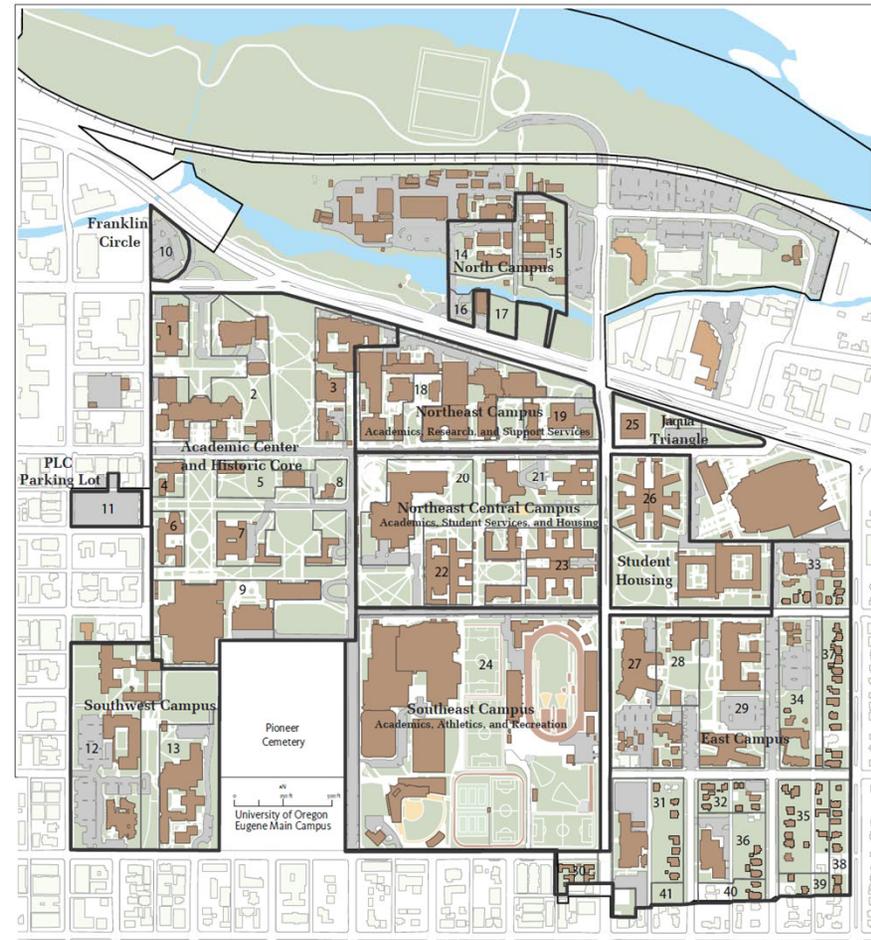


Principle 3 - Densities

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

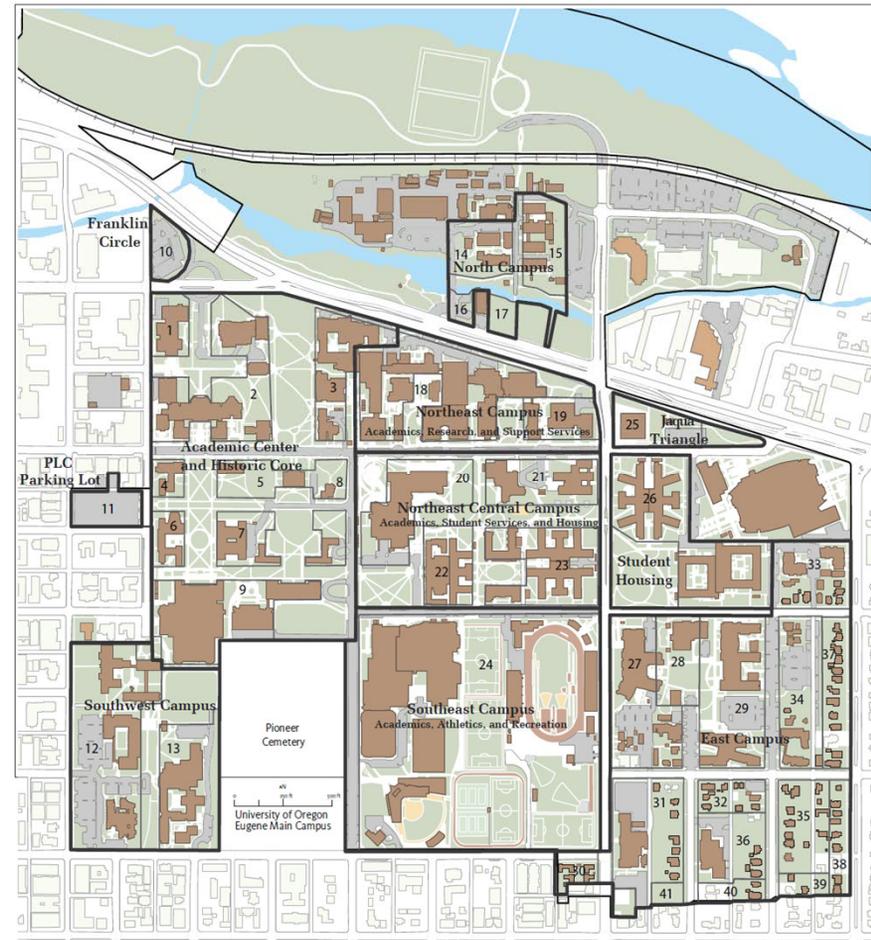
A maximum Building Coverage and maximum Floor Area Ratio (FAR) are established for each Design Area.



