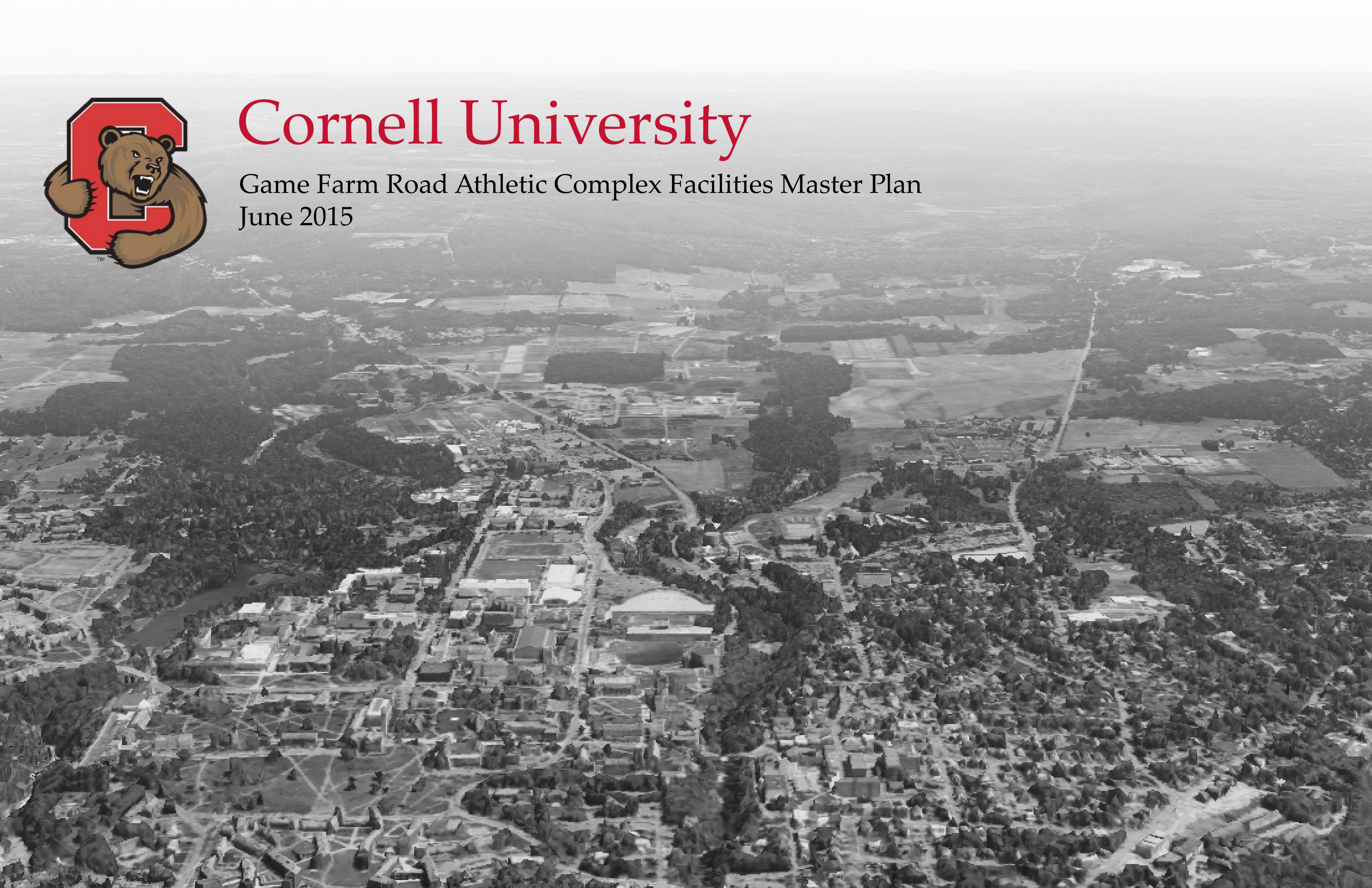
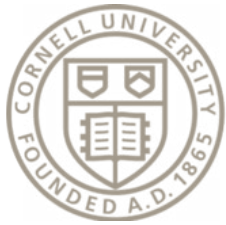




# Cornell University

Game Farm Road Athletic Complex Facilities Master Plan  
June 2015





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Designed By: Stantec

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# EXECUTIVE SUMMARY

## CONSULTANT TEAM

### LEAD CONSULTANT

Stantec, Inc., Boston, Massachusetts

### MASTER PLAN CONSULTANT

Urban Strategies, Inc., Toronto, Ontario

### UTILITIES INFRASTRUCTURE CONSULTANT

Stantec, Inc., Albany, New York

### ENVIRONMENTAL CONSULTANT

Stantec, Inc., Rochester, New York

### TRANSPORTATION CONSULTANT

Stantec, Inc., New York, New York

### COST ESTIMATING CONSULTANT

Vermeulens, Boston, Massachusetts

The new athletics complex at Game Farm Road/ East Hill Village is a unique opportunity to develop a compelling and exciting athletics campus that will serve Cornell University Athletics and the Cornell Community now and into the future. This report outlines a comprehensive vision for the new athletics campus and an implementation strategy that will bring the vision to reality.

### Background

The recent 2008 Cornell Master Plan for the Ithaca Campus (CMP) provided a sound foundation for developing an integrated campus community that reflected Cornell University’s academic planning and strategic goals for their facilities, infrastructure, and financial resources. One of the major recommendations was the long- term relocation of several central campus athletic practice fields and competition venues to the edge of the main Ithaca campus at Game Farm Road. The relocation of these facilities would allow for the creation of core academic uses on the east campus that would connect central

and east campus and open new development opportunities in this location and between Campus and Hoy Road.

Recently, the Bio-Medical Engineering program at Cornell has been interested in constructing a new facility at the location of the existing Alumni practice fields along Tower Road. The successful and purposeful replacement of these important athletic fields is critical to the success of the athletics programs at Cornell. This master plan effort was spurred by the need to have a comprehensive and well-planned vision for the new athletics complex that can be implemented over time as required, as existing athletics facilities are displaced.

### Context – Existing Conditions

The Game Farm Road Athletics Complex is located within the South Campus Precinct of the CMP. This expanded athletics complex is bounded by the Cascadilla Creek corridor, Game Farm Road, and Ellis Hollow Road and is adjacent to the CMP-proposed East Hill Village and Cornell Park. Though Cornell

has long had a presence in these areas, the CMP envisions significant development of the south precinct with greater physical, functional and visual connection to the larger campus.

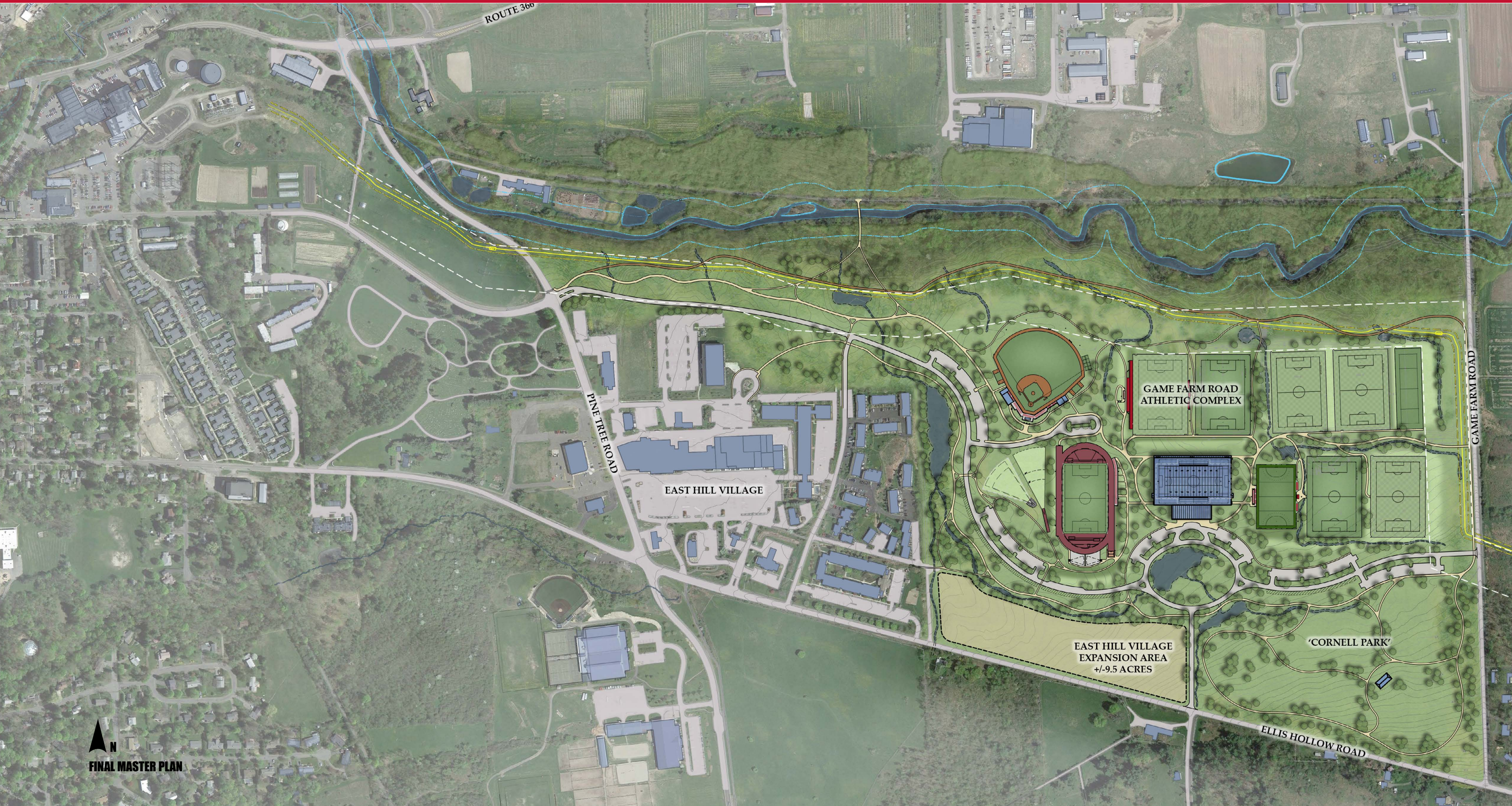
The existing site features the McGovern Athletics Complex, which consists of four natural grass athletic practice fields, of which two are lighted and fenced (McGovern 1 and 2), one is an acceptable practice field (McGovern 3, along Game Farm Road) and the last is a lawn used as an overflow field for athletics (McGovern 4). A small field house building also exists for restrooms and small locker facilities. A gravel driveway and small parking area serves the athletics uses. The remainder of the site is active agricultural fields and natural meadow areas. Existing 115kV transmission lines bisect the site from the northwest to the southeast.

### Process

The Cornell University Game Farm Road Athletic Complex Facilities Master Plan (ACFMP) will guide the growth and development of this new athletic











## EXECUTIVE SUMMARY (CONT.)

campus. The vision articulated here is comprehensive and ambitious, reflecting the goals and mission of Cornell’s Planning, Facilities, and Athletic Departments. Building from the current operations located in the center of campus, south of Tower Road where the Alumni Fields, Dodson Field, and the Kane Sports Complex are currently located, the plan will guide growth for a vibrant, self-sustaining athletic campus at the Game Farm Road Complex. This significant undertaking will happen in a phased manner as needs arise and funding is available. Being prepared for opportunity is the strategic goal of this plan. The Master Plan lays out a framework of strong ideas that will shape how Cornell invests intelligently, and with consistency, when these opportunities arise.

The process of preparing this Master Plan has involved a high degree of collaboration and consultation with Cornell University, design consultants, faculty, and staff. Various committees met regularly to review the progress of the planning effort. Through the discussions with campus stakeholders and a thorough understanding of the existing site and context, primary guiding principles for the Master Plan were developed:

- **Place Making** – Create a vibrant, self-sustaining athletics campus that is a compelling destination for student-athletes, coaches, staff and spectators.
- **Synergies** – Understand important adjacencies and potential synergies (East Hill Village, Cornell Park, Cornell Plantations).
- **Image & Character** – Develop an image and character that reflects Cornell University’s unique brand, culture, and context.
- **Integrate Natural Systems** – Respect and enhance specific site features (topography, natural areas, hydrology, Cascadilla Creek) and utilize these features as an asset for the Athletics Campus.

- **Promote Safety & Accessibility** – Provide safe, efficient, timely, and dependable access and multi-modal transportation infrastructure.
- **Sustainability** – Create a campus that is anchored in sustainable principles and is consistent with the maintenance resources of the University
- **NCAA Quality** – Provide NCAA-quality venues, amenities and supporting facilities.
- **Ivy league Standards** – Provide venues, amenities and supporting facilities that reach or exceed peer institution’s facilities.

### Program

Through a thorough existing conditions inventory and analysis and meetings with the campus stakeholders, the executive committee and Cornell Athletics, a detailed program was developed for the athletic venues and supporting infrastructure. A key element of the program development was that the proposed venues should be of equal quality or better than existing, reflecting Cornell’s long-term commitment to athletics and its student athletes. The proposed athletics and campus infrastructure program for the ACFMP is summarized as follows:

### Athletic Venues and Support Facilities

The facilities listed below are in addition to the four McGovern fields that exist today:

- Practice Fields (2)– Alumni Fields replacements
  - Varsity sports practice, intramurals, marching band, summer camp
- NCAA Competition Soccer Venue
  - Berman Field, and practice area
- NCAA Competition Track and Field Venue with multi-use practice infield
  - Kane Sports Complex
- NCAA Competition Field Hockey Venue

- Dodson Field
- NCAA Competition Baseball Venue
  - Hoy Field
- Multi-Purpose Practice Fields (2)
- Club House Facility – 26,700 sf
- Field House – 100,000sf

### Master Plan Infrastructure

- Circulation
  - Vehicular – Cars (circulation and parking), buses (team and public transportation), service, maintenance, and emergency.
  - Pedestrian and Bicycle – Internal campus circulation and connections to the main campus.
- Hydrology and Stormwater
  - Develop an integrated stormwater management design
- Landscape
  - Design a vibrant landscape that assists in creating a campus environment, enhances and respects the natural character of the site context and is symbiotic with the stormwater management strategies.
- Utility Infrastructure
  - Relocate existing overhead transmission lines at a strategic milestone in the development of the campus.
  - Ensure that utility infrastructure is implemented to support the various facilities on the new campus and is consistent and compatible with infrastructure on the main campus

More detailed descriptions of all programmatic elements of the plan are outlined in detail in the body of this report.

## MASTER PLAN Overview

The ACFMP was the result of thorough evaluations of existing conditions and existing venues, analysis and program development. During the initial planning for the complex, the following base land-use and organizing criteria were developed and maintained as consistent conditions for development of the ACFMP:

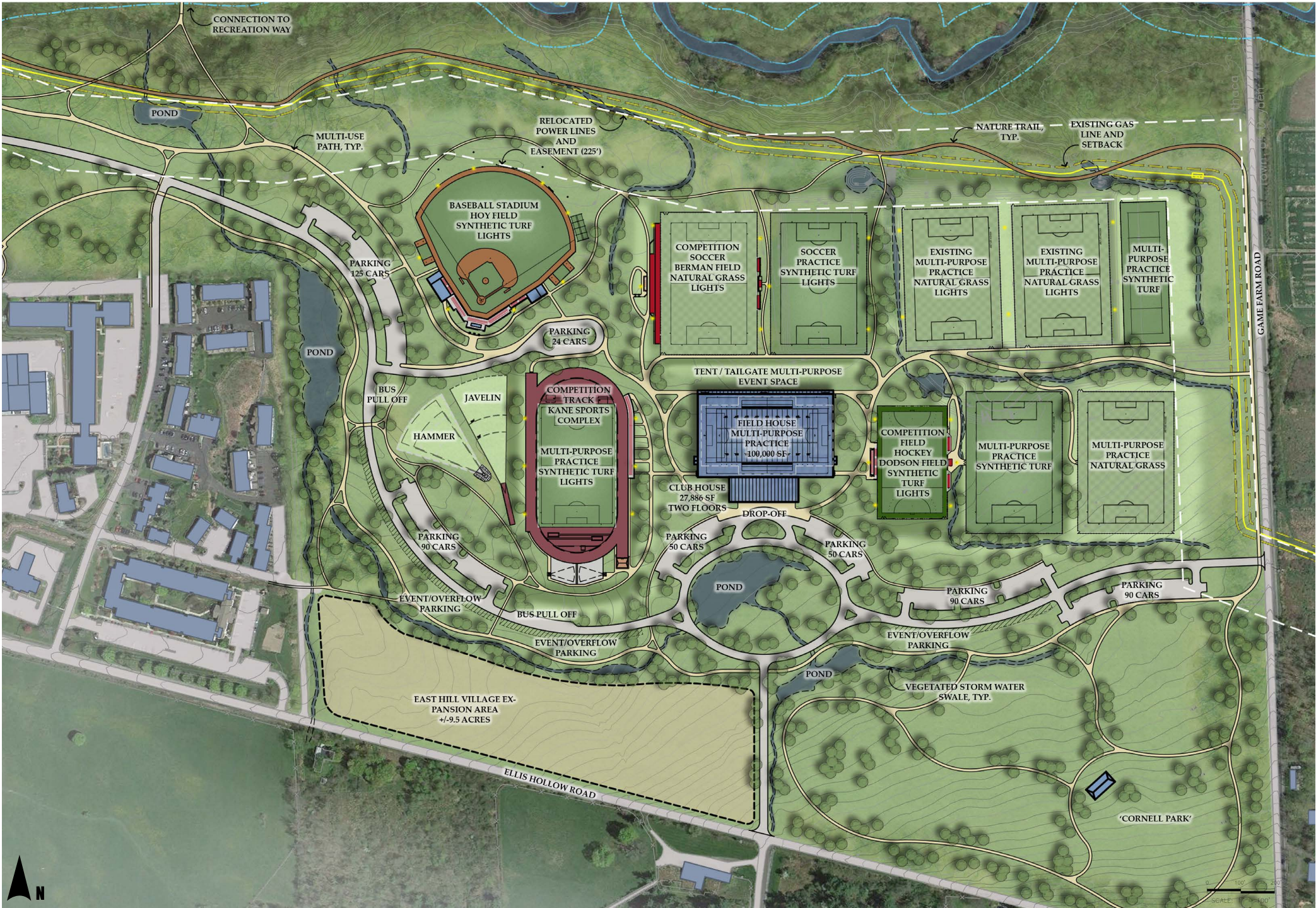
**East Hill Plaza / East Hill Village** – The CMP identified the East Hill Plaza area as a prime opportunity to be redeveloped into a vibrant and active mixed-use ‘Village.’ The CMP identified a potential expansion of this area along Ellis Hollow Road, and envisioned strong connections and shared uses with the Athletics Complex. The ACFMP as proposed ‘reserves’ approximately 10 acres along Ellis Hollow Road for potential expansion, and suggests vehicular, pedestrian and visual linkages between the complex and the East Hill Village. It should also be noted that athletic facilities already exist in the area along Pine Tree Road south of Ellis Hollow Road. These facilities are the Reis Tennis Center, Oxley Equestrian Center, and the Niemard Robinson Softball Complex.

**Cornell Park** – The CMP also suggested an area along Ellis Hollow Road as ‘Cornell Park,’ a multi-purpose passive open space that could serve as a transitional landscape between the Towns of Ithaca and Dryden and the University uses, and provide passive and active recreational, gathering and social uses for all. The ACFMP identifies an area at the intersection of Ellis Hollow and Game Farm Road for these uses.

**Existing McGovern Athletics Complex** – The existing complex at Game Farm Road (four fields) will remain and the proposed expansion and additional facilities will occur around them. The athletics building will remain initially but may be removed once other proposed facilities come on-line.



## EXECUTIVE SUMMARY



FINAL MASTER PLAN

**115kV Transmission Lines** – These existing lines consist of a double row of transmission lines mounted on paired wood poles, and extend from Pine Tree Road through the site to the southeast to a point near the intersection of Game Farm Road and Ellis Hollow Road. These transmission lines essentially bisect the site and limit uses around and under them. Through a preliminary analysis and many discussions, it was determined that the plan would recommend relocating the lines to the north along the Cascadilla Creek corridor at a strategic point in the plan development. This will provide flexibility in the development of the plan and will be a long-term solution for the project.

**Pine Tree Road Improvements** – It is understood that the Town of Ithaca, in cooperation with Cornell, will be implementing improvements to Pine Tree Road, including replacement of the existing bridge that currently serves the East Ithaca Recreation Way, and a new multi-use path along the west side of Pine Tree Road that will provide a direct and safe pedestrian/bike connection from Route 366 to Mitchell Avenue and the Recreation Way trail. These improvements are vital to providing a strong pedestrian and bicycle connection from the Main Campus to the new Game Farm Road Athletics Complex.

### Campus Plan

From the existing conditions inventory, analysis, program development and goals developed in the initial phases of the planning effort, alternative master plan concepts were developed that addressed various layouts of athletic venues, circulation and infrastructure improvements. These alternatives are included in this report as Appendix 1. These alternatives were then vetted and discussed in a charrette setting with the various campus stakeholders. From these discussions, a final concept plan emerged and was subsequently refined and further developed.

The final ACFMP provides a complete and comprehensive plan for a logical and organized arrangement of proposed athletics venues, linked by important circulation and utility infrastructure improvements.

Improvements will be made in a way that embraces and strengthens the existing features and character of the site, including the natural areas and systems, and the dramatic views to both core campus and the surrounding setting. The goal of the ACFMP is to





# EXECUTIVE SUMMARY (CONT.)

work with the natural character of the agricultural site to create a unique, memorable, flexible and highly functional campus layout that promotes efficiency and sustainability. A key objective will be to improve the aesthetics of the development to reflect the stature of Cornell, given that the precinct contains multiple gateways to campus and is a key point of arrival for many visitors.

The campus is anchored by a new club house and field house located at the heart of the campus. The club house building will provide athletes’ lockers, rest rooms, team facilities, training and fitness areas, spectator amenities and other supporting programs. Please reference a detailed program for the club house in this report. The field house will enclose a multi-use field facility to be used for practice and training for all teams during the winter season and inclement weather.

The new competition venues are then organized around the club house / field house buildings, providing direct and easy access from these venues to the core support facilities. Additional practice and multi-use fields are then proposed to the east, including the existing McGovern fields and additional fields along Game Farm Road.

The venues are organized to work with the existing topography to minimize site impact and earthwork operations. Sloped transitions between venues are envisioned to provide informal spectator seating to compliment formal seating at all competition venues.

## INFRASTRUCTURE

### Circulation & Access

Enhancing a connection between the newly located athletic fields and the core campus will be paramount to maximizing the utilization of the new athletic complex. In order to encourage usage of these new facilities, stronger pedestrian and trail

connections to the core campus, improved public transit and campus shuttle service and an increase in the number and quality of amenities for both the Cornell community and the surrounding community will be necessary.

Vehicular circulation for the campus is provided by a new roadway system with new campus entries off Pine Tree Road (aligned with Maple Ave), Game Farm Road and Ellis Hollow Road. A new drop-off is proposed at the Clubhouse location, creating a ‘front door’ to the campus. Permanent parking is dispersed along the main road to provide convenient parking for all of the proposed venues. Overflow parking will be provided in grassed areas along the main internal road.

Pedestrian and bicycle circulation is defined on two levels: connections to the main campus and internal. Connections to the main campus for walking/running and bicycles will be improved dramatically by the new multi-use trail as part of the Town of Ithaca’s Pine Tree Road Renovation Project. The ACFMP also proposes a new pedestrian/bicycle crossing of Cascadilla Creek, connecting the new athletic campus to the East Ithaca Recreation Way. On-site pedestrian and bicycle circulation will center around two multi-use trail ‘spines’ that run approximately parallel on each side of the main access road.

Improvements/ expansion of the public transportation and campus shuttle service systems will be critical programmatic requirements to assist in providing safe, reliable and timely access between the new campus and the core campus.

### Hydrology and Stormwater

The strategy for stormwater management and hydrology for the site is comprehensive and integrated. This master plan embraces stormwater and hydrology as a site asset and character-defining feature. Natural drainage systems are maintained

and enhanced to the extent feasible. Stormwater facilities are incorporated into the plan as vegetated swales, raingardens, bio-retention areas and stormwater ponds. These areas will be planted with natural vegetation that will assist in improving water quality, provide habitat and enhance the natural character of the campus.

### Landscape

Planting and landscape will be used to create a campus environment that is reflective of the quality and character of the core campus. It will enhance and respect the natural environments of the site context and will be a critical component of the stormwater management strategy. It is proposed that the core campus and higher-use areas be defined with a variety of predominantly shade and ornamental trees. Perimeter, natural and stormwater areas will have trees, shrubs and groundcovers.

The treatment of the ground plane will also be an important part of the character and image of the site. Manicured lawn areas will be limited to the extent feasible, focused on higher use, spectator seating and multi-purpose areas. Meadow will be used elsewhere on the site, reinforcing the natural character of the site and reducing maintenance requirements.

### Utilities

Utility infrastructure services will be required to service the new athletic facilities and support structures of the new Athletics Complex.

**Sewer** – The existing facilities are serviced by a septic field located near the existing building. Any upgrades and need for new sanitary sewer service should be connected to the Cornell system that connects to the Varna waste line and, ultimately, to the Town of Dryden system. Unfortunately, there are no Cornell sewer facilities in the vicinity. Working with Cornell Facilities, it was determined that the best location to tie into is an existing system at the

Poultry Farm complex across Cascadilla Creek. This will require a pump station system and force main from the new campus to the Poultry Farm area along Game Farm Road. It should also be noted that as the East Hill Village plan is developed, there may be opportunities there for potential sewer connections.

**Water** – There is sufficient water service at the site perimeter to provide adequate water supply for domestic, fire protection and irrigation uses for the project. New mains will be required from the perimeter service to the new facilities.

**Drainage** – Drainage will be accommodated as part of the overall stormwater management strategy. Drainage infrastructure will be minimized to the extent feasible and most drainage will be addressed with surface treatment.

**Electrical** – The existing electrical transformer (300kva) at the existing building does not have capacity for any added load. A supplemental or replacement transformer would be required for any program that would require additional loads (field lighting/ buildings). It has been determined that NYSEG will be the service provider for the new campus. Additional coordination with NYSEG will be required.

**Data/ Fiber** – New data/fiber service will be required to service blue light and other security as well as general Cornell campus network access and services. Working with Cornell, it appears that the best location to provide this service from is near the Library Annex area across Cascadilla Creek. Empty conduit already exists in Cascadilla Creek installed previously as part of the water line crossing.





MASTER PLAN - PHASE I

## IMPLEMENTATION

The master planning effort focused on the full-build master plan and a realistic and compelling Phase I. Through the planning process there was a consistent goal from the Cornell stakeholders, Athletics and the design team that the first phase of this master plan implementation needs to have enough of an impact and provide the facilities necessary to create a strong sense of place and destination. The Phase I plan proposes the following athletics facilities, required infrastructure improvements and added programmatic requirements:

### Athletics Program

- Phase I Club House facility – 10,500 sf
- Existing McGovern fields 1 and 2 will remain
  - Natural Grass / lighting
- Multi-Purpose practice
  - Synthetic Turf (renovated McGovern 3)
- Multi-Purpose practice
  - Synthetic Turf / Lights (renovated McGovern 4, Alumni 2 replacement)
- Multi-Purpose practice
  - Synthetic Turf / Lights – (Alumni 3 replacement)
- Multi-purpose practice
  - Synthetic Turf/ Lights (Infield of future track)

### Infrastructure Improvements

- Vehicular access and parking improvements
- Pedestrian circulation including multi-use path connection to Pine Tree Road
- Stormwater infrastructure improvements associated with new facilities
- Landscape – Tree planting and natural areas associated with stormwater management

## EXECUTIVE SUMMARY

- Utility Infrastructure
  - Sewer
    - On-Site – New on-site sewer infrastructure including new pump station number 1
    - Off-Site – Force main in or adjacent to Game Farm Road, across the GFR bridge and connection to the existing pump station at the Poultry Farm area. Improvements to existing sewer infrastructure at the Poultry Farm.
  - Water – New 8" connection from existing 8" main to the new club house building
  - Drainage – Drainage improvements associated with the development
  - Electrical – Transformer upgrade and new electrical service
  - Data/ Fiber – Connection from Library Annex (across Cascadilla Creek)

### Programmatic Improvements

- Increased / improved shuttle bus service
- Increased maintenance requirements
- Increased security presence
- Staffing (Club House)

The above program, if implemented together, will be an important start in creating a robust and vibrant athletic campus that will provide Cornell Athletics with facilities that will serve them now and into the future.

