



# *Point Ruston: a Case Study in Urban Reclamation*



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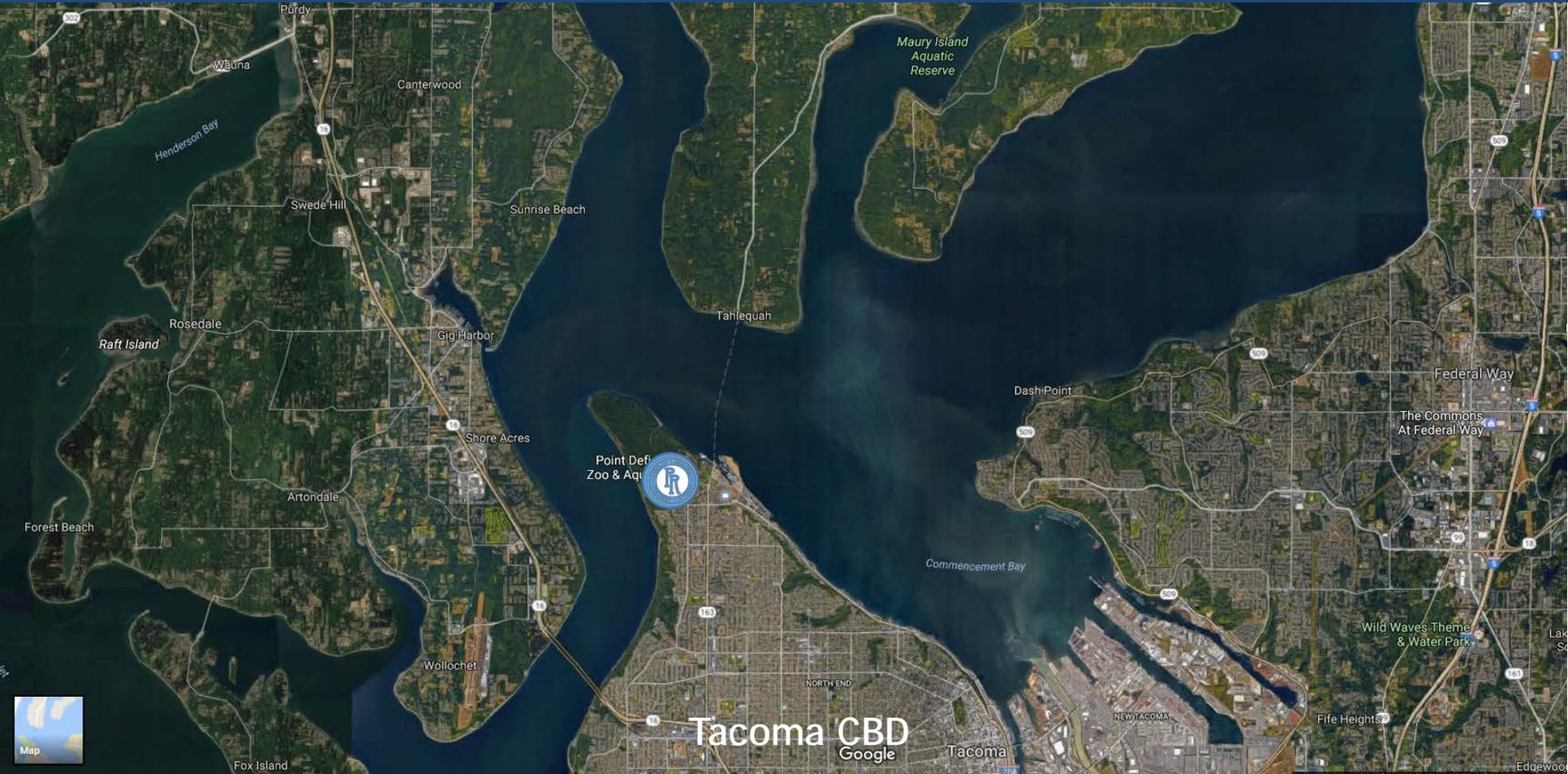
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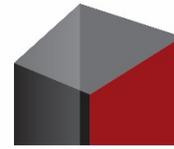
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# Ruston, WA



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**MC CONSTRUCTION**  
CONSULTANTS



**HIGHPOINT**

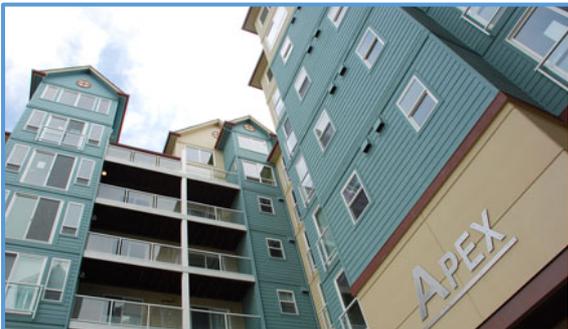


*Blueberry Hill*

Nisqually  
Bluff



**STACK HILL**



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# Site Characteristics

- **97 ACRES**
  - 30 – in water*
  - 12 – Stack Hill Peninsula*
  - 55 – water front site*
- 18 acres – DNR Tidelands**
- 12 acres – Metro Parks Peninsula**





