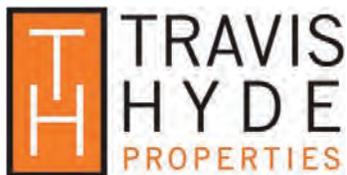
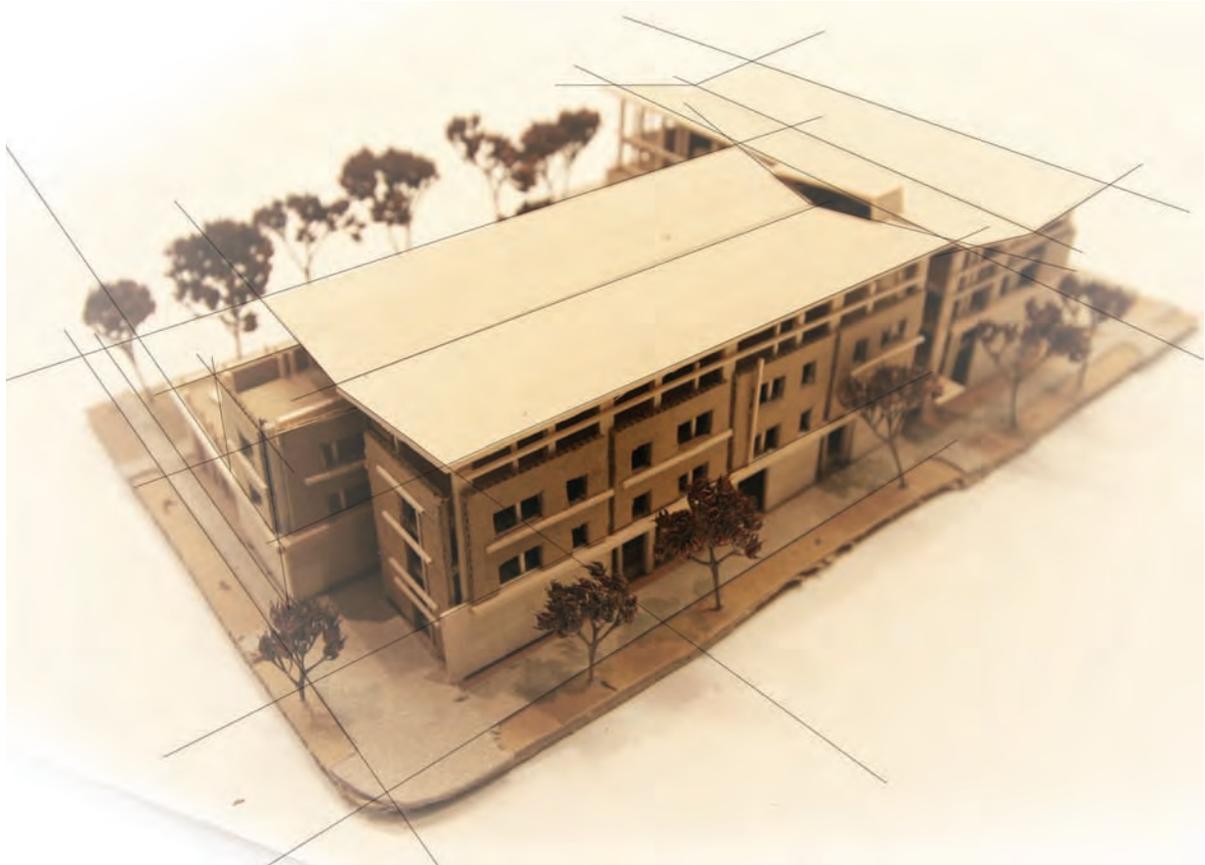


# TOMPKINS COUNTY

OLD LIBRARY REQUEST FOR EXPRESSIONS OF INTEREST

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14 March 2014

March 14, 2014



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

Re: RFEI Tompkins County Old Library Property

Dear Mr. Marx,

As you know, the ultimate success of any development project relies on supportive project teamwork. 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.
- **Ester Greenhouse** – Environmental gerontologist, advocate, advisor and author championing enabling design for over 20 years. Ester'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.

