

2006 - 2007 BIENNIAL CAPACITY PLAN



University Planning Office
Campus Planning Committee
May 11, 2006



Acknowledgements:

University Planning Office

Chris Ramey - Director and Architect
Catherine Soutar - Planning Associate/Space Analyst
Shawn Peterson - Planning Analyst
Megan McKinnie - Planning Assistant
Andrea Matthews - Planning Assistant

InfoGraphics Laboratory

James Meacham - Director
Ken Kato - Coordination

And a special thanks to the University Planning Office staff



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EXECUTIVE SUMMARY

As mandated by the University of Oregon's 2005 *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*.

As required, the 2006-2007 *BCP* contains the following information:

- **identification of a program-specific site or alternative sites for each building project proposed for first (2007-2009) biennium funding (refer to Map 1: Campus Development Opportunities),**
- **identification of sufficient siting opportunities to accommodate proposed developments for building projects either proposed for funding in subsequent biennia or identified as needed by a sponsoring unit (refer to Map 2: Future Speculative Build-Out), and**
- **a calculation of the speculative maximum build-out of the campus including all identified projects (bullet points above) and buildings representing the maximum density**

Calculation:	Coverage		FAR	
	Parking	Building	Parking	Building
Previously approved, unbuilt projects (2001-3, 2003-5, and 2005-7 biennia)	109,343	94,343	520,065	383,065
Identified projects (2007-9 and post-2009 biennia)	167,032	167,032	517,840	517,840
Maximum density future project possibilities	302,808	261,228	1,107,799	906,225
Total	579,183	522,603	2,145,704	1,807,130
Maximum development capacity	678,357	627,240	2,333,797	1,999,905

The Campus Planning Committee met on May 11, 2006 to review the findings outlined in the *BCP* Executive Summary and agreed unanimously that, with regard to the relevant *Campus Plan* policies and patterns:

- (1) **sites meeting the requirements of the Campus Plan are identified for the first-biennium projects, and**
- (2) **in the aggregate, sufficient siting opportunities exist for the remaining identified capital projects.**

The committee's comments are provided with the understanding that the CPC will have an opportunity to review the proposed projects at a future date to ensure that all Campus Plan patterns and policies are met.



DESIGN AREA	SUB-AREA	NAME	SIZE (total square feet (sf) in design area)	MAX COVERAGE RATIO (allowed sf = ratio x size)	MAX FLOOR AREA RATIO (allowed gsf = ratio x size)	2006 AVAILABLE BUILDING FOOTPRINT (refer to note 2)	2006 AVAILABLE gsf (refer to note 2)	NOTES
A		HISTORIC and ACADEMIC CORE						
			1,827,250	.280	.975	67,958	309,300	
						Desired	Desired	
	11					7,500	30,000	
	12					15,000	30,000	
	13					5,000	15,000	
	15					2,000	14,000	
	16					0	60,000	
	19					7,000	28,000	
	20					10,000	50,000	
	21					9,000	36,000	
22					12,000	45,000		
A1		FRANKLIN CIRCLE (Parking)	45,113	.750	4.00	33,835	180,452	Refer to Note 1
		FRANKLIN CIRCLE	45,113	.500	2.00	22,557	90,226	
A2		PLC PARKING LOT (Parking)	59,292	.750	4.00	44,469	237,168	Refer to Note 1
		PLC PARKING LOT	59,292	.500	2.00	29,646	118,584	
B		SOUTHWEST CAMPUS	694,055	.300	.800	103,396	365,966	
						Desired	Desired	
	17					38,000	240,000	
	18					62,000	120,000	
C		NORTH CAMPUS	287,068	.300	.600	37,532	109,869	
						Desired	Desired	
	1					4,000	14,000	
	2					7,000	14,000	
	3					10,000	40,000	
	4					12,500	40,000	

DESIGN AREA	SUB-AREA	NAME	SIZE (total square feet (sf) in design area)	MAX COVERAGE RATIO (allowed sf = ratio x size)	MAX FLOOR AREA RATIO (allowed gsf = ratio x size)	2006 AVAILABLE BUILDING FOOTPRINT (refer to note 2)	2006 AVAILABLE gsf (refer to note 2)	NOTES
D		SCIENCES and OREGON HALL	580,363	.400	1.70	31,628	164,728	
						Desired	Desired	
	23					2,000	21,500	
	24					25,000	119,000	
E		STUDENT SERVICES & ACADEMICS	1,016,396	.300	.870	46,887	85,389	
						Desired	Desired	
	25					9,000	15,000	
	26					0	12,000	
	31					30,000	52,000	
	41					0	0	
F		ATHLETICS and RECREATION	1,515,345	.250	.400	64,077	110,386	
G		STUDENT RESIDENCE HALLS	418,270	.300	.880	5,545	(2,796)	
G1		FRANKLIN TRIANGLE (Parking)	100,066	.550	2.50	55,036	250,165	Refer to Note 1
		FRANKLIN TRIANGLE	100,066	.300	1.25	30,020	125,083	
H		EAST CAMPUS	1,291,771	*	*	187,994	523,170	
	43		23,252	.300	.600			
	51		116,243	.300	.600			
	52		164,096	.300	.500			
	53		94,094	.300	.500			
	54		93,374	.300	.500			
	71		106,146	.350	.500			
	72		261,005	.300	.900			
	73		198,581	.350	1.25			
	74		186,980	.400	.750			
	75		48,000	.500	.700			

NOTES:

1. 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.
2. 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.

