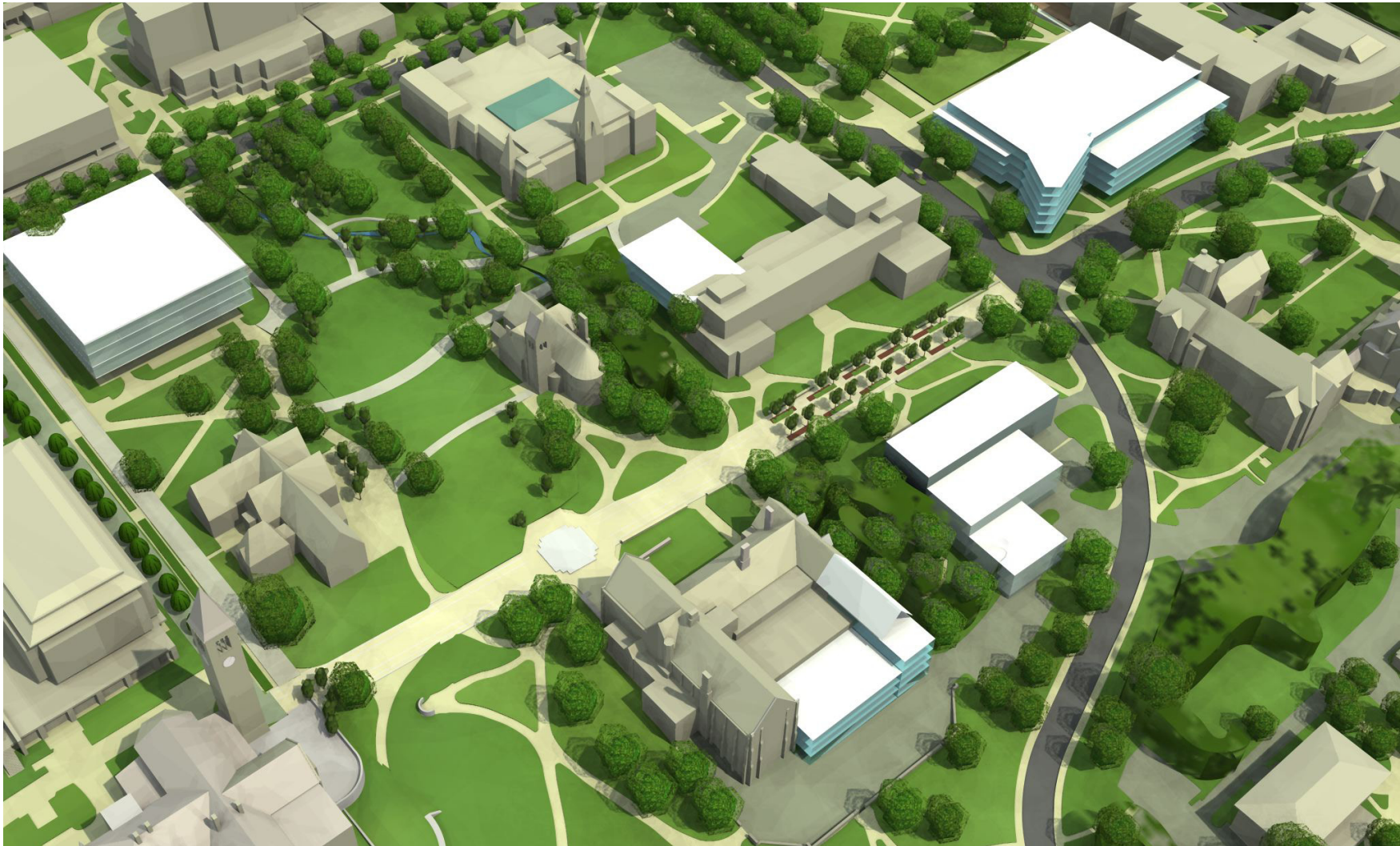