This RFEI outlines our team’s approach, which we feel is community based and well rooted in the clearly defined planning principles of the 2004 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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This win-win-win strategy will create a new tax base for the county, provide a new home for Lifelong, and create much needed affordable senior housing downtown.

## Executive Summary

### A Win-Win-Win

A clear process is critical for success. Tompkins County has wisely indicated that this two-step RFEI/RFP process is constructed to allow a free flow of ideas, before committing to a concrete financial proposal. The proposal before you represents the structure of a development team, a design approach and a financial package that brings creativity in responding to each of the County's requests for consideration. This approach opens up potential for furthering the broad goals of the RFEI. It is fully expected by the team that if the proposal is selected for advancement to the RFP stage, ongoing dialogue with the County Planning Advisory Committee will help hone the final proposal.

This proposed redevelopment project, led by Travis Hyde Properties in partnership with Lifelong (TC Senior Citizens Council, Inc.), would demolish the Old Library and existing Lifelong buildings to create a new 4-story 90,000 gross square foot "green" mixed-use building. Occupants would include new and expanded facilities for Lifelong, senior housing on upper floors in approximately 44 one- or two-bedroom apartments, and professional office space at street level. The fully accessible building with on-site parking and community gardens linked to Dewitt Park would welcome Tompkins County seniors into a nurturing haven of affordable housing conveniently connected to a wealth of senior activities at Lifelong and pedestrian downtown living.

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.

This win-win-win strategy will repurpose an underutilized county asset, create a new tax base for the county, provide a new home for Lifelong and much needed affordable senior housing within our downtown core. 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; 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.

# Narrative

The fully accessible building would welcome Tompkins County seniors into a nurturing haven of affordable and convenient housing.

## Community Mosaic

Tompkins County's most valuable asset is its citizenry - a diverse mix of 100,000 young and aging Central New Yorkers living, working and playing together side-by-side in the unique setting of the Finger Lakes. Together we form the richly colored tapestry that gives Tompkins County its core identity. 10% of our citizens are 65 years or older. This project is the valuable opportunity to expand our community mosaic by addressing our growing population of seniors and creating a nurturing new home for them at the very heart of our community in downtown Ithaca.



## Prime Parcel

The 1.44 acre site in the Dewitt Historic District located at the corner of West Court Street and North Cayuga Street is a prime parcel at the edge of our downtown pedestrian core. It was recently rezoned CBD-50 which allows mixed-use buildings up to 4-stories and 50 feet in height. The parcel has precious frontage on Dewitt Park, Ithaca's original town square and a home to the Ithaca's Farmers Market. Adjacent neighbors include the historic stone First Presbyterian Church to the east, the recently repurposed historic Dewitt Park Inn to the south, and the carpet of charming wooden houses spreading outward to the north. It is a transitional site located between our Downtown Business District and the popular residential neighborhood of Fall Creek. Its central location makes it walkable to TCAT hubs, public parking garages, employment, entertainment, shopping, schools, and many municipal services.



Existing buildings on the site include the partially occupied 1965 Tompkins County Old Library, slated to be vacated in 2015, and the Lifelong Senior Center housed in two separate buildings which offers social, wellness, recreation, volunteer and assistance programs to seniors across Tompkins County.

Frost Travis of Travis Hyde Properties will act as the project manager defining the financial package and securing the funding sources.

## Narrative

### Project Team

Frost Travis of Travis Hyde Properties will act as the project manager defining the financial package and securing the funding sources.

Lifelong is proposed as an equity partner and the principal not-for-profit tenant in the new facility. In addition Lifelong will provide essential senior program input to the entire team.

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.

Esther Greenhouse, environmental gerontologist, will provide specialized universal design consultation services focused on environments for successful aging. Her pragmatic groundbreaking approach, Enabling Design, is outlined below.

Central New York award winning green designers Delta Engineering will spearhead the MEP design seen through the lens of a high performance project.

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.

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.

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.

