

# POLICY 3



DENSITIES



## POLICY 3: DENSITIES



### Policy

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 “Policy 11: Patterns” on page 61 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**

### Policy Refinement

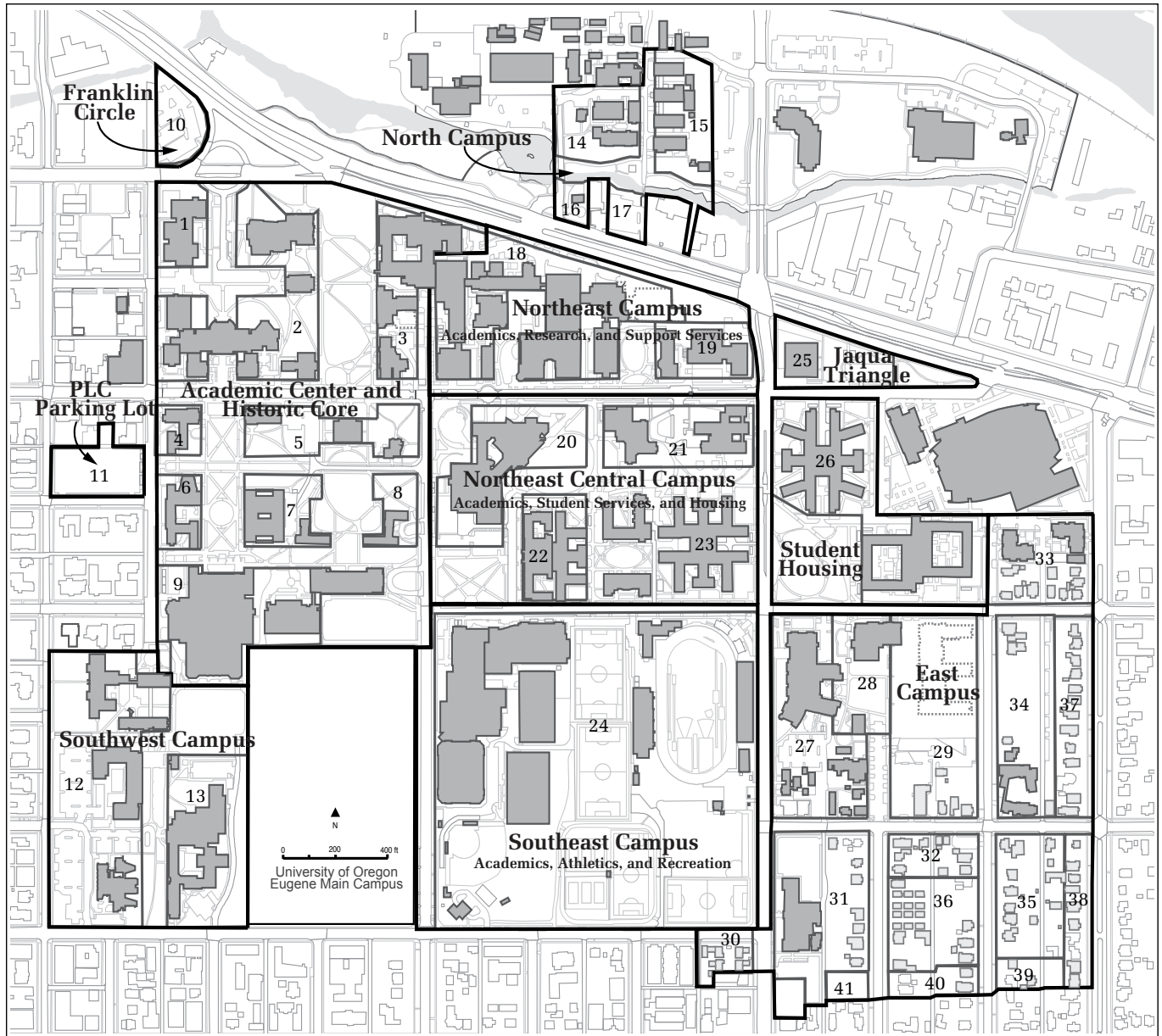
The following policy refinements establish allowed densities.

- (a) The campus is divided into Design Areas (Map 5 on page 36) 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 37). 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: The Design Areas were renamed as part of the 2011 Second Edition (no area boundaries changed). The new names correspond to the old lettering system as follows: Academic Center & Historic Core (A), Franklin Circle (A1), PLC Parking Lot (A2), Southwest Campus (B), North Campus (C), Northeast Campus--Academics, Research & Support Services (D), Northeast Central--Academics, Student Services, & Housing (E), Southeast Campus--Academics, Athletics, & Recreation (F), Student Housing (G), Jaqua Triangle (G1), and East Campus (H).

