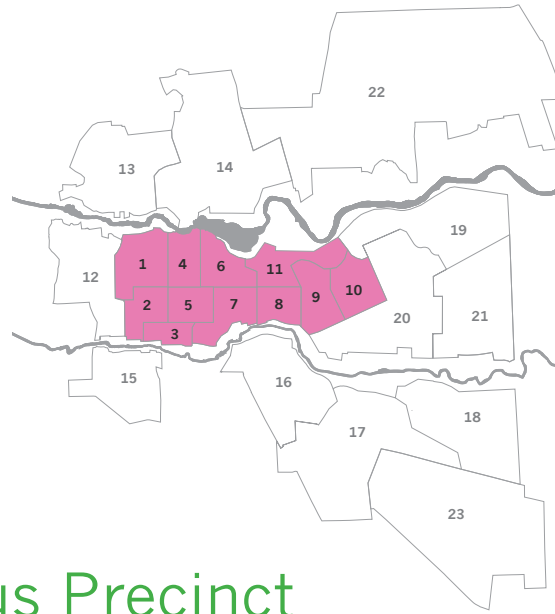




3.5

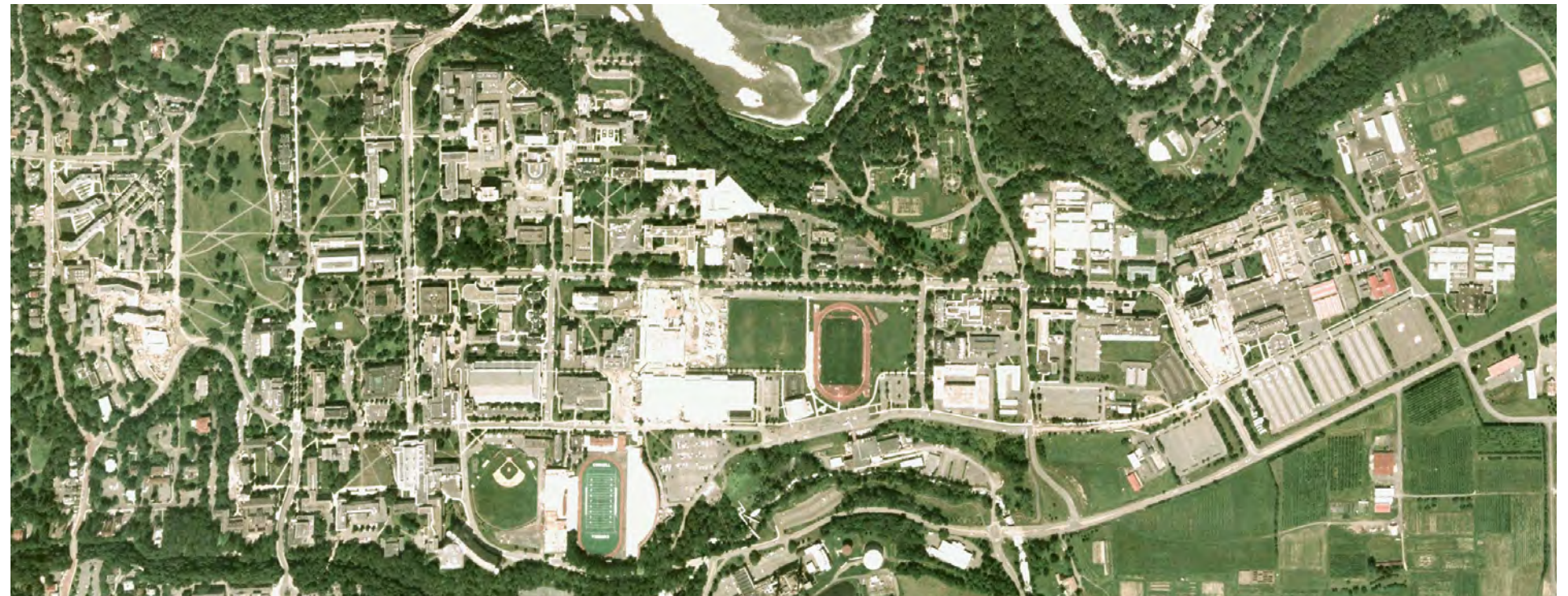
## Core Campus Precinct

The growth of Cornell's contract and endowed colleges is both inevitable and desirable. The new spaces for department and unit based research are a crucial component of the campus master plan, and fostering an interdisciplinary and collaborative climate is a major pedagogical goal of the university. The coming together of individuals to pursue cross-disciplinary research will profoundly affect the spatial definitions of the campus by breaking down the traditional separations between individual colleges.



## Core Campus Precinct Overview




















The campus master plan proposes a development strategy in which new construction, together with new open spaces, knits together the two spatial halves of Core Campus. A major supposition of this approach is that the centrally located varsity fields be relocated to allow new development and new common spaces. One of the campus master plan's primary recommendations is the creation of a new 24-hour, mixed-use East Center to support a non-traditional academic and social lifestyle that complements more traditional college-based inquiry and while offering an alternative to separated learning and living environments. Its location where the gorges come closest to each other offers significant views to the north and south, and surrounding landscapes will envelop the density and vitality inherent to this new paradigm. Immediately west of this new academic and social hub, the Alumni Fields will



be replaced by Alumni Quad, a worthy counterpart to the historic Arts Quad. As the following pages will describe, the future planning and design of Core Campus is a multi-layered task that will need to confront many challenges and opportunities.



Precinct Overview for Core Campus - fig. 07

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			

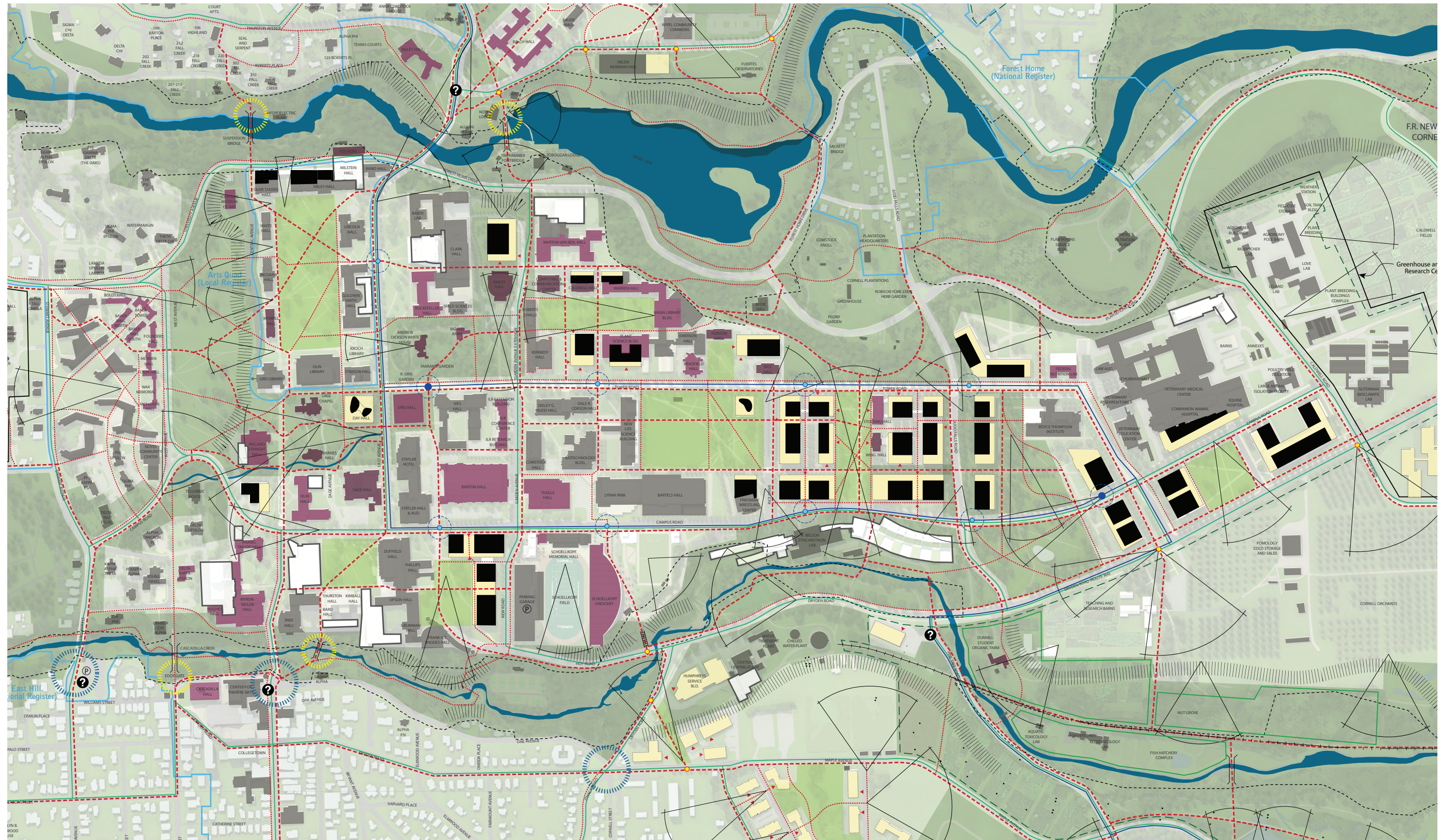
## Core Campus Precinct Summary of General Guidelines

To ensure the integration and vitality of future growth across Core Campus, the quality of the public realm is prioritized as the critical framework to knit the campus together. Proposed development, studied at the scale of individual zones, is often defined by new formal green spaces with interconnecting pedestrian paths that will become equally dynamic complements to the established green spaces of the original campus. Located at the midpoint of campus, the most significant of these spaces, Alumni Quad, will physically and programmatically unite east and west as a destination for outdoor interaction. The plan seeks to reinforce the axiomatic organization of Cornell’s campus, which establishes formal geometric order while at the same time welcoming the surrounding natural landscape as it transitions to traditional quad commons. This concept supports the restoration of Wee Stinky Glen as it diagonally negotiates the topography of

the undergraduate-focused “West Center” up and into the Ag Quad, as well as the establishment of a corresponding natural greenway interwoven through East Campus.

Throughout Core Campus, the proposed configuration of the ground floor spaces is intended to enhance academic and social engagement, and to that end, significant areas on the ground floors adjacent to the exterior green spaces should be devoted to public space and activated with transparent facades. Buildings, particularly large academic buildings, should be oriented to main pedestrian routes and major open spaces, providing two or more “front” doors and maximizing porosity on the ground floor. Many new buildings, particularly those fronting the proposed East Center Green and Mid-Campus Walk, will be required to provide active uses on the ground floor, such as lounges, dining facilities, social hubs and external corridors.

The transit circulator is an important unifying element of all the Core Campus zones, providing convenient and simple movement throughout Core Campus to ensure the campus remains compact and integrated. Transit stops should be designed as focal points within zones, and could become iconic locations that contribute to placemaking. Nearby streetscaping and street furniture should reflect the importance of transit stops, and adjacent buildings could be designed to partially accommodate transit stops internally.



General Guidelines for Core Campus - fig. 08

## Core Campus Precinct Parking, Servicing and Utilities

The presence of motorized vehicles, especially large trucks and buses, utilizing the full-service roads interwoven throughout campus undermines the cohesiveness of the physical and social fabric and the quality of the Cornell experience. An integral planning concept is the introduction of an extensive network of below-grade parking, loading and servicing facilities in the basement level of future buildings and some of the large new open spaces to reduce the predominance of vehicles at the pedestrian level. Over time, most existing surface lots will be replaced by parking below grade or in parking structures to make better use of the land.

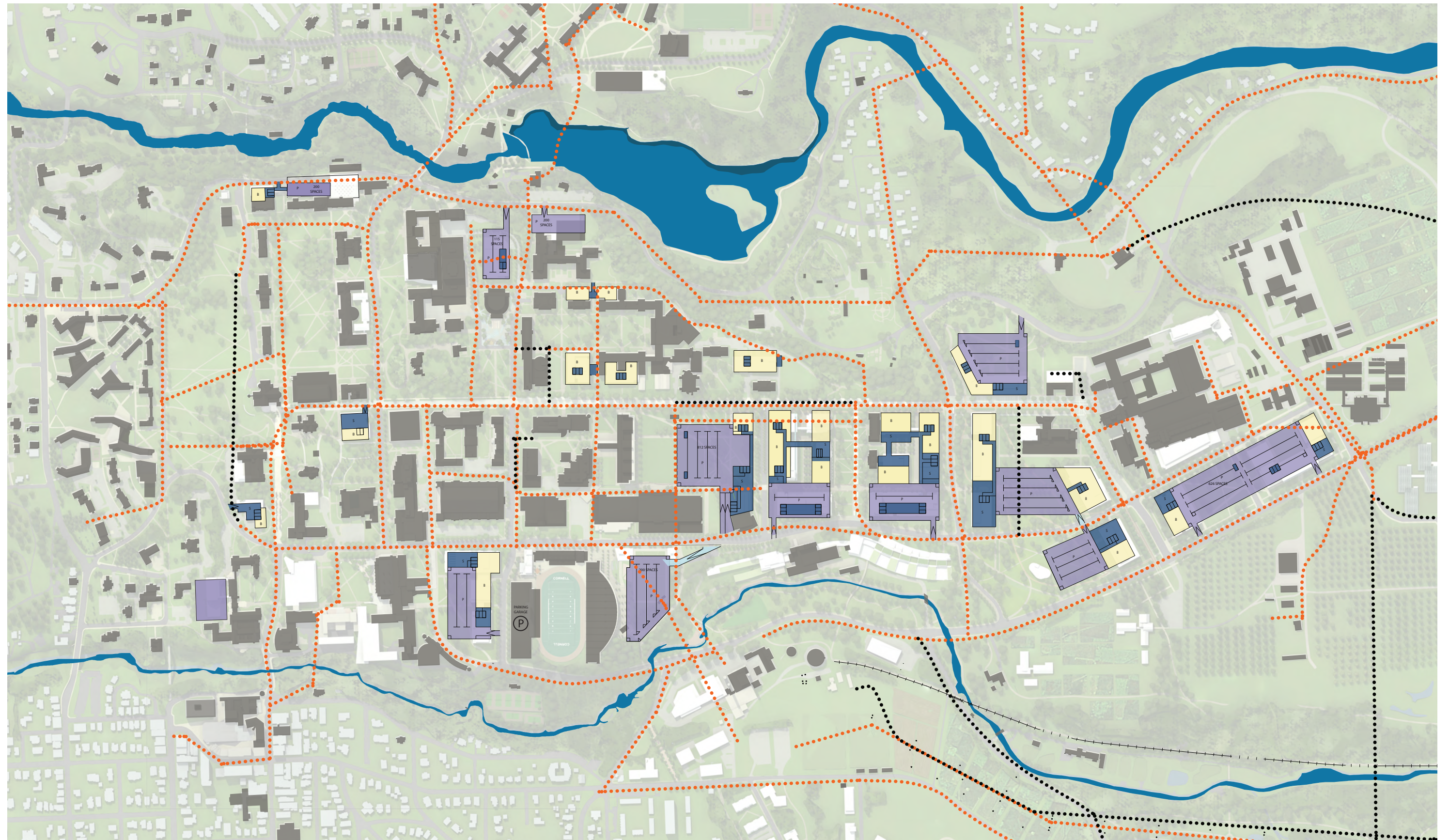
Improved servicing on campus will be supported by a central receiving area, remote from Core Campus, where major deliveries will be broken down and transported by smaller vehicles to individual buildings. Future sub-grade structures will include loading docks and associated receiving areas with further connections by basement and tunnels to vertical service cores.

The parking component will be supported by the campus circulator running continuously along Tower Road and Campus Road, linking the east and west ends of campus, as well as the university to greater Ithaca via connection to the regional bus system. Several existing full access roads may be limited to emergency and service use only






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



The presence of large trucks undermines the cohesiveness of the physical and social fabric and the quality of the Cornell experience.



Parking, Servicing and Utilities for Core Campus - fig. 09

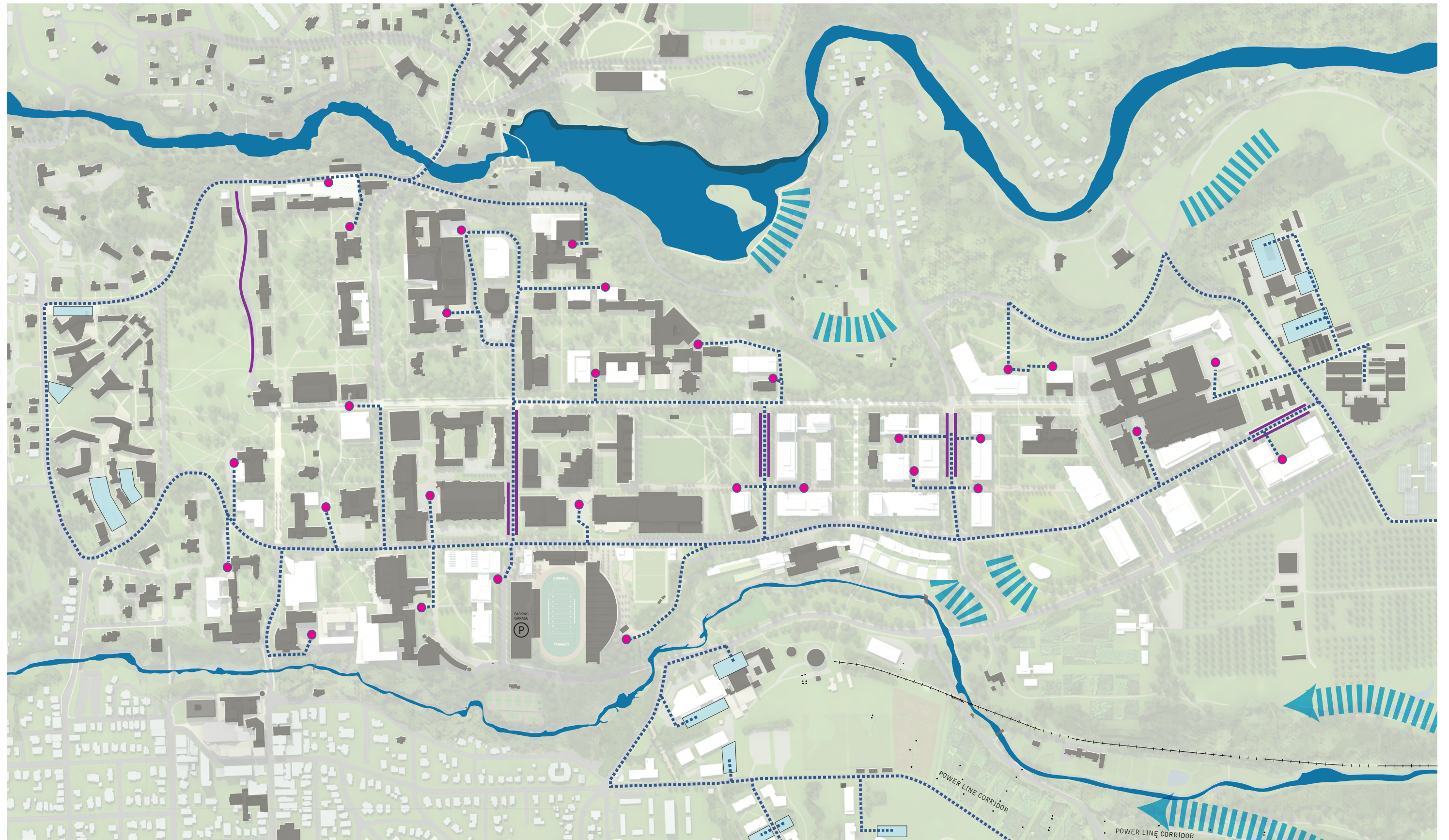
- Potential Storm Water Management Area 
- Parking and Service Route 
- On-Street Parking 
- Above Grade Parking 
- Ground Level Service/Loading Areas 

and, wherever possible, parking and service access will be from Campus Road, taking advantage of the grade change between Tower and Campus Roads and keeping vehicles south of the primary east-west pedestrian circulation paths. The combination of reduced vehicular volume and intensive landscape initiatives will make Tower Road and Campus Road more scenic and conducive to the leisurely passage of cars, bicycles and people.

The utility mapping illustrated denotes planned improvements and expansions to the major utility corridors throughout campus to support the projected growth.

There are many options for the development of a storm water strategy for Main Campus. Whatever strategy is adopted will likely include both site-specific solutions, particularly for development west of Rice Drive, and potentially system-based solutions for development to the east. A master drainage plan will need to be prepared, and number of potential storm water management areas have been identified that may be required as a part of this plan. To minimize storm water infrastructure and flow and maximize storm water quality, impervious surfaces should be limited.





Parking, Servicing and Utilities for Core Campus - fig. 10

Building Demolition ■  
Parking Lot Removal ■  
Athletics Field Removal ■











## Core Campus Precinct Strategic Renewal

In the historic western end of Core Campus, the intent is to incrementally reinforce the undergraduate heart of campus, focusing on enhancements along Founders' Greenway, which follows the course of Wee Stinky Glen. The planned redevelopment of the Gannett Health Center building and a future building on the site of Day Hall should be more active and permeable at the ground level. The Cornell Store and Malott Hall should in time be removed to allow for an enhanced visual and pedestrian experience. To the east, large expanses of surface parking (orange) should be replaced as part of the below-grade parking strategy for the core. Redevelopment of Hoy Field

and East Campus will also involve the relocation of athletic fields (yellow) and the improvement of remaining athletic facilities south of Campus Road. The options for relocation and enhancement are identified in Part I of the campus master plan. Greenhouses identified for replacement should be relocated elsewhere on Core Campus, potentially on rooftops, where they are required for day-to-day teaching and research; those requiring less frequent access can be moved to the Countryside Campus Precinct.



Strategic Renewal for Core Campus - fig. 11

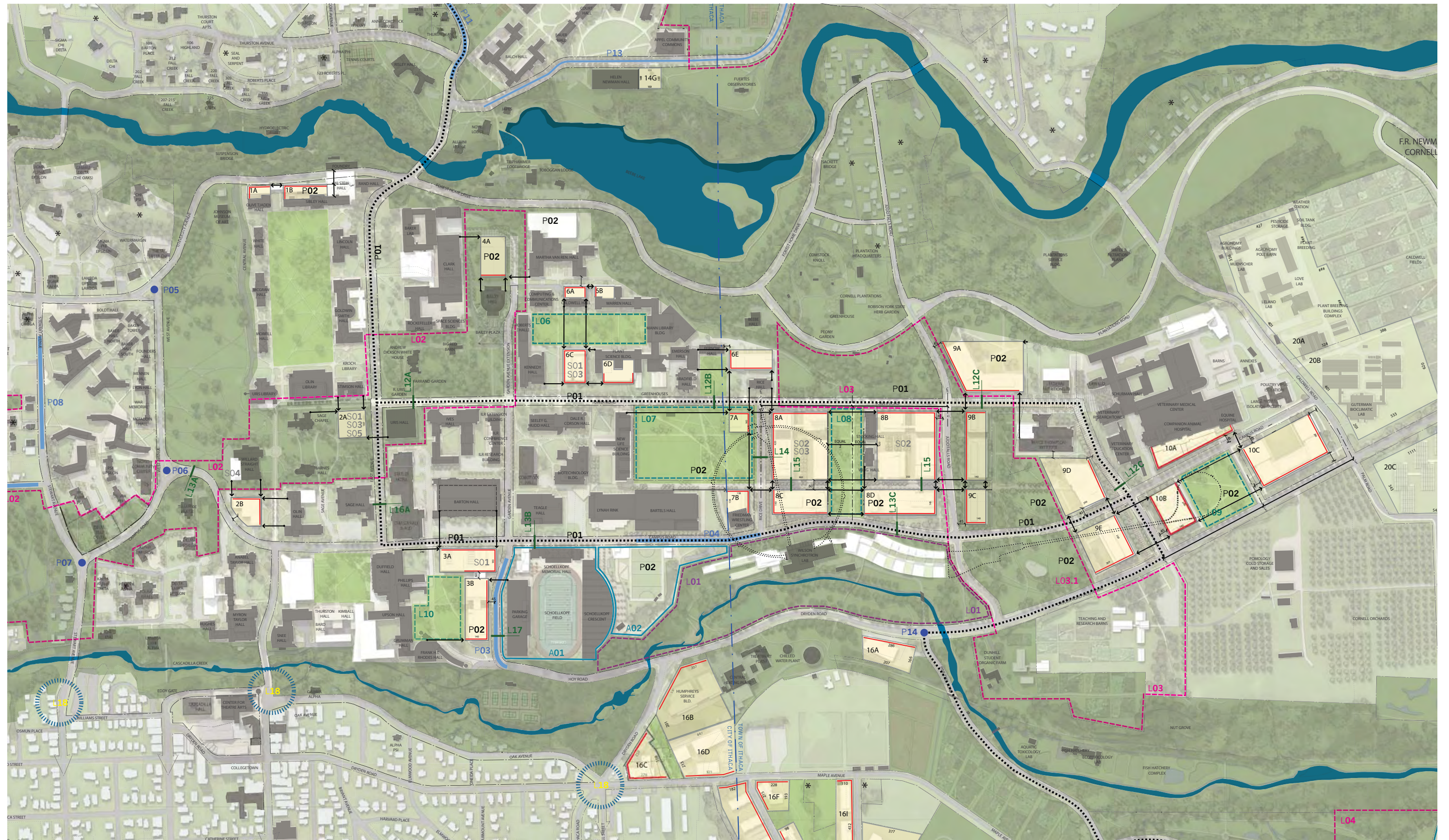
Existing Building	
Development Parcel	
Development Parcel (countryside)	
Landscape Initiative	
Building Frontage Line	
Parcel Boundaries	
Development Parcel Alignment	
Property not in Cornell Ownership	
Municipal Boundary	
Gateway	

## Core Campus Precinct

### Parcel Development and Key Initiatives

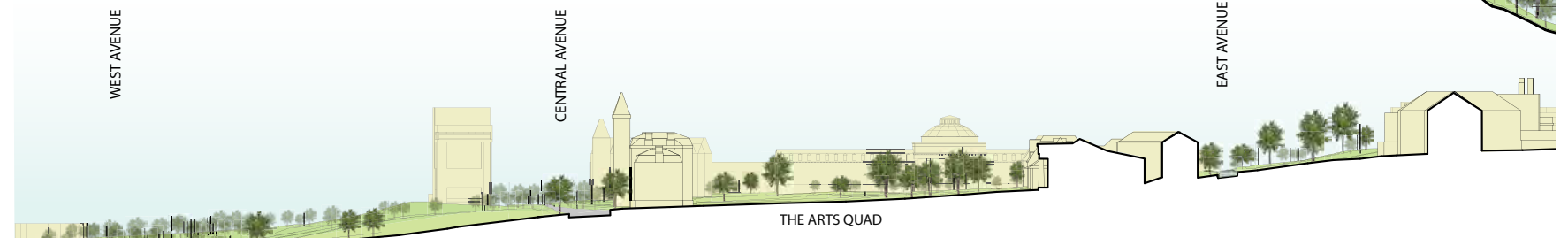
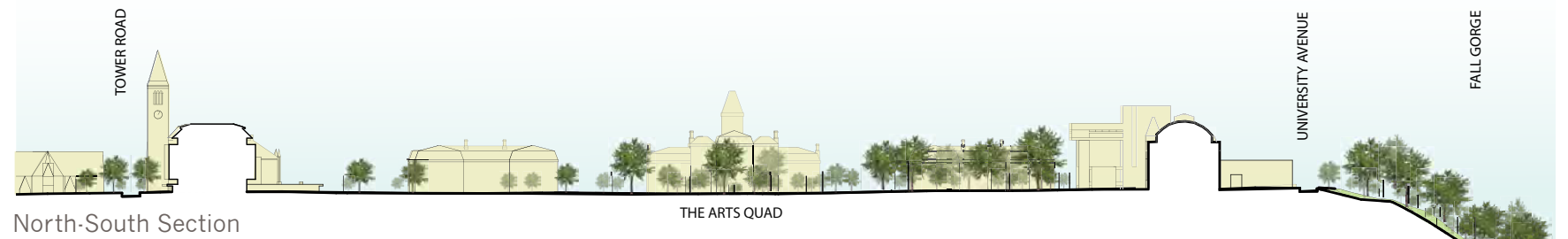
The plan proposes a development strategy in which new buildings and green spaces are assimilated into Cornell’s Core Campus to create an integrated whole. To this end, cues were taken from the existing historic campus and recent examples of large-scale research buildings to develop an over-arching structure that will support the physical requirements of the university well into the future and capitalize on the extraordinary landscape of Cornell’s campus. New development in the historic zones should be limited to highly selected interventions. Additions to existing buildings should preserve the existing north-south rhythm of open spaces between buildings and strive to be of complementary character and scale to the existing architectural fabric.

As a paradigm for larger scale development, Weill Hall establishes a good precedent. It is a fine example of how a large footprint building can be carefully integrated within the campus context by orienting the building perpendicular to Tower Road to diminish the apparent length of the structure. On the ground floor, a through-lobby atrium suggests that pedestrians may easily transverse the building’s depth, thus mitigating a potential problem with large wall-like buildings and emphasizing gorge-to-gorge sight lines. This approach to orientation and the ground floor should be applied in East Center, although there are also opportunities to orient buildings east-west, notably along Campus Road, to maximize passive heating through solar heat gain.

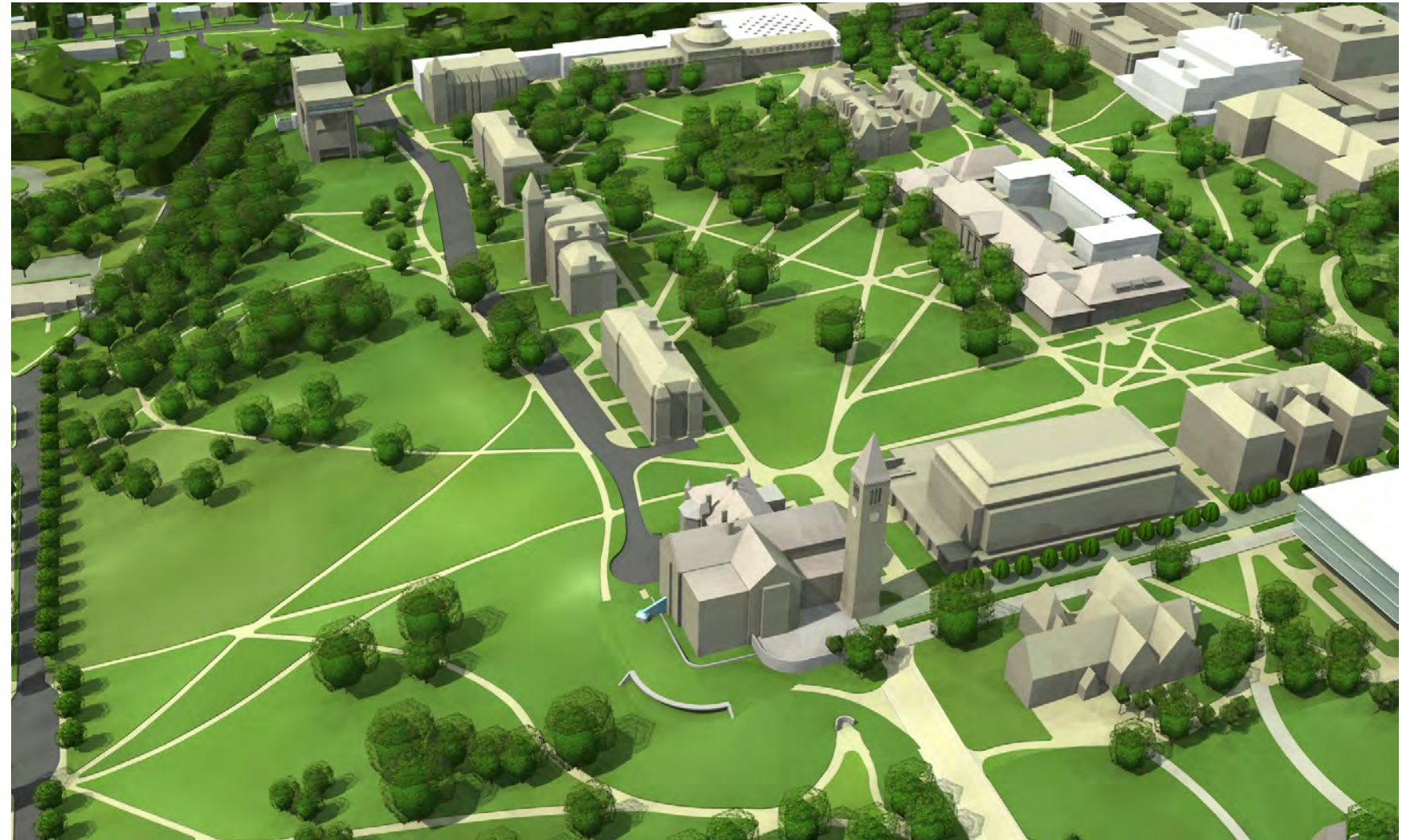


Parcel Development and Key Initiatives for Core Campus - fig. 12

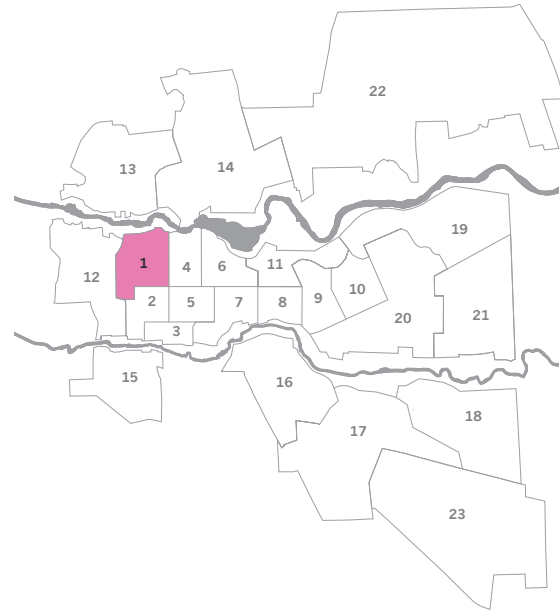
# Core Campus Precinct Zone C01 Arts Quad



East-West Section

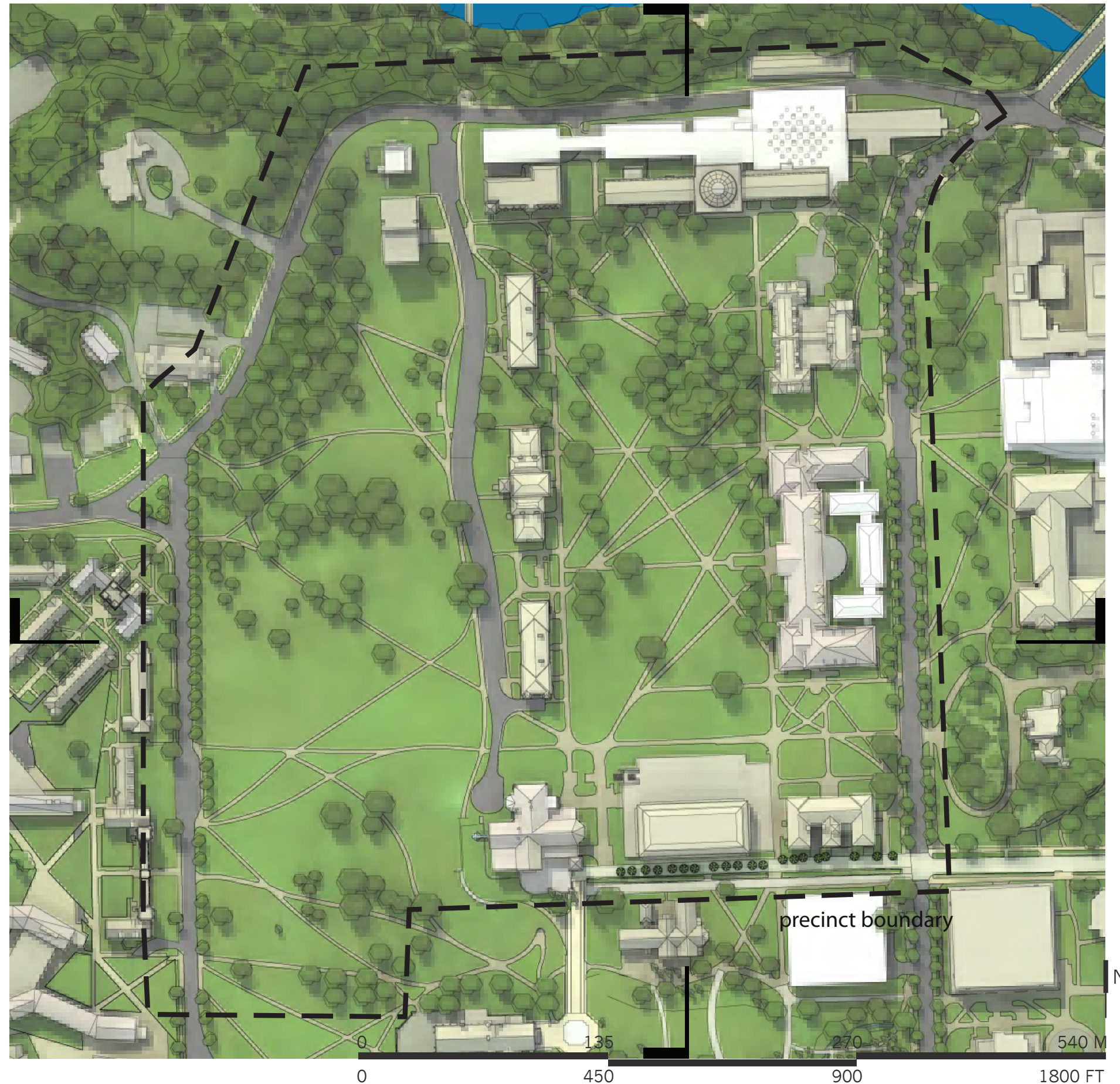


View of Arts Quad looking north



## Zone C01 Overview

Arguably the university's most iconic space, the Arts Quad is a historic and memorable symbol of Cornell's commitment to educating undergraduates in the liberal arts tradition. The Arts Quad and the impressive landscape of Libe Slope together offer dramatic views of the city and a distinguished setting for several of the oldest buildings on campus. The Arts Quad is often referred to as a model of successful pedestrian circulation, outdoor activity, and spatial definition. As such, very little can be proposed to enhance its vital function on campus and minimal new development is anticipated. The landscapes of this zone are well used, particularly during commencement and Slope Day ceremonies, and maintenance of these assets remains a priority.