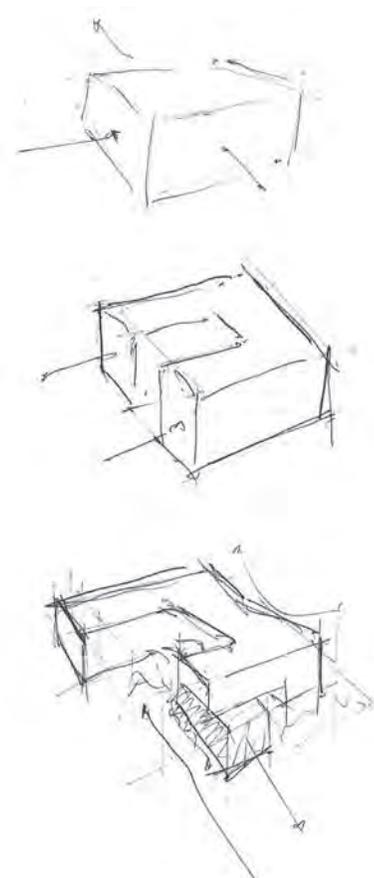
### Tompkins County Comprehensive Plan

The proposed redevelopment is aligned with the broad planning principles laid out in the 2004 Tompkins County Comprehensive Plan.

- Provide a greater diversity and variety of housing options.
- Mitigate traffic congestion with new housing closer to jobs and services.
- Use pedestrian networks to offer alternatives to the private automobile.
- Support entrepreneurs with community economic development.
- Integrate livable neighborhoods, vibrant commercial districts, and employment.
- Link components by pedestrian paths and bikeways.

The proposed redevelopment is aligned with the broad planning principles laid out in the 2004 Tompkins County Comprehensive Plan.

- Support a convenient, healthy, and less stressful way of life.
- Allow historic elements to be used in ways that maintain their integrity.
- Concentrate population growth around existing population centers.
- Build new development at increased density.
- Include attractive buildings, landscaping, and streetscapes.
- Promote neighborly interaction.
- Promote emerging clean energy based on renewable resources.
- Promote plentiful clean surface and ground water.

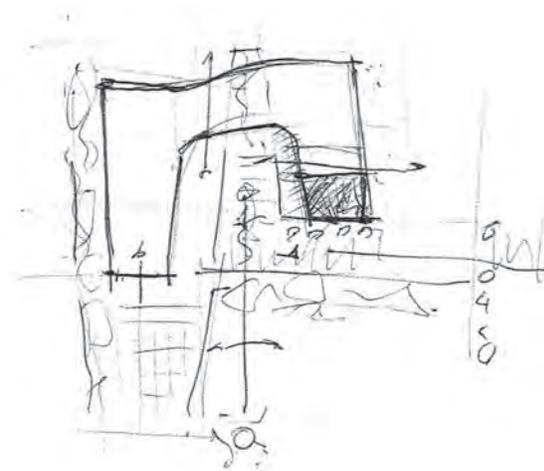


# Narrative

This concept will provide Lifelong with two public faces...

## A Responsive Design

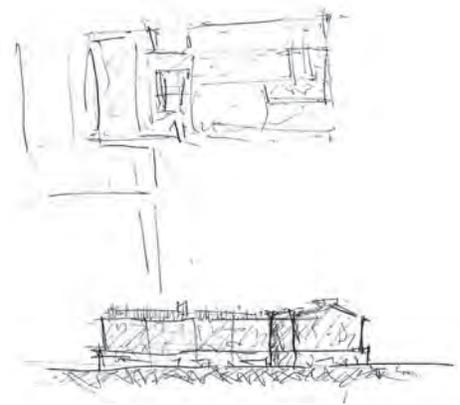
The proposed conceptual site plan equally addresses building mass and green space. Both components, solid and void, are interlocked to create a contextual solution that defines appropriate density along West Court Street and at the same time extends the open green space of Dewitt Park directly into the 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 first 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 would make a perfect Community Garden shared by the senior residents and Lifelong clients sheltered from the northern winter winds.

...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.

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

The shorter leg of the "L" at the western end of the site would house the new Lifelong Senior Center on its two lower floors overlooking the Community Garden with two residential floors above. Lobby space for residents and Lifelong into the building off West Court Street would 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.

On-site parking would be limited to the western edge of the site, preserving the interior of the site as shared green space. Numerous incentives to reduce on-site parking for both senior residents and Lifelong staff will be explored during the planning process including TCAT and parking garage passes, car sharing, shuttle buses, bicycle usage and local delivery services for residents.



see Preliminary Plan starting on pg. 13 for more images

A specific level of sustainability will be identified as the goal to achieve, through the use of a “LEED Charette” & additional research.

