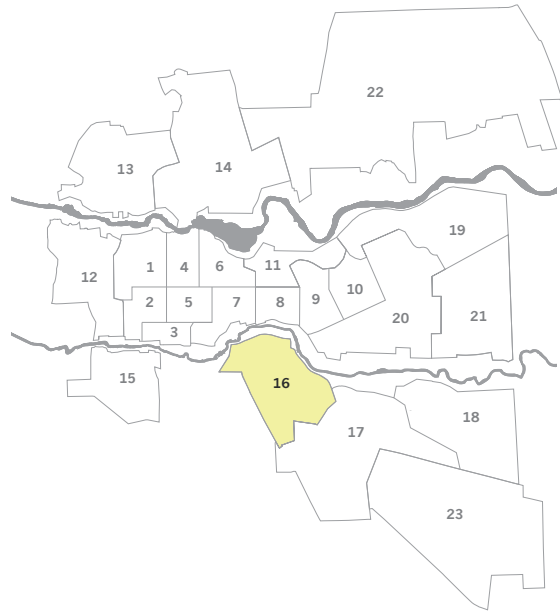


## South Campus Zone S16 Maplewood Zone



View of Maplewood zone looking northeast





# Zone S16 Overview

The Maplewood Zone includes a number of diverse places and uses on campus. It is defined by Dryden Road to the north, Pine Tree Road to the east, the East Ithaca Recreation Way to the west and the Cornell lands south of Mitchell Road to the south. Within this territory are the Maplewood Park graduate housing complex, the Humphreys Service buildings and adjacent Central Combined Heat and Power Plant, additional service-related areas along Maple Avenue and the research fields between Maple Avenue and Pine Tree Road, representing a broad spectrum of service, residential and research-related uses. The further development and evolution of this zone presents an opportunity to better integrate these places into a cohesive whole, improving connections and the general character and image of this portion of Main Campus. A significant number of aging and lower quality buildings in this area will need to be removed to support this renewal.

Improving connections to and through this zone will be a significant part of its future. Set between East Hill Village and Core Campus, the zone occupies a relatively central location on Main Campus. Improvements to connections between these places will make development throughout the South Campus Precinct more viable while easing development pressures on Core Campus. A key opportunity is the continued use of the East Ithaca Recreation Way, which can be augmented to provide an improved, continuous and direct pedestrian and cycling route from Schoellkopf Stadium through to the Pine Tree Road Athletics Complex, with secondary connections to other parts of South Campus.