The sequence of subsequent phases of the plan's implementation is unknown at this time, and will depend on what existing facilities will be replaced and when. The next phases will most likely consist of competition venue(s), which will change the character and use of the campus, as it will bring in spectators and visiting teams requiring additional infrastructure and support facilities.





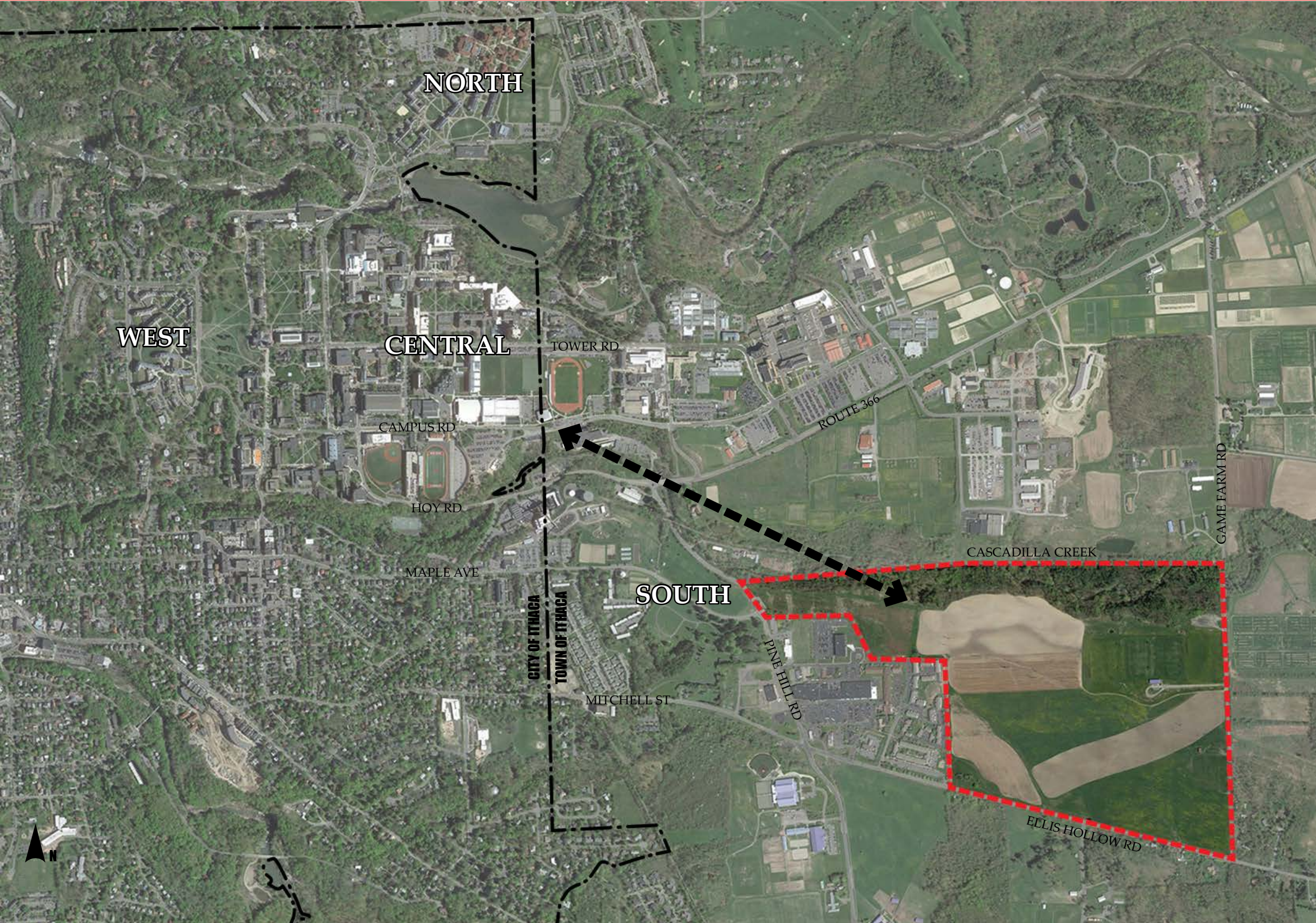
# EXISTING CONDITIONS

## Existing Conditions | Context

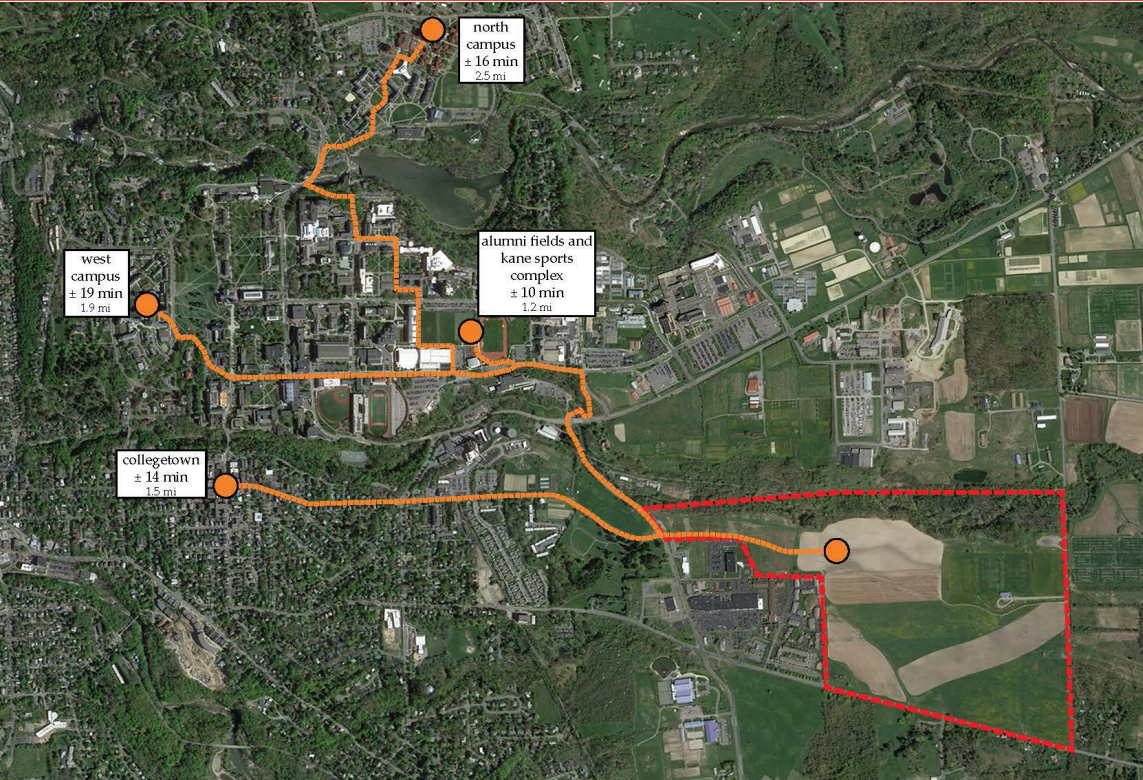
The Game Farm Road site is located south and east of the core campus. It is a 160-acre site bordered by Pine Tree Road to the west, Ellis Hollow Road to the south, Game Farm Road to the east and Cascadilla Creek and associated natural areas to the north. The southwest portion of the site abuts an existing retail, commercial and office development area, consisting of retail uses (East Hill Plaza), a Best Western Hotel, Ellis Hollow Apartments, car wash and Cornell University offices.

The site is located entirely within the Town of Ithaca, although it abuts the Town of Dryden to the East (along Game Farm Road). It is entirely within the Low Density Residential Zone.

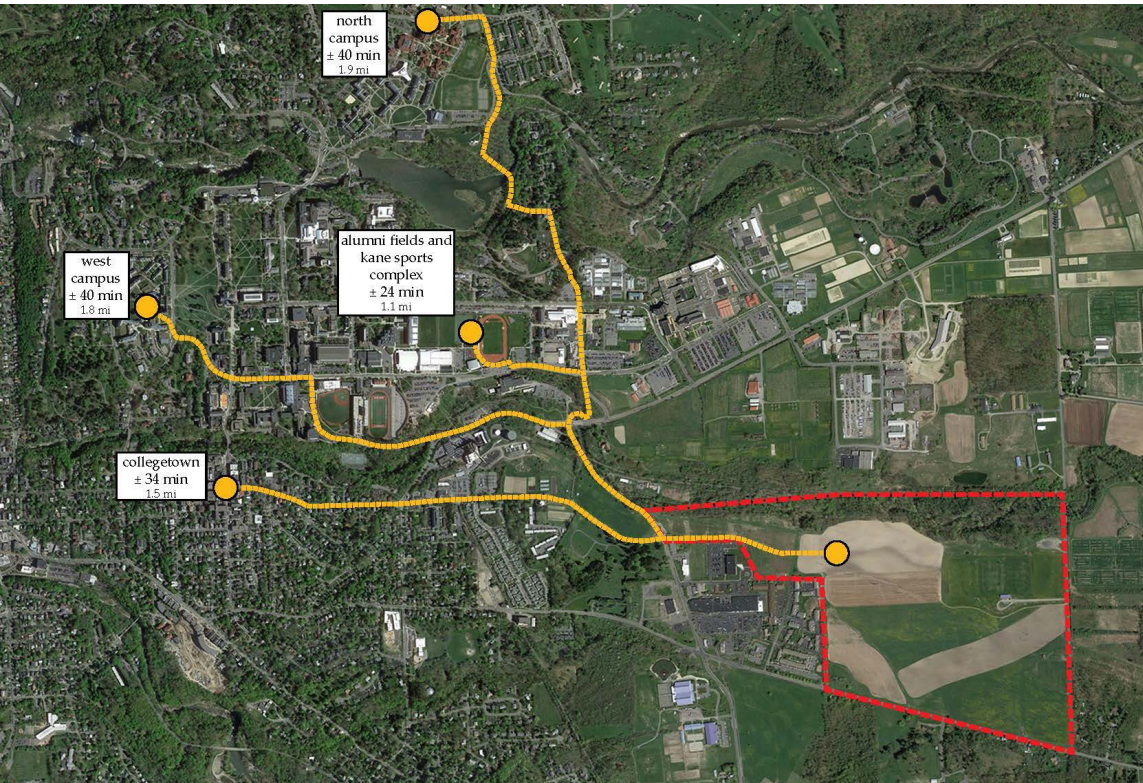
Opportunities to achieve connections to and from the central campus exist at the macro and micro level and should be embodied in the Game Farm Road organizational framework.







EXISTING BICYCLE CIRCULATION TO SITE



EXISTING PEDESTRIAN CIRCULATION TO SITE

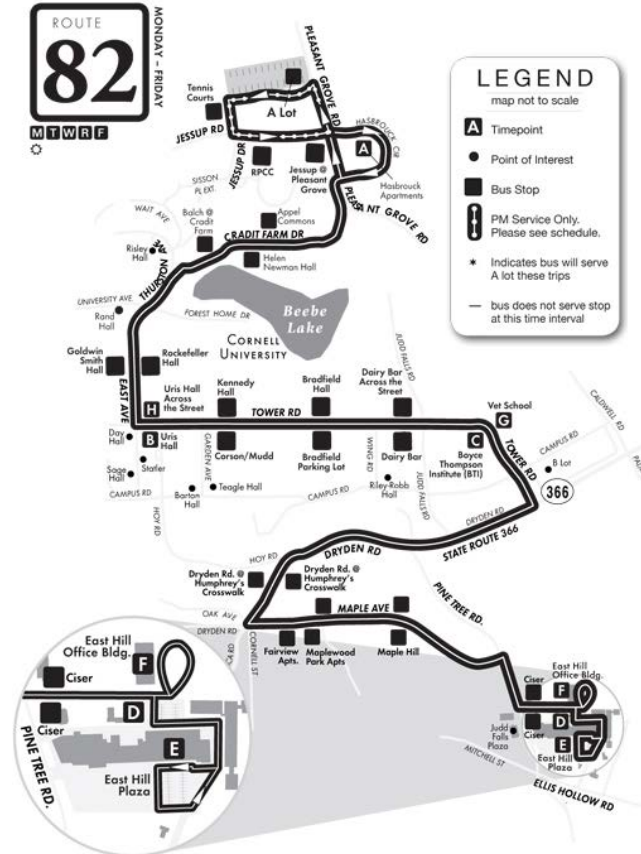
Existing Conditions | Transportation

Existing travel patterns to the Game Farm Road site are auto-oriented and are strongly influenced not only by the remoteness of the site, but also by the poor quality and limited number of pedestrian and bicycle connections and the limited TCAT service, particularly on routes serving the South precinct. The following outlines existing conditions for each mode of transportation.

**Vehicular** – The only vehicular access to the site is via a gravel driveway that services the existing athletic uses off of Game Farm Road. There is adequate frontage along Pine Tree and Ellis Hollow Roads for additional vehicular connections to the site.

**Public Transportation** – The Tompkins Consolidated Area Transit (TCAT) serves as the campus transit system. Currently, two bus routes (82 and 92) serve the campus with stops at East Hill Plaza (see routes below). These are separate routes with different schedules and stops. The 92 route only runs during the academic year. No public transportation is currently available to the proposed athletic complex.

**Shuttle** – Cornell Athletics currently provides shuttle service to the McGovern athletic fields for varsity athletes, coaches and staff (predominantly men’s and women’s soccer). The shuttles run during afternoon practice times (4-7:30PM +/-) on selected days during the week. Shuttle service runs from August to mid-November, as well as in April. Please reference Appendix 3 for more detailed information on specific schedules.



EXISTING TCAT CAMPUS BUS ROUTES TO EAST HILL PLAZA







EXISTING CONDITIONS (CONT.)

Existing Conditions | Transportation

**Pedestrian** – Pedestrian circulation to the site is currently limited from the main campus. Please reference the diagram on Page 11 that outlines approximate pedestrian distances and travel times from the main areas of the core campus to the center of the Game Farm Road site. There are currently no sidewalks along Pine Tree Road from the intersection of Route 366 to Maple Avenue. The East Ithaca Recreation Way is a pedestrian/bicycle corridor that runs along the north side of Cascadilla Creek from Game Farm Road to a bridge crossing at Pine Tree Road, south to Maple Avenue, west along Maple to where the greenway heads back south. An existing mulch path along Pine Tree Road connects the Recreation Way to the intersection of Pine Tree and Rt 366. The Town of Ithaca, with support from Cornell University, is scheduled to perform improvements at Pine Tree Road, including replacement of the existing East Ithaca Recreation Way bridge. Also included is a multi-modal path along the west side of Pine Tree Road that will connect the intersection of Pine Tree/366 to the Recreation Way and Maple Avenue. There is no crosswalk across Pine Tree Road at the Maple Avenue intersection.

There are no existing sidewalks along Ellis Hollow or Game Farm Roads.

**Bicycle** – Similar to the pedestrian circulation above, there is limited bicycle access to the site. Please reference diagram on Page 11 that outlines approximate bicycle distances and travel times from the main areas of the core campus to the center of the Game Farm Road site. The multi-modal path proposed as part of the Pine Tree Road improvements will be significant improvement for bicycle access to the new site.

KEY

Existing Pedestrian Circulation

Proposed Multi-Use Trail

East Ithaca Recreation Way

Proposed Pedestrian Crossing



CONNECTIONS TO GAME FARM ROAD SITE FROM CAMPUS



VIEW OF INTERSECTION AT PINE HILL RD AND MAPLE AVE



VIEW OF INTERSECTION OF PINE TREE RD AND ROUTE 366



VIEW OF EAST ITHACA RECREATION WAY



VIEW OF EAST ITHACA RECREATION WAY AT GAME FARM RD



## EXISTING CONDITIONS

### Existing Conditions | Utilities

There are a number of existing utilities on the Game Farm Road site as follows:

**New York State Electric and Gas (NYSEG) Transmission Lines** – There are two 115kV NYSEG transmission lines that bisect the site from the northwest to the southeast. The paired wood towers are approximately 75' apart and have a 75' easement on each side, resulting in a 225' easement. Please reference the plan to the left and the report included in Appendix 2 of this document.

**Gas Line** – Cornell recently installed a new 10" gas line across the site that runs east-west. The gas line enters the site at Pine Tree Road, runs east following the southern edge of the natural area along Cascadilla Creek, runs south along the west side of Game Farm Road to the approximate location of the power line easement and then runs east across Game Farm Road along the northern edge of the transmission line easement. There is an above-ground valving station in the northeast corner of the site, near Game Farm Road, as noted on the plan to the left.

**Water** – There are two 16" water mains that cut across the site from Hungerford Hill water tank to the south. The mains cross Ellis Hollow Road then run north along the residential portions of East Hill Plaza then north across Cascadilla Creek. These lines are sourced from the Cornell filtered water plant at Fall Creek. There are three pressurized zones from these lines:

Zone 1: Endowed zone fed from tank near existing elevated tank

Zone 2: Buildings east of Garden Ave

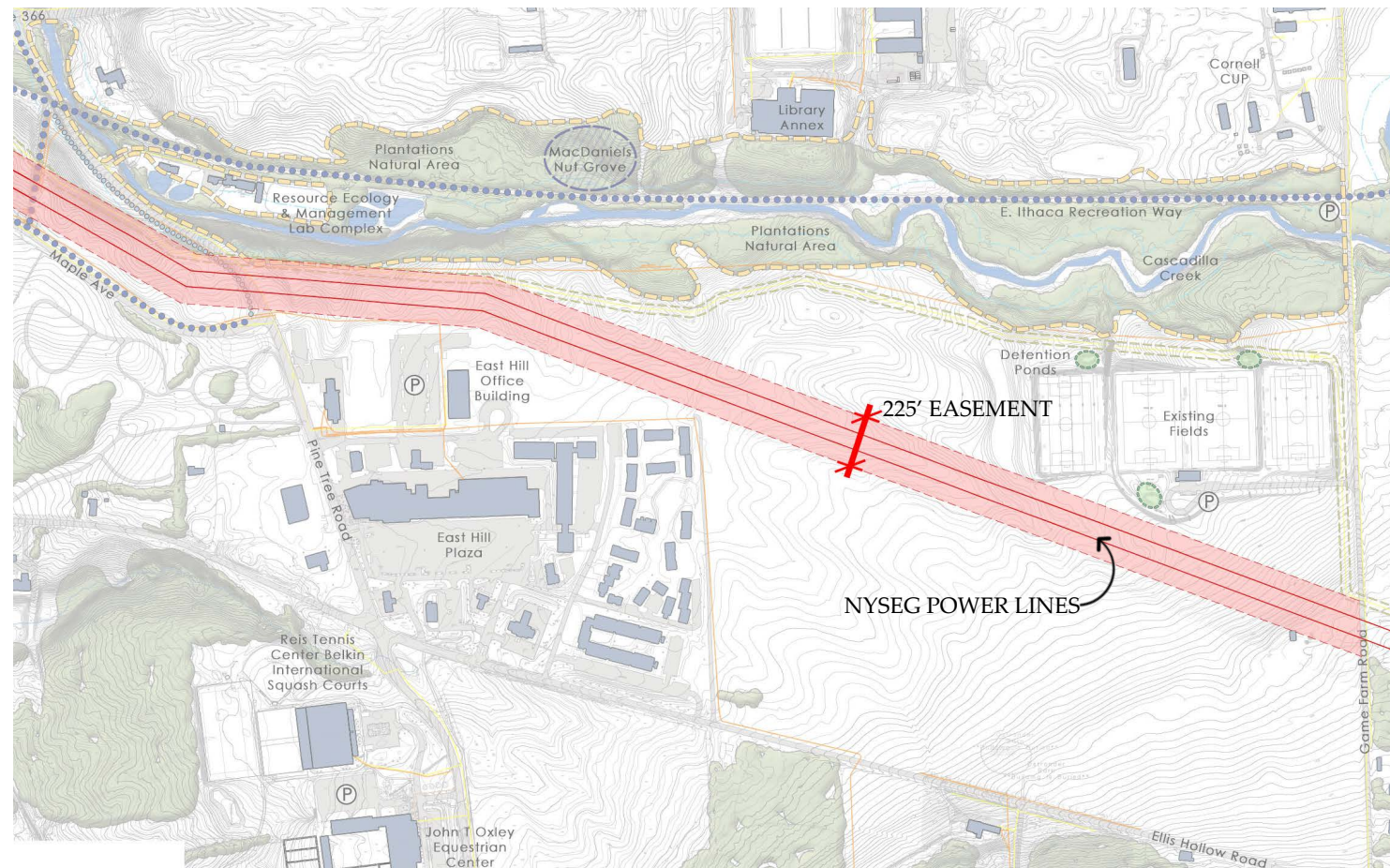
Zone 3: East Hill / Game Farm Road

In addition, there is a water line just west of where the Cornell 16" lines cross the Creek that is part of a loop around the City of Ithaca (Bolton Point Line). There is an existing 8" water service from Ellis Hollow Road to service the existing building at the McGovern Fields.

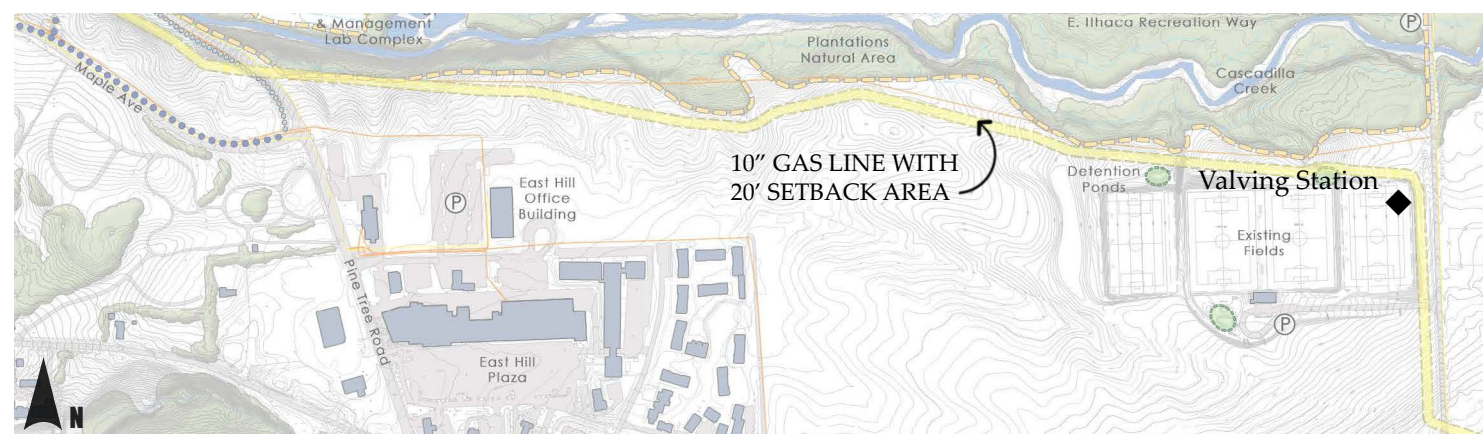
**Septic/Sewer** – The existing building at McGovern fields is served by an existing septic/leaching field. It is assumed that any future development at the Game Farm Road site would need to be serviced by connections to sewer.

**Drainage / Stormwater** – The only existing drainage and stormwater facilities on the site are associated with the McGovern athletics complex, consisting of vegetated swales, drainage piping and two detention ponds as noted on the plans. There are also general field drainage pipes associated with the agricultural fields.

**Electric, Tel/Data** – An existing 300kV transformer just west of the building at McGovern fields services the existing building and field lighting. The closest Tel / Data (Fiber) is located at East Hill Plaza, although some existing empty conduits come from East Palm Road and cross Cascadilla Creek (in vicinity of the new water line).



EXISTING POWER LINES AND EASEMENTS



EXISTING GAS LINE AND SETBACKS



VIEW OF EXISTING POWER LINES



EXISTING VALVING STATION





# EXISTING CONDITIONS (CONT.)

## Existing Conditions | Natural Systems

The South Campus Precinct is a valued landscape and was 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 bucolic character of the site and context is a character-defining feature that should be included in the new Master Plan. Agricultural support services currently occupy and use a significant portion of the land. However, it is understood that these uses would not need to be replaced elsewhere.

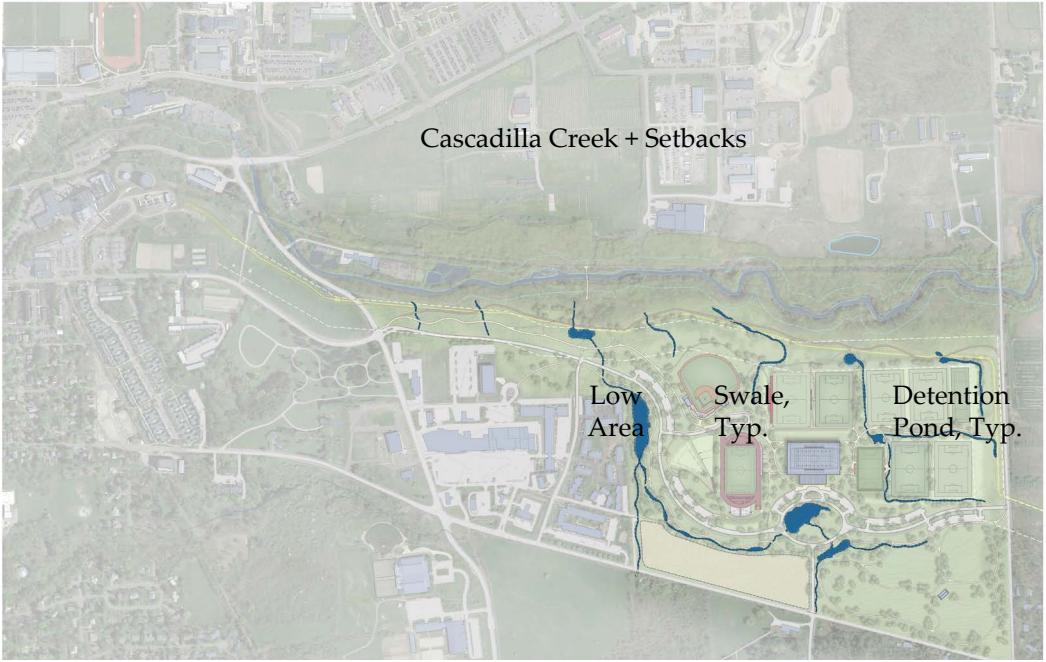
The Game Farm Road site is characterized by a number of natural areas. Most prominent is the Cornell Plantations Natural Area in the Cascadilla Creek Valley that bounds the site to the north. The limit of this Natural Area is essentially the tree line of the existing woods along Cascadilla Creek (delineated in yellow on the image to the right).

A comprehensive and integrated stormwater management strategy should also be an integral part of the Master Plan. Presently, there are engineered drainage channels around the McGovern Fields that lead to three existing detention ponds. Existing hydrological patterns should be maintained to the extent feasible, and enhanced and promoted as part of the plan. As the site is mostly pervious today, and because of the proximity of the site to East Hill Village, stormwater management will be critical. Flooding is an issue in the low area adjacent to East Hill Village and should be addressed in the Master Plan.

A Stantec environmental scientist performed a site visit and prepared an environmental review, summarized in a memorandum in Appendix 4.



