



STATE OF DOWNTOWN REPORT

2021-22

SUPPORTED BY CENSUS & INDUSTRY DATA,
THE MARKET REPORT HIGHLIGHTS HOW
DOWNTOWN ITHACA FARED DURING 2021-2022.



CONTENTS



3 ABOUT STATE OF DOWNTOWN

Section I: Population & Demographics

4 · City of Ithaca & Tompkins County

5 · Census Tract 1 / BID

7 · Students

Section II: Development Projects

8 · Housing

11 · Lodging

Section III: Workforce

15 · Businesses & Labor Market

Section IIII: Quality of Life

20 · Arts & Culture

22 · Entertainment and Special Events

Section V: Tourism

23 · Visitors Foot Traffic

25 · Hotels By the Numbers

27 · Mobility

29 STAFF & BOARD ACKNOWLEDGEMENTS

REPORT GENERATED BY
DARLENE M. WILBER,
COMMUNICATIONS, RESEARCH
& GRANTS DEVELOPMENT DIRECTOR

DESIGNED BY ADAM KOKONI,
SENIOR GRAPHIC DESIGNER

ABOUT STATE OF DOWNTOWN REPORT



Downtown Ithaca has experienced exceptional growth over the past decade and is poised for more growth as more residential, office, retail, and tourism attractions join our community. Downtown Ithaca's high quality of life and its many amenities attract new residents, office tenants, business owners, and visitors, making it one of the fastest-growing downtowns in New York State's Southern Tier and Finger Lakes regions.

The Downtown Ithaca Alliance produces this State of Downtown Ithaca / Market Summary Report. Most of the data throughout the report come specifically from within the Ithaca Business Improvement District boundaries, the natural defining area of Downtown.

Sources for the data vary and are noted in each section of the document. Where noted, some data is reported for the City of Ithaca and Tompkins County. In addition, some sections of this report include data before 2021-22.

As you'll see on the following pages, Downtown is quite invigorating, with new development and businesses opening throughout the year.

*We invite you to explore
our thriving community!*

Here are a few projects showcasing downtown's growth and pandemic recovery:

- Green Street Garage's western two-thirds was redeveloped by Vecino Group. This was a \$112 million, 199,884-square-foot project. The garage's eastern section is also under construction and being rebuilt by developer Jeff Rimland.

- 313,884 SF are currently under construction, including a 50,000-square-foot community conference center. Plus, another housing project on E. State Street is in planning.

- Downtown businesses are capitalizing on the rebound in consumer demand, as 28 new businesses have opened since the pandemic began in March 2020.

SECTION 1

POPULATION & DEMOGRAPHICS

ITHACA/TOMPKINS COUNTY POPULATION DEMOGRAPHICS

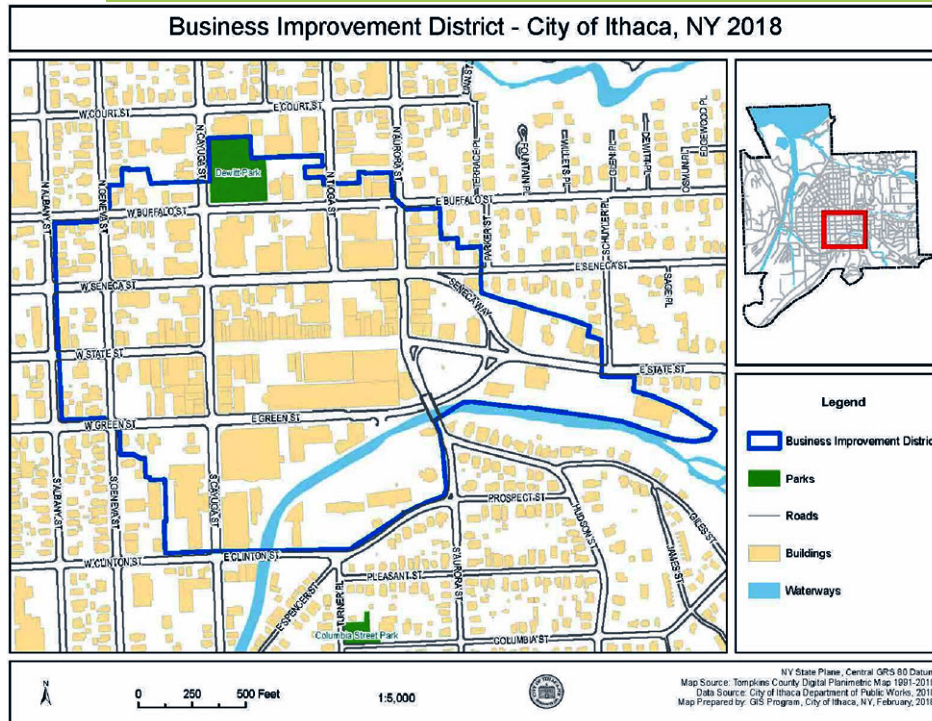
ITHACA, CITY

TOMPKINS
COUNTY

Population Estimates, July 1 2021, (V2021)	31,710	105,162
PEOPLE		
Population		
Population Estimates, July 1 2021, (V2021)	31,710	105,162
Population estimates base, April 1, 2020, (V2021)	31,853	105,740
Population, percent change - April 1, 2020 (estimates base) to July 1, 2021, (V2021)	-0.4%	-0.5%
Population, Census, April 1, 2020	32,108	105,740
Population, Census, April 1, 2010	30,014	101,564
Age and Sex		
Persons under 5 years, percent	1.6%	3.6%
Persons under 18 years, percent	8.3%	14.4%
Persons 65 years and over, percent	6.3%	15.7%
Female persons, percent	49.3%	50.7%
Race and Hispanic Origin		
White alone, percent	67.7%	81.5%
Black or African American alone, percent (a)	5.9%	4.5%
American Indian and Alaska Native alone, percent (a)	0.1%	0.5%
Asian alone, percent (a)	17.2%	9.8%
Native Hawaiian and Other Pacific Islander alone, percent (a)	0.0%	0.1%
Two or More Races, percent	6.4%	3.7%
Hispanic or Latino, percent (b)	7.2%	5.5%
White alone, not Hispanic or Latino, percent	63.8%	77.4%

Source U.S. Census 2021

BUSINESS IMPROVEMENT DISTRICT



Downtown Ithaca is a Business Improvement District (BID) founded in 1997 (formally known as the Ithaca Business Improvement District, or IBID). This area is a zoned district of Ithaca in Tompkins County, New York.

The district spans 12 square blocks of the city.

CENSUS TRACT 1 DEMOGRAPHICS

Downtown Ithaca's BID is located within Census Tract 1 in Tompkins County. Census Tract one also includes the entire length of West State Street, West Seneca Street, and West Green Street leading to Route 13.