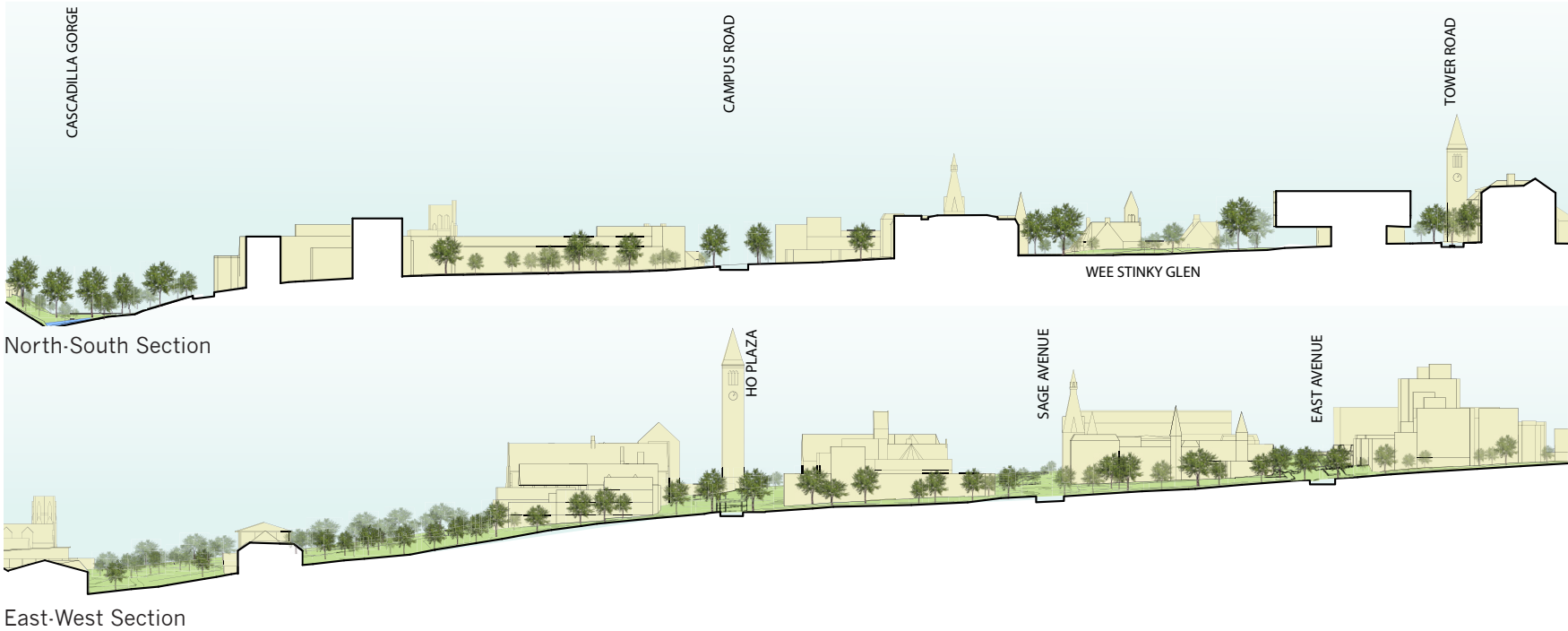


