Introduction
Chancellor’s Message

Based on UW Tacoma’s vision of becoming a major metropolitan university with a strong research focus, this 2008 Campus Master Plan Update will guide the creation of a distinctive urban campus that honors the University of Washington, creates new opportunities for students and the community, and celebrates the unique historic and natural assets of the South Sound. This document serves as a framework for the growth and development of the UW Tacoma campus and will provide direction and a sense of place for our community. It reflects the values and goals of our strategic plan and supports our transition to a full service four-year institution.

As the South Sound’s only public university, UW Tacoma is committed to providing access to higher education for qualified students from the South Sound, particularly diverse, and historically underrepresented students. The University’s current student body numbers approximately 3,000, is drawn primarily from Pierce and surrounding counties, and is expected to expand to at least 10,000 students at full build-out of the campus. This growing and increasingly diverse group of students will continue to be taught by a dedicated and primarily full-time faculty offering degree programs at the bachelor’s and master’s levels. Over the next ten years, UW Tacoma students will also have access to expanded University services, including new undergraduate and graduate programs, housing options, academic support programs, and student life activities.

The Master Plan is a critical tool for accommodating this projected growth and pursuing the University’s commitment to building a more differentiated and comprehensive institution. Both the Master Planning process and the plan itself reflect the sure knowledge that UW Tacoma’s future direction must be determined not only by the values, aspirations, and traditions of the University, but also by the expectations, and needs of community and regional partners. These expectations and needs are incorporated into the Master Plan and include: the facilitation of new economic development opportunities, the need for efficient and effective transportation options, the incorporation of sustainable practices in construction and operations, and the creation of a safe, accessible campus that is integrated fully with the life and fabric of the South Sound.

Finally, I would like to express my appreciation to Ysabel Trinidad, for her leadership of this process, and to the many staff (both at UW and at UWT), faculty, students and citizens of Tacoma who contributed to the creation of this document. In addition, and on behalf of the entire UW Tacoma community, I also must express my sincere thanks to the design firm Mithun, Inc. for the guidance they have provided in this process.

UW Tacoma’s future is in part a function of creative individuals who can imagine what the university will look like. Dreams, aspirations and hard work will shape UW Tacoma’s future. It is my hope that this master plan will serve as a catalyst for that future.

Patricia Spakes
Chancellor
Executive Summary

In 1993, the University of Washington Tacoma’s first Campus Master Plan was completed and set the initial vision for a new higher education campus located in the Warehouse District of downtown Tacoma. This location positioned UW Tacoma to be an active participant in the redevelopment of a vital urban district.

Two subsequent major construction phases created the campus’ current learning spaces, faculty and staff offices, university library, and open space to support the University’s mission to provide upper level degree programs to a population of 2,000 student FTEs. Anticipating steady growth of the campus, the University then completed a 2003 Master Plan that further developed the framework of the future campus and corresponding architectural and landscape guidelines.

UW Tacoma continues to expand its programs and services. In the Fall of 2006, UW Tacoma began to enroll freshmen and sophomores and receive requests from the student body to provide housing. With UW Tacoma’s transition from a two-year, upper division and graduate commuter campus to a full, four-year institution with student housing and associated support such as recreation and a student center, an update to the 2003 Master Plan is required. This includes an update to the long term plan as well as articulation of the next phases of development specific to meeting the new mission.

The major goals of the 2008 Campus Master Plan Update are to enhance the urban character of the existing campus and provide opportunities to strengthen a sense of community as a four-year, residential institution by providing:

- A central open space (the ‘heart’ of campus) and various smaller green spaces throughout the campus;
- Pedestrian connections up the hill and improved on north/south streets;
- An integration of uses (between residential, student life, and academics) that will accommodate at least 10,000 FTEs;
- Housing facilities accommodating approximately 12% of the student population;
- A pathway and open spaces aligned with a view of Mt. Rainier leading into the campus from the corner of 17th Street and Tacoma Avenues;
- Safer routing of vehicular traffic as Market Street remains open through the campus, and 19th Street between Market and Fawcett is closed to vehicular traffic. The plan accommodates Market Street remaining open, but also could respond to closing Market Street in the future, if appropriate;
- Careful consideration of accessibility on north-south walkways and east-west access through buildings by elevator; and
- Opportunities for retail and private development.

