



# 2024 - 2026 BIENNIAL CAPACITY PLAN



Campus Planning  
Campus Planning Committee  
February 20, 2024



Acknowledgements:

Campus Planning Office

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## Biennial Capacity Plan

As mandated by the University of Oregon’s 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. The BCP only evaluates areas within the contiguous approved campus boundaries as shown in the Campus Plan.

As required, the 2024-2026 BCP contains the following information:

- 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 approved construction projects (first biennium (2024-26) funding and previously approved unbuilt projects), and
- identification of sufficient siting opportunities to accommodate proposed developments for remaining capital projects (prioritized for funding in subsequent biennia or identified as needed by a sponsoring unit).

Speculative Maximum Build-Out Calculation:

Table 1: Capacity Summary

	SF Coverage (footprint)	GSF (FAR, all floors)
	Building	Building
2024 Total Currently Constructed	2,843,505	7,421,199
Maximum allowed (per Campus Plan)	3,442,493	10,416,718
Remaining capacity	598,988	2,995,519
Anticipated expansion (Under construction, approved, and prioritized next biennium projects 27-29, including demolitions)	10,756	-20,895
Remaining capacity (after anticipated expansion)	609,744	2,974,624

Note: Speculative expansion is shown on Map 1. There is a net gain of 10,756 sf coverage and a net loss of 20,895 GSF through the demolition of inefficient buildings and construction of more space-efficient buildings.

## Findings

At its February 20, 2024 meeting the Campus Planning Committee reviewed and discussed the 2024-2026 Biennial Capacity Plan (BCP) and provided the following findings and comments:

“The committee reviewed the proposed 2024-2026 Biennial Capacity Plan findings and agreed to the following:

- (1) Sufficient land exists, in aggregate, to accommodate approved construction projects.
- (2) Sites meeting the requirements of the Campus Plan are identified for the currently approved projects.
- (3) In aggregate, sufficient siting opportunities exist for the remaining identified capital projects (prioritized next biennium).
- (4) In the Student Housing Design Area there is a deficit in available building footprint and gsf which will remain until the completion of the Housing Transformation Project that will demolish Hamilton Hall, after which there will no longer be a deficit.
- (5) The East Campus design area, and multiple sub-areas within, do not have the capacity for potential future institutional and student housing building opportunities that were identified in the Framework Vision Project (FVP), therefore, additional density should be comprehensively assessed for the entire design area.”

Table 2: Design Area Development Densities

DESIGN AREA	SUB AREA	SIZE  (total square feet (sf) in design area)	MAX BUILDING FOOTPRINT (sf)		MAX GROSS SQUARE FOOTAGE		2023 AVAILABLE BUILDING FOOTPRINT  (see notes 1, 4)	2023 AVAILABLE gsf  (see notes 1, 4)	NOTES
			% coverage allowed	sf (size x %)	floor area ratio	gsf (size x ratio)			
ACADEMICS CENTER and HISTORIC CORE		1,827,250	30.68% (.3068)	560,674	1.03	1,882,068	80,009	305,920	
							<b>Desired</b>	<b>Desired</b>	
	1						7,500	30,000	
	2						6,630	9,129	
	3						7,000	30,000	
	4						5,000	15,000	
	5						0	0	
	6						1,000	5,000	
	7						10,000	40,000	
	8						12,000	45,000	
	9						0	60,000	
FRANKLIN TRIANGLE (Parking) FRANKLIN TRIANGLE		97,977	30% (.30)	29,900	1.80	179,400	29,900	179,400	See notes 2, 3.
		97,977	50% (.50)	49,000	2.00	--	49,000	--	
PLC PARKING LOT (Parking) PLC PARKING LOT	11	59,292	75% (.75)	44,469	4.00	237,168	44,469	237,168	See note 2.
		59,292	50% (.50)	29,646	2.00	118,584	29,646	118,584	
SOUTHWEST CAMPUS		694,055	32% (.32)	220,696	.85	592,867	63,973	255,892	
							<b>Desired</b>	<b>Desired</b>	
	12						24,353	135,019	
	13						33,769	77,612	
MILLRACE		2,093,000	22% (.22)	450,000	.83	1,700,000	--	--	See note 6.
WILLAMETTE		1,860,000	4% (.04)	68,600	.11	199,800	--	--	See note 6.
NORTHEAST CAMPUS (ACADEMICS, RESEARCH, and SUPPORT SERVICES)		580,363	41.7% (.417)	241,877	1.80	1,046,139	2,326	69,574	
							<b>Desired</b>	<b>Desired</b>	
	18						0	0	
	19						23,500	93,000	

NOTE: 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.