# ASARCO Mining Company



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# ASARCO History



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# ASARCO History

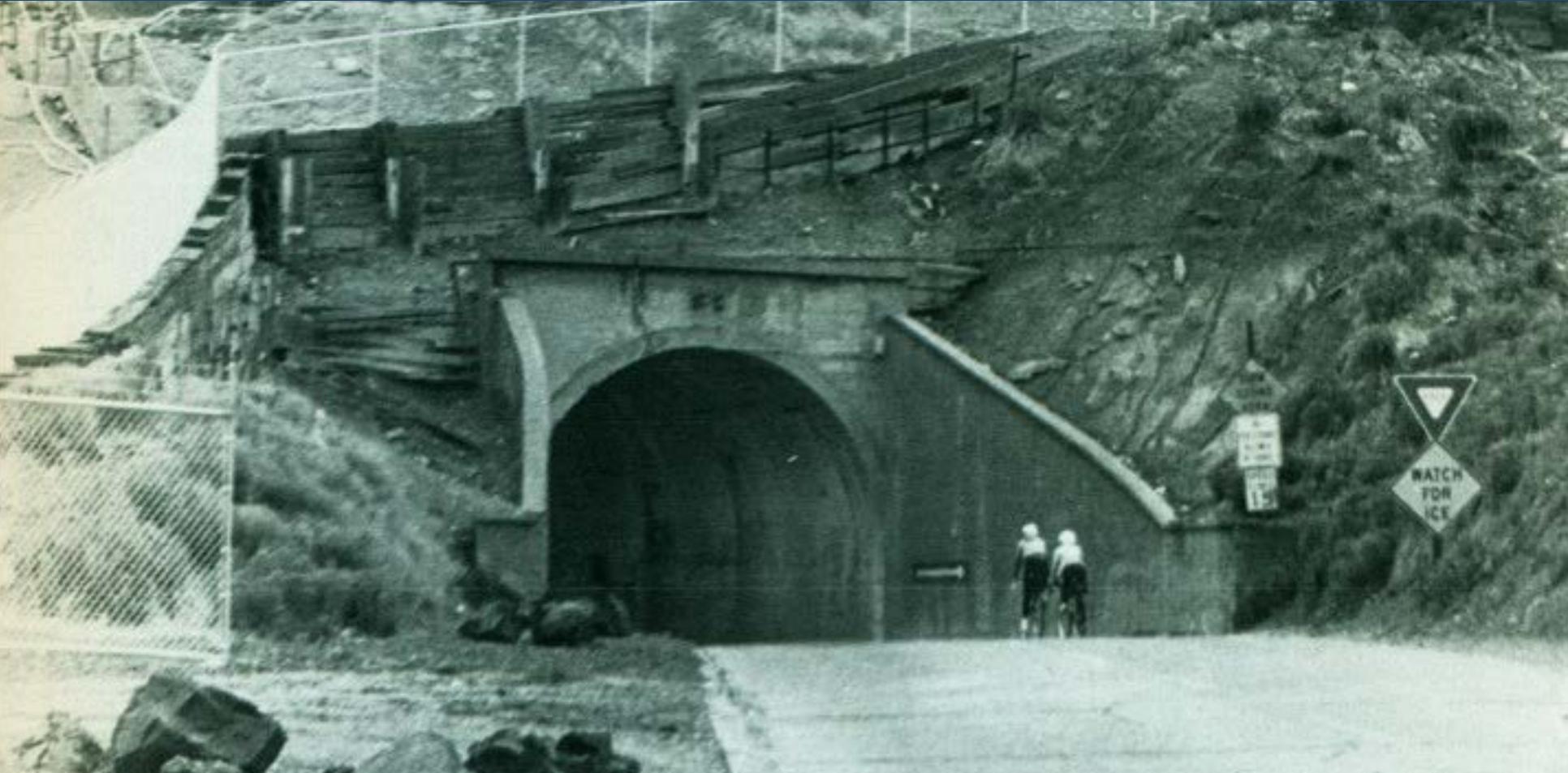


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# ASARCO History



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# Smelter Decommissioning





# RFP to Developers



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# Development Partners



City of Tacoma  
W A S H I N G T O N

Town of  
**Ruston**  
WASHINGTON



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# Project Overview

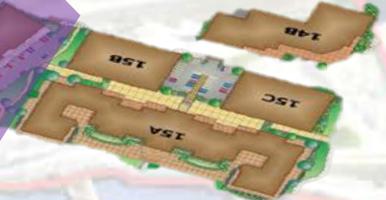
**Single Family Lots & Homes**



**Mixed-Use Multi-Family Apartments, Condos  
& Townhomes**



**Commercial & Retail Core**





# Master Development Plan



## Point Ruston

### BUILDING USE LEGEND

1 A	RESIDENCES OVER 9-FLEX MOVIE THEATER / RETAIL / OVER PARKING
1 B	WATERFRONT TOWNHOMES
1 C	RESTAURANT
2 A	'CORNERLINE APARTMENTS' OVER RETAIL / COMMERCIAL / RESTAURANT / OVER PARKING
2 B	WATERFRONT CONDOMINIUMS
3 A	RESIDENCES OVER RETAIL / COMMERCIAL / OVER PARKING
3 B	WATERFRONT TOWNHOMES
4 A	RESIDENCES OVER RETAIL / COMMERCIAL / OVER PARKING
4 B	LIVE-WORK TOWNHOMES
5	COMMERCIAL / OVER RETAIL
6 A 4 B	SENIOR HOUSING / ASSISTED LIVING MULT-FAMILY / OVER PARKING
7 A 4 B	POINT RUSTON APARTMENTS / OVER PARKING
8	RETAIL / COMMERCIAL
9	RESIDENCES OVER RETAIL AND PARKING
10 A 4 B 4 C	RETAIL / COMMERCIAL
11 A	GROCERY MARKET OVER PARKING GARAGE
11 B	RESIDENCES OVER RETAIL / COMMERCIAL
12	RETAIL / COMMERCIAL
13	PROMONTORY PARK, OPEN SPACE / RECREATION / DOG PARK
14 A	TOWNHOMES
14 B	PARKING GARAGE / COMMERCIAL / RESIDENCES
15 A	RESIDENCES
15 B 4 C	PARKING GARAGES
16	MEDICAL OFFICES ON WEST FACE / RETAIL / COMMERCIAL ON EAST FACE / OVER PARKING
17	FOUR-STAR HOTEL WITH RESTAURANT, LOUNGE AND MEETING ROOMS / OVER PARKING
18 A 4 B	RESTAURANTS / RETAIL
19	GRAND SALON SALES CENTER ABOARD HISTORIC FERRY

PARK FEATURES	
A	DOG PARK
B	PLAYGROUND
C	OPEN SPACE / PICNIC
D	RESTROOMS
E	PATH TO YACHT CLUB RD.
F	BIDEALK TO RUSTON WAY

