



Cayuga Community Education Center

for lifelong wellness

Franklin Properties
MCK Building Associates
STREAM Collaborative
Taitem Engineering

Response to Request for Expressions of Interest

March 14th, 2014



“The journey to wellness begins with seeing through the problems, and activating the inner strength that is the foundation of health. This will be our team’s approach...”

To the Tompkins County Planning Advisory Board:

We love teaching wellness. We would like to work with a collective of healers and educators to produce an amazing center with outreach to the community, designed to promote health and wellness at every stage of life.

We envision moving our practices into a fully renovated and adapted mixed-use building as one of several anchor businesses including both western and eastern medicine, chiropractic, acupuncture and massage.

We see office space for organizations such as the T. Colin Campbell Foundation.

We see a cafe similar to the former ABC Cafe, with space for teaching healthy cooking classes run by a chef with a passion for education and wellness.

We see a childcare center, and a senior activity center.

We see a space to teach gentle fitness, stretching, yoga, tai chi, qi gong, breathing exercises, stress reduction, meditation and mindfulness

We see community educational and gathering spaces that can be adapted to every size group.

We see new housing provided for a growing population of seniors who want to live independently within a vibrant downtown.



Dr. Marne O'Shae Family Medicine

PROJECT SUMMARY

Overview

During many years working and volunteering in the Ithaca Community, Dr. Marne O'Shae has dreamed of creating a place where people of all ages could learn to preserve and enhance their natural physical, mental and emotional well-being, and engage in activities that support what they learn. Not merely a medical office complex treating sick people, the Cayuga Community Education Center for Lifelong Wellness would be a place that strives to keep people well. The County's decision to sell the Old Library has proven to be a turning point in Dr. O'Shae's vision, because it offers an ideal location for it to come to fruition. To make it a reality, Dr. O'Shae has teamed up with Franklin Properties, MCK Building Associates, STREAM Collaborative, and TAITEM Engineering to design and develop the project, and has sought collaboration and synergy with Lifelong, Longview, and a number of like-minded health and wellness practitioners to occupy the building.

The Old Library has many problems. Indeed, one might say it's a sick patient in ways that parallel emotional, physical and mental illness in a person. Its original design featuring blank walls, imposing scale, and rough materials, has resulted in it being disliked by its community, not belonging with its neighbors, and turning inward. Its lack of insulation has made it difficult and expensive to physically maintain, making it a burden on its community. Its use over the past decade as a storage facility, while occupying a prominent public site, has created the perception that it is now of little civic value. Yet this building has "good bones". Like every person, under its many problems there is intrinsic value and beauty that needs the right kind of attention and caring to bring out. The journey to wellness begins with seeing through the problems, and activating the inner strength that is the foundation of health. This will be our team's approach to the Old Library.

Bringing life back to the Old Library will require the right mix of uses. We imagine a building that is active weekdays, evenings and weekends. We propose to renovate the first two floors of the building as commercial space, with three floors of market rate senior housing above. The buzzing activity of Lifelong's senior programs and staff offices would occupy roughly half the square footage of the commercial space. Their new facility would include many types of meeting rooms, from large activity rooms to small conference rooms, which would be in use by Lifelong during the day. These same spaces could be made available to professionals in the building and members of the community in the evenings, extending the hours of activity and replacing other community space that has been lost in recent years. Lifelong's current one-story building is inadequate for their expanding needs. It would be demolished to provide parking for the new space. Other commercial occupants are likely to include Dr. O'Shae's family medical practice, a chiropractic office, a massage and gyrotonic therapy studio, as well as space for a café and community kitchen where cooking and nutrition can be taught.

The Old Library's location within walking distance of numerous amenities makes it an ideal location for the active aging to live; especially with senior-oriented activities available downstairs. There is an opportunity between the current mezzanine level and the roof to insert an additional story. Another story could be constructed on top of the existing roof with only a minor zoning variance from the current fifty foot height limit. This can be accomplished because the building was designed to store books, so the structure was sized to accommodate those heavy loads. Since the support required for commercial and residential space is significantly less, this inherent structural capacity can be repurposed to yield about 32 one and two bedroom apartments and numerous social spaces for residents. Coupled with community and commercial

activity, the presence of permanent residents will enliven this critical corner of the Dewitt Park Historic District.

Energy Efficiency and Carbon Footprint

To accommodate this lively mix of uses, and to operate economically and sustainably into the future, the building needs to be physically renewed down to its structural frame. In considering the carbon footprint of the project, it is critical to weigh the embodied energy in the existing building against how much energy is used in its operation and maintenance. The original architect was well known in engineering circles for having designed very structurally sound buildings. The Old Library's frame and foundations are rock-solid and worth saving. They retain value and hold a large proportion of the embodied energy of the building. However, the building envelope is inefficient and un-sustainable because of its utter lack of thermal insulation. The building's envelope is also unattractive and lacks utility for uses that require natural light. Therefore, replacing the façade makes sense physically, economically and in terms of how the building fits into its surroundings. In the redesign of the facade, the development team will explore the re-use of brick and other carbon intensive materials, saving disposal and trucking costs and preventing the manufacture of new material. We will also look to the surrounding historic district for aesthetic inspiration while maintaining the honesty of a 21st century contemporary style.

The new building envelope will incorporate rigid insulation to increase the energy efficiency of the building. Windows will be added to supply natural light while high-efficiency artificial lighting and controls will be included throughout. The improved envelope will allow outdated mechanical systems to be replaced with a much smaller high-efficiency boiler/chiller plant, with fan coils in individual spaces coupled with a dedicated heat recovery ventilation system. As an option, a geothermal system will also be evaluated since the ample open space on the site would allow for the placement of vertical underground geothermal wells. Low-water-use plumbing fixtures will be included throughout the building and a rainwater harvesting system will be considered. EnergyStar appliances will be used throughout the building, renewable energy systems will be incorporated, and the potential for net-zero operation will be evaluated. A certification such as LEED or EnergyStar is planned.

Design Quality and Neighborhood Compatibility

The design of the new façade is critical to healing the relationship between the building and its surroundings. In terms of aesthetics, the current building lacks "approachability" due to its blank walls and lack of human scaled detail. In our proposal, the new facade will be open and inviting, yet more traditional than the one it will replace. We are mindful of the scale and historic character of the surrounding neighborhood and believe we have a responsibility to deliver architecture that is engaging and respectful of the neighbors. Materials will be more natural and approachable, including brick, stone and wood. The most off-putting elements of the existing building, such as the bare concrete ramps and stucco retaining walls, will be replaced with landscaping that opens up the now buried lower level, enhances storm-water management, and opens the life of the building to the streetscape.

The uses proposed for commercial space in the project will be educational, professional and community focused, which typically generate less noise than retail and restaurant/pub uses. These quieter activities are well paired with the proposed upper floor apartments. As a whole, the mix of uses is in keeping with the surrounding neighborhood, which is comprised of churches, apartments and other professional offices. Both the apartments and the presence of meeting spaces available to the larger community will keep the building active past regular business hours and give life to a part of town that currently goes dark after 5pm. This will improve safety in the area and enliven Dewitt Park.

The mix of uses in the new building balances the demand for parking by pairing the daytime needs of Lifelong and the professional offices with the evening needs of the community spaces and overnight needs of building residents. It is anticipated that between 1/4 to 1/3 of residents will require parking on site, based on the target demographic of elders choosing to live Downtown so they don't have to drive. Lifelong, with its regional client base, does require parking, and as such the conceptual site plan incorporates the Lifelong property and proposes the removal of its one-story building as an opportunity to provide enhanced on-site parking. Furthermore, the adjacent streets provide ample metered on-street parking for the short term demand generated by the community spaces and professional offices. The parking demand for the new facility would likely be similar to the demand generated by the old library when it was fully occupied, despite the addition of residential units.

Responsiveness to community needs

Dr. Marne O'Shae, her colleagues and the development team she has recruited have proposed an inclusive, community-based adaptive reuse of the Old Library. The program, centered on an innovative collaboration of medical professionals and not-for-profits in the health and wellness field, is a new model in the practice of lifelong wellness. In a community burdened with increasing health care and social service costs, having a population that knows how to preserve its own health will be critical to making the resources we have go farther. Having an attractive, centrally located and efficient hub for senior activities will be beneficial as Ithaca seeks to attract older residents to diversify its Downtown resident population and provide social balance to a community that has been traditionally youth focused. The project helps meet the growing demand for senior housing County-wide in a manner that does not exacerbate suburban sprawl. Lastly, the inclusion Downtown of spaces that are accessible to the community will help offset the loss of the Women's Community Building for a wide variety of meetings and events, and the inclusion of a teaching kitchen facility will provide a space unlike any other in Downtown Ithaca.

Tax base and economic impact

As proposed, the project is an environmentally advanced mixed-use redevelopment. It will combine offices and community facilities on the first two floors with three floors of residential above. Though Lifelong is a not-for-profit organization, it will occupy only about 20% of the building. The other 80% will be market rate space on the tax roll. Each of the health care professionals involved in the Cayuga Community Education Center for Lifelong Wellness will be expanding their practices and, with Lifelong, will collectively create a center of gravity for new wellness businesses.

