



2013 - 2015 BIENNIAL CAPACITY PLAN



Campus Planning and Real Estate

Campus Planning Committee
December 11, 2012



Acknowledgements:

Campus Planning and Real Estate Office

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And special thanks to InfoGraphics Laboratory



Biennial Capacity Plan

As mandated by the University of Oregon's 2011 *Campus Plan*, every two years, as part of the preparation of the University of Oregon's capital construction budget proposal, the *Biennial Capacity Plan (BCP)* is completed to determine the campus's development capacity and examine the ongoing effectiveness of the *Campus Plan*.

As required, the 2013-2015 BCP contains the following information (refer to Map 1: Speculative Maximum Build-Out):

- a calculation of the speculative maximum build-out of the campus, including
- identification of program-specific site or alternative sites for each building project proposed for first (2013-2015) biennium funding and previously approved, un-built projects (2007-2009, 2009-2011 and 2011-2013 biennia), and
- identification of sufficient siting opportunities to accommodate proposed developments for building projects either proposed for funding in subsequent biennia (2015-2017; 2017-2019) or identified as needed by a sponsoring unit.

Speculative Maximum Build-Out Calculation:

	Coverage (footprint)		FAR (all floors)	
	Parking	Building	Parking	Building
Maximum build-out TOTAL (remaining capacity):	455,256	429,155	1,684,390	1,475,580
Previously approved, un-built projects (2007-09, 2009-11 and 2011-13 biennia) and 2013-2015 Project Proposals	102,811	102,811	413,509	413,509
Identified projects (2015-17, 2017-19 biennia and sponsor-identified projects)	78,424	53,424	584,368	434,368
Non-identified buildings representing possible maximum build-out	167,436	174,436	560,932	511,932
<i>Remaining Capacity</i>	<i>106,585</i>	<i>98,484</i>	<i>125,581</i>	<i>115,771</i>

* Projects proposed for 2013-2015 biennium funding were vetted through a project proposal process that involved the governing dean or administrator submitting proposals to the Space Advisory Group for review and prioritization. The Provost then reviewed and approved the SAG's final recommendation. Projects that were not selected for the 2013- 2015 submission were assigned to the 2015-17 or 2017-2019 biennia.

Findings

At its October 26, 2012 meeting the Campus Planning Committee reviewed and discussed the 2013-2015 *Capital Construction Budget Request and Biennial Capacity Plan (BCP)* and provided the following findings and comments:

“The committee reviewed the proposed 2013-2015 *Capital Construction Budget Request* list of prioritized projects and the 2013-2015 *Biennial Capacity Plan* findings and unanimously agreed to the following:

- (1) Sufficient land exists, in aggregate, to accommodate the prioritized first-biennium capital construction projects.
- (2) Sites meeting the requirements of the *Campus Plan* are identified for the prioritized first-biennium projects with the exception of two (2) Design Areas:
 - Northeast Campus Design Area,
 - East Campus Design Area sub-areas 29 and 34.

The proposed projects would exceed the maximum allowed density for these design areas.

- (3) In aggregate, sufficient siting opportunities exist for the remaining identified capital projects. However, some preferred sites may require an amendment to the *Campus Plan*.

These findings are submitted with the understanding that the committee should further consider all identified needs for *Campus Plan* amendments as described below:

- Review the two Design Areas identified in (2) well in advance of the proposed projects to assess possible *Campus Plan* amendments.
- Conduct a broader campus-wide assessment of all anticipated density issues identified in the *Biennial Capacity Plan* in a comprehensive and thoughtful manner before development projects, which challenge maximum allowed densities, are brought before the committee.
- Consider the possibility of developing a method to prioritize sites.
- Assess the possibility of integrating contiguous UO-owned properties that are outside the campus boundaries into the campus boundaries so that future BCP's will give a full picture of available lands.

Also, the committee's comments are made with the understanding that it will have an opportunity to review proposed project sites and designs at a future date to ensure that all *Campus Plan* patterns and policies are met.

Table 1: Design Area Development Densities

DESIGN AREA	SUB-AREA	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)	2013 AVAILABLE BUILDING FOOTPRINT (refer to note 2)	2013 AVAILABLE gsf (refer to note 2)	NOTES
ACADEMIC CENTER and HISTORIC CORE		1,827,250	.280	.975	50,183	283,163	
					Desired	Desired	
	1				7,500	30,000	
	2				6,630	9,129	
	3				7,000	30,000	
	4				5,000	15,000	
	5				10,000	50,000	
	6				1,000	5,000	
	7				10,000	40,000	
	8				12,000	45,000	
	9				0	60,000	
FRANKLIN CIRCLE (Parking)	10(P)	45,113	.750	4.00	33,835	180,452	Refer to Note 1
FRANKLIN CIRCLE	10	45,113	.500	2.00	22,557	90,226	
PLC PARKING LOT (Parking)	11(P)	59,292	.750	4.00	44,469	237,168	Refer to Note 1
PLC PARKING LOT	11	59,292	.500	2.00	29,646	118,584	
SOUTHWEST CAMPUS		694,055	.300	.800	58,257	228,763	
					Desired	Desired	
	12				24,353	135,019	
	13				40,532	88,106	
NORTH CAMPUS		287,068	.300	.600	31,818	103,294	
					Desired	Desired	
	14				7,000	14,000	
	15				12,500	40,000	
	16				4,000	14,000	
	17				10,000	40,000	

NOTES:

1. 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.
2. 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.

DESIGN AREA	SUB-AREA	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)	2013 AVAILABLE BUILDING FOOTPRINT (refer to note 2)	2013 AVAILABLE gsf (refer to note 2)	NOTES
NORTHEAST CAMPUS: Academics, Research, and Support Services		580,363	.400	1.70	(1,870)	53,891	
					Desired	Desired	
	18				(16,463)	(53,000)	
	19				23,500	93,000	
NORTHEAST CENTRAL CAMPUS: Academics, Student Services, and Housing		1,016,396	.300	.870	30,668	79,046	
					Desired	Desired	
	20				30,000	52,000	
	21				1,951	3,750	
	22				0	12,000	
	23				0	0	
SOUTHEAST CAMPUS: Academics, Athletics, and Recreation	24	1,515,345	.250	.400	74,912	104,947	
JAQUA TRIANGLE	25	100,066	.300	1.25	14,395	80,652	
STUDENT HOUSING	26	418,270	.300	.880	4,948	2,271	
EAST CAMPUS		1,185,625	*	*	113,642	330,745	
	27	198,581	.350	1.25			*EC Note: East Campus sub-areas have maximum allowed densities instead of desired maximums. Refer to the <i>Development Policy for the East Campus Area</i> .
	28	106,146	.350	.500			
	29	261,005	.300	.900			
	30	23,252	.300	.600			
	31	186,980	.400	.750			
	32	48,000	.500	.700			
	33	116,243	.300	.600			
	34	164,096	.300	.500			
	35	94,094	.300	.500			
	36	93,374	.300	.500			
	37-41	See East Campus Development Policy					

