



Response to Request for Proposal
March 20, 2015

Franklin Properties
MCK Building Associates
STREAM Collaborative
Taitem Engineering

West Court Lofts and wellness collective





1969

2017

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EXECUTIVE SUMMARY

In response to Tompkins County's Request for Proposals ("RFP"), Franklin Properties is proposing a \$12 million, 58,000 sf mixed-use condominium adaptive re-use of the Old Library property located at 310-314 N. Cayuga Street in downtown Ithaca.

The project includes 22 market-rate condominium apartments, a full floor of condominium medical offices, a street level café, 24 indoor parking spaces (31 total parking spaces) and extensive gardens and grounds.

The Old Library redevelopment project is anchored by an innovative new medical center called the Wellness Collective - a collaboration of established, like-minded Ithaca physicians and medical practitioners led by Dr. Marne O'Shae. A street level café will be owned by Wellness Collective principals and managed by an experienced Ithaca restaurateur. It will provide light, fresh breakfast and lunch offerings. Its menu will echo the Wellness Collective's dedication to good health and good living.

On the upper floors we have designed 14 two-story townhouse units and 8 single-level penthouse flats. All townhouse units include spacious balconies. The top floor flats each include rooftop garden terraces. Residential units will range in size from 900 sf to 1,450 sf.

These new condominiums will be first-tier units with superior finishes and amenities. The product has been designed to address a yawning gap in better downtown housing options for middle-aged professionals and empty-nesters.

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

PART 1

PROJECT NARRATIVE

Energy Efficiency and Carbon Footprint

Our project will be designed to LEED and Architecture 2030 standards. But unlike a start-from-scratch development, we will achieve substantial additional energy savings by reusing and expanding the existing structural frame of the former Old Library. By reusing the existing foundation and frame, we are also able to speed construction and minimize neighborhood dust, noise and disruption.

Design Quality and Neighborhood Compatibility

Under our proposal, the existing 38,630 sf, two and one-half story former library building will be stripped to its structural frame and the old loading docks will be removed. We will then add one full floor and some interior mezzanine space to the structure, and reconstruct it as an attractive, modern and highly efficient mixed-use facility.

The Finished Project:

- Condominium Commercial/Office Space 14,000 sf
 - Condominium Residential Space 26,000 sf
 - Shared Indoor Parking 10,800 sf
 - Common Mechanical/Circulation 7,200 sf
- Total **58,000 sf**



The finished facility will have all new interior and exterior walls, windows and finishes as well as new, energy-efficient mechanical, plumbing and electrical systems. Our proposal applies the savings from reuse of the existing, rock-solid concrete foundation and structural steel frame to a higher level of exterior finish than would be possible with a complete teardown and start-from-scratch project.

Thoughtful Historic District Design

Our architect, Noah Demarest of STREAM Collaborative of Ithaca, has proposed an exceedingly handsome building and garden landscaping plan that fits comfortably with the fine-grain features of the Dewitt Park Historic District. This historic district neighborhood has an architecturally rich and diverse building stock. Landmark properties found in this district span 110 years of Ithaca’s architectural history, dating from about 1820 through 1930.

Inserting new buildings into historic settings like this requires a deft hand and a right-sized building program. To that end, Franklin Properties has proposed a project that is considerably smaller than what is legally permitted for the site. With setbacks along both Cayuga and West Court Streets and a very rich garden landscape design, the new building project defers to its historic neighbors. Beyond that, STREAM Collaborative’s new exterior design - including brick, stone and wood – and its detailing are exceptional.



The Gossman Sage House was replaced by the current library building

Traffic, Pedestrian Circulation and Parking

With new projects, a key to achieving successful traffic, pedestrian circulation and parking solutions is to not over-build. Franklin Properties’ proposed Old Library building program is relatively modest – 22 condominium apartments, one-floor of medical office space, community space and a 750 sf café. Legally, it could have been larger. However, we believe this is the right-sized project for this site.

From a parking perspective, the project is balanced. It includes 31 common parking spaces – 24 indoor and 7 outdoor - that will be shared by residents and medical staff. Experience tells us we can achieve about a 1.5 efficiency factor with each parking space by sharing parking among our daytime commercial and nighttime residential occupants. In effect, our 31 spaces will be used by some 45 commercial and residential occupants over the course of a 24-hour cycle.

Responsiveness to community needs

This project fits comfortably in its historic neighborhood setting. It contains 22 residential units that will provide a much-needed downtown condominium-ownership housing option for Ithaca residents, particularly for those who are empty-nesters and retirees.

The project is fully contained on the existing .88-acre Old Library site. It does not require the acquisition or disruption of any neighbors including the adjacent Lifelong senior center. However, from a community benefit perspective, it is the proposed Wellness Collective of medical providers that will be its defining feature.

Dr. Marne O’Shae and her colleagues have proposed a significant and inclusive, community-based component for this adaptive reuse of the Old Library. The Wellness Collective program, centered on an innovative collaboration of medical and wellness professionals is a new model in the practice of lifelong wellness. In a community burdened with increasing health care and social service costs, having a population that knows how to preserve its own health will be critical to making the resources we have go farther.

Dr. O’Shae and her colleagues currently serve nearly one-third of all permanent residents of the city of Ithaca – many of whom walk to receive treatment downtown. By expanding and combining their practices into one modern collective they will be able to serve an even larger percentage of the City residents and especially the fast growing population of seniors who want to live downtown.

The Wellness Collective facility proposal includes a multi-purpose space that is accessible to the community. It will help offset the loss of the Women’s Community Building for a wide variety of meetings and special events. This striking multi-purpose space has been designed so that it can function in tandem with the new café and kitchen facility to provide an exciting and vibrant new arts and cultural venue unlike any other in Downtown Ithaca.

“this would be a great way to utilize an already existing structure and serve a variety of needs in our community . . .”

*BERNADETTE FIOCCA
Community Member*

Positive Economic /Tax Base Impact

Franklin Properties has proposed a \$12 million private investment in downtown Ithaca. The project will return a nearly vacant property that has been tax exempt since the 1960’s to the tax rolls. But the true dollars and cents community gain from our investment goes much further.

The largest economic impact of the project will come from about 40 new residents and a similar number of Wellness Collective staff including doctors, nurses and medical associates. These are professionals with substantially higher than average disposable incomes. The positive impact of these new downtown residents and workforce will become immediately evident in increased sales for downtown shops and restaurants.

Capability of the Development Team

The Developer

Franklin Properties and its affiliated entities have developed, own and manage more than \$65 million in commercial and residential facilities; several of them award-winning certified historic rehabilitations of National Register Landmark properties for residential and commercial purposes.

The developer’s resume includes significant mixed-use condominium development experience. Franklin Properties principals have developed and/or managed the development of some 120 residential and commercial condominium units in six separate projects in Syracuse, Marcellus and Skaneateles, New York.

A single purpose limited liability company LLC affiliate of Franklin Properties will be formed and capitalized to finance and develop the project.

The Design Team

STREAM Collaborative Architects and Landscape Architects and Taitem Engineers are well known and highly-regarded Ithaca firms whose work to-date on the Old Library project has been stellar.



The Lender

Community Preservation Corporation (“CPC”), formed by a consortium of New York State banks, is a public-spirited lender based in NYC with a regional office in Syracuse. CPC has provided a \$9.6 million construction loan commitment to the proposed Old Library project.

This will be CPC’s fifth financing with Franklin Properties. Over the last 12 years, CPC has provided about \$22 million in financing for four other Franklin Properties projects in Syracuse, Oswego and Rochester.

The Contractor

MCK Building Associates is a Syracuse-based general contractor and construction manager with some 35 years of experience and over \$300 million in completed work. For many years, MCK maintained a field office in Lansing. They are very familiar with Ithaca-based subcontractor resources.



Condominium Sales Team

The condominium sales program will be led by Hilda Moleski, Associate Real Estate Broker, GRI of Carol Bushberg Real Estate of Ithaca, a boutique Ithaca RE firm that is able to provide experienced and focused attention to the project.

Management after Completion

Franklin Properties has engaged Jerry Dietz of C.S.P. Management in Ithaca to assist with both pre-development property management consulting services, and post-construction management of the completed facility. C.S.P. Management’s contract will be transferred from Franklin Properties to the Condominium Association after the project is complete and substantially occupied. C.S.P. Management’s portfolio of managed projects in and around Ithaca includes about 700 residential units along with offices and retail facilities.

Market Feasibility

The proposed development includes 14,000 sf of Class “A” medical office space, community space and the café. The commercial space - which represents about 35% of the total condominium space in this mixed-use facility - has been pre-sold to the principals of the Wellness Collective.

The remaining 26,000 sf has been designed for condominium apartments. It represents about 65% of the total space to be sold. New residential development in Ithaca has focused largely on the needs of young adults, who comprise the largest market for downtown living. We are targeting the next largest market - that of middle-aged and older households, many of whom have connections with Cornell and/or Ithaca College. In Ithaca, this market segment has been largely ignored by the development community. Many remain in the suburbs by default.

These are stable and successful Ithaca residents. They tend to be community leaders. Many are empty-nesters who want to downsize to smaller living spaces that contain top finishes, features and amenities. Their goal is to find high quality, low-maintenance living that allows them the freedom to both travel and enjoy the many restaurants, shops, cultural offerings and activities of downtown.

In terms of feasibility, the Wellness Collective pre-sale commitment locks in 35% of the building’s sales offering. We see the balance of the space – 14 two-level townhouse units and 8 penthouse flats – as a manageable sales marketing assignment given the overall strength of the Ithaca economy, the robust nature of Ithaca’s downtown, near 100% occupancy levels for rental apartments and the striking absence of high level downtown for-sale options for successful older Ithaca residents.

Purchase Price

Our proposal includes a **\$925,000 purchase price** for the County-owned property. Our purchase will occur concurrent with closing on the construction loan, which will happen within 90-days after the County Legislature adopts a resolution authorizing the sale of the property.