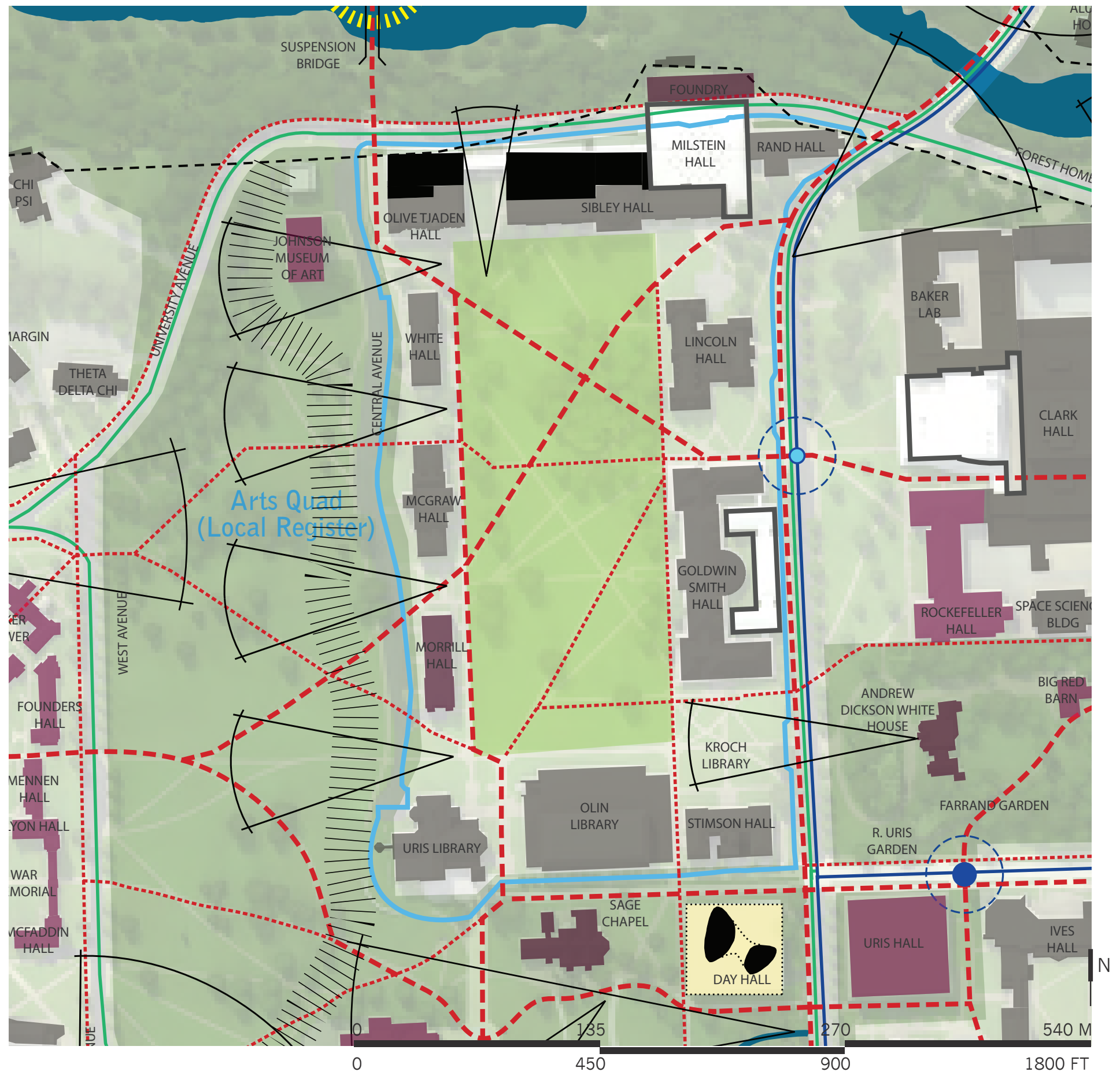


Zone Overview for Arts Quad

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 C01 General Guidelines

- As a quadrangle, the Arts Quad exhibits the canonical features of this formal typology, providing enclosure and a sense of community while establishing clear axial relationships to adjacent areas and landscapes. The character and quality of this ensemble must not be compromised.
- Libe Slope is also an iconic landscape to be preserved. Structures should not be built into the slope or along the top edge, to preserve its natural form, the views it affords, and the visual and pedestrian connections it creates.
- New development in this zone should be limited to highly selected interventions. Additions to existing buildings should preserve the existing north-south rhythm of open spaces between buildings and strive to be of complementary scale to the existing architectural fabric.
- Rear additions to existing buildings, when of considerable size, should seek to transform what was formally the back of a building into a memorable entry. For example, the recent addition to Lincoln Hall created a new building entry from East Avenue.
- As the university grows, general wear on lawns and the pedestrian infrastructure will increase. Care should be taken regarding the programming of the Arts Quad to protect the lawn and other elements of the landscape from overuse. Alternate locations for some events and temporary tents may be considered. Upgrading the quality of paving materials and lighting may also be considered. In particular, improvement to the peripheral walks and renewal of building foundation planting should be considered. Design of some walks may be upgraded to better accommodate service and emergency vehicle access.



General Guidelines for Arts Quad Zone








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



Surface Parking and Servicing

- Re-landscaping of the Uris-Olin Library Plaza should be considered to improve its character and better complement the adjacent Arts Quad and nearby Ho Plaza. The plaza needs conversion into an attractively landscaped pedestrian-oriented place with generous use of raised, multi-seasonal flower displays and low seat wall. This project should be completed prior to Cornell's sesquicentennial celebrations.




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



Below Grade Parking, Servicing and Utilities

**Parking and Service Access**

- The Arts Quad should be kept as free from vehicular traffic as possible in the future, with service to the development sites behind Sibley and Olive Tjaden Halls accessed from University Avenue.
- Parking and loading for the buildings on the west side of the quad will continue to occur along Central Avenue at the crest of Libe Slope.
- Due to the lack of parking facilities in the western area of Core Campus, additional below-grade parking should be developed with new construction on Parcel 1B and the option of future construction on parcel 1A.

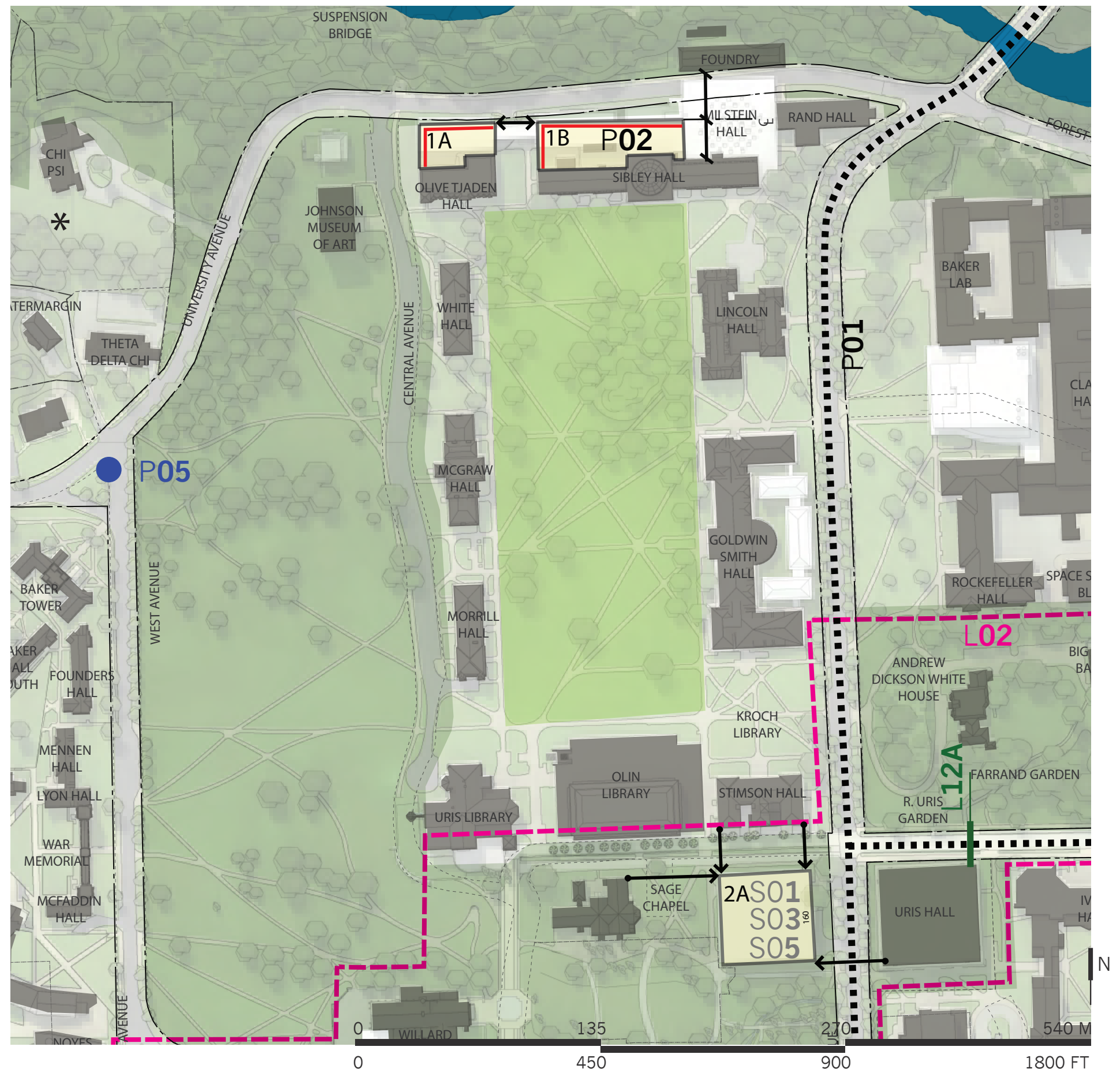
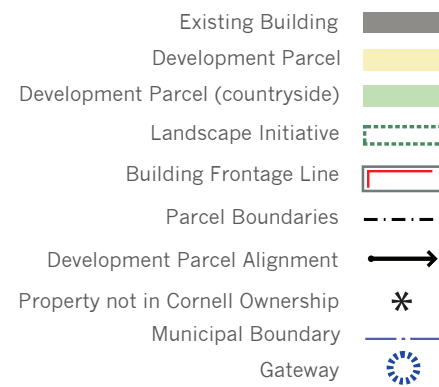
- Building Demolition 
- Parking Lot Removal 
- Athletics Field Removal 



Strategic Renewal

## Zone C01 Parcel Development and Key Initiatives

- In light of the historic sensitivity and unique spatial rhythm and massing of structures surrounding the organizing green, the only un-assigned development parcels for this zone are behind Olive Tjaden Hall and Sibley Hall (Parcels 1A and 1B, respectively).
- Buildings currently in progress include an extension to Sibley Hall at the north east corner of the quad that spans over University Avenue as it runs along the ridge of the gorge, for the College of Architecture, Art and Planning.
- The overall project plan for the planned addition to Sibley Hall includes an additional extension to the west. This potential future extension is shown as Parcel 1B and should match the height of Sibley Hall.
- A similar addition to Olive Tjaden Hall can be considered on Parcel 1A and should match the height of the existing structure.
- The planned addition to Goldwin Smith Hall should create a formal entry on East Avenue and, if possible, provide through access to the entry on the quad.
- A campus circulator stop is proposed on East Avenue between Goldwin Smith Hall and Lincoln Hall (P01). Landscape design of areas adjacent this stop should support this use, and seating and other street furniture may be provided. Additional pedestrian traffic should be anticipated.



Parcel Development and Key Initiatives for Arts Quad Zone

Corresponding Landscape Initiatives:

02 Founders' Greenway Landscape Plan

Corresponding Access and Parking (University Projects)

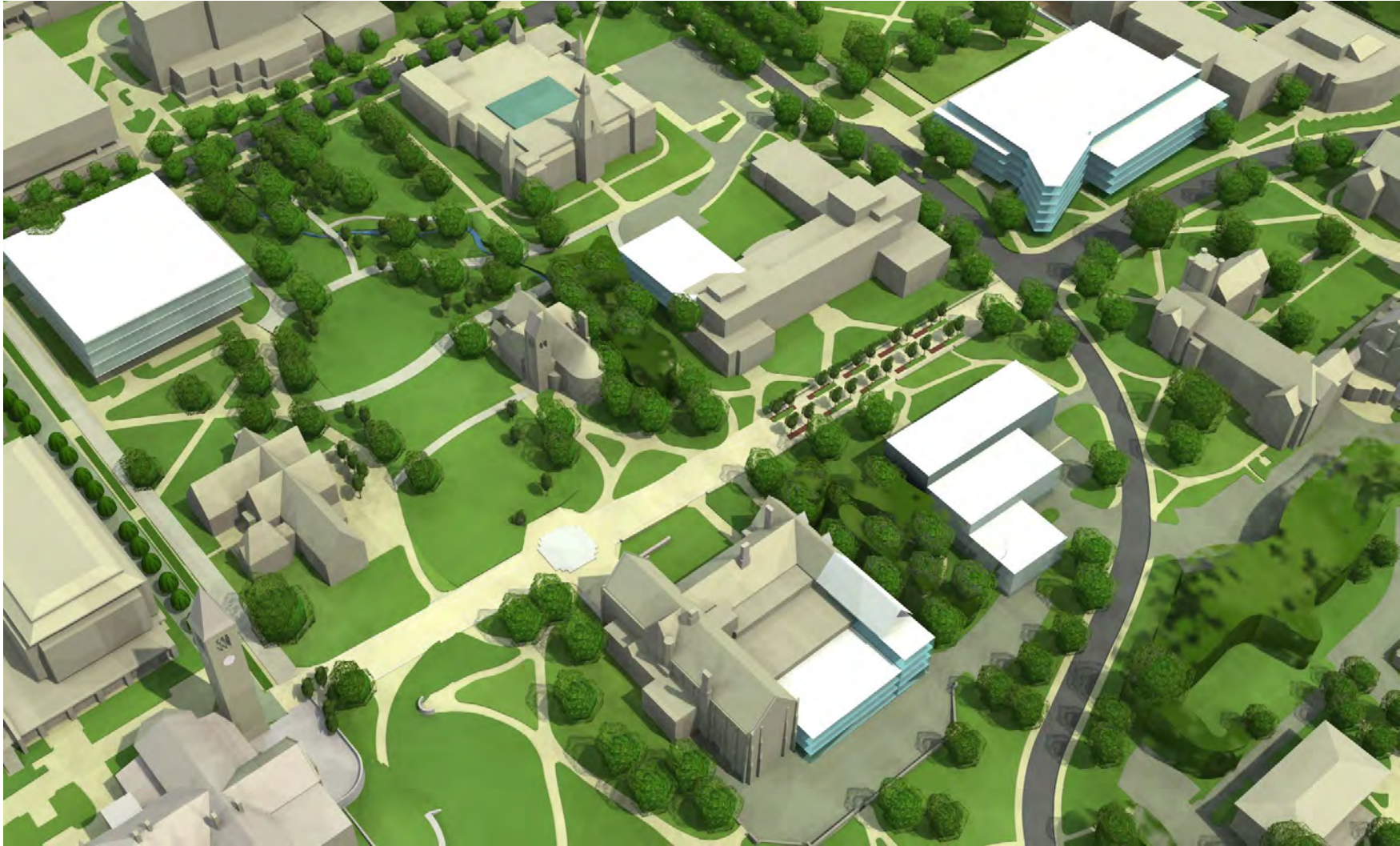
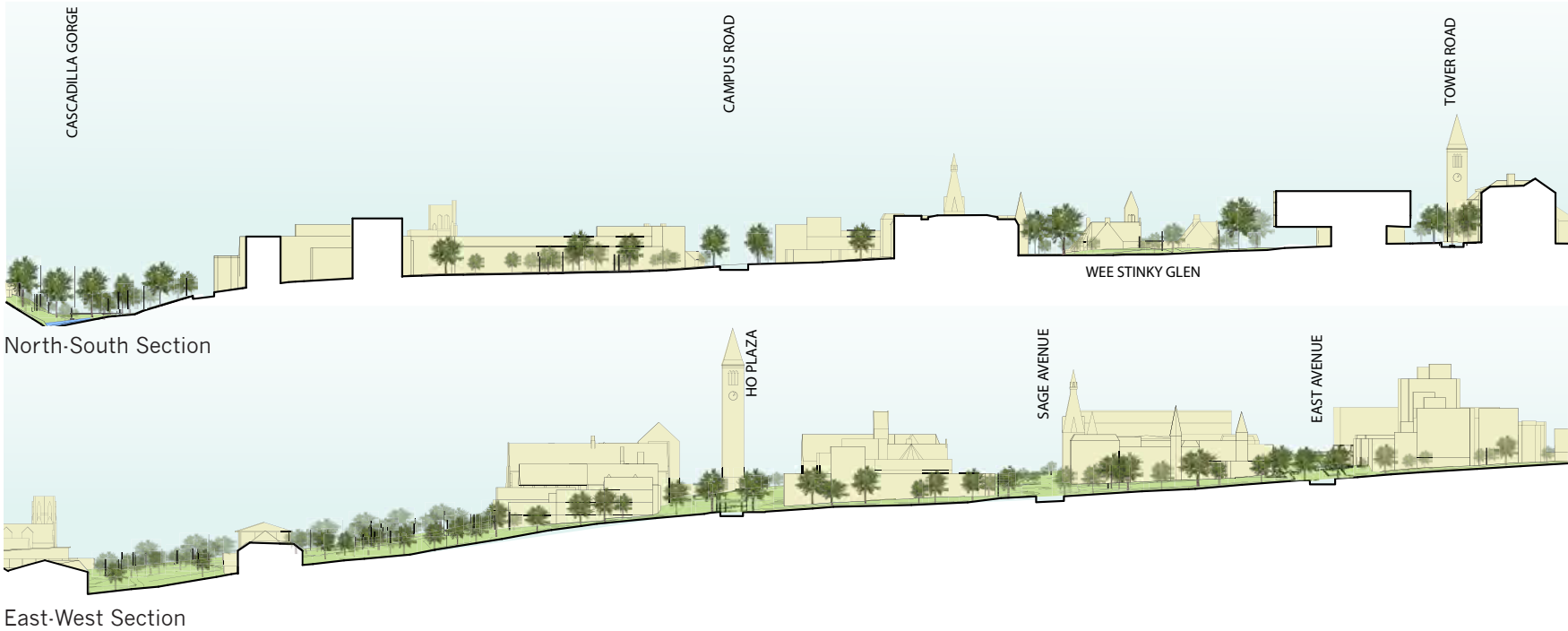
P01 Campus circulator

P02 Structured parking

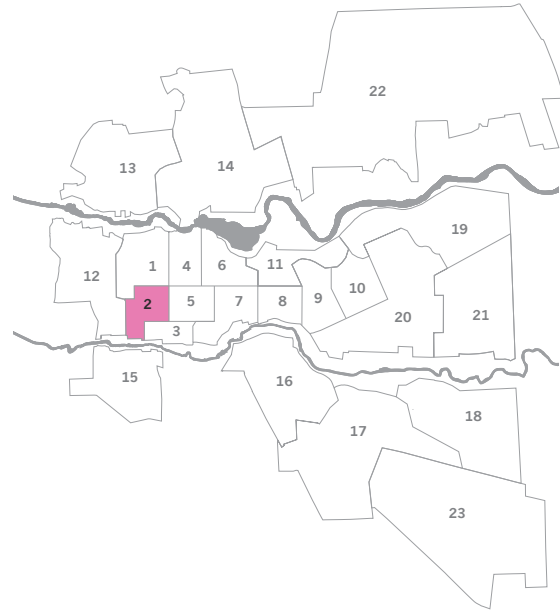
P05 University Avenue at West Avenue

Parcel	Parcel Footprint (ft <sup>2</sup> )	Building Footprint (ft <sup>2</sup> ) % 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
<b>Zone C01 – The Arts Quad</b>									
Parcel 1A	8,700	8,700 100%	4 (match Olive Tjaden Hall)	34,800 – 34,800			<ul style="list-style-type: none"> <li>• Academic</li> <li>• <b>below-grade parking</b></li> </ul>		
Parcel 1B	21,600	21,600 100%	3 (Match Sibley Hall)	64,800 – 64,800			<ul style="list-style-type: none"> <li>• Academic</li> <li>• Social/cultural</li> <li>• <b>below-grade parking</b></li> </ul>		
<b>Total</b>	<b>30,300</b>	<b>30,300</b>		<b>99,600 – 99,600</b>					

# Core Campus Precinct Zone C02 West Center



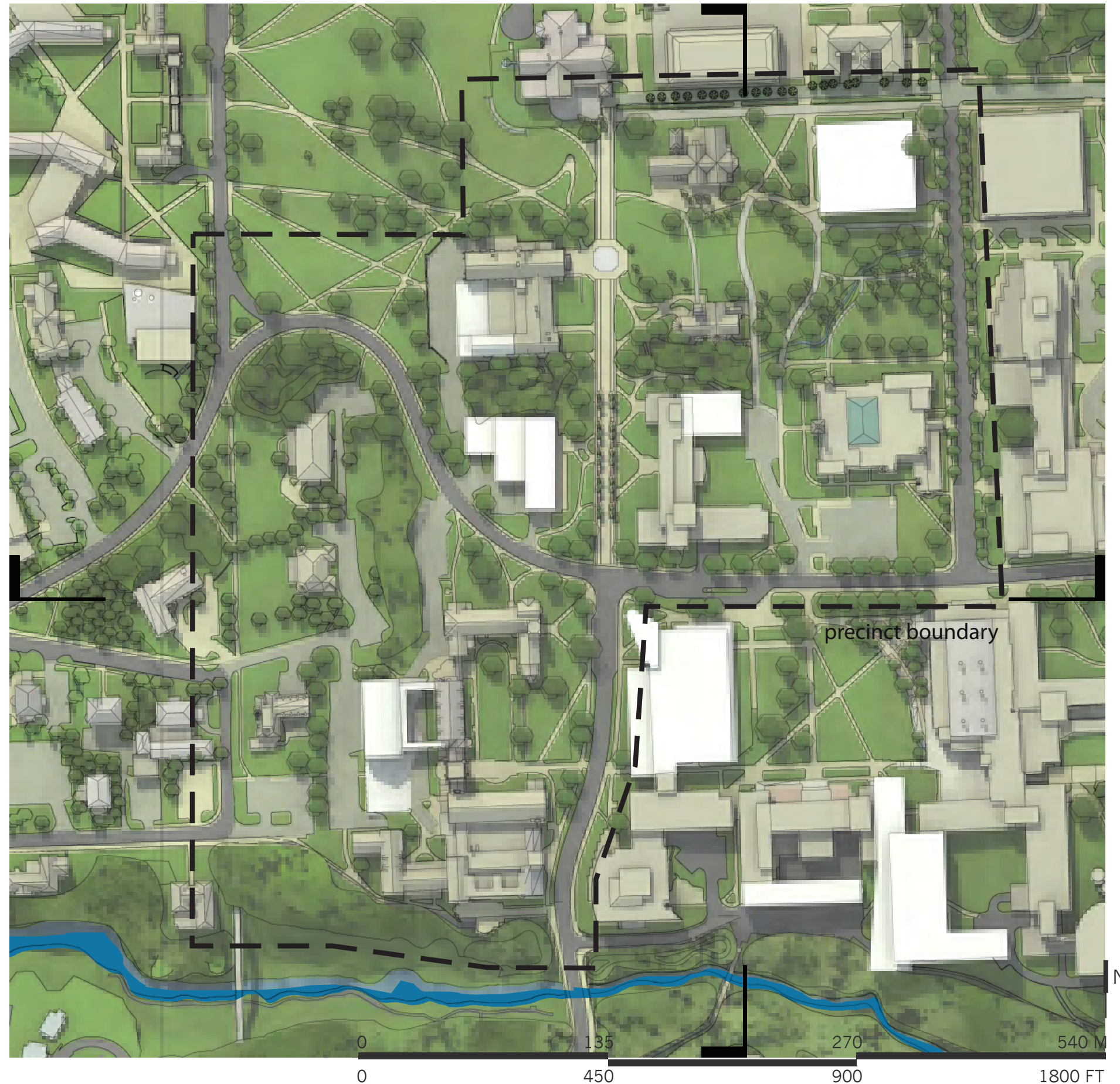
View of West Center looking southeast



## 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.

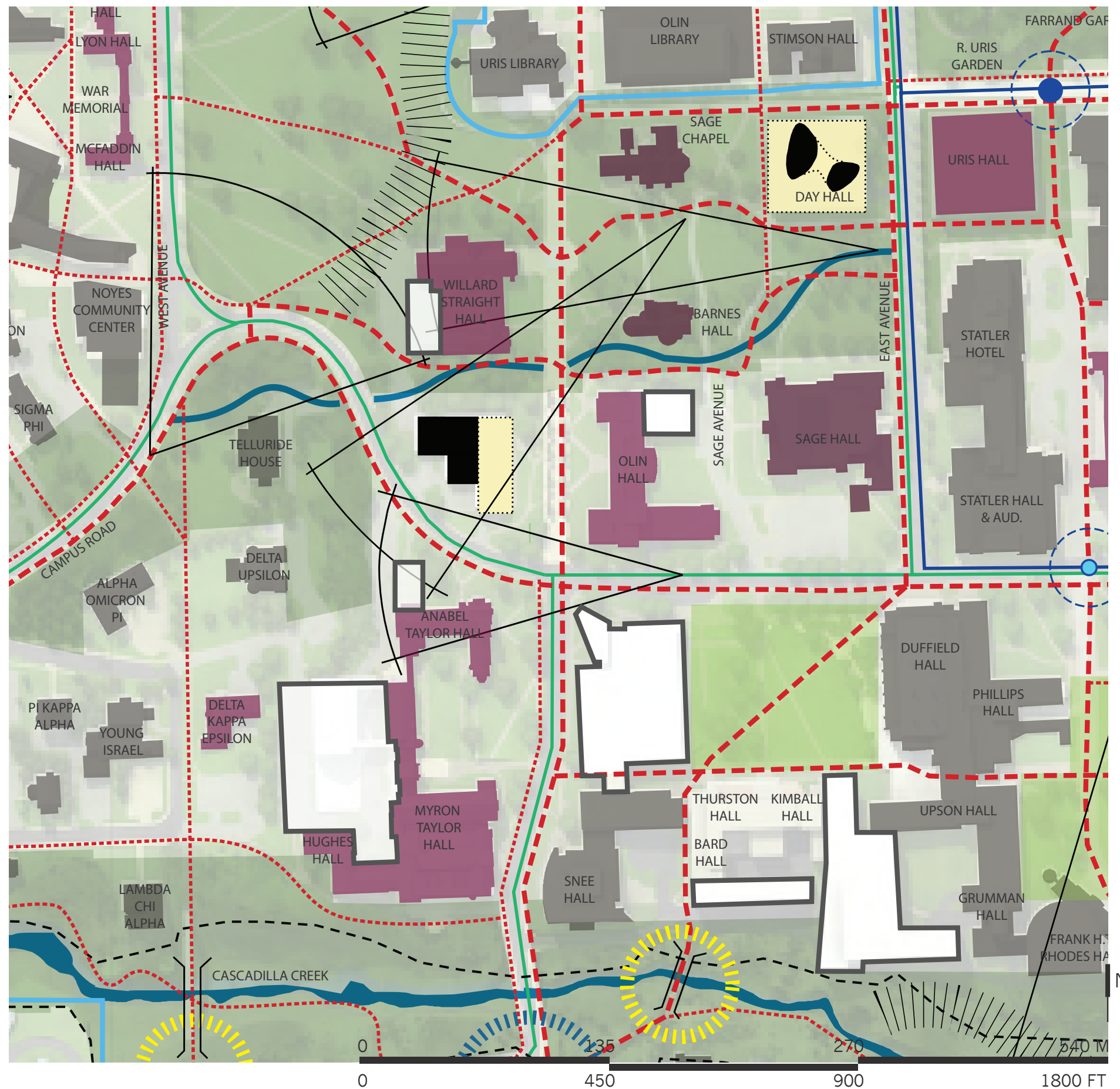


Zone Overview for West Center

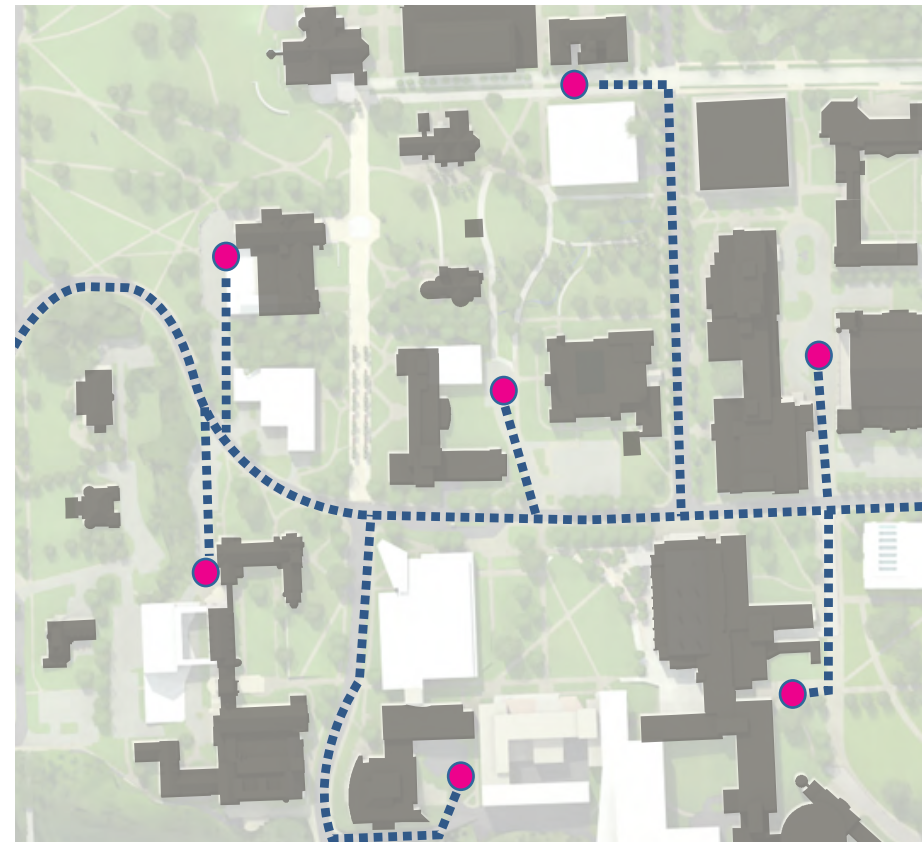
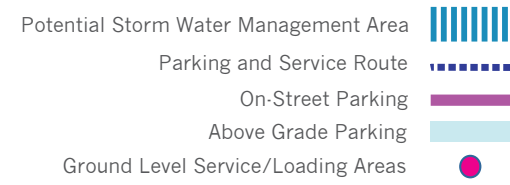
Existing Building		Transit Supportive Node	
Historic Districts (National and/or Local Register)		Potential Information Kiosks	
Historic Buildings		Gateway	
Buildings with Architectural Merit		Pedestrian Gateway	
Buildings/Planning Currently In Progress		Bike Route	
Unique Natural Area		Primary Pedestrian 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

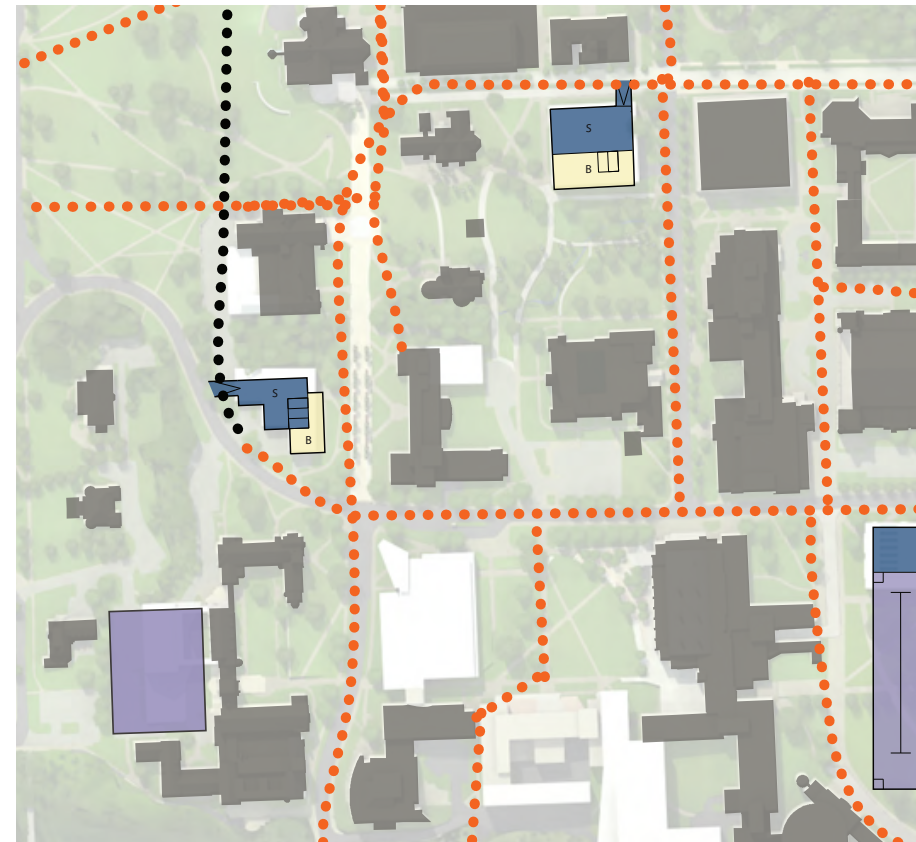
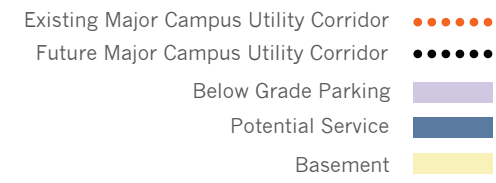
- Two new development parcels have been identified, both of which require the demolition of existing structures. Design parameters for their replacement buildings intend to foster ground level circulation and interaction.
- The ground floor of a re-envisioned Day Hall may be rotated (set back from the 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.



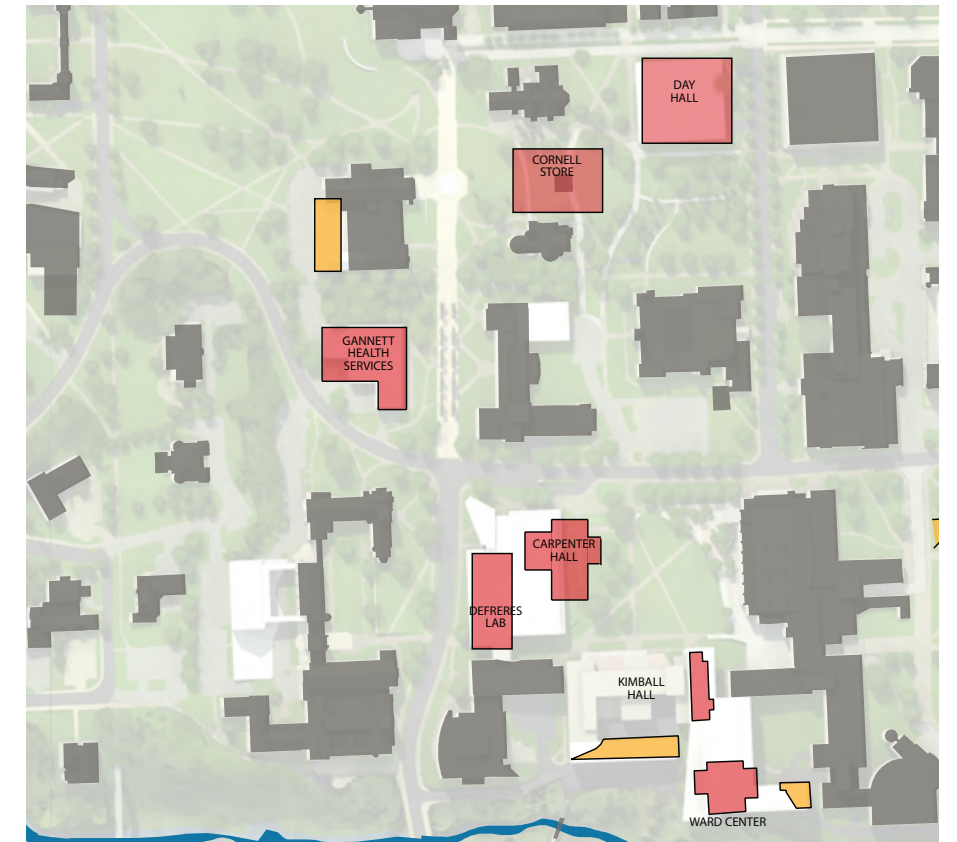
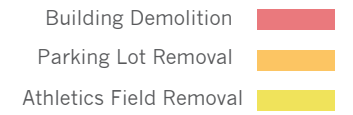
General Guidelines for West Center Zone



Surface Parking and Servicing



Below Grade Parking, Servicing and Utilities



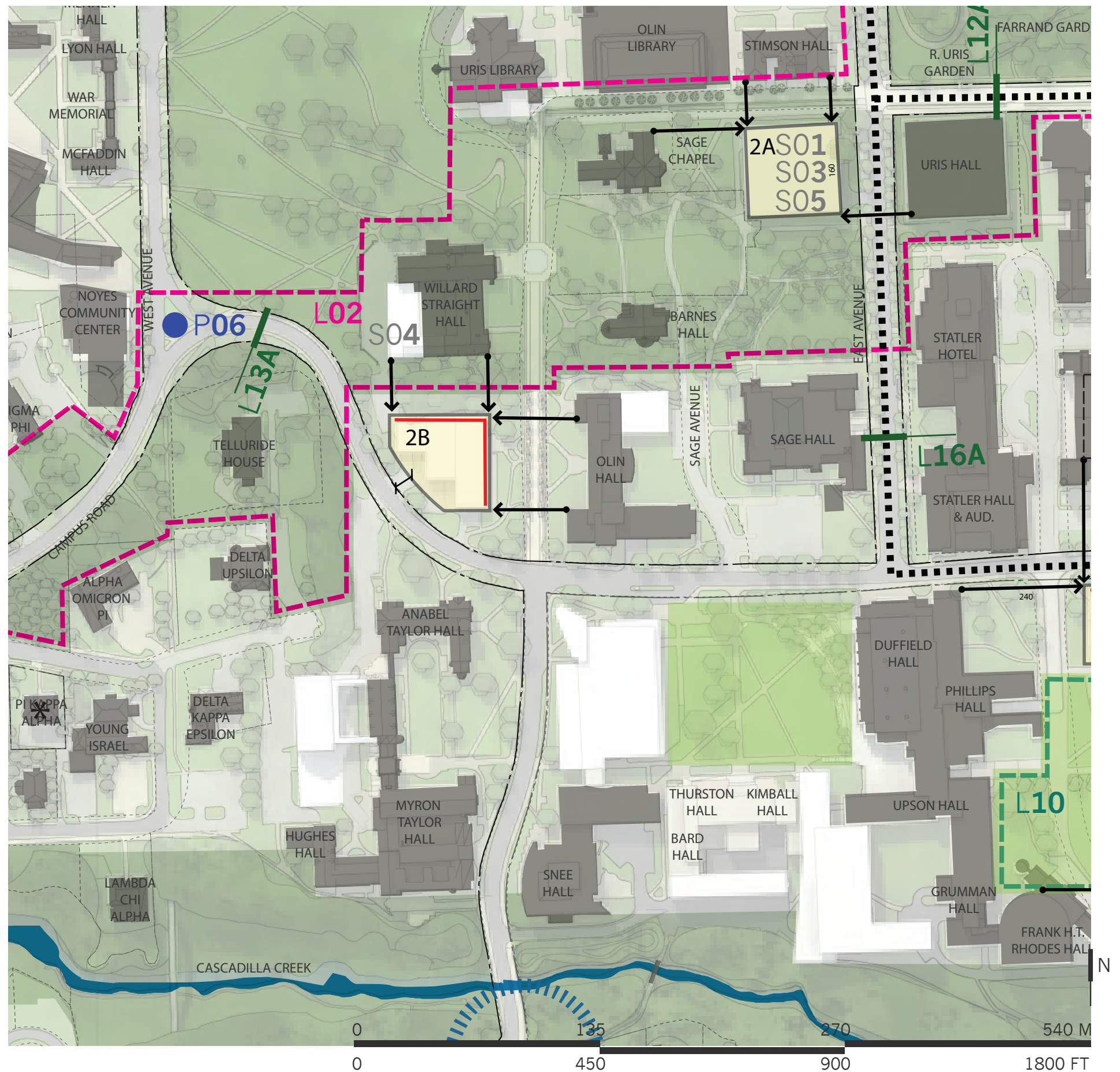
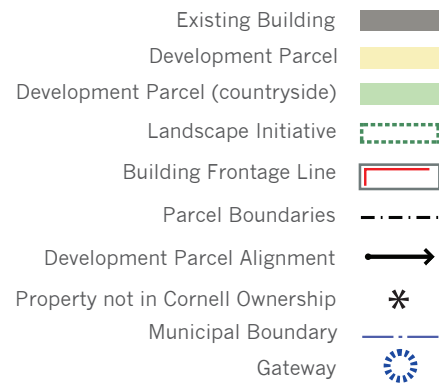
Strategic Renewal

