

# 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 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

### Principle Refinement

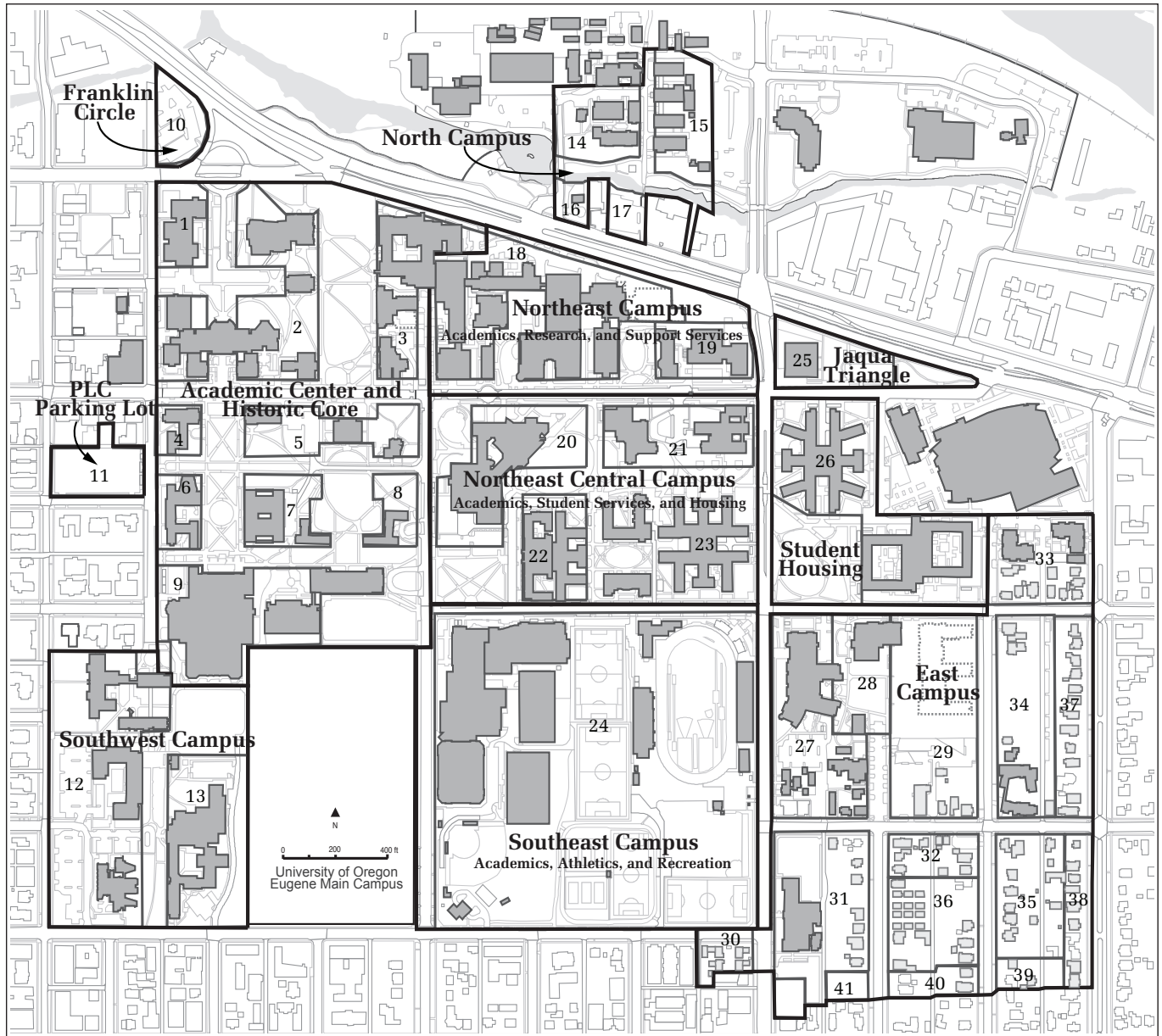
The following principle refinements establish allowed densities.

- (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 Principle for the East Campus Area.

