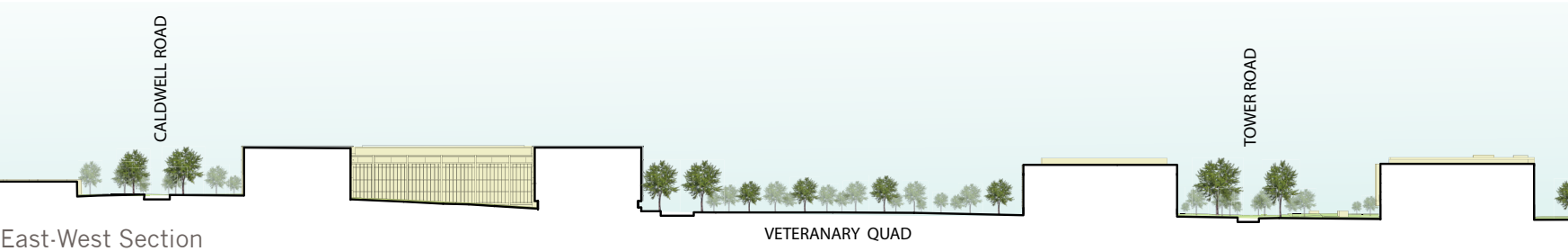
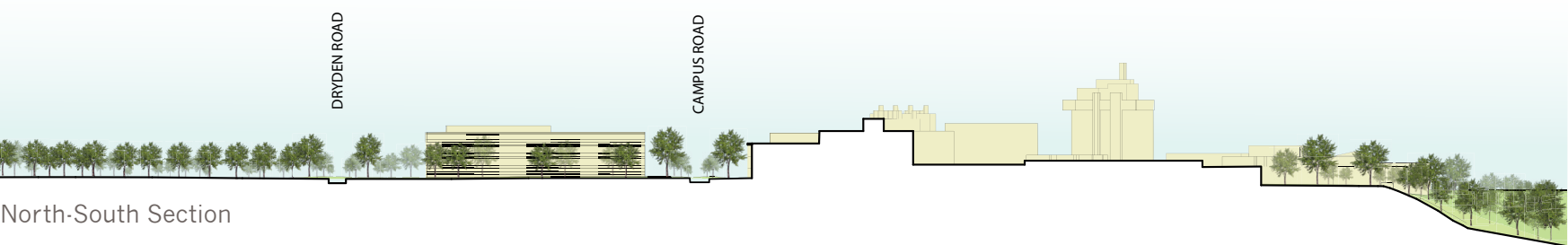
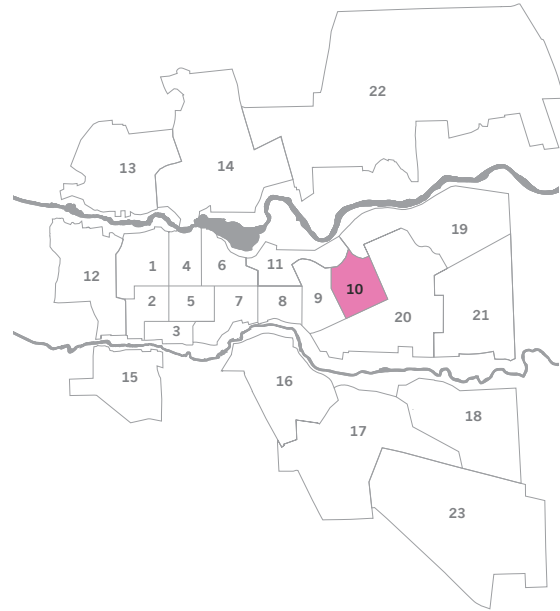


