## *AMENDED* PEDC Meeting

Planning and Economic Development Committee

**PLEASE NOTE:** The elevator in City Hall is out of service and the meeting room is accessible by stairs only. Remote participation is available and encouraged, however, if you require additional accommodations, please contact Planning & Development at 607-274-6551.

**Please refer to the second page of this agenda to learn how to participate either by written comment or joining the meeting to speak.**

<table>
<thead>
<tr>
<th>Item</th>
<th>Voting Item</th>
<th>Presenter</th>
<th>Time Start</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) <em>Call to Order/Agenda Review</em></td>
<td>No</td>
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<td>6:00</td>
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<td>2) <em>Public Comment</em></td>
<td>No</td>
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<td>6:05</td>
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<td>3) <em>Special Order of Business</em></td>
<td>No</td>
<td>Nikki Cerra, Environmental and Landscape Planner and Jeanne Grace, City Forester</td>
<td>6:15</td>
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<tr>
<td>a) <em>Private Tree Ordinance – Presentation</em></td>
<td>No</td>
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<td>4) <em>Announcements, Updates, Reports</em></td>
<td>No</td>
<td>Bryan McCracken, Historic Preservation Planner</td>
<td>6:35</td>
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<tr>
<td>a) <em>Smokestack Public Outreach Results and Next Steps</em></td>
<td>No</td>
<td>Lisa Nicholas, Director</td>
<td>6:50</td>
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<td>b) <em>FEMA Open House</em></td>
<td>No</td>
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<td>5) <em>Discussion:</em></td>
<td>No</td>
<td>Lisa Nicholas, Director</td>
<td>6:55</td>
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<tr>
<td>a) <em>Breeze Overlook- Design Update</em></td>
<td>No</td>
<td>Lisa Nicholas, Director</td>
<td>7:10</td>
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<td>b) <em>Unsanctioned Encampments on City Property: approval of draft policy concept -- Included</em></td>
<td>No</td>
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<td>6) <em>Voting Items (To Council)</em></td>
<td>Yes/No</td>
<td>Lisa Nicholas / Nels Bohn, IURA Director and Liddy Barger, Director of Housing Initiatives</td>
<td>7:40/7:50</td>
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<td>a) <em>Authorization for Funds from 2023 Restricted Contingency</em></td>
<td>Yes</td>
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<td>b) <em>Ithaca/Tompkins County Continuum of Care Plan to Address Unsheltered Homelessness</em></td>
<td>Yes</td>
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<td>c) <em>HOME-ARP Allocation Plan – HUD Entitlement Grant</em></td>
<td>Yes</td>
<td>Anisa Mendizabal, IURA</td>
<td>8:10</td>
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<td>d) <em>Electrical Boxes</em></td>
<td>Yes</td>
<td>Caleb Thomas, Ithaca Murals</td>
<td>8:25</td>
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<td>7) <em>Vote to Circulate</em></td>
<td>Yes</td>
<td>Megan Wilson, Deputy Director</td>
<td>8:40</td>
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<td>a) <em>B Zone Off-Street Parking</em></td>
<td>Yes</td>
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<td>b) <em>B-2b Rezoning</em></td>
<td>Yes</td>
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<td>8) <em>Review and Approval of Minutes</em></td>
<td>Yes</td>
<td>All</td>
<td>9:00</td>
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<td>a) <em>March 2023</em></td>
<td>Yes</td>
<td></td>
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<td>9) <em>Adjournment</em></td>
<td>Yes</td>
<td>All</td>
<td>9:10</td>
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</table>

If you have a disability and require accommodations in order to fully participate, please contact the City Clerk at 274-6570 by 12:00 noon on Tuesday, April 18, 2023.
How to Participate in the meeting:

Register to Speak at the Meeting Via Zoom

At 9:00 am on the day of the PEDC meeting, a link will be opened on the Committee Webpage for people to register to speak at the beginning of the meeting. Registration will close at 3:00 pm the day of the meeting in order to allow staff to prepare and distribute an e-mail with the meeting link to the registered speakers. The first hour of the meeting will be dedicated to public speaking. Based on the total number of speakers, speaking times may be adjusted to fit within the public comment period. In person speakers will be called to speak first in order to decrease density in the room. Remote speakers will be called to speak in the order that they were registered. You must be present in the meeting, however you participate, when it is your turn to speak or you will forfeit your time. Remote speakers may use video or telephone to participate.

Email Common Council Your Comments

Written comments can be submitted to Common Council using this form: PEDC Public Comment Form. Comments should be submitted no later than 5:00 pm the day before the meeting in order to give Committee members time to review them. Comments received after 5:00 pm will be saved for consideration at the next meeting.

Watch the meeting Live

A live stream of the meeting is available on the City’s YouTube Channel: https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg

Meetings are also archived on this site for on-demand viewings. The agenda and written materials will be posted on the City’s Agenda Center prior to the meeting. Following the meeting, a recording of the proceedings will be posted on the City’s YouTube Channel and minutes will be made available here.
The purpose of this memo is to provide some background information on private tree ordinances. At the April 19, 2023 PEDC meeting, staff will introduce the concept and present their research into private tree ordinances which began several years ago at the request of city staff and two council members. As the review process was hampered by the pandemic, staff will reintroduce the concept of a potential private tree amendment for Ithaca and seek your input. Depending on your feedback, staff would like to circulate a draft private tree amendment to our existing Tree & Shrub Ordinance at next month’s PEDC meeting.

As is evident in the existing tree ordinance, the City of Ithaca recognizes the inherent value of trees and the necessity of preserving and protecting trees, the urban forest, within our city. The urban trees and tree canopy provide numerous public and private benefits including, but not limited to:

1. Improve mental, physical health & well-being- reduce air pollutants, reduce stress, lower blood pressure, create walkable cities, decrease depression, improve sleep & mood, increase cognitive development, etc.
2. Mitigate climate change- store and sequester carbon dioxide, capture air pollutants, lower temperatures, lower heat island effect, provide oxygen, reduce energy, etc.)
3. Sustain habitat and food for wildlife and humans
4. Serve role as essential component of green infrastructure- manage stormwater, reduce erosion, protect drinking water, etc.
5. Provide economic benefits- increase property values, reduce energy costs, lower health costs, prolong life of infrastructure, etc.

Due to the communal benefits of trees, many cities and towns around the country have expanded their tree ordinances to preserve and protect all trees in their cities, not only city street trees and park trees. Staff reviewed and compared 27 city and town tree ordinances that include both public and private trees. From this thorough review, analysis of Ithaca’s urban forest information, and several committee and commission reviews, staff created parameters for a draft amendment to the existing tree ordinance. This draft amendment requires a tree removal permit for removal of any Significant tree (8-23” diameter at breast height (DBH)) and any Heritage Tree (24” or greater DBH) within the City.

The main purposes of private tree ordinances are to preserve urban tree canopy for the benefit of all community members, address inequality of tree canopy distribution, and address clear-cutting parcels prior to development. A private tree ordinance does not prevent private property owners from removing trees but affords a little time to look at feasible alternatives before removing a healthy tree.
Consideration of ILPC Recommendation Concerning the Ithaca Gun Smokestack

WHEREAS, as stated in Plan Ithaca, the City’s comprehensive plan, it is the City’s goal that “all historic resources worthy of preservation will be protected, whether formally designated or not;” and

WHEREAS, the Ithaca Gun smokestack is the only remaining architectural artifact from the factory complex of the Ithaca Gun Company, an internationally recognized and respected manufacturer of handcrafted firearms that operated along the Fall Creek near Ithaca Falls for over 100 years; and

WHEREAS, the smokestack was identified as having historic and architectural value in the 1990 Reconnaissance Level Survey of Historic Resources, City of Ithaca, New York, and is considered an undesignated historic resource; and

WHEREAS, Common Council approved the Amended and Restated Redevelopment Agreement for the former Ithaca Gun Company factory site (Agreement) at the regular January 4, 2023, Common Council meeting; and

WHEREAS, the agreement outlines several options for the treatment and disposition of the smokestack, including a process through which the Developer and City partner to prepare an existing conditions assessment of the structure; and

WHEREAS, in its capacity as an advisor to Common Council, the Ithaca Landmark Preservation Commission (ILPC) reviewed the agreement, specifically the provisions related to the treatment and disposition of the Ithaca Gun smokestack, at their regular December 20, 2023, meeting and prepared the following recommendation: The ILPC believes it is in the best interest of the community to conduct this analysis and recommends that the City partner with the Developer to commission an existing conditions assessment of the smokestack as outlined in Section 8 of the agreement; now, therefore, be it

RESOLVED, that Common Council [accepts/rejects] the Ithaca Landmarks Preservation Commission’s recommendation, and be it further

RESOLVED, that Common Council [authorizes/does not authorize] City staff to work with the Developer to identify a professional meeting the qualification specified in in Section 8 of the Amended and Restated Redevelopment Agreement for the former Ithaca Gun Company factory site to conduct the existing conditions assessment of the smokestack, and be it further

RESOLVED, that the identified professional, final project budget and a funding proposal will be submitted to Council for consideration and approval.
TO: Mayor Lewis and Members of Common Council  
FROM: Bryan McCracken, Historic Preservation and Neighborhood Planning and Secretary,  
Ithaca Landmarks Preservation Commission  
RE: Ithaca Gun Company Smokestack Public Input Survey  
DATE: April 12, 2023

In response to the discussion at the February Planning and Economic Development Committee meeting, planning staff prepared a brief electronic survey to garner feedback from the community on the City’s involvement in the future of the Ithaca Gun Company smokestack. The survey focused on two key questions: should the smokestack be preserved; and should the City allocate funds to the preparation of an existing conditions assessment. A link to the survey was posted on the City’s website and social media pages. It was also circulated in several neighborhood association listservs and distributed by elected officials, city staff, board and commission members and a few community partners. Responses were collected from March 7 through April 12, 2023.

Nearly 1,200 people responded to the survey; it should be noted that responses were not restricted by residency, so this number includes residents of the City of Ithaca as well as the surrounding municipalities, the state, and beyond. 93% of respondents believed the smokestack should be preserved and identified its association with local labor history (29%) and its visual appeal (24%) as the most important considerations. In response to the question about the use of City funds, 86% of all respondents supported the use of City funds for the preparation of an existing conditions assessment of the smokestack.

