UNIVERSITY OF WASHINGTON TACOMA
2025 CAMPUS MASTER PLAN

FRAMEWORK FOR DEVELOPMENT

JUNE 2025

DOCUMENT INFORMATION

PREPARED FOR

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NOTES

This Campus Master Plan has been developed for the University of Washington Tacoma to guide sustainable growth in response to an anticipated increase in full-time student enrollment to 10,000 FTEs.

The technical assumptions contained herein reflect the best available information at the time of preparation and are subject to refinement as additional data emerge in future phases. All images and references to design language are included for illustrative purposes only.

DOCUMENT HISTORY

REVISION NO.	DATE	PURPOSE
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GLOSSARY AND DEFINITIONS

ADA – Americans with Disabilities Act
A federal civil rights law that mandates public spaces, including university campuses, be accessible to individuals with disabilities. This includes design and construction standards for ramps, elevators, accessible paths of travel, restrooms, signage, and other features that ensure equitable access to the built environment.

CMP – Campus Master Plan
A long-term planning document that outlines the physical development framework for a university campus. It integrates institutional goals, projected enrollment growth, academic program needs, and land use strategies to guide future capital improvements and development decisions.

DMU – Downtown Mixed-Use
A zoning classification that permits a blend of residential, commercial, civic, and institutional uses. Intended to foster vibrant, pedestrian-oriented neighborhoods, DMU zoning supports higher-density development in core urban areas, such as downtown Tacoma.

EUI – Energy Use Intensity
A metric that quantifies a building's energy consumption relative to its size, expressed as energy use per square foot per year (e.g., kBtu/sf/year). EUI is a key indicator in evaluating building efficiency and sustainability performance over time.

FAR – Floor Area Ratio
A land use metric that defines the relationship between a building's total floor area and the size of its parcel. For example, a FAR of 2.0 indicates that the building's total floor area can be up to twice the size of the lot. FAR is commonly used in zoning to manage building mass and density.

FICM – Facilities Inventory and Classification Manual
A standardized classification system developed by the National Center for Education Statistics (NCES) for cataloging higher education facilities. FICM provides consistent definitions for space types—such as classrooms, laboratories, offices, residential units, and support spaces—used in inventory management, planning, and reporting.

FTE – Full-Time Equivalent
A standardized unit used to measure student enrollment by converting part-time enrollment into a full-time equivalent. Typically calculated by dividing total student credit hours by the number required for full-time enrollment. FTE is used for resource allocation, faculty workload analysis, and tracking enrollment trends.

GSF – Gross Square Footage
The total area of all floors of a building, measured to the exterior face of exterior walls. GSF includes vertical shafts, stairwells, mechanical areas, penthouses, and enclosed areas such as mezzanines, garages, and balconies. It excludes unroofed or open spaces like surface parking lots and athletic fields. UW Tacoma calculates GSF in alignment with FICM standards.

NASF – Net Assignable Square Footage
The portion of Gross Square Footage that can be assigned to specific functions, such as instructional, research, or administrative use. NASF excludes circulation areas (e.g., hallways), building services (e.g., restrooms, mechanical rooms), and structural components (e.g., walls, columns).

NASF/GSF Ratio
An efficiency metric that represents the percentage of a building's gross area that is assignable for functional use. A higher NASF/GSF ratio typically indicates more efficient use of space, which is valuable in evaluating facility performance and planning new construction.

NCES – National Center for Education Statistics
A federal agency under the U.S. Department of Education responsible for collecting, analyzing, and disseminating data related to education. NCES develops and maintains data standards and classification systems, such as the FICM, that support national reporting and institutional benchmarking.

OFM – Office of Financial Management
The Washington State agency that oversees state budget development, policy implementation, and planning coordination. OFM provides capital planning guidelines and reporting requirements for state-funded entities, including public universities like UW Tacoma.

TDR – Transfer of Development Rights
A land use mechanism that permits the relocation of development potential (e.g., building height or floor area) from one property (sending site) to another (receiving site). TDRs are typically used to protect valued resources, such as open space or historic sites, while enabling increased development in designated growth areas.

UW – University of Washington
The public research university system comprising campuses in Seattle, Bothell, and Tacoma.

UW Tacoma – University of Washington Tacoma
The urban-serving campus of the University of Washington system, located in downtown Tacoma. UW Tacoma supports interdisciplinary education, research, and community engagement aligned with the region's economic and cultural priorities.

01
EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

CREATING FRAMEWORK FOR SUSTAINABLE GROWTH

FIGURE 1.1 | Aerial View of Campus with 10,000 FTE

FOR ILLUSTRATIVE PURPOSES ONLY

EXECUTIVE SUMMARY

CELEBRATING THE VIEW TO MOUNT RAINIER

FIGURE 1.2 | View Corridor to Mount Rainier

FOR ILLUSTRATIVE PURPOSES ONLY

KEYPLAN

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.

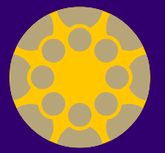
Strategic Framework and Institutional Alignment

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

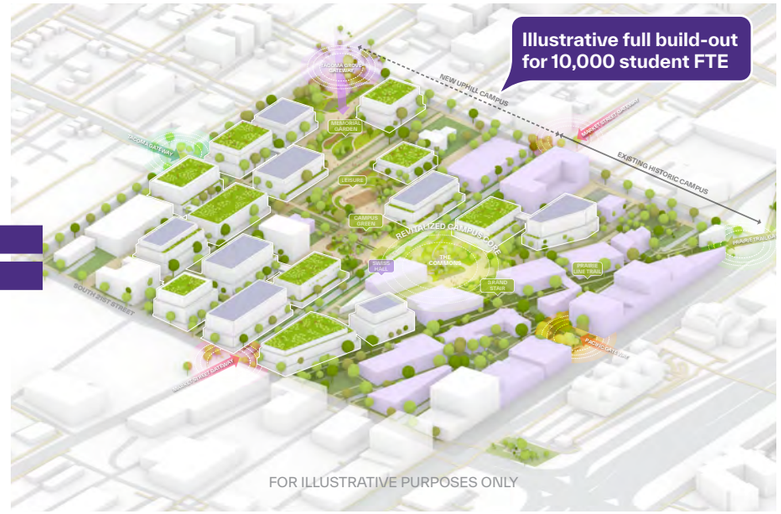
INNOVATION AND SCHOLARSHIP
Expanding and supporting a broad range of teaching, research, and creative innovation

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

Vibrant Campus Heart

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

FIGURE 1.4 | Perspective View of Micromobility Corridor

FOR ILLUSTRATIVE PURPOSES ONLY

Innovative and Flexible Facilities

FIGURE 1.5 | Section Perspective of Uphill Campus

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FIGURE 1.6 | Long-Term Vision for a Multimodal Corridor
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FIGURE 1.7 | Campus Public Realm

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EXECUTIVE SUMMARY
LONG-TERM VISION

The Campus Master Plan 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 zones that:

- Accommodate projected growth while allowing for continued expansion in student enrollment and research capacity.
- Guide the creation of an active, vibrant public realm, fostering an 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. It provides a progressive, sustainable growth framework that prioritizes efficient land use through strategic infill development, adaptive reuse of existing structures, and expansion of mixed-use facilities. Improved campus mobility and accessibility are key considerations, with enhancements to pedestrian pathways, multimodal transit connections, and wayfinding systems. This vision ensures UW Tacoma continues to evolve as a dynamic, urban-serving institution.

FIGURE 1.8 | Illustrative Site Plan
FOR ILLUSTRATIVE PURPOSES ONLY

EXECUTIVE SUMMARY

LONG-TERM VISION

FIGURE 1.9 | Conceptual Axonometric View
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CAMPUS MASTER PLAN BACKGROUND

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PURPOSE AND PROCESS

INSTITUTIONAL MISSION AND VISION: SHAPING 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 more than 60,000 undergraduate and graduate students engage each year in rigorous academic programs, innovative research, and service-driven initiatives.

With Mount Rainier towering above the region, the University of Washington's presence is both symbolic and integral to the identity of the Pacific Northwest. The University embodies a commitment to excellence, discovery, and community engagement. At its core, UW is dedicated to preserving, advancing, and sharing knowledge while fostering an environment in which undergraduate students, graduate students, faculty, and staff collaborate to address society's most pressing challenges. Through interdisciplinary engagement, hands-on research, and public service, UW prepares its students to become 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. Located on a 46-acre campus in the Union Depot–Warehouse Historic District of downtown Tacoma, UW Tacoma is an integral part of the city's economic, cultural, and social fabric.

Strategically positioned and facing Mount Rainier and the Port of Tacoma, the campus features over 1,000,000 square feet of academic and communal space across 22 buildings. This setting provides an urban learning environment that fosters real-world impact.

As UW Tacoma continues to grow, it is essential that future development is both thoughtful and mission-aligned. With a target enrollment of 10,000 full-time equivalent students (FTEs), this Campus Master Plan offers a strategic roadmap for inclusive, sustainable growth.

PURPOSE AND PROCESS

A COLLABORATIVE VISION FOR SUSTAINABLE CAMPUS GROWTH

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

In collaboration with Bjarke Ingels Group (BIG), OLIN, and Tahoma Peak Solutions, UW Tacoma translated institutional goals and community input into a comprehensive and actionable framework. The plan includes both incremental enhancements and transformative projects, supporting a dynamic and well-integrated future for the campus and its urban context.

Key objectives include:

- Developing resilient and adaptable campus infrastructure that supports long-term academic and research excellence.
- Strengthening UW Tacoma's role as a community anchor through partnerships with local businesses, government agencies, and cultural institutions.
- Advancing sustainability and urban integration by aligning campus growth with environmental stewardship and smart growth principles.
- Expanding student services and amenities to foster a 24/7 campus environment that supports 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, reinforces the Strategic Plan as a roadmap for academic growth. It emphasizes the University's commitment to expanding academic programs and meeting enrollment goals of 10,000 students The policy aligns with strategic workforce development and student success initiatives, and further supports the campus's long-term financial health and vitality.

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.

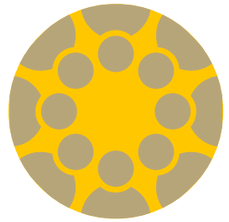
EXPAND ACCESS FOR STUDENTS

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, inclusive, and supportive campus experience.



BUILD COMMUNITY

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

This pillar emphasizes the importance of a cohesive and supportive environment by 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 and economic development organizations to align with local and regional employment needs and promote inclusive 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
Encourage creativity, entrepreneurship, and innovation through supportive policies, recognition, and funding for faculty and student-led research.

DIVERSITY AND EQUITY

Promoting and modeling inclusive excellence and social justice

Aligned with the UW Diversity Blueprint 2022–2026, this pillar advances an inclusive campus culture that respects and reflects 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) comprises three campuses: Seattle, Bothell, and Tacoma. UW Tacoma is strategically located in the heart of the Puget Sound region—a vibrant, scenic area of Washington State. Situated just 60 miles north of Mount Rainier, the campus offers expansive views of the surrounding natural beauty, including the sparkling waters of Puget Sound.

As an urban-serving institution, UW Tacoma is closely connected to its local community, prioritizing practical learning, civic engagement, and access to education across the South Puget Sound. Alongside UW Bothell and the flagship campus in Seattle, UW Tacoma helps form a dynamic educational network anchored by the iconic presence of Mount Rainier.

Together, these three campuses comprise a comprehensive public research university system that supports more than 60,000 students and graduate students statewide.

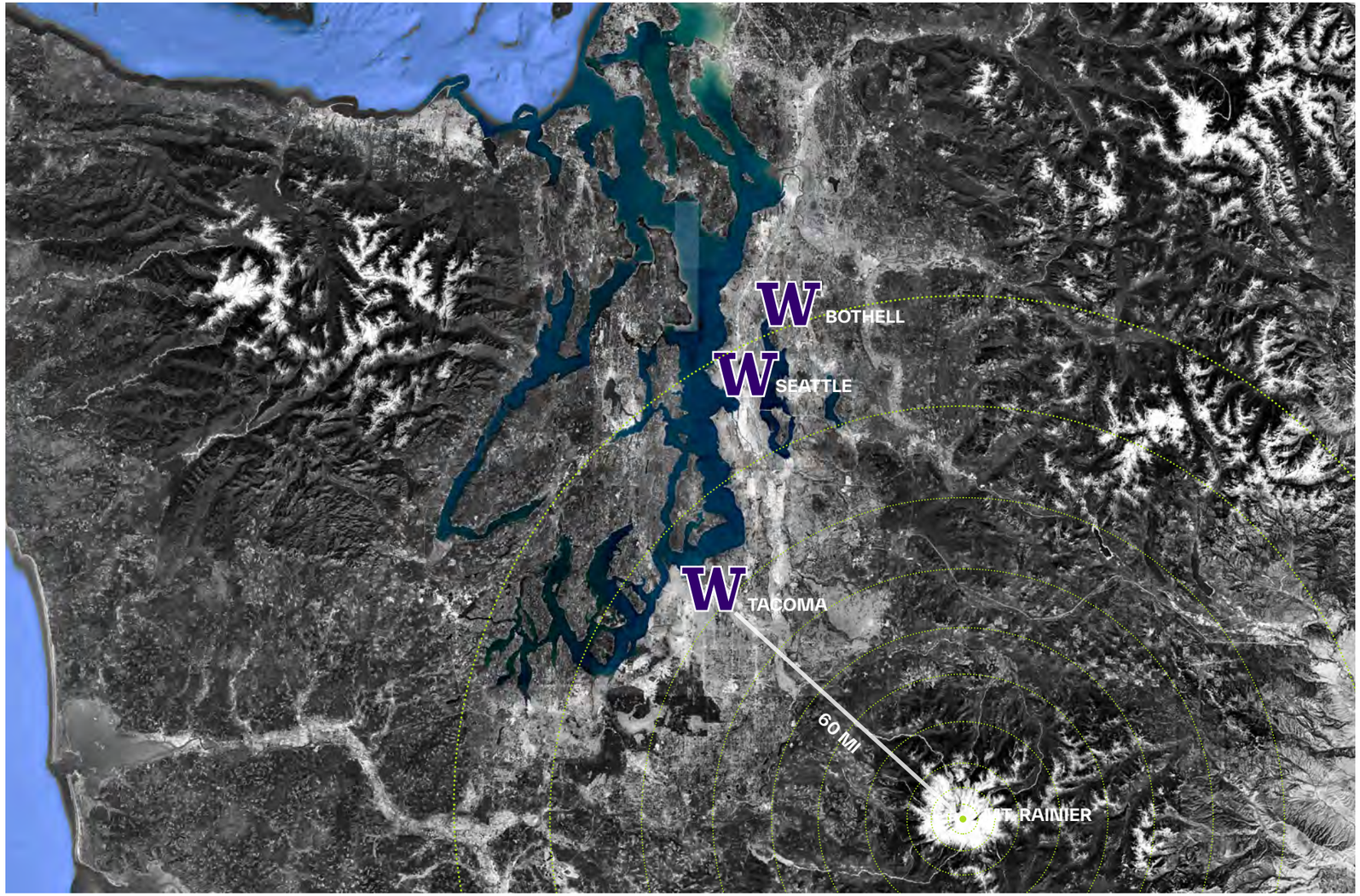


FIGURE 2.1 | University of Washington Campuses and Puget Sound Region

PLANNING CONTEXT
NEIGHBORHOOD CONTEXT

The University of Washington Tacoma (UW Tacoma) plays a central role in the revitalization of downtown Tacoma's historic Union Depot–Warehouse Historic District. Since its founding in 1990, the campus has contributed significantly to the city's economic development, transportation planning, and workforce advancement. As Tacoma continues to grow, UW Tacoma remains a key partner in shaping policies related to mobility, sustainability, and community engagement.

Situated on a 46-acre hillside, UW Tacoma integrates contemporary academic spaces with century-old brick buildings that preserve Tacoma's industrial heritage while supporting innovation. The campus is well-connected through Pierce Transit buses, Sound Transit's commuter rail, and the T Line light rail, with direct access to Interstates 5 and 705. These transportation links provide convenient connections to Seattle, Kent Valley, and Olympia. Planned transit expansions, including light rail extensions, will further solidify UW Tacoma's role as a regional hub for education and civic participation.

UW Tacoma's location is enriched by nearby cultural and civic institutions such as the Washington State History Museum, the Tacoma Art Museum, and the Children's Museum of Tacoma—all within walking distance. Surrounding neighborhoods like 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 Campus in Tacoma, Washington

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 | Coast Salish People of the San Juans

Source: https://www.visitsanjuans.com/discover-island-cultures

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

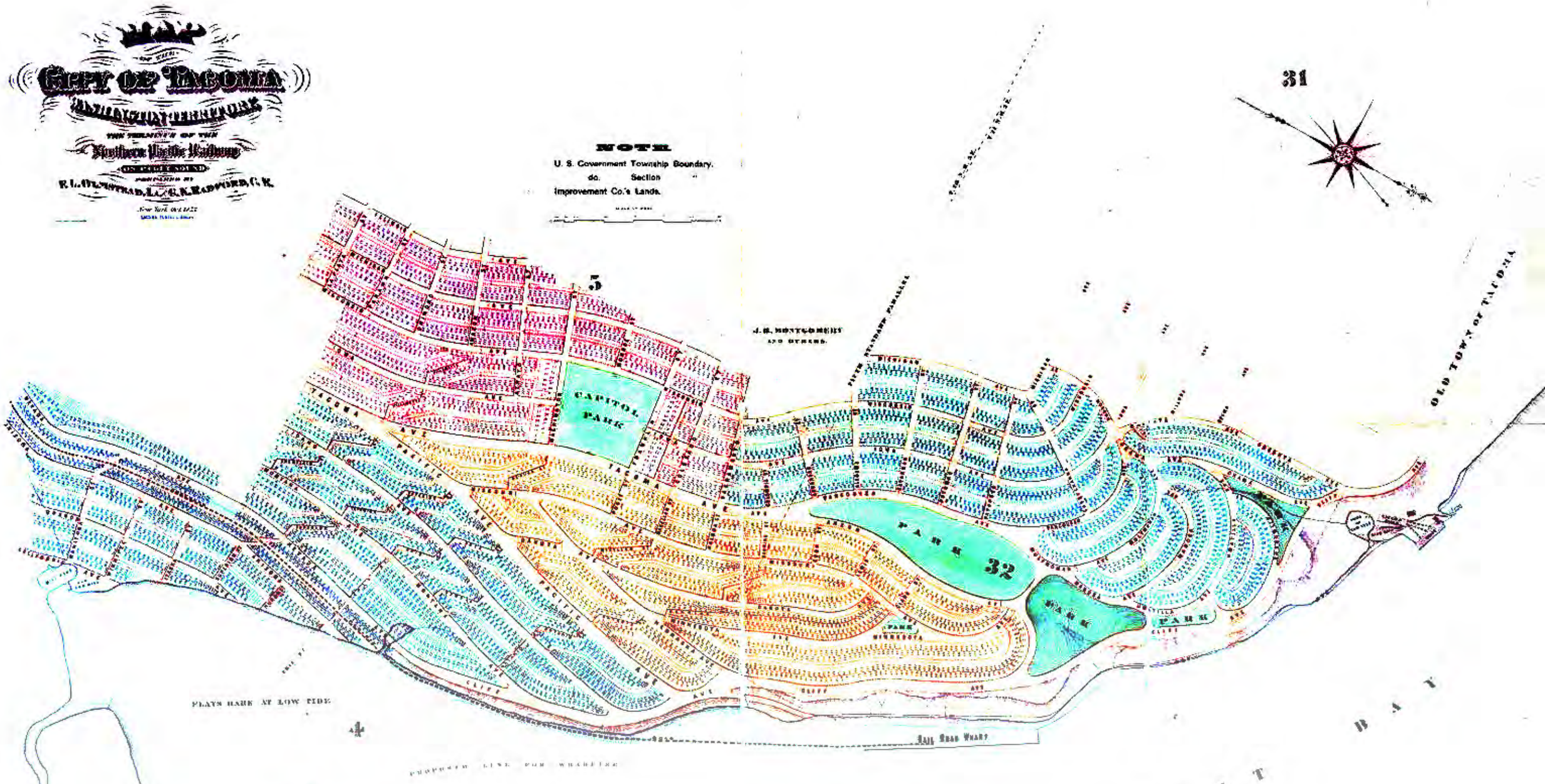


FIGURE 2.7 | The 1873 Olmsted Plan for the City of Tacoma

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

HISTORIC DEVELOPMENT

FROM INDIGENOUS STEWARDSHIP TO URBAN REVITALIZATION

TIME IMMEMORIAL

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

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

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

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

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 District.

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

Most existing academic and campus-life buildings at UW Tacoma are concentrated east of Market Street, with exceptions such as the University Y Student Center (UWY) and The Whitney (WHT) located directly along Market Street. This distribution contributes to a disconnect between the campus and the uphill neighborhoods—a condition further exacerbated by the area's steep topography.

In addition, several properties within the area are not owned by UW Tacoma, including the Tacoma Buddhist Temple, Ellis Apartments, and AV Lofts. These buildings contribute to the area's diverse urban character but also present challenges to spatial cohesion. 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.

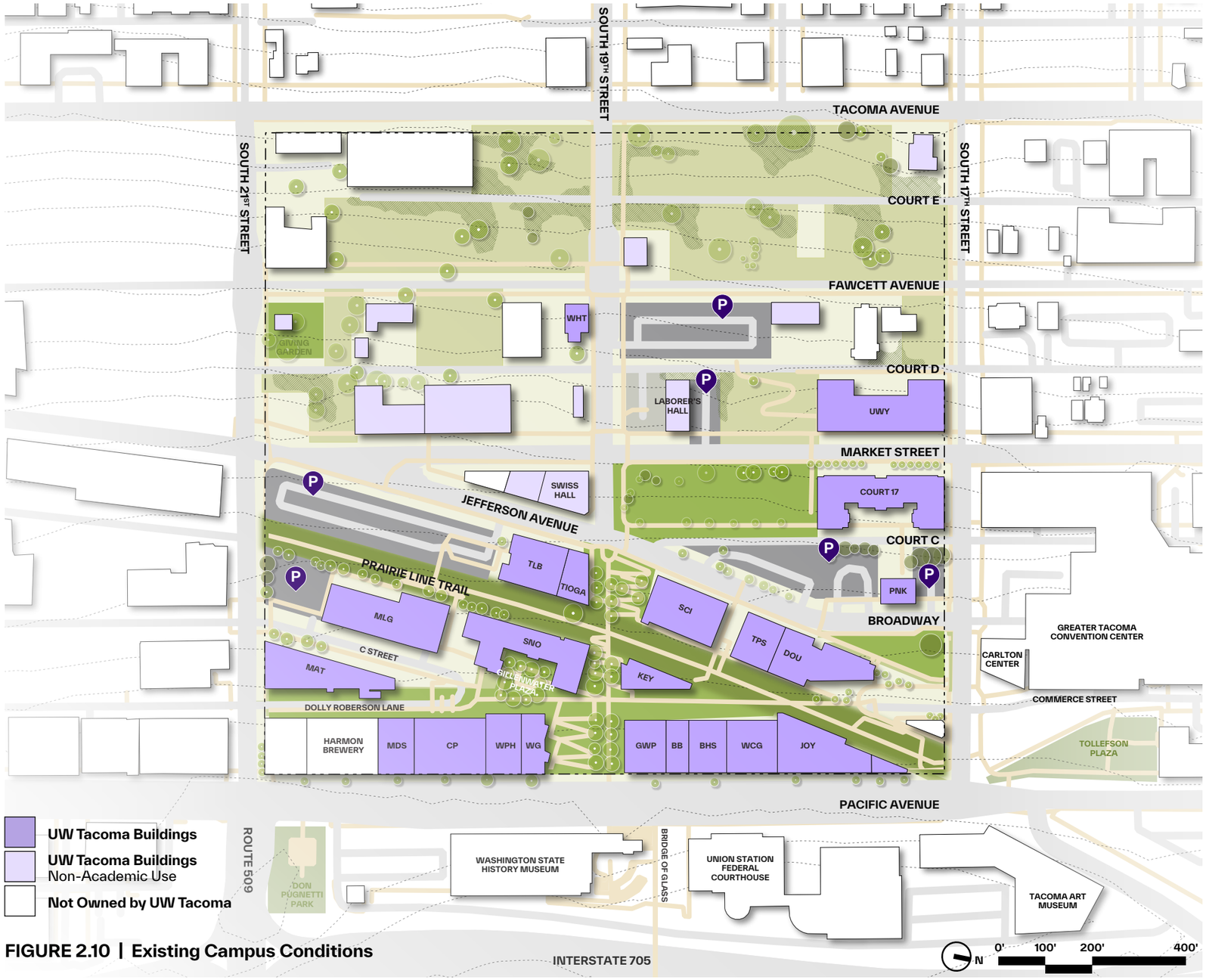


FIGURE 2.10 | Existing Campus Conditions

HISTORIC DEVELOPMENT
CAMPUS DEVELOPMENT PHASES

Established in 1990, UW Tacoma initially operated out of the former Tacoma Daily Ledger building while university leaders evaluated potential long-term campus sites. In 1991, the University selected the Union Depot–Warehouse Historic District—an impactful decision that shaped both the identity of UW Tacoma and the revitalization of downtown Tacoma. This strategic move blended historic preservation with urban renewal, helping to restore a once-thriving industrial and commercial center that had experienced decades of decline.

By transforming historic brick warehouses into modern academic spaces, UW Tacoma positioned itself as a model anchor institution—catalyzing redevelopment, attracting businesses and cultural institutions, and drawing new investment into the city. As Dean Vicky Carwein noted, “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 founding, UW Tacoma has expanded significantly, with 22 campus buildings—most of which have been renovated and adaptively repurposed. The most substantial growth occurred between 1997 and 2015, marking a period of major investment and transformation. Today, UW Tacoma stands as a testament to the power of urban reinvestment, integrating education, heritage preservation, and community engagement to help shape the future of the city.

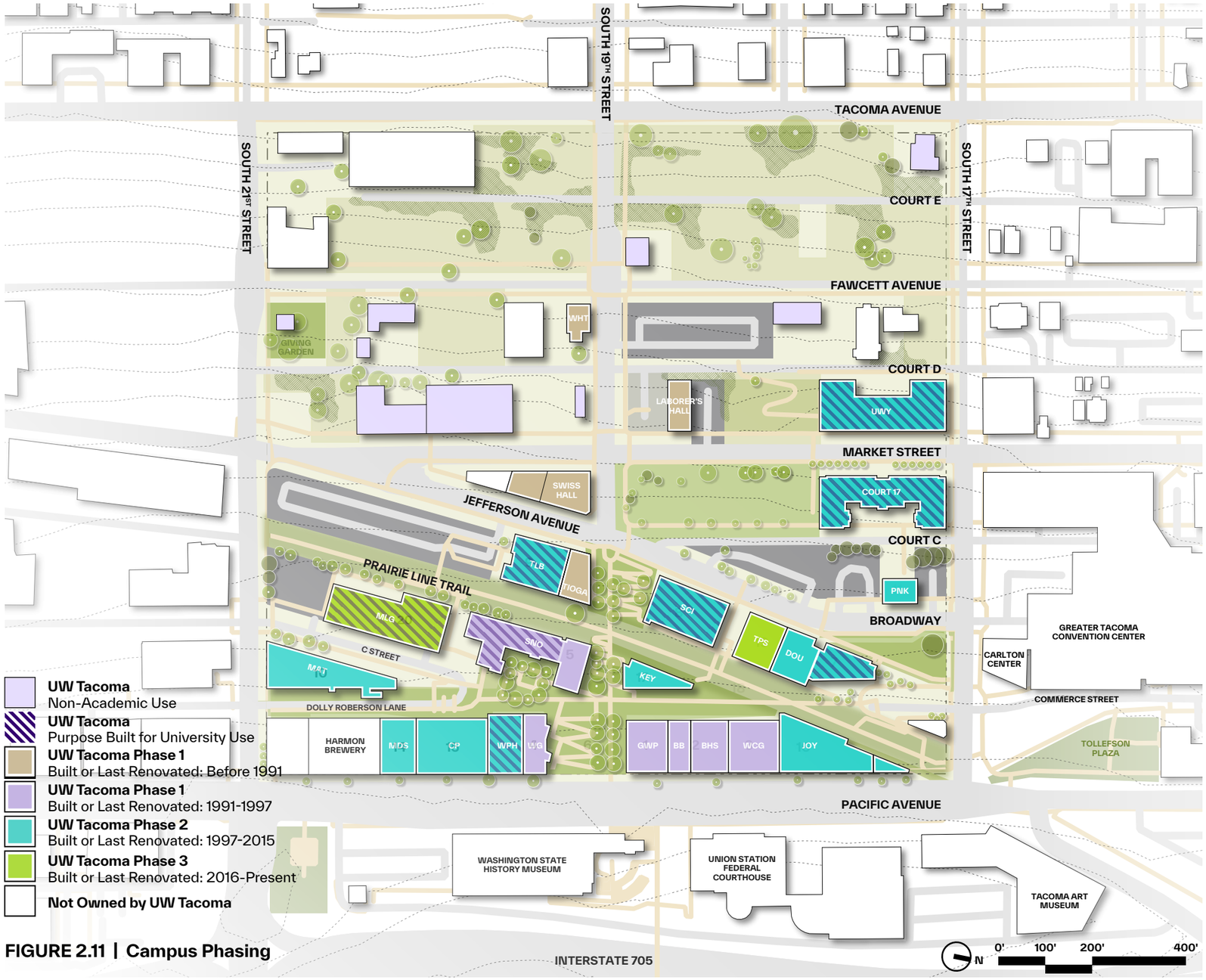


FIGURE 2.11 | Campus Phasing

HISTORIC DEVELOPMENT

CAMPUS DEVELOPMENT PHASES

PHASE 01
1991 - 1997

Built 1891 | Renovated 1995

Built 1890 | Renovated 1996

Built 1893 | Renovated 1996

Built 1903 | Renovated 1996

Built 1902 | Renovated 1996

Built 1911 | Renovated 1996

PHASE 02
1997 - 2015

Built 1890 (Tioga), 2012 (TLB) | Renovated 1978 (Tioga)

Built 1891 | Addition 1999 | Renovated 1984, 2000

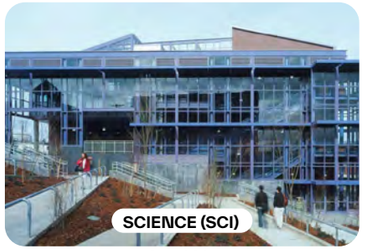
Built 1889 | Renovated 1985, 2003

Built 1890-1898 | Renovated 2003

Built 1908, 1912 | Renovated 2003

Built 1892 | Renovated 1904, 2010

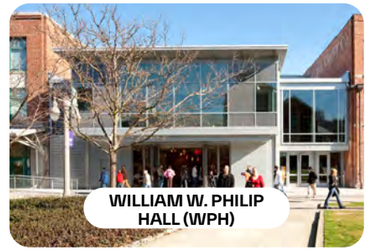
Built 1890-1896 | Renovated 2015



Built 2001

Built 2001

Built 2006



Built 2007

Built 2014

PHASE 03
2016 - TODAY

Built 2014

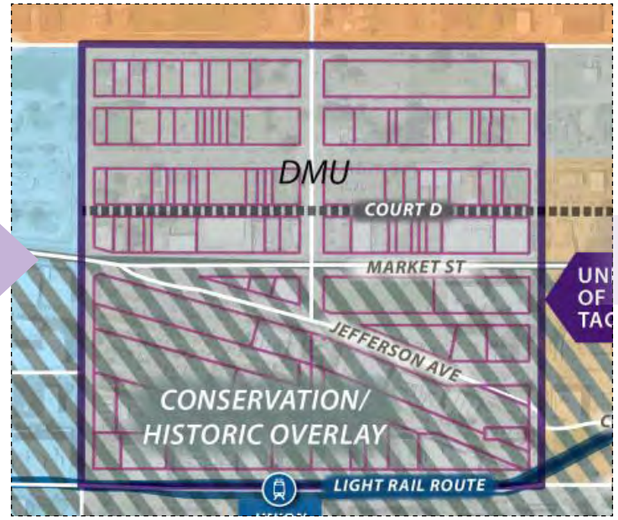
Built 1904 | Renovated 1971, 2016

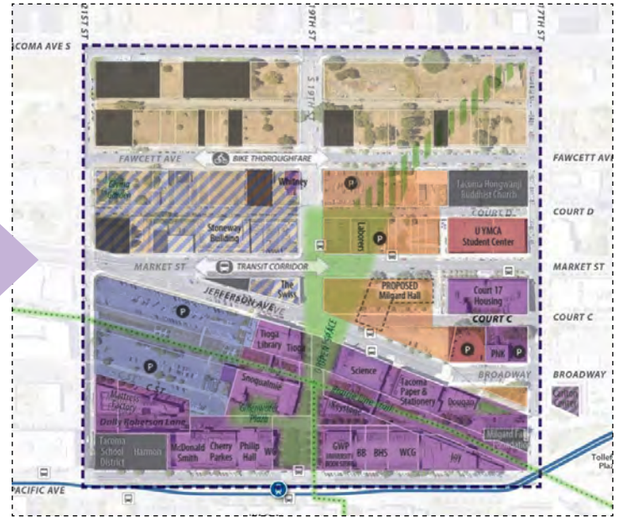
Built 2022

PRIOR PLANNING EFFORTS

CAMPUS DEVELOPMENT PHASES

Since its founding in 1990, UW Tacoma has conducted a series of campus planning efforts to guide its development. The current Campus Master Plan builds upon these efforts and existing site conditions to establish a clear framework for the University's long-term development ambitions.





2008 CAMPUS MASTER PLAN UPDATE

The 2008 Campus Master Plan Update reinforced UW Tacoma's urban identity and supported its growth as a four-year institution. The plan introduced a central open space, strengthened pedestrian connections, and integrated academic, residential, and student life uses to accommodate up to 10,000 full-time equivalent students (FTEs). Key priorities included housing for 12% of students, improved traffic flow and accessibility, and the preservation of Mount Rainier views. The plan also promoted retail and private development to foster stronger ties with the surrounding city.

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. The DMU zoning allows for a flexible mix of uses—including governmental, educational, residential, and commercial—aligning with UW Tacoma's vision for a dynamic, integrated campus environment.

2020 CAMPUS DEVELOPMENT PLAN

In 2020, an analysis of UW Tacoma's property portfolio identified strategic development opportunities for academic expansion and student housing. he 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.

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

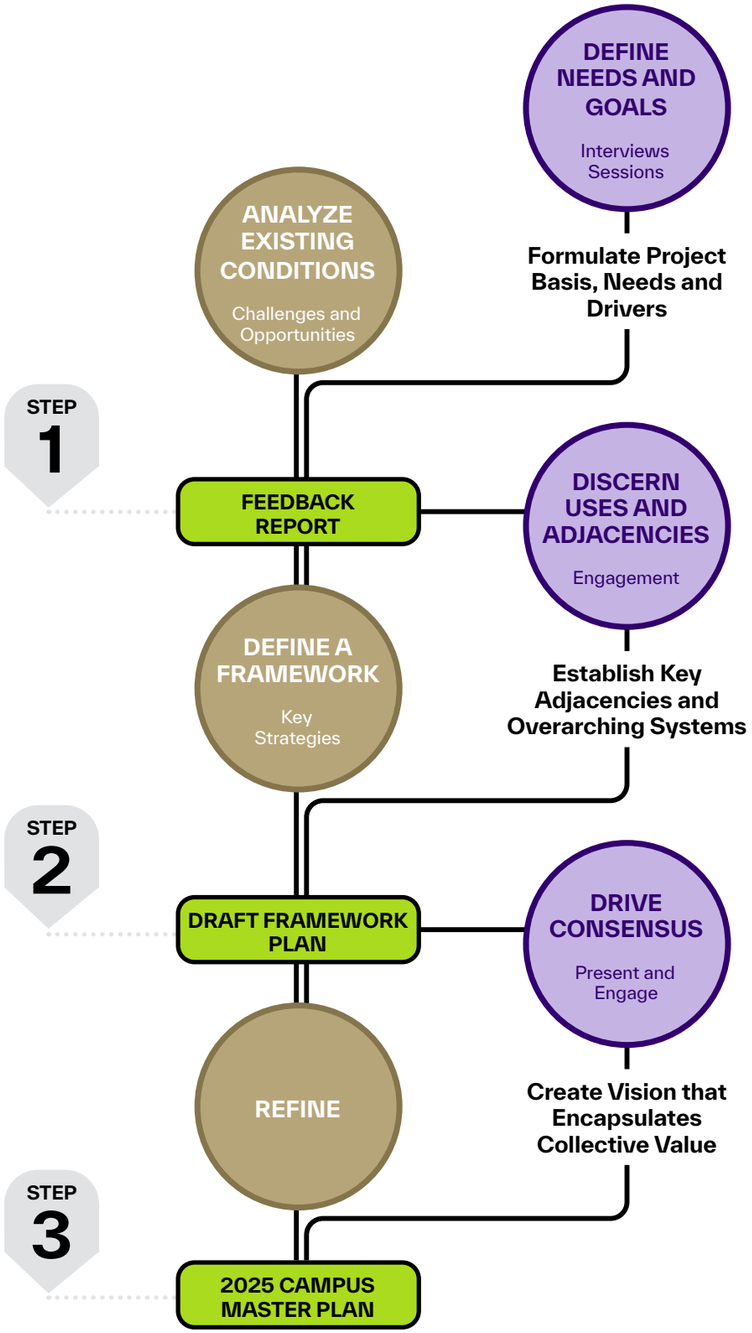
The process began by engaging a wide range of stakeholders—including students, faculty, staff, leadership, advisory groups, and the broader community. Through campus tours and user group interviews, the planning team gained a deep understanding of the challenges, opportunities, and goals for UW Tacoma. This foundational step identified the needs and aspirations that would shape the direction of the plan.

STEP 2
Conduct Creative Engagement Surveys

Diverse user groups provided feedback through creative engagement sessions and online surveys. These interactive tools 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 that the evolving vision reflected the full range of needs across 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 combination 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

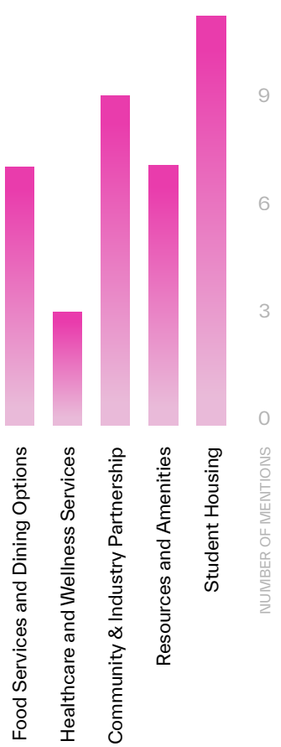
ENGAGEMENT ROUND 1 | UNIVERSITY LEADERSHIP AND FACULTY INPUTS

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.

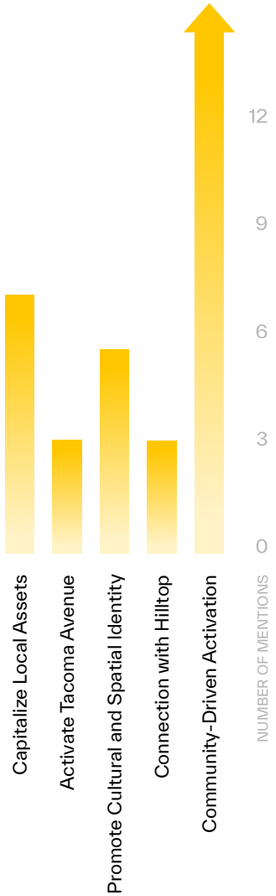
EXPAND ACCESS FOR STUDENTS

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



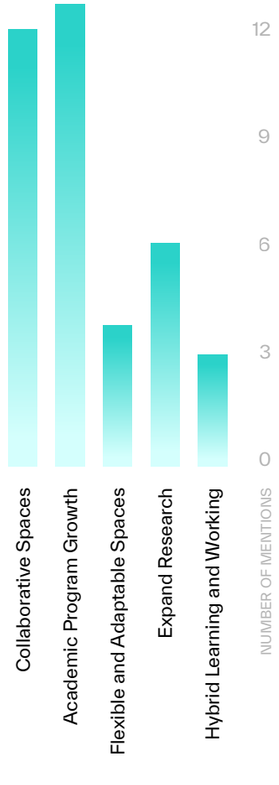
BUILD COMMUNITY

How can the campus serve the community?



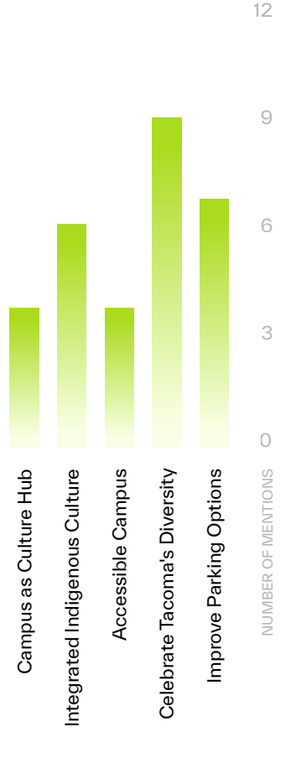
INNOVATION AND SCHOLARSHIP

What types of learning spaces best foster collaboration and innovation?



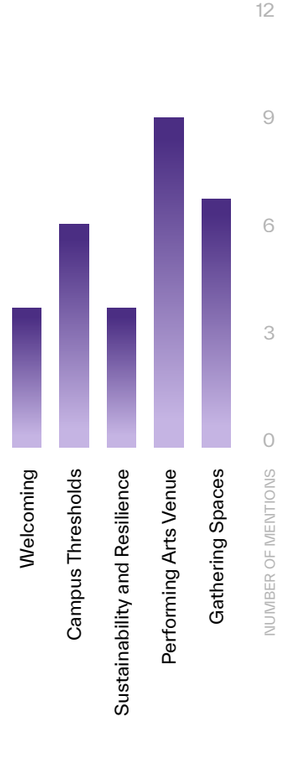
DIVERSITY AND EQUITY

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

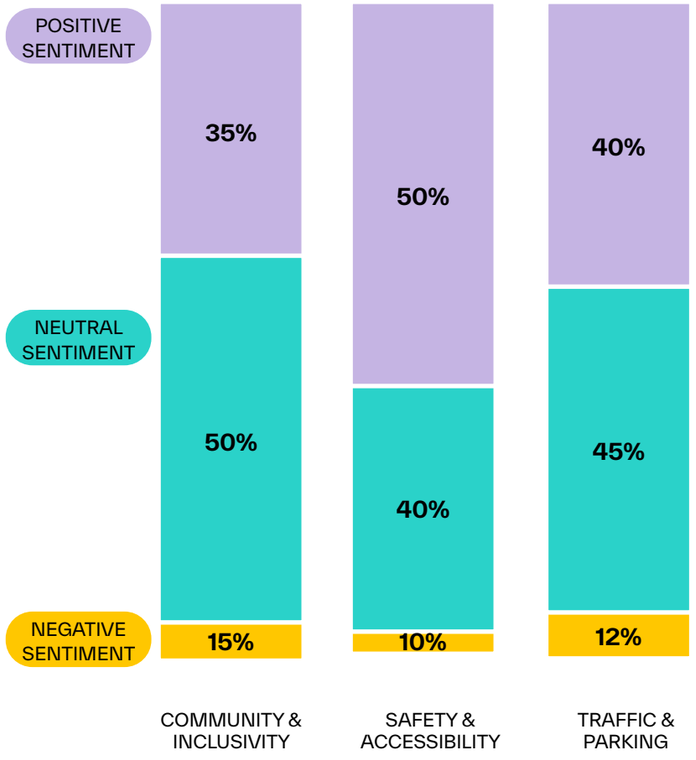
ENGAGEMENT ROUND 2 | CAMPUS AND UNIVERSITY PERSPECTIVES

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.

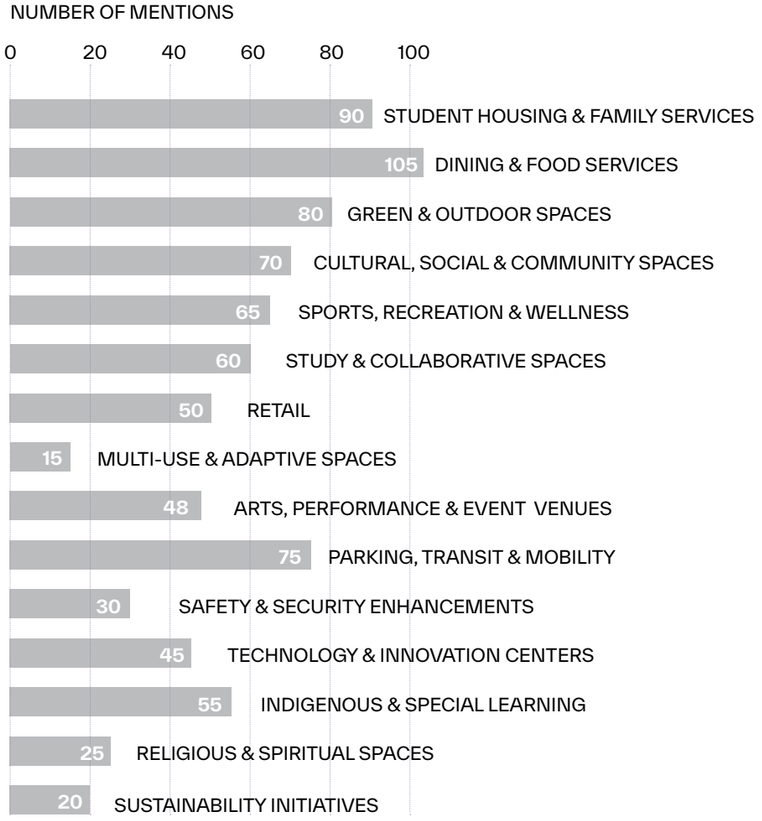
GENERAL CAMPUS SENTIMENT

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.

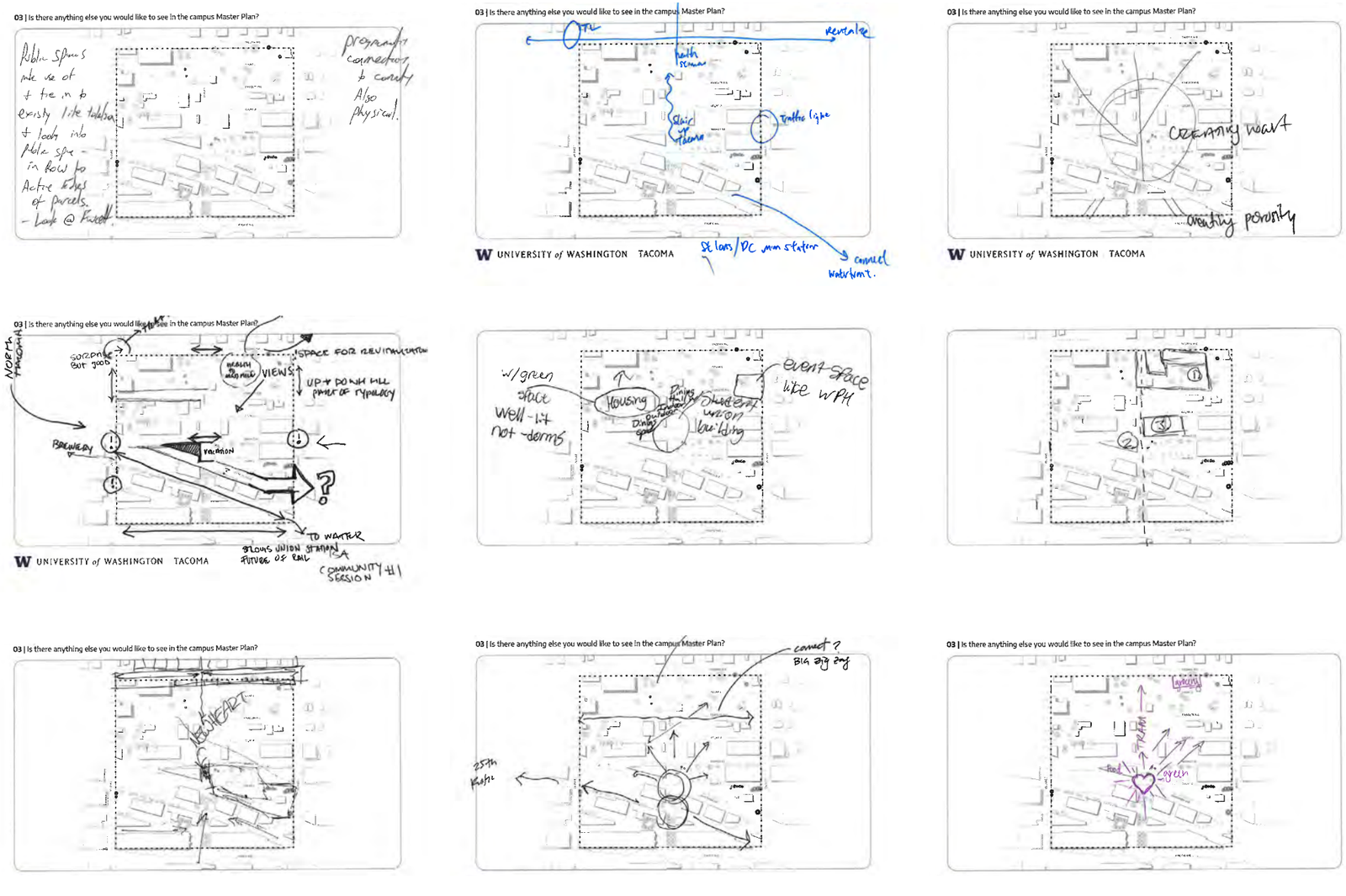


FIGURE 2.12 | Feedback Sketches Gathered from Engagement Round 3

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 the campus environment through improved lighting, improved pedestrian walkways, and integrated parking and transit solutions.

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
- Faculty and Graduate Student's Office
- Makerspace
- Incubator

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
- Farmer's Market
- Gathering Spaces/Lounge
- Shared Collaborative Spaces
- Indigenous Program Space
- 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 43
View Corridors 48
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Campus Connectivity 52
Campus Public Realm 62
Existing Campus Assets 68

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 Hilltop 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

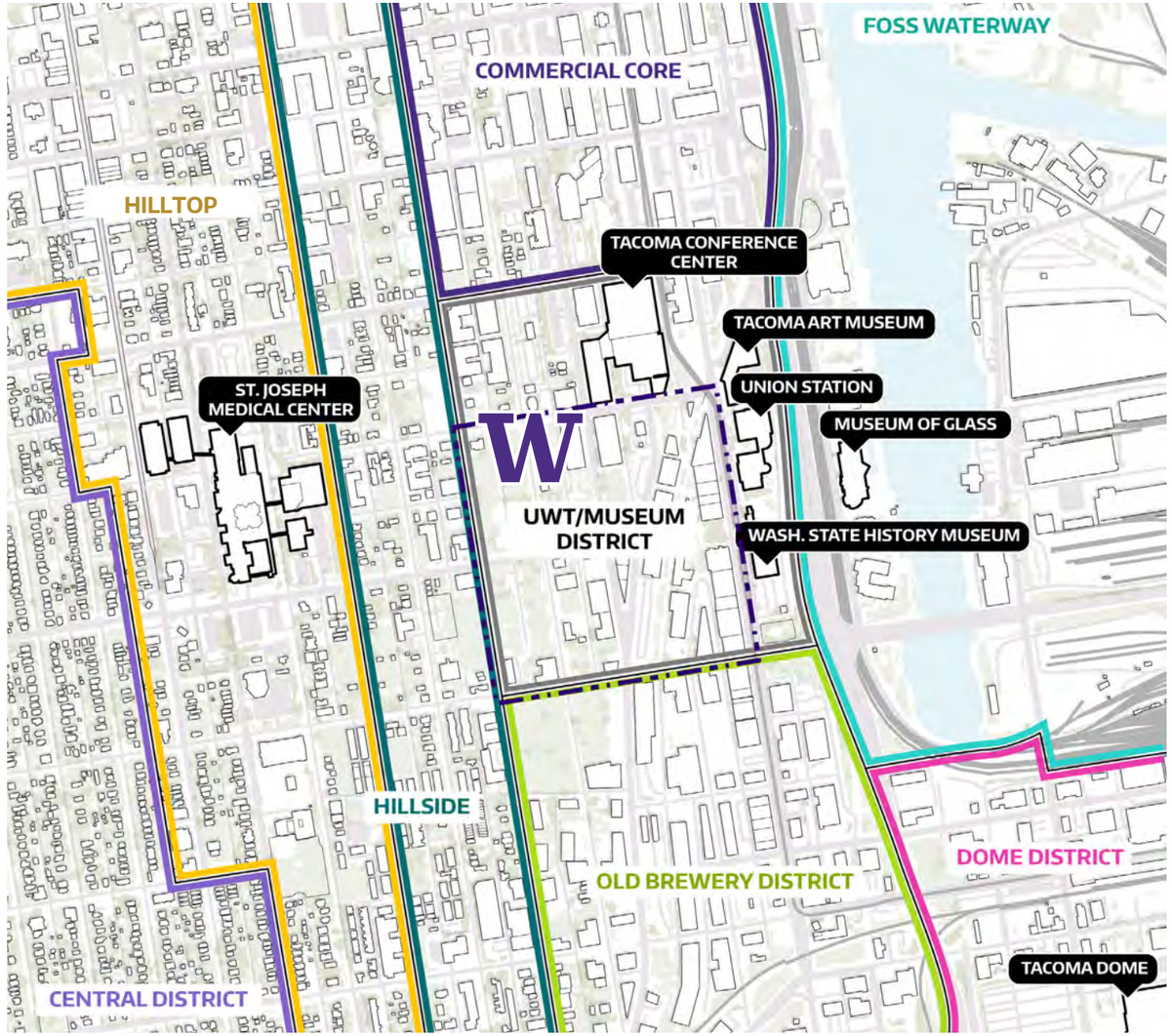


FIGURE 3.1 | Downtown Character Areas and Notable Buildings (Source: One Tacoma Plan, 2015)

URBAN CONTEXT
DOWNTOWN TACOMA

URBAN CONTEXT
CAMPUS SURROUNDING

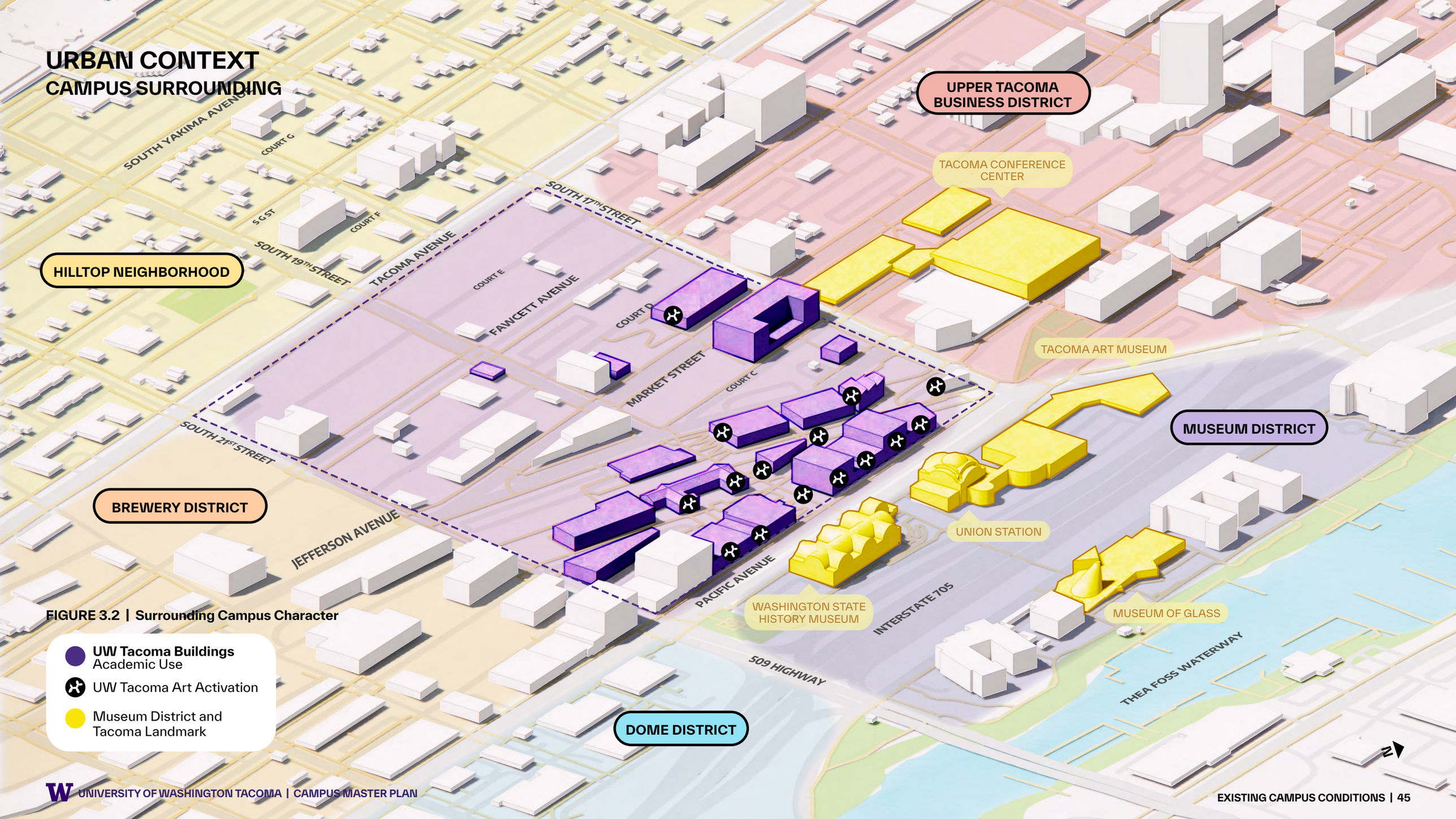
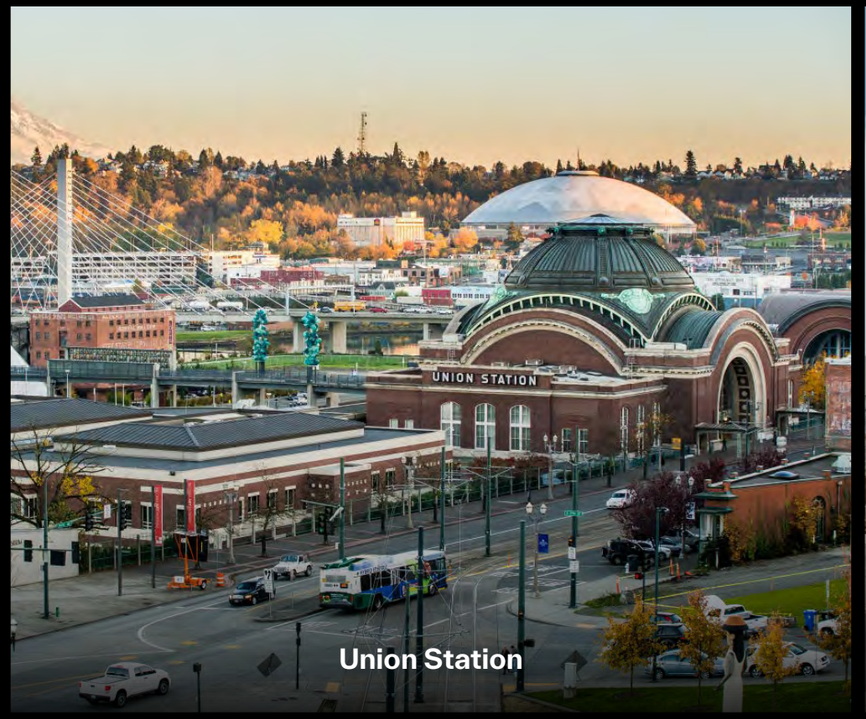


FIGURE 3.2 | Surrounding Campus Character

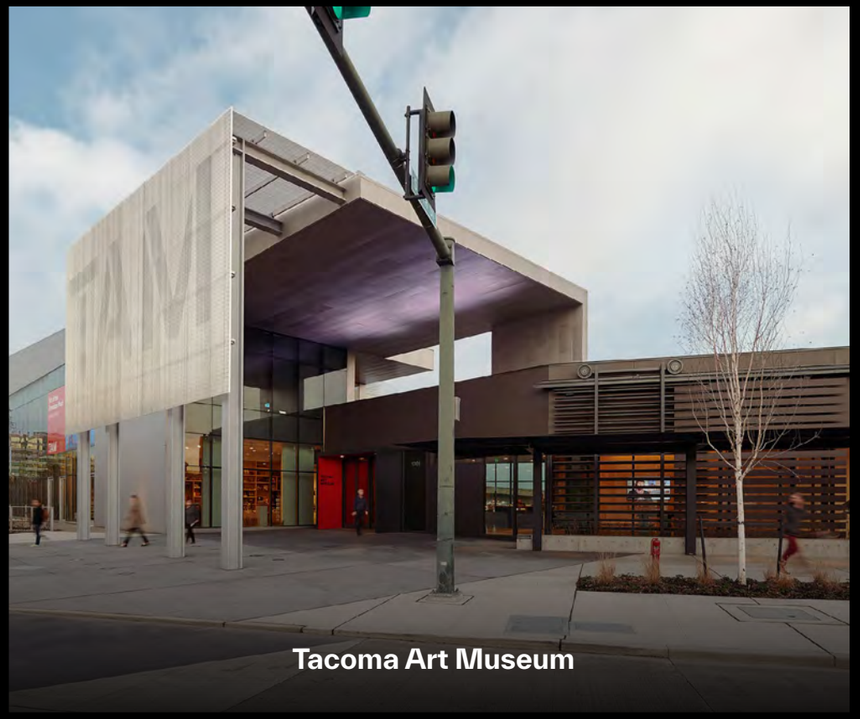
- **UW Tacoma Buildings** Academic Use
- UW Tacoma Art Activation
- Museum District and Tacoma Landmark

URBAN CONTEXT
HEART OF CITY OF TACOMA

Tacoma Brewery Blocks

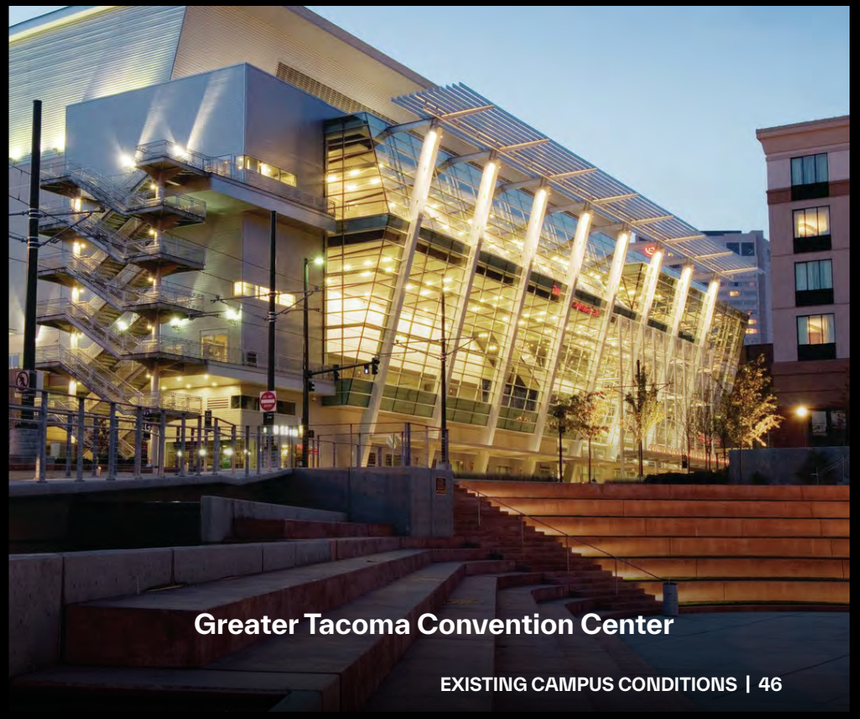


Union Station


Tacoma Art Museum

Tacoma Dome

Museum of Glass


Greater Tacoma Convention Center

URBAN CONTEXT
ZONING OVERLAY

UW Tacoma campus is fully zoned within the Downtown Mixed-Use (DMU) district. The lower portion of the campus also lies within both the Union Depot-Warehouse Historic Special Review District and the Union Station Conservation District. Design guidelines for these districts limit the height of new buildings to 85 feet. However, the Landmarks Preservation Commission may grant exceptions to this height restriction and other applicable design guidelines.

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
- Historic Special Review District
- Union Station Conservation District

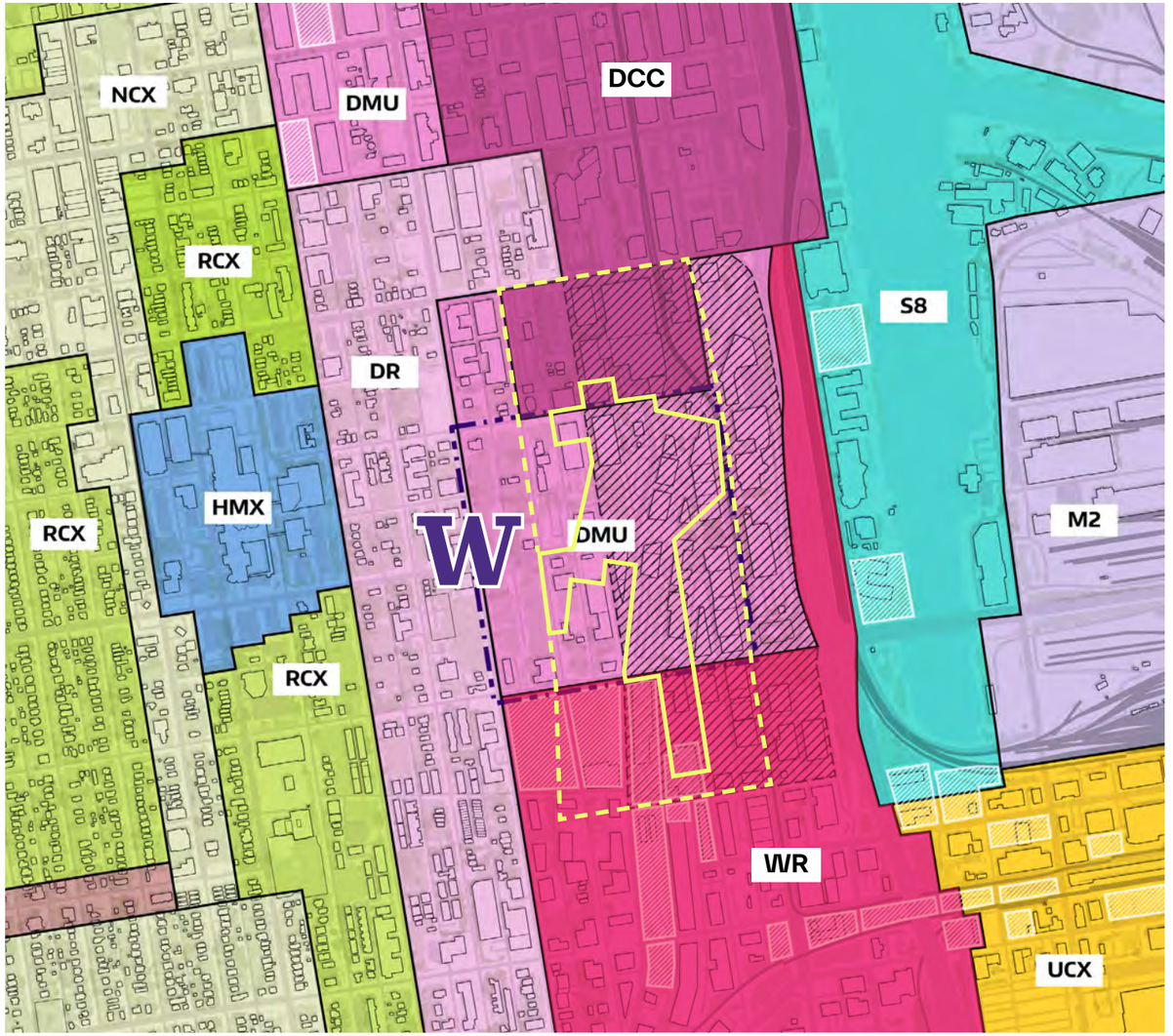


FIGURE 3.3 | Zoning Plan (Source: One Tacoma Plan, 2015)

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 linking the hillside, urban center, historic core, and waterfront.

