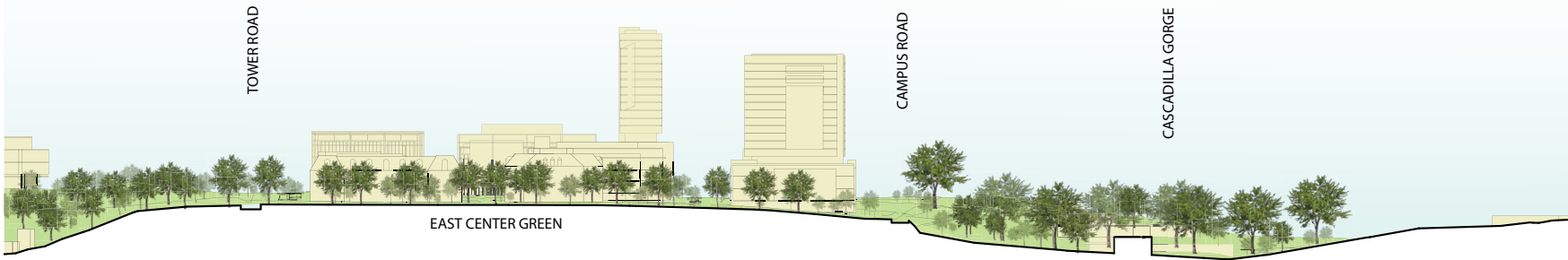
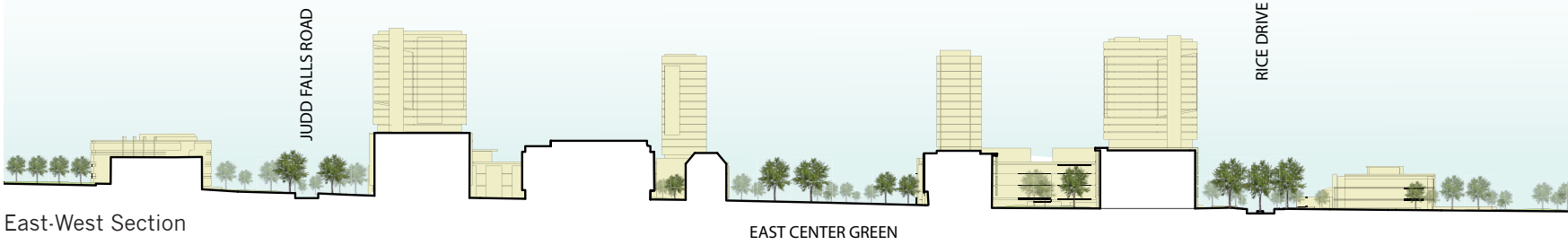