NOT TO SCALE

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# City of Tacoma LID



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# Waterfront Reclamation

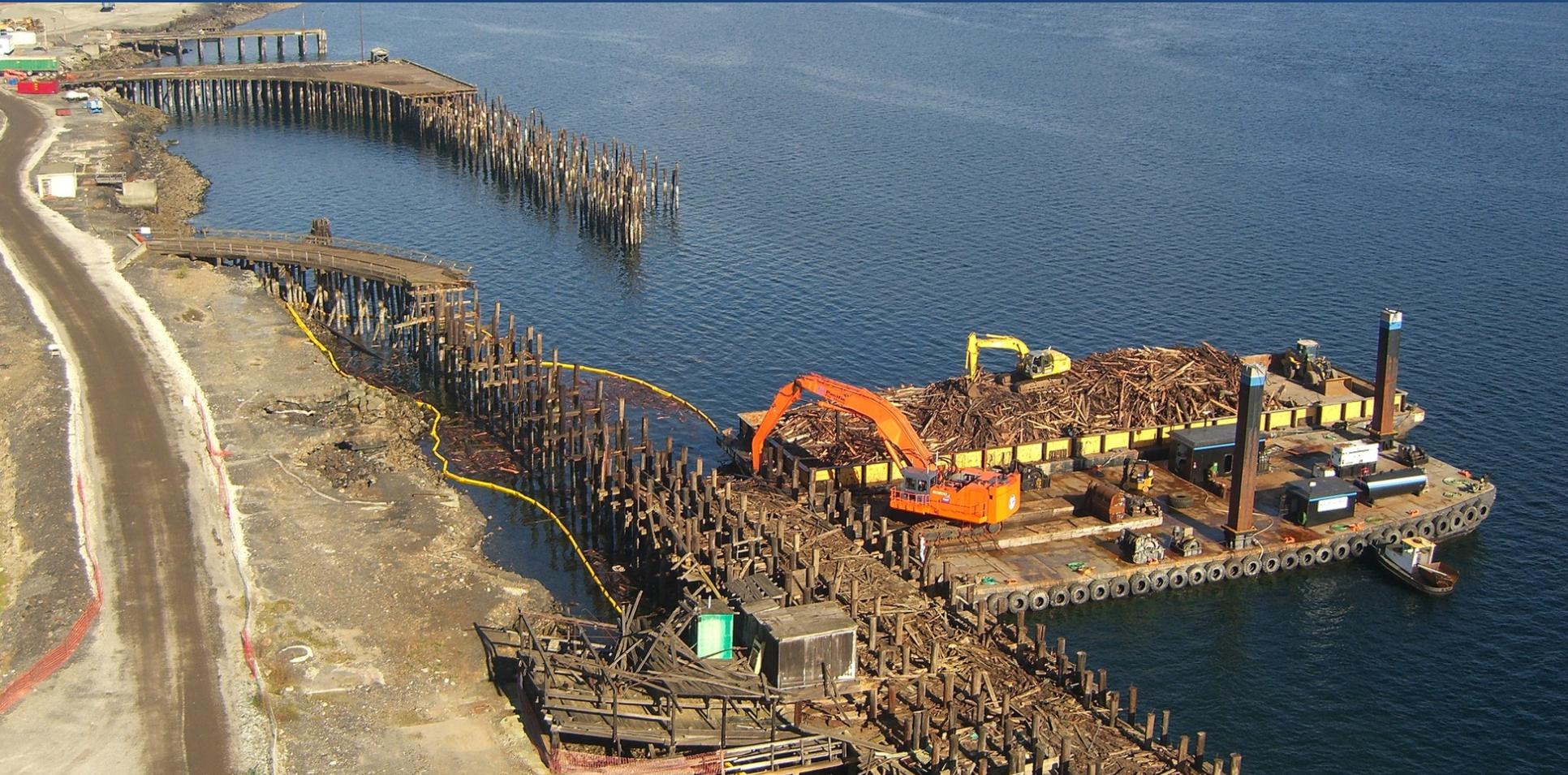


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# Waterfront Reclamation

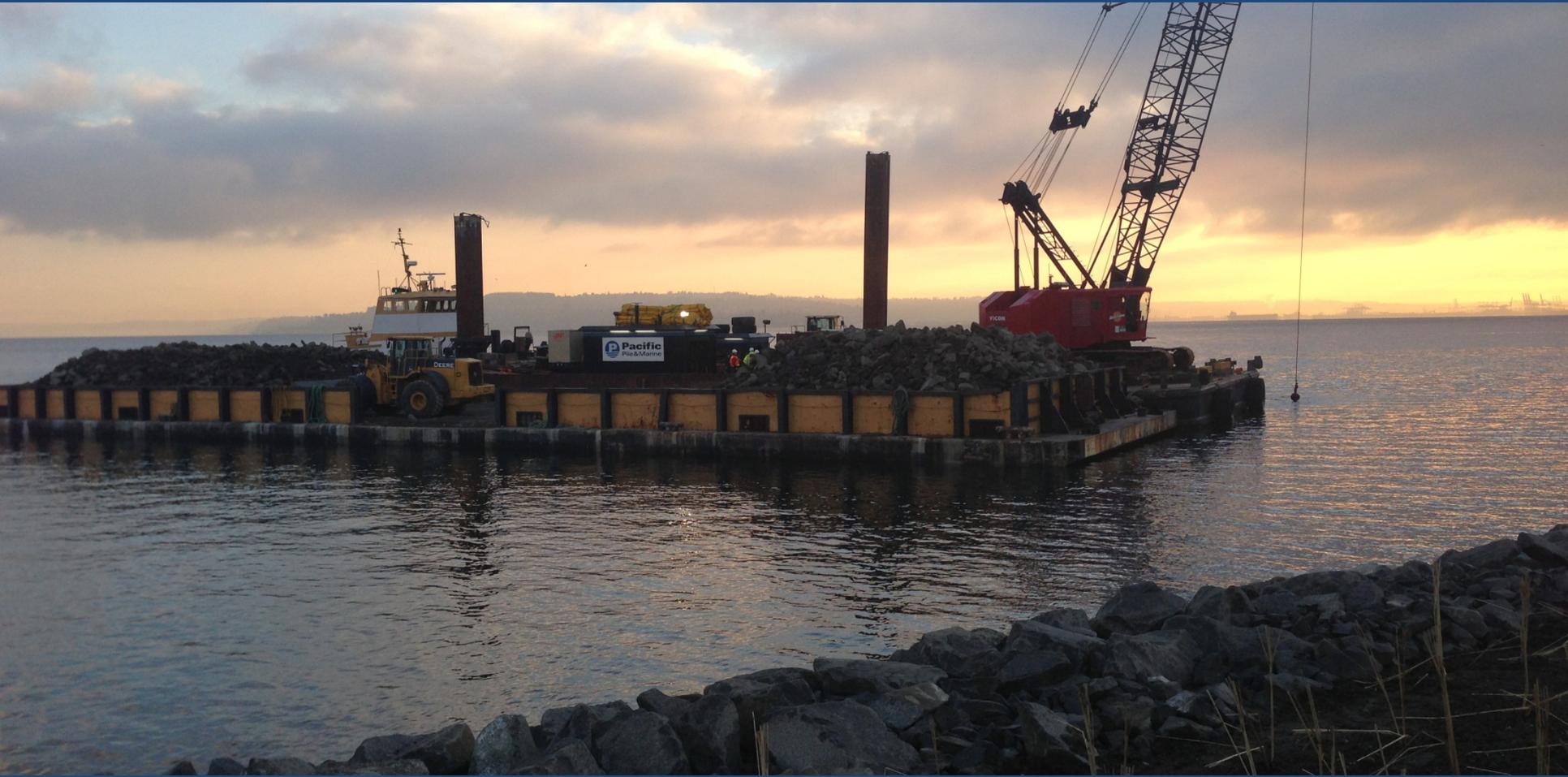


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# Docks to Rocks



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# Docks to Rocks



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# Docks to Rocks

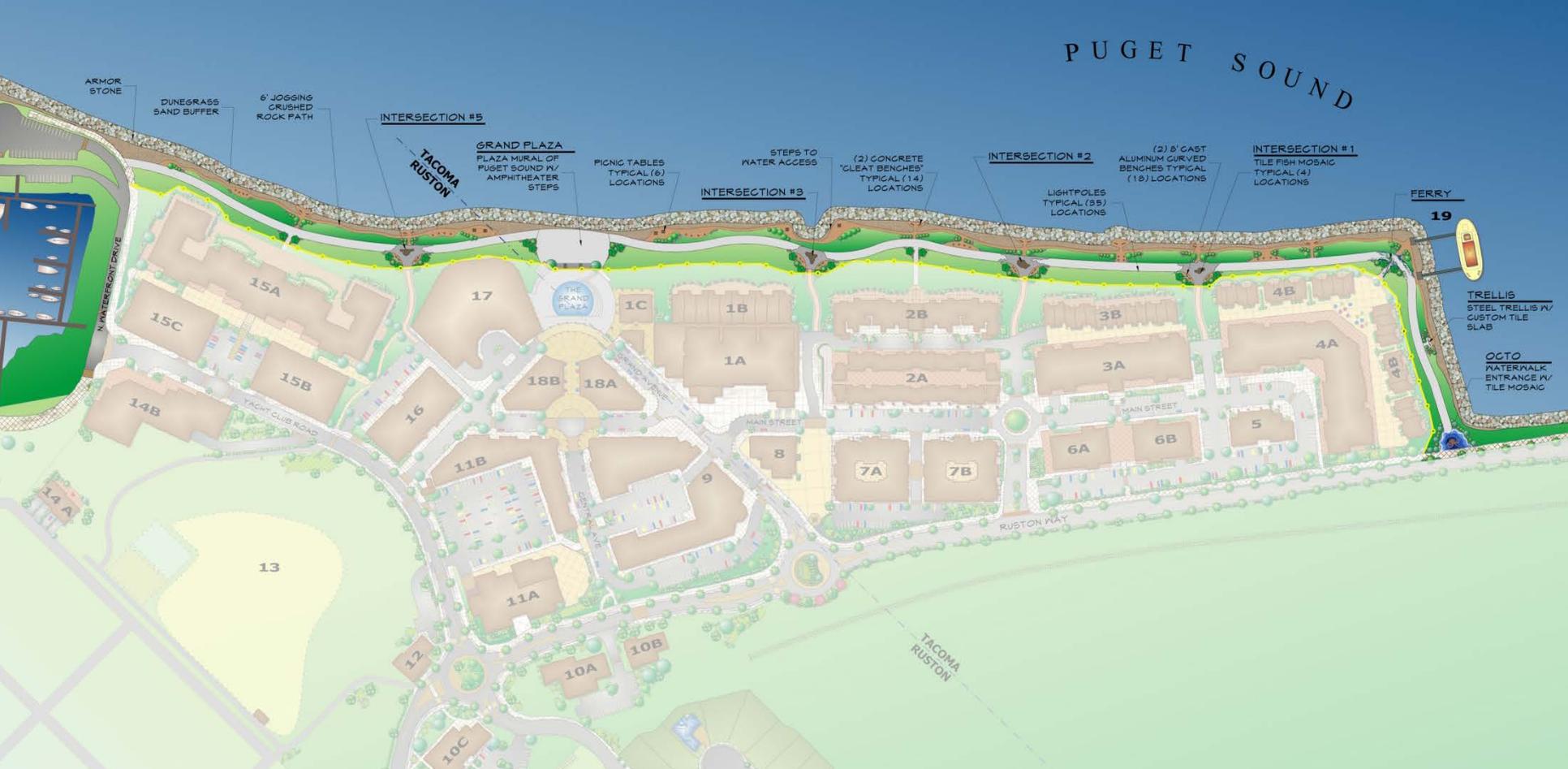


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# Public Waterfront Access The Waterwalk



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# Public Waterfront Access Ferry Playground



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# Public Waterfront Access Hops Arbor Trellis



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# Public Waterfront Access Public Art



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# Public Waterfront Access The Waterwalk



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# Public Waterfront Access

## Public Art



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# Public Waterfront Access

## Point Ruston Ferry



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# Public Waterfront Access

## Metro Parks Peninsula Park and Pedestrian Trail



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# Point Defiance Zoo & Aquarium



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# Point Defiance Zoo & Aquarium



**SERVICES AVAILABLE AT FRONT GATE/ENTRANCE**  
FIRST AID · LOST & FOUND · ASSISTED HEARING DEVICES  
**RENTALS AVAILABLE ACROSS FROM THE CAROUSEL**  
STROLLERS · MOBILITY DEVICES · UMBRELLAS · LOCKERS

