



# 2021 - 2023 BIENNIAL CAPACITY PLAN



Campus Planning  
Campus Planning Committee  
November 30, 2021



Acknowledgements:

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## Biennial Capacity Plan

As mandated by the University of Oregon’s Campus Plan, every two years, as part of the preparation of the University of Oregon’s capital construction budget proposal, the Biennial Capacity Plan (BCP) is completed to determine the campus’s development capacity and examine the ongoing effectiveness of the Campus Plan. The BCP only evaluates areas within the contiguous approved campus boundaries as shown in the Campus Plan.

As required, the 2021-2023 BCP contains the following information:

- a calculation of the speculative maximum build-out of the campus, including
- identification of program-specific site or alternative sites for each building project proposed for approved construction projects (first biennium (2021-23) funding and previously approved unbuilt projects), and
- identification of sufficient siting opportunities to accommodate proposed developments for remaining capital projects (prioritized for funding in subsequent biennia or identified as needed by a sponsoring unit).

Table 1: Capacity Summary

	SF Coverage (footprint)	GSF (FAR, all floors)
	Building	Building
2021 Total Currently Constructed	2,818,403	7,121,416
Maximum allowed (per Campus Plan)	3,083,203	9,600,147
Remaining capacity (after anticipated expansion)	527,642	2,641,771
Anticipated expansion (Under construction, approved, and prioritized next biennium projects 23-25, including demolitions)	18,842	-106,974
Remaining capacity (after anticipated expansion)	546,484	2,534,797

Note: Speculative expansion is shown on Map 1. There is a gain of 18,842 sf coverage through the demolition of inefficient buildings and construction of more space-efficient buildings.

## Findings

At its November 30, 2021 meeting the Campus Planning Committee reviewed and discussed the 2021-2023 Capital Construction Budget Request and Biennial Capacity Plan (BCP) and provided the following findings and comments:

“The committee reviewed the proposed 2021-2023 Capital Construction Budget Request list of prioritized projects and the 2021-2023 Biennial Capacity Plan findings and unanimously agreed to the following:

- (1) Sufficient land exists, in aggregate, to accommodate approved construction projects.
- (2) Sites meeting the requirements of the Campus Plan are identified for the approved projects.
- (3) In aggregate, sufficient siting opportunities exist for the remaining identified capital projects (prioritized next biennium).
- (4) In the Student Housing Design Area, there is a deficit in available building footprint and gsf because the DeNorval Unthank Jr. Residence Hall (completed in 2021) was approved by the Campus Planning Committee with the understanding that Hamilton Hall would be demolished after completion of phase II of the Housing Transformation Project (Walton Hall replacement). It is assumed that Hamilton Hall will be demolished, after which there will no longer be a deficit.
- (5) In the Southeast Campus Design Area, there is currently no available building footprint or gsf. Additional density needs to be assessed to accommodate potential future needs for academic, recreational, and athletic uses.
- (6) Many of the design areas do not have the capacity for building opportunities that were identified in the Framework Vision Project (FVP), therefore, additional density should be comprehensively assessed for these areas. For example:
  - a. Multiple sub-areas in the East Campus Design Area do not have enough capacity for potential future institutional and student housing needs, as identified in the Framework Vision Project. Therefore, additional density should be comprehensively assessed for the entire design area.
  - b. The Northeast Campus Design Area does not have enough capacity to replace aging lower-scale buildings with inefficient footprints, such as Onyx Bridge and Columbia Hall, with more space-efficient well-placed buildings to meet potential future needs and enhance the open space framework.

