

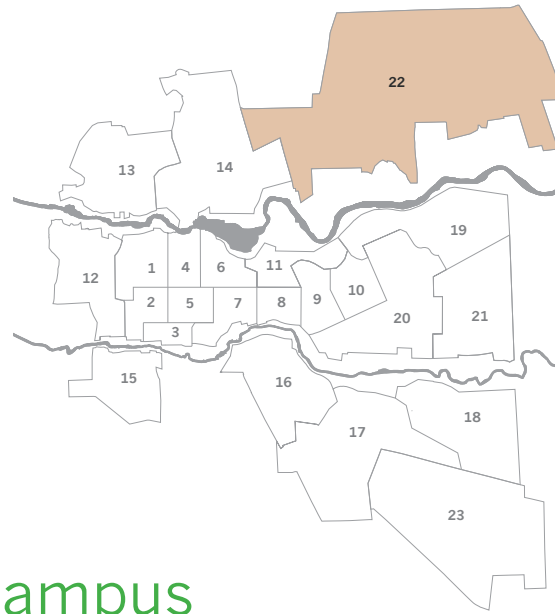


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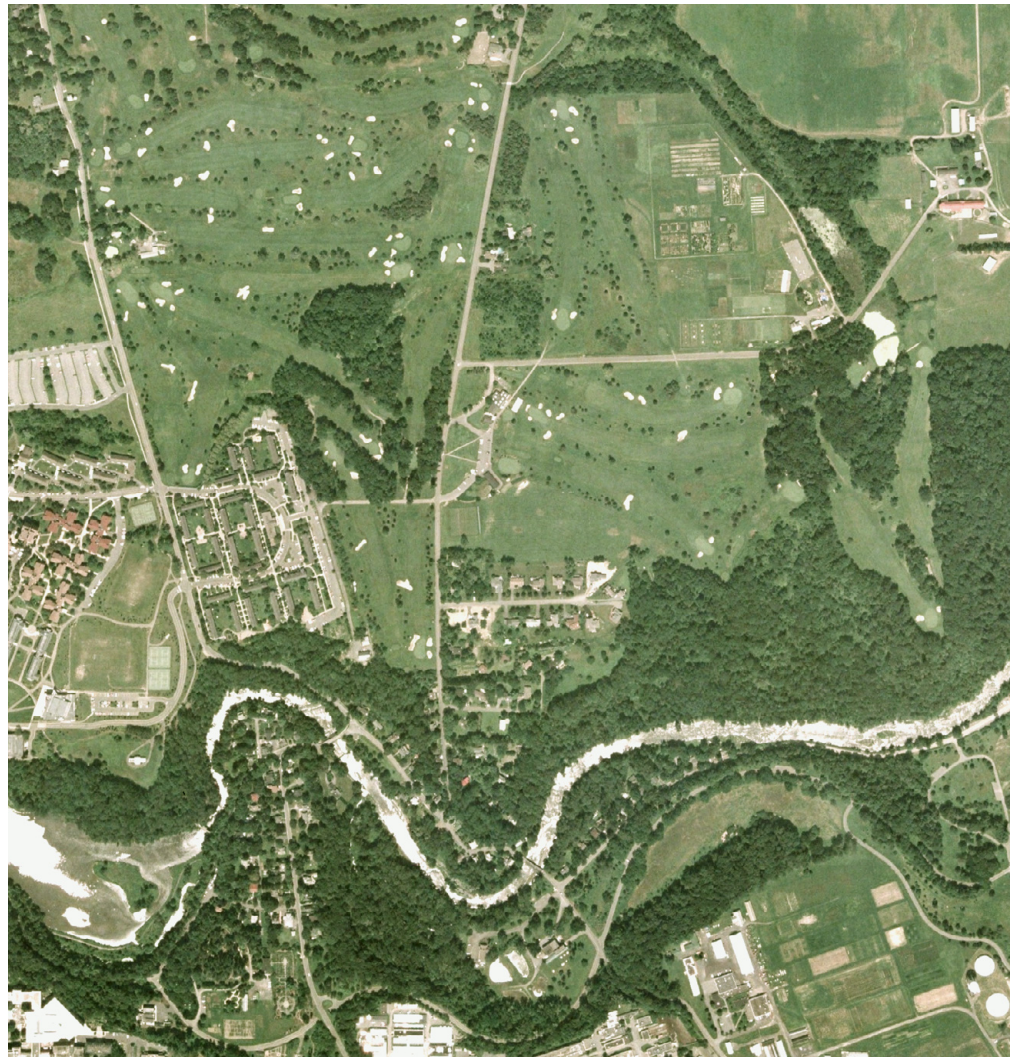
## Northeast Campus Precinct

Characterized by pasture lands, farm buildings and a golf course, the Northeast precinct, located along Warren Road at the periphery of the main campus serves the University with valuable outdoor classrooms, research facilities and laboratories. The primary uses within this precinct include the Bluegrass Lane Facilities, Robert Trent Jones Golf Course and open grazing lands along Hanshaw Road.





