



January 20, 2016

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 – Project Update- Submittal

Dear Lisa,

Please find enclosed updated plans, elevations, and perspectives for the canopy Hotel Project, which illustrate changes to the project that have taken place since the project received Final Approvals in February 2015.

The project is a 7-story boutique hotel, 80'-0" tall (92'-0" top of penthouse), and 77,844 gsf with 131 guestrooms. The ground floor will include a café and bar, a retreat area, public restrooms, fitness center with yoga studio, meeting rooms and a garden patio positioned to engage the public realm and create transparency and continuity along the street. The second floor will accommodate a vegetated roof terrace with glass balustrade and series of standard and premium guest rooms. Floors 3-7 are dedicated to the guestroom program. Exterior façade materials on the ground floor will be brick with a cast stone base and surround at the entry, glass and aluminum storefront entry systems, folding glass walls at the patios, awnings and a backlit glass and metal entry canopy in the vehicular drop-off circle. Other typical floors in the building will use brick with cast stone window sills, composite metal and composite fiber panel system with punched insulated glass and aluminum frame windows designed in the small pane style reminiscent of turn of the century brick and glass warehouse construction.

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



As an update to the project, please find attached the following documents:

1. Updated Drawing set including
  - Site Aerial and Birds Eye View
  - Site Layout, Ground, Second, Typical, and Seventh Floor Plans
  - Views of the project
  - Elevations and Materials Palette

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

We look forward to presenting updates to the project at the January 26<sup>th</sup> 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, appearing to be the initials 'SW' or a stylized 'M'.

Scott Whitham