Core Campus
Zone C03 Hoy Green

View of Hoy Green looking west
New development in Zone 3 will define a formal green space, Hoy Green, which complements the scale of the Engineering Quad. This space will become the focal point for activity within this zone, incorporating diagonal views from Campus Road to the Cascadilla Gorge. A strong spatial and pedestrian connection will connect the Engineering Quad and Hoy Green along the east-west axis that defines the southern edge of the Engineering Quad and terminates in the tower of Myron Taylor Hall to the west. The north extension of Hoy Road will be re-conceived as a new pedestrian route and Garden Avenue will be extended south to Hoy Road, opening up a new entrance to Core Campus, improving vehicular movement and re-introducing a new axial view to the campus’s natural setting. A primary feature of this zone is the significant grade change leading down to Cascadilla Creek. Massing of new development must consider this terrain and seek to reconcile the significant height of Rhodes Hall with the lower scale structures of Duffield Hall and Barton Hall.
Zone C03
General Guidelines

- New development in Zone 3 should create a coherent built environment between College Avenue and Schoellkopf Stadium.
- To fully realize new development, Hoy Field, the Grumman Squash Courts, and the Hoy Field surface parking lot must be removed and relocated.
- Garden Avenue should be extended south to meet Hoy Road at Cascadilla Gorge (P03). The former Hoy Road should be reconfigured as a pedestrian walk, but should be designed to accommodate intermittent emergency and service vehicle use. The existing service area for Phillips Hall should be screened from view.
- In its current context, Rhodes Hall is too tall relative to the adjacent lower-scale campus. New development in Zone 3 should integrate Rhodes Hall in a formal composition surrounding a new green space (L10). When its useful life is exhausted, the removal of Rhodes Hall may be considered to restore the vista to the south and create an open-ended quad, typical of the Cornell campus.
- The circulation axis just north of Thurston Hall and Upson Hall should be strengthened as an east-west pedestrian access from College Avenue through the Engineering Quad and into Hoy Quad. New development should center a major through-lobby on this axis, connecting to the Garden Avenue extension.
Parking and Service Access

- Basement level parking and service provisions will be accessed from the Garden Avenue extension. One level of below-grade parking should be developed under the landscaped open space.
- The existing parking garage will continue to operate as it does today, but some changes may need to be made to accommodate the construction of the Garden Avenue extension and other re-grading related to development.
- A consolidated servicing plan should be developed for the new development proposed along the southern edge of this zone.
Zone C03
Parcel Development and Key Initiatives

- Hoy Field can accommodate two major buildings or one large L-shaped building. Entrances should be provided on both sides of the long facades of the new buildings.
- A continuous frontage line should be maintained opposite the new parking garage and along Campus Road, providing a defined street wall along the course of the new road and a complement to the massing of Barton Hall (L13). This should be coordinated with the Garden Avenue streetscape initiative and extension south to Hoy Road (L17, P03).
- More flexibility is suggested for the facades overlooking the green. The two parcels may be connected at the upper levels, allowing for pedestrian traffic to pass through at ground level.
- Parcel 3A should include active uses and public space at grade fronting on Campus Road to contribute to the vibrancy of this area of campus and may include a new welcome center (S01). This should be coordinated with the Campus Road streetscape initiative to ensure consistency with this important landscape.
- The new building on Parcel 3A should be setback from College Avenue to limit the urban condition on this street.
- Parcel 3B should be setback from the Garden Avenue extension to ensure adequate spacing from the parking garage.
- New development on the southern edge of the zone should be sensitive to the natural qualities and experiences of the gorge.
- The new Hoy Green will become an intimate setting with diagonal views out to the Cascadilla Gorge (L10). Diagonal pedestrian and bicycle movement will be supported along the Garden Avenue extension.
Corresponding Landscape Initiatives:
- L10 Hoy Green
- L13 Campus Road streetscape
- L17 Garden Avenue streetscape

Corresponding Access and Parking (University Projects)
- P01 Campus circulator
- P02 Structured parking
- P03 Hoy Road realignment

Social/Cultural/Service/Administrative Infrastructure (University Projects)
- S01 Cornell Welcome Center

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Parcel Footprint (ft²)</th>
<th>Building Footprint (ft²) % Parcel Coverage</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>
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<tbody>
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<td>Parcel 3A</td>
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<td>35,700 − 42,000 85% 100%</td>
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<td>- Academic</td>
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<td>- Remove and relocate Hoy Field</td>
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<td>- Below-grade parking, loading and servicing</td>
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