memorandum

SASAKI

date 17 October 2013

to Ithaca Planning & Development Board

cc Jennifer Kusznir, 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. A custom option for play structure is still being explored by the City, and is not available at this time.
	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

Cond. No.	Resolution Condition Description	Design Team Comments
	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.

ITHACA COMMONS
REPAIR & UPGRADE PROJECT

PLANNING BOARD PRESENTATION *(DRAFT)*

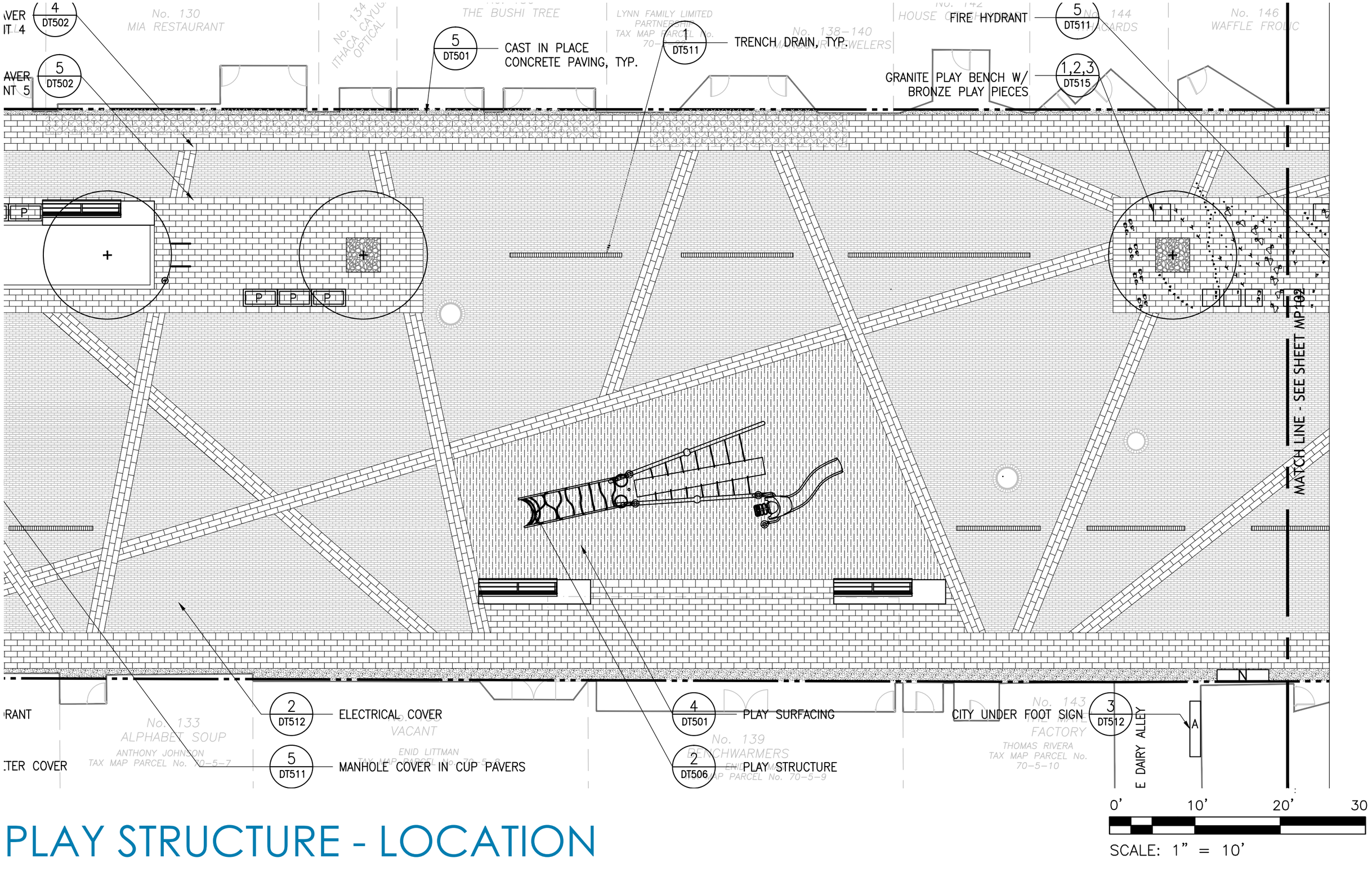
OCTOBER 22, 2013

ITHACA COMMONS - REPAIR & UPGRADE PROJECT

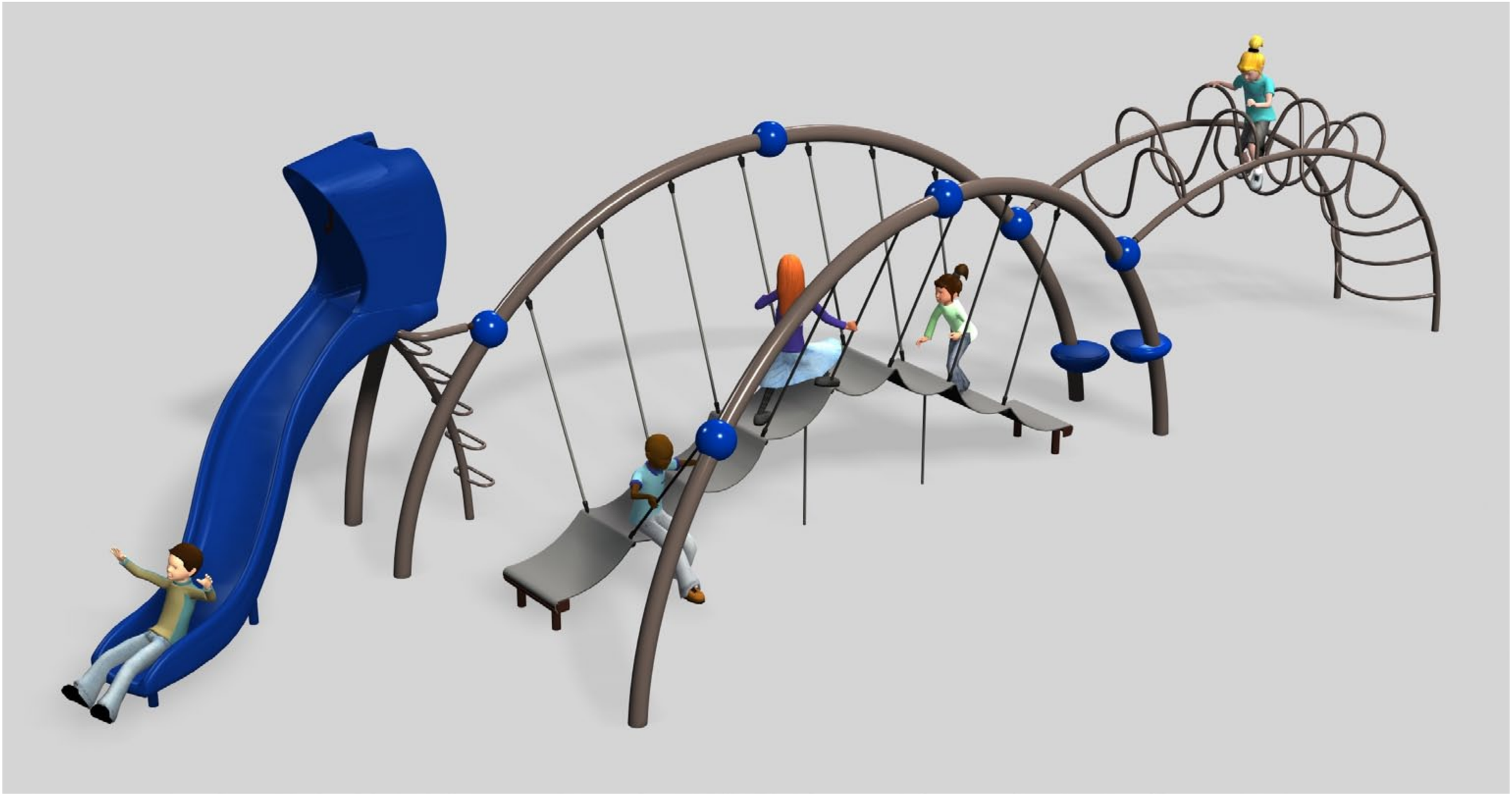
AGENDA

1. Play Structure
2. Scavenger Hunt
3. Bump-outs
4. Trolley Circle
5. Gorges Fountain
6. Electric Distribution Panels
7. Green Screen
8. Gateway Structure Lighting
9. Milton Pavilion & Gateway Roof Panels
10. Bike Racks
11. Rain Chain
12. Salvaged Chess Tables
13. Tree Species
14. Construction Hours

PLAY STRUCTURE



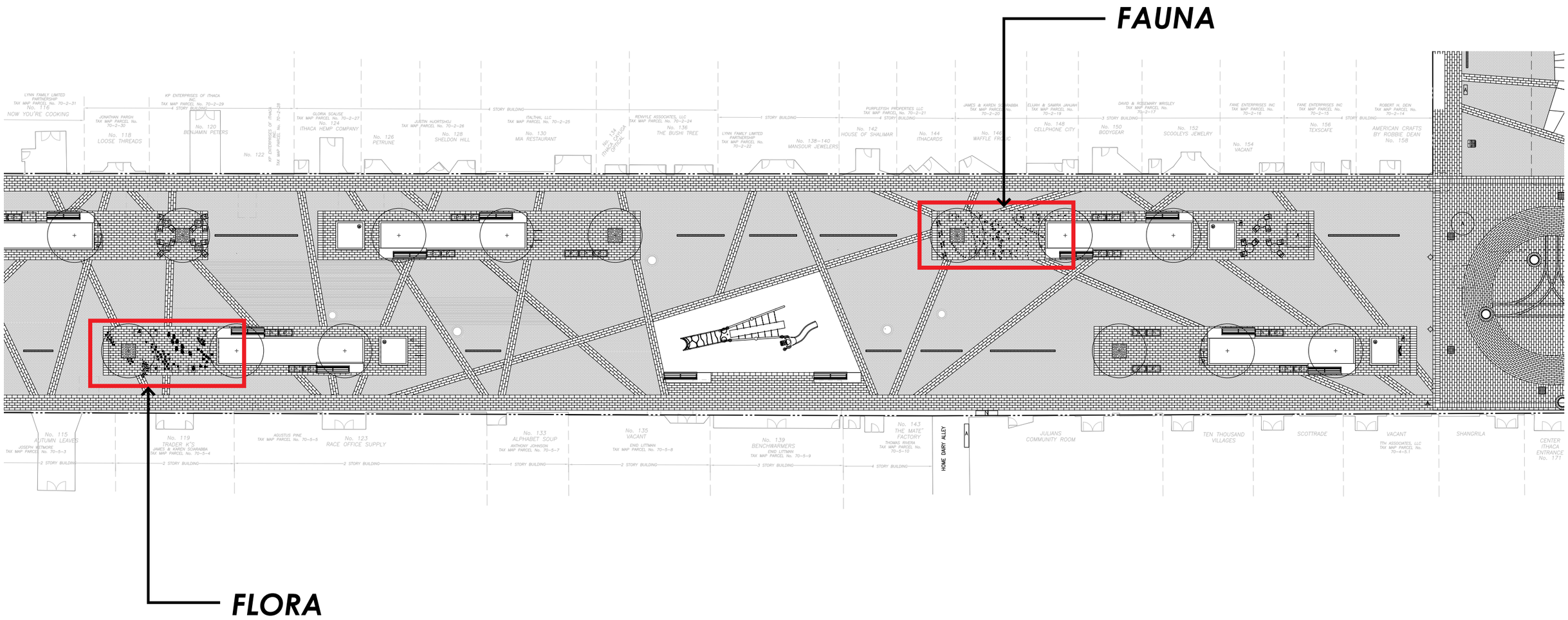
PLAY STRUCTURE - LOCATION



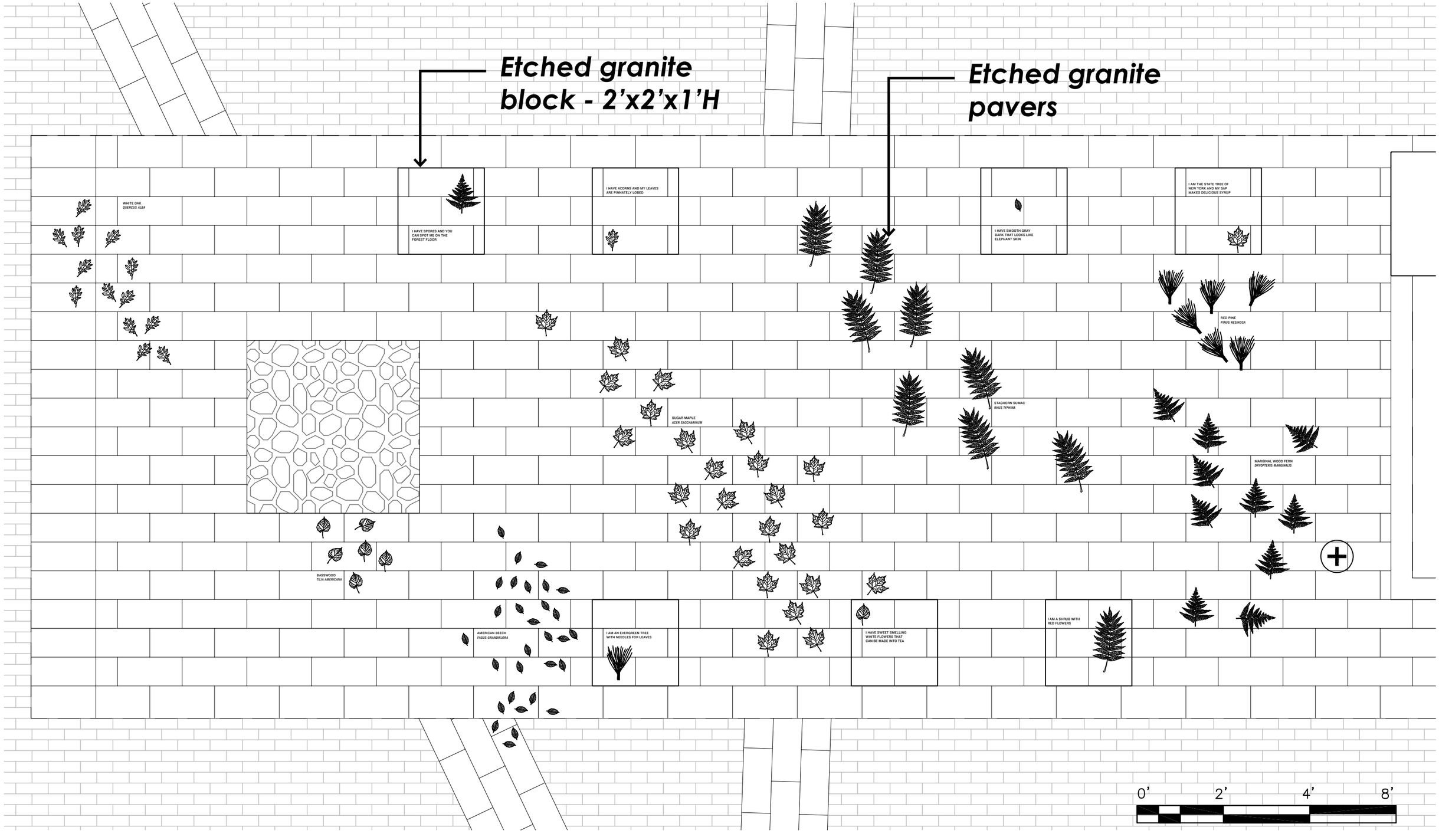
MODEL SHOWN IS CURRENT CHOICE OF THE DESIGN TEAM; THE CITY IS GOING TO CONSIDER A CUSTOM DESIGN TO BE PRESENTED AT A FUTURE DATE

PLAY STRUCTURE

SCAVENGER HUNT



SCAVENGER HUNT



SCAVENGER HUNT - FLORA

SUGAR MAPLE
ACER SACCHARINUM

STAGHORN SUMAC
RHUS TYPHINA

I AM AN EVERGREEN TREE
WITH NEEDLES FOR LEAVES

I HAVE SWEET SMELLING
WHITE FLOWERS THAT
CAN BE MADE INTO TEA

I AM A SHRUB WITH
RED FLOWERS

SCAVENGER HUNT - FLORA

I AM NOCTURNAL AND
I HAVE A SPOTTED COAT

GREAT BLUE HERON
ARDEA HERODIAS

I EAT TREES AND USE
MY TAIL TO BUILD DAMS

YOU CAN SPOT ME WADING IN
CAYUGA LAKE. I HAVE A LONG
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BLACK BEAR
URSUS AMERICANUS