CORNELL PLANTATIONS NATURAL AREA APPROXIMATE BOUNDARY



STORMWATER



EXISTING DETENTION POND



EXISTING MEADOW ALONG CASCADILLA CREEK NATURAL AREA



EXISTING MEADOW / SWALE ALONG CASCADILLA CREEK NATURAL AREA

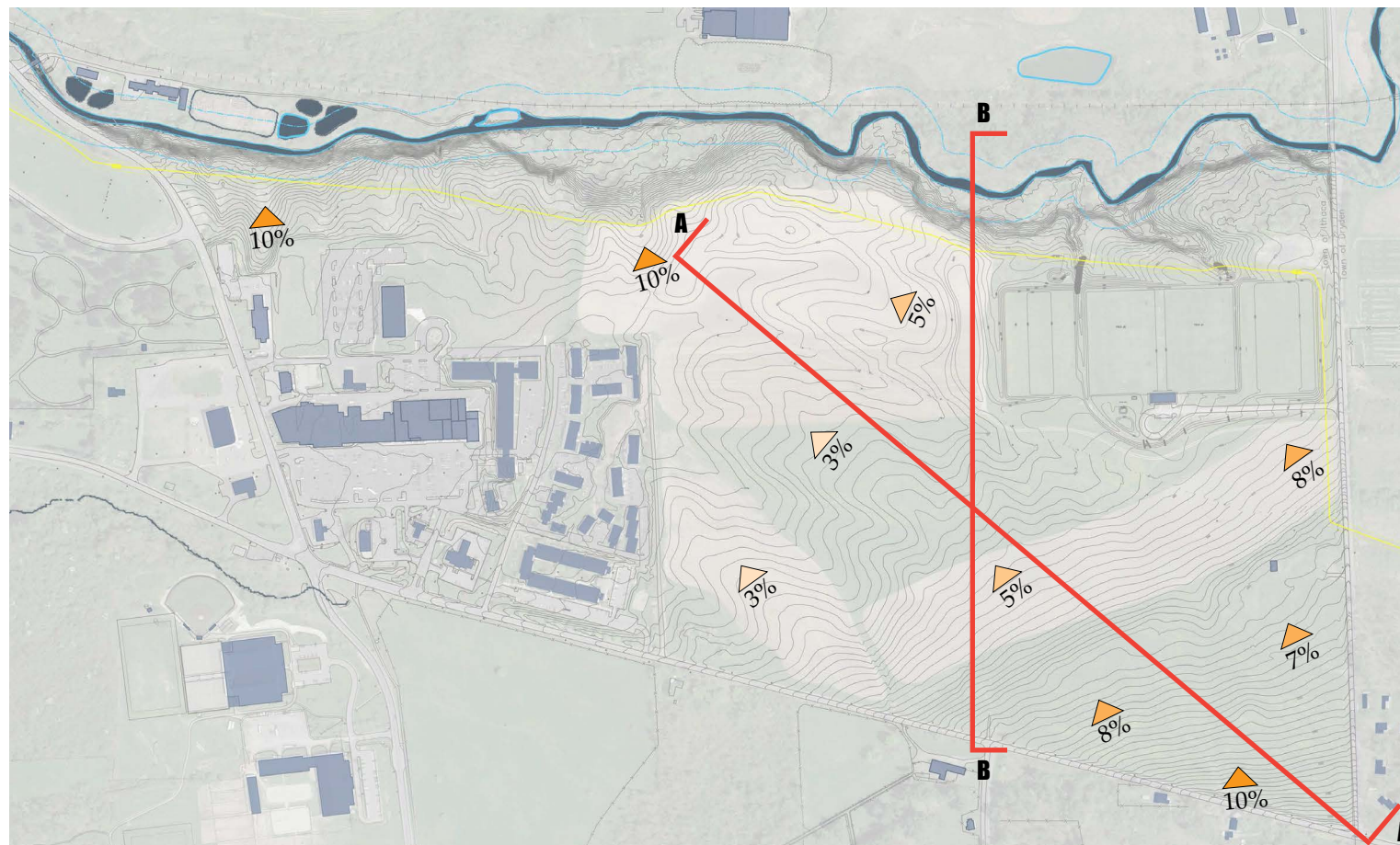


## EXISTING CONDITIONS

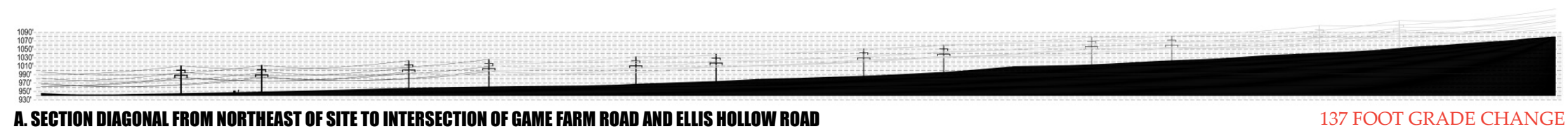
### ■ Existing Conditions | Topography

The topography varies on the site, rising from the northeast corner to the southwest corner with both steep and gradual elevation changes. This setting makes for a dramatic landscape tied to valuable ecosystems and views.

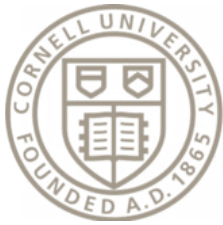
The management of existing soils is a critical component to consider when developing the Master Plan. It will be a vital piece of the phasing of the project as each facility is implemented, and could have significant cost implications if not planned for properly. As a predominantly existing active agrarian use, existing topsoil will need to be stock-piled, re-used or exported, unless there is a strategic method for retaining soils on site as part of the plan.



**TOPOGRAPHY**







# EXISTING CONDITIONS (CONT.)

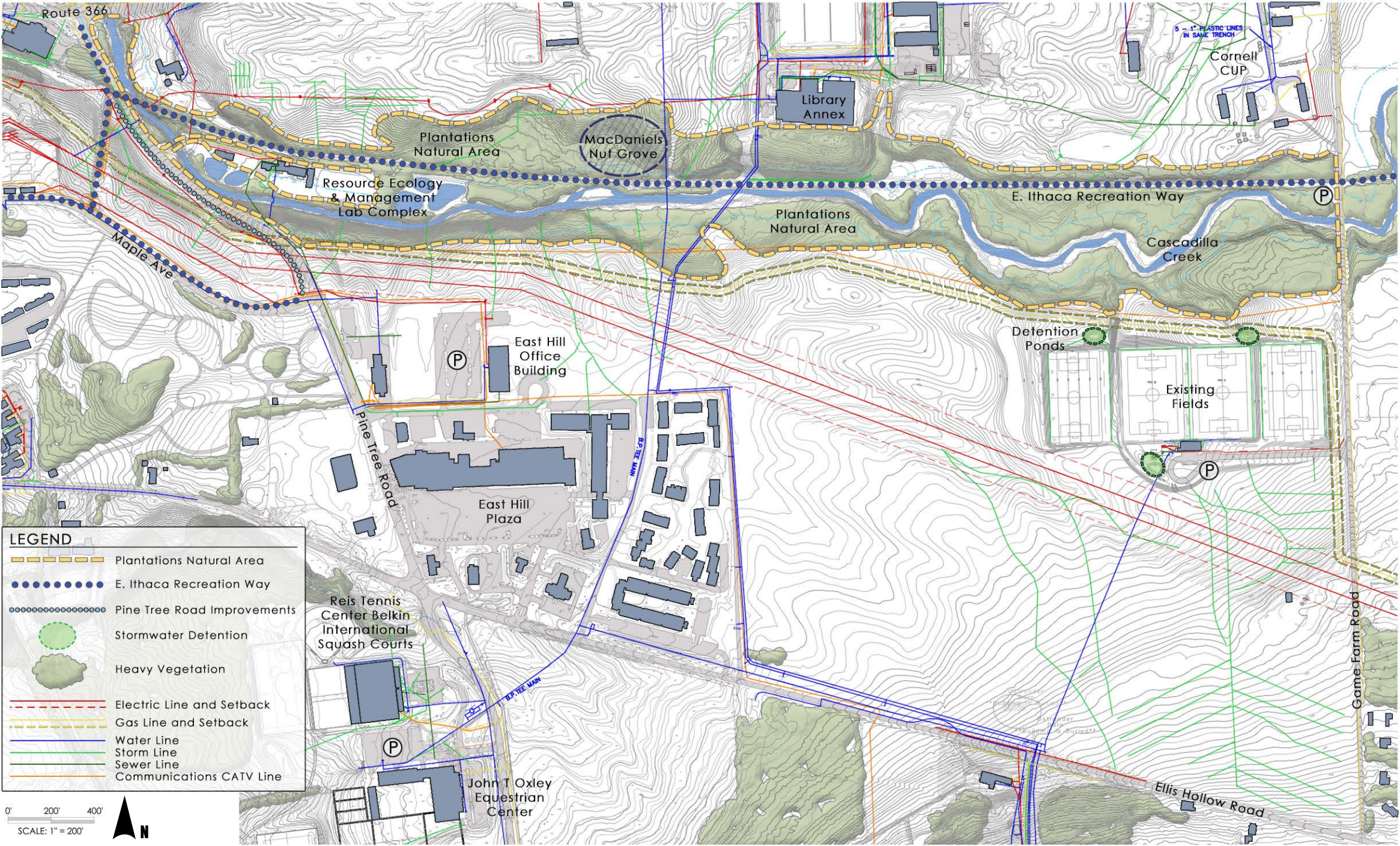
## Existing Conditions | Game Farm Site Plan

The plan to the right illustrates the existing conditions and context to the Game Farm Road Site. The majority of the information gathered was taken from meetings with Cornell University faculty and staff.

The existing Game Farm Road Site consists of crop production fields, four McGovern athletic practice fields and a small field house (referenced as athletic venues later in this chapter), and a natural meadow area. Two NYSEG transmission lines bisect the site from the northwest to the southeast. A remnant building that has been left from farming activities exists off Game Farm Road.

The crop production fields upslope from the existing athletic fields are maintained by Cornell University Agricultural Experiment Station and are subject to annual crop rotation of hay, corn, soybeans and other grains.

The Cascadilla Creek Valley located along the north edge of the study area is heavily wooded in mixed hardwoods with scattered white pine and eastern hemlock. This creek valley is designated a Cornell Plantations Natural Area. There are areas of riparian wetland and tributary channels that extend upslope from overland drainage.





## EXISTING CONDITIONS

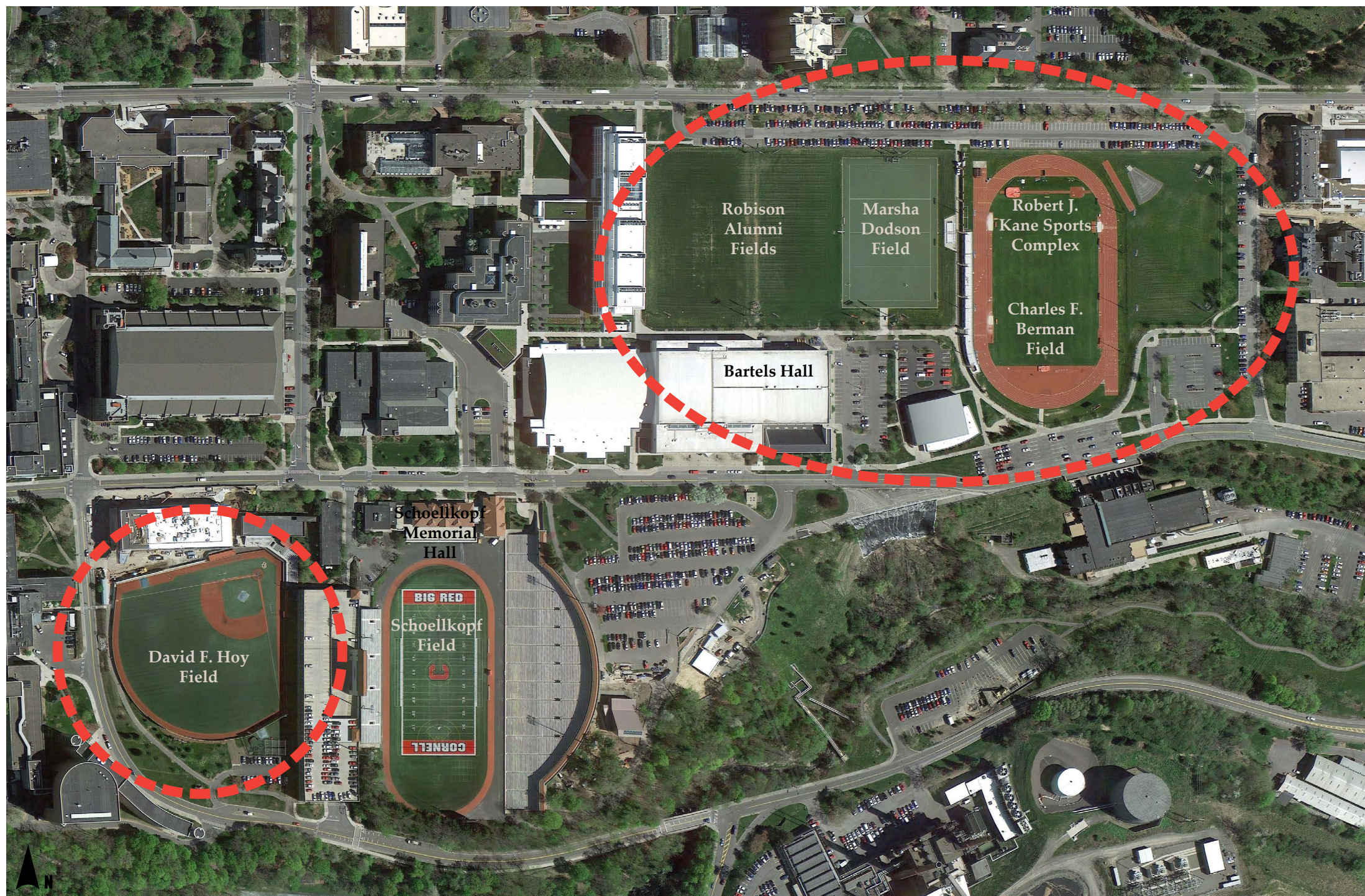
### ■ Existing Conditions | Athletic Venues

The 2008 CMP calls to relocate the following central campus athletic facilities:

- Robison Alumni Fields (Alumni Fields 2 and 3)
  - Football, Lacrosse, and Marching Band Practice
- Marsha Dodson Field
  - Field Hockey
- Robert J. Kane Sports Complex
  - Track and Field Sports
- Charles F. Berman Field
  - Competition Soccer
- David F. Hoy Field
  - Competition Baseball and Lacrosse Practice

The University would like the proposed Master Plan to have a similar or better design and functional character standards as the following:

- Bartels Hall (Field House)
- Schoellkopf Field & Schoellkopf Memorial Hall







# EXISTING CONDITIONS (CONT.)

## Athletic Venues

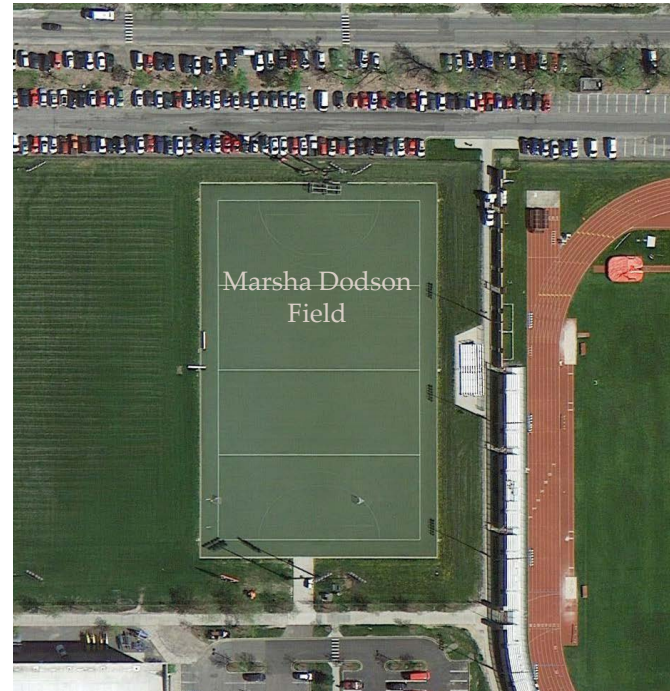
### ROBISON ALUMNI FIELDS

- 2 Natural Grass under-drained practice fields
- Maximum size field at Field 2 is 200'x330' plus safety runoff
- Maximum size field at Field 3 is 200'x330' plus safety runoff
- Approximately 173,000 sf. of natural grass field
- Existing Athletic Lighting is dated and not as efficient as modern athletic field lighting systems. Black corrugated pipe at bases of light poles to protect athletes.
- Varsity Football Practice field – 120 players
- Men's Sprint Football Practice – 65 players
- Men's Lacrosse Practice – 45 players
- Womens' Lacrosse Practice – 35-40 players
- Marching Band practice – Approximately 200 participants
- Summer Sports Camps – Soccer, Lacrosse, Hockey - up to 100 participants per week in the summer, about 4,600 children in the summer
- 6' high black chain link fence at south and north of fields. No physical separation between Alumni Fields and Dodson fields
- The fields are next to Bartels Hall and locker rooms are needed for all teams using the fields:
  - Existing Varsity Football, Sprint Football, and Men's Lacrosse practice use locker rooms and showers in Schoellkopf Hall
  - Women's Lacrosse locker rooms and showers are in Lynah Rink
  - Sports camps use locker rooms in Bartels / Lynah
  - Big Red Marching Band uses facility in close proximity





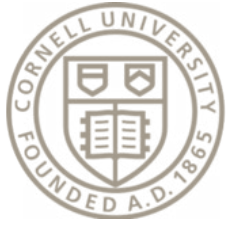
## EXISTING CONDITIONS



### MARSHA DODSON FIELD

- 180'x300' AstroTurf field for NCAA Division I Field Hockey. Field constructed in 2008.
- Approximately 69,000 sf. of turf
- Existing Athletic Lighting is dated and not as efficient as modern athletic field lighting systems. Black corrugated pipe at bases of light poles to protect athletes.
- Irrigation and drainage system. Channel drain at the east side to capture runoff from the slope and Tower Road parking.
- Scoreboard - Athletics has stated that if this field gets a new scoreboard, a new PA system would be required.
- Portable raised scorer's table/donkey
- Portable bleachers for 300 spectators - Athletics would like permanent bleachers, similar style to Kane's bleachers.
- Locker Rooms are needed for all teams / groups using the fields
- Athletics would like something to separate the AstroTurf field from the natural grass clippings, either a walkway or a fence with windscreen to give the field an edge.
- Removable netting at endlines in sleeves. There would need to be netting to stop ball roll, especially at the endlines
- Athletics requested a concept where the soccer field and field hockey field have a double sided bleacher with a shared press box





# EXISTING CONDITIONS (CONT.)

## Athletic Venues

### ROBERT J. KANE SPORTS COMPLEX

#### THE SIMON TRACK

- 8 lane track with 400 meter oval made of resilient track surface completed in 1996
- Two chute extensions for extra sprint run out space
- 42 inch lane lines with portable curb on inside lane
- 2-3 major competitions held on weekends in the summer, up to 15 teams invited. Each team is typically approximately 100 athletes
- Long / Triple jump runways and pits along eastern and western inside lanes with pit covers (4 total)
- Southern D Area is resilient track surface for high jump and pole vault runway (2 total on this end)
- Northern D Area is natural grass with resilient track surface for Pole Vault runway (2 total on this end) and steeple chase

#### KROCH THROWING EVENTS

- Combination Discus / Hammer circle and cage with natural grass landing area
- Shot Put circle and stone dust landing area
- Resilient track Surface Javelin runway and natural grass landing area

#### CHARLES F. BERMAN FIELD

- Natural Grass Competition Soccer Venue
- Athletic Lighting installed in August of 2000
- Scoreboard
- Main use for Men’s and Women’s Soccer
- Maximum size approximately 222’ x 354’
- Sand based field with an 8:1:1 ratio (sand: soil: bio compost mix), vertical drains and irrigated. Mix of 30% perennial rye and 70% Kentucky bluegrass
- Tough to schedule track practice/meets with soccer practice/games
- Bleacher seating installed in August of 2000 for approximately 1,000 spectators. Athletics believes 1,500 should be max for proposed facility in case they host a large event.





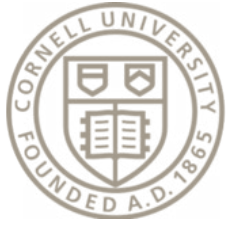
## EXISTING CONDITIONS



### DAVID F. HOY FIELD

- Infilled Synthetic Turf field (Field Turf), home plate circle is turf, pitcher's mound is clay infield mix
- Installed in 2007, re-oriented when renovated
- Approximately 134,140 sf. of turf: 320' RF, 320' LF, 400' Center
- Currently no Athletic Lighting
- Home field baseball - 45 players
- Practice baseball
- Lacrosse uses field for practice
- Big Red Marching Band practice when available (about 200 people)
- Snow is removed during the winter and field is used about 10 months out of the year
- Tension netting backstop with unit block 42" backstop with pad
- Batters eye (pitcher's backdrop, part of outfield fencing)
- Windscreen at perimeter fence
- Scoreboard
- Dugouts
- Batting cages
- Permanent Bleachers for approximately 500 spectators - ornamental fence for guard rails at bleacher, seat plants along sides of bleacher, center has foldup chairs with seat backs
- Press Box
- Sound System
- Storage for baseball equipment in storage room next to each dugout and under bleachers
- Lockers and showers for home baseball team in Grumman Squash Courts
- Visiting team uses Bartels Hall Locker rooms
- This field is in a central part of campus and an ideal location for athletes and considered one of the top collegiate baseball diamonds in the northern half of the country





# EXISTING CONDITIONS (CONT.)

## Athletic Venues

### BARTELS HALL (FIELD HOUSE)

#### RICHARD RAMIN MULTI-PURPOSE ROOM

- AstroTurf Field House - approximately 27,000 sf.
- Does not accomodate a full size field (football or lacrosse)
- The Lindseth Climbing Wall was the best of its kind when it first went up and still is the largest natural rock indoor climbing wall in North America.
- The Outdoor Recreation Education stores their equipment outside between the Ramin Room and Alumni Fields.
- Ideally Athletics would like to fit all sports in a new indoor multi-purpose facility because they could practice to late hours without any neighbor complaints of lights/noise.

#### FRIEDMAN STRENGTH AND CONDITIONING CENTER

- Built in 1997
- 8,000 sf.
- Weight room, treadmills
- 1,100 varsity athletes have access, about 27 teams train here

#### NEWMAN ARENA

- Basketball and Volleyball arena
- Seats 4,473 spectators
- Telescoping bleachers

#### LOCKER ROOMS AND SHOWER FACILITIES

- In general the locker rooms that were toured were all about the same size as the rest of the locker rooms in Bartels Hall and Athletics believes they are undersized
- Basketball – larger than the other sports, TV, lounge, showers, bathrooms
- Baseball (inside Grumman Squash Courts) - old squash courts converted into locker rooms with couches, tables, lounge chairs, ping pong table, TV's





## EXISTING CONDITIONS

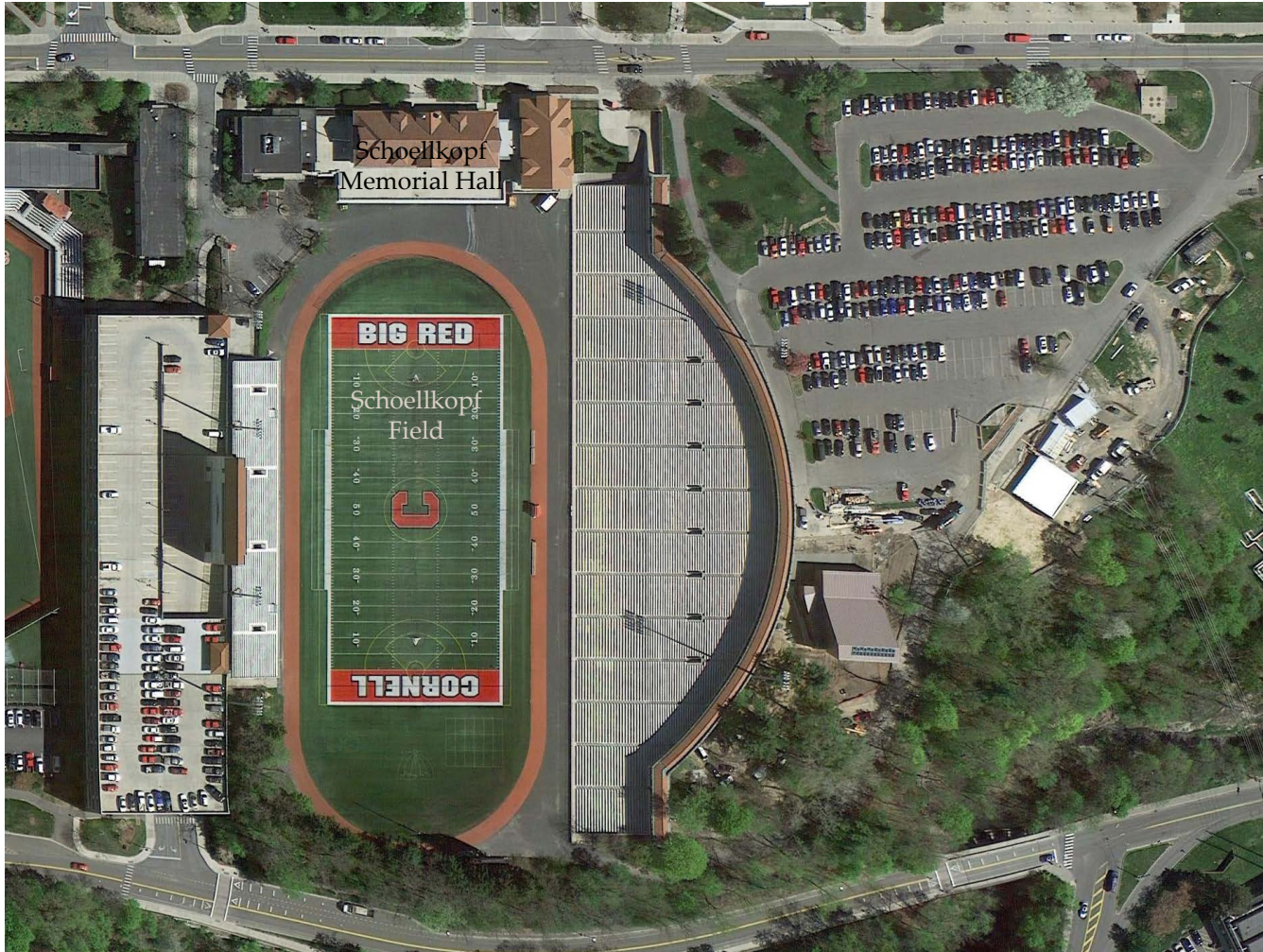
### SCHOELLKOPF FIELD AND SCHOELLKOPF MEMORIAL HALL

#### SCHOELLKOPF FIELD

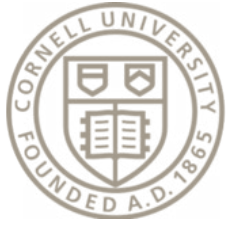
- The home for Football, Sprint Football, Men's and Women's Lacrosse.
- Built in 1915, lights installed in 1920
- Crescent was built in 1924 and holds 21,500 spectators
- In 1971 artificial turf was installed and has been resurfaced multiple times since, most recently with an infilled synthetic turf system. Needs replacement soon
- Press box was built in 1986
- Perimeter track is not currently used for track and field team practice or competition

#### SCHOELLKOPF MEMORIAL HALL

- Existing Varsity Football, Sprint Football, and Men's Lacrosse practice use lockers rooms and showers in Schoellkopf Memorial Hall
- Coaches offices
- Meeting rooms
- Outdoor Function space
- Trainers' rooms – converted from the old football locker rooms







# EXISTING CONDITIONS (CONT.)

## Athletic Venues

### GAME FARM FIELD ATHLETIC COMPLEX (McGOVERN FIELDS 1-4)

#### McGOVERN FIELDS 1 AND 2

- Natural grass fields
- 6' galvanized chain link fence around field perimeters
- Athletic Lighting -6 poles total (4 poles each field, 2 shared poles). An Osprey nest is currently on one of the shared light poles and will need to be addressed
- Used for Men's and Women's soccer practice and Cornell sports summer camps for approximately 19 days
- Field Construction
  - 6" deep sandcap (rootzone) over compacted subgrade
  - 4" diameter perforated HDPE underdrain in subgrade, 18' O.C.
  - Center ridge with 1% slope to sidelines
  - In-ground irrigation system
- Per the Town of Ithaca's permit conditions, there is no amplified sound and lighting is limited to before 9pm.
- Primarily used on weekdays 4 pm to 8 pm; occasional weekend and morning practices
- Currently, student athletes use locker and training rooms in Bartels Hall. They are transported by taking a shuttle bus to McGovern Fields and back. The shuttle is a 30-passenger bus that makes 3 trips out and 3 trips back per practice.

