

# Land Use



This chapter describes how the campus should be organized in terms of general land uses. The land use plan promotes a greater integration of uses in strategic locations to facilitate academic interaction, support community building, encourage sustainable modes of travel, rationalize infrastructure and generally improve the quality of life on campus. It acknowledges the desire to leave certain uses, like undergraduate housing, at the periphery of the core and the necessity to move some athletic fields from the heart of campus.

#### 4.11

## Concentrate academic buildings in Core Campus

The academic core of the campus has long had very clear natural and man-made boundaries—Libe Slope to the west, the Fall Creek gorge to the north, Caldwell Fields and Route 366 to the east, and the Cascadilla Creek gorge to the south. Almost all of the land in the core is being used for one purpose or another, be it buildings, open space, athletic fields, streets or parking lots. There is the potential, however, to accommodate significantly more development while also improving open spaces and creating new ones. Cornell could fit all of the major academic built space projected to be needed over the next several decades within the established core.

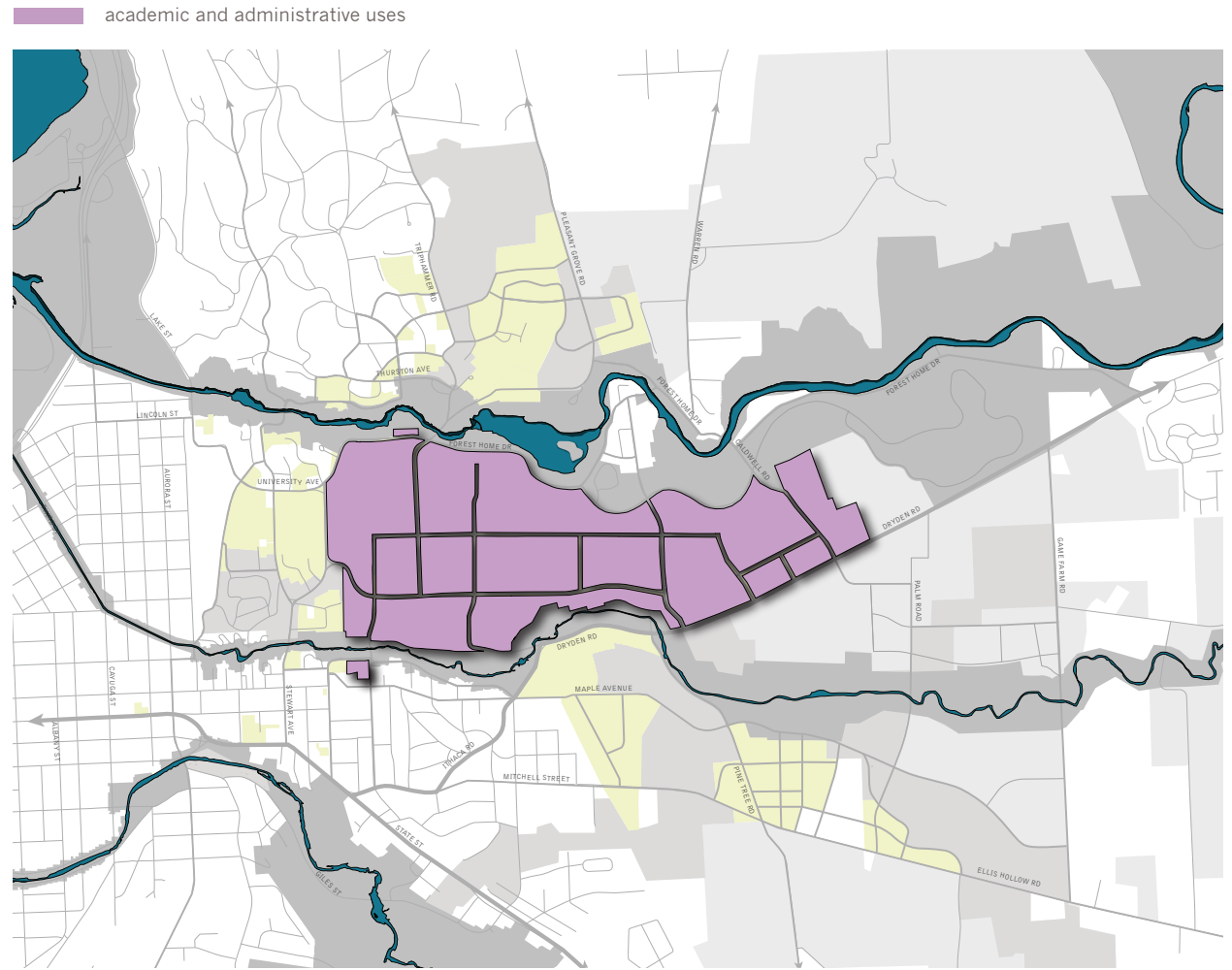


fig 18 – Building-based academic land use

There are several advantages to concentrating academic buildings in the existing core:

- Clustering academic units facilitates both intra-disciplinary and interdisciplinary collaborations;
- The orchards and fields will remain for teaching and research;
- A denser Core Campus will promote walking and cycling;
- More vibrancy and a sense of community is promoted; and
- The campus can grow without significantly increasing its ecological footprint.



There is the potential to add new academic space to Central Campus in the form of new buildings or building additions. In some cases, new buildings will require the demolition of buildings that have reached, or will soon reach, the end of their useful life, for example, Kinzelberg Hall, Newman Lab and Hollister Hall. The relocation of Hoy Field to a second athletics complex would create significant development sites east of the Engineering Quad. Overall, however, the capacity to add buildings to Central Campus (west of Garden Avenue) while maintaining highly valued open spaces and celebrated views is limited.

The opportunities for significant new academic development in East Campus are far greater. Much development already exists there, but south of Tower Road it has not been arranged to create a distinctive identity or sense of place. Riley-Robb Hall and Morrison Hall are outdated for their intended uses and, while they may be candidates for minor renovations, should be replaced in time. The landscape is distinguished by parking lots and streetscapes by service areas. The shortcomings of East Campus and the future need to accommodate new academic buildings in the core, many of them large research buildings, combine to create an extraordinary opportunity to transform East Campus over the first half of the 21st century into a remarkable learning and living environment.

#### Key strategies and initiatives

1. Encourage academic buildings shared among related disciplines.
2. Incorporate flexible, non-assigned research and meeting space in new buildings.
3. Develop surge teaching and research facilities to enable redevelopment or adaptive re-use of existing buildings.
4. Undertake a comprehensive academic space utilization study that includes meeting and lounge space.



There are infill and redevelopment opportunities in Central Campus, but the overall capacity to accommodate growth there without fundamentally changing its character and sense of place is limited. **The future is in East Campus.**





## Create a second academic hub in the core






Functionally, Central Campus today consists of clearly defined “homes” for each of the Colleges and Schools. Even as the amount of inter-college teaching and research steadily increases, there remains a strong sense of community within each College and School. Between the various “circles” of teaching and research are an assortment of communal uses, including Olin Library, Willard Straight Hall, the Cornell Store, Day Hall, Sage Chapel, Anabel Taylor Hall, Bailey Hall, Gannett Health Center, the Big Red Barn, the Statler Hotel and Barton Hall. This mix of uses establishes a strong social center that supports academic functions, offering convenient amenities and services, at least during the hours of undergraduate teaching. Those students, faculty and staff whose academic activities are centered in East Campus do not have good access to a similar range of amenities and social spaces.

