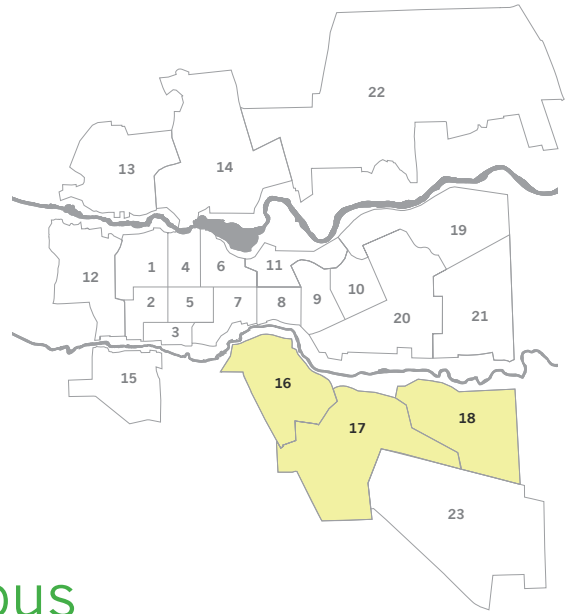




3.9

South Campus Precinct

The South Campus Precinct is comprised of those portions of Main Campus south of the Cascadilla Creek. It includes the service and administrative areas of the Humphrey Building Complex, the Maplewood Park Community, East Hill Village and Cornell Park. It includes the areas previously referred to as Precincts 8 and 9 in A Strategic Framework for Campus Precinct Development. Though Cornell has long had a presence in these areas, the precinct has not evolved holistically and is not well connected to the core. The intent is to change that and give the precinct a broader role and distinct identity integral to the larger campus.



South Campus Precinct Overview

Just as North Campus and West Campus have emerged and evolved over time to support Core Campus and accommodate growth, South Campus is anticipated to evolve significantly over the coming decades. The best features of South Campus, however, will be retained and strengthened, including the natural places and systems, and the dramatic views to both Core Campus and the surrounding setting. Improvements will include stronger pedestrian and trail connections to the core, improved transit service and an increase in the number and quality of amenities for both the Cornell community and the surrounding neighborhoods. A key objective will be to improve the aesthetics of development in this precinct to reflect the stature of Cornell while addressing the disjointed and auto-dominated development formats. Improving the character and image of South Campus is an even greater imperative given that this precinct contains multiple gateways to campus and is a key point of arrival for many visitors.

Agricultural support services currently occupy and use a significant portion of the land in the South Campus Precinct. A comprehensive strategy for relocation of these uses should be developed and implemented prior to redevelopment of these lands.



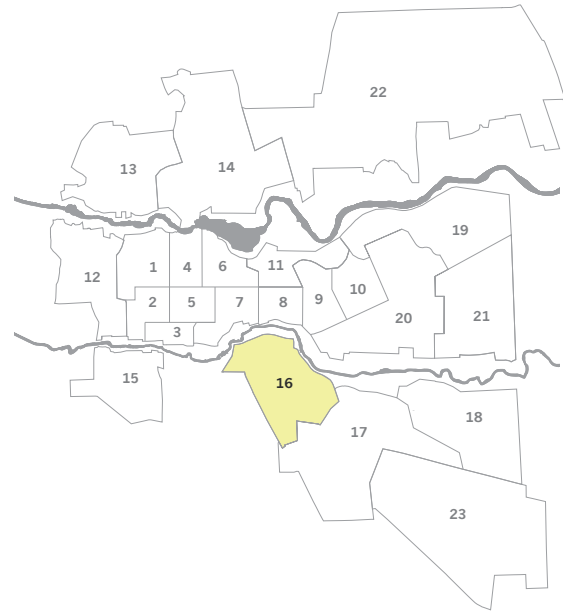


Precinct Overview for South Campus - fig. 13

South Campus
Zone S16 Maplewood Zone



View of Maplewood zone looking northeast



Zone S16 Overview

The Maplewood Zone includes a number of diverse places and uses on campus. It is defined by Dryden Road to the north, Pine Tree Road to the east, the East Ithaca Recreation Way to the west and the Cornell lands south of Mitchell Road to the south. Within this territory are the Maplewood Park graduate housing complex, the Humphreys Service buildings and adjacent Central Combined Heat and Power Plant, additional service-related areas along Maple Avenue and the research fields between Maple Avenue and Pine Tree Road, representing a broad spectrum of service, residential and research-related uses. The further development and evolution of this zone presents an opportunity to better integrate these places into a cohesive whole, improving connections and the general character and image of this portion of Main Campus. A significant number of aging and lower quality buildings in this area will need to be removed to support this renewal.

Improving connections to and through this zone will be a significant part of its future. Set between East Hill Village and Core Campus, the zone occupies a relatively central location on Main Campus. Improvements to connections between these places will make development throughout the South Campus Precinct more viable while easing development pressures on Core Campus. A key opportunity is the continued use of the East Ithaca Recreation Way, which can be augmented to provide an improved, continuous and direct pedestrian and cycling route from Schoellkopf Stadium through to the Pine Tree Road Athletics Complex, with secondary connections to other parts of South Campus.