Principle 3 - Densities

Key Patterns and Principles

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

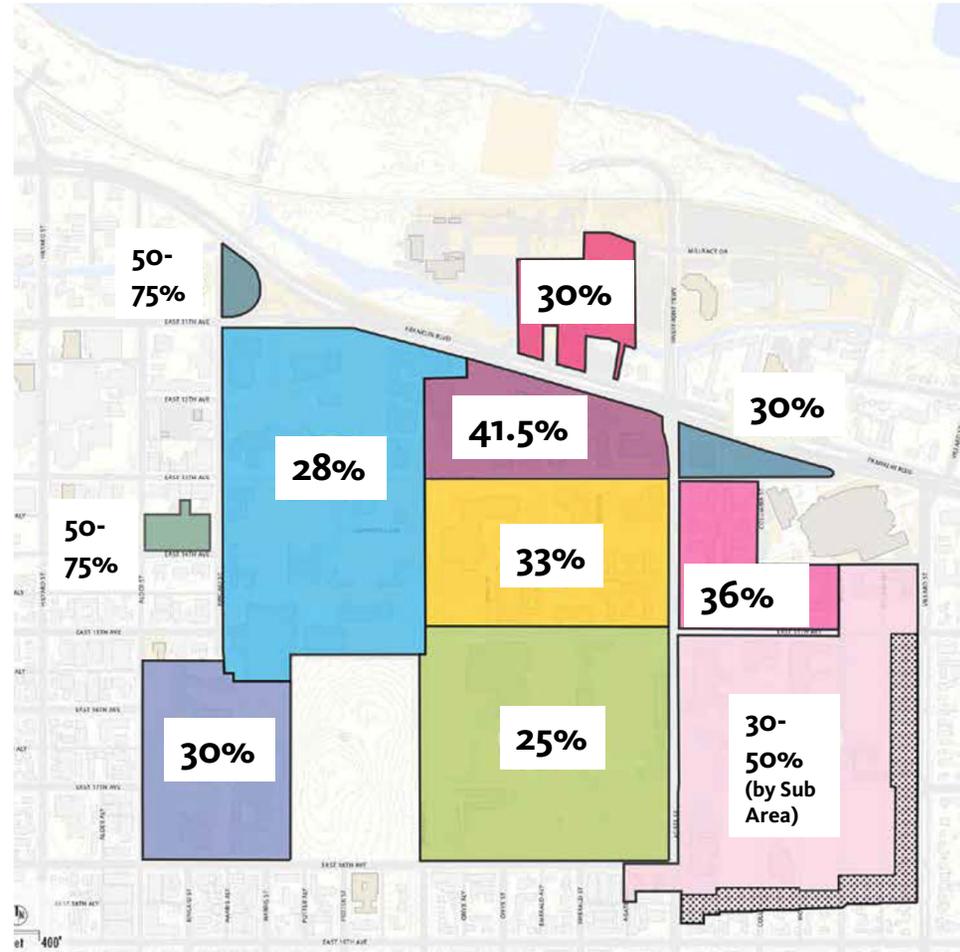


Principle 3 - Densities

Maximum Coverage

Coverage (%) = Total Building Footprint (SF) / Design Area (SF)

The *Campus Plan* allows a range of maximum building coverages on campus.