#### McGOVERN FIELD 3

- Natural grass field
- No lights
- Used for Women's lacrosse secondary practice field and Cornell sports summer camps for approximately 19 days
- Field Construction
  - 6" deep salvaged topsoil over compacted subgrade (imported fill)
  - Center ridge with 2% slope to sidelines
  - No underdrain
  - Not irrigated

#### McGOVERN FIELD 4

- Natural grass field
- No lights
- Used for Cornell sports summer camps for approximately 19 days
- Field Construction
  - 6" deep salvaged topsoil over compacted subgrade (imported fill)
  - Steep slope to sidelines
  - No underdrain
  - Not irrigated

#### McGOVERN FIELD HOUSE

- Very basic, utilitarian training room
- No showers
- There are bathrooms – 3 stalls and 2 urinals
- No municipal sewer at this time (septic).
- Team rooms are a room with hooks on the walls

GAME FARM FIELD ATHLETIC COMPLEX AERIAL





## EXISTING CONDITIONS







# ANALYSIS | PLANNING GUIDELINES

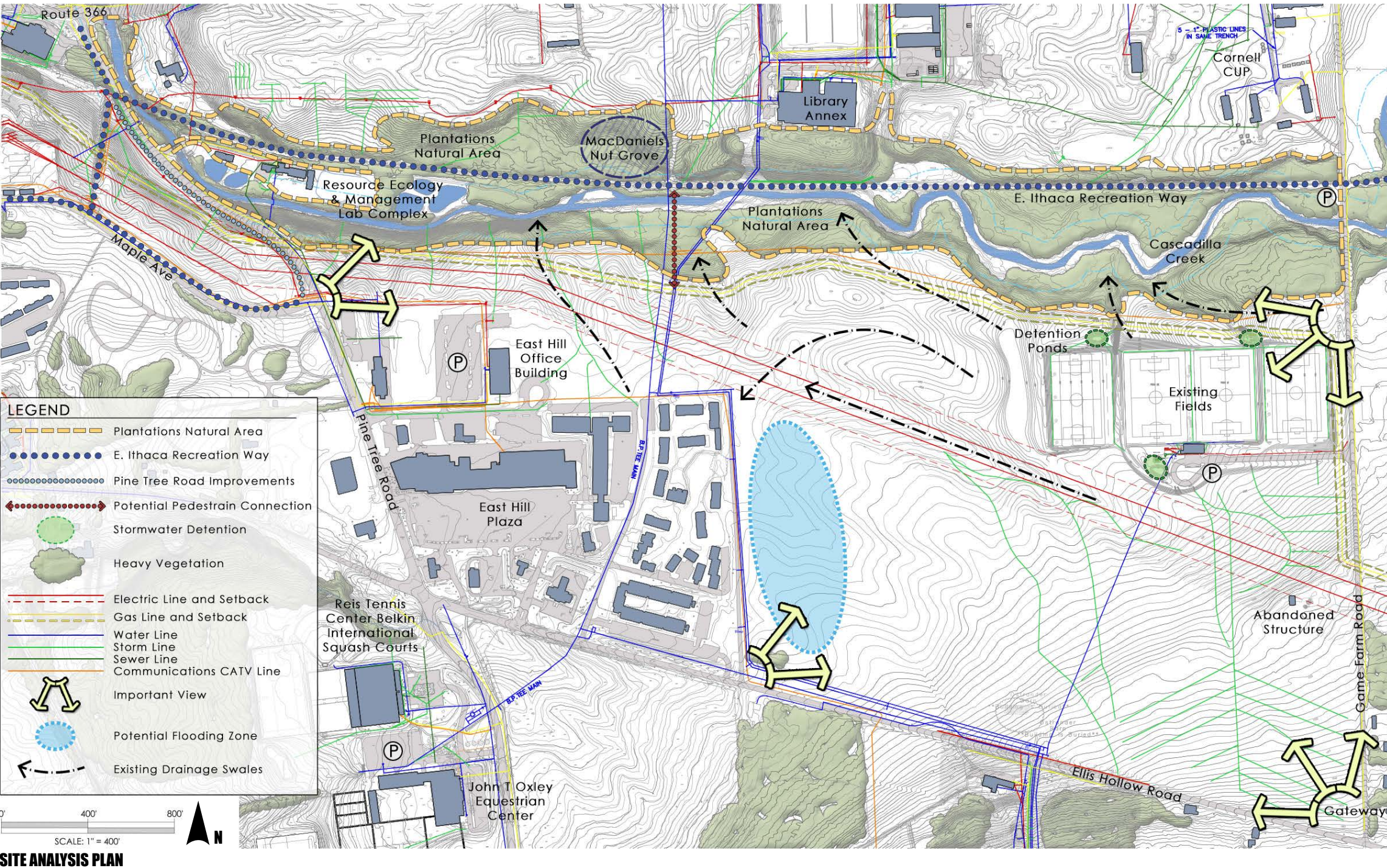
## Site Analysis | Context

Two NYSEG transmission lines bisect the site in a northwest to southeast corridor and limit the flexibility of the site. There is a desire to relocate the lines to the north, adjacent to the wooded stream corridor to open up central space in the study area. A consideration in potentially moving the 115kV lines is the need to remove tree cover within the established right-of-way to keep vegetation clear of the lines. Re-location options would need to be assessed to determine if portions of the stream corridor would need to be cleared.

Immediately south of the access drive from Game Farm Road is a constructed drainage swale that collects overland and seep flow from the field area upslope to the south and directs the flow westward along the driveway and then piped underground to the north to an outlet near to the Cascadilla Creek corridor. There are two small detention ponds (<2000 sq. ft. surface area each) located northeast and northwest of the existing athletic fields and south of the stream corridor. The ponds are constructed water detention basins with over-flow outlets downslope to the north.

In addition, visual connections back to the core campus will be important as a constant reminder to the users that this complex is an important part of the Cornell community. The northwest views towards campus are particularly important as this intersection is a campus gateway and should be preserved and highlighted.

Coordination will be needed with the proposed planning for East Hill Village in order to establish a successful framework for the two properties to work together. Such potential shared resources include traffic and circulation, stormwater, utilities, views, and open space.





## ANALYSIS | PLANNING GUIDELINES

### Analysis| Transportation

Existing travel patterns to the Game Farm Road site are auto oriented and are strongly influenced not only by the remoteness of the site but also by the poor quality and limited number of pedestrian and bicycle connections and infrequency of the TCAT service, particularly on routes serving the south precinct. Maintaining a connection between the newly located athletic fields and the core campus will be paramount to maximizing the utilization of this new athletic complex. The only existing vehicular access to the site is via a gravel driveway that services the existing athletics uses off of Game Farm Road. There is adequate frontage along Pine Tree and Ellis Hollow Roads for additional vehicular connections to the site. The intersection along Pine Tree Road at Maple Avenue is an ideal location for a new athletics campus entrance/gate-way. Plans to improve Pine Tree Road and the East Ithaca Recreation Way will aid in improving access to the site.

The project team together with Cornell developed a methodology for determining what the number of fixed parking spaces should be for the full-build project. With the assumptions outlined on this page and assuming competition soccer and field hockey events could be happening at the same time, a target of 500 fixed parking spaces was developed.



VIEW OF PINE TREE RD AND MAPLE AVE INTERSECTION



NEW ENTRY ROAD AT PINE TREE RD AND MAPLE AVE INTERSECTION

### Parking Strategy

Assumptions:

- Percentage of Student Spectators: 40%
- Percentage of Students with Cars:
  - Freshman 10%
  - Sophomore 20%
  - Junior 30%
  - Senior 40%
  - All Students 25%
- Percentage of Students with Cars who will use them to get to GFR: 50%
- Occupancy of Non-Student Cars: 2
- Percentage of non-student spectators that use alternative transit (not cars): 25%

### Parking Strategy

	Soccer	Field Hockey	Total
Spectators	1,500	300	1,800
• Student Spectators	600	120	720
◦ Student spectators with cars	150	30	180
◦ Student spectators that come to athletics complex by car	75	15	90
• Non-Student Spectators	900	180	1,080
◦ Non-student spectators with cars	675	135	810
◦ Non- student spectators that come to athletics complex by car	338	68	405
<b>Total Spaces Needed</b>	<b>413</b>	<b>68</b>	<b>495</b>

SAY TOTAL **500**





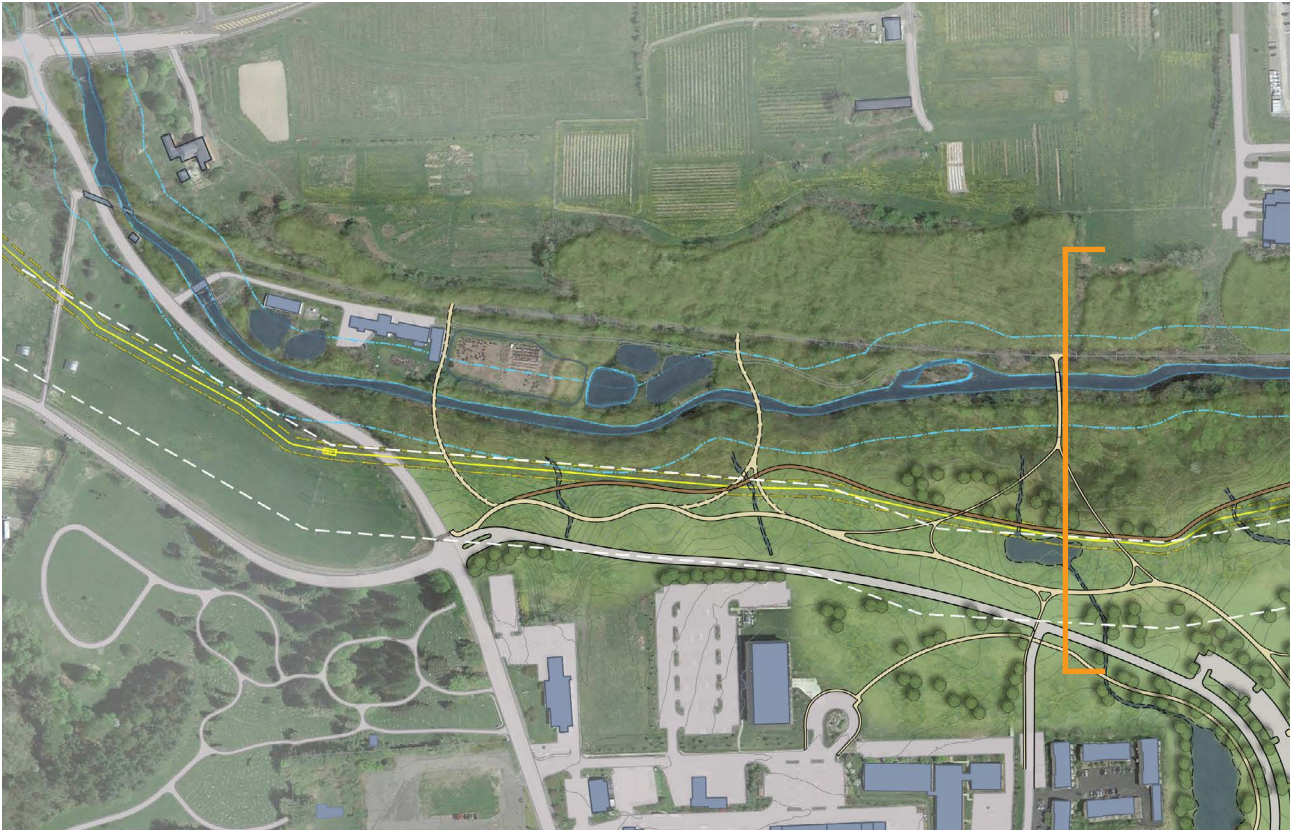
# ANALYSIS | PLANNING GUIDELINES (CONT.)

## Analysis | Transportation (Cont.)

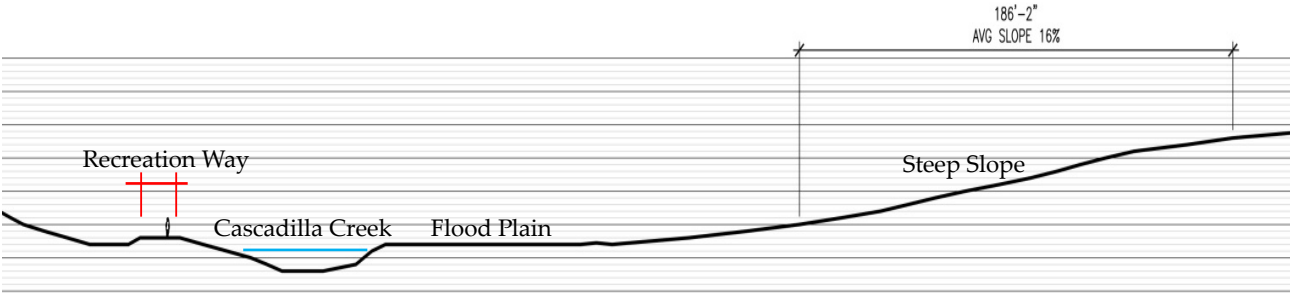
The existing trail system, for both pedestrians and cyclists, is largely incomplete in this area. In addition, only a few TCAT routes currently link the core campus to the Game Farm Road Athletics Complex area and currently stop at East Hill Plaza. In order to encourage usage of these new facilities, the pedestrian and bicycle networks should be completed and enhanced. Similar to the recommendations in the adopted Cornell Master Plan, a shuttle bus service should help students access these areas with frequent, convenient stops and routes.

A pedestrian bridge across Cascadilla Creek is an ideal way to connect not only pedestrians but also bicyclists from the East Ithaca Recreation Way to the new athletic facilities. The plan indicates a crossing at the existing location where the Bolton Point water line crosses Cascadilla Creek. Due to steep slopes on the south side of the Creek corridor, a more thorough analysis of this crossing should be performed to minimize impacts to natural areas while providing an accessible and convenient crossing.

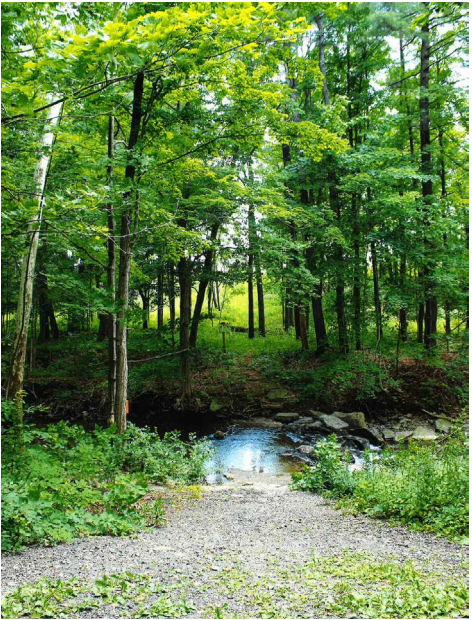
The demanding schedule placed on the student athletes requires efficiency in their day to day activities. In order to achieve the desired efficiencies, logical transportation solutions will be paramount.



PROPOSED OPTIONS FOR CASCADILLA CREEK CROSSING



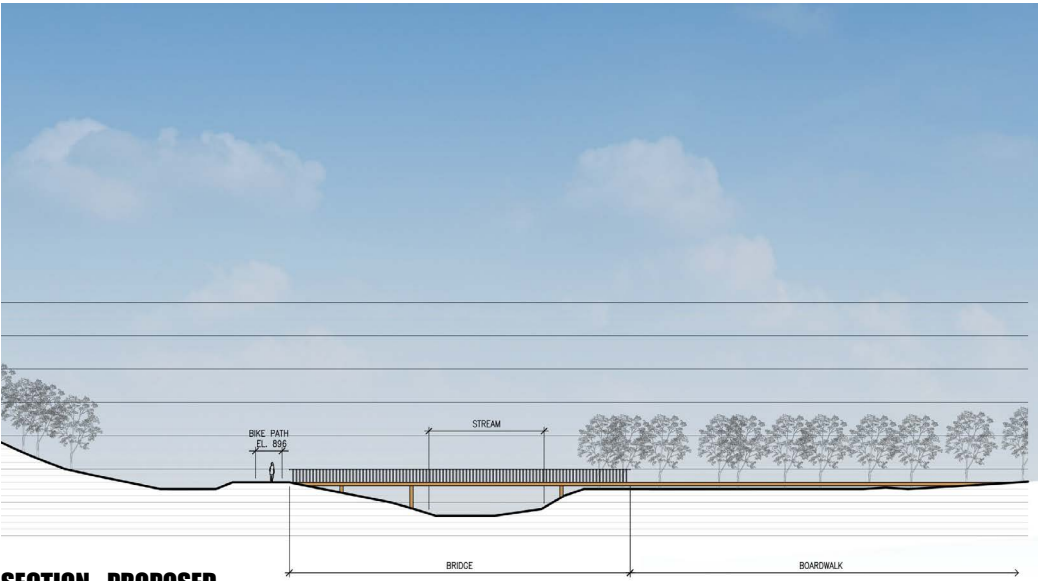
SECTION - EXISTING



CREEK CROSSING - EXISTING



CREEK CROSSING - PROPOSED



SECTION - PROPOSED



# ANALYSIS | PLANNING GUIDELINES

## Analysis | Utilities

New and upgraded utility infrastructure will be required and implemented on an as needed basis. The design team evaluated different concepts for relocating the transmission lines (refer to Appendix 1) and concluded that realigning the lines to the north along the tree line was the preferred solution. This would open up the site to be developed without the divide of the transmission lines. Through preliminary discussions with NYSEG, it was determined that a dual pole system would still be required as they carry redundant feeds to improve reliability. The alignment as shown is conceptual and should be carefully analyzed to minimize cost and to coordinate with the existing gas line to minimize damage to the existing natural area. This realignment will also have an impact on the existing McGovern Field 3 at Game Farm Road.

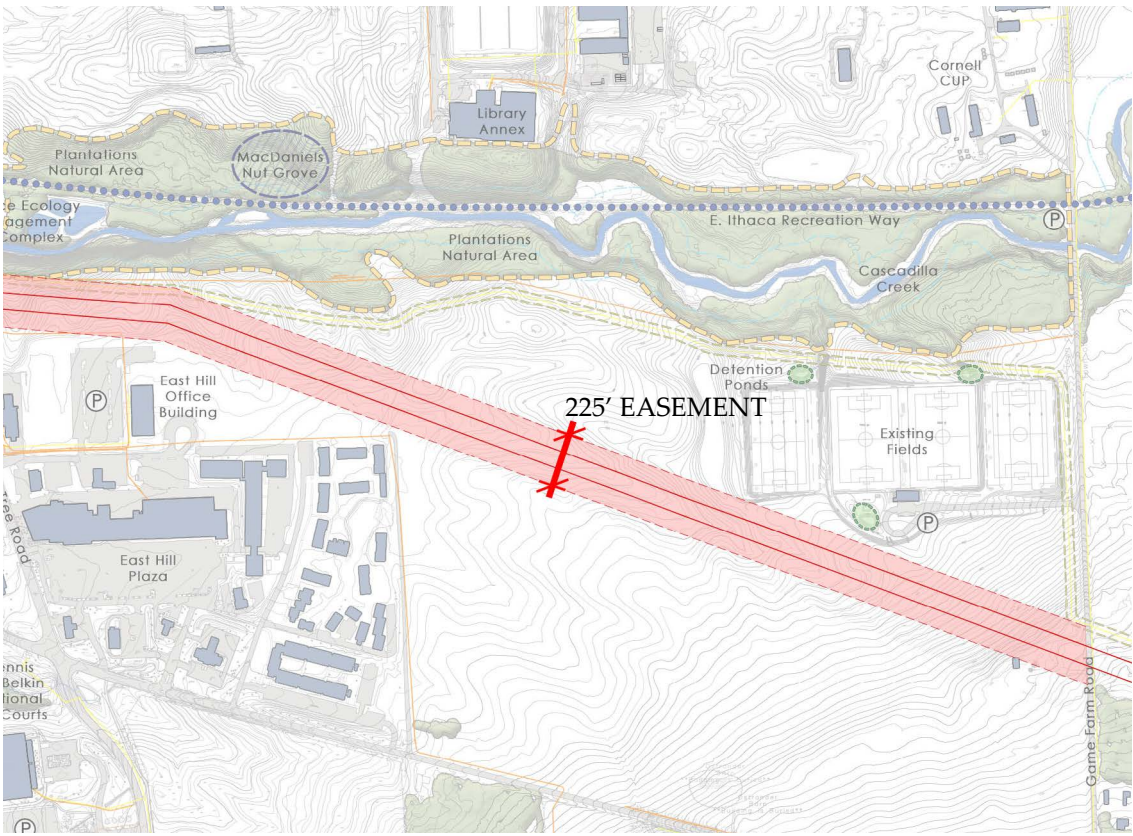
The existing gas line along the tree line in the northern section of the site will need to remain with a 20 foot setback on either side. Currently, the gas line follows the contours of the existing land with 3 to 4 feet of cover. There is a valving station in the northeast corner of the site that will remain.

Electricity for existing building comes from a line that goes to Ellis Hollow Road that is provided by NYSEG. The University requested the sport lighting at the fields be LED lights.

Potable water crosses project area from Ellis Hollow Road within newly installed pipes from Cornell’s tank on Hungerford Hill Road. This should have capacity and required pressure to service normal needs of project area.

Based on capacity, sewer alternatives would be the City of Ithaca system near East Hill Plaza or the Cornell Sewer system (to the Varna waste line, part of the Town of Dryden system). This second option would most likely be via a connection to the existing pump station across Cascadilla Creek at the Poultry Farm.

There is a desire to consolidate this electric and other utilities within existing corridors.



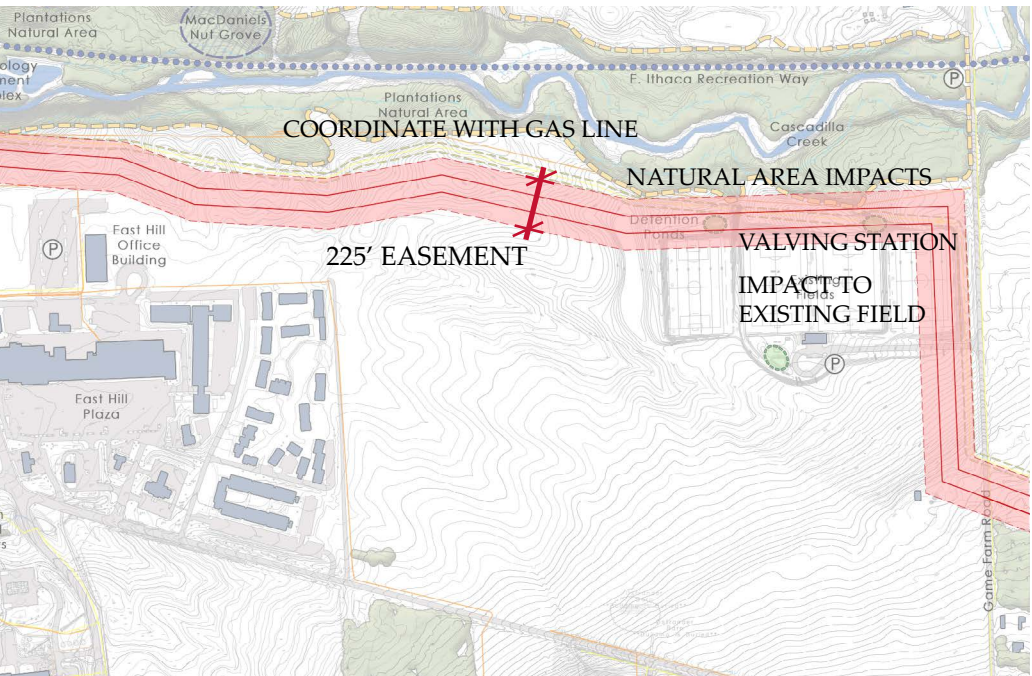
EXISTING ALIGNMENT OF TRANSMISSION LINES



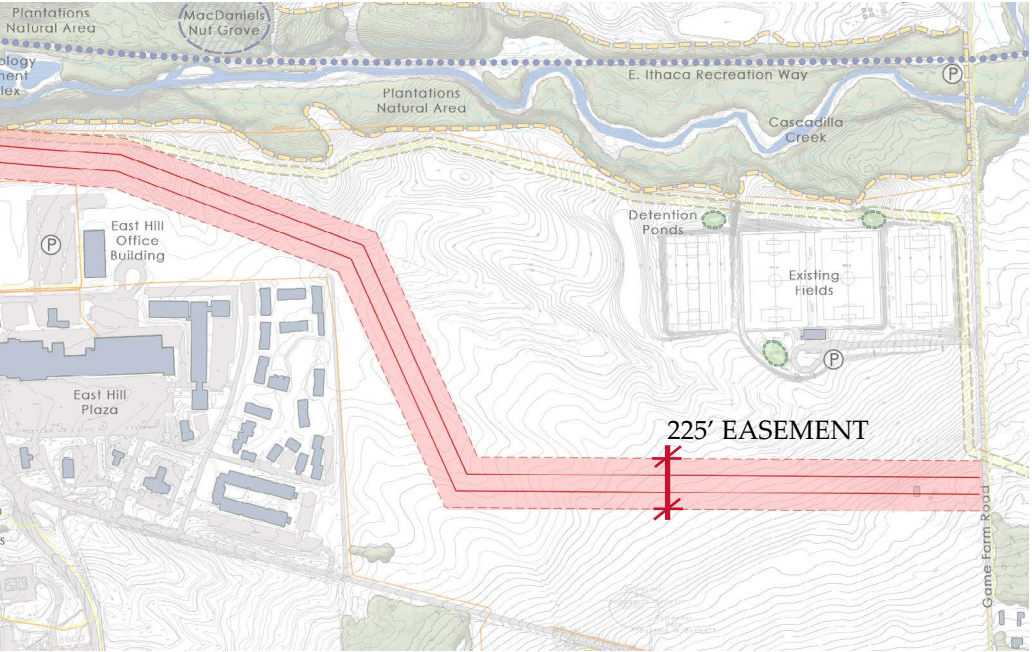
EXISTING DOUBLE POLE STRUCTURE



PRECEDENT FOR A MONOPOLE STRUCTURE CONCEPT



A PRELIMINARY PROPOSED CONCEPT FOR TRANSMISSION LINES RELOCATED TO THE NORTH (PREFERRED)



A SECONDARY PROPOSED CONCEPT FOR TRANSMISSION LINES RELOCATED TO THE SOUTH





# ANALYSIS | PLANNING GUIDELINES (CONT.)

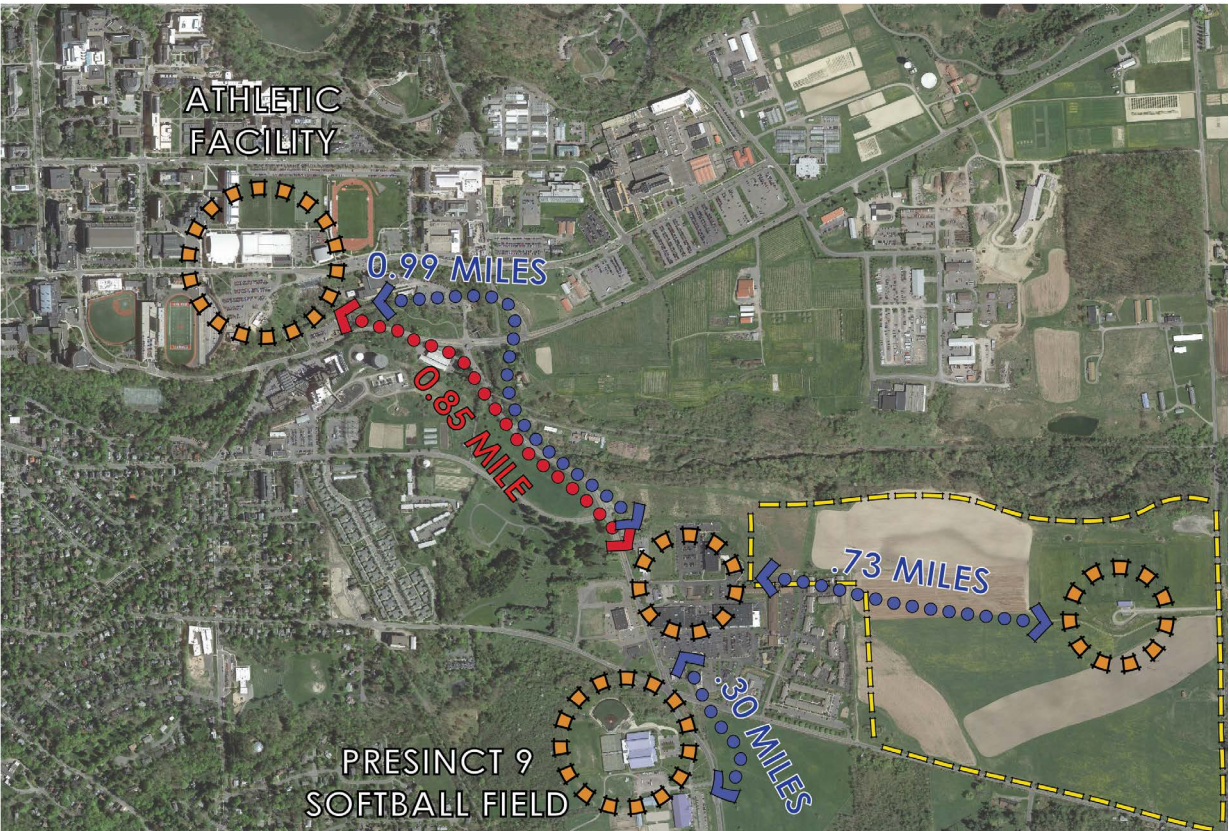
## Case Studies

As part of the Project, the team was requested to prepare a case study analysis, looking at other colleges and universities that have remote athletic facilities.

