvements can be made to enhance South 19th Street's identity and functionality. These include planting recognizable trees along expanded sidewalks, reducing the current vehicular lanes, and potentially vacating certain sections of South 19th from vehicular access entirely.



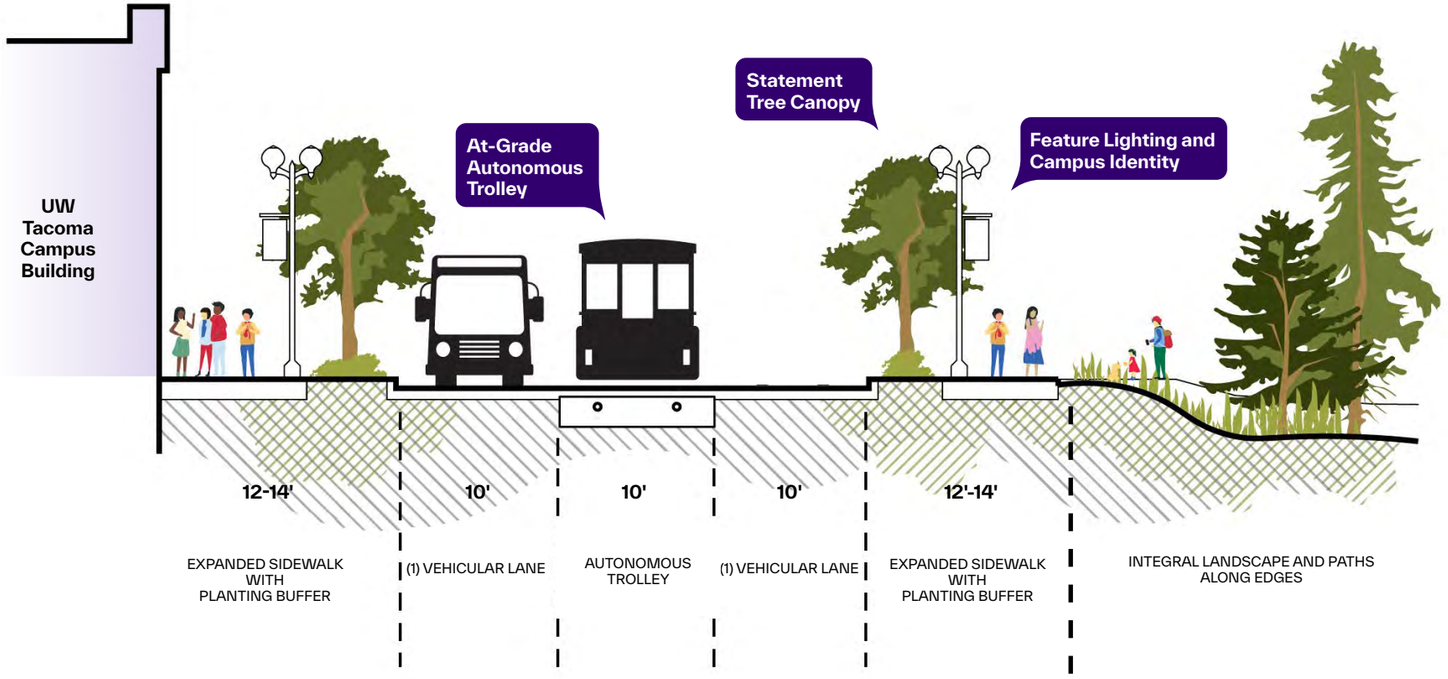


FIGURE 5.49 | Long-term Vision for South 19th Street Section

CIRCULATION & PARKING

MULTIMODAL CORRIDOR | SOUTH 19TH STREET

FIGURE 5.50 | Perspective of Market Street

FOR ILLUSTRATIVE PURPOSES ONLY

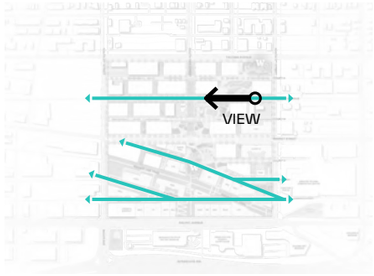
CIRCULATION & PARKING

MICROMOBILITY NETWORK | FAWCETT AVENUE

To create a human-scaled environment at UW Tacoma, the campus must shift away from auto-dominance and prioritize clear, safe, and comfortable pedestrian circulation. Enhancing interior campus mobility requires thoughtful interventions that support multiple modes of travel, ensuring a cohesive and welcoming experience.

The plan introduces micromobility as a new layer of infrastructure, including bicycles, scooters, and other small electric or human-powered devices. These modes are particularly well-suited for navigating UW Tacoma's hilly terrain while reducing reliance on cars.

Key streets—Fawcett, Jefferson, and Commerce—could prioritize micromobility users, restricting vehicle access to essential campus services. Reducing traffic on these corridors would create a safer, more pedestrian-friendly campus, strengthening both connectivity and campus identity.



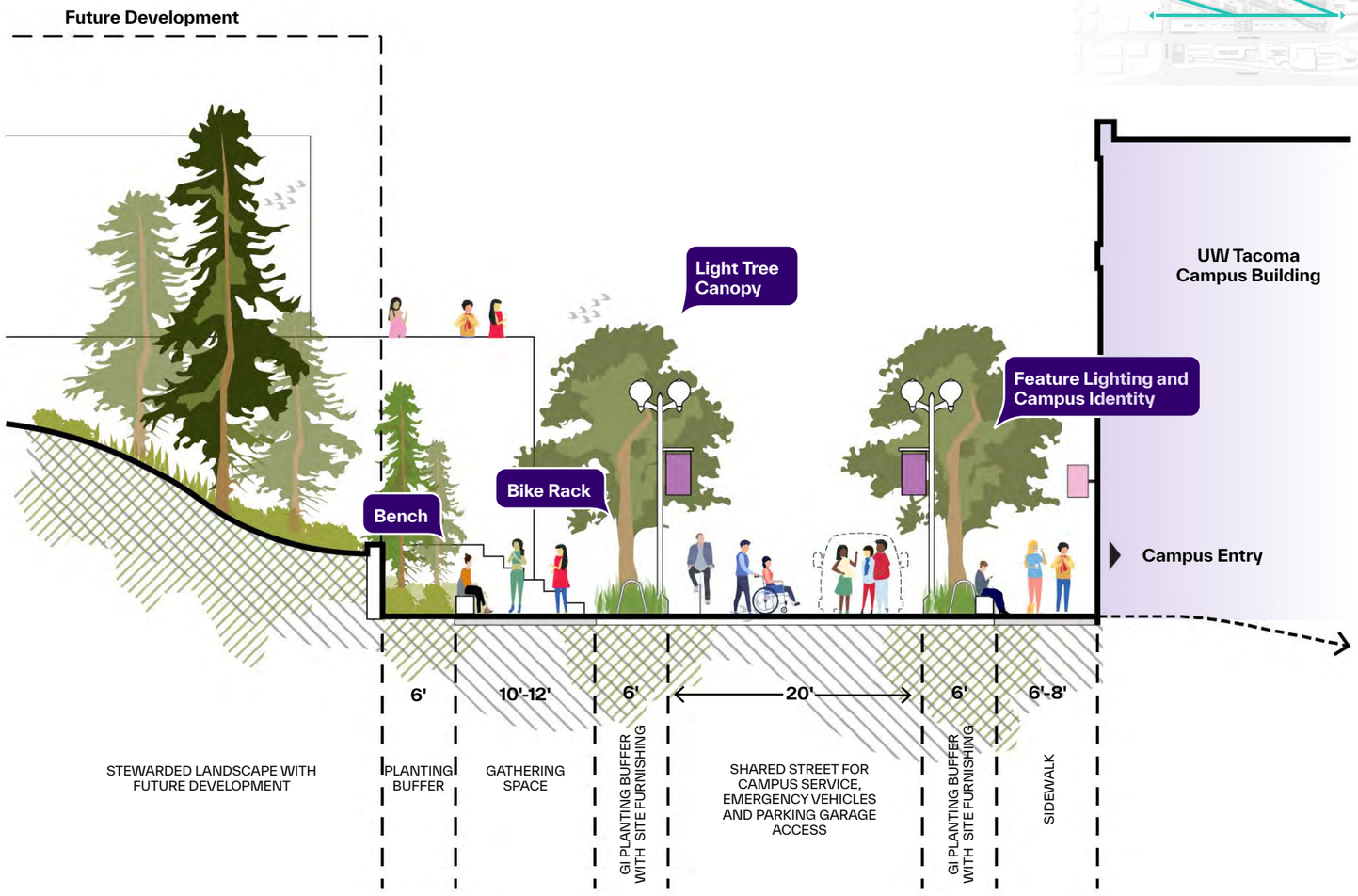
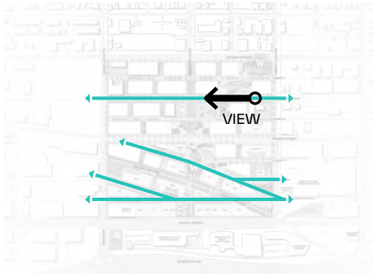


FIGURE 5.51 | Micromobility Section

FIGURE 5.52 | Perspective of Fawcett Avenue
FOR ILLUSTRATIVE PURPOSES ONLY

CIRCULATION & PARKING

MICROMOBILITY NETWORK | FAWCETT AVENUE



Limited Service Access

These corridors will primarily serve for service and operations. In addition to the required clearances for vehicles along the axis, service entries and utilities should be located away from the main building entrances or gathering areas to minimize disruption.

Linear Plantings

Tree stands, linear planting beds, and bioswales should be integrated into these spaces. They provide vital ecological services while adding air quality and texture to the dense urban campus.

Gathering and Placemaking

Expanded areas for gathering and pausing should be strategically placed along these axes, ideally near uphill circulation, building entries, or other notable topographic features. Art, unique materials, and other distinctive design elements should be incorporated to enhance placemaking and strengthen the campus identity.

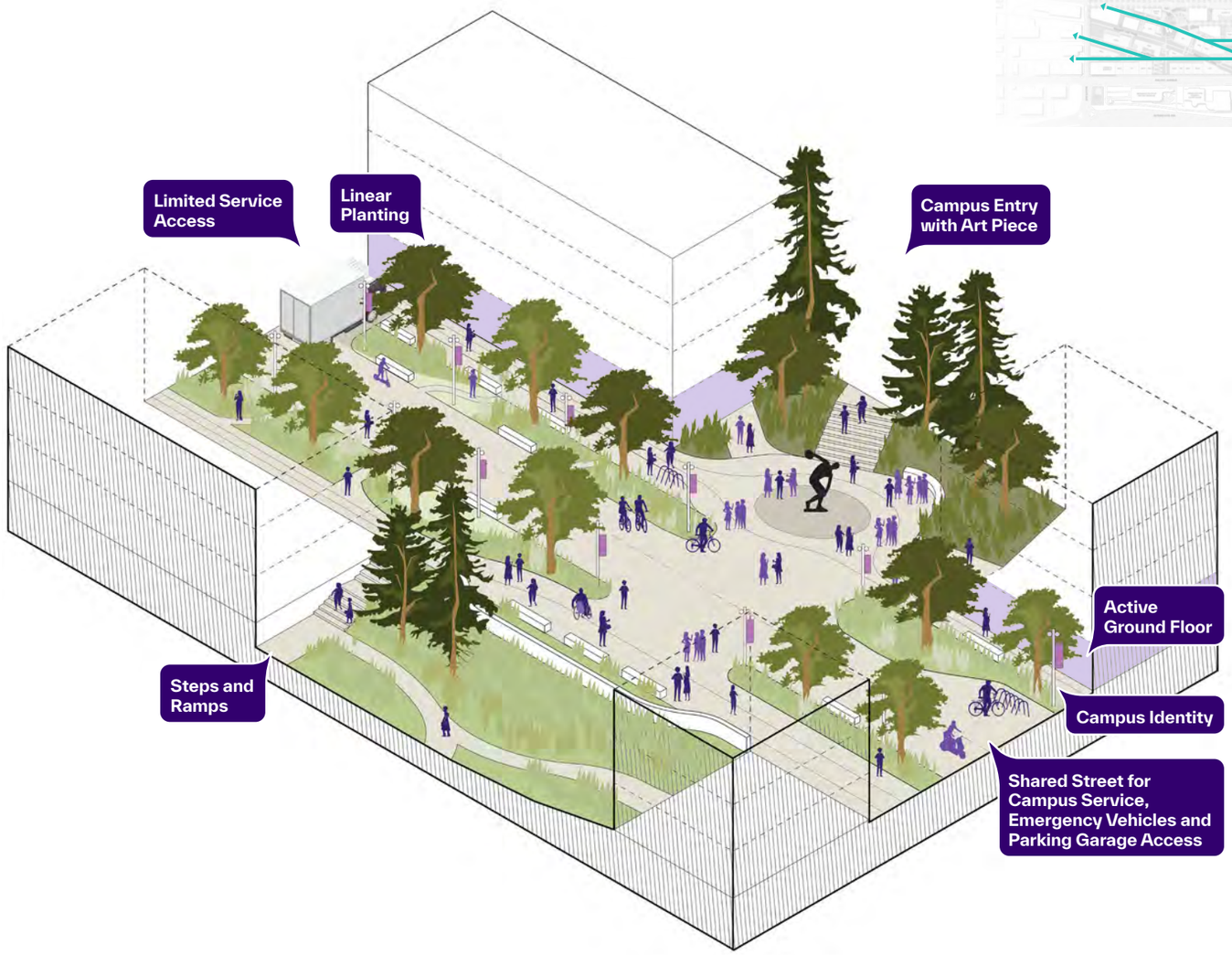


FIGURE 5.53 | Fawcett Avenue Axonometric

FOR ILLUSTRATIVE PURPOSES ONLY

CIRCULATION & PARKING
PEDESTRIAN AND BICYCLE CIRCULATION

FIGURE 5.54 | Shared Streets
FOR ILLUSTRATIVE PURPOSES ONLY

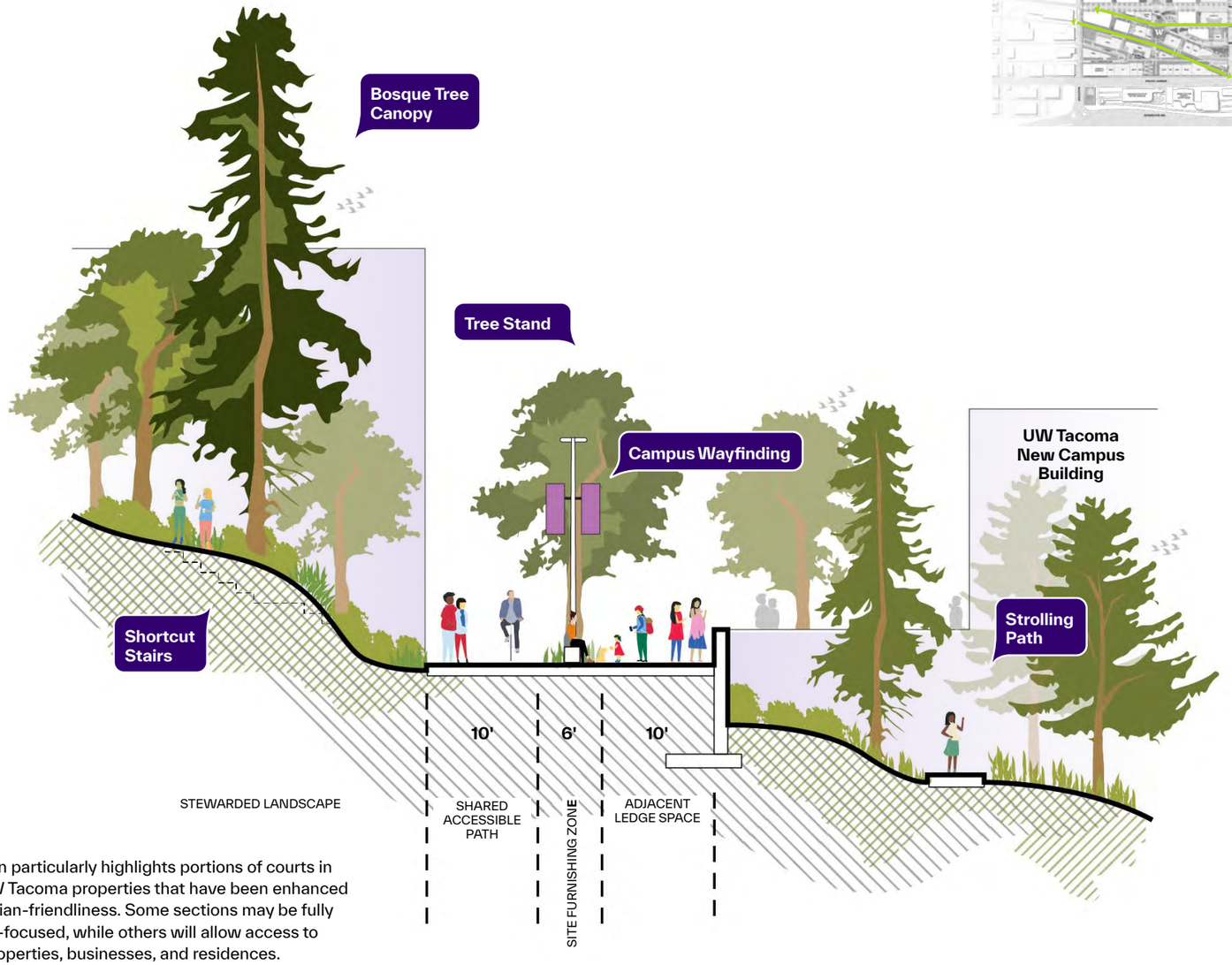
CIRCULATION & PARKING

PEDESTRIAN GREENWAY | COURTS

Pedestrians are the heart and soul of UW Tacoma's open spaces. While the pedestrian environment thrives along the Prairie Line, it remains more limited beyond campus boundaries due to three key factors: a road-dominant landscape, significant topographic change, and a lack of destinations and uses that align with campus culture. Even Pacific Avenue, though a relatively vibrant retail street, does not fully meet the needs of the student body. West of Jefferson, the primary challenge is the lack of developed landscapes to support pedestrian activity.

Transforming Courts C, D, and E into a pedestrian-friendly greenway with an enhanced green buffer would improve flexibility and circulation while fostering a more inviting campus environment. While some sections of these courts could be designed as fully pedestrian-focused spaces, others would accommodate access to parking, existing properties, local businesses, and residential areas, ensuring a balanced approach to mobility and functionality. These axes would support campus circulation, integrate new buildings with the landscape, and activate edge spaces along pathways.

These circulation strategies aim to redefine UW Tacoma as a dynamic, human-centered environment. By incorporating green infrastructure, micromobility, and pedestrian-friendly streetscapes, the campus can become safer and more inviting, better reflecting the needs of its community while maintaining necessary vehicular access and reducing reliance on automobiles where possible.



Note:
This section particularly highlights portions of courts in front of UW Tacoma properties that have been enhanced for pedestrian-friendliness. Some sections may be fully pedestrian-focused, while others will allow access to parking, properties, businesses, and residences.

FIGURE 5.55 | Pedestrian-Friendly Court Section

CIRCULATION & PARKING
TRANSIT PRIORITIZATION CORRIDOR

A transit prioritization corridor is a designated route that enhances the efficiency of public transportation by giving priority to buses, trams, and other mass transit vehicles. These corridors help reduce traffic congestion delays, ensuring faster, more reliable service in key areas. The identified priority corridors include Pacific Avenue, Market Street, Tacoma Avenue, and South 17th Street, which serve as vital connections for both local and regional transit users.

The transit corridor will complement and enhance Tacoma's existing north-south transit network, which currently includes frequent bus services. Pierce Transit Route 57 operates every 20 minutes along Tacoma Avenue, while Route 3 runs along Market Street, providing a critical transit spine through downtown. Additionally, Pacific Avenue is a key transit hub, with multiple bus routes and light rail stops, further reinforcing the city's public transportation system.

To address east-west mobility gaps, a proposed autonomous trolley will provide a barrier-free, high-frequency transit option. This system will seamlessly integrate with existing transit corridors, improving uphill and downhill access, linking neighborhoods, and ensuring better connectivity between key transit nodes.

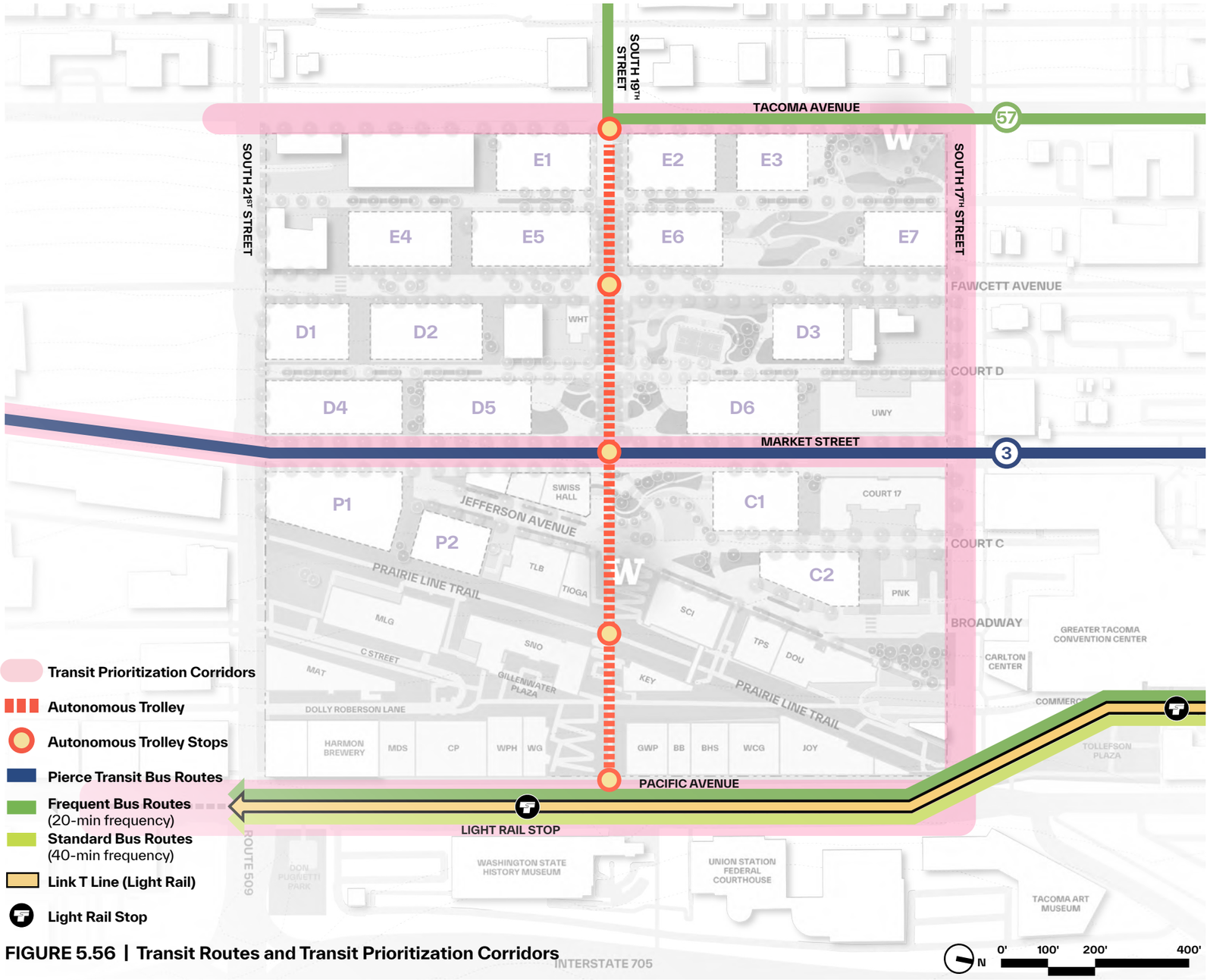


FIGURE 5.56 | Transit Routes and Transit Prioritization Corridors

CIRCULATION & PARKING
BARRIER-FREE ACCESSIBILITY

Ensuring an accessible campus for all users is essential, despite the steep elevation change of more than 150 feet from Tacoma Avenue to Pacific Avenue, with a 50-foot grade change per block. While a wheelchair-accessible ramp currently connects the railroad right-of-way to Jefferson Avenue, its inconvenient location and negative impact on open space quality make it unsuitable for further expansion.

