

Tompkins County Center of Government

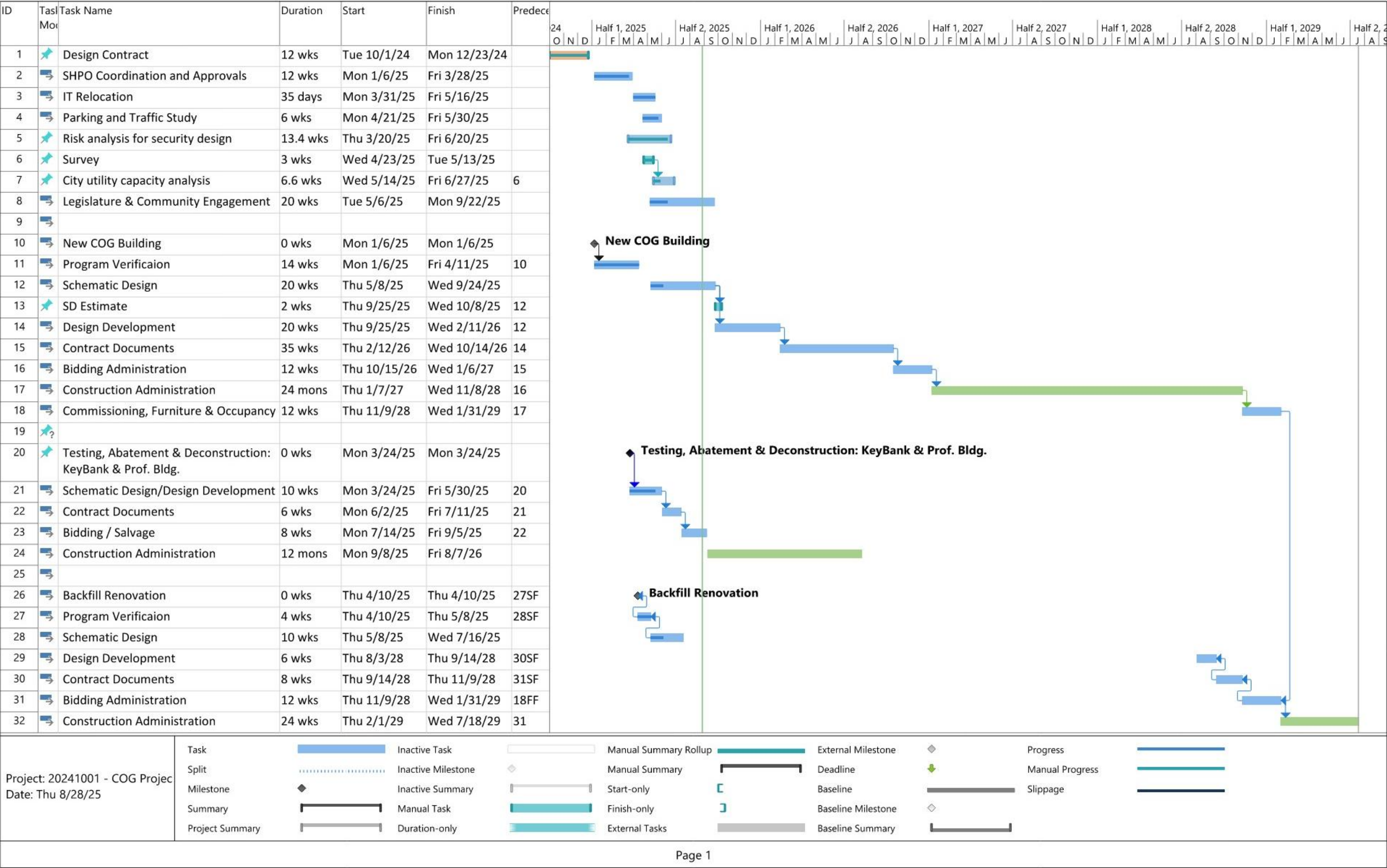
Downtown Facilities Special
Committee

September 2, 2025



AGENDA

1. Schedule
2. Site Design
3. Floor Plans and Interior Design
4. Exterior Design



TOMPKINS COG

SITE PLAN UPDATES

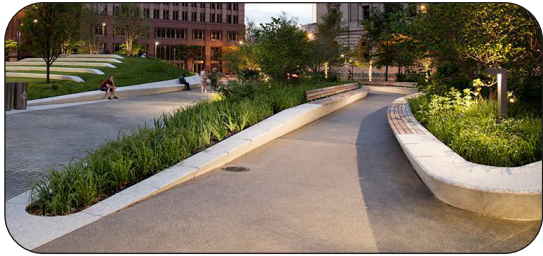
09.02.2025



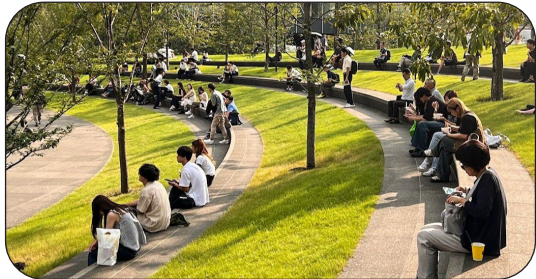
INITIAL SKETCHES

- TWO CONCEPTS PRESENTED JULY 28
- INSPIRATION FROM LOCAL HYDROLOGY AND GEOLOGY
- PRIORITIZED FUNCTIONAL PUBLIC OPEN SPACE, CONNECTIVITY, SUPPORT OF SOCIAL INTERACTIONS, LOCAL CONNECTION

CONCEPT A



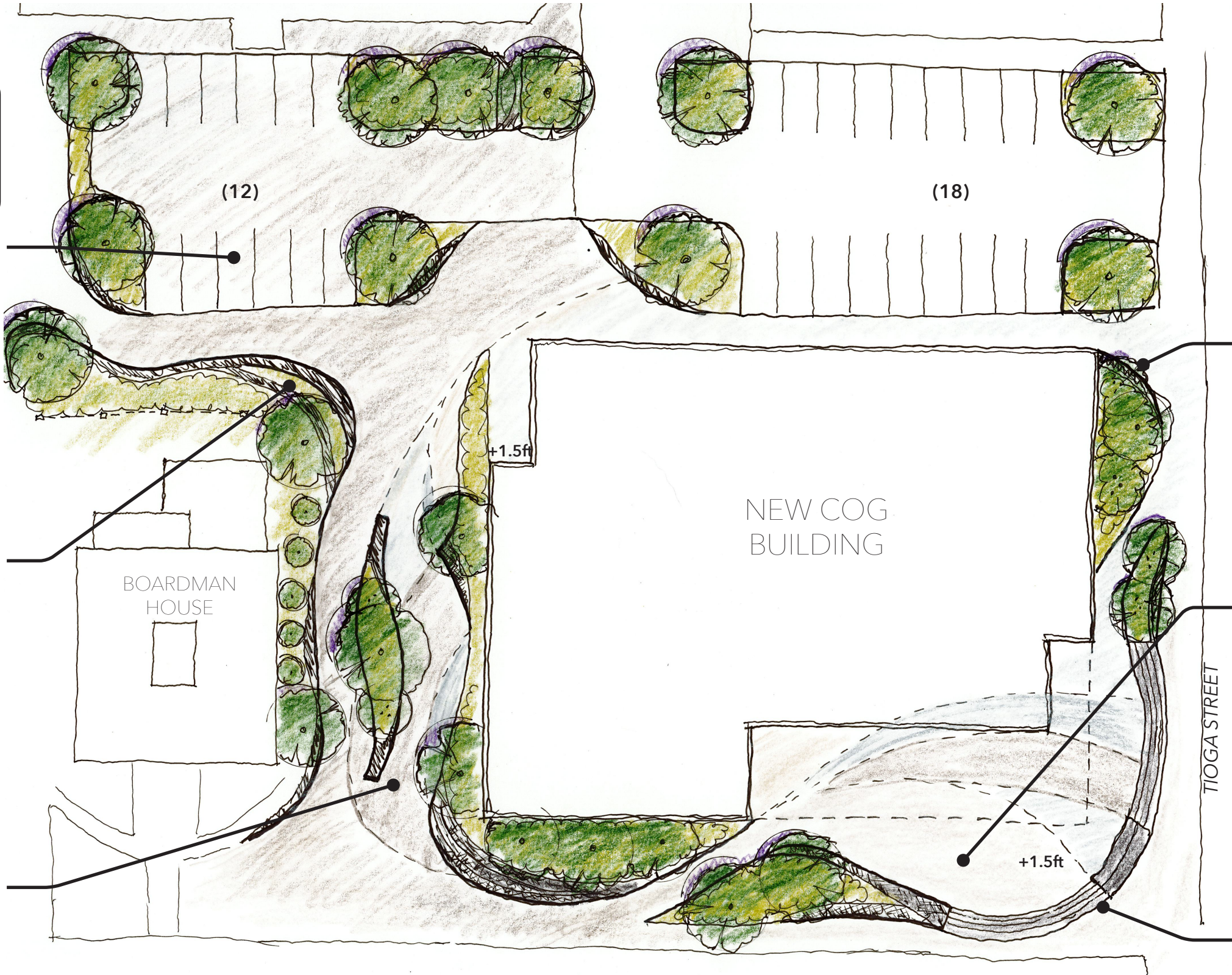
FLEXIBLE PROGRAM AREA
parking area with decorative pavement
that can serve as a plaza extension
when not parked



