ITHACA COMMONS
REPAIR & UPGRADE PROJECT

PLANNING BOARD PRESENTATION
OCTOBER 23, 2012
ITHACA COMMONS - REPAIR & UPGRADE PROJECT

AGENDA

INTRODUCTION
  • PROCESS/TIMELINE
  • RECOMMENDED DESIGN

STATE/MLK JR. STREET
  • FRAMEWORK
  • SITE ELEMENTS

BANK ALLEY
  • BERNIE MILTON PAVILION
  • FOUNTAIN
  • PLANTING

GATEWAYS
  • SITE ELEMENTS
ITHACA COMMONS - REPAIR & UPGRADE PROJECT

THE PROCESS

July 2009
Initial Public Workshop

October 2009
Concept Alternatives

January 2010
Recommendation to Council

February 2010
Respond to Council Feedback

April 2010
Public Presentation of Preliminary Design

January 2010
Common Council Approves Preliminary Design

September 2010
Executive Summary of Preliminary Design

November 2010
Common Council approves additional funds for Design Development & Construction Drawings
ITHACA COMMONS - REPAIR & UPGRADE PROJECT

THE PROCESS

**Summer 2011**
Sasaki forms team of local subconsultants

**December 2011**
Public Kickoff Meeting in Ithaca

**March 2012**
Public Presentation of Options in Ithaca

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**PLANTERS**

**PAVING PATTERN**

**SURFACE**

**COMMENTS:**

For each set of options below, circle the one you prefer, and tell us why:

**PLANTERS**

- Warm & Traditional
- Rugged
- Raw & Wild

**PAVING OPTIONS**

- Option 1
- Option 2

**COMMENTS:**

For each set of options below, circle the one you prefer, and tell us why:

**MOVABLE SEATING**

**LIGHTING**

**SURFACE**

**COMMENTS:**

For each set of options below, circle the option you prefer, and tell us why:

**SPECIAL ELEMENTS**

**SUMMARY**

- Option 1: Elements as Gateways
- Option 2: Elements as Dispersed

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**DIMENSIONS**

- **Type**: Pen380
- **Model**: 42 CFL
- **Watt**: Compact Fluorescent
- **Volts**: 2 - 120, 7 - 277
- **Mounting**: Catenary
- **Finish**: Matte Silver Grey Metallic, Graphite Grey, Custom Color
- **Ordering Information**: PEN380 42 CFL

Specifications are subject to change without notification.
ITHACA COMMONS CLIENT COMMITTEE
NOV. 2011 - OCT. 2012

• Charge: to work with staff and Sasaki to assist with developing a **recommended design** to be presented to the Common Council

• Committee met approximately **25 times** over a 7 month period

• All decisions were made by a **majority vote** of the Committee, when there were at least 10 of the 16 members present.

**Members:**
- Anthony Hopson  Ithaca College - **Co-Chair**
- Frost Travis  Commons Property Owner - **Co-Chair**
- Jeffrey Rimland  Property Owner & Downtown Developer
- John Schroeder  Planning Board/office worker
- Ken Jupiter  Business/IDP committee, retail business owner
- Eldred Harris  Commons Retail Owner
- Seph Murtagh  Common Council
- Dan Klein  CCE/Beautification program
- Melissa Baldassare  Cornell
- Mary Kane  MKane@conceptsystems.com
- Gary Ferguson  Downtown Ithaca Alliance
- Lisa Holmes  Tompkins County Office of the Aging
- Joe Wetmore  Commons Business Owner
- Larry Roberts  Disability Advisory Council
- Ethan Ash  Commons Advisory Board
- David Lubin  Commons Property Owner
- Chris Kusznir  CAB, Commons Resident & Business Owner

**City Staff:**
- Jennifer Kusznir  - **Project Manager**
- JoAnn Comish
- Philly DeSamo
- Jeanne Grace
- Julie Holcomb
- Tom Parsons
- Tom West
STATE/MLK JR STREET
STATE/MLK JR STREET - FRAMEWORK
EXISTING CONDITION

AMERTALIA PIZZA
CAYUGA STREET
MOONSHADOW TAVERN

ELECTRICAL
STORM
GAS
ABANDONED WATER
WATER
SANITARY

ELECTRICAL AND TELECOM
STORM
STATE/MLK JR STREET - FRAMEWORK
UTILITY ZONE | SOIL ZONE

AMERTALIA PIZZA

CAYUGA STREET

MOONSHADOW TAVERN

14.5' MIN

24'

14.5' MIN

SOIL ZONE

UTILITY ZONE

SOIL ZONE
STATE/MLK JR STREET - FRAMEWORK
SOIL ZONE

AMERTALIA PIZZA

CAYUGA STREET

MOONSHADOW TAVERN

14.5' MIN

8'

14.5' MIN

NEW STRUCTURAL SOIL ZONE
MINIMUM 2,500 CF PER TREE

STATE/MLK JR STREET - FRAMEWORK
SOIL ZONE

AMERTALIA PIZZA

CAYUGA STREET

MOONSHADOW TAVERN

14.5' MIN

8'

14.5' MIN

NEW STRUCTURAL SOIL ZONE
MINIMUM 2,500 CF PER TREE
Recommendation | Reason
--- | ---
Remove | Poor habit, poor condition, pest or disease problem, damage
Transplant | Good habit, good condition, reasonably manageable size
Maintain | Good habit, good condition, high value, very large size or difficult position
Maintain or Transplant | Good habit, good condition, high value, may be difficult to transplant
STATE/MLK JR STREET - FRAMEWORK
CONFLICTS WITH NEW UTILITIES

