Campus Planning and Real Estate
Finance & Administration

“support people who transform communities”
“Campus Planning & Real Estate lead the development and guidance of an integrated physical campus that stimulates an atmosphere of creativity and knowledge by working together to support an inviting environment that advances the campus community”
Campus Planning & Real Estate Staff

- Director, Campus Planning and Real Estate
  Patrick Clark

- Space Planning Manager
  Ross Johnson

- Real Estate and Planning Manager
  Ben Mauk

- Senior Asset Manager
  Deidra Miller

- Geographic Information System Coordinator
  Korey Padilla

- Director, Physical Planning and Sustainability
  Milt Tremblay

- Capital Budget & Planning Manager
  Paul Weed
Campus Planning and Real Estate

- **Campus Planning**
  - Capital Projects
  - Campus Plan
  - Master Plan

- **Capital Program**
  - Major/Minor Capital Projects
  - Capital Finance & Accounting
  - Capital Planning

- **Space Management**
  - Space Design/Use
  - Space Standards
  - Space Projects

- **Campus Real Estate**
  - Retail Property
  - Residential Property
  - Tenant Services
**Property Statistics**

- 46 Acre Foot Print
- ~75% UWT Property Ownership
- Target Acquisition Goal of 2 Properties per Biennium
- Avg. Acquisition Cost: $1.6M/Yr. to 2027
## CAPITAL INVESTMENTS SINCE 1997

<table>
<thead>
<tr>
<th>Phase</th>
<th>Capital Improvements</th>
<th>Total Cost</th>
<th>Purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Phase 1</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A.</td>
<td>Garrestson Woodruff &amp; Pratt, Birmingham Block, Birmingham Hay &amp; Seed, West Coast Grocery, Library</td>
<td>A. $33,839,000&lt;br&gt;B. $5,800,000</td>
<td>A. Renovation of 126,000 sq/ft to accommodate ~685 FTE of academic growth - completed in 1997&lt;br&gt;B. 13,200 sq/ft of new Academic Space to accommodate ~122 FTE – completed in 1999</td>
</tr>
<tr>
<td>B.</td>
<td>Dougan Addition</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Phase 2</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A.</td>
<td>Dougan Renovation, Keystone, Science, Sky bridge, Plaza, Landscape Pinkerton&lt;br&gt;William Phillip Hall</td>
<td>A. $39,870,000&lt;br&gt;B. $44,349,000&lt;br&gt;$12,000,000</td>
<td>A. 84,000 sq. ft. to accommodate ~600 FTE of academic growth – completed in 2002&lt;br&gt;Pinkerton Renovation – 12,000 sq/ft. Renovation 138,284 sq/ft for ~600 FTE - completed in 2003</td>
</tr>
<tr>
<td>B.</td>
<td>Cherry Parkes, Mattress Factory</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Phase 3</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A.</td>
<td>Science Conversion, Joy Building, Tioga Library Building</td>
<td>A. $52,000,000</td>
<td>A. 96,000 sq/ft to accommodate 600 FTE of academic/program support – completed in 2013</td>
</tr>
<tr>
<td></td>
<td>Prairie Line Trail&lt;br&gt;University Y Student Center</td>
<td>A. $5,400,000&lt;br&gt;B. 20,000,000</td>
<td>A. 3 Acres of existing railroad developed through campus&lt;br&gt;B. 70,000 sq/ft for student recreation and organizations</td>
</tr>
</tbody>
</table>
# CURRENT MAJOR CAPITAL PROJECTS

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Project Phase</th>
<th>Project $</th>
<th>Total Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prairie Line Trail – Open Space</td>
<td>Completion</td>
<td>$5.4M</td>
<td>3 Acres</td>
</tr>
<tr>
<td>University Y Student Center</td>
<td>Construction</td>
<td>$20M</td>
<td>70,000</td>
</tr>
<tr>
<td>Urban Solutions Center</td>
<td>PreDesign/Design</td>
<td>1.9M</td>
<td>40,000 (TOT.)</td>
</tr>
<tr>
<td></td>
<td>USC Phase I</td>
<td>Construction (Core&amp;Shell + 2)</td>
<td>16.4M</td>
</tr>
<tr>
<td></td>
<td>USC Phase II</td>
<td>TI</td>
<td>$7-10M</td>
</tr>
<tr>
<td>Heritage Buildings</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1910-1916 Jefferson Street</td>
<td>PreDesign</td>
<td>$14.9M</td>
<td>34,000</td>
</tr>
<tr>
<td>Tioga (Ground &amp; 1st Floor)</td>
<td>Design</td>
<td>$3.4M</td>
<td>9,600</td>
</tr>
<tr>
<td>Tioga (2nd &amp; 3rd Floor)</td>
<td>PreDesign</td>
<td>$3.4M</td>
<td>9,600</td>
</tr>
<tr>
<td>McDonald Smith (1st &amp; 2nd Floors)</td>
<td>Design</td>
<td>$5.8M</td>
<td>18,000</td>
</tr>
<tr>
<td>McDonald Smith (3rd Floor)</td>
<td>PreDesign</td>
<td>$2.9M</td>
<td>9,000</td>
</tr>
<tr>
<td>Innovative Partnership Zone 1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>South of Pinkerton</td>
<td>Programming</td>
<td>$21M</td>
<td>60,000</td>
</tr>
<tr>
<td>Innovative Partnership Zone 2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>South of Court 17</td>
<td>Programming</td>
<td>$21M</td>
<td>60,000</td>
</tr>
<tr>
<td>Support Services</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Programming</td>
<td>$2M</td>
<td>8,000</td>
</tr>
<tr>
<td>Subtotal</td>
<td></td>
<td>$125.7 - 128.7M</td>
<td>318,200</td>
</tr>
</tbody>
</table>
ENROLLMENT GROWTH Trajectory &
SPACE REQUIREMENTS