The presence of Lifelong has non-monetary benefits to the community that far outweigh a small loss of revenue, including making Downtown Ithaca more attractive to retirees with disposable income. Keeping in mind that Lifelong does receive County funds, the superior energy efficiency of the building will reduce Lifelong's operating costs, helping any County contribution go further toward the organization's mission.

Lastly, locating senior housing Downtown will likely reduce the need for County-subsidized mobility services that elders need when they live in suburban and rural areas and find they can no longer drive.

Developer Capability

The development team includes MCK Building Associates, a Syracuse-based general contractor with some 35 years of experience and over \$300 million in completed work, and Franklin Properties of Syracuse, a developer with extensive experience in the adaptive reuse of older structures. Franklin Properties and its affiliated entities have developed, own and manage more than \$65 million in commercial and residential facilities; several of them award-winning certified historic rehabilitations of National Register Landmark properties for residential and commercial purposes. This team has the expertise and track record necessary to undertake, finance, and manage the project.

Market Feasibility

The project includes two lower floors of offices/facilities for medical professionals and not-for-profits in the health and wellness field and three floors of residential space above. In Ithaca, high quality apartments of the type proposed are in high demand. If recent downtown Ithaca experience is an accurate guide, we anticipate these residential units will be leased before the project is completed. At the same time, there is an acknowledged softness in the Ithaca market for conventional office space. Recognizing this, Dr. O'Shae and her development team have already recruited a core group of medical professionals and not-for-profits who will substantially occupy the lower two floors. These core partners are all experienced and successful entities with established track records in their respective fields.

PROJECT TEAM

Franklin Properties

Franklin Properties was formed in 2001 by a core group of partners to pursue tough downtown rehabilitation projects in Syracuse and elsewhere. **To date, Franklin Properties has developed, owns and operates some \$65 million in historic mixed-use facilities through the Upstate New York region.** The principals include Ted Kinder, Robert Medina and Douglas Sutherland. Franklin Properties is known for crafting innovative and workable solutions for distressed properties that others have written-off. Many of these projects are certified historic rehabilitations of National Register landmarks that incorporate historic tax credit investor equity to close significant gaps in project feasibility.



Over the past 35 years MCK Building Associates, Inc. has established a strong reputation as a development-oriented construction company. Based in Syracuse, N.Y. the company has worked throughout the Upstate New York region on a diverse range of public and private projects. **The company is especially proud of its track record of working with private developers to turn visions into reality.** MCK is a strong member of a development team because it understands good design but just as importantly the company knows “the numbers have to work” or there is no project. MCK’s construction and development projects, encompassing everything from commercial to historic mixed-use to lodging, play uniquely positive roles in their communities.

STREAM COLLABORATIVE

STREAM Collaborative is an up and coming design firm located in the heart of Ithaca NY’s downtown. STREAM was founded by Noah Demarest (a registered architect and landscape architect as well as LEED Accredited Professional) in 2012 after 14 years of designing hundreds of municipal, higher education, residential and commercial projects across New York State and New England. STREAM is a unique collaborative firm, which focuses on coordinating specialized design teams to meet the needs of clients and the local community in innovative and sustainable ways.



Taitem Engineering, PC, is a consulting firm based in Ithaca, New York. Taitem specializes in mechanical, electrical, and structural design, energy consulting, and energy research. Founded in 1989, the firm is a privately held professional corporation licensed to practice engineering by the New York State Education Department and the New York State Department of State. Our clients include public and private entities and our projects include buildings in all sectors, including commercial, industrial, K-12 and higher education, healthcare, multifamily, agricultural, as well as federal, state, and municipal governments. Our LEED projects include the first net-zero building in New York City and other high-profile LEED Platinum, Gold, and Silver projects such as Varyap Meridian in Istanbul, the first LEED-registered project in Turkey, and Manhattan College Student Commons, an innovative multi-use development in New York City.

Cayuga Community Education Center

Dr. Marne O’Shae, Dr. Ammitai Worob, Joseph Gillam LMT, and other medical and wellness professionals to be determined.

CONTACTS

Dr. Marne O’Shae, MD Family Practice

Dr. Marne O’Shae
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Franklin Properties

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221 West Division Street
Syracuse, NY 13204
315.478.2555

MCK Building Associates

Ted Kinder
Principal
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Syracuse, NY 13204
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STREAM Collaborative

Architecture + Landscape Architecture DPC
Noah Demarest, RA, RLA, LEED AP
Principal + CEO
123 S. Cayuga St Suite 201, Ithaca, NY 14850
607.216.8802

Taitem Engineering, PC

Ian Shapiro, PE, LEED AP
Chairman
110 S Albany St, Ithaca, NY 14850
607.277.1118

FINANCIAL CAPABILITIES

Financial condition information available upon request.

Please feel free to contact of the following financial references:

**Franklin Properties/
MCK Building Associates:
Community Preservation Corporation**

Mr. Nicholas Petragani
Vice President
315 North Clinton Street
Syracuse, New York 13202
315.476.3173, ext 202

Testone, Marshall and Discenza, CPA’s

Mr. Frank Discenza
Managing Partner
The Foundry
432 North Franklin Street
Syracuse, New York 13204
315.476.4004

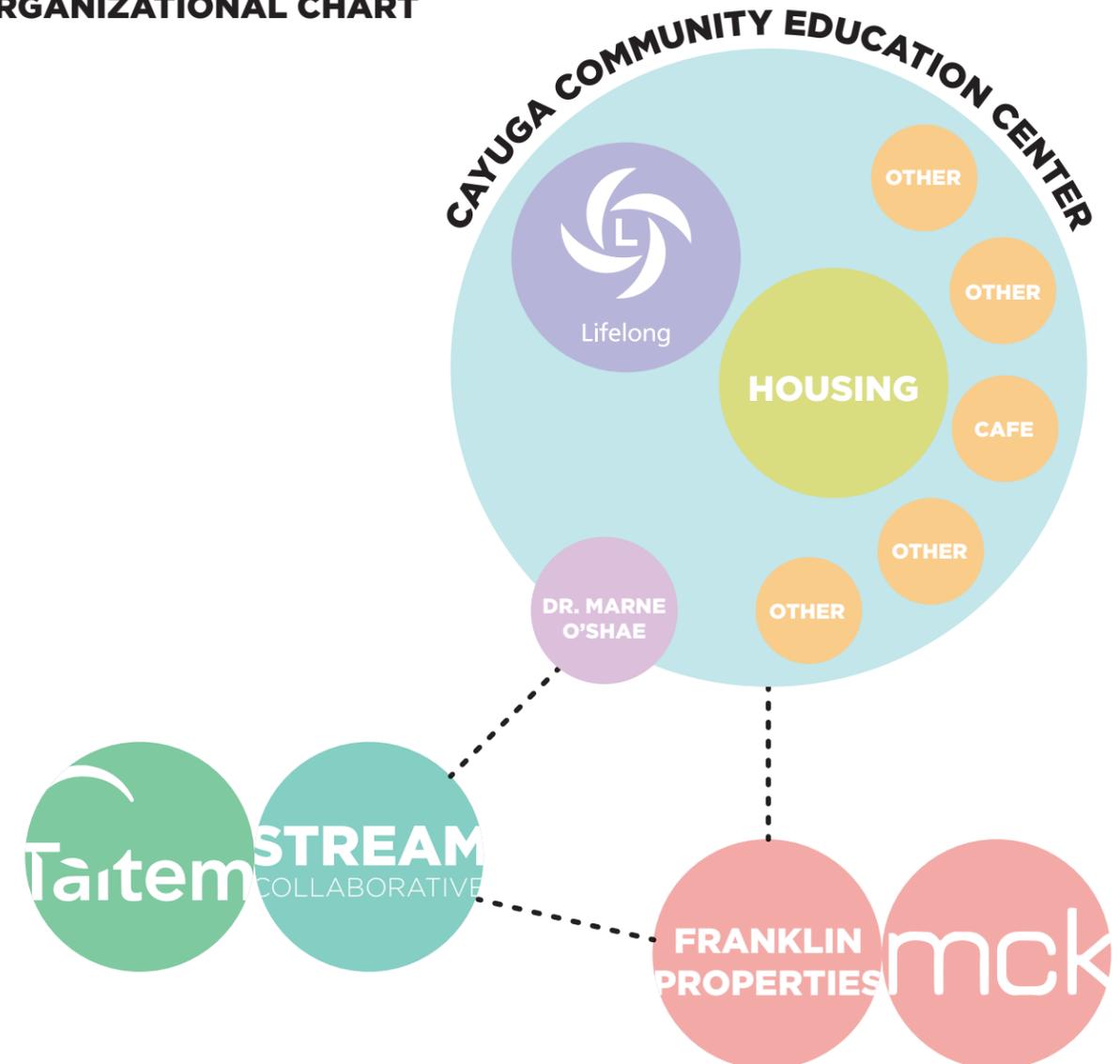
Shulman, Curtin and Grundner

Mr. Daniel C. Shulman, Esq.
250 South Clinton Street, Suite 502
Syracuse, New York 13202
315.424.8944

OWNERSHIP INTENT

The development team anticipates offering a fair market value to purchase the property factoring in the limited utility of the existing uninsulated thermal envelope, age of the roof and facade, and potential asbestos abatement. The developer is also proposing to make an offer to purchase the adjacent Lifelong parcels. As a result of this arrangement, it is anticipated that Lifelong would become a significant equity partner in the overall project and could be the major ground floor tenant with an opportunity for enlarged and enhanced program space.