WHITE TAILED DEER
ODOCOILEUS VIRGINIANUS

BOBCAT
LYNX RUFUS

RED FOX
VULPES FULVA

BEAVER
CASTER CANADENSIS

WOOD DUCK
ODOCOILEUS VIRGINIANUS

I HAVE A WHITE TAIL
AND FOOT PRINT
COULD DESCRIBED AS
HEART SHAPED

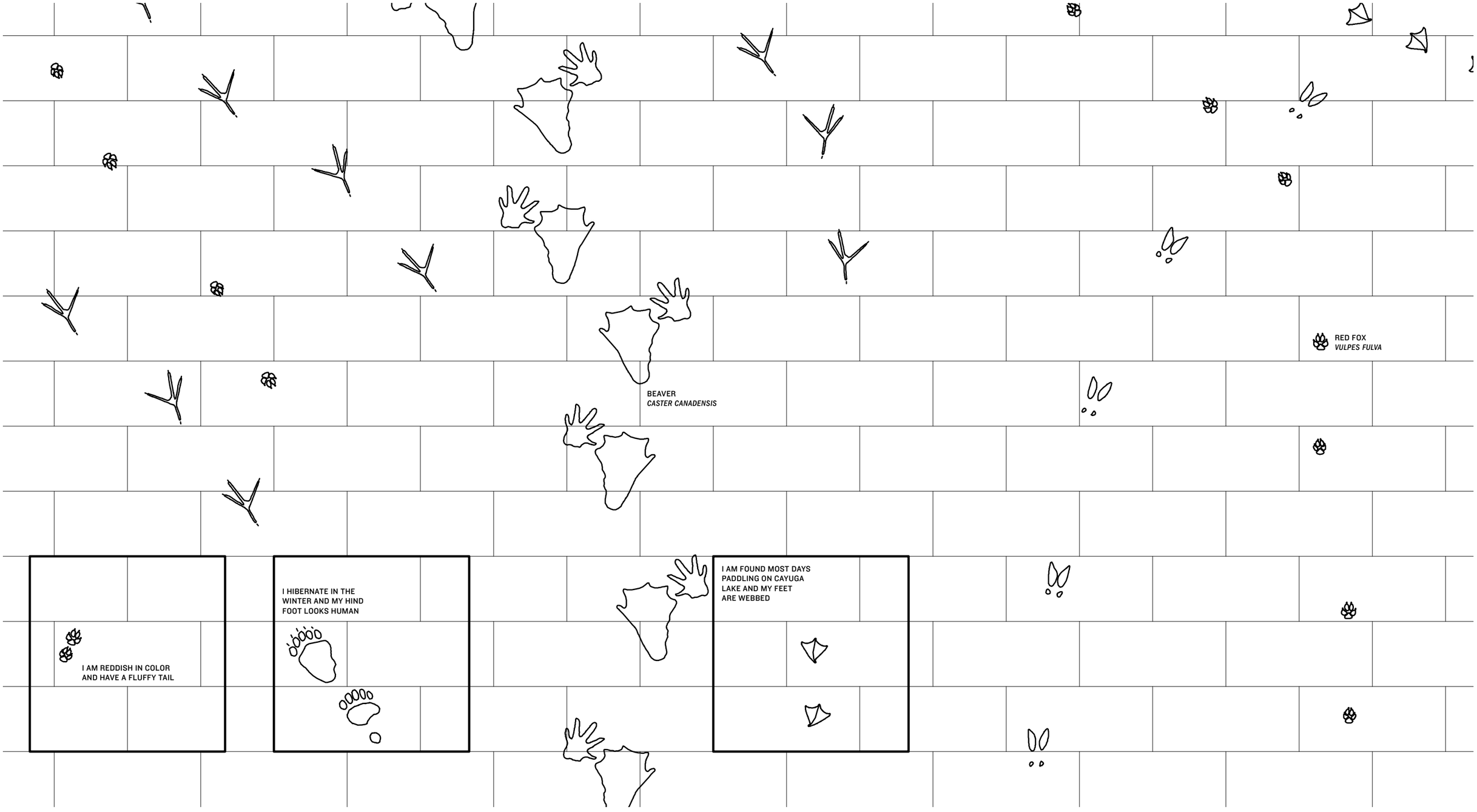
I AM REDDISH IN COLOR
AND HAVE A FLUFFY TAIL

I HIBERNATE IN THE
WINTER AND MY HIND
FOOT LOOKS HUMAN

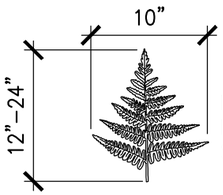
I AM FOUND MOST DAYS
PADDLING ON CAYUGA
LAKE AND MY FEET
ARE WEBBED

0’ 2’ 4’ 8’

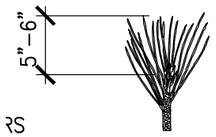
SCAVENGER HUNT - FAUNA



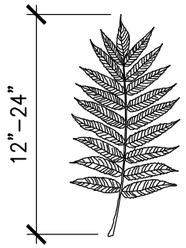
SCAVENGER HUNT - FLORA



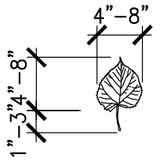
MARGINAL WOOD FERN, DRYOPTERIS MARGINALIS
NOTE FOR BENCH: I HAVE SPORES AND YOU CAN SPOT ME ON THE FOREST FLOOR.



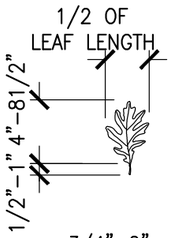
RED PINE, PINUS RESINOSA
NOTE FOR BENCH: I AM AN EVERGREEN TREE WITH NEEDLES FOR LEAVES.



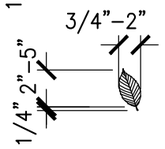
STAGHORN SUMAC, RHUS TYPHINA
NOTE FOR BENCH: I AM A SHRUB WITH RED FLOWERS.



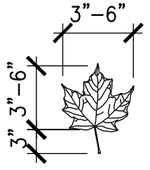
BASSWOOD, TILIA AMERICANA
NOTE FOR BENCH: I HAVE SWEET SMELLING WHITE FLOWERS THAT CAN BE MADE INTO TEA.



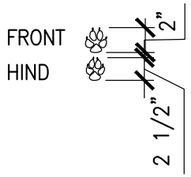
WHITE OAK, QUERCUS ALBA
NOTE FOR BENCH: I HAVE ACORNS AND MY LEAVES ARE PINNATELY LOBED.



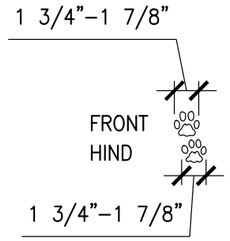
AMERICAN BEECH, FAGUS GRANDIFLORA
NOTE FOR BENCH: I HAVE SMOOTH GRAY BARK THAT LOOKS LIKE ELEPHANT SKIN.



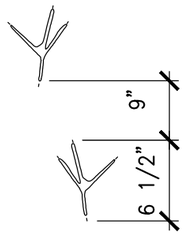
SUGAR MAPLE, ACER SACCHARINUM
NOTE FOR BENCH: I AM THE STATE TREE OF NEW YORK AND MY SAP MAKES DELICIOUS SYRUP.



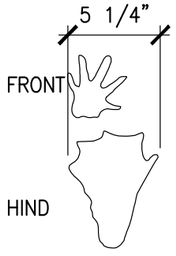
RED FOX, VULPES FULVA
NOTE FOR BENCH: I AM REDDISH IN COLOR AND HAVE A FLUFFY TAIL.



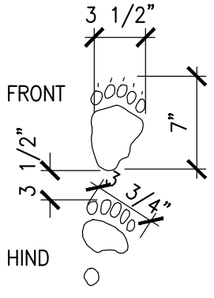
BOBCAT, LYNX RUFUS
NOTE FOR BENCH: I AM NOCTURAL AND I HAVE A SPOTTED COAT.



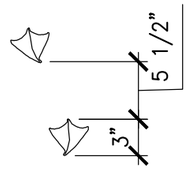
GREAT BLUE HERON, ARDEA HERODIAS
NOTE FOR BENCH: YOU CAN SPOT ME WADING IN CAYUGA LAKE. I HAVE A LONG NECK AND BLUISH FEATHERS.



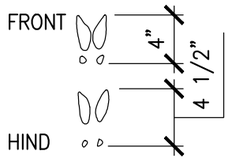
BEAVER, CASTER CANADENSIS
NOTE FOR BENCH: I EAT TREES AND USE MY TAIL TO BUILD DAMS.



BLACK BEAR, URSUS AMERICANUS
NOTE FOR BENCH: I HIBERNATE IN THE WINTER AND MY HIND FOOT LOOKS HUMAN.



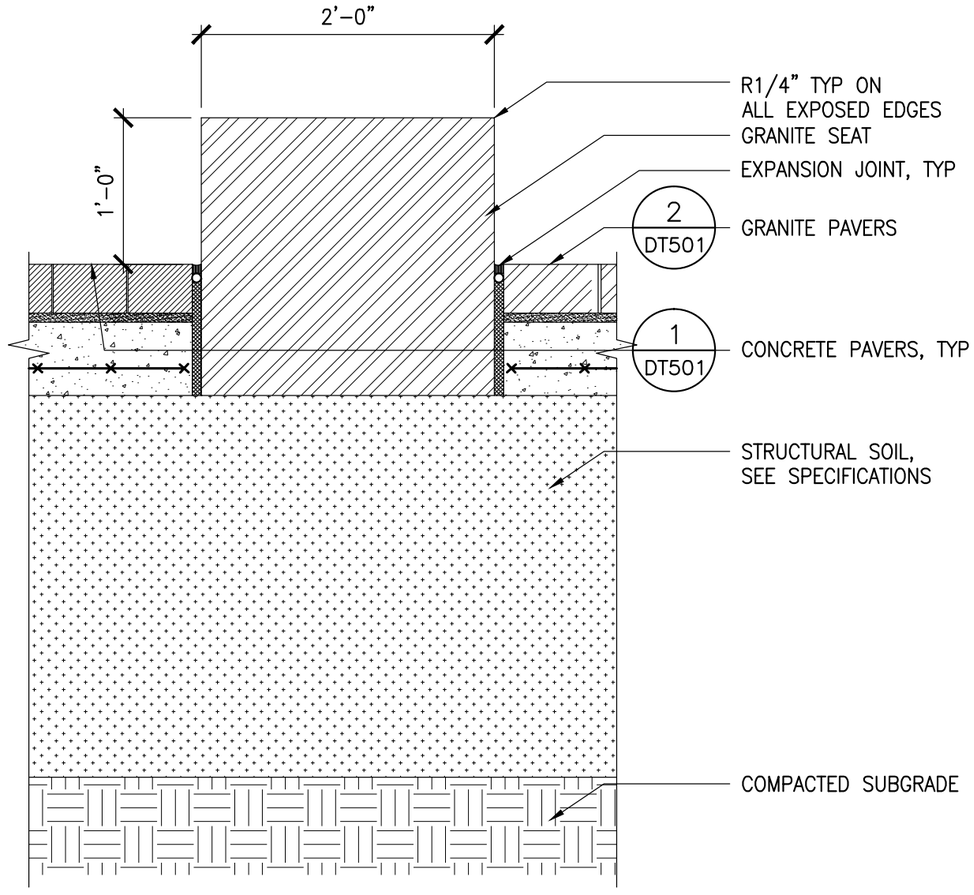
WOOD DUCK, ODOCOILEUS VIRGINIANUS
NOTE FOR BENCH: I AM FOUND MOST DAYS PADDLING ON CAYUGA LAKE AND MY FEET ARE WEBBED.



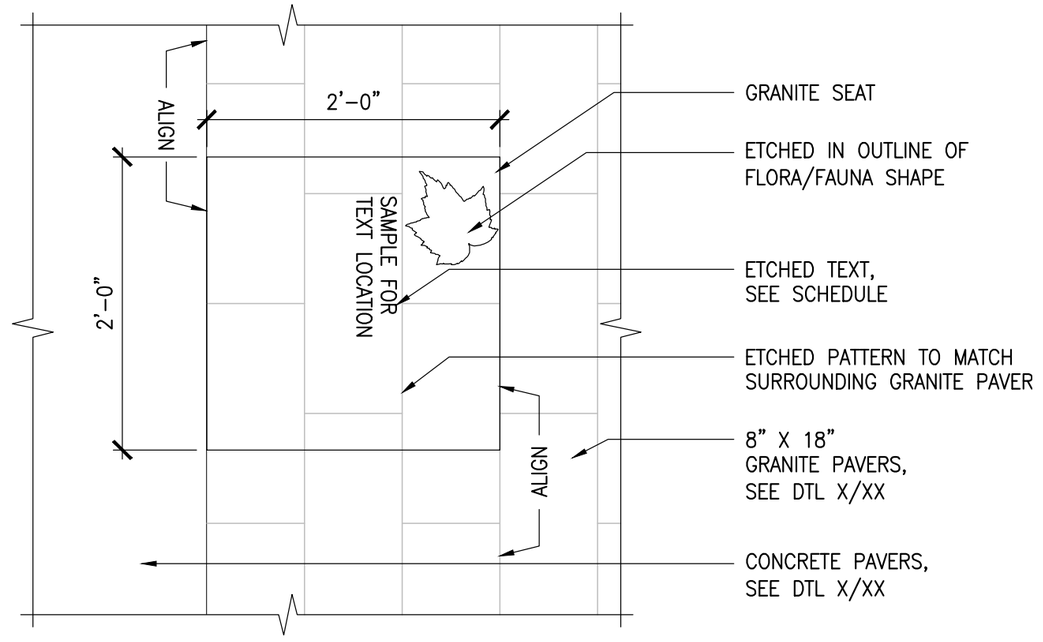
WHITE TAILED DEER, ODOCOILEUS VIRGINIANUS
NOTE FOR BENCH: I HAVE A WHITE TAIL AND FOOT PRINT COULD BE DESCRIBED AS HEART SHAPED.

NOTES:
1. PROVIDE SHOP DRAWINGS FOR APPROVAL OF ALL BRONZE PIECES.
2. PIECES TO BE LAID OUT IN THE FIELD BY THE LANDSCAPE ARCHITECT.

SCAVENGER HUNT - DETAILS



SECTION



PLAN

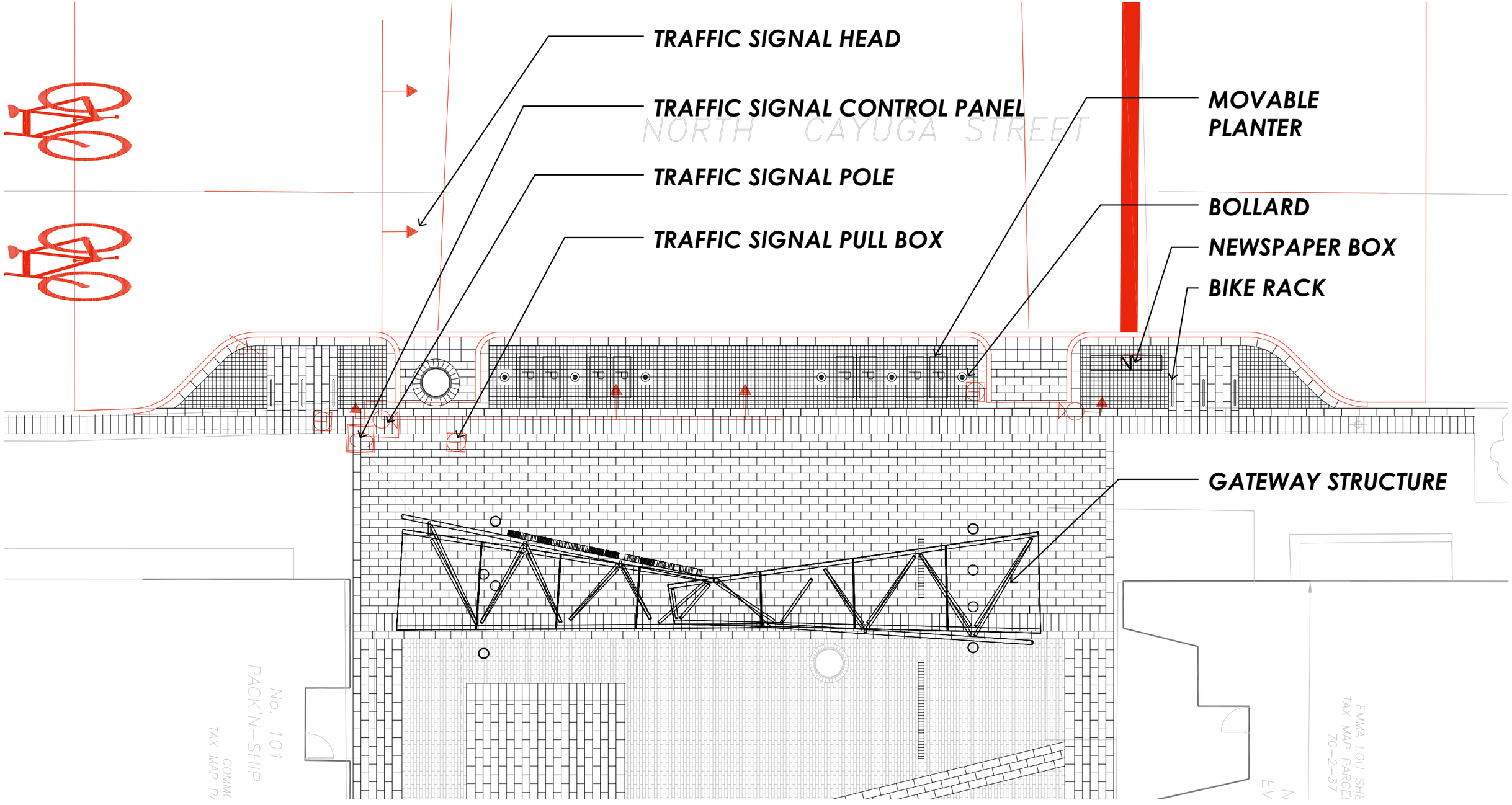
2 GRANITE PLAY BENCH

SCALE: 1"=1'–0"

