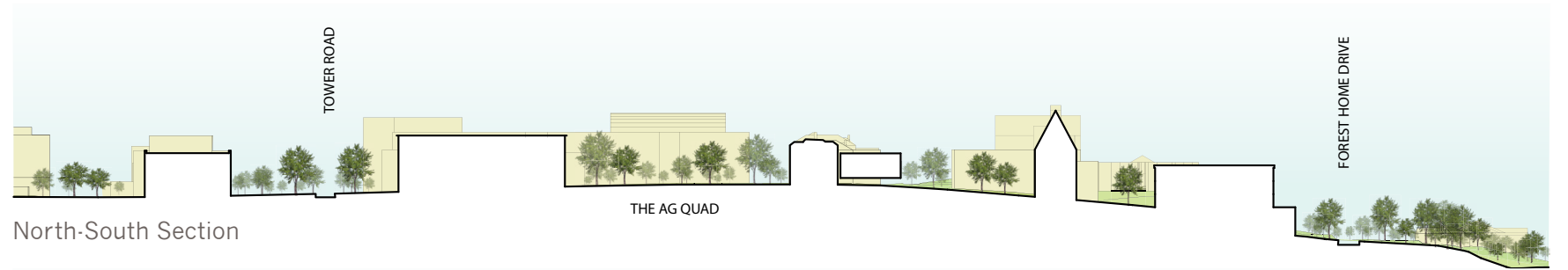
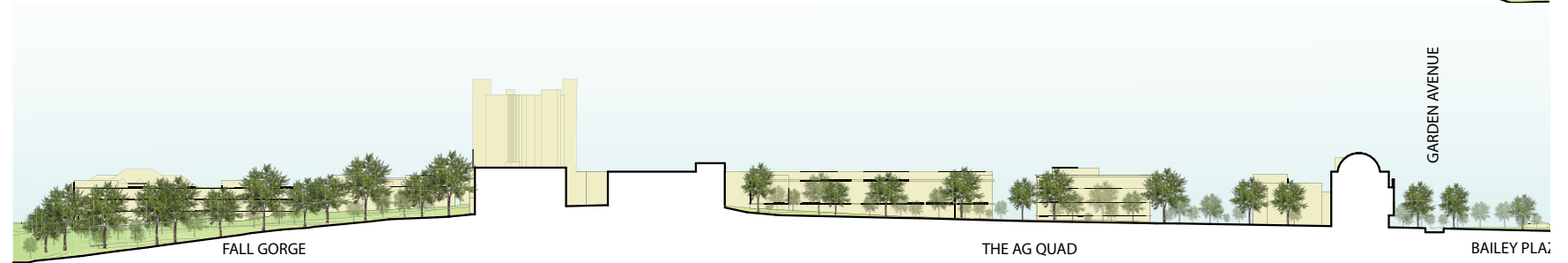


