

LARGE ANIMAL TEACHING COMPLEX SITE DEVELOPMENT GUIDELINES

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LARGE ANIMAL TEACHING COMPLEX

SECTION 1 - SUMMARY

This section provides an overview of the project background and description. It presents the site criteria and recommendations for the project design and site design

PURPOSE OF THE SITE DEVELOPMENT GUIDELINES

To gain approval from the University & Trustees, as well as to inform senior administration, the SUCF, the project team and consultants about significant contextual and campus-wide considerations that impact the building site and the project. The guidelines are intended to direct the site and building design for both the College of Agriculture and Life Sciences and the College of Veterinary Medicine. Key issues related to this site that are crucial to the success of the project are: (i) Sizing and organizing the Large Animal Teaching Complex (LATC) and support structures and operations so that they fit within the overall scale of the site and precinct and complement surrounding land uses; (ii) maintaining the structural, ecological and visual integrity of the Orchards, the Dilmun Hill Student Organic Farm, and the Cascadilla Creek Unique Natural area; (iii) strong site and landscape design integrating storm water and waste management, safe and convenient circulation between the complex and core campus, as well as nearby trails and; (iv) creating an attractive complex at the intersection of Dryden and Tower Road while accommodating functional requirements for the LATC.

BACKGROUND AND CONTEXT

The Animal Health Diagnostic Center (AHDC), now under construction requires the relocation of the former teaching dairy and support barns which have been demolished. The Campus Master Plan and its 30 – 60 year vision for the future campus and land use look at a compact development and a reinforcing of open lands used actively for teaching, research and outreach. This pattern has large academic buildings and higher densities on the core with lower density uses at the edges immediately adjacent to the core that fit the agrarian character of the open lands surrounding campus. The CVM Dairy Barn and the CALS Livestock Pavilion and Teaching and Research Barns are in this category and relocated to the west of the teaching orchards in a Large Animal Teaching Complex (LATC), where related teaching functions have synergies and can share space and other resources.

PURPOSE AND NEED

There is an urgent need to relocate the displaced teaching facility used by the CVM, upgrading the space and facilities, as well as planning proactively for the optimal placement of the above mentioned CALS facilities, along with the infrastructure needed to support this development. The eventual relocation of the Teaching Barns and Livestock Pavilion could then happen in a phased manner when funding is made available. It will also be important to plan and design this area to establish a clear identity and location for animal teaching facilities proximate to the Core Campus for the efficiency and convenience of staff, faculty and students as well as improving the current and future synergies between CALS and CVM.



Figure 1 - Aerial View of the site looking east down Dryden Road (Rte. 366) . The site is located between animal teaching facilities for both CALS and CVM

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Important considerations that the University expects the project to meet.