SCAVENGER HUNT - DETAILS

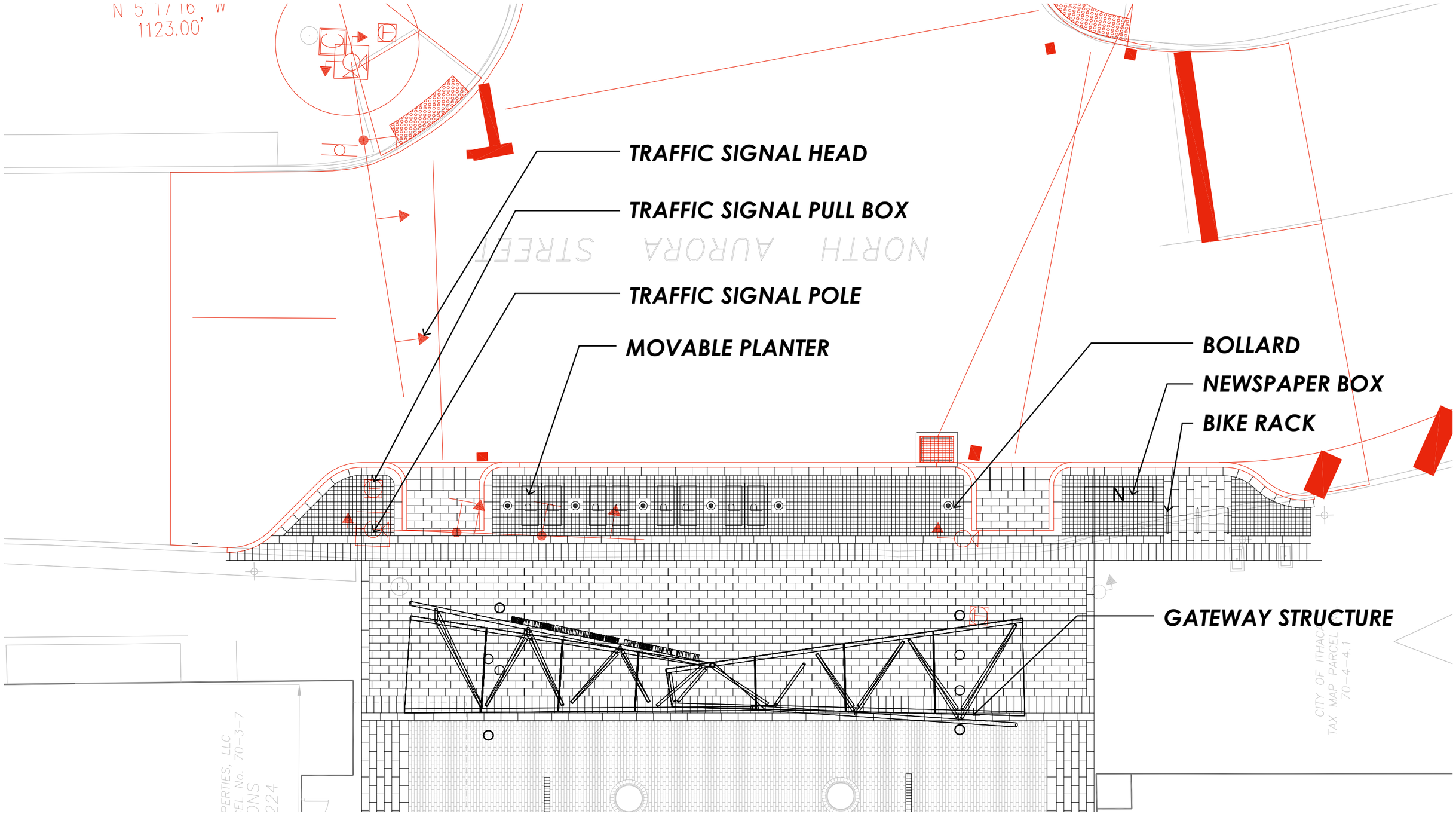
BUMP-OUTS

NOTE: ALL ITEMS SHOWN IN RED ARE BY OTHERS

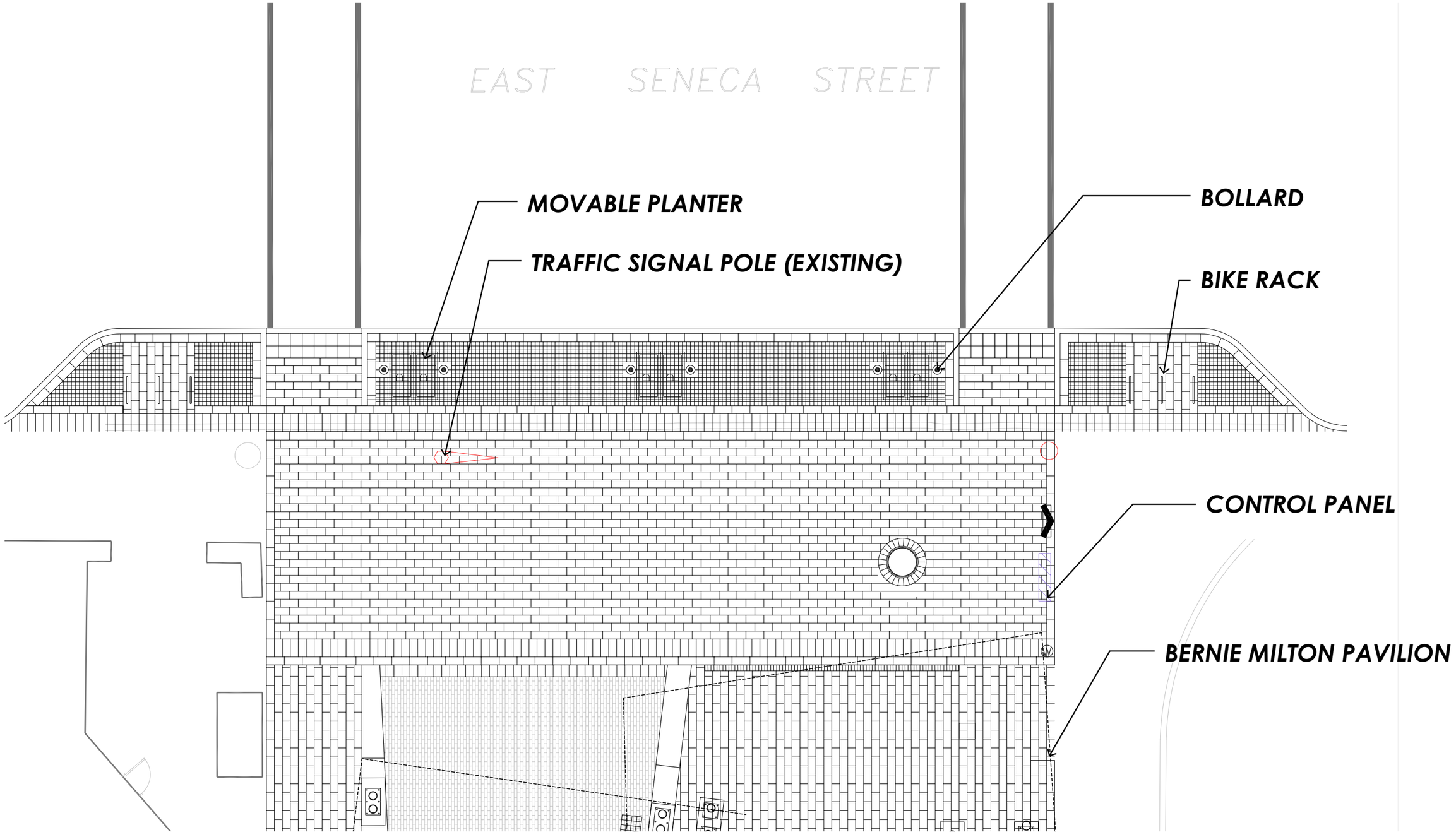


BUMP-OUT @ CAYUGA

NOTE: ALL ITEMS SHOWN IN *RED* ARE BY OTHERS

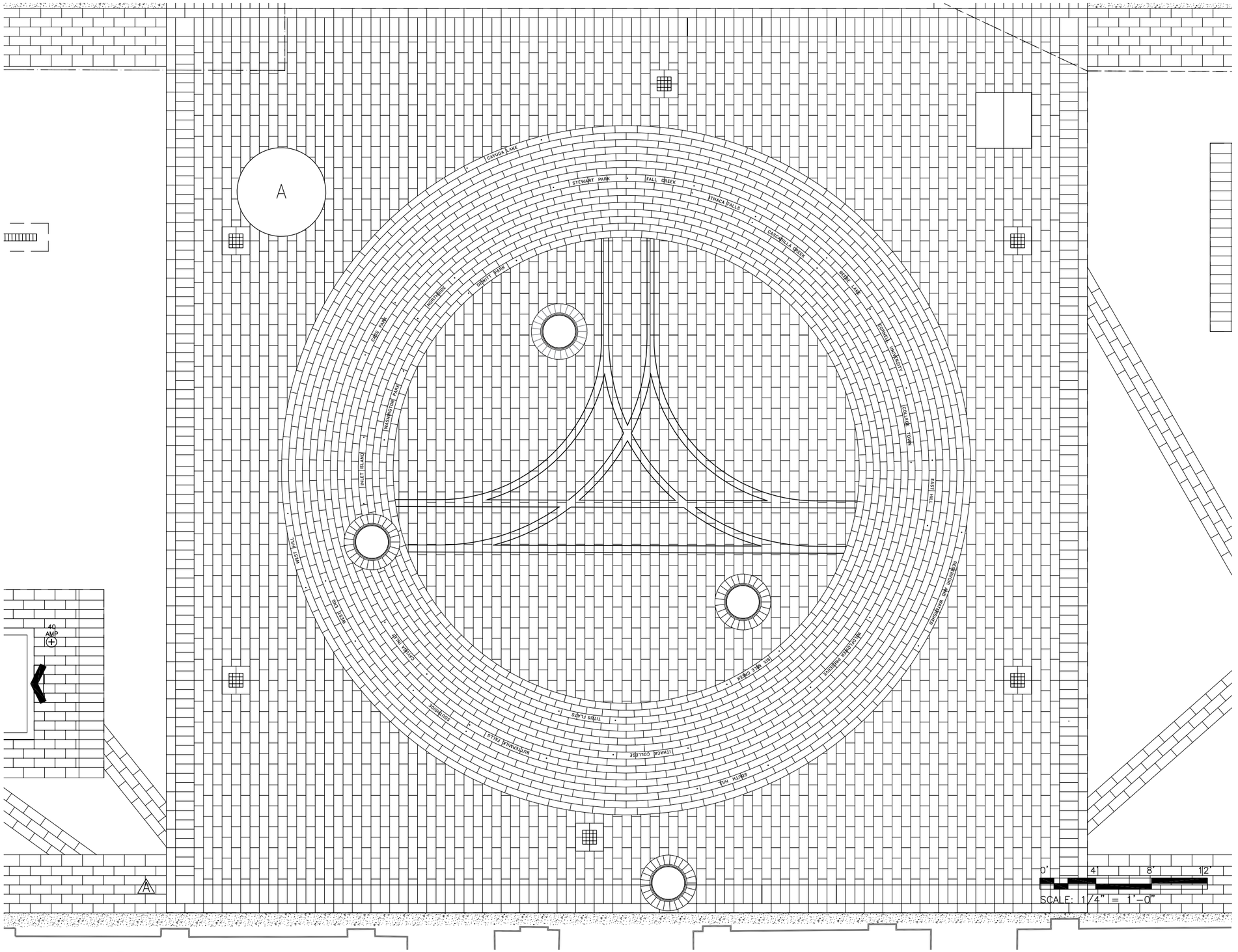


BUMP-OUT @ AURORA



BUMP-OUT @ SENECA

TROLLEY CIRCLE



TROLLEY CIRCLE - PAVING PATTERN

A

CAYUGA LAKE

STEWART PARK

FALL CREEK

ITHACA FALLS

CASCADILLA CREEK

BEEBE LAKE

CORNELL UNIVERSITY

COLLEGE TOWN

EAST HILL

DEWITT PARK

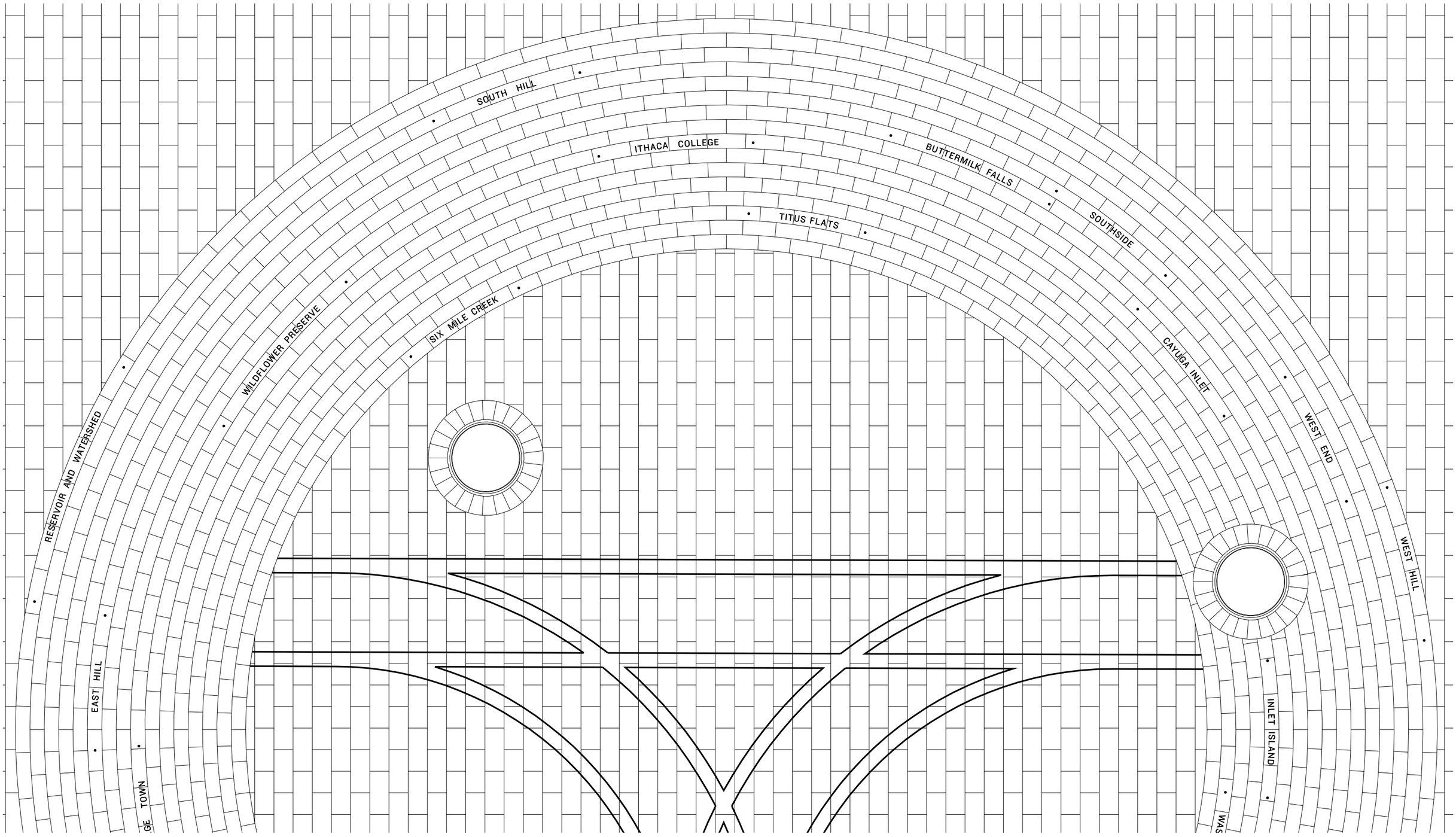
NORTHSIDE

CASS PARK

WASHINGTON PARK

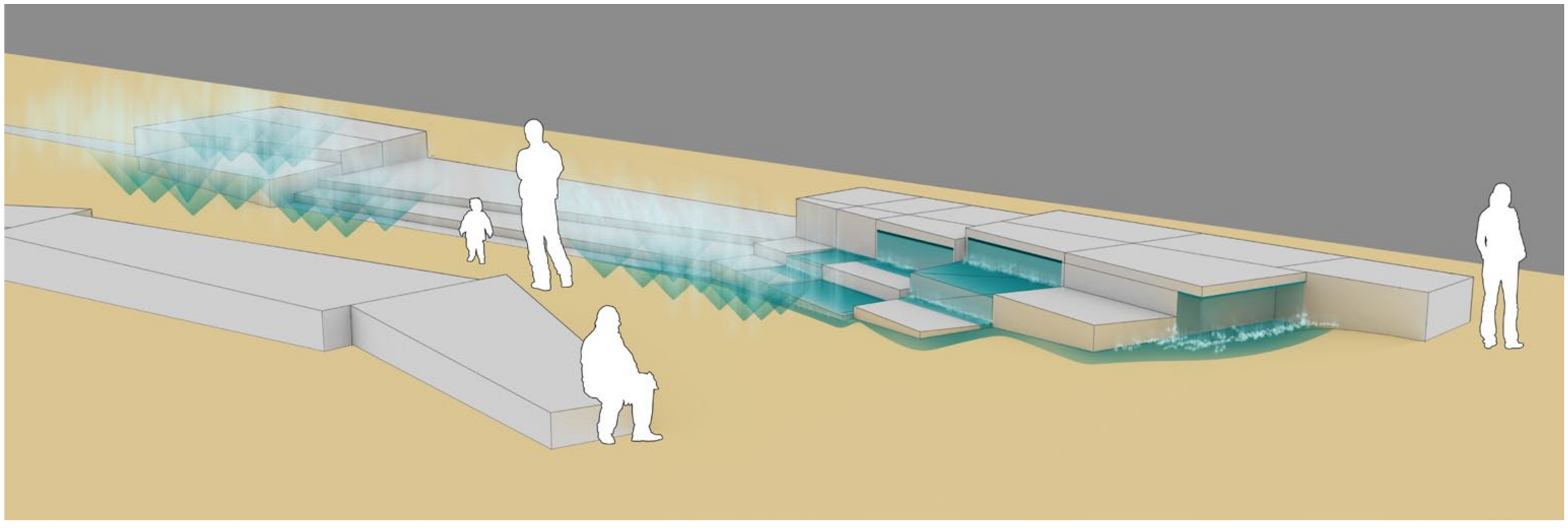
INLET ISLAND

TROLLEY CIRCLE - Northern Placenames



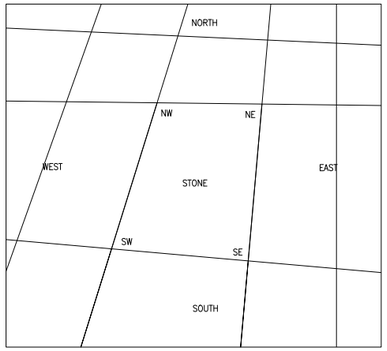
TROLLEY CIRCLE - Southern Placenames

GORGES FOUNTAIN



GORGES FOUNTAIN - INSPIRATION & EFFECTS

Stone I.D.	NW	NE	SE	SW	OTHER
A	0.924	0.824	0.818	0.924	
B	0.882	0.777	0.77	0.882	
C	0.812	0.7	0.687	0.812	
D	0.649	0.526	0.513	0.649	
E	1.257	1.158	1.151	1.257	
F	1.151	1.045	1.045	1.151	
G	1.257	1.144	1.132	1.257	
H	1.364	1.364	1.226	1.364	1.226
I	1.503	1.364	1.35	1.503	
J	2.164	2.159	2.154	2.164	
K	2.164	2.154	2.149	2.164	
L	2.164	2.149	2.14	2.164	
M	2.002	1.984	1.973	2.002	
N-1 (TOP)	0.333	0.304	0.291	0.333	
N-2 (BOTTOM)	1.669	1.669	1.669	1.669	
O	TBD	TBD	TBD	TBD	
P	TBD	TBD	TBD	TBD	
Q	TBD	TBD	TBD	TBD	
R	TBD	TBD	TBD	TBD	
S	TBD	TBD	TBD	TBD	
T	TBD	TBD	TBD	TBD	