Table 2: Design Area Development Densities (cont.)

DESIGN AREA	SUB AREA	SIZE  (total square feet (sf) in design area)	MAX BUILDING FOOTPRINT (sf)		MAX GROSS SQUARE FOOTAGE		2023 AVAILABLE BUILDING FOOTPRINT  (see notes 1, 4)	2023 AVAILABLE gsf  (see notes 1, 4)	NOTES
			% coverage allowed	sf (size x %)	floor area ratio	gsf (size x ratio)			
<b>NORTHEAST CENTRAL CAMPUS</b>  (ACADEMICS, STUDENT SERVICES, and HOUSING)		1,016,396	34% (.34)	347,845	1.14	1,154,290	51,133	153,547	
							<b>Desired</b>	<b>Desired</b>	
	20						---	---	
	21						---	---	
	22							---	---
<b>SOUTHEAST CAMPUS</b> (ACADEMICS, ATHLETICS, and RECREATION)	24	1,515,345	44% (.44)	667,077	.81	1,220,353	25,399	451,175	
<b>ATHLETICS, STUDENT SUPPORT, &amp; ADMINISTRATION</b>	-	514,434	39% (.39)	198,300	1.20	612,800	14,395	80,652	
<b>STUDENT HOUSING</b>	26	418,270	36% (.36)	150,577	1.24	518,655	(-38,098)	(-70,124)	See note 5.
<b>EAST CAMPUS</b>		1,291,771	*	462,478	*	1,073,178	133,768	405,240	(Sub-areas 27-36). See note 7.
	27	198,581	35% (.35)	69,503	1.25	248,226			
	28	106,146	35% (.35)	37,151	.500	53,073			
	29	261,005	38% (.381)	99,443	1.29	336,697			
	30	23,252	30% (.30)	6,976	.600	13,951			
	31	186,980	40% (.40)	74,792	.750	140,235			
	32	48,000	50% (.50)	24,000	.700	33,600			
	33	116,243	30% (.30)	34,873	.600	69,746			
	34	164,096	30% (.30)	49,229	.500	82,048			
	35	94,094	30% (.30)	28,228	.500	47,047			
	36	93,374	41% (.41)	38,283	.52	48,555			
	37-41	See East Campus Development Policy							

**NOTES:**

1. Available footprint (sf) and gsf will need to be calculated as each project is planned. Refer to the most recent *Biennial Capacity Plan* (BCP) and the Campus Physical Framework Vision Project (FVP) for the current information. Desired footprint (sf) and gsf are calculated as of the date of the Plan. 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 BCPs, may come to different conclusions. Also refer to the BCP for the size of each sub-area.

2. Design 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 (E.g. Academics), resulting in a six-level parking structure being a similar height to 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. The table shows maximum allowable density for a parking structure and a regular building (E.g. Academics). If a parking structure is incorporated into a regular building, the parking shall not exceed the maximum allowable density for parking in this design area. Maximum FAR would depend on the ratio of non-parking to parking use, assuming a regular building of four stories, and a parking structure of six stories.

4. Available footprint equals the area's allowed footprint minus the existing building footprints according to the 2021-23 *Biennial Capacity Plan*. Available gross square feet equals the area's size times the ratio minus the existing gross square feet 2021-23 *Biennial Capacity Plan*.

5. There is a deficit in available building footprint and gsf in the Student Housing Design Area because the DeNorval Unthank Jr. Residence Hall, completed in 2021, was approved by the Campus Planning Committee with the understanding that Hamilton Hall would be demolished after completion of phase II of the Housing Transformation Project (Walton Hall replacement).

6. The Willamette and Millrace Design Areas are regulated by the North Campus Conditional Use Permit (CUP). For more detail about maximum densities in these design areas, refer to the North Campus CUP.

