Collegetown Innovation District

Planned Unit Development Application

Ithaca, NY

November 12, 2020
November 4th, 2020

JoAnn Cornish, Director of Planning and Development
Department of Planning and Development
City of Ithaca
108 East Green Street
Ithaca, NY 14850-5690

Dear JoAnn and members of the Planning & Economic Development Committee:

Coll-Cath Associates, LLC intends to redevelop multiple parcels on Dryden Road, College Avenue, Catherine Street, Cook Street and Linden Avenue in the City of Ithaca. The project is within the Collegetown Planned Unit Development Overlay District. Since the project spans multiple parcels crossing different zones, the owner is applying for a PUD. The intent is to provide a high-quality development which includes allowances to increase zoning heights balanced against community benefits.

Enclosed please find a PUD application and supporting narrative.

If you have any questions or require further information, please do not hesitate to call. We are looking forward to a completeness review meeting with staff in the coming days, and anticipate presenting the project at the November 18th Planning & Economic Development Committee meeting.

Sincerely,

Kathryn Wolf
Principal
Project Consultants

ikon.5 architects
Project Architect

Trowbridge Wolf Michaels Landscape Architects
Project Landscape Architect, Municipal Approvals

T.G. Miller, P.C.
Project Civil Engineer

John P. Stopen Engineering LLP
Project Geotechnical Engineer
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Part 1. - Applicant Information

Application Date: __11__/ __4__/ __2020__

1. Applicant Information

Applicant Name (All principal owners of 15% or more must be listed): _______

Coll-Cath Associates, LLC., Owner

Kathryn Wolf, Trowbridge Wolf Michaels Landscape Architects as agent for Owner

Address: 1001 West Seneca St, Suite 201 City: Ithaca State: NY Zip: 14850

Phone: 607.277.1400 Email: kaw@twm.la

Property Owner (If different from applicant): Coll-Cath Associates, LLC.

Address: 15 Thornwood Drive City: Ithaca State: NY Zip: 14850

Phone: 607.257.5050 Email: hermans@inteprop.com

2. Property Information

(Applicant must provide either proof of ownership or an owner’s authorization)

Property Street Address: See attached list of properties

Tax Parcel Number: See attached list of parcels

Legal description of Property: See attached existing conditions narrative

Zoning District: CR4, CR3, CR1, MU2, MU1

Area: 2.65 acres

Frontage: 60' Dryden Road, 277' Catherine Street, 695' College Avenue, 160' Cook Street, 182' Linden Avenue

Current Uses: Residential and vacant
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<th>Dim. (ft.)</th>
<th>Acre</th>
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<th>Land Total:</th>
<th>Gross Floor Area:</th>
<th>Stories:</th>
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<td>0.1</td>
<td>15</td>
<td>$1,050,000</td>
</tr>
<tr>
<td>120 Catherine St</td>
<td>39 x 60</td>
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<td>$1,050,000</td>
</tr>
<tr>
<td>118 Catherine St</td>
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<tr>
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<td>0.1</td>
<td>0.1</td>
<td>15</td>
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</table>

Total: 2,655 479.2 928,160 $7,985,000 $20,200,000
3. **Project Information**

**Project Name:** Collegetown Innovation District

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**Project Narrative and Summary of Community Benefits (attach additional sheets as needed):** See attached.

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**Project Location:** College Avenue 300 and 200 Block, 100 Block Catherine Street and Cook Street.

**Property Size (acres) – both existing & proposed:** 2.65 Acres

**Building Size (square feet) – both existing & proposed:** 92,816 GSF Existing | 720,355 GSF Proposed

**Proposed Project Start & Completion Dates:** Fall 2021 - Winter 2025

**Approx. # of rental housing units:** 440 in Phase I - TBD for future phases

**Approx. # of for-sale housing units:** None

**Approx. SF of office:** 73,424 GSF

**Approx. SF of retail/commercial:** 33,212 GSF

**Approx. SF of community/non-profit use:** TBD

**Approx. SF of light industrial/high-tech:** TBD

**Approx. SF of industrial/manufacturing:** None

**Approx. SF of other uses specify:** None

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Part 4. - **Project Costs**
Cost of New Construction: Approximately $145 Million

Value of Improvements: 0

Value of Equipment to Be Acquired: Not applicable

Other: 0

Total: Approximately $145 Million
Project Narrative
Executive Summary

The proposed Collegetown Innovation District includes development of 2.65 acres in Collegetown. 17 parcels have been aggregated to form five different building sites in the 200 and 300 blocks of College Avenue, the 400 block of Linden Avenue and the 100 block of Cook Street. The building designs align with the recommendations made in the Collegetown Design Guidelines, and in conjunction with the site and streetscape design, will significantly improve the quality of the urban fabric in Collegetown. A summary of the project proposal is included below.

Site Design
Streetscape improvements, open space and pedestrian amenities will be provided extensively throughout the project. Portions of the proposed buildings along College Avenue will step back at the ground floor levels to increase sidewalk widths and create more open space by utilizing private property. Several plaza spaces will be created as a result.

Dryden Center Site
The Dryden Center Site consists of one parcel at the south west corner of Dryden Road and College Avenue in the MU2 zone. One 12-story/144’ office building is proposed. The ground floor will contain an interior court and lobby. A generous sidewalk width and an outdoor entry plaza are created by pushing the ground floors of the building back from the property line.

The Nines Site
The Nines site consists of one parcel at 311 College Avenue in the MU2 zone. One 10-story/108’ mixed-use building is proposed. The building would include a 20-foot setback from the property line to match the current building setback and honor the well-known existing gathering space. A new urban plaza would be developed in this setback.

Catherine North Site
The Catherine North site is composed of three adjacent properties along the west side of College Avenue north of Catherine Street in zone MU2 and four adjacent properties along the north side of Catherine Street in zone CR4. Three buildings are proposed for this site, with heights of 10-stories/108’, 6 stories/66’ and 5 stories/56’. The use is proposed as residential with a fitness center, lobby and retail space on the ground floor.

Catherine South Site
The Catherine South Site is composed of the four properties along the west side of College Avenue between Catherine Street and Cook Street in the MU1 Zone and one property along the north side of Cook Street in zone CR3. Three residential buildings are proposed for this site, with heights of 10-stories/108’, 9 stories/70’ and 5 stories/56’. The Catherine South site will also include townhouse units with individual entrances and front porches along College Avenue to create a more vibrant streetscape.

Catherine Summit Site
The Catherine Summit Site is composed of two through-block properties between the east side of College Avenue and the west side of Linden Avenue and one parcel on Linden Avenue in zones MU2, MU1 and CR4. Three buildings are proposed for this site. One mixed use building will front College Avenue, with a proposed height of 10-stories/108’ and two residential buildings are proposed to front Linden Avenue at 4-stories/45’. The bottom three floors of the building along College Avenue will step back from the property line to create a generous sidewalk and plaza space on private property.

Community Benefits

Community benefits include:
- Increased property tax revenue
- Job creation
- Three million dollars of contributions to benefit the community
- An improved streetscape experience
- High-quality architecture
- Increased open space on private property
A breakdown of the community benefits is outlined below.

**Neighborhood/District Improvements**
- Contribute $1,000,000 toward Collegetown improvements (suggested partial use of these funds may include relocating and rehabilitating the original Firehouse #9 building in consultation with an architectural historian)
- Vastly improve the urban landscape in Collegetown by introducing high quality, well designed architecture and streetscape
- Provide wider sidewalks and increased pedestrian spaces
- Provide safer housing in Collegetown
- Expand the supply and density of housing in Collegetown, which has the potential to protect the surrounding neighborhoods from further encroachment and open up more opportunity for single-family ownership in other areas of the city. An increase of quality housing in Collegetown, with enhanced streetscape and high quality urban neighborhoods will support the movement of students out of residential neighborhoods
- Substantially achieve goals of a number of past Collegetown redevelopment plans, Ithaca Green Building Policy and PLAN ITHACA

**Collegetown Economy**
- Increase in the number of people working and living in Collegetown full time thereby setting the stage for an improved retail/restaurant environment throughout Collegetown.
- Dilute the economic dependency on students (which fluctuate according to the academic calendar) by introducing new uses and functions to Collegetown will strengthen its economic health by encouraging a population that is present year round

**Community / City Revenue**
- Contribute $1,000,000 toward Collegetown improvements as noted above
- Contribute $1,000,000 to INHS for the creation of mutually agreed upon affordable housing projects
- Contribute $1,000,000 to the City for mutually agreed upon budget shortfalls that clearly have a community wide benefit
- Generate a substantial amount of additional income to the City in the form of project Site Plan Review fees and Building Permit fees

**Taxes**
- Significant, immediate increase in the City’s property tax base without the use of an abatement, in an environment where nearly 60% of the assessment base is tax exempt and one in which multiple abatement packages for other large scale developments have reduced future potential property tax receipts
- Provide additions to the City’s sales tax base from future prospective retail tenants in the ground floor of the newly proposed buildings

**Employment**
- Create substantial new long term employment opportunities
- Create a substantial number of high paying, union and non-union construction jobs over an extended period of time given the multi-year implementation schedule for this proposal
- Increase in the number of jobs paying wages at or above the local Living Wage and offering generous benefit packages including health insurance and retirement accounts

**Sustainability benefits**
- Reduce reliance on and the need for car ownership by increasing density
- Reduced reliance on natural gas as a source of energy for heating and cooling thereby reducing greenhouse gas emissions
- Pursue the purchase of alternative power
Zoning Requests

This application requests the creation of a Planned Unit Development to include an increase in allowable building heights and minor lot-by-lot zoning relief in order to realize the proposed 720,000 gross square foot project. The zoning requests are outlined in the chart below. Conditions which match the existing zoning are labeled in green, and requests for Planned Unit Development are labeled in yellow.
### Existing Proposed


### Professional Office

1. Required off-street parking. 2. Private garage for not more than 4 cars. 3. Structures for construction purposes, not to remain over two years. 4. Sign in connection with permitted use. (See: Sign Ordinance, Chapter 272) 5. By Special Permit: Towers or structures for receipt or transmission of electronic signals for commercial purposes or for generation of electricity to be used on the premises where generated in any district (See: §325-9). Except for personal wireless services facilities. 6. By Special Permit: An Accessory Apartment (See: §325-10). Permit required in all use districts. 7. Adult Day Care Home. 8. Home Occupations: are required in certain situations (See: §325-9C(1)). 9. Neighborhood parking area subject to regulations of §325-20 (B). 10. Employee, customer, or public parking areas (See: §325-20).
**Permitted Primary Uses**

<table>
<thead>
<tr>
<th>Site</th>
<th>Zone</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>MU-2</td>
<td>See Dryden Center Site</td>
<td>Residental*</td>
<td>See Dryden Center Site</td>
</tr>
<tr>
<td>CR-4</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>

**Permitted Accessory Uses**

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<th>Site</th>
<th>Zone</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>MU-2</td>
<td>See Dryden Center Site</td>
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<td>None</td>
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</table>

**Off Street Parking Requirements**

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<tr>
<th>Site</th>
<th>Zone</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>MU-2</td>
<td>See Dryden Center Site</td>
<td>None</td>
<td>None</td>
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</table>

**Off Street Loading Requirements**

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<th>Site</th>
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<th>Proposed</th>
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<tbody>
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**Minimum Lot Size**

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<th>Area in Square Feet</th>
<th>Width in Feet at Street Line</th>
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<td>MU-2</td>
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**Max. Building Height**

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<th>Zone</th>
<th>Permitted Primary Uses</th>
<th>Max. Stories</th>
<th>Max. Building Height</th>
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</table>

**Yard Dimensions**

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<tr>
<th>Site</th>
<th>Zone</th>
<th>Max. Stories</th>
<th>Max. Feet</th>
<th>Max. % Lot Coverage</th>
<th>Additional Restrictions / Requirements</th>
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</thead>
<tbody>
<tr>
<td>MU-2</td>
<td>See Dryden Center Site</td>
<td>6 Stories</td>
<td>10 Stories</td>
<td>80'</td>
<td>100%</td>
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<tr>
<td>CR-4</td>
<td>None</td>
<td>4 Stories</td>
<td>6 Stories / 5 Stories</td>
<td>40'</td>
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</table>

