

TOMPKINS COUNTY

OLD LIBRARY DEVELOPMENT PROPOSAL



20 March 2015

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March 20, 2015



Edward Marx, Commissioner of Planning
Tompkins County Planning Department
121 E. Court Street
Ithaca, New York 14850

Re: Tompkins County Old Library Development Proposal

Dear Mr. Marx,

We appreciate being included in the RFEI and RFP process for the redevelopment of the Tompkins County Old Library. We have listened intently to the Community and County discussions and have recrafted our proposal taking those discussions into consideration. Redevelopment of the extraordinary Tompkins County Old Library Property will require a team that has extensive experience working within the Tompkins County planning process, understands our unique local culture, and knows how to design environments that enhance community well-being and advance broadly held community goals of sustainability.

Travis Hyde Properties has assembled that group of partners and professionals for your project. Together we will help transform the underutilized former library site into a vibrant community asset.

- **Travis Hyde Properties** – Ithaca's premier developer with 17 local properties since 1977 including mixed-use properties Center Ithaca, Gateway Commons and Eddygate, residential properties Ravenwood and Westview Terrace, downtown commercial/office property including Gateway Center, and institutional property including the historic landmark Clinton House for the New Roots Charter School.
- **HOLT Architects** – HOLT has 50 years of award winning, sustainable design experience working with local agencies, planners, developers and individuals addressing economic, social, institutional and housing needs of Tompkins County.
- **Esther Greenhouse** – Environmental gerontologist, advocate, advisor and author championing enabling design for over 20 years. Esther's expertise brings sensitivity to the fit between the abilities of seniors and the built worlds we create for them.
- **Trowbridge Wolf Michaels Landscape Architects** – Since 1978 TWMLA has provided creative and comprehensive local landscape planning and design services, including the Cornell University Brian C. Nevin Welcome Center Garden.
- **T.G. Miller Surveyors & Civil Engineers** – For more than 40 years the firm has provided full-service civil engineering and land surveying to clients throughout Tompkins and surrounding counties.
- **Elwyn & Palmer Structural Engineers** - An Ithaca-based structural and geotechnical engineering firm, with extensive experience in public and private facilities design and construction.
- **Ithaca Carshare** - A local not-for-profit, Carshare's mission is to "enhance community access to transportation while reducing negative environmental and economic impacts of car use".
- **Delta Engineering** - Serving the Southern Tier and NYS since 1976, Delta designs take into consideration the people that will ultimately be using the site, the community that they affect, and the impact on the surrounding environment.

In addition to this team of professionals, the development team has invited a neighbor to participate and partner in the project:

- **Lifelong, Tompkins County Senior Citizens Council, Inc.** – Tompkins County’s leading service organization addressing the needs of seniors since 1952 providing social, wellness, recreation, volunteer, and assistance programs to all seniors across Tompkins County.

Our Tompkins County Old Library development team is committed to the local economy and workforce and plan to promote and use local contractors throughout the project process to the extent possible. We understand the importance of a living wage and will support the County’s 2003 Livable Wage Policy when contracting the construction of the development. In addition, all development team members have in-house workforce diversity and inclusion plans and consistently exceed diversity goals in our project endeavors – especially as a result of our extensive work with state and municipal agencies.

This proposal outlines our team’s approach, which we feel is community based and well rooted in the clearly defined planning principles of the 2015 Tompkins County Comprehensive Plan. Please contact us with any questions you may have. Thank you for the opportunity to engage with Tompkins County on this very exciting project, and to offer our services to our home community.

Sincerely,
Travis Hyde Properties

HOLT Architects, P.C.



Frost Travis
President



Graham L. Gillespie, AIA
President



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 Architecture 2030/District 2030 Introduction



1 - Executive Summary

Our team's proposed redevelopment project, led by Travis Hyde Properties in a partnership with Lifelong (TC Senior Citizens Council, Inc.), is to create a mixed-use development that looks comprehensively at the potential benefits of the site.

The Old Library site is repurposed and combined with Lifelong's property holdings to leverage a larger development that provides for greater green space and a public/private community asset that still fits comfortably within the mixed neighborhood context. The building occupancies will include new and expanded facilities for Lifelong on the ground floor, senior-focused housing on three upper floors in 60 one- and two-bedroom apartments, and professional office space at street level. In addition, amenities for the building occupants in the form of a fitness center and community room are provided. The community room will also be available for public use, similar to the function of the community room at the Women's Community Building. Tucked into the wings of the building is a green space dedicated to community gardens for the residents, but also to be used for Lifelong outdoor programs and with views into and out to DeWitt Park. It is expected that the public will be invited to stroll the garden as an extension of the Park. The fully accessible building with limited on-site parking and community gardens linked to Dewitt Park will welcome Tompkins County seniors into a nurturing haven of mid-market housing conveniently connected to a wealth of senior activities at Lifelong and pedestrian-friendly downtown living.

This proposal is to purchase the Old Library property from Tompkins County at fair market value and deconstruct the Old Library and existing Lifelong 1-story building at 119 W. Court Street to create a new 4-story 72,500 gross square foot sustainably-designed, mixed-use building. The 2-story building at 121 W. Court Street remains as an "annex" to the new development, with the intended purpose of providing a place to stay for families visiting relatives in the new apartments. Our decision-making process leading up to this proposal included the analysis of costs, benefits and liabilities for several different options including the renovation of the property. We assessed the ability to create an efficient, financially viable and sustainable building for Senior Living

through either renovation or reconstruction and decided that the short-term impact of new construction is offset when compared to the extensive renovation that the Old Library will have to undergo in order to adapt it into an efficient mixed-use facility. Combined with the potential for leveraging other City and County sustainable developments the proposal taps a larger sustainability goal than keeping the existing building allows. This approach is discussed in more depth throughout the proposal.

By partnering with Lifelong, the project has the ability to manage and mitigate impacts to its surroundings much more than a typical urban construction. Because Lifelong's property on the interior of the block is available during construction, material deliveries, staging, storage, etc. can be contained to a greater extent and not impact vehicular and pedestrian traffic. Also, working from the perimeter to the interior of the block can help allow the building to be a buffer for sound migration past a point in construction.

The partnership of Lifelong and Travis Hyde Properties continues the commitment of the local developer and development team to community support and enhancement. Travis Hyde Properties, along with design team partner HOLT Architects, have individually and collectively shaped much of the built environment of the County and Upstate region for decades. Supported by local design team members TG Miller Engineers & Surveyors, Trowbridge Wolf Michaels Landscape Architects, Elwyn & Palmer Structural Consultants, plus specific expertise consultants Delta Engineering (MEP, CHP), Ithaca Carshare (alternative transportation) and Esther Greenhouse (environmental gerontology) the team has a long, proven track record of successfully designing, building and financing projects in our community. Added to the combined design expertise of the team is the ability of Travis Hyde to manage the property locally.





2 - Project Narrative

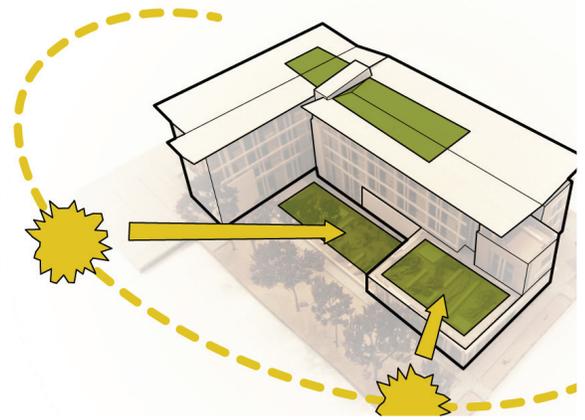
The proposed redevelopment incorporates sustainability, increases energy efficiency, and reduces the building's carbon footprint.

A. Energy Efficiency & Carbon Footprint

As signatories to the Architecture 2030 Challenge, HOLT Architects has embraced the pursuits of a sustainable future through reduced energy demand, consumption and greenhouse gas emissions. In addition, as charter members of the Ithaca 2030 District now in formation and responsible for bringing Ed Mazria, the founder of Architecture 2030 to Ithaca, HOLT Architects and Travis Hyde Properties are committed to additional measures-including water use and vehicular emissions reductions-set forth in the 2030 District goals.

The proposed redevelopment incorporates numerous principles of sustainable design and construction with particular emphasis on energy efficiency and reducing the building's carbon footprint. These elements also contribute to the building's meeting the Architecture 2030 standards.

- Promoting Combined Heat & Power (CHP) tied to a Dewitt Park Loop & showcasing it as a community education outreach tool.
- Providing a high performance building envelope.
- Maximizing daylight harvesting.
- Exploiting the open solar orientation with glass-faced southern exposure.
- Increasing southern glazing for winter solar heat gain.
- Providing exterior shading to reduce summer solar heat gain.
- Using deciduous trees for passive summer shading and winter solar heat gain.
- Promoting natural ventilation and personal control of comfort through operable windows.
- Exploring radiant ceiling panel heating systems for comfort.
- Providing heat recovery mechanical ventilation.
- Incorporating rooftop photovoltaics.
- Reducing parking and paved surfaces and reliance on the automobile while recognizing and being responsive to special needs of project occupants.
- Providing car sharing spaces for residents on site.
- Discouraging residents arriving with cars by providing alternatives and creating incentives; promoting urban living and walkable communities as a sustainable strategy.
- Encouraging residents to use readily available TCAT routes.
- Encouraging employees to park in city garages.
- Providing bicycle storage and shower facilities for both residents and non-residential occupants.
- Developing shuttle bus service to public garages, commercial, entertainment / recreation nodes.
- Facilitating local grocery delivery services for residents.
- Providing concierge service for residents.
- Providing a community garden for relaxation and food production by the residents and Lifelong programs.
- Collecting rooftop water and reuse for gray-water and gardens.
- Providing robust recycling facilities for residents and tenants.
- Taking full advantage of NYSERDA funding potential.
- Providing individual and community garden plots on the roof, perhaps in a greenhouse structure to promote year-round growing.
- Partnering with community garden groups (Challenge, Ithaca Community Gardens, Groundswell) to manage and integrate into the Lifelong and resident community.



New York is ahead of many states in the achievement of energy savings and efficiencies through the promulgation of building codes, standards and incentives. It is one of 18 states to have adopted ASHRAE 90.1-2010/2012 IECC which requires energy savings approximately 19% greater than the national standard of 90.1-2007, which 24 states currently adopt. The national standard is what Architecture 2030 uses as the energy benchmark. Standard practice using a high performance envelope and heat recovery, from our experience, will typically result in a 10% additional increase in efficiency. The use of energy modeling will likely result in an additional 5-7% increase in efficiency, again from our experience. With the exploration of programs for funding renewable energy another 2-5% achievement is possible. Thus, conventionally, a total increase in efficiency/reduction in energy use with these measures can be 26-31% as compared to the national average. This is short of the Architecture 2030 goal of a 60% reduction for new construction, but almost three times as much as the 10% reduction target for existing buildings.

District 2030 goals for water use reduction are 50% below the District average. Strategies employing rainwater capture/reuse and low-flow fixtures will be two of the strategies employed to achieve this goal. Energy savings will also be possible in tandem here. The 2030 existing building standard is 10% immediately, increasing incrementally to 50% by 2030.

Similarly, the District 2030 goal for auto and freight CO2 emissions reductions is 50% below District average, again as compared to an immediate 10% reduction for existing buildings. This goal is difficult to assess as the metrics are not as developed as for energy. However, our development strategy of a significant reduction of parking at the outset should drastically reduce automobile trips associated with the project.

Pursuit of an overall sustainable design will be aided with a metric such as the LEED™ for New Construction standard. The team conducted a preliminary assessment of levels achievable, given prior experience and familiarity with the LEED Rating System. The assessment is included in the Confidential Submission Package, as the assessment form is proprietary; it is not intended as a specific target, as so much of the building performance is based on energy modeling which is conducted once design commences. Rather, it is included to show the types of measures, in addition to those above, that are achievable and a rough calculation as to the likelihood of actually obtaining the associated credits. Nonetheless, a very preliminary assessment of the concept, based on past experience and an understanding of the systems involved, indicates that a range of Silver to Platinum is achievable. We have to include one caveat: this is based on LEED v.3, which has been the industry standard to date. LEED v.4 is in the process of being adopted and may be the standard of use by the time the design commences. The industry has very little real world experience with v.4. However, the metric is not the goal. It is but one measure of the achievement of the design and the bar should be set high.

As the team assessed the issues with achieving the goals of the 2030 District, the need for a combined approach to energy is apparent. A PV array on the roof will certainly contribute, as will a reduction in demand through measures such as daylighting. Designing the building as a double-loaded bar affords the ability for daylight to penetrate deep into the depths of the living spaces and reduce the need for artificial lighting to the extent possible. An opportunity to use a combined heat and power system for the building, or even additional buildings, is also an option of the overall energy plan.

As the team assessed the issues with achieving the goals of the 2030 District, the need for a combined approach to energy is apparent.



2 - Project Narrative

CCHP systems recover waste energy and put it to use, making its carbon footprint half that of a building with conventional energy systems.

A. Energy Efficiency & Carbon Footprint (*continued*)

Combined Cooling, Heat, and Power - A number of innovative energy features will provide a low carbon footprint for the new building. Solar power and a highly efficient Combined Cooling, Heat, and Power (CCHP) system is capable of providing a carbon footprint that is half that of a conventional building.

The building is proposed to have solar photovoltaic panels on the roof, which will provide power during the building's peak power demand period in daylight hours. The building's annual peak power demand will be during sunny, summer days when solar power production will be highest.

An innovative CCHP system is capable of providing power, heat, and cooling with overall efficiency of 60% to a high of 95% at peak performance, greatly reducing operating costs. A conventional building with utility electric for lighting and cooling combined with gas-fired heating would have an overall efficiency of 35%-40% for the use of fuels on and off site, leading to a great deal of wasted energy. The CCHP system recovers waste energy and puts it to use, making its carbon footprint half that of a building with conventional energy systems. Total emissions of CO₂ and NO_x from the building could be half of a comparable building that purchases all utility power and burns fuel for heating.

A CCHP system has a natural-gas fired generator, which provides power and uses waste heat from power production to heat and/or cool the building. Wasted energy can be moved directly to heating or moved through an absorption chiller to convert the energy for cooling purposes.

The apartments and smaller offices will utilize high efficiency Variable Refrigerant Flow (VRF) heating and cooling systems linked to the hydronic heating and cooling sources of the CCHP system. By providing a stable, mid-temperature range energy source, the VRF (heat pump model) will operate at optimum efficiency at all times.

The building can have an oversized mechanical room on the Dewitt Park side. Additional CCHP equipment can be installed there with power and hot water output through the park to serve neighboring buildings if desired. Senior tenants in the building and the neighboring senior center will be able to stay in place during grid outages because of the CCHP power and thermal production capabilities.

The building's CCHP system would be well positioned to become an integral part of any community district energy development in the City of Ithaca. Recognizing *Energize Ithaca* district energy studies currently underway and conceptual plans for generating "nodes" at three to five locations around the city, the building would be the ideal host for the northern "node". Planned *Energize Ithaca* community solar production would then be available to augment purchased utility power to the site.

ASI Energy has been developing its *Energize Ithaca* District Energy program for Ithaca over the past 3-4 years. It has developed into a model that NYSERDA and the State are very interested in seeing completed as a model for other communities to follow. The State has developed the *NY Prize* program to focus on identification and solutions to obstacles in the current energy distribution systems and rules to make local district distribution possible. ASI is actively pursuing the *NY Prize* program for funding to see its plan through to operation.

Alternate solutions will be evaluated such as installing standby power generation alongside the Combined Heat and Power and solar PV systems to be turned on upon grid failure or for peak load protection of the grid when it reaches capacity, to provide sustainability. ASI will be working with NYSEG to identify the process of NYSEG transporting District power to customers away from the generation Nodes and determine how and if NYSEG can practically add equipment to isolate the District from the grid during power outages so District energy can continue to flow.

To date ASI has CCHP projects under construction to be completed this summer: one at the South Hill Business Campus and one at Center Ithaca, the latter with Travis Hyde Properties. Both of these projects are being built with excess power generation capacity in preparation to support District energy. The thermal energy generated will be used by tenants within the host building and opportunities are being solicited to provide heating and cooling to adjacent buildings. *Energize Ithaca* has identified the proposed new building at the former TC Library as a great location to serve as a host Node for a northern portion of the District. There is the potential to extend this Node to link with the power generation from the methane-fired CHP generation at the City's Waste Water Treatment Plant. ASI has financial backing to invest in generation equipment and is pursuing incentives to help pay for the energy distribution infrastructure costs.

What is particularly exciting about this approach is both the ability to link other buildings around DeWitt Park (County buildings, churches, DeWitt Building, Cayuga Apartments, etc.) and the potential to use waste methane from the WWTP to fuel the CCHP.

The fact that SHBC and Center Ithaca are coming online shortly provides real world examples of the process and the product.

From the above discussion the obvious challenge is timing: the *NY Prize* schedule is ahead of the project schedule, so it is hoped that this application can be added to existing applications. Delays in the process will have obvious impacts to successfully implementing this strategy. Having the our development team leader - Travis Hyde Properties, as an existing District Energy participant at Center Ithaca is an advantage in understanding the process.

Sustainable deconstruction - Thoughtful and sustainable deconstruction and construction will not only consider waste reduction through recycling and repurposing, but also reduce environmental, social and economic effects.

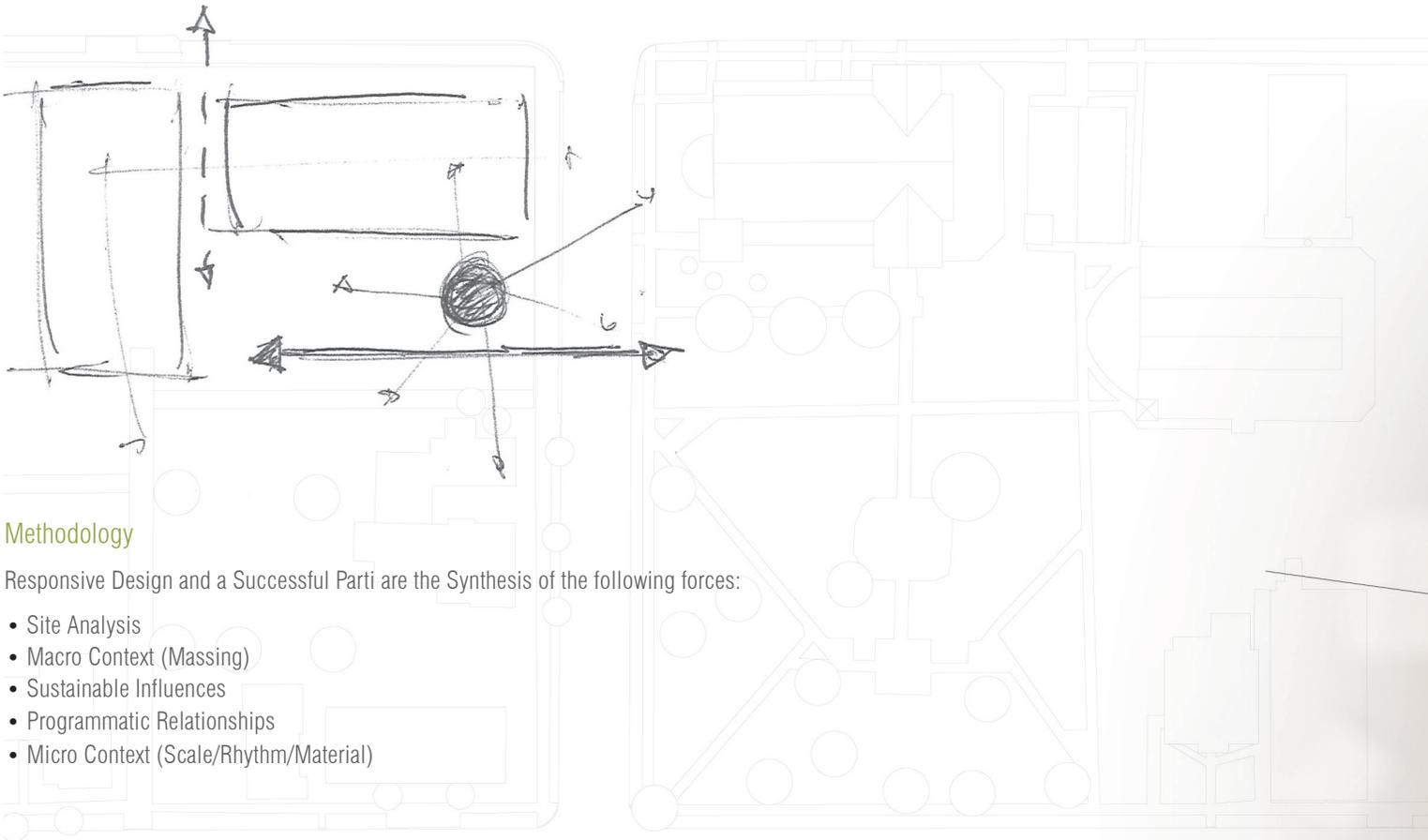
- Identifying existing materials suitable for reuse and local reuse partners in advance.
- Identifying materials with high recycled content and recyclable potential.
- Reducing dust emissions and water use using conventional methods and trying to contain activities to the interior of the site once the perimeter is established and enclosed.
- Reducing unwanted noise associated with demolition and construction to the extent possible. Scheduling of major work will be discussed with the contractor. The best way to minimize impacts will be to shorten the duration of the work.
- Minimize impacts on traffic by staging the deconstruction and construction from the Lifelong properties in the middle of the block, keeping the streets clear of equipment and delivery vehicles to the extent possible.