To improve accessibility, gentle, meandering ramps are proposed along primary open spaces, providing scenic routes with panoramic views while connecting to the north-south ADA-compliant sidewalks along key streets. For east-west movement, elevator connections within buildings are recommended, similar to the Keystone Building–Science Building link, creating a more seamless and efficient solution. Additionally, mid-block greenways in select areas will feature shortcut ramps, ensuring better campus-wide accessibility and smoother navigation across the campus's varying elevations.

A proposed autonomous trolley along the decommissioned South 19th Street would further enhance barrier-free east-west connectivity. In the long-term vision, this trolley could extend east of Market Street, integrating with the historic campus core and eventually replacing the existing accessibility ramp with a more efficient and inclusive transit option.

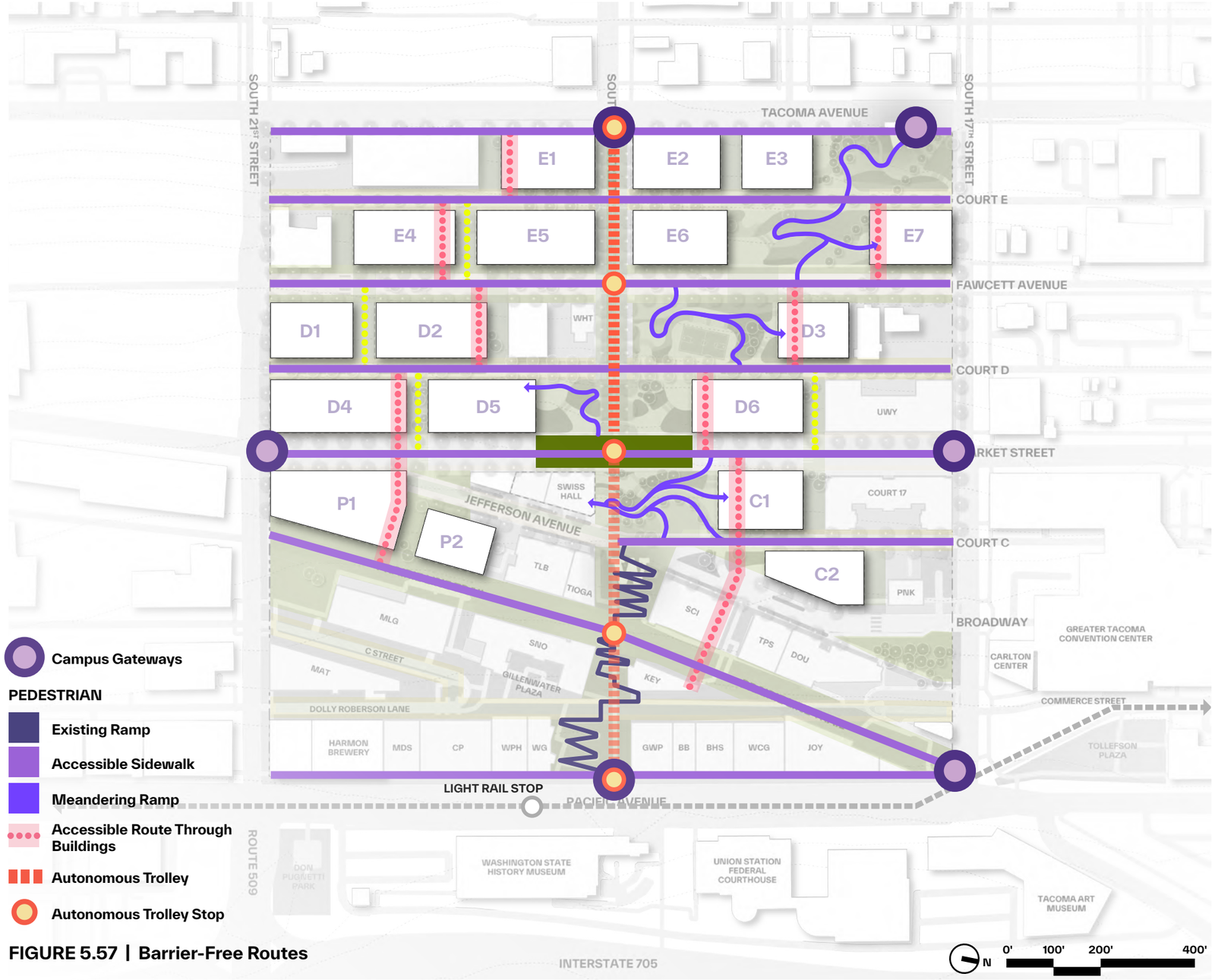
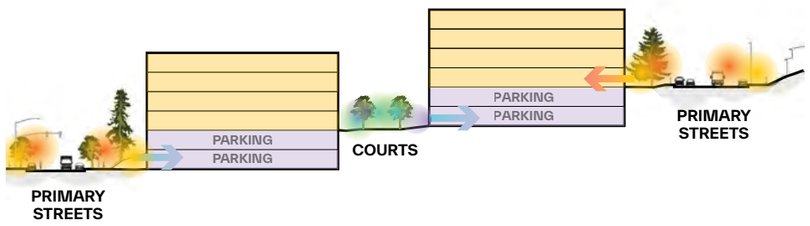


FIGURE 5.57 | Barrier-Free Routes

CIRCULATION & PARKING
PARKING STRATEGY

Proposed Integrated Parking
Parking will be concentrated along Market Street, the main vehicular corridor. To maintain an active streetscape, parking structures will be tucked behind ground-floor activated spaces, with only minimal openings for parking entrances to preserve street-level vibrancy. Beyond Market Street, integrated parking is also proposed near existing and retained parking facilities, accessible via Broadway and Court B, to minimize disruption to the Pedestrian Courts.

Existing Parking Lots & Garage
Existing parking facilities, such as the Pinkerton Lot and Court 17 Garage, will be retained, contributing to the overall parking supply.



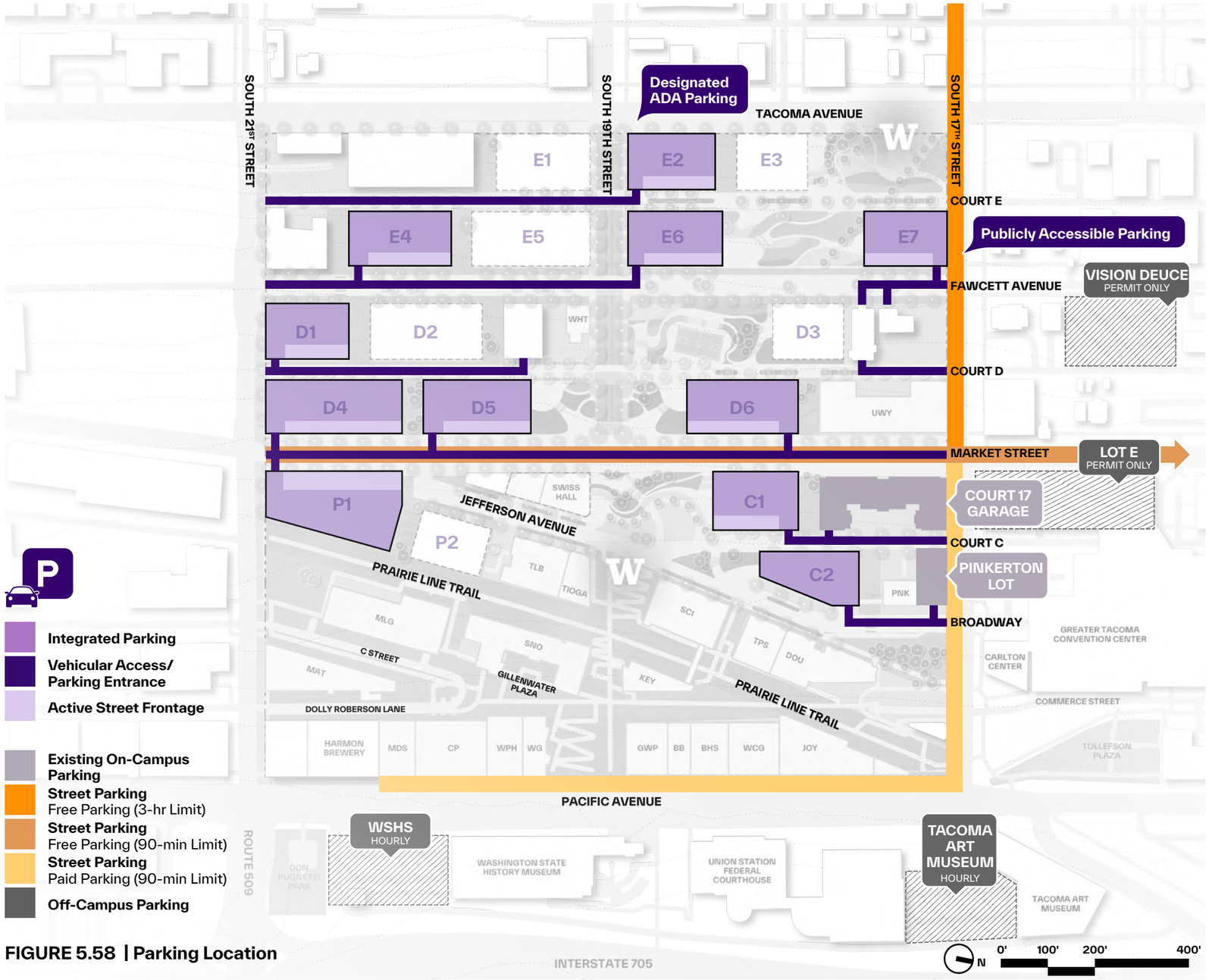


FIGURE 5.58 | Parking Location

CIRCULATION & PARKING
PARKING PROVISION STRATEGY

Existing Parking Provision

UW Tacoma currently offers a combination of surface parking and a single parking garage, providing approximately 750 parking spaces. This total does not include on-street parking within the public right-of-way (refer to the Existing Condition analysis for details on parking typology). The existing parking ratio is approximately 15% parking spaces per student FTE, excluding on-street parking.

Parking Provision for Targeted 10,000 Student FTE

The 2008 UW Tacoma Campus Master Plan Update set a target parking ratio between 15% and 30% of student FTE. However, predicting parking demand for a fully build-out campus of 10,000 FTE remains complex. The actual number of parking spaces will depend on several factors, including the financial viability of structured parking, the cost of single-occupancy vehicle commuting, the number of on-campus residents, road diet proposals impacting on-street parking, and the expansion of public transit. Parking structures are expected to incorporate UW Tacoma's programmatic uses above, such as campus life or academic facilities, and will be designed to blend with the campus's topography (refer to the Parking Strategy framework).

Despite UW Tacoma's vision to transition from a commuter campus to a more integrated community campus, with on-campus housing for approximately 12% of the student FTE (around 1,200 students), the master plan recommends providing approximately 1,680 parking spaces. This figure excludes on-street parking, resulting in a parking ratio of 17% parking spaces per student FTE.

The proposed parking spaces should be integrated into the lower floors of buildings and strategically tucked into the topography, leveraging the hilly terrain to create semi-basement parking. This approach minimizes excavation costs while optimizing land use.

If further analysis indicates a need for additional parking, programmatic adjustments could allow for the development of a dedicated parking garage along South 21st Street or South 19th Street.

Ultimately, the long-term vision of the Campus Master Plan prioritizes a walkable campus with enhanced pedestrian and bicycle infrastructure. The integration of a multimodal transit corridor along South 19th Street, combined with increased on-campus housing, aims to create an environment where students can live, work, and learn in one place. These improvements are expected to reduce overall parking demand over time.

Existing Parking Provision

Student FTE Population 4,980

Parking Ratio Percentage		Parking Provision	
Existing Parking Ratio (Without Surface Parking Lots)	15%	750	Parking Lots

Parking Provision for Targeted 10,000 FTE

Student FTE Population 10,000

Parking Ratio Percentage		Parking Provision Range	
Lower Range	15%	1,500	Parking Lots
Upper Range	30%	3,000	Parking Lots

PARKING PROVISION				
DEVELOPMENT LOT IDENTIFICATION	DEVELOPMENT LOT SIZE	NUMBER OF INTEGRATED PARKING FLOORS	TOTAL PARKING AREA (GSF)	AVERAGE PARKING LOTS
PROPOSED NEW PARKING LOTS				
P1	37,817 SF	**2**	75,634 GSF	229
P2	15,700 SF		0 GSF	0
C1	22,445 SF	**2**	44,890 GSF	136
C2	19,271 SF	**2**	38,542 GSF	117
D1	20,562 SF	**2**	41,124 GSF	125
D2	27,612 SF		0 GSF	0
D3	17,624 SF		0 GSF	0
D4	32,402 SF	**2**	64,804 GSF	196
D5	25,635 SF	**2**	51,270 GSF	155
D6	26,437 SF	**2**	52,874 GSF	160
E1	23,786 SF			
E2	22,200 SF	**2**	44,400 GSF	135
E3	18,000 SF			
E4	24,725 SF	**2**	49,450 GSF	150
E5	28,749 SF			
E6	23,000 SF	**2**	46,000 GSF	139
E7	20,115 SF	**2**	40,230 GSF	122
EXISTING PARKING LOTS				
Pinkerton Parking Lot	10,000 SF	**-**	10,000	30
Court 17 Garage	23,540 SF	**3**	70,620	214
			TOTAL PARKING LOTS	**1,909**
			PARKING/FTE RATIO (Excluding on-street parking)	*19%*

TABLE 5.1 | Suggested Parking Provision

05.
CAMPUS MASTER PLAN FRAMEWORK

Development Sites

DEVELOPMENT SITES

Long-term Vision

This Campus Master Plan (CMP) establishes a bold, long-term vision, guiding the future development of UW Tacoma. It identifies approximately 1,400,000 square feet of additional development capacity to support the enrollment target of 10,000 student FTEs.

The CMP outlines potential development sites that:

- Accommodate the growth allowance while allowing for continued expansion in student enrollment and research capacity.
- Guide the creation of an active public realm, fostering a vibrant campus environment.
- Complement the historic campus core by introducing enhanced spaces for collaboration, learning, and engagement.

This plan provides a progressive and sustainable growth framework, ensuring UW Tacoma continues to evolve as a dynamic, urban-serving institution.

Balancing preservation and adaptive reuse of existing campus assets with increased density, the CMP aligns the University's strategic goals, academic research priorities, and service mission with capital planning objectives, guiding the physical development of the campus.

FIGURE 5.59 | Illustrative Site Plan

FOR ILLUSTRATIVE PURPOSES ONLY

DEVELOPMENT SITES

Defining Sites for Future Development

The diagrams on the right illustrate potential development sites identified after preserving important view corridors and the open space framework.

This approach ensures that key objectives of the Campus Master Plan—such as maintaining connectivity, enhancing pedestrian mobility, and fostering a balanced built environment—remain intact while accommodating future growth and development.

DEVELOPMENT LOT IDENTIFICATION	DEVELOPMENT LOT SIZE	NUMBER OF FLOORS *(Excluding Parking Floors)*	MAXIMUM TOTAL GFA (GSF)	TOTAL NASF
PROPOSED NEW DEVELOPMENT				*60% RATIO*
P1	37,817 SF	**4**	128,578 GSF	77,147 NASF
P2	15,700 SF	**5**	66,725 GSF	40,035 NASF
C1	22,445 SF	**3**	57,235 GSF	34,341 NASF
C2	19,271 SF	**5**	81,902 GSF	49,141 NASF
D1	20,562 SF	**6**	104,866 GSF	62,920 NASF
D2	27,612 SF	**5**	117,351 GSF	70,411 NASF
D3	17,624 SF	**2**	29,961 GSF	17,976 NASF
D4	32,402 SF	**5**	137,709 GSF	82,625 NASF
D5	25,635 SF	**3**	65,369 GSF	39,222 NASF
D6	26,437 SF	**3**	67,414 GSF	40,449 NASF
E1	23,786 SF	**4**	80,872 GSF	48,523 NASF
E2	22,200 SF	**4**	75,480 GSF	45,288 NASF
E3	18,000 SF	**3**	45,900 GSF	27,540 NASF
E4	24,725 SF	**5**	105,081 GSF	63,049 NASF
E5	28,749 SF	**3**	73,310 GSF	43,986 NASF
E6	23,000 SF	**3**	58,650 GSF	35,190 NASF
E7	20,115 SF	**2**	34,196 GSF	20,517 NASF
ADAPTIVE REUSE				50% RATIO
Swiss Hall	12,250 SF	**2**	24,500 GSF	12,250 NASF
TOTAL *(including Swiss Hall)*	**418,330 SF**		**1,355,099 GSF**	**810,609 NASF**

TABLE 5.2 | Development Sites Data

FIGURE 5.60 | Development Sites

FOR ILLUSTRATIVE PURPOSES ONLY

DEVELOPMENT SITES
EXISTING CAMPUS CONDITION

As of 2025, the uphill parcels owned by UW Tacoma remain largely vacant, with much of the land currently used for surface parking, sloped green areas, or left undeveloped as vacant lots. South 19th Street remains intact between Tacoma Avenue and Jefferson Avenue, continuing to divide the campus into northern and southern zones.

EXISTING PROGRAMS | 4,980 FTE

Total NASF	541,395	NASF
Total GSF	1,101,629	GSF

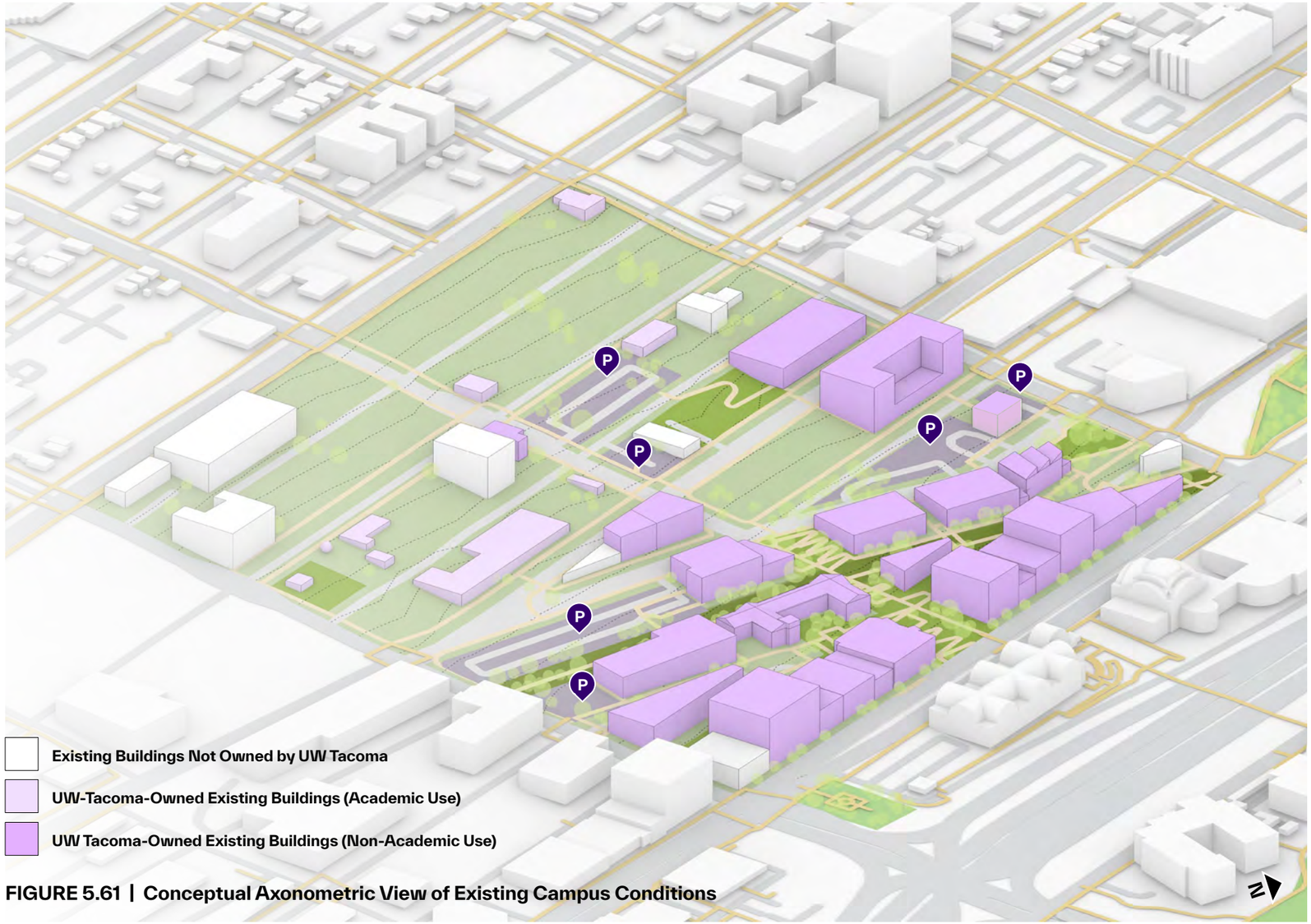


FIGURE 5.61 | Conceptual Axonometric View of Existing Campus Conditions

DEVELOPMENT SITES

CONCEPTUAL BUILDING ENVELOPE FOR 10,000 STUDENT FTE

To foster a strong campus community and ensure alignment with the existing campus context, it is essential to consider the scale of proposed developments in relation to their surroundings. While building heights will vary, an average of four stories is ideal for academic spaces, maintaining a human-scale environment that promotes interaction with the campus, neighboring buildings, and open spaces.

Keeping functions in close proximity and at lower elevations enhances walkability, improves wayfinding, and facilitates efficient scheduling of classes and meetings. The axonometric diagram on the right illustrates the general scale of campus buildings, averaging four to five stories, with some featuring lower heights strategically placed to preserve key view corridors.

