



# **City of Ithaca**

## Downtown Revitalization Initiative (DRI)

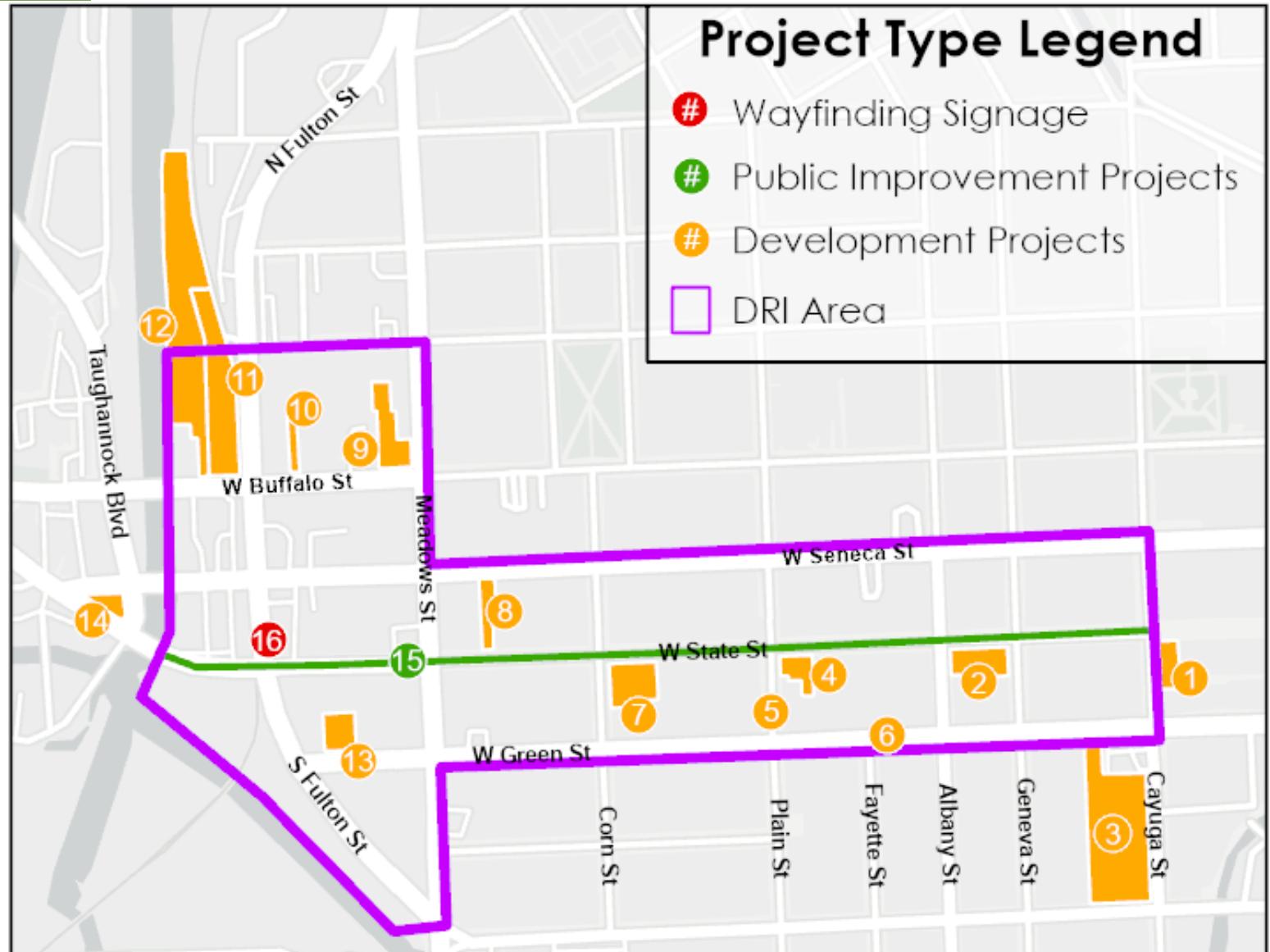
*Application 2024*

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## **Projects Submitted**

# Project Map

This boundary is  
tentative



## Brief description:

This project will improve an iconic historic performing arts theatre in the heart of downtown Ithaca, significantly increasing programming options and available show days for this important, historic building.

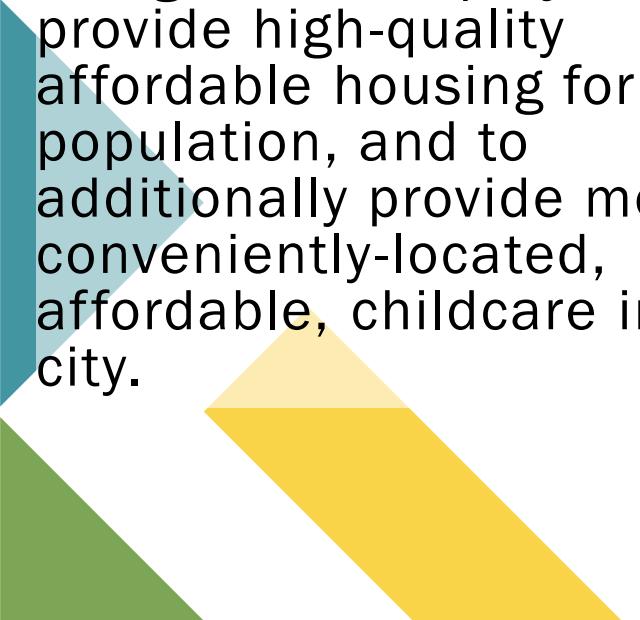
# #1 - Increased Usage at The State Theater – A/C & Flexible Seating

Location	107 West State/MLK St., Ithaca, NY 14850
Sponsor(s)	State Theater of Ithaca, Inc.
Project type	Redevelopment/rehabilitation/renovation of existing buildings
Readiness/timing	Conducted feasibility study, goal is to be complete by 2028
Size and scale	28,410sf, 10 rows of flexible seating, A/C for whole building
Estimated budget	Total cost: \$1,650,000 DRI request: \$1,000,000 Other sources: \$650,000



## Brief description:

The proposed project will construct ~50 units of affordable housing for seniors aged 62+, above a first floor Early Head Start facility. There is a significant lack of affordable senior housing in Ithaca and a large cohort of seniors who will be swelling the ranks of those living on a fixed income. The goal of the project is to provide high-quality affordable housing for that population, and to additionally provide more conveniently-located, affordable, childcare in the city.