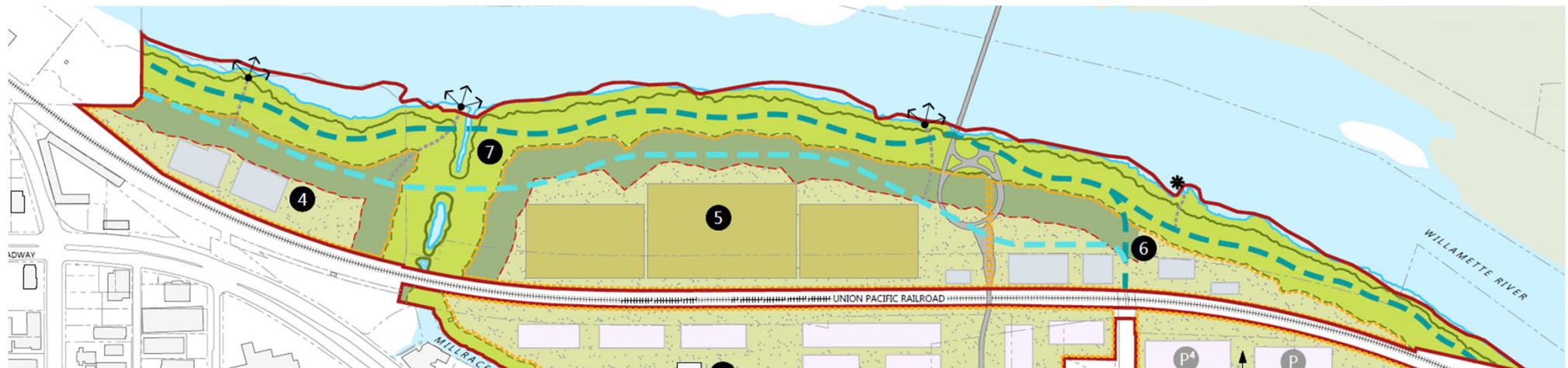
Principle 3 - Densities

Willamette Design Area - Proposed Density

Proposed Building Coverage: 4%

Proposed FAR: 0.11

- Total Building Footprint = 68,600 SF
- Total GSF = 199,800 GSF (based on 1-3 stories)
- Design Area = 1,860,420 SF



Principle 3 - Densities

Millrace Design Area Proposed Density

Proposed Building
Coverage: 22%

Proposed FAR: 0.8

- Total Building Footprint = 450,000 SF
- Total GSF = 1,700,000 GSF (based on 3-5 stories)
- Design Area = 2,093,000 SF



