

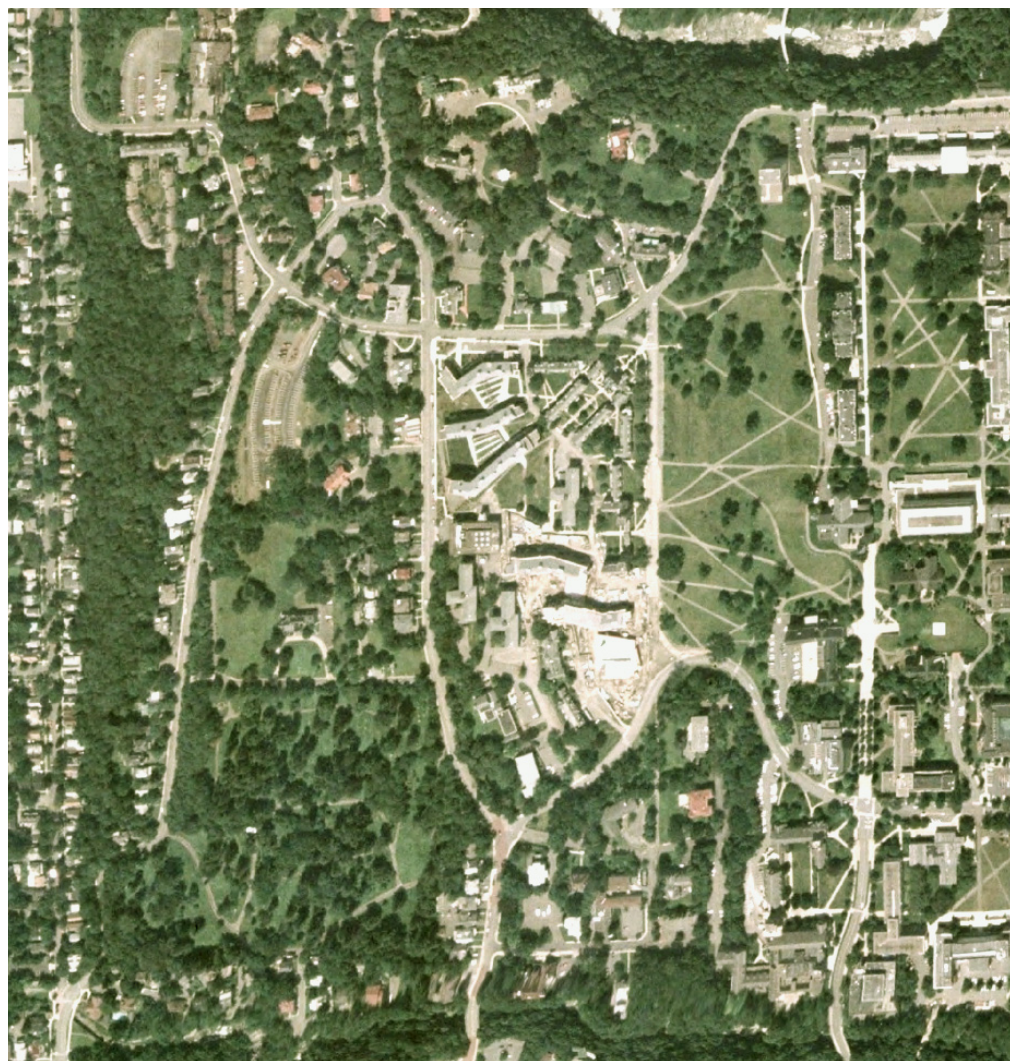


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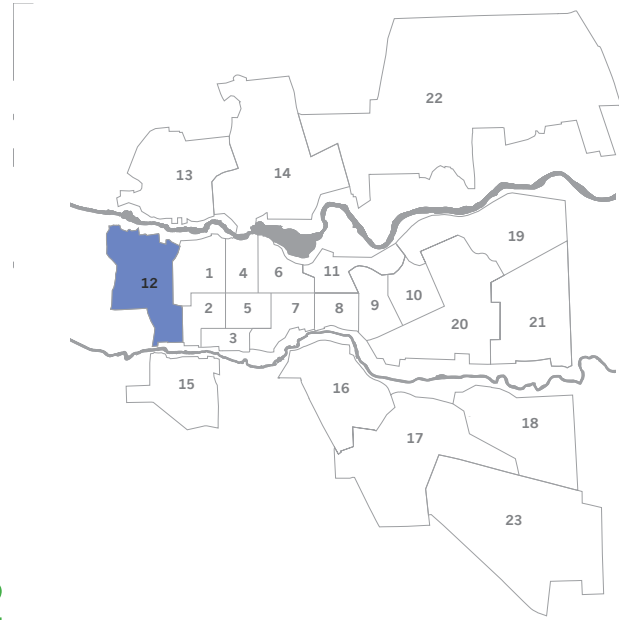
West Campus Precinct

West Campus is roughly defined by University Avenue to the west, West Avenue to the east, the Fall Gorge to the north and the Ithaca City Cemetery and Cascadilla Gorge to the south. Portions of this precinct have been closely affiliated with the university since its inception, including the Ezra Cornell residence, Llenroc, and the Cornell farm buildings that stood at the corner of Stewart Street and Campus Road. The grounds and gardens of the Treman Estates, or the Treman Triad, were designed by Warren Manning concurrently with his campus plan for the university early in the 20th century. It was this plan that gave University Avenue, West Avenue and Campus Road their current configuration and character. The remarkable landscapes and structures in this precinct recall the early days of Ithaca and Cornell University and the families that built both. Hence much of this precinct has been designated a historic district.