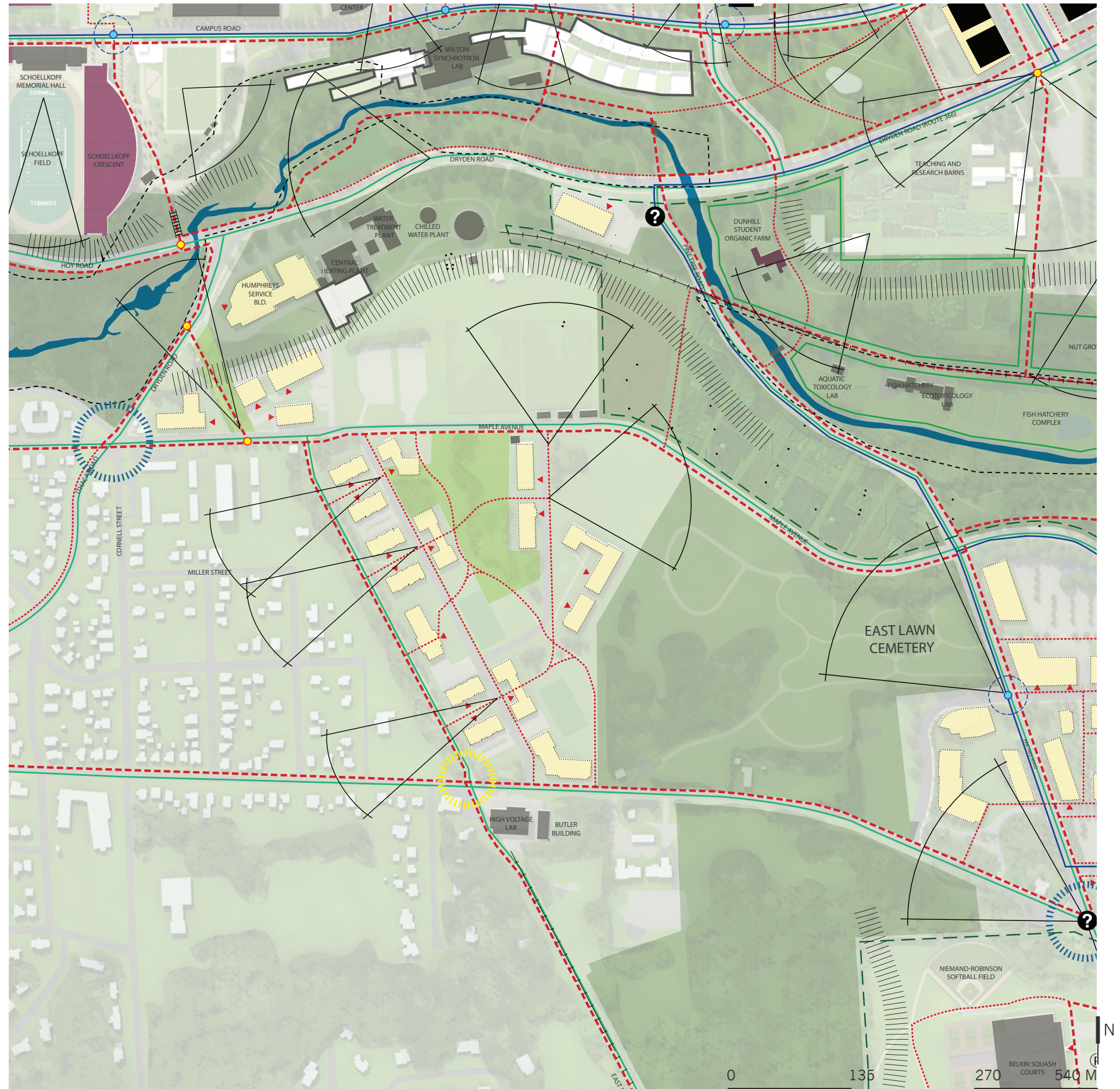
Zone Overview for Maplewood

0 135 270 540 M
0 450 900 1800 FT






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 S16 General Guidelines



- The redevelopment of Maplewood Park in the short term is anticipated and should be guided by a detailed master plan that includes the townhouse site to the east and centers the new community on a multi-purpose open space.
- Housing development should generally be two to four stories in height, but additional height may be considered. Housing formats should promote a sense of community. Development proponents must demonstrate how new proposed development fits within and supports its physical and land use context.
- The Humphreys Service Complex and the service buildings along Maple Avenue will continue to provide service functions. Over time, as the service uses on Palm Road are consolidated, a redeveloped service complex in this zone may play a more significant role.
- The research fields north of Maple Avenue are in the countryside and should be maintained.
- A key pedestrian and trail connection to Maplewood Park connects behind Schoellkopf Stadium, along Dryden Road, and diagonally across the service area. This connection should be formalized with improved stair connections and wayfinding. It should be re-designed as a more clear and direct route and form part of a key open space focus. Clear and direct connections to the East Ithaca Recreation Way should be made in conjunction with this effort.
- Pedestrian and bicycle connections to Collegetown should be maintained and strengthened.
- Exterior storage of materials and equipment must be screened from view from the streets and main pedestrian routes.