What is particularly exciting about this approach is both the ability to link other buildings around DeWitt Park and the potential to use waste methane from the WWTP to fuel the CCHP.



2 - Project Narrative

B. Program & Conceptual Design



Methodology

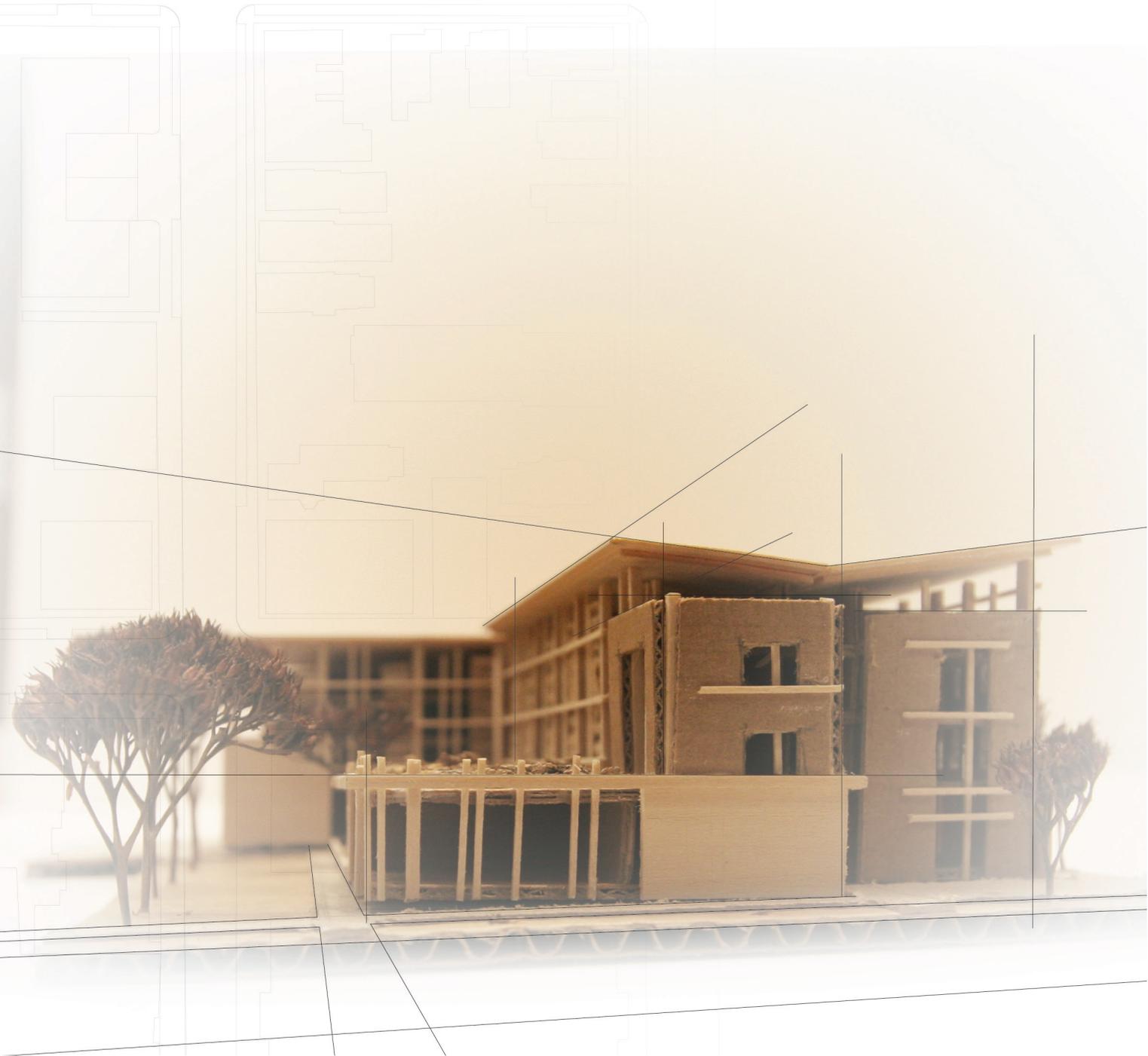
Responsive Design and a Successful Parti are the Synthesis of the following forces:

- Site Analysis
- Macro Context (Massing)
- Sustainable Influences
- Programmatic Relationships
- Micro Context (Scale/Rhythm/Material)

Concept/Parti

The Parti Combines a U-Shaped Ground Floor Plan with an L-Shaped Upper Floor Plan to achieve the following:

- Direct Connection to Dewitt Park
- Sheltered South Facing Courtyard
- Community Space/Green Node at the Southeast Corner of the Site
- Defined North Facade along Court Street
- Articulated East Facade along Cayuga Street in dialogue with the First Presbyterian Church





2 - Project Narrative

B. Program & Conceptual Design





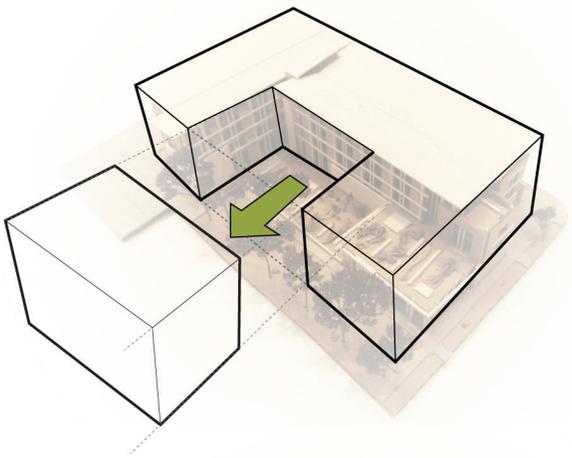
Site Analysis

- **Transition Zone:** The block between Court Street and Buffalo Street is a transition zone between residential Fall Creek and commercial Downtown. It is composed of parks, public spaces and public amenities as well as interspersed housing.
- **Dewitt Park Connection:** The site borders Dewitt Park and provides an opportunity to create a visual and physical connection between the Library Site and the Park.
- **Environment:** The Macro Climate experiences cold Winter winds from the Northwest and warm Summer winds from the South East. The site is also open to south sun angles in both Summer and Winter.
- **Amenities:** Green Star Oasis, Dewitt Park/Farmers Market, places of worship and Courthouse are all within an 1/8th mile of the site. Downtown Shopping District, State Theater, Parking Garages and Post Office are all within a 1/4 mile of the site.
- **Zoning:** The proposed building sites are zoned CBD-50 allowing for a max building height of 50' and a 100% lot coverage with 10 yard rear yard set back. The B1-a zone is programmed for conversion of the existing mixed use office/residential occupancy to an auxiliary support use for the development in the form of suites for visiting families.



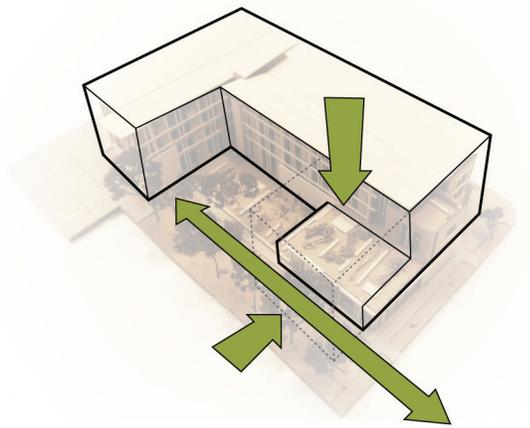
2 - Project Narrative

B. Program & Conceptual Design



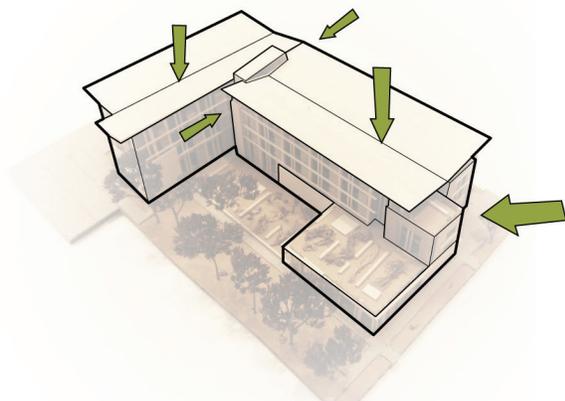
Primary Massing Move

- Central Courtyard: Creation of the central south facing courtyard provides natural light to interior spaces and establishes a “void” space with a strong relationship to Dewitt Park to the east. This move creates a “U-Shaped” mass with strong East, West and North Facades.



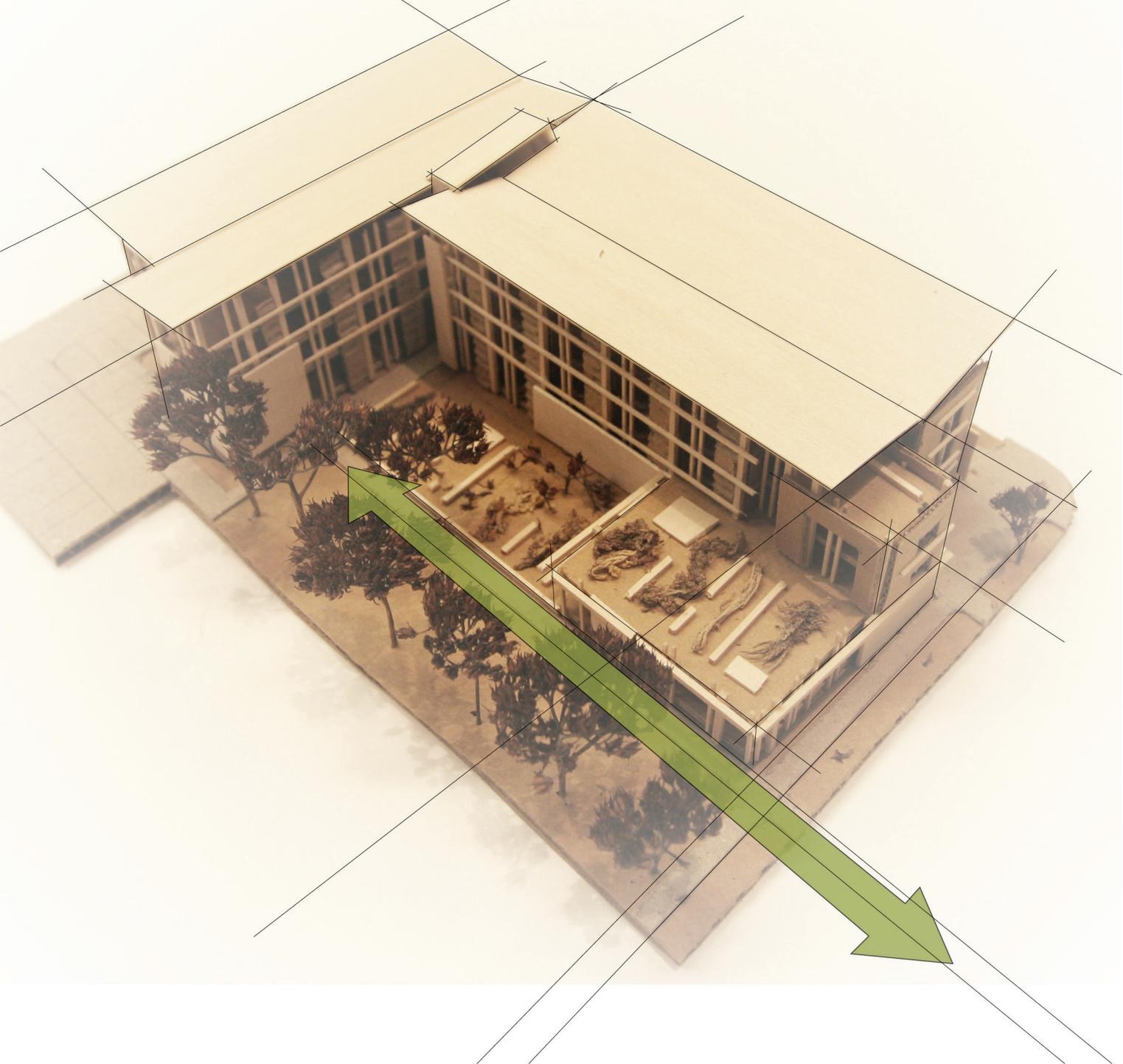
Secondary Massing Moves

- Dewitt Park Connection: Pushing the east wing of the building northward opens up the site and creates a direct physical and visual connection to Dewitt Park. This move links the central courtyard to the park.
- Reduced Massing: Lowering the east wing allows southeast morning sun to penetrate into the courtyard and creates an east facade that relates in scale and proportion to the Church and Park across the street.



Refined Massing Moves

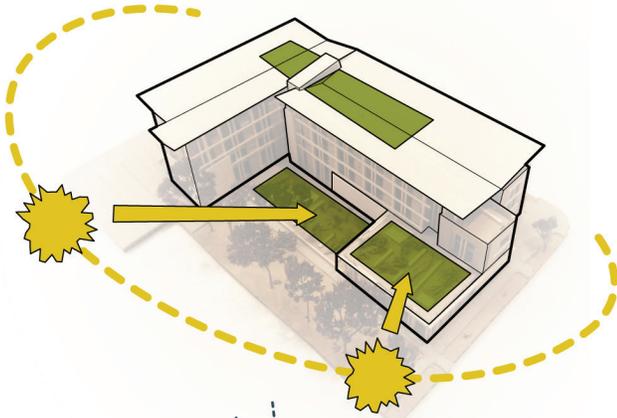
- Public Plaza: The east facade is further articulated to recreate the existing public plaza at the corner of Court and Cayuga Streets. This also continues to break down the east facade creating a stronger dialogue with the broken mass of the church’s west facade.
- Court Street Connection: The mass is broken at the joint of the L to create a through connection from Court Street to the courtyard.
- Roof Articulation: The roof is pitched inward to reduce its presence from the street.





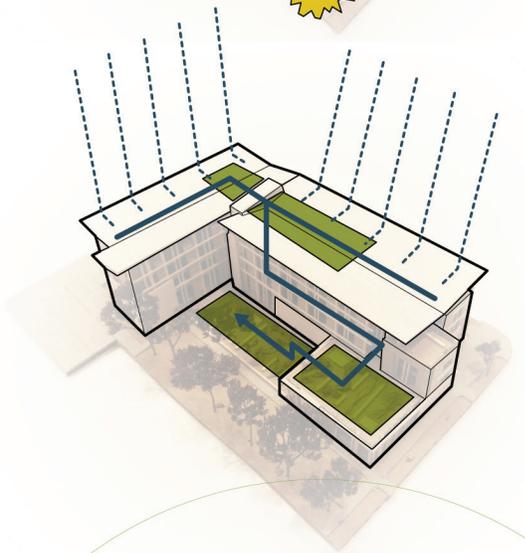
2 - Project Narrative

B. Program & Conceptual Design



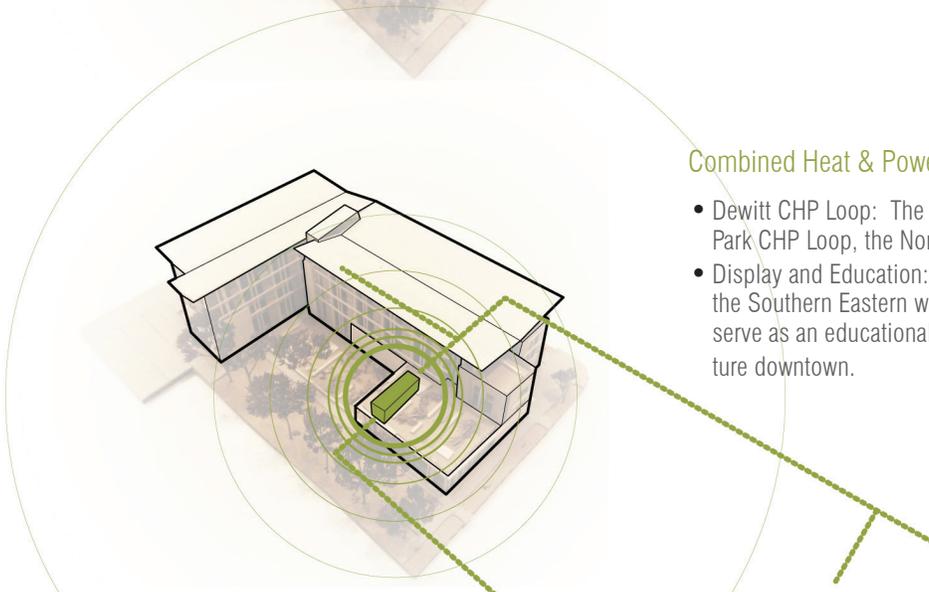
Sun Angles

- Gardens: The courtyard is the organizing element of the plan and the heart of the concept. It speaks to sustainable living and provides the opportunity for on-site food production and a more intimate relationship to nature in the heart of downtown. The ground and roof gardens are open to morning sun year round, ideal for urban agriculture.
- South Facade: The southern facades are also open to direct sunlight and would include shading devices to shield summer sun and allow winter sun to pass through, taking advantage of passive heating and cooling strategies.
- Roof gardens could also be located on the main building roof if the demand is warranted.



Rainwater Collection

- Water Reuse: The shape of the roof naturally lends itself to the capture of rainwater. This runoff would be saved and diverted into the gardens for filtration.
- Waste-Water Filtration: Waste water (grey and possibly black) could be filtered through the gardens and reused in the building.



Combined Heat & Power Node

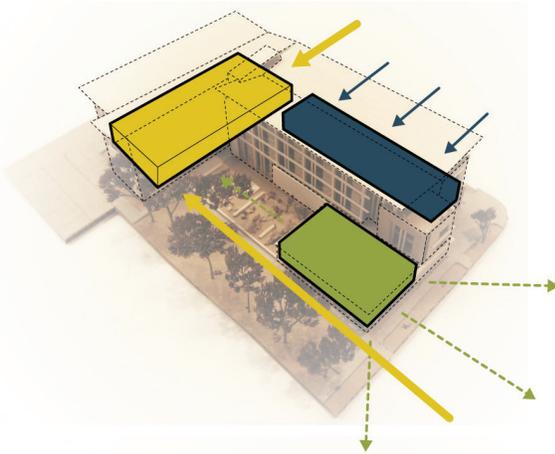
- Dewitt CHP Loop: The building could act as the heart of the Dewitt Park CHP Loop, the Northern Node of a Downtown District.
- Display and Education: The CHP plant could be put on display within the Southern Eastern wing of the building to create a "Green Node" to serve as an educational and outreach tool for sustainable infrastructure downtown.





