

# UW Campus Master Plans Overview

March 24, 2025  
UW Architectural Commission







W

# UW Tacoma Campus

UNIVERSITY of WASHINGTON

**BEFORE**

Northern Pacific Railroad

**AFTER**

Prairie Line Trail

# UW Tacoma - Campus Site History

---

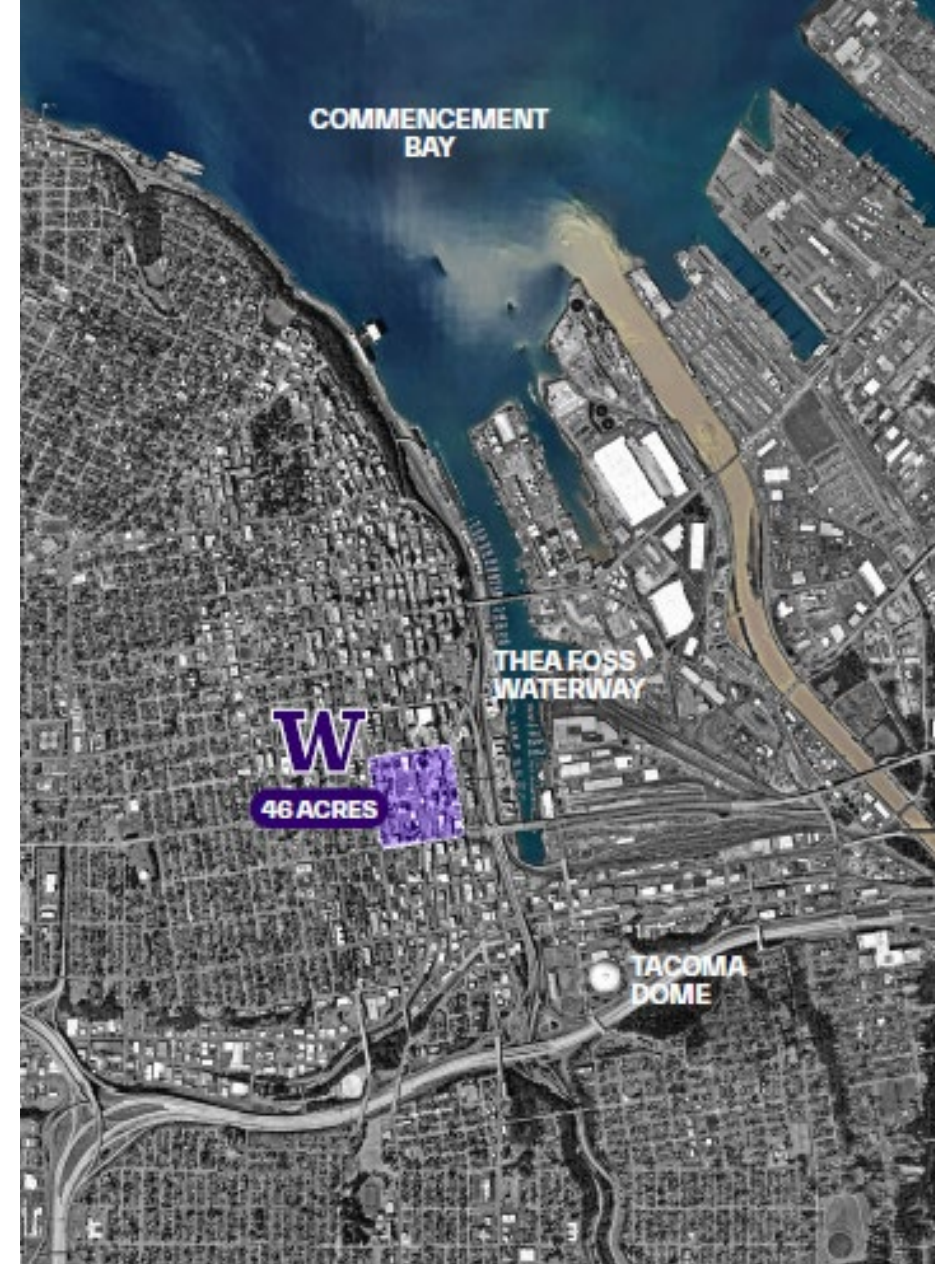
- Ancestral lands of the Puyallup Tribe
- 1873 – Northern Pacific Company western terminus
- 1894 – Medicine Creek Treaty displacement of Coast Salish tribes
- 1912 – Japanese Language School established (at right 1979, vacant)
- 1941 – Pearl Harbor and Japanese internment