## #2 - Construct Affordable Senior Housing Above Daycare

Location	205 & 209 W. State Street, Ithaca, NY 14850
Sponsor(s)	INHS
Project type	New construction projects on developable properties
Readiness/timing	Construction starts in early summer 2026. Anticipated completion by early fall 2027 (14 mo).
Size and scale	4 stories, 53 units of affordable senior housing
Estimated budget	Total cost: \$25,601,541 DRI request: \$500,000 Other sources: \$25,101,541



## **210 Hancock**

**Address:** 210 Hancock, Ithaca, NY

**Completion Date:** March 2018

**Total Budget:** \$25,000,000

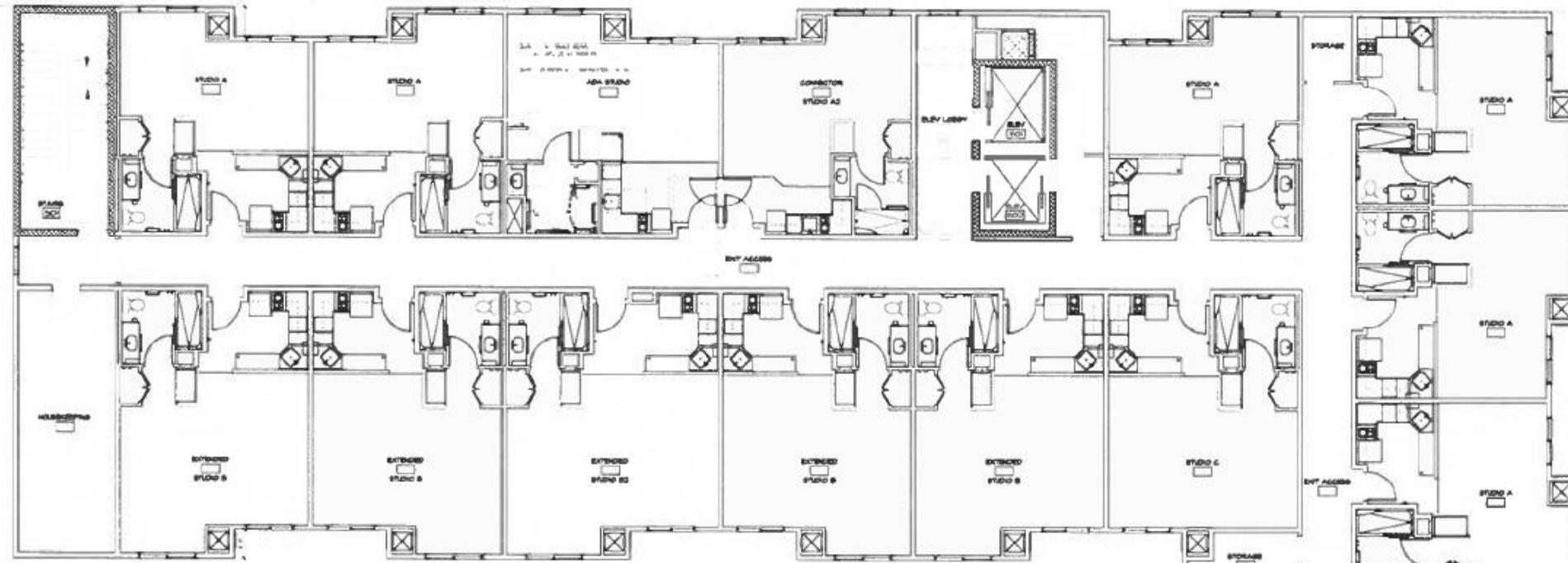
## Brief description:

The recent completion of the downtown conference center means that the Ithaca CBD will need a larger bed base, which this project will satisfy with 128 transient lodging rooms. It will be the first extended stay hotel in Ithaca, revitalizing a vacant and underutilized parcel.

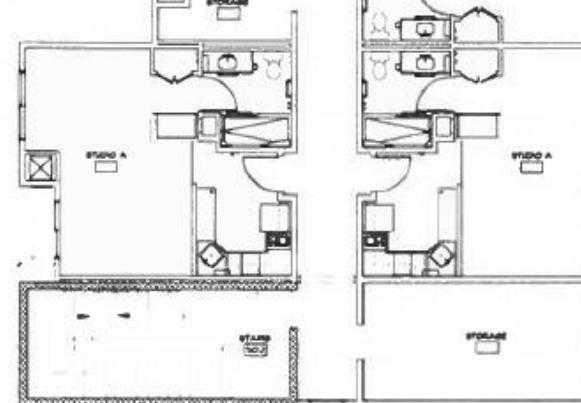
## #3 - Build a New Hotel at S. Cayuga/Clinton Streets

Location	222 S. Cayuga St., Ithaca, NY 14850
Sponsor(s)	Hart Hotels, Inc.
Project type	New construction projects on developable properties
Readiness/timing	Shovel ready. 18 mo to complete construction.
Size and scale	9 floors, total buildout of 100k sqft. Total 128 rental units.
Estimated budget	Total cost: \$28,000,000 DRI request: \$2,000,000 Other sources: \$26,000,000





PROPOSED UPPER LEVEL PLAN FLOORS 2 &  
SCALE: 30'0" x 100'  
FLOOR LEVEL 2 SHOWN



## Brief description:

Coupling ground-level retail with residential units will help connect the struggling West State street zone with the commons and CBD. Retail space would include the Ithaca Bouldering Club that would provide space to meet people and be active, along with the Finger Lakes Wine Collective which would be the first of its kind in the northeast and would connect Ithaca with the booming Finger Lakes wine industry.

## #4 - Revitalize and better activate the West State St Corridor via Finger Lakes Wine Collective, Ithaca Climbing Collective, and sustainably focused residential development.