ORGANIZATIONAL CHART



Curriculum Vitae
Marne O'Shae, MD
Board Certified in Family Practice

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Education

June 2000 to June 2003 - Family Practice Residency, Milton Family Practice, UVM
28 Centre Dr, Milton VT 05468
(802) 847-8573

Board Certified in Family Practice by American Board of Family Practice, July 2003

May 2000 **Doctor of Medicine**

Upstate Medical University' (formerly SUNY Syracuse Health Science Center)
SUNY Plattsburgh, 1991-1995 pre-medical education
Clinton Community College 1992

Sept 1986 **Bachelor of Arts**

SUNY Buffalo - 1986 BA in Theatre
SUNY Alfred - 1978 AAS Animal Husbandry

Work Experience

October 2003 to present - self-employed, private practice in Family Medicine
July 2003 to September 2004 - urgent Care Physician, Ithaca Convenient Care
June 2000 to June 2003 - Staff Physician, Fletcher Allen HealthCare, Burlington, VT
June 2000 to June 2003 – Assistant Professor, College of Medicine, University of Vermont
1991 - 1995 Artist in Residence – Clinton County Council on the Arts

Volunteer Activities

June 2007 - present, Board of Directors, Foundation of Light Meditation Center, Ithaca
Jan 2005 - Franziska Racker Centers - Board of Directors, Ithaca
2002 - 2003 Milton Family Practice - community yoga instructor
1996 - 1998 Director of KLEAN (Kids Learning Early About Nicotine)
1996 - 1998 Music Educator - grades 1-6, The New School, Syracuse, New York

Professional Memberships

1995 to 2008 – American Medical Association
1995 to 2008 – American Academy of Family Practitioners
2000 to 2003 – Vermont Medical Society
1995 to 2000, 2003 to present – Medical Society of New York

Douglas B. Sutherland

Doug Sutherland is the managing partner in Franklin Properties LLC, a real estate development firm formed in the year 2000 and based in Syracuse, New York.

Franklin Properties has completed three similar projects in Syracuse: the Lofts at Franklin Square, a \$16 million National Register historic rehabilitation and conversion of a former factory to 92 market rate apartments and 40,000 square feet of commercial space; The Foundry, a \$6 million commercial office conversion/rehabilitation of a 42,000 square foot 1903 landmark former factory; and, the \$6 million Lofts on Willow conversion of another National Register landmark to 48-market rate loft apartments and 5,000 square feet of commercial space. It is currently advancing a \$4 million mixed-use historic rehabilitation of the National Register-listed Bevier Building, a Claude Bragdon-designed gem in downtown Rochester, NY. **This project a collaboration with King + King Architects and MCK Building Associates.**

With The Pyramid Companies (1987-2000), Mr. Sutherland directed the initial \$80 million, 35-acre Franklin Square redevelopment of a decayed industrial district adjacent Syracuse's downtown. Over the period, twelve completed commercial projects attracted several dozen firms with about 1,500 employees, and three condominium/apartment projects added 211 residential units.

Prior to joining Pyramid, Mr. Sutherland was a development director (1974-1987) for the private, non-profit Harristown Development Corporation, which was formed in 1974 to direct a 50-acre, \$500 million mixed-use redevelopment opposite the State Capitol Building in Harrisburg. In 13 years with the company, he participated in the design, development, leasing and construction of some \$210 million in office, specialty retail, residential, municipal and civic facilities.

Mr. Sutherland graduated from Susquehanna University (B.A. 1974) and New York University (Real Estate Investment Analysis 1986). He has lectured at Syracuse University, SUNY ESF and elsewhere on urban housing and development issues. He is a member of the Village of Skaneateles Planning Board, the Skaneateles Festival Board and the Finger Lakes Land Trust Advisory Board. Previously, he served on the Onondaga Citizen's League Board for which he was the co-chair of the 2006 downtown "Fixing the Hub" study, and also served on the New York State International Existing Building Code Technical Subcommittee, the Onondaga County Settlement Plan Steering Committee, Syracuse University's Community Design Center, two terms on the Skaneateles Village Board of Trustees, and as a retail consultant to the Pennsylvania Main Street Program.

Ted L. Kinder

Principal
MCK Building Associates, Inc.
Franklin Properties, LLC

Education

- * Virginia Polytechnic Institute, School of Architecture, M.A. in Urban Planning and Design, 1976
- * Pennsylvania State University, School of Liberal Arts, B.A. in Sociology, 1974

Professional Experience

Mr. Kinder was employed in both public planning and private development until 1978 when he co-founded MCK Building Associates, Inc. **In the past 34 years he has managed and developed millions of dollars of private and public construction and development.** During that time, MCK has grown to be a leader in the construction and development field in Central New York.

Under Mr. Kinder, MCK has also been a primary player in local school and institutional construction, completing 25 major school and university projects in and around Syracuse over the past 20 years. MCK has been named the "Fastest Growing Company in Central New York" by the Syracuse Chamber of Commerce and has also received the Craftsmanship Award from the American Institute of Architects. Another area of particular expertise is multi-family construction where MCK has completed several hundred units over the past twenty years.

Mr. Kinder has also become known as an authority on the historic renovation and adaptive re-use of significant older structures. He has been featured on the nationally televised program "Restore America". He has turned several 100 year-old factories into multi-family apartments and class A office space; restored numerous historic mansions into residential units; transformed 80 year-old warehouses into class A office space;; restored a 175 year-old bank; converted historic retail space into Class A restaurant and office space; built the Erie Canal Museum and helped to create a new luxury hotel that appeared to be 200 years old the day it opened. He has intimate knowledge of the historic tax credit process and has received awards from the State Historic Preservation Office.

In recent years, Mr. Kinder's focus has increasingly included projects in which he is a partner in the overall development. His blend of experience as a city planner, construction manager and entrepreneur has given him the ability to direct interdisciplinary teams through all phases of planning, design and implementation, from the initial feasibility studies and conceptual design to financing, contract administration and management.

Projects in which Mr. Kinder was a Partner, with general management responsibility include:

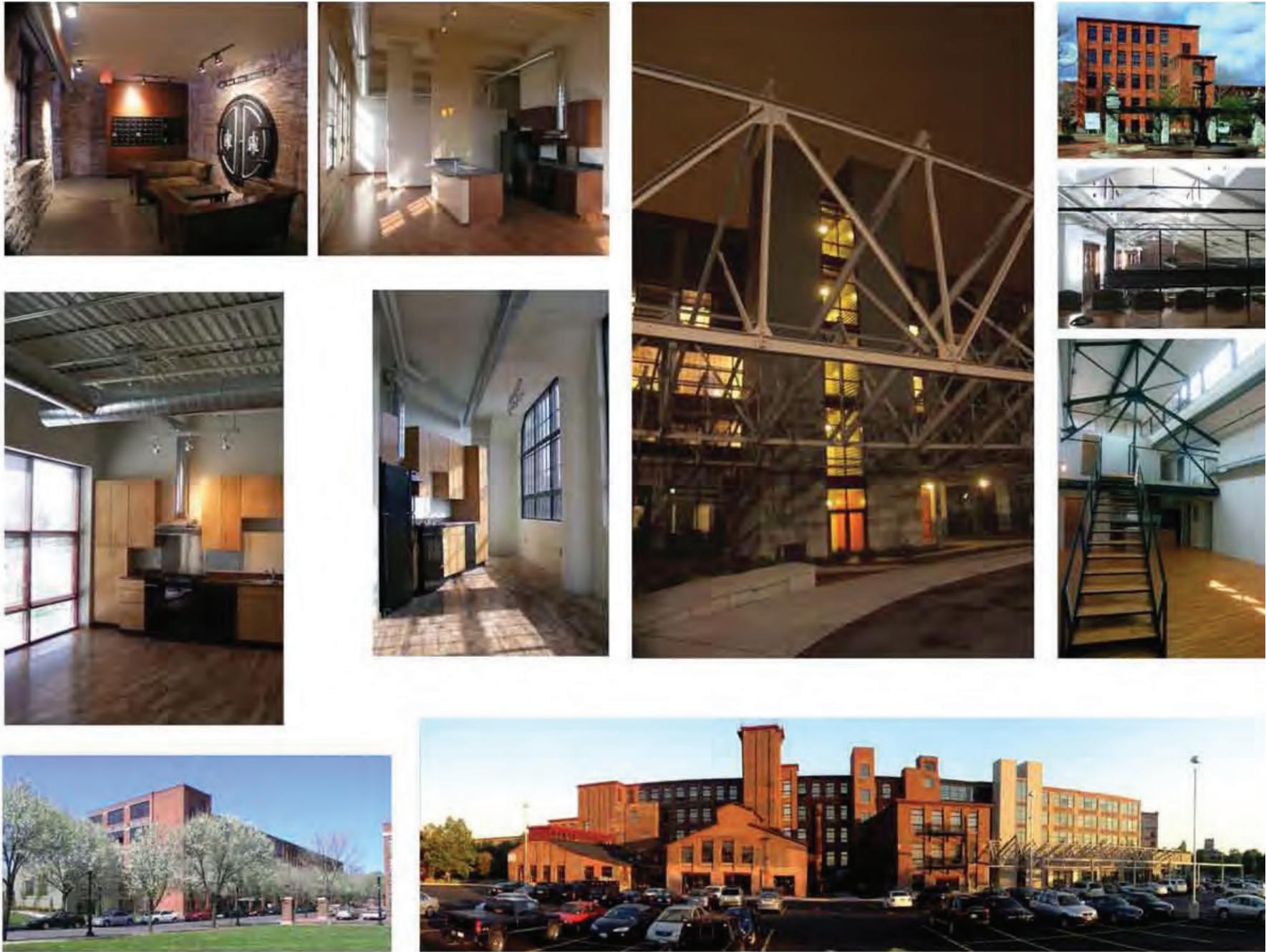
- Upper Crown Mill – Marcellus – 34 mixed-use condos and Marcellus Library
- Stevedore Lofts – Oswego – 43,000 s.f. Class A mixed-use building
- Seitz Building – Skaneateles – 10 luxury apartments and 5 commercial spaces
- Lakeview House – Skaneateles – 4 luxury residential and 1 commercial condo
- Mirbeau Inn and Spa –Skaneateles -- luxury hotel, restaurant and spa
- Franklin Lofts – Syracuse Lakefront Area -- 140,000 s.f. Class A mixed use project
- The Foundry – Syracuse Lakefront Area -- 45,000 s.f. Class A commercial office project
- Thayer House Condominiums – Skaneateles -- 6 luxury condominiums
- Willow Street Lofts – Syracuse -- 48,000 s.f. Class A mixed-use project
- The Ultimate Goal Sports Centers – Marcellus and Watertown – Indoor sports centers
- Deer Run – Ithaca -- 175 unit condominium and single family home project
- Autumnree Court – Skaneateles -- upscale single family subdivision
- Marcellus Village Woods – Marcellus -- 30 unit detached single family subdivision