**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

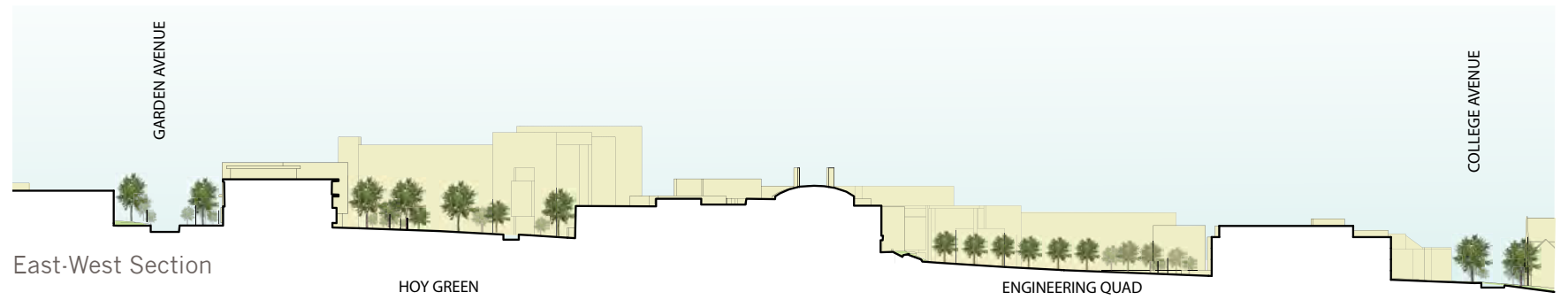
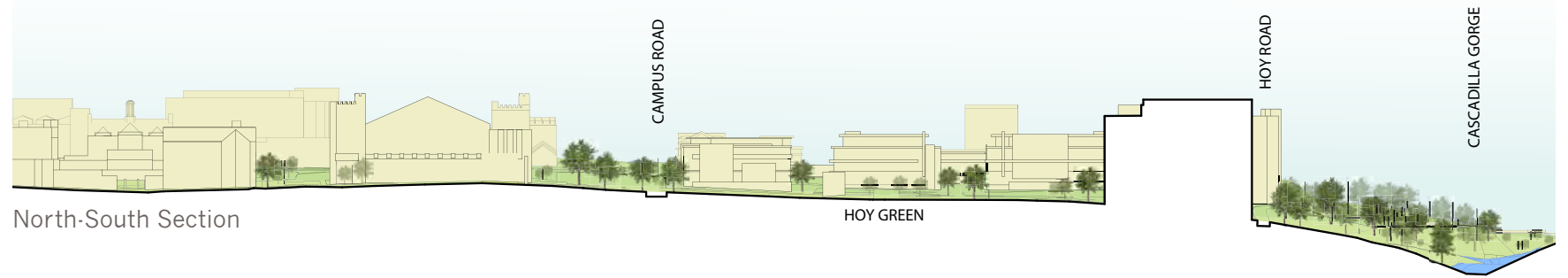
### Social/Cultural/Service/Administrative Infrastructure (University Projects)

- S01 Cornell Welcome Center
- S03 University Club

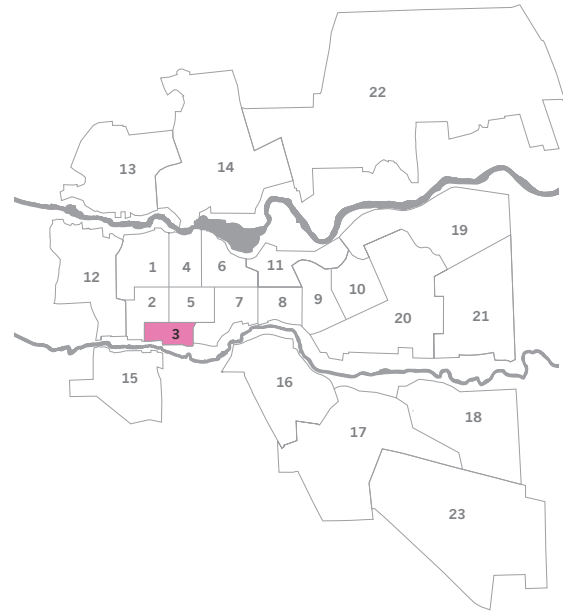
Parcel	Parcel Footprint (ft²)	Building Footprint (ft²) % Parcel Coverage	Height (range in stories)	Potential GSF (range in ft²)	Potential units per acre (residential)	Number of Units (residential)	Permitted Uses (required uses in bold)	Enabling Projects	Concurrent Projects
--------	------------------------	-----------------------------------------------	---------------------------	------------------------------	----------------------------------------	-------------------------------	----------------------------------------	-------------------	---------------------

Zone C02 – West Center									
Parcel 2A	28,400	28,400 100%	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 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					

Core Campus  
Zone C03 Hoy Green

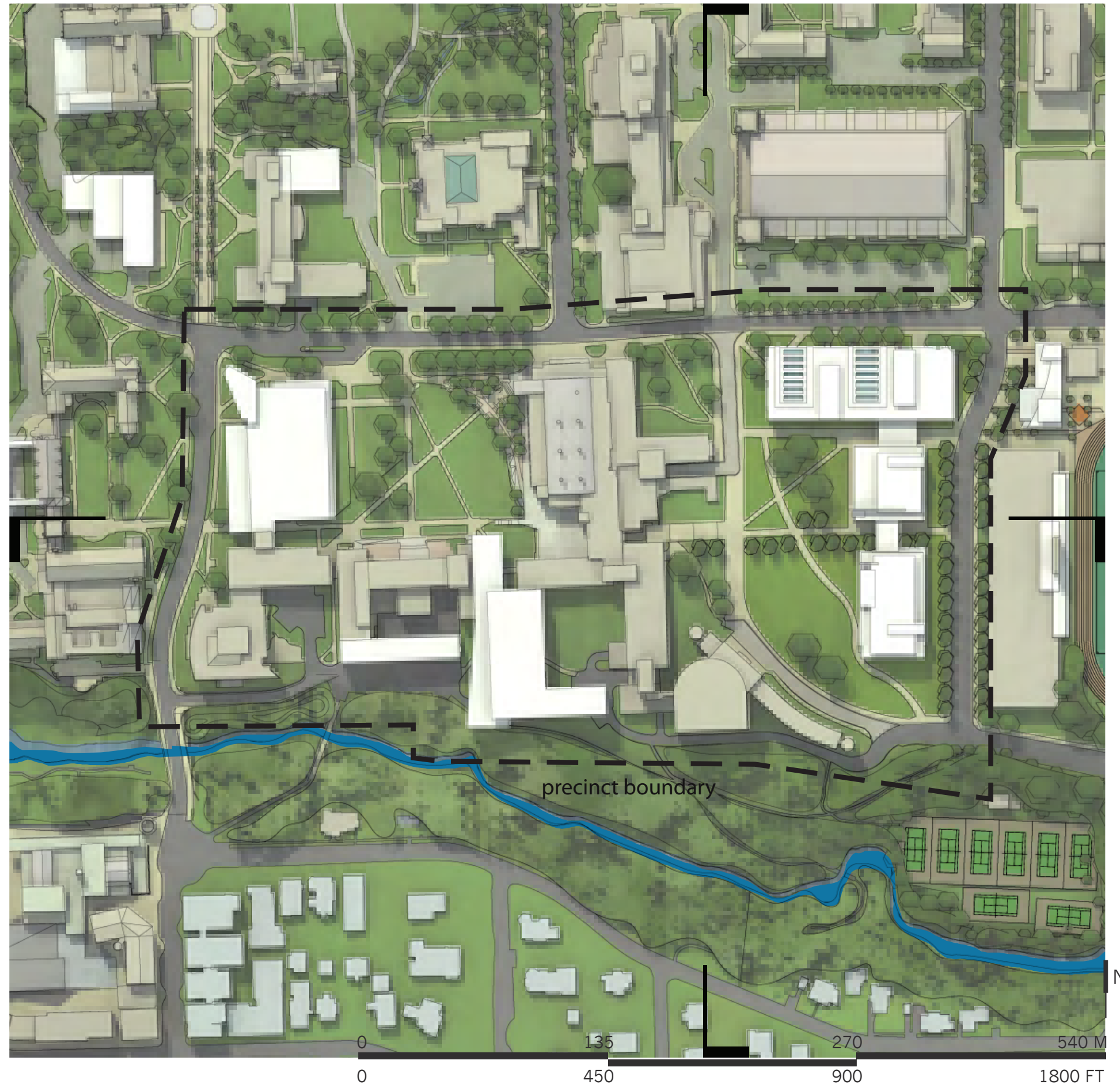


View of Hoy Green looking west



## Zone C03 Overview

New development in Zone 3 will define a formal green space, Hoy Green, which complements the scale of the Engineering Quad. This space will become the focal point for activity within this zone, incorporating diagonal views from Campus Road to the Cascadilla Gorge. A strong spatial and pedestrian connection will connect the Engineering Quad and Hoy Green along the east-west axis that defines the southern edge of the Engineering Quad and terminates in the tower of Myron Taylor Hall to the west. The north extension of Hoy Road will be re-conceived as a new pedestrian route and Garden Avenue will be extended south to Hoy Road, opening up a new entrance to Core Campus, improving vehicular movement and re-introducing a new axial view to the campus's natural setting. A primary feature of this zone is the significant grade change leading down to Cascadilla Creek. Massing of new development must consider this terrain and seek to reconcile the significant height of Rhodes Hall with the lower scale structures of Duffield Hall and Barton Hall.

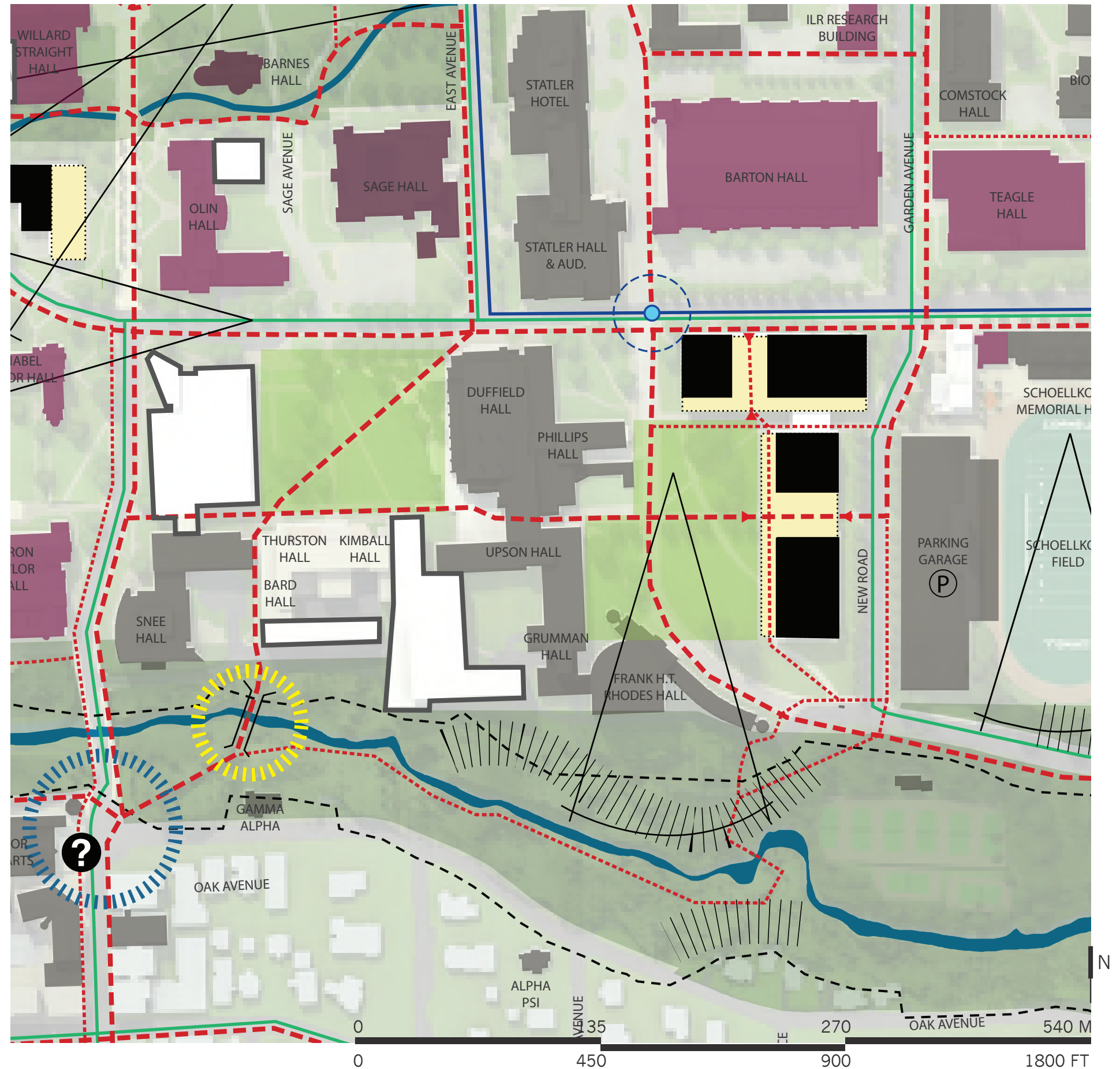


Zone Overview for Hoy Green






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 C03 General Guidelines




- New development in Zone 3 should create a coherent built environment between College Avenue and Schoellkopf Stadium.
- To fully realize new development, Hoy Field, the Grumman Squash Courts, and the Hoy Field surface parking lot must be removed and relocated.
- Garden Avenue should be extended south to meet Hoy Road at Cascadilla Gorge (P03). The former Hoy Road should be reconceived as a pedestrian walk, but should be designed to accommodate intermittent emergency and service vehicle use. The existing service area for Phillips Hall should be screened from view.
- In its current context, Rhodes Hall is too tall relative to the adjacent lower-scale campus. New development in Zone 3 should integrate Rhodes Hall in a formal composition surrounding a new green space (L10). When its useful life is exhausted, the removal of Rhodes Hall may be considered to restore the vista to the south and create an open-ended quad, typical of the Cornell campus.
- The circulation axis just north of Thurston Hall and Upson Hall should be strengthened as an east-west pedestrian access from College Avenue through the Engineering Quad and into Hoy Quad. New development should center a major through-lobby on this axis, connecting to the Garden Avenue extension.

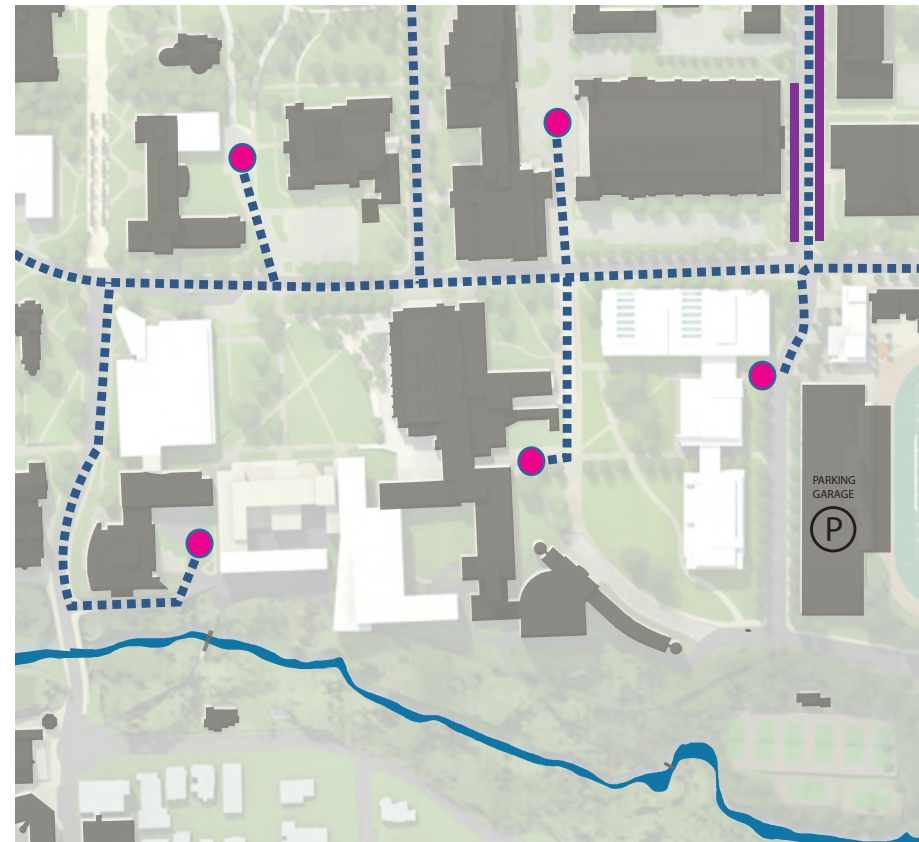


General Guidelines for Hoy Green Zone

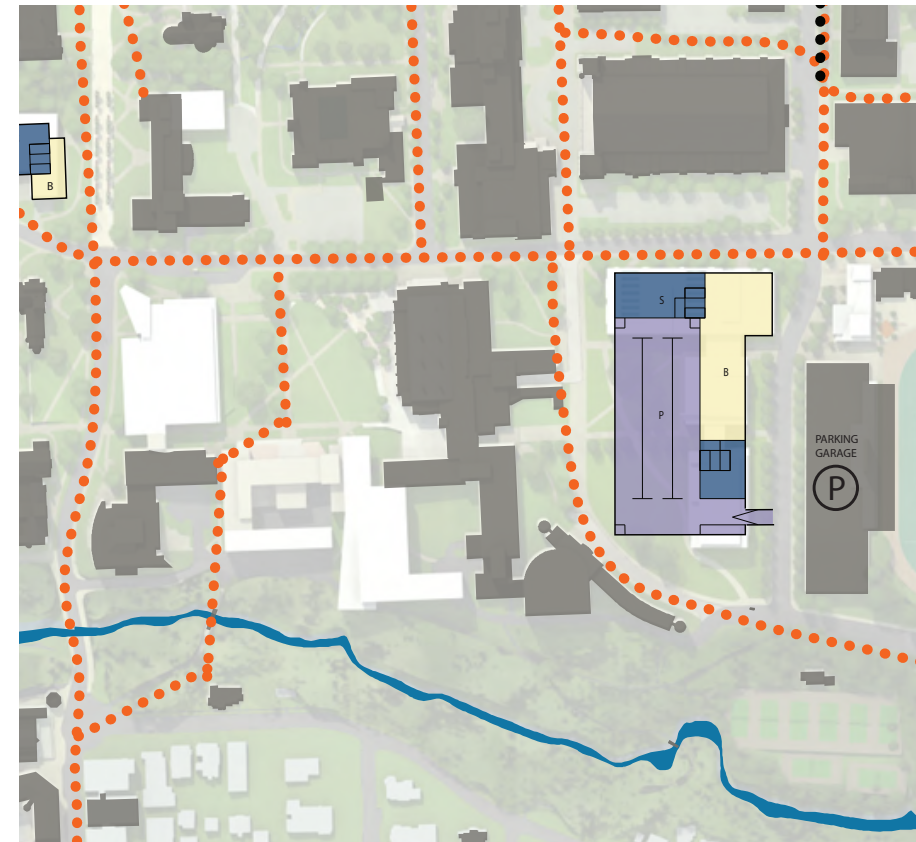
Potential Storm Water Management Area   
 Parking and Service Route   
 On-Street Parking   
 Above Grade Parking   
 Ground Level Service/Loading Areas 

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

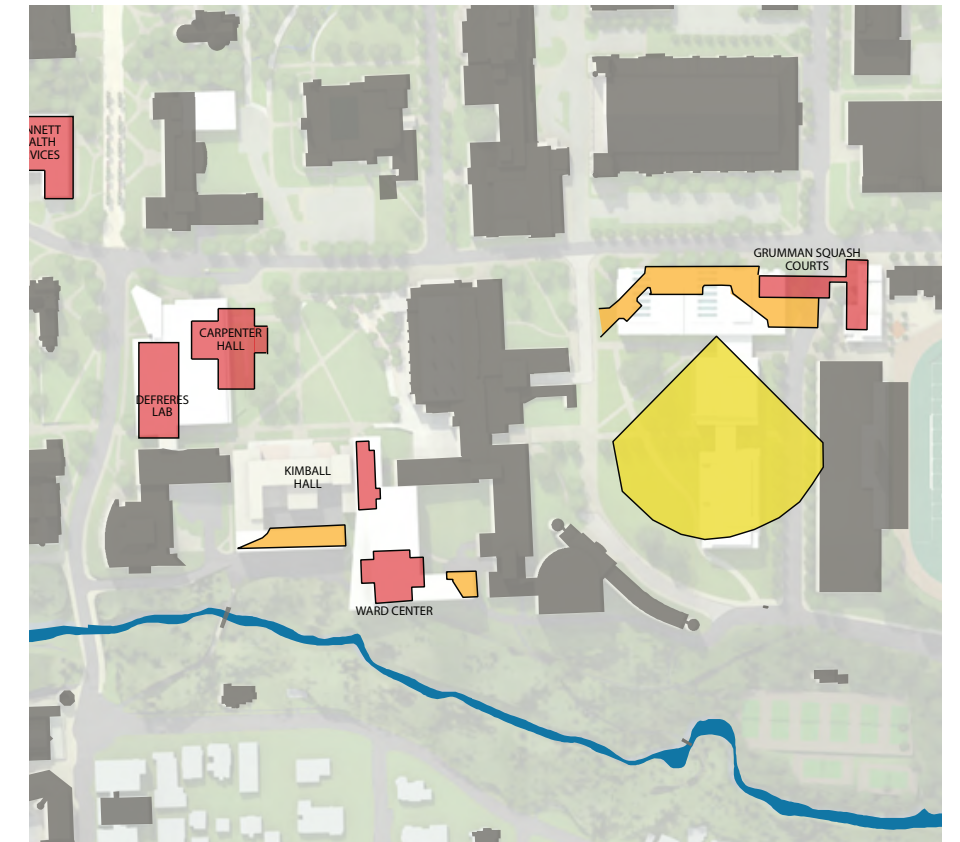
Building Demolition   
 Parking Lot Removal   
 Athletics Field Removal 



Surface Parking and Servicing



Below Grade Parking, Servicing and Utilities



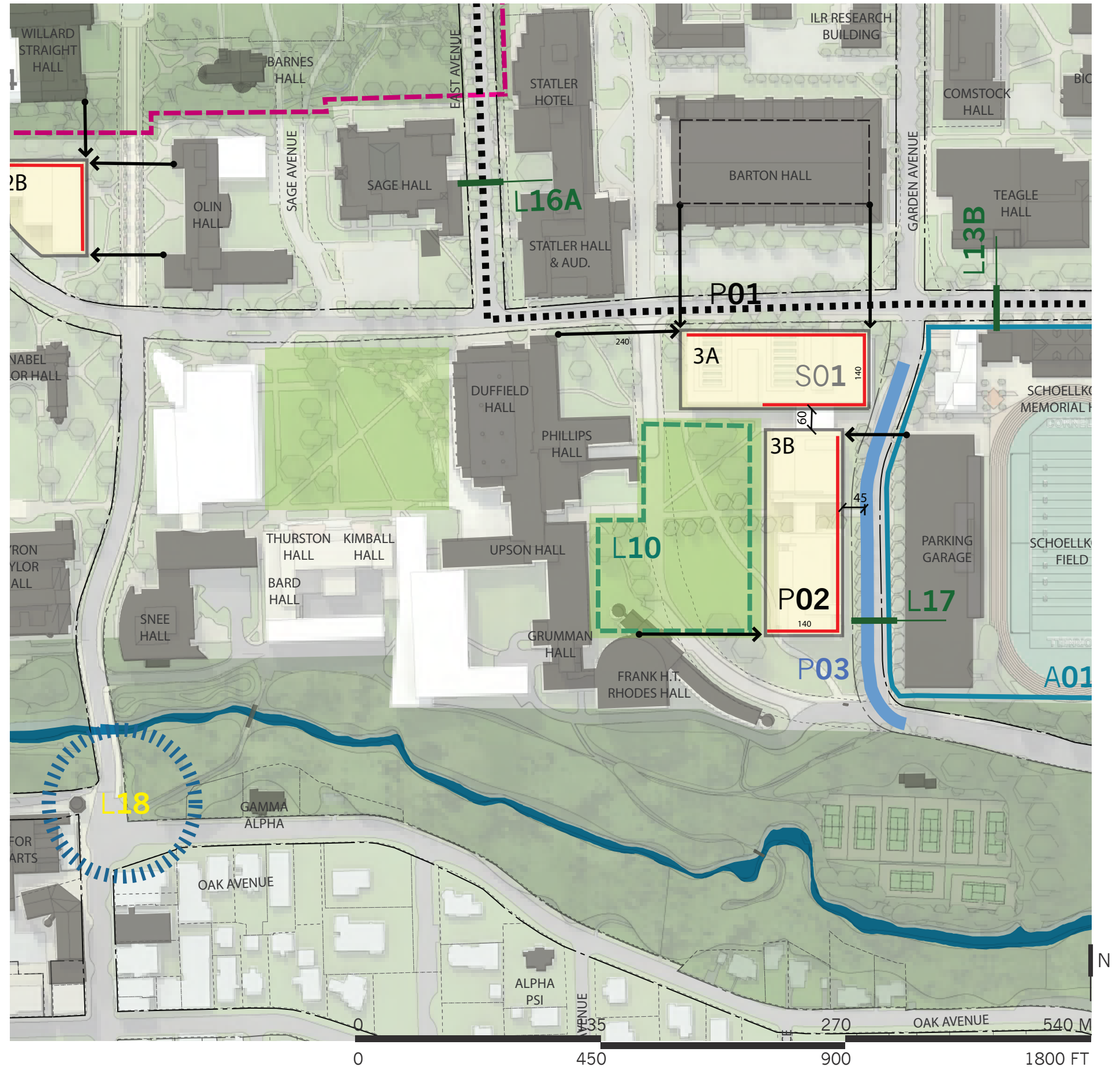
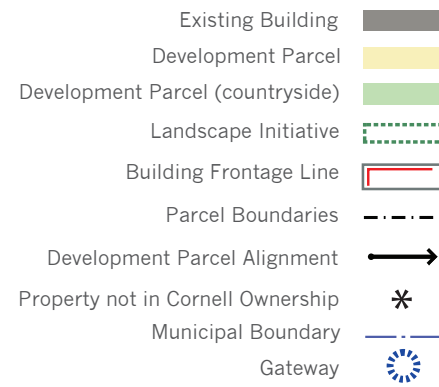
Strategic Renewal

**Parking and Service Access**

- Basement level parking and service provisions will be accessed from the Garden Avenue extension. One level of below-grade parking should be developed under the landscaped open space.
- The existing parking garage will continue to operate as it does today, but some changes may need to be made to accommodate the construction of the Garden Avenue extension and other re-grading related to development.
- A consolidated servicing plan should be developed for the new development proposed along the southern edge of this zone.

## Zone C03 Parcel Development and Key Initiatives

- Hoy Field can accommodate two major buildings or one large L-shaped building. Entrances should be provided on both sides of the long facades of the new buildings.
- A continuous frontage line should be maintained opposite the new parking garage and along Campus Road, providing a defined street wall along the course of the new road and a complement to the massing of Barton Hall (L13). This should be coordinated with the Garden Avenue streetscape initiative and extension south to Hoy Road (L17, P03).
- More flexibility is suggested for the facades overlooking the green. The two parcels may be connected at the upper levels, allowing for pedestrian traffic to pass through at ground level.
- Parcel 3A should include active uses and public space at grade fronting on Campus Road to contribute to the vibrancy of this area of campus and may include a new welcome center (S01). This should be coordinated with the Campus Road streetscape initiative to ensure consistency with this important landscape.
- The new building on Parcel 3A should be setback from College Avenue to limit the urban condition on this street.
- Parcel 3B should be setback from the Garden Avenue extension to ensure adequate spacing from the parking garage.
- New development on the southern edge of the zone should be sensitive to the natural qualities and experiences of the gorge.
- The new Hoy Green will become an intimate setting with diagonal views out to the Cascadilla Gorge (L10). Diagonal pedestrian and bicycle movement will be supported along the Garden Avenue extension.



Parcel Development and Key Initiatives for Hoy GreenZone

Corresponding Landscape Initiatives:

L10 Hoy Green

L13 Campus Road streetscape

L17 Garden Avenue streetscape

Corresponding Access and Parking (University Projects)

P01 Campus circulator

P02 Structured parking

P03 Hoy Road realignment

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

S01 Cornell Welcome Center

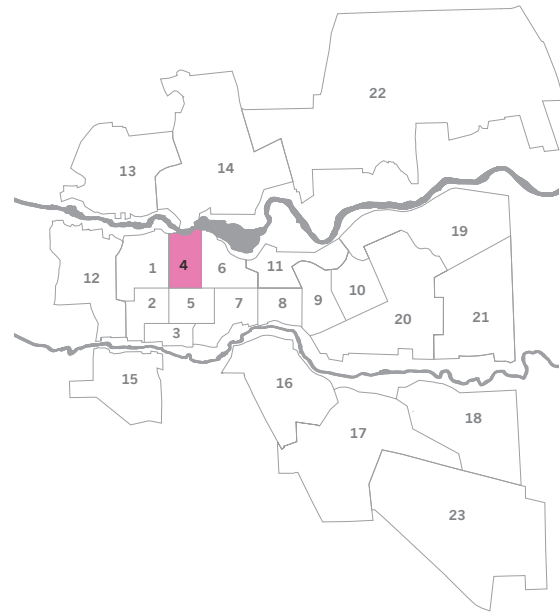
Parcel	Parcel Footprint (ft <sup>2</sup> )	Building Footprint (ft <sup>2</sup> ) % Parcel Coverage	Height (range in stories)	Potential GSF (range in ft <sup>2</sup> )	Potential units per acre (residential)	Number of Units (residential)	Permitted Uses (required uses in bold)	Enabling Projects	Concurrent Projects
<b>Zone C03 – Hoy Green</b>									
Parcel 3A	42,000	35,700 – 42,000 85% 100%	3 – 4 (42 – 64 ft)	107,100 – 168,000			<ul style="list-style-type: none"> <li>Academic</li> <li>Administration</li> <li>Welcome center</li> <li><b>Active use/public space at grade fronting Campus Road</b></li> <li><b>Below-grade parking, loading and servicing</b></li> </ul>	<ul style="list-style-type: none"> <li>Remove and relocate Hoy Field</li> <li>Remove and relocate Grumman Squash Courts</li> <li>Remove and replace Hoy Field surface parking lot</li> </ul>	<ul style="list-style-type: none"> <li>Realign Hoy Road with Garden Avenue, leaving pedestrian/bike path in the existing R.O.W.</li> <li>Develop and implement Garden Avenue streetscape initiative</li> <li>Develop and implement Campus Road streetscape initiative</li> <li>Develop and implement Hoy Green landscape initiative</li> <li>Develop campus circulator stop</li> </ul>
Parcel 3B	55,000	46,750 – 55,000 85% 100%	4 – 5 (56 – 80 ft)	187,000 – 275,000			<ul style="list-style-type: none"> <li>Academic</li> <li>Administration</li> <li><b>Below-grade parking, loading and servicing</b></li> </ul>	<ul style="list-style-type: none"> <li>Remove and relocate Hoy Field</li> </ul>	<ul style="list-style-type: none"> <li>Realign Hoy Road with Garden Avenue, leaving pedestrian/bike path in the existing R.O.W.</li> <li>Develop and implement Hoy Green landscape initiative</li> <li>Develop and implement Garden Avenue streetscape initiative</li> </ul>
Total	97,000	82,450 – 97,000		294,100 – 443,000					

# Core Campus Zone C04 Bailey Plaza



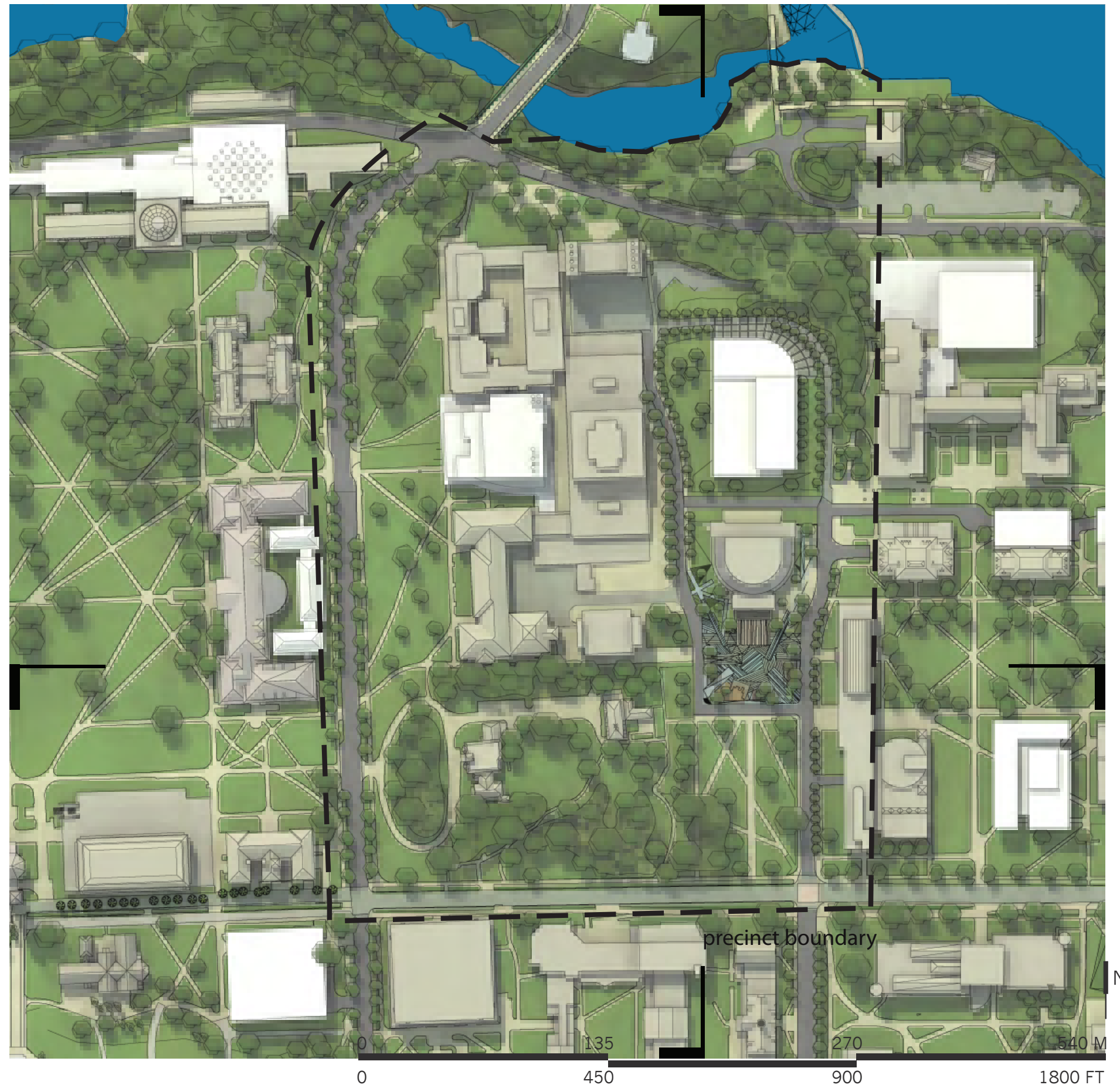
View of Bailey Plaza looking North





## Zone C04 Overview

The focus of this zone is the recently restored performance venue, Bailey Hall. With visibility from Tower Road obstructed, Bailey Hall's prominence and centrality within the zone can be re-established through the eventual removal of Malott Hall. The laboratory buildings north of Bailey Hall should be redeveloped as a single larger laboratory, social science or arts-related building, opening the rear of the zone to views over Beebe Lake and rationalizing movement and servicing. At the end of its useful life, Roberts Hall may be removed to reestablish open vistas from the Ag Quad to the west, restoring the original condition of this important space and its relationship to Bailey Hall. As the northern terminus of Founders' Greenway on Core Campus, landscaping should augment the existing gardens and reinforce the natural meandering of the Greenway as it reaches toward Beebe Lake. The east-west pedestrian path that leads from the Arts Quad, through Clark Hall, north of Bailey Hall, and onward along the north side of the Ag Quad will be an important feature, complementing the organic diagonal path that follows Founders' Greenway.