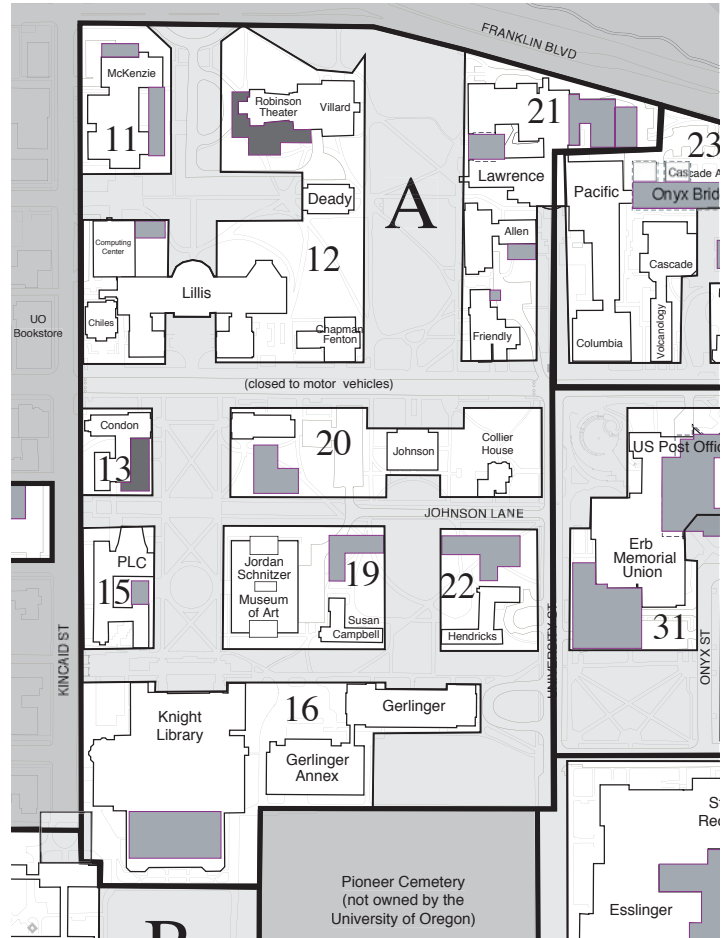
Design Area: **A**
 Location: **Historic and Academic Core**
 Area Detail(s): 11, 12, 13, 15, 16, 19, 20, 21, 22
 Site Area (in sf.): 1,827,250
 Zoning: Public Land (PL) and Historic (H)

Other Restrictions:
 City of Eugene, City Historic Landmark:
Collier House and Grounds
 National Register of Historic Places:
Deady Hall, Gerlinger Hall, Gerlinger Field, Hendricks Hall, Johnson Hall, J. Schnitzer Museum of Art, Knight Library, Memorial Quadrangle, Susan Campbell Hall, Villard Hall, Women's Memorial Quadrangle

Designated Open Space(s):
Dads' Gates Axis, Deady Hall Walk Axis, Gerlinger Entrance Green, Gerlinger Field Green, Johnson Lane Axis, Kincaid Green, Knight Library Axis, Memorial Quadrangle, Old Campus Quadrangle, Pioneer Axis, University Street Axis, Villard Hall Green, 13th Avenue Axis

Land Use:
 administrative offices, classrooms, studios, library, museum, theater, performance plaza, outdoor recreation, instructional fields, parking

Allowable Density:
 maximum coverage 0.280
 maximum FAR 0.975



Summary	Capacity		Proposed Development	
	Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:	443,672	1,472,269		
maximum allowed	511,630	1,781,569		
remaining capacity	67,958	309,300		
proposed expansion			63,000	281,150
unassigned			4,958	28,150

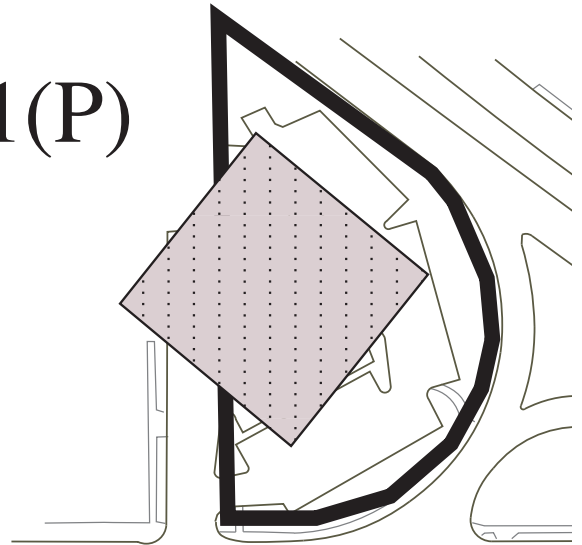
Area Detail 11		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		24,813	82,797		
	McKenzie Hall expansion			7,500	7,500
	unassigned			0	22,500
maximum desired expansion:		7,500	30,000		
maximum desired capacity:		32,313	112,797		
Site Area (in sf): 55,045					
Area Detail 12		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		98,395	315,992		
	Theater Complex expansion			10,700	23,650
	Computing Center addition			3,000	6,000
	unassigned			1,300	350
maximum desired expansion:		15,000	30,000		
maximum desired capacity:		113,395	345,992		
Site Area (in sf): 260,009					
Area Detail 13		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		13,474	42,269		
	Condon Hall expansion			5,000	15,000
	unassigned			0	0
maximum desired expansion:		5,000	15,000		
maximum desired capacity:		18,474	57,269		
Site Area (in sf): 29,979					

Area Detail 15		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		20,968	108,887		
	Prince Lucien Campbell exp.			2,000	14,000
	unassigned			0	0
maximum desired expansion:		2,000	14,000		
maximum desired capacity:		22,968	122,887		
Site Area (in sf): 43,949					
Area Detail 16		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		152,418	515,379		
	Knight Library vertical add.			0	60,000
	unassigned			0	0
maximum desired expansion:		0	60,000		
maximum desired capacity:		152,418	575,379		
Site Area (in sf): 252,475					
Area Detail 19		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		29,800	84,747		
	new academic building			6,500	26,000
	unassigned			500	2,000
maximum desired expansion:		7,000	28,000		
maximum desired capacity:		36,800	112,747		
Site Area (in sf): 90,133					