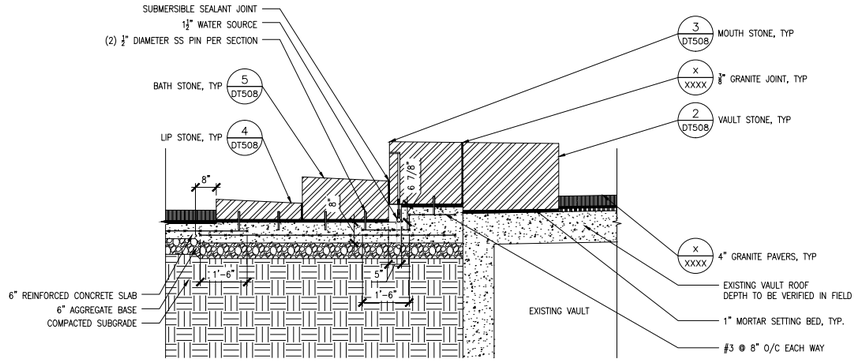


NOTES:
1. SEE DETAIL #6 ON DT508 FOR STONE I.D.

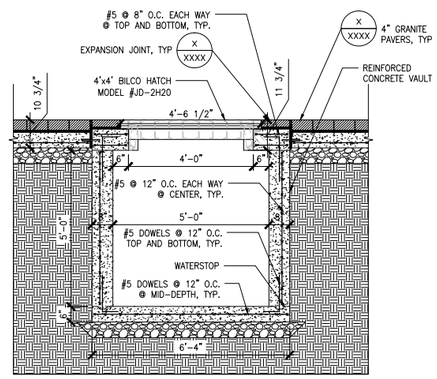
2. STONE DIMENSIONS (NW,NE,SE,SW) REFER TO STONE HEIGHT AT EACH OF THE STONE'S FOUR CORNERS AS INDICATED IN PLAN TO THE LEFT

3. DIMENSIONS FOR STONES O,P,Q,R,S&T PENDING MEASUREMENT OF VAULT BELOW

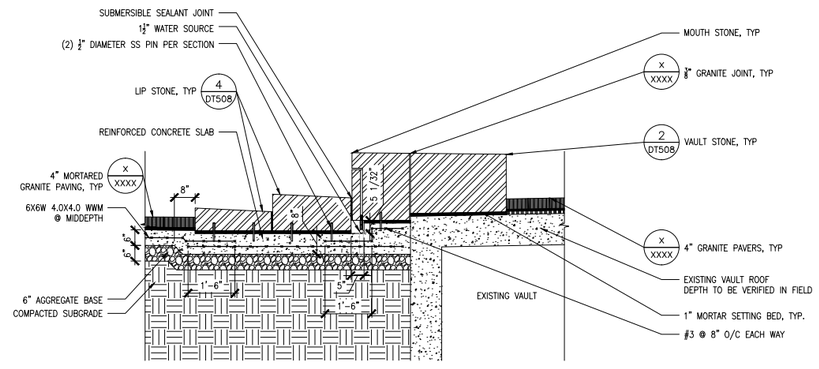
6 FOUNTAIN STONE SCHEDULE
NTS



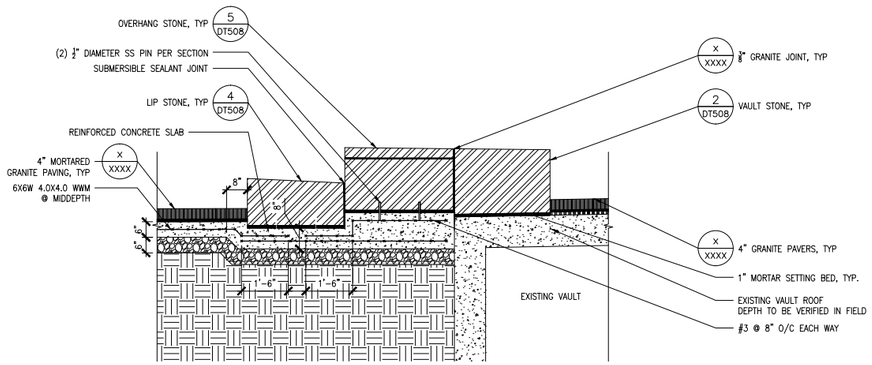
3 FOUNTAIN SECTION C
SCALE: 1/2"=1'-0"



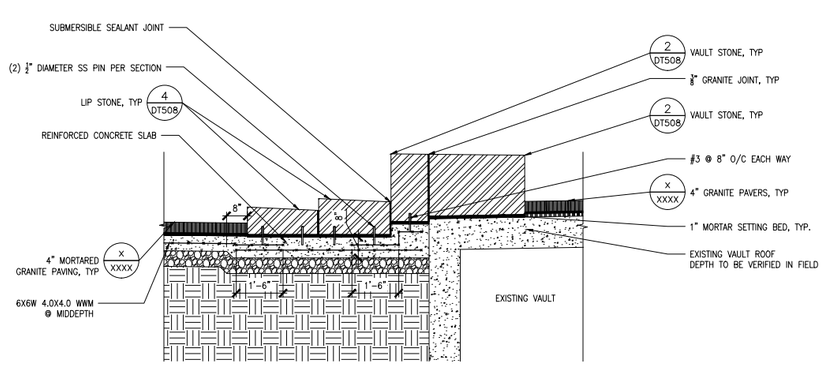
5 FOUNTAIN VAULT
SCALE: 1/2"=1'-0"



2 FOUNTAIN SECTION B
SCALE: 1/2"=1'-0"



4 FOUNTAIN SECTION D
SCALE: 1/2"=1'-0"



1 FOUNTAIN SECTION A
SCALE: 1/2"=1'-0"

GORGES FOUNTAIN - DETAILS

SASAKI
64 Pleasant Street, Watertown, Massachusetts 02472 USA
t 617 926 3300 f 617 924 2748 w www.sasaki.com

No.	Description	Date

DWG ISSUE & REVISION HISTORY

Stamp

90% SUBMISSION
NOT FOR CONSTRUCTION

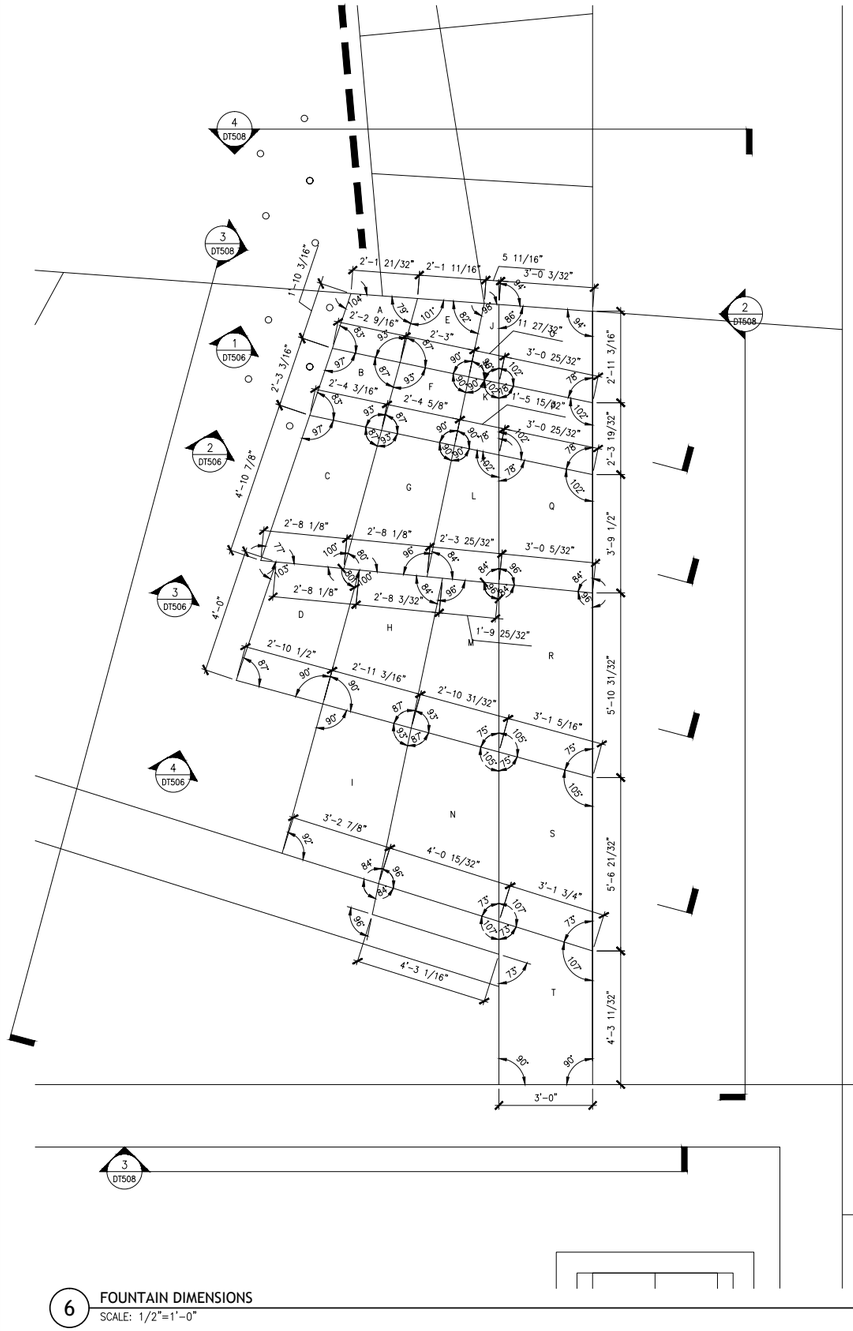
Key Plan

Project Title:
ITHACA COMMONS
REPAIR & UPGRADE -
SURFACE IMPROVEMENTS PACKAGE
Ithaca, New York

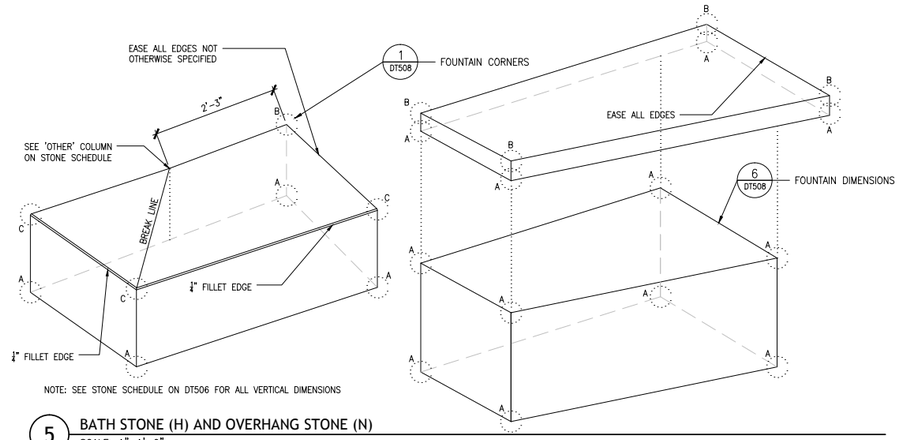
Drawing Title:
SITE SECTIONS

Project No. 06682.00 Scale: As Noted
Drawn By: JM
Checked By: SR
Approved By: MOD
Date: 7-25-13

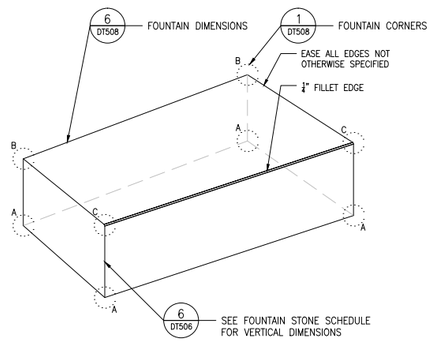
Drawing No. DT507



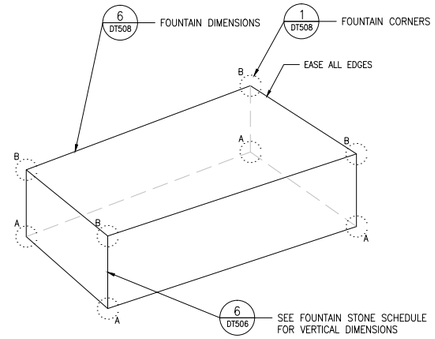
6 FOUNTAIN DIMENSIONS
SCALE: 1/2"=1'-0"



