Countryside Campus Precinct
Zone CS21 McGowan
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 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.
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.
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)
<table>
<thead>
<tr>
<th>Parcel</th>
<th>Parcel Footprint (ft²)</th>
<th>Building Footprint (ft²)</th>
<th>Height (range in stories)</th>
<th>Potential GSF (range in ft²)</th>
<th>Potential units per acre (residential)</th>
<th>Number of Units (residential)</th>
<th>Permitted Uses (required uses in bold)</th>
<th>Enabling Projects</th>
<th>Concurrent Projects</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel 21A</td>
<td>325,597</td>
<td>16,280 – 162,799 5% 50%</td>
<td>1 – 2 (14 – 28H)</td>
<td>16,280 – 162,799</td>
<td></td>
<td></td>
<td>• Academic</td>
<td></td>
<td>• Extend utilities as necessary (e.g. water for fire service)</td>
</tr>
<tr>
<td>Parcel 21B</td>
<td>202,982</td>
<td>10,149 – 101,491 5% 50%</td>
<td>1 – 2 (14 – 28H)</td>
<td>10,149 – 101,491</td>
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<td>• Academic</td>
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<td>• Extend utilities as necessary (e.g. water for fire service)</td>
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<td>Parcel 21C</td>
<td>56,091</td>
<td>2,805 – 28,046 5% 50%</td>
<td>1 – 2 (14 – 28H)</td>
<td>2,805 – 28,046</td>
<td></td>
<td></td>
<td>• Academic</td>
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<td>• Extend utilities as necessary (e.g. water for fire service)</td>
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<tr>
<td>Parcel 21D</td>
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<td>1 – 2 (14 – 28H)</td>
<td>4,158 – 41,582</td>
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<td></td>
<td>• Academic</td>
<td></td>
<td>• Extend utilities as necessary (e.g. water for fire service)</td>
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<td>Total</td>
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<td>33,392 – 333,917</td>
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<td>33,392 – 333,917</td>
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**Corresponding Landscape Initiatives:**

L18 Campus Gateways