



Appendix

The consolidated development parameters matrix contains key development guidelines for all potential building sites identified in the plan. It prescribes the following:

- total area of each development parcel
- maximum coverage for each parcel, i.e., how much of the site area may be occupied by a building or buildings
- appropriate minimum and maximum building heights
- range of total gross building square footage appropriate for the site, based on the coverage and height guidelines
- range of housing units that may be achieved on sites where residential uses are appropriate
- Enabling Projects - projects that must be undertaken prior to new development occurring on the site, the relocation of an existing use being a common example
- Concurrent Projects - initiatives that should be undertaken in conjunction with building development on the site, for example, landscape and infrastructure projects

Mapping of the development parcels, additional development guidelines, and information on Enabling and Concurrent Projects are contained in the Precinct and Zone plans.

Development Parameters Matrix – Core Campus

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	Related Projects
Zone C01 – The Arts Quad									
Parcel 1A	8,700	8,700 100%	4 (match Olive Tjaden Hall)	34,800 – 34,800			<ul style="list-style-type: none"> Academic below-grade parking 		
Parcel 1B	21,600	21,600 100%	3 (Match Sibley Hall)	64,800 – 64,800			<ul style="list-style-type: none"> Academic Social/cultural below-grade parking 		
Total	30,300	30,300		99,600 – 99,600					
Zone C02 – West Center									
Parcel 2A	28,400	28,400 100%	2 – 3 (28 – 48ft)	56,800 – 85,200			<ul style="list-style-type: none"> Academic (lecture/classroom) Administration Welcome center Active use/public space at grade 	<ul style="list-style-type: none"> Remove Day Hall and temporarily or permanently relocate uses 	<ul style="list-style-type: none"> Remove and relocate Cornell Store Develop and implement a Founders' Greenway master plan Develop and implement East Avenue streetscape initiative
Parcel 2B	26,800	22,780 – 26,800 85% 100%	4 – 5 (56 – 80ft)	91,120 – 134,000			<ul style="list-style-type: none"> Health service Academic Active use/public space at grade fronting Ho Plaza 	<ul style="list-style-type: none"> Remove Gannet Health Services and temporarily relocate uses (may occur in stages) 	<ul style="list-style-type: none"> Develop and implement a Founders' Greenway master plan Develop and implement Campus Road streetscape initiative
Total	55,200	51,180 – 55,200		147,920 – 219,200					
Zone C03 – Hoy Green									
Parcel 3A	42,000	35,700 – 42,000 85% 100%	3 – 4 (42 – 64 ft)	107,100 – 168,000			<ul style="list-style-type: none"> Academic Administration Welcome center Active use/public space at grade fronting Campus Road Below-grade parking, loading and servicing 	<ul style="list-style-type: none"> Remove and relocate Hoy Field Remove and relocate Grumman Squash Courts Remove and replace Hoy Field surface parking lot 	<ul style="list-style-type: none"> Realign Hoy Road with Garden Avenue, leaving pedestrian/bike path in the existing R.O.W. Develop and implement Garden Avenue streetscape initiative Develop and implement Campus Road streetscape initiative Develop and implement Hoy Green landscape initiative Develop campus circulator stop
Parcel 3B	55,000	46,750 – 55,000 85% 100%	4 – 5 (56 – 80 ft)	187,000 – 275,000			<ul style="list-style-type: none"> Academic Administration Below-grade parking, loading and servicing 	<ul style="list-style-type: none"> Remove and relocate Hoy Field 	<ul style="list-style-type: none"> Realign Hoy Road with Garden Avenue, leaving pedestrian/bike path in the existing R.O.W. Develop and implement Hoy Green landscape initiative Develop and implement Garden Avenue streetscape initiative
Total	97,000	82,450 – 97,000		294,100 – 443,000					