Location	333-335 W. State St., Ithaca, NY 14850		
Sponsor(s)	Finger Lakes Wine Collective, Schiller Projects, GP 81 Climbing LLC		
Project type	New construction projects on developable properties; Redevelopment/rehabilitation/renovation of existing buildings; Small projects/projects that support downtown vitality		
Readiness/timing	Dependent on grant approvals timing. Ready to move relatively quickly.		
Size and scale	12-18 market-rate housing units, 15k sf ground-level retail w/ 13-15k sf residential above. 5 stories.		
Estimated budget	Commercial Total: \$3,840,000 DRI request: \$1,920,000 Other sources: \$1,920,000	Residential Total: \$5,300,000 DRI request: \$2,000,000 Other sources: \$3,300,000	

## Brief description:

Aligning with Downtown Ithaca's goals of building a sustainable, vibrant, beautiful, and dynamic area where families can live, raise a family, shop, dine, and feel a sense of well-being and community, this project will add to the housing stock and contribute to Downtown commercial success and long-term community enhancement.

## #5 - Thrive Downtown: Mixed-Use West End

Location	West State St. & W Green St., Ithaca, NY 14850
Sponsor(s)	Carolyn Lee PLLC/Parethenos LLC
Project type	New construction projects on developable properties; Redevelopment/rehabilitation/renovation of existing buildings
Readiness/timing	Break ground in 1Q-2Q 2026
Size and scale	Two 5+ story towers, each with 40 apartments/condos, garden/playground/rec area between buildings
Estimated budget	Total cost: \$21,000,000 DRI request: \$2,000,000 Other sources: \$19,000,000

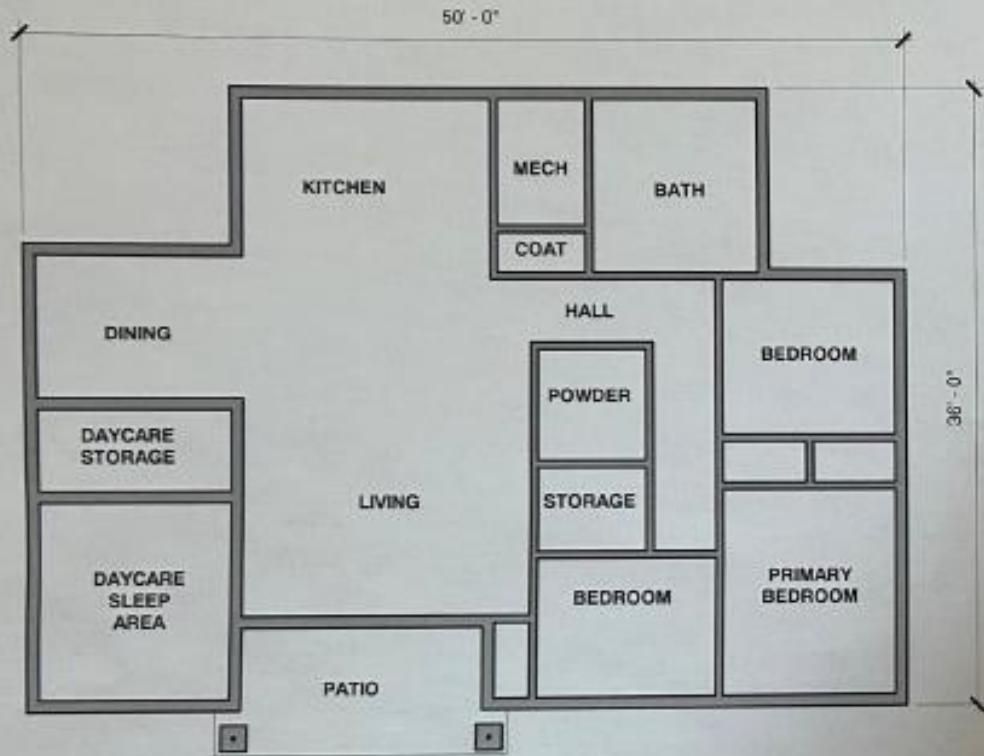
## Brief description:

The proposed project would provide resources and services to individuals that will aid them in pursuing economic opportunity that contributes to the Ithaca economy overall. It is also a mixed-use development that incorporates housing, childcare, retail, and office space for services.

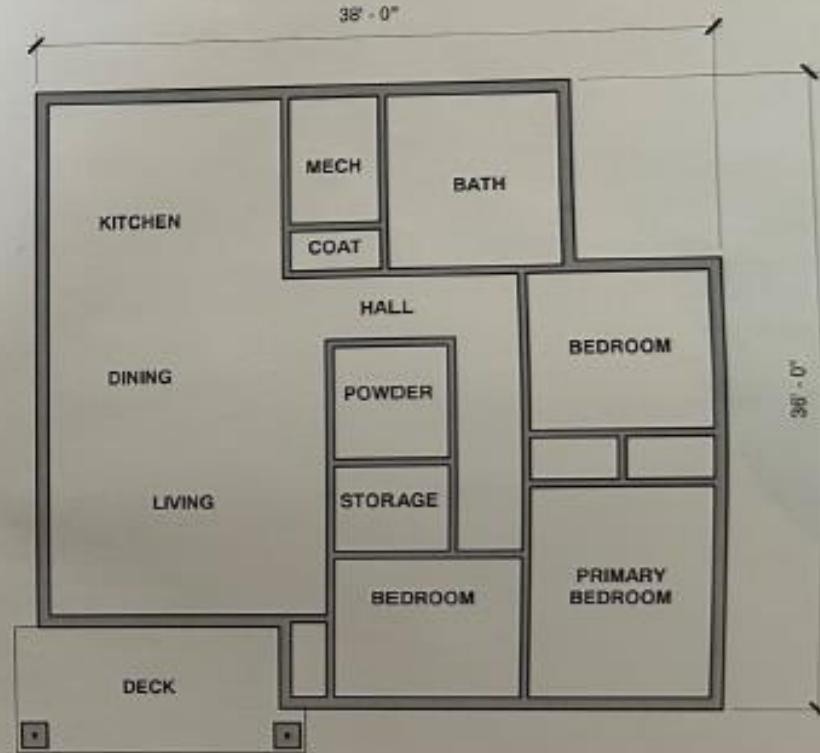
# #6 - BHU: Reconnect Community Lift Project

