



# 3 Precinct Plans

The Ithaca campus comprises distinct precincts, each with their own land use pattern and character, and each with a clear role in supporting Cornell's mission. Within the precincts is a diversity of places, each of which should evolve in a way that enhances its character and function and the campus as a whole. Constantly relating back to the overall vision, general objectives and key initiatives in Part I of the campus master plan, the precinct plans provide guidelines for growth and physical improvement in each part of campus.

The precinct plans should be referred and adhered to during all pre-construction phases of project planning, including site selection, programming, schematic design and detailed design. They essentially establish the rules for development and identify the enabling and concurrent projects that must be coordinated with building projects. Proposals that depart significantly from the precinct plans will be subject to a formal “variance” review process and must demonstrate they achieve the principles, objectives and general intent of Part I of the campus master plan.

### 3.1

## The purpose of the precinct plans

The precinct plans are an important component of the campus master plan. Their purpose is two-fold: first, to further describe the role, use and form of specific places on campus at a scale at which more detailed recommendations can be best illustrated and understood; and second, to describe these places holistically, addressing building form, views, circulation, servicing and parking and other aspects of the physical environment.

While encompassing the entirety of main campus, the guidelines of the precinct plans focus on areas of change. Although the campus master plan’s landscape design guidelines are contained in the previous section, the important relationships between open space and built-form are also addressed in the precinct plans to ensure that all elements are considered in an integrated manner.

### 3.2

## How the precinct plans are organized

The campus master plan divides the Main Campus into eight precincts. Within each precinct reference is made to distinct places referred to in the campus master plan.

- **Core Campus Precinct** is the area between the Gorges, east of West Avenue, west of Caldwell Road and north of Dryden Road. Core Campus is perceived to have two parts—Central Campus and East Campus—terms also used in the campus master plan. The Alumni Fields generally mark the boundary between the two.
- **North Campus Precinct** includes the areas of Main Campus north of Fall Creek.
- **West Campus Precinct** includes the areas of Main Campus generally west of West Avenue.
- **South Campus Precinct** includes the areas of Main Campus south of Cascadilla Creek. These include the Humphreys-Maple Avenue Complex, Maplewood Park, the East Hill Plaza areas, the existing research and agricultural support services fields, and the athletic fields on Game Farm Road.
- **Countryside Campus Precinct** includes the areas east of Core Campus, within the Fall Creek Valley and south to Cascadilla Creek. These include Dilmun Hill, the Orchards, the Palm Road Complex, the research fields on both sides of Dryden Road, the Game Farm Road Complex, and McGowan Woods. Excluding the fields north of Dryden Road, these areas comprised the area formerly known as Precinct 7.

- **Southeast Campus Precinct** includes the area south of Ellis Hollow Road, east of Pine Tree Road and generally north of Snyder Hill Road.
- **Northeast Campus Precinct** includes the golf course and rural teaching and research areas north of Fall Creek, generally west of Freese Road and south of Hanshaw Road.
- An eighth precinct, the **Collegetown Precinct**, has also been included. Although most of the land in this precinct is not owned by the university, it has always been integral to the campus and contains a number of Cornell facilities.

Four of the precincts – Core, North, South and the Countryside – are further divided into zones. The other five precincts – North Campus, West Campus, Collegetown, Northeast Campus and Southeast Campus – each form a single zone.

