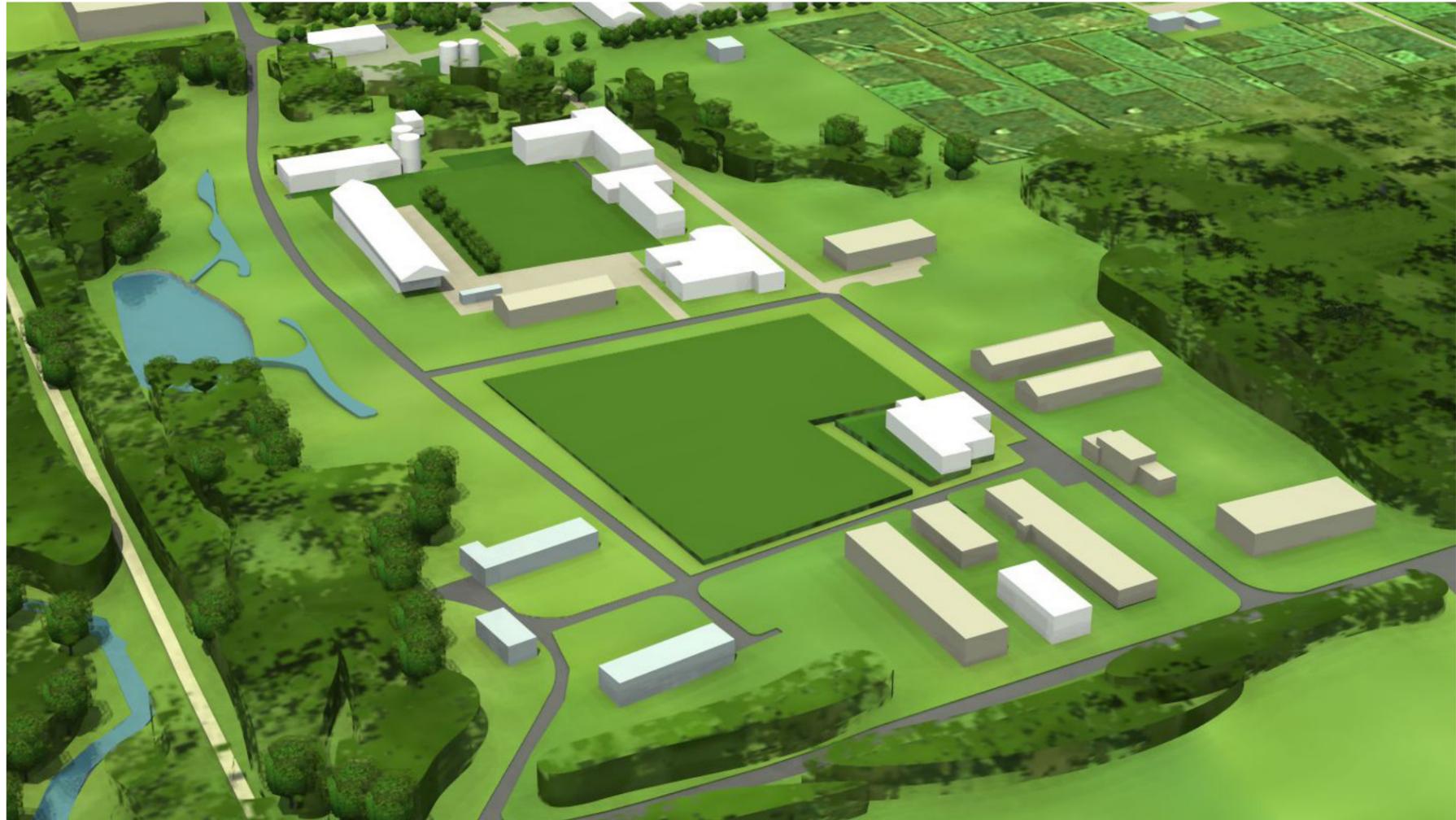
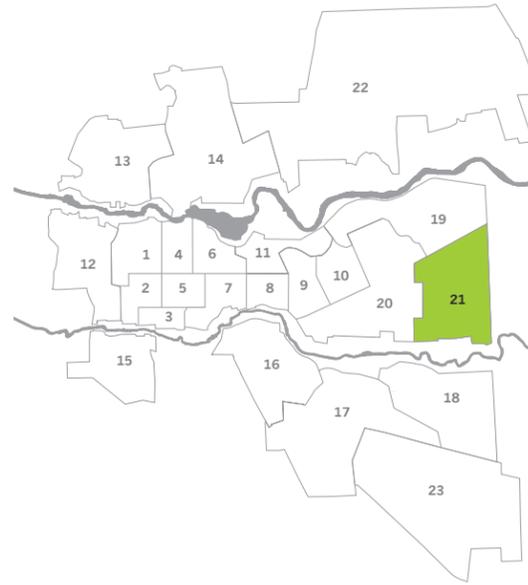