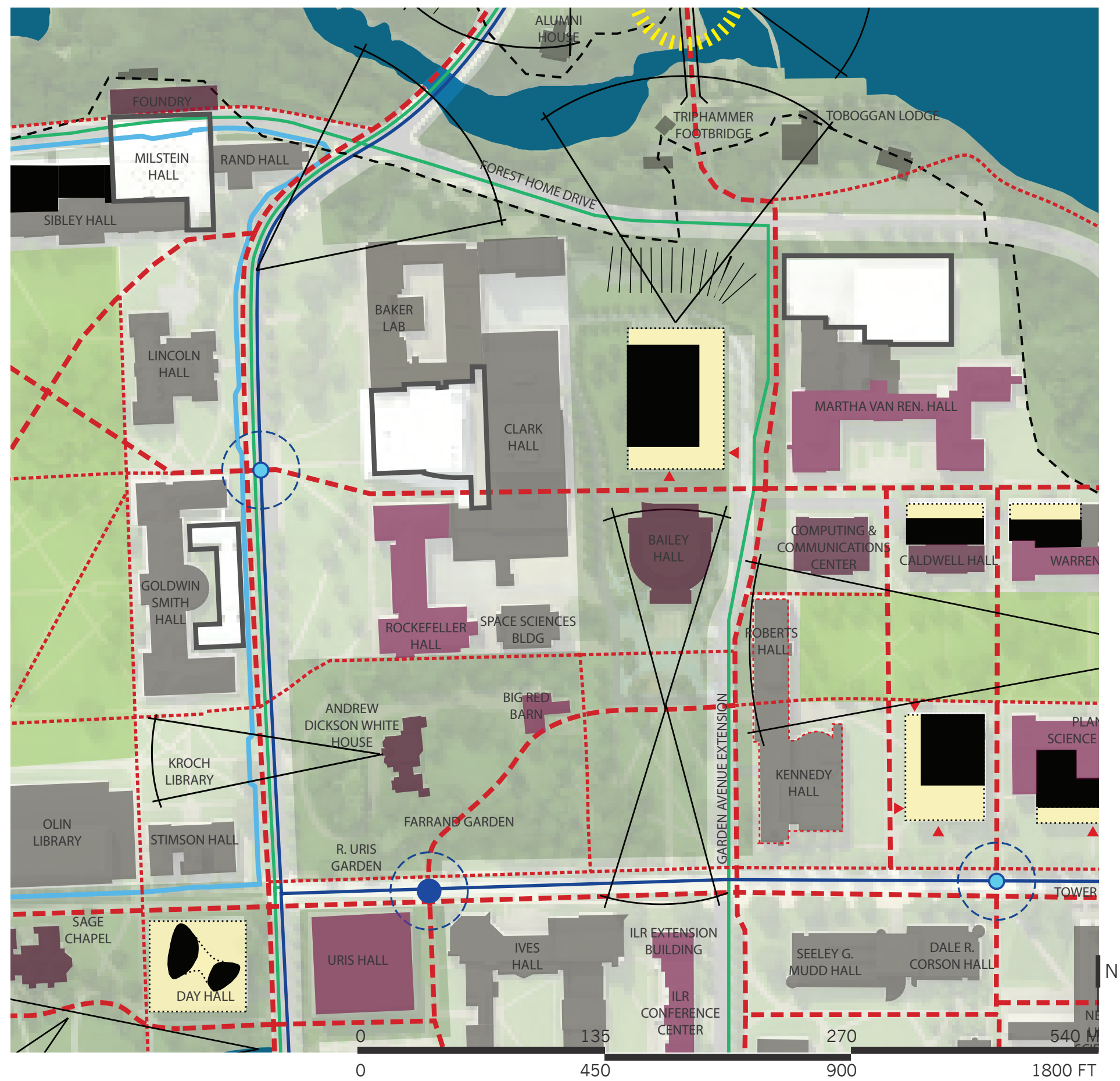


Zone Overview for Bailey Plaza

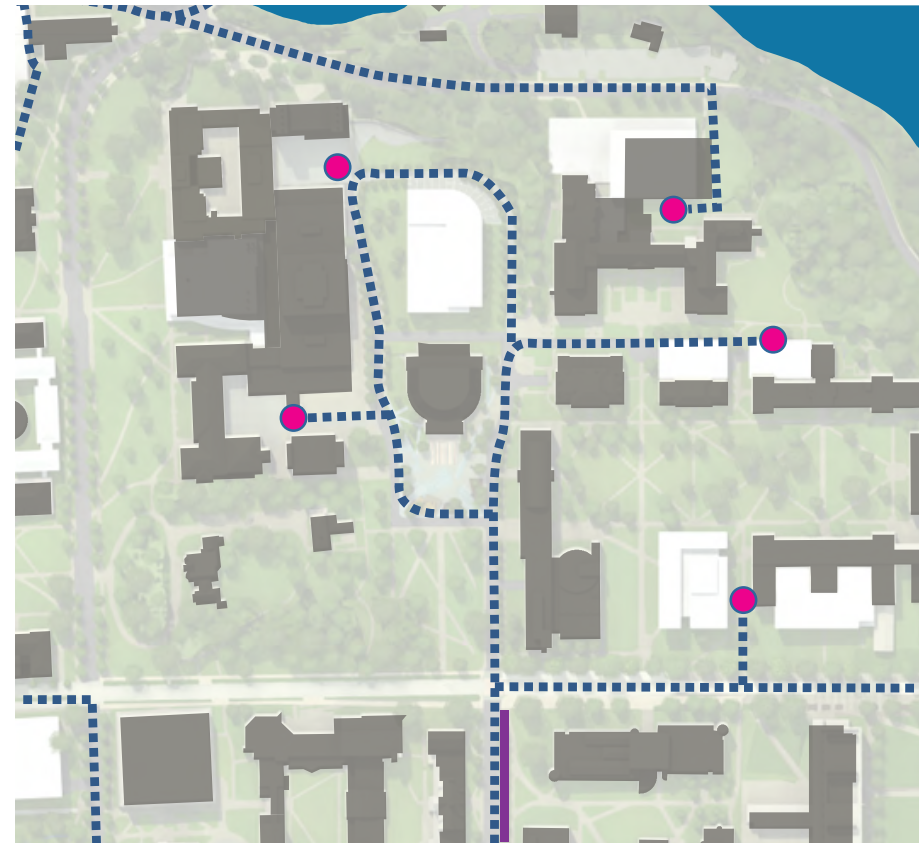
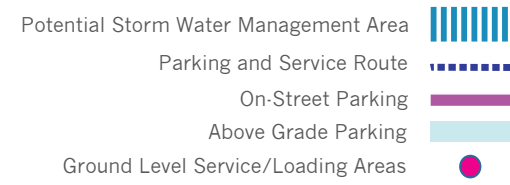
Existing Building		Transit Supportive Node	
Historic Districts (National and/or Local Register)		Potential Information Kiosks	
Historic Buildings		Gateway	
Buildings with Architectural Merit		Pedestrian Gateway	
Buildings/Planning Currently In Progress		Bike Route	
Unique Natural Area		Primary Pedestrian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

## Zone C04 General Guidelines

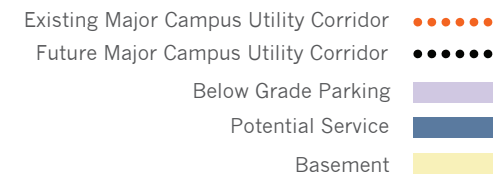
- Development in Zone C04 should seek to re-establish Bailey Hall as a major architectural focal point on the Core Campus. To that end, the historic long views of Bailey Hall from Tower Road and the Ag Quad should be restored in time.
- Removal of the aging buildings behind Bailey Hall would create a suitable site for a large lab building, but could also be developed as a more public building for the performing arts as a complement to the adjacent Bailey Hall. As a major public building, development on this site could become a significant attraction for students in North Campus and the larger Ithaca community.
- The north edge of the future parcel north of Bailey Hall could become an important public space with long unobstructed views to the gorge, while the south edge should serve as the main point of public arrival. In support of this, a pedestrian route from the Arts Quad, adjacent to the proposed Physical Sciences Building, and through the ground floor of the Clark Hall, would complement development on this site. This pedestrian route would be part of a new network of circulation intersecting with the student paths from North Campus and connecting to Zones C06 and C08 to the east.
- Ideally, when its useful lifespan is over, Roberts Hall may be removed to open the view from the Ag Quad towards Bailey Hall. This strategy should also enhance the pedestrian experience through the natural landscape of Founders' Greenway.



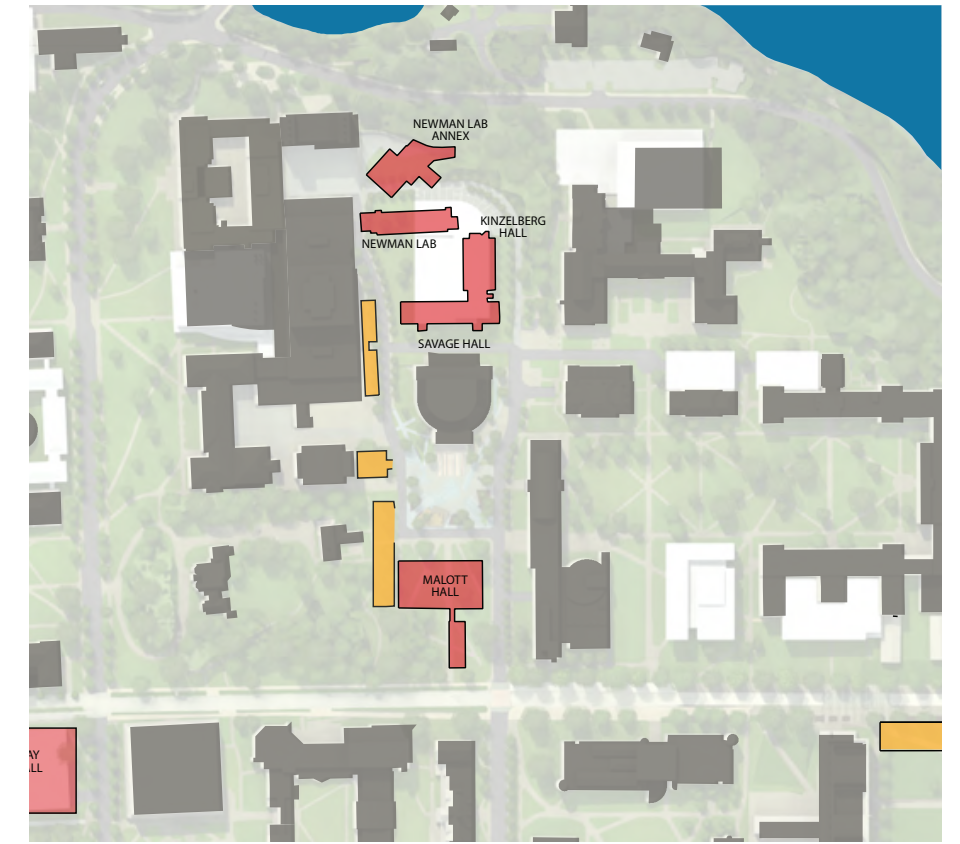
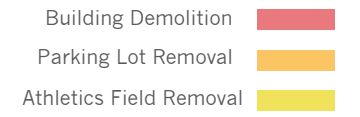
General Guidelines for Bailey Plaza Zone



Surface Parking and Servicing



Below Grade Parking, Servicing and Utilities



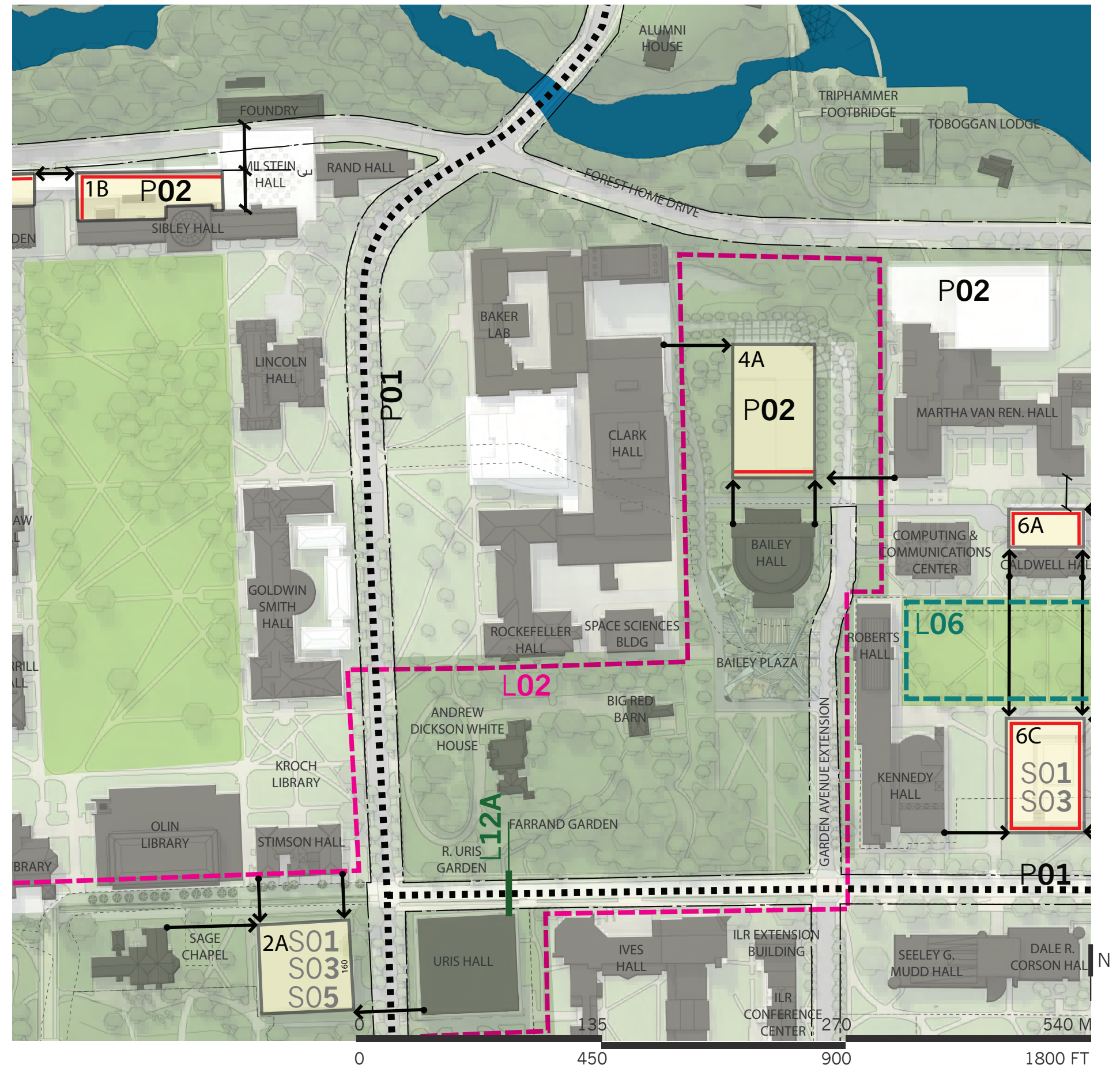
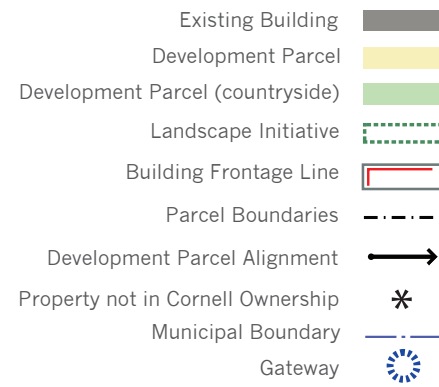
Strategic Renewal

**Parking and Service Access**

- Service and parking access to future development on Parcel 4A should be provided from Forest Home Avenue, as is being done for North Martha Van Rensselaer. A below grade parking garage could provide parking for academic functions during the day and, in the evening, for events at Bailey Hall.
- Below-grade service corridors could connect Clark Hall, Olin Lab and Bailey Hall, as well as future development north of Bailey Hall.
- Due to the proposed intensification of development along East Avenue, the servicing and surface parking functions in this zone are increasingly in conflict. Priority should be given to improving service access and circulation in a manner that does not compromise the recent or proposed landscape improvements. In time, most of the surface parking in this zone should be replaced by underground spaces.
- Due to a small loading area and proximity to primary pedestrian routes, servicing for Roberts Hall and Kennedy Hall is somewhat restricted. Servicing should be carried out using smaller vehicles in conjunction with a central receiving facility.

## Zone C04 Parcel Development and Key Initiatives

- New Development is limited to Parcel 4A behind Bailey Hall, which can accommodate a sizeable building. The new building should take its massing cues from adjacent Martha Van Rensselaer and Clark Halls. The facades of the south and east frontage should be permeable, while the north and west facades should be more continuous and rectilinear.
- To re-create a ceremonial forecourt to the south of Bailey Hall and to extend Founders' Greenway across Core Campus, Malott Hall and the adjacent surface parking lot should be removed at the end of their useful lives.
- The removal of Malott Hall will provide an opportunity to strengthen the undulating Tower Road landscape. The new "lawn" in front of Bailey Plaza will open up views into this zone and act as a relief from the adjacent built edges of Tower Road and Garden Avenue.
- The removal of Malott Hall and expansion of the Founders' Greenway landscape will transform the north end of Garden Avenue from its relatively urban condition to the south (L17). Landscape treatment adjacent to Kennedy Hall and Roberts Hall should respond to the new open space. A link between the gorges, Garden Avenue should have enhanced views out toward the Fall Creek Gorge and Beebe Lake. Pedestrian connections into the gorge should be enhanced at the north end of Garden Avenue. Direction regarding this landscape should be taken from the proposed Founders' Greenway Master Plan (L02).



Parcel Development and Key Initiatives for Bailey Plaza Zone

Corresponding Landscape Initiatives:

- L02 Founder’s Greenway landscape plan
- L12 Tower Road streetscape
- L16 East Avenue streetscape

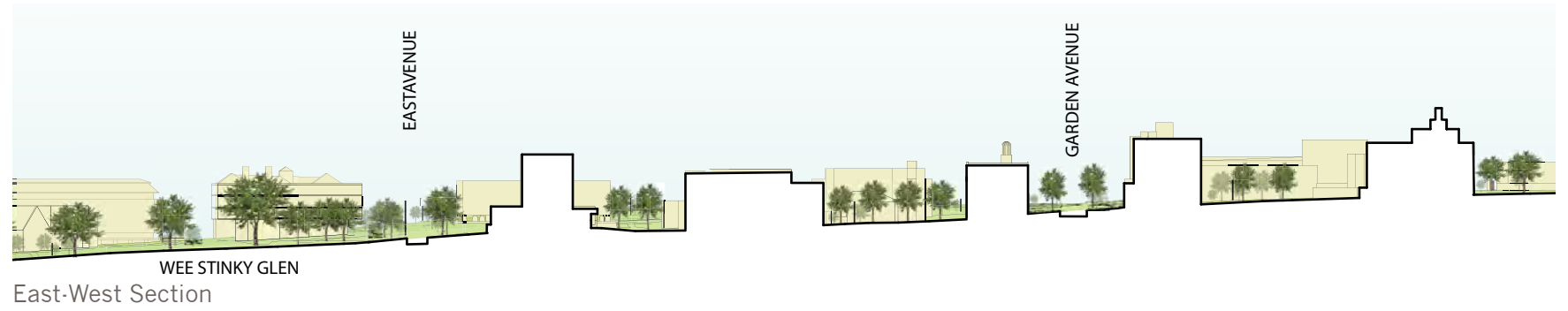
Corresponding Access and Parking (University Projects)

- P01 Campus Circulator
- P02 Structured parking

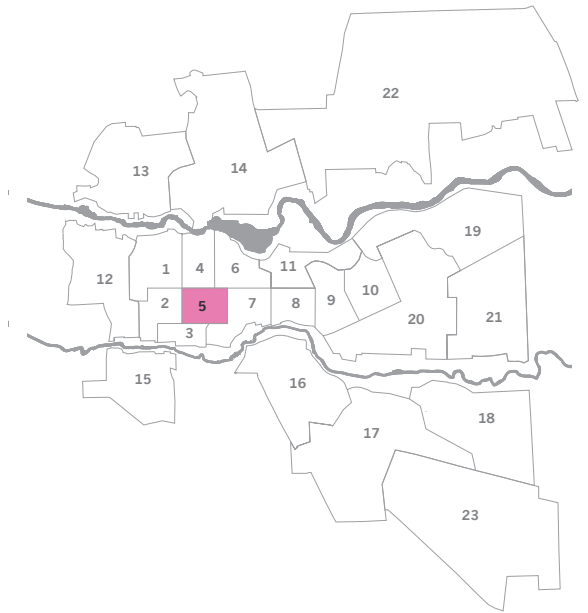
Parcel	Parcel Footprint (ft²)	Building Footprint (ft²) % Parcel Coverage	Height (range in stories)	Potential GSF (range in ft²)	Potential units per acre (residential)	Number of Units (residential)	Permitted Uses (required uses in bold)	Enabling Projects	Concurrent Projects
--------	------------------------	-----------------------------------------------	---------------------------	------------------------------	----------------------------------------	-------------------------------	----------------------------------------	-------------------	---------------------

Zone C04 – Bailey Plaza									
Parcel 4A	46,800	39,780 – 46,800 85% 100%	3 – 4 (42 – 64ft)	119,340 – 187,200			<ul style="list-style-type: none"> <li>• Academic</li> <li>• Cultural</li> <li>• Active use at grade on south side of parcel</li> <li>• <b>below-grade parking, loading and servicing</b></li> </ul>	<ul style="list-style-type: none"> <li>• Remove Kinzelberg Hall, Savage Hall, Newman Lab and Newman Lab Annex, and temporarily or permanently relocate uses</li> </ul>	<ul style="list-style-type: none"> <li>• Develop and implement Garden Avenue streetscape initiative</li> <li>• Establish loading/service connections to Clark, Olin and Bailey Hall</li> <li>• Develop and implement Founders’ Greenway Master Plan</li> </ul>
Total	46,800	39,780 – 46,800		119,340 – 187,200					

# Core Campus Zone C05 Garden Avenue

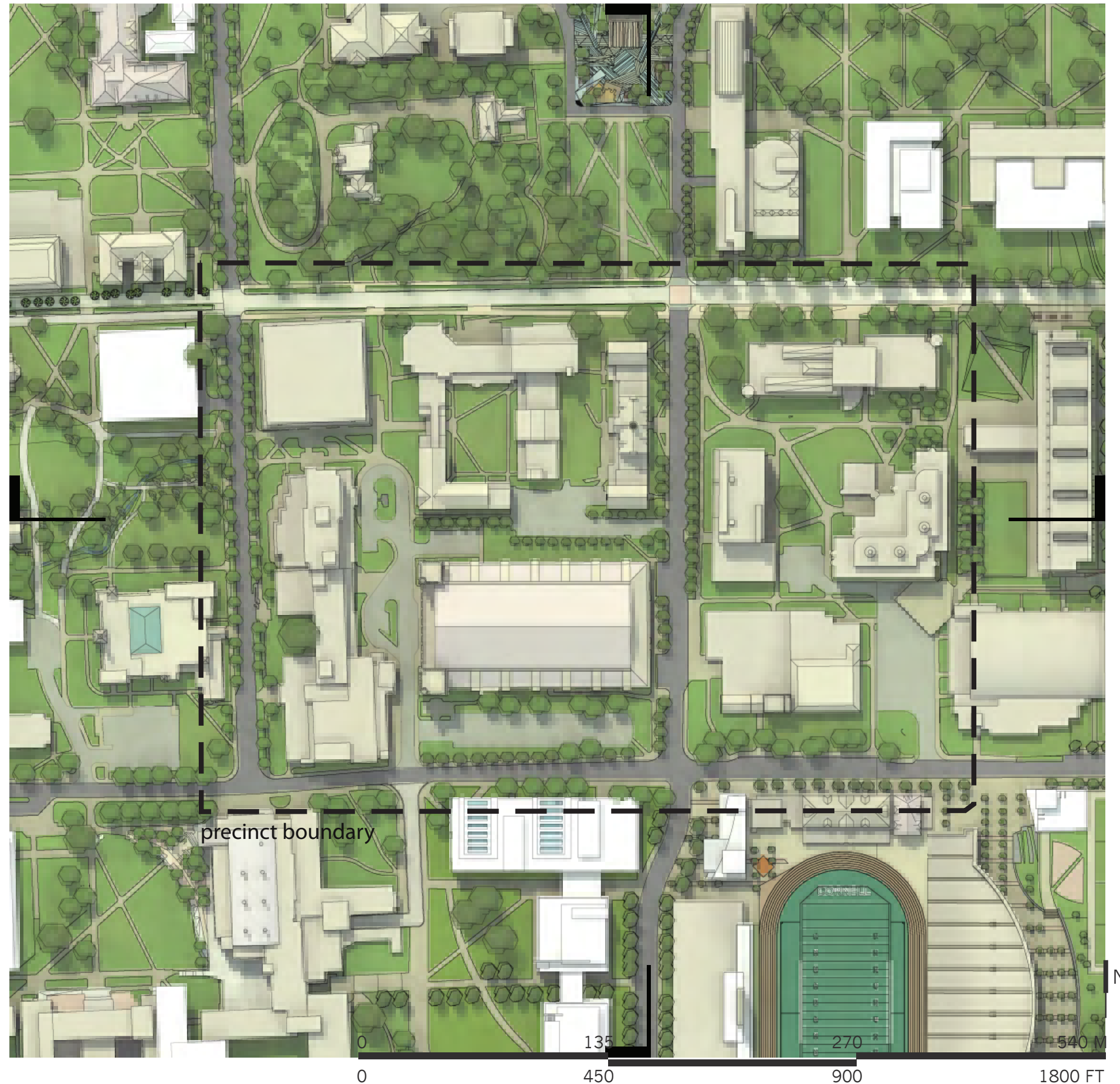


View of Garden Avenue looking east



## Zone C05 Overview

Over the past three decades, this portion of the campus has experienced the greatest amount of infill development and intensification, resulting in an urban block and courtyard pattern of development. Zone C05 does not have the capacity for further development, and over the next few decades, significant redevelopment is not anticipated. However, as this zone continues to evolve, care should be given to improve movement patterns and the quality of landscape to achieve more consistency and create more inviting spaces.

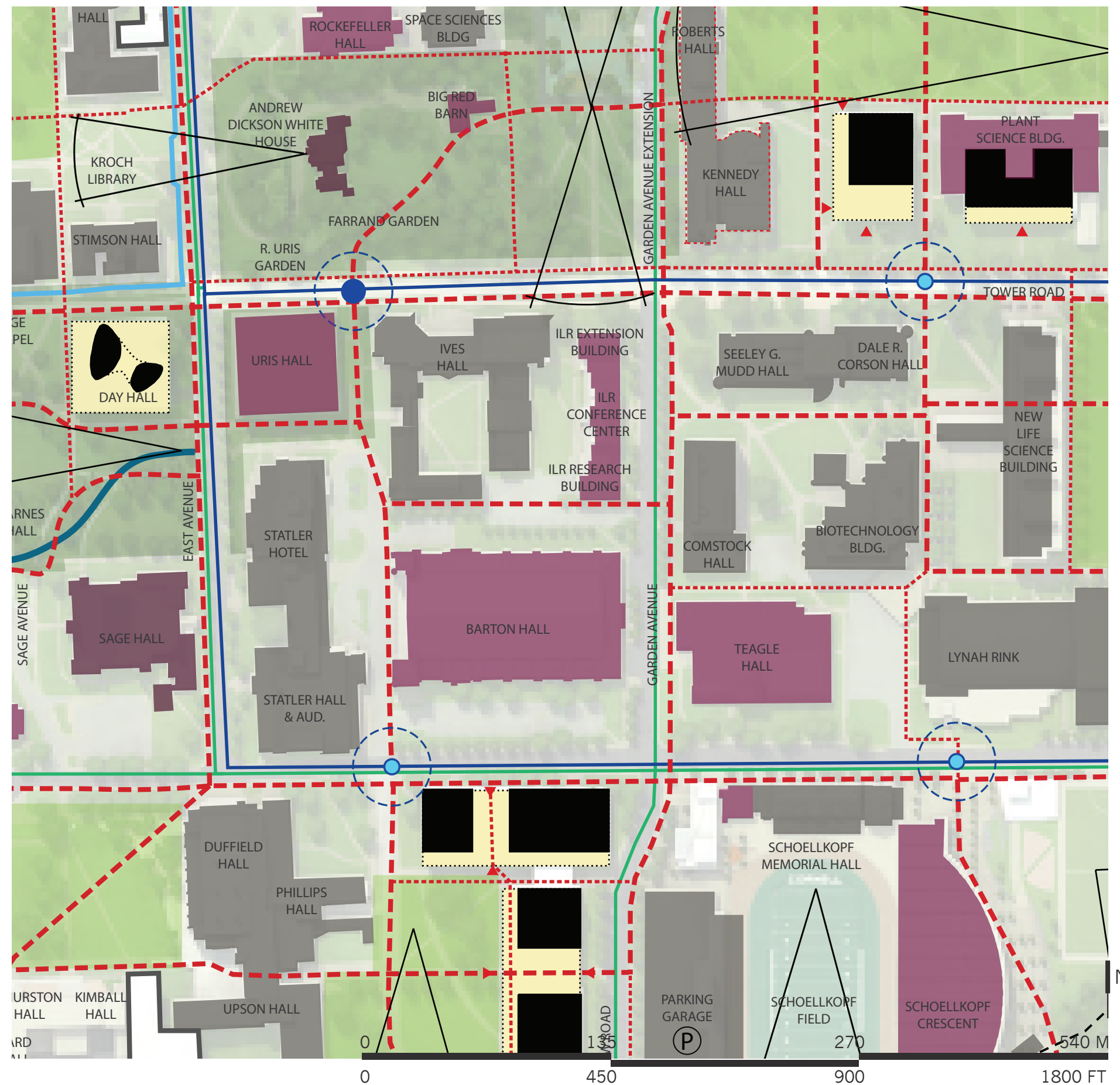


Zone Overview for Garden Ave.

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			

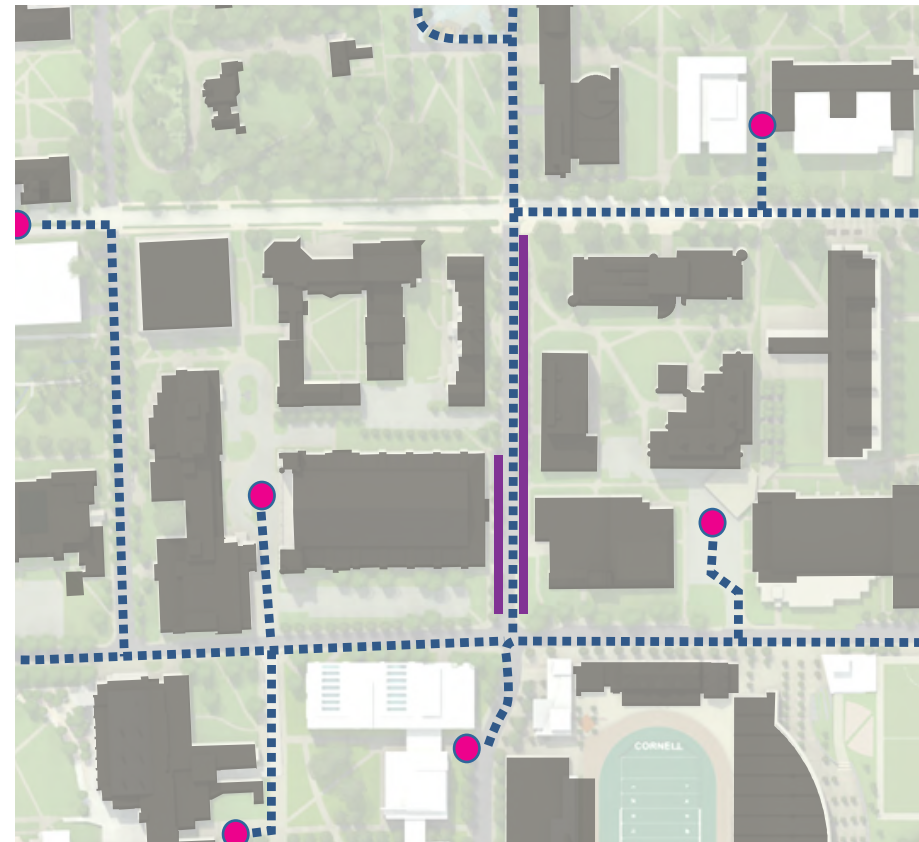
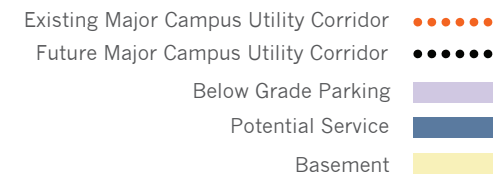
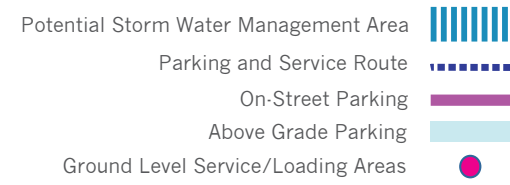
## Zone C05 General Guidelines

- Buildings along Garden Avenue should create a stronger address and relationship to the street, and lateral connections across it should be improved.
- A long-range goal would be to develop the framework for a new Biology Quad when Comstock Hall, the Biotechnology Building, Seeley G. Mudd Hall or the Dale R. Corson Hall are ready for redevelopment, incorporating Weill Hall.
- With a variety of large buildings or building clusters, every attempt to improve pedestrian circulation and increase pedestrian porosity within this precinct should be made. The dense urban blocks that characterize this zone should be better integrated into the surrounding campus through increased pedestrian connections and improvements to interstitial spaces between buildings.

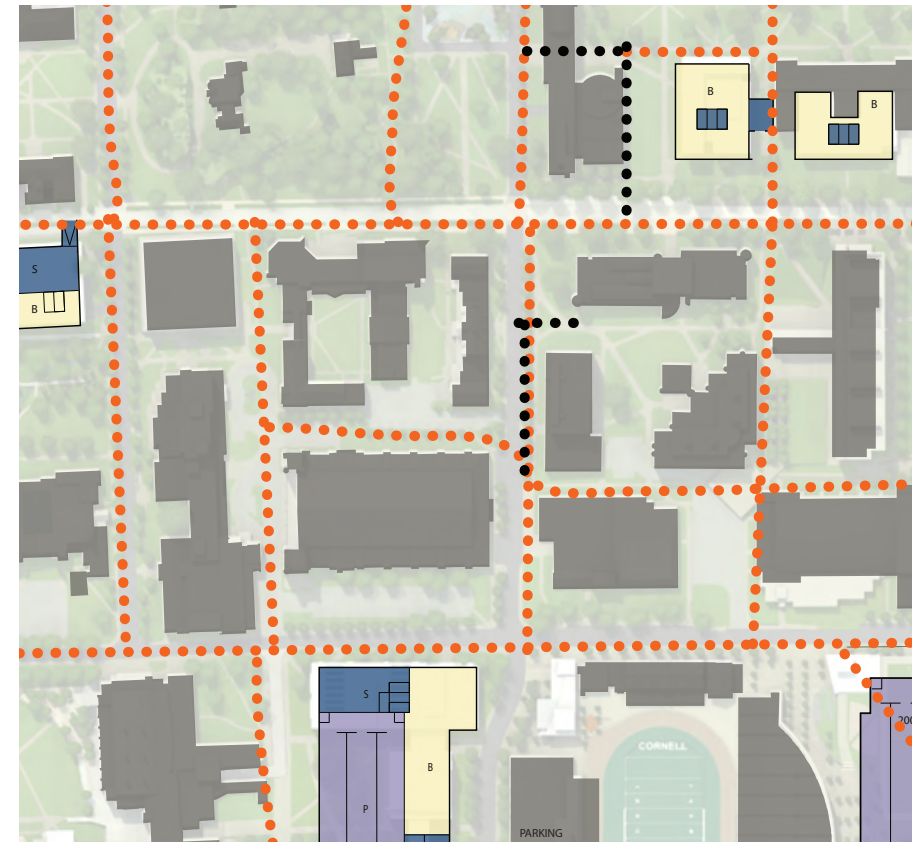


General Guidelines for Garden Avenue Zone

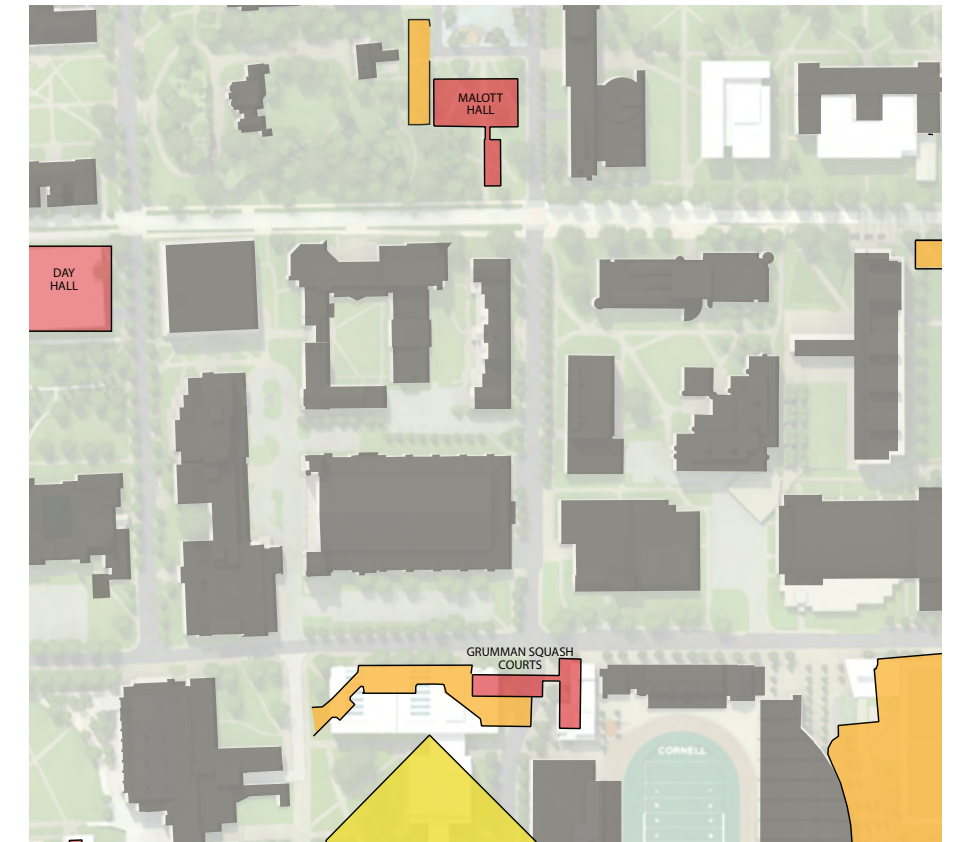




Surface Parking and Servicing



Below Grade Parking, Servicing and Utilities



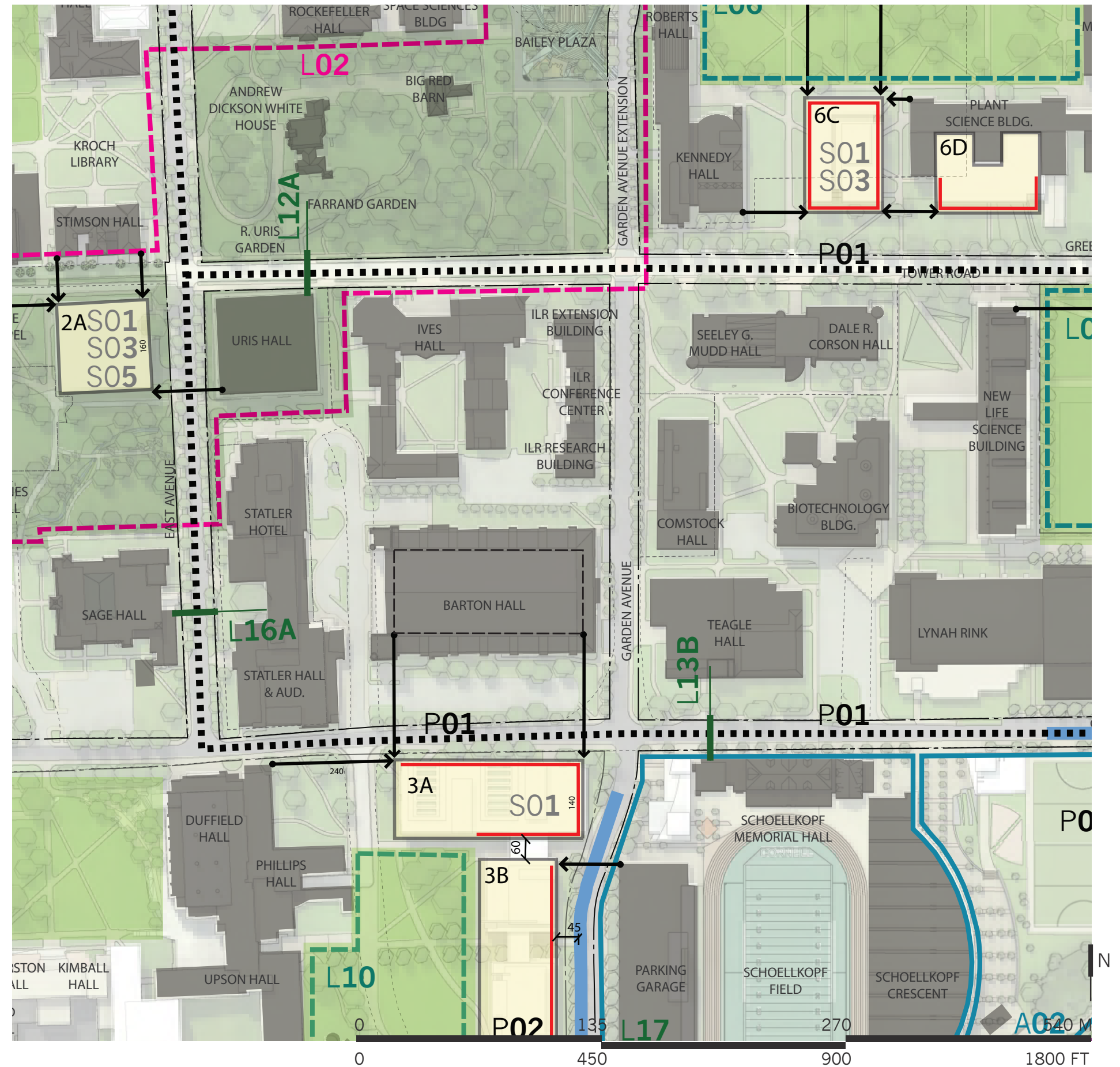
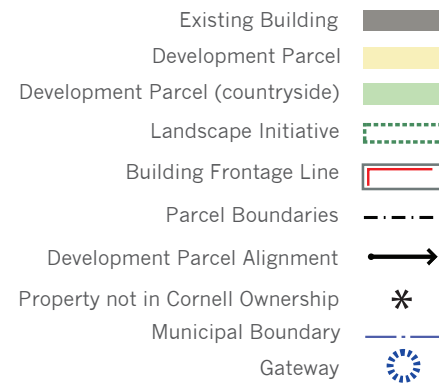
Strategic Renewal

**Parking and Service Access**

- The vehicular drop-off for the Statler Hotel ideally should be separated from the hotel’s service route. With the eventual realignment of Hoy Road to meet Garden Avenue, a new public route to the Statler Hotel could be provided from Garden Avenue north of Barton Hall. This area could be re-configured as a vehicular/pedestrian “Statler Court” with formal plantings.
- The portion of Tower Road in front of Uris Hall should evolve into a transit hub, where campus circulator loops intersect with one another and TCAT bus routes. Weather protected facilities able to accommodate larger groups of people and information kiosks should be provided and may be integrated into Uris Hall. Pedestrian connections to areas immediately north and south should be enhanced.