Plan for Managing Neighborhood Impacts

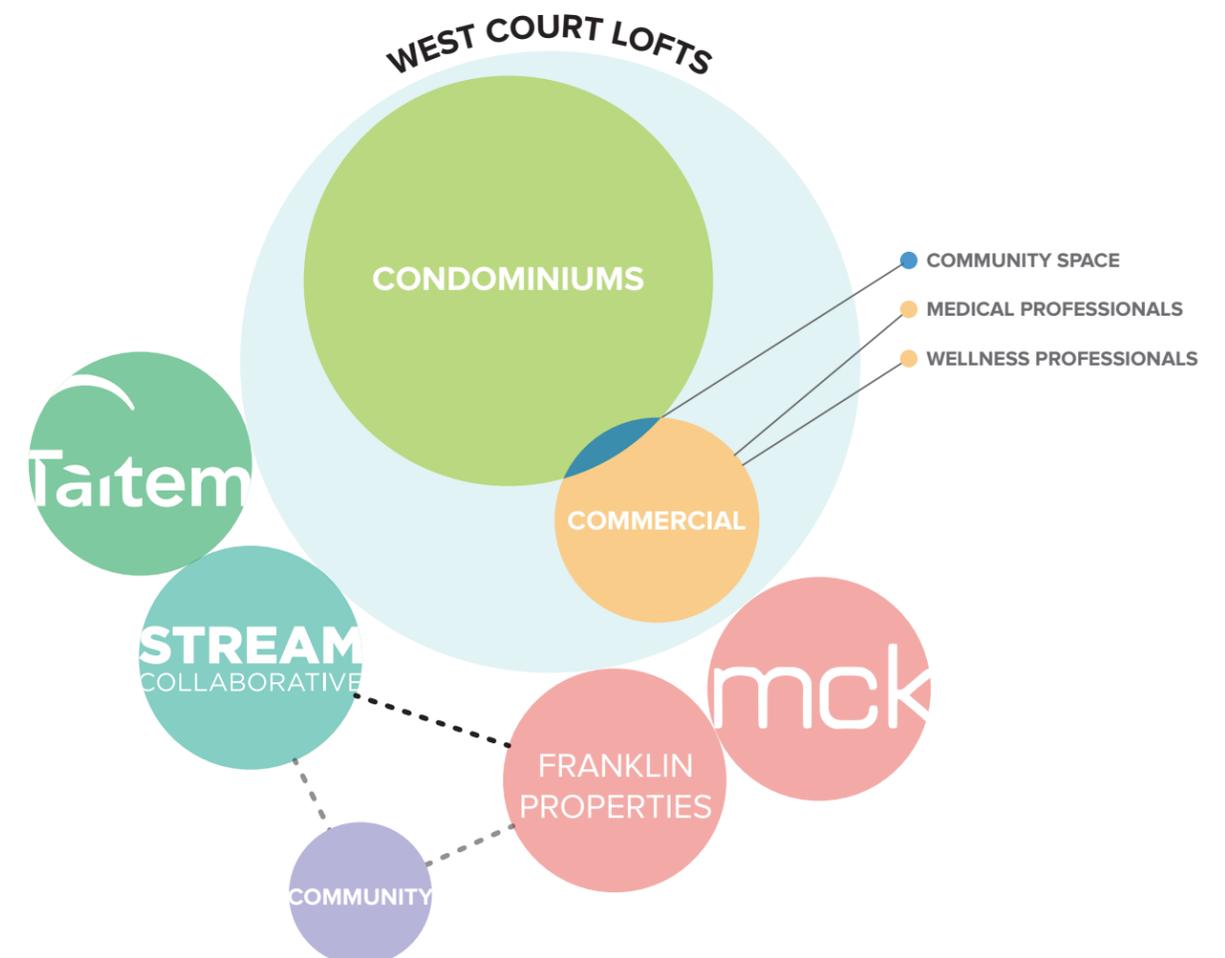
The project will go through the SEQR process, which will identify all the potential environmental impacts and any required mitigation. We are not anticipating any noise or air quality concerns beyond normal construction activities.

However, among the many economic and aesthetic benefits of this adaptive use proposal is the advantage we gain by reusing the foundation and structural frame of the Old Library building. As a result, we can save energy and complete the project in an abbreviated time period. We will be avoiding months of highly disruptive and noisy demolition of the old structure and the complete reconstruction of a new foundation and structural frame. Our adaptive reuse project will have a significantly less impact on the neighborhood than any alternative that involves complete demolition and new construction.

Under our plan, the money saved by reusing the foundation and structural frame is being reinvested to create a better and more attractive building. Our plan speeds construction and minimizes noise, dust and vibration that would otherwise occur if the entire structure was demolished and then rebuilt. More than anything else, that will limit angst and disruption among the neighbors.

“As a director of an Ithaca nonprofit just a block away I would love to see a wellness component for community use”

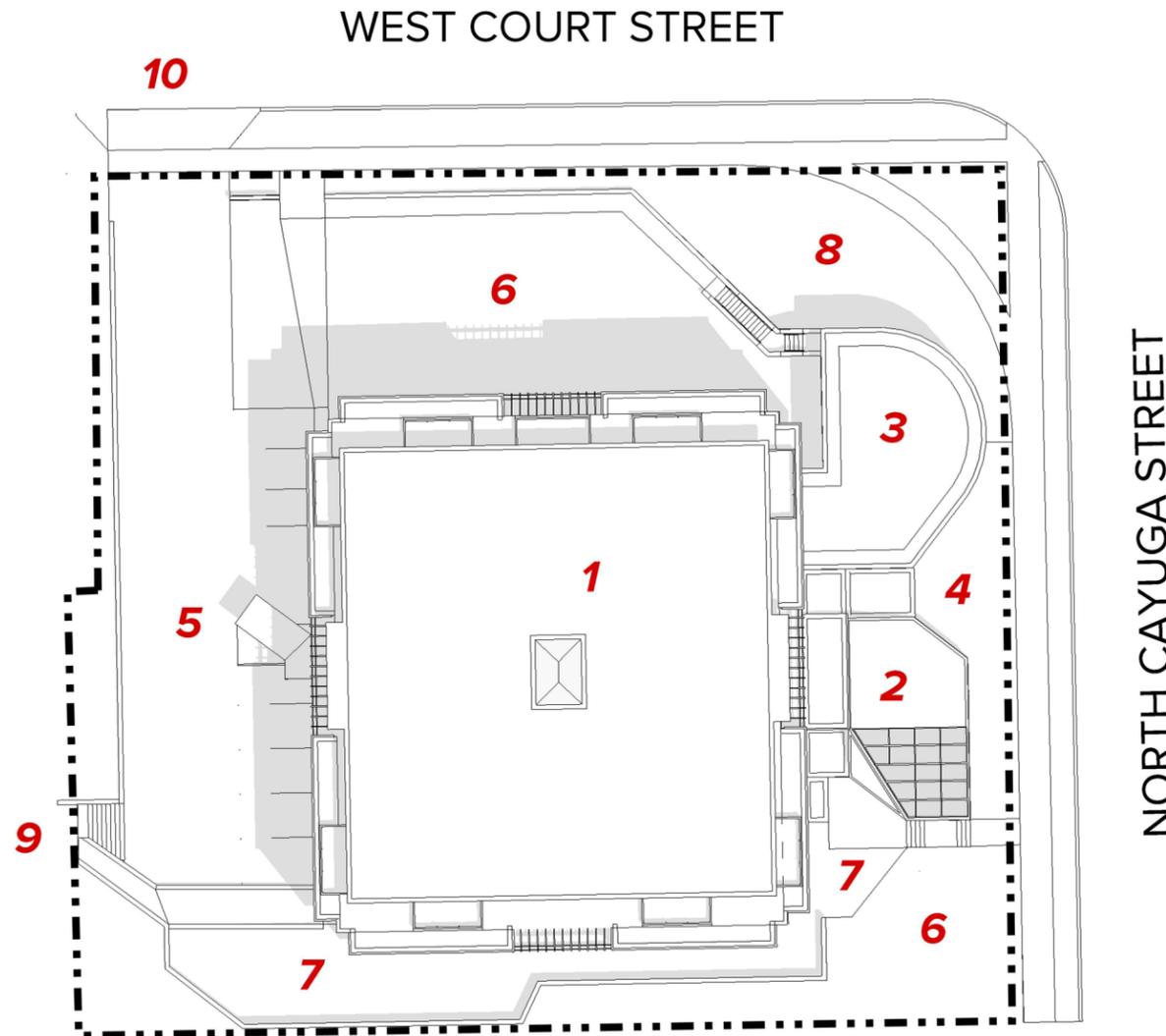
TOM CAMPBELL, M.D.
Community Member



PART 2

SKETCH SITE PLANS

A scaled conceptual sketch site plan and 3D perspective views are included below showing parking, sidewalks and enhanced landscaping. Understanding not only the site plan review process but also the incredibly high expectations of each planning board member, advisory board member and city staff involved with the review and approval is critical to securing approvals in a timely manner. Noah Demarest from STREAM Collaborative has over 15 years of experience and great success guiding projects through the City of Ithaca approvals process. The plan already anticipates many site features desired by the planning board.



- 1 existing building
- 2 café addition
- 3 multi-purpose community room
- 4 main entry
- 5 parking and resident entry
- 6 enhanced gardens
- 7 zen garden
- 8 enhanced public plaza
- 9 connection to lifelong
- 10 entry to parking area