## Narrative

### A Deeper Shade of Green

Sustainability is more than energy efficiency. While aggressive energy conservation is critical, comprehensive sustainability runs deeper, embracing a complex attitude that involves lifestyle choices, sensitivity to all finite resources and a willingness to invest in self awareness and education for all. It assumes that all members of the community are stakeholders since we all ultimately live with the results. HOLT promotes broad based sustainable solutions at all levels, designing high performance buildings with features that promote active user participation. A high visibility project of this importance should clearly demonstrate a comprehensive commitment to sustainability. Initial project goals under consideration will include these and other emerging “green” strategies:

- Promote Combined Heat & Power (CHP) tied to a Dewitt Park Loop.
- Showcase CHP plant as a community education outreach tool.
- Provide a high performance building envelope.
- Maximize daylight harvesting.
- Exploit the open solar orientation with glassy southern exposure.
- Increase southern glazing for winter solar heat gain.
- Provide exterior shading to reduce summer heat gain.
- Use deciduous trees for passive summer shading and winter solar heat gain.
- Promote natural ventilation and personal control of comfort through operable windows.
- Explore radiant ceiling panel heating.
- Provide heat recovery mechanical ventilator.
- Consider rooftop photovoltaics.
- Reduce parking and paved surfaces; reduce reliance on the automobile while recognizing and being responsive to special needs of project occupants.
- Discourage residents arriving with cars by creating incentives; promote urban living and walkable communities as sustainable strategy
- Provide car share spaces for residents.
- Encourage residents to use TCAT hubs.
- Encourage employees to park in city garages.
- Provide bicycle storage and shower facilities for residence and occupants.
- Develop shuttle bus service to public garages, commercial, entertainment/recreation nodes.
- Explore Wegman’s delivery service for residents.
- Provide concierge service for residents.
- Provide community garden for relaxation and food production.
- Collect rooftop water and reuse for graywater and gardens.
- Provide robust recycling facilities for residents and tenants.
- Take fullest advantage of NYSERDA funding potential.
- Provide individual and community garden plots on the roof, perhaps in a greenhouse structure to promote year-round growing.
- Partner with community garden group (Challenge, Ithaca Community Gardens, Groundswell) to manage and integrate into the Lifelong and resident community.

A key element of building consensus is also working with the municipal authorities and agencies entrusted with oversight of this key parcel.

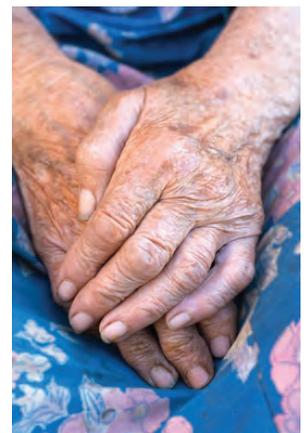
### Building Community Consensus

HOLT Architects is celebrating over 50 years of community participation in Tompkins County. Most recently the award winning 30-person architectural firm has partnered with Tompkins County on several complex local projects including the comprehensive Center of Government Business Case Analysis, the repurposing of a West State Street commercial building for the Tompkins County Human Services Annex housing relocated COFA facilities, and the historically sensitive renovation of the Old Courthouse for the Tompkins County Legislature. These successful local projects resulted from lengthy collaborative processes that welcomed in-depth community participation and multi-layered county review. HOLT has also collaborated in the past and present with both Travis Hyde Properties and Lifelong, laying the groundwork for a successful future partnership. 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. In its 2008 Feasibility Study HOLT advised Lifelong on long-term facility and programmatic needs at their West Court Street complex of buildings. Other community based HOLT housing in Ithaca's urban core includes the recently completed INHS affordable housing at Breckenridge Place and Newman Development mixed-use housing targeting professionals and retirees at 140 Seneca Way.

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.

### 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.



## Narrative

Lifelong's history is an amazing story of organizational vision and growth.

It is useful to understand the *history and evolution* of this remarkable *local organization*. Its past tells us a lot about its future.

