ADOPTED by the Council of the University of Tartu
Resolution no. 18 of 27 November 2025
(effective as of 1 January 2026)

University of Tartu spatial development strategy until 2035

Based on clause 2 of subsection 2 of § 9 of the Statutes of the University of Tartu, the University of Tartu council decides to approve the University of Tartu spatial development strategy until 2035.

I. General principles

1. The University of Tartu ('university') spatial development strategy until 2035 ('strategy') supports and implements the objectives of the University of Tartu Strategic Plan for 2026–2035. The strategy helps shape the university's spatial identity and follow its mission, vision, and core values.

2. The goal of the strategy is to ensure a modern, health-promoting, safe and flexible physical environment, which supports the university's research, academic and public activities, and to establish the directions and principles for creating this environment.

3. The strategy serves as a basis for
   3.1. the long-term shaping of the university's spatial development, incl. the development of new and existing buildings and structures required for research and studies, and property management to support international competitiveness and interdisciplinary cooperation;
   3.2. setting the priorities and directions necessary for developing the university's real estate, and making investments;
   3.3. creating a green, modern and human-centred learning and working environment.

4. To enhance societal impact, we design our buildings and building complexes to be research and knowledge transfer centres. Spatial development helps maintain regional balance by strengthening the role of college buildings and practical training bases as local knowledge hubs.

5. Efficient use of space, flexible spatial programme, energy efficiency of buildings, and digital room management ensure the university's competitive development.

6. In our activities, we
   6.1. encourage the users of the buildings to be efficient and cost-effective;
   6.2. provide high-quality and cost-effective property development and maintenance services;
   6.3. preserve and develop the historical buildings that form part of our cultural heritage, listed in annex 1, and enhance their intensity of use.

II. Strategic objectives of spatial development

7. To create a modern research and learning environment, we
   7.1. create spaces that allow active and flexible shared and cross-functional use to foster interdisciplinary collaboration and the integration of research and studies;

7.2. create indoor and outdoor areas for rest and recreation;
7.3. enhance opportunities in the buildings to use digital solutions that facilitate blended learning and remote working;
7.4. design the university buildings and outdoor spaces in a consistent style, adhering to the principles of universal design and accessibility.

8. To ensure a green and sustainable environment and adapt to climate change, we
   8.1. increase energy efficiency and independence from grid electricity and reduce the environmental footprint of university buildings through life-cycle-based planning;
   8.2. improve the resilience and crisis-preparedness of buildings;
   8.3. expand green and recreational areas;
   8.4. continuously create secure storage options for scooters and bicycles, and do not expand motor vehicle parking areas;
   8.5. aim to achieve climate neutrality in line with national targets.

9. To create integrated and accessible buildings, we
   9.1. strengthen their cohesion in the centre of Tartu;
   9.2. develop the Maarjavälja research campus as a centre of international significance;
   9.3. ensure, as a founding member of Tartu University Hospital Foundation, in cooperation with the foundation, that people studying and working in clinical disciplines have access to rooms with optimal functionality;
   9.4. continue to renovate the residence halls managed by MTÜ Tartu Üliõpilasküla under a long-term investment plan, providing a modern, safe and convenient living and learning environment.

10. When developing buildings outside Tartu, we
    10.1. ensure presence and visibility, particularly in Tallinn;
    10.2. strengthen the impact of college buildings as regional knowledge hubs and platforms for collaboration with local governments and entrepreneurs, using external support measures, incl. national or local government support measures, to ensure the sustainability of colleges;
    10.3. maintain the network of field (training) bases of the Faculty of Science and Technology functionally operational, but do not expand it; we use external support measures for its development;
    10.4. cooperate with Tehvandi Spordikeskus SA (usufructuary) in the development of the Kääriku Sports Centre, using its services and enhancing the university's visibility.

III. Investments and development directions

11. We prefer to manage our buildings ourselves to ensure technological and security consistency, a unified management standard, cost efficiency, and transparency and comparability in cost accounting.

12. In the development and management of buildings, we
    12.1. continue renovating the historical buildings listed in the annex to the strategy to ensure their optimal use and increased intensity of use;
    12.2. strengthen the cohesion of buildings by consolidating similar and/or synergistic activities, where possible, into a single building or complex;
    12.3. optimise space requirements by reducing the proportion of unused spaces and improving the efficiency of using classrooms;
    12.4. make unused spaces, buildings or land available for third-party use (preferably) or transfer them;

12.5. evaluate, when making real estate decisions, the intensity of use, functionality, costs and condition of buildings;
12.6. develop our real estate for commercial purposes, incl. those suitable for business cooperation, if this supports our core activities;
12.7. implement data-driven management of real estate and energy use.

IV. Financial objectives

13. Investments in real estate must cover the annual depreciation of buildings.

14. We finance real estate investments primarily through the capital budget.

15. For planning and making investments, we prepare a ten-year capital budget outlook, including priority investments that will help meet the development needs of the teaching and research infrastructure and achieve the goal of climate neutrality.

V. Implementing provisions

16. The council will approve the spatial development indicators and target levels in February 2026.

17. The University of Tartu council resolution no. 17 of 30 November 2020, “University of Tartu Spatial Development Strategy until 2025”, is repealed.

18. This resolution takes effect on 1 January 2026.

Annex: Historical buildings of the University of Tartu in Tartu

Annex to the University of Tartu council resolution "University of Tartu spatial development strategy until 2035"

Historical buildings of the University of Tartu in Tartu

	Address	*Description of building*	*Property reg. no.*	*Cadastral reg. no.*
1	Lai 38/40	greenhouses, academic building, botanical garden	91903	79507:001:0002
2	Vanemuise 46/46a	academic building, natural history museum	92703	79507:036:0001
3	Jakobi 2 / Lossi 3 / Ülikooli 16	complex of buildings of the Faculty of Arts and Humanities	93603	79507:019:0002
4	Jakobi 1 / Ülikooli 18/18a/18b/20	university's main building, administrative building, historical café	93703	79507:010:0001
5	Uppsala 10	old anatomical theatre	191003	79501:002:0381
6	Lossi 25	university museum, cathedral and ruins	191303	79507:019:0007
7	Lossi 36	academic building of the Faculty of Social Sciences	436503	79501:002:0380
8	Jakobi 5	academic building of the Institute of Education, historical sports hall	2393703	79507:009:0007
9	Näituse 2	new anatomical theatre	3031403	79507:021:0011
10	Uppsala 4/6/8	building complex of the Old Observatory	4381903	79507:023:0010