Area Detail 20		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		18,785	63,112		
	new academic building			10,000	50,000
	unassigned			0	0
maximum desired expansion:		10,000	50,000		
maximum desired capacity:		28,785	113,112		
Site Area (in sf): 105,271					
Area Detail 21		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		76,506	232,665		
	Allen Hall addition			2,000	6,000
	Friendly Hall addition			500	2,000
	Lawrence Hall expansion			5,800	26,000
	unassigned			700	2,000
maximum desired expansion:		9,000	36,000		
maximum desired capacity:		85,506	268,665		
Site Area (in sf): 154,055					
Area Detail 22		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		8,513	26,421		
	Psychology Facility			10,000	45,000
	unassigned			2,000	0
maximum desired expansion:		12,000	45,000		
maximum desired capacity:		20,513	71,421		
Site Area (in sf): 53,554					

Design Area: **A1(P)**
 Location: **Franklin Circle**
 Area Detail(s): 10
 Site Area (in sf.): 45,113
 Zoning: Public Land (PL)

A1(P)



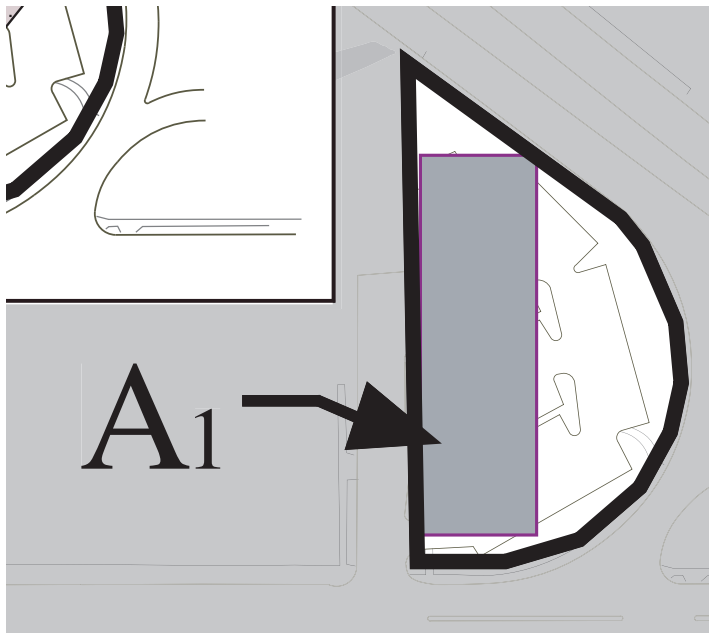
Other Restrictions:
 None

Designated Open Space(s):
 None

Land Use:
 Parking

Allowable Density (for parking structure use):
 maximum coverage 0.750
 maximum FAR 4.000

Summary	Capacity		Proposed Development	
	Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:	0	0		
maximum allowed	33,835	180,452		
capacity	33,835	180,452		
proposed parking structure			25,000	150,000
unassigned			8,835	30,452



Design Area: **A1**
 Location: **Franklin Circle**
 Area Detail(s): 10
 Site Area (in sf.): 45,113
 Zoning: Public Land (PL)

Other Restrictions: None
 Designated Open Space(s): None
 Land Use: Parking

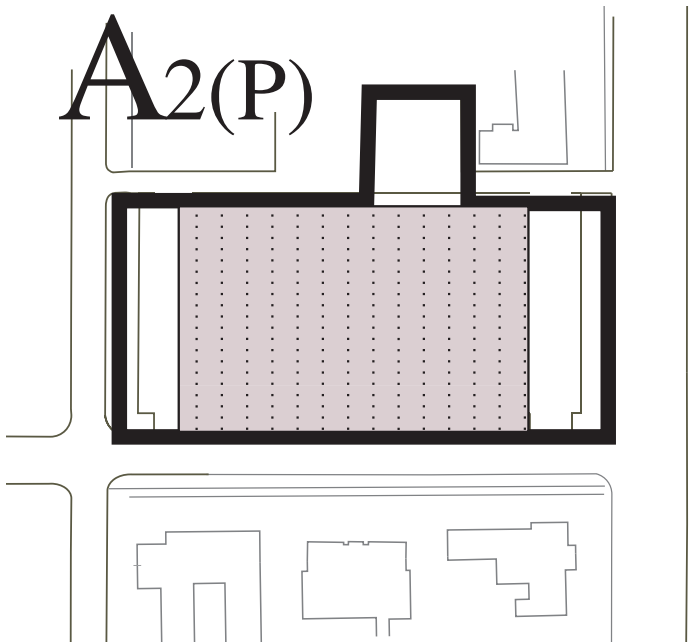
Allowable Density (for building use):
 maximum coverage 0.500
 maximum FAR 2.000

Summary	Capacity		Proposed Development	
	Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:	0	0		
maximum allowed	22,557	90,226		
capacity	22,557	90,226		
proposed building			22,000	88,000
unassigned			557	2,226

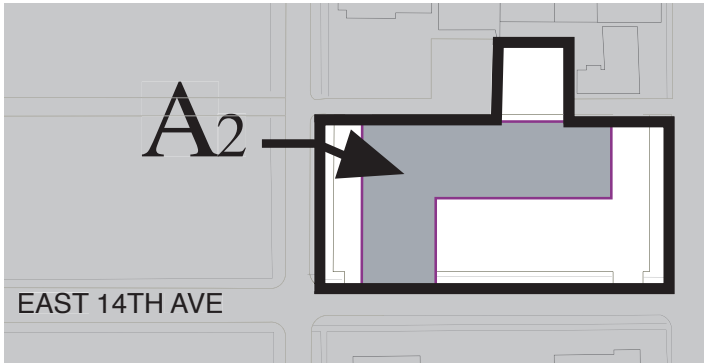
Design Area: **A2(P)**
 Location: **Prince Lucien Campbell
 Parking Lot**
 Area Detail(s): 14
 Site Area (in sf.): 59,292
 Zoning: Public Land (PL)