Appendix 1: Design Area Development Details

Design Area: **Academic Center and Historic Core**
 Sub Area(s): 1, 2, 3, 4, 5, 6, 7, 8, 9
 Size (in sf.): 1,827,250
 Zoning: Public Land (PL) and Historic (H)

Other Restrictions:

City of Eugene, City Historic Landmark:
Collier House and Grounds
 National Register of Historic Places:
Deady Hall, Gerlinger Hall, Gerlinger Field, Hendricks Hall, Johnson Hall, J. Schnitzer Museum of Art, Knight Library, Memorial Quadrangle, Susan Campbell Hall, Villard Hall, Women's Memorial Quadrangle

Designated Open Space(s):

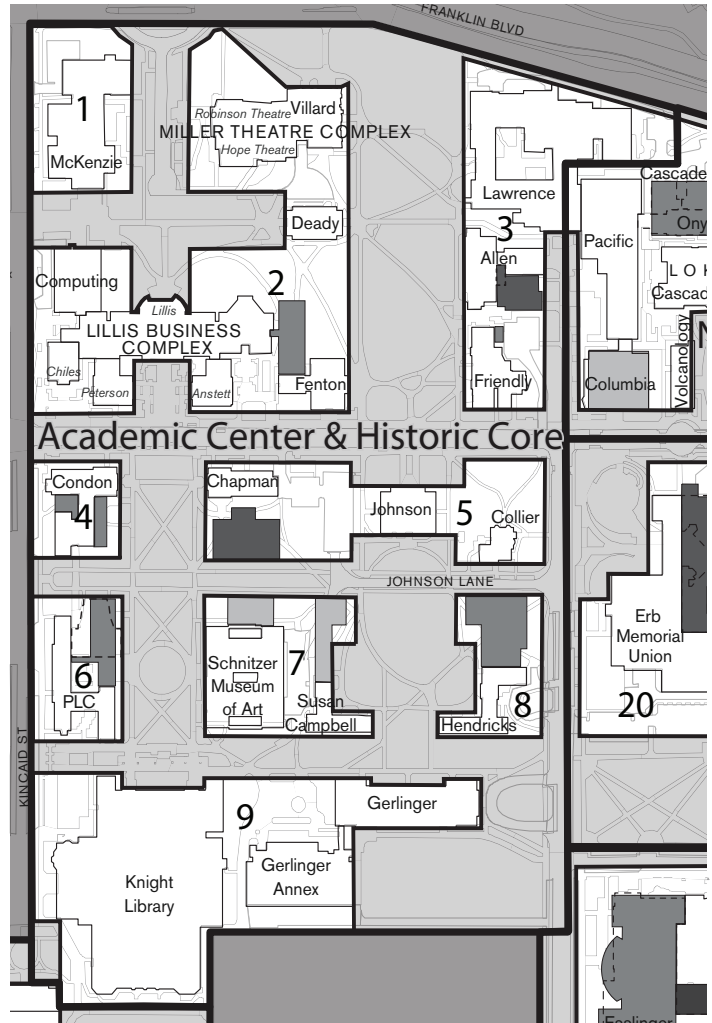
Dads' Gates Axis, Deady Hall Walk Axis, Gerlinger Entrance Green, Gerlinger Field Green, Johnson Lane Axis, Kincaid Green, Knight Library Axis, Memorial Quadrangle, Old Campus Quadrangle, Pioneer Axis, University Street Axis, Villard Hall Green, 13th Avenue Axis

Land Use:

academics, administrative offices, classrooms, studios, library, museum, theater, performance plaza, outdoor recreation, instructional fields, parking

Allowable Density:

maximum coverage 0.280
 maximum FAR 0.975



Summary	Capacity		Proposed Development	
	Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:	461,447	1,498,406		
maximum allowed	511,630	1,781,569		
remaining capacity	50,183	283,163		
proposed expansion			50,060	173,160
unassigned			123	110,003

Sub Area 1		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		27,864	81,308		
	unassigned			7,500	30,000
maximum desired expansion:		7,500	30,000		
maximum desired capacity:		35,364	111,308		
Site Area (in sf): 55,045					
Sub Area 2		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		108,822	341,893		
	proposed expansion (Fenton Hall)			6,000	12,000
	unassigned			630	(2,871)
maximum desired expansion:		6,630	9,129		
maximum desired capacity:		115,452	351,022		
Site Area (in sf): 260,009					
Sub Area 3		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		77,955	229,855		
	Allen Hall expansion			5,100	23,000
	proposed addition (Friendly Hall)			500	2,000
	unassigned			1,400	5,000
maximum desired expansion:		7,000	30,000		
maximum desired capacity:		84,955	259,855		
Site Area (in sf): 154,055					

Sub Area 4		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		13,541	41,290		
	proposed expansion (Condon Hall)			3,800	11,400
	unassigned			1,200	3,600
maximum desired expansion:		5,000	15,000		
maximum desired capacity:		18,541	56,290		
Site Area (in sf): 29,979					
Sub Area 5		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		18,984	62,321		
	Global Studies Building			10,500	37,000
	unassigned			(500)	13,000
maximum desired expansion:		10,000	50,000		
maximum desired capacity:		28,984	112,321		
Site Area (in sf): 105,271					
Sub Area 6		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		20,521	107,030		
	proposed expansion (PLC Hall)			8,000	32,000
	<i>PLC Hall partial removal</i>			(8,190)	(9,240)
	unassigned			1,190	(17,760)
maximum desired expansion:		1,000	5,000		
maximum desired capacity:		21,521	112,030		
Site Area (in sf): 43,949					