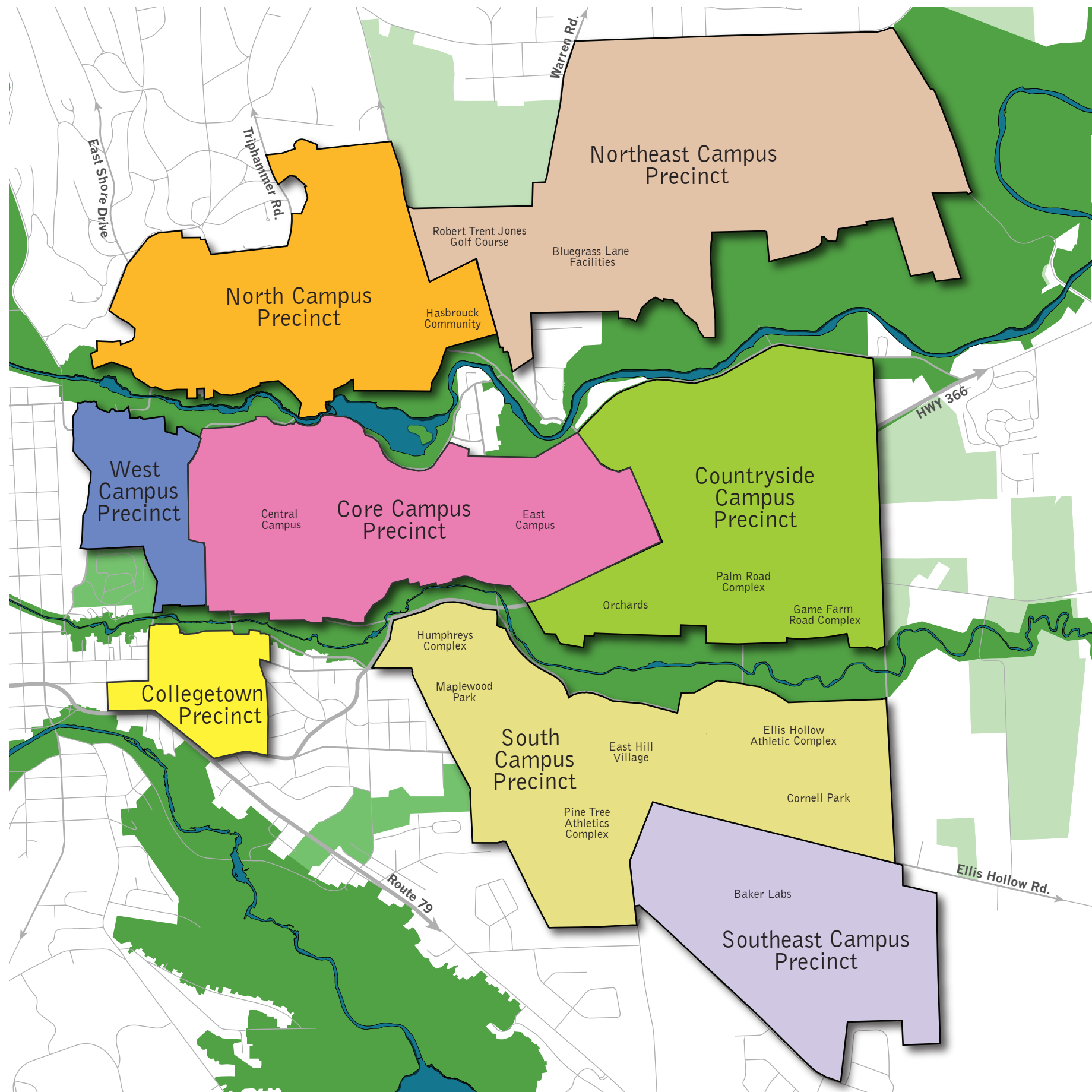


fig 04 - Campus precincts