Tract One size: 0.2 square miles

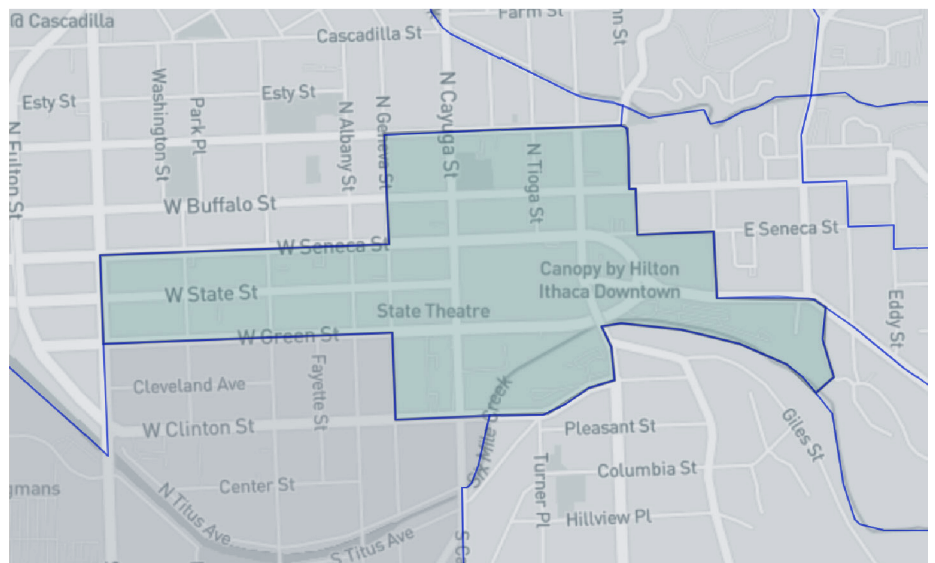


Image Caption: Census Tract One Boundaries

CENSUS TRACT 1 POPULATION DEMOGRAPHICS

Census Tract 1, which encompasses the Downtown Business Improvement District and the length of West State Street to Route 13, is a densely populated area in Tompkins County located in New York State's Southern Tier.

Census Tract One Demographics					
	Median Household Income	Poverty Rate	Households	# of Housing Units	Est. Population
2016	\$29,528	28.3	917	974	1,414
2017	\$30,443	28.6	982	1,046	1,456
2018	\$32,607	28.2	1,077	1,119	1,617
2019	\$35,227	25.9	1,126	1,299	1,673
2020	\$36,309	19.9	1,109	1,640	1,575

CAPTION: Census Tract One Demographics; Source: American Communities Survey 5-year estimates

WHO LIVES IN CENSUS TRACT 1

(SOURCE: 2020 data from American Communities Survey)

1,575 Population

32.5 Median Age (83% between ages 18-64)

RACE/ETHNICITY

65% White
35% non-white

MARITAL STATUS

85% single Census Tract 1
81% single Ithaca

About 1.4 times higher than the rate in Tompkins County: 60%

** margin of error is at least 10% of total value

PER CAPITA INCOME

\$43,482

- nearly double the amount in Ithaca: \$23,537
- about 25 percent higher than the amount in Tompkins County: \$34,194

MEDIAN HOUSEHOLD INCOME

\$36,309

- a little less than the amount in Ithaca: \$38,019
- about three-fifths of the amount in Tompkins County: \$61,361

Per capita income is the total personal income divided by the total population. Median household income is the income of the "middle" household. When the household income distribution is arranged from lowest to highest, half of all incomes are below, and half are above the median.



UNIVERSITY/COLLEGE STUDENT POPULATION

STUDENT ENROLLMENT 2021-22

- **Cornell University: 25,582**

(Source: cornell.edu)

Student enrollment includes all on-campus and off-campus registrants and participants in employee degree programs. Students registered as absentia are not included. Ithaca campus only (includes Cornell Tech).

- **Ithaca College: 5,000**

(Source: ithaca.edu)

- **Tompkins Cortland Community College:**

4,967 - Fall / 6,328 Spring

(Source: (tomptkinscortland.edu))

Ithaca has a resident population of about 30,000 and a surrounding county of about 100,000, including students. Ithaca's population increases significantly beyond 30,000 when adding the student population.



SECTION 2

DOWNTOWN DEVELOPMENT

HOUSING DEVELOPMENT

Living downtown means the moment you step outside of your apartment you are within walking distance of everything you love about Ithaca. The strength of our residential market reflects that premium as the demand for apartments continued to grow in the urban core.

The ongoing housing demand is a positive sign indicating we have an attractive market.

CITY OF ITHACA HOUSING STATISTICS

Families & Living Arrangements	
Households, 2016-2020	11,732
Persons per household, 2016-2020	1.99
Living in the same house 1 year ago, percent of persons age 1 year+, 2016-2020	55.8%
Owner-Occupied Housing Data	25.1%
Owner-occupied housing unit rate, 2016-2020	
Median value of owner-occupied housing units, 2016-2020	\$261,900
Median selected monthly owner costs -with a mortgage, 2016-2020	\$1,919
Median selected monthly owner costs -without a mortgage, 2016-2020	\$835
Median gross rent, 2016-2020	\$1,171
Source U.S Census	

WHAT DOES \$1,500/MONTH GET YOU IN ITHACA'S METRO AREA?

AVERAGE SPACE: 940 SF (SQUARE FEET) FOR A ONE-BEDROOM. \$1.60 PER SQUARE FOOT OF LIVING SPACE.

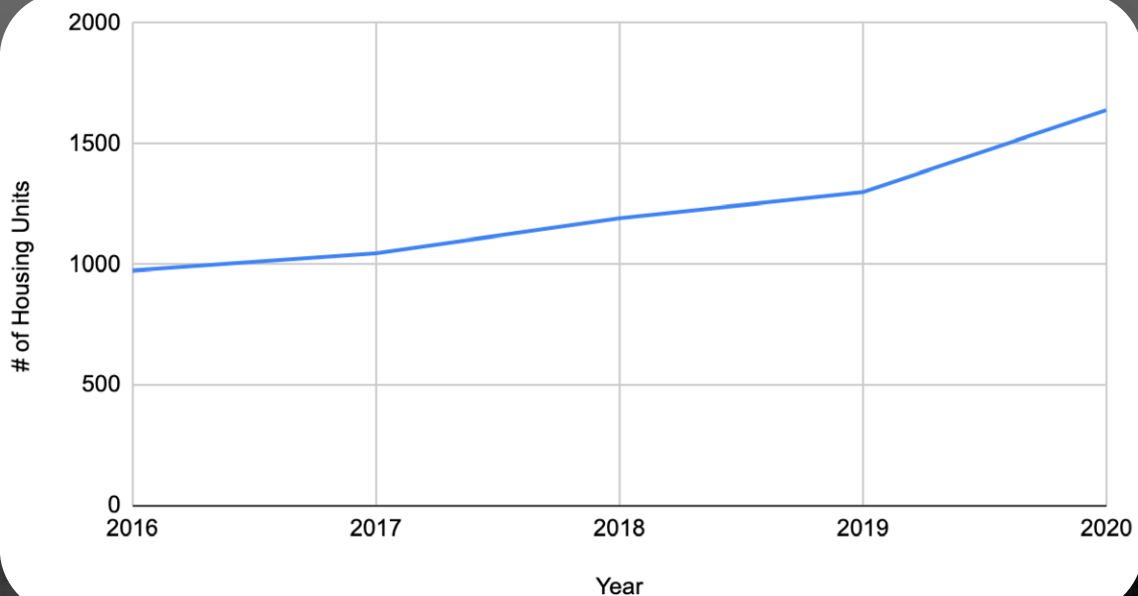
Source: Apartment List

CENSUS TRACT 1 HOUSING

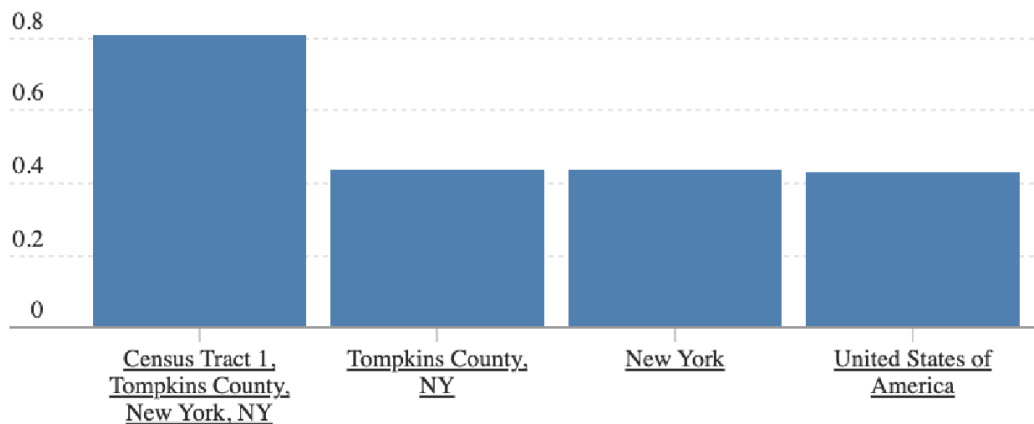
1,640 TOTAL UNITS IN 2020
2,027** HOUSING UNITS BY 2023