Core Campus Precinct Zone C08 East Center



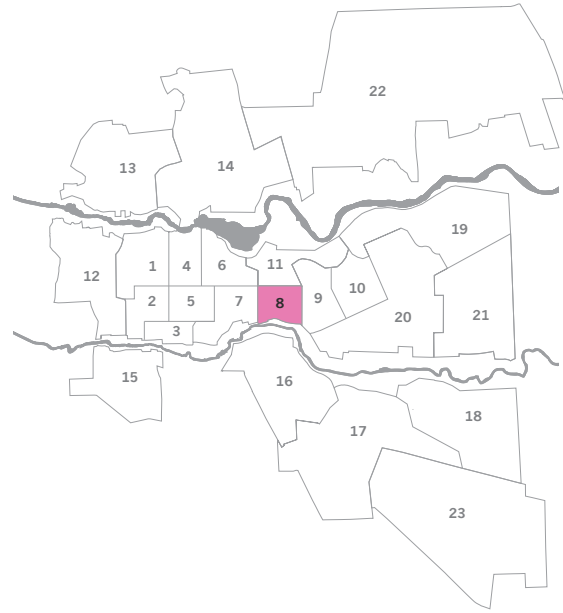
North-South Section



East-West Section



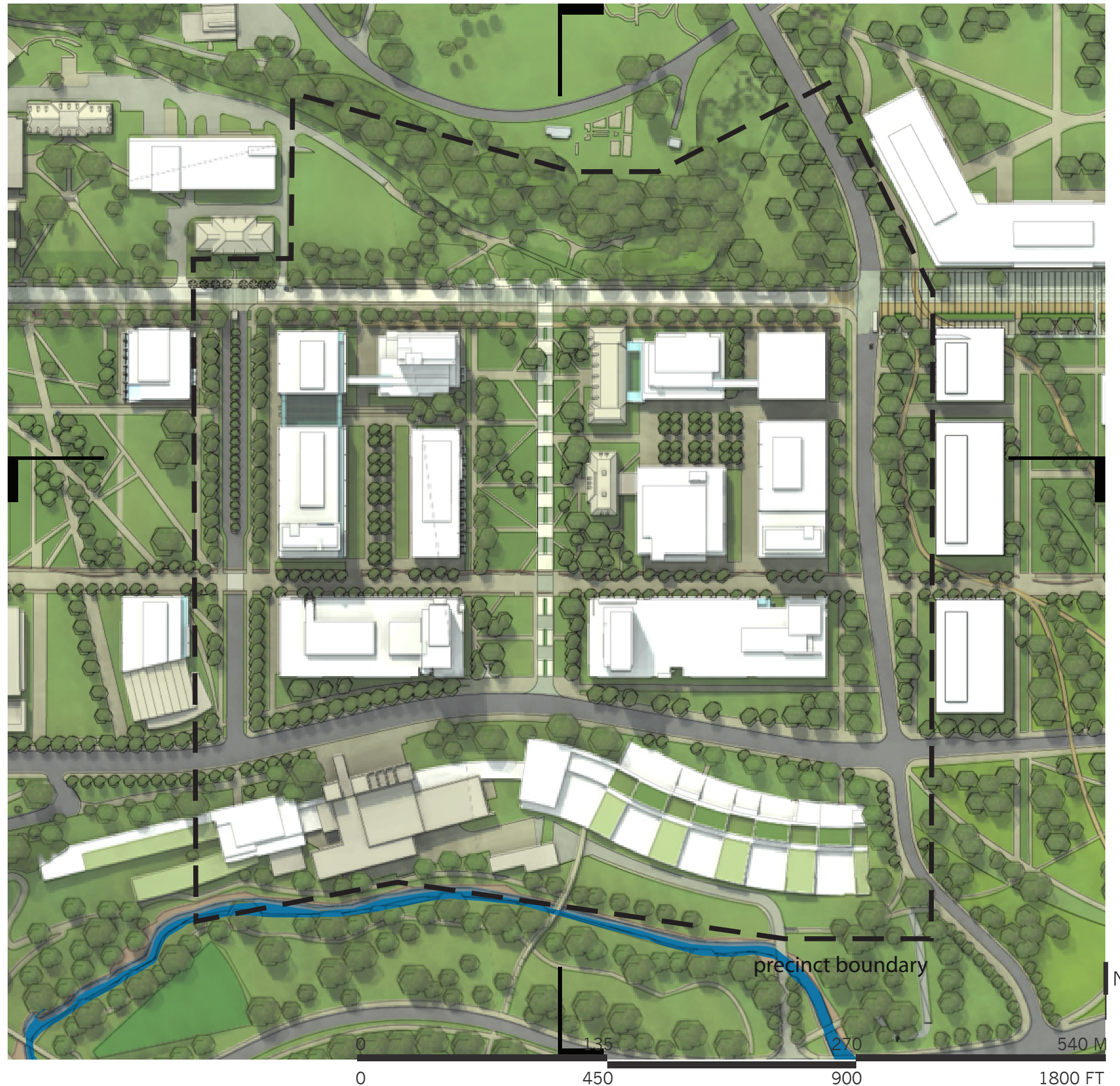
View of East Center looking north



Zone C08 Overview

Zone C08 embodies both physically and programmatically a new paradigm underscoring the unification of Central and East Campus. It is conceived of as a new 24-hour, mixed-use campus center, that promotes a social and academic lifestyle especially suitable for graduates, post-graduates and faculty. The suggested configuration of the ground floor spaces is intended to enhance the vitality and activity of academic and social life in this new center. Significant areas on the ground floor of buildings in this zone should be devoted to public space (e.g. cafes, restaurants, gallery space, lobbies and lounge space). Transparency of ground floor facades should be emphasized to maximize the awareness of activity and vitality, both interior and exterior, and to that end, especially along the main pedestrian paths. Development may also include up to four 8 to 10 story residential towers for graduate students, post docs and faculty that will contribute to a 24-hour presence and add to the vitality of this new center.

The primary organizing feature of East Center is a spacious north-south green, open to the natural landscape of the gorges. East Center Green will be flanked by gathering spaces that serve as front lawns to the adjacent buildings. To enhance the definition of this zone, the parcels around the perimeter create a continuity of frontage along surrounding roads and walks. The arrangement of parcels preserves the outdoor Mid-Campus Walk, though there is the possibility to bridge across the Walk at upper levels.