# Core Campus Precinct **Zone C10 Vet Quad**



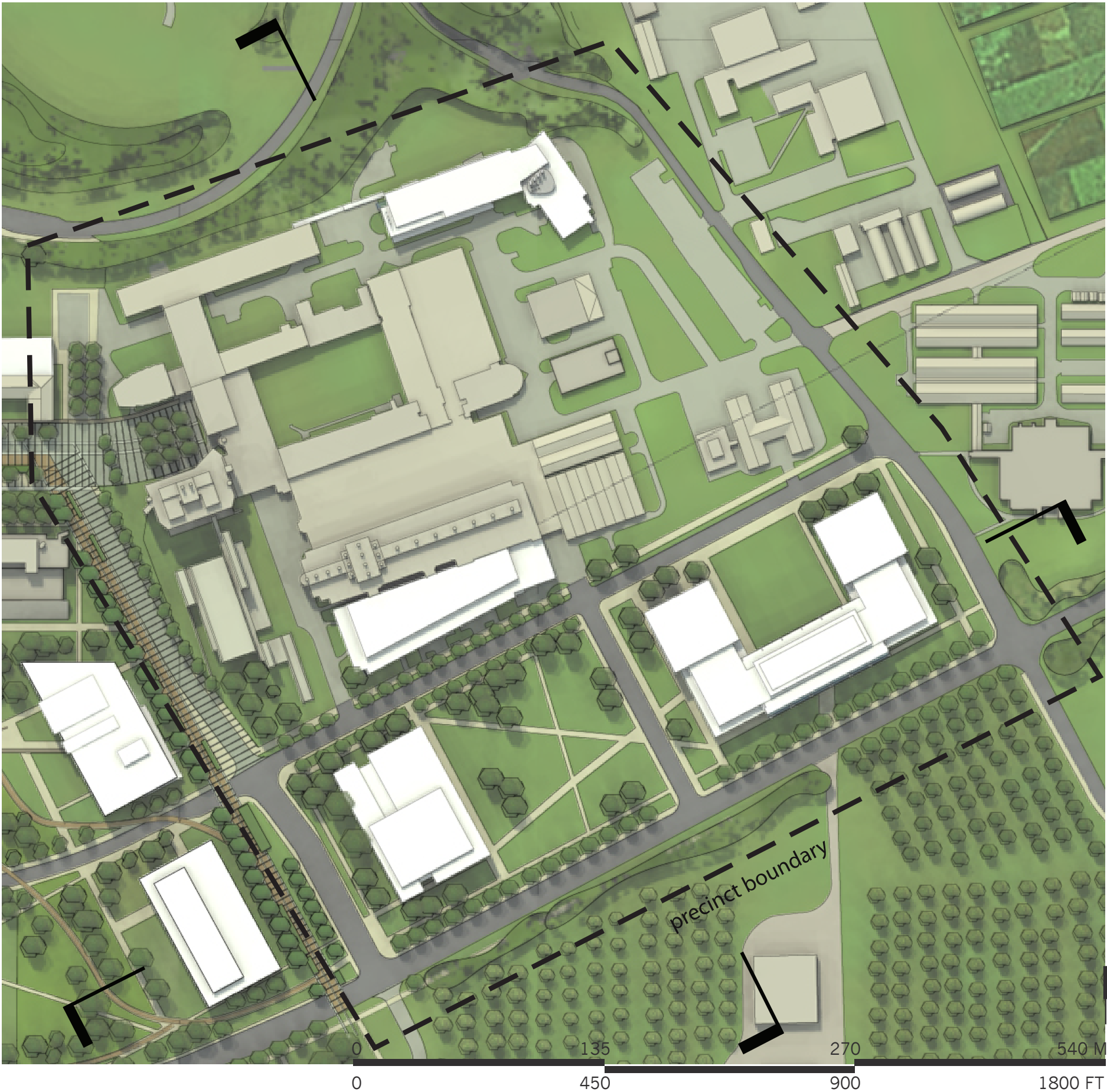
View of Vet Quad looking south





# Zone C10 Overview

Zone C10 plays an important role as an area of intersection between the campus and the countryside, and as a point of arrival and first impression of the campus. It can accommodate large floor plate buildings that could support joint university-commercial research facilities appropriate to this location at the perimeter of the campus. A new entry pavilion for the veterinary hospital is suggested to better align the existing hospital building with the rest of the campus master plan and future flanking buildings, and define a green quad for the entire veterinary complex. New buildings should have primary entries from both the east and west to maximize their porosity at the ground floor level and draw pedestrians into the green spaces to activate them. To the extent possible, ground floor facades adjacent to the campus green spaces should be glazed and include common spaces and amenities to maximize activity and social interaction in this zone.