With academic growth and redevelopment comes the opportunity to establish a significant new academic center that includes a mix of uses. This new East Center, at the pinch-point of the gorges, will be framed by major open spaces on all sides and centered on another, where Wing Drive is today. East Center, together with an enhanced Tower Road and Campus Road, will effectively bridge the west and east ends of Core Campus, providing a relatively dense environment where large research buildings fit comfortably and academic and social interaction is encouraged. It will be dominated by academic buildings but with public, active ground floors filled with social and meeting space and, when a sizeable community forms, a range of basic amenities. Apartments above academic and social space, for graduate students and post docs, would be highly desirable, providing a steady level of vitality through the day, evening and week.

As East Center evolves, the services and amenities in West Center, at the heart of Central Campus, should be reinforced and enhanced to strengthen this hub’s academic and social role. The two academic centers in the core should be supported by administrative, other academic support uses and amenities in Collegetown, East Hill Village and Downtown. Amenities in East Center should be the kind that students, faculty and staff expect to find on campus and should complement commercial offerings off campus.

### Key strategies and initiatives

1. Maintain and enhance services and amenities in West Center, particularly those used by undergraduate students.
2. Develop flexible, shared academic buildings, including potentially a dedicated classroom building in East Center.
3. Require common space and amenities in the ground floors of most new buildings in East Center.
4. Encourage the development of housing for graduate students and other researchers above academic and administrative buildings in East Center.
5. Locate important amenities, such as cafes, a bookstore, a child care facility and campus services in East Center.

-  key road network
-  campus greenways
-  quads and greens
-  academic colleges
-  campus centers

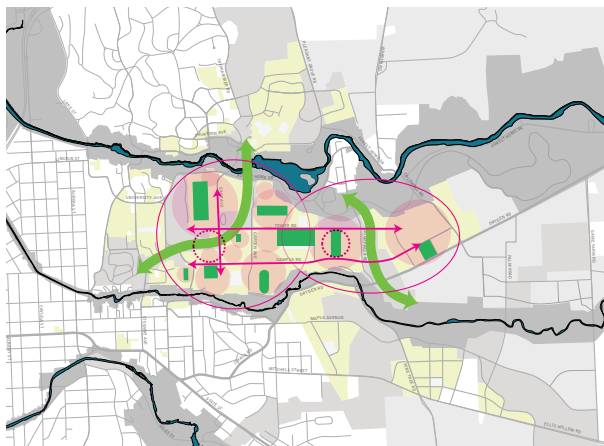
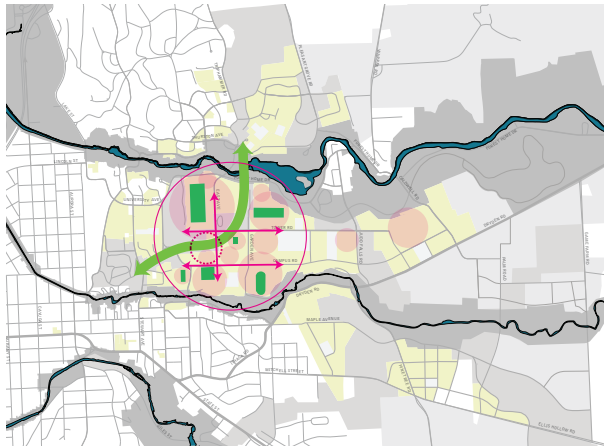


fig 19 – A new academic center will help to link and unify the two sides of Core Campus

-  core mixed-use centers

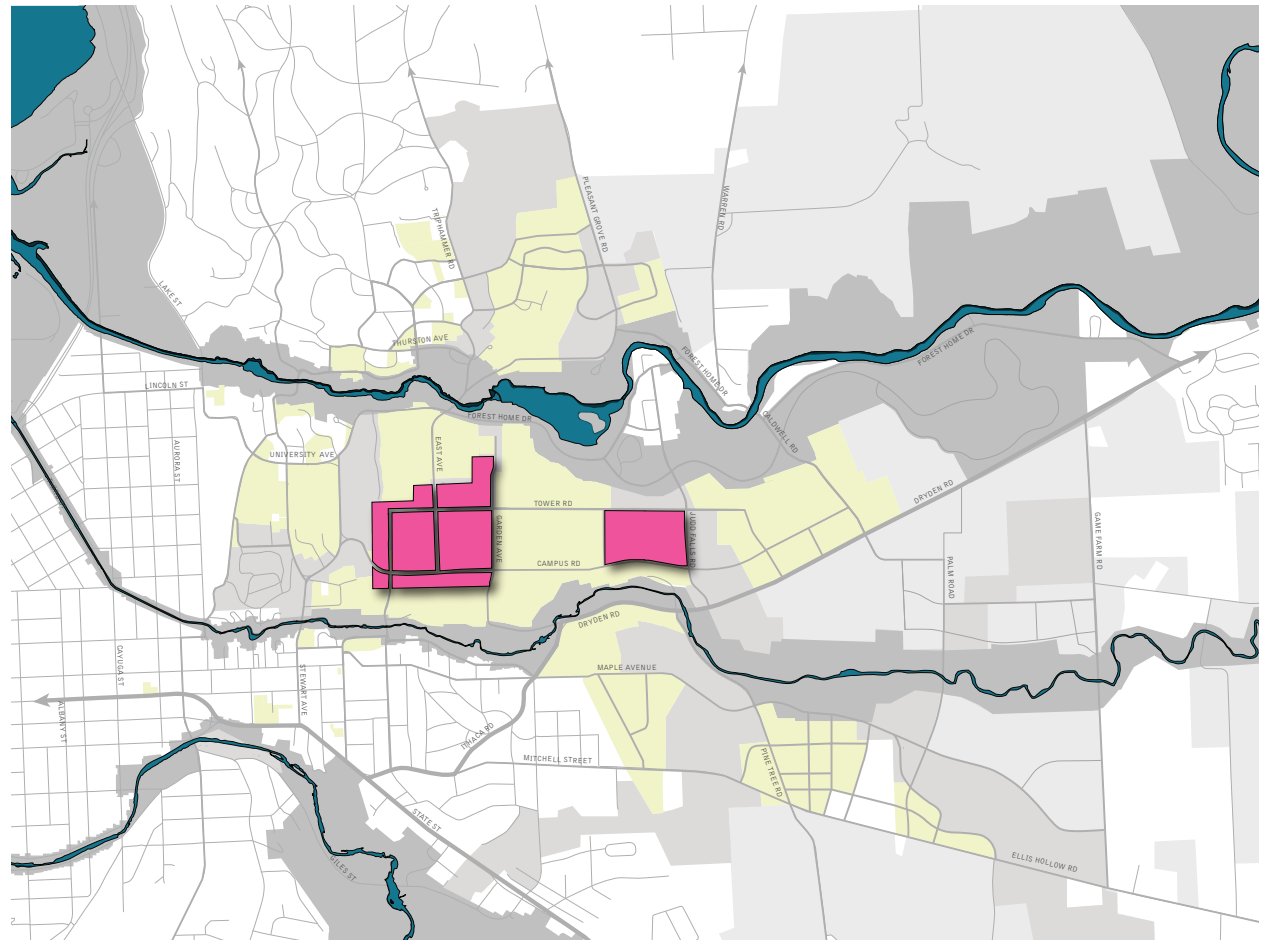


fig 20 – Core mixed-use centers



4.13

## Protect outdoor teaching and research facilities

The working countryside of Cornell's campus is essential to the academic mission. Here are the outdoor classrooms and laboratories, barns and greenhouses that complete the campus and contribute to its distinct identity. Historical data for many plots goes back more than a century, making them extremely valuable to researchers and difficult to relocate. Proximity of teaching barns, fields and greenhouses to Core Campus is important, requiring safe connections across Route 366 for easy access by faculty and students.