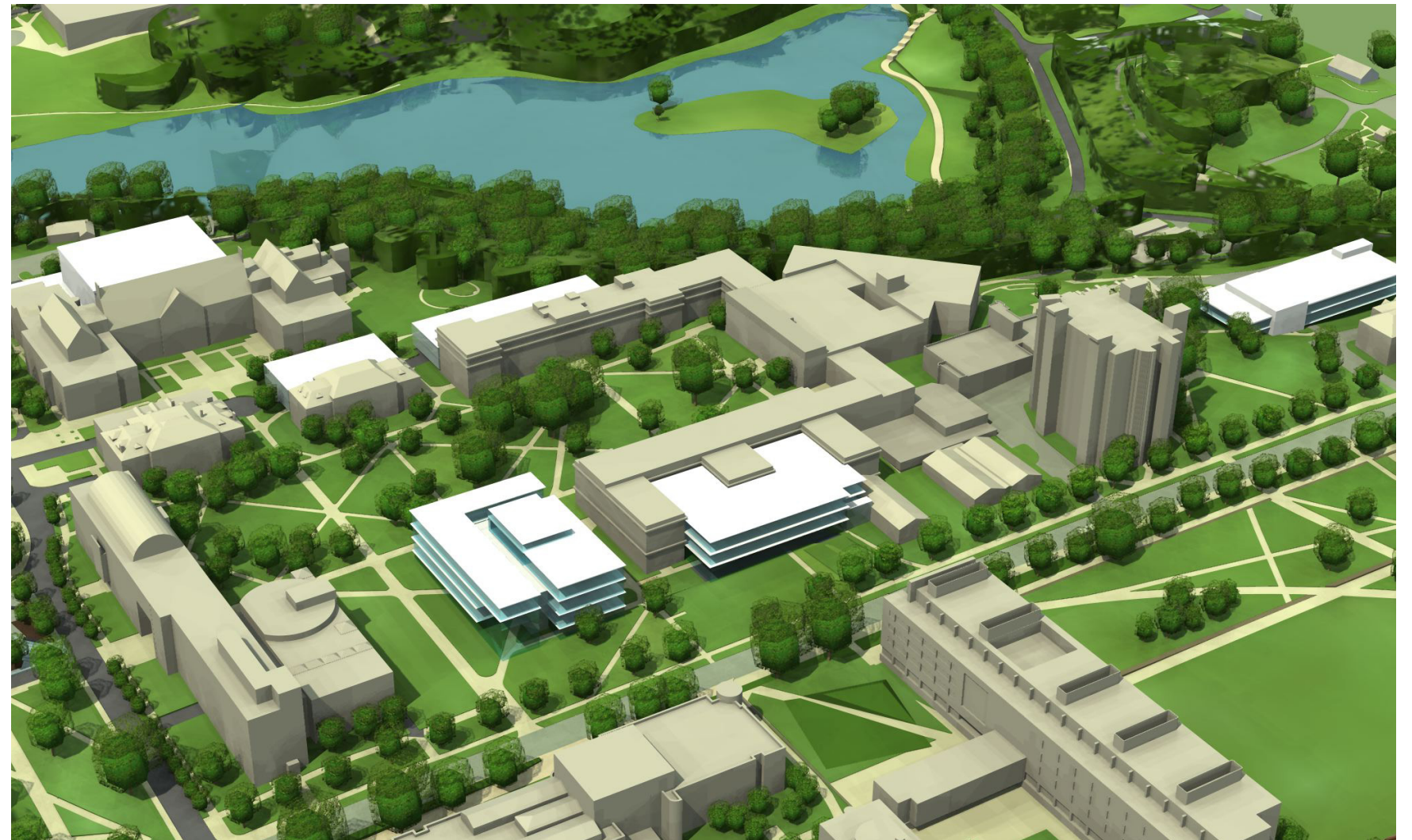
Core Campus Precinct Zone C06 Ag Quad



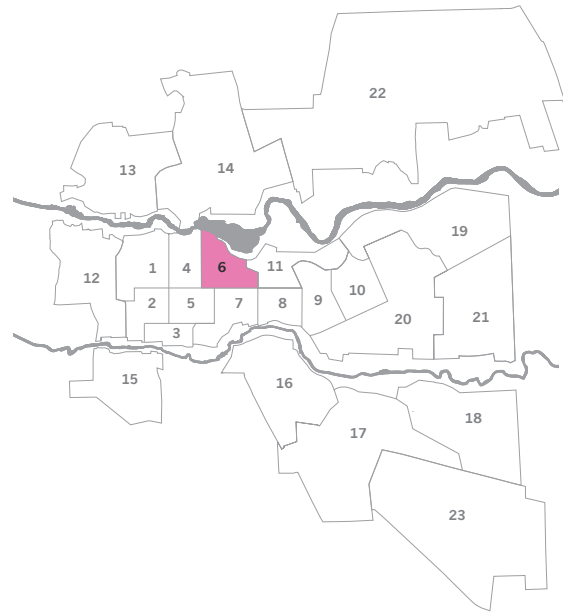
North-South Section



East-West Section

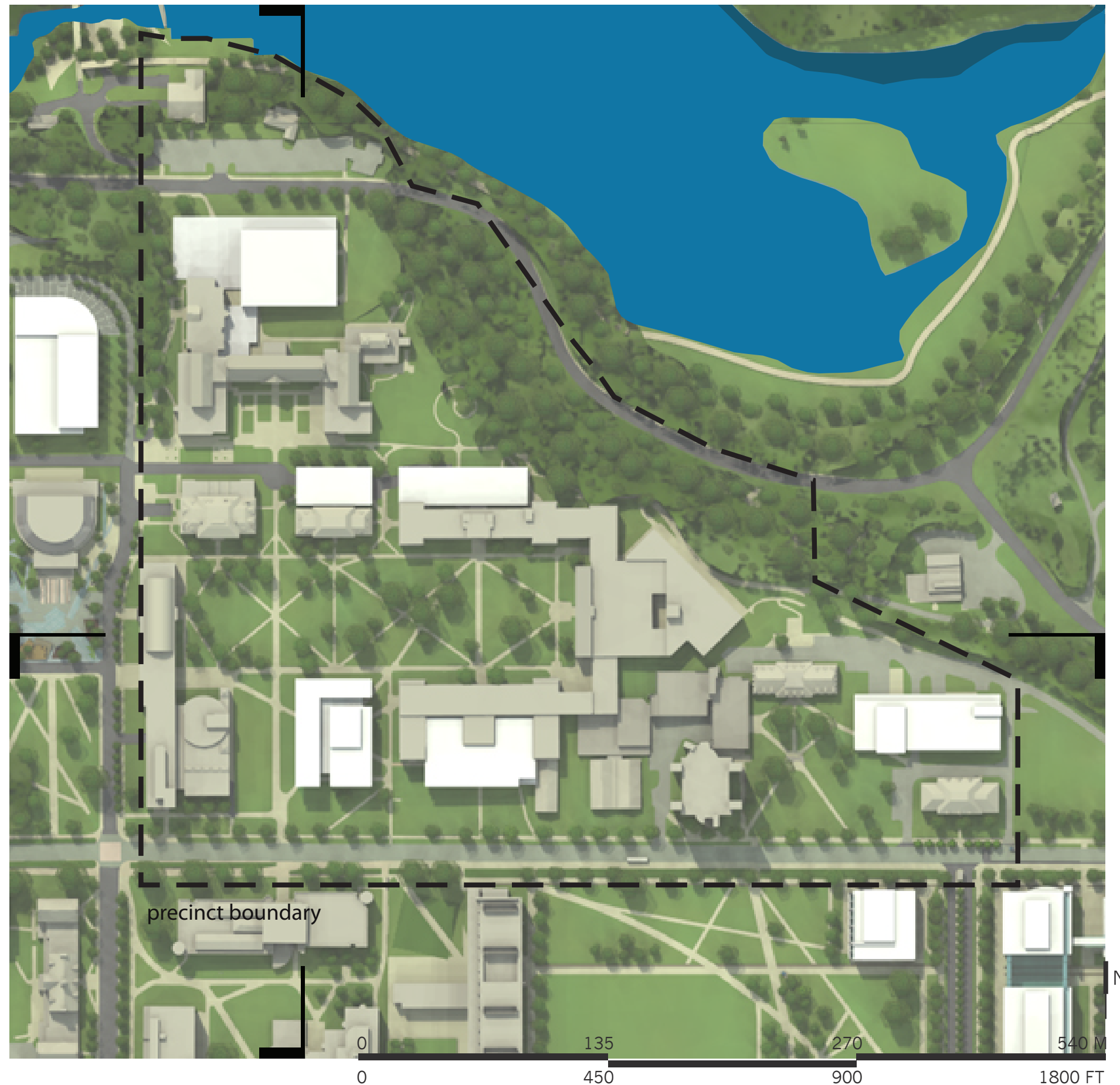


View of Ag Quad looking east



Zone C06 Overview

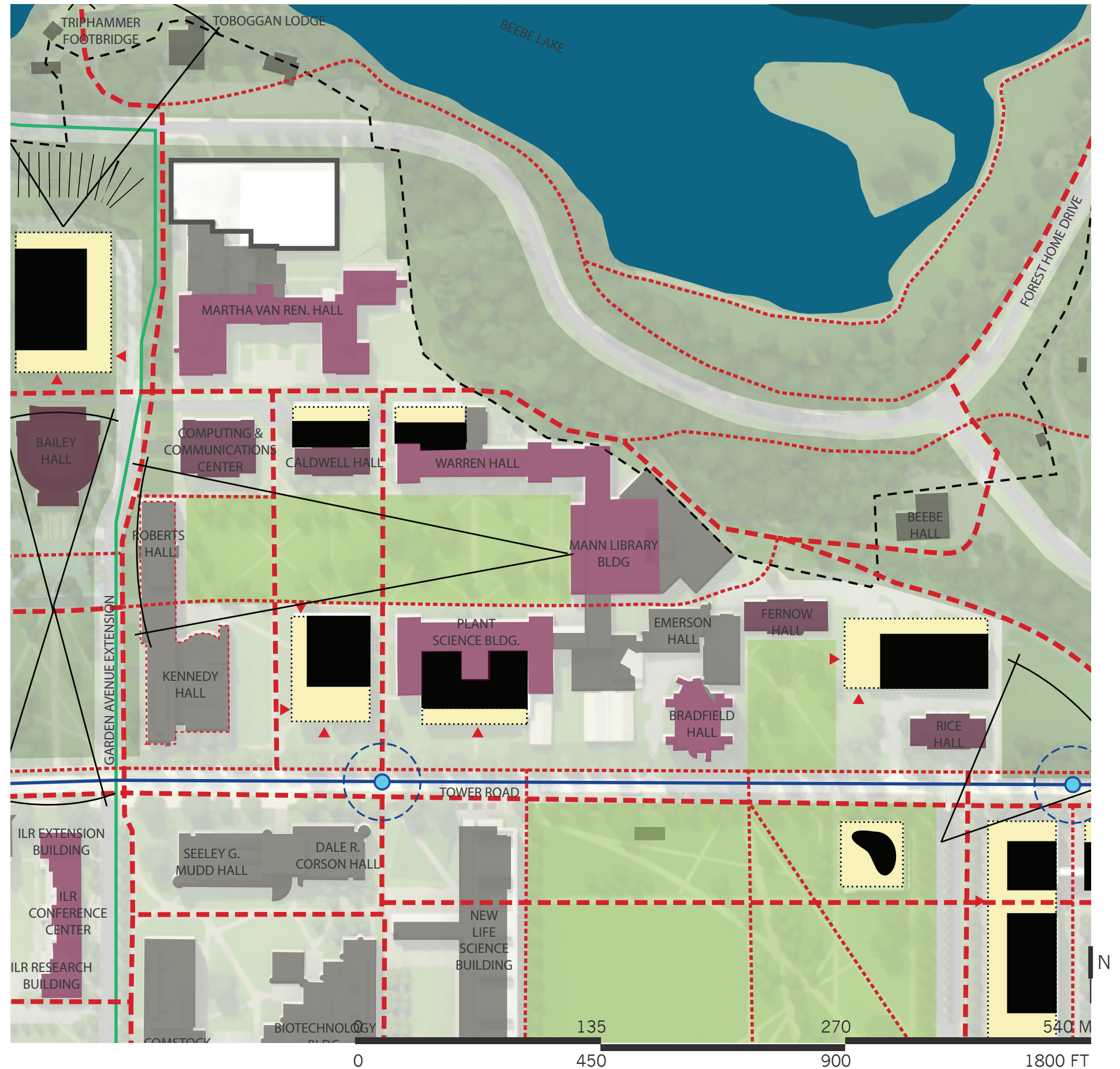
Zone C06, centered on the historic Ag Quad, comprises several older structures built in the Beaux Arts and Georgian Revival styles, and two post-war structures at either end of the quad. The development plan calls for the preservation, renovation, and expansion of the historic buildings, namely Caldwell Hall, Warren Hall, and the Plant Science Building, with the objective of maintaining a strong presence of traditional architecture that defines Central Campus. The open site east of Kennedy Hall should be developed as a significant landmark that addresses both Tower Road and the adjacent north-south pedestrian route. At one time, before the construction of Roberts Hall, the Ag Quad was open to the forecourt of Bailey Hall and its green acted as a formal terminus to the continuous natural course of Wee Stinky Glen. Ideally, when Roberts Hall reaches the end of its useful lifespan, it would be removed to re-establish this relationship. The frontage along Tower Road should be set back to establish a continuous front lawn from East Avenue to the existing Rice Hall. The development site directly behind Rice Hall could support a large academic, administration or mixed-use building that would help to define the fore court to Fernow Hall.