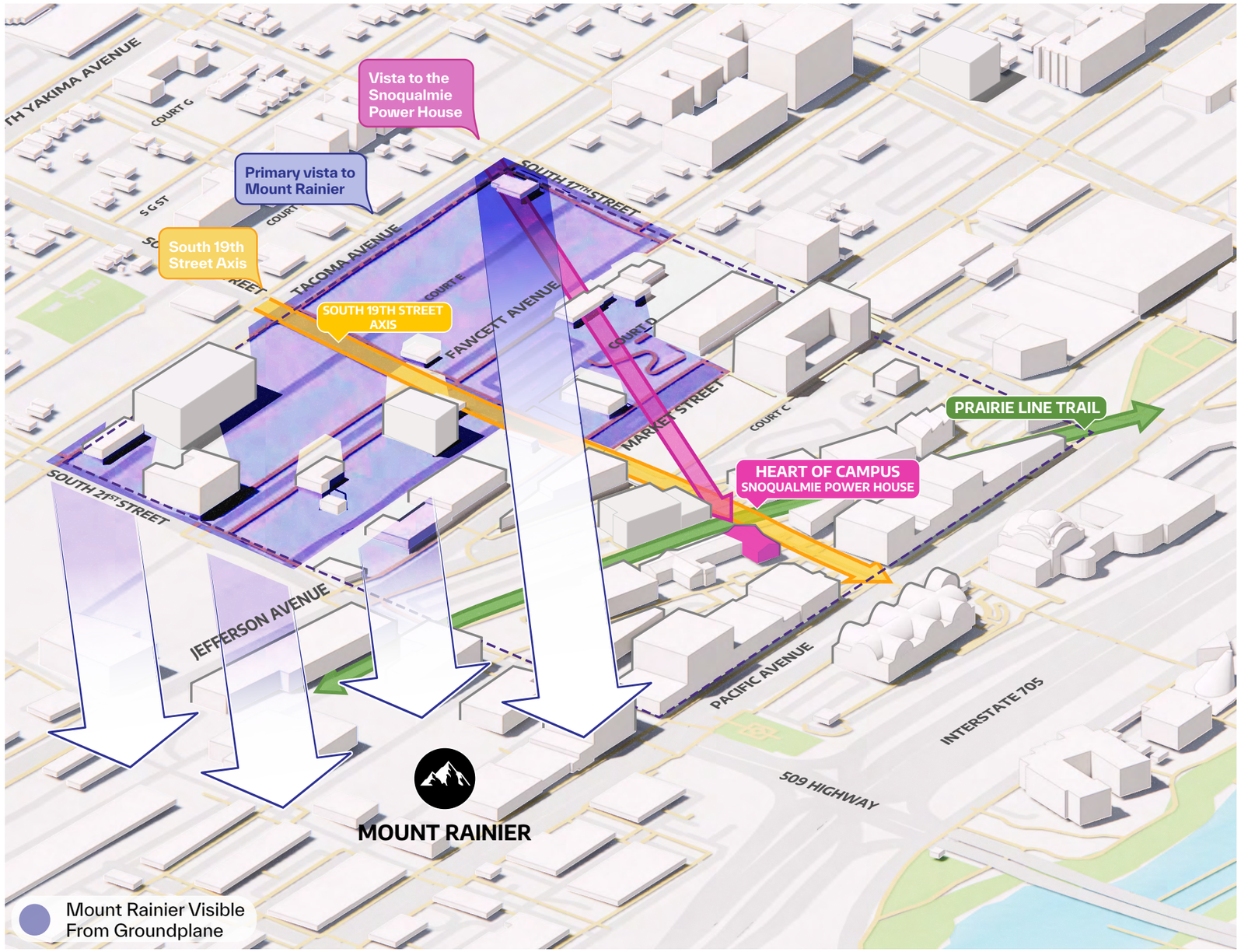


FIGURE 3.4 | Key View Corridors

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.

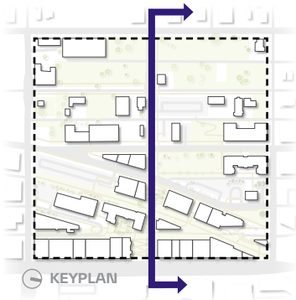
This elevation shift shapes distinct spatial experiences. At the hilltop, sweeping views create openness. Moving downward, denser urban fabric introduces enclosure and expansion. Historic buildings, with elevated stoops and multiple entries, frame pedestrian streets, reinforcing perspective. Looking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

COMMERCE STREET

PACIFIC AVENUE

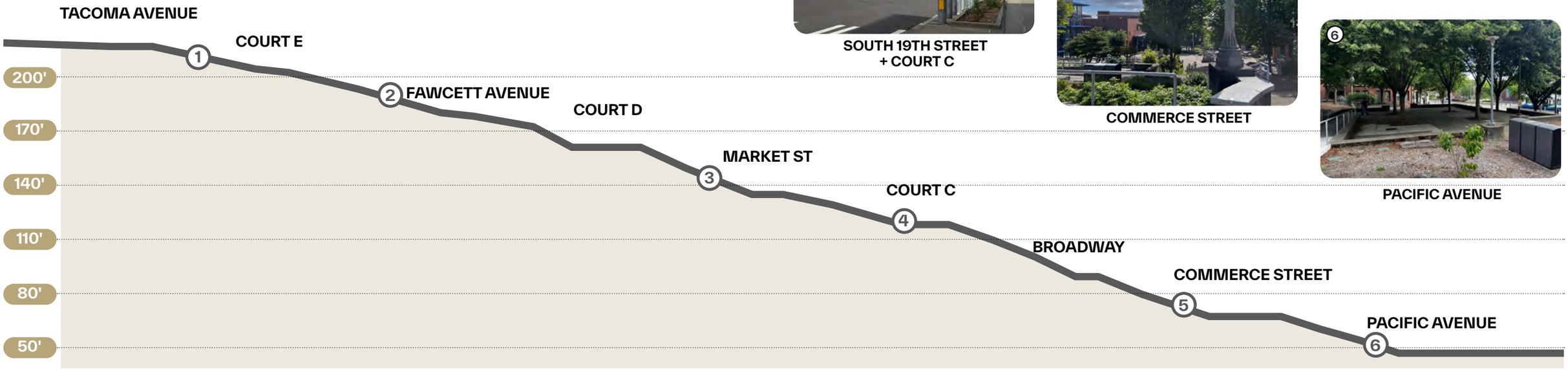


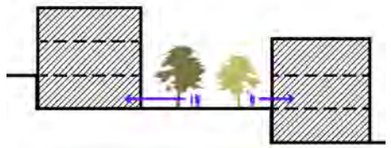
FIGURE 3.6 | Campus Cross-Section

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

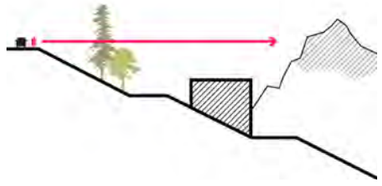
Mid-slope streets engage multiple elevations with staircases, ramps, and walkways, creating dynamic movement.

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.

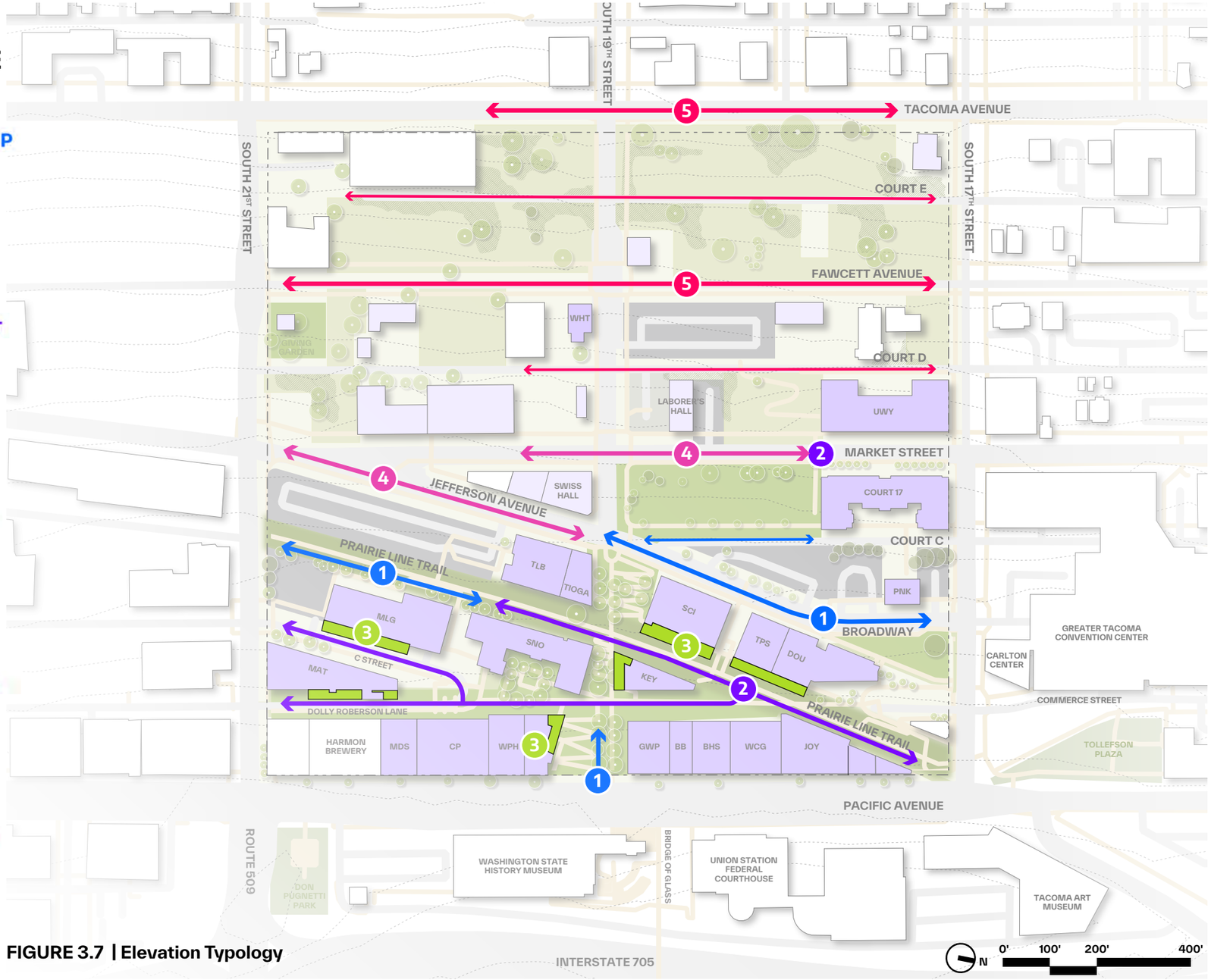


FIGURE 3.7 | Elevation Typology

CAMPUS CONNECTIVITY

PUBLIC TRANSIT, BIKE, AND PEDESTRIAN NETWORK

FIGURE 3.8 | Public Transportation Network (Source: One Tacoma Plan, 2015)

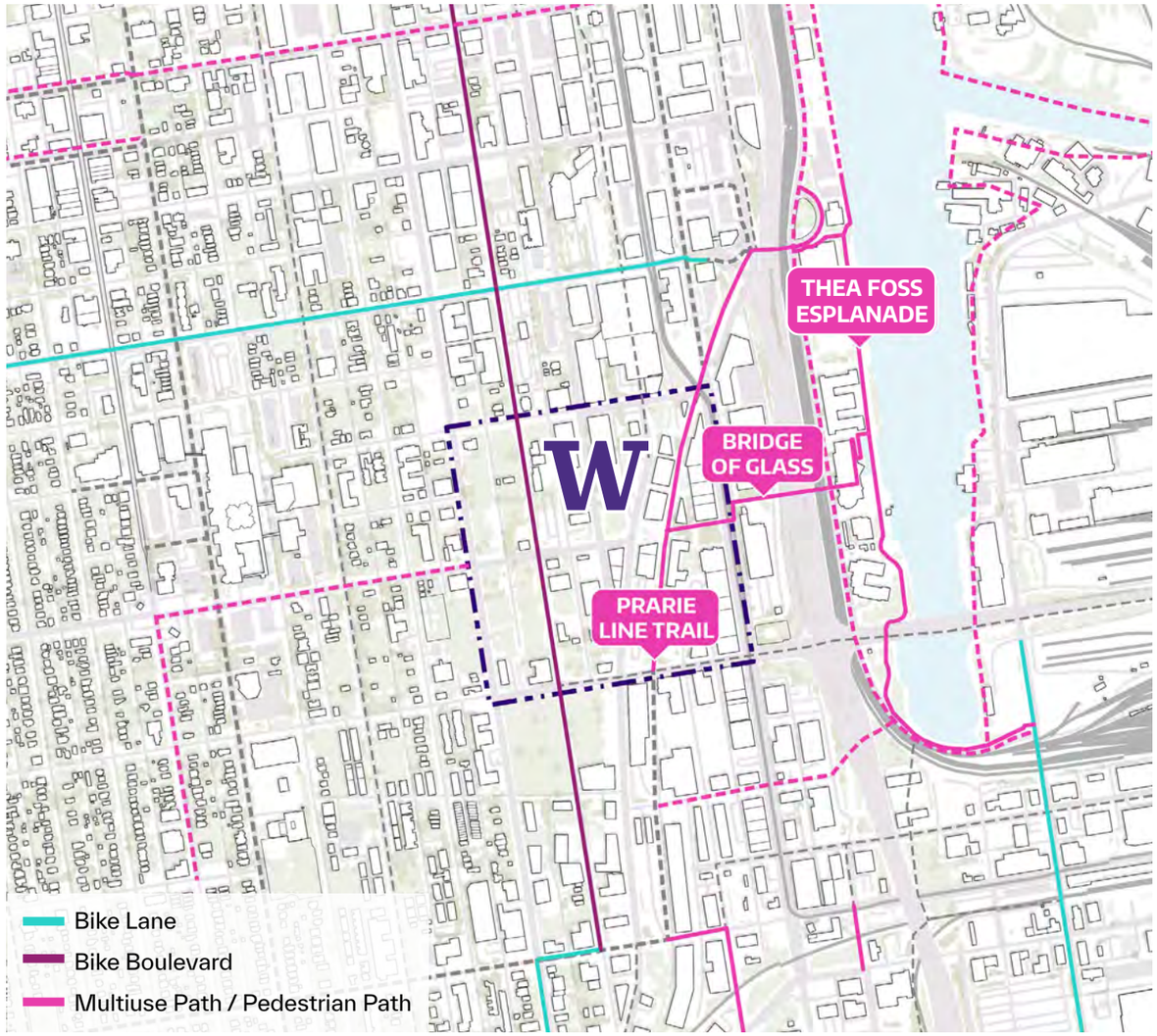


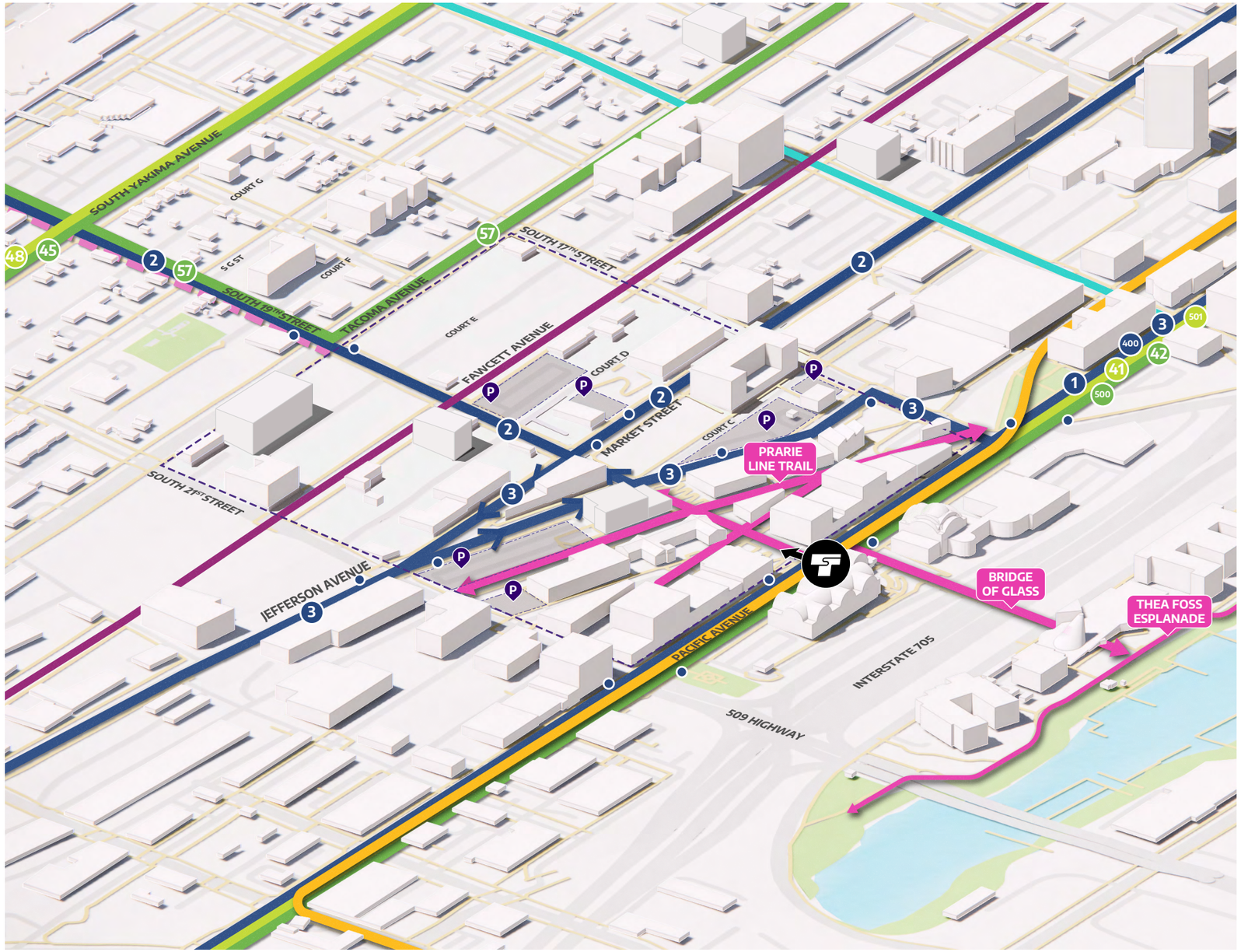
FIGURE 3.9 | Bike and Pedestrian Network (Source: One Tacoma Plan, 2015)

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 3.10 | 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 3.11 | 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. Curating distinct identities for these corridors while integrating diverse circulation and land-use strategies will strengthen the campus's relationship with its urban surroundings.

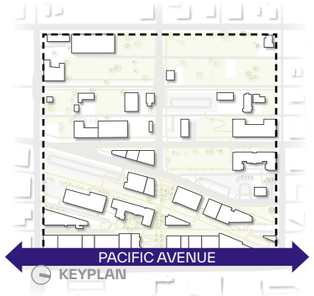
CAMPUS CONNECTIVITY

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 3.12 | Existing Condition of Pacific Avenue



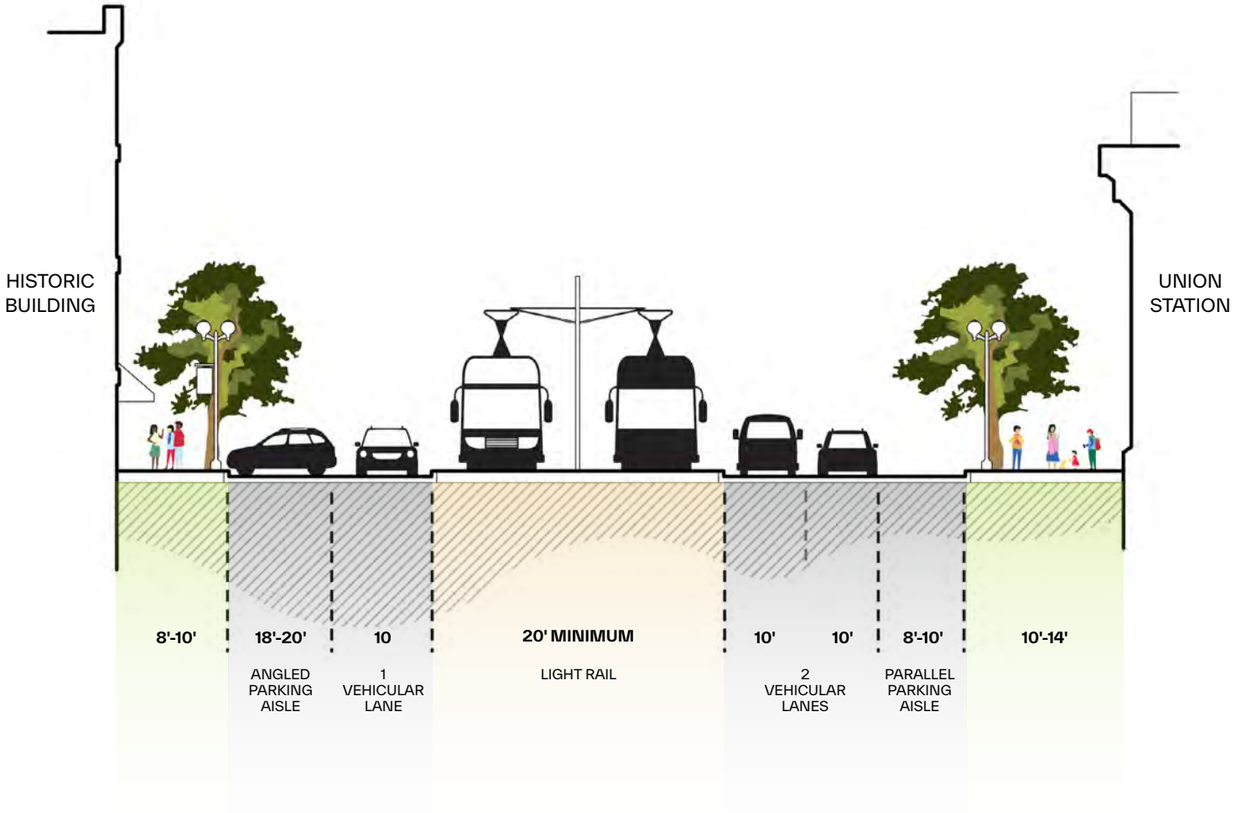


FIGURE 3.13 | Existing Section of Pacific Avenue

CAMPUS CONNECTIVITY
EXISTING STREETSCAPES | MARKET STREET

Market Street serves as the dividing line between UW Tacoma's historic core and its undeveloped 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 3.14 | Existing Condition of Market Street

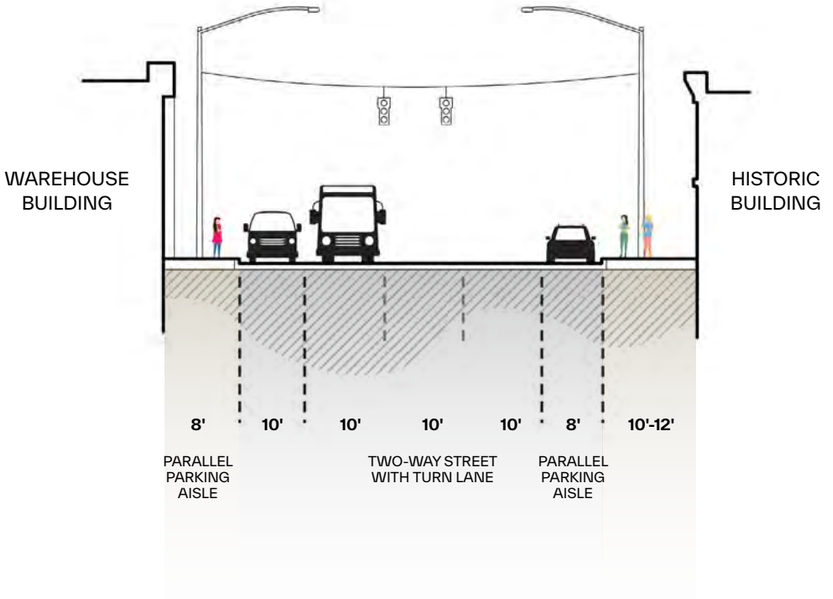


FIGURE 3.15 | Existing Section of Market Street

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.

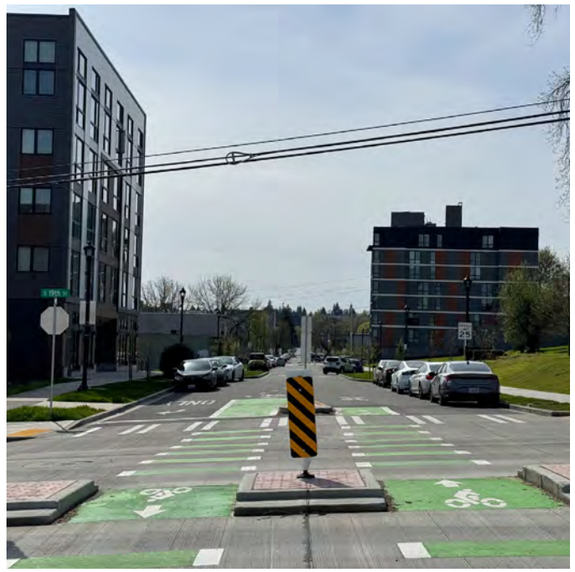
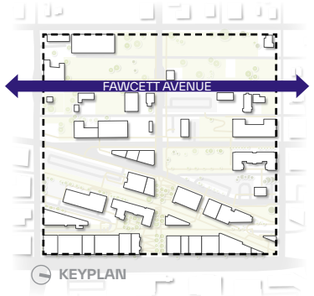


FIGURE 3.16 | Existing Condition of Fawcett Avenue



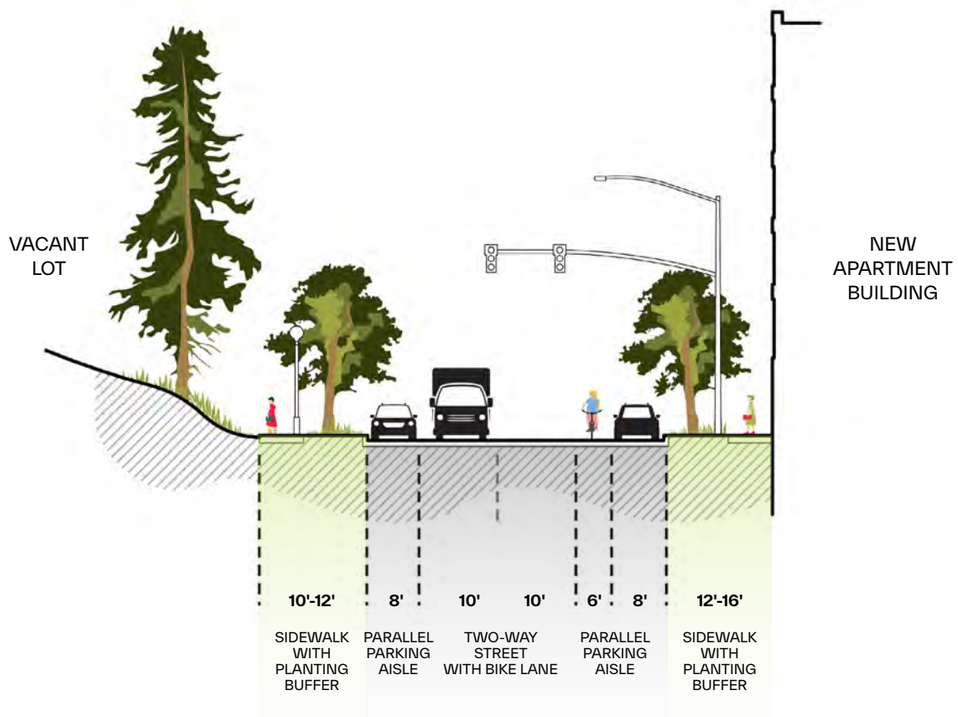


FIGURE 3.17 | Existing Street Section of Fawcett Avenue

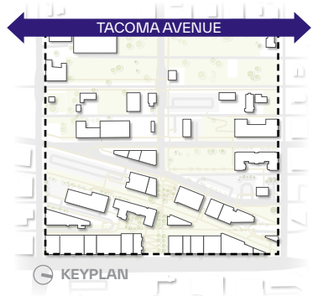
CAMPUS CONNECTIVITY

EXISTING STREETSCAPES | TACOMA AVENUE

Nearly as wide as Pacific Avenue but far less developed, Tacoma Avenue presents a significant opportunity to establish a welcoming Western 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 3.18 | Existing Condition of Tacoma Avenue



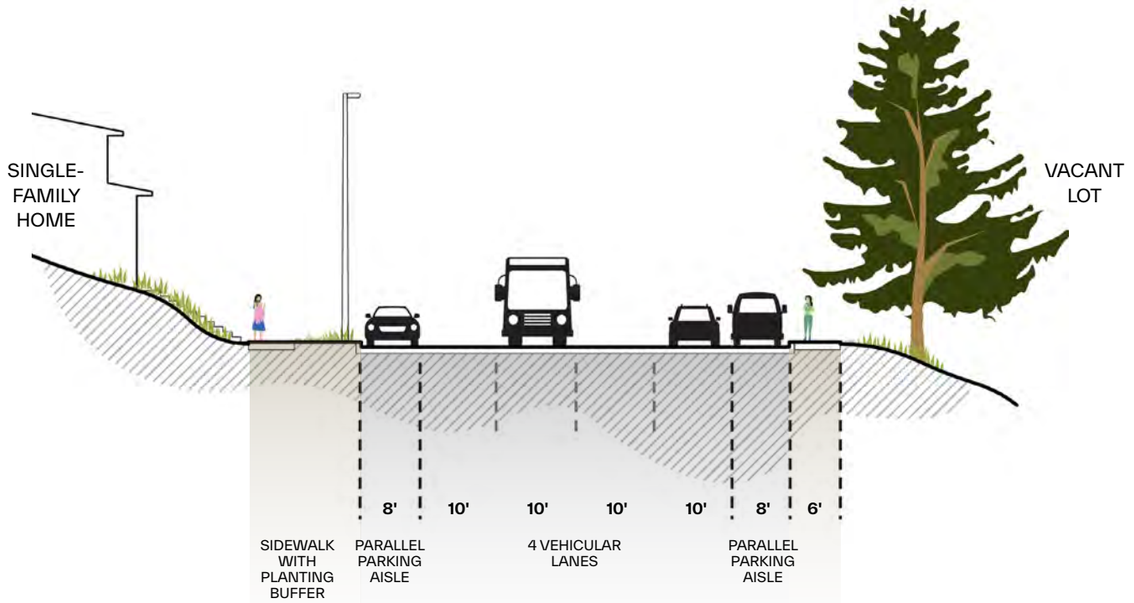


FIGURE 3.19 | Existing Street Section of Tacoma Avenue

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.

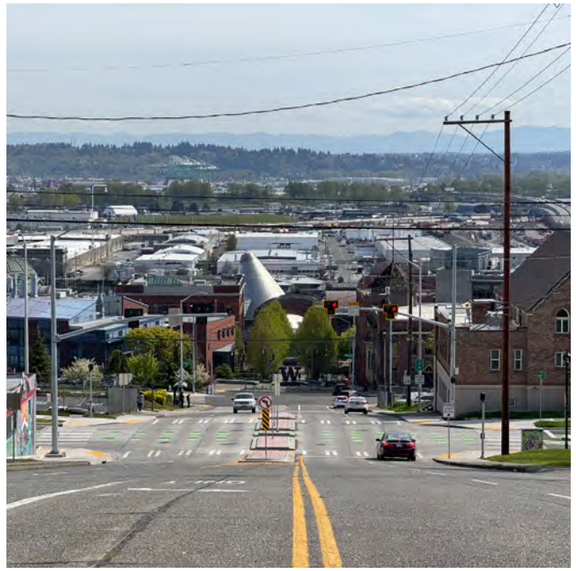
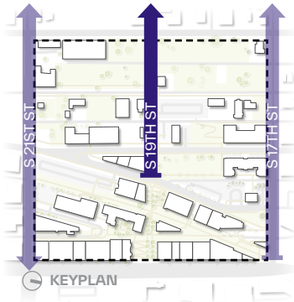


FIGURE 3.20 | Existing Condition of South 19th Street



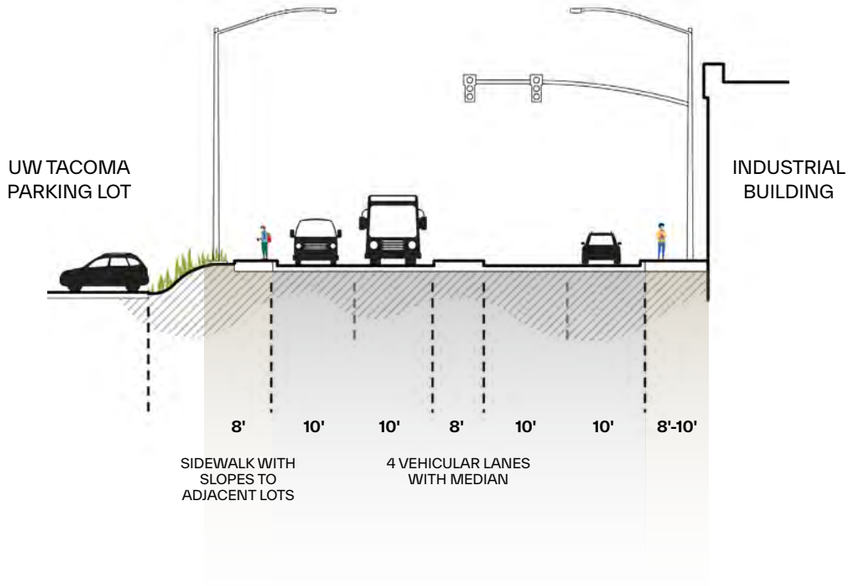


FIGURE 3.21 | Existing Street Section of South 19th Street

CAMPUS CONNECTIVITY
CAMPUS PARKING

With most UW Tacoma undergraduate and graduate 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.

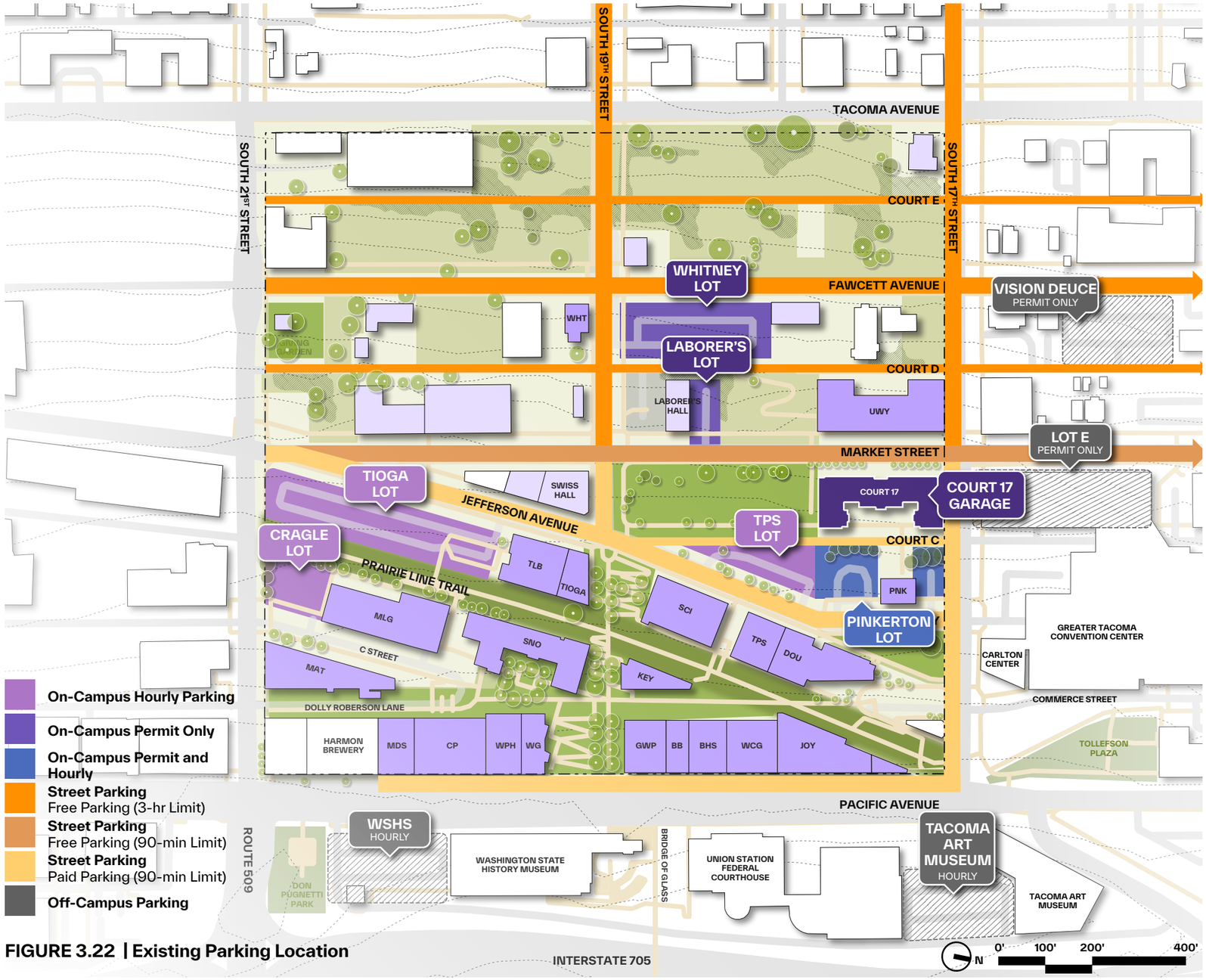


FIGURE 3.22 | Existing Parking Location

CAMPUS PUBLIC REALM
PUBLIC REALM TYPOLOGY

Despite its dense urban character, UW Tacoma actively contributes to City of 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 3.23 | Existing Campus Public Realm

CAMPUS PUBLIC REALM

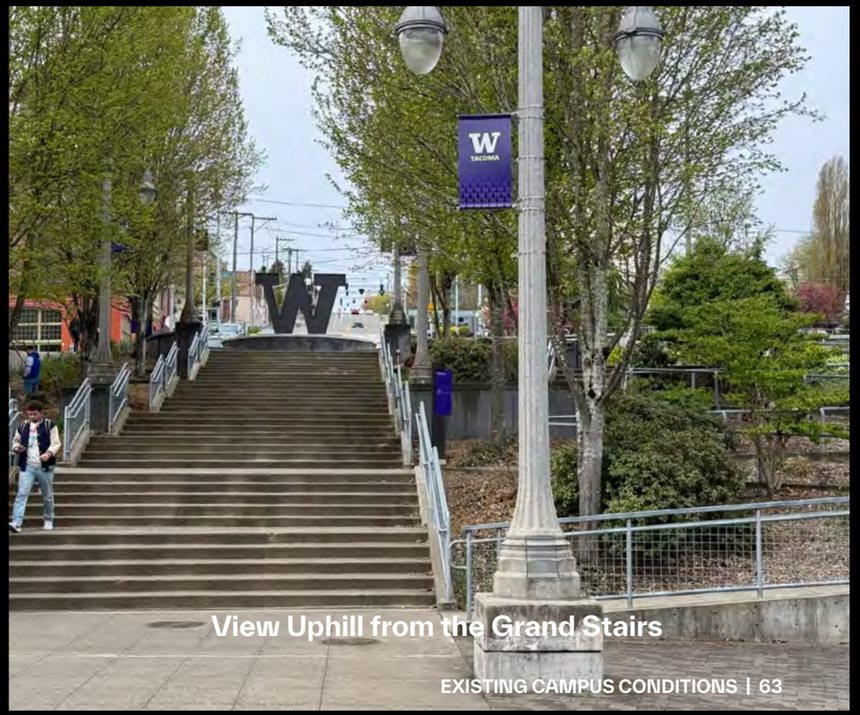
Prairie Line Trail

Prairie Line Trail

Giving Garden

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 3.24 | Existing Campus Vegetation

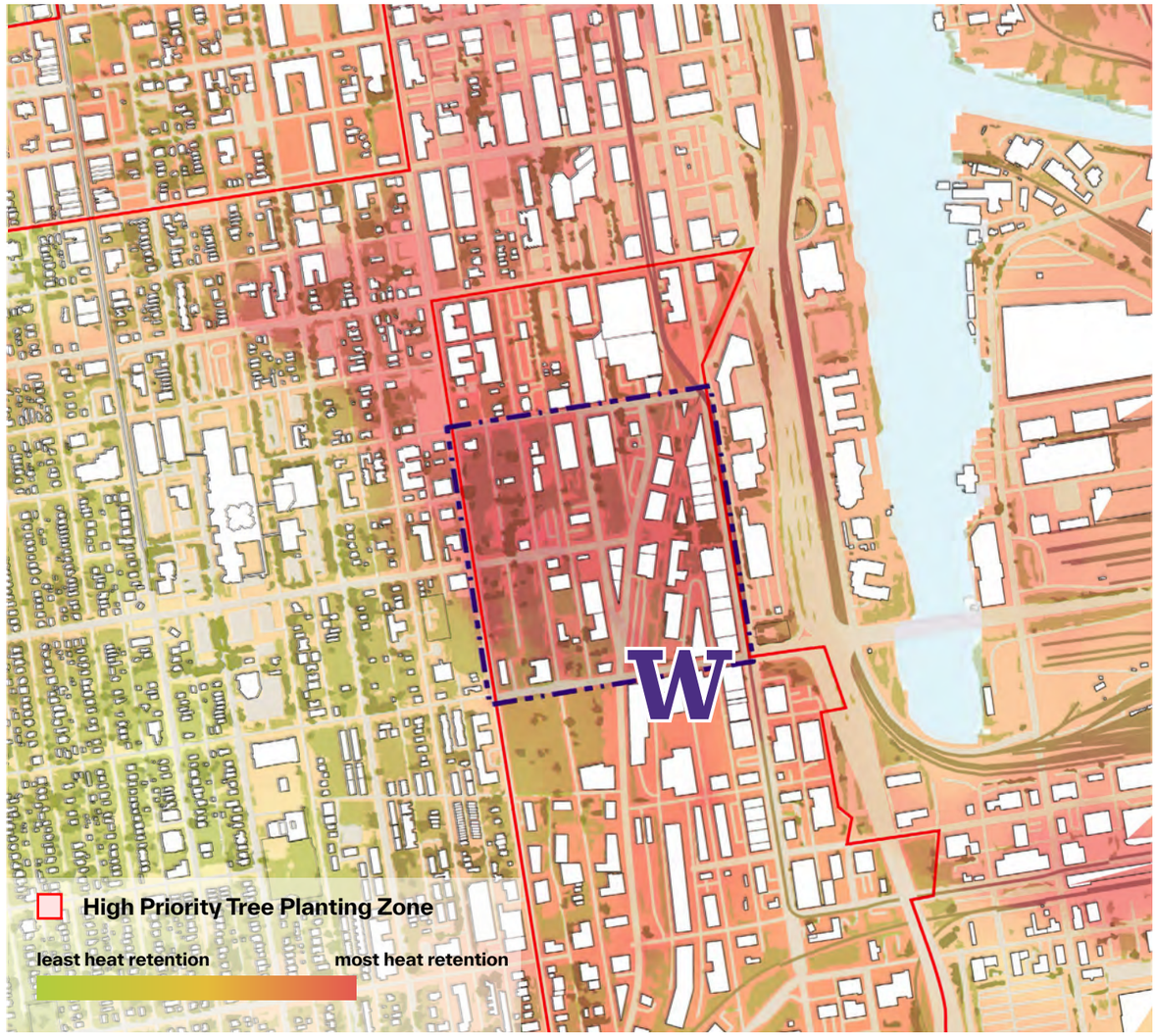


FIGURE 3.25 | Urban Heat Island Effect (Source: Portland State University, 2018)
& High Priority Tree Planting Zone (Source: City of Tacoma Community Forestry, 2023)

CAMPUS PUBLIC REALM
URBAN HEAT AND VEGETATION

FIGURE 3.26 | Selections of the 'Grit City Trees' (Source: City of Tacoma Urban Forestry Program)

FIGURE 3.27 | 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
Populus sp.

Bigleaf Maple
Acer macrophyllum

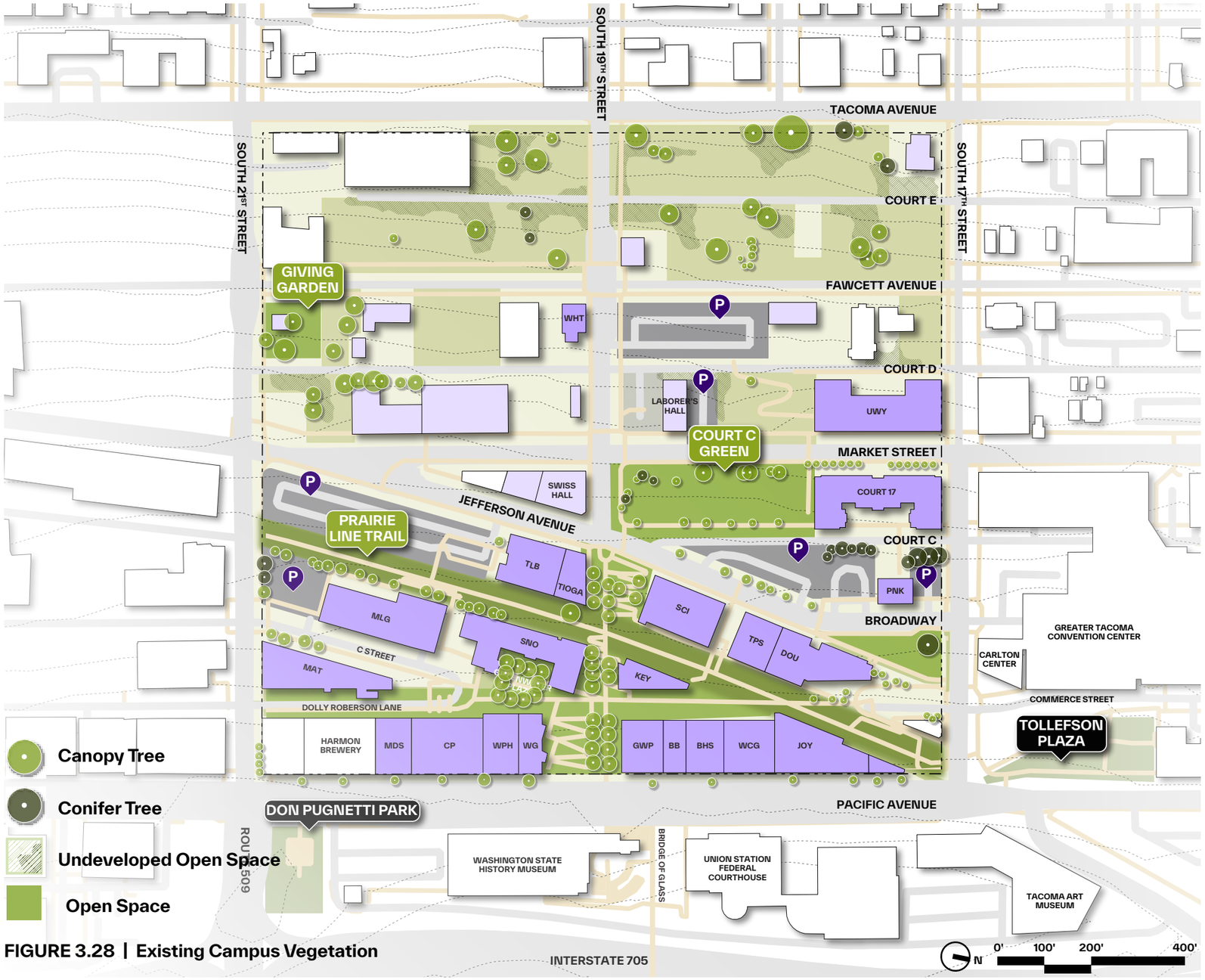


FIGURE 3.28 | Existing Campus Vegetation

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.

FIGURE 3.29 | Existing Stormwater Catchment along Prairie Line Trail

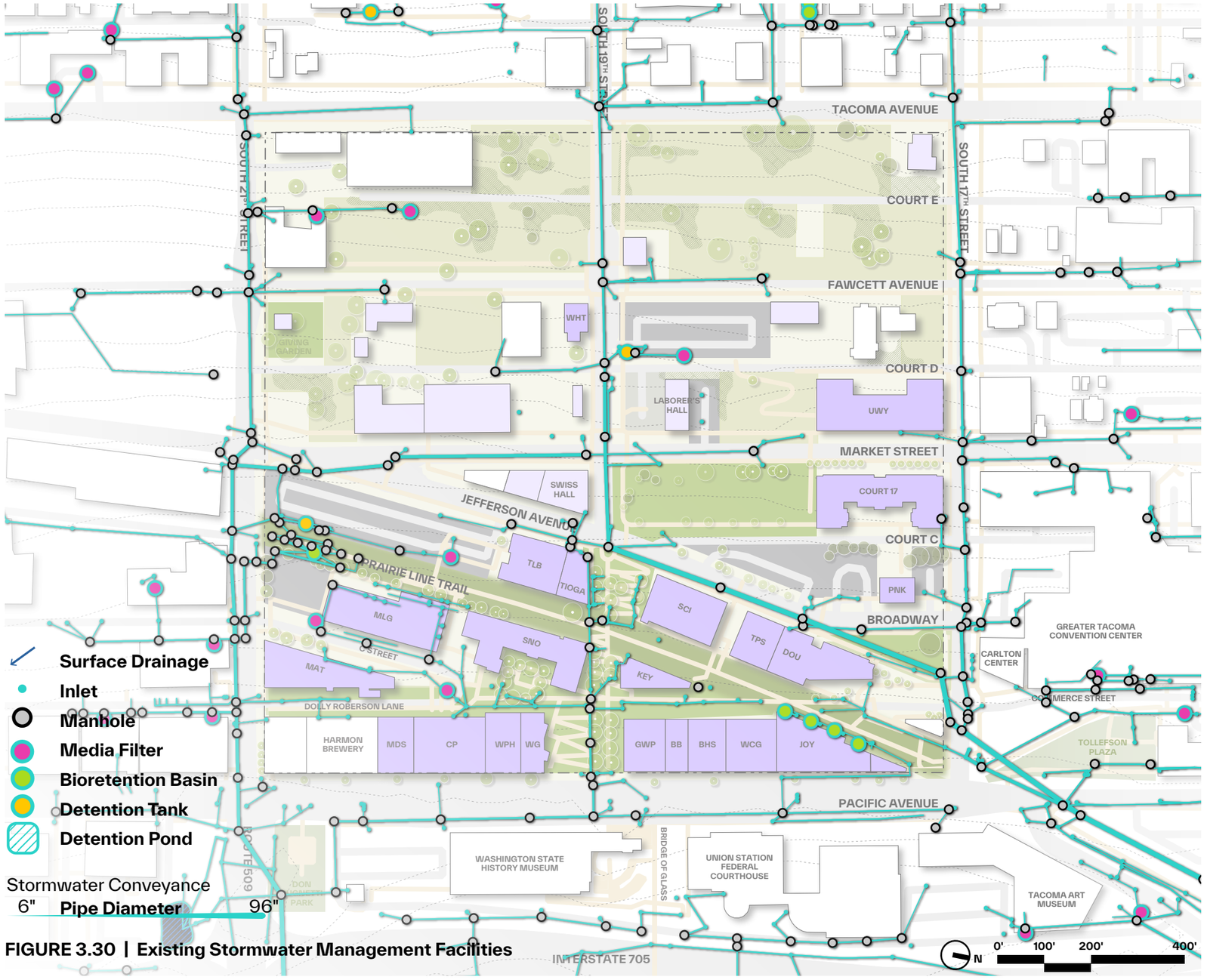
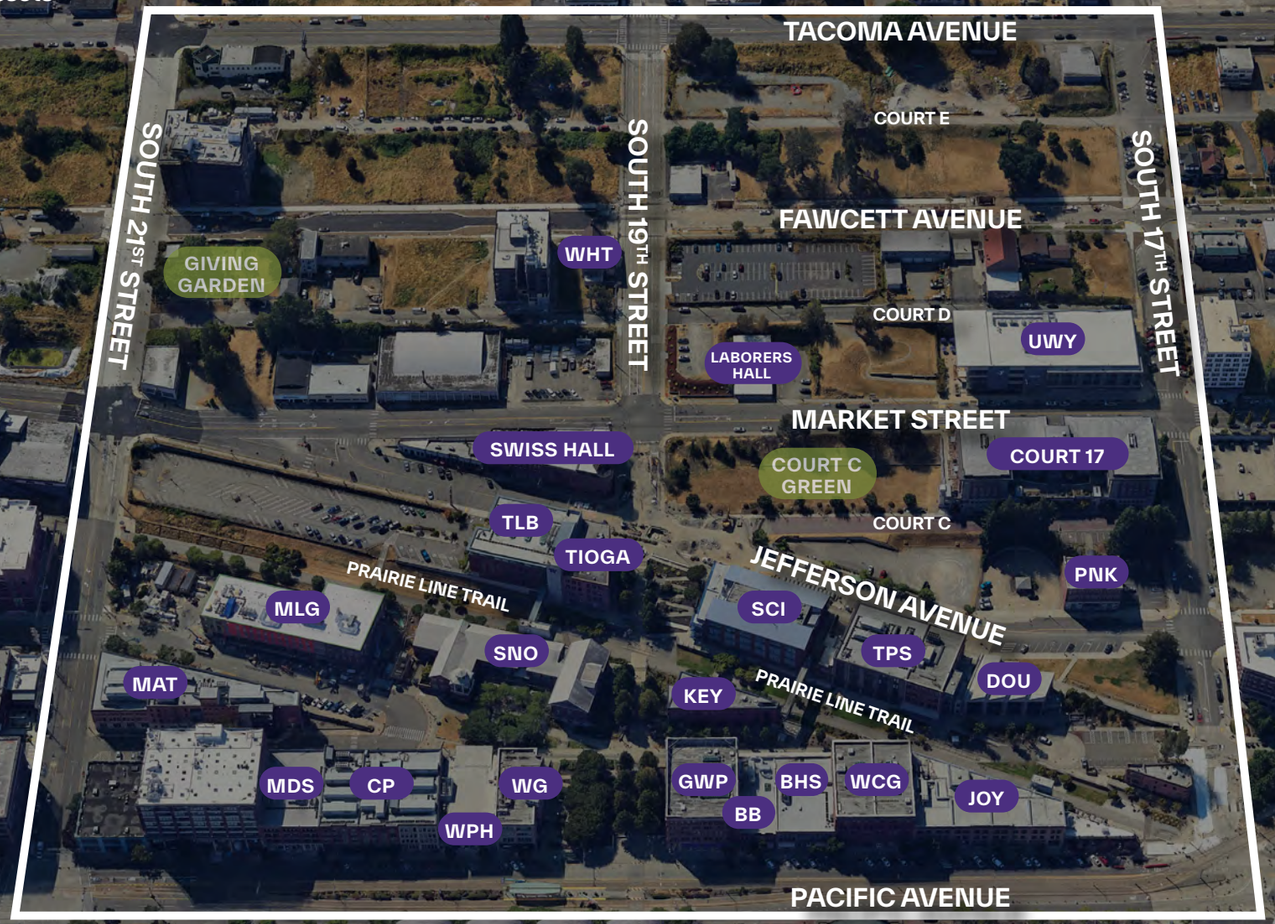


FIGURE 3.30 | Existing Stormwater Management Facilities

EXISTING CAMPUS ASSETS

FIGURE 3.31 | Aerial View of Existing Campus Assets



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 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.

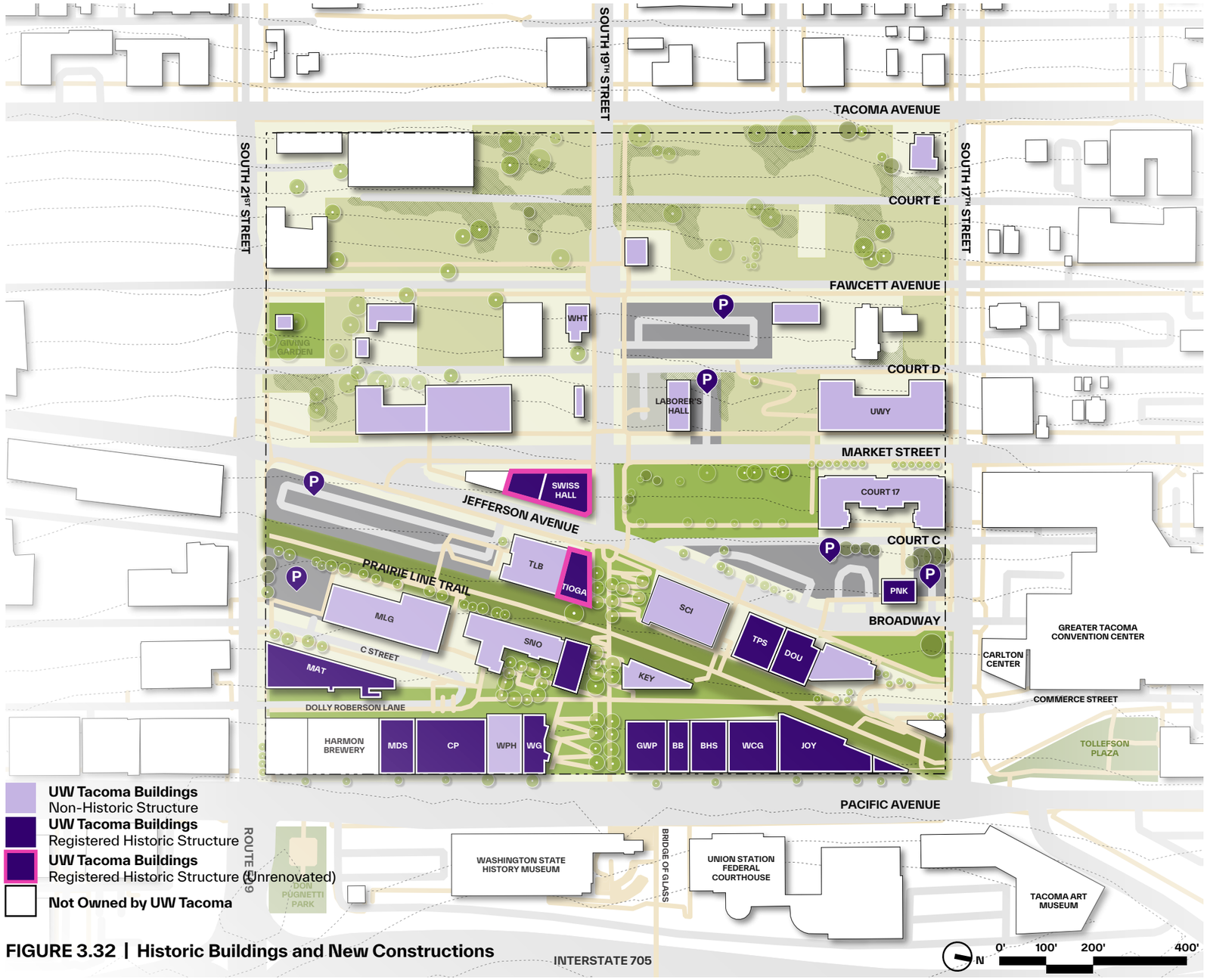


FIGURE 3.32 | Historic Buildings and New Constructions

EXISTING CAMPUS ASSETS
HISTORIC BUILDINGS

Garretson Woodruff & Pratt (GWP)

West Coast Grocery (WCG)

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

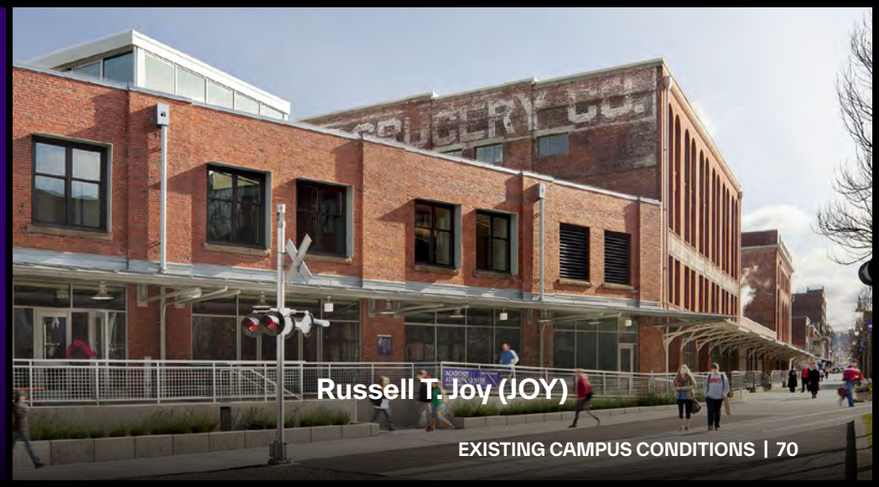
Walsh Gardner (WG)

Snoqualmie Building (SNO)

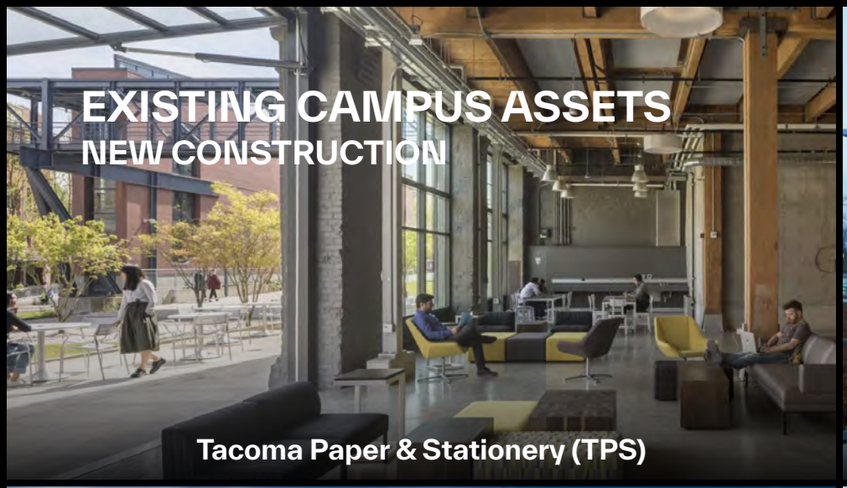
Pinkerton (PNK)

Cherry Parkes (CP)

Mattress Factory (MAT)


Russell T. Joy (JOY)

EXISTING CAMPUS ASSETS
NEW CONSTRUCTION


Tacoma Paper & Stationery (TPS)

Science Building (SCI)

Tioga Library Building (TLB)

Dougan (DOU)

Milgard Hall (MLG)

Court 17 Student Housing

Keystone (KEY)

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.

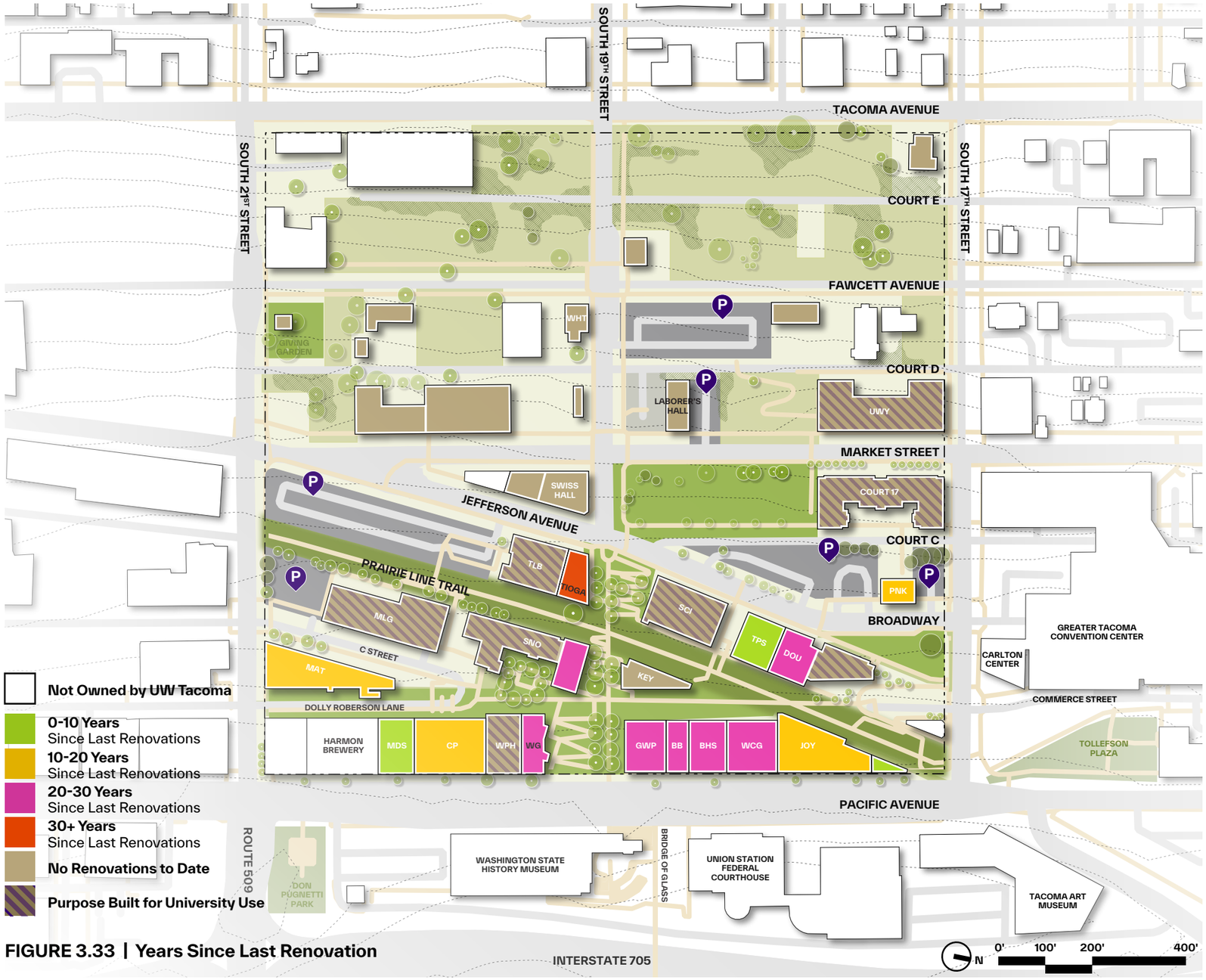


FIGURE 3.33 | Years Since Last Renovation

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.