# UW Tacoma - Campus Site History

---

- 1990 – UW Tacoma founded by the WA State Legislature
- Adjacent new or revitalized civic and cultural institutions:
  - WA State History Museum
  - Tacoma Art Museum
  - Children’s Museum
  - Museum of Glass
  - Union Depot
  - Greater Tacoma Convention Center





Hilltop Neighborhood

South 19th Street

UW Tacoma Phase 1

Union Station

Pacific Avenue

Interstate 705





# UW Tacoma - Campus Character

---





# UW Tacoma - Campus Character

---

HISTORIC DEVELOPMENT  
PRAIRIE LINE TRAIL TODAY



# UW Tacoma - Campus Character





# Strategic Plan Pillars

---

Key objectives for UW Tacoma is to:

- Strengthen our role as a community anchor through local business, agency, and institution partnerships
- Expand student services and amenities
- Develop resiliency in campus infrastructure
- Enhance sustainability and environmental stewardship

The Campus Plan is also guided by the 2022-2027 Strategic Plan that influences academic, financial and operational decisions. (See pillars at right.)

## 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



# TABLE OF CONTENTS

1. Executive Summary.....	5
---------------------------	---

## 2. Campus Master Plan Background

Purpose and Process.....	16
Planning Context.....	20
Historic Development.....	22
Prior Planning Efforts.....	32
Engagement Process.....	33

## 3. Existing Campus Conditions

Urban Context.....	42
View Corridors.....	47
Campus Topography.....	48
Campus Connectivity.....	51
Campus Public Realm.....	61
Existing Campus Assets.....	67
Potential Development Zones.....	77

## 4. Growth Projections and Program Analysis

Enrollment Growth.....	79
Space Projections.....	84
Facilities Benchmarking.....	86
Projected Need for 10,000 FTEs.....	89
Existing Campus Assets.....	91
Program Priorities.....	96
Program Needs Summary.....	97

## 5. Campus Master Plan Framework

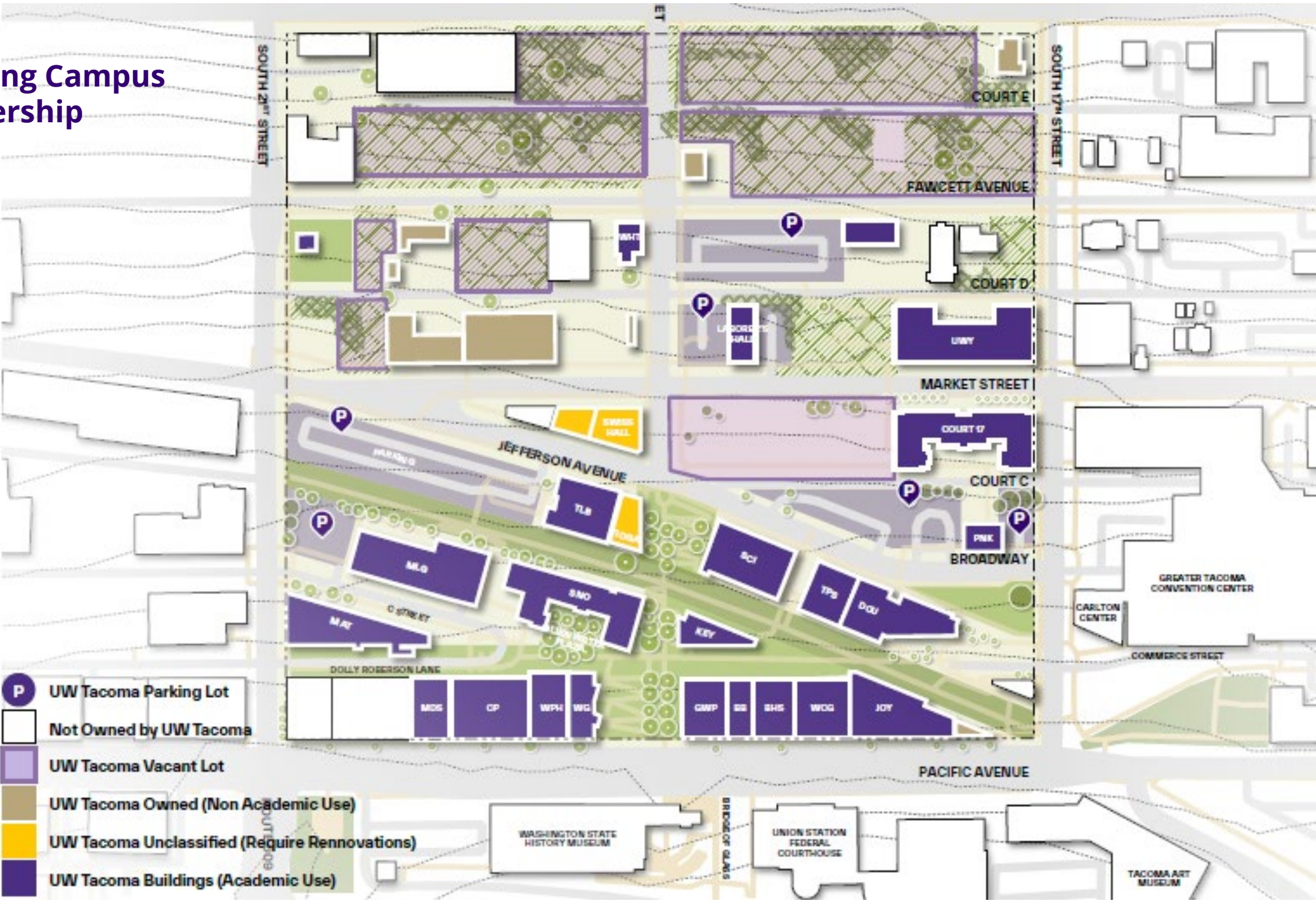
Design Principles.....	100
View Corridors.....	106
Public Realm.....	109
Campus Gateways & Welcoming Edges.....	139
Circulation & Parking.....	146
Development Sites.....	165
Block Strategy.....	176
Sustainability.....	182
Utilities and Infrastructure.....	189
Development Scenarios.....	192

