



**Village of Lansing: Urban Design Study**  
**The Shops at Ithaca Mall + Cayuga Mall**  
**Presentation to the Village of Lansing Trustees + Planning Board**

**Cornell University CRP5072 – Fall 2019**  
**Department of City & Regional Planning**

**December 9, 2019**



# Excess Parking



# Excess Parking



# Substandard Drainage



# Missing Sidewalks



# Vacancies



## **Current status**

**Primarily auto-oriented**

**Some mall vacancies**

**Declining tax revenue**

**Some new uses**

**Out-of-town Mall owners**

**Strong regional/nat'l brands**

**Active local businesses**

**Infrastructure challenges**

**Excess parking**

**Zoning**

## Current status

Primarily auto-oriented

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Some new uses

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Active local businesses

Infrastructure challenges

Excess parking

Zoning

## Opportunities for change

Amount of open land

Adjacency to Route 13

TCAT service

Proximity to airport/employment

**Need for workforce housing\*\***

Views + landscape setting

Strengths of Village + region

Ongoing developments in Lansing

Desire for ped/bike environments

Desire for a Village Center

**\*\*6,000 workforce units needed in Tompkins County in the next 10 years (Tompkins County Housing Strategy, 2017)**

# Suburban Mall “Retrofits” are trending across the US



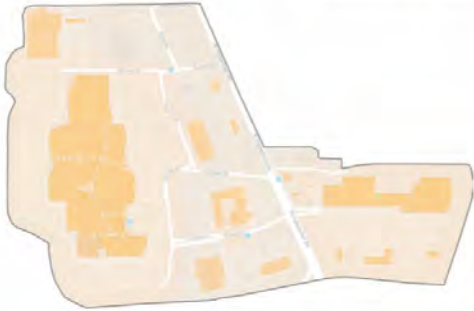
### Crocker Park

Mixed Use - Lifestyle Development  
Total Site Area : 4.4 million sq.ft



### Ithaca Mall Region

Retail - Commercial Development  
Total Site Area : 5.7 million sq.ft



Advanced Urban Design Workshop | Case Study | Crocker Park, Westlake, Ohio | 19

### Northgate Mall: Proposed



# Including local sites: East Hill Plaza, Ithaca - 2018

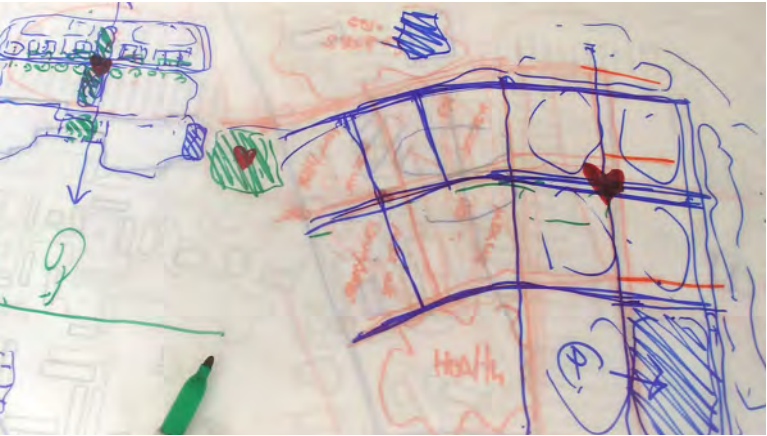
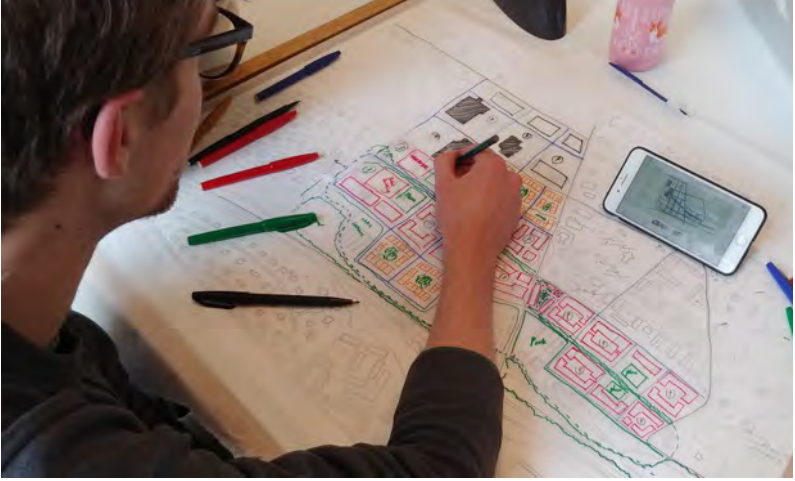


## Premise of our study:

- **Visioning/infill/capacity study - not market driven**
- **Add a portion of workforce housing in Tompkins County**
- **Add a portion of student housing**
- **Create expanded opportunities for local businesses**
- **Leverage strong regional/national brands**
- **Add passive + active public spaces for seniors/kids**
- **Add green infrastructure through bioswales and tree canopy**
- **Add pedestrian + bicycle infrastructure**
- **Add affordable residential uses that provide housing “closer in”**
- **Think of a dense, walkable, bikeable and transit-connected neighborhood as a way to mitigate traffic impact**

# Premise of our study:

“How can current Mall strengths be leveraged in the near-term, while envisioning a walkable, bikeable, and livable **“Lansing Village Center”** in the next 30 to 40 years?”



**Team 1**

# Developing a Village Center in the Heart of Lansing

Improving walk-ability and connectivity of the area to the surroundings

**Lansing Village Center**

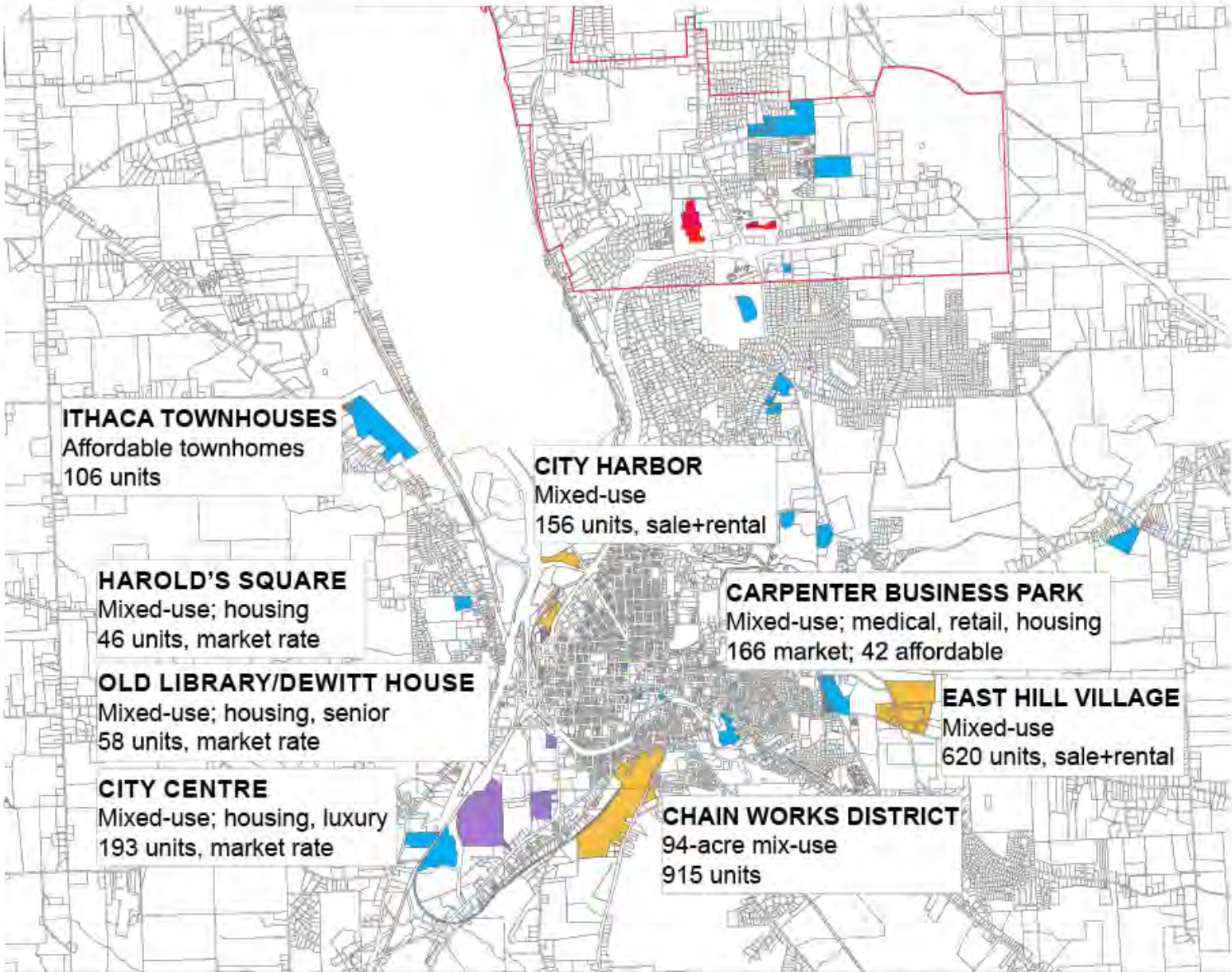
Team 1: Akhila, Katharine, Karim  
December 9, 2019

# Analysis—Regional Developments

While many residential projects are developing, mixed-use developments are also on the rise.

Mixed-use developments such as Chain Works District and East Hill Village cover similar land area to the Shops at Ithaca Mall.

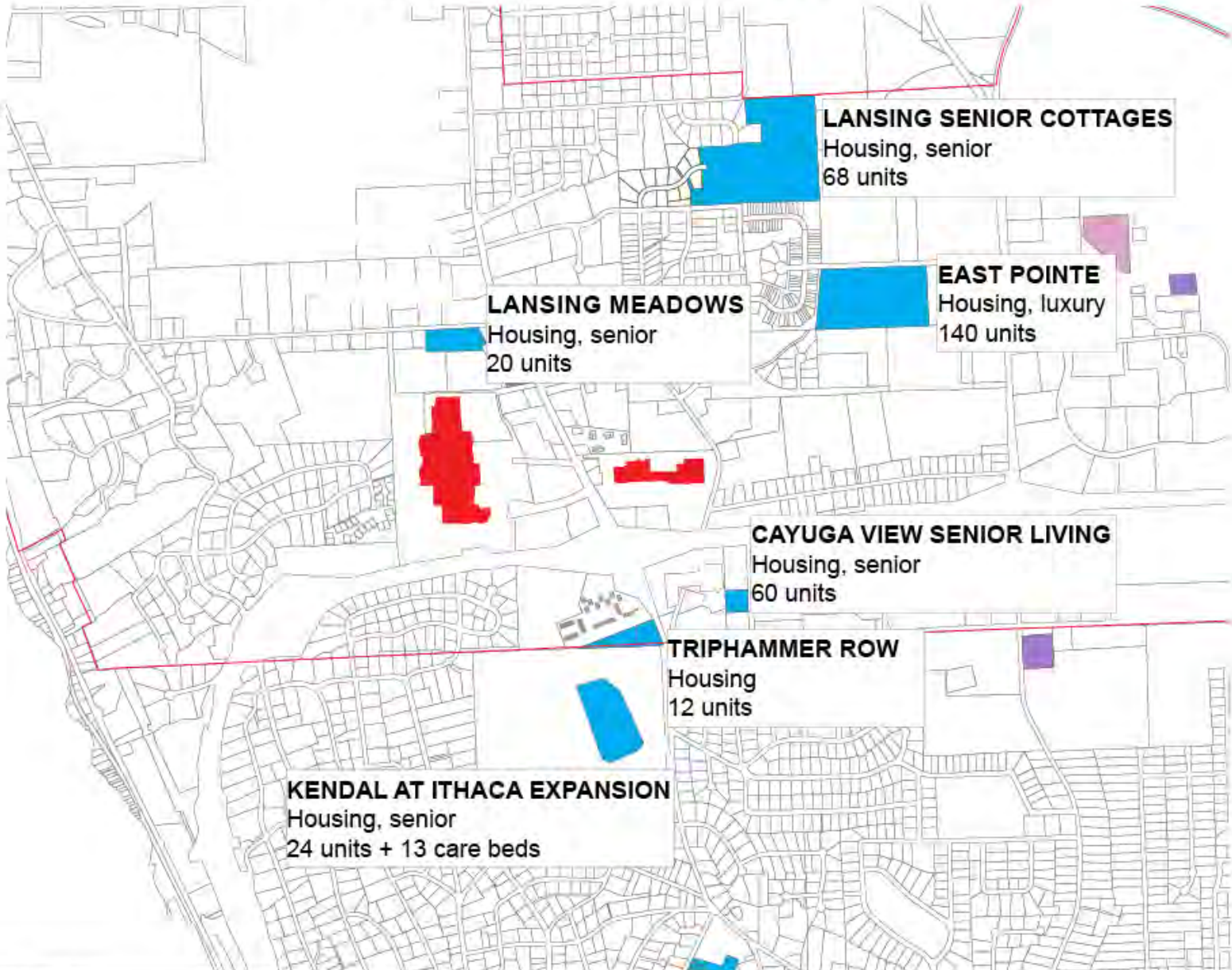
- Project Site
- Residential
- Commercial
- Mixed-Use



# Analysis—Surrounding Developments

Most of the residential development near the malls are senior housing to walk from home to one of the malls. Residents will likely have to either cross or travel along N Triphammer Road.

-  Project Site
-  Residential
-  Commercial
-  Airport



# Incremental Urbanism–“Lansing Wellness Path”

Wellness path bridging the Shops at Ithaca and Cayuga Mall, integrating fitness centres such as YMCA and future location of Planet Fitness. Dotted along the path are wellness nodes where activity stations are located, including interactive mural wall, outdoor exercise equipment, games such as chess or hopscotch, and moveable site furniture.