Table 2: Design Area Development Densities

| DESIGN AREA   | SUB AREA | SIZE<br>(total square feet (sf) in design area) | MAX BUILDING FOOTPRINT (sf) |                  | MAX GROSS SQUARE FOOTAGE |                    | 2013 AVAILABLE BUILDING FOOTPRINT<br>(see note 3) | 2013 AVAILABLE gsf<br>(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<br>Desired                                 | 283,163<br>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)<br>FRANKLIN CIRCLE                    | 10       | 45,113<br>45,113                                | 75% (.75)<br>50% (.50)      | 33,835<br>22,557 | 4.00<br>2.00             | 180,452<br>90,226  | 33,835<br>22,557                                  | 180,452<br>90,226                  | See note 2. |
| PLC PARKING LOT (Parking)<br>PLC PARKING LOT                    | 11       | 59,292<br>59,292                                | 75% (.75)<br>50% (.50)      | 44,469<br>29,646 | 4.00<br>2.00             | 237,168<br>118,584 | 44,469<br>29,646                                  | 237,168<br>118,584                 | See note 2. |
| SOUTHWEST CAMPUS  |          | 694,055   | 30% (.30)                   | 208,217          | .800                     | 555,244            | 58,257<br>Desired                                 | 228,763<br>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<br>Desired                                 | 103,294<br>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<br>(ACADEMICS, RESEARCH, and SUPPORT SERVICES) |          | 580,363   | 41.5%<br>(.415)             | 240,850          | 1.70                     | 986,617            | 6,835<br>Desired                                  | 53,891<br>Desired                  | See note 1. |
|   | 18       |   |                             |                  |                          |                    | (-16,463)   | (53,000)                           |             |
|   | 19       |   |                             |                  |                          |                    | 23,500  | 93,000                             |             |

Table 2 continued

| DESIGN AREA  | SUB AREA | SIZE<br>(total square feet (sf) in design area) | MAX BUILDING FOOTPRINT (sf) |                                    | MAX GROSS SQUARE FOOTAGE |                       | 2013 AVAILABLE BUILDING FOOTPRINT<br>(see note 3) | 2013 AVAILABLE gsf<br>(see note 3) | NOTES   |
|--|----------|---|-----------------------------|------------------------------------|--------------------------|-----------------------|---|------------------------------------|---|
|  |          |   | % coverage allowed          | sf<br>(size x %)                   | floor area ratio         | gsf<br>(size x ratio) |   |                                    |   |
| NORTHEAST CENTRAL CAMPUS<br><br>(ACADEMICS, STUDENT SERVICES, and HOUSING) |          | 1,016,396                                       | 30% (.30)                   | 304,919                            | .870                     | 884,265               | 30,688<br>Desired                                 | 79,046<br>Desired                  | See note 1.   |
|  | 20       |   |                             |                                    |                          |                       | 30,000  | 52,000                             |   |
|  | 21       |   |                             |                                    |                          |                       | 1,951   | 3,750                              |   |
|  | 22       |   |                             |                                    |                          |                       | 0   | 12,000                             |   |
|  | 23       |   |                             |                                    |                          |                       | 0   | 0                                  |   |
| SOUTHEAST CAMPUS<br>(ACADEMICS, ATHLETICS, and RECREATION)                 | 24       | 1,515,345                                       | 25% (.25)                   | 378,836                            | .42                      | 606,138               | 74,912  | 104,947                            |   |
| JAQUA TRIANGLE   | 25       | 100,066   | 30% (.30)                   | 30,020                             | 1.25                     | 125,083               | 14,395  | 80,652                             |   |
| STUDENT HOUSING  | 26       | 418,270   | 30% (.30)                   | 125,481                            | .880                     | 368,078               | 4,948   | 2,271                              |   |
| EAST CAMPUS  |          | 1,291,771                                       | *                           | *                                  |                          |                       | 113,642   | 330,745                            | * EC Note:<br>East Campus sub-areas have maximum allowed densities instead of desired maximums. Refer to the Development Policy for the East Campus Area. |
|  | 27       | 198,581   | 35% (.35)                   |                                    | 1.25                     |                       |   |                                    |   |
|  | 28       | 106,146   | 35% (.35)                   |                                    | .500                     |                       |   |                                    |   |
|  | 29       | 261,005   | 38% (.381)                  |                                    | 1.29                     |                       |   |                                    |   |
|  | 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.