

PRINCIPLE 3

DENSITIES



Winter Campus Aerial, 2023

PRINCIPLE 3: DENSITIES



Principle

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 “Principle 11: Patterns” on page 91 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**

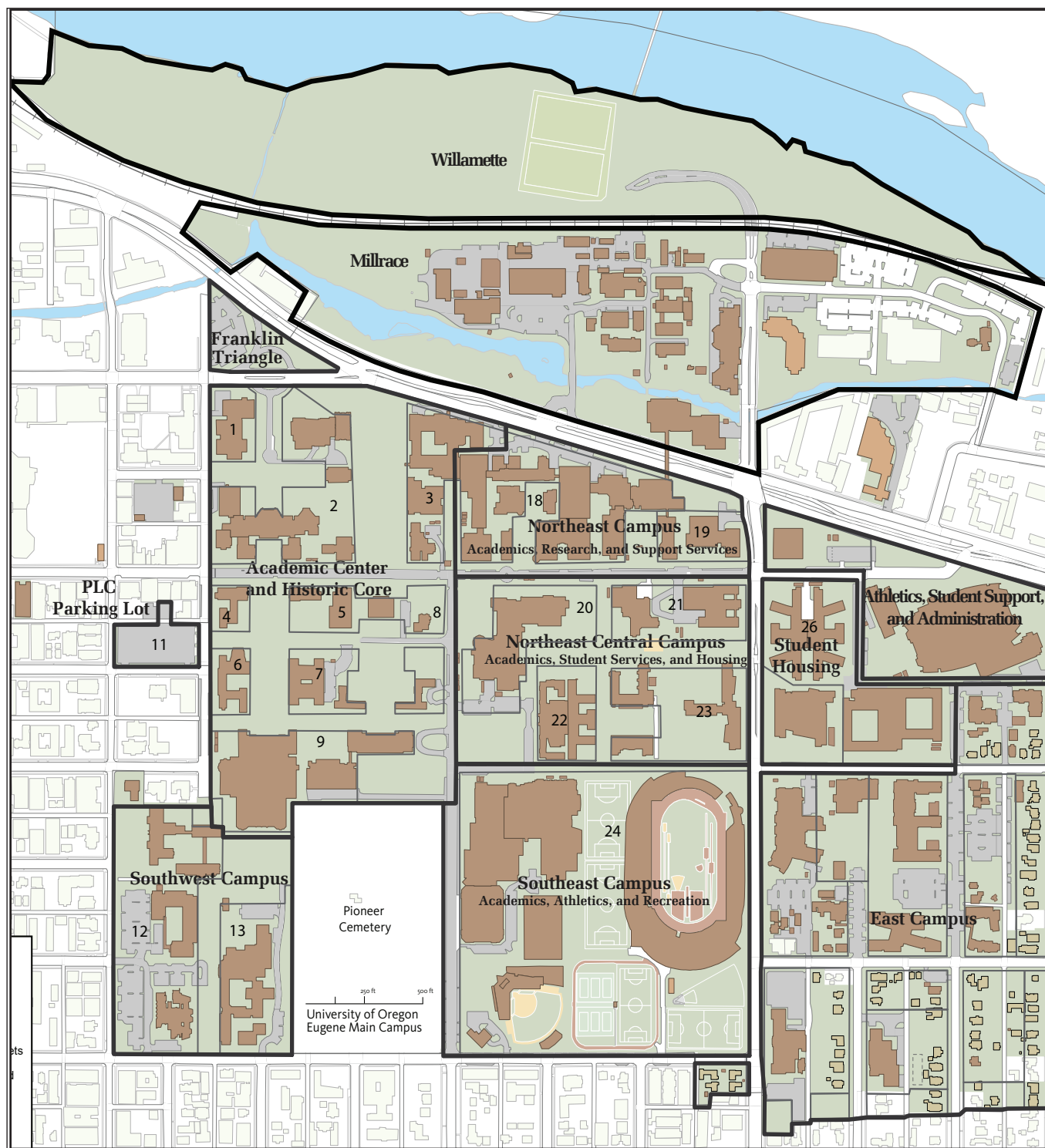
Principle Refinement

The following principle refinements establish allowed densities.

- (a) The campus is divided into Design Areas (Map 5 on page 50) to address localized conditions and define appropriate development densities. No development shall result in a density exceeding the allowed maximum densities established for each Design Area (Table 2 on page 51). A maximum building footprint (SF) and maximum gross square footage (floor area ratio) are established for each Design Area.
- (b) Desired maximum densities also are defined for each sub-area within the Design Areas as of the time of this Plan. These desired maximums (Table 2) will change over time as new projects are built. 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 and covered walkways/arcades 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.



Hayward Field, 2024



Map 5: Design Areas

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		2025 AVAILABLE BUILDING FOOTPRINT (see notes 1, 4)	2025 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	
							Desired	Desired	
	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)		97,977	30% (.30)	29,900	1.80	179,400	29,900	179,400	See notes 2, 3.
FRANKLIN TRIANGLE		97,977	50% (.50)	49,000	2.00	--	49,000	--	
PLC PARKING LOT (Parking)	11	59,292	75% (.75)	44,469	4.00	237,168	44,469	237,168	See note 2.
PLC PARKING LOT		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	
							Desired	Desired	
	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	
							Desired	Desired	
	18						0	0	
	19						23,500	93,000	

DESIGN AREA	SUB AREA	SIZE	MAX BUILDING FOOTPRINT (sf)		MAX GROSS SQUARE FOOTAGE		2024 AVAILABLE BUILDING FOOTPRINT	2024 AVAILABLE gsf	NOTES
		(total square feet (sf) in design area)	% coverage allowed	sf (size x %)	floor area ratio	gsf (size x ratio)	(see notes 1, 4)	(see notes 1, 4)	
NORTHEAST CENTRAL CAMPUS (ACADEMICS, STUDENT SERVICES, and HOUSING)		1,016,396	34% (.34)	347,845	1.14	1,154,290	51,133	153,547	
							Desired	Desired	
	20						---	---	
	21						---	---	
	22						---	---	
	23						---	---	
SOUTHEAST CAMPUS (ACADEMICS, ATHLETICS, and RECREATION)	24	1,515,345	44% (.44)	667,077	.81	1,220,353	25,399	451,175	
ATHLETICS, STUDENT SUPPORT, & ADMINISTRATION	-	514,434	39% (.39)	198,300	1.20	612,800	14,395	80,652	
STUDENT HOUSING	26	418,270	36% (.36)	150,577	1.24	518,655	(-38,098)	(-70,124)	See note 5.
EAST CAMPUS		1,682,344	29.5% (0.295)	496,00	1.19	2,001,989	324,877	1,581,803	See notes 7.
AGATE APARTMENTS									See note 8.

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 2024-26 *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. For more information refer to the 2024 East Campus Area Plan.

8. Agate Apartments Design Area: follow density requirements in the City of Eugene R-4 High Density Residential Zone.