### Zoning Chart - Catherine South Site and Catherine Summit Site

**Catherine South**

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<tr>
<th>Site</th>
<th>Zone</th>
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<th>Permitted Primary Uses</th>
<th>Proposed</th>
<th>Permitted Accessory Uses</th>
<th>Off Street Parking Requirements</th>
<th>Off Street Loading Requirements</th>
<th>Minimum Lot Size</th>
<th>Min. Building Height</th>
</tr>
</thead>
<tbody>
<tr>
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<td>Residential</td>
<td>None</td>
<td>None</td>
<td>Same as MU-2. See Dryden Center Site</td>
<td>1. One-family or two-family dwelling: 3,000 SF. Multiple dwelling and other uses: 3,500 SF</td>
<td>1. One-family or two-family dwelling: 3,000 SF. Multiple dwelling and other uses: 3,500 SF</td>
<td>70%</td>
<td>5'</td>
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</tbody>
</table>

**CR-3**

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<th>Zone</th>
<th>Existing</th>
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<th>Proposed</th>
<th>Permitted Accessory Uses</th>
<th>Off Street Parking Requirements</th>
<th>Off Street Loading Requirements</th>
<th>Minimum Lot Size</th>
<th>Min. Building Height</th>
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</thead>
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<tr>
<td>Same as CR-4. See Catherine North Site</td>
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<td>Same as CR-4. See Catherine North Site</td>
<td>None</td>
<td>Same as CR-4. See Catherine North Site</td>
<td>1. One-family or two-family dwelling: 3,000 SF. Multiple dwelling and other uses: 3,500 SF</td>
<td>1. One-family or two-family dwelling: 3,000 SF. Multiple dwelling and other uses: 3,500 SF</td>
<td>70%</td>
<td>5'</td>
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**Catherine Summit**

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<th>Site</th>
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<th>Proposed</th>
<th>Permitted Accessory Uses</th>
<th>Off Street Parking Requirements</th>
<th>Off Street Loading Requirements</th>
<th>Minimum Lot Size</th>
<th>Min. Building Height</th>
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<tbody>
<tr>
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<td>See Dryden Center Site</td>
<td>Mixed-Use</td>
<td>See Dryden Center Site</td>
<td>None</td>
<td>See Dryden Center Site</td>
<td>1. One-family or two-family dwelling: 3,000 SF. Multiple dwelling and other uses: 3,500 SF</td>
<td>1. One-family or two-family dwelling: 3,000 SF. Multiple dwelling and other uses: 3,500 SF</td>
<td>50%</td>
<td>5'</td>
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### Yard Dimensions

<table>
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<tbody>
<tr>
<td>MU-1</td>
<td>Max. Building Height</td>
<td>Max. % Lot Coverage</td>
</tr>
<tr>
<td>MU-1</td>
<td>5 Stories</td>
<td>10 Stories / 9 Stories</td>
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</tbody>
</table>

### Notes

- Street level active use is required along College Avenue.
Existing Conditions
Location

The Collegetown Innovation District site totals approximately 2.65 acres in the heart of Collegetown. The project includes 17 properties located along Dryden Road, College Avenue, Catherine Street, Cook Street and Linden Avenue.
Existing Zoning

The properties are zoned Mixed Use (MU2 and MU1) and Collegetown Residential (CR4 and CR3). Please refer to the zoning diagram below which outlines the project properties, their current zone, and includes the heights allowed in each zone. All of the properties fall within a Planned Unit Development Overlay District.
Existing Building Use

The existing structures are currently vacant and their prior use was predominantly student housing.

Existing Architecture

Collegetown consists mostly of heterogeneous brick buildings ranging in colors from buff gray to salmon to orange to deep red. The largest buildings, which range from 70 to 80 feet tall, are along College Avenue in the 400 block, and a few properties south of Dryden Road.

The east side of College Avenue is punctuated by the tower of 401 College Avenue, a modern, salmon-orange, brick building at the corner of Dryden Road and College Avenue. The buff-colored, 19th century brick building immediately to its north sets the thematic quality of the east side of the block while, on both sides, other newer buildings are sensitively respectful of the street edge.

South of the Dryden Road/College Ave intersection, along the 300 block, several post-modern and modern residences (approximately 70 to 80 feet tall) are dispersed along College Avenue. As one progresses south along College Avenue, the existing structures reduce in size to large, multi-occupancy, wood constructed residences, largely from the late 19th and early 20th centuries. The buildings range from two and half stories to three stories with an approximate height ranging from 35 to 45 feet.

Architecturally, Collegetown is a context where any good, high aspiring building will fit well. While Collegetown offers no consistent architectural language to suggest a specific architectural expression, a number of conditions adjacent to the project site at College Avenue and Catherine Street do offer clues that can inspire and influence design thinking. The most significant of these potential influences are the scale and masonry materiality, the residential massing and design features of the existing buildings in Collegetown.

See Appendix B for photographic composites of the existing architecture along Dryden Road, College Avenue, Catherine Street, Cook Street, and Linden Avenue.
Existing Transportation

PLAN ITHACA identified that 42% of city residents walk or bicycle for their commute, and 12% take public transit (pg. 93). It is likely the percentages of people walking, bicycling or using public transportation are even greater for the Collegetown population.

Three TCAT bus stops are present in proximity to the proposed project. They are located at College Avenue and Oak Avenue in front of the Schwartz Center for the Performing Arts, mid-block on College Avenue in front of GreenStar and the proposed project, and at College Avenue & Mitchell Street. At least 10 routes serve these stops. There are bicycle racks throughout Collegetown, and TCAT has bicycle racks on their vehicles.

A campus shuttle privately operated by the project developer runs along College Avenue between the Collegetown Terrace Apartments and Cornell University. The shuttle services the Collegetown Terrace Apartments and 119-125 College Avenue. The shuttle operates two busses five days per week; in the mornings from 7:30 to 11:30 am they run every 10 minutes, and in the afternoons, from 12:15 to 4:15 pm, they run every hour. On Sundays, the Collegetown Terrace shuttle runs service to Wegmans all day.

Car share is available in Collegetown, with four dedicated parking spaces (Sheldon Court, Dryden Road & Elmwood Avenue, College Avenue & Catherine Street, and Stewart Avenue & Buffalo Street). There are numerous private parking lots. Public parking includes the city parking garage on Dryden Road, and street parking.

Please refer to the following diagram.
Existing Open Space, Cultural & Natural Resources

The streetscape in Collegetown is constrained. Studies of Collegetown have repeatedly noted the insufficient widths of the sidewalks, the physical constraints present that inhibit streetscape amenities and the lack of publicly accessible open space. Only two open spaces occur in Collegetown, a seldom-used, small greenspace below the parking Garage on Dryden Road and an urban plaza in front of Cornell’s Schwartz Center for the Performing Arts and Sheldon Court to the south. The Student Agencies project, currently under construction, will add open space on the opposite side of the street from the existing Schwartz Center for the Performing Arts plaza. Access to the gorge is available at the north edge of Collegetown.

The East Hill Historic District, which is locally and nationally designated, is located to the west. The proposed project properties are located outside of the historic district. Two properties in Collegetown are designated as Local Landmarks, the Grandview House at 209 College Avenue and the John Snaith House at 140 College Avenue. The Grandview house is adjacent to the proposed project, and the John Snaith House is across the street (Cook Street) from the proposed project.

The Grandview House, with its period architecture, is an 1888, 5-story, wood-frame house which is the only survivor of a series of rooming homes built in the 1800’s. The building includes a contemporary addition on the back and is currently used as a rental property. (Source, Collegetown Historic Resources Worthy of Detailed Research, 2009, Mary Tomlan and John Schroeder)

The John Snaith House is significant for its connection to the person who designed and lived in the home, John Snaith. A native of England, Snaith designed and erected this home himself. He developed and built several homes on East Hill, in Albany and to the south in Pennsylvania. After Snaith moved away, the home served as a boarding house and bed and breakfast. Today, the John Snaith House is used as a rental property. (Source, Collegetown Historic Resources Worthy of Detailed Research, 2009, Mary Tomlan and John Schroeder).

The Nines, at 311 College Avenue, is not designated as a local landmark or historic resource, but does contain some of Ithaca’s early fire-fighting history. The rear portion of the building was the first Collegetown fire station (Fire Station #9). It was moved to this parcel in 1905 from its original location on the 100 block of Dryden Road, a brick addition was added to the front, and the original cupola was removed. (Source, Collegetown Historic Resources Worthy of Detailed Research, 2009, Mary Tomlan and John Schroeder).

Original firehouse, in the process of being moved to 311 College Avenue.
Existing Conditions

Existing Open Space, Cultural & Natural Resources Diagram
Proposed Project
Project Sites

The proposed PUD contains 17 parcels, aggregated into five project sites. The properties are listed below and shown in the attached diagram.

- Dryden Center: one parcel, one building proposed
- The Nines: one parcel, one building proposed
- Catherine North: seven parcels, three buildings proposed
- Catherine South: five parcels, three buildings proposed
- Catherine Summit: three parcels, three buildings proposed.
**Site Design**

Sidewalk widths and public open space is severely limited in Collegetown. To enhance the streetscape experience, portions of the proposed buildings along College Avenue will step back at the ground floor levels to increase sidewalk widths and create more open space by utilizing private property.

The intent is to develop the streetscape with high-quality, durable materials and amenities. Pedestrian circulation will be provided with a sidewalk on city property along the property lines, with expanded pedestrian amenity space between the sidewalk and curb where space allows. Pavements are proposed to be a pattern of poured-in-place concrete and specialty paving for accents. The amenity zone along Dryden Road will contain granite block seating, tree grates, lighting and bicycle racks to coordinate with those used at the neighboring Breazzano Center. The amenity zone along College Avenue will include lighting, tree pits and seating. It is the intent to include street trees within the project wherever space and sub-surface utility constraints allow.

In addition to the improvements to the city right-of-way, open space and pedestrian amenities will be provided extensively throughout the project. Several plaza spaces will be created as a result of pushing the ground floors of the proposed buildings back. In the spaces created by the inflected building shapes at the ground floor, seating, lighting and landscaping are proposed.

- At the Dryden Center site, an entry plaza will be created at the southwest corner of the building.
- At the Nines site, the proposed building will be set back 20 feet and a plaza similar in scale to the existing open space currently in front of the building will be developed.
- At the intersection of College Avenue and Catherine Street, three sites meet (Catherine North, South and Summit), each with the ground floor of the buildings set back. Here, the aggregate sites bracketing the intersection give the sense of a single large plaza that spans the intersection, opening up views and creating a vibrant node of outdoor urban space. In the spaces created by the building shape at the ground floor, seating, lighting and terraced seat walls integrated with planted landscape are proposed.
- At the intersection of College Avenue and Cook Street (Catherine South site), a plaza is created at the southeast corner of the building offering seating, lighting and terraced seat walls.

Pedestrian Crossings at College Avenue and Catherine Street are proposed to extend the sidewalks’ patterning across the vehicular roadway, uniting the three building sites and enhancing traffic calming. The intersection of College Avenue and Dryden Road, the central crossing in the Collegetown district, is envisioned to include a distinctive treatment that brands the district as one of vitality and innovation.

Interior to the Catherine North and Catherine South sites, a series of landscaped courtyards, small seating areas, passive tree and lawn areas and planted visual buffers are proposed.

Along Catherine Street and Cook Streets, the 25 foot right-of-way is filled nearly edge to edge by the roadway, curbing and four to five foot wide sidewalks, preventing traditional street tree planting. Plantings will be provided on the project property along Catherine Street and Cook Street to improve the pedestrian experience, buffer the architecture and unify with the neighborhood character to the west.

Along Linden Avenue, buildings will be set back 10 feet to create front yards similar to the neighboring properties, per zoning requirements. The existing five foot sidewalk will be maintained, and additional small scale street trees will be provided in the right-of-way below the existing overhead utility wires. Lawn and landscaping is proposed for the front yards to improve the pedestrian experience, buffer the architecture and unify the neighborhood character.