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 C04 – Bailey Plaza									
Parcel 4A	46,800	39,780 – 46,800 85% 100%	3 – 4 (42 – 64ft)	119,340 – 187,200			<ul style="list-style-type: none"> Academic Cultural Active use at grade on south side of parcel below-grade parking, loading and servicing 	<ul style="list-style-type: none"> Remove Kinzelberg Hall, Savage Hall, Newman Lab and Newman Lab Annex, and temporarily or permanently relocate uses 	<ul style="list-style-type: none"> Develop and implement Garden Avenue streetscape initiative Establish loading/service connections to Clark, Olin and Bailey Hall Develop and implement Founders' Greenway Master Plan
Total	46,800	39,780 – 46,800		119,340 – 187,200					

Zone C06 – Ag Quad									
Parcel 6A	11,040	11,040 100%	4 (match Caldwell Hall)	44,160 – 44,160			<ul style="list-style-type: none"> Academic 	<ul style="list-style-type: none"> Develop a loading and servicing strategy for Warren Hall 	<ul style="list-style-type: none"> Develop shared below-grade loading and service connection with Parcel 6B Coordinate with any major improvements to Caldwell Hall
Parcel 6B	18,370	18,370 100%	4 (match Warren Hall)	73,480 – 73,480			<ul style="list-style-type: none"> Academic 		<ul style="list-style-type: none"> Develop shared below-grade loading and service connection with Parcel 6B Coordinate with any major improvements to Warren Hall
Parcel 6C	28,000	28,000 100%	3 – 4 (42 – 64ft)	84,000 – 112,000			<ul style="list-style-type: none"> Academic Administration Active use/public space at grade on west side of building Welcome center 		<ul style="list-style-type: none"> Develop and implement Tower Road streetscape initiative
Parcel 6D	23,500	23,500 100%	4 (match Plant Sciences)	94,000 – 94,000			<ul style="list-style-type: none"> Academic 	<ul style="list-style-type: none"> Preserve Minns Gardens during construction 	<ul style="list-style-type: none"> Develop and implement Tower Road streetscape initiative Coordinate with any major improvements to Warren Hall
Parcel 6E	33,800	33,800 100%	2 – 3 (28 – 48ft)	67,600 – 101,400			<ul style="list-style-type: none"> Academic Administration 	<ul style="list-style-type: none"> Remove Bruckner Lab and Feed House and temporarily or permanently relocate uses 	
Total	114,710	114,710 – 114,710		363,240 – 425,040					

Zone C07 – Alumni Quad									
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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
Parcel 7A	18,000	18,000 100%	2 – 3 (14 – 28ft)	36,000 – 54,000			<ul style="list-style-type: none"> Academic hall (lecture/classrooms) Administration Performance venue Active use/public space at grade 	<ul style="list-style-type: none"> Relocate east-west steam trunk to Tower Road Remove and replace a portion of Tower Road parking area Develop shared below-grade parking, loading and servicing with Parcel 7A 	<ul style="list-style-type: none"> Construct the new Rice Drive Develop and implement Tower Road streetscape initiative Develop and implement Alumni Quad landscape initiative Develop below-grade parking garage under Alumni Quad
Parcel 7B	19,000	19,000 100%	1 – 3 (14 – 42ft)	19,000 – 57,000			<ul style="list-style-type: none"> Athletics and recreation Academic Administration Active use/public space at grade 	<ul style="list-style-type: none"> Remove and replace Friedman Wrestling Center parking lot Develop shared below-grade parking, loading and servicing with Parcel 7A 	<ul style="list-style-type: none"> Develop and implement Campus Road streetscape initiative and realignment Develop and implement Mid-Campus Walk initiative Develop and implement Alumni Quad landscape initiative Develop below-grade parking garage under Alumni Quad
Total	37,000	37,000		55,000 – 111,000					