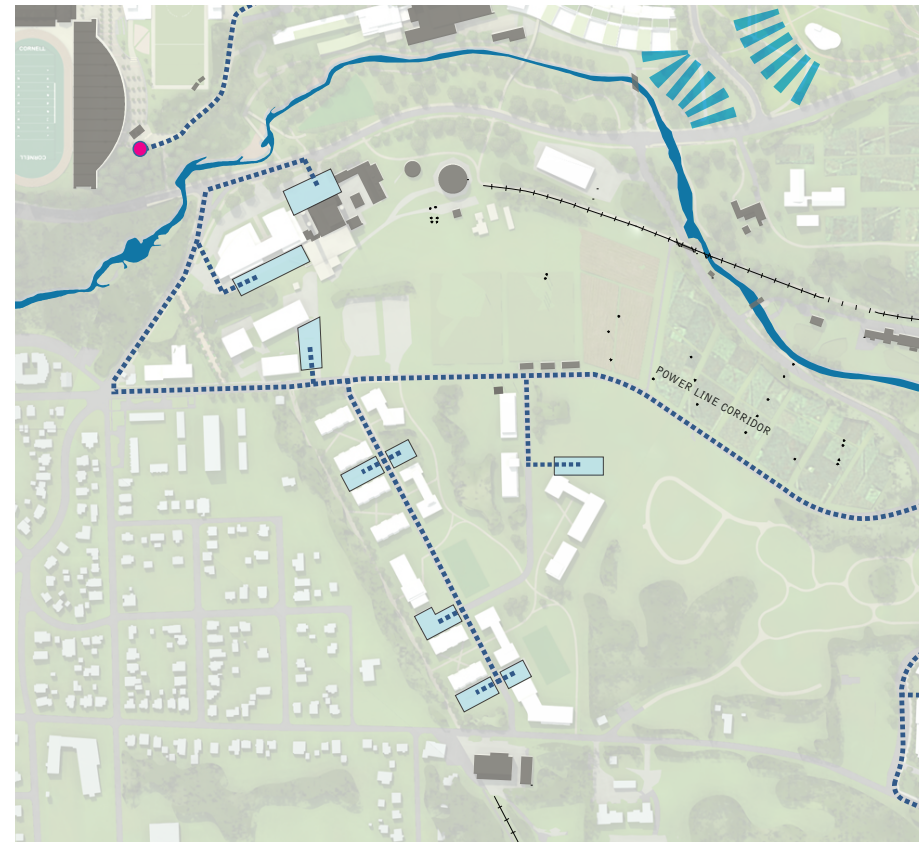


General Guidelines for Maplewood

- 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 

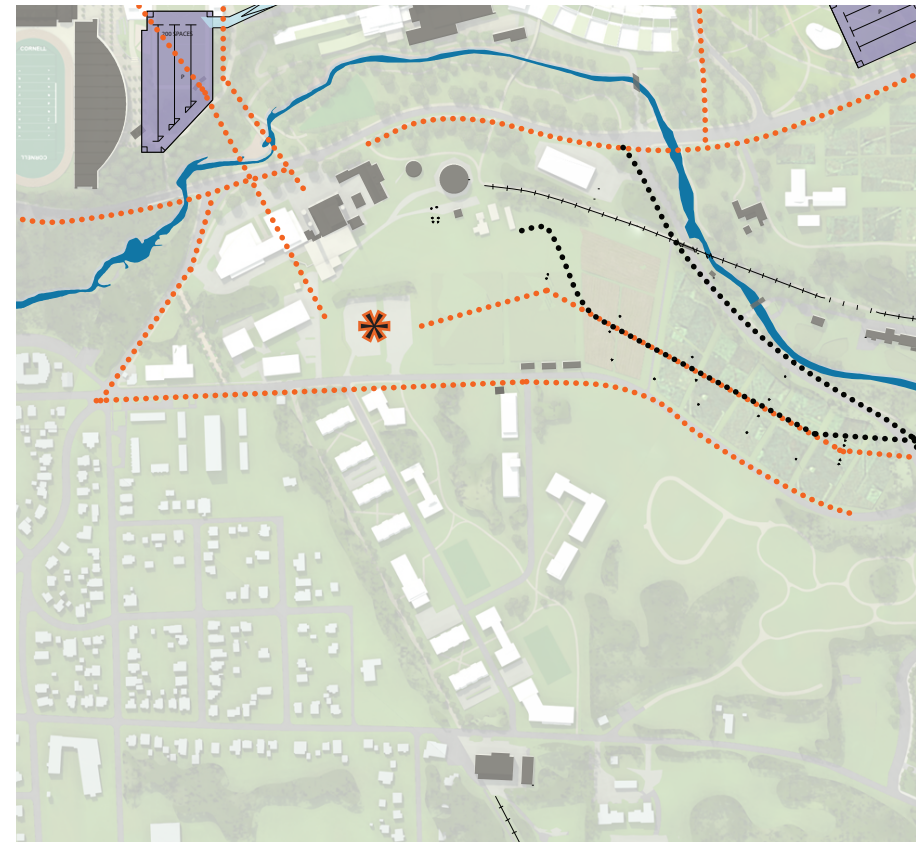



Surface Parking and Servicing

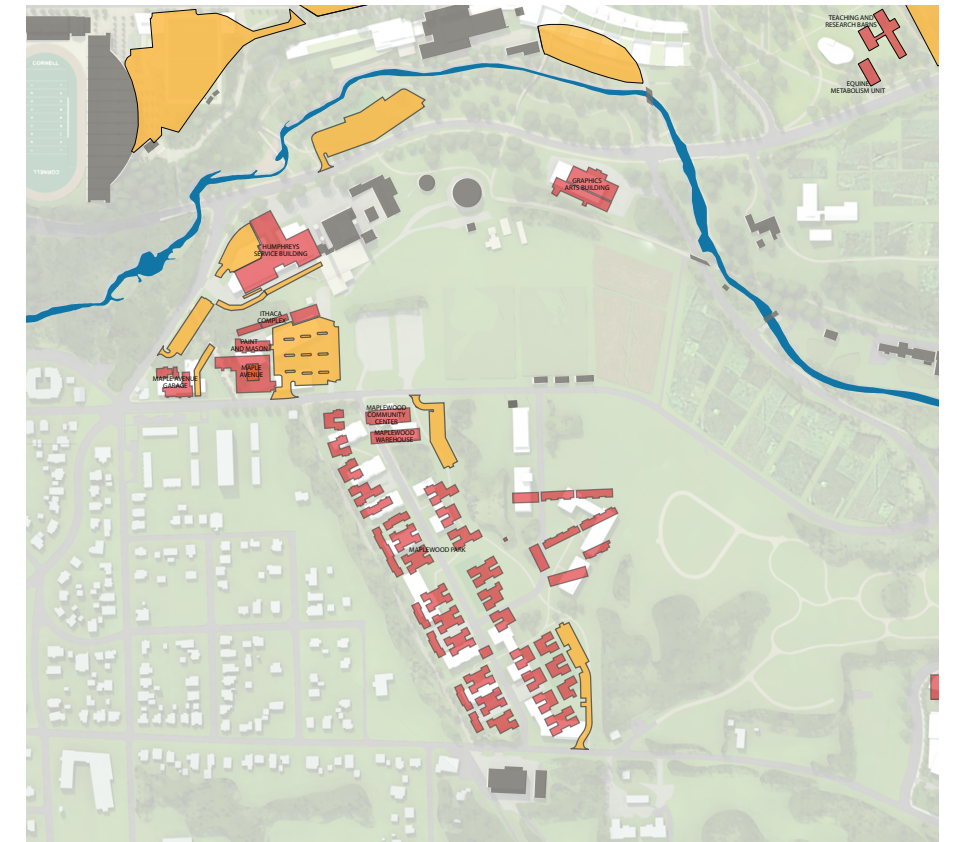
- A significant electricity corridor exists within this zone. Consideration should be given to the eventual burial of this infrastructure. Disruption to the research fields must be avoided.
- Open space and building development should highlight the panoramic views to and from the Cascadilla Creek valley.

Parking and Service Access

- Parking and service access in this zone should be planned in conjunction with proposed development and should be provided in multiple small lots rather than one large central lot.
- Parking and service areas should be located in inconspicuous, yet safe and accessible, places.
- Shared parking between multiple users is encouraged, particularly north of Maple Avenue.



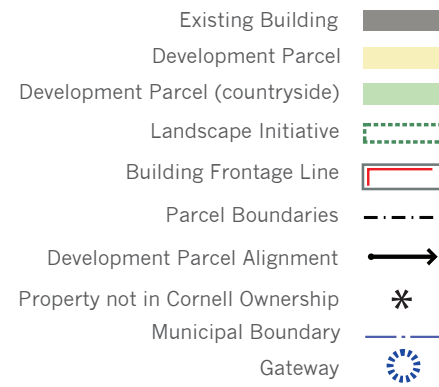
Below Grade Parking, Servicing and Utilities
 Location of existing electrical substation



Strategic Renewal

Zone S16 Parcel Development and Key Initiatives

- Redevelopment of Parcel 16A at the intersection of Pine Tree Road and Dryden Road may include a visitor information station.
- Redevelopment should reinforce a continuous and consistent street edge on Dryden Road and Maple Avenue and streetscaping should reflect the character of and enhance the Cascadilla Meadows restoration.
- The intersection of Maple Avenue and Dryden Road has been designated a campus gateway. Landscape and intersection improvements should consider the interface between the campus and surrounding communities and support wayfinding. The deployment and massing of buildings, landscape and movement patterns should reinforce a clear spatial identity (L18).
- The intersection of Pine Tree Road and Dryden Road is an important link to East Hill Village. Its landscape and functionality should be enhanced to better facilitate pedestrian, cyclist and vehicular movement.



Parcel Development and Key Initiatives for Maplewood

Corresponding Landscape Initiatives:

L01 Cascadilla Meadows restoration

L18 Campus gateways

Corresponding Athletic Initiatives:

A01 Schoellkopf Stadium - transformation to multi-sport/multi-season facility, potentially including relocated track

A02 Kite Hill field and plaza, including underground parking and relocated utility easements (optional location)

A04 Pine Tree Road Athletics Complex (optional location)

Corresponding Access and Parking (University Projects)

P01 Campus circulator

Corresponding Road and Intersection Improvements

P14 Pine Tree Road at Dryden Road

Parcel	Parcel Footprint (ft ²)	Building Footprint (ft ²) % Parcel Coverage	Height (range in stories)	Potential GSF (range in ft ²)	Potential units per acre (residential)	Number of Units (residential)	Permitted Uses (required uses in bold)	Enabling Projects	Concurrent Projects
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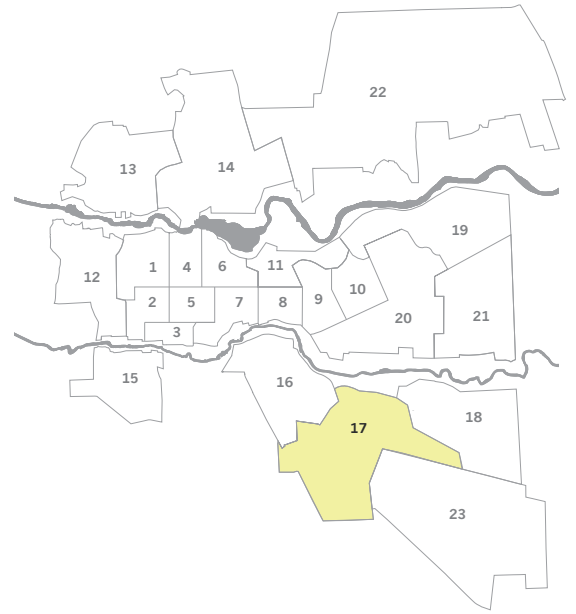
Zone S16 – Maplewood									
Parcel 16A	39,905	9,976 – 17,957 25% 45%	3 – 4 (42 – 56ft)	29,929 – 71,829			<ul style="list-style-type: none"> • Administration and service • Visitor station 		
Parcel 16B	155,740	38,935 – 70,083 25% 45%	3 – 4 (42 – 56ft)	116,805 – 280,332			<ul style="list-style-type: none"> • Administration and service 	<ul style="list-style-type: none"> • Remove Humphreys Service Building and temporarily relocate uses 	<ul style="list-style-type: none"> • Improve pedestrian connection from Dryden Road to Maple Avenue
Parcel 16C	49,538	12,385 – 22,292 25% 45%	3 – 4 (42 – 56ft)	37,154 – 89,168			<ul style="list-style-type: none"> • Administration and service 	<ul style="list-style-type: none"> • Remove 104–110 Maple Ave. and temporarily or permanently relocate uses • Implement gateway improvements to intersection 	<ul style="list-style-type: none"> • Improve pedestrian connection from Dryden Road to Maple Avenue
Parcel 16D	105,237	26,309 – 47,357 25% 45%	3 – 4 (42 – 56ft)	78,928 – 189,427			<ul style="list-style-type: none"> • Administration and service 	<ul style="list-style-type: none"> • Remove 116–124 Maple Ave. and temporarily or permanently relocate uses 	<ul style="list-style-type: none"> • Improve pedestrian connection from Dryden Road to Maple Avenue
Parcel 16E	257,674		2 – 4 (28 – 56ft)	65,549 – 133,097	15 – 30	89 – 177	<ul style="list-style-type: none"> • Residential • Recreational/community space, ideally in center of Parcel 	<ul style="list-style-type: none"> • Remove a portion of Maplewood Park housing • Remove and replace parking area • Develop a housing master plan for the Maplewood residential community 	