EXISTING PROGRAMS | 4,980 FTE

Total NASF	541,395	NASF
Total GSF	1,101,629	GSF

PROPOSED ADDITIONAL PROGRAMS

Total NASF	790,203	NASF
Total GSF	1,317,006	GSF

TOTAL BUILD-OUT | 10,000 FTE

Total NASF	1,331,598	NASF
Total GSF	2,418,635	GSF

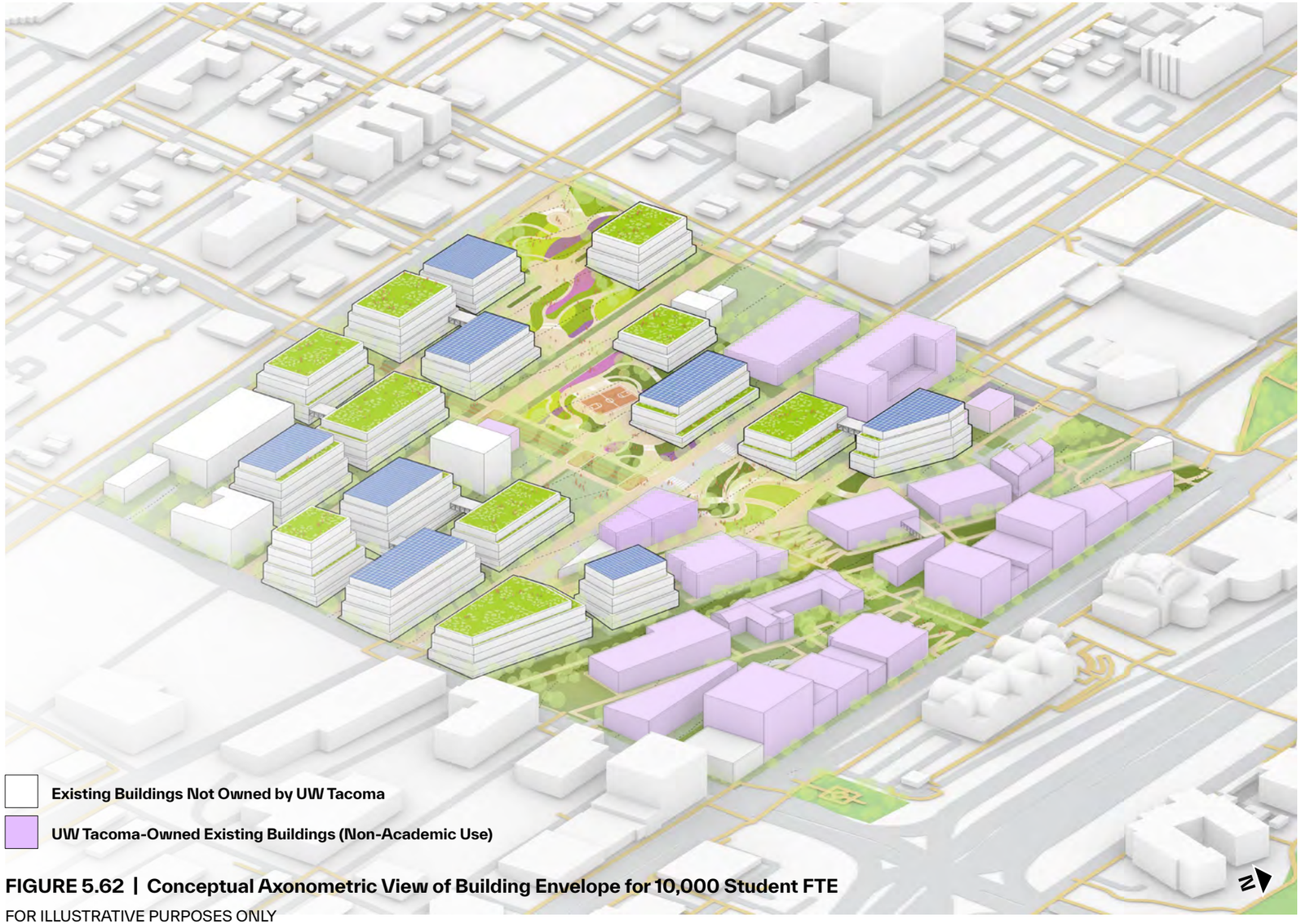


FIGURE 5.62 | Conceptual Axonometric View of Building Envelope for 10,000 Student FTE

FOR ILLUSTRATIVE PURPOSES ONLY

DEVELOPMENT SITES
EXISTING CAMPUS CONDITIONS

FIGURE 5.65 | Existing Aerial Perspective from Thea Foss Waterway
FOR ILLUSTRATIVE PURPOSES ONLY

DEVELOPMENT SITES

AERIAL VIEW OF CAMPUS WITH 10,000 FTE

FIGURE 5.66 | Proposed Aerial Perspective from Thea Foss Waterway

FOR ILLUSTRATIVE PURPOSES ONLY

DEVELOPMENT SITES

ZONING ENVELOPE | MAXIMUM ALLOWABLE GROWTH

Based on the zoning envelope analysis, the maximum build-out is illustrated in the figure on the right, totaling approximately 2,800,000 GSF of new construction. When factoring in the adaptive reuse of Swiss Hall at 36,750 GSF, along with the existing campus GSF of approximately 1,089,379 GSF, the total potential campus build-out is estimated to be close to 4,000,000 GSF. This suggests the potential for UW Tacoma to further grow beyond the targeted 10,000 FTE. However, this maximum allowable growth must be balanced with other considerations, such as the need to preserve View Corridors to Mount Rainier, which may require limiting building heights in certain development sites.

DEVELOPMENT SITES		ZONING ALLOWANCE					
DEVELOPMENT LOT IDENTIFICATION	DEVELOPMENT LOT SIZE	ZONING ORDINANCE	MAXIMUM HEIGHT	ASSUMED AVERAGE FLOOR-TO-FLOOR HEIGHT	ASSUMED NO. OF FLOORS	MAXIMUM AREA BASED ON MAXIMUM HEIGHT (GSF)	FAR
PROPOSED NEW DEVELOPMENT							
P1	37,817 SF	DMU + Conservation Overlay	100 '	14 '	7	270,121 GSF	7
P2	15,700 SF	DMU + Conservation Overlay	100 '	14 '	7	112,143 GSF	7
C1	22,445 SF	DMU + Conservation Overlay	100 '	14 '	7	160,321 GSF	7
C2	19,271 SF	DMU + Conservation Overlay	100 '	14 '	7	137,650 GSF	7
D1	20,562 SF	Downtown Mixed-Use (DMU)	100 '	14 '	7	146,871 GSF	7
D2	27,612 SF	Downtown Mixed-Use (DMU)	100 '	14 '	7	197,229 GSF	7
D3	17,624 SF	Downtown Mixed-Use (DMU)	100 '	14 '	7	125,886 GSF	7
D4	32,402 SF	Downtown Mixed-Use (DMU)	100 '	14 '	7	231,443 GSF	7
D5	25,635 SF	Downtown Mixed-Use (DMU)	100 '	14 '	7	183,107 GSF	7
D6	26,437 SF	Downtown Mixed-Use (DMU)	100 '	14 '	7	188,836 GSF	7
E1	23,786 SF	Downtown Mixed-Use (DMU)	100 '	14 '	7	169,900 GSF	7
E2	22,200 SF	Downtown Mixed-Use (DMU)	100 '	14 '	7	158,571 GSF	7
E3	18,000 SF	Downtown Mixed-Use (DMU)	100 '	14 '	7	128,571 GSF	7
E4	24,725 SF	Downtown Mixed-Use (DMU)	100 '	14 '	7	176,607 GSF	7
E5	28,749 SF	Downtown Mixed-Use (DMU)	100 '	14 '	7	205,350 GSF	7
E6	23,000 SF	Downtown Mixed-Use (DMU)	100 '	14 '	7	164,286 GSF	7
E7	20,115 SF	Downtown Mixed-Use (DMU)	100 '	14 '	7	143,679 GSF	7
ADAPTIVE REUSE							
Swiss Hall	12,250 SF	DMU + Conservation Overlay	85 '	14 '	3	36,750 GSF	3.0
EXISTING CAMPUS BUILDINGS *(Excluding Swiss Hall)*						*1,089,379 GSF*	
TOTAL NEW DEVELOPMENT	**418,330 SF**					**2,900,571 GSF**	
TOTAL ADAPTIVE REUSE	**12,250 SF**					**36,750 GSF**	
TOTAL PROJECTED AREA BASED ON MAXIMUM ZONING ALLOWANCE						**4,026,700 GSF**	

TABLE 5.3 | Maximum Growth Analysis

The assumptions made regarding the maximum allowable growth is based on a maximum height analysis aligned with the Downtown Mixed-Use (DMU) zoning ordinance and the Historic Conservation Overlay. The zoning code sets a base Floor Area Ratio (FAR) of 2 for non-residential uses and 3 for residential uses. However, these limits can be increased through design enhancements and transfer of development rights (TDR), allowing non-residential buildings to reach an FAR of up to 6 and residential buildings to reach an FAR of up to 7, depending on the applicable zoning incentives.

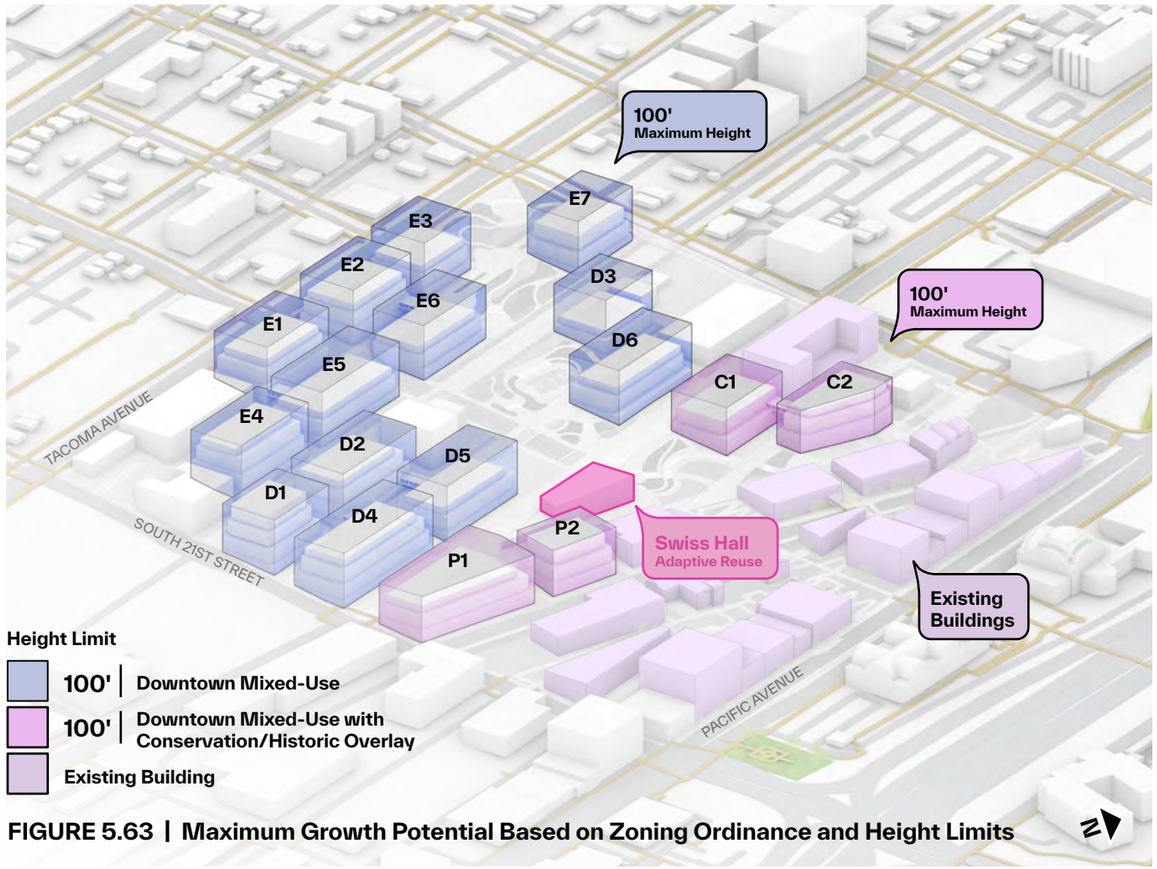
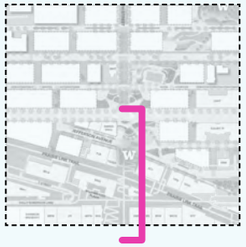


FIGURE 5.63 | Maximum Growth Potential Based on Zoning Ordinance and Height Limits

DEVELOPMENT SITES

CONCEPTUAL SECTION | HISTORIC CAMPUS CORE



East of Market Street, the historic core of UW Tacoma is anchored by the Pacific Gateway along Pacific Avenue. The Campus Master Plan envisions infill developments replacing surface parking lots, ensuring new buildings respect the historic context through terraced massing that softens scale transitions. A major focus is the adaptive reuse of Swiss Hall and the renovation of Tioga Hall, preserving heritage while modernizing campus infrastructure.

Market Street should be revitalized with active ground floors and traffic-calming measures, enhancing pedestrian flow and street life. Meanwhile, Jefferson Avenue could be transformed into a micromobility corridor, strengthening sustainable transit connections across campus.

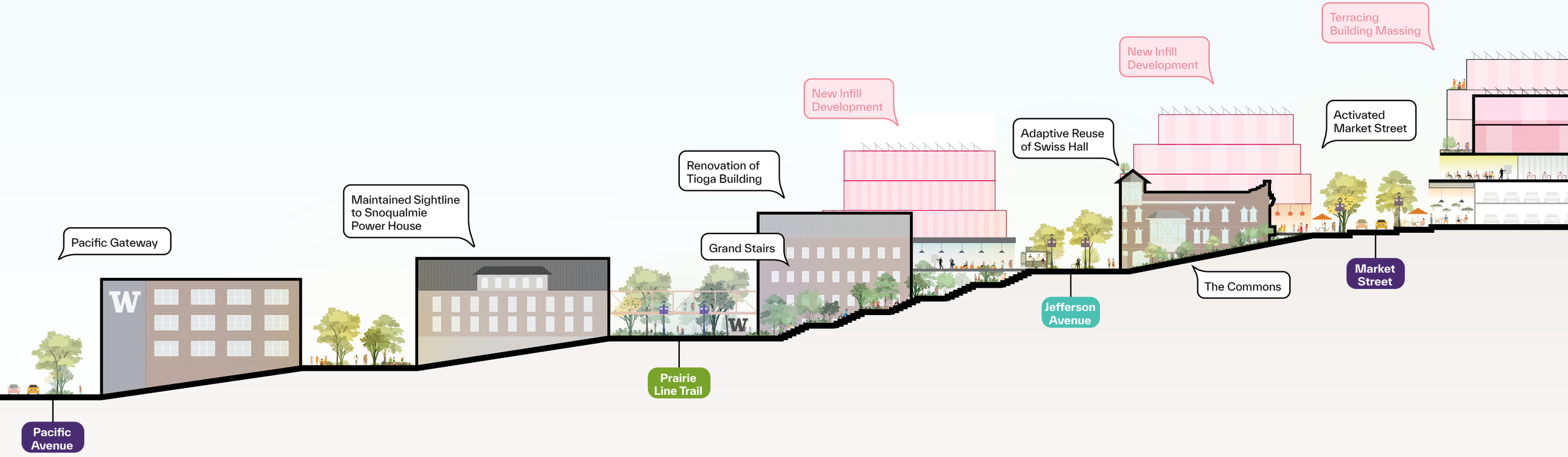
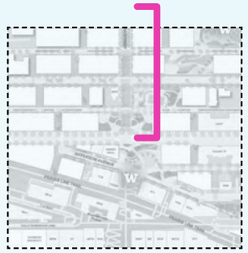


FIGURE 5.64 | Conceptual Section of Historic Campus Core

FOR ILLUSTRATIVE PURPOSES ONLY

DEVELOPMENT SITES

CONCEPTUAL SECTION | NEW BUILD-OUT UPHILL



West of Market Street, the new campus expansion extends uphill toward Tacoma Avenue, integrating development with key open spaces that preserve strategic view corridors. The primary access point, Takoma Grove Gateway at Tacoma Avenue, connects this area to the rest of the campus.

Pedestrian Courts, seamlessly linked by pedestrian bridges, enhance accessibility and ease movement across campus. Additionally, an autonomous trolley system further improves connectivity, ensuring efficient and inclusive campus mobility.

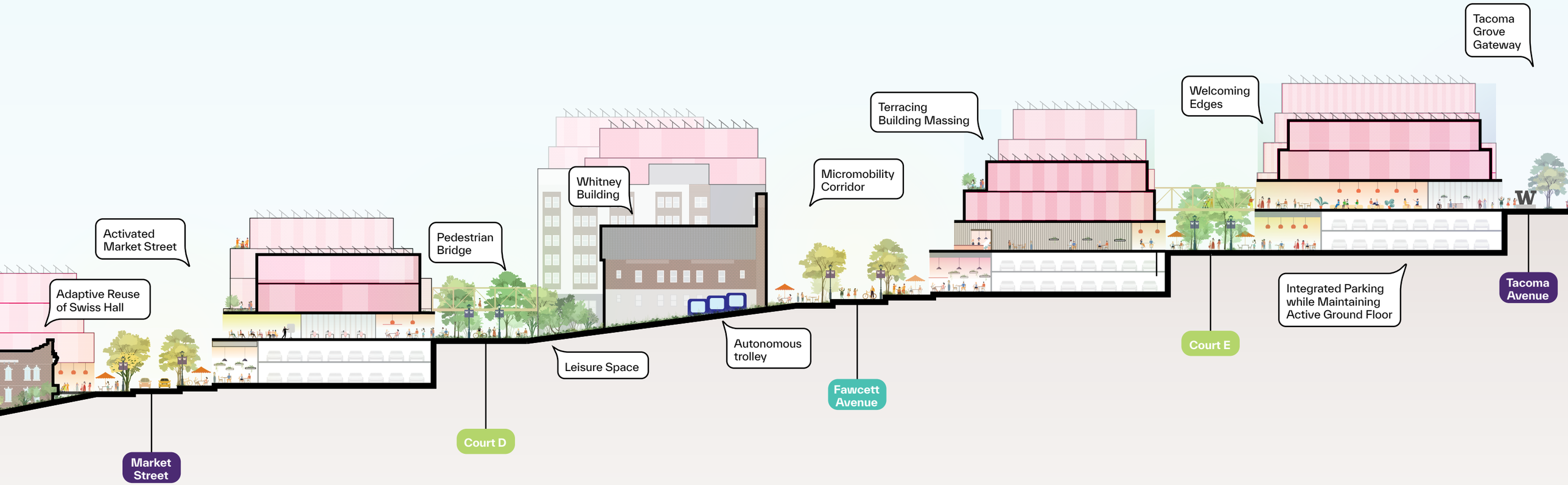


FIGURE 5.65 | Conceptual Section of New Build-out Uphill

FOR ILLUSTRATIVE PURPOSES ONLY

DEVELOPMENT SITES

DEVELOPMENT EXAMPLE | ZONE E

Located at the highest point of the UW Tacoma campus, facing Tacoma Avenue, this zone includes development sites E2, E3, and E6, positioned near the prominent Tacoma Grove Gateway. Bounded by Tacoma Avenue and Fawcett Avenue, with Court E traversing the zone, this area serves as a key connection between the upper campus and surrounding urban fabric, offering opportunities for strategic expansion and campus activation.

Development Site	Site Area	Height Limit	Maximum GSF	Illustrated Build-Out
E2	22,200 SF	100'	158,571 GSF	75,480 GSF
E3	18,000 SF	100'	128,571 GSF	45,900 GSF
E6	23,000 SF	100'	164,286 GSF	58,650 GSF

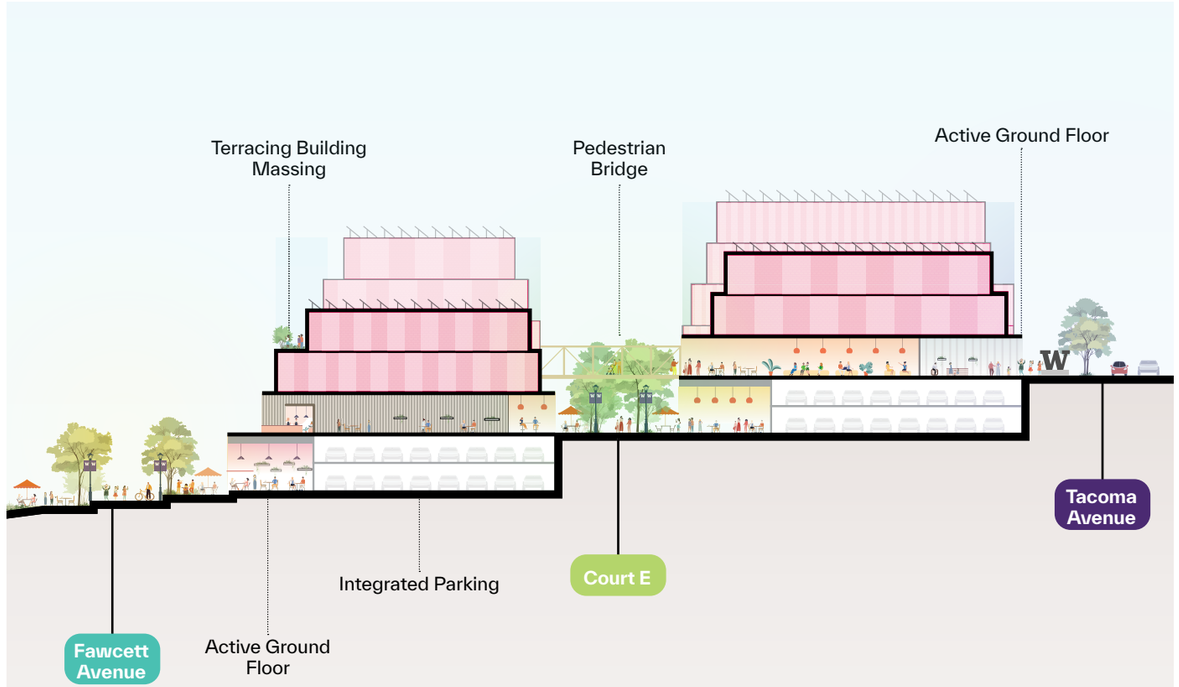
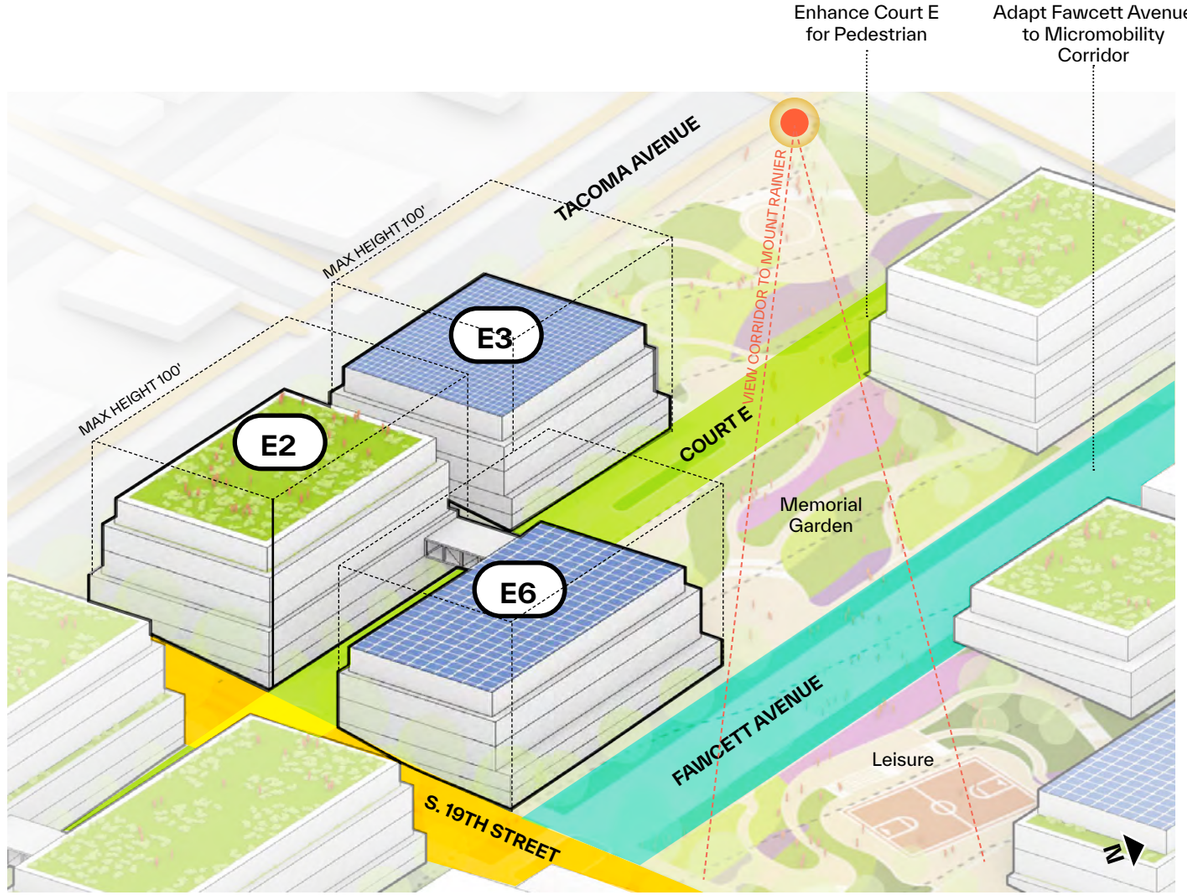