Zone C08 – East Center									
Parcel 8A	151,200	98,280 – 128,520 65% 85%	4 – 5 (56 – 70ft)	393,120 – 642,600			<ul style="list-style-type: none"> Academic Administration Active use/public space encouraged at grade fronting East Center Green and Mid-Campus Walk 	<ul style="list-style-type: none"> Remove and replace Simon Track, Berman Soccer Field, and Robert J. Kane Sports Complex Remove and replace a portion of the Tower Road parking area Remove and replace a portion of the Wing Road on-street parking Develop a shared below-grade service court with Parcel 8C 	<ul style="list-style-type: none"> Develop and implement Tower Road streetscape initiative Develop and implement Mid-Campus Walk initiative Develop and implement East Center Green initiative Develop campus circulator stop Construct the new Rice Drive
Parcel 8A (Tower)	set back minimum 25 ft from edge of base building	8,000 100%	8 – 10 (112–140ft) above base building	64,000 – 80,000		85 – 120	<ul style="list-style-type: none"> Residential 	<ul style="list-style-type: none"> Construct base building(s) 	<ul style="list-style-type: none"> Provide residential amenities in base buildings (e.g. dining, fitness and recreation facilities)
Parcel 8B	150,100	97,565 – 127,585 65% 85%	4 – 5 (56 – 70ft)	390,260 – 637,925			<ul style="list-style-type: none"> Academic Administration Active use/public space encouraged at grade fronting East Center Green and Mid-Campus Walk 	<ul style="list-style-type: none"> Remove rear of Stocking Hall, rear of Wing Hall and Food Science Lab and temporarily or permanently relocate uses Relocate Livestock Pavilion or incorporate into new development Develop a shared below-grade service court with Parcel 8D 	<ul style="list-style-type: none"> Develop and implement Tower Road streetscape initiative Develop and implement Mid-Campus Walk initiative Develop and implement East Center Green initiative
Parcel 8B (Tower)	set back minimum 25 ft from edge of base building	8,000 100%	8 – 10 (112 – 140ft) above base building	64,000 – 80,000		85 – 120	<ul style="list-style-type: none"> residential 	<ul style="list-style-type: none"> Construct base building(s) 	<ul style="list-style-type: none"> Provide residential amenities in base buildings (e.g. dining, fitness and recreation facilities)

Parcel	Parcel Footprint (ft²)	Building Footprint (ft²) % Parcel Coverage	Height (range in stories)	Potential GSF (range in ft²)	Potential units per acre (residential)	Number of Units (residential)	Permitted Uses (required uses in bold)	Enabling Projects	Concurrent Projects
Parcel 8C	54,400	46,240 – 54,400 85% 100%	4 – 5 (56 – 70ft)	184,960 – 272,000			<ul style="list-style-type: none"> Academic Administration Active use/public space at grade encouraged fronting East Center Green and Mid-Campus Walk Below-grade parking, loading and servicing 	<ul style="list-style-type: none"> Remove and replace Simon Track, Berman Soccer Field, and Robert J. Kane Sports Complex Remove and replace Wing Road and RJK Sports Complex parking areas Develop a shared below-grade service court with Parcel 8A 	<ul style="list-style-type: none"> Construct the new Rice Drive Develop and implement Campus Road streetscape initiative and realignment Develop and implement Mid-Campus Walk initiative Develop and implement East Center Green initiative Develop campus circulator stop
Parcel 8C (Tower)	set back minimum 25 ft from edge of base building	8,000 100%	8 – 10 (112 – 140ft) above base building	64,000 – 80,000		85 – 120	Residential	Construct base building(s)	Provide residential amenities in base buildings (e.g. dining, fitness and recreation facilities)
Parcel 8D	58,800	49,980 – 58,800 85% 100%	4 – 5 (56 – 70ft)	199,920 – 294,000			<ul style="list-style-type: none"> Academic Administrative uses Active use/public space at grade encouraged fronting East Center Green and Mid-Campus Walk Below-grade parking, loading and servicing 	<ul style="list-style-type: none"> Remove Riley Robb Hall and temporarily or permanently relocate uses Remove Surge 3 and permanently relocate uses Develop a shared service court below grade with Parcel 8B 	<ul style="list-style-type: none"> Implement Campus Road realignment and streetscape initiative Develop and implement Mid-Campus Walk initiative Develop and implement East Center Green initiative Develop and implement Campus Road streetscape initiative and realignment
Parcel 8D (Tower)	set back minimum 25 ft from edge of base building	8,000 100%	8 – 10 (112 – 140ft) above base building	64,000 – 80,000		85 – 120	Residential	Construct base building(s)	Provide residential amenities in base buildings (e.g. dining, fitness and rec center)
Total	414,500	330,465 – 401,305		1,424,260 – 2,166,525					