Sub Area 7		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		34,125	90,261		
	proposed expansion (Jordan Schnitzer Museum of Art)			5,250	10,500
	proposed building (Learning Spaces - Women's Quadrangle West)			6,900	17,500
	unassigned			(2,150)	12,000
maximum desired expansion:		10,000	40,000		
maximum desired capacity:		44,125	130,261		
Site Area (in sf): 90,133					
Sub Area 8		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		8,727	28,567		
	proposed building (Learning Spaces - Women's Quadrangle East)			12,200	37,000
	unassigned			(200)	8,000
maximum desired expansion:		12,000	45,000		
maximum desired capacity:		20,727	73,567		
Site Area (in sf): 53,554					
Sub Area 9		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		150,908	515,881		
	unassigned			0	60,000
maximum desired expansion:		0	60,000		
maximum desired capacity:		150,908	575,881		
Site Area (in sf): 252,475					

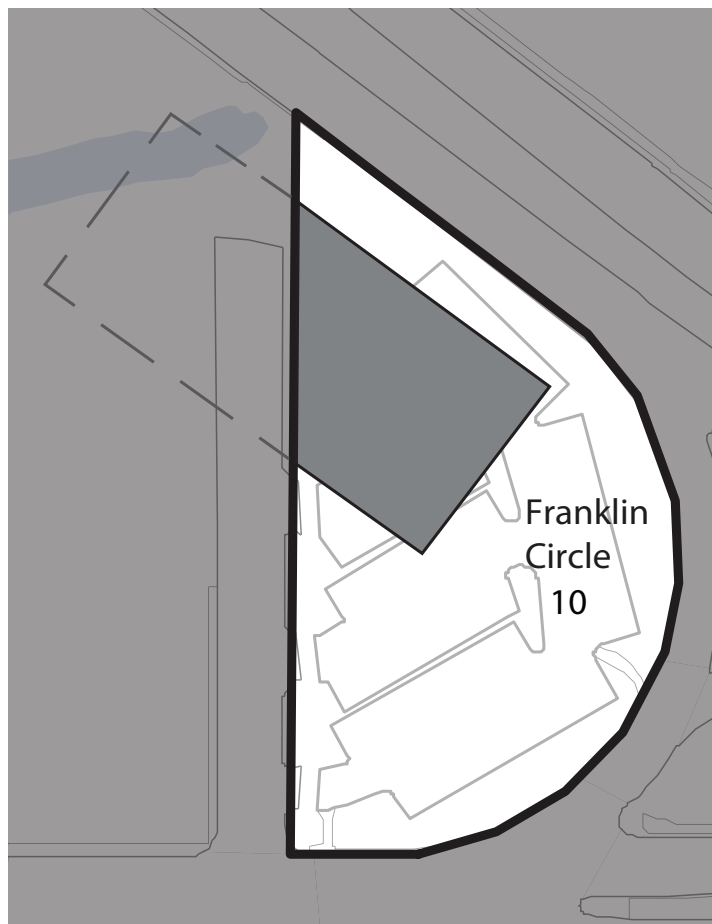
Design Area: **Franklin Circle (parking)**
 Sub Area(s): 10
 Size (in sf.): 45,113
 Zoning: Public Land (PL)

Other Restrictions:
 None

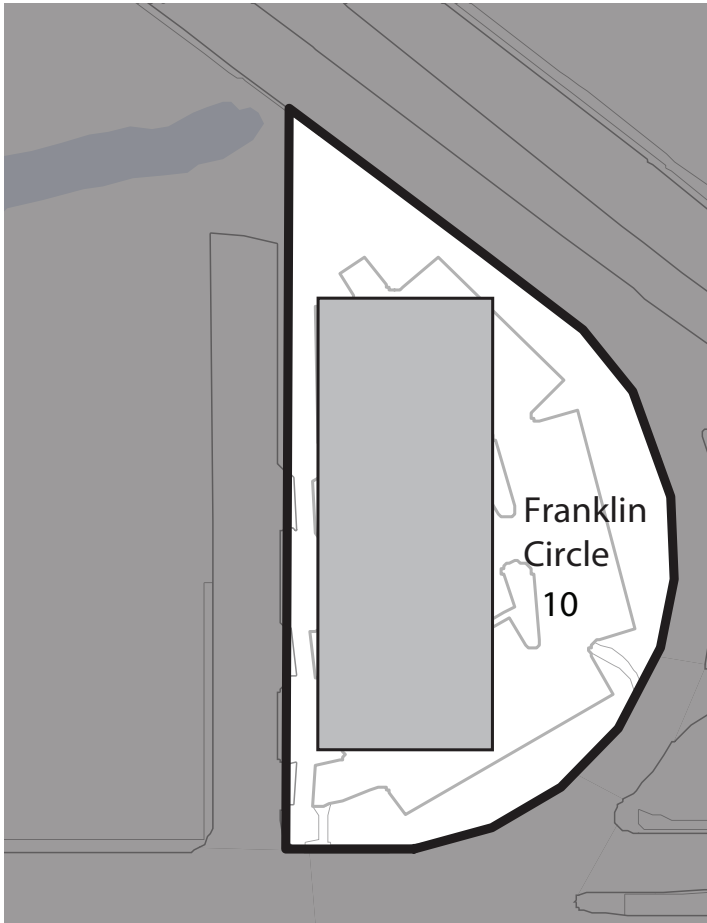
Designated Open Space(s):
 None

Land Use:
 Parking

Allowable Density (for parking structure use):
 maximum coverage 0.750
 maximum FAR 4.000



Summary	Capacity		Proposed Development	
	Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:	0	0		
maximum allowed	33,835	180,452		
capacity	33,835	180,452		
proposed parking structure			25,000	150,000
unassigned			8,835	30,452



Design Area: **Franklin Circle**
 Sub Area(s): 10
 Size (in sf.): 45,113
 Zoning: Public Land (PL)

