

ULYSSES COMPREHENSIVE PLAN UPDATE & ENVIRONMENTAL IMPACT STATEMENT



Community Revitalization & Rejuvenation
Consultants, JoAnn Cornish, WPD
04/18/2024



JoAnn Cornish



Project Team



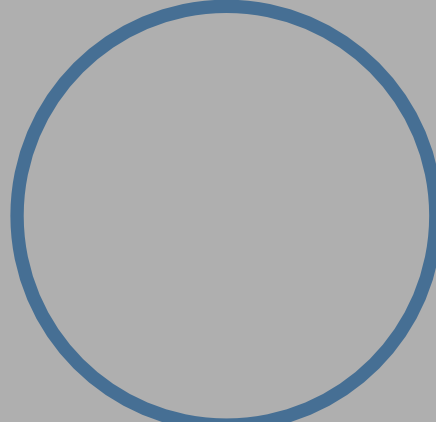
Gary Ferguson,
Project Lead, Planner



JoAnn Cornish
Planner



Scott Whitham
Landscape Architect, Planner



Michele Palmer
Landscape Architect, Planner

Economic Developer & Principal Contact

Gary Ferguson
Principal & Project Manager

Landscape Architecture & Planning

Scott Whitham, RLA, ASLA, APA
Principal & Team Advisor

Michele Palmer, RLA, LEED GA
Managing Associate

Yifei Yan, RLA
Project Manager

Environmental & Community Planning

JoAnn Cornish
Planning Consultant

Key Staff: Gary Ferguson



Gary Ferguson,
CRRC
Project Lead

- 24 years of economic development experience in Ithaca
- Geneva Economic Development Plan
- Downtown Ithaca Strategic Plans
- Plan Ithaca
- Economic Development, Tourism, Housing, Agriculture/Rural Spaces, Transportation



Key Staff: JoAnn Cornish



JoAnn Cornish

- Former City of Ithaca Director of Planning and Development, and Senior Planner for the Town of Ithaca
- Understands comprehensive plans from the inside out - experience putting together Ithaca's comprehensive plan
- Expert in rules and regulations that govern municipal planning, has successfully led impactful re-zoning efforts
- Extensive experience with land use, capital facilities, environment & natural resources, and community well-being

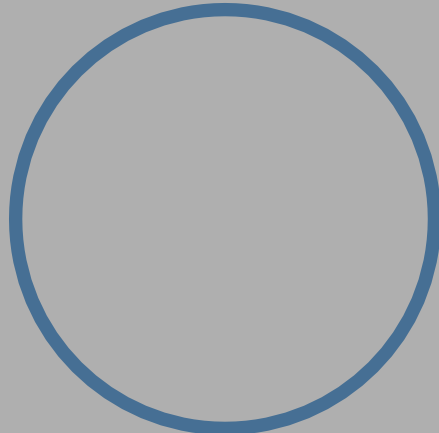


JoAnn Cornish

Key Staff: Michele Palmer & Scott Whitham



Scott Whitham



Michele Palmer

- Environmental review process: WPD primary author on 8 Environmental Impact Statements, including Maplewood Student Housing, the Chainworks Development District, and EcoVillage
- Written zoning guidelines for numerous Planned Unit Developments and Comprehensive Plans
- Land use, transportation, environmental & natural resources, sustainability, community well-being/recreation, historic preservation



WPD Staff Participants



Yifei Yan
WPD
Landscape Architect

Registered landscape architect with strong design skills and extensive experience with planning and approvals for large-scale projects in Tompkins County.



Graham Feltham
WPD
Designer

Ithaca native, familiarity with the area combined with experience in design, approvals, and wayfinding in Tompkins County.



Mary Martin
WPD
Designer

Experienced designer with a strong dedication to responsible design; has expertise in GIS.



Why Choose Our Team?

We know Ulysses!

- As a team, our experience and expertise results in a holistic, integrated, and nuanced approach.
- Each team member is an expert in their field.
- Our team has successfully brought diverse projects in Tompkins County to fruition over the decades of our collaboration – we understand what is needed from both the public and private sector points of view.
- Every member of our team lives locally and has personal connections to Ulysses.
- We are familiar with Ulysses, but we would appreciate this opportunity to learn more about the community and assist with this important project.

And we look forward to knowing it even better.