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
Parcel 16F	37,069		2 – 4 (28 – 56ft)	9,574 – 19,147	15 – 30	13 – 36	• Residential	<ul style="list-style-type: none"> Remove a portion of Maplewood Park housing Development of a housing master plan for the Maplewood residential community 	• Implement landscape improvements to adjacent open space
Parcel 16G	76,013		2 – 4 (28 – 56ft)	19,632 – 39,263	15 – 30	26 – 52	• Residential	<ul style="list-style-type: none"> Remove a portion of Maplewood Park housing Development of a housing master plan for the Maplewood residential community 	• Implement landscape improvements to adjacent open space
Parcel 16H	281,553		2 – 4 (28 – 56ft)	72,716 – 145,431	15 – 30	97 – 194	• Residential	<ul style="list-style-type: none"> Remove a portion of Maplewood Park housing Development of a housing master plan for the Maplewood residential community 	
Parcel 16I	48,123		2 – 4 (28 – 56ft)	12,429 – 24,857	15 – 30	17 – 33	• Residential	<ul style="list-style-type: none"> Remove a portion of Maplewood Park housing Development of a housing master plan for the Maplewood residential community 	• Implement landscape improvements to adjacent open space
Total	1,050,852	87,605 – 157,688		443,714 – 992,552		241 – 482			

South Campus Precinct
Zone S17 East Hill Village



View of East Hill Village looking north






















Zone S17 Overview

East Hill Village is a primary gateway to Cornell University, and the physical character and image should complement both Core Campus and the surrounding residential communities. The physical form of East Hill Village will evolve from that of auto-oriented plaza development to one which is much more pedestrian-friendly and village-like. An attractive public realm and interconnected network of streets will improve both pedestrian connections and vehicular circulation throughout the village. A new green, East Hill park, will provide further focus and identity for the zone. At the heart of the village, three to six story mixed-use buildings with stores, services and other amenities on the ground floor will line streets, promoting vitality. Sidewalks and multi-use trails will connect destinations within the village, such as the athletics facilities and existing housing, and link the village to Cornell Park, the Orchards, Maplewood Park, and Core Campus. The north-east edge of the zone is defined by an improved creek and storm water corridor, which will enhance the character of the landscape.

East Hill Village will continue to play an important role in the life of both the university and surrounding communities. It will accommodate a mix of uses, including administration, housing, retail, hotel accommodation, athletics and recreation facilities, and other services. East Hill Village, Downtown and Collegetown are the preferred locations for administrative offices that do not need to be located in Core Campus. East Hill Village may also provide locations for some academic and research-oriented uses that may benefit from the unique setting and mixture of amenities this area provides. Athletics facilities displaced from Core Campus can be accommodated in the Pine Tree Road Athletics Complex. A new residential neighborhood geared to faculty staff and graduate students is proposed to the east of the existing private housing.

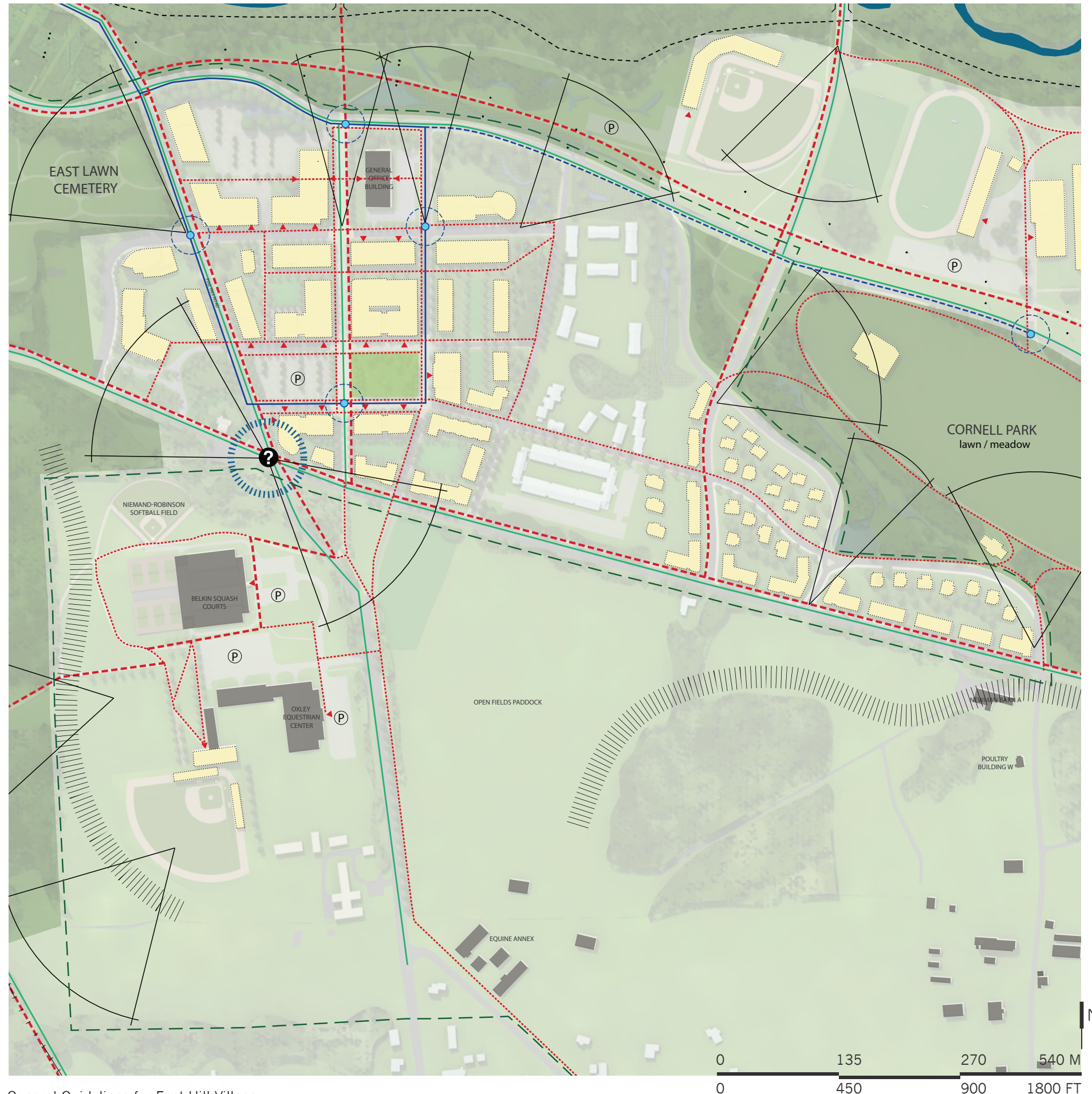


Zone Overview for East Hill Village

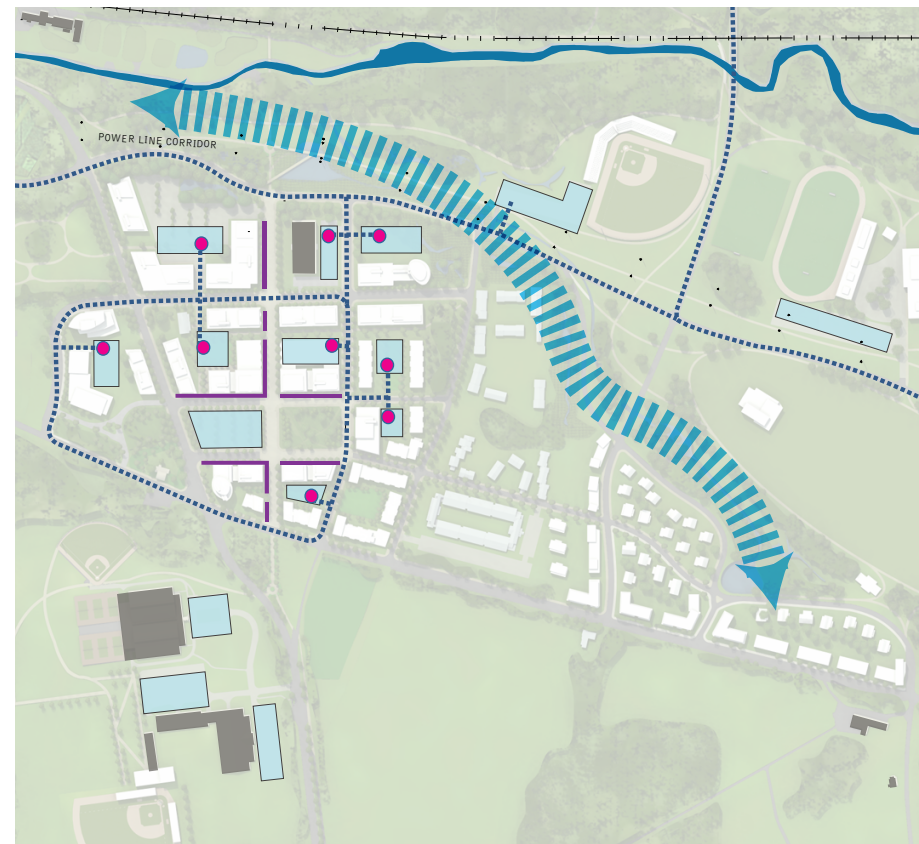
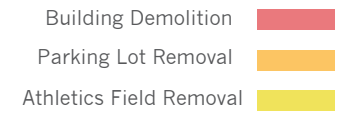
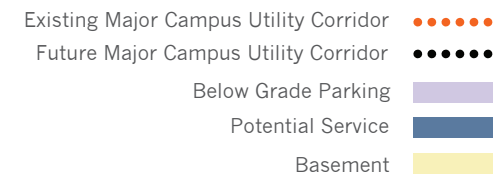
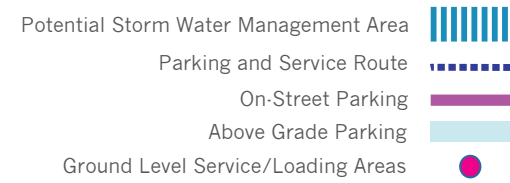
Existing Building		Transit Supportive Node	
Historic Districts (National and/or Local Register)		Potential Information Kiosks	
Historic Buildings		Gateway	
Buildings with Architectural Merit		Pedestrian Gateway	
Buildings/Planning Currently In Progress		Bike Route	
Unique Natural Area		Primary Pedestrian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