Score 1 - Superior
Facilities are in excellent condition.

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.

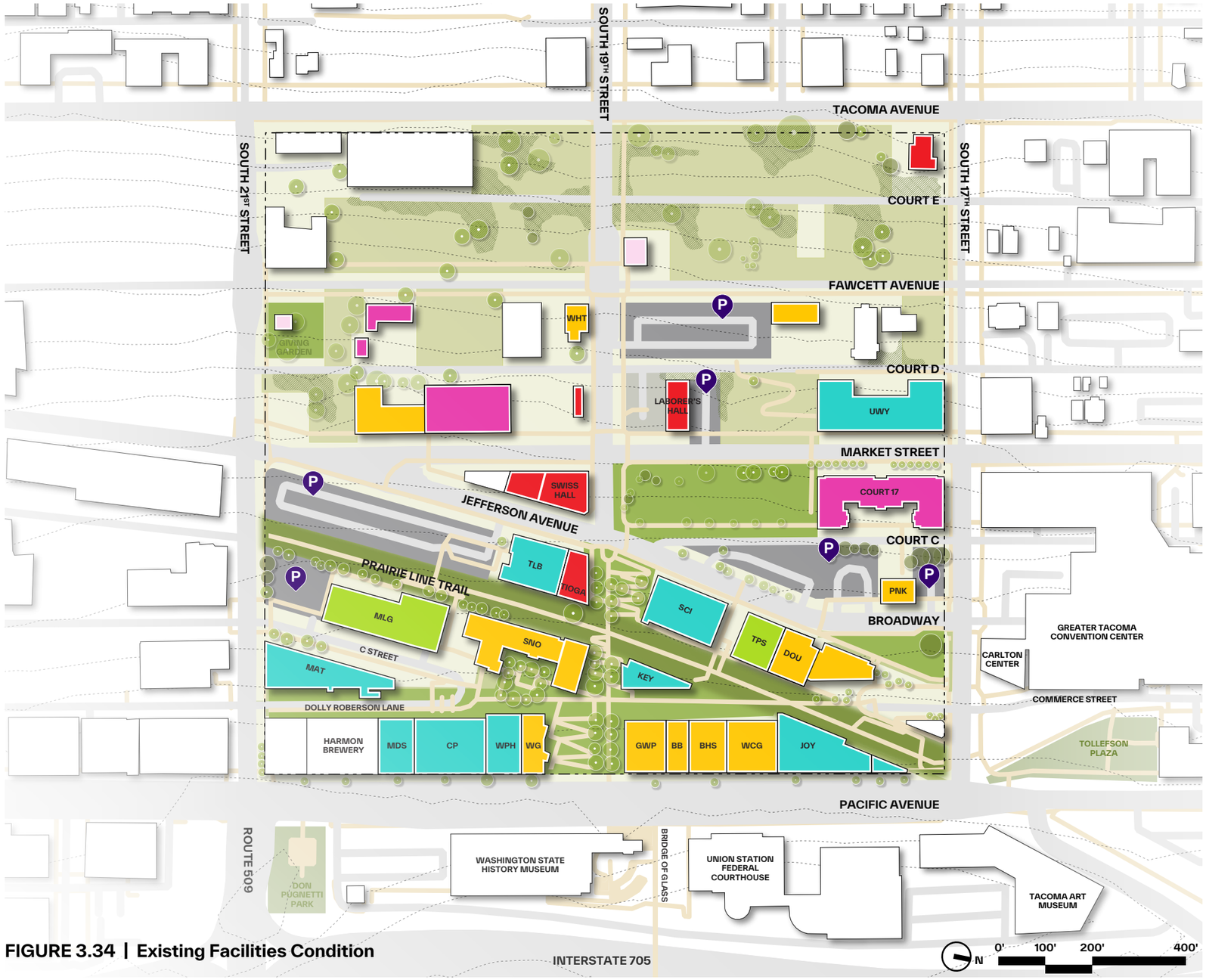


FIGURE 3.34 | Existing Facilities Condition

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.

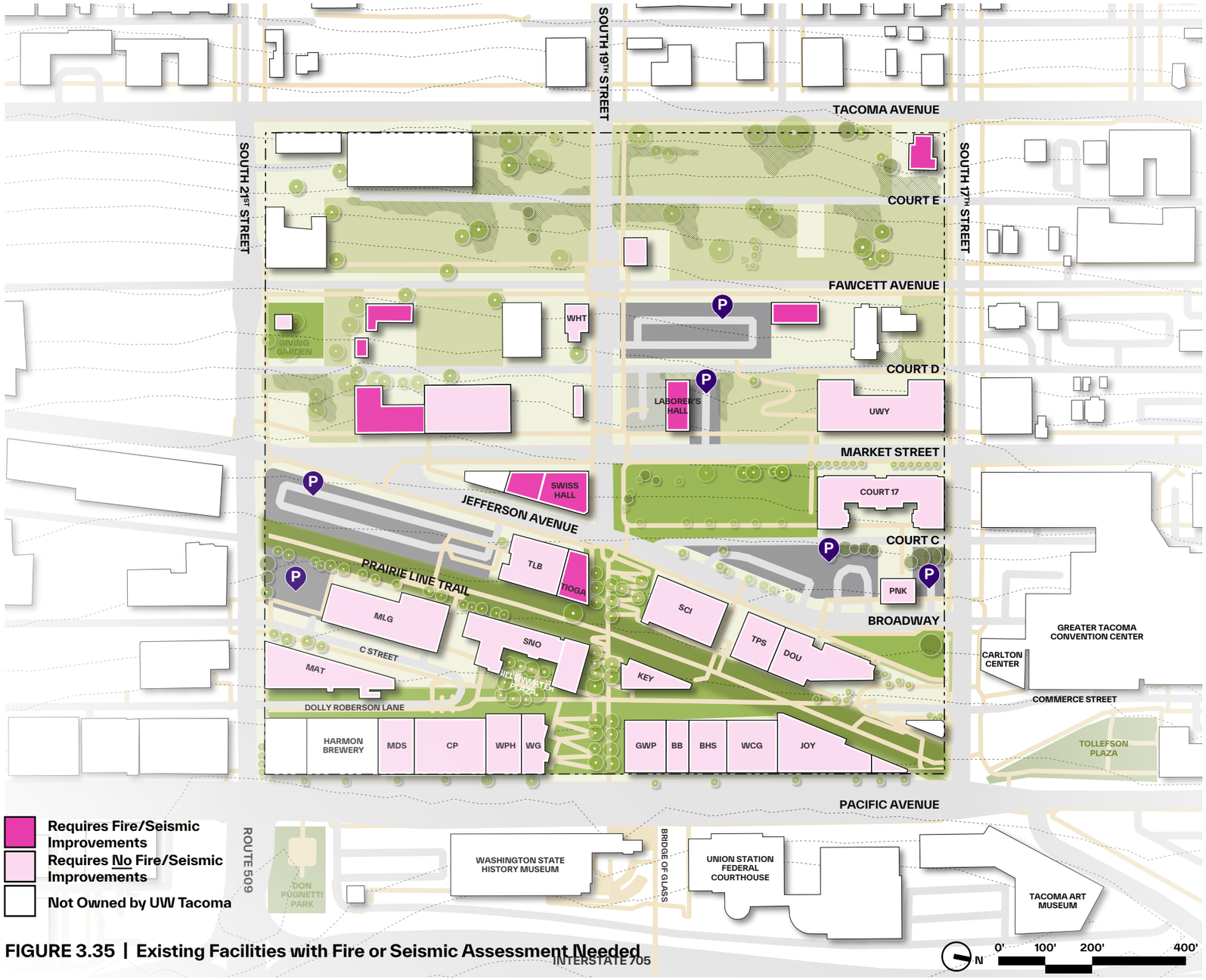


FIGURE 3.35 | Existing Facilities with Fire or Seismic Assessment Needed

EXISTING CAMPUS ASSETS
SOIL AND GROUNDWATER CONTAMINATION SITES

Portions of the UW Tacoma campus are affected by historical soil contamination, a legacy of the site's former industrial use. Preliminary data indicate the presence of contaminants in specific areas across the campus. This information is drawn from the **Agency Draft Remedial Investigation Report for the University of Washington—Tacoma Campus**, Tacoma, Washington (Ecology Agreed Order No. DE 11081), prepared by GeoEngineers for the Washington State Department of Ecology on behalf of the University of Washington, dated June 30, 2023. The draft report outlines areas of environmental concern, identifying potential risks related to soil and groundwater contamination. As the report is still under review, further sampling and analysis will be needed to confirm these findings and guide future remediation.

Before any new planning or construction proceeds, a thorough geotechnical and environmental study must be conducted. This should include site-specific protocols for handling contaminated soil, managing water resources, and implementing mitigation measures to ensure regulatory compliance and minimize environmental and public health risks.

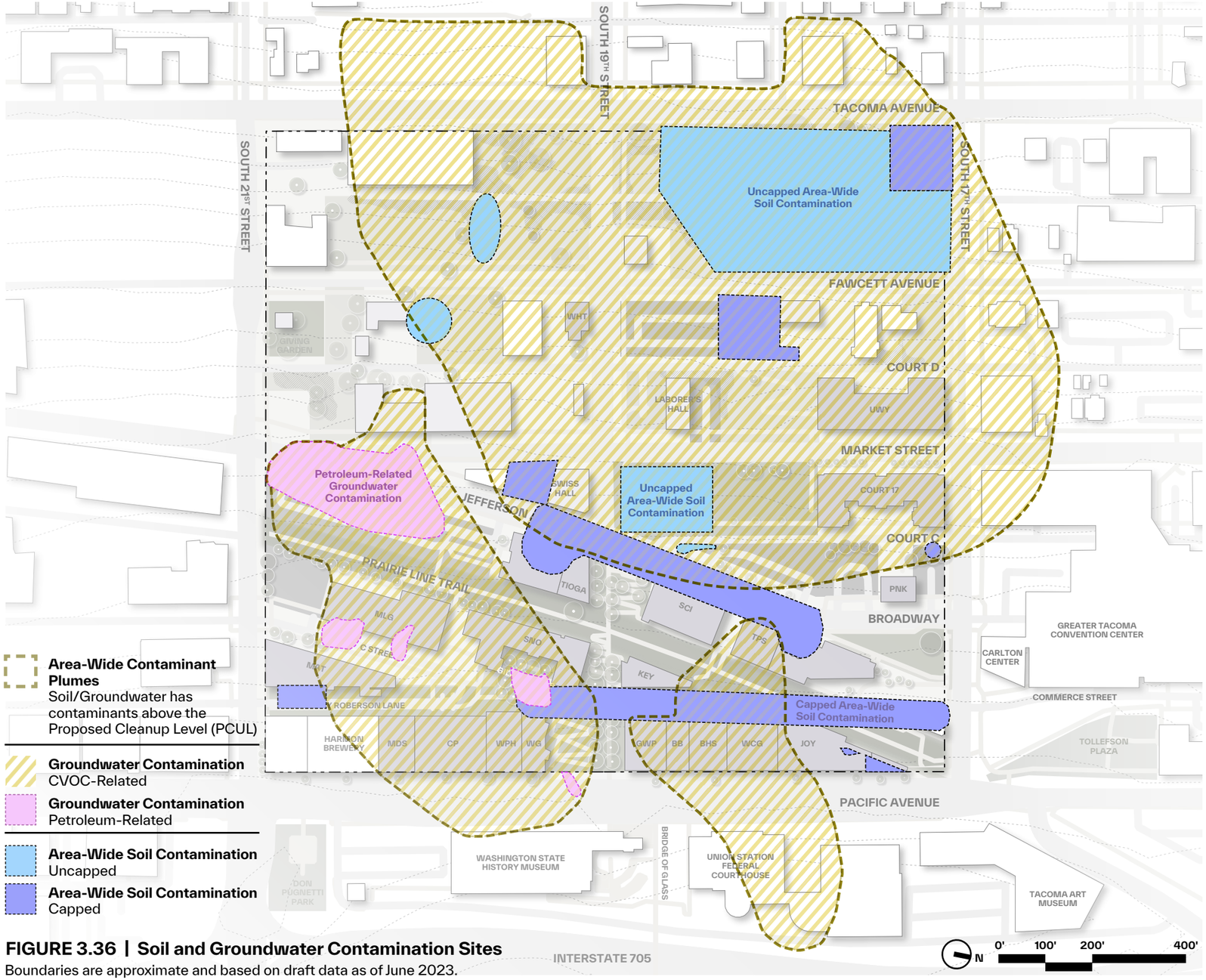


FIGURE 3.36 | Soil and Groundwater Contamination Sites
Boundaries are approximate and based on draft data as of June 2023.

EXISTING CAMPUS ASSETS
HISTORIC CAMPUS CORE

EXISTING CAMPUS ASSETS

HISTORIC CAMPUS 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 underutilized parcels, UW Tacoma recognizes its responsibility in shaping the district's future. Informed by community input, this Campus Master Plan establishes a strategic vision for development—ensuring that future growth supports the University's educational mission while aligning with the broader aspirations of the neighborhood and the City of Tacoma.

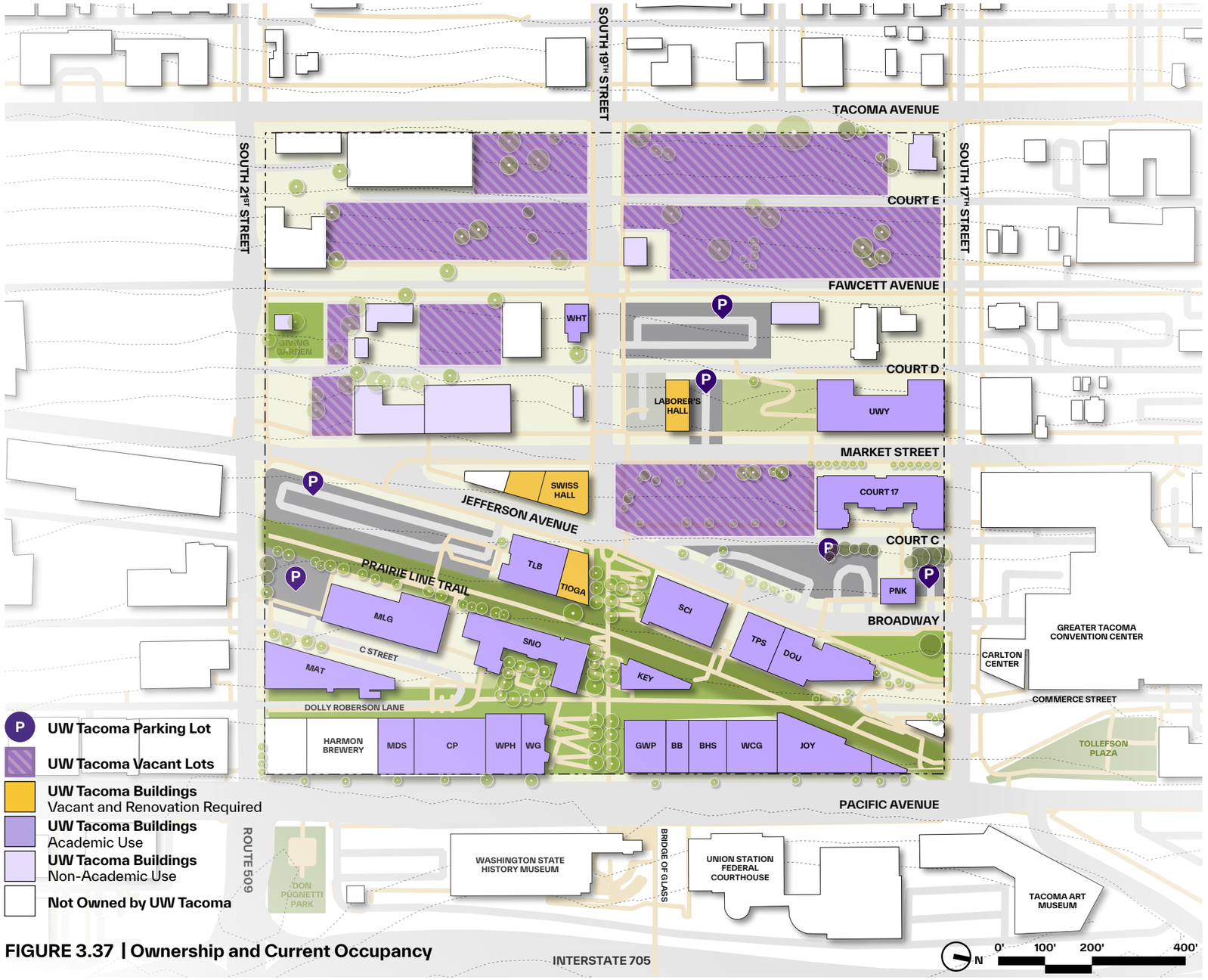


FIGURE 3.37 | Ownership and Current Occupancy

04.
GROWTH PROJECTIONS & PROGRAM ANALYSIS

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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 anticipated growth is a primary driver of the Campus Master Plan, ensuring that facilities, infrastructure, and resources are aligned with future demand. Growth is particularly focused on high-demand academic programs in Engineering, Arts and Sciences, Nursing and Healthcare Leadership, and Education.

As student enrollment doubles, faculty and staff numbers are also expected to increase. Growth projections in this Campus Master Plan are based on a faculty-to-student ratio of 1:20 and a staff-to-student ratio of 1:16.

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:

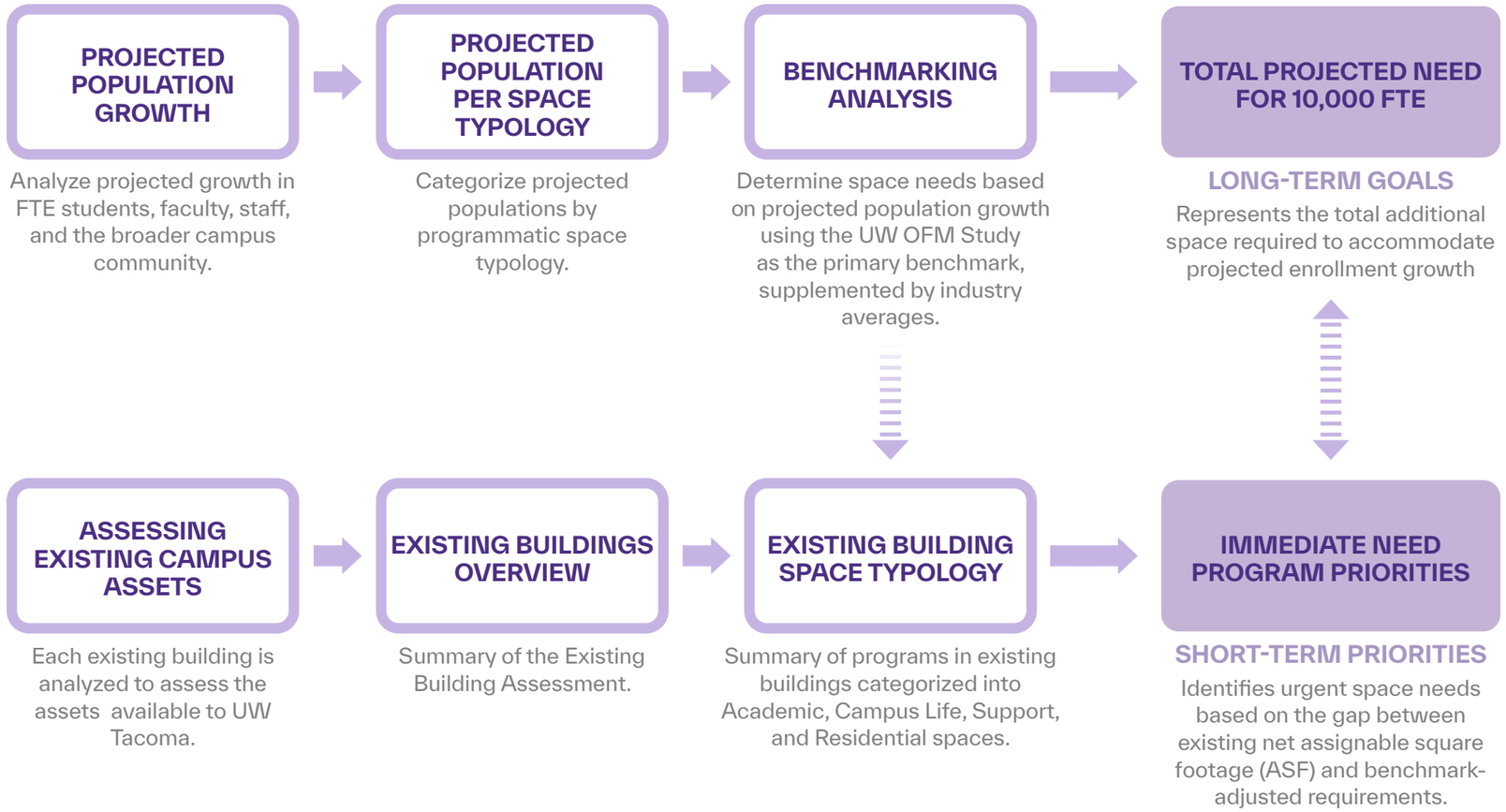
FTE stands for "Full-Time Equivalent." In higher education, FTE is a standardized measure used to represent student enrollment in terms of full-time study. It is calculated by dividing the total number of credit hours taken by all students by the number of credit hours that constitute a full-time course 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 uses a structured approach to assess the University's current resources, anticipate enrollment growth, and identify future space needs. The process begins with a review of existing campus buildings, during which each facility is documented and analyzed to understand available assets. A summary of this review establishes a clear baseline of existing facilities. Building on this foundation, the existing space typology categorizes all interior spaces into four primary use types: Academic, Campus Life, Support, and Residential.

The existing facilities summary forms the basis for identifying spatial gaps by comparing current space availability to ideal requirements, as informed by established benchmarks. Benchmarking relies primarily on the University of Washington's Office of Financial Management (OFM) study, supplemented by relevant industry averages. This analysis reveals immediate space needs that fall short of supporting the current FTE student population. Meanwhile, to determine the space required to accommodate future growth to 10,000 FTE students, projected population estimates are categorized by program and associated user groups. Using the established benchmarking standards, these projections are translated into square footage requirements, defining the total area needed to support the targeted growth.

This methodology provides a comprehensive evaluation of existing campus assets, immediate needs and priorities, and long-term spatial requirements. The analysis informs alignment with the University's strategic objectives and future 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 (2020-2025)**
  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 relationship between student growth, funding availability, and infrastructure development, ensuring that expansion is strategic, sustainable, and also feasible. UW Tacoma's long-term master plan must align enrollment targets and trends with building capacity and funding resources, establishing a scalable and financially sustainable framework for campus growth.

ENROLLMENT GROWTH

PROJECTED GROWTH TIMELINE

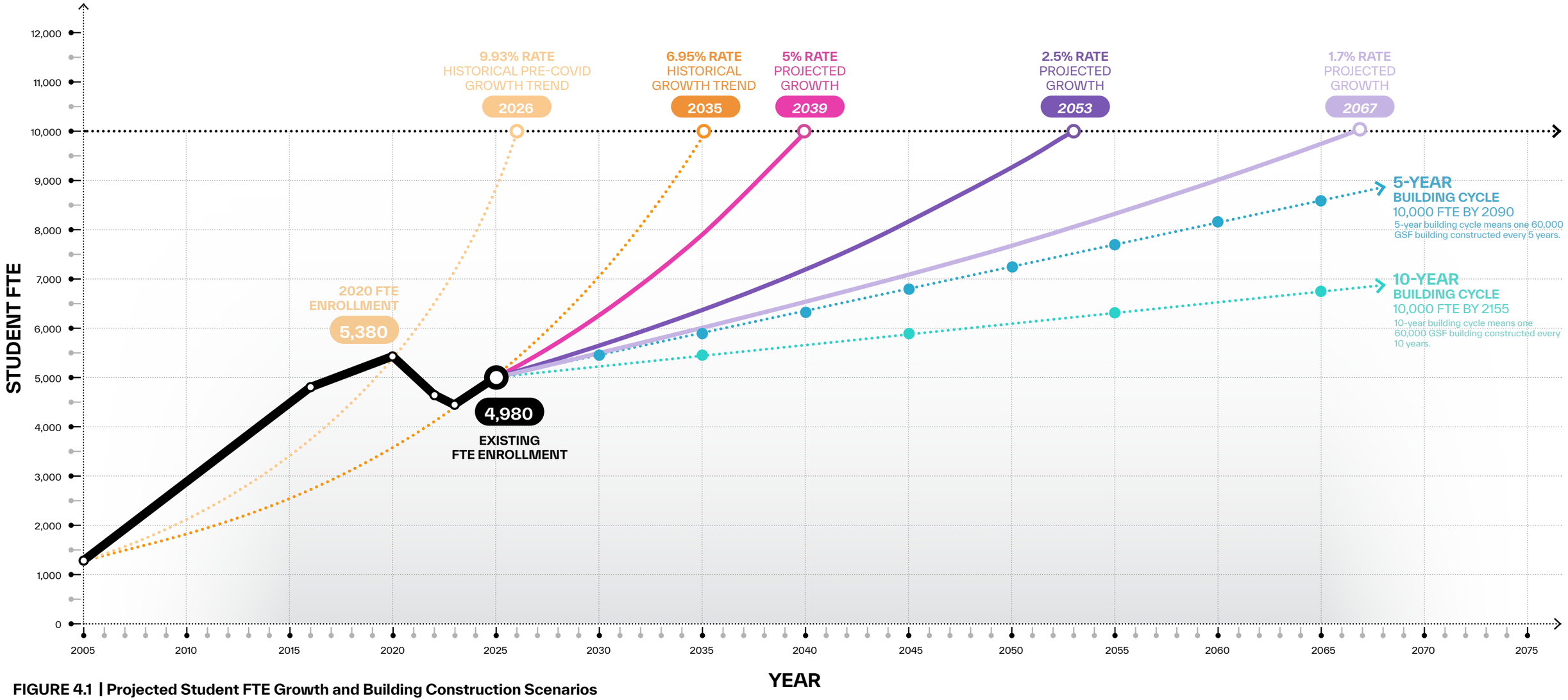


FIGURE 4.1 | Projected Student FTE Growth and Building Construction Scenarios

UNIVERSITY of
WASHINGTON
TACOMA

SPACE PROJECTIONS
PROGRAMMATIC CATEGORY

UW Tacoma spaces are organized into four primary programmatic categories: **Academic, Campus Life, Residential, and Support**. These categories form the foundation of the Campus Master Plan program analysis and will continue to inform campus planning and development moving forward.

	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), campus planning must address the varied needs of all users. This process includes assessing how the population is distributed across different programmatic categories to ensure facilities meet both current and future demands.

Each space is assessed according to its specific primary user groups: students, faculty, and staff. For instance, Recreation Space (FICM: 520) serves all three groups, bringing the total projected campus population to 11,125. By contrast, Research Labs (FICM: 250) are primarily used by faculty, so planning for these facilities focuses on the anticipated population of 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 :

Population Assumption
This analysis assumes that all population-related data is either based on or extrapolated from student full-time equivalent (FTE) figures, rather than total headcount. Accordingly, all population references throughout this analysis pertain to FTE students.

***Merchandising (FICM: 660)**
See note on Page 87 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

ACADEMIC SPACE COMPARISON ACROSS PEER INSTITUTIONS

To assess both immediate and long-term program needs, UW Tacoma conducted a benchmarking analysis comparing its current facilities with those of peer institutions. The study focused on four-year Washington State universities with enrollments under 15,000 full-time equivalent (FTE) students to ensure alignment in scale and scope. Benchmark institutions were selected based on their similarity to UW Tacoma's projected enrollment profile rather than on research intensity. With the exception of UW Bothell, all selected institutions share comparable demographics and operational models, making them appropriate references for Net Assignable Square Feet (NASF) per FTE benchmarks.

Data for the analysis were drawn from the 2020 Higher Education Facility Study conducted by the Washington State Office of Financial Management (OFM). To maintain consistency, the study excluded housing, parking, and student amenities, focusing exclusively on academic spaces.

The benchmarking analysis evaluated UW Tacoma's academic space needs by comparing NASF per FTE against those of peer institutions. Currently, UW Tacoma provides approximately **78 NASF per FTE**. Based on the analysis, the recommended target is **90 NASF per FTE** to support growth to 10,000 FTEs. This translates to 150 Gross Square Feet (GSF) per FTE, assuming a building efficiency rate of 60 percent for new construction.

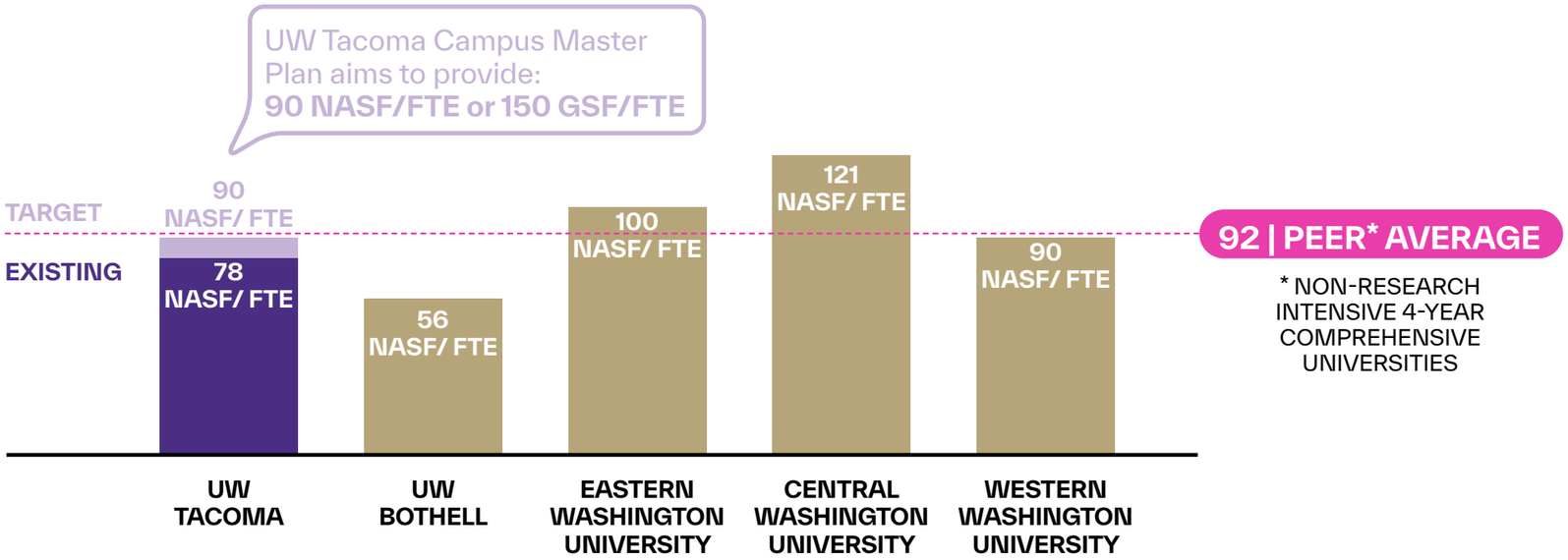


Figure 4.3 | Analysis of Square Footage per FTE for UW Tacoma and Peer Institutions

FACILITIES BENCHMARKING
METHODOLOGY AND SELECTION OF COMPARATIVE SPACE STANDARDS

To assess both immediate and long-term program needs, it was essential to establish standard space allocation per person using peer institution comparisons and industry benchmarks. All benchmarking data referenced below are expressed in Net Assignable Square Feet (NASF) per Full-Time Equivalent (FTE) student.

UW Tacoma Existing Average

This metric is derived from the current space inventory available on campus. The analysis follows the National Center for Education Statistics (NCES) Post-Secondary Education classifications, as defined in 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 relevant user group—students, faculty, staff, or total campus population—to calculate the NASF per FTE benchmark.

Industry Average

Internal benchmarking identified four peer institutions within the 5,000 to 10,000 student FTE range, aligning with UW Tacoma's long-term enrollment targets. These institutions provide a comparative industry standard for NASF allocation per FTE, offering a valuable external perspective.

UW Tacoma 2008 Campus Master Plan

Assumptions and data from the 2008 Campus Master Plan were incorporated as a historical reference point. This comparison highlights the evolution of space needs and planning considerations, contextualizing current trends within a broader temporal framework.

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

Recent updates from the UW Tacoma OFM in 2020 and 2023 present revised space-per-person metrics. These updates reflect shifts in space utilization patterns, institutional efficiency goals, and emerging strategic priorities.

OFM and Washington State Standards

The latest studies and regulatory guidelines from the Washington State Office of Financial Management (OFM) were used to facilitate direct, apples-to-apples comparisons with state-level recommendations. This approach supports more precise alignment between institutional planning and state expectations for facility development and construction.

Benchmarking Prioritization

Among the compiled benchmarks, the UW Tacoma OFM studies served as the primary reference source, ensuring consistency with both institutional goals and state planning frameworks. In cases where data for a specific programmatic category were unavailable, the Industry Average was used as a secondary benchmark, offering a broader view of space allocation trends across comparable institutions.

FACILITIES BENCHMARKING

RECOMMENDED NASF STANDARDS BY SPACE TYPOLOGY

Adapted Benchmark

TABLE 4.2 | Facilities Benchmarking Analysis

SPACE TYPOLOGY			POPULATION GROWTH		UWT EXISTING		BENCHMARKING					
SPACE CATEGORY	SPACE CLASSIFICATION	SPACE NAME	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
ACADEMIC	CLASSROOM	CLASSROOM	4,980	10,000	87,461 NASF	17.6	15	18	15	20	-	**20**
	LABORATORY	INSTRUCTIONAL LAB	4,980	10,000	44,918 NASF	9.0	7	12	10	5	-	**5**
		OPEN LAB	4,980	10,000	5,305 NASF	1.1	1	5	2	6	-	**6**
		RESEARCH LAB	319	500	1,628 NASF	0.3	97	37	28	65	-	**65**
	OFFICE	GENERAL OFFICE	611	1,125	25,974 NASF	5.2	-	163	-	50	60	**53**
		FACULTY OFFICE	319	500	50,937 NASF	10.2	91	-	61	140	79	**79**
		STAFF OFFICE	292	625	45,772 NASF	9.2	91	-	61	110	79	**79**
		CONFERENCE	611	1,125	5,541 NASF	1.1	25	-	8	-	-	**8**
	LIBRARY & STUDY	STUDY FACILITY	4,980	10,000	21,612 NASF	4.3	4	12	14	6	-	**6**
		LIBRARY FACILITY	4,980	10,000	14,119 NASF	2.8	1	-	4	2	-	**2**
ACADEMIC | TOTAL EXISTING NASF					303,267 NASF							
CAMPUS LIFE	GENERAL USE	GENERAL FACILITIES	4,980	10,000	19,127 NASF	3.8	19	12	41	20	-	**5**
		EXHIBITION SPACE	4,980	10,000	0 NASF	0.0	-	-	-	-	-	**1**
		DINING SPACE	5,591	11,125	5,242 NASF	1.1	-	-	-	-	-	**9**
		SOCIAL SPACE	4,980	10,000	15,062 NASF	3.0	-	-	-	6	-	**6**
		*MERCHANDISING***	5,591	11,125	48,937 NASF		-	-	-	-	-	
	RECREATION / SPECIAL USE	SPECIAL USE	5,591	11,125	1,518 NASF	0.3	7	1	2	-	-	**2**
		RECREATION	5,591	11,125	39,864 NASF	8.0	-	-	-	-	-	**8**
		CHILDCARE	56	111	526 NASF	0.1	-	-	35	-	-	**35**
	HEALTH SERVICES	HEALTH SERVICES	5,591	11,125	282 NASF	0.1	1	1	0.3	-	-	**0.3**
CAMPUS LIFE | TOTAL EXISTING NASF					130,558 NASF							
RESIDENTIAL	RESIDENTIAL	STUDENT HOUSING	598	1,200	81,643 NASF	16.4	3	-	10	3	-	**250**
RESIDENTIAL | TOTAL EXISTING NASF					81,643 NASF							
SUPPORT	SUPPORT	BUILDING UTILITIES	5,591	11,125	15,973 NASF	3.2	3	-	10	3	-	**3**
		STORAGE	5,591	11,125	9,954 NASF	2.0	3	-	3	-	-	**3**
SUPPORT | TOTAL EXISTING NASF					25,927 NASF							
TOTAL EXISTING NASF					541,395 NASF	78 NASF/FTE *(See Note)*						
TOTAL EXISTING GSF					1,113,879 GSF	160 GSF/FTE						
EXISTING BUILDING AVERAGE EFFICIENCY					48.6%							

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)***
As the merchandising services at UW Tacoma are also used by the broader city community, it is challenging to estimate how much the city's population will grow and how many of them will use the merchandising facilities at UW Tacoma. Thus, the increase in merchandising space is not catered for in this CMP program analysis and build-out considerations.

PROJECTED NEEDS FOR 10,000 FTE
LONG-TERM SPACE DEMAND PROJECTIONS

Using the prior benchmarking analysis, long-term space needs were calculated to accommodate UW Tacoma's projected growth to 10,000 student FTE. This projection is based on adapted benchmarking data for each space typology, multiplied by the assigned population for each specific user group. The existing inventoried space at UW Tacoma was then subtracted to identify space surpluses or deficits. This analysis is based on Net Assignable Square Feet (NASF). To determine the total building area required, NASF is converted to Gross Square Feet (GSF) using an assumed building efficiency rate of 60 percent for future new construction. The outcome supports a planning target of 90 NASF per FTE, or 150 GSF per FTE, in alignment with UW Tacoma's long-term goals.

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

This preliminary analysis also identifies a surplus in Faculty Office space relative to benchmarked industry standards. The existing allocation exceeds projected demand for a 10,000 FTE campus—more than double the current FTE population. This imbalance warrants further investigation, as it may be attributed to the concentration of Faculty Offices in repurposed historic buildings, which often result in lower space efficiency.

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

Merchandising (FICM: 660)
See note on Page 87 on Merchandising.

SPACE CLASSIFICATION	SPACE NAME	UWT EXISTING NASF	UWT EXISTING AVERAGE NASF / STUDENT FTE	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	87,461 NASF	17.6	198,000	110,539		184,232
LABORATORY	INSTRUCTIONAL LAB	44,918 NASF	9.0	50,000	5,082		8,470
	OPEN LAB	5,305 NASF	1.1	60,000	54,695		91,158
	RESEARCH LAB	1,628 NASF	0.3	32,500	30,872		51,453
OFFICE	GENERAL OFFICE	25,974 NASF	5.2	59,063	33,089		55,148
	FACULTY OFFICE	50,937 NASF	10.2	39,500		(11,437)	-
	STAFF OFFICE	45,772 NASF	9.2	49,375	3,603		6,005
	CONFERENCE	5,541 NASF	1.1	8,438	2,897		4,828
LIBRARY & STUDY	STUDY FACILITY	21,612 NASF	4.3	61,000	39,388		65,647
	LIBRARY FACILITY	14,119 NASF	2.8	24,600	10,481		17,468
		303,267 NASF		**ACADEMIC | TOTAL LONG-TERM PROJECTED NEED** (NASF)			**484,408**
GENERAL USE	GENERAL FACILITIES	19,127 NASF	3.8	47,000	27,873		46,455
	EXHIBITION SPACE	0 NASF	0.0	7,000	7,000		11,667
	DINING SPACE	5,242 NASF	1.1	94,563	89,321		148,868
	SOCIAL SPACE	15,062 NASF	3.0	61,000	45,938		76,563
	*MERCHANDISING***	48,937 NASF		-	-	-	-
RECREATION / SPECIAL USE	SPECIAL USE	1,518 NASF	0.3	20,025	18,507		30,845
	RECREATION	39,864 NASF	8.0	89,054	49,190		81,983
	CHILDCARE	526 NASF	0.1	3,894	3,368		5,613
HEALTH SERVICES	HEALTH SERVICES	282 NASF	0.1	3,338	3,056		5,093
		130,558 NASF		**CAMPUS LIFE | TOTAL LONG-TERM PROJECTED NEED** (NASF)			**407,086**
RESIDENTIAL	STUDENT HOUSING	81,643 NASF	16.4	300,000	218,357		363,928
		81,643 NASF		**RESIDENTIAL | TOTAL LONG-TERM PROJECTED NEED** (NASF)			**363,928**
SUPPORT	BUILDING UTILITIES	15,973 NASF	3.2	33,952	17,979		29,965
	STORAGE	9,954 NASF	2.0	28,925	18,971		31,618
		25,927 NASF		**SUPPORT | TOTAL LONG-TERM PROJECTED NEED** (NASF)			**61,583**
		541,395 NASF	78 NASF/FTE	**TOTAL 10,000 FTE NEED** (NASF)		**790,203 NASF**	90 NASF/FTE
		1,113,879 GSF	160 GSF/FTE	**TOTAL 10,000 FTE NEED** (GSF)		**1,317,006 GSF**	150 NASF/FTE
		48.6%		**NEW BUILDING AVERAGE EFFICIENCY**		60%	*(See Note)*

TABLE 4.3 | Projected Needs for 10,000 FTE

PROJECTED NEEDS 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 ASSESSMENT

EXISTING CAMPUS ASSETS ASSESSMENT

SUMMARY OF EXISTING CAMPUS ASSETS ASSESSMENT

				ACADEMIC				CAMPUS LIFE			RESIDENTIAL	SUPPORT		
FACILITY	GROSS AREA	% OF TOTAL	NET ASSIGNABLE SQUARE FEET	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	-
TOTAL	1,113,879 GSF		541,395 NASF	87,461 NASF	51,851 NASF	128,224 NASF	35,731 NASF	88,368 NASF	41,908 NASF	282 NASF	81,643 NASF	25,927 NASF	26,472 NASF	325,893 NASF
		AVERAGE EXISTING BUILDING EFFICIENCY	48.6%	303,267 NASF				130,558 NASF			81,643 NASF	25,927 NASF	26,472 NASF	325,893 NASF
		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 ASSESSMENT

PROGRAMMATIC BREAKDOWN OF EXISTING CAMPUS ASSETS

The following table summarizes existing campus assets by programmatic category: Academic, Campus Life, Residential, and Support. The analysis shows that office space represents the largest share of existing Net Assignable Square Feet (NASF), accounting for 24% of the total. The second-largest category is classrooms and general use spaces, which include general facilities, exhibition areas, dining spaces, social zones, and merchandising, comprising 16% of total NASF. Currently, residential space accounts for approximately 15% of NASF. This percentage is expected to increase as UW Tacoma evolves from a commuter campus into an 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	
ACADEMIC | TOTAL EXISTING NASF		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%**
CAMPUS LIFE | TOTAL EXISTING NASF		130,558	24%

RESIDENTIAL

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

SUPPORT

SPACE TYPOLOGY	FICM	EXISTING NASF	% OF TOTAL NASF
BUILDING UTILITIES	700	15,973	
STORAGE	730	9,954	
SUPPORT | TOTAL EXISTING NASF		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 4.5 | Existing Building Space Typology

PROGRAM PRIORITIES

OPTIMIZING CAMPUS SPACE: ALIGNING IMMEDIATE NEEDS ACROSS PROGRAM AREAS

Near-term program needs and priorities are identified through a comparison of existing NASF by program category with adapted benchmarks. The analysis reveals significant space deficits, even relative to the current student FTE population. Notable shortfalls exist in classrooms, open labs, research labs, dining areas, social spaces, and student housing. These findings underscore the need for targeted expansion to support the campus community.

Conversely, the analysis shows an imbalance in faculty and staff office space. While total office space exceeds projected needs—even for a 10,000 FTE campus—its distribution is inconsistent. Some offices, particularly in historic buildings, are oversized due to architectural constraints and legacy layouts, while others are undersized, limiting functionality and contributing to inequities in workspace quality. This uneven allocation highlights the need to reevaluate how office space is distributed and used across UW Tacoma. To address these disparities, future space planning could prioritize reconfiguring existing office areas, especially in historic structures. Opportunities exist to introduce gathering areas, flexible shared and private workspaces, and hybrid environments that improve efficiency and user experience. Rather than building new offices, consolidating and adapting existing space may better align with evolving workplace models and collaborative needs.

SPACE TYPOLOGY			UWT IMMEDIATE NEED (NEED FOR EXISTING POPULATION)				
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**	
						ACADEMIC | TOTAL IMMEDIATE NEED (NASF)	**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**
						CAMPUS LIFE | TOTAL IMMEDIATE NEED (NASF)	**136,042**
RESIDENTIAL	RESIDENTIAL	STUDENT HOUSING	81,643 NASF	**149,400**	**67,757**		**112,928**
						RESIDENTIAL | TOTAL IMMEDIATE NEED (NASF)	**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**
						SUPPORT | TOTAL IMMEDIATE NEED (NASF)	**9,454**
					TOTAL IMMEDIATE NEED (NASF)	**374,582 NASF**	
					TOTAL IMMEDIATE NEED (GSF)	**624,304 NASF**	
					NEW BUILDING AVERAGE EFFICIENCY	60%	

TABLE 4.6 | Immediate Needs Assessment

PROGRAM NEEDS SUMMARY

NEAR-TERM AND LONG-TERM NEEDS ASSESSMENT

NEAR-TERM NEEDS

Overall

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 outlined in the Near-term Needs assessment. This gap, identified through industry benchmarks, highlights the urgent need for strategic space optimization. Repurposing and reconfiguring existing space, particularly within historic buildings, will be essential to maximize efficiency and address campus demands.

Classrooms

An additional 18,572 GSF of classroom space is required to meet the needs of the current campus population. This highlights the importance of reevaluating classroom layouts and implementing flexible, technology-enhanced environments that support hybrid and evolving instructional models. As new pedagogical formats continue to emerge, future classroom expansion must prioritize adaptability to accommodate changing educational demands.

Laboratories

While there is a surplus of approximately 20,018 NASF (40,036 GSF) in instructional labs, there is a significant shortfall of about 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

Although the total inventory of office space exceeds the projected requirement for a campus serving 10,000 student FTEs, its distribution remains uneven. Offices in historic buildings are often oversized due to architectural constraints, with faculty and staff averaging 161 and 187 NASF, respectively, compared to the industry standard of 80 NASF per person. At the same time, other offices are significantly undersized, limiting functionality and creating inequities in workspace quality. This spatial imbalance presents an opportunity to reconfigure layouts and implement more equitable, shared-use models. In the near term, rather than investing in new office construction, the campus should prioritize consolidating and adapting existing spaces to support evolving workplace needs.

Study and Library Spaces

There is an immediate need for 8,766 NASF (17,532 GSF) of study space, reflecting a shift from traditional library stacks to flexible, technology-enhanced environments. Future development could include quiet zones, collaborative areas, and multi-use learning spaces within academic buildings, student centers, and adapted library spaces.

General and Special Use Spaces

The most urgent space deficit, as also identified by stakeholder engagement, is dining, with a need for approximately 42,282 NASF (84,564 GSF). In addition, approximately 15,316 NASF (30,632 GSF) of social space is needed to support a vibrant and inclusive campus culture. These needs point to the importance of integrating multi-purpose community spaces into future development.

LONG-TERM NEEDS FOR 10,000 FTE ENROLLMENT

At a projected enrollment of 10,000 FTEs, the campus currently provides only 45% of the built space required. To meet future demand, approximately 1,317,006 GSF of additional space will need to be constructed, based on a 60% building efficiency assumption for new facilities.

Meeting both immediate and long-term space needs requires a comprehensive strategy that integrates adaptive reuse, space reconfiguration, and targeted expansion. By using existing assets more efficiently and ensuring equitable access to functional, high-quality spaces, UW Tacoma can better support academic excellence, student success, and community engagement.

PROGRAM NEEDS SUMMARY
RECREATION SPACE

Recreation spaces, such as indoor sports courts, are a key program priority identified in the Immediate Needs Assessment section of this report.

FIGURE 4.4 | Indoor Recreational and Sports Court
FOR ILLUSTRATIVE PURPOSES ONLY

05.
CAMPUS MASTER PLAN FRAMEWORK

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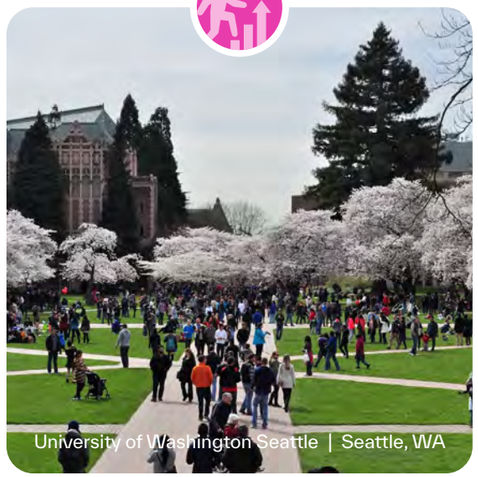
DESIGN PRINCIPLES
FROM VISION TO MISSION

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.


University of Washington Seattle | Seattle, WA

CAMPUS HEART

- From Commuter Campus to Community Campus
- On-campus housing for at least 12 percent of the targeted student FTE population.
- Facilities supporting vibrant campus life: Dining Hall, Wellness Hub.
- Seamlessly connect the historic campus core and new campus.

Telegraph Avenue | Berkeley, CA

COMMUNITY-DRIVEN ACTIVATION

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

Google Bay View | Mountain View, CA

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

Rua da Bica de Duarte Belo Tram | Lisbon, Portugal

ACCESSIBILITY + DIVERSITY

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

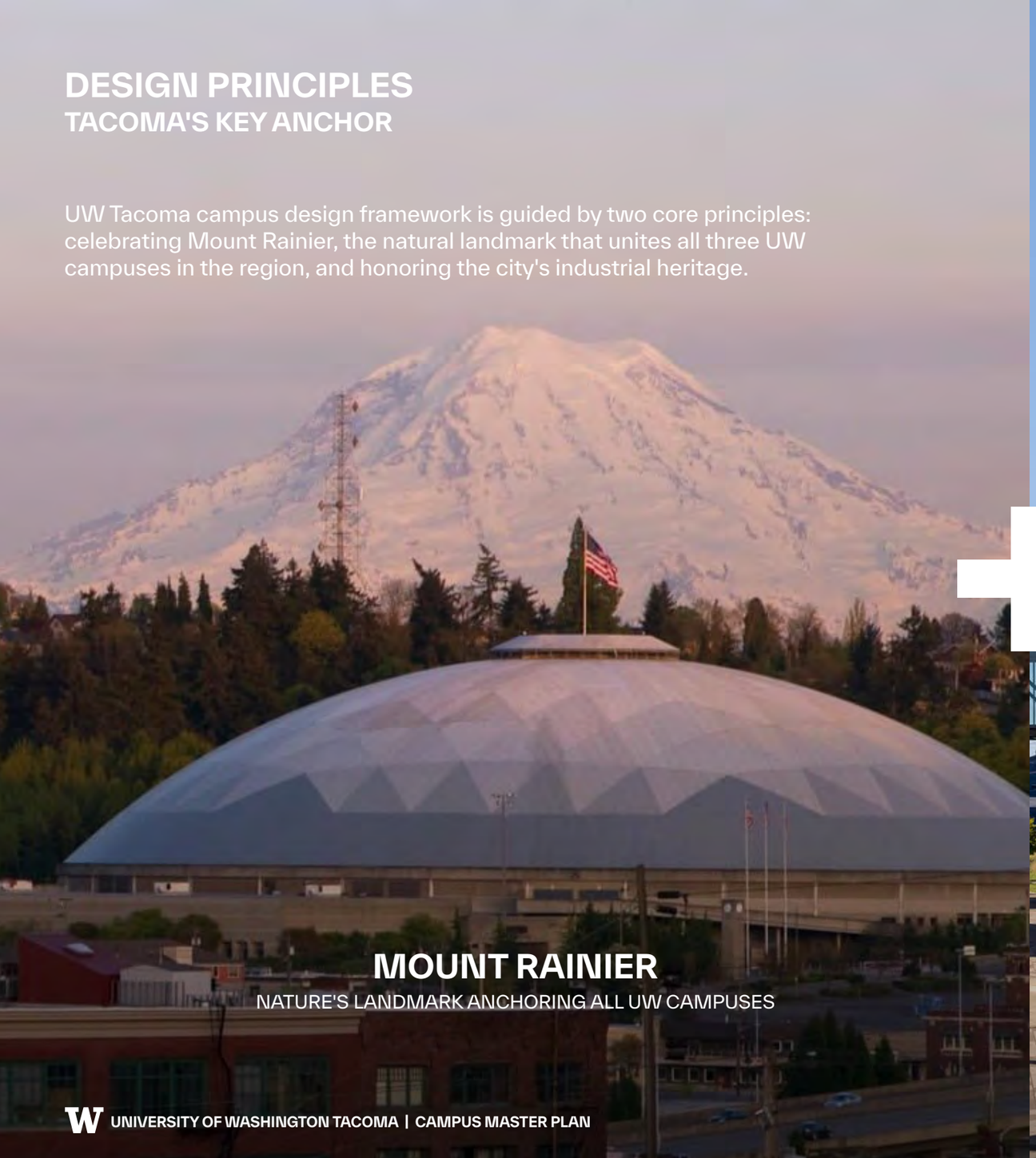
Harvard Science Center Plaza | Cambridge, MA

WELCOMING EDGES

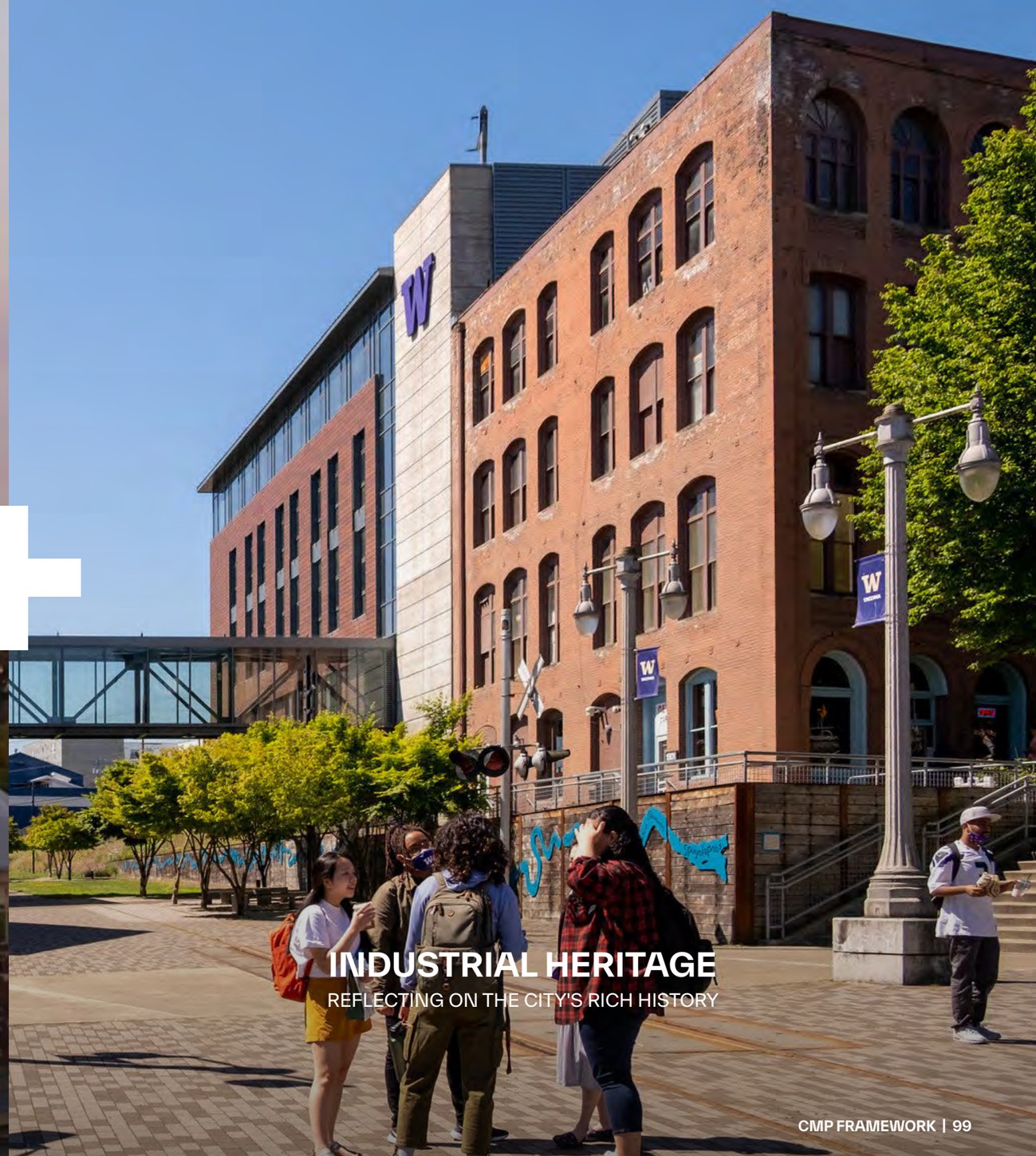
- Inviting campus boundaries and sense of campus arrival.
- Iconic campus moments.
- Safety, mobility and transit integration.

DESIGN PRINCIPLES
TACOMA'S KEY ANCHOR

UW Tacoma campus design framework is guided by two core principles: celebrating Mount Rainier, the natural landmark that unites all three UW campuses in the region, and honoring the city's industrial heritage.



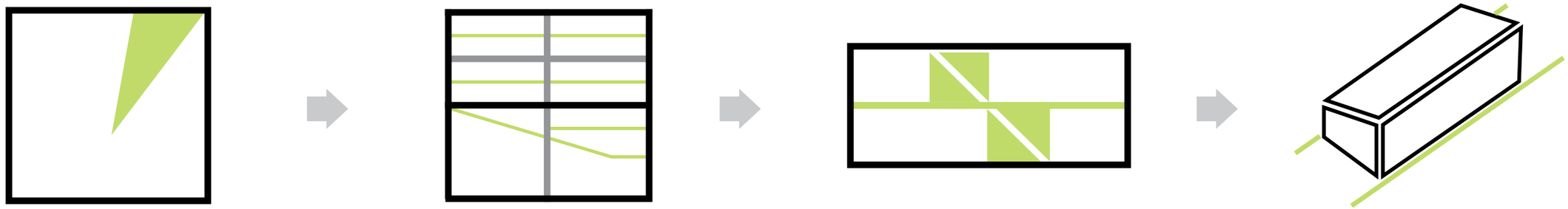
MOUNT RAINIER
NATURE'S LANDMARK ANCHORING ALL UW CAMPUSES



INDUSTRIAL HERITAGE
REFLECTING ON THE CITY'S RICH HISTORY

DESIGN PRINCIPLES
MULTI SCALAR APPROACH

The framework applies a multi-scalar approach, addressing connectivity, cohesion, and integration at multiple levels while embedding key design values that align with UW Tacoma's long-term vision.



CAMPUS

View corridors to Mount Rainier and primary campus axes connect UW Tacoma to the surrounding city and region, reinforcing its identity and urban presence.

NETWORK

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

DEVELOPMENT ZONES

Coordinated topography management, strategic setbacks, and integrated open space support cohesion and spatial continuity among development plots within each development zone.

DEVELOPMENT PLOTS

Design guidelines define building height, massing, parking, and program placement to support consistent, adaptable, and functional site development.

DESIGN PRINCIPLES

FULL BUILD-OUT FOR 10,000 STUDENT FTE

The illustrative master plan articulates a long-term vision for the full build-out of UW Tacoma, designed to support enrollment growth to 10,000 student FTE.

The plan establishes a network of strategically located open spaces aligned with key view corridors, creating focal points that enhance connectivity and foster engagement across the campus.

Development plots are compacted along these corridors, with safeguarded midblock greenways to ensure block porosity and preserve visual and pedestrian permeability.

The plan also envisions the vacation and redesign of select streets to prioritize pedestrians, improve accessibility, and support a more active, inclusive campus environment.

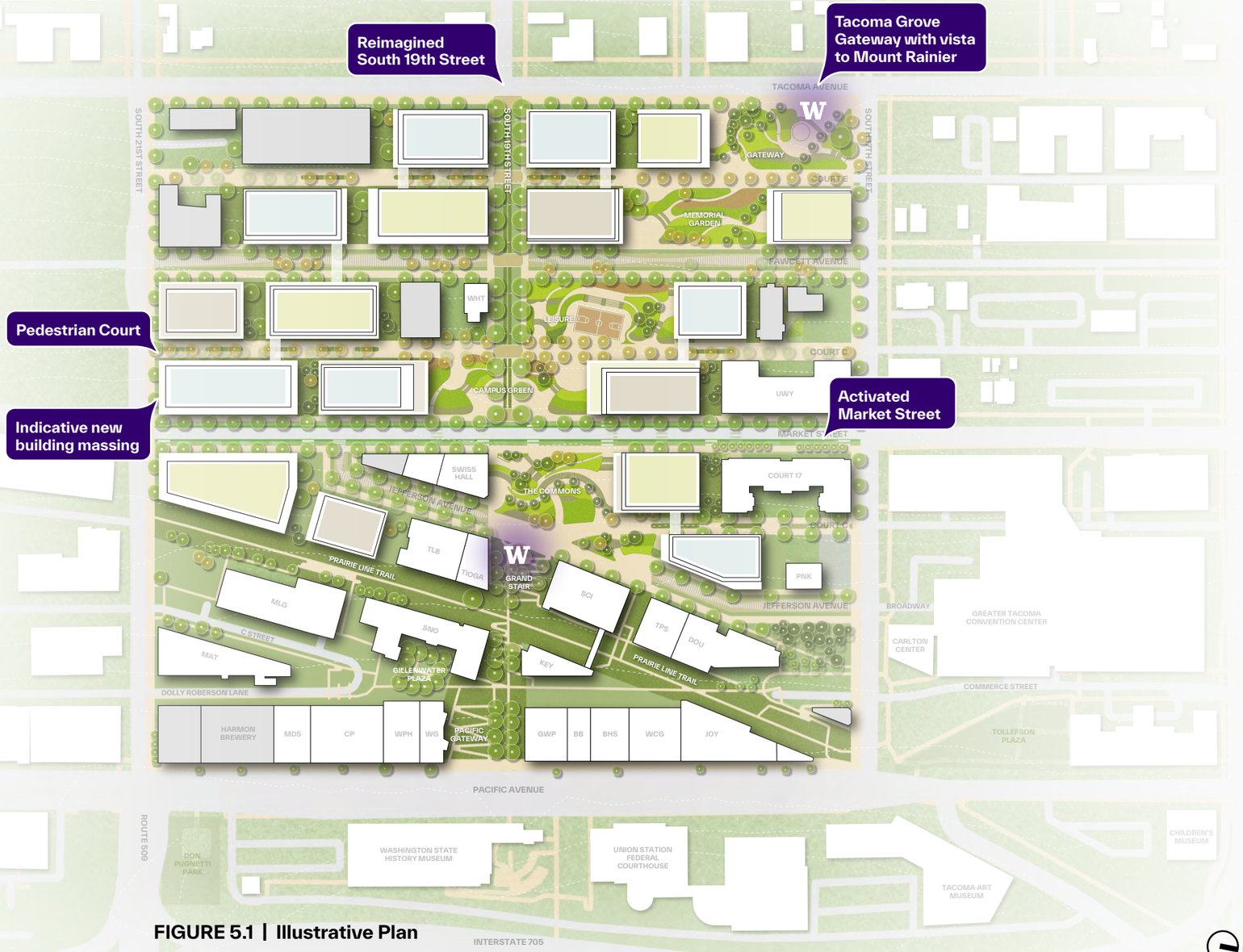


FIGURE 5.1 | Illustrative Plan

FOR ILLUSTRATIVE PURPOSES ONLY

DESIGN PRINCIPLES
CONCEPTUAL SITE SECTION

From Pacific Avenue to Tacoma Avenue, and from the historic campus core to future development sites, the UW Tacoma Campus Master Plan preserves the scale and character of the existing historic fabric while introducing new elements that support sustainable, long-term growth. The plan integrates a porous and active ground floor with mid-block greenways to transform streets and courts into vibrant, connected public spaces. Terraced building massing reinforces a smooth transition between old and new, creating continuity in scale and form while strengthening the campus's relationship with the surrounding urban context.

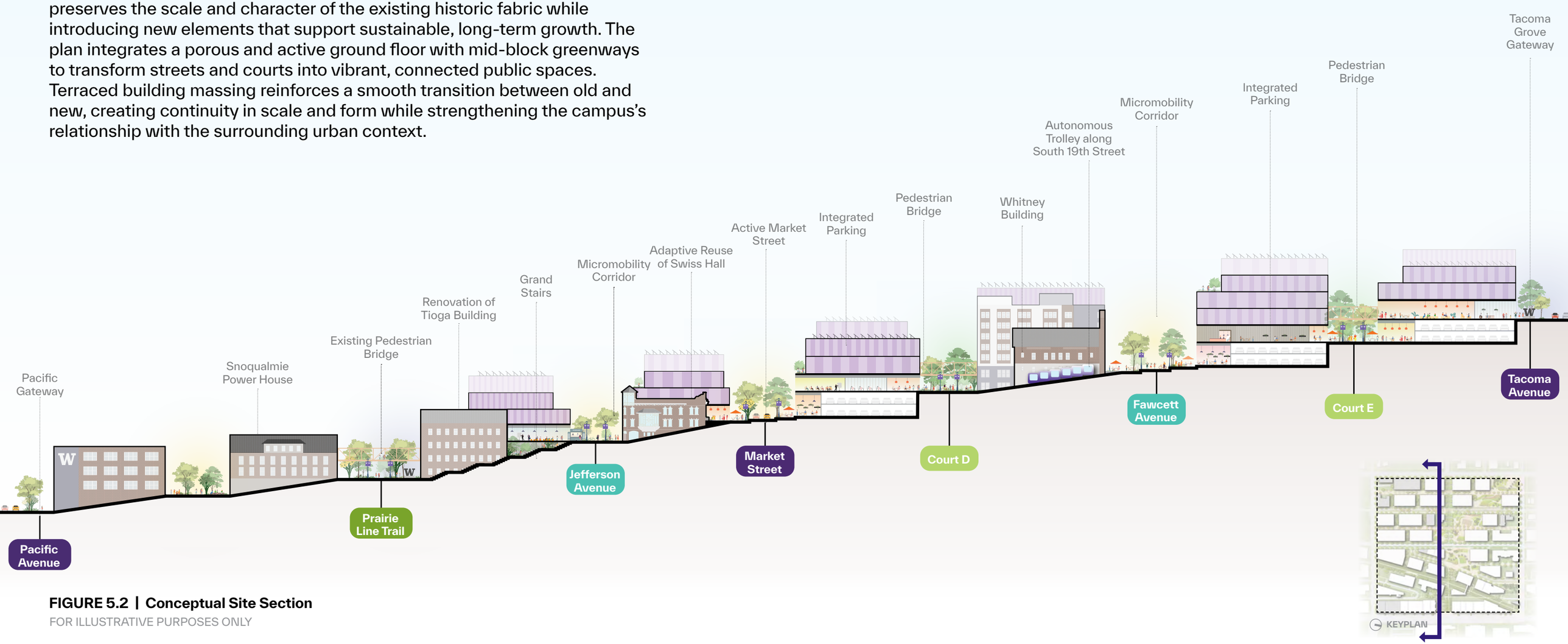


FIGURE 5.2 | Conceptual Site Section
FOR ILLUSTRATIVE PURPOSES ONLY

DESIGN PRINCIPLES

AERIAL VIEW OF CAMPUS WITH 10,000 FTE

DRAFT VISUALIZATION
FINAL IMAGE TO COME

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.