Of the nearly 1,200 respondents, 341 self-identified as living in the City of Ithaca, 106 in the Town of Ithaca, and 348 in Tompkins County. The remaining respondents identified themselves as living in a contiguous county, New York State, or another location. Support for the preservation of the smokestack among city respondents was lower than the group overall but remained high. 81% of city respondents believed the smokestack should be preserved and most (87%) of the supporters felt the City should allocate funds to support the existing conditions assessment.

Finally, the survey gave respondents the opportunity to provide additional comments. With over 450 unique responses, these comments were not appended to this memo but are available upon request. In general, the responses can be categorized as follows:

- place of residency, length of residency in Ithaca, or affiliation with the community (i.e. attended Cornell or IC, moved away recently, etc);
- the appropriate use of City resources;
- the history and legacy of the company locally, nationally, and internationally, and the importance of learning from our past; and
- opportunities for the site and smokestack.

Based on the Ithaca Landmarks Preservation Commission’s recommendation, which was reviewed in February, (copy attached) and the results of the public input survey, Common Council is now asked to consider authorizing City staff to work with the project developer to select a qualified professional to complete the existing conditions assessment. If this work is approved, the selected professional, final project budget and a funding proposal will be submitted to Council for consideration and approval at the May PEDC meeting. Staff will attend the April 19, 2023, PEDC meeting to address any questions, but please feel free to contact me at bmccracken@cityofithaca.org with any questions/comments prior to the meeting.
NEW FLOOD MAPS

The City of Ithaca and surrounding communities in Tompkins County, New York

DO YOU HAVE QUESTIONS ABOUT FLOOD RISK AND INSURANCE?

Get them answered live by a FEMA representative.

**Wednesday,**
**April 26, 2023**
any time between 4:30 p.m. and 8:30 p.m.

Ithaca High School Cafeteria
1401 North Cayuga Street
Ithaca, NY 14850

**Thursday,**
**April 27, 2023**
any time between 4:30 p.m. and 8:30 p.m.

Tompkins County Whole Health Building
55 Brown Road
Ithaca, NY 14850

Bring your flood insurance declaration page if you have it.
Recommended Framework for the City of Ithaca Pilot Policy on Unsanctioned Encampments on City Property

1. Statement of Problem

Like many communities around the nation, the City of Ithaca and Tompkins County are facing crisis levels for individuals experiencing homelessness. During the winter of 2022-23, a record number of people, up to 240 on some nights, received emergency cold-weather shelter. A growing number of unauthorized campsites on public property in the City poses safety and health concerns for people living in and around them, and create challenges related to human waste, garbage, exposure to communicable diseases, exposure to violence and other human health concerns.

2. Purpose

Manage City properties in a way that reduces negative impacts and balances competing needs of vulnerable unsheltered persons with the City’s obligation to maintain public health, safety, general welfare and protection of environmental resources consistent with the following guidelines:

- Homelessness is not a crime.
- Treat persons experiencing homelessness with respect, dignity and compassion.
- Identify City property where camping is temporarily allowed in recognition of a lack of practical access to shelter and housing for every person experiencing homelessness.
- Identify City property where camping is most inappropriate.
- Ensure that any necessary relocation intervention is accompanied by an option for shelter, housing, and/or a relocation site.
• Maximize voluntary efforts to administer the policy and minimize police interaction with persons experiencing unsheltered.

3. Classification of City Properties

City properties are classified along a spectrum of properties where camping is temporarily allowed to where camping is strictly prohibited as follows:

A. **Green Zone – Camping Temporarily Allowed**
   Lands classified in the Green Zone are areas where camping by persons experiencing homelessness is temporarily allowed. The City will provide basic hygiene and sanitation services on a trial basis at a Green Zone area.

The following City property is classified in the Green Zone:
• Area behind Walmart and Lowes – The 90-acre City-owned parcel formerly known as Southwest Park (comprised of tax parcels #100.-3-1 and #119.-1-2), excluding areas of active or imminent use by the Department of Public Works (DPW) such as for material storage, active spoils disposal, and the dewatering facility and any other fenced off area.

B. **Amber Zone – Camping Prohibited but Lower Priority for Enforcement**
   Lands classified in the Amber Zone prohibit camping but enforcement is triggered by specific negative impacts of particular campsites rather than mere presence of a campsite in an area classified in an Amber Zone.

The following City property is classified in the Amber Zone:
• All City property not classified in either the Green or Red zones.

C. **Red Zone – No Camping Area**
   Lands classified in the Red Zone are areas where camping is strictly prohibited. The City will prioritize land management and enforcement resources to keep lands in Red Zones free from encampments.

The following City property is classified in the Red Zone:
• Area between Cecil A. Malone Drive and Taber Street – The 4.3 acre, City-owned 119 Brindley Street parcel (tax parcel #73.-8-1)
• Any areas under active City use for public or municipal functions including but not limited to parks, road rights-of-way, sidewalks and adjacent tree lawns, multi-use trails, The Commons, and public parking

4. Intervention and Enforcement

Approaches to City intervention and enforcement will differ by zone as follows:
A. Green Zone – The City will provide basic hygiene and sanitation services on a trial basis at the Green Zone to support the needs of persons experiencing homelessness. The City encourages persons experiencing homelessness without access to shelter or housing to locate encampments in the Green Zone. Law enforcement is instructed to take a non-involvement approach with respect to enforcing the citywide prohibition on camping in the Green Zone unless an emergency response is warranted. Law enforcement shall respond and investigate alleged crimes committed at encampments consistent with laws and policies that govern other criminal investigations, irrespective of location or whether the victim or suspect is sheltered or unsheltered.

B. Amber Zone – While camping is not allowed in the amber zone, enforcement of the prohibition is only prioritized when triggered by negative impacts of a particular campsite to the public health and safety, general welfare and protection of the environment. City Intervention shall be considered based on the cumulative impact of one or more of the following factors:
  o quantities of garbage, debris, salvage materials, or waste
  o presence of vermin or biological vector hazards and evidence of infestation
  o presence of a bonfire or uncontrolled fires
  o verified reports or observable evidence of violence or criminal activity other than camping
  o complaints from neighbors
  o restriction of authorized construction or maintenance activities
  o damage to the natural environment

Encampments in the Amber Zone that remain civil, safe and sanitary will not be prioritized for enforcement. Voluntary efforts to relocate and/or mitigate negative impacts are encouraged before other enforcement methods are deployed.

C. Red Zone – City interventions and enforcement resources are prioritized to keep the Red Zone free of encampments. Campers located in the Red Zone are most likely to encounter law enforcement requesting campsite relocation on a recurring basis. City interventions on lands in the Red Zone may include erection of fencing, vegetation clearing and mowing and conversion to inclusive public spaces for use by all persons, including those experiencing homelessness.

5. Response Due to Emergency or Hazards

The City reserves the right to seek immediate closure and/or removal of any campsite on City property in the event of an emergency or hazard condition.

6. Definitions

Campsite/Encampment: one or more tent, lean-to, structure, tarpaulin, pallet, or makeshift structure used for purposes of habitation or active occupation located in an identifiable area
within the City of Ithaca. Habitation is evidenced by the presence of bedding materials, campfires, cooking materials, storage of clothing and other personal belongings or items, gathered in a manner where it appears to a reasonable person that the site is being used for habitation or active occupation purposes. Campsites do not include sites a reasonable person would conclude are no longer in use, because any remaining materials are garbage, debris, or waste.

**Emergency or Hazard Condition:** a campsite where people camping outdoors are at risk of serious injury or death beyond that caused by increased exposure to the elements, or their presence creates a risk of serious injury or death to others, or damage to neighboring property. Immediate hazard campsites include but are not limited to areas where site conditions present an immediate threat to public health or the environment and/or the lack of sanitation facilities results in human solid or liquid waste being discharged therein.

**Future Sections To Be Developed**

7. **Roles of Stakeholders**
   - City Chief Administrative Officer (Mayor/City Manager)
   - Homeless Outreach Coordinator (new City position)
   - Department of Public Works
   - Ithaca Fire Department
   - Ithaca Police Department
   - Street Outreach Workers
   - Volunteers
   - The Ithaca/Tompkins County Continuum of Care
   - Persons Experiencing Unsheltered Homelessness
   - Working Group on Unsanctioned Encampments
   - Others

8. **Public Communication Plan**

9. **Internal City Response to Noncompliance**

10. **Procedure to determine campsites to be removed and procedure for removal in event voluntary relocation is not successful**

11. **Coordination with other Municipalities**

12. **Evaluation**
Release of Funds from Restricted Contingency to Address Homelessness, Draft Resolution May 3, 2023

WHEREAS, as part of the 2023 Authorized City Budget, Common Council included $100,000 in restricted contingency funding to address homelessness, and

WHEREAS, staff is requesting that up to $73,700 be released for the following purposes:

- $60,000 to lease or rent one two-station portable toilet and shower. The units will be transported to the City-owned southwest property on a yet-to-be-determined regular weekly schedule for the purpose of providing basic hygiene facilities to those experiencing homelessness. (Rental = approx. $6,000/ month for 10 months = $60,000).
- $5,000 to place and maintain a dumpster on the City-owned southwest property for the purpose of providing basic sanitation facilities. ($500/ month for 10 months)
- $8,700 to purchase fencing materials to be erected on the city-owned Brindley St property. The purpose of the fencing is to limit access to the property and prevent reestablishment of campsites on this sensitive site during 2023. Staff will strive to develop a design and program for site restoration and public use; now, therefore be it

RESOLVED, That Common Council hereby releases up to $73,700 from Account A1990 Restricted Contingency and transfers the funds to the appropriate account for the purpose of funding these activities in for 2023.
MEMORANDUM

To: Planning & Economic Development Committee members
Subject: Continuum of Care’s Plan to Address Unsheltered Homelessness
From: Nels Bohn, Director of Community Development
Date: April 12, 2023

In December 2022, the 40+ members of the Ithaca/Tompkins County Continuum of Care (CoC) adopted a community-wide action plan to reduce unsheltered homelessness titled Home, Together: Tompkins.

The Ithaca Urban Renewal Agency (IURA) voted to endorse Home, Together: Tompkins at their March meeting. The IURA recommends the Common Council also endorse this action plan.

Staff from the CoC will provide a brief presentation on their plan and answer questions at the PEDC meeting. The plan recommends the following four major strategies:

1. Build 100 units of permanent supportive housing units
2. Expand emergency shelter capacity
3. Organize and implement a “housing surge” to move unsheltered persons to housing
4. Enhance and coordinate housing navigation services

Due to the complex nature of homelessness, reducing unsheltered homelessness requires collaboration between municipalities, non-profits, housing developers, and other stakeholders to be successful. Therefore, the City is requested to endorse this strategy.