Ted L. Kinder- Continued

Partial Client List

Federal Government
New York State
Onondaga County
City of Syracuse
U.S. Postal Service National Housing Trust
U.S. Army Syracuse Housing Authority
Town of Geddes Ben Weitsman and Sons
Auburn Local Development Corporation
Cicero Local Development Corporation
Syracuse Economic Development Corporation
Syracuse University
Hobart College
Cornell University
St. Lawrence University
Cortland State University
Pyramid Corporation
Vornado Corporation
Sears Corporation
Steinbach Corporation
Traveller's Insurance Company
Bond, Schoeneck and King, Law Firm
Costello, Cooney and Fearon, Law Firm
Devorsetz Law Firm
Firley, Moran, Freer and Eassa, Accountants
Testone, Marshall and Discenzo, Accountants
BMC Accounting
Sutton Companies
Morgan Stanley
Chemical Bank
Skaneateles Savings Bank
Binghamton Savings Bank

West Genesee Central School District
Lafayette Central School District
Westhill Central School District
Southern Cayuga Central School District
Ithaca City School District
Syracuse City School District
Lafargeville Central Schools
Skaneateles Central School District
Jordan Elbridge Central School District
Baldwinsville Central School District
Ultimate Goal Family Sport Centers – Marcellus, Watertown
Cicero Twin Rinks/YMCA Recreation Center
NEC Corporation
Bell Atlantic
Eric Mower and Associates
Partnership Properties
U.S. Airways
American Airlines
Hancock International Airport
Mirbeau Inn and Spa of Skaneateles
Peregrine Development – Assisted Senior Living
The Regional Market of Syracuse
Dinosaur Bar-b-que
Marcellus Free Library
Mass Mutual Insurance Company
Siemens Corporation
NUCOR Steel Corporation
Welch-Allyn Corporation
Franklin Properties
JGB Enterprises



**Franklin Properties
The Lofts at Franklin Square**

This five-story, 140,000 sf certified historic rehabilitation of the former O.M. Edwards factory is in the heart of the historic Franklin Square district of Syracuse. Listed on the National Register, the factory complex was designed by noted Syracuse architect Gordon Wright and constructed in 1906 for industrialist Oliver Murray Edwards - an inventor of various railway devices and padlocks. The facility was expanded in 1927 and hailed as a "model manufacturing plant" in the 1939 New York World's Fair. After nearly a 100-year run, the O.M. Edwards Company closed its doors in 1988.

The property sat vacant, exposed and deteriorating from 1988 until 2003 then Franklin Properties acquired it and began a two-phase, \$16 million mixed-use historic rehabilitation. The completed project has won several awards for excellence. It combines 92 market-rate loft apartments with 40,000 sf of Class A offices and neighborhood service retail. Commercial tenants include Parente-Beard CPA's, Hess Oil's regional headquarters and The Sutton Companies, a real estate brokerage and management firm.

Project Profile:	Lofts at Franklin Square
Description:	140,000 sf Certified Historic Rehabilitation; 92-Loft Apartments and 40,000 sf of Commercial Space
Investment:	\$ 16 Million
Developer/Owner:	Franklin Properties
Architect:	MacKnight Architects
Contractor:	MCK Building Associates
Lender:	Community Preservation Corporation/Freddie Mac
Mortgage:	\$11.9 Million
HTC Investor:	Fannie Mae



Franklin Properties The Foundry

The Foundry is a \$6 million, 42,000 sf adaptive reuse of the former C. C. Bradley & Son factory at 432 North Franklin Street in Syracuse. C.C. Bradley and Sons manufactured forging hammers, and shipped them all over the world. The Bradley facility was designed by Syracuse architect Gordon Wright, and opened in 1903. It was the first of a dozen important early 20th Century industrial buildings to be constructed on the marshy former salt industry lands north of downtown Syracuse that is today known as Franklin Square.

By 2002, the building was basically empty, badly deteriorated and suffering from serious environmental contamination from a century of industrial use. The building's owner and the City of Syracuse jointly announced their intention to demolish the structure, which would have left a gaping hole in the fabric of the historic Franklin Square neighborhood. Franklin Properties intervened and proposed a \$6 million restoration and adaptive reuse of the historic structure for Class A offices. An agreement was reached for the transfer of the property to a Franklin Properties affiliate for redevelopment.

Franklin Properties began by successfully negotiating the first Brownfield Voluntary Clean-Up Agreement in Region 7 of the NYS DEC. That cooperative agreement defined a remediation plan, which was implemented prior to the commencement of the rehabilitation and adaptive reuse of the property.

Today, The Foundry is fully leased Class A Offices for some leading firms including Testone, Marshall and Discenza CPA's, Mass Mutual and Siemens, among others. A 10-ton, circa 1910 C. C. Bradley & Son forging hammer and graphic narrative of the company is displayed as a historical artifact in the Testone Marshall and Discenza atrium lobby.

Project Profile: The Foundry
Description: 42,000 sf Adaptive Re use to Class A Offices

Investment: \$6 Million
Developer/Owner: 432 North Franklin. LLC
Architect: MacKnight Architects
Contractor: MCK Building Associates
Lender: Goldmru1 Sachs

Mortgage: \$4.5 Million



Franklin Properties Lofts on Willow

The \$6 million, 45,000 sf Lofts on Willow complex is located one half block north of Clinton Square in downtown Syracuse. The project includes both the certified historic rehabilitation of the former C. W. Snow Warehouse; and the restoration/adaptive reuse of a neighboring 1880's Queen Anne-style townhouse.

The four-story, 42,500 sf former Snow Warehouse was designed by Archimedes Russell, perhaps Syracuse's most significant architectural figure. Russell was noted for his beautiful adaptations of classical historical styles, including such landmarks as the Onondaga County Court House and the Syracuse University Hall of Languages. The C. W. Snow Warehouse was probably the least decorative building of his career. The warehouse's exterior was extremely simple with only decorative stylized pilasters at the front door to distinguish it. But inside, the poured concrete structure with mushroom-capped columns was inventive, cutting edge engineering in 1913. That inventive engineering earned the building a place on the National Register of Historic Places.

When a Franklin Properties affiliate, Willow Street Lofts, LLC. acquired the property in 2005, the old warehouse was a dull, blank mass - even the original steel windows had been removed and the openings filled with cement block. Today, the rehabilitated facility includes 48-loft style apartments and 2,500 sf of commercial space, and the rehabilitated 2,500 sf Queen Anne-style townhouse is the office for Community Preservation Corporation, who also happened to be the project's lender.

Lofts on Willow won SHPO's 2008 New York State Historic Preservation Project Achievement Award for its "outstanding commitment to community revitalization and adaptive reuse."

