



February 9, 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 based on the comments we received from the Planning Board on January 26th.

The project is a 7-story boutique hotel, 80'-0" tall (92'-0" top of penthouse), and 87,683 gsf with 131 guestrooms. The increase in gsf since the building was approved resulted from three factors: (1) the overall footprint of the building's ground floor has decreased due to moving the western wall away from the property line to accommodate windows in the guestrooms, (2) the overall footprint of the building from the second floor up increased, and (3) the addition of a basement. Another change is in the programming of the ground floor; there is no longer a restaurant tenant and the ground floor is dedicated to more flexible programming for public and guest use, with back of house functions and mechanical / electrical rooms moved to the basement level.

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 Layout, Ground, Second, Typical, and Seventh Floor Plans
 - Views of the project
 - Elevations, Materials Palette, and Signage details

In response to the comments we received from the Planning Board, the following changes have taken place:

1. A stone base has been added to the building. This stone base is the same material as windowsills, which is a cast stone, Montecito. The stone base is 24” at entries and along Seneca Way, exposed to view from public ways, and is 12” at all other facades.
2. A banding of pavers has been added to the driveway, accessed from E. State Street, in between the asphalt and sidewalk. This banding is made up of granite, which will be flushed with the pavement.
3. A cornice element has been added to the mechanical screen to continue the horizontal banding from the façade’s rhythm.
4. Guestrooms will no longer have direct access to the 2nd floor roof deck. Entry will be limited to a single door from the elevator lobby, with a maximum of 49 occupants. See 2nd floor plan for reference.
5. The blank façade seen from Seneca Way looking East has been addressed with inset panels using a different material to create more differentiation in the façade.
6. The curved trellis at the ground floor has been revised to be rectilinear to better compliment the building.
7. The team considered adding the buff brick back into the façade. However, the depth of the structure along the spandrel beams would need to be substantially increased to carry the weight of the brick. This would be cost prohibitive.

We look forward to presenting updates to the project at the 2/16 PRC meeting and the 2/23 Planning Board meeting. If you have any questions or require additional information, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Catherine De Almeida'. The signature is fluid and cursive, with a large initial 'C'.

Catherine De Almeida