City endorsement can also strengthen applications for funding to implement the plan.

The full Home, Together: Tompkins plan can be found HERE. Please contact me at nbohn@cityofithaca.org with any questions.
Endorsement of “Home, Together: Tompkins” Plan to Address Unsheltered Homelessness

WHEREAS, the City of Ithaca is a member of the Ithaca/Tompkins County Continuum of Care (CoC), the local planning organization charged with coordinating the local homeless response system, and

WHEREAS, the CoC commissioned the *Homeless and Housing Needs Assessment for Tompkins County*, completed in March 2022, that concluded a shortage of permanent supportive housing units and affordable rental housing units creates a bottleneck to move unhoused persons to housing in a timely manner, and

WHEREAS, in December 2022, the CoC adopted a community-wide action plan to reduce unsheltered homelessness titled *Home, Together: Tompkins* (HTT Plan), and

WHEREAS, the HTT plan recommends the following strategies to reduce unsheltered homelessness:
- Build 100 units of permanent supportive housing units
- Expand emergency shelter capacity
- Organize and implement a “housing surge” to move unsheltered persons to housing
- Enhance and coordinate housing navigation services, and

WHEREAS, the CoC recognizes the HTT Plan will only be effective if municipalities, non-profits, housing developers, and other stakeholders work collaboratively to implement the plan, and

WHEREAS, unsheltered homelessness is a persistent and growing challenge in the community, and

WHEREAS, endorsement of the HTT Plan will strengthen the competitiveness of funding applications seeking to implement strategies contained in the plan, and

WHEREAS, under its Rules of Procedure, the Common Council is authorized to “accept,” “endorse,” or “adopt” a plan, where “acceptance” acknowledges receipt and thanks its author, “endorsement” is defined to mean it concurs in the plan’s findings and/or recommendations, and “adoption” is defined to mean it commits itself to implementing the plan’s recommendations, and

WHEREAS, on March 23, 2023, the Ithaca Urban Renewal Agency (IURA) endorsed the HTT Plan and recommended Common Council endorse the HTT plan; now, therefore, be it

RESOLVED, on recommendation of the IURA, that the City of Ithaca Common Council hereby endorses the Ithaca/Tompkins Continuum of Care’s *Home, Together: Tompkins* plan to reduce unsheltered homelessness, and be it further

RESOLVED, this endorsement shall not constitute an obligation of the Common Council to fund any specific initiative or project contained in the plan.
Home, Together: Tompkins

The CoC's homeless response plan for ending unsheltered homelessness and enhancing service delivery for people with severe service needs.
Background

Home, Together: USICH

Home, Together is the Federal Strategic Plan to Prevent and End Homelessness from the United States Interagency Council on Homelessness (USICH). This plan incorporates evidence-based strategies to end homelessness nationally with the guiding principles of home: safe and stable places to call home, and together: strengthening our community by providing opportunities for people to collaborate on this issue together.

Housing and Public Health

NY-510 asserts that access to stable housing is a requirement to achieving and maintaining the health of our county. The CoC considers the growth in the population of people experiencing unsheltered homelessness to be a public health crisis. The solution is not to relocate people from one unsheltered location to another, but to move people into suitable permanent housing where they can meet their basic needs with dignity.

Tompkins County Homeless and Housing Needs Assessment

Written by Horn Research and published in 2021, this report commissioned by our CoC, the City of Ithaca, and Tompkins County revealed current areas in our homeless response system that are in need of support, as well as recommendations for providing those supports.
Housing First is an evidence-based approach to providing housing assistance that prioritizes placing individuals in permanent housing to end their homelessness as a basic need to working on any larger personal goals. This is guided by the belief that people need to have their basic needs such as food and housing met before being able to work on other less critical objectives such as employment or addressing substance use issues.

How does HUD define **Severe Service Needs**?

any combination of the following factors:
- facing significant challenges or functional impairments which require a significant level of support in order to maintain permanent housing (this factor focuses on the level of support needed and is not based on disability type)
- high utilization of crisis or emergency services to meet basic needs, including but not limited to emergency rooms, jails, and psychiatric facilities
- experiencing a vulnerability to illness or death
- having a risk of continued or repeated homelessness
- having a vulnerability to victimization, including physical assault, trafficking or sex work, and
- currently living in an unsheltered situation or having a history of living in an unsheltered situation.

**What is housing first?**

Housing First is an evidence-based approach to providing housing assistance that prioritizes placing individuals in permanent housing to end their homelessness as a basic need to working on any larger personal goals. This is guided by the belief that people need to have their basic needs such as food and housing met before being able to work on other less critical objectives such as employment or addressing substance use issues.
What is Home, Together: Tompkins?

A Community Wide Plan to Reduce Homelessness

Strategies:
- increase our stock of PSH
- expand emergency shelter capacity
- organize and implement a "housing surge"
- address staff shortages
- improve access to resources
What do we hope to achieve?

LESS UNSHELTERED AND CHRONIC HOMELESSNESS
Implement low-barrier shelter, increase housing stock, and create additional resources for housing stability to reduce unsheltered and chronic homelessness in our community.

IMPROVED HEALTH OUTCOMES
Increase access to safe housing and preventative physical and mental health care, leading to less interactions with police, EMTs, and first-responders.

BETTER RELATIONSHIPS
Engage business owners, landlords and neighbors, leverage partnerships and strengthen relationships.
# The Home, Together: Tompkins Plan

Three broad categories of intervention:
- Increasing Access to Housing
- Incentive Programs
- Expanding Sector Capacity

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<tr>
<th>Access to housing</th>
<th>Incentive Programs</th>
<th>Expanding Sector Capacity</th>
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<tr>
<td>01 L</td>
<td>04 M</td>
<td>07 M</td>
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<td>A commitment to building <strong>100 studio and 1-bedroom units of Permanent Supportive Housing.</strong></td>
<td><strong>Mitigation funds</strong> for business owners and landlords serving people with severe service needs.</td>
<td>Three enhanced, centralized <strong>housing navigator</strong> positions to supplement existing outreach.</td>
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<td>02 L</td>
<td>05 S</td>
<td>08 M</td>
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<td><strong>Low-barrier shelter</strong> that removes pre-conditions and uses a trauma-informed approach to safety.</td>
<td><strong>Other incentives</strong> for community members such as <strong>shopping cart exchanges and cash for trash</strong></td>
<td><strong>Paid board positions</strong> for people with lived experience to monitor and approve projects.</td>
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<td>03 S</td>
<td>06 M</td>
<td>09 M</td>
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<td>Using a &quot;housing surge&quot; strategy to quickly move people into housing/shelter.</td>
<td><strong>Easy access move-in packages and assistance</strong> for people moving from homeless to housed</td>
<td><strong>Professional development opportunities</strong> for people with lived experience.</td>
</tr>
</tbody>
</table>

**Short-term Intervention** = S  
**Medium-term Intervention** = M  
**Long-term Intervention** = L
What does the data say?

Households leaving to temporary destinations were much (78%) more likely to return to homelessness than those exiting to permanent destinations.

While this trend held true across every group, it was most pronounced for Black and African-American Households.

Percent of exits who returned within 6 months
The Housing Surge Process

01 Convening Partners

02 Identifying Resources

03 Creating a pool of housing units, landlord relationships, and participants

04 Expediting the Rehousing Process

05 Implementing the surge and tracking outcomes
Housing

Low-Barriers Shelter

Permanent Supportive Housing

Housing Surges

Happy Neighborhood Program

Shopping Cart Exchange

Cash for Trash

Move-In Assistance

Expanding Capacity

Housing Specialists

Lived Experience Board

Professional Development

Q1 2023

Q2 2023

Q3 2023

Q4 2023

Q1 2024

Initiatives

Planning

Start
Needs Assessment: Data Findings

Tompkins County has the third highest rate of homelessness per 10,000 population of comparable and surrounding CoCs.

Average length of stay in shelter is increasing and was at an average of 91 days in FY2020.

Compared with other CoCs, Tompkins County had the highest ratio of unsheltered homelessness to total homeless (34.3%).

In FY2020, there was an observable bottleneck of 102 beds (including vouchers) between people experiencing homelessness and the beds available through the homeless response system.

Adult-only households have the worst outcomes in our continuum:

<table>
<thead>
<tr>
<th>FY2020 Adult-Only Households</th>
<th>FY2020 Adult and Child Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>473 Households</td>
<td>53 Households</td>
</tr>
<tr>
<td>87 days homeless on average</td>
<td>71 days homeless on average</td>
</tr>
<tr>
<td>8% returned to homelessness</td>
<td>0% returned to homelessness</td>
</tr>
</tbody>
</table>

Chronic Homelessness is increasing in our county. Almost half (45.1%) of our current homeless population are experiencing chronic homelessness.

While the local population consists of 12.4% BIPOC, we see 48% representation of BIPOC in our shelter, and 22% representation of BIPOC in unsheltered locations.

In FY2020, Tompkins County had the highest rate of returns to homelessness of all comparable CoCs at 32% of households returning to homelessness within 24 months.

Return to Homelessness

Although 31% of people served by the homeless system in FY2020 come from a couch-surfing situation, there is no existing pathway to divert these households into permanent housing.

Home, Together: Tompkins Outcomes

Reduce unsheltered homelessness by 70%:
- Recurring Housing Surges with rapid exits to permanent housing destinations
- Prioritization of people currently sleeping in unsheltered locations or otherwise banned from the OTDA-funded shelter in the low-barrier shelter
- 80 light-touch contacts from a HTI housing specialist to serve people experiencing unsheltered homelessness.

Decrease homeless entries from couch-surfing situations by 50%:
- 200 new light-touch contacts assisting people at-risk of losing their housing
  - 80 contacts per year as high-priority referrals from 211
  - 40 contacts per year as referrals from eviction court
- Rolling intensive case management for a caseload of 10-12 clients with severe service needs throughout the year with no returns to homelessness
- At least 200 clients served with move-in supplies and assistance
- Professional development for people with lived experience

Increased Community Engagement.
- Opportunities for engagement through initiatives such as cash for trash
- Paid lived experience board to enhance communication and understanding of the needs of people living outside
- Opportunities for professional development for people who lack other higher education requirements for employment in this field

Increased Accountability to Business Owners, Landlords, and Neighbors.
- $50,000 per year going directly to business owner and landlord partners
- A neighborhood liaison to foster increased communication
- Returning stolen shopping carts through the cart exchange program

Racial Equity Lens: Serve 50% BIPOC
- Proportional to current BIPOC representation in our homeless response system
- Commitment to equity through targeted outreach
Thank you!