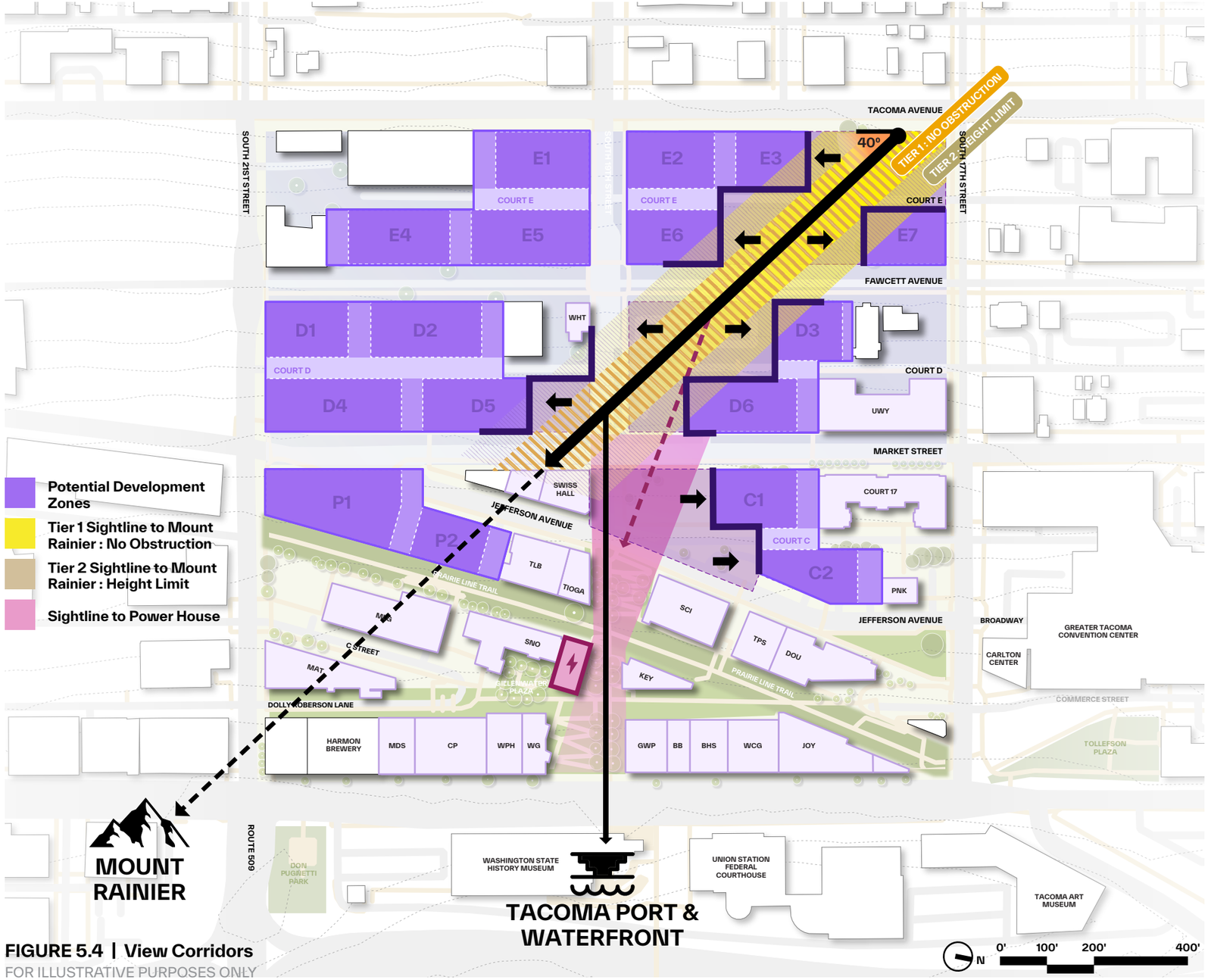


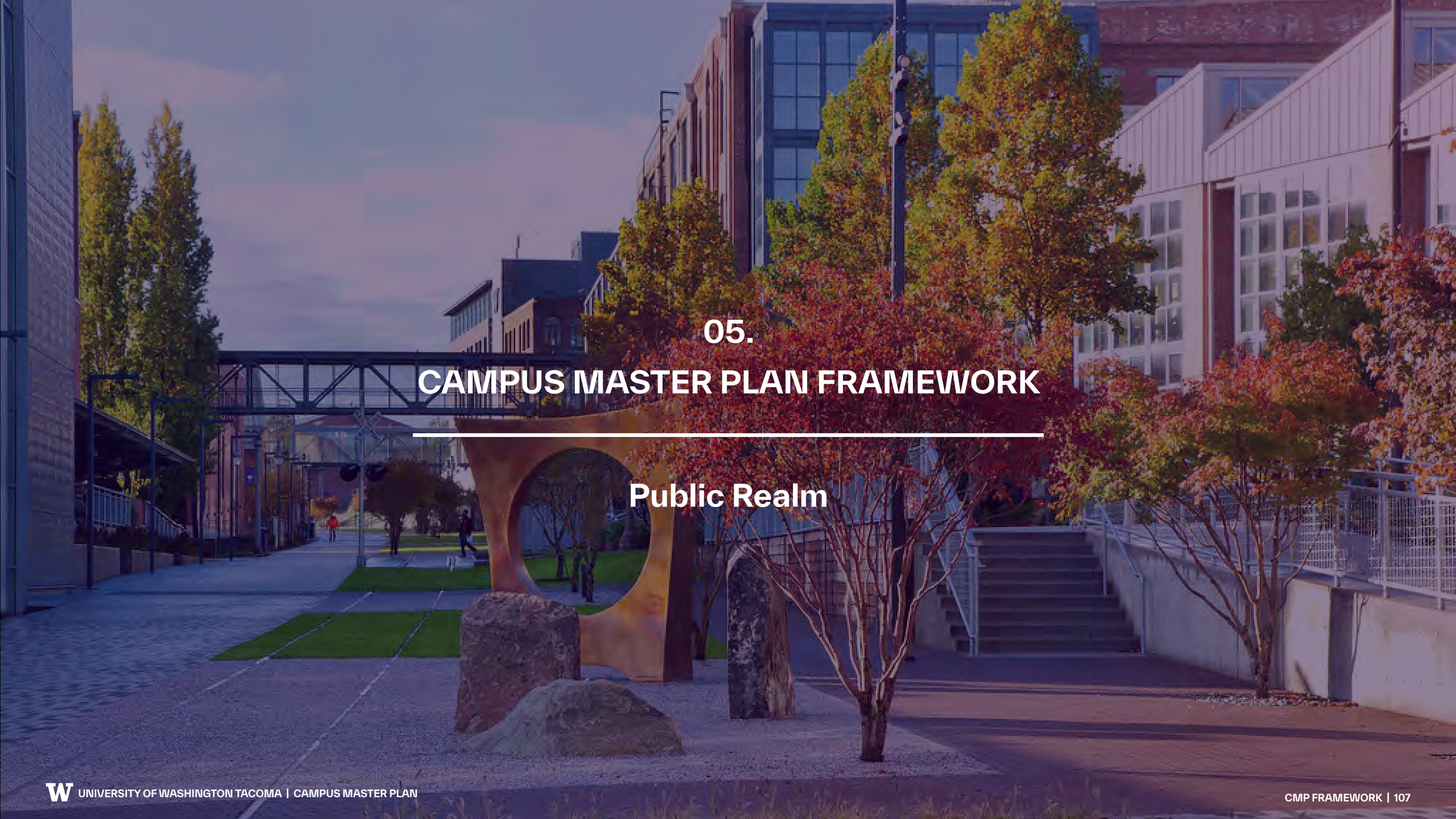
FIGURE 5.4 | View Corridors
FOR ILLUSTRATIVE PURPOSES ONLY

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 SPACE SPINE

The primary open spaces are organized along the Mount Rainier view corridor, forming a continuous sequence that begins at the new campus gateway on Tacoma Avenue. This entrance establishes a direct connection between the campus and the uphill neighborhood, unfolding into a series of dynamic, engaging spaces—including the Gateway, Memorial Garden, Leisure Areas, Campus Green, and The Commons—culminating at the Grand Stair and the historic core of the UW Tacoma campus.

This progression offers a scenic and varied experience, with each space defined by its own character and type of activation. At the highest elevation, the Gateway offers a quiet, contemplative arrival, aligned with the residential scale of the surrounding single-family neighborhood. As the path descends, the atmosphere becomes increasingly urban and vibrant, expressing the evolving identity of UW Tacoma.

The Commons, located at the intersection of the new campus and the historic core, serves as the new heart of the university. Anchored by the revitalized Swiss Hall, it functions as a central gathering place and symbolic link between past and future—integrating contemporary student life with the campus's historic fabric.

FIGURE 5.6 | Primary Open Spaces Character
FOR ILLUSTRATIVE PURPOSES ONLY

PUBLIC REALM
INTEGRATED OPEN SPACE NETWORK

As UW Tacoma continues to grow within its urban context, the public realm remains essential to both the campus's identity and its function. This open space framework envisions the landscape as a dynamic, multi-functional network that supports daily campus life, expresses a vision of urban nature grounded in ecological and cultural values, and fosters community through events, celebrations, and shared experiences with the city of Tacoma.

At the heart of this vision is a central cascade of open spaces that steps down the hillside, offering framed views of Mount Rainier and connecting seamlessly to the campus's existing grand stairs. Each space between the Courts is intentionally programmed to provide distinct experiences along the changing elevation. Near Market Street, the lower spaces are urban, active, and highly adaptable, accommodating daily circulation as well as large campus gatherings within the historic core. Moving uphill toward Tacoma Avenue, the character gradually shifts to quieter, more contemplative settings that include gardens, leisure areas, and a defined campus gateway.

Secondary open spaces branch from this central spine, establishing meaningful connections between buildings and landscape. The Courts and hillside pathways function as informal gathering areas where students and faculty can pause, connect, or engage with the natural environment. Although modest in scale, these spaces form vital links to the surrounding neighborhood and help ensure that the public realm extends to the campus edges, promoting accessibility, inclusion, and a sense of urban continuity.

FIGURE 5.7 | Open Spaces Network
FOR ILLUSTRATIVE PURPOSES ONLY

PUBLIC REALM

AERIAL VIEW OF CAMPUS WITH 10,000 FTE

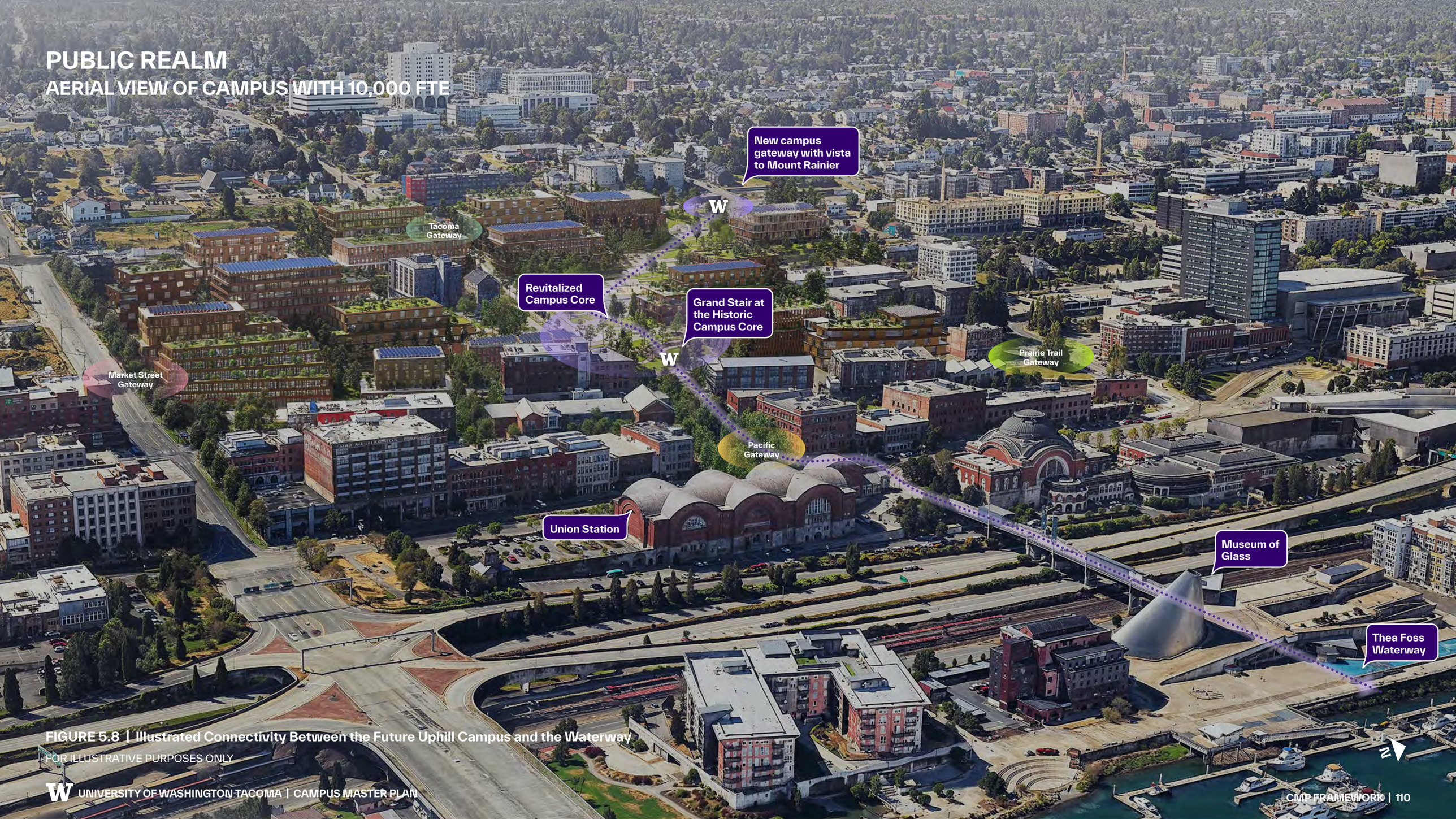


FIGURE 5.8 | Illustrated Connectivity Between the Future Uphill Campus and the Waterway

FOR ILLUSTRATIVE PURPOSES ONLY

PUBLIC REALM

OPEN SPACE PRECEDENTS | RELEVANT CAMPUS

PORTLAND STATE UNIVERSITY

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

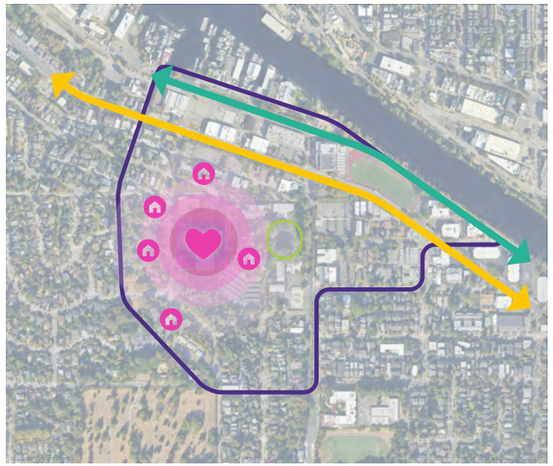
Park Blocks

Food Truck Lots

SEATTLE PACIFIC UNIVERSITY

Student Population
Approximately 3,400 students.

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



Martin Square

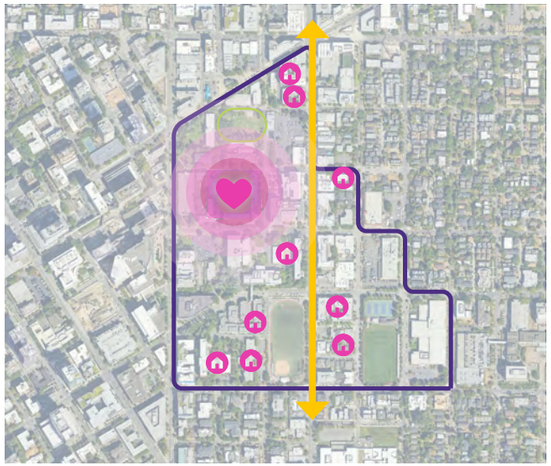
Tiffany Loop

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 urban campus, with land assets that support a wide range of public uses—including gathering areas, recreational zones, and biophilic interventions that connect people with nature. In developing a cohesive vision for the campus's open spaces, several factors were considered: the needs of the campus community, integration with adjacent neighborhoods, the site's hillside topography, and the opportunity to create seamless transitions between indoor and outdoor common areas.

The design precedents illustrated here were selected to guide and inspire the future character of campus open spaces. Each precedent demonstrates how thoughtful interventions—such as shaded gathering spaces, social breakout zones, ecological corridors, and programmable plazas—can support campus identity, sustainability, and day-to-day student life.

This framework highlights how varied spatial scales and typologies across the campus can respond to environmental conditions, social activity, and cultural expression—reinforcing UW Tacoma's commitment to an inclusive, connected, and resilient public realm.

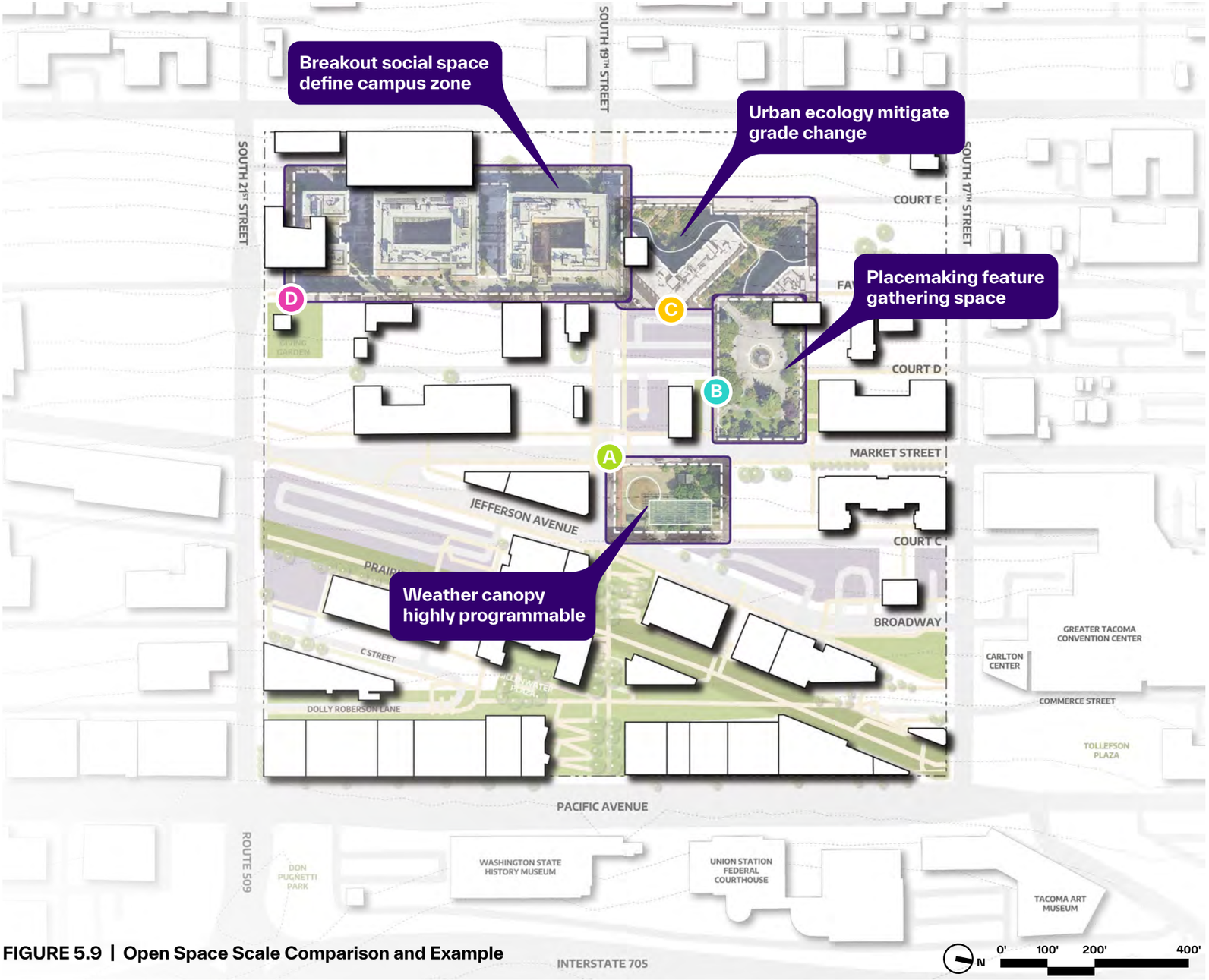


FIGURE 5.9 | Open Space Scale Comparison and Example

PUBLIC REALM
OPEN SPACE PRECEDENTS

FIGURE 5.10 | 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.

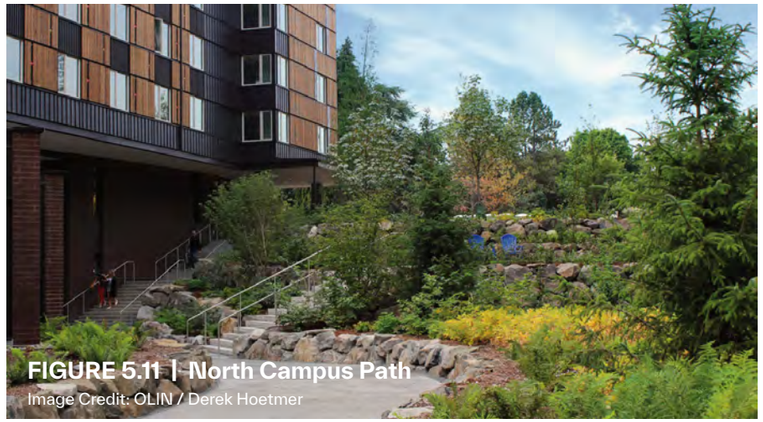


FIGURE 5.11 | North Campus Path
Image Credit: OLIN / Derek Hoetmer

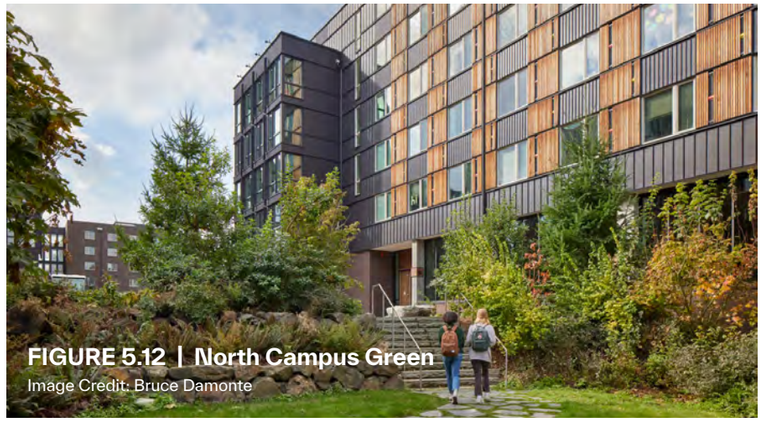


FIGURE 5.12 | North Campus Green
Image Credit: Bruce Damonte

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.

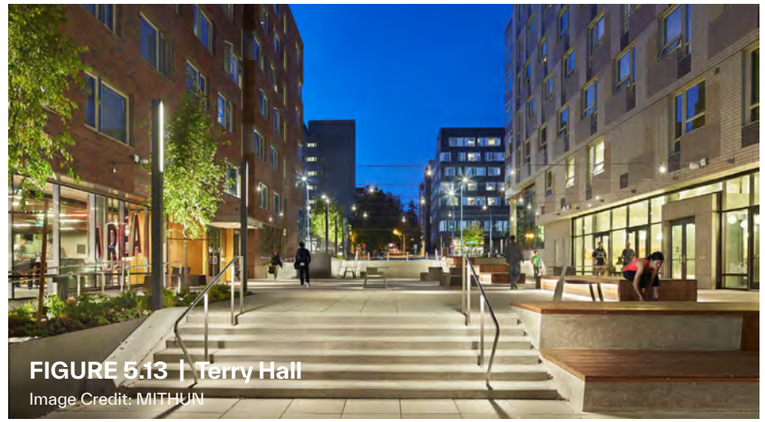


FIGURE 5.13 | Terry Hall
Image Credit: MITHUN

D Terry and Maple Halls
University of Washington, Seattle | 0.5 acres
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

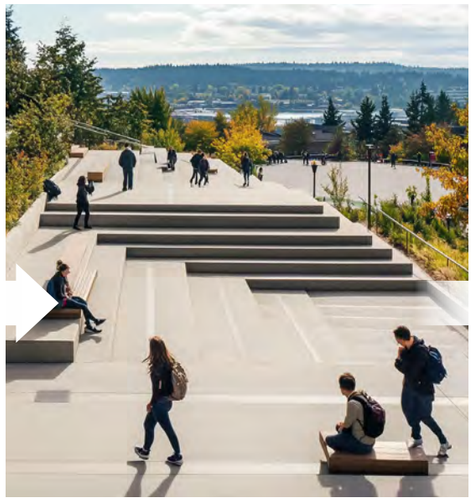
A new campus gateway from Tacoma Avenue connects the uphill neighborhood to the expanding campus.

MEMORIAL GARDEN

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

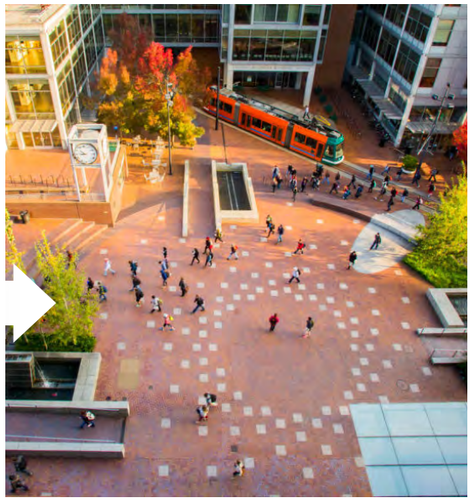
LEISURE

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 envisioned as a pivotal open space that connects the existing campus axis with emerging districts on the hillside. With the potential vacation of the South 19th Street below Market Street, this area presents an opportunity to extend open space from Swiss Hall northward, creating a unified and accessible landscape framework.

Designed as a place to pause, celebrate, and foster community, the Commons links adjacent buildings and pathways while forming a large, level terrace that supports events, informal gatherings, and everyday activity. It also provides a meaningful platform to honor Indigenous heritage, native plant ecologies, and the cultural diversity of the UW Tacoma community. The path network and gathering spaces are fully ADA accessible, ensuring an inclusive environment for all users.

Anchoring the Commons is a weather-protective canopy structure that enables year-round programming. Outfitted with AV capabilities, it can accommodate major University and public events, enhancing the campus's capacity for large-scale engagement.

Jefferson Street, adjacent to the Commons, is envisioned as a shared micromobility corridor that supports pedestrians, cyclists, and service vehicles. The improved connection across Jefferson to the existing campus "W" and the Grand Stair completes this sequence, facilitating smooth movement between the upper hillside districts, academic buildings, and the Prairie Line Trail.

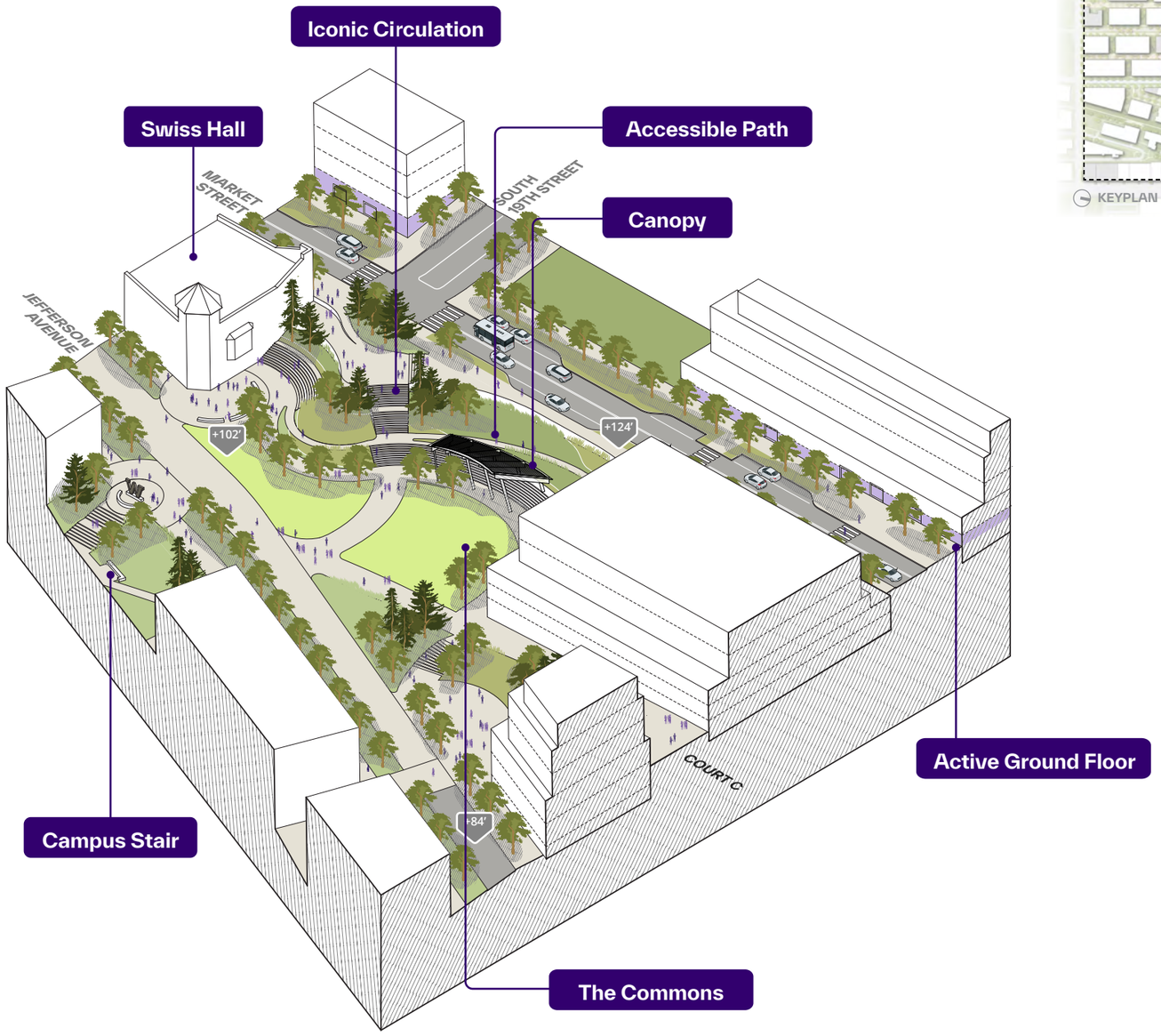


FIGURE 5.14 | Conceptual Axonometric of The Commons
FOR ILLUSTRATIVE PURPOSES ONLY

PUBLIC REALM

PRIMARY OPEN SPACES | THE COMMONS

FIGURE 5.15 | Perspective of Campus Public Realm

FOR ILLUSTRATIVE PURPOSES ONLY

PUBLIC REALM

PRIMARY OPEN SPACES | CAMPUS GREEN

The Campus Green is envisioned as the first major open space west of Market Street, located within UW Tacoma's expanding uphill campus district. Closely aligned with the anticipated growth of on-campus housing, this open space is intended to serve as a vibrant, high-activity gathering area that supports both student life and broader community engagement. Flexible programming could include farmers' markets on weekends, food trucks during lunch hours, and a variety of campus pop-up events, creating an active and inclusive environment. Designed to adapt over time, the Campus Green will respond to the evolving needs of students and the surrounding development context.

As the uphill district takes shape, the primary gathering zone within the Campus Green may be situated either at Market Street level or on Court D above. A lower-level configuration would strengthen public accessibility and civic presence. Alternatively, an upper-level location, integrated with academic and residential buildings, could offer a more student-centered setting for daily use and informal interaction.

FIGURE 5.16 | Campus Food Trucks Concept View

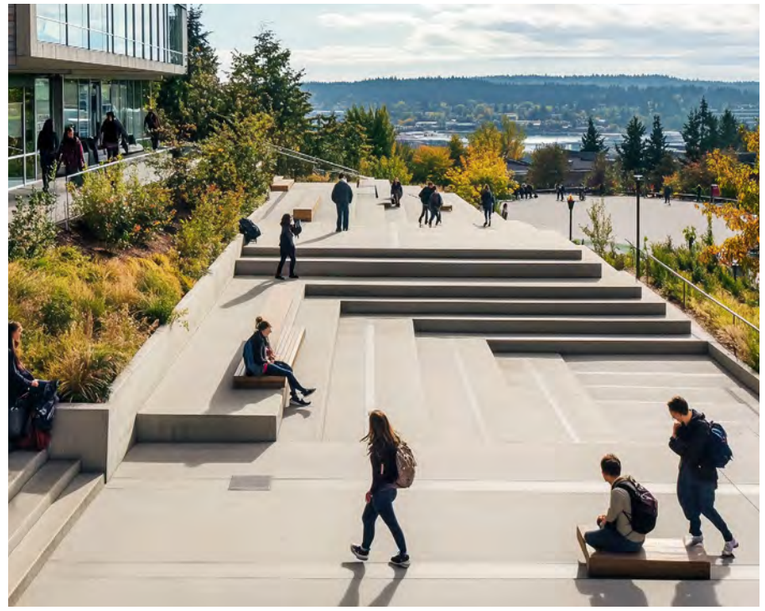


FIGURE 5.17 | Gathering Stairs Concept View

PUBLIC REALM

PRIMARY OPEN SPACES | LEISURE

New Leisure spaces on campus will offer students and the surrounding community meaningful opportunities to relax, socialize, and engage in recreational activities. The sloped topography of the upper campus provides an ideal setting for creating flat terraces that accommodate informal courts and multipurpose fields. These areas are designed to support both organized intramural events and spontaneous student use.

The Leisure space could include a basketball court positioned at the same level as an adjacent pedestrian court, seamlessly integrating recreation into students' daily movement. This arrangement enhances visibility and access while strengthening campus connectivity. Situated away from the busier streets above, the Leisure zone occupies a quieter area within the campus interior yet remains visually connected to surrounding levels.

Terraced seating and small landings will function as informal gathering points or spectator areas, offering places to pause, connect, or observe. These layered spaces contribute to a dynamic and inclusive environment that complements academic life with everyday wellness and social interaction.

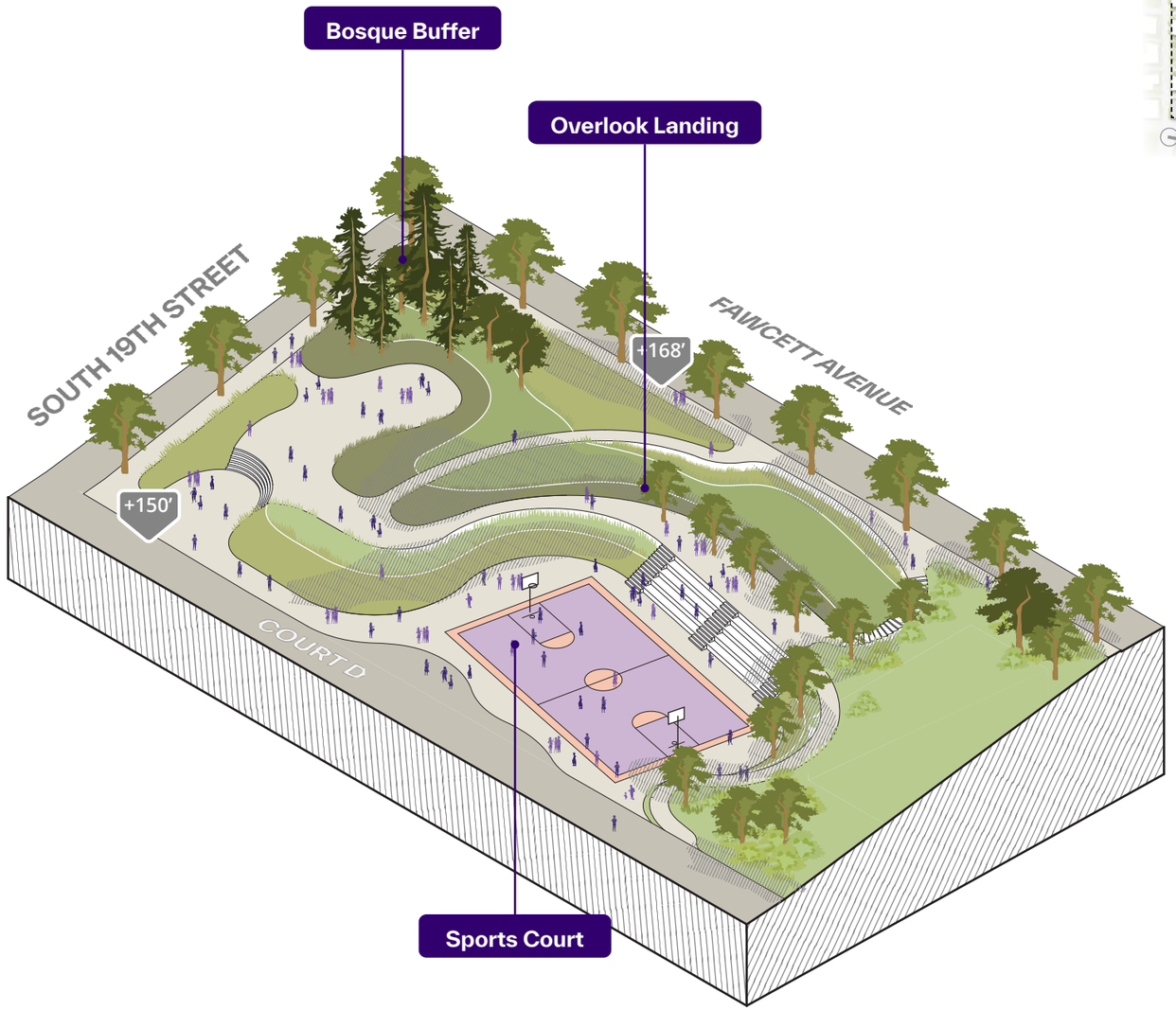


FIGURE 5.18 | Conceptual Axonometric of Leisure Open Space
FOR ILLUSTRATIVE PURPOSES ONLY

PUBLIC REALM

PUBLIC REALM I MEMORIAL GARDENS

The open space between Fawcett Avenue and Court E is envisioned as a Memorial Garden—an environment designed to foster serenity, reflection, and quiet engagement as one ascends the hillside. The landscape could gradually transition into meadows and cultivated garden areas, with generous, meandering paths that invite exploration and introspection.

Located near the former site of the historic Japanese Language School, which UW Tacoma removed in 2004, this space offers an opportunity to acknowledge and honor the diverse cultural narratives rooted in the campus's history. Given the site's layered and meaningful past, the Memorial Garden can serve as both a physical and symbolic space of remembrance.

This contemplative garden could weave historical memory into the evolving campus fabric—providing a lasting tribute to those who came before and grounding future development in the cultural legacy of the land.

FIGURE 5.19 | Hillside Path Concept View

FIGURE 5.20 | Calm Seating Concept View

PUBLIC REALM

PRIMARY OPEN SPACES | GATEWAY

The final open space at the top of the hillside will establish a new connection to Tacoma Avenue and the surrounding neighborhood. With expansive views of Mount Rainier and the Port of Tacoma, this elevated location has the potential to become an iconic entry point for UW Tacoma and a defining element of the campus identity.

A central gathering space, designed as the primary overlook, will anchor the Gateway and define the campus's arrival experience from Tacoma Avenue. This prominent terrace will welcome students and visitors into the campus while framing expansive views along the new campus axis. Its elevated position reinforces both visual and physical connectivity between the hilltop and the heart of UW Tacoma.

Complementing the main overlook, the design could include smaller terraces and seating ledges where students can pause, rest, or gather informally. Student input has emphasized the need for casual outdoor spaces to relax between classes—a demand that will grow as the campus expands uphill, vertical movement increases, and more students live on campus. All spaces should be fully ADA accessible and offer opportunities for respite along key circulation routes linking the central quad to the upper campus.

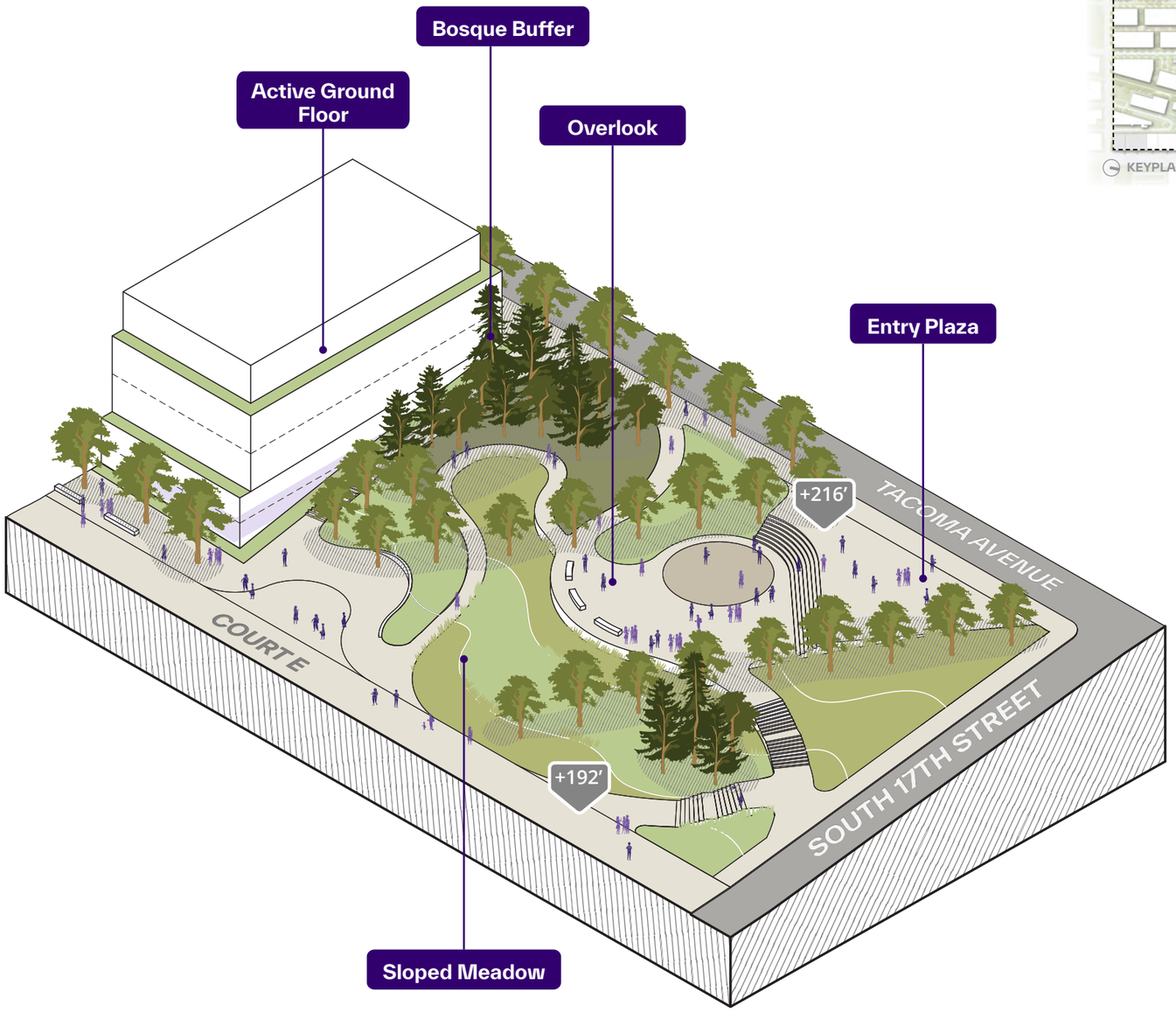


FIGURE 5.21 | Conceptual Axonometric of Tacoma Gateway
FOR ILLUSTRATIVE PURPOSES ONLY

PUBLIC REALM

PRIMARY OPEN SPACES | TACOMA GATEWAY

FIGURE 5.22 | Perspective of Mount Rainier Vista from Tacoma Gateway

FOR ILLUSTRATIVE PURPOSES ONLY

KEYPLAN

PUBLIC REALM

SECONDARY OPEN SPACES | ACTIVATING THE IN-BETWEEN

Secondary open spaces function as the connective tissue of the campus framework, each offering a distinct typology and purpose. Together, they support social interaction, movement, and moments of rest, while seamlessly integrating into the broader campus landscape.

GATHER

PEDESTRIAN COURTS

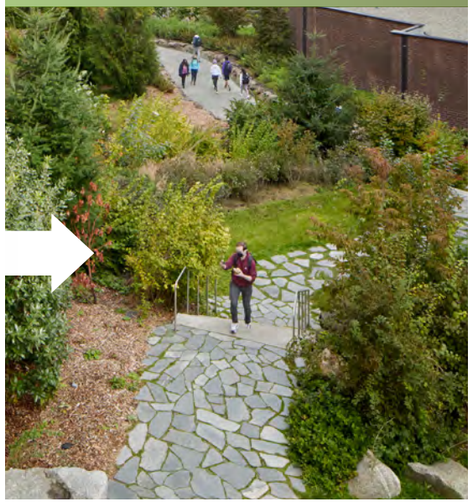
Some of the existing Campus Courts are reimagined as a pedestrian greenway, extending along the campus's north–south axis.

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 | ACTIVATING THE IN-BETWEEN

These secondary open spaces primarily consist of the uphill circulation routes that connect key areas of the campus. While their main function is movement, they also offer opportunities for spatial richness. Courts and pathways can incorporate small-scale “eddies” or pockets that serve as congregation zones, while planting buffers can expand into generous beds that support urban ecology. Varied paving materials may be used to distinguish circulation types and enhance spatial legibility.

The success of these spaces lies in balancing their functional role with layered open space programming. In many cases, they will serve as both primary pedestrian corridors and essential access routes for campus services. During peak times—such as class transitions—these areas may experience significant foot traffic, then quickly shift to moments of quiet. Design strategies must therefore accommodate both high-volume circulation and smaller, more contemplative uses throughout the day.

Creative landscape solutions will be critical in responding to the campus’s steep topography. Strategies such as comfortable path grading, minimized retaining walls, and well-integrated planting buffers will help transform circulation corridors into welcoming, usable landscapes. Further information on circulation design, clearances, and access coordination is provided in the Mobility section.

FIGURE 5.23 | Uphill Corridor Concept View

FIGURE 5.24 | Small Breakout Concept View

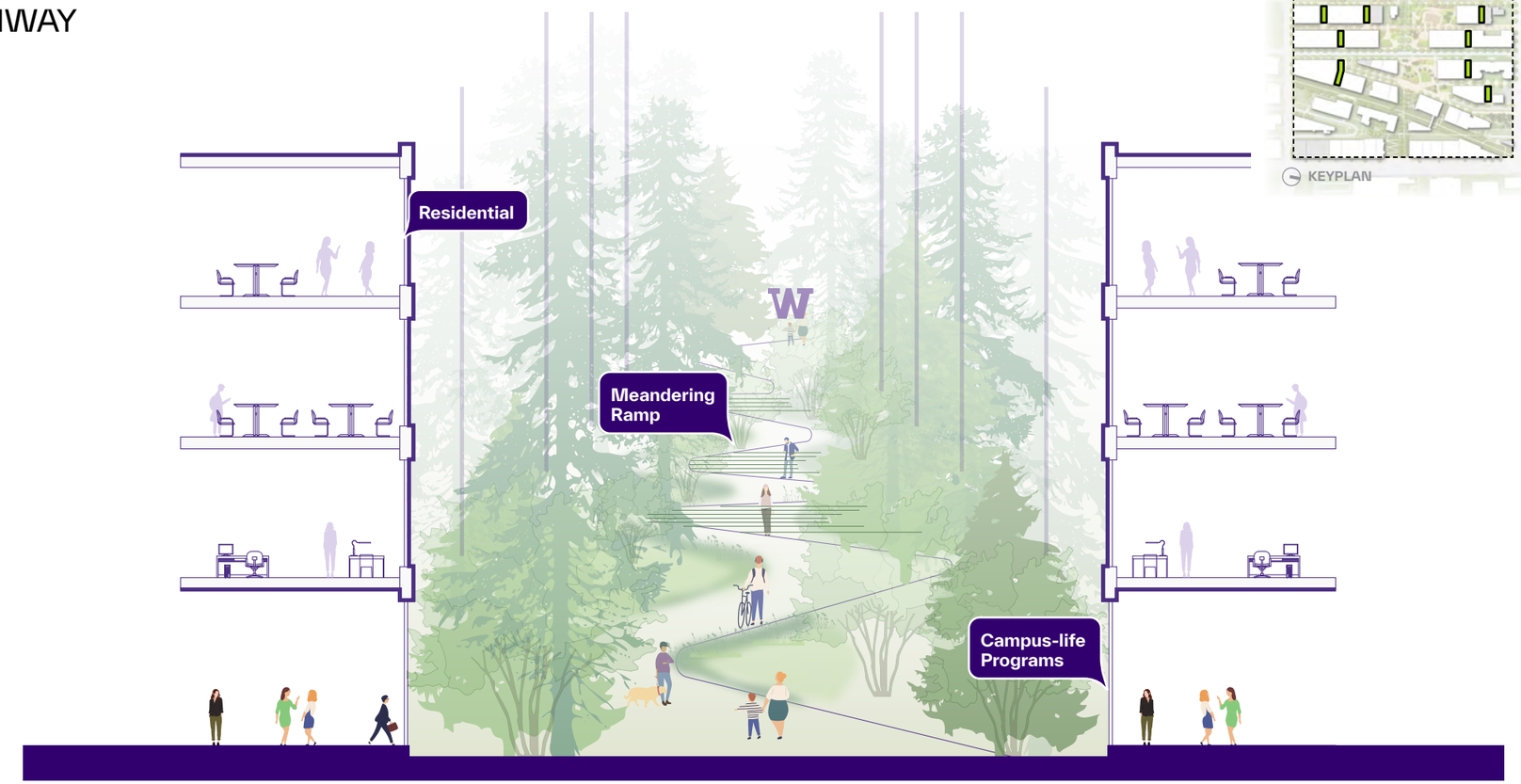
PUBLIC REALM

SECONDARY OPEN SPACES | MID-BLOCK GREENWAY

Mid-block greenways, located throughout campus development zones and between development plots, have the potential to significantly enhance pedestrian mobility and connectivity across the urban campus. These greenways can serve as both essential circulation routes and restorative open spaces, seamlessly linking campus blocks while providing moments of relief within the urban campus environment.

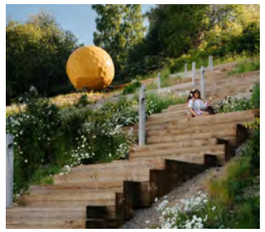
A key example is a meandering ramp that acts as a circulation spine, weaving through a lush landscape to connect residential areas with academic and student life programs below. Designed for universal access, this barrier-free pathway accommodates pedestrians and micromobility users alike, offering a comfortable and engaging journey across changing elevations.

In addition to their mobility function, greenways can incorporate elements of urban hiking, combining recreation with connectivity to promote wellness and exploration. Strategically placed public art further enriches the experience, reinforcing the campus's cultural identity and strengthening the relationship between nature, education, and community life.



Study Terraces

Urban Hike


Integrated Seating

Meandering Ramp

Outdoor Classroom

Landscape Art

FIGURE 5.25 | Conceptual Section of a Mid-Block Greenway
FOR ILLUSTRATIVE PURPOSES ONLY

PUBLIC REALM

SECONDARY OPEN SPACES | MID-BLOCK GREENWAY

FIGURE 5.26 | Perspective of Mid-Block Greenway

FOR ILLUSTRATIVE PURPOSES ONLY

PUBLIC REALM

VEGETATION | TREE CANOPY CHARACTER

A lush and diverse tree canopy across the campus network serves multiple functions, including providing shade, offering wind protection, and enhancing biodiversity. As the vegetative character of these corridors takes shape, thoughtful planning can strengthen these ecological benefits. Establishing a clear hierarchy of anchor and feature species supports both the resiliency of the street canopy and a coherent, intentional aesthetic.

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 South 19th Street 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 portions of campus may be distinguished by different anchor species. The upper campus, for example, could feature native conifers to evoke the character of Pacific Northwest forests. These trees, which may take longer to mature, offer a symbolic parallel to the campus's growth upslope over time. Anchor species are selected in a range of sizes to address the diverse conditions across campus and to support the functional demands of each setting.

FIGURE 5.27 | Tree Canopy Diagram
FOR ILLUSTRATIVE PURPOSES ONLY

PUBLIC REALM

VEGETATION | TREE CANOPY CHARACTER

Planting street trees in groups of two to five, with alternating species, can further improve the resiliency of the tree canopy against diseases and insect infestations. Feature trees may be planted more densely near major building entries, gathering areas, or transitional points along the slope to help guide pedestrian movement.

Tree species should be selected from the **Grit City Trees** list, as outlined by the Tacoma Urban Forestry Program. All trees installed along streets, avenues, and courts should comply with Tacoma's street tree design guidelines. Indigenous planting practices and native species should also be integrated into these strategies.

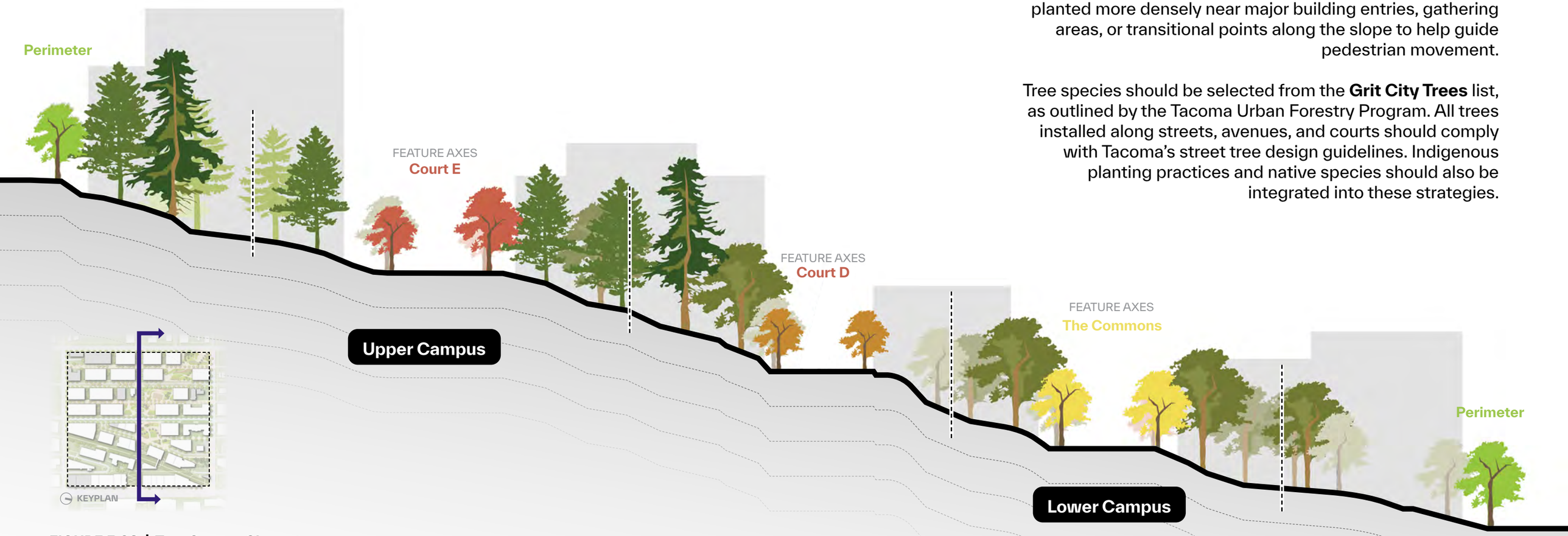


FIGURE 5.28 | Tree Canopy Character

FOR ILLUSTRATIVE PURPOSES ONLY

PUBLIC REALM

VEGETATION | UNDERSTORY

The character and performance of open spaces across UW Tacoma will be strongly influenced by the selected plantings. Understory vegetation should express a unifying vision of urban nature reflective of Tacoma's identity, be appropriate for the Pacific Northwest climate, and remain adaptable to the varied site conditions found throughout campus.

A gradient planting approach supports these goals by introducing botanical and experiential diversity across hillsides, individual blocks, and smaller planting beds. From dense bosques to open slopes and urban bioswales, this range of palettes can serve as a distinctive expression of sustainable landscape strategies in Tacoma.

At one end of the gradient, denser, less-frequented plantings can offer privacy and spatial definition. These species, generally larger and slower-growing, will require minimal maintenance once established. Meadow plantings, including grasses and wildflowers, are suitable for expansive hillsides or compact beds and can become self-sustaining over time. Toward the urban end of the gradient, resilient species suited for high-traffic and high-exposure conditions will thrive along sidewalks and other stressed areas, maintaining density and vitality despite environmental pressures.

Plant palette selections for the campus should be guided by recommended species lists from the Tacoma Garden Club and the Washington Native Plant Society, and should align with indigenous planting strategies where appropriate.

FIGURE 5.29 | Planting Understory

FOR ILLUSTRATIVE PURPOSES ONLY

PUBLIC REALM
ADAPTIVE PLANTING STRATEGY

UW Tacoma is situated on a hillside with expansive views of Mount Rainier and the Port of Tacoma, and its identity is uniquely shaped by the city's industrial legacy and open urban terrain. While the hillsides of Tacoma were once densely forested with conifers, they have since transformed into a more open landscape.

Recent feedback from city and campus stakeholders highlighted that the uphill areas, which are currently less developed, are often perceived as vacant or underutilized. During the campus master planning engagement process, participants emphasized the need for a more cohesive and visible university presence in these areas, even as planning and phased development for the uphill district continues. These spaces could serve the growing campus community while also accommodating long-term growth.

In response, a series of landscape strategies—Sloped Meadow, Tree Stands, and Micro-Bosque—was proposed to enhance the sense of place while maintaining flexibility for future development. These planting typologies are intended to activate currently undeveloped parcels, adding ecological value, spatial definition, and visual identity without precluding future construction. This approach strengthens campus character, improves environmental quality, and supports biodiversity.

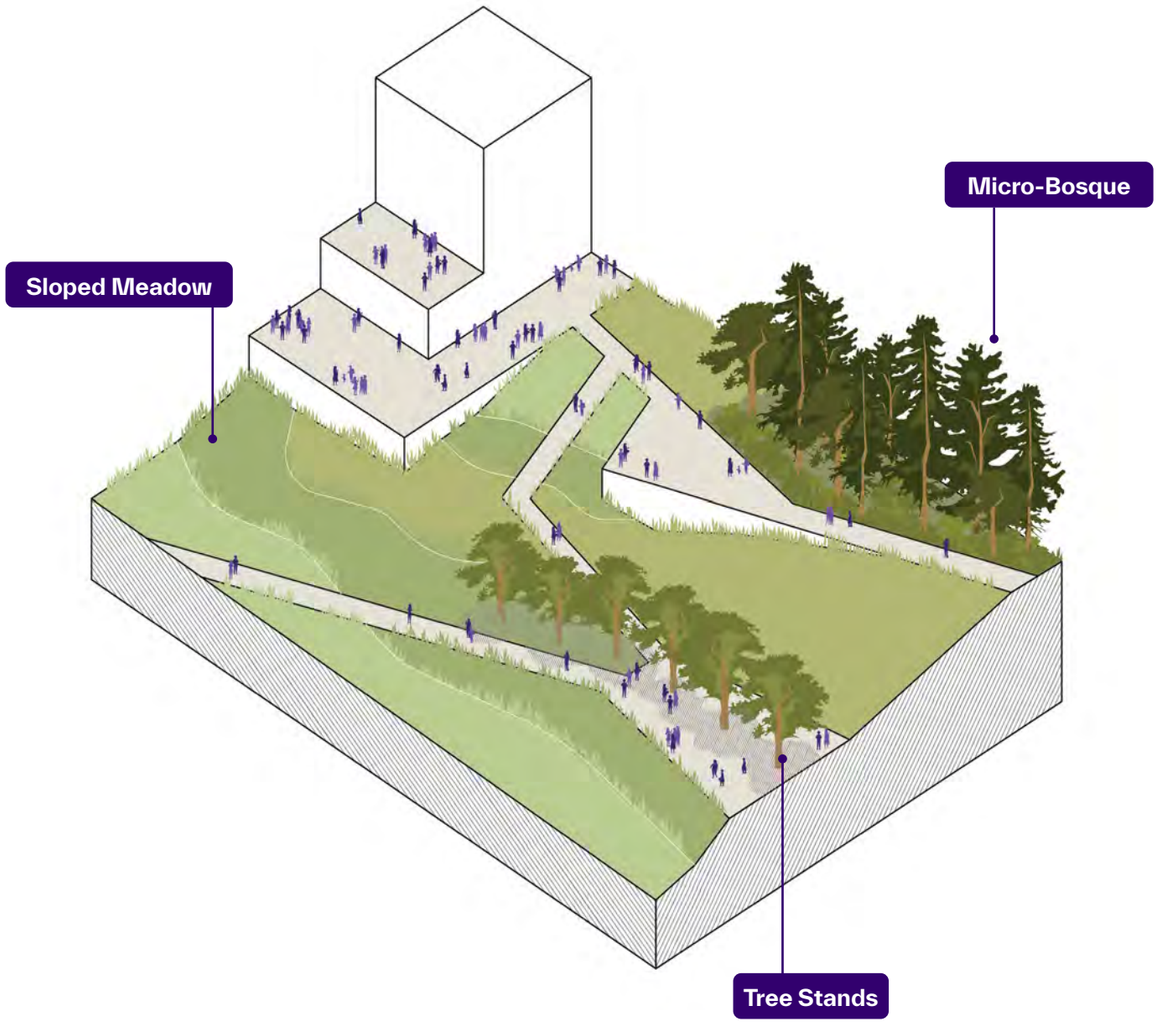


FIGURE 5.30 | Axonometric of Adaptive Planting Strategy
FOR ILLUSTRATIVE PURPOSES ONLY

PUBLIC REALM

ADAPTIVE PLANTING STRATEGY | MICRO-BOSQUE

Building on an existing campus initiative, the proposal to implement micro-bosques in selected areas of the UW Tacoma campus introduces an innovative strategy to enhance the landscape through both ecological performance and spatial identity. These hyper-dense, strategically planted groves are designed to support environmental function while contributing to the visual and experiential character of the campus.

Micro-bosques promote biodiversity by creating rich habitats for local flora and fauna and serve as demonstrative ecological models that can inform sustainable practices across other campus zones. These compact landscapes offer multiple benefits, including improved air quality, carbon sequestration, and urban cooling, while enriching the educational and aesthetic experience for the campus community.

Through this approach, UW Tacoma affirms its commitment to sustainability, resilience, and design excellence. This strategy sets a precedent for innovative landscape stewardship that other institutions can follow.

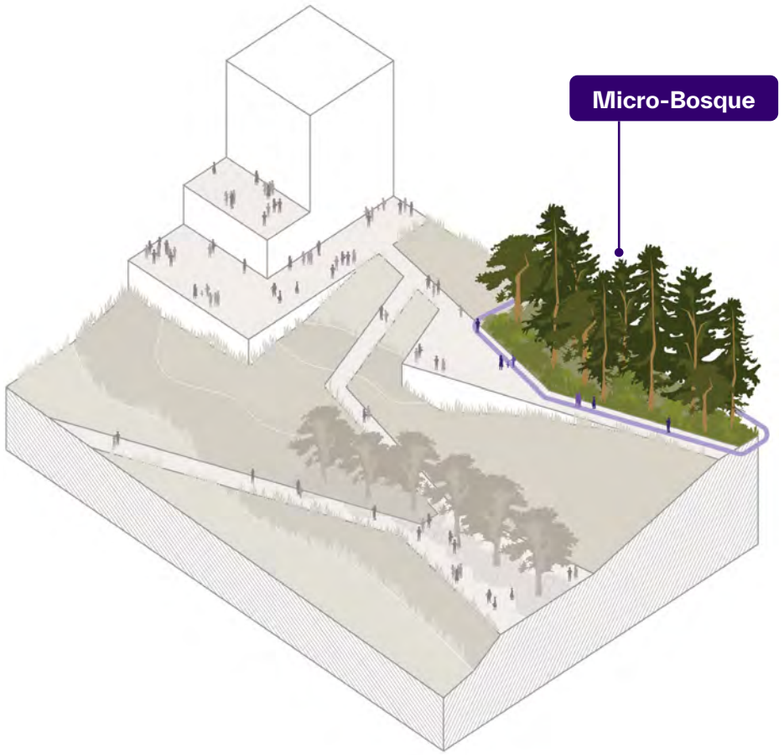


FIGURE 5.31 | Axonometric of Micro-Bosque
FOR ILLUSTRATIVE PURPOSES ONLY

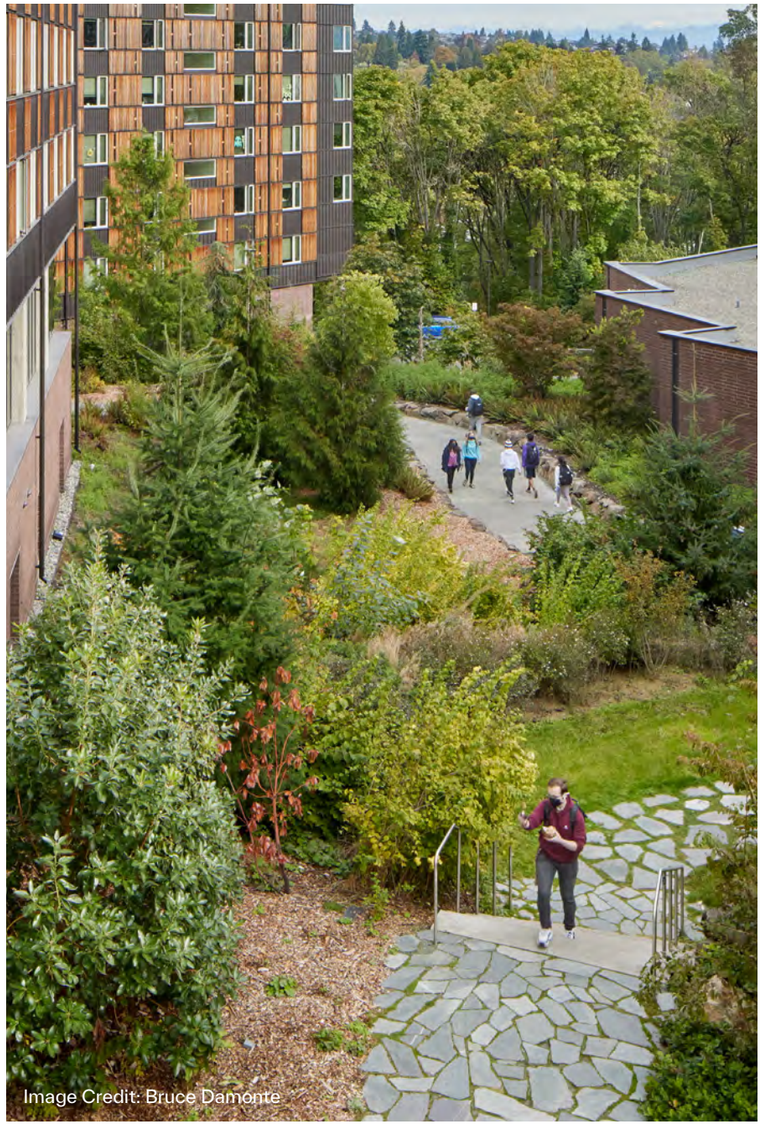


Image Credit: Bruce Damonte

PUBLIC REALM

ADAPTIVE PLANTING STRATEGY | TREE STANDS

Along key pedestrian corridors and streets, particularly 19th Street, establishing distinctive treelines can significantly improve wayfinding and orientation within the campus landscape. In the transitional upland areas, a carefully organized arrangement of canopy trees can function as both visual landmarks and biophilic design elements. This approach enhances spatial clarity while contributing to the overall character of the campus.