FIGURE 5.66 | Conceptual Section of Sample Development Sites

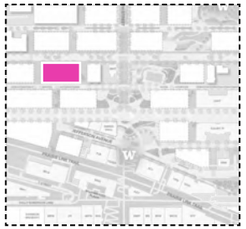
FOR ILLUSTRATIVE PURPOSES ONLY



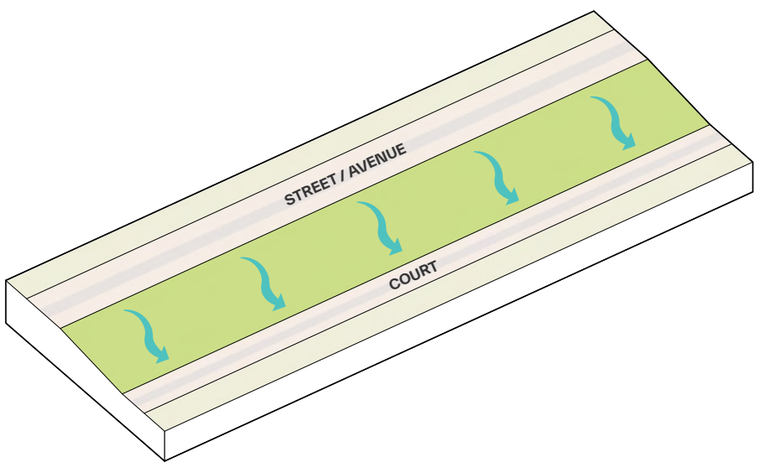
05.
CAMPUS MASTER PLAN FRAMEWORK

Block Strategy

BLOCK STRATEGY
TOPOGRAPHY AND PROGRAMMATIC STRATEGY

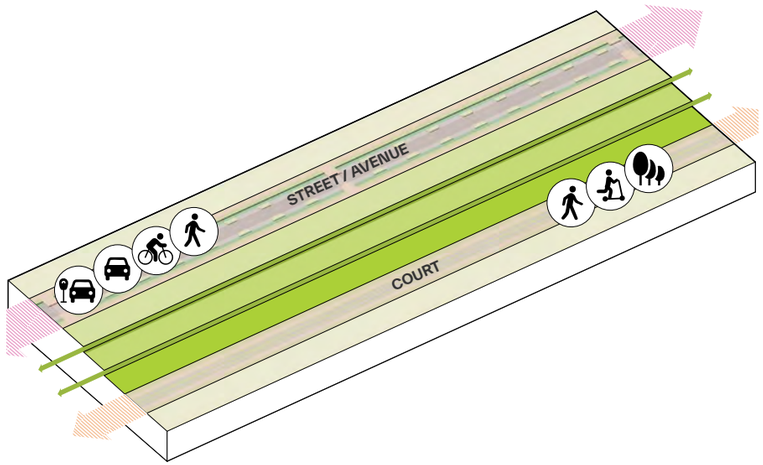


Topography is a defining feature of the UW Tacoma site, presenting both accessibility challenges and unique opportunities. The following diagrams provide step-by-step guidance on managing and leveraging the terrain at the campus block level.



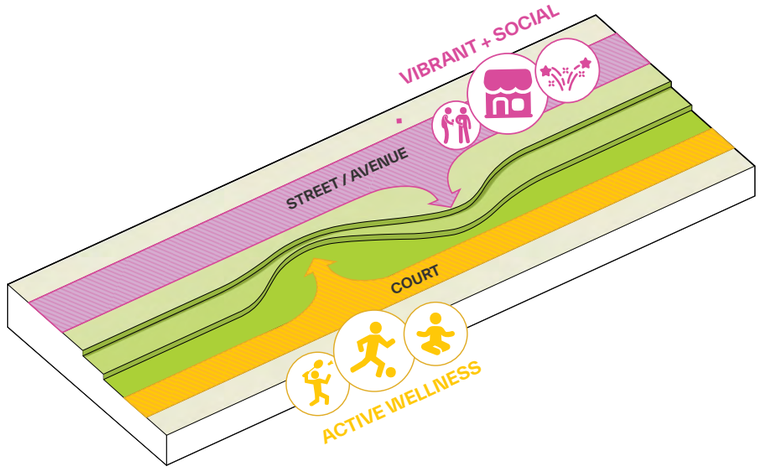
EXISTING LEVEL DIFFERENCE

The existing topography slopes downward by an average of 26 feet from the street or avenue toward the Courts.



TOPOGRAPHY STRIATIONS AND STREET CHARACTER

The slope is structured into topographical bands, each responding to its surroundings: main streets and avenues that support vehicular traffic and Courts designed for pedestrians.

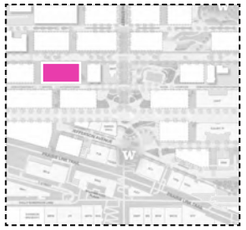


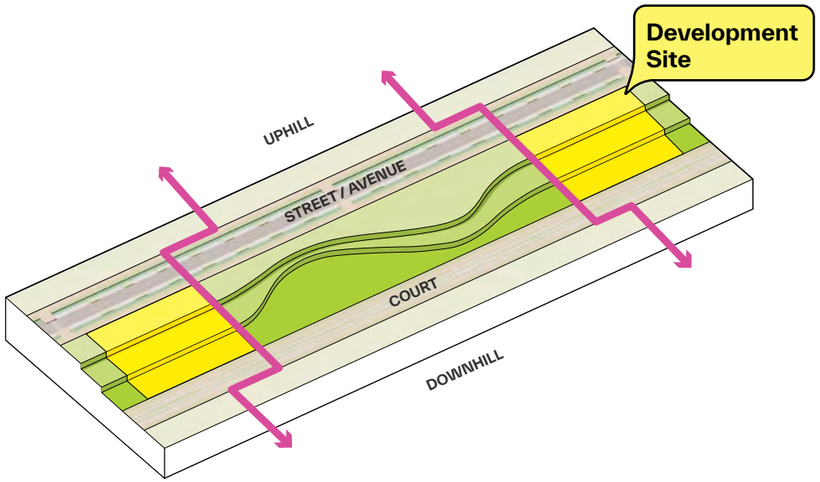
STREET ADJACENCIES AND OPEN SPACE CHARACTER

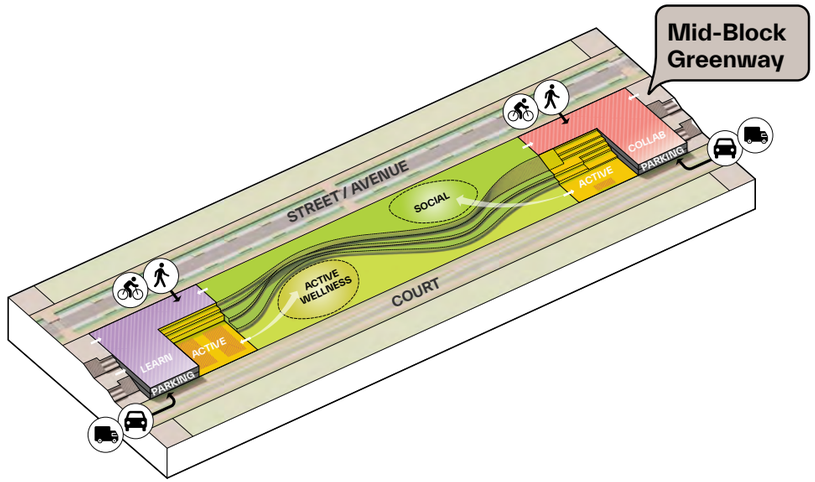
The character of adjacent streets extends into the open space, creating distinct zones. For example, areas facing main vehicular roads are vibrant and social, with active ground floors, while those facing the Courts could be dedicated to active wellness programs.

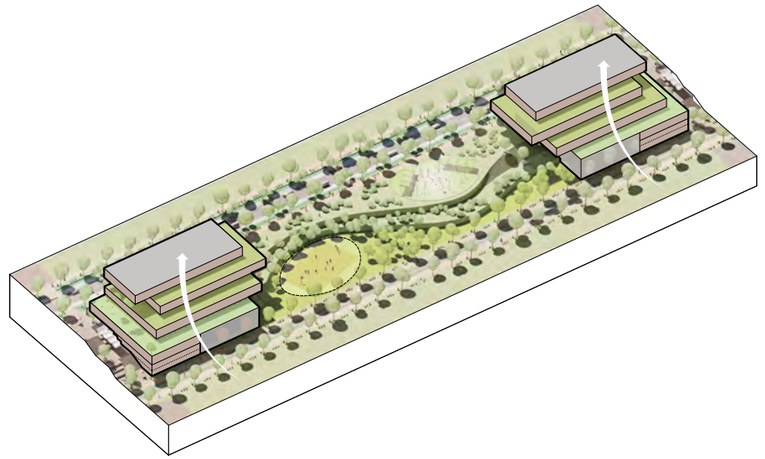
FIGURE 5.71 | Conceptual Axonometric of Block Strategy
FOR ILLUSTRATIVE PURPOSES ONLY

BLOCK STRATEGY
TOPOGRAPHY AND PROGRAMMATIC STRATEGY









DEFINING DEVELOPMENT SITES

Development sites are positioned on both sides of safeguarded open spaces, ensuring active engagement and vibrant interaction with these open spaces.

GROUND FLOOR ACTIVATION

The ground floors incorporate active programs, such as learning and collaboration spaces, that directly engage with adjacent streets and avenues. The site's topography enables seamless integration of parking beneath these spaces, with access provided through the Court, which sits at a lower elevation.

TERRACING BUILDING MASSING

The building massing is terraced to follow the site's natural topography, gradually descending from the hilltop to the valley. This design creates shaded open spaces beneath the structures, offering all-weather outdoor areas for year-round use.

FIGURE 5.72 | Conceptual Axonometric of Block Strategy
FOR ILLUSTRATIVE PURPOSES ONLY

BLOCK STRATEGY
CONCEPTUAL SECTION PERSPECTIVE

OVERLOOK PLAZA

Flat, plateau-like plazas serve as rest areas, offering scenic viewpoints while also functioning as gathering spaces for the campus community.

STREET

The tiered building massing follows the natural topography, creating shaded, all-weather outdoor spaces from hilltop to valley.

SOCIAL STEPS

Social stairs guide movement upward while serving as vibrant gathering spaces.

COURT

Pedestrian-oriented courts serve as the campus's backyards—private, intimate, and slower-paced. They provide access to classrooms and housing, fostering a welcoming and tranquil environment.

MEADOWS

Pedestrian courts serve as the campus's backyards—private, intimate, and slower-paced. They provide access to classrooms and housing, fostering a welcoming and tranquil environment.

MICROMOBILITY

The meadows guide visitors diagonally up the hill with gentle, winding paths, featuring ramps and rest spots. This Prairie Line Trail-inspired design softens the grade and invites moments of pause to enjoy the surroundings.

THROUGH CIRCULATION

The building acts as a connector, facilitating movement up the hill between streets. In this example, it houses social programs like a gym and basketball court, enhancing accessibility and community engagement.

FIGURE 5.67 | Conceptual Section Perspective of UW Tacoma New Campus

FOR ILLUSTRATIVE PURPOSES ONLY

BLOCK STRATEGY

EXAMPLE OF PROGRAM AND TOPOGRAPHY SYNERGY

To ensure a vibrant and dynamic campus environment, programmatic synergy must be a key consideration in the future development of each site at UW Tacoma. The stacking and spatial relationship of programs should align with the campus's unique character, particularly its dramatic topography spanning multiple blocks.

On the right, a series of toolkits and examples illustrate programmatic coexistence and synergy, demonstrating strategies for integrating different functions within the campus framework. One example highlights parking solutions that leverage natural elevation changes, utilizing the level differences between blocks to optimize space efficiency. This approach exemplifies how programmatic distribution and stepped design strategies can effectively manage topography, ensuring a vibrant public realm and functional campus layout.

These examples are not prescriptive but serve as inspiration for how future developments can align with the Campus Master Plan (CMP) goals, fostering a cohesive and adaptable urban campus.

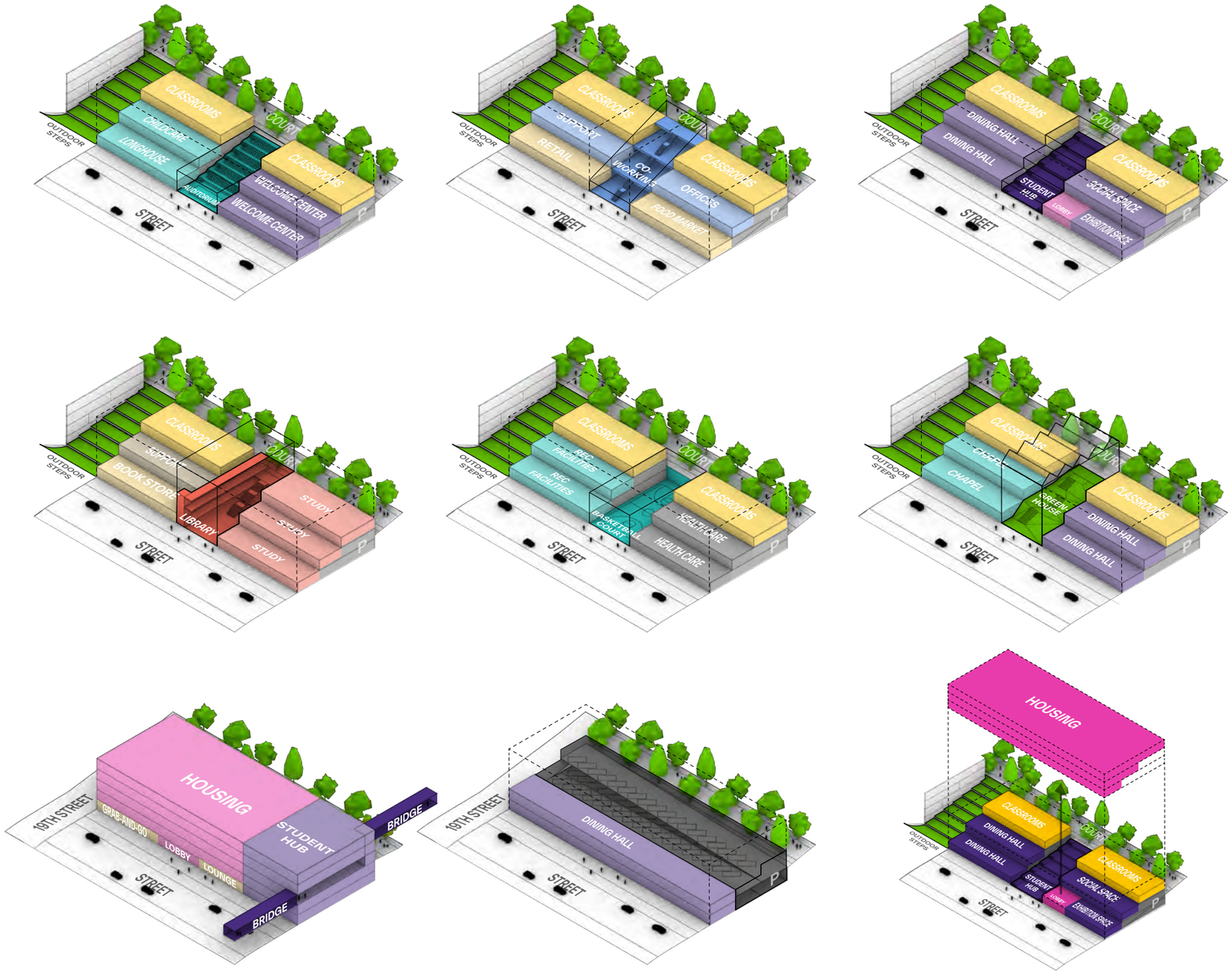


FIGURE 5.74 | Example of Program Synergy

FOR ILLUSTRATIVE PURPOSES ONLY

DEVELOPMENT SITES

CONCEPTUAL BUILDING ENVELOPE FOR 10,000 STUDENT FTE

FIGURE 5.68 | Perspective of a Campus Public Realm

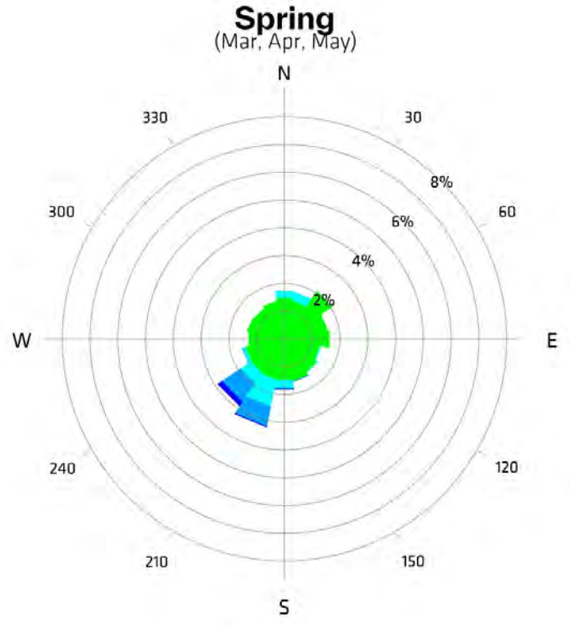
FOR ILLUSTRATIVE PURPOSES ONLY

05.
CAMPUS MASTER PLAN FRAMEWORK

Sustainability

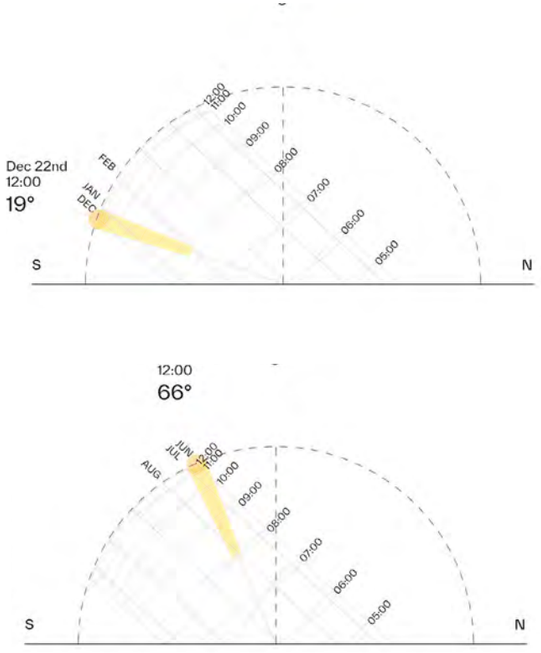
SUSTAINABILITY FRAMEWORK

CLIMATE CONTEXT | ARCHITECTURAL ADAPTATION OPPORTUNITIES



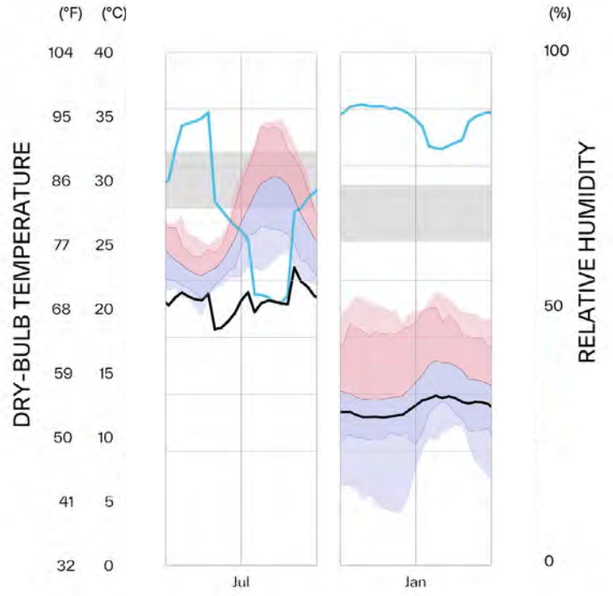
Prevailing Winds

Wind speeds in Tacoma are typically low, with prevailing winds most commonly coming from the southwest during the spring, reaching 13 to 18 miles per hour (mph). While these conditions are generally mild, wind blocking is unlikely to be necessary in most cases.



Sun Angle

The sun angle in Tacoma varies significantly by season. In summer, the sun reaches approximately 66 degrees at noon, while in winter, it lowers to around 19 degrees. The sun position remains relatively low throughout the year, making passive solar heat gain a viable strategy during winter. However, the afternoon summer sun can contribute to overheating, requiring shading solutions to maintain comfort.



Temperature and Humidity

The climate in Tacoma is relatively mild, with summer highs approaching 90°F and winter lows around 40°F. Humidity levels are high, and light rain is common throughout the year, especially in winter. Deciduous trees play a key role in shading outdoor spaces during the summer, helping to mitigate overheating, while in winter, their bare branches allow sunlight to filter through, supporting passive solar heat gain. Given these conditions, shade and cooling strategies are critical in summer, and building orientation is essential for maximizing solar gain during colder months.

