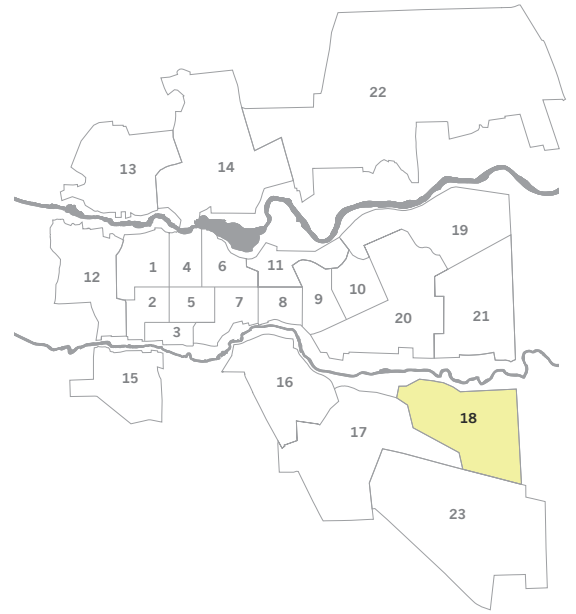


South Campus Precinct
Zone S18 Cornell Park



View of Ellis Hollow Athletics Complex looking north



Zone S18 Overview

This zone is bounded by Game Farm Road to the east, the Cascadilla Creek valley to the north, Ellis Hollow Road to the south and East Hill Village to the west. It is a valued landscape and was indeed first proposed as part of the Cornell Arboretum in the late 1920's within a much larger plan that encompassed both the Fall Creek and Cascadilla Creek valleys. The Cornell Park Zone will be a place for a full range of passive and active recreational opportunities, continuing the development of athletics and recreation facilities that began with the two existing and two planned sports fields. It will also contain a range of landscape and garden opportunities from naturalized areas to large multi-purpose lawns and meadows, to allotment gardens. Existing agricultural support service uses must be relocated as part of a larger strategy for these uses prior to implementation of Cornell Park.

A campus gateway exists at the intersection of Ellis Hollow Road and Game Farm Road and the long, northwest views toward Core Campus should be preserved and highlighted. Similar to other parts of South Campus, as this area evolves, improved transit, trail and other connections will need to be implemented. Careful, location-specific design and management of these connections will ensure that accessibility is improved without disrupting adjacent communities or other university uses and property.