Other Restrictions: None
 Designated Open Space(s): None
 Land Use: Parking

Allowable Density (for parking structure use):
 maximum coverage 0.750
 maximum FAR 4.000



Summary	Capacity		Proposed Development	
	Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:	0	0		
maximum allowed	44,469	237,168		
capacity	44,469	237,168		
proposed parking structure			40,000	237,000
unassigned			4,469	168



Design Area: **A2**
 Location: **Prince Lucien Campbell Parking Lot**
 Area Detail(s): 14
 Site Area (in sf.): 59,292
 Zoning: Public Land (PL)

Other Restrictions: None
 Designated Open Space(s): None
 Land Use: Parking

Allowable Density (for building use):
 maximum coverage 0.500
 maximum FAR 2.000

Summary	Capacity		Proposed Development	
	Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:	0	0		
maximum allowed	29,646	118,584		
capacity	29,646	118,584		
proposed building			25,000	100,000
unassigned			4,646	18,584

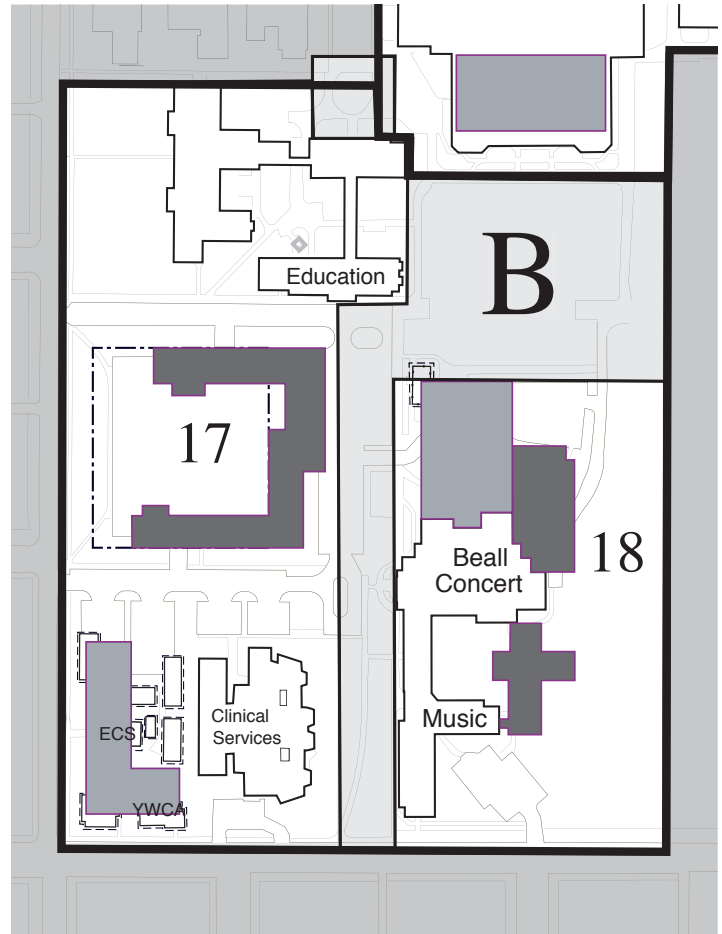
Design Area: **B**
 Location: **Southwest Campus**
 Area Detail(s): 17, 18
 Site Area (in sf.): 694,055
 Zoning: Public Land (PL)

Other Restrictions:
 University Planning Office:
Southwest Campus Study: Part 1

Designated Open Space(s):
Southwest Campus Axis
Southwest Campus Green
Kincaid Green

Land Use:
 classrooms
 concert hall
 marching band practice fields
 parking

Allowable Density:
 maximum coverage 0.300
 maximum FAR 0.800



Summary	Capacity		Proposed Development	
	Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:	104,821	189,278		
maximum allowed	208,217	555,244		
remaining capacity	103,396	365,966		
proposed expansion			98,758	351,235
unassigned			4,638	14,731

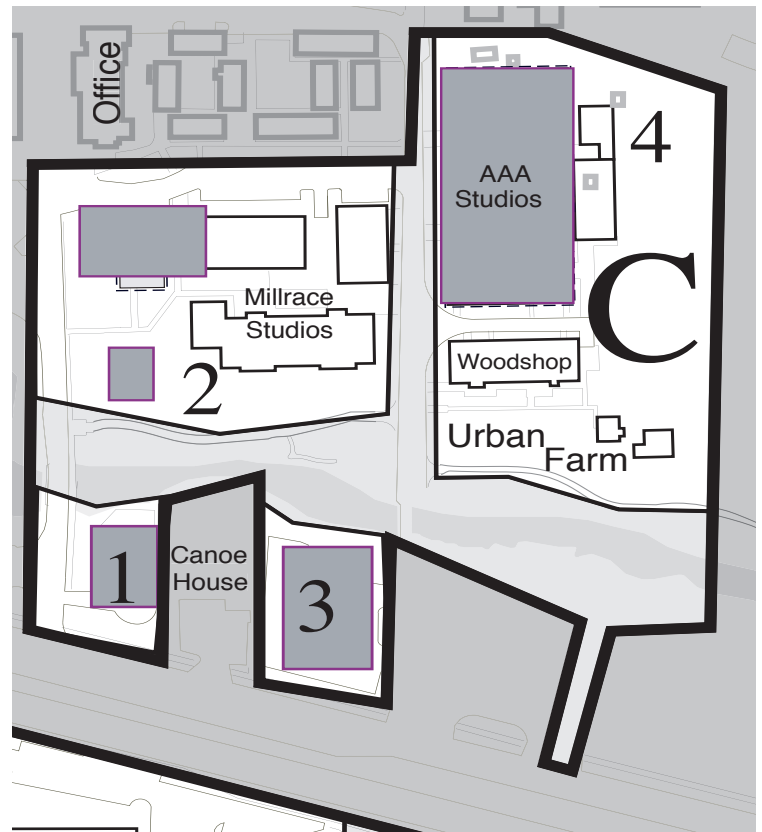
Area Detail 17		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		69,198	119,373		
	new Education building			31,331	188,930
	existing structures removal			(11,303)	(17,697)
	new building			17,500	65,000
	unassigned			462	3,767
maximum desired expansion:		38,000	240,000		
maximum desired capacity:		107,198	359,373		
Site Area (in sf): 373,011					
Area Detail 18		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		35,623	69,905		
	Music expansion, phase 1			22,230	30,002
	Music expansion, phase 2			39,000	85,000
	unassigned			770	4,998
maximum desired expansion:		62,000	120,000		
maximum desired capacity:		97,623	189,905		
Site Area (in sf): 191,744					

