

Campus Plan and Development Policy for the East Campus Area Amendments

New Residence Hall Project, East Campus Sub-area 29 Maximum Allowed Densities

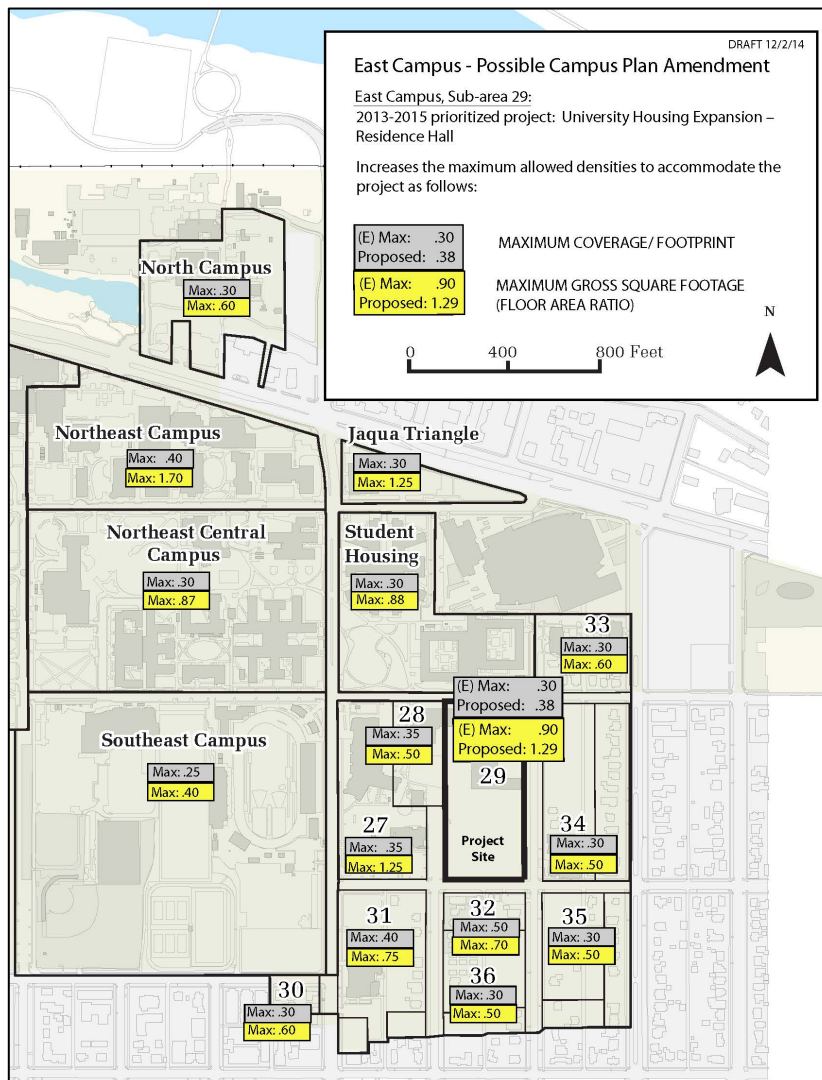
Public Hearing, February 13, 2015
Campus Planning Committee Action, February 13, 2015
UO Administration Approval, March 2, 2015

These amendments accommodate the New Residence Hall Project south of Global Scholar's Hall. The increase in square footage allows a building similar in size to the adjacent Global Scholars Residence Hall, which has a student population of about 450 students. The amendments change the maximum allowed density for the affected East Campus area.

Description of Amendments to:

- *Campus Plan Policy 3: Densities*, in particular Table 2: Design Area Development Densities (page 37-38); and
- *Development Policy for the East Campus Area*, in particular 3.B Policies and Standards: Maximum Densities (page 15).

Increase the maximum allowed coverage ratio (building footprint) from .300 to .381 and the maximum allowed floor area ratio (total gross square feet) from .90 to 1.29 for East Campus sub-area 29 (previously referred to as 72).



Background Information

Campus Plan and Development Policy for the East Campus Area Density Policies

Maximum allowed densities for each area of campus are established by *Campus Plan* Policy 3: Densities. Maximum allowed densities are expressed as ratios and provided for building footprint (coverage) and total gross square footage (floor area ratio) for each campus design area. The *Campus Plan's* maximum-allowed densities for design areas in the East Campus area correspond with those in the *Development Policy for the East Campus Area*.

Coverage ratios equal the maximum allowed footprint divided by the total size of design area. For example, a coverage ratio of .5 means that .5 (50%) of the ground plane within the applicable design area can be covered by buildings. Floor area ratios (FAR) equal the total allowed gross square footage divided by the total size of design area. FAR defines how much total building massing can be built within the area. For example, a floor area ratio of 1.5 for a 1,000sf area means that a total of 1,500gsf could be built.

A copy of the *Campus Plan* and the *Development Policy for the East Campus Area* is available on the Campus Planning web page: <http://uplan.uoregon.edu/plandoc/plandoc.html> (both are listed under "Campus Plan").

