



City of Ithaca
SITE PLAN REVIEW (SPR) APPLICATION

Building Permit Number: 34074
REQUIRED

CONTACT:
Lisa Nicholas, Senior Planner
DIVISION OF PLANNING & ECONOMIC DEVELOPMENT
108 E. Green Street, 3rd Floor
Ithaca, New York 14850-5690
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lnichola@cityofithaca.org

APPLICANT: Name: Scott Whitham, Whitham Planning & Design Title/Role: Principal / Project Planning Approvals

Address 1: 123 South Cayuga Street

Address 2: Suite 201 City, State, & Zip Code: Ithaca, NY 14850

Telephone: 607.379.9175 Cell Phone: same E-Mail: whitham@whithamdesign.com

CONSULTANT: Name: Murphy Antoine, Torti Gallas Architects Title/Role: Principal / Project Architect

Address 1: 1300 Spring Street

Address 2: 4th Floor City, State, & Zip Code: Silver Spring, Maryland 20910

Telephone: 301.588.4800 Cell Phone: E-Mail: mantoine@tortigallas.com

PROJECT OWNER: Name: Jeffrey Resetco, EdR Trust Title/Role: Developer, Vice President
Jeremy Thomas, Cornell University / Land Owner, Director of Real Estate /
(if other than applicant) (if other than applicant)

Address 1: 15 Thornwood Drive / 999 S. Shady Grove Rd.

Address 2: NA / Suite 600 City, State, & Zip Code: Ithaca, NY 14850 / Memphis, TN 38120

Telephone: 571.259.3656 Cell Phone: E-Mail: jresetco@edrtrust.com

PROJECT DESCRIPTION

Project Title: Maplewood Redevelopment Project

Project Address: Veteran's Place, Ithaca, NY 14850 (between Maple Ave. and Mitchell St.)

Type (check one): [X] Residential [] Commercial [] Industrial [] Institutional

Scope of Work (check all that apply & indicate approximate operation/construction cost):

[X] Vegetation Removal \$ TBD [] Façade Change \$ [X] Demolition \$ TBD
[X] New Paving \$ TBD [X] Earthwork \$ TBD [X] New Planting \$ TBD
[X] New Structure \$ TBD [] Structure Expansion \$ [] Accessory Structure \$

Total Construction Cost: \$ 3,666,666.00 Anticipated Construction Period: Fall 2016 to Aug. 2018
(best estimate)

OTHER INFORMATION

1. If the development site is leased property, list the property owner's name and address below:

Blank lines for property owner name and address.

Length of Lease: Note: Owner must include with this application a written statement authorizing the applicant to serve as the agent of Site Plan Review (SPR).

2. Please record the application date and approval status of any required federal, state, and/or local permits or approvals for this project:

Type	Approval Agency	Application Date	Approval Status
Demolition	Building Div.		
Building	Building Div.	3/28/16	pending
	Board of Zoning Appeals		
PDZ rezoning	Town Board	2/03/16	pending
Site Plan	Planning & Economic Div.	3/29/16	pending
Site Plan	Town of Ithaca Planning Dept.	3/21/16	pending

3. Describe any existing restrictions relevant to developments on this property:

Site is being rezoned as a PDZ in the Town to allow for greater density than currently allowed.
 Portion of Project in City is proposed as-of-right.

4. Please append/attach any additional information you feel is important for gaining a full understanding of your proposed development.

Project Description: The proposed redevelopment of Cornell University's Maplewood Graduate and Professional Student Housing Project seeks to create a sustainable, walkable, and affordable community with more density than currently exists, using a mix of building and housing types, as well as neighborhood-serving retail and community space, within the +/- 16-acre property. The project consists of 850 to 975 beds in 500 to 600 units of a mix of townhome, stacked flat, and multi-family apartment buildings, creating a dynamic mix of unit types and building configurations with the overall proposed development. A community center will be an additional approximate 5,000 sf, and includes a combination of common meeting space, management, leasing, and office space, exercise, and recreational spaces.

— APPLICATION FEE —

The application fee is based on the total construction, site work, and landscaping costs, charged in accordance with the following schedule. The fee is payable to the "City of Ithaca," upon submission of this application.

Type of Approval	Project Cost	Application Fee
	less than \$10,000	\$75
Site Plan Review	\$10,000 to \$49,999	\$150
	\$50,000 to \$100,000	\$300
	over \$100,000	\$1.50 per \$1,000
* Modified Site Plan Review	less than \$50,000	\$150
	\$50,000 or more	\$250

* Fee Schedule for Modified Site Plan Review only applies to modifications to approved site plans that *do not* trigger reconsideration of the Determination of Environmental Significance. Modifications that require additional environmental review shall follow the fee schedule for full Site Plan Review. This determination will be made at the time of application.

— APPLICATION CHECKLIST —

Item	No. of Copies
<input type="checkbox"/> Application Form (completely filled out)	28
<input type="checkbox"/> Short Environmental Assessment Form (SEAF)	28
<input type="checkbox"/> Full Environmental Assessment Form (FEAF) — Part 1 [if required]	28
<input type="checkbox"/> Full-Size Drawings	3
<input type="checkbox"/> Reduced Drawings (11"x17") [see "Site Plan Review Requirements," " <u>Submittal Process</u> "]	28
<input type="checkbox"/> Site Plan Review Application Fee	

Applicant's Signature: _____



Date: 03 : 29 : 2016

By signing this application form, the applicant acknowledges that City of Ithaca Planning & Economic Development Division staff may visit the site in order to fully understand the proposed development.