Zone S17 General Guidelines

- Future development and redevelopment of the East Hill Plaza area should support the creation over time of a grid network of internal streets and blocks and a complementary path system.
- A continuous and connected network of well-lit sidewalks should be established over time within the Village proper, and lighting of pedestrian connections to Core Campus should be improved. However, care to minimize light infiltration to natural habitats should be taken. Pedestrian and cycle connections to the East Ithaca Recreation Way should be considered and protected.
- Many of the development sites are identified as “mixed-use”. This means they are appropriate for a variety of uses in combination with each other. While some smaller buildings may be comprised of singular uses, larger sites and buildings in the heart of the village should contain a mix of uses, with retail and services on the ground floor and housing and offices above.
- Development and intensification in the Village will require removal of a number of low intensity uses, including the plaza. Demolition should be carefully planned to maximize utility of the plaza and surrounding uses through its evolution into a mixed-use community.
- Development surrounding East Hill Park should include active uses at grade (e.g. retail, restaurants, and cafés) to animate this central area. The existing grocery store should be replaced close to the park and parking.
- Views to surrounding landscapes, including the cemetery, Cascadilla Creek corridor, Cornell Park and the pastures south of Ellis Hollow Road should be protected and enhanced.
- The existing power lines and a planned gas line are proposed to share in a joint utility easement south of Cascadilla Creek. These services, and any others that may be proposed, should be located underground wherever



General Guidelines for East Hill Village



Surface Parking and Servicing



Below Grade Parking, Servicing and Utilities



Strategic Renewal

possible to maximize use of the land and enhance the quality of the landscape. New development should occur outside of existing and planned rights-of-way.

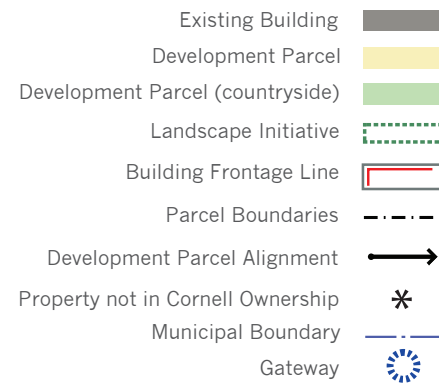
- Storm water infrastructure will be necessary to accommodate proposed development. It should be designed and landscaped so as to provide an enhanced setting for new development and extend the image of the Cascadilla Creek valley southward to the village.

Parking and Service Access

- Parking should be accommodated through a variety of strategies, including well-landscaped surface lots, on-street parking and discrete parking lots behind development. As the village intensifies a central parking structure may be necessary.
- Promoting centralized shared parking and service courts, positioned near the center of development blocks and screened from street views, will ensure more efficient utilization of space.
- New surface parking lots should not be permitted between the fronts of buildings and street rights-of-way.
- New drive-through commercial uses are inconsistent with the character of the village and should not be permitted.

Zone S17 Parcel Development and Key Initiatives

- Parcel sizes and street locations shown are general. Modifications to both are acceptable provided the concept of a fine-grained grid is maintained.
- Partial or whole redevelopment of the retail plaza should result in two or more development parcels to provide better north-south pedestrian and vehicular connections and unify the heart of the precinct. Every attempt should be made to maintain a variety of commercial amenities, including a food store and restaurants, in new buildings on the plaza site and to the south.
- New retail and mixed-use development generally should be oriented and built to the edge of the pedestrian realm lining all interior streets, 15-20 feet from the curb, to frame the streets.
- Generally, buildings should be two to four stories. Additional building height may be considered if stepped back from street rights-of-way or if building height and massing reinforces the identity of this precinct as a gateway location. Development proponents must demonstrate how their proposed development fits within the existing and emerging development context.
- East Hill Park will be a central green with the potential for hardscaping in the form of a playground, skating rink, bandshell or other community amenities, and should support retail or other community uses (L11).
- Surface parking lots should be landscaped to reflect the character of surrounding developments, to minimize the negative visual impacts from large surface lots and to reduce storm water flow. Structured parking should be screened and appropriately landscaped to ensure consistency with surrounding developments.
- Pine Tree Road and Ellis Hollow Road should be streetscaped in a manner reflecting their roles as primary approaches to the campus. Provision for pedestrians and cyclists, such as dedicated lanes and signalized intersections should be considered.



Parcel Development and Key Initiatives for East Hill Village

- A right-of-way for a Maple Avenue extension eastward from its current terminus at Pine Tree Road should be maintained to provide cross-precinct connections and to provide future connections to Cornell Park and the larger campus.
- A right-of-way for a Palm Road extension southward to Ellis Hollow Road should be maintained to provide cross-precinct connections and to provide future connections to Cornell Park and the larger campus.
- Development on Parcels 17B and 17F should be coordinated with the East Hill Village gateway initiative (L18). These parcels may also be a potential location for a visitor information kiosk.
- Development on Parcels 17C and 17I should be coordinated with existing and planned utility rights-of-way, including the gas line easement running along the proposed east-west street to Cornell Park.
- A campus circulator stop, with potential connections to TCAT, should be integrated into new development in the village when a location has been established (P01).
- The Pine Tree Road Athletics Complex south of Mitchell Street is an appropriate area for additional athletics and recreation facilities (A04).

Lands should be reserved for such uses, including a potential baseball field. Support facilities such as change rooms, restrooms, sports administrative and maintenance spaces are also anticipated.

- Should additional athletics facilities be considered south of Mitchell street, care should be given to preserve stands of trees and other natural habitats, including the stream bed lined with willows that runs parallel to and south of Mitchell Street. While some minor re-grading of land will likely be required, a tree inventory should be completed and provisions to preserve the most significant trees be made prior to any work being undertaken.
- Due to incompatibility with existing and planned uses, the swine barns on Pine Tree Road do not merit significant reinvestment. In time, the swine barns should be relocated as part of a comprehensive plan for the consolidation and coordination of large animal facilities and agricultural support services. The Game Farm Road complex is an appropriate location for such facilities.
- Prior to further development on agricultural lands in the zone, a comprehensive strategy for agricultural support services should be developed to address the relocation of these uses from this and other zones.