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		2021 AVAILABLE BUILDING FOOTPRINT  (see notes 1, 3)	2021 AVAILABLE gsf  (see notes 1, 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	30,965	202,431	
							<b>Desired</b>	<b>Desired</b>	
	1						7,500	30,000	
	2						6,630	9,129	
	3						7,000	30,000	
	4						5,000	15,000	
	5						0	0	
	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	51,494	218,269	
							<b>Desired</b>	<b>Desired</b>	
	12						24,353	135,019	
	13						33,769	77,612	
MILLRACE		2,093,000	22% (.22)	450,000	.83	1,700,000	--	--	See note 6.
WILLAMETTE		1,860,000	4% (.04)	68,600	.11	199,800	--	--	See note 6.
NORTHEAST CAMPUS  (ACADEMICS, RESEARCH, and SUPPORT SERVICES)		580,363	41.5% (.415)	240,850	1.70	986,617	1,243	9,996	
							<b>Desired</b>	<b>Desired</b>	
	18						0	0	
	19						23,500	93,000	

NOTE: Available footprint equals the area's size times the ratio minus the existing building footprints. Available gross square feet equals the area's size times the ratio minus the existing gross square feet.

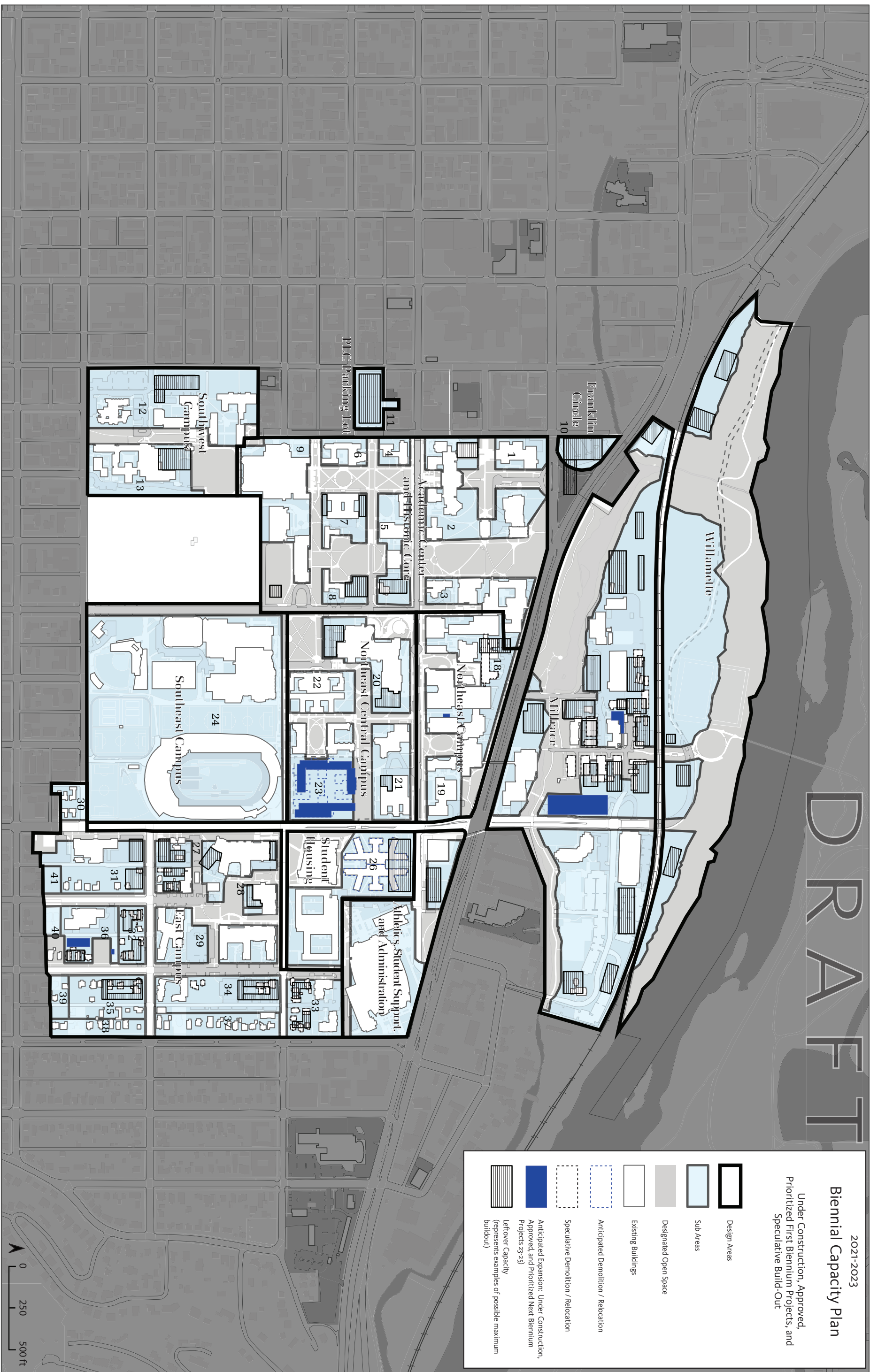
Table 2: Design Area Development Densities (cont.)