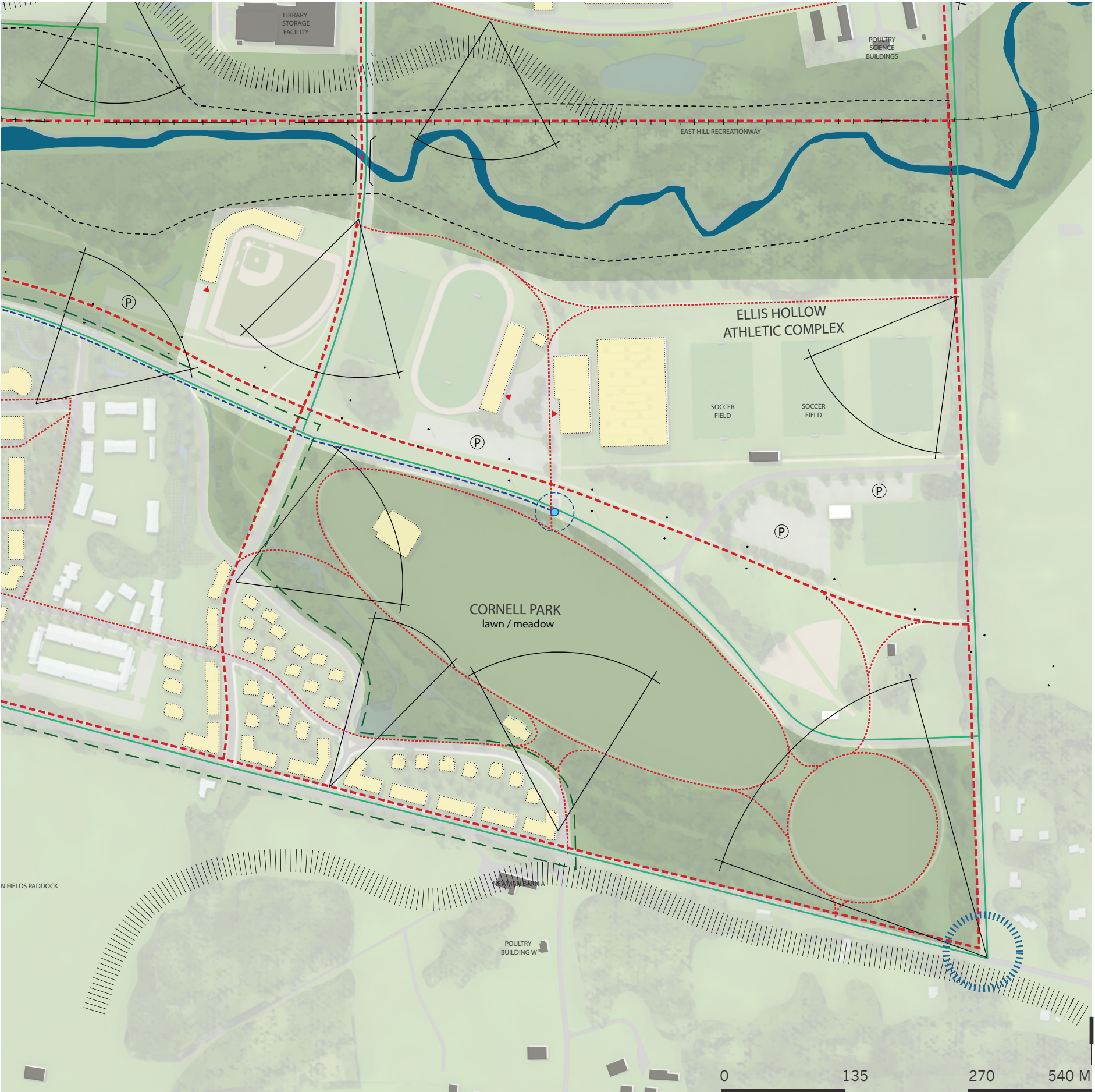
Zone Overview for Cornell Park

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 S18

General Guidelines

- Development should be setback 100 feet from Cornell and County Natural Areas and the set-back area should be naturalized. Some trails and other access within this zone may be permitted as long as habitats are protected.
- A proposed storm water course runs diagonally from Ellis Hollow Road to the Cascadilla Creek along the southwest edge of this zone. This area should be planted and naturalized in conjunction with engineered storm water management systems, and connections through this natural system to East Hill Village must be planned. Storm water facilities should be designed so as to contribute to the visual setting and identity of the zone.
- A right-of-way for a Maple Avenue extension northward from its current terminus at Pine Tree Road should be maintained to provide cross-precinct connections and to provide future connections to East Hill Village and the larger campus.
- A right-of-way for a Palm Road extension southward to Ellis Hollow Road should be protected to provide cross-precinct connections to the Palm Road complex and larger campus.
- Roads and driveways are to be designed and managed in a manner consistent with university use. Most roads are anticipated to be “country roads” and should discourage through traffic while providing for internal circulation, emergency vehicle access and connections to Core Campus. Road widths should be kept to a minimum. They may not be paved or paved with a permeable material such as “grass-crete”. The design of pedestrian walks for intermittent vehicular use may also be considered. The intent is not to exclude vehicles, but to design the roadway sections and manage vehicle movement to ensure access while mitigating the negative impacts of large numbers of vehicles and excessive speeds on sensitive environmental and research areas.