Countryside Campus Precinct
Zone CS21 McGowan



View of McGowan looking northwest



Zone CS21 Overview

This portion of the Orchards Precinct is amongst the most secluded places on Main Campus. Uses that need a low profile or controlled access have been positioned here, including the animal and other research facilities in the Game Farm Road Complex, south of McGowan Woods. The close-but-not-too-close aspect of this complex and its proximity to agricultural support services further to the east makes it an ideal location for animal facilities. Lands north and west of McGowan Woods should remain as research fields.



Zone Overview for McGowan

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

Zone CS21 General Guidelines

- McGowan Woods is a protected stand of forest used for both research and teaching. A water course connects it to the Cascadilla Creek and should be reinforced and naturalized. Development should be set back a minimum of 100 feet from both the forest and water course. The underground water table within McGowan Woods is a focus of study and must not be disturbed by development.
- The building development parameters for the Game Farm Road Complex are intentionally broad, allowing for a great deal of interpretation and site variation. Buildings should be one to two stories in height and rural in character.

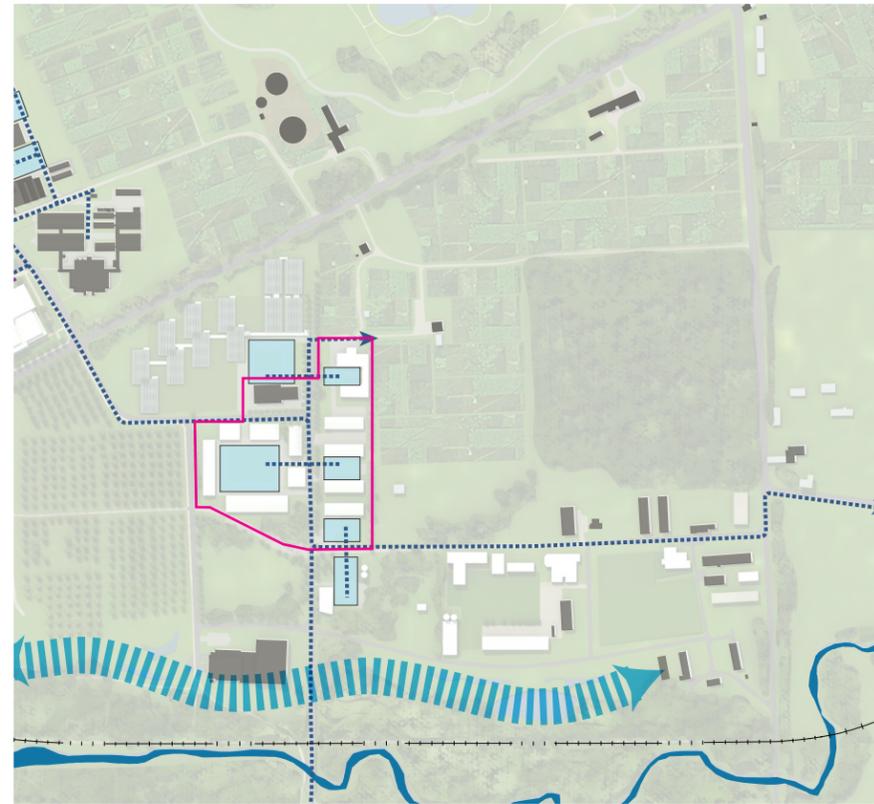


General Guidelines for McGowan

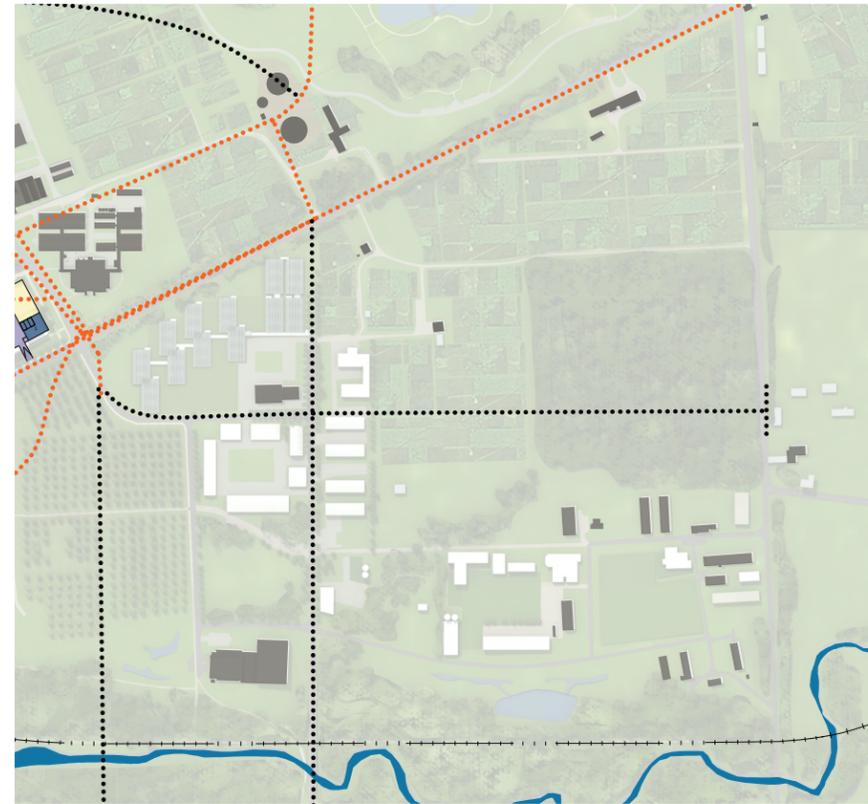
Potential Storm Water Management Area 
 Parking and Service Route 
 On-Street Parking 
 Above Grade Parking 
 Ground Level Service/Loading Areas 

Existing Major Campus Utility Corridor 
 Future Major Campus Utility Corridor 
 Below Grade Parking 
 Potential Service 
 Basement 