Zone Overview for Vet Quad



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 C10


### General Guidelines


- New development will establish a more formal composition of buildings and green space to better define the southeast edge and arrival point of East Campus (L09).
- This orthogonal arrangement of new structures will also define a landscaped entry court for the Veterinary Medical Center.
- The juxtaposition of a well defined street wall and a strong formal entry for the Vet Center directly across from a notable historic landscape will define a new threshold condition that establishes an academic presence along Dryden Avenue and an attractive vista and sense of arrival for visitors approaching the campus from the east.
- Large academic or jointly university commercial lab buildings, are appropriate here.





General Guidelines for Vet Quad 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 

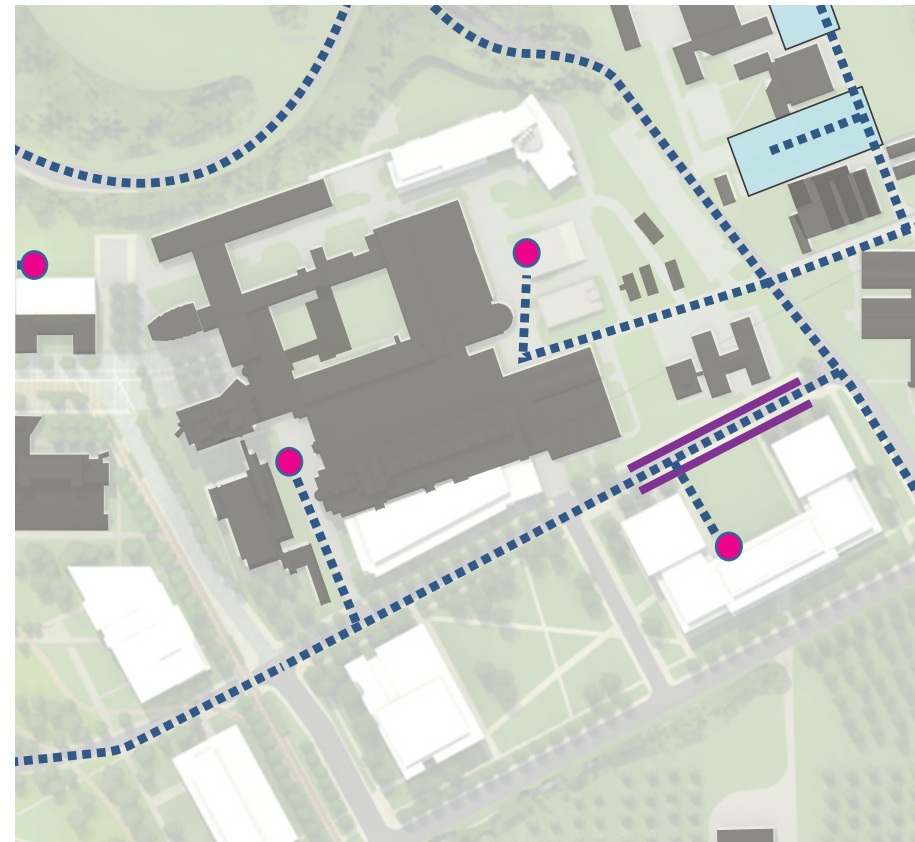
Potential Service 

Basement 

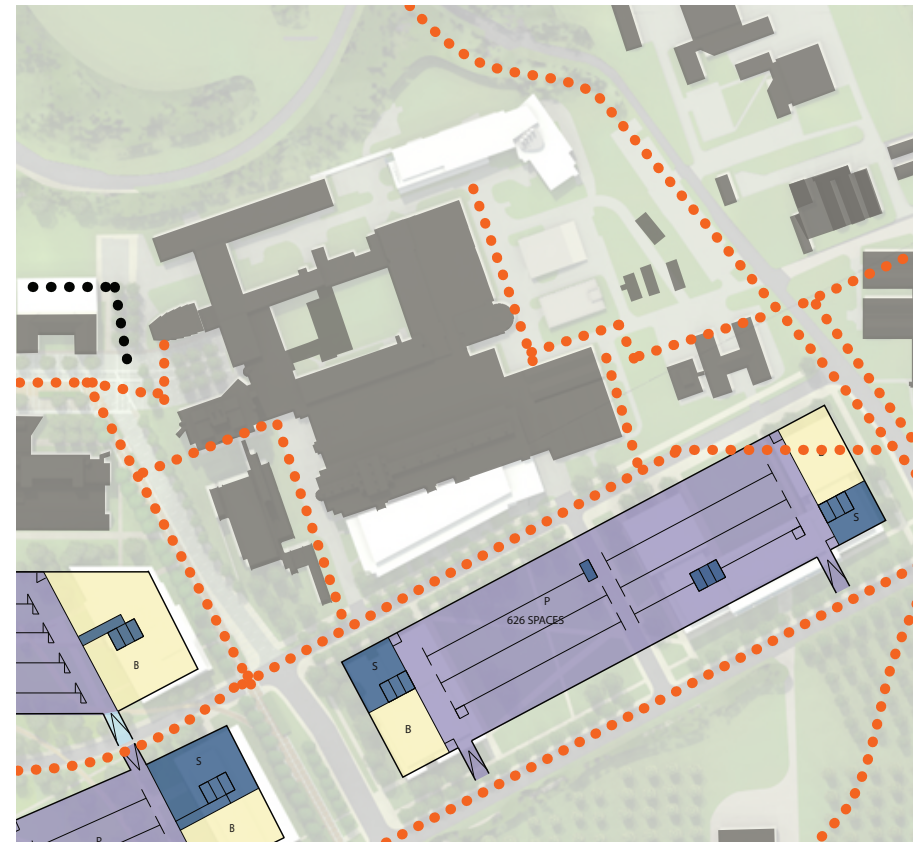
Building Demolition 

Parking Lot Removal 

Athletics Field Removal 



Surface Parking and Servicing



Below Grade Parking, Servicing and Utilities



Strategic Renewal

### Parking and Service

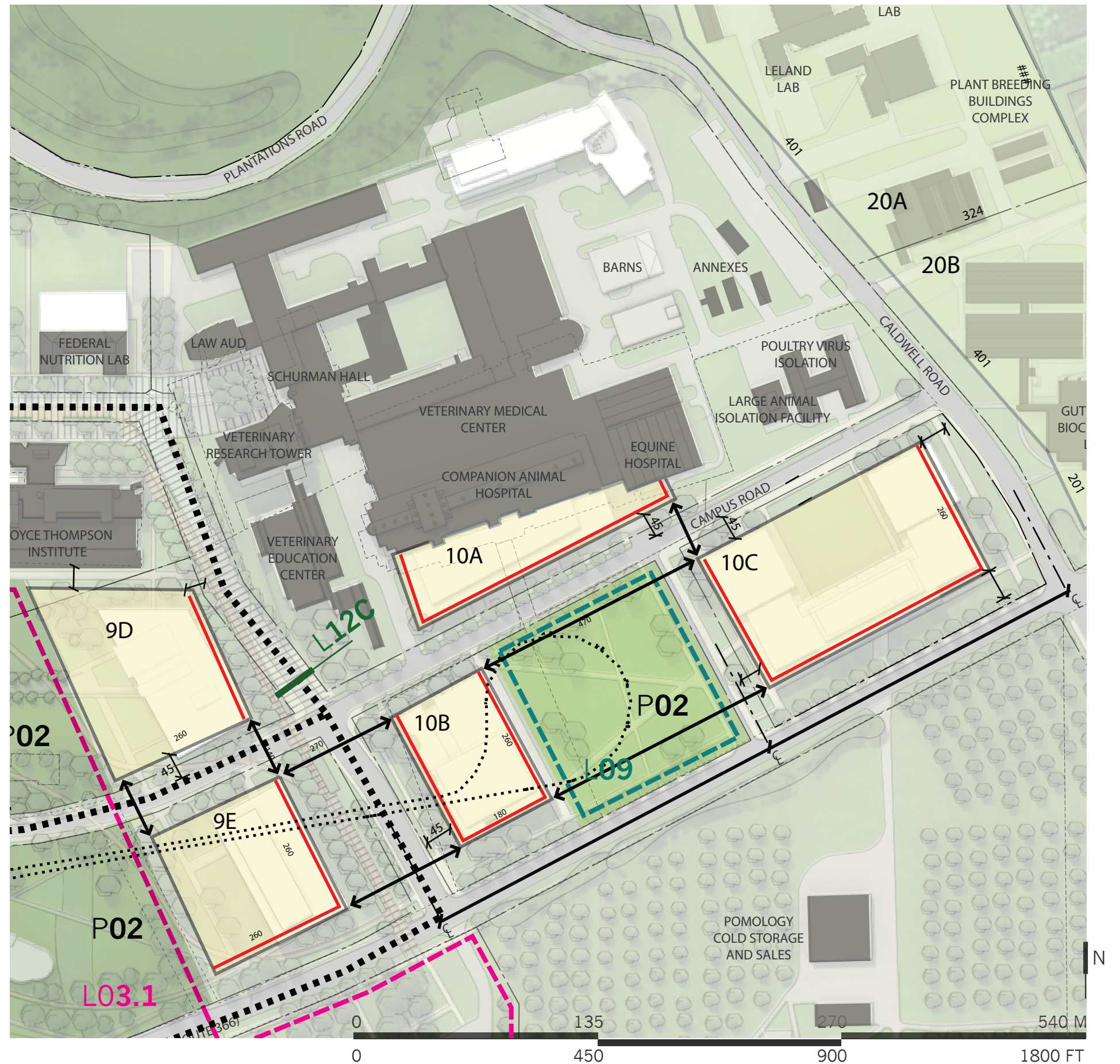
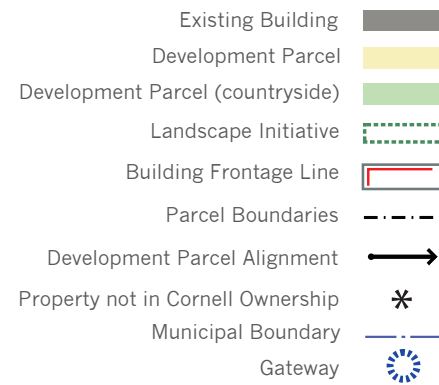
- Development in this zone will gradually displace B-Lot, relocating parking in a phased single-level structure below future development and open spaces between Tower Road and Caldwell Road. This garage will also accommodate loading and receiving facilities for the buildings that abut it.



