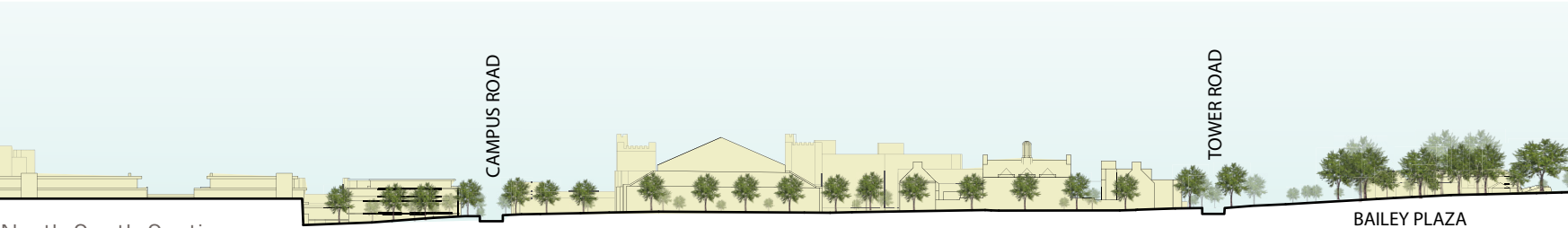


Core Campus
Zone C05 Garden Avenue



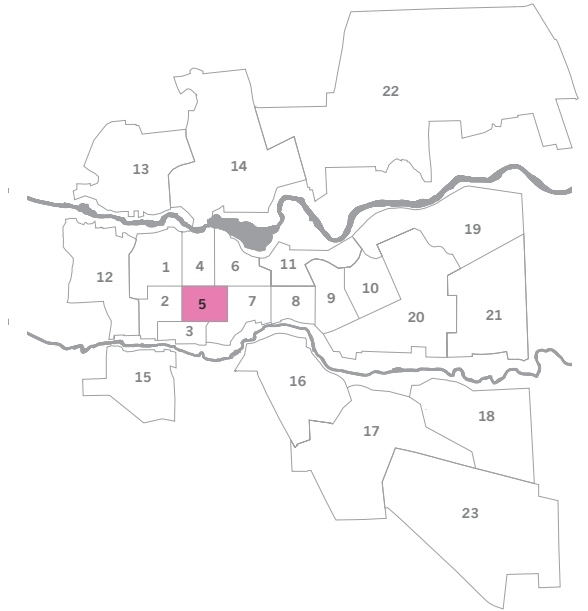
North-South Section



