

10. **CITY ADMINISTRATION COMMITTEE:**

10.1 **IURA - City Divestiture of Surplus Property, 3-acre subparcel of 31.-2-6, 617 Five Mile Drive - Resolution**

WHEREAS, the City of Ithaca owns parcel #31.-2-6 located at 617 Five Mile Drive along Route 13A in the Town of Ithaca, and

WHEREAS, parcel #31.-2-6 is approximately 25 acres in size with 22 acres located to the east of the railroad tracks designated as park land in the Southwest Natural Area and an undesignated 3 acre subparcel located to the west of the railroad tracks, and

WHEREAS, on August 2, 2013, New Earth Living LLC inquired about the possibility of purchasing the 3-acre subparcel that is located adjacent to land they own at 619 Five Mile Drive where they intend to develop a cooperative housing community, and

WHEREAS, on September 9, 2013, the City of Ithaca Board of Public Works determined that the 3-acre subparcel is not needed for City of Ithaca public works purposes and recommended that the Common Council consider sale of the subparcel, subject to retention of an vehicular and pedestrian access easement, and

WHEREAS, pursuant to §695 of General Municipal Law, the City may dispose of real property at the highest marketable price at public auction or by sealed bid, and

WHEREAS, sale of the 3-acre subparcel will require subdivision of the parcel, which subdivision must comply with zoning requirements, therefore the purchaser must consolidate the 3-acre subparcel with an existing parcel; now, therefore, be it

RESOLVED, the City of Ithaca Common Council hereby authorizes a competitive sealed bid process to receive bids to purchase the City-owned 3-acre subparcel of parcel #31.-2-6, located at 617 Five Mile Drive, subject to the following terms:

Minimum Price: Fair Market Value to be determined by appraisal to be conducted after receipt of bids.

Compliance with Subdivision & Zoning Regulations: Purchaser must identify how conveyance of the 3-acre subparcel will comply with Town of Ithaca subdivision and zoning regulations. As the subparcel lacks street frontage, it appears that consolidation with an existing adjoining parcel will be required.

Future Use: Open space, agricultural and/or residential use.

Easement: Sale will be subject to retention of a public easement across the subparcel for access by vehicles and pedestrians to the City-owned Southwest Natural Area located east of the railroad tracks.

Additional Purchaser
Expenses:

Appraisal and lot consolidation expenses.

Disclaimer:

City reserves the right to reject any and all bids.

And be it further

RESOLVED, that the Mayor, subject to review by the City Attorney, is authorized to issue an Invitation For Bids to implement this resolution, and be it further

RESOLVED, that award of a bid is subject to environmental review and approval by the Common Council in satisfaction of the requirements of Section c-36(40) of the City Charter.

Back Up Item 10.1



Board of Public Works
City of Ithaca, NY
August 2, 2013

Dear Members of the Board of Public Works,

As many of you may already know, we have completed our pilot community on Aurora Street (The Aurora Pocket Neighborhood or APN) and now have three happy families living in our new homes there. In addition, over 220 people toured our homes and site in June and currently over 80 people have expressed an interest in our next community. We recently purchased a beautiful property on Five Mile Drive, and I have attached a brief description of the cooperative housing community ("Amabel") that we are proposing to create there.

I have two purposes in writing this letter to you: First, I would love to hear your feedback and thoughts on this project if you are interested, and second, I would like to talk to you about the possibility of purchasing a small city owned parcel that is adjacent to Amabel.

