Date: October 26, 2018  
(revised 11/27/2018)  
(revised 12/05/2018)

Gino Leonardi
City of Ithaca | Zoning Administrator  
108 E. Green St. 3rd Floor  
Ithaca, NY 14850

Lisa Nicholas  
City of Ithaca | Division of Planning and Economic Development  
108 E. Green Street, 3rd Floor  
Ithaca, N.Y. 14850

Re: Maguire Family of Dealerships - Ford Dealership Additions and Improvements  
(304 Meadow Street, City of Ithaca, NY)

Dear Gino, Lisa and Board of Zoning Appeals and Planning and Development Board members,

We are pleased to be submitting the Maguire Family of Dealerships addition and improvement project to the Ford Dealership located at 504 S Meadow Street, Ithaca, NY. This project will improve the site, exterior appearance and interior design of the building. This improvement is driven by internal programmatic needs and Ford corporate dealership requirements.

Although this project will not be constructed utilizing United Green Building Council (USGBC) LEED Standards we will employ sustainable design principles as we do with all John Snyder Architects (JSA) designed projects. This project will meet or exceed New York State Building / Energy Code and City of Ithaca Green Building Policy requirements.

Our narrative and detailed description of the project is as follows:

Building design:

The project entails additions and renovations to the interior of the building to meet Ford corporate and customer experience requirements. We will also be reorganizing the internal layout to better serve customers and make the internal employee flow more efficient including expansion of second floor offices, new customer bathrooms and new parts and customer waiting areas.

The additions encompass the following:

A. West addition: This includes a service drive through addition to the rear (west side) of the building including the expansion of the existing second floor for additional offices displaced from the first
floor. This addition replaces an existing canopy (open air) structure currently used for car parking. The first floor will be renovated to include a new service waiting area for customers.

B. East and North Addition: This includes expansion of the showroom end of the building (north and east side) aligning the building with the existing service bay portion of the building currently located on the south side of the building. Also included in this addition is a new entrance to the showroom meeting Ford corporate branding requirements. The east addition will bring the building face approximately six feet closer to Meadow street however given site constraints we will not meet the City of Ithaca zoning requirements for this required front yard setback. A zoning variance is being requested for this deficiency.

C. The exterior appearance: Ford Corporate requirements dictate new metal exterior panels that will encompass all sides of the building differentiating the showroom (north side) from the service side of the building with differing types of metal panels. The showroom addition also includes the new Ford “foil” curved form vestibule. This will transform the exterior appearance of the building making the exterior of this “utilitarian” car dealership into a modern, contemporary car showroom and service center.

Structural Design:

Elwyn and Palmer are the structural engineers for this project. The building additions will be steel framed with new concrete slab / foundation supporting structure. The existing steel frame will be modified as needed for new connections. The existing west “canopy” addition will be completely removed with the existing structural waffle slab left in place for the new west addition to be erected partially over top.

Mechanical System Design:

The JSA internal engineering team is working on the mechanical system design. This team is led by sustainably focused and LEED accredited mechanical engineers. The design goal of the new mechanical system is to design an energy efficient system replacing current inefficient systems. Our engineers are currently working on the new system design.

Electrical / Data System Design:

The JSA internal engineering team is working on the electrical system design. This new design provides for the relocation of internal outlet and devices and provision for new outlets and data outlets to meet requirements established Ford Corporate requirements. No new service utility company upgrades are required. Our engineers are currently working on the new system design.

Plumbing System Design:

The JSA internal engineering team is working engineering team on the plumbing system modifications. The internal layout requires removal of existing customer bathrooms and provision of new bathrooms at the rear (west addition) of the building. All new plumbing will connect to existing supply and waste lines currently in place inside the building. No City of Ithaca or connections to Meadow Street are needed for this project. Our engineers are currently working on the new system design.
Site / Civil Design:

Our team is working with the Saratoga Associates on the site and civil engineering portion of the building. The disturbance for this project is less than an acre (refer to attached drawings). We are planning on providing a new parking configuration and striping layout to portions of the site along with a new sidewalk inside the lot to the north side of the building. This sidewalk will provide a new walk path for customers to view cars and connecting the service area of the building for the many customers who walk to the site to/from Wegmans. We are currently showing a total of +/-311 total parking spaces for customer, service parking, employee and display car parking. Parking quantity is driven by Ford Corporate requirements. We will employ all protections required for existing storm water during construction as dictated by New York State Department of Environmental Conservation.