Tree species should be selected for their strong visual identity and recognizable form. The allee of elms at the Grand Stair, known for their graceful structure and broad canopy, serves as a compelling precedent. Similarly, newly planted canopy trees can offer shade, define circulation routes, and contribute to a sense of living architecture. Together, these elements help create a cohesive, welcoming, and ecologically responsive campus environment.

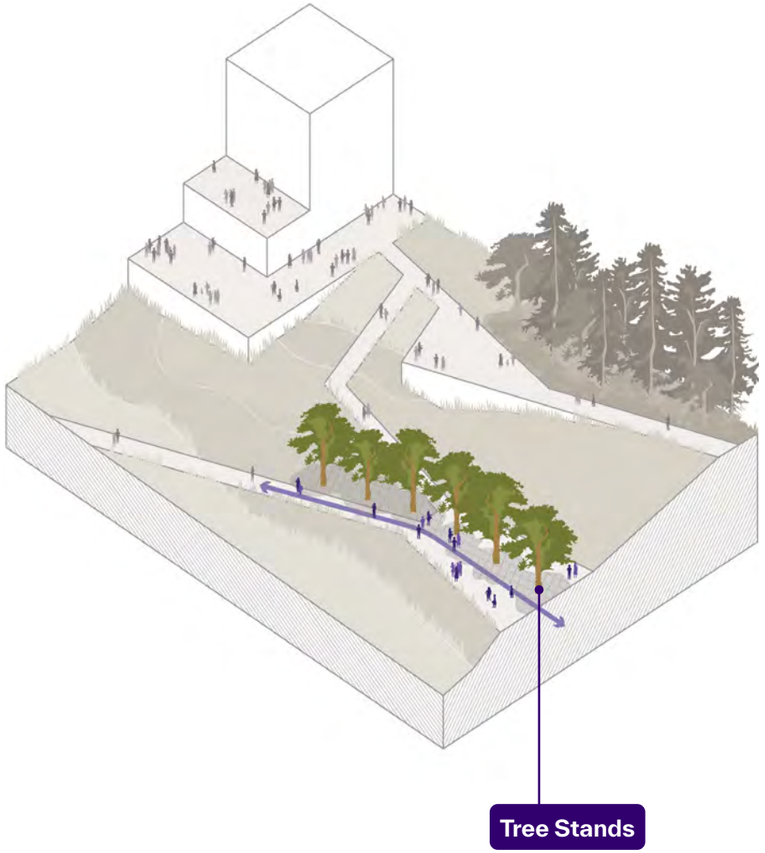


FIGURE 5.32 | Axonometric of Tree Stands
FOR ILLUSTRATIVE PURPOSES ONLY

Image Credit: Randall L. Schieber

Image Credit: Randall L. Schieber

PUBLIC REALM

ADAPTIVE PLANTING STRATEGY | SLOPED MEADOW

A hardy grass meadow approach is recommended for open areas across the campus, offering an ecologically resilient and visually expressive alternative to traditional turf. The goal is to establish a commons of native and adaptive grasses that grow to approximately four feet in height and are mown seasonally. Utilizing a seed-based species mix will support reliable establishment while minimizing initial costs.

Aligned with broader efforts to expand pollinator habitat, this strategy presents a valuable opportunity to restore ecological function across a larger urban area. In addition to supporting biodiversity, hardy meadows require less water and maintenance than conventional lawns, contributing to long-term sustainability.

With careful selection of seed mixes, the planting palette can also reflect campus identity by incorporating subtle tones of purple and gold. The textures and seasonal variation of grasses and perennials will respond to the site's topography, creating a layered and intentional landscape that reinforces the unique character of the campus's upland areas.

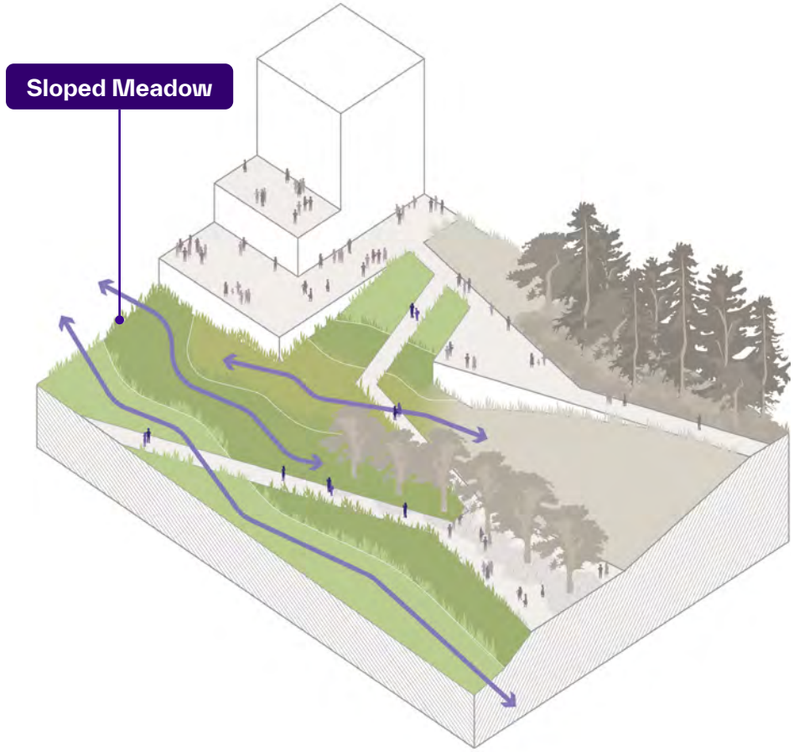


FIGURE 5.33 | Axonometric of Sloped Meadow
FOR ILLUSTRATIVE PURPOSES ONLY

Image Credit: Sahar Coston-Hardy/Esto

Image Credit: Sahar Coston-Hardy/Esto

PUBLIC REALM
LANDSCAPE STEWARDSHIP

As student enrollment grows and institutional needs evolve, campuses are developed gradually over time. At UW Tacoma, where major development will unfold across multiple decades, it is essential to consider how undeveloped land and vacant parcels are managed during interim periods. As a major landowner in Tacoma, the University holds a responsibility to steward its landscape with care, intention, and long-term vision.

The Campus Master Plan introduces an interim landscape stewardship strategy to guide the treatment of these transitional spaces. This approach emphasizes cost-effective, low-impact enhancements that preserve flexibility for future development while improving the immediate campus environment. Interventions such as seeded meadows, passive-use areas, and simple infrastructure can activate underutilized land without precluding future construction.

During the master planning engagement process, campus and city stakeholders consistently highlighted that the uphill areas feel vacant or underutilized. There was a strong desire for a more cohesive and visible university presence in these zones. In the near term, development is expected to expand outward from the current campus core into adjacent central areas, leaving large portions of the uphill district undeveloped for years to come. Interim improvements in these areas offer a timely opportunity to demonstrate care, make the landscape feel safe and welcoming, and begin shaping a stronger campus identity. These efforts not only address current needs but also lay the groundwork for future transformation.

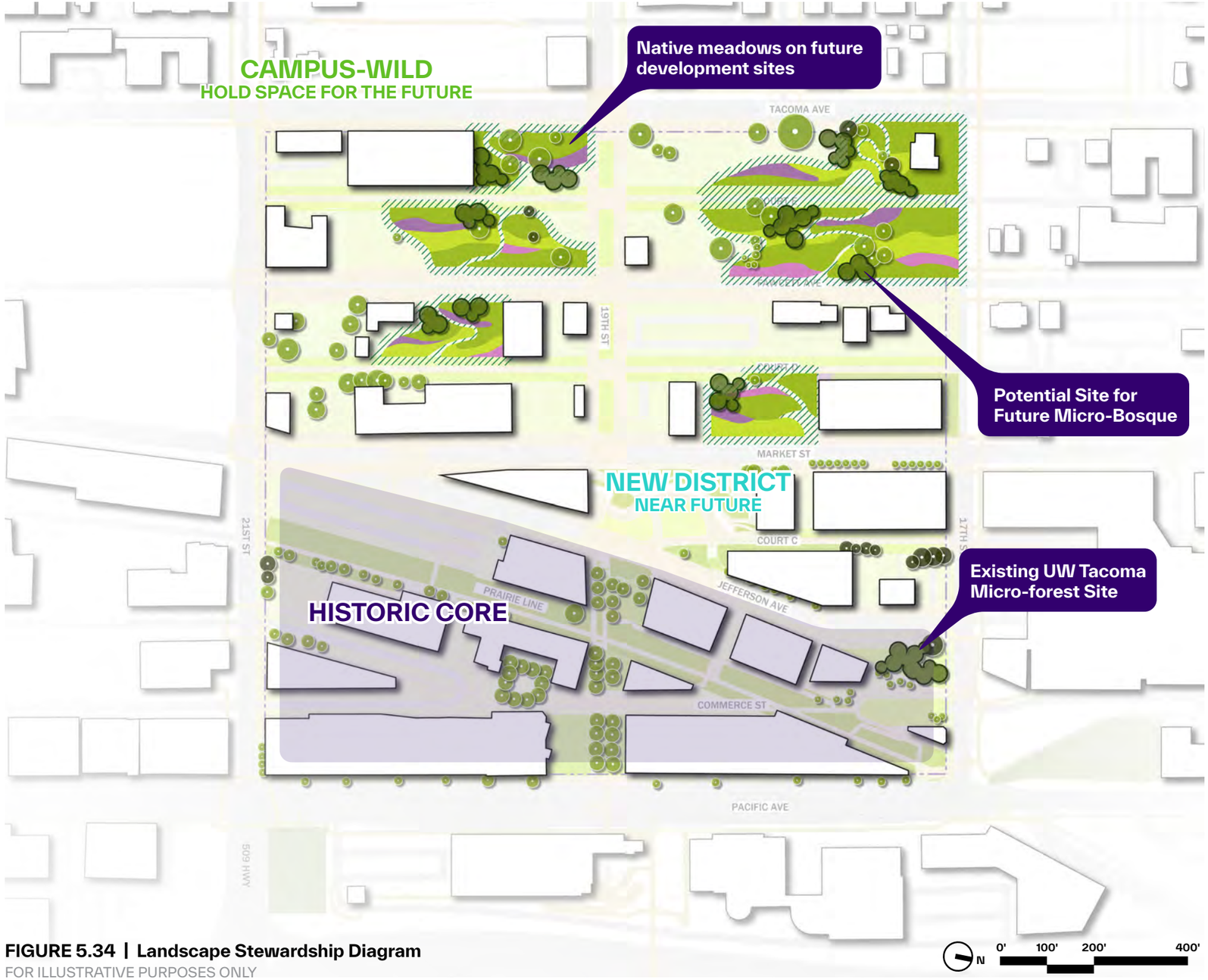


FIGURE 5.34 | Landscape Stewardship Diagram
FOR ILLUSTRATIVE PURPOSES ONLY

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

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 critical consideration as UW Tacoma develops the upper portions of its campus. These areas, currently vacant, lack the urban stormwater infrastructure found in the historic core. This presents an opportunity to design integrated water systems that support both development and environmental performance.

As new buildings are introduced parcel by parcel, the water management system must adapt accordingly. Wherever possible, building runoff should be directed into adjacent open spaces, where landscape systems can be designed to treat and reuse water for irrigation. This strategy encourages the coordinated development of buildings and their surrounding landscapes, allowing for seamless integration of water management. For buildings farther from large open spaces, smaller-scale detention systems can be implemented to manage and slow runoff during storm events.

Due to the site's urban setting, steep topography, and regional climate, overflow into the municipal stormwater system will remain necessary during heavier events. Each of the three primary downhill corridors already houses a major conveyance line that connects the courts and streets. Extending this infrastructure beneath newly redeveloped courts will maintain continuity, ensure access for maintenance, and provide an efficient backbone for stormwater management across the expanding campus.

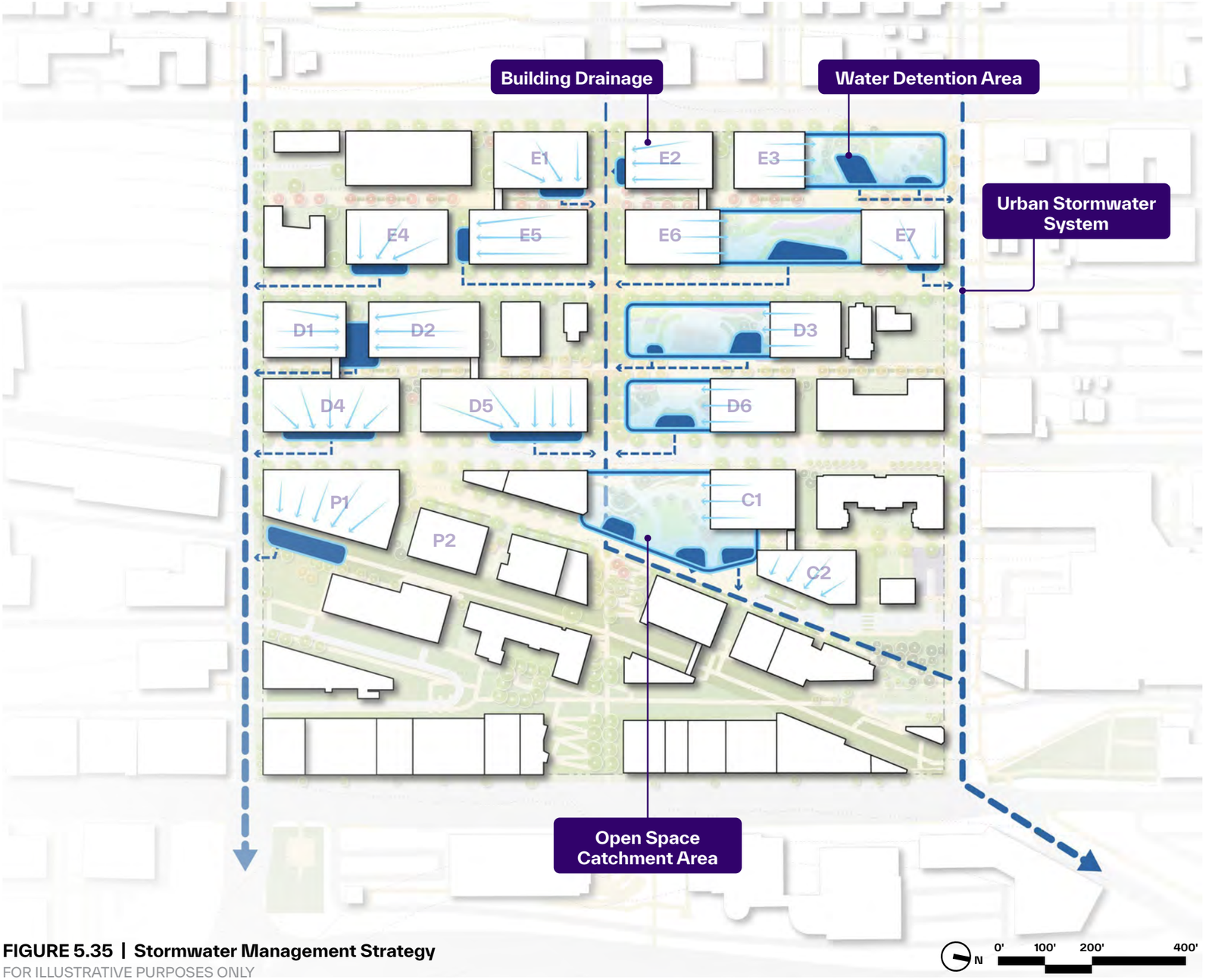
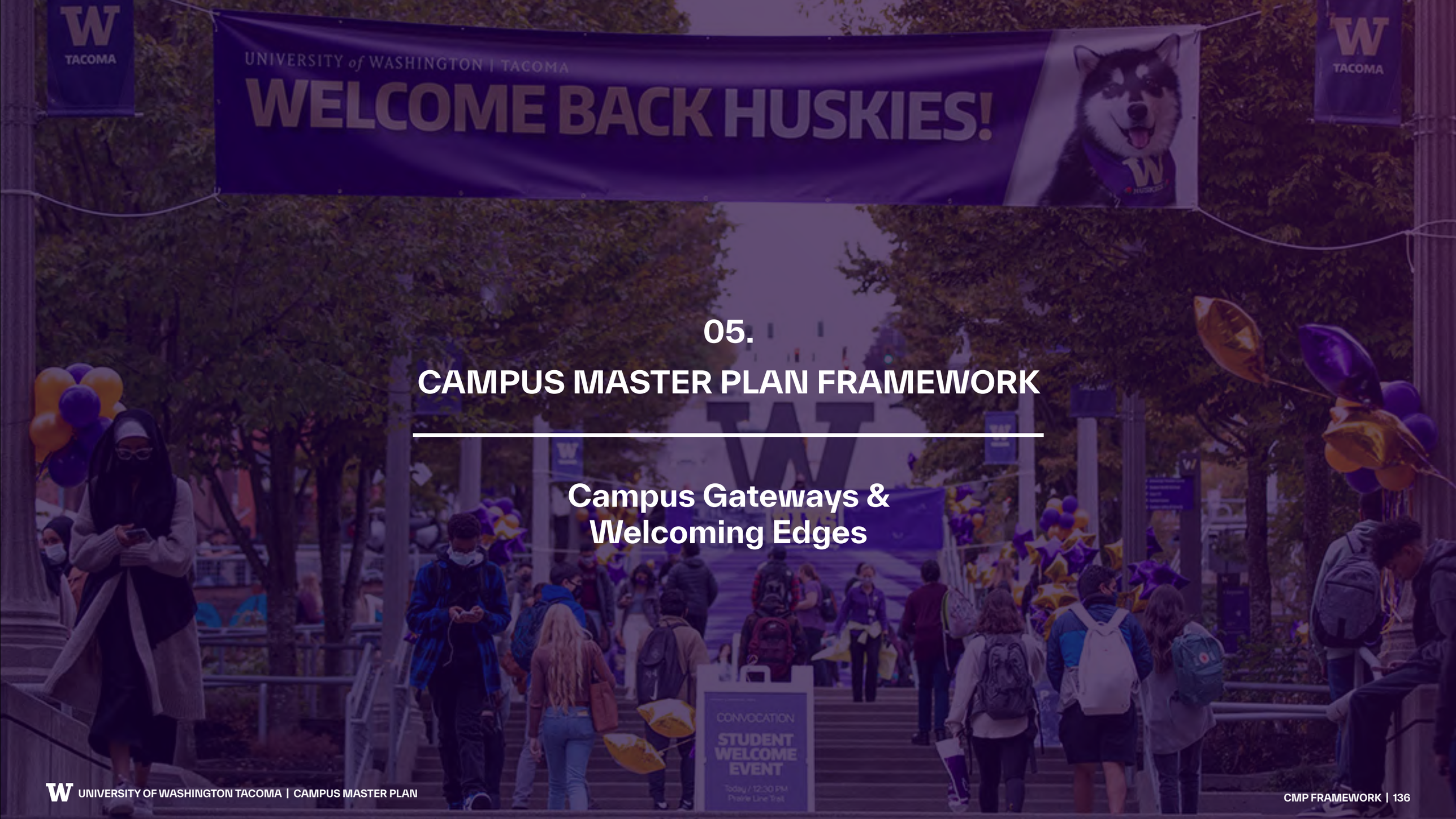


FIGURE 5.35 | Stormwater Management Strategy
FOR ILLUSTRATIVE PURPOSES ONLY



05.

CAMPUS MASTER PLAN FRAMEWORK

Campus Gateways & Welcoming Edges

CAMPUS GATEWAYS
DEFINING CAMPUS ENTRANCES

Campus gateways function as critical entry points that connect the University with the city, providing access for pedestrians, cyclists, and vehicles. The surrounding streets form a sequence of gateways that link the campus to the broader community and establish a clear sense of arrival. Well-planned intersections improve wayfinding and reinforce the University's identity within downtown Tacoma. Development at key intersections will further define the campus edge and improve the arrival experience. The campus gateways will converge at the revitalized campus core, the heart of the campus, which could include a cohesive welcome center.

The following priority gateway locations have been identified:

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

Each gateway should feature signage, public art, architectural detailing, and landscaping to create distinctive, recognizable entrances that contribute to a cohesive and welcoming campus environment. As planning continues, UW Tacoma will work with the community and the Puyallup Language Department to determine appropriate names and design strategies for the identified campus gateways.

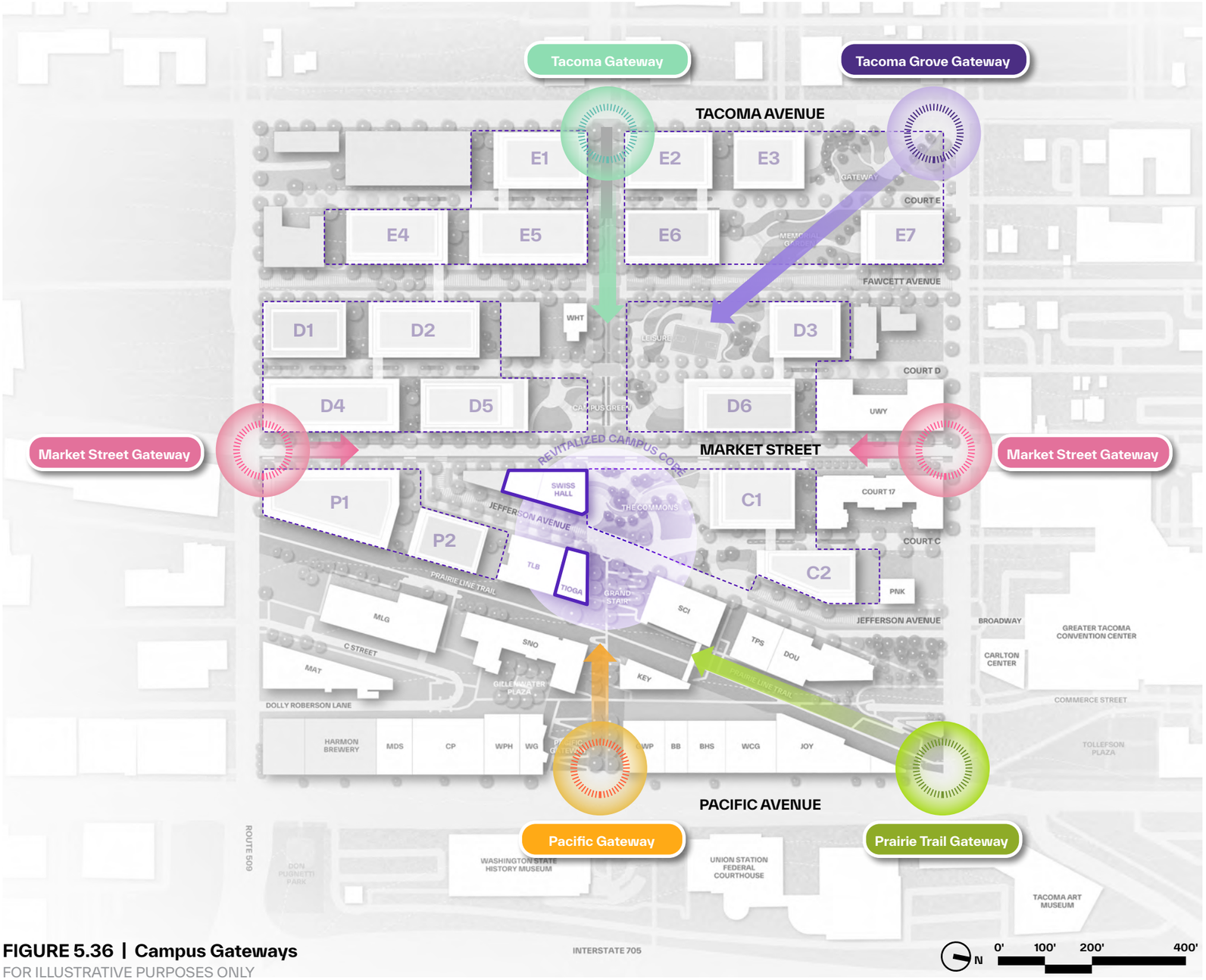


FIGURE 5.36 | Campus Gateways
FOR ILLUSTRATIVE PURPOSES ONLY

WELCOMING EDGES
GROUND FLOOR ACTIVATION

An active streetscape is essential to creating a high-quality pedestrian experience. Primary activation should be focused along Tacoma Avenue, Market Street, South 19th Street, and major open spaces, including the view corridor to Mount Rainier. These areas should include a mix of commercial, academic, and social uses such as lounges, cafés, retail, and collaborative spaces to support regular foot traffic and campus engagement.

In other locations, secondary activation should be integrated where possible. Ground-floor uses such as lobbies, offices, and campus amenities, including daycare centers and fitness facilities, contribute to a welcoming environment even if they do not generate the same level of activity as retail or dining spaces.

Design strategies such as transparent facades, clear and accessible entryways, outdoor seating, and multi-use landscape features can strengthen the connection between buildings and the public realm. In areas where primary activation cannot be achieved, secondary uses should be prioritized to avoid blank walls and reduce the visual impact of parking and service entrances. Together, these strategies will support a more connected, active, and pedestrian-friendly campus.

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.

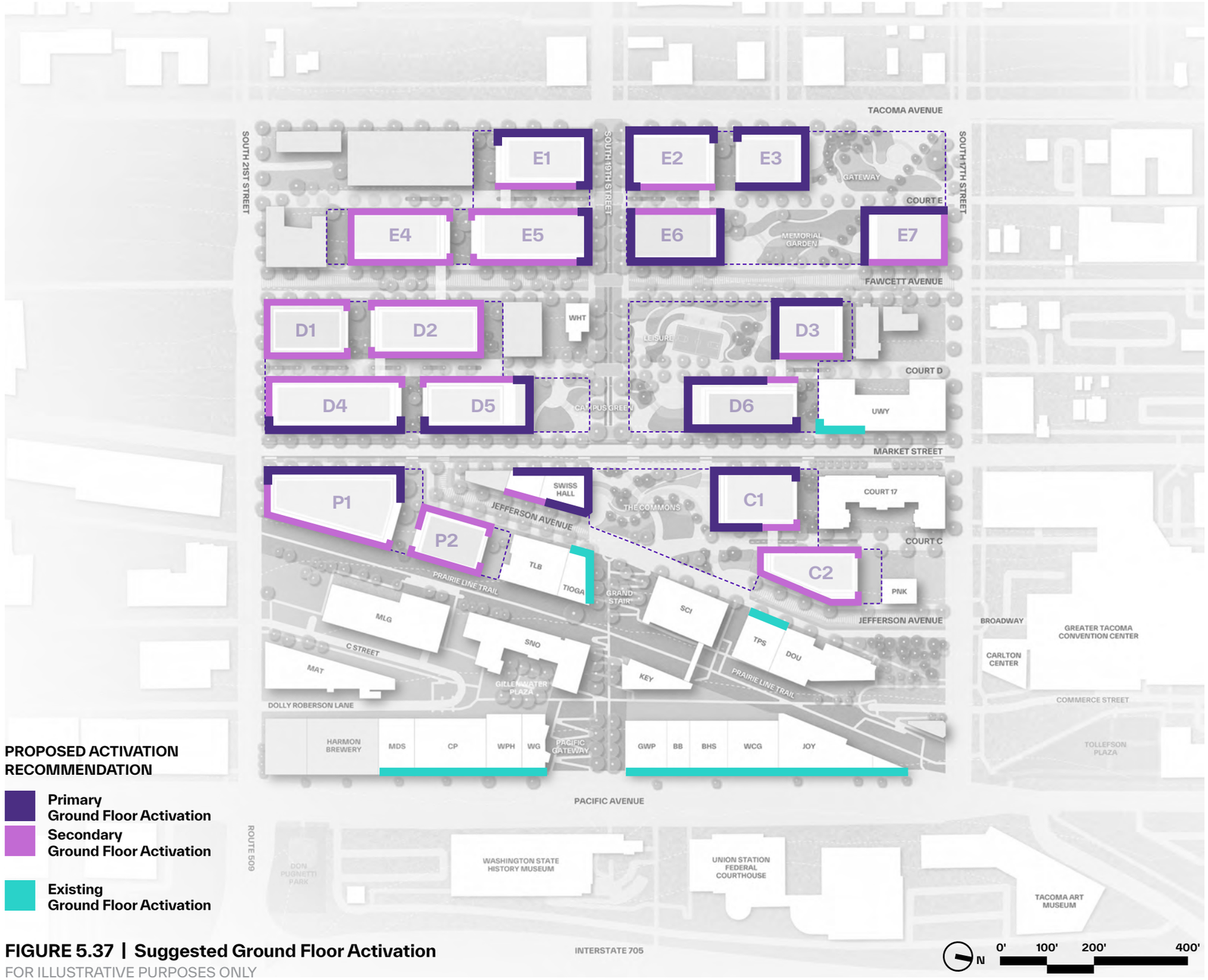


FIGURE 5.37 | Suggested Ground Floor Activation
FOR ILLUSTRATIVE PURPOSES ONLY

WELCOMING EDGES

PROGRAMMATIC AND STREETSCAPE SYNERGY | VEHICULAR ROAD

The diagram on the right illustrates how campus edges can be made more welcoming through the integration of strategic program placement, active ground-floor uses, and engaging streetscapes, all supported by clear campus wayfinding and a consistent visual identity. This approach prioritizes pedestrian-friendly environments by locating cafés, retail, and collaborative spaces along key corridors to foster public interaction and encourage vibrant street life.

The campus master plan strengthens the campus experience by connecting academic programs with public spaces and reinforcing a unified sense of place. Design elements such as brick crosswalks, small parks and seating areas, multimodal transit options, spillout zones, and features that reflect the campus's industrial heritage contribute to a more functional, attractive, and interactive campus environment. Together, these elements support a welcoming and cohesive public realm that invites engagement.

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

FOR ILLUSTRATIVE PURPOSES ONLY

WELCOMING EDGES

PROGRAMMATIC AND STREETSCAPE SYNERGY | VEHICULAR ROAD

FIGURE 5.39 | Perspective of Market Street

FOR ILLUSTRATIVE PURPOSES ONLY

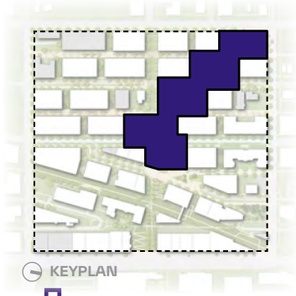
WELCOMING EDGES

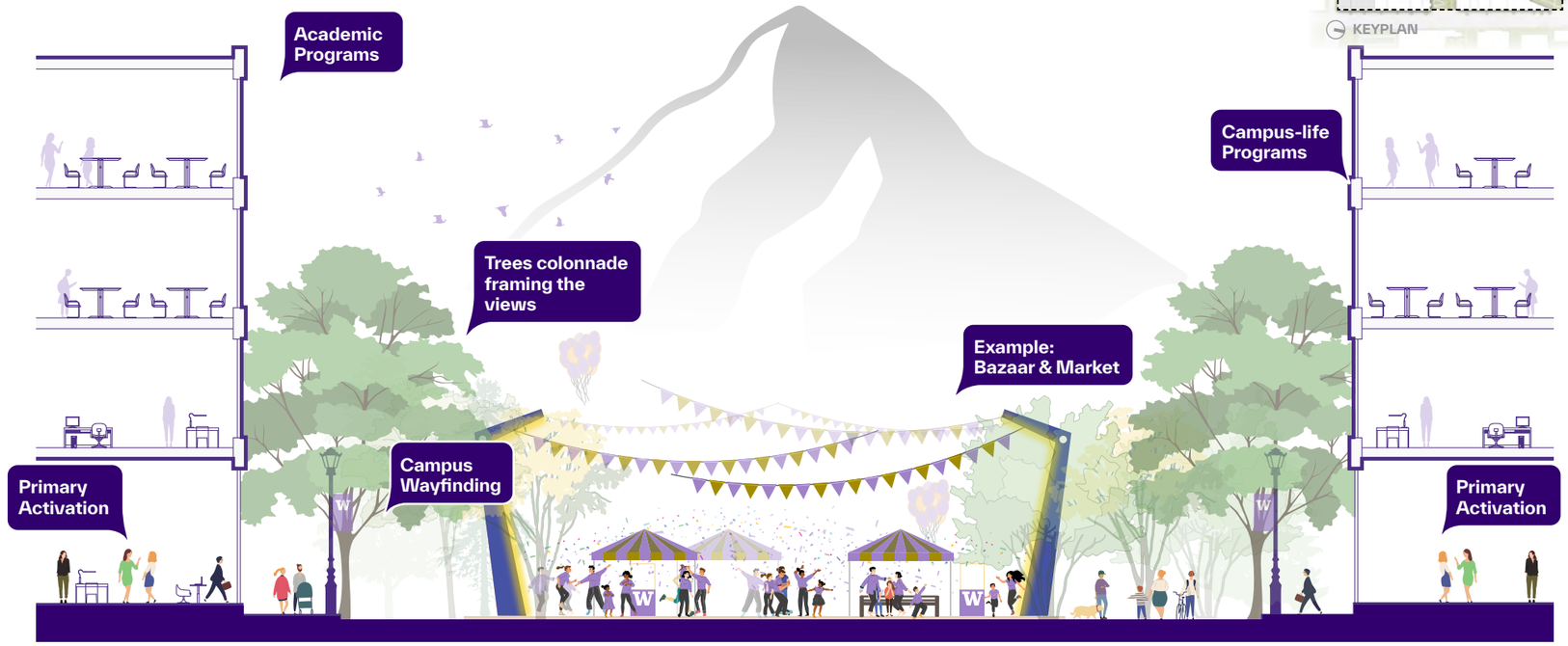
PROGRAMMATIC AND STREETSCAPE SYNERGY | VIEW CORRIDOR

Along the primary open spaces that offer views of Mount Rainier, ground-floor areas are activated with primary activation such as retail, restaurants, cafés, and galleries that draw consistent foot traffic. These uses help create an active and welcoming streetscape that supports interaction and enhances the pedestrian experience.

In addition to commercial spaces, the open areas framing the Mount Rainier view could also be shaped by cultural and recreational programs. Athletic spaces such as sports fields provide opportunities for active use, while areas dedicated to an Indigenous Learning Cycle recognize the history and identity of the region. Gathering lawns and outdoor seating add places for reflection, rest, and informal community events.

This combination of active, reflective, and educational uses contributes to a public realm that is dynamic, inclusive, and grounded in the identity of UW Tacoma.





Sports Field

Indigenous Learning Cycle

Outdoor Seating

Pervious Promenade

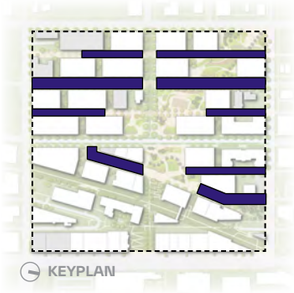
Gathering Lawns

Art Piece

FIGURE 5.40 | Example of Programmatic and Streetscape Synergy | View Corridor
FOR ILLUSTRATIVE PURPOSES ONLY

WELCOMING EDGES

PROGRAMMATIC AND STREETSCAPE SYNERGY | PEDESTRIAN & MICROMOBILITY NETWORK

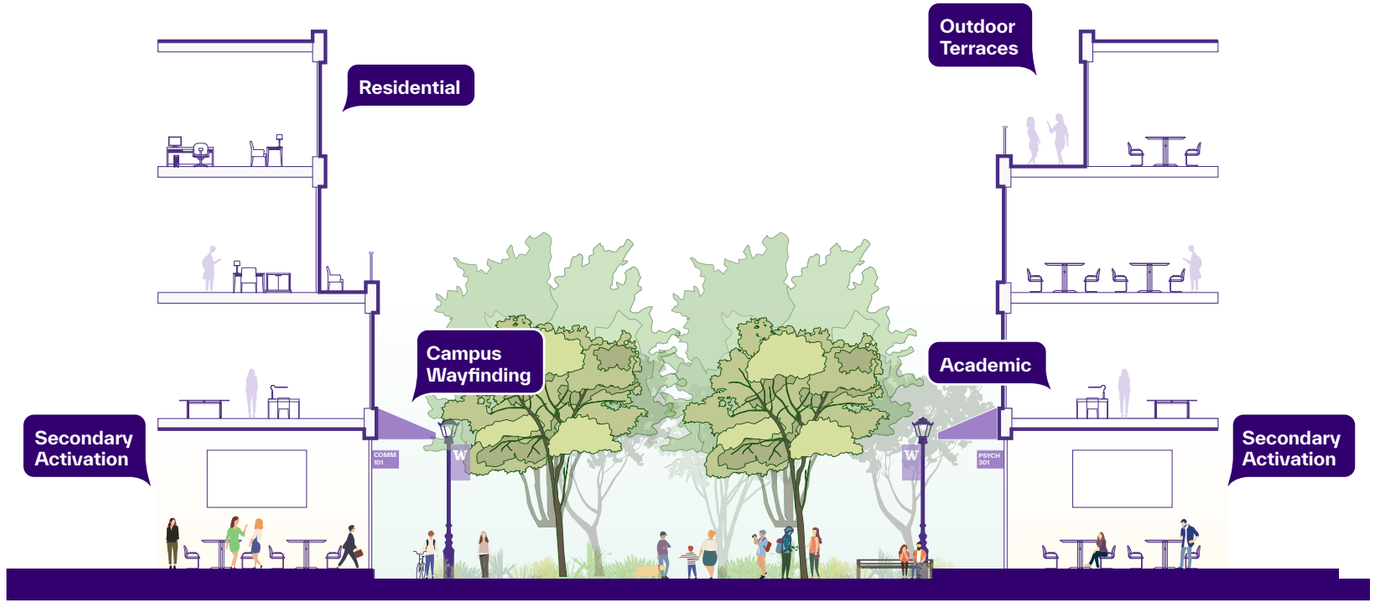


Along the pedestrian and micromobility network, academic and campus-life programs are closely integrated to create a more cohesive and intimate campus setting than what is found along the larger vehicular corridors. This part of campus shifts the focus from high-traffic, outward-facing areas to quieter, community-centered spaces that support daily life and promote stronger connections.

Ground floors in this zone are activated through secondary uses that serve campus residents and internal users. While less publicly oriented than retail or dining, spaces such as lobbies, business services, offices, daycare centers, and fitness facilities contribute to a welcoming and functional street-level environment.

As people move through this area on foot or by bike, they encounter a variety of programs designed to support learning and community, including classrooms, student housing, outreach centers, incubators, and maker spaces. These uses are intentionally placed to foster informal interaction among students, faculty, and staff, supporting collaboration and connection.

Tree-lined paths and consistent campus signage enhance navigation and create a calm, legible environment. Rather than serving as a route between destinations, this space encourages people to pause, participate, and engage. It reinforces the idea that the campus is a place to grow, contribute, and feel part of a shared academic community.



Live & Learn | Live & Work | Live & Make | Incubator or Maker's Space | Outreach Programs | Learn & Share

FIGURE 5.41 | 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 is designed to prioritize pedestrians, through-campus vehicular circulation remains essential for access and operations. The mobility framework outlines a long-term vision that limits major north–south vehicular routes to Tacoma Avenue, Market Street, and Pacific Avenue, concentrating vehicle movement along the campus perimeter. This approach supports a more pedestrian-oriented campus core, where interior spaces are activated by ground-floor uses and enhanced by traffic-calming measures, particularly along Market Street.

Building on existing site improvements, including bollards that restrict through-traffic, Fawcett Avenue could be designated primarily for micromobility, with easements maintained to ensure emergency vehicle access. Similarly, the Courts could complement Fawcett by becoming more pedestrian-friendly within key areas of each development zone. These corridors would retain necessary vehicular and service access to existing buildings while supporting a walkable campus environment. Outside the designated development zones, the Courts would continue to allow emergency response, property access, and parking entry.

Uphill circulation would be supported by a system of meandering paths through the central open space, along with direct shortcuts between new buildings. South 19th Street could be vacated and repurposed as a dedicated route for an autonomous trolley system, which would also include a lane for emergency vehicles. This system would significantly enhance access between the lower and upper campus, with major stops located at The Commons near the Swiss Hall.

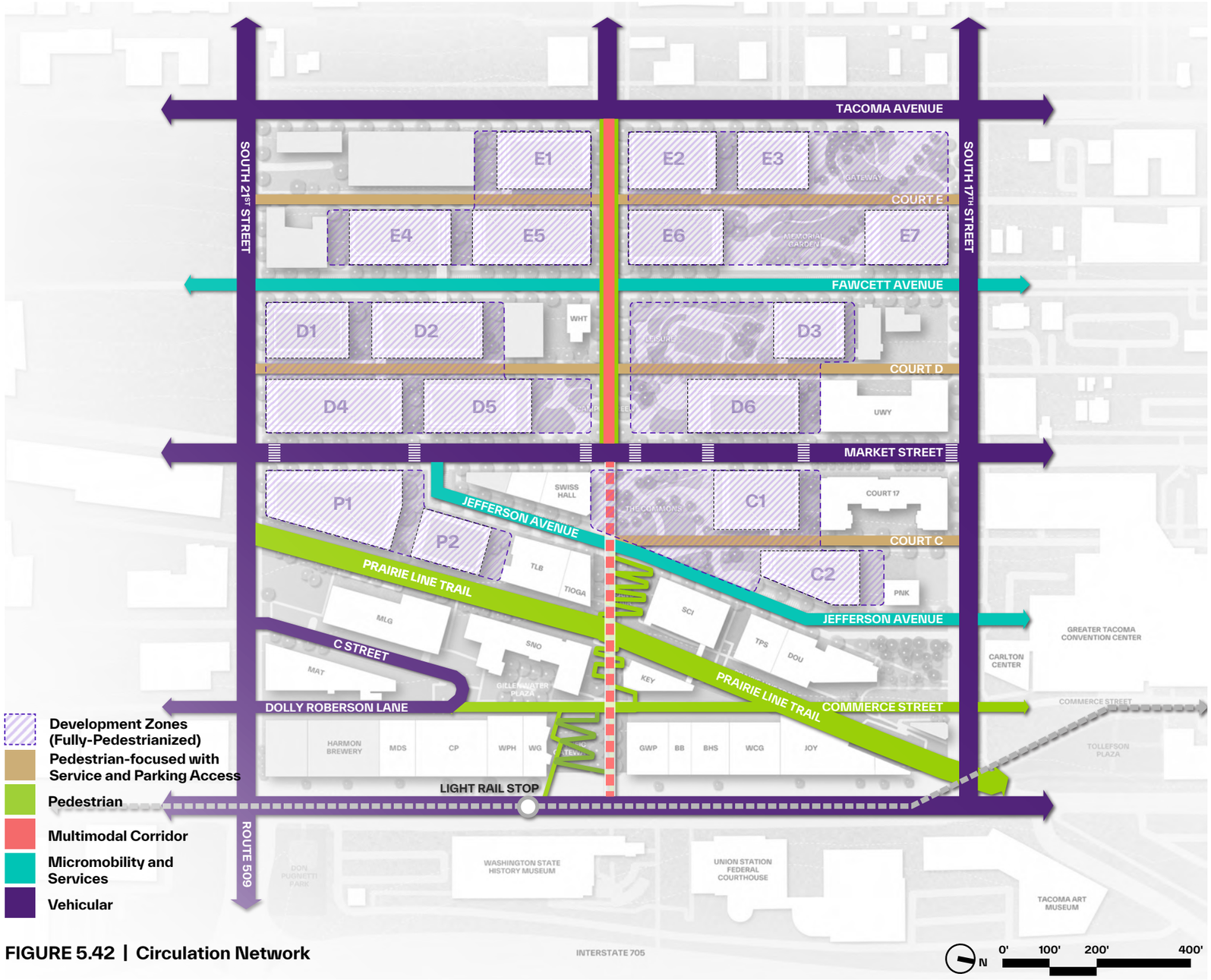


FIGURE 5.42 | Circulation Network

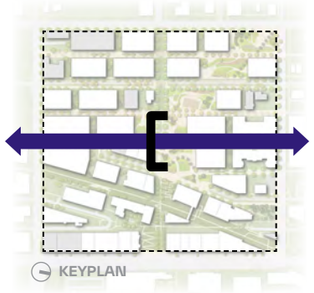
CIRCULATION & PARKING

VEHICULAR ROAD | MARKET STREET

As UW Tacoma continues to expand uphill, transforming Market Street will be essential in supporting campus goals related to safety, connectivity, and placemaking. Although this corridor will remain a through-vehicular route, slowing traffic is critical to creating safer crossings for students and pedestrians moving between the historic campus core and the new development areas. Calmer traffic conditions also contribute to a more walkable, people-oriented campus environment, encouraging outdoor activity and strengthening the campus identity.

The street section preserves two active vehicular lanes to serve the surrounding community and maintain key bus routes. Dedicated bike lanes and alternating parking aisles will keep the corridor functional for commuters and visitors while significantly improving its multimodal capacity. The pedestrian zone along campus buildings can be elevated to align with interior open spaces, reinforcing the connection between the building edge and the landscape. A light tree canopy, anchored by signature species and feature trees, will help define the entrance to the University and can be paired with appropriate campus signage. Where parking is not provided, expanded planters can accommodate green infrastructure, stormwater management, or zones for bike parking, scooter rentals, and other mobility amenities.

Standard campus furnishings in this pedestrian zone will create breakout areas along Market Street, enhancing building entrances and providing comfortable, well-defined spaces for students, faculty, and visitors to relax, meet, and engage with campus life.



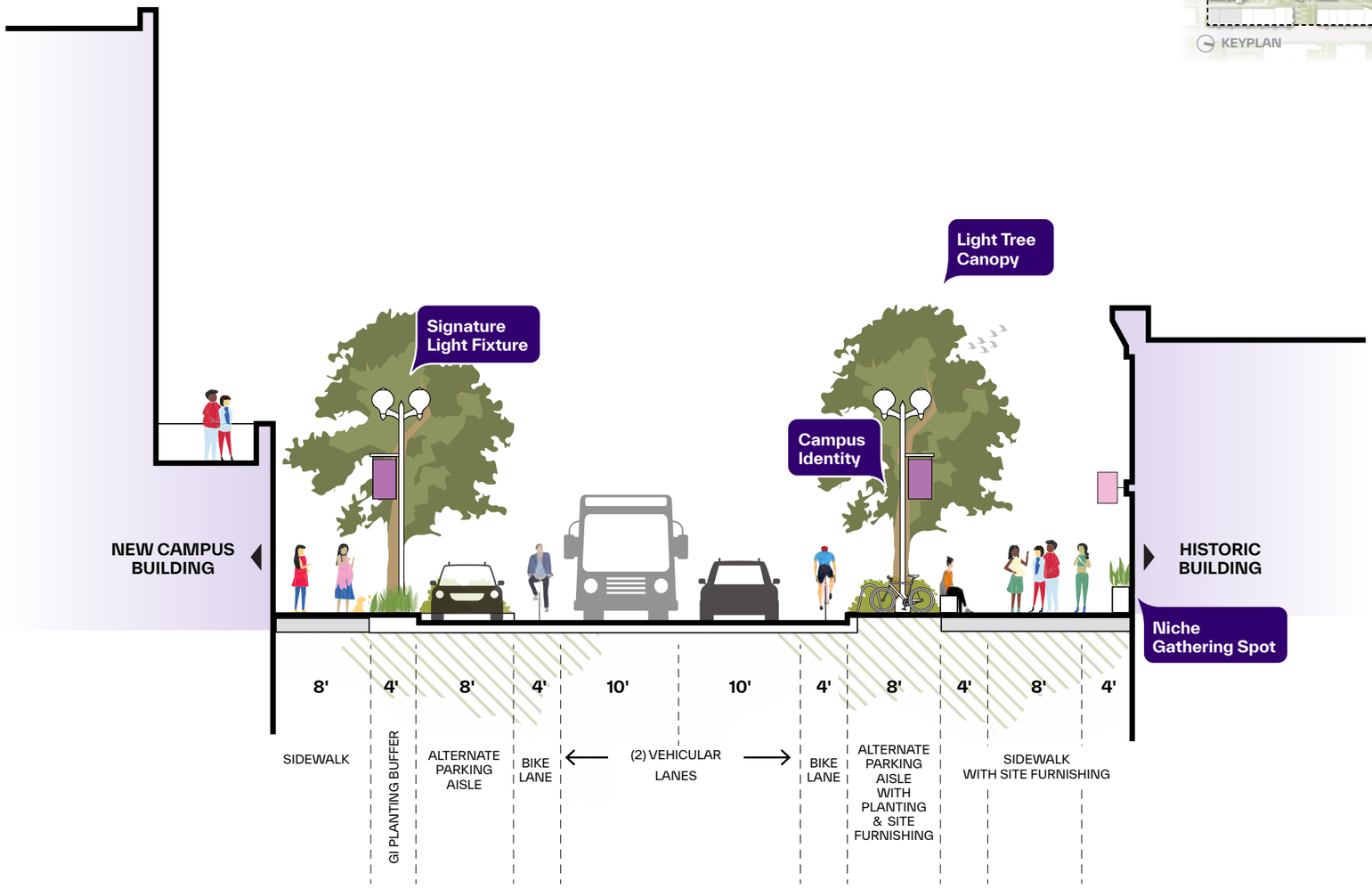


FIGURE 5.43 | Proposed Market Street Section
FOR ILLUSTRATIVE PURPOSES ONLY

CIRCULATION & PARKING

VEHICULAR ROAD | MARKET STREET

Alternating Parking Aisles

Alternating parking aisles are an effective traffic calming measure that maintain some vehicular presence along public-facing streets while encouraging slower speeds. In areas where parking aisles are not included, the space can be repurposed for expanded planting beds, stormwater features, or streetscape furnishings. These enhancements improve the pedestrian experience and contribute to a more inviting and ecologically supportive corridor.

Materiality

The use of varied paving materials can help define different functional zones, highlight key moments, and break up large expanses of hardscape. This approach creates a more visually engaging and intuitive streetscape. Permeable paving may be used in parking aisles or other low-traffic areas to support stormwater management. However, long-term maintenance requirements should be carefully considered to ensure feasibility within campus operations.

Raised Crossings

Raised crossings, also known as road tables, provide safer pedestrian movement at key intersections and high-traffic areas. These features are particularly valuable near major building entries or campus overlooks. In addition to prioritizing safety, raised crossings can help expand the public realm along Market Street, creating more continuous and accessible pedestrian corridors that encourage gathering and interaction.

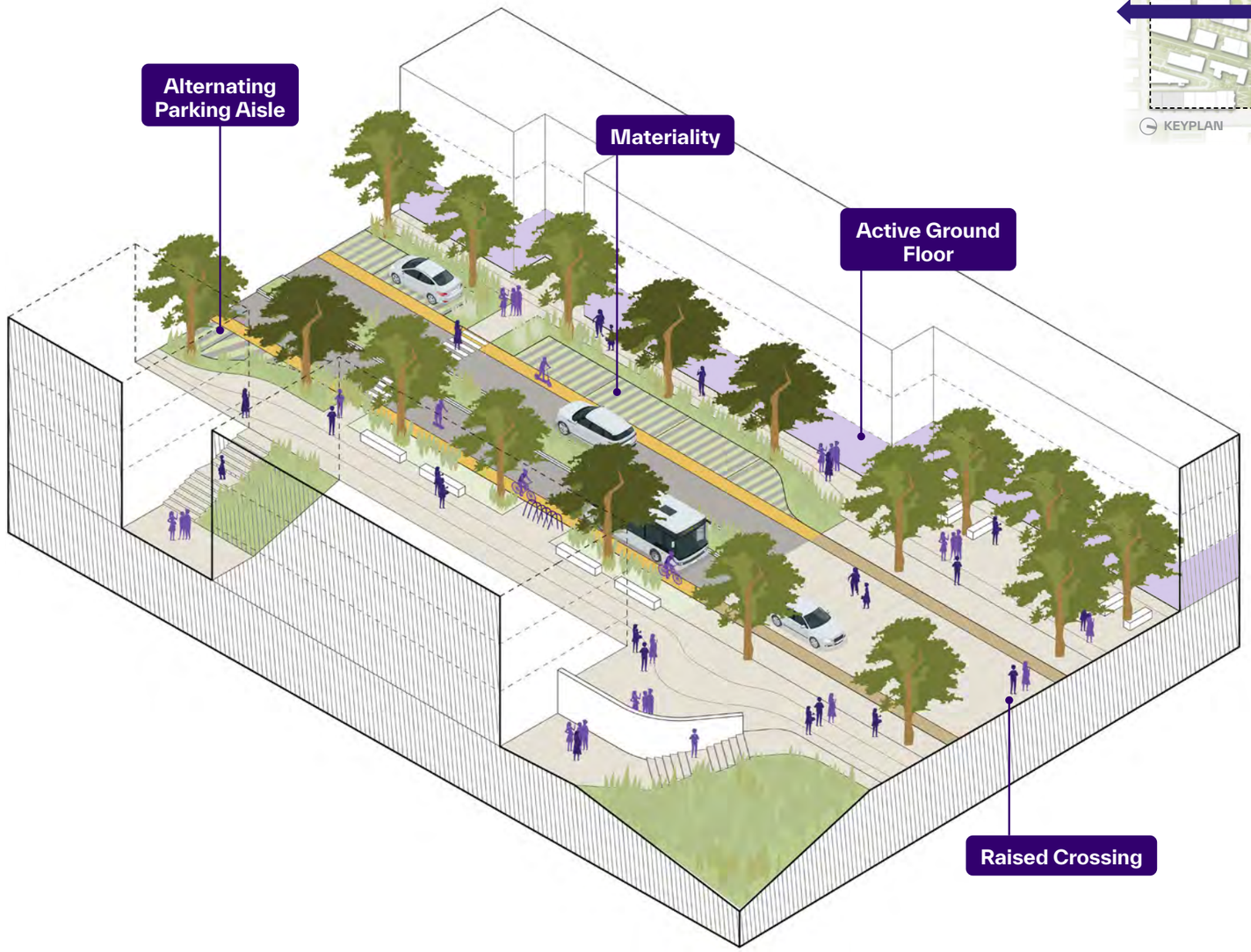


FIGURE 5.44 | Market Street Axonometric
FOR ILLUSTRATIVE PURPOSES ONLY

CIRCULATION & PARKING

VEHICULAR NETWORK | MARKET STREET

FIGURE 5.45 | Perspective of Market Street

FOR ILLUSTRATIVE PURPOSES ONLY

CIRCULATION & PARKING

VEHICULAR NETWORK | PACIFIC AVENUE

As the most prominent edge of the UW Tacoma campus, Pacific Avenue plays a critical role in shaping first impressions and connecting the University to the broader city. Serving as a primary arrival point, it is already a multimodal hub, featuring a Sound Transit stop, multiple bus routes, and a pedestrian link to the Bridge of Glass. Its alignment with the Union Depot-Warehouse Historic District further reinforces its architectural and cultural significance.

Future improvements along the UW Tacoma frontage should focus on reinforcing the University's identity along Pacific Avenue. Installing feature lighting that complements the historic character, incorporating branded campus signage, and enhancing the streetscape with site furnishings can all help create a welcoming and functional environment for students and visitors. Although the University has limited jurisdiction over this portion of the street, these modest interventions can ensure that UW Tacoma is clearly visible and well represented at one of its most significant urban thresholds.

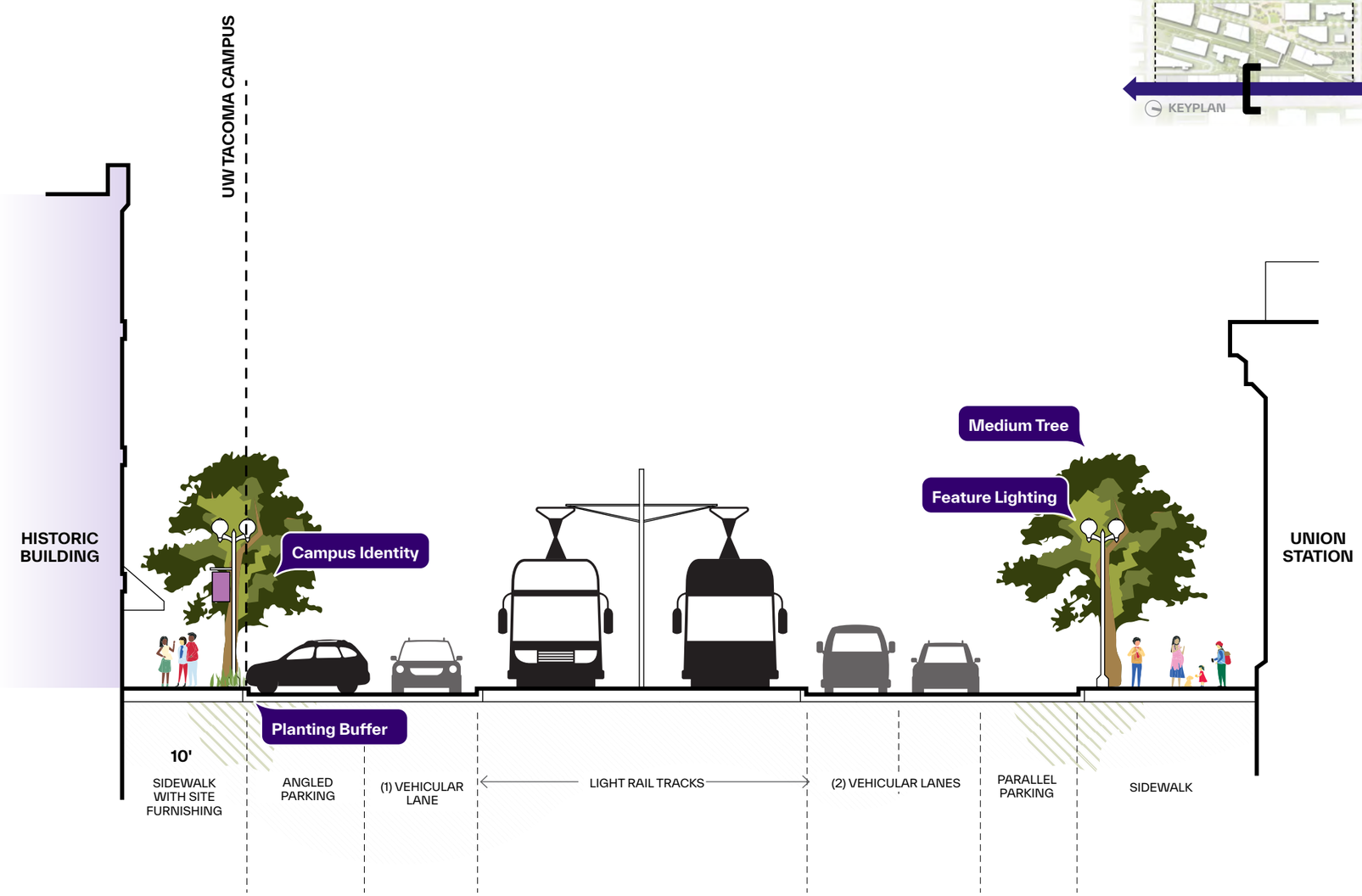


FIGURE 5.46 | Pacific Avenue Section
FOR ILLUSTRATIVE PURPOSES ONLY

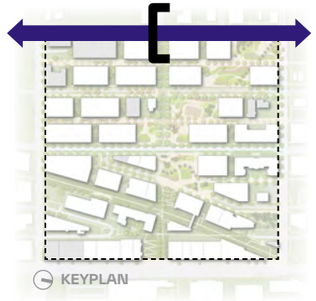
CIRCULATION & PARKING

VEHICULAR NETWORK | TACOMA AVENUE

As the least developed of the streets bordering UW Tacoma, Tacoma Avenue has the furthest to go in becoming a meaningful part of the campus experience. At the same time, it offers significant potential. This active vehicular corridor is expected to play a more prominent role as future projects take shape along its edge. However, given the extended timeline for development in this area, a different strategy is needed in the short term to create a sense of connection between the street and the University.

While adjacent properties may remain undeveloped for some time, interim landscape strategies outlined in the Public Realm Framework provide opportunities to activate the area. Underutilized parcels can be transformed into hillside meadows, shaded bosques, and walking trails for students and the broader community. Streetscape improvements can also begin early. The wider right-of-way along Tacoma Avenue can accommodate a more generous tree canopy, and select areas may support the introduction of layered bosque plantings.

Small lookouts and site furnishings can be added with minimal investment to encourage use, foster informal gathering, and support a gradual sense of place. These early interventions will help establish identity and community presence, allowing the area to feel welcoming and purposeful well before full development is realized.



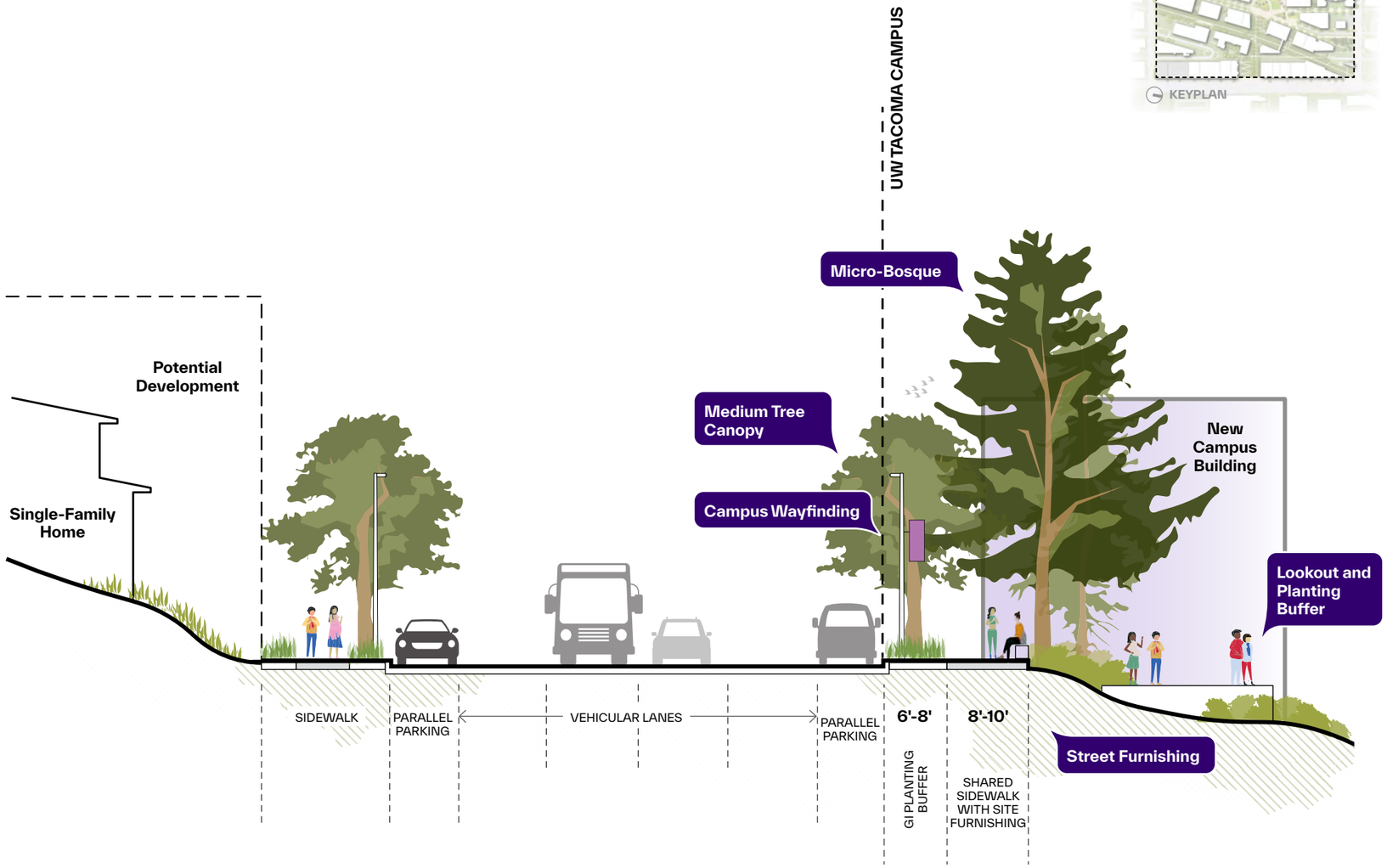


FIGURE 5.47 | Tacoma Avenue Section
FOR ILLUSTRATIVE PURPOSES ONLY

CIRCULATION & PARKING

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

South 17th and South 21st streets represent some of the most challenging campus edges for UW Tacoma. Their steep grades, narrow sidewalks, and high volumes of traffic make them difficult to navigate and less inviting for pedestrians and cyclists. Despite these constraints, the campus must identify strategies to reconfigure these streets to be more welcoming and permeable for all modes of circulation, both parallel and perpendicular to the corridor.

Major reductions in vehicular traffic along these streets are unlikely in the coming decades. However, they must still be made safer and more pedestrian-friendly. Improvements such as highly visible crosswalks, longer signal timing, and traffic-calming measures at key intersections can increase accessibility. Special attention should be given to crossings at the Prairie Line Trail and Fawcett Avenue, both of which terminate at these streets and serve as important shared-use corridors.

Due to the steep slopes along these streets, providing fully accessible routes directly adjacent to the roadway is not practical. Instead, access should be facilitated through well-placed, gently graded ramps or through building entrances that connect to interior circulation paths. These solutions should be integrated at regular intervals to ensure consistent and equitable access into the campus. Prioritizing comfort, visibility, and continuity will help transform these sloped edges into accessible and welcoming campus entry points.