West Campus Precinct Zone W12 West Campus



View of West Campus looking east



Zone W12 Overview

This zone almost exclusively contains university housing, including residence halls, fraternity and sorority houses, small living units, housing cooperatives, a former residence that has been converted to academic use and related student amenities and services. Much renewal of this precinct has recently taken place, with considerable redevelopment and upgrading of the residential facilities and landscapes. For this reason, no further development sites have been identified. However continued investment in the landscapes and infrastructure should be considered, and some small residential infill developments may be possible in targeted locations. Many of the most established routes to campus cross this precinct, with two gateways on University Avenue and Stewart Avenue. In particular, the Founders' Greenway Landscape Plan proposes the restoration and naturalization of a string of landscapes tracing a pedestrian connection from Llenroc through to the A.D. White House along the Wee Stinky Creek alignment. While it is anticipated that this precinct will remain largely residential in nature, institutes and other small-scale uses of an academic nature are appropriate here.



Zone Overview for West Campus Zone

0 450 900 1800 FT






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 W12 General Guidelines




- This zone is no further from McGraw Tower than parts of the Engineering Quad, but seems remote because of the vastness and steepness of Libe Slope. Long-term landscape objectives include enhancing the connectedness of this zone to Core Campus.
- The axial views along University Avenue, from the Gateway location next to the Treman Estate to the central tower of McGraw Hall, should be reinforced with landscaping.
- A pedestrian and cycling bridge is proposed across the Cascadilla Gorge at Eddy Gate to better connect West Campus and Collegetown and establish a secondary gateway.
- Although no specific development sites have been identified, additional development may be considered on a case-by-case basis. Building massing and design should be in keeping with the historic character of the precinct and should respect heritage resources.
- Given that this zone is a transition point between the campus and the city, landscape initiatives, transportation improvements and development should respect the character and quality of the surrounding neighborhoods.
- Opportunities to restore existing buildings, landscapes and structures should be promoted given the historic importance of this zone.