Location	W Green St., Ithaca, NY 14850
Sponsor(s)	Black Hands Universal
Project type	Redevelopment/rehabilitation/renovation of existing buildings
Readiness/timing	Property acquisition in early 2026, break ground in spring or summer 2026, renovation 6-12 months from there.
Size and scale	10-15 rental units, 1,525 sqft building on 4,551 sqft lot.
Estimated budget	Total cost: \$1,784,000 DRI request: \$900,000 Other sources: \$884,000

## PRELIMINARY APARTMENT LAYOUTS



**FLOOR PLAN LEVEL 1  
(DAYCARE)**  
3 BEDROOM  
1,430 SF



**FLOOR PLAN LEVEL 2 - 3**  
3 BEDROOM  
1,125 SF

## Brief description:

This project will clean up the appearance of the lot, to make the property more appealing to bring vehicles in for repair, to provide a safer pedestrian space for our customers, vendors, neighbors and locals who use the lot daily, and inadvertently to provide additional after hours and weekend parking for customers of businesses in the neighborhood.

## #7 - Improving the Utilization and Physical Appearance of Property at 435 W State/MLK Jr. St.

Location	435 W. State/MLK Jr. St., Ithaca, NY 14850
Sponsor(s)	Diane's Downtown Automotive LLC, Russell-Cook Properties
Project type	Redevelopment/rehabilitation/renovation of existing buildings; Small projects/projects that support downtown vitality
Readiness/timing	As soon as feasible, complete permitting work with NYS DOT; collaborate with local municipal leaders to determine ideal installation schedule. Project fully installed by fourth quarter of 2025.
Size and scale	35,800 sf parking lot
Estimated budget	Total cost: \$1,500,000-\$1,700,000 DRI request: \$250,000 Other sources: \$1,250,000-\$1,500,000

## Brief description:

An investment to reface the building and add a second story will help to provide improvements to underutilized spaces and add square footage for the tenants. Both existing tenants have operated in the building for over a decade and are currently hiring. New features, along with our central location (with onsite bike parking, proximity to public transportation, and high walkability) help to bring more sustainable development to downtown Ithaca.

## #8 - Expand the “Heart of the Community” Building

<b>Location</b>	530 W. State St., Ithaca, NY 14850 521-523 W. Seneca St., Ithaca, NY 14850
<b>Sponsor(s)</b>	State Street of Ithaca LLC, Blue Light Inc, Ithaca Health Alliance
<b>Project type</b>	Redevelopment/rehabilitation/renovation of existing buildings
<b>Readiness/timing</b>	Finalizing scope in late August 2024, which will determine timeline
<b>Size and scale</b>	Adding 10k sf and 1 story, increasing tenants by 1, increasing lot coverage from 72% to 75%
<b>Estimated budget</b>	Total cost: \$4,000,000 DRI request: \$2,000,000 Other sources: \$2,000,000



View from State Street



View from Seneca Street



In The Heart of the Community Mural

## Brief description:

The new construction of a mixed-use development (affordable housing and retail space) on a currently vacant lot in downtown Ithaca will provide high-quality, energy efficient, residential housing in an area with ample amenities, employment, and recreation opportunities.

## #9 - Develop Quality Affordable Housing

Location	602 West Buffalo St., Ithaca, NY 14850
Sponsor(s)	Visum Development Group
Project type	New construction projects on developable properties
Readiness/timing	Construction August 2025 – June 2027, 100% lease-up in December 2027
Size and scale	74k sf, 59 affordable rental units, 2 commercial spaces, outdoor amenities
Estimated budget	Total cost: \$32,248,892 DRI request: \$2,000,000 Other sources: \$30,248,892



## Brief description:

Aligning with Downtown Ithaca's goals of building a sustainable, vibrant, beautiful, and dynamic area where families can live, raise a family, shop, dine, and feel a sense of well-being and community, this project will add to the housing stock and contribute to Downtown commercial success and long-term community enhancement.

## #10 - Future Endeavor

Location	626 W Buffalo St., Ithaca, NY 14850
Sponsor(s)	OAR of Tompkins County
Project type	New construction projects on developable properties; Redevelopment/rehabilitation/renovation of existing buildings; Small projects/projects that support downtown vitality
Readiness/timing	OAR moves quickly, once funding has been secured by DRI Steering Committee we will have already secured the 25% requirement of funding either through BOD approval from reserves or bank approval through home equity loan.
Size and scale	1,330 sf home
Estimated budget	Total cost: \$200,000 DRI request: \$150,000 Other sources: \$50,000