Corresponding Landscape Initiatives:

- L04 Cornell Park
- L11 East Hill Park
- L18 Campus gateways

Corresponding Athletic Initiatives:

- A03 Ellis Hollow Athletic Complex (optional location)
- A04 Pine Tree Road Athletic Complex (optional location)

Access and Parking (University Projects)

- P01 Campus circulator

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
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Zone S17 – East Hill Village									
Parcel 17A	79,746	19,937 – 35,886 25% 45%	2 – 4 (28 – 56ft)	59,810 – 143,540			<ul style="list-style-type: none"> • Mixed-use (office/retail/restaurant/residential) • Residential 	<ul style="list-style-type: none"> • Remove former racquet club 	
Parcel 17B	19,384	4,846 – 8,723 25% 45%	1 – 4 (42 – 56ft)	4,840 – 34,890			<ul style="list-style-type: none"> • Retail/Service 		<ul style="list-style-type: none"> • Implement gateway improvements to intersection
Parcel 17C	237,662	59,416 – 106,948 25% 45%	3 – 4 (42 – 56ft)	178,240 – 427,790			<ul style="list-style-type: none"> • Administration/office • Academic support 	<ul style="list-style-type: none"> • Remove Ciser building and temporarily or permanently relocate uses • Remove and replace parking area 	<ul style="list-style-type: none"> • Upgrade/expand the road network
Parcel 17D	84,974	55,233 – 84,974 65% 80%	3 – 6 (42 – 84ft)	165,700 – 509,850			<ul style="list-style-type: none"> • Mixed-use • Active use at grade on east and south sides of parcel 	<ul style="list-style-type: none"> • Remove a portion of East Hill plaza and relocate uses 	
Parcel 17E	48,988						<ul style="list-style-type: none"> • public/market uses on existing surface parking lot 		<ul style="list-style-type: none"> • Coordinate landscaping and streetscaping with design of East Hill Park

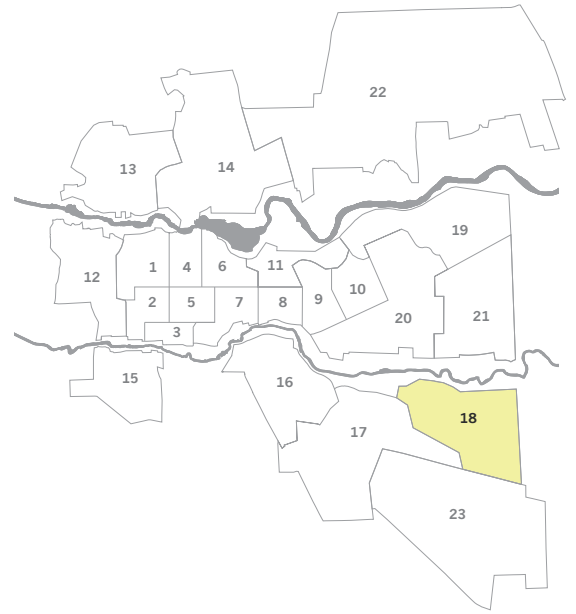
Parcel	Parcel Footprint (ft²)	Building Footprint (ft²) % Parcel Coverage	Height (range in stories)	Potential GSF (range in ft²)	Potential units per acre (residential)	Number of Units (residential)	Permitted Uses (required uses in bold)	Enabling Projects	Concurrent Projects
Parcel 17F	34,745	22,584 – 34,745 65% 100%	2 – 4 (28 – 56ft)	45,170 – 138,980			<ul style="list-style-type: none"> • Mixed-use • Active use at grade on east side of parcel • Residential • Visitor Center • Gateway features 	<ul style="list-style-type: none"> • Remove gas station, fast food restaurant and surrounding parking and relocate uses 	<ul style="list-style-type: none"> • Implement gateway improvements to intersection
Parcel 17G	90,437	58,784 – 90,437 65% 100%	3 – 6 (42 – 84ft)	176,350 – 542,620			<ul style="list-style-type: none"> • Mixed-use • Active use at grade fronting East Hill Park and on West side of Parcel 	<ul style="list-style-type: none"> • Remove a portion of East Hill Plaza and relocate uses 	<ul style="list-style-type: none"> • Coordinate landscaping and streetscaping with design of East Hill Park
Parcel 17H	48,524	31,541 – 48,524 65% 100%	3 – 4 (42 – 56ft)	94,620 – 194,100			<ul style="list-style-type: none"> • Mixed-use • Active use at grade fronting East Hill Park • Active use at encouraged along west side of parcel 	<ul style="list-style-type: none"> • Remove bank building and relocate uses 	<ul style="list-style-type: none"> • Coordinate landscaping and streetscaping with design of East Hill Park • Upgrade/expand the road network
Parcel 17I	99,230	29,769 – 49,615 30% 50%	3 – 4 (42 – 56ft)	89,300 – 198,460			<ul style="list-style-type: none"> • Administration/office • Academic support 		<ul style="list-style-type: none"> • Upgrade/expand the road network
Parcel 17J	141,190	42,357 – 70,595 30% 50%	3 – 6 (42 – 84ft)	127,070 – 423,570			<ul style="list-style-type: none"> • Mixed-use • Residential 	<ul style="list-style-type: none"> • Remove and relocate hotel building • Remove a portion of East Hill plaza and relocate uses 	<ul style="list-style-type: none"> • Upgrade/expand the road network

Parcel	Parcel Footprint (ft ²)	Building Footprint (ft ²) % Parcel Coverage	Height (range in stories)	Potential GSF (range in ft ²)	Potential units per acre (residential)	Number of Units (residential)	Permitted Uses (required uses in bold)	Enabling Projects	Concurrent Projects
Parcel 17K	62,680	18,804 – 31,340 30% 50%	3 – 6 (42 – 84ft)	56,410 – 188,040			<ul style="list-style-type: none"> • Mixed-use • Active use at grade fronting East Hill Park 		<ul style="list-style-type: none"> • Streetscaping to reflect the design character of East Hill Park • Upgrade/expand the road network
Parcel 17L	33,839		2 – 4 (28 – 56ft)	5,240 – 23,300	9 – 40	7 – 31	• Residential	• Implement agricultural support services strategy	• Upgrade/expand the road network
Parcel 17M	36,411		2 – 4 (28 – 56ft)	5,640 – 25,080	9 – 40	8 – 33	• Residential	• Implement agricultural support services strategy	<ul style="list-style-type: none"> • Ellis Hollow Road streetscape improvements • Upgrade/expand the road network
Parcel 17N	94,551		2 – 4 (28 – 56ft)	14,650 – 65,120	9 – 40	20 – 87	• Residential	• Implement agricultural support services strategy	<ul style="list-style-type: none"> • Development and implementation of Cornell Park master plan • Upgrade/expand the road network
Parcel 17O	76,951		2 – 4 (28 – 56ft)	11,920 – 53,000	9 – 40	16 – 71	• Residential	• Implement agricultural support services strategy	<ul style="list-style-type: none"> • Ellis Hollow Road streetscape improvements • Upgrade/expand the road network
Parcel 17P	130,757		2 – 4 (28 – 56ft)	20,260 – 90,050	9 – 40	27 – 120	• Residential	• Implement agricultural support services strategy	<ul style="list-style-type: none"> • Development and implementation of Cornell Park master plan • Ellis Hollow Road streetscape improvements • upgrade/expand the road network
Total	1,320,069	343,270 – 561,786		1,055,220 – 3,058,390		77 – 342			

South Campus Precinct
Zone S18 Cornell Park



View of Ellis Hollow Athletics Complex looking north



Zone S18 Overview

This zone is bounded by Game Farm Road to the east, the Cascadilla Creek valley to the north, Ellis Hollow Road to the south and East Hill Village to the west. It is a valued landscape and was indeed first proposed as part of the Cornell Arboretum in the late 1920's within a much larger plan that encompassed both the Fall Creek and Cascadilla Creek valleys. The Cornell Park Zone will be a place for a full range of passive and active recreational opportunities, continuing the development of athletics and recreation facilities that began with the two existing and two planned sports fields. It will also contain a range of landscape and garden opportunities from naturalized areas to large multi-purpose lawns and meadows, to allotment gardens. Existing agricultural support service uses must be relocated as part of a larger strategy for these uses prior to implementation of Cornell Park.