Zone C09 – Judd Falls									
Parcel 9A	148,233	59,293 – 96,351 40% 65%	2 – 4 (56 – 80ft)	118,000 – 385,406			<ul style="list-style-type: none"> Academic Below-grade parking, loading and servicing 	Remove and replace Kenneth Post Greenhouses	<ul style="list-style-type: none"> Develop and implement Tower Road streetscape initiative Develop and implement Judd Falls Greenway master plan Develop campus circulator stop
Parcel 9B	56,550	48,068 – 56,550 85% 100%	3 – 5 (42 – 80ft)	144,203 – 282,750			Academic	Remove Morrison Hall and temporarily or permanently relocate uses	<ul style="list-style-type: none"> Develop and implement Tower Road streetscape initiative Develop and implement Mid-Campus Walk initiative Develop and implement Judd Falls Greenway master plan Develop campus circulator stop

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
Parcel 9C	32,796	27,877 – 32,796 85% 100%	4 – 5 (56 – 70ft)	111,506 – 163,980			• Academic	• Remove and replace South Morrison parking lot	• Develop and implement Mid-Campus Walk initiative • Develop and implement Judd Falls Greenway master plan • Develop and implement Campus Road streetscape initiative • Develop campus circulator stop
Parcel 9D	70,831	46,040 – 60,206 65% 85%	3 – 4 (42 – 56ft)	138,120 – 240,825			• Academic • Below-grade parking, loading and servicing	• Remove and replace Large Animal Research and Teaching Unit	• Develop and implement Mid-Campus Walk initiative • Develop and implement Judd Falls Greenway master plan • Develop and implement Campus Road streetscape initiative
Parcel 9E	60,613	39,398 – 51,521 65% 85%	4 – 5 (56 – 70ft)	157,594 – 257,605			• Academic • Below-grade parking, loading and servicing • Active use/public space encouraged at grade, fronting Tower Road	• Remove and replace parking lot	• Develop and implement Campus Road streetscape initiative • Develop and implement Judd Falls Greenway master plan • Develop campus circulator stop
Total	369,023	220,676 – 297,425		611,303 – 1,330,566					

Zone C10 – Vet Quad									
Parcel 10A	33,190	28,212 – 33,190	4 (match Animal Hospital)	112,846 – 132,760			• Academic • Active use/public space at grade	• Remove and replace short-term parking area	• Develop and implement Campus Road streetscape initiative
Parcel 10B	48,800	41,480 – 48,800	3 – 4 (42 – 64ft)	124,440 – 195,200			• Academic • Below-grade parking, loading and servicing • Active use/public space encouraged at grade, fronting Tower Road and Vet Quad	• Remove and replace B-lot parking • Redirect utility corridors	• Develop and implement Vet Quad landscape initiative • Develop and implement Dryden Road streetscape initiative • Develop campus circulator stop
Parcel 10C	117,851	76,603 – 100,173	3 – 4 (42 – 64ft)	229,809 – 400,693			• Academic • Below-grade parking, loading and servicing • Active use/public space encouraged at grade, fronting Vet Quad	• Remove and replace B-lot parking • Redirect utility corridors	• Develop and implement Vet Quad landscape initiative • Develop and implement Dryden Road streetscape initiative
Total	199,841	146,295 – 182,163		467,095 – 728,653					