- Currently ~600,000 Sq. Ft.
- Adding ~250 Offices & ~150 PT Spaces
- ~10-12 Additional Classrooms
- ~825,000 Sq. Ft. Needed
Campus Projects
UNIVERSITY “Y” STUDENT CENTER

Campus Growth – Student Life

Anticipated Completion: January 2015

- UW Tacoma & YMCA of Pierce & Kitsap Counties Partnership
- Dedicated space for student programs, organizations and events
- ~73,000 sq. ft. of space - full-size gym, weight/cardio equipment, basketball court, indoor track and fitness programs
Academic Space Expansion

- $1.9 PreDesign/Design 2013-2015 Biennium
- 16.4M Construction 2015-2017 Biennium
- Supporting 5,800 FTE over next 4 years
- Additional multi-space classrooms and academic support space
ENVIRONMENTAL & SAFETY IMPROVEMENTS

Pedestrian Safety - 17th St. Alignment

17th St. & Jefferson Design

Southbound View

Current View

Westbound View
CAMPUS GROWTH – STUDENT LIFE

Early Learning Center @ Children’s Museum of Tacoma

On-Campus Housing Court 17 Apartments

Student Health Services

Student Organizations @ the Y

Affordable Housing Partnership
Real Estate
CAMPUS REAL ESTATE

- Providing campus auxiliary services
- Building a dynamic and people-attracting retail district
- Managing acquisitions for planned campus growth
- Providing funding for campus projects

Current Retail Mix

<table>
<thead>
<tr>
<th>Category</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apparel</td>
<td>13%</td>
</tr>
<tr>
<td>Fast Casual Restaurant</td>
<td>20%</td>
</tr>
<tr>
<td>Full Service Restaurant</td>
<td>36%</td>
</tr>
<tr>
<td>Speciality Retail</td>
<td>19%</td>
</tr>
<tr>
<td>Vacant</td>
<td>12%</td>
</tr>
</tbody>
</table>

$12M+ in Annual Sales
RETAIL DEVELOPMENT: Elemental Pizza

• “Casually hip” dining experience for UW Tacoma community

• Renovation of the historic Pagni & Lenti building along the Prairie Line Trail

• Approx. 4,300 retail sq. ft. and 500 sq. ft. outdoor patio – designed with referencing to the historic railroad and freight line
Exuding Authenticity

“From the historic buildings to its distinctive shops and eateries – Pac Ave is a cornerstone of the UW Tacoma campus and a catalyst for the continuing resurgence of downtown Tacoma”
$4M in CAMPUS BUILDING IMPROVEMENTS
SINCE 1997

<table>
<thead>
<tr>
<th>Development</th>
<th>Building</th>
<th>Improvement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase 1A</td>
<td>• Academic Buildings</td>
<td>Ground Level Retail</td>
</tr>
<tr>
<td></td>
<td>• Walsh Gardner</td>
<td></td>
</tr>
<tr>
<td>Phase 2A</td>
<td>• West Coast Grocery,</td>
<td>Ground Level Retail</td>
</tr>
<tr>
<td></td>
<td>• Birmingham Hay &amp; Seed</td>
<td></td>
</tr>
<tr>
<td>Phase 2B</td>
<td>• Cherry Parkes</td>
<td>Ground Level Retail</td>
</tr>
<tr>
<td>Phase 2C</td>
<td>• Assembly Hall</td>
<td>Ground Level Retail</td>
</tr>
<tr>
<td>Phase 3A</td>
<td>• Joy Building</td>
<td>Ground Level Retail</td>
</tr>
<tr>
<td></td>
<td>• Pagni &amp; Lenti</td>
<td></td>
</tr>
</tbody>
</table>

Real Estate Support of the Tioga Library Building
• $6.0M Internal Lending Program in 2013
• $409k/Yr. from Real Estate Revenue Portfolio
• End date November 30, 2042
SPACE MANAGEMENT
SPACE MANAGEMENT

“Providing exciting and functional spaces that foster meaningful educational opportunities and interactions”

CURRENT INVENTORY QUANTITY

- OFFICES: 365
- CLASSROOMS: 70
- CONFERENCE: 6
- COMMON: 48
SPACE MANAGEMENT

Campus Renewal Program

- Standards: furniture, finishes, equipment, and technology
- Identify locations with the most need for renewal
- Implement deferred renewal cycle

- OFFICES
  - 40 at $520,000 Total
- CLASSROOMS
  - 7 at $805,000 Total
- CONFERENCE
  - 1 at $30,000 Total
- COMMON SPACE
  - 5 at $125,000 Total

YEARLY TOTAL
- $1,480,000

Fall 2014: $1,480,000
Fall 2015: $1,480,000
Fall 2016: $1,480,000
Fall 2017: $1,480,000
SPACE MANAGEMENT

CAMPUS GROWTH PROGRAM

- Provide private office space for up to (35) new full time faculty per year
- Provide (2) new general campus classrooms per year
Campus Auxiliary Services & Support
Alternative Transportation Plans

Public Transportation - UPASS

Carpool

Link / Train

Bike

Walk
SUSTAINABILITY CONCENTRATION

- Building Design
- Alternative Transportation
- Energy Management
- Energy Reduction
- Material Selection
- Motor Pool/Equipment
- Waste Management/Recycling

Cherry Parkes – LEED Silver

Tioga Library Building – LEED Gold

Joy Building – LEED Platinum

LEED Leader
First university campus in the state to build a LEED certified building in 2003.
QUESTIONS?