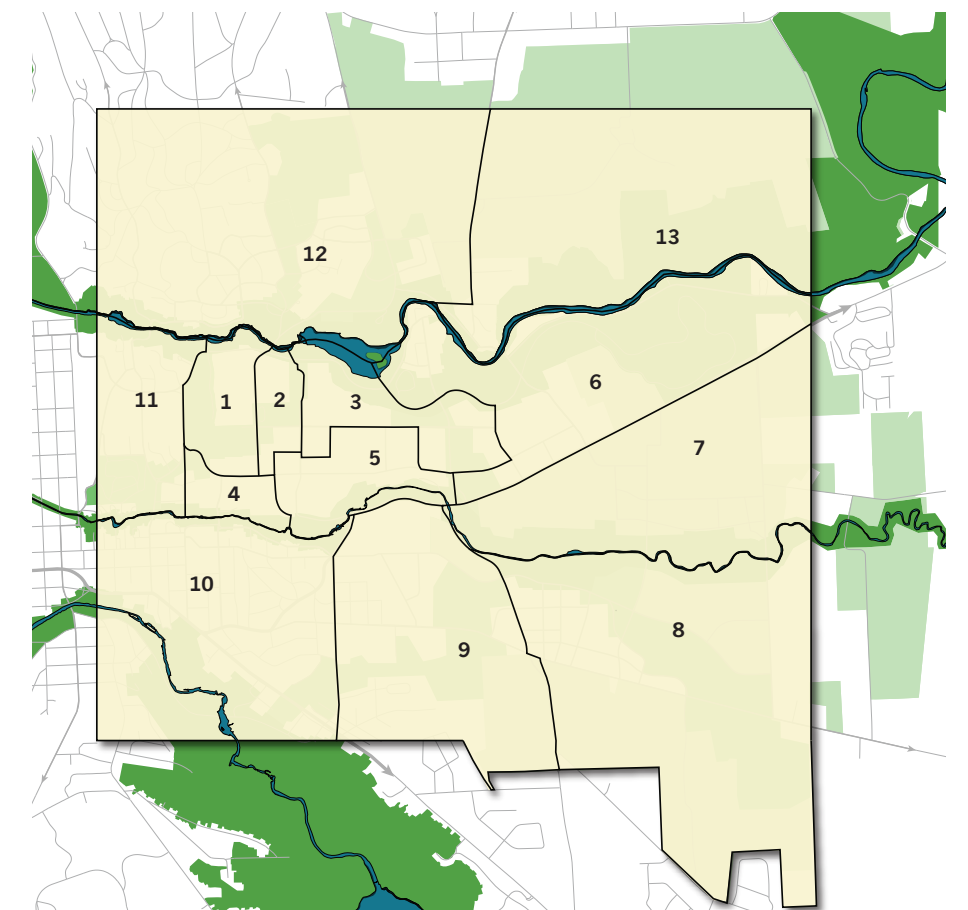
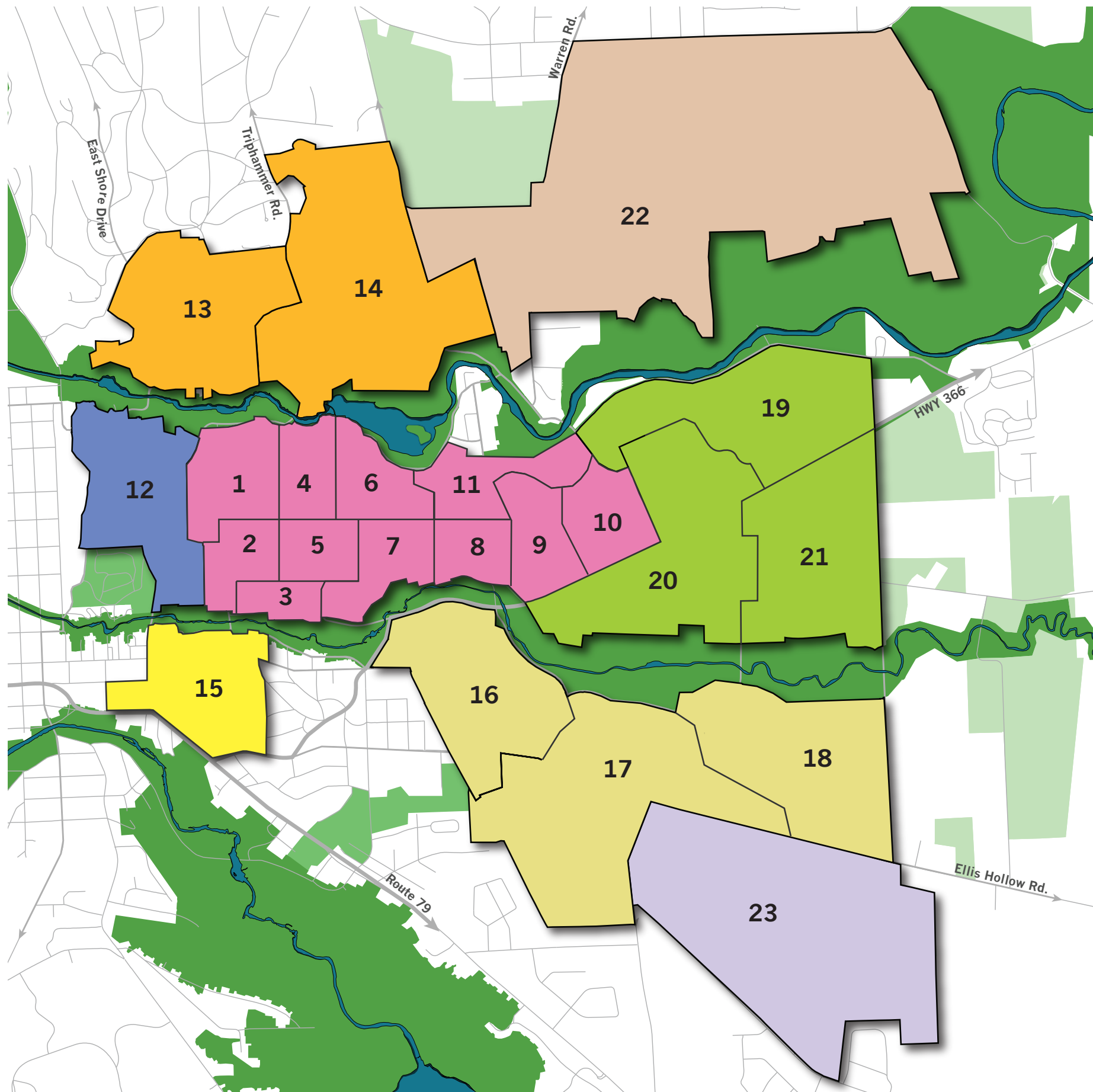