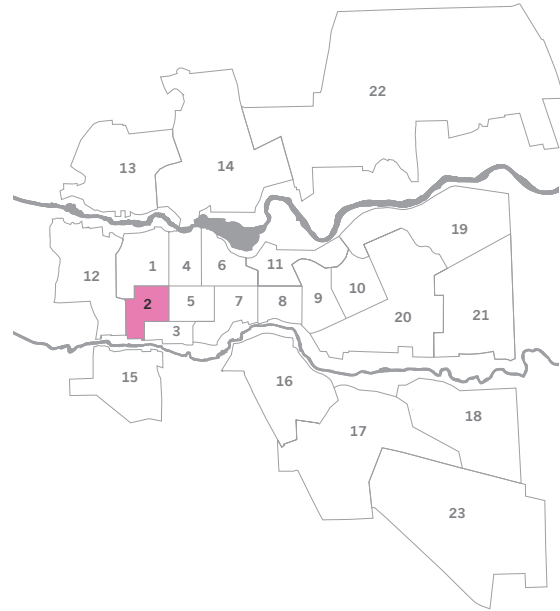
# Core Campus Precinct Zone C02 West Center



View of West Center looking southeast



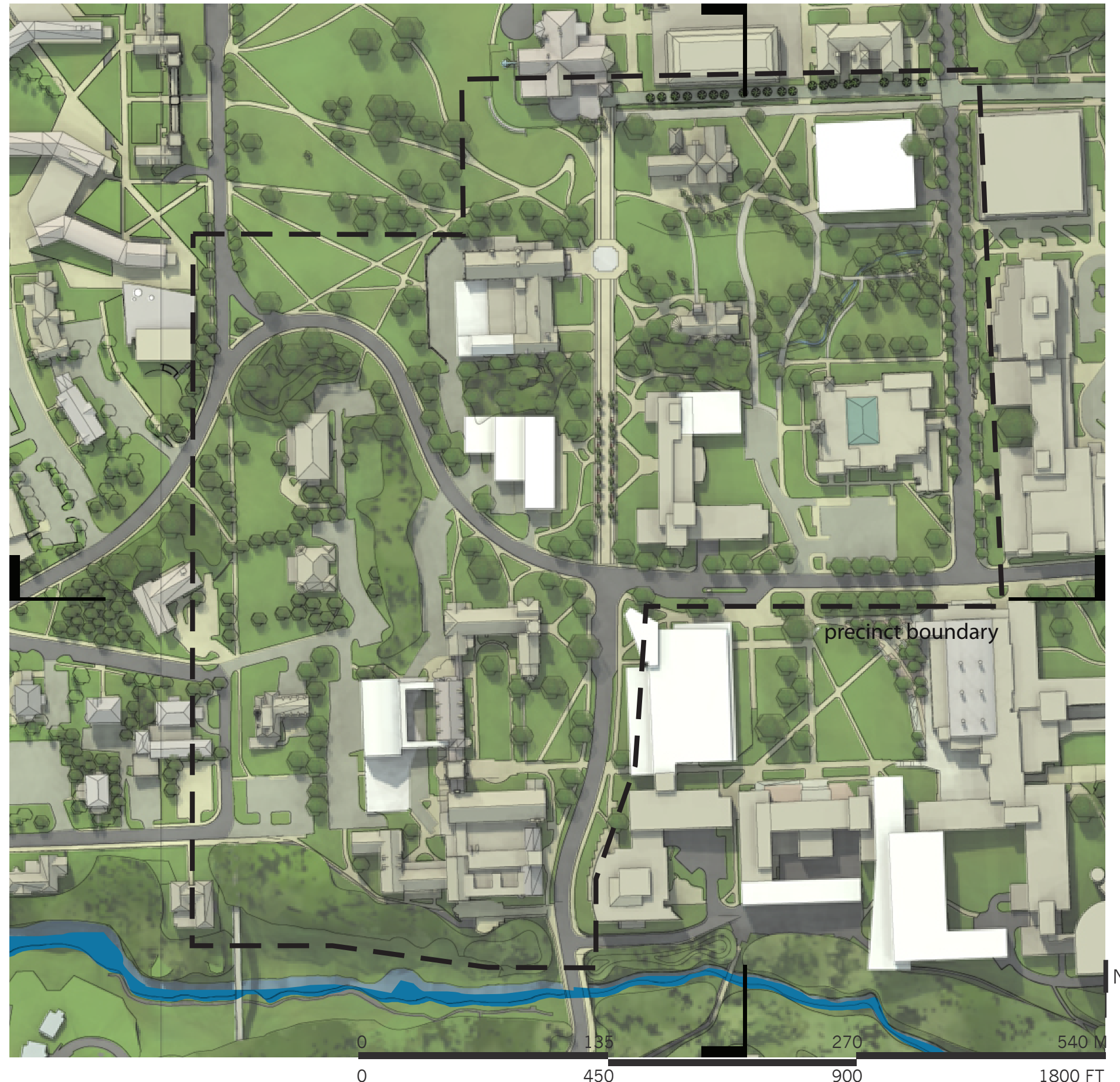




## Zone C02 Overview

Historically West Center has served as a hub of campus activity and should be reinforced as a counterpart to the planned East Center. Dedicated primarily to undergraduate services and support, West Center will build on existing assets including Ho Plaza and Willard Straight Hall. New development should maintain and enhance this objective, incorporating student amenities and services on the ground floor to establish a critical mass of student social spaces that can animate the exterior common elements and landscapes between and around buildings.

A significant challenge is the disruptive nature of the existing Cornell Store which, while partially underground, acts as a large obstruction occupying the center of an underutilized green space. Re-establishing this green space as a significant student forum space will necessitate the relocation and removal of the Cornell Store. The corresponding Key Landscape Initiative, Founders' Greenway, proposes the naturalization of much of the landscape within this zone. A rolling, natural landscape with a robust network of winding paths will restore the historic, picturesque setting in which Barnes Hall, Sage Chapel and Sage Hall were conceived. To complement this new landscape opportunity, it is recommended that Day Hall be replaced with a building of a more open design, accommodating student programs and social spaces on the lower floors. A free form shape for the ground floor of the building emphasizes the importance of creating an interior environment that responds naturally to and complements the meandering landscape of the Wee Stinky Glen that runs beside it.