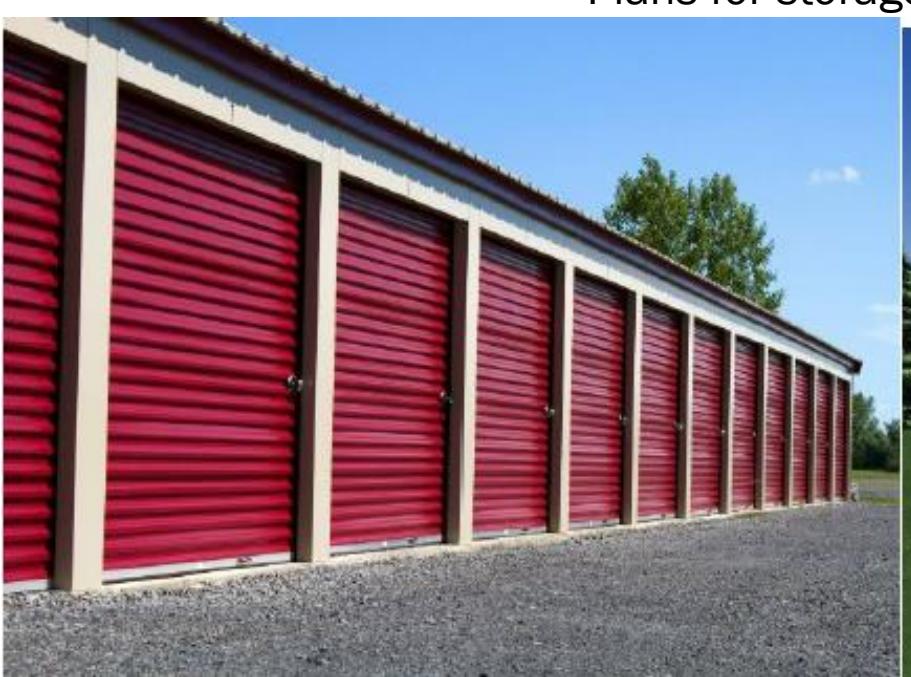
Before



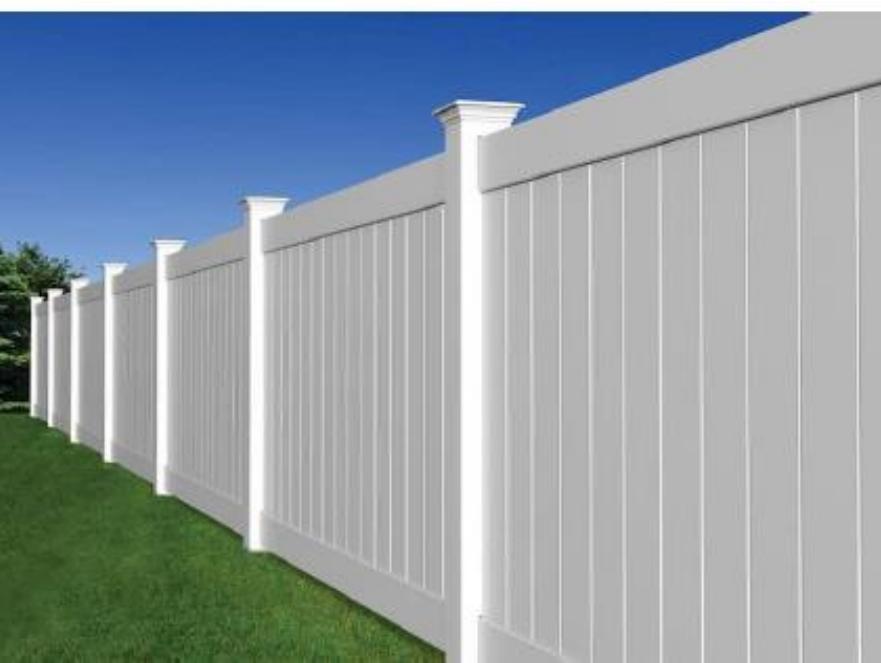
After



Plans for porch



Plans for storage units & fence



## Brief description:

Shared Kitchen Ithaca is an appropriately sized, equipped and licensed shared use commercial kitchen project in Ithaca's West End, designed to satisfy an unmet need for small food business startup space and to assist organizations involved with increasing community food access. The need for such a facility has long been identified in feasibility studies, most recently in collaboration with the City and IURA in 2022.

## #11 - Shared Kitchen Ithaca

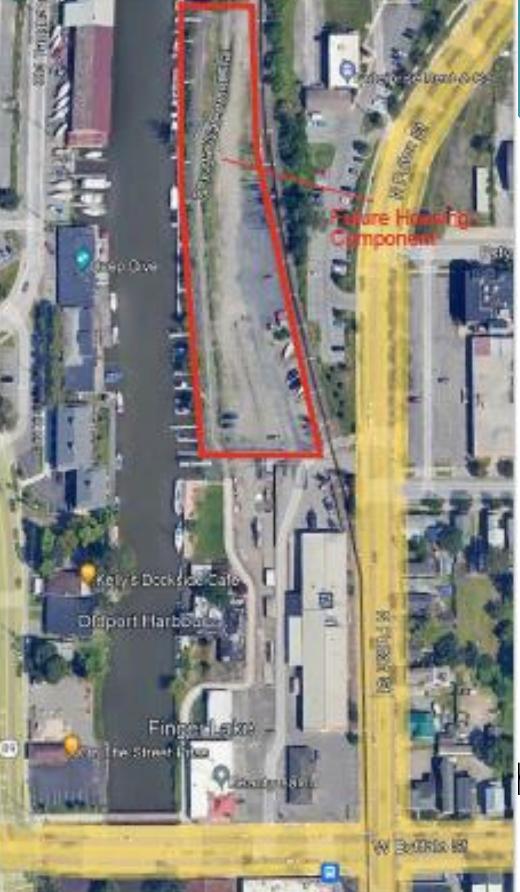
Location	700 W Buffalo St., Ithaca, NY 14850
Sponsor(s)	Shared Kitchen Ithaca
Project type	Redevelopment/rehabilitation/renovation of existing buildings
Readiness/timing	Ready for users by end of 2024, operational/expansion phase through 2025, expansion to full service in 2026
Size and scale	24/7 operation, 6-8 users at a time, 4,099 sf
Estimated budget	Total cost: \$450,000 DRI request: \$200,000 Other sources: \$250,000