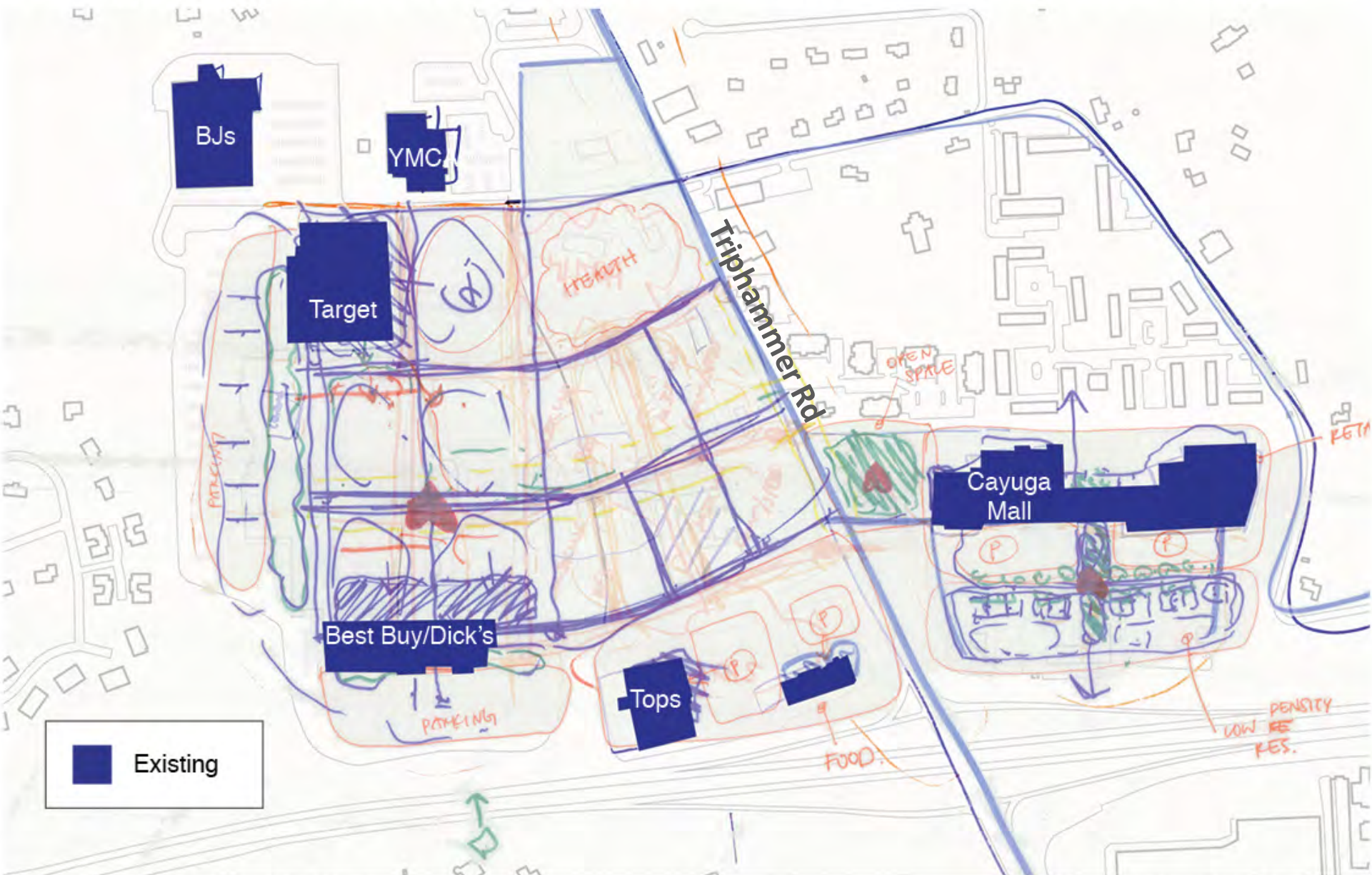


- Major Path
- Minor Path
- Nodes
- Trail
- Mall Circulation
- Bus Stop

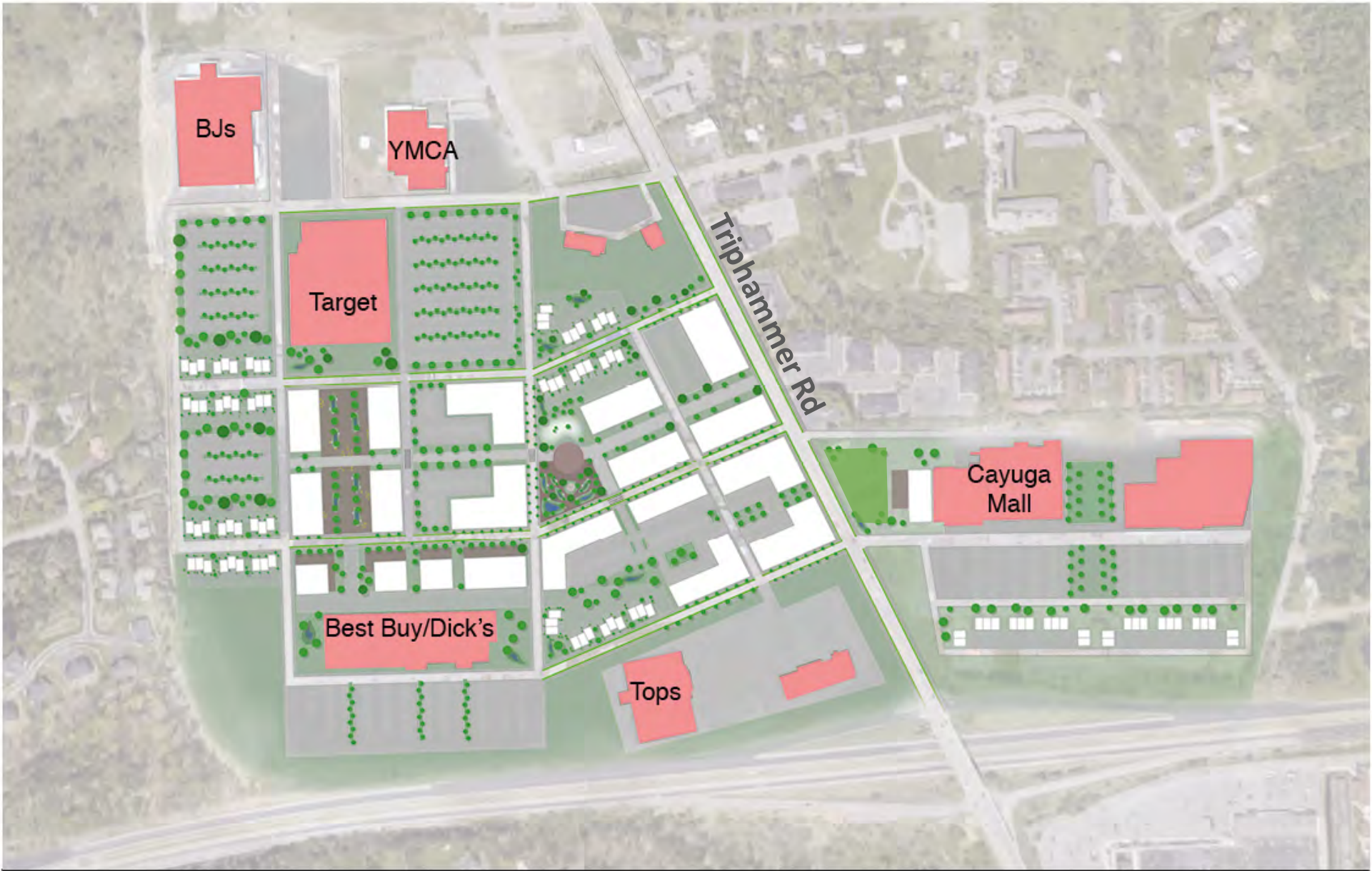
# Current Conditions



# Long-Term-Roadway and Parcel Connectivity



# Long-Term-Aspirational Concept (30-40 years)



# Long-Term-Aspirational Concept (30-40 years)



Existing    
  Residential    
  Commercial    
  Office    
  Civic

Number of Buildings  
= 124

Total Gross Square Feet  
= 2,165,786

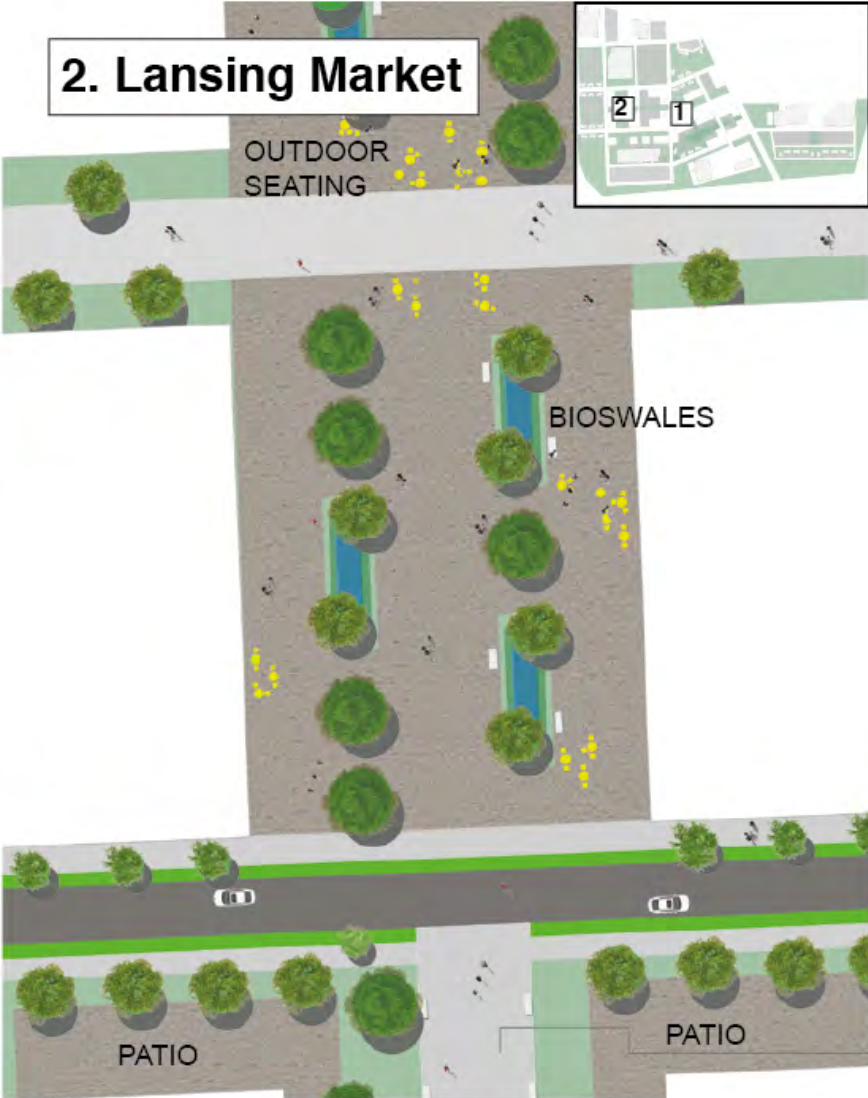
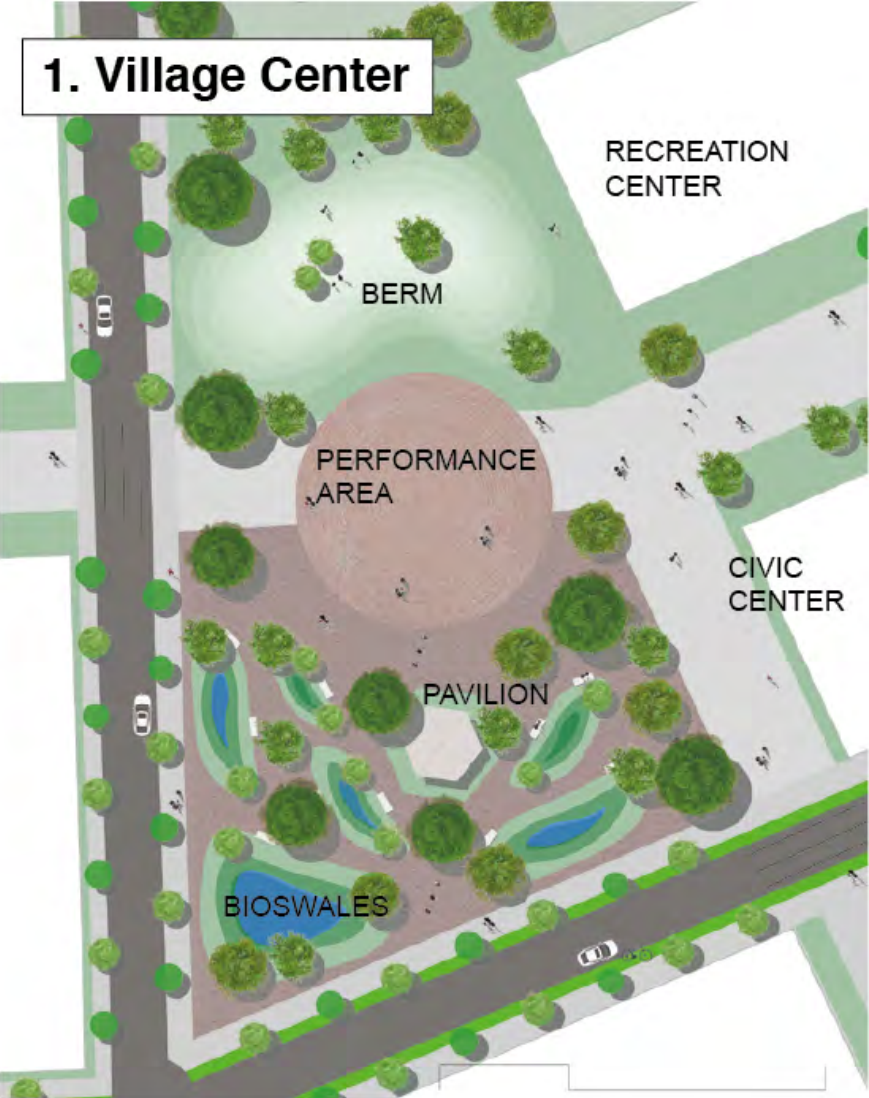
Total Residential Square Feet  
= 1,035,615