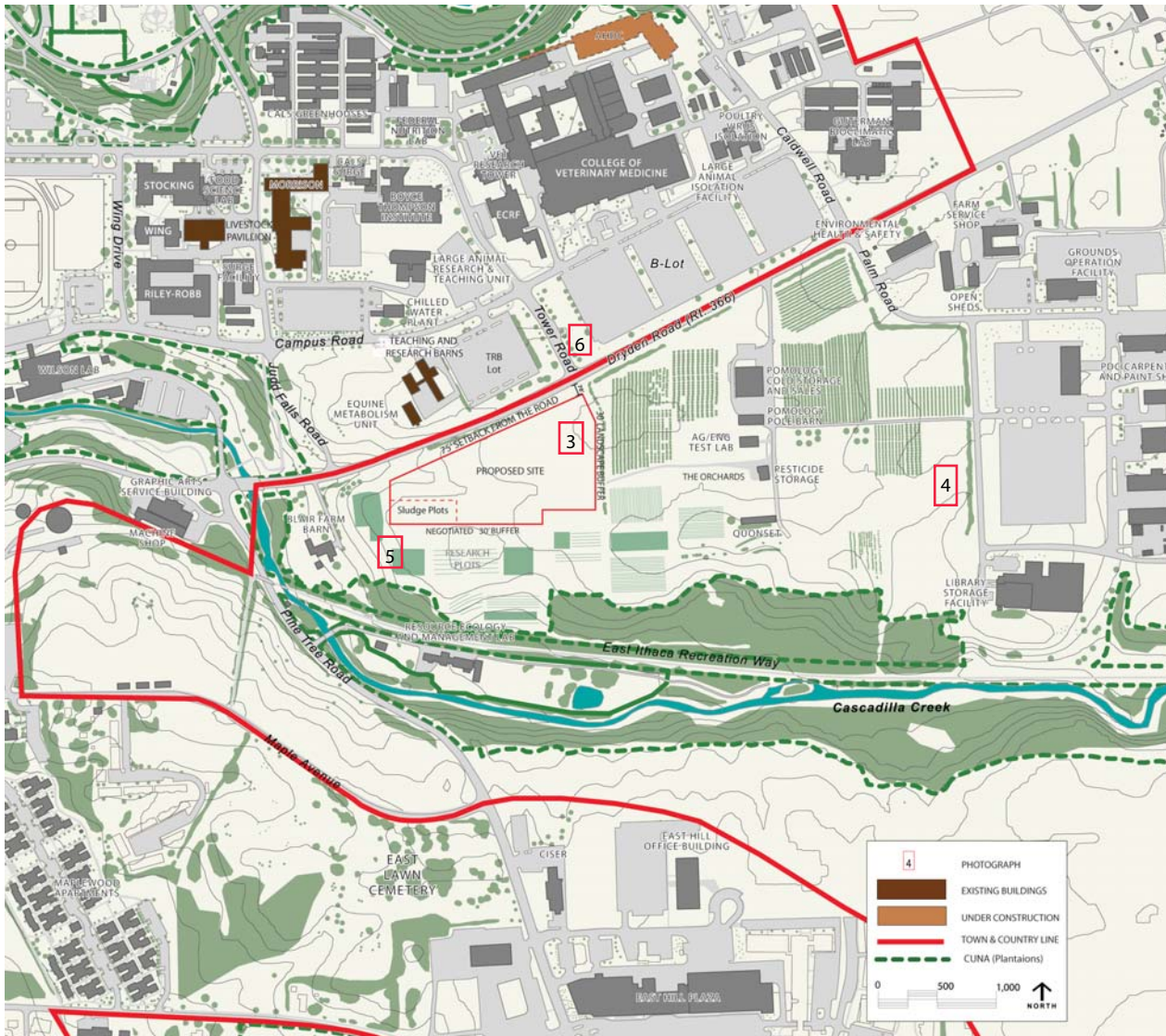


Figure 2. Site Location and Boundaries



Figure 3. View north from the entrance to the site down Tower Road to the Vet. College. Tower Road should be extended into the site at this location.



Figure 4. View the Orchards and research plots beyond looking west.



Figure 5. A view looking west to the Blair Barn along the southern fence of the Dilmun Hill Student Organic Farm.

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Important considerations that the University expects the project to meet.

SITE DEVELOPMENT GUIDELINES

- Buildings should be one to two stories in height, their scale and density should maintain and enhance the traditional agricultural character of the precinct and complement the design of the Orchards and Dilmun Hill Student Organic Farm buildings. The site density should be similar to adjacent uses.
- Maximize the synergies between CALS and CVM in programming, operations and use of the site.
- Site planning and new construction on the LATC site should not have a negative physical or visual impact upon either the Dilmun Hill Student Organic Farm, and the McDaniels Nut Grove.
- Where possible, screen "back of house" uses such as vehicle staging areas, service/loading, smaller support buildings and parking, while highlighting the design and views of new barns that can be seen from the gateway areas such as Dryden Road and the East Hill Village.
- Tower Road should be extended south to provide site access with consideration of safe and convenient pedestrian crossings of Rte 366. (Figure 3)
- The site, building and landscape design should aim to reduce storm water runoff into Cascadilla Creek and the Dilmun Hill Student Organic Farm, both environmentally sensitive areas Explore on- site retention strategies within the site landscape.
- Waste management must be discreet yet convenient for the users of the facility, encouraging internal routes to Game Farm Road to minimize use of Dryden Road.
- Design considerations should be made to incorporate future connections to the East Ithaca Recreation Way and the Cascadilla Meadows Trail. This would improve pedestrian and bicycle access to the LATC from the core campus and outlying areas using alternative routes.
- Building entrances, sidewalks and parking facilities should incorporate universal access principles and meet applicable accessibility standards for both people and animals.
- Wind directions and lighting in the placement of buildings on site will be important for optimal ventilation and odor management.
- Sustainable design principles should be integrated into the site and building design.



Figure 6 - Panorama of site looking southwest. Note the long views to land across Cayuga lake and pastoral character of the precinct.