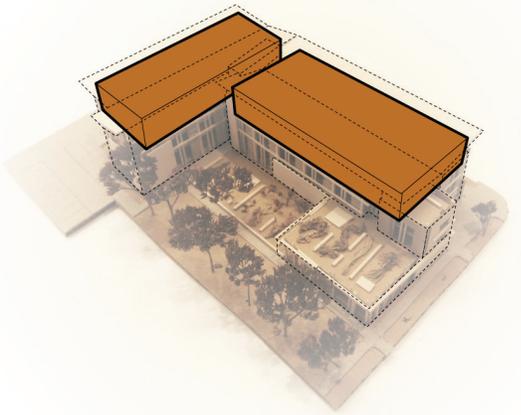
2 - Project Narrative

B. Program & Conceptual Design



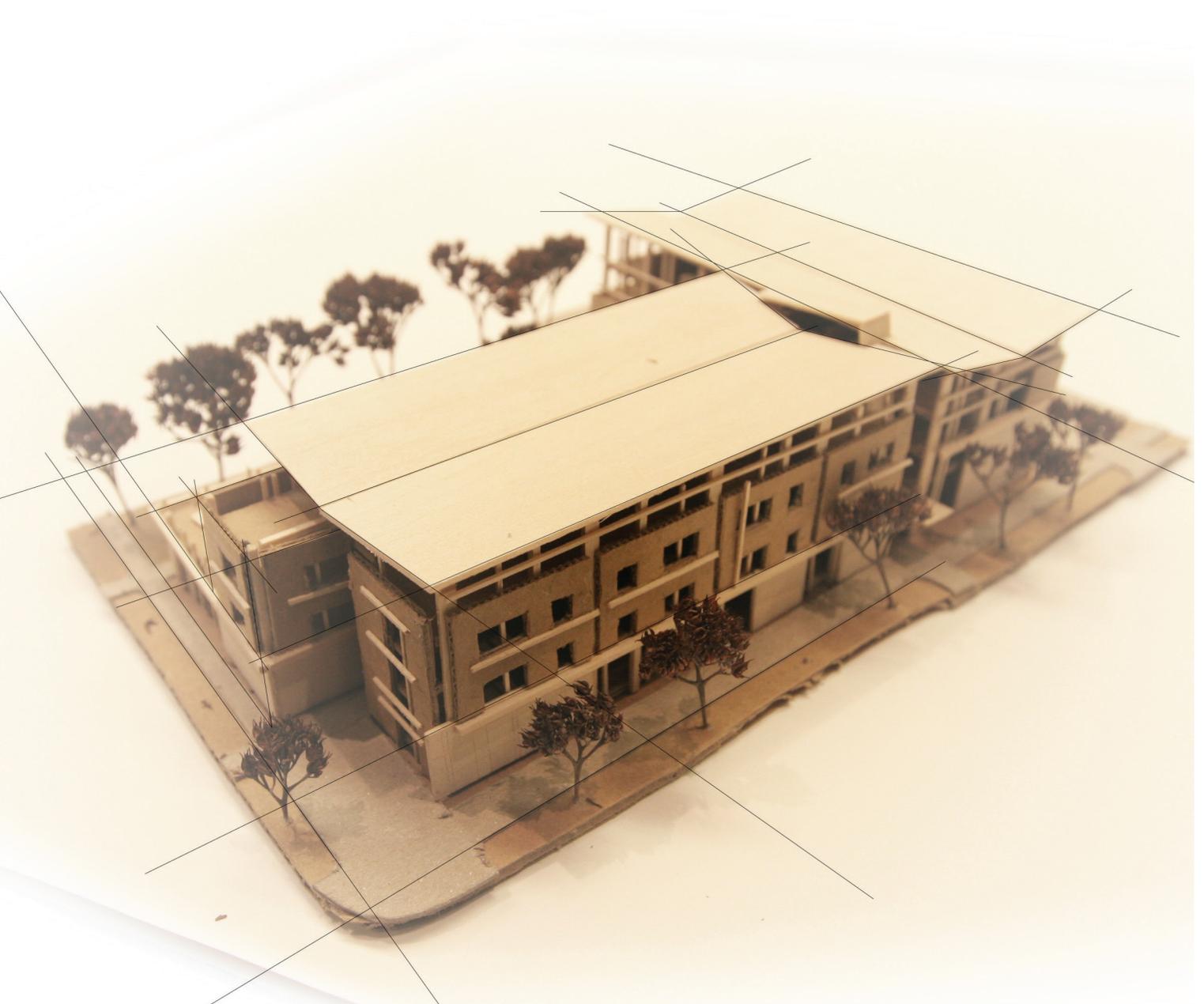
1st Floor Program

- Lifelong: Lifelong program space is located in the western wing of the building to allow frontage on both Court Street and the courtyard. It also places them in close proximity to the minimal amount of site parking. First floor program includes reception/lounge space, computer labs, admin and conference rooms, and large activity spaces.
- Commercial Space: Commercial space fronts Court Street to provide office space for possible law offices and health services.
- Community/Green Node: The one-story eastern wing would house the "Green Node" (CHP Loop) and a shared Lifelong (day)/Community (night) space. With its roof garden this one story piece serves as a beacon, further connecting the facility to the community.



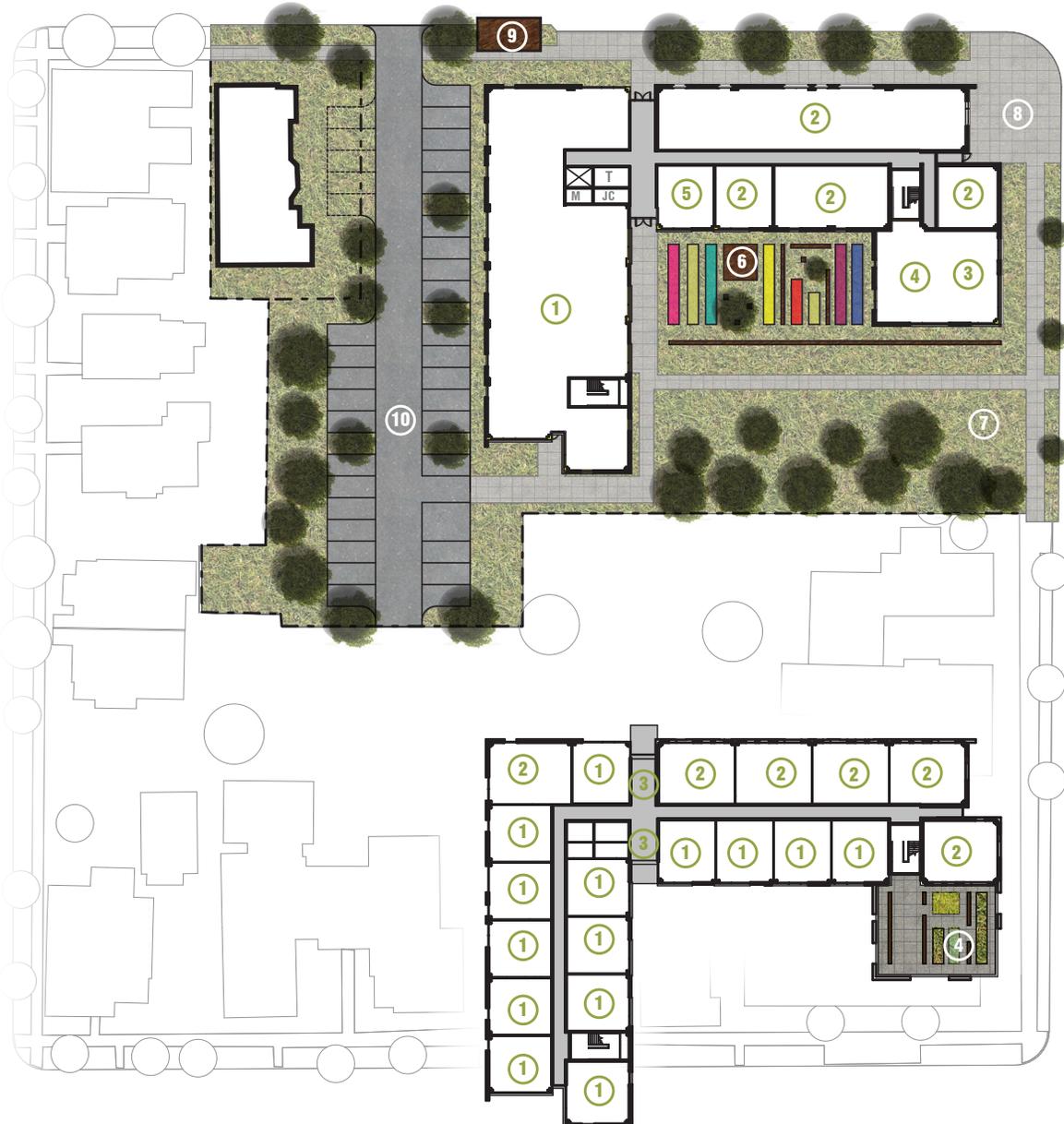
2nd, 3rd, and 4th Floor Program

- Both wings of the 2nd, 3rd and 4th floors are dedicated to housing. Each Floor will hold 7 two-bedroom apartments and 13 one-bedroom apartments.
- Apartment totals are 21 two-bedroom apartments and 39 one-bedroom apartments equating to 60 total units at 800sf and 600sf respectively.



2 - Project Narrative

B. Program & Conceptual Design

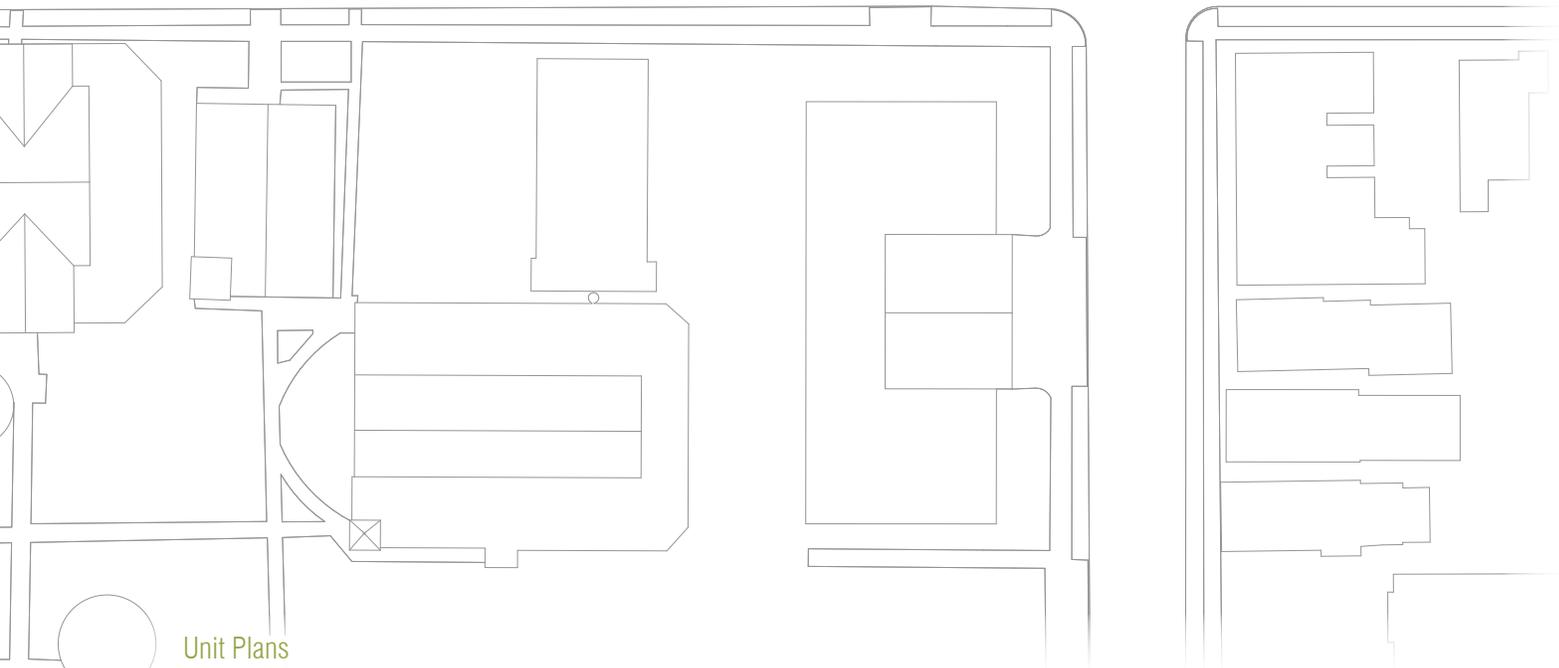


Ground Floor Plan

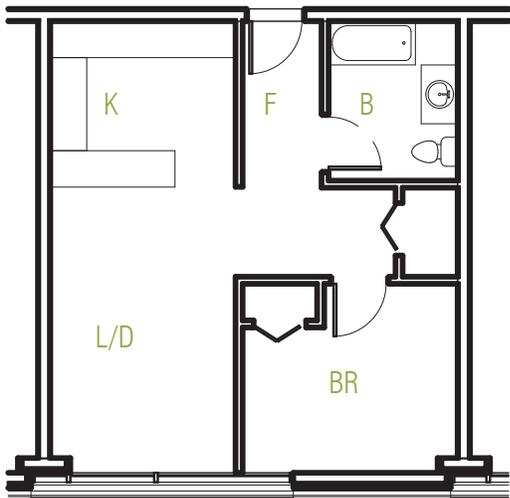
- 1. Lifelong
- 2. Commercial Spaces
- 3. Shared Lifelong/Community Space
- 4. CHP Hub/Green Node (bsmt.)
- 5. Fitness Center
- 6. Garden
- 7. Dewitt Park Connection
- 8. Public Plaza
- 9. Covered Waiting Area
- 10. Parking - 30 Spaces

Typical Upper Floor Plan

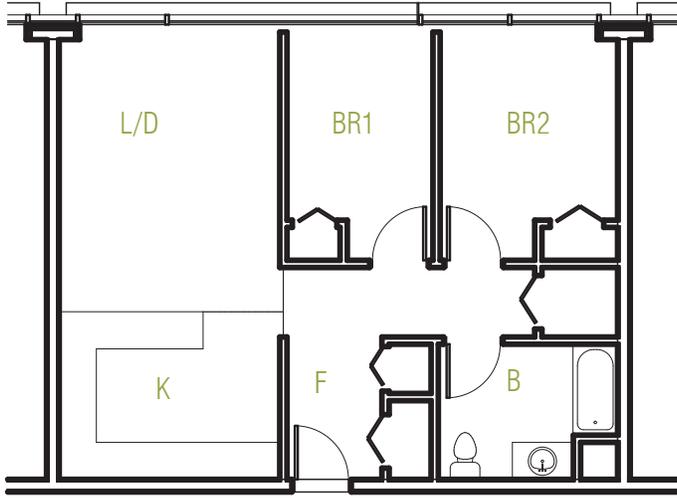
- 1. One Bedroom Apartment
- 2. Two Bedroom Apartment
- 3. Lounge Space
- 4. Roof Garden/Terrace (2nd Floor)



Unit Plans



1 Bedroom, 600 sf



2 Bedroom, 800 sf



2 - Project Narrative

The proposed conceptual site plan equally addresses building mass and green space.

B. Program & Conceptual Design

COMPATIBILITY WITH NEIGHBORHOOD

The design of the building has been modified from the RFEI submission, but the main concepts have held true, as described below.

The two northern and western wings are more equal in length which shortens the building length in the east-west direction, reduces the face to Court Street, and encloses the garden to a greater extent. The realignment also allows the building to be pulled away from its western neighbors, and allows the historic residence at 121 W. Court Street to remain. In discussions with the City Planning Department, this is better from a zoning perspective, and it also holds obvious advantages for preservation of the neighborhood character. To avoid parking for 121 W. Court Street in the yard close to the street, access can be had from the development's drive. As now preserved, 121 W. Court is envisioned as an annex to the main development, purposed as auxiliary use for families visiting relatives in the adjacent apartments. Up to three suites, with a communal kitchen/dining room, will allow family gatherings. Alternatively, the building can be resold for residential or professional office use, similar to the other buildings on the block.

The proposed conceptual site plan equally addresses building mass and green space. Both components, solid and void, are interlocked to create a contextual solution that defines appropriate density along West Court Street and at the same time extends the open green space of Dewitt Park directly into the site.

The 4-story "L" building recalls the scale of the municipal and public historic buildings along Court Street including the First Presbyterian Church, Old Courthouse, Old Jail and Tompkins County Courthouse to the east and the Beverly J. Martin Elementary School and GIAC to the west. All of these masonry buildings are larger than the smaller wooden

houses around them, but achieve compatibility through breaks in their massing and by using articulated bases, belt courses, pilasters, pediments, articulated roof elements and elaborate architectural detail to successfully humanize their scale.

The proposed streetscape along West Court Street would explore the classical device of "base/middle/top" to break down the massing and articulate the residential/office functional program, perhaps with glassy office suites on the ground floor, with two more solid residential floors above and a special penthouse residential level at the top floor set back with small green terraces overlooking the city. A visually light roof form overhead could provide shade and collect rainwater to recycle within the project.

The eastern end of the West Court Street wing might play off the stone apse form of the First Presbyterian Church opposite and define an intimate urban plaza creating a separate entry to the ground floor offices at the corner intersection. Moving southward toward the Dewitt Park Inn, the site opens up with a large inviting green space that connects visually across North Cayuga Street to Dewitt Park. This south facing sun-filled exterior space will make a perfect Community Garden shared by the senior residents and Lifelong clients sheltered from the northern winter winds. Pulling the corner of the building away from the Inn also gives it more room to "breathe" and benefit from the vegetation to be added, and avoids a large wall overshadowing the Inn's fine garden.

A glass enclosed community gathering space along the street provides an indoor venue for outreach education to showcase green design.

The leg of the "L" at the western end of the site will house the new Lifelong Senior Center on

its ground floor overlooking the Community Garden with three residential floors above. Lobby space for residents and Lifelong into the building off West Court Street will occur between the two wings connecting through to the new garden. This will provide good security for the different groups using the building.

This concept will provide Lifelong with two public faces - a new built presence on West Court Street facing residential Fall Creek and a new green address on Dewitt Park facing Ithaca's social/commercial center.

TRAFFIC, VEHICULAR / PEDESTRIAN CIRCULATION & PARKING

In fulfillment of the project goal to provide a truly downtown, urban living experience, on-site parking will be limited to the western edge of the site, preserving as much of the interior of the site as possible as shared green space. Numerous incentives to reduce on-site parking for both senior residents and Lifelong staff will be implemented, including TCAT

(existing stops exist on the north and south ends of the Cayuga Street block and Routes 13 and 17 travel directly in front of the building on Cayuga Street, Routes 10, 11, 14, 15, 30 and 51 are within two blocks, and Routes 31 and 32 are within three blocks of the site), parking garage passes, car sharing (dedicate a Car Share spot on site for residents), shuttle buses, bicycle usage (shower and changing room in the Fitness Center) and local grocery delivery services for residents.

By limiting parking on site to approximately 30 spaces, mostly for Lifelong program participants during the day and residents at night, traffic impact will be similar to the existing Lifelong demand. Lifelong staff and employees of the professional offices will be directed to the nearby municipal parking garages. Visitors to the professional offices will most likely use the metered spaces along Cayuga and Court streets.