East-West Section

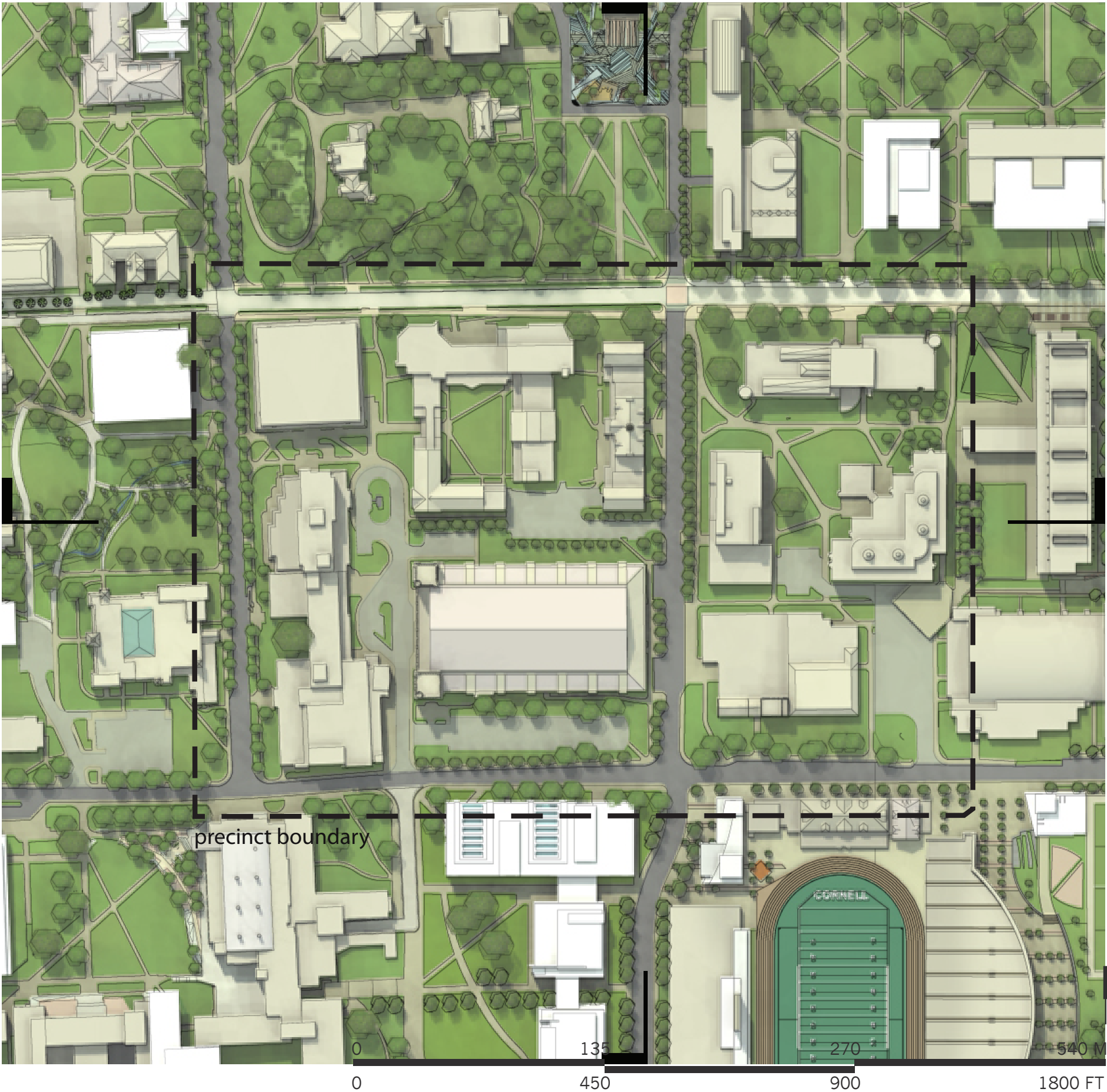


View of Garden Avenue looking east

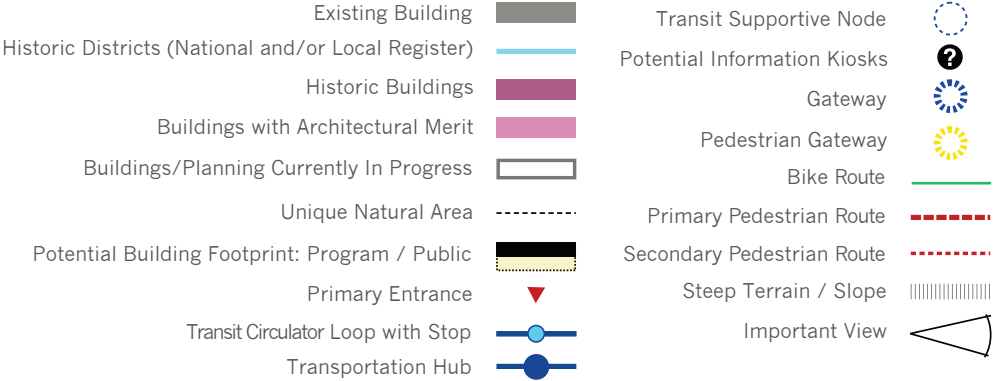


