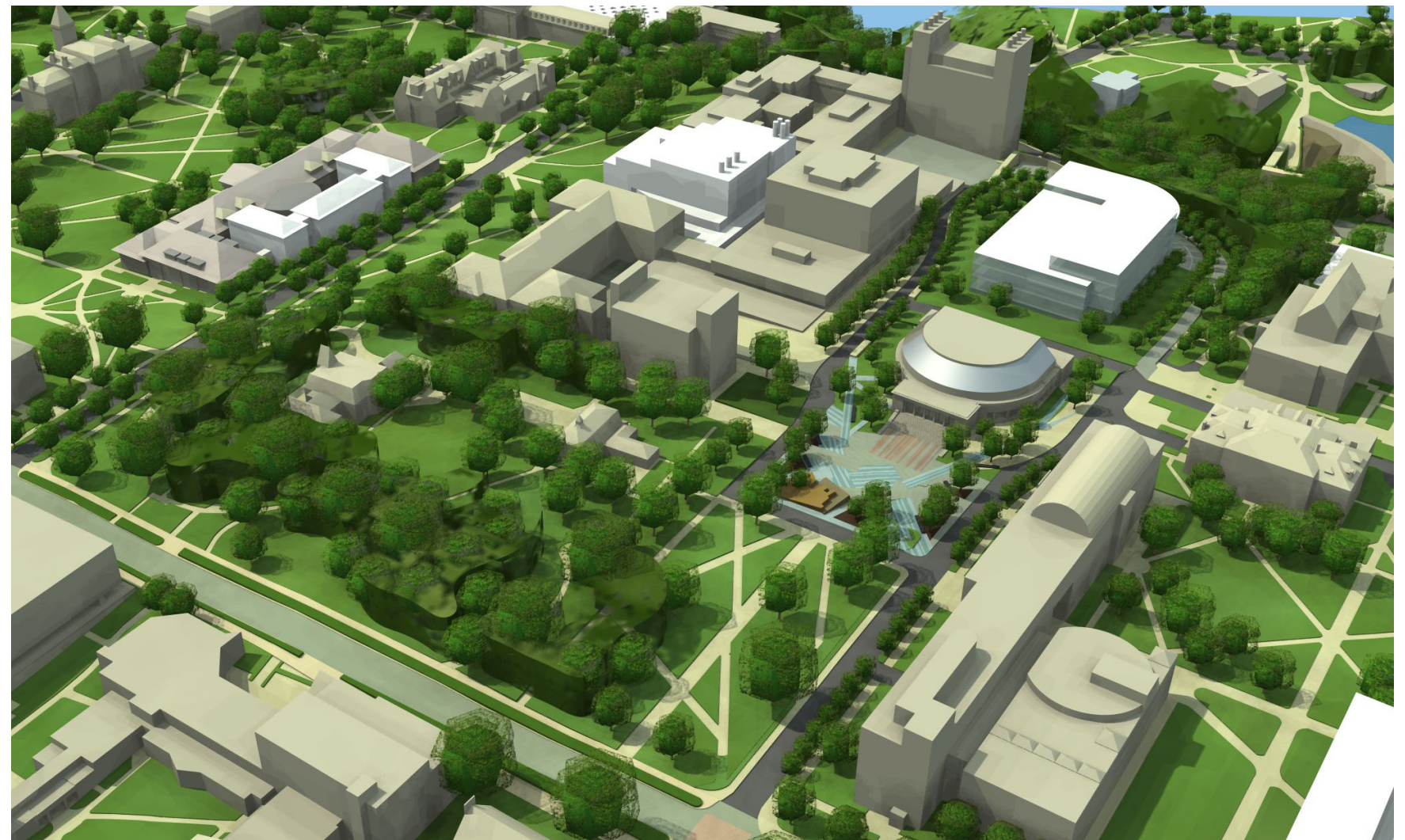
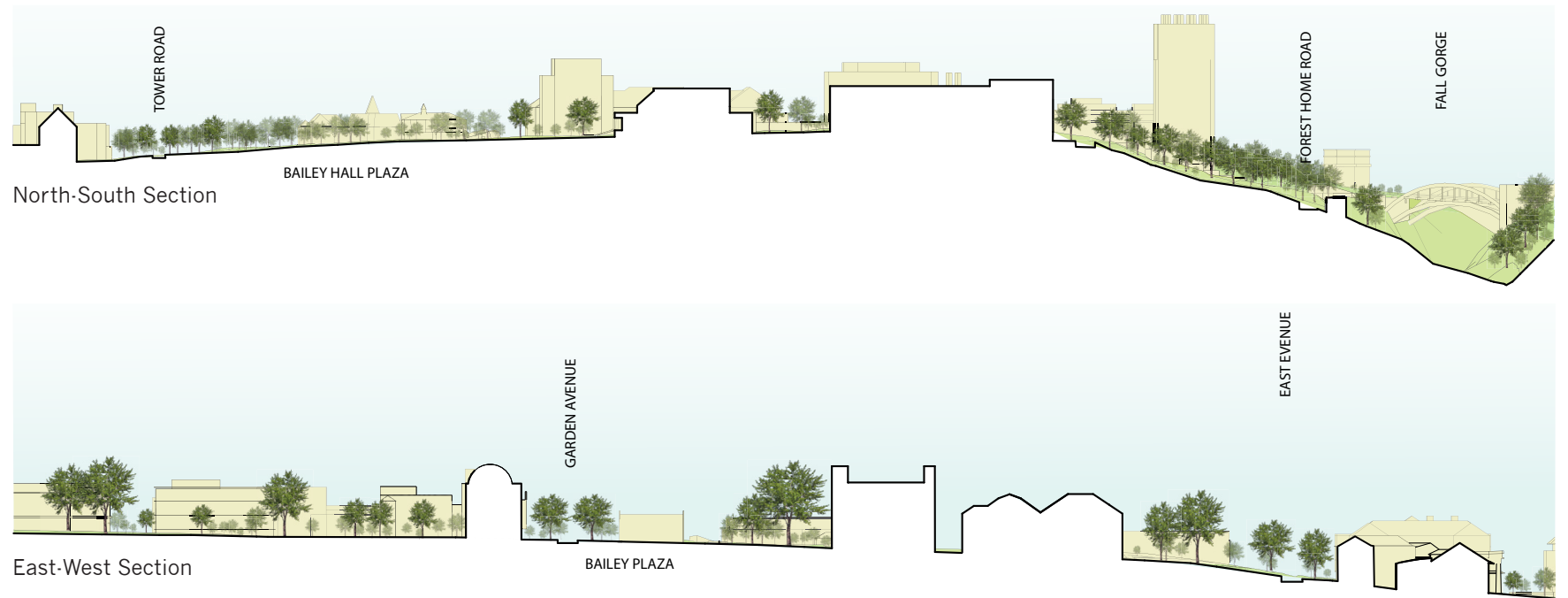
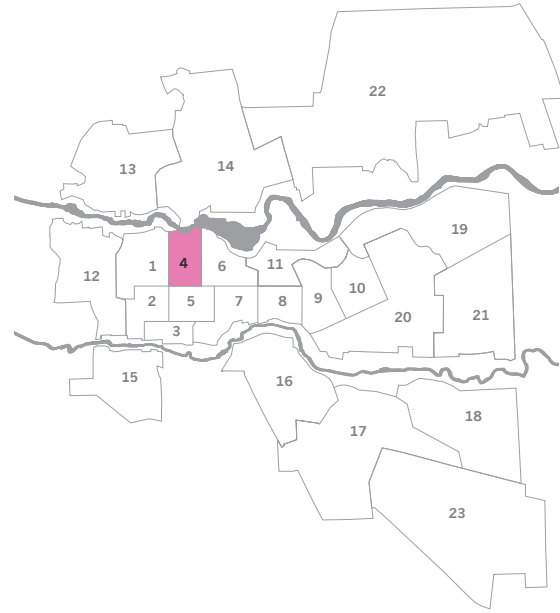