Principle 3 - Densities

Willamette Design Area

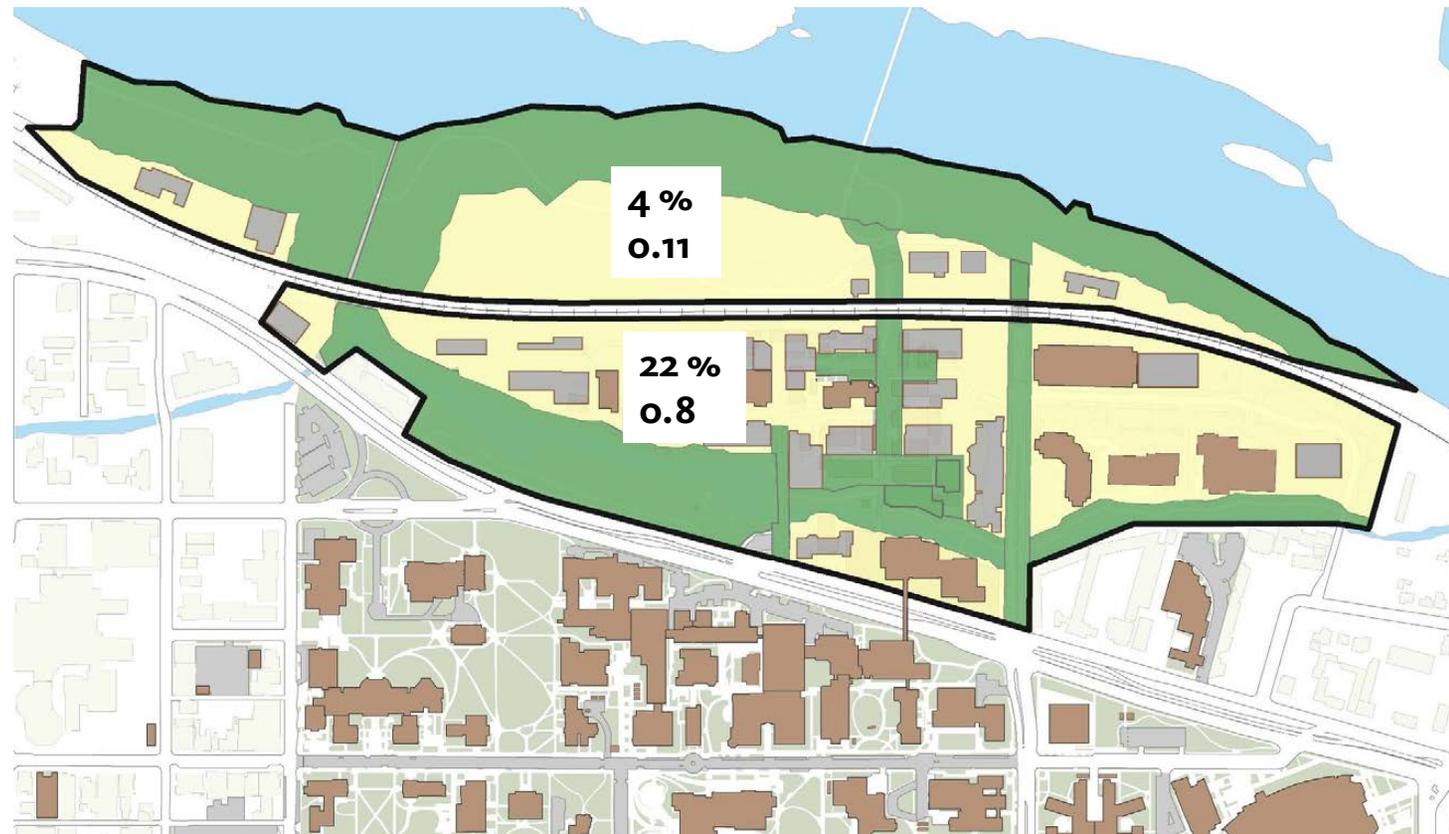
- Proposed Building Coverage = 4%
- FAR: 0.11