Collaboration Experience

- City of Ithaca Comprehensive Plan
- Downtown Ithaca strategic plans
- Developed comprehensive plans from both sides of the issue – both as ‘client’ city officials and ‘consultant’ specialists
- City of Ithaca zoning
- Pro bono community-based projects



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IthacaTimes

Guiding Growth

JoAnn Cornish dishes on 20 years of Ithaca City planning

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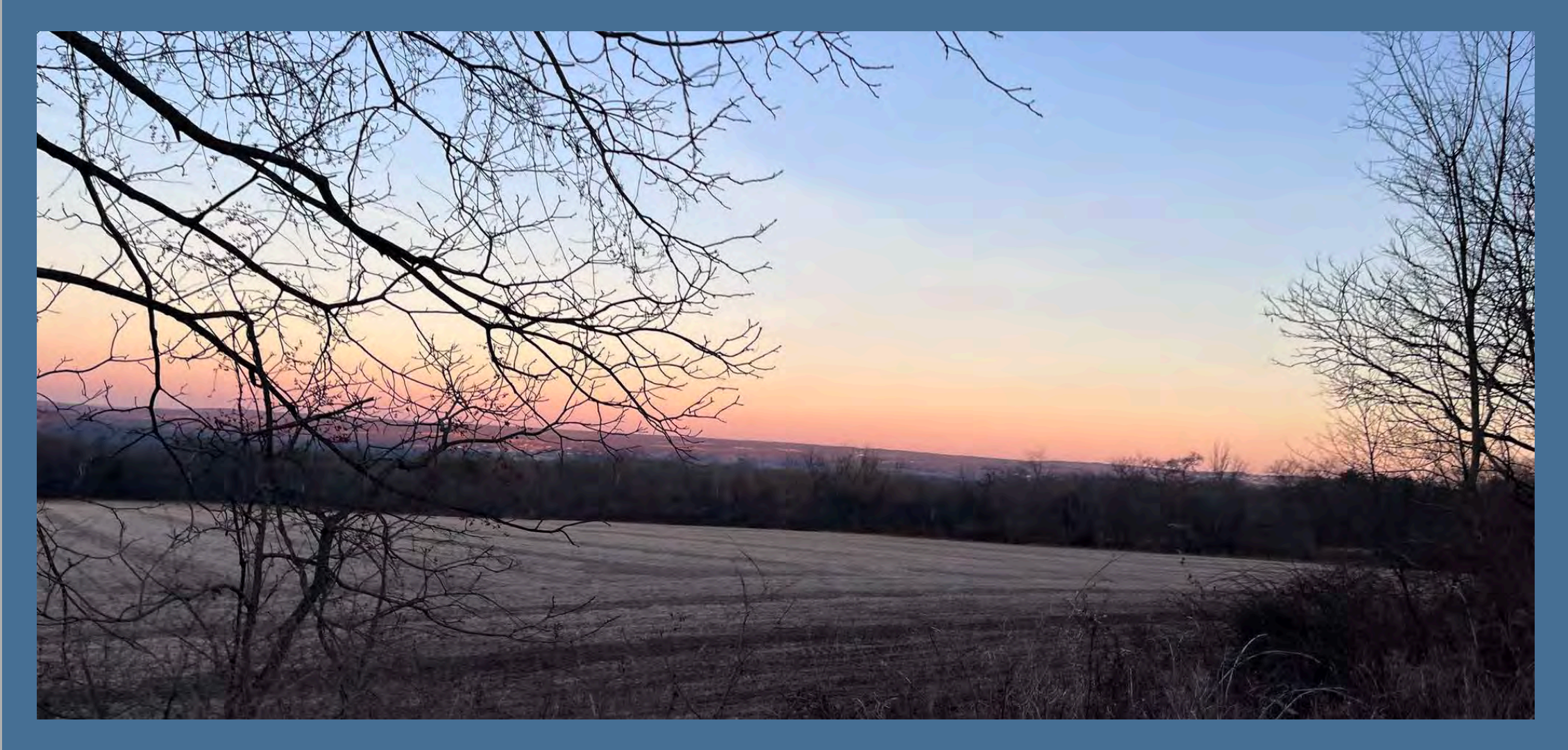
<p>CLOSING TIME</p> <p>Trader K's prepares to shut its doors</p> <p>PAGE 3</p>	<p>FEDERAL FUNDING</p> <p>Three green Ithaca projects get \$7 million</p> <p>PAGE 4</p>	<p>INSTA-READY</p> <p>Reviewing new restaurant Milkstand</p> <p>PAGE 11</p>	<p>BATTLING MISINFORMATION</p> <p>Guest opinion on Ithaca's PBA</p> <p>PAGE 6</p>	<p>DRINKING GAME</p> <p>How to survive winter break</p> <p>PAGE 6</p>
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How We Will Work with You

- Our approach is collaborative
- No one knows a community better than the people who live and work there
- We will listen to and seek the participation of all members of the community
- We will inventory, research, and strategize around the issues and topics that affect Ulysses and the region
- We will work to build consensus around the best ways to plan for the future of your community