## Zone C05 Parcel Development and Key Initiatives

- Improvements to the Garden Avenue streetscape should be made in coordination with the extension of Garden Avenue in Zone 3 and an overall Garden Avenue Landscape Plan (L17). Stronger pedestrian connections should be established along the east side of the road where grade changes limit porosity. For example, a crosswalk and continuous path should extend from the east entrance of ILR straight across Garden Avenue to Weill Hall. The sidewalk along the east façade of Barton Hall should provide a soft buffer between pedestrians and parked/moving vehicles.
- The landscape surrounding Uris Hall and the courtyard between Uris and the Statler Hotel should reflect the qualities of Founders' Greenway (L02). This area acts as a heavily utilized pinch point in the greenway, situated between two major new open spaces.
- The southern boundary of this zone along Campus Road generally should be maintained as a continuous lawn with consistent landscaping, including a more consistent material palette and planting list (L13).
- This zone establishes a strong, building wall along the south edge of Tower Road, complementing the openness to the north. This condition properly reflects the undulating nature of the Tower Road landscape, but pedestrian conditions should be enhanced as much as possible to continue the planned pedestrian promenade further east.
- 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).



Parcel Development and Key Initiatives for Bailey Plaza Zone

- The ILR lower courtyard landscape should be renovated to include a new concrete and paver walkway system; possibly a small shallow pool and fountain with aesthetic dry (winter) form or innovatively-lighted, sculpture focal point; a relatively open, wood-trellis-covered (with Japanese wisteria vine) walkway on inner west façade; limited floral displays with emphasis on ornamental trees and lawn; benching, and distinctive pedestrian night lighting.

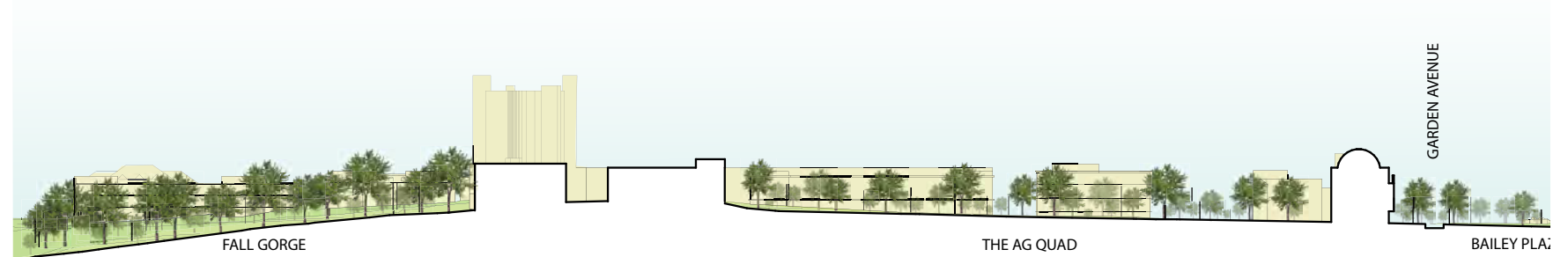
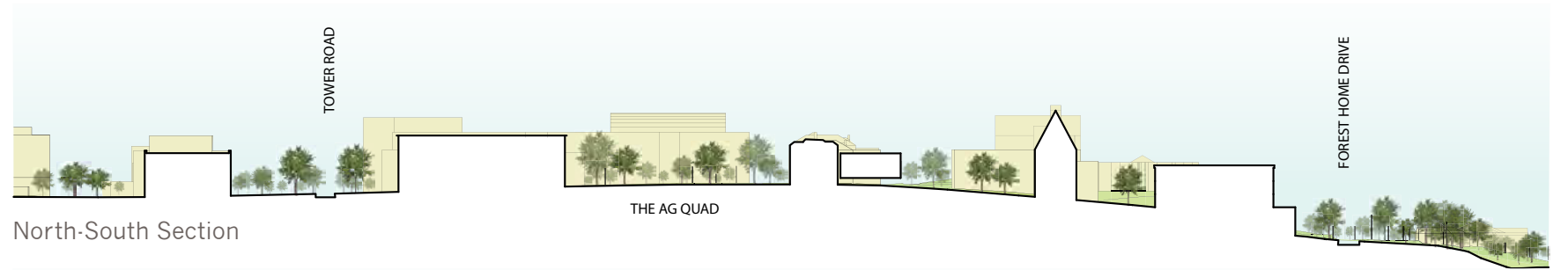
#### Corresponding Landscape Initiatives:

- L02 Founders' Greenway landscape plan
- L12 Tower Road streetscape
- L13 Campus Road streetscape
- L16 East Avenue streetscape
- L17 Garden Avenue streetscape

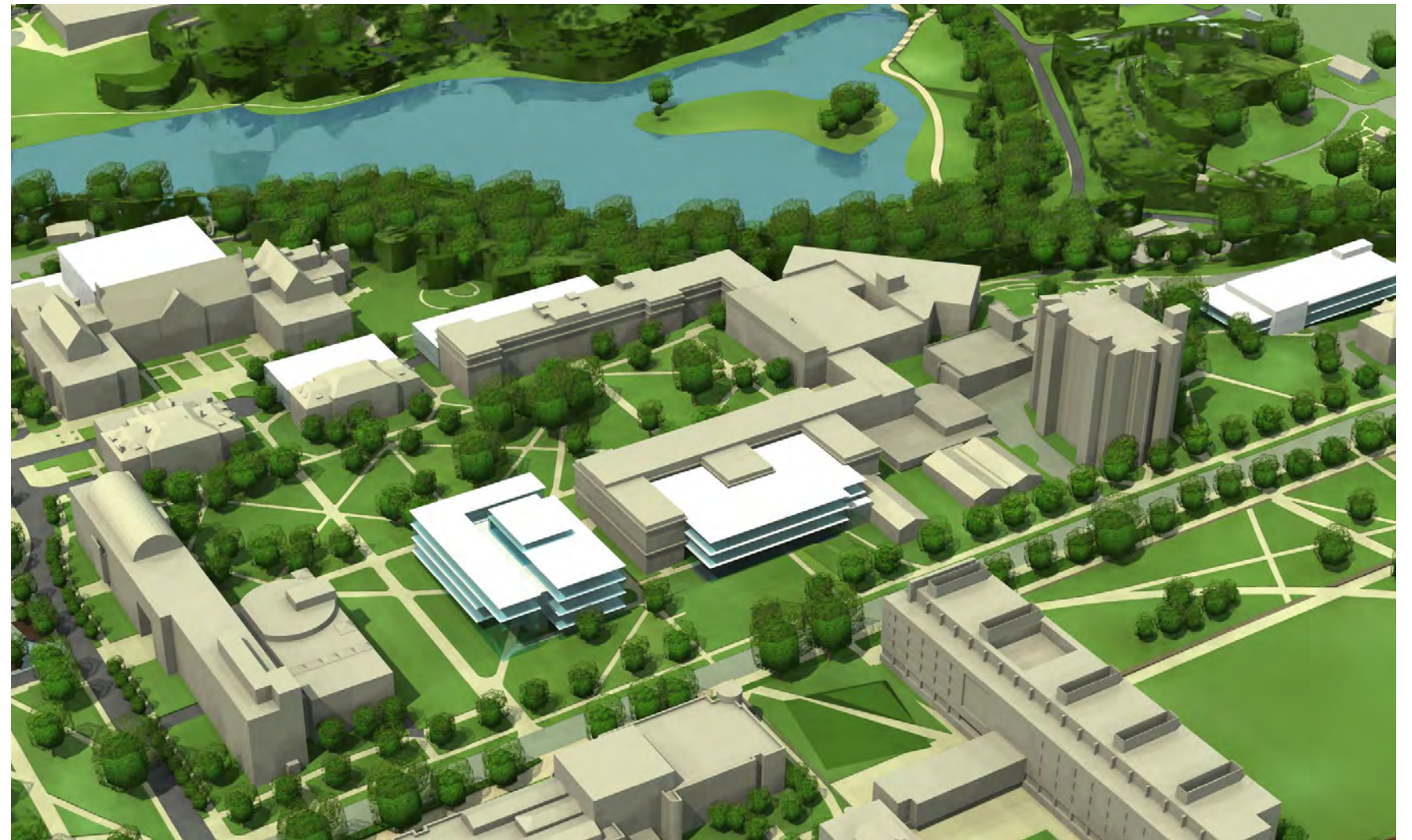
#### Corresponding Access and Parking (University Projects)

- P01 Campus circulator

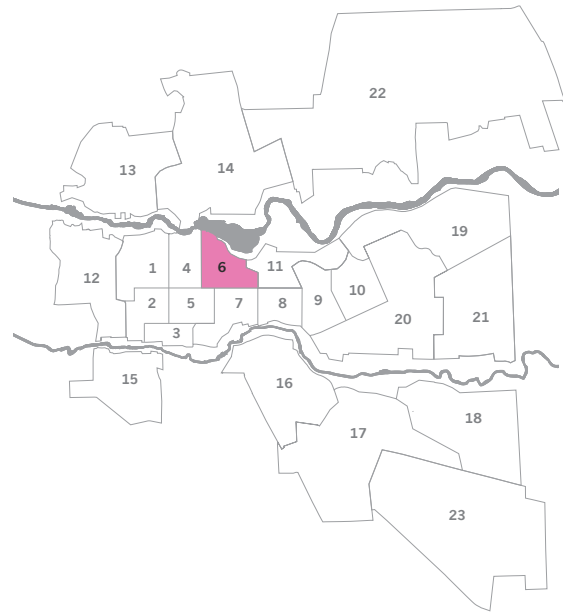
# Core Campus Precinct Zone C06 Ag Quad



East-West Section

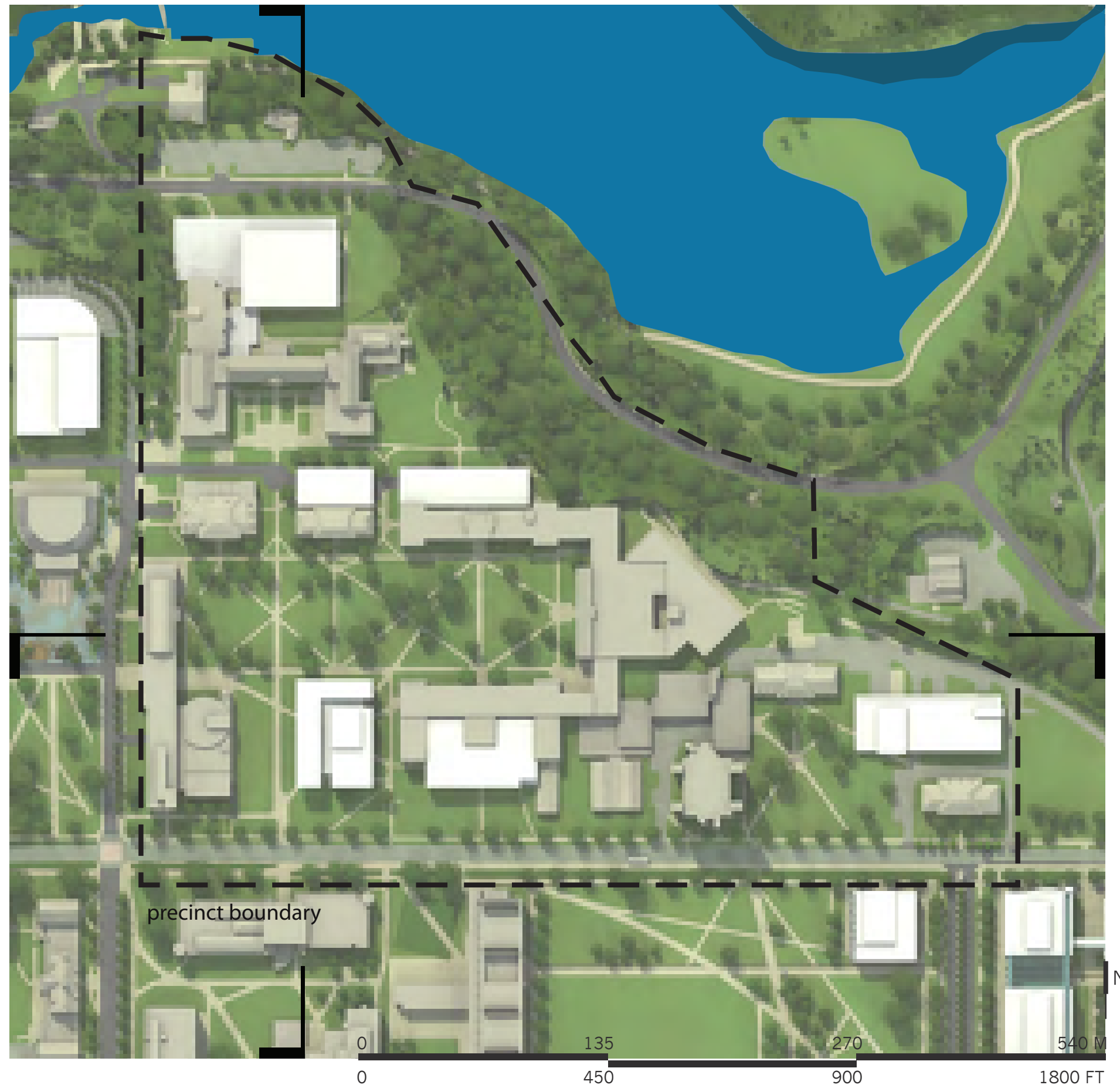


View of Ag Quad looking east



## Zone C06 Overview

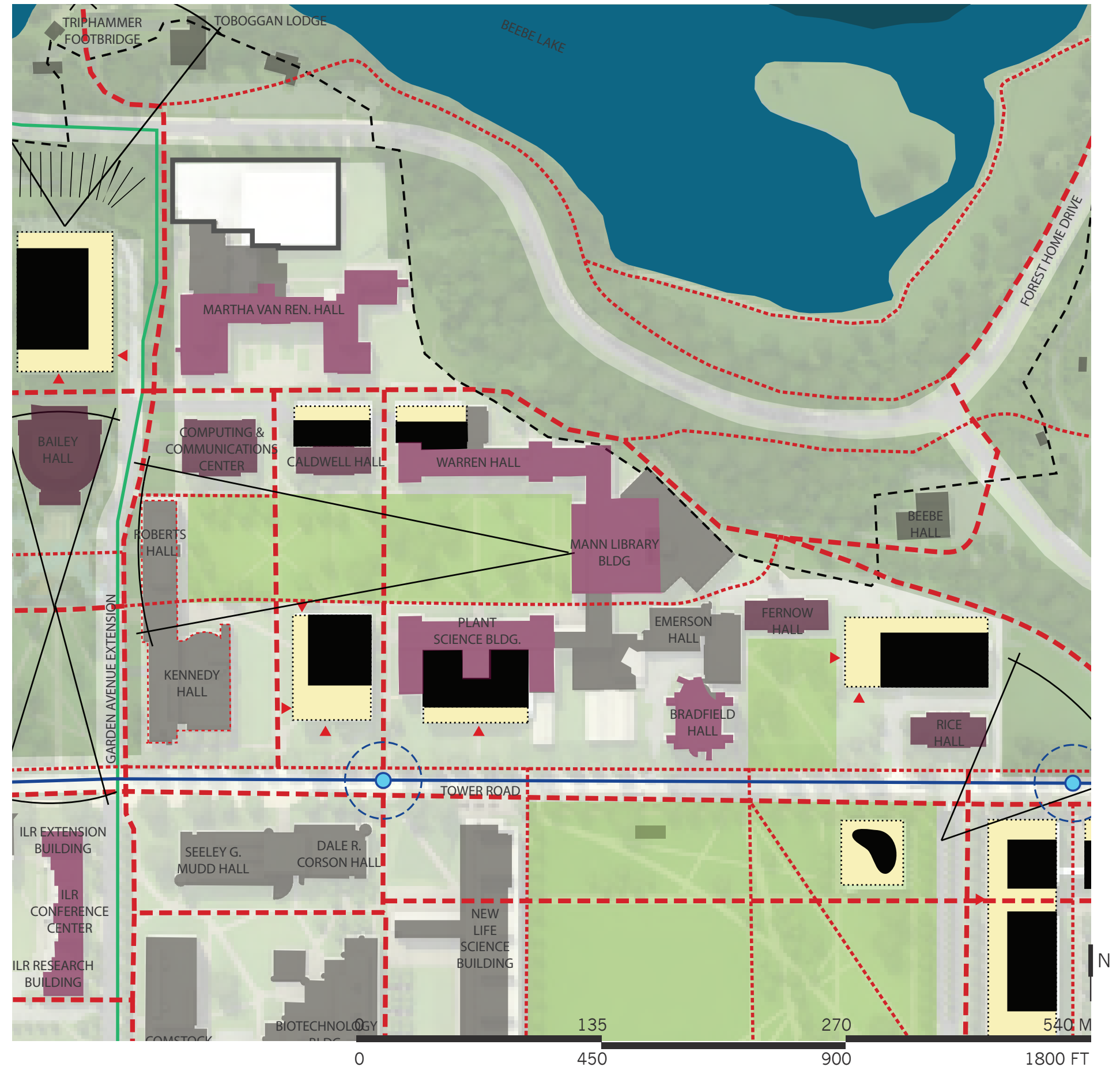
Zone C06, centered on the historic Ag Quad, comprises several older structures built in the Beaux Arts and Georgian Revival styles, and two post-war structures at either end of the quad. The development plan calls for the preservation, renovation, and expansion of the historic buildings, namely Caldwell 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 

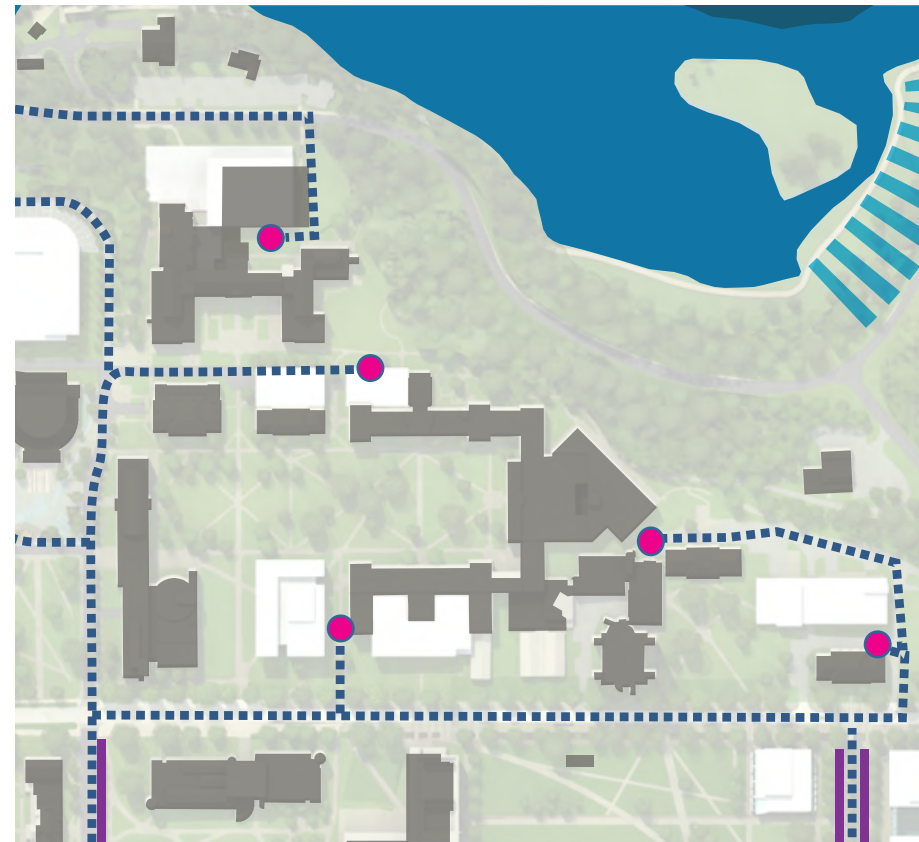
Potential Service 

Basement 

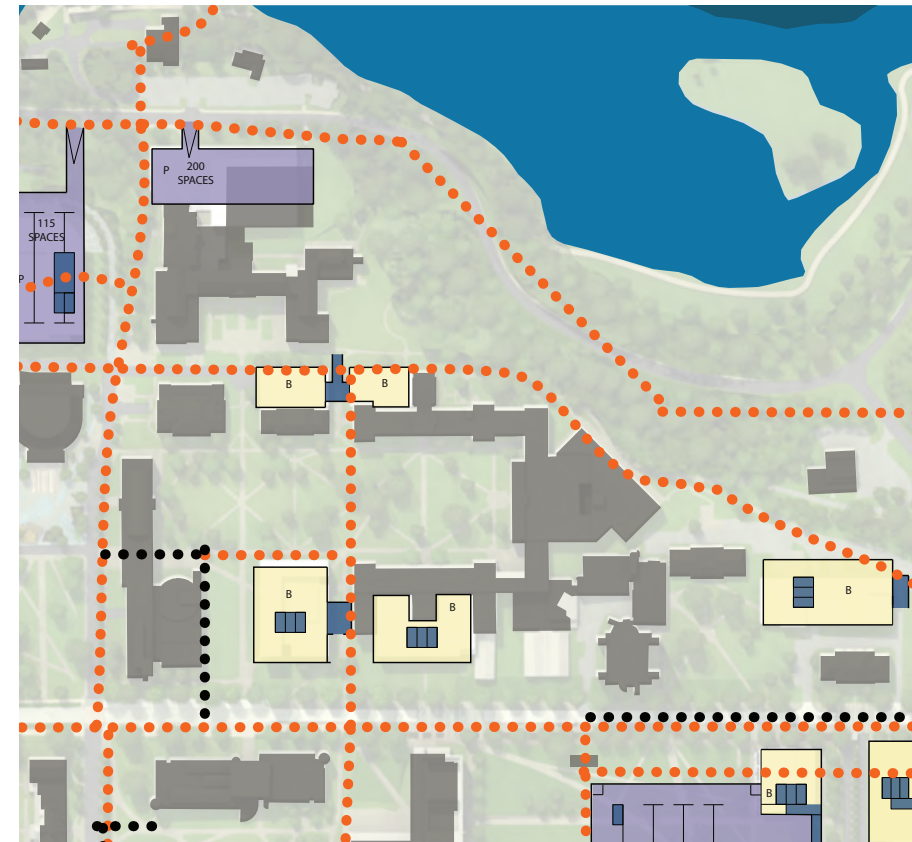
Building Demolition 

Parking Lot Removal 

Athletics Field Removal 



Surface Parking and Servicing



Below Grade Parking, Servicing and Utilities



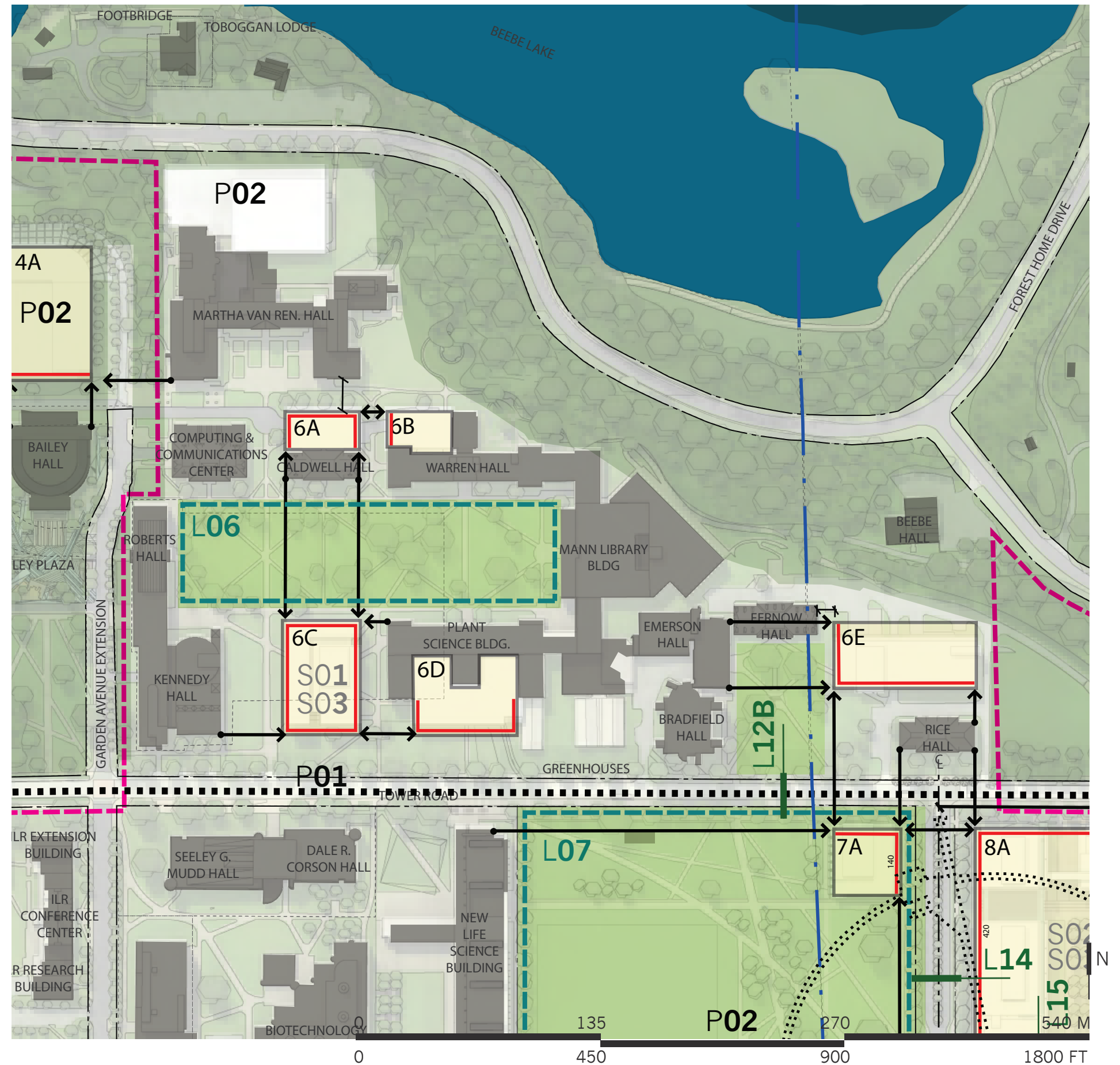
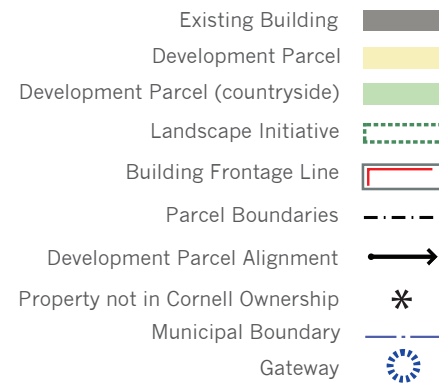
Strategic Renewal

**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

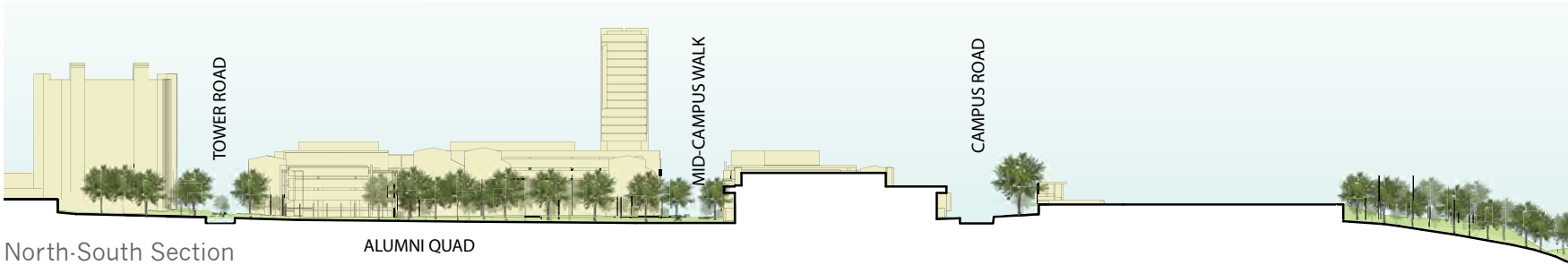
Social/Cultural/Service/Administrative Infrastructure (University Projects)

- S01 Cornell Welcome Center
- S03 University Club

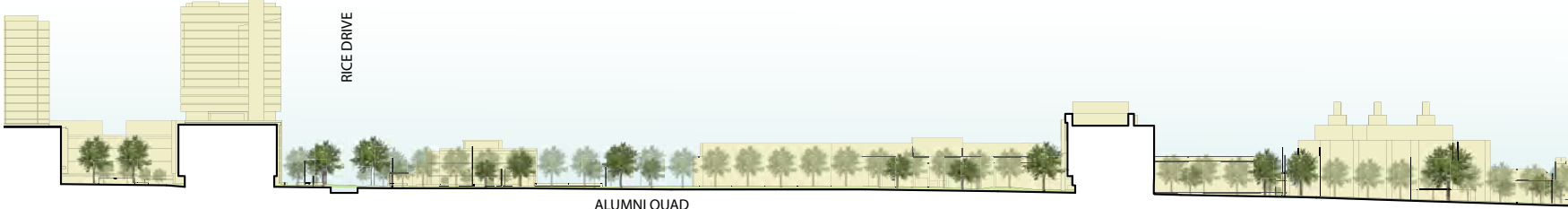
Parcel	Parcel Footprint (ft²)	Building Footprint (ft²) % Parcel Coverage	Height (range in stories)	Potential GSF (range in ft²)	Potential units per acre (residential)	Number of Units (residential)	Permitted Uses (required uses in bold)	Enabling Projects	Concurrent Projects
--------	------------------------	-----------------------------------------------	---------------------------	------------------------------	----------------------------------------	-------------------------------	----------------------------------------	-------------------	---------------------

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					

# Core Campus Precinct Zone C07 Alumni Quad



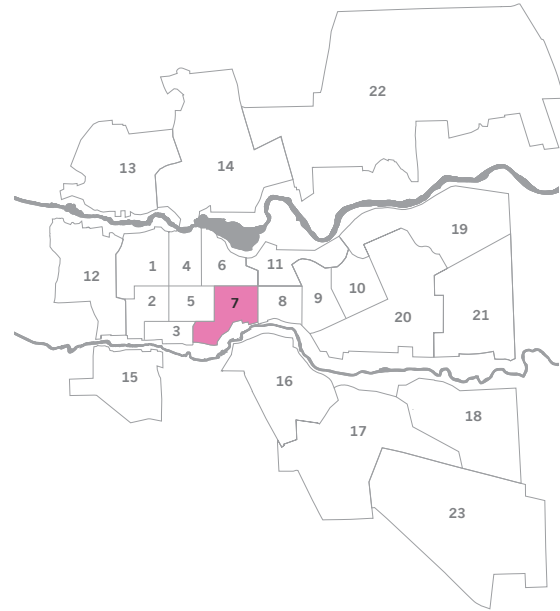
North-South Section ALUMNI QUAD



East-West Section ALUMNI QUAD



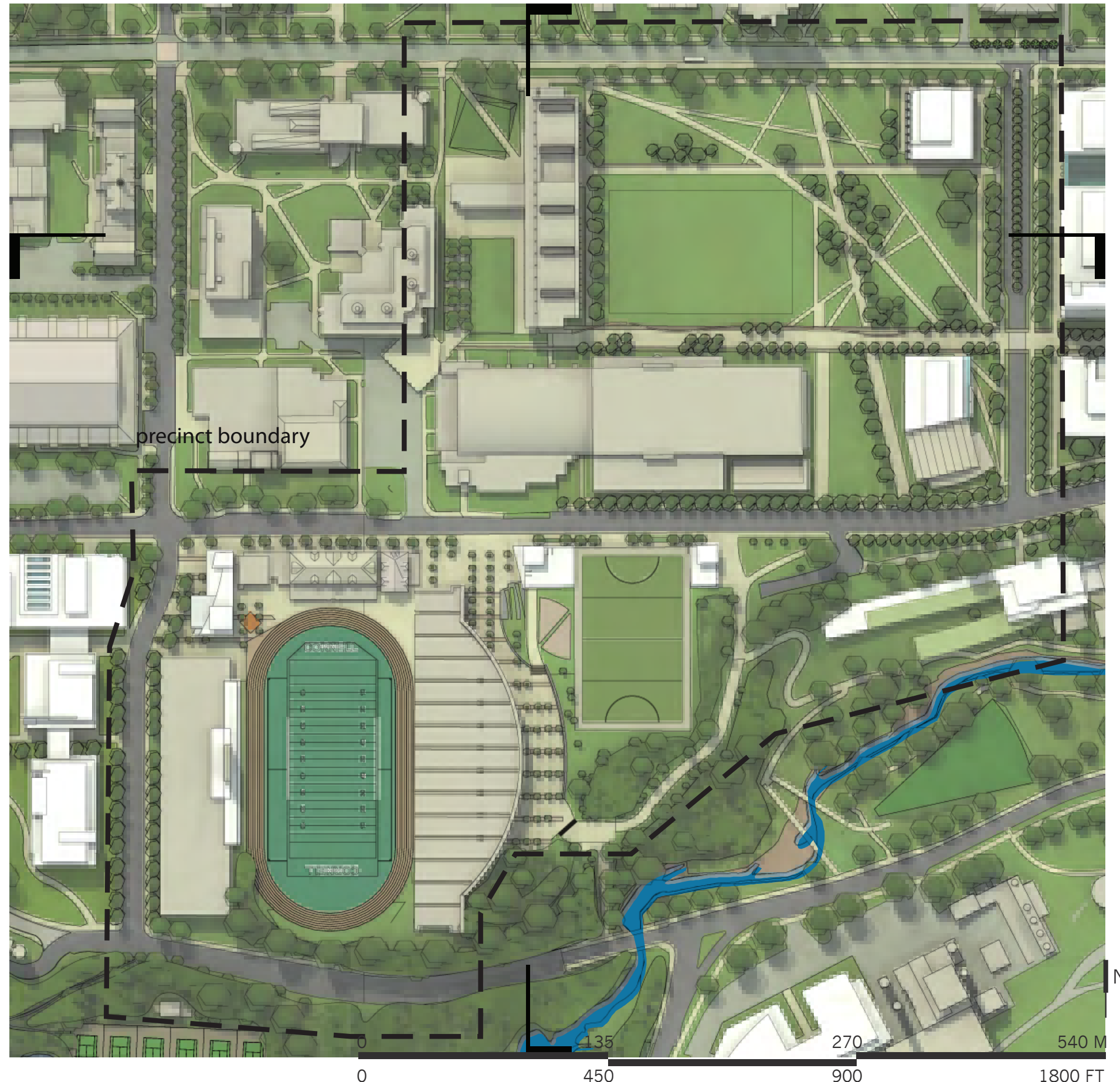
View of Alumni Quad looking southwest



## Zone C07 Overview

The most significant change planned for this zone is the creation of a new central common open space. Momentous in size and stature, Alumni Quad is intended to be a great space comparable to the Arts Quad and Ag Quad. The open space will maintain views from Tower Road and Mid Campus Walk, add vitality to the heart of Core Campus, and provide relief to the existing density of Zone C05 and proposed density of East Center. The new quad will permit diagonal pedestrian movement through a previously occupied space, opening up new patterns of movement on campus and connecting to the new Mid-Campus Walk. Mid-Campus Walk, which follows a path along the southern edge of the open space, will define the south edge of Alumni quad and allow new movement patterns through the Quad and into the East Center. The east façade of Weill Hall is a key defining component of this Quad and has successfully integrated a large footprint building within the campus context by orienting the building perpendicular to Tower Road to diminish the apparent bulk of the structure. This formal concept has been adopted for the development guidelines of sizeable parcels further east. To its west, it uses its lower amenity extension to define two smaller green spaces.