- Maintain
- Good habit, good condition, high value, very large size or difficult position
FEEDBACK AND RECOMMENDATIONS
EXISTING TREES

Recommendations

• Pursue design for Bank Alley that preserves Yellowwoods

• Carefully study costs and feasibility of preserving 1 or 2 Honey Locusts on west end of State Street
FEEDBACK AND RECOMMENDATIONS
EXISTING TREES

Challenges
• Routing the upgraded utilities around the tree roots will be complicated by the existing network of utility lines and laterals
• Trunk and crown protection fencing—minimal disturbance zones
• Remedial soil amendments (2/yr for 2 years)
• Manual watering
• Directional drilling to tunnel under existing trees
• Temporary means to maintain soil
• Arborist on site during construction
FEEDBACK AND RECOMMENDATIONS
EXISTING TREES

Challenges

• Success rate for protecting during construction:

  #38
  60 - 80%

  #34
  40 - 60%
STATE/MLK JR STREET - FRAMEWORK

PAVING - INSPIRATION
STATE/MLK JR STREET - FRAMEWORK

LAYOUT - INSPIRATION
STATE/MLK JR STREET - FRAMEWORK
PAVING - MATERIAL

GRAINITE (25%)

CONCRETE UNIT PAVERS (75%)
STATE/MLK JR STREET - FRAMEWORK
PAVING - PATTERN

• 3”X9” Field
• 8”X18” Banding
• Narrow Bands at Building Edge
• Planters Set Within a Granite Carpet
SUMMER FLOWERS + WINTER INTEREST
STATE/MLK JR STREET

TREES

EXISTING YELLOWWOODS

MEDIUM SCALE FLOWERING TREES

SHADE TREES 30' O.C.
STATE/ MLK JR STREET
STREET TREES

Gleditsia triacanthos
Honey Locust

Acer x freemanii
Freeman Maple

Ulmus (carpinifolia x parvifolia) ‘Frontier’
‘Frontier Elm’

Gymnocladus dioicus ‘Espresso’
Espresso Kentucky Coffeetree

Quercus shumardii
Shumard Oak

Ulmus x ‘Accolade’
Hybrid Elm

Acer x freemanii
Freeman Maple

Gleditsia triacanthos
Honey Locust

Ulmus (carpinifolia x parvifolia) ‘Frontier’
‘Frontier Elm’

Gymnocladus dioicus ‘Espresso’
Espresso Kentucky Coffeetree
STATE/MLK JR STREET
GRANITE PLANTERS

ANNUALS
PERENNIALS

GRANITE PLANTERS (ANNUALS)
GRANITE PLANTERS (PERENNIALS)
GROUND COVERS

60% - STRUCTURE
40% - GARDEN

REQUIREMENTS

• Tolerant Of Urban Conditions
• Seasonal Interest
• Promotes Visibility (~3ft max)
• Dense
• Compact
• Durable
• Fast Growing
• Low Maintenance
STATE STREET
GROUND COVERS

STRUCTURE
- STRONG WINTER FORM
- SUMMER FLOWERS
- FALL COLOR/INTEREST

40% - GARDEN
- DURABLE
- LOW-MAINTENANCE
- PERENNIAL
- SUMMER FLOWERING
- ATTRACTIVE IN FALL/WINTER
STATE/MLK JR STREET
GROUND COVERS

BULBS

WHITE DAFFODIL
CROCUS
SPRING STARFLOWER
ALLIUM
STATE/MLK JR STREET
CATENARY LIGHTS AND POLES

- SUPPORT POLES
- CATENARY CABLES
STATE/MLK JR STREET
LIGHTING

CATENARY FIXTURE - SELUX ‘DISCERA’
POLE LOCATION GUIDELINES

- Aligned with party walls
- Minimum 3’ from underground vaults
- Minimum 2’ from building facades

**CATENARY POLE LOCATIONS**

- Support pole
- Minimum 3'-0" from underground vaults
- Fixture
- Cable
- Granite edge

**STATE/MLK JR STREET**

**2 STORY BUILDING**

**PARCEL No. 70-5-3**

**K’S Furnishing’s**

**No. 119**

**AUTUMN LEAVES**

**No. 115**

**鲜明的 K'S**

**PARCEL No. 70-5-4**
CATENARY HEIGHT 18’-0”

- Building Facade
- Steel Support Cable
- Catenary Light Fixture
- Support Pole

- Minimum 12.50’ Sidewalk
- 8.00’ Tree Planter
- 24.00’ Center of Commons (Fire Truck Access Route)
- 8.00’ Tree Planter
- Minimum 12.50’ Sidewalk

- 2.00’
- 9.50’
- 7.00’
- 5” Oak Tree at Planting (Approx. 18’-20’ Tall)
- Bench

STATE/ MLK JR STREET
STATE/MLK JR STREET

PLAY

PLAY ZONES
STATE STREET
PLAY

ETCHED BENCH
ANIMAL TRACKS

MORE COLOR
• More creative
• More colorful
• Site-specific Artwork
BROADER APPEAL
• Scavenger hunt appealing to older kids and parents.
• Kids “love sitting on animals”
• Strengthen the themes beyond the prints.

FEEDBACK

BOSTON FROG POND - A CASE STUDY
PLAY

EXAMPLE - “FAUNA FEET”

ETCHED BENCH
ANIMAL TRACKS

MORE COLOR
• More creative
• More colorful
• Site-specific Artwork
BROADER APPEAL
• Scavenger hunt appealing to older kids and parents.
• Kids “love sitting on animals”
• Strengthen the themes beyond the prints.

FEEDBACK