In conjunction with this master plan, an infrastructure master plan has been developed with a focus on identifying strategies for centralized or decentralized service, infrastructure upgrades as the campus grows, and sustainable strategies for energy, carbon, and water. The master plan integrates many of these strategies such as filtering stormwater with rain gardens and developing sustainability guidelines for buildings.
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Site Context
UW Tacoma is an urban campus which, along with the historic building fabric, establishes its unique character and sense of place. UW Tacoma is dedicated to interdisciplinary and innovative teaching and scholarship and to engaging the community in mutually beneficial partnerships.

Downtown Tacoma
The UW Tacoma campus is nestled within the varied and culturally rich fabric of Downtown Tacoma neighborhoods. To the south of campus is the Tacoma Dome District and the Brewery District, which through redevelopment of the historic brewery buildings and its direct adjacency to the Museum District, is becoming an active arts community. On its north side, the campus connects to the Upper Tacoma Business District, which is the City of Tacoma’s civic and financial center. Residential neighborhoods and St. Joseph’s Medical Center are located directly west of campus.
**Zoning**

UW Tacoma is located within the DMU (Downtown Mixed Use) zone. This zone allows for a variety of activities to occur within buildings, including educational services, retail, residential, and industrial use.

There are historic and conservation overlay zones east of Market Street, and the University will continue to respect the historic buildings and features on its site. The existing height limit for the overlays is 85 feet.

The following are the existing height limits for Downtown Tacoma zones:

- Downtown Commercial Core: 400 feet
- **Downtown Mixed Use**: 100 feet
- Downtown Residential: 90 feet
- Hospital/Medical: 150 feet
- Residential Commercial Mixed Use: 60 feet
- Multiple Family R4: 60 feet
- Multiple Family R5: 150 feet
- Combined Shoreline: 100 feet
- Warehouse Residential: 100 feet
- Urban Center Mixed Use: 120 feet

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**Figure 2 | UW Tacoma Zoning Map**
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The Campus
As stated in the 2003 Campus Master Plan, “The eight block, downtown site of the UW Tacoma Campus is unified by its orthogonal downtown street grid and steep east to west topography. Its upper and lower halves are sharply contrasted by their differing uses and character. The lower, core area is located across Pacific Avenue from the city’s restored Beaux Arts railroad station and the new State Historical Museum and is part of the Union Depot/Warehouse Special Review District. An inactive diagonal rail right-of-way, located to achieve a relatively flat rail road gradient, further accentuates the tough, industrial feel of the lower site. Note that this right-of-way has since been designated for a future bicycle and pedestrian path. The upper site is essentially open and undeveloped. Together, the two halves afford remarkable opportunities to create a unique and exciting urban educational institution for the 21st century.”

Topography
Also from the 2003 Campus Master Plan: “The 46-acre overall site area is sloped significantly with an east-facing orientation. This slope facilitates dramatic views and presents challenges for building design as well as vehicular and pedestrian accessibility. Generally the fairly uniform slope equates to two building stories per east-west block, or one-story to mid-block court. This grade change offers a variety of opportunities in the stacking of functions by creating two potential entry levels in each building, as well as allowing for stepped, terraced buildings and mixed uses to exist.”