A single curb cut on court Street is needed to access the DeWitt Garden drive; none are needed on Cayuga Street.

Numerous incentives to reduce on-site parking for both senior residents and Lifelong staff will be implemented, including TCAT, shuttle buses, bicycle usage and local grocery delivery services for residents.

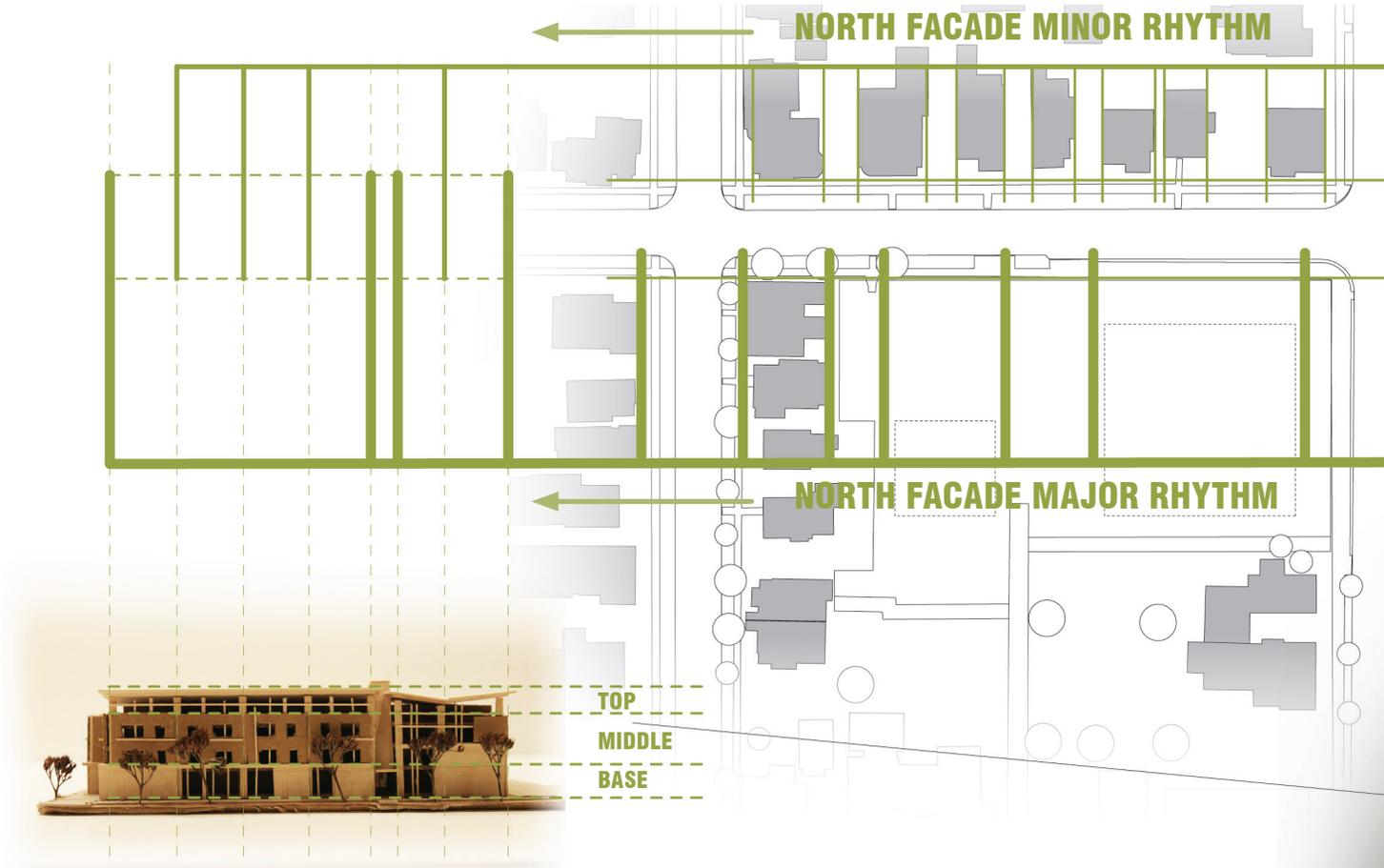




2 - Project Narrative

B. Program & Conceptual Design

COMPATIBILITY WITH NEIGHBORHOOD

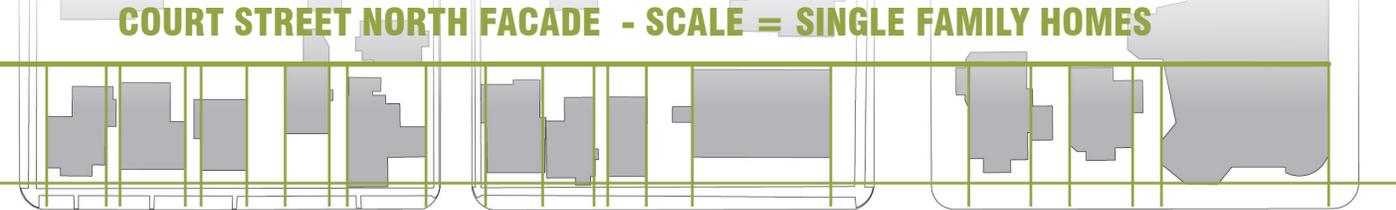


Scale and Rhythm

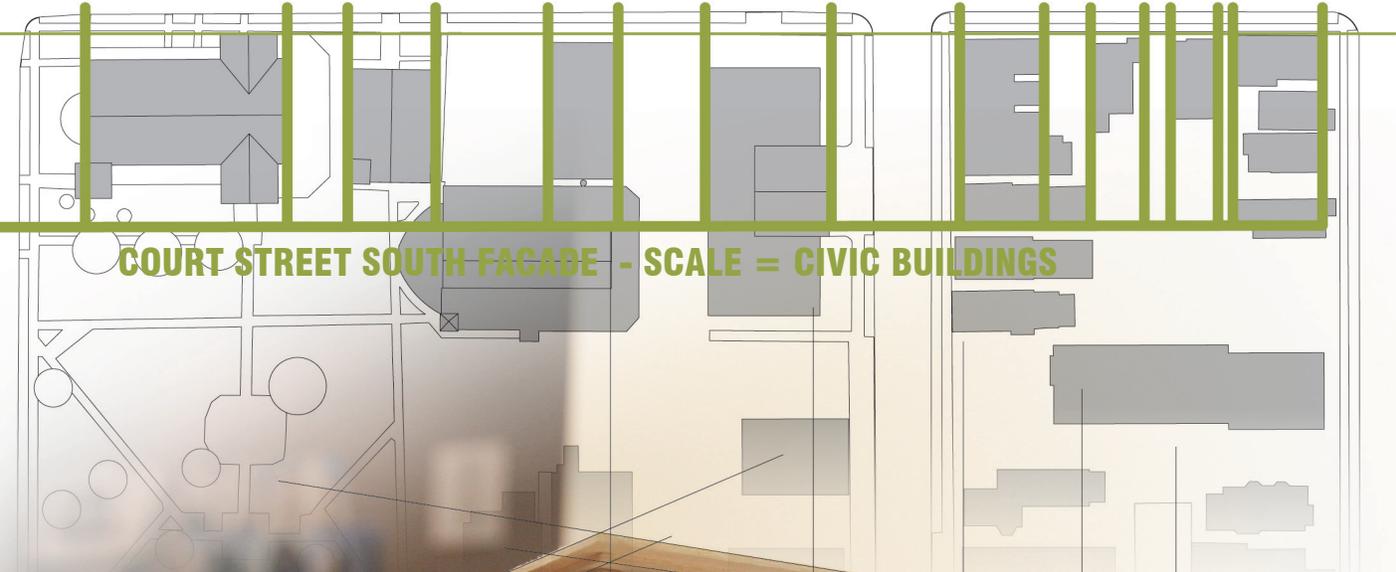
The building's North Elevation aims to synthesize the many elements present along Court Street:

- Court Street North Elevation: Mainly residential in character, it includes 2 to 3 story homes with units 25' to 50' wide, with a similar spacing between.
- Court Street South Elevation: Mainly civic in character with much larger buildings and open spaces. Buildings are 3 to 4 stories plus, and range from 50' to 150' in width.
- Resolution in Facade: The north facade pulls from Court Street's south elevation for its primary scale and rhythm which breaks the building into its east and south wings, recalling the division of the adjacent church into two distinct formal elements. It uses the north elevation of Court Street as the basis for the minor scale and rhythm. Atop its continuous first story, the facade is split into 6, 30' bays articulating individual units and relating back to the scale of the housing across the street.
- Vertical Articulation: The continuous base of the building ties the complex to the adjacent civic buildings. The articulation of a masonry middle band creates the effect of the "mass" of the building terminating at the 30' mark. The glass top then steps back. This articulation allows the building to knit itself into the context of both sides of the street.

COURT STREET NORTH FACADE - SCALE = SINGLE FAMILY HOMES



COURT STREET SOUTH FACADE - SCALE = CIVIC BUILDINGS



2 - Project Narrative

B. Program & Conceptual Design COMPATIBILITY WITH NEIGHBORHOOD

Material Inspiration - North/East/West Facades

The building's North, East and West facades pull material inspiration from the surrounding built context. Stone relating to the adjacent church defines the base. Masonry from surrounding civic buildings would articulate the middle, and the top pulls from surrounding residential materials.



BRICK



STONE



Material Inspiration - South Facade/Courtyard

The building's South facade and Courtyard find material inspiration in the greater natural context of the area. Wood siding would speak to the surrounding forests. Gardens and vines reference surrounding wineries and farms while glass would serve as a reinterpretation of the lakes and gorges dotting our landscape.

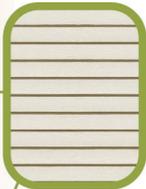


PLANTS



GLASS





SIDING



WOOD





2 - Project Narrative

B. Program & Conceptual Design

COMPATIBILITY WITH NEIGHBORHOOD

In response to ILPC feedback, the north elevation will be further developed to incorporate more references to the residential buildings across Court Street. Additionally rhythm, scale, form development while retaining references to the adjacent civic buildings, are modified from the RFEI submission and will be explored further in the design phases. Further dialog with the ILPC is anticipated.



East Elevation



West Elevation



South Elevation



North Elevation





2 - Project Narrative

C. Responsiveness to Community Needs

Our team's strategy will repurpose an underutilized asset, create a new tax base, provide a new home for Lifelong and much needed mid-market rate senior housing within our downtown core.

While Ithaca has been rated a top place for retirement, like many areas the region is struggling with how to meet the needs of a growing senior population who will live longer, and in many cases outlive their money. Informal care which has been typically provided by nearby adult children is in jeopardy due to variables including migration and increasing economic demands. The majority of our housing stock is designed for the capacities of youth, and often auto-dependent; creating unnecessary barriers. Providing housing in the heart of downtown, in close proximity to fresh food, the library, a post office, and transportation options, can remove obstacles to functioning and independence, and be an exemplary model of serving the needs of the older population.

Our team's strategy will repurpose an underutilized county asset, create a new tax base for the county, provide a new home for Lifelong and much needed mid-market rate senior housing within our downtown core.

This project offers the opportunity to replace the fragmented, outdated Lifelong building at 119 W. Court Street with an attractive new unified accessible center that is reorganized on one floor to deliver seamless services to its clients. By including senior housing within the proposed development, the daily link to the Tompkins County senior community is further strengthened and the need for on-site parking is reduced.

The 2008 Feasibility Study performed by HOLT for Lifelong/COFA provided a solid basis of understanding of Lifelong's space needs. Working collaboratively during the RFEI process, and further refined with Lifelong for the RFP, resulted in an updated program statement to take Lifelong into future generations of the organization.

Preliminary programmatic elements in the new enlarged Lifelong include the following spaces which total approximately 6500 NSF.

- Community Reception/Gallery Space-300 SF
- 2 Flexible Activity Rooms - 2,400 SF
- Collaborative Computer Room - 475 SF
- Library/Reading Lounge - 300 SF
- 2 Large Conference Rooms - 950 SF
- 1 Medium Conference Room - 225 SF
- 2 Small Conference Rooms - 300 SF
- 2 Volunteer Offices - 200 SF
- Accessible Kitchen - 250 SF
- 6 Staff Offices + Support - 700 SF
- IT/Data Hub - 100 SF
- Restrooms + Custodial - 200 SF
- Recycling Center - 100 SF
- Storage - 200 SF
- Plus an exterior Community Garden

Enabling Design - Enabling Design is an emerging design philosophy which utilizes thoughtful, informed design to remove unnecessary obstacles to allow people across the lifespan to function at the highest level possible. This is particularly relevant as we plan new living environments for seniors. If there is a good fit between our abilities and the design, we can retain more independence. However, the greater the gap between one's ability and one's environment, the more "press" we experience, which decreases our abilities, and increases our dependency. Good design can eliminate obstacles to functioning. Esther Greenhouse, environmental gerontologist, has been an advocate, advisor and author of enabling design for over 20 years. Esther will serve as a design consultant for this project. Her insights and guidance will ultimately insure a more successful project for the many seniors who will call the new space home. The team will also reach out to the Finger Lakes Independence Center for dialogue and resources.

Responding to Community Viewpoints -

The RFEI process included numerous public presentations and discussions as part of the Old Library committee's deliberations. The community was afforded many opportunities to comment on and advocate for ideas of interest to it. Our team listened to and discussed the various viewpoints put forward by individuals and advocacy groups to determine how best to incorporate those concepts within the larger whole of the requirements and requests of the County. Some ideas, such as retaining the historic house at 121 W. Court Street, we were able to work into the project readily. Others, such as achieving a very high level of sustainability, we were able to achieve by going beyond the requirements of the RFP and beyond the confines of the Old Library site itself. This specific piece is discussed more fully in Part 2, Section A - Energy Efficiency, of the Project Narrative.

In addition to the energy-specific discussion there, the team considered carefully the construction-related difficulties of repurposing the Old Library given the levels and locations of hazardous materials present in the building, as provided in the report supplied by the County. It was noteworthy to us that the inspector felt compelled to discontinue above-ceiling inspection due to the level of suspect material. Also, he noted that the prior abatement project was conducted under the regulations in force at the time and not to current regulations, understandably. Inaccessible spaces were not sampled, nor equipment, machinery and other non-construction-related contents. A predominant method for remediation of the contents of the building is indicated as encapsulation, meaning that any alteration or addition of the structure or material will still require removal of the hazardous material, at least at the connection point and immediate area. But, some material would be left.

From past experience on NYS projects, there will also be materials uncovered that have not shown up on the report. After careful consideration, we determined that there were too many unknowns to be able to determine the construction impact of renovating the building and the financial impact of this approach without considering whole building remediation. This, in and of itself, would not disqualify the approach. However, a much more elaborate construction plan, schedule and design would be needed to accurately determine the costs involved before our development team could offer a proposal based on this approach.

This was a contributing factor to the decision to repurpose the site. Our team also considered the effects of renovation versus new construction in terms of longevity of disruption to the neighborhood. The amount of removal, replacement, saw-cutting etc. of the existing interior and envelope to meet the program and financial needs of the project were problematic.

A large percentage of the public comments received indicated the desire for ownership of units in any housing program. While we understood and are in sympathy with this market type, the desire to maintain the units at mid-market pricing prevented the model from being successful in the financial performance of the project. One of the parameters of ownership is the requirement for a higher level of amenity, for instance in finishes; which can be optionally offered. Another is parking, especially covered or garaged parking. With our site and sustainability strategy this provision was not available. Together with the desire to keep the building at an optimized size that would be compatible with the neighborhood, thus limiting the quantity of units provided, and the costs of building Downtown, an ownership model proved unworkable. Other considerations of the timeline for attorney general approval and associated legal costs were considered.

The expression of the opinion that for rent units would not lend themselves to the fostering of a "neighborhood" feel for the complex is addressed by the intention to have an age-restricted rental policy. Plus, with Lifelong as available to the residents as a short walk downstairs, we feel the residents will self-select to live in this "neighborhood".

Our team listened to and discussed the community's various viewpoints to determine how best to incorporate those concepts within the larger whole of the requirements and requests of the County.



2 - Pro-Forma & Financials

D. Economic/Tax Base Impact

The projected community benefit of the collaboration of this development team comes from creating a new, mixed use building and fulfilling the need for quality, accessible senior housing as well as fulfilling all of Lifelong's programmatic needs. Class A office space will also be provided. Given the site's close proximity to county services, especially the Courthouse, this office space will be attractive to a number of service firms, especially the legal profession. Additionally, bringing a total of four tax exempt parcels, the Old Library as well as the Lifelong sites, back to the tax rolls will generate several million dollars of tax revenue over the expected life of the project. While the final form of the project will be determined through iteration with multiple stakeholders and a year-long design process, the project as currently conceived will very likely cost at least \$14,000,000.

E. Capability of Developer

Travis Hyde Properties began as Ithaca Rentals and Renovations in 1977 and has operated since that time with the continued goal to provide tenants with the best service and value that Travis Hyde Properties can offer. Travis Hyde Properties manages Class A and mixed-use real estate in Ithaca, NY and offers commercial property space to rent for office, retail storefronts, or café space. Travis Hyde Properties owns and manages a property portfolio in excess of 850,000 square feet. In addition to operating numerous rental properties, Travis Hyde was the developer for several signature buildings in Ithaca including Gateway Center, Gateway Commons, Center Ithaca, Cayuga Professional, Clinton House, Carey Building, 407 College Avenue, and the Eddygate. Additional financial information supporting the capability of Travis Hyde to undertake, finance and manage the project can be found in Section 4 - Confidential Information in Package 2.

F. Market Feasibility

The recent housing study performed by the Danter Corporation, and recently augmented by a COFA survey, demonstrates a need for housing in Ithaca of 4,800 units. Senior housing is more than half of this demand, and our project needs to capture approximately 2% of this demand. Senior households increased in Tompkins from 6,084 households to more than 8,010, a 17.7% increase in just five years. Even greater increases are expected in the future.

Increases in population and households age 65 and over are expected to be generated from both internal, aging in place and from immigration. Tompkins County consistently rates highly as a retirement destination. While much housing demand is generated from within the Cornell alumni base of more than 250,000 living alumni, non-Cornell affiliated seniors also create housing demand in Ithaca due to the quality of life available in Ithaca, especially in the very walkable urban core. Employment is created by the presence of seniors rather than required to attract them to the region. Attracting the senior demographic to Ithaca, to our walkable downtown becomes critically important to the continuing economic vitality of the community.

A recent study commissioned by the Downtown Ithaca Alliance demonstrates capacity for more than 300,000 square feet. While some of the currently approved development projects in Ithaca include an office component, the projected new office space does not match the demand. Class A office space especially is in short supply in downtown. The Old Library site will capture 3% of the demand for office space.

G. Price/Lease Payments

Property value is determined by its highest and best use. The land residual method is a calculation that takes the highest and best use of a particular piece of property and subtracts out the total cost of development to arrive at the residual value: the land value. As this is the real estate industry standard for pricing land, this will be our methodology to arrive at the fair market value of the parcel. The total cost of the development will include the significant cost of removing the purpose-built structure on both the Old Library site and the 119 W. Court Street Lifelong parcel.

H. Managing Neighborhood Impacts

Our overall program and conceptual design assimilates into the surrounding historic neighborhood and draws on the strengths of the nearby residences, commercial businesses, civic and religious buildings, as well as the civic amenity green space of DeWitt Park. This confluence of interests, experiences and influences helped shape a development that is the most responsive and most beneficial to the neighborhood and community.