Questions? Email us at sgatson@hsctc.org or lbargar@hsctc.org
A commitment to building 100 units of Permanent Supportive Housing (PSH).

PSH is housing set-aside for people experiencing literal homelessness that is affordable (residents contribute 30% of their income at most), permanent, and offers supportive services.

20 of these units will be set in rural areas of the county, and include additional supports such as free preventative healthcare and transportation.

HSC will work with TCAction on expanding staff capacity to serve additional units, starting with the 40 ESSHI units at Asteri.
The Continuum of Care found that people who are currently living outside in Tompkins County are primarily people who are sanctioned from, or unwilling to navigate our current emergency shelter system.

Implementation of a site based low-barrier shelter with minimal pre-conditions to entering and maintaining shelter with an emphasis on safety through clear and simple expectations for residents.
A "housing surge" strategy to quickly move people indoors

A concentrated, time-limited community effort that houses a significant number of people in a short time-frame. Use the Coordinated Entry System to connect targeted households to a pre-identified pool of housing subsidies, available rental units and other resources and services. Housing Surges are a practice used for quick rehousing after natural disasters.
Mitigation funds for business owners and landlords.

Happy Neighborhood Program provides eligible members with access to up to $5000 support annually for damages or theft, and support from HSC's landlord liaison.

The program will help build positive relationships, rebuild trust, and enhance communication in neighborhoods across the community.
Other incentives

Shopping cart return: reliable, collapsible, easy-to-repair carts to exchange for carts borrowed from businesses.

Cash for Trash: a redemption program like bottle return, but for trash (Ex. $10 per bag of collected litter)
Easy access move-in packages and assistance for moving from homeless to housed.

Expand current programs to help support housing stability by providing: trash tags, cleaning supplies, kitchen utensils, linens and more.

Also, moving assistance, moving trucks, storage units and additional household basic needs.
Three enhanced, centralized housing navigator positions.

Direct service generalists to help people access resources at all stages of the continuum: people who are currently experiencing homelessness, people who have just entered new housing, and people who are at risk of homelessness.

All three housing navigators would be trained by providers across our continuum to understand the available resources and eligibility criteria for programs. Each housing navigator would have a small caseload of 10-12 individuals with severe service needs for situations needing long-term assistance. They also act as a mobile, coordinated, community referral for individuals falling through the gaps of the existing safety net.
<table>
<thead>
<tr>
<th>Proposed Responsibilities</th>
</tr>
</thead>
</table>

**Housing Navigator 1:** Serving literally homeless
- help people fill in THA applications
- apply for other DSS services
- stay in compliance with the shelter
- help people in unsheltered situations get into shelter
- assist with housing search

**Housing Navigator 2:** Serving recently housed
- assisting in navigating local resources
- staying in compliance with section 8
- navigating relationships with the landlord and other tenants
- providing other appropriate referrals
- acting as a housing search resource

**Housing Navigator 3:** Serving housing unstable
- regularly attend eviction court at all sites in Tompkins County
- assist with finding last-resort resources to divert from homelessness
- follow up on high priority calls from our 2-1-1 line
- have a close relationship with local legal services
Paid board positions for people with lived experience

People who are currently living in the encampments, have lived there or have other experiences of homelessness. Participants will offer leadership and guidance to the plan.
Professional development opportunities for people with lived experience

Partner with human services employers to offer a route to employment in the sector for people with lived experience who lack education or experience requirements.
MEMORANDUM

To: Planning & Economic Development Committee members
Subject: HOME-ARP Allocation Plan
From: Nels Bohn, Director of Community Development
Date: April 12, 2023

The City was awarded a one-time allocation of $1,211,000 in HOME-ARP funds from the U.S. Department of Housing & Urban Development (HUD) to reduce homelessness and increase housing instability. To access these funds, a community must submit a HOME-ARP Allocation Plan describing how funding will be distributed among eligible activities.

On March 23, 2023, the Ithaca Urban Renewal Agency adopted a HOME-ARP Allocation Plan for the City of Ithaca. HUD treats this one-time funding as an amendment to the 2021 HUD Entitlement Program. Common Council approval is required for all substantial amendments to the HUD Entitlement Program. Accordingly, Common Council approval of the HOME-ARP Allocation Plan is requested.

Please find included:
1. a proposed resolution, and
2. an executive summary of the HOME-ARP Allocation Plan.

The full HOME-ARP Allocation Plan is available [HERE](61 pages).

Community Development Planner Anisa Mendizabal is the primary author of the HOME-ARP Allocation Plan. She plans to attend the PEDC meeting remotely for this agenda item. If you have questions, please contact Anisa at amendizabal@cityofithaca.org.
HOME-ARP Allocation Plan: City of Ithaca HUD Entitlement Program

WHEREAS, the City of Ithaca (City) is eligible to receive an annual formula allocation of funds to address community development needs through the U.S. Department of Housing & Urban Development (HUD) Entitlement program from the Community Development Block Grant (CDBG) program and the HOME Investment Partnerships (HOME) program funding sources, and

WHEREAS, the City has contracted with the Ithaca Urban Renewal Agency (IURA) to plan, administer, implement and monitor the City’s HUD Entitlement program in compliance with all applicable regulations, and

WHEREAS, The American Rescue Plan (ARP) Act of 2021 provides a special $5 billion appropriation of HUD’s HOME funds to alleviate homelessness and housing instability in the aftermath of the COVID-19 pandemic through a special program known as HOME-ARP, and

WHEREAS, the City, as a HUD Entitlement Community, is eligible to receive a one-time allocation of $1,211,000 in HOME-ARP funds upon submission of a satisfactory HOME-ARP Allocation Plan, and

WHEREAS, the IURA staff developed a draft HOME-ARP Allocation Plan in compliance with mandated consultation and public participation procedures and all applicable regulations, and

WHEREAS, at their March 23, 2023 meeting, the IURA adopted the draft HOME-ARP Allocation Plan and submitted it to HUD for review prior to the March 31, 2023 deadline, and

WHEREAS, as a final step to access grant funds, the HOME-ARP Allocation Plan must be approved by the Common Council as a substantial amendment to the 2021 HUD Action Plan; now, therefore, be it

RESOLVED, the City of Ithaca Common Council hereby approves the “City of Ithaca HOME-ARP Allocation Plan,” dated March 23, 2023, as a substantial amendment to the 2021 HUD Entitlement Action Plan, and be it further

RESOLVED, that the Mayor, in consultation with the IURA Chair, is authorized to make minor modifications and clarifications to the allocation plan to address any issues raised by HUD.
HOME-ARP

ALLOCATION PLAN

City of Ithaca, NY
March 23, 2023
HOME-ARP Allocation Plan
Ithaca, NY

TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Executive Summary</td>
<td>1</td>
</tr>
<tr>
<td>Introduction</td>
<td>4</td>
</tr>
<tr>
<td>Consultation</td>
<td>8</td>
</tr>
<tr>
<td>Public Participation</td>
<td>27</td>
</tr>
<tr>
<td>Needs Assessment/Gap Analysis</td>
<td>30</td>
</tr>
<tr>
<td>Qualifying Populations</td>
<td>33</td>
</tr>
<tr>
<td>Current Resources</td>
<td>43</td>
</tr>
<tr>
<td>Unmet Housing &amp; Service Needs</td>
<td>47</td>
</tr>
<tr>
<td>Priority Needs within Qualifying Populations</td>
<td>52</td>
</tr>
<tr>
<td>Use of HOME-ARP Funds</td>
<td>55</td>
</tr>
<tr>
<td>Preferences</td>
<td>59</td>
</tr>
<tr>
<td>Referral Methods</td>
<td>61</td>
</tr>
</tbody>
</table>
The HOME-ARP Allocation Plan for Ithaca, NY

Executive Summary

Introduction
The American Rescue Plan (ARP) Act of 2021 provides a special $5 billion appropriation of the U.S. Department of Housing and Urban Development’s HOME Investment Partnership Program (HOME) funds to create a special program (“HOME-ARP”) to alleviate homelessness and housing instability in the aftermath of the COVID-19 pandemic.

The City of Ithaca has been allocated $1,211,000 in HOME-ARP funds. This is one-time funding determined by formula.

Though it draws on the HOME program, HOME-ARP is a new program whose rules and guidelines differ from traditional HOME. In order to access and deploy its HOME-ARP funds, the City must develop a framework for use of funds, called an Allocation Plan, to be submitted to HUD by March 31, 2023. The City will have until September 20, 2030 to expend HOME-ARP funds.

Consultation
The City consulted with over thirty organizations serving people experiencing homelessness or housing instability, including the seven specific types of service entities required by HOME-ARP. To broaden input and public participation from service providers, stakeholders, and community members, the City launched an online survey called “Ithaca Considers HOME-ARP,” which received 142 responses. The Allocation Plan summarizes consultations and survey responses.

Needs and Gaps Analysis
Understanding the needs and gaps in local systems serving people who are experiencing homelessness or unstably housed, as well as existing resources, is central to developing a local strategy for deploying HOME-ARP funds. The City partnered with the Tompkins County Continuum of Care to commission an analysis of needs and gaps by Horn Research. The resulting report, “Homelessness & Housing Needs Assessment for Tompkins County” was released on March 9, 2022. Additionally, the City reviewed recent data from the Tompkins County Continuum of Care, the Ithaca Eviction/Displacement Defense (IEDD) Project, NYS Office of Temporary and Disability Services (OTDA), and others in development of this Allocation Plan.
HOME-ARP Activities: Ithaca’s Strategy & Rationale for Use of Funds

Data and stakeholder input point to two overwhelming needs in the homeless response system to address with HOME-ARP funds. One is the lack of current resources to respond to persistent unsheltered homelessness. An estimated 20-25 households remain in outdoor encampments year-round. Second, 32% of households exiting homelessness return to homelessness within 24 months. Supportive services have been identified as a gap for navigating housing systems, identifying units, and providing needed assistance in sustaining housing post-placement. Therefore, the City proposes to deploy HOME-ARP funds in two primary ways:

1. To support a housing surge for people who are literally homeless, and 
2. To prevent returns to homelessness for people who are currently housed and in situations of vulnerability that threaten their housing stability.