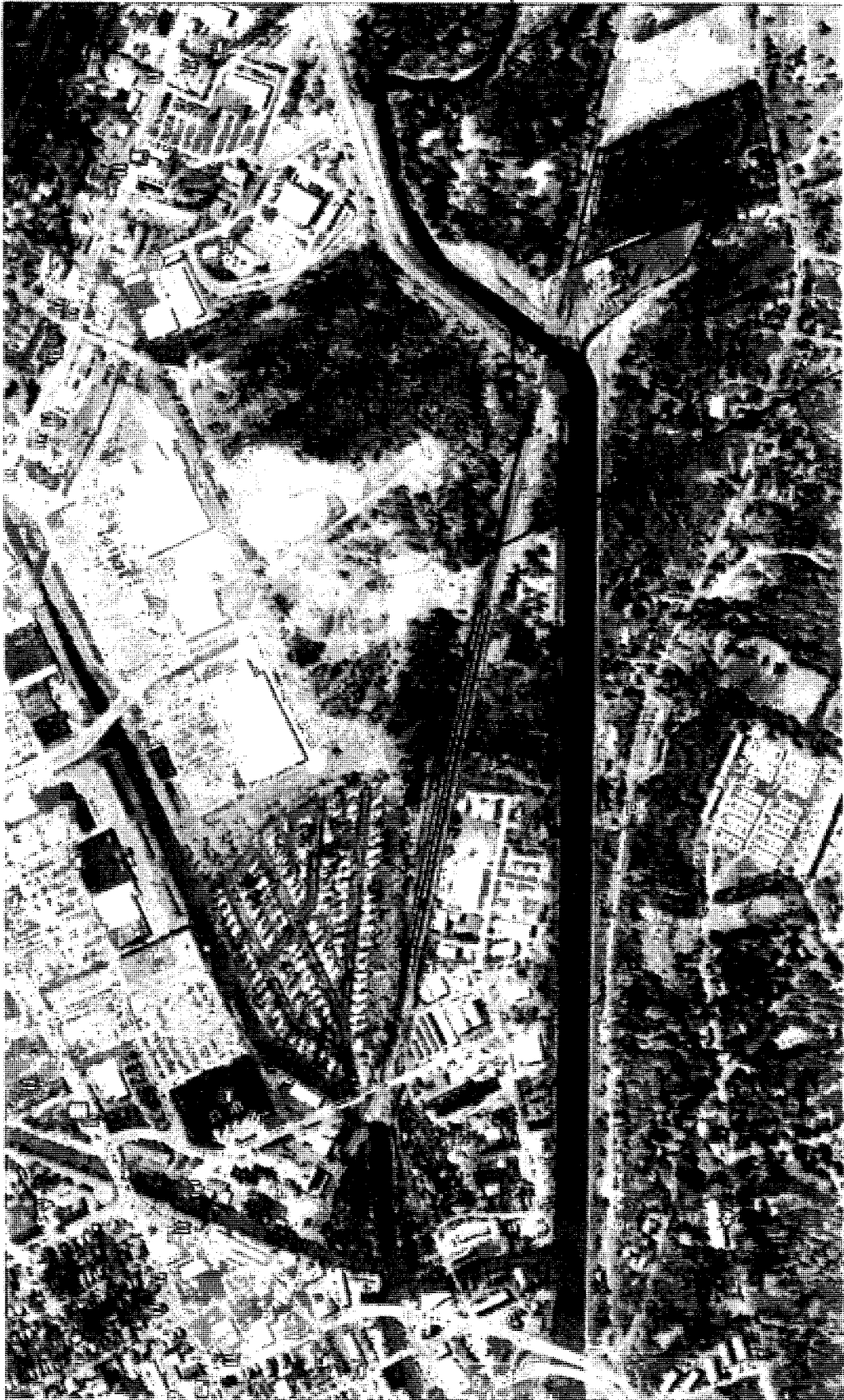
Regarding a conversation about the project; If not for the receptivity by various City departments for The Aurora Pocket Neighborhood, Amabel would not have been possible. Although Amabel will be in the Town, I am interested in locating our next project in the city. Our goal is to apply the lessons learned from Amabel and APN to a state-of-the-art development that is urban in all respects; physically, socially and economically which leverages all that we have learned about affordability, energy efficiency and the power of generating close social ties.