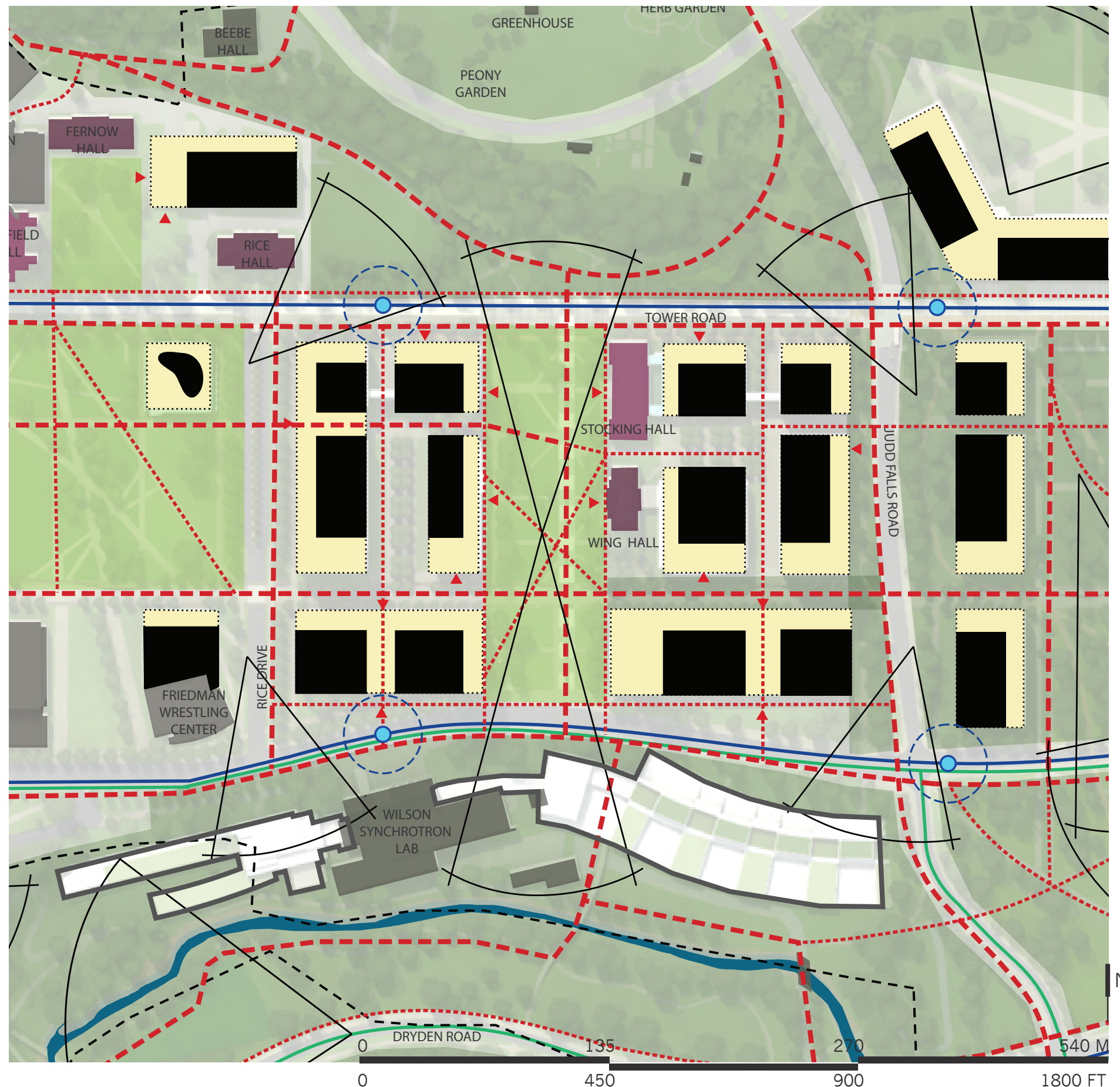


Zone Overview for East Center






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 C08 General Guidelines


- Four to five story perimeter buildings should define an exterior edge along Rice Drive, Campus Road, Tower Road and Judd Falls Road.
- East Center can accommodate slender mid-rise residential towers located above low, large footprint buildings containing academic or administrative uses. Supporting amenities for above-grade residential uses, such as dining, fitness and recreation facilities, should be provided in base buildings.
- Residential towers above base buildings should be set back a minimum of 25 feet from the edge of the base buildings to minimize their impact on adjacent open spaces.
- Parking should be located under new buildings south of the Mid-Campus Walk, with access off Campus Road.
- To the maximum extent possible, buildings should provide entrances from both directions of their long facades to maximize their porosity and to accommodate through-campus circulation that supplements Mid-Campus Walk and East Center Green (L15, L08). Entrances should be located along the long facades to draw pedestrians from Tower Road and Campus Road.
- Large classrooms, auditoriums, and public functions should be located proximate to Mid-Campus Walk to create a strong cluster of active uses. Landscape treatment of the Mid-Campus Walk can be varied and diverse, but should enhance the walk as an important pedestrian spine and key landscape initiative (L15).
- Ground floors should emphasize public functions such as assembly, retail, dining, and other social hubs and promote ease of access to the outdoors, with interior circulation, lobbies and public spaces oriented toward pedestrian walkways.

