Phasing & Implementation

Adaptive Reuse and New Construction Opportunities

The reuse of existing buildings at UW Tacoma is highly valued for maintaining the history, character, and aesthetic quality of the site, as well as promoting sustainability, and should be encouraged as the campus grows. Adaptive reuse sites in the process of development or potential sites not yet developed include:

- Joy Building
- McDonald & Smith Building
- Pagni & Lenti Building
- Swiss Hall
- Tacoma Paper & Stationery (TPS)
- Tioga Building
- Whitney Church

The majority of the development as the campus expands towards Tacoma Avenue will be new construction for academics, housing, and student services. New buildings should provide for flexibility and the possibility of changing uses over time. The adaptive reuse precedence already initiated on the UW Tacoma campus and the “restore the core” program on the UW Seattle campus illustrate the desirability of considering the potential of both mixed use and changing use in the design of new buildings.

Legend

- Existing UW Tacoma
- Adaptive Reuse
- New Construction
- Removed in the long-term

Figure 40 | Adaptive Reuse and New Construction Opportunities Diagram
One should imagine that a building constructed today or tomorrow to serve a specific purpose will be adapted for other uses in 10, 15 or 30 years.

Because classrooms are difficult to place efficiently in the existing warehouse buildings (typically due to existing column placement which affects sightlines), it is recommended that existing classrooms should be relocated to newly constructed facilities allowing the vacated space to be used for more appropriate purposes such as program and office space and small meeting rooms. Also, with the new development of a student recreation center adjacent to the central open space, Longshoremen’s Hall, currently serving student recreation needs, could be replaced with new construction for housing or academic use.

**Street Vacations and Modifications**

As building and renovation projects are scheduled, corresponding street improvement projects should be identified to achieve the master plan vision for open space, improve circulation and safety for the campus community, and overall strengthen UW Tacoma campus identity and environment. All streets should

---

**Legend**

- Street & Alley Vacations
- **Legend**
  - Setback
  - - S. 21st Street
  - Street Calming
  - - Market Street
  - - Jefferson Avenue
  - - Fawcett Avenue
  - - S. 17th Street

**Figure 41 | Street Vacations and Modifications Diagram**
be improved with landscaping, street trees, pedestrian walkways, lighting and signage.

The majority of existing north-south alleys, as shown, will be vacated to through traffic but will provide service and emergency access within much of the area. For example, Court D will serve the interior of the blocks between South 21st Street and South 19th Street, and Court E will serve the interior of the block between South 18th Street and South 19th Street.

South 19th Street will be vacated between Fawcett Avenue and Jefferson Avenue, so that it may be incorporated into the design of the central open space and complete an important pedestrian corridor through the campus towards Pacific Avenue. The southern intersection of Jefferson Avenue, South 21st Street and Market Street should be realigned slightly north to allow for safer vehicular and pedestrian circulation. New buildings on University property along South 21st Street will be setback to accommodate landscape and stormwater management systems. This setback also recognizes the function of South 21st and major arterials.

Street-calming measures to provide safer and more secure pedestrian circulation will be accomplished where feasible on Market Street, Jefferson Avenue, and Fawcett Avenue by narrowing the vehicular right-of-way and providing room for sidewalks and landscaping. Over time, as the campus achieves its full build-out, traffic patterns will most likely change due to increased pedestrian activity and street-calming measures across campus streets. The vacation of additional streets may then be re-evaluated.

Enrollment projections show that in the next ten years, the campus will grow to approximately 5,000 FTEs and will need to expand substantially above (west of) Jefferson Avenue to provide additional academic space, student housing, a student center, student services and recreation. In phasing this development over the next ten years, it is important to prioritize buildings that will help define the central open space between Pacific Avenue and Jefferson Avenue, which includes the Japanese Language School Memorial Garden and University Terrace, to establish a strong sense of place in the center of the campus.

Academic buildings and infrastructure projects will be publicly-funded, and the 5,000 FTE campus plan on page 98 shows the buildings that may be developed for Phases 4 and 5. Other projects will be funded through auxiliary funding, student activity fees, and fundraising efforts. See pages 99-100 for more information.

UW Tacoma may also address an increase in parking demand by developing additional surface parking on sites that are slated for development in phases beyond 10 years. The 5,000 FTE campus plan shows that there is a 1,000 - 1,500 parking space capacity for surface and structured parking at this stage of development. This translates to providing a 20% - 30% ratio of parking spaces to student FTEs.
Soil Contamination Sites
As shown to the right*, existing soil contamination in the southeast quadrant of the campus may take some time to remediate, therefore much of the new development during the next ten years will most likely follow a counter-clockwise direction, towards the northwest part of campus.

Further studies should be implemented to examine the soil conditions west of Market Street. It is also recommended that a detailed geotechnical report including contaminated soil and construction water handling recommendations be obtained prior to construction in all areas of campus.