Figure 3 | UW Tacoma Vicinity Map 2
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Figure 4 | Topographical Site Plan
Scale: 1"=100'-0"

Figure 5 | Topographical Section
Horizontal Scale: 1"=100'-0"
Vertical Scale: 1"=50'-0"
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Figure 6 | UW Tacoma Campus Map

Legend
- Existing UW Tacoma Use
- Phase 3
- University Parking Lot
- Commercial Parking Lot
- UW Tacoma
- Campus Boundary
**Campus Facilities**

Many of the buildings on the UW Tacoma campus are repurposed warehouses and industrial buildings adapted for academic use. The character of these buildings is highly valued, and as new buildings are constructed on the campus, careful attention must be paid to how the new buildings integrate with the existing campus context. Between 1993-2003, the campus grew to include 12 buildings.

Since the 2003 Master Plan was completed, three buildings have been added to the campus. The following buildings have been brought online to address UW Tacoma’s growing need for student activity and community spaces.

**Longshoremen’s Hall**

The Longshoremen’s Hall, located on Market Street across from the Court 17 apartments, is approximately 10,000 square feet and features a collaborative learning space, a large event and recreation area, a gaming center, outdoor recreation courts, and an on-line gaming room.

This building is an interim accommodation responding to an immediate need for student activity and recreation space on the UW Tacoma campus. When a new student recreation center is built, Longshoremen’s Hall may be used for other university functions, and in the long term, will be replaced by new development.

**William W. Philip Hall**

William W. Philip Hall is a 20,000 square foot assembly hall that meets UW Tacoma’s need for a large multi-purpose gathering space. The site is east of the library, flanked on the south by the Cherry Parkes Building, to the north by the Walsh Gardner Building and to the east by Pacific Avenue. The building was designed to function as an assembly space for lecture events, banquets, career fairs, student exhibits, and various gatherings for approximately 350 to 500 people. When event space is not needed, the space is used as a student commons.

**McDonald & Smith Building**

The McDonald & Smith Building (MDS) was purchased by UW Tacoma in 2006, and is a 36,000-square-foot building with residential apartments and three retail tenants, including the Clover Park Technical College Downtown Center.

Media Services and the Student Multimedia Lab have moved to this building, and the upper two floors will be converted into upper-division student housing.
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Phase 3
A predesign has been completed for the next construction phase (Phase 3) at UW Tacoma, and the schematic design process has begun for two new academic buildings, scheduled for completion of construction in 2012. The images shown to the right are schematic renderings of each building.

Joy Building Renovation
The Joy Building is located on Pacific Avenue directly adjacent to UW Tacoma’s West Coast Grocery Building (WCG). Constructed in 1892, it is a three-story building with approximately 47,700 square feet. This building renovation will provide UW Tacoma with a mix of classroom, office, and retail space.

Jefferson Avenue Building
The Jefferson Avenue Building will be located south of the Tioga Building and across the railroad right-of-way from the existing Library. It will provide 37,000 square feet of classroom, office, and library expansion space.
Process
UW Tacoma’s Building Advisory and Design Review Committee guided the master plan team through three phases to develop the 2008 Campus Master Plan Update.

**Phase One: Information Gathering**
1. Meet with the following UW Tacoma campus representatives and stakeholders to learn what is valued about the campus, what needs to be improved, and the future vision of UW Tacoma
   - UW Tacoma students, faculty, and staff
   - Neighboring community members
   - The City of Tacoma and municipal service providers (transit, utilities, etc.)
   - Regional higher education institutions
2. Define square footage needs for the full build-out of the campus (10,000 student FTEs)

**Phase Two: Master Plan Alternatives**
1. Develop Master Plan Alternatives
2. Present options to UW Tacoma campus representatives and stakeholders
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Phase Three: Master Plan Refinement and Documentation

1. Prepare Master Plan Update based on the feedback received in Phase 2
2. Present the Master Plan Update to all stakeholders (Campus, Community, City of Tacoma and UW Board of Regents)

Community Involvement

Because of UW Tacoma’s prominent role in downtown Tacoma and its impact on the city (i.e. relative to transportation, circulation, etc.), the master planning process included a wide variety of community participation. The following is a list of groups who provided valuable input:

City of Tacoma
City of Tacoma Mayor and City Manager
City of Tacoma City Council
City of Tacoma Landmarks Review Committee
City of Tacoma Planning Commission
VIA Architecture – planning consultants for the City of Tacoma Downtown Plan

Tacoma Community
Clover Park Technical College
Downtown Merchants Group
Hillside Development Council

Historic Tacoma
Metro Parks
New Tacoma Council
Pierce Transit
Sound Transit
South Downtown/Dome District Group
Tacoma Avenue Coalition
Tacoma Community College
Tacoma-Pierce Chamber of Commerce
Tacoma School of the Arts
Tacoma Streetcar Advisory Committee
Tacoma Power
Tollefson Plaza/Century Park Group
UW Tacoma Community Advisory Committee

UW Seattle
UW Regents, President, Provost, and Sr. Vice President for Finance and Facilities
UW Architecture Commission
UW Landscape Committee
UW Capital Projects Office
UW Capital and Space Planning Office
UW Campus Engineering
UW Environmental Health and Safety
UW Environmental Stewardship Advisory Committee

UW Tacoma
UW Tacoma Administrative Services
UW Tacoma Chancellor’s Leadership Council
UW Tacoma Campus-wide Open Forum
UW Tacoma Faculty Forum
UW Tacoma Facilities Services
UW Tacoma Staff Association
UW Tacoma Real Estate Office
UW Tacoma Campus Safety
UW Tacoma Community Advisory Board

City of Tacoma Planning Projects

Downtown Tacoma Economic Development Strategic Plan

“The City of Tacoma would like to increase commercial investment in the city and provide more job opportunities for the region’s residents. In order to provide a blueprint for increased investment, the City of Tacoma’s Community and Economic Development Department is partnering with AngelouEconomics, an economic development consulting firm, to develop an economic development strategic plan for downtown Tacoma.

As an additional component, The Community and Economic Development Department’s Planning Division has contracted with VIA
Architects to review the long-range planning and zoning of the downtown. The overall vision for downtown will be defined consistently for both plans and will be supported by a combined public outreach effort.


**Concurrent UW Tacoma Planning Projects**

**Infrastructure Master Plan**
A new plan for campus infrastructure was required to support the goals and vision for the full build out of the campus. Mechanical, electrical, and civil engineers worked with UW Tacoma and Engineering Services at UW Seattle to develop strategies for the growth of the campus and the application of sustainable systems, and provide life-cycle cost assessments. See page 81 for more information.

**Library Master Plan**
The UW Tacoma Library was originally designed to support a 2,000 FTE campus. With the growth of student enrollment and the additional charge of supporting freshmen and sophomores, the library must expand and organize itself to best support the future of UW Tacoma. See page 43 for more information.

**Evaluation of Transportation Needs**
Enrollment growth, expansion of the campus, and increased development of downtown Tacoma will greatly impact parking demand and traffic patterns. These studies identify strategies for parking and transportation systems that support travel by auto, bicycles, pedestrians, and public transit. See page 74 and document supplement for more information.

**Campus Life Study**
Under the guidance of UW Tacoma’s Division of Student Affairs and the Campus Life Advisory Committee, a comprehensive study of the existing and potential campus life facilities at UW Tacoma was implemented to provide direction over the next 5-10 years as more lower division students enroll and the university develops student housing facilities.

Through analysis of student surveys, focus groups, market research, and projected costs, this study makes recommendations for the appropriate type, make-up, size, function and operation of campus life facilities on the UW Tacoma campus. This study will be posted on the UW Tacoma website in 2009.

**Accessibility Study**
The campus-wide accessibility study provides a detailed evaluation of UW Tacoma’s campus buildings, grounds, pathways, and university managed parking lots to confirm that these adequately meet the accessibility needs of all individuals and that the University is in compliance with all applicable, local, state, and federal statutes. It also provides a prioritized list of recommended improvements that include wayfinding aids, non-mandated items, and accessibility guidelines for use in the planning and design of future campus expansions and renovations. This study will be completed in Spring 2009.