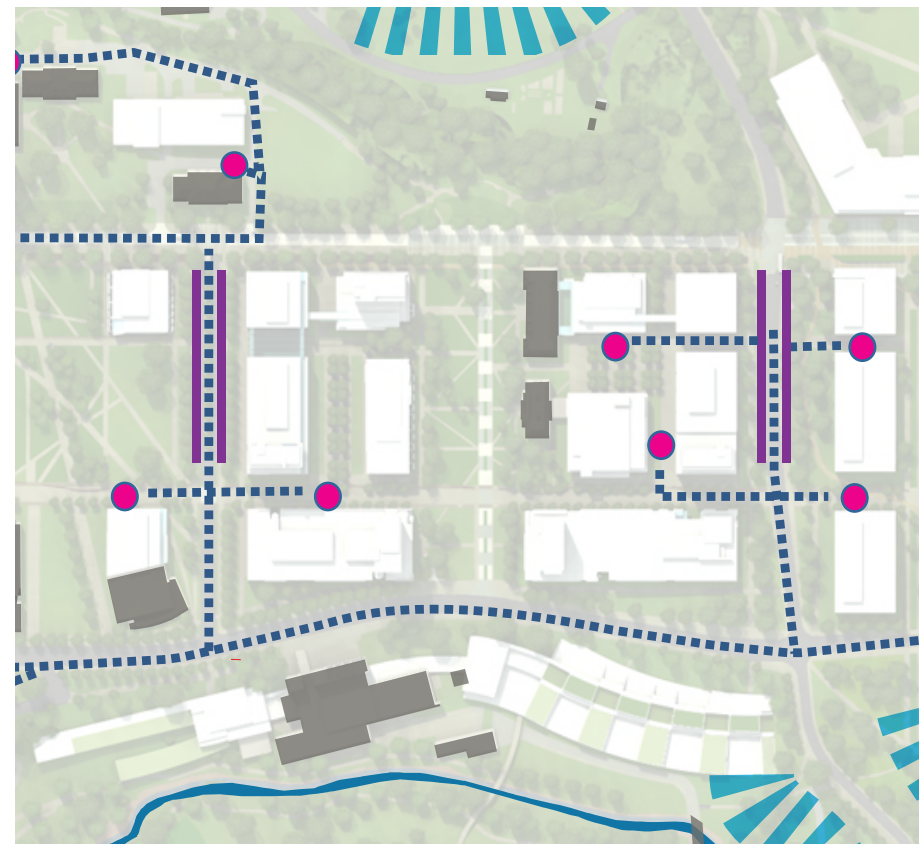


General Guidelines for East Center Zone

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

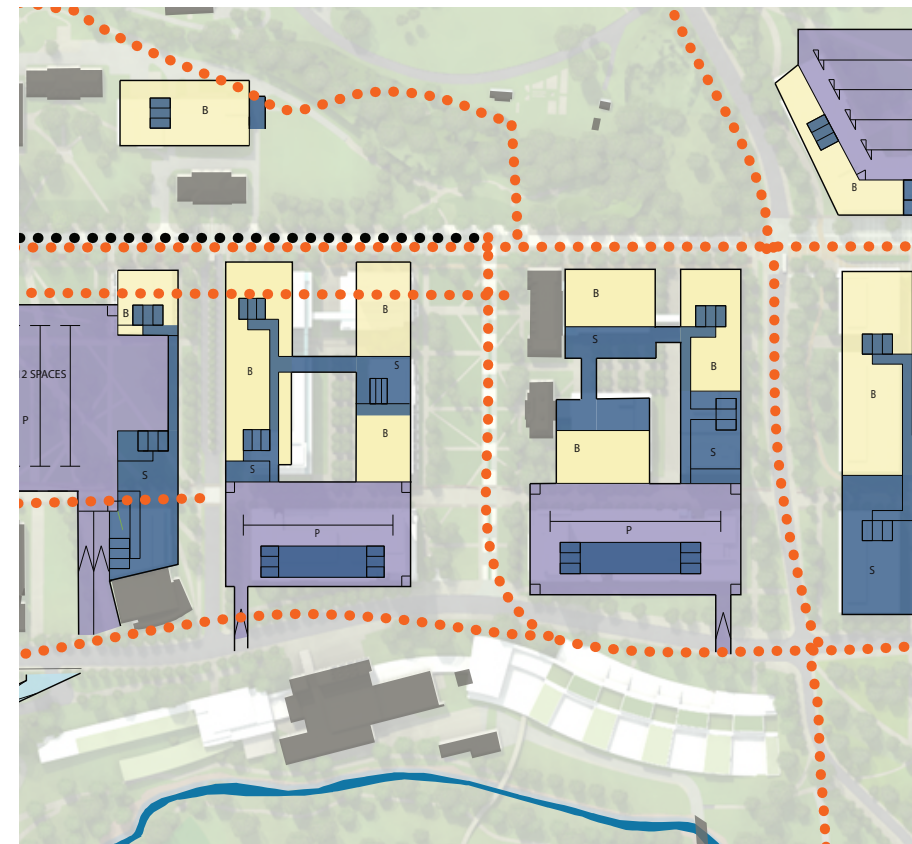
Existing Major Campus Utility Corridor 
 Future Major Campus Utility Corridor 
 Below Grade Parking 
 Potential Service 
 Basement 

Building Demolition 
 Parking Lot Removal 
 Athletics Field Removal 



Surface Parking and Servicing