RAISED CURVED EDGES
multi-level integrated planter-edges
serve as long community benches



MID-BLOCK POCKET PLAZA
raised planting edges with integral
seating and fluid forms that continue
into pavement patterns



ACTIVATED PERIMETER
distinct sculptural edges encourage social
interaction between various-sized groups



COMMUNITY PORCH
a large elevated entry plaza can accomodate
informal gatherings as a showcase civic space



MONUMENTAL STAIRS
grand entry framed by curved stairs

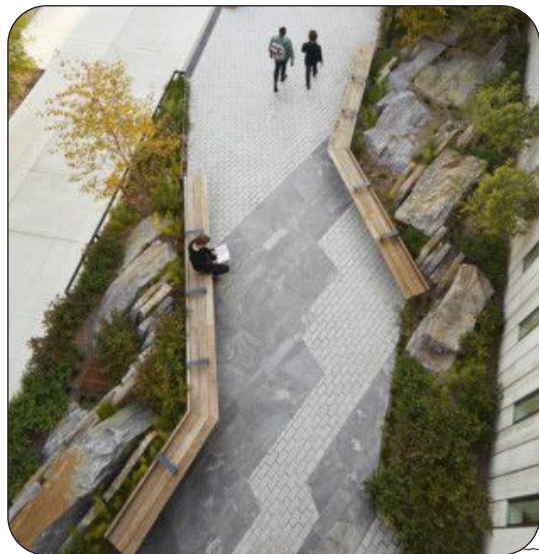
CONCEPT B



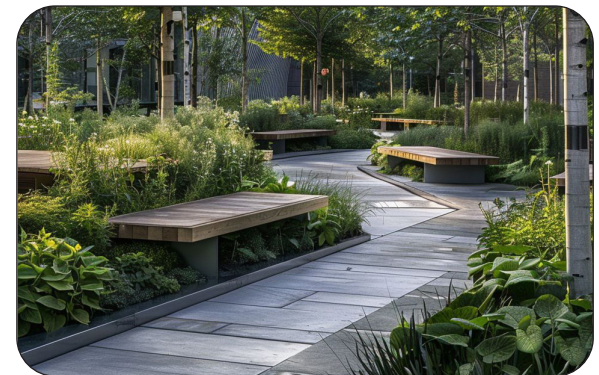
FLEXIBLE PROGRAM AREA
parking area with decorative pavement
that can serve as a plaza extension
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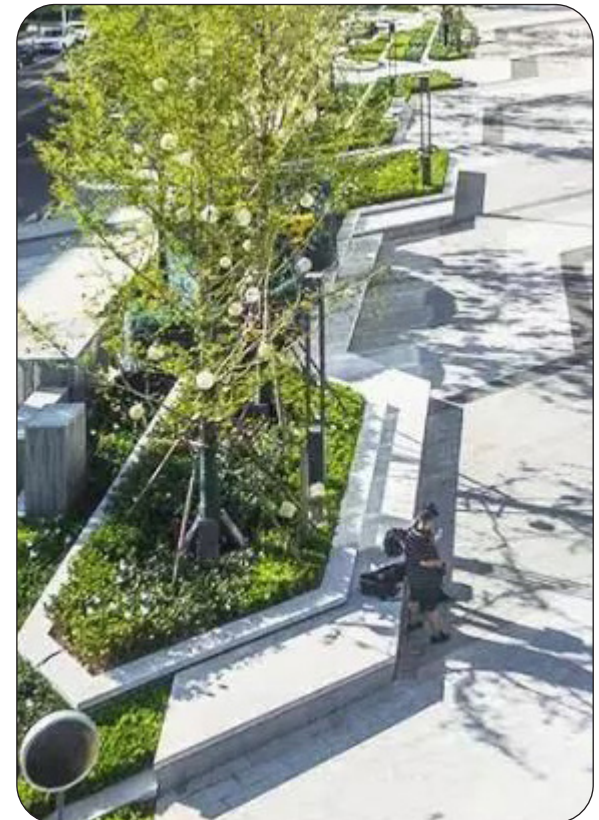
RAISED EDGES
multi-level integrated planter-edges
serve as long community benches



POCKET PLAZA
defined planting edges with integral
seating frame an open paved flexible
program space

