

PRINCIPLE 5



REPLACEMENT OF DISPLACED USES

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Principle

All university uses are important to the university. A new use must not benefit at the expense of an existing use.

All plans for new construction (buildings or remodeling projects) shall keep existing uses intact by developing and funding plans for their replacement as described below.

Pattern Summary

(Refer to “Principle 11: Patterns” on page 60 for the complete pattern text.)

- Existing Uses/Replacement

Principle Refinements

- Sufficient funds for accommodating the required replacement shall be included in the budget for the proposed project unless the president specifically agrees in advance to the contrary or unless provisions for these replacement uses are included in a separately authorized project.

Note: If it has been verified that a use is no longer needed by the affected department, replacement is not required.

- In the case of replacing vehicle parking, consideration shall be given to the location of replacement facilities. The replacement spaces should be sited to serve the same general area as the spaces being replaced.
- When considering the location for displaced uses, the lowest-cost option may not be the final solution. All reasonable efforts will be made to find solutions that

result in the best possible outcome for the campus as a whole. Funding from other university sources may be sought to put in place the optimum solution. This is especially true for best-case solutions in which one displaced use in turn displaces another existing use. The cost of these secondary replacements may not be assigned to the project causing the initial displacement if other funding can be found. Resolution of funding for projects that create multiple replacement issues is primarily the responsibility of the vice president(s) to which the units report.