Total Number of Residential Units  
= 875

Total Commercial Square Feet  
= 991,778

Total Office Square Feet  
= 89,715

# New Public Spaces



# Village Center



# Cayuga Mall Park and Café



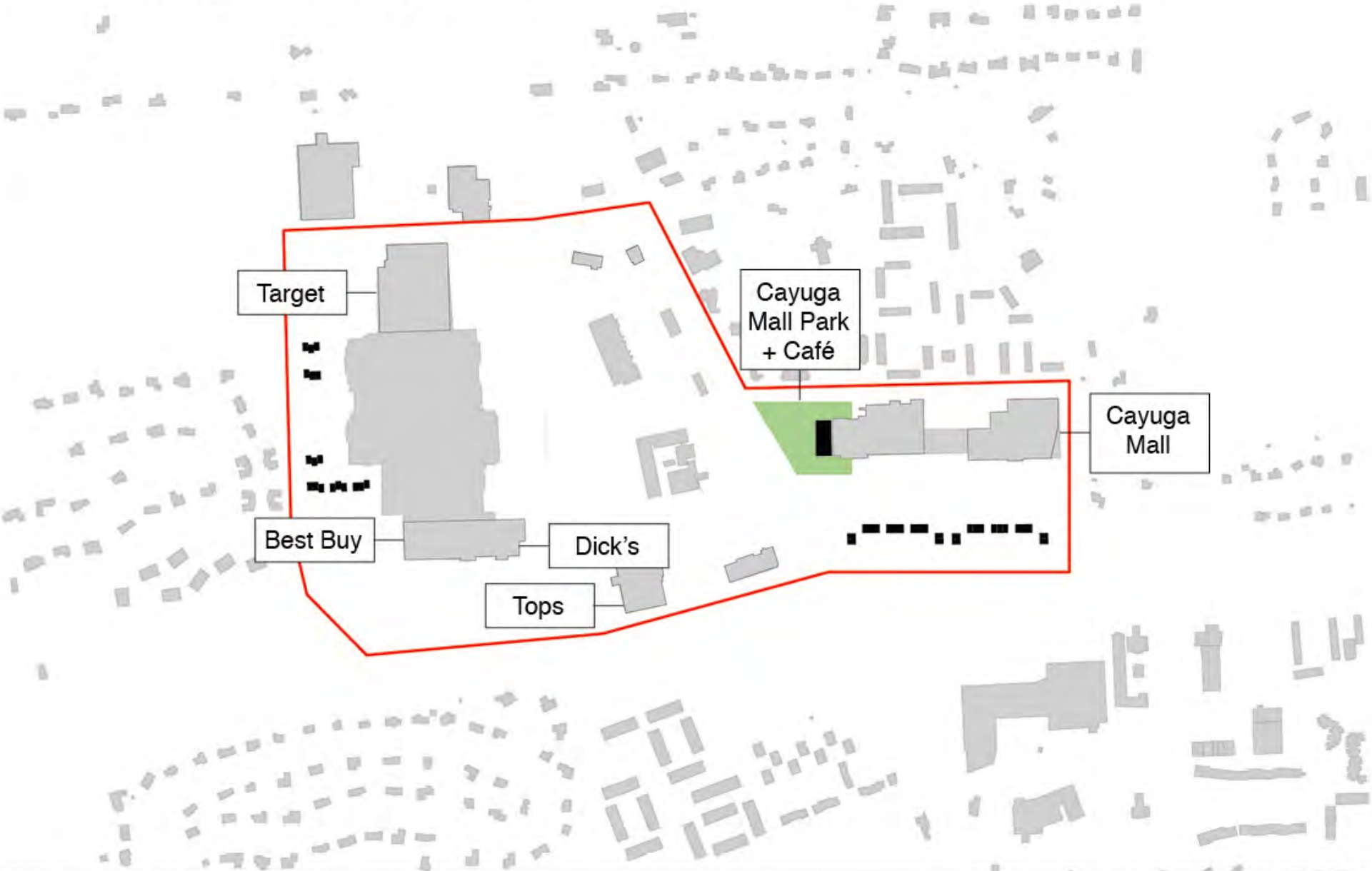
# Street Sections



# Phasing: Current Conditions



# Phasing: 5-10 years



# Phasing: 10-20 years



# Phasing: 30-40 years



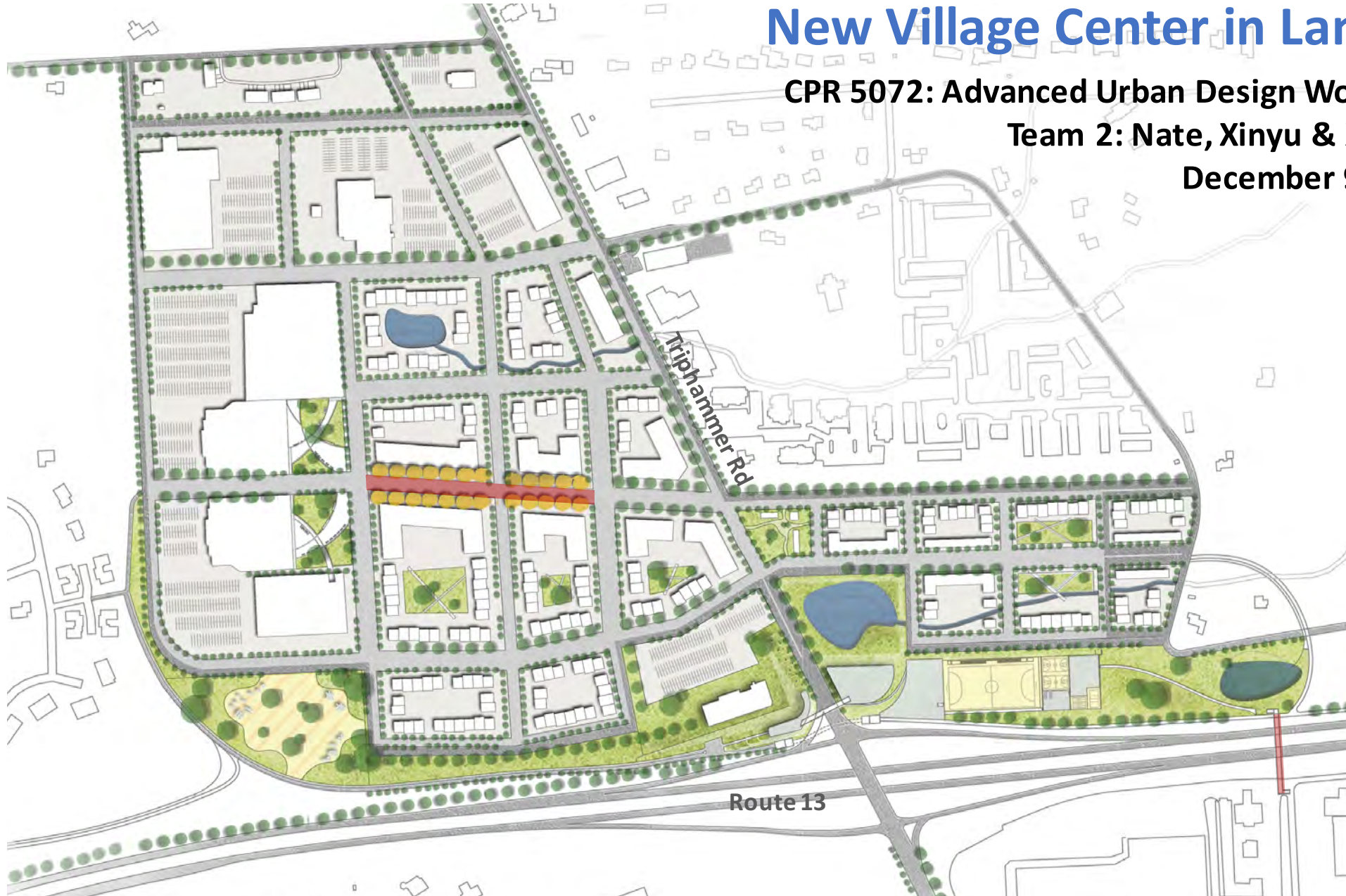
**Team 2**

# New Village Center in Lansing

CPR 5072: Advanced Urban Design Workshop

Team 2: Nate, Xinyu & Xiuying

December 9, 2019



# Site Analysis

# Village of Lansing Tompkins County, NY

Increasingly rural,  
less competition,  
less population

Our site as cross roads?  
Entry and exit point for  
the region?  
Gateway?

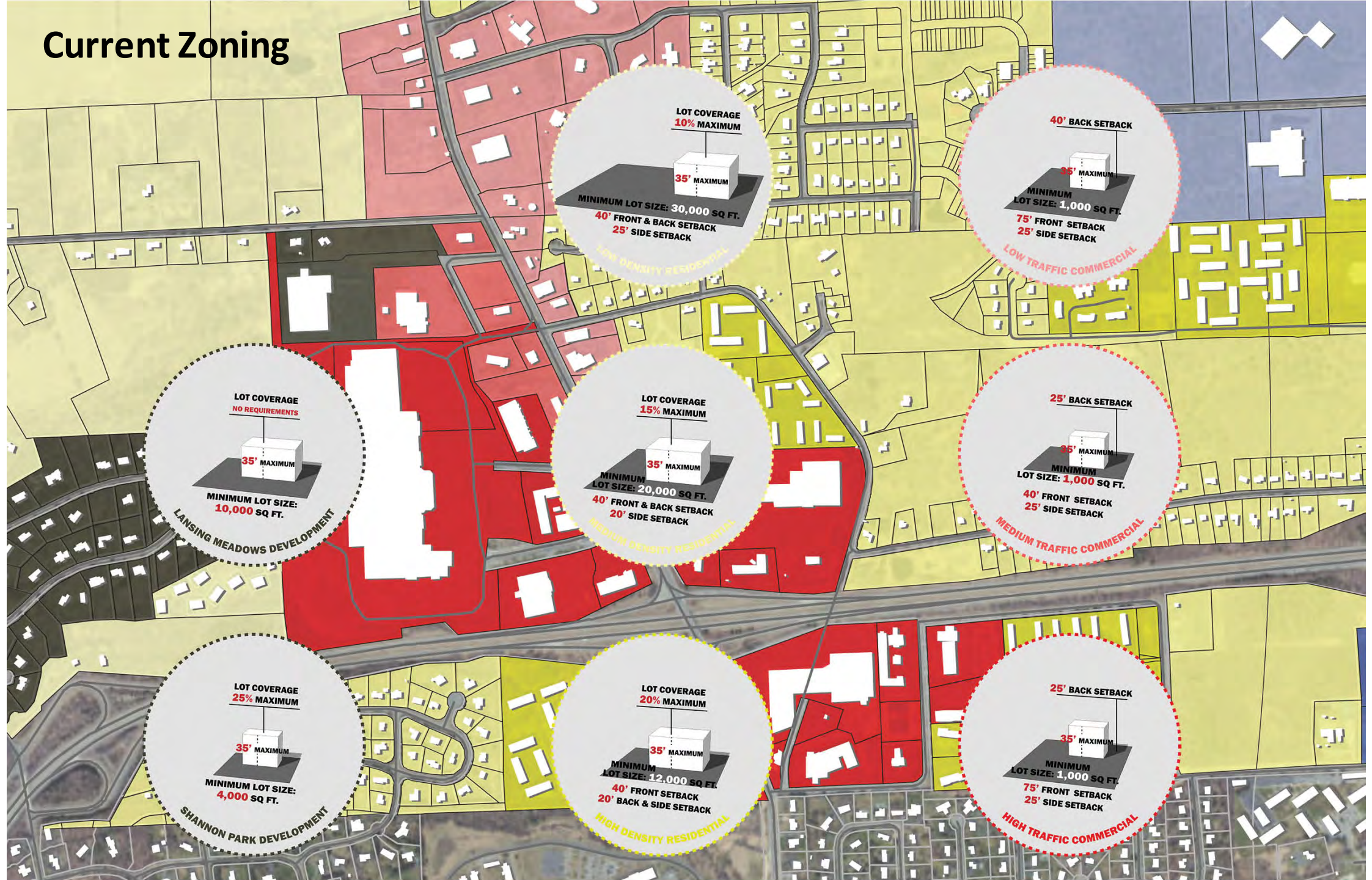
Less dense residential  
spaces, lower traffic,  
smaller developments

Denser residential  
spaces, higher traffic,  
larger developments

Increasingly urban,  
more competition,  
more population



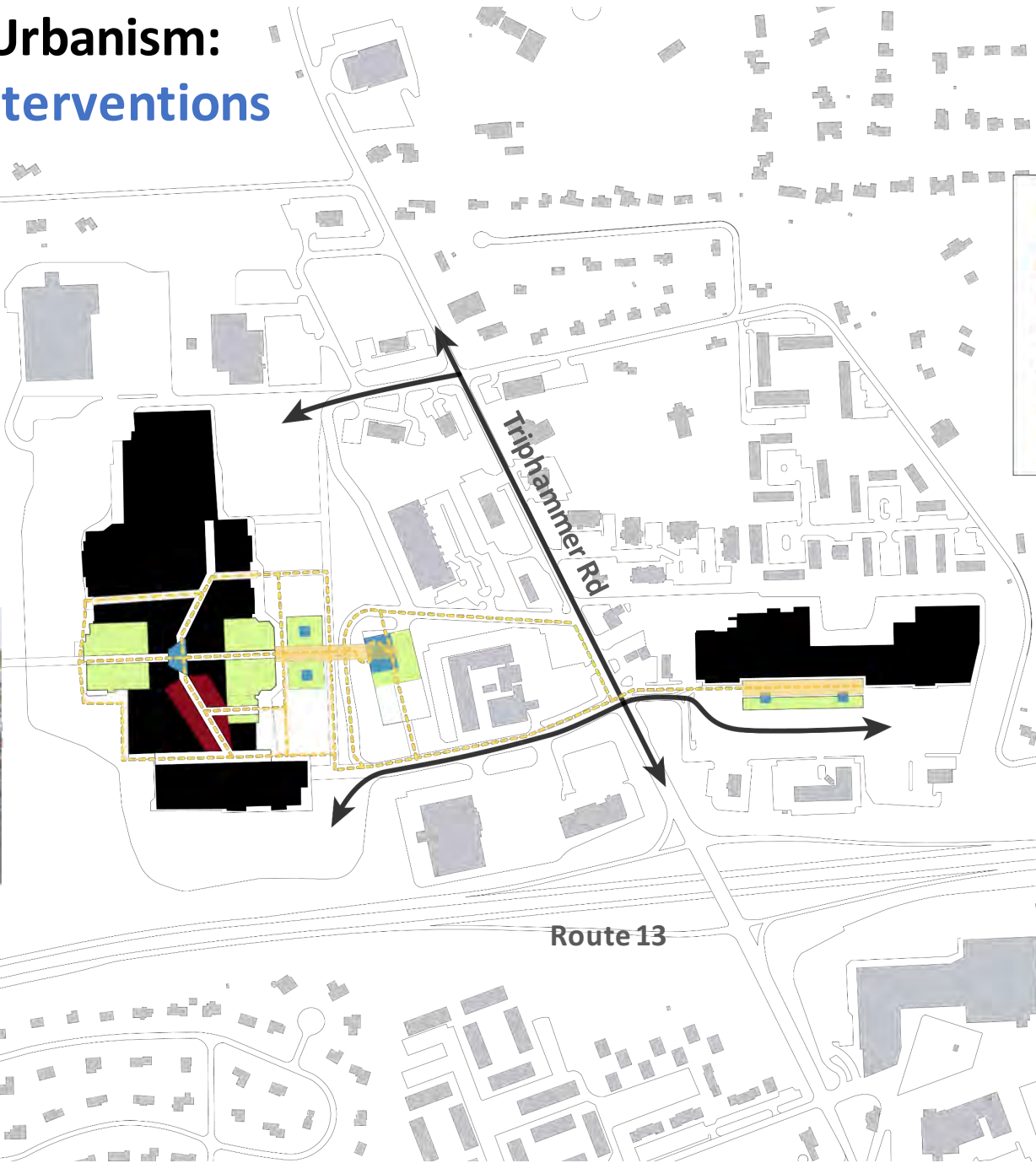
# Current Zoning



# Existing Conditions



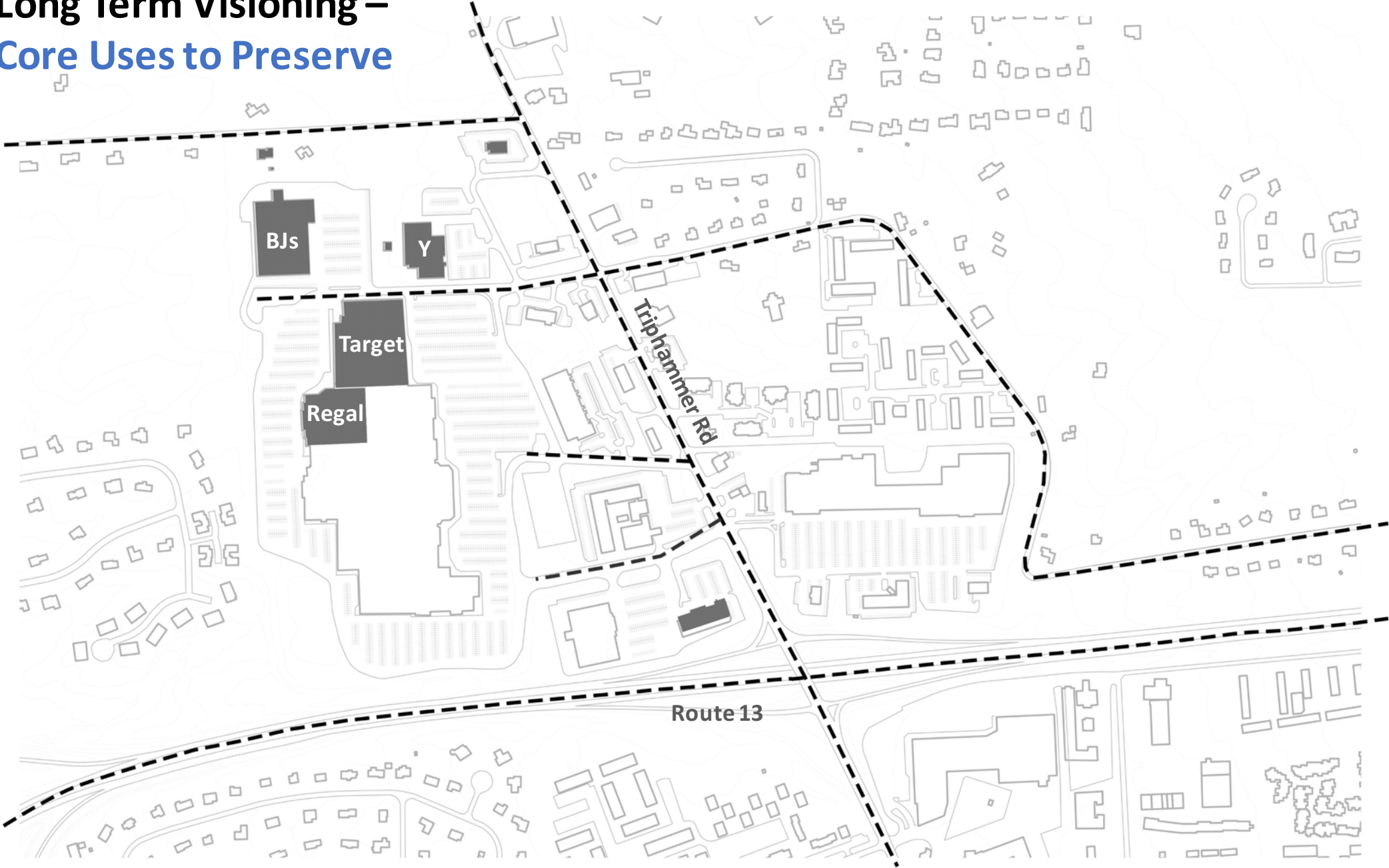
# Incremental Urbanism: Short Term Interventions