Core Campus Zone C04 Bailey Plaza

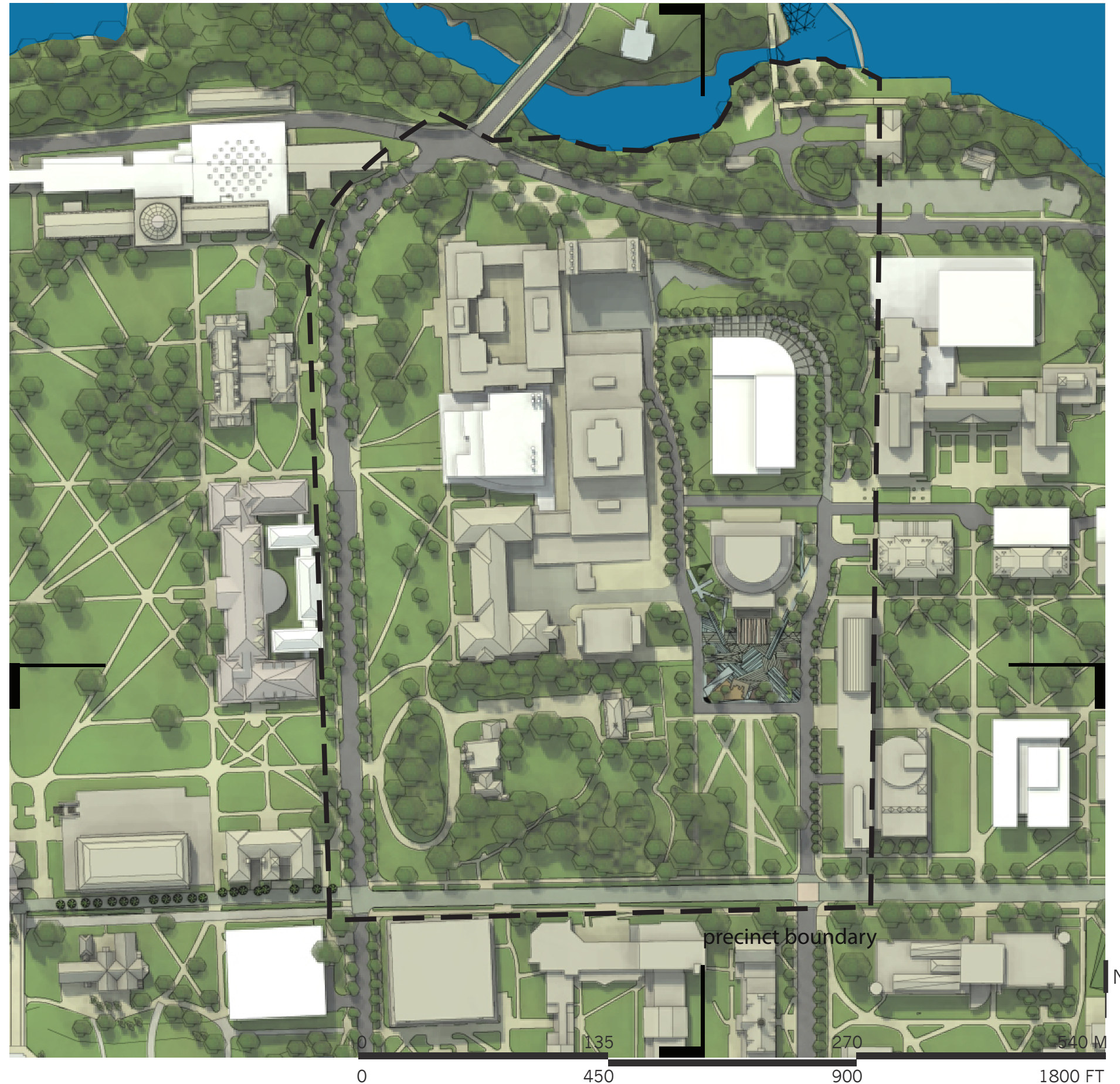


View of Bailey Plaza looking North



Zone C04 Overview

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

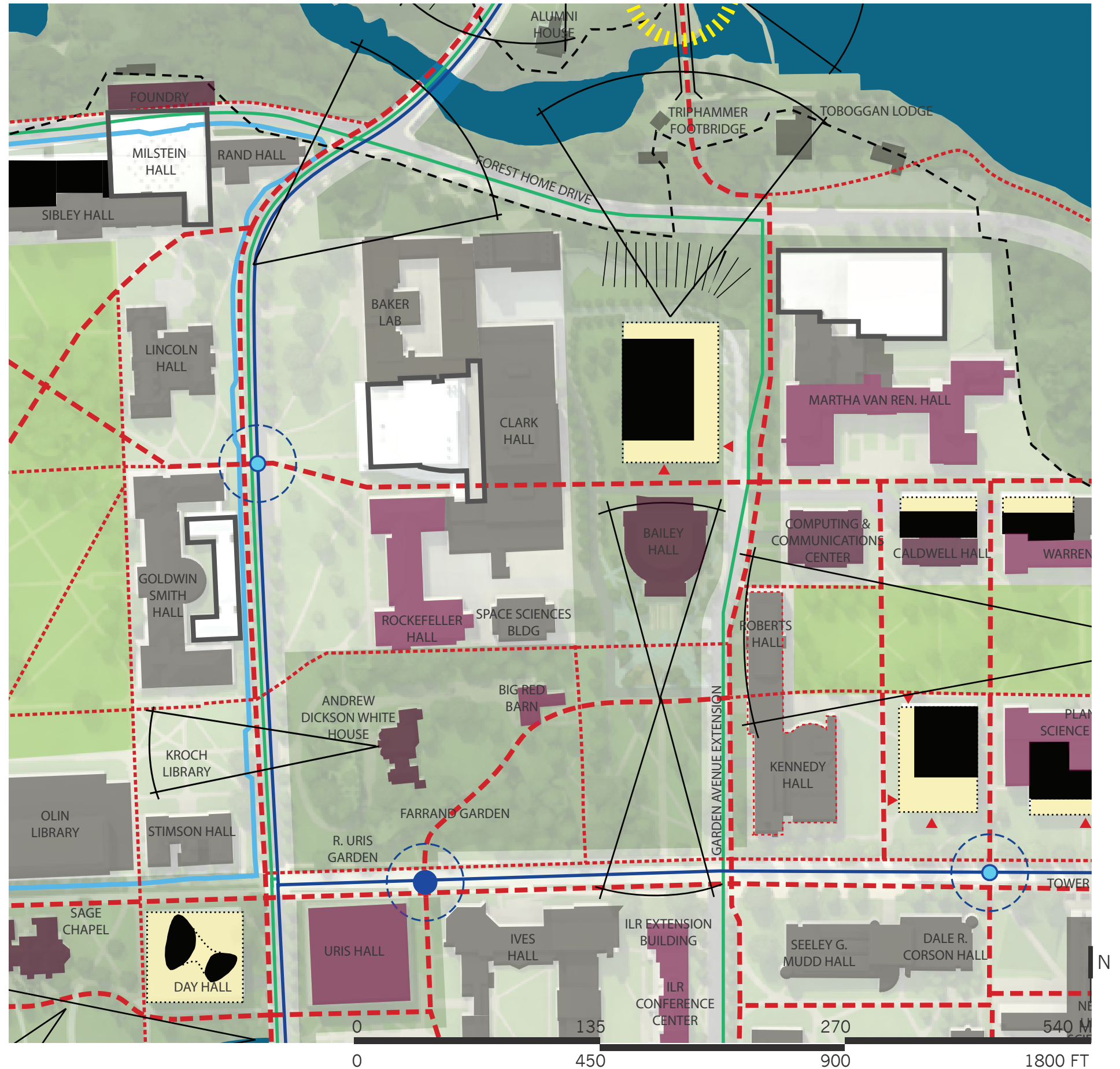


Zone Overview for Bailey Plaza

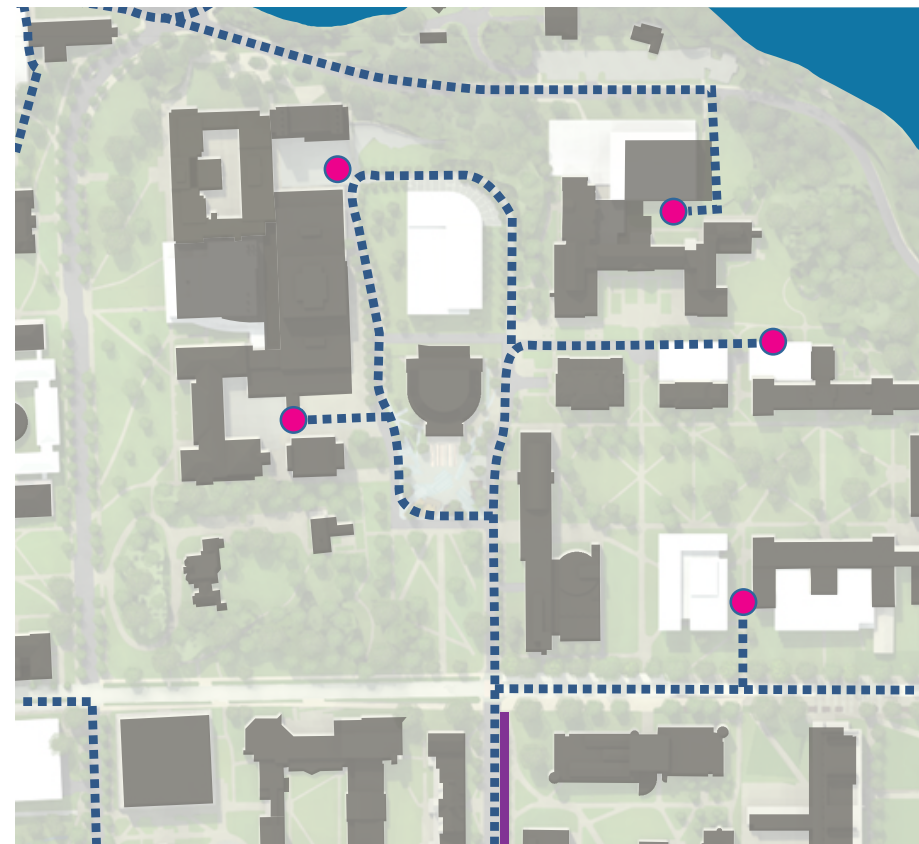
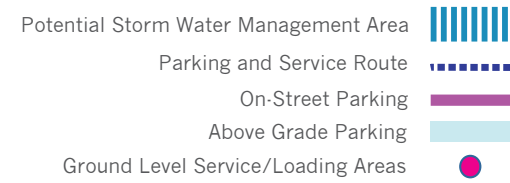
Existing Building		Transit Supportive Node	
Historic Districts (National and/or Local Register)		Potential Information Kiosks	
Historic Buildings		Gateway	
Buildings with Architectural Merit		Pedestrian Gateway	
Buildings/Planning Currently In Progress		Bike Route	
Unique Natural Area		Primary Pedestrian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

Zone C04 General Guidelines

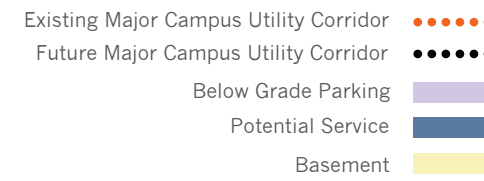
- Development in Zone C04 should seek to re-establish Bailey Hall as a major architectural focal point on the Core Campus. To that end, the historic long views of Bailey Hall from Tower Road and the Ag Quad should be restored in time.
- Removal of the aging buildings behind Bailey Hall would create a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



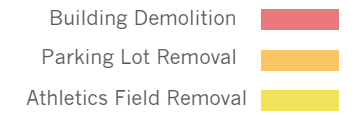
General Guidelines for Bailey Plaza Zone



