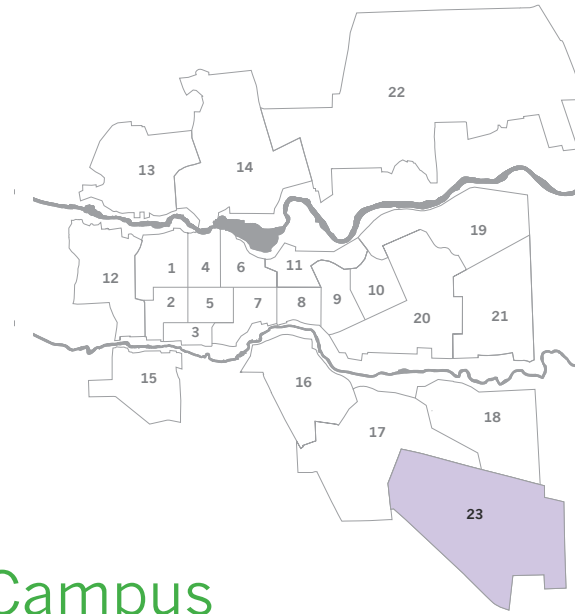




3.12

Southeast Campus Precinct

Located between Snyder Hill Road and Ellis Hollow Road, this precinct is at the periphery of the main campus and is home to the research facilities used by the College of Veterinary Medicine and Laboratory Animal Services. The facilities are surrounded by wooded hillsides and small open pastures and are comprised of a mix of laboratories, offices, old barns and farmhouses, and numerous outbuildings that create a defined spine running north to south along Hungerford road. The Baker Laboratory and its support buildings dominate the core of the complex and development in this area should consider the design and placement of new or renovated buildings so they don't overshadow the remaining open space or diminish the pastoral character of the precinct.



Northeast Campus Zone SE23 Southeast Campus



General Guidelines

- New structures and/or additions should maintain approximately the same height as buildings surrounding them. They should be built in close proximity to other buildings associated with the same uses and should take into consider the possibility of developing multi-species facilities.
- New uses introduced to this precinct should be kept within the disciplines practiced within the College of Veterinary Medicine and Laboratory Animal Sciences.
- Pastures should be protected and reserved for use by the College of Veterinary Medicine and Department of Animal Life Sciences.
- Older structures should be assessed and renovated to meet the research and animal care needs of the Baker Institute while upgrading the function of the interiors and aesthetics of the exteriors.
- Dumpsters, farm equipment and tanks should be located behind buildings and screened from view.
- New or replacement fencing should be consistent in type, color and height where possible.
- Pedestrian circulation for researchers, staff and visitors should be or reconfigured and designed to improve connections between buildings, fields and parking areas. Signage should be incorporated to direct visitors to appropriate office areas and away from secured areas.
- Views from the north end of Hungerford Road looking west to the core campus should be preserved. The forested area at the south end of Hungerford Road should be preserved; the dense evergreen cover forms a natural visual barrier between Snyder Hill Road and the Baker Lab complex.
- The Cornell University Natural Areas should remain undisturbed and development should be set back 100 feet from designated boundaries.
- Entrances to buildings, slopes on sidewalks, and access to parking facilities should maintain universal ADA access. Incorporate paved (stone dust, asphalt etc.) viewing/observation areas near pastures, stables and/or training fields.
- Site and building designs should adhere to sustainable design principles.
- Levine Laboratory (used by LAS) is slated for demolition and many of the buildings in this cluster along Hungerford Road are in poor repair and should be assessed for redevelopment within LAS needs.
- The dog and small animal wings of the Baker Institute should be considered for redevelopment as multi-species wings.
- If displaced buildings and/or uses from other precincts are relocated within this area, the uses should be compatible with the goals of the College of Veterinary Medicine and LAS.



Parking, Servicing & Utilities

- Surface parking lots in this precinct are not intensively used. The design of any additional parking should consider opportunities for shared parking facilities and include clear pedestrian connections between buildings and fields.
- Existing parking lots and service areas should incorporate naturalized landscape materials and berms to screen the parking from view.
- Access drives, loading docks and equipment staging areas should be paved (well drained stone dust at minimum) with care taken to minimize any additional storm water runoff into the neighboring animal pens, barn yards or research fields.



