Principle 3

DENSITIES

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

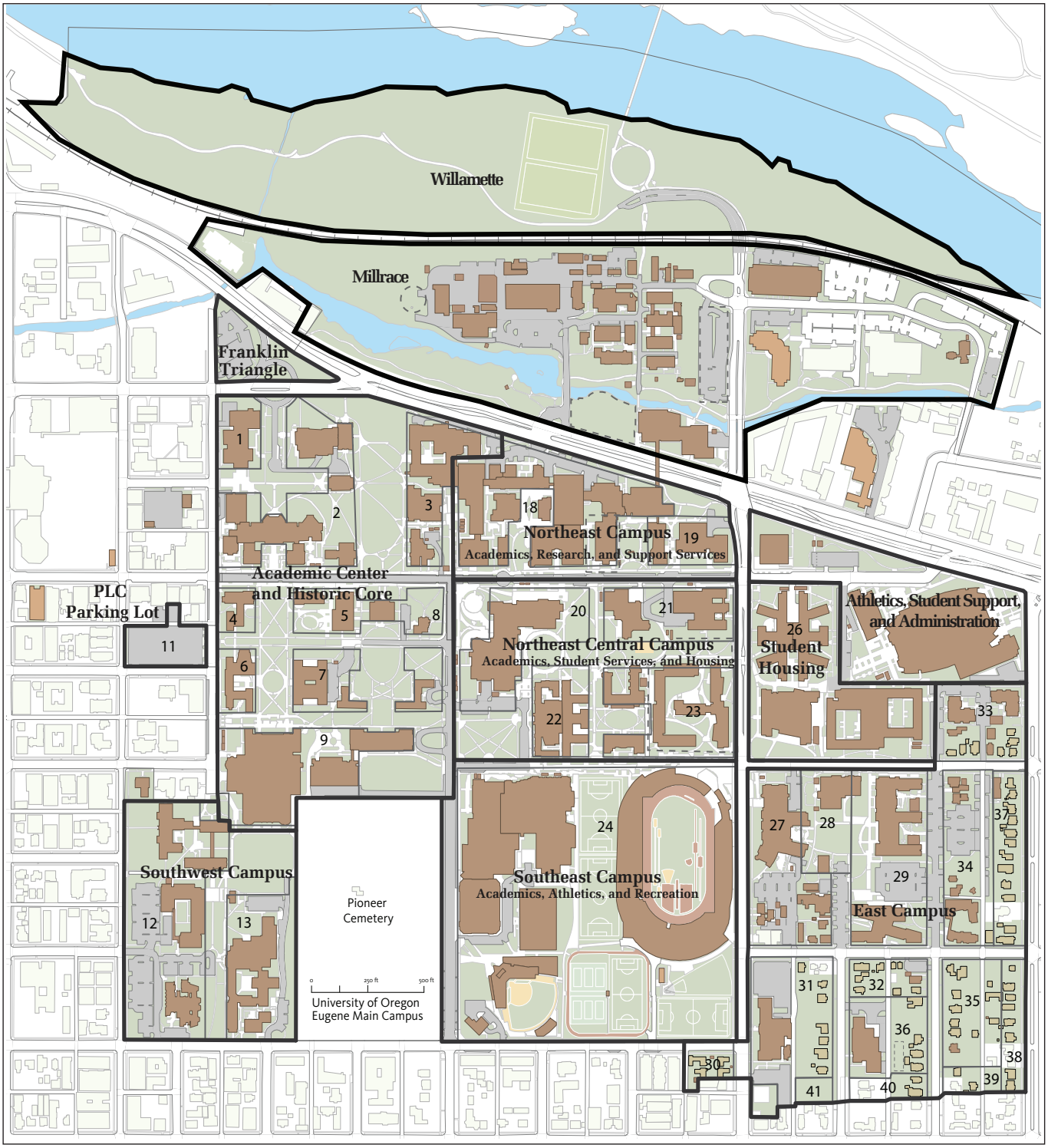
The following principle refinements establish allowed densities.

(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.

East Campus sub-areas have maximum allowed densities instead of desired maximums as defined by the *Development Policy for the East Campus Area*.

(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.



Map 5: Design Areas

Notes: Sub areas were renumbered (no area boundaries were changed) The new numbers on East Campus (shown above) correspond to the old numbers as follows (old numbers are in parentheses): 27 (73), 28 (71), 29 (72), 30 (43), 31 (74), 32 (75), 33 (51), 34 (52), 35 (53), 36 (54), 37 (55), 38 (56), 39 (57), 40 (58), and 41 (59).

The sub-areas within the East Campus Design Area include designated open spaces and have maximum allowed densities as defined by the Development Policy for the East Campus Area.

Table 2: Design Area Development Densities

DESIGN AREA	SUB AREA	SIZE	MAX BUILDING FOOTPRINT (sf)		MAX GROSS SQUARE FOOTAGE		2023 AVAILABLE BUILDING FOOTPRINT	2023 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)	
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) **FRANKLIN TRIANGLE**		97,977 97,977	30% (.30) 50% (.50)	29,900 49,000	1.80 2.00	179,400 --	29,900 49,000	179,400 --	See notes 2, 3.
PLC PARKING LOT (Parking) **PLC PARKING LOT**	11	59,292 59,292	75% (.75) 50% (.50)	44,469 29,646	4.00 2.00	237,168 118,584	44,469 29,646	237,168 118,584	See note 2.
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 (total square feet (sf) in design area)	MAX BUILDING FOOTPRINT (sf) % coverage allowed	MAX BUILDING FOOTPRINT (sf) sf (size x %)	MAX GROSS SQUARE FOOTAGE floor area ratio	MAX GROSS SQUARE FOOTAGE gsf (size x ratio)	2023 AVAILABLE BUILDING FOOTPRINT (see notes 1, 4)	2023 AVAILABLE gsf (see notes 1, 4)	NOTES
NORTHEAST CENTRAL CAMPUS		1,016,396	34% (.34)	347,845	1.14	1,154,290	51,133	153,547	
							Desired	**Desired**	
(ACADEMICS, STUDENT SERVICES, and HOUSING)	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		1,291,771	*	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 buiding 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.*