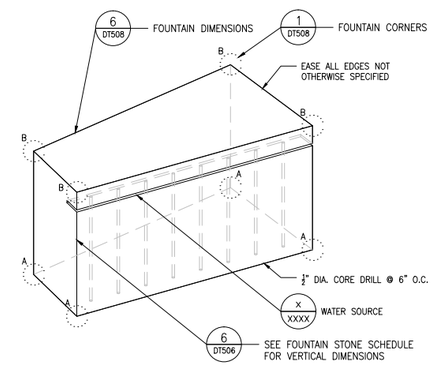
5 BATH STONE (H) AND OVERHANG STONE (N)
SCALE: 1"=1'-0"



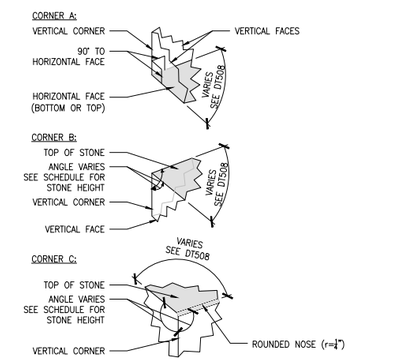
4 LIP STONE (A,B,C,D,E,F,G,I)
SCALE: 1"=1'-0"



2 VAULT STONE (J,K,O,P,Q,R,S,T)
SCALE: 1"=1'-0"



3 MOUTH STONE (L,M)
SCALE: 1"=1'-0"



1 FOUNTAIN CORNERS
SCALE: 2"=1'-0"

GORGES FOUNTAIN - DETAILS

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No.	Description	Date
	DWG ISSUE & REVISION HISTORY	

Stamp

90% SUBMISSION
NOT FOR CONSTRUCTION

Key Plan

Project Title:

ITHACA COMMONS
REPAIR & UPGRADE -
SURFACE IMPROVEMENTS PACKAGE
Ithaca, New York

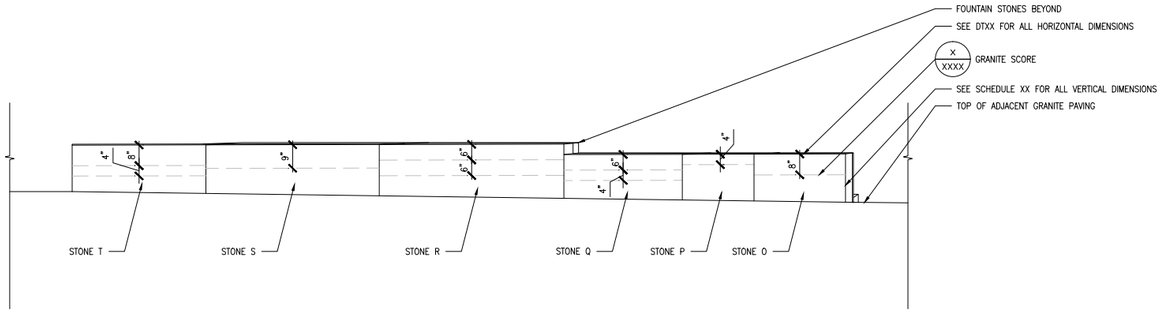
Drawing Title:

SITE DETAILS

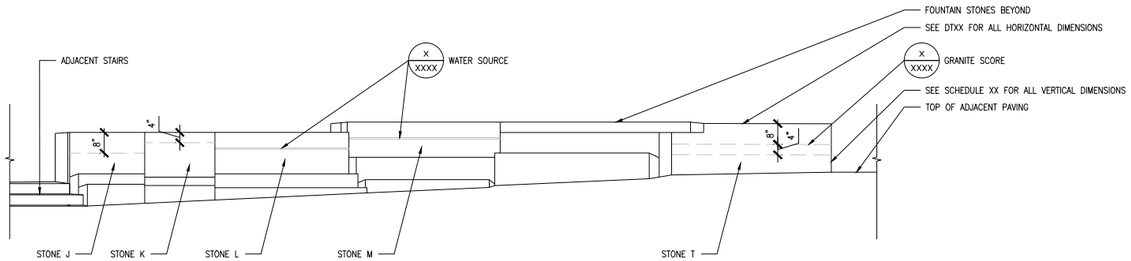
Project No. 06682.00 Scale: As Noted
Drawn By: JM
Checked By: SR
Approved By: MOD
Date: 7-25-13

Drawing No.

DT508



2 FOUNTAIN ELEVATION - EAST
SCALE: 1/2"=1'-0"



3 FOUNTAIN ELEVATION - WEST
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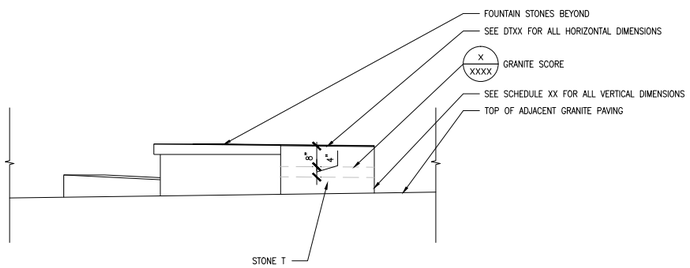
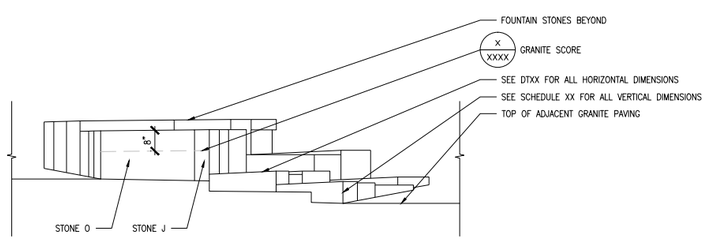


1 FOUNTAIN ELEVATION - SOUTH
SCALE: 1/2"=1'-0"



4 FOUNTAIN ELEVATION - NORTH
SCALE: 1/2"=1'-0"

GORGES FOUNTAIN - DETAILS

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No.	Description	Date
DWG ISSUE & REVISION HISTORY		

Stamp

90% SUBMISSION
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Key Plan

Project Title:
ITHACA COMMONS
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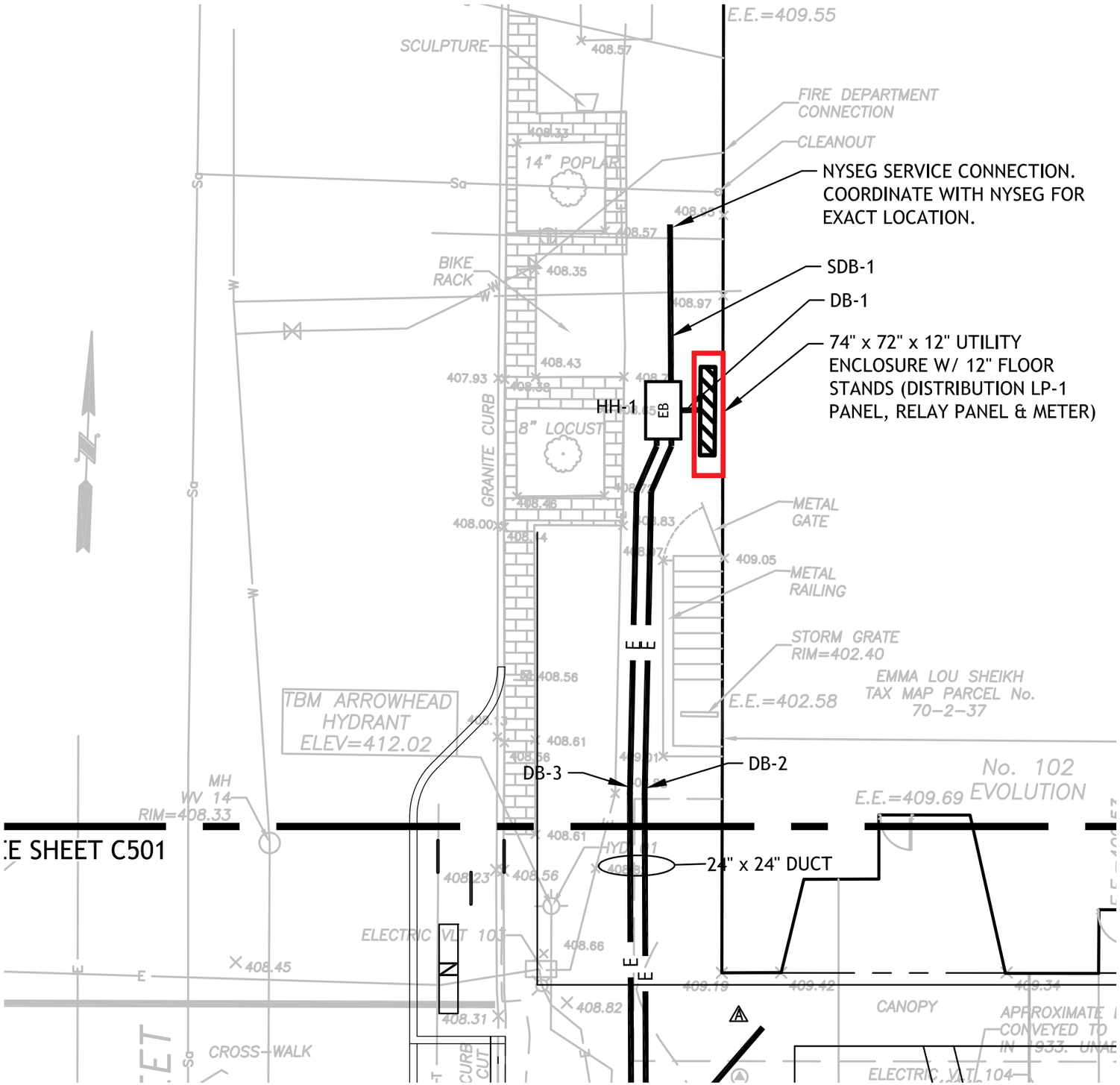
Ithaca, New York

Drawing Title:
SITE DETAILS

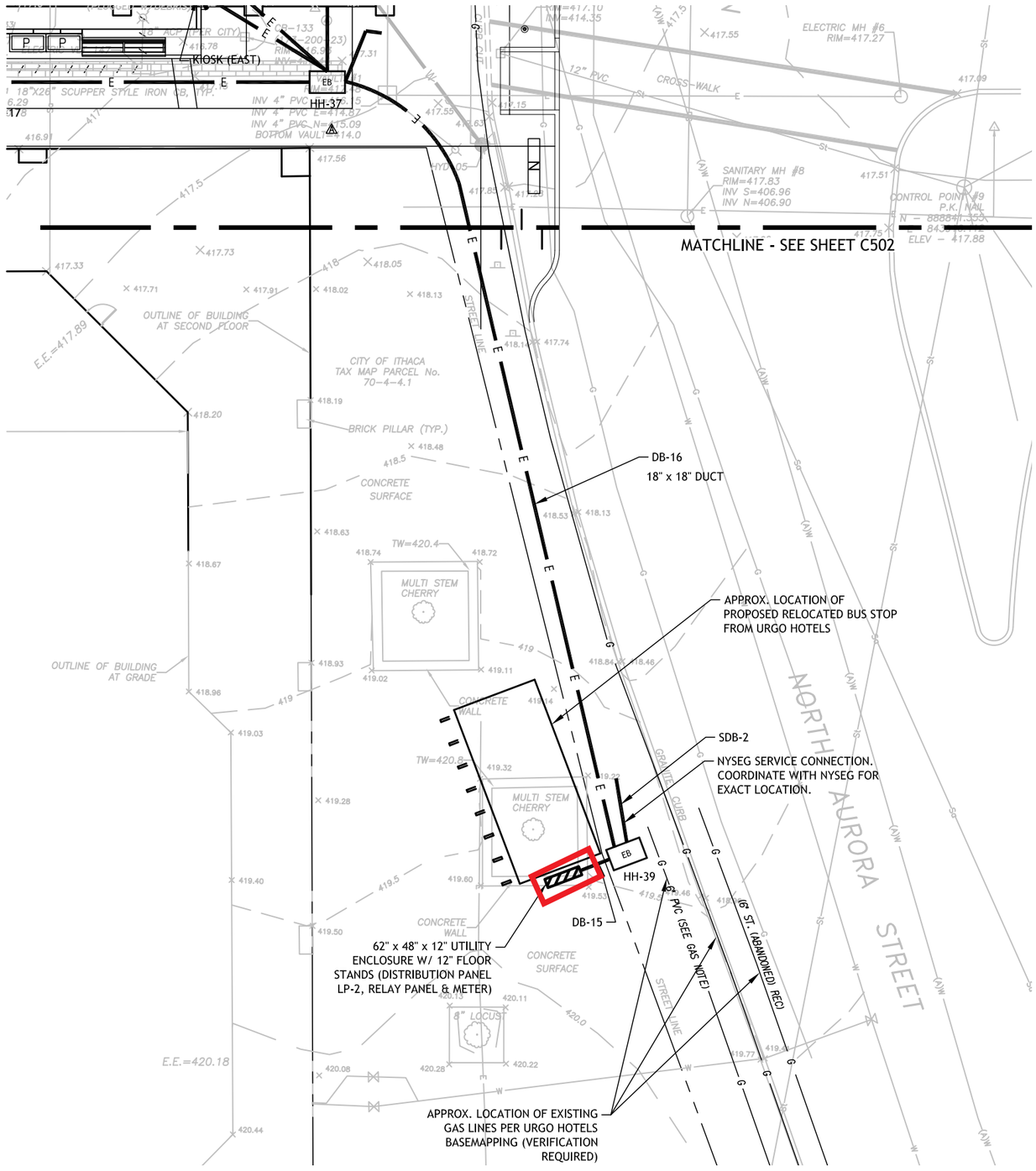
Project No. 06682.00 Scale: As Noted
Drawn By: JM
Checked By: SR
Approved By: MOD
Date: 7-25-13