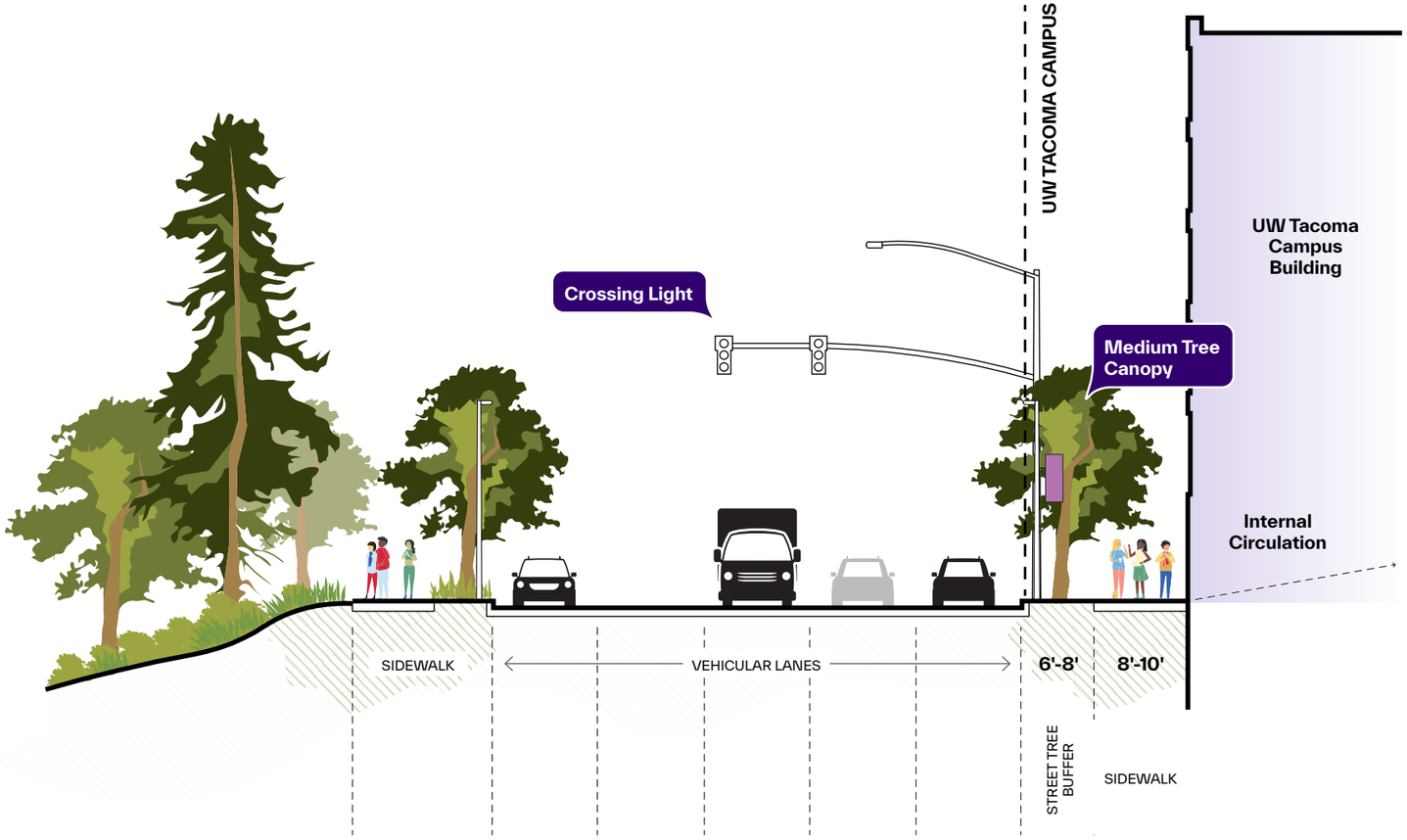


FIGURE 5.48 | South 17th Street and South 21st Street Section
FOR ILLUSTRATIVE PURPOSES ONLY

CIRCULATION & PARKING

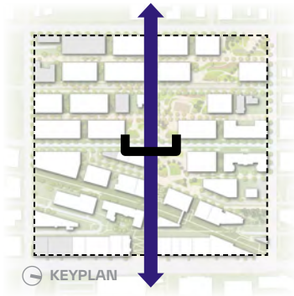
MULTIMODAL CORRIDOR | SOUTH 19TH STREET

South 19th Street is currently an underdefined corridor within the UW Tacoma campus, stretching from the Grand Stair at the Prairie Line west to Tacoma Avenue. Despite its incomplete condition, it holds significant potential as a civic connector linking the campus to the St. Joseph Medical Center and other key destinations. Its future role is not just as a thoroughfare but as a central organizing spine that supports public life and campus mobility.

One of the primary obstacles to realizing this potential is the steep grade change across the corridor. The elevation rises roughly 150 feet from the base of campus to Tacoma Avenue, creating a physical barrier to pedestrian movement and uphill expansion. For UW Tacoma to grow cohesively, this grade must be addressed in a way that unites the upper and lower campus areas.

To overcome this challenge, the introduction of an autonomous trolley along South 19th Street is proposed. More than just a transit solution, the trolley would serve as a piece of civic infrastructure that enhances access and symbolizes the connection between the university and the city. It would offer a reliable, accessible means of travel between key academic zones, supporting daily movement and long-term growth.

While the trolley system represents a longer-term vision, near-term improvements can strengthen South 19th Street's identity and usability. These may include expanding sidewalks, planting distinctive street trees, narrowing vehicle lanes, and exploring the partial vacation of segments below Market Street to prioritize pedestrians and multimodal use.



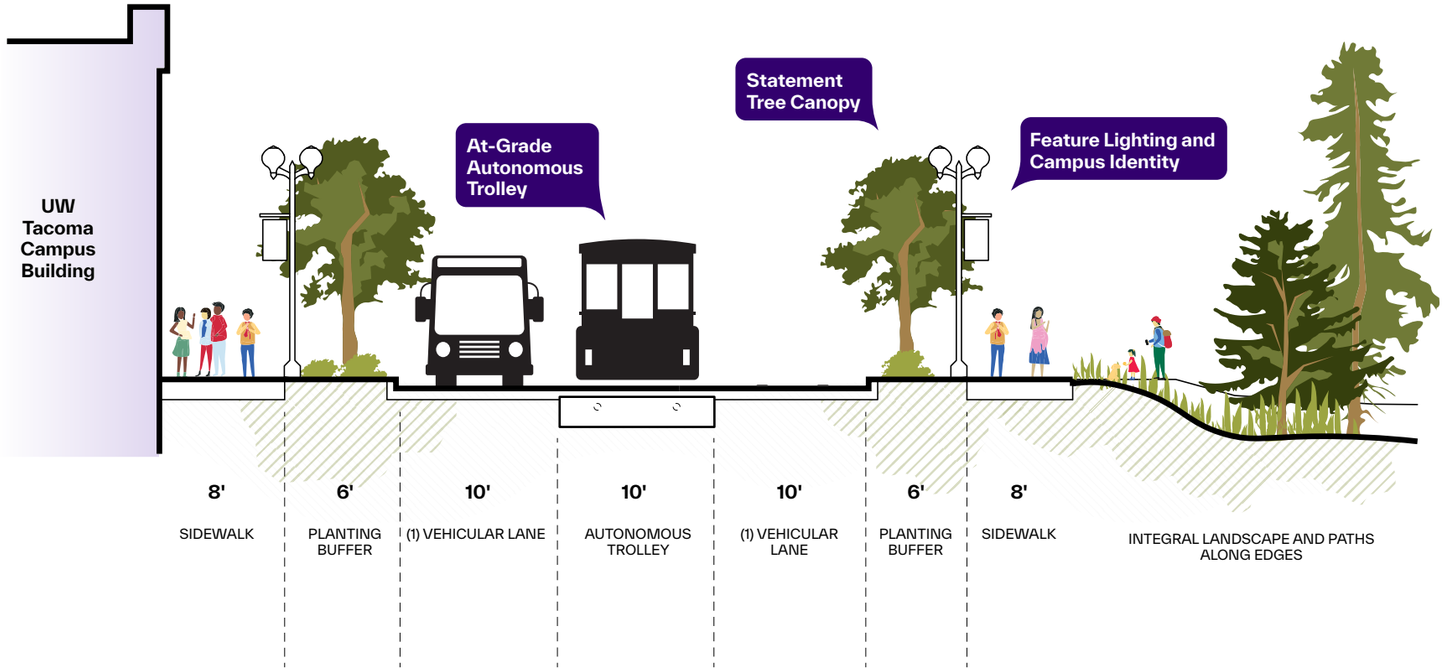


FIGURE 5.49 | Long-term Vision for South 19th Street Section
FOR ILLUSTRATIVE PURPOSES ONLY

FIGURE 5.50 | Perspective of Market Street.
FOR ILLUSTRATIVE PURPOSES ONLY

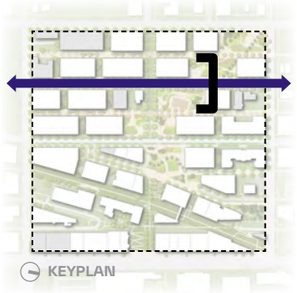
CIRCULATION & PARKING

MICROMOBILITY NETWORK | FAWCETT AVENUE

The Campus Master Plan prioritizes the creation of a human-scaled environment by shifting away from vehicle-dominated streets and focusing on clear, safe, and accessible pedestrian circulation. Achieving this vision requires investment in infrastructure that supports a wider range of transportation modes beyond walking and driving.

An essential component of this approach is the introduction of micromobility as an added layer in the campus mobility network. This includes bicycles, scooters, and other small electric or human-powered devices that are well suited to UW Tacoma's steep terrain and can reduce reliance on cars.

To support this transition, streets such as Fawcett Avenue—shown in the sectional diagram at right—along with Jefferson Avenue and Commerce Street, could prioritize micromobility by restricting general vehicle access to essential services and emergency vehicles only. Reducing traffic on these corridors would improve safety, enhance pedestrian movement, and strengthen the overall coherence of the campus environment.



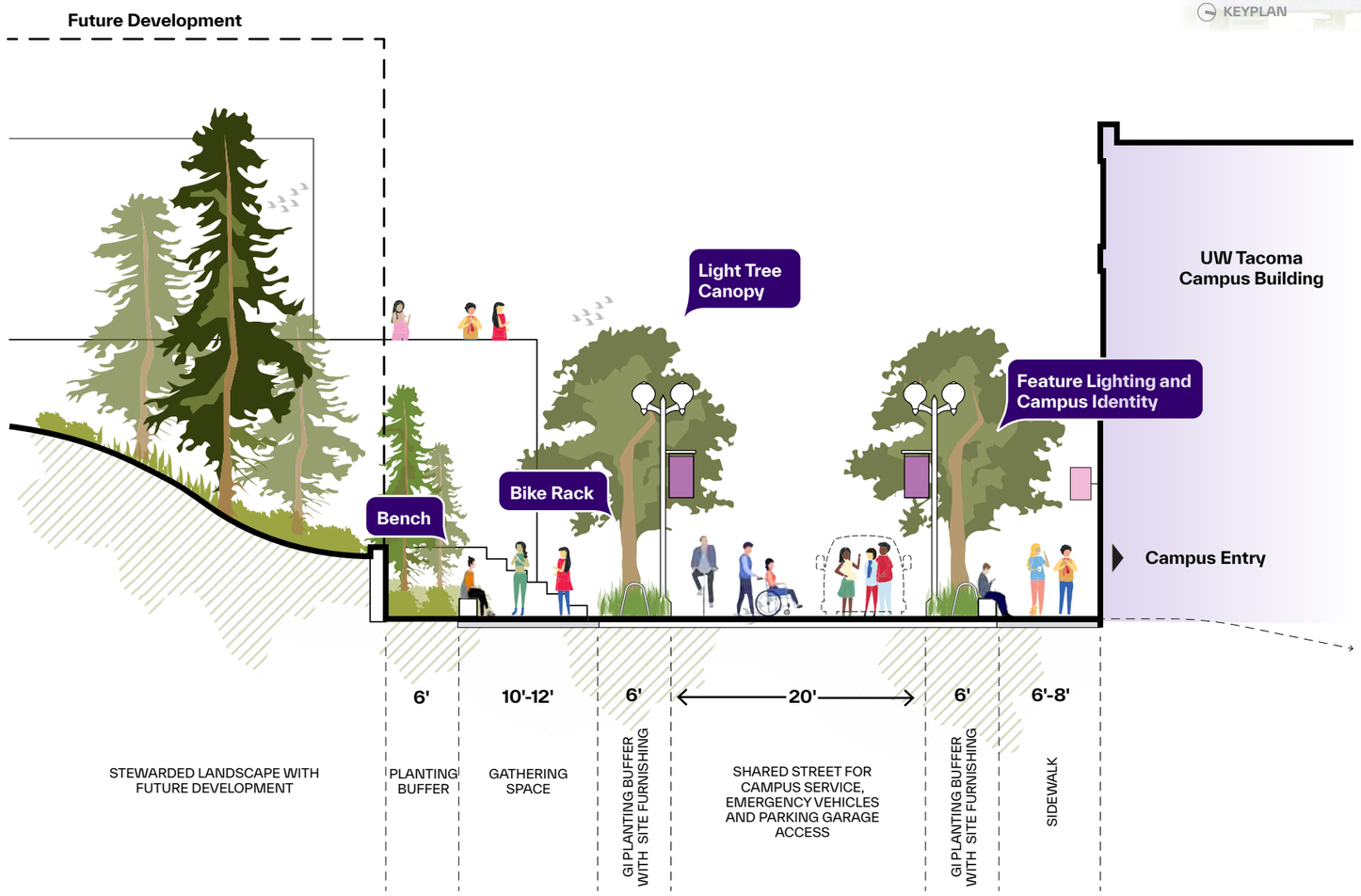


FIGURE 5.51 | Micromobility Section
FOR ILLUSTRATIVE PURPOSES ONLY

CIRCULATION & PARKING

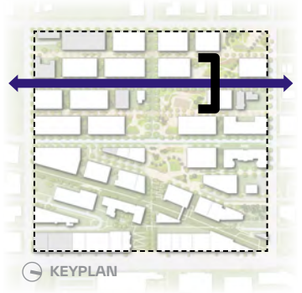
MICROMOBILITY NETWORK | FAWCETT AVENUE

FIGURE 5.52 | Perspective of Fawcett Avenue

FOR ILLUSTRATIVE PURPOSES ONLY

CIRCULATION & PARKING

MICROMOBILITY NETWORK | FAWCETT AVENUE



Limited Service Access

Micromobility corridors must continue to accommodate essential service and emergency vehicle access for both UW Tacoma and adjacent buildings. Street designs should incorporate dedicated clearances for these functions while allowing the pathways to adapt when access is not in use. This flexibility helps maintain a cohesive pedestrian environment. Service entrances and utility access points should be located away from main building entries, plazas, and areas of congregation to minimize conflicts and visual disruption.

Gathering and Placemaking

Strategically located gathering areas should be integrated along micromobility corridors, particularly near key building entrances, uphill connections, and notable topographic features. These spaces can support informal social interaction and rest. The use of public art, distinctive paving, and other unique design elements will reinforce placemaking and express the identity of the UW Tacoma campus.

Linear Plantings

Tree rows, planting beds, and bioswales should be embedded within micromobility corridors to contribute to stormwater management, shade, and air quality. These elements introduce texture and greenery, enhancing the character and environmental performance of the urban campus setting.

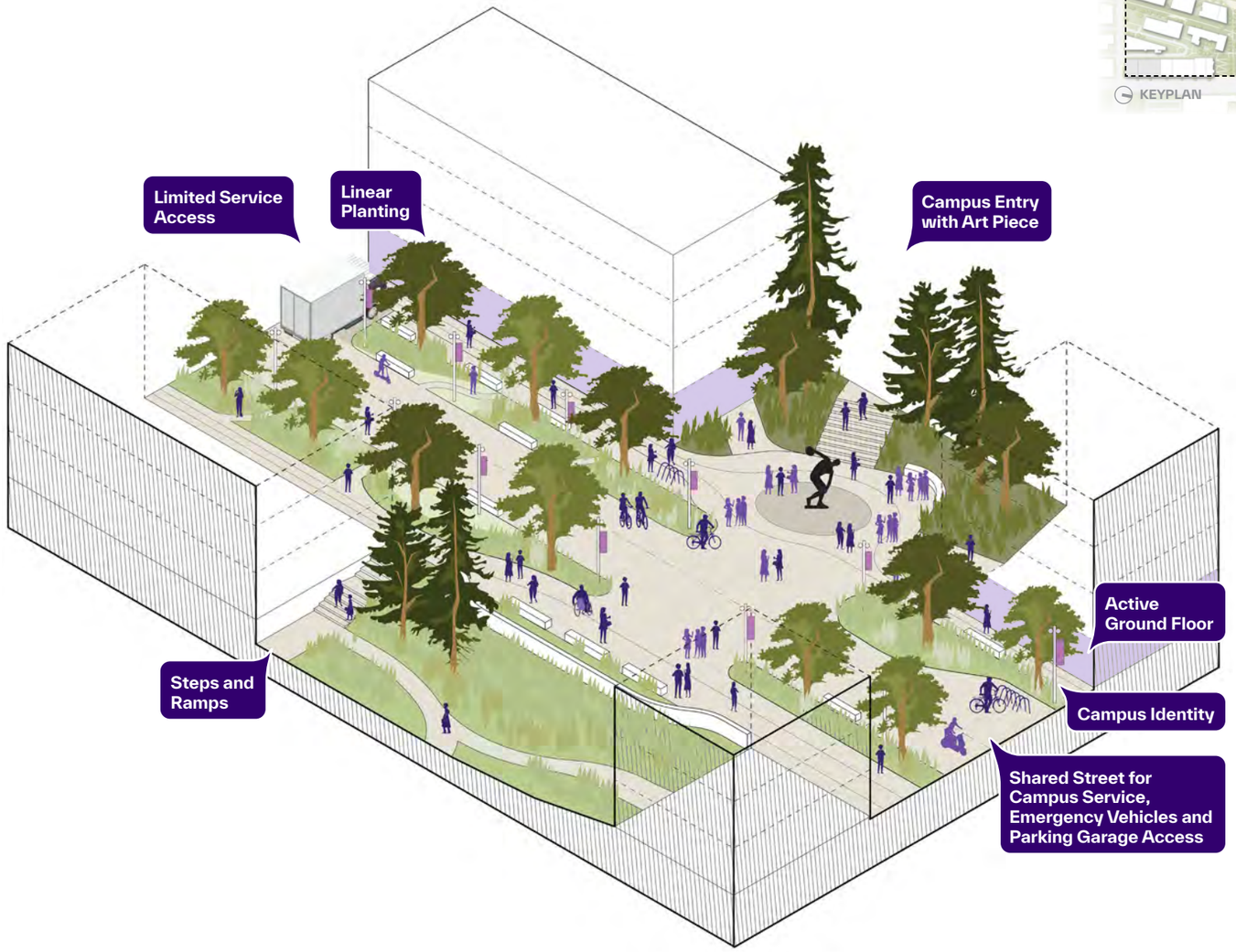


FIGURE 5.53 | Fawcett Avenue Axonometric
FOR ILLUSTRATIVE PURPOSES ONLY

CIRCULATION & PARKING

PEDESTRIAN AND BICYCLE CIRCULATION

FIGURE 5.54 | Shared Streets

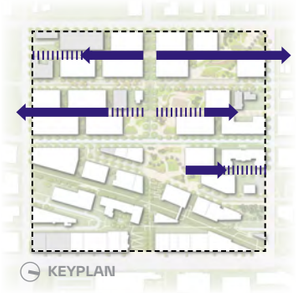
FOR ILLUSTRATIVE PURPOSES ONLY

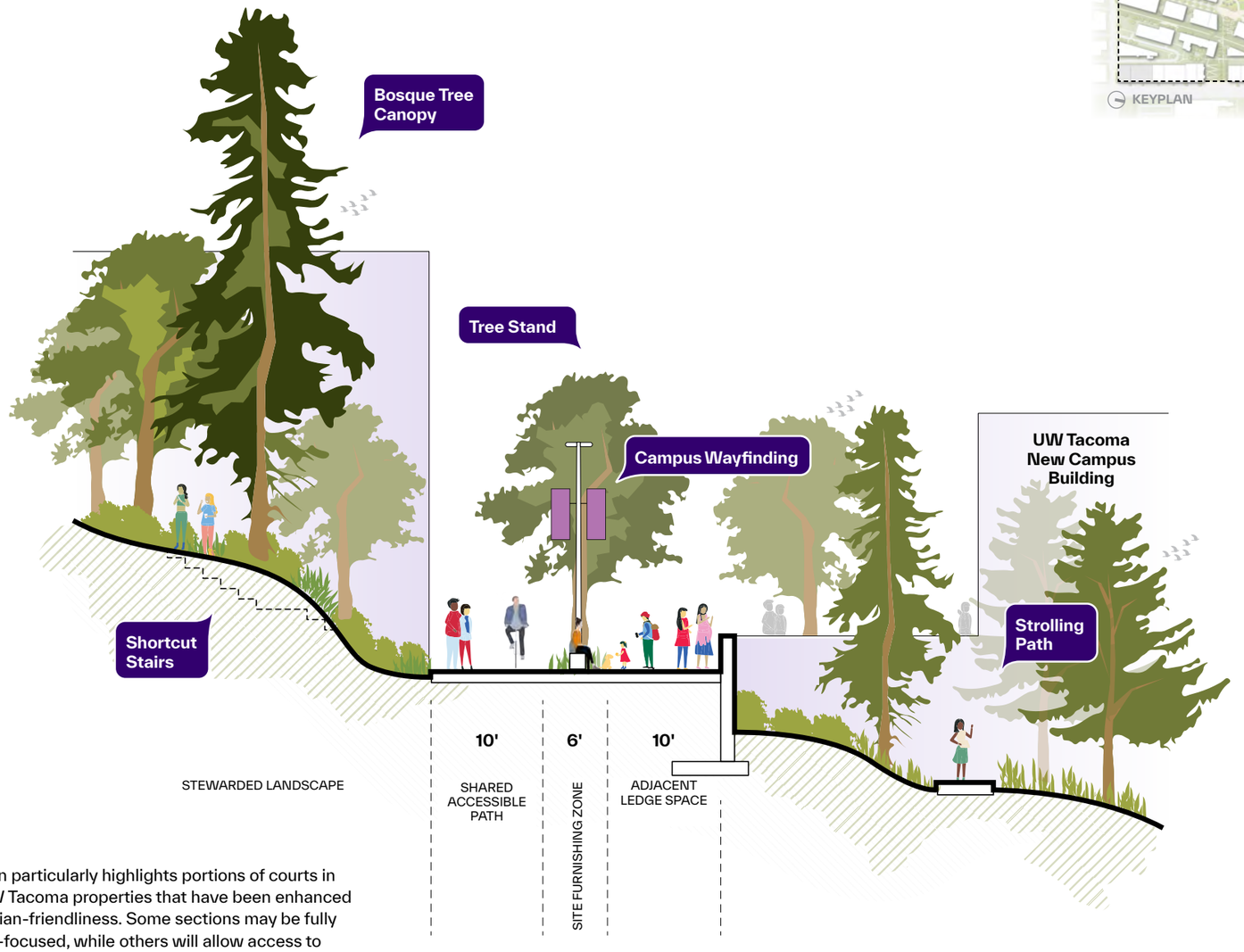
CIRCULATION & PARKING

PEDESTRIAN GREENWAY | COURTS

Pedestrians are at the heart of the UW Tacoma Campus Master Plan. While the Prairie Line Trail serves as a strong central spine for walking and gathering, the pedestrian environment becomes less defined beyond the campus core. This is due to several factors: streets dominated by vehicle traffic, steep elevation changes, and a lack of active uses or destinations that extend campus life into the surrounding area. Pacific Avenue, though active in parts with retail and ground-floor uses, does not fully meet the daily needs of students. West of Jefferson Avenue, the absence of developed landscapes further limits comfort and walkability.

To address these gaps, Courts C, D, and E present an opportunity to be reimagined as a continuous pedestrian greenway. These courts can function as informal campus backyards, offering quieter spaces with access to housing, classrooms, and student-focused amenities. Their scale and character support a more community-oriented environment, distinct from the busier campus edges. Within designated development zones, sections of the courts could be fully pedestrianized. Outside these areas, they should continue to accommodate essential services such as parking access and utility connections, maintaining the functionality of the surrounding urban fabric. Enhancements like green infrastructure, expanded planting, and improved circulation would reinforce the role of the courts as active, flexible elements of campus life. The courts can evolve into key public spaces that reflect the pace and culture of daily campus life and foster a stronger sense of place.





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
FOR ILLUSTRATIVE PURPOSES ONLY

CIRCULATION & PARKING
TRANSIT PRIORITIZATION CORRIDOR

A transit prioritization corridor is a designated route that improves the efficiency of public transportation by giving priority to buses, trams, and other mass transit vehicles. These corridors reduce traffic-related delays and provide faster, more reliable service along key travel routes. At UW Tacoma, priority corridors have been identified along Pacific Avenue, Market Street, Tacoma Avenue, and South 17th Street. These streets serve as important connectors for both local and regional transit users.

This network will support and strengthen the City of Tacoma's existing north–south transit system, which is currently served by frequent bus routes. Pierce Transit Route 57 operates every 20 minutes on Tacoma Avenue, while Route 3 runs along Market Street, forming a critical transit spine through downtown. Pacific Avenue functions as a major transit hub, offering access to multiple bus lines and light rail service, and reinforcing the city's broader transportation system.

To close existing east–west mobility gaps, the proposed autonomous trolley would offer a high-frequency, accessible transit option between the uphill and downhill parts of campus. Integrated with the broader transit corridor network, this system would improve campus access, link surrounding neighborhoods, and strengthen connections to key transit stops. In the long term, the trolley could be connected directly to the light rail station along Pacific Avenue, enhancing regional mobility and supporting sustainable transportation goals.

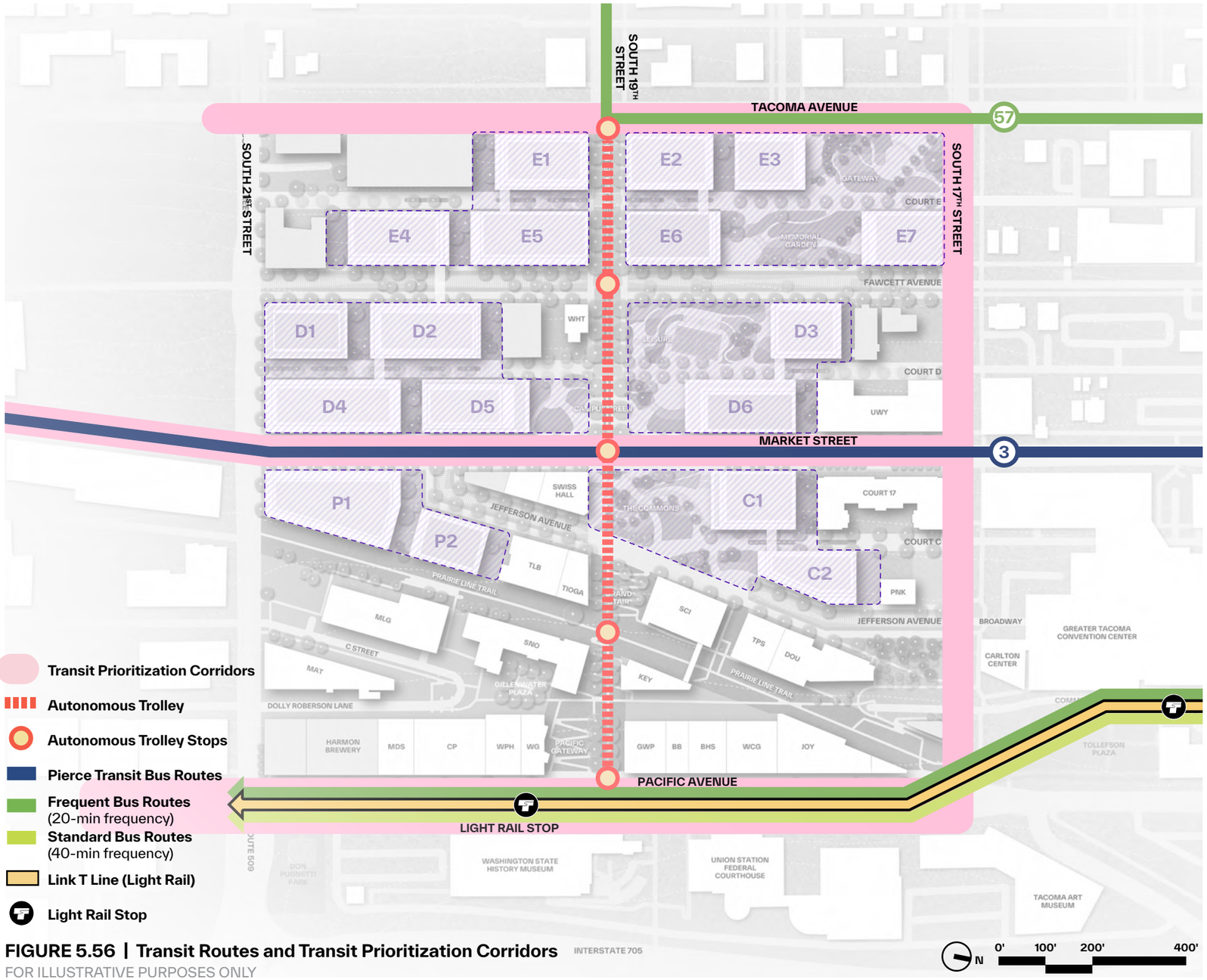


FIGURE 5.56 | Transit Routes and Transit Prioritization Corridors
FOR ILLUSTRATIVE PURPOSES ONLY

CIRCULATION & PARKING
BARRIER-FREE ACCESSIBILITY

The Campus Master Plan prioritizes solutions to UW Tacoma's most significant accessibility challenge: a 150-foot elevation change between Tacoma Avenue and Pacific Avenue. A safe and inclusive circulation network is central to this strategy, with multiple east–west mobility options working in tandem with ADA-compliant north–south sidewalks. The goal is to provide a variety of barrier-free routes that improve comfort, reduce reliance on vehicles, and ensure equitable access across campus.

Meandering Paths Through Landscape
Gently sloped, accessible ramps are proposed within major open spaces. These meandering paths offer a gradual and scenic route through campus, with panoramic views of Mount Rainier. They prioritize safety, comfort, and visibility for all users.

Elevator or Accessible Routes Through Buildings
Elevators should be incorporated into campus buildings and evenly distributed across development zones. Internal vertical connections between buildings, such as the existing link between the Keystone and Science Buildings, can provide safe, weather-protected access across elevation changes.

Mid-Block Greenways with Shortcut Ramps
Select mid-block greenways will include shortcut ramps to improve navigation across the campus's varied topography. These features offer direct, accessible routes between key destinations and expand the overall pedestrian circulation network.

Autonomous Trolley
A proposed autonomous trolley along South 19th Street would offer barrier-free, high-frequency transit along the east–west axis of campus. In the long term, this route could extend east of Market Street, connect with the historic campus core, and provide a safer and more efficient alternative to the existing accessibility ramp.

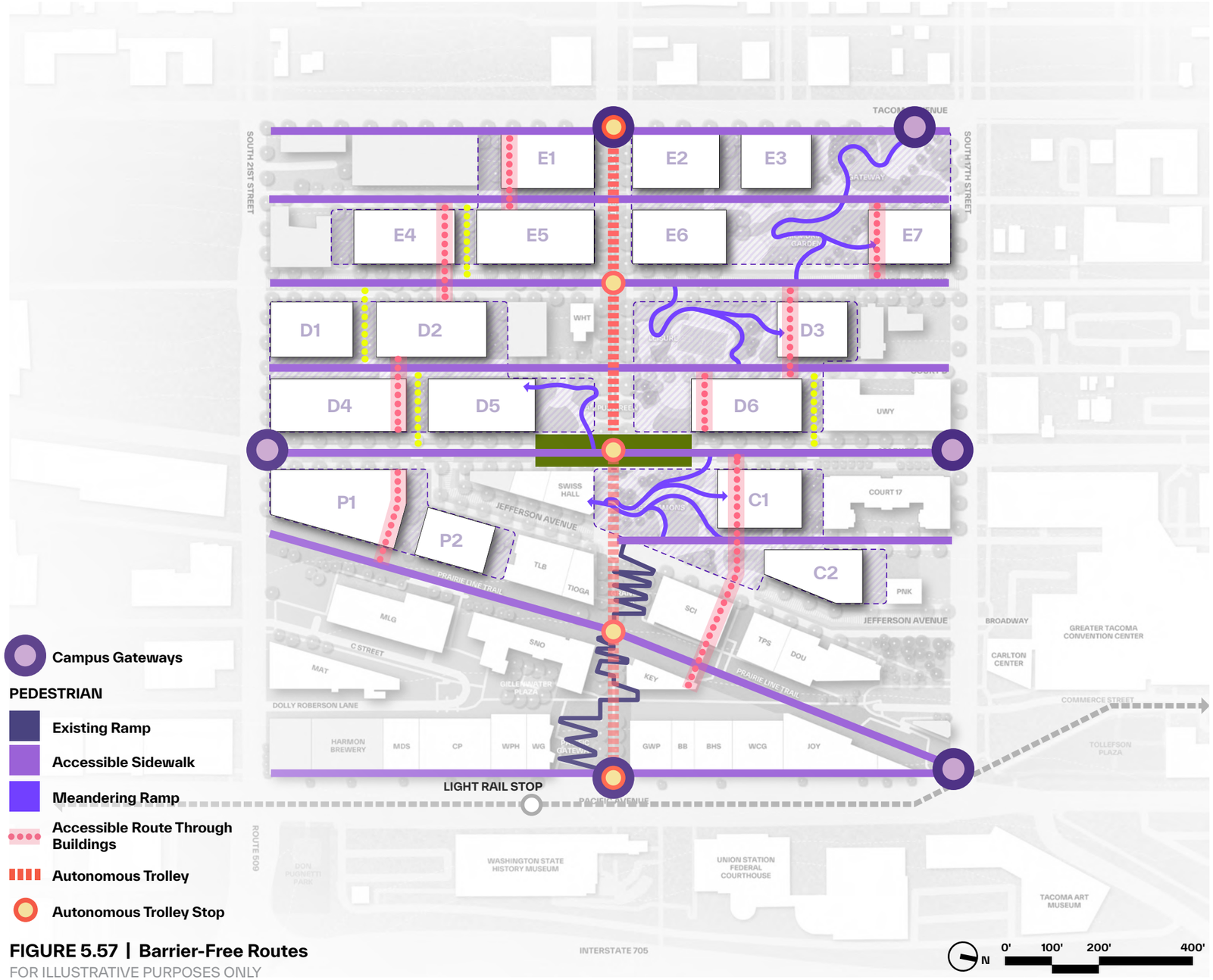


FIGURE 5.57 | Barrier-Free Routes
FOR ILLUSTRATIVE PURPOSES ONLY

CIRCULATION & PARKING
PARKING PROVISION STRATEGY

Existing Parking Provision
UW Tacoma currently provides approximately 750 parking spaces through a combination of surface lots and one structured garage. This total does not include on-street parking within the public right-of-way (refer to the Existing Conditions analysis for parking typologies). The current parking ratio is approximately 15 percent of student FTE, excluding on-street spaces. Feedback gathered during the Campus Master Plan engagement process indicates that parking remains a challenge for many users. Most students, faculty, and staff continue to commute to campus. This issue is further compounded by the site's steep topography, which presents obstacles for both access and the efficient layout of parking facilities.

Parking Provision for a 10,000 Student FTE Campus
The 2008 UW Tacoma Campus Master Plan Update set a target parking ratio between 15 and 30 percent of student FTE. However, predicting parking demand for a fully built-out campus of 10,000 FTE remains complex. The actual number of parking spaces will depend on several factors: the future cost of single-occupancy vehicle commuting, the anticipated reduction in commuting due to increased on-campus housing, road diet proposals that may impact on-street parking, and the expansion of public transit.

Additional considerations include the financial viability of structured parking and the ability to integrate it into the campus fabric. Parking structures are expected to incorporate programmatic uses above, such as campus life or academic facilities, and will be designed to blend with UW Tacoma'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 percent of the student FTE (around 1,200 students), the Campus Master Plan recommends providing approximately 1,680 parking spaces. This figure excludes on-street parking and results in a parking ratio of 17 percent per student FTE. The proposed parking spaces should be integrated into the lower floors of buildings and strategically placed to align with the natural slope of the site. Leveraging the hilly terrain to create semi-basement parking can minimize excavation costs and optimize land use. If future analysis identifies a need for additional parking, programmatic adjustments could accommodate the development of a dedicated parking structure along South 17th Street and/or South 21st Street.

Long-Term Vision
The long-term vision shifts the campus toward walkability, accessibility, and multimodal transportation. As UW Tacoma becomes a more integrated residential community, parking demand is expected to decline. Investments in pedestrian and bicycle infrastructure, improved transit access along the identified priority corridor, and expanded on-campus housing will support this transition and gradually reduce reliance on single-occupancy vehicles.

Existing Parking Provision

Student FTE Population 4,980

Parking Ratio Percentage	Parking Provision	
Existing Parking Ratio (Without On-Street Street Parking Stalls)	15%	750 Parking Stalls

Parking Provision for Targeted 10,000 FTE

Student FTE Population 10,000

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

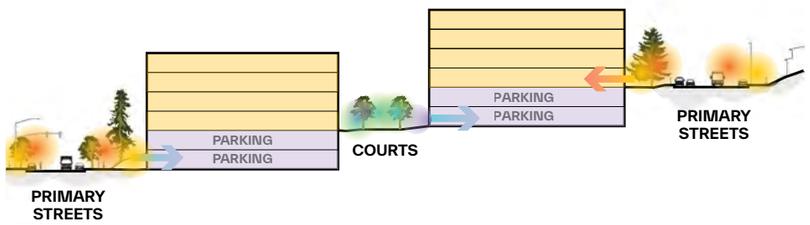
PARKING PROVISION					
DEVELOPMENT ZONE	DEVELOPMENT LOT	DEVELOPMENT LOT SIZE	NUMBER OF INTEGRATED PARKING FLOORS	TOTAL PARKING AREA (GSF)	AVERAGE PARKING STALLS
PROPOSED NEW DEVELOPMENT					
P-SOUTH	P1	37,817 SF	2	75,634 GSF	229
	P2	15,700 SF	0	0 GSF	0
C-NORTH	C1	22,445 SF	2	44,890 GSF	136
	C2	19,271 SF	2	38,542 GSF	117
D-SOUTH	D1	20,562 SF	2	41,124 GSF	125
	D2	27,612 SF		0 GSF	0
	D4	32,402 SF	2	64,804 GSF	196
	D5	25,635 SF	2	51,270 GSF	155
D-NORTH	D3	17,624 SF		0 GSF	0
	D6	26,437 SF	2	52,874 GSF	160
E-SOUTH	E1	23,786 SF			
	E4	24,725 SF	2	49,450 GSF	150
	E5	28,749 SF			
E-NORTH	E2	22,200 SF	2	44,400 GSF	135
	E3	18,000 SF			
	E6	23,000 SF	2	46,000 GSF	139
	E7	20,115 SF	2	40,230 GSF	122
EXISTING PA	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

CIRCULATION & PARKING
PARKING STRATEGY

Existing Parking Lots and Garage
Existing facilities, including the Pinkerton Lot and Court 17 Garage, will be retained and incorporated into the overall parking strategy. These locations continue to provide critical support for current campus needs and will remain part of the long-term parking framework.

Proposed Integrated Parking
To promote a walkable and active campus environment, new parking structures should be concentrated along Market Street, UW Tacoma's primary vehicular corridor. These facilities should be positioned behind ground-floor active uses—such as retail, student services, or academic space—to preserve street-level vibrancy and reinforce the public realm. Openings for vehicle access should be limited to maintain visual continuity and pedestrian comfort. Additional integrated parking is proposed near existing facilities, accessible via Broadway and Court C. These locations are selected to support adjacent Development Zones while minimizing disruption to the pedestrian-oriented interior Courts. Future parking structures should be designed to align with the campus's topography and fit within the surrounding urban context. Where possible, they should include programmatic uses above and contribute to a cohesive, human-scaled campus character.



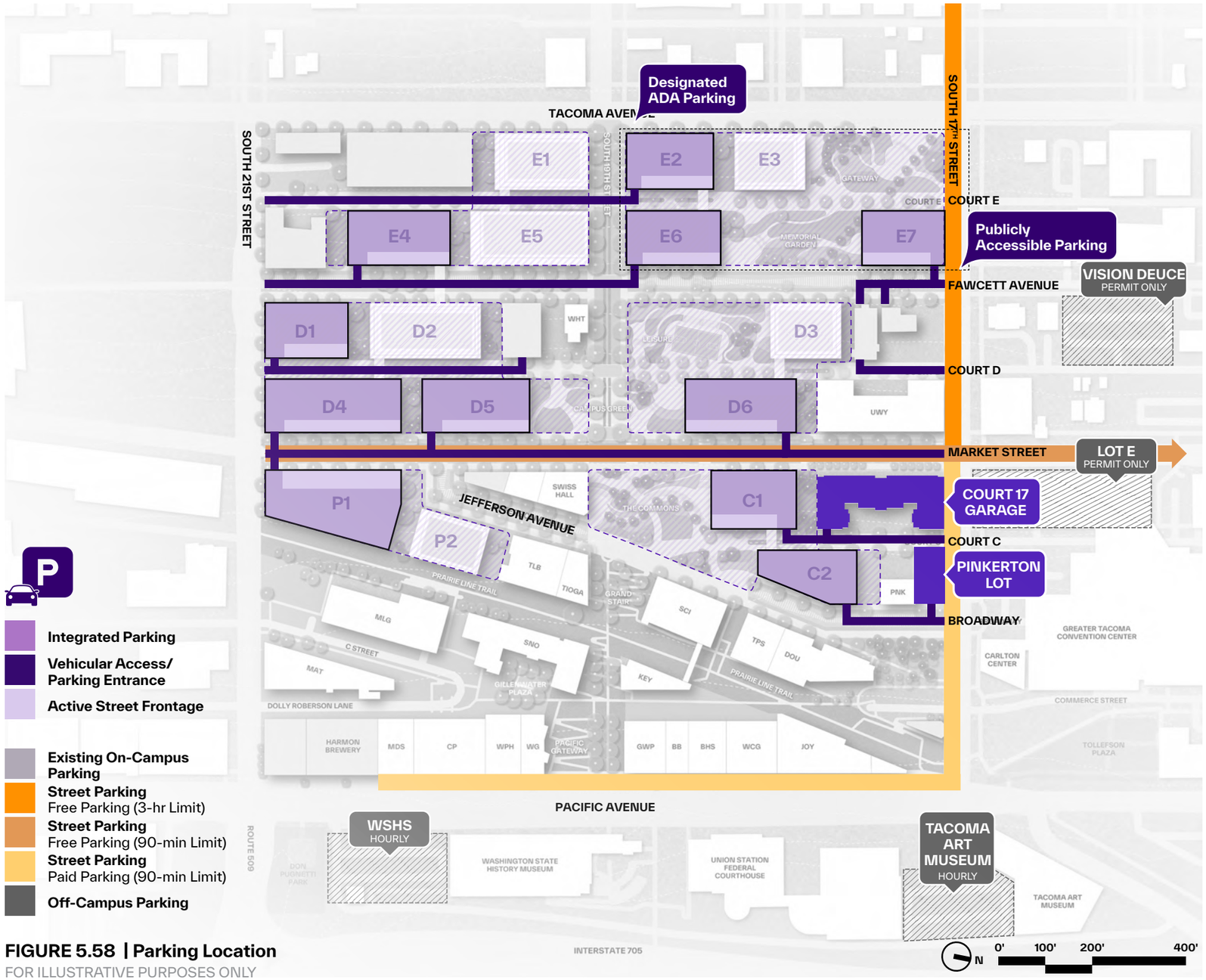
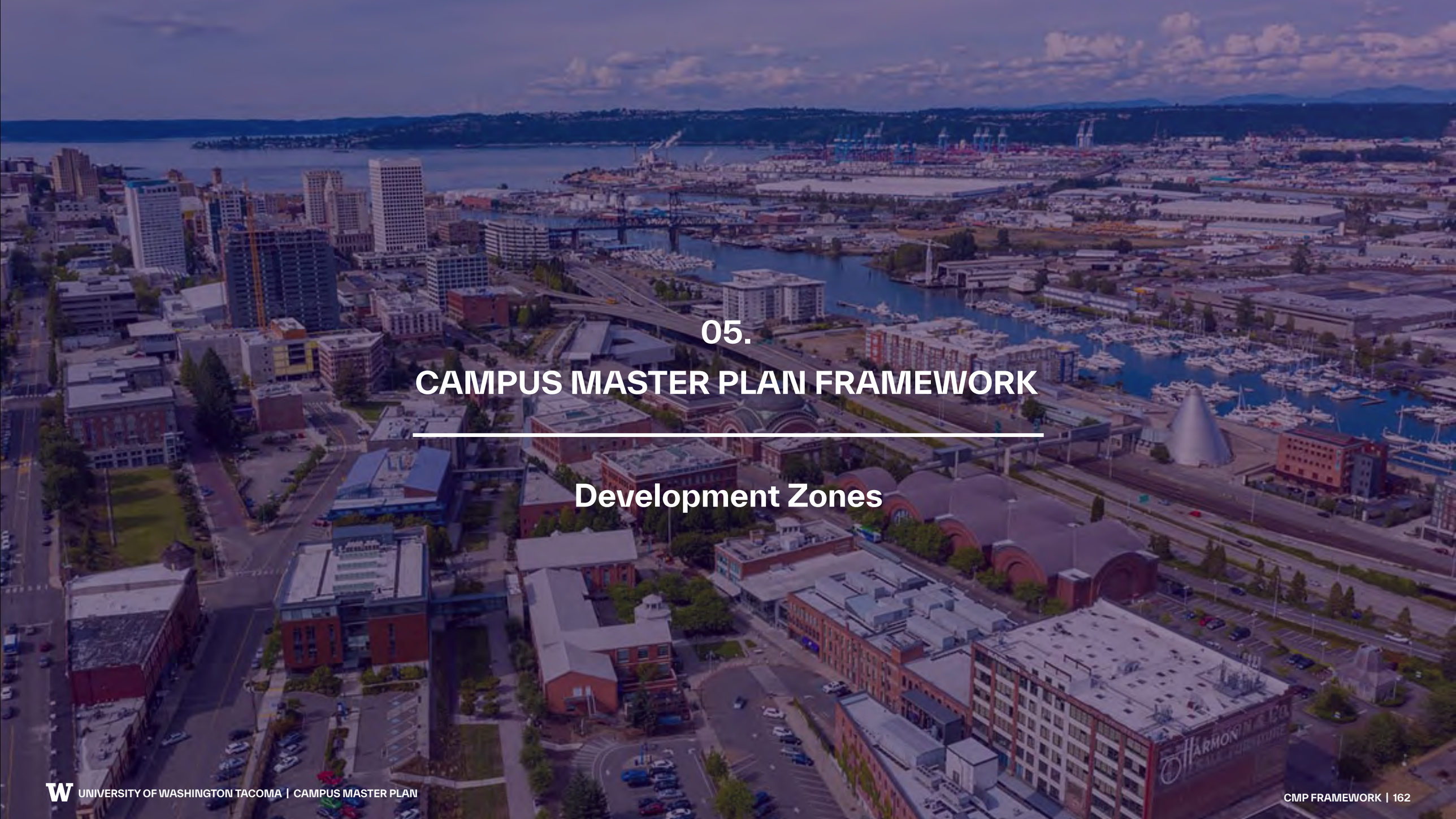


FIGURE 5.58 | Parking Location
FOR ILLUSTRATIVE PURPOSES ONLY



05.
CAMPUS MASTER PLAN FRAMEWORK

Development Zones

DEVELOPMENT ZONES

DEFINING ZONES FOR FUTURE DEVELOPMENT

The Campus Master Plan defines designated development zones to guide coordinated, long-term planning across multiple sites. This approach moves away from fragmented, site-by-site interventions and instead supports integrated, campus-wide development. The zone-based framework encourages collaboration among adjacent sites, simplifies infrastructure and utility coordination, and promotes shared responsibility for the public realm.

By organizing development into zones, the plan supports clear phasing strategies and alignment with the University's long-term goals. Each zone also allows for flexibility, enabling changes in development plot sizes, building type, programmatic use, and implementation timeline. This adaptability ensures that future growth can respond to evolving academic priorities, funding conditions, and operational needs while maintaining a cohesive campus character.

The diagrams to the right illustrate potential development zones across UW Tacoma's property. These development zones are shaped with consideration for existing access needs, including parking, logistics, and emergency services for both University- and non-University-owned parcels. City-owned rights-of-way, such as Fawcett Avenue, Market Street, Jefferson Avenue, and Broadway, are excluded to respect municipal jurisdiction and ensure the continued function of public infrastructure.

Note :
All areas shown are approximate only and should be verified by survey prior to planning.

FIGURE 5.59 | Development Zones
FOR ILLUSTRATIVE PURPOSES ONLY

DEVELOPMENT ZONES
SETBACK AND MID-BLOCK GREENWAY

Within each development zone, future growth should be guided by principles that strengthen pedestrian connectivity, preserve spatial openness, and maximize access to natural light.

Setbacks from Existing Development

To ensure a cohesive relationship between new construction and the surrounding context, including both University-owned and neighboring properties, setbacks are essential. A recommended distance of 30 to 45 feet, scaled to the height and massing of adjacent buildings, provides spatial relief that supports multiple functions. These setbacks can accommodate future infrastructure and utility corridors, offer design flexibility, and contribute to a safe, legible, and pedestrian-friendly campus environment.

Mid-Block Greenways

Complementing the setbacks, mid-block greenways introduce additional porosity within campus blocks, enhancing walkability and contributing to inviting, human-scaled environments. At least one greenway should be integrated along each side of the development zone to support pedestrian flow and encourage a finer-grained development pattern. Recommended at a width of 30 to 45 feet—depending on programmatic needs—these connective elements may incorporate grade transitions, landscaped areas, seating, and informal gathering spaces. Their alignment should remain flexible and adaptable, enabling design teams to respond to site-specific conditions while ensuring these spaces remain integral to the overall development strategy.

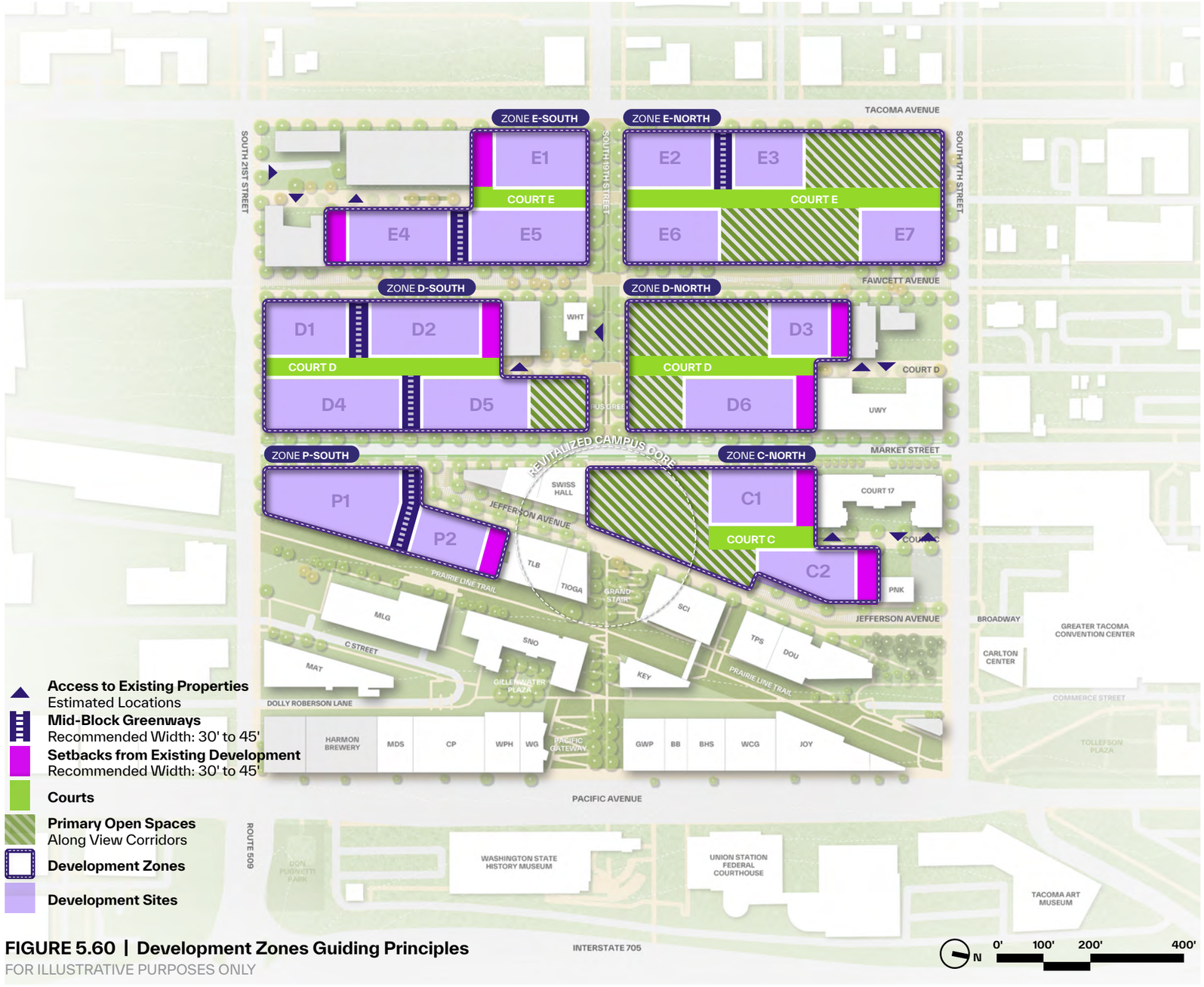


FIGURE 5.60 | Development Zones Guiding Principles
FOR ILLUSTRATIVE PURPOSES ONLY

DEVELOPMENT ZONES
EXAMPLE OF DEVELOPMENT SITES

The diagrams to the right illustrate examples of potential development sites identified through the application of the design framework and principles established in this Campus Master Plan. This approach ensures that key objectives—such as maintaining connectivity, enhancing pedestrian mobility, and fostering a balanced built environment—are preserved while accommodating future growth and development.

DEVELOPMENT SITES			10,000 FTE BUILD-OUT		
DEVELOPMENT ZONE	DEVELOPMENT LOT	DEVELOPMENT LOT SIZE	NUMBER OF FLOORS *(Excluding Parking Floors)*	MAXIMUM TOTAL GFA (GSF)	TOTAL NASF
PROPOSED NEW DEVELOPMENT					*60% RATIO*
P-SOUTH	P1	37,817 SF	4	128,578 GSF	77,147 NASF
	P2	15,700 SF	5	66,725 GSF	40,035 NASF
C-NORTH	C1	22,445 SF	3	57,235 GSF	34,341 NASF
	C2	19,271 SF	5	81,902 GSF	49,141 NASF
D-SOUTH	D1	20,562 SF	6	104,866 GSF	62,920 NASF
	D2	27,612 SF	5	117,351 GSF	70,411 NASF
	D4	32,402 SF	5	137,709 GSF	82,625 NASF
	D5	25,635 SF	3	65,369 GSF	39,222 NASF
D-NORTH	D3	17,624 SF	2	29,961 GSF	17,976 NASF
	D6	26,437 SF	3	67,414 GSF	40,449 NASF
E-SOUTH	E1	23,786 SF	4	80,872 GSF	48,523 NASF
	E4	24,725 SF	5	105,081 GSF	63,049 NASF
	E5	28,749 SF	3	73,310 GSF	43,986 NASF
E-NORTH	E2	22,200 SF	4	75,480 GSF	45,288 NASF
	E3	18,000 SF	3	45,900 GSF	27,540 NASF
	E6	23,000 SF	3	58,650 GSF	35,190 NASF
	E7	20,115 SF	2	34,196 GSF	20,517 NASF
ADAPTIVE RE	ADAPTIVE REUSE				50% RATIO
Swiss Hall	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

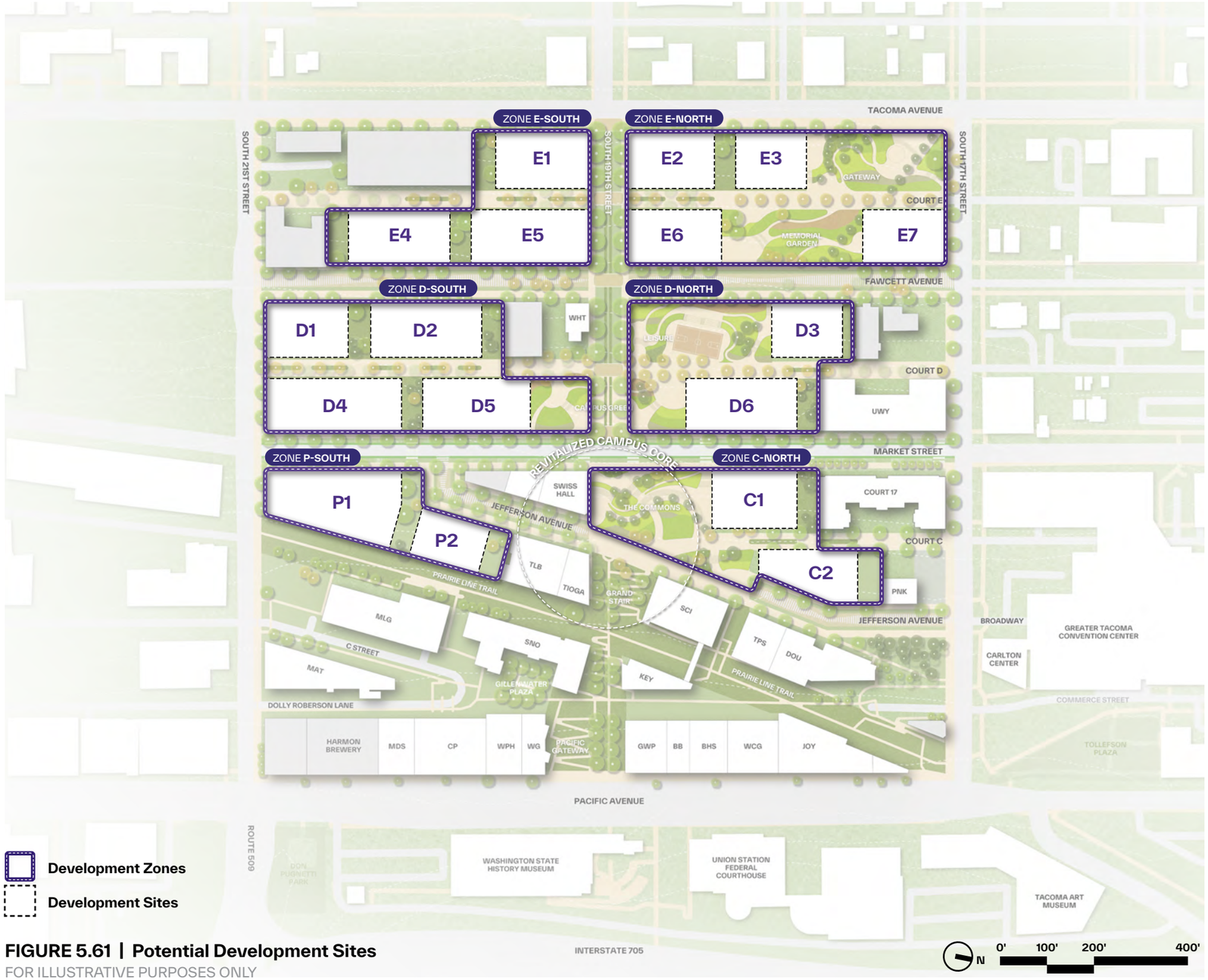


FIGURE 5.61 | Potential Development Sites
FOR ILLUSTRATIVE PURPOSES ONLY

DEVELOPMENT ZONES
EXISTING CAMPUS CONDITION

As of 2025, the uphill parcels owned by UW Tacoma remain largely undeveloped. Much of the land is used for surface parking, occupied by sloped green areas, or left vacant. South 19th Street continues to run between Tacoma Avenue and Jefferson Avenue, maintaining a physical divide between the northern and southern areas of campus.

EXISTING PROGRAMS | 4,980 FTE

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

FIGURE 5.62 | Conceptual Axonometric View of Existing Campus Conditions
FOR ILLUSTRATIVE PURPOSES ONLY

DEVELOPMENT ZONES

CONCEPTUAL BUILDING ENVELOPE FOR 10,000 STUDENT FTE

To foster a strong campus community and maintain continuity with the existing context, it is important to consider the scale of proposed developments in relation to their surroundings. While building heights may vary, an average of four stories is appropriate for academic spaces. This scale supports a human-centered environment that encourages interaction with adjacent buildings, open spaces, and the broader campus. Locating functions in close proximity and at lower elevations improves walkability, enhances wayfinding, and allows for more efficient scheduling of classes and meetings. The axonometric diagram on the right illustrates the general massing of campus buildings, which average four to five stories. In key locations, lower building heights are strategically positioned to preserve important view corridors and maintain visual openness.

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

FOR ILLUSTRATIVE PURPOSES ONLY

DEVELOPMENT ZONES
EXISTING CAMPUS CONDITIONS

FIGURE 5.64 | Existing Aerial Perspective from Thea Foss Waterway

FOR ILLUSTRATIVE PURPOSES ONLY

DEVELOPMENT ZONES

AERIAL VIEW OF CAMPUS WITH 10,000 FTE

FIGURE 5.65 | Proposed Aerial Perspective from Thea Foss Waterway

FOR ILLUSTRATIVE PURPOSES ONLY

DEVELOPMENT ZONES

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 space of approximately 1,089,379 GSF, the total potential campus build-out is estimated to be nearly 4,000,000 GSF. This indicates the potential for UW Tacoma to 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 ZONE	DEVELOPMENT LOT	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								
P-SOUTH	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
C-NORTH	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
D-SOUTH	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
	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
D-NORTH	D3	17,624 SF	Downtown Mixed-Use (DMU)	100 '	14 '	7	125,886 GSF	7
	D6	26,437 SF	Downtown Mixed-Use (DMU)	100 '	14 '	7	188,836 GSF	7
E-SOUTH	E1	23,786 SF	Downtown Mixed-Use (DMU)	100 '	14 '	7	169,900 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
E-NORTH	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
	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 RE	ADAPTIVE REUSE							
Swiss Hall	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 regarding maximum allowable growth are based on a height analysis aligned with the Downtown Mixed-Use (DMU) zoning ordinance and the Historic Conservation Overlay. The zoning code establishes a base Floor Area Ratio (FAR) of 2 for non-residential uses and 3 for residential uses. These limits, however, can be increased through design enhancements and the transfer of development rights (TDR), allowing non-residential buildings to achieve an FAR of up to 6 and residential buildings up to 7, depending on applicable zoning incentives.

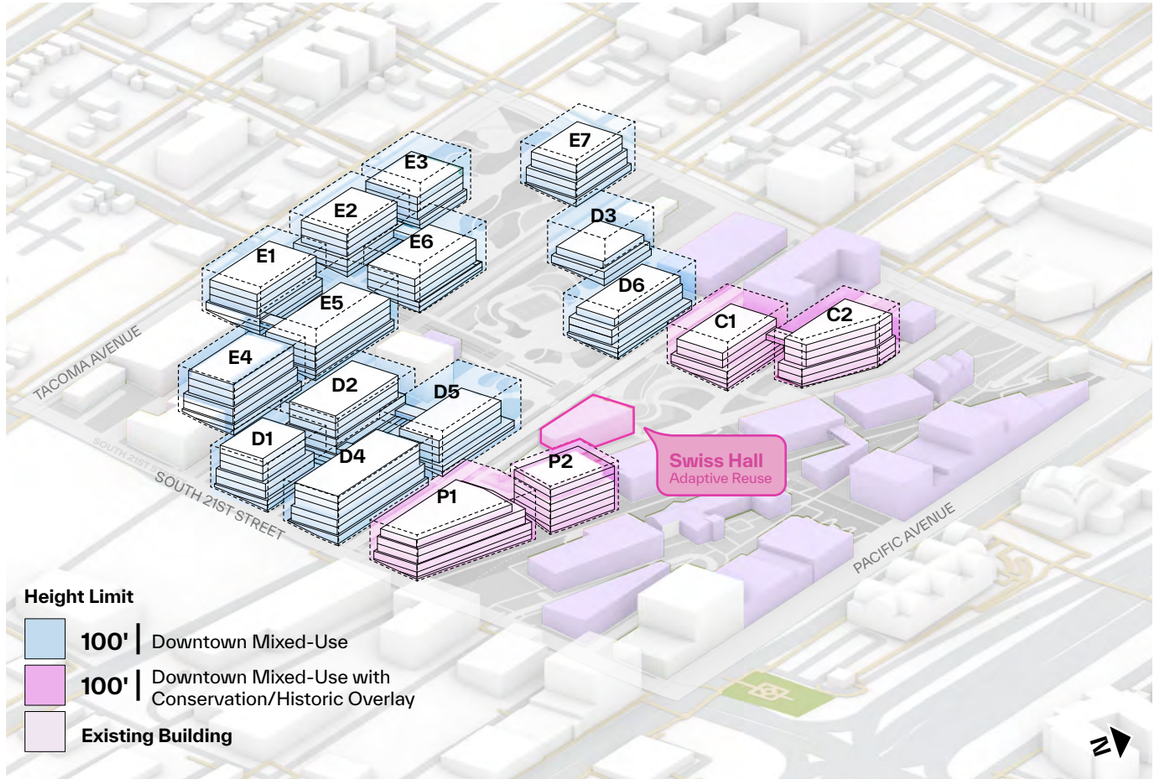


FIGURE 5.66 | Maximum Growth Potential Based on Zoning Ordinance and Height Limits

DEVELOPMENT ZONES

DEVELOPMENT EXAMPLE | ZONE E-NORTH

This development zone is located at the highest point of UW Tacoma's new uphill campus and holds a strategic position near the Tacoma Grove Gateway, a prominent new entrance to the campus. It includes sites E2, E3, E6, and E7, and is bounded by Tacoma Avenue and Fawcett Avenue, with Court E running through its core. The Gateway and Memorial Garden open spaces are envisioned as central gathering and orientation points within the zone. Key design priorities for this zone include activating ground-floor frontages along Tacoma Avenue to encourage street-level interaction and campus engagement. Parking should be thoughtfully integrated into the sloped topography to reduce its visual and spatial impact. Ensuring universal accessibility is critical and can be supported through interconnected pedestrian bridges and strategically placed elevators within buildings to navigate grade changes. Additional enhancements include redesigning Court E as a pedestrian-prioritized corridor and improving the streetscape along Fawcett Avenue to accommodate micromobility and strengthen multimodal connectivity across campus.