(same as Conditional Use Permit)

Millrace Design Area

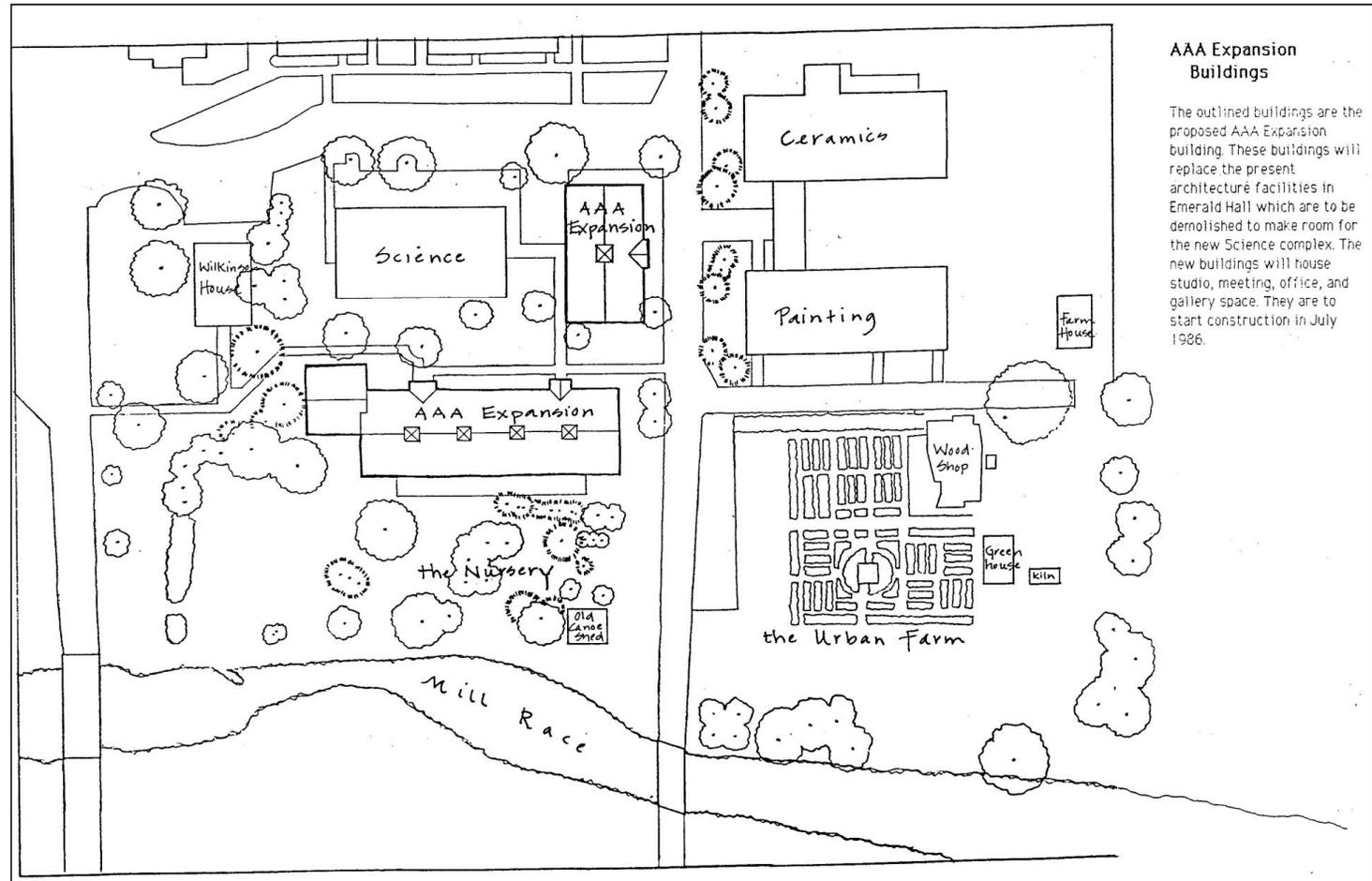
- Proposed Building Coverage = 22%
- FAR = 0.8