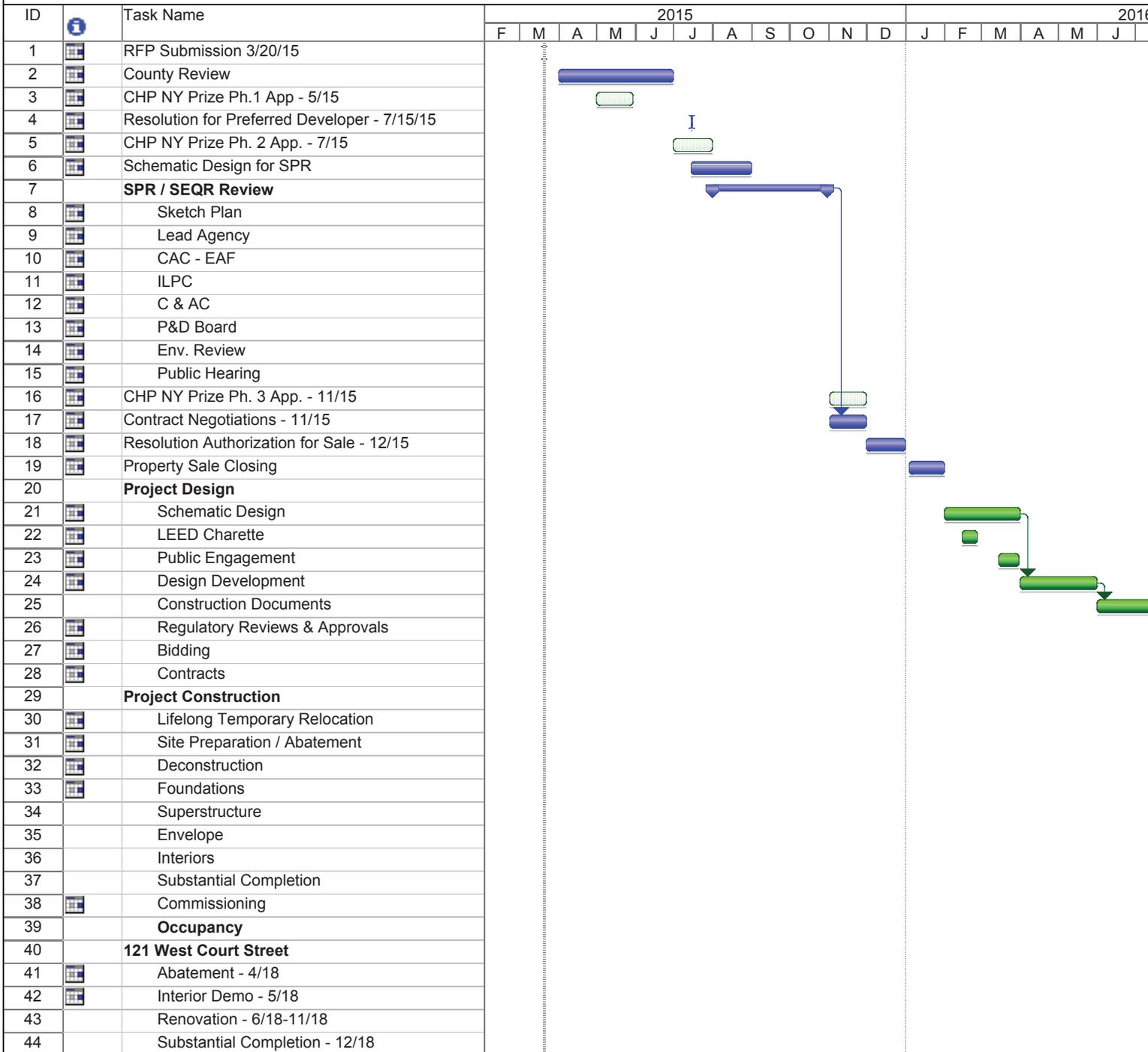
The proposed redevelopment incorporates sustainability, increases energy efficiency, and reduces the building's carbon footprint. It includes a plan to minimize construction impacts and has similar vehicular impacts of the current Lifelong building.

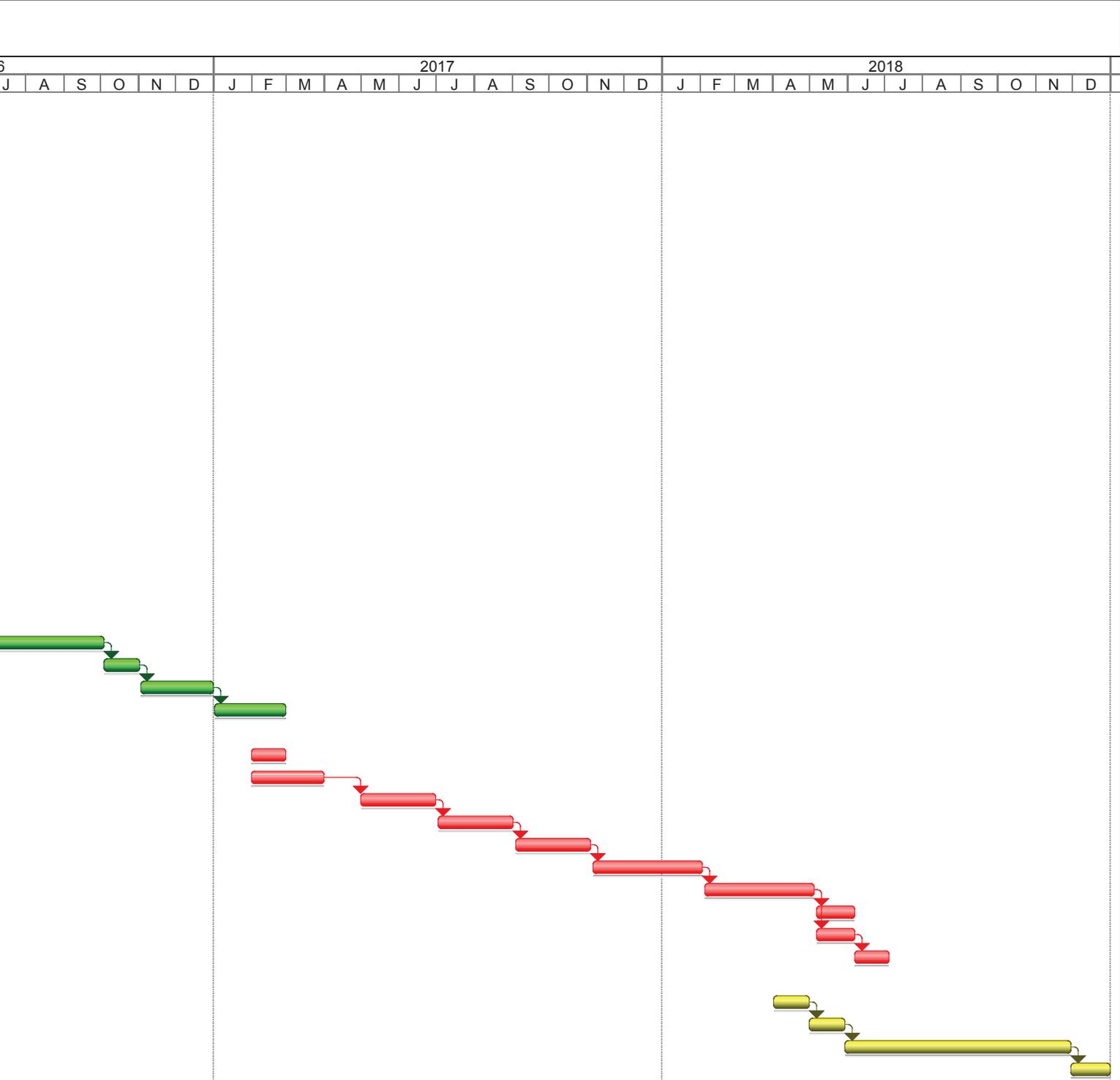
Additionally, the proposed conceptual site plan equally addresses building mass and green space. Both components, solid and void, are interlocked to create a contextual solution that defines appropriate density along West Court Street and at the same time extends the open green space of Dewitt Park directly into the site.



2 - Project Schedule

Project Schedule







3 - Project Team Qualifications & References

Finding the best solution for this Development project means putting together the right team; one that understands the unique culture of Ithaca and Tompkins County.

Lifelong is proposed as an equity partner and the principal not-for-profit tenant in the new facility. Lifelong will also provide essential senior program input to the entire team. Travis Hyde Properties and HOLT have collaborated in the past with Lifelong, laying the groundwork for a successful future partnership.

In addition to partnering with Lifelong for the development, our comprehensive team of local experts is comprised of Travis Hyde Properties, with a successful track record of high-quality downtown development projects; HOLT Architects, celebrating over 50 years of community projects and involvement throughout Tompkins County; Delta Engineering; Trowbridge Wolf Michaels Landscape Architects; T.G. Miller Surveyors and Civil Engineers; Jennifer Dotson, Ithaca Carshare; Elwyn & Palmer, Structural Engineers; and Esther Greenhouse, Environmental Gerontologist. This team of designers and engineers are community members committed to the long-term betterment of all Tompkins County workers and residents.

Frost Travis of Travis Hyde Properties will act as the project manager defining the financial package and securing the funding sources. HOLT Architects will work with Frost and the County to design an efficient, resilient and aesthetically integrated facility. HOLT will also coordinate the supportive design team throughout the process.

Central New York award winning green designers Delta Engineering will spearhead the MEP design seen through the lens of a high performance project. Trowbridge Wolf Michaels Landscape Architects (TWMLA) will provide essential landscape and parking design services (along with Ithaca Carshare) and guide site plan review through the complex local regulatory process.

Integrated civil engineering will be provided by TG Miller Engineering. Combining computerized structural analysis and modeling software with over 50 years of practical structural design and construction experience, local consulting engineers Elwyn & Palmer will provide structural engineering services. Esther Greenhouse, environmental gerontologist, will provide specialized universal design consultation services focused on environments for successful aging. Her pragmatic ground breaking approach, Enabling Design, is outlined below.

HOLT has long standing working relationships with Travis Hyde Properties, Lifelong, Delta, Elwyn & Palmer, TWMLA and TG Miller that will insure smooth community success on this project.

A key element of building consensus is also working with the municipal authorities and agencies entrusted with oversight of this key parcel. The team will engage with the Tompkins County Planning Department and Advisory Committee, the City of Ithaca Planning and Building Departments, ILPC, Historic Ithaca and neighbors amongst other interested parties to evolve the design.



Frost Travis is the President of Travis Hyde Properties which owns and operates 19 buildings; 18 of which are in Ithaca: Gateway Center, Gateway Commons, Center Ithaca, the Clinton House, the Carey Building, Cayuga Professional Center, Cayuga Apartments, 407 College Avenue, Fall Haven, Lakeland, Lake Street Apartments, Ravenwood and the Eddygate and several other assets. Covering more than 850,000 square feet; these properties are a mix of residential, office, storage, retail and industrial facilities. In addition to owning and operating these buildings, Frost places great emphasis on cutting energy consumption and emissions across the company's property portfolio.

After many years of growing up with and working at Ithaca Rentals & Renovations, in 2010 Frost took over the locally-owned, family company his father began over 33 years prior - which he renamed Travis Hyde Properties to reflect its new ownership.

Owner/President, Travis Hyde Properties, March, 2007 – Present

- Profit and Loss responsibility for family-owned 850,000 SF, 19 building mixed-use property portfolio in Ithaca and Binghamton, NY.
- Oversight of 42 person professional and maintenance staff.
- Responsible for new business development including commercial leasing and real estate development.

Construction Director, UA Development Corp., January, 2003 –March, 2007

A subsidiary of Urban American Housing, a private REIT

- Grew UA Development in 2003 from a staff of 11 with an annual budget of \$1,500,000 to a construction and administrative staff of 84 and an annual budget of \$12,000,000 in 2006, adding more than \$35,000,000 in value annually to the parent company.
- Responsible for delivery of 300 complete apartment renovations annually across an aggregated portfolio of 158 working-class, occupied apartment buildings.
- Oversaw project management staff responsible for estimating, contract administration, scheduling, material deliveries, contractor payments, and municipal inspections for 80 different contractors and vendors.

Acquisitions Analyst, Urban American Housing, June 2000-January 2003

- Analyzed apartment portfolio of 500 units in 31 buildings in the urban market of Hudson County, NJ. Performed initial due diligence and detailed financial analysis including defeasance analysis used to make a successful purchase.

-
- Provided financial analysis and coordinated final due diligence for lenders in support of three successful separate re-financing events for Urban American Housing and related entities.
 - Developed a multi-period proforma template for potential acquisitions.
 - Performed financial analysis and due diligence on more than 30 potential acquisitions.
 - Conceived and developed 35-page marketing presentation including demographic and market analysis for Hudson County, NJ. This was used by venture capital partners to raise \$25 million in equity capital for future expansion and became the basis for a later marketing tool used to raise a \$100 million equity fund.

Operations Manager, Urban American Housing, June 2000- March 2001

Concurrent with duties as an Acquisition Analyst:

- Supervised a maintenance staff of 30 superintendents and 15 construction workers.
- Wrote an employee manual for all maintenance employees.
- Wrote a database to track tenant service requests and developed a dispatch system to efficiently distribute service requests.

Construction Coordinator, Tishman Speyer Properties, June – August 1999

New York, NY

- Involved in budgeting and scheduling tenant improvements for 30 commercial renovations in the Chrysler Center.

Project Manager/Commercial Property Manager, January 1996 - May 1999

Ithaca Rentals and Renovations, Ithaca NY

- Provided budgeting, leasing, construction and property management and financial reporting for a 38,000-sq. ft. medical building.
- Assisted in marketing and leasing of a 144,000 sq. ft. mixed-use building and 300 student apartments in Ithaca.
- Led development effort for proposed 32-unit apartment building.

EDUCATION**Cornell University, Masters Degree in Real Estate, May, 2000**

- Course Work specializing in Sustainable Development and Finance.
- Member, Associate Real Estate Council.

American University, BA Literature/German Studies, December, 1992



Chris Hyde is an Owner and Vice President of Travis Hyde Properties. Chris is responsible for the operations of Travis Hyde's Ithaca properties, as well as the company's Commercial Property Leasing and Residential Property Leasing. Chris directly supervises 25 employees including Property Managers, Maintenance Technicians, Custodial Staff, and Office Staff. In collaboration with Travis Hyde partner Frost Travis, Chris is in charge of managing the properties, preparing budgets, and the overall performance for each property.

Owner/Vice-President, Travis Hyde Properties, April 2008 – Present

- Responsible for the operations of 18 properties in Ithaca
- Responsible for the Commercial Leasing and Residential Leasing of Properties
- Direct Supervision of Property Managers, Maintenance Techs, Custodial Staff and Office
- Responsible for managing, preparing budgets and performance for each property

General Manager, Tartar House, November 2006-March 2008

- Formulation, communication and execution of budgets and financial performance of the business
- Direct supervision of Management and Staff, Staff of 50 employees
- Responsible for daily operations of business
- Oversaw all ordering and inventory control

Owner/Management, MISS Foods, Inc., October 2003-February 2008

- Responsible for the operations of 11 stores in Mississippi, Alabama and South Carolina
- Responsible for financial analysis, budget, and performance of business
- Supervision of District Managers, Store Managers, Staff, Staff included over 400 employees

Director of Operations, Zaxby's Franchising, Inc., April 1994-October 2003

- Developed and implemented the standards and procedures for the construction, opening and training of new restaurants
- Responsible for the construction and preparation of over 300 locations throughout the Southeast
- Direct supervision of Operations Department, Training, Consultants, Staff of 30 employees
- Development of SOP's for all levels of Operations

EDUCATION: Georgia Southern University, Bachelor of Science, January 1995- December 1998

MILITARY SERVICE: United States Army (Active Duty), April 1992-March 1994
Georgia National Guard, April 1994-March 1996



Graham L. Gillespie AIA

PRESIDENT



EXPERIENCE

34 years at HOLT
34 years total

EDUCATION

B. Arch 1981
Cornell University, College of
Architecture, Art & Planning

LICENSING

Registered Architect
New York

MEMBERSHIPS

American Institute of
Architects (AIA)

COMMUNITY SERVICE

Village of Cayuga Heights
Planning Board

YMCA of Ithaca and
Tompkins County Board
Member and Buildings &
Grounds Committee,

Tompkins County
Affordable Housing Applica-
tion Review Committee

United Way of Tompkins
County Board of Directors;
Personnel, Finance & Admin-
istration Committee

During his thirty plus years of experience with HOLT, Mr. Gillespie has served as Designer, Project Architect and Project Manager on new construction and renovations for numerous award winning projects. Today, as a Principal with the firm, Graham uses this experience in the many facets of project design and delivery to provide the overview necessary for the successful completion of our clients' projects. From client involvement and communication, through design and documentation quality assurance, Graham has ultimate responsibility for ensuring the design team has the re-sources necessary to do its work effectively, and that the client is served well.

Graham's role is to provide direction and oversight, ensure that each project is on schedule with the requisite resources, that issues are being addressed and that communication lines remain open and information is flowing freely.

SELECT RELEVANT PROJECTS

- Lifelong/Tompkins County Office for the Aging Feasibility Study
- Tompkins County, Center of Government, Business Case Analysis
- Tompkins County, Human Services Annex Feasibility Study and Renovation/Adaptive Reuse
- Tompkins County, Mental Health Lobby Renovation Study
- Tompkins County, Legislature Relocation, Historic Renovation
- Travis Hyde Properties, 407 College Avenue, Historic Renovation
- Travis Hyde Properties, Center Ithaca Office and Retail Rehabilitation
- Travis Hyde Properties, Gateway Center Renovations, Mixed-Use Building
- 531 Esty Street, Ithaca, NY - Adaptive Reuse of Warehouse to Mixed-use Building
- YMCA of Greater Syracuse, Existing Building Condition Survey and Feasibility Study
- Farm Sanctuary, Melrose Small Animal Hospital; Feasibility Study, Site Selection and Design
- SUNY Oswego, Campus Center Renovations and Additions, Adaptive Reuse



Steve Hugo AIA

DESIGN PRINCIPAL



EXPERIENCE

16 years at HOLT
20 years total

EDUCATION

B. Arch 1993
Syracuse University

LICENSING

Registered Architect:
New York

MEMBERSHIPS

American Institute of
Architects (AIA)

Society for College & Univer-
sity Planning (SCUP)

COMMUNITY SERVICE

Downtown Ithaca Alliance
President, Board of Directors
2010–2011; Commons Re-
design Ad-HOC Committee;
Chair, Government Relations
Committee

City of Ithaca
Commons Entrance Design
Committee Chair
Ithaca Historic Walking Tour
Visioning Committee

Tompkins County Strategic
Tourism Planning Board

Vice President Mr. Hugo has 20 years of bringing collaborative, professional knowledge-based solutions to his college and university projects. Steve's innovative design solutions stem from his years of researching what supports success for college students, staff and faculty and translating that into flexible, inspiring, forward-thinking, and award-winning architectural solutions.

Steve has led many multidisciplinary design teams through complex and fast-track renovation and new building projects. Understanding that the design of optimal interactive spaces and learning environments in higher education is constantly evolving, Steve stays at the forefront of his profession by being actively involved in national dialogues about the future of higher education. He has presented both regionally and nationally for The Society for College and University Planning, as well as presented at the Consortium of Classroom and University Media Centers.