SUSTAINABILITY FRAMEWORK

A HOLISTIC APPROACH TO CAMPUS SUSTAINABILITY

SUSTAINABILITY IN WASHINGTON STATE

Didactic Sustainability

Regenerative Forestry

Performance Metrics and Tracking

Urban Farming on Campus

Learn by Doing Pedagogy

Accessibility and Inclusion

BUILDING DESIGN AND CONSTRUCTION

ACADEMIC AND SOCIAL SUSTAINABILITY

Mobility

Tacoma History

Pedestrian Experience

Cultural Context

Seasonal Engagement

Campus Placemaking

SUSTAINABILITY AT UW TACOMA

SUSTAINABILITY FRAMEWORK

STATE OF WASHINGTON | ALIGNMENT WITH LOCAL SUSTAINABILITY GOALS AND CODES

SUSTAINABILITY IN WASHINGTON STATE

LEED Silver+
State facilities in Washington must be designed and constructed to meet at least LEED Silver standards, ensuring sustainability, energy efficiency, and environmental responsibility.

Washington State Energy Code
The Washington State Energy Code (WSEC) establishes minimum requirements for insulation (R-values) and energy efficiencies, ensuring buildings meet stringent standards for thermal performance and overall energy efficiency.

Water Conservation
The State of Washington mandates highly efficient, low-flow water appliances that exceed federal standards. Emphasizing Low Impact Development (LID) practices, such as surface permeability and enhanced water quality standards, further supports sustainable water management.

UW Tacoma can create a resilient, inclusive campus that aligns with the state of Washington's Climate Commitment Act, Tacoma's 2030 Climate Action Plan, and the UW Sustainability Action Plan through an integrative, iterative stakeholder-led design process.

Construction Waste Reduction
Divert at least 70% of construction and demolition waste from landfills by prioritizing the reuse and recycling of materials such as wood, metal, drywall, and concrete, supporting sustainable waste management practices.

Post-Occupancy Evaluation
Post-occupancy evaluations and user feedback polls are essential for monitoring real-time energy use and adapting behaviors to improve efficiency and performance over time.

Building Electrification
UW Tacoma can retrofit existing buildings to become all-electric, allowing them to benefit from a cleaner energy grid. Upgrading low-performing buildings will help align with UW and Washington State sustainability goals, improving energy efficiency and reducing environmental impact.

SUSTAINABILITY FRAMEWORK

UNIVERSITY OF WASHINGTON GOALS AND SUSTAINABILITY ACTION PLAN

SUSTAINABILITY AT UW TACOMA

15% Reduction in Energy Use Intensity (EUI)
According to the University of Washington's 2025 update to the Sustainability Action Plan, a 15% reduction in EUI must be achieved. Implementing passive design strategies, such as optimized building orientation, natural ventilation, and daylighting, can help drive these reductions.

35% Locally Sourced Food
Per the University of Washington's 2025 update to the Sustainability Action Plan, 35% of food should come from local sources. To support this goal, the university should foster local partnerships and explore urban farming opportunities to strengthen sustainable food systems.

Reduction in Commuting
The UW Sustainability Action Plan aims to reduce single-occupancy commuting by at least 6% by 2028. This effort should include the promotion of safe bike lanes and enhanced pedestrian infrastructure to encourage sustainable transportation alternatives.

45% Reduction in Emissions
According to the University of Washington's 2025 update to the Sustainability Action Plan, a 45% reduction in greenhouse gas emissions must be achieved by 2030, aligning with the university's broader sustainability commitments.

10% Less Solid Waste
Per the University of Washington's 2025 update to the Sustainability Action Plan, a 10% reduction in solid waste is required. Implementing circular economy principles and facility improvements can help achieve this goal by reducing waste generation.

Double the Sustainability Research
Student, staff, and faculty engagement in sustainability can be doubled by integrating didactic sustainability features throughout campus and incorporating updated Building Management Systems (BMS) to enhance awareness, education, and participation in sustainable practices.

The outlined approach to sustainability at UW Tacoma could serve as an integrated, living embodiment of University-wide climate action goals that benefit stakeholders through commitment to its triple bottom line.

BUILDING DESIGN AND CONSTRUCTION

BUILDING DESIGN AND CONSTRUCTION

BUILDING DESIGN + CONSTRUCTION

Low-Carbon Materials
Life Cycle Assessment can help reduce embodied carbon below conventional higher education baselines by evaluating construction impacts. Leveraging regional expertise in timber, the use of locally sourced, FSC-certified wood can further enhance sustainability and lower carbon footprints.

Design for Disassembly
Structural building elements and interior lab spaces can be designed for deconstruction and reuse, making sustainability a visible and integral feature across campus. This approach supports a circular economy, reduces waste, and enhances material longevity.

Net Zero Emissions
All new construction should aim for net-zero emissions, incorporating energy-efficient systems and renewable energy sources. Solar-ready MEP infrastructure should be integrated into both new and existing buildings, ensuring long-term adaptability and sustainability.

On-site Renewable Energy
Ground source heat pumps and photovoltaics can significantly reduce reliance on fossil fuel energy sources by providing efficient, renewable heating, cooling, and electricity generation.

Building Management Systems
An interactive and engaging Building Management System (BMS) can serve as a dashboard to incentivize sustainable behavior among campus users by providing real-time energy data, performance insights, and actionable feedback to encourage efficiency and conservation.

Orientation and Massing
Buildings and plazas should be strategically oriented to enhance occupant comfort, reduce energy use, and maximize views. Passive design strategies should guide the planning of new construction, optimizing natural light, ventilation, and thermal performance.

This approach to building-scale sustainability could leverage the site's unique topography to manage rainwater on site, orient new buildings to optimize solar gain, reduce energy use, and align with the latest innovations in building science.

SUSTAINABILITY FRAMEWORK
ACADEMIC AND SOCIAL SUSTAINABILITY

ACADEMIC + SOCIAL SUSTAINABILITY

Commitment to Diversity, Equity, and Inclusion
Commit to designing accessible, inclusive, and culturally sensitive spaces that accommodate users of diverse backgrounds, socioeconomic circumstances, and identities, ensuring equity and a sense of belonging across campus.

Community Engagement
Engage in partnerships with local community and municipal groups to foster collaboration and shared initiatives. Promote public and communal spaces that strengthen the University-city relationship, enhancing connectivity and mutual engagement.

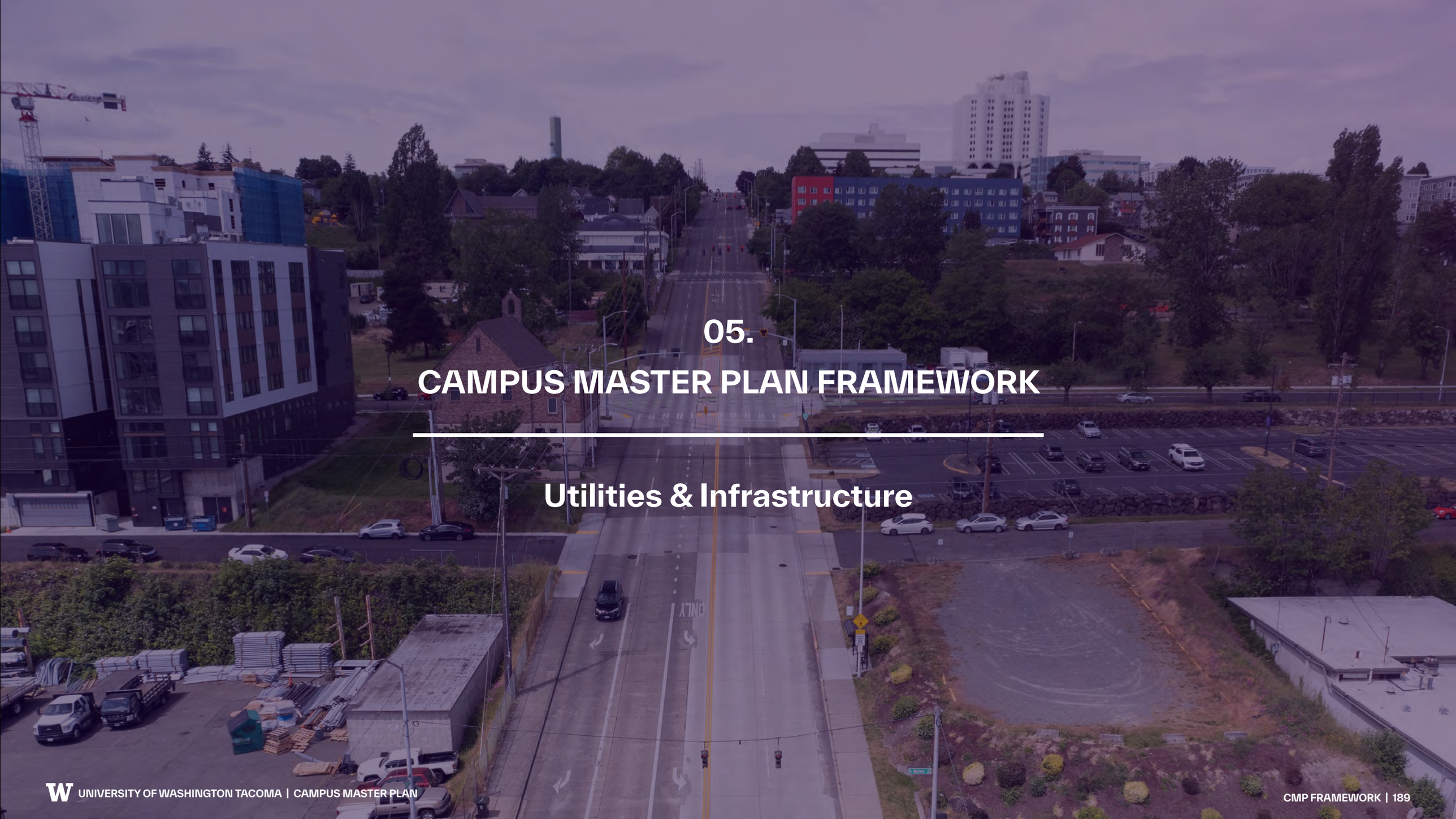
Carbon-Free Mobility
Encourage and incentivize carbon-reduced commuting options, including bicycling, public transit, and walking. Ensure the availability of secure storage, showering facilities, and other amenities to support and enhance the commuter experience.

Sustainable Food Systems
Promote locally sourced foods with lower emissions from processing and transportation. Encourage on-campus composting and food-waste donation programs to reduce waste and support community food security initiatives.

Pedestrian Safety
Promote micromobility and dense development by integrating protected bike lanes, enhanced lighting, and campus safety improvements, ensuring a secure and accessible environment for all users.

Academic Integration
Consider incorporating visible Building Management System (BMS) dashboards that allow students to monitor and track sustainability initiatives across academic units, fostering awareness, engagement, and data-driven decision-making.

UW Tacoma can cultivate an exciting, stimulating campus where sustainability becomes second nature—rewarding innovation, creating action, and integrating hands-on experiences that empower students to shape a more sustainable future.



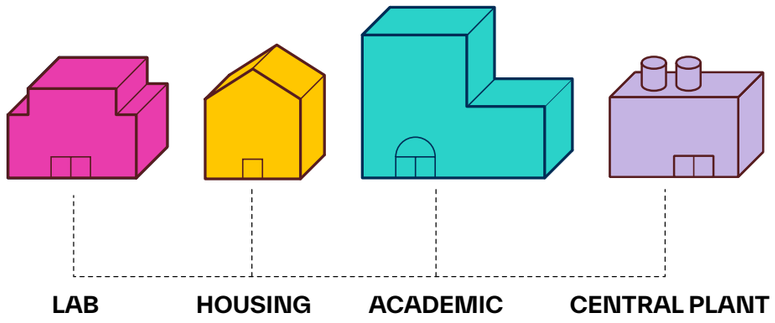
05.
CAMPUS MASTER PLAN FRAMEWORK

Utilities & Infrastructure

UTILITIES & INFRASTRUCTURE
CAMPUS UTILITY SYNERGIES

New developments could integrate either localized shared energy systems or standalone systems, specifically designed to meet each site's unique program mix and conditions. These systems will offer both flexibility and efficiency, addressing the energy needs of each area. Future buildings will play a vital role in advancing this strategy by acting as catalysts for transforming existing infrastructure into shared energy networks, driving the University's broader goal of campus-wide decarbonization.

The newly developed campus in the uphill quadrants presents a unique opportunity for the creation of localized district systems. These systems will facilitate load sharing across mixed-use areas, improving overall energy distribution efficiency. This approach aligns with UW Tacoma's commitment to sustainability, particularly in its goal to eliminate fossil fuels from new buildings and ensure the campus meets modern environmental standards.



University of Washington West Campus Utility Plant (WCUP)

University of Chicago South Campus Plant

University of Houston South Campus Plant

Stanford University Campus Plant

UTILITIES & INFRASTRUCTURE
UTILITY CORRIDOR

Further study is required for mechanical, electrical, telecommunications, and lighting infrastructure. Refer to the Design Guidelines chapter for specific requirements governing these systems.

The diagram on the right illustrates the proposed utility corridors supporting campus development on the west side of Market Street. The utility corridor should be positioned along either the east or west side of Market Street, avoiding placement within the street right-of-way. It should provide a direct connection to UW Tacoma buildings, with the final alignment determined based on project phasing.

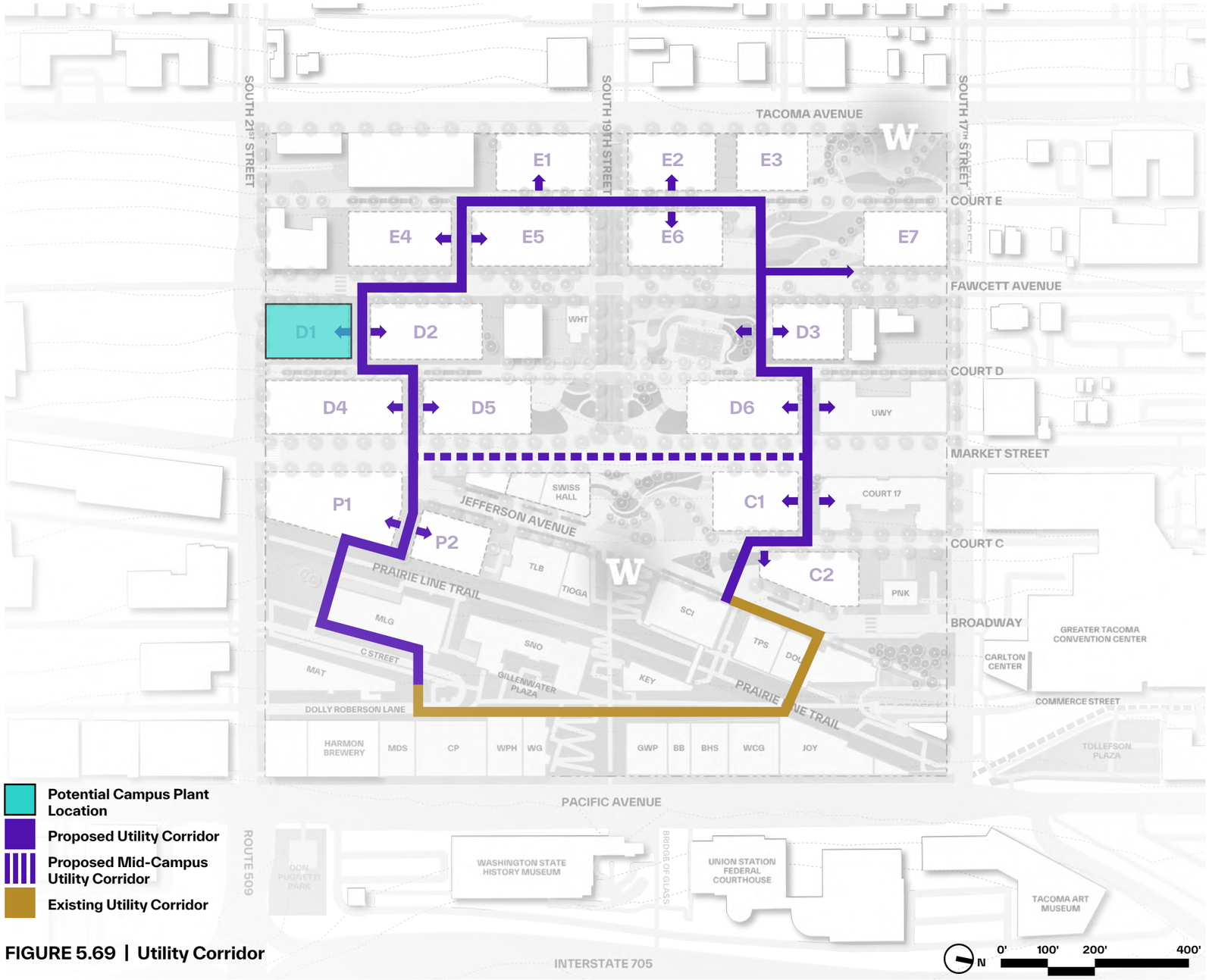


FIGURE 5.69 | Utility Corridor

05.
CAMPUS MASTER PLAN FRAMEWORK

Development Scenarios

DEVELOPMENT SCENARIO
FRAMEWORK FOR SUSTAINABLE GROWTH

This section outlines the phasing strategy for UW Tacoma's long-term development, ensuring sustainable growth to accommodate a projected 10,000 FTE. The plan follows an incremental growth model, aligning development with infrastructure improvements, strategic street vacations and modifications, and targeted investments in both new construction and adaptive reuse.

Incremental Development and Infrastructure Integration

To accommodate steady enrollment growth, UW Tacoma's expansion will follow a phased approach, ensuring that facilities and infrastructure scale in tandem with demand. By synchronizing physical development with targeted infrastructure enhancements, the campus will evolve as a seamlessly integrated, accessible, and resilient urban environment. This strategy fosters long-term adaptability, allowing the institution to grow efficiently while enhancing connectivity and campus functionality.

Each phase is coupled with key urban improvements:

- Street vacations, modifications, and realignments to enhance pedestrian circulation and define campus edges.
- Infrastructure upgrades to ensure utility capacity aligns with new facilities.
- Enhanced public realm through open spaces, plazas, and multi-modal connectivity.

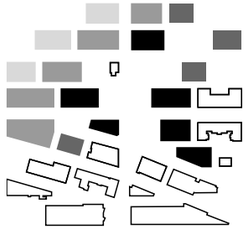
Adaptive Reuse: Intertwining of Historic and New Construction

Adaptive reuse leverages historic structures within the urban framework, revitalizing and repurposing them for modern academic and student life functions. Restoring these buildings strengthens the district's architectural character, seamlessly blending heritage with contemporary development. This fusion enhances the urban experience, preserving history while fostering innovation and adaptability.

Strategic Growth Corridors and Activation Zones

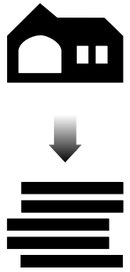
Future expansion will prioritize development along major thoroughfares, creating active frontages that engage the surrounding urban fabric. Key corridors include Pacific Avenue, which should be strengthened as the primary academic and civic frontage, and Market Street and Tacoma Avenue, which should support mixed-use opportunities and institutional expansion.

These corridors will serve as anchors for campus activity, concentrating development along high-visibility zones to foster greater interaction, accessibility, and engagement with the community.



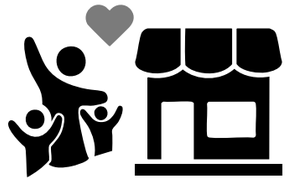
Strategic Phased Expansion

Campus growth will be incremental and responsive, aligning new development with infrastructure, public space improvements, and evolving academic needs. By integrating street enhancements and multi-modal connectivity, expansion will ensure a functional, adaptable, and future-ready environment.



Bridging the Historic and Emerging Campus

A dynamic campus heart will link the historic core with new developments, strengthening connections between Pacific Avenue, the Hilltop community, and surrounding districts. Adaptive reuse of heritage structures alongside contemporary buildings will create a rich, layered urban experience.

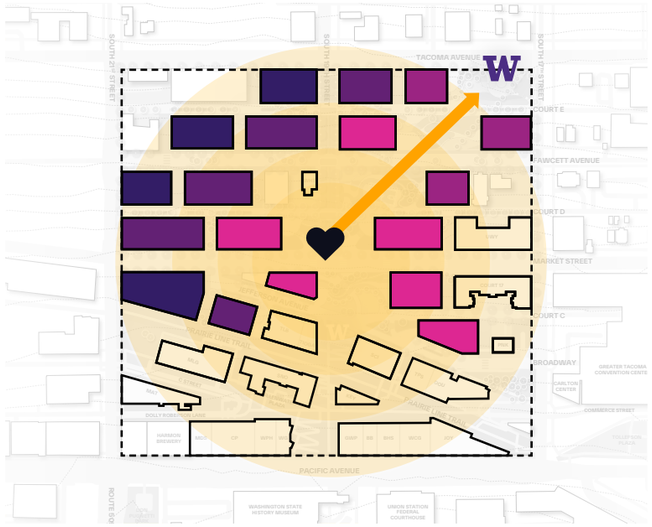


Activated Corridors & Community Integration

Growth could focus on key corridors, creating a walkable, connected campus that links Hilltop, downtown, and the broader Tacoma community. Development along South 19th Street, Market Street, and Tacoma Avenue will enhance vibrancy, accessibility, and University-city collaboration.

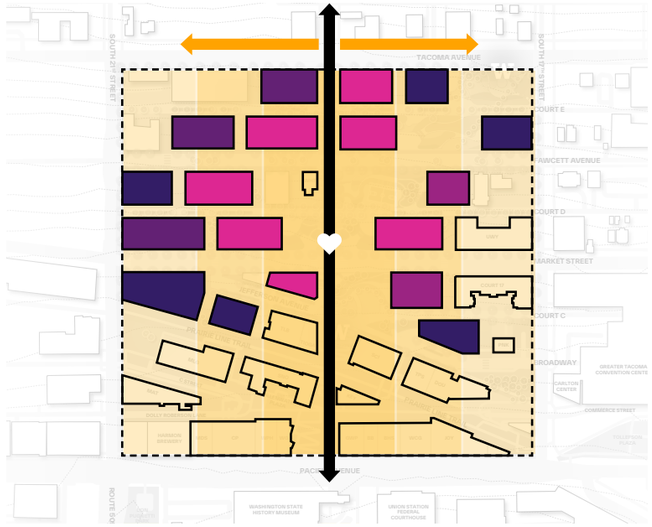
DEVELOPMENT SCENARIO
CAMPUS GROWTH OPTIONS

The campus is envisioned to expand uphill, following strategic growth scenarios that enhance connectivity, accessibility, and integration with the surrounding urban fabric.



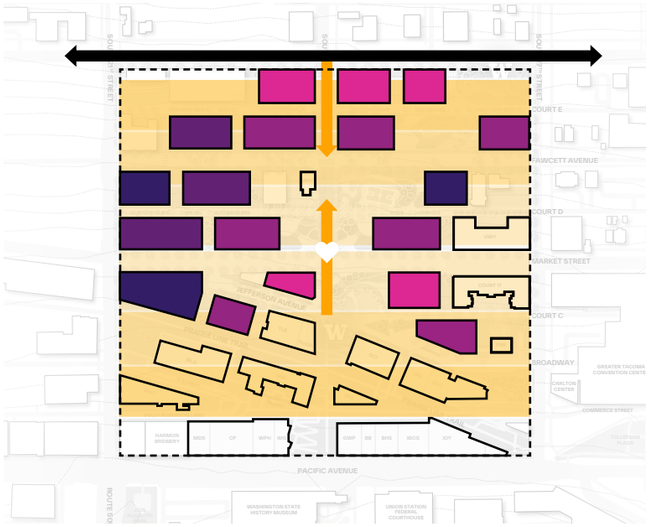
Radial

A radial growth approach expands outward from the campus core, densifying areas adjacent to and extending toward the northwest corner, where the new Tacoma Campus Gateway will be established. This strategy focuses on framing key landscape and step sequences, creating a visual corridor to Mount Rainier while reinforcing the campus's identity. The phased implementation allows key master plan initiatives to be realized within the first 15–20 years of development.