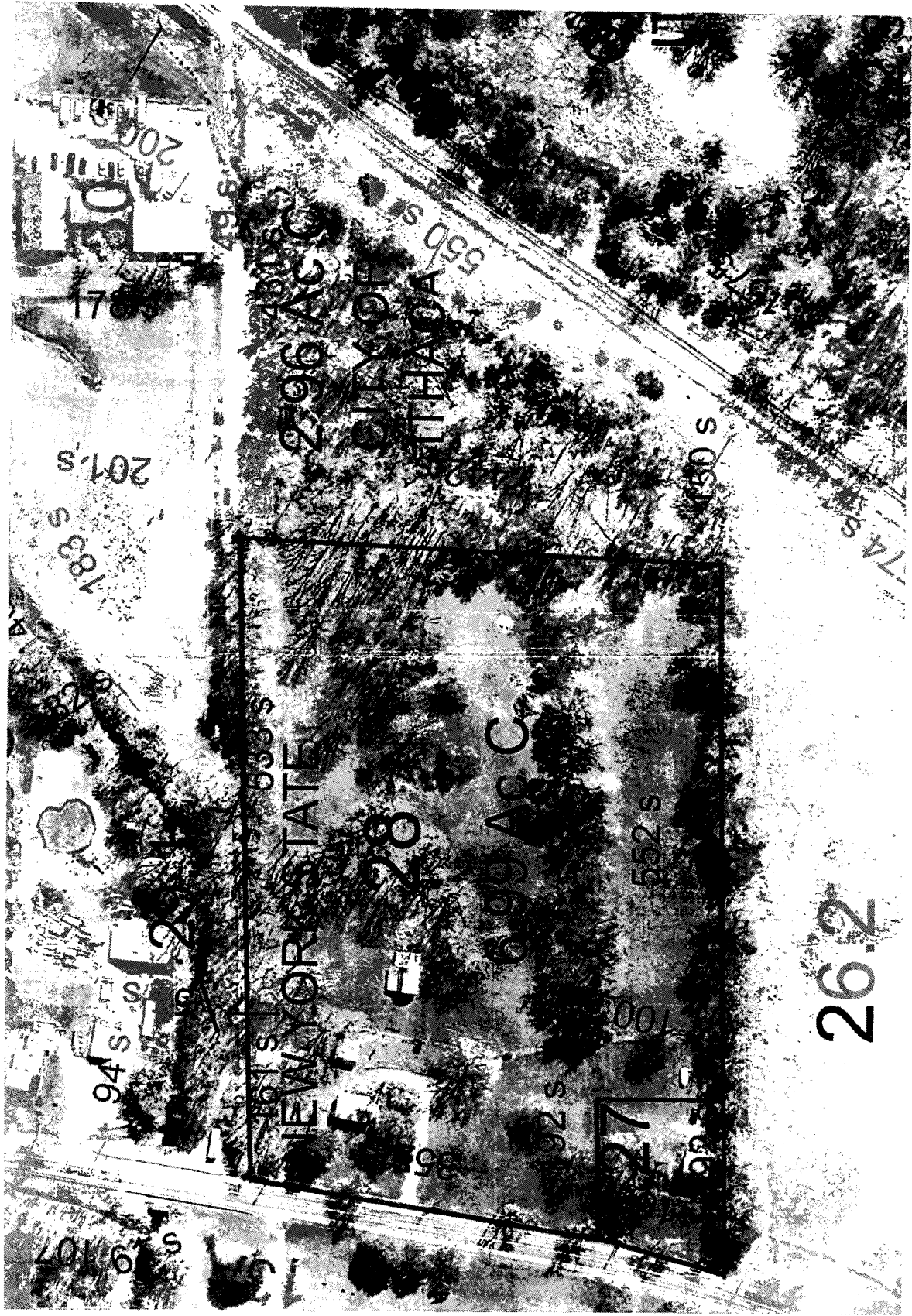
Regarding the city parcel: please see the documents attached. According to JoAnn Cornish, the parcel is not a natural area or parkland. It is in a flood zone and does not have a city easement. For this and other reasons the parcel may have marginal value to the city. The value to Amabel, on the other hand, is significant. The addition of this parcel would provide the possibility of a large natural area, a future forest garden and more area for storm-water management if necessary. Combining this new model for living with a low effort, no-till food production concept could help pave the way for a future of nourishing food, strong social bonds, and health, (of people and planet), being the standard for housing developments as well as our expectations in general.

I look forward to your considerations, questions and response. Thank you.

Respectfully,

Sue Cosentini





26.2

AMABEL

A PLACE OF BEAUTY, EASE AND CONNECTION



New Earth Living LLC combines the best practices of sustainability, co-housing, in-fill development and housing cooperatives to create an urban real estate development model called -- The Pocket Neighborhood. By design, Pocket Neighborhoods conserve resources, radically reduce greenhouse gases, preserve arable land and natural space, produce food, and fulfill a social need to live in a community of mutual support and connection.

At Amabel we are proposing to construct five Pocket Neighborhoods. Each Pocket consists of 6-7 homes in a stunning setting of carefully preserved mature trees. Member households will share a Common House, vegetable gardens, bike and canoe sheds, social and physical resources, and a strong network of shared values and trust.