Existing Aerial Photograph



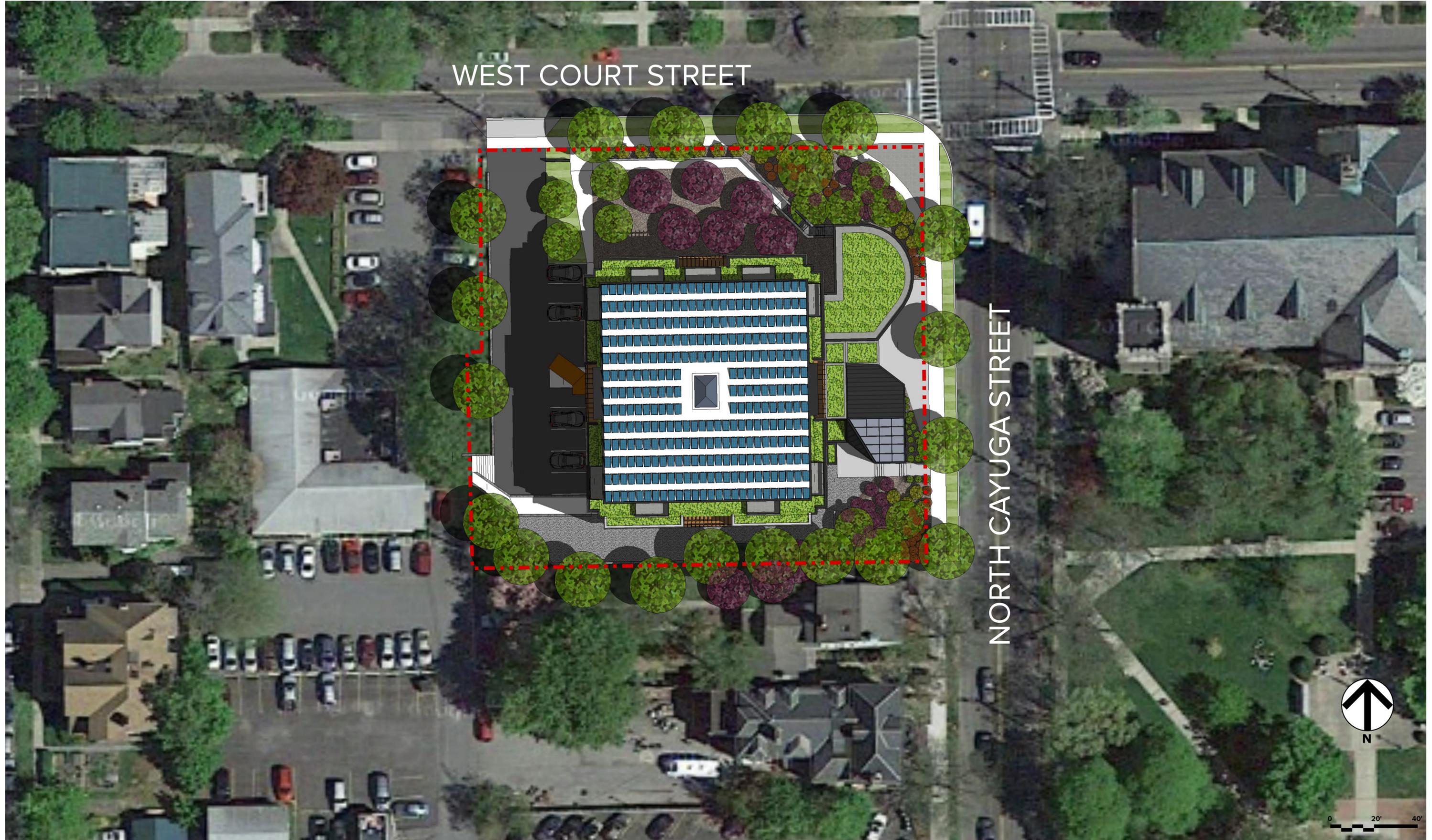
WEST COURT STREET

NORTH CAYUGA STREET



0 20' 40'