Prioritizing South 19th Street

South 19th Street is envisioned as a multi-modal, active corridor, enhancing campus mobility with autonomous trolleys and pedestrian-friendly connections. Development along this corridor will establish a new campus gateway, strengthening arrival sequences and creating a seamless connection from South 19th Street to the campus heart, leading to the Grand Stair as a central focal point.



Activating Hilltop and Campus Heart

This approach strengthens connections between UW Tacoma and the Hilltop neighborhood, creating a vibrant and inclusive campus experience. Growth and activation will begin along Tacoma Avenue, establishing a new gateway, while simultaneously expanding from Campus Quad and The Commons. These two growth axes will converge at the center, reinforcing a unified and dynamic campus core.

5-10 YEARS
10-20 YEARS
20-30 YEARS
30+ YEARS

DEVELOPMENT SCENARIO
EXISTING CONDITION

As of 2025, the uphill parcels owned by UW Tacoma remain largely vacant, with much of the land currently used for surface parking, sloped green areas, or left undeveloped as vacant lots. South 19th Street remains intact between Tacoma Avenue and Jefferson Avenue, continuing to divide the campus into northern and southern zones.

The development scenarios presented on the following pages illustrate just one of many possible pathways for UW Tacoma's future growth. Rather than prescribing a fixed outcome, these scenarios demonstrate the adaptability of the framework, ensuring it can respond to evolving needs, funding opportunities, and urban conditions. The flexibility of this approach allows for varied development timelines, programmatic adjustments, and infrastructure integration, accommodating everything from academic expansions and student housing to research facilities and mixed-use spaces.

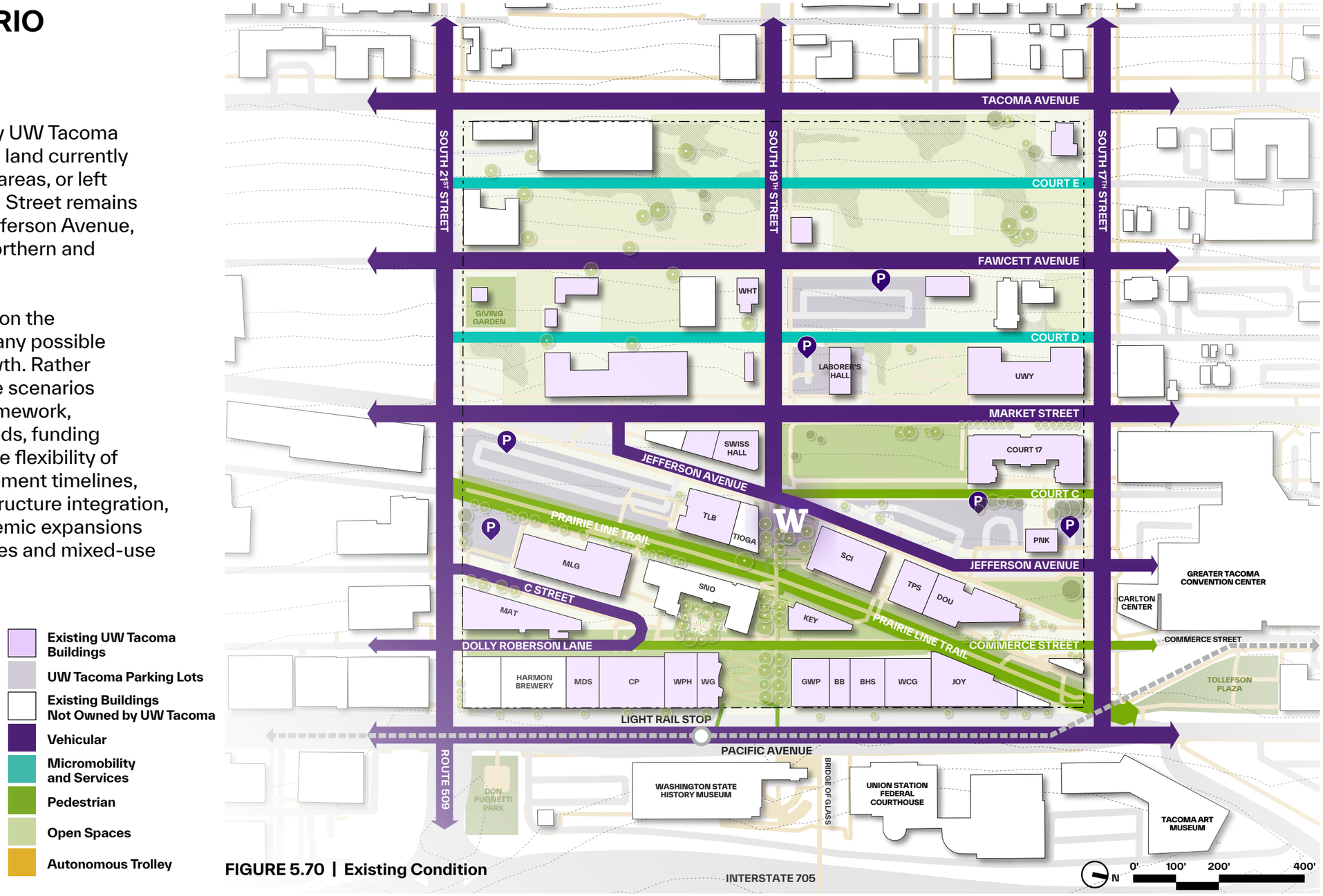


FIGURE 5.70 | Existing Condition

DEVELOPMENT SCENARIO
STEP 1

Building on UW Tacoma's 2008 Campus Master Plan Update, South 19th Street will be vacated from Market Street eastward and transformed into the new Campus Commons, establishing a central open space as the heart of UW Tacoma. This reimagined corridor could serve as a vibrant gathering place, fostering a strong sense of community while enhancing pedestrian connectivity.

The Campus Commons will be complemented by the adaptive reuse of Swiss Hall and the development of Site C1, creating a dynamic blend of historic preservation and modern expansion. Together, these elements will define a cohesive public realm, integrating green spaces, social hubs, and active programming to support student life, academic engagement, and campus-wide events.

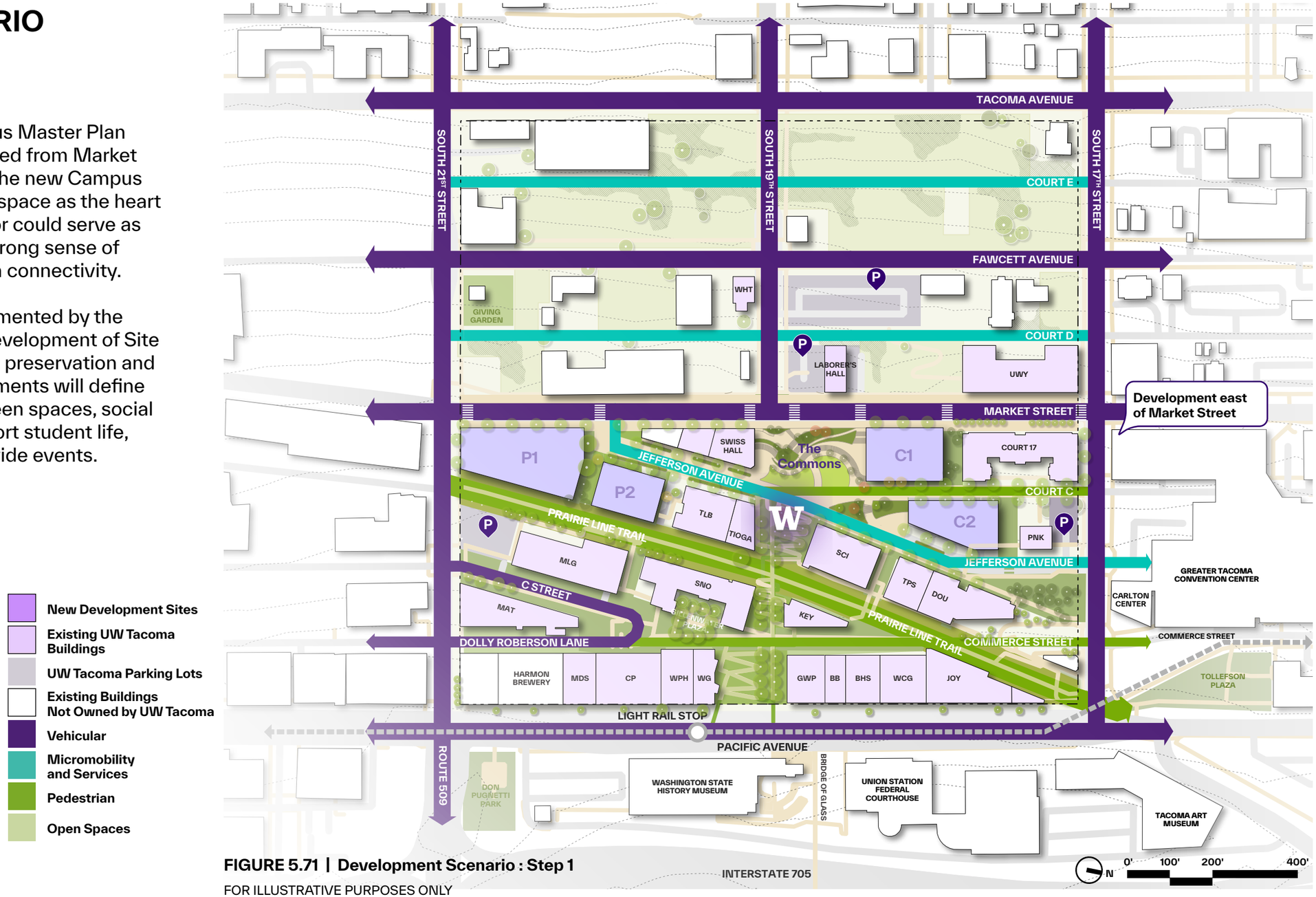
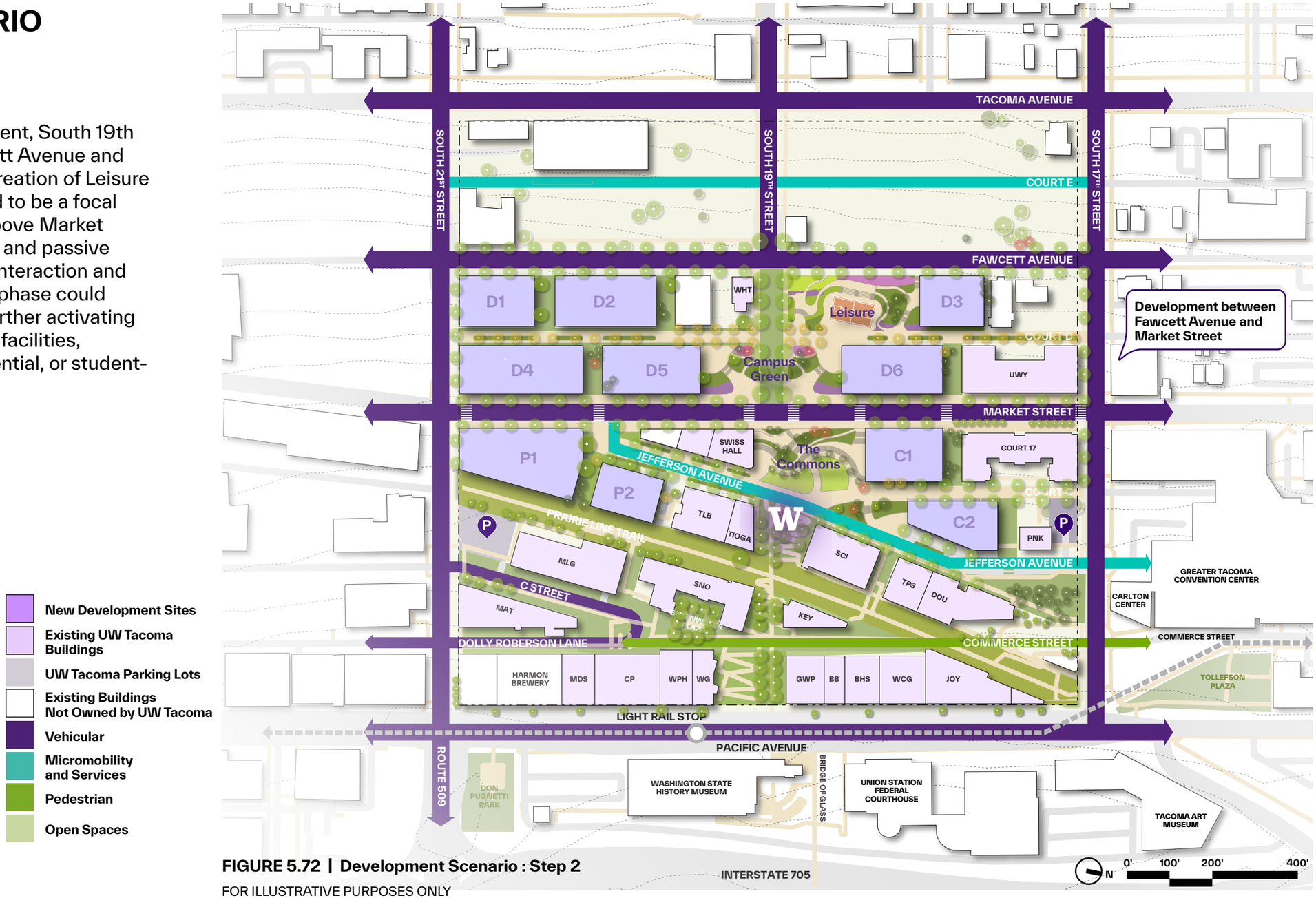


FIGURE 5.71 | Development Scenario : Step 1

FOR ILLUSTRATIVE PURPOSES ONLY

DEVELOPMENT SCENARIO
STEP 2

As part of the second step of development, South 19th Street could be closed between Fawcett Avenue and Market Street, paving the way for the creation of Leisure Plaza and the Campus Green. Designed to be a focal point for the first two campus blocks above Market Street, these spaces will provide active and passive recreation areas, fostering community interaction and student engagement. Additionally, this phase could include the development of Parcel D, further activating the surrounding area with new campus facilities, potentially integrating academic, residential, or student-centered amenities.



- New Development Sites
- Existing UW Tacoma Buildings
- UW Tacoma Parking Lots
- Existing Buildings Not Owned by UW Tacoma
- Vehicular
- Micromobility and Services
- Pedestrian
- Open Spaces

FIGURE 5.72 | Development Scenario : Step 2

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DEVELOPMENT SCENARIO
STEP 3

In the third step of this development scenario, the South 19th Street may be vacated between Tacoma Avenue and Fawcett Avenue, redirecting vehicular access to the campus perimeter and prioritizing a walkable, pedestrian-first environment. This transformation will activate Market Street with new commercial ground-floor spaces, fostering a vibrant, mixed-use corridor that strengthens the campus-community connection and creates a more inviting urban edge. To further support this shift, traffic-calming measures could be strategically implemented to reduce vehicular speeds, enhance pedestrian safety, and improve walkability.

This step may also include the development of Site E, which would enhance connections between the UW Tacoma campus and the uphill neighborhoods, fostering greater integration between the University and the surrounding community.

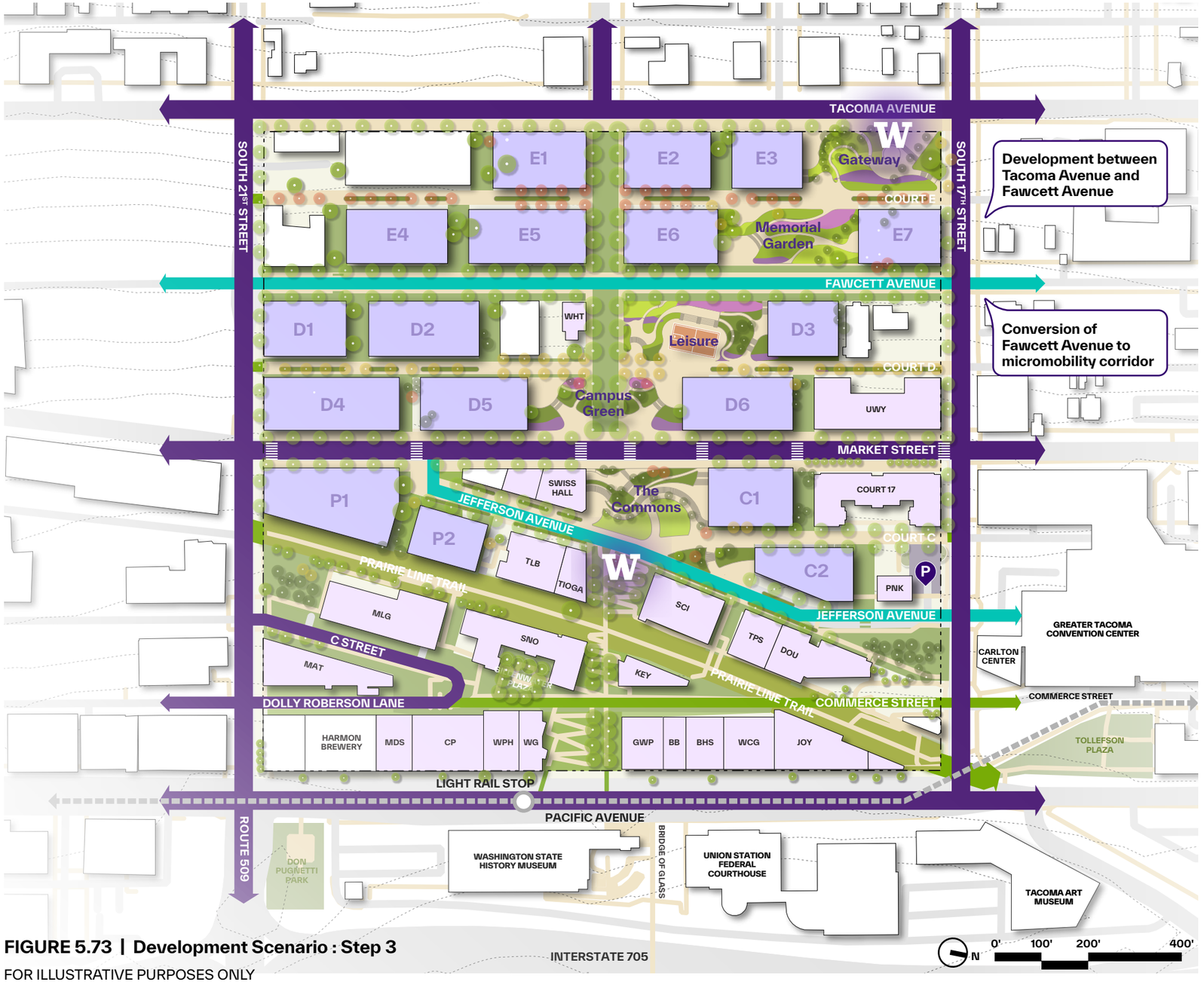

FIGURE 5.73 | Development Scenario : Step 3

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DEVELOPMENT SCENARIO
STEP 4

In this development scenario, the autonomous trolley will operate along South 19th Street, connecting Tacoma Avenue to Market Street, with key stations at The Commons. This route could serve as a critical link between the historic campus core and newly developed areas, ensuring seamless connectivity across the University.

If South 19th Street cannot be fully vacated above Market Street, the development of Site D5 will be adjusted to extend and integrate along South 19th Street, ensuring that the urban fabric and campus activation remain cohesive despite potential roadway constraints.

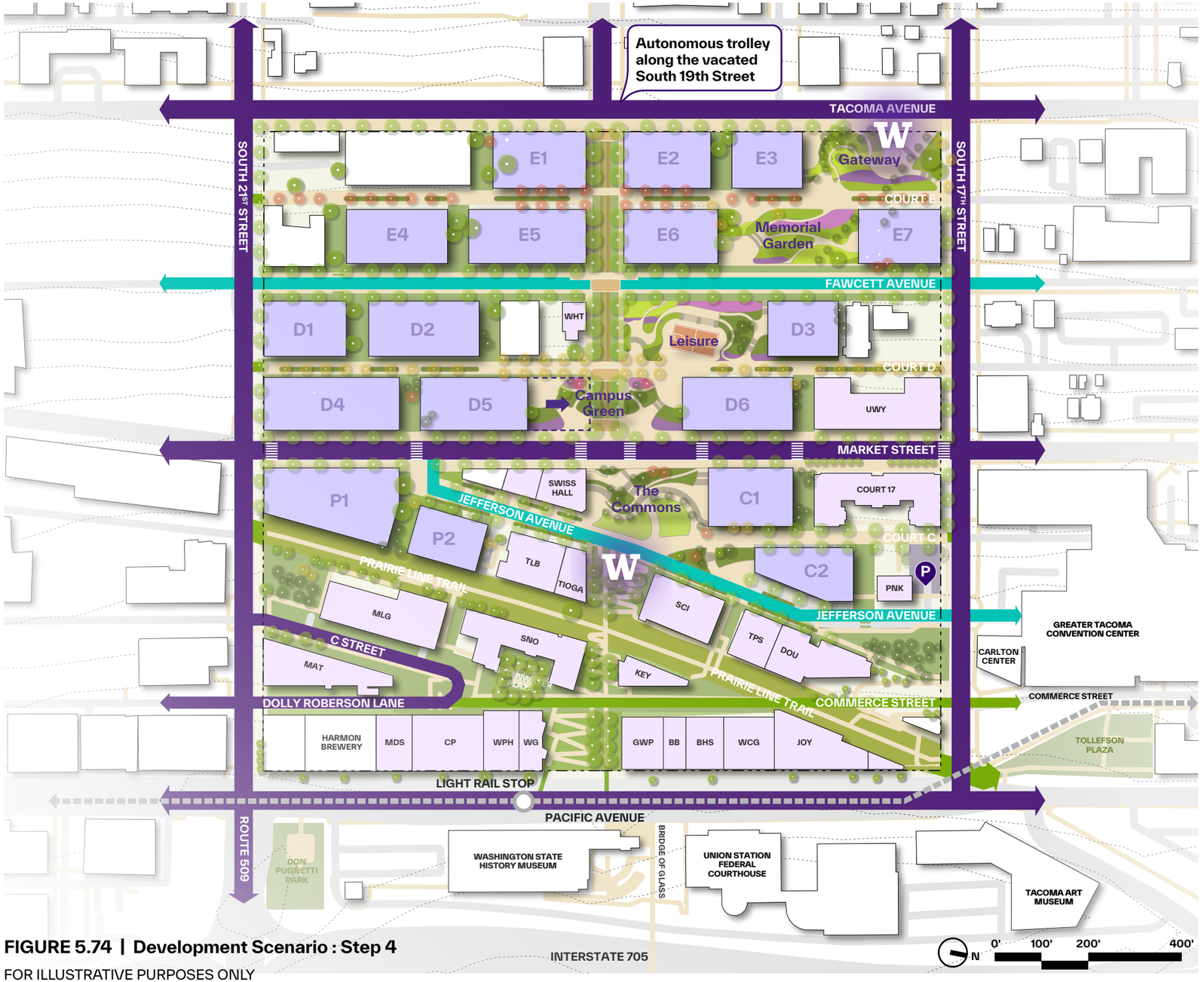

FIGURE 5.74 | Development Scenario : Step 4

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DEVELOPMENT SCENARIO
STEP 5

As part of the long-term vision, integrating uphill and downhill movement is essential to connecting the historic campus core with newly developed areas. To achieve this, the autonomous trolley could extend to Pacific Avenue, ensuring seamless connectivity across the entire campus while significantly improving accessibility.