## Brief description:

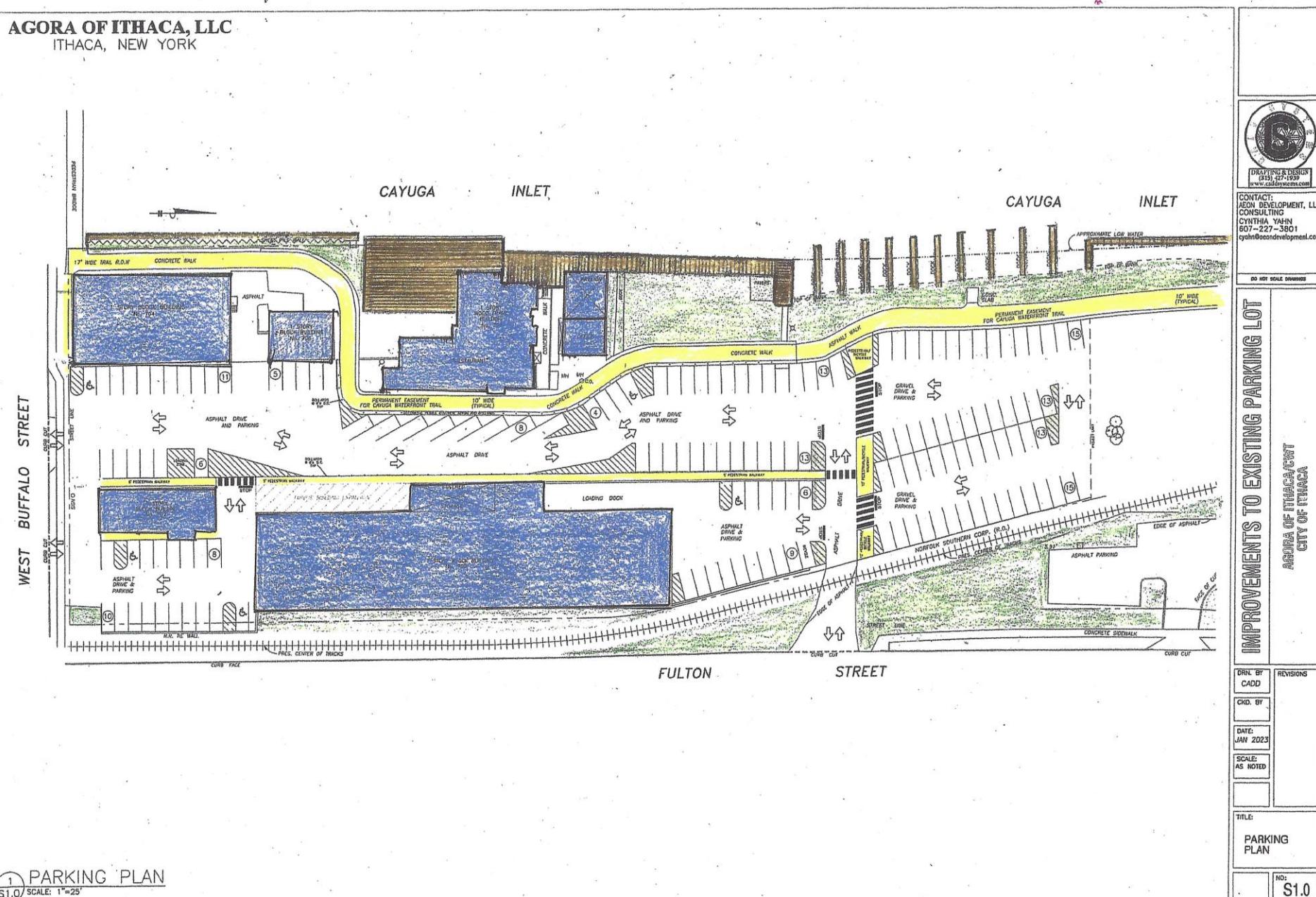
Provide a vibrant and active mixed-use development on the West End waterfront to attract the public, serve the occupants of the Cayuga Waterfront Trail, and provide additional amenities and housing to the City of Ithaca.

# #12 - Activate the West End Waterfront

<b>Location</b>	708 W. Buffalo St., Ithaca, NY 14850
<b>Sponsor(s)</b>	Agora of Ithaca, LLC
<b>Project type</b>	New construction projects on developable properties Redevelopment/rehabilitation/renovation of existing buildings
<b>Readiness/timing</b>	Anticipate 6mo of construction for restaurant & 2 years for housing.
<b>Size and scale</b>	5,000 sf of commercial restaurant space on 0.3 acres. Housing component size TBD, ~1.5 acres.
<b>Estimated budget</b>	Total cost: \$15,000,000 DRI request: \$2,000,000 Other sources: \$13,000,000



**AGORA OF ITHACA, LLC**  
ITHACA, NEW YORK



## Brief description:

Hammerstone School furthers the mission of empowering women in non-traditional trades work through carpentry workshops. Hammerstone teaches a variety of carpentry, woodworking, and other trades courses. The goal of the project is to provide office and teaching space for Hammerstone School, Inc and condition the space in the most energy efficient manner possible.

## #13 - Renovation of Hammerstone School's Downtown Ithaca Workshop

Location	720 W. Green Street, Ithaca NY 14850
Sponsor(s)	Hammerstone School
Project type	Redevelopment/rehabilitation/renovation of existing building(s)
Readiness/timing	No work has yet been completed, anticipated timeline of 1.5 years
Size and scale	3,880 sqft, whole building reno
Estimated budget	Total cost: \$666,600 DRI request: \$500,000 Other sources: \$166,600