Design Area: **C**
 Location: **North Campus**
 Area Detail(s): 1, 2, 3, 4
 Site Area (in sf.): 287,068
 Zoning: Riverfront Special District (SD)

Other Restrictions:
 City of Eugene:
Willamette Greenway Permit
 Designated Open Space(s):
Gallery Walk Axis
Millrace Green

Land Use:
 light industrial
 studios
 outdoor classroom (Urban Farm)
 parking

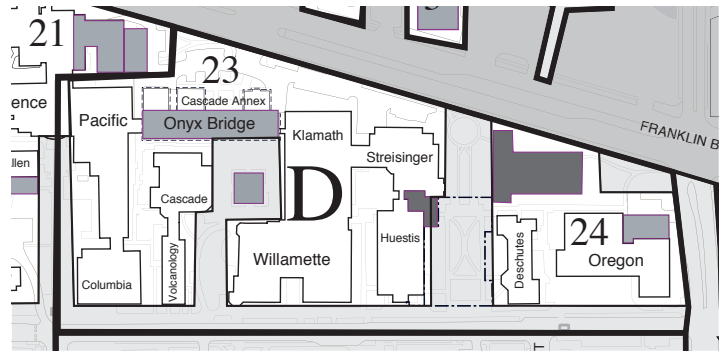
Allowable Density:
 maximum coverage 0.300
 maximum FAR 0.600



Summary	Capacity		Proposed Development	
	Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:	48,588	62,372		
maximum allowed	86,120	172,241		
remaining capacity	37,532	109,869		
proposed expansion			33,039	104,505
unassigned			4,493	5,364

Area Detail 1		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		1,110	1,110		
	Canoe House removal			(1,110)	(1,110)
	new building			5,000	15,000
	unassigned			110	110
maximum desired expansion:		4,000	14,000		
maximum desired capacity:		5,110	15,110		
Site Area (in sf): 14,428					
Area Detail 2		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		19,141	30,015		
	Millrace Studio addition			7,000	14,000
	unassigned			0	0
maximum desired expansion:		7,000	14,000		
maximum desired capacity:		26,141	44,015		
Site Area (in sf): 80,191					
Area Detail 3		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		0	0		
	new building			10,000	40,000
	unassigned			0	0
maximum desired expansion:		10,000	40,000		
maximum desired capacity:		10,000	40,000		
Site Area (in sf): 26,941					
Area Detail 4		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		28,337	31,247		
	Fine Arts Studios removal			(16,851)	(18,385)
	new Fine Arts Studios			29,000	55,000
	unassigned			351	3,385
maximum desired expansion:		12,500	40,000		
maximum desired capacity:		40,837	71,247		
Site Area (in sf): 105,989					

Design Area: **D**
 Location: **Sciences and Oregon Hall**
 Area Detail(s): 23, 24
 Site Area (in sf.): 580,363
 Zoning: Public Land (PL)



Other Restrictions:
 City of Eugene:
Entrance Beautification Study
 Land Use Code:
View Restrictions

Designated Open Space(s):
Agate Entrance Green
Agate Street Axis
Onyx Green
Science Green
University Street Axis
13th Avenue Axis

Land Use:
 main campus entrance
 administrative offices
 classrooms
 research
 parking

Allowable Density:
 maximum coverage 0.400
 maximum FAR 1.700

Summary	Capacity		Proposed Development	
	Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:	200,517	821,889		
maximum allowed	232,145	986,617		
remaining capacity	31,628	164,728		
proposed expansion			30,549	162,543
unassigned			1,079	2,185

Area Detail 23		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		165,389	711,546		
	Onyx Bridge removal			(5,541)	(54,247)
	Cascade Annexes removal			(9,910)	(9,910)
	replacement building			15,000	75,000
	Heustis Hall exp/ONAMI (u/g)			3,000	10,200
	unassigned			451	457
maximum desired expansion:		3,000	21,500		
maximum desired capacity:		168,389	733,046		

Site Area (in sf):

located in open space		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		0	0		
	ONAMI Facility (u/g)			0	20,000
	Science Library expansion			3,500	3,500

Note: Building in this open space may result in a change to the design area density calculations, that could allow for the Onyx Bridge replacement project to be larger.