DESIGN AREA	SUB AREA	SIZE  (total square feet (sf) in design area)	MAX BUILDING FOOTPRINT (sf)		MAX GROSS SQUARE FOOTAGE		2021 AVAILABLE BUILDING FOOTPRINT  (see notes 1, 3)	2021 AVAILABLE gsf  (see notes 1, 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	33% (.33)	335,411	1.13	1,148,527	45,798	147,784	
							<b>Desired</b>	<b>Desired</b>	
	20						---	---	
	21						---	---	
	22						---	---	
	23						---	---	
<b>SOUTHEAST CAMPUS</b> (ACADEMICS, ATHLETICS, and RECREATION)	24	1,515,345	25% (.25)	378,836	.42	606,138	0	0	See note 4.
<b>ATHLETICS, STUDENT SUPPORT, &amp; ADMINISTRATION</b>	-	514,434	39% (.39)	198,300	1.20	612,800	14,395	80,652	
<b>STUDENT HOUSING</b>	26	418,270	36% (.36)	150,577	1.24	518,655	(-38,098)	(-70,124)	See note 5.
<b>EAST CAMPUS</b>		1,291,771	*	462,478	*	1,073,178	133,768	405,240	(Sub-areas 27-36). See note 7.
	27	198,581	35% (.35)	69,503	1.25	248,226			
	28	106,146	35% (.35)	37,151	.500	53,073			
	29	261,005	38% (.381)	99,443	1.29	336,697			
	30	23,252	30% (.30)	6,976	.600	13,951			
	31	186,980	40% (.40)	74,792	.750	140,235			
	32	48,000	50% (.50)	24,000	.700	33,600			
	33	116,243	30% (.30)	34,873	.600	69,746			
	34	164,096	30% (.30)	49,229	.500	82,048			
	35	94,094	30% (.30)	28,228	.500	47,047			
	36	93,374	41% (.41)	38,283	.52	48,555			
	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) and the Campus Physical Framework Vision Project (FVP) 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 to 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 2021-23 *Biennial Capacity Plan*. Available gross square feet equals the area's size times the ratio minus the existing gross square feet 2021-23 *Biennial Capacity Plan*.
4. There is currently no available building footprint or gsf in the Southeast Campus Design Area. Additional density needs to be assessed.
5. There is a deficit in available building footprint and gsf in the Student Housing Design Area because the DeNorval Unthank Jr. Residence Hall, completed in 2021, was approved by the Campus Planning Committee with the understanding that Hamilton Hall would be demolished after completion of phase II of the Housing Transformation Project (Walton Hall replacement).
6. The Willamette and Millrace Design Areas are regulated by the North Campus Conditional Use Permit (CUP). For more detail about maximum densities in these design areas, refer to the North Campus CUP.
7. East Campus sub-areas have maximum allowed densities instead of desired maximums. Refer to the *Development Policy for the East Campus Area*.