### Lifelong/Tompkins County Senior Citizens Council

In 1951 the Council of Social Agencies identified the need for a community-based organization addressing the special needs of senior citizens. By 1952 the Tompkins County Senior Citizen's Council, Inc. was formed and inaugurated its weekly radio program "Senior Time". The first local Senior Center opened in 1954 in the basement of the Public Library at 201 E. Seneca Street which included a gift shop and offered exercise classes. By 1962 the expanding organization moved to space above Woolworth's on State Street. Senior groups in Newfield, Trumansburg, Lansing, Groton and Danby became Council units during that decade. In 1970 the Council purchased 213 S. Geneva Street and constructed a building addition. The Discount Program was established and a square dance program became popular. Retired Teachers, Machinists and senior citizens in Caroline, Varna, Ellis Hollow and Enfield became Council units. The Retired and Senior Volunteer Program, annual flu shot clinics and tax counseling services through a grant from the IRS were added. In 1980 under County Office of the Aged (COFA), the Northside/Southside and North East Programs were established. Cope and Hope, later known as Senior Friends, was formed and the annual fund raising body Seniors Are Giving was established. In 1991 the Health Insurance Counseling Program was started which quickly evolved into the NYS funded Health Insurance Information Counseling and Assistance Program (HIICAP).

1995 saw the first annual Seniors Walk for Fitness at Stewart Park and the first computer class for seniors at Ithaca College. In 1996 the Council purchased 119 West Court Street, previously owned by an OB-GYN group. The doctors gifted 121 West Court Street to the Council and renovations to 119 were completed in 1997. The highly successful Senior Circuit program was launched in 1998, including computer classes in the new computer lab.

This brief y outlined history is an amazing story of organizational vision and growth. What started as a simple weekly radio program for seniors has evolved into an inclusive vibrant community-based organization addressing complex interconnected social, wellness, assistance, and educational issues that our seniors face everyday. Undoubtedly Lifelong will continue to evolve in the future facing new undefined challenges.

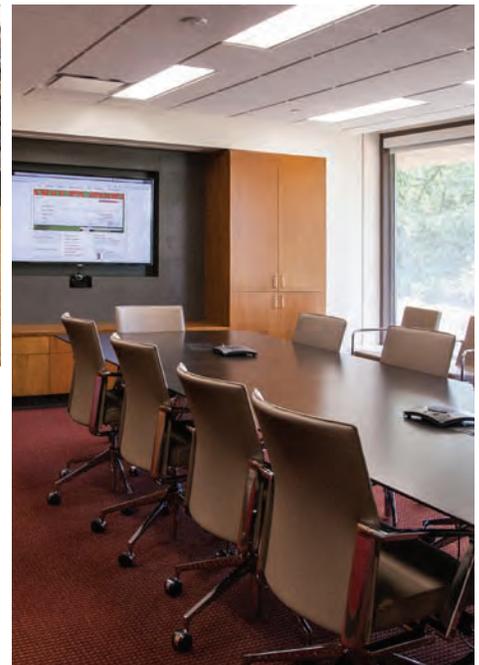
This project offers the opportunity to replace the fragmented outdated Lifelong buildings with an attractive new unified accessible center that is reorganized on two floors to deliver seamless services to its clients. By including senior housing within the proposed development, the daily link to the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

What started as a simple weekly radio program for seniors has evolved into an inclusive vibrant community-based organization

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 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 16,000 NSF.