The City has determined that the special rules of HOME-ARP make its supportive services the most flexible and cost-effective means to achieving these goals. Under HOME-ARP program rules, supportive services may provide short- and medium-term rental assistance, along with other financial assistance. Supportive services have the potential to provide low-barrier navigation services on the front-end to help unsheltered people reach housing and post-placement services to households who have experienced homelessness in order to increase stability and prevent eviction. Service plans can be customized to provide rental assistance where necessary. Therefore, the City proposes to allocate the majority of its HOME-ARP funds to the Supportive Services category. The City will allocate 5% of its total HOME-ARP award—the maximum allowed—to Nonprofit Capacity-Building to put necessary infrastructure in place to carry out HOME-ARP activities. The remainder of the funds will be used for administration of the funds over the remaining seven years.

### HOME-ARP Funding

<table>
<thead>
<tr>
<th>Activity</th>
<th>Funding Amount</th>
<th>Percent of Grant</th>
<th>Statutory Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Supportive Services</td>
<td>$ 969,350</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Acquisition and Development of Non-Congregate Shelters</td>
<td>$ 0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tenant Based Rental Assistance (TBRA)</td>
<td>$ 0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Development of Affordable Rental Housing</td>
<td>$ 0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-Profit Operating</td>
<td>$ 0</td>
<td>0 %</td>
<td>5%</td>
</tr>
<tr>
<td>Non-Profit Capacity Building</td>
<td>$ 60,000</td>
<td>5%</td>
<td>5%</td>
</tr>
<tr>
<td>Administration and Planning</td>
<td>$ 181,650</td>
<td>15%</td>
<td>15%</td>
</tr>
<tr>
<td><strong>Total HOME ARP Allocation</strong></td>
<td><strong>$ 1,211,000</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Preferences

HOME-ARP has a complex system that communities may utilize in targeting funds to households with the highest needs. In order to lower barriers to households who are literally homeless and disconnected from the homeless response system, the City will implement a preference for Qualifying Population 1, “Homeless as defined in 24 CFR 91.5” with a prioritization method of Subgroup 1 “An individual for family who lacks a fixed, regular, and adequate nighttime residence.” In order to prevent returns to homelessness, the City will implement a preference for Qualifying Population 4, “Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice,” with a prioritization method of Subgroup 1, “Households who have previously been qualified as ‘homeless’ as defined in 24 CFR 91.5, are currently housed due to temporary or emergency assistance, including financial assistance, services, temporary rental assistance or some type of other assistance to allow the household to be housed, and who need additional housing assistance or supportive services to avoid a return to homelessness.” HOME-ARP Supportive Services will be available to people in other Qualifying Populations and their subgroups after these two target populations are served.
Thriving Futures Mural Proposals (2023)

Initiative is a collaborative project of “Get Your GreenBack Tompkins” (GYGB) and “Ithaca Murals”

GYGB and Ithaca Murals will meet with the artists 3 times as a support group for the success of all projects. The images below are proposal sketches submitted by artists.

Bethany Parisi

I have a fascination with lifecycles and how interconnected and interdependent the natural world is. I convey these through images of food sources, pollinators, plants, framed by an animal. Understanding the life cycles of crops and animals is important for addressing issues such as land and food justice.

Artist Statement:
Bethany Parisi is a modern folk artist residing in the visually breathtaking Finger Lakes Region. Her art is heavily influenced by her observations and experiences in nature. Bethany is fascinated by both the cutting-edge technologies of digital media and the timeless traditions of folk art. She seeks to bridge the gap between these seemingly contradictory worlds.

Box Location: MLK and Floral (self standing box near the foot of West Hill)

Cruz Newman

The Soulful Raccoon is just saying "Love." Love has the power to transform anything, and love is all there is. If we slow down (our crazy minds) and reconnect with that force which is in the universe and within us, we will definitely have a better future and be more united.

My illustrations are usually inspired by nature. My common theme is animals with flowers growing on their heads which symbolizes to me, the interconnectedness of all things. My favorite media is watercolor and my style is whimsical.

Artist Bio: Cruz was born and raised in Mérida, a beautiful valley surrounded by gigantic mountains in the Venezuelan Andes. She got a degree in Industrial design and moved to London to learn English and experience the world from a different perspective. Love and life brought Cruz to the US in 2015.

Box Location: Elmira Rd and Spencer Rd (self standing box on rt 13 by Salvation Army)
Joshua Swartwood

I seek to learn from the beauty of the natural world, and as an artist, I use my craft as a way to contemplate life and the human experience. Rooted in an appreciation for illustration, printmaking, as well as graphic and street art, my pieces often include bold imagery and symmetry. I also enjoy the influence that word play can have on an image, and how text can attach multiple meanings or ideas to visual art. My intention is that my creations would provoke thought and communicate hope, peace, justice, and life to each person who sees them.

Project Description:
The theme for my mural proposal is “light”. Playing with the ideas of light as a source of illumination, as well as a measurement of weight, these images are an invitation for the viewer to show up in the world and “arise & shine”. The design explores the essential function that light performs in the process of growing and thriving, while also addressing the struggle that can be involved in shining in the face of darkness or remaining buoyant within heaviness. Also included, is the consideration that lightness is most effective when it's made in community rather than in isolation.

Box Location: Dryden Rd and College Ave (self standing box in Collegetown)

Karolina Piorko, Maya Kamaeva, Ami Mehta

We are a group of artists and architects that see art in urban environments as a window into worlds of fantasy that lift people beyond the endless roads, pavements and walls. Our work intends to create fictional universes that inspire moments of joy and tickle the brain into imagining alternate futures.

Project Description: Our mural shows a future where human and creature live in harmony and symbiosis, a precious bond that once changed during the industrial age, but now can return to one of mutual care and appreciation. This future looks very similar to our present, except nature has been allowed to make a home in ours, becoming our family and our friends. Inspired by scenic locations in Ithaca, the mural depicts fantasy creatures with their own personalities taking over the landscape in soft ways, creating bonds with the community that lives with them. We hope that this mural inspires us to think of nature as our companion rather than a force to contend with.

Box Location: Cayuga St and Lincoln St (self standing box near IHS)
Muhamed Kafedzic Muha

Box description:
I would like to paint a pole box and turn it into infinite sakura blossoms. Bring blossoms to a dead wooden pole, make it alive again.

Artist statement:
My artistic identity is based on the Japanese Ukiyo-e and American Pop Art traditions, interwoven together and interpreted in a more hybrid and global key. By refusing traditional local artistic traditions and themes, my goal is to challenge the stereotypical ethnic or national image of an artist from the post-war Bosnia & Herzegovina, by trying to create an identity that can open transnational and pop cultural connections. I have exhibited and held workshops on street art and comics in Bosnia and Herzegovina, Italy, Germany, Croatia, Montenegro, Serbia, Belgium & Japan.

Box Location: Dryden Rd and Maple Ave (pole box at 6 corners on East Hill)

Kel Swensen

At its foundation, I see art as a way to interact with and shape the world. My art often grapples with themes of oppression, pain, and trauma, but also identity, connection, and care. I enjoy finding overlaps between political engagement and art making, especially in spaces where it forges opportunities to create collectively.

Proposal: How can we hold each other? It is such a simple question, yet there is room for great complexity in every answer. Immediately, I think of hands. Several of my previous works have explored the use of hands as a symbol for connection, community, and care. I also wanted to reflect the tension of the question visually with a simple, open composition paired with the intricacy of the color palette that reflects what I imagine a world where we thoughtfully show up for each other would look like: bold and vibrant. This design highlights a strong connection with nature that comes with a society designed to lift others up rather than keep them down. A society where you share fruit with your neighbor freely when you are not worried about whether you can afford to buy more or not. On our path to that world, there are so many ways we can hold our people, our communities and ourselves in the meantime. I want this mural to inspire people to reflect on ways they may do that in their own community to help us build that world together.

Box Location: MLK and Mitchell (self standing box on East Hill)
Rachel Feirman

**Artist Statement:** Rachel Feirman is a digital and traditional freelance artist located in Upstate NY. She finds inspiration most often from the beauty and vibrancy found in her natural surroundings. Rachel hopes that her twists on the many aspects of our environment help to bring a newfound appreciation to your life. Her various outlets of creativity include making digitally illustrated artworks, as well as traditional art using acrylic paints, gouache, watercolor, and linocut printing. Currently, she enjoys digital art the most because of how easy it is to try new things. Rachel draws on her wide range of experience for her work in logo design, book illustration, public art, surface design, and more.

**Mural Description:** My interpretation of a thriving future is a thriving natural environment! One where the soil is given plenty of nutrients to feed plants, that in turn feeds all living creatures. I hope that with more visibility to the incredible process that goes on under our feet we can have a greater understanding that there are peaceful and productive ways to coexist with all sentient beings.

**Box Location:** MLK and Stewart (self standing box on east Hill)

Stacia Humby

**Proposal:**
I would love to paint the life cycles of various local plants and pollinators, an example of which can be seen attached via a quick painting sketch of a cecropia moth and apple (starting as an egg and bud respectively.) The box would display the process of seed to spoon, nature to nurture, night to day, with food as a process rather than a product.

**Artist statement:**
My work reflects the fleeting and curious nature of my attention span, testing any medium and any depth of meaning. Creating in any form is the closest I come to meditation, and I find great comfort in the clarity of thought or silence of thoughtlessness that finds me as I work.

**Box Location:** Dewitt Park (box on concrete block inside the park)
**Vivinne Williams**

**Artist Statement:** I taught art for some years and have been an artist since age 12ish. I attended Music & Art High School, and eventually got my MFA. I left academia because of severe burnout from a toxic work environment. Since then I've struggled to really get back to making art. The only thing I enjoy painting, which I always have, is clouds. I find it incredibly calming, abstract yet realist which is quite unusual. They are also ever changing and require an extreme mindfulness to capture convincingly.

**Project Description:** Humanity contemplating / or dreaming the future and balance of nature. The gears and the patterning are to evoke a futuristic feeling.

**Box Location:** MLK and Cayuga (on the corner across from the commons)

---

**Susan Eschbach**

I have painted and been a poet for many years but only as a recently retired educator (previously principal at Beverly J Martin) am I now able to find time in my life to do a project like this. I am not a great sketcher and so there are lots of "titles" explaining some of what you see.

My hope (as evidenced in the Audre Lorde quote) is that the energy and synergy of all of us creates something we cannot even see right now but must be our vision forward. We have tremendous opportunities as artists to touch the spirits of others to motivate ongoing community and change. My 7 year old granddaughter is studying change makers and insisted I put Greta Thunberg and Wangari Maathai in the image. She is also a budding artist and has a joint studio with me so I am hoping to paint the box together, and invite a friend if she wishes. Keeping the activism going.

