

DESIGN GUIDELINE SERVICES

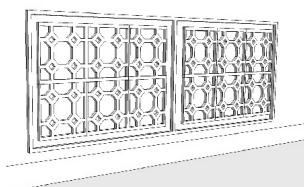
ITHACA, NEW YORK

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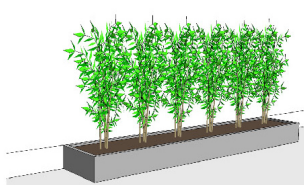


The design guidelines provide examples of articulating a building mass that are similar to the basic mass and scale characteristics of traditional buildings.

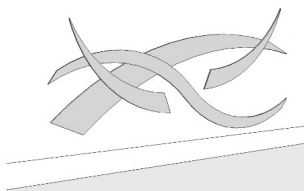
Decorative Wall Surface



Landscaping (Planter)



Wall Art



Downtown and Collegetown Design Guidelines

Ithaca's most important and treasured commercial centers are Collegetown and Downtown. Collegetown includes a pedestrian-oriented, mixed use district and its surrounding residential districts just south of Cornell University in the eastern portion of the city. Downtown is the traditional business district in the city and serves a wide variety of residents and visitors.

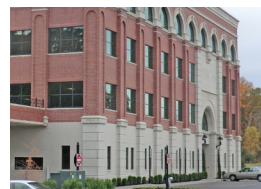
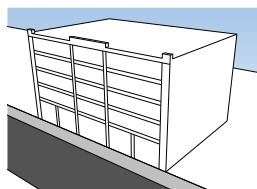
In both areas, project applicants must participate in a design review process prior to receiving project approval. Due to a lack of guidelines, applicants have concerns about the clarity of expectations and predictability of the process and the Design Review Board's decisions. Staff and the Design Review Board also believed the process could benefit from a cohesive set of guidelines for each of these two unique districts.

As a result, Winter & Company is conducting a comprehensive community process to develop stand-alone design guidelines documents for Collegetown and Downtown. Winter & Company is tailoring each document to its respective district, but also striving for consistency in organization and language between the documents to aid in interpretation and to make them user-friendly.

Façade Articulation Methods

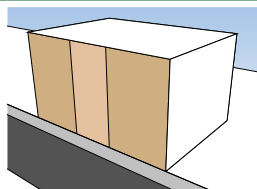
A1 Accent Lines

Accent lines include vertical and horizontal expression lines on a building wall. An accent line often projects slightly from the face of a building wall.



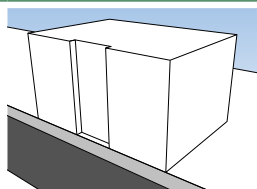
A2 Color Changes

Color changes include significant vertical or horizontal changes (15'-30' min) in color on a building wall.



A3 Minor Wall Offsets

A minor wall offset is a vertical expression line created by notching a building wall for its full height. Minor wall offsets are typically 5 feet or less.



Articulation diagrams and photos provide guidance on ways to provide a sense of human scale in new construction.



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2

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In Collegetown, the design guidelines are being designed to work seamlessly with a previously adopted form-based code and address key concerns like building mass and scale along the street edge, corner building design, inclusion of publicly-accessible open space, site design on sites with significant grade changes and transitions in scale to residential uses. In Downtown, the design guidelines address design of tall buildings allowed under the zoning code, development on curvilinear and odd-shaped parcels, and preservation and incorporation of existing buildings in redevelopment efforts. In addition to these specialized topic areas, both sets of guidelines will address typical design topics, such as site design, building design, landscaping, sustainability and parking. Winter & Company divided both areas into unique subareas or “character areas” for which specialized guidelines were developed.

SERVICES:

- » Design Guidelines for Collegetown
- » Design Guidelines for Downtown
- » Community workshops

CLIENT:

Megan Wilson
Senior Planner
City of Ithaca

DATE:

2015-Present

Maintaining Compatibility with Traditional Scale at the Street

Intent: Maintaining compatibility with traditional building widths and heights along a public street.

Width

Long Walls: Combine at least

(3) three of the following:

- A1, A2, A3, A4, A5, A6

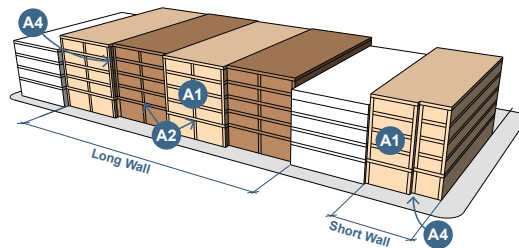
The example building shows A1. Accent Lines, A2. Color Changes, and A4. Minor Wall Offset.

Short Walls: Combine at least

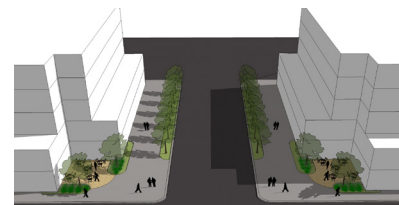
(2) two of the following:

- A1, A2, A3, A4, A5, A6

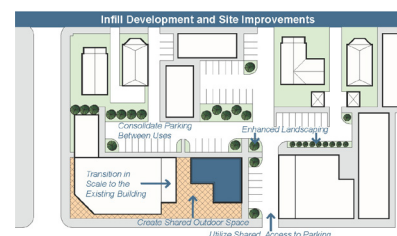
The example building shows A1. Accent Lines and A4. Minor Wall Offset.



	Downtown Core	Tuning Fork	West State Street
Long Wall =	Greater than or equal to 40 ft.	Greater than or equal to 60 ft.	Greater than or equal to 80 ft.
Short Wall =	Less than 40 ft.	Less than 60 ft.	Less than 80 ft.



A shadow study illustrates the positive effects of creating an open space to increase sun exposure.



This diagram shows how a new infill project could work within the existing site without demolishing the original building. The new structure could step down in scale to transition smoothly to the original building. Parking consolidation between uses would allow for site enhancements.



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