General Guidelines for Cornell Park

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

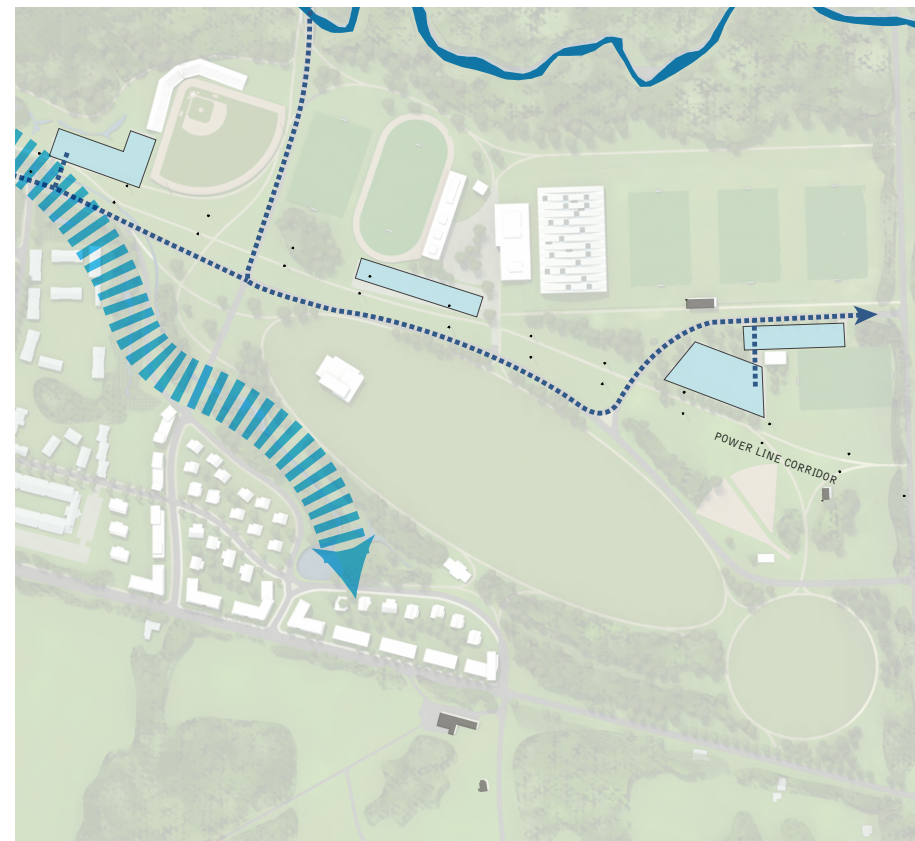
Potential Service

Basement

Building Demolition

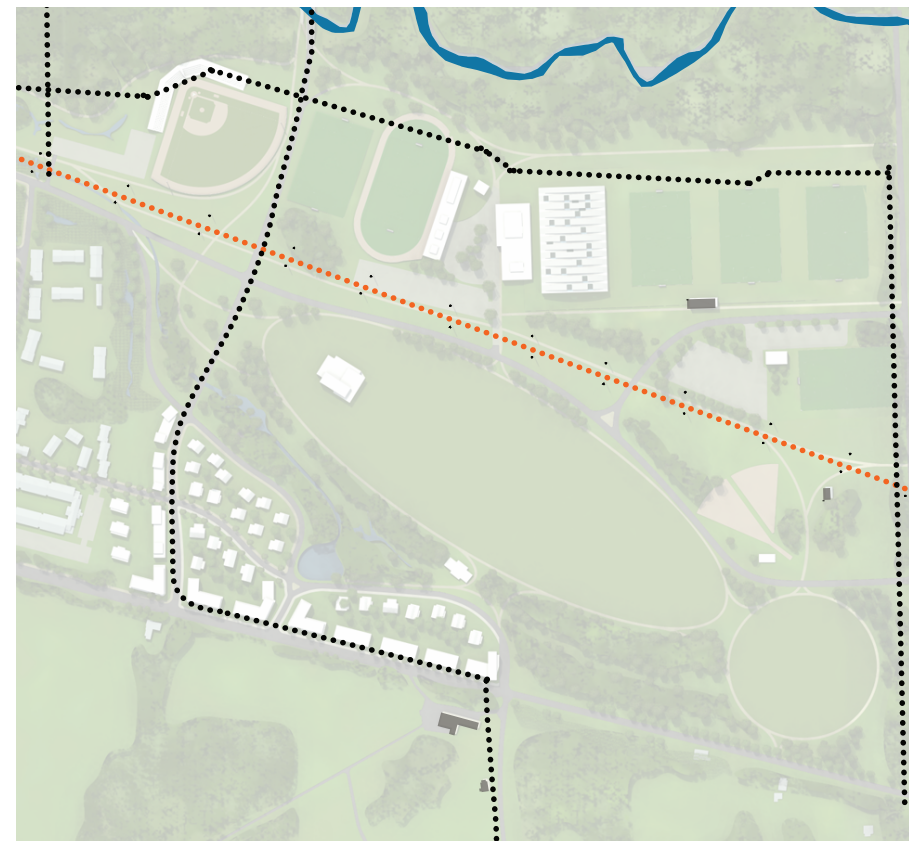
Parking Lot Removal

Athletics Field Removal



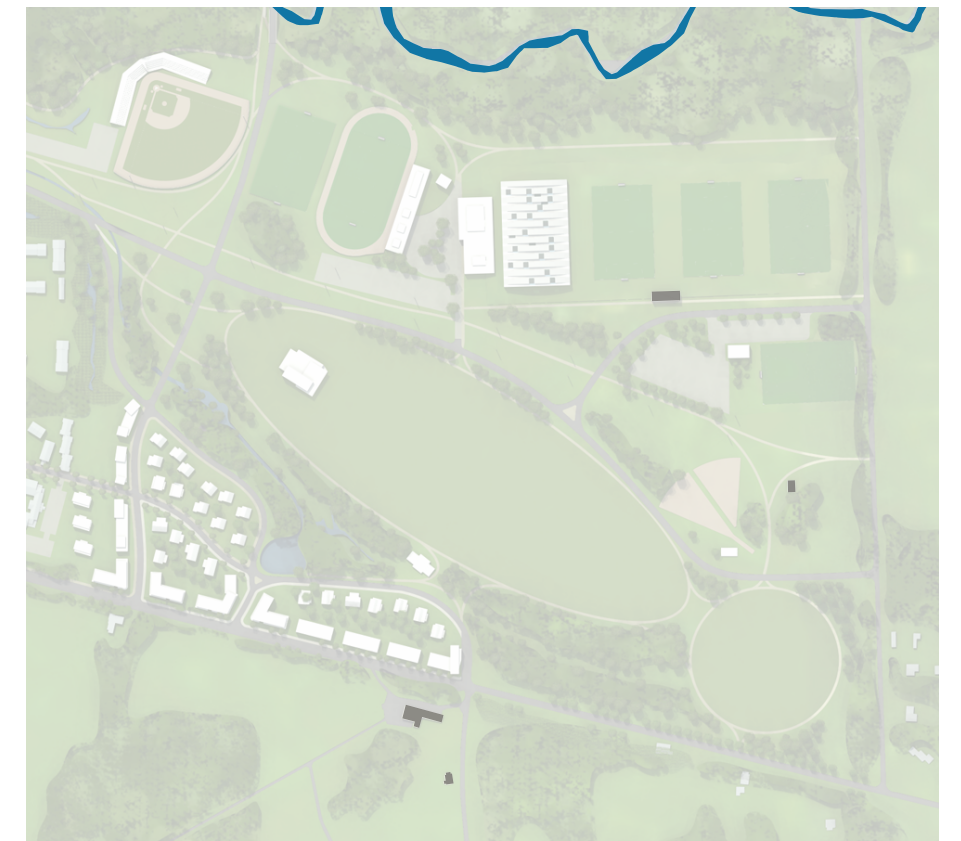
Surface Parking and Servicing

- Views from the periphery of the zone to its center should be maintained and enhanced, particularly from points of arrival. The most significant of these is the view from the intersection of Ellis Hollow Road and Game Farm Road towards Core Campus, which is part of a gateway experience.
- Interim uses for this zone may include nutrient management and feed production for Farm Services, which currently utilizes much of this area. As the design and planning of the zone proceeds, Farm Services must be included in discussions of all plans, and appropriate alternative locations for their needs must be identified through development of a comprehensive relocation strategy.
- Exterior lighting for sports fields or other purposes should minimize light pollution and use light cut-off features.



Below Grade Parking, Servicing and Utilities

- An existing above ground NYSEG 115 KV electricity transmission corridor currently crosses the site. Buildings and other areas of assembly cannot be located within 75 feet of the corridor. This infrastructure should eventually be buried in a corridor aligned with the proposed gas line easement parallel and south of Cascadilla Creek. The consolidation of other utilities within this utility alignment should be considered.
- The 1994 Generic Environmental Impact Statement for this area contains substantial detail regarding the natural features of this zone and can be used for further reference.



Strategic Renewal

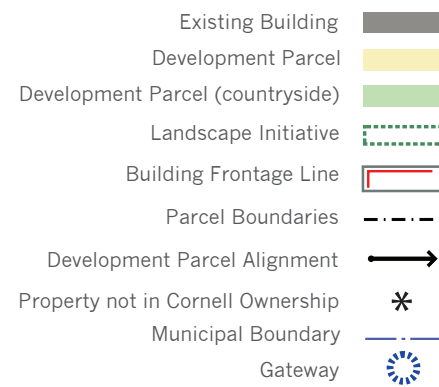
Parking and Service Access