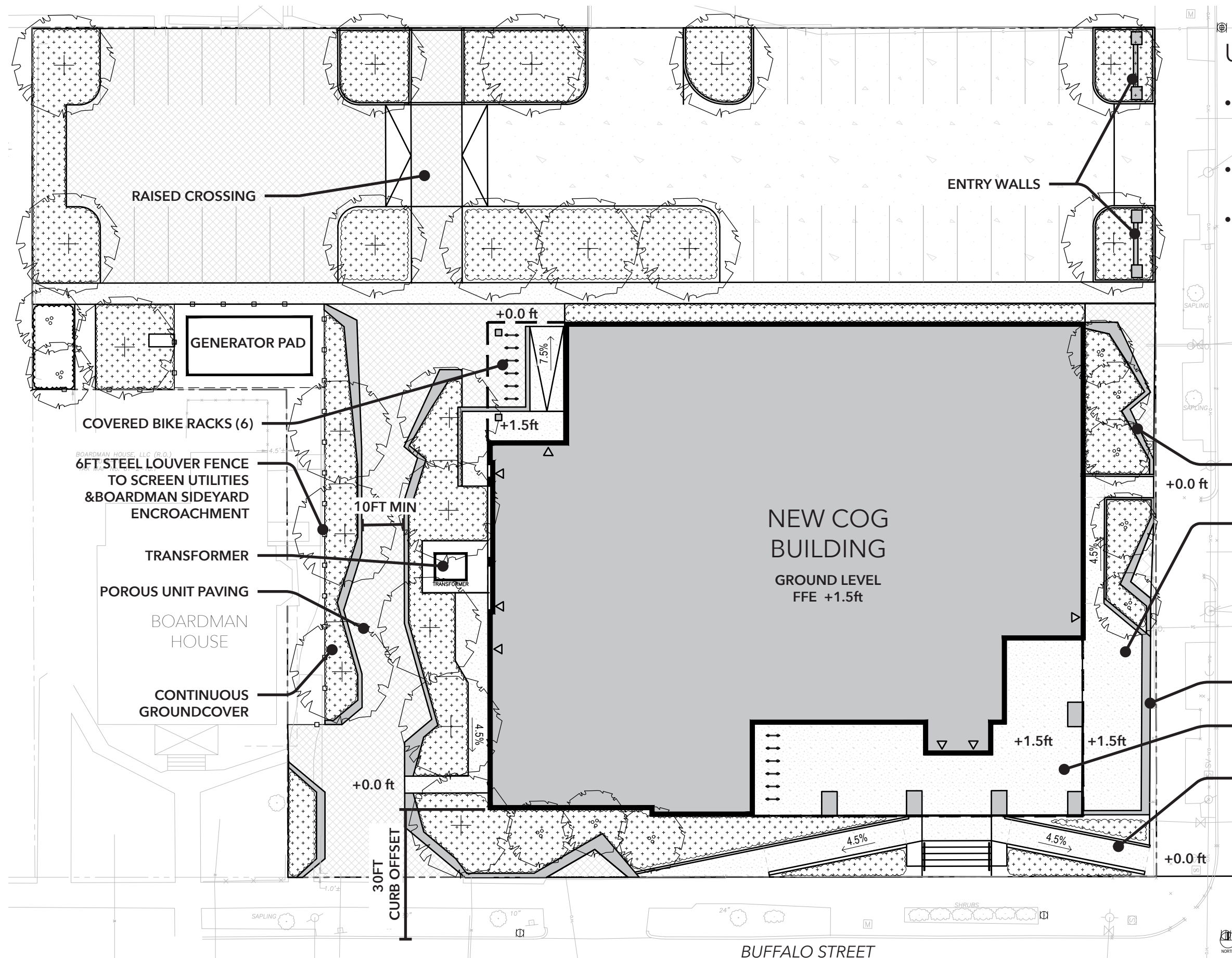


- **ACTIVATED PERIMETER**
distinct sculptural edges encourage social interaction between various-sized groups and serve as focal points



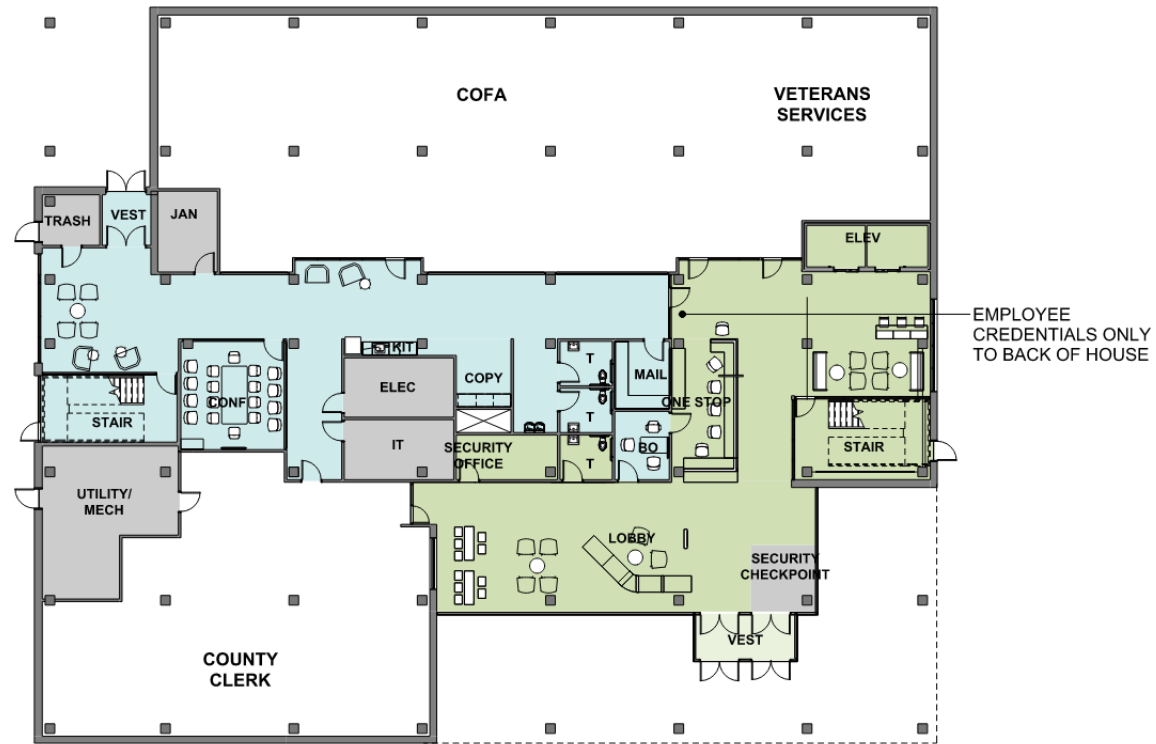
- **PROGRAMMED SIDEWALK EDGES**
public sidewalk edges defined by a continuous crenulated geologic-inspired series of tiered walls that provide varied gathering spaces