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 N14 – North Campus

Parcel 14A	166,614		3 – 6 (42 – 84ft)	86,062 – 172,123	30 – 60	115 – 229	• Residential	• Remove and replace parking lot	• Enhance primary pedestrian network in North Campus • Develop and implement Palmer Woods Greenway initiative
Parcel 14B	23,735		3 – 6 (42 – 84ft)	12,260 – 24,520	30 – 60	16 – 33	• Residential • Active use/public space encouraged at grade fronting Jessop Road	• Remove and replace parking lot	
Parcel 14C	160,587		2 – 4 (28 – 56ft)	41,474 – 82,948	15 – 30	33 – 111	• Residential • Active use/public space encouraged at grade fronting Jessop Road	• Remove Townhouse Community	
Parcel 14D	36,223	9,056 – 16,300 25% 45%	3 – 4 (42 – 56ft)	27,167 – 65,201			• Residential • Active use/public space at grade • Visitor station	• Develop and implement North Campus Greenway Plan • Implement gateway improvements at A-Lot and Pleasant Grove Road	• Develop and implement North Campus Greenway Plan • Implement gateway improvements at A-lot and Pleasant Grove Road
Parcel 14E	163,466		2 – 4 (28 – 56ft)	42,218 – 84,436	15 – 30	56 – 113	• Residential	• Remove portion of Hasbrouck Apartments	• Develop and implement North Campus Greenway Plan
Parcel 14F	266,191		2 – 4 (28 – 56ft)	68,748 – 137,496	15 – 30	92 – 183	• Residential	• Remove portion of Hasbrouck Apartments and parking area	
Parcel 14G	18,006	4,502 – 8,103 25% 45%	3 – 4 (42 – 56ft)	13,505 – 32,411			• Athletics/recreation • Social/cultural	• Remove and replace parking and loading area	
Total	834,822	13,557 – 24,403		291,434 – 599,136		334 – 669			

Zone S16 – Maplewood

Parcel 16A	39,905	9,976 – 17,957 25% 45%	3 – 4 (42 – 56ft)	29,929 – 71,829			• Administration and service • Visitor station		
Parcel 16B	155,740	38,935 – 70,083 25% 45%	3 – 4 (42 – 56ft)	116,805 – 280,332			• Administration and service	• Remove Humphreys Service Building and temporarily relocate uses	• Improve pedestrian connection from Dryden Road to Maple Avenue
Parcel 16C	49,538	12,385 – 22,292 25% 45%	3 – 4 (42 – 56ft)	37,154 – 89,168			• Administration and service	• Remove 104–110 Maple Ave. and temporarily or permanently relocate uses • Implement gateway improvements to intersection	• Improve pedestrian connection from Dryden Road to Maple Avenue
Parcel 16D	105,237	26,309 – 47,357 25% 45%	3 – 4 (42 – 56ft)	78,928 – 189,427			• Administration and service	• Remove 116–124 Maple Ave. and temporarily or permanently relocate uses	• Improve pedestrian connection from Dryden Road to Maple Avenue