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**2021-2023**  
**Biennial Capacity Plan**

Under Construction, Approved, Prioritized First Biennium Projects, and Speculative Build-Out

- Design Areas
- Sub Areas
- Designated Open Space
- Existing Buildings
- Anticipated Demolition / Relocation
- Speculative Demolition / Relocation
- Anticipated Expansion: Under Construction, Approved, and Prioritized Next Biennium Projects (23-25)
- Leftover Capacity (represents examples of possible maximum buildout)

Table 3: Under Construction, Approved, and Prioritized First Biennium Projects (2021-23)

Design Area	Sub Area	EXISTING				FUTURE					
		2021 Total Currently Constructed		Maximum allowed		Remaining capacity		Anticipated expansion (Under Construction, Approved, and Prioritized Next Biennium Projects 23-25)		Remaining capacity (after anticipated expansion)	
		SF (Coverage)	GSF (FAR)	SF (Coverage)	GSF (FAR)	SF (Coverage)	GSF (FAR)	SF (Coverage)	GSF (FAR)	SF (Coverage)	GSF (FAR)
Academic Center and Historic Core		480,665	1,579,137	511,630	1,781,568	30,965	202,431	0	0	30,965	202,431
Franklin Circle		0	0	33,835	180,452	33,835	180,452	0	0	33,835	180,452
Prince Lucien Campbell (PLC)		0	0	44,469	237,168	44,469	237,168	0	0	44,469	237,168
Southwest Campus		156,723	336,975	208,217	555,244	51,494	218,269	0	0	51,494	218,269
Northeast Campus: Academics, Research, and Support Services		239,607	976,621	240,850	986,617	1,243	9,996	-350	-1,400	893	8,596
Huestis Deferred Maintenance (Elevator Tower)	18							-350	-1,400		
Northeast Central Campus: Academics, Student Services, and Housing		291,549	867,564	335,411	1,148,527	43,862	280,963	1,936	-133,179	45,798	147,784
Phase 2 Residence Hall Complex, Building B	23							-31,079	-163,432		
Phase 2 Residence Hall Complex, Building C	23							-27,675	-137,820		
Walton Hall Complex - North Demolition	23							30,357	83,342		
Walton Hall Complex - South Demolition	23							30,333	84,731		
Southeast Campus: Academics, Athletics, and Recreation		641,678	769,178	378,836	606,138	0	0	0	0	0	0
Athletics, Student Support, & Administration		183,895	532,179	198,300	612,800	14,405	80,621	0	0	14,405	80,621
Student Housing		188,675	588,779	150,577	518,655	-38,098	-70,124	65,256	215,605	27,158	145,481
Hamilton Hall Complex - West Demolition	26							32,080	107,305		
Hamilton Hall Complex - East Demolition	26							33,176	108,300		
East Campus, sub-areas 27-36		328,468	667,458	462,478	1,073,178	134,010	405,720	-5,000	-5,000	129,010	400,720
sub area 27	27	27,639	37,014	69,503	248,226	41,864	211,212	0	0	41,864	211,212
sub area 28	28	29,522	45,623	37,151	53,073	7,629	7,450	0	0	7,629	7,450
sub area 29	29	95,940	345,363	99,443	336,697	3,503	-8,666	0	0	3,503	-8,666
sub area 30	30	6,139	13,128	6,976	13,951	837	823	0	0	837	823
sub area 31	31	41,869	61,301	74,792	140,235	32,923	78,934	0	0	32,923	78,934
sub area 32	32	11,407	12,339	24,000	33,600	12,593	21,261	0	0	12,593	21,261
sub area 33	33	35,481	62,537	34,873	69,746	-608	7,209	0	0	-608	7,209
sub area 34	34	31,123	34,690	49,229	82,048	18,106	47,358	0	0	18,106	47,358
sub area 35	35	16,150	16,939	28,228	47,047	12,078	30,108	0	0	12,078	30,108
sub area 36	36	33,198	38,524	38,283	48,555	5,085	10,031	-5,000	-5,000	85	5,031
Housing Storage Facility	36							-5,000	-5,000		
sub area 37 (See East Campus Dev. Policy)											
Willamette		0	0	68,600	199,800	68,600	199,800	0	0	68,600	199,800
Millrace		307,143	803,525	450,000	1,700,000	142,857	896,475	-43,000	-183,000	99,857	713,475
TESTP Addition to Chilled Water Plant								-8,000	-8,000		
KCASI Phase 2								-35,000	-175,000		
Total		2,818,403	7,121,416	3,083,203	9,600,147	527,642	2,641,771	18,842	-106,974	546,484	2,534,797