Project Profile: Lofts on Willow
Description: 42,500 sf Certified Historic Rehabilitation: 48-Loft Apartments, 2,500 sf of Commercial Space; and 2,500 sf Townhouse Office

Investment: \$6 Million
Developer/Owner: Willow Street Lofts, LLC
Architect: QPK Design
Contractor: MCK Building Associates
Lender:

Community Preservation Corporation/
NYS Pension Fund
Mortgage: \$4.1 Million
Tax Credit Investor: CityScape Capital Group - Bank of America



Franklin Properties Upper Crown Mill

The \$9.8 million, 53,000 sf. Upper Crown Mill is located in the Village of Marcellus, New York. Upper Crown Mill is a 5-building mixed-use development consisting of 32 residential condominiums, 2 commercial condominiums and the Marcellus Free Library. It is a newly constructed facility that was completed in 2009, but is built in the same architectural style and in the same location as the original Upper Crown Mill. The original mill, which opened in 1870 and was the economic life-blood of the Village of Marcellus for almost 100 years, was demolished approximately 20 years ago. The site remained a vacant, blighted industrial wasteland until 2006 when a Franklin Properties affiliate, Upper Crown Mill, LLC purchased the property for redevelopment.

The Upper Crown Mill is located on the banks of beautiful Nine Mile Creek, a famous trout stream in Central New York. As part of the redevelopment, the Upper Crown partnership removed an antiquated, silted dam on the creek and, with the guidance of the U.S. Fish and Wildlife Service and DEC, returned that section of Nine Mile Creek to prime fish and wildlife habitat. The project consists of the main Mill Building with 29 condominiums, three outbuildings which include commercial condominiums with residential above and the Marcellus public library in its own stand alone "mill" building. The 11,000 sf library is the first Silver LEED Certified Building in Onondaga County. It is a state-of-the-art facility that the developer, Upper Crown Mill, LLC, designed and built under a turn-key agreement for the Library. The Marcellus Free Library purchased the completed property.

Located among historic, 19th Century homes just two blocks from the center of the Village's downtown, this walkable, mixed-use development has become a major asset to the Village of Marcellus.

Project Profile:	Upper Crown Mill
Description:	53,000 sf. Mixed-use development consisting of 32 residential condos, 2 commercial condos and the local public Library
Investment:	\$9.8 million dollars
Developer/Owner:	Upper Crown Mill, LLC
Architect:	Lake Architectural
Contractor:	MCK Building Associates, Inc.
Lender:	M & T Bank



Franklin Properties Stevedore Lofts

The \$6.2 million, 42,000 sf Stevedore Lofts is located on the Oswego River in downtown Oswego, New York. This four-story development is a certified historic rehabilitation of the former Standard Yam factory, a National Register landmark. The project was completed in 2012. The building is classic turn-of-the-century heavy timber construction. The original building was built in 1897 with substantial additions put on in 1902 and 1911.

The site has 2 acres and accommodates 70 parking spaces. This mixed-use development includes approximately 5,500 sf. of Class A commercial space and 3 loft-style apartments on the ground floor. The upper three floors have 26-lofts that range in size from 850 to 1,300 sf. The large, 7 foot by 9 foot factory windows command excellent views of the Oswego River, downtown Oswego and Lake Ontario.

When the Franklin Properties affiliate, Stevedore Lofts, LLC, acquired the building it had been a cold storage warehouse for many years. The roof had begun to leak extensively, and the structural shell was beginning to experience serious decay. By restoring the building, Stevedore Lofts, LLC saved an historic landmark, advanced the community's river-front revitalization and added valuable, high-quality market-rate apartments to downtown Oswego.

Project Profile:	Stevedore Lofts
Description:	42,000 sf Certified Historic Rehabilitation; 29 loft apartments; 5,500 sf commercial space.
Investment:	\$6.2 Million
Developer/Owner:	Stevedore Lofts, LLC
Architect:	MacKnight Architects
Contractor:	MCK Building Associates, Inc.
Lender:	Community Preservation Corporation/SONYMA
Grants:	\$1.6 Million Restore New York Grant
Tax Credit Investor:	Foss/Schneider Electric
Mortgage:	\$2.75 Million

STREAM COLLABORATIVE

Noah Demarest, founder of STREAM Collaborative, is a licensed and registered Architect and Landscape Architect as well as a LEED Accredited Professional. Noah grew up in Ithaca and the surrounding area since the age of two. He attended Cornell University's School of Human Ecology where he earned a Bachelors degree in Design and Environmental Analysis with a focus on human factors, interior design and facility planning. Noah continued at Cornell to earn a Masters degree in Landscape Architecture with a focus on recreational facility design, the use of digital media in the design process and sustainable design.

Noah has taken an unconventional path to architecture having worked as an independent graphic and website designer, architectural job captain and a senior landscape architect. He has managed projects of all scales from large master plans of nearly 500 acres to the design of the smallest site elements such as a single park bench.

After running his own design company for 7 years, Noah relocated to Providence, RI in 2005 to join Union Studio (formerly Donald Powers Architects) where he focused his talents on traditional neighborhood design and affordable housing projects in New England. During this time he also dedicated himself to the new paradigm of Building Information Modeling (BIM) using Autodesk Revit, expanded his skills with Google Sketchup, and developed his graphic style and digital workflow. In 2 years at Union Studio, Noah worked as a project manager and job captain leading the production of drawings from schematic design through construction documents for dozens of housing units in urban infill and new mixed-use neighborhood plans.

In 2007, Noah returned to Ithaca to join Trowbridge Wolf Michaels Landscape Architects LLP, one of central New York's premier landscape architecture and campus planning firms. From 2007 to 2012, Noah played a role in over one hundred campus, park, trail, and urban design projects from Buffalo to Albany.

Working with Trowbridge Wolf Michaels allowed Noah to earn enough experience (combined with his degree in Landscape Architecture) to sit for the five landscape architecture registration exams and earn his license to practice in New York State. During this time, Noah also completed the seven architecture registration exams and is now one of just a handful of individuals to hold both licenses in the State of NY.

Today, Noah is the principal in charge of STREAM Collaborative and leads the design of campus and municipal projects as well as the design of single and multi-family housing. He is an adjunct lecturer at Cornell University, teaches professional workshops for both Autodesk Revit and Google Sketchup, sits on the City of Ithaca Conservation Advisory Council, and tirelessly renovates his home in the wonderful "old urban" Fall Creek Neighborhood.



STREAM /stroom/ verb

1. *to move or proceed continuously like a flowing stream, as a procession.*

Collaborative /kə-la-bə-rā-tiv/ noun

1. *an entity working jointly with others or together especially in an intellectual endeavor*

CONTACT

Noah Demarest RA, RLA, LEED AP
Principal + CEO

noah@streamcolab.com
607.216.8802

www.streamcolab.com

NOAH DEMAREST RA, RLA, LEED AP

OBJECTIVE

To be engaged in the sustainable design of human environments.

EDUCATION

- M.L.A. '02 Cornell University
- B.S. Design and Environmental Analysis '98 Cornell University

PROFESSIONAL

- Registered Architect in New York State
- Registered Landscape Architect in New York State
- LEED Accredited professional
- Member of Ithaca Green Building Alliance
- Member Sustainable Enterprise & Entrepreneur Network
- Member Local First Ithaca

PUBLIC SERVICE

- Member of City of Ithaca Conservation Advisory Council 2013 to present
- Member of City of Ithaca Planning & Development Board 2012-2013
- City of Ithaca Downtown Re-zoning working group 2013
- City of Ithaca Minimum Parking Requirement working group 2013

WORK EXPERIENCE

- 2012 - Present STREAM Collaborative Architecture + Landscape Architecture, Ithaca, NY - *Principal*
- 2007 - 2012 Trowbridge Wolf Michaels Landscape Architects LLP, Ithaca, NY - *Sr. Landscape Architect*
- 2005 - 2007 Union Studio Architects (formerly Donald Powers Architects), Providence, RI - *Project Manager and Job Captain*
- 1998 - 2005 Tallman & Demarest Architects, LLP, Ithaca, NY - *Designer*
- 2005 - 2007 Sunnywood Designs Inc., Ithaca, NY - *Board of Directors*
- 2001 - 2005 Deviron LLC, Ithaca, NY - *Principal Designer and CEO*
- 1998 -2000 Demarest Studios, Ithaca, NY - *Freelance Designer*

TEACHING

- Spring 2013-2014 -Cornell University- Ithaca, NY - *Adjunct Faculty*
 - DEA 4580 - *Introduction to Autodesk Revit Architecture*
 - DEA 2410 - *Introduction to Computer Aided Design*
 - DEA 2420 - *Advanced Computer Aided Design*
- Fall 2010 - 2012 TC3.Biz Professional Workshops - Ithaca, NY *Adjunct Faculty*
 - *Revit Level 1 & 2- Intro & Advanced Autodesk Revit Architecture*
- Spring 2011 - 2012 TC3.Biz Professional Workshops - Ithaca, NY *Adjunct Faculty*
 - *Introduction to Sketchup*
- Spring 2004 Cornell University - Ithaca, NY *Adjunct Faculty*
 - *Instructor: Integrating Theory & Practice Senior Landscape Architecture studio.*
- Fall 2001 Cornell University - Ithaca, NY, *Teaching Assistant*
 - *Site Engineering II - advanced site grading for graduate and undergraduate students*