Improvements to the public realm will implement universal design and ADA accessibility throughout the project.
Proposed Project
Aerial Rendering - Collegetown Innovation District
(Corner of Dryden Road & College Avenue, looking Southeast)
Dryden Center Site

Located at the corner southeast of College Avenue and Dryden Road, the Dryden Center site consists of one parcel and is the “100% corner” of Collegetown. The property sits at one of the busiest intersections of pedestrian activity and holds strong potential for new retail and commercial uses. As noted in the Goody Clancy Urban Plan & Design Guidelines, “Prices at the corner of College Ave and Dryden Road are by far the highest in the county” and commercial rents are not aligned with the high price of development. As such, the Goody Clancy plan proposed a strategy of allowing the greatest redevelopment density at or near this intersection.

In addition, the parcel is extremely small, approximately 70 feet by 60 feet, which limits development. Once the necessary circulation (stairs, elevators, hallways) are included in a potential building on this parcel, each floor’s usable space per floor becomes restrictive. The existing height limit of six stories on this parcel does not yield the square footage necessary to financially support a building.

Use for this building is proposed as professional office. An open floor plan is proposed for offices or startup space for emerging small businesses. Given the small footprint, a height of 12 stories (144 feet) is necessary to achieve the overall square footage required by the program.

The main entrance will be at the southwest corner of the building on College Avenue. The ground floor will contain an interior court and lobby. Physical connectivity will be enhanced by creating an outdoor entry plaza entrance by pushing the ground floors of the building back from the property line. Transparent glazed walls are proposed for the ground floor to visually connect to the interior building activity to College Avenue. Public events, such as art displays, pop-up packaged food venues, food drives and other social activities are imagined for this first floor, promoting a place that is positively embedded in the community.

Dryden Center is envisioned as a glass building on the north and west walls, with masonry on the east and south party walls. The façade is proposed as a combination of clear and patterned glass. Two types of glass will be used. One will have frit (an internal screening interlayer). The fritted glass will pull back along the building façade, much like a curtain, to reveal clear glass at the corner. The curtainwall proportions and patterned glass on the facades will serve to reduce the scale of the building. The horizontal lines rendered on the façade will facilitate a relationship with the smaller scale of adjacent buildings.

The chamfer at the corner, required by zoning, is celebrated vertically along the entire building height. A series of narrowing and widening ascending angles will unveil a secondary layer of curtainwall providing architectural interest.

Inside, circulation and open seating areas will be organized against the glass façade in lieu of closed offices. This façade expression combined with the liveliness of activity inside, will provide a rich urban experience. The effect will be visible from the ground and anywhere one can view the building.

The proposed building deviates from the existing zoning as follows:

- Number of stories:
  - 12 in lieu of 6
- Height:
  - 144 feet in lieu of 80 feet (this is based on a 12 feet floor to floor which is minimally acceptable for office programs)
- Setbacks:
  - Rear yard setback 0 feet in lieu of 10 feet. Because the site is a corner lot a rear yard setback would create a 10 foot gap in the urban fabric on either College Avenue or Dryden Road.
  - Front yard setback, varying from 0 to 18 feet in lieu of the maximum allowed of two feet.

Please refer to the pages following, which include an illustrated site plan, a ground floor plan, a streetscape rendering, and building elevations.
The Nines Site

The Nines site is composed of one 0.1 acre property located at 311 College Avenue in zone MU2. The property is currently vacant and in disrepair.

The historical significance of the architecture at the Nines was recently thoroughly debated. Ultimately, it was not designated as a local landmark. However, the development team recognizes the unique history of this building in providing fire protection services to the Collegetown neighborhood and more recently as a favorite gathering spot in the neighborhood. The building in its current condition has a host of building code and structural issues that make it financially impractical to keep on this parcel in the center of Collegetown.

The proposal for this site includes taking the Nines building down and preserving the original Station No. 9 structure. 311 College Avenue is not the original location for the building. The original wooden firehouse structure was relocated to this site in 1905 and the front brick portion added on (see existing conditions, cultural resources section). The project developers are including a one million dollar contribution to be used for the benefit of Collegetown and are proposing to use those funds to move and reconstruct the original fire station building (the wooden portion in the back) on a City-owned site for use as a community meeting space. Ideally the reconstruction would incorporate interpretation on the City of Ithaca Fire Department and be located or adjacent to the same site eventually selected by the City for the new, relocated Collegetown (Station 9) fire station. The ultimate use of the funds is expected to be decided in conjunction with the City. Should the city be interested in moving forwards with the relocating of the original firehouse, the developer plans to engage Bero Architects, a well respected architectural historian to lead the design and documentation effort.

One building is proposed for the site, at 10 stories, 108 feet with a mixed-use program. The building would include a 20 foot setback from the property line to match the current building setback and honor the well-known existing gathering space. A new urban plaza would be developed in this setback.

The proposed building deviates from the existing zoning as follows:

- **Number of stories:**
  - 10 in lieu of 6
- **Height:**
  - 108 feet in lieu of 80 feet
- **Setbacks:**
  - Front yard setback 20 feet in lieu of the maximum allowed of two feet.

Please refer to the pages following, which include an illustrated site plan and a ground floor plan.
Illustrated Site Plan - The Nines Site
Catherine North Site

The Catherine North site is composed of three adjacent properties along the west side of College Avenue north of Catherine Street in zone MU2 and four adjacent properties along the north side of Catherine Street in zone CR4. The aggregated parcels for this site total approximately 1.65 acres. There are currently seven older and vacant wood frame homes on the site, which were previously rental properties. Environmental abatement on these homes is nearly complete and the buildings will be removed as part of this project.

It is anticipated that this will be the first site developed within the Collegetown Innovation District. For details, refer to the project timeline included in this submission.

Three interconnected buildings are proposed for the Catherine North site. The buildings will step down as the grade descends along both College Avenue and Catherine Street, easing the interface with the existing neighborhood to the west. This site will contain a total of approximately 222 rental units and 3,250 gross square feet of commercial retail space. Building 1a (along College Avenue) is proposed at 10 stories/108 feet and will include first floor active use, including a fitness center and retail services with multi-family residential use in the floors above. Mid-block on Catherine Street Building 1b is proposed at six stories/66 feet with multi-family residential use. Building 1b will be connected via bridges to the buildings on either side. Building 1c, along Catherine Street, is proposed at five stories/56 feet with multi-family residential use. Three principal points of entry to the complex are proposed on College Avenue and two entrances are proposed on Catherine Street.

The first floor of building 1a along College Avenue is proposed to step back from the property line at an angle to unify with the adjacent building line established by 312 College Avenue residential building and to provide additional circulation space at the street level. The first floor is proposed as mostly glass and includes a fitness center at the north end, a lobby and concierge desk and a retail space at the south end.

The proposed building faces on College Avenue and Catherine Street will be clad with brick. The College Avenue building faces will include transparent, two and three-story window openings, and residential sized windows to promote a façade in motion. The varied depth of the transparent openings, the variation in window size and placement, the brick texture and color are intended to create a façade that is fluid, transparent, and changes with the movement of the sun. Contextually, the brick materials and color provide connectivity to the College Avenue buildings of the 400 block.

Along College Avenue, the mass of Building 1a will minimized by including a visual break in the building. A vertical glazed element will interrupt the horizontal façade. This glass break in the building will transform to an open loggia at the street level. The loggia will provide a visual connection from the public right-of-way on College Avenue through the building to a green landscaped court nestled in the interior of the urban block.

All three buildings will be connected via enclosed pedestrian bridges along Catherine Street at the upper floors. The ground level will remain open, allowing both a physical and visual connection to the interior landscaped courtyard and creating residential scaled volumes along Catherine Street. The buildings on Catherine Street, similar to existing residences, are set back 10 feet from the property line to provide a landscaped front court that provides access to the main entrances. Buildings 1b and 1c can also be accessed via the bridges and an internal garden court that is connected to the College Avenue entrance. The building faces along Catherine Street will maintain the façade materials from College Avenue. The west elevations, which face the smaller scale multi-family buildings, will be clad in smaller residential scaled metal panels and small evenly-spaced staggered windows to create repetition, symmetry, and order.
The proposed buildings deviate from the existing zoning as follows:

- **Number of stories:**
  - B1a: 10 in lieu of 6
  - B1b: 6 in lieu of 4
  - B1c: 5 in lieu of 4

- **Height:**
  - B1a: 108 feet in lieu of 80 feet
  - B1b: 66 feet in lieu of 45 feet
  - B1c: 56 feet in lieu of 45 feet

- **Setbacks:**
  - B1a: front yard setback between 0 and 26 feet in lieu of a maximum allowed of two feet

Please refer to the pages following, which include an illustrated site plan, first floor building plans, a streetscape rendering, and building elevations.
Perspective Rendering - Streetscape at Catherine North Site
(College Avenue, looking Southwest)
Proposed Project

Perspective Rendering - Streetscape at Catherine North Site
(College Avenue, looking Northwest)
Proposed Project

East Elevation - Building 1a, Existing Building at 312 College Avenue

Catherine Street
College Avenue

South Elevation - Buildings 1c, 1b, & 1a

East Elevation - Building 1a, Existing Building at 312 College Avenue

College Avenue
Catherine Street
Proposed Project

Building Elevations - Catherine North Site

West Elevation - Building 1a

North Elevation - Building 1a
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Proposed Project

Building Elevations - Catherine North Site

North Elevation - Building 1b

West Elevation - Building 1c
Catherine South Site

The Catherine South site is composed of the four properties along the west side of College Avenue between Catherine Street and Cook Street in zone MU1 and one property along the north side of Cook Street in zone CR3. The aggregate parcels are approximately 0.64 acres. There are currently four older, vacant wood frame houses on the site, which were previously rental properties.

Plans for this site include three buildings that step down in height as grade falls along both College Avenue and Cook Street. Building 1a is proposed as a townhouse at 10 stories/108 feet with multi-family residential use. Building 1b, also a townhouse, is proposed at nine stories/96 feet with multi-family residential use. Building 2 is proposed at five stories/56 feet with a pitched roof and multi-family residential use. This site will contain approximately 218 rental units.

The first two floors of the Buildings 1a and 1b along College Avenue are proposed to step back from the property line at both the Catherine and Cook intersections, increasing the available open space and providing additional circulation and amenity space at the street level. Three principal points of entry to the building are proposed; two entrances on College Avenue and one entrance from Catherine Street. The townhouse units along College Avenue include individual entries with front porches, creating a vibrant street dialogue with the urban residents.

The building façade for 1a along College Avenue is proposed as a brick masonry checkerboard. The patterning is intended to create an active solid/void pattern on the elevation, grounded by individual townhouse entry stoops at the street level along College Avenue. The windows will be arranged to create a visually active façade by staggering mullion spacing and metal panels. In keeping with the collection of varied masonry buildings along College Avenue, and to expand the Collegetown mosaic, the masonry selection on this site will be different from the masonry selection at the Catherine North site.

At the southern end of the site, building 1b’s façade is proposed as a zinc clad grid frame infilled with windows and dark metal panels. The grid cladding will continue along Cook Street, and wrap the corner to the west. The western elevations of building 1a will be clad in the same manner.

Building 2, located on Cook Street, is a standalone five-story house that will provide a transition to the existing buildings. The façade will have a ground level porch, and be set back from the street to align with its neighbor to the west. This building will be more residential in form and scale and will include a pitched roof. The building will be clad in zinc-shingles with residential scaled windows and a combination of dormers and roof cutouts.

The proposed buildings deviate from the existing zoning as follows:

- Number of stories:
  - B1a: 10 in lieu of 5
  - B1b: 9 in lieu of 5
  - B2: 5 in lieu of 3
- Height:
  - B1a: 108 feet in lieu of 70 feet
  - B1b: 96 feet in lieu of 70 feet
  - B2: 56 feet in lieu of 35 feet
- Setbacks:
  - B2: no parking proposed on site in lieu of the parking requirement for the C4 parcel on Cook Street. Residents may use Collegetown Terrace for parking and also use the Collegetown Center shuttle for transportation.