Zone Overview for Maplewood

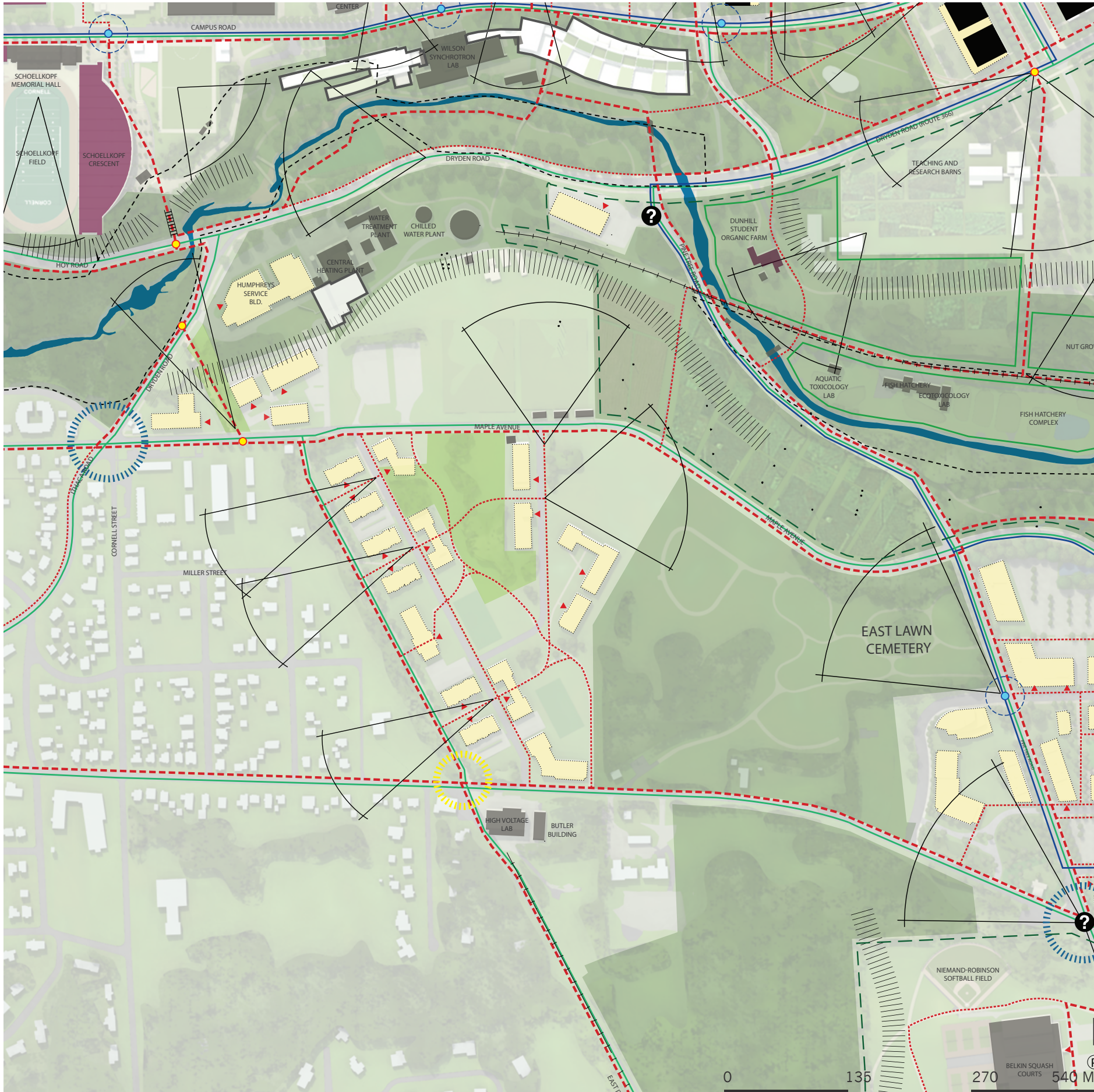


Existing Building		Transit Supportive Node	
Historic Districts (National and/or Local Register)		Potential Information Kiosks	
Historic Buildings		Gateway	
Buildings with Architectural Merit		Pedestrian Gateway	
Buildings/Planning Currently In Progress		Bike Route	
Unique Natural Area		Primary Pedestrian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

## Zone S16

### General Guidelines

- The redevelopment of Maplewood Park in the short term is anticipated and should be guided by a detailed master plan that includes the townhouse site to the east and centers the new community on a multi-purpose open space.
- Housing development should generally be two to four stories in height, but additional height may be considered. Housing formats should promote a sense of community. Development proponents must demonstrate how new proposed development fits within and supports its physical and land use context.
- The Humphreys Service Complex and the service buildings along Maple Avenue will continue to provide service functions. Over time, as the service uses on Palm Road are consolidated, a redeveloped service complex in this zone may play a more significant role.
- The research fields north of Maple Avenue are in the countryside and should be maintained.
- A key pedestrian and trail connection to Maplewood Park connects behind Schoellkopf Stadium, along Dryden Road, and diagonally across the service area. This connection should be formalized with improved stair connections and wayfinding. It should be re-designed as a more clear and direct route and form part of a key open space focus. Clear and direct connections to the East Ithaca Recreation Way should be made in conjunction with this effort.
- Pedestrian and bicycle connections to Collegetown should be maintained and strengthened.
- Exterior storage of materials and equipment must be screened from view from the streets and main pedestrian routes.