A portion of the site is located within the 100-year flood plain with the service drive bay addition located within this area. We have met with the City of Ithaca Building Department and we will meet ASCE 24 Flood Resistant Design and Construction requirements for this portion of the building inside the flood plain.

Landscape Architecture:

Our team is working with the Saratoga Associates on the landscape architecture design for the project. We will be providing an improvement over the existing site conditions with the provision of new tree planting islands within our work areas and new islands within the current parking lot. Existing trees and plantings within our construction zone as required by City of Ithaca requirements. We have revised our site plan and planting plan. The landscape design will be vastly improved and meet minimum landscape requirements dictated by City of Ithaca (12%).

Schedule:

Our team is working with Ford corporate to meet established deadlines necessary for this project. Because of these aggressive deadlines we will need to work collaboratively with the City of Ithaca, Planning Board and Board of Zoning Appeals on the building and site design components of this building. Unfortunately, these deadlines are strict, and we have little room for extension.

Our current schedule is as follows:

A. Ford final design acceptance is currently underway, and we are expecting final approvals in January 2019.
B. After Ford corporate approvals we will be issuing drawings for invited contractor bidding. We are expecting to send this out no later than February 2019.
C. We desire to seek a building permit in early spring (March) 2019.
D. Construction must be complete and final occupancy by September 2019.

Given these required deadlines and the fact the Board of Zoning Appeals is not having a December 2018 (and a January meeting) we will be seeking guidance from the City of Ithaca in order to dovetail all variance and site plan approvals required in order for this project to proceed and meet required internal schedules.
Conclusion:

The renovations and improvements to this site will change and improve the exterior and site design of this site creating a modern iconic building we will all be proud of. These improvements will require a collaborative approach and we are open and willing to work closely together with the City to achieve approvals given the aggressive schedule required for this project.

Thank you for your time reviewing our application and zoning appeals. We look forward to working with the City on this important project. Please feel free to reach out with any questions or concerns and we look forward to meeting with you.

Sincerely,

John Snyder AIA, NCIDQ, LEED AP
President and Design Principal

Attachments:

- SPR Application
- Owner Authorization
- NYS FEAF – Part 1
- Zoning Analysis
- Area Chart
- Drawings
  - Context Map – Prepared by John Snyder Architects
  - Zoning Map – Prepared by John Snyder Architects
  - Survey – Prepared by T.G. Miller, P.C. Engineers and Surveyors
  - Site Details – Prepared by Saratoga Associates (revised 12/5/2018)
  - Perspective 1 – Prepared by John Snyder Architects (revised 12/5/2018)
  - Perspective 2 – Prepared by John Snyder Architects
  - Perspective 3 – Prepared by John Snyder Architects
  - Perspective 4 – Prepared by John Snyder Architects
  - Attachment A – Response to Southwest Planning Guidelines
  - Attachment B – Response to Tompkins County Recommendations for New Construction
  - Material Board Sample (submitted 12/5/2018)
Attachment A:

Building Design as it relates to the Southwest Planning Guidelines

A. Primary exterior materials for commercial buildings are limited to masonry, including brick, stone, and block on all elevations;
   • Buildings should have at least two masonry types or colors used on its primary facade;
   • The base of buildings should include a "watercourse" 18" in height of concrete or masonry on all facades;

Response: The existing building is a rigid frame building originally constructed in 1983 with an addition constructed in 1999.
   • We will be installing a 4'-0" tall masonry watertable on portions of the new addition on the North and West Façade.
   • The metal siding on the service bay area of the building will be replaced with new metal siding. Given the way this building was constructed it would be very difficult to install a masonry watertable on this portion of the building.
   • The East and portions of the North elevations will be new facades matching Ford branding requirements.

B. Masonry pilasters and/or bays should occur every 40' horizontally and 20' vertically. Projections should be at least 3". Masonry projections should occur on all facades.