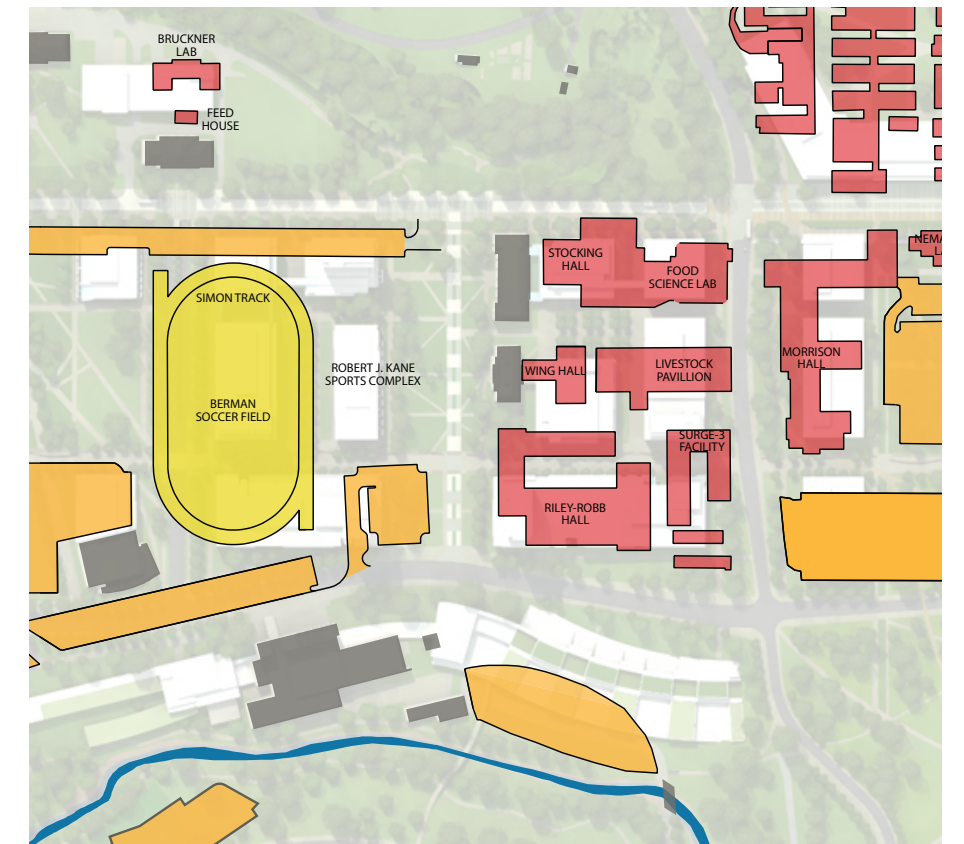
- Several existing buildings will need to be replaced and Berman Soccer Field and Simon Track will need to be relocated to accommodate Rice Drive and new development.
- In addition to being glazed, the ground floor walls may be set in from the building face above to create covered walkways for inclement times of the year and shade during the warmer months.