Familiarity with Ulysses and Tompkins County

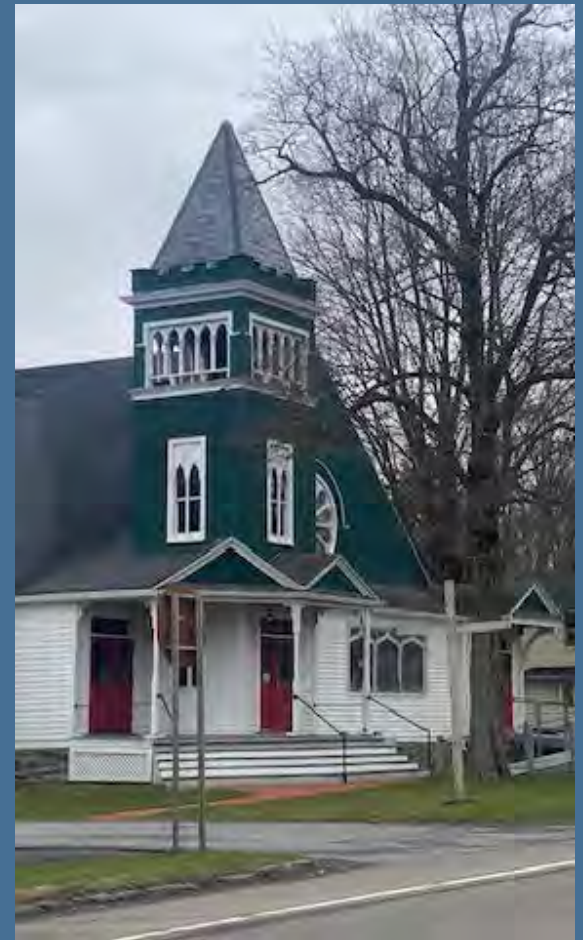


Why Local?

- Why local matters
- We live here.
- Personal investment in your success
- We want to get it right!



Local Knowledge



Regional Issues that Affect Ulysses

- Housing demand
- Cayuga Lake health
- Climate resilience
- Traffic
- Tourism
- Population growth pressures
- Cayuga Health System



Expertise in Community Engagement

- For communities
- For projects
- For the public sector
- For the private sector



CRRC/WPD/Cornish Approach

- Building on the well-crafted RFP
- Fast start-up
- Working with staff and community
- Each subject has its own unique approach
- Easily undertake local field work



Example: Historic Preservation

- Start with existing inventory
- Review State and local documentation
- Seek out unique opportunities- hamlets, barns, cultural landscapes



Example: Economic Development

- Inventory of existing businesses
- Growth trends
- Industry trends that will influence Ulysses
- Tompkins County and regional trends that could affect Ulysses



Selected Experience

JoAnn Cornish

- City of Ithaca Comprehensive Plan
- Ithaca Downtown Plan
- Downtown Design Guidelines
- Ithaca Commons Redesign
- Parks and Recreation Southwest Area Master Plan & EIS
- Collegetown Urban Plan & Conceptual Guidelines
- Collegetown Area Form Districts (CAFD) Regulations
- Inlet Island Promenade Master Plan
- Inlet Island Urban Design Plan
- Ithaca Bicycle Plan
- City of Ithaca Waterfront Plan
- Cayuga Lake Waterfront Plan

Gary Ferguson

- Geneva Economic Development Plan
- Downtown Ithaca Strategic Plan
- City of Ithaca Comprehensive Plan

WPD

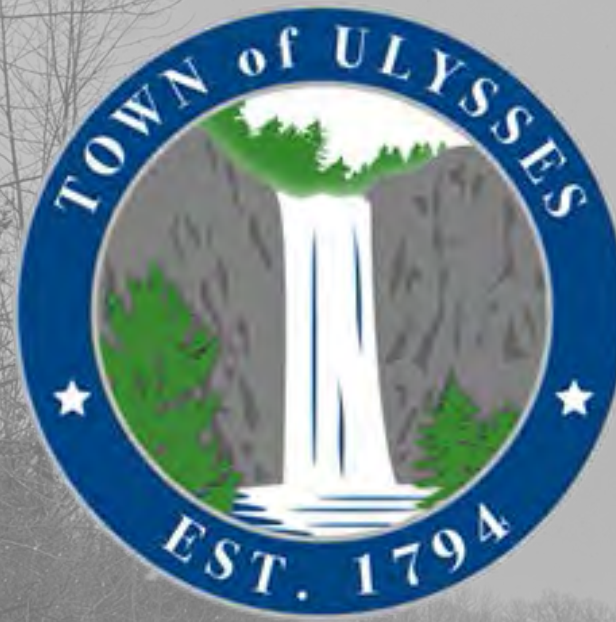
- Chainworks EIS
- Maplewood EIS
- Duffield Hall EIS
- North Campus EIS
- Ecovillage GEIS
- 312 College Ave EIS
- Stadium District Master Plan
- Clinton Street Revitalization
- Fulmer GreenPlain Floodplain Restoration
- Town of Springfield Comprehensive Plan

Thank You

- We will not prepare a generic plan that could fit just any Upstate NY community.
- We acknowledge Ulysses as the special place it is.
- We bring a team of senior, seasoned professionals.
- We will be cost-effective and spend more time working with you and less time and expense on travel.



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