**Location:** Albany and Buffalo

(*self standing box near BJM*)
Emily Hoyt

Emily Hoyt is a local artist and musician who lives in Ithaca with her spouse/bandmate and their two creative children. She is motivated and inspired by nature and nurturing. She likes to imagine the vastness of the universe by focusing on the tiniest things such as the minute yet magnificent details on the feathers of a bird. Her subject matter (though mostly abstract) is influenced by the natural world, faraway galaxies, and female empowerment. She strives to leave the world a little more cheerful with her art, music, and relationships (even though her propensity to joke about existential crises would have you believing otherwise) and she hopes you find some joy in her creations and interactions.

Mural proposal:
I am envisioning a box inspired by aquaponics. The trout in the classroom at my child’s school last year, Enfield Elementary, really excited me and our family. It demonstrated a just and sustainable future where children are empowered and knowledgeable about watershed systems, growing food, symbiotic relationships between animals and plants etc.

I would paint a mural showing fish swimming in water and the cycle of their waste being turned into nutrients to enrich a green garden of leaves and trees and foods. Perhaps an element of classroom/education would be shown in that some of the leaves would be book pages. Thank you for this opportunity! Painting an electrical box has been a dream of mine since moving here and seeing the vibrant art all around our beautiful little city.

Box Location: MLK St and Aurora St (self standing box 2 blocks from the Commons)

Isaac Sharp

Proposal: A surreal utopian-future landscape full of animals and humans flying around amidst trees and bizarre geometric architecture. The final version will have a lot more detail and color than the provided sketch.

My main goal as an artist is to bring humor and the unexpected into people’s everyday lives. With this project I hope to draw attention with something silly or surreal, but then cause people to pause, pondering the suggestion of deeper significance. I draw much of my influence and inspiration from my love of science fiction and the natural world; as well as illustrators/artists like Gary Larson (The Far Side), Lisa Hanawalt, Quentin Blake and M.C. Escher.

Box Location: Cornell St by Belle Sherman, W. MLK near Floral (2 small mid-block pole boxes)
Samarra Khaja

Artist Statement:
Samarra Khaja is an immigrant of South-Asian Indian and Australian heritage and a professional illustrator, graphic designer, and award-winning author. She is the creator of a prize-winning 24’ x 120’ mural, Heartbeat Brooklyn, which can be found at the corner of 12th Street and 2nd Avenue in Brooklyn, NY. Hallmarks of her work include brightly-colored, amusing, whimsical and clever depictions of the seemingly usual; revealing the unexpected out of the everyday. Samarra chooses projects that feel purposeful with a specific mindfulness toward fostering inclusivity and education. Much of her current work and practice also focuses on sustainability. She spends less time on her hair and more time on drawing and eating chocolate.

Mural Project Description:
A big sun shines in a bright blue sky with puffy clouds. There is a peapod canoe in front of the sun, with three smiling peas paddling their way along a jaunty body of water. Beneath their peapod canoe are curly waves and brightly-colored fish. Hand-lettering text is intermixed throughout the mural and reads “No Justice. No Peas. Or Fresh Water. Or Sustainable Planet.”

Box Location: Bank Alley on the Commons (self standing box next to History and Culture Center)

Dorothy Lovelace

I’ve been drawing and producing art for over 30 years. My work often involves surreal landscapes and themes of escape, sometimes dark and sometimes outrageously joyous. My imagery regularly includes animals, nature, and people and bright vibrant colors.

Project Description:
I would like to paint local flora and fauna surrounding books and artistic/musical tools in a fantastic storybook landscape.

Box Location: Geneva St and Buffalo St (self standing box 1 block from BJM)
13 students

(ages 11-13)

Be Mitzvah class at Tikkun v'Or Reform Temple
Nora, Aviyah, Gefen, Lionel, Sam, Sammy, Sally, Zach, Adam, Josh, Eli Ash, Eli Warshoff with the support of adults
Michael Margolin, Elan Shapiro, Marsha Accera.

Whatever strategies and solutions are needed to steer us toward a thriving future, it will require working together for a more just world. It will take all of us to figure this out and make it happen. When we think of a thriving future we think of freedom, ease, and clean water. A thriving future for us would be one where we wouldn’t have to worry about our very existence. Judaism teaches us that all creation is precious and it is our job to help protect all beings on this planet. The future is electric. A thriving future would be where “the air is clear, we are not afraid, we can see the stars, and people are free.”

Box Location: Cayuga and Tompkins
(self standing box halfway between Commons and IHS)
Resolution to Select Artwork for City-Owned Electrical Boxes

WHEREAS, in 2012 the City’s Public Art Commission launched a project to beautify 21 municipal electrical boxes through the creation of mini-murals, and subsequent rounds of the project were completed in 2014, 2016, and 2017 and

WHEREAS, Ithaca Murals and Get Your GreenBack (GYGB) Tompkins have proposed a new project to install murals on 15 electrical boxes throughout the City, and

WHEREAS, the project, titled Thriving Futures, focuses on the theme of building a future where all people and living environments thrives, and

WHEREAS, the Board of Public Works approved several locations for future murals and street art, including municipal electrical boxes throughout the city, by resolution on May 19, 2010, and all of the proposed locations are included in this approval, and

WHEREAS, Ithaca Murals and GYGB Tompkins issued a call for proposals, and their review committee selected 15 proposals for the project,

WHEREAS, the project will be privately funded and will be budget-neutral to the City; now, therefore, be it

RESOLVED, that the City of Ithaca Common Council selects the submissions of the following artists for Thriving Futures: Bethany Parisi; Cruz Newman; Joshua Swartwood; Karolina Piorko, Maya Kamaeva, and Ami Mehta; Muhamed Kafedzic Muha; Kel Swensen; Rachel Feirman; Stacia Humby; Vivinne Williams; Susan Eschbach; Emily Hoyt; Isaac Sharp; Samarra Khaja; Dorothy Lovelace; 2023 Be Mitzvah class at Tikkun v’Or Reform Temple; (as shown in “Thriving Futures Mural Proposals (2023)”; and be it further

RESOLVED, that the selected artists may proceed with the installation of their murals on their appointed electrical box upon the execution of an agreement with the City (as reviewed by the City Attorney).
TO: Planning and Economic Development Committee

FROM: Megan Wilson, Deputy Director of Planning & Development

DATE: April 13, 2023

RE: Proposed Amendment to Off-Street Parking Requirements in Select B Zones

Staff would like to propose that Common Council amend §325-8, Column 4, Off-Street Parking, to eliminate all off-street parking requirements in the B-1a, B-4, and B-5 zones.

The City has several business districts, commonly referred to as “B zones”, that allow commercial uses at a lower density than a Central Business District (CBD) or Mixed Use (MU) zone. The specific uses permitted vary by subdistrict and range from quieter uses such as small-scale retail and professional offices to busier uses such as theaters, gas stations, and certain light industries. With the exception of the B-1b, all of these zones have off-street parking requirements.

Staff has been approached by several property owners in recent years regarding concerns over the off-street parking requirements in the B zones. Property owners have either been unable to provide required parking on-site or have not had a demand for the required parking and wish to use the land for other purposes. While some of these property owners have sought area variances, the repeat requests prompted staff to review off-street parking requirements for these districts. Based on an analysis of the locations of these zones and existing development in these areas, staff proposes an amendment to the Zoning Ordinance to eliminate all off-street parking requirements in the B-1a, B-4, and B-5 zones. Maps of the locations of these zones are attached for your review. These districts are typically located near the downtown area or along a major road. They are walkable locations with access to on-street parking, shared off-street parking, and bus service. Many of these properties already provide at least some off-street parking, and businesses and residential property owners may continue to provide parking to meet their demands.

There is currently no off-street parking requirement in the B-1b district. No changes to the B-1b district are proposed. Additionally, the B-2 districts are not included in this proposal. The B-2a and B-2d districts are typically located in closer proximity to residential neighborhoods and further study is needed before any changes are proposed. The B-2b district includes four properties on Eddy Street, and staff will be presenting a separate proposal for these properties.

Staff will attend the April 19, 2023 Planning and Economic Development Committee meeting to address any questions regarding this proposal and seek approval to circulate the zoning amendment for further comment. Please feel free to contact me at mwilson@cityofithaca.org with any questions prior to the meeting.
Data contained on this map was provided or derived from data developed or compiled by the City of Ithaca, and is the best available to date. The originators do not warrant the accuracy or completeness of the information portrayed by the data.
Data contained on this map was provided or derived from data developed or compiled by the City of Ithaca, and is the best available to date. The originators do not warrant the accuracy or completeness of the information portrayed by the data.
TO: Planning and Economic Development Committee

FROM: Megan Wilson, Deputy Director of Planning & Development

DATE: April 13, 2023

RE: Proposed to Rezone B-2b Properties

Staff would like to propose that Common Council amend the zoning designation of four properties currently zoned B-2b to Mixed Use 2 (MU-2).

As staff was analyzing the locations and existing conditions of the City’s business zones, it was discovered that there are only four properties that are zoned B-2b. The majority of central Collegetown was zoned B-2b prior to the adoption of the Collegetown Area Form Districts in 2014. With the adoption of the form districts, these four properties on the west side of Eddy Street’s 400-block became the only remaining B-2b district in the City.

The City has a large number of zoning districts, and staff tries to identify ways to consolidate districts while still implementing broader planning objectives. The area regulations for the B-2b and MU-2 districts are nearly identical, with the exception of off-street parking. The B-2b district does require off-street parking while the MU-2 does not. All four of the properties are locally designated historic properties that are currently deficient in their required parking. They are also located near central Collegetown, the City’s Dryden Road Parking Garage, and multiple TCAT bus routes. No adverse impacts from the removal of the parking requirements is anticipated.

Staff will attend the April 19, 2023 Planning and Economic Development Committee meeting to address any questions regarding this proposal and seek approval to circulate the zoning amendment for further comment. Please feel free to contact me at mwilson@cityofithaca.org with any questions prior to the meeting.
Data contained on this map was provided or derived from data developed or compiled by the City of Ithaca, and is the best available to date. The originators do not warrant the accuracy or completeness of the information portrayed by the data.
Memorandum

To: Common Council
From: Lisa Nicholas, Director of Planning & Development
Re: Housing Projects Approved & Constructed 2018-2023
Date: April 12, 2023

I am pleased to provide the attached report giving you a snapshot of recent and upcoming housing developments in the City. The report covers the time period from January 1, 2018, to April 12, 2023, and provides information about units that were both approved and built, approved and are currently under construction and approved but have not yet started construction during this time period. I’ve also included information about some large projects, currently in development, that we expect to see in the next 2-3 years. Please note that for projects in development, the number of units as well as the unit breakdown is highly variable and will ultimately depend on a number of factors.