Response: Given the existing building constraints and the Ford branding requirements Masonry pilasters are not being implemented however we have provided additional windows as a mitigation to enliven the rear façade and a green wall as described below.

C. Primary building entrances should be recessed for a full door swing or not less than 3 '-0";
Response: We meet this requirement our front door inset is greater than 3'-0".
   • Windows, awnings and arcades should not occupy less than 35% of the primary building facades with frontage on a street;
      i. West Elevation: Facing Wegmans – approximately 4,200 sf of wall surface with approximately 13% windows (includes doors).
      ii. East Elevation: Facing Meadow Street – approximately 4,164 sf of wall surface with approximately 22% windows (includes doors).
      iii. North Elevation: Facing Cecil Malone Drive - Response: approximately 3,690 sf with approximately 29% windows. (includes doors).
      iv. South Elevation: Work on the building face will be the refurbishment (or more likely replacement) of the existing service bay overhead doors and exterior siding.

Response: We meet this guideline.
D. The design of rear elevations of all buildings should be compatible with materials used on other elevations.

Response: We meet this guideline.

- This includes the 18" concrete or masonry "watercourse" and masonry pilasters and/or bays occurring every 40' horizontally and 20' vertically.

Response: See Response to Item A and Item B above.

- Compliance with this may be mitigated using vegetation.

Response: We are proposing areas of green wall construction on the East and West Elevations totaling approximately 1000 sf.

E. Roof-mounted equipment and mechanicals shall not be visible from any ground angle, and should be an integral part of overall architectural design with regard to form, materials and color. Penthouse structures should be used when the roof is clearly in view from the gorge trail of Buttermilk Falls State Park.

Response: We will meet this guideline.
Attachment B:

Tompkins County Recommendations for New Construction:

*ENERGY STAR* products include a wide range of equipment and appliances that are independently certified to save energy without sacrificing features or functionality. Water saving fixtures can reduce energy needed for hot water.

Recommendations:

- Require that water fixtures meet EPA’s Water Sense requirements.
- Require that permanent appliances (apartment refrigerators, restaurant cooking equipment, etc.) be ENERGY STAR rated.

*Response: We will meet this recommendation.*

3) *Recent advances in heat pump design have reduced installation costs and made them more cost-effective than electric resistance heat, propane, and oil, and close in life cycle costs to natural gas. Use of electric heat pumps allows elimination of fossil fuels as they can be powered by renewable energy sources such as solar photovoltaic.*

Recommendations:

- Utilize electrically-powered heat pump systems (ground or air source heat pumps); avoid boiler-assisted heat pump systems, avoid systems that burn fossil fuels.
- Utilize air source heat pump hot water heaters.

*Response: This project involves the renovation and replacement of existing systems we are unclear to what extent the existing systems will remain or whether they will be replaced at this point. Areas such as the service bay area will likely require modification of existing gas fired units. Our engineering team is currently evaluating the existing MEP systems and providing recommendations to the Owner.*

4) *The state has a goal that 50% of NYS electricity will be generated by renewables (solar, wind, hydropower, biomass) by the year 2030.*

Recommendations:

- Design roofs to be “solar receptive”: Maximize area available for solar collection systems. For pitched roofs, place roof-mounted components (plumbing vents, exhaust fans, etc.) on north-facing roof surfaces, to keep south-facing surfaces available for solar collection systems. Orient one roof surface to the south, plus/minus 30 degrees, to maximize potential for solar energy.

*Response: This project is a renovation of the existing building. The original building rigid frame building was not designed for the increased load of solar panels systems. An optimum location for solar panels would likely occur on the existing service bay structure. This would likely require additional structural investigation and possibly a separate structural “dunnage...*
"frame" system above the roof to support the load of solar panels. The new additions will be designed with this recommendation in mind.