## 6. Design Guidelines

View Corridors.....	205
Scale.....	206
Architecture.....	207
Circulation.....	209
Landscape.....	210
Lighting, Signage, and Graphics.....	213
Utilities and Infrastructure.....	214



# Existing Campus Ownership

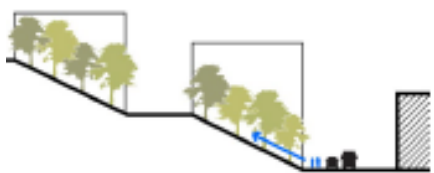




Campus Topography

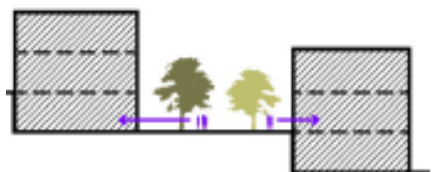






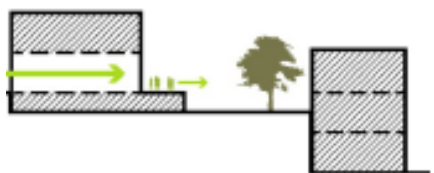
### 1 LOWSLOPE VIEW LOOKING-UP

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



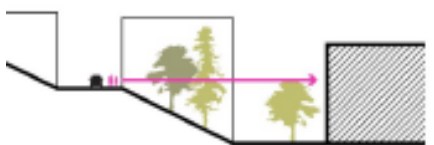
### 2 MULTI-LEVEL DENSE STREET

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



### 3 STOOPS BEHIND BUILDINGS

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



### 4 MIDSLOPE VIEW OF CAMPUS

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



### 5 TOPSLOPE VIEW OF REGION

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

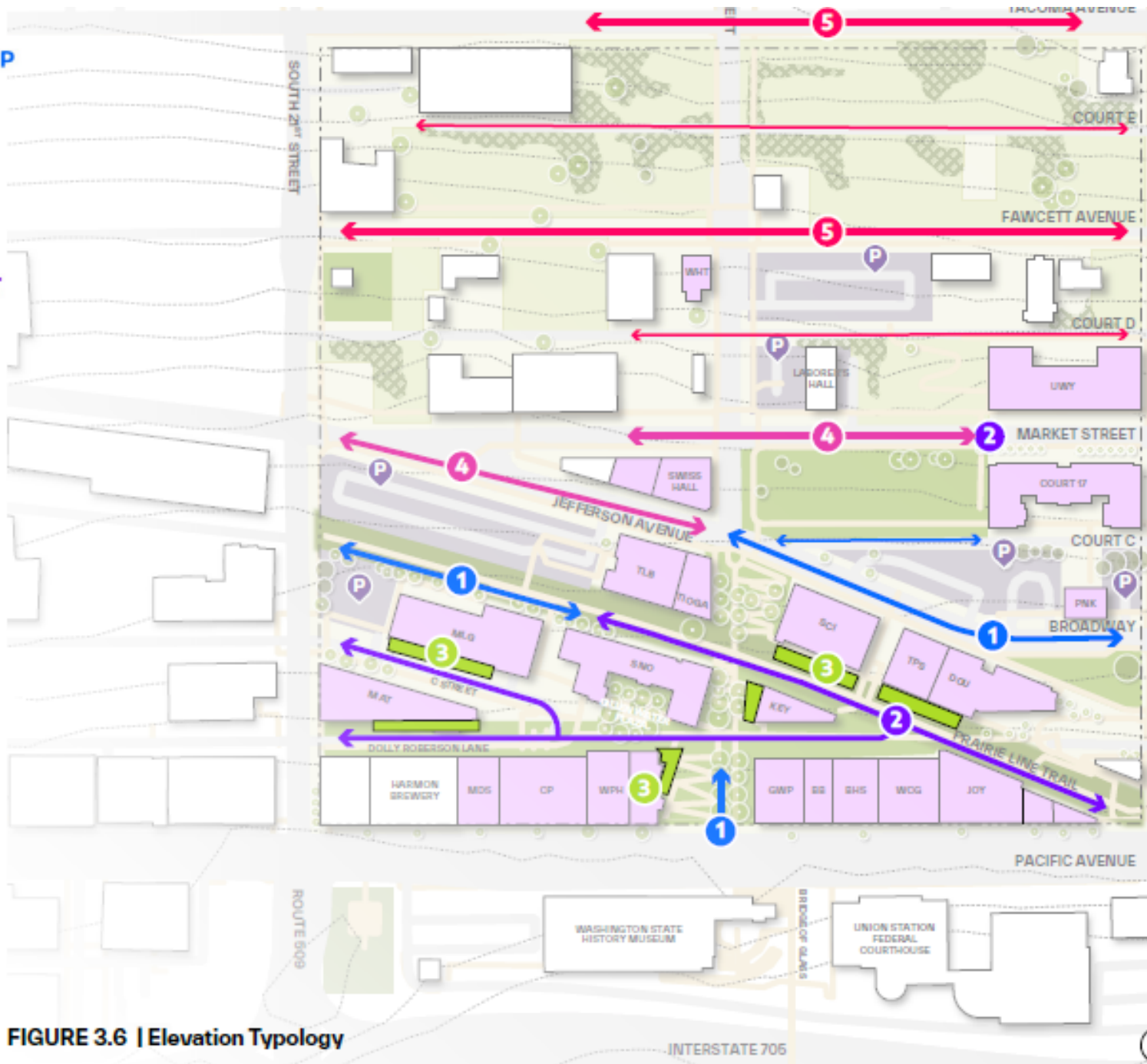


FIGURE 3.6 | Elevation Typology