A campus gateway exists at the intersection of Ellis Hollow Road and Game Farm Road and the long, northwest views toward Core Campus should be preserved and highlighted. Similar to other parts of South Campus, as this area evolves, improved transit, trail and other connections will need to be implemented. Careful, location-specific design and management of these connections will ensure that accessibility is improved without disrupting adjacent communities or other university uses and property.

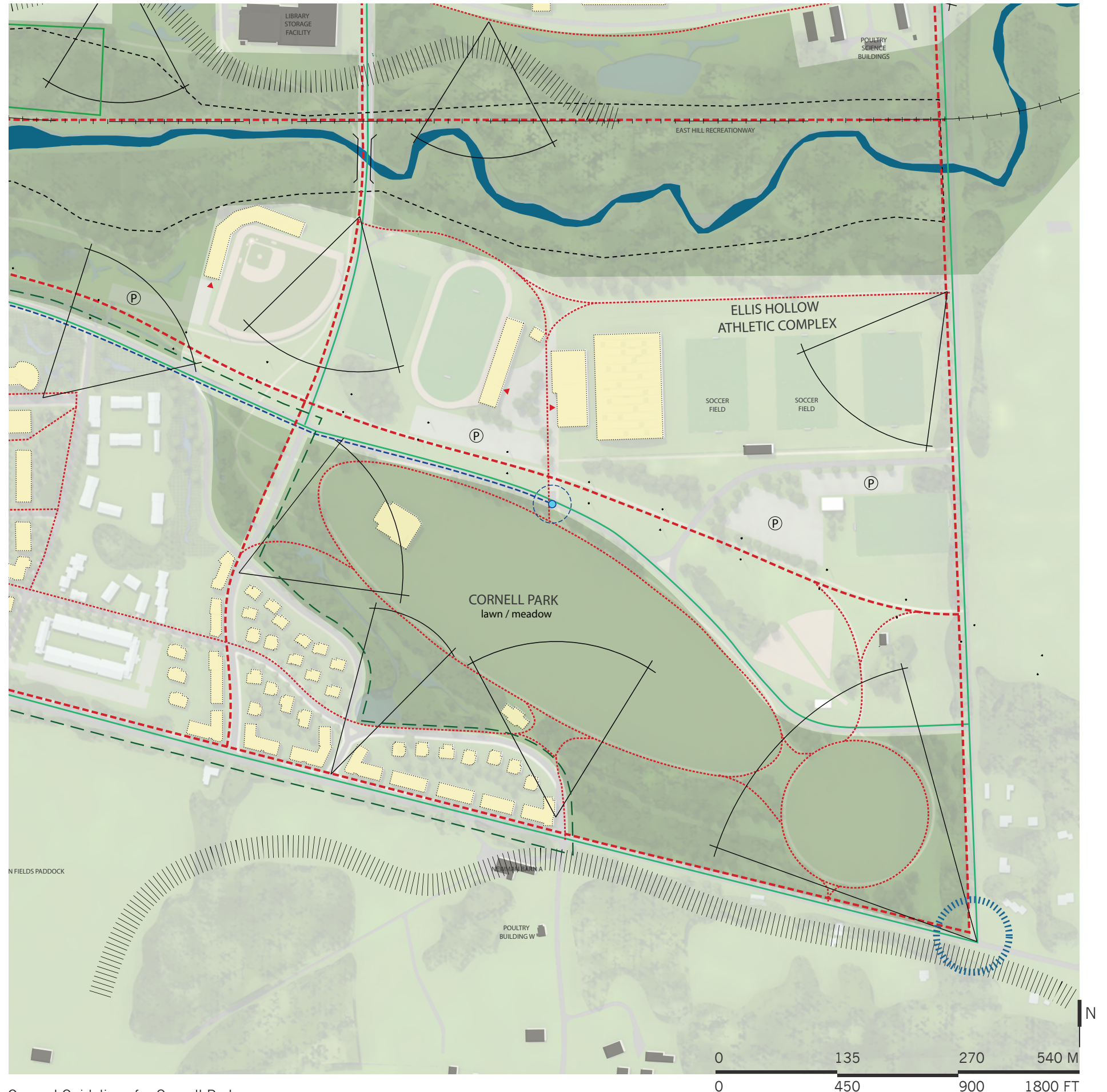


Zone Overview for Cornell Park






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 S18 General Guidelines




- Development should be setback 100 feet from Cornell and County Natural Areas and the set-back area should be naturalized. Some trails and other access within this zone may be permitted as long as habitats are protected.
- A proposed storm water course runs diagonally from Ellis Hollow Road to the Cascadilla Creek along the southwest edge of this zone. This area should be planted and naturalized in conjunction with engineered storm water management systems, and connections through this natural system to East Hill Village must be planned. Storm water facilities should be designed so as to contribute to the visual setting and identity of the zone.
- A right-of-way for a Maple Avenue extension northward from its current terminus at Pine Tree Road should be maintained to provide cross-precinct connections and to provide future connections to East Hill Village and the larger campus.
- A right-of-way for a Palm Road extension southward to Ellis Hollow Road should be protected to provide cross-precinct connections to the Palm Road complex and larger campus.
- Roads and driveways are to be designed and managed in a manner consistent with university use. Most roads are anticipated to be “country roads” and should discourage through traffic while providing for internal circulation, emergency vehicle access and connections to Core Campus. Road widths should be kept to a minimum. They may not be paved or paved with a permeable material such as “grass-crete”. The design of pedestrian walks for intermittent vehicular use may also be considered. The intent is not to exclude vehicles, but to design the roadway sections and manage vehicle movement to ensure access while mitigating the negative impacts of large numbers of vehicles and excessive speeds on sensitive environmental and research areas.