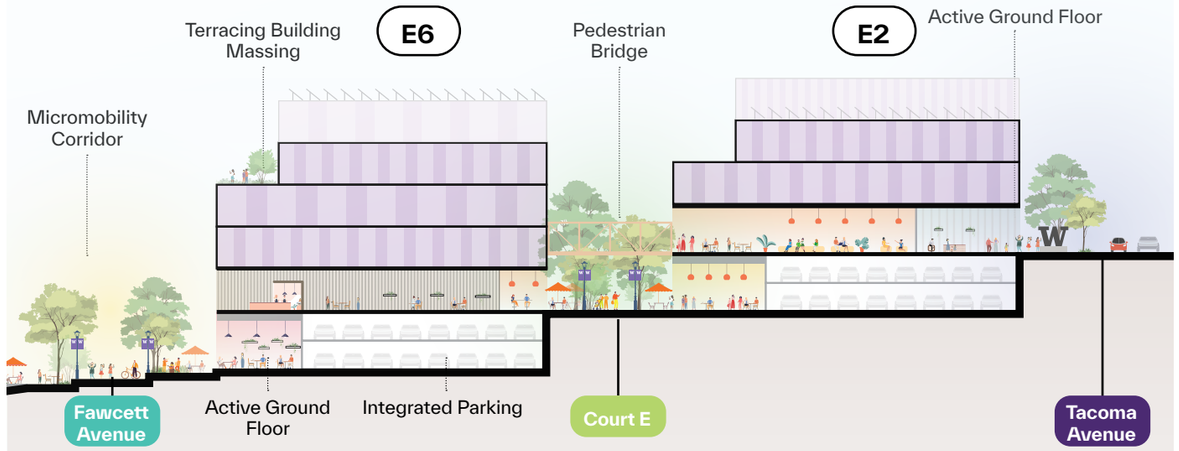
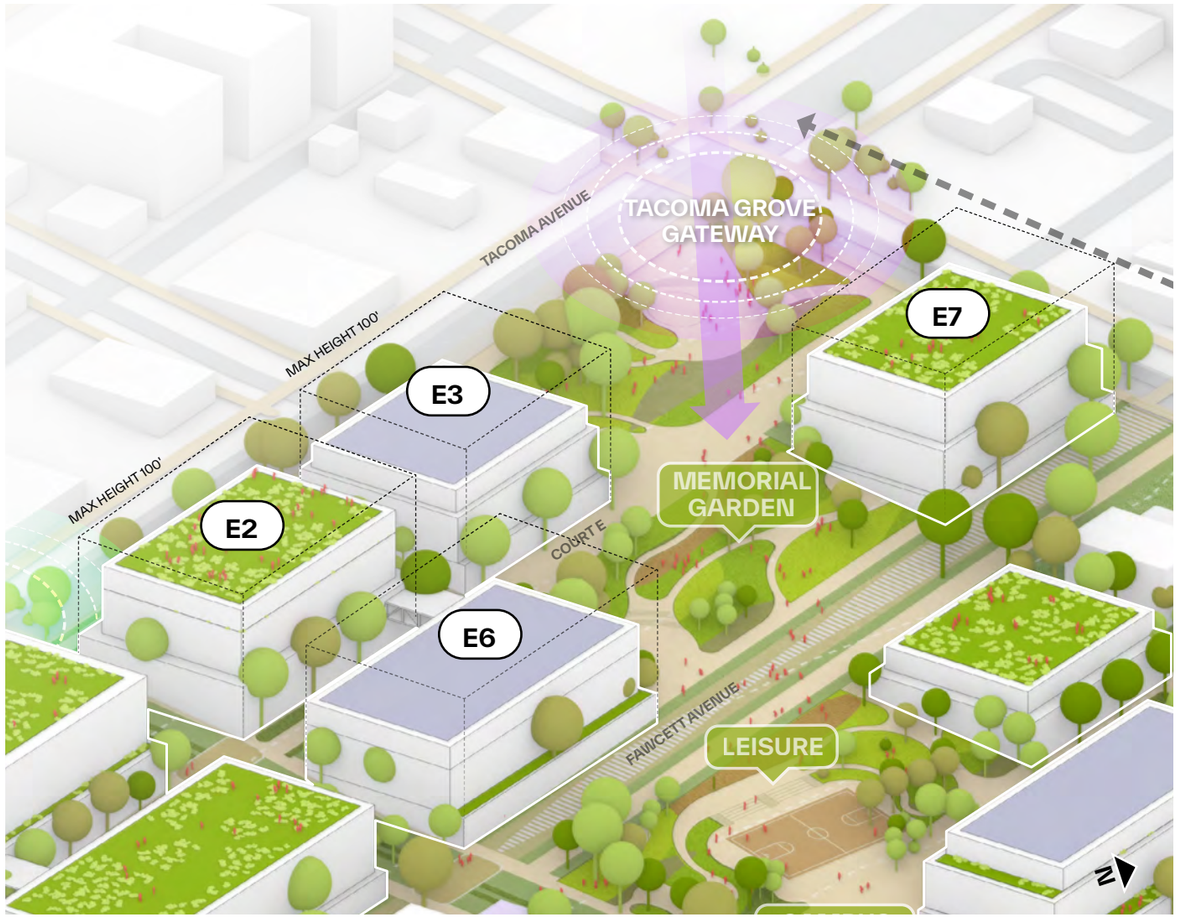


FIGURE 5.67 | Conceptual Section of Development Zone E-North

FOR ILLUSTRATIVE PURPOSES ONLY

Development Site	Site Area	Height Limit	MaximumGSF	Illustrated Build-Out Excluding Parking	Integrated Parking
E2	22,200 SF	100'	158,571 GSF	75,480 GSF	44,400 GSF
E3	18,000 SF	100'	128,571 GSF	45,900 GSF	-
E6	23,000 SF	100'	164,286 GSF	58,650 GSF	46,000 GSF
E7	20,115 SF	100'	143,679 GSF	34,196 GSF	40,230 GSF

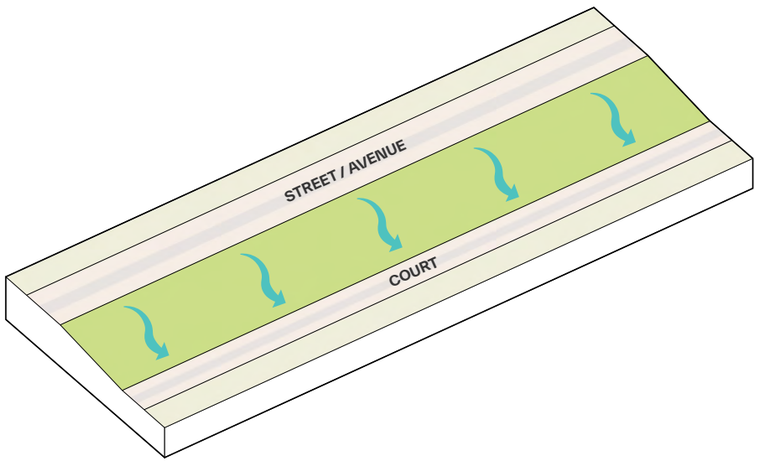


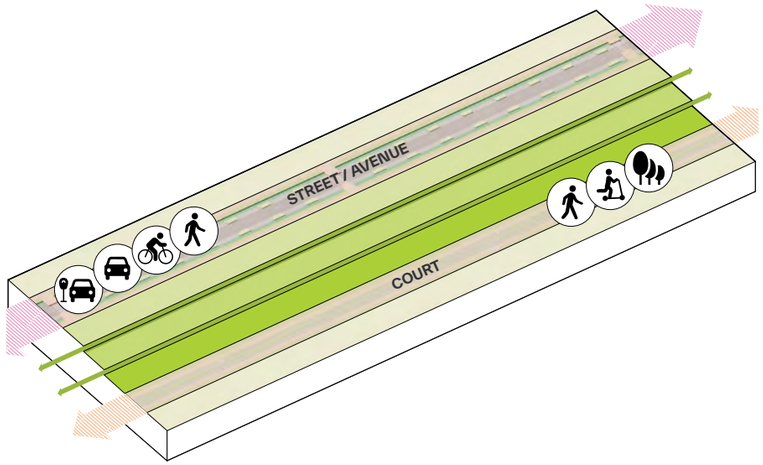
05.
CAMPUS MASTER PLAN FRAMEWORK

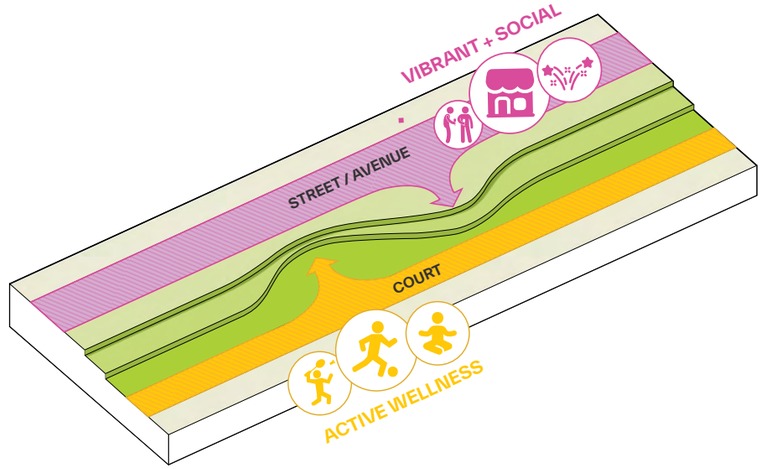
Block Strategy

BLOCK STRATEGY
TOPOGRAPHY AND PROGRAMMATIC STRATEGY

Topography is a defining feature of the UW Tacoma campus, presenting both accessibility challenges and unique design opportunities. The diagrams below offer step-by-step guidance for managing and leveraging terrain at the campus block level.







EXISTING LEVEL DIFFERENCE

The site's topography slopes downward by an average of 26 feet from the street or avenue toward the interior Courts, creating significant elevation changes that shape circulation and spatial organization.

TOPOGRAPHY STRIATIONS AND STREET CHARACTER

The slope is divided into topographical bands that respond to their immediate context. Main streets and avenues are designed to support vehicular access, while interior Courts are intended to prioritize pedestrian movement and activity.

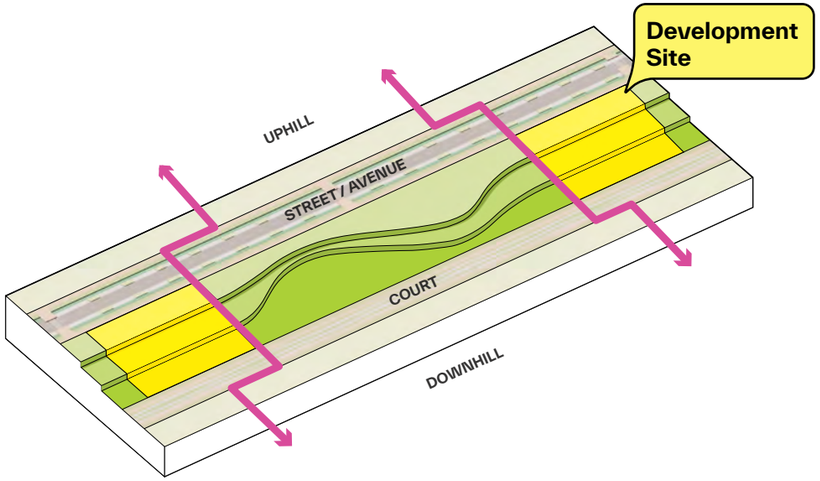
STREET ADJACENCIES AND OPEN SPACE CHARACTER

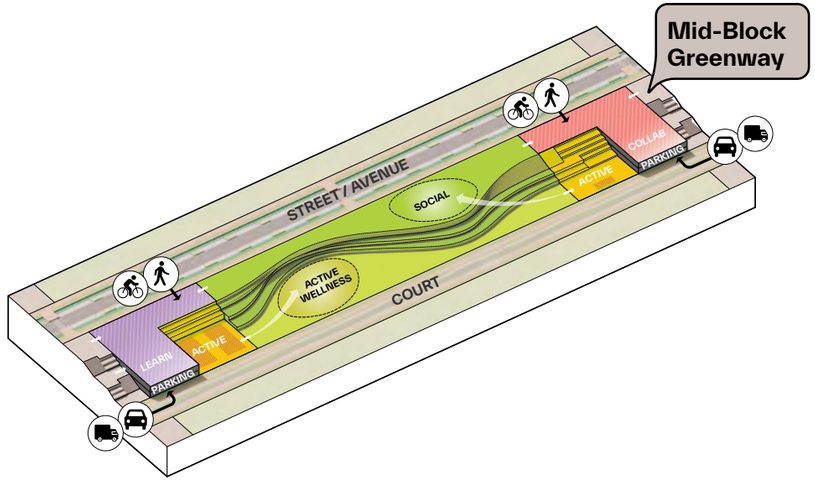
The qualities of adjacent streets influence the character of open spaces, creating distinct programmatic zones. Areas fronting primary streets may support vibrant, social uses with active ground floors. In contrast, spaces along the Courts can emphasize wellness, recreation, and quiet pedestrian activity.

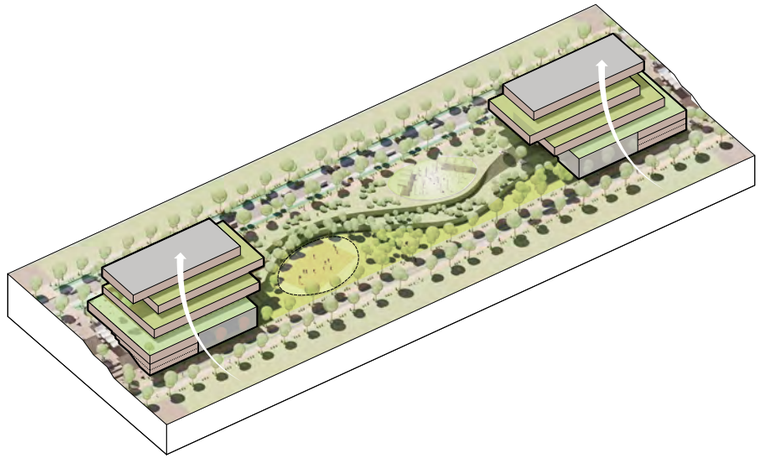
FIGURE 5.71 | Conceptual Axonometric of Block Strategy

FOR ILLUSTRATIVE PURPOSES ONLY

BLOCK STRATEGY
TOPOGRAPHY AND PROGRAMMATIC STRATEGY







DEFINING DEVELOPMENT SITES

Development sites are located on both sides of preserved open spaces to ensure strong visual and physical engagement. This placement supports active edges and encourages vibrant interaction with adjacent public spaces.

GROUND FLOOR ACTIVATION

Ground floors are programmed with active uses—such as learning, collaboration, and social spaces—that directly connect to surrounding streets and avenues. The site's topography allows for integrated parking below these spaces, with access provided from the lower Courts, enabling an efficient and pedestrian-oriented experience.

TERRACING BUILDING MASSING

Building massing steps down in response to the natural topography, transitioning from the hilltop to the valley. This terraced form creates shaded, weather-protected open spaces below, promoting year-round usability and strengthening the relationship between buildings and landscape.

FIGURE 5.72 | Conceptual Axonometric of Block Strategy

FOR ILLUSTRATIVE PURPOSES ONLY

BLOCK STRATEGY
CONCEPTUAL SECTION PERSPECTIVE

OVERLOOK PLAZA

Flat, plateau-like plazas provide scenic viewpoints and act as informal gathering spaces for the campus community, offering rest areas with expansive views.

STREET

Tiered building massing follows the natural slope, creating shaded, weather-protected outdoor areas that connect the hilltop to the valley.

SOCIAL STEPS

Broad stairways facilitate upward movement across the site while serving as vibrant gathering places for students and visitors.

COURT

The Courts function as intimate campus backyards. These spaces offer slower-paced environments with access to housing and classrooms, supporting a welcoming, community-focused atmosphere.

MEADOWS

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.

MICROMOBILITY

Winding paths, ramps, and rest stops guide visitors diagonally up the slope, inspired by the Prairie Line Trail. These elements improve accessibility and provide opportunities to pause and enjoy the landscape.

THROUGH CIRCULATION

The building form acts as a connector, enabling movement between different street levels. In this example, it houses active programs such as a gym and basketball court, enhancing accessibility and fostering campus engagement.

FIGURE 5.68 | Conceptual Section Perspective of UW Tacoma New Campus

FOR ILLUSTRATIVE PURPOSES ONLY

BLOCK STRATEGY

EXAMPLE OF PROGRAM AND TOPOGRAPHY SYNERGY

To support a vibrant and dynamic campus environment, programmatic synergy must be a key consideration in the future development of each site at UW Tacoma. The spatial arrangement and vertical stacking of uses should respond to the campus's distinct topography, particularly its dramatic elevation changes across multiple blocks.

The diagram series to the right illustrates design strategies for integrating diverse programmatic functions within the campus framework. These examples demonstrate how uses can coexist and reinforce each other while addressing topographical constraints. For instance, one strategy utilizes the site's natural elevation change to efficiently incorporate parking beneath buildings, maximizing land use and improving access.

These concepts show how thoughtful program distribution and stepped building design can transform terrain into an asset, supporting an active public realm and a highly functional campus layout.

While not prescriptive, these scenarios serve as inspiration for future development that aligns with the goals of the Campus Master Plan, fostering a cohesive, adaptable, and resilient urban campus.

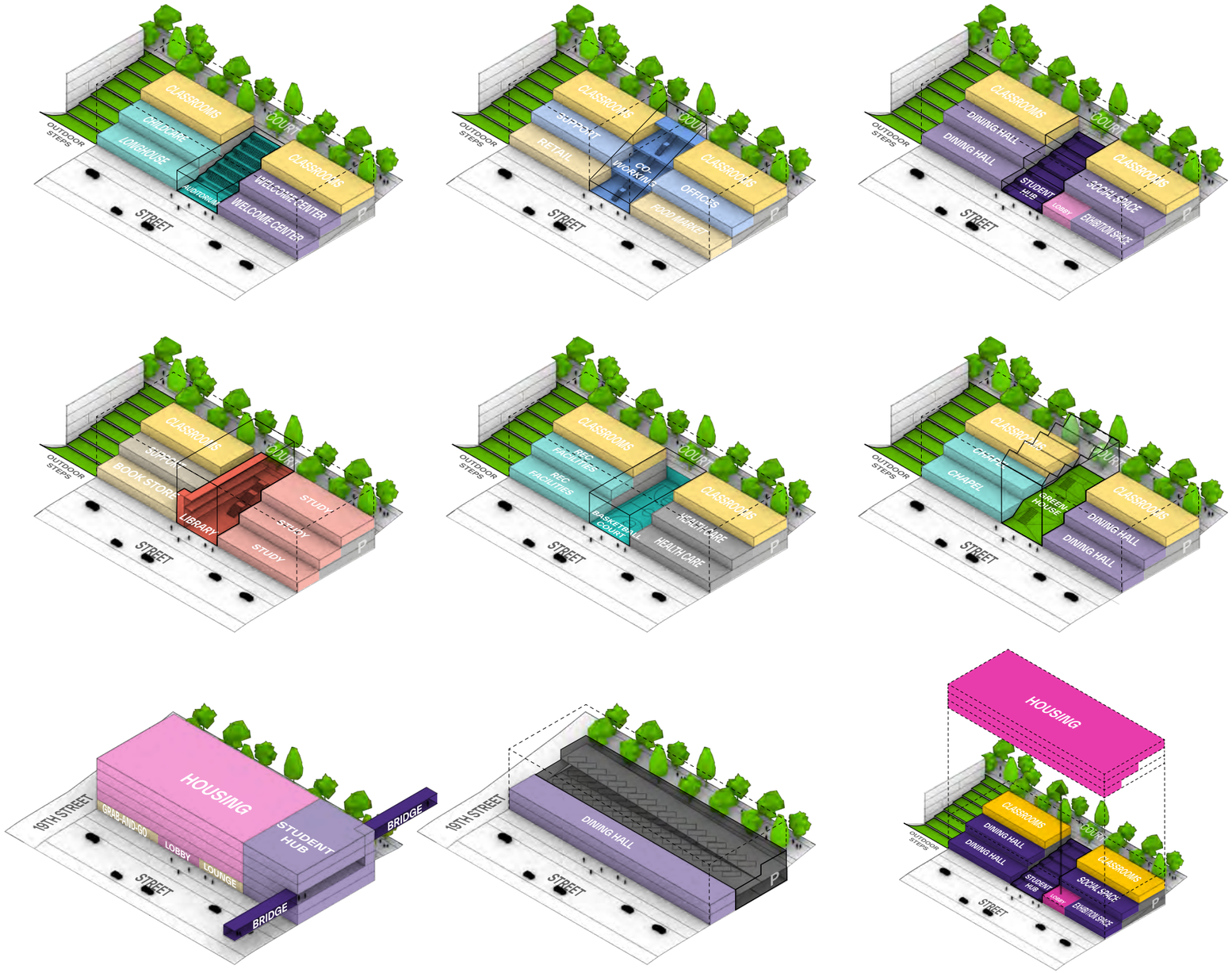


FIGURE 5.69 | Example of Program Synergy

FOR ILLUSTRATIVE PURPOSES ONLY

CAMPUS LIFE
REVITALIZED CAMPUS CORE

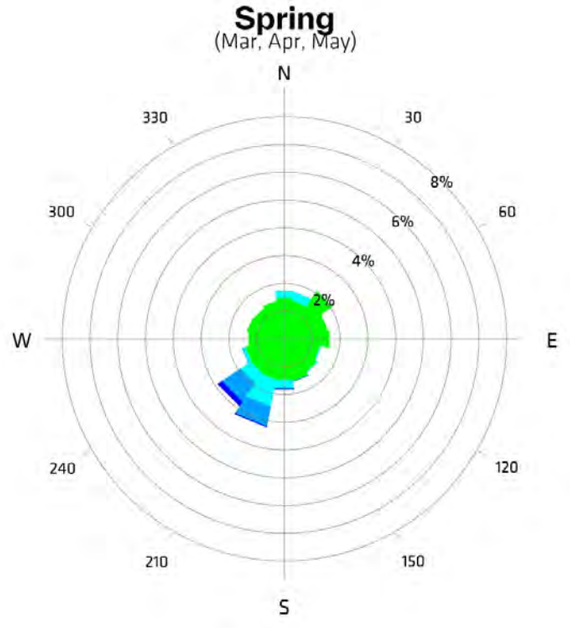
FIGURE 5.70 | Perspective of a Campus Public Realm
FOR ILLUSTRATIVE PURPOSES ONLY

05.
CAMPUS MASTER PLAN FRAMEWORK

Sustainability

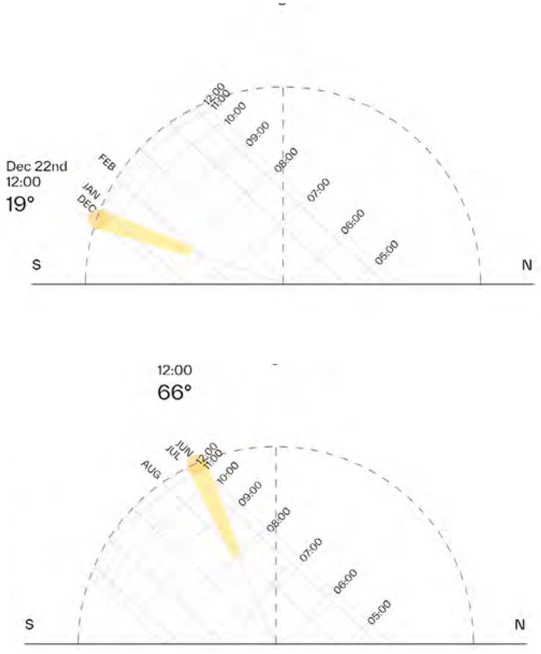
SUSTAINABILITY FRAMEWORK

CLIMATE CONTEXT | ARCHITECTURAL ADAPTATION OPPORTUNITIES



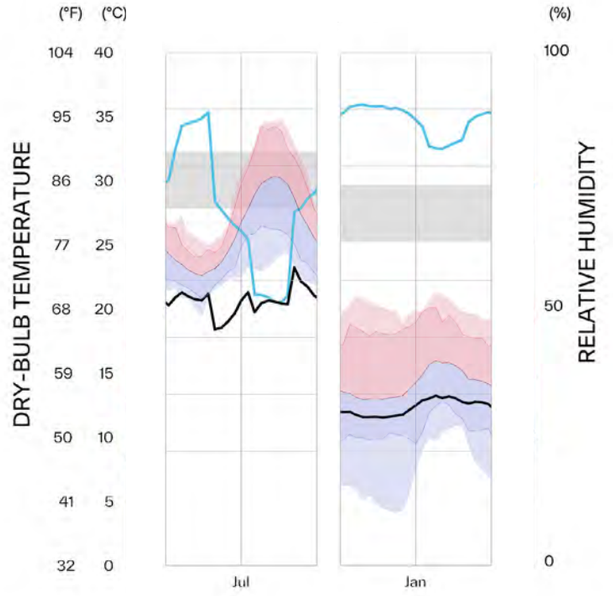
Prevailing Winds

Wind speeds in Tacoma are generally low, with prevailing winds most often originating from the southwest during the spring and reaching 13 to 18 miles per hour. Given these mild conditions, wind mitigation measures are unlikely to be necessary in most cases.



Sun Angle

The sun angle in Tacoma varies significantly by season, reaching approximately 66 degrees at solar noon in summer and around 19 degrees in winter. This relatively low solar position throughout the year makes passive solar heat gain a viable strategy during colder months. In contrast, high-angle afternoon sun in summer may contribute to overheating, requiring appropriate shading to maintain indoor comfort and thermal performance.

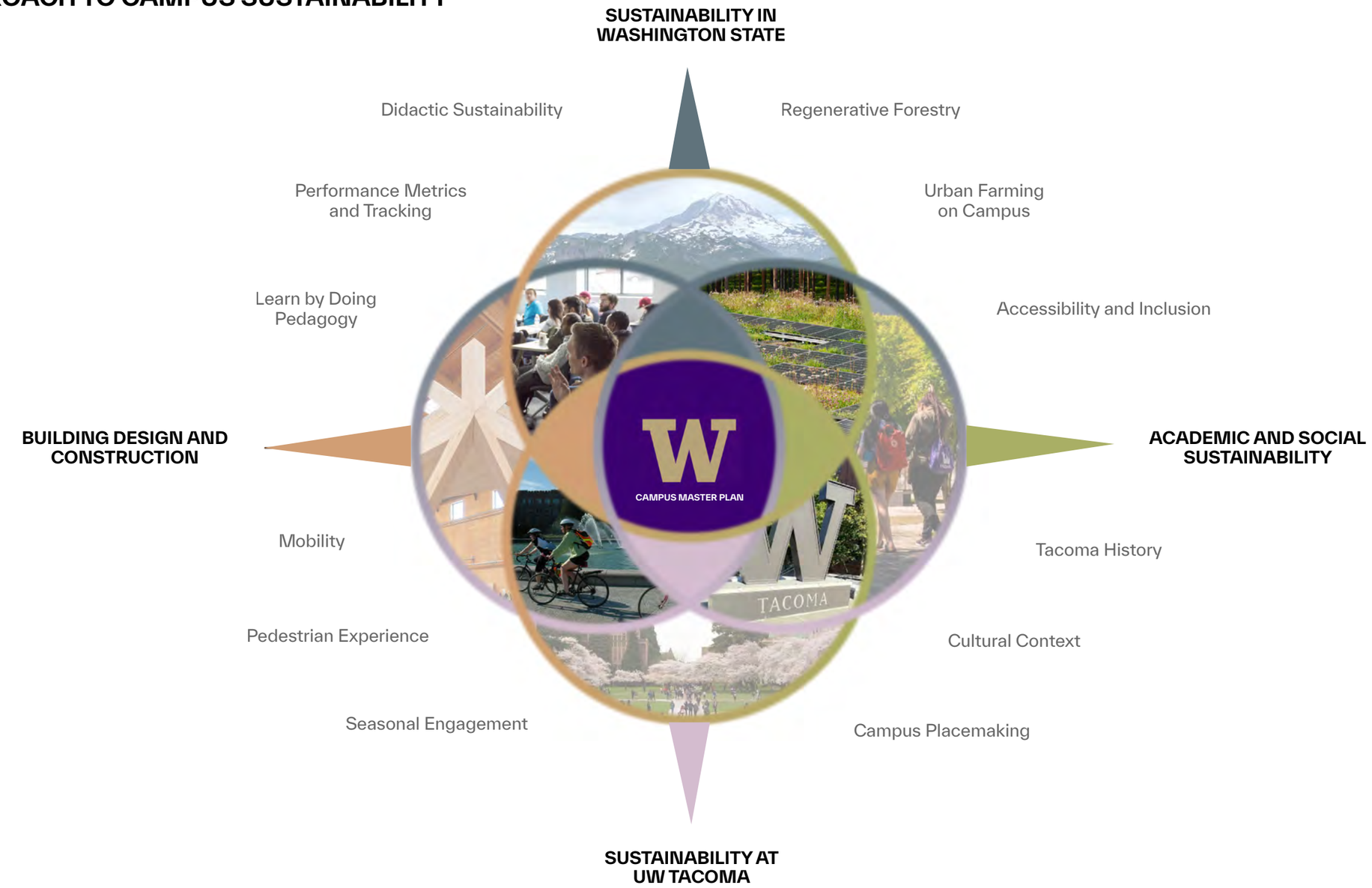


Temperature and Humidity

Tacoma's climate is mild, with summer temperatures occasionally reaching 90°F and winter lows averaging around 40°F. High humidity and frequent light rainfall, particularly in winter, are characteristic of the region. Deciduous trees enhance seasonal comfort by providing shade in summer and allowing sunlight to filter through in winter, supporting passive solar strategies. These conditions highlight the importance of effective shading and cooling measures in warmer months and thoughtful building orientation during colder seasons to improve energy efficiency.

SUSTAINABILITY FRAMEWORK

A HOLISTIC APPROACH TO CAMPUS SUSTAINABILITY



SUSTAINABILITY FRAMEWORK

ALIGNING UW TACOMA WITH WASHINGTON STATE AND TACOMA CLIMATE GOALS

SUSTAINABILITY IN WASHINGTON STATE

LEED Silver+
All state facilities in Washington must be designed and constructed to meet at least LEED Silver standards. This requirement ensures consistent commitment to sustainability, energy efficiency, and environmental stewardship in public buildings.

Washington State Energy Code
The Washington State Energy Code (WSEC) sets minimum standards for insulation (R-values) and energy efficiency. All new buildings and major renovations at UW Tacoma must meet these requirements to ensure high thermal performance, occupant comfort, and reduced energy use.

Water Conservation
Washington State mandates the use of high-efficiency, low-flow water fixtures that exceed federal standards. At UW Tacoma, these requirements are paired with Low Impact Development (LID) strategies—including permeable surfaces, biofiltration, and water quality measures—to support sustainable water management and reduce stormwater impacts.

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
At least 70 percent of construction and demolition waste must be diverted from landfills through material reuse and recycling. This practice reduces the environmental impact of campus development and supports sustainable waste management.

Post-Occupancy Evaluation
Post-occupancy evaluations and user surveys are essential for monitoring energy performance and guiding operational improvements. These tools ensure buildings function as intended and help refine systems and behaviors to improve comfort, efficiency, and sustainability.

Building Electrification
UW Tacoma can support decarbonization by retrofitting existing buildings to operate on all-electric systems, drawing from Washington's clean energy grid. Electrifying low-performing buildings improves energy efficiency, reduces emissions, and aligns with UW and state climate goals.

SUSTAINABILITY FRAMEWORK

IMPLEMENTING UW'S CLIMATE AND SUSTAINABILITY GOALS AT UW TACOMA

SUSTAINABILITY AT UNIVERSITY OF WASHINGTON

15% Reduction in Energy Use Intensity (EUI)
The University of Washington's 2025 Sustainability Action Plan calls for a 15 percent reduction in Energy Use Intensity. At UW Tacoma, this goal can be achieved through passive design strategies such as optimized building orientation, natural ventilation, and daylighting, reducing reliance on mechanical systems and improving long-term energy performance.

35% Locally Sourced Food
The University of Washington's 2025 Sustainability Action Plan targets 35 percent of all food served to be sourced locally. At UW Tacoma, this can be supported by fostering regional partnerships and exploring initiatives like campus-supported agriculture and urban farming to strengthen sustainable, community-based food systems.

Reduction in Commuting
A minimum 6 percent reduction in single-occupancy vehicle commuting is targeted by 2028. UW Tacoma can advance this goal through improved sustainable transportation options, including safe bike lanes, pedestrian infrastructure, and expanded transit access.

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.

45% Reduction in Emissions
UW's 2025 plan sets a goal to reduce greenhouse gas emissions by 45 percent by 2030. This target aligns UW Tacoma with broader institutional, state, and regional climate commitments.

10% Less Solid Waste
A 10 percent reduction in solid waste is required under UW's 2025 Sustainability Action Plan. UW Tacoma can meet this target by applying circular economy principles and investing in facility improvements that minimize waste, encourage reuse and recycling, and support responsible materials management.

Double the Sustainability Research
Doubling student, staff, and faculty engagement in sustainability-related research and education can be achieved by integrating visible, didactic sustainability features across campus. Incorporating updated Building Management Systems (BMS) will further support this goal by enhancing transparency, increasing awareness, and fostering participation in sustainable practices through real-time data and interactive learning opportunities.

BUILDING DESIGN AND CONSTRUCTION

SUSTAINABLE STRATEGIES FOR BUILDING DESIGN AND CONSTRUCTION

BUILDING DESIGN + CONSTRUCTION

Low-Carbon Materials
Reducing embodied carbon in campus construction can be achieved through Life Cycle Assessment (LCA), which evaluates material and construction impacts. At UW Tacoma, this effort can be supported by using locally sourced, FSC-certified wood and leveraging regional expertise in timber to lower carbon footprints and promote responsible sourcing.

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 by incorporating energy-efficient systems and renewable energy sources. Solar-ready infrastructure should be included in both new and existing buildings to support long-term adaptability and sustainability.

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.

On-site Renewable Energy
Integrating ground source heat pumps and photovoltaic systems at UW Tacoma can significantly reduce reliance on fossil fuels by providing efficient, renewable sources of heating, cooling, and electricity.

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.

SUSTAINABILITY FRAMEWORK

INTEGRATING EQUITY, COMMUNITY, AND ACADEMIC INNOVATION

ACADEMIC + SOCIAL SUSTAINABILITY

Commitment to Diversity, Equity, and Inclusion
Commit to designing accessible, inclusive, and culturally responsive spaces that reflect and accommodate the diverse backgrounds, socioeconomic conditions, and identities of campus users. This approach supports equity and fosters a strong sense of belonging throughout the UW Tacoma community.

Community Engagement
Collaborate with local community organizations and municipal partners to foster shared initiatives and strengthen the University-city relationship. Promote the creation of public and communal spaces that enhance social connectivity, collaboration, and mutual engagement.

Carbon-Free Mobility
Encourage and support low-carbon commuting options such as walking, bicycling, and public transit. Provide commuter-friendly amenities including secure bike storage, shower facilities, and changing rooms to improve convenience and promote sustainable transportation.

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.

Sustainable Food Systems
Support the use of locally sourced foods with lower emissions from processing and transportation. Expand on-campus programs such as composting and food-waste donation to reduce waste and contribute to community food security.

Pedestrian Safety
Advance micromobility and compact campus development by incorporating protected bike lanes, improved pedestrian lighting, and targeted safety enhancements. These strategies help create a secure, inclusive, and accessible environment for all users.

Academic Integration
Incorporate Building Management System (BMS) dashboards that allow students to monitor real-time sustainability performance. These tools enhance academic engagement, increase awareness, and support data-informed learning and decision-making.

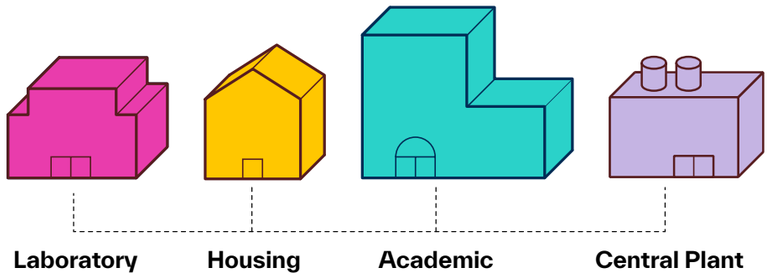
05.
CAMPUS MASTER PLAN FRAMEWORK

Utilities & Infrastructure

UTILITIES & INFRASTRUCTURE
CAMPUS UTILITY SYNERGIES

New campus development offers a strategic opportunity to implement localized shared energy systems or standalone utilities, tailored to each site's programmatic requirements and physical context. These flexible, high-efficiency systems enable district-level energy optimization, supporting scalable infrastructure and advancing UW Tacoma's campus-wide decarbonization goals.

The new uphill campus areas are well suited for localized district energy, allowing load sharing among academic, residential, and mixed-use buildings. In addition to improving energy performance, these systems can serve as educational and sustainability showcases, fostering interdisciplinary learning, student engagement, and public awareness. Thoughtful integration into the public realm can enhance placemaking and reinforce UW Tacoma's identity as an urban, sustainability-focused institution. This approach aligns with the University's commitment to eliminating fossil fuels from new construction and achieving high environmental performance 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 to define the mechanical, electrical, telecommunications, and lighting infrastructure necessary to support future campus development. Specific system requirements and performance standards will be detailed in the Design Guidelines chapter. A detailed utility corridor strategy should be developed for each project phase and development zone, informed by technical analysis, coordination with public agencies, and evolving campus needs.

The diagram at right presents a conceptual framework for a potential campus utility corridor intended to serve future development west of Market Street, as well as portions of the historic campus core in the downhill area. The primary function of this corridor is to establish direct and efficient connections to UW Tacoma buildings, enabling the delivery of centralized utilities and strengthening long-term infrastructure resilience. While the corridor may be aligned along either the east or west side of Market Street, it should avoid placement within the public right-of-way governed by the City of Tacoma.

Final alignment will be determined based on project phasing and site-specific development conditions.

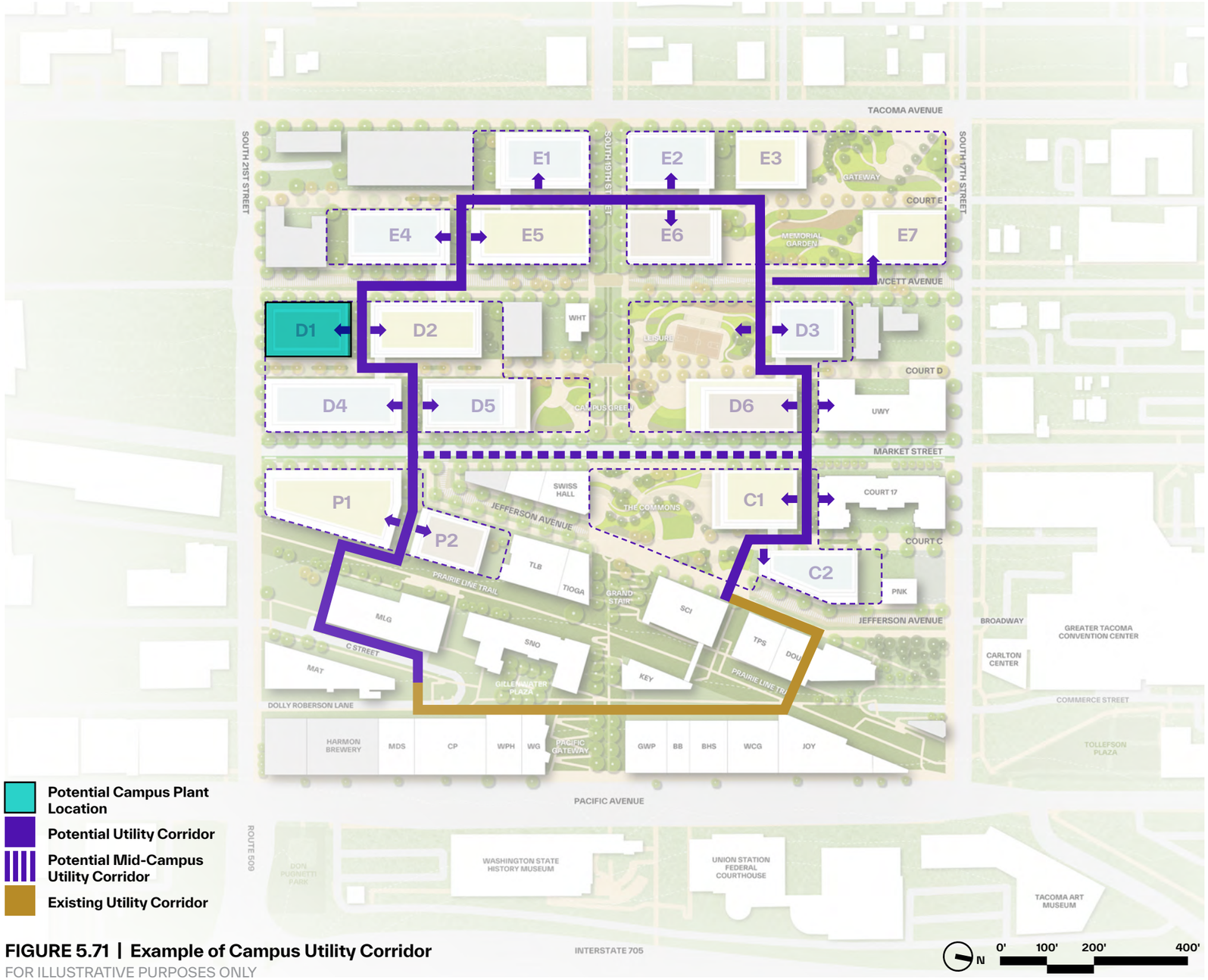


FIGURE 5.71 | Example of Campus Utility Corridor
FOR ILLUSTRATIVE PURPOSES ONLY

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, supporting sustainable growth to accommodate a projected enrollment of 10,000 full-time equivalent (FTE) students. The plan adopts an incremental growth model that aligns new development with infrastructure enhancements, strategic street vacations and modifications, and targeted investments in both new construction and adaptive reuse.

Incremental Development and Infrastructure Integration

To support steady enrollment increases, UW Tacoma will pursue a phased expansion strategy that ensures facilities and infrastructure scale proportionally with demand. Physical development will be synchronized with infrastructure upgrades, allowing the campus to evolve as a resilient, accessible, and seamlessly integrated urban environment. This approach enhances long-term adaptability, promotes connectivity, and supports the overall functionality of the campus.

Each development phase will be accompanied by key urban improvements, including:

- Street vacations, realignments, and modifications to enhance pedestrian circulation and define campus edges;
- Infrastructure upgrades to ensure utility capacity meets the needs of new facilities;
- Public realm enhancements, including open spaces, plazas, and multimodal transportation connections.

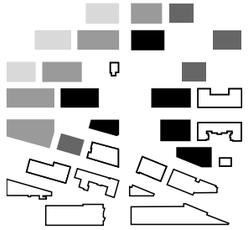
Adaptive Reuse: Integrating Historic and Contemporary Development

Adaptive reuse of historic structures plays a central role in reinforcing UW Tacoma's unique character. By revitalizing and repurposing legacy buildings for modern academic and student life uses, the campus preserves its architectural heritage while embracing contemporary needs. This integration of old and new enriches the urban experience, fosters innovation, and reinforces the identity of the campus within its historic context.

Strategic Growth Corridors and Activation Zones
Future expansion will focus on key urban corridors to establish active frontages that engage the broader community. Prioritized corridors include:

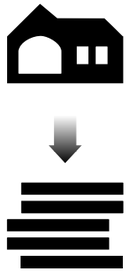
- Pacific Avenue – envisioned as the primary academic and civic frontage, reinforcing the campus's public-facing identity;
- Market Street and Tacoma Avenue – identified for mixed-use development and institutional growth opportunities.

These corridors will serve as strategic anchors for campus activity, concentrating development in high-visibility areas to promote interaction, accessibility, and community engagement.



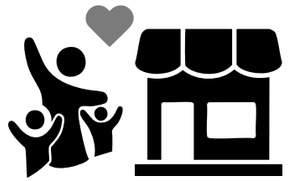
Strategic Phased Expansion

Campus growth will be incremental and responsive, aligning new development with infrastructure upgrades, public space enhancements, and evolving academic priorities. Through the integration of street improvements and multimodal connectivity, expansion will support a functional, adaptable, and future-ready campus environment.



Bridging the Historic and Emerging Campus

A dynamic campus heart will connect the historic core with new development, strengthening ties to Pacific Avenue, the Hilltop community, and surrounding districts. Adaptive reuse of heritage structures alongside contemporary architecture will create a rich, layered urban experience.

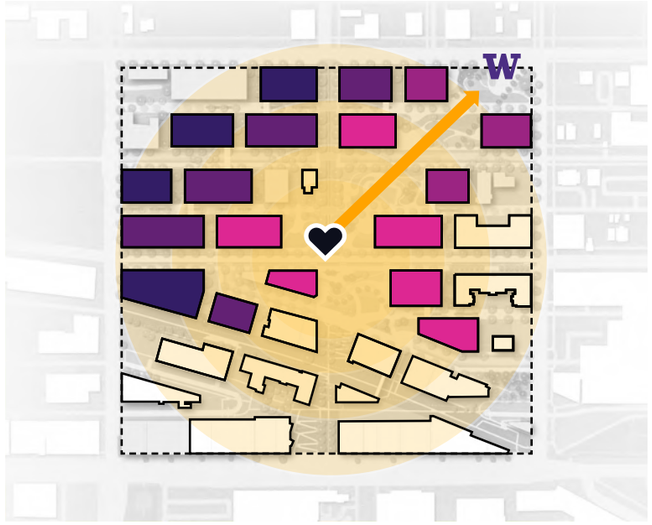


Activated Corridors & Community Integration

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

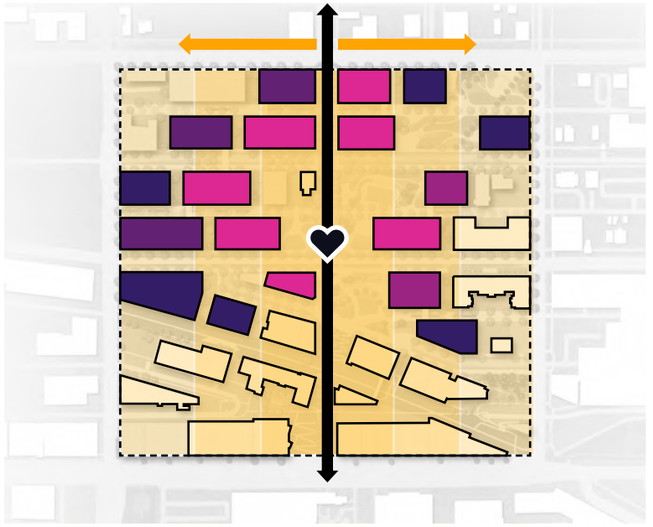
DEVELOPMENT SCENARIO
CAMPUS GROWTH STRATEGY

The campus is envisioned to expand uphill through strategic growth scenarios that prioritize enhanced connectivity, improved accessibility, and cohesive integration with the surrounding urban fabric. A phased implementation approach ensures that key master plan initiatives are achievable within the first years of development.



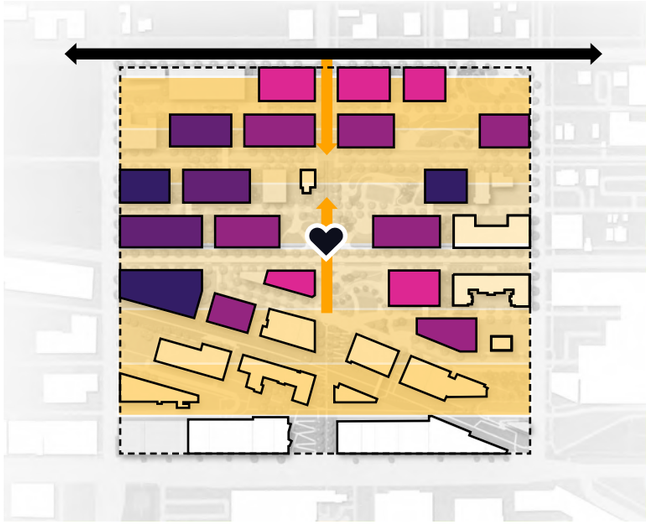
Radial

A radial growth strategy extends outward from the revitalized campus core, concentrating development in adjacent areas and advancing toward the northwest corner, the designated site of the future Tacoma Grove Gateway. This approach emphasizes the framing of key landscapes and stepped sequences to establish a visual corridor to Mount Rainier, while reinforcing the campus's identity and spatial coherence.



Prioritizing South 19th Street

South 19th Street is envisioned as a multimodal, active corridor that enhances campus mobility through autonomous trolleys and pedestrian-oriented connections. Development along this corridor will establish a new campus gateway, reinforce arrival sequences, and create a seamless connection from South 19th Street to the campus core, culminating at the Grand Stair as a central focal point.



Activating Hilltop and Campus Heart

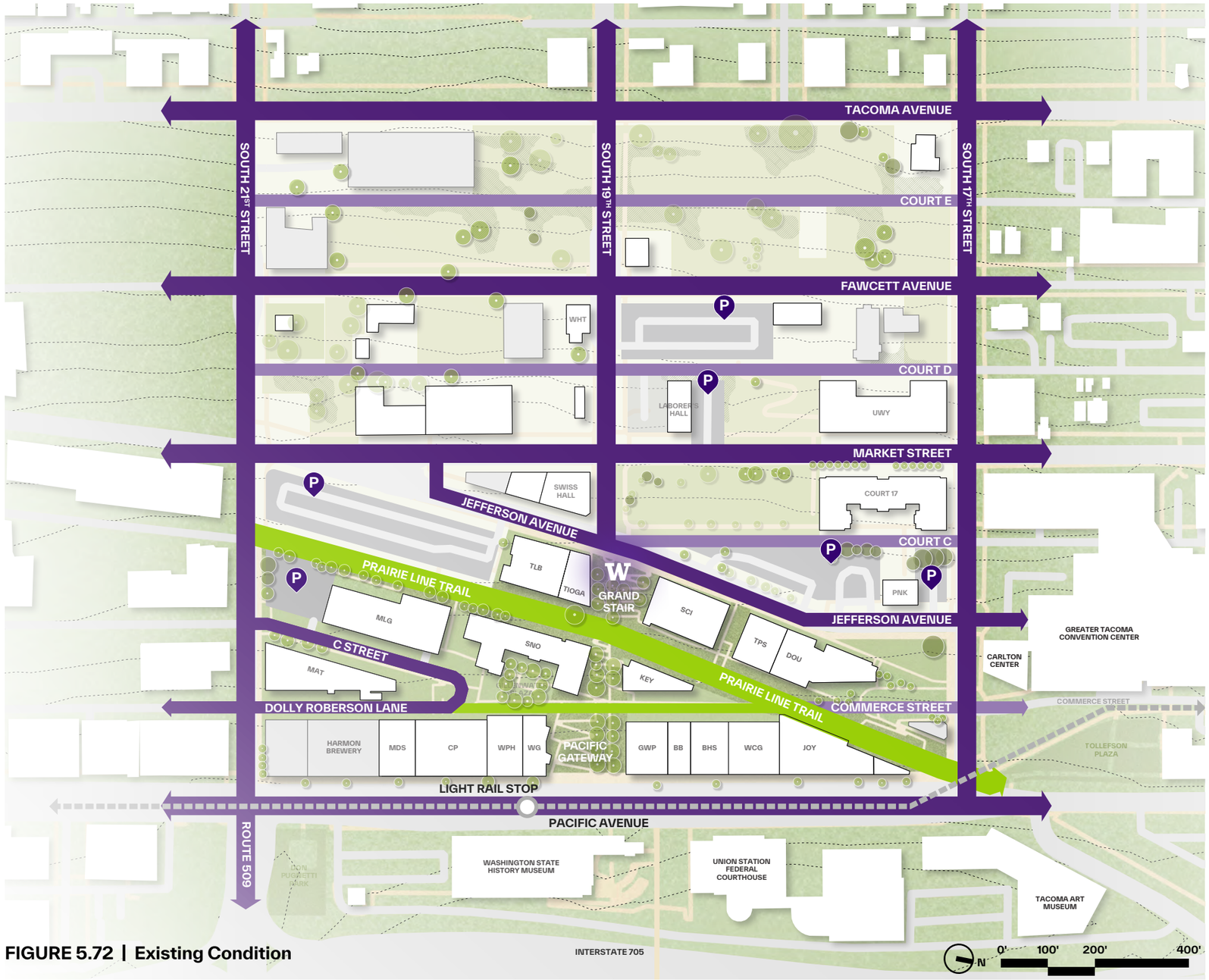
This approach strengthens connections between UW Tacoma and the Hilltop neighborhood by prioritizing a new campus presence along Tacoma Avenue. Growth and activation will begin along this corridor, while simultaneously extending from the revitalized campus core. These two primary growth axes will converge at the campus center, reinforcing a cohesive and dynamic 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 occupied by surface parking, sloped green areas, or undeveloped lots. South 19th Street continues to run between Tacoma Avenue and Jefferson Avenue, physically dividing 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 or timeline, these scenarios highlight the adaptability of the campus master plan framework, ensuring it can respond to evolving needs, funding opportunities, and changing urban conditions as the University continues to grow. This flexible approach accommodates varied development timelines, programmatic shifts, and infrastructure integration. It supports a range of future uses, including academic expansions, student housing, research facilities, and mixed-use spaces.



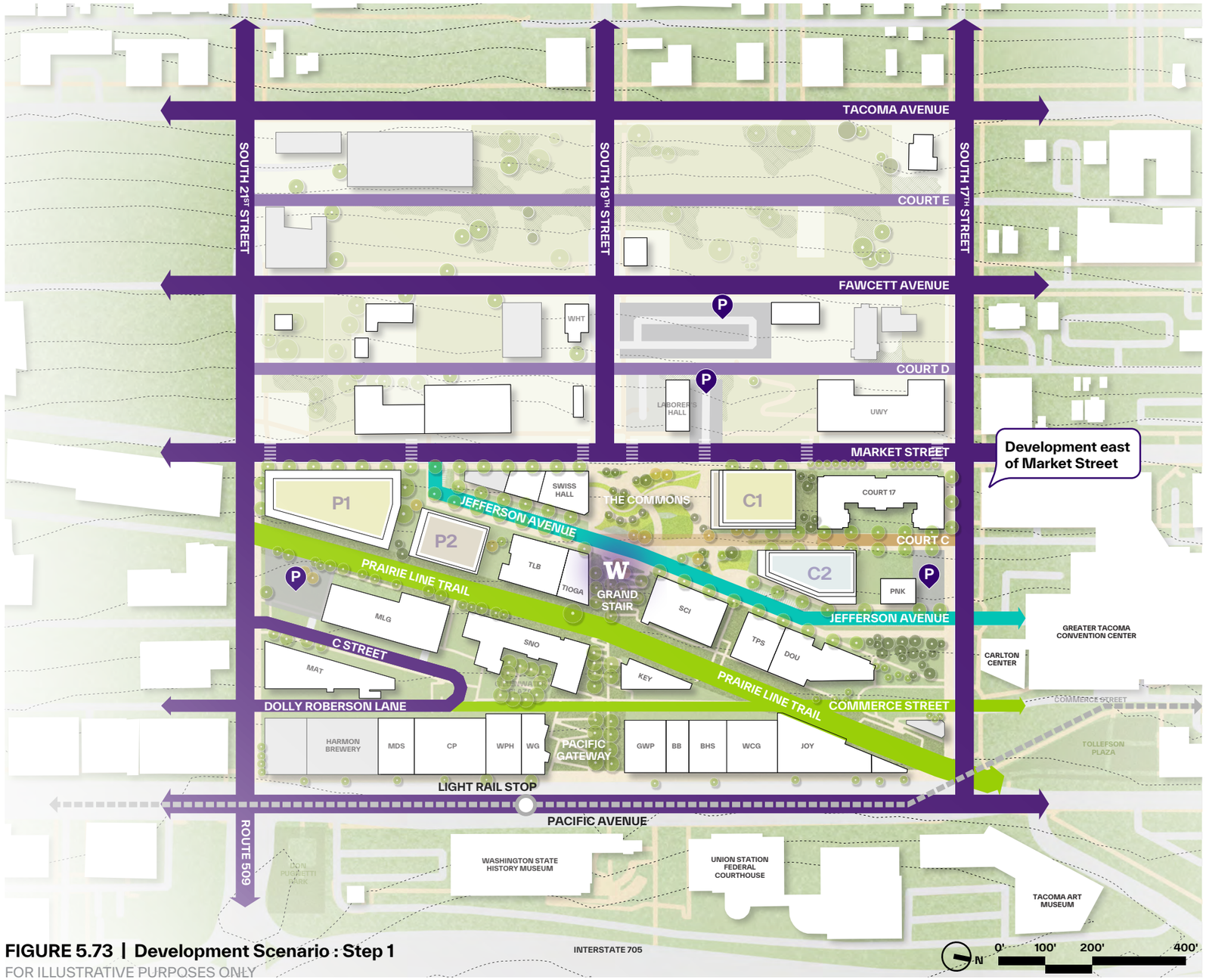
Pedestrian
Limited Vehicular
Vehicular
UW Tacoma Existing Buildings
UW Tacoma Parking Lots
Existing Buildings Not Owned by UW Tacoma

FIGURE 5.72 | Existing Condition

DEVELOPMENT SCENARIO
STEP 1

Step 1 builds on the strategy outlined in UW Tacoma's 2008 Campus Master Plan Update by vacating South 19th Street from Market Street eastward and transforming it into the new Campus Commons. This central open space will become the heart of UW Tacoma, serving as a vibrant gathering place that fosters community and enhances pedestrian connectivity.

The Campus Commons will be anchored by the adaptive reuse of Swiss Hall and the development of Site C1, blending historic preservation with modern expansion to establish a revitalized campus core. Together, these elements will define a cohesive public realm that integrates green spaces, social hubs, and active programming to support student life, academic engagement, and campus-wide events.

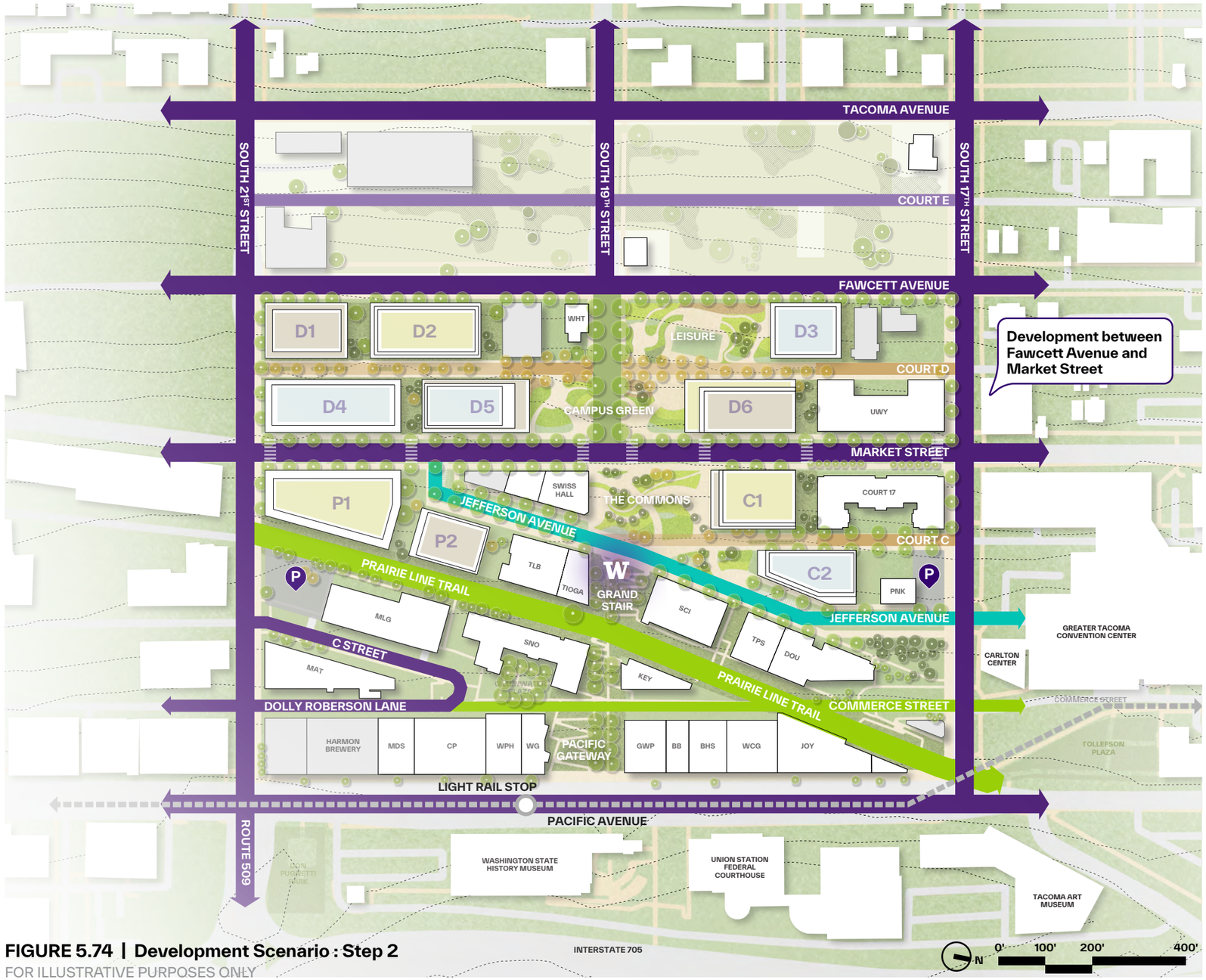


- Pedestrian-focused with Service and Parking Access
- Micromobility and Services
- Pedestrian
- Limited Vehicular
- Vehicular
- UW Tacoma Existing Buildings
- UW Tacoma Parking Lots
- Existing Buildings Not Owned by UW Tacoma

FIGURE 5.73 | Development Scenario : Step 1
FOR ILLUSTRATIVE PURPOSES ONLY

DEVELOPMENT SCENARIO
STEP 2

As part of the second step of the development scenario, South 19th Street could be vacated between Fawcett Avenue and Market Street, enabling the creation of Leisure Plaza and the Campus Green. These open spaces are envisioned as focal points for the first two campus blocks above Market Street, offering both active and passive recreation areas that foster community interaction and student engagement. This phase may also include the development of Zone D, introducing new campus facilities that could integrate academic, residential, or student-focused amenities, further activating the surrounding area.



- Pedestrian-focused with Service and Parking Access
- Micromobility and Services
- Pedestrian
- Limited Vehicular
- Vehicular
- UW Tacoma Existing Buildings
- UW Tacoma Parking Lots
- Existing Buildings Not Owned by UW Tacoma

FIGURE 5.74 | Development Scenario : Step 2
FOR ILLUSTRATIVE PURPOSES ONLY

DEVELOPMENT SCENARIO
STEP 3

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

This phase may also include the development of Zone E, which would strengthen connections between the UW Tacoma campus and the adjacent uphill neighborhoods, fostering greater integration with the surrounding community.

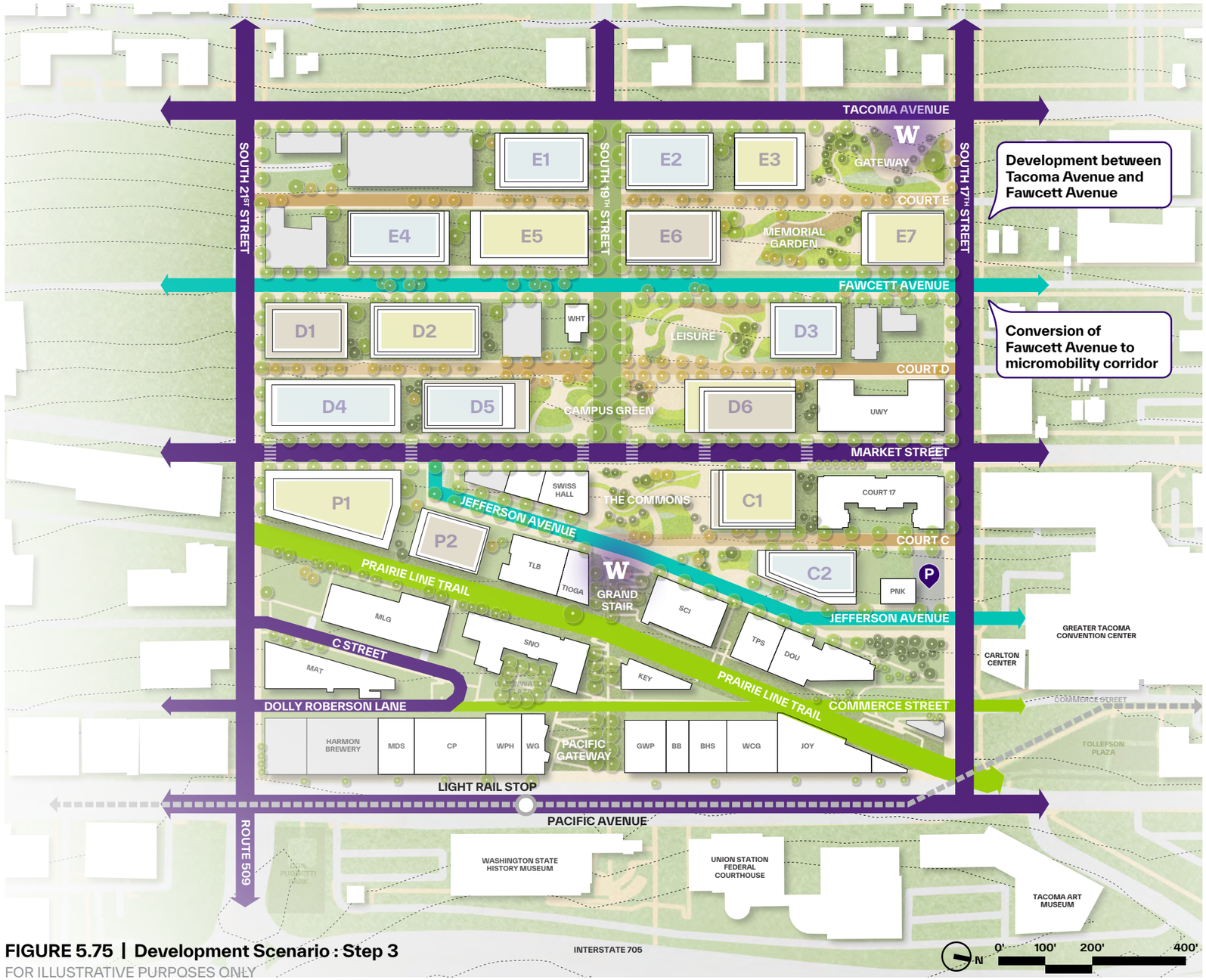


FIGURE 5.75 | Development Scenario : Step 3
FOR ILLUSTRATIVE PURPOSES ONLY

DEVELOPMENT SCENARIO
STEP 4

In Step 4 of the development scenario, an autonomous trolley could begin operating along South 19th Street, improving accessibility between Tacoma Avenue and Market Street, with key stations at The Commons. This route would serve as a vital connection between the historic campus core and newly developed areas, providing seamless and accessible mobility across the University.

If full vacation of South 19th Street above Market Street is not feasible, the development of Site D5 would be adapted to extend and integrate along the street, maintaining continuity in the urban fabric and ensuring cohesive campus activation despite potential constraints.

