

POLICY 3



DENSITIES

POLICY 3: DENSITIES



Policy

Development densities are established to preserve the historic character of the university campus as a setting conducive to thoughtful and reflective endeavor, while at the same time allowing for accommodation of new facilities.

To control the look and feel of the campus, no construction project shall result in a density in excess of the maximum densities established below.

Pattern Summary

(Refer to “Policy 11: Patterns” on page 51 for the complete pattern text.)

- **Four-story Limit**
- **Future Expansion**
- Outdoor Classroom
- **Open-space Framework**
- **Sustainable Development**
- University Shape and Diameter
- **Use Wisely What We Have**

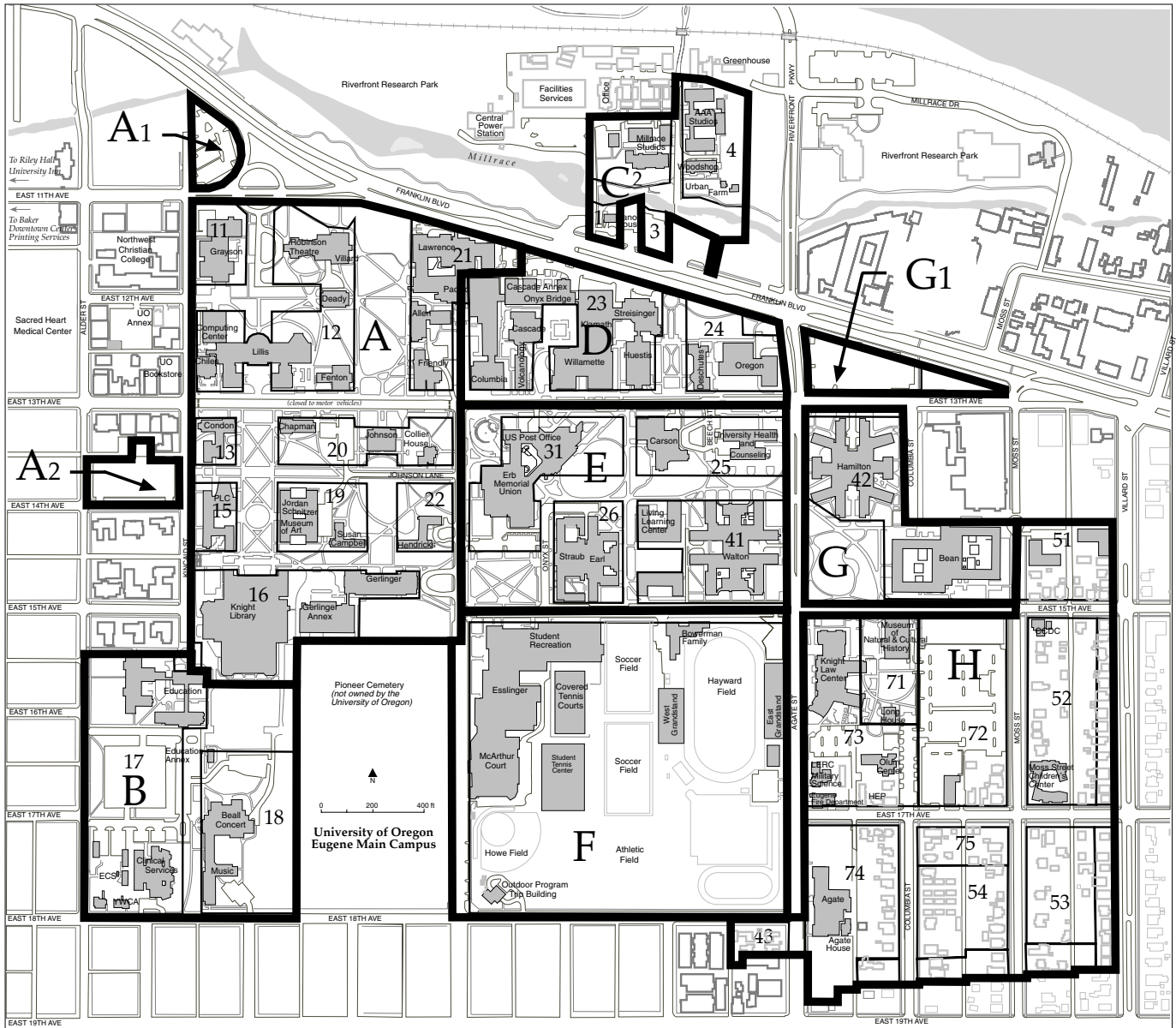
Policy Refinement

The following policy refinements establish allowed densities.

- (a) The campus is divided into Design Areas to address localized conditions and define appropriate development densities. No development shall result in a density exceeding the Maximum Coverage Ratios and Maximum Floor Area Ratios established for each Design Area (Map 5 on page 32) and shown in Table 2 on page 33.
- (b) Table 2 also includes desired maximum densities for each sub-area within the Design Areas as of the time of this Plan.

These desired maximums will change over time as new projects are built. Users of the Plan should refer to the most recent *Biennial Capacity Plan* for updated desired maximums.