The orchards south of Route 366

Protecting the historic fields of Main Campus should not prevent the countryside from physically and functionally evolving over time. Research greenhouses and barns in the core may be relocated in appropriate, nearby locations south of Route 366, reinforcing the rural character along the eastern approach to campus. The Game Farm Road Complex south of McGowan Woods can be further developed with animal barns and other farm-type research buildings. As these areas evolve it will be important to control public access to ensure field work and animals are not disturbed.

#### Key strategies and initiatives

1. Locate future animal teaching facilities on the south side of Route 366.
2. Consolidate Main Campus animal research facilities in the Game Farm Road Complex.
3. Study and implement pedestrian improvements at Route 366 and Tower Road.
4. Discourage public access to plant and animal research areas.
5. Ensure that uses in the Palm Road service complex remain compact and compatible with land-based academic uses.

land-based academic uses

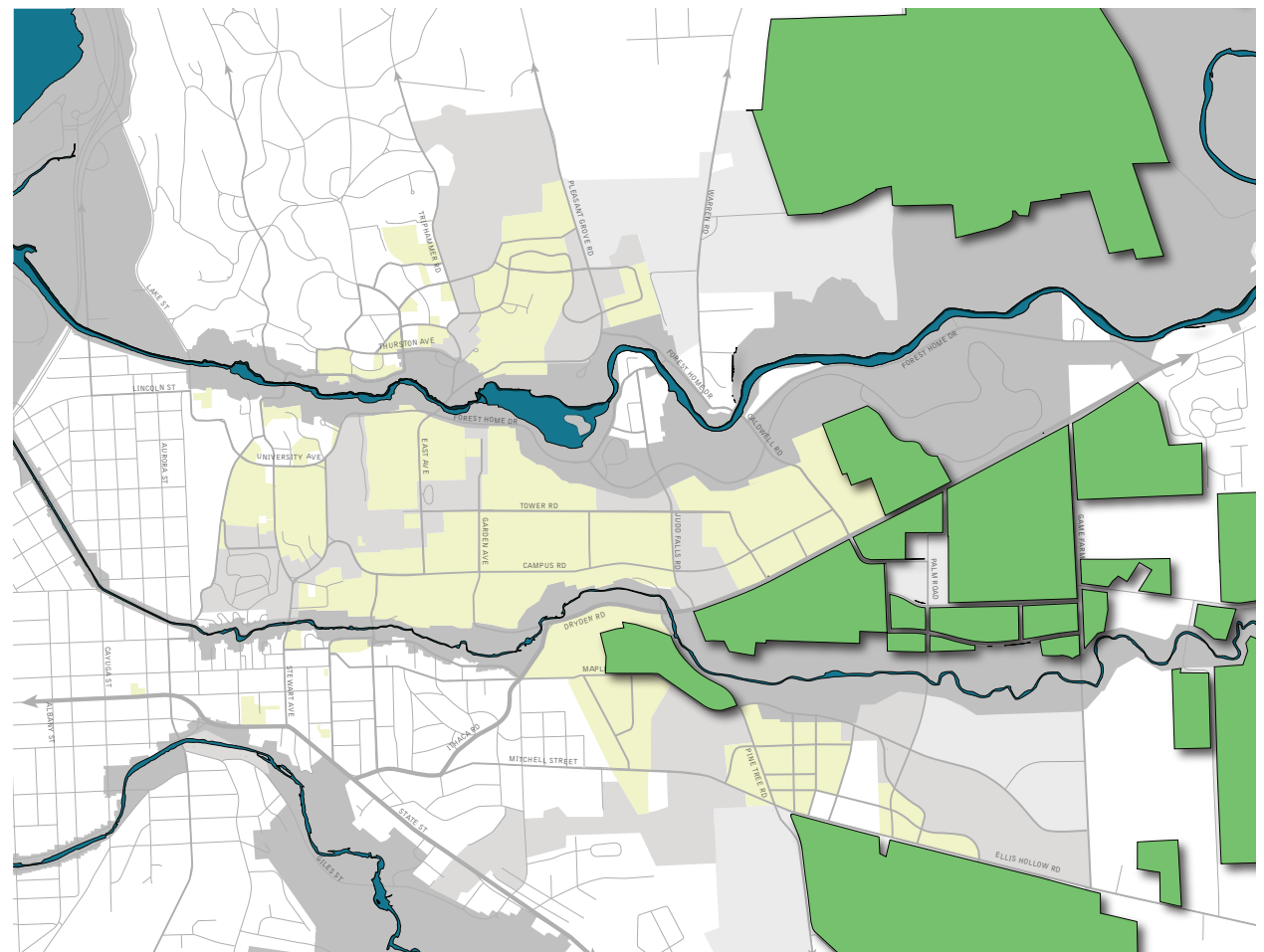


fig 21 – Land-based academic uses



4.14

## Cluster administrative uses at crossroads and near gateways

Cornell cannot function without the staff who serve students, all employees and the campus itself. While staff play an integral role in the functioning of the campus, many administrative functions may not be well-suited to being on the Core Campus, and can be moved to areas at the edges of campus, integrated with adjacent communities. It is important to provide good connections between the Core Campus and locations of administrative uses to ensure the critical support they provide is on hand.

Current administrative hubs outside of Core Campus—the Humphreys-Maple Avenue Complex, the East Hill Plaza area and Downtown Ithaca, as well as Colletown—can grow and be improved. The facilities in the Palm Road Complex should be consolidated to consume less land and provide space for a central receiving facility. In Core Campus, central administrative offices (including uses ultimately relocated from Day Hall) and services for