Illustrative Site Plan



BUILDING ELEVATIONS



East Elevation



North Elevation



West Elevation



South Elevation

PERSPECTIVE VIEWS

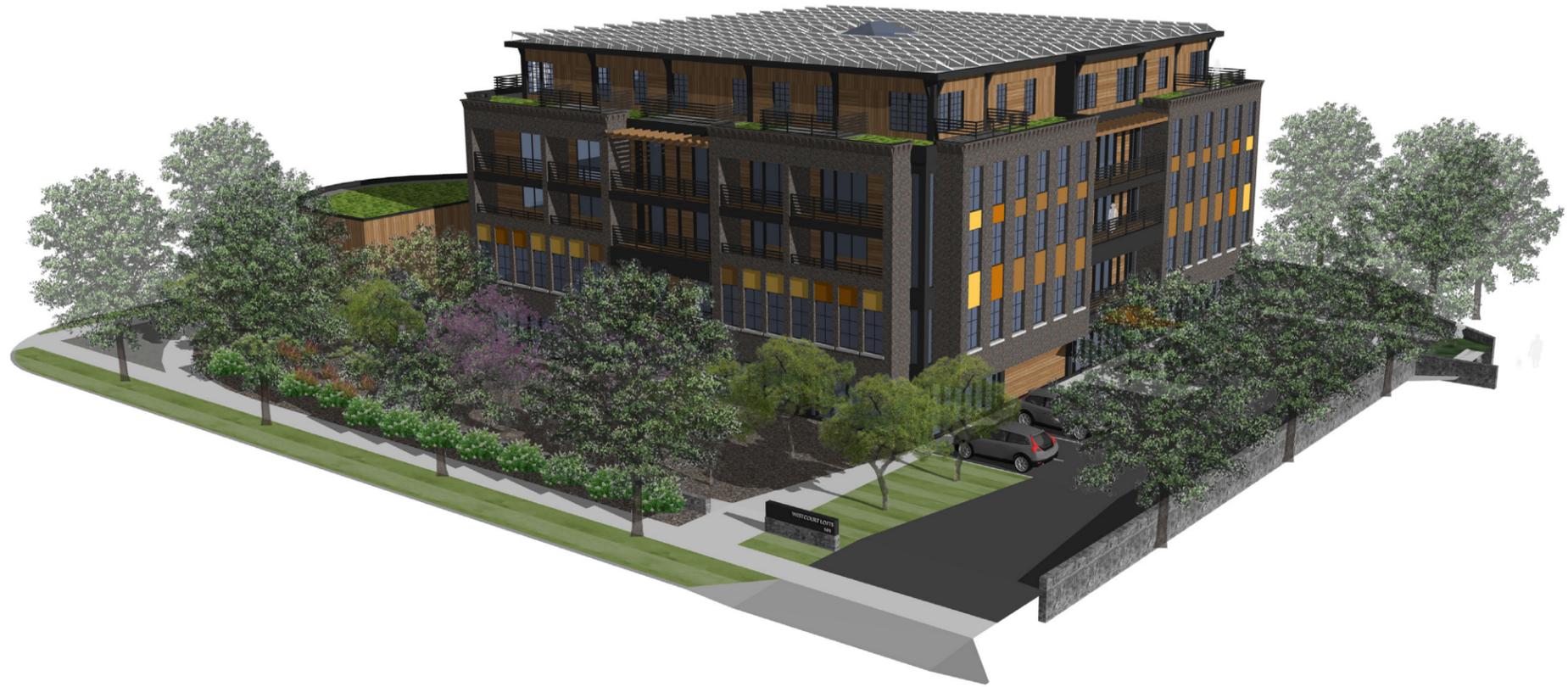


North Cayuga Street View



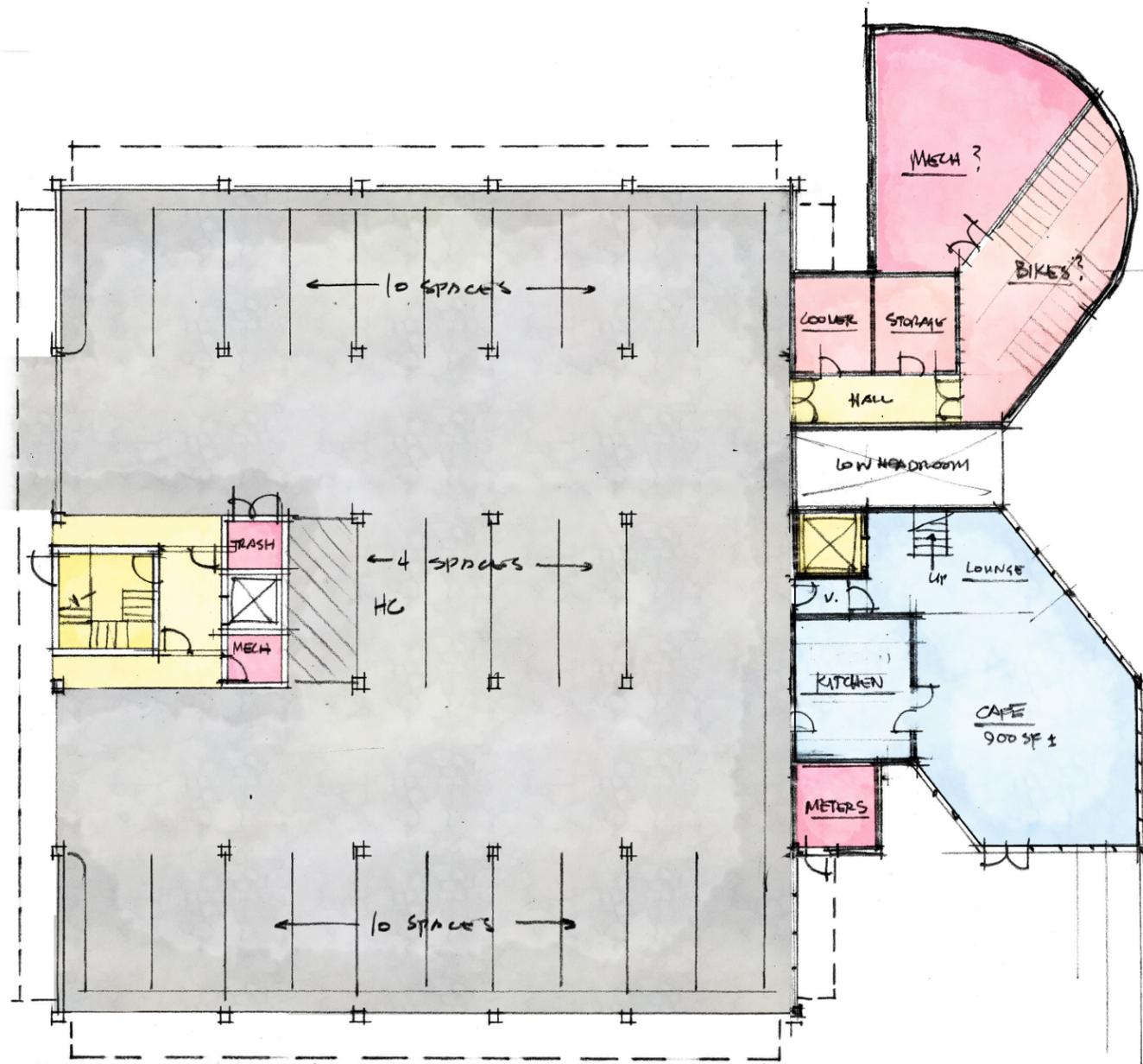
West Court Street View



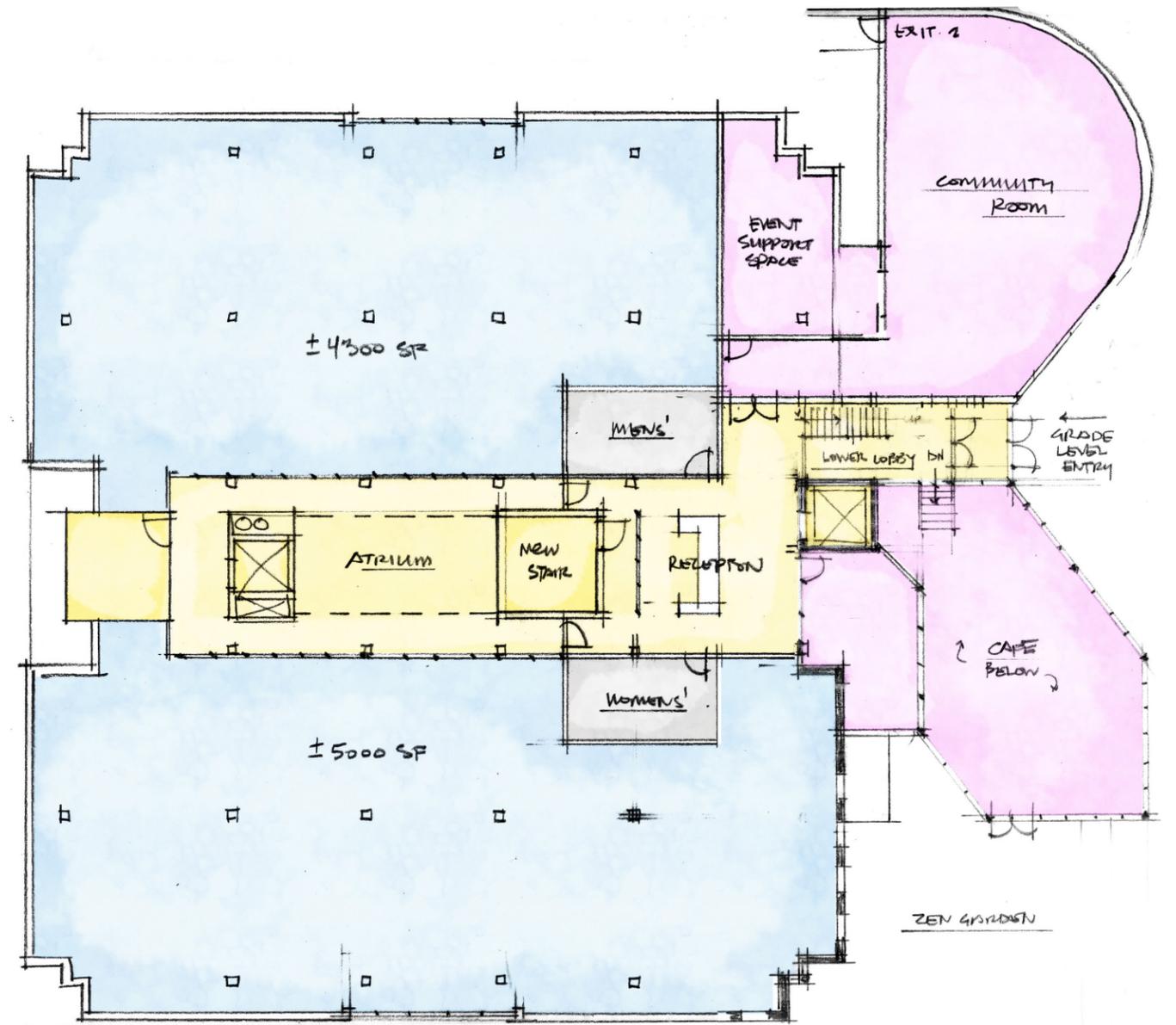


BUILDING PLANS

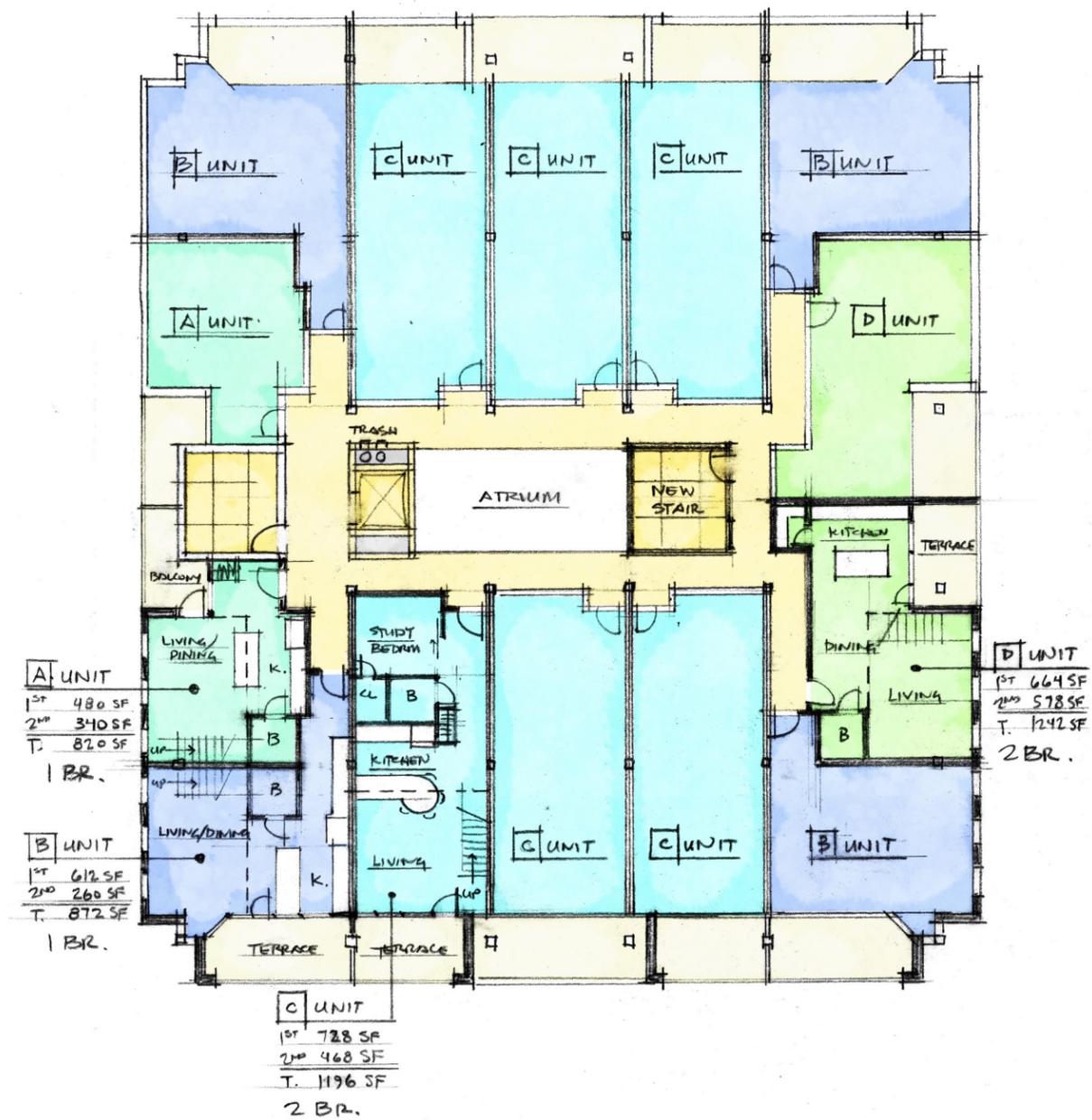
The building plans are conceptual in nature – demonstrating a clear feasibility for the overall space programming. Much more detailed plans will be prepared during an intense design process which will be undertaken in close collaboration between the developer, the builder, and the design team with significant input from the entire Ithaca community and City of Ithaca staff, boards and committees.