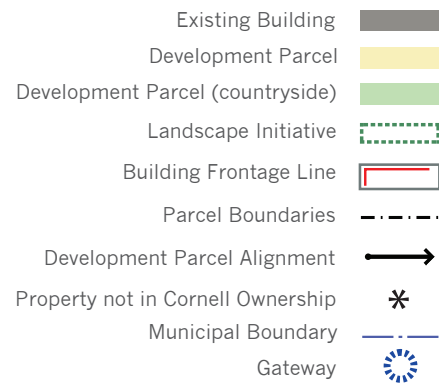
Below Grade Parking, Servicing and Utilities

Parking and Service

- The suggested parking and service access for this zone is part of a larger integrated campus system designed to control the presence of passenger and service vehicles on the campus. The majority of new parking is contained in below-grade structures accessed from Campus Road.
- Continuous service levels will connect the basement level of Parcels 8A and 8B and the basement level of Parcels 8B and 8D, providing centralized locations for loading and servicing. Accessed from Campus Road, two major parking facilities of approximately 170 cars each will provide parking for both the academic and residential functions above.
- In the evening hours, when the majority of the academic parking has dispersed, the below-grade facilities will provide parking for the potential evening activities envisioned in East Center.
- Provision of on-street parking should be considered on Rice Drive and Judd Falls Road.