East Campus sub-area 29 (previously referred to as 72)

Densities

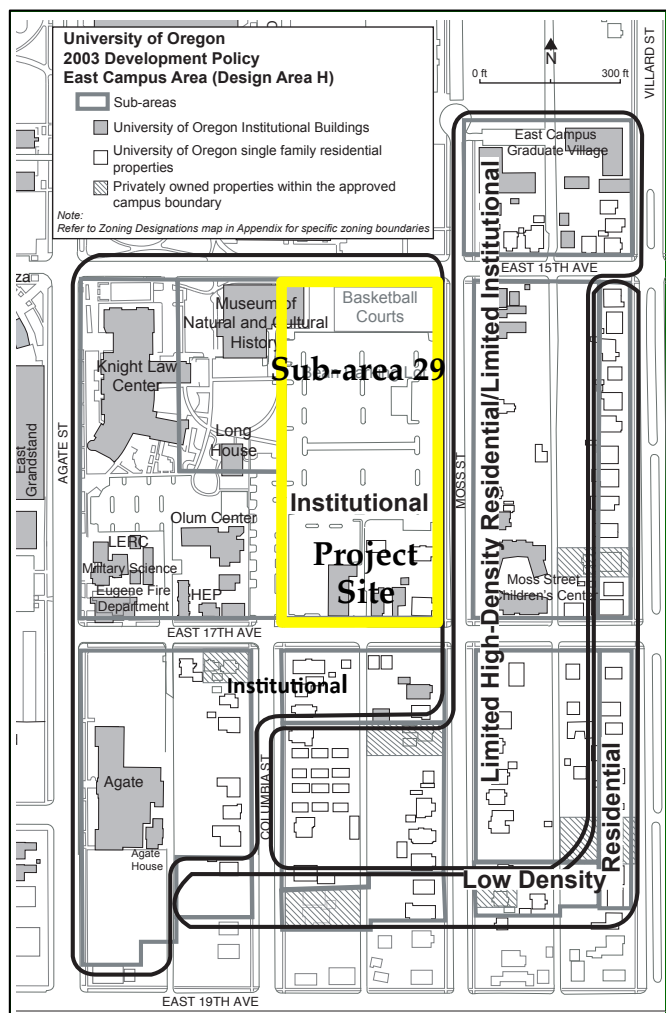
The maximum allowed coverage ratio for East Campus sub-area 29 is .300, which equals 78,302sf of building footprint. The proposed increase would change the coverage ratio to .381, which would allow 99,433sf of building footprint (an increase of 21,141sf).

The maximum allowed floor area ratio for East Campus sub-area 29 is .900, which equals 234,905gsf of development. The proposed increase would change the floor area ratio to 1.29, which would allow 336,696gsf of development (an increase of 101,791gsf).

Note: All proposed development must address provisions established during the site selection process to respect and honor Native American cultural traditions by observing solar access requirements associated with the Many Nations Longhouse (see description below).

Land Use

East Campus sub-area 29 is within the region designated for General Institutional uses per the *Development Policy for the East Campus Area*. General Institutional Uses includes high density housing (in particular residence halls).



Biennial Capacity Plan

A Biennial Capacity Plan (BCP) is completed every two years to determine the campus's development capacity and examine the ongoing effectiveness of the *Campus Plan*. The 2013-2015 BCP determined that the proposed 145,000gsf Residence Hall Project in the East Campus Area would exceed allowed densities.

As a result, the Campus Planning Committee conducted an initial density assessment in 2013. A variety of options to increase allowed development densities were researched and discussed. There was general consensus that, if the area south of Global Scholar's Hall was selected as the site for the Residence Hall Project, it could accommodate some level of additional density.

Residence Hall Site Selection Process

In 2014, a comprehensive site selection process for the Residence Hall Project was conducted in the initial stages of a larger Campus Physical Framework Vision Project. An appointed 14-member Advisory Group analyzed possible sites and factors (including density) influencing each site to narrow down options. The Advisory Group reviewed input from the outreach process, area plans and expert opinions from the Framework Vision Project consultants (which incorporated expert opinions from Johnpaul Jones regarding Many Nations Longhouse solar access needs) to develop a recommendation to the UO president on the preferred site. The preferred site south of Global Scholar's Hall was reviewed by the Space Advisory Group to ensure that it aligned with the Space Needs Plan, and the Campus Planning Committee to ensure that it was consistent with *Campus Plan* policies.

The Residence Hall Project site south of Global Scholar's Hall was approved with the understanding that a *Campus Plan* amendment to increase allowed density would be required to accommodate the Residence Hall. Also, it was understood that a broader campus-wide assessment of desired development densities would take place as part of the Campus Physical Framework Vision Project in the upcoming year. In addition, the project must address a number of other provisions to respect and honor Native American cultural traditions by observing solar access requirements associated with the Many Nations Longhouse.

Please refer to the Campus Physical Framework Vision Project webpage for further information: http://uplan.uoregon.edu/UOFrameworkVisionProj/UO_FVP.htm.