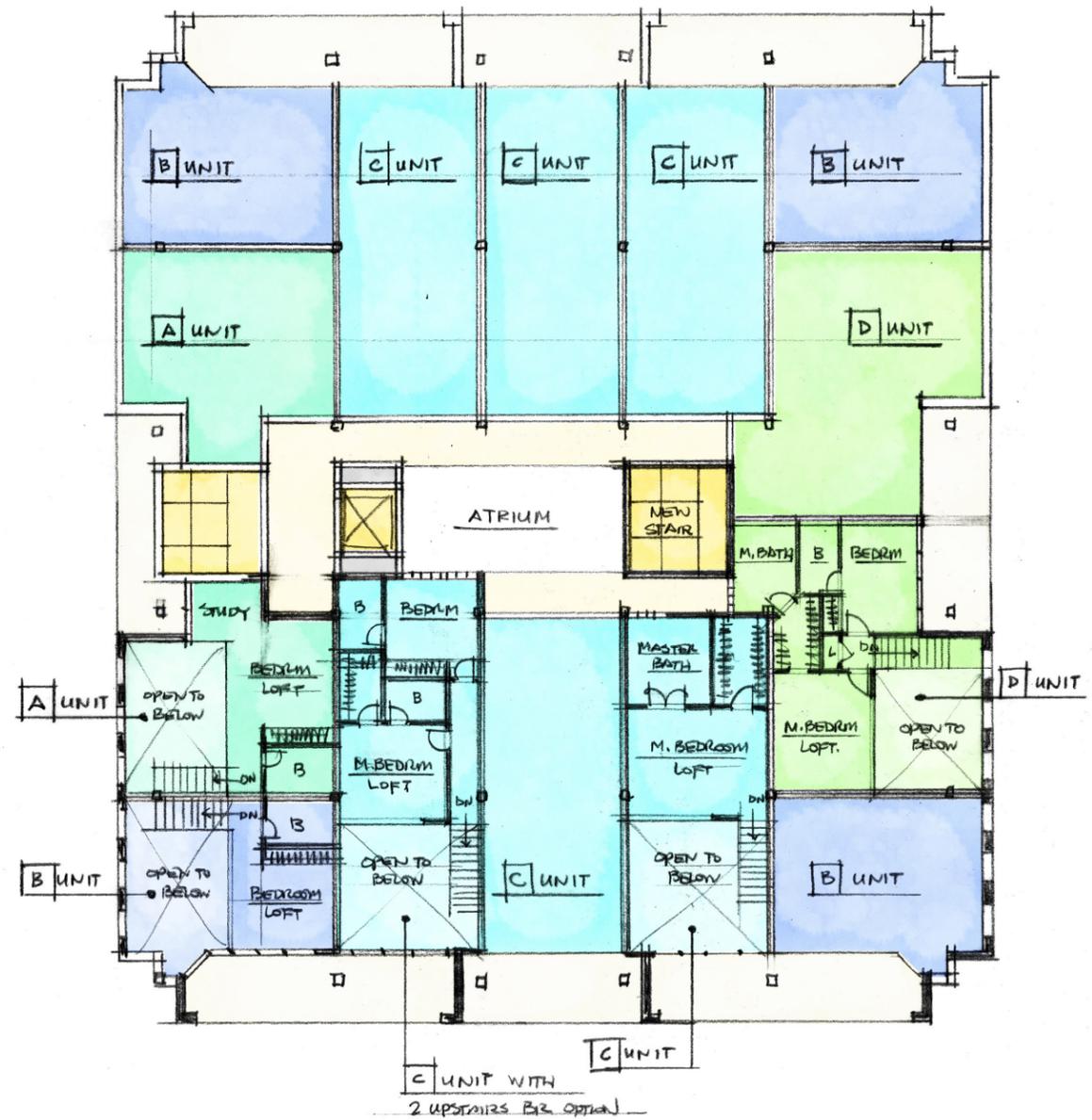
Parking Level



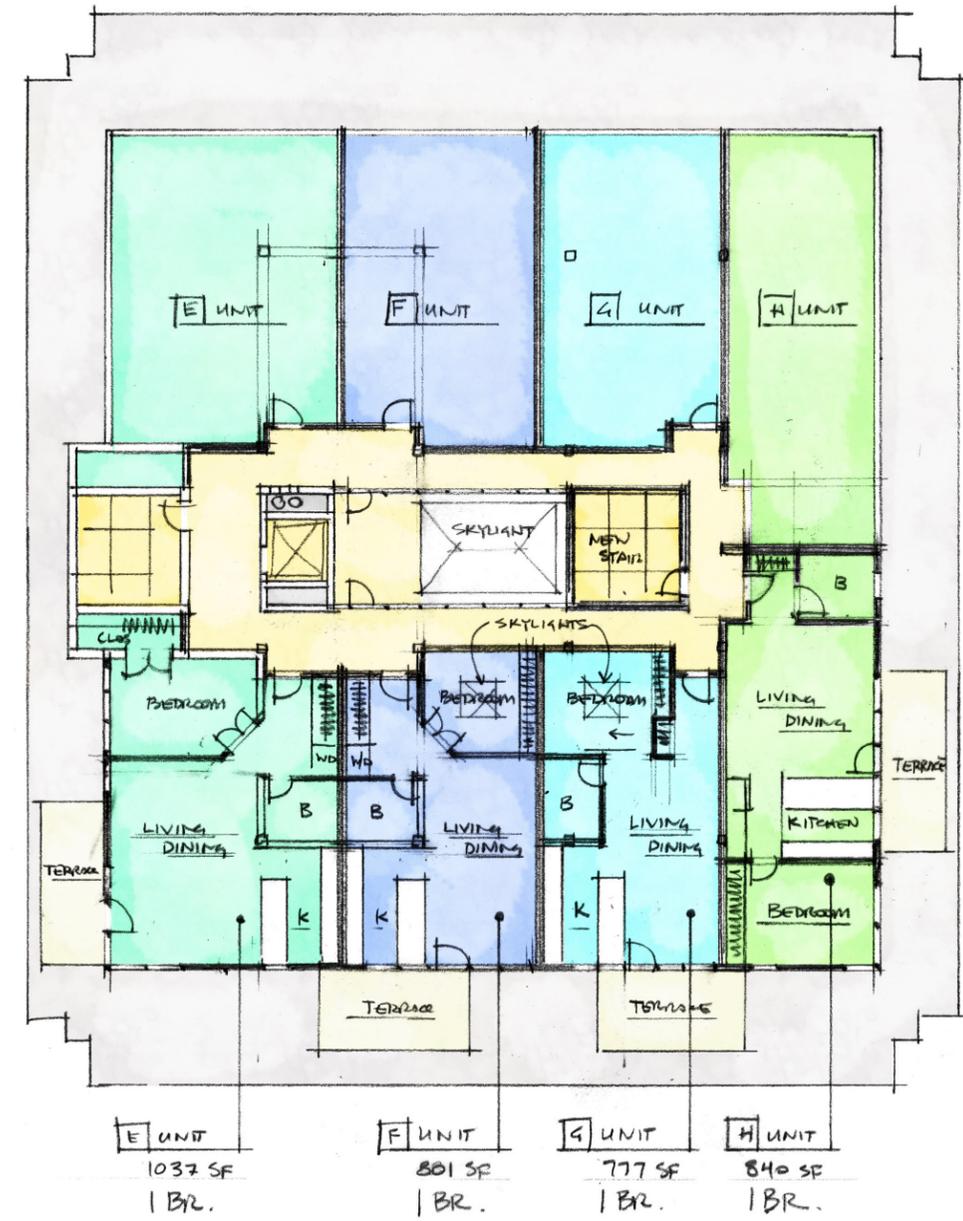
Level 1 - Wellness Center



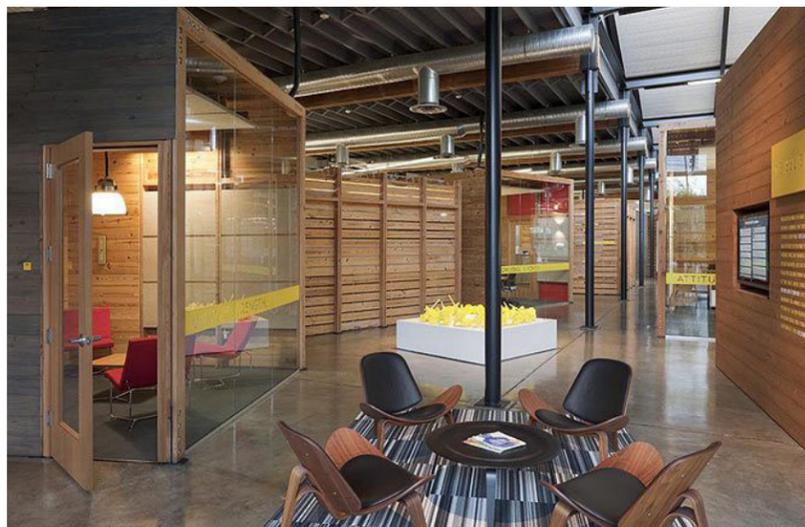
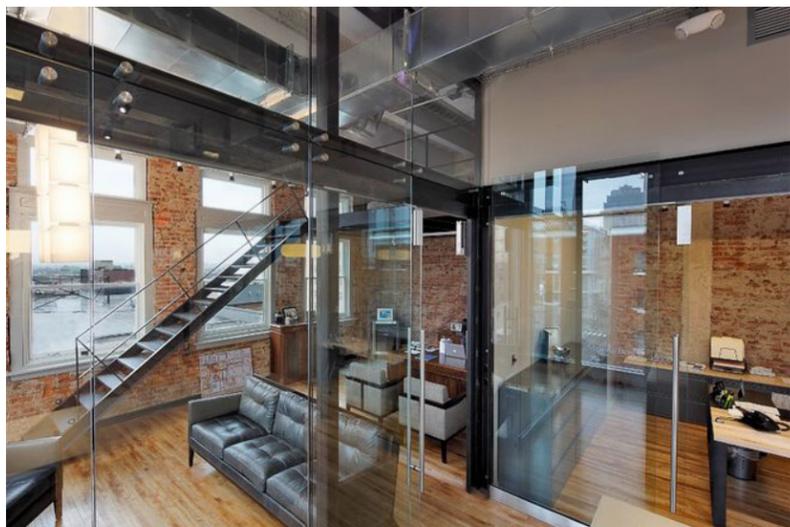
Level 2 - Town Homes



Mezzanine - Town Homes



Level 3 - Penthouse Units



PART 3

TRANSPORTATION STRATEGIES

The mix of uses in the new building balances the demand for parking by pairing the daytime needs of the professional offices with the evening needs of the community spaces and overnight needs of building residents. It is anticipated that about half of the lower level parking will be available during the daytime for staff of the commercial spaces. As a result the 24 garage spaces will accommodate 36 parking passes plus an additional 7 parking spaces outside the building. Furthermore, the adjacent streets provide ample metered on-street parking for the short term demand generated by the community spaces and professional offices.

The overall parking demand for the new facility would likely be similar or even less than the demand generated by the old library when it was fully occupied. Parking for all of the building occupants will be included on site including most of the parking on the existing lowest level. There will be no requirement to include parking off site and the size of the project is small enough with a healthy mix of uses that the impact on traffic will be negligible. In fact, the City's draft comprehensive plan aims to significantly increase the relative number of people who live in walkable neighborhoods close to services as a way to significantly reduce the total number of vehicle miles traveled throughout the county and the recent rezoning of this parcel removed the off-street parking requirement for this reason. Special events will be easily accommodated on street and/or in the nearby parking garages which are at significantly less than full capacity.

The TCAT Route 17 bus frequently runs up Cayuga Street seven days a week with the opportunity for a dedicated bus stop directly in front of the building. We will be working directly with TCAT on the feasibility of installing a bus stop sign or shelter. This improvement will need to be weighed against the potential loss of on-street parking so a larger conversation with the City will be required during the site plan review process before this amenity may be offered as part of this proposal.

There are no less than 7 different Ithaca Carshare cars within a 5 block or 1/4 mile walk of the building (1/4 mile = a 5 minute walk). According to Ithaca Carshare, "for each Ithaca Carshare car in the fleet, 15.4 fewer personal cars are owned! Carsharing shifts habits to reduce car use, a major source of greenhouse gas emissions." We will be working with Ithaca Carshare to include information about their program with all of the sales and marketing materials and we will explore the possibility of including a free Carshare membership for all eligible residents and staff of the building (each individual would be responsible for their own usage fees).



ENERGY

In considering the carbon footprint of the project, it is critical to weigh the embodied energy in the existing building against the costs and benefits of replacement. With our proposal, we determined the Old Library's frame and foundations – which retain considerable value and hold a large proportion of the building's embodied energy - are rock-solid and well worth saving, but the building envelope needed to be replaced.

As background, the original architect was well known in engineering circles for having designed very structurally sound buildings. In this case, the structure was designed for the extraordinary loads of a library. This structure is far more sound and durable than any new replacement

building will be. It makes no sense to toss that value away.

However, the building envelope is both energy-inefficient, unattractive and lacks utility for uses that require natural light. Therefore, we determined replacing the façade makes sense physically, economically and in terms of how the building fits into its surroundings. In the redesign of the facade, the development team will explore the re-use of brick and other carbon intensive materials, saving disposal and trucking costs and preventing the manufacture of new material. We will also look to the surrounding historic district for aesthetic inspiration while maintaining the honesty of a 21st century contemporary style.

The new building envelope will incorporate rigid insulation to increase the energy efficiency of the building. Windows will be added to supply natural light while high-efficiency artificial lighting and controls will be included throughout. The improved envelope will allow outdated mechanical systems to be replaced with a much smaller high-efficiency boiler/chiller plant, with fan coils in individual spaces coupled with a dedicated heat recovery ventilation system. As an option, a geothermal system will also be evaluated since the ample open space on the site would allow for the placement of vertical underground geothermal wells.

Low water-use plumbing fixtures will be included throughout the building and a rainwater harvesting system will be considered. Energy Star appliances will be used throughout the building, renewable energy systems will be incorporated, and the potential for net-zero operation will be evaluated. The project is aiming to be compliant at minimum with the energy goals of LEED Silver (certification will depend on budget constraints) and we will meet the Architecture 2030 Challenge – 70% reduction of fossil fuels compared to the average comparable building.

By maintaining much of the building foundation and structural frame we are diverting over 1,300 TONS of material from either the landfill or the very energy intensive recycling process. Among waste and recycling experts it is accepted that it takes less energy to reduce and reuse than it does to recycle. Adapting existing buildings is a much greener approach than completely tearing down old ones and building with 100% imported new materials regardless of how much material is recycled in the process.