# UW Tacoma

## Long-term Campus Vision

DEVELOPMENT LOT IDENTIFICATION	DEVELOPMENT LOT SIZE	NUMBER OF FLOORS (Excluding Parking Floors)	MAXIMUM TOTAL GFA (GSF)	TOTAL NASF
PROPOSED NEW DEVELOPMENT				60% RATIO
P1	37,817 SF	4	128,578 GSF	77,147 NASF
P2	15,700 SF	5	68,725 GSF	40,035 NASF
C1	22,445 SF	3	57,235 GSF	34,341 NASF
C2	19,271 SF	5	81,902 GSF	49,141 NASF
D1	20,562 SF	6	104,866 GSF	62,920 NASF
D2	27,612 SF	5	117,351 GSF	70,411 NASF
D3	17,624 SF	2	29,981 GSF	17,978 NASF
D4	32,402 SF	5	137,709 GSF	82,625 NASF
D5	25,635 SF	3	65,369 GSF	39,222 NASF
D6	26,437 SF	3	67,414 GSF	40,449 NASF
E1	23,786 SF	4	80,872 GSF	48,523 NASF
E2	22,200 SF	4	75,480 GSF	45,288 NASF
E3	18,000 SF	3	45,900 GSF	27,540 NASF
E4	24,725 SF	5	105,081 GSF	63,049 NASF
E5	28,749 SF	3	73,310 GSF	43,986 NASF
E6	23,000 SF	3	58,650 GSF	35,190 NASF
E7	20,115 SF	2	34,196 GSF	20,517 NASF
ADAPTIVE REUSE				50% RATIO
Swiss Hall	12,250 SF	2	24,500 GSF	12,250 NASF
TOTAL (including Swiss Hall)	418,330 SF		1,355,099 GSF	810,609 NASF