Drawing No. DT509

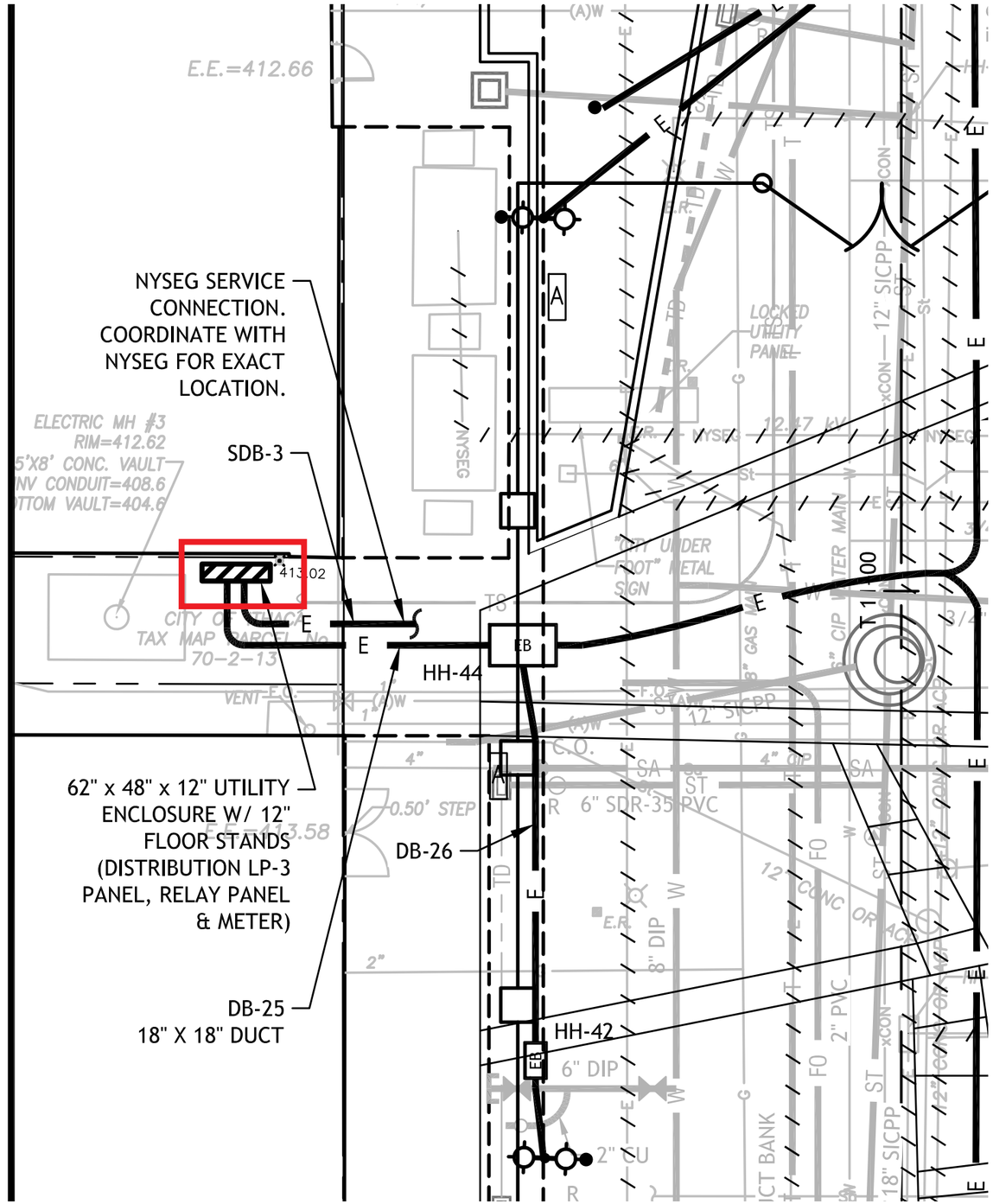
ELECTRIC DISTRIBUTION PANELS



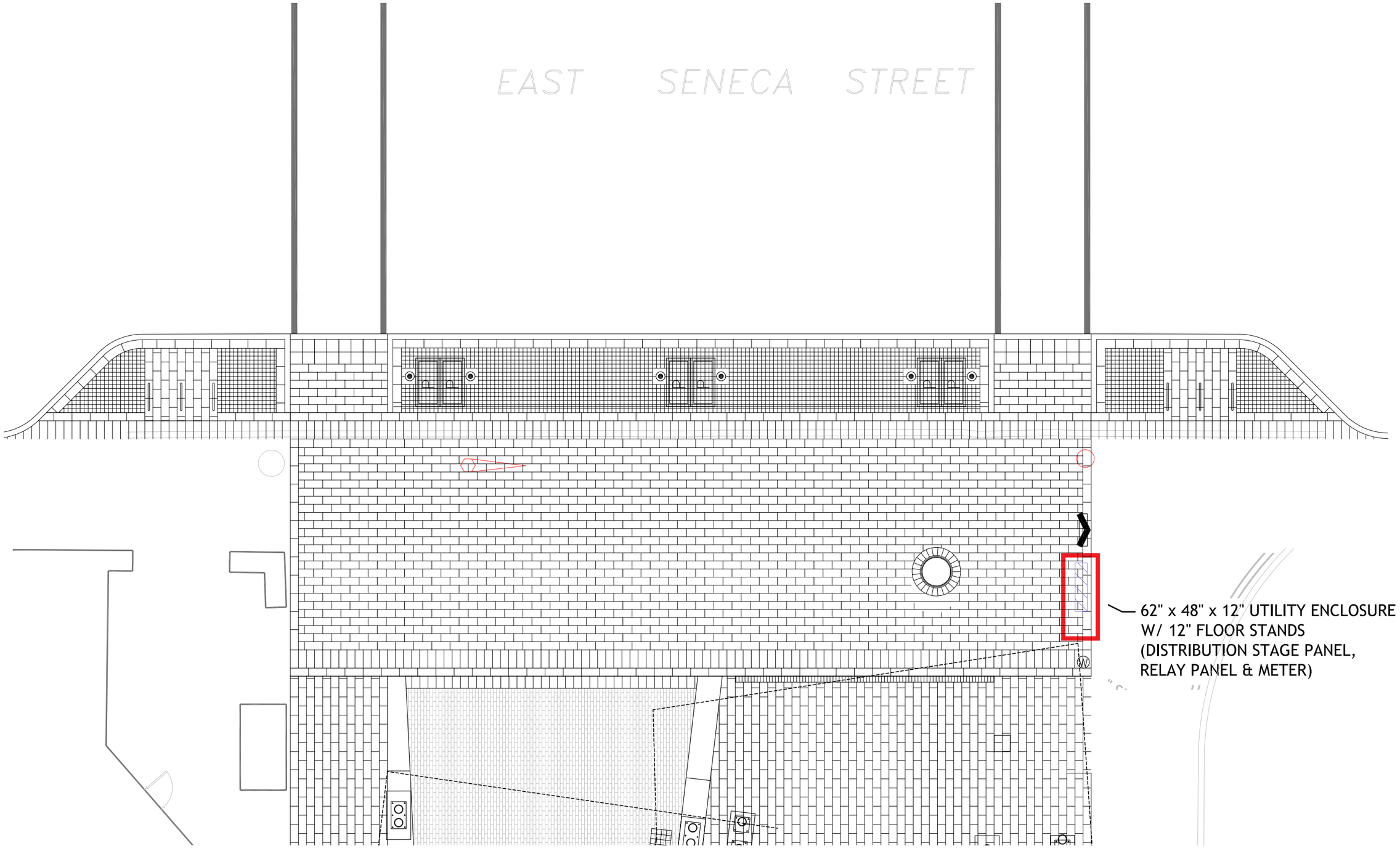
ELECTRIC DISTRIBUTION PANELS - LP-1 @ CAYUGA



ELECTRIC DISTRIBUTION PANELS - LP-2 @ AURORA

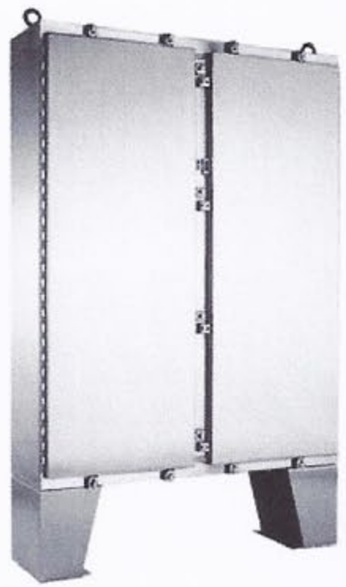


ELECTRIC DISTRIBUTION PANELS - LP-3 @ BANK ALLEY ALLEY



ELECTRIC DISTRIBUTION PANELS - STAGE PANEL

TWO-DOOR WITH FLOOR-STANDS, TYPE 4X



INDUSTRY STANDARDS

UL 508A Listed; Type 3R, 4, 4X, 12; File No. E61997
cUL Listed per CSA C22.2 No 94; Type 3R, 4, 4X, 12; File No. E61997

NEMA Type 3, 3R, 4, 4X, 12, 13
CSA File No. 42186: Type 4, 4X, 12
IEC 60529, IP66
Meets NEMA Type 3RX requirements

APPLICATION

This two-door enclosure provides industry-leading protection for systems incorporating large components or complex mounting configurations in highly corrosive environments. It is typically used in food processing plants, pharmaceutical manufacturing facilities, petrochemical plants, pulp and paper processing and water treatment facilities.

SPECIFICATIONS

- 12 gauge Type 304 or 316L stainless steel
- Seams continuously welded and ground smooth; no holes or knockouts
- Backs are 10 or 12 gauge stainless steel with x-form stiffeners
- Removable centerpost for easy panel installation
- Panel supports
- Heavy-duty lifting eyes are Type 316 stainless steel
- Stainless steel screws and clamps on three sides of each door assure water-tight seal
- Rolled lip around three sides of door and along top of enclosure opening excludes liquids and contaminants
- Heavy-gauge stainless steel continuous hinge
- Data pocket is high-impact thermoplastic
- 12-in. (305-mm) floor stands are welded to enclosure
- Hasp and staple for padlocking
- Seamless foam-in-place gasket provides oil-tight and dust-tight seal against contaminants
- Collar studs provided for mounting optional panels
- External hardware manufactured of Type 316 stainless steel
- Bonding provision on doors; gounding studs on body
- Accessory mounting channel provided in enclosure top
- Type 316L stainless steel lifting eyes

FINISH

Enclosures are unpainted. Front, sides, top and back have smooth #4 brushed finish. Optional mild steel panels are painted white. Optional conductive panels are available.

ACCESSORIES

See also Accessories.
Electric Heater
PANELITE™ Enclosure Lights Overview
Panel Support Kit
Steel and Stainless Steel Window Kits

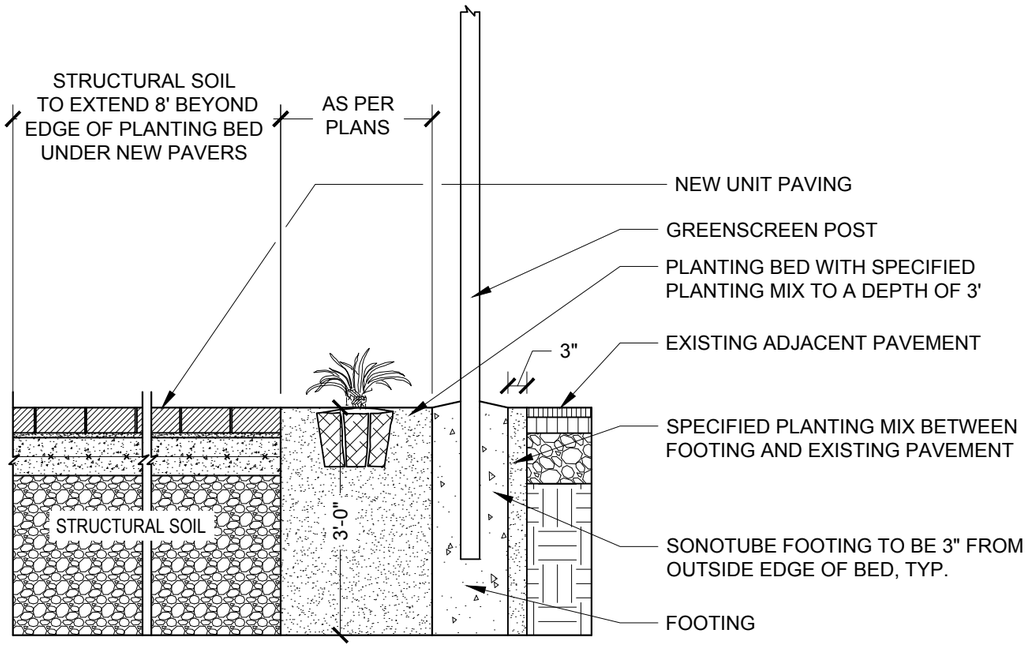
MODIFICATION AND CUSTOMIZATION

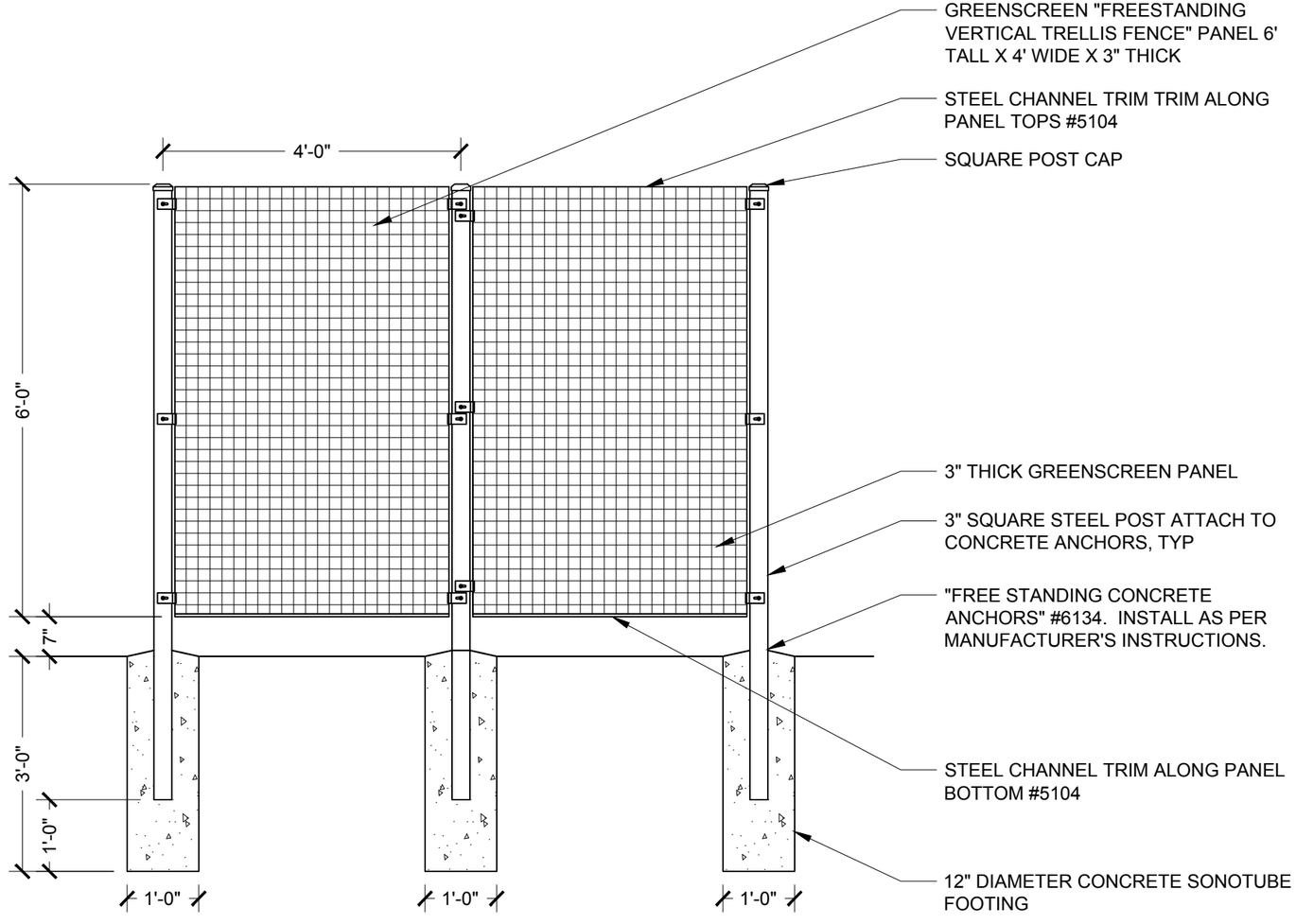
Hoffman excels at modifying and customizing products to your specifications. Contact your local Hoffman sales office or distributor for complete information.

