

memorandum



date 17 October 2013
 to Ithaca Planning & Development Board
 cc Jennifer Kusznr, Michael Kuo, Lisa Nicholas, Charles Pyott
 from Sasaki Design Team
 project name Ithaca Commons Repair & Upgrade
 project # 06682.00
 subject Response to Conditions from 11/27/12 Adopted Resolution

This memo and attached presentation itemizes the Sasaki Design Team responses to the Adopted Resolution dated November 27, 2012, which laid out certain conditions upon which the Preliminary and Final Site Plan Approval would be based. The exhibits in the attached PDF presentation have been excerpted from construction drawings and represent current design thinking. Once it is complete, the full set of bid documents will be made available to the Planning Board. Items that are still being developed are indicated with blue text.

Cond. No.	Resolution Condition Description	Design Team Comments
i.	1. Final designs for the play structure and scavenger hunt features, and	See attached PDF for scavenger hunt details and one option for a play structure. <i>A custom option for play structure is still being explored by the City, and is not available at this time.</i>
	2. Final designs for the bump-outs at the Commons entrances, and	See attached PDF.
	3. Final designs for the Trolley Circle, and	See attached PDF.
	4. Final designs for the Bank Alley fountain, and	See attached PDF.
	5. Details of electric distribution panel in Bank Alley, sculptural green screen east of new Bernie Milton Pavilion, gateway structure lighting, and patterning of glass panels on the roofs of the Milton Pavilion and the	See attached PDF for electric distribution panel details; please note there are now a total of 4 panels associated with the project, due to the significant power requirements of the Commons final design. See attached PDF for green screen details; the intent is that the screen itself be simple and rectilinear, and that the plant material that climbs it be the "sculptural element". See attached PDF for roof panel patterns, which are linear and angular, in keeping with the

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	gateway structures, and	design aesthetic of Bank Alley, the paving patterns, and the Gorges Fountain. The lighting details for the gateway structure are still under development.
	6. Final locations and quantity of bike racks	See the plan diagram in the attached PDF, which shows the locations of the 23 bike racks that will accommodate 46 bicycles.
ii.	Applicant shall explore incorporating wind/water/solar features into the gateway architecture, and	See attached PDF for concept design of rain chain, which is still being developed.
iii.	The appropriate drawing(s) shall indicate that the existing Commons chess tables and stools are to be salvaged for potential reuse in another city public space, and	See attached PDF for Demo Plan, calling for removal and salvage of chess tables and stools.
iv.	The Planning Board recommends to the Board of Public Works that the existing Commons decorative light poles be salvaged for potential temporary or permanent reuse elsewhere in the City, and	Some light poles have been relocated and are being reused on the site currently, and others have been removed and salvaged.
v.	Any change to the number, spacing and/or species of the East State St./Martin Luther King, Jr. St. trees, as shown in the tree planting plan attached to the aforementioned November 15, 2012 Sasaki memo, shall require Planning Board approval, and	The plan and plant list from the Nov. 15, 2012 memo is included in the PDF, along with the current tree plant list. Tree spacing and species remains unchanged from the Nov. 15, 2012 memo.
vi.	Noise-producing construction shall take place only between the hours of 7:30 a.m. and 7:30 p.m., Monday through Saturday, unless the Superintendent of Public Works deems it necessary to permit work outside these hours.	See attached PDF for page from construction specifications outlining work hours.