Core Campus Precinct
Zone C10 Vet Quad

North-South Section

East-West Section

View of Vet Quad looking south
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 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.
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.
### 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)

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Parcel Footprint (ft²)</th>
<th>Building Footprint (ft²) &amp; Parcel Coverage</th>
<th>Height (range in stories)</th>
<th>Potential GSF (range in ft²)</th>
<th>Potential units per acre (residential)</th>
<th>Number of Units (residential)</th>
<th>Permitted Uses (required uses in bold)</th>
<th>Enabling Projects</th>
<th>Related Projects</th>
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<tbody>
<tr>
<td>Parcel 10A</td>
<td>33,190</td>
<td>28,212 – 33,190</td>
<td>4 (match Animal Hospital)</td>
<td>112,846 – 132,760</td>
<td>• Academic</td>
<td>• Active use/public space at grade</td>
<td>• Remove and replace short-term parking area</td>
<td>• Develop and implement Campus Road streetscape initiative</td>
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<td>Parcel 10B</td>
<td>48,800</td>
<td>41,480 – 48,800</td>
<td>3 – 4 (42 – 64ft)</td>
<td>124,440 – 195,200</td>
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<td>Parcel 10C</td>
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<td>76,603 – 100,173</td>
<td>3 – 4 (42 – 64ft)</td>
<td>229,809 – 400,693</td>
<td>• Academic</td>
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<td><strong>Total</strong></td>
<td>199,841</td>
<td>146,295 – 182,163</td>
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