General Guidelines for Maplewood



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

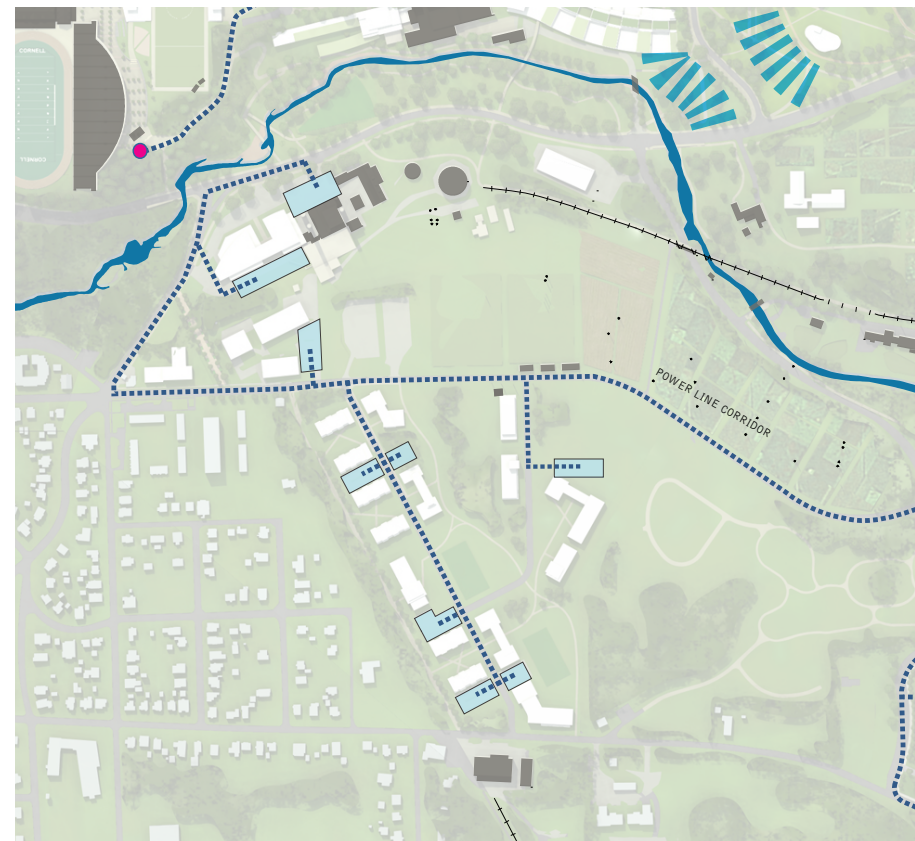
Potential Service

Basement

Building Demolition

Parking Lot Removal

Athletics Field Removal

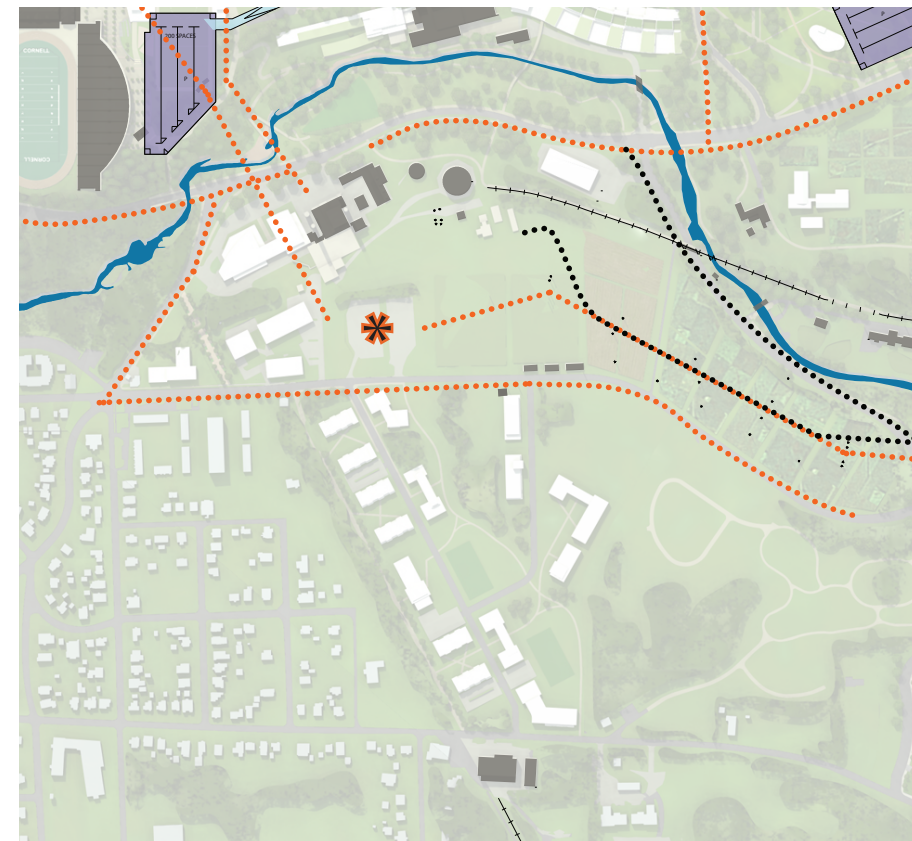


Surface Parking and Servicing

- A significant electricity corridor exists within this zone. Consideration should be given to the eventual burial of this infrastructure. Disruption to the research fields must be avoided.
