



January 13, 2015

Lisa Nicholas
Senior Planner, Department of Planning and Economic Development
City of Ithaca, 108 E. Green Street
Ithaca, N.Y. 14850

Re: Canopy Hotel Project – Updated Submittal

Dear Lisa,

Please find enclosed our updated plans for the Canopy Hotel Project. In this new submittal, we have incorporated and responded to comments from the Planning Board's November 25, 2014 meeting, as well as the December 9, 2014 meeting of the Project Review Committee.

The project is a 7-story boutique hotel, 80'-0" tall (92'-0" top of penthouse), 74,475 gsf with 123 guestrooms. The ground floor will include a café and bar, a retreat area, public restrooms, a garden patio, and approximately 2,000 sf of retail space to engage with the public realm and create transparency and continuity along the street. The second floor will accommodate a fitness room, boardroom, meeting room, roof terrace, and guest rooms. Floors 3-7 are dedicated to guestroom program. Exterior façade materials on the ground floor will be brick veneer, precast concrete, aluminum storefront, folding glass walls and a metal and backlit glass vehicular drop-off canopy. Other typical floors will use brick veneer, composite metal panel, fiber cement lap siding and punched aluminum "warehouse" style windows.

As an update to our submission in response to the comments and questions received on the project, please find attached the following documents:

1. Updated Drawing set including
 - Title Page
 - Site Aerial and Birds Eye View
 - Existing Survey
 - Demolition, Utility, and Grading Plans
 - Site Layout and Landscape Plans
 - Landscape Terrace Plan
 - Landscape Trellis/Bench Details
 - Ground, Second, Typical, and Seventh Floor Plans
 - Views of the project
 - Elevations and Materials Palette
 - Context Views



2. A Traffic Impact Study Report, dated January 2015 and prepared by SRF & Associates
3. A Geotechnical Engineering Report, dated December 2014 and prepared by Empire Geo Services, Inc.

We will also have building material samples to present at the next meeting.

We look forward to continue working with you and presenting the proposed project at the January 20th Project Review Committee meeting, and the January 27 Planning Board meeting. If you have any questions or require additional information, please feel free to contact me.

Sincerely,

A handwritten signature in dark ink, consisting of a stylized, cursive letter 'M'.

Scott Whitham