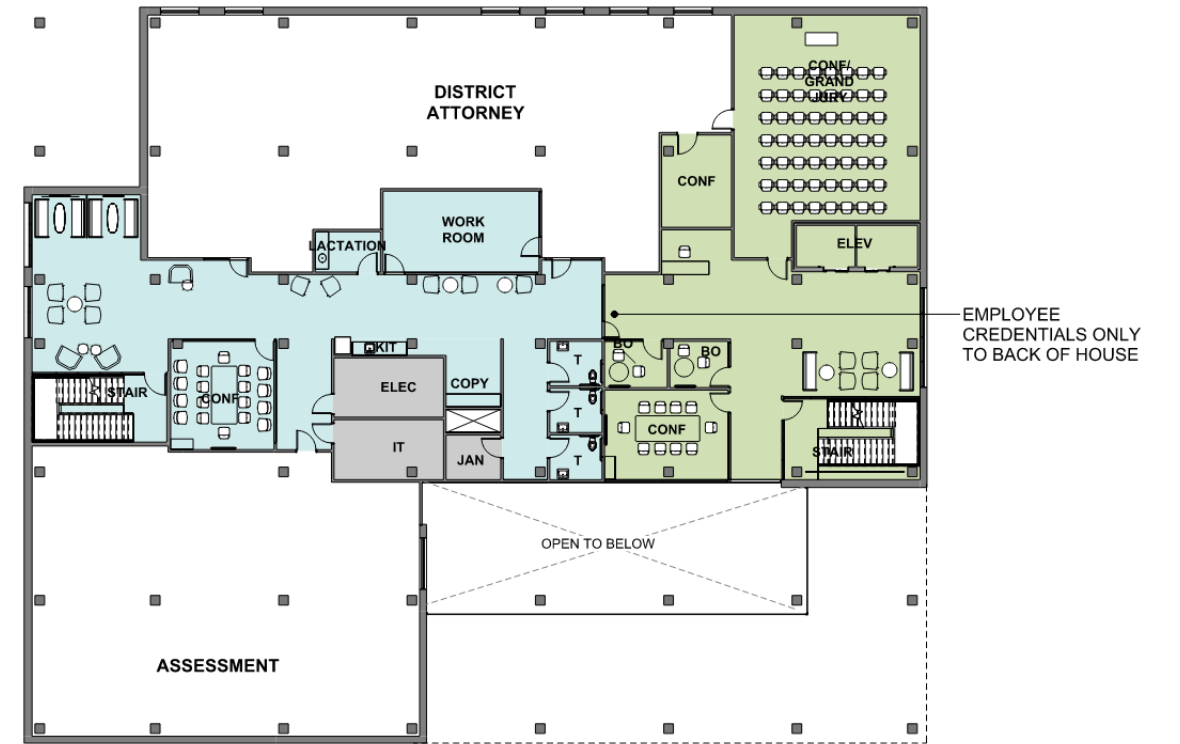


UPDATED SITE CONCEPT

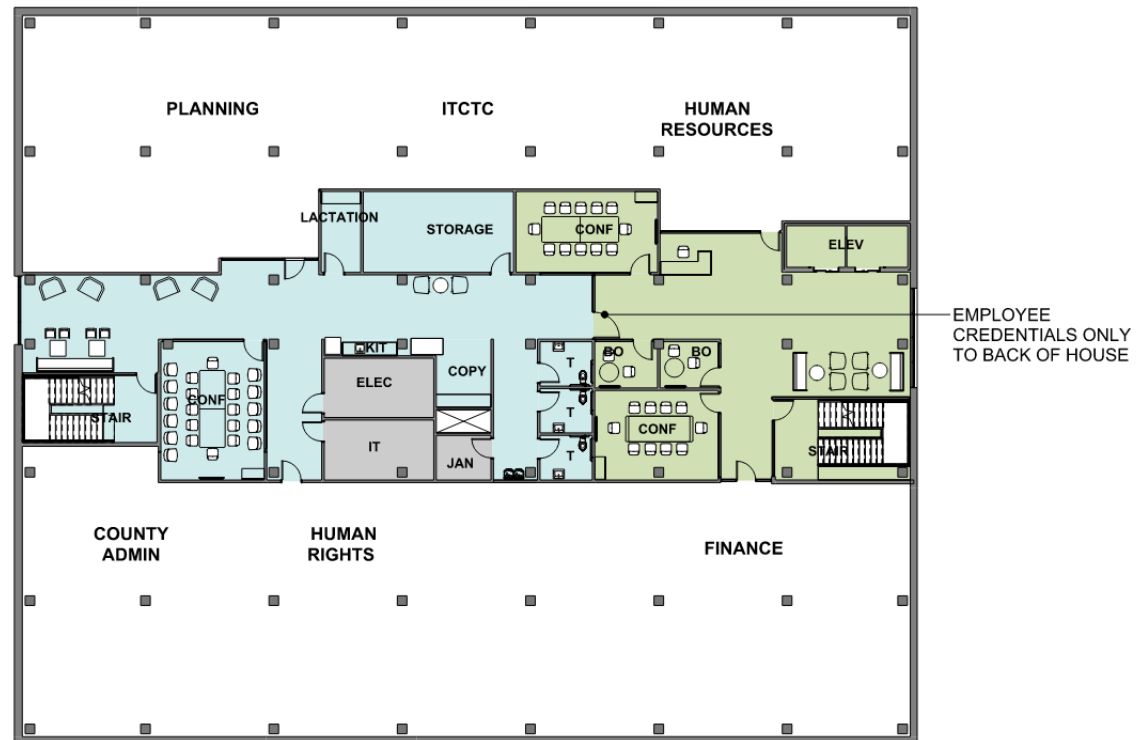
- RESPONSE TO LEGISLATURE AND COMMUNITY FEEDBACK, CONDITIONS ON THE GROUND (SURVEY), UTILITY PLACEMENT AND SCREENING
- ANGULAR AESTHETIC CHOSEN AS MORE HARMONIOUS WITH BUILDING EXTERIOR
- SUMMARY OF UPDATES
 - REDUCED PLAZA SPACE TO MINIMIZE HARDSCAPE
 - ADJUSTED SETBACK FOR FIRE ACCESS (BUFFALO ST FRONTAGE)
 - PERMEABLE PAVING
 - NO MONUMENTAL STAIRS
 - MAXIMIZED UNIVERSAL ACCESS
 - MAXIMIZED GREEN SPACE AND SHADE TREES (30+/-)



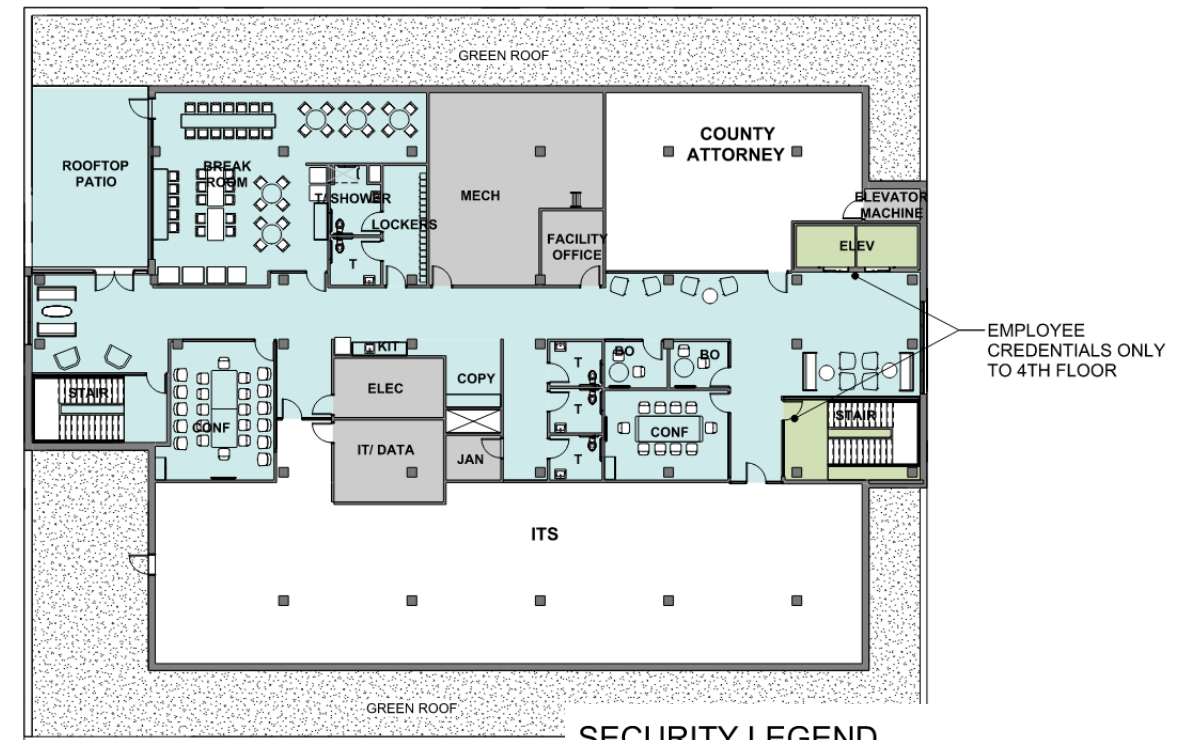
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN

SECURITY LEGEND

- LEVEL 1
- LEVEL 2
- LEVEL 3
- DEPARTMENT SUITES, LIMITED STAFF ACCESS
- LEVEL 4: BUILDING SUPPORT SPACES, LIMITED STAFF ACCESS