FOOD      RESTROOMS ALL ACCESSIBLE      \*SEASONAL



# Public Waterfront Access

## Metro Parks Peninsula Park and Pedestrian Trail



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# Public Waterfront Access

## Metro Parks Peninsula Park and Pedestrian Trail



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# Stack Hill Neighborhood





# Stack Hill Neighborhood



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# Stack Hill Neighborhood

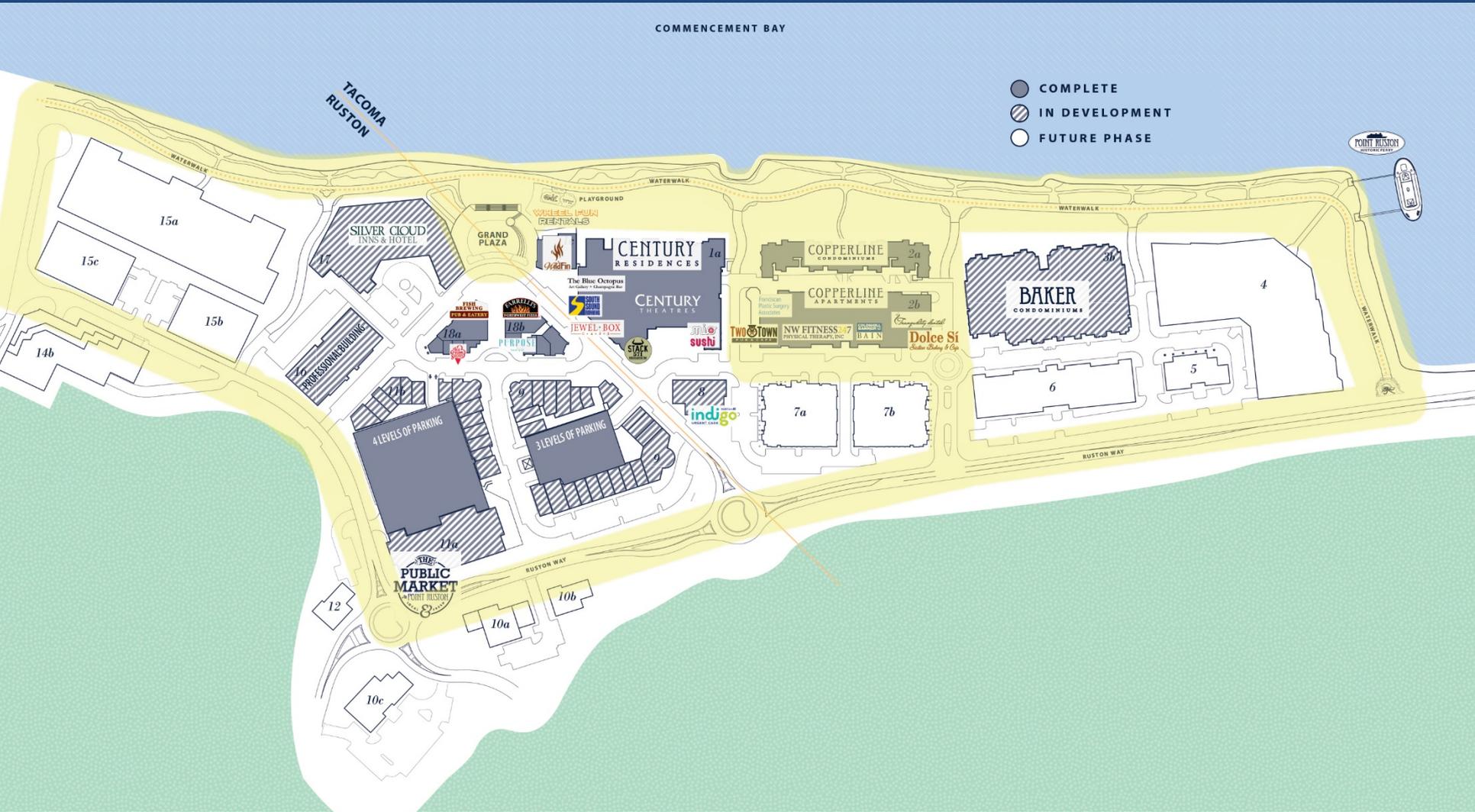