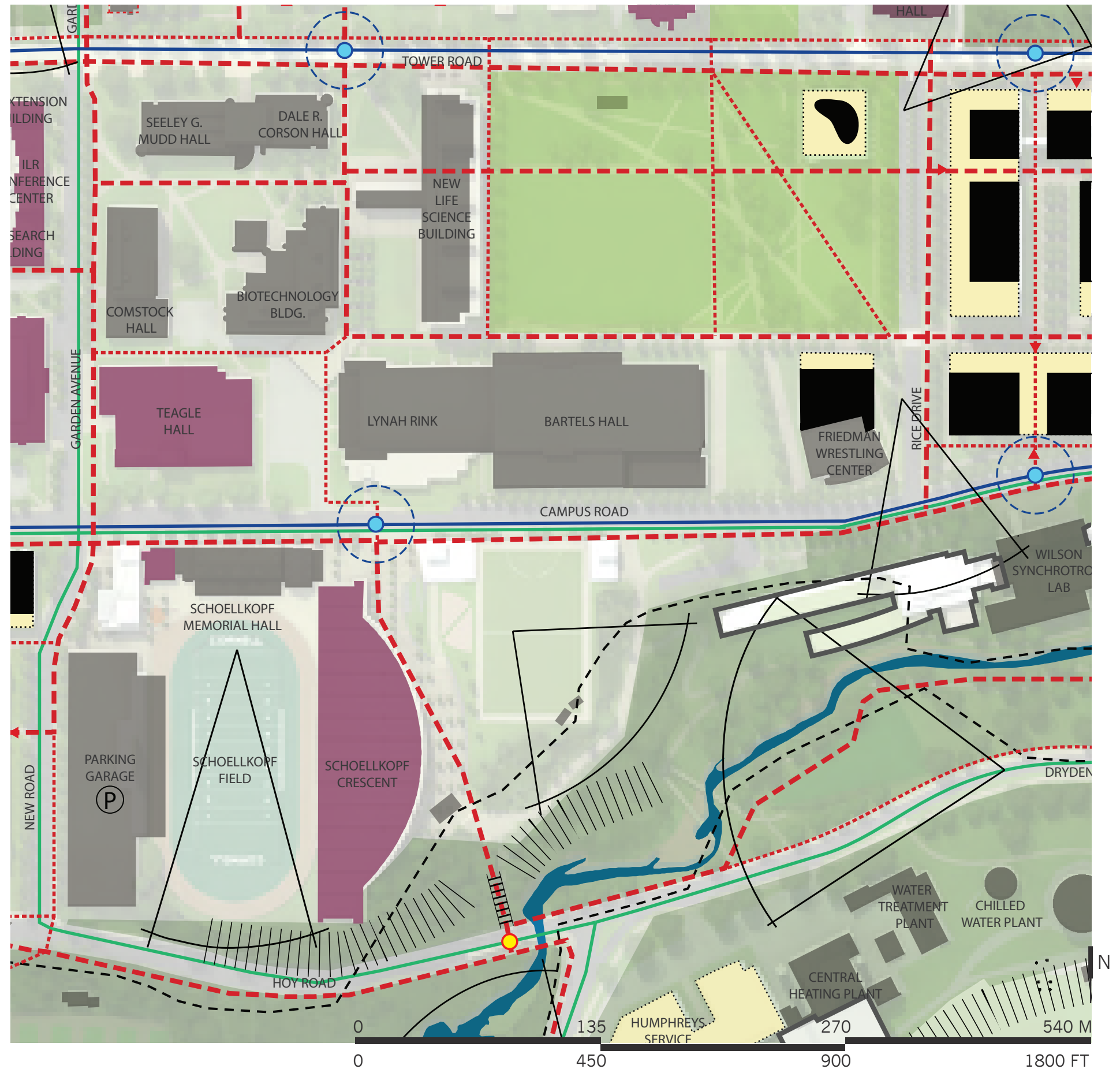
Potential improvements to the Schoellkopf Stadium and Kite Hill to make them more multi-purpose and attractive are also envisioned. Investment in the Stadium would include an expanded running track and additional bleachers. The Stadium may be covered during winter months to facilitate year-round use. Kite Hill development might include playing fields, throwing pitches, interior facilities and amenities, and an open space for tailgating. Some additional building development and landscape investment is also anticipated.








Zone Overview for Alumni Quad



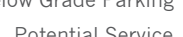


## Zone C07 General Guidelines




- To the maximum extent possible, the green space of Alumni Quad should accommodate “desire paths” of campus circulation while potentially maintaining informal recreation areas.
- Development on the new quad should maximize transparency and porosity to this new open space.
- Athletic activities may continue in the short term, but Alumni Quad should be transformed into a more formal open space when sufficient athletic facilities have been developed off-site. Informal recreation uses can be accommodated on the new landscaped quad.
- Parcel 7B continues the alignment of the north side of Bartels Hall where it borders the Quad and offers opportunities for athletics/recreation or academic uses.
- South of Campus Road a below-grade development site has been defined to accommodate a one-story below-grade parking structure below a “green roof” that will accommodate an outdoor athletic field. Schoellkopf Stadium itself could accommodate a greater variety of athletic uses with the expansion of the track and by doming the field in winter.
- Upgrading the Schoellkopf Stadium landscape approaches (especially on the east side) creating a spacious East Crescent Pedestrian Plaza with trees of multi-seasonal interest and striking fall color; built in benching; raised floral displays, stone pavers, “first class” metal trash receptacles; variable color/pattern Crescent façade and pedestrian lighting, quality wrought Iron fencing/gates in stadium façade portals, bus and handicapped drop off points, potential use some of tall, flag pole-lined, pedestrian approach corridors, improved signage, granite vehicle security bollards, possible site statuary or artistically-lighted waterfall/display focal point, and screening of area utility and athletic maintenance facilities.

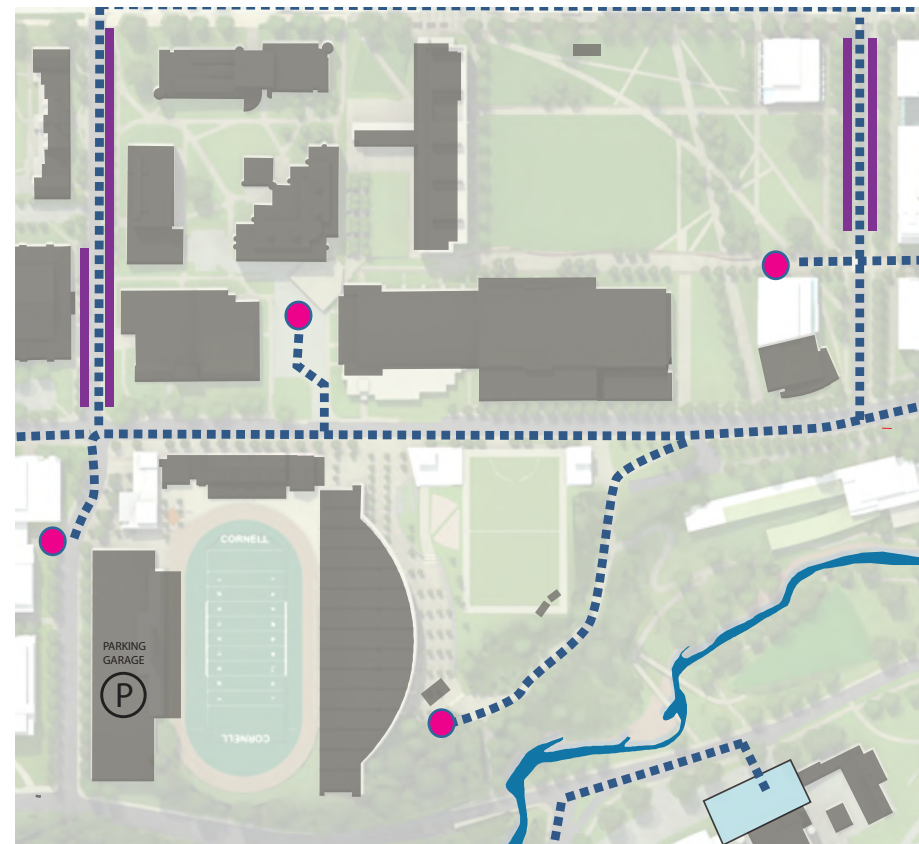


General Guidelines for Alumni Quad Zone

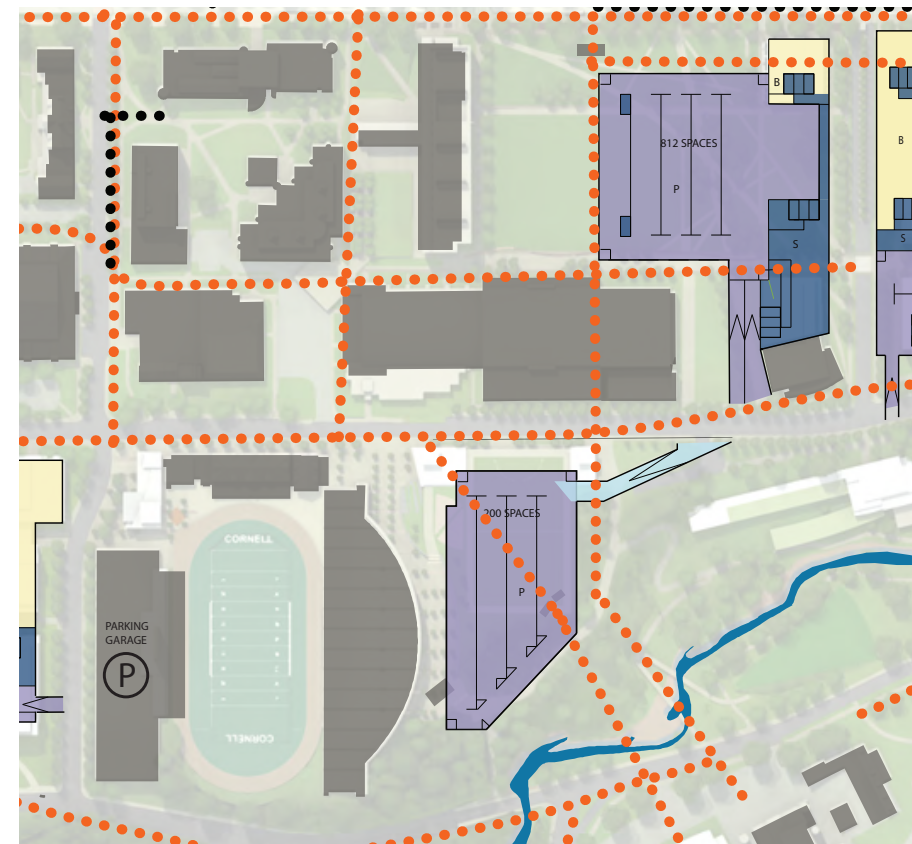
Potential Storm Water Management Area   
 Parking and Service Route   
 On-Street Parking   
 Above Grade Parking   
 Ground Level Service/Loading Areas 

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

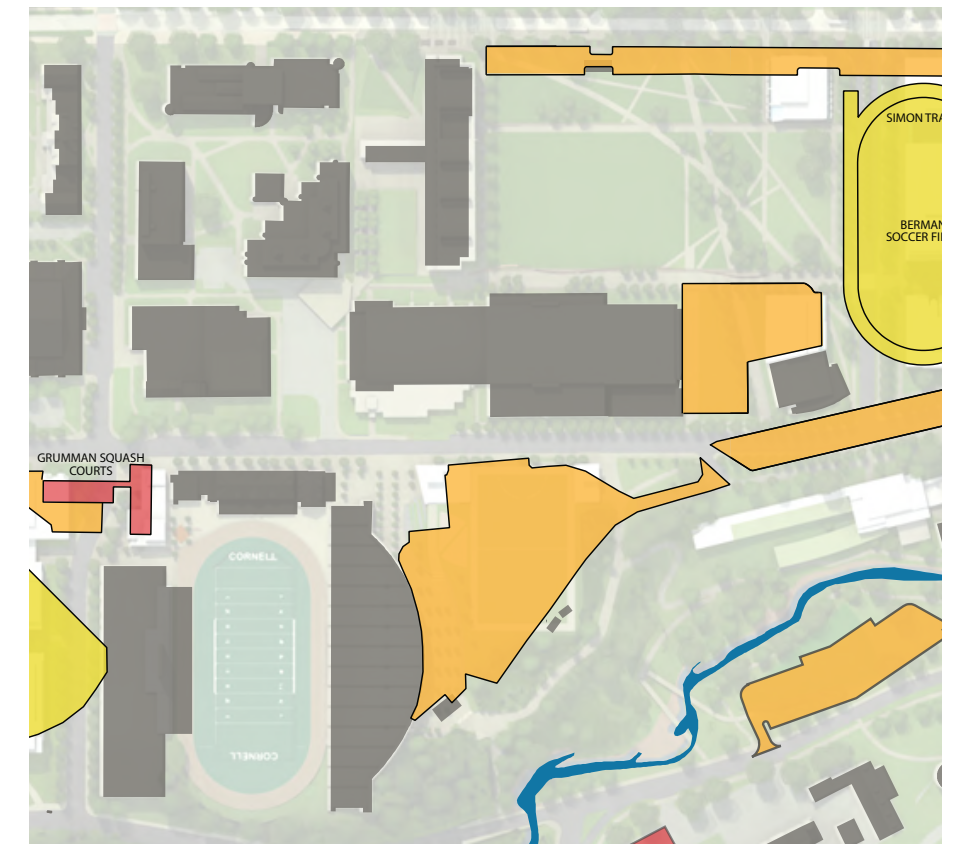
Building Demolition   
 Parking Lot Removal   
 Athletics Field Removal 



Surface Parking and Servicing



Below Grade Parking, Servicing and Utilities



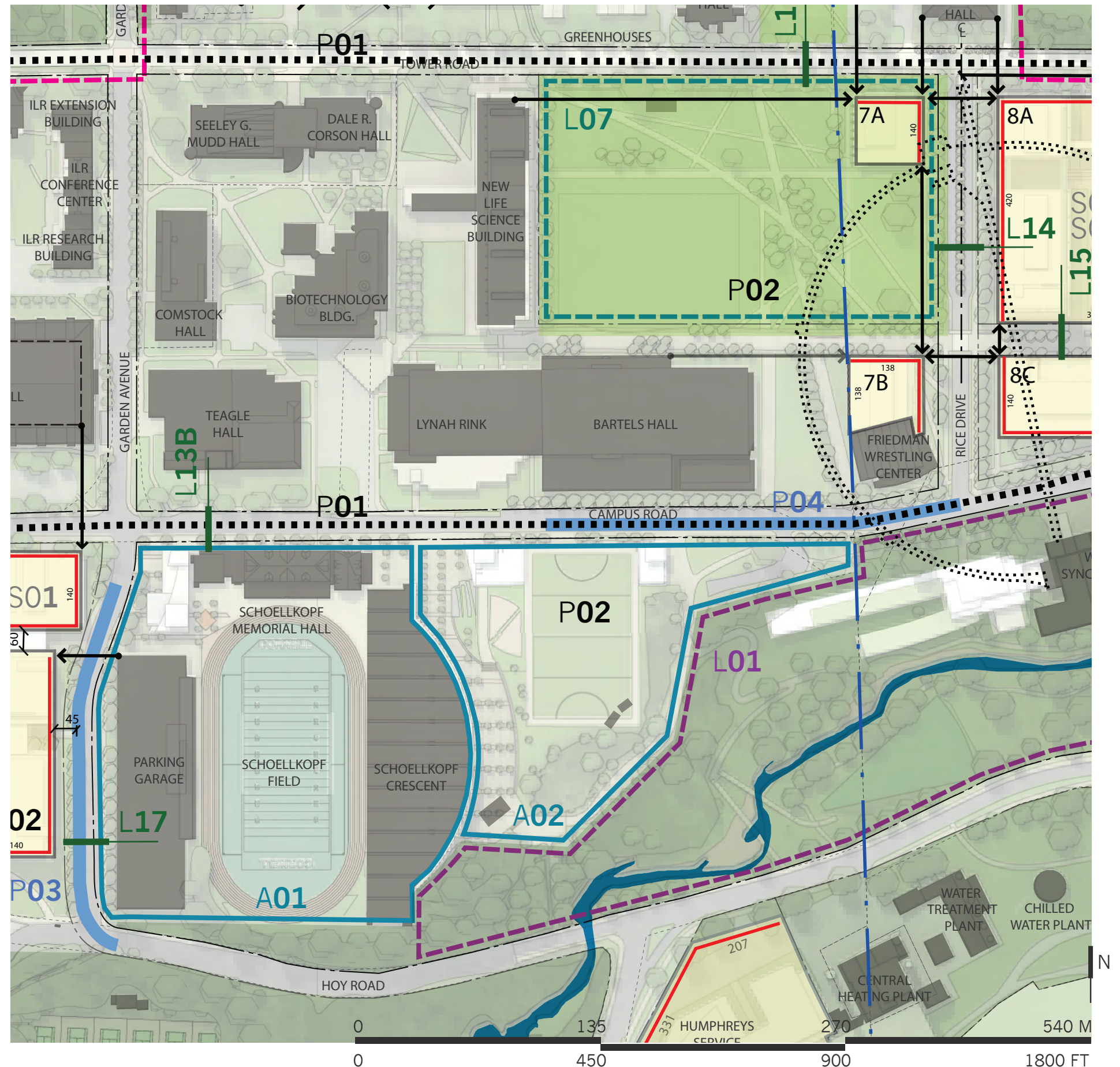
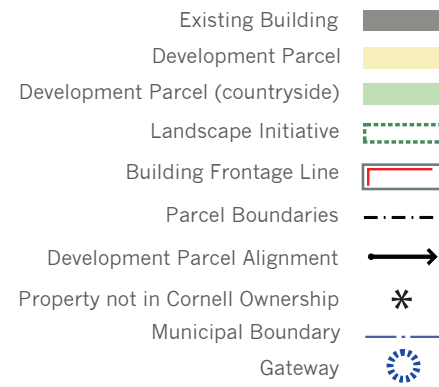
Strategic Renewal

**Parking and Service Access**

- Zone 7 provides the opportunity for two major new below-grade parking facilities: one to the north below the new Alumni Quad and a second to the south adjacent to Schoellkopf Crescent, both accessed from Campus Road.
- No major reconstructions of existing service tunnels is anticipated, but the existing transformer station on Kite Hill may be rebuilt in the proposed parking structure under the new playing field.
- The former should avoid major utility corridors while the former will require integration or relocation of existing utility infrastructure.

## Zone C07 Parcel Development and Key Initiatives

- This zone is the location of a major new mid-campus green space, Alumni Quad, that opens to Tower Road and is defined by the facade of Weill Hall, Tower Road, and Rice Drive (L07). This is an important new quad that will rival the Arts Quad and Ag Quad in its size and iconic identity.
- Design of the quad should be coordinated with the streetscape initiatives occurring at its edges, including Tower Road (L12), Rice Drive (L14) and Mid-Campus Walk (L15).
- New development contiguous to the Friedman Wrestling Center should create a clear southern wall for the new quad, aligned with the face of Bartels Hall.
- Parcel 7A, at the northeast corner of the zone, is intended for a pavilion building integrated with Alumni Quad. The facades fronting the quad should be transparent and permeable to reflect the public nature of the building. On the ground floor the building should house student-centered common uses that compliment the public space of the quad and will draw students.
- Bartels Hall defines a northern alignment edge for new Campus Road development and Mid-Campus Walk to the north.
- Landscape improvements to the north of Lynah Rink, Bartels Hall and the Friedman Wrestling Center should be coordinated with the proposed Mid-Campus Walk (L15).
- The proposed Campus Road realignment will rationalize vehicular movement, reduce conflicts caused by the existing on-street parking area and create a more formal axis (P04). This realignment should be coordinated with the Campus Road streetscape initiative (L13).
- On the south side of Campus Road, across from Bartels Hall, the existing parking lot could be re-conceived as a playing field that reinforces the presence of athletics in the core (A02).



Parcel Development and Key Initiatives for Alumni Quad Zone

- Kite Hill could also support a multi-purpose plaza adjacent to the stadium for athletics-related uses, and the space under the stadium crescent could include amenities that support these uses. One level of below-grade parking should be developed beneath this new open space to provide ample parking for sporting events.
- Schoellkopf Stadium could be expanded to support a regulation-size running track, and additional bleachers could be accommodated on the roof of the existing parking garage. The playing field itself could support year-round use by covering it with a temporary dome during winter months (A01).
- Development near the edge of Cascadilla Gorge should support the restoration of Cascadilla Meadows (L01).

#### Corresponding Landscape Initiatives:

- 01 Cascadilla Meadows restoration
- 07 Alumni Quad
- 12 Tower Road streetscape
- 14 Campus Road streetscape
- 15 Rice Drive streetscape
- 17 Mid Campus Walk streetscape

#### Corresponding Athletic Initiatives:

- 01 Schoellkopf Stadium - transformation to multi-sport/multi-season facility, potentially including relocated track
- 02 Kite Hill field and plaza, including underground parking and relocated utility easements (optional location)

#### Corresponding Access and Parking (University Projects)

- P01 Campus Circulator
- P02 Structured parking (x2)

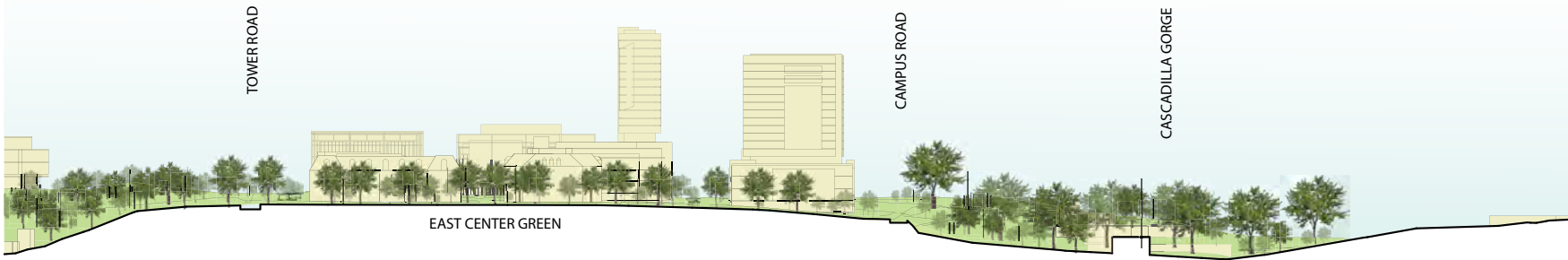
#### Road and Intersection Improvements

- P03 Hoy Road realignment

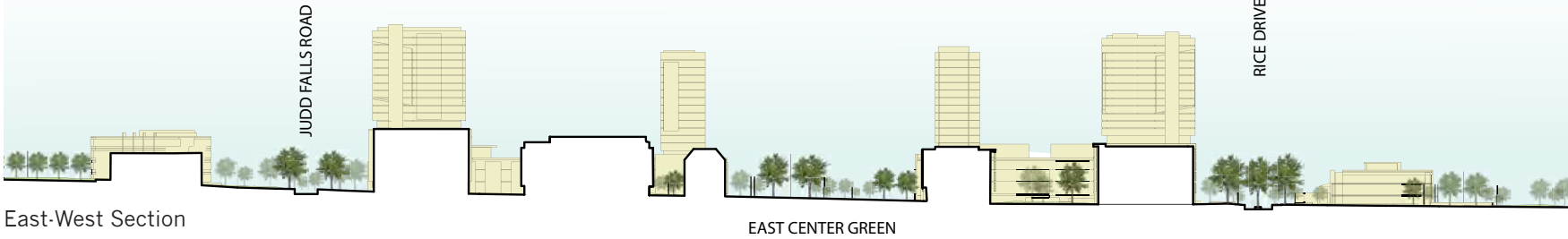
Parcel	Parcel Footprint (ft²)	Building Footprint (ft²) % Parcel Coverage	Height (range in stories)	Potential GSF (range in ft²)	Potential units per acre (residential)	Number of Units (residential)	Permitted Uses (required uses in bold)	Enabling Projects	Concurrent Projects
--------	------------------------	-----------------------------------------------	---------------------------	------------------------------	----------------------------------------	-------------------------------	----------------------------------------	-------------------	---------------------

Zone C07 – Alumni Quad									
Parcel 7A	18,000	18,000 100%	2 – 3 (14 – 28ft)	36,000 – 54,000			<ul style="list-style-type: none"> <li>• Academic hall (lecture/classrooms)</li> <li>• Administration</li> <li>• Performance venue</li> <li>• <b>Active use/public space at grade</b></li> </ul>	<ul style="list-style-type: none"> <li>• Relocate east-west steam trunk to Tower Road</li> <li>• Remove and replace a portion of Tower Road parking area</li> <li>• Develop shared below-grade parking, loading and servicing with Parcel 7A</li> </ul>	<ul style="list-style-type: none"> <li>• Construct the new Rice Drive</li> <li>• Develop and implement Tower Road streetscape initiative</li> <li>• Develop and implement Alumni Quad landscape initiative</li> <li>• Develop below-grade parking garage under Alumni Quad</li> </ul>
Parcel 7B	19,000	19,000 100%	1 – 3 (14 – 42ft)	19,000 – 57,000			<ul style="list-style-type: none"> <li>• Athletics and recreation</li> <li>• Academic</li> <li>• Administration</li> <li>• Active use/public space at grade</li> </ul>	<ul style="list-style-type: none"> <li>• Remove and replace Friedman Wrestling Center parking lot</li> <li>• Develop shared below-grade parking, loading and servicing with Parcel 7A</li> </ul>	<ul style="list-style-type: none"> <li>• Develop and implement Campus Road streetscape initiative and realignment</li> <li>• Develop and implement Mid-Campus Walk initiative</li> <li>• Develop and implement Alumni Quad landscape initiative</li> <li>• Develop below-grade parking garage under Alumni Quad</li> </ul>
Total	37,000	37,000		55,000 – 111,000					

# Core Campus Precinct Zone C08 East Center



North-South Section

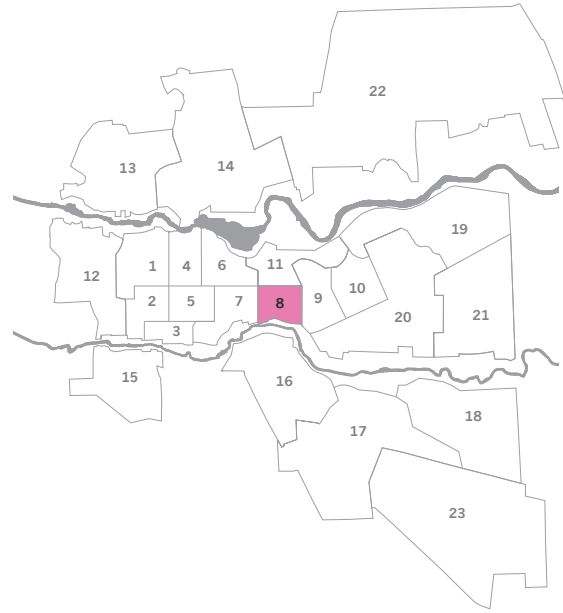


East-West Section



View of East Center looking north

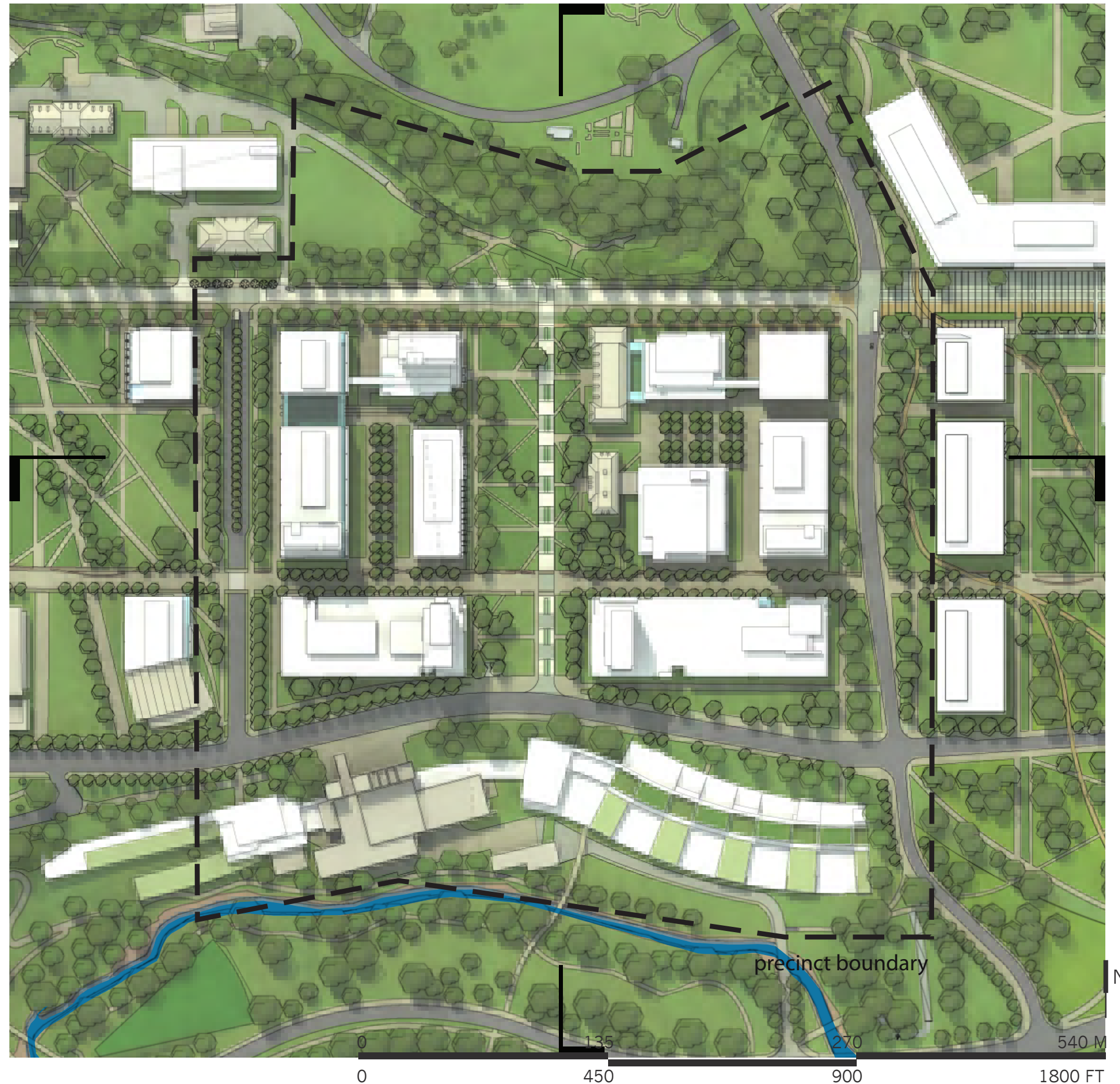




## Zone C08 Overview

Zone C08 embodies both physically and programmatically a new paradigm underscoring the unification of Central and East Campus. It is conceived of as a new 24-hour, mixed-use campus center, that promotes a social and academic lifestyle especially suitable for graduates, post-graduates and faculty. The suggested configuration of the ground floor spaces is intended to enhance the vitality and activity of academic and social life in this new center. Significant areas on the ground floor of buildings in this zone should be devoted to public space (e.g. cafes, restaurants, gallery space, lobbies and lounge space). Transparency of ground floor facades should be emphasized to maximize the awareness of activity and vitality, both interior and exterior, and to that end, especially along the main pedestrian paths. Development may also include up to four 8 to 10 story residential towers for graduate students, post docs and faculty that will contribute to a 24-hour presence and add to the vitality of this new center.

The primary organizing feature of East Center is a spacious north-south green, open to the natural landscape of the gorges. East Center Green will be flanked by gathering spaces that serve as front lawns to the adjacent buildings. To enhance the definition of this zone, the parcels around the perimeter create a continuity of frontage along surrounding roads and walks. The arrangement of parcels preserves the outdoor Mid-Campus Walk, though there is the possibility to bridge across the Walk at upper levels.

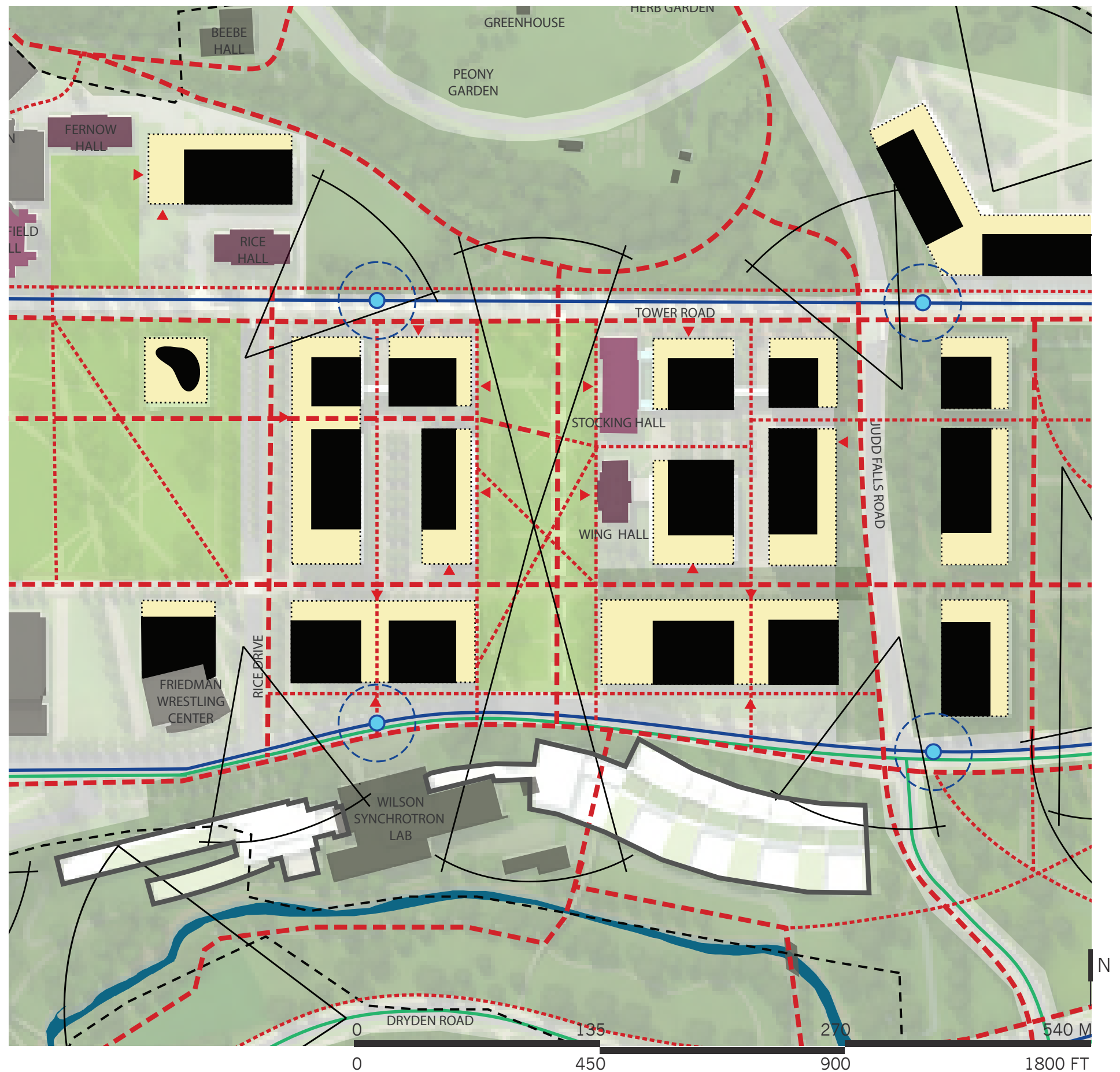


Zone Overview for East Center






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 C08 General Guidelines




- Four to five story perimeter buildings should define an exterior edge along Rice Drive, Campus Road, Tower Road and Judd Falls Road.
- East Center can accommodate slender mid-rise residential towers located above low, large footprint buildings containing academic or administrative uses. Supporting amenities for above-grade residential uses, such as dining, fitness and recreation facilities, should be provided in base buildings.
- Residential towers above base buildings should be set back a minimum of 25 feet from the edge of the base buildings to minimize their impact on adjacent open spaces.
- Parking should be located under new buildings south of the Mid-Campus Walk, with access off Campus Road.
- To the maximum extent possible, buildings should provide entrances from both directions of their long facades to maximize their porosity and to accommodate through-campus circulation that supplements Mid-Campus Walk and East Center Green (L15, L08). Entrances should be located along the long facades to draw pedestrians from Tower Road and Campus Road.
- Large classrooms, auditoriums, and public functions should be located proximate to Mid-Campus Walk to create a strong cluster of active uses. Landscape treatment of the Mid-Campus Walk can be varied and diverse, but should enhance the walk as an important pedestrian spine and key landscape initiative (L15).
- Ground floors should emphasize public functions such as assembly, retail, dining, and other social hubs and promote ease of access to the outdoors, with interior circulation, lobbies and public spaces oriented toward pedestrian walkways.

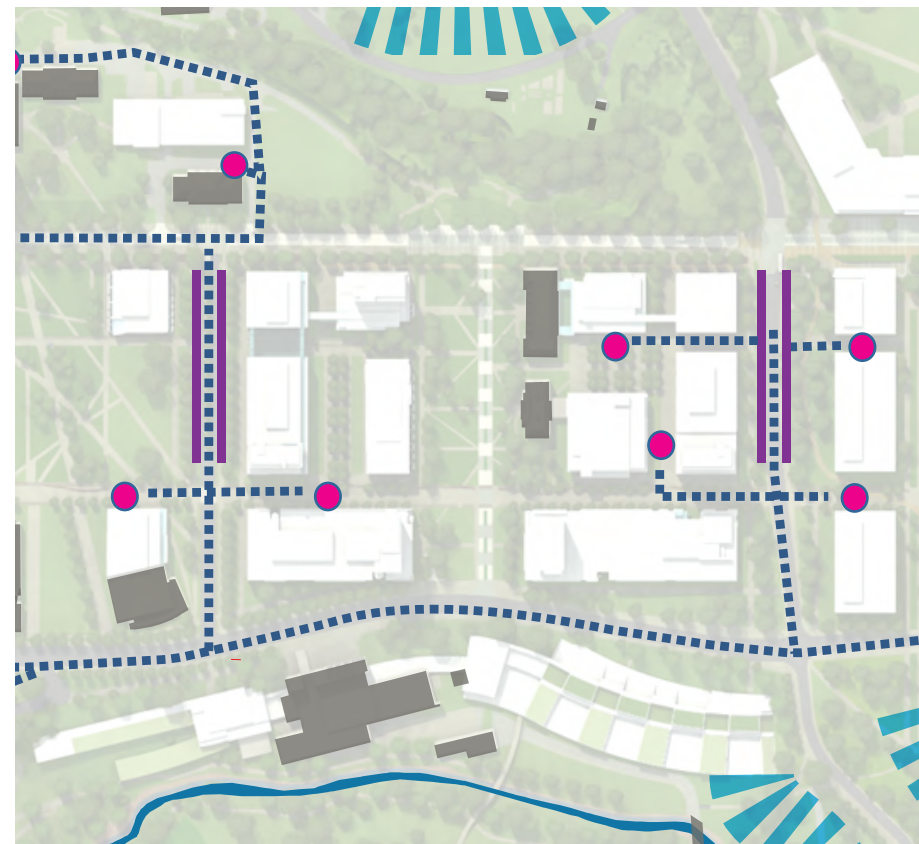


General Guidelines for East Center Zone

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

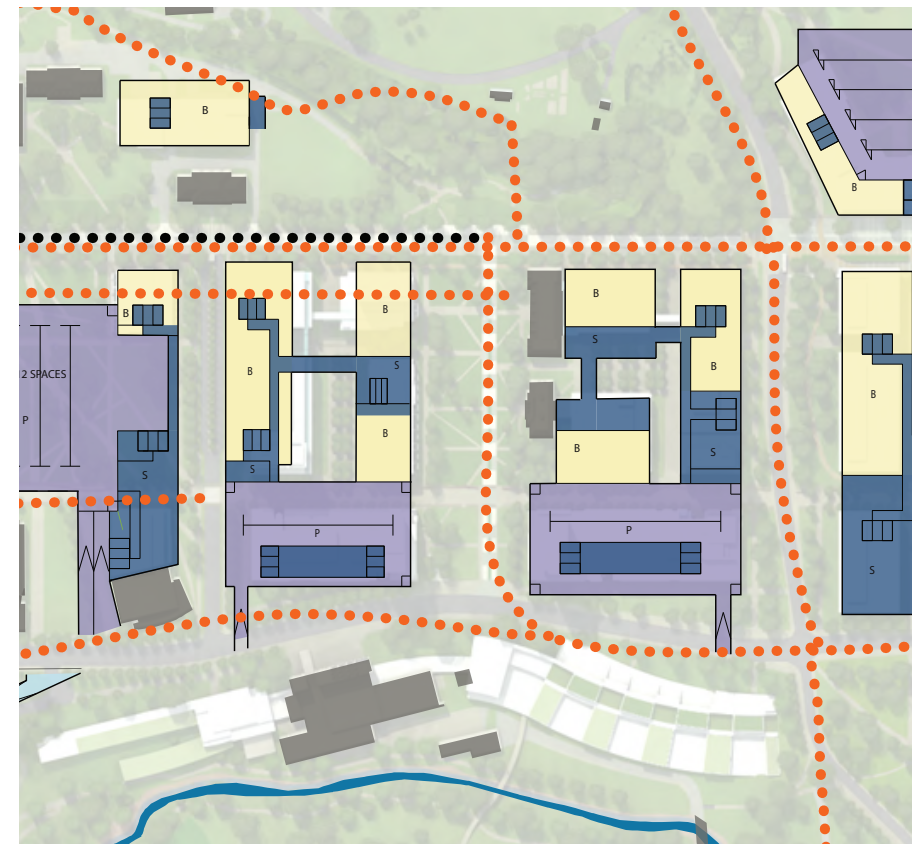
Existing Major Campus Utility Corridor   
 Future Major Campus Utility Corridor   
 Below Grade Parking   
 Potential Service   
 Basement 

Building Demolition   
 Parking Lot Removal   
 Athletics Field Removal 



Surface Parking and Servicing

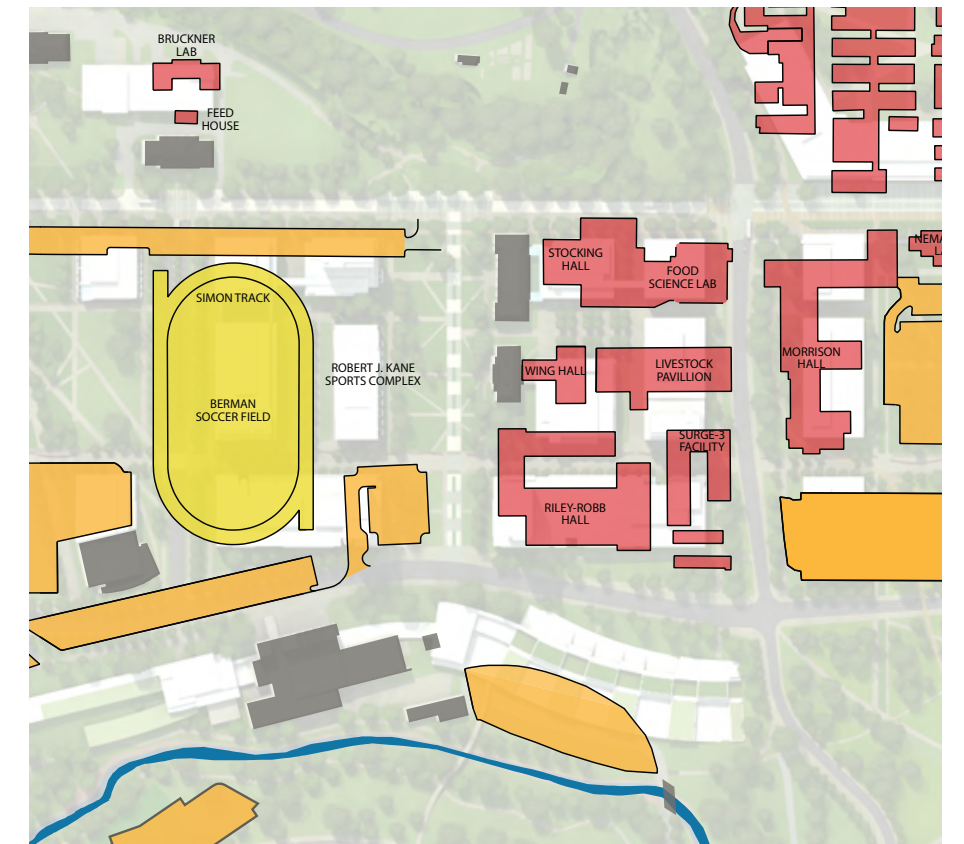
- Several existing buildings will need to be replaced and Berman Soccer Field and Simon Track will need to be relocated to accommodate Rice Drive and new development.
- In addition to being glazed, the ground floor walls may be set in from the building face above to create covered walkways for inclement times of the year and shade during the warmer months.