academic and administrative uses  
administrative uses

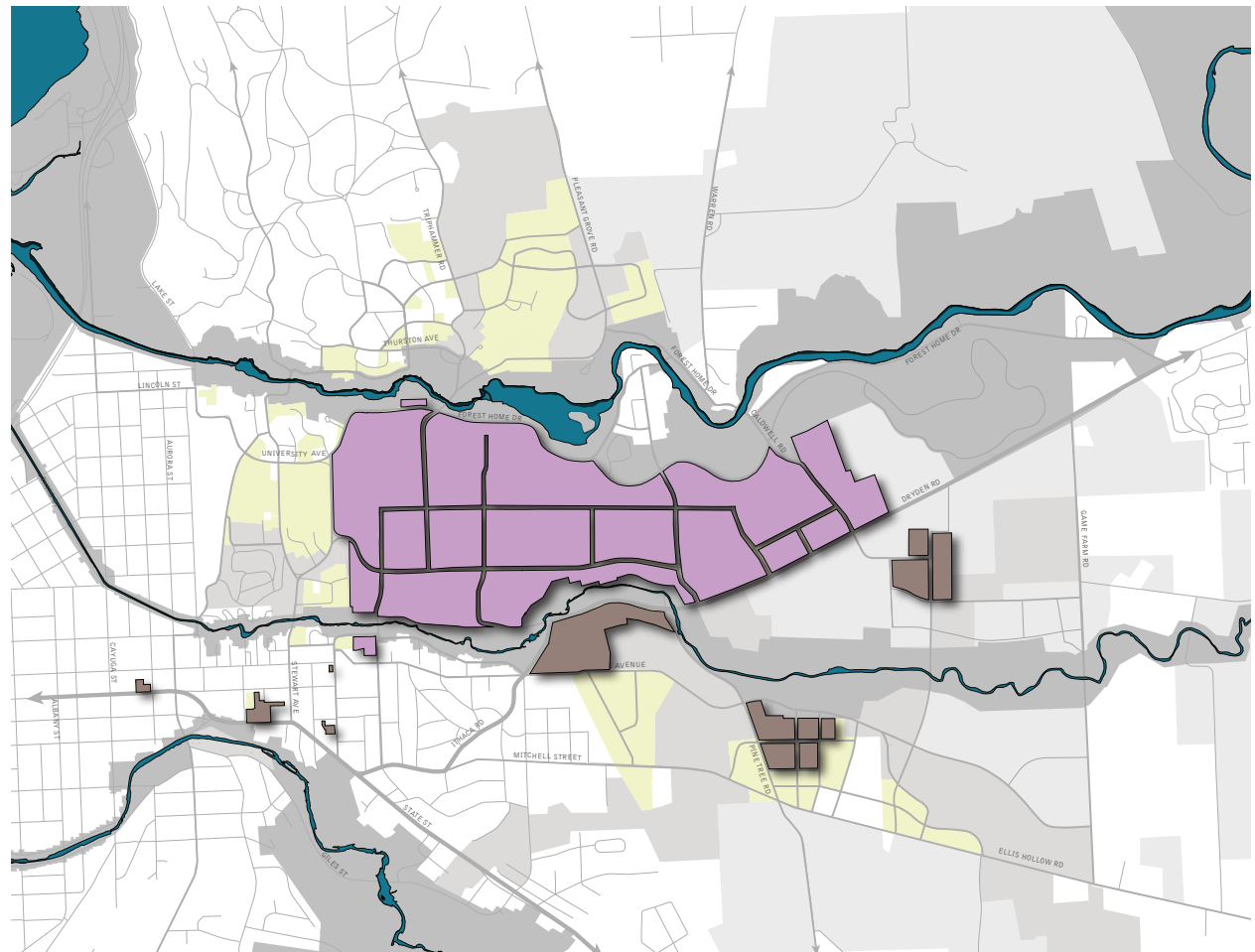


fig 22 – Administrative land use



students, faculty and staff should be located along main pedestrian routes and at prominent pedestrian crossroads for ease of access and so they can contribute to the vitality of public spaces. Including administrative and other services in the early phases of redevelopment in the planned East Center will nurture a sense of community and potentially catalyze further development in the area.

All of these hubs should be well connected to the core via safe and comfortable street and trail connections, and,

in the case of the East Hill Plaza area and Downtown, convenient transit service.

The heart of Central Campus will continue to be an appropriate location for such uses, particularly services primarily for undergraduate students. Central administration should continue to have a prominent location in the Core Campus, either on the redeveloped Day Hall site or at another important crossroads.



Humphreys-Maple Avenue Complex

### Key strategies and initiatives

1. Locate core administrative uses and student services along main pedestrian routes and at prominent pedestrian crossroads.
2. Relocate the Undergraduate Admissions Office to Core Campus or a primary campus entrance.
3. Develop a coordinated plan for consolidating uses and improving signage and landscaping in the Palm Road Complex and the Humphreys-Maple Avenue Complex. The plan should identify the site and an access plan for a central check-in and receiving facility.



The East Hill Plaza area can grow as an administrative hub.



4.15

## Broaden housing options on and close to Core Campus

Cornell has demonstrated its commitment to high-quality, on-campus housing for undergraduate students with the recent North Campus and West Campus residential initiatives. North Campus provides a mix of housing forms for freshmen and a range of social, recreational and dining amenities. The West Campus House System embodies the living-learning concept, integrating many aspects of undergraduate life into a compact community. It's also home to Cornell's first LEED-certified building, the Alice H. Cook House.

Despite recent successes in undergraduate housing, pressure remains to expand and improve Cornell's residential program. There is unmet demand for more on-campus housing and some facilities are in need of renewal. Cornell may consider adding up to an additional 1,000 undergraduate beds over the coming decades. Some of the housing stock on North Campus has reached a point

where renovation or replacement is necessary, specifically the townhouse community north of Jessup Road, which could be redeveloped to accommodate additional beds. Development of the CC Parking Lot south of Jessup Road could also provide additional beds. The Hasbrouck Apartments, housing graduate students, will need to be replaced in time. It could be rebuilt and enhanced as a graduate student community, or, if ample graduate housing for families can be provided in other areas, including Maplewood Park, Downtown, East Hill Village and Core Campus, Hasbrouck could become an undergraduate community.

Almost a third of undergraduates belong to a sorority or fraternity, and the Greek system houses 1,500 of them. The many older Greek homes on and around campus are intensively used, and the condition of some of them is declining. If these homes are to remain a viable part of the university's housing strategy, they will need significant reinvestment. Though Cornell does not own much of the sorority and fraternity housing stock, the university can play a stronger role in ensuring this housing is properly maintained, and should identify measures to further support this housing system. Where any on-campus houses are beyond repair, these sites could be redeveloped for housing compatible with the form and character of the neighborhood.