The case studies for the new Game Farm Road Athletic Complex centered around universities that have comparable separate athletic complexes, similar to the arrangement that will be created with the number of outdoor varsity teams competition and practice facilities moving to Game Farm Road.

The Game Farm Road Athletic Complex will not be the only separate athletic facilities associated with the Cornell campus. The existing facilities located in Precinct 9, which include Reis Tennis Center, Belkin International Squash Courts, Oxley Equestrian Center, and the Niemand-Robison Softball Field, are also located outside of the core campus. These facilities have been separate for some time, but with the creation of the new Game Farm Road Athletic Complex, it provides an opportunity to better support these existing Precinct 9 facilities.

The new Game Farm Road Athletic Complex is 1.72 miles from the core athletic facilities. With new pathway connections, this direct walking distance could be reduced to 1.58 miles. The existing Precinct 9 facilities are 1.29 miles from the core athletic facilities.



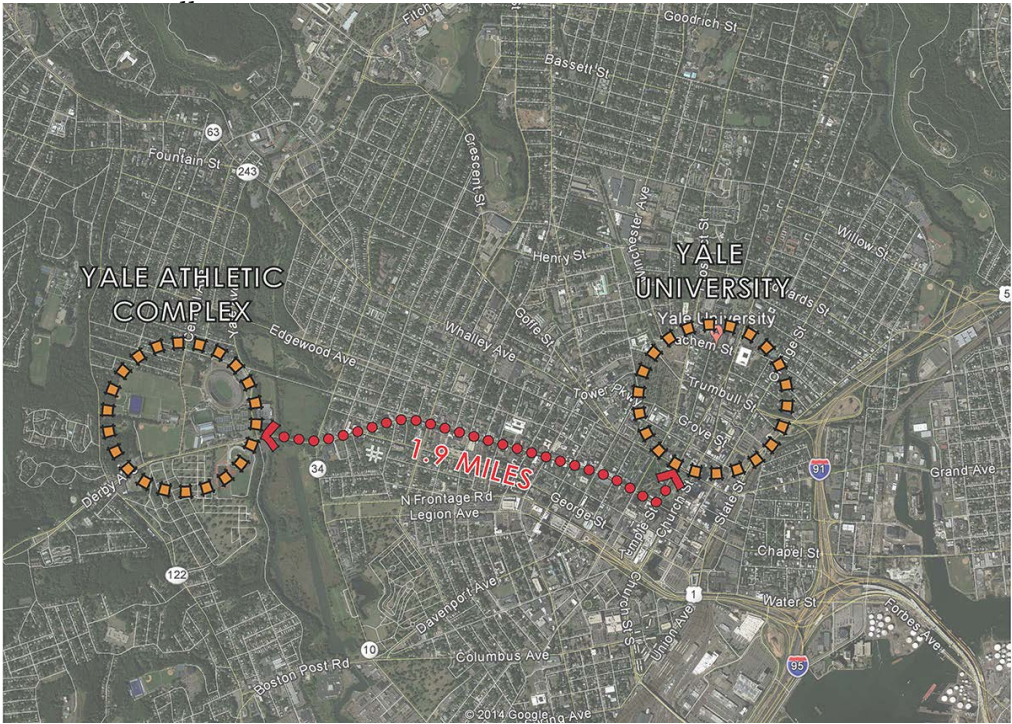
CORNELL UNIVERSITY

The following universities were surveyed as case studies:

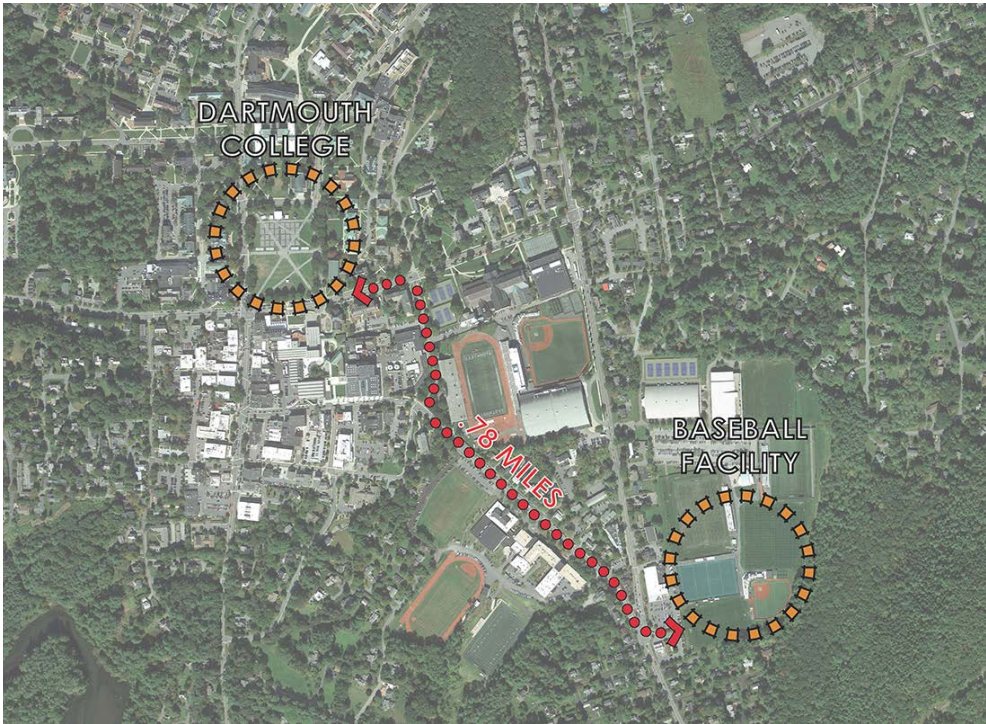
<b>Yale University, New Haven, CT</b>	Ivy League
<b>Dartmouth College, Dartmouth, NH</b>	Ivy League
<b>Drexel University, Philadelphia, PA</b>	Colonial Athletic Association
<b>Syracuse University, Syracuse, NY</b>	Atlantic Coast Conference

## YALE UNIVERSITY

- Almost all Varsity Athletic Facilities are located at the Yale Bowl Complex. Strength & Conditioning is located on Main Campus
- Competition & Practice Facilities are located at the Yale Bowl Complex
- Soccer, Lacrosse & Field Hockey Teams practice on their game synthetic surface facilities
- Dedicated athletic shuttle buses, costs Athletic Department +\$350,000





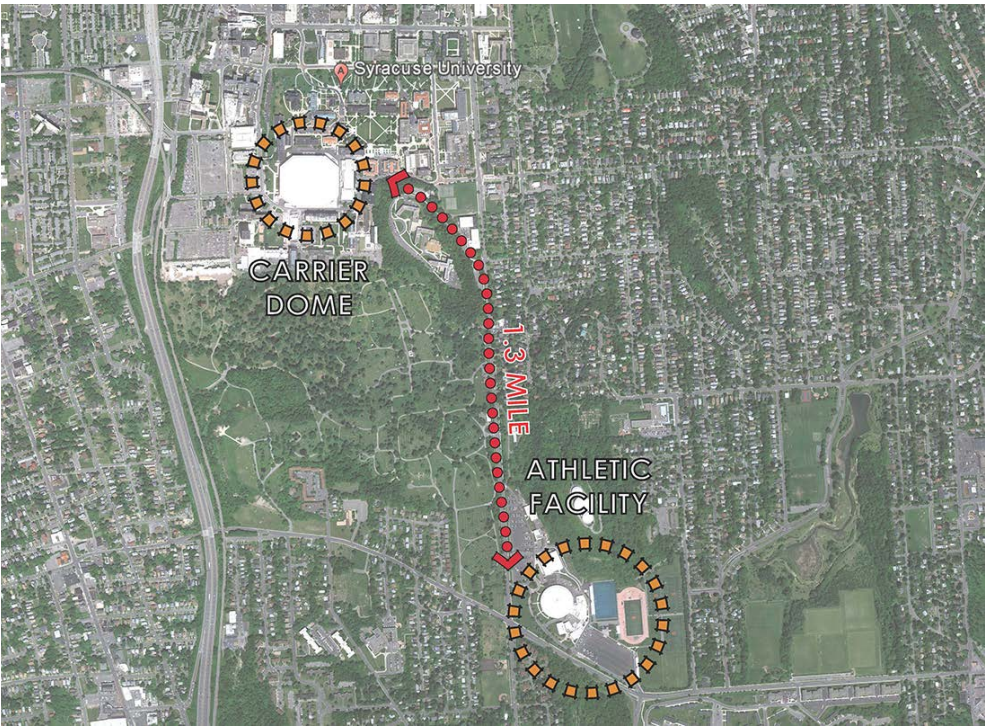
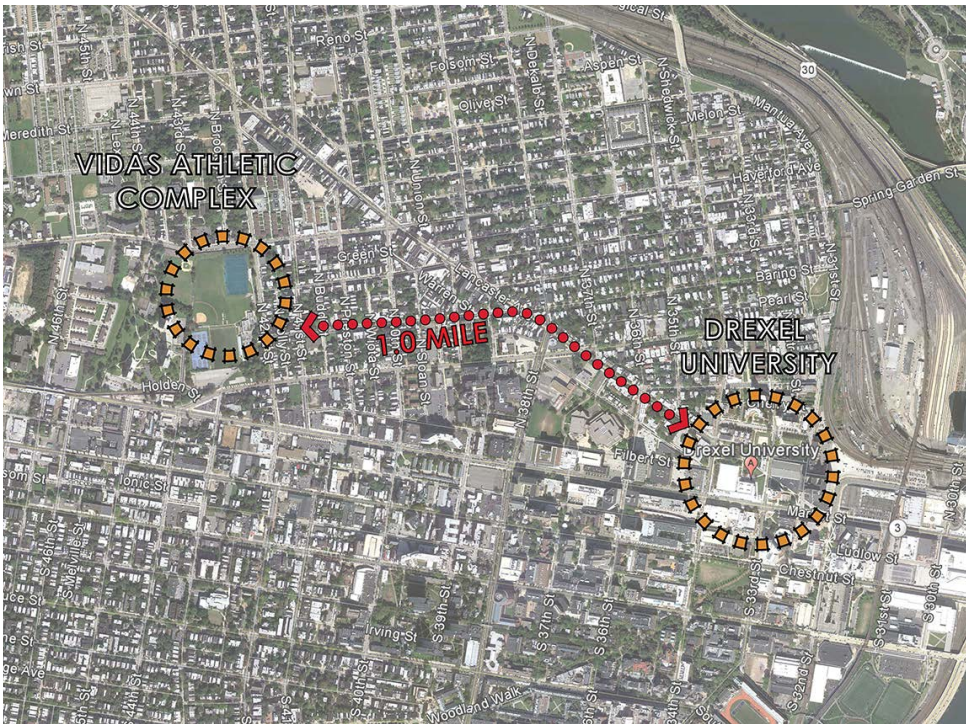


**DARTMOUTH COLLEGE**

- Almost all Varsity Facilities are located together, southeast of the center of Main Campus
- Competition & Practice Facilities are together
- Soccer, Lacrosse & Field Hockey teams practice on their game synthetic surface facilities
- No Shuttle Buses, students walk and bike

**DREXEL UNIVERSITY**

- Varsity field sports are located at Vidas Athletic Complex
- Athletic Center is on Main Campus
- Field Competition & Practice Facilities at Vidas Athletic Complex
- Soccer, Lacrosse & Field Hockey teams practice on their game synthetic surface facilities
- Field House with support facilities at Vidas includes Locker Rooms, Film Room, Lounge, Laundry, etc.
- Transportation via University Shuttle Bus - 1 of 4 stops on the shuttle loop



**SYRACUSE UNIVERSITY**

- Almost all Varsity Facilities are located at Lampe Athletic Complex.
- Strength & Conditioning on Main Campus
- Competition & Practice Facilities at Lampe Complex
- Football, Lacrosse (Basketball) play games at Carrier Dome
- Transportation via Campus Shuttle Bus Loop
- Stops at Lampe to and from Main Campus and South Campus Residential Village





ANALYSIS | PLANNING GUIDELINES (CONT.)

■ Master Planning Guidelines

The form of the ACFMP is derived from several themes, or principles. These principles guide the development of the open space and public realm, circulation, infrastructure, land use, and building development.

CAMPUS PLANNING

1

**PLACE MAKING**  
Create a vibrant, self-sustaining athletics campus that is a compelling destination for student-athletes, coaches, staff and spectators.

2

**POTENTIAL SYNERGIES**  
Understand important adjacencies and potential synergies (East Hill Village, ‘Cornell Park’, Cornell Plantations).

3

**IMAGE & CHARACTER**  
Develop an Image and Character that reflects Cornell University’s unique brand, culture, and context.

4

**INTEGRATE NATURAL SYSTEMS**  
Respect and enhance specific site features (topography, natural areas, hydrology, Cascadilla Creek) and utilize as an asset for the new Athletic Campus.

5

**PROMOTE SAFETY & ACCESSIBILITY**  
Provide safe, efficient, timely and dependable access and multi-modal transportation infrastructure.

6

**SUSTAINABILITY**  
Create a campus that is sustainable and is consistent with the maintenance resources of the University.

ATHLETICS

7

**NCAA QUALITY**  
Provide NCAA quality venues, amenities and supporting facilities.

8

**IVY LEAGUE STANDARDS**  
Provide venues, amenities and supporting facilities that reach or exceed peer institution’s facilities.



Having a clear vision for the direction of the ACFMP is essential. One of the first objectives of the master planning process was to establish the goals for this effort:

### Place Making

Great athletic complexes are not only a result of great facilities, but also the result of creating a unique public realm with places for social and cultural interactions, public gatherings, recreation and athletics, and passive enjoyment. To best create this community, the plan looks to those defining physical characteristics that make Cornell unique and memorable. The new athletics complex at Game Farm Road is a unique opportunity to develop a compelling and exciting athletics campus that will serve Cornell University Athletics and the Cornell Community now and into the future.

### Potential Synergies

The CMP not only looks to reinforce the campus community, but also to promote a healthy, vital greater Ithaca community. The ACFMP should provide open and transparent connections to the surrounding areas such as East Hill Village, Cornell Park, and the Cornell Plantations Natural Area to create potential synergies and efficiencies.

### Image & Character

The plan should ensure that the new athletic complex creates a beautiful setting that enhances Cornell's aesthetics, unique brand, and culture. Ithaca's landscapes are its most distinguishing feature and a goal of the ACFMP is to embrace these landscapes and provide facilities that attract students and instills pride in alumni. The plan should identify entrances and create a sense of arrival to the new athletic facilities complex. Campus edges that are attractive and well kept provide a positive image and collaborative relationship with the community.

### Integrate Natural Systems

Improvements will be made in a way that will embrace and strengthen the existing features and character of the site, including the natural areas and systems, and the dramatic views to both the core campus and the surrounding context. The existing landscape of the Game Farm Road Complex will provide the framework that will shape and define the image of the new development. Understanding the landscape will be critical to maintain open space in many useful and practical forms that integrates it into the new athletic facility and its supporting infrastructure. The ACFMP focuses on naturalization and habitat creation to not only provide sustainable solutions to stormwater treatment but also to create a sense of place.

### Promote Safety & Accessibility

The plan should provide a safe and accessible system of roadways, sidewalks, and trails that is well lit and has appropriate signage. Provide a campus transportation system that allows for different modes of travel. Invest in improved public transportation and campus shuttle services that are dependable and reliable.

### Sustainability

As part of the 2008 master planning process, Cornell's overarching vision for the future of the campus was to be a model of efficient and sustainable development.

Cornell continues to work towards demonstrating sustainability across the campus by promoting environmental stewardship. This includes careful site and master planning on the Game Farm Road Athletic Facilities Complex to create a place that is integrated, connected and engaged. A campus character is only as good as it can be maintained. The ACFMP should reflect the maintenance resources of the University and embrace low maintenance strategies for venues and campus improvements.

### NCAA Quality

In order to host certain events, the NCAA has specific guidelines and recommendations that need to be met. In the CMP, it was one of the requirements to be able to host all of the program athletic events.

The competition venues should have, as a baseline, the goal to meet NCAA standards and quality. Not only are these required to host NCAA events, but Cornell's student athletes and visiting teams deserve to have venues that reflect their dedication, commitment, and level of competition.

### Ivy League Standards

One of the goals in the ACFMP was to retain the character of the existing site while designing the new facilities to the standards of the Cornell Campus. The design aesthetic and functionality would also need to consider the other Ivy League Schools to ensure that the new facilities are up to the current standards of peer institutions. One item that was considered during the design was that the Ivy League has an agreement that all League games will have a live streaming video footage broadcast. This requires that lighting and athletic surfaces must be carefully evaluated to ensure maximum quality of streamed events.





# IMPLEMENTATION

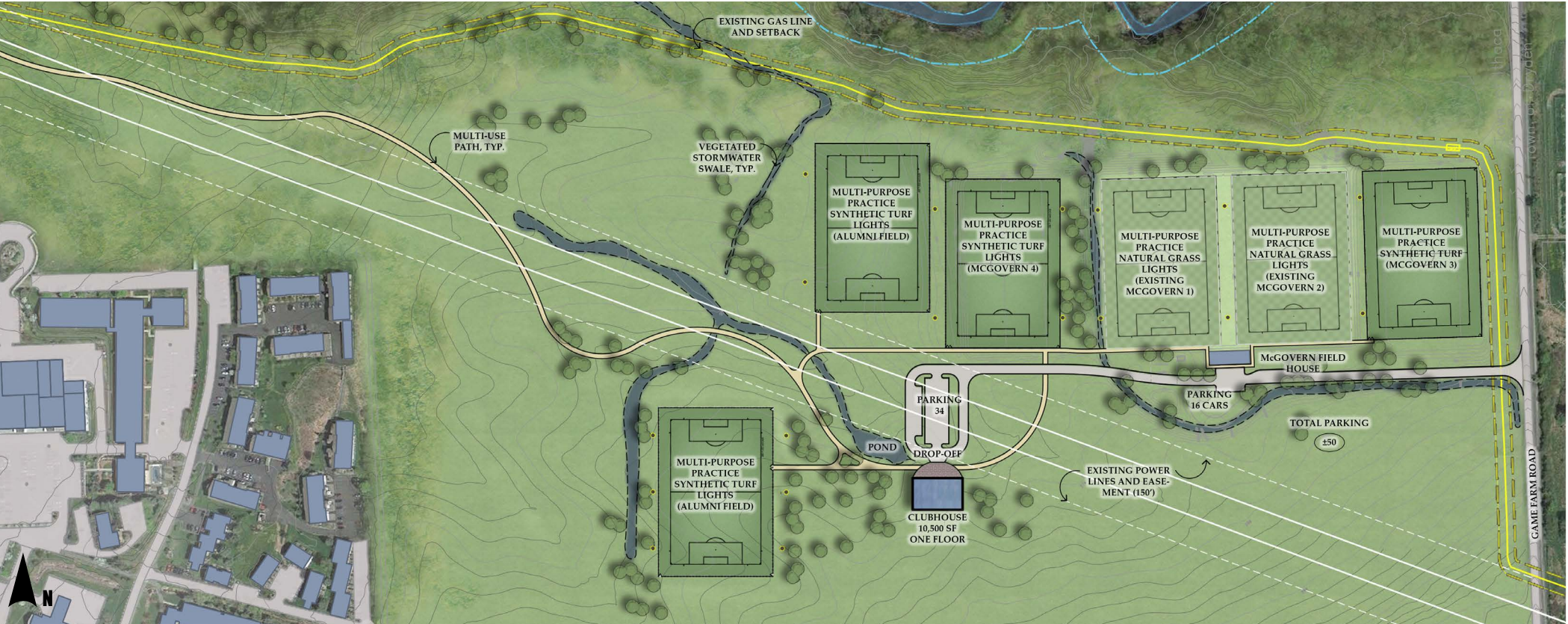
## ■ Phasing

The master planning effort focused on the full-build master plan backing into a realistic and compelling Phase I strategy. Through the planning process there was a consistent goal from the Cornell stakeholders, Athletics and the design team that the first phase of this master plan implementation has enough of an impact and provides the facilities necessary to create a strong sense of place and a destination. The pending development of the Bio-Medical Engineering building at the core campus would result in the required relocation of existing Alumni fields, putting a priority on a strong and implementable Phase I strategy.

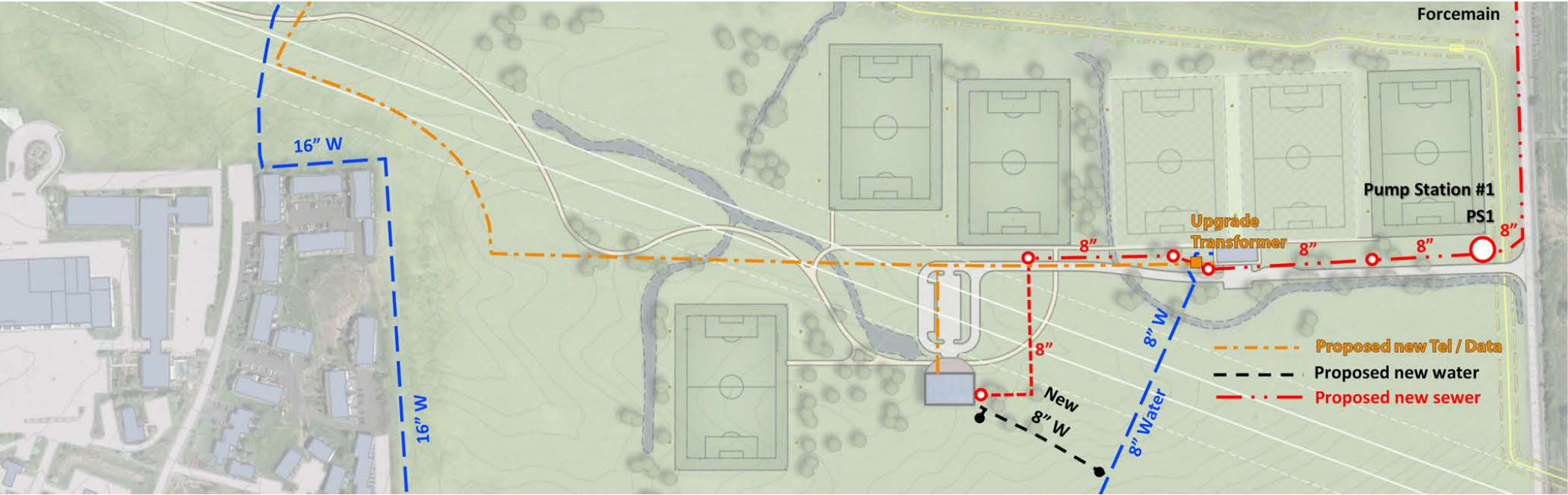
The Phase I plan proposes the following athletics facilities, required infrastructure improvements and added programmatic requirements:

### Athletics Program

- Phase I Club House facility – 10,500 sf
- Existing McGovern fields 1 and 2 will remain
  - Natural Grass / lighting
- Multi – Purpose practice
  - Synthetic Turf (renovated McGovern 3)
- Multi-Purpose practice
  - Synthetic Turf/ Lights – (renovated McGovern 4, Alumni 2 replacement)
- Multi-Purpose practice
  - Synthetic Turf / Lights – (Alumni 3 replacement)
- Multi-purpose practice
  - Synthetic Turf/ Lights (Infield of future track)



PHASE I



PHASE I - UTILITY

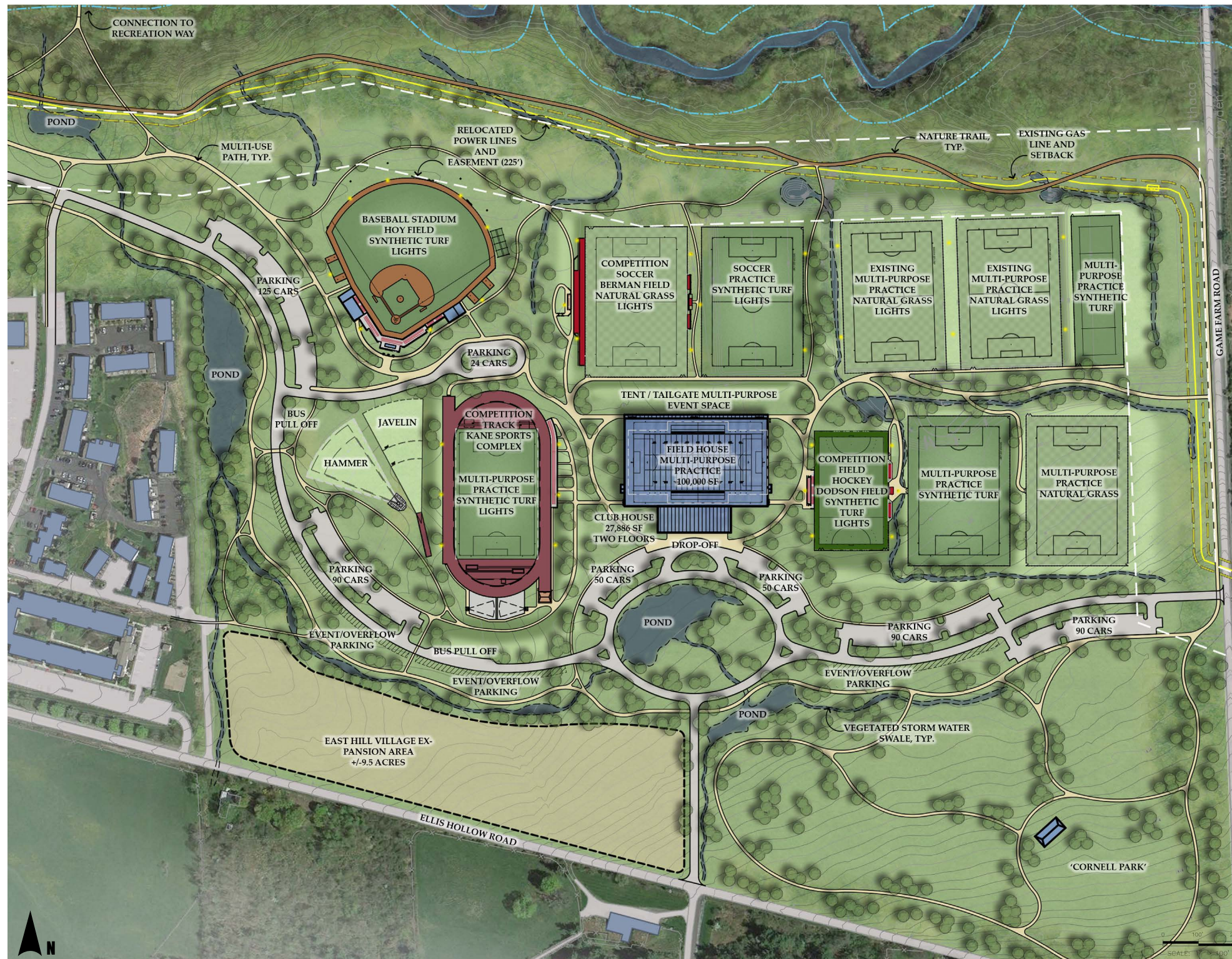


## IMPLEMENTATION

### Infrastructure Improvements

The proposed parking is suggested to be at the grade of the lower level of the new clubhouse facility, under the existing power lines. The use of this area for parking should be confirmed with NYSEG. If not, a more linear arrangement could be provided along the existing driveway.