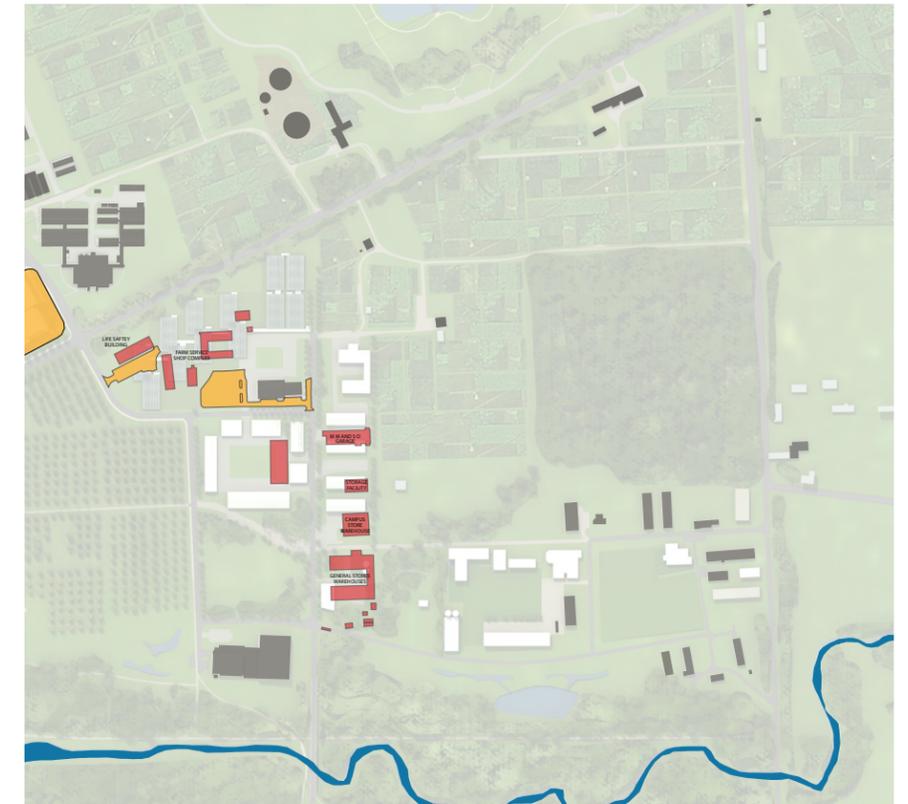
Building Demolition 
 Parking Lot Removal 
 Athletics Field Removal 



Surface Parking and Servicing



Below Grade Parking, Servicing and Utilities



Strategic Renewal

Parking and Service Access

- It is anticipated that a number of surface parking lots may be required to support the planned uses. These lots should be designed and located in to minimize their visual prominence. Numerous small lots are preferred over large central lots.
- Commuter parking lots should not to be permitted in this zone.
- This zone is an excellent location for parking lots with porous surfaces, storm water swales and other features that will minimize storm water run-off. Parking lots should be treed and landscaped in keeping with their natural setting.

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

Zone CS21

Parcel Development and Key Landscape Initiatives

- Buildings in the Game Farm Road Complex should generally be oriented to one of the two east-west access roads or the central “pasture” space.
- The intersection of Game Farm Road and Route 366/Dryden Road provides an opportunity to establish a gateway to campus in coordination with the Arboretum to the north. This gateway should feature a landscape treatment that highlights this important entry to campus (L18)



Parcel Development and Key Landscape Initiatives for McGowan

Corresponding Landscape Initiatives:

L18 Campus Gateways

Parcel	Parcel Footprint (ft ²)	Building Footprint (ft ²) % Parcel Coverage	Height (range in stories)	Potential GSF (range in ft ²)	Potential units per acre (residential)	Number of Units (residential)	Permitted Uses (required uses in bold)	Enabling Projects	Concurrent Projects
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Zone CS21 – McGowan									
Parcel 21A	325,597	16,280 – 162,799 5% 50%	1 – 2 (14 – 28ft)	16,280 – 162,799			• Academic	• Extend utilities as necessary (e.g. water for fire service)	
Parcel 21B	202,982	10,149 – 101,491 5% 50%	1 – 2 (14 – 28ft)	10,149 – 101,491			• Academic	• Extend utilities as necessary (e.g. water for fire service)	
Parcel 21C	56,091	2,805 – 28,046 5% 50%	1 – 2 (14 – 28ft)	2,805 – 28,046			• Academic	• Extend utilities as necessary (e.g. water for fire service)	
Parcel 21D	83,163	4,158 – 41,582 5% 50%	1 – 2 (14 – 28ft)	4,158 – 41,582			• Academic	• Extend utilities as necessary (e.g. water for fire service)	
Total	667,833	33,392 – 333,917		33,392 – 333,917					