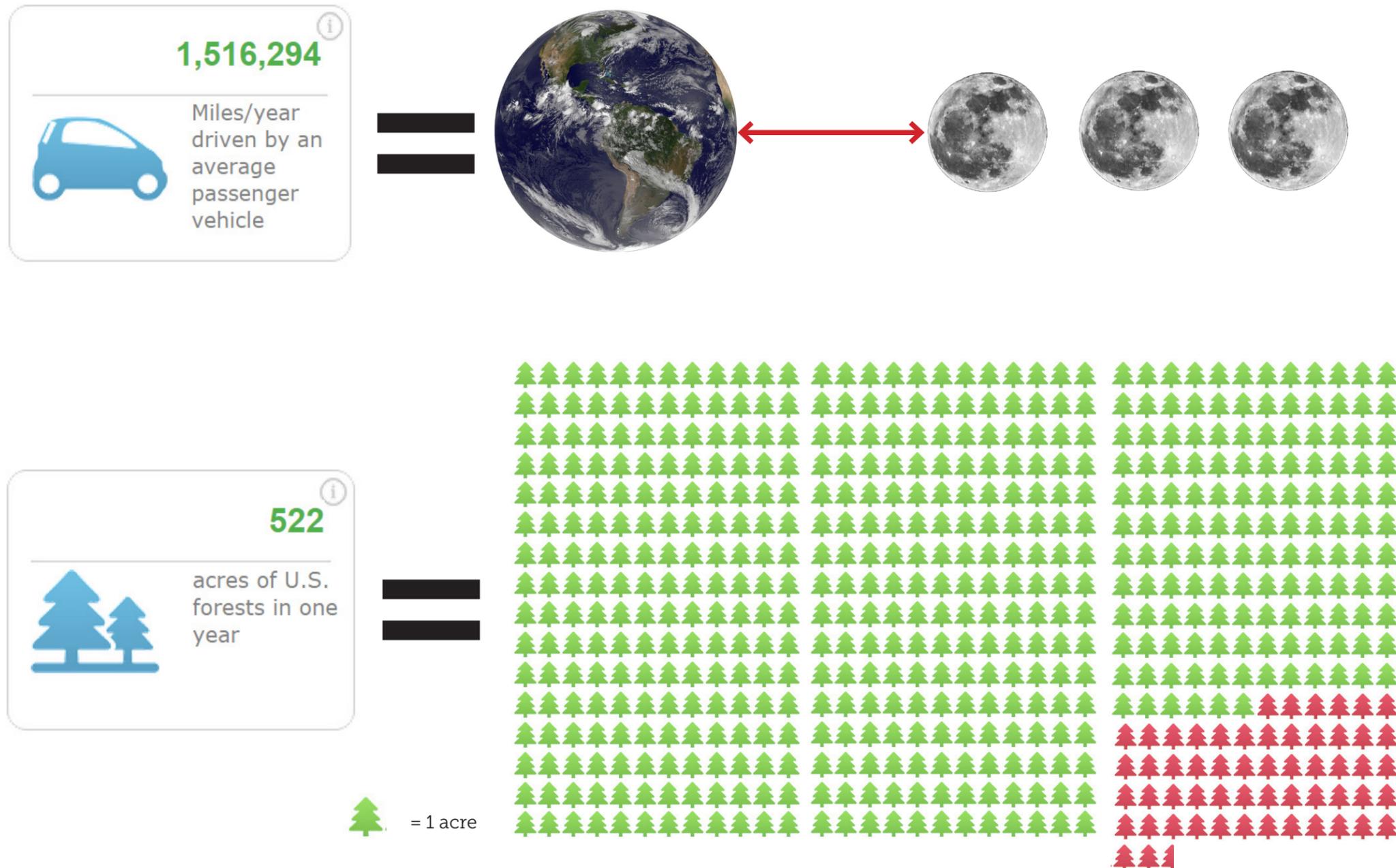
UTILITIES

The existing building is well served by utilities. One of the major advantages to the reuse of the building is the minimal amount of work that needs to be done to provide the most basic services. The overall energy used by the building will be a fraction of its current use and the water and sewer demands will be easily accommodated within the existing infrastructure or minor upgrades as determined during the engineering design process.

EMBODIED ENERGY

The design team has calculated the total weight of all the primary construction materials of the existing library. The weight of the building is equal to over 4 million pounds or 2,000 Tons.

The amount of embodied energy this represents can be translated into other common units of energy such as vehicle miles traveled or the amount of carbon dioxide sequestered by forests. A total building demolition will require more energy consumed than an adaptive re-use by a factor of 10.



<http://www.epa.gov/cleanenergy/energy-resources/calculator.html>

CITY OF ITHACA FEEDBACK

Ithaca Landmarks Preservation Commission

The meeting with the ILPC held on January 13, 2014 allowed the four development teams the opportunity to present and gain feedback from the commission. The commission stressed that massing tends to be one of the greatest problems with new buildings in Historic Districts. Several members felt the new building proposals were “probably too large” and their massing and scale do not seem responsive to the surrounding residential area. As noted in the meeting minutes, Katelin Olson expressed qualms with approving the complete demolition of a building that is only a few years away from being eligible for historic designation. She goes on to emphasize that “demolition is not a decision to be taken lightly.”

From the development team’s perspective, the members of the ILPC expressed a very clear and what appeared to be unanimous appreciation for the creative adaptive re-use of the existing building. They expressed enthusiasm for the enhanced features of both the building and the landscape and especially the way the design team retained the curved apses – a reflection of the Presbyterian church across the street. There was no indication that the adaptive re-use would have any difficulties meeting the criteria for approval from the ILPC, whereas all of the new construction projects will require anywhere from minor to very significant modifications in massing, scale, and materials in order to satisfy the ILPC.

“excellent use of reclaimed space . . . and potentially better long term economic benefit. A great fit for Ithaca.”

SHARON DEMOCKER
Community Member

Planning Staff

The development team met with the Director of Planning, the Mayor and other members of the Economic Development committee on March 17, 2014 to review the proposal. The feedback was very positive and the City of Ithaca Planning and Engineering staff members see no reason why this project would not be very well received by the planning board and members of the general public (as evidenced

by the strong support from the immediate neighbors and the attached petition). In fact, every aspect of the proposal clearly meets the objectives outlined in the draft comprehensive plan for the City of Ithaca including diverse mixed-use development in the walkable core close to transit and services and designed and constructed in way that respects the neighborhood context and character.

LIFELONG

Our team has met with Lifelong’s board of directors on multiple occasions. We have kept them apprised of the program, character and design of our project. We have also discussed with them the potential benefits and synergies that can be achieved between these neighboring uses, particularly as it relates to the many programs and features of the Wellness Collective.

Our proposal is unique in that we are not dependent on purchasing Lifelong’s property in order to have a viable project. The Old Library redevelopment proposal is self-sufficient including adequate parking for all of the building users. We strongly believe that Lifelong will benefit the most by continuing to own and further develop their own property. Their program is clearly dependent on a large amount of parking, which they currently control. We do not need nor want to disrupt the availability of parking for their members.

PRINCIPAL PARTNERS

Franklin Properties, Ithaca

Limited Liability Company (to-be-formed)

Business Address:

Franklin Properties
221 West Division Street
Syracuse, New York, 13204
(315) 475-7499

Members to Include:

Douglas B. Sutherland
Mission Landing, Loft # 114
429 North Franklin Street
Syracuse, New York 13204

Timothy J. Stitt, Sr.
31 Baylis Street
Oswego, NY 13126

Ted L. Kinder
1029 Autumnree Court
Skaneateles, NY 13152

References:

Frank Discenza, Partner
Bonadio Group, CPA's
(315) 476-4004

Joseph Lewis, SIOR, Vice President
Sutton Real Estate
(315) 424-1111

Nicholas Petragani, Senior Vice President
Community Preservation Corporation
(315) 476-3173, Ext. 202

Daniel Shulman, Managing Partner
Shulman Grundner Etoll & Danaher, P.C
(315) 424-8944, Ext. 222

TAX ABATEMENTS

This proposal assumes a 7-year CIITAP tax abatement, the benefit of which is to be transferable to the project's residential and commercial condominium buyers as sales and occupancy occur. We also assume the parcel's current, predevelopment assessment of value will be adjusted to reflect the \$925,000 purchase price.

EVIDENCE OF FINANCING

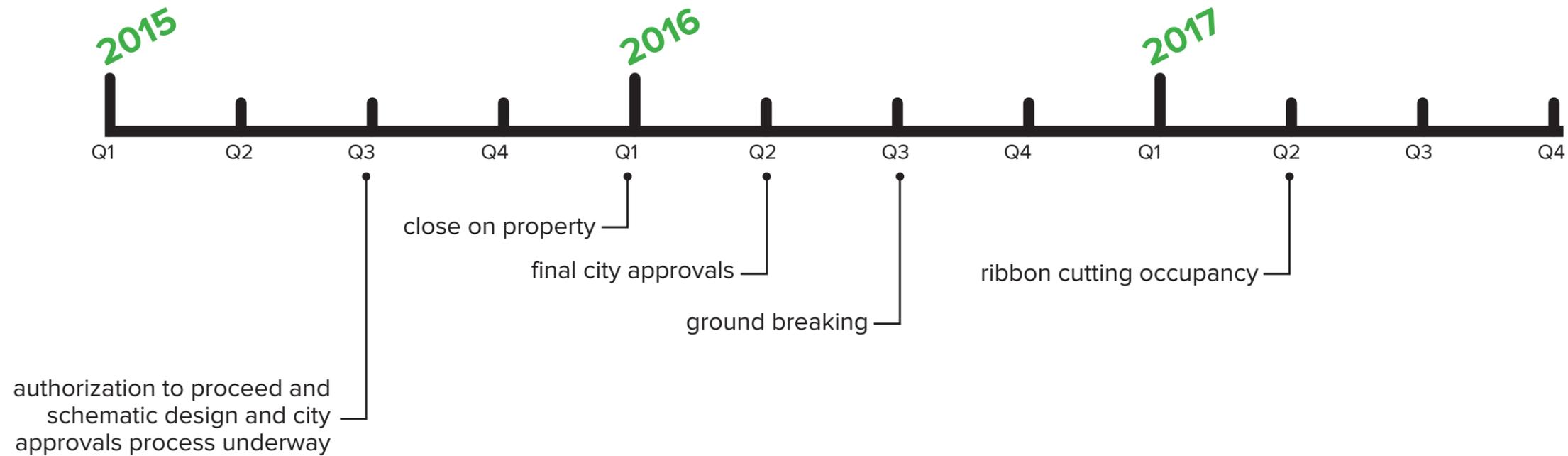
A \$9.6 million Financing Commitment Letter from Community Preservation Corporation is included with the Confidential Information Package

CERTIFICATION FOR CLOSING

We certify that we will close on the property acquisition by no later than 90-days after the County Legislature adopts a resolution authorizing the sale of the property. Our purchase will occur concurrent with closing on the construction loan.