**This figure includes the housing units in the Ithacan (206 units) and Asteri (181 units) projects that are currently under construction. Additional information about these developments is in the Housing Under Development section. Source: Census Tract One 2020 American Community Survey

HOUSING UNITS IN CENSUS TRACT 1 2016 - 2020



Housing Units Per Capital: Census Tract 1, Tompkins County, New York State (2020)



Data from census.gov, www2.census.gov via Data Commons

AFFORDABLE HOUSING IN THE BID

Photo Caption:
Breckenridge Place: This 50-unit, 55,000-square-foot building provides affordable housing in a highly walkable location to individuals and small families with income ranging from 50 – 90% of the Area Median Income (AMI).



**NEARLY 25% OF HOUSING IN THE BID IS AFFORDABLE HOUSING.
TWO SIGNIFICANT AFFORDABLE HOUSING DEVELOPMENTS IN
DOWNTOWN ITHACA ARE BRECKENRIDGE (50 UNITS) AND ASTERI
(192 UNITS CURRENTLY UNDER CONSTRUCTION).**

Chart Caption: Area Medium Income (AMI) for Ithaca 2021 Low-Incoming Housing Tax Credit Income Limits & Fair Market Rents - Ithaca NY

Household Size (Income Averaging)	60% of AMI	70% of AMI
1 person	\$37,680	\$43,960
2 person	\$43,020	\$50,190
3 person	\$48,420	\$56,490
4 person	\$53,760	\$62,720

60% AMI Household(s) means **a household whose aggregate gross income equals 60% or less of AMI, as adjusted for family size.** For purposes of this definition, "adjusted for family size" means the actual number of persons in the applicable household.

HOUSING: CURRENTLY UNDER DEVELOPMENT IN THE BID

As of this report, two more mixed-use developments that include housing — Asteri and The Ithacan — are currently under development.



Photo Caption: Top Photo: Asteri. Below: The Ithacan. Both projects are under development on West Green Street

ASTERI:

RESIDENTIAL UNITS: 181

TOTAL SQUARE FOOTAGE: 182,876
(125,988 SF RESIDENTIAL, 56,888 SF)

CONFERENCE & PARKING GARAGE
- SOURCE: COUNTY ASSESSOR)

INVESTMENT: \$108.2 M

STATUS: OPENING 2024

THE ITHACAN:

RESIDENTIAL UNITS: 206 (20% SET
ASIDE FOR AFFORDABLE HOUSING)

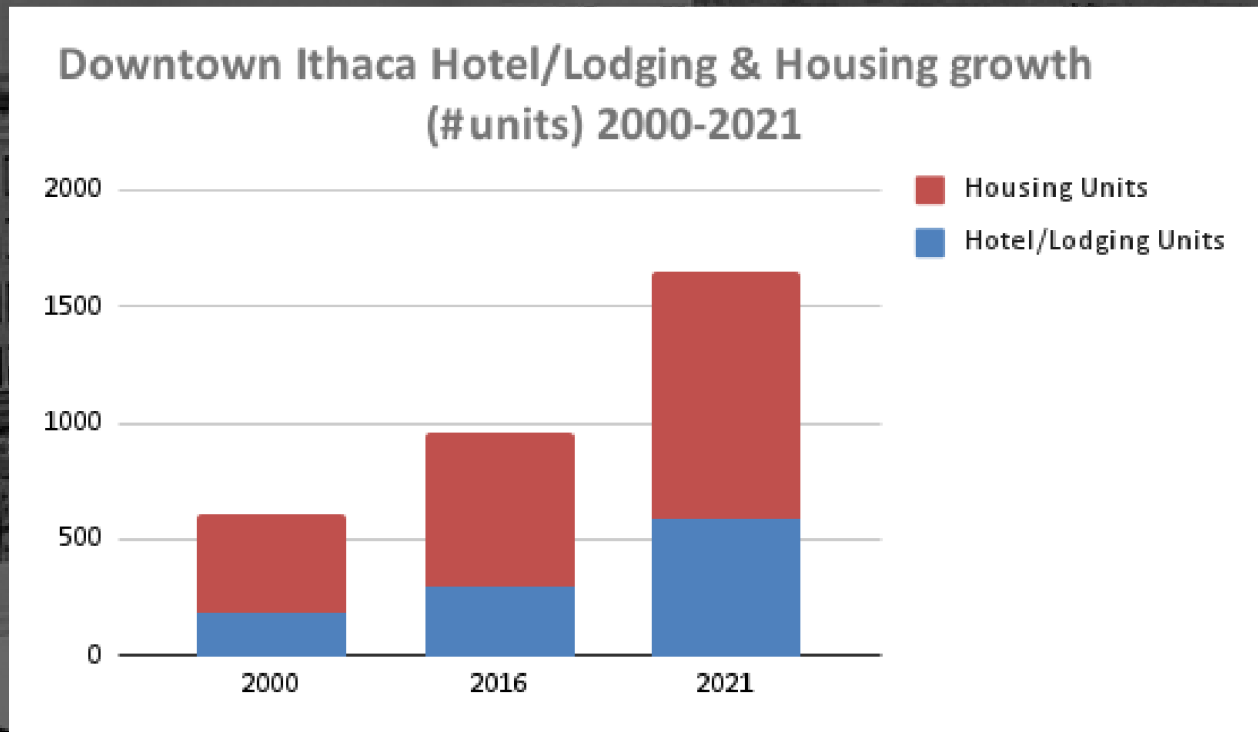
TOTAL SQUARE FOOTAGE: 159,120
(INCL NON-RESIDENTIAL GROUND LEVEL)

INVESTMENT: \$58.3

STATUS: OPENING 2023

HOUSING & LODGING

Since 2004, downtown has experienced over half a billion dollars in new investment in housing and lodging development. A significant period of this growth occurred during the past seven years, as demonstrated in the below chart:



HOUSING AND LODGING ADDITIONS 2015-2022 (7-YEAR SPAN)

- 564 hotel rooms added
- 832 housing units added
- \$438.2 million total investment between housing and lodging

**TOTAL LODGING
SQUARE FOOTAGE: 348,699**

Past Investment 2015-2022			
<u>Commons/Central Downtown</u>	Investment	Rooms	Units
<u>Carey Building expansion</u>	\$4,000,000		20
<u>Canopy By Hilton</u>	\$30,000,000	131	
<u>City Centre</u>	\$50,000,000		192
<u>Asteri (under construction)</u>	\$110,000,000		181
<u>Breckenridge</u>	\$15,000,000		50
<u>Harolds Square</u>	\$42,000,000		80
<u>Ithacan (under construction)</u>	\$65,000,000		200
<u>The Lofts</u>	\$11,000,000		45
<u>Press Bay Apartments</u>	\$1,000,000		4
<u>Library Place</u>	\$31,713,000		60
<u>Hotel Ithaca expansion</u>	\$9,500,000	170	
<u>Marriott on the Commons</u>	\$40,000,000	159	
<u>Hilton Garden Inn</u>	\$29,000,000	104	
Commons Totals	\$438.213.000	564	832



Photo Caption: Ithaca Marriott on the Commons was completed in 2016. The 11-story, 159-room hotel is located at 120 S. Aurora Street. City Centre, a mixed-used space featuring housing and retail space, was added to downtown in 2018. It is located at the intersection of East State and Aurora streets.