BULLETIN: A4SL

ELECTRIC DISTRIBUTION PANELS - CUT SHEET

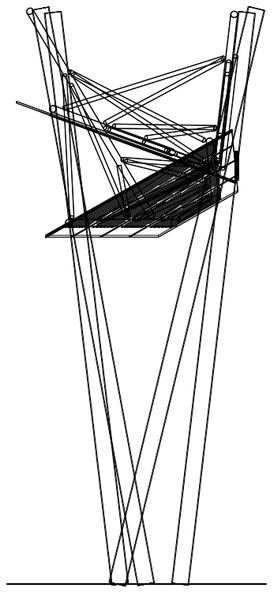
GREEN SCREEN



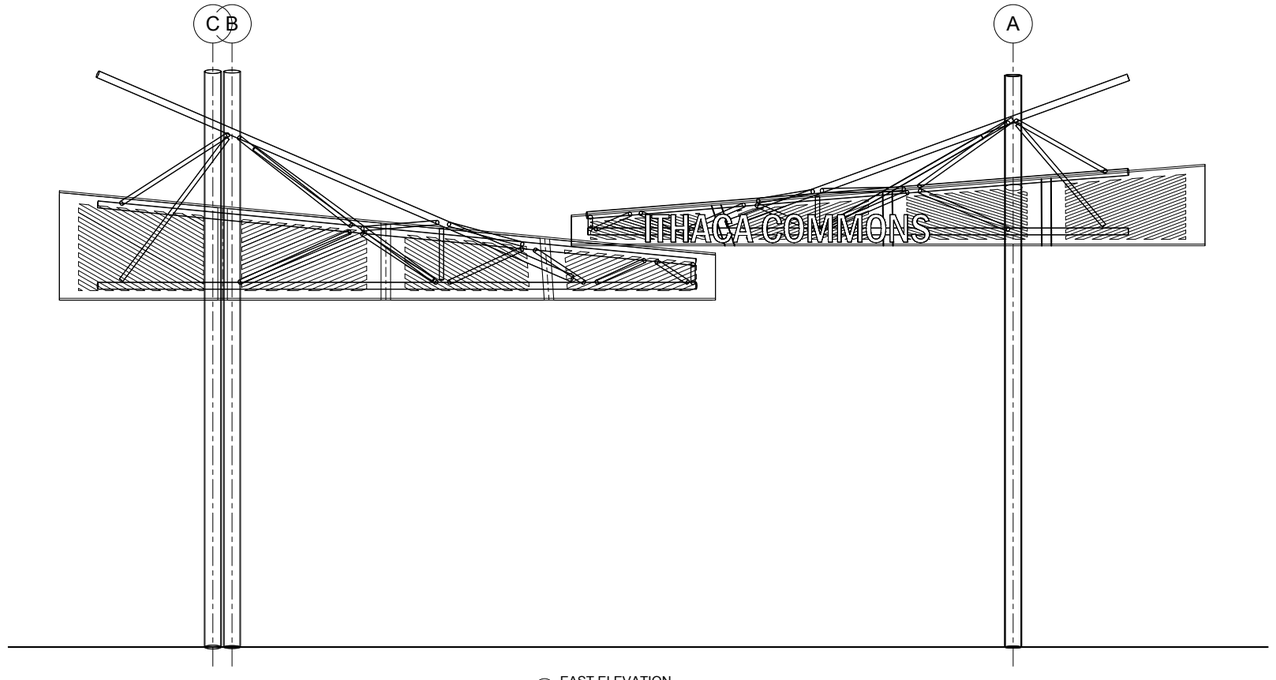


GREEN SCREEN - DETAILS

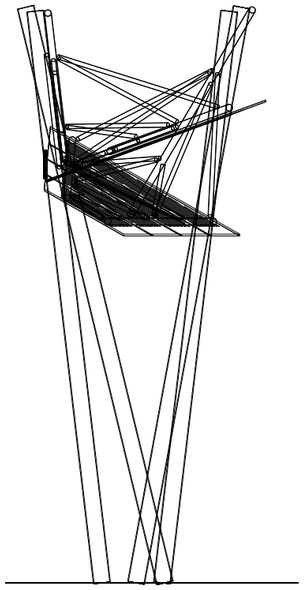
GATEWAY STRUCTURE LIGHTING



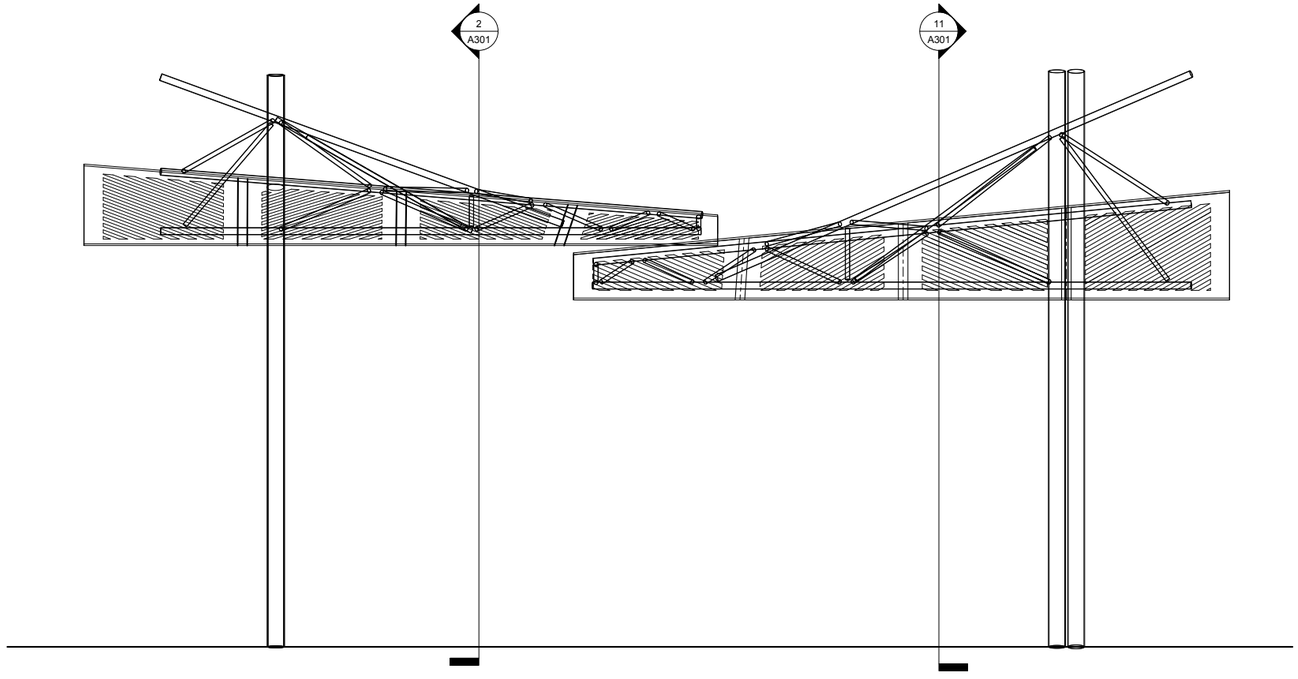
5 SOUTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



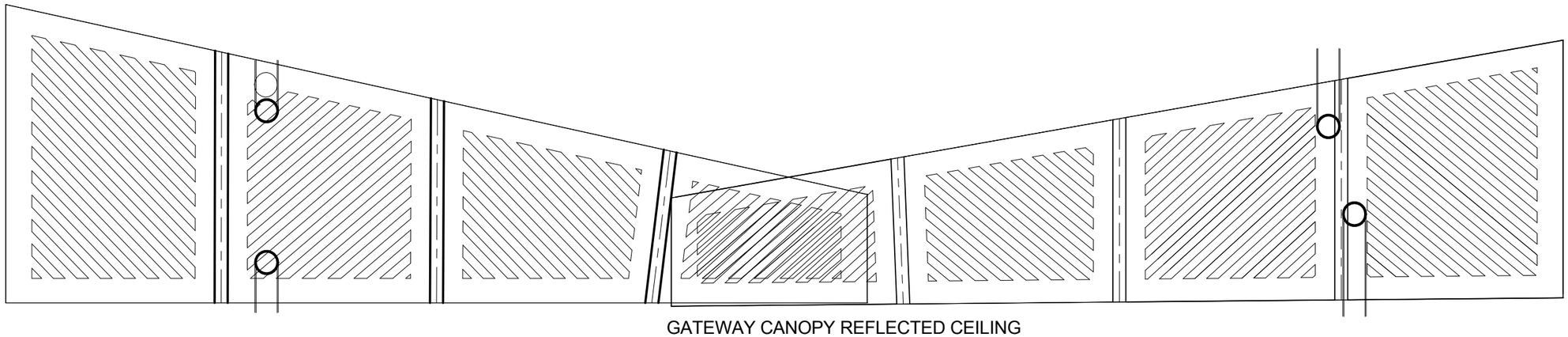
4 NORTH ELEVATION
1/4" = 1'-0"



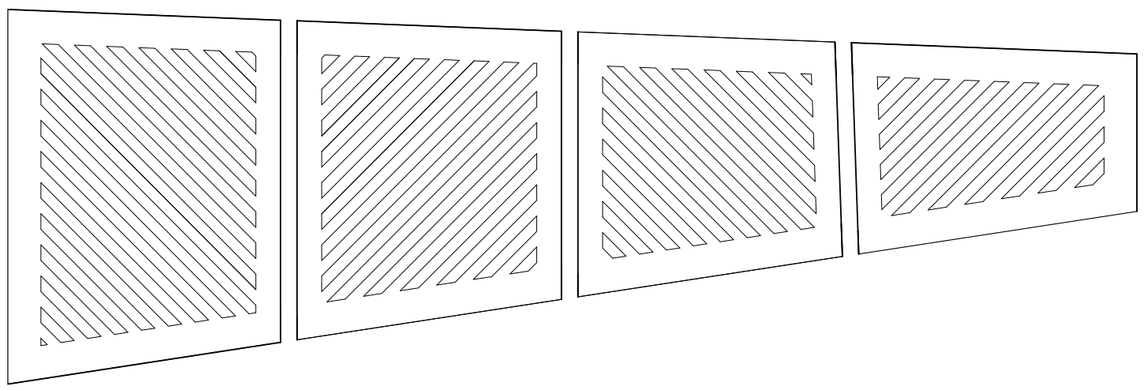
2 WEST ELEVATION
1/4" = 1'-0"