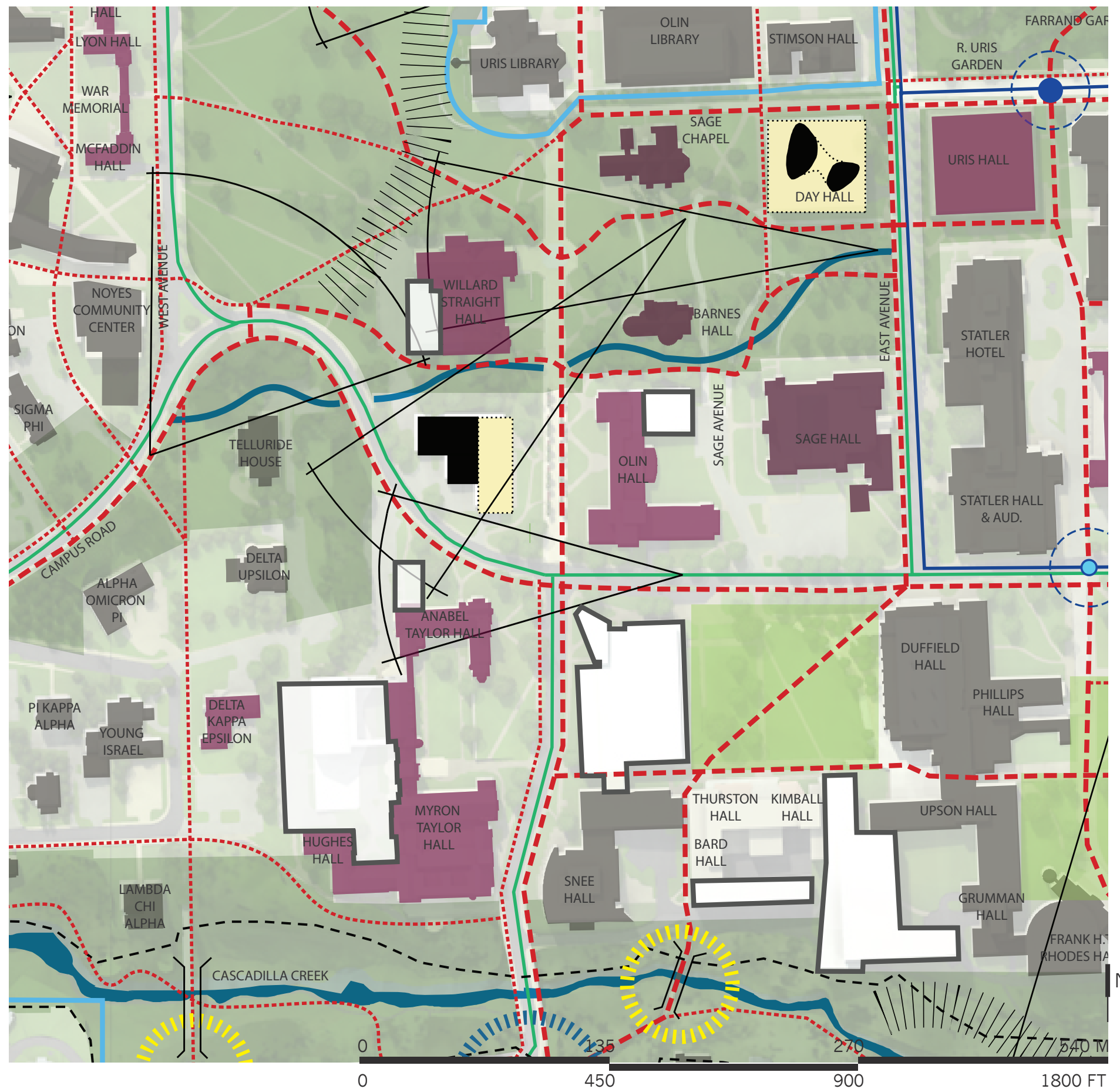
Zone Overview for West Center



|   |  |                              |  |
|---|--|------------------------------|--|
| Existing Building                                   |  | Transit Supportive Node      |  |
| Historic Districts (National and/or Local Register) |  | Potential Information Kiosks |  |
| Historic Buildings                                  |  | Gateway                      |  |
| Buildings with Architectural Merit                  |  | Pedestrian Gateway           |  |
| Buildings/Planning Currently In Progress            |  | Bike Route                   |  |
| Unique Natural Area                                 |  | Primary Pedestrian Route     |  |
| Potential Building Footprint: Program / Public      |  | Secondary Pedestrian Route   |  |
| Primary Entrance                                    |  | Steep Terrain / Slope        |  |
| Transit Circulator Loop with Stop                   |  | Important View               |  |
| Transportation Hub                                  |  |                              |  |

