



Apartment Buildings
130 Clinton Street, Ithaca, NY

Project Narrative: May 24, 2013

Introduction:

The project consists of constructing three 3-level residential buildings with a mix of studio, 1 and 2 bedroom configurations. Each building will contain 12 units, four on each of the three floors. The project will consist of a total of 36 units, twelve studios, twelve 1-BR, and twelve 2-BR.

Site Development and Architectural Context:

The project will be located on a strip of land between the City of Ithaca Police Department and the Owner's existing buildings located at 136 Terrace Hill. The Terrace Hill property was previously subdivided in to five parcels. This project is located on parcel A. The area of the parcel is 1.748 acres and it wraps around the other parcels starting from Clinton Street and turning towards Aurora Street.

The proposed development will involve a small portion of lot A facing the police station. See location Plan C100. As a mitigation measure for this project the rest of the parcel will be left as 'Area not to be developed'.

Each building is designed as a low rise building set into the slope. We opted for wood framed garden apartments. Garden apartments have the advantage of only one entry/exit point serving a maximum of four dwelling units. This eliminates the need for multiple stairs and common corridors. Each building has two separate entry points. The lowest level is located along a pedestrian boardwalk with handicapped access from the Clinton Street parking area. The upper two levels have a split level entry from a common walkway connected by a series of steps to the lowest level and also to the existing parking area at the upper level. A one story service building is located buildings A and B. It will contain building utilities and a laundry.

The architectural character of the buildings is designed to fit into the existing urban fabric of the surrounding buildings on both sides of the project site. The buildings are designed with flat roof and clad with vertical grooved wood siding in different colors. Projected and angular bays provide a three dimensional effect to the building façade.

A separate narrative is attached for landscape mitigation measures.

ARCHITECTURE

SPACE PLANNING

INTERIOR DESIGN

URBAN DESIGN

312 East Seneca Street

Ithaca, New York 14850

Phone (607) 272-9361

Fax (607) 272-0505

Web www.sharma-arch.com

Email info@sharma-arch.com