Also note that some large projects completed in the last several years are not captured in this report such as City Center (193 units), Harold Square (108 Units), Hancock Street (75 affordable units, of which four are for sale) and West End Heights (60 affordable units), as well as the recently completed Cornell West Campus Residential Expansion, which added approximately 2,000 student beds in the City and Town of Ithaca.

The data in this report indicates that housing development remains active and that approximately 20% of new housing is permanently affordable, a percentage that has been consistent for many years.

Please let me know if you have any questions or would like more information.

Other information for your reference:

Tompkins County Housing Snapshot 2020 Tompkins County Housing Snapshot 2020
## Housing Approvals Construction 2018-2023 (5 Years)

LMI= Low/Moderate Income and Permanently Affordable Housing

### Summary: Housing Approved & Built, Under Construction and Approved /Construction Pending 2018-2023

<table>
<thead>
<tr>
<th>Total Units</th>
<th>LMI Rental Units</th>
<th>LMI For Sale Units</th>
<th>% LMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>2625</td>
<td>525</td>
<td>12</td>
<td>20%</td>
</tr>
</tbody>
</table>

### Housing Projects Approved & Built 2018-2023

<table>
<thead>
<tr>
<th>Project Name, Address</th>
<th>Total Units</th>
<th>LMI Rental Units</th>
<th>LMI For Sale Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Duplex, 511 S. Plain St.</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Accessory Apartment, 106 Second St.</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Student Apartments 126 College Ave.</td>
<td>5</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Mixed-Use Residential, 430-444 W. State St.</td>
<td>130</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>402 S. Cayuga St. Townhouses</td>
<td>4</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Mixed-Use Student Housing, 411-415 College Ave.</td>
<td>56</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>236 Dryden Rd- Student Apartments</td>
<td>8</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Marketview Apartments</td>
<td>42</td>
<td>42</td>
<td>0</td>
</tr>
<tr>
<td>Duplex, 209 Hudson St.</td>
<td>2</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Single Family Home 243 Cliff St.</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>INHS, 320 W. Buffalo St Apartments &amp; Townhomes</td>
<td>79</td>
<td>79</td>
<td>4</td>
</tr>
<tr>
<td>Arthaus, 130 Cherry St Apartments</td>
<td>120</td>
<td>120</td>
<td>0</td>
</tr>
<tr>
<td>(2) Duplex, 815-817 N. Aurora St.</td>
<td>4</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Single Family Home 601 S. Aurora Street</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>327 W. Seneca St Apartments</td>
<td>12</td>
<td>12</td>
<td>0</td>
</tr>
<tr>
<td>128 W. Falls Rd Apartments</td>
<td>5</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Duplex 207-209 First St.</td>
<td>2</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>474</strong></td>
<td><strong>255</strong></td>
<td><strong>12</strong></td>
</tr>
</tbody>
</table>

### Percent LMI 54%

### Housing Projects Under Construction 2023

<table>
<thead>
<tr>
<th>Project Name, Address</th>
<th>Total Units</th>
<th>LMI Rental Units</th>
<th>LMI For Sale Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Breeze, 121-125 Lake St. (est opening fall 2024)</td>
<td>77</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>325 Dryden Rd &amp; 320 Elmwood Ave (est opening fall 2023)</td>
<td>13</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Catherine Commons (est opening 2024-2025)</td>
<td>360</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Cliff Street Retreat, 407 Cliff Street (est opening 2024)</td>
<td>12</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Northside Apartments, Hancock St. (est opening 2023)</td>
<td>12</td>
<td>12</td>
<td>0</td>
</tr>
<tr>
<td>The Ithacan, 215 E. State St. (est opening late 2023)</td>
<td>200</td>
<td>20</td>
<td>0</td>
</tr>
<tr>
<td>Asteri - 120 E. Green St. (est opening summer 2024)</td>
<td>181</td>
<td>181</td>
<td>0</td>
</tr>
<tr>
<td>IC Overlook, LLC, 815 S. Aurora St (est opening 2023)</td>
<td>66</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Library Place - Court Street (est opening late 2023)</td>
<td>54</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Gateway Building Office Conversion (est opening 2023)</td>
<td>36</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1011</strong></td>
<td><strong>213</strong></td>
<td><strong>0</strong></td>
</tr>
</tbody>
</table>

### Percent LMI 21%

### Housing Projects Approved- Construction Pending

<table>
<thead>
<tr>
<th>Project Name, Address</th>
<th>Total Units</th>
<th>LMI Rental Units</th>
<th>LMI For Sale Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Harbor Phase 2, 101 Pier Rd.</td>
<td>156</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Southworks Phase 1, 620 S. Aurora St.</td>
<td>60</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>The Citizen, 602 W. Buffalo</td>
<td>80</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>The William, 108-110 College Ave</td>
<td>29</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>The Gem, 202 Linden Ave.</td>
<td>10</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>The Ruby, 228 Dryden Rd.</td>
<td>40</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>The Hive, 132 Cherry St.</td>
<td>143</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>(4) Two Family Dwellings, 615-617 Cascadilla Street</td>
<td>8</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>510 W. State St.</td>
<td>57</td>
<td>57</td>
<td>0</td>
</tr>
<tr>
<td>Mixed-Use Building, 321 Taughannock Blvd.</td>
<td>5</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>State Street Apartments, 401 E. State St</td>
<td>353</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Student Apartments, 121 Oak Ave.</td>
<td>35</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Perdita Flats, 402 Wood St.</td>
<td>4</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Aeroplane Factory, 120-140 Brindley St.</td>
<td>4</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>City Harbor, 101 Pier Rd</td>
<td>156</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1140</strong></td>
<td><strong>57</strong></td>
<td><strong>0</strong></td>
</tr>
</tbody>
</table>

### Percent LMI 5%

### Projects in Development

<table>
<thead>
<tr>
<th>Project</th>
<th>Approx Total Units</th>
<th>Approx. LMI Rental Units</th>
<th>Approx. LMI For Sale Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Third Street - Former DOT Site</td>
<td>400</td>
<td>?</td>
<td>?</td>
</tr>
<tr>
<td>Cherry Street - Various sites</td>
<td>200-400</td>
<td>?</td>
<td>?</td>
</tr>
<tr>
<td>Inlet Island Housing</td>
<td>55</td>
<td>55</td>
<td>0</td>
</tr>
<tr>
<td>Southworks Housing</td>
<td>300-500</td>
<td>?</td>
<td>?</td>
</tr>
<tr>
<td>Sears Street Townhomes</td>
<td>4</td>
<td>4</td>
<td>4</td>
</tr>
</tbody>
</table>
1) Call to Order/Agenda Review

Chair Gearhart read the emergency evacuation procedures and then called the meeting to order at 6:02 p.m. There were no changes to the agenda.

2) Public Comment/Written Comments

Theresa Alt, Eddy Street, spoke on the lack of affordable housing.

Margaret Johnson, 208 Tudor Road, sent comments in as well spoke at the meeting regarding the matching funds for federal carbon reduction.

Alderpersons Brown and Brock thanked both speakers for their comments.

3) Announcements, Updates, Reports

a) Unsanctioned Encampments – Working Group Update

Director Nicholas stated the working group has a draft prepared, and it is being circulated for comment among City and County staff as well as parties that work with homeless individuals. This policy is about homeless encampments on City property.
She further stated we need to try something rather than nothing. This is a pilot project. They are working with their partners for supportive housing. They are working to try and find a more permanent solution. Cooperation of all of our partners is needed to make this work. Alderperson Brock stated that this is separate from the TIDES proposal. As a member of the working group, she is looking forward to the discussion.

Expect the plan to come forward for public comment next month, with review by the full Common Council likely later this spring.

4) Voting Items (to Council)

a) Authorization for Matching Funds for a Federal Carbon Reduction Grant for a Transportation Network Project

Proposal for the City of Ithaca to use federal funding through the Carbon Reduction Program for the “Ithaca Active Transportation Network” Project

Moved by Alderperson Kumar; seconded by Alderperson Brock. Carried unanimously 4-0.

WHEREAS, the City of Ithaca desires to provide safe multi-modal transportation infrastructure to its residents and visitors; and

WHEREAS, the City of Ithaca, through its Green New Deal, aspires to reduce carbon emissions originating from transportation sources, and understands that provision of multimodal transportation infrastructure results in a greater share of people walking and biking in the City; and

WHEREAS, the United States Department of Transportation, through its Bipartisan Infrastructure Law (BIL), established the Carbon Reduction Program to fund certain categories of projects that have the effect of reducing carbon emissions; and

WHEREAS, Ithaca’s transportation Metropolitan Planning Organization (MPO), Ithaca Tompkins County Transportation Council (ITCTC) is responsible for distributing $463,855 of the Carbon Reduction Program funding allotted to New York State to municipalities within Tompkins County; and

WHEREAS, the City of Ithaca expressed interest in utilizing the Carbon Reduction Program funding referenced above to create a detailed, block by block conceptual multimodal plan for six corridors identified by Bike Walk Tompkins in their Better Bike Network plan through robust public outreach; and

WHEREAS, no other municipalities in Tompkins County have submitted projects for consideration for the Carbon Reduction Program funding, and NYSDOT is supportive of using this funding source for this project; and

WHEREAS, the Carbon Reduction Program funding can provide up
to 80% of a project cost, with a required local match of minimum 20%; and

WHEREAS, the City of Ithaca engineering team received an estimate from a transportation engineering/planning company for a total project cost of $587,000 which would create a detailed block-by-block conceptual plan for the project and includes public outreach for all routes; and

WHEREAS, since the Carbon Reduction Program provides reimbursement funding, the City would provide funding for the full project and be reimbursed for $463,855; therefore, the City’s share of the project after the reimbursement would be $123,145 ($587,000 minus $463,855); then be it

RESOLVED, that Common Council hereby agrees that the City of Ithaca will be responsible for the local match share of the project, $123,145.

5) Discussion Items

a) Ithaca Farmer’s Market Redesign

The IURA currently holds the lease with the Farmer’s market. The IURA is looking for guidance from the Common Council to the proposed changes.

It is the 50th year anniversary for the Farmer’s Market.

Alderperson Brock thanked the group for their presentation. It was nice to keep the original design of the market.

Alderperson Brown stated she is not a fan of the farmer’s market but does hope that the group reaches out to people of color.