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# PHASE I Development





# PHASE I Development



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Copperline Building

# PHASE I Development



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Copperline Building

# PHASE I Development

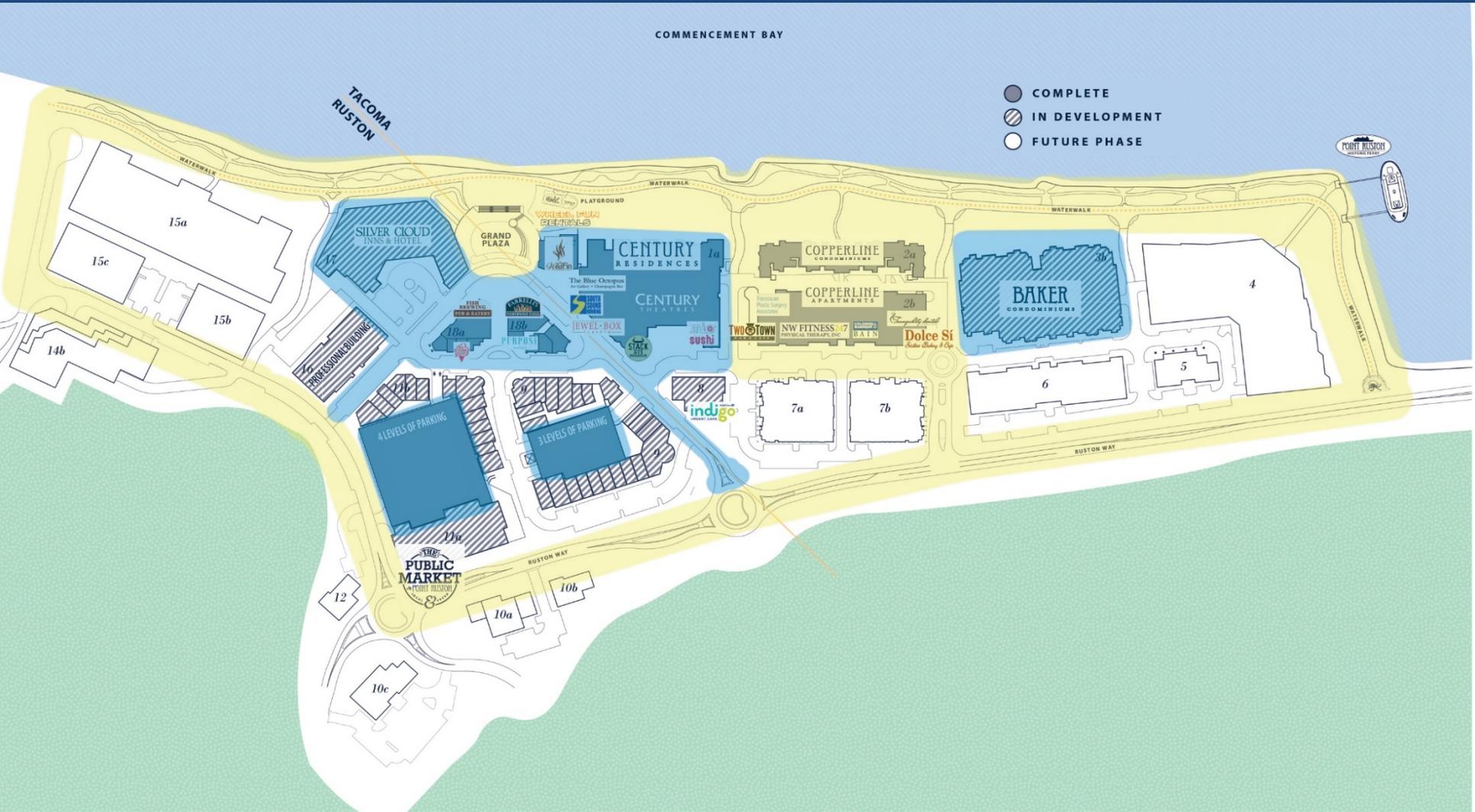


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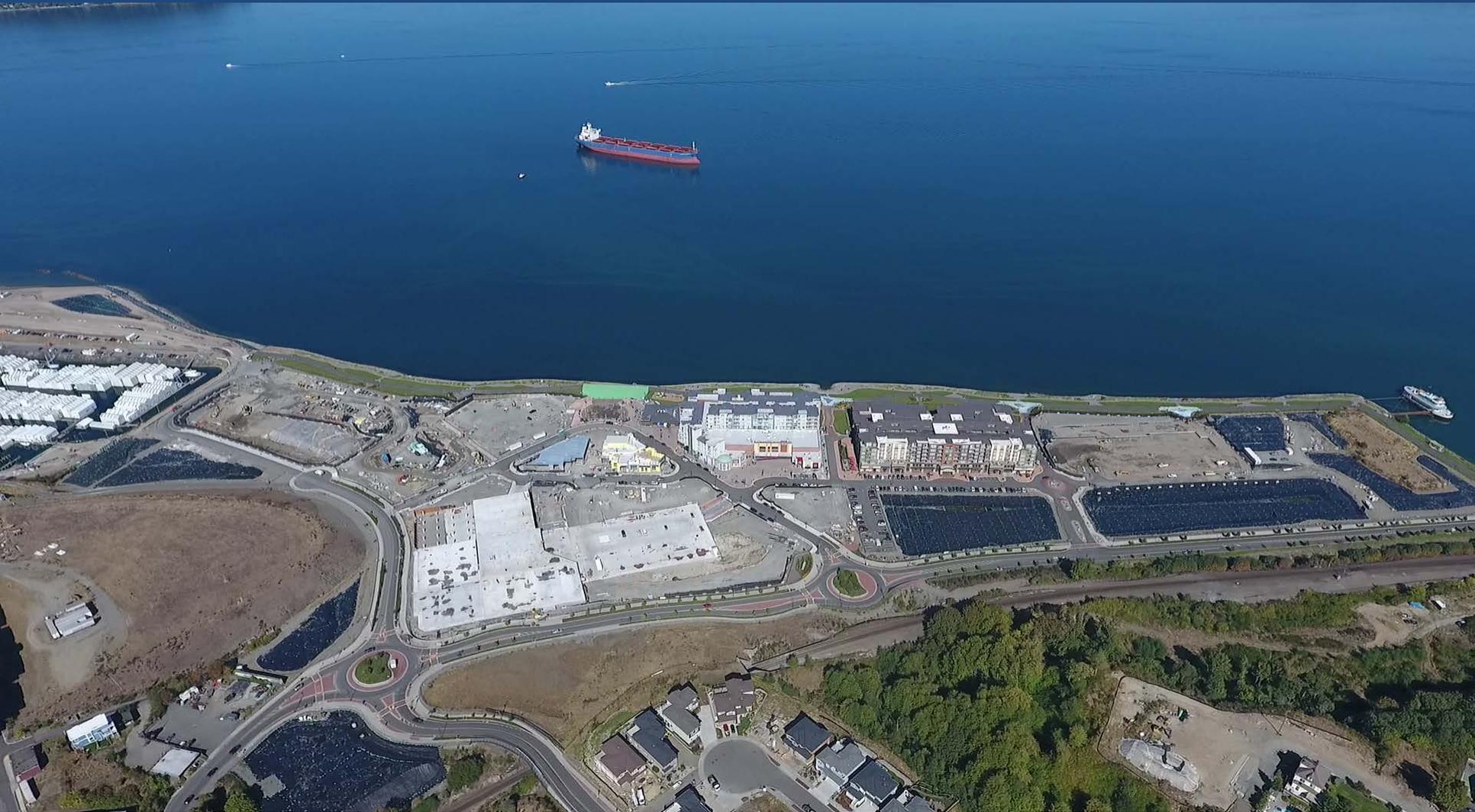
# PHASE II Development