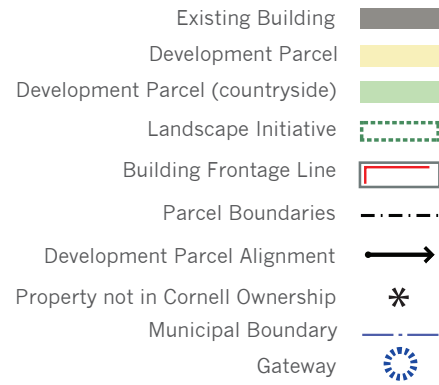
Below Grade Parking, Servicing and Utilities

**Parking and Service**

- The suggested parking and service access for this zone is part of a larger integrated campus system designed to control the presence of passenger and service vehicles on the campus. The majority of new parking is contained in below-grade structures accessed from Campus Road.
- Continuous service levels will connect the basement level of Parcels 8A and 8B and the basement level of Parcels 8B and 8D, providing centralized locations for loading and servicing. Accessed from Campus Road, two major parking facilities of approximately 170 cars each will provide parking for both the academic and residential functions above.
- In the evening hours, when the majority of the academic parking has dispersed, the below-grade facilities will provide parking for the potential evening activities envisioned in East Center.
- Provision of on-street parking should be considered on Rice Drive and Judd Falls Road.

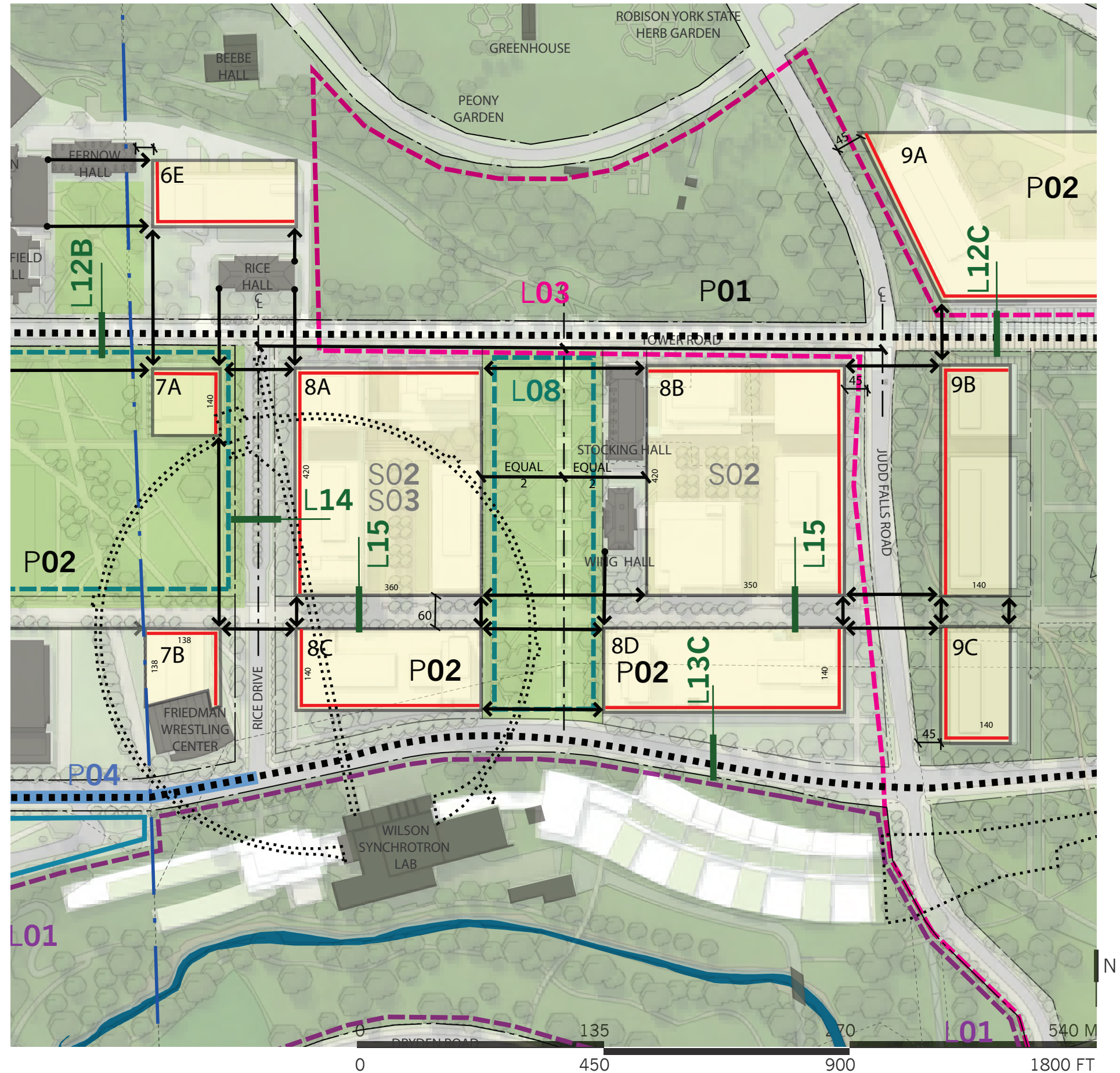


Strategic Renewal



## Zone C08 Parcel Development and Key Initiatives

- Parcels 8A and 8B include parameters limiting “private” space on the ground floor, and should be designed as compositions of buildings and open spaces that mitigate the density of the zone by making the buildings inviting for both passage and gathering.
- Parcel 8A and 8C are adjacent to planned campus circulator stops; development should include uses at grade that compliment and support the circulator (P01).
- In coordination with development on Parcel 8B, Stocking Hall and Wing Hall are to be preserved and renovated, and may be architecturally linked to perimeter development. The Livestock Pavilion is a significant resource and should be relocated prior to new development or incorporated into new development, if possible.
- The East Center is a potential location for a future Graduate Student Center (S02) and a University Club (S03).
- Development of Parcels 8C and 8D should be coordinated with the Campus Road streetscape initiative to ensure landscaping contributes to the consistency of this landscape (L13).
- The proposed Campus Road realignment will rationalize vehicular movement, reduce conflicts caused by the existing on-street parking area and create a more formal axis (P04). This realignment should be coordinated with the Campus Road streetscape initiative (L13).
- Development of Parcels 8A and 8B should be coordinated with the Tower Road streetscape initiative to ensure landscaping contributes to the consistency of this important space (L12). New construction should continue the undulating street wall pattern and seek to avoid a continuous street wall condition. Potential connections between adjacent buildings should be set back from Tower Road.



Parcel Development and Key Initiatives for East Center Zone

- Landscaping along the new Rice Drive should be coordinated with the Alumni Quad landscape (L07) and the proposed Rice Drive streetscape initiative (L14).
- Mid-Campus Walk is an important pedestrian spine that bisects the East Center (L15). Primary building entrances should be located along the walk with active and public uses at grade level to maximize porosity and reinforce this landscape as a primary pedestrian corridor. Large classrooms and auditoriums can also be located proximate to Mid-Campus Walk to reinforce other active uses. Adjacent development should include targeted landscape improvements to the walk in the vicinity of buildings to add character and diversity to the experience of the walk and contribute to its functional importance.
- East Center Green should be designed as a generous new open space with expansive views to the gorges (L08). New development should establish a front “lawn” that supports this important landscape. Primary entrances should be located along the long facades of new buildings to draw pedestrians from Tower Road and Campus Road into the green. Entrances should be provided from both directions of long facades to maximize porosity and to accommodate through-campus movement.

- East Center is flanked by two major open spaces, Judd Falls Greenway to the east and Alumni Quad to the west. Development along the edges of East Center should be coordinated with these landscape initiatives and should generally respect the character and quality of development within adjacent zones.
- East Center is also bounded by the gorge landscapes of Fall Creek and Cascadilla Creek to the north and south, respectively. Pedestrian connections and view corridors into the gorges should be strengthened to encourage movement into and through these landscapes.
- Cascadilla Meadow, at the southern edge of the zone, should be designed as a prominent landscape at the edge of Cascadilla Creek, opening up panoramic views to the south and facilitating pedestrian connectivity to the valley (L01).

#### Corresponding Landscape Initiatives:

- L01 Cascadilla Meadows restoration
- L03 Judd Falls Greeway landscape plan

- L08 East Center Green
- L12 Tower Road streetscape
- L13 Campus Road streetscape
- L14 Rice Drive streetscape
- L15 Mid Campus Walk 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)

- S02 Graduate Student Center
- S03 University Club

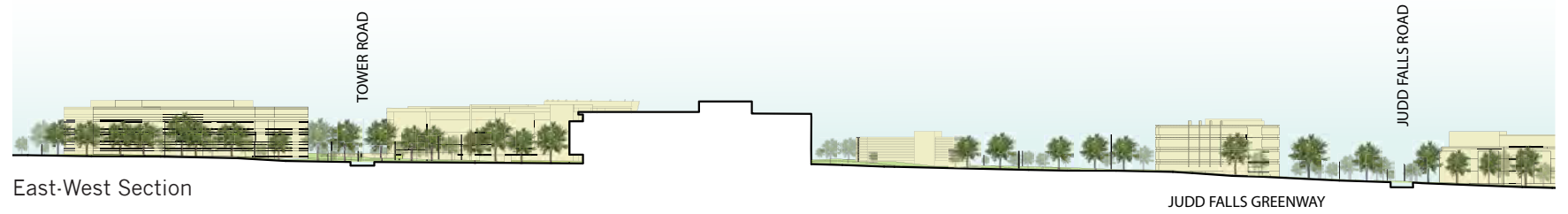
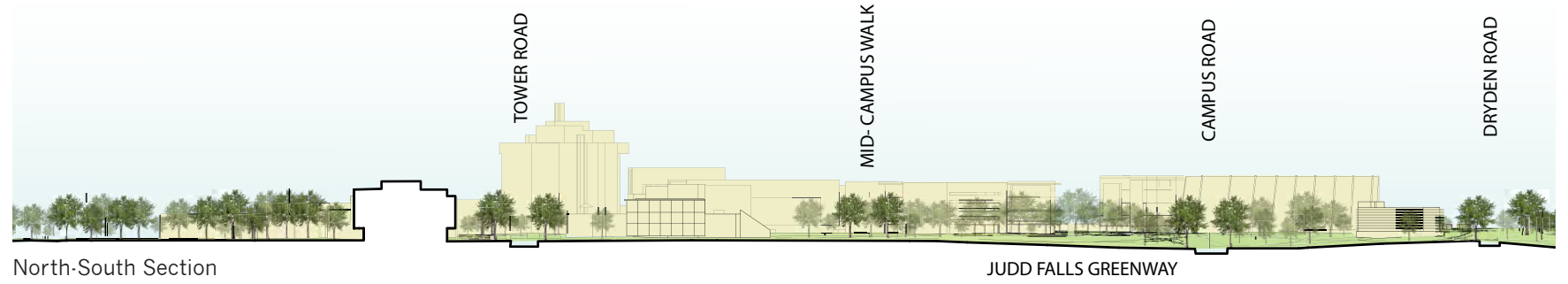
Parcel	Parcel Footprint (ft <sup>2</sup> )	Building Footprint (ft <sup>2</sup> ) % Parcel Coverage	Height (range in stories)	Potential GSF (range in ft <sup>2</sup> )	Potential units per acre (residential)	Number of Units (residential)	Permitted Uses (required uses in bold)	Enabling Projects	Related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

Zone C08 – East Center									
Parcel 8A	151,200	98,280 – 128,520 65% 85%	4 – 5 (56 – 70ft)	393,120 – 642,600			<ul style="list-style-type: none"> <li>• Academic</li> <li>• Administration</li> <li>• Active use/public space encouraged at grade fronting East Center Green and Mid-Campus Walk</li> </ul>	<ul style="list-style-type: none"> <li>• Remove and replace Simon Track, Berman Soccer Field, and Robert J. Kane Sports Complex</li> <li>• Remove and replace a portion of the Tower Road parking area</li> <li>• Remove and replace a portion of the Wing Road on-street parking</li> <li>• Develop a shared below-grade service court with Parcel 8C</li> </ul>	<ul style="list-style-type: none"> <li>• Develop and implement Tower Road streetscape initiative</li> <li>• Develop and implement Mid-Campus Walk initiative</li> <li>• Develop and implement East Center Green initiative</li> <li>• Develop campus circulator stop</li> <li>• Construct the new Rice Drive</li> </ul>
Parcel 8A (Tower)	set back minimum 25 ft from edge of base building	8,000 100%	8 – 10 (112–140ft) above base building	76,800 – 96,000		85 – 120	<ul style="list-style-type: none"> <li>• Residential</li> </ul>	<ul style="list-style-type: none"> <li>• Construct base building(s)</li> </ul>	<ul style="list-style-type: none"> <li>• Provide residential amenities in base buildings (e.g. dining, fitness and recreation facilities)</li> </ul>

Parcel	Parcel Footprint (ft²)	Building Footprint (ft²) % Parcel Coverage	Height (range in stories)	Potential GSF (range in ft²)	Potential units per acre (residential)	Number of Units (residential)	Permitted Uses (required uses in bold)	Enabling Projects	Related Projects
Parcel 8B	150,100	97,565 – 127,585 65% 85%	4 – 5 (56 – 70ft)	390,260 – 637,925			<ul style="list-style-type: none"> <li>• Academic</li> <li>• Administration</li> <li>• Active use/public space encouraged at grade fronting East Center Green and Mid-Campus Walk</li> </ul>	<ul style="list-style-type: none"> <li>• Remove rear of Stocking Hall, rear of Wing Hall and Food Science Lab and temporarily or permanently relocate uses</li> <li>• Relocate Livestock Pavilion or incorporate into new development</li> <li>• Develop a shared below-grade service court with Parcel 8D</li> </ul>	<ul style="list-style-type: none"> <li>• Develop and implement Tower Road streetscape initiative</li> <li>• Develop and implement Mid-Campus Walk initiative</li> <li>• Develop and implement East Center Green initiative</li> </ul>
Parcel 8B (Tower)	set back minimum 25 ft from edge of base building	8,000 100%	8 – 10 (112 – 140ft) above base building	64,000 – 80,000		85 – 120	• residential	• Construct base building(s)	• Provide residential amenities in base buildings (e.g. dining, fitness and recreation facilities)
Parcel 8C	54,400	46,240 – 54,400 85% 100%	4 – 5 (56 – 70ft)	184,960 – 272,000			<ul style="list-style-type: none"> <li>• Academic</li> <li>• Administration</li> <li>• Active use/public space at grade encouraged fronting East Center Green and Mid-Campus Walk</li> <li>• <b>Below-grade parking, loading and servicing</b></li> </ul>	<ul style="list-style-type: none"> <li>• Remove and replace Simon Track, Berman Soccer Field, and Robert J. Kane Sports Complex</li> <li>• Remove and replace Wing Road and RJK Sports Complex parking areas</li> <li>• Develop a shared below-grade service court with Parcel 8A</li> </ul>	<ul style="list-style-type: none"> <li>• Construct the new Rice Drive</li> <li>• Develop and implement Campus Road streetscape initiative and realignment</li> <li>• Develop and implement Mid-Campus Walk initiative</li> <li>• Develop and implement East Center Green initiative</li> <li>• Develop campus circulator stop</li> </ul>

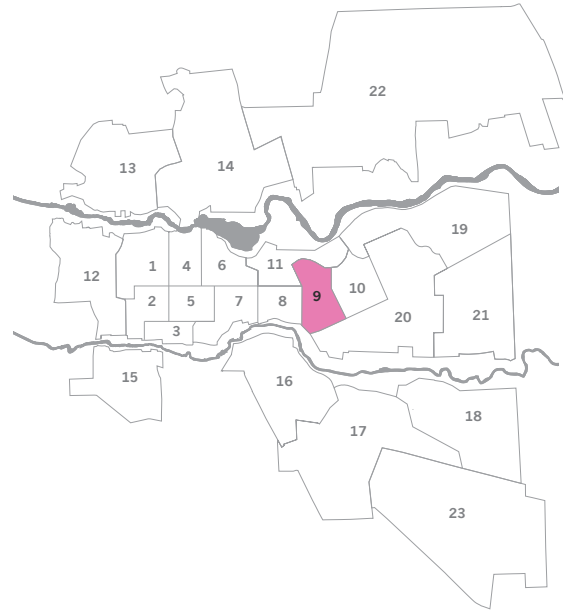
Parcel	Parcel Footprint (ft²)	Building Footprint (ft²) % Parcel Coverage	Height (range in stories)	Potential GSF (range in ft²)	Potential units per acre (residential)	Number of Units (residential)	Permitted Uses (required uses in bold)	Enabling Projects	Related Projects
Parcel 8C (Tower)	set back minimum 25 ft from edge of base building	8,000 100%	8 – 10 (112 – 140ft) above base building	64,000 – 80,000		85 – 120	• Residential	• Construct base building(s)	• Provide residential amenities in base buildings (e.g. dining, fitness and recreation facilities)
Parcel 8D	58,800	49,980 – 58,800 85% 100%	4 – 5 (56 – 70ft)	199,920 – 294,000			<ul style="list-style-type: none"> <li>• Academic</li> <li>• Administrative uses</li> <li>• Active use/public space at grade encouraged fronting East Center Green and Mid-Campus Walk</li> <li>• <b>Below-grade parking, loading and servicing</b></li> </ul>	<ul style="list-style-type: none"> <li>• Remove Riley Robb Hall and temporarily or permanently relocate uses</li> <li>• Remove Surge 3 and permanently relocate uses</li> <li>• Develop a shared service court below grade with Parcel 8B</li> </ul>	<ul style="list-style-type: none"> <li>• Implement Campus Road realignment and streetscape initiative</li> <li>• Develop and implement Mid-Campus Walk initiative</li> <li>• Develop and implement East Center Green initiative</li> <li>• Develop and implement Campus Road streetscape initiative and realignment</li> </ul>
Parcel 8D (Tower)	set back minimum 25 ft from edge of base building	8,000 100%	8 – 10 (112 – 140ft) above base building	64,000 – 80,000		85 – 120	• Residential	• Construct base building(s)	• Provide residential amenities in base buildings (e.g. dining, fitness and rec center)
Total	414,500	330,465 – 401,305		1,424,260 – 2,166,525					

# Core Campus Precinct Zone C09 Judd Falls



View of Judd Falls looking northeast

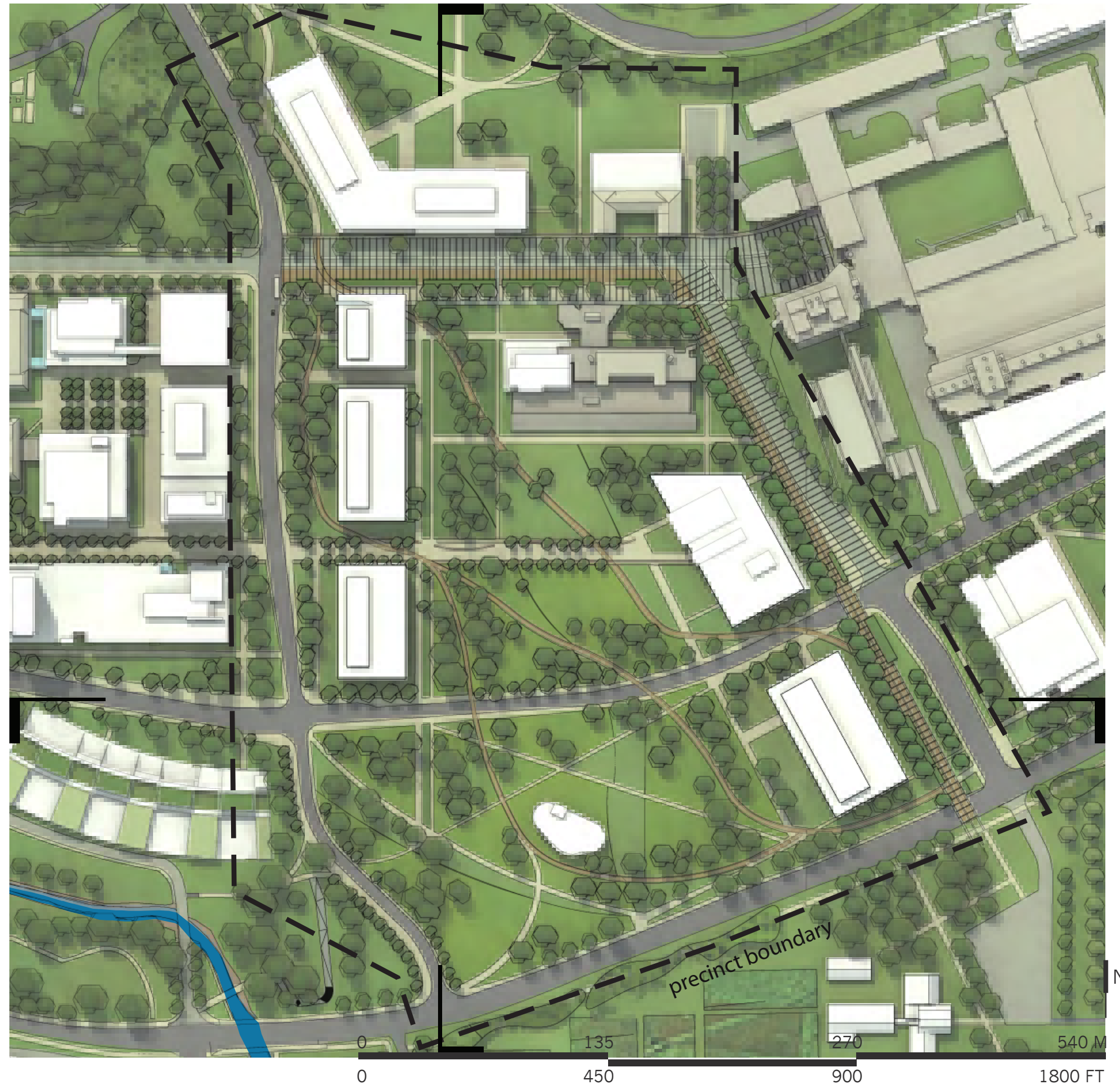




## Zone C09 Overview

New green spaces are the major features of Zone C09 and the key to its success as a unique 21st century version of the traditional quadrangle. Seen as a major hub of academic space, the buildings of Zone C09 should be designed as a single composition to reinforce a clear identity and sense of place. To the north of Tower Road, a major new academic building (or two linked buildings) will animate Judd Falls Greenway and a pedestrian and transit plaza on Tower Road.

Located at a hinge point in the directional axis of the overall campus, the green spaces accommodate and emphasize this rotation. The main green space is generously sized, deliberately, to potentially accommodate a diversity of student recreational functions. Reminiscent of several of the major green spaces of the historic campus to the west and similar to the green space of the new East Center, this space is left open on one side to expose the vistas of the landscape beyond.

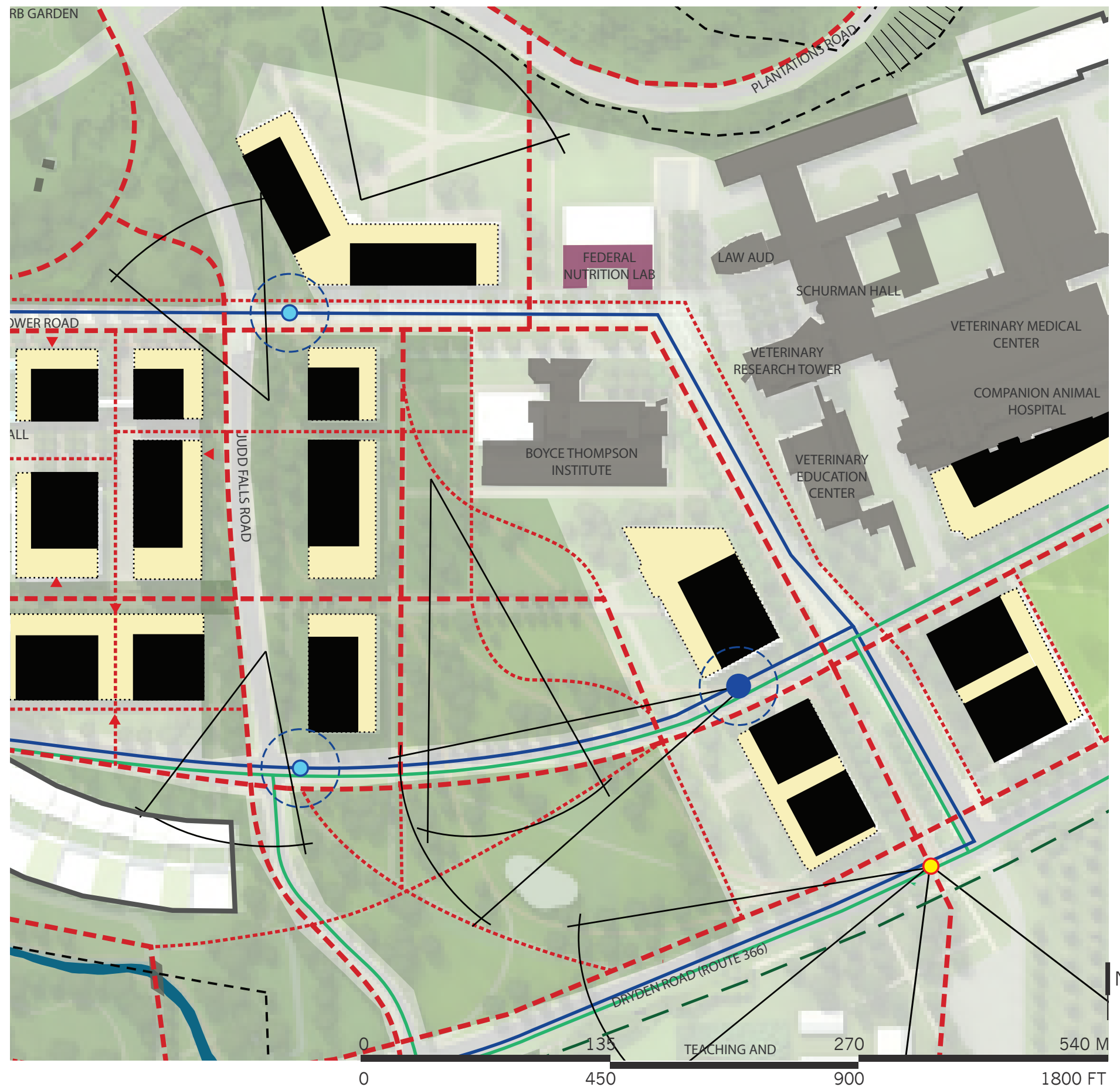


Zone Overview for Judd Falls

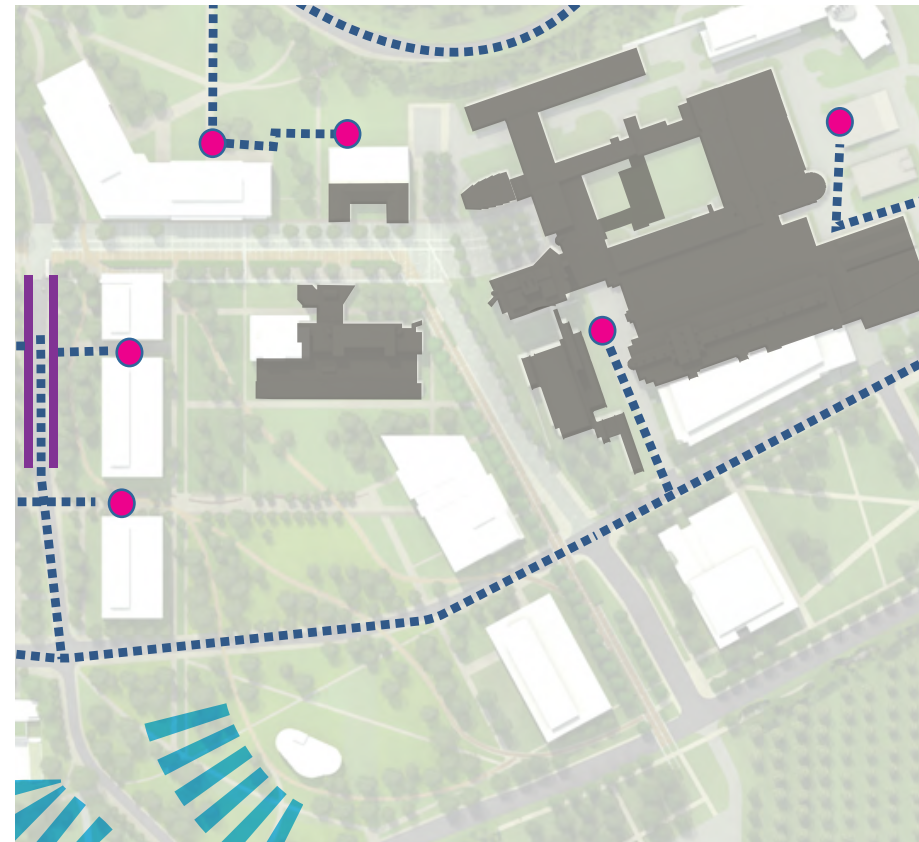
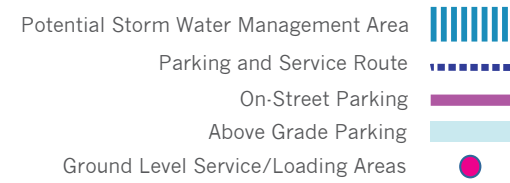
Existing Building		Transit Supportive Node	
Historic Districts (National and/or Local Register)		Potential Information Kiosks	
Historic Buildings		Gateway	
Buildings with Architectural Merit		Pedestrian Gateway	
Buildings/Planning Currently In Progress		Bike Route	
Unique Natural Area		Primary Pedestrian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

## Zone C09 General Guidelines

- The building developments in Zone C09 will establish a critical mass of academic space to create, at this east end of the campus, a worthy counterpart to the historic Arts Quad and Ag Quad.
- The zone should be designed as a single architectural composition to reinforce its identity as an iconic space of the university and as an architectural complement to Central Campus. The university should consider moving an entire college or large academic unit to this area.
- The design of the ground floor facades that surround the main green should maximize transparency to reveal public programs (lobbies, circulation areas, cafes, small scale retail, etc.) and include entries from both of the long sides of the building, all with the goal of maximizing activity and vitality around the greens.
- South of Tower Road, perimeter buildings define an exterior edge along Judd Falls Road and Tower Road, frame Judd Falls Greenway and vistas south to the Orchards.
- North of Tower Road, existing greenhouses and other small buildings should in time be relocated to allow development of a significant new academic building that offers commanding views of a major green space and the natural landscape beyond. Greenhouses and related facilities necessary for daily teaching and research should be relocated within Core Campus, potentially on rooftops or other feasible locations.
- As with the other developments in the surrounding zones, ground floor facades should be as transparent as possible, with interior public spaces facing Judd Falls Greenway.

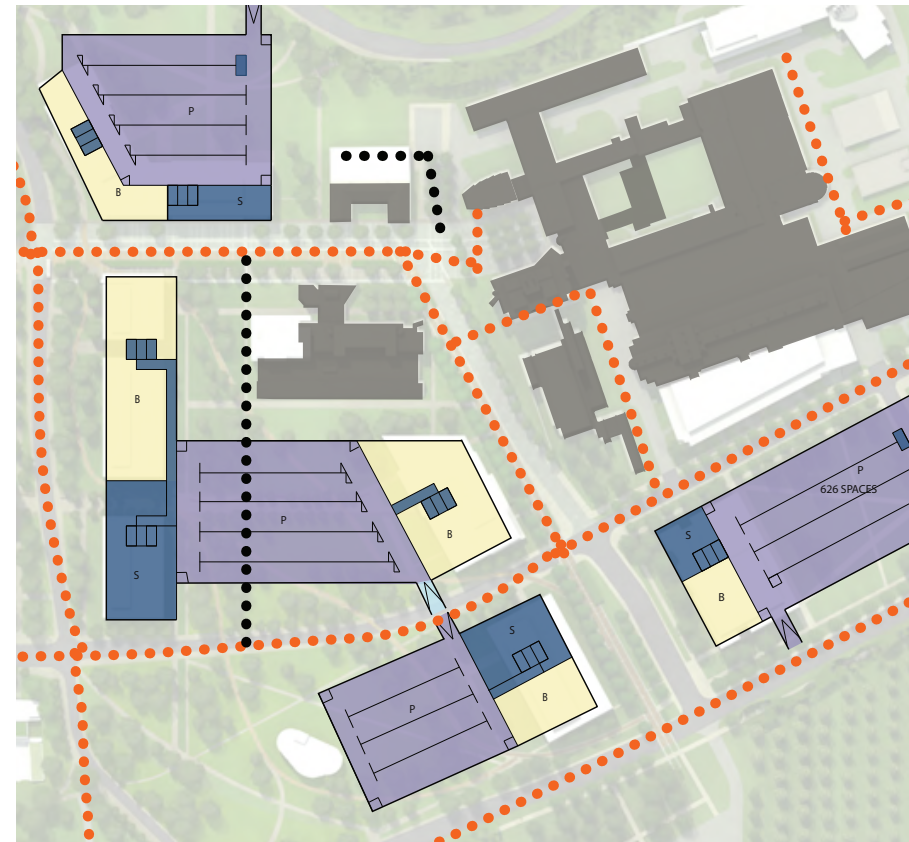
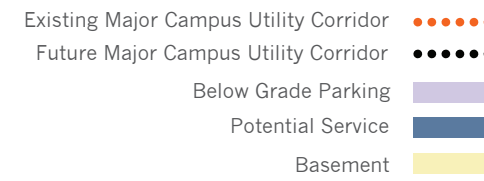


General Guidelines for Judd Falls Zone



Surface Parking and Servicing

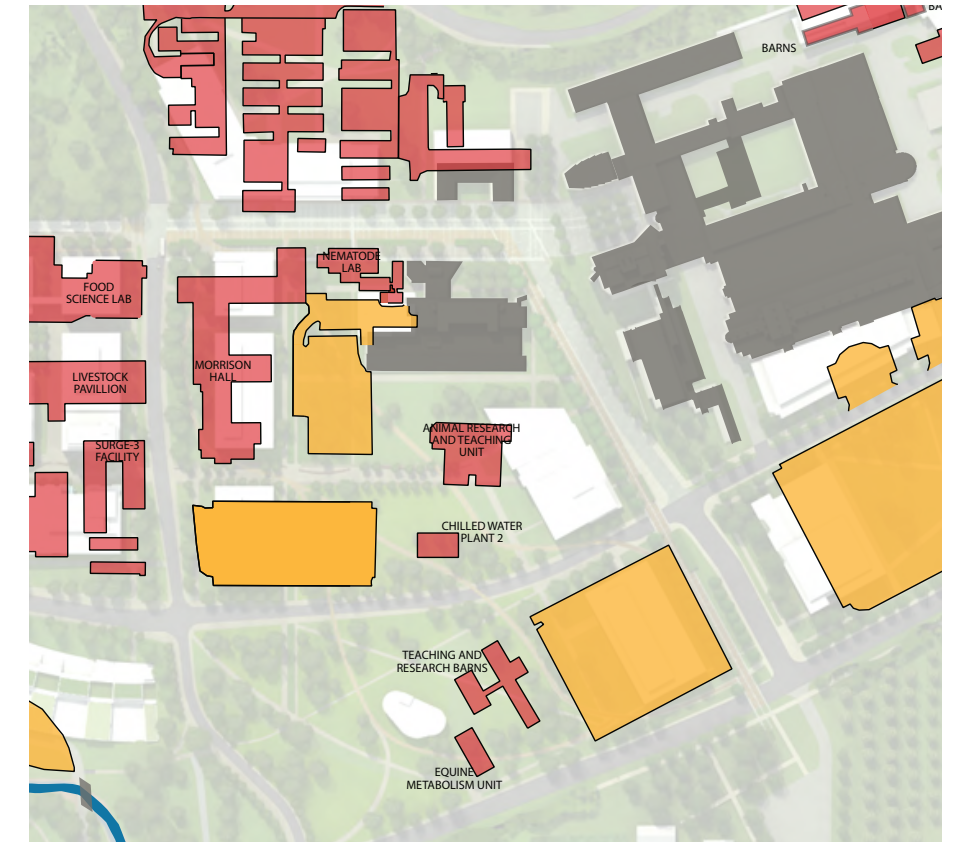
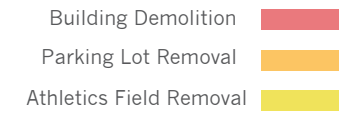
- The proposed synchrotron expansion runs underground through the Judd Falls Greenway, roughly parallel to Campus Road. The pavilion building illustrated within the greenway is the approximate location for the refrigeration unit for the synchrotron.
- To fully realize the potential of zone C09, Morrison Hall and Nematode Lab should in time be demolished and existing parking lots removed. To allow development of the greenway, underground parking and a new building, the Large Animal Research and Teaching Unit (LARTU) should be relocated to the Countryside Campus Precinct, within a short walking distance of its current location.
- The primary organizing features are the large greens, which open to the Orchards and serve as an extension of the public spaces surrounding the greens. To emphasize this relationship, the delineation of the facades at the perimeter of the greens are flexible, while the frontage of the outermost bounds of the quad should be more continuous.