Zone Overview for Ag Quad






Zone C06 General Guidelines




- All new development in Zone C06 should be compatible in scale, massing, and configuration with the existing buildings of the Ag Quad. A continuous front yard of green space, including Minn's Garden, should be maintained along Tower Road between Kennedy Hall and Rice Hall (L12).
- All new development in Zone C06 should reinforce and be complementary to the existing historic Ag Quad, an iconic space on Cornell's campus.
- Development along the north side of the Ag Quad Zone should reinforce the pedestrian path that forms an axial connection to the Arts Quad through Zone C04 and extends eastward along the edge of the gorge to the Zone C08 – East Center.
- Additions to Caldwell Hall, Warren Hall and Plant Sciences should be coordinated with any significant planned improvements to the existing buildings.

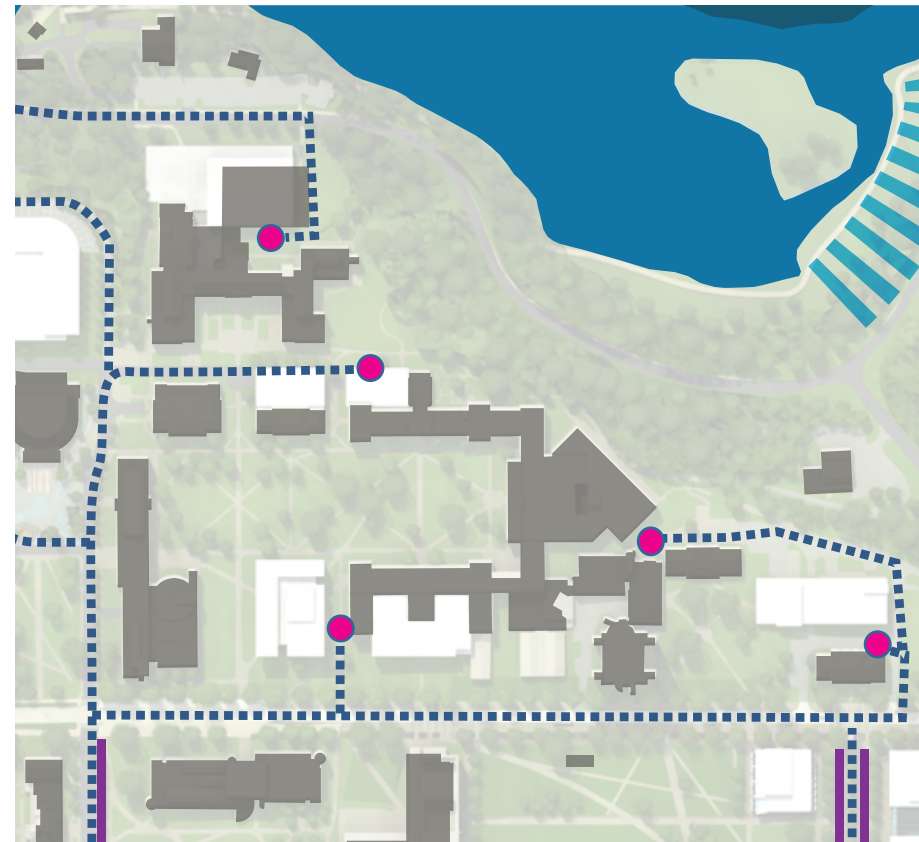


General Guidelines for Ag Quad Zone

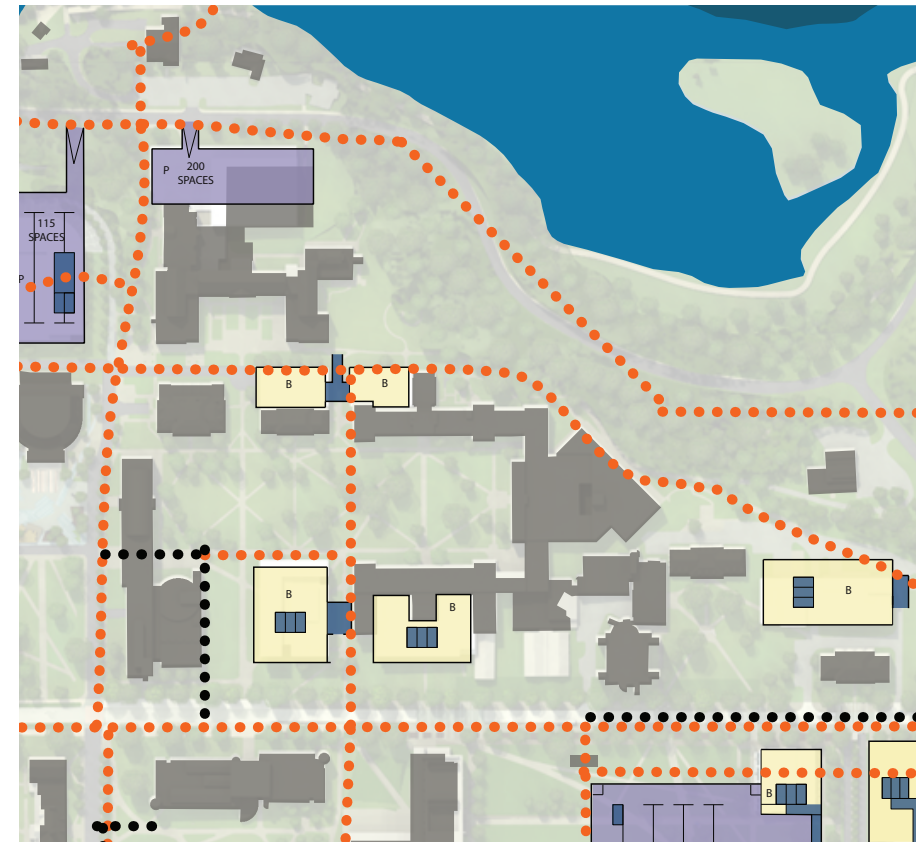
Potential Storm Water Management Area 
 Parking and Service Route 
 On-Street Parking 
 Above Grade Parking 
 Ground Level Service/Loading Areas 

Existing Major Campus Utility Corridor 
 Future Major Campus Utility Corridor 
 Below Grade Parking 
 Potential Service 
 Basement 