Area Detail 24		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		35,128	110,343		
	Integrative Science, phase 2			20,000	100,000
	Oregon Hall expansion			4,500	18,000
	unassigned			500	1,000
maximum desired expansion:		25,000	119,000		
maximum desired capacity:		60,128	229,343		

Site Area (in sf):

Design Area: **E**
 Location: **Student Services and Academics**
 Area Detail(s): 25, 26, 31, 41
 Site Area (in sf.): 1,016,396
 Zoning: Public Land (PL)



Other Restrictions:
 City of Eugene:
Entrance Beautification Study
 Erb Memorial Union:
 Subject to EMU Board of Directors review

Designated Open Space(s):
Agate Street Axis, Amphitheater Green, Emerald Axis, Johnson Lane Axis, Living-Learning Center Green, Onyx Axis, Promenade, Straub Hall Green, University Street Axis, 13th Avenue Axis, 15th Avenue Axis

Land Use:
 main campus entrance, administrative offices, classrooms, conference and meeting areas, food services, student union, medical offices, residence halls, outdoor recreation, parking

Allowable Density:
 maximum coverage 0.300
 maximum FAR 0.870

Summary	Capacity		Proposed Development	
	Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:	258,032	798,876		
maximum allowed	304,919	884,265		
remaining capacity	46,887	85,389		
proposed expansion			34,190	77,569
unassigned			12,697	7,820

Area Detail 25	Capacity		Proposed Development	
	Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:	39,314	135,136		
UHCC expansion			6,765	10,771
UHCC addition			1,875	3,750
UHCC South Entrance add.			250	250
unassigned			110	229
maximum desired expansion:	9,000	15,000		
maximum desired capacity:	48,314	150,136		

Site Area (in sf): 142,569

Area Detail 26	Capacity		Proposed Development	
	Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:	55,015	161,571		
Straub Hall vertical addition			0	12,000
unassigned			0	0
maximum desired expansion:	0	12,000		
maximum desired capacity:	55,015	173,571		

Site Area (in sf): 106,073

Area Detail 31	Capacity		Proposed Development	
	Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:	70,372	203,315		
EMU east wing removal			(34,700)	(76,000)
EMU expansion			60,000	126,798
unassigned			4,700	1,202
maximum desired expansion:	30,000	52,000		
maximum desired capacity:	100,372	265,202		

Site Area (in sf): 192,343

Area Detail 41	Capacity		Proposed Development	
	Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:	93,331	298,854		
proposed expansion			0	0
unassigned			0	0
maximum desired expansion:	0	0		
maximum desired capacity:	93,331	298,854		

Site Area (in sf): 216,535

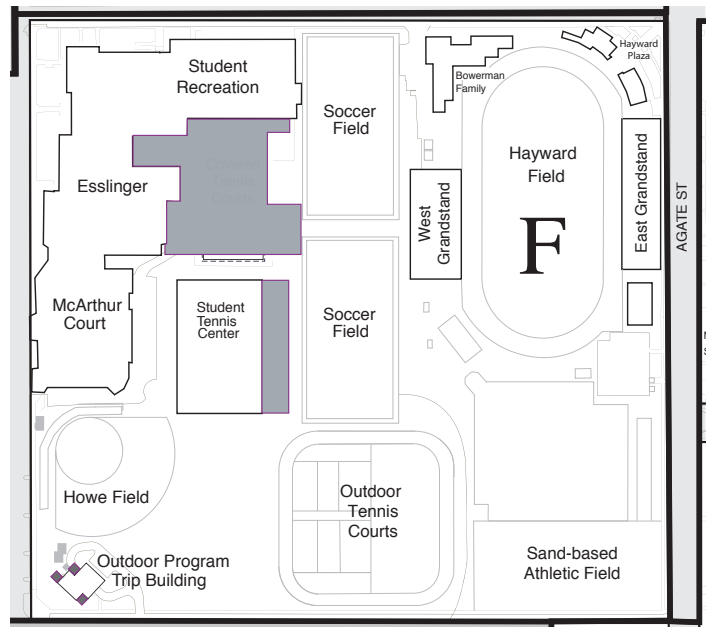
Design Area: **F**
 Location: **Athletics and Recreation**
 Area Detail(s): 61
 Site Area (in sf.): 1,515,345
 Zoning: Public Land (PL)

Other Restrictions:
 None

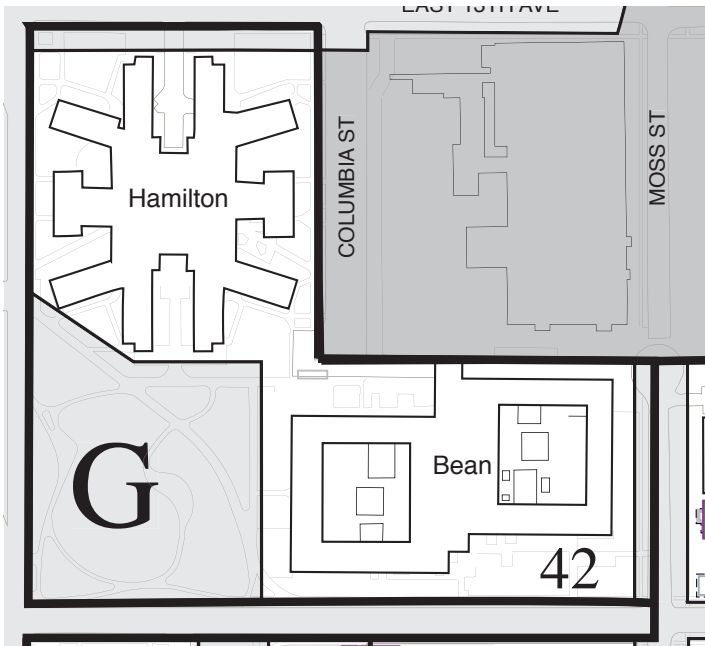
Designated Open Space(s):
Agate Street Axis
Moss Axis
University Street Axis
15th Avenue Axis

Land Use:
 classrooms
 instructional and recreation fields
 indoor and outdoor athletics
 outdoor recreation
 parking

Allowable Density:
 maximum coverage 0.250
 maximum FAR 0.400



Summary	Capacity		Proposed Development	
	Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:	314,759	495,752		
maximum allowed	378,836	606,138		
remaining capacity	64,077	110,386		
Student Rec. Center exp.			61,500	111,000
Covered Tennis Courts removal			(28,798)	(28,188)
Student Tennis Center add.			14,000	21,000
Outdoor Prog. Facility exp.			980	480
unassigned			16,395	6,094