The Hotel Ithaca expansion and the Carey Building expansion in 2016.



ADDED VALUE TO DOWNTOWN

SQUARE FOOTAGE

- Total BID Ground Level Retail & Food & Beverage Businesses Square Footage: 401,466
- Total BID Office Square Footage: 1,000,227
- 200,232** Office Square Footage Added * *Figure Includes the Bank Tower's existing office renovations in 2018*
- 2022 Retail Vacancy rate: 7%–12% (includes Harold's Square and Masonic Temple)
- 2022 Office Vacancy rate: 11.44%

TAXABLE VALUATION

214 parcels in the BID

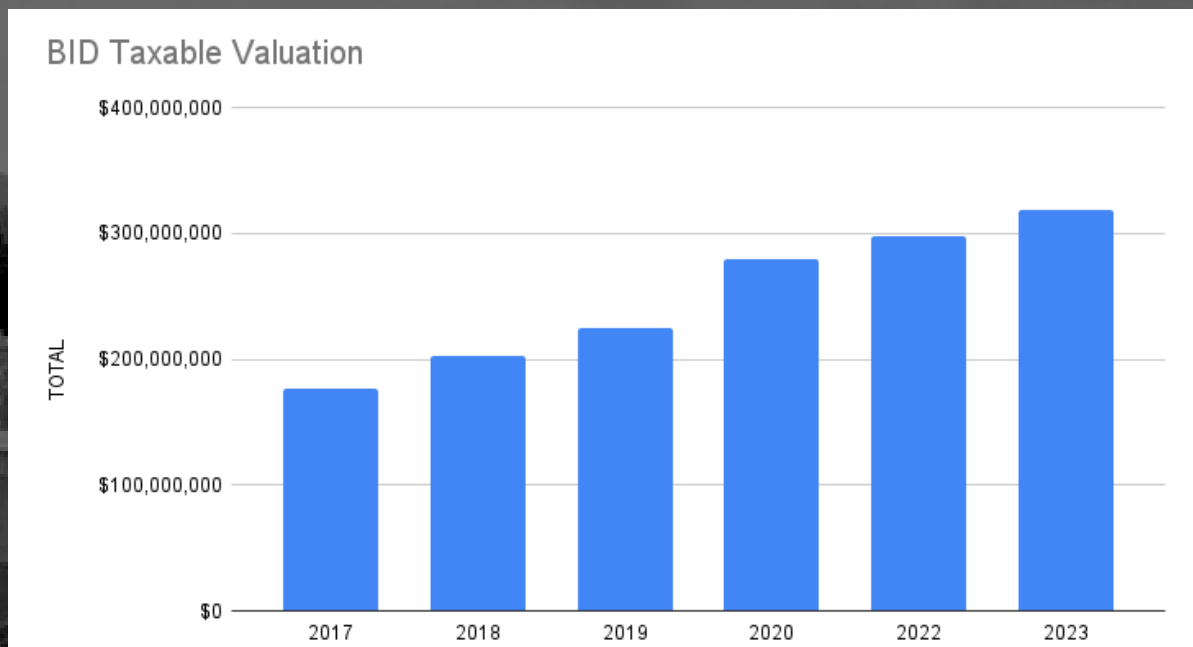


Chart Caption: BID Valuation

DOWNTOWN ITHACA BID VALUATION

2017 - \$177,105,500

2018 - \$203,078,500

2019 - \$224,203,000

2020 - \$279,698,000

2021 - \$297,338,000 +68% FROM 2017

2022 - \$299,350,000

2023 - \$318,255,000

SECTION III LABOR MARKET



DOWNTOWN LABOR DATA

Downtown Ithaca has emerged as a key employment and jobs center for the County and the region. With some 3,500 workers in the 22-block BID and 10,000 jobs within a one-mile radius, downtown is an important center for commerce.

According to Placer AI data, most of our trade area's workers travel from within a 50-mile radius of downtown.

Top Employment Industries within Downtown Ithaca

- Education (Cornell University/Ithaca College/TC3 all have downtown satellite sites)
- Finance
- Hotels/Lodging
- Food & Beverage
- Retail
- Tech

Source: Downtown Ithaca Alliance

Employment of those living in Census Tract 1 by Industry
(Source: U.S. Census 2020 5-year ACS Survey)

Industry	Estimate	Percent
Agriculture, forestry, fishing and hunting, and mining	0	0.00%
Construction	53	5.80%
Manufacturing	21	2.30%
Wholesale trade	10	1.10%
Retail trade	14	1.50%
Transportation and warehousing, and utilities	19	2.10%
Information	9	1.00%
Finance and insurance, and real estate and rental and leasing	46	5.00%
Professional, scientific, and management, and administrative and waste management services	81	8.90%
Educational services, and health care and social assistance	553	60.50%
Arts, entertainment, and recreation, and accommodation and food services	88	9.60%
Other services, except public administration	0	0.00%
Public administration	20	2.20%
Total	914	

Unemployment Rate: In 2022, Ithaca's unemployment ranged between 1.1% to 1.6%

Business Development

Photo caption: Downtown Ithaca is home to dozens of independent, locally-owned shops and boutiques along the Ithaca Commons, inside the historic Dewitt Mall, at Cayuga and W. MLK Jr. Streets, and at the recently renovated Press Bay,