Other Restrictions:
 None

Designated Open Space(s):
 None

Land Use:
 Parking

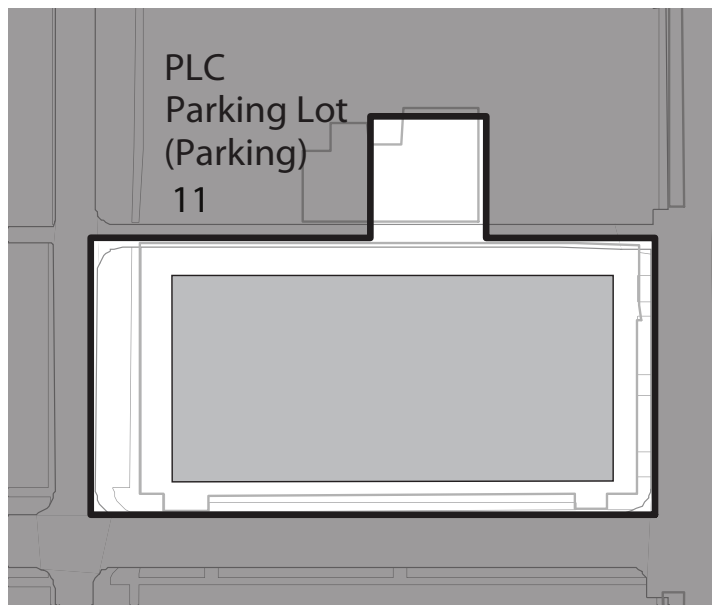
Allowable Density (for building use):
 maximum coverage 0.500
 maximum FAR 2.000

Summary	Capacity		Proposed Development	
	Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:	0	0		
maximum allowed	22,557	90,226		
capacity	22,557	90,226		
proposed building			22,000	88,000
unassigned			557	2,226

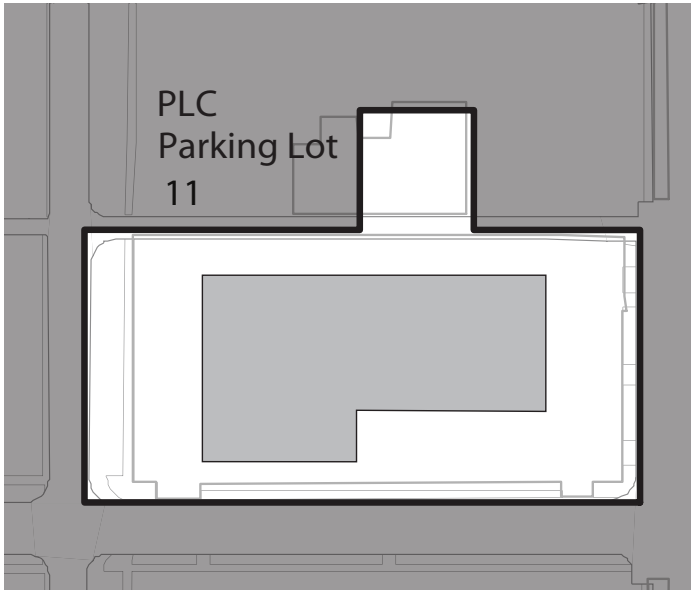
Design Area: **Prince Lucien Campbell
Parking Lot (parking)**
 Sub Area(s): 11
 Size (in sf.): 59,292
 Zoning: Public Land (PL)

Other Restrictions:
 None
 Designated Open Space(s):
 None
 Land Use:
 Parking

Allowable Density (for parking structure use):
 maximum coverage 0.750
 maximum FAR 4.000



Summary	Capacity		Proposed Development	
	Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:	0	0		
maximum allowed	44,469	237,168		
capacity	44,469	237,168		
proposed parking structure			40,000	237,000
unassigned			4,469	168



Design Area: **Prince Lucien Campbell
Parking Lot**
 Sub Area(s): 11
 Size (in sf.): 59,292
 Zoning: Public Land (PL)

Other Restrictions: None
 Designated Open Space(s): None
 Land Use: Parking

Allowable Density (for building use):
 maximum coverage 0.500
 maximum FAR 2.000

Summary	Capacity		Proposed Development	
	Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:	0	0		
maximum allowed	29,646	118,584		
capacity	29,646	118,584		
proposed building			25,000	100,000
unassigned			4,646	18,584

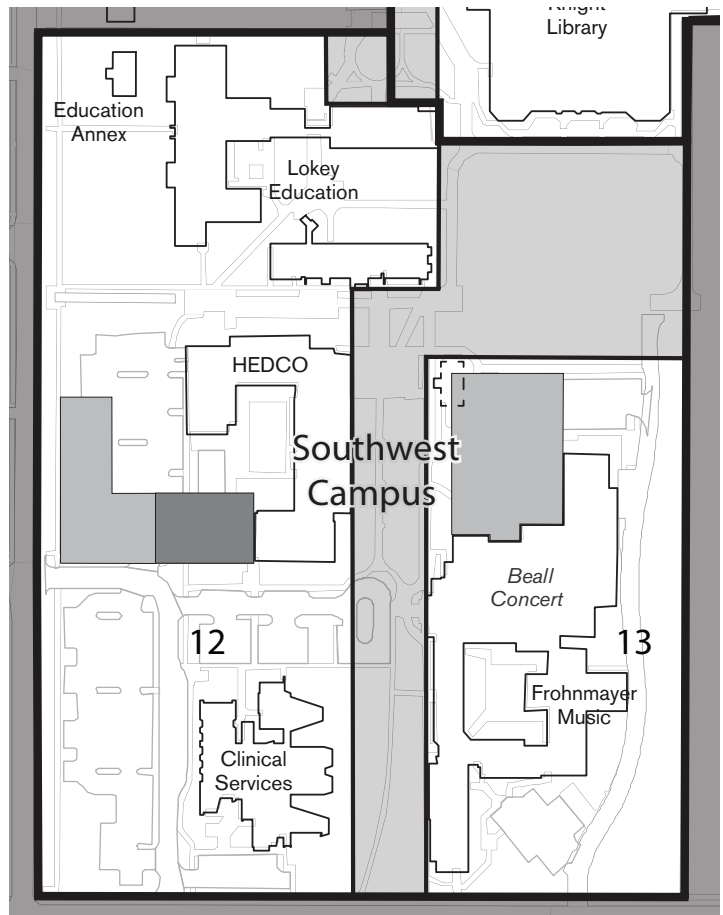
Design Area: **Southwest Campus**
 Sub Area(s): 12, 13
 Size (in sf.): 694,055
 Zoning: Public Land (PL)

Other Restrictions:
 University Planning Office:
Southwest Campus Study: Part 1

Designated Open Space(s):
Southwest Campus Axis
Southwest Campus Green
Kincaid Green

Land Use:
 classrooms
 concert hall
 marching band practice fields
 parking

Allowable Density:
 maximum coverage 0.300
 maximum FAR 0.800



Summary	Capacity		Proposed Development	
	Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:	149,960	326,481		
maximum allowed	208,217	555,244		
remaining capacity	58,257	228,763		
proposed expansion			53,500	149,000
unassigned			4,757	79,763