In addition, sub-areas were renumbered (no area boundaries changed). The new numbers correspond to the old numbers as follows (old numbers are in parentheses): 1 (11), 2 (12), 3 (21), 4 (13), 5 (20), 6 (15), 7 (19), 8 (22), 9 (16), 10 (NA), 11 (NA), 12 (17), 13 (18), 14 (2), 15 (4), 16 (1), 17 (3), 18 (23), 19 (24), 20 (31), 21 (25), 22 (26), 23 (41), 24 (NA), 25 (NA), 26 (42), 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 (total square feet (sf) in design area)	MAX BUILDING FOOTPRINT (sf)		MAX GROSS SQUARE FOOTAGE		2013 AVAILABLE BUILDING FOOTPRINT (see note 3)	2013 AVAILABLE gsf (see note 3)	NOTES
			% coverage allowed	sf (size x %)	floor area ratio	gsf (size x ratio)			
ACADEMICS CENTER and HISTORIC CORE		1,827,250	28% (.28)	511,630	.975	1,781,568	50,183 Desired	283,163 Desired	See note 1.
	1						7,500	30,000	
	2						6,630	9,129	
	3						7,000	30,000	
	4						5,000	15,000	
	5						10,000	50,000	
	6						1,000	5,000	
	7						10,000	40,000	
	8						12,000	45,000	
	9						0	60,000	
FRANKLIN CIRCLE (Parking) FRANKLIN CIRCLE	10	45,113	75% (.75)	33,835	4.00	180,452	33,835	180,452	See note 2.
		45,113	50% (.50)	22,557	2.00	90,226	22,557	90,226	
PLC PARKING LOT (Parking) PLC PARKING LOT	11	59,292	75% (.75)	44,469	4.00	237,168	44,469	237,168	See note 2.
		59,292	50% (.50)	29,646	2.00	118,584	29,646	118,584	
SOUTHWEST CAMPUS		694,055	30% (.30)	208,217	.800	555,244	58,257 Desired	228,763 Desired	See note 1.
	12						24,353	135,019	
	13						40,532	88,106	
NORTH CAMPUS		287,068	30% (.30)	86,120	.600	172,241	31,818 Desired	103,294 Desired	See note 1.
	14						7,000	14,000	
	15						12,500	40,000	
	16						4,000	14,000	
	17						10,000	40,000	
NORTHEAST CAMPUS (ACADEMICS, RESEARCH, and SUPPORT SERVICES)		580,363	41.5% (.415)	240,850	1.70	986,617	6,835 Desired	53,891 Desired	See note 1.
	18						(-16,463)	(53,000)	
	19						23,500	93,000	

Table 2 continued

DESIGN AREA	SUB AREA	SIZE (total square feet (sf) in design area)	MAX BUILDING FOOTPRINT (sf)		MAX GROSS SQUARE FOOTAGE		2013 AVAILABLE BUILDING FOOTPRINT (see note 3)	2013 AVAILABLE gsf (see note 3)	NOTES
			% coverage allowed	sf (size x %)	floor area ratio	gsf (size x ratio)			
<b>NORTHEAST CENTRAL CAMPUS</b>  (ACADEMICS, STUDENT SERVICES, and HOUSING)		1,016,396	30% (.30)	304,919	.870	884,265	30,688 Desired	79,046 Desired	See note 1.
	20						30,000	52,000	
	21						1,951	3,750	
	22						0	12,000	
	23						0	0	
<b>SOUTHEAST CAMPUS</b> (ACADEMICS, ATHLETICS, and RECREATION)	24	1,515,345	25% (.25)	378,836	.400	606,138	74,912	104,947	
<b>JAQUA TRIANGLE</b>	25	100,066	30% (.30)	30,020	1.25	125,083	14,395	80,652	
<b>STUDENT HOUSING</b>	26	418,270	30% (.30)	125,481	.880	368,078	4,948	2,271	
<b>EAST CAMPUS</b>		1,291,771	*	*			113,642	330,745	* EC Note: East Campus sub-areas have maximum allowed densities instead of desired maximums. Refer to the <i>Development Policy for the East Campus Area</i> .
	27	198,581	35% (.35)	1.25					
	28	106,146	35% (.35)	.500					
	29	261,005	30% (.30)	.900					
	30	23,252	30% (.30)	.600					
	31	186,980	40% (.40)	.750					
	32	48,000	50% (.50)	.700					
	33	116,243	30% (.30)	.600					
	34	164,096	30% (.30)	.500					
	35	94,094	30% (.30)	.500					
	36	93,374	30% (.30)	.500					
	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) 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, resulting in a six-level parking structure being a similar height of 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. Available footprint equals the area's allowed footprint minus the existing building footprints according to the 2013-15 *Biennial Capacity Plan*. Available gross square feet equals the area's size times the ratio minus the existing gross square feet 2013-15 *Biennial Capacity Plan*.