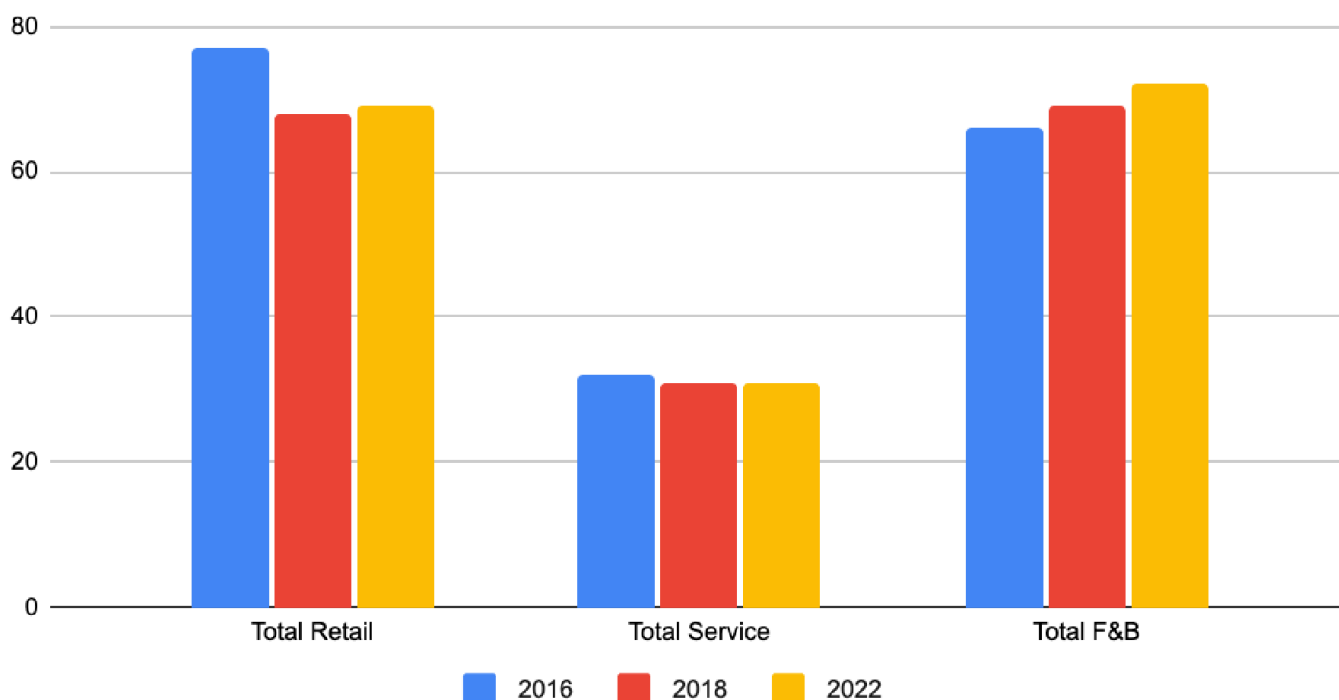


which is home to many micro-retail businesses. More than 60 restaurants are in the walkable district serving a variety of cuisine and offering a selection of dining styles from farm-to-table to fine dining.

Downtown Ithaca is home to more than 200 businesses, a majority of which are small, independently owned, and operated shops, boutiques, and restaurants.

In recent years, we've seen a shift in our business landscape with food and beverage steadily outpacing retail growth.

Downtown Consumer Front Businesses

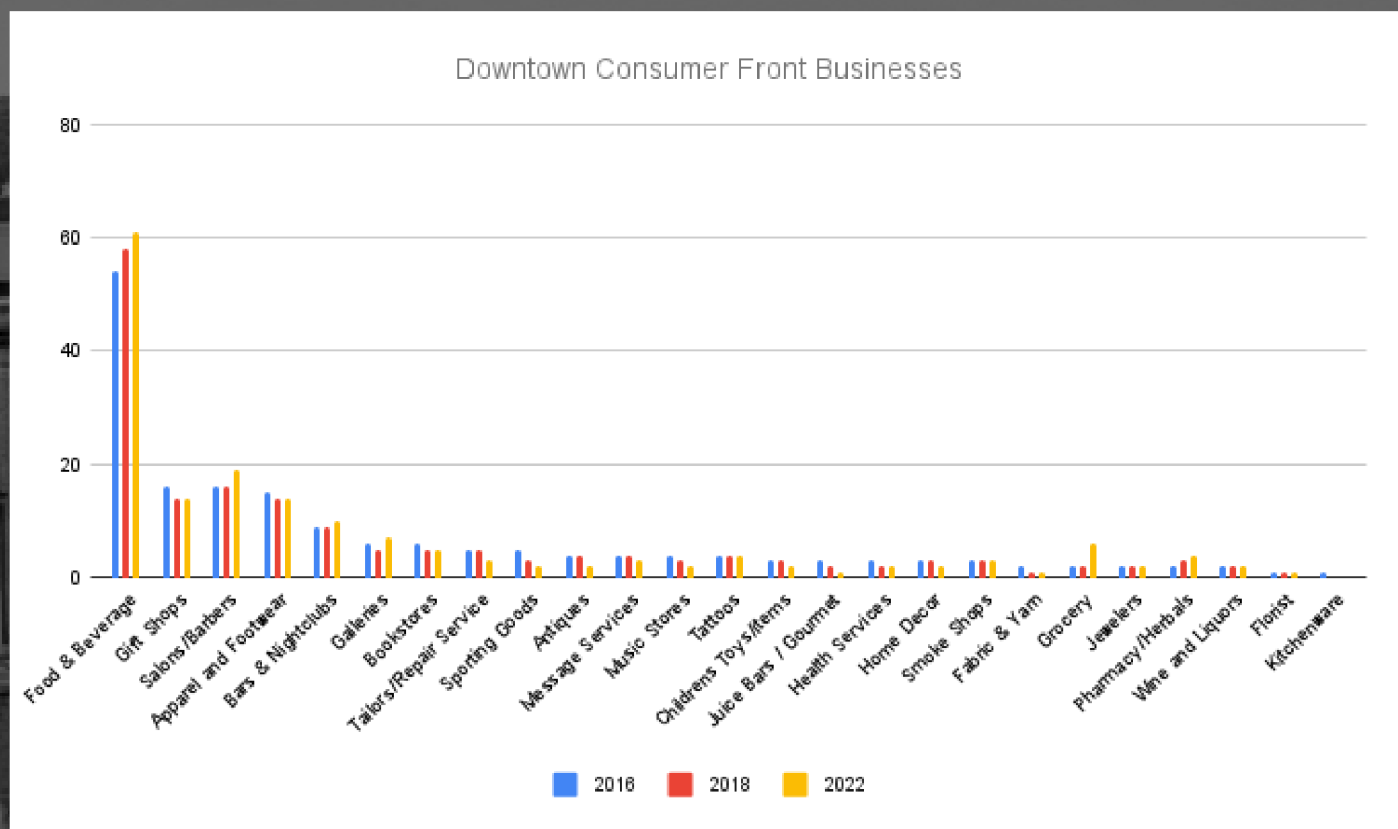


Caption: Makeup of Downtown Consumer Front Businesses 2016, 2018 & 2022 by type

DOWNTOWN CONSUMER FACING BUSINESSES

	New	Closed
2019	27	6
2020	10	12
2021	17	3

The number of businesses opens in our community tends to outweigh the number of business closures, which typically in the single digits. However, in 2020, a couple of business owners retirements, and the pandemic led to double-digit business closures that were slightly above the number of businesses that open.



In the above chart, food & beverage (restaurants & eateries), salon & barber shops, bars & nightclub establishments, grocery/convenience stores and galleries have increased among our consumer-facing business community since 2016.

2021-22 Current BID Retail, Food & Beverage, Services (street-level)

69 Retailers

- Types of retailers (gift shops, apparel, book stores, smoke shops, jewelry stores.)

62 Restaurants/Eateries

31 Service Providers (Salons/Barber Shops, Spas, etc)

10 Bars/Pubs/Taverns

Source: Downtown Ithaca Alliance

SECTION 4

QUALITY OF LIFE



While living in and visiting downtown Ithaca, you'll enjoy an incredibly walkable and well-connected area in the City of Ithaca. Downtown Ithaca offers residential living for every style and budget with a diverse and vibrant selection of neighborhoods and homes.

Whether renting or putting down roots, you'll discover neighborhoods with a range of houses, townhouses, and apartments. Whether new, modern construction or revitalized historic buildings, downtown Ithaca offers a home for you.

With nearly 100 events downtown, downtown Ithaca is a busy place year-round. Plus, it boasts a fantastic entertainment venue. Catch a film at Cinemapolis or attend a concert at the State Theatre!

Downtown Ithaca is home to nearly 70 specialty stores that offer an impressive selection of merchandise for every individual. And with more than 60 restaurants and over half a dozen art galleries, you'll never need to leave the community.