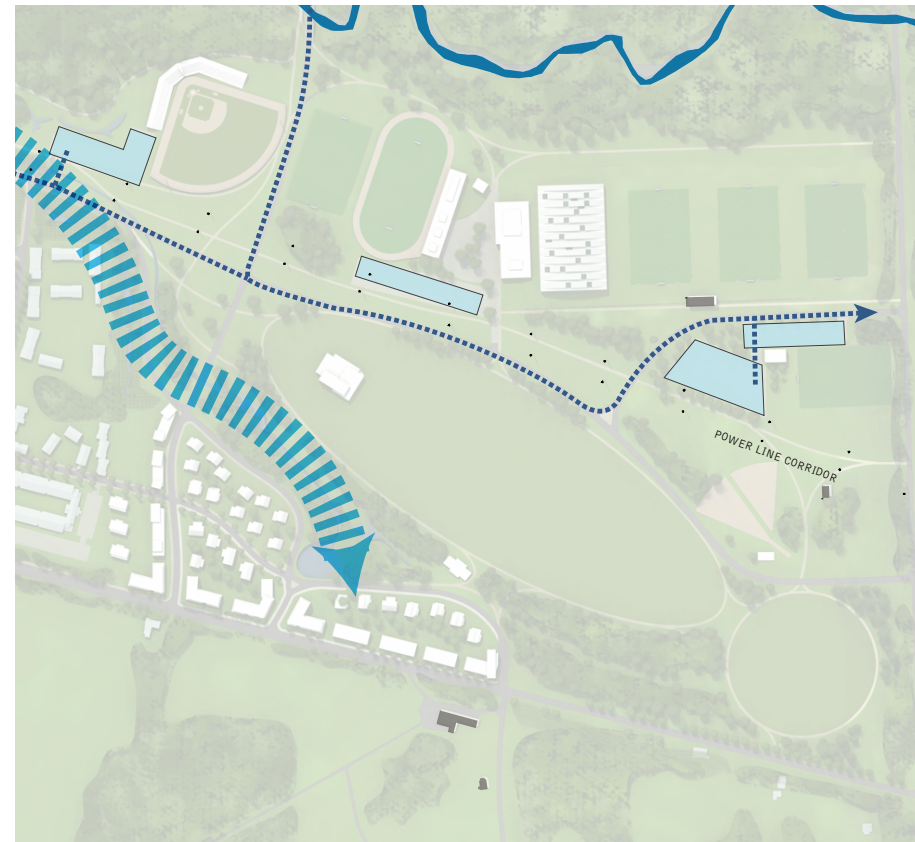


General Guidelines for Cornell Park

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

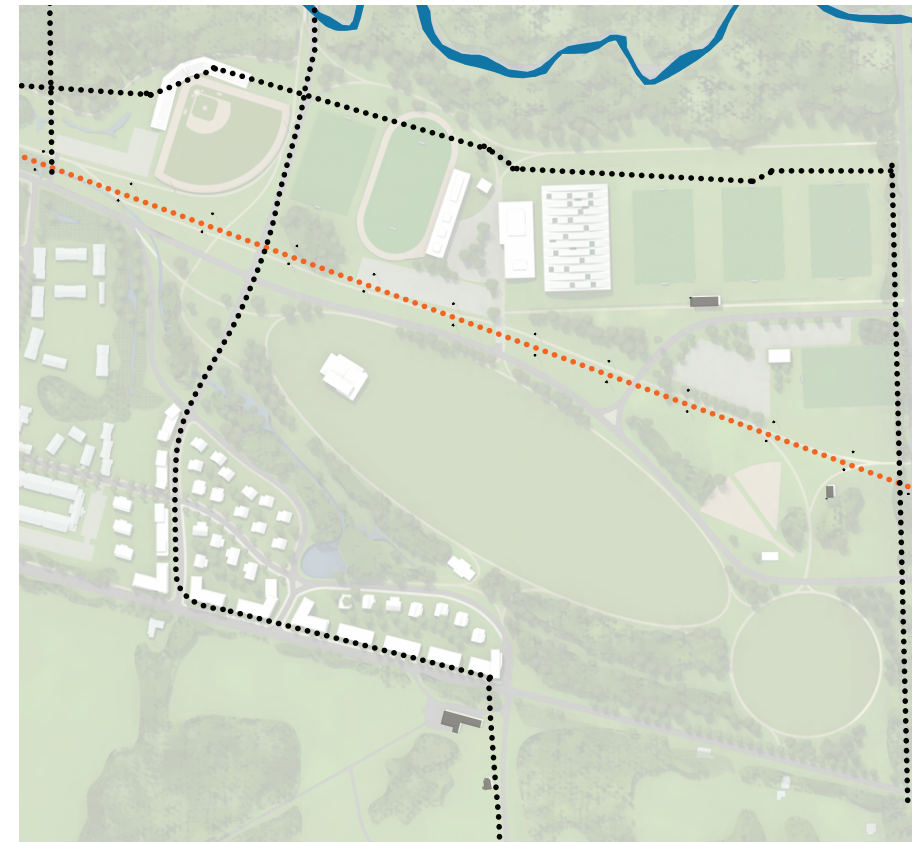
Existing Major Campus Utility Corridor 
 Future Major Campus Utility Corridor 
 Below Grade Parking 
 Potential Service 
 Basement 

Building Demolition 
 Parking Lot Removal 
 Athletics Field Removal 



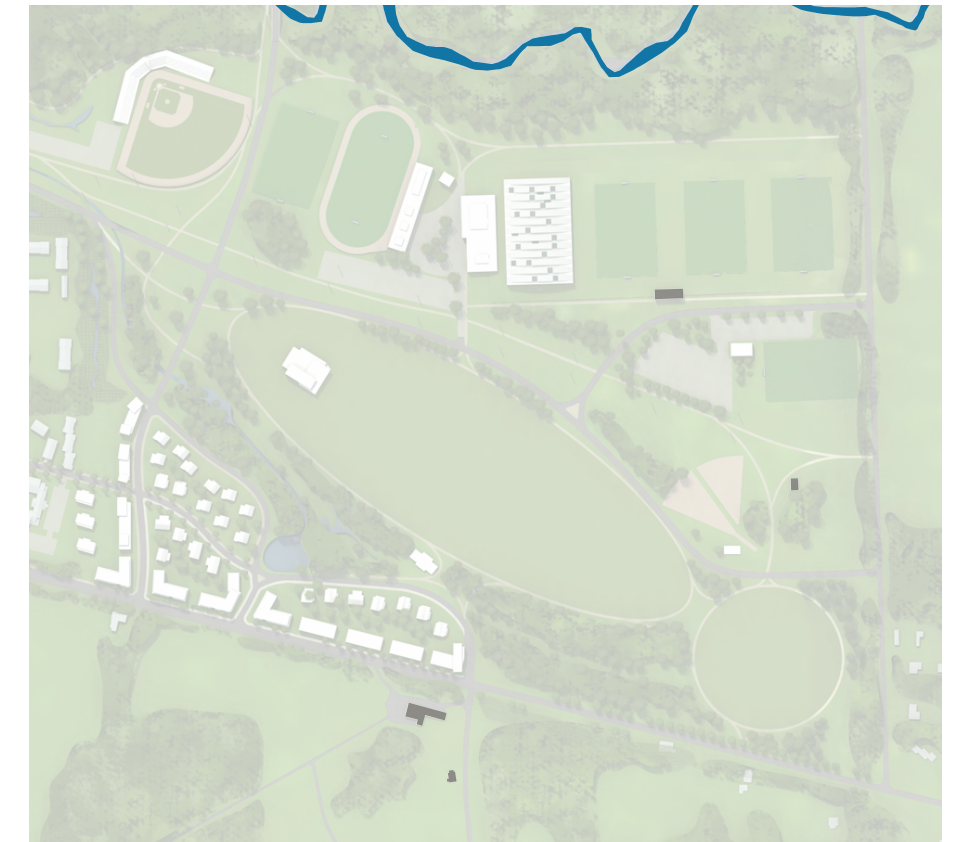
Surface Parking and Servicing

- Views from the periphery of the zone to its center should be maintained and enhanced, particularly from points of arrival. The most significant of these is the view from the intersection of Ellis Hollow Road and Game Farm Road towards Core Campus, which is part of a gateway experience.
- Interim uses for this zone may include nutrient management and feed production for Farm Services, which currently utilizes much of this area. As the design and planning of the zone proceeds, Farm Services must be included in discussions of all plans, and appropriate alternative locations for their needs must be identified through development of a comprehensive relocation strategy.
- Exterior lighting for sports fields or other purposes should minimize light pollution and use light cut-off features.



Below Grade Parking, Servicing and Utilities

- An existing above ground NYSEG 115 KV electricity transmission corridor currently crosses the site. Buildings and other areas of assembly cannot be located within 75 feet of the corridor. This infrastructure should eventually be buried in a corridor aligned with the proposed gas line easement parallel and south of Cascadilla Creek. The consolidation of other utilities within this utility alignment should be considered.
- The 1994 Generic Environmental Impact Statement for this area contains substantial detail regarding the natural features of this zone and can be used for further reference.













Strategic Renewal

Parking and Service Access

- A number of surface parking lots may be required to support the planned uses. These lots should be designed and located so as to minimize their visual prominence. The creation of several small, lots is recommended, rather than one large central lot.
- This zone is an excellent location for parking lots with porous surfaces, storm water swales and other features that will minimize storm water run-off. Parking lots should be treed and landscaped in keeping with the natural setting.

Zone S18 Parcel Development and Key Initiatives

- Additional athletics facilities are anticipated and may include sports fields, field houses, ball diamonds, running tracks, throwing pitches and other facilities (A03). Support facilities such as change rooms, restrooms, sports administrative and maintenance spaces are also anticipated. The specific location, programming and design of these athletics facilities has not been determined and is subject to consideration of future options as outlined in Section 6.6 of Part 1 of the campus master plan.
- A large lawn and/or natural meadow is proposed as a multi-purpose recreational space. This space may be used for athletic uses and/or for large assembly uses such as concerts and exhibitions (L04).
- The gateway at the intersection of Ellis Hollow Road and Game Farm Road should use landscaping to mark this entry point to the campus and highlight the long view across Core Campus (L18).
- A comprehensive strategy for agricultural support services should be developed to address the relocation of these uses from this and other zones.

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	



Parcel Development and Key Initiatives for Cornell Park

Corresponding Landscape Initiatives:

- L04 Cornell Park
- L18 Campus gateways

Corresponding Athletic Initiatives:

- A03 Ellis Hollow Athletics Complex (optional location)

Access and Parking (University Projects)

- P01 Campus circulator