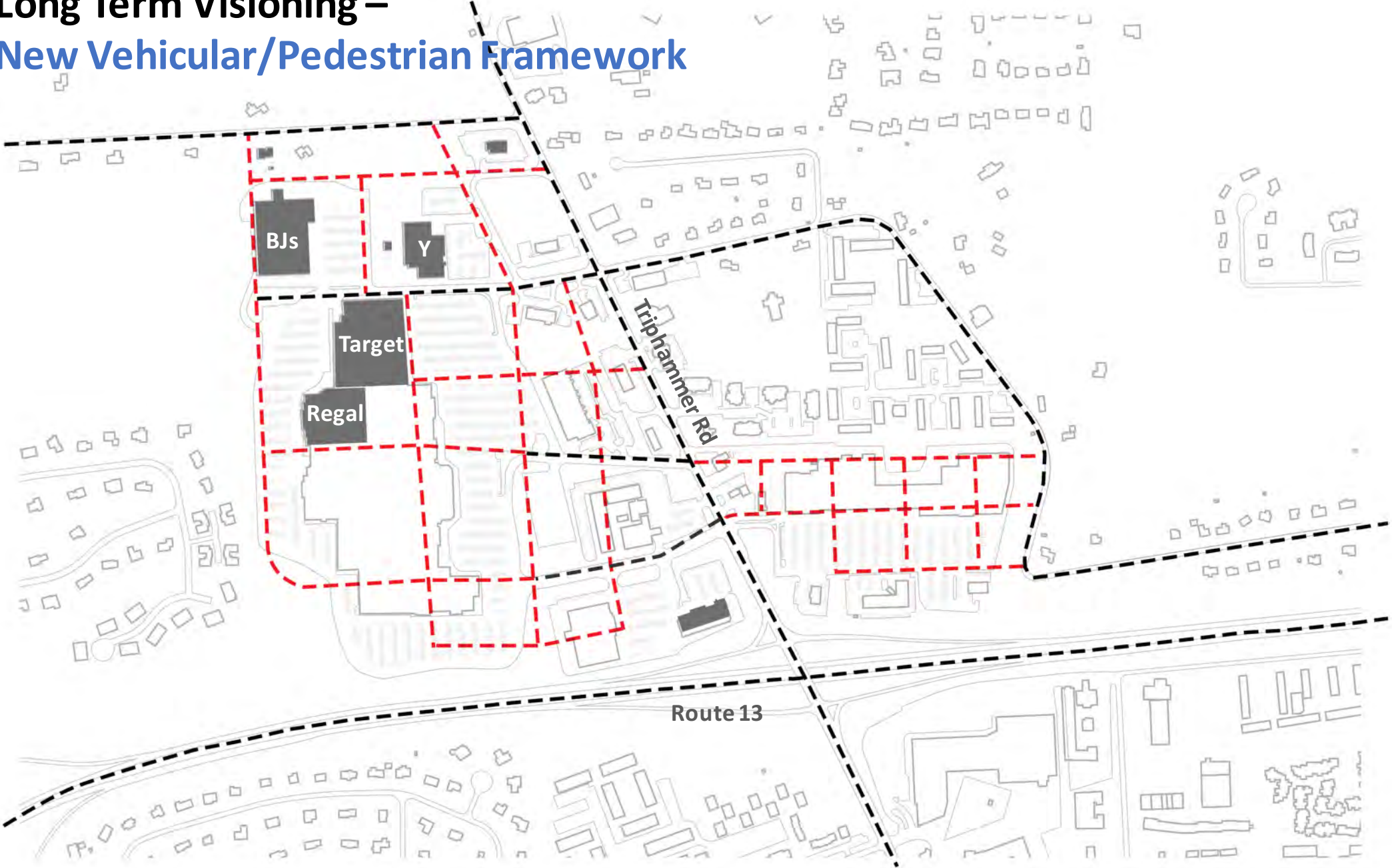
- Pop-up retail
- Pop-up plaza
- Pop-up exhibition
- Existing elements
- New car routes
- Pedestrian improvements
- Covered walkway



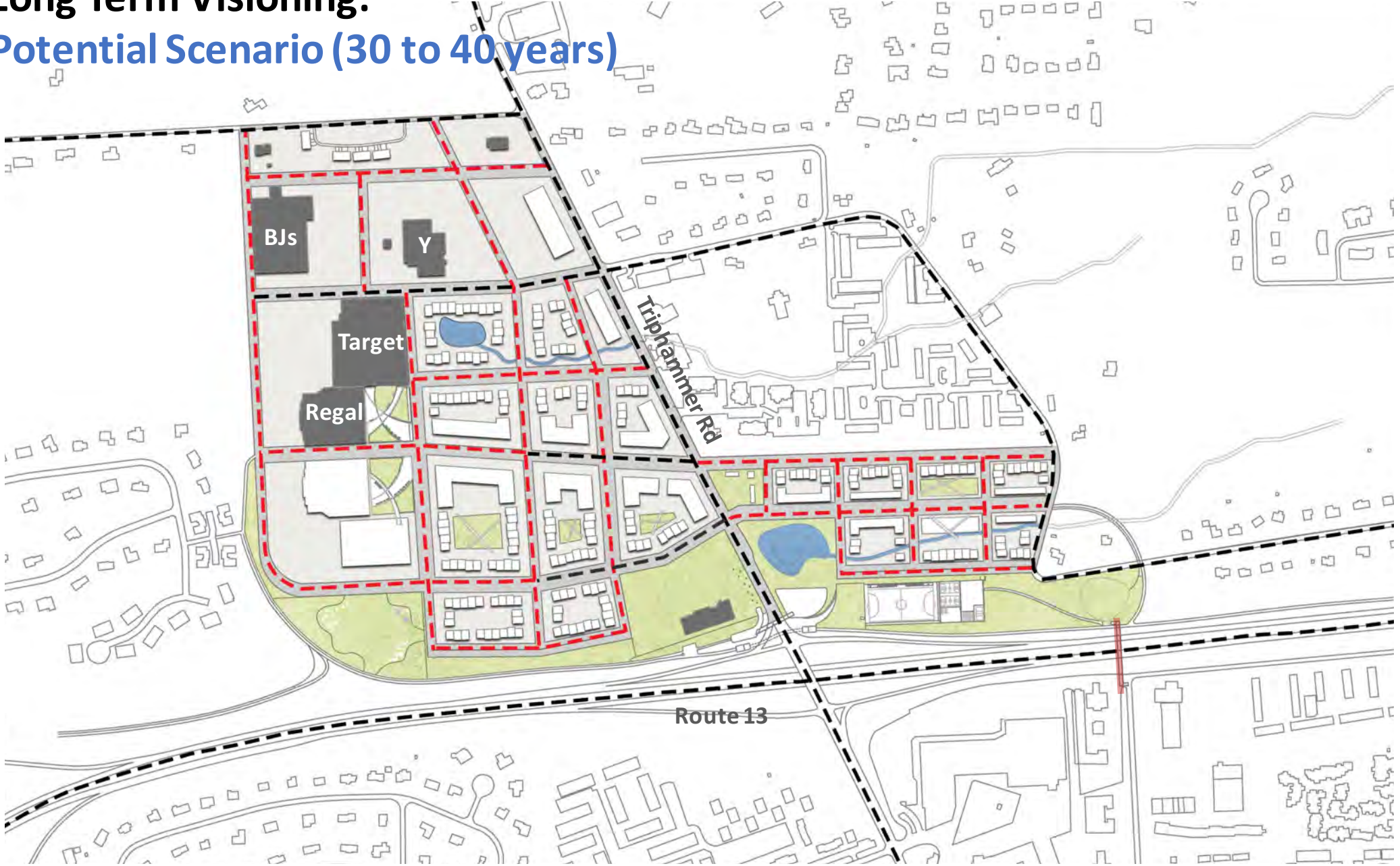
# Long Term Visioning – Core Uses to Preserve



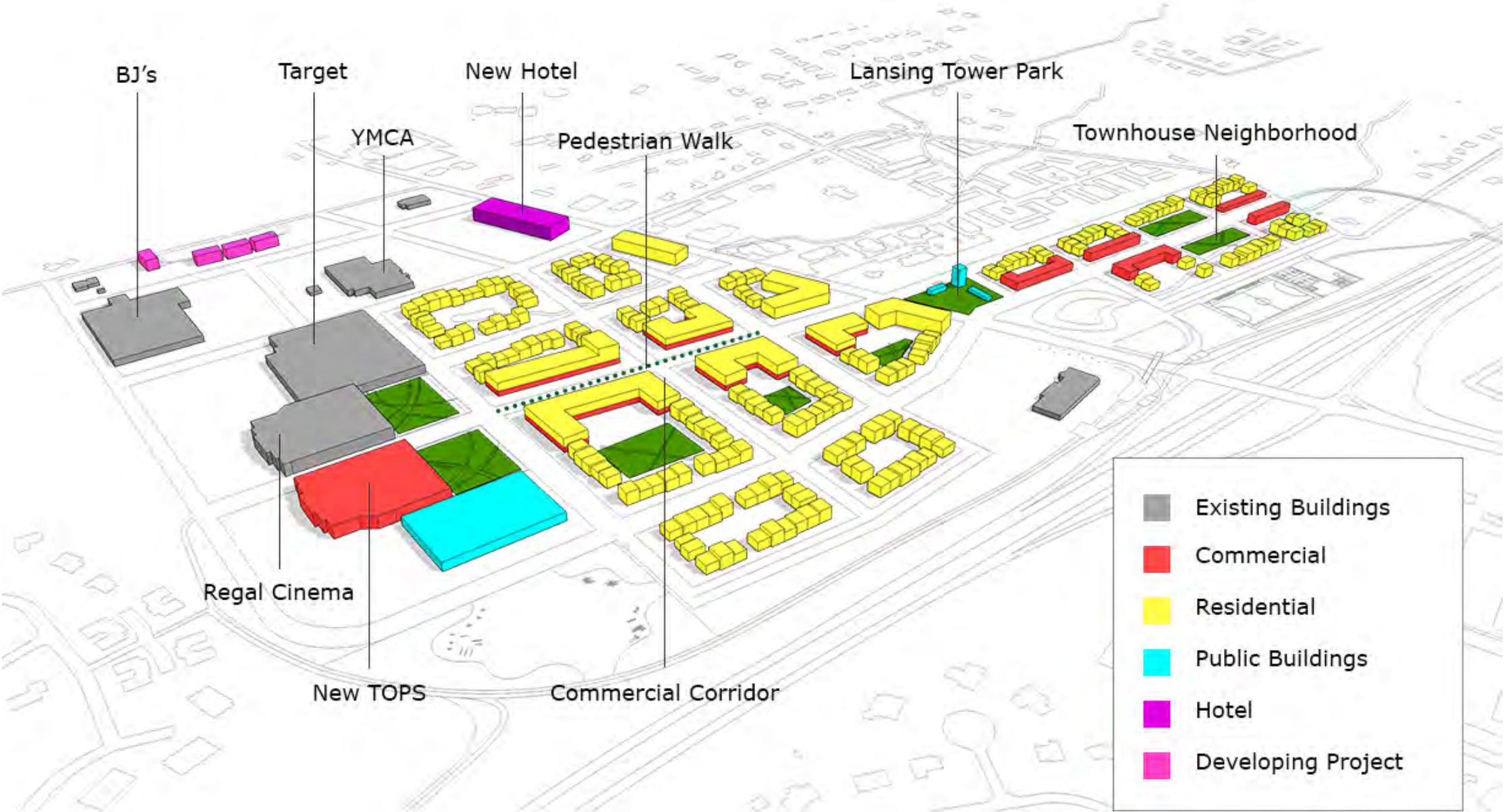
# Long Term Visioning – New Vehicular/Pedestrian Framework



# Long Term Visioning: Potential Scenario (30 to 40 years)



# Long Term Visioning: Potential Land Use (30 to 40 years)



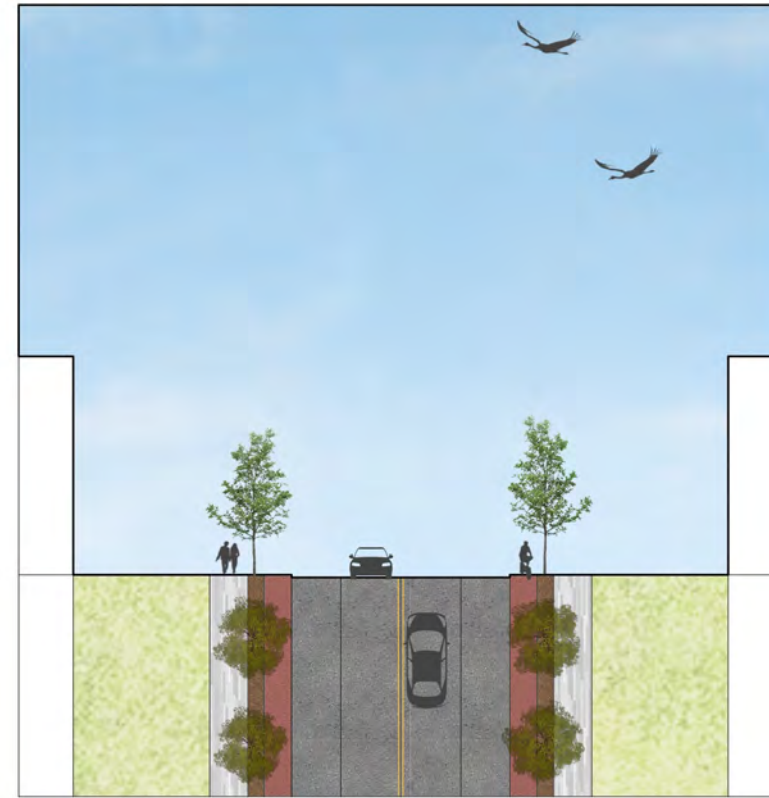
# Long Term Visioning: Lansing Tower Park



# Long Term Visioning: Pedestrian "Live/Work/Shop" Street



# Street Sections

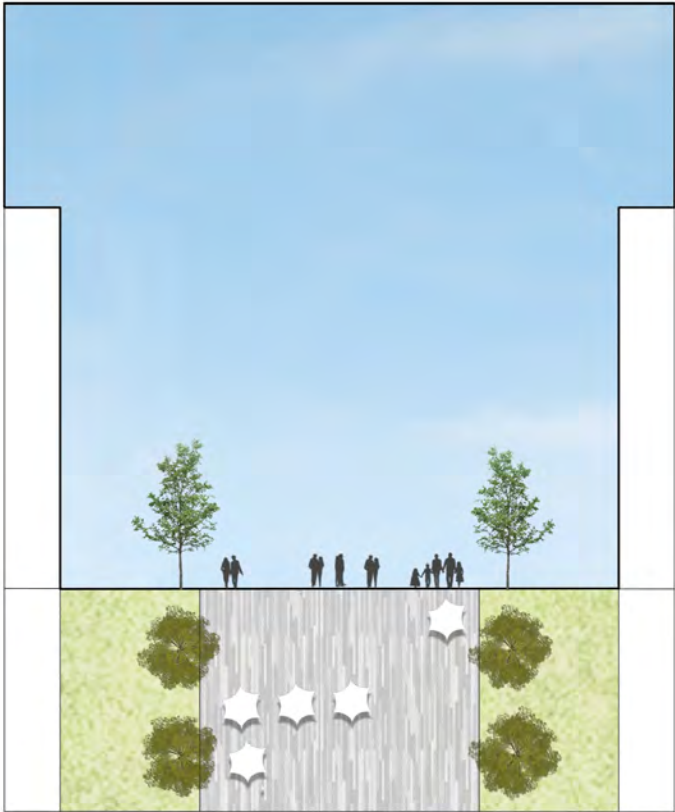


Main Pathways

Each of these pictures shows the current conditions of existing streets (and parking lots) followed by our new design. The map below each set of images describes the location at which these street typologies would be implemented.