Parcel	Parcel Footprint (ft²)	Building Footprint (ft²) % Parcel Coverage	Height (range in stories)	Potential GSF (range in ft²)	Potential units per acre (residential)	Number of Units (residential)	Permitted Uses (required uses in bold)	Enabling Projects	Concurrent Projects
Parcel 16E	257,674		2 – 4 (28 – 56ft)	65,549 – 133,097	15 – 30	89 – 177	<ul style="list-style-type: none"> Residential Recreational/community space, ideally in center of Parcel 	<ul style="list-style-type: none"> Remove a portion of Maplewood Park housing Remove and replace parking area Develop a housing master plan for the Maplewood residential community 	
Parcel 16F	37,069		2 – 4 (28 – 56ft)	9,574 – 19,147	15 – 30	13 – 36	<ul style="list-style-type: none"> Residential 	<ul style="list-style-type: none"> Remove a portion of Maplewood Park housing Development of a housing master plan for the Maplewood residential community 	<ul style="list-style-type: none"> Implement landscape improvements adjacent open space Parcel 13(4)
Parcel 16G	76,013		2 – 4 (28 – 56ft)	19,632 – 39,263	15 – 30	26 – 52	<ul style="list-style-type: none"> Residential 	<ul style="list-style-type: none"> Remove a portion of Maplewood Park housing Development of a housing master plan for the Maplewood residential community 	<ul style="list-style-type: none"> Implement landscape improvements adjacent open space Parcel 13(4)
Parcel 16H	281,553		2 – 4 (28 – 56ft)	72,716 – 145,431	15 – 30	97 – 194	<ul style="list-style-type: none"> Residential 	<ul style="list-style-type: none"> Remove a portion of Maplewood Park housing Development of a housing master plan for the Maplewood residential community 	
Parcel 16I	48,123		2 – 4 (28 – 56ft)	12,429 – 24,857	15 – 30	17 – 33	<ul style="list-style-type: none"> Residential 	<ul style="list-style-type: none"> Remove a portion of Maplewood Park housing Development of a housing master plan for the Maplewood residential community 	<ul style="list-style-type: none"> Implement landscape improvements adjacent open space Parcel 13(4)
Total	1,050,852	87,605 – 157,688		443,714 – 992,552		241 – 482			

Zone S17 – East Hill Village									
Parcel 17A	79,746	19,937 – 35,886 25% 45%	2 – 4 (28 – 56ft)	59,810 – 143,540			<ul style="list-style-type: none"> Mixed-use (office/retail/restaurant/residential) Residential 	<ul style="list-style-type: none"> Remove former racquet club 	
Parcel 17B	19,384	4,846 – 8,723 25% 45%	1 – 4 (42 – 56ft)	4,840 – 34,890			<ul style="list-style-type: none"> Retail/Service 		<ul style="list-style-type: none"> Implement gateway improvements to intersection
Parcel 17C	237,662	59,416 – 106,948 25% 45%	3 – 4 (42 – 56ft)	178,240 – 427,790			<ul style="list-style-type: none"> Administration/office Academic support 	<ul style="list-style-type: none"> Remove Ciser building and temporarily or permanently relocate uses Remove and replace parking area 	<ul style="list-style-type: none"> Upgrade/expand the road network
Parcel 17D	84,974	55,233 – 84,974 65% 80%	3 – 6 (42 – 84ft)	165,700 – 509,850			<ul style="list-style-type: none"> Mixed-use Active use at grade on east and south sides of parcel 	<ul style="list-style-type: none"> Remove a portion of East Hill plaza and relocate uses 	