Amabel is on Five Mile Drive, one level mile away from downtown Ithaca and is located on the future extension of the Black Diamond pedestrian and biking trail, (BDT).

The BDT creates a convenient, enjoyable walk or ride along the shore of the Cayuga Lake inlet to Wegmans, the Farmers Market and beyond, and southward all the way to Buttermilk Falls State Park. The inlet offers canoe and kayak access to many locations along it, the adjacent creeks and the shores of Cayuga Lake.

BASIC COMPONENTS AND PRINCIPLES

- ☞ Pocket Neighborhoods consist of 5-8 households located in or near a city. The purposeful placement of these homes in existing urban neighborhoods supports walk/bike-ability, and car independence, increases density and reduces sprawl.
- ☞ The multi-unit buildings and Common House are carefully designed and situated to be complimentary to the nearby built and natural environment.
- ☞ Pocket Neighborhoods are designed to intentionally foster connection and relationships, while providing a balance between privacy and community living.
- ☞ Each home at Amabel will have a super-insulated air tight building envelope and an energy recovery ventilator for healthy indoor air quality which radically reduces space heating costs and greenhouse gas emissions (GHG).

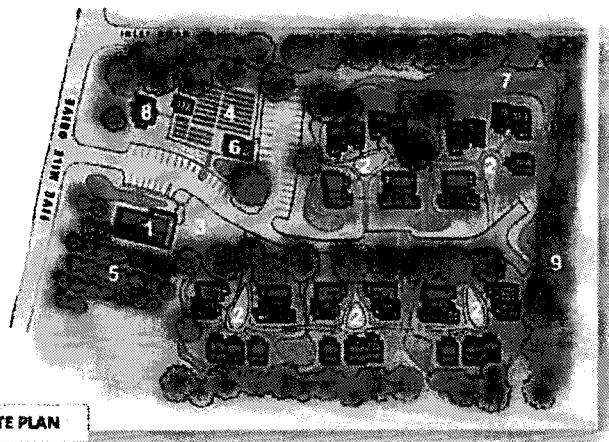
- ☞ It is our intention to aggregate the photovoltaic arrays to optimize energy production on a community-wide basis for net zero energy performance regardless of individual homes' roof area or solar exposure.
- ☞ Organic gardening is fun and exciting; together with fruit and nut trees, root cellars and rainwater collection food bills and energy costs are reduced and quality of life is increased!
- ☞ Our diverse, multigenerational community will employ the power of thoughtful design, state of the art technologies, feedback from our market and vision to create an environment that is healthy, vibrant and fulfilling.

OUR RESIDENTS

- **The environmentally conscious** are people who want to live their values of a small ecological footprint, healthy food and car independence.
- **Elders** are looking for low maintenance, single floor living and the opportunity to live independent, active lives in a multi-generational community with easy access to companionship and friendly assistance when needed.
- **Families with children** benefit from close proximity to other families with children as well as neighborhoods that put car traffic at the periphery and are safe and walkable.
- **The Millennials** wants to live in a community offering myriad services, activities and diverse demographics in a low maintenance, highly sustainable, car-free home and setting.



1. Common House
2. Pocket Neighborhood
3. Community Green
4. Community Garden
5. Orchard
6. Bike shed & Workshop
7. Pond
8. Guest House
9. Forest Garden



CONCEPTUAL SITE PLAN

The Amabel Team

Susan Cosentini
Roy Andrews
Noah Demarest
Rob Morache
T.G. Miller Engineers
Dr. William Thomas
G.R. VanValen
Barbara Neal
Jeff Faraday
LAP
William Goodman

New Earth Living: Developer/Sponsor
New Earth Living: Project Planning and Management
Stream Collaborative: Designer, Architect, LA
New Earth Strategies: Designer, Site planner
Engineering, roads, infrastructure, SWPP, soils
International authority on life after adulthood
Sitework consultant
Arborist
Know Love Design: webmaster, social media
Project Accounting
Cooperative consultant



.Net 519 N. Aurora St. Ithaca, NY 14850 607-277-2700

Pictures on front courtesy of Ross Chapin Architects. Projects: Spring Valley Pocket Neighborhoods in Port Townsend, WA, Built by Kimball & Landis and Greenwood Avenue Cottages, Developer- Cottage Company, respectfully