* This map is based upon information reported in the Draft Supplemental Remedial Investigation Work Plan (March 5, 2006), which is currently under review by the UW Department of Ecology.
Phasing & Implementation

Figure 43 | UW Tacoma Campus Development Plan - 5,000 FTEs

Legend

Academics & Service
- Existing UW Tacoma
- Future UW Tacoma
- Facilities - Warehouse/CP
- Japanese Language School Memorial Garden

Transportation
- Existing Public Transit
- P Potential Parking (underground)
- # Surface Parking (with no. of spaces)

Phase
- Phase 3
- Phase 4/5
- Phase 4/5

Surface Parking
- 600 at 4 levels (100 at surface)
- 330 at 3 levels
- 130
- 95
- 25
- 20
- 75
- 180
- 100 at surface

Legend

Surface Parking
- # (with no. of spaces)
Phasing Plan

Due to the dramatic increase in FTEs and services that are anticipated for UW Tacoma in the next ten years, a significant amount of square footage must be added to meet space needs. This phasing plan is meant to serve as a guide to identify when different projects should come online and where to apply the appropriate funding. State-funded projects are funded through biennium cycles. The table to the right shows an estimated timeline of Phases 3, 4, and 5 relative to State of Washington biennia.

Phase 3
As of this document’s publication, Phase 3 projects are in the design phase. A renovation to the Joy Building and new construction of a building on Jefferson Avenue adjacent to the Tioga Building will provide additional classroom, office, and library expansion space. With approval by the State of Washington, construction is expected to begin in 2009.

Phases 4 and 5
With the design of Phase 3 projects underway, UW Tacoma must begin to identify the next set of projects for Phases 4 and 5. These projects are anticipated to proportionally add academic and library expansion space as the student population grows. Academic buildings that will help form and frame the central open space have been identified as projects for Phases 4 and 5. A major infrastructure project will also need to be funded as part of Phase 4, since by that time, housing and student recreation facilities will have been added to campus and enough infrastructure capacity will need to be put in place for the steady increase of more facilities. See the Infrastructure Master Plan for more information on phasing campus development.

Auxiliary Projects
Two housing facilities are anticipated to be built within the next ten years. As more students enroll at UW Tacoma, more student activity fees can be pooled to fund student activity and recreation spaces.

Figure 45 is an outline for potential phasing of state-funded projects, auxiliary projects, and other types of spaces that will need to be built to accommodate 5,000 FTEs in approximately ten years.
## Phasing & Implementation

<table>
<thead>
<tr>
<th>Phase</th>
<th>Year*</th>
<th>Unassigned/Retail</th>
<th>Residential</th>
<th>Academic</th>
<th>Library/Study</th>
<th>Student Life</th>
<th>Facilities Management</th>
<th>Central Plant</th>
<th>Year Sub-Tot</th>
<th>Running Sub-Tot (Non-Residential)</th>
<th>FTE ** Student</th>
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<tbody>
<tr>
<td>Existing</td>
<td>2007</td>
<td>80,200</td>
<td>0</td>
<td>287,500</td>
<td>26,200</td>
<td>50,000</td>
<td>15,200</td>
<td></td>
<td>459,100**</td>
<td>376,900</td>
<td>2,173</td>
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<tr>
<td>Phase 3 ($60 million budget request)</td>
<td>2011</td>
<td>31,500</td>
<td>136,500</td>
<td>55,200</td>
<td>17,900</td>
<td>30,000</td>
<td></td>
<td></td>
<td>252,000</td>
<td>482,000</td>
<td>3,183</td>
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<tr>
<td>Phase 4 ($80 million budget request)</td>
<td>2013</td>
<td>7,000</td>
<td>0</td>
<td>62,000</td>
<td>14,300</td>
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<td>88,000</td>
<td>563,300</td>
<td>3,798</td>
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<tr>
<td>Phase 5 (budget tbd)</td>
<td>2017</td>
<td>6,000</td>
<td>136,500</td>
<td>0</td>
<td>40,000</td>
<td>100,000</td>
<td></td>
<td></td>
<td>242,500</td>
<td>766,300</td>
<td>5,138</td>
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<tr>
<td>Additional to complete ‘5,000 FTE Plan’</td>
<td>2019</td>
<td>0</td>
<td>65,000</td>
<td>40,000</td>
<td>0</td>
<td>14,000</td>
<td></td>
<td></td>
<td>119,000</td>
<td>887,300</td>
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<tr>
<td>TOTAL 5,000 FTE Plan</td>
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<td></td>
<td>105,100</td>
<td>273,000</td>
<td>504,100</td>
<td>101,100</td>
<td>245,500</td>
<td>43,500</td>
<td>1,272,300</td>
<td>894,200</td>
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<td>Additional for full build-out</td>
<td>TBD</td>
<td>34,900</td>
<td>258,200</td>
<td>454,300</td>
<td>86,200</td>
<td>226,700</td>
<td>36,900</td>
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<td>1,097,200</td>
<td>804,100</td>
<td>4,862</td>
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<td>TOTAL (10,000 FTEs)</td>
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<td>140,000</td>
<td>531,200</td>
<td>958,400</td>
<td>187,300</td>
<td>472,200</td>
<td>36,900</td>
<td></td>
<td>2,369,500</td>
<td>1,698,300</td>
<td>10,000</td>
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<td>PERCENT OF TOTAL BUILD-OUT</td>
<td></td>
<td>6%</td>
<td>22%</td>
<td>40%</td>
<td>8%</td>
<td>20%</td>
<td>3%</td>
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<td></td>
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</tr>
</tbody>
</table>

**Legends & Notes**

- **FTE** = Full-Time Equivalent
- **GSF** = Gross Square Feet

- *year of occupancy
- **state funded project
- auxiliary project

**Figure 45 | Potential Phasing Plan**