- Maximize solar collection systems on available roof areas, and consider using high-production solar panels to maximize solar production for a given roof area, especially for medium-rise and high-rise buildings.
4) **Energy efficient building design begins with the building envelope -- the walls, windows, foundation and roof.**

Recommendations:

- Design to window-to-wall ratio less than 25% (the new energy code requires 30% or less). Keep large windows on south-facing surfaces and important facades, minimize windows on north-facing surfaces and in spaces which see low occupancy (stairwells, corridors, utility rooms, etc.).
- Avoid unusually complex building shapes.
- Use 20% more insulation R-value than required by the energy code.
- Use best practices for minimizing infiltration and stack effect, and require inspection/commissioning of these elements: vestibules at entrance doors, air sealing around window and door frames, sealing at exterior wall/floor junctions, and guarded blower door testing of individual spaces or entire building floors.

*Response: The additions provided to this building will meet or exceed The Energy Code of New York State requirements. We will utilize continuous insulation wall systems for the exterior metal panel wall. The ISA internal construction administration team will be engaged during construction to ensure successful implementation, inspection and commissioning of the contract documents.*

We recommend that all applicants for new construction of greater than 20 units also address whether they are intending to follow the recommendations under each of these three added elements.

5) **Lighting controls and high-efficiency lighting technology (such as LED or induction) offer significant benefits including greatly reduced energy use and cost, sophisticated controls, simplified maintenance and longer life.**

Recommendations:

- Perform lighting design on a space-by-space basis, using the space-by-space lighting power density method (not the whole-building method). Use LED lighting where possible. Design to lighting power density of 15% less than required by the energy code.
- Require occupancy sensors where possible, for both indoor and outdoor lighting. Require short off-delay (1 minute or less), and commissioning of lighting controls.

*Response: The additions provided to this building will meet or exceed The Energy Code of New York State requirements and we will be utilizing LED lighting and control systems at new installations.*

6) **High-efficiency heating and cooling systems cost incrementally more than standard-efficiency but have a positive payback over their useful life.**
Recommendations:

- Select high-efficiency heating and cooling plants with rated efficiencies at least 15% higher than required by the energy code.

- Select high-efficiency domestic hot water (DHW) plants with rated efficiencies at least 15% higher than required by the energy code.

- Avoid placing heating and cooling distribution systems in unheated spaces, such as attics, basements, etc. Give preference to systems that have efficient distribution systems and low distribution losses (for example, room-by-room fan coils).

  **Response:** Our engineering team is currently evaluating the existing MEP systems and providing recommendations to the Owner. We always strive to design high-efficiency, hot water (DHW), heating and cooling systems. We are planning on locating heating and cooling systems in easy to access “heated” spaces.

- Use energy recovery ventilation systems in air-conditioned buildings, and heat recovery ventilation systems in buildings that do not have air conditioning. Design ventilation systems separate from heating and cooling systems.

  **Response:** Our engineering team is currently evaluating the existing MEP systems and providing recommendations to the Owner. We always strive to utilize heat recovery ventilation systems wherever possible.

- Assess ductwork for heating, cooling and ventilation. If leakage greater than 10% seal chases and shafts with aerosol duct sealing process.

  **Response:** Our engineering team is currently evaluating the existing MEP systems and providing recommendations to the Owner. Existing ductwork will not be reused in the North side of the building with provisions for new efficient ductwork.

- Select heating/cooling systems that allow thermal zoning on a space-by-space basis.

  **Response:** Our engineering team is currently evaluating the existing MEP systems and providing recommendations to the Owner. We always strive to utilize thermal zoning of spaces wherever feasible and possible.

7) **Whole building energy models can allow you to dramatically reduce energy costs, reduce carbon emissions and even reduce some construction costs.**

Recommendation:

- Employ whole building energy modeling to optimize building energy performance.

  **Response:** The additions provided to this building will meet or exceed The Energy Code of New York State requirements
Rendered Site Plan
Scale: 1” = 30’-0”
Existing Conditions Plan
Scale: Adjusted to 1” = 40'-0”
Site Demolition and Erosion Control Plan

Scale: Adjusted to 1” = 40’-0”
Layout & Materials Plan

Scale: Adjusted to 1” = 40’-0”
Grading & Drainage Notes

Scale: Adjusted to 1” = 40’-0”
Placing Plan
Scale: Adjusted to 1” = 40’-0”
Perspective View 1 Revised
Scale: NTS
North & South Rendered Elevations Revised
Scale: 1/8" = 1'-0"

North Elevation

South Elevation