Parcel	Parcel Footprint (ft²)	Building Footprint (ft²) % Parcel Coverage	Height (range in stories)	Potential GSF (range in ft²)	Potential units per acre (residential)	Number of Units (residential)	Permitted Uses (required uses in bold)	Enabling Projects	Concurrent Projects
Parcel 17E	48,988						• public/market uses on existing surface parking lot		• Coordinate landscaping and streetscaping with design of East Hill Park
Parcel 17F	34,745	22,584 – 34,745 65% 100%	2 – 4 (28 – 56ft)	45,170 – 138,980			• Mixed-use • Active use at grade on east side of parcel • Residential • Visitor Center • Gateway features	• Remove gas station, fast food restaurant and surrounding parking and relocate uses	• Implement gateway improvements to intersection
Parcel 17G	90,437	58,784 – 90,437 65% 100%	3 – 6 (42 – 84ft)	176,350 – 542,620			• Mixed-use • Active use at grade fronting East Hill Park and on West side of Parcel	• Remove a portion of East Hill Plaza and relocate uses	• Coordinate landscaping and streetscaping with design of East Hill Park
Parcel 17H	48,524	31,541 – 48,524 65% 100%	3 – 4 (42 – 56ft)	94,620 – 194,100			• Mixed-use • Active use at grade fronting East Hill Park • Active use at encouraged along west side of parcel	• Remove bank building and relocate uses	• Coordinate landscaping and streetscaping with design of East Hill Park • Upgrade/expand the road network
Parcel 17I	99,230	29,769 – 49,615 30% 50%	3 – 4 (42 – 56ft)	89,300 – 198,460			• Administration/office • Academic support		• Upgrade/expand the road network
Parcel 17J	141,190	42,357 – 70,595 30% 50%	3 – 6 (42 – 84ft)	127,070 – 423,570			• Mixed-use • Residential	• Remove and relocate hotel building • Remove a portion of East Hill plaza and relocate uses	• Upgrade/expand the road network
Parcel 17K	62,680	18,804 – 31,340 30% 50%	3 – 6 (42 – 84ft)	56,410 – 188,040			• Mixed-use • Active use at grade fronting East Hill Park		• Streetscaping to reflect the design character of East Hill Park • Upgrade/expand the road network
Parcel 17L	33,839		2 – 4 (28 – 56ft)	5,240 – 23,300	9 – 40	7 – 31	• Residential	• Implement agricultural support services strategy	• Upgrade/expand the road network
Parcel 17M	36,411		2 – 4 (28 – 56ft)	5,640 – 25,080	9 – 40	8 – 33	• Residential	• Implement agricultural support services strategy	• Ellis Hollow Road streetscape improvements • Upgrade/expand the road network
Parcel 17N	94,551		2 – 4 (28 – 56ft)	14,650 – 65,120	9 – 40	20 – 87	• Residential	• Implement agricultural support services strategy	• Development and implementation of Cornell Park master plan • Upgrade/expand the road network
Parcel 17O	76,951		2 – 4 (28 – 56ft)	11,920 – 53,000	9 – 40	16 – 71	• Residential	• Implement agricultural support services strategy	• Ellis Hollow Road streetscape improvements • Upgrade/expand the road network

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
Parcel 17P	130,757		2 – 4 (28 – 56ft)	20,260 – 90,050	9 – 40	27 – 120	• Residential	• Implement agricultural support services strategy	• Development and implementation of Cornell Park master plan • Ellis Hollow Road streetscape improvements • upgrade/expand the road network
Total	1,320,069	343,270 – 561,786		1,055,220 – 3,058,390		77 – 342			

Zone CS20 – Orchards									
Parcel 20A	430,306	21,515 – 215,153 5% 50%	1 – 2 (14 – 28ft)	21,515 – 215,153			• Land-based academic/greenhouses • Campus Services	• Remove/relocate existing buildings various buildings on Caldwell Road and relocate uses	
Parcel 20B	333,824	16,691 – 166,912 5% 50%	1 – 2 (14 – 28ft)	16,691 – 166,912			• Land-based academic/greenhouses		
Parcel 20C	418,559	20,928 – 209,280 5% 50%	1 – 2 (14 – 28ft)	20,928 – 209,280			• Land-based academic/greenhouses • Campus Services	• Remove and relocate existing campus service buildings and sheds	
Parcel 20D	210,220	10,511 – 105,110 5% 50%	1 – 2 (14 – 28ft)	10,511 – 105,110			• Campus Services	• Remove and relocate existing campus service buildings and sheds	
Parcel 20E	366,366	18,318 – 183,183 5% 50%	1 – 2 (14 – 28ft)	18,318 – 183,183			• Campus Services	• Remove/relocate existing campus service buildings and sheds	
Total	1,759,275	87,964 – 879,638		87,964 – 879,638					

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					

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