Meeting Objectives

Introduce proposed Campus Plan amendments:

- Amendment Process
- Proposed Amendments
- Discussion
- Action
Proposed Campus Plan Amendments

Franklin Circle Design Area

Southeast Campus Design Area
CPC Meeting 1
4-29-2022
Introduction & Discussion

CPC Meeting 2
6-07-2022
Public Hearing

CPC Meeting 3
6-24-2022
Review draft final proposal and take action

Key Department Feedback
The amendment will include university land within the Southeast Campus Design Area.
Southeast Campus Design Area

Summary of Proposed *Campus Plan* Amendments

*Campus Plan Principle 2*: Open-Space Framework

*Campus Plan Principle 3*: Densities

Campus Plan Principle 12: Design Areas
Campus Plan Principle 2: Open-Space Framework

Amend the Campus Plan Map 4: Pathways to incorporate the new pathway as shown in orange on the map.
**Proposed Campus Plan Amendments**
June 24, 2022

**Principle 12 – Design Area Special Conditions**

Organized by Design Areas

- Area-wide space-use comments
- Campus Edges

**Designated Open Space Design Area Special Conditions**

- Current Use
- Form
- Pathways/Gateways
- Trees/Landscape
- Opportunities and Constraints

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**Principle 12 Amendments – Tracked Changes**

**Design Area: Southeast Campus (Academics, Athletics, and Recreation)**

This large “superblock” includes buildings, fields, stadiums and other outdoor spaces dedicated primarily to instructional and recreational athletics as well as competitive and training activities for intercollegiate athletics. The outdoor fields, located at the center of this superblock between Hayward Field and the Student Recreation Center, are used as Outdoor Classrooms and recreation/athletics space.

**Area-wide Space Use Comments**

The large open spaces situated within this area are required to meet the demand of instructional programs, as well as the recreational needs of students. These open spaces serve as Outdoor Classrooms and are essential university resources to be maintained in a way that maximizes their benefit to the university community as a whole. They should not be considered as available building sites simply because they are open spaces. New buildings or the expansion of existing buildings in this area are to be sited in ways that preserve field spaces of suitable size and shape. In addition, the north-south pedestrian and bicycle pathway from 13th Avenue to 18th Avenue, and the east-west midblock pedestrian pathway from Agate Street to University Street, should be preserved. The pathway character is less formal, in keeping with the adjacent recreational fields. The area will include some academic uses with the redeveloped McArthur Court. Refer to the Framework Vision Project (FVP) and the University Street Feasibility Study (USFS) for additional information about the potential expansion of the open-space framework in the Ensigner Hall and Mac Court areas with academic/support structures and consideration of a new underground parking garage that it shares in common function.

**Campus Edge: 18th Avenue**

The 18th Avenue edge is adjacent to a high-density residential area with public vehicular access. The street is classified as a minor arterial. Development along the 18th Avenue edge is highly visible to the public. The open character of this edge allows unobstructed views of active recreation and athletic fields, a positive and unique image for campus. Every opportunity should be taken to improve the visual qualities of this area, maintaining the majority of open views of the recreation and athletic fields. It is unlikely that development of buildings will occur along 18th Avenue because it is reserved for outdoor athletic and recreational uses with the exception of the Outdoor Program Trip Facility and its possible replacement with a larger academic/support structure (referring to the Framework Vision Project (FVP) for the University Avenue portion of this area, page 15, noting in particular the pathway within the Emerald Axis, which continues through this Design Area.)

**13TH AVENUE AXIS: UNIVERSITY STREET TO AGATE STREET**

(See description in the Northwest Central Campus—Academics, Student Services, and Housing—Design Area page 15, noting in particular the pathway within the Emerald Axis, which continues through this Design Area.)

**UNIVERSITY STREET AXIS: 15TH AVENUE TO 18TH AVENUE**

(See description in the Academic Center and Historic Core Design Area for the Lawrence Hall to 15th Avenue portion of this axis, page 15.)

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Current Use

The portion of the University Street Axis from 15th to 18th Avenues is used by cars, bikes, and pedestrians. It is also used heavily for car parking. The parking is especially useful to users of the Student Recreation Center on 15th Avenue.
FVP key recommendations for the area (prior to new Hayward Field construction)

- Replace low-density or obsolete building sites to define open space and improve capacity
- Recommend density increase to accommodate future needs

The FVP is a resource to the Campus Plan providing greater specificity to inform decisions to accommodate growth and change while enhancing the campus’s beauty, legacy, and functionality.
Principle 3 - Densities

Maximum Coverage

Coverage (%) = Total Building Footprint (SF)/ Design Area (SF)

The Campus Plan allows a range of maximum building coverages on campus.
Southeast Campus Design Area Development Densities – Coverage

- Current Allowed: 25% (about 378,836sf of total building footprint)
- Existing (current buildings): 42% (about 641,678 sf of total building footprint)
- Proposed Allowed: Approx. 44% (about 667,077sf of total building footprint, with 25,399 sf available)
Floor Area Ratio

Floor Area Ratio = Total GSF / Design Area

GSF = Building Footprint x Stories
Design Areas

Southeast Campus Design Area Development

Densities – Floor Area Ratio

- Current Allowed: 0.42 FAR
- Existing (current buildings): 0.50 FAR
- Proposed Allowed: Approx. 0.81 FAR (about 1,220,353 GSF of development, with 451,175 available)
Southeast Campus Design Area Generic Buildings as shown in the FVP:

<table>
<thead>
<tr>
<th>Building</th>
<th>Coverage (sf)</th>
<th>GSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>47,100</td>
<td>188,400</td>
</tr>
<tr>
<td>2</td>
<td>36,800</td>
<td>184,000</td>
</tr>
<tr>
<td>3</td>
<td>23,500</td>
<td>47,000</td>
</tr>
<tr>
<td>4</td>
<td>62,200</td>
<td>186,600</td>
</tr>
<tr>
<td>5</td>
<td>17,000</td>
<td>68,000</td>
</tr>
<tr>
<td>TOTAL</td>
<td>186,600 sf</td>
<td>674,000 GSF</td>
</tr>
</tbody>
</table>
Southeast Campus Design Area Density History

- Coverage (sf)
  - prior to 2020 Hayward Renovation
  - existing allowable density in Campus Plan
  - after 2020 Hayward Renovation
- GSF
  - allowable density after proposed Campus Plan amendment
### Principle 3 – Densities: Density Table

Amend the *Campus Plan Table 2: Design Area Development Densities*, Design Area by updating the Southeast Campus Design Area (page 52), including the maximum allowed coverage (building footprint), and the maximum allowed floor area ratio (total gross square feet), as shown in orange in the density table.

<table>
<thead>
<tr>
<th>SUB AREA</th>
<th>SIZE (total square feet (sf) in design area)</th>
<th>% coverage allowed</th>
<th>SF building footprint (size x ratio)</th>
<th>MAX GROSS SQUARE FOOTAGE (size x ratio)</th>
<th>2021 AVAILABLE BUILDING FOOTPRINT (see notes 1, 3)</th>
<th>2021 AVAILABLE gsf (see notes 1, 3)</th>
<th>NOTES</th>
</tr>
</thead>
</table>
| Southeast | 1,619,945 | 14% (44) | 697,977 | 0.81 | 1,220,333 | 23,194 | 451,175 |}

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Header: Proposed Campus Plan Amendments
June 24, 2022
The amendment will include university land southeast of the existing Franklin Circle Design Area.
Summary of Proposed *Campus Plan* Amendments

*Campus Plan Principle 2*: Open-Space Framework

*Campus Plan Principle 3*: Densities

*Campus Plan Principle 12*: Design Areas
Campus Plan Principle 2: Open-Space Framework

Amend the Campus Plan Map 4: Pathways to incorporate the new pathway as shown in orange on the map.
Organized by Design Areas

- Area-wide space-use comments
- Campus Edges

Designated Open Space Design Area Special Conditions

- Current Use
- Form
- Pathways/Gateways
- Trees/Landscape
- Opportunities and Constraints

### Principle 12 – Design Area Special Conditions

#### Design Area: Franklin Circle Triangle

The size of the Design Area is 46,515 square feet. No Designated Open Spaces exist within the area boundaries.

**Current Use**

This area currently is used for parking.

**Form**

Separated from the main campus by 11th Avenue, the space gets its form from 11th Avenues, Franklin Boulevard, and Kincard Street. The area is clearly visible to the general public.

**Pathways/Gateways**

Because this area is separated from the campus by 11th Avenue, new development should be limited to uses that do not encourage frequent crossings of that street (for example, avoid facilities designed for fifty-minute class sessions). Because it is very visible from Franklin Boulevard, a major route to the campus, it has the potential to give first impression of the campus and could become a gateway.

**Opportunities and Constraints**

Every opportunity should be taken to improve the visual qualities of this area. It is a good site for a parking structure because of its proximity to major automobile routes, its proximity to a great number of campus uses, and the possibility of developing parking at this site cooperatively with Northwest Christian University. Structured parking on the site should include the possibility of adding non-parking uses to the ground level of the structure. Because of its very visible nature on an important route to the campus, a parking structure on this site would need to be designed in an attractive way using brick and other materials typical to the campus.
Key FVP recommendations for the area

- Increase density
- Need clear strong pedestrian connection across 11th Avenue to campus
- Take opportunity to improve pedestrian connection across 11th Ave
- Take opportunity to shift auto circulation to improve multi-modal circulation (will need coordination with City)
FVP Proposed Building Scenarios

Franklin Circle Design Area Development Densities – Coverage

- Current Allowed: 50 - 75%
- Existing (0 current buildings): 0%
- Proposed Allowed: Approx. 50% (about 49,000sf of total building footprint, with 49,000sf available: 29,900sf for a parking structure, and 19,100sf for a non-parking structure)
### Franklin Circle Design Area Development Densities – Floor Area Ratio

- **Current Allowed:** 2.00 – 4.00 FAR
- **Existing (0 current buildings):** 0 FAR
- **Proposed Allowed:** Approx. 2.61 FAR (about 255,800 GSF of development, with 255,800 GSF available: 179,400 GSF for a parking structure, and 76,400 GSF for a non-parking structure.)
Campus Plan Principle 3: Densities

Amend the Campus Plan Table 2: Design Area Development Densities, Design Area by removing the Franklin Circle Design Area (page 51) and replacing it with the new Franklin Triangle Design Area. Establish a new density for the new Franklin Triangle Design Area, including the maximum allowed coverage (building footprint), the maximum allowed floor area ratio (total gross square feet), and the Design Area size (sf), as shown in orange in the density table.
Proposed Campus Plan Amendment Process Diagram

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4-29-2022
Introduction & Discussion

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Review draft final proposal and take action

Key Department Feedback
END