- Open space and building development should highlight the panoramic views to and from the Cascadilla Creek valley.

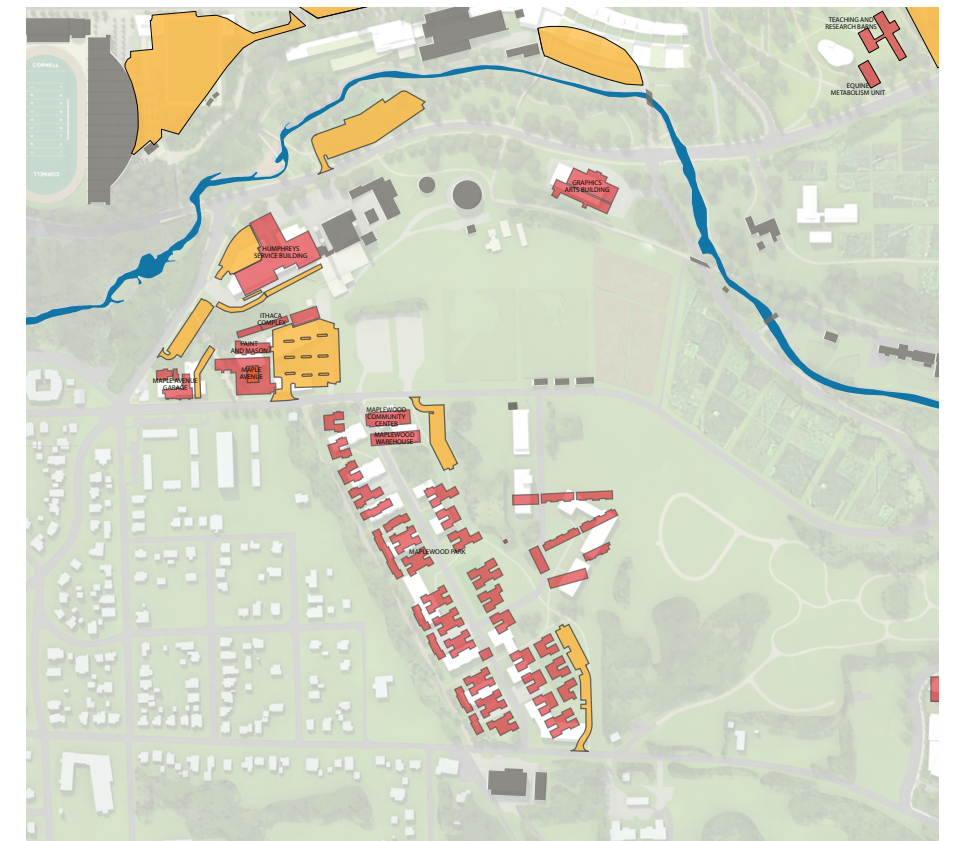
#### Parking and Service Access

- Parking and service access in this zone should be planned in conjunction with proposed development and should be provided in multiple small lots rather than one large central lot.
- Parking and service areas should be located in inconspicuous, yet safe and accessible, places.
- Shared parking between multiple users is encouraged, particularly north of Maple Avenue.