# Street Sections

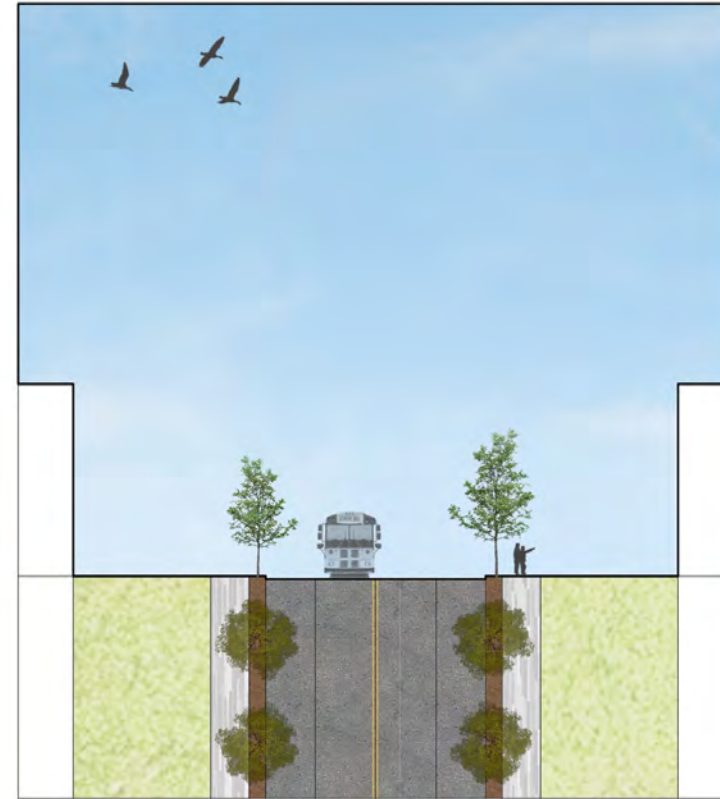


Pedestrian Corridor

Each of these pictures shows the current conditions of existing streets (and parking lots) followed by our new design. The map below each set of images describes the location at which these street typologies would be implemented.



# Street Sections



East-West Roads

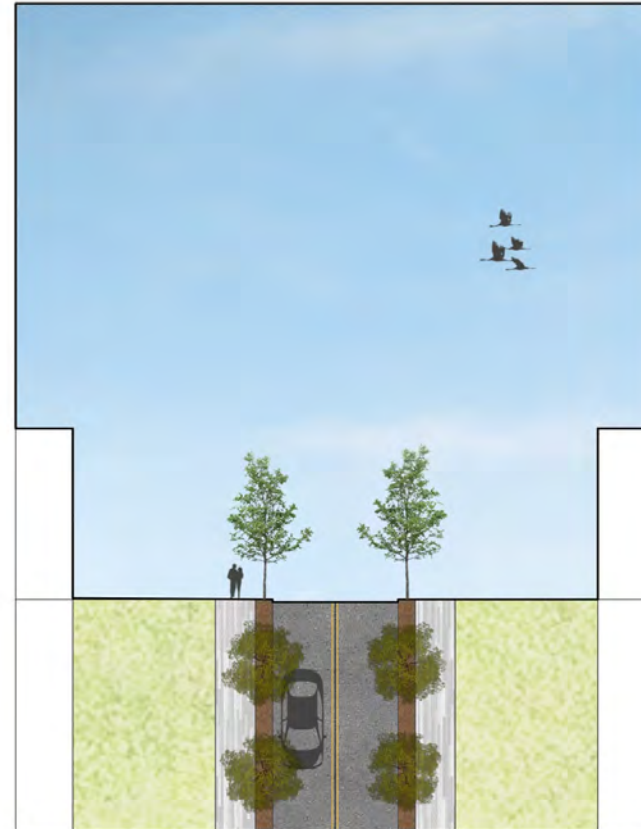
Each of these pictures shows the current conditions of existing streets (and parking lots) followed by our new design. The map below each set of images describes the location at which these street typologies would be implemented.



# Street Sections



Each of these pictures shows the current conditions of existing streets (and parking lots) followed by our new design. The map below each set of images describes the location at which these street typologies would be implemented.



North-South Roads



# Long Term Visioning

## New Target/Regal Cinema Plaza



# Development Data

	Residential	Commercial	Other	Total GSF	Public Space
<b>Current</b>	5,388	1,327,048	234	1,332,670	-
<b>50-year vision</b>	1,041,994	826,619	5,091	1,873,704	542,894
<b>Change</b>	1,036,606	(500,429)	4,857	<b>541,034</b>	542,894



**Team 3**

# Lansing Village Center

Urban Design Workshop: Fall 2019

Team 3: Quinn, Akshay, Yixuan



# Vision

Incrementally transform the Ithaca and Cayuga Malls over the next 50 years into a walkable, connected **mixed-use center** for the Village of Lansing.

The proposed Village Center would provide **quality workforce, student, and senior housing** while preserving and building upon successful existing commercial uses.

It also daylights **streams** that have been buried under the mall's parking lots for decades to help mitigate stormwater runoff and improve the area's **ecological health**.

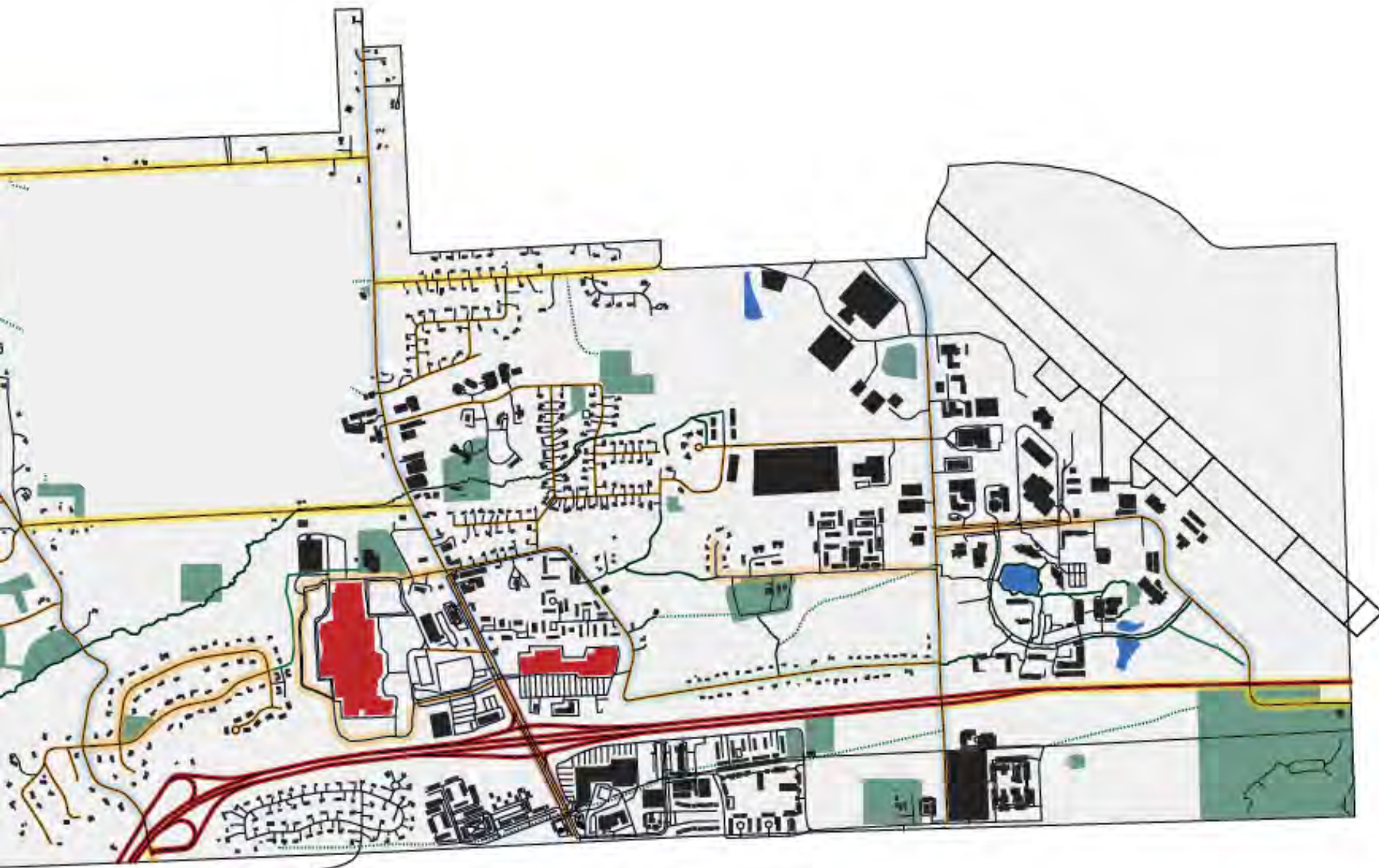
# Existing Street Typologies



# Existing Sidewalks



# Existing Transportation Map



### On Road Bicycle Suitability

- Excellent
- Very Good
- Good
- Fair
- Least Suitable

### Village of Lansing Greenway Plan

- Parks and Open Spaces
- Water Body
- Existing Greenway Trail
- Unbuilt Greenway Trail

### Road Network - Structure

- State Roads / Major Highway
- Local Roads / Village Access
- Internal Roads / Private Access