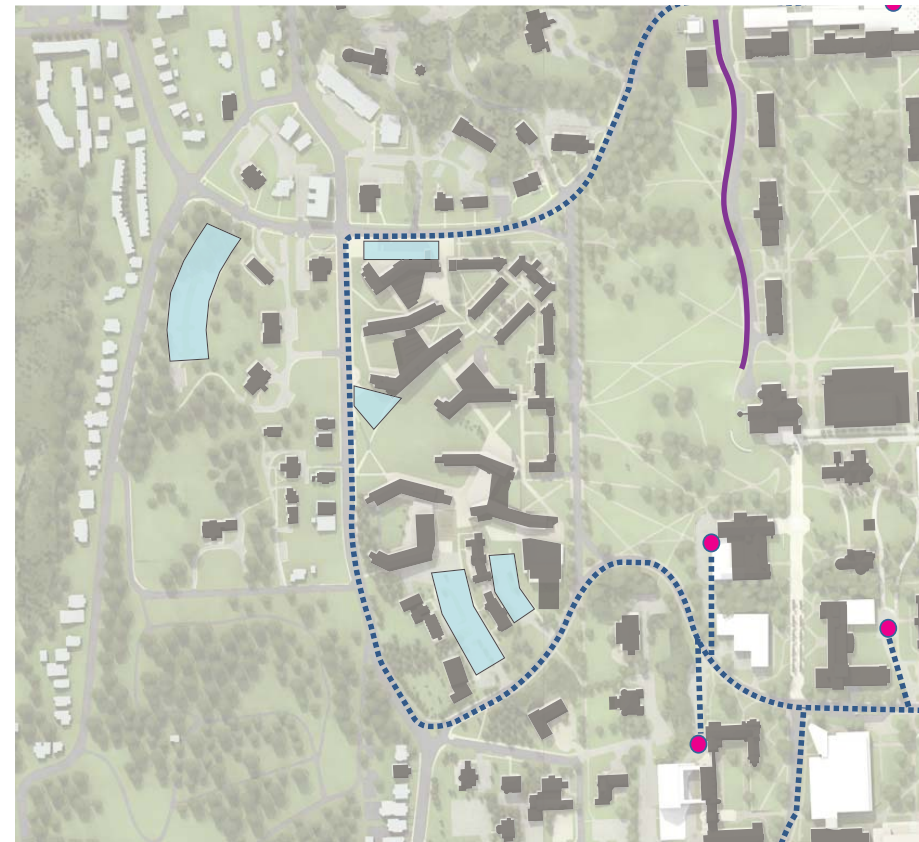


General Guidelines for West Campus Zone

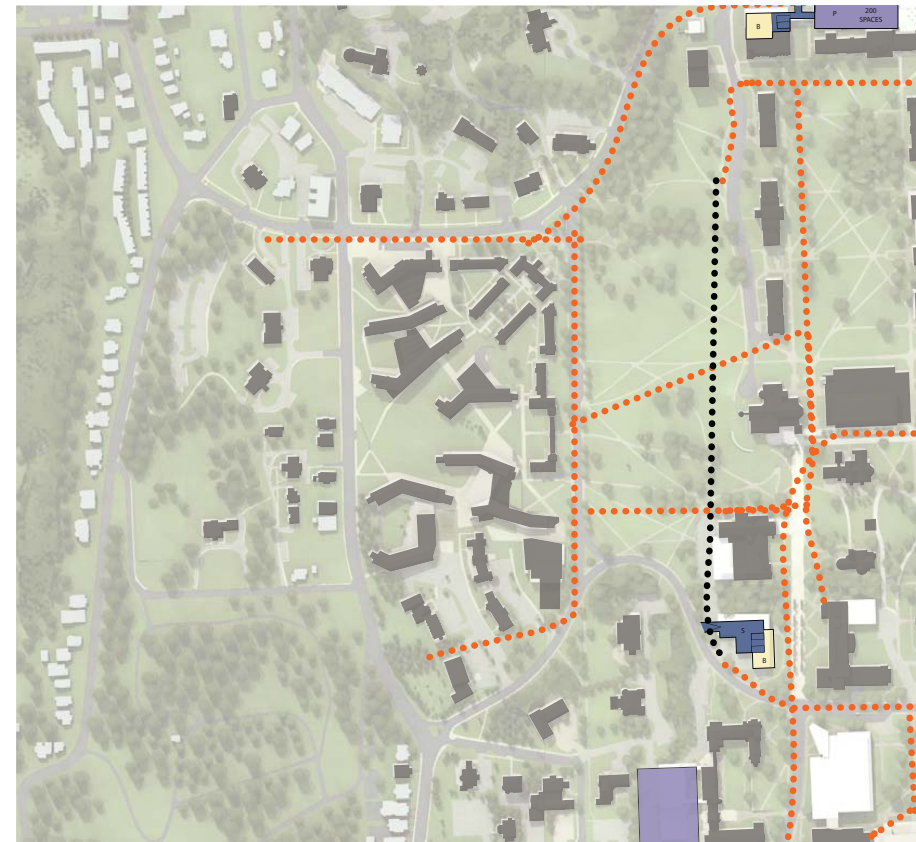
Potential Storm Water Management Area 
 Parking and Service Route 
 On-Street Parking 
 Above Grade Parking 
 Ground Level Service/Loading Areas 

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

- New surface parking or expansion of existing surface parking lots is strongly discouraged. However, additional on-street parking should be encouraged where feasible.

- Existing Building 
- Development Parcel 
- Development Parcel (countryside) 
- Landscape Initiative 
- Building Frontage Line 
- Parcel Boundaries 
- Development Parcel Alignment 
- Property not in Cornell Ownership 
- Municipal Boundary 
- Gateway 

Zone W12 Parcel Development and Key Landscape Initiatives

- A Founders' Greenway Master Plan should be prepared that outlines a number of initiatives for this precinct, including the continued restoration of the Baldwin stairway and nearby retaining wall, the naturalization of Wee Stinky Creek, as well as improved trail connections to Core Campus and the city below (L02).
- Although not the university's responsibility or jurisdiction, the Ithaca City Cemetery is effectively part of Founders' Greenway and an important part of Cornell's setting. Ongoing maintenance and restoration of the cemetery should be encouraged and supported by Cornell.
- Coordination of potential trails, interpretive programs and naturalization initiatives may be considered throughout the West Campus Zone to reinforce Founders' Greenway.
- The intersections of University Avenue at Lake Street and Campus Road at Stewart Street offer opportunities for enhanced gateway landscaping to mark these historic entrances to campus (L18).
- Circulation improvements and traffic calming measures may be considered at the intersections of University Avenue and West Avenue (P05), West Avenue and Campus Road (P06) and Stewart Avenue and Campus Road (P07).
- Improvements to roadways and intersections should be coordinated with the Campus Road streetscape initiative.
- Stewart Avenue should be resurfaced where it passes through West Campus (P08) and roadway conditions should be improved on Cornell Avenue (P09).



Parcel Development and Key Landscape Initiatives for West Campus Zone

Corresponding Landscape Initiatives:

- L02 Founders' Greenway landscape plan
- L18 Campus gateways

Corresponding Access and Parking (University Projects)

- P01 Campus circulator

Corresponding Road and Intersection Improvements:

- P05 University Avenue at West Avenue
- P06 West Avenue at Campus Road
- P07 Stewart Street at Campus Road
- P08 Resurfacing of Stewart Street
- P09 Cornell Avenue roadway improvements