- Phase I plan assumes that the power lines will remain.
- Vehicular access and parking improvements, including a temporary drop-off at the new clubhouse facility and parking for 50 cars.
- Pedestrian circulation including the multi-use path connection to Pine Tree Road. Providing a strong pedestrian and bicycle connection to the main campus will be critical with the increased users for the athletics complex.
- Stormwater infrastructure improvements associated with new facilities.
- Phase I tree planting and natural areas associated with stormwater management improvements. It should also be noted that any opportunity to install a more comprehensive tree planting program that works with the future plan would be a valuable asset to the site. There is virtually no tree cover at the existing site and a new tree canopy will be an important component of the future plan.
- Utility Infrastructure – Reference previous plan.
  - Sewer On-Site – New on site sewer infrastructure including new pump station number 1
  - Sewer Off-Site - Force main in or adjacent to Game Farm Road, across the GFR bridge and connection to the existing pump station at the Poultry Farm area. Improvements to existing sewer infrastructure at the Poultry Farm.
  - Water – New 8" connection from existing 8" main to the new club house building
  - Drainage – Improvements associated with the development
  - Electrical – Transformer upgrade and new electrical service
  - Data/ Fiber – Connection from Library Annex (across Cascadilla Creek) via existing conduit





# MASTER PLAN

## ■ Athletics Complex Master Plan

The new athletics complex at Game Farm Road/ East Hill Village is a unique opportunity to develop a compelling and exciting athletics campus that will serve Cornell University Athletics and the Cornell Community now and into the future. This report outlines a comprehensive vision for the new athletics campus, and an implementation strategy that will bring the vision to reality.

### Overview

The Athletic Complex Facilities Master Plan (ACFMP) was the result of thorough evaluations of existing conditions and existing venues, analysis and program development. During the initial planning for the complex, base land-use and organizing criteria were developed and maintained as consistent conditions for development of the ACFMP:

**East Hill Plaza/ East Hill Village** – The 2008 CMP identified the East Hill Plaza area as a prime opportunity to be redeveloped into a vibrant and active mixed-use ‘Village’ (East Hill Village). The CMP identified a potential expansion of this area along Ellis Hollow Road, and envisioned strong connections and shared uses with the Athletics Complex. The ACFMP as proposed ‘reserves’ approximately 10 Acres along Ellis Hollow Road for potential expansion, and suggests vehicular, pedestrian and visual linkages between the athletics complex and the to-be-designed East Hill Village. It should be noted that planning for the East Hill Village is currently underway. As that plan is further developed, potential synergies with this plan should continue to be explored and coordinated, including final size and configuration of any expansion area.

**Cornell Park** – The CMP also suggested an area along Ellis Hollow Road as ‘Cornell Park’, a multi-purpose passive open space that would serve as a transitional landscape between the Towns of Ithaca and Dryden and the University uses, andpro-

vide passive and active recreational, gathering and social uses for all. The Cornell Park will allow for a spacious green space adjacent to community areas and provide a place to host concerts, outdoor events, tailgating, and a full range of informal active and passive recreational opportunities for students, staff, and members of the surrounding communities. To create more of a buffer between the new facilities and the community, the design team has extended this park landscape character all along the southern portion below the access drive. A shared pedestrian/bicycle path has been woven into this area not only to facilitate access from the core campus to the Cornell Park, but also serve as a trail for physical activity. The vision for the ACFMP is consistent with the overall objectives of the CMP as it fosters the integration of natural landscapes with recreational and leisure facilities. Also consistent with the CMP, is the idea that the proposed location for the Cornell Park can preserve the northwest views toward the core campus. This view strengthens the idea that the intersection of Ellis Hollow and Game Farm Roads will become a symbolic campus gateway.

**Existing McGovern Athletics Complex** – The existing complex at Game Farm Road (four fields) will remain and the proposed expansion and additional facilities will occur around them. The athletics building will remain initially but could be removed once other proposed facilities come on-line, or re-purposed as a support structure.

**115kV Transmission Lines** – As stated previously in this report, the existing lines consist of a double row of transmission lines mounted on paired wood poles, and extend from Pine Tree Road through the site to the southeast to a point near the intersection of Game Farm Road and Ellis Hollow Road. These transmission lines essentially bisect the site and limit uses around and under them. Through a preliminary analysis and many discussions, it was

determinedthat this plan would recommend relocating the lines to the north along the Cascadilla Creek corridor at a strategic point in the plan development. This will provide flexibility in the development of the plan and will be a long-term solution for the project.

**Pine Tree Road improvements** – It is understood that the Town of Ithaca in cooperation with Cornell will be implementing improvements to Pine Tree Road, including replacement of the existing bridge that currently serves the East Ithaca Recreation Way, and a new multi-use path along the west side of Pine Tree Road, that will provide a direct and safe pedestrian/bike connection from Route 366 to Mitchell Avenue and the Recreation Way trail. These improvements are vital to providing a strong pedestrian and bicycle connection from the Main Campus to the new Athletics campus.

### Campus Plan

From the existing conditions inventory, analysis, program development and goals developed in the initial phases of the planning effort, alternative master plan concepts were developed that addressed various layouts of athletic venues, circulation and infrastructure improvements. These alternatives are included in this report as Appendix 1. These alternatives were then vetted and discussed in a charrette setting with the various campus stakeholders. From these discussion a final concept plan emerged and was subsequently refined and further developed

The final ACFMP provides a complete and comprehensive plan for a logical and organized arrangement of proposed athletics venues, linked by important circulation and utility infrastructure improvements.

Improvements will be made in a way that will embrace and strengthen the existing features and character of the site, including the natural areas and systems, and the dramatic views to both the core

campus and the surrounding setting. The goal of the ACFMP is to work with the natural character of the agricultural site to create a unique, memorable, flexible and highly functional campus layout that promotes efficiency and sustainability. A key objective will be to improve the aesthetics of the development to reflect the stature of Cornell given that the precinct contains multiple gateways to campus and is a key point of arrival for many visitors.

The complex is anchored by a new clubhouse and field house located at the center of the campus. The clubhouse building will provide athletes’ lockers, rest rooms, team facilities, training and fitness areas, spectator amenities and other supporting programs. Please reference the detailed program for the clubhouse outlined previously in this report.

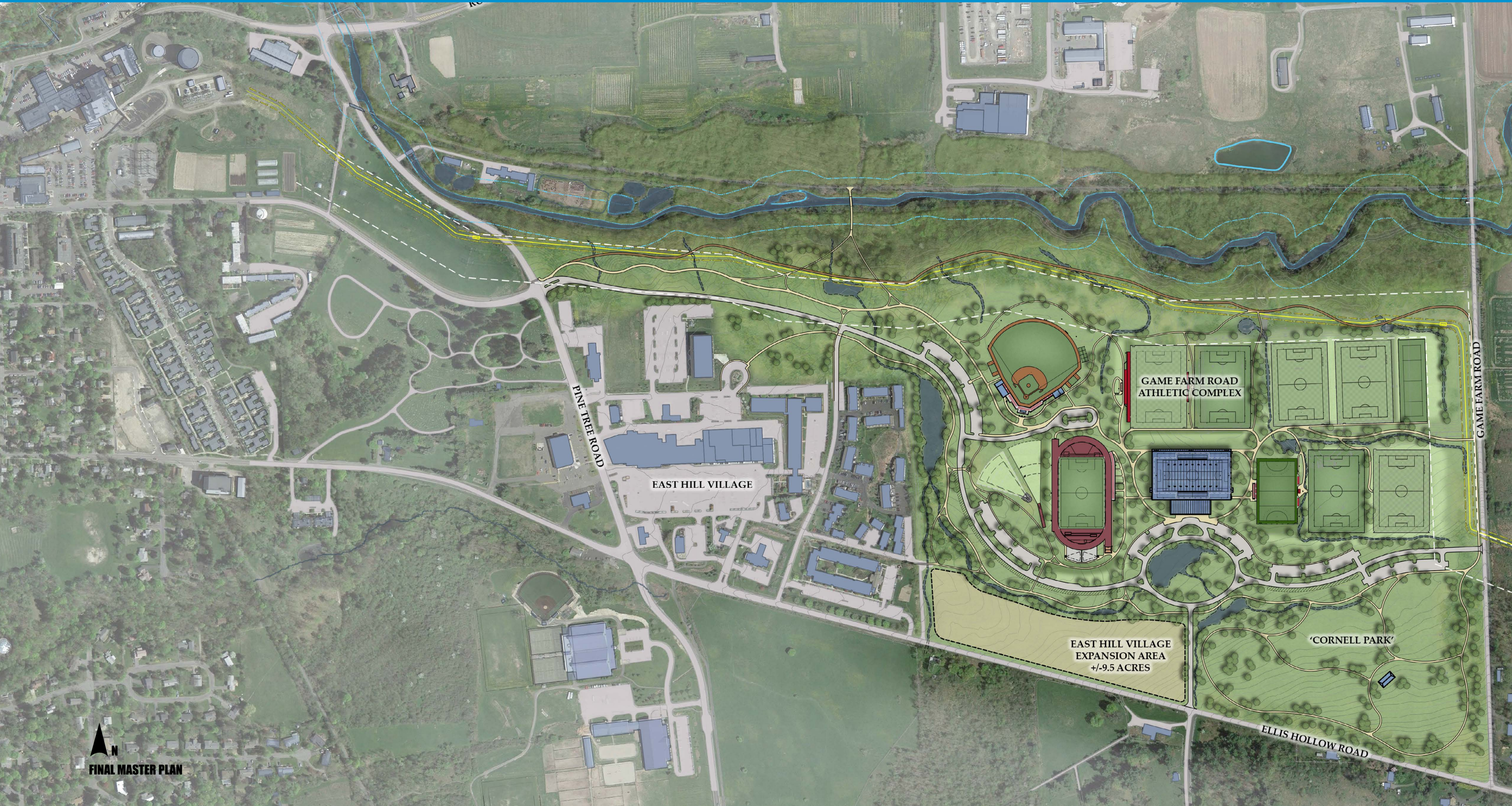
The field house will enclose a multi-use field facility to be used for practice and training for all teams during the winter and inclement weather.

The new competition venues are organized around the clubhouse/field house buildings, providing direct and easy access from these venues to the core support facilities. Additional practice and multi-use fields are proposed to the east, including the existing McGovern fields and additional fields along Game Farm Road.

The venues are organized to work with the existing topography to minimize site impact and earthwork operations. Sloped transitions between venues are envisioned to provide informal spectator seating in addition to formal seating at competition venues. Other open space areas are provided as multi-use spaces for informal gathering, tailgating, team tent areas and other outdoor uses.

More detailed descriptions and recommendations for specific athletic and infrastructure components of the plan follow in this section of the report.









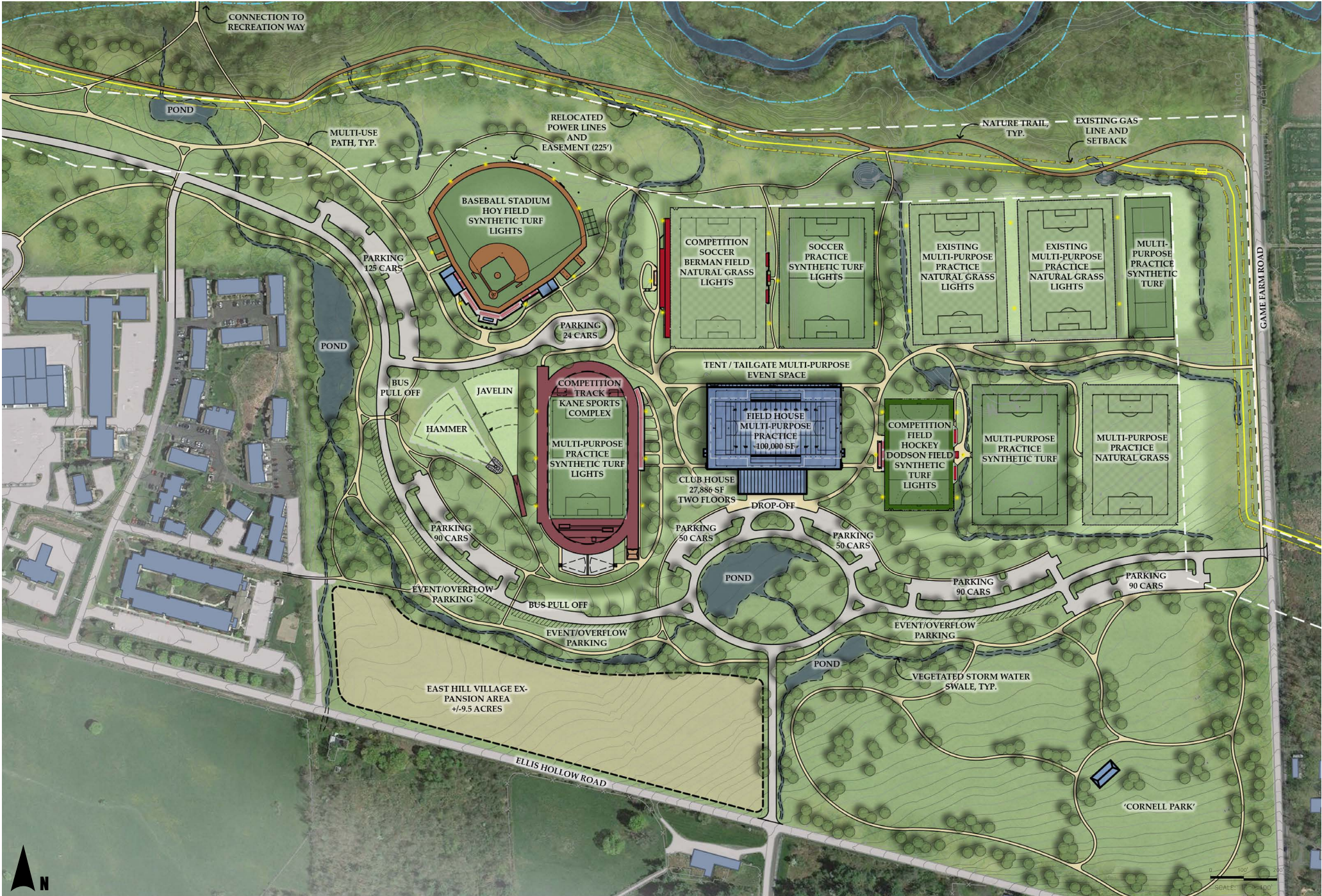
# MASTER PLAN (CONT.)

## Athletics Complex Master Plan

The following outlines the proposed venues to ultimately be accommodated at the Game Farm Road Athletics Complex. Please reference a detailed description of the program for each venue outlined later in this chapter.

### Athletic Venues:

- Existing McGovern fields (4)
- Practice Fields (2)– Alumni Fields replacements
  - Varsity sports practice, intramurals
- NCAA Competition Soccer Venue
  - Berman Field, and Practice
- NCAA Competition Track and Field Venue with multi-use practice infield
  - Kane Sports Complex
- NCAA Competition Field Hockey Venue
  - Dodson Field
- NCAA Competition Baseball Venue
  - Hoy Field
- Multi-Purpose Practice Fields (2)
- Club House Facility – 26,700 sf
- Field House – 100,000sf



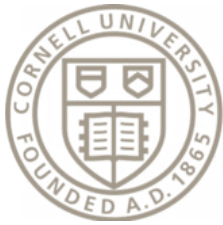
N  
FINAL MASTER PLAN











# MASTER PLAN (CONT.)

## Framework & Infrastructure | Transportation

### Vehicular Circulation

The ACFMP has envisioned the transportation infrastructure as safe, convenient, and reliable access for vehicles, buses, bicyclists, and pedestrians. The success of the ACFMP will hinge on the implementation of transportation and circulation improvements campus wide. The ACFMP embraces a mobility-oriented approach that supports the use of non-auto modes as the cornerstone for the improved transportation method for the Game Farm Road site.

A new connection to the existing core campus is proposed on Pine Tree Road at the intersection with Maple Ave. This new roadway system will be a two-way street connecting Pine Tree Road to Game Farm and Ellis Hollow Roads. The plan also shows a suggested connection to East Hill Village that will need to be coordinated with the final improvements to this area. The other three new vehicular access points will serve as gateways or portals to the new campus.

The ACFMP includes a series of surface parking lots along the roadway system to serve various athletic and recreational venues throughout the complex. Approximately 524 spaces are shown with additional areas for overflow parking for special events and tailgating. On occasions, where additional parking is needed, shared parking could be utilized with East Hill Village or other areas on the Cornell campus, with a shuttle to take visitors back and forth. A flexible transit plan will also improve the operation of bus parking. Three bus drop-off areas have been incorporated at the club house, track facility, and baseball facility. Bus parking would be accommodated at the drop-off areas and satellite parking lots where the events are not scheduled.

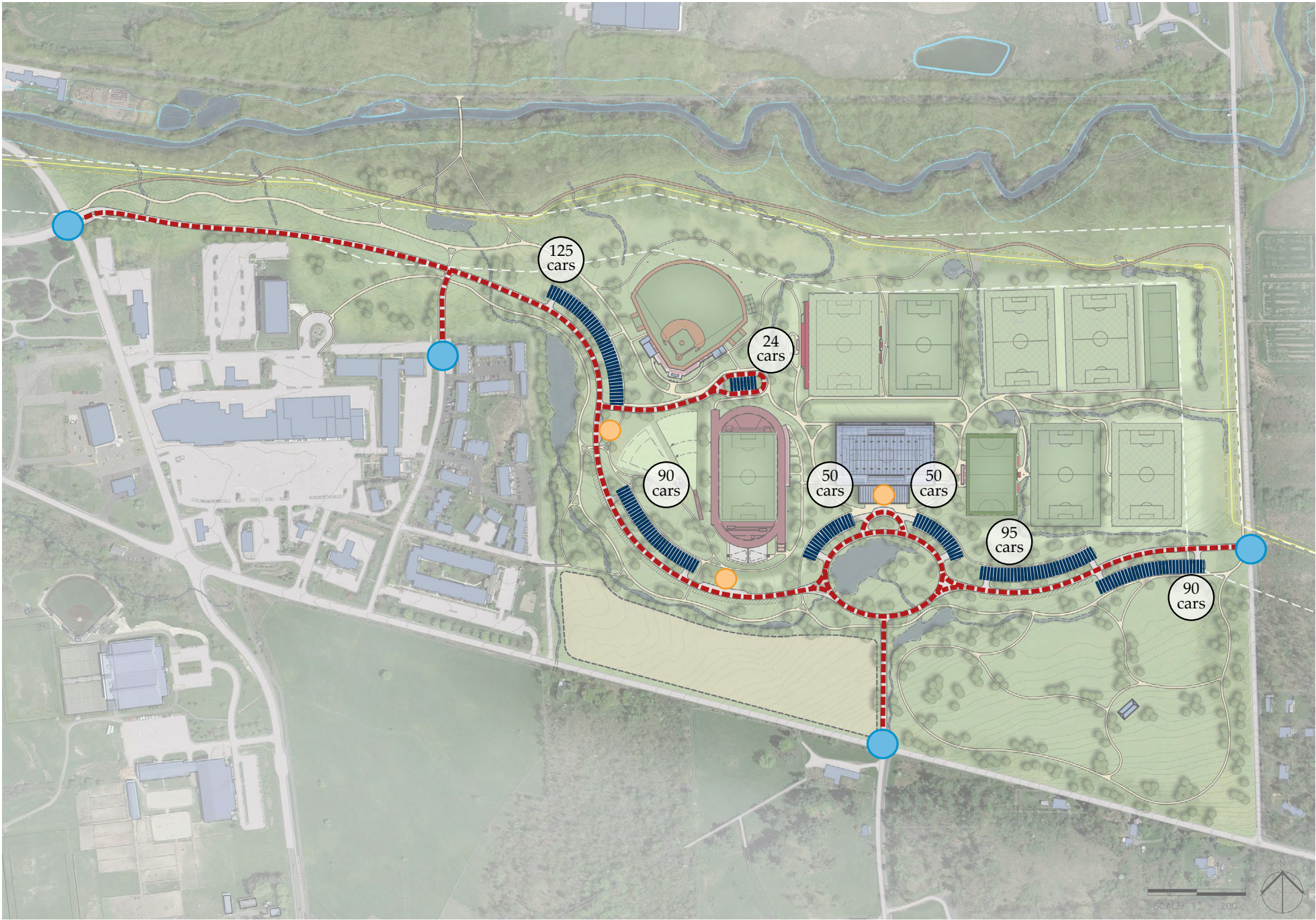
KEY

Vehicular Circulation

Parking Areas

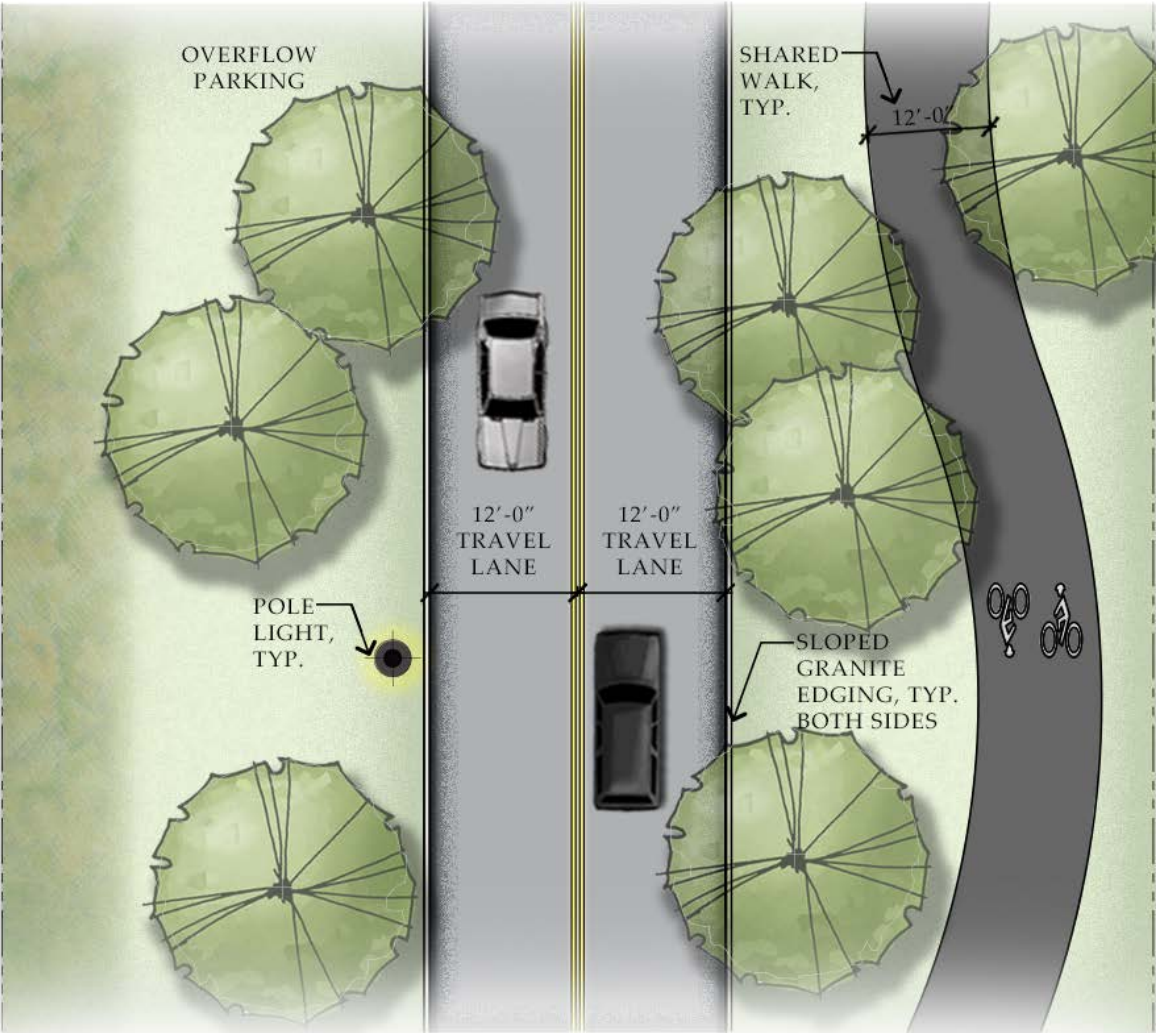
Vehicular Site Access Points

Bus Drop-Off

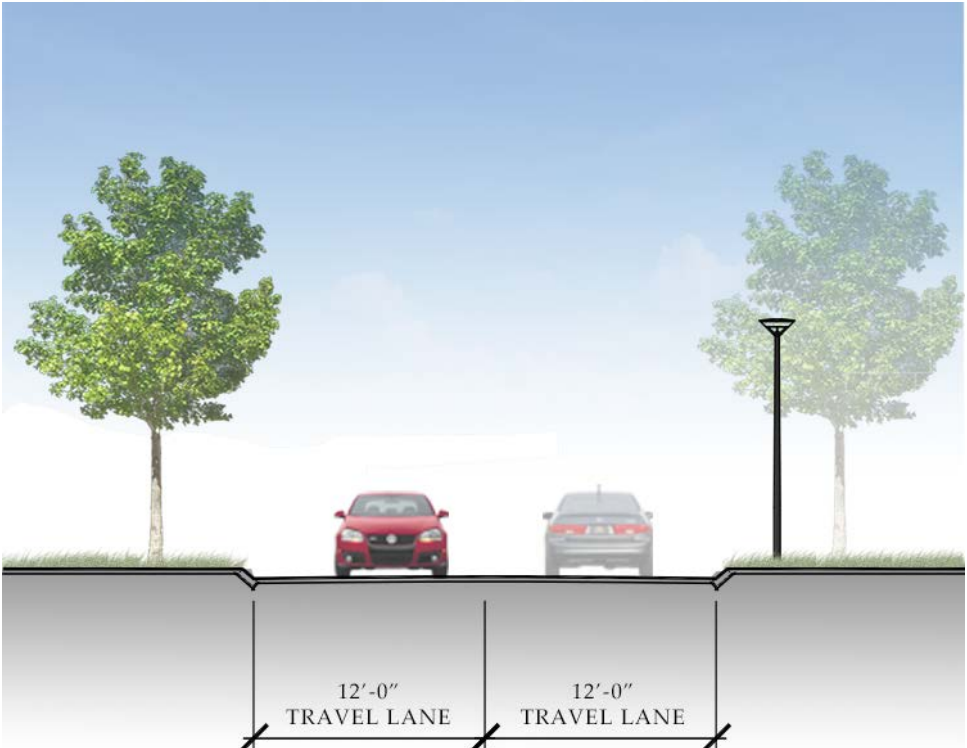




The roadway system will typically be a 24 foot travel lane with a sloped granite edging typical on both sides, LED street lighting, a 12 foot shared primary walk nearby, and irregular spaced street trees to enhance the naturalistic character of the campus. The character of the landscape along the roadway is illustrated in the concept plan to the right. Shown on the left in the image below is the 20 foot meadow/lawn area for temporary overflow parking. When not in use, the area can remain meadow and when there is a demand for extra parking or tailgating activities, the meadow can be mown and used as an overflow area. To deter this new vehicular network from becoming a new cut through to avoid the Ellis Hollow / Pine Tree intersection, traffic calming measures should be implemented at strategic locations in the network to slow and discourage through traffic.