# Incremental Urbanism Plan:



# Incremental Urbanism Plan: Front Parking Lot

Former  
Bon-Ton  
space

TCAT drop-off  
+ pick up  
entrance

play area

rain garden +  
bike parking

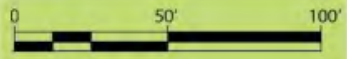
promenade

food  
truck  
events

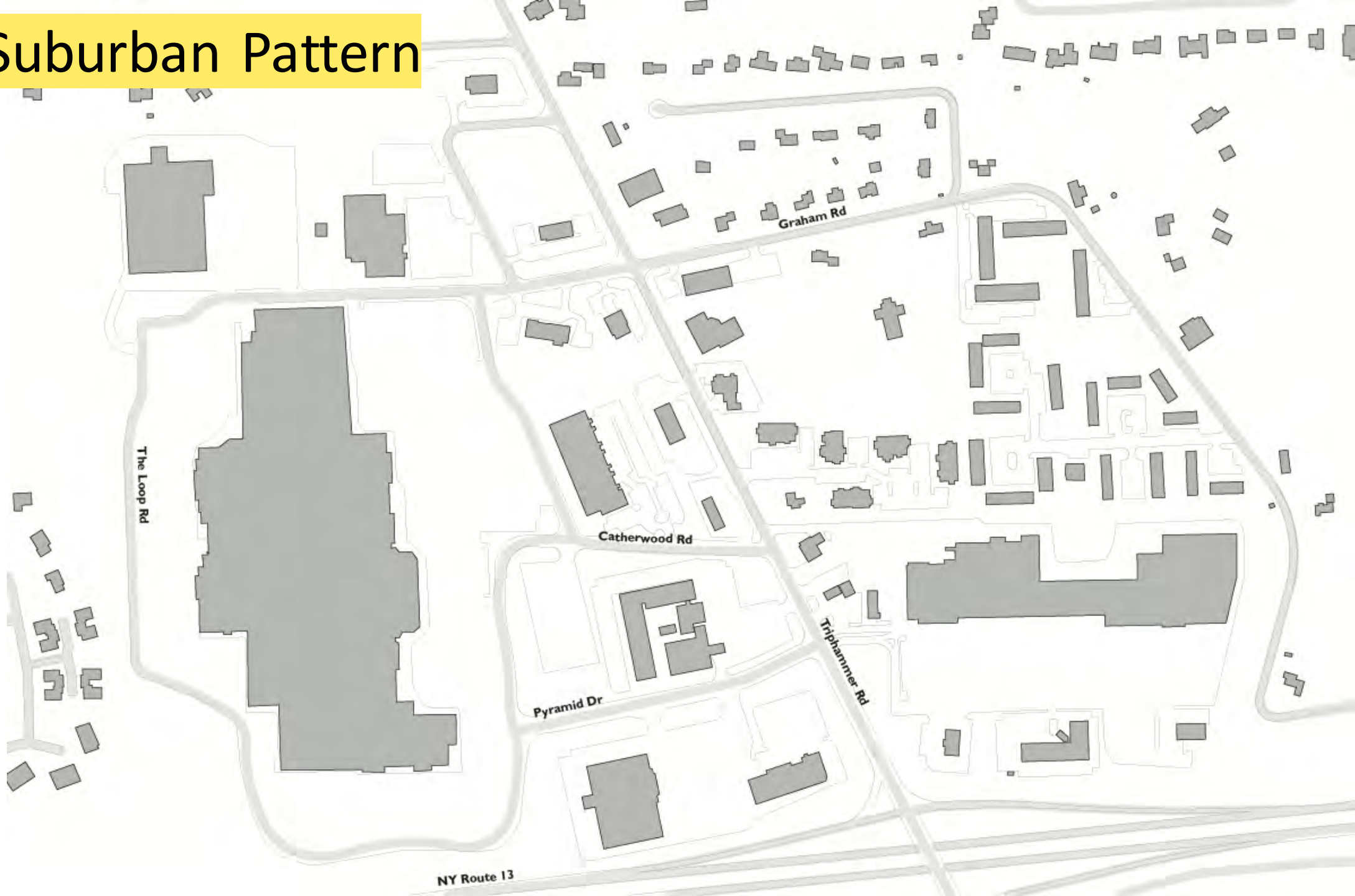
picnic  
knoll

flex activity  
space

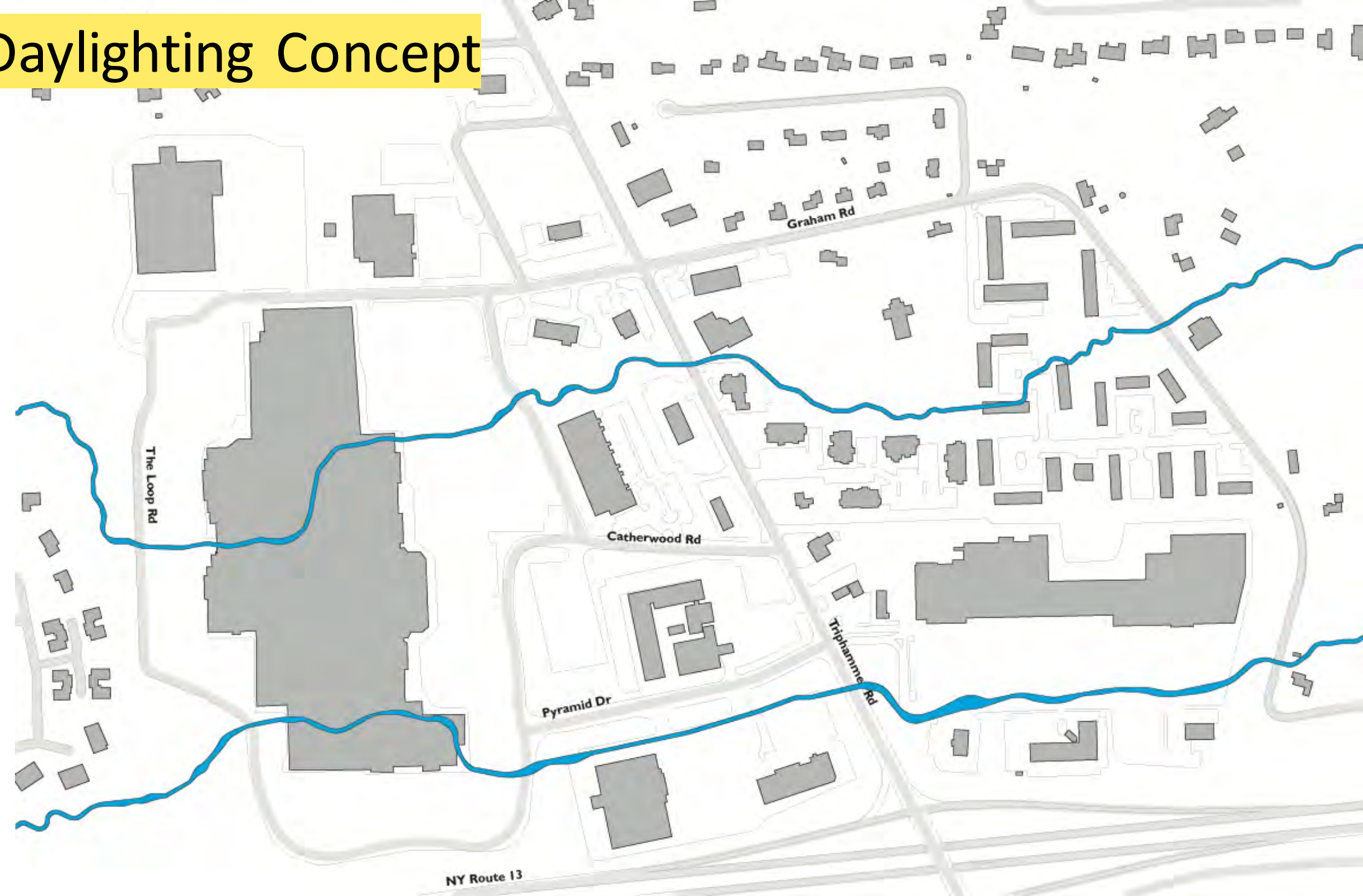
basketball  
courts and  
tiered seating