Zone C05 Overview

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



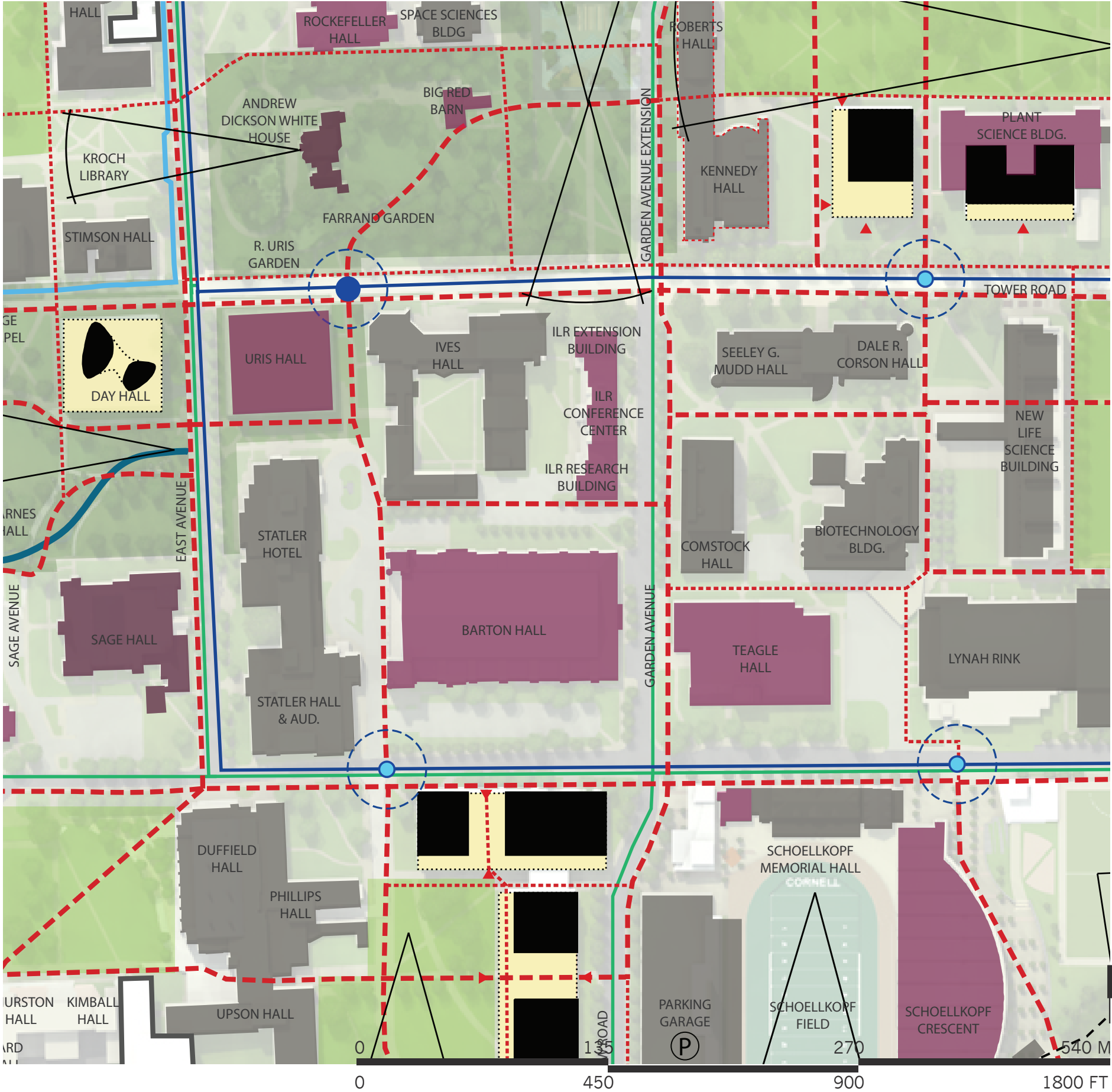
Zone Overview for Garden Ave.