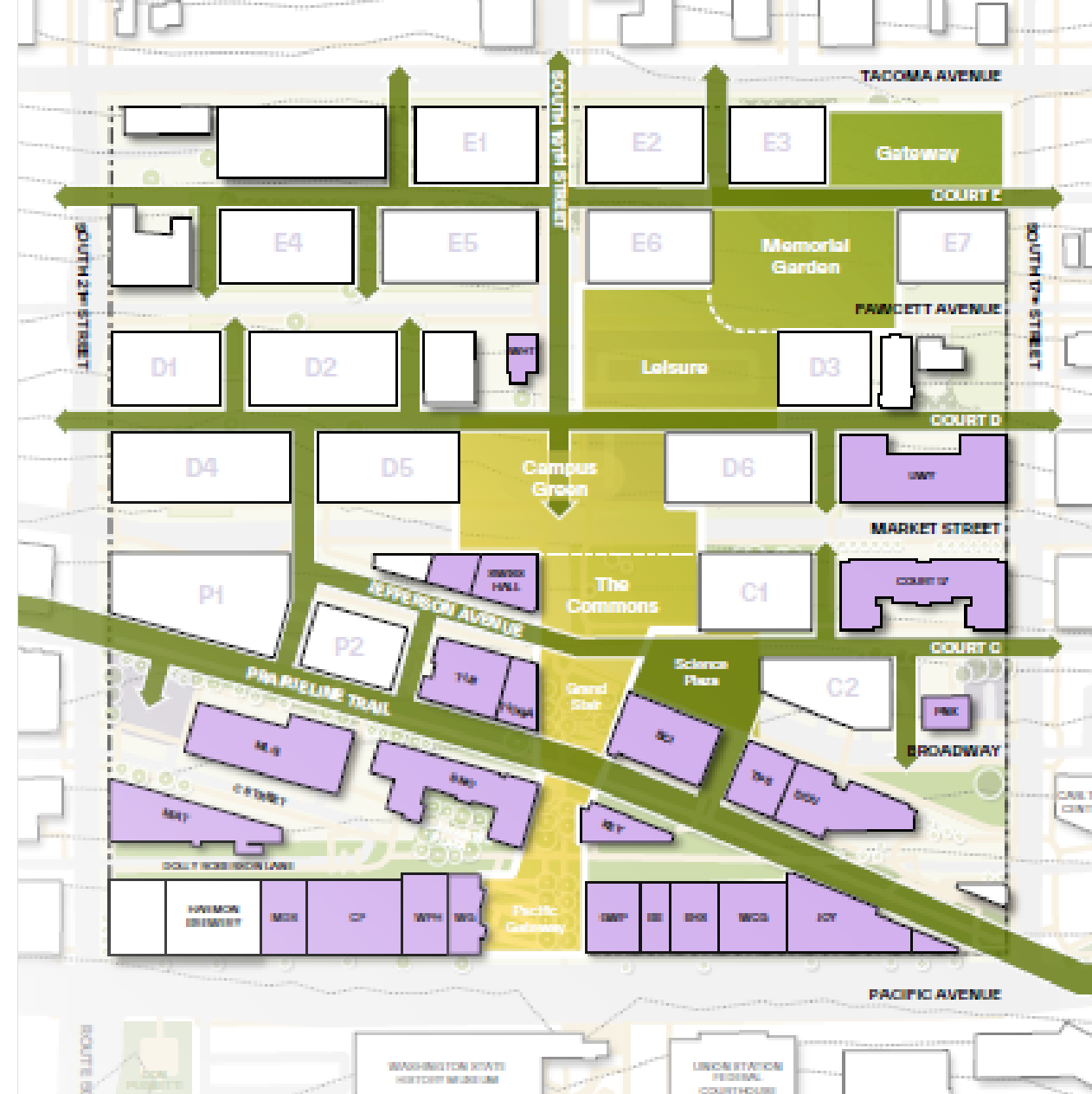
TABLE 5.2 | Development Sites Data



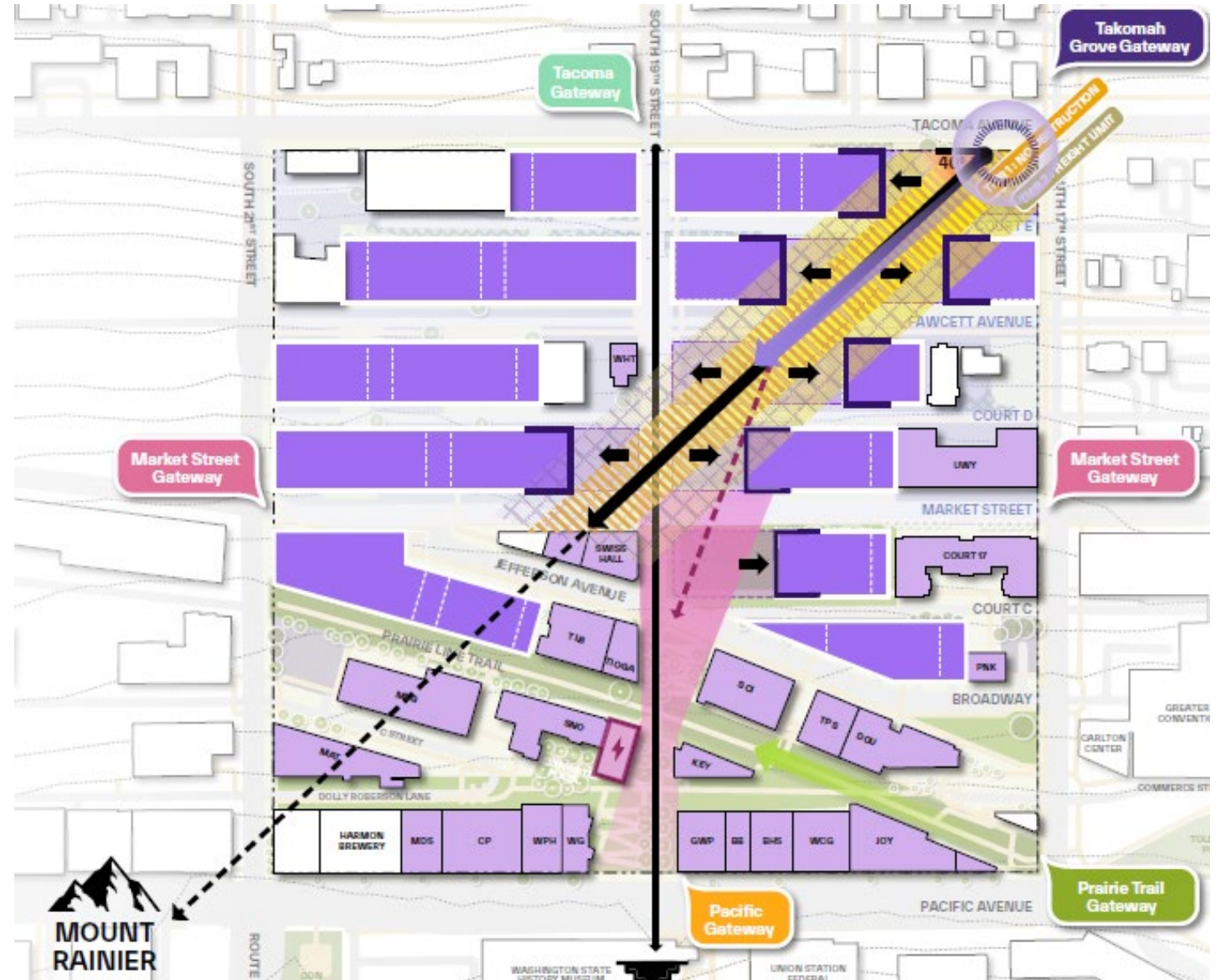


# Design Guidelines

- Scale
- Campus character
- Open spaces →
- View corridors
- Gateways
- Active edges & streetscape integration
- Building access & materials
- Circulation
- Accessibility and universal design
- Landscape features
- Lighting
- Signage
- Utilities and infrastructure