In addition, within the BID boundaries are some of the city's and the region's most unique, popular urban treasures: The Ithaca Commons pedestrian mall, The historic Dewitt Mall, Dewitt Park, Press Bay Alley & Court, Restaurant Row, Coltivare Culinary Arts Center, Six Mile Creek, and the historic West End. The area also contains such attractions and foot traffic generators as the historic State Theatre, four major hotels, a downtown cinema, the regionally renowned Kitchen Theater, the New Roots charter high school, a 70,000 SF public library sited in a former department store, the Ithaca branch of Tompkins Cortland Community College (TC3), the Sagan Planet Walk, and the regional REV community business incubator.



ARTS & CULTURE

ART INSTALLATIONS:

10

DOWNTOWN ART

BIKE RACKS:

12



MURALS:
NEARLY 200 IN THE
CITY; ROUGHLY A
DOZEN DOWNTOWN

Source: Ithaca Murals



How Many Mural Locations in Ithaca?

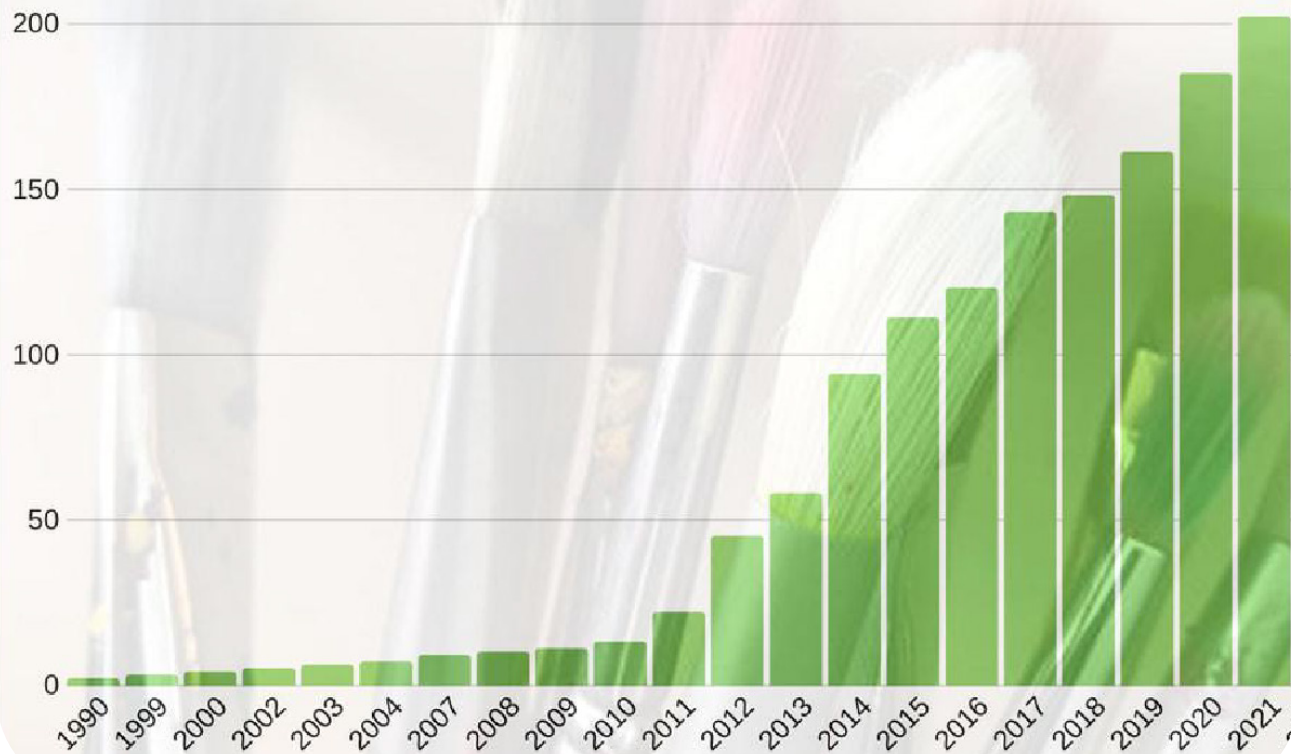


Chart showing the number of murals in Ithaca from 1980 to 2021. Source: Ithaca Murals.

Green Space: Nearly 2 acres of green space at Dewitt Park

Art Galleries: 5

Major Foot traffic generators

- STATE THEATRE
- TOMPKINS COUNTY PUBLIC LIBRARY
- POST OFFICE
- ITHACA COMMONS
- RESTAURANT ROW
- CINEMAPOLIS
- CENTER FOR HISTORY AND CULTURE
- SOCIAL SECURITY OFFICE, 127 W. STATE ST.
- ITHACA COLLEGE PA SCHOOL (NEW 2021)
- CITY HALL
- ITHACA TOWN HALL
- COMMUNITY SCHOOL OF MUSIC AND ARTS
- COUNTY COURTHOUSE/OFFICE
- COLIVARE
- TC3 EXTENTION CENTER



Future Traffic generator

- ITHACA COMMUNITY CONFERENCE CENTER (UNDER CONSTRUCTION)

Commons Entertainment (Special Events)

100 COMMONS USE PERMITS ON AVERAGE PER YEAR

The Downtown Ithaca Alliance's 7 major special events — Chili Cook-Off, Summer Concert Series, Ithaca Festival Craft Show, PRIDE WEEK (New in 2022), Halloween on the Commons, Apple Harvest Festival, Winter Festival. — attract roughly 175,000 people



DOWNTOWN SPECIAL EVENTS

Photos from Chili Cook-Off, Summer Concert Series, Ithaca Festival Craft Show, Halloween, and Apple Harvest Festival.

SECTION V

TOURISM



ITHACA BID: VISITORS

2019 VISITORS: 697,900

2020 VISITORS: 492,200

2021 VISITORS: 664,400

SOURCE: PLACER.AI

VISITORS ETHNICITY

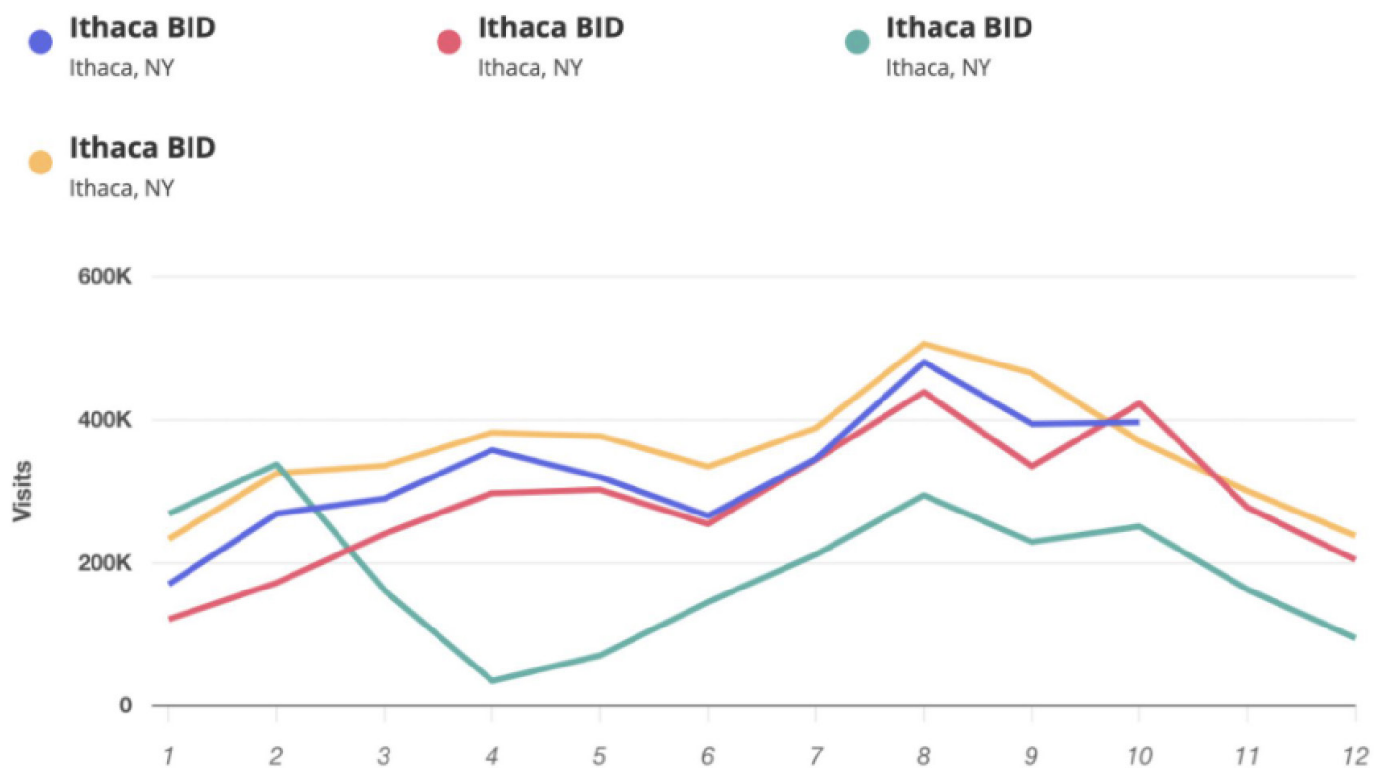
2021: 80.27% WHITE,
19.73% NON-WHITE
(SOURCE PLACER.
AI)