Maplewood Park



Fraternity house

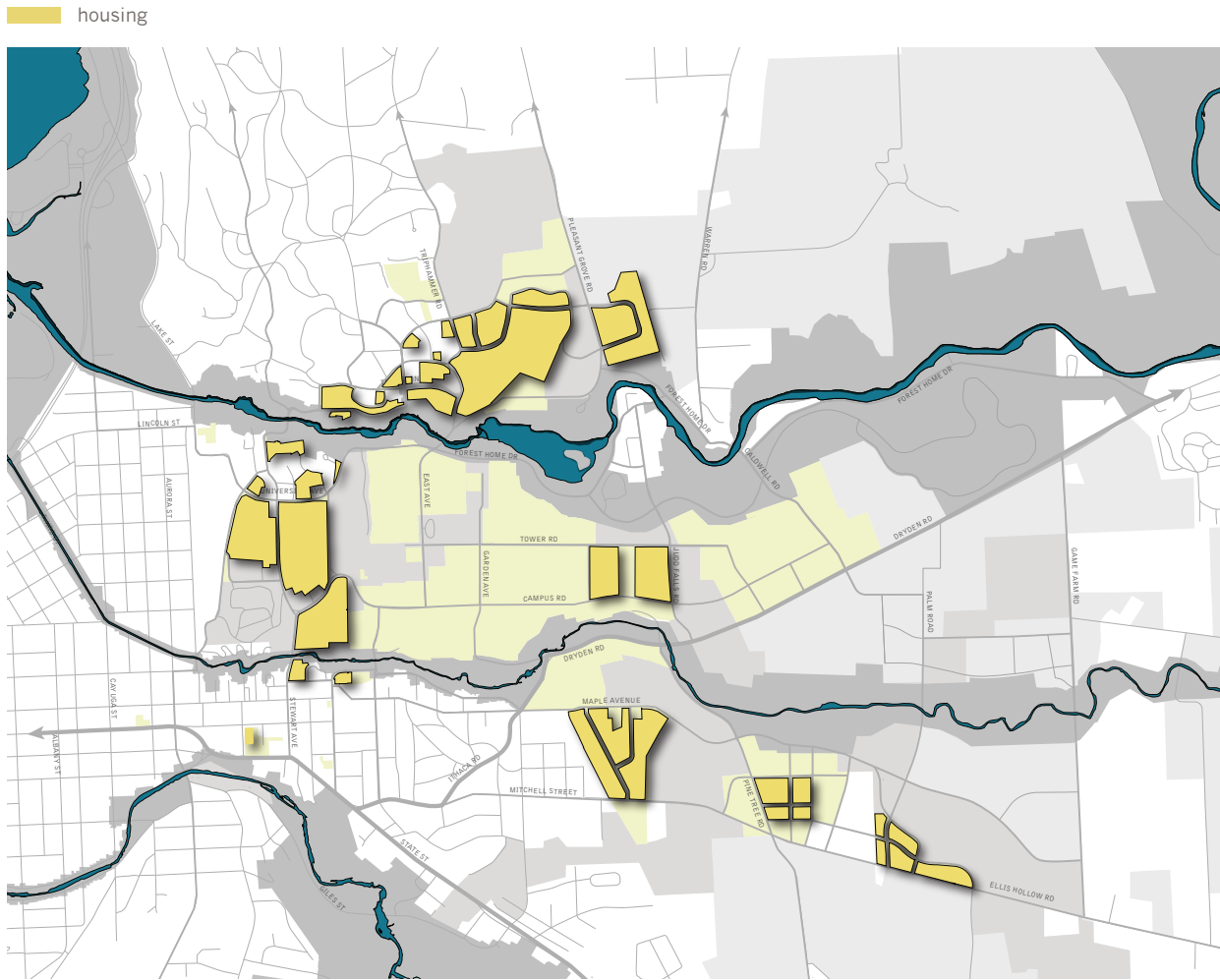


fig 23 – Residential land use

The on-campus housing options for graduate and professional students currently are limited at Cornell, and the quality of graduate housing stock is not to the level of the undergraduate residences. More than 85% of graduate students live off-campus, with many forced to look far for affordable accommodations. Cornell’s goal is to provide high-quality, affordable housing for 25% of its graduate and professional students and will invest significantly in coming years to replace existing facilities and reach this target. A recent survey of graduate and professional students has revealed a strong desire for more graduate housing Downtown, in Collegetown and on campus. The redevelopment of Maplewood Park and the adjacent Cornell-owned townhouse site to the east is an early priority. East Hill Village is highly suitable for graduate housing in low-rise, mixed-use apartment buildings and/or townhouses. Graduate apartment housing, as well as housing for post docs and visiting scholars, would also be very appropriate in the new East Center in Core Campus, above academic and social spaces. To help animate this part of campus and foster a sense of community, East Center should contain a minimum of 300 beds.



Where the campus master plan proposes housing, athletic facilities and parkland west of Game Farm Road, the land is currently used by Farm Services for nutrient management and feed crops. Before development can occur here, these important functions will need to be relocated to a field close to Main Campus.

Cornell also has a vital interest in the availability and affordability of a range of housing options with easy walking and transit access to the campus for its employees and students. Housing locations should consider the County's regional strategy to enhance nodal development and promote mixed-use zoning, so that amenities and services are closer to residential development.

#### Key strategies and initiatives

1. Redevelop Maplewood Park with denser, high-quality housing for graduate students.
2. Pursue development opportunities for housing projects in Downtown, Collegetown and East Hill Village.
3. Explore opportunities for additional undergraduate beds, including the potential for replacing outdated housing in North Campus.
4. Develop and implement a program to provide financial assistance for the installation of energy efficiency measures in sorority and fraternity houses.
5. Study potential mortgage assistance programs for employees to help make housing close to campus more affordable.



West Campus

4.16

## Provide high-quality recreation and athletics complexes

Recreation and physical education are a fundamental part of the Cornell experience for all students. Many students participate in sports, with nearly 8% of undergraduates playing a varsity sport, and thousands of other students, not to mention faculty, staff and other county residents, attend sporting events at Cornell.

To expose all students, staff and faculty to a range of sports and recreational opportunities and promote a sense of community, a variety of facilities for athletics and recreation should be located in Core Campus, including gyms, swimming pools, green spaces for pick-up and organized sports, and competition venues. To meet the need for academic growth, it is clear though that not all sports, particularly field sports, can be fully accommodated in Core Campus. Over the years, facilities have been relocated piecemeal away from the core, often due to the more pressing and paramount need to accommodate other teaching and research uses.