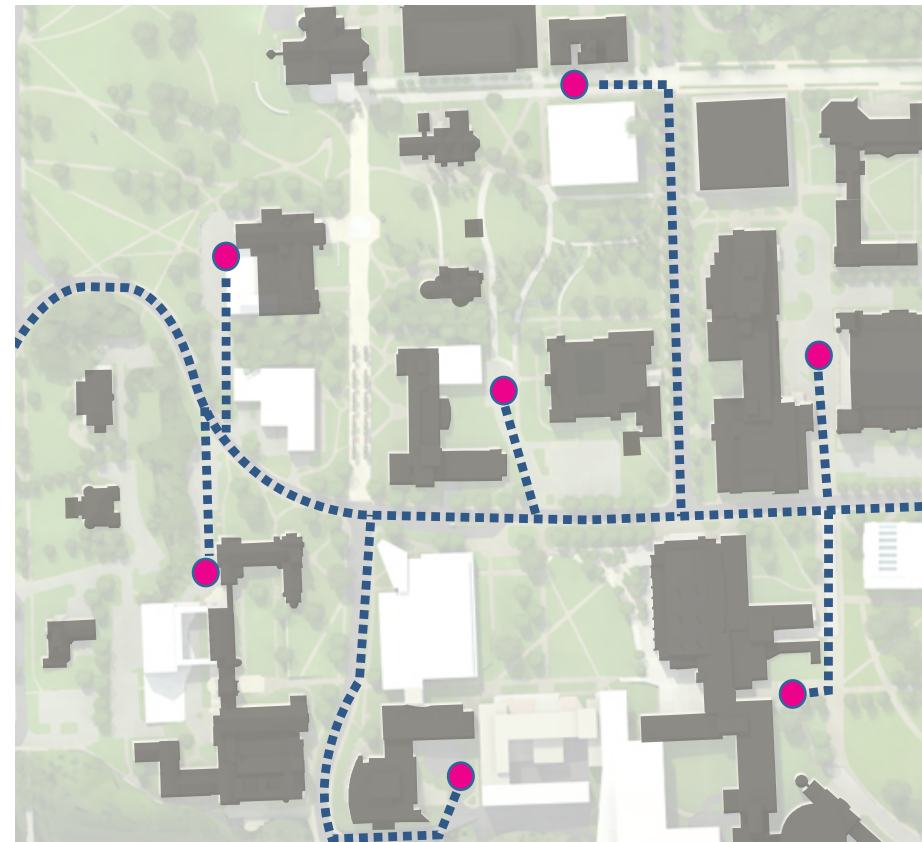
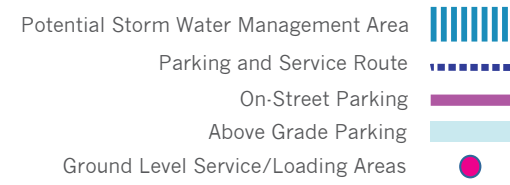
## Zone C02 General Guidelines

- Two new development parcels have been identified, both of which require the demolition of existing structures. Design parameters for their replacement buildings intend to foster ground level circulation and interaction.
- The ground floor of a re-envisioned Day Hall may be rotated (set back from the more orthogonal upper floors) to engage the diagonal course of the Wee Stinky Glen landscape. Similarly, it is suggested the current Gannet Health Services site serve as an anchor at the end of Campus Road as it curves down toward West Campus. New development should reference the importance of these development sites, with the new Day Hall building highlighting the key intersection of East Avenue and Tower Road, and the new University Health Services building highlighting its location at the terminus of College Avenue and the entrance to Ho Plaza.
- Adjacent to the Day Hall replacement building, the Wee Stinky Glen restoration will serve as an outdoor counterpart to the new Day Hall building and as a worthy culmination to Ho Plaza with its many student activities. These three student areas (ground floor of Day Hall, restored Wee Stinky Creek landscape, and Ho Plaza) would function in concert with a renovated and expanded Willard Straight Hall to establish a critical mass of student activities, making it an effective undergraduate center.
- The Rock Garden, R.Uris Garden, Farrand Garden, Rockwell Azalea Garden, as well as other landscaped areas, should be maintained and enhanced as part of the Founders' Greenway Landscape Plan. Interpretive programs and other initiatives to connect and promote these gardens should be promoted (L02).
- Care should be taken to maintain west and northwest views over the city and Cayuga Lake.