# Hammerstone School Photos

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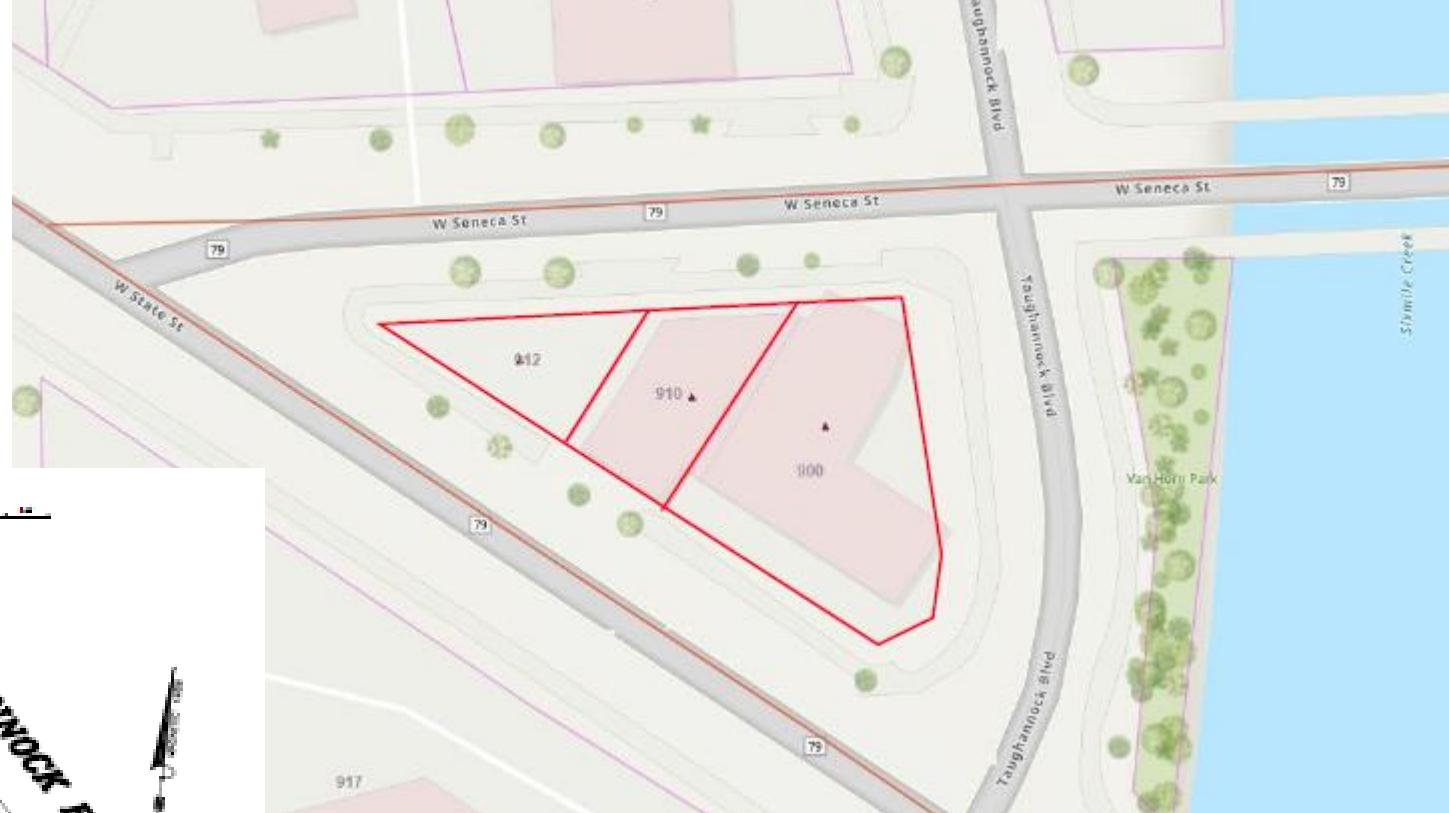
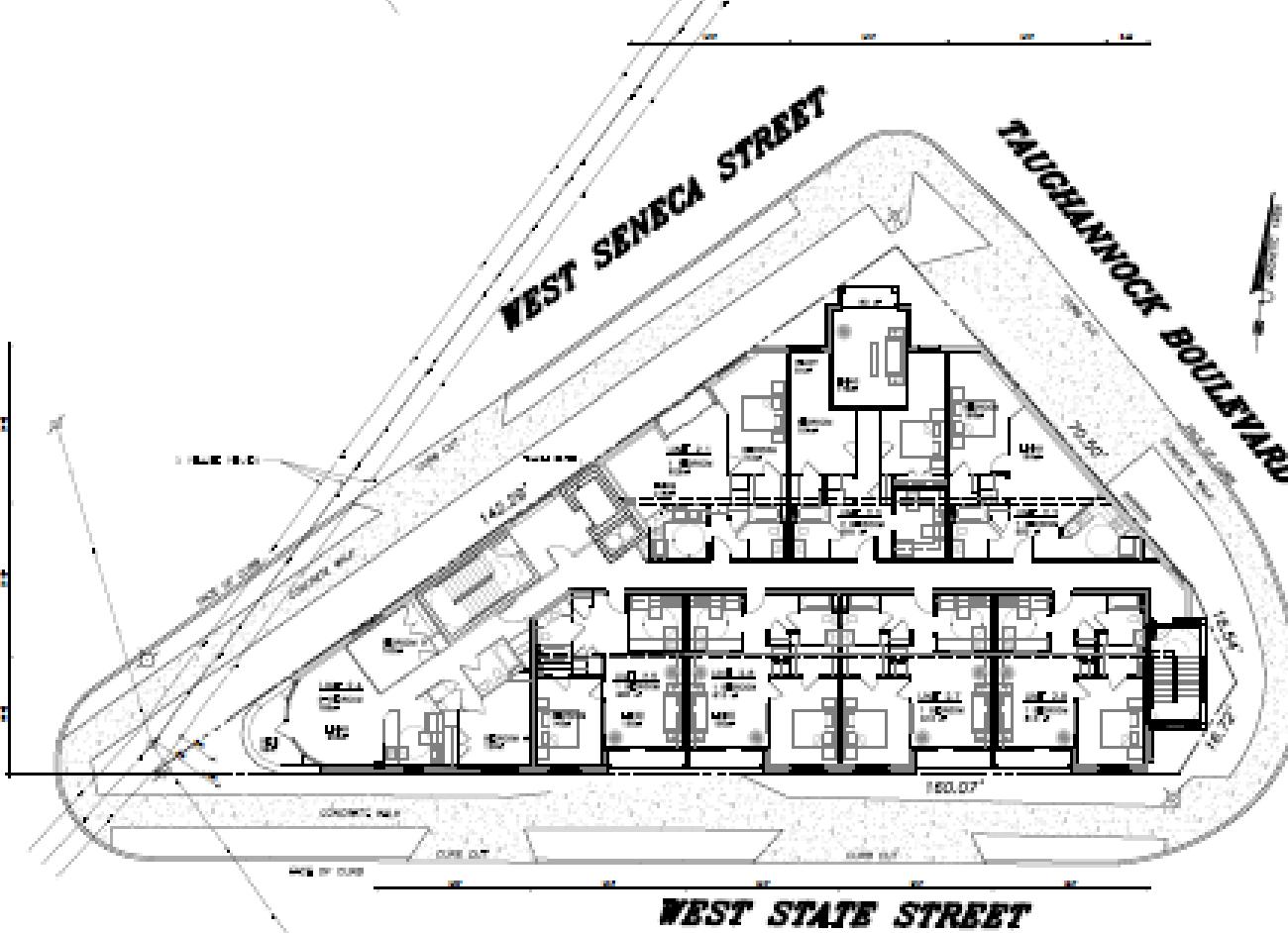
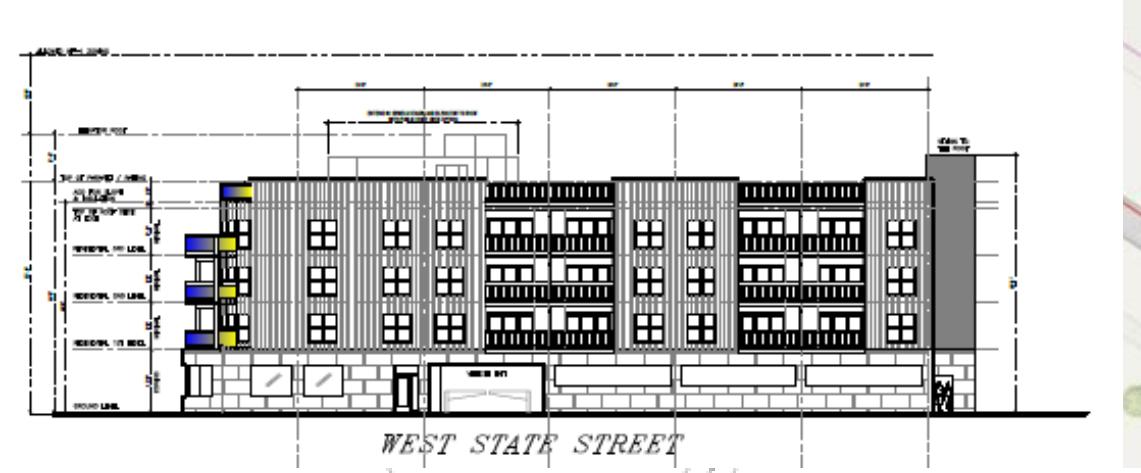