FLOOR PLANS



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN

DEPARTMENT LEGEND

1ST FLOOR

- COUNTY CLERK
- COFA
- VETERANS SERVICES

2ND FLOOR

- DISTRICT ATTORNEY
- ASSESSMENT

3RD FLOOR

- COUNTY ADMIN
- FINANCE
- HUMAN RESOURCES
- PLANNING
- HUMAN RIGHTS
- ITCTC

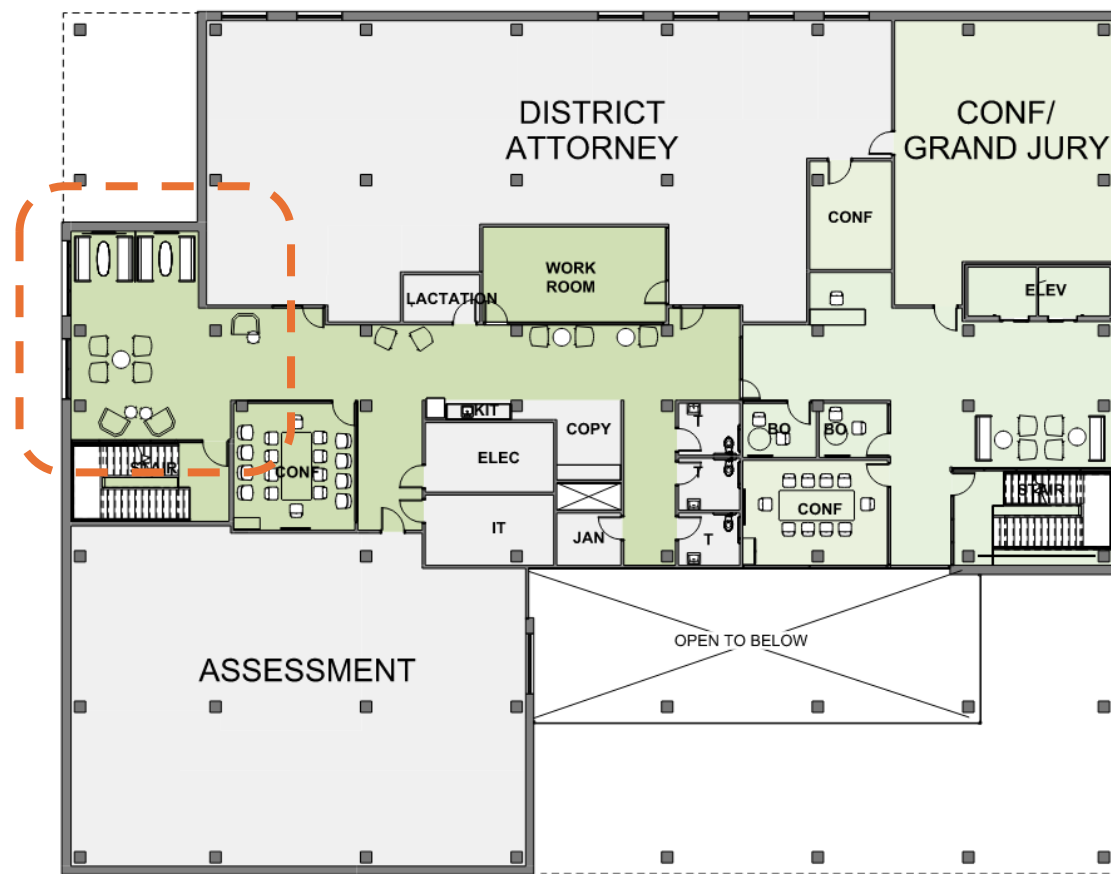
4TH FLOOR

- ITS
- COUNTY ATTORNEY

- SHARED PROGRAM - PUBLIC
- SHARED PROGRAM - PRIVATE
- BUILDING SERVICES
- FUTURE

1ST FLOOR: 13,280 SF
 2ND FLOOR: 11,990 SF
 3RD FLOOR: 15,550 SF
 4TH FLOOR: 10,720 SF

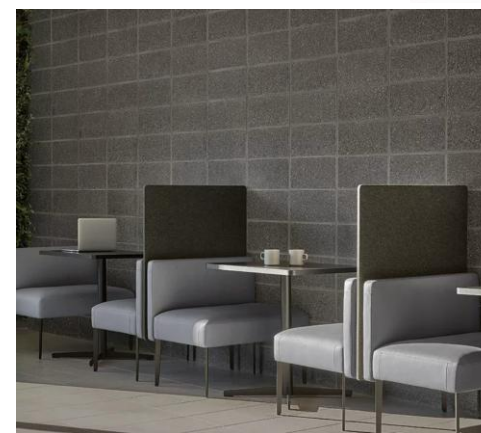
GROSS BUILDING AREA: 51,540 SF

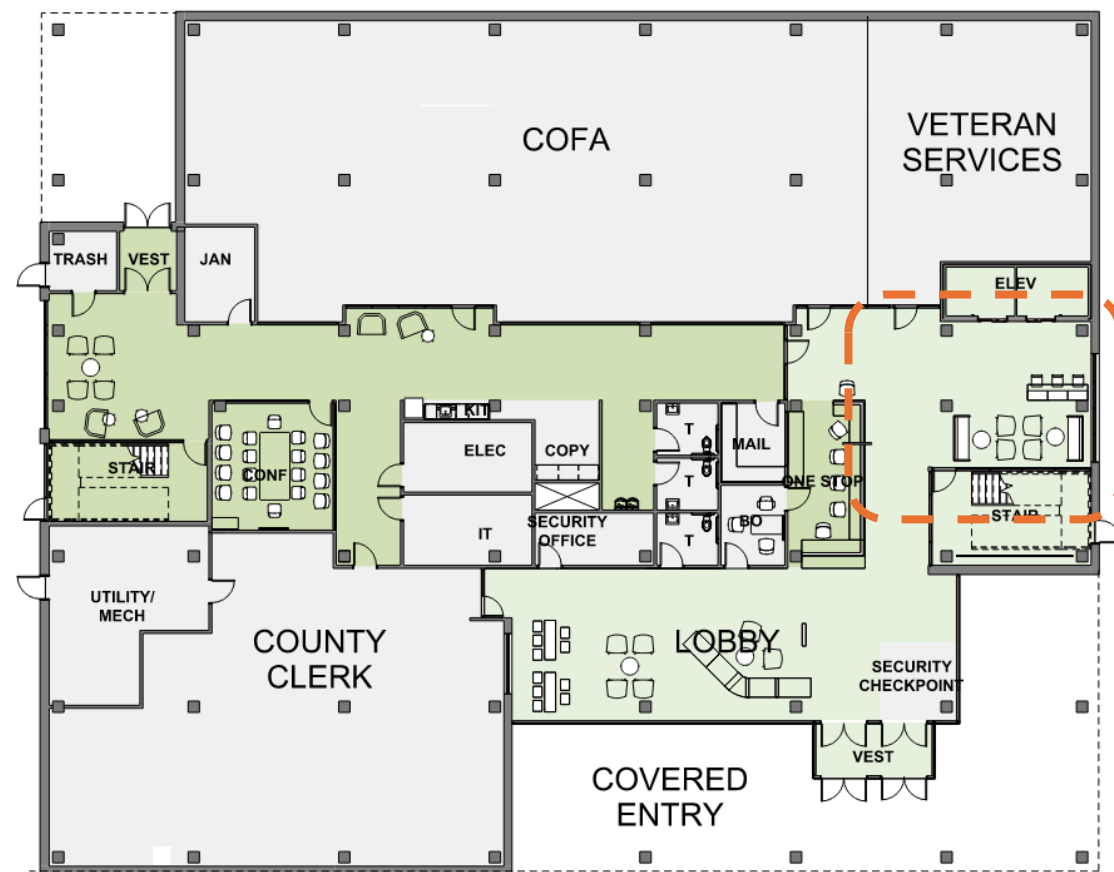


Second Floor Plan



West node



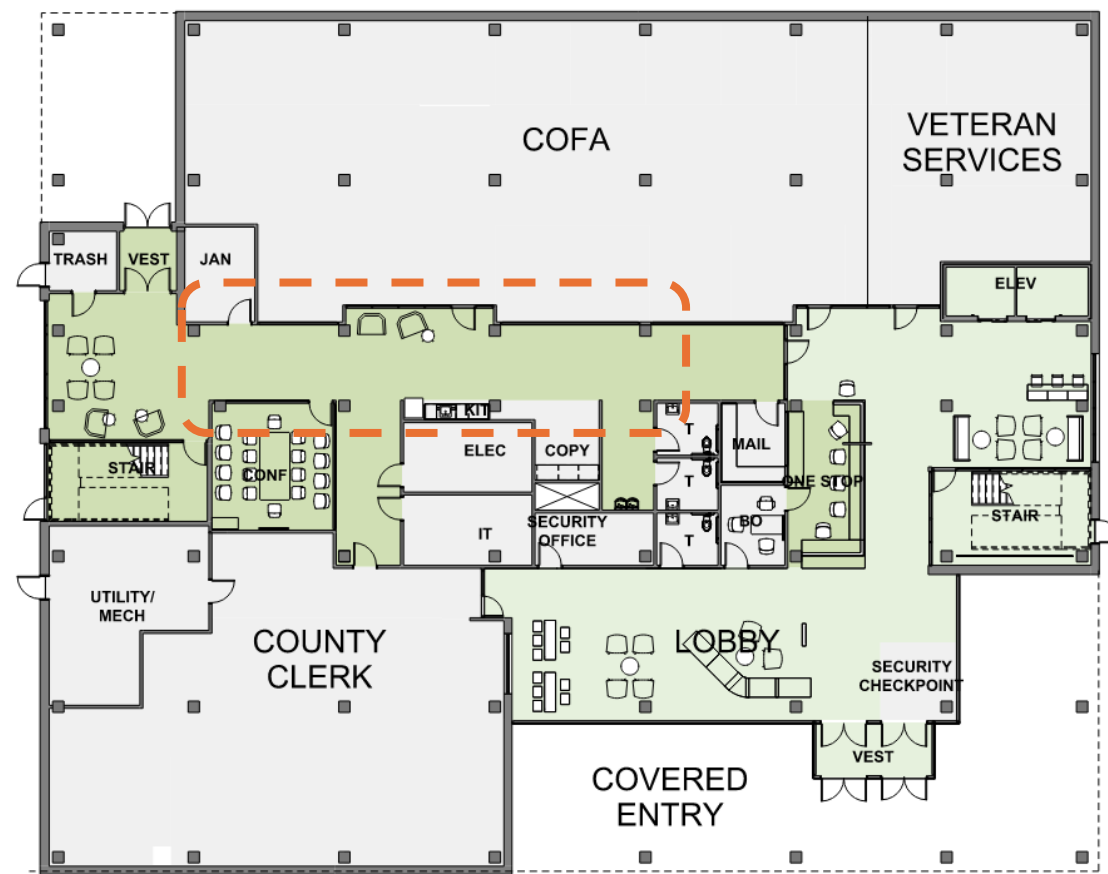


First Floor Plan



East node





First Floor Plan

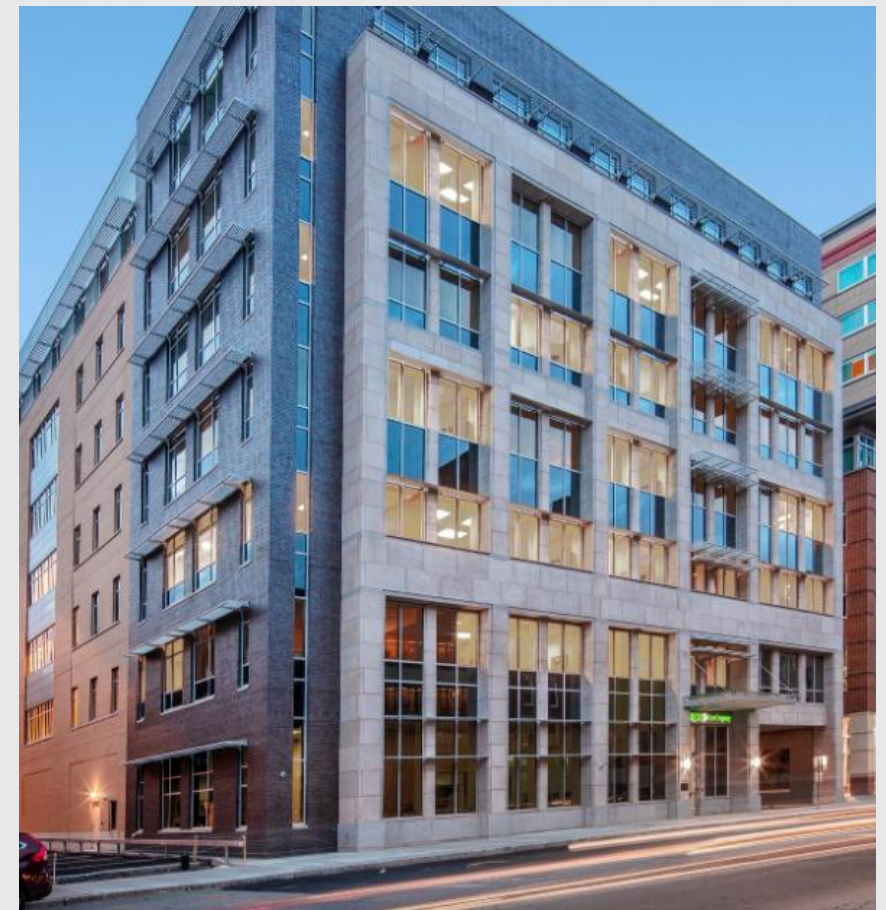


Corridor





Building Concept 1: Traditional/Stone/Contemporary Detailing

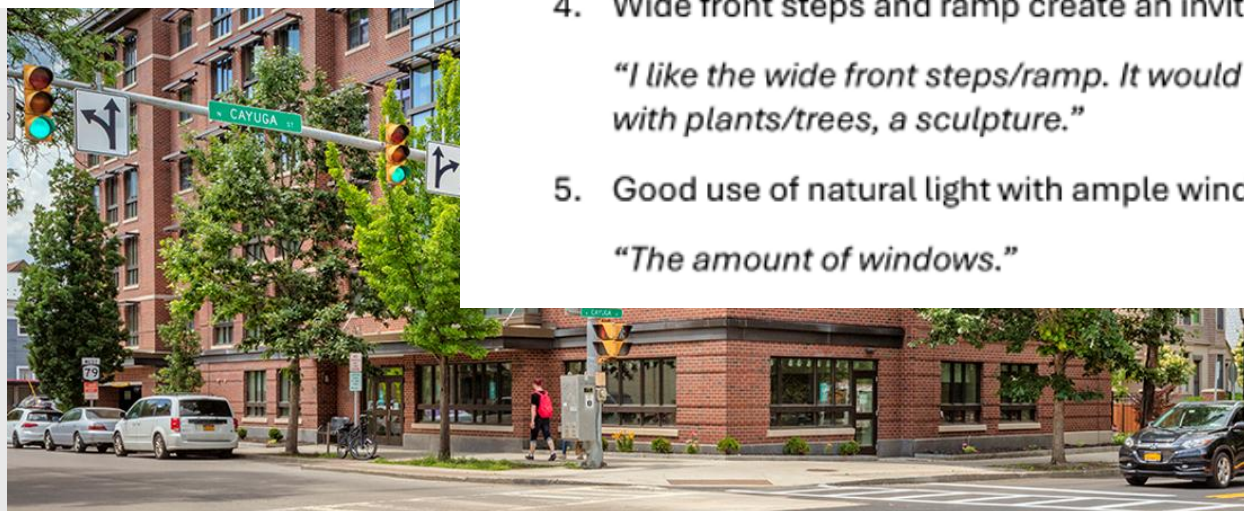


Building Concept 1: Traditional/Stone/Contemporary Detailing

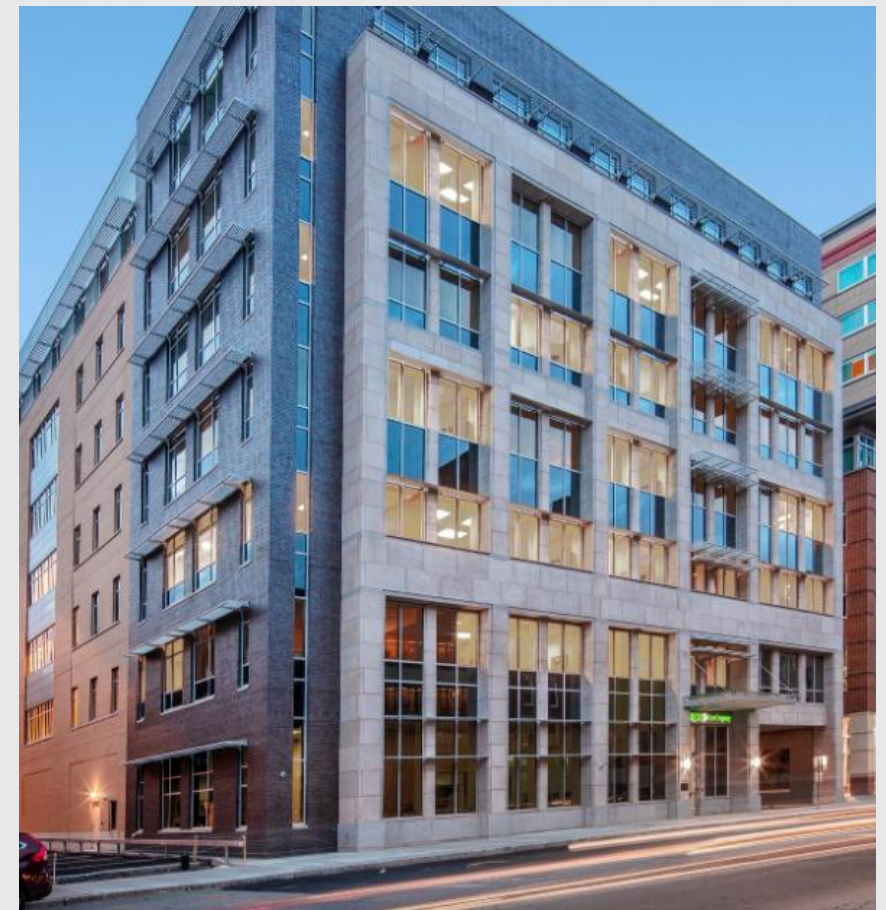


Concept #1 – Key Positives