Surface Parking and Servicing



Below Grade Parking, Servicing and Utilities



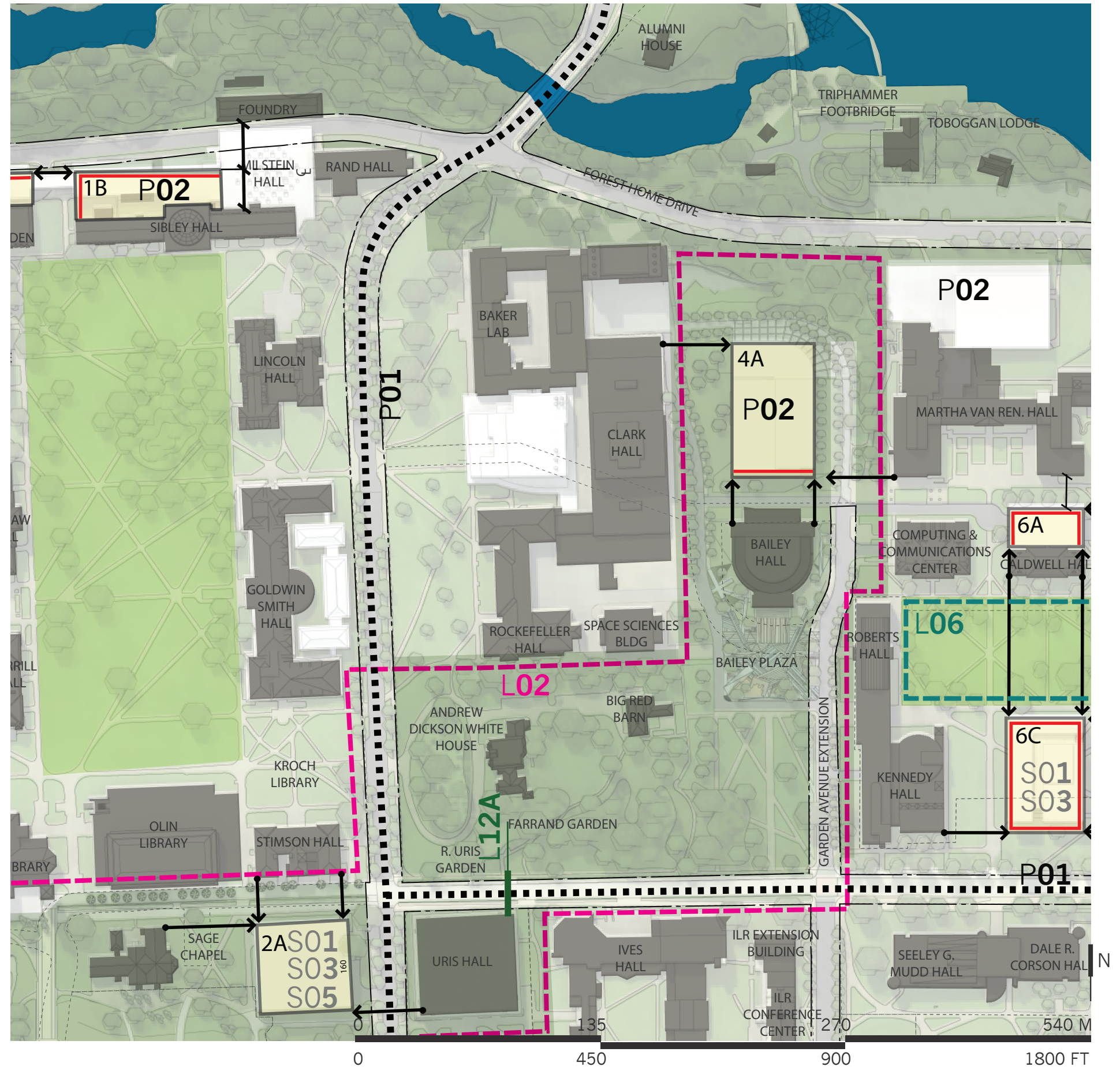
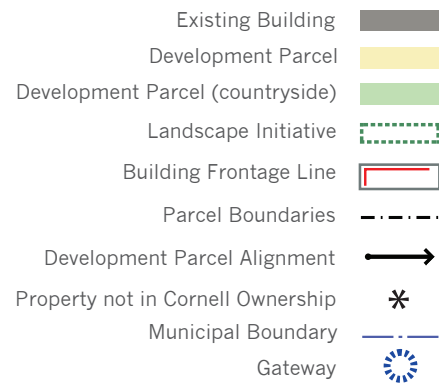
Strategic Renewal

Parking and Service Access

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

Zone C04 Parcel Development and Key Initiatives

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



Parcel Development and Key Initiatives for Bailey Plaza Zone

Corresponding Landscape Initiatives:

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

Corresponding Access and Parking (University Projects)

- P01 Campus Circulator
- P02 Structured parking

Parcel	Parcel Footprint (ft²)	Building Footprint (ft²) % Parcel Coverage	Height (range in stories)	Potential GSF (range in ft²)	Potential units per acre (residential)	Number of Units (residential)	Permitted Uses (required uses in bold)	Enabling Projects	Concurrent Projects
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Zone C04 – Bailey Plaza									
Parcel 4A	46,800	39,780 – 46,800 85% 100%	3 – 4 (42 – 64ft)	119,340 – 187,200			<ul style="list-style-type: none"> • Academic • Cultural • Active use at grade on south side of parcel • below-grade parking, loading and servicing 	<ul style="list-style-type: none"> • Remove Kinzelberg Hall, Savage Hall, Newman Lab and Newman Lab Annex, and temporarily or permanently relocate uses 	<ul style="list-style-type: none"> • Develop and implement Garden Avenue streetscape initiative • Establish loading/service connections to Clark, Olin and Bailey Hall • Develop and implement Founders’ Greenway Master Plan
Total	46,800	39,780 – 46,800		119,340 – 187,200					