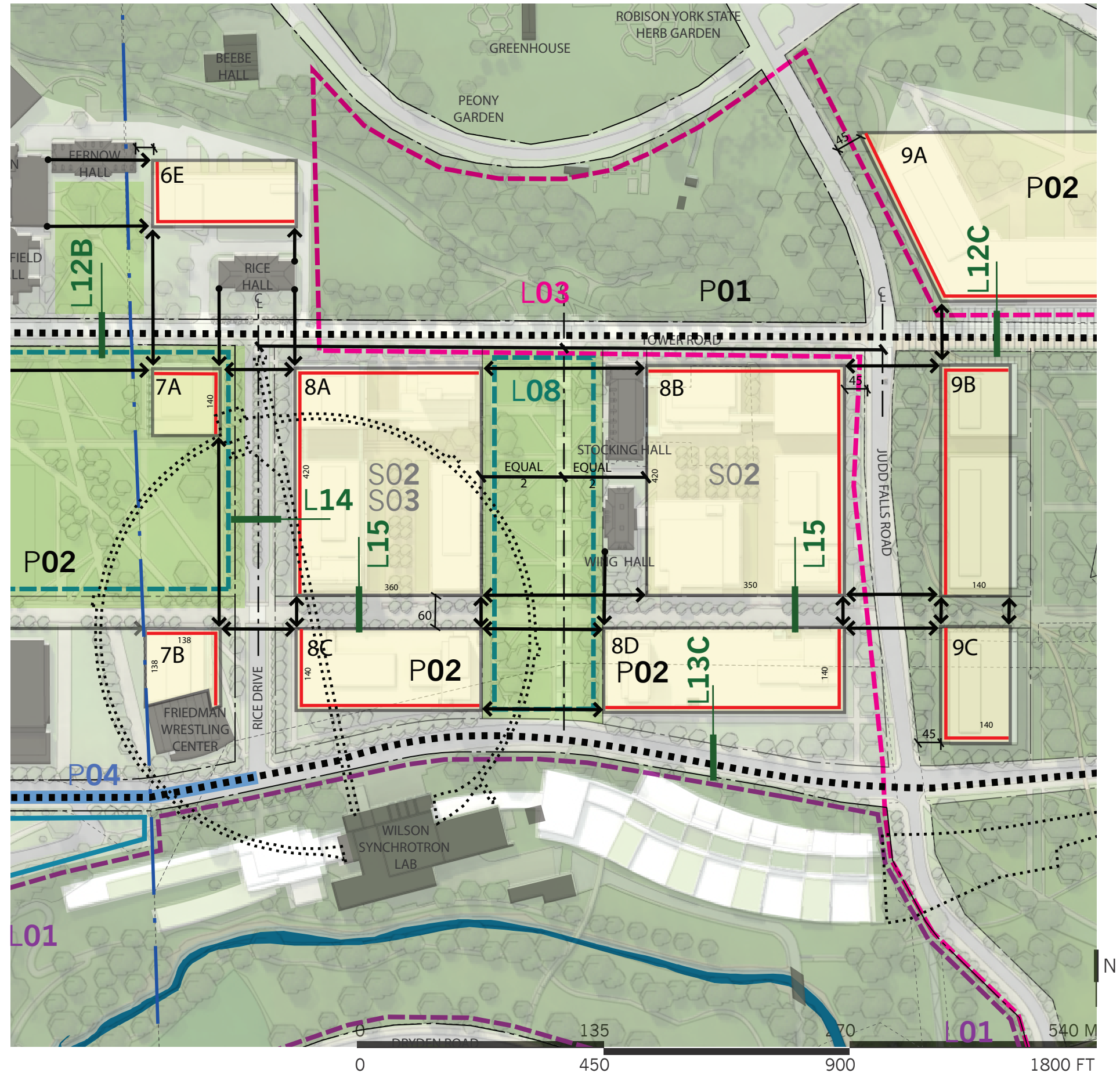


Strategic Renewal



Zone C08 Parcel Development and Key Initiatives

- Parcels 8A and 8B include parameters limiting “private” space on the ground floor, and should be designed as compositions of buildings and open spaces that mitigate the density of the zone by making the buildings inviting for both passage and gathering.
- Parcel 8A and 8C are adjacent to planned campus circulator stops; development should include uses at grade that compliment and support the circulator (P01).
- In coordination with development on Parcel 8B, Stocking Hall and Wing Hall are to be preserved and renovated, and may be architecturally linked to perimeter development. The Livestock Pavilion is a significant resource and should be relocated prior to new development or incorporated into new development, if possible.
- The East Center is a potential location for a future Graduate Student Center (S02) and a University Club (S03).
- Development of Parcels 8C and 8D should be coordinated with the Campus Road streetscape initiative to ensure landscaping contributes to the consistency of this landscape (L13).
- The proposed Campus Road realignment will rationalize vehicular movement, reduce conflicts caused by the existing on-street parking area and create a more formal axis (P04). This realignment should be coordinated with the Campus Road streetscape initiative (L13).
- Development of Parcels 8A and 8B should be coordinated with the Tower Road streetscape initiative to ensure landscaping contributes to the consistency of this important space (L12). New construction should continue the undulating street wall pattern and seek to avoid a continuous street wall condition. Potential connections between adjacent buildings should be set back from Tower Road.



Parcel Development and Key Initiatives for East Center Zone

- Landscaping along the new Rice Drive should be coordinated with the Alumni Quad landscape (L07) and the proposed Rice Drive streetscape initiative (L14).
- Mid-Campus Walk is an important pedestrian spine that bisects the East Center (L15). Primary building entrances should be located along the walk with active and public uses at grade level to maximize porosity and reinforce this landscape as a primary pedestrian corridor. Large classrooms and auditoriums can also be located proximate to Mid-Campus Walk to reinforce other active uses. Adjacent development should include targeted landscape improvements to the walk in the vicinity of buildings to add character and diversity to the experience of the walk and contribute to its functional importance.
- East Center Green should be designed as a generous new open space with expansive views to the gorges (L08). New development should establish a front “lawn” that supports this important landscape. Primary entrances should be located along the long facades of new buildings to draw pedestrians from Tower Road and Campus Road into the green. Entrances should be provided from both directions of long facades to maximize porosity and to accommodate through-campus movement.

- East Center is flanked by two major open spaces, Judd Falls Greenway to the east and Alumni Quad to the west. Development along the edges of East Center should be coordinated with these landscape initiatives and should generally respect the character and quality of development within adjacent zones.
- East Center is also bounded by the gorge landscapes of Fall Creek and Cascadilla Creek to the north and south, respectively. Pedestrian connections and view corridors into the gorges should be strengthened to encourage movement into and through these landscapes.
- Cascadilla Meadow, at the southern edge of the zone, should be designed as a prominent landscape at the edge of Cascadilla Creek, opening up panoramic views to the south and facilitating pedestrian connectivity to the valley (L01).