# View Corridors & Gateways





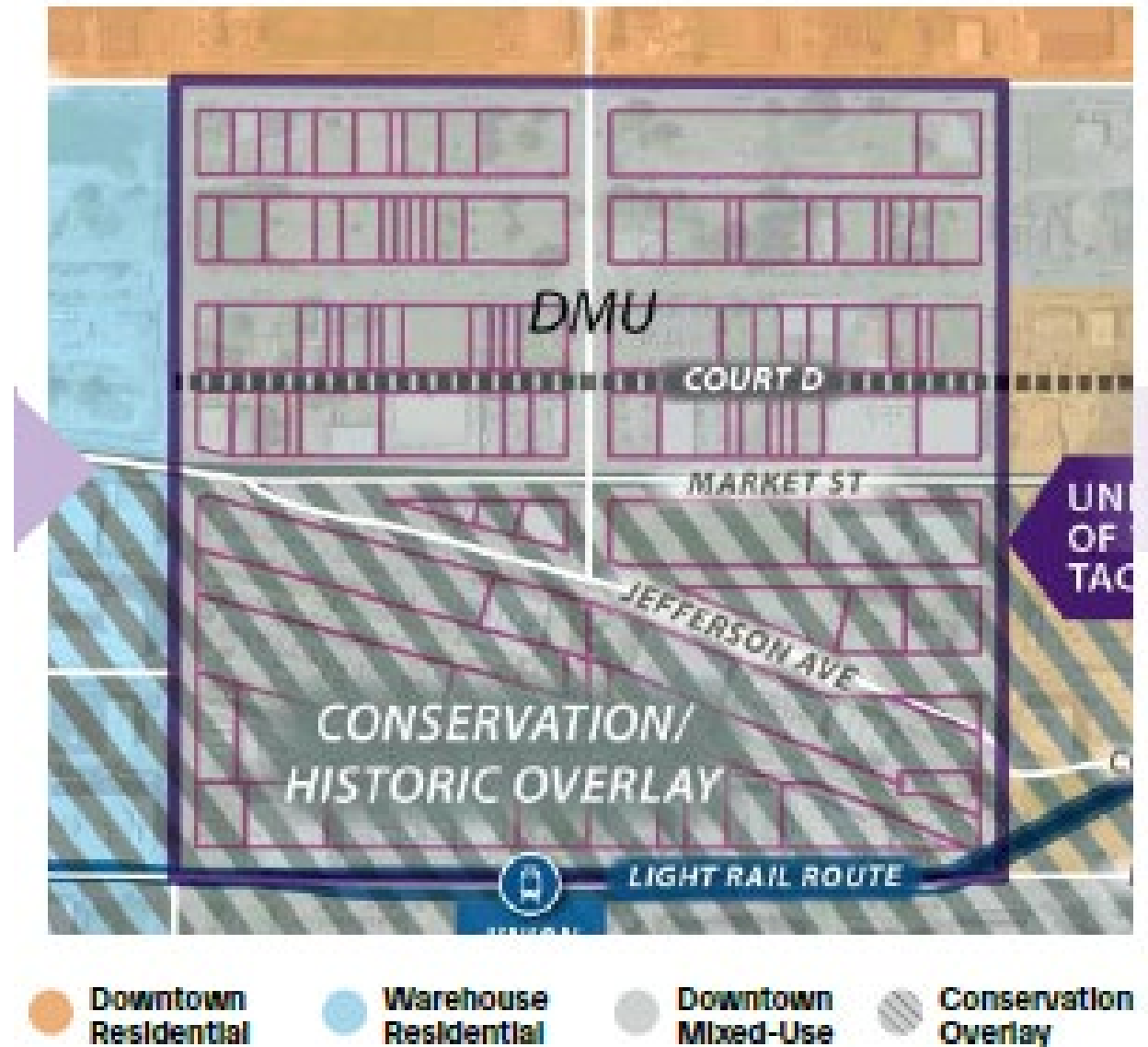
# Zoning Supports Vision

Downtown Mixed-Use zoning allows for flexible mix of uses including:

- Educational
- Residential
- Commercial

100' height limit for most of campus.

A portion is with the Warehouse-Depot Historic District or Conservation Historic Overlay.