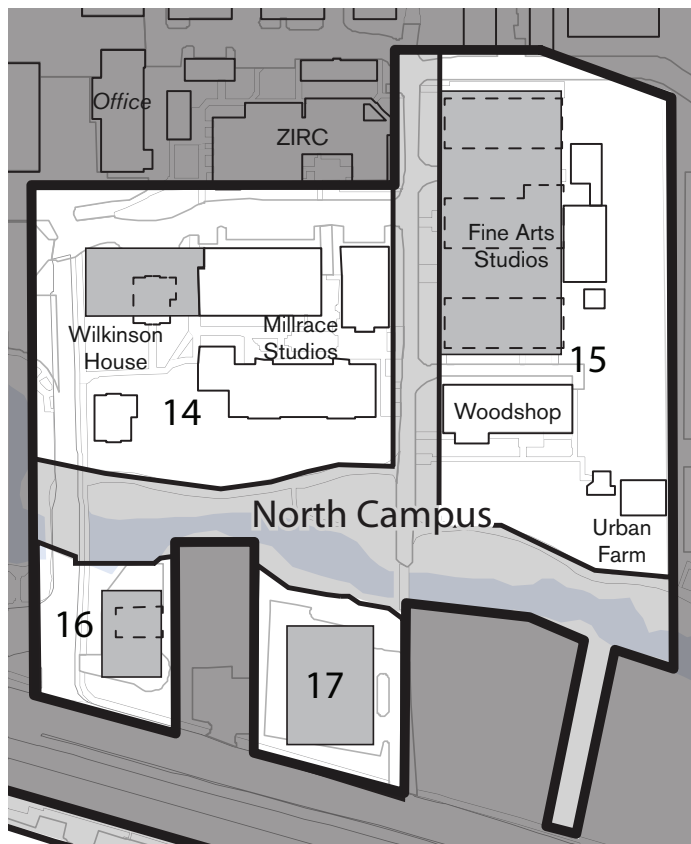
Sub Area 12		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		92,289	215,762		
	proposed expansion (HEDCO education building)			10,000	40,000
	proposed building/expansion			17,500	65,000
	unassigned			(3,417)	30,019
maximum desired expansion:		24,353	135,019		
maximum desired capacity:		116,642	350,781		
Site Area (in sf): 373,011					
Sub Area 13		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		57,671	110,719		
	proposed expansion (School of Music, Concert Hall)			26,000	44,000
	unassigned			14,532	44,106
maximum desired expansion:		40,532	88,106		
maximum desired capacity:		98,203	198,825		
Site Area (in sf): 191,744					

Design Area: **North Campus**
 Sub Area(s): 14, 15, 16, 17
 Size (in sf.): 287,068
 Zoning: Riverfront Special District (SD)

Other Restrictions:
 City of Eugene:
 Willamette Greenway Permit
 Designated Open Space(s):
 Gallery Walk Axis
 Millrace Green

Land Use:
 light industrial
 studios
 outdoor classroom (Urban Farm)
 parking

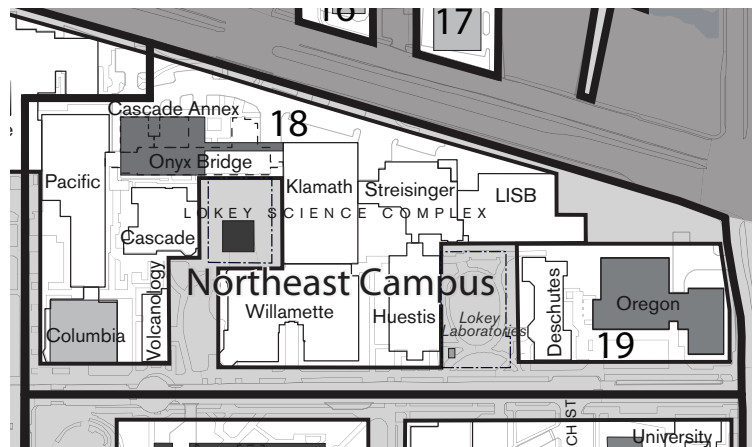
Allowable Density:
 maximum coverage 0.300
 maximum FAR 0.600



Summary	Capacity		Proposed Development	
	Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:	54,302	68,947		
maximum allowed	86,120	172,241		
remaining capacity	31,818	103,294		
proposed expansion			31,231	100,340
unassigned			587	2,954

Sub Area 14		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		21,328	31,608		
	proposed expansion			7,000	14,000
	unassigned			0	0
maximum desired expansion:		7,000	14,000		
maximum desired capacity:		28,328	45,608		
Site Area (in sf): 80,191					
Sub Area 15		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		31,852	36,217		
	proposed building (Fine Arts Studios replacement)			29,000	55,000
	<i>Fine Arts Studios removal</i>			(18,647)	(22,538)
	unassigned			2,147	7,538
maximum desired expansion:		12,500	40,000		
maximum desired capacity:		44,352	76,217		
Site Area (in sf): 105,989					
Sub Area 16		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		1,122	1,122		
	proposed building			5,000	15,000
	<i>Canoe House removal</i>			(1,122)	(1,122)
	unassigned			122	122
maximum desired expansion:		4,000	14,000		
maximum desired capacity:		5,122	15,122		
Site Area (in sf): 14,428					
Sub Area 17		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		0	0		
	proposed building			10,000	40,000
	unassigned			0	0
maximum desired expansion:		10,000	40,000		
maximum desired capacity:		10,000	40,000		
Site Area (in sf): 26,941					

Design Area: **Northeast Campus
(Academics, Research,
and Support Services)**
 Sub Area(s): 18, 19
 Size (in sf.): 580,363
 Zoning: Public Land (PL)



Other Restrictions:
 City of Eugene:
Entrance Beautification Study
 Land Use Code:
View Restrictions

Designated Open Space(s):
Agate Entrance Green
Agate Street Axis
Onyx Green
Science Green
University Street Axis
13th Avenue Axis

