

Campus Plan Amendment

Jane Sanders Softball Project - Southeast Campus Design Area Maximum Allowed Density

Public Hearing, January 22, 2015
Campus Planning Committee Action, January 22, 2015
UO Administration Approval, February 9, 2015

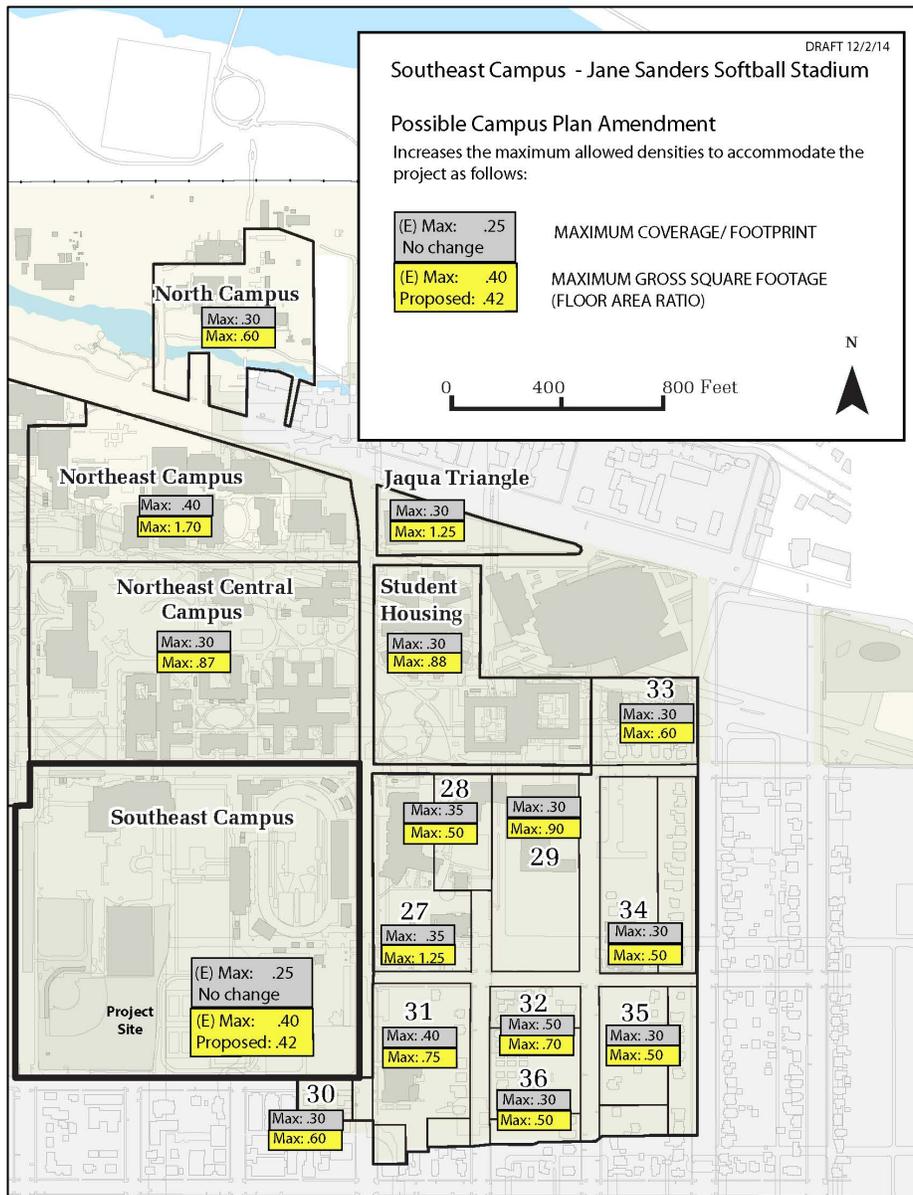
This *Campus Plan* amendment accommodates the Jane Sanders Softball Stadium Project. The amendment changes the maximum allowed density for the affected area (Southeast Campus Design Area).

Proposed Amendment

Campus Plan Policy 3: Densities

Amend the *Campus Plan* Table 2: Design Area Development Densities for (page 37-38) as follows:

Increase the maximum allowed floor area ratio (total allowed gross square feet) from .40 to .42 for the Southeast Campus Design Area.



Background Information

Campus Plan 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 feet (floor area ratio) for each campus design 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 feet 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* is available on the Campus Planning web page: <http://uplan.uoregon.edu/plandoc/plandoc.html> (listed under “Campus Plan”).

Southeast Campus Design Area Densities

The maximum allowed floor area ratio for the Southeast Campus Design Area is .400, which equals 606,138gsf of development. The proposed increase would change the floor area ratio to .420, which would allow 636,445gsf of development (an increase of 30, 307gsf).

Site Selection Process

In 2014, a comprehensive site selection process for the Jane Sanders Stadium Project was conducted. 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 to develop a recommendation to the UO president on the preferred site. The preferred site is in the vicinity of Howe Field, shifted slightly southeast to provide space for a future academic building facing University Street as well as a new open space and mid-block east/west pedestrian pathway. The proposed site 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 Jane Sanders Stadium Project site was approved with the understanding that a *Campus Plan* amendment to increase allowed density would be required (to accommodate the stadium) and that a broader campus-wide assessment of development densities would take place as part of the Campus Physical Framework Vision Project in the upcoming year. In addition, a number of other provisions must be met to reserve space for an academic building, a new open space, and a pedestrian corridor.

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