- (c) Basements and all structures with roofs (including grandstands and parking structures) are included in density calculations. Basements are to be encouraged because they preserve open space and reduce density above ground. Accordingly, projects designed with basements may request from the Campus Planning Committee additional gross square footage allotments beyond the established maximums, although automatic acceptance by the committee is not implied.



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|---|---|---|
| <p>A Historic and Academic Core
 A1 Franklin Circle
 A2 PLC Parking Lot
 B Southwest Campus</p> | <p>C North Campus
 D Sciences and Oregon Hall
 E Student Services and Academics
 F Athletics and Recreation</p> | <p>G Student Residence Halls
 G1 Franklin Triangle
 H East Campus</p> |
|---|---|---|

Map 5: Design Areas

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Table 2: Design Area Development Densities

DESIGN AREA	SUB-AREA	NAME	SIZE (total square feet (sf) in design area)	MAX COVERAGE RATIO (allowed sf = ratio x size)	MAX FLOOR AREA RATIO (allowed gsf = ratio x size)	2005 AVAILABLE BUILDING FOOTPRINT (see note 3)	2005 AVAILABLE gsf (see note 3)	NOTES
A		HISTORIC and ACADEMIC CORE	1,827,250	.280	.975	67,958	309,300	See note 1.
						Desired	Desired	
	11					7,500	30,000	
	12					15,000	30,000	
	13					5,000	15,000	
	15					1,000	5,000	
	16					0	60,000	
	19					10,000	40,000	
	20					10,000	50,000	
	21					7,000	30,000	
	22					12,000	45,000	
A1		FRANKLIN CIRCLE (Parking)	45,113	.750	4.00	33,835	180,452	See note 2.
A1		FRANKLIN CIRCLE	45,113	.500	2.00	22,557	90,226	
A2		PLC PARKING LOT (Parking)	59,292	.750	4.00	44,469	237,168	See note 2.
A2		PLC PARKING LOT	59,292	.500	2.00	29,646	118,584	
B		SOUTHWEST CAMPUS	694,055	.300	.800	103,396	365,966	See note 1.
						Desired	Desired	
	17					38,000	240,000	
	18					62,000	120,000	
C		NORTH CAMPUS	287,068	.300	.600	37,532	109,869	See note 1.
						Desired	Desired	
	1					4,000	14,000	
	2					7,000	14,000	
	3					10,000	40,000	
	4					12,500	40,000	
D		SCIENCES and OREGON HALL	580,363	.400	1.70	31,628	167,643	See note 1.
						Desired	Desired	
	23					5,000	50,000	
	24					23,500	93,000	

Table 2 continued

DESIGN AREA	SUB-AREA	NAME	SIZE (total square feet (sf) in design area)	MAX COVERAGE RATIO (allowed sf = ratio x size)	MAX FLOOR AREA RATIO (allowed gsf = ratio x size)	2005 AVAILABLE BUILDING FOOTPRINT (see note 3)	2005 AVAILABLE gsf (see note 3)	NOTES
E		STUDENT SERVICES and ACADEMICS	1,016,396	.300	.870	46,887	75,472	See note 1.
						Desired	Desired	
	25					0	12,000	
	26					9,000	15,000	
	31					30,000	52,000	
	41					0	0	
F		ATHLETICS and RECREATION	1,515,345	.250	.400	61,306	107,615	
G		STUDENT RESIDENCE HALLS	418,270	.300	.880	5,545	1,072	
G1		FRANKLIN TRIANGLE (Parking)	100,066	.550	2.50	55,036	250,165	See note 2.
G1		FRANKLIN TRIANGLE	100,066	.300	1.25	30,020	125,083	
H		EAST CAMPUS	1,291,771	*	*	184,128	516,866	East Campus sub-areas have maximum allowed densities instead of desired maximums. Refer to the <i>Development Policy for the East Campus Area</i> .
	43		23,252	.300	.600			
	51		116,243	.300	.600			
	52		164,096	.300	.500			
	53		94,094	.300	.500			
	54		93,374	.300	.500			
	71		106,146	.350	.500			
	72		261,005	.300	.900			
	73		198,581	.350	1.25			
	74		186,980	.400	.750			
	75		48,000	.500	.700			

NOTES:

1. Desired coverage and gross square feet are calculated as of the date of the Plan. Available coverage and gross square feet will need to be calculated as each project is planned. Desired maximums are included here to serve as a record of the intent of the Campus Planning Committee when the Plan was made. Subsequent Campus Planning Committees, informed by future *Biennial Capacity Plans*, may come to different conclusions.
2. Areas expecting to contain structured parking are assigned higher allowable densities only for parking structures for two reasons. First, floor-to-floor heights of parking structures are lower than regular buildings, resulting in a six-level parking structure being a similar height of a four-story building. Second, while cost is not a factor in most instances, the cost of structured parking is very high, and maximizing the size of each parking structure creates efficiencies in its design.
3. Available footprint equals the area's size times the ratio minus the existing building footprints. Available gross square feet equals the area's size times the ratio minus the existing gross square feet.