Copperline &  
Century Buildings

# PHASE II Development



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Century Buildings

# PHASE II Development



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Century Buildings

# PHASE II Development



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Century Buildings

# PHASE II Development



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Century Buildings

# PHASE II Development



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The Waterwalk

# PHASE II Development



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Copperline &  
Century Buildings

# PHASE II Development



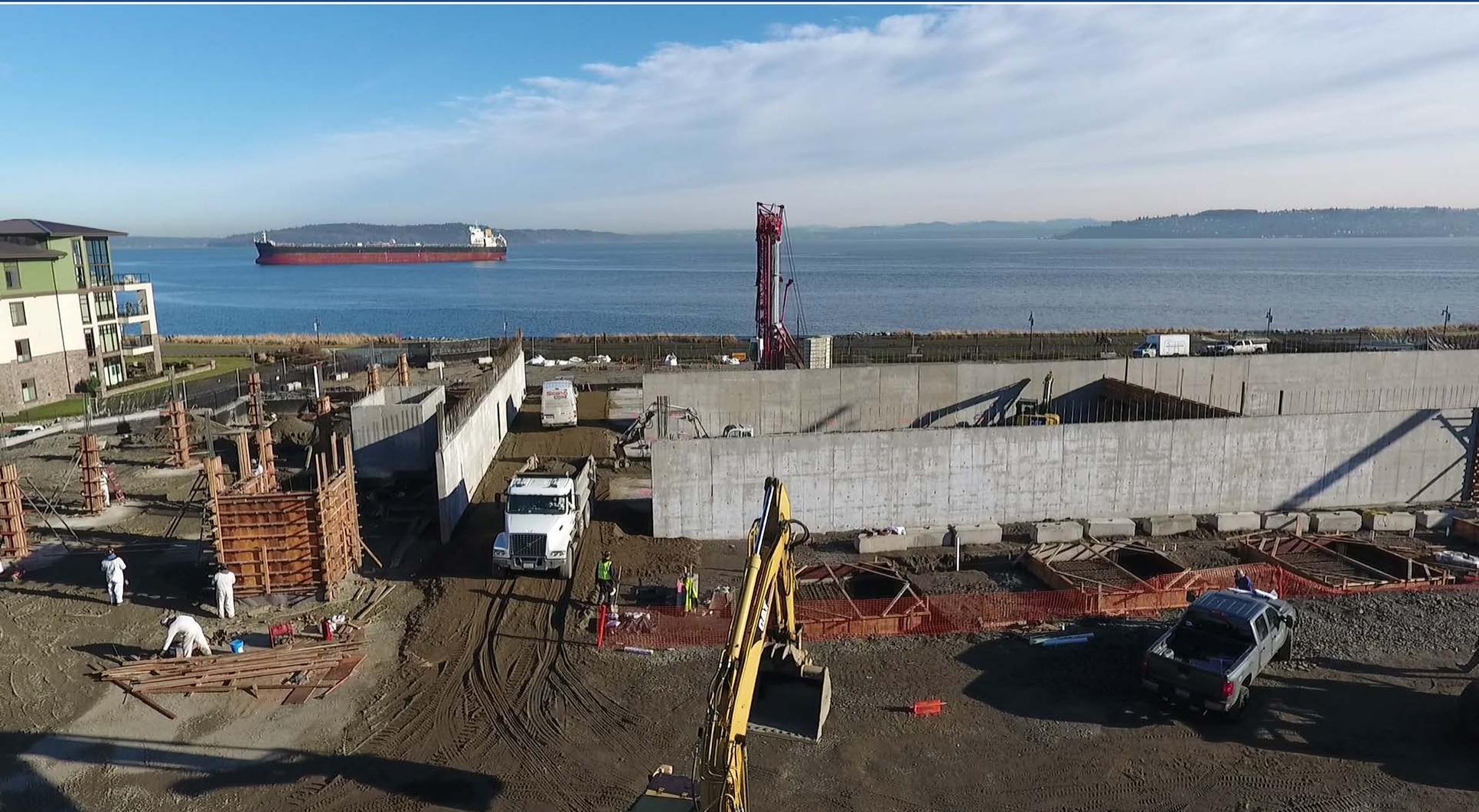
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Baker Building

# PHASE II Development



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Baker Building

# PHASE II Development



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Baker Building

# PHASE II Development



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Baker Building

# PHASE II Development



WATERFRONT ELEVATION



MAIN STREET ELEVATION

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Silver Cloud Hotel & Conference Center

# PHASE II Development



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Silver Cloud Hotel & Conference Center

# PHASE II Development



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# PHASE III Development





Public Market

# PHASE III Development



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Public Market

# PHASE III Development



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Building 9 North

# PHASE III Development



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Building 9 North

# PHASE III Development



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Building 9 South

# PHASE III Development



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Building 9 South

# PHASE III Development



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# FUTURE PHASES





Point Ruston continues to grow, and this waterfront community gets more and more exciting!



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