Building Demolition 
 Parking Lot Removal 
 Athletics Field Removal 



Surface Parking and Servicing



Below Grade Parking, Servicing and Utilities



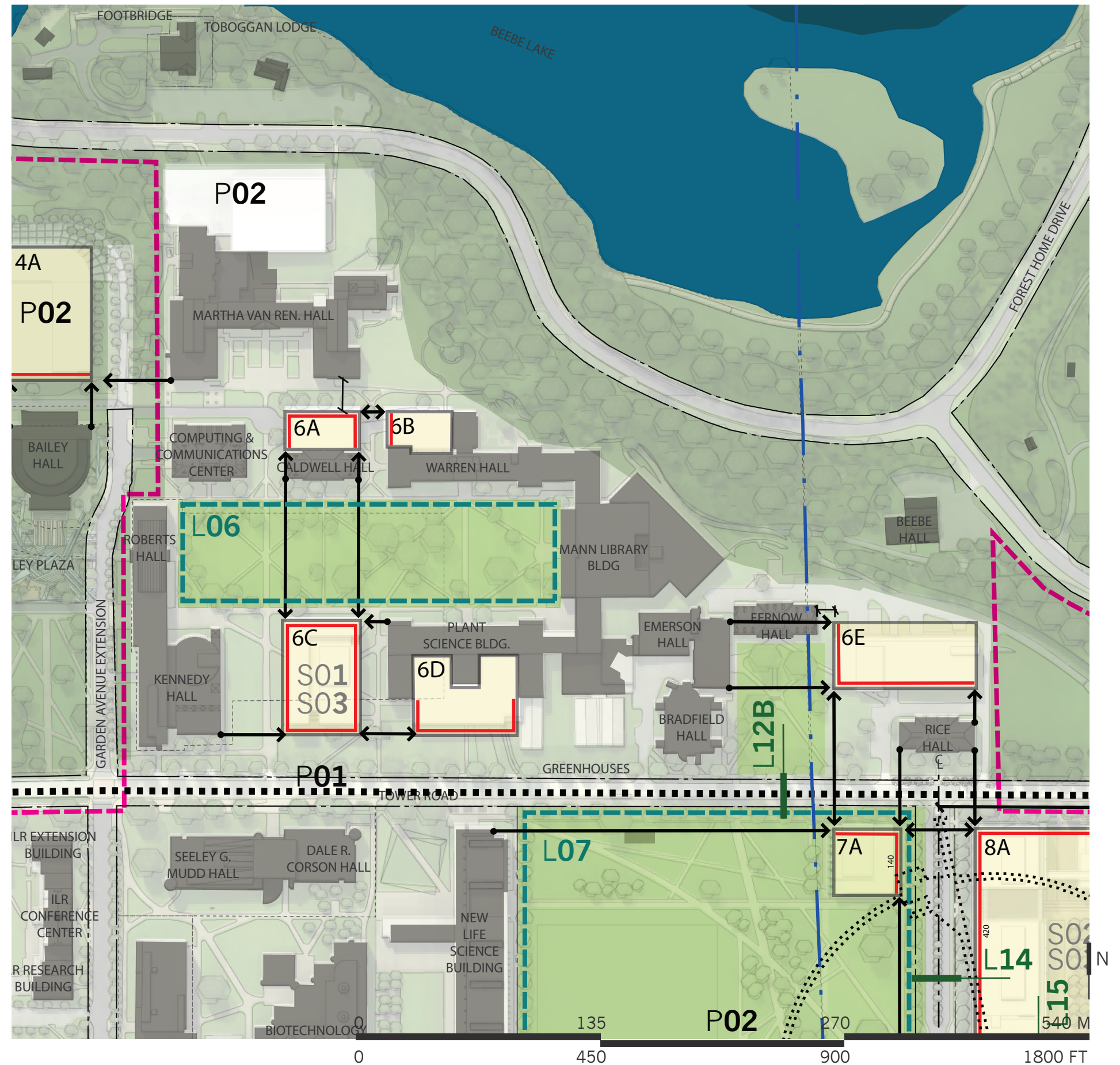
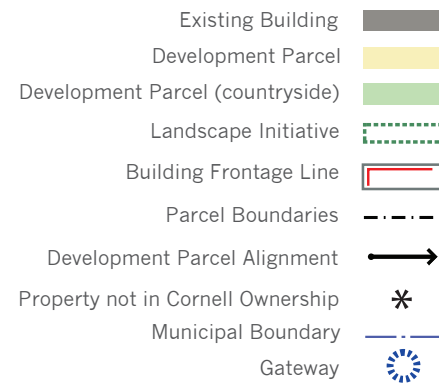
Strategic Renewal

Parking and Service Access

- No new parking (other than that currently being planned for the North Martha Van Rensselaer addition) is recommended for this zone. As in other zones of the campus that contain a variety of older buildings, servicing will primarily be provided at grade to individual buildings accessed from the adjacent roads and service lanes.
- Additions to Caldwell Hall and Warren Hall should result in a shared below-grade loading and service connection. Should an addition to Caldwell occur first, access to existing loading and servicing for Warren Hall must be resolved.