Zone C05


General Guidelines


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





General Guidelines for Garden Avenue Zone


Potential Storm Water Management Area 


Parking and Service Route 


On-Street Parking 


Above Grade Parking 


Ground Level Service/Loading Areas 


Existing Major Campus Utility Corridor 


Future Major Campus Utility Corridor 


Below Grade Parking 

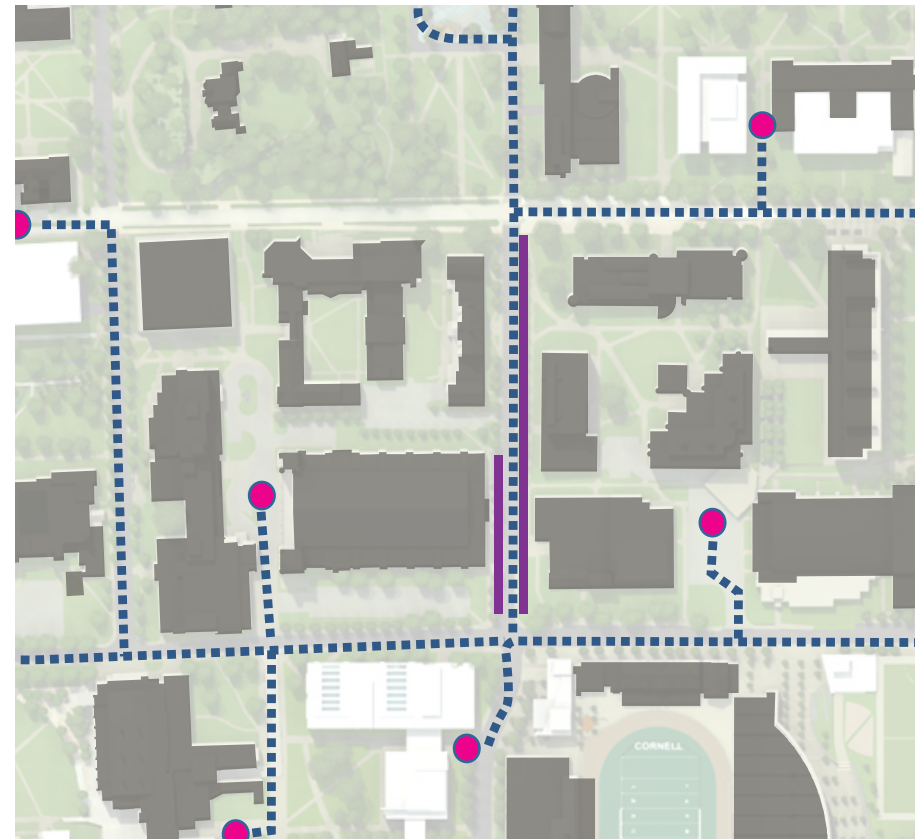
Potential Service 

Basement 

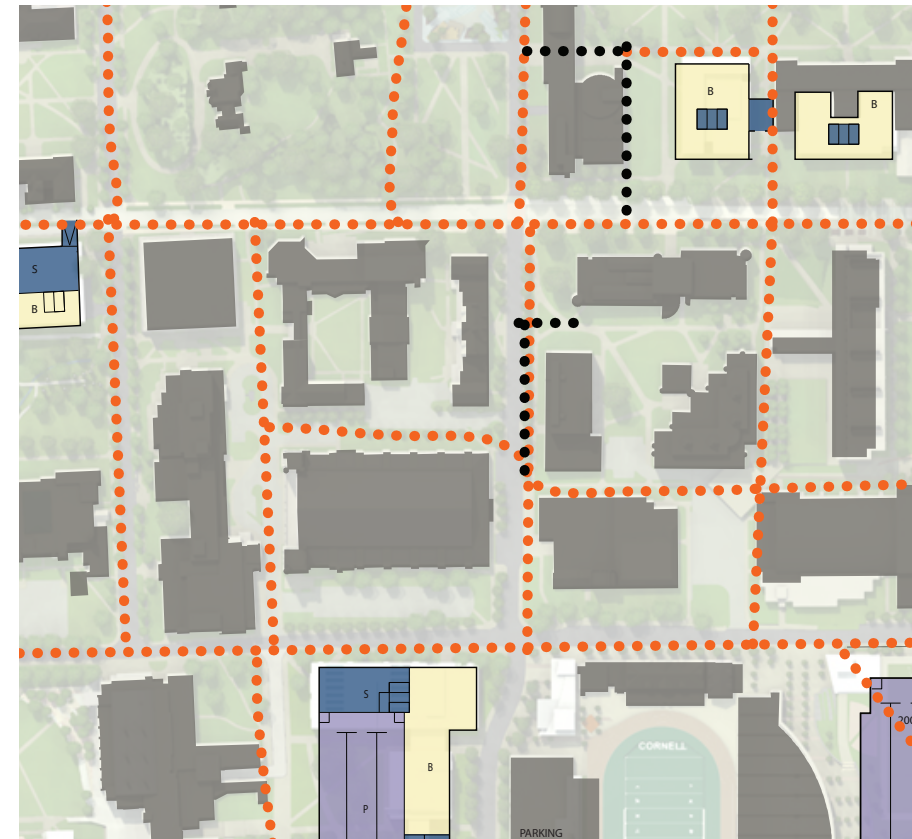
Building Demolition 

Parking Lot Removal 

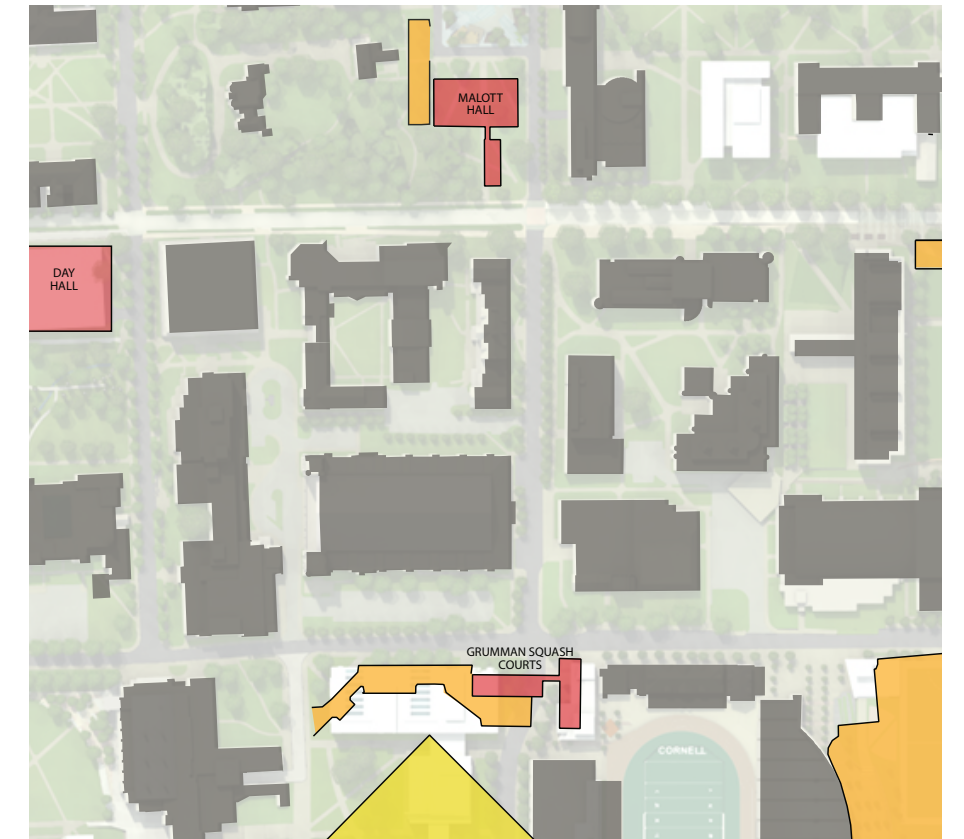
Athletics Field Removal 



Surface Parking and Servicing



Below Grade Parking, Servicing and Utilities



Strategic Renewal

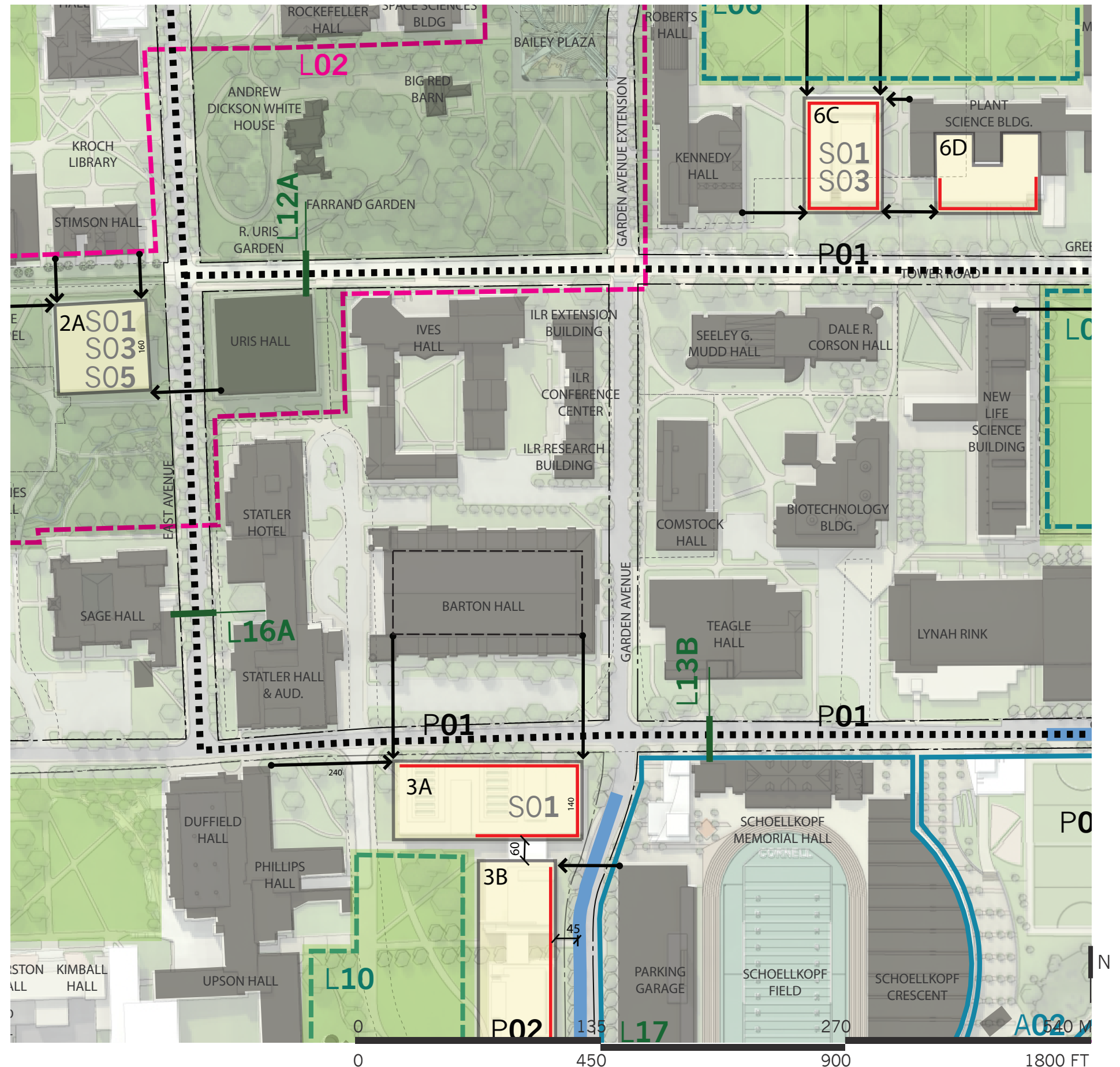
Parking and Service Access

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

Zone C05

Parcel Development and Key Initiatives