1. Welcoming and functional design with a traditional, historic character.
"Seems functional and I like the traditional aspect."
2. Attractive mix of brick and stone materials, connecting well with the Boardman House.
"Mix of brick and stone. West end look set back some. Stone 'columns' give some sense of verticality which is needed."
3. Stepped-back top floor and stone columns add verticality and architectural interest.
"I like the stepped back top floor."
4. Wide front steps and ramp create an inviting entrance, suggestions for seating and landscaping.
"I like the wide front steps/ramp. It would be cool to have a bit of a seating area in front of the building with plants/trees, a sculpture."
5. Good use of natural light with ample windows, including smaller operable ones.
"The amount of windows."



Building Concept 1b: Traditional/Stone/Contemporary Detailing

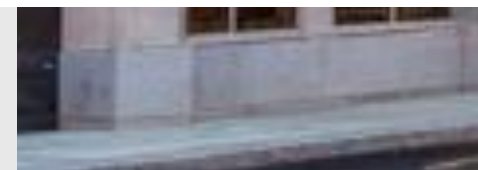


Building Concept 1b: Traditional/Stone/Contemporary Detailing



Concept #1b – Key Positives

1. The pitched roof adds verticality and a three-dimensional feel, making the building look taller and less boxy.
"Much the same as concept 1, but I really like the better roofline because it makes the building seem a little taller and improves the verticality."
2. The wraparound porch is more prominent and visually interesting.
"The wraparound porch shows better and is interesting."
3. Has a bit more personality and a classic feel compared to other concepts.
"Seems to have a little more personality than the others. I like the first floor awning/cover on this one and the previous. With the roofline, this one has a more classic feel."
4. Historic character is maintained and appreciated.
"Historic character."
5. The idea of displaying community names high on the facade is well liked, as are the traditional pediments reflecting government architecture.
"For this and #1a, I really like the idea of each community name being visible high up on the facade!"



Building Concept 2: Contemporary Stone and Glass Expression

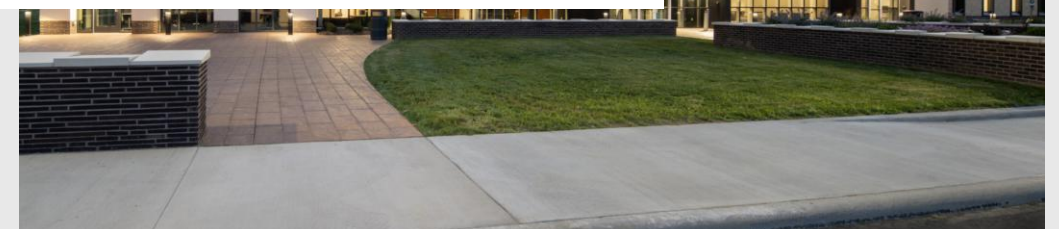
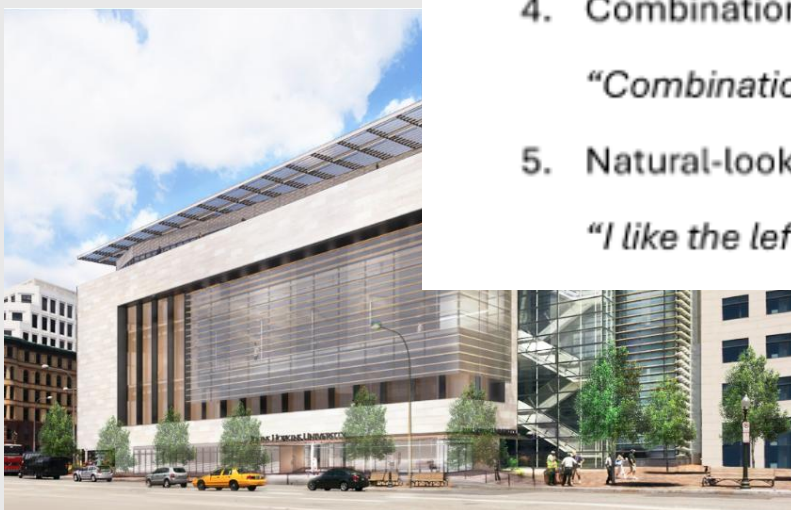


Building Concept 2: Contemporary Stone and Glass Expression

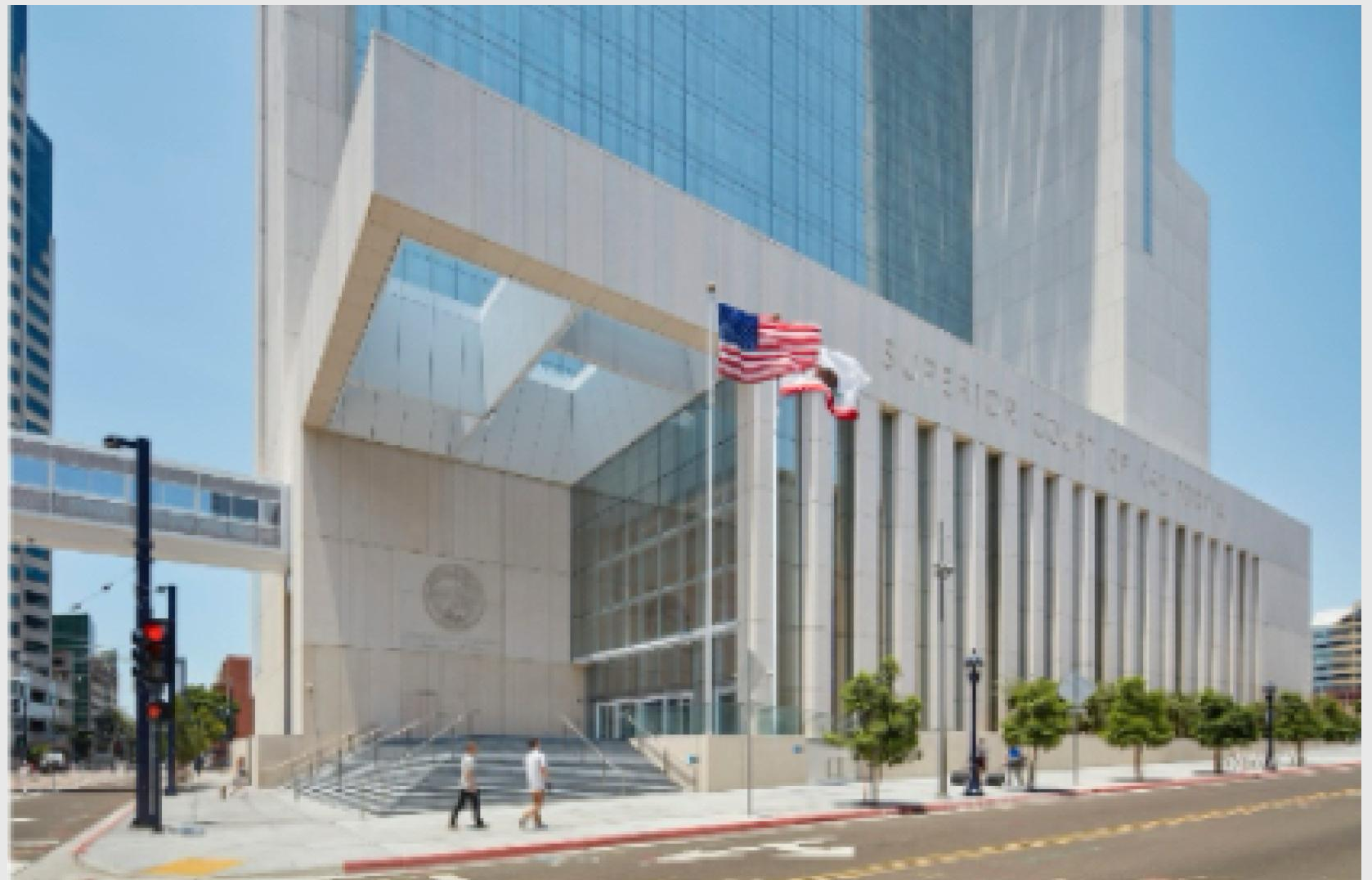


Concept #2 – Key Positives

1. Contemporary, clean design with a unified, modern aesthetic
"I like the contemporary design."
2. Extensive glass made the building feel light, open, and possibly atrium-like
"Open glass windows are nice; also the cool-looking top floor recessed back from everything else."
3. Recessed top floor and wraparound porch added depth and interest
"Windows and setback of the top story. Wraparound porch."
4. Combination of modern and traditional elements seen as a balanced approach
"Combination of modern and classic."
5. Natural-looking materials and overall coherence appreciated
"I like the left side of the building. Natural looking materials."



Building Concept 3: Monumental/Stone

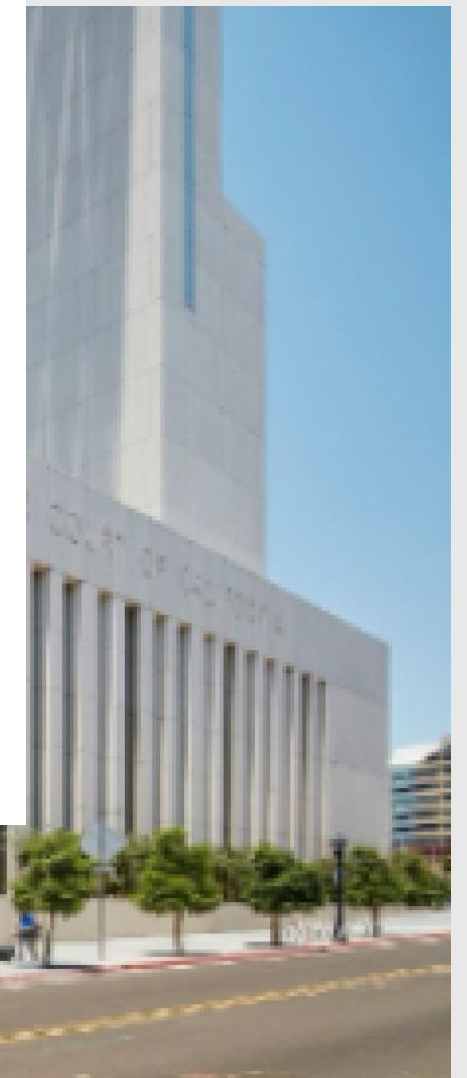


Building Concept 3: Monumental/Stone



Concept #3 – Key Positives

1. Efficient use of space, with clear layout and compact form
"Looks like a government building. Efficient use of space."
2. Upper-level setback and top floor design added visual variation
"I like the upper level setback and maybe there's a small balcony on the 3rd floor? That would be cool."
3. Roof garden and smaller windows were appreciated features
"I like the idea of a roof garden."
4. Looked like a government building, which some saw as fitting
"Looks like a government building."
5. Full street visibility was seen as a practical advantage
"It's kind of nice that the whole building is easily visible from the street."



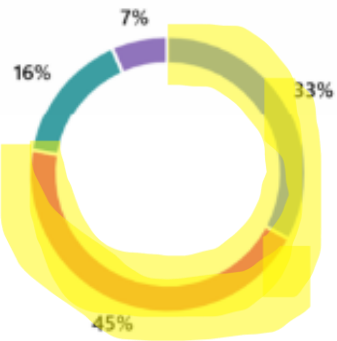
Community Survey

Legislature Survey

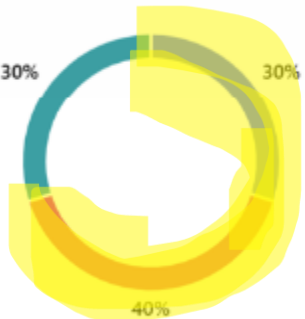
9. As we continue to develop the project, our goal will be to incorporate your comments from the six questions above and refine a final solution. Having said that, is there one option that strongly prefer over the others? [More details](#)

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● Building Concept #1	25
● Building Concept #1b	34
● Building Concept #2	12
● Building Concept #3	5



● Building Concept #1	3
● Building Concept #1b	4
● Building Concept #2	3
● Building Concept #3	0



Building Concept: Traditional/Stone/Contemporary Detailing



Building Concept: Traditional/Stone/Contemporary Detailing



Building Concept: Traditional/Stone/Contemporary Detailing



Building Concept: Traditional/Stone/Contemporary Detailing