**VISITORS AVERAGE
HOUSEHOLD INCOME**
2022: 99K; 2021:106K;
2020: 99K; 2019: 97K

Visitor Spending {Retail, Restaurant, Lodging}

TOTAL VISITOR SPENDING IN TOMPKINS COUNTY IN 2021 = \$224.6 MILLION *SOURCE: TOURISM ECONOMICS
2,560 JOBS SUPPORTED BY VISITOR SPENDING IN TOMPKINS COUNTY

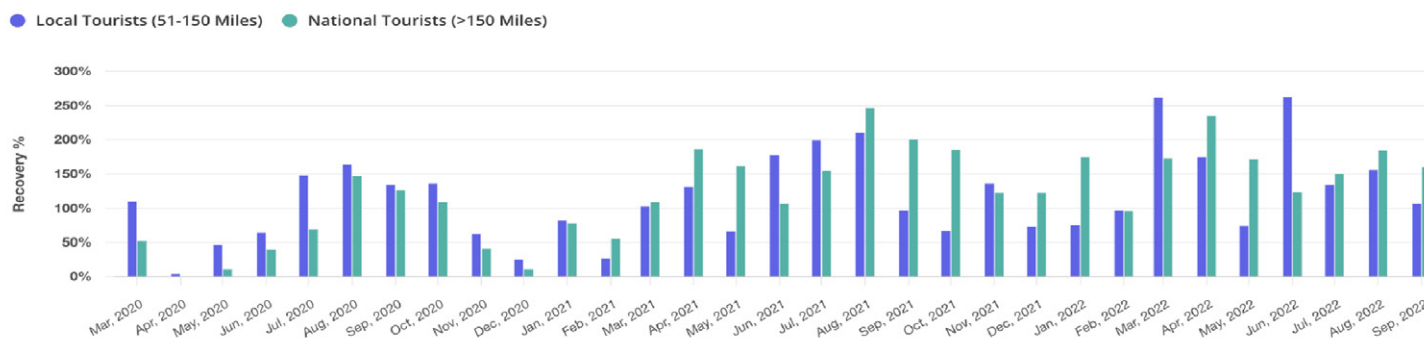
Visits Trend



COLOR KEY for the Visitors Trend Chart above: Monthly Visits
JANUARY 1, 2022- NOVEMBER 13, 2022
JANUARY 1, 2021 - DECEMBER 31, 2021
JANUARY 1, 2020 - DECEMBER 31, 2020
JANUARY 1, 2019 - DECEMBER 31, 2019

We saw a significant decline in visitor foot traffic in 2020 as a result of the pandemic but are witnessing some recovery, especially during the summer months. Still, foot traffic is down from 2019. In June, we see more national tourists than local tourists.

Visits by Local and National Tourists



Domestic Tourism Recovery compares visits to retail chain venues by tourists during the specified timeframe with visits during the equivalent pre-COVID timeframe.



Photo caption: Ithaca Marriott on the Commons and Canopy by Hilton, a 7-story, 131-room luxury/lifestyle hotel, at 324 E. State Street, are two of the most recent additions to downtown's lodging offerings.

DOWNTOWN LODGING BY THE NUMBERS

4 Hotels: *Marriott on the Commons, Canopy By Hilton, Hilton Garden Inn & The Hotel Ithaca*

• **564 Hotel Rooms**

2 Inns (B&Bs) : *Argos Inn and William Henry Miller Inn*

• **22 Rooms**



MONTHLY HOTEL OCCUPANCY RATE

Annual average occupancy rate 2021 for the City of Ithaca: 57.1% (2020) and still below 2019's occupancy rate of 63.2%

**Source Smith Travel Research*

PANDEMIC (2020) IMPACT

- Hotel occupancy dropped to 11% during April only. The annual occupancy rate for 2020 was 40.1%
- 60% reduction — approx. \$1.8 million — of room tax dollars in 2020;;
- Pedestrian foot traffic in 2020 dropped by over 70%;
- Public transit ridership dropped by 90%;
- 120,000 sq feet of office space sits vacant as a result of office workers converting to remote work;



Asteri will house the new Ithaca Conference Center. The Conference Center is expected to open in early 2023.

ITHACA COMMUNITY CONFERENCE CENTER ~ NEW IN 2024

Downtown Ithaca will welcome its new Ithaca Conference Center. This 15,000-square-foot, two-story facility will be housed in the Asteri building on West Green Street. This \$34 million project will feature a 12,300 square foot ballroom, a junior ballroom and breakout rooms, pre-function and trade show space, and a full production kitchen.

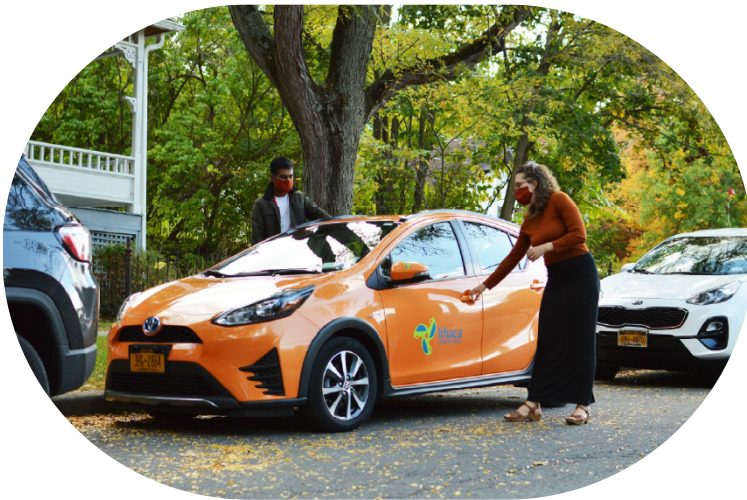
The project received \$5.0 million in grant funding from the State of New York (Empire State Development) and is being funded with room/lodging tax revenue from across the City. Financing support comes from the City of Ithaca, with help from the Downtown Ithaca Alliance, Tompkins County, and downtown hotels (aided by the Chamber of Commerce Foundation).

