



August 10, 2016

JoAnn Cornish
Director of Planning and Development
Department of Planning and Development
City of Ithaca
108 East Green Street
Ithaca, NY 14850

RE: 210 Hancock – Minor Site Plan Revisions

Dear Ms. Cornish:

Please accept this letter and the attached documents which outline several minor changes to the 210 Hancock Street project. Attached please find two sheets for your records detailing before and after site drawings and annotated architectural elevations. The changes noted on the revised sheets fall into two categories: 1. Site/Landscape and 2. Architectural Elevations. Below is a list of the changes noted on the attached and an explanation of each:

1. Site/Landscape:

- Remove concrete curb around the playground – this change was the result of the need to save cost.
- Remove fencing around the for-rent townhouses – the fencing would have separated the for rent units from the rest of the rental development. The revised drawing provides a better integration of these units into the larger community.
- Use asphalt or chip seal as the Lake Avenue Pathway similar to the waterfront trail – this change improved the consistency of the trail with the trail to the north in Conley Park and the waterfront trail.
- Provide a 20 foot wide fire lane – this change resulted from the removal of sprinklers in the rental townhouses and a discussion with the Fire Marshall. The fire lane complements the through block crossing between the multi-family building and provides a nice plaza like approach to the Lake Avenue Pathway.
- Provide a standard concrete curb around planting beds – this change is largely in how the concrete is installed it will not change the look or feel of the curb but will reduce the cost of installation.

2. Architectural Elevations:

- Replace wood garage door with painted coiling metal door – this will help the door blend in with the metal panels on the building and provide a more



- usable system for the trash hauler.
- Change windows in certain locations to standard sizes – this change is the result of the need to standardize window sizes to reduce cost, provide additional wall space in units to accommodate furniture and remove fire rated windows next to stair towers that were prohibitively expensive.
 - Change metal panel to brick – these changes were based on design evolution and what the design team felt improve the appearance of the building.

We hope that these changes can be approved at a staff level so that we do not have to go back to the full Board. Please feel free to contact me with any questions or comments.

Sincerely,

Joseph L. Bowes
Director of Real Estate Development