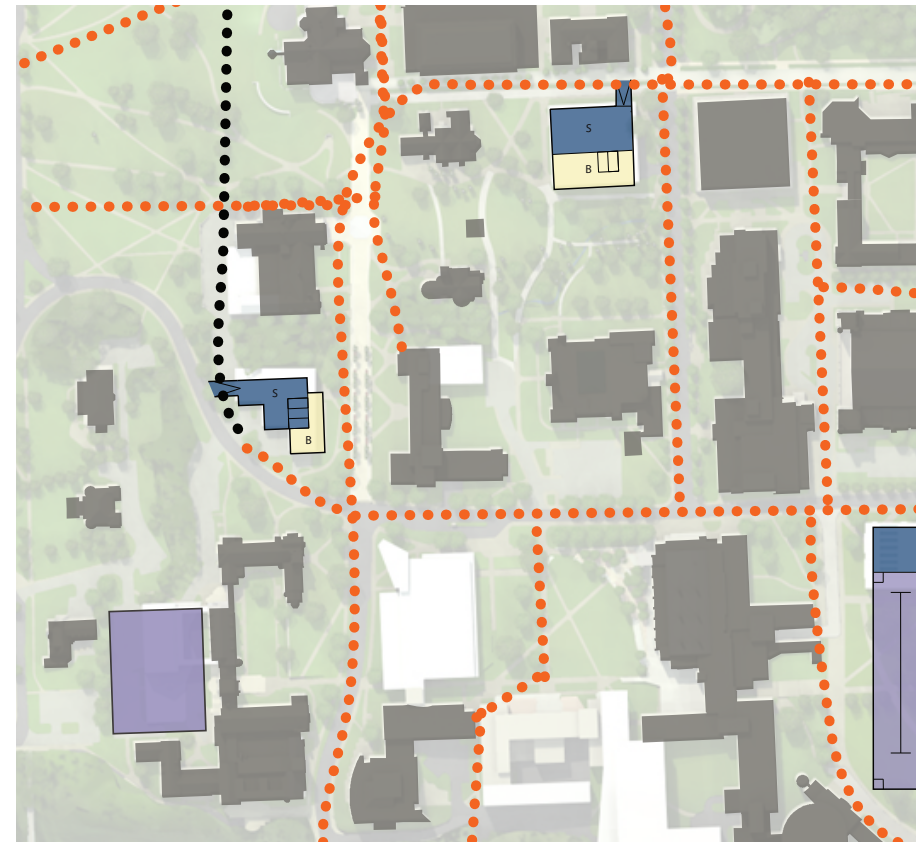
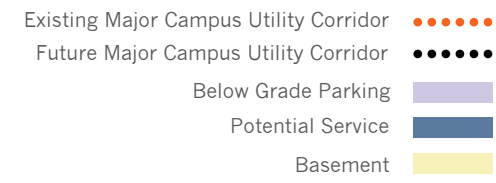


General Guidelines for West Center Zone

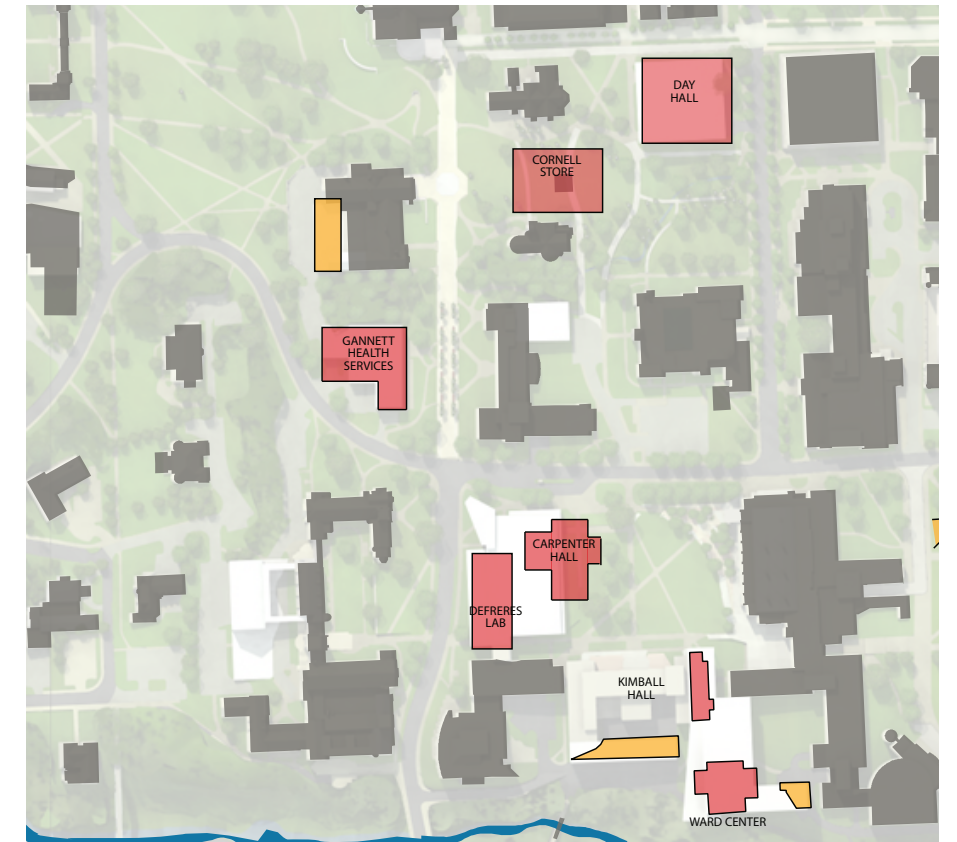
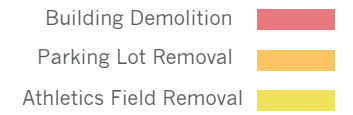