(same as Framework Vision Project)





Site Plan, Spring 1986
Ann Bettman
LA 389



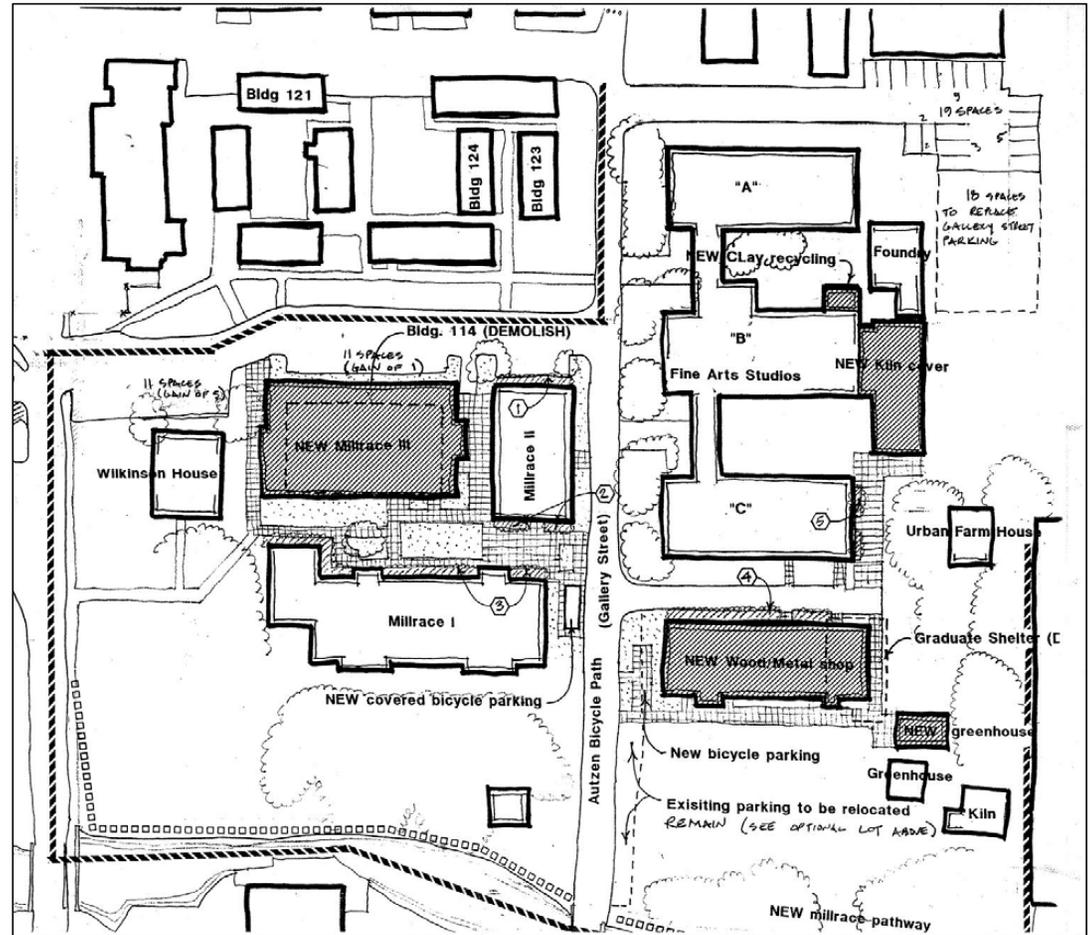
AAA Expansion Buildings

The outlined buildings are the proposed AAA Expansion building. These buildings will replace the present architecture facilities in Emerald Hall which are to be demolished to make room for the new Science complex. The