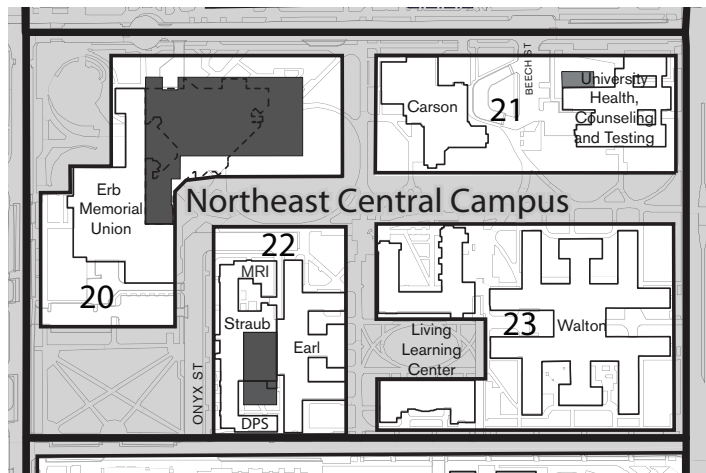
Land Use:
 main campus entrance
 administrative offices
 classrooms
 research
 parking

Allowable Density:
 maximum coverage 0.400
 maximum FAR 1.700

Summary	Capacity		Proposed Development	
	Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:	234,015	932,726		
maximum allowed	232,145	986,617		
remaining capacity	(1,870)	53,891		
proposed expansion			(640)	23,650
unassigned			(1,230)	30,241

Sub Area 18		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		198,872	825,107		
	proposed building (Onyx Bridge replacement)			16,000	80,000
	<i>Onyx Bridge removal</i>			(13,208)	(61,157)
	<i>Cascade Annexes removal</i>			(6,140)	(9,972)
	proposed building (Columbia Hall replacement)			14,000	40,000
	<i>Columbia Hall removal</i>			(14,316)	(28,243)
	Science Library expansion			3,025	3,025
	unassigned			(15,824)	(76,653)
maximum desired expansion:		(16,463)	(53,000)		
maximum desired capacity:		182,409	772,107		
Sub Area 19		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		35,143	107,619		
	proposed building (Oregon Hall replacement)			24,475	77,485
	<i>Oregon Hall removal</i>			(24,476)	(77,488)
	unassigned			35,144	107,622
maximum desired expansion:		23,500	93,000		
maximum desired capacity:		58,643	200,619		

Design Area: **Northeast Central Campus
(Academics, Student Services, and Housing)**
 Sub Area(s): 20, 21, 22, 23
 Size (in sf.): 1,016,396
 Zoning: Public Land (PL)



Other Restrictions:
 City of Eugene:
Entrance Beautification Study
 Erb Memorial Union:
 Subject to EMU Board of Directors review

Designated Open Space(s):
Agate Street Axis, Amphitheater Green, Emerald Axis, Johnson Lane Axis, Living-Learning Center Green, Onyx Axis, Promenade, Straub Hall Green, University Street Axis, 13th Avenue Axis, 15th Avenue Axis

Land Use:
 main campus entrance, administrative offices, classrooms, conference and meeting areas, food services, student union, medical offices, residence halls, outdoor recreation, parking

Allowable Density:
 maximum coverage 0.300
 maximum FAR 0.870

Summary	Capacity		Proposed Development	
	Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:	274,251	805,219		
maximum allowed	304,919	884,265		
remaining capacity	30,668	79,046		
proposed expansion			29,950	64,106
unassigned			718	14,940

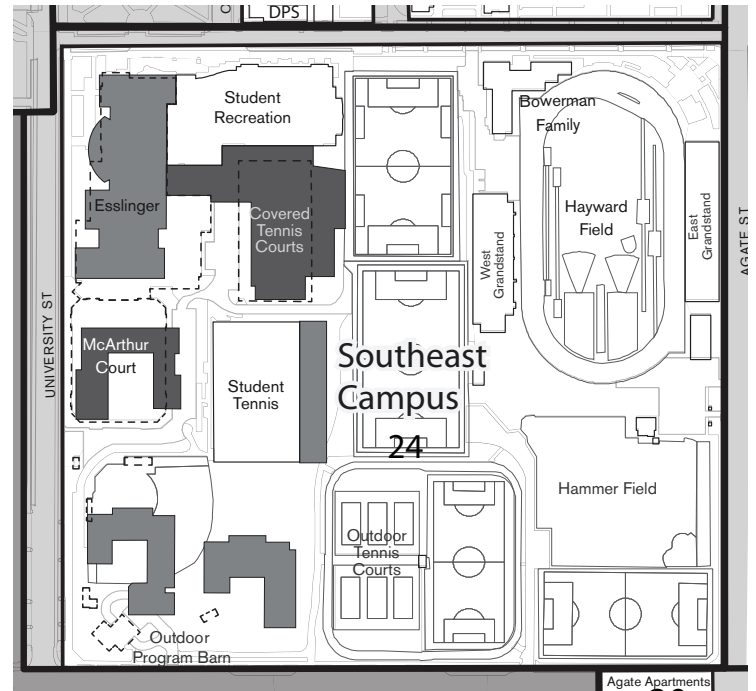
Sub Area 20	Capacity		Proposed Development	
	Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:	79,351	211,501		
EMU expansion and renovation			52,500	100,000
<i>EMU partial removal</i>			(27,425)	(60,144)
unassigned			4,925	12,144
maximum desired expansion:	30,000	52,000		
maximum desired capacity:	109,351	263,501		
Site Area (in sf): 192,343				
Sub Area 21	Capacity		Proposed Development	
	Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:	47,563	145,638		
proposed expansion (UHCTC)			1,875	3,750
unassigned			76	0
maximum desired expansion:	1,951	3,750		
maximum desired capacity:	49,514	149,388		
Site Area (in sf): 142,569				
Sub Area 22	Capacity		Proposed Development	
	Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:	51,817	159,341		
Straub and Earl Halls classrooms expansion			3,000	20,500
unassigned			(3,000)	(8,500)
maximum desired expansion:	0	12,000		
maximum desired capacity:	51,817	171,341		
Site Area (in sf): 106,073				
Sub Area 23	Capacity		Proposed Development	
	Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:	95,520	288,739		
proposed expansion			0	0
unassigned			0	0
maximum desired expansion:	0	0		
maximum desired capacity:	95,520	288,739		
Site Area (in sf): 216,535				

Design Area: **Southeast Campus
(Academics, Athletics,
and Recreation)**
 Sub Area(s): 24
 Size (in sf.): 1,515,345
 Zoning: Public Land (PL)