## Northeast Campus Zone NE22 Northeast Campus



### Zone Overview

The Bluegrass Facility is operated in conjunction with the College of Veterinary Medicine and the departments of Horticulture and Animal Life Science. It is comprised of the Field Lab, the Cornell Equine Park, three Unique Natural Areas, and several pastures. The long established field lab is random in its arrangement with aging laboratories, trailers, and testing plots for turf, ornamentals/woods and soil research. The poor quality of several of these structures lend themselves to removal and renewal. The Equine Park is a working research farm for breeding and training horses. The traditional farm buildings are clustered and form a cohesive facility clearly separated from the Field Lab and the academic core of the campus. Dividing these two uses is the Bull Ponds Unique Natural Area, a wetland area which hosts endangered salamanders, birding sites and rare plant communities. North of the racetrack is Warren Woods and to the south is the Fall Creek valley corridor which provides strong pedestrian ties to both North Campus and the Plantations.

Located along Warren Road is the Robert Trent Jones Golf Course, recognized as one of America's classic golf courses, designed by Robert Trent Jones, and teaching grounds for golf architecture, turf management and soils research. This picturesque course has been studied by designers and top golfers from all over the world.

Development in this precinct should be done mindfully and should integrate the built environment carefully into the existing pastoral setting.

### General Guidelines

- New structures and support buildings within the Bluegrass Lane Facilities should be designed to complement the agrarian or countryside surroundings, provide strong connectivity between activities, and provide clear access for researchers and staff. Any new structures located at the Robert Trent Jones Golf Course should compliment the architecture of the Moakley House and blend in with the picturesque landscape and small rustic out buildings prevalent on the golf course.
- The Unique Natural Areas should remain undisturbed and development should be set back 100 feet from designated boundaries.
- Non course related development near the Robert Jones Golf Course should be kept to a minimum. Setbacks from fairways and greens should be a minimum of 100 -150 feet.
- Views to surrounding pastures and countryside along Warren and Hansaw Road, the Robert Trent Golf Course and the Fall Creek valley corridor should be protected and enhanced.
- Buildings, programmed land or infrastructure displaced by new development in this area should be replaced or relocated to meet the needs of the College of Horticulture or Veterinary Medicine.
- Entrances to buildings, sidewalks, and parking facilities should maintain universal ADA access.
- Site planning and building design should be based on sustainable design principles.
- Additional construction, redesign of golf course elements, or development of the pasture land should try to reduce runoff and at minimum not increase runoff into Pleasant Grove Brook, Bull Pasture Ponds or Fall Creek.





- The Bluegrass Lane Field Lab must be redeveloped to meet the needs of a world class research facility. New buildings should be designed to be no more than two stories in height and clustered within close proximity to each other and to the test plots. The height and massing of these structures should reinforce the agrarian identity of this precinct and should improve logistics for researchers and staff.
- Streetscaping along the primary roadways entering the Bluegrass Lane facility should be kept to a minimum to preserve open vistas of the pastures and countryside. The roads should be broadened to include a shoulder for bicycles, pedestrians and horses
- A publicly accessible bicycle path should be maintained between Warren Road and the Hasbrouck Community to provide a route for commuters and link the precinct to the core better.
- Surface parking lots should incorporate naturalized landscape plantings and native trees around the perimeter, while test plots and foundation plants can be designed to reflect the variety of species of plants being studied and developed on site – i.e. ornamental grasses and plants.
- A transit shuttle between Core Campus and destinations in the precinct may be considered.
- To satisfy water requirements for plants and turf research, an irrigation pond should be constructed to supplement piped supplies.

#### **Parking Servicing & Utilities**

- Existing parking areas and staging areas are currently insufficiently designed. New or expanded lots should be located close to offices, laboratory area or the field house and should be constructed using porous pavements when possible.
- Storage facilities for farm equipment, tanks and dumpsters should be within closed buildings or areas designed to be away from or screened from view of the general public.
- Additional utilities such as overhead electric/phone lines should be kept to a minimum and placed underground when possible.

#### **Parcel Development**

- Redevelopment of the Field Laboratory is anticipated to meet the needs for further research and development. Working with PDC, the Department of Horticulture developed a plan for new laboratory space, green houses, an irrigation pond, support structures for equipment and pedestrian trails through the natural areas to surrounding precincts.
- Overall design and research goals of the Robert Trent Jones golf course should guide any future changes to the course.
- In all facilities, surface parking should reflect the character of the surrounding environments and should be designed to minimize the negative impacts of broad paved surfaces and storm water runoff. Landscaping should be used to screen the facilities and enhance any new development.