Surface Parking and Servicing



Below Grade Parking, Servicing and Utilities



Strategic Renewal

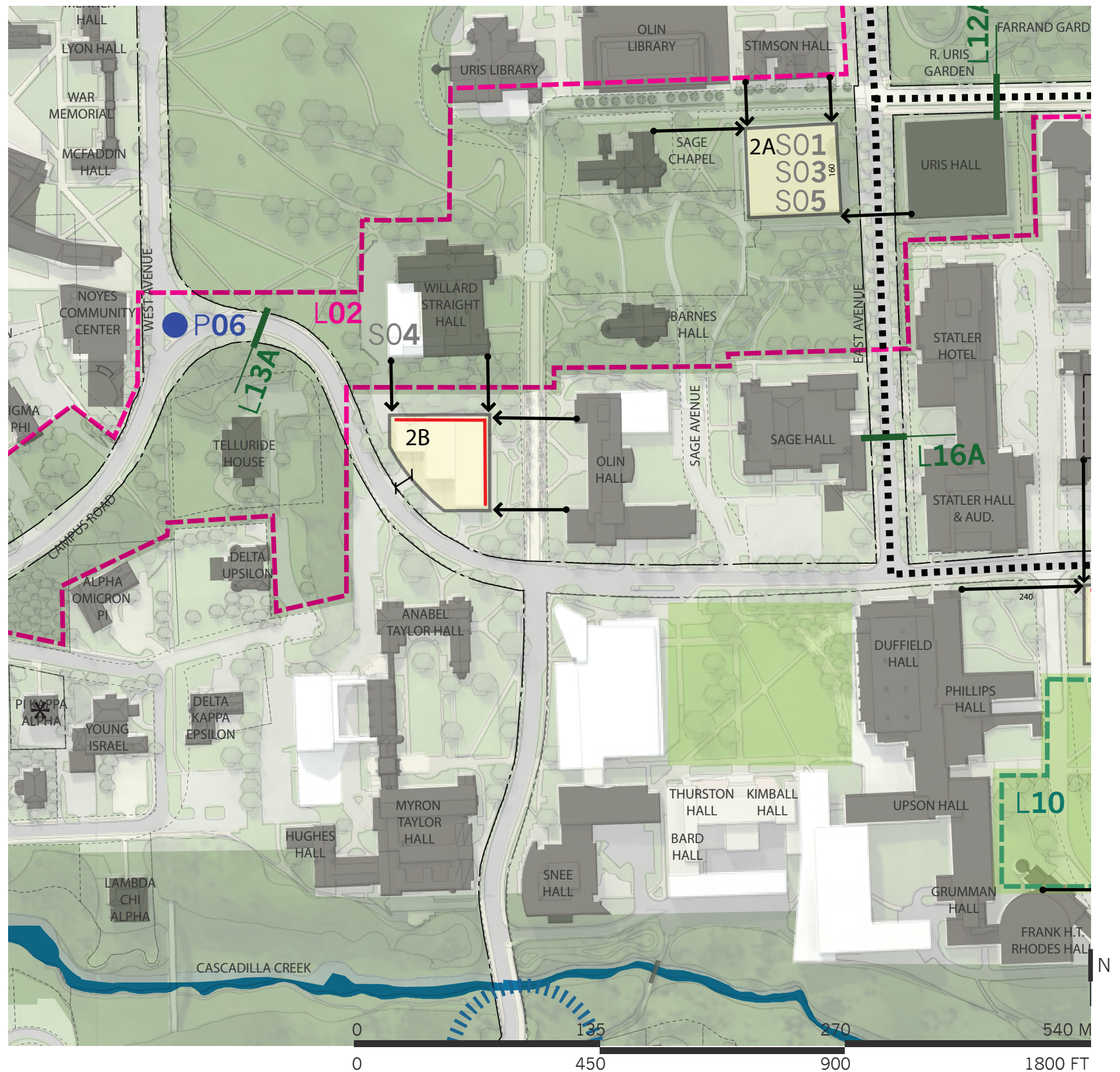
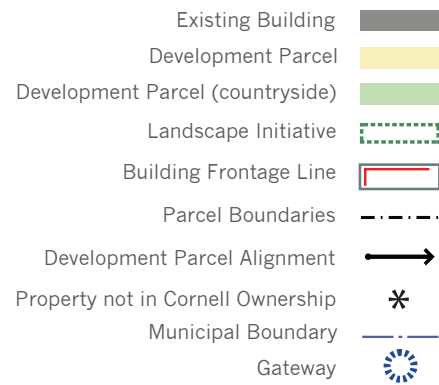
**Parking and Service Access**

- The Day Hall replacement building will be serviced via a small receiving area off of East Avenue on the north face of the structure. This area should be screened from the street as much as possible.
- The new University Health Services building will be serviced through the parking area access from Campus Road.
- A new parking structure has been proposed west of Myron Taylor Hall. As much of the parking structure as possible should be located below grade. Portions above grade should be designed as a building with level floors and fenestration. Turning lanes and other road widening of Campus Road, as the result of a potential increase in traffic in this area should be discouraged.