SCHEDULE

The Project Schedule assumes authorization to proceed in July of 2015 and closing on or around Jan 1, 2016.



CONTINGENCIES

None.

LOCAL CONTRACTORS

MCK Building Associates of Syracuse will manage construction, but rely on Ithaca-area subcontractors to build the project.

DIVERSITY AND LIVING WAGE

Compensation for the construction workers, building maintenance and medical staff will all exceed the living wage standard in Tompkins County. We will strive to create as diverse of a workforce as possible given local resource availability.

Dewitt Park Inn

308 N. Cayuga St.
Ithaca, NY 14850
607.272.1122

March 14, 2014

To the Tompkins County Planning Advisory Board:

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

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

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

Sincerely,

Nancy Medsker

Nancy Medsker

Tom Seaney

Tom Seaney

SUPPORT

The newly formed Dewitt Park Civic Association has started a petition on Change.org to gather support for the adaptive re-use of the Old Library structural frame and foundation in order to minimize disruption to their properties and to the neighborhood. There are currently **516 signatures** as of March 20, 2015 and many of these individuals have posted the comments to Change.org.

The full petition can be found at:

<https://www.change.org/p/tompkins-county-legislature-support-our-community-by-rehabbing-and-repurposing-the-old-tompkins-county-library>

karl graham ITHACA, NY

This impact of this development on much of downtown will be enormous. Truck traffic, the driving of foundation piles, noise, dirt and dust, possible damage to older homes and buildings; neighbors near and far from the project will face months of disruption to their daily lives.

Reuse of the old library building to the greatest extent possible will mitigate the disruption. It would also be the most ecologically sound decision.

charles pomada ITHACA, NY

all the other proposals are wasteful boondoggles designed to maximize, architect, engineer, and developer fees

brad cohen PORTLAND, OR

Change is good. Progress is good, but losing sight of what makes Ithaca such a great place will start down a part that's hard to return from.

Mark Darling ITHACA, NY

Buildings are not disposable. ReUSE!

D Mckinley ITHACA, NY

This building features a unique foundation and leveling it is a waste

Colin Smith ITHACA, NY

I have many memories of this building and believe the environmental impact of repurposing would be optimal

Eric Skalwold ITHACA, NY

I strongly support this petition.

Bernadette Fiocca ITHACA, NY

I believe this would be a great way to utilize an already existing structure and serve a variety of needs in our community

Catherine Rossiter SAYRE, PA

Reuse, recycle, we do not need to tear down only to rebuild. I have seen the work of Taitem engineers, they are excellent stewards of our resources!

Gail Dalmat ORLANDO, FL

We lived around the corner from the library, on Sears St., for many years. It needs to be rehabbed and repurposed!

Marta Weiner ITHACA, NY

As much as possible, I'd like to see the historic character of Ithaca preserved. Demolishing this building works against that.

P C ITHACA, NY

I grew up in Ithaca, remember when the Court and Cayuga Street library building was built, and even was amongst the grade school kids who put messages on onion skin in the corner stone! To preserve green space and reuse existing structures is, IMHO, always a better option when possible.

Azuredee Secrest ITHACA, NY

We should recycle this spot and NOT turn it into a hotel or apt building!

Janet Wylde HECTOR, NY

85 units seems far too big for that small an area, Repurposing an old structure uses less resources, is less wasteful and is way more responsible.

Diane Farnham ITHACA, NY
Reuse and recycling of what can be usable is a smart thing to do. Savings to us all in many ways.

John Reed BROOKTONDALE, NY
The STREAM proposal fits the Ithaca ethos, and is true re-use.

Adrienne McNair ITHACA, NY
I already feel like I am mired in a semi-permanent construction zone: Clinton St bridge, the Commons, Cayuga Place II, Marriott Hotel, Ithaca Hotel, Harold's, etc Let's re-use what we have and not make another grand mess right now.

Michelle Bowen ITHACA, NY
It is far more efficient in terms of energy and resources to renovate an old building than it is to tear it down and build anew. Renovation is simply a better option than demolition.

Sara Schaffzin ITHACA, NY
I am very concerned about the environmental impact of new construction and feel that there must be much stricter standards regarding energy use and reuse of existing materials.

Danielle Gaarder SEATTLE, WA
The old library building holds many childhood memories for me and I would like to be able to share the same building with my own children when we visit the grandparents in Ithaca. Mixed use buildings are also a hallmark of smart city planning. The park is beloved by most Ithaca residents and hosts many wonderful summertime community events. It would be a shame for it to become a lawn for residents of an expensive building.

Wilferd Hansel ASHEVILLE, NC
Need more apartments/condos in the city. This is a great bldg to re-purpose!

Dwight Mengel ITHACA, NY
I support re-using the foundational structure of the building, the proposed uses and housing an expansion of LifeLong.

Elizabeth Hess ITHACA, NY
I live downtown and care about our city and the environment

Marcia Zax ITHACA, NY
quality of life

Jason van Staveren ALBANY, NY
I grew up attending the library and am heartbroken every time I drive past it and see it crumbling and wasted. Stop building new high priced condos downtown and use this building to help our community (not Cornell).

Suzanne Kates ITHACA, NY
I believe that the STREAM proposal will be the best use of resources, both materially as well human resources. We ALL need to do our part to care for this Earth and all its inhabitants. We can have a combination of apartments that mid-income folks can afford as well as condos for folks with more financial resources.

melissa degan ITHACA, NY
i live in this neighborhood and I LIKE THE EXISTING STRUCTURE

Alicia Alexander ITHACA, NY
Environmental issues are one of my primary concerns. I agree with a re-use program

Marty Hiller ITHACA
If the current building is still solid, and we have a viable plan to reuse it, I don't see that it makes sense to tear it down.

Gary Bush, PE GROTON, NY
Embodied energy is huge. Why tear down a perfectly good building, just to build a new one in its place? Repurposing an old building like this one is the only option that makes any kind of sustainable sense.

Michael culotta ITHACA, NY
Glad to hear of this deliberative outreach and attempt to solicit input. Any Re-use alternative represents Smart growth w/sustainable values embedded. There's good Local people with expertise involved who understand and practice "triple bottom-line" principles. WE have waited 13 years and deserve the chance to support a re-purposing that can re-invent the future using what we have already!

Marcia Fort ITHACA, NY
A lot of time is spent in this community talking about sustainability and green buildings. How nice to put solid action behind the words.

Staci Nugent ITHACA, NY
Repurposing is important.

Chrisophia Somerfeldt ITHACA, NY
This is simply far and away the smartest, most efficient and most useful of the four proposals, in line with our own city's strategic plans and priorities.

Jef Ashton ITHACA, NY
Ithaca needs community focused development.

Laura Ward ITHACA, NY
Sustainability

Lauren Ostergren ITHACA, NY
That building has a great structure that can be adapted. It would be a great model for re-use in the heart of downtown.

Stephanie Schaaf ITHACA, NY
The area does not need yet another new building when this existing structure could be but to use more quickly with better overall impacts by adapting this structure for re-use.

peter Forlano ITHACA, NY
Yeah, for creative adaptive reuse!

Hilary Lambert ITHACA, NY
Great location needs a truly interesting and useful redevelopment. This looks good.

Wade Wykstra ITHACA, NY
The site is perfect for adaptive reuse; the STREAM proposal is by far the smartest and most appropriate.

Megan Gregory BROOKLYN, NY
I support adaptive re-use of the Old Tompkins County Library for environmental and social reasons. Preserving the existing foundation and frame will prevent more greenhouse gas emissions (which cause climate change) by reducing the need to manufacture more building materials, as well as

reduce waste that would otherwise occupy landfill space. As a member of a church directly across the street from the library, I am also concerned that the rehabbed Library serve neighborhood needs, such as space for senior activities. The STREAM proposal is the most environmentally responsible and community-oriented concept.

Mary L White ITHACA, NY
Saving all salvageable parts of the old building seem very much a good idea. There is no need to truck away tons of steel and stone and truck in more of the same. I worked in that building and there is much about it worth keeping.

Ira Garrison ITHACA, NY
This is a historic building and should be preserved.

thom mayo GROTON, NY
We need commons and investment in our community

Robert Steuteville ITHACA, NY
This is an excellent proposal. It takes an eyesore and turns it into something that is unique and beautiful and will contribute to the tax base.

Priscilla Timberlake BROOKTONDALE, NY
I took my children to this old library for years and love this building, and it has a fabulous location. Let us get something fantastic in there.

Ravi Wa;sh ITHACA, NY
Community Developed, Community Run, Community Lived!

Marion Susie Kossack ITHACA, NY
We need to maintain our local presence downtown in our own city. Enough of outside groups coming in to only make a profit and not have as its priority the well-being of the people who live here. I do think it's important to have the site generate city income from tax payment as well.

Sharon DeMocker PITTSFORD, NY
Excellent use of reclaimed space for medically needed facilities, as well as housing, with smaller carbon footprint & potentially better long term economic benefit. A great fit for Ithaca.

Mary Thorpe VAN ETTEN, NY

I agree with repurposing this building. It has been a shame for it to sit empty for so long. I have long wondered why LifeLong could not expand into this site. I support this plan. Although I don't live in Tompkins County, I worked there and was a frequent user of the TC library at this site, as well as its current location.

Tom Campbell (MD) ROCHESTER, NY

I am a physician and a director of an Ithaca nonprofit just a block away from this site and would love to see a wellness component for community use.

Reuben Kamp ITHACA, NY

More access to healthcare is good

William Goodhew ITHACA, NY

Great multi use design idea presents best options for use of this downtown lot

Kathryn Grace ITHACA, NY

This is the most environmentally sound plan and the mixed use building would be a huge asset to the community.

Marne O'Shae ITHACA, NY

I want a place for people to gather in community, to share knowledge about wellness, and health, to learn how meditation and gentle movement, nutritious food and good self-care can revitalize health; their own health, their family's health and the health of our community as a whole. That vision started this project, but it has grown to become a community effort of its own. That is the best reason for supporting this proposal.

Joyce McAllister ITHACA, NY

Because we very much need senior MIDDLE INCOME housing.

beverly west ITHACA, NY

We recycle all sorts of TINY stuff; a big building is by far more important.

Kim Goldman ITHACA, NY

Better to conserve by using the building that's there.

Richard Franke ITHACA, NY

I believe we should try to use renewable energy and retrofit rather than tear down and rebuild. The STREAM collaborative proposal seems most consistent with current environmental and social justice values.

Janet Ingraffea ITHACA, NY

That is a wonderful piece of property and should be put back in use to benefit the community.

Barbara Chasin ITHACA, NY

STREAM's proposal is the one that will help meet a number of important social goals.

Molly Brewton RICHFORD, NY

Every time we make construction and usage choices that promote sustainability and community health, we set an example for others to follow. And, over time, this becomes more and more the norm. This is the means, ultimately, through which positive change comes.