- A number of surface parking lots may be required to support the planned uses. These lots should be designed and located so as to minimize their visual prominence. The creation of several small, lots is recommended, rather than one large central lot.
- This zone is an excellent location for parking lots with porous surfaces, storm water swales and other features that will minimize storm water run-off. Parking lots should be treed and landscaped in keeping with the natural setting.

Zone S18

Parcel Development and Key Initiatives

- Additional athletics facilities are anticipated and may include sports fields, field houses, ball diamonds, running tracks, throwing pitches and other facilities (A03). Support facilities such as change rooms, restrooms, sports administrative and maintenance spaces are also anticipated. The specific location, programming and design of these athletics facilities has not been determined and is subject to consideration of future options as outlined in Section 6.6 of Part 1 of the campus master plan.
- A large lawn and/or natural meadow is proposed as a multi-purpose recreational space. This space may be used for athletic uses and/or for large assembly uses such as concerts and exhibitions (L04).
- The gateway at the intersection of Ellis Hollow Road and Game Farm Road should use landscaping to mark this entry point to the campus and highlight the long view across Core Campus (L18).
- A comprehensive strategy for agricultural support services should be developed to address the relocation of these uses from this and other zones.



Parcel Development and Key Initiatives for Cornell Park

Corresponding Landscape Initiatives:

- L04 Cornell Park
- L18 Campus gateways

Corresponding Athletic Initiatives:

- A03 Ellis Hollow Athletics Complex (optional location)

Access and Parking (University Projects)

- P01 Campus circulator