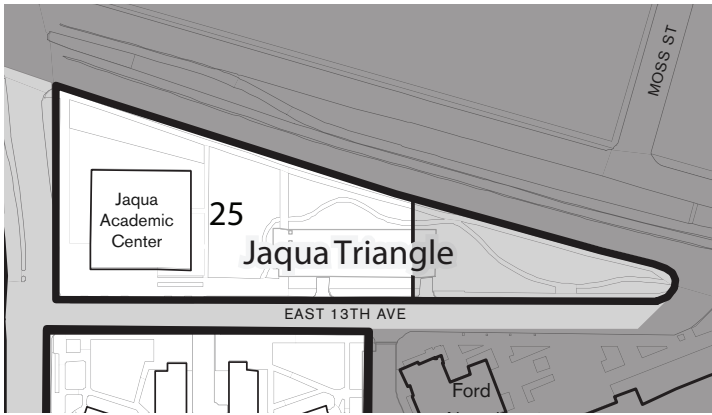
Other Restrictions: None
 Designated Open Space(s):
Agate Street Axis
Moss Axis
University Street Axis
15th Avenue Axis

Land Use:
 classrooms
 instructional and recreation fields
 indoor and outdoor athletics
 outdoor recreation
 parking

Allowable Density: maximum coverage 0.250
 maximum FAR 0.400



Summary	Capacity		Proposed Development	
	Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:	303,924	501,191		
maximum allowed	378,836	606,138		
remaining capacity	74,912	104,947		
AAA expansion, phase 1			20,000	104,815
<i>MacArthur Court removal</i>			(40,532)	(136,957)
proposed building (AAA expansion, phase 2)			20,000	140,000
proposed building (AAA expansion, phase 3)			18,000	85,000
<i>Howe Field demolitions</i>			(2,100)	(2,264)
<i>Outdoor Program demolition</i>			(5,320)	(5,233)
Student Rec. Ctr expansion			50,000	118,220
<i>Covered Tennis Cts demo.</i>			(30,083)	(29,702)
prpsd expan. (Student Tennis)			14,000	21,000
proposed building (Health and Human Perform. Facility)			49,450	145,800
<i>Esslinger Hall removal</i>			(72,583)	(103,909)
unassigned			54,030	(231,823)
Site Area (in sf): 1,393,101				



Design Area: **Jaqua Triangle**
 Sub Area(s): 25
 Size (in sf.): 100,066
 Zoning: Public Land (PL)

Other Restrictions:
 City of Eugene:
Entrance Beautification Study

Designated Open Space(s):
Agate Street Axis
Bakery Park Green
13th Avenue Axis

Land Use:
 main campus entrance
 parking

Allowable Density (for building use):
 maximum coverage 0.300
 maximum FAR 1.250

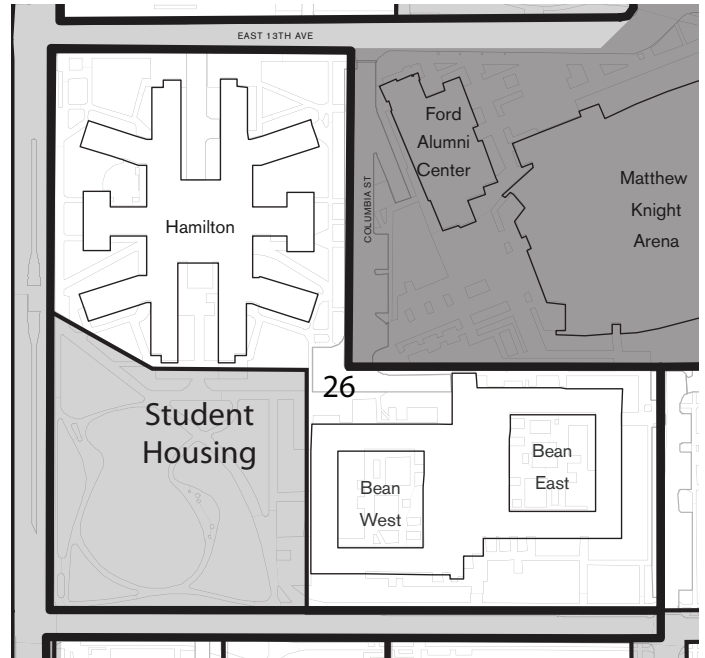
Summary	Capacity		Proposed Development	
	Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:	15,625	44,431		
maximum allowed	30,020	125,083		
capacity	14,395	80,652		
proposed expansion			0	0
unassigned			14,395	80,652

Design Area: **Student Housing**
 Sub Area(s): 26
 Size (in sf.): 418,270
 Zoning: Public Land (PL)

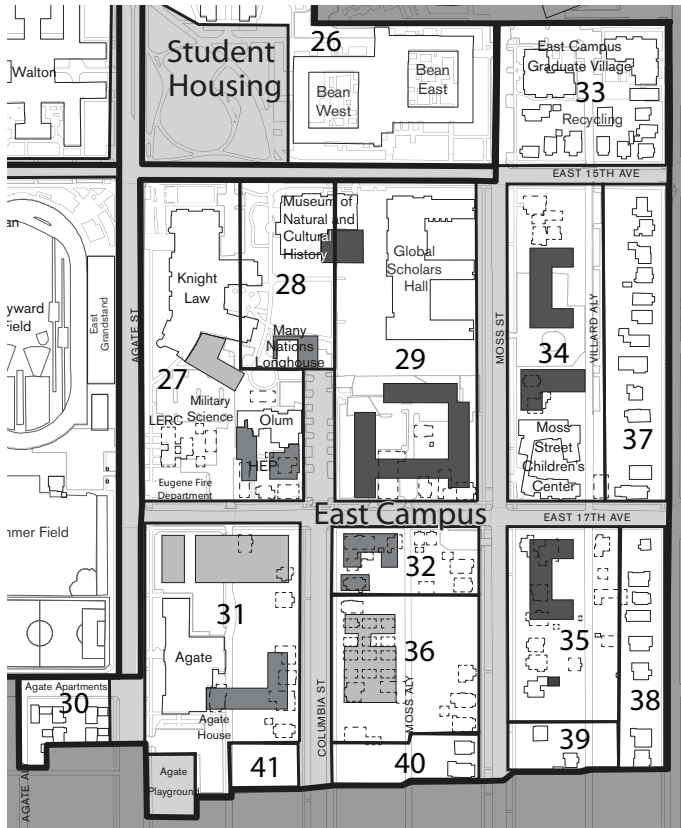
Other Restrictions: None
 Designated Open Space(s):
Agate Street Axis
Humpy Lumpy Green
13th Avenue Axis
15th Avenue Axis