SELECT RELEVANT PROJECTS

Travis Hyde Properties, Gateway Commons, LEED Silver certified

Travis Hyde Properties, Gateway Plaza, Historic Mixed-Use Building Renovation
INHS, Hancock Street Development

INHS, Breckenridge Place, LEED for Homes Multi Family Mid-Rise, striving certification
INHS, Stone Quarry Apartments

Warren Real Estate/Fall Creek Development, Seneca Way Apartments, Urban Housing Project
Park Foundation Offices - Ithaca, NY, LEED Registered, goal of Platinum

Hangar Theatre, Feasibility Study, Rehabilitation and Addition

Hangar Theatre, Conceptual Design for Black Box Theatre

Southworth Library, Lincoln Center Addition

SUNY Broome, Natural Science Center, LEED Registered, goal of Silver



Cindy Kaufman AIA

PRINCIPAL ASSOCIATE, INTERIOR DESIGNER



EXPERIENCE

16 years at HOLT
28 years total

EDUCATION

MA, Architecture, 1994
University of Illinois
Chicago, IL

BS, 1986

Cornell University, Design &
Environmental Analysis

LICENSING

Registered Architect
New York, 2011

MEMBERSHIPS

American Institute of
Architects (AIA)

ACADEMIC EXPERIENCE

Instructor, DEA 1150 Design
Graphics and Visualization,
College of Human Ecology,
Design & Environmental
Analysis, Cornell University

COMMUNITY SERVICE

Fund-raiser for Ithaca
Hospicare and
Palliative Services,
Women Swimmin'

Joining HOLT in 1994, Ms. Kaufman has extensive skills in the design of higher education facilities. Using both her architecture and interior design background, Cindy leads the project team with providing creative and contextually sensitive architectural solutions as well as providing specialized assistance for interior architecture, space planning, and the selection of interior finishes and furnishings. Cindy enthusiastically works with end users to help them realize their project goals. Cindy's focus is on creating healthy, appealing, comfortable spaces for staff and patients in healthcare environments.

SELECT RELEVANT PROJECTS

- Tompkins County, Human Services Annex
- Tompkins County, Legislature Relocation, Historic Renovation
- Arche, LLC, 531 Esty Street Historic Renovation/Adaptive Reuse, Mixed-Use Building
- Park Foundation Offices - Ithaca, NY, LEED Registered, goal of Platinum
- Sciarabba Walker & Company, Corporate Office Renovations
- Southworth Library, Lincoln Center Addition & Historic Alteration
- Franziska Racker Centers, Learning Center Addition & Renovation
- SUNY Broome, Natural Science Center, LEED Registered, goal of Silver
- Corning Incorporated, Executive Hangar Concept Design Study
- Hangar Theatre, Historic Rehabilitation and Addition
- Island Health & Fitness, Fitness Center Rehabilitation
- Ithaca Beer Company, Manufacturing Facility and Tap Room
- Ithaca Beer Company, Master Plan



Andrew M. Gil AIA, LEED AP BD+C

ASSOCIATE, SENIOR PLANNER/ARCHITECT



EXPERIENCE

28 years total
15 years at HOLT

EDUCATION

M. Arch 1986
Harvard Graduate School
of Design

Certificate of Merit, 1981
Boston Arch. Center

B. Arts, 1978
Biology, Harvard College

LICENSING

Registered Architect:
New York

LEED Accredited Professional
Building Design+Construction

MEMBERSHIPS

American Institute of Architects
(AIA) NY Southern Tier Board

Board of Directors
USGBC NY Upstate Chapter
2011 – 2013

Steering Committee,
Tompkins County Climate
Protection Initiative

Member, Coordinating Com-
mittee Sustainable Tompkins

From his environmental science studies at Harvard to leading HOLT's sustainability initiative, Andrew Gil has dedicated his career to the principles and the practices of Green Building Design and Construction. Andrew is an essential resource on all HOLT planning and design projects for the application of sustainable building design practices and commissioning requirements. He works with both clients and multi-disciplinary design teams to ensure the right level of sustainability is integrated into each project.

Additionally, after many years of USGBC Chapter membership, Andrew was appointed to the Board of Directors in 2011, elected to the Executive Committee in 2012, and elected to serve as Board Chair in 2013. Andrew also serves as the Ithaca Area Director of the Southern New York Chapter of the American Institute of Architects, on the Steering Committee of the Tompkins County Climate Protection Initiative, and is an active member of Sustainable Tompkins.

SELECT RELEVANT PROJECTS

Travis Hyde Properties, Gateway Plaza, Historic Mixed-Use Building Renovation

Travis Hyde Properties, Gateway Commons, LEED Silver certified

Cayuga Medical Center at Ithaca, Southwest Addition, LEED Silver Certified

Cayuga Medical Center at Ithaca, Clinical Laboratory Addition, LEED Certified

Convenient Care at Ithaca, East Campus Imaging Center

Paleontological Research Institution, Laboratory Renovations

SUNY Broome, Natural Science Building, LEED Silver certified

Ithaca College, Classroom Addition & Pedestrian Concourse, LEED Gold certified

SUNY Oswego, Campus Center Addition & Renovation, LEED Certifiable (Executive Order 111)

Cornell University, Programming and Renovation, Biological Engineering Laboratories,

Riley-Robb Hall

Cornell University, Laboratory Renovation, Sakaria Institute, Department of Entomology

Ithaca College, Towers Concourse and Campus Center Renovations

Ithaca College, Hill Center Restoration



Michael Barnoski

PROJECT DESIGNER



EXPERIENCE

7 years at HOLT
7 years total

EDUCATION

B.Arch. 2008
College of Architecture, Art & Planning, Cornell University

ACADEMIC EXPERIENCE

Visiting Critic, Summer School Final Reviews
College of Architecture, Art & Planning
Cornell University, 2009

Teaching Assistant
Structures III, College of Architecture, Art & Planning
Cornell University, 2007

PRESENTATIONS

Presenter, "BIM – A Successful Transition in Progress"
AIA NYS Convention, 2012

CONTINUING ED

Certificate of Completion:
FIRESTOP101, Hilti, Inc.
May 2012

COMMUNITY SERVICE

Volunteer, Loaves & Fishes of Tompkins County

Michael Barnoski is one of HOLT's most innovative designers and has led the design of several large award winning projects. Michael pays close attention to details and effectively coordinates all components of building design. His experience with Building Information Modeling (BIM) and software like Revit are a valuable asset for every project. Mike's considerable abilities in the Revit environment creates a platform that allows all project team members to coordinate in real time using a three-dimensional computer generated model. Mike is a participant in the National Council of Architectural Registration Boards Internship Development Program and is currently working toward his professional accreditation.

SELECT RELEVANT PROJECTS

- INHS, Hancock Street Development
- INHS, Breckenridge Place, Feasibility Study & Design, LEED for Homes Multi Family Mid-Rise
- INHS, Stone Quarry Apartments
- Food Bank of the Southern Tier, Warehouse Conversion and Office Headquarters
- Franziska Racker Centers, Building Assessment and Feasibility Study
- Hangar Theatre, Rehabilitation and Addition
- YMCA of Greater Syracuse, Existing Building Condition Survey and Feasibility Study
- University at Buffalo, Educational Opportunity Center, LEED Gold
- Binghamton University, Student Union Addition & Rehabilitation, LEED Silver certifiable (Executive Order 111)
- Cornell University, Community Practice Services Building/Veterinary Clinic (in design)
- Cornell University, The Foundry, Graduate MFA Center, Planning Study
- Cornell University, Life Safety Improvements, Olin Library
- Cornell University, Rehabilitation, Floors 3–8, Olin Library
- Cornell University, Dean's Office and Lecture Hall Historic Renovations, Goldwin Smith Hall



Thomas D. Hoard

SENIOR CODES ANALYST



EXPERIENCE

23 years at HOLT
35 years total

EDUCATION

Master of Public Administration, 1971

Golden Gate University
San Francisco, CA

BS, 1963
Conservation

MEMBERSHIPS

Southern Tier Building
Officials Association

International Code Council

National Fire Protection
Association

COMMUNITY SERVICE

Charter Board Member,
Ithaca Neighborhood
Housing Services (INHS)

Board Member,
Historic Ithaca

Fire Commissioner,
City of Ithaca

RELEVANT EXPERIENCE

City of Ithaca Building
Commissioner
1976 – 1988

Mr. Hoard brings over 30 years of experience working for building and land use regulatory agencies, including 12 years as Building Commissioner of the City of Ithaca.

While at HOLT, Tom has honed his knowledge of building codes and permitting procedures from the private side, and built upon his working relationships with municipal building and planning departments.

His knowledge and working relationship with the staff from the Town of Ithaca and the City of Ithaca have been key to expediting HOLT projects. He has also found that these entities have used him as a resource on building code issues over the years, even when HOLT had no direct involvement with the issue in question.

SELECT RELEVANT PROJECTS

Travis Hyde Properties, Eddygate Apartment & Retail Complex

Travis Hyde Properties, 407 College Ave

Travis Hyde Properties, Gateway Center Renovations

Travis Hyde Properties, Gateway Commons

Tompkins County, Center of Government

Tompkins County, Human Services Annex

Tompkins County, Legislature Relocation

Ithaca Neighborhood Housing Services, Breckenridge Place, Urban Housing Project

SUNY Cortland, Moffett Center Rehabilitation Phase I & II

Binghamton University, Student Union Rehabilitation Phase II

Binghamton University, University Downtown Center, LEED Silver certified

University at Buffalo, Educational Opportunity Center, LEED Gold



Principal-in-Charge

Mr. Paniccia is the President & CEO of Delta Engineers, Architects, & Land Surveyors, PC. As President, Mr. Paniccia oversees all aspects of the company. He has worked at Delta for 19 years, of which he has been involved in the management and design of a wide range of projects. Mr. Paniccia is responsible for the day-to-day activities of Delta including strategic planning, marketing, business development, and client relations.

Anthony
R. Paniccia,
PE, JD

Licenses

Professional Engineer: AL, AZ, AR, CO, CT, DC, DE, FL, GA, HI, ID, IL, IN, KS, KY, LA, ME, MD, MA, MI, MN, MO, MS, MT, NV, NH, NJ, NY, NC, OH, OK, OR, PA, RI, SC, TN, TX, UT, VT, VA, WA, WV, WI

Certified Asbestos Project Designer:
NY

Education

Lincoln Law School, JD, Juris
Doctor, 2001

Clarkson University, BSEE,
Electrical Engineering, 1989

Broome Community College, AS,
Engineering Science, 1987

PROJECT EXPERIENCE

Hillside Commons, Oneonta LLC MEP Design Oneonta, NY

Principal-in-Charge

Hillside Commons is a new 332-bed, off-campus student housing project under development in Oneonta, New York. The project is being developed by the Newman Development Group and is scheduled for fall 2014 occupancy. The contemporary modular design facility features an abundance of comfort and convenience amenities such as integrated multimedia rooms, game rooms, state of the art fitness center, facility-wide Wi-Fi, and private courtyards. Delta Engineers, Architects, & Land Surveyors, PC (Delta) provided architectural design, space planning, partial interior design, and finish selection as well as mechanical, electrical, plumbing, and fire protection design services for this project. *Project Owner: Newman Development Group LLC*

Riverview Apartment Expansion Design Delhi, NY

Principal-in-Charge

The Riverview student housing complex is composed of townhouse style apartments for SUNY Delhi students. The facility includes housing for 130 students, parking and outdoor recreation space overlooking the West Branch of the Delaware River. This project is phase II of the master plan which adds 5 additional townhouse units and 80 students. Delta provided architectural, structural, site design services and handled the local planning board approvals process. Delta prepared construction documents and provided construction administration for the Developer. This project is fully occupied since its completion in 2011. *Project Owner: Clark Companies*

Twin River Commons New Dormitory Design Binghamton, NY

Principal-in-Charge

This project involved the design and construction of a new 400-bed, 170,000 square foot residence hall for Binghamton University Students. The living quarters are set-up in suites ranging from 2-bedroom to 4-bedroom units. Each suite has a full kitchenette, living room, balcony, and each bedroom has a private bathroom. This project was progressed as a design-build project to compress the schedule. Delta provided mechanical, electrical, plumbing, and fire protection design for this project, as well as construction administration services. *Project Owner: Washington Development Associates, LLC*

SUNY IT Oriskany Hall New Dormitory Building Design Utica, NY

Principal-in-Charge

Oriskany Hall is a new three-story, 240-bed, 84,500 gross square foot residence hall located on the State University of New York Institute of Technology (SUNY IT) campus. This building was designed as a suite-style living accommodation with additional living rooms, studies, student storage, shared kitchen, laundry, and public spaces. As a subconsultant on this project, Delta provided mechanical, structural, civil, plumbing, fire protection, and construction administration services. This project has achieved LEED Silver certification. *Project Owner: State University of New York Institute of Technology*





Director of MEP Services

Mr. Harris is Director of Mechanical, Electrical and Plumbing (MEP) Services. Don leads Delta's Facilities Group in providing innovative, efficient, and cost-effective MEP designs for industrial, governmental, higher educational, and residential projects. He has over thirty-seven (37) years of combined experience in mechanical and electrical engineering, facilities design and engineering management, with special expertise in the areas of geothermal heating and thermal storage technology.

Donald P. Harris, PE

Licenses

Professional Engineer: NY, CT, MA, ME, NH, NJ, PA, RI, VT

Education

Pennsylvania State University,
Bachelor of Architectural
Engineering, 1976

PROJECT EXPERIENCE

While employed at another firm, Mr. Harris performed work on the following projects:

Energize Ithaca District Energy System

Ithaca, NY

Project Manager

This project included the development of a district energy system based on distributed generation and sharing of power and heat with neighboring buildings. The downtown Ithaca area has been divided into convenient small districts referred to as nodes. The Central Node including the Commons is being advanced through grant applications. The Southern (Police Station) Node and the Northern (Dewitt Park Area) Node are being developed now. Each node will have a primary Combined Heat and Power (CHP) power plant with absorption chillers to provide power, heat, and cooling. Other local generation sources such as solar will be able to feed into the electric district in the heating distribution.

Center Ithaca Combined Heat and Power (CHP) Installation

Ithaca, NY

Project Manager

Project manager and lead mechanical and electrical designer for this \$1,800,000 project. The project includes installation of two micro turbines and an absorption chiller with modifications to the existing building HVAC and electrical systems. The project will utilize NYSERDA funding incentives to make this CHP project a success for the owner and model for other CHP systems in the area.

South Hill Business Campus Combined Heat and Power

Ithaca, NY

Senior Mechanical and Electrical Design Engineer

Provided building analysis for location and potential loads for a new \$1.1 million CHP system to be installed and integrated into existing building HVAC and power systems. The design included one engine-driven generator with heat recovery and an absorption chiller connected to existing building systems. Preliminary construction cost and load analysis was provided for an Initial Facility Assessment (IFA) that demonstrated the feasibility of the project.

Experience with Solar Projects

Marcy Correctional Facility, Sullivan County Bus Garage, Manchester Airport, Morristown Airport

Mr. Harris is knowledgeable about and has experience with design and operation of solar photovoltaic facilities. He wrote a white paper for the NYS Department of Transportation about the feasibility of photovoltaic systems at airports in New York State. He has experience designing a number of solar photovoltaic projects in the Northeast. At Marcy Correctional Facility in Oneida County, New York, a 100 kw rooftop photovoltaic solar energy system and solar domestic water heating system were installed to reduce the facility's energy needs. At the Sullivan County Bus garage, a 25 kw ground-mounted photovoltaic system was installed. Mr. Harris also developed solar farm plans for Manchester-Boston Regional Airport in New Hampshire and Morristown Airport in New Jersey, although those facilities have not been installed.



David Elwyn, PE Partner

David Elwyn has served as lead structural engineer on complex and innovative design projects in public and private new construction and renovation projects throughout New York State. His 30+ years of experience includes higher education, public education, multi-family housing, senior living, commercial and industrial facilities construction using wood, steel, masonry, and concrete.

Mr. Elwyn's professional experience includes 19 years with a leading architectural, engineering, and construction services firm, during which time he progressed from construction administrator and structural design engineer to firm president and managing partner as the firm grew to the largest A-E design firm in central New York. His broad and diverse experience in design and construction includes cost and project management, claims management and dispute resolution, contract administration and close-out. He has established quality assurance procedures for design and document review, developed and implemented project execution checklists and procedures, implemented computer applications for construction administration and facilities evaluation, investigated and negotiated design defect claims and served as expert witness.

Mr. Elwyn formed Elwyn & Palmer Consulting Engineers PLLC with Michael Palmer, PE, PhD in 2006. Our goal is to provide exceptional civil and structural engineering design services to our clients.

Mr. Elwyn's relevant recent project experience includes:

- Stone Quarry Apartments – Ithaca Neighborhood Housing Authority
- Thurston Ave Apartments, Ithaca, NY – Three Apartment Buildings
- Cornell Collyer Rowing Center – Seawall and Launch Building Replacement
- Cornell Malot Hall Renovations
- Binghamton University – New Baseball and Softball Stadiums, Athletic Fields and Facilities Upgrades
- Farmingdale University – New Lacrosse Stadium
- State University of NY at Purchase – New Baseball Stadium
- Farm Sanctuary, Watkins Glen
- Cornell Hydroelectric Plant Roof Reconstruction; design-build with Streeter Construction
- Cornell Warren Hall Modular Swing Space
- Cornell Friedman Wrestling Center Exterior Canopies
- Cornell Humphries Service Building Exterior Steel Stairway
- Cornell Warren Hall Roof and Parapet Reconstruction
- Cornell Sibley Hall Accessibility Renovations (construction phase services)
- Cornell School of Hotel Administration Tower Project (construction phase services)
- Cornell Ives Hall Faculty Wing Reconstruction (construction phase services)
- Cornell Baker Labs Renovations (construction phase services)
- Cornell Willard Straight Hall – Auditorium Renovations
- Catholic Charities of Broome County – new office building
- Deposit Central School District – additions and alterations
- Waverly Central School District – new natatorium, building additions and alterations to 4 schools
- Downsville Central School District – new library and classroom additions
- Union-Endicott Central School District – new Field House



Education:

Clarkson University, Potsdam, New York
BSCE Summa Cum Laude – 1980.

Professional Licences:

Registered Professional Engineer:
New York, 1989; New Jersey, 1988;
Pennsylvania, 1993; Texas, 1986
(inactive).

Affiliations:

National Society of Professional
Engineers (NSPE)

American Concrete Institute (ACI)

Recent Presentations:

Construction Change Orders;
Lorman Education, 2005 and 2006

Risk Management in Construction;
Lorman Education, 2006

ANDREW J. SCIARABBA, P.E. PRINCIPAL



SUMMARY

Mr. Sciarabba has been employed by the firm since 2004 and is presently corporate Vice President. He is a Registered Professional Engineer in New York and is responsible for project management, quality control and coordination with consultant teams. As Project Manager for numerous institutional, municipal and private sector land development projects his engineering responsibilities range from feasibility studies and analyses to final design work and construction inspection. Mr. Sciarabba has been successful in presenting numerous projects before public audiences and municipal boards and presently serves as municipal engineer for the Town of Dryden in Tompkins County, New York.

Prior to his employment with the firm Mr. Sciarabba headed the Civil Engineering Department for Tetra Tech Architects & Engineers (formerly The Thomas Group, Architects and Engineers) where he was involved in numerous educational land development projects throughout New York and New Jersey involving extensive coordination with Local, State and Federal Agencies.

T.G. Miller, P.C. has enjoyed a close working relationship with HOLT Architects over most of its 40 years in business and was fortunate to have been part of the team that completed the original Tompkins County Center of Government Study. Through completion of that study we gained a deep understanding of the opportunities available for the re-development of the Old Library property. Other active and recently completed projects with the HOLT team in the City of Ithaca include the Seneca Way Apartments, Gateway Plaza, Gateway Commons, INHS Stone Quarry Apartments, Thurston Avenue Apartments and INHS Breckenridge Place.

Mr. Sciarabba lives in the Village of Trumansburg.