Pat Carlson ITHACA, NY

A mixed-use, local concept that respects neighbors, parks, churches, & history is great for all county residents, not just us nearby neighbors!

Joyce Campbell ITHACA, NY

I'd like to see a beautiful, functional building in Ithaca reused and repurposed for the good of the community, rather than destroyed for the good of developers!

Pat Evans ITHACA, NY

The mixed use with Lifelong and the reuse of the present building.

joanna green NEFIELD, NY

This is a lovely, interesting, and right-sized building with many fond memories for my family. Spent a lot of time there with our kids-now grown. I also trust the folks at Taitem Engineering (Technology As If The Earth Mattered, after all). They are smart, green, and super conscientious. Keep it local, keep it small, keep it.

Suzanne Kates ITHACA, NY

First reuse what you have. Make it better. Waste not want not. Have multi-use and mixed ages and incomes. This could include some condos and some apartments.

Tom Clausen ITHACA, NY

I cannot see that the existing building is dilapidated or of poor construction warranting demolition and I very much support repurposing the existing building.

Christian Nielsen ITHACA, NY

We should "recycle" the building, which was designed by J. Victor Bagnardi, one of the most important Ithaca architects.

Rick Kline ITHACA, NY

All of the points put forth in the petition - also, I work with Lifelong, giving space science related talks to seniors. It would be good to see Lifelong in the newly renovated building.

Margaret McCasland ITHACA, NY

This project is both "right-scale" and wise technology. For all the reasons listed, it is the best use of current and future resources.

Ken Deschere ITHACA, NY

I am especially grateful for plans to reuse the old building, rather than destroying it to fill a dump site somewhere. The collection of wellness-promoting professionals and services within walking distance will help meet the needs of many residents, including me.

Patrick Judson BURDETT, NY

Because our downtown/city environments must move in a sustainable direction in order to ensure efficient uses of resources. Only one proposal, the re-purposing apropos, accomplishes this.

Margery Pask ITHACA, NY

Confidence in Taitem Engineering!

Elaine Mansfield BURDETT, NY

There are few condos to buy in Ithaca, so this would be perfect for me and a great location.

anne burns ITHACA, NY

If it is in good condition, it is wasteful to tear it down. We could hold community meetings, art classes, all kinds of good educational and fun events.

Bob Rossi ITHACA, NY

My business is 2 blocks away.

inshik lee FREEVILLE, NY

There are MANY ways to reuse and up-cycle an old building!

Daniel Keough ITHACA, NY

The library is a strong building designed to support the enormous weight of the thousands and thousands of books. Why do all the proposals but one want to destroy the building and send it all to the landfill? These developers are not acting in a way that is conscious of climate change and the world we live in. Destruction is wasteful. Reuse. Reduce. Rebuild.

William Deats ITHACA, NY

We should the building that is there for many reasons of taking care of our planet.

Thomas Shelley ITHACA, NY

I live close by and want to see the building recycled, not demoed!

Becki Hawley ITHACA, NY

This building could play a role in creating viable mixed use housing and that's something we desperately need in this town.

Ralph Cutler BROOKLYN, NY

The repurposing plan clearly presents the most holistic solution for the property. It's multi-use plan and short timeline and savings on waste are compelling to me as a member of the Fall Creek community.

Erica Crytzer INTERLAKEN, NY

Two considerations must always be paramount; the environmental impact, and the impact on the human psyche (as if those were two, which in reality they are not)

Ashish Gandhi ITHACA, NY
Reuse and repurpose.

Joseph Zanfordino ITHACA, NY
Downtown Ithaca needs more fairly priced housing.

Giorgi Upton ITHACA, NY
Reduce, reuse, and repurpose with integrity!

Linda Holzbaur ITHACA, NY
!) reuse of existing building 2) mixed use building with housing downtown

Asha Sanaker GROTON, NY
I walk by this corner every morning on my commute. I run a business adjacent to Dewitt Park. Development that offers minimal disruption to the neighborhood's residents and businesses while providing housing and services we need is the best possible option.

Elizabeth Einstein ITHACA, NY
I've been looking for an AFFORDABLE quality

downtown apartment ever since having lived on the Commons for 16 years during the 80's. But IS IT affordable. Many advertise them as such and then charge \$2000 and up.

Suzanne Gaglie ITHACA, NY
We talk a lot around here about recycling and repurposing... we should do it with our buildings too

Anne-Lise Francois BERKELEY, CA
signing as a former Ithaca resident and recurrent visitor.

Anthony Fazio ITHACA, NY
Ithaca has had enough downtown developers ruining the city by demolishing older structures. Use what is already there.

Jenn Houle ITHACA, NY
We don't need extra waste and the building is in great shape!

elizabeth salon ITHACA, NY
Environmental concerns re asbestos: its better/safer/healthier to remediate. I strongly dislike the idea of enlarged footprint as the other building proposal is. Also because the nook the mature trees and small park bench are an enhancement to that corner, providing a setback from traffic meet and greet park likenspot, making it a safe place to sit under the trees before crossing the streets.

Mary Kirkpatrick ITHACA, NY
I am familiar with TAITEM Engineering and understand their principles. I would trust them to do a great job of repurposing and adding to the *existing* structure, and devoting some of the space to suitable downtown community needs like Lifelong. It makes sense.

Doug Shire ITHACA, NY
The STREAM team's vision is most appropriate for the site and for the long term benefit of the community

Marie Benedetti ITHACA, NY
I am a member of Lifelong senior center which is a vital center in our community.

Diane Olden ITHACA, NY
While I do not live in the city of Ithaca, I go there on a daily basis, and I occasionally spend time in Dewitt park. The old library is one of the most interesting buildings around, and the neighboring houses are lovely. It feels important that the neighbors and nearby residents' concerns and ideas be addressed, and that their opinions matter in the final decision.

Nancy Emerson ITHACA, NY
repurpose an existing building in a healthy way and for healthy use

Kyle Davis CORTLAND, NY
Being sustainable is the only way for there to be a future.

Beth Howard ITHACA, NY
My family and I loved the old library, and we love Ithaca's downtown. We would like to see this space repurposed in the most sustainable, and community-friendly manner. This plan seems terrific.

Virginia Marques ITHACA, NY
In this time of severe climate change we need to be more forward thinking. Cutting trees, tearing down buildings, and bringing it all to the landfill is not going to get us there. Time for the town, city and county to wake up.

Tony Henderson ITHACA, NY
I think re-using an old building is more efficient than tearing it down.

Noel Kurtz ITHACA, NY
It is high time the old library building be brought back to life and the mixed use occupancy proposed by Franklin Properties and partners is appropriate.

Daniel Birnbaum ITHACA, NY
Further construction would involve a complete lack of privacy to my sister's house during the entire construction time. If a parking lot was built where Lifelong is, people would be able to look into her kitchen windows all day.

Jennifer Birnbaum ITHACA, NY
This building site is literally in my backyard. I feel VERY strongly for a long list of reasons that we need to maintain the existing structure rather than tearing it down and starting a pile driving process.

David Shalloway SPENCER, NY
Maintaining Ithaca's character

Erin Martea ITHACA, NY
I live two blocks from the site and have been passing it daily by bike and foot for the last 6 years. I believe the proposal as outlined by STREAM is the right choice for this delicate, historic corner of town. I also believe the environmental benefits of preserving the existing foundation, with creative reuse, will serve as a model for future development in Tompkins County.

joanne cipolla-dennis FREEVILLE, NY
As a builder I encourage all others to use methods and products that have far less consequence on our environment than those of traditional methods. We must take advantage of what we can save and adapt the best renewable energy, technologies, powering up by wind, solar, geo thermal should be the norm in all retrofits and new construction. Retrofitting

or new construction based on fossil fuel energies saddles inhabitants with expensive energy bills, risks health, life and surroundings if heated by gas especially. Destroying what can be saved then calling is a good solution to create jobs is reason our world is in a state of distress. Feeding into the throw away society we created is not something I support. County officials should take a leadership role and begin mandating clean energy be the norm in all construction starting now. Approving any new construction powered by solely by fossil fuels is a sign of willful incompetence considering the evidence of climate change and is an arrogant assault on the next generation.

Aaron Shore ITHACA, NY
We should conserve whats there

frank muller LANSING, NY
I am a very strong proponent of reuse, repurpose, rather than throw away and use more resources.

camille doucet ITHACA, NY
Because repurposing is a far better option for our city and Earth than trashing tons of good building materials. This design's footprint is also friendlier to the city and keeps the greenery of the park on Court St. This plan keeps the Ithaca feel and look.

Anna Kelles ITHACA, NY
I am signing this petition because we cannot in good conscience tear down a perfectly functional building when there is an intelligent plan presented that would meet the communities needs and preserve both our neighborhood landscape and the environment. I'm not against the development of more downtown housing but there are several other sites downtown that could be a good fit for the other large scale proposals. There simply isn't justification to spend millions tearing down this building.

Gundula Lee NEWFIELD, NY
Because I believe in rehabbing and repurposing rather than tearing down. Lovely design.

C.J. Randall ITHACA, NY
Embodied energy matters. Thank you for considering GHGs in your planning and development analysis!

Sigrid Kulkowitz ITHACA, NY

Re-purposing is the right direction that reflects the values and forward thinking of our community.

Nancy Medsker ITHACA, NY

It makes no sense to tear down a building that can be repurposed and save the entire area the disadvantages associated with a demo and long construction project.

Deena Rambaum ITHACA, NY

Less construction time is better for this area of the city. And, a smaller complex is also better for this historic section of downtown.

Thomas Hanna ITHACA, NY

I live right on DeWitt Park, and this is the best plan for our neighborhood.

Verlaine Boyd ITHACA, NY

As a senior, I like the idea of the center and a wellness clinic in the same place.

Mark Lawrence ITHACA, NY

My wife, soon, and I live next to the proposed project - I am very concerned about the big-picture impacts on our neighborhood.

John Graves ITHACA, NY

I support the Stream Collaborative proposal because it will have the lowest negative impact on the environment.

Dennis Dore TRUMANSBURG, NY

Speak with Anna Kelles and she'll provide you with new insight.

Scott Glass ITHACA, NY

I live around the corner from the site and am concerned about the quality of my community.

Judy Epstein ITHACA, NY

Bigger is not better! Please, let's preserve the charm we have left in this city. And supporting local businesses versus bringing in outsiders? Isn't that a no-brainer? Do you think we don't have local talent that deserves local support?

APPENDIX

CONFIDENTIAL INFORMATION

Memorandums of Understanding

Financial Commitment Letter

Sources and Uses Schedule

Condominium Apartment Description and Pricing Schedule

Preliminary Hard Cost Construction Estimate