- Improvements to the Garden Avenue streetscape should be made in coordination with the extension of Garden Avenue in Zone 3 and an overall Garden Avenue Landscape Plan (L17). Stronger pedestrian connections should be established along the east side of the road where grade changes limit porosity. For example, a crosswalk and continuous path should extend from the east entrance of ILR straight across Garden Avenue to Weill Hall. The sidewalk along the east façade of Barton Hall should provide a soft buffer between pedestrians and parked/moving vehicles.
- The landscape surrounding Uris Hall and the courtyard between Uris and the Statler Hotel should reflect the qualities of Founders' Greenway (L02). This area acts as a heavily utilized pinch point in the greenway, situated between two major new open spaces.
- The southern boundary of this zone along Campus Road generally should be maintained as a continuous lawn with consistent landscaping, including a more consistent material palette and planting list (L13).
- This zone establishes a strong, building wall along the south edge of Tower Road, complementing the openness to the north. This condition properly reflects the undulating nature of the Tower Road landscape, but pedestrian conditions should be enhanced as much as possible to continue the planned pedestrian promenade further east.
- The portion of East Avenue that borders this zone has seen considerable increase in pedestrian traffic as the result of development intensification. Design modifications to the street need to be made, reflecting this evolving condition. Direction regarding this important landscape should be taken from the planned East Avenue streetscape initiative (L16).



Parcel Development and Key Initiatives for Bailey Plaza Zone

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

Corresponding Landscape Initiatives:

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

Corresponding Access and Parking (University Projects)

- P01 Campus circulator