7. East Campus sub-areas have maximum allowed densities instead of desired maximums. Refer to the *Development Policy for the East Campus Area*.

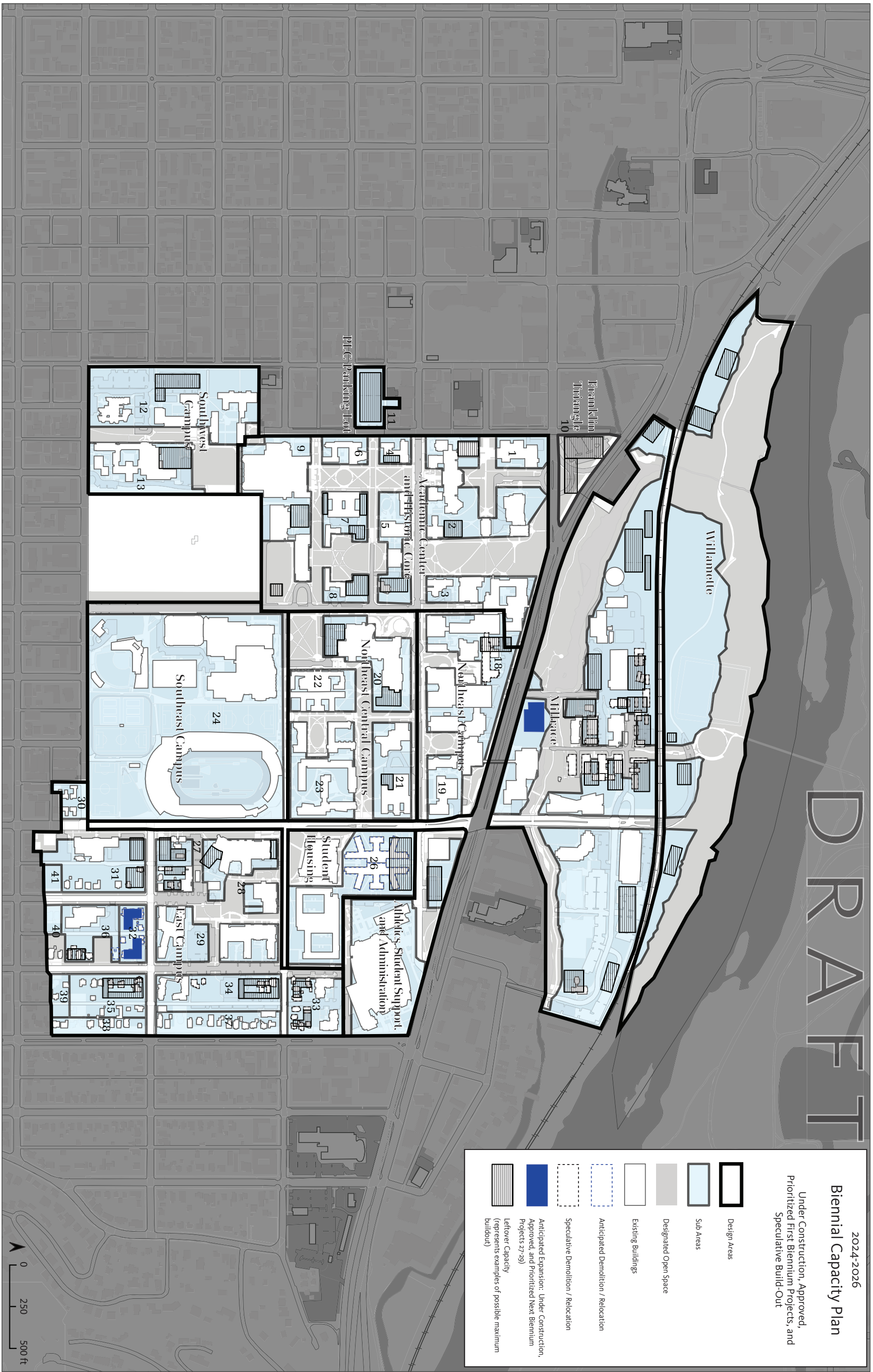


Table 3: Under Construction, Approved, and Prioritized First Biennium Projects (2024-26)