new buildings will house studio, meeting, office, and gallery space. They are to start construction in July 1986.

Site Plan

Campus Plan Amendment
October 20, 2020

Site Plan, 1990
New Woodshop and Kiln area



Outdoor Classroom Diagram

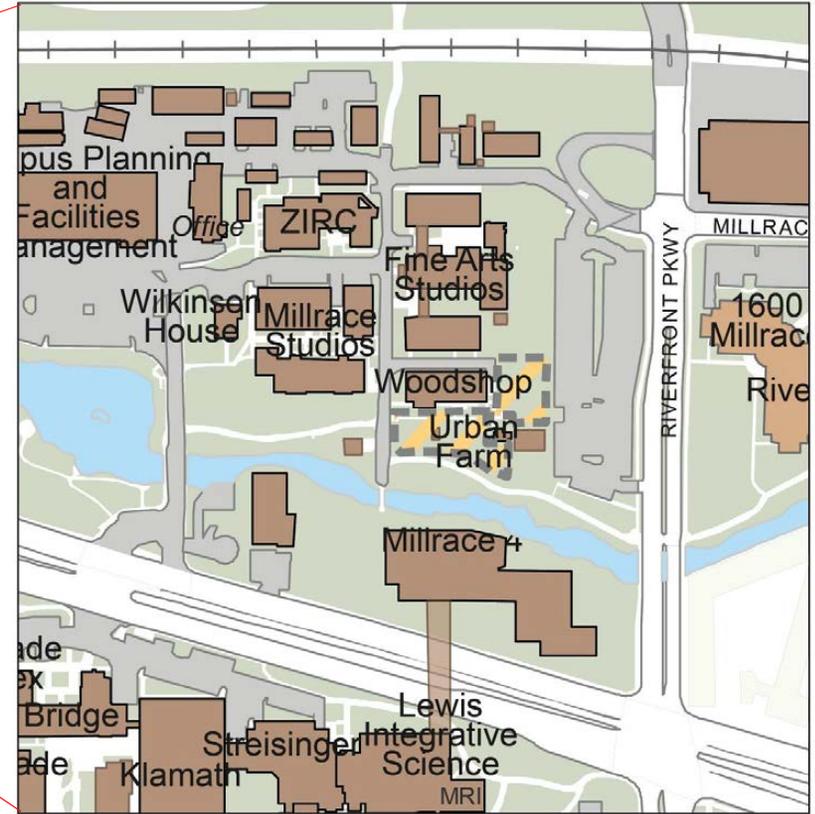
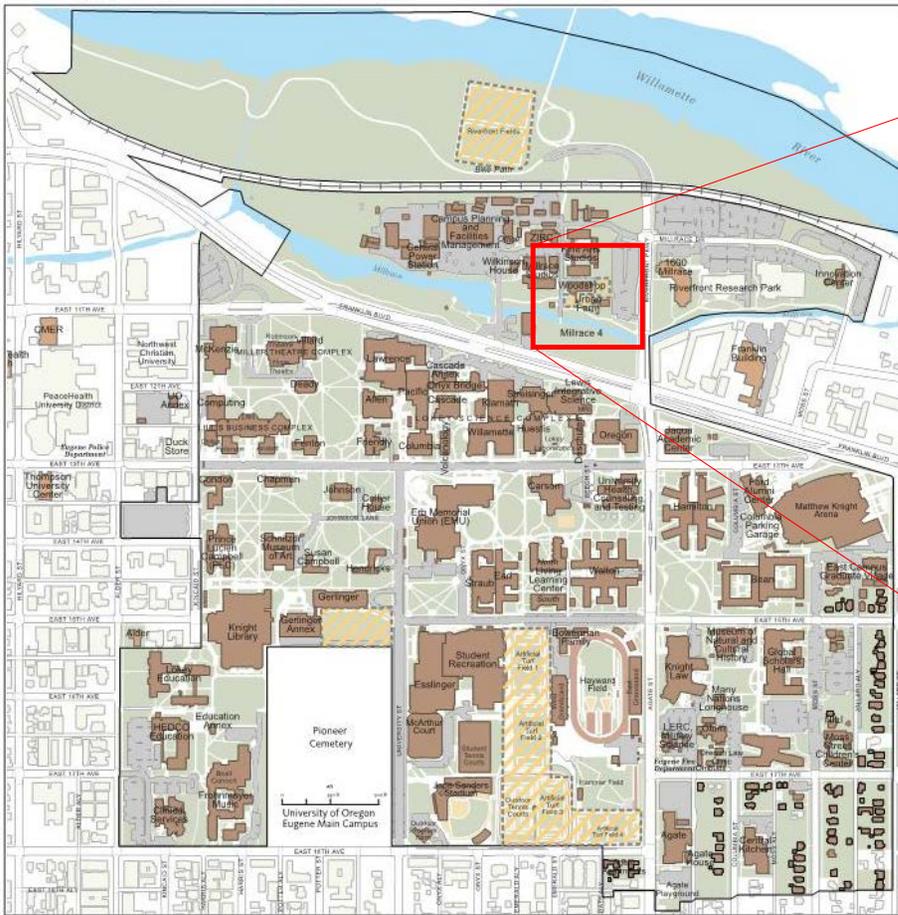
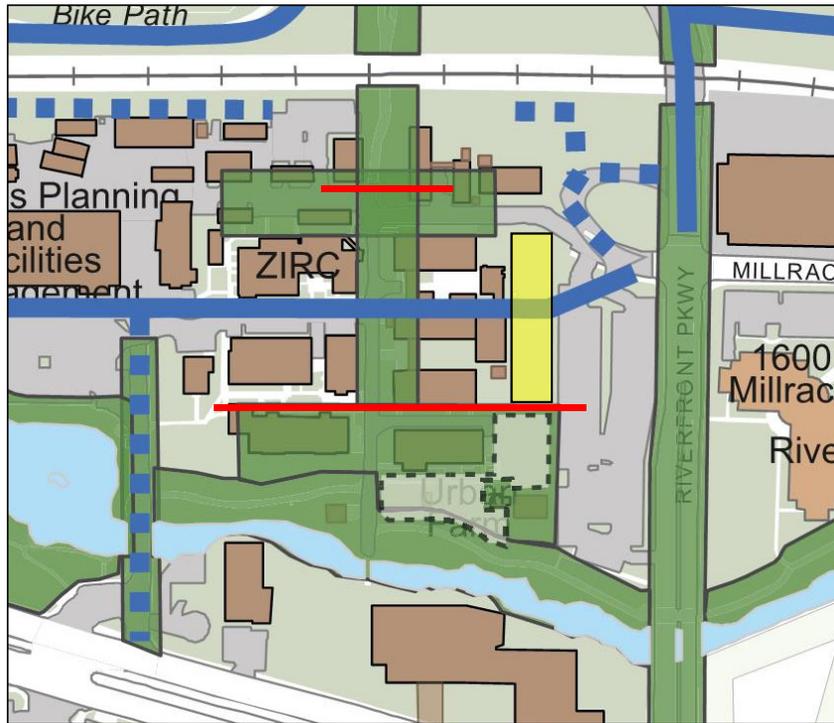