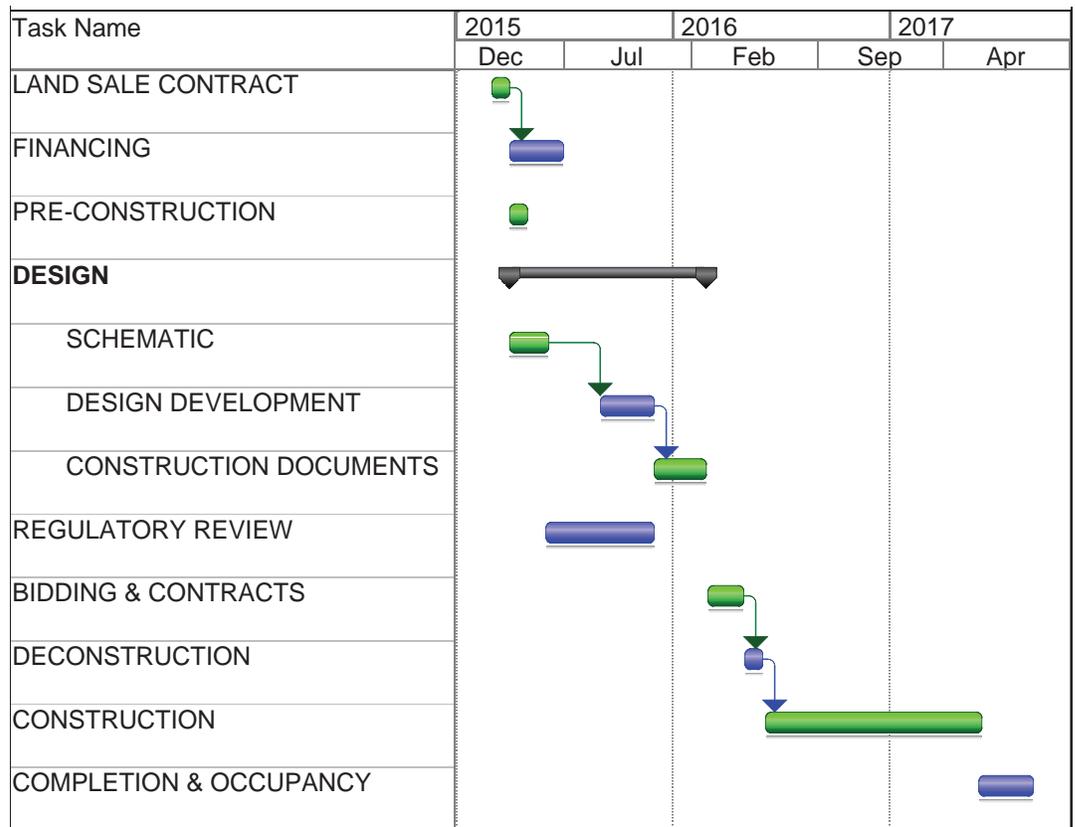
- Community Garden - 5,000 SF
- Community Reception/Gallery Space - 600 SF
- 2 Flexible Activity Rooms - 2,500 SF
- Collaborative Computer Room - 300 SF
- Library/Reading Room - 300 SF
- Art Studio - 300 SF
- 3 Large Conference Rooms - 1,800 SF
- 4 Medium Conference Rooms - 1,200 SF
- 3 Small Conference Rooms - 450 SF
- 2 Volunteer Offices - 200 SF
- Accessible Kitchen - 400 SF
- 8 Staff Offices - 960 SF
- IT/Data Hub - 200 SF
- Restrooms - 800 SF
- Recycling Center - 200 SF
- Storage - 800 SF



# Project Timeline & Commitment

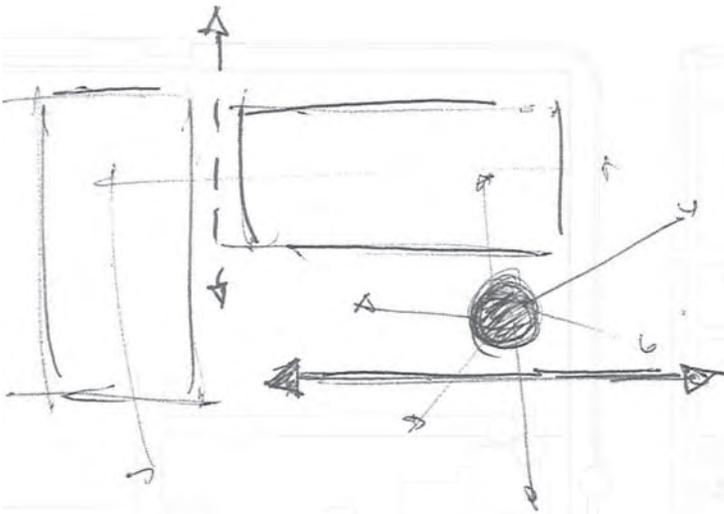


## Tompkins County Old Library Property





# Preliminary Plan - Concept



## Methodology