GATEWAY STRUCTURE - DETAILS

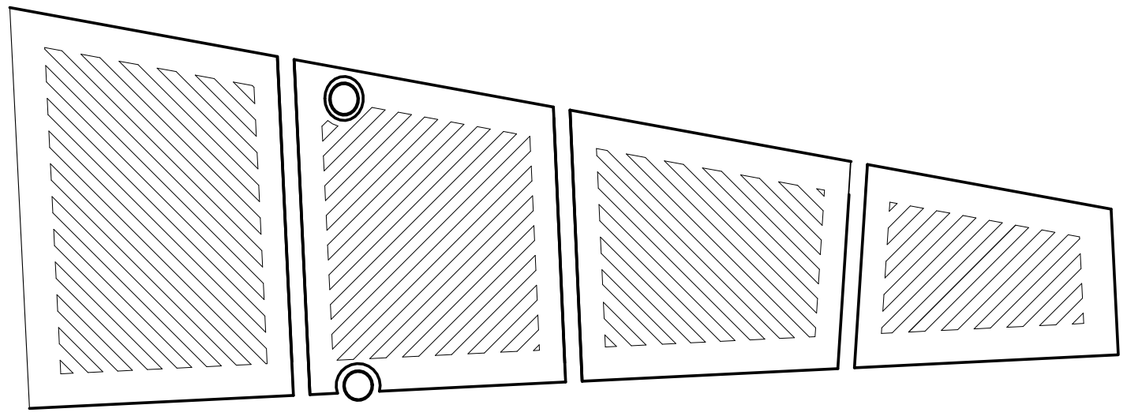
BERNIE MILTON PAVILION & GATEWAY STRUCTURE ROOF PANELS



1 GATEWAY CANOPY REFLECTED CEILING PLAN
1/4" = 1'-0"



2 FRAME A - PANEL PLAN
1/4" = 1'-0"

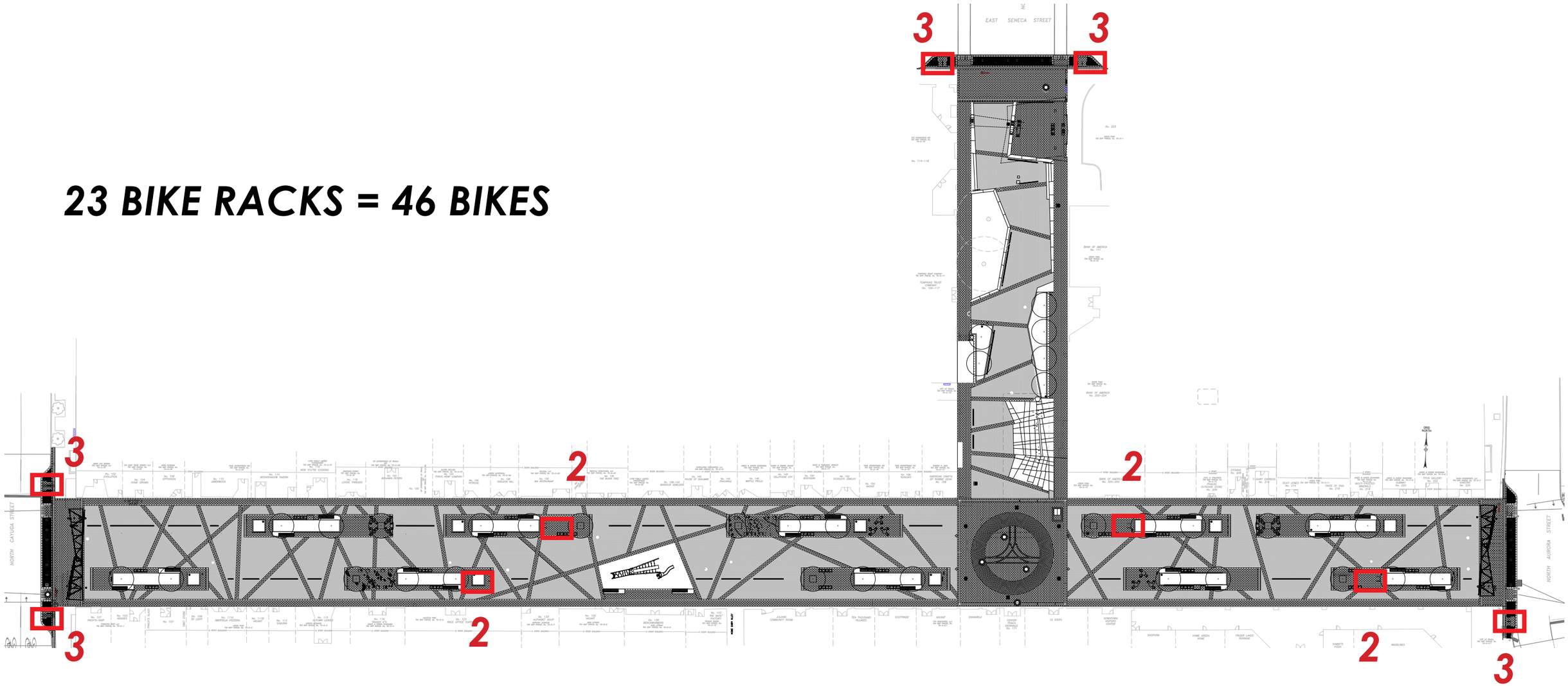


1 FRAME B - PANEL PLAN
1/4" = 1'-0"

GATEWAY STRUCTURE - ROOF PANEL PATTERN

BIKE RACKS

23 BIKE RACKS = 46 BIKES

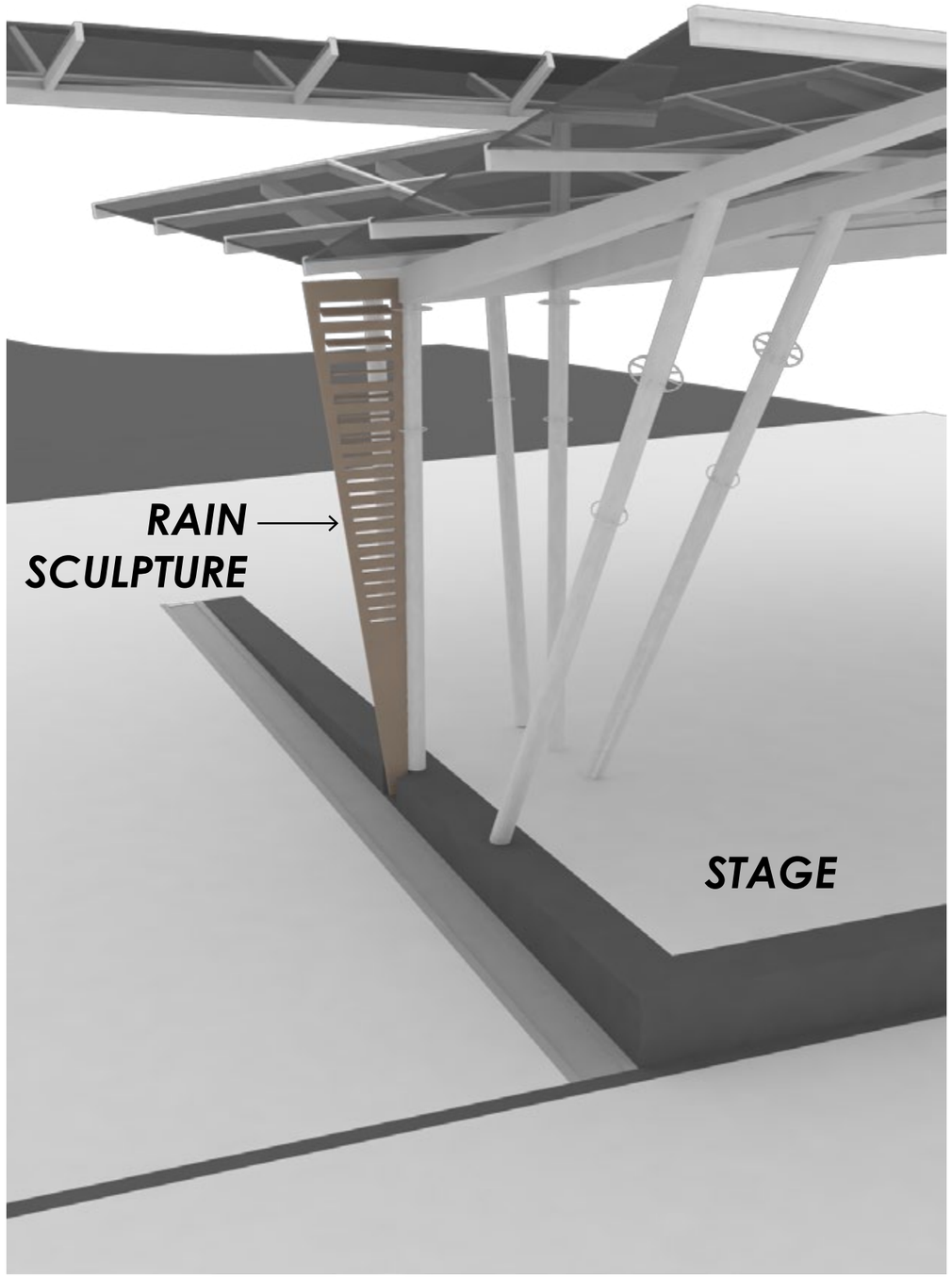


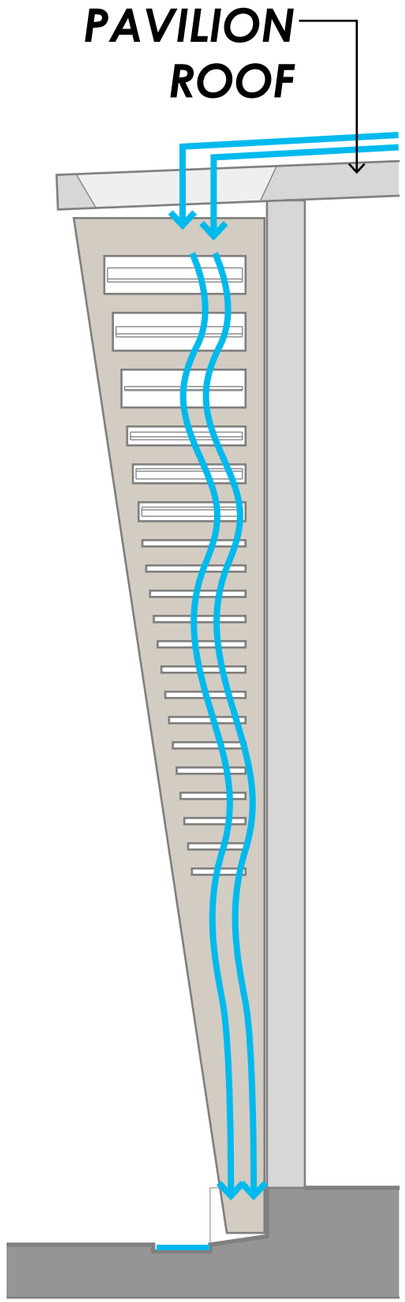
BIKE RACK - LOCATIONS & QUANTITY

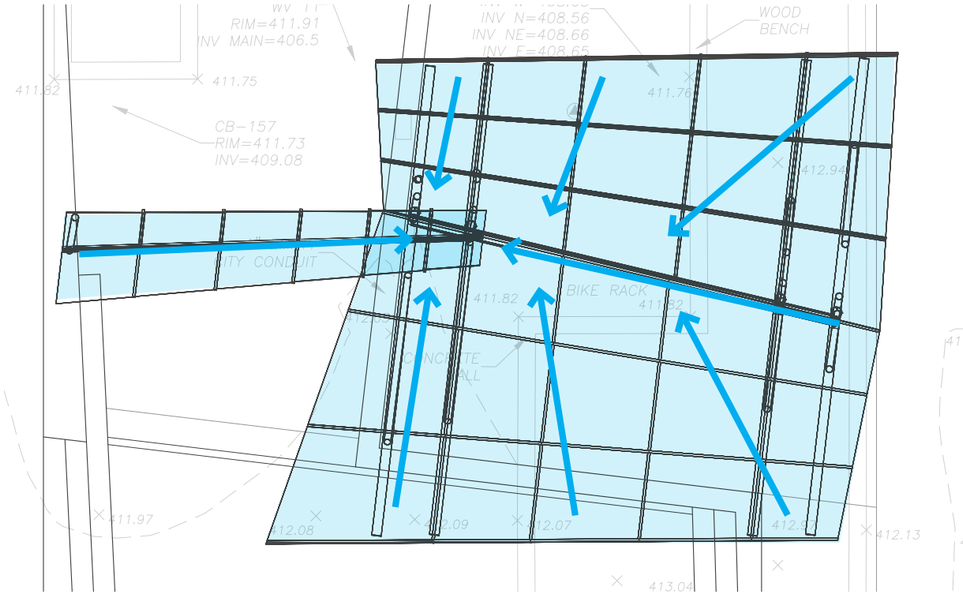
RAIN CHAIN

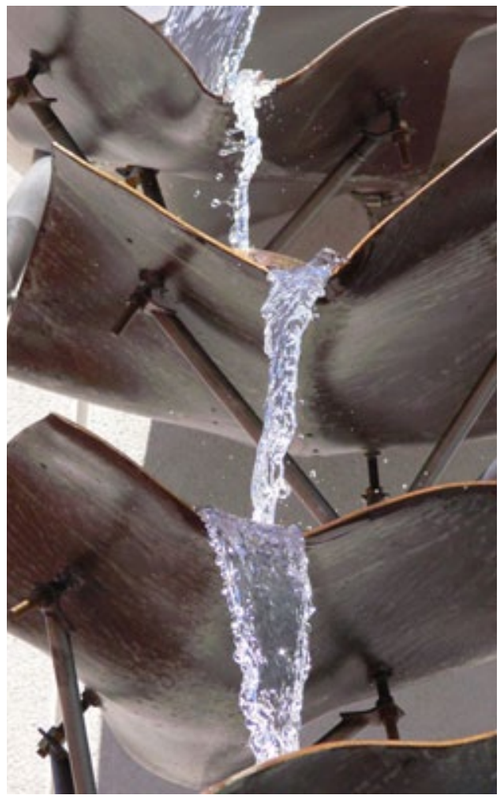
BANK ALLEY

BERNIE MILTON PAVILION - RAIN EFFECTS

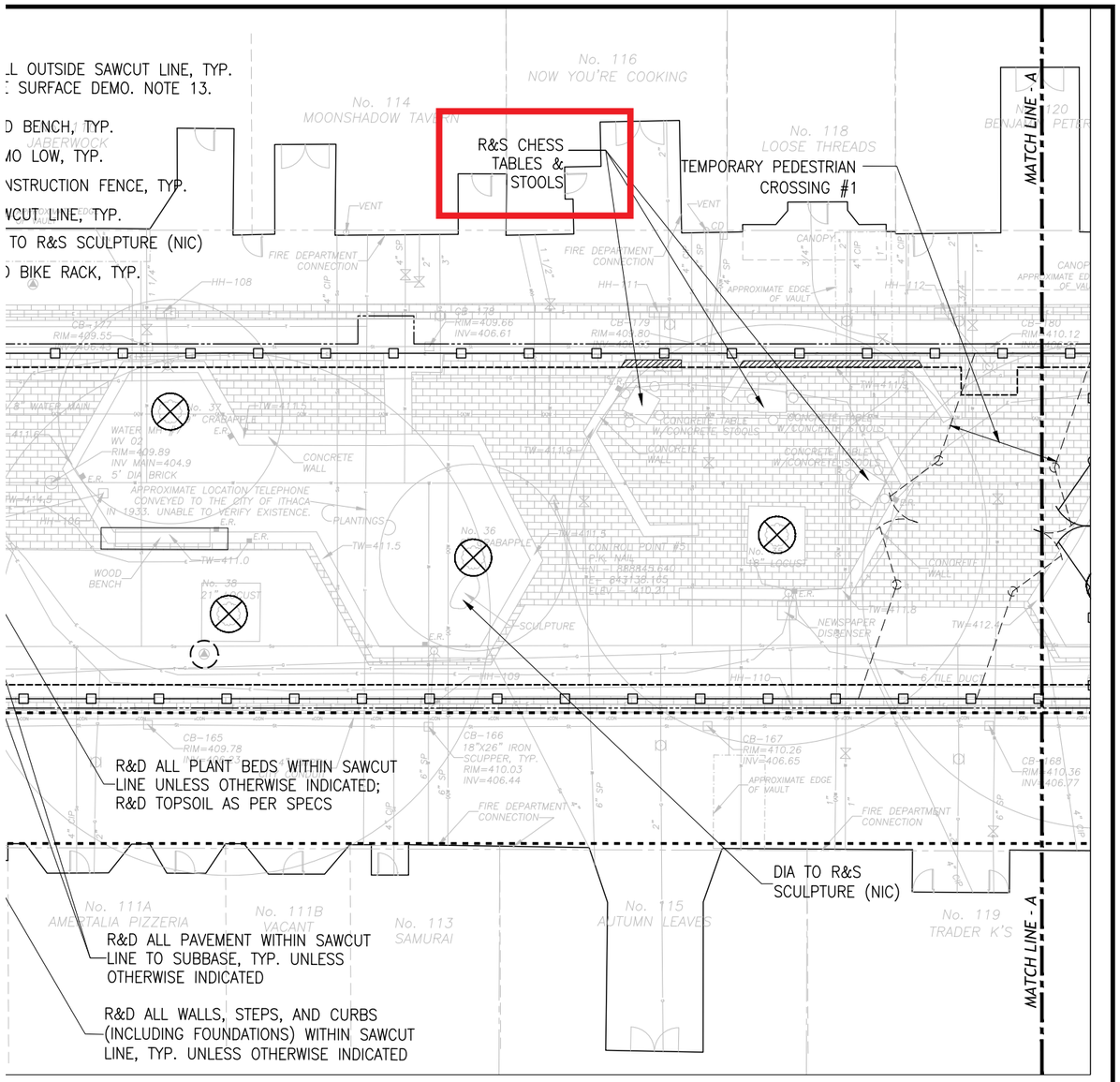


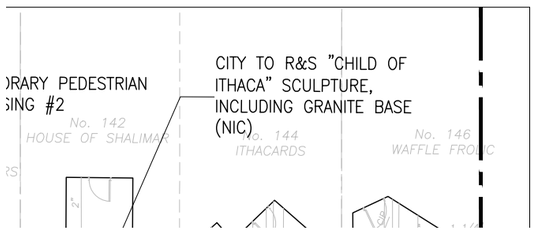






SALVAGED CHESS TABLES





SURFACE DEMOLITION NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, UNIVERSITY RECORDS AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR, PRIOR TO THE START OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES IN THE FIELD. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG SAFELY NEW YORK" (1-800-962-7962) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED, IN WRITING, OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTIONS TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
2. SEE UTILITY DEMO PLANS FOR REMOVAL AND/OR SALVAGE OF ALL WATER AND ELECTRICAL

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LEGEND

- DEMO LIMIT OF WORK (LOW)
- EMERGENCY ACCESS CLEAR ZONE
- CONSTRUCTION FENCE
- TEMPORARY CONSTRUCTION FENCE
- TREE PROTECTION FENCE
- SAWCUT LINE
- CONSTRUCTION GATE
- TEMPORARY CONSTRUCTION GATE

EX	EXISTING
R&D	REMOVE AND DISPOSE
R&S	REMOVE AND SALVAGE
R&R	REMOVE AND RELOCATE
NIC	NOT IN CONTRACT
DIA	DOWNTOWN ITHACA ALLIANCE

- R&D TREE
- R&R TREE
- R&S TREE GRATE
- R&S SCULPTURE/ PLAQUE
- WALL OUTSIDE SAWCUT LINE, SEE SURFACE DEMO. NOTE 13.
- R&D CONCRETE PILLAR
- R&D BENCH
- ROOT CONFLICT ZONE, SEE SURFACE DEMO NOTE 14.
- TREE PROTECTION ZONE (TPZ); SEE SPECS.

No.	Description	Date

DWG ISSUE & REVISION HISTORY

Stamp

REGISTERED LANDSCAPE ARCHITECT MARK O. DAWSON No. 001777 STATE OF NEW YORK

3.1.13

SALVAGED CHESS TABLES

TREE SPECIES

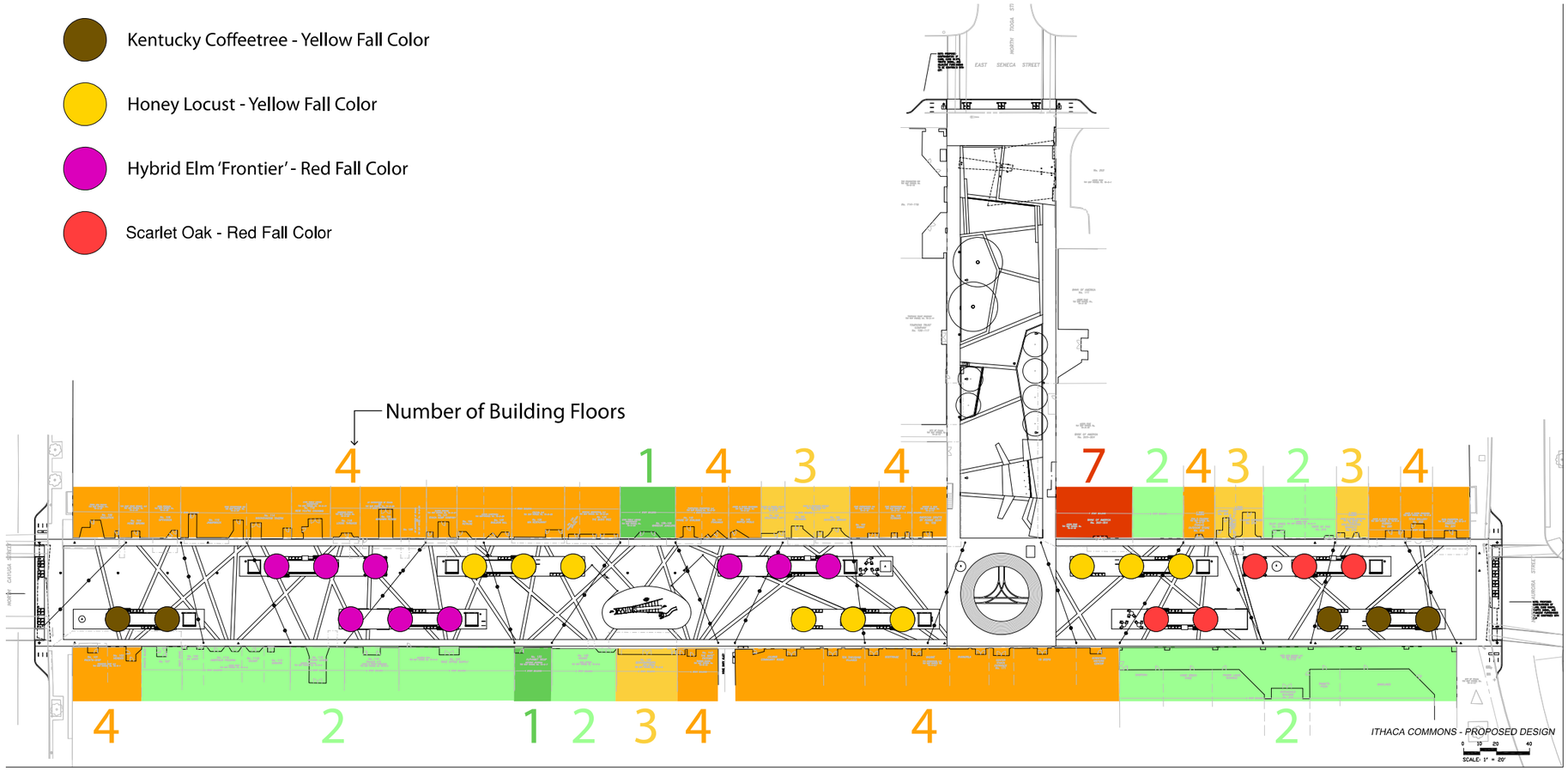
NOVEMBER 15, 2012 MEMO

Kentucky Coffeetree - Yellow Fall Color

Honey Locust - Yellow Fall Color

Hybrid Elm 'Frontier' - Red Fall Color

Scarlet Oak - Red Fall Color



CURRENT TREE PLANT LIST

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
TREES						
CC	3	Cercis canadensis	Eastern Redbud - Pink flowering	8'	B&B	Clump
CCA	3	Cercis canadensis 'Alba'	Eastern Redbud - White flowering	8'	B&B	Clump
GTI	9	Gleditisia triacanthos inermis 'Shademaster'	Shademaster Thornless Honey Locust	2.5-3"	B&B	
GD	5	Gymnocladus dioicus "Espresso'	Kentucky Coffeetree	2.5-3"	B&B	
QC	5	Quercus coccinea	Scarlet Oak	2.5-3"	B&B	
UF	9	Ulmus x 'Frontier'	Frontier Hybrid Elm	2.5-3"	B&B	

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TROWBRIDGE WOLF MICHAELS

TREE SPECIES

CONSTRUCTION HOURS

1.07 WORK RESTRICTIONS

A. On-Site Work Hours: Work shall be generally performed on the site during normal business working hours of 7:30AM to 7:30PM with additional restrictions on concrete and asphalt deliveries (last delivery 3:30PM) and last pours (4:00PM).

B. Existing Utility Interruptions: Do not interrupt utilities serving facilities permitted under the following conditions and then only after arranging to provide temporary utility services according to requirements indicated:

1. Notify Architect and business owners, property owners and residents not less than two days in advance of proposed utility interruptions.
2. Do not proceed with utility interruptions without Architect's and business owners, property owners and residents' written permission.

C. Maintain a daily sign-in record of all personnel on the job site.

D. Worker Parking: There will be no provisions for worker parking; construction personnel shall abide by all normal City parking regulations. Owners of vehicles parked in unauthorized areas will be subject to being towed at their expense.

1. Vehicles shall not be driven on or parked over tree roots, lawns, or plantings.

CONSTRUCTION HOURS - SPEC REQUIREMENTS