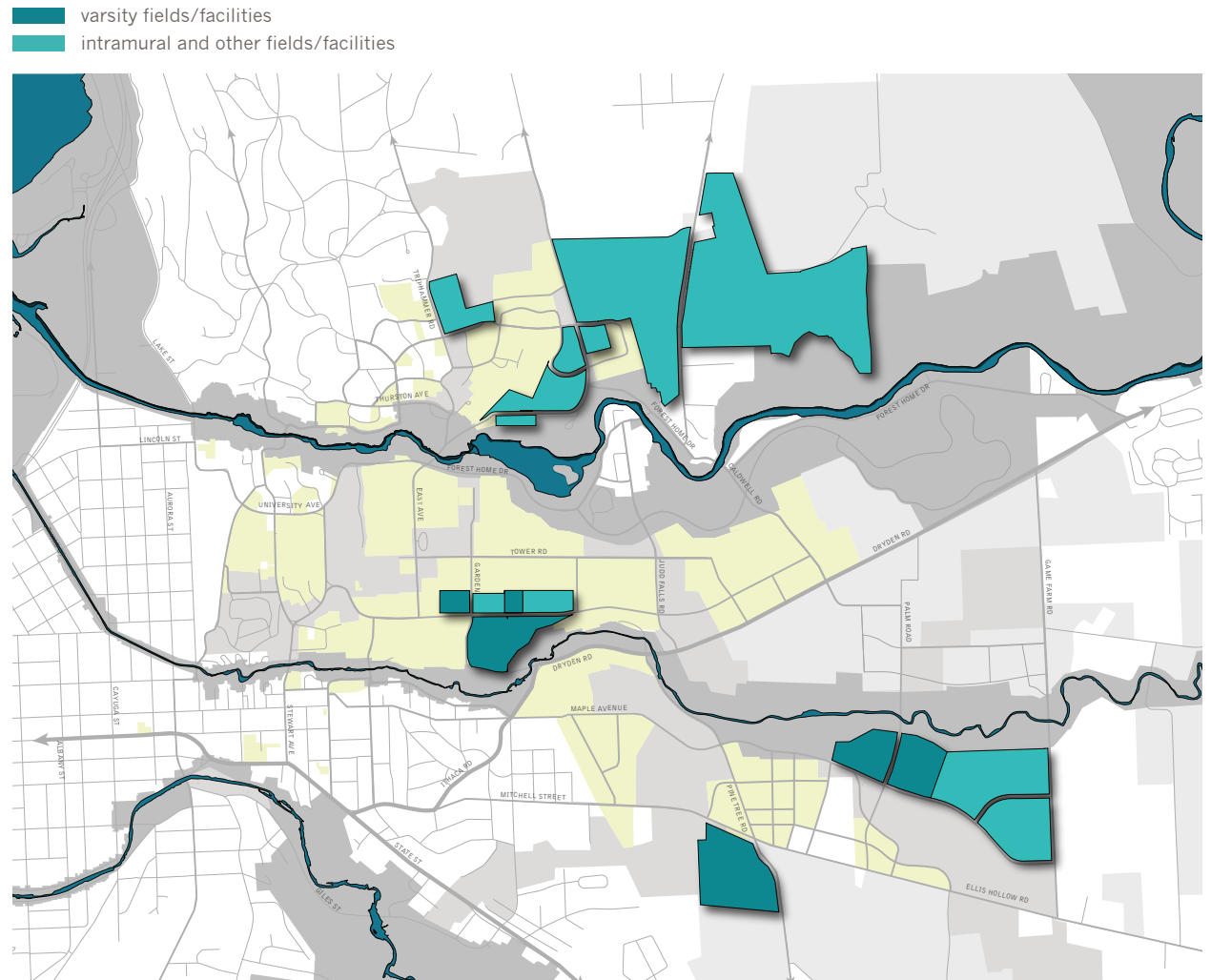


fig 24 – Athletics and recreational land use



To allow further intensification of Core Campus with academic buildings and to achieve a concentration of development in East Campus, Hoy Field and the Kane Sports Complex should in time be relocated. While the proposed new quad on the Robison Alumni Fields could accommodate multi-purpose playing fields for athletic and recreational use in the interim, ultimately it will be landscaped. Options for replacing these competition and practice facilities might involve modifications to Schoellkopf Stadium and Kite Hill (behind the stadium) and relocating fields to South Campus, adjacent to the existing athletic facilities on Pine Tree Road and/or south of Cascadilla Creek off Game Farm Road. An Ellis Hollow Athletics Complex off Game Farm Road, including a field house, could become an integral part of the future Cornell Park. New and enhanced trail connections and transit shuttles will be critical to ensuring athletes and others can travel easily between Core Campus and athletic facilities in South Campus.

On Core Campus, a number of enhancements to existing athletic and recreational facilities should be pursued. The field within Schoellkopf Stadium could be covered by a temporary dome during the winter months to allow year-round use. Until such time as the proposed Alumni Quad is built, the remaining Robison Alumni Fields should continue to be used for athletics; the fields could be converted to



fig 25 – Locations for enhanced or relocated athletics facilities





Illustration of potential enhancements to Schoellkopf Stadium and Kite Hill

artificial turf to allow more frequent use for both varsity and recreational sports. The top of Kite Hill, behind the stadium, could accommodate a field hockey venue and multi-purpose plaza built over a level of underground parking, with indoor athletic uses facing Campus Road.

On North Campus, Helen Newman Hall can be expanded to accommodate a 50-metre pool or other facilities. The eventual redevelopment of the Hasbrouck Community will provide an opportunity to build additional recreational fields. On West Campus, but also in appropriate areas in the core, basketball half-courts and volleyball courts can be located between buildings.

#### Key strategies and initiatives








1. Install a temporary dome over the field in Schoellkopf Stadium during winter months.
2. Provide additional outdoor court facilities in West Campus.
3. Improve and expand the trail network between Core Campus and the Ellis Hollow Athletics Complex and Pine Tree Athletics Complex.
4. Provide transit shuttle service to athletic facilities in South Campus at times of peak usage.
5. Maintain parking for spectators close to competition venues.

4.17

## Expand the campus's social and cultural infrastructure

Having a variety of places where the university's communities can eat, meet, socialize, attend a sporting event or enjoy art and culture is essential to providing the full Cornell experience. Social spaces are also where more and more learning happens, by individuals with laptop computers and among small groups of students. They foster academic collaborations and are vital to staff quality of life. More than any other facility, social, cultural, recreational and event spaces integrate the campus and should be considered an essential part of its infrastructure.

With the concentration of academic buildings in Central Campus, community life will be enhanced in the West Center area. The "corridor" of cultural and student amenities that snakes from Collegetown to Bailey Hall and North Campus, and contains libraries, chapels, dining facilities and other gathering spaces, will be strengthened. It will include new or redeveloped uses on the current Gannett Health Services,

-  cultural and student amenity zone
-  core mixed-use center
-  village mixed-use center
-  residential areas on and off campus
-  athletic areas
-  campus circulator
-  key campus connections

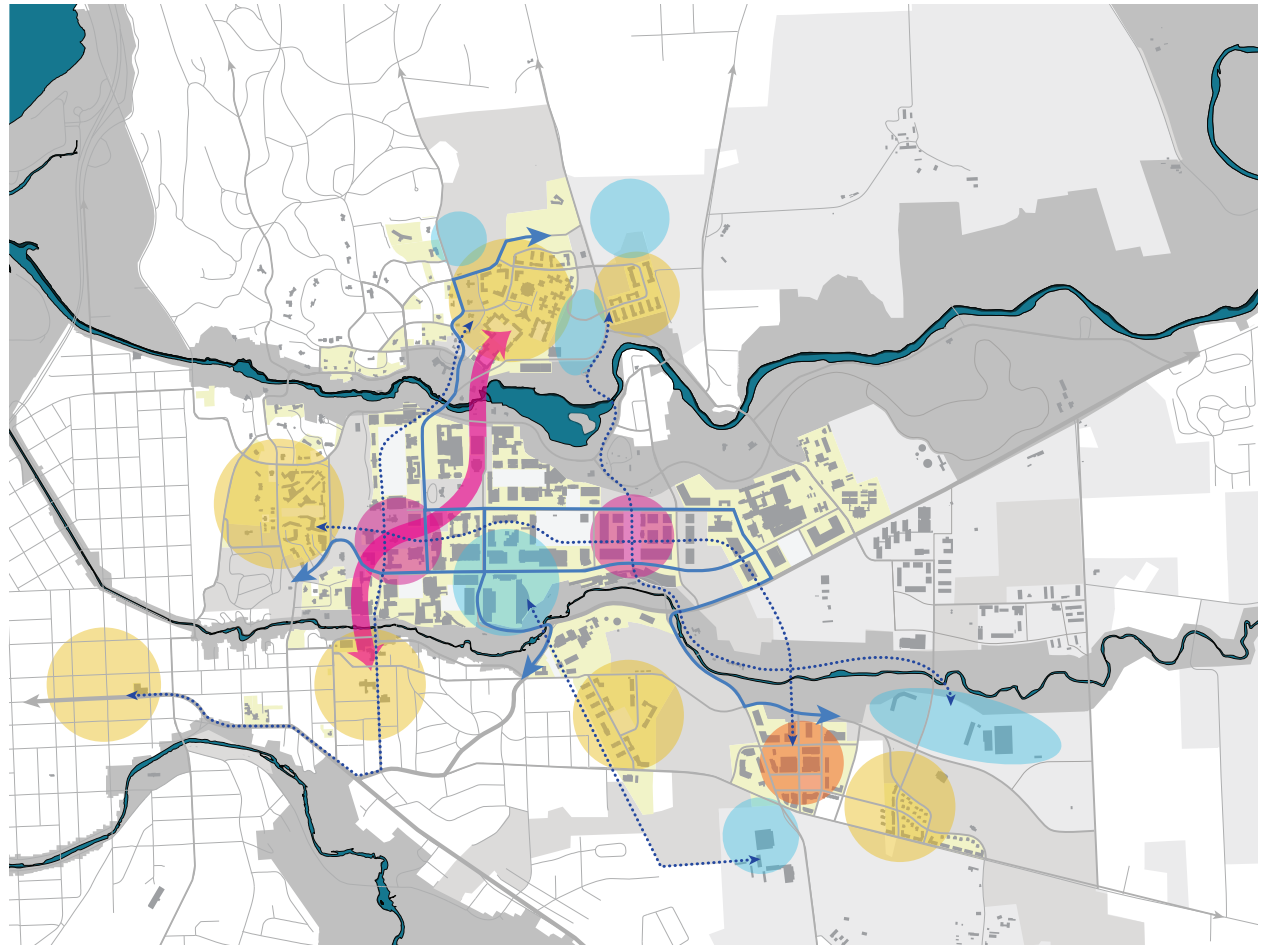




fig 26 – Campus Life diagram. The mixed-use centers and a “corridor” between North Campus and Collegetown are the natural places for new social and cultural amenities.