SOFTWARE SKILLS

- AutoCAD - release 12 through 2014
- Autodesk Revit - advanced parametric Building Information Modeling beginning with version 4.0 through 2014.
- SketchUp Pro - expert user including teaching experience in 3D modeling, rendering and presentation
- Adobe Suite - advanced techniques in vector and raster digital manipulation including Photoshop, Illustrator and InDesign
- Microsoft Office - experienced user of complete suite

SELECT PROJECTS *

Housing

- TREE at EcoVillage, Ithaca, NY – Architect of record for construction administration phase of 40 sustainable homes (Jerry Weisburd, Coterre design architect)
- Breckenridge Place, Ithaca, NY - Landscape Architect including site design for 6-story affordable housing building located at the former Women's Community Building **TWM**
- Belle Sherman Cottages, Ithaca, NY – Architect and Landscape Architect including site design and facade design for 19 new market rate single family homes and 10 new townhouse units (LEED ND pending) **TWM**
- The Village at SUNY Oswego, NY – Landscape Architect including site design for new 350 bed student townhouses (LEED Homes Silver) **TWM**
- Holly Creek Townhouses, Ithaca, NY – Landscape Architect including site design for 22 affordable townhouse units developed by Ithaca Neighborhood Housing Services (LEED Homes pending) **TWM**
- Ithaca Gun Factory Condominiums, Ithaca, NY – Landscape Architect for concept and demolition phase **TWM**
- Catherine Place, Bristol, RI – Job Captain for eight infill affordable housing units **USA**
- Greater Elmwood Redevelopment, Providence, RI – Job Captain for historic tax credit project including the renovation and new construction of affordable housing **USA**
- San Juan Passage, Seattle, WA – Job Captain for site planning and conceptual design of 100 market rate units **USA**

Commercial

- South Hill Business Campus Master Plan, Ithaca, NY – Landscape Architect **TWM**
- Hangar Theatre Renovation, Ithaca, NY – Landscape Architect including site design **TWM**
- Simeon's Restaurant Expansion, Ithaca, NY – Design Architect for feasibility and concept phase
- Mama Goose Relocation, Ithaca, NY – Design Architect for feasibility and concept phase
- YMCA of Ithaca and Tompkins County Addition, Lansing, NY – Architectural Designer including construction documents and visualization **TDA**
- Town Hall, Lansing, NY – Architectural Designer **TDA**
- Ithaca Shopping Plaza, Ithaca, NY – Architectural designer for facade improvements **TDA**

Higher Education

- Ithaca College Master Plan – Landscape Architect including development of campus vision through year 2020 **TWM**
- Broome Community College Science Building – Landscape Architect including site design (LEED NC pending) **TWM**
- SUNY Oswego Science and Technology Building – Landscape Architect including site design (LEED NC pending) **TWM**
- SUNY Oswego Facilities Master Plan – Landscape Architect **TWM**
- SUNY Oneonta Milne Library Plaza – Landscape Architect **TWM**

Parks & Recreation

- Corning Centerway Bridge, Corning, NY – Landscape Architect for design and construction documents for pedestrian bridge **TWM**
- Lehigh Valley trail improvements, Mendon, NY – Architect for Rochester Junction Pavilion **TWM**
- Southtowns Connector, Buffalo, NY – Landscape Architect for enhanced node design along Outer Harbor waterfront trail **TWM**
- Streetscape enhancements, Seneca Falls, NY – Architect/Landscape Architect for Pavilion and Elizabeth Cady Stanton Overlook **TWM**
- SUNY Cortland Early Childhood Education Playground, Cortland, NY – Landscape Architect for construction documents **TWM**
- Niagara Falls State Park Goat Island landscape improvements, Niagara Falls, NY – Landscape Architect including visualization and construction documents **TWM**
- Sprout Nursery School, Ithaca, NY – Conceptual design and installation for natural playground installation
- Lakeview Golf Course Feasibility Study, Dryden, NY – Primary author of economic analysis and conceptual recommendations **TDA**

Environmental Planning

- Brownfield Opportunity Area Draft Nomination study, Niagara Falls, NY Landscape Architect **TWM**
- Brownfield Opportunity Area Draft Nomination study, Rome, NY Landscape Architect **TWM**
- Main Street Design Guidelines, Rome, NY – Landscape Architect **TWM**
- Cornell University Generic Transportation EIS, Ithaca, NY – Landscape Architect and illustrator **TWM**
- Cornell University Milstein Hall EIS, Ithaca, NY – Website design and report coordination **TWM**

Residential

- Reilly Barn Conversion, Newfield, NY – Architect for exterior fenestration and interior space planning
- Fox/Zifchock Residence, Ithaca, NY – Architect for contemporary healthy home
- McRae Residence, Lodi, NY – Landscape Architect for Seneca Lake home and guest house **TWM**
- American Cottage, Warwick, NY – Job Captain for award winning single-family residence **USA**
- Private Residence, Westport, MA – Job Captain for award winning residence **USA**
- Benson Residence, Lansing, NY - Job Captain for earth sheltered home **TDA**
- Bowes Residence, Ithaca, NY – Architectural designer and job captain for craftsman style lake house on Cayuga Lake **TDA**
- Sidle Residence, Ithaca, NY – Job captain for contemporary home **TDA**

* Projects completed with others. **TWM**=Trowbridge Wolf Michaels Landscape Architects, **USA**=Union Studio Architects, **TDA**=Tallman & Demarest Architects

March 7, 2014

Taitem is pleased to be part of STREAM Collaborative's team proposing to redevelop the old Tompkins County library. We share the vision of transforming this underused building into a vibrant focal point for our community.

Taitem Engineering has exceptional expertise and experience in all aspects of sustainable building —

- designing energy-efficiency retrofits for existing buildings
- developing a comprehensive plan and designing strategies to help a building attain its energy usage reduction goals. These goals can range from basic energy usage reduction all the way to net-zero energy use
- finding creative solutions to the design challenges posed by building re-use
- consulting, modeling, and commissioning to help buildings achieve LEED certification

Taitem has experience in cutting-edge technologies including innovative HVAC, envelope, and structural solutions. Our projects incorporate innovative features, such as highly energy-efficient heating and cooling systems; renewable energy from the sun and earth; and green roofs and walls. We have extensive experience working with existing buildings and understand the importance of building preservation.

Because Taitem does both design and energy conservation work under the same roof we are able to create building designs that have the potential for deep energy savings. With the entire team's dedication to energy savings we see this project as having the potential to achieve very high energy savings.

We look forward to helping this project move forward.



Yossi Bronsnick, PE, SE, LEED AP
Partner, Senior Engineer
Design Department Manager

Sample Projects

First Presbyterian Church, Ithaca, NY. Existing conditions survey and HVAC feasibility study for stone church built in 1890. 2013. Comprehensive energy study. 2008.

Telluride House, Cornell University, Ithaca, NY. Award-winning structural design for ongoing exterior restoration of historic university-affiliated building. 2004-2009.

Christ Episcopal Church, Corning, NY. Comprehensive energy study for church built in 1895. Recommendations included envelope improvements. 2008.

William Henry Miller Inn, Ithaca, NY. Structural design for new carriage house at historic inn. 2006.

The Clinton House, Ithaca, NY. Comprehensive energy study for historic downtown building built in 1828, with additions in 1872 and 1902. Recommended energy-efficiency measures included envelope improvements. 2006.

700 Cascadilla Street, Ithaca, NY. Mechanical, electrical, plumbing, and fire safety design for new 5-story multi-use (commercial/residential) building. Feasibility study, including evaluation of ground source heat pumps, solar PV, solar thermal, and small wind; and mechanical, electrical, plumbing, fire safety, and structural schematic design studies. 2013.

Lime Hollow Community Education Center, Cortland, NY. MEP and solar photovoltaic design for new recreational and educational building. 2013.

Argos Inn, Ithaca, NY. Review of HVAC systems in support of planned geothermal installation at hotel seeking LEED certification. 2011. LEED-compliant commissioning. 2014.

City of Ithaca, Ithaca, NY. Design of solar-thermal DHW systems for Ithaca Youth Bureau, Cass Park, and Department of Public Works buildings. Evaluation of using solar-thermal DHW to provide space heating at Youth Bureau building. 2011

EcoVillage TREE Neighborhood, Ithaca, NY. Conceptual and schematic design for development of 30 new townhouses seeking net-zero energy use. 2010. Mechanical, electrical, and plumbing design for new townhouses. 2013.

City of Ithaca GHG Survey. Greenhouse gas survey to support municipal energy action plan by assessing the city government's GHG emissions for the year 2010 and identifying potential actions to advance the City's efforts to reach its 2016 GHG reduction goal. Also includes an overview of community-wide emissions. 2012.

Baptist Health Nursing and Rehabilitation Center, Scotia, NY. Comprehensive energy study including investigating the thermal performance of the facility using energy modeling for 140,000-SF, 262-bed long-term residential and short-term rehabilitation center. 2011.

My Micro NY/adAPT NY, 335 East 27 Street, New York, NY. LEED compliant energy modeling for multi-unit modular construction pilot project of 55 apartments in a multi-use building. 2013, in construction.

Ithaca Neighborhood Housing Services Spencer Road Apartments, Ithaca, NY. Energy modeling for proposed new townhouses and apartment building. 2013.