Chair Gearhart asked whether this would go to the full council.

Bohn stated he would like to see it distributed to the full council for their feedback.

Chair Gearhart stated that there is definitely consensus from PEDC and will pass it on.

b) The Breeze Overlook – Response to PEDC Comments

Visum Vice President Laura Mattos was present to talk about the revised overlook plans with the PEDC.

Visum brought back a revised presentation from last month’s meeting with some new ideas generated from the concerns that were stated previously. The revised plan would fill in some of the raceway with rocks to create a walkway instead of a bridge. The entire overlook will be fully enclosed. A new steel-spiked fence will be added lined with a dense layer of evergreen shrubs to alleviate accidents.
A sign will also be installed to provide all the information needed for visitors to enjoy the overlook.

Alderperson Brock stated she appreciates the attempt to address the committee’s concerns. She is still concerned about on-site soil being used because of the risk of re-contamination.

Director Nichols stated that the rocks that are being proposed placed under the bridge would not work in this historic area of the City. Eliminating the natural resources in this area will not be able to be done.

Visum thinks this space will be an added amenity to the Breeze.

Alderperson Brown stated this project is not market rate and many in the community are not able to afford this.

Alderperson Brock stated the most beautiful aspect of this site is Ezra’s tunnel. She stated she would like to open the tunnel and let people enjoy it. She hopes someday that can be done.

The committee appreciated the effort made to try and address their concerns from last month. Planning Director Nicholas added that it was difficult to design access to the City-owned overlook site in a way that the City would be comfortable with. The raceway filling is a no-go, they didn’t like the fence design, and they did not like the proposed shrubs. Mattos invited the Council to visit the site. Director Nicholas was open to scheduling. The City would compile a list of things they want and don’t want with the overlook site in order of clear agreement on its treatment could be reached.

6) Review and Approval of Minutes
   a) February 2023

   Moved by Alderperson Brock; seconded by Alderperson Kumar. Passed unanimously.

7) Adjournment

   Alderperson Brock moved to adjourn the meeting; seconded by Alderperson Kumar. The meeting adjourned at 8:02p.m.
Ithaca Farmers Market Upgrades and Renovation Summary

March 16, 2023

Lisa Nicolas
Director of Planning
City of Ithaca

Dear Lisa,

Thank you for inviting us to present at the March 22nd Planning and Economic Development Committee Meeting. Attached to this cover letter, please find the presentation we have prepared. Following are the key points:

The Ithaca Farmers Market (IFM) is pursuing a 3-Phase improvement of the site, including an improved parking lot (Phase 1), an improved waterfront (Phase 2), and new market building (Phase 3). Phase order is dictated by grant funding.

**Phase 1** is advancing through Construction Documents and will be seeking final site plan approval this summer and fall. It has implementation funding from the state and IFM will conduct a capital campaign to raise the required matching funds. The parking lot will be surfaced with a mix of porous asphalt and pavers, will preserve trees where possible, will add plantings and stormwater retention areas, will provide EV charging infrastructure, and will have a dedicated TCAT stop. While the increase in parking spots is modest, the improvement in circulation and surface will mean that visitors can move through the space quickly and efficiently.

**Phase 2** has advanced through Concept Design. It will seek design development and implementation funding but will not be eligible for more funds until Phase 1 implementation is underway.

**Phase 3**, the new building, designed by nArchitects in 2021, carried a $16M-$20M cost. Because of decreased revenues, significant increases in materials and lending costs since the original estimate, the need to displace the market during construction, as well as lack of consensus about the building design, the IFM decided it had neither the capacity nor the appetite to pursue the building as designed. Instead, it engaged with Trade Design Build to explore renovation and improvements to the existing structure, resulting in the preservation of the much beloved structure. The following are key changes to the structure as proposed by Trade Design Build:

- Enclosure of clerestory and building ends to limit impacts of rain, snow, and wind.
- Rearrangement of booth layout to the north through removal of the circular end.
- Addition of fully enclosed, accessible, heated unisex bathrooms at either end of the building with more direct connection between the Waterfront Trail and the Pavilion.
- Addition of a dish room.
- Expansion of the office area with additional storage and a meeting room.
- Consistent flooring throughout vendor stalls.
- New roof and gutters will eliminate drips and ponding.
• Upgraded electrical infrastructure and improved WIFI, including two dedicated circuits to each stall, along with dedicated outlets, and lighting.
• Sprinkler system to bring building up to code.

The IFM leadership and members are enthusiastic about these improvements, pleased that they are not losing a structure they have come to deeply love and that improvements can be made in such a way to cause minimal disruption to the operation of the weekend market. We are excited to share these plans with members of the PEDC, Common Council, the IURA, and the general public and are eager to hear your feedback.

Thank you,

Yamila Fournier
Senior Designer
Whitham Planning and Design
ITHACA FARMERS MARKET
GRANT FUNDED IMPROVEMENT PROJECT

2021 Original Design vs. 2023 Design Updates

Presented by Whitham Planning Design Landscape Architecture
&
Trade Design Build
Proposed Changes

ITHACA FARMERS MARKET

BUSB STOP LOCATION TO BE DETERMINED WITH CITY ENGINEERING STAFF

Parking Numbers

Vendor: 89
Visitor: 252
Informal: 56
Total: 341 to 397

2021

Parking Numbers
Vendor: 89
Visitor: 292
Total: 381

2023
PHASE 1 - PARKING LOT (WITH CHANGES HIGHLIGHTED)
PHASE 2 - WATERFRONT (WITH CHANGES HIGHLIGHTED)
PHASE 3 - PAVILION (WITH CHANGES HIGHLIGHTED)
Preserve Stall Counts

Additions at ends, and expansion of the office area toward lake

Add Bathrooms at ends B & C, and expand office at location A.

Showing 89 Stalls, with Stall 23B relocated to other end of Pavilion

Replace Circular End w/ 10 Stall Addition

(6) 8’ Stalls & (4) 12’ Stalls
ITHACA FARMERS MARKET

Enclose Clerestory

Infill the clerestory with wood frames and polycarbonate greenhouse panels.

Add cable cross bracing to shore the building against wind loads.

Enclosure requires sprinkler system with main supply pipes running the length of the building.

Add ridge vent for air flow, and explore operable polycarbonate panels.
ITHACA FARMERS MARKET

Enclose Clerestory

We also envision enclosing the endcaps of the building to cut down on wind moving through the center cross aisle.

This could include natural wood siding, creating a spot for signage to improve wayfinding, and possible mural panels.
ITHACA FARMERS MARKET

Improve Office [ Location A ]

Durable masonry base, w/ natural wood siding upper area. Form is extension of existing gable roof. Windows provide views to the waterfront. Signage provides wayfinding for entrance from waterfront trail.
ITHACA FARMERS MARKET

Bathrooms [ Location B ]

The bathroom addition is a smaller gable roof structure, that connects to the lower stall roof, and sweeps up at an angle matching the waterfront trail to create a welcoming entrance into the market from the trail.
ITHACA FARMERS MARKET

Circular End [ Location C ]

The bathroom addition is a smaller gable roof structure, that connects to the lower stall roof, and sweeps up at an angle matching the waterfront trail to create a welcoming entrance into the market from the trail.
From: 121-125 Lake Street LLC and Visum Development Group LLC
To: City of Ithaca Planning & Economic Development Committee
Date: March 17th, 2023
Re: Breeze Apartments –
Response to Common Council’s concerns on safety for the proposed bridge and overlook

Dear Committee Members:

During the February PEDC meeting, the committee voiced concerns around the safety of the proposed bridge and overlook adjacent to the property at 121-125 Lake St.

Visum is investing a large sum in this particular area of the project, which will be both built and maintained by the company, and sees as a priority to build something durable that is aligned with the city’s standards for safety.

This memo intends to acknowledge and address the following concerns raised by the committee on February 15th:

- The openness of the east side of the overlook, which might encourage visitors to wander around the island and up the hills along the gorge.
- The materiality of the proposed wood and chainlink fence.
- The idea that a new safety plan needs to encompass the whole area.

Proposed Safety Plan

Described below you will find steps to the proposed safety plan for the new overlook and its access way at the 121-125 Lake Street project - All comments below are linked to an image at the end of this memo. Please refer to page 3 for visual representation:

1. Create a safer path to the overlook by replacing the currently proposed bridge with a fenced walkway, filling the raceway void and adding a culvert pipe. We believe this would increase the safety over the raceway by reducing the depth of the void.
   It’s important to emphasize that there is no other way to access the Island on foot; a path over the raceway is the only feasible access. However, the path will not cross the “river segment” (i.e., the flowing waters of Fall Creek), so visual changes to the area will be extraordinarily minimal;
the path will only be visible from the site’s main grade (i.e., parking lot level and possibly from the sidewalk on Lake Street), and potentially from properties immediately uphill.

2. At the overlook, we propose to **close off the east side** intending to inhibit pedestrians from walking east and wandering around the premises. This overlook will now be entirely enclosed.

3. **Connect the new proposed fence with the existing chain link fence** at the north east end, which is currently intended to prevent pedestrians from accessing the gorge edge, but on its own as is, is not fulfilling its role appropriately.

4. **Reduce the length of the overlook** at its north end by moving the new fence towards the south by approximately 8’. This will **add to the distance from the overlook to the gorge edge**, providing a safer environment.

5. Along the entire perimeter of the overlook fence, we propose **introducing a dense layer of spiky evergreen shrubs** to create an extra physical barrier. The dense shrubs will make it **difficult to walk through** and the spikes will add to the **difficulty to pass over the shrubs**.

6. Lastly, we propose to **change the materiality of the fences**, previously intended to be constructed out of wood and chainlink. The **new proposal would be to install a steel spike fence** throughout both the overlook and the new proposed walkway that would replace the bridge. Based on our research, the steel spike fence has a visual impact that will help inhibit people from climbing over the fence and wandering around the premises.

We believe that by making these changes, this community dedicated space will be safer for both residents of the Breeze Apartments development as well as any community member that wishes to enjoy it.

We are happy to provide any additional information.

Sincerely,

Laura Mattos
Chief Operating Officer
Visum Development Group LLC
Proposed Safety Plan
*Visual Representation*

1. Replace the currently proposed bridge with a fenced walkway.

2. Close off the east side of the overlook.

3. Connect the new proposed fence with the existing chain link fence.

4. Reduce the length of the overlook.

5. Introduce a dense layer of spiky evergreen shrubs.

6. Change the materiality of the fences *(proposed spike fence)*