MOBILITY

Primary Public Transportation Services TCAT
(Seneca and Green Street stations)
Ithaca Carshare
Ithaca Bikeshare (New in 2022)

Downtown Ithaca serves as the hub for the Tompkins Consolidated Area Transit system (TCAT).

Several years ago, TCAT was selected as the best small-city transit company in North America. TCAT stations ring the pedestrian mall and radiate to every town in the county and beyond. There is a special shuttle that connects Downtown with Cornell, providing a 10-minute service between Downtown and upstate New York's largest employer.



Caption: Ithaca Car Share transportation service

The Center for Community Transportation houses Ithaca Carshare, our locally created Zipcar program. They have created emergency ride-home programs to encourage more alternative transportation. CCT also houses Bike Walk Tompkins which provides bicycling education programming. CCT/BWT in Fall 2022 launched a new bike-share program.

PARKING

1,060 On-street parking spaces
1,380 Parking garages parking spaces
6 EV Charging Stations total within the parking garages
(Addl. stations anticipated in the coming year)
Source: City of Ithaca

Caption: Green Street Garage was redeveloped 2020-2022 and includes 268 now and 334 total spaces when completed in 2023.



City of Ithaca EV Charging Station Stats

75 TOTAL STATIONS

15 FREE STATIONS

24 NEW STATIONS (90 DAYS)

11 FAST CHARGERS

3 CCS PLUGS

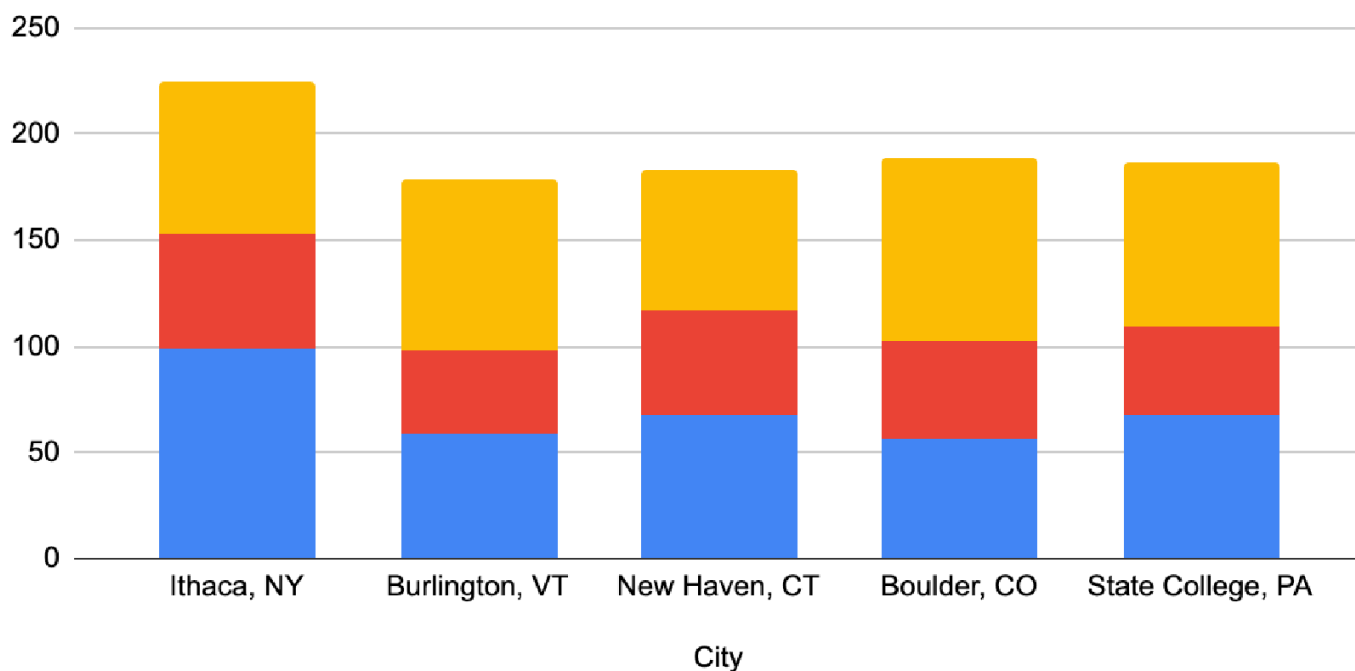
8 SUPERCHARGERS

44 J-1772 PLUGS

(Source: plugshare.com/directory/us/new-york/ithaca)

Walk, Transit, Bike Scores

■ Bike ■ Transit ■ Walk



DOWNTOWN ITHACA, NY IS CONSIDERED A "WALKERS PARADISE" ACCORDING TO WALK SCORE.COM.

- Walk Score 99
- Transit Score 54
- Bicycling Score 71

Source: [Walkscore.com](https://walkscore.com)

STAFF & BOARD ACKNOWLEDGEMENTS

DIA STAFF

Gary Ferguson,
Executive Director

Adam Kokoni,
Senior Graphic Designer

Danny Palmer,
Associate Special Events Director

Darlene M. Wilber,
Communications, Research, and
Grants Development Director

Galen Morehead,
Director of Administration

Hannah Bistocchi,
Marketing Director

Ife Scott,
Office Manager

Kristina Thelen,
Business Development Director

Scott Rougeau,
Special Events Director

Terel Marshburn,
Director of Operations &
Placemaking

Tim Mavos,
Ambassador

Luke Sjolund,
Ambassador

GO ITHACA TEAM

Jane Bowman Brady,
GO Ithaca Program Director

Carrie Spanton,
Outreach Coordinator

Ivony,
member coordinator

J'Avail Haltom,
member coordinator

DIA BOARD OF DIRECTORS OFFICERS

Ashley Cake,
President
The Watershed; the Downstairs

John Guttridge,
Vice President
Brightworks Computer Consulting

Scott Whitham,
Transportation Chair
Whitham Planning and Design

Megan Vidler,
Treasurer,
Chair BRD Committee
Home Green Home

Abby Peterson,
Secretary
Tompkins Trust Company

Teri Tarshus,
Chair Operations
Canopy by Hilton

Benjamin Sandberg,
Special Events
Exec Director History Center

BOARD OF DIRECTORS MEMBERS

Robert Cantelmo,
City Appointed City Common
Council

Amy Cohen,
Circus Culture

Greg Conard,
GM Hotel Ithaca

Jen Demarest,
Stream Collaborative

Henry Granison,
County Legislature

Larry Hochberger,
Ithaca Times

Cathy Hart,
Ithaca Marriott on the Commons

Elsa Hyde,
Travis Hyde Properties

Tom Knipe,
Dep. Director Economic
Development, City of Ithaca

Jodi LaPierre
(Ex-officio representative for
Chamber of Commerce, non-voting)

Laura Lewis
Mayor, City Appointed

Nathan Lyman,
Ithaca Renting

Jan Norman,
Ithacamade

Dustin Patte,
Resident Class D

Emily Petrina,
Firehouse Architecture LAB,
136 W State St, Ithaca NY 14850

Susan Riley
(Ex officio representative for Cornell
University; non-voting)

Susan Salahshor
(Ex officio representative for Ithaca
College; non-voting)

Jason Sidle
(Ex officio representative for
Tompkins Cortland Community
College; non-voting)

Lisa Swayze,
Buffalo Street Books

Bryan Warren,
Warren Real Estate

Dean Zervos,
Simeons