Please refer to the pages following, which include an illustrated site plan, a first floor building plan, a streetscape rendering, and building elevations.
Proposed Project

Building Elevations - Catherine South Site

East Elevation - Building 2

South Elevation - Existing Building at 116 Cook Street, proposed Buildings 2 and 1b
Proposed Project

Building Elevations - Catherine South Site

West Elevation - Buildings 1a and 1b
East Elevation - Catherine South Buildings 1b & 1a, Catherine North Building 1a, 312 College Avenue
Catherine Summit Site

The Catherine Summit site is composed of two through-block properties between the east side of College Avenue and the west side of Linden Avenue and one parcel on Linden Avenue. Currently, these parcels reside in three different zones. Fronting the east side of College Avenue are zones MU2 and MU1. Fronting the west side of Linden Avenue, the parcels are zoned CR4. The aggregated parcels are approximately 1.06 acres. This is the largest of the assembled sites in the project and is unique in that it has substantial frontage on both College Avenue and Linden Avenue. There are presently two buildings on the site fronting College Avenue. 301 College Avenue is an unadorned, four-story, dryvit-clad mixed-use building that was constructed in the mid-1980s. 215 College Avenue hosts an older wood frame structure that is a rental property. The properties which front Linden Avenue are surface parking lots.

Plans for this site include three buildings. Building 1, along College Avenue is proposed at 10 stories/108 feet with commercial and start-ups incubator space on the ground floor and multi-family residential use above. Buildings 2 and 3, along Linden Avenue, are proposed at four stories/45 feet with multi-family residential use. When developed, this site will have just over approximately 308,647 gross square feet of space, consisting of 46,176 GSF of commercial and/or start-up incubator space and 262,471 GSF of multi-family residential space.

The bottom three floors of Building 1 along College Avenue will step back from the property line at an angle in order to create a generous sidewalk and plaza on private property. The plaza will align with the axis of Catherine Street and combine with the setbacks of the lower floors of the buildings at the Catherine North and Catherine South sites to provide a gracious and open pedestrian experience. Main entrances will be on College Avenue.

The design of Building 1 will be modern. The ground floor along College Avenue is anticipated to be glass and will be designed to meet the zoning requirement of an active use. In keeping with the characteristics of College Avenue, specifically the 300 and 400 blocks, it is anticipated that the upper floor façades will be a proportion of masonry glazed walls and window openings.

The design of Buildings 2 and 3, on Linden Avenue, are anticipated to be clad in a panelized system scaled to residential proportions with residential windows appropriate to the existing context on Linden Avenue. Their mass will be broken down to integrate with the scale of the existing residential buildings. In addition, the buildings on Linden Street will be set back 10’ to provide a landscaped front court, matching other nearby residential buildings. The main entrance for Buildings 2 and 3 will be on Linden Avenue.

Buildings 2 and 3 will comply with the existing underlying zoning. Building 1 deviates from the existing zoning as follows:

- Number of stories:
  - B1 (MU-2): 10 in lieu of 6
  - B1 (MU-1): 10 in lieu of 5
- Height:
  - B1 (MU-2): 108 feet in lieu of 80 feet
  - B1 (MU-1): 108 feet in lieu of 70 feet
- Setbacks:
  - B1 (MU-1): 0 feet in lieu of 5 feet
  - B1 (MU-2): front yard setback varies between 0 and 47 feet, in lieu of the maximum allowed two feet
- Lot Coverage:
  - B1 (MU-1): 83% in lieu of 70%

Please refer to the pages following, which include an illustrated site plan and a streetscape rendering.
Proposed Project

Perspective Rendering - Catherine Summit Site
(Elevated View, looking Northeast)
# Building Use & Square Footage Summary

<table>
<thead>
<tr>
<th>Site</th>
<th># of Rental Units</th>
<th>SF of Office</th>
<th>SF of Retail / Lobby</th>
<th>SF of Non-Profit</th>
<th>SF of High-Tech</th>
<th>GSF Total</th>
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<tbody>
<tr>
<td>Dryden Center (A)</td>
<td>0</td>
<td>43,268 SF</td>
<td>3,340 SF</td>
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<td>49,948 GSF</td>
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<td>Catherine North (K)</td>
<td>222 Units</td>
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<td>3,250 SF</td>
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<td>Catherine South (D/E)</td>
<td>218 Units</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>151,692 GSF</td>
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<td>Catherine Summit (F/G)</td>
<td>TBD</td>
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<td>23,088 SF</td>
<td>TBD</td>
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<td>308,647 GSF</td>
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<td>Nines</td>
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<td>7,068 SF</td>
<td>3,534 SF</td>
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<td>38,874 GSF</td>
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<td><strong>TOTALS</strong></td>
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<td><strong>720,355 GSF</strong></td>
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*Actual square foot allocation to retail/commercial/office uses subject to market conditions and ability to lease out these spaces as proposed.
**Timeframe**

The implementation of this redevelopment proposal is anticipated to occur over an approximately five-year time frame.

At this time the owner is committed to moving forward with the proposed development and architecture as defined above for the Catherine North and Catherine South sites, and intends to begin the site plan review process for these sites once a conditional approval for the Planned Unit Development is granted. The owner has confidence in the proposal objectives defined for the other sites and anticipates conducting SEQR for the entire PUD.

With a rapidly changing development environment in Collegetown and the City of Ithaca generally it is important to note that a certain amount of flexibility will be required relative to the other sites given the five-year horizon for this development program. This is particularly important now in light of the Covid-19 pandemic and the significantly changing economic environment. It is expected that each of the sites would be subject to site plan review, allowing the details of the development plans to be examined closer to the time of implementation. Overall, however, the economic feasibility of the entire redevelopment program (given the extraordinarily high cost of land acquisition in Collegetown) is contingent upon a minimum of 720,000 gross square feet of new development. Any changes to the development proposal which diminish the proposed square footage on one site will have to be made up on another site in order to maintain the economic viability of the overall redevelopment proposal.
PUD Request
PUD Request

This application requests creation of a Planned Unit Development to include an increase in allowable building heights and minor lot-by-lot zoning relief in order to realize the proposed project. The details for each site are included in the architectural descriptions above and summarized in the following chart. Conditions which match the existing zoning are labeled in green, and requests for Planned Unit Development are labeled in yellow.
### Planned Unit Development Application for New Zoning

<table>
<thead>
<tr>
<th>Site</th>
<th>Zone Permitted Primary Uses</th>
<th>Permitted Accessory Uses</th>
<th>Off Street Parking Requirements</th>
<th>Off Street Loading Requirements</th>
<th>Minimum Lot Size</th>
<th>Min. Building Height</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing</strong></td>
<td></td>
<td></td>
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<tr>
<td><strong>Proposed</strong></td>
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<tr>
<td><strong>MU-2</strong></td>
<td></td>
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<td></td>
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</tr>
<tr>
<td><strong>Dryden Center</strong></td>
<td>MU-2</td>
<td>6 Stories</td>
<td>12 Stories</td>
<td>80'</td>
<td>144'</td>
<td>100%</td>
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<tr>
<td><strong>The Nines</strong></td>
<td>MU-2</td>
<td>6 Stories</td>
<td>10 Stories</td>
<td>80'</td>
<td>108'</td>
<td>100%</td>
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</tbody>
</table>

**Addendum:**

- Street level active use is required.
- **Rear yard setback requirement is in question at corner site.**
- Street level active use is required along College Avenue.
- **Match Existing face of Nines.**

---

### Yard Dimensions

<table>
<thead>
<tr>
<th>Max. Building Height</th>
<th>Max. % Lot Coverage</th>
<th>Yard Dimensions</th>
<th>Additional Restrictions / Requirements</th>
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<tbody>
<tr>
<td>Existing</td>
<td>Proposed</td>
<td>Existing</td>
<td>Proposed</td>
</tr>
<tr>
<td><strong>MU-2</strong></td>
<td>6 Stories</td>
<td>12 Stories</td>
<td>80'</td>
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### Zone

<table>
<thead>
<tr>
<th>Zone</th>
<th>Permitted Primary Uses</th>
<th>Permitted Accessory Uses</th>
<th>Off Street Parking Requirements</th>
<th>Off Street Loading Requirements</th>
<th>Minimum Lot Size</th>
<th>Min. Building Height</th>
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<tbody>
<tr>
<td><strong>Existing</strong></td>
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<tr>
<td><strong>Proposed</strong></td>
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<td></td>
</tr>
<tr>
<td><strong>MU-2</strong></td>
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<td></td>
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</tr>
<tr>
<td>Mixed Use*</td>
<td>See Dryden Center Site</td>
<td>See Dryden Center Site</td>
<td>None</td>
<td>None</td>
<td>None</td>
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<tr>
<td><strong>The Nines</strong></td>
<td>MU-2</td>
<td>6 Stories</td>
<td>10 Stories</td>
<td>80'</td>
<td>108'</td>
<td>100%</td>
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</table>

**Addendum:**

- Street level active use is required along College Avenue.
- **Match Existing face of Nines.**
### Site: Catherine North

#### Permitted Primary Uses

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<tr>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>MU-2</td>
<td>See Dryden Center Site</td>
</tr>
<tr>
<td>CR-4</td>
<td>See Dryden Center Site</td>
</tr>
</tbody>
</table>

#### Permitted Accessory Uses

<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>MU-2</td>
<td>None</td>
</tr>
<tr>
<td>CR-4</td>
<td>None</td>
</tr>
</tbody>
</table>

#### Off Street Parking Requirements

<table>
<thead>
<tr>
<th>Area in Square Feet</th>
<th>Width in Feet at Street Line</th>
</tr>
</thead>
<tbody>
<tr>
<td>MU-2</td>
<td>2,500 S.F</td>
</tr>
<tr>
<td>CR-4</td>
<td>2,500 S.F</td>
</tr>
</tbody>
</table>

#### Zone Permitted Accessory Uses

<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>MU-2</td>
<td>None</td>
</tr>
<tr>
<td>CR-4</td>
<td>None</td>
</tr>
</tbody>
</table>

#### Off Street Loading Requirements

<table>
<thead>
<tr>
<th>Addition Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Size</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>41' Min. 4 Stories Min.</th>
<th>48' Min. 4 Stories Min.</th>
</tr>
</thead>
</table>

#### Max. Building Height

<table>
<thead>
<tr>
<th>Zone</th>
<th>Max. Building Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>MU-2</td>
<td>10 Stories</td>
</tr>
<tr>
<td>CR-4</td>
<td>6 Stories / 5 Stories</td>
</tr>
</tbody>
</table>

#### Yard Dimensions

<table>
<thead>
<tr>
<th>Max. Lot Coverage</th>
<th>Min. Building Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
<td>Proposed</td>
</tr>
<tr>
<td>MU-2</td>
<td>6 Stories</td>
</tr>
<tr>
<td>CR-4</td>
<td>4 Stories</td>
</tr>
<tr>
<td>Max. Feet</td>
<td>Max. Feet</td>
</tr>
<tr>
<td>MU-2</td>
<td>80'</td>
</tr>
<tr>
<td>CR-4</td>
<td>40'</td>
</tr>
</tbody>
</table>

#### Additional Restrictions / Requirements

<table>
<thead>
<tr>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>MU-2</td>
</tr>
<tr>
<td>CR-4</td>
</tr>
</tbody>
</table>

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_Note:_ The zoning chart for Catherine North Site includes details on permitted uses, accessory uses, off-street parking requirements, off-street loading requirements, and yard dimensions, among other regulations. The chart is structured to provide a clear overview of the site's zoning regulations, including specific requirements for buildings, yards, and additional restrictions. The chart is designed to assist in understanding the legal and regulatory aspects of site development and planning. For detailed compliance and enforcement, refer to the applicable zoning ordinance and regulations. **PUD Request**
### Zoning Chart - Catherine South Site and Catherine Summit Site