Design Area: **G**
 Location: **Student Residence Halls**
 Area Detail(s): 42
 Site Area (in sf.): 418,270
 Zoning: Public Land (PL)

Other Restrictions: None
 Designated Open Space(s):
 Agate Street Axis
 Humpty Lumpy Green
 13th Avenue Axis
 15th Avenue Axis

Land Use:
 administrative offices
 residence halls
 parking

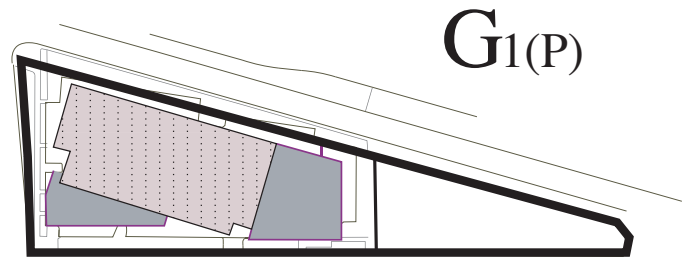
Allowable Density:
 maximum coverage 0.300
 maximum FAR 0.880

Summary	Capacity		Proposed Development	
	Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:	119,936	370,874		
maximum allowed	125,481	368,078		
remaining capacity	5,545	(2,796) ¹		
proposed expansion			0	0
unassigned			5,545	(2,796)

Footnotes:

¹ After completion of the *Campus Plan* the existing footprint of Bean Hall East was recalculated more accurately. This resulted in an increase in the existing gsf (from 80,652 gsf to 84,520 gsf) which has caused the existing density to exceed the allowable maximum density. Since this area is already built to maximum allowable density and meets the *Plan* intent for this Design Area, it is proposed that correcting this error be done in a future *Plan* update.

Design Area: **G1(P)**
 Location: **Franklin Triangle**
 Area Detail(s): 28
 Site Area (in sf.): 100,066
 Zoning: Public Land (PL)



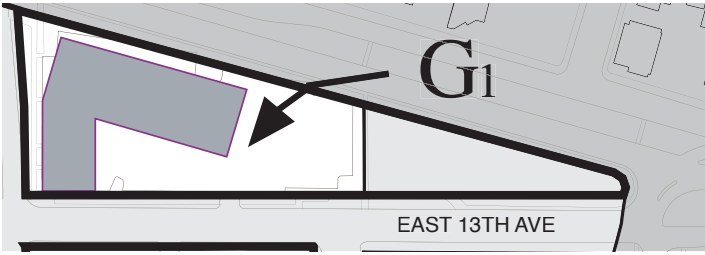
Other Restrictions:
 City of Eugene:
Entrance Beautification Study

Designated Open Space(s):
Agate Street Axis
Bakery Park Green
13th Avenue Axis

Land Use:
 main campus entrance
 parking

Allowable Density (for parking structure use):
 maximum coverage 0.550
 maximum FAR 2.500

Summary	Capacity		Proposed Development	
	Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:	0	0		
maximum allowed	55,036	250,165		
capacity	55,036	250,165		
proposed parking structure			35,060	195,958
proposed building			19,500	52,000
unassigned			476	2,207



Design Area: **G1**
 Location: **Franklin Triangle**
 Area Detail(s): 28
 Site Area (in sf.): 100,066
 Zoning: Public Land (PL)

Other Restrictions:
 City of Eugene:
Entrance Beautification Study

Designated Open Space(s):
Agate Street Axis
Bakery Park Green
13th Avenue Axis

Land Use:
 main campus entrance
 parking

Allowable Density (for building use):
 maximum coverage 0.300
 maximum FAR 1.250

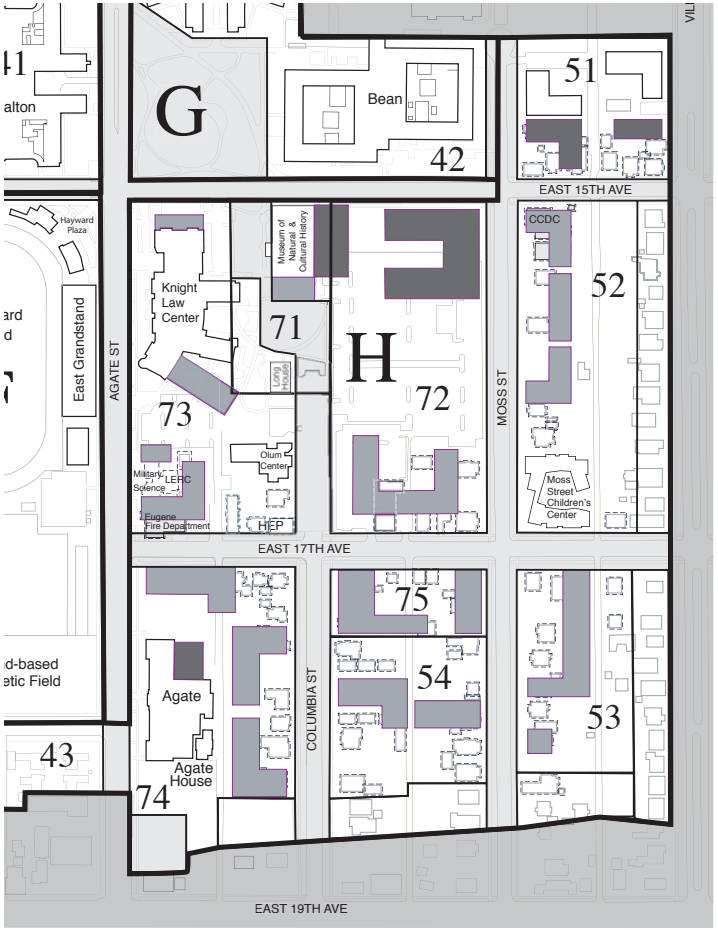
Summary	Capacity		Proposed Development	
	Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:	0	0		
maximum allowed	30,020	125,083		
capacity	30,020	125,083		
proposed building			30,000	120,000
unassigned			20	5,083