Land Use:
 administrative offices
 residence halls
 parking

Allowable Density:
 maximum coverage 0.300
 maximum FAR 0.880



Summary	Capacity		Proposed Development	
	Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:	120,533	365,807		
maximum allowed	125,481	368,078		
remaining capacity	4,948	2,271		
proposed expansion			0	0
unassigned			4,948	2,271



Design Area: **East Campus**
 Sub Area(s): 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41
 Size (in sf.): 1,185,625 (excludes streets and alleys)
 Zoning: Public Land (PL)

Other Restrictions:
University of Oregon Development Policy for the East Campus Area
 City of Eugene:
Fairmount/University of Oregon Special Area Study
19th Avenue and Agate Street Special Area Study

Designated Open Space(s):
Agate Hall Green, Agate Street Axis, Columbia Axis, East Campus Green, Glenn Starlin Green, Moss Axis, 15th Avenue Axis, 17th Avenue Axis

Land Use:
 child care, children's play area/park, classrooms, fire department, housing, museum, offices, outdoor classroom, outdoor recreation, parking, storage

Allowable Density:
 maximum coverage (refer to each Area Detail)
 maximum FAR (refer to each Area Detail)

Summary	Capacity		Proposed Development	
	Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:	317,478	638,773		
maximum allowed	431,066	969,518		
remaining capacity	113,642	330,745		
proposed expansion			98,688	324,783
unassigned			14,954	5,962

Sub Area 27		Allowable Density: maximum coverage: 0.350 maximum FAR: 1.250			
		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		66,441	158,967		
	maximum allowed	69,503	248,226		
	remaining capacity	3,062	89,259		
	proposed expansion (Knight Law Center, southeast wing)			8,700	18,900
	proposed expansion (Vivian Olum Child Dev Ctr)			10,200	10,200
	<i>HEP and other removals</i>			(14,092)	(16,723)
	<i>LERC and Military Science removals</i>			(4,257)	(11,350)
	unassigned			2,511	88,232
Site Area (in sf): 198,581					
Sub Area 28		Allowable Density: maximum coverage: 0.350 maximum FAR: 0.500			
		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		29,522	45,623		
	maximum allowed	37,151	53,073		
	remaining capacity	7,629	7,450		
	Museum of Natural and Cultural History expansion, phase 3 (portion)			2,850	2,850
	proposed expansion (Many Nations Long House)			4,700	4,700
	<i>Many Nations Long House partial removal</i>			(100)	(100)
	unassigned			179	0
Site Area (in sf): 106,146					

Sub Area 29		Allowable Density: maximum coverage: 0.300 maximum FAR: 0.900			
		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		60,181	208,710		
	maximum allowed	78,302	234,905		
	remaining capacity	18,121	26,195		
	Museum of Natural and Cultural History expansion, phase 3 (portion)			5,742	12,732
	University Housing Expansion 1 - residence hall			40,220	138,500
	addition to accomodate Church Warehouse displacement			2,500	7,500
	<i>buildings removal</i>			(10,789)	(18,073)
	unassigned			(19,552)	(114,464)
Site Area (in sf): 261,005					
Sub Area 30		Allowable Density: maximum coverage: 0.300 maximum FAR: 0.600			
		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		6,139	13,128		
	maximum allowed	6,976	13,951		
	remaining capacity	837	823		
	proposed expansion			0	0
	unassigned			837	823
Site Area (in sf): 23,252					

Sub Area 31		Allowable Density: maximum coverage: 0.400 maximum FAR: 0.750			
		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		41,869	61,301		
	maximum allowed	74,792	140,235		
	remaining capacity	32,923	78,934		
	proposed expansion (Agate Hall)			15,000	30,000
	<i>Agate House and residential buildings removal</i>			(9,453)	(9,192)
	proposed building (Data Center)			6,000	12,000
	proposed building			25,000	50,000
	<i>residential buildings demo</i>			(3,687)	(7,083)
	unassigned			63	3,209
Site Area (in sf): 186,980					
Sub Area 32		Allowable Density: maximum coverage: 0.500 maximum FAR: 0.700			
		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		11,407	12,339		
	maximum allowed	24,000	33,600		
	remaining capacity	12,593	21,261		
	proposed building (Appropriate Dispute Resolution Center)			8,000	14,000
	<i>residential buildings removal</i>			(4,658)	(4,476)
	proposed building (Military Science Facility)			2,500	7,000
	<i>residential building removal</i>			(1,150)	(1,565)
	<i>various buildings removal</i>			(5,599)	(6,298)
	unassigned			13,500	12,600
Site Area (in sf): 48,000					

Sub Area 33		Allowable Density: maximum coverage: 0.300 maximum FAR: 0.600			
		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		35,481	62,537		
	maximum allowed	34,873	69,746		
	remaining capacity	(608)	7,209		
	unassigned			(608)	7,209
Site Area (in sf): 116,243					
Sub Area 34		Allowable Density: maximum coverage: 0.300 maximum FAR: 0.500			
		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		27,992	32,047		
	maximum allowed	49,229	82,048		
	remaining capacity	21,237	50,001		
	University Housing Expansion 2a - apartments			10,000	30,000
	<i>residential buildings removal</i>			(4,493)	(6,354)
	University Housing Expansion 2b - apartments			15,000	45,000
	<i>residential buildings removal</i>			(5,153)	(8,191)
	unassigned			5,883	(10,454)
Site Area (in sf): 164,096					

Sub Area 35		Allowable Density: maximum coverage: 0.300 maximum FAR: 0.500			
		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		16,150	16,939		
	maximum allowed	28,228	47,047		
	remaining capacity	12,078	30,108		
	1801 Moss (CASL) expansion			760	760
	University Housing Expansion 3 - apartments			15,000	45,000
	<i>residential buildings removal</i>			(14,911)	(15,972)
	unassigned			11,229	320
Site Area (in sf): 94,094					
Sub Area 36		Allowable Density: maximum coverage: 0.300 maximum FAR: 0.500			
		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		22,242	27,128		
	maximum allowed	28,012	46,687		
	remaining capacity	5,770	19,505		
	proposed building (Catering Kitchen/Woodshop)			25,000	25,000
	<i>residential buildings removal</i>			(20,142)	(23,982)
	unassigned			912	18,487
Site Area (in sf): 93,374					