Design Area	Sub Area	2024 Total Currently Constructed				EXISTING				FUTURE			
		SF (Coverage)	GSF (FAR)	SF (Coverage)	GSF (FAR)	SF (Coverage)	GSF (FAR)	SF (Coverage)	GSF (FAR)	SF (Coverage)	GSF (FAR)	Anticipated expansion (Under Construction, Approved, and Prioritized Next Biennium Projects 27-29)	Remaining capacity (after anticipated expansion)
Academic Center and Historic Core		480,665	1,579,137	560,674	1,882,068	80,009	302,931	0	0	0	0	80,009	302,931
Franklin Triangle		0	0	29,900	179,400	29,900	179,400	0	0	0	0	29,900	179,400
Prince Lucien Campbell (PLC)		0	0	44,469	237,168	44,469	237,168	0	0	0	0	44,469	237,168
Southwest Campus		156,723	336,975	220,696	592,867	63,973	255,892	0	0	0	0	63,973	255,892
Northeast Campus: Academics, Research, and Support Services		240,171	986,030	241,877	1,046,139	1,706	60,109	0	0	0	0	1,706	60,109
Northeast Central Campus: Academics, Student Services, and Housing		289,613	1,000,743	347,845	1,154,290	58,232	153,547	0	0	0	0	58,232	153,547
Southeast Campus: Academics, Athletics, and Recreation		641,678	769,178	667,077	1,220,353	25,399	451,175	0	0	0	0	25,399	451,175
Athletics, Student Support, & Administration		183,895	532,179	198,300	612,800	14,405	80,621	0	0	0	0	14,405	80,621
Student Housing		188,675	588,779	150,577	518,655	-38,098	-70,124	65,256	215,605	0	0	27,158	145,481
Hamilton Hall Complex - West Demolition	26							32,080	107,305				
Hamilton Hall Complex - East Demolition	26							33,176	108,300				
East Campus, sub-areas 27-36		315,277	645,826	462,478	1,073,178	147,201	427,352	-38,000	-154,000	108,300	-154,000	109,201	273,352
New Residence Hall Phase 1A (assumed)								-19,000	-77,000		-77,000		
New Residence Hall Phase 1B (assumed)								-19,000	-77,000		-77,000		
sub area 27	27	27,639	37,014	69,503	248,226	41,864	211,212	0	0	0	0	41,864	211,212
sub area 28	28	29,522	45,623	37,151	53,073	7,629	7,450	0	0	0	0	7,629	7,450
sub area 29	29	85,151	327,290	99,443	336,697	14,292	9,407	0	0	0	0	14,292	9,407
sub area 30	30	6,139	13,128	6,976	13,951	837	823	0	0	0	0	837	823
sub area 31	31	41,869	61,301	74,792	140,235	32,923	78,934	0	0	0	0	32,923	78,934
sub area 32	32	11,014	12,038	24,000	33,600	12,986	21,562	0	0	0	0	12,986	21,562
sub area 33	33	35,481	62,537	34,873	69,746	-608	7,209	0	0	0	0	-608	7,209
sub area 34	34	31,123	34,690	49,229	82,048	18,106	47,358	0	0	0	0	18,106	47,358
sub area 35	35	16,150	16,939	28,228	47,047	12,078	30,108	0	0	0	0	12,078	30,108
sub area 36	36	31,189	35,266	38,283	48,555	7,094	13,289	0	0	0	0	7,094	13,289
sub area 37 (See East Campus Dev. Policy)													
Williamette		0	0	68,600	199,800	68,600	199,800	0	0	0	0	68,600	199,800
Millrace		346,808	982,352	450,000	1,700,000	103,192	717,648	-16,500	-82,500		-82,500	86,692	635,148
								-16,500	-82,500		-82,500		
								10,756	-20,895		10,756		-20,895
<b>Total</b>		<b>2,843,505</b>	<b>7,421,199</b>	<b>3,442,493</b>	<b>10,416,718</b>	<b>598,988</b>	<b>2,995,519</b>	<b>10,756</b>	<b>-20,895</b>	<b>10,756</b>	<b>-20,895</b>	<b>609,744</b>	<b>2,974,624</b>