## Zone C10

### Parcel Development and Key Initiatives

- Buildings on parcels 10B and 10C should maintain consistent frontage along Dryden Road, aligning with development on Parcel 9E. Buildings should clearly define the green space and frame views to a new front door to the hospital.
- The new open-ended Vet Quad (L09) will be an important new open space for this area of campus, celebrating views out to the Orchards and beyond.
- The Campus Road streetscape initiative (L13) should provide direction for the development of this new quad, and should be coordinated with the design of the Vet Quad landscape.



Parcel Development and Key Initiatives for Vet Quad Zone



Corresponding Landscape Initiatives:

- L09 Vet Quad
- L12 Tower Road streetscape
- L13 Campus Road streetscape

Corresponding Access and Parking (University Projects)

- P01 Campus circulator
- P02 Structured parking (x2)

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
Zone C10 – Vet Quad									
Parcel 10A	33,190	28,212 – 33,190	4 (match Animal Hospital)	112,846 – 132,760			<ul style="list-style-type: none"><li>• Academic</li><li>• Active use/public space at grade</li></ul>	<ul style="list-style-type: none"><li>• Remove and replace short-term parking area</li></ul>	<ul style="list-style-type: none"><li>• Develop and implement Campus Road streetscape initiative</li></ul>
Parcel 10B	48,800	41,480 – 48,800	3 – 4 (42 – 64ft)	124,440 – 195,200			<ul style="list-style-type: none"><li>• Academic</li><li>• <b>Below-grade parking, loading and servicing</b></li><li>• Active use/public space encouraged at grade, fronting Tower Road and Vet Quad</li></ul>	<ul style="list-style-type: none"><li>• Remove and replace B-lot parking</li><li>• Redirect utility corridors</li></ul>	<ul style="list-style-type: none"><li>• Develop and implement Vet Quad landscape initiative</li><li>• Develop and implement Dryden Road streetscape initiative</li><li>• Develop campus circulator stop</li></ul>
Parcel 10C	117,851	76,603 – 100,173	3 – 4 (42 – 64ft)	229,809 – 400,693			<ul style="list-style-type: none"><li>• Academic</li><li>• <b>Below-grade parking, loading and servicing</b></li><li>• Active use/public space encouraged at grade, fronting Vet Quad</li></ul>	<ul style="list-style-type: none"><li>• Remove and replace B-lot parking</li><li>• Redirect utility corridors</li></ul>	<ul style="list-style-type: none"><li>• Develop and implement Vet Quad landscape initiative</li><li>• Develop and implement Dryden Road streetscape initiative</li></ul>
Total	199,841	146,295 – 182,163		467,095 – 728,653					