Zone C06 Parcel Development and Key Initiatives

- When Roberts Hall reaches the end of its useful life, it may be removed to reopen the vista from the Agriculture Quad across Bailey Plaza to the west.
- Additions may be added to the north faces of Caldwell and Warren Halls on Parcels 6A and 6B. These additions should have lobbies and entrances facing onto a new east-west pedestrian path that connects from the Arts Quad through Zone C04 and along the gorge to East Center. Additions should be consistent in height and massing with the existing buildings.
- The placement of a new building in the open site along Tower Road (Parcel 6C) adjacent to the Plant Science Building should be offset to align with Caldwell Hall opposite and create a small green court that will emphasize the north-south axis connecting Tower Road to Martha Van Rensselaer to the north. The south face of this new building should align with Kennedy Hall as should the south face of a possible Plant Science infill building. It will create a small eddy of green space connected by a continuous greensward along the north side of Tower Road that should be maintained as far as Fernow and Rice Halls to the east (L12).
- Parcel 6C is a potential location for a future welcome center at grade (S01) and a University Club (S03).
- A new infill development can be added to the southern facade of the Plant Science Building on Parcel 6D. South faces of the Plant Science addition and the new adjacent development on Parcel 6C should align with Kennedy Hall.
- A new development may be added north of Rice Hall on Parcel 6E. The lobby and entrance should be located along its west facade. A building on this site could be structurally linked to Rice Hall. Development should be setback from the edge of the gorge and be sensitive to the natural qualities and experience of the gorge.



Parcel Development and Key Initiatives for Ag Quad Zone

- Development of Parcels 6C and 6D should respond to design direction from the Tower Road streetscape initiative, especially with respect to landscape design (L12).
- The landscape along the west side of Kennedy Hall and Roberts Hall should reflect improvements to Garden Avenue and the future open space south of Bailey Plaza.
- A landscape master plan for the Ag Quad should be undertaken to bring this important historic quadrangle back to its original prominence. The master plan should address new landscaping, pathways, circulation, seating, materials vocabulary, areas for celebration, and lighting (L06).
- Landscaping along the west boundary of this zone should be coordinated with the Founders' Greenway landscape initiative (L02).

Corresponding Landscape Initiatives:

- L02 Founders' Greenway landscape plan
- L06 Ag Quad
- L12 Tower Road streetscape

Corresponding Access and Parking (University Projects)

- P01 Campus circulator
- P02 Structured parking

Road and Intersection Improvements

- P04 Campus Road straightening

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

- S01 Cornell Welcome Center
- S03 University Club

Parcel	Parcel Footprint (ft ²)	Building Footprint (ft ²) % Parcel Coverage	Height (range in stories)	Potential GSF (range in ft ²)	Potential units per acre (residential)	Number of Units (residential)	Permitted Uses (required uses in bold)	Enabling Projects	Concurrent Projects
Zone C06 – Ag Quad									
Parcel 6A	11,040	11,040 100%	4 (match Caldwell Hall)	44,160			• Academic	• Develop a loading and servicing strategy for Warren Hall	• Develop shared below-grade loading and service connection with Parcel 6B • Coordinate with any major improvements to Caldwell Hall
Parcel 6B	18,370	18,370 100%	4 (match Warren Hall)	73,480			• Academic		• Develop shared below-grade loading and service connection with Parcel 6B • Coordinate with any major improvements to Warren Hall
Parcel 6C	28,000	28,000 100%	3 – 4 (42 – 64ft)	84,000 – 112,000			• Academic • Administration • Active use/public space at grade on west side of building • Welcome center		• Develop and implement Tower Road streetscape initiative
Parcel 6D	23,500	23,500 100%	4 (match Plant Sciences)	94,000			• Academic	• Preserve Minns Gardens during construction	• Develop and implement Tower Road streetscape initiative • Coordinate with any major improvements to Warren Hall
Parcel 6E	33,800	33,800 100%	2 – 3 (28 – 48ft)	67,600 – 101,400			• Academic • Administration	• Remove Bruckner Lab and Feed House and temporarily or permanently relocate uses	
Total	114,710	114,710 – 114,710		363,240 – 425,040					