Diagram of Outdoor Classrooms (used for curricular offerings)

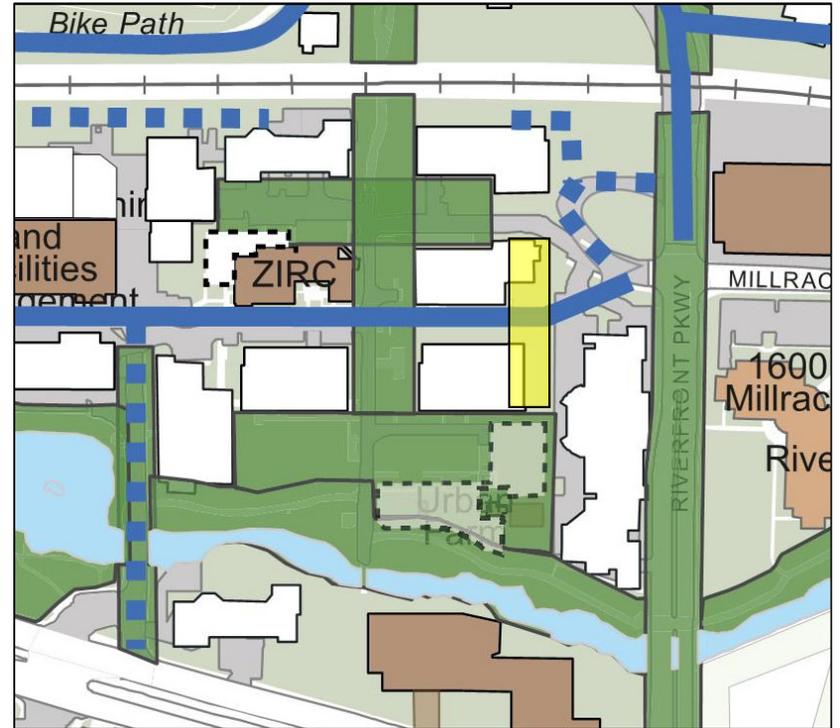
Urban Farm Aerial with Outdoor Classroom Boundary

Campus Plan Amendment
October 20, 2020





Proposed Open-space Framework over Existing Conditions



Proposed Open-space Framework with Future Building Sites

The Grove and the Green

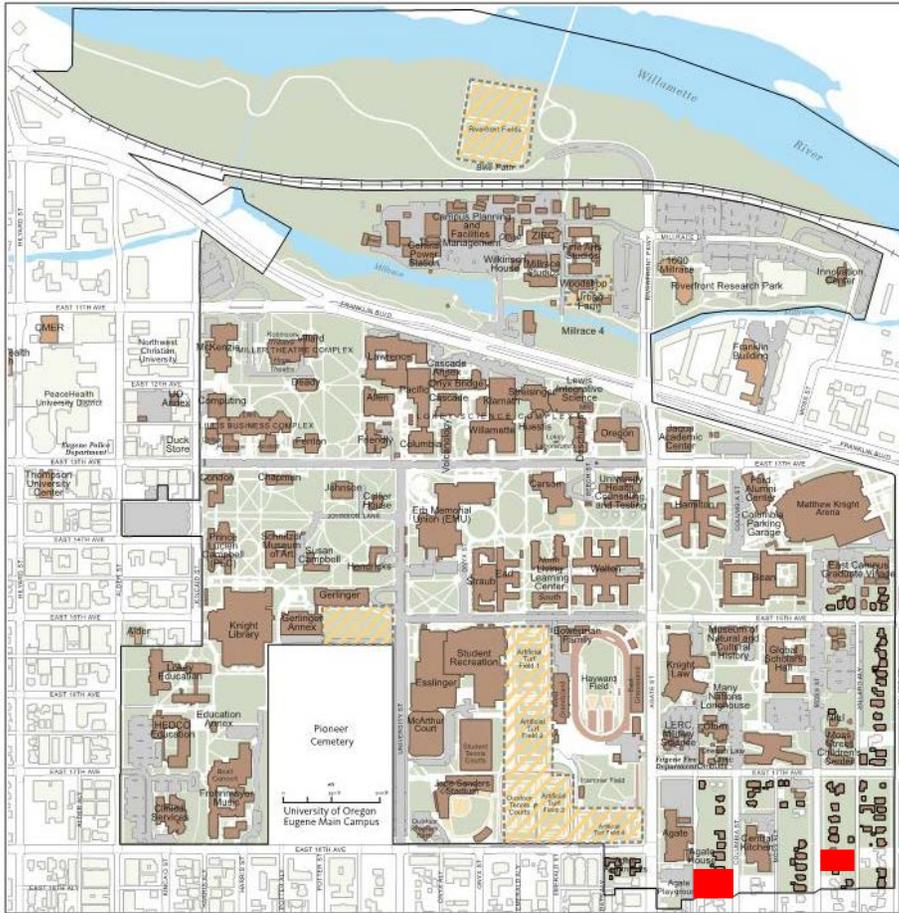


Diagram of Outdoor Classrooms (used for curricular offerings)

Millrace Design Area

“The Urban Farm Outdoor Classroom should be preserved (See “Outdoor Classrooms” in Principle 4: Space Use and Organization, page 42). Proposals for this area should carefully consider impacts to Urban Farm activities currently occurring outside the designated Outdoor Classroom and consider replacing any displaced uses to support this unique, and important academic program”.

Willamette Design Area

“Consider opportunities to showcase urban agriculture and other uses that reflect the academic mission of the university”.