Lower East Side Girls Club, New York, NY. LEED energy modeling for 12-story residence and community center building. 2013.

45-56 Pearson Street, Long Island City, New York. LEED Energy modeling for new 14-story apartment building. 2012.

Bronx River Greenway-River House and Bushwick Inlet NYC Parks and Recreation District Headquarters. Energy modeling for new buildings seeking LEED certification. 2012.

Flushing Commons, Queens, NY. LEED consulting for multi-building complex seeking LEED Silver certification. 2013.

Manhattan College Student Commons, Riverdale, Bronx, NY. LEED consulting for 67,400 SF new campus building seeking LEED Gold certification. 2013.

The Brook – Common Ground Community, Bronx, NY. LEED consulting for new multifamily apartment building seeking LEED certification. 2013.

Lower East Side Girls Club, New York, NY. LEED consulting for mixed-use building with community spaces and apartments. 2013.

Gateway Commons, Ithaca, NY. Commissioning, LEED modeling, and LEED consulting for new multiuse (commercial, residential) building that received LEED Silver certification. 2008.

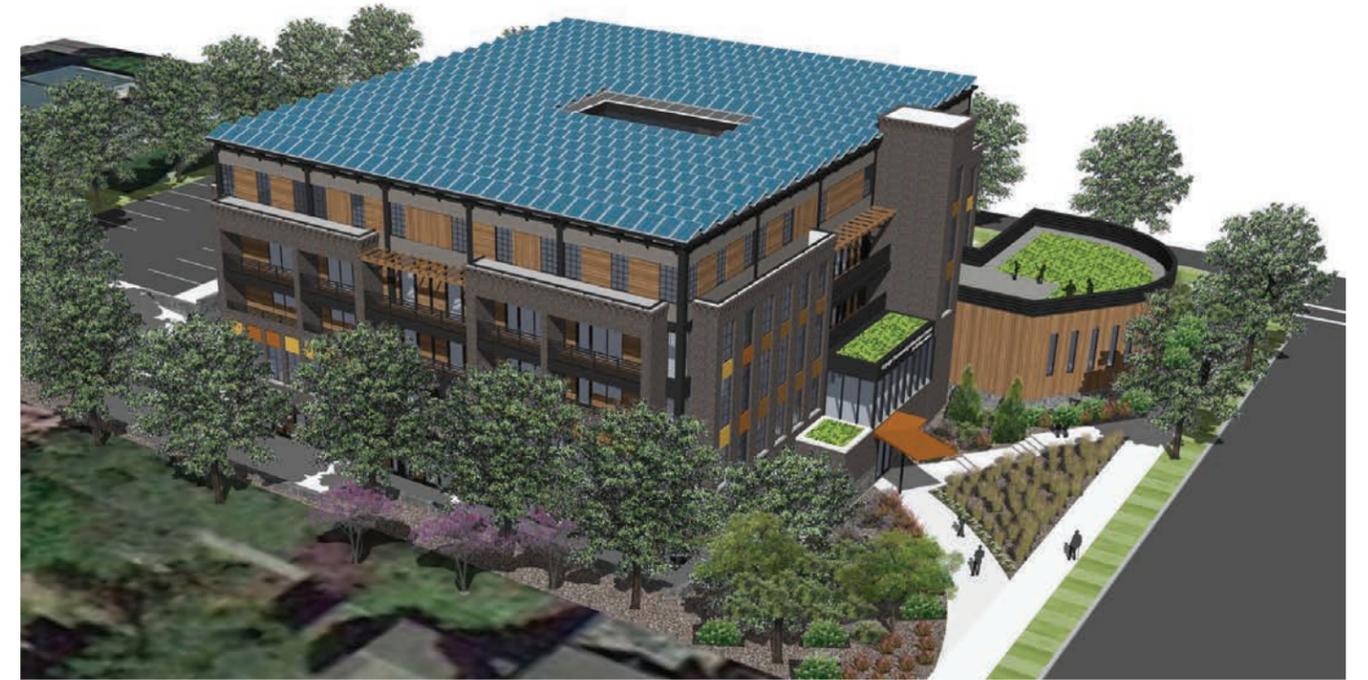
Utica Place, Brooklyn, NY. LEED Fundamental Commissioning for a 70,000 square feet building with four floors for retail / commercial tenants and two underground levels. 2013.

Chemung ARC. Elmira, NY. Commissioning specifications for renovation of 8000 SF office/industrial building. Verification and retrocommissioning of renovated rooftop units including stand-alone direct digital controls. 2005.

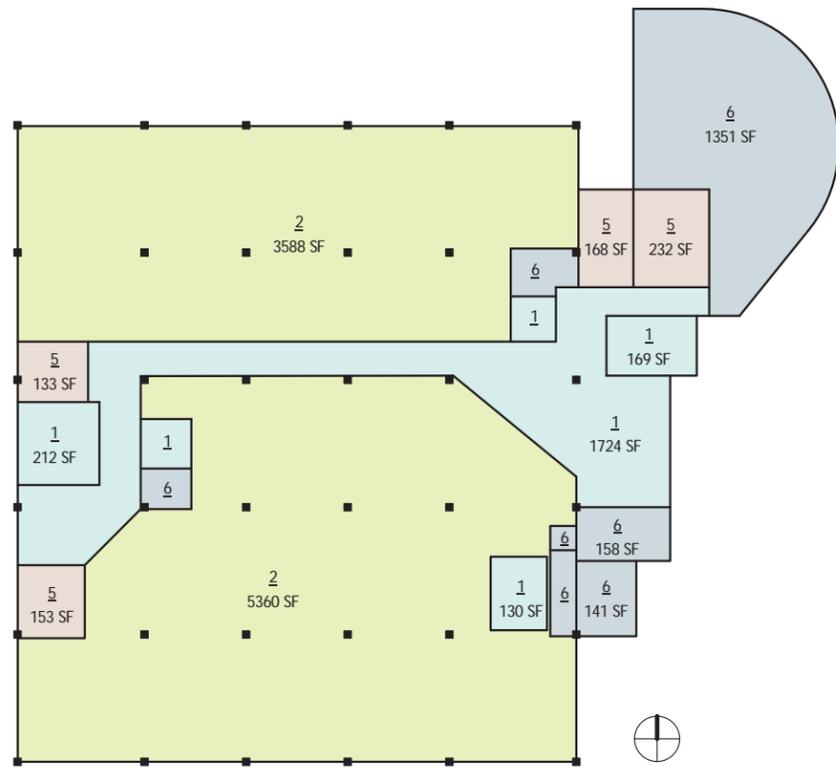
Kendal at Ithaca, Ithaca, NY. Commissioning services for a major HVAC renovation to a multi-building 200,000 SF continuum-of-care complex (assisted living, skilled nursing, health clinic apartments). 2010. Other services included comprehensive energy audit for 47 buildings, MEPS design for energy retrofit, and full construction administration. **Contact:** Fred Jensen, 607-266 5308, fjensen@kendal.org

PROJECT DESIGN





These are preliminary conceptual renderings. The final design may vary.



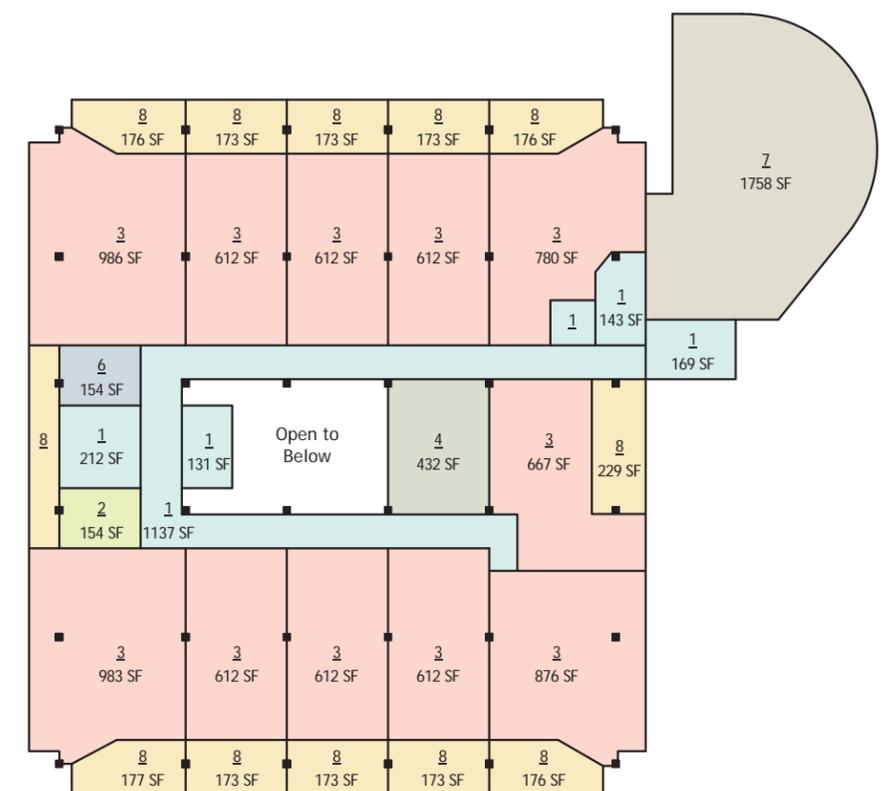
1 1ST FLOOR PLAN

1 CIRCULATION	2377 SF
2 OFFICE	8947 SF
5 RESTROOMS	686 SF
6 MECHANICAL	1900 SF
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	13911 SF