fig 05 - 1992 Campus precinct boundaries. The campus master plan, and the precinct plans it contains, supersedes the Strategic Framework for Campus Precinct Development document of 1992. The precinct boundaries and numbering from that document are shown above.





- Core Campus Precinct**
  - Zone 01 Arts Quad
  - Zone 02 West Center
  - Zone 03 Hoy Green
  - Zone 04 Bailey Plaza
  - Zone 05 Garden Avenue
  - Zone 06 Ag Quad
  - Zone 07 Alumni Quad
  - Zone 08 East Center
  - Zone 09 Judd Falls
  - Zone 10 Vet Quad
  - Zone 11 Gardens
  
- West Campus Precinct (Zone 12)**
  
- North Campus Precinct**
  - Zone 13 Cornell Heights
  - Zone 14 North Campus
  
- Collegetown Precinct (Zone 15)**
  
- South Campus Precinct**
  - Zone 16 Maplewood
  - Zone 17 East Hill Village
  - Zone 18 Cornell Park
  
- Countryside Campus Precinct**
  - Zone 19 Arboretum
  - Zone 20 Orchards
  - Zone 21 McGowan
  
- Northeast Campus Precinct (Zone 22)**
  
- Southeast Campus Precinct (Zone 23)**

fig 06 - Campus zones

### 3.3


## How to read the zone diagrams


For each of the zones identified in the precinct plans, the following information is provided: (1) Overview, (2) General Guidelines, (3) Parking and Servicing and (4) Parcel Development and Key Initiatives, including a Development Parameters Table. These four subsections are further described below.


The **Overview** outlines the overall role and organization of each zone and identifies the key defining characteristics and quality of place to be retained or achieved. With perspectives and cross-sections, this sub-section illustrates the “concept” or “vision” for the zone and includes recommended options.


The **General Guidelines** sub-section describes and illustrates the inter-relationship of proposed landscape and circulation initiatives to building development within the zone. It provides guidance on a number of basic but important matters, like the location of front doors and servicing areas. It also addresses how a building should respond to its context: What are the key views? How should lobbies or interior public spaces reinforce pedestrian routes? Part I of the campus master plan identifies existing buildings that, due to their historic significance, distinguished character or programmatic efficacy, or the high investment they represent, should be maintained. This sub-section summarizes the recommendations, networks and systems of the Part I plan and illustrates how these networks overlap and reinforce each other in as specific place. Where relevant, cross-references to the Part I plan are made.


#### The General Guidelines drawing identifies the following:

 **Existing Buildings** - This is a building that is assumed to remain in place for the planning horizon of the campus master plan. Unless specifically illustrated, no building additions are permitted, either above or below grade. Existing buildings may also be designated Historic, with Architectural Merit or as part of a Historic District.