EXPERIENCE

1989 – 1992 O'Brien and Gere Engineers – Syracuse NY and Edison NJ
1992 – 1996 Spillane Engineering – Randolph, NJ
1996 – 1997 The Sear Brown Group – Elmira, NY
1997 – 2004 The Thomas Group – Ithaca, NY

EDUCATION

Bachelor of Science in Civil and Environmental Engineering
Clarkson University, 1989

LICENSING AND ACCREDITATION

- Registered Professional Engineer, August 1995
State of New York License No. 072811
- Registered Professional Engineer, January 1996
State of New Jersey License No. 39547(Registration Currently Inactive)

SERVICE AND AFFILIATIONS

- Member of the American Society of Civil Engineers, Ithaca Chapter
- Volunteer – Hangar Theatre Facilities and IT Committee
- Graduate of Leadership Tompkins Class of 2003

KIMBERLY MICHAELS RLA, LEED AP

Principal



Kimberly leads the design and management on a diverse set of project types. Her passion is to develop spaces that are sustainable, integrated into the natural world and mindful of the human-environment relationship. Kim's experience includes learning landscapes, playgrounds, private and public gardens, master planning and detailed site design with an emphasis on sustainability and green design practices. She was the lead designer and project manager for the firm's initial green roof projects, porous pavement installations and LEED certified projects. Her work has been selected as a featured site by the Sustainable Sites Initiative, published in the *Journal of Green Building* and will be included in an upcoming book by Robin Moore, *Early Childhood Outdoors*. Kim is a registered landscape architect and brings several years of professional experience in education to her work.

Professional Registrations and Memberships:

- Registered Landscape Architect in the State of New York (#002031-1)
- LEED-Accredited Professional

Education:

- Master of Landscape Architecture, Cornell University, 2001
- Master of Science in Education, SUNY Cortland, 1994
- Bachelor of Arts, Ithaca College, 1990

Teaching Experience:

- Cornell University, Department of Design and Environmental Analysis, Introduction to Human-Environment Relations, **Instructor**, Spring 2006
- Ithaca College, Department of Education, Senior Seminar, **Instructor**, 1998-2000
- Trumansburg Central School, 7th Grade English, 1990-1998

SELECT PROJECTS

RESIDENTIAL / HOUSING

Ithaca Falls Condominiums, Ithaca, NY (2014)
Front Street Apartments, Binghamton, NY (2012)
Tribble Westwig Residence, Ithaca, NY (2012)
Psi Upsilon, Cornell University (2010)
Fountain Place, President's Residence, Ithaca College (2009)
Verhagen Residence, Ithaca, NY (2005)

COMMERCIAL

Seneca Way Mixed-Use Project, Ithaca, NY (2013)
Envisage Software Systems, Ithaca, NY (2012)
Gateway Commons II, Ithaca, NY (2007)
LEED Silver Certified
Ommegang Brewery, Cooperstown, NY (2006)
Benderson Camillus Commons, Camillus, NY (2005)
Lucas Vineyards Master Plan, Interlaken, NY (2004)
Gateway Commons, Ithaca, NY (2003)
LEED Silver Certified

NOT-FOR-PROFIT

Planned Parenthood of the Southern Finger Lakes, Ithaca, NY (2014)
Farm Sanctuary Feasibility Study, Watkins Glen, NY (2011)
Food Bank of the Southern Tier Community Garden, Elmira, NY (2010)
Ithaca Community Childcare Center, Ithaca, NY (2006)

URBAN DESIGN

City of Rochester Midtown Plaza Urban Design (2015)
City of Ithaca Commons Design (2015)
City of Binghamton Southside Commons Urban Park (2011)
City of Ithaca Cayuga Green Creekwalk (2007)





esther greenhouse



MISSION

Creating environments which enable people to thrive!

EDUCATION

Cornell University:
Doctoral Studies, Human
Behavior and Design

M.S. Applied Research
in Human Environment
Relations

B.S. Design and Environ-
mental Analysis

Certificate of Gerontology

Certified Aging in Place
Specialist (CAPS), NAHB

PROFESSIONAL ASSOCIATIONS

American Planning
Association (APA)

Environmental Design
Research Association
(EDRA)

National Association of
Home Builders (NAHB),
50+ Housing Council

NYS Builders Association

Age-Friendly Ithaca Task
Force, founding member
Fall 2014-present

Dept. of Energy Chal-
lenge Home competition,
Regional Team Advisor to
Montage Builders, Grand
Winners team

Esther Greenhouse is an environmental gerontologist—a specialist on the impact of the built environment on older adults. Nationally recognized as an expert on Universal Design and Aging in Place, Ms. Greenhouse is leading the paradigm shift for Enabling Design to be viewed as a missing variable in public health. An award-winning instructor and speaker, she advises on the design of products, housing, healthcare environments, and communities. She teaches the AARP/NAHB Certified Aging in Place Specialist (CAPS) courses, wrote portions of the Livable NY Resource Manual, and recently served on the American Planning Association's Aging Policy Guide Task Force. Additionally, she is collaborating with Tompkins County Office for the Aging, the Ithaca College Gerontology Institute and AARP to achieve the World Health Organization's Age-Friendly Cities designation for Ithaca and Tompkins County. She has also been an invited contributor to Age Wise (Fall 2014) on WMHT Television which is a series spotlighting examples of transportation, housing, and community solutions for successful aging; the book *Independent for Life*; the 4-part PBS series *Design for a Lifetime*; and the design of the nation's first elder-focused emergency department. Ms. Greenhouse will be the Keynote Speaker at the Northwest Michigan Housing Summit which examines housing issues including affordability, lifespan access, and community demographics organized by Networks Northwest this coming June.

Consultant, Bethany Village *Spring 2013–present*

Advisor on design of renovation of existing wing into rehabilitation therapy unit. Leading development of home modifications program, in-service trainings, and community outreach forum. Ongoing advisor to development of campus.

Instructor, National Association of Home Builders *2007–Present*

Teaching Certified Aging in Place Specialist (CAPS) designation program and Universal Design/Build course.

Consultant, Home Builders & Remodelers of Central NY *Jan.–March 2013*

Advisor and featured speaker for Home Show with aging in place focus.

Consultant, Marvin Windows & Door *Fall 2012–Jan. 2013*

Presentations and video on enabling design; feedback on product marketing, literature, and design.

Consultant, Best Bath Systems *Fall 2011–2012*

Presentations on enabling design; feedback on product marketing, literature, and design.

Consultant, Highland Hospital *Spring 2012*

Assessment and recommendations for the visual environment.

Consultant, Erickson School of Aging, Management, & Policy *Spring 2008*

Evaluation and recommendations for the visual environment of the nation's first Elder Emergency Department at Holy Cross Hospital, Silver Springs, MD.

PUBLICATIONS:

Independent for Life: Homes & Neighborhoods for an Aging America

Stanford Center on Longevity *Spring 2012* - Interdisciplinary collaborative book on aging in place issues under the leadership of the Honorable Henry Cisneros. Responsible for chapter on importance of the built environment and universal design, as well as dis-semination concepts.

“Multi-Generational Community Planning: Using Smart Growth and Universal Design to Link the Needs of Children and the Aging Population.” **Cornell University** *Summer 2011* - Issue brief for American Planning Association seminar. Explored trends, rational, and nationwide examples.

“The Crucial Triad: Creating Green, Accessible, and Multigenerational Communities” **Capital Commons Quarterly** *November 2009* - Exploration of the overlap of key issues in society: green and sustainability, aging in place, and the needs of underrepresented groups such as persons with disabilities and families with children.

Jennifer Dotson

ITHACA CARSHARE



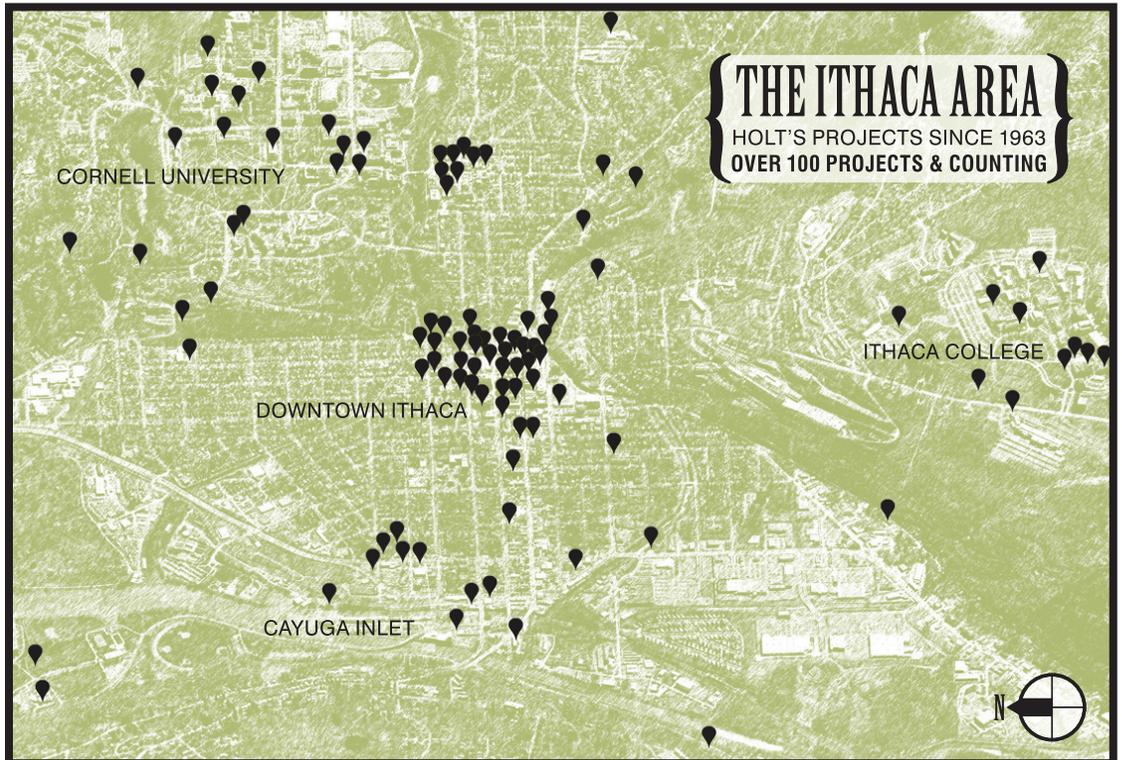
Jennifer Dotson has worked with Ithaca Carshare since shortly after the 2006 Ithaca Carsharing Summit. As Executive Director, she led the organization through launch as the first independent nonprofit carsharing organization in New York State, and has supported the formation of other carshares around the state, notably Buffalo CarShare with whom a strong partnership continues. Ithaca Carshare has sustained significant fleet and membership growth over its 6 years and now in 2014 makes available 25 vehicles including 9 hybrids, a minivan and an efficient pickup truck to approximately 1500 members. Jennifer understands very deeply the importance of partnerships and looking beyond existing services toward greater efficiency through innovation. She currently chairs the board of the international CarSharing Association, is immediate past chair of the board of Tompkins Consolidated Area Transit and formerly chaired the Planning and Economic Development Committee of the City of Ithaca's Common Council.



3 - Project Team Qualifications

We offer over 50 years of doing business in Tompkins County. This legacy is critical in understanding what drives the success of local projects. All members of our team are long-standing local residents of Tompkins County who work together toward the same common goal - to make Tompkins County an increasingly better place to live.

- 200 East Buffalo Street Office Building
- 407 & 409 College Avenue Mixed Use
- 531 Esty Street Adaptive Reuse
- 911 East State Street Apartments
- Airplane Factory Adaptive Reuse
- Cayuga Medical Center
- Center Ithaca Renovations
- Clinton House Renovation/Restoration
- College Circle Apartments Complex
- College Park Apartments
- Contemporary Trends
- Co-Op Shopping Center
- Crescent Building Offices Adaptive Reuse
- Eddygate Park Apartments
- Family Medicine Associates
- Gateway Commons & Gateway Plaza
- Hangar Theatre Rehabilitation
- Ithaca Commons - Original program
- Johnny's Big Red Grill
- M&T Bank Interior Renovations
- Overlook at West Hill
- Ravenwood Apartments
- Roy H. Park Mixed Use Building
- Seneca Way Mixed Use Development
- South Hill Business Campus Plan
- Student Agencies Mixed Use Building
- Thurston Avenue Apartments
- Tompkins County Courthouse
- Tompkins Trust Company Interiors
- Valentine Place Apartments



Quality, innovative, flexible, and sustainable designs have helped hundreds of our Community, Healthcare and Higher Education clients achieve their goals.

TOMPKINS COUNTY

Center of Government Business Case Analysis

Tompkins County engaged HOLT Architects and their consultants to produce a Business Case Analysis for a Tompkins County Center of Government (TC CoG) located within existing TC properties in the downtown Ithaca courthouse complex adjacent to DeWitt Park which includes the Old Jail, Old Courthouse, Annex Building C and the Old Library.

HOLT Principal Graham Gillespie and HOLT Project Manager Miles Cigolle directed the 6-month study working closely with TC Director of Facilities Arel LeMaro and TC Special Projects Manager Cheryl Nelson. Pre-Programming Phase included a review of previous planning studies, program data, building performance reports, scheduled maintenance plans, property taxes and assessment values for the TC buildings in the existing courthouse complex. HOLT produced BIM floor plans of

existing building conditions to track existing programmed areas.

Programming Phase included 16 TC department interviews that formed the basis of the TC CoG Space Program which tracked staff count, space standards, future space needs, opportunities for shared space savings, and department adjacencies. HOLT prepared a Space Efficiency Analysis for the Old Jail, Old Courthouse, Annex Building C and the 2005 LaBella TC CoG Conceptual Design for the Old Library Site.

Planning Phase identified six options for future TC use of the examined properties. Programmatic distribution of the full program was outlined and project costs were developed for each option. TC then selected four options to carry forward into more detailed development.

PROJECT INFORMATION

Completion Date
November 2011

Project Type
Business Case Analysis

Designers
HOLT Architects
TWMLA
TG Miller

Business Analysis
Sciarabba Walker & Co



Gateway Commons

PROJECT INFORMATION

Construction Cost
\$5,630,000

Project Size
43,000 GSF

Designers
HOLT Architects
TWMLA
TG Miller

The Gateway Commons project includes 25-units of housing and 2 retail units in downtown Ithaca. The site is located at the edge of the Ithaca Downtown Commons pedestrian outdoor mall bordering Six Mile Creek. The environmental focus of this 42,000 square foot, 6-story building includes many energy efficiency amenities, maximizes use of natural daylight and offers roof-top gardens for tenants. It is a model of sustainability through environmentally responsible building design and construction, and long-term energy conservation.

The building design was developed to take advantage of the unique site location - a narrow strip of land between the downtown city and the natural beauty of the Six Mile Creek. The apartments on the North side of the building overlook the city and incorporate urban design elements including bay windows, while the southern elevation overlooks the Six Mile Creek and features elements such as french balconies to allow the occupants to experience the nature outside their windows with unobstructed views.

The 2008 Gateway Commons by HOLT for Travis & Travis Real Estate Development was the first LEED Silver housing project completed in downtown Ithaca and demonstrates the team's commitment to sustainability and downtown mixed-use development.



Gateway Center

The Gateway Center project redevelops and landscapes a former warehouse and industrial site at the eastern edge of the Central Downtown Ithaca Business District.

The Gateway Center office project rehabilitates the architecturally appealing but under-utilized, six-story Dean of Ithaca warehouse, built in 1924. A six-story, approximately 760 square feet per floor addition houses a new stair/elevator tower, while a clock tower addition establishes a landmark visible from the downtown Ithaca mercantile area.

SUSTAINABILITY FEATURES:

Extensive reuse of existing structure saves redevelopment costs.

Development maximizes leasable area.

New HVAC, plumbing, and electrical systems upgrade the building infrastructure and reduce energy costs.

PROJECT INFORMATION

Construction Cost
\$4,800,000

Project Size
50,291 GSF

Designers
HOLT Architects
TWMLA
TG Miller



407 College Ave

PROJECT INFORMATION

Construction Cost
Wihthlehd at Owner's Request

Project Size
28,000 GSF

Designers
HOLT Architects
TWMLA
TG Miller

407 College Avenue is a mixed-use, 28,000 square foot, 6-story structure that replaces a turn-of-the-century wood building devastated by fire. The façade responds to both the tradition of the street and of urban architecture with design features including building height, brick colors and window treatments. To make the building appear similar in height to the adjacent 4- and 5-story buildings, the fifth floor is the last floor that extends to the street face. It is capped with a symbolic metal cornice that also serves as a railing for the balconies of the apartments on the top floor.

The first floor houses commercial space for two retail tenants, as well as laundry and storage space for apartments located above. Providing elegant student living in close proximity to the Cornell University campus, the apartments range from studio to 8-bedroom configurations. This variety addresses the gamut of student needs, from the 8-bedroom units for those who want large-group living, to the select top story, 2-bedroom apartments that offer bedrooms with private bathrooms and a balcony affording views of Cayuga Lake. A gated apartment entry courtyard suggests exclusivity and privacy with its planters, custom-designed trellis and garden bench.



HISTORIC ITHACA
AWARD OF MERIT



TRAVIS & TRAVIS REAL ESTATE DEVELOPMENT

Eddygate Apartment & Retail Complex

This project was a partnership between Travis & Travis Real Estate Development and HOLT Architects, and in collaboration with Cornell University and the City of Ithaca. HOLT acted as coordinator of the overall Collegetown Improvement Project. Additionally, HOLT served as architects for several of the buildings including the Eddygate mixed-use complex. The completed ensemble transformed a deteriorated and devalued mercantile zone into a vibrant, viable Collegetown, with new retail, office and residential tenants, and a visually enhanced streetscape.

The Eddygate building is eight stories at its highest point. The 74,000 square foot building follows the curve of Dryden Road, and steps down to the west to afford spectacular views of the city and lake below. Sixty-four apartments rise above nine grade-level retail spaces that enliven the streetscape with their shops and restaurants.

PROJECT INFORMATION

Construction Cost
\$4,400,000

Project Size
74,000 GSF

Designers
HOLT Architects
TWMLA
TG Miller



HISTORIC ITHACA
AWARD OF MERIT

Human Services Annex Renovation

PROJECT INFORMATION

Construction Cost
\$1,200,000

Completion Date
January 2013

Project Type
Renovation

Project Size
6,700 GSF

The highly visible Tompkins County Human Service Annex building was an adaptive reuse transforming a former carpet store to the County's Office for the Aged. The biggest challenge for this addition and renovation project was converting the warehouse space into an engaging and inspiring work environment.

The building's relatively high roof - unusual for a single-story building - afforded an opportunity to open up the south and west walls with the addition and enlarge the windows and window wall system. As the east side of the building is flush with the property line and the adjacent alley, the design concept was to array the smaller, enclosed spaces along the "dark side", but give them windows to the interior, thereby "borrowing" the light from the larger, open public spaces to the west. This in conjunction with bright colors and durable materials, foster a cheery and comforting space.

The building - currently being tracked for LEED-CI (commercial interiors) certifiable - had numerous sustainable elements implemented. These included maximizing daylighting and installing energy and water conserving equipment, fixtures and controls, waste management systems, recycled and regionally available content and materials, and certified wood content. Indoor environmental



Legislature Relocation

In May 2011 Tompkins County engaged HOLT Architects to produce a Business Case Analysis for a Center of Government located within five existing county owned properties around DeWitt Park in downtown Ithaca. Part of this study involved relocating the Tompkins County Legislature from the Main Courthouse to the vacated Old Courthouse. This sustainable approach repurposed the original grand historic NYS Courtroom as the appropriate permanent home for the Tompkins County Legislature.

The renovated Chambers include four private offices for support staff. Two of these offices are located at the former jury bench location. Interior windows and skylites into the offices allow for borrowed light to be shared by all.

Built in 1854, the Old Courthouse is the oldest Gothic Revival Courthouse in New York State, and it was important that HOLT incorporated the historic character of the structure into the design. New interior wood trim and casework simulate the original, and the walnut veneer of the legislator desks pays homage to the judge's original wood desk, as well as coordinates with the wood paneled ceiling and large trusses.

The new Tompkins County Legislature Chambers will allow for the Legislators, staff and public to collaborate in a space that not only celebrates the history of Tompkins County, but supports and carries Tompkins County through the present and into the future.