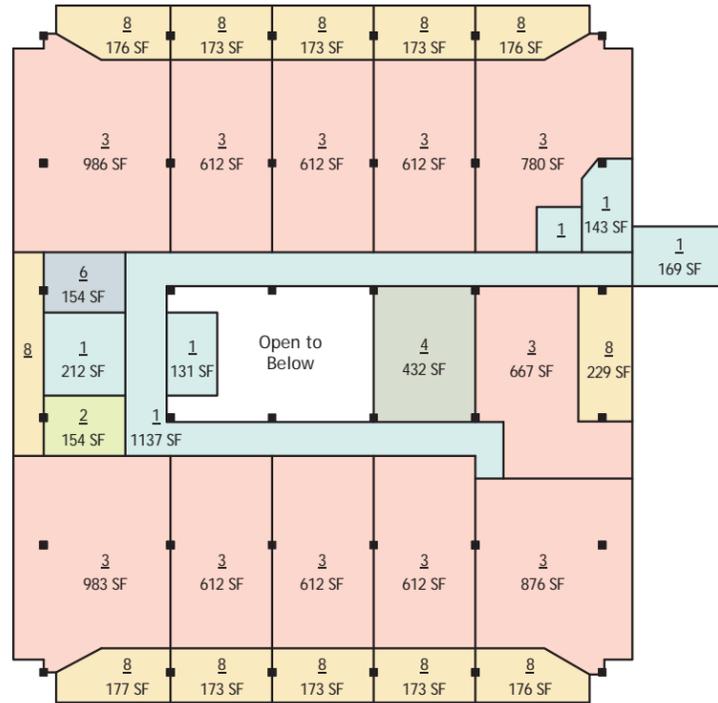
2 2ND FLOOR PLAN

1 CIRCULATION	1676 SF
2 OFFICE	9540 SF
4 COMMON	2776 SF
5 RESTROOMS	576 SF
7 OUTDOOR PUBLIC	681 SF
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	15248 SF



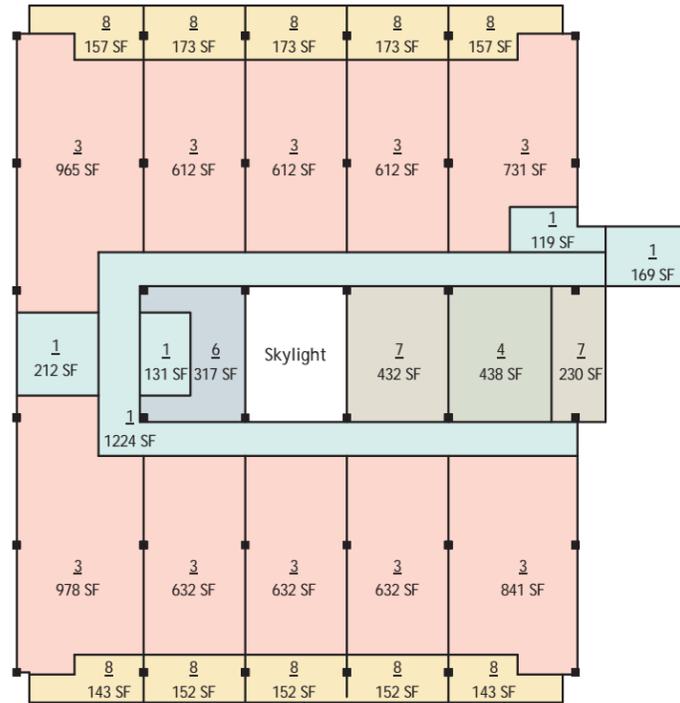
3 3RD FLOOR PLAN

1 CIRCULATION	1856 SF
2 OFFICE	154 SF
3 RESIDENTIAL	7964 SF
4 COMMON	432 SF
6 MECHANICAL	154 SF
7 OUTDOOR PUBLIC	1758 SF
8 OUTDOOR PRIVATE	2161 SF
	<hr/>
	14480 SF



4 4TH FLOOR PLAN

1	CIRCULATION	1856 SF
2	OFFICE	154 SF
3	RESIDENTIAL	7964 SF
4	COMMON	432 SF
6	MECHANICAL	154 SF
8	OUTDOOR PRIVATE	<u>2161 SF</u>
		12722 SF



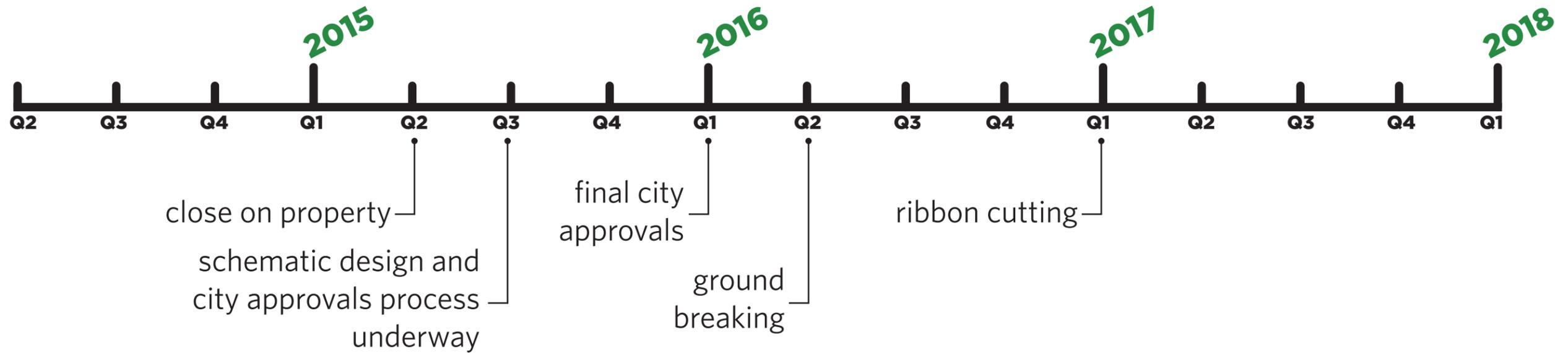
5 5TH FLOOR PLAN

1	CIRCULATION	1855 SF
3	RESIDENTIAL	7247 SF
4	COMMON	438 SF
6	MECHANICAL	317 SF
7	OUTDOOR PUBLIC	662 SF
8	OUTDOOR PRIVATE	<u>1575 SF</u>
		12094 SF

TOTAL PROJECT SQUARE FOOTAGES

1	CIRCULATION	9621 SF
2	OFFICE	18796 SF
3	RESIDENTIAL	23175 SF
4	COMMON	4078 SF
5	RESTROOMS	1262 SF
6	MECHANICAL	2525 SF
7	OUTDOOR PUBLIC	3101 SF
8	OUTDOOR PRIVATE	<u>5898 SF</u>
		68456 SF

TIMELINE



PROJECT CONTINGENCIES

The only contingencies that could affect project readiness to proceed to project development as of April 1, 2015 would be the ability to receive site plan review and board of zoning appeals approval from the city of Ithaca in a reasonable and timely manner, further investigation of the feasibility of maintaining the structural frame in place without disturbing the asbestos, and the confirmation of the ability of the columns and foundations to resist the addition of 2 new residential floors.

SUPPORT

Dewitt Park Inn

*308 N. Cayuga St.
Ithaca, NY 14850
607.272.1122*

March 14, 2014

To the Tompkins County Planning Advisory Board:

We would like to express our support for Dr. Marne O'Shae's vision for the redevelopment of the Old Library.

We believe Marne's vision of a wellness center that combines professional offices, community space and residential living focused around lifelong wellness would be an excellent use for the former library building.

Noah Demarest and his team at STREAM Collaborative have done an excellent job of designing a new building that maintains the original structure and fits in well with our property that is immediately next door to the site.

Sincerely,

Nancy Medsker
Nancy Medsker

Tom Seaney
Tom Seaney

March 14, 2014

To the Tompkins County Planning Advisory Board:

We have reviewed the attached vision for the Cayuga Community Education Center proposed by the development team led by Dr. Marne O'Shea. We would like to express our sincere support for her vision and our confidence in the development team's capabilities in helping her achieve her dreams.

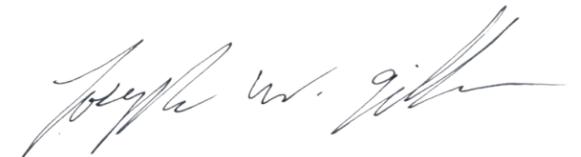
Marne's vision of a wellness center that combines professional offices, community space and residential living focused around lifelong wellness would be an excellent use for the former library building.

We are writing to express our interest in partnering with Marne and locating our professional practices within the newly renovated and much enhanced facility.

Sincerely,



Dr. Ammitai Worob Chiropractor
Sea Change Family Chiropractic



Joseph Gillam, LMT
The Articulate Body