-  community center
-  major event building
-  major social hub
-  special attractions
-  daily social hub
-  core mixed-use centers
-  village mixed-use center

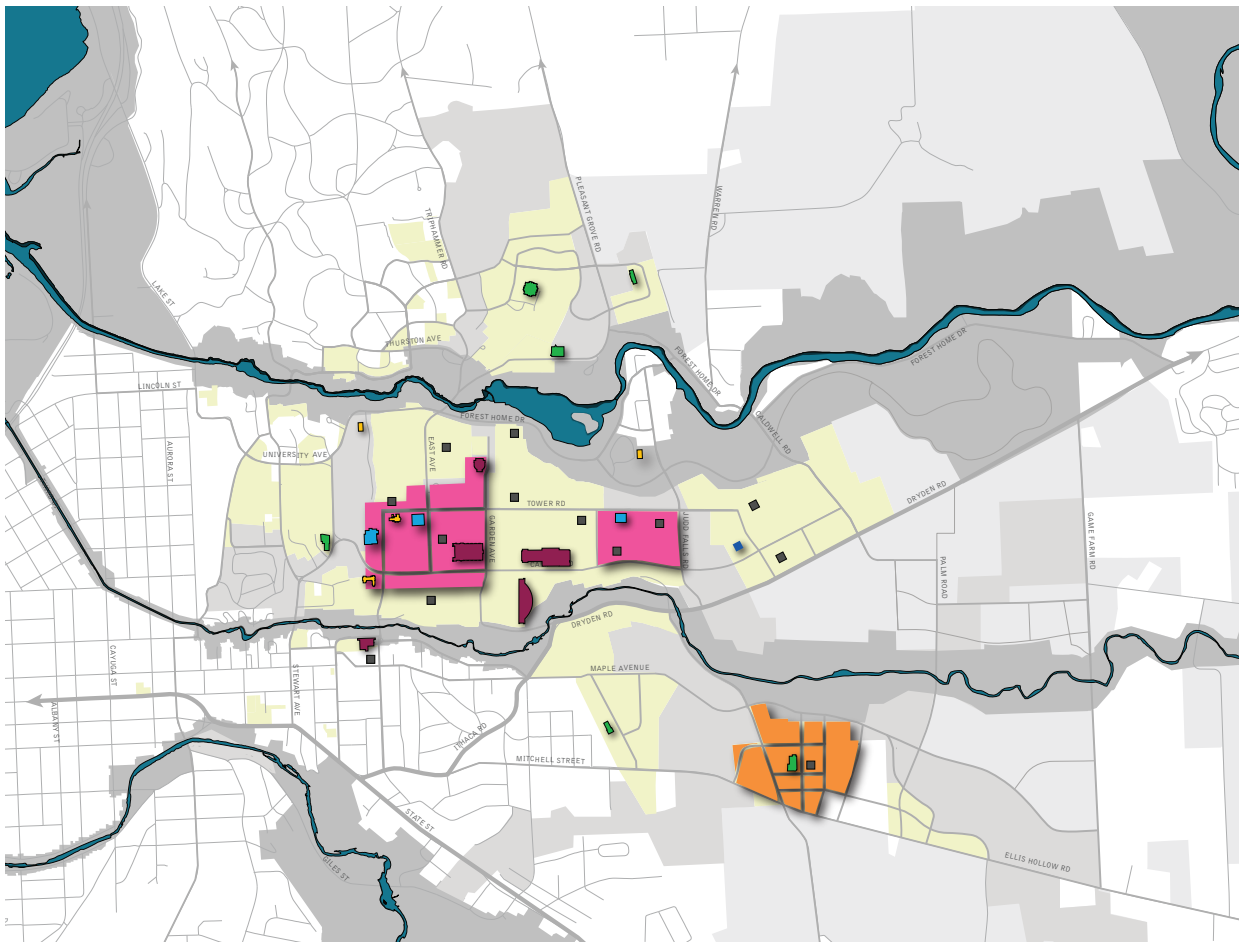


fig 27 – Social hubs

Cornell Store and Day Hall sites, reinforcing a center of life in this section of the campus, especially for undergraduates. Creating new social hubs, particularly in East Center and East Hill Village, will promote further integration and a stronger sense of community on campus. Current and future athletic and residential areas will also continue to be important foci for community life, supported by facilities for recreation, dining and meeting. Tower Road, Campus Road and the Mid-Campus Walk will connect the two Core Campus centers, and the planned campus circulator will help ensure social hubs are easily reached from most parts of campus, including East Hill Village. West Center will continue to have a strong undergraduate focus, while East Center is expected to become a focus for graduate student life. Faculty and staff should find a range of amenities in both centers.

Generally, social and cultural spaces, as well as other amenities and services like the future Cornell Store, should be located on the ground floors of buildings in West Center and the new East Center, facing important pedestrian routes, gathering places and primary streets. Specifically, these uses should be oriented to Ho Plaza, East Center Green, Mid-Campus Walk, the intersection of Tower Road and Campus Road, and East Hill Park. There is also an important opportunity to focus community uses along the south side of Campus Road with the development of



sites east and west of Schoellkopf Stadium. Part II of the campus master plan, the Precinct Plans, provide more information regarding appropriate locations for social and cultural uses. Like the atrium in Duffield Hall and the café in Olin Library, some of these hubs will be part of significant academic buildings. Others may be independent or combined with other amenities in a mixed-use building.

There are four specific initiatives that have the potential to significantly enhance the campus's social infrastructure:

- Willard Straight Hall should be renovated, reconfigured and potentially expanded to meet contemporary needs for study and social space and once again become the hub of undergraduate life.
- Graduate students need significantly more space than the Big Red Barn to accommodate social events and meeting space. A graduate student center in East Center, potentially as part of a mixed-use development, would inject much life into the area and could help to attract additional academic development.
- There is strong interest in re-establishing a University Club for faculty and staff. A new University Club should be located in one of the mixed-use centers in the core or in a highly accessible location between them.
- Although central administration needs a prominent location in the core, in time, Day Hall should be replaced by a building that opens up to the landscape on the

ground floor and contains social, cultural and dining amenities for the entire Cornell community. A food emporium, a performance venue, gallery space and/or a welcome center might occupy the lower floors. Upper floors could contain classrooms or central administrative offices. If the former, then central administration could be relocated to a prominent site on Tower Road, perhaps facing the future Alumni Quad.

The Ithaca campus is a cultural destination for the community and has significant cultural attractions located around campus, including the Schwartz Center, the Johnson Museum and Bailey Hall. However, the campus generally lacks performance and exhibit space and public art. Flexible exhibit spaces and consideration for public art—outdoor, indoor and temporary—should be made across campus, and a theater, cinema or gallery could be considered as components of the four initiatives described above. Exhibit space and a small theater should be considered as components of the future ground floor uses in East Center.

Most of the significant new social and cultural spaces on campus will fall into the category of University Projects, discussed in Section 5. However, like other essential infrastructure, common spaces and amenities should be included in the planning and design of all major new buildings.



#### Key strategies and initiatives

1. Ensure new academic buildings contain ground-floor social and meeting space and, where appropriate, dining facilities and cultural space.
2. Renovate and expand Willard Straight Hall as a contemporary undergraduate student center.
3. Develop a new Graduate Student Center in East Center.
4. Replace Day Hall with a mixed-use building containing social, dining, service and administrative or teaching uses.
5. Study the concept of a mixed-use building containing potentially a bookstore, child care facility, University Club or Graduate Student Center, student services and meeting space.
6. Develop a contemporary University Club.