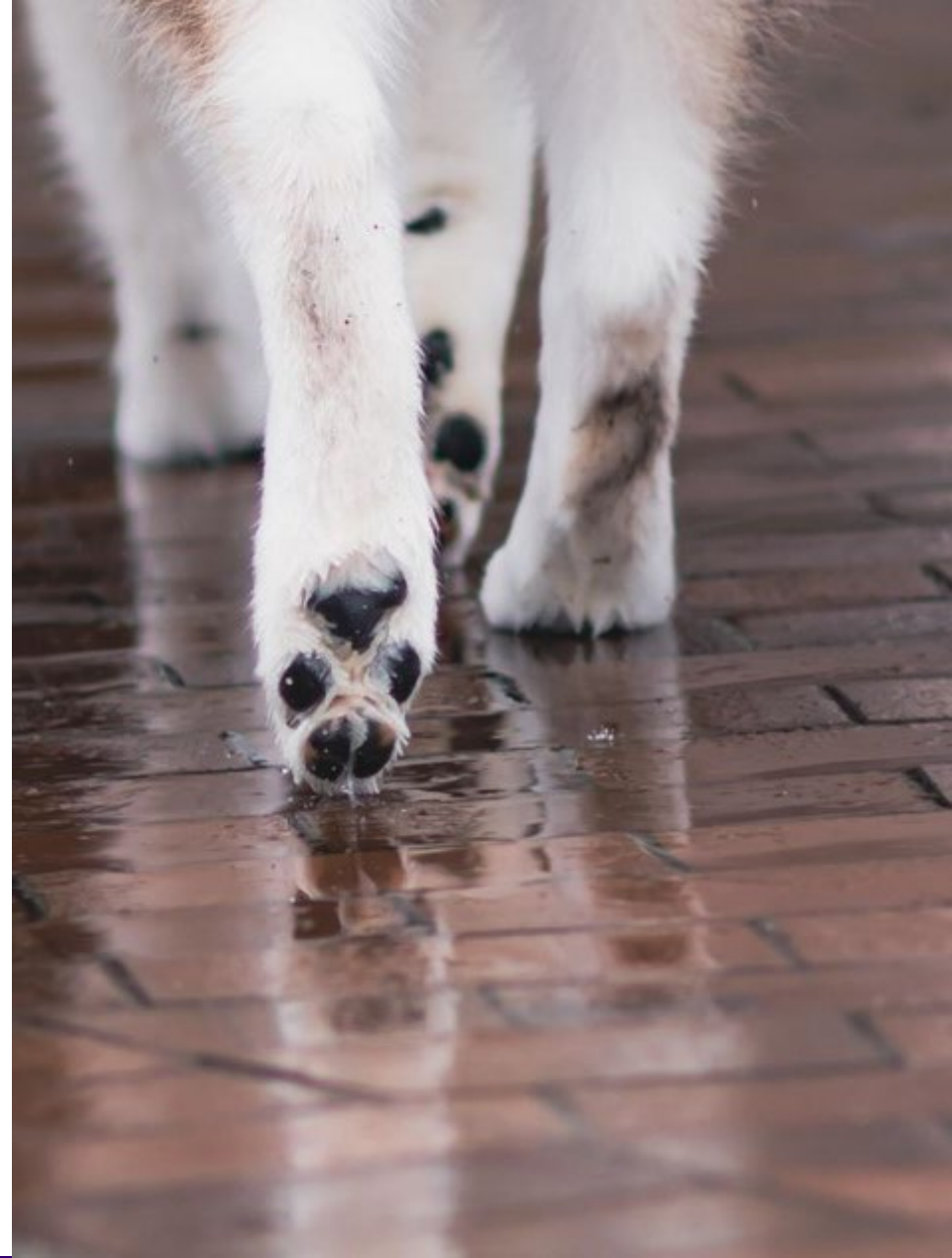
## Future Vision from northwest prospect





Thank you

---



# Campus Growth & Capacity

	Acres	Existing Development GSF	Total Development Allowance GSF	Existing Student FTE	Student Vision FTE	Existing Housing GSF	Housing Vision GSF
UW Bothell	135	825,800 (2016)	1,800,000	7,850 105 gsf/FTE (2016)	10,000 150 gsf/FTE	74,100	300,000
UW Seattle	639	17,000,000	+6,000,000 more	47,219 (2018)	52,399 (2028)	3,738,000	4,040,000
UW Tacoma	46	1,101,600 (2024)	3,900,000 Zoning 2,400,000 Need	4,980 159 gsf/FTE (2024)	10,000 159 gsf/FTE	118,000	363,900