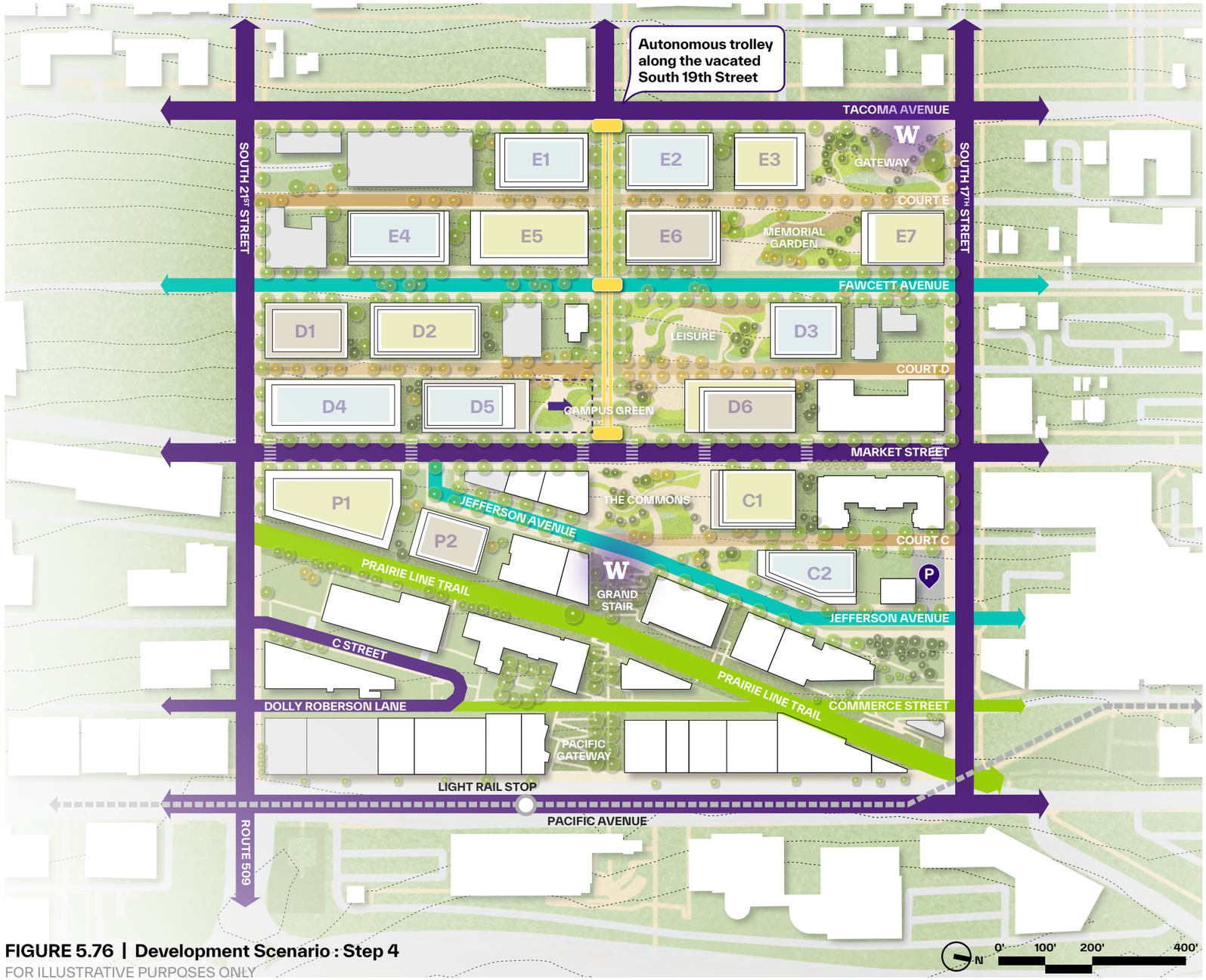
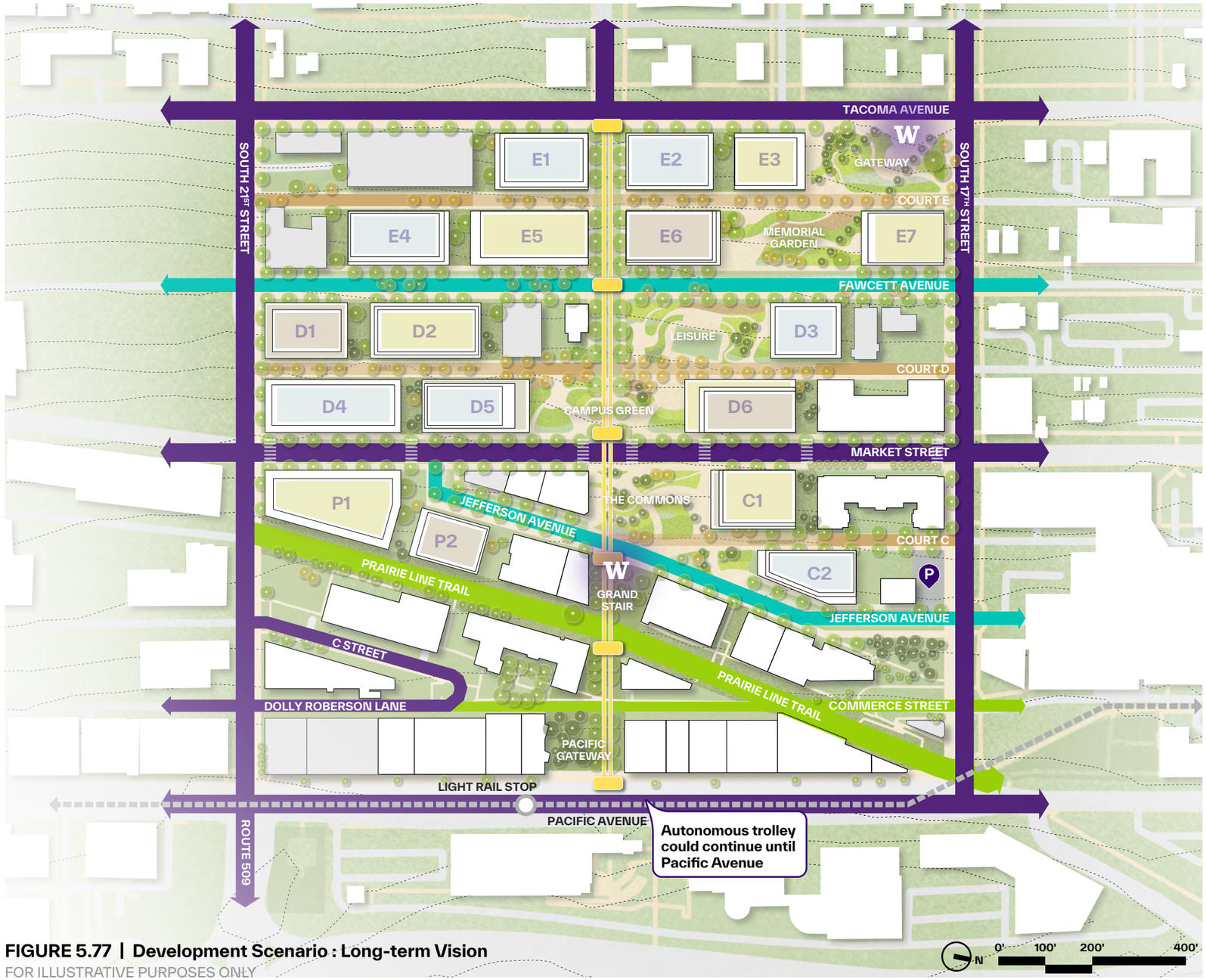


FIGURE 5.76 | Development Scenario : Step 4
FOR ILLUSTRATIVE PURPOSES ONLY

DEVELOPMENT SCENARIO
STEP 5

As part of the long-term vision, improving uphill and downhill circulation is essential to connecting the historic campus core with newly developed areas. To support this, the autonomous trolley could be extended to Pacific Avenue, providing seamless connectivity across the entire campus and significantly enhancing accessibility.

This extension could also connect to the Light Rail station along Pacific Avenue, serving as a feeder system that improves transit efficiency and supports multimodal mobility. In doing so, it would establish a prominent eastern gateway to the campus, further integrating UW Tacoma with regional transit networks and strengthening its relationship with the broader urban fabric.



- Autonomous Trolley
- Pedestrian-focused with Service and Parking Access
- Micromobility and Services
- Pedestrian
- Limited Vehicular
- Vehicular
- UW Tacoma Existing Buildings
- UW Tacoma Parking Lots
- Existing Buildings Not Owned by UW Tacoma

FIGURE 5.77 | Development Scenario : Long-term Vision
FOR ILLUSTRATIVE PURPOSES ONLY

DEVELOPMENT SCENARIO
STREET VACATIONS AND MODIFICATIONS

Street Vacation and Enhancements
As campus development progresses, street improvements and potential vacations along key corridors should be strategically planned and integrated with new projects. These enhancements will support the expansion of open space, optimize circulation, improve safety, and reinforce the identity of UW Tacoma's campus. Streets should be upgraded with consistent landscaping, street trees, pedestrian walkways, lighting, and signage to create a cohesive, accessible, and welcoming public realm.

To prioritize pedestrian mobility, most north-south alleys (Courts) within identified development zones could be closed to through traffic, fostering a walkable and vibrant campus environment. These corridors should remain accessible for service and emergency vehicles, as well as for existing developments, balancing essential access with the goal of minimizing vehicular intrusion into pedestrian-priority areas.

Traffic Calming Measures
As the campus nears full build-out, shifting traffic patterns will necessitate the implementation of traffic-calming strategies to accommodate increased pedestrian activity. Potential measures include narrowing travel lanes, installing raised crosswalks, incorporating textured paving, and pursuing selective street closures. These interventions will enhance pedestrian safety and comfort while maintaining essential vehicular access where appropriate.

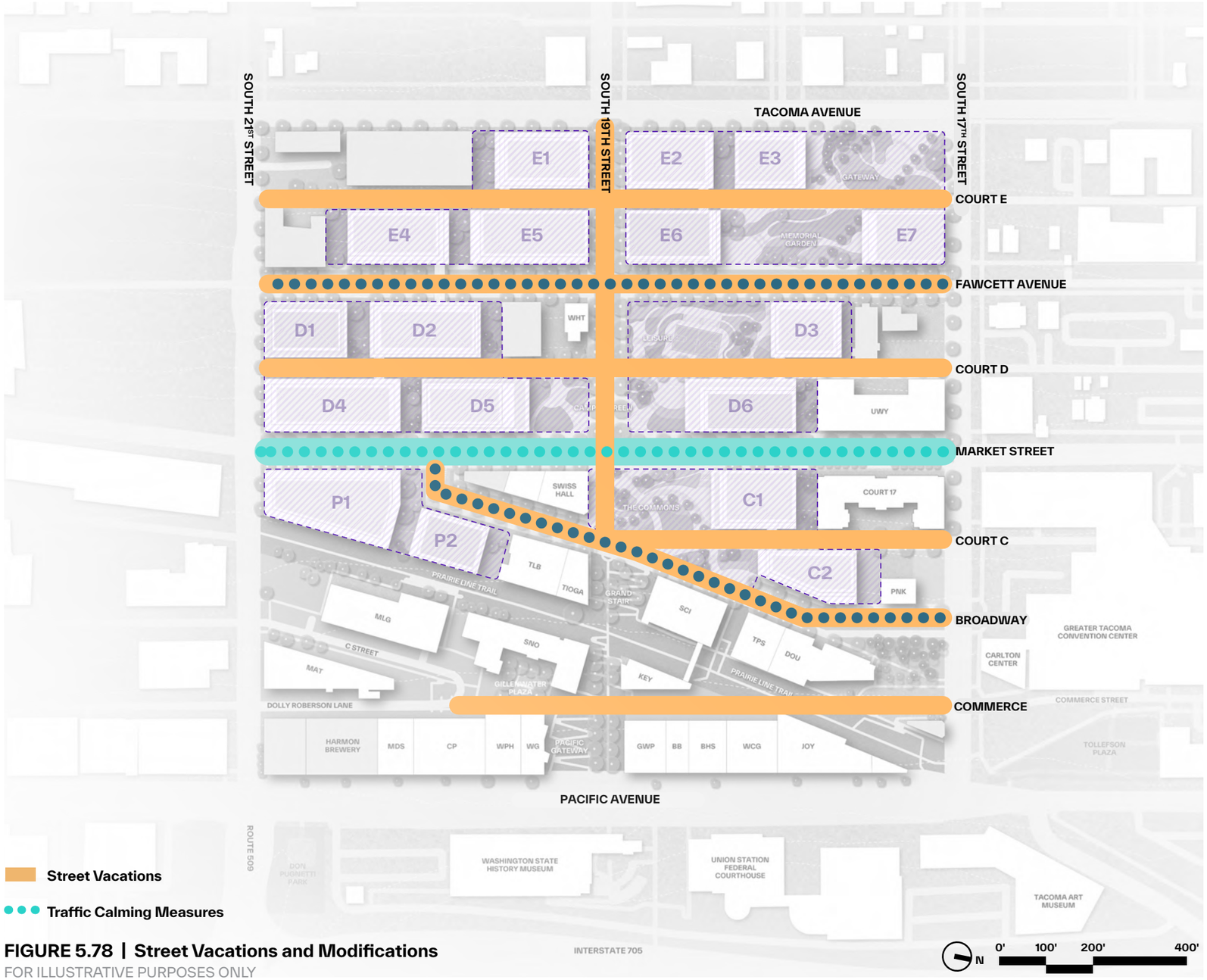


FIGURE 5.78 | Street Vacations and Modifications
FOR ILLUSTRATIVE PURPOSES ONLY

DEVELOPMENT SCENARIO
PRESERVING, REPURPOSING, AND EXPANDING UW TACOMA

Adaptive Reuse and Historic Integration

Preserving and repurposing existing buildings at UW Tacoma is a key priority that reinforces the continuity of the campus's historical character, architectural integrity, and sustainability objectives. Adaptive reuse minimizes environmental impact and material waste while strengthening the University's connection to Tacoma's industrial heritage.

Swiss Hall, a historically significant structure, offers opportunities for academic, community, or mixed-use functions, reinforcing its role within the revitalized campus core. 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, significantly limiting its use. Both buildings require substantial upgrades, including fire safety and seismic improvements, to meet current building codes and ensure long-term structural viability. Strategic investment in these improvements will enable these historic assets to support new academic and institutional functions while preserving their architectural legacy.

New Construction and Campus Expansion

Future development at UW Tacoma should prioritize long-term adaptability and resilience. New buildings must incorporate flexible layouts and modern infrastructure to accommodate evolving academic models, student life priorities, and institutional needs. These facilities should be designed to complement the historic campus fabric, contributing to a unified, resilient and adaptable campus environment.

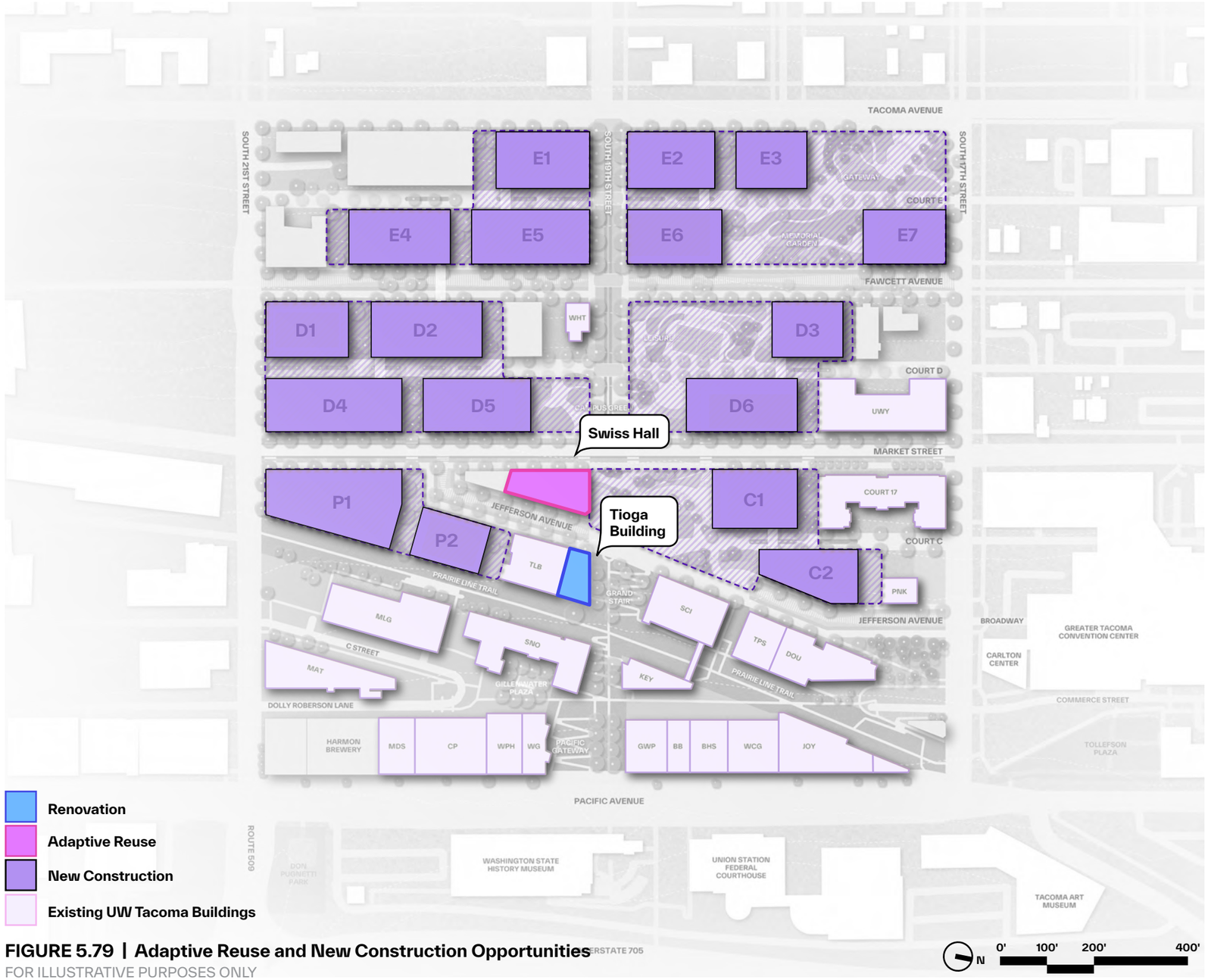
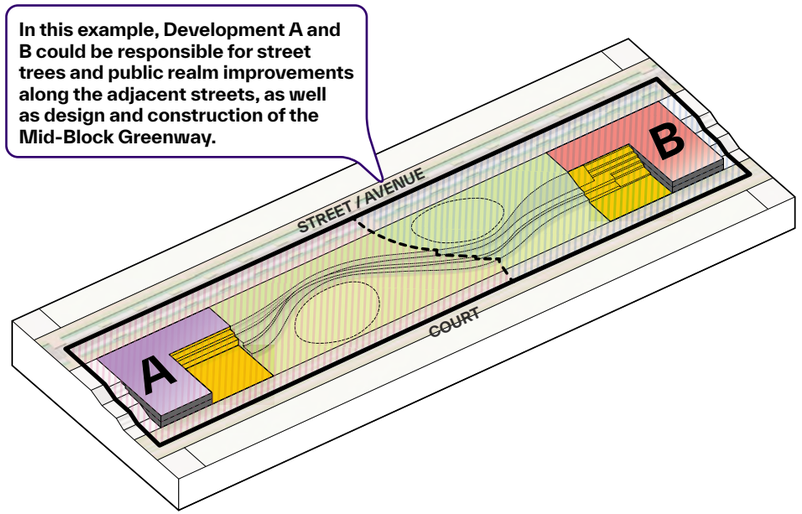


FIGURE 5.79 | Adaptive Reuse and New Construction Opportunities
FOR ILLUSTRATIVE PURPOSES ONLY

DEVELOPMENT SCENARIO

DEVELOPMENT STEWARDSHIP AND PUBLIC REALM IMPROVEMENT

When planning development scenarios, integrating public realm improvements with new projects supports stewardship, enhances connectivity, and reinforces placemaking across the campus. Each development should contribute to the funding, enhancement, and maintenance of adjacent public spaces to ensure alignment with the broader Campus Master Plan vision. These improvements may include streetscapes, courts, and open spaces, strengthening the relationship between built form and the open environment. While contributions from developers or the University are essential, they should be balanced with the City's responsibility for maintaining core public infrastructure, ensuring long-term functionality and sustainability. The diagrams at right and below illustrate potential scenarios for the extent and types of public realm improvements that could accompany campus development projects.



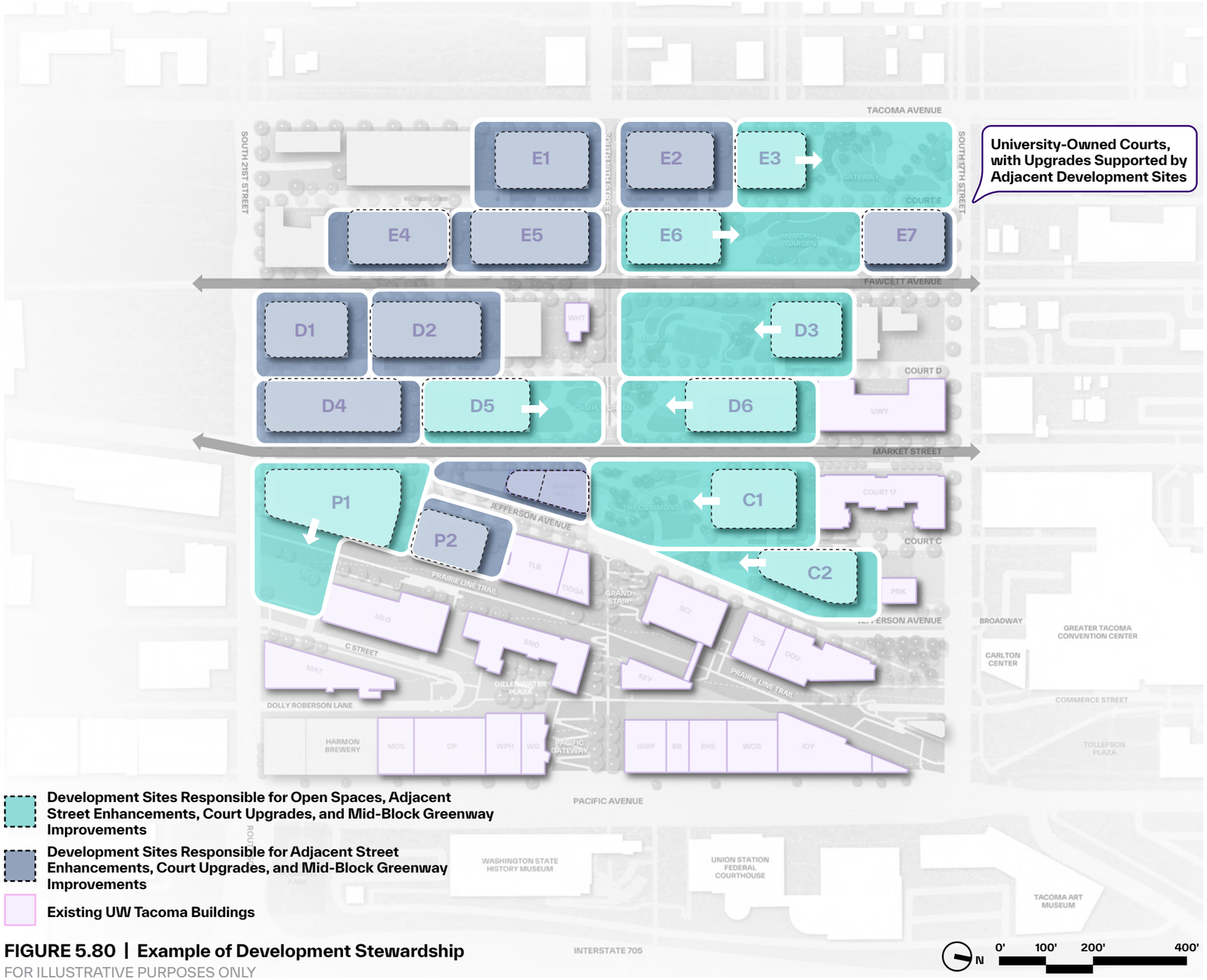


FIGURE 5.80 | Example of Development Stewardship
FOR ILLUSTRATIVE PURPOSES ONLY

06.
DESIGN GUIDELINES

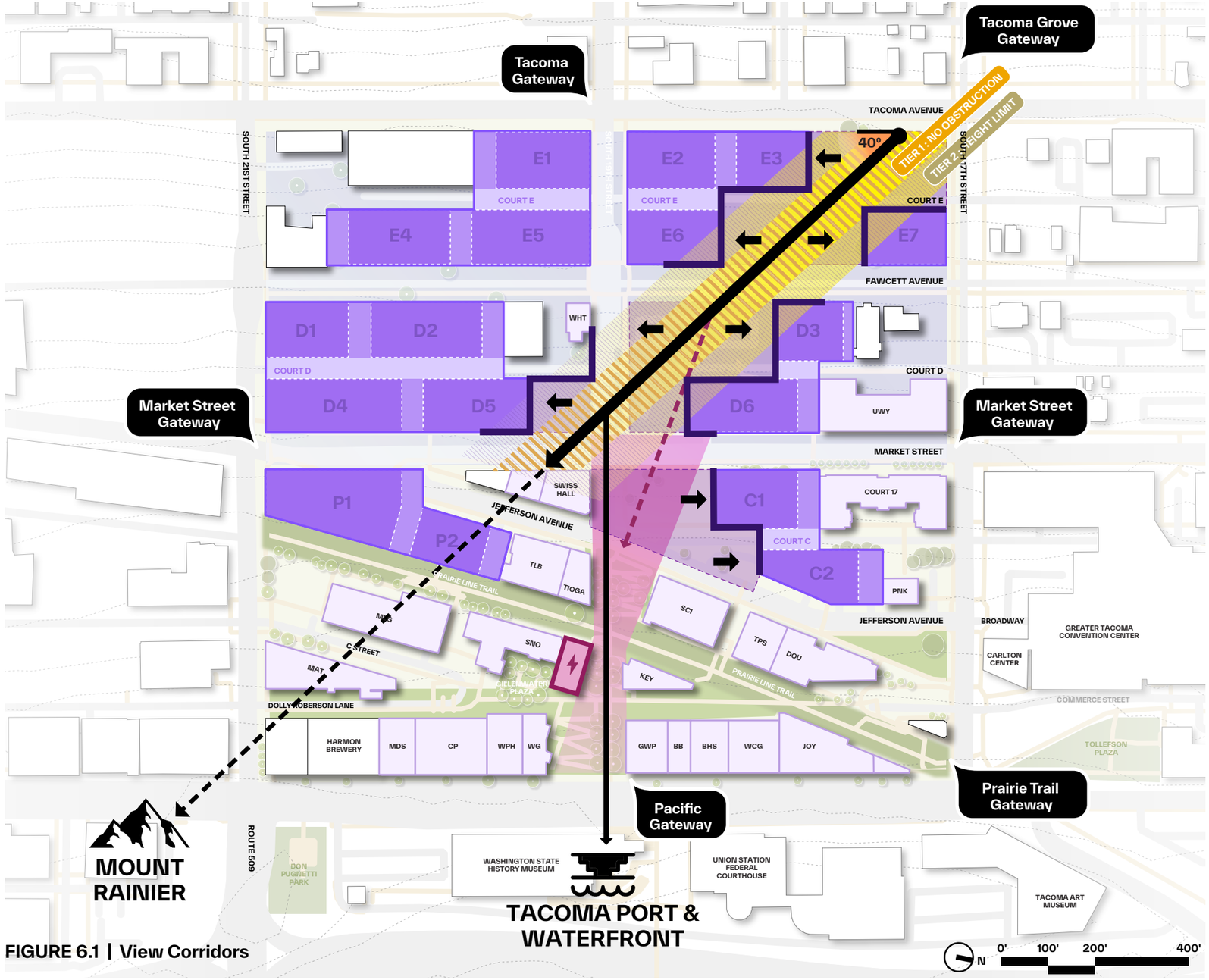
View Corridors 201
Scale 202
Architecture 203
Circulation 205
Landscape 206
Lighting, Signage, and Graphics 209
Utilities and Infrastructure 210

DESIGN GUIDELINES
VIEW CORRIDORS

Three significant view corridors, which include the South 19th Street axis, the Mount Rainier Vista, and the Power House Vista, have been preserved and enhanced through previous campus master plans, including those adopted in 2003 and 2008. The 2025 Campus Master Plan also aims to continue preserving and emphasizing these important visual connections.

Carefully managed development, along with the protection of primary open spaces, is essential for framing these vistas. These efforts reinforce their visual and cultural importance within the campus landscape and strengthen the university's connection to the surrounding region.

Future enhancements at the Pacific Gateway and Tacoma Grove Gateway should be designed not only as prominent 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

An average building height of four stories is generally ideal for academic spaces, as it fosters a strong connection with the campus, neighboring structures, and adjacent open spaces. To strengthen campus community, enhance walkability, and support a cohesive campus environment, active non-residential uses should be located at the ground level. Locating key functions at street level promotes safety, encourages pedestrian activity, and improves the efficiency of wayfinding, class schedules, and campus interactions.

As downtown Tacoma continues to evolve and UW Tacoma approaches full build-out, increased density may become necessary. A campus-wide average height of six to eight stories, with the potential for nine to eleven stories outside the historic overlay zone, could accommodate future enrollment exceeding 10,000 full-time equivalent students. Buildings west of Market Street may rise to eleven stories, which would require an adjustment to the current 100-foot height limit within the Downtown Mixed-Use zone. New buildings should be strategically sited to preserve view corridors toward Mount Rainier and ensure a sensitive transition to adjacent neighborhoods. These siting strategies will help maintain visual harmony and reinforce the campus's connection to the surrounding urban and natural landscape.

The axonometric diagrams to the right illustrate how an average four-story campus can accommodate full build-out for 10,000 students. They also demonstrate opportunities for taller buildings in selected areas west of Market Street that support future growth in enrollment.

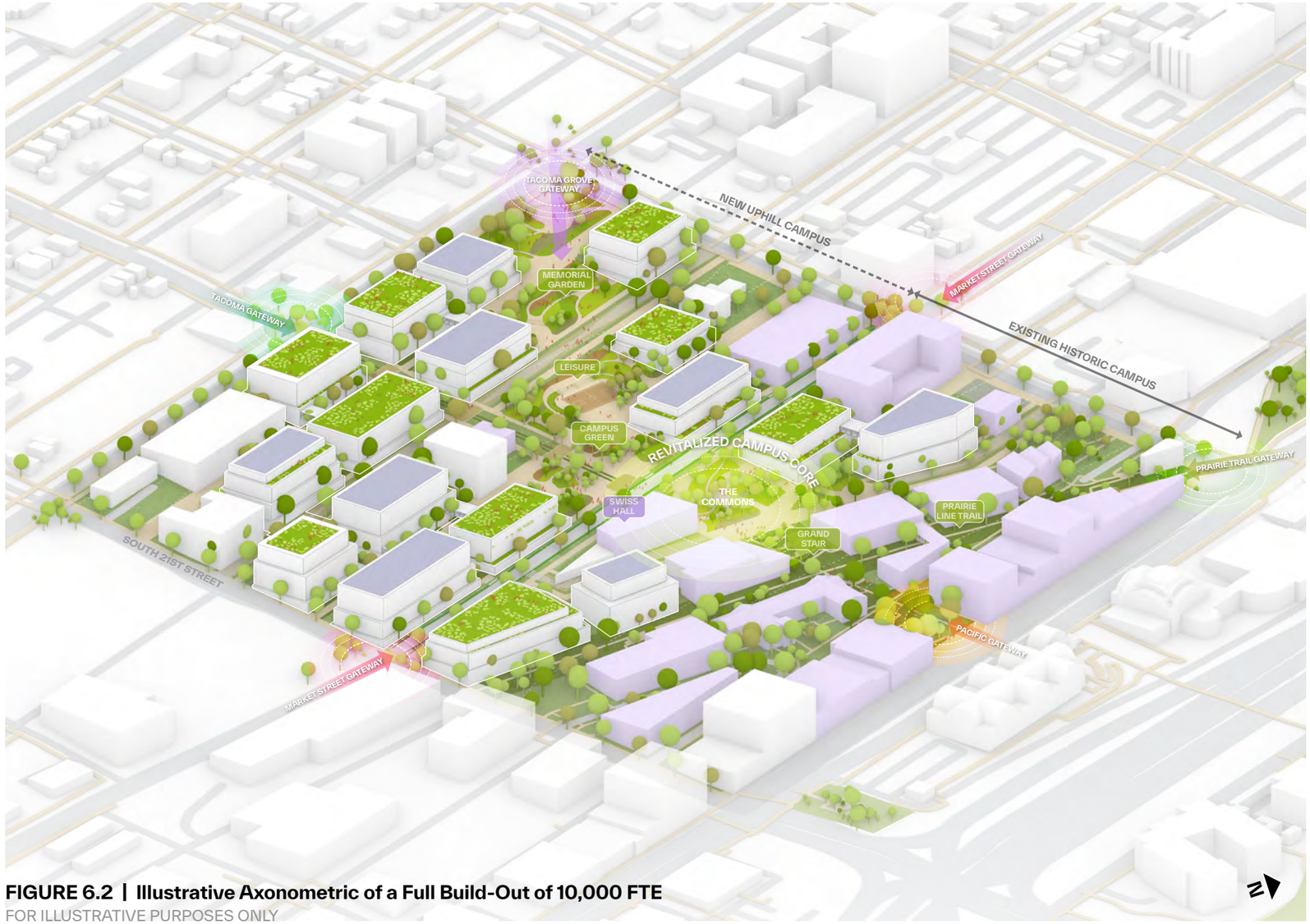


FIGURE 6.2 | Illustrative Axonometric of a Full Build-Out of 10,000 FTE
FOR ILLUSTRATIVE PURPOSES ONLY

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 broader 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 undergraduate students, graduate 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 undergraduate and graduate student enrollment growth, incorporating flexible learning environments and adaptable building designs that can 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, 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 and Universal Design
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.

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.

DESIGN GUIDELINES

LANDSCAPE | HARDSCAPE GUIDELINES

Continuing the objectives and spirit of 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, at a minimum, align with the principles and conservation guidelines established by the Washington State Municipal Water Law. As climate change continues to place greater strain on water resources, maintenance capacity, and operational costs, campus operations should collaborate closely with landscape systems to identify additional strategies for using water efficiently and responsibly 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.

TACOMA

07.
APPENDIX

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ENGAGEMENT PROCESS

ROUND 1 | UNIVERSITY LEADERSHIP AND FACULTY INPUTS

The first round of engagements comprised ten online interview sessions conducted with a diverse group of stakeholders, including university leadership, faculty members, and key representatives from various campus constituencies. These sessions aimed to develop a comprehensive understanding of current campus conditions, identify critical needs and challenges, and explore a shared long-term vision for the future growth and development of UW Tacoma.

The feedback gathered during these interviews serves as a foundational element in the strategic planning process, providing valuable insight that ensures alignment between institutional development goals and the aspirations of the broader university community. The following pages offer a detailed summary of key themes and insights emerging from these initial discussions, which will inform subsequent phases of the master plan.

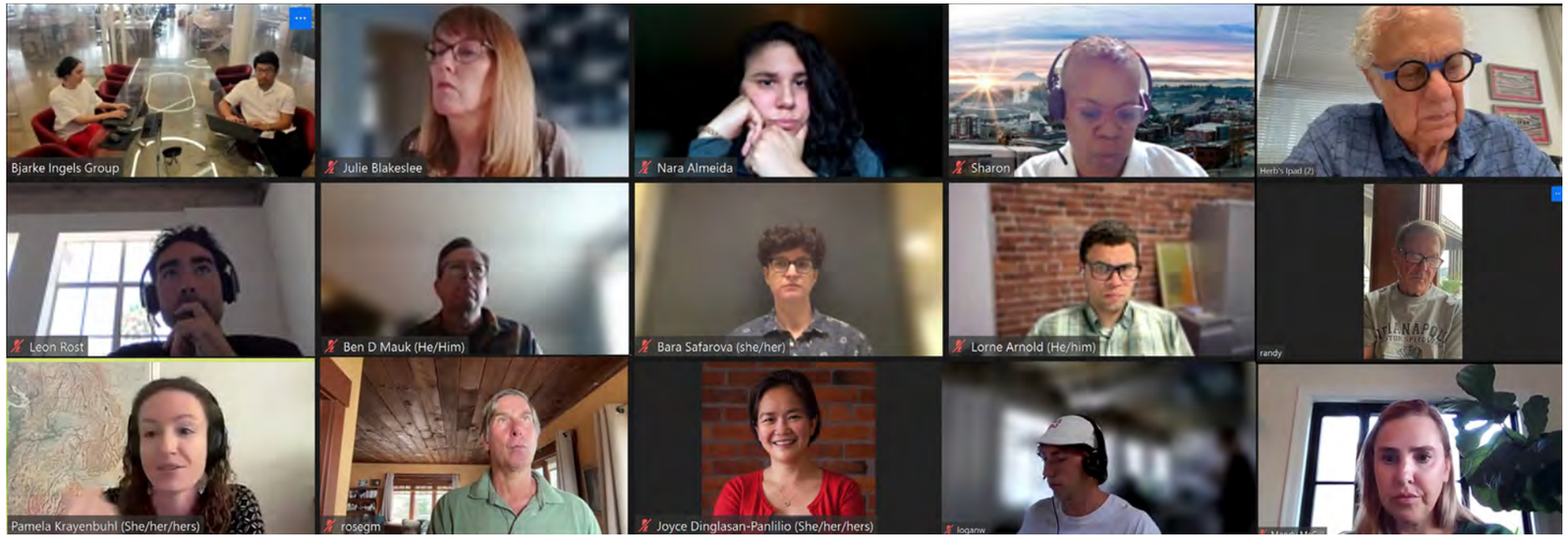


FIGURE 7.1 | Online Interviews for Round 01 of Engagement

ENGAGEMENT PROCESS

ROUND 1 | UNIVERSITY LEADERSHIP AND FACULTY INPUTS

The Round 01 community engagement highlighted key themes from university leadership, faculty, and representatives regarding the University of Washington Tacoma campus master plan. Voices emphasized the importance of grounding arts and creativity in community engagement, expanding the university as a cultural anchor, and fostering a welcoming environment for the community.

Participants called for flexible, smaller learning spaces, hybrid programming, and spaces that promote collaboration and shelter for students. There was a strong desire to showcase the diversity of students, people, and work, as well as to celebrate Tacoma's unique identity and cultural richness, including dedicated spaces for the Puyallup Tribe. The feedback also stressed the need for inviting, branded entrances with green spaces, enhanced environmental protection, and activating campus spaces to encourage community connection.

Finally, participants noted the importance of spaces that support non-traditional learning models and address gaps in student-owned, sheltered spaces.

FIGURE 7.2 | Feedback Gathered During Round 01 Engagement

ENGAGEMENT PROCESS

ROUND 1 | UNIVERSITY LEADERSHIP AND FACULTY INPUTS

EXPAND ACCESS FOR STUDENTS

The University of Washington Tacoma is committed to broadening access to education by enhancing its facilities and resources to support student success academically, professionally, and personally. Here are the key initiatives:

INCREASE ON-CAMPUS HOUSING

UW Tacoma aims to expand on-campus housing in phases that grow with the campus, targeting an increase to accommodate 12% of the student population. This phased expansion is crucial for enhancing student retention, graduation rates, and the overall campus experience, ensuring that housing developments are scaled appropriately with student and campus growth.

SUPPORT AMENITIES

To improve campus life and promote student well-being, UW Tacoma plans to integrate essential amenities such as food services and dining facilities into new developments. These amenities are vital for creating a supportive environment that encourages both academic and personal success.

ENHANCE STUDENT WELLNESS SERVICES

UW Tacoma supports the expansion of wellness and healthcare services, including a new health center, expanded therapy services, diverse testing spaces, and affordable, high-quality childcare. These services, which may be offered both on or off campus in collaboration with community partners, will ensure that students have all the resources they need to thrive.

STRENGTHEN PARTNERSHIPS

UW Tacoma is actively building partnerships with local organizations, including neighboring healthcare providers, to offer internships, collaborative projects, and other opportunities that benefit both students and the community. These partnerships are essential for integrating the campus into the local ecosystem, expanding academic programs, and enriching the resources available to students and faculty.

BUILD COMMUNITY

UW Tacoma's focus is on creating a vibrant, integrated campus that capitalizes on local assets and fosters strong community ties. The University aims to define a distinct campus spatial and cultural identity while actively engaging with the Hilltop neighborhood and the broader Tacoma community. This includes developing public and gathering spaces that encourage interaction, hosting community-driven events, and aligning academic programs with local industry needs. UW Tacoma emphasizes genuine outreach, particularly with local tribes, and is committed to promoting social justice through its academic offerings and community partnerships. These efforts are designed to ensure that the campus serves not only as an educational hub but also as a vital, inclusive part of the local ecosystem.

PUBLIC AND GATHERING SPACES

The development of public and gathering spaces on campus is seen as crucial for building a sense of community. This includes creating welcoming open spaces that encourage interaction among students, faculty, staff, and the broader community. There is also a focus on using these spaces for community events, such as roundtables on local issues and casual gatherings.

SUPPORTING LOCAL BUSINESSES

UW Tacoma focuses on ensuring that campus development benefits not only the University but also the local economy. This includes collaborating with local businesses to create partnerships that provide mutual benefits, such as opportunities for student internships, experiential learning, and community events that draw people to the area.

PROMOTING SOCIAL JUSTICE

UW Tacoma's approach to academic program development includes a focus on social justice, particularly in how the University serves the regional community. This commitment to social justice is reflected in the University's academic offerings, partnerships, and overall mission.

INNOVATION + SCHOLARSHIP

By expanding academic programs in high-demand fields, developing flexible and adaptive learning spaces, and promoting interdisciplinary collaboration, UW Tacoma aims to enhance its academic offerings and create dynamic learning environments.

CLASSROOM NEEDS AND LEARNING SPACES

UW Tacoma recognizes the need for more medium-sized classrooms (40–80 students) and is focusing on creating flexible, multi-use spaces that accommodate different learning models, including hybrid and collaborative environments.

ACADEMIC PROGRAM EXPANSION

The University is expanding programs in high-demand fields such as engineering, science, nursing, and education, with careful planning for the necessary space and resources to support regional economic needs.

EXPANSION OF LAB AND RESEARCH SPACES

UW Tacoma plans to expand lab spaces, particularly in health sciences and nursing, to enhance hands-on, experiential learning. These expansions will be aligned with industry needs through partnerships with external organizations.

EXPERIENTIAL LEARNING OPPORTUNITIES

UW Tacoma is committed to increasing hands-on learning opportunities by designing small, collaborative spaces that foster innovation and real-world problem-solving.

INTERDISCIPLINARY AND COLLABORATIVE LEARNING

The University aims to break down disciplinary silos by promoting interdisciplinary collaboration through projects that encourage holistic learning and innovation across fields of study.

ENGAGEMENT PROCESS

ROUND 1 | UNIVERSITY LEADERSHIP AND FACULTY INPUTS

DIVERSITY AND EQUITY

UW Tacoma is committed to fostering a diverse, equitable, and inclusive campus that serves as a regional cultural hub. The University's initiatives reflect this commitment to social justice and community engagement:

CULTURAL HUB AND ENGAGEMENT

UW Tacoma aims to leverage its reputation to enhance connections between the campus and the community. Initiatives include hosting community-focused events, enriching the campus's cultural identity, and creating a welcoming environment for all.

CULTURAL INTEGRATION

The University places importance on integrating cultural elements within the campus environment. This involves participating in cultural events, establishing physical symbols of Indigenous relationships, and reflecting the diverse cultures and identities of its students and community in the campus setting.

SUPPORT FOR INDIGENOUS STUDENTS

UW Tacoma is strengthening relationships with local tribes by engaging them in academic and cultural events and expanding partnerships that support Indigenous students and communities. UW Tacoma is exploring ways to honor Indigenous culture on campus, including physical symbols such as a longhouse, as well as incorporating Indigenous elements in landscaping, architectural design, naming of spaces, and shared stewardship practices.

INCLUSIVE SPACES AND PROGRAMS

UW Tacoma is focused on creating inclusive social and entertainment spaces to enhance student engagement and foster belonging. Projects like an outdoor performing arts venue are central to improving the student experience.

EQUITY IN ACCESS AND ENGAGEMENT

The University is enhancing campus accessibility to ensure an inclusive environment. This includes improving the physical accessibility of buildings and pathways, accommodating the campus's sloping terrain.

VITALITY

UW Tacoma is dedicated to creating a thriving, sustainable, and resilient campus community that is welcoming to everyone:

ENHANCING CAMPUS LIFE

UW Tacoma is enhancing student engagement and well-being by developing vibrant outdoor spaces, social areas, and amenities. Efforts to improve accessibility and navigability through better signage are also underway to make the campus more welcoming.

COMMUNITY INTEGRATION AND DEVELOPMENT

UW Tacoma seeks to integrate more deeply with the Tacoma community through developments that connect the campus with local neighborhoods, ensuring that University projects benefit the community and contribute to its vitality.

CAMPUS SAFETY AND INFRASTRUCTURE

UW Tacoma is addressing campus safety and infrastructure needs by ensuring reliable power supplies, enhancing parking and transportation options, and maintaining essential building systems to support a growing population.

SUSTAINABILITY EFFORTS

Committed to sustainability, UW Tacoma is improving waste management, expanding composting and recycling, and transitioning to an all-electric vehicle fleet by 2030. The University is also exploring alternative energy sources and addressing environmental contamination with ongoing remediation efforts.

These points highlight UW Tacoma's commitment to building a thriving, sustainable, and resilient campus community that is welcoming to students, faculty, staff, and the broader public, while also being prepared for future challenges.

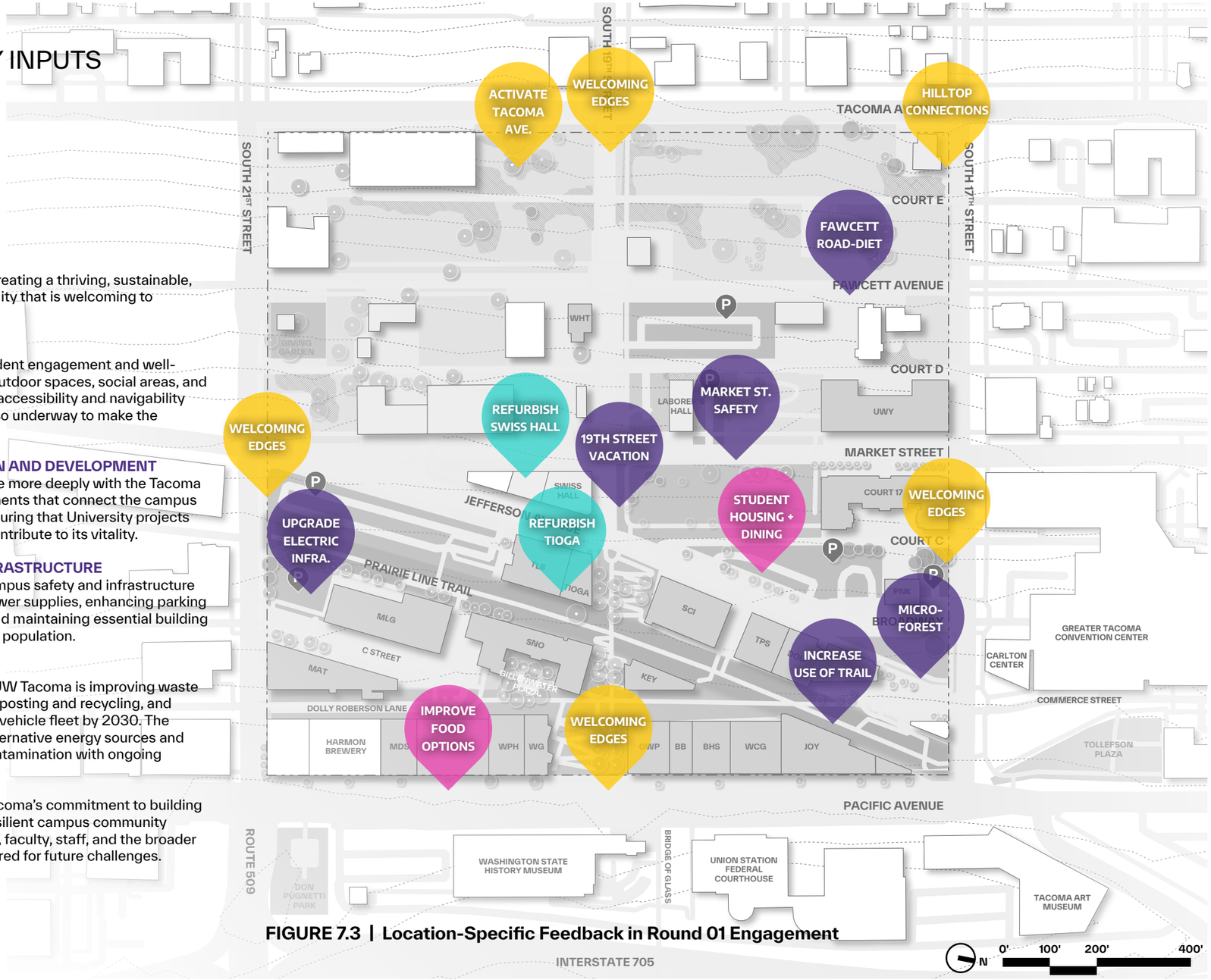


FIGURE 7.3 | Location-Specific Feedback in Round 01 Engagement

ENGAGEMENT PROCESS

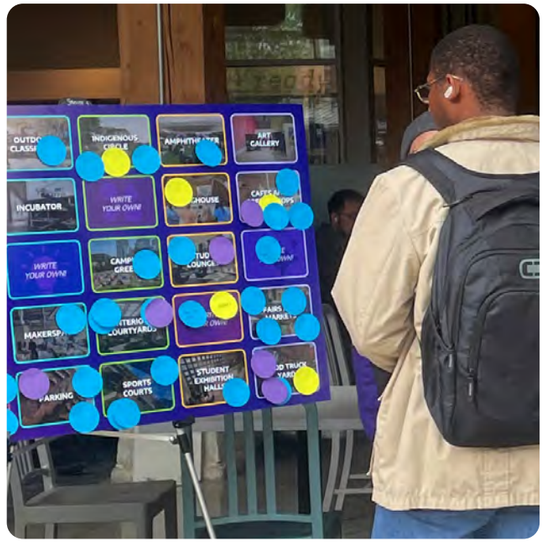
ROUND 2 | CAMPUS AND UNIVERSITY PERSPECTIVES

Round 02 of engagement consisted of surveys and workshops designed to capture the perspectives, priorities, and aspirations of the UW Tacoma campus and broader community. Data was gathered through four primary methods: two online surveys, one targeting the UW Tacoma campus community and the other the wider Tacoma community; a Husky Hour poll conducted along the Prairie Line Trail; and in-person workshops involving students, faculty, and staff.

This multi-faceted approach provided a comprehensive understanding of the community's sentiments and goals for future campus development. The following summary reflects key insights gathered from these sessions.

Overall, the student, faculty, and staff workshops emphasized practical, day-to-day concerns such as parking, affordable food, and inclusive decision-making. In contrast, the community survey prioritized long-term structural improvements and amenities.

ONLINE CAMPUS SURVEY



HUSKY COMMONS POLL

ENGAGEMENT WORKSHOPS

ENGAGEMENT PROCESS

ROUND 2 | CAMPUS AND UNIVERSITY PERSPECTIVES

The feedback from Round 2 highlights the need for enhanced gathering spaces on campus that serve both students and faculty, noting a lack of venues for large events such as dances and shows. There is a call for more indoor green spaces, sustainable transportation options, and improved wayfinding to make the campus easier to navigate. Respondents emphasize the importance of affordable food and beverage options, including evening services with soft music and outdoor settings.

Additional suggestions include expanding student housing activation, increasing connections across schools and campus community members, and incorporating elements that reflect diversity, decolonization, and community engagement. There is also interest in repurposing underutilized buildings, creating spaces for arts and cultural activities, and establishing facilities such as multi-floor parking garages and small business incubators to support local and diverse talent.

Overall, the feedback calls for a more inclusive, connected, and vibrant campus environment.

FIGURE 7.4 | Feedback Gathered During Round 02 Engagement

ENGAGEMENT PROCESS

ROUND 2 | CAMPUS AND UNIVERSITY PERSPECTIVES

Feedback identified specific areas on the UW Tacoma campus where people feel unwelcome, uncomfortable, or unsafe. These areas are often characterized by inadequate lighting, limited accessibility, or poor maintenance, which can undermine both physical security and a sense of inclusivity. Parking lots and isolated parts of campus were frequently cited due to poor visibility, minimal foot traffic, and lack of active use, all of which contribute to heightened safety concerns. Additionally, some older buildings lacking modern updates, accessibility features, and inviting design were noted as less welcoming, particularly for individuals with disabilities or mobility challenges.

Pacific Avenue, a primary entrance to the campus, was highlighted as needing significant improvements to better serve students and the broader community. Feedback suggests adding more student-oriented dining options and active uses to create a more vibrant, inviting streetscape. Safety concerns were also expressed due to the presence of unhoused individuals, which impacts the area's perceived security and overall campus experience. Addressing these issues is essential to fostering a welcoming, safe, and accessible campus environment.

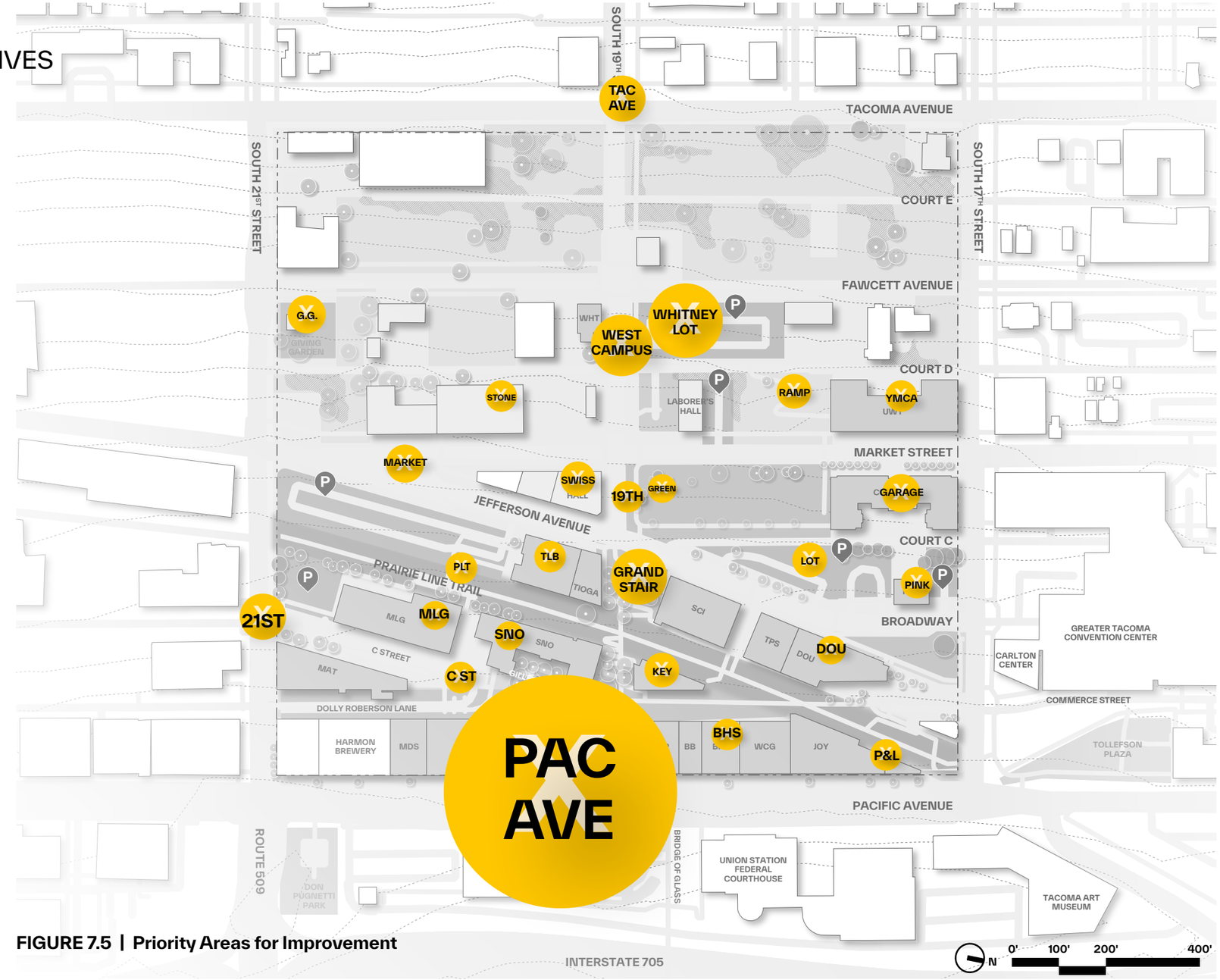


FIGURE 7.5 | Priority Areas for Improvement

ENGAGEMENT PROCESS

ROUND 2 | CAMPUS AND UNIVERSITY PERSPECTIVES

Key priorities include enhancing safety, increasing community inclusivity, and improving integration. There is strong demand for functional, welcoming spaces with improved dining, traffic flow, and accessible parking. Density and activation are important for campus vitality. Culturally, feedback calls for greater integration of arts and recognition of diverse identities through dedicated spaces and events. Respondents also emphasize campus aesthetics and utility, including more green spaces and modern facilities reflecting the university's needs. Valued local places, such as Prairie Line Trail and Grand Stair, highlight the community's connection to accessible outdoor and social spaces. These outcomes aim to create a vibrant, inclusive, and functional campus that meets the needs of the university and broader community.

WHAT ARE YOUR DESIRED OUTCOMES FOR THE CAMPUS MASTER PLAN?

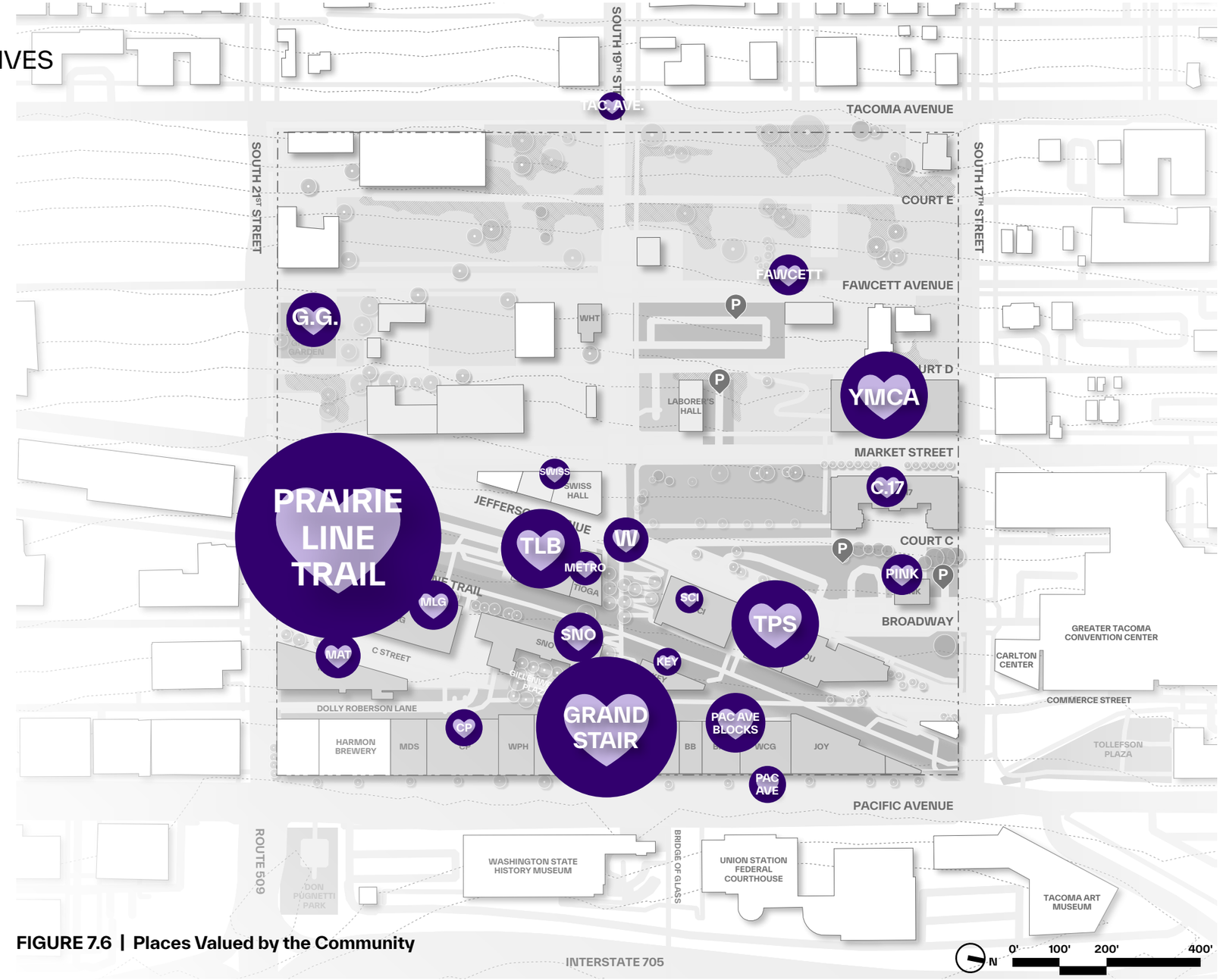


FIGURE 7.6 | Places Valued by the Community

ENGAGEMENT PROCESS

ROUND 2 | CAMPUS AND UNIVERSITY PERSPECTIVES

Program discussions in October 2024 focused primarily on enhancing campus amenities and improving accessibility across the University of Washington Tacoma. Parking was a central concern, with numerous participants emphasizing the need for expanded and better-designed facilities to accommodate growing demand. Dining options and cafes attracted considerable interest, underscoring their importance as key social hubs that foster community interaction and student engagement. The campus green and sports courts were highly valued for promoting outdoor activities and supporting a healthy, active campus lifestyle. Additional topics such as childcare services, housing, and retail highlighted a collective desire for a comprehensive campus environment that meets the diverse needs of students, faculty, and staff. Attention was also given to faculty lounge spaces and challenges related to uphill access, reinforcing the community's commitment to inclusivity and comfort for all users.

Collectively, these discussions illustrate a shared vision to balance essential infrastructure improvements with vibrant, welcoming spaces that enhance the overall campus experience.

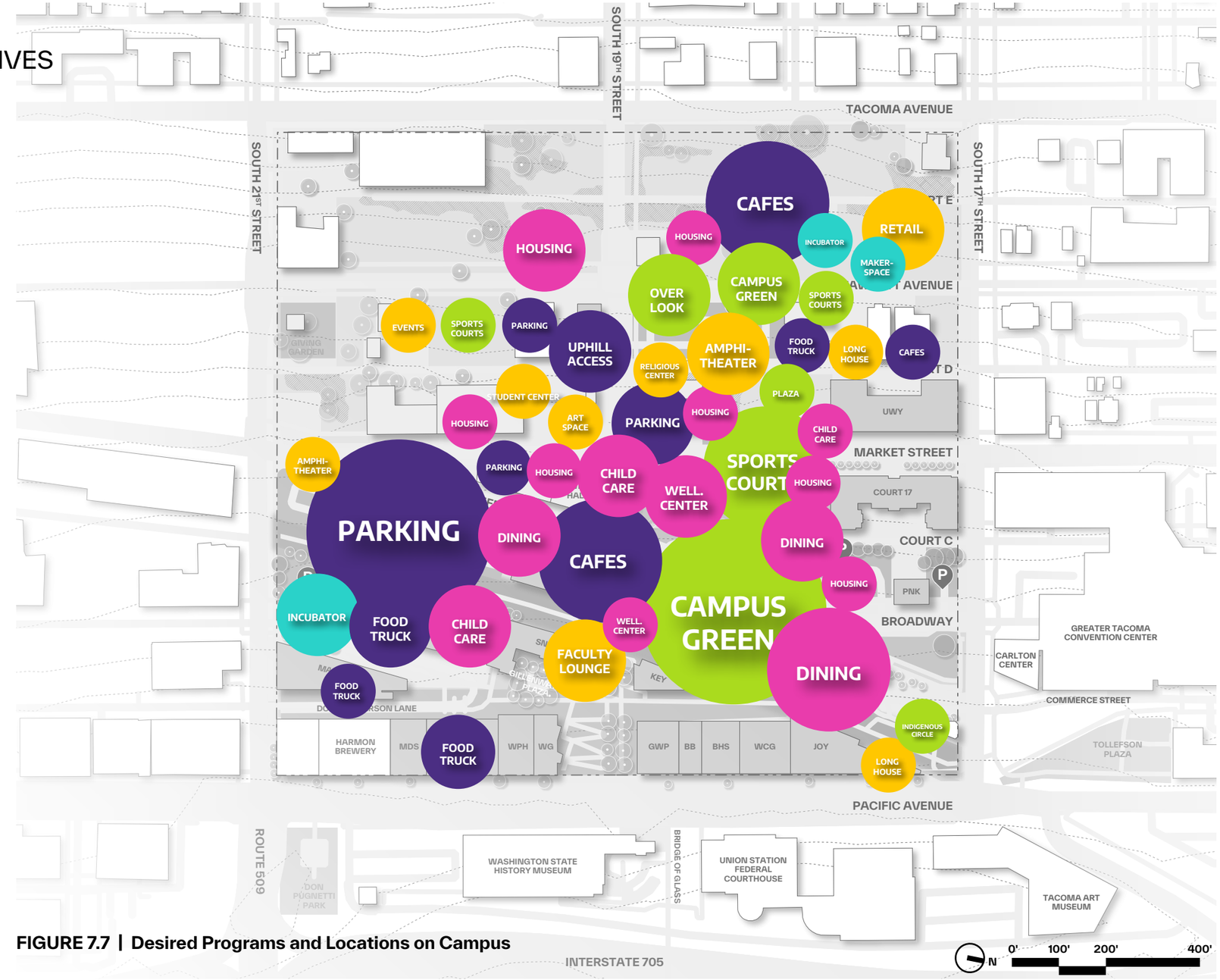


FIGURE 7.7 | Desired Programs and Locations on Campus

ENGAGEMENT PROCESS

ROUND 3 | VALIDATION AND REFINEMENT

The third round was conducted in person and involved a series of collaborative sessions with the campus community, the broader regional community, and key stakeholders, including city representatives. During these sessions, findings from the initial two rounds were shared with participants to promote transparency and collective understanding. This was followed by facilitated roundtable discussions designed to elicit deeper feedback on the documented results and the proposed direction of the master plan. This phase played a vital role in refining the plan's goals, ensuring they remained responsive to community priorities, and aligned with the university's evolving vision and strategic objectives.

Over the course of these sessions, nearly 100 individuals representing the campus, community, and city were interviewed, reflecting a broad and inclusive engagement process essential to shaping a master plan grounded in shared aspirations.

ENGAGEMENT PROCESS

ROUND 3 | VALIDATION AND REFINEMENT

The feedback gathered in Round 3 reveals a strong desire for a cohesive and welcoming campus environment at UW Tacoma. Respondents emphasized the need for better connectivity between buildings and clearer campus boundaries to enhance the overall experience. There is a call to expand cultural opportunities, such as concerts and lectures, making Osher more accessible to the broader community.

Many voices highlighted the importance of honoring Indigenous heritage through cultural spaces and partnerships, alongside support for local native foods. Participants also expressed a preference for a community-oriented campus feel rather than a city-like atmosphere, with improved development along Pacific Avenue. Additional requests include more green spaces, enhanced art and grounds, and dedicated areas for cultural expression, particularly for the Puyallup Tribe.

Overall, the community seeks a campus that is inclusive, culturally rich, and integrated with its urban context.

FIGURE 7.8 | Feedback Gathered During Round 03 Engagement

OLIN BIG TAHOMA PEAK