## Zone C02 Parcel Development and Key Initiatives

- Day Hall should be removed in time and the replacement building should be a center for student activity with active ground floor uses (S05). The new building should accommodate diagonal pedestrian movement through this zone. The upper floors of the building, housing additional student services or academic and administrative functions, may be more rectilinear to harmonize with the orthogonal grid of the buildings that surround it. Programmatic functions for the ground floor may include a cafe, store, lounge, and study spaces, etc. The new building on this site may include a University Club (S03) and a new welcome center (S01).
- The existing Gannett Health Services site also occupies a significant parcel on the crossroads of major vehicular and pedestrian routes. Ideally, development on this site would also seek to establish a transparent and permeable ground floor to underline its public identity and, coupled with a renovated and expanded Willard Straight (S04), create a critical mass of student support and spaces.
- Founders' Greenway (L02) is an important initiative that will create a coherent and natural setting in which new development can occur. This landscape should be strengthened through new development and the creation of a Founders' Greenway Landscape Plan.
- The Cornell Store should be removed and relocated, expanding the natural landscape of Wee Stinky Glen to create a stronger setting for the surrounding historic buildings (L02).
- Although the vehicle transportation character of Tower Road does not extend into this zone, Tower Road does extend spatially to terminate at McGraw Tower. The design of this walk should be in keeping with the planned Tower Road streetscape initiative (L12). Parking should be minimized.



Parcel Development and Key Initiatives for West Center Zone



- The portion of East Avenue that borders this zone has seen considerable increase in pedestrian traffic as the result of development intensification. Design modifications to the street need to be made, reflecting this evolving condition. Direction regarding this important landscape should be taken from the planned East Avenue streetscape initiative (L16).
- The northern side of Campus Road was formally a lawn with the most historic buildings at a generous set-back from the road. Improvement to Campus Road and new development on Parcel 2B should reflect this historic condition and be coordinated through the planned Campus Road streetscape initiative (L13).

### Corresponding Landscape Initiatives:

- L02 Founders' Greenway landscape plan
- L12 Tower Road streetscape
- L13 Campus Road streetscape
- L16 East Avenue streetscape

- S04 Willard Straight renovation / expansion
- S05 Day Hall redevelopment

### Corresponding Access and Parking (University Projects)

- P01 Campus circulator
- P02 Structured parking

### Social/Cultural/Service/Administrative Infrastructure (University Projects)

- S01 Cornell Welcome Center
- S03 University Club

| Parcel | Parcel Footprint (ft <sup>2</sup> ) | Building Footprint (ft <sup>2</sup> )<br>% Parcel Coverage | Height (range in stories) | Potential GSF (range in ft <sup>2</sup> ) | Potential units per acre (residential) | Number of Units (residential) | Permitted Uses (required uses in bold) | Enabling Projects | Concurrent Projects |
|--------|-------------------------------------|--|---------------------------|---|--|-------------------------------|--|-------------------|---------------------|
|--------|-------------------------------------|--|---------------------------|---|--|-------------------------------|--|-------------------|---------------------|

| Zone C02 – West Center |        |                             |                   |                   |  |  |   |   |   |
|------------------------|--------|-----------------------------|-------------------|-------------------|--|--|---|---|---|
| Parcel 2A              | 28,400 | 28,400<br>100%              | 2 – 3 (28 – 48ft) | 56,800 – 85,200   |  |  | <ul style="list-style-type: none"> <li>• Academic (lecture/classroom)</li> <li>• Administration</li> <li>• Welcome center</li> <li>• <b>Active use/public space at grade</b></li> </ul> | <ul style="list-style-type: none"> <li>• Remove Day Hall and temporarily or permanently relocate uses</li> </ul>                      | <ul style="list-style-type: none"> <li>• Remove and relocate Cornell Store</li> <li>• Develop and implement a Founders' Greenway master plan</li> <li>• Develop and implement East Avenue streetscape initiative</li> </ul> |
| Parcel 2B              | 26,800 | 22,780 – 26,800<br>85% 100% | 4 – 5 (56 – 80ft) | 91,120 – 134,000  |  |  | <ul style="list-style-type: none"> <li>• Health service</li> <li>• Academic</li> <li>• <b>Active use/public space at grade fronting Ho Plaza</b></li> </ul>                             | <ul style="list-style-type: none"> <li>• Remove Gannet Health Services and temporarily relocate uses (may occur in stages)</li> </ul> | <ul style="list-style-type: none"> <li>• Develop and implement a Founders' Greenway master plan</li> <li>• Develop and implement Campus Road streetscape initiative</li> </ul>  |
| Total                  | 55,200 | 51,180 – 55,200             |                   | 147,920 – 219,200 |  |  |   |   |   |