**TYPICAL VEHICULAR ROADWAY PLAN**



**TYPICAL VEHICULAR ROADWAY SECTION**

### Public Transit / Campus Shuttle

Enhancements are recommended to existing TCAT bus services to address peak hour capacity and reliability issues. Extension of one or more bus routes that now terminate at East Hill Village are a priority. Expansion to the existing Cornell athletic shuttle service or modifications to proposed services will be evaluated as new athletic facilities come on line, and will be critical in providing safe, reliable transportation for student athletes.





# MASTER PLAN (CONT.)

## ■ Framework & Infrastructure | Transportation (Cont.)

### Pedestrian Circulation

Moving around the campus easily, comfortably, and safely is critical to the wellbeing of the campus community. For the Game Farm Road Athletic Complex, a pedestrian friendly approach was taken to create a network of paths to accommodate internal mobility needs around the athletic facilities and external access in a safe and convenient way. In addition, bicycling is also an important mode for campus trips and the primary walkways have been designed to be shared paths at 12 feet in width. Secondary paths have been designed at 8 feet in width to meet campus standards. These paths will be paved to provide a durable, safe, and accessible route that is easily maintained year-round.

Parking and drop-off areas are located as to provide easy and accessible access to all venues. The proposed pedestrian bridge across Cascadilla Creek will provide better access to the Cascadilla Creek Natural Area and the East Ithaca Recreation Way, and can provide a safe and more convenient pedestrian and bicycle access from the core campus. A new nature trail, (mulch or stone dust,) is proposed along the wooded northern edge of the site that weaves in and out of the Cornell Plantations Natural Area for the Cascadilla Creek, parallel to the East Ithaca Recreation Way.

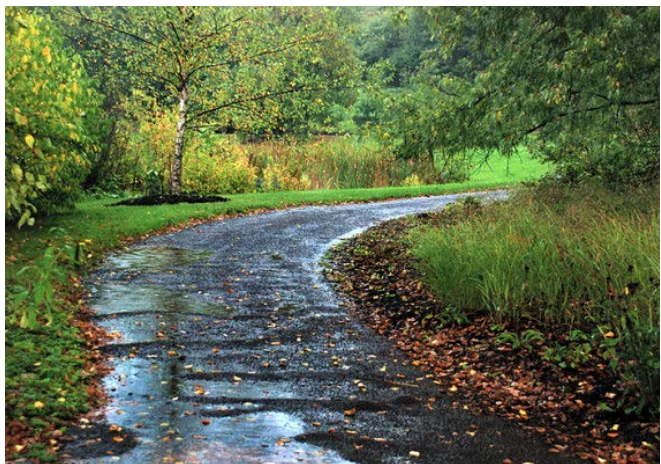
### KEY

- Primary (Multi-Use) Walks ———
- Secondary Walks ———
- Nature Walk - - - - -



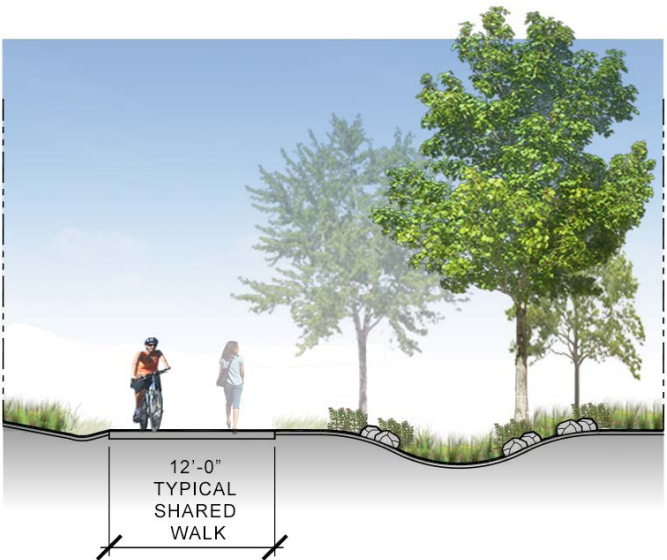


MASTER PLAN



WALK DESIGN PRECEDENTS

The pedestrian circulation infrastructure will be a key component in defining the character and experience of the new campus. The plan envisions meandering walkways weaving through a natural landscape. The pedestrian circulation will work with the integrated stormwater strategy with boardwalks and pedestrian bridges at strategic locations.

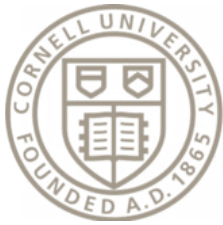


TYPICAL PRIMARY WALK SECTION



TYPICAL SECONDARY WALK SECTION





# MASTER PLAN (CONT.)

## ■ Framework & Infrastructure | Utilities

### Utilities

Utility infrastructure services will be required to service the new athletic facilities and support structures of the new Athletics Campus. The design team has worked with Cornell Facilities to assess proposed improvements and potential connection points. A more detailed analysis and engineering study will be required for each utility to confirm the master plan level designs noted on the following plans and described below. It should be noted that as the proposed East Hill Village planning continues, potential synergies related to utility infrastructure and services should continue to be evaluated.

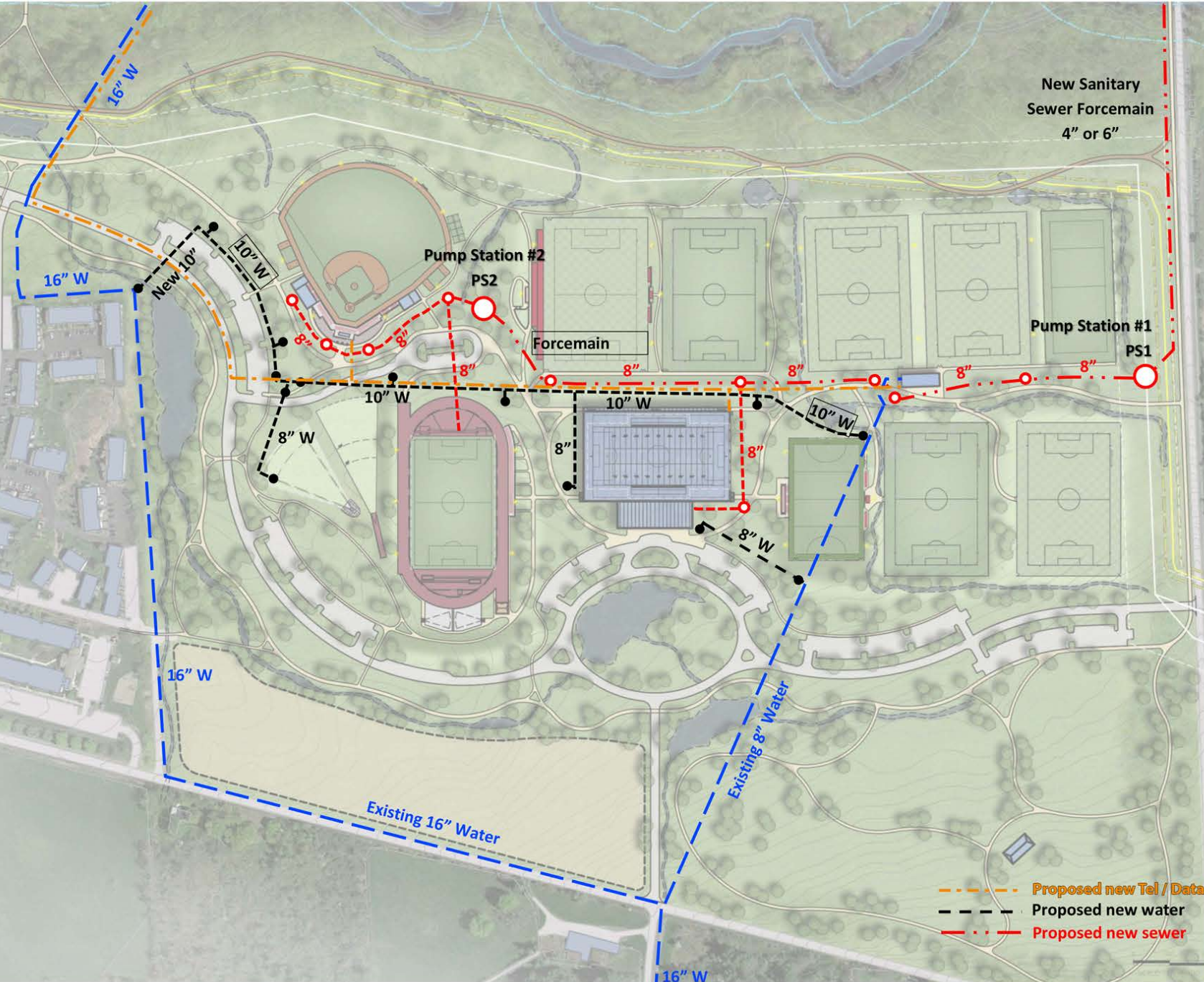
**Sewer** – Any upgrades and need for new sanitary sewer service should be connected to the Cornell treatment system which ultimately connect to the City of Ithaca, Town of Ithaca, or Town of Dryden systems. There are no Cornell sewer facilities in the vicinity. Working with Cornell Facilities, it was determined that the best location to tie into is an existing system at the Poultry Farm complex north of Cascadilla Creek. The plan outlines a proposed on-site sanitary sewer strategy. Two new pump stations are proposed. The force main will extend along or under Game Farm Road from the new pump station to the existing pump station facility at the Poultry Farm location. The team understands that the Town has current plans for renovation/repairs to the existing Game Farm Road bridge, which would provide an opportunity to include a sleeve to accommodate the future force main. It should also be noted that the existing sewer facilities at the poultry farm (Pump station and force main) should be evaluated for capacity and condition as part of the final design.

**Water** – There is sufficient water service at the site perimeter to provide adequate water supply for domestic, fire protection and irrigation uses for the project. An existing paired 16" water main occurs along the south and west edges of the site, continuing north across Cascadilla Creek. An existing 8" line services the existing building. New mains will be required from the perimeter service to the new facilities. Not shown are exterior hydrants which would need to be located along the roadways and at strategic locations in the interior of the campus.

**Drainage** – Drainage will be accommodated as part of the overall stormwater management strategy. Drainage infrastructure will be minimized to the extent feasible and most drainage will be addressed with surface treatment. It is assumed that the existing detention/ retention areas north of the existing fields will remain and new facilities will be included in the plan as outlined in the stormwater/ hydrology section of this report.

**Electrical** – The existing electrical transformer (300kva) at the existing building does not have capacity for any added load. A supplemental or replacement transformer would be required for any program that would require additional loads (field lighting/ buildings). In addition, coordination with NYSEG should be performed to determine permanent service connections.

**Data / Fiber** – New Data / Fiber service will be required to be run to service blue light and other security as well as general Cornell campus network access and services. It appears that the best location to provide this service is near the Library Annex area on East Palm Road across Cascadilla Creek. The required crossing would occur at the location of the previously installed water main crossing, where empty conduits were installed for this purpose.





# MASTER PLAN

## ■ Framework & Infrastructure | Natural Systems





### Landscape

The ACFMP offers an opportunity to introduce planting patterns that comprehensively integrate landscape systems of the site and the broader region. The ACFMP embraces the physical openness of the Game Farm Site and reinforces the valued natural systems. This is consistent with Cornell's goal to promote environmental stewardship and maintain its natural features, legacy spaces, and important views. The ACFMP strives to maintain and restore as much of the open meadows and vegetation of Cascadilla Creek as possible as illustrated in the plan to the left. The majority of the floodplain forest along the Cascadilla Creek is maintained and the views into this landscape are embraced by strategic orientation of the proposed facilities. Lawn areas have been minimized and are used for multiuse, gathering, and spectator seating areas. Meadow areas are proposed as the major groundcover for the campus to enhance the natural character and reduce maintenance needs. Temporary overflow parking areas will be mowed on a limited, as needed basis. A tree installation plan should be implemented immediately as there are currently no trees in the open agricultural fields. Trees shall consist of native shade trees that define spaces, provide shade, and contribute to the character and image of the site. Smaller trees and shrubs will be used in natural areas to assist with water quality and provide habitat.



### LANDSCAPE DESIGN PRECEDENTS

#### KEY

- Floodplain Forest 
- Open Meadow 
- Lawn 
- Meadow/Lawn 







# MASTER PLAN (CONT.)

## ■ Framework & Infrastructure | Natural Systems

### Stormwater & Hydrology

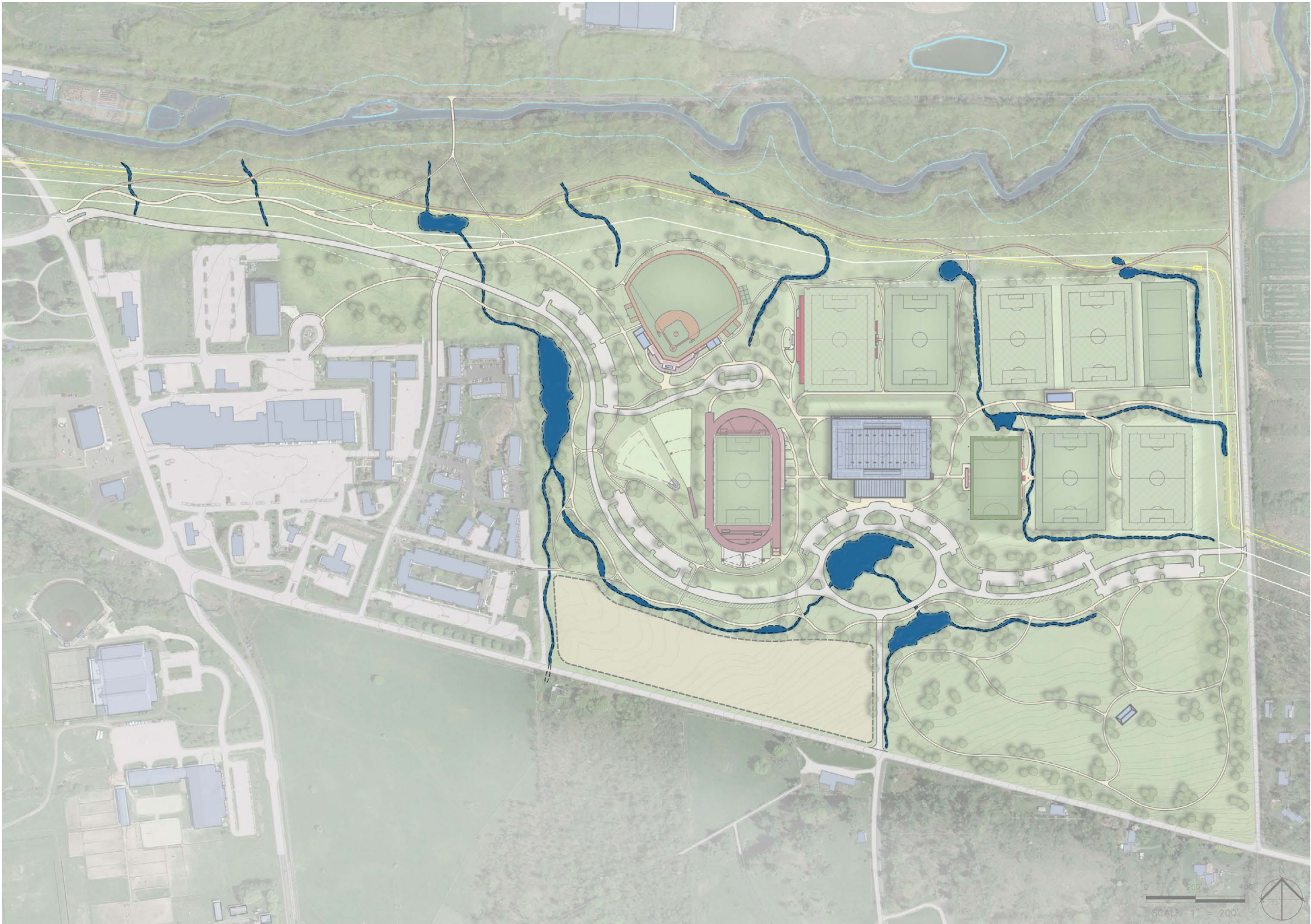
As the Game Farm Road Athletic Complex develops, naturalized ponds, swales, and other appropriate stormwater management features should be integrated into the design so that these infrastructure elements can also serve as campus amenities. Best management practices to retain and treat stormwater discharge into the Cascadilla Creek should be integrated to reduce flows, minimize erosion, and improve water quality. The location of water collection and infiltration directly corresponds to the existing drainage patterns determined in the analysis part of this planning process. By creating long linear infiltration systems, the water management is likened to a water web, an integrated system that permeates the plan in a comprehensive way and enhances the ecological function of the site.

The stormwater features will be supplemented with natural vegetation to support stormwater treatment functions, provide habitat, and enhance the natural character of the campus.

The locations where circulation intersects with stormwater facilities are prime locations for boardwalk and simple bridge crossings.

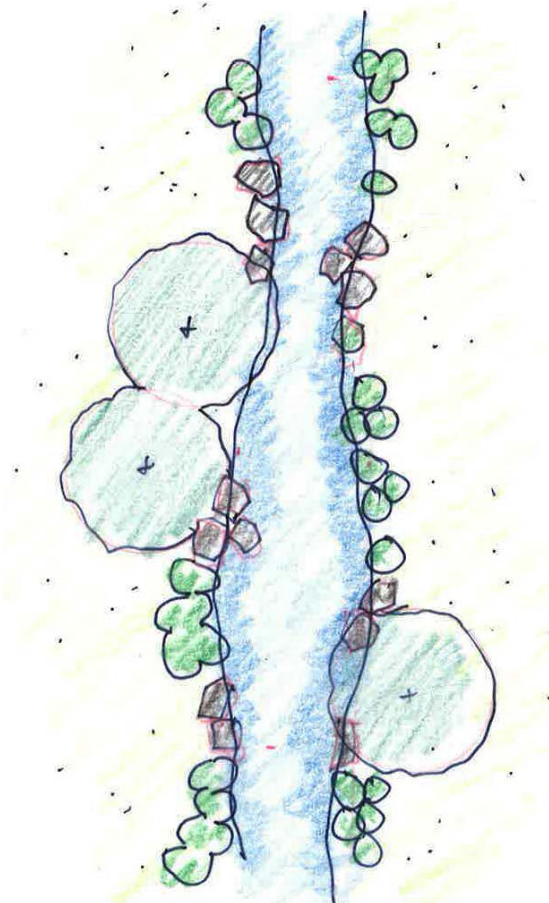
### KEY

Stormwater Feature





MASTER PLAN



STORMWATER AND BOARDWALK DESIGN PRECEDENTS

CONCEPT SKETCH





# MASTER PLAN (CONT.)

## Athletic Venue Program

The following outlines programmatic elements for each competition venue, practice / multiuse fields, and supporting facilities associated with the new athletics complex. These programs were vetted with Cornell stakeholders including athletes and coaches, and conform to the goals of providing NCAA quality venues and supporting facilities that meet or exceed Ivy League standards. Precedent images for each venue are included to represent the quality and program that is anticipated. Detailed design for each facility will be required as the project moves forward.

### PRACTICE FIELDS (McGOVERN FIELDS)

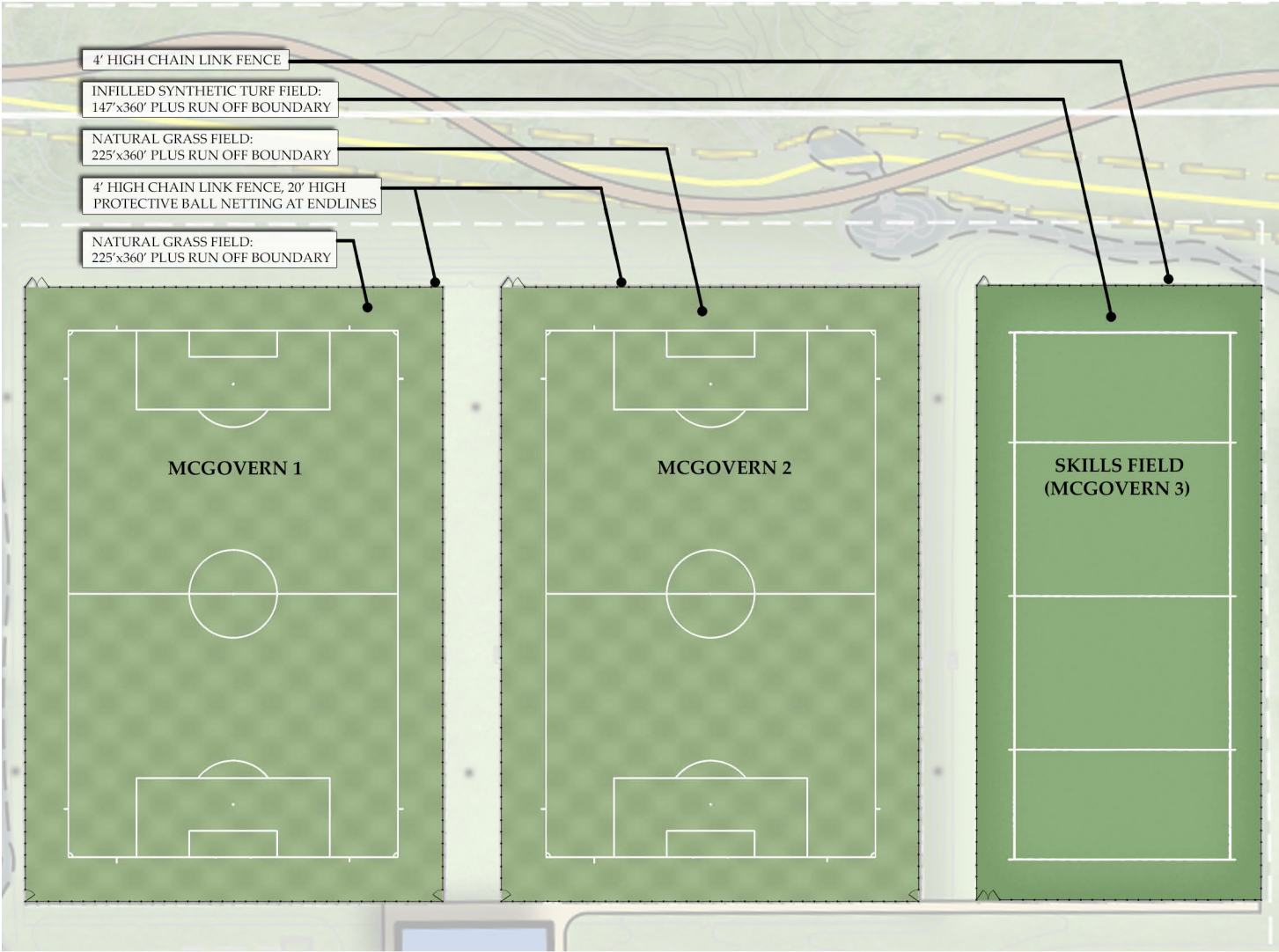
- Recommendations
  - 225' x 360' Field Dimension (McGovern 1, 2, and 4)
  - 147' x 360' Field Dimension (McGovern 3)
- Field Surfacing
  - Two (2) natural grass fields
  - Two (2) infilled synthetic turf fields
- Field Amenities
  - 4' Perimeter fencing
  - 20' High protective athletic ball net and endlines
- Sports Lighting System
  - Existing 6 pole system (4 poles each field, two shared back to back)
  - New 5 pole system (3 poles shared with Berman Field) for McGovern 4
  - Proposed light levels for the competition field 70/50 foot candles
  - Energy consumption monitoring programs



University of Pennsylvania, Philadelphia, PA



Harvard University, Boston, MA





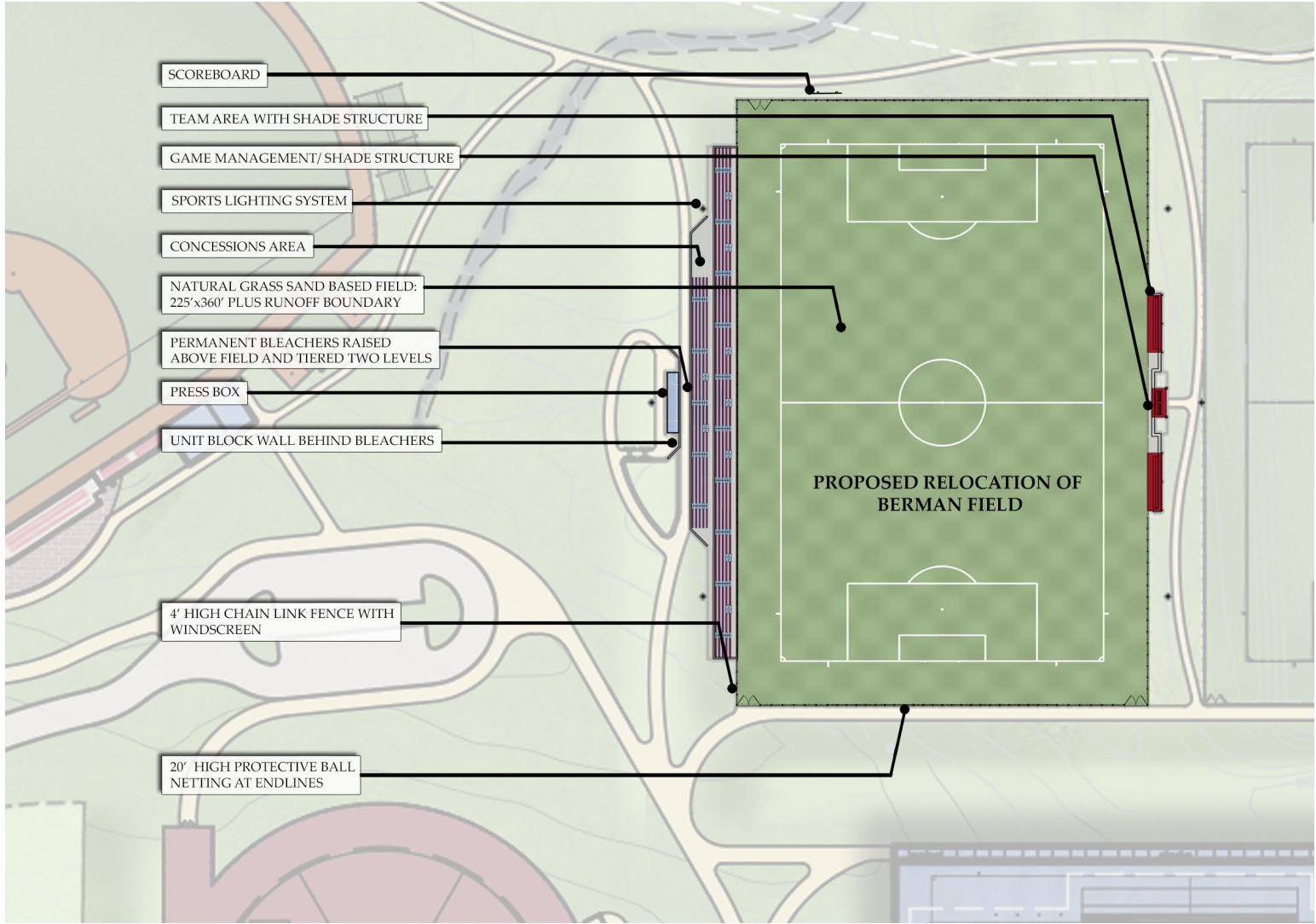
# MASTER PLAN



Harvard University, Boston, MA



Mount Ida College, Newton, MA



## Athletic Venue Program

### NCAA SOCCER PROGRAM (PROPOSED RELOCATION OF BERMAN FIELD)

- Recommendations and Requirements to match NCAA and Existing Facility
  - Required Field Dimension: 210' x 345' NCAA min., 225' x 360' NCAA max. (FIFA :150'x300' min., 300'x 390' max.)
- Competition Field Surfacing
  - Sand based under drained natural grass field
- Spectator Seating and Press Box
  - Proposed capacity 1500 to match existing. Bleachers to be raised 3' above field and tiered on two levels with overflow seating berm.
  - Aluminum planks with seat backs, center section to have flip up/folding chairs
  - Press box
- Soccer Field Amenities
  - Flat area adjacent to bleachers dedicated to concessions
  - Scoreboard with PA system
  - Game Management/Scorers Area with Shade Structure
  - Team Area Benches with Shade Structure
  - 4' perimeter fencing with windscreen
  - 20' High protective athletic ball net and endlines
  - Brick/unit block wall behind grandstands
- Sports Lighting System
  - 6 pole system with energy consumption monitoring programs
  - Proposed light levels for the competition field (70/50 foot candles)
  - Potential for televised events (100/70 horizontal, 70/40 vertical foot candles)
  - Safety/security lighting on fields