<table>
<thead>
<tr>
<th>Site</th>
<th>Zone</th>
<th>Permitted Primary Uses</th>
<th>Permitted Accessory Uses</th>
<th>Off Street Parking Requirements</th>
<th>Off Street Loading Requirements</th>
<th>Minimum Lot Size</th>
<th>Min. Building Height</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Catherine South</strong></td>
<td><strong>MU-1</strong></td>
<td>Same as MU-2. See Dryden Center Site</td>
<td>Residential</td>
<td>Existing: Proposed</td>
<td>Existing: Proposed</td>
<td>Existing: Proposed</td>
<td>Existing: Proposed</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1. Required off-street parking. 2. Private garage for not more than 4 cars. 3. Structures for construction purposes, not to remain over two years. 4. Sign in connection with permitted use. (See: Sign Ordinance, Chapter 272) 5. By Special Permit: Towers or structures for receipt or transmission of electronic signals for commercial purposes or for generation of electricity to be used on the premises where generated in any district (See: §325-9). Except for personal wireless services facilities. 6. By Special Permit: An Accessory Apartment (See: §325-10). Permit required in all use districts. 7. Adult Day Care Home. 8. Home Occupations: are required in certain situations (See: §325-9C (i)). 9. Neighborhood parking area subject to regulations of §325-20 (B).</td>
<td>None</td>
<td>Same as MU-2. See Dryden Center Site</td>
<td>None</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1. One-family or two-family dwelling: 3,000 SF. 2. Multiple dwelling and other uses: 3,500 SF</td>
<td>1. One-family or two-family dwelling: 3,000 SF. 2. Multiple dwelling and other uses: 3,500 SF</td>
<td>1. One-family or two-family dwelling: 30' 2. Other uses: 40'</td>
<td>1. One-family or two-family dwelling: 30' 2. Other uses: 40'</td>
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<td></td>
<td></td>
<td>30' 3 Stories Min.</td>
</tr>
<tr>
<td><strong>CR-3</strong></td>
<td>Same as CR-4 See Catherine North Site</td>
<td>Residential</td>
<td>Same as CR-4. See Catherine North Site</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>TBD</td>
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<td></td>
<td>See Catherine North Site</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>20' 2 Stories Min.</td>
</tr>
<tr>
<td><strong>MU-2</strong></td>
<td>Mixed-Use</td>
<td>See Dryden Center Site</td>
<td>See Dryden Center Site</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>TBD</td>
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<td></td>
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<td></td>
<td></td>
<td></td>
<td>All Uses: 2,500 S.F</td>
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<td></td>
<td></td>
<td>All Uses: 25 LF</td>
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<td></td>
<td></td>
<td>25 LF</td>
</tr>
<tr>
<td><strong>CR-4</strong></td>
<td>See Catherine North Site</td>
<td>Residential</td>
<td>See Catherine North Site</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>TBD</td>
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<td>See Catherine North Site</td>
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<td>See Catherine North Site</td>
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<td>See Catherine North Site</td>
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<tr>
<td><strong>Catherine Summit</strong></td>
<td><strong>MU-2</strong></td>
<td>See Dryden Center Site</td>
<td>Mixed-Use</td>
<td>Existing: Proposed</td>
<td>Existing: Proposed</td>
<td>Existing: Proposed</td>
<td>Existing: Proposed</td>
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<td>Existing: Proposed</td>
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<td>Existing: Proposed</td>
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<td>Existing: Proposed</td>
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<td></td>
<td>Existing: Proposed</td>
</tr>
<tr>
<td><strong>MU-1</strong></td>
<td>Same as MU-2. See Dryden Center Site</td>
<td>Mixed-Use</td>
<td>Same as MU-2. See Dryden Center Site</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>TBD</td>
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<td></td>
<td>See Catherine South Site</td>
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<td>See Catherine South Site</td>
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<td></td>
<td>See Catherine South Site</td>
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<td></td>
<td></td>
<td></td>
<td>See Catherine South Site</td>
</tr>
<tr>
<td><strong>CR-4</strong></td>
<td>See Catherine North Site</td>
<td>Residential</td>
<td>See Catherine North Site</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>TBD</td>
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<tr>
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<td></td>
<td></td>
<td>See Catherine North Site</td>
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<td></td>
<td>See Catherine North Site</td>
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<td></td>
<td></td>
<td></td>
<td>See Catherine North Site</td>
</tr>
</tbody>
</table>

**Notes:**
- **MU-1** and **MU-2** are mixed-use zones.
- **CR-3** and **CR-4** are residential zones.
- **MU-2** and **CR-4** are on the Catherine South Site.
- **MU-1** and **CR-3** are on the Catherine Summit Site.
- **MU-2** and **CR-4** are on the Catherine North Site.
- Street level active use is required along College Avenue.
- Residents can park at Collegetown Terrace and utilize the private shuttle.
Qualification Criteria

The following section responds to the questions posed by the “Minimum Qualification Criteria” listed in the Planned Unit Developments application form.

Is the property located within the established PUDOD?

Yes. The project properties are all within the Planned Unit Development Overlay District. Please refer to the zoning map on page 31.

Does the project further the health and welfare of the community?

The project will improve the economic health of the community by increasing the property tax base, creating jobs and providing space for businesses in Collegetown. An increase in the number of persons who live and work in Collegetown will contribute to the economic health of existing and new businesses in the district.

The project developers will make a $3,000,000 targeted contribution that will have significant community wide benefit. This contribution will directed to three specific areas:

1. City budget relief.
2. Affordable housing.
3. Collegetown neighborhood enhancement.

The project will improve safety. The proposal replaces high density student housing currently located within older, converted wood-frame buildings with new, fully code-compliant buildings which will meet current ADA standards, provide state of the art fire suppression, fire alarms, and other safety features.

The project promotes walkability and will increase the quality of the architecture and streetscape experience in Collegetown.

The project, by densifying housing in the core of Collegetown, has the potential to relieve development pressure on single-family housing stock in the adjacent neighborhoods.

Is the project in accordance with the City Comprehensive Plan?

The redevelopment of Collegetown has been a long standing economic development goal of the City of Ithaca. Within the last forty years there have been several efforts to achieve this goal. In the early 1980s the City retained the American Cities Corporation (ACC) to assess the existing conditions of Collegetown from both a physical and economic perspective, define redevelopment opportunities, and assess potential locations for Cornell’s proposed Performing Arts Center. While Cornell did locate the Performing Arts Center in Collegetown and a local developer built a surface level parking lot on Dryden Road into the mixed use project envisioned by ACC, this had only a limited impact on redevelopment of the entire Collegetown district.

In spite of several other attempts to improve the Collegetown neighborhood, including various street redesign and improvement projects, not much changed in the area with the exception of a number of large scale, disjointed, student housing projects that did not substantially improve the physical and economic environment in Collegetown. In 2006 the City created the Collegetown Vision Task Force to evaluate the Collegetown environment and provide recommendations for new development, infrastructure needs, improving the pedestrian experience, vehicular access and parking. The Collegetown Vision Task Force completed its work in 2007. In the report to Common Council the Task Force concluded that there is a unique opportunity to build on Collegetown’s proximity to Cornell University and create a “diverse, commercially viable, dense, mixed use community characterized by notable urban design, high quality architecture, vibrant public spaces and pedestrian amenities.”
A Collegetown Vision Implementation Committee was established, and together with consultant Goody Clancy, an urban design plan and design guidelines were put together for Collegetown. The final plan recommendations concentrated high density development around the intersection of College Avenue and Dryden Road with decreases in the intensity of development as one moves away from the College Avenue/Dryden Road intersection. The plan is the basis for today’s Collegetown Area Form Districts.

More recently, the City has adopted a Planned Unit Development Zone (PUD) overlay zone in Collegetown; providing flexibility in zoning regulations to allow for a more creative development of land than is possible under standard zoning districts regulations. The PUD overlay is uniquely suited to this redevelopment proposal in that zoning must adopt a lot-by-lot approach, which isn’t always best when applied to aggregate parcels.

Current planning and policy efforts which are relevant to this project are the Collegetown Design Guidelines (March, 2017), PLAN ITHACA (City Comprehensive Plan, 2015) and the emerging Green Building Policy. Below is a description of how the proposal aligns with these initiatives.

**PLAN Ithaca**

**Land Use** — In the land use section of PLAN ITHACA, goals set for Collegetown focus on encouraging increased development, providing mixed use development as well as allowing a higher density of development, including providing more housing per acre. Two important reasons cited for promoting increased density is to lighten the tax burden and protect the surrounding neighborhoods from potential sprawl and the pressures of student housing. The proposed plans align with these goals.

The land use section also calls for an active streetscape and additional greenspace. The proposed plans provide for an activated, attractive public realm. Building frontages are stepped back from the property line, expanding the public realm, and creating additional green space and amenities on private property. Ground floor spaces are proposed as largely transparent with inside active spaces that will contribute to an energized streetscape.

**Economic Vitality** — In the economic vitality section of PLAN ITHACA, development-related goals focus primarily on promoting economic growth through “expanding the tax base while offering more people the opportunity to live within the city. Additional compact, mixed-use development in appropriate areas will have the greatest impact. This type of development generates higher property tax revenues per acre…It allows residents to live near jobs, services, and transit while transforming underutilized areas into desirable urban neighborhoods..” while “preserving the character of our established residential neighborhoods” (pg. 58). The proposed project will provide an expanded tax base, attract more business to Collegetown, provide start-up opportunities and increase job opportunities all within a compact, mixed-use development.

**Community Livability** — PLAN ITHACA identifies preservation of existing neighborhoods through relief of rent market pressure, as well as enhancing existing neighborhoods and their sense of place. The proposed project aligns with these goals through the densification of rental housing within the heart of Collegetown and by providing a high-quality, lively streetscape experience paired with outstanding architecture.

PLAN ITHACA also notes in this section that historic resources should be protected and that new construction adjacent to or within historic resources should be compatible with the existing environment. While not a designated resource, the history of the Nines is well-known and appreciated throughout Ithaca. The proposed project will protect and rehabilitate the original firehouse architecture, moving it to a new location in Collegetown.

The Grandview House and the John Snaith House are adjacent to the project. The rhythm of the proposed building heights will vary in order to gradually capture the proportions of the neighboring structures, and traditional elements of design such as stoops, porches, recessed entries and the use of brick are included in the project.
**Mobility & Transportation** — PLAN ITHACA goals for mobility and transportation include providing adequate sidewalks in Collegetown, creating streets that are attractive public spaces, providing pedestrian lighting and supporting multimodal transportation. The location of the proposed project, walkable to services and Cornell, adjacent to bus service and in close proximity to Ithaca Car Share, supports these goals. Streetscape design provides wider sidewalks, urban plazas, lighting and an overall enhanced pedestrian experience. Residents of the project will also be allowed to utilize parking at Collegetown Terrace, as well as the Collegetown Terrace Shuttle.

**Natural & Cultural Resources** — Goals include finding more greenspace, either public or private. Access to open space in Collegetown is limited. The proposed project will greatly increase the pedestrian urban open space and amenities. These pedestrian improvements are largely due to increasing ground floor setbacks on private property. In addition, despite its highly urban condition, extensive landscaping has been integrated into the proposed plazas to elevate the outdoor experience. The existing paved parking lots interior to the parcels will be replaced with greenspace providing amenity to the residents of the project.

**Sustainability** — PLAN ITHACA identifies promoting the use of renewable energy, and reducing water consumption in its sustainability goals. The proposed buildings will be high-performance, energy-efficient buildings. While future phases of design development will continue to refine sustainable options for the buildings, the following is a list of sustainable features that are being pursued for the buildings on the Catherine North and Catherine South sites:

- The proposed mechanical system is a VRP system that is an electric air-source heat pump packaged unit, similar to a PTAC. This system does not use natural gas.
- The buildings will have high-performance insulated glazing.
- The canopies and overhangs at the entrances will provide shading and limit solar gain.
- Lighting controls will reduce power consumption by turning off artificial lighting during the day.
- Interior shades will be provided to reduce solar gain and actual energy consumption.
- The buildings will meet all ASHRAE 90.1 2013 requirements
- Low-flow plumbing fixtures will be installed to reduce water use
- Energy Star® appliances for high efficiency and reduce power demand will be specified.
- High-efficiency LED lighting will be used in the interior and exterior.
- Smart elevator controls will be included to optimize elevator travel patterns based on actual usage, minimizing wasted motion.
- Site lighting light output will be reduced after hours, with motion sensors to automatically bring lighting up to full brightness only if required.

