TO: City of Ithaca Project Review Committee (Planning & Development Board)
FROM: Lisa Nicholas, Deputy Director of Planning and Development
DATE: November 7, 2019
SUBJECT: Agenda for Project Review Committee Meeting: THURSDAY, NOVEMBER 14, 2019

The Project Review Committee Meeting is scheduled to begin at 8:30 a.m., in the Third Floor Conference Room, City Hall, 108 E. Green St. Please call Anya Harris at 274-6550, if you cannot attend or you require additional information.

8:30 Project: Mixed-Use Student Apartments
Location: 411-415 College Avenue
Applicant: Whitham Planning & Design for Student Agencies
Anticipated Board Action(s) in November: Project Updates, Review of FEAF Part 3
Project Description: The applicant proposes to construct a six-story building with a 7,038 SF footprint, ground floor retail, and 56 student apartments on floors two through six. The project includes a partially-covered outdoor plaza area on land partially owned by Cornell. Project development will require the removal of the existing four-story building known as the Chacona Block, as well as the existing outdoor patio and retaining walls. The parcel is in the MU-2 Collegetown Area Form District (CAFD) and requires Design Review. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(h)(4), (k) and (n) and the State Environmental Quality Review Act (“SEQRA”) §617.4(b)(9).
Project materials are available for download from the City website and are updated regularly: https://www.cityofithaca.org/DocumentCenter/Index/1101

9:15 Project: City Harbor Development/ Guthrie Clinic
Location: 101 Pier Road
Applicant: Jessica Edger-Hillman
Anticipated Board Action(s) in November: Review of Draft FEAF Part 3
Project Description: The 11.09-acre project site consists of 8.33 acres of privately-owned land and 2.76 acres of adjacent City-owned parkland and road. The applicant proposes to redevelop the 8.33-acre project site and make improvements to 2.76 acres of adjacent City land. The project site consists of (3) privately-owned tax parcels. The building program will be a total of 316,280 SF consisting of (1) 60,000 SF medical office building, (2) five-story residential structures with a total of 172,980 GSF and 111 housing units, (1) five-story mixed use building with 77,800 GFA with 45 housing units, 15,743 SF of ground floor commercial (expected to be a restaurant), and (1) 5,500 SF Community Building to support golf, boating and other recreational activities associated with the adjacent City-owned Newman Golf Course. Improvements on City property in Phase 1 of the plan include the rebuilding of Pier Road to include sidewalks, street trees, a fire engine turnaround, and additional and reorganized parking. After Phase I, the applicant proposes to realign the end of Pier Road, extend it to a new clubhouse and add parking. Site improvements on private property to include a 1,570-foot publically-accessible promenade along Cascadilla Creek, including construction of a new seawall and replacement of existing docks, waterfront parks, a paddle park, internal circulation streets, bus stops, surface parking for 400 cars, and landscaping. The project is in the Newman Zoning District and will likely require variances. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality
Review Ordinance §176-4(B)(1)(d), (h)(2), (i), (k) and (n) and the State Environmental Quality Review Act ("SEQRA") §617.4(b)(6)(iii) and (v).

Project materials are available for download from the City website and are updated regularly: [https://www.cityofithaca.org/DocumentCenter/Index/783](https://www.cityofithaca.org/DocumentCenter/Index/783)

9:30 Agenda Review for 11-26-19

9:45 Adjournment

cc: Mayor Svante Myrick & Common Council
Dr. Luvelle Brown, Superintendent, ICSD
Jay Franklin, Tompkins County Assessment

Out of consideration for the health of other individuals, please try to refrain from using perfume/cologne and other scented personal care products at City of Ithaca meetings. Thank you for your cooperation and understanding.

If you have a disability & would like specific accommodations to participate, please contact the City Clerk at 274-6570 by 12:00 p.m., no later than 2 days (not including weekends and holidays) before the meeting.

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