 **Historic Districts** - These are places that have been identified as having significant historic value and are listed under national or local register. Both buildings and landscapes within these zones are to be maintained or restored as a unified ensemble in a manner that reflects their designation. New building development is not permitted and landscape restoration must be consistent with the historic designation. Adjacent new development and landscape modifications should not compromise the presence, image or aesthetic integrity of these districts. For further detail regarding development control, see the specific historic designation for each place.

 **Historic Buildings** - These buildings have been officially designated as protected under national or local register. No building additions are permitted, either above or below grade. Any building modification is subject to control as per the building’s designation. Adjacent new development and landscape modifications should not compromise the presence, image or aesthetic integrity of these buildings.


 **Buildings with Architectural Merit** - These are buildings of significance due to their age, history and/or aesthetic quality in the general opinion of the university community. Although this designation has no official status, preservation and restoration of these buildings should be actively pursued. Adjacent new development and landscape modifications should not compromise the presence, image or aesthetic integrity of these buildings.


 **Buildings/Planning Currently in Progress** - These are development projects that had received preliminary development approval at the time the precinct plans were drafted. Some design development and modification of the concepts illustrated may occur. These modifications should be consistent with the intentions, guidelines and recommendations in Parts I and II of the campus master plan.


----- **Unique Natural Areas** - These areas are protected portions of the open space network. No development is permitted within them, including buildings or parking lots. Street and pathway crossings through them are discouraged and should be minimized. Where possible, a 100-foot buffer zone should be maintained around natural areas, where development is minimized and naturalization of the landscape promoted.


 **Potential Building Footprint: Program/Public** - This is a general illustration of the location and configuration of potential new building footprints. It portrays the scale and orientation of development which is possible or desirable within the development parcel, but is not prescriptive and is open to interpretation. The yellow “public” portion of the footprint generally indicates where active and shared uses at ground level are encouraged. Integration of these active uses with surrounding circulation, primary entrances, landscapes and other development is also encouraged, particularly when occurring within the same development parcel.


▼ **Primary Entrances** - This is an illustration of the general locations for primary building entrances. It illustrates the objective of orienting “front doors” to higher order places, streets and circulation, but is not prescriptive and is open to interpretation. The location of primary entrances should reinforce patterns of active use. Primary entrance locations also suggest building addresses, or where front facades may face.


 **Campus Circulator Loops with Stops** - The campus circulator is a transportation initiative that is fully explained in Section 4.31 of Part I of the campus master plan. The proposed circulator routes are illustrated here so that planning and design of development, land uses and landscapes may be coordinated with this initiative. The specific location of circulator stops is open to further refinement and design, but stop locations should be consistent with the general pattern and frequency illustrated here. In Core Campus, all buildings should be a 3-5 minute walk from a circulator stop.


 **Campus Circulator Hubs** - These are campus circulator stops that are also potential transfer points between different circulator routes and between the circulator and regional transit.


 **Transit Supportive Nodes** - This is the area within 80 feet of a campus circulator stop. Pedestrian routes and landscaping within this node should accommodate higher volume pedestrian movement to and from the campus circulator stops. These nodes should contain amenities such as benches, trash receptacles, lighting, wayfinding signage, etc. If a portion of a development parcel or existing building footprint falls within the node, consideration should be given to providing further amenities such as cold weather waiting areas, food kiosks and coffee shops within the building. Building entrances should be oriented towards transit supportive nodes where possible.


 **Potential Information Kiosks** - Locations for self-serve kiosks where visitors can view and pick up a campus map, obtain general information about the campus and get a parking permit.

 **Major Gateways** - Important thresholds between the Cornell campus and its surroundings, as defined in Section 2.7 of Part II of the campus master plan.

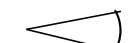
 **Pedestrian Gateways** - A threshold within the pedestrian circulation network that does not contain vehicular traffic. These places accommodate high volumes of pedestrian and cyclist traffic, and their context requires specific attention to support these networks. These places may also be considered for additional wayfinding signage.

 **Primary Bicycling Routes** - This is the network of on-street bike lanes, shared traffic lanes and off-road paths that should be identified with common, prominent signage. See Section 4.29 in Part I of the campus master plan for further detail.