PROJECT INFORMATION

Construction Cost
\$973,000

Completion Date
July 2013

Project Type
Renovation

Project Size
3,000 GSF



Breckenridge Place

PROJECT INFORMATION

Overall Project Value
\$10,500,000

Completion Date
February 2014

Project Type
New Building

Project Size
55,300 GSF

Ithaca Neighborhood Housing serves the community by renovating and, more recently, building affordable housing, all the while revitalizing the Ithaca neighborhoods.

An opportunity to acquire a large parcel of property located one block from the main downtown pedestrian mall presented the possibility of constructing a mid-rise apartment building that would be within easy walking distance of the city's amenities and services.

The project is designed to include fifty 1 and 2 bedroom apartments on the upper five floors, with offices and common space on the ground floor. The design reflects the architectural fabric of downtown Ithaca with a glazed storefront system enclosing the public spaces on the street side of the lowest floor, and brick veneer with residential scale windows on the 5 floors above.

The massing of the building also takes its cues from its surrounding context. The building hugs the street on the sides closest to the downtown, reflecting the urban character of the commercial center, but is set back from the property line, to allow relief to the residential structures, to the north. The façade articulation echoes the vernacular of the surrounding buildings interpreting historic details and integrating them into a contemporary yet timeless composition.



ITHACA COLLEGE

Peggy Ryan Williams Center

It is often said that you never get a second chance to make a first impression. The Peggy Ryan Williams Center provides the prospective student with a first impression of Ithaca College: it is the portal through which the campus experience begins - the gateway to the future.

Responding to the master plan, the site was selected so that the Peggy Ryan Williams Center anchors the west end of the campus main street, with the new Business School, and frames the view from the campus to Cayuga Lake.

The building houses enrollment planning, admissions, graduate studies, human resources and executive administration. Views of the lake, the landscape, and the campus can be glimpsed through the many windows throughout the building.

The building is an experiential design, conceived through the movement of people into, around, and through the spaces as they arrive, assemble, and depart for their tours of the campus.

The Peggy Ryan Williams Center is designed using sustainable practices for site selection, reduced energy and resource consumption, and enhanced indoor environmental quality. In order to achieve these objectives, the following sustainable strategies are being used; geothermal heating and cooling, use of sustainable and local materials, wind and solar energy are used to supplement electricity, controlled natural lighting, green roofs, porous pavement, and low maintenance native grasses.

PROJECT INFORMATION

Construction Cost
\$18,165,000

Completion Date
July 2009

Project Type
New Building

Project Size
58,000 GSF





3 - Project Team Qualifications

LEED & SUSTAINABLE PROJECTS:

1. Peggy Ryan Williams Center
Ithaca College
LEED Platinum certified
2. Classroom Addition and Pedestrian Concourse, Ithaca College
LEED Gold certified
3. Educational Opportunity Center
University at Buffalo
LEED Registered, certification goal of Gold
4. University Downtown Center
Binghamton University
LEED Silver certified
5. Gateway Commons, Ithaca, NY
LEED Silver certified
6. Southwest Addition
Cayuga Medical Center
LEED Silver certified
7. Natural Science Building
SUNY Broom
LEED Registered, certification goal of Silver
8. Clinical Laboratory Addition
Cayuga Medical Center
LEED Registered, certification goal of Silver
9. Surgical Services Addition
Cayuga Medical Center
LEED for Healthcare Registered, striving for cert.
10. Maternal Health & Neonatal Intensive Care Unit Addition, Cayuga Medical Center
LEED Registered, certification goal of Silver

11. Setnor Academic Building, SUNY Upstate Medical University
LEED Certifiable (Executive Order 111)
12. Campus Center, SUNY Oswego
LEED Certifiable (Executive Order 111)
13. School of Education with Integrated Child Care Center, SUNY Cortland
LEED Certifiable (Executive Order 111)
14. Breckenridge Place, Ithaca Neighborhood Housing Services
LEED for Homes Multi Family Mid-Rise, LEED Platinum targeted



Ithaca College's
LEED Platinum
Peggy Ryan Williams Center

At HOLT, we are immersed in the protection and betterment of our environment. We have had a long standing policy of designing for our clients' needs while considering the long-term impacts of our buildings. We are excited to incorporate the latest advances in sustainable design and to bring this conscientiousness to all of our projects

1. Best practice erosion and sedimentation control to prevent loss of soil due to runoff, and sedimentation pollution of nearby waterways during and after construction.
2. Retention and detention ponds and vegetated swales which capture and filter stormwater runoff, removing pollutants before releasing the water to the aquifer.

3. Porous pavement parking lots which significantly reduce impervious surface runoff and allow stormwater capture and infiltration, recharging the groundwater.



4. Design for reduced site disturbance to conserve natural areas and wildlife habitat.
5. Bicycle storage areas and staff showers to encourage the use of non-fuel alternative transportation.
6. Negotiated arrangements with local public transportation carriers to encourage route expansion to service new building project.

7. High-albedo roofing materials to reduce heat island effects and to reduce building heat load.



8. Garden roofs reduce impervious surface runoff, capturing rainwater for garden use and returning a portion of it to the atmosphere by evaporation.

9. Capture and storage of rainwater for non-potable uses, such as toilet flushing.

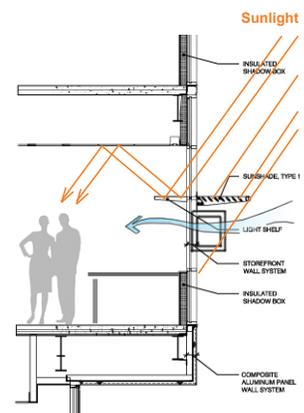
10. Reduced light pollution and light trespass from the building site by employing down lighting and lighting with night-sky shielding, thereby reducing the disturbance to nocturnal ecosystems and enhancing access to the night sky.



11. Building commissioning to assure that construction has implemented design intent and maximum energy efficiency is achieved. Educate users to help maintain those goals.
12. Provisions for the collection of recyclable materials to encourage end-user recycling.
13. Building materials with high recycled content, such as synthetic slate roofing made of recycled rubber.

14. Indoor air quality management during and after construction, including use of low emitting materials in paint, carpet, wood and adhesives.

15. Use natural daylight management to minimize use of electric lighting during daylight hours; use sunshades and light shelves to block direct sunlight and direct diffused light to the interior; provide natural daylight and views to occupied spaces; provide natural ventilation to perimeter spaces.



16. Use of computerized energy modeling to optimize energy performance, realizing savings of more than 30% over code basis in some instances.

17. Geothermal heat-pump systems for heating and cooling, which use the earth's thermal mass to provide heat in winter and reject heat in summer.





Appendix

Meeting Report

Tompkins County Old Library

City of Ithaca Planning & Economic Development Committee

The following report was prepared by the Architect and will be assumed to be correct unless written exceptions are received within two weeks of the publication date, March 15, 2015.

Meeting Date: March 11, 2015

Meeting Location: Office of J. Cornish

HOLT #2013017

Attendees:

HOLT Architects	Graham Gillespie	gg@holt.com	607-273-7600
Travis Hyde Properties	Frost Travis		
City of Ithaca			
	JoAnn Cornish	Dir. of Planning & Development	
	Phyllisa DeSarno	Dir. Of Econ. Development	
	Lisa Nicholas	Sr. Planner	
	Jennifer Kuszniir	Economic Development Planner	
	Megan Wilson	Sr. Planner	
	Bryan McCracken	Historic Preservation Planner	
	Phyllis Radke	Dir. Of Zoning Administration	
	Nels Bohn	Director IURA	

Discussion

1. The purpose of the meeting was to present the Travis Hyde Properties proposal for the Tompkins County Old Library redevelopment at the City of Ithaca Economic Development meeting, and to receive feedback informing the proposal.
2. Graham Gillespie presented the project, focusing on the main facets of the project concepts as presented in the RFEI submission. Including:
 - a. "Right-size" the development, incorporating goals and requirements of the County's RFP, and the County and City Comprehensive Master Plans.
 - b. Provide a truly urban downtown development that accommodates mixed use space and residential living that is not car-centric, but is well-placed and developed to take advantage of nearby living amenities.
 - c. Maximize use of site location opportunities to take advantage of southern sun exposure for residents and occupants of building, and to provide a green buffer to next door DeWitt Park Inn.
 - d. Integrate Lifelong as a full partner in the development and leverage its properties to provide building and site amenities, while providing a new home for its programs.
 - e. "Extend" DeWitt Park into the heart of the site through incorporation of green community space for both public and private use. Integrate the green space into Lifelong program offerings and resident use.
 - f. Target a senior citizen demographic for the mid-priced residential program and foster synergies with Lifelong, thus assisting Lifelong in its mission and fostering long-term viability.



HOLT ARCHITECTS
 217 N. Aurora Street, Ithaca, NY 14850
 p:607 273 7600 f:607 273 0475 <http://www.holt.com>

Meeting Report

Tompkins County Old Library

- g. Offer alternatives to automobile ownership that reduces the number of parking spaces to be accommodated on site, freeing up more space for green practices and site amenities.
 - h. Fit into the context of the neighborhood, which is one of transition from large commercial and civic buildings to office and residential 2 and 3 story buildings.
 - i. Take material, detail, form and other cues from the nearby civic and residential buildings to inform the design of the building elevations.
 - j. Incorporate sustainable building concepts to maximize energy efficiencies, reduce use of fossil fuels, reclaim rainwater for building and site use, provide high levels of control and comfort for the building occupants.
3. The proposers inquired about the repurposing of the residential building at 121 W. Court Street, one of the Lifelong properties intended to be included in the overall development. The lot is zoned B1-a, unlike the other involved lots which are CBD-50.
- a. The indicated use as parking to support the Lifelong programs is not a primary use accepted in B1-a zones.
 - b. City staff felt that the use variance required for this use would be difficult to obtain from the BZA.
 - c. If the parcels were to be joined into a single parcel the zoning requirements of the B1-a would still carry forward to that portion of the site. It would not be rezoned as all CBD-50.
 - d. Similarly, if the parcels are combined the DeWitt Park Historic District Zone demarcation will remain as it currently is.
 - e. If the building at 121 were to remain, the new owner could request an area variance for reduced or no parking due to site constraints on the lot for adequate space to provide parking.
 - f. The group discussed options for keeping the building as an "annex" to the main development or other repurposing, such as professional offices similar to others on the rest of the block.
4. The group discussed other aspects of the development. In general, comments were favorable for the overall approach.

Respectfully Submitted by:

HOLT Architects, P.C.



Graham L. Gillespie, AIA

T.G. MILLER, P.C.

ENGINEERS AND SURVEYORS

203 N. Aurora Street | Ithaca, NY 14850 | phone 607-272-6477 | fax 607-273-6322 | www.tgmillerpc.com

March 20, 2015

Mr. Graham L. Gillespie, AIA
HOLT Architects, P.C.
217 N. Aurora Street
Ithaca, New York 14850

Re: Tompkins County Old Library Redevelopment, Utility Systems

Dear Graham,

As you know, in 2011, T.G. Miller, P.C. collaborated with HOLT Architects, P.C. to evaluate existing and proposed utilities in support of a new Center of Government (COG) in Downtown Ithaca. The COG study area included the site of the former Tompkins County Public Library at the intersection of West Court Street and North Cayuga Street.

Utilities studied at that time included municipal water and sanitary sewers, private stormwater, electric and natural gas systems. As one would expect in a highly developed urban setting, all of these utility systems are available at the site. Recent discussions with Staff of the City Water and Sewer Department confirmed adequate capacity exists in both systems for a renovated or entirely new building.

Site disturbance may exceed 1 acre which would trigger the Notice of Intent filing requirements of the NYSDEC GP-0-15-002 for stormwater discharges from construction activities and the preparation of a "Full" Storm Water Pollution Prevention Plan. However as stated in Chapter 282-41 of the City Code a redevelopment project should follow Chapter 9 of the New York State Stormwater Management Design Manual to address disturbance and reconstruction of existing impervious surfaces (i.e. redevelopment activities). The type and scale of the proposed project in the end will dictate what permanent stormwater management practices, if any may be required.

Natural gas and electric services are available through NYSEG. Gas supply in this portion of the City is expected to remain accessible and is not subject to the northeast moratoria. Any consumption of gas in excess of the current connected load may require a capacity analysis, however this will only be determined based on the needs of a new building. Overhead electric distribution is located on both Court and Cayuga Streets. According to NYSEG, the current electric service transformer is located below grade and should be modified to an above grade, pad mounted transformer for any new building.

Feel free to contact us with any additional questions. Thank you.

Sincerely,



David A. Herrick, P.E.

David A. Herrick, P.E.
Frank L. Santelli, P.E.
Andrew J. Sciarabba, P.E.

Steven R. Rowe, P.E.
Dondi M. Harner, P.E.
LEED A.P., C.P.E.S.C.

Lee Dresser, L.S.
Darrin A. Brock, L.S.
Edward D. Ripic, Jr., L.S.



2030 DISTRICTS[®]

2030 Districts

Unique private/public partnerships that bring property owners and managers together with local governments, businesses, and community stakeholders to provide a business model for urban sustainability through collaboration, leveraged financing, and shared resources.



Introduction

2030 Districts[®] are unique private/public partnerships in designated urban areas across North America committed to reducing energy use, water use, and transport emissions.

Overseen by influential non-profit research organization Architecture 2030, 2030 Districts are in the vanguard of grassroots collaborative efforts to renovate hundreds of millions of square feet of existing buildings and construct high-performance infill development and redevelopment.

2030 Districts bring property owners and managers together with local governments, businesses, and community stakeholders to provide a business model for urban sustainability through collaboration, leveraged financing, and shared resources.

Together they benchmark, develop, and implement creative strategies, best practices, and verification methods for measuring progress towards a common goal: the targets called for by Architecture 2030 in their 2030 Challenge for Planning.



Established 2030 Districts

2030 Districts, currently representing over 180 million square feet, have been formed in Seattle, Cleveland, Los Angeles, Pittsburgh, Denver, San Francisco, Stamford, and Dallas.

These Districts demonstrate that energy, transportation emissions, and water reductions can be achieved through collaboration, leveraged financing, and shared District member resources.



2030 District Goals: The 2030 Challenge For Planning

NEW BUILDINGS, MAJOR RENOVATIONS, AND NEW INFRASTRUCTURE:

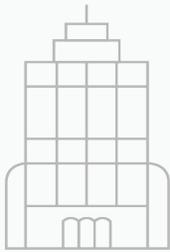
- ⦿ Energy Use: an immediate 70% reduction below the National average, with incremental targets, reaching carbon neutral by 2030.
- ⦿ Water Use: An immediate 50% reduction below the current District average.
- ⦿ CO₂e of Auto and Freight: An immediate 50% reduction below the current District average.

EXISTING BUILDINGS AND INFRASTRUCTURE OPERATIONS:

- ⦿ Energy Use: A minimum 20% reduction below the National average by 2020 with incremental targets, reaching a 50% reduction by 2030.
- ⦿ Water Use: A minimum 20% reduction below the District average by 2020, with incremental targets, reaching a 50% reduction by 2030.
- ⦿ CO₂e of Auto and Freight: A minimum 20% reduction below the current District average by 2020 with incremental targets, reaching a 50% reduction by 2030.

2030 District Member/ Partner Types:

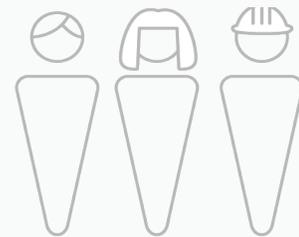
2030 Districts are as naturally diverse as the communities they represent. Private sector leadership is key, keeping groups well connected to market realities and solutions. Support from the public sector is also needed. A successful 2030 District is a private/public partnership.



**PROPERTY OWNERS
& MANAGERS**



**SERVICES
STAKEHOLDERS**



**COMMUNITY
STAKEHOLDERS**

PROPERTY OWNERS /PROPERTY MANAGERS OR DEVELOPERS:

An individual or organization that owns, manages and/or develops real estate within a 2030 District boundary.

SERVICES STAKEHOLDERS:

An individual or organization that provides related services within a 2030 District boundary. Examples include architects, engineers, energy services companies (ESCOs), utilities, and contractors.

COMMUNITY STAKEHOLDERS:

A non-profit, government entity or community organization. Examples of community stakeholders include industry and/or professional organizations, local green building councils/USGBC chapters, city, county, and state agencies, and community groups.



2030 District Benefits:

2030 Districts leverage strategic partnerships with professional and community stakeholders to provide building owners, property managers, developers, and professional service providers with the education, services, tools, and support needed to accomplish the performance goals of the District.

PROPERTY OWNERS AND MANAGERS

Through District membership, building owners, property managers, and developers are given access to a suite of resources, tools and opportunities to improve and add value to their assets. Members are granted access to:

- ⦿ Assessment of current building performance relative to 2030 District goals
- ⦿ Anonymous benchmarking against local peer buildings
- ⦿ Guidance for moving towards 2030 District goals
- ⦿ Training and ongoing support through educational workshops on tools and best practices
- ⦿ Innovative software platforms to track and analyze performance
- ⦿ In-kind member professional services and contributions, including project scoping and feasibility
- ⦿ Influence on District-related policy issues, including incentives



PROFESSIONAL STAKEHOLDERS

Through District membership, professional stakeholders have opportunities to reach an engaged audience of developers, property owners, and property managers as they assess efficiency upgrades for their properties. They also gain access to the most up-to-date information regarding potential new and renovation projects within the 2030 District. Professional stakeholders can also provide guidance and influence on permitting and policy revisions that could incentivize 2030 Challenge projects.

COMMUNITY STAKEHOLDERS

Through District membership, community stakeholders can expand their reach to better fulfill their mission. 2030 Districts are not meant to replace or compete with existing programs, but rather to leverage and expand programs and initiatives of community stakeholders to reach an eager market of potential implementers.

The 2030 Districts Network

To expand its support for 2030 Districts, Architecture 2030 has established the 2030 Districts Network, to help form new Districts and to coordinate resources, best practice, and collaboration among all the Districts, ensuring they have the support needed to meet the 2030 Challenge for Planning targets.

Architecture 2030's management system for growing the 2030 District Network includes the following elements:

- ⦿ A process for onboarding new network members and orienting them to the protocols of the network;
- ⦿ Processes for member-to-member relationship building and communication;
- ⦿ Development of sub-networks between different stakeholder groups, including district staff, building owners and managers, professional support partners, etc.;
- ⦿ A description of different types of network transactions, and protocols for those transactions;
- ⦿ Best practices for facilitating network meetings, conference calls, webinars, etc.;
- ⦿ A system for evaluating network health and assessing its value to its members.

The 2030 Districts Network Benefits

All 2030 Districts benefit from the following partnerships, support, and services from the 2030 District Network:

- ⦿ Technical support and related services;
- ⦿ Strategies for cost-effective reductions in energy and water consumption, and commuter transportation approaches to reduce CO2 emissions;
- ⦿ A 2030 District website with tools for editing and adding material;
- ⦿ A 2030 District Owner/Manager database;
- ⦿ Participation in 2030 District conference calls, summits, webinars, and capacity building workshops;
- ⦿ 2030 District publications and other information;
- ⦿ Strategies and funding mechanisms for 2030 District staff;
- ⦿ A list of best practices for property owners and managers outreach, and written and/or video content that covers the significance of the 2030 District approach and the benefits of, and needs met by, 2030 Districts;
- ⦿ Assistance with data evaluation and the design of actual District-specific support services;
- ⦿ A comparison of similar efforts and potential collaborations;
- ⦿ A standardized toolkit to help cities create new Districts;
- ⦿ A process for establishing District and building benchmarks;
- ⦿ A benchmarking study of similar efforts and potential collaboration;
- ⦿ Access to NationalField software to share best practices and increase collaboration