4.18

## Transform the East Hill Plaza area into East Hill Village

East Hill Plaza and its surroundings sit at the important southern gateway to Cornell and have become an integral part of the campus while continuing to function as a neighborhood commercial node. The area, however, has developed in a piecemeal, auto-oriented fashion and lacks an identity and attractive image. Given that much of the area is owned by Cornell and is close to Core Campus, it has the potential to become a unique place and community that functionally supports the core and enhances surrounding neighborhoods.

An integrated network of streets and driveways should guide the gradual transformation of the area into East Hill Village. As it grows as an administrative and academic support hub, housing geared to graduate and professional students, staff and faculty should be introduced. Residential development might include houses and townhouses at the east end of the village, adjacent to



Illustration of the vision for East Hill Village looking north

the future Cornell Park. Apartments are also appropriate, particularly in the heart of the village, above stores and restaurants serving local employees and residents. The existing retail plaza should eventually be replaced by mixed-use buildings, with existing and enhanced retail and amenities remaining vital components. A neighborhood square or park will provide an important amenity and civic focus for the community that develops and the surrounding community already in place. Prior to development, existing agricultural support services should be relocated as part of a comprehensive strategy.

### Key strategies and initiatives

1. Prepare a Community Design and Development Strategy for East Hill Village.
2. Pursue development partnerships in East Hill Village for housing and mixed-use projects.
3. Encourage and support the provision of a range of retail and service amenities in East Hill Village.
4. Work with the Town of Ithaca to ensure the town's new Comprehensive Plan and Zoning Ordinance support the vision for East Hill Village.
5. Develop a comprehensive relocation strategy for agricultural support services.

4.19

## Strengthen Cornell's presence in Downtown and Collegetown

A comprehensively integrated Cornell campus should include strong linkages to Downtown Ithaca and a Collegetown that is healthy, stable and attractive. Appropriate uses for Downtown include a visitor information station, additional administrative functions, housing, academic or research units, continuing education, and arts and cultural programming. Several sites are considered appropriate for a graduate housing or a mixed-use project pursued in partnership with others.

As Cornell's urban edge, Collegetown should contribute more positively to the image of the campus and the quality-of-life it provides for students and employees. Cornell is partnering with the city to develop and implement an urban design strategy for Collegetown.



Collegetown

Other initiatives identified in the 2007 Collegetown Vision Statement that should be explored by the university include locating academic support uses, administrative offices and student or faculty-developed spin-off businesses in Collegetown. The development of a campus store, housing for employees and graduate student families and additional parking may also be considered.

There will always be a significant population of students in Collegetown. The university should strive to ensure students have good access to community and recreational facilities and other amenities. Since Collegetown is an off-campus community, student services will be best delivered through a combination of local business partnerships, directed leasing strategies for Cornell-owned facilities, and limited provision by the university.



Downtown Ithaca

### Key strategies and initiatives

1. Explore locating additional university uses Downtown.
2. Pursue development opportunities for a housing or mixed-use development project Downtown.
3. Add active uses at grade in Sheldon Court.
4. Continue to work with the city to meet the objectives and implement the strategies of the Collegetown Vision Statement.
5. Explore partnership opportunities in Collegetown to replace dilapidated housing with housing for graduate students, faculty and staff.
6. Renovate the front of the Schwartz Center to make the building more inviting and the space on the street useable.



# Campus Land Use Plan

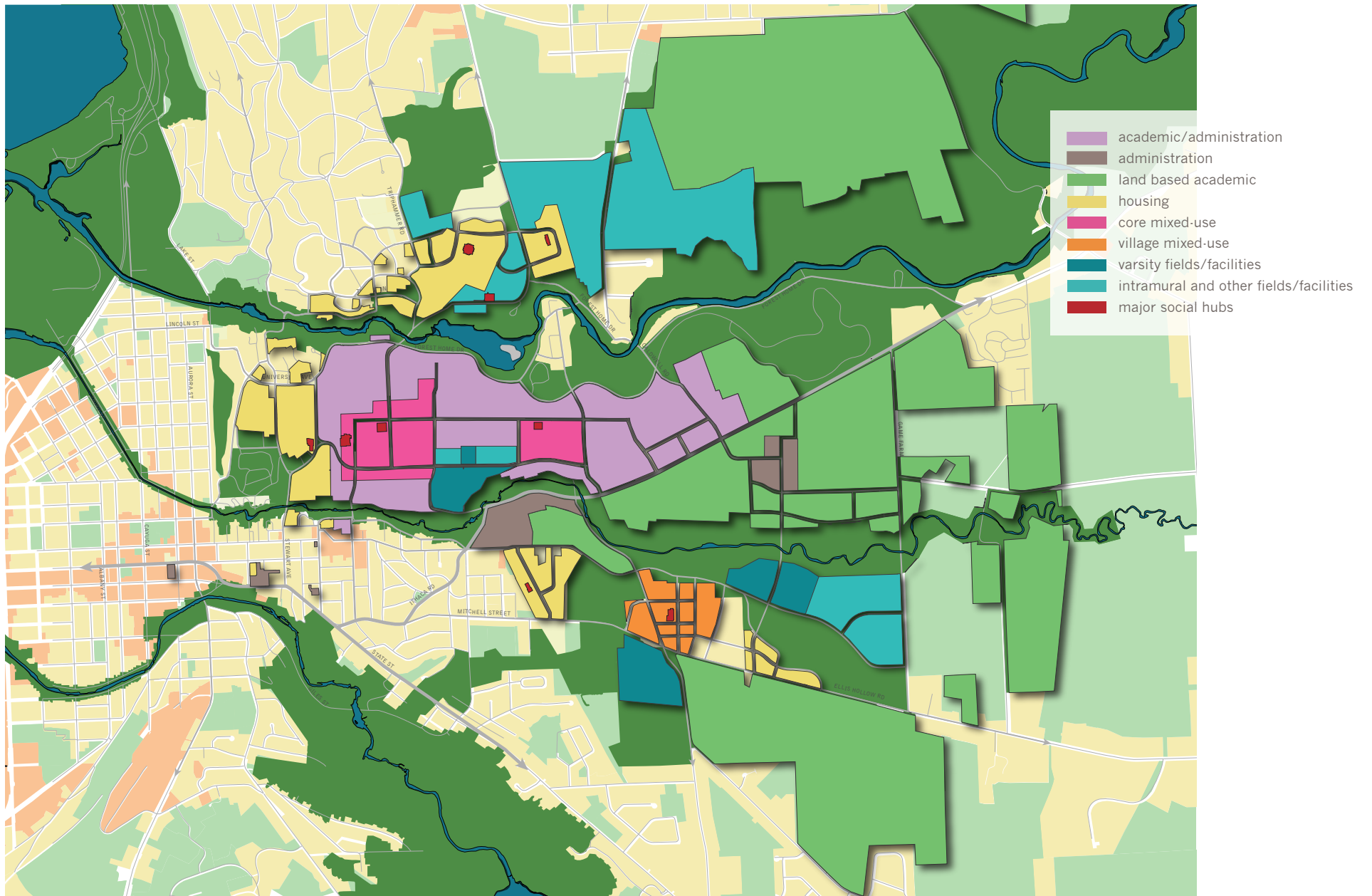


fig 28 – The three mixed-use areas provide the greatest opportunity to integrate uses in ways that enhance the campus experience for all.