 **Primary Pedestrian Routes** - These include walks, streets, trails and significant pathways, and other connections. While the design of pedestrian routes can and will vary greatly, their alignment should generally conform to the network illustrated. These routes can pass through the public lobby, atrium or other interior public space of a building. Where this occurs, they will dictate building entrances.

 **Secondary Pedestrian Routes** - These include pedestrian connections and paths intended to augment the Primary Pedestrian Routes and ensure a fine-grained network of paths is achieved across the campus. The location of future secondary routes may vary from the network illustrated, but the general number and frequency of pedestrian connections illustrated should be consistent.

 **Steep Terrain/Slope**

 **Important Views** - These views should be maintained and enhanced through the design of both buildings and landscapes.

The **Parking and Servicing** sub-section includes recommendations regarding parking, including locations for new parking structures and surface parking areas that should be removed in time. New strategies for servicing access are proposed in conjunction with new development. These strategies are illustrated at ground level and, where relevant, underground.

**At ground level, the following are identified:**

- **Storm Water Management Areas** - These are potential locations for surface or underground storm water retention facilities within a local storm water management system.
- **Parking and Service Routes** - These are routes that must accommodate service vehicles. These routes may be incorporated into streets, driveways, walks or other portions of the shared common realm. In many instances, these routes may need to be designed as pedestrian-oriented places that also can support intermittent service vehicle traffic.
- **On-Street Parking** - Provision for on-street parking should be considered in the areas indicated. Priority may be given to handicapped, VIP or short-term/drop-off parking.
- **Surface Parking** - These are general locations for parking lots and service courts and should be planned in conjunction with development initiatives. Their size and visual impact should be minimized.
- **Ground Level Service/Loading Areas** - These locations should be considered for the potential consolidation of loading and service uses. If these spaces are within or adjacent to the pedestrian realm, their design and landscaping should be of a quality consistent with the surrounding landscape.

As development on the campus intensifies, underground parking and servicing will become more necessary and desirable. Underground parking and servicing will help maintain the “walkable” nature of campus while providing the infrastructure for growth. The following elements illustrated represent the general location, configuration and quantum of parking possible. The specific organization of these elements will need to be refined in conjunction with development proposals.

**Underground, the following are identified:**

- **Below Grade Parking** - These are the locations for underground parking planned and constructed in conjunction with new buildings and landscapes above. The configuration of underground parking facilities and the locations for access ramps shown are conceptual will require further study.
- **Below Grade Service/Loading** - The development of underground parking facilities should also provide the opportunity for underground and shared service and loading areas.
- **Basement** - These are underground areas available for programming or building utilities.
- **Existing Major Campus Utility Corridor** - This is the location of major underground infrastructure, including steam, chilled water and/or sewers. Recommendations regarding the integration of these corridors with proposed development is highlighted in the Precinct Plans. See Sections 4.38 and 4.39 of Part I for recommendations regarding the overall utility network.
- **Future Major Campus Utility Corridor**


The Parking and Servicing sub-section also identifies facilities considered for strategic renewal, including buildings, parking areas and athletic facilities whose uses can be relocated to create opportunities for more intense development, rationalized circulation and/or landscape enhancements.


- **Building Demolition**
- **Parking Lot Removal**
- **Athletic Field Removal**


The **Parcel Development and Key Initiatives** sub-section defines the appropriate location and form of buildings and the uses they may or should contain. It covers a range of development parameters for each identified parcel, including lot coverage, build-to lines and key frontages. This section also relates development to important initiatives under the categories of landscape, transportation, athletics and utilities. While the recommendations of the previous sub-sections are somewhat open to interpretation, the recommendations of this sub-section are prescriptive.


The **Parcel Development and Key Initiative** drawing illustrates the following:

 **Development Parcel** - These are the sites where new building development may be located. These sites may contain one or more buildings as well as related landscaping, courtyards, walkways, and service and loading areas. Since many of the large parcels will be developed in phases, an overall phasing and development plan must be created for the entire parcel as part of the site planning and design development of any portion of a development parcel. These parcel plans will facilitate future development of the parcel and ensure larger circulation and servicing patterns are addressed. Further guidelines regarding the location and configuration of buildings within the development parcel are outlined below under Building Frontage Lines. Lot coverage is indicated in the Development Parameters Matrix for each zone. Phase one development must not be located and configured in such a way as to preclude the ultimate build-out of the development parcel to at least the minimum GSF indicated in the Development Parameters Matrix.