**Collegetown Design Guidelines 2017**

**Site Design** — The Collegetown Design Guidelines’ “Guiding Principles” call for a cohesive, livable place with an attractive pedestrian environment (page 23). In addition to achieving an improved pedestrian environment, the proposed project aligns with the following specific site design strategies as identified in the guidelines:

- Orienting the building to the street
- Connecting pedestrians to the building and the public realm
- Incorporating open space
- Use a coordinated landscape palette
- Site areas for winter wind and shelter
- Scale lighting for its purpose, minimize light spill
- Site lighting to be compatible to the building and site in style
Building Design – The Collegetown Design guidelines for buildings focus on creating contextual spaces, reinforcing the notion that buildings should effectively relate to their immediate and greater overall context through use of scale, appropriateness, and compatibility. The project is aligned with the building design recommendations in the Collegetown Design guidelines.

The primary building materials selected for the project are included in the guidelines as preferred materials. These include: brick, natural stone, concrete, aluminum framed glazed openings, metal panels & metal trim. The windows and entries proposed for the project also align with the guidelines. These building elements are comprised of windows, storefront, curtain wall, doors, stoops, canopies, and building recesses, and are purposefully designed throughout with attention to scale, proportion, and rhythm. Street level interest is provided, through several of the methods described in the guidelines.

The buildings are designed to be compatible with the existing urban fabric through the use of the following façade articulation methods noted in the guidelines:

- Accent lines
- Color changes
- Material changes
- Minor wall offsets
- Increased setbacks (lower floors)

Horizontal and vertical demarcations such as windows and curtain wall mullions, glass slots, and volumetric setbacks are used to establish floor lines, to establish vertical breaks in building length, and to create loggias and entry courts at the street level. Changes of materials, contrast of color, and shadow relief are used to further articulate the façade.

The guidelines suggest utilizing transitions such as increased setbacks, building articulation or upper floor setbacks for Buildings in MU zones next to residential districts. On the Catherine North Site, the proposed building heights step down along Catherine Street to transition from College Avenue MU1 zone to the residential scale. Building 1a (on College Avenue) is proposed at 10 stories, Building 1B (on Catherine Street) is proposed at 6 stories, and Building 1C (the last on Catherine and adjacent to residential scale housing) is proposed at 5 stories. Buildings 1B and 1C will also align their front yard setbacks with the adjacent residential property. Likewise, the transitional building along Cook Street on the Catherine South site is proposed at 5 stories and includes a front yard setback to align with the neighboring residential structure.

For transitions adjacent to historic resources, the guidelines suggest articulating the building wall which faces the resource or aligning a front setback in the building with the front wall of the historic resource. Building 1 at the Catherine Summit site is adjacent to the Grandview House. The wall facing the shared property line is proposed to be angled, opening up and creating a greater setback at the corner. Extensive landscaping will create a buffer between the new building and Grandview.

Character Areas – The proposed project is located in all three of the character areas identified in the Design Guidelines.

In the Collegetown Core character area (zones MU2 and MU1), the guidelines require orienting buildings to the street and placing buildings as close to the property line as possible. The guidelines further note that additional setbacks can be appropriate to allow for greater sidewalk widths or plazas, which may require variances. The majority of the project is within this character area, and the proposed project aligns with these guidelines. Additionally, “Specialized corner elements” to accentuate key intersections are recommended. The guidelines specifically note the corner of Dryden Road and College Avenue as a key location for this treatment. The building proposed at this site (the Dryden Center site) is proposed with an architecturally distinct corner.
Guidelines for the Residential Transition character area (Zone CR4) include setting back the building to be within the range of setbacks established within the block, providing landscaping in the front yard setbacks, minimizing paving in front yards and minimizing curb cuts for driveways. Providing porches, stoops or recessed entries is recommended. Building 2 on Catherine Street at the Catherine North Site and Building 2 on Linden Avenue at the Catherine Summit Site are both within this character area. The buildings are sited to respect the residential setbacks and to create alignments with their neighbors. The buildings also include details reflecting traditional residential architecture.

Guidelines for the Neighborhood Periphery character area (Zone CR3) include setting back the building to be within the range of setbacks established within the block, providing landscaping in the front yard setback, minimizing paving in front yards, minimizing curb cuts for driveways, and providing a front porch that is architecturally consistent with the primary structure and compatible to the context. Building 2 on Cook Street at the Catherine South site is within this character area. Building 2 is sited to be consistent with the neighboring setbacks, provides a transition in height between the buildings on College Avenue and the residential buildings on Cook, and includes a pitched roof, a landscaped front yard and a front porch.

**Green Building Policy / Ithaca Energy Code Supplement / Green New Deal**

The proposed development will align with the Green Building Policy by meeting one of two compliance paths (Easy Path or Whole-Building Path) as well as the Water Efficiency requirements. The proposed development will align with the Ithaca Energy Code Supplement by meeting the New York State Energy Conservation Construction Code (NYSECCC) and one of the two compliance paths of the Green Building Policy.

The proposed development will meet the following goals in the Green New Deal:

- Produce 40% fewer greenhouse gas emissions than mandated by state code
- Incorporate energy efficient LED lighting,
- Incorporate high-performance glazing,
- Incorporate Low-flow plumbing fixtures to reduce water use thereby reduce sanitary output
- Incorporate Energy Star® high efficiency appliances to reduce power demand

**Does the project create at least one long-term community benefit?**

Yes. Please refer to the community benefits outlined in the Potential Community Benefits Resulting from the PUD project and the Project Benefits Summary section.
PUD Approval Considerations

The following section responds to questions asked in the PUD application.

1. Please demonstrate why this project cannot move forward under existing zoning. Why should a PUD be a desirable way to regulate development on these sites?

   The stated purpose of the PUD is to encourage a more creative approach to developing land than would otherwise be allowed under standard zoning district regulations. The ability of the project developers to assemble a large number of contiguous parcels in the heart of Collegetown presents a unique opportunity to develop a comprehensive and integrated urban design plan. Existing zoning, while adequate for the purposes of individual site review, does not allow for broad change to the existing city fabric. Large scale urban interventions, such as those being proposed, should be reviewed through a comprehensive lens.

   Key to a successful Collegetown revitalization effort is the assemblage of a number of contiguous parcels that when redeveloped will have a significant, meaningful and long lasting positive impact on the neighborhood. To take full advantage of this opportunity the flexibility allowed by the PUD in terms of lot coverage, setbacks from property lines, building heights and massing is essential in achieving an integrated design where the buildings relate well to one another, to the sites where they are located and in their relationship to the street. Ensuring that enough amenity is dedicated to the public realm gives community residents significant places for civic life to play out. Additional density or height requested through the PUD is appropriate against the backdrop of a flourishing urban environment that can support it.

   The lot-by-lot redevelopment of individual sites that has taken place thus far has not and will not create a more vibrant and successful Collegetown. Multiple lot land assemblage takes a long time and is expensive to successfully implement. The project sponsors have accomplished this over an eight year period of time at great expense in terms of both initial acquisition cost and annual holding costs. The holding costs have been compounded by the fact that although these properties have Certificates of Occupancy and Housing Certificates of Compliance they are in fact in such poor condition that the project sponsors determined it was not responsible to rent them. The financial feasibility model for the project, given the overall development costs for the high quality buildings proposed for each of these sites, including the aforementioned site acquisition and holding costs, construction cost, design and financing costs, dictates that at a minimum 720,000 gross square feet of development is necessary for an economically viable project. This can only be achieved by the PUD.

2. Will the project provide for public access pedestrian linkages (active recreation)?

   The project promotes pedestrian linkages.

   Setbacks of the lower floors of the buildings at the ground level along College Avenue provide greater circulation space and develop quality outdoor nodes. College Avenue sidewalks have been repeatedly identified as having insufficient width for the volumes of pedestrians and Collegetown in general has been noted to lack outdoor amenity space. This project will alleviate these conditions along large sections of College Avenue.

3. What are the heights of building in this project? How do building masses and locations compare to each other and to other structures in the vicinity?

   The buildings as proposed are taller than existing zoning. The tallest building is located at the densest corner of Collegetown at the intersection of Dryden Road and College Avenue. Building heights step down along College Avenue as they move farther from the center of Collegetown. Building heights also step down adjacent to residential scale properties to smooth the transition between building masses.
Are there available and adequate transportation systems within the PUD for pedestrians, bicycles and motor vehicles, including transit? What is the impact on external transportation network?

Collegetown is well served by TCAT with a number of designated bus stops on College Avenue from Mitchell Street well into the Cornell campus.

The project developers also provide a daily bus shuttle service between Collegetown Terrace and campus that travels up College Avenue. This shuttle service will be available to residents of the proposed new development. There are also approximately 300 excess parking spaces at Collegetown Terrace that will be made available to the tenants of these new proposed buildings in Collegetown. The current City design for College Avenue includes a bus pull off area in front of the Catherine North and Catherine Summit sites.
Setbacks of the lower floors of the buildings at the ground level along College Avenue provide greater circulation space and develop quality outdoor nodes on private property. College Avenue sidewalks have been repeatedly identified as having insufficient width for the volumes of pedestrians and Collegetown in general has been noted to lack outdoor amenity space. This project will alleviate these conditions along large sections of College Avenue.

5. What is the character of the neighborhood in which the PUD is being proposed? Are there safeguards provided to minimize possible detrimental effects of the proposed use on adjacent properties and the neighborhood in general?

All of the previously mentioned redevelopment plans for Collegetown contain a section describing existing conditions or weaknesses. Collegetown generally, but more particularly the 300 block where most of this redevelopment proposal is focused, has been described as “characterized by poor urban design, … indifferent architecture and a very inconsistent mix of building heights”. Nearly all of the existing buildings that are the focus of the proposal are older wood frame buildings that have been cut up into as many apartments as possible and satisfy only the bare minimum of space requirements as dictated by the Building Code. All have major deferred maintenance items and are not in a condition where the developer is comfortable leasing the units. The exception to this is 301 College Avenue which was constructed in the mid-1980s and is in good condition, although it is not a well-designed building and certainly does not contribute to the quality of the urban landscape in Collegetown as envisioned in this plan. The proposed buildings will be a marked improvement over existing conditions.

All of the proposed uses included in this redevelopment proposal are consistent with other uses in Collegetown currently and with what is allowed as of right under current zoning. The proposed new development will have a positive impact on adjoining properties and on the overall Collegetown neighborhood. The design of the new proposed buildings will enhance the urban environment visually and physically by incorporating such items as improved site lighting, site landscaping, interior trash handling and pedestrian friendly street furniture. The scale of this development proposal, unlike previous proposals, will be both a visual and economic enhancement that has the potential to re-invigorate Collegetown.

6. How do the proposed open space and recreational systems function within the PUD and in relation to the City’s overall open space and recreational systems?

Pedestrian circulation in Collegetown has been constrained by narrow sidewalks with little or no amenities. The proposed redevelopment plan addresses this shortcoming in a number of ways including widening the sidewalks in coordination with the City’s plan for streetscape improvements after the NYSEG power lines and associated communication wiring is relocated underground, pulling back the first floor plates on a number of the proposed buildings to create open courtyard spaces, pulling back the first floor corners of the buildings located at the intersections of Catherine Street and College Avenue / Cook Street intersections allowing greater visibility, and more room for site amenities, plaza spaces and pedestrian movement.