Below Grade Parking, Servicing and Utilities

**Parking and Service Access**

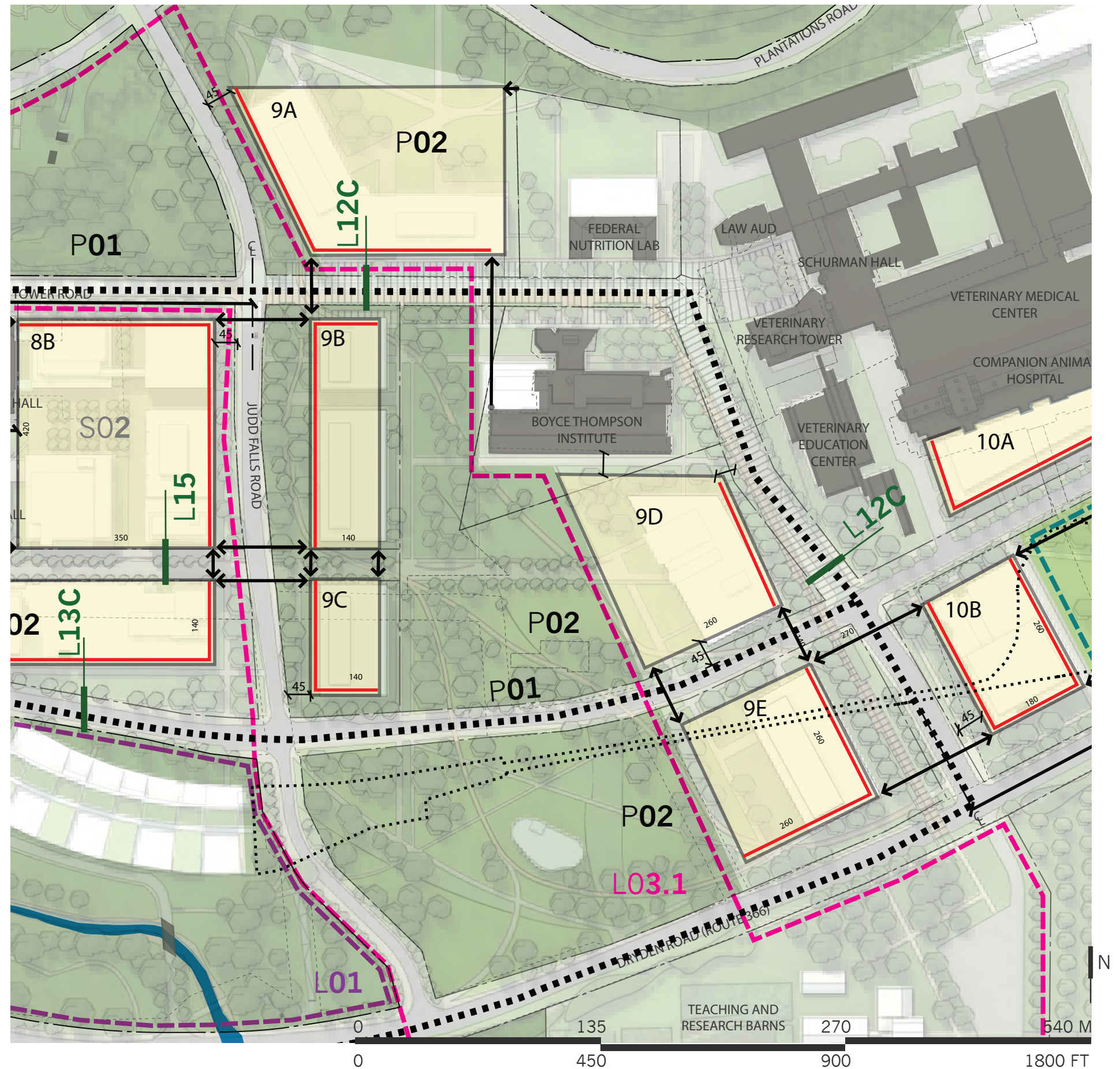
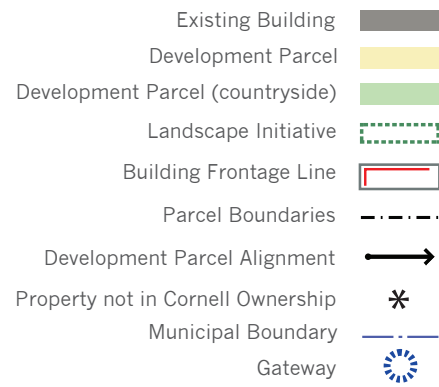
- Parking and servicing in this zone should be accommodated in two large below-grade facilities below Judd Falls Greenway. Accessed from Campus Road, they will contain approximately 850 spaces as well as loading docks for the new buildings that abut it.
- At the southeast corner of the proposed campus circulator loop, parcel 9E is envisioned as the location for a transportation hub supported by ample structured parking (P01).



Strategic Renewal

## Zone C09 Parcel Development and Key Initiatives

- Parcels 9B and 9C should continue the north-south orientation of new buildings established by Weill Hall and the roads connecting Tower Road and Campus Road. These buildings should hold the alignment of the buildings bordering Mid-Campus Walk.
- Parcel 9A can accommodate a sizeable building similar in footprint but lower than buildings south of Tower Road. A building of this massing will encourage the preservation and appreciation of views of the natural landscape beyond and minimize its impact from the adjacent Fall Creek gorge. Portions of buildings at the north edge of Parcel 9A should not exceed 2 stories. Presently, the site contains labs and greenhouses associated with the College of Agriculture and Life Sciences (CALS). These structures will need to be relocated, some potentially to building rooftops in Core Campus, others to the Zone CS20 (Orchards). The parcel parameters suggest alignment with the Federal Nutrition Lab along Tower Road, as well as significant frontage along Judd Falls Road.
- The open spaces of this zone are defined by the Judd Falls Greenway as it passes from the Orchards north to Fall Creek (L03). Landscaping within the zone should take direction from and reflect the character of the Judd Falls Greenway landscape initiative.
- The topography falls off considerably at the northwest corner of Parcel 9A, where a bosque of trees populates the incline. A new pedestrian path should be introduced as part of the Judd Falls Greenway (L03). Development on parcel 9A should include landscaped open space against the valley.
- Vehicular traffic along Tower Road could be restricted in this zone to reinforce pedestrian and transit activity. This should be coordinated with the proposed Tower Road streetscape initiative (L12).



Parcel Development and Key Initiatives for Judd Falls Zone

- Campus Road should become a more pedestrian-friendly street as it passes through this zone. Traffic calming, road narrowing and other measures should be implemented in coordination with the proposed Campus Road streetscape initiative (L13).
- Parcels 9D and 9E, along Tower Road as it runs north-south, form a gateway to the Veterinary School along Campus Road, which can be reflected in the Campus Road streetscape initiative.

- An above-grade parking structure is appropriate on either parcel 9D or 9E. The structure should be designed to appear as a normal building, with fenestration, high-quality materials and appropriate treatment. The structure should be integrated on one or two sides with an academic or administration building, or at a minimum be lined with active uses on the ground floor along Dryden Road and Tower Road.

Corresponding Landscape Initiatives:

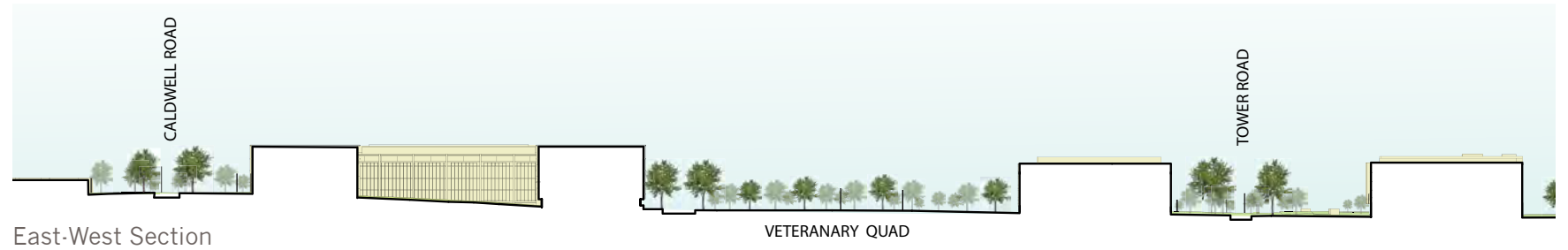
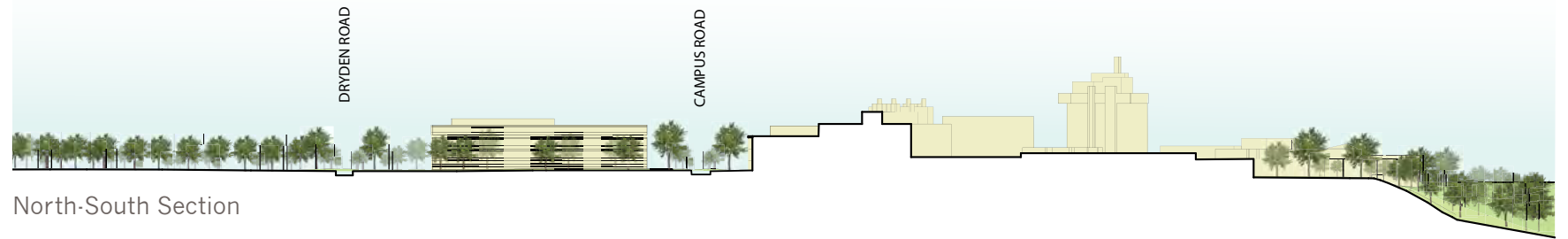
- L03 Judd Falls Greenway landscape plan
- L12 Tower Road streetscape
- L13 Campus Road streetscape
- L15 Mid-Campus Walk

Corresponding Access and Parking (University Projects)

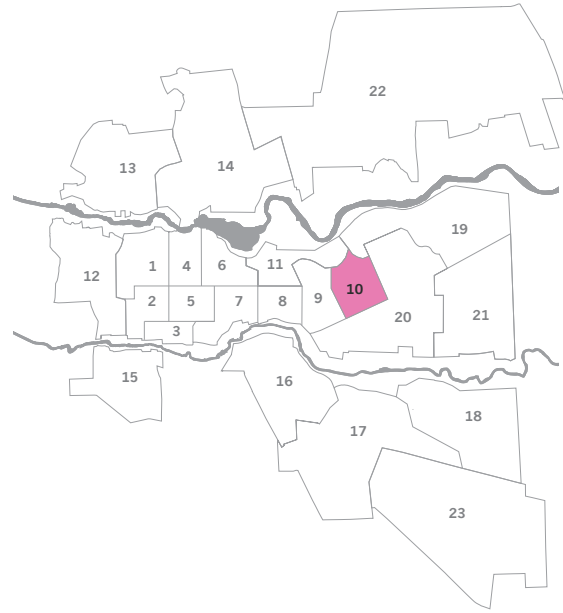
- P01 Campus circulator
- P02 Structured parking (x3)

Parcel	Parcel Footprint (ft²)	Building Footprint (ft²) % Parcel Coverage	Height (range in stories)	Potential GSF (range in ft²)	Potential units per acre (residential)	Number of Units (residential)	Permitted Uses (required uses in bold)	Enabling Projects	Related Projects
<b>Zone C09 – Judd Falls</b>									
Parcel 9A	148,233	59,293 – 96,351 40% 65%	2 – 4 (56 – 80ft)	118,000 – 385,406			<ul style="list-style-type: none"> <li>• Academic</li> <li>• <b>Below-grade parking, loading and servicing</b></li> </ul>	<ul style="list-style-type: none"> <li>• Remove and replace Kenneth Post Greenhouses</li> </ul>	<ul style="list-style-type: none"> <li>• Develop and implement Tower Road streetscape initiative</li> <li>• Develop and implement Judd Falls Greenway master plan</li> <li>• Develop campus circulator stop</li> </ul>
Parcel 9B	56,550	48,068 – 56,550 85% 100%	3 – 5 (42 – 80ft)	144,203 – 282,750			<ul style="list-style-type: none"> <li>• Academic</li> </ul>	<ul style="list-style-type: none"> <li>• Remove Morrison Hall and temporarily or permanently relocate uses</li> </ul>	<ul style="list-style-type: none"> <li>• Develop and implement Tower Road streetscape initiative</li> <li>• Develop and implement Mid-Campus Walk initiative</li> <li>• Develop and implement Judd Falls Greenway master plan</li> <li>• Develop campus circulator stop</li> </ul>
Parcel 9C	32,796	27,877 – 32,796 85% 100%	4 – 5 (56 – 70ft)	111,506 – 163,980			<ul style="list-style-type: none"> <li>• Academic</li> </ul>	<ul style="list-style-type: none"> <li>• Remove and replace South Morrison parking lot</li> </ul>	<ul style="list-style-type: none"> <li>• Develop and implement Mid-Campus Walk initiative</li> <li>• Develop and implement Judd Falls Greenway master plan</li> <li>• Develop and implement Campus Road streetscape initiative</li> <li>• Develop campus circulator stop</li> </ul>
Parcel 9D	70,831	46,040 – 60,206 65% 85%	3 – 4 (42 – 56ft)	138,120 – 240,825			<ul style="list-style-type: none"> <li>• Academic</li> <li>• <b>Below-grade parking, loading and servicing</b></li> </ul>	<ul style="list-style-type: none"> <li>• Remove and replace Large Animal Research and Teaching Unit</li> </ul>	<ul style="list-style-type: none"> <li>• Develop and implement Mid-Campus Walk initiative</li> <li>• Develop and implement Judd Falls Greenway master plan</li> <li>• Develop and implement Campus Road streetscape initiative</li> </ul>
Parcel 9E	60,613	39,398 – 51,521 65% 85%	4 – 5 (56 – 70ft)	157,594 – 257,605			<ul style="list-style-type: none"> <li>• Academic</li> <li>• <b>Below-grade parking, loading and servicing</b></li> <li>• Active use/public space encouraged at grade, fronting Tower Road</li> </ul>	<ul style="list-style-type: none"> <li>• Remove and replace parking lot</li> </ul>	<ul style="list-style-type: none"> <li>• Develop and implement Campus Road streetscape initiative</li> <li>• Develop and implement Judd Falls Greenway master plan</li> <li>• Develop campus circulator stop</li> </ul>
<b>Total</b>	<b>369,023</b>	<b>220,676 – 297,425</b>		<b>611,303 – 1,330,566</b>					

## Core Campus Precinct Zone C10 Vet Quad

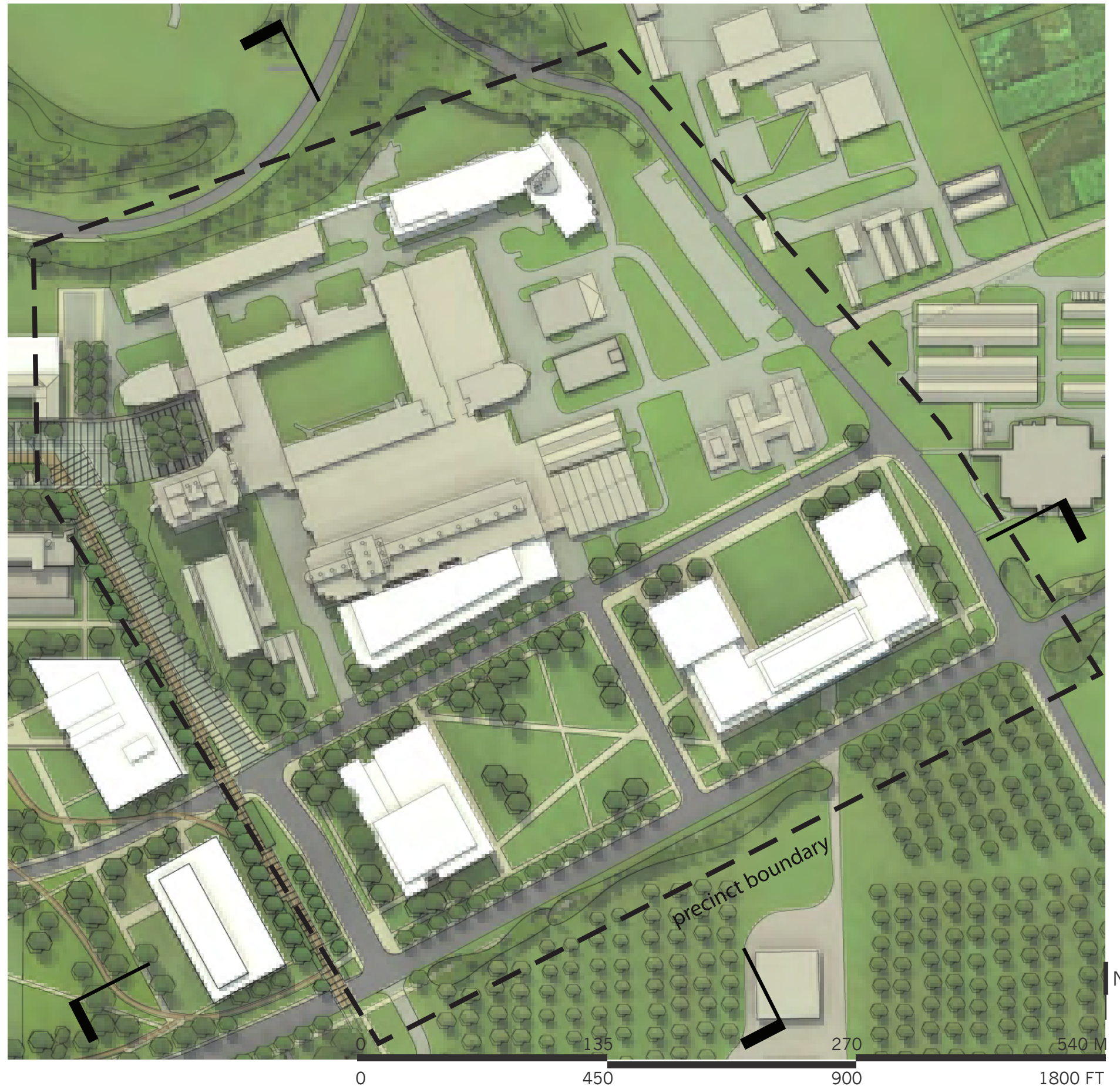


View of Vet Quad looking south



## Zone C10 Overview

Zone C10 plays an important role as an area of intersection between the campus and the countryside, and as a point of arrival and first impression of the campus. It can accommodate large floor plate buildings that could support joint university-commercial research facilities appropriate to this location at the perimeter of the campus. A new entry pavilion for the veterinary hospital is suggested to better align the existing hospital building with the rest of the campus master plan and future flanking buildings, and define a green quad for the entire veterinary complex. New buildings should have primary entries from both the east and west to maximize their porosity at the ground floor level and draw pedestrians into the green spaces to activate them. To the extent possible, ground floor facades adjacent to the campus green spaces should be glazed and include common spaces and amenities to maximize activity and social interaction in this zone.



Zone Overview for Vet Quad

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 C10 General Guidelines






- New development will establish a more formal composition of buildings and green space to better define the southeast edge and arrival point of East Campus (L09).
- This orthogonal arrangement of new structures will also define a landscaped entry court for the Veterinary Medical Center.
- The juxtaposition of a well defined street wall and a strong formal entry for the Vet Center directly across from a notable historic landscape will define a new threshold condition that establishes an academic presence along Dryden Avenue and an attractive vista and sense of arrival for visitors approaching the campus from the east.
- Large academic or jointly university commercial lab buildings, are appropriate here.






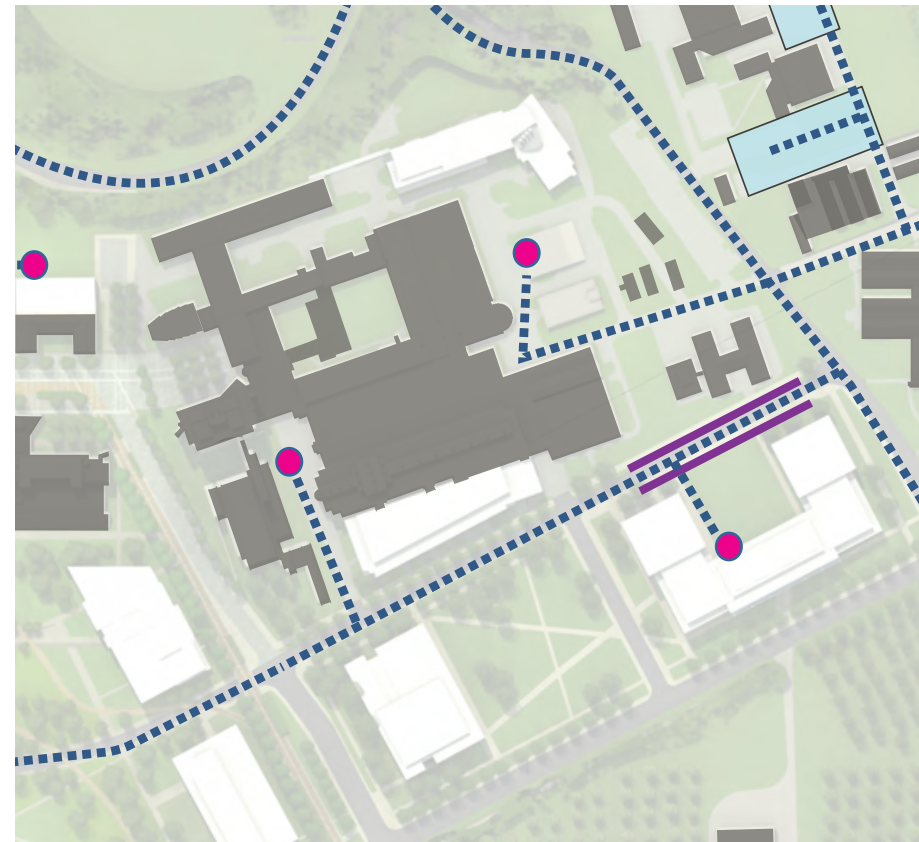
General Guidelines for Vet Quad Zone



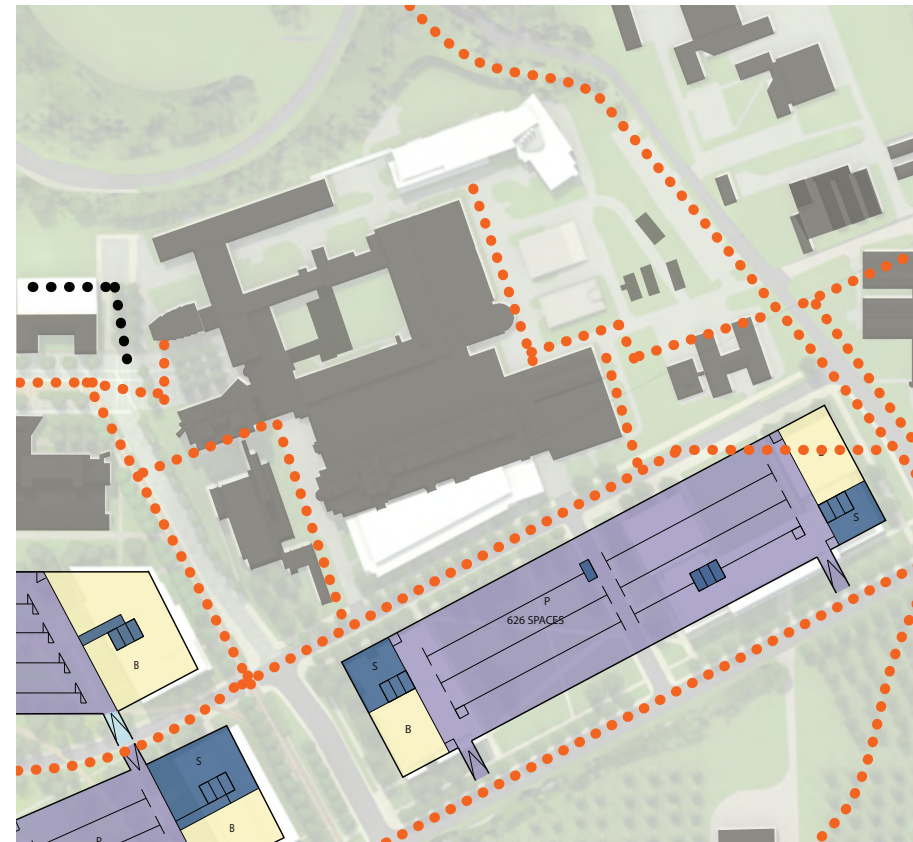
Potential Storm Water Management Area   
 Parking and Service Route   
 On-Street Parking   
 Above Grade Parking   
 Ground Level Service/Loading Areas 

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



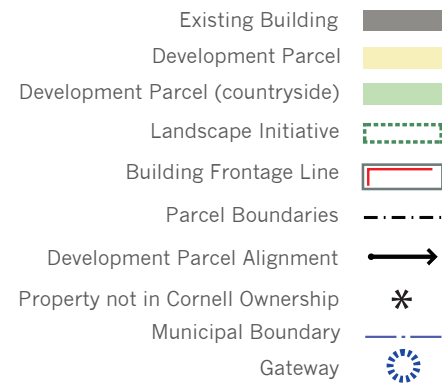
Below Grade Parking, Servicing and Utilities



Strategic Renewal

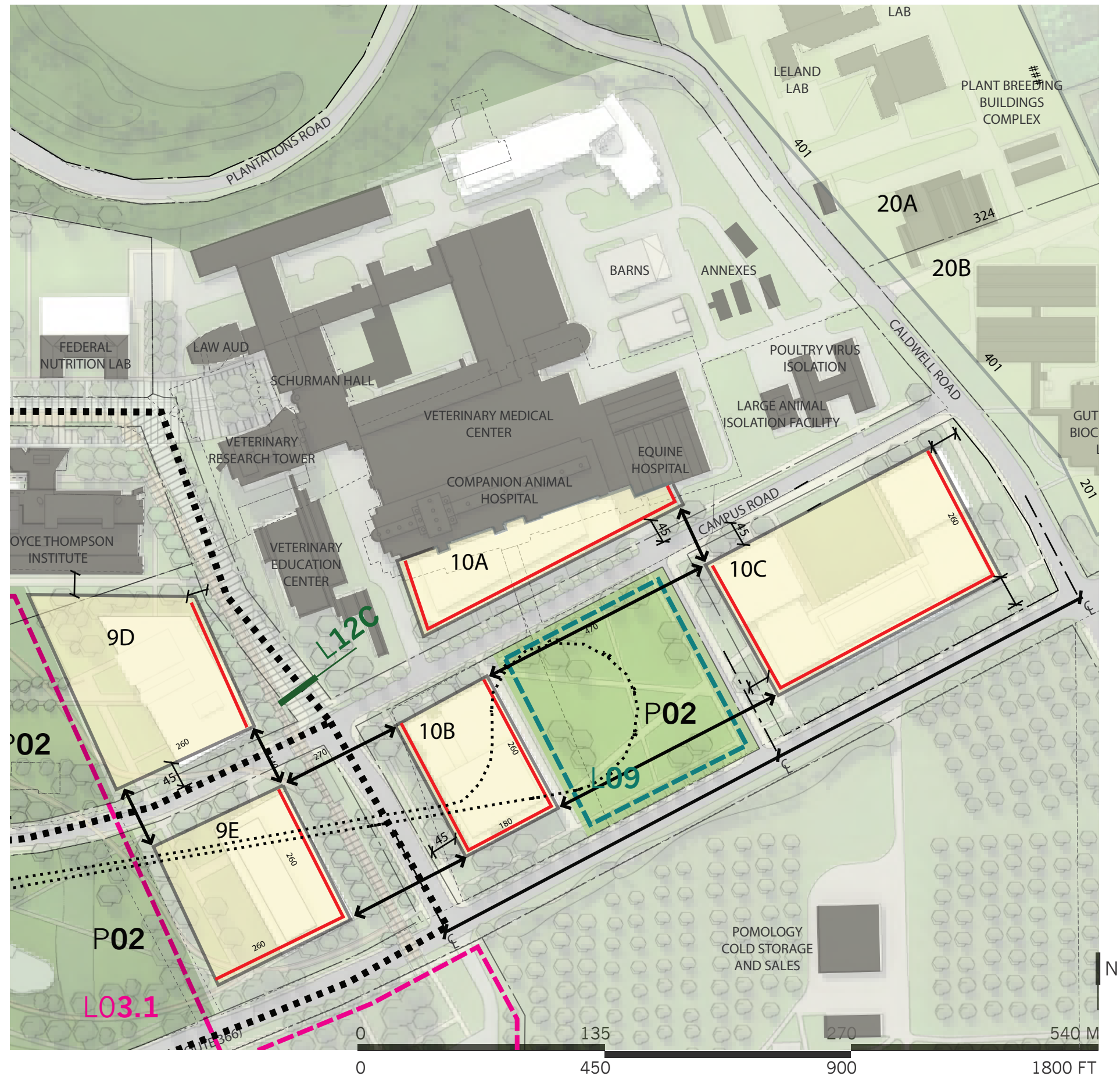
**Parking and Service**

- Development in this zone will gradually displace B-Lot, relocating parking in a phased single-level structure below future development and open spaces between Tower Road and Caldwell Road. This garage will also accommodate loading and receiving facilities for the buildings that abut it.



## Zone C10 Parcel Development and Key Initiatives

- Buildings on parcels 10B and 10C should maintain consistent frontage along Dryden Road, aligning with development on Parcel 9E. Buildings should clearly define the green space and frame views to a new front door to the hospital.
- The new open-ended Vet Quad (L09) will be an important new open space for this area of campus, celebrating views out to the Orchards and beyond.
- The Campus Road streetscape initiative (L13) should provide direction for the development of this new quad, and should be coordinated with the design of the Vet Quad landscape.



Parcel Development and Key Initiatives for Vet Quad Zone

Corresponding Landscape Initiatives:

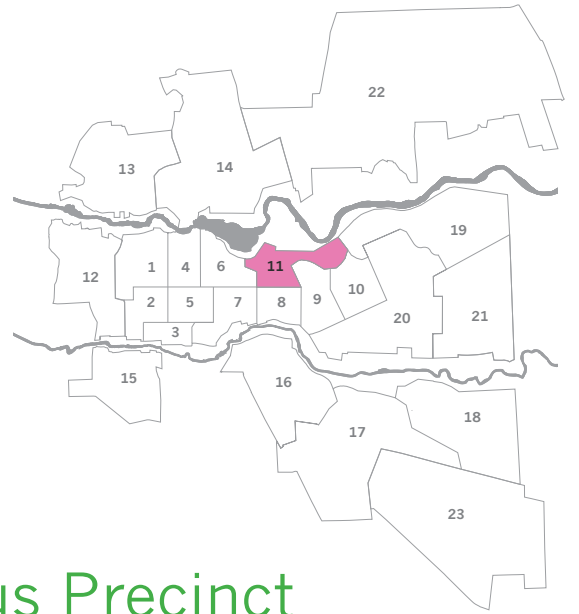
- L09 Vet Quad
- L12 Tower Road streetscape
- L13 Campus Road streetscape

Corresponding Access and Parking (University Projects)

- P01 Campus circulator
- P02 Structured parking (x2)

Parcel	Parcel Footprint (ft <sup>2</sup> )	Building Footprint (ft <sup>2</sup> ) % 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	Related Projects
--------	-------------------------------------	------------------------------------------------------------	---------------------------	-------------------------------------------	----------------------------------------	-------------------------------	----------------------------------------	-------------------	------------------

Zone C10 – Vet Quad									
Parcel 10A	33,190	28,212 – 33,190	4 (match Animal Hospital)	112,846 – 132,760			<ul style="list-style-type: none"> <li>• Academic</li> <li>• Active use/public space at grade</li> </ul>	<ul style="list-style-type: none"> <li>• Remove and replace short-term parking area</li> </ul>	<ul style="list-style-type: none"> <li>• Develop and implement Campus Road streetscape initiative</li> </ul>
Parcel 10B	48,800	41,480 – 48,800	3 – 4 (42 – 64ft)	124,440 – 195,200			<ul style="list-style-type: none"> <li>• Academic</li> <li>• <b>Below-grade parking, loading and servicing</b></li> <li>• Active use/public space encouraged at grade, fronting Tower Road and Vet Quad</li> </ul>	<ul style="list-style-type: none"> <li>• Remove and replace B-lot parking</li> <li>• Redirect utility corridors</li> </ul>	<ul style="list-style-type: none"> <li>• Develop and implement Vet Quad landscape initiative</li> <li>• Develop and implement Dryden Road streetscape initiative</li> <li>• Develop campus circulator stop</li> </ul>
Parcel 10C	117,851	76,603 – 100,173	3 – 4 (42 – 64ft)	229,809 – 400,693			<ul style="list-style-type: none"> <li>• Academic</li> <li>• <b>Below-grade parking, loading and servicing</b></li> <li>• Active use/public space encouraged at grade, fronting Vet Quad</li> </ul>	<ul style="list-style-type: none"> <li>• Remove and replace B-lot parking</li> <li>• Redirect utility corridors</li> </ul>	<ul style="list-style-type: none"> <li>• Develop and implement Vet Quad landscape initiative</li> <li>• Develop and implement Dryden Road streetscape initiative</li> </ul>
Total	199,841	146,295 – 182,163		467,095 – 728,653					



Core Campus Precinct  
**Zone C11 Gardens**



Zone Overview for Gardens

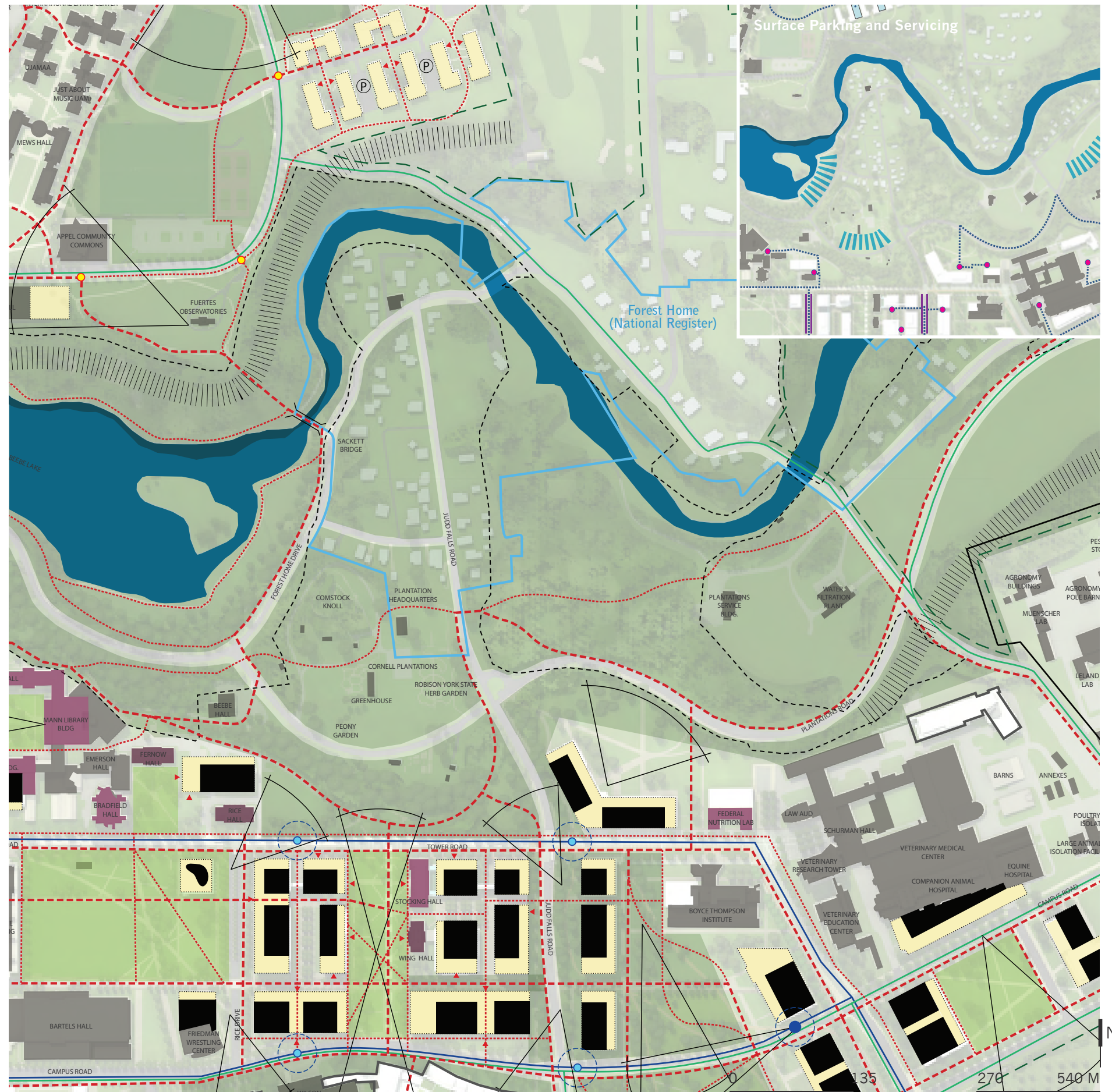
Existing Building		Transit Supportive Node	
Historic Districts (National and/or Local Register)		Potential Information Kiosks	
Historic Buildings		Gateway	
Buildings with Architectural Merit		Pedestrian Gateway	
Buildings/Planning Currently In Progress		Bike Route	
Unique Natural Area		Primary Pedestrian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

## Zone C11 Executive Summary

This zone is primarily occupied by Cornell Plantations and is bounded by Forest Home to the north, Beebe Lake to the west and Gymnosperm Slope to the south. It contains the Cornell Plantations Headquarters along with a number of gardens, greenhouses and service buildings supporting the Plantations mission. As such, this zone plays an important role in the academic mission of the University and is a remarkable amenity and attraction for Cornell. The zone also contains Cornell's Water Filtration Building.

## General Guidelines

- With the exception of the area surrounding the Water Filtration Building, this zone falls within a Cornell Natural Area, and as such, no building or parking development is anticipated. However, additional development may be considered on a case by case basis. All development initiatives must be in keeping with the mission and image of the Plantations and not compromise the natural or cultivated landscapes or setting.
- Plantations Road runs along the southern edge of the zone. Its character as a country road should be maintained, and possible use as a campus "bypass" route should be discouraged.
- Three sites within this zone have been identified as potential storm water pond locations. These sites should be reserved until a comprehensive storm water management strategy has been developed by the University and the potential use of these sites assessed.
- This zone is the northern edge of the Judd Falls Greenway (L06) and the Tower Road streetscape initiative (L12). The landscape of the tableland north of Tower Road should reflect these important landscape initiatives.



General Guidelines for Gardens