Below Grade Parking, Servicing and Utilities

✱ Location of existing electrical substation



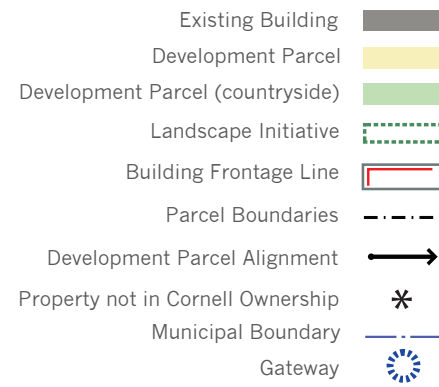
Strategic Renewal



## Zone S16

### Parcel Development and Key Initiatives

- Redevelopment of Parcel 16A at the intersection of Pine Tree Road and Dryden Road may include a visitor information station.
- Redevelopment should reinforce a continuous and consistent street edge on Dryden Road and Maple Avenue and streetscaping should reflect the character of and enhance the Cascadilla Meadows restoration.
- The intersection of Maple Avenue and Dryden Road has been designated a campus gateway. Landscape and intersection improvements should consider the interface between the campus and surrounding communities and support wayfinding. The deployment and massing of buildings, landscape and movement patterns should reinforce a clear spatial identity (L18).
- The intersection of Pine Tree Road and Dryden Road is an important link to East Hill Village. Its landscape and functionality should be enhanced to better facilitate pedestrian, cyclist and vehicular movement.



Parcel Development and Key Initiatives for Maplewood



Corresponding Landscape Initiatives:

- L01 Cascadilla Meadows restoration
- L18 Campus gateways

Corresponding Athletic Initiatives:

- 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 (optional location)
- A04 Pine Tree Road Athletics Complex (optional location)

Corresponding Access and Parking (University Projects)

- P01 Campus circulator

Corresponding Road and Intersection Improvements

- P14 Pine Tree Road at Dryden Road

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
Zone S16 – Maplewood									
Parcel 16A	39,905	9,976 – 17,957 25% 45%	3 – 4 (42 – 56ft)	29,929 – 71,829			• Administration and service • Visitor station		
Parcel 16B	155,740	38,935 – 70,083 25% 45%	3 – 4 (42 – 56ft)	116,805 – 280,332			• Administration and service	• Remove Humphreys Service Building and temporarily relocate uses	• Improve pedestrian connection from Dryden Road to Maple Avenue
Parcel 16C	49,538	12,385 – 22,292 25% 45%	3 – 4 (42 – 56ft)	37,154 – 89,168			• Administration and service	• Remove 104–110 Maple Ave. and temporarily or permanently relocate uses • Implement gateway improvements to intersection	• Improve pedestrian connection from Dryden Road to Maple Avenue
Parcel 16D	105,237	26,309 – 47,357 25% 45%	3 – 4 (42 – 56ft)	78,928 – 189,427			• Administration and service	• Remove 116–124 Maple Ave. and temporarily or permanently relocate uses	• Improve pedestrian connection from Dryden Road to Maple Avenue
Parcel 16E	257,674		2 – 4 (28 – 56ft)	65,549 – 133,097	15 – 30	89 – 177	• Residential • Recreational/community space, ideally in center of Parcel	• Remove a portion of Maplewood Park housing • Remove and replace parking area • Develop a housing master plan for the Maplewood residential community	



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
Parcel 16F	37,069		2 – 4 (28 – 56ft)	9,574 – 19,147	15 – 30	13 – 36	• Residential	<ul style="list-style-type: none"><li>• Remove a portion of Maplewood Park housing</li><li>• Development of a housing master plan for the Maplewood residential community</li></ul>	• Implement landscape improvements to adjacent open space
Parcel 16G	76,013		2 – 4 (28 – 56ft)	19,632 – 39,263	15 – 30	26 – 52	• Residential	<ul style="list-style-type: none"><li>• Remove a portion of Maplewood Park housing</li><li>• Development of a housing master plan for the Maplewood residential community</li></ul>	• Implement landscape improvements to adjacent open space
Parcel 16H	281,553		2 – 4 (28 – 56ft)	72,716 – 145,431	15 – 30	97 – 194	• Residential	<ul style="list-style-type: none"><li>• Remove a portion of Maplewood Park housing</li><li>• Development of a housing master plan for the Maplewood residential community</li></ul>	
Parcel 16I	48,123		2 – 4 (28 – 56ft)	12,429 – 24,857	15 – 30	17 – 33	• Residential	<ul style="list-style-type: none"><li>• Remove a portion of Maplewood Park housing</li><li>• Development of a housing master plan for the Maplewood residential community</li></ul>	• Implement landscape improvements to adjacent open space
Total	1,050,852	87,605 – 157,688		443,714 – 992,552		241 – 482			