Most of the Collegetown Innovation District project is located in the 300 block of Collegetown, in which the neighborhood west of College Avenue primarily consists of residential structures. The Collegetown Neighborhood has three major character areas known as the Neighboring Periphery, the Residential Transition, and the College Town Core. Each of these character areas are integral to the neighborhood’s identity, so the project respects these conditions and strategically sites each building of the proposal in the appropriate location. Considering that the area west of College Avenue is known as the Residential Transition, Catherine North and Catherine South are consequently partially sited along Catherine Street and Cook Street respectively, in order for this portion of the neighborhood to maintain its identity. These proposed residential buildings provide a transition between this densely developed residential area and the traditional single-family homes of the Neighborhood Periphery. The other mixed-use and office buildings of this project are sited along College Avenue and a part of Dryden Road, as this area of the neighborhood is known as the Collegetown Core—a densely developed part of the community that includes several mixed-use, commercial, and residential developments. Each building within this project is deliberately sited, in order to respect the character areas of Collegetown and develop the urban design of the community.
Although the project is larger than its immediate context, the proposed buildings fit into the existing urban fabric by creating a relationship to the scale of the surrounding buildings. For example, buildings 1a, 1b, and 1c of the Catherine North site diminish in height along the sloping topography of Catherine Street in order to gradually reach the height of the houses that populate the southern and western edges of the site. This feature helps to create a more seamless transition to the surrounding context. Additionally, the building thoughtfully uses masonry, stone, and glazing elements that tie the building to the Collegetown Core, as the existing structures in this character area primarily use these materials.

In minimizing the potential negative effects of the project on the neighborhood, the buildings are cut back along the street edge to expand public space and allow for improved pedestrian traffic. The streetscape along College Avenue and parts of Catherine Street and Cook Street will engage the public with seating options and an expanded sidewalk. This design consideration serves to develop the community, by prioritizing pedestrians and enhancing the streetscape. The Collegetown Innovation District will create interesting architectural gestures that not only improve the quality of the urban fabric, but also considerately blend the project into the surrounding context.

7. What is the generally ability of the land to support the development, including such factors as slope, depth to bedrock, depth to water table and soil type.

Based on similar subsurface conditions encountered developing 312 College Avenue in the late 1990s, the Johnson School’s Breazzano Center at 209-215 Dryden Road in 2018, 238 Linden Avenue in 2019 and 121-125 College Avenue in 2019, it is expected that subsurface conditions will support the proposed buildings.

In Collegetown, there is generally a relatively shallow depth of overburden soil before reaching bedrock. The bedrock is expected to provide satisfactory bearing for the buildings as proposed. The challenge is to design and construct a foundation system with the flexibility to bear on suitable bedrock which varies in elevation, not necessarily following the existing ground contour. As a result, conventional perimeter and pier footings at frost depth are not suitable. In locations where bedrock may be encountered at deeper elevations, drilled piers or driven piles may be required. Where bedrock is shallow, to balance the lower level construction, complete overburden and rock removal will be required. Both conditions, while they are capable of supporting the buildings as proposed, are expensive. Increases in the size of the building contribute to the project remaining economically feasible.

Groundwater is typically encountered as perched water in soil seams and very close to the bedrock elevation. The building design will include measures and structures to address those conditions. Site specific geotechnical engineering evaluations will be conducted for each site that will include design recommendations for the foundation systems. The geotechnical engineer will be involved in the development from design through construction.

8. What potential impacts are there on environmental, historical and architectural resources? Does the proposed PUD serve to protect these resources?

There are two locally designated historic landmarks that are adjacent to the proposed development sites, the Grandview House and the John Snaith House, and they are not a part of this development. The project does not infringe on the property nor the structures in any manner. The project sites located adjacent Grandview House and the John Snaith House provide setbacks that create a buffer zone.

The development team recognizes the unique history of the building on the Nines site in providing fire protection services to the Collegetown neighborhood, and more recently, as a favorite gathering spot in the neighborhood. The project proposed to relocate and rehabilitate the original firehouse structure.
9. **What potential impacts are there on local government services?**

The scale of this redevelopment proposal may place additional demands on both the City Police and Fire Departments. With respect to fire service it should be noted that fire suppression and safety on the proposed properties will be greatly improved. Currently, the sites host multiple wood frame buildings most of which do not have sprinkler systems. The proposed buildings will be fully sprinklered buildings with addressable, state of the art fire alarm systems which include advanced notification procedures to enhance response times.

10. **Is there available and adequate water service?**

The proposed buildings will be supplied from the East Hill Pressure Grid through the Maple Avenue Storage Tank. The distribution system is adequate to do so. The City over the course of the summer of 2019 replaced the existing main water service lines on College Ave with new, larger (12-inch) water mains. Fire flow availability will be determined based on flow testing of the system at a future date and the fire systems will be designed accordingly. The Maple Avenue tank has a capacity of 615,000 gallons and should have adequate reserve storage capacity for the expected fire flows.

11. **Is there available and adequate sewer service?**

It is anticipated that the treatment plant on Third Street has sufficient reserve capacity to treat the additional flows from the project and the mains are sized appropriately to carry the additional flows. While the water mains on College Avenue were replaced, the City also upgraded the existing sewer mains with larger diameter lines. The mains downstream of the new College Avenue main on Mitchell Street and Martin Luther King Boulevard, (jointly owned by the City and Town of Ithaca), have also been replaced and/or upgraded in the recent past. We believe that the city is also currently replacing the mains on Catherine Street to Eddy Street as well.

12. **Will the PUD provide several of the community benefits listed below that contribute to making the project a long-term asset for the community?**

Yes. Please see the next section of the application.
Potential Community Benefits from the PUD Project

The following section responds to questions included in the PUD application.

1. **What will be the increase to the tax roll value of new real property?**

   The current assessed value of all the assembled parcels is $20,200,000. The full build out of the Collegetown Innovation District will add nearly 720,000 gsf of new apartments, commercial and office space. This will create a substantial addition to the tax assessment base. The project developers are working on an agreement with local taxing jurisdictions on a long term structured property tax payment plan with annual set percentage increases in property tax payments that will be significantly larger than current property tax receipts for these parcels. A real estate transaction of this magnitude carries a commensurate amount of risk (particularly in these uncertain and volatile economic times). As such, certainty of annual tax payments is essential to the long term financial viability of this project.

   While not an expansion of the tax base it is worthwhile pointing out that this proposal will generate a significant one-time income for the city in the form of Site Plan Review fees. Assuming a total construction cost of approximately $145,000,000 the Site Plan Review Fee for the application will be $217,500.

   In addition to Site Plan Review fees, the project will generate income to the city for Building Permit fees. While the timing of the payments will be created dependent upon the implementation schedule for the project. However, the full implementation of this project over a three to five-year horizon would generate approximately $1,015,000 of income to the city.

2. **How many FTE jobs will be created as a result of the project? Will the project result in job creation of positions that pay at least a living wage?**

   Approximately 30 jobs will be created by the project sponsors upon completion of the full build out of the projects proposed in this application. These jobs will consist of administrative staff (including property manager, leasing agents, accounting personnel)maintenance staff and cleaning staff. The salary range for these jobs will be between $40,000 to $80,000 per year and will include health benefits (at approximately $12,000 per employee), retirement plan, paid vacation, sick days and personal days. These positions all pay in excess of a living wage which as defined by AFCU’s 2019 Tompkins County Living Wage study is $15.37 for a worker who receives no health benefits.

   A variety of other jobs will be created in each phase of the proposed development by tenants who the project sponsors expect will lease space in these buildings. The first phase of the proposed new development, Catherine North and Catherine South will consist primarily of residential use and some retail space at the Catherine North site. With approximately 3,250sf of retail space in this phase of the overall project we expect approximately eight retail/commercial jobs will be created at this site.

   The proposed building at the Dryden Center Site, is projected to be 11 floors of office space. With a ground floor lobby, exhibit and/or pop-up restaurant space. Job creation at this site is projected to be approximately 140 jobs using a ratio of 1 job per 300 gsf.

   The proposed building on the Nines Site will have a total of approximately 38,874 gsf with a footprint of approximately 3,540 sf. While a specific use for this building has not been identified the project sponsors anticipate a mixed use project consisting of commercial uses on the lower floors and residential use on the upper floors. Assuming the ground floor is a commercial/assembly/retail type of use with two floors of office space above approximately 32 jobs could be created by tenants at this site.
Catherine Summit is a mixed use building that will have approximately 46,000 gsf of commercial space. Approximately 160 jobs could be created by potential retail and office tenants.

While this question deals with permanent employment, the scope of this project and its multi-year implementation schedule will also create significant ongoing construction jobs. Many of these jobs particularly those related to carpentry, electrical work, plumbing work and HVAC work will most likely be filled with union workers. The pay scale for these jobs varies between $45 to $90 per hour (including fringe and benefits) depending on the trade and skill level of the worker. Clearly, these are good paying jobs significantly above the Living Wage level and again, given the multi-year implementation schedule for this project, available for an extended period of time. The first phase implementation, Catherine North and Catherine South sites, we expect will create an average of 110 construction jobs, with a peak construction employment at these two sites between 170 and 180 jobs.

At full build out the Collegetown Innovation District has the potential to create approximately 370 jobs in Collegetown. The first phase of the proposal development will consist of residential use and some retail space at the Catherine North site.

3. Will the project result in job creation of which at least 51% will be held by persons earning 80% or less of Area Median Income?

80% of AMI for a single person household in Ithaca is $47,950. For a four person household 80% of AMI is $68,500. Given this range of income it is likely that at least 51% of the on-site permanent jobs created directly by the project developers will initially be held by persons earning 80% or less of AMI with the expectation that over time these positions and individuals would be earning more.

The future tenants of the spaces will ultimately be the entities that create the various job positions within their organization, set the pay scale and hire individuals to fill these positions. The jobs that are likely to be created based on the type of spaces proposed will be office and retail related positions. Occupational Employment and Wage Estimates published by the U.S. Bureau of Labor Statistics for Ithaca in 2019 indicates that the mean annual wage for Office Workers is $49,040 and the annual mean wage for retail workers is $30,700. As noted above 80% of AMI for a single person household in Ithaca is $47,950. For a four person household 80% of AMI is $68,500. Given that the mean wage is one where 50% of persons earn more and 50% of persons earn less, it is likely some of these jobs will be held by persons who earn less than 80% of AMI depending on household size.

4. Will the applicant provide affordable housing at rents that do not exceed Fair Market Rents occupied by households earning no more than 80% of Area Median Income, adjusted for family size?

The housing components of this redevelopment proposal will be market rate housing. As is well understood and explained in the Goody Clancy report, (part of which included a real estate market assessment by W-ZHA, LLC), Collegetown has unusually high land cost, nearly equivalent to land values in San Diego and Los Angeles. This, and various construction cost factors drive the per square foot construction cost toward a level where only all market rate housing is financially feasible.

The project team is acutely aware of the need for affordable housing in the community. That is why in the community benefit section of this application the project developers propose to provide up to a $1,000,000 to assist INHS in the financing of affordable for sale and for rent housing in Ithaca.
5. **Will the project fill vacant storefronts?**

Existing vacant commercial spaces included in this application are 306 College Ave (formerly Collegetown Wine & Spirits) and 311 College Ave (The Nines). 306 College Ave will be demolished as part of the project and the business that occupied this space has moved to the 400 block of College Ave.

Zoning requires locating uses that activate the ground floor of the new buildings proposed along College Avenue. While retail is often thought of as that use, the developer may need to consider other alternatives. Attracting retail use for the ground floor of the new development sites is a goal that faces a number of challenges. Factors to overcome include:

- The current physical condition of Collegetown is a detriment to many new retail ventures.
- Parking constraints are a barrier to non-student commercial clientele.
- E-commerce is generally making brick and mortar retail operations more difficult to find and sustain.
- Defining a retail niche that can survive and be successful in Collegetown’s unique environment.

In spite of these issues, there are business that may do well in such a student-centric environment and the developer is pursuing options for the commercial ground floor spaces included in the proposal.

6. **Will the project involve environmental remediation?**

No.

7. **Is the project an historic preservation project (in accordance with the Secretary of Interior standards)?**

No.