Design Area: **H**
 Location: **East Campus**
 Area Detail(s): 43, 51, 52, 53, 54, 71, 72, 73, 74, 75
 Site Area (in sf.): 1,291,771 (excludes streets and alleys)
 Zoning: Public Land (PL)

Other Restrictions:
University of Oregon Development Policy for the East Campus Area
 City of Eugene:
Fairmount/University of Oregon Special Area Study
19th Avenue and Agate Street Special Area Study
 Designated Open Space(s):
Agate Hall Green, Agate Street Axis, Columbia Axis, East Campus Green, Glenn Starlin Green, Moss Axis, 15th Avenue Axis, 17th Avenue Axis
 Land Use:

- child care, children’s play area/ park,
- classrooms, fire department, housing, museum,
- offices, outdoor classroom, outdoor recreation,
- parking, storage

Allowable Density:
 maximum coverage (refer to each Area Detail)
 maximum FAR (refer to each Area Detail)



Summary	Capacity		Proposed Development	
	Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:	243,072	446,348		
maximum allowed	431,066	969,518		
remaining capacity	187,994	523,170		
proposed expansion			153,395	449,442
unassigned			34,599	73,728

Area Detail 43		Allowable Density: maximum coverage: 0.300 maximum FAR: 0.600			
		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		5,516	13,778		
	maximum allowed	6,976	13,951		
	remaining capacity	1,460	173		
	proposed expansion			0	0
	unassigned			1,460	173
Site Area (in sf): 23,252					
Area Detail 51		Allowable Density: maximum coverage: 0.300 maximum FAR: 0.600			
		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		29,339	63,278		
	maximum allowed	34,873	69,746		
	remaining capacity	5,534	6,468		
	UH Campus Apartments - 1			8,100	21,500
	residential building removal			(5,398)	(10,143)
	UH Campus Apartments - 2			4,000	4,000
	residential building removal			(5,832)	(9,648)
	unassigned			4,664	759
Site Area (in sf): 116,243					

Area Detail 52		Allowable Density: maximum coverage: 0.300 maximum FAR: 0.500			
		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		26,208	29,765		
	maximum allowed	49,229	82,048		
	remaining capacity	23,021	52,283		
	new building(s)			25,000	67,000
	residential building removal			(11,180)	(14,737)
	unassigned			9,201	20
Site Area (in sf): 164,096					
Area Detail 53		Allowable Density: maximum coverage: 0.300 maximum FAR: 0.500			
		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		14,079	17,465		
	maximum allowed	28,228	47,047		
	remaining capacity	14,149	29,582		
	new building			3,000	3,000
	new building			20,000	40,000
	residential building removal			(11,767)	(14,344)
	unassigned			2,916	926
Site Area (in sf): 94,094					

Area Detail 54		Allowable Density: maximum coverage: 0.300 maximum FAR: 0.500			
		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		22,358	28,850		
	maximum allowed	28,012	46,687		
	remaining capacity	5,654	17,837		
	new building			12,500	37,500
	residential building removal			(13,875)	(15,182)
	new building			9,000	9,000
	residential building removal			(8,483)	(13,668)
	unassigned			6,512	187
Site Area (in sf): 93,374					
Area Detail 71		Allowable Density: maximum coverage: 0.350 maximum FAR: 0.500			
		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		24,568	40,950		
	maximum allowed	37,151	53,073		
	remaining capacity	12,583	12,123		
	MNCH expansion			5,000	5,000
	available (unrealized)			7,583	7,123
Site Area (in sf): 106,146					

Area Detail 72		Allowable Density: maximum coverage: 0.300 maximum FAR: 0.900			
		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		10,933	19,996		
	maximum allowed	78,302	234,905		
	remaining capacity	67,369	214,909		
	OSMA			10,000	16,000
	new Student Housing			40,000	160,000
	building removal			(10,933)	(19,996)
	new building(s)			25,000	54,000
	unassigned			3,302	4,905
Site Area (in sf): 261,005					
Area Detail 73		Allowable Density: maximum coverage: 0.350 maximum FAR: 1.250			
		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		62,995	159,844		
	maximum allowed	69,503	248,226		
	remaining capacity	6,508	88,382		
	Military Science Facility			2,500	7,000
	new building			11,000	33,500
	structure removal			(17,514)	(27,672)
	Knight Law School addition			3,500	10,500
	Knight Law School addition			8,700	18,900
	unassigned			(1,678)	46,154
Site Area (in sf): 198,581					

Area Detail 74		Allowable Density: maximum coverage: 0.400 maximum FAR: 0.750			
		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		37,096	60,038		
	maximum allowed	74,792	140,235		
	remaining capacity	37,696	80,197		
	new building(s)			28,000	42,000
	residential building removal			(10,943)	(15,684)
	Alumni/ Agate Hall exp.			5,750	11,500
	new building(s)			14,250	38,500
	unassigned			639	3,881
Site Area (in sf): 186,980					
Area Detail 75		Allowable Density: maximum coverage: 0.500 maximum FAR: 0.700			
		Capacity		Proposed Development	
		Coverage (SF)	FAR (GSF)	Coverage (SF)	FAR (GSF)
total currently constructed:		9,980	12,384		
	maximum allowed	24,000	33,600		
	remaining capacity	14,020	21,216		
	new building			16,000	16,000
	residential building removal			(4,430)	(5,062)
	new building			8,000	8,000
	residential building removal			(5,550)	(7,322)
	unassigned			0	9,600
Site Area (in sf): 48,000					