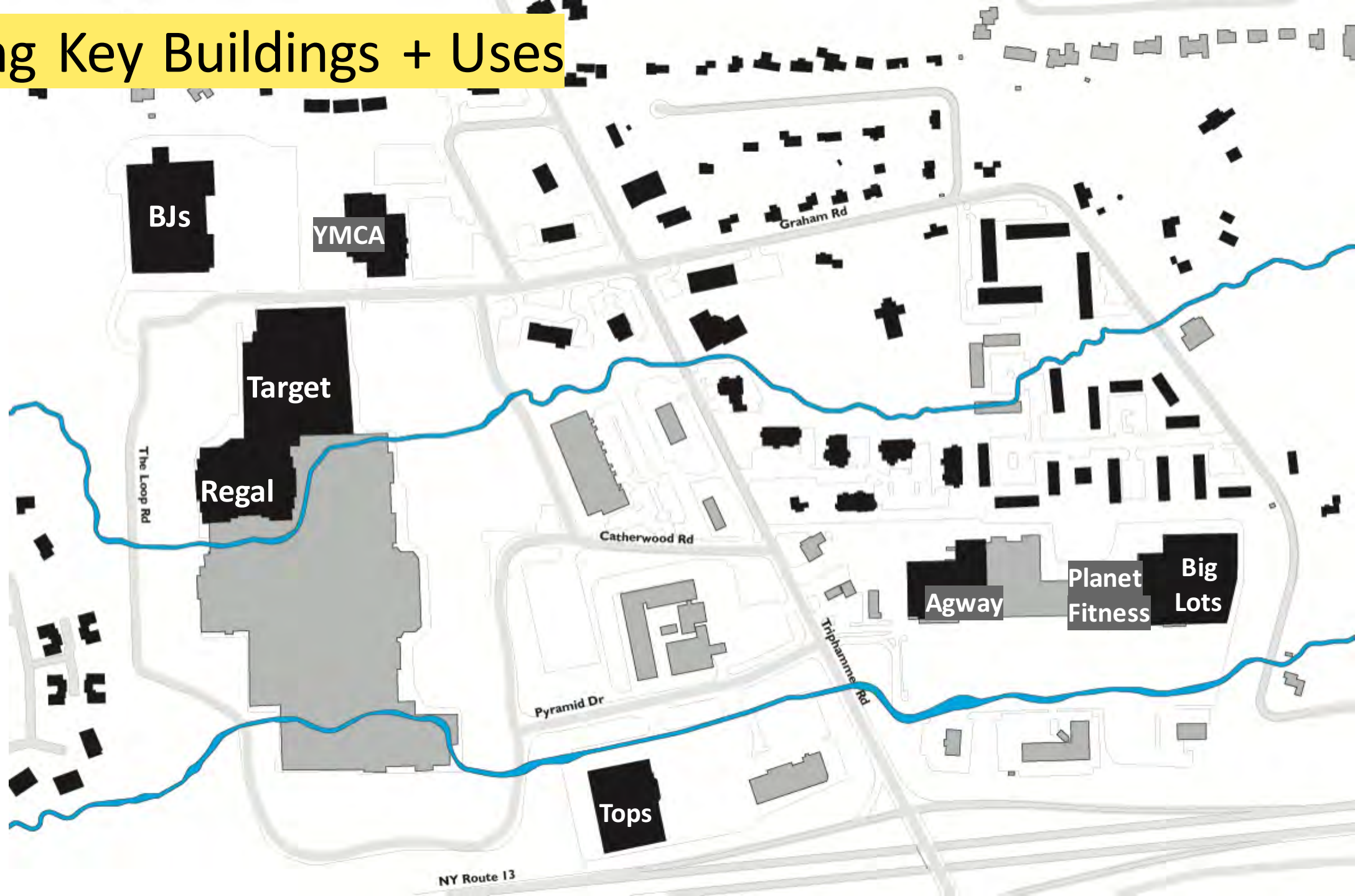
# Existing Suburban Pattern



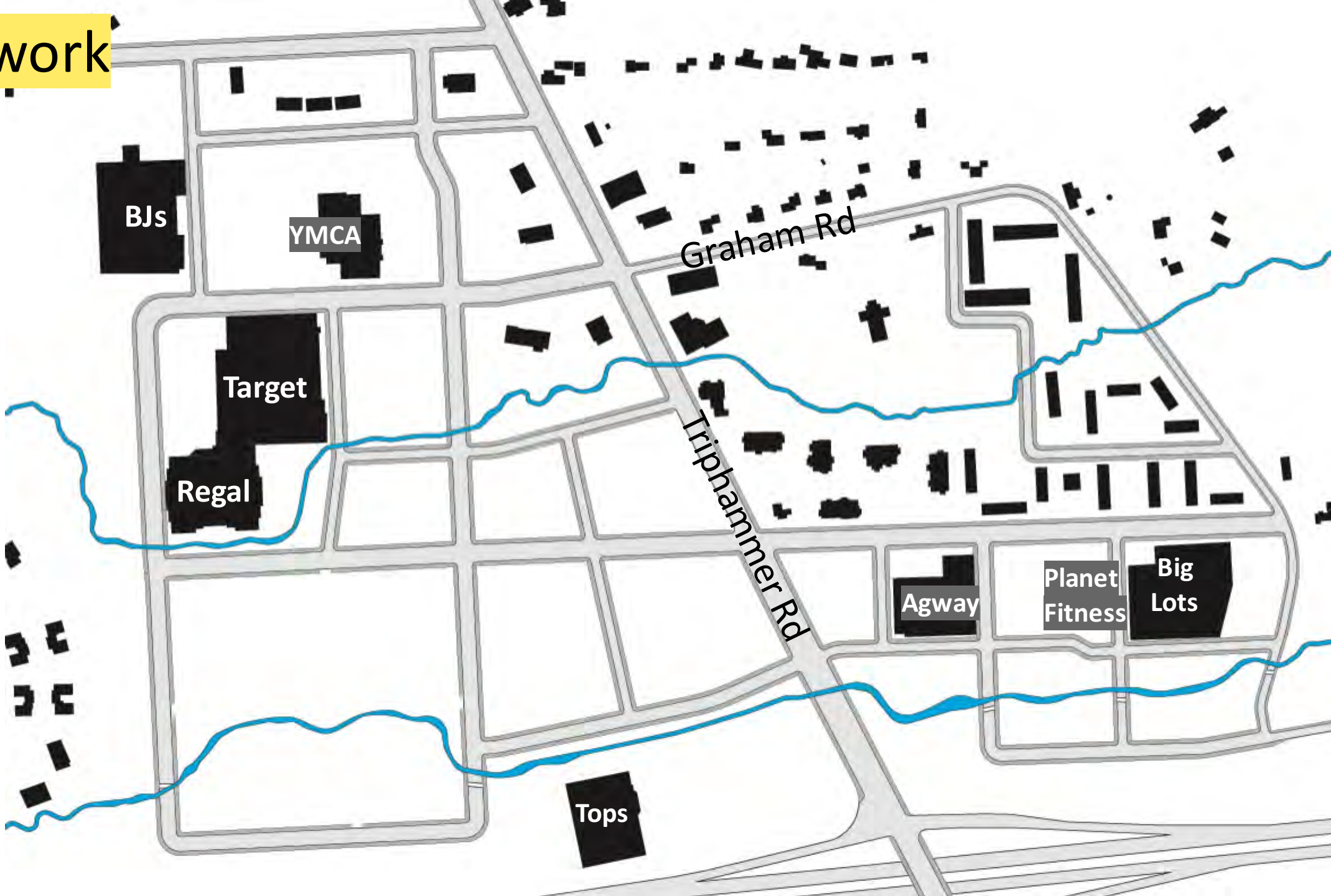
# Stream Daylighting Concept



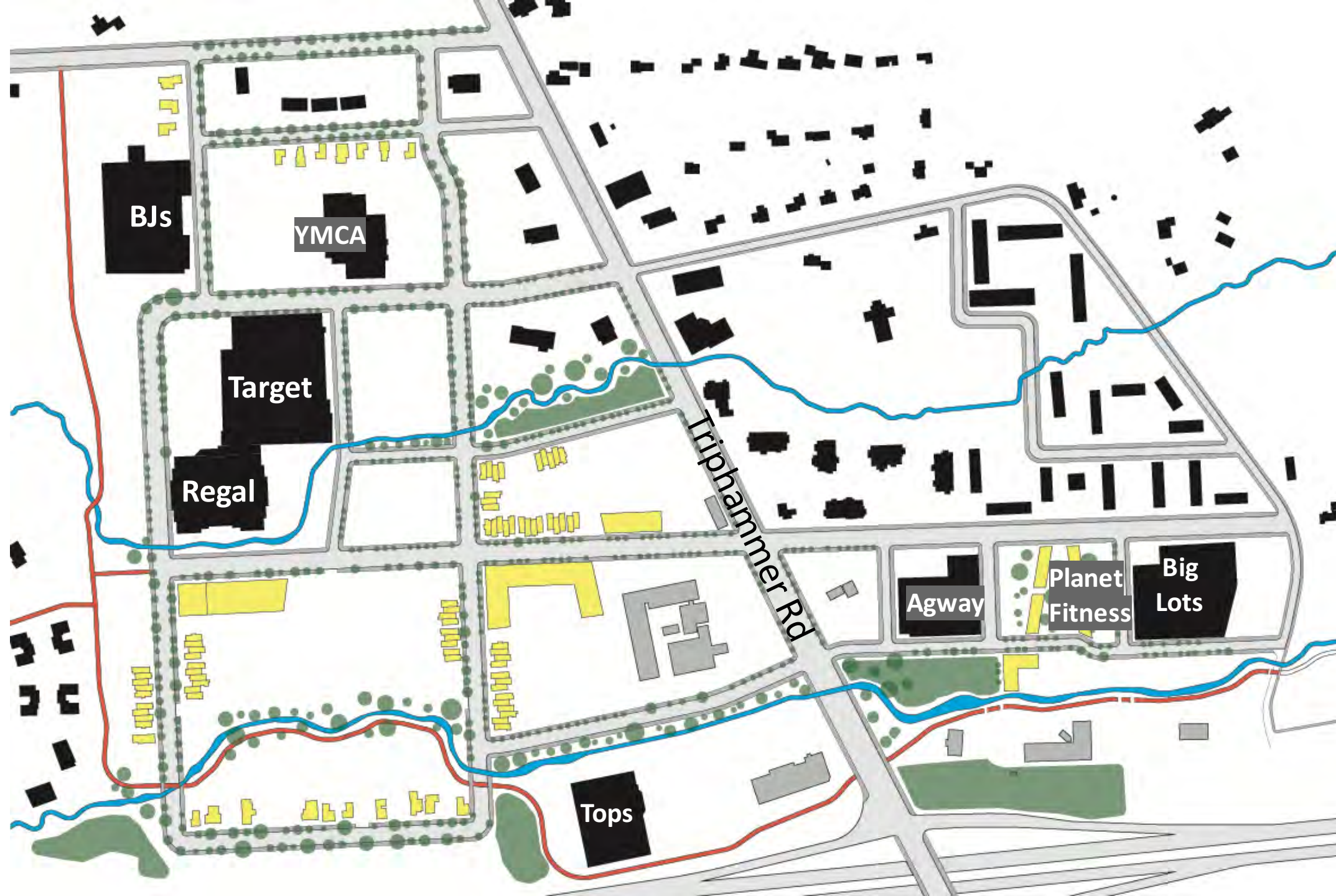
# Preserving Key Buildings + Uses



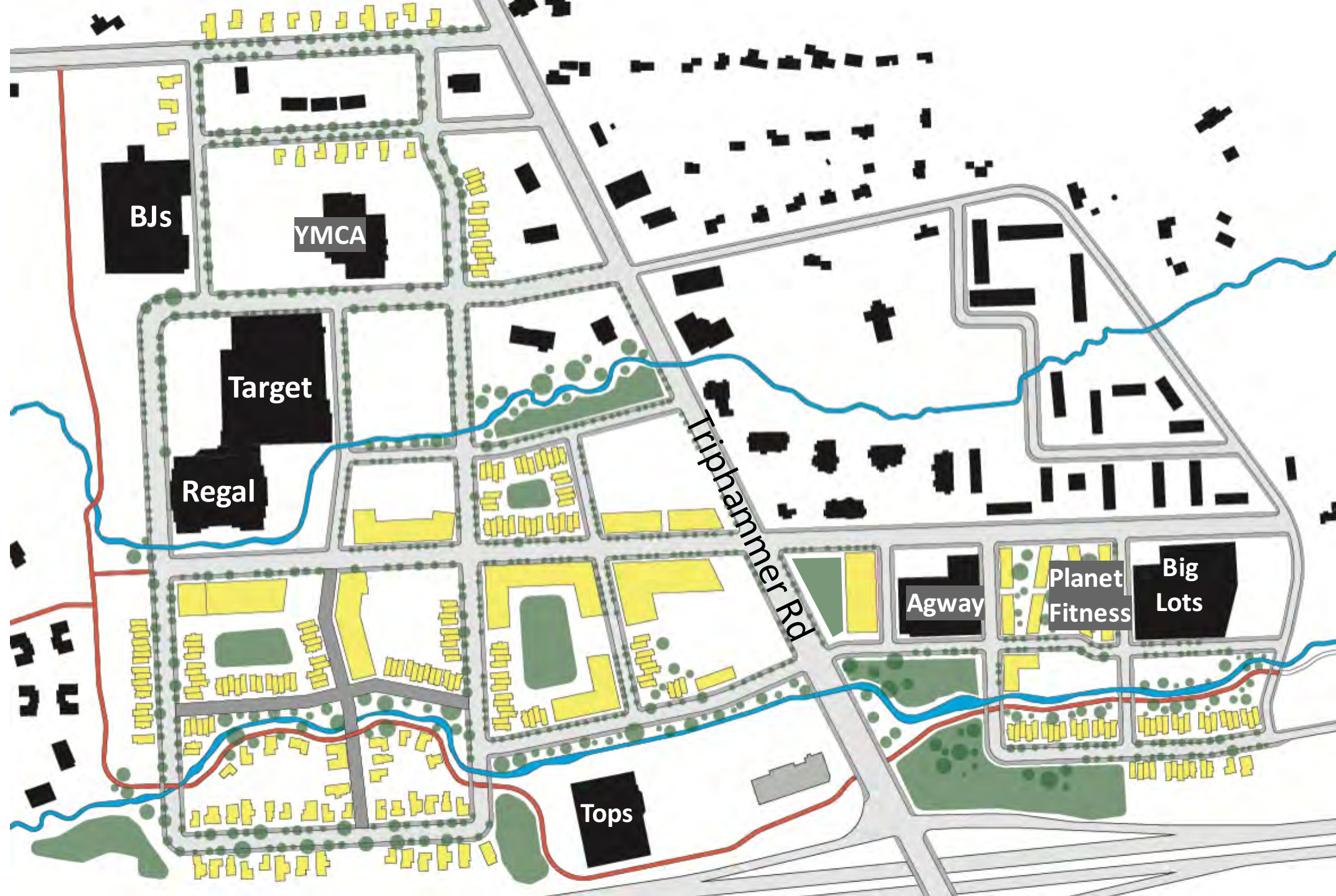
# Road Network



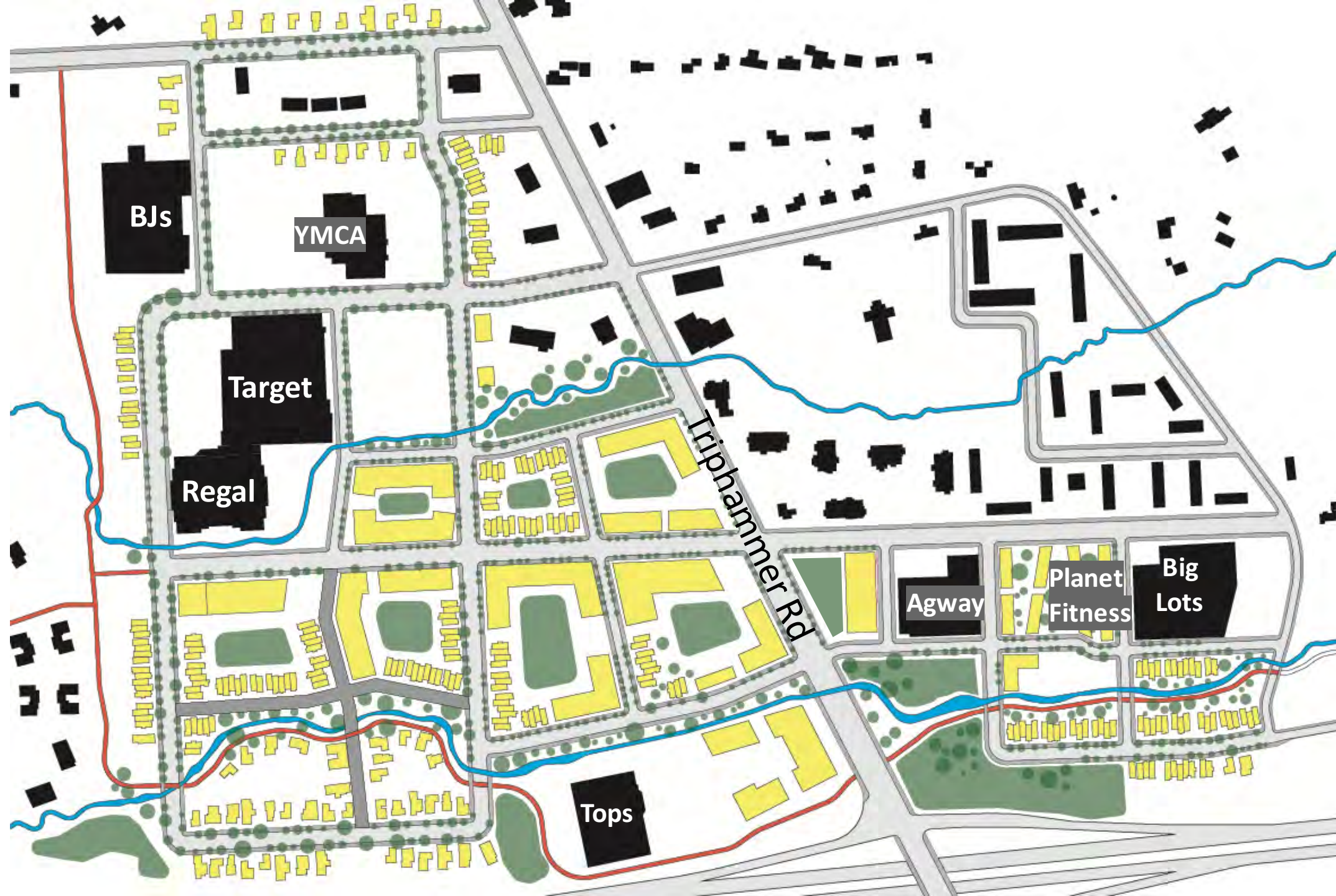
Phase 1:  
2030



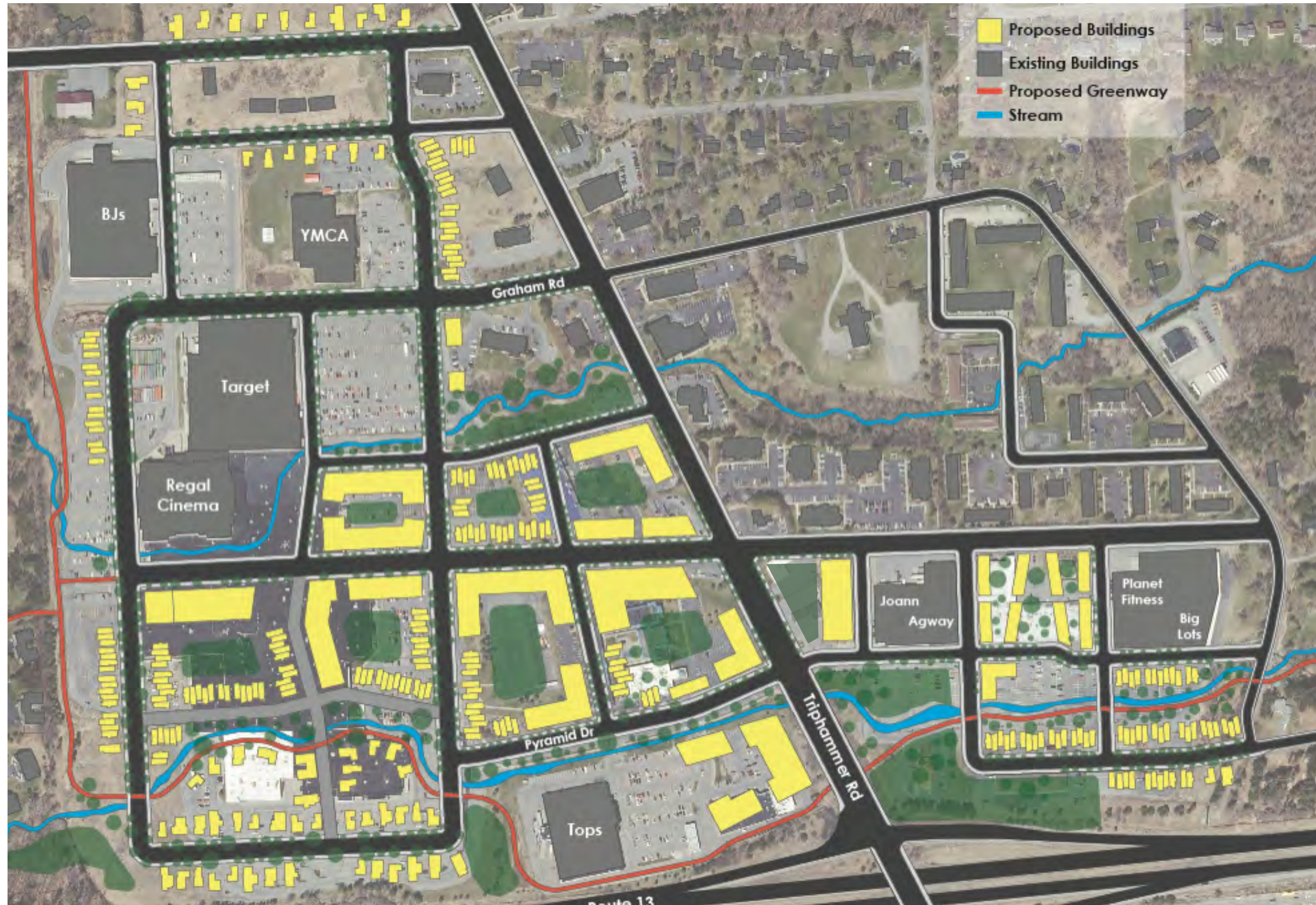
Phase 2:  
2040



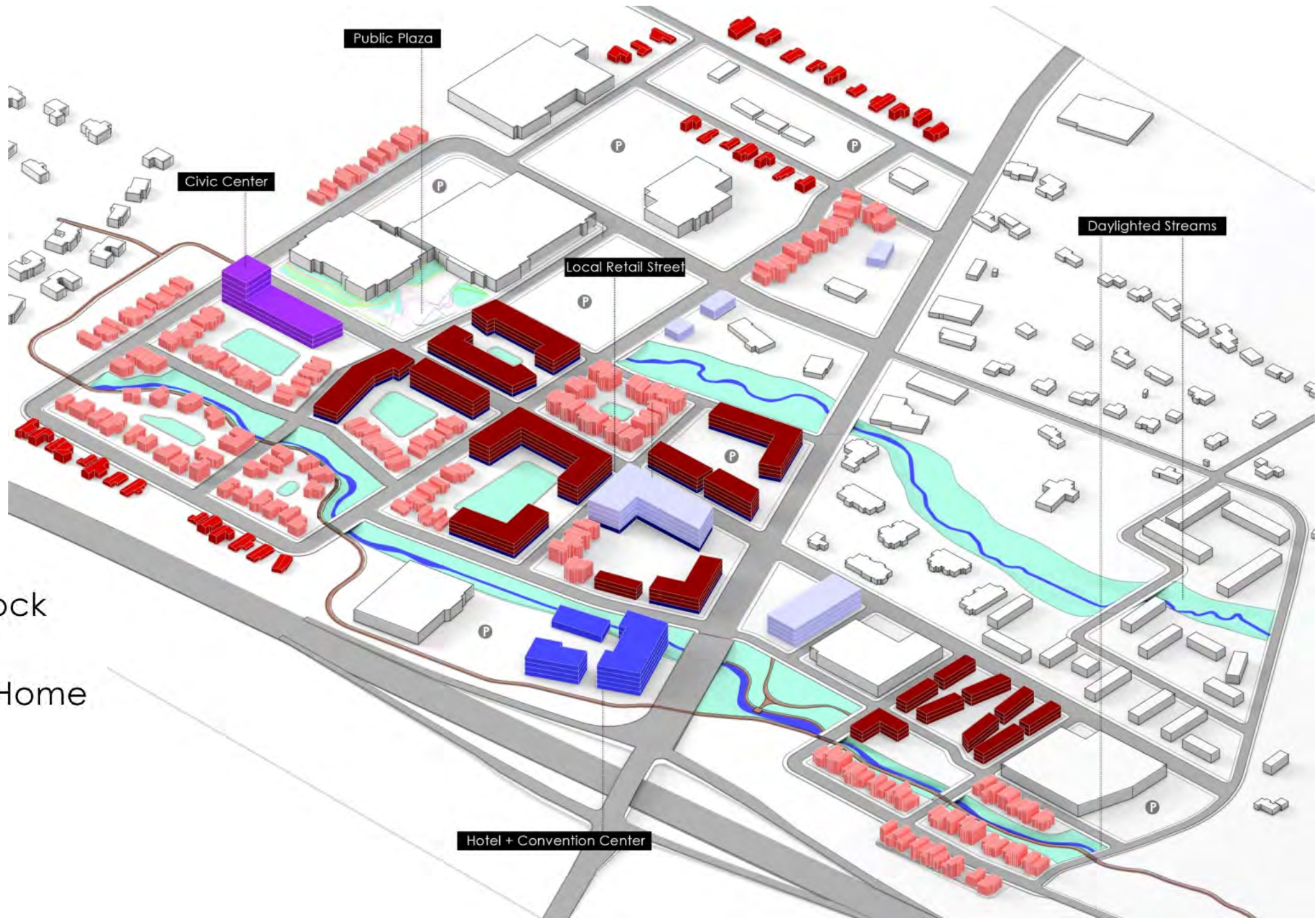
Phase 3:  
2050



# Potential Build-Out



# Proposed Building Types



- Apartment Block
- Townhouse
- Single Family Home
- Retail
- Offices
- Hotel
- Civic

# Development Data: Residential

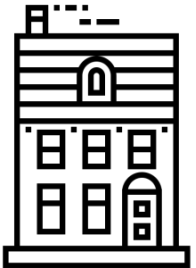
~ 850 units capacity



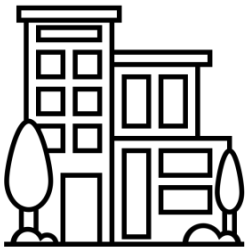
34 single family homes



44 duplexes/triplexes  
(110 units)