Corresponding Landscape Initiatives:

- L01 Cascadilla Meadows restoration
- L03 Judd Falls Greeway landscape plan

- L08 East Center Green
- L12 Tower Road streetscape
- L13 Campus Road streetscape
- L14 Rice Drive streetscape
- L15 Mid Campus Walk streetscape

Corresponding Access and Parking (University Projects)

- P01 Campus circulator
- P02 Structured parking

Road and Intersection Improvements

- P04 Campus Road straightening

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

- S02 Graduate Student Center
- S03 University Club

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	Related Projects
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Zone C08 – East Center									
Parcel 8A	151,200	98,280 – 128,520 65% 85%	4 – 5 (56 – 70ft)	393,120 – 642,600			<ul style="list-style-type: none"> • Academic • Administration • Active use/public space encouraged at grade fronting East Center Green and Mid-Campus Walk 	<ul style="list-style-type: none"> • Remove and replace Simon Track, Berman Soccer Field, and Robert J. Kane Sports Complex • Remove and replace a portion of the Tower Road parking area • Remove and replace a portion of the Wing Road on-street parking • Develop a shared below-grade service court with Parcel 8C 	<ul style="list-style-type: none"> • Develop and implement Tower Road streetscape initiative • Develop and implement Mid-Campus Walk initiative • Develop and implement East Center Green initiative • Develop campus circulator stop • Construct the new Rice Drive
Parcel 8A (Tower)	set back minimum 25 ft from edge of base building	8,000 100%	8 – 10 (112–140ft) above base building	76,800 – 96,000		85 – 120	<ul style="list-style-type: none"> • Residential 	<ul style="list-style-type: none"> • Construct base building(s) 	<ul style="list-style-type: none"> • Provide residential amenities in base buildings (e.g. dining, fitness and recreation facilities)

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	Related Projects
Parcel 8B	150,100	97,565 – 127,585 65% 85%	4 – 5 (56 – 70ft)	390,260 – 637,925			<ul style="list-style-type: none"> • Academic • Administration • Active use/public space encouraged at grade fronting East Center Green and Mid-Campus Walk 	<ul style="list-style-type: none"> • Remove rear of Stocking Hall, rear of Wing Hall and Food Science Lab and temporarily or permanently relocate uses • Relocate Livestock Pavilion or incorporate into new development • Develop a shared below-grade service court with Parcel 8D 	<ul style="list-style-type: none"> • Develop and implement Tower Road streetscape initiative • Develop and implement Mid-Campus Walk initiative • Develop and implement East Center Green initiative
Parcel 8B (Tower)	set back minimum 25 ft from edge of base building	8,000 100%	8 – 10 (112 – 140ft) above base building	64,000 – 80,000		85 – 120	• residential	• Construct base building(s)	• Provide residential amenities in base buildings (e.g. dining, fitness and recreation facilities)
Parcel 8C	54,400	46,240 – 54,400 85% 100%	4 – 5 (56 – 70ft)	184,960 – 272,000			<ul style="list-style-type: none"> • Academic • Administration • Active use/public space at grade encouraged fronting East Center Green and Mid-Campus Walk • Below-grade parking, loading and servicing 	<ul style="list-style-type: none"> • Remove and replace Simon Track, Berman Soccer Field, and Robert J. Kane Sports Complex • Remove and replace Wing Road and RJK Sports Complex parking areas • Develop a shared below-grade service court with Parcel 8A 	<ul style="list-style-type: none"> • Construct the new Rice Drive • Develop and implement Campus Road streetscape initiative and realignment • Develop and implement Mid-Campus Walk initiative • Develop and implement East Center Green initiative • Develop campus circulator stop

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	Related Projects
Parcel 8C (Tower)	set back minimum 25 ft from edge of base building	8,000 100%	8 – 10 (112 – 140ft) above base building	64,000 – 80,000		85 – 120	• Residential	• Construct base building(s)	• Provide residential amenities in base buildings (e.g. dining, fitness and recreation facilities)
Parcel 8D	58,800	49,980 – 58,800 85% 100%	4 – 5 (56 – 70ft)	199,920 – 294,000			<ul style="list-style-type: none"> • Academic • Administrative uses • Active use/public space at grade encouraged fronting East Center Green and Mid-Campus Walk • Below-grade parking, loading and servicing 	<ul style="list-style-type: none"> • Remove Riley Robb Hall and temporarily or permanently relocate uses • Remove Surge 3 and permanently relocate uses • Develop a shared service court below grade with Parcel 8B 	<ul style="list-style-type: none"> • Implement Campus Road realignment and streetscape initiative • Develop and implement Mid-Campus Walk initiative • Develop and implement East Center Green initiative • Develop and implement Campus Road streetscape initiative and realignment
Parcel 8D (Tower)	set back minimum 25 ft from edge of base building	8,000 100%	8 – 10 (112 – 140ft) above base building	64,000 – 80,000		85 – 120	• Residential	• Construct base building(s)	• Provide residential amenities in base buildings (e.g. dining, fitness and rec center)
Total	414,500	330,465 – 401,305		1,424,260 – 2,166,525					