This extension could also link to the Light Rail station along Pacific Avenue, acting as a feeder system that enhances transit efficiency and encourages multimodal mobility. Additionally, it will establish a strong eastern gateway to the campus, further integrating UW Tacoma with regional transit networks, strengthening its connection to the broader urban fabric.

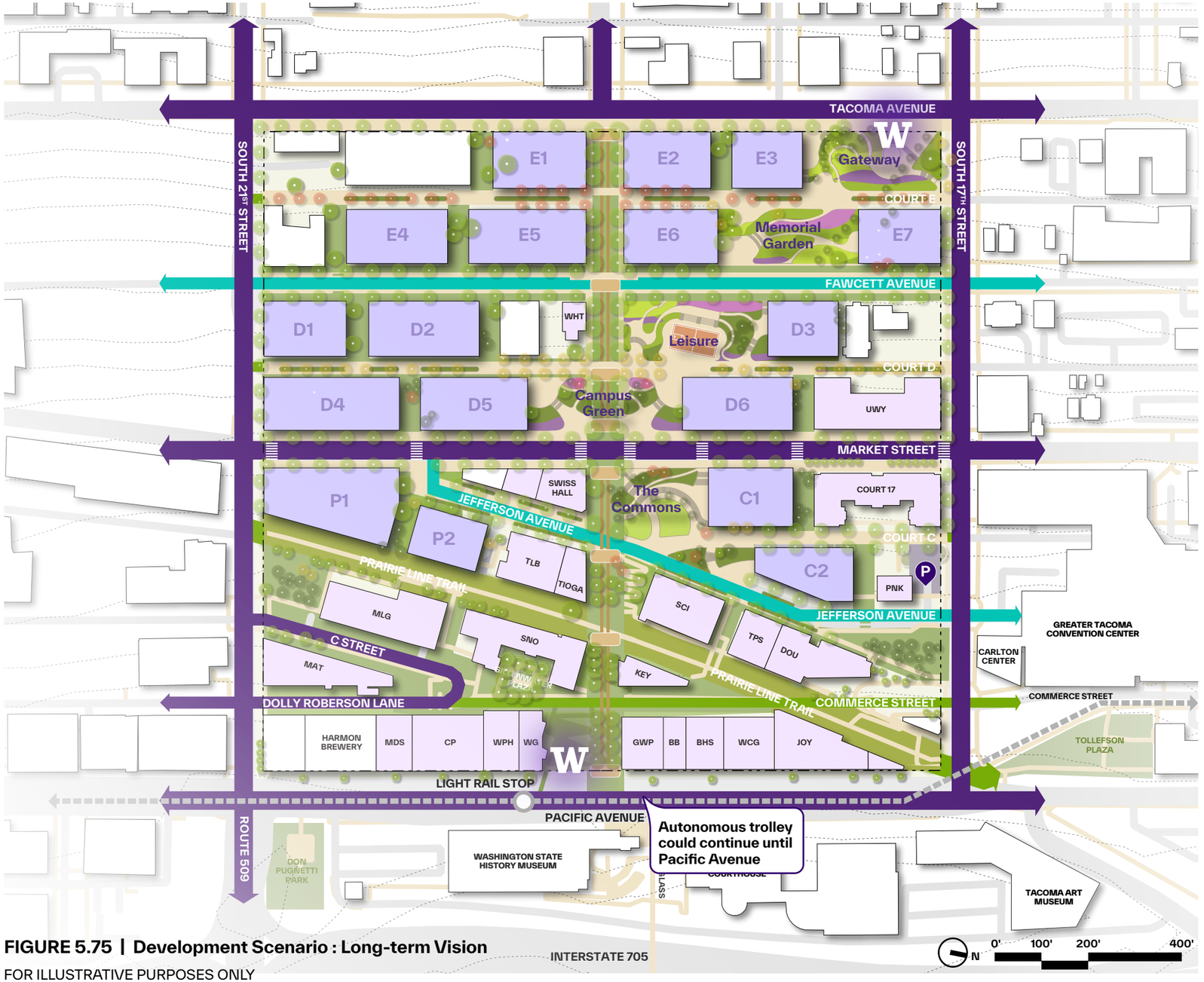

FIGURE 5.75 | Development Scenario : Long-term Vision

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DEVELOPMENT SCENARIO
STREET VACATIONS AND MODIFICATIONS

Street Vacation and Enhancements
As building and renovation projects progress, associated street improvements should be strategically planned to align with the Campus Master Plan vision. These enhancements should expand open space, optimize circulation, improve safety, and reinforce the identity of UW Tacoma's campus. Streets should be upgraded with landscaping, street trees, pedestrian walkways, lighting, and signage, creating a more cohesive, accessible, and inviting public realm.

To prioritize pedestrian mobility, most north-south alleys (Courts) could be closed to through traffic, ensuring a walkable and vibrant environment. However, these corridors should remain accessible for services and emergency vehicles, maintaining essential access while minimizing vehicle intrusion into pedestrian-focused areas.

Traffic Calming Measures
As the campus approaches full build-out, evolving traffic patterns will require the implementation of traffic-calming measures to accommodate increased pedestrian activity. These strategies may include narrowed lanes, raised crosswalks, textured paving, and strategic street closures, ensuring a safe, pedestrian-friendly campus while maintaining necessary vehicular access where needed.

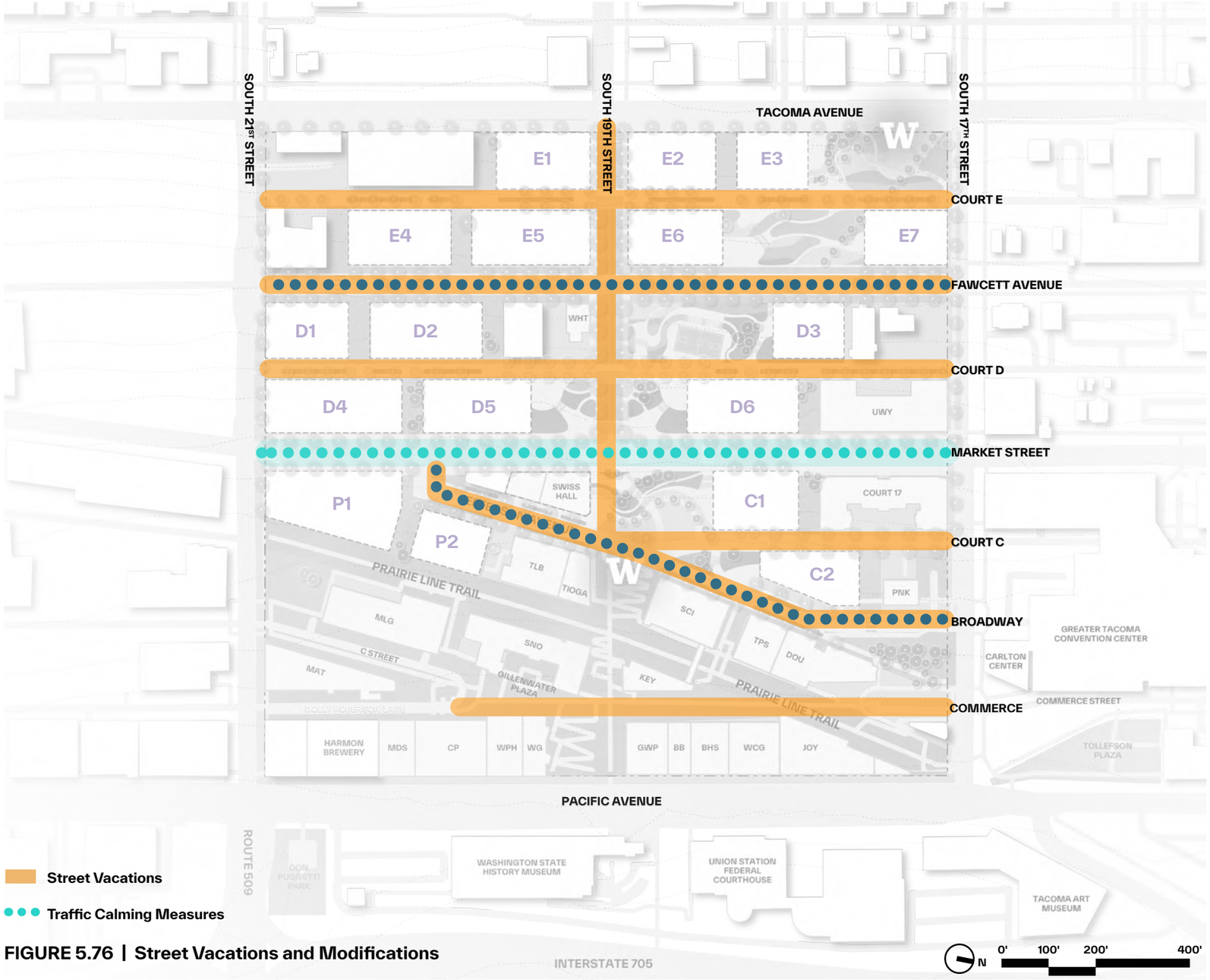


FIGURE 5.76 | Street Vacations and Modifications

DEVELOPMENT SCENARIO
PRESERVING, REPURPOSING, AND EXPANDING UW TACOMA

Preserving and repurposing existing buildings at UW Tacoma is a key priority, ensuring continuity with the campus's historical character, architectural integrity, and sustainability goals. Adaptive reuse strengthens the University's connection to Tacoma's rich heritage while reducing environmental impact. As the campus expands, integrating historic structures into future development will help maintain its unique identity while accommodating growth.

Adaptive Reuse and Renovations

Swiss Hall, a historically significant structure, presents an opportunity for academic, community, or mixed-use functions, reinforcing its role within the evolving campus framework. Similarly, the Tioga Building, which has not undergone major renovations in over 30 years, is in critical condition and currently rated Score 5 – Emergency Services Only, meaning its use is severely limited. Both buildings require fire safety and seismic upgrades to meet modern codes and ensure long-term structural integrity. Investing in these improvements will allow these historic assets to serve new academic and institutional functions while preserving their architectural legacy.

New Construction and Campus Expansion

As UW Tacoma expands toward Tacoma Avenue, most new development will focus on academic programs, student life, and residential needs. Future buildings should prioritize flexibility and resilience, incorporating adaptable layouts and modern infrastructure to support evolving educational demands and campus functions.

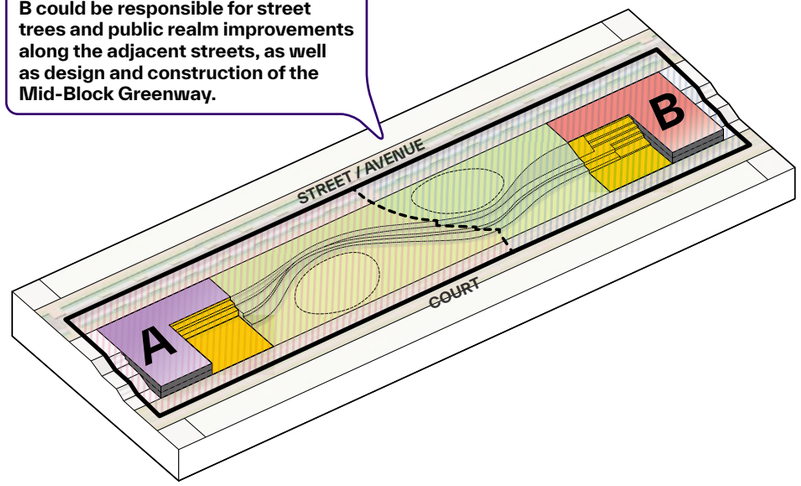
FIGURE 5.77 | Adaptive Reuse and New Construction Opportunities

DEVELOPMENT SCENARIO

DEVELOPMENT STEWARDSHIP AND PUBLIC REALM IMPROVEMENT

When planning development scenarios, integrating public realm improvements with new projects fosters stewardship and enhances connectivity and placemaking. Each development may contribute to funding, upgrading, and maintaining adjacent public spaces, ensuring alignment with the broader campus and Campus Master Plan vision. This may include streetscapes, courts, and open spaces, strengthening the relationship between built and open environments. However, developer or the University's contributions should be balanced with the city's role in maintaining core public infrastructure, ensuring long-term sustainability. The diagrams on the right and below illustrate potential scenarios for the extent and types of public realm improvements that could be integrated with development sites.

In this example, Development A and B could be responsible for street trees and public realm improvements along the adjacent streets, as well as design and construction of the Mid-Block Greenway.



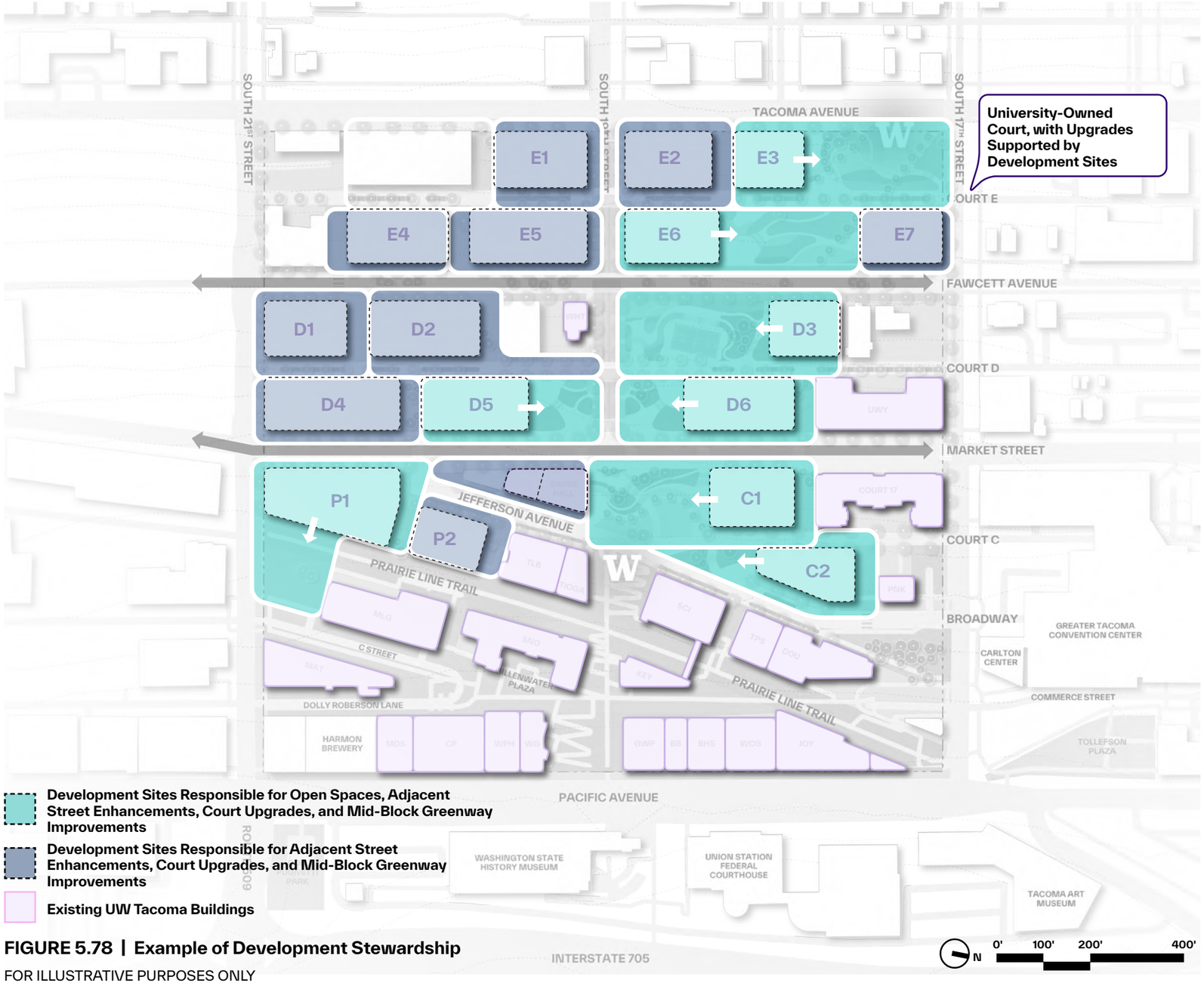


FIGURE 5.78 | Example of Development Stewardship

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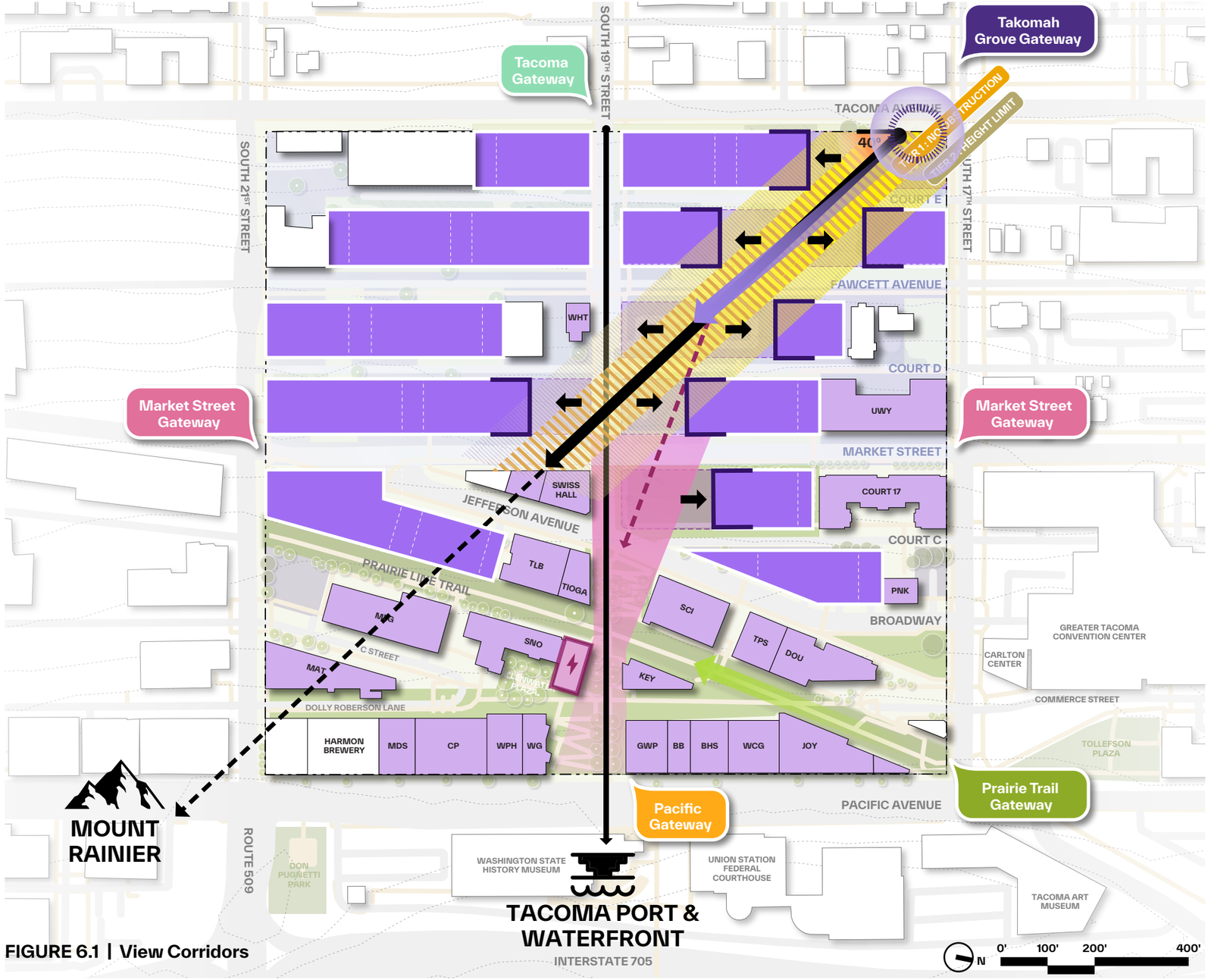
06.
DESIGN GUIDELINES

DESIGN GUIDELINES
VIEW CORRIDORS

Three significant view corridors—the South 19th Street axis, the Mount Rainier Vista, and the Power House Vista—have been preserved and refined through previous campus plans, including the 2003 and 2008 iterations.

The development of central open spaces could contributes to framing these vistas, ensuring their prominence within the campus landscape.

Future enhancements at the Pacific Gateway and Takomah Grove Gateway should be designed not only as campus entry points but also as visual corridors that highlight and celebrate these iconic views.



Potential Development Zones
Tier 1 Sightline to Mount Rainier : No Obstruction
Tier 2 Sightline to Mount Rainier : Height Limit
Sightline to Power House

FIGURE 6.1 | View Corridors

DESIGN GUIDELINES
SCALE

To strengthen the sense of community, enhance convenience, and harmonize with the existing campus environment, non-residential functions at UW Tacoma should remain ground-related. While building heights may vary, an average of four stories is ideal for academic spaces, as this scale maintains a strong connection with the campus, neighboring structures, and open spaces. Keeping key functions closer to the ground supports pedestrian orientation, making navigation more intuitive and improving the efficiency of class schedules and meetings.

As downtown Tacoma continues to develop and UW Tacoma approaches full build-out, increased density may become necessary. Buildings west of Market Street could potentially rise to eleven stories, requiring an increase in the current 100-foot height limit within the Downtown Mixed-Use zone.

A campus-wide average height of six to eight stories, with potential for nine to eleven stories outside the historic overlay zone, could support future enrollment exceeding 10,000 FTEs. New buildings should be strategically sited to minimize impacts on view corridors to Mount Rainier and maintain harmony with adjacent neighborhoods.

The axonometrics on the right illustrate the scale of a four-story campus accommodating full build-out and the spaces required for 10,000 FTEs, as well as the potential for taller buildings in select areas west of Market Street to support further campus enrollment growth.