 **Development Parcel (countryside)** - These are the sites where new building development may be located within the countryside. These sites may contain one or more buildings as well as related landscaping, service and loading areas. Since many of these parcels may be developed in phases, an overall phasing and development plan should be created for the entire parcel as part of the site planning and design development of any portion of a development parcel. Since these parcels are intended to be more rural in nature, ensuring minimum development capacities are met is not a requirement.

 **Building Frontage Line** - Buildings facades should be aligned with these edges of the Development Parcel. The intention is to create a consistent street wall or open space edge along the face of the parcel.

 **Landscape Initiative** - These are significant projects within the primary open space network that will need to be coordinated with building and infrastructure development some will be implemented all at once, while others will be phased. They are fully described in Section 2 of Part II of the campus master plan.

 **Development Parcel Alignment** - Parcel boundaries are to align and be located as indicated by these arrows.

 **Property not in Cornell Ownership**

 **Municipal Boundary**

A **Development Parameters Table** is included for each zone, summarizing the following information for each development parcel:

**Parcel Footprint** - This indicates the area of land in which a building can be developed, though the building may not occupy the entire footprint.

**Building Footprint** - This indicates area of the parcel that may be covered by a building or buildings, or the maximum floorplate size of a new building on sites intended for one building.

**Height** - This establishes a height range in both feet and stories for buildings within a development parcel. In some cases, it calls for new development to match the height of an existing, adjacent building.

**Potential Gross Floor Area (GSF)** - The GSF indicates the potential total floor area of a new building based on the height range and maximum building footprint.

**Permitted Uses** - This indicates the type of uses that are permitted on the development parcel. Uses that are required to be incorporated into a new building are indicated in bold.

**Enabling Projects** - This identifies other projects that must be completed prior to development of the parcel in question. The relocation of existing uses on the parcel would be a common example. See Section 5.5 of Part I for more information about Enabling Projects.

**Concurrent Projects** - This identifies other projects that must be carried out concurrently with development of the parcel in question. These are often landscape or infrastructure projects that support or complement new buildings. See Section 5.5 of Part I for more information about Concurrent Projects.



### 3.4

## Cross-references to Part I of the campus master plan

The precinct plans refer to the following Key Initiatives as described in Part I of the campus master plan. They vary in scale and cover a broad spectrum of needs and opportunities, but all play an important role in achieving the vision of the plan. These initiatives are referenced in the Parcel Development and Key Initiatives component of each zone plan.

#### Athletic Initiatives (University Projects)

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

#### Landscape Initiatives (University Projects)

(see section 2 of Part II for further descriptions)

- L01 Cascadilla Meadows restoration
- L02 Founders' Greenway landscape plan
- L03 Judd Falls Greenway landscape plan
- L04 Cornell Park
- L05 North Campus Greenway landscape plan

- L06 Ag Quad
- L07 Alumni Quad
- L08 East Center Green
- L09 Vet Quad
- L10 Hoy Green
- L11 East Hill Park
- L12 Tower Road reconstruction
- L13 Campus Road streetscape
- L14 Rice Drive
- L15 Mid-Campus Walk
- L16 East Avenue streetscape
- L17 Garden Avenue
- L18 Campus gateways

#### Access and Parking (University Projects)

- P01 Campus circulator
- P02 Structured parking

#### Road and Intersection Improvements

- P03 Hoy Road realignment
- P04 Campus Road straightening

- P05 University Avenue at West Avenue
- P06 West Avenue at Campus Road
- P07 Stewart Street at Campus Road
- P08 Stewart Street resurfacing
- P09 Cornell Avenue roadway improvements
- P10 Cradit Farm Road at Pleasant Grove Road
- P11 Triphammer Road realignment
- P12 A-lot Road
- P13 Cradit Farm Road redesign
- P14 Pine Tree Road at Dryden Road

#### Utility Corridor Improvements

- U01 Utility corridor improvements

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

- S01 Cornell Welcome Center
- S02 Graduate Student Center
- S03 University Club
- S04 Willard Straight Hall renovation/expansion
- S05 Day Hall redevelopment