# MASTER PLAN (CONT.)

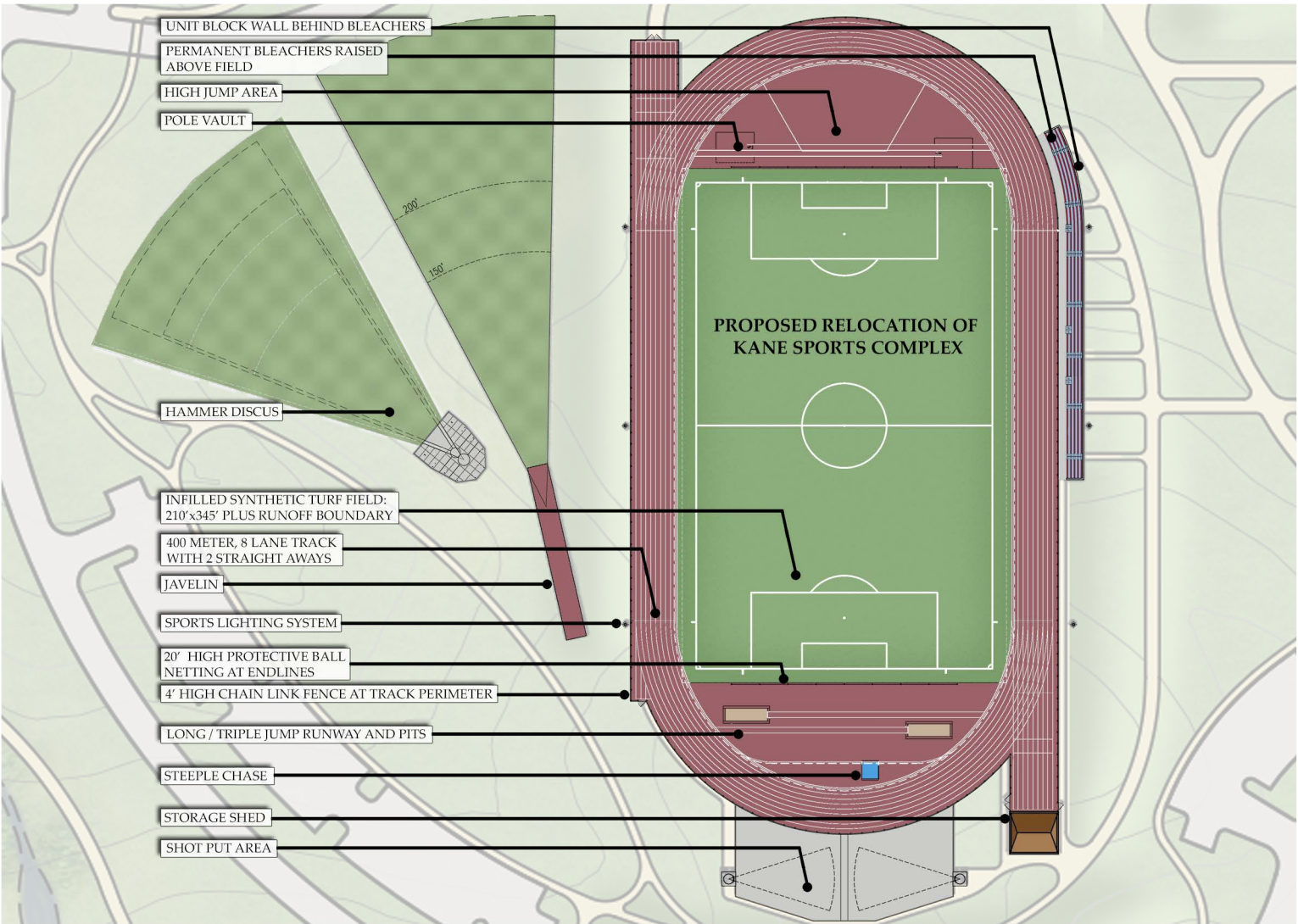
## Athletic Venue Program

### NCAA TRACK AND FIELD PROGRAM (PROPOSED RELOCATION OF KANE SPORTS COMPLEX)

- Recommendations and Requirements to match NCAA and Existing Facility
  - Required:
    - 400m 8 lane track with (2) straightaways (to match existing)
    - Throwing events – (2) shot put, (1) hammer/discus, (1) javelin
    - Field events – (2) Long/Triple Jump/ High Jump, (1) Steeple Chase, (2) Pole Vault
- Competition Track Surfacing
  - Resilient Track Surfacing at track lanes, “D- areas”, and runways
  - Infilled synthetic turf infield (fits 210’x345’ Soccer)
- Track Facility Amenities
  - Seating for 1,000 spectators (+/- 2,500 more for overflow informal seating berm and tent space for large events. Bleachers to be raised 3’ above field with overflow seating berm above bleacher seating and around south end of track.
  - Brick/unit block wall behind grandstands
  - 4’ Perimeter black chain link fence
  - 20’ High protective athletic ball net and endlines
  - 900 sf Storage Shed
- Field Surfacing
  - One (1) infilled synthetic turf field (210’ x 345’ plus runoff boundary)
- Sports Lighting System
  - 6 pole system
  - Proposed light levels for the competition field (70/50 foot candles)
  - Potential for televised events (100/70 horizontal, 70/40 vertical foot candles)
  - Safety/security lighting on fields
  - Energy consumption monitoring programs



Mount Holyoke, Holyoke, MA





# MASTER PLAN

## Athletic Venue Program

### NCAA FIELD HOCKEY PROGRAM (PROPOSED RELOCATION OF DODSON FIELD)

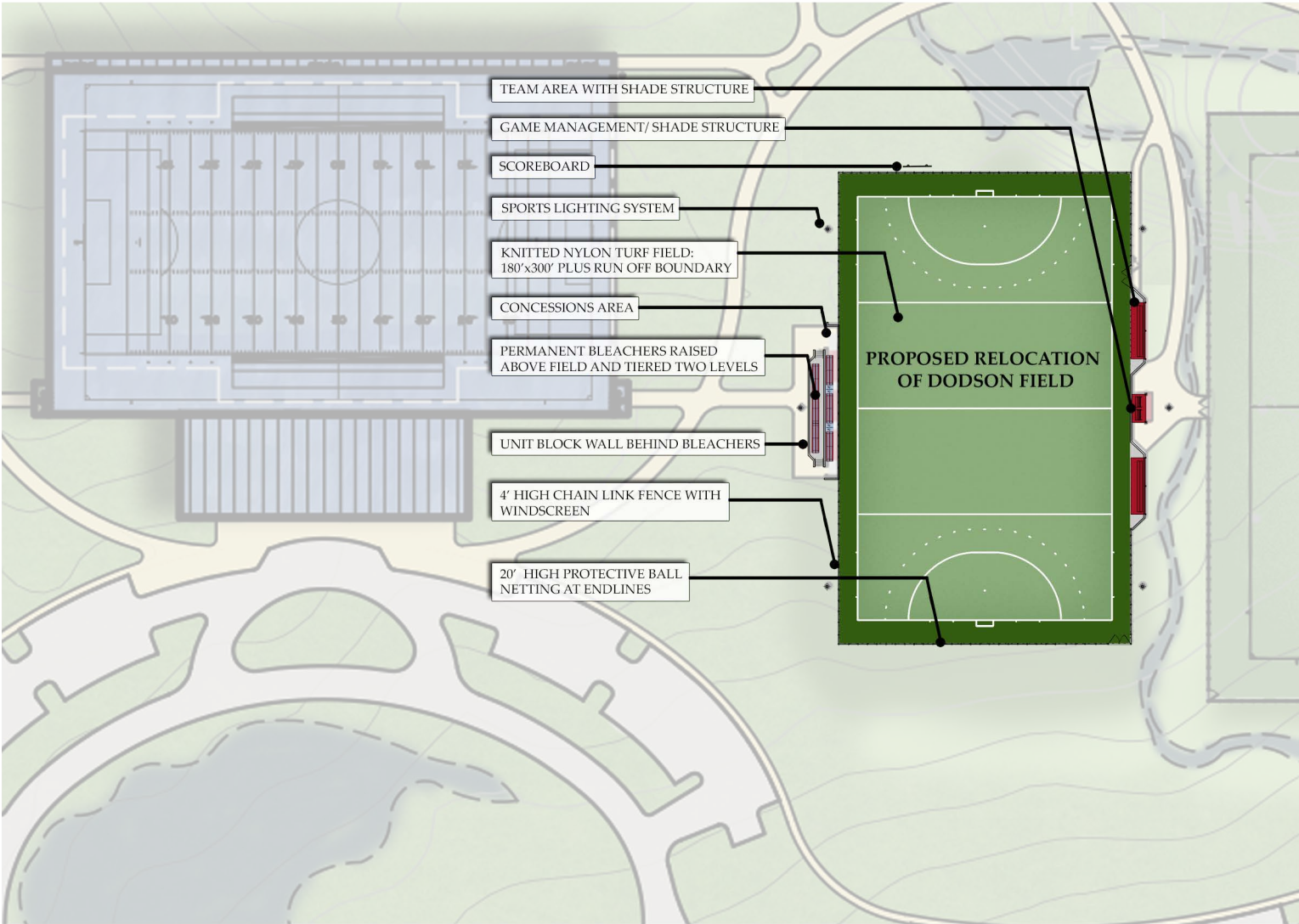
- Meet All NCAA Facility Recommendations and Requirements for field dimensions (180' x 300' plus runoff boundary)
- Field Surfacing
  - Knitted Nylon Synthetic Turf with Hydration (Water Cannons)
- Field Hockey Facility Amenities
  - Seating for 250 spectators to match existing – permanent bleacher
  - Team Areas
  - Press box/game management area
  - Scoreboard with PA system
  - Perimeter fencing with curb and windscreen
- Sports Lighting System
  - 4 pole system
  - Proposed light levels 75/50 fc 2.0:1 uniformity



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# MASTER PLAN (CONT.)

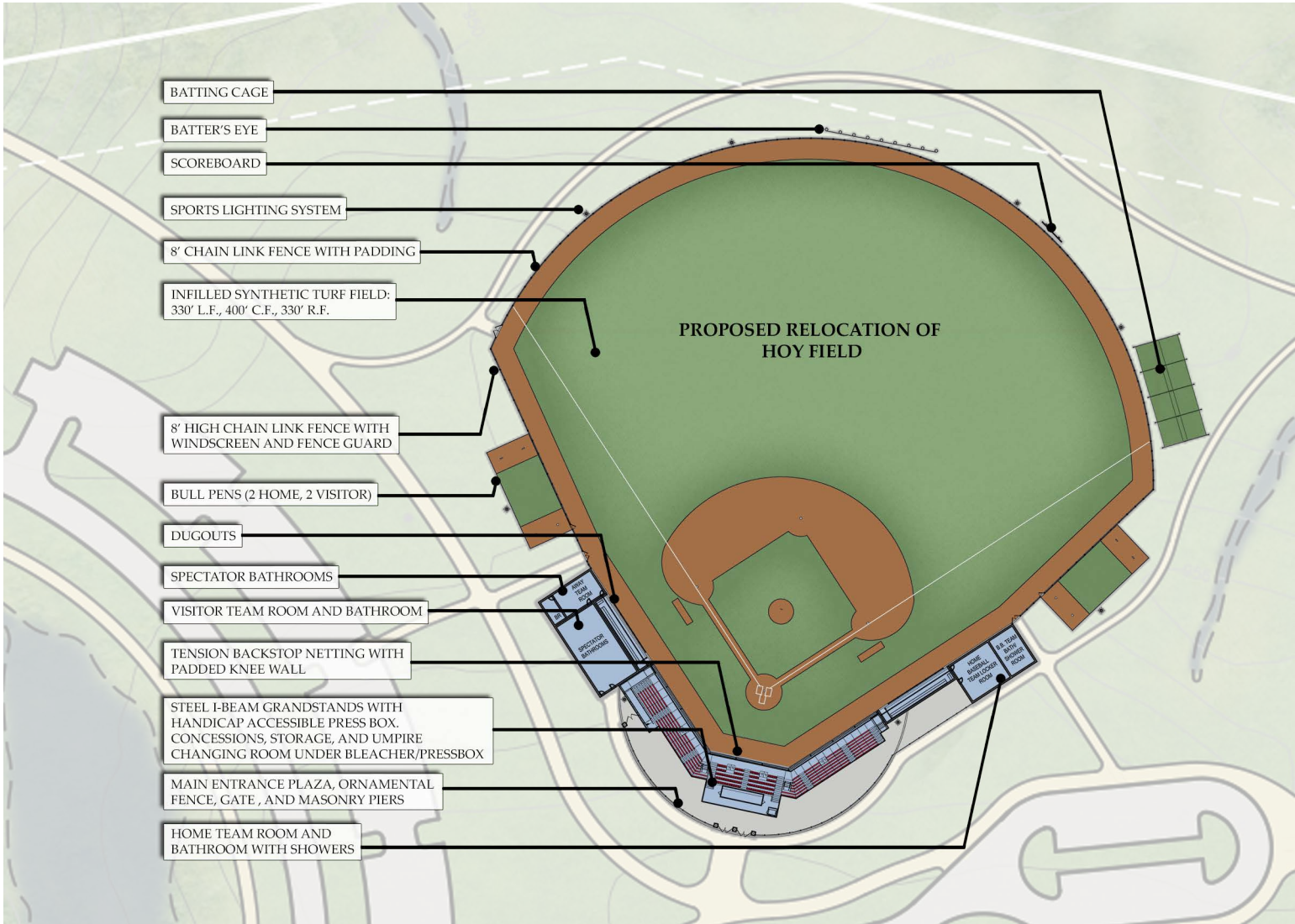
## Athletic Venue Programs

### NCAA BASEBALL PROGRAM (PROPOSED RELOCATION OF HOY FIELD)

- Dimensional Recommendations and Requirements to match NCAA and Existing Facility
  - Required:
    - 90' to bases
    - 13' radius skinned cutouts at each base
    - Team areas
    - Bull pen for both teams, each to allow for 2 pitchers to warm up at exact measurements of mound on playing field
    - 5' diameter on deck circle, minimum 30' from home plate in line with front edge of dugout
    - 4'x6' batter's box, 4'x6' catchers box
    - Coaches box shall be 20'x5', located 15' from the foul line
    - 13' radius home plate circle
    - 9' radius pitcher's mound
    - Pitcher's mound 60'-6"
    - Top of pitcher's rubber 10" higher than the level home plate
    - 1:12 slope from 6" in front of pitchers rubber to a point 6' toward home plate
    - Pitcher's mound level with top of pitcher's rubber, 6' in front and 22" behind pitcher's rubber, 18" from each end
  - Required (cont):
    - Foul lines. All lines marked with chalk or non-burning white material and must be 2-3 inches wide 3' offset for first base restraining line
    - 6' wide skinned first and third base lines
  - Recommendations:
    - 330' to each foul pole, 375' in right and left center, 400' in center field
    - Solar orientation, north to south
    - Outfield fence 6' if possible, 8' high preferred
    - 15' minimum wide warning track
    - Bull pens oriented same direction as playing field mounds, outside playing area
    - Distance from home plate to back stop 60'
    - On deck circle 37' from home plate in line with front edge of dugout
    - .67% from edge of sideline boundaries to edge of pitchers circle
    - Team areas enclosed on either end, at the rear, and overhead
    - Team areas centered on home plate/ first base and home plate/third base
    - First and third base lines be skinned 15" inside each base line (no more than 36") and 36" outside each base line
  - Recommendations (cont):
    - Scoreboard showing balls, strikes, outs and line score located to be easily seen by both teams and spectators, not placed in batter's vision sector
- Competition Field Surfacing
  - Infilled synthetic turf monofilament
  - Everything turfed except for high performance pitcher's mound infield mix
- Spectator Seating and Press Box
  - Proposed capacity 500 to match existing. Bleachers to be raised 4' above field level.
  - Aluminum planks with seat backs, center section to have flip up/folding chairs
  - Structural steel I-Beam construction
  - Press box
  - Accessibility and Plumbing Code challenges
- Baseball Facility Amenities
  - 8' Black Chain Link Fencing (with wind screens and fence guards along foul territory, padding out outfield)
  - Bull Pens (2 Home, 2 Visitors)
  - Dugouts/Team Areas
  - Scoreboard
  - Batting Cage(s) (indoor preferred)
- Baseball Facility Amenities (cont)
  - Batter's Eye
  - Protective Netting
  - Tension backstop pole system with padded unit block knee wall
  - Spectator circulation/ seating
  - Communications, Telephone, Data
  - Building Program
    - 1,590 sf Home Team Locker Room and Bathroom with showers
    - 803 sf Visitors Team Locker Room and Single Bathroom
    - 1,815 sf Spectator Bathrooms
    - 163 sf Umpire Changing Room
    - 163 sf Storage Room (Maintenance)
    - 413 sf Concession Area under Press Box
    - 1,174 sf Storage under Steel I-Beam Bleachers
    - Brick Veneer wrapped around bleachers
- Sports Lighting System
  - 8 pole system
  - Proposed light levels for the competition field (70/50 foot candles)
  - Potential for televised events (100/70 horizontal, 70/40 vertical foot candles)
  - Safety/security lighting on fields
  - Energy consumption monitoring programs



MASTER PLAN



Dartmouth College, Hanover, NH



Dartmouth College, Hanover, NH



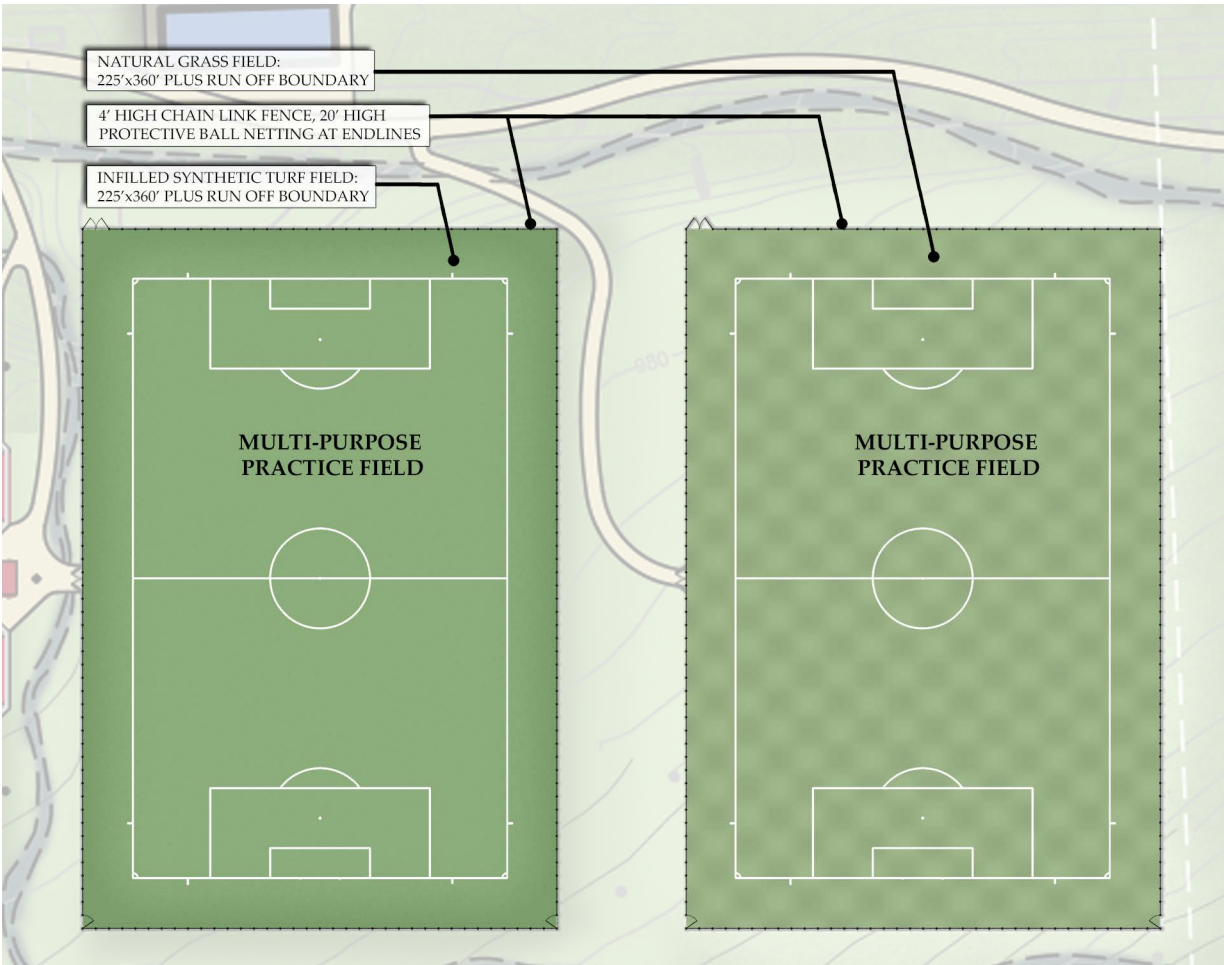


MASTER PLAN (CONT.)

Athletic Venue Programs

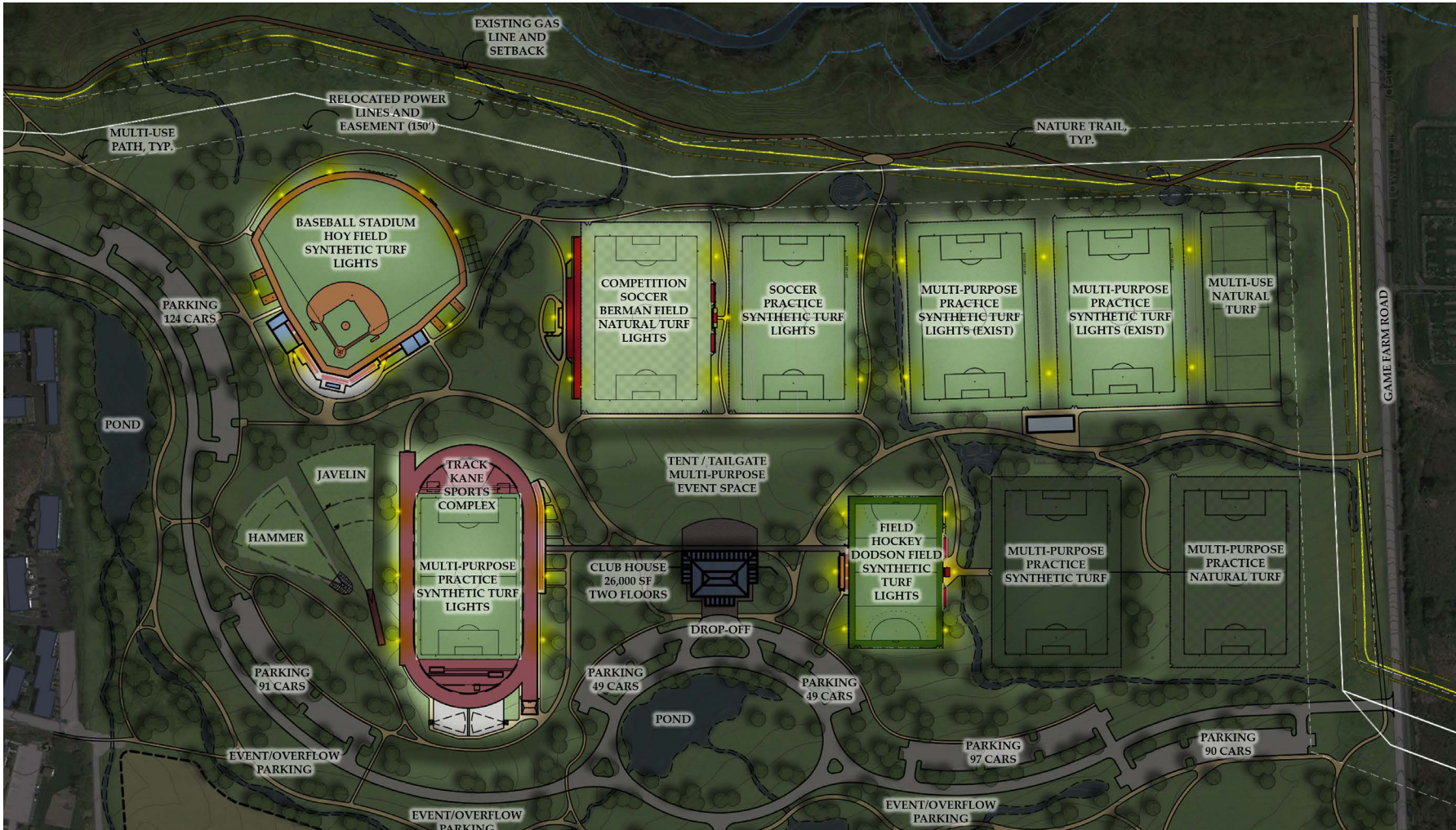
MULTI-PURPOSE PRACTICE FIELDS

- Recommendations
  - 225' x 360' field dimensions
- Field Amenities
  - 4' Perimeter fencing
  - 20' High protective athletic ball net and endlines
- Field Surfacing
  - One (1) infilled synthetic turf full size NCAA field
  - One (1) natural grass full size NCAA field



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Lighting of the fields will be an important programmatic element of the plan. Extended use of the venues will be a critical component of the complex, but will need to be weighed with Towns of Ithaca and Dryden concerns. Easily controlled, dimable, and programmable LED lights will be a fundamental part of the plan. This will not only address neighbor concerns, but will also assist in energy conservation and reduce habitat impact.



LIGHTING PLAN



MASTER PLAN



Harvard University Beren Tennis Pavilion & Jordan Field, Boston, MA



Air Force Academy Holaday Athletic Center, Colorado Springs, CO

■ Athletic Venue Programs

Game Farm Athletic Complex Club House and Field House

PHASE I | Club House

Men’s Soccer Team	
Locker Room.....	960 sf
Bathroom and Shower Room.....	600 sf
Women’s Soccer Team	
Locker Room.....	960 sf
Bathroom and Shower Room.....	600 sf
Men’s Bathroom.....	600 sf
Women’s Bathroom .....	600 sf
Lounge/Cafeteria/Lobby.....	1,600 sf
Laundry Room.....	120 sf
Storage	
Maintenance storage closet.....	760 sf
Athletic Equipment Storage.....	1,200 sf
Miscellaneous	
Stairs/elevator/hallways/mechanical space.....	2,500 sf

TOTAL FIRST FLOOR.....10,500 sf

PHASE II | Club House

Men’s Lacrosse Team	
Locker Room.....	960 sf
Bathroom and Shower Room.....	600 sf
Women’s Lacrosse Team	
Locker Room.....	960 sf
Bathroom and Shower Room.....	600 sf
Field Hockey	
Locker Room.....	960 sf

PHASE II | Club House (continued)

Bathroom and Shower Room.....	600 sf
Flex Locker Rooms	
7 total (352 sf. each).....	2,464 sf
Men’s Bathroom.....	650 sf
Women’s Bathroom.....	650 sf
Offices	
Coaches Office (5 total) at 120 sf. each.....	600 sf
Class Room / Film Room.....	1,000 sf
Trainer’s Room.....	900 sf
Fitness / Warm Up Room.....	900 sf
Storage	
Maintenance storage closet.....	380 sf
Miscellaneous	
Stairs/elevator/hallways/mechanical space.....	5,162 sf

TOTAL SECOND FLOOR.....17,386 sf

TOTAL BUILDING PROGRAM.....27,886 sf

PHASE II | Field House

Field House with Infilled Synthetic Turf Field....100,000 sf  
(Fits a full size NCAA football, soccer, lacrosse, and field hockey field)