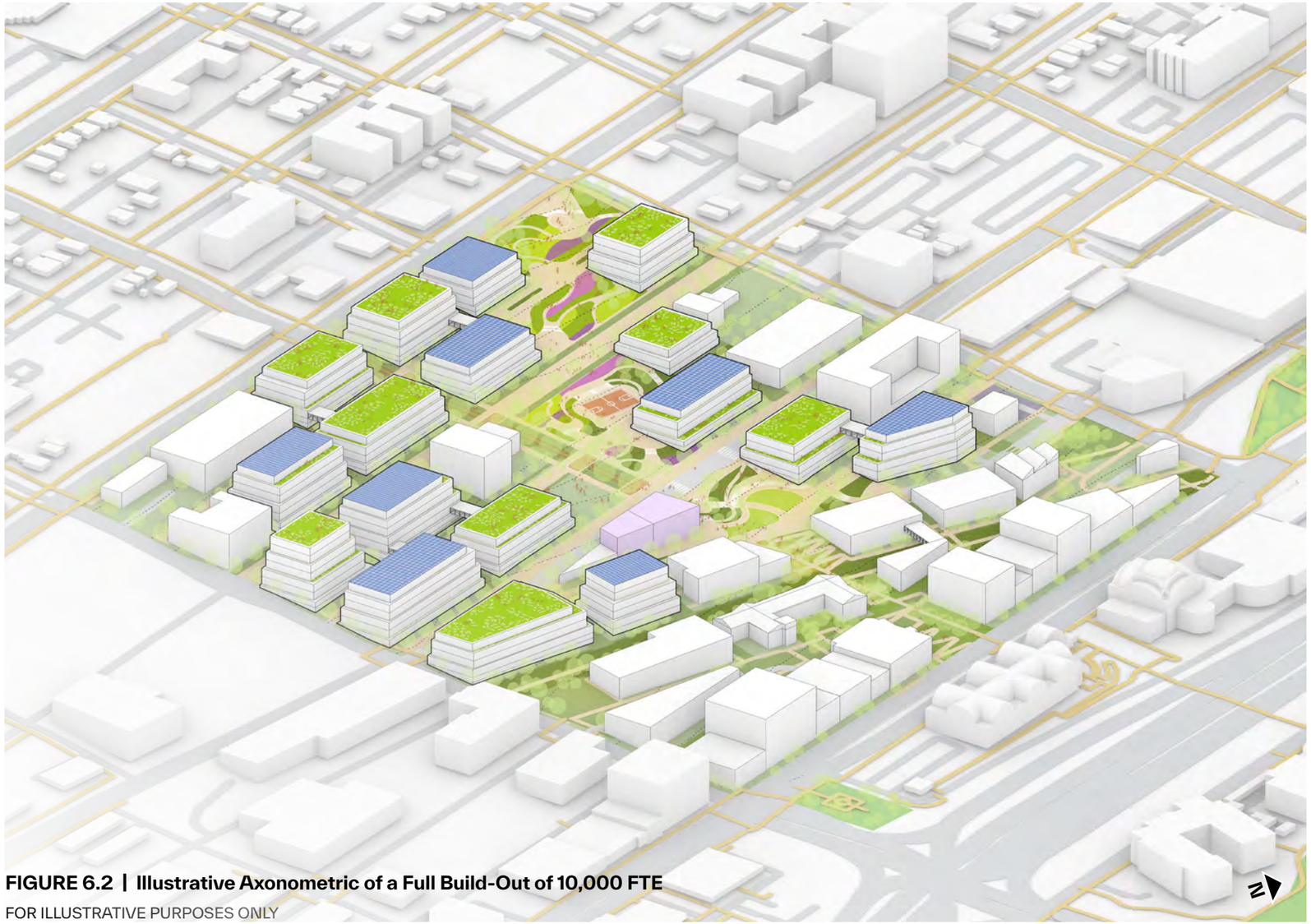


FIGURE 6.2 | Illustrative Axonometric of a Full Build-Out of 10,000 FTE

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DESIGN GUIDELINES
ARCHITECTURE

This section outlines strategic guidelines for proposed development within the UW Tacoma campus. These guidelines serve as a framework for evaluating design compatibility with the overarching goals of the Campus Master Plan, which aim to enhance the campus's urban character and strengthen its sense of community. Designed to be both broad and flexible, these guidelines encourage innovative, adaptive design solutions that address the evolving needs of UW Tacoma.

A key focus of these guidelines is preserving the campus's valued qualities while fostering developments that respect and enhance its visual and functional aspects. This approach ensures that each project contributes positively to the campus's coherence, utility, and aesthetic appeal, supporting a dynamic and sustainable educational environment.

Contextual Harmony and Campus Character
New development should maintain continuity with surrounding and existing buildings while allowing for appropriate new structures. The campus's integration with Tacoma's urban grid and the Union Depot-Warehouse Historic District should be preserved and enhanced, respecting the area's rich mosaic of historic railway infrastructure and architectural forms.

Preservation and Enhancement
Valued elements of existing buildings and open spaces should be preserved and enhanced through new development. This includes the adaptive reuse of warehouse lofts and the integration of new programs within existing structures to ensure continuity and respect for the site's architectural and historical character.

Historic Juxtaposition
In the adaptive reuse of historic structures, the contrast between original architecture and contemporary functions should be celebrated. New designs should avoid literal reinterpretations of historic buildings, maintaining a thoughtful balance between preservation and innovation. Additions to historic buildings may either complement or contrast with the original architecture, fostering a dialogue between past and present.

Community Integration and Inclusivity
The campus should foster strong connections with the larger community by maintaining open, permeable borders and prioritizing universal accessibility. A mix of retail, open spaces, and trails should be integrated to promote connectivity, engagement, and a welcoming environment for students, faculty, staff, and the greater Tacoma community.

Activated Ground Floors
The Campus Master Plan prioritizes vibrant ground-floor environments that enhance pedestrian activity and strengthen connections between campus buildings, creating a cohesive and dynamic campus experience. These spaces support a mix of commercial, academic, and social functions, including lounges, multi-use lobbies, cafés, retail, collaborative workspaces, and meeting areas. Thoughtfully designed and strategically integrated with the surrounding streetscape, they foster interaction, connectivity, and a strong sense of community.

Active Edges & Streetscape Integration
Development along identified active edges should feature clearly marked pedestrian entry points and transparent ground-level facades that showcase interior activity, inviting interaction and visual engagement. The design should enhance the streetscape by incorporating multi-functional landscapes, outdoor seating, and pedestrian-friendly amenities. Blank facades should be minimized, and parking entrances should be discreetly positioned away from primary pedestrian corridors to maintain a vibrant, uninterrupted street experience. If unavoidable, parking entrances should be as narrow as possible to reduce their impact on pedestrian flow and street activity.

Parking Integration
Parking design should leverage the hilly topography to reduce visual impact and maintain a pedestrian-friendly environment. Whenever feasible, parking should be located underground or discreetly integrated into the landscape. If underground parking is not physically or financially viable, above-grade parking may be considered. In such cases, parking structures should be wrapped with active ground-floor uses, such as retail or academic spaces, particularly along primary pedestrian corridors, to preserve the vibrancy of campus streetscapes.

DESIGN GUIDELINES
ARCHITECTURE

Functional Expression and Flexibility
Building function should be reflected in its form and organization while allowing for future adaptability. Spaces should be designed to support student enrollment growth, incorporating flexible learning environments and adaptable building designs that evolve with the campus's needs.

Building Modulation
Building design should incorporate architectural strategies that break down large building massing, create visual interest, and encourage campus exploration while complementing the historic campus core and surrounding urban context. Facades should reflect the building's varied functions while maintaining a human-scale experience at street level. Design elements such as setbacks, terracing, material variation, and articulation should enhance pedestrian engagement and contribute to a dynamic, inviting streetscape.

Structural and Aesthetic Articulation
A building's structural rhythm should be expressed in its design. Entrances, gathering spaces, and transitions from exterior to interior should be clearly articulated to provide weather protection and a distinct visual identity. A cohesive campus aesthetic should be emphasized, incorporating high-quality materials, craftsmanship, and thoughtful architectural integration.

Building Access
Buildings and facilities should have essential fire access routes. Adjacent access should also be provided to accommodate construction vehicles and cranes needed for maintenance or the replacement of rooftop HVAC equipment.

Building Materials
Building exteriors should feature materials that maintain the integrity of their natural state. The primary materials should include:

- Face brick, metal, and glass
- Brick, preferably used for structural walls and piers rather than as cladding
- Metal, either in its natural finish or colored to resemble its inherent tones
- Glazing, which should be clear, non-colored, translucent, or fritted

For accents or minor exterior components, the following materials are recommended:

- Concrete
- Precast concrete or cast stone
- Wood
- Metal with non-metallic finishes

Sustainability and Resilience
Sustainable and resilient design practices aligned with the University's goals should be prioritized. Strategies may include stormwater management, green roofs, energy efficiency, and designs that reduce maintenance and operating costs. Buildings should be designed with a sense of permanence, using durable materials and construction methods that allow them to age gracefully.

Future Growth Accommodation
Development should allow for future growth through flexible strategies, including mixed-use development and varied building heights in appropriate locations, particularly west of Market Street.

DESIGN GUIDELINES
CIRCULATION

Priority Pedestrian Connectors
A well-defined pedestrian network enhances connectivity across the campus, integrating diverse street hierarchies and open spaces. Major routes include the South 19th Street axis, the Mount Rainier Vista corridor, and the Prairie Line pedestrian trail. Minor routes create mid-block east-west connections through walkways, stairs, bridges, and ramps, adapting to the campus's topography and enhancing its character.

To support walkability and safety, pathways should include lighting, benches, and gathering spaces. Crime Prevention Through Environmental Design (CPTED) principles should be implemented, incorporating natural access control, surveillance, territorial reinforcement, activity support, and maintenance. Pathways should be wide enough for pedestrian flow and facilities access, with outdoor trash cans placed at key points for easy waste collection.

Campus development should strengthen pedestrian mobility and accessibility, ensuring seamless connections to transit stations, Tacoma neighborhoods, and key destinations. Buildings, infrastructure, and landscapes should promote intuitive wayfinding, walkability, and universal accessibility while integrating urban design principles.

Pedestrian pathways should incorporate streetscape enhancements and green infrastructure for a comfortable, inviting experience. Key elements include high-quality paving, seating, street lighting, landscaping, wayfinding signage, and street furniture. Walkways should be at least eight feet wide and include amenities that enhance accessibility and usability.

Bicycle Circulation
A dedicated bicycle network should be integrated into campus development to promote active transportation and sustainability. Bicycle routes should seamlessly connect with pedestrian pathways, transit stations, and Tacoma neighborhoods, ensuring safe and efficient mobility.

Converting select streets, such as Fawcett Avenue, into micromobility-prioritized corridors with dedicated bike lanes would enhance bicycle circulation and encourage active commuting. Expanding bike infrastructure, including secure parking, repair stations, and wayfinding signage, would further support sustainable transportation and reduce vehicle reliance.

Where feasible, protected bike lanes and shared-use paths should be implemented to improve safety and establish cycling as a primary mode of transportation on campus.

Service and Emergency Circulation
As the campus grows, expanded access for service and delivery vehicles will be necessary, along with designated shipping and receiving areas. These areas should accommodate adequate turning radii for larger box vans, including those serving dining facilities. Additionally, access for service and emergency vehicles, as well as building entrances and parking, should be strategically planned to balance functionality with street character, connectivity, and overall campus integration.

Loading zones, emergency access points, and service areas should be carefully positioned to minimize conflicts with major pedestrian thoroughfares and key intersections. Whenever possible, these functions should be located away from primary walkways and public spaces, particularly along the view corridor to Mount Rainier, to preserve a safe and uninterrupted pedestrian experience.

Where feasible, shared service areas between multiple sites should be implemented to reduce their overall footprint and minimize their impact on the campus environment. Thoughtful planning of these spaces will help maintain campus aesthetics, improve operational efficiency, and support seamless functionality while ensuring emergency access remains effective and unobstructed.

Barrier-Free Accessibility
The campus must be fully accessible to the diverse range of users who visit, work, and live there. Given the significant grade changes—with each block experiencing a 50-foot elevation difference from east to west, totaling more than 150 feet between Tacoma Avenue at the campus's highest point and Pacific Avenue near the waterfront—ensuring accessibility presents a unique challenge. To address this, the design should incorporate universally designed pathways, ramps, elevators, and accessible routes that provide equitable mobility for all users.

DESIGN GUIDELINES

LANDSCAPE | GENERAL DESIGN GUIDELINES

General Landscape Design Guidelines
Design guidelines establish minimum standards for projects, ensuring quality and coherence, but they are not a prescriptive formula for good design. Each project should apply these guidelines in a site-specific manner that meets the campus's programmatic needs at the time of development. Given that campuses evolve over decades or even centuries, ongoing evaluation of best practices and campus stewardship must consider climate adaptations, maintenance strategies, and financial realities.

Campus Stewardship and Open Space Investment
Development projects should allocate adequate funding for open spaces associated with and adjacent to new or renovated buildings. However, the creation and enhancement of open spaces should not be solely dependent on building projects. Many open space improvements can be independently conceived and implemented, contributing to cost-effective campus stewardship.

Welcoming Edges
Landscape design should enhance and define campus boundaries while maintaining open, inviting edges that connect with surrounding neighborhoods. While UW Tacoma seeks to foster welcoming campus entries, landscape elements such as planting and signage should also help establish campus extents.

Functionality and User Experience
Service areas should be seamlessly integrated to ensure functionality while remaining separate from major open spaces. Open spaces near service areas should be shielded from noise, odors, and other sensory disruptions that could reduce their usability. To maintain a pedestrian-friendly environment, major service access points should be strategically positioned away from primary circulation routes.

Bicycle storage, charging stations, and rental services should be centrally located near key destinations at every major campus level. These facilities should be highly accessible yet thoughtfully designed to minimize their visual and spatial impact on open spaces. Additionally, open spaces should be adaptable for year-round use, incorporating shelter from light rain, ample shade during the summer, and wind protection, particularly in large gathering areas, to ensure comfort throughout the seasons.

Diversity in Design
A rich variety of forms, textures, and colors should be integrated into the landscape to create distinct and engaging campus spaces. Seasonal plantings and diverse material choices can enhance visual interest, offering unique spatial experiences that evolve throughout the year. This approach fosters a dynamic and inviting environment that responds to the changing seasons while reinforcing the campus's aesthetic identity.

Connectivity and Circulation
Circulation between buildings and open spaces should be safe, accessible, and direct, supporting seamless movement across the campus and to the surrounding neighborhood. Given the campus's topography, creative path strategies should be used to navigate steep slopes, ensuring a comfortable and intuitive experience for all users.

Accessibility and Universal Design
Campus open spaces should adhere to universal design principles, ensuring inclusivity for users of all abilities. Materials, space planning, and furnishings should accommodate a diverse range of people, including older adults, children, individuals using wheelchairs, and the deaf community. Incorporating shoulder zones, rest areas, and tactile transitions will enhance accessibility and reinforce UW Tacoma's commitment to inclusivity.

As stated in the 2008 Master Plan, “The selection of hardscape elements should reinforce the sense of place and hierarchy of open spaces, while reflecting the site’s historical past.” All hardscape elements should be designed to maximize accessibility and usability, ensuring comfort for campus users and visitors of all abilities. Scale and materiality should be carefully chosen to create a welcoming and functional environment.

Designers should also consider the embodied carbon of materials to minimize the carbon footprint of projects. Whenever feasible, materials should be sourced regionally or locally, prioritizing durability, ease of maintenance, and long-term sustainability.

Paving
Paved surfaces—including streets, sidewalks, paths, ramps, and gathering spaces—should primarily feature asphalt, poured concrete in dark grey tones, and unit pavers (stone, precast, or brick). Areas of special significance may include finer grain scoring or contrasting colors and materials for emphasis. Existing historic street paving, particularly brick and cobblestone, as well as curbs, should be preserved and restored whenever possible. Salvaged pavement and artifacts from the site should be reused to the greatest extent feasible.

Curbs, Seat Walls, Steps, and Fixture Bases
Preferred materials for curbs, seat walls, steps, and fixture bases include concrete and stone, with the option for stone copings. Brick may also be used, particularly where it complements surrounding historic elements.

Vertical Circulation
Major pedestrian axes should feature generous riser/tread ratios and should generally be limited to flights of six or fewer risers, separated by landings. Minor routes should maintain a maximum slope of 6” riser/12” tread, with no more than eight treads per flight.

Accessible ramps should be positioned near major stairways and designed to be highly visible. Whenever possible, ramps should be thoughtfully integrated into the landscape to reduce reliance on large retaining walls. Sloped paths should be prioritized over ramps when feasible, minimizing the need for railings and curbs and enhancing the seamless flow of the landscape.

Railings
Single handrails are preferred in areas where guardrails are not required, minimizing visual impact. Where necessary, barriers and guardrails should be open and unobtrusive, ensuring clear sightlines within open spaces. All railings should complement the materials and detailing of adjacent building fixtures to maintain a cohesive design language.

Benches and Site Furnishings
Standardized site furnishings should be used in primary pedestrian circulation areas to provide clarity and definition across the campus. However, accent furnishings should be introduced in distinctive open spaces to support variety and unique programming. Any accent materials should be thoughtfully selected in relation to the standard material palette, ensuring a deliberate balance or contrast with the surrounding context.

Furnishings should be durable and capable of withstanding seasonal extremes in the Pacific Northwest. Where possible, they should be installed as permanent outdoor fixtures, allowing them to remain in place during harsh weather conditions to simplify operations and maintenance.

DESIGN GUIDELINES

LANDSCAPE | PLANTING GUIDELINES

All planting selections, installations, and maintenance should adhere to UW Tacoma's standards of care. Plant species should be commonly available to ensure easy replacement and selected for their resilience to urban stressors. Before installation, maintenance requirements must be reviewed and agreed upon by campus operations to maintain a healthy and high-quality softscape that is both reliable and sustainable.

Species selection and irrigation design should align with at least the principles and conservation guidelines established by the Washington State MWL. However, as climate change increases resource constraints, maintenance efforts should continually explore additional water-efficient practices to ensure responsible water use across the campus.

Tree Canopy
Tree species should provide adequate shade in open spaces while ensuring that, at maturity, they do not obstruct pedestrian or vehicular circulation. To support biodiversity and resilience, monocultures should be avoided, and trees should be planted in alternating groups of 2 to 4 to reduce susceptibility to disease and pests.

A mix of deciduous and evergreen species should be incorporated to maintain seasonal variation while ensuring a consistent canopy presence throughout winter months. Evergreen species should be carefully selected to minimize hazardous seedpod droppings in occupied spaces. Flowering and fruiting species should be strategically placed to enhance variety while avoiding hardscape staining.

Tree selections should include a mix of heights, branching structures, and foliage sizes to create diverse and dynamic open spaces that enhance both aesthetics and ecological function.

Understory
Understory species should be chosen for their ability to remain full and healthy in their designated locations. When installing new planting beds, a mix of fast- and slow-growing species should be incorporated to ensure natural succession and longevity.

Perennial species should be prioritized in most areas, particularly where low-maintenance landscaping is preferred. Annual plantings can be introduced at key intersections and entrances to create high-impact visual effects in prominent locations.

Landscape Stewardship
With a significant amount of undeveloped land on the UW Tacoma campus, landscape stewardship can help enhance these areas before development reaches the upper extents of campus. Stewardship efforts should focus on cost-effective planting and management strategies that improve the landscape without excessive investment.

These efforts can be implemented through affordable methods, such as native grass seed mixes, young tree installations, and selective feature plantings, transforming vacant landscapes into curated native hillsides. While these efforts aim to enhance undeveloped areas, major investments in landscape features should be carefully planned to avoid destruction by future development.

In areas where future development is certain, large trees should not be planted to prevent unnecessary removal. Instead, temporary seed mixes and cleanup efforts can improve site conditions with minimal investment, ensuring a balanced approach to stewardship and future campus growth.

DESIGN GUIDELINES
LIGHTING, SIGNAGE, AND GRAPHICS

Lighting Guidelines
Lighting across campus should be unified in both equipment and source selection to streamline maintenance and ensure consistency. Consideration should be given to lamp color, glare reduction, performance, and application, with warmer tones generally preferred in the landscape. Particular attention should be paid to color temperature transitions between adjacent exterior spaces, buildings, and walkways to ensure smooth visual transitions and minimize abrupt contrasts.

The historic Tacoma Street Light Standards define the campus district east of Jefferson Street, reinforcing its character. As campus development expands westward, a new contemporary luminaire may be introduced to define the newer areas. Lighting fixtures should be energy-efficient, utilizing LED or superior light sources, and should minimize light pollution. Dark-sky compliant fixtures are required, except where specific programs—such as art installations or recreation areas—necessitate specialized lighting.

Emphasis should be placed on lighting spaces such as arcades, walkways, courts, and terraces rather than illuminating building surfaces. Exceptions may include key landmarks, such as the Library, the corner tower of Swiss Hall, and walls adjacent to building entrances, where accent lighting can enhance architectural identity.

While lighting plays a critical role in public safety, excessively bright illumination is not required. Instead, well-designed lighting with an appropriate light level and color temperature improves visibility and enhances the campus experience. Facial recognition, clear visibility of walkways, and well-defined edges are more effective in fostering a sense of security than overly bright, cool-toned lights. Reducing sharp contrasts in lighting levels between areas can further prevent perceptions of unsafe dark zones and create a more cohesive nighttime environment.

Signage and Graphic Guidelines
Campus signage serves distinct functions, each with specific requirements. Monumental signage and gateway graphics, such as the University Seal at Pacific Gateway Plaza and Jefferson Gateway, should maintain the established character of existing campus monuments.

Wayfinding signage, including directories, exterior building signage, and interior wayfinding signage, should adhere to the standard campus signage program, ensuring consistency and clarity. Additionally, interior code signage and room identification signage must comply with the standards used in existing campus buildings to maintain uniformity across all facilities.

DESIGN GUIDELINES
UTILITIES AND INFRASTRUCTURE

Emergency Generator Footprint
The campus currently does not have enough generators to support operations in an emergency. Siting must be considered for the purposes of facilitating access for refueling, simplifying exhausting of combusting gases, servicing emergency generators with large commercial trucks, and enabling the required testing (loud) without disruption to academic instruction and residences.

Trash and Recycling Footprint
The campus currently has one location to collect trash and recycling. Multiple points on campus are required for trash and recycling storage and truck access. Access requires a paved surface and configuration where a 3-point turn is not required to load and unload dumpsters. Provide an appropriate location that is not adjacent to primary building entrances and outdoor community gathering spaces. Provide screening for safety and aesthetics when not in use.

Soil Contamination
Significant remediation of soil and groundwater contamination has occurred over the last couple of decades during the development of the campus. This will continue to take time as new development occurs. Further studies should be implemented to examine the soil conditions west of Market Street. It is also recommended that a detailed geotechnical report, including recommendations for handling contaminated soil and construction water, be obtained prior to construction in all areas of the campus.

Infrastructure and Utility Planning
Integrating a dedicated infrastructure study is critical to ensuring the long-term resilience of the campus systems and alignment with both institutional and regulatory goals. As the campus grows and transitions away from carbon-based energy sources, this planning effort must be coordinated with key utility providers to address the following:

- Stormwater Management & Sewer Capacity: Ensuring regulatory compliance and implementing sustainable runoff solutions.
- Water Supply & Efficiency: Meeting growing demand while incorporating conservation measures.
- Electrical Load & Grid Resiliency: Assessing the campus grid capacity, peak load impacts, and necessary upgrades to support full electrification and regulatory compliance.
- Utility Provider Coordination: Collaborating with Tacoma Power & Utilities (TPU) and regional agencies to strategically plan infrastructure for the future.

To effectively align with the 2025 CMP, UW Tacoma should develop a utility and infrastructure renewal plan that includes:

- Conducting or updating a coordinated infrastructure study in parallel with the CMP.
- Identifying current capacity constraints and prioritizing necessary future upgrades.
- Ensuring compliance with Washington State Department of Ecology environmental standards and clean energy transition requirements.
- Aligning infrastructure investments with campus expansion timelines to prevent costly retrofits.
- A proactive, collaborative approach with utility providers will mitigate risk, minimize long-term costs, and enhance campus resilience.


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