221 townhomes



530 apartments



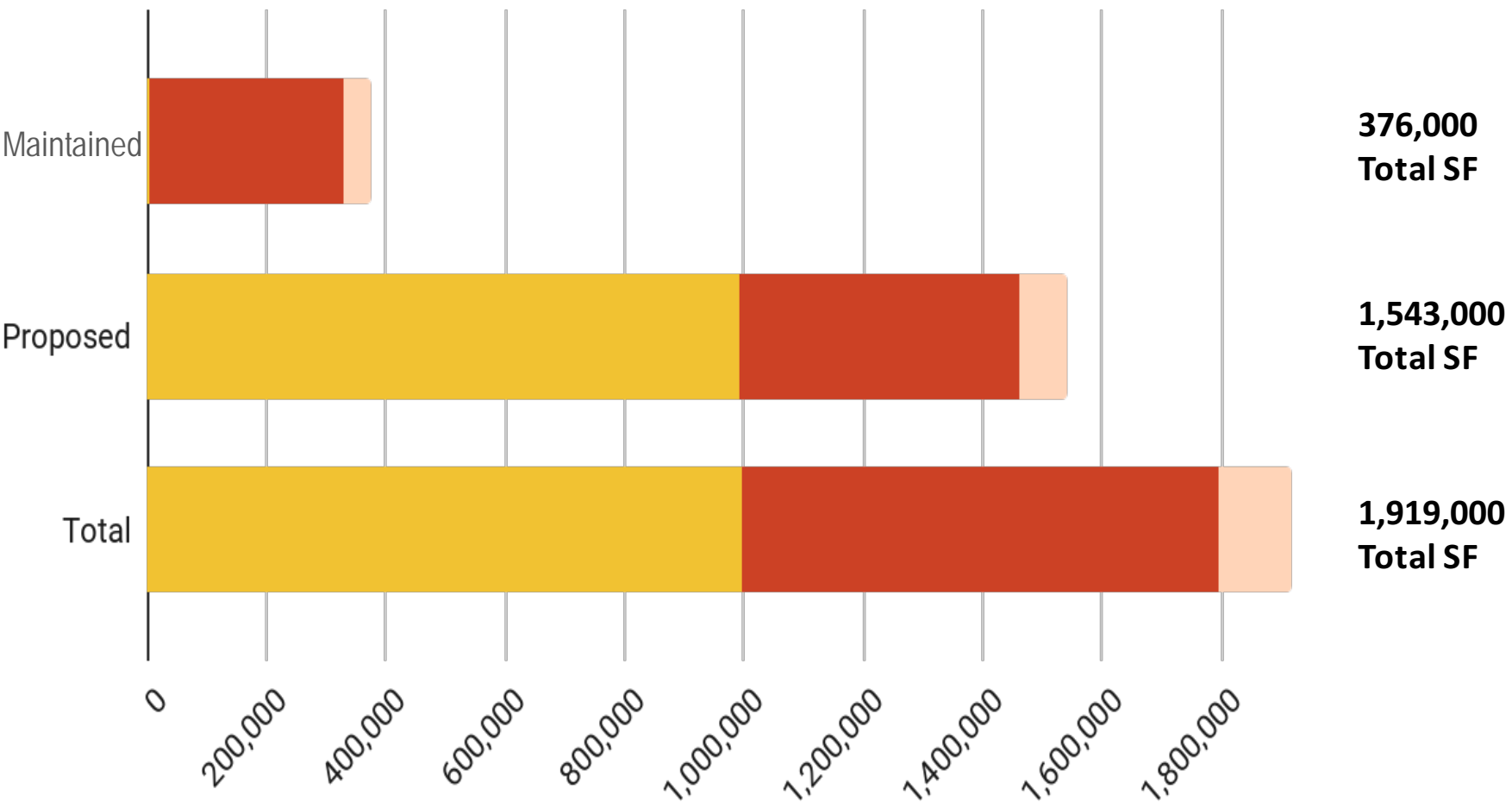
210 Hancock St, Ithaca



Maplewood, Ithaca

# Development Data: Overall

Residential SF Commercial SF Other SF



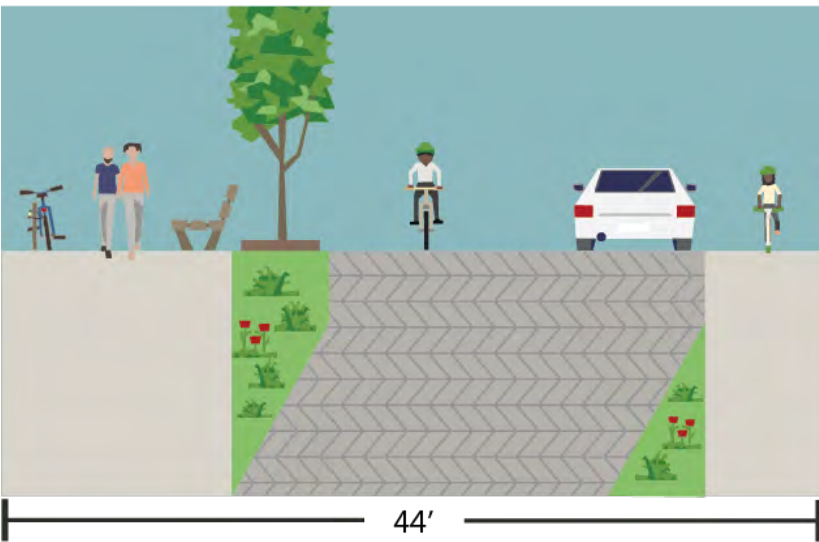
2019



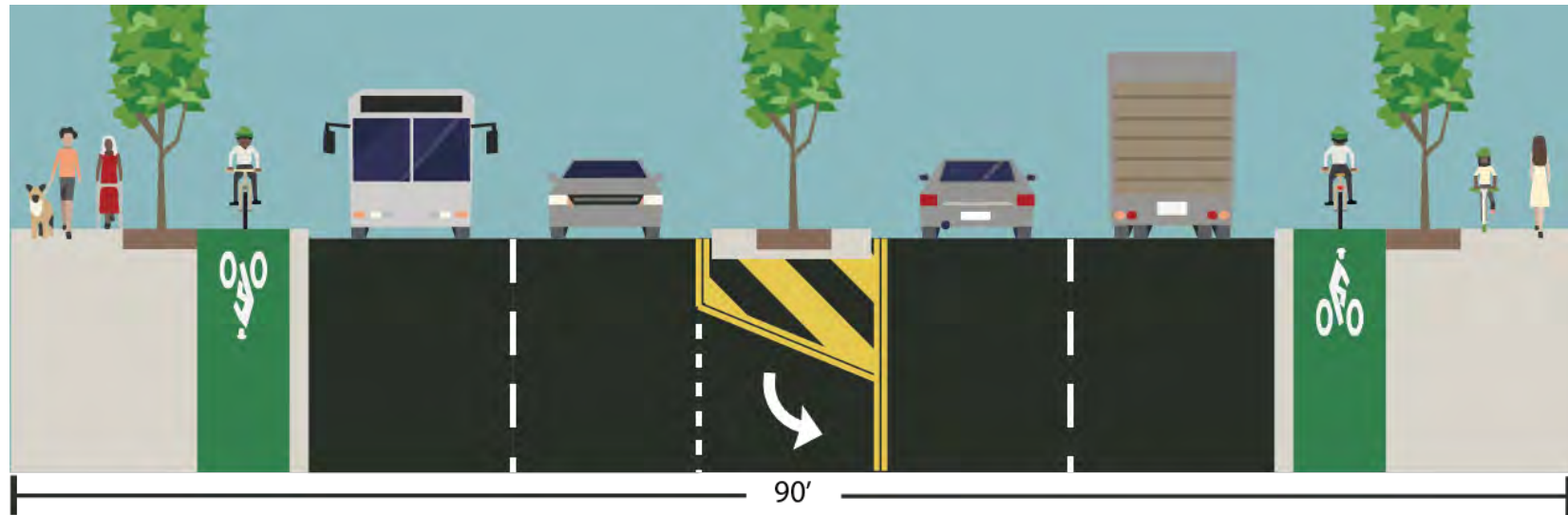
2050



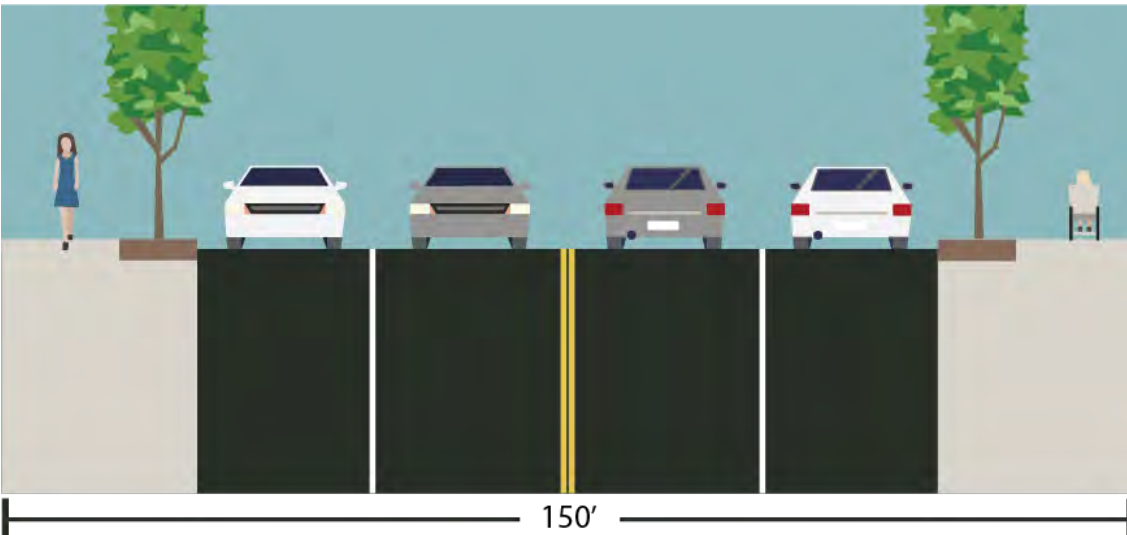
# Possible Street Typologies



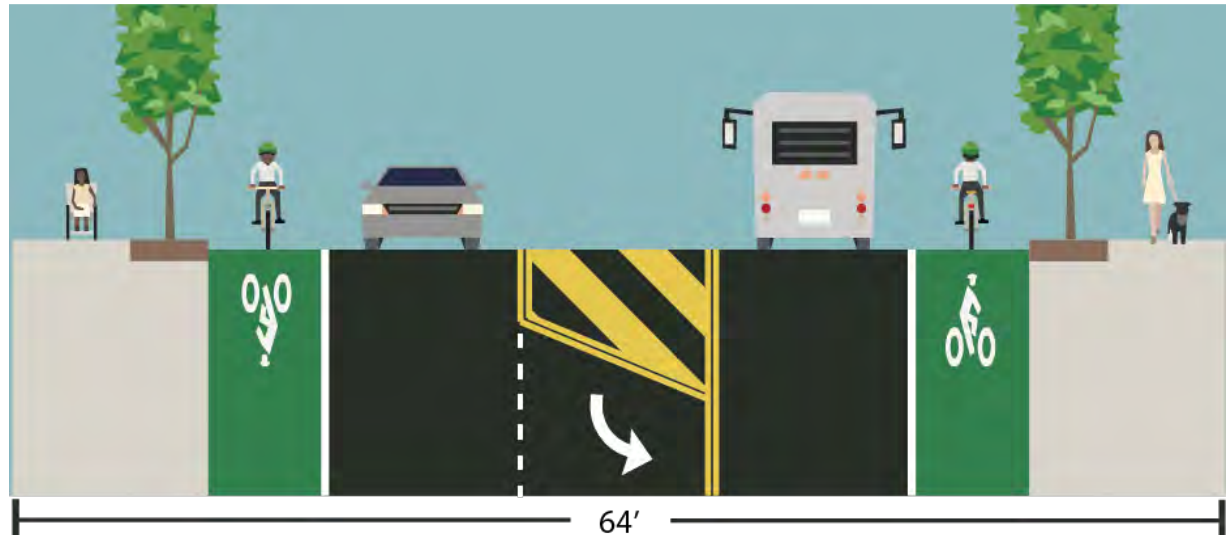
44'  
"Woonerf"



90'  
Triphammer Rd

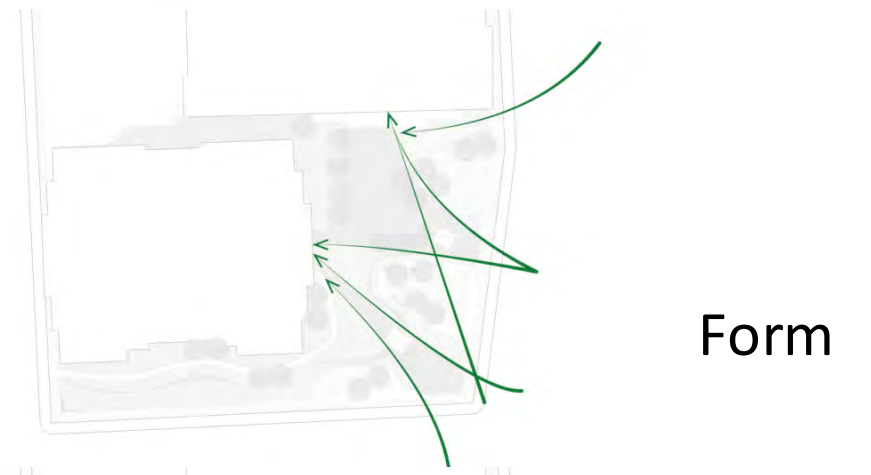
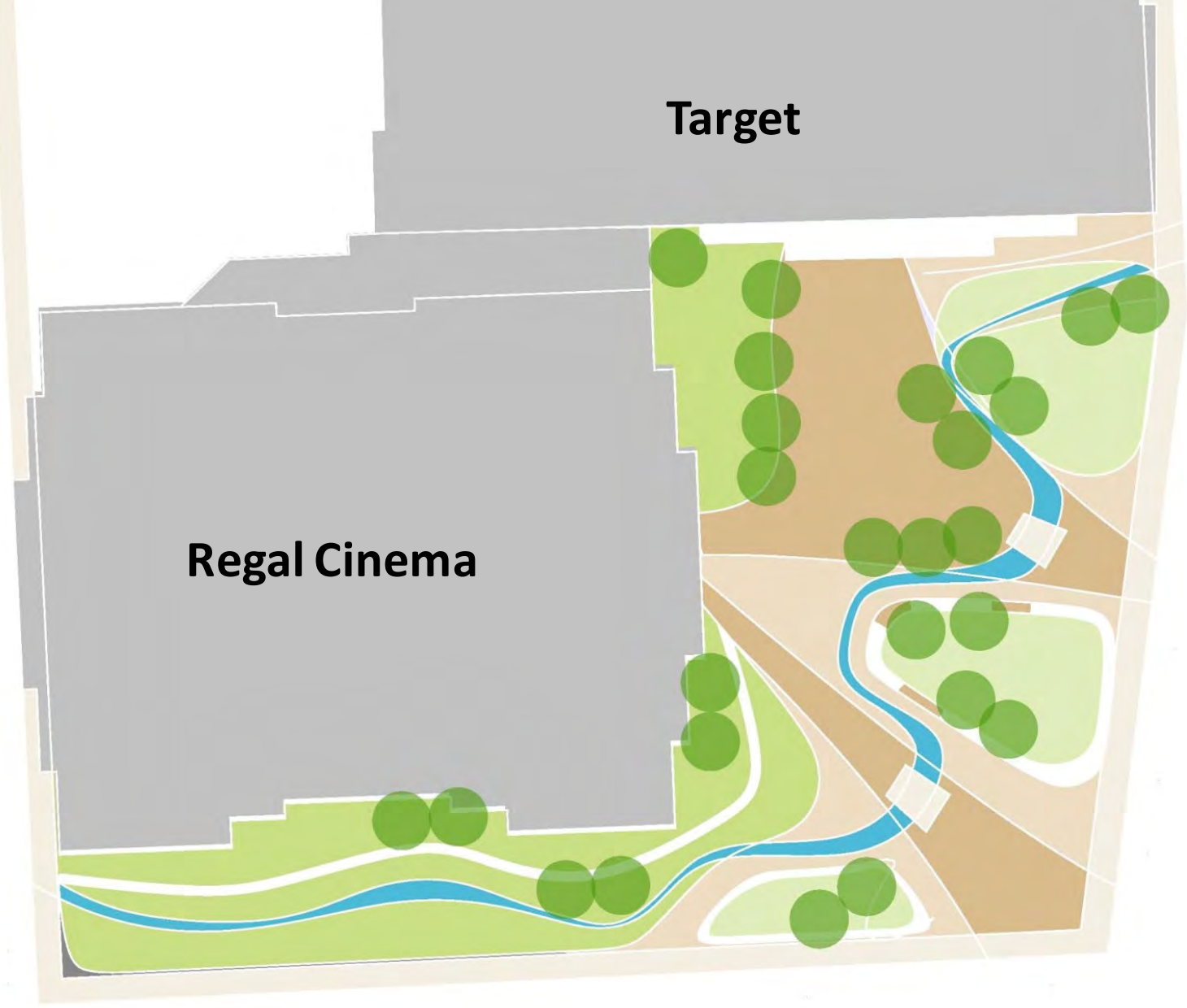


150'  
Neighborhood Street



64'  
Catherwood Dr

# New Plaza in front of Regal + Target



# New Plaza in front of Regal + Target



Thank you for your time this evening

Nate



Quinn



Akshay



Yixuan



Mitch



Xinyu



Xiuying



Katharine



Akhila



Karim