8. **Will the project be assisting/contracting/renting to MWBEs?**

Every effort will be made to insure MWBE contractors are given the opportunity to bid on the different phases of this project. In nearly all of the applicant’s recent development projects they have had some participation by MWBE contractors. The project sponsors will work with their general contractor to reach an ideal goal of 10% of the construction contracts going to MBE and WBE contractors. Based on the experience of the several local general contractors the developer has spoken with, this is an ambitious goal and may not be achievable due to issues related to both the cost and capability of these firms on large scale projects. Should the 10% goal be unachievable, the project developers do commit to a minimum of 5% of the construction contracts going to MBE and WBE firms. However, the project developers, working in conjunction with a general contractor, will make every reasonable effort to achieve the 10% goal.

9. **Will the project provide free (reduced cost) community space in the project (for instance to a 501c3 non-profit)?**

At this time, no specific program for community space or partnership with a non-profit is defined in the project. However, should the relocation of the original Fire Station 9 be successfully implemented on the site of a new Collegetown fire station, the opportunity is there to create community space accessible to variety of non-profit and other entities such as the Collegetown Neighborhood Council.
10. **Will the project produce large-scale alternative energy, local energy or combined heat/power that results in a significant reduction in greenhouse gas emission?**

The proposed buildings for the Catherine North and Catherine South sites will be designed to use a Variable Refrigerant heat-pump system (VRP), using electricity in lieu of natural gas in order to reduce the greenhouse emissions. In addition, other practical means to conserve resources will be included in the building design, such as overhangs for shading, interior shades to limit heat gain and appropriate number of operable windows for sunlight and fresh air, while reducing the need for artificial lighting. As per the systems, the use of low flow plumbing fixtures, LED for interior and exterior fixtures, Energy Star appliances and smart elevator demand controls will contribute to further reducing the energy usage during a typical day. All of these measures, in totality, will reduce the carbon footprint substantially, and as we develop the project we will strive to incorporate additional energy conserving features. For future phases the intent is to use HVAC systems that are electric based.

In addition, the project developers are exploring the feasibility of entering into a Virtual Power Purchase Agreement (VPPA) with an entity such as the company which now operates the solar farm arrays in Ellis Hollow by Dodge, Stevenson and Turkey Hill Roads. A VPPA allows the project to access clean renewable energy to power the proposed building's electrical and HVAC systems and significantly reduce our dependence on natural gas. This significantly decreases the project's 'carbon footprint' and greenhouse gas emission attributable to natural gas consumption.

11. **Will the project result in high tech job creation?**

While there are no active discussions currently in progress with potential high-tech tenants, the time horizon for implementing this project is fairly long. As market conditions improve and companies start up, relocate or expand, the Dryden Center and Catherine Summit sites offer potential locations for their operations. As an example, over the last 10 to 15 years, the Cornell Business & Technology Park has realized the creation of hundreds of high tech jobs in buildings developed and rented by the project sponsors to high tech start ups that have grown and expanded over time.

12. **Does the project contain the redevelopment of a Brownfield site?**

No.

13. **Will this project provide any other community wide benefits?**

The project developers propose, upon approval of this PUD application, to make a $3,000,000 targeted contribution that will have significant community wide benefit. This contribution will be directed to three specific areas:

1. City budget relief.
2. Affordable housing.
3. Collegetown neighborhood enhancement.

**City Budget Relief**

Mayor Myrick recently stated that as a result of the Covid-19 pandemic the City is facing “the worst budget crisis in the City of Ithaca’s history”. The projected budget shortfall is expected to fall anywhere between four and 13 million dollars. Cornell University has suggested the impact may be even more severe. According to Cornell’s estimates, students annually add upwards of 221 million dollars into the local economy, primarily concentrated in the City of Ithaca. Accordingly, stimulating and promoting new development activity in the City would appear to be more essential than ever.
To address this budget crisis the project sponsors will make available to the City a $1,000,000 fund to help offset the City’s loss of sales tax and other forms of revenue. Distribution of these funds will be contingent on PUD approval for the total amount of square footage proposed in this application. Should, through the approval process, this amount of square footage be reduced there will be a proportionate reduction in this $1,000,000 contribution since the economic viability of the project and this contribution is dependent on the proposed amount of space. Distribution of this fund will be tied to Site Plan approval of each phase of the project. For instance, the first phase of the Innovation District proposal is the development of Catherine North and Catherine South Site. This phase represents 45% of the total proposed development. Therefore 45% of $1,000,000 fund will be disbursed to the City upon Site Plan approval for this phase. This formula will apply to the other two benefit contributions described below.

**Affordable Housing**

The City’s 2019-2023 Consolidated Plan identifies the lack of affordable housing as Ithaca’s number one priority need. The plan states: “Even as affordable rental and for-sale housing has been newly constructed or preserved through rehabilitation and repair (all prioritized activities in our previous Consolidated Plans), housing at every level of affordability continues to be voiced as a major need” (p. 1). The most current data shows 56% of Ithaca’s renters are cost burdened, 41% severely so” (p. 2).

Financing affordable housing has always been a significant challenge to providing this type of housing. The COVID Pandemic has created a lot of uncertainty in the affordable housing financing world. 80% of financing for affordable housing is generated by the sale of tax credits to investors. The downturn in the economy has meant less income for investors and as a result less need for tax credits. In addition, State budgets have been severely impacted as a result of the loss of sales and revenue taxes. The state of New York has already indicated that it may need to cut funding for affordable housing. In a typical funding round the state may fund 30-40 new housing projects, this year it has indicated it will fund 8-12. Less tax credit equity and state funding means financing gaps will need to be filled with other forms of funding and conventional market rate debt. To keep rents low INHS can only utilize a minimal amount of debt even in the current low rate environment. The project developers will provide INHS with $1,000,000 of funding to assist in the financing of newly constructed or renovated affordable housing units. The disbursement formula for this fund is as described above and contingent upon PUD approval and Site Plan approval for the various phases of the proposed development.

**Collegetown Neighborhood Enhancement**

The City has initiated an ambitious program on College Avenue to relocate all the electrical and telecommunications overhead wiring underground, and establish a new curb line, widening sidewalks in some locations. The utility engineering for this project is complete but design for aesthetic aspects of this project is not. This includes designs for finish material for the street, for the sidewalks, landscaping, lighting, bicycle storage, seating, etc. The developer is willing to fund the design for the portions of this work which fall within the proposed PUD boundary.

In past discussions regarding what is needed in Collegetown, a community meeting space has been a consistent item. The project developers are willing to work with the City and Collegetown neighborhood in locating a site where the fire station can be reconstructed and used as a community meeting space and for other activities sponsored by the City and/or Collegetown Neighborhood Council. Ideally this would be the site eventually selected by the City for the new, relocated Collegetown (Station 9) fire station.

To fund these two activities, or other projects the City and Collegetown Neighborhood think are beneficial to the neighborhood, the project developers will provide a $1,000,000 fund to be disbursed based on formula defined above.
Other Benefits

New real estate development generates not only a significant amount of long term sustainable income in the form of increased property tax revenue but also immediate fee income to the City in the form of Site Plan Review fees and Building Permit fees. As an example, the recently completed Collegetown Terrace, 209-215 Dryden Road, 238 Linden, and 119-125 College Ave projects developed by this team paid a total of nearly $820,000 in Building Permit fees. The scope of the Collegetown Redevelopment Project is comparable to the total square footage of these projects and will generate significant fee income for the City.
Project Benefits Summary

Upon completion this plan will achieve the following goals and provide the following community benefits:

**Neighborhood/District Improvements**
- Contribute $1,000,000 toward Collegetown improvements (suggested partial use of these funds may include relocating and rehabilitating the original Firehouse #9 building in consultation with an architectural historian)
- Vastly improve the urban landscape in Collegetown by introducing high quality, well designed architecture and streetscape
- Provide wider sidewalks and increased pedestrian spaces
- Provide safer housing in Collegetown
- Expand the supply and density of housing in Collegetown, which has the potential to protect the surrounding neighborhoods from further encroachment and open up more opportunity for single-family ownership in other areas of the city. An increase of quality housing in Collegetown, with enhanced streetscape and high quality urban neighborhoods will support the movement of students out of residential neighborhoods
- Substantially achieve goals of a number of past Collegetown redevelopment plans, Ithaca Green Building Policy and PLAN ITHACA

**Collegetown Economy**
- Increase in the number of people working and living in Collegetown full time thereby setting the stage for an improved retail/restaurant environment throughout Collegetown.
- Dilute the economic dependency on students (which fluctuate according to the academic calendar) by introducing new uses and functions to Collegetown will strengthen its economic health by encouraging a population that is present year round

**Community / City Revenue**
- Contribute $1,000,000 toward Collegetown improvements as noted above
- Contribute $1,000,000 to INHS for the creation of mutually agreed upon affordable housing projects
- Contribute $1,000,000 to the City for mutually agreed upon budget shortfalls that clearly have a community wide benefit
- Generate a substantial amount of additional income to the City in the form of project Site Plan Review fees and Building Permit fees

**Taxes**
- Significantly increase the City’s property tax base without the use of abatement, in an environment where nearly 60% of the assessment base is tax exempt and one in which multiple abatement packages for other large scale developments have reduced future potential property tax receipts
- Provide additions to the City’s sales tax base

**Employment**
- Create substantial new long term employment opportunities
- Create a substantial number of high paying, union and non-union construction jobs over an extended period of time given the multi-year implementation schedule for this proposal
- Increase in the number of jobs paying wages at or above the local Living Wage and offering generous benefit packages including health insurance and retirement accounts

**Sustainability benefits**
- Reduce reliance on and the need for car ownership by increasing density
- Reduced reliance on natural gas as a source of energy for heating and cooling thereby reducing greenhouse gas emissions
- Pursue the purchase of alternative power
Appendix A
Shade Study
Sun / Shade Study

The following pages include a sun/shade study for the project. Buildings at the proposed heights as well as buildings at the by-right heights were included in the modeling. The study includes results for 9 am, noon and 3 pm for the Spring Equinox, Summer Solstice, Fall Equinox and Winter Solstice. Shade generated by the proposed buildings is shown in gray. The extents of shade cast by what would be by-right structures, (limited to the current zoning heights), is outlined in yellow.

Shade cast by the current allowable heights impacts the streetscape, shading sidewalks on the same side of the street as the building at a minimum. In most cases, the additional shade created by the requested height increase falls within the street and does not reach the opposing sidewalk. During the afternoons of the Fall Equinox, the additional height will cast shade on the opposing sidewalk. During the Winter Solstice, the by-right buildings cast fully across the street to the next building face; the additional height does not further reduce the sidewalk experience.
Sun / Shade Study

Shade from Proposed Building Heights:
Spring Equinox, March 21st
(Yellow Line = Shade Cast at Current By-Right Heights)
Sun / Shade Study

Shade from Proposed Building Heights:
Summer Solstice, June 21st

(Yellow Line = Shade at Current By-Right Heights)
Shade from Proposed Building Heights: 
Autumnal Equinox, September 21st
(Yellow Line = Shade Cast at Current By-Right Heights)
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Sun / Shade Study

Shade from Proposed Building Heights:
Winter Solstice, December 21st
(Yellow Line = Shade Cast at Current By-Right Heights)
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Appendix B

Existing Architecture

Photo Composites
Existing Architecture Photo Composites

The following pages include existing condition photographic composites of the various streets in Collegetown affected by the PUD.
Existing Architecture Photo Composites

Dryden Road, South Side
(from Bryant Avenue to College Avenue)
Existing Architecture Photo Composites

Catherine South
Project Site

Eddy Street 106 108 110 112 114 116 118 202 College Avenue

Cook Street, North Side
(from Eddy Street to College Avenue)
Cook Street, South Side
(from College Avenue to Blair Street)

Existing Architecture Photo Composites

John Snaith House
College Avenue 140 135 Blair Street
<table>
<thead>
<tr>
<th>Bool Street</th>
<th>202</th>
<th>204-206</th>
<th>210</th>
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<th>226</th>
<th>228</th>
<th>230</th>
<th>232</th>
<th>234</th>
<th>238</th>
<th>Breazzano Center</th>
</tr>
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<td>209-215 Dryden Road</td>
</tr>
</tbody>
</table>

Linden Avenue, West Side  
(from Bool Street to Dryden Road)