## Brief description:

The Flatiron property sits on an important intersection in the City of Ithaca in an area that has seen slow but growing investment over the last decade. In 2023, Alpern began working with a design team to develop plans for an affordable housing project that would restore the original flatiron shape to the block. The 24 units will be income restricted to households earning up to 80% of the AMI with a mix of units serving those at 50%, 60% and 80% AMI.

## #14 - New Construction of the Flatiron Building

Location	900-12 West State Street, Ithaca NY 14850 *not currently in the DRI boundary
Sponsor(s)	Alpern & Milton, LLC
Project type	New construction projects on developable properties
Readiness/timing	Currently in planning and preliminary design phases. Anticipated completion in September 2027
Size and scale	28,000 sqft, 24 units,
Estimated budget	Total cost: \$11,121,507 DRI request: \$2,000,000 Other sources: \$9,121,507



## Brief description:

Incorporating physical Ithaca Bikeshare parking hubs into the infrastructure of West State Street will encourage more active transportation in those areas and contribute to traffic reducing measures while enhancing access and foot traffic to local businesses. The physical hubs contribute to the livability of the West End, providing an attractive space for parking for Bikeshare bikes, reducing e-bike congestion on the sidewalk, and improving overall livability by offering an easily accessible alternative mode of transportation.

## #15 - Promote Alternative, Sustainable, and Active Transportation

Location	City ROWs, Ithaca, NY 14850
Sponsor(s)	Center for Community Transportation
Project type	Public improvement; Small projects/projects that support downtown vitality
Readiness/timing	Completed after 12-14 months
Size and scale	1,330 sf home
Estimated budget	Total cost: \$319,000 DRI request: \$289,000 Other sources: \$30,000

## Personal Bike Parking Options



Example bike parking mural from San Francisco's Bike Corral Mural project  
(<https://erictuvel.com/portfolio/bike-corral-mural/#>)



Example of existing covered bike parking in Ithaca (Tompkins County Family Court House)

## Bikeshare Parking Options



Example of a protected bike corral



Example of covered seating and bike parking in Ithaca (Cayuga Park Medical Office)

## EV Parking and Charging

Photo of one of Ithaca Carshare's existing EVs. This car is parked on State Street but does not currently have a dedicated charger in this location.



## Public Bike Repair Tools

Product Images of Dero's Fixit Plus model.  
([www.dero.com/product/fixit-plus/](http://www.dero.com/product/fixit-plus/))

Tools include:

- Philips and flat head screwdrivers
- 2.5, 3, 4, 5, 6, 8mm Allen wrenches
- 8, 9, 10, 11, 15, 32mm box wrenches
- T25 Torx wrench
- 2 tire levers
- Air Kit bike pump



## Brief description:

The vast majority of this proposed project includes the installation of new wayfinding and pedestrian signage which will support visitors, our transient resident population in better navigating our community, locating municipal and tourism assets, and providing them with a sense of place. Some very old existing wayfinding signs, many of which are at City gateways or within the City of Ithaca, will also be replaced by the newly designed signage program.

# #16 - Install Wayfinding & Pedestrian Signage in Ithaca & Tompkins County

Location	City ROWs, City, and County
Sponsor(s)	Tompkins Chamber Foundation
Project type	Public improvement
Readiness/timing	As soon as feasible, complete permitting work with NYS DOT; collaborate with local municipal leaders to determine ideal installation schedule. Project fully installed by fourth quarter of 2025.
Size and scale	Difficult to anticipate
Estimated budget	Total cost: \$1,500,000-\$1,700,000 DRI request: \$250,000 Other sources: \$1,250,000-\$1,500,000



**County Gateway**  
84"w x 48"h (maximum allowable size is 32 sq ft)

**Short Name**



**Municipal Gateway**  
58"w x 33"h

**Long Name**



**Municipal Gateway**  
58"w x 33"h



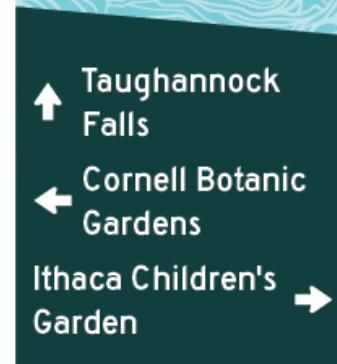
**Pedestrian Ground**  
24"w x 84"h



**Parking**  
12"w x 18"h



**Vehicular Directional**  
Over 30mph  
105"w x 68"h



**Vehicular Directional**  
30mph or less  
1-3 listings  
54"w x 59"h

All Signs Scaled to 10%

**ideakraft**