ITHACA COMMONS
REPAIR & UPGRADE PROJECT

COMMON COUNCIL PRESENTATION
SEPTEMBER 5, 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

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

PLANTERS

PAVING PATTERN

WARM & TRADITIONAL
RUGGED
RAW & WILD

SURFACE

OPTION 1
OPTION 2

COMMENTS:

COMMENTS:

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

MOVABLE SEATING

LIGHTING

WARM & TRADITIONAL
RUGGED
RAW & WILD

SURFACE

OPTION 1
OPTION 2

COMMENTS:

COMMENTS:

Dimensions

PEN380 42 CFL - Compact Fluorescent 2 - 120 7 - 277 X - Catenary SG - Matte Silver Grey Metallic GG - Graphite Grey CC - Custom Color N - None

Ordering Information

Specifications are subject to change without notification

ITHACA COMMONS CLIENT COMMITTEE
NOVEMBER 2011 - PRESENT

• 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 Baldassarre 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 Cornish
Philly DeSarno
Jeanne Grace
Julie Holcomb
Tom Parsons
Tom West
ITHACA COMMONS - REPAIR & UPGRADE PROJECT
SEPTEMBER 2012 - RECOMMENDED DESIGN
STATE/MLK JR STREET
STATE/MLK JR STREET - FRAMEWORK
EXISTING CONDITION

AMERTALIA PIZZA

CAYUGA STREET

MOONSHADOW TAVERN

ELECTRICAL

STORM

GAS

ELECTRICAL AND TELECOM

STORM

ABANDONED WATER

WATER

SANITARY
STATE/MLK JR STREET - FRAMEWORK
UTILITY ZONE | SOIL ZONE

- AMERTALIA PIZZA
- CAYUGA STREET
- MOONSHADOW TAVERN

SOIL ZONE | 14.5' MIN | 24' | 14.5' MIN | SOIL ZONE
STATE/MLK JR STREET - FRAMEWORK
UTILITY ZONE

AMERTALIA PIZZA

CAUYAGA STREET

MOONSHADOW TAVERN

REMOVABLE PAVING

24'

SANITARY

NEW STORM

POTENTIAL FUTURE DISTRICT HEATING

NEW WATER

TELECOM AND ELECTRIC
STATE/MLK JR STREET - FRAMEWORK

TREE EVALUATION

<table>
<thead>
<tr>
<th>Recommendation</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remove</td>
<td>Poor habit, poor condition, pest or disease problem, damage</td>
</tr>
<tr>
<td>Transplant</td>
<td>Good habit, good condition, reasonably manageable size</td>
</tr>
<tr>
<td>Maintain</td>
<td>Good habit, good condition, high value, very large size or difficult position</td>
</tr>
<tr>
<td>Maintain or Transplant</td>
<td>Good habit, good condition, high value, may be difficult to transplant</td>
</tr>
</tbody>
</table>
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
EXISTING TREES

FEEDBACK AND RECOMMENDATIONS

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

GRANITE (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
NEUTRAL STRUCTURE + PERENNIAL FLOWERS
STATE/MLK JR STREET

TREES

EXISTING YELLOWWOODS

MEDIUM SCALE FLOWERING TREES

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

Kentucky Coffeetree  Scarlet Oak  Japanese Pagodatree  Shumard Oak
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/MLK JR STREET
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

DWARF OAKLEAF HYDRANGEA
JAPANESE SPIREA
CRANESBILL
DAYLILIES
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’
CATENARY POLE LOCATIONS

STATE/MLK JR STREET

POLE LOCATION GUIDELINES

- ALIGNED WITH PARTY WALLS
- MINIMUM 3’ FROM UNDERGROUND VAULTS
- MINIMUM 2’ FROM BUILDING FACADES

SUPPORT POLE
MIN. 3’-0” FROM UNDERGROUND VAULTS

FIXTURE
CABLE
GRANITE EDGE

MIN. 2’-0”

ALIGNED WITH PARTY WALLS
STATE/MLK JR STREET
CATENARY HEIGHT 18’-0”

Building Facade

Steel Support Cable
Catenary Light Fixture
Support Pole

5' Cal. Tree at Planting
(Approx. 18’-20’ Tall)

Sidewalk 12.50’
Tree Planter 8.00’
Center of Commons
(Fire Truck Access Route) 22.50’
Tree Planter 8.00’
Sidewalk 12.50’
STATE/MLK JR STREET
BANNER SECTION
STATE/MLK JR STREET

PLAY

PLAY ZONES
PLAY STRUCTURE
SPATIAL REQUIREMENTS

21’ x 36’

24’ x 15’

22’ x 15’

17’ x 13.5’

14’ DIA.
EXAMPLE - “FAUNA FEET”

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

STATE STREET
STATE/MLK JR STREET
ART - TROLLEY CIRCLE
STATE/MLK JR STREET
ART - CITY UNDER FOOT

RELOCATE SIGN TO HOME
DAIRY ALLEY

GRANITE BAND

RELOCATE PLAQUES
STATE/MLK JR STREET
CARL SAGAN PLANET WALK

MERCURY
VENUS
EARTH
MARS
SUN
STATE/MLK JR STREET
CHILD OF ITHACA
MLK STATUE

NORTH CAYUGA STREET

EQUAL

STATE/MLK JR STREET

MLK STATUE
STATE/MLK JR STREET - ELEMENTS
SEATING

MOVABLE SEATING ZONE

SWIVELING CHAIRS AND FIXED TABLE

SWIVELING CHAIRS AND FIXED CHESS TABLE

BENCH
SIDE BENCH
STATE/MLK JR STREET - ELEMENTS

SEATING
STATE/MLK JR STREET - ELEMENTS
PLANTERS, BIKE RACKS + LIGHTS

MOVABLE PLANTER BOXES
BIKE RACKS
LIGHTED RAIL
STATE/MLK JR STREET - ELEMENTS
MOovable PLANTERS, BIKE RACKS + PLANTING RAILS
STATE/MLK JR STREET - ELEMENTS
OTHER SITE FURNISHINGS

‘BIG BELLY’ RECEPTACLES

POWER BOLLARDS
BANK ALLEY
BANK ALLEY
BERNIE MILTON PAVILION - PLAQUE

IN MEMORY OF
BERNARD "BERNIE" MILTON
(1942 - 2002)
Beloved family man, radio show host, and popular musician whose activities gave pleasure and joy to generations in Ithaca and the wider community. With his generous spirit and wonderful music he brought people together to share love, hope, peace, and happiness. As he always said, "It's 60 - 40!"

CURRENT PLACEMENT

PROPOSED PLACEMENT
BANK ALLEY
BERNIE MILTON PAVILION - MATERIALS
BANK ALLEY
BERNIE MILTON PAVILION - RAIN EFFECTS

RAIN
SCULPTURE

WATER RILL

TRENCH DRAIN

STAGE

PAVILION
ROOF
BANK ALLEY
PLAN, PROGRAM & ACCESS

SHORTENED PLANT BED

VEHICLE ACCESS
GORGE FOUNTAIN

AA Fountain Cross Section

Planter
Steps
Mist Jets
Seating
Dripping Water Feature

BANK ALLEY

EVOKING THE GORGES
BANK ALLEY
BANK ALLEY
GORGE FOUNTAIN

mist

trickling

bubbling

seeping
BANK ALLEY
GORGE FOUNTAIN
BANK ALLEY
PLANTING - INSPIRATION

GORGE

FOREST CARPET
BANK ALLEY
PLANTING - TREES

REDBUD - CERCIS CANADENSIS
MATURE HEIGHT: 20-30’
BANK ALLEY
PLANTING - GROUND COVERS

50% - STRUCTURE
40% - CARPET
10% - ACCENT

REQUIREMENTS

• Native and Evocative Of Gorge Landscape
• Tolerant Of Urban Conditions
• Promotes Visibility
• Engaging and Educational Landscape
• Year-round Interest
BANK ALLEY
PLANTING - GROUND COVERS

STRUCTURE
- EVERGREEN
- DURABLE

CHRISTMAS FERN (90%)
OSTRICH FERN (10%)

CARPET
- DENSE FOLIAGE
- SEASONAL FLOWERS (EXCEPT HAYSCENTED FERN)

HEART-LEAF FOAMFLOWER & CANADIAN ANEMONE - SHADE
HAYSCENTED FERN - SUN
BANK ALLEY
PLANTING - GROUND COVERS

ACCENTS
• INTERESTING, RARE AND ENDANGERED SPECIES
• SEASONAL FLOWERS

TROUT LILY

SOLOMON’S SEAL

BLOODROOT

RED COLUMBINE

TRILLIUM

JACK-IN-THE-PULPIT
MATERIALS REVIEW
POLE LIGHT LAYOUT

POLE FIXTURE - SELUX ‘DISCERA’
GATEWAYS
GATEWAYS
NORTH, EAST + WEST
GATEWAYS
NORTH, EAST + WEST

- Curb Bump-Out
- Bike Racks
- Newspaper Box
- Gateway
- Bollards
- Movable Planter
- Curb Cut
- Crosswalk
- Proposed Traffic Signal Location

Emergency/Service Access
Digital Directory
GATEWAYS
DIGITAL DIRECTORIES, BOLLARDS + NEWSPAPER BOX