



September 10, 2015

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

Re: State Street Triangle—Site Plan Application: Resubmittal of Revised Proposal

Dear Lisa:

On behalf of the Applicant, Campus Advantage, please find attached the following revised documents as part of the Site Plan Application Package for the proposed State Street Triangle Project located at 301 E. MLK/E. State Street:

1. Updated Project Drawings:
 - a. Proposed Project Elevations and Perspectives
 - b. Proposed Project Sections (Revised)
2. Completed Full Environmental Assessment Form (FEAF)— Part 3
3. Transportation and Parking summary

The State Street Triangle Project team continues to modify the project under review. Hearing the concerns of the Planning Board at their June 23rd, July 28th, and August 25th meetings, and talking with city officials, neighbors, and other community members, the project team has reexamined the building and its site in the context of what we heard, and provided substantial new information for environmental review. With the help of our architects, engineers, and project team as a whole, we feel that we have a current proposal that will make an important and positive addition to what is arguably the City of Ithaca's most important corner.

The concerns from City Historic Preservation Planner in terms of massing, size, scale, and proportions within close proximity to the Ithaca Downtown Historic District are being addressed in the following ways.

The proposed building is a double loaded corridor apartment building with a limited range of cost effective configurations to provide each unit with natural daylight and access to egress stairs and elevators. The development team has looked at ways in which the overall massing could be broken up into separate individual buildings, which would require completely separate egress components and a significant increase in the exterior thermal envelop of the building. Completely separate buildings would reduce the number of apartment units, significantly increase the costs of construction, and make the project not financially feasible.

However, there has been an effort made to reduce the apparent massing by breaking the block into six distinct buildings, all about 3-5 structural bays wide with a variety of materials and colors. Furthermore, the number of units along the E. State/MLK Street elevation has been reduced to further differentiate the individual buildings and also allow more direct and reflected daylight to penetrate onto the street.

The current proposal breaks the previously submitted center facade section on the E. State/MLK Street into two distinct building masses separately articulated, to create the effect of four distinct buildings along the 300 block of E. State/MLK. These masses are more in keeping with the widths of individual buildings across the street and throughout downtown. The heights of these middle buildings are 85 ft and 95ft to be more sympathetic to the 83ft tall Carey Building. There is a loss of 38 bedrooms in this configuration.

Changes to the block to establish the 6 building facades are summarized below:

- Building 1
 - Retains the 11-story height at the westernmost corner, where the building will be viewed from uphill, and where an iconic tower piece feels most appropriate and least impactful on the historic district.
- Building 2
 - Drops the easternmost, center building mass 2 stories, to 9 stories, in response to the desire for more light access to the street, and to distinguish it as a separate building from the westernmost center building mass.
 - Pushes the fourth through ninth floors about 8 feet away from the street to increase light access and further distinguish it as a separate building.
 - Creates a different third floor cornice expression to create a "base plinth" type building mass reminiscent of the Carey Building across the street, and to break up the continuous sheer wall above the third story.
- Building 3
 - Drops the westernmost, center building mass 3 stories, to 8 stories, more in keeping with the Carey building across the street, in response to the desire for more light access at the street level, and a greater variety in the massing.
 - Eliminates the cornice at the 3rd story of the westernmost center building mass and changes facade color, to emphasize the separate building. It retains the strong first story retail facade and sign band.
- Building 4
 - Drops the street facing half of the westernmost end of the building mass (curve on Aurora) one story, to 10 stories total, to lessen the height impact on the eastern end of the Commons. The roof area would become a controlled-access outdoor space for special events, with Cayuga Lake and Downtown views.
- Building 5 and 6
 - The massing of these two buildings along E. Green Street remain unchanged but details have been refined to include more recessed windows and greater shadow lines.

All new roof terraces may become usable outdoor spaces for tenants pending further consideration pertaining to liability and desirability on the part of the city.

We look forward to working with you and presenting the proposed project at the upcoming Planning Board meeting. If you have any questions or require additional information, please feel free to contact me.

Sincerely,



Scott Whitham