

RE: Ithaca-Peak Development LLC - Response to Comments

Jeff Githens

Sent: Tuesday, September 11, 2018 1:36 PM
To: Nels Bohn; Trasher, James; Rimland, Jeffrey
Cc: Thomas Knipe; JoAnn Cornish
Attachments: Floor Plan Level 1-B 2018

Please see below in red. Let us know if you have any more questions.

Jeff Githens | President, Development
Peak Campus | PeakCampus.com

From: Nels Bohn <NBohn@cityofithaca.org>
Sent: Tuesday, September 11, 2018 1:12 PM
To: Trasher, James; Jeff Githens; Rimland, Jeffrey
Cc: Thomas Knipe <TKnipe@cityofithaca.org>; JoAnn Cornish <JCornish@cityofithaca.org>
Subject: RE: Ithaca-Peak Development, LLC - Response to Comments

James, Jeff and Jeffrey,

Thank you for the additional information. Could you please clarify the following items in the 9/11/18 response:

Community Center/Conference Center

You use the term "community center" in the bulleted points on page 1 and then again in the discussion of "Quantified Public Benefits" where you indicate the "community center" could grow to 30,000 square feet in size. The Exhibit A floor plan shows a 30,000 square foot "meeting room" and "ballroom for 450 people" and an 13,044 square foot area labeled "retail/community" that includes an area that was formerly labeled "amenities" in the original submission. Can you please clarify the following:

1. What is meant by a "community center" use in your response? **JG – This is the conference center. We have used the term interchangeably.**
2. ~~Which space is potentially available~~ for a contiguous conference center? What is the maximum size of the conference center without altering your development program? **JG – The area in purple on the attached plan which represents 30,381 SF.**
3. Where will tenant amenities will be located that were formerly located at the ground floor level facing Green Street? **JG – We will move them up to the first residential level.**

Parking - Public/Private

Previous negotiations suggested the following allocation of public/private parking spaces:

90 - available for joint short-term public use and Marriott hotel use
150 - public monthly/short-term use
171 - private/tenant use
411 - total parking spaces

(Note: 16 on-street, 14 city hall and 9 rear service spaces excluded from count.)

1. Given tenant parking demand for approximately 250 parking spaces, does this break out still apply? If not, please provide a revised allocation count. **JG – The breakout still applies. The “up to 250” comment is simply defining an upper end of demand – not actual demand – some of which may be satisfied elsewhere in other facilities like the Cayuga Street Garage.**
2. Which users do you envision as utilizing the 60 parking lifts? **JG – We envision these spaces to be used by our residents – primarily those who do not use their cars on a regular basis.**

Thank you,
Nels

Nels Bohn, Director of Community Development
Ithaca Urban Renewal Agency
108 E Green Street
Ithaca, NY 14850
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607-274-6547

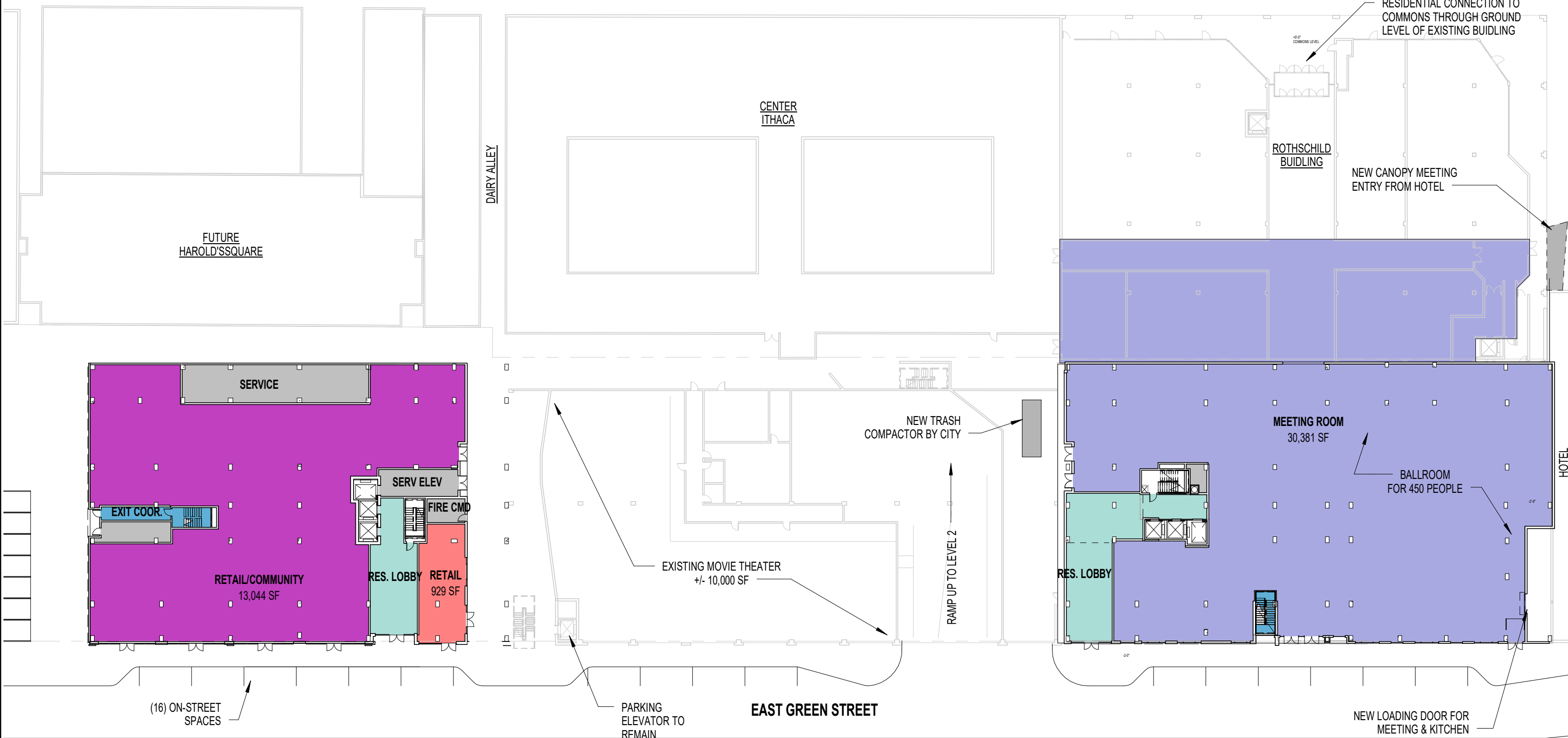
From: Trasher, James
Sent: Tuesday, September 11, 2018 11:12 AM
To: Nels Bohn
Cc: Jeff Githens; Jeffrey H Rimland ; [Ferguson, Gary](#); [Common Council](#); Thomas Knipe; Michael Thorne; Steve Thayer; Tim Logue; Dan Cogan; Annie Sherman; Julie Holcomb; Jennifer Kuszniir; JoAnn Cornish; Charles Pyott; Svante Myrick
Subject: Ithaca-Peak Development LLC - Response to Comments

Nels,

On behalf of the Peak-Ithaca Development LLC, we are pleased to respond to your questions dated August 31, 2018. We'd first like to reiterate our STRONG interest in the project and our unique fit with all of the requirements of the Request for Proposal. We have been in dialogue with the City and its various constituents for well over a year now, so we are clearly committed to the project and are determined to provide a project to the Community that would allow the IURA and City to select our group as the preferred development team.

We'd also like to apologize to anyone who felt that we did not provide enough detail at your last meeting. We mistakenly assumed that most had seen our prior presentations and were fully aware of our offering given our year plus involvement with this effort.

ITHACA COMMONS



1 FLOOR PLAN - LEVEL 1 & P1
 P0.01 SCALE: 1" = 40'-0"

PROJECT N° 20170227 | 9/07/2018

FLOOR PLAN - LEVEL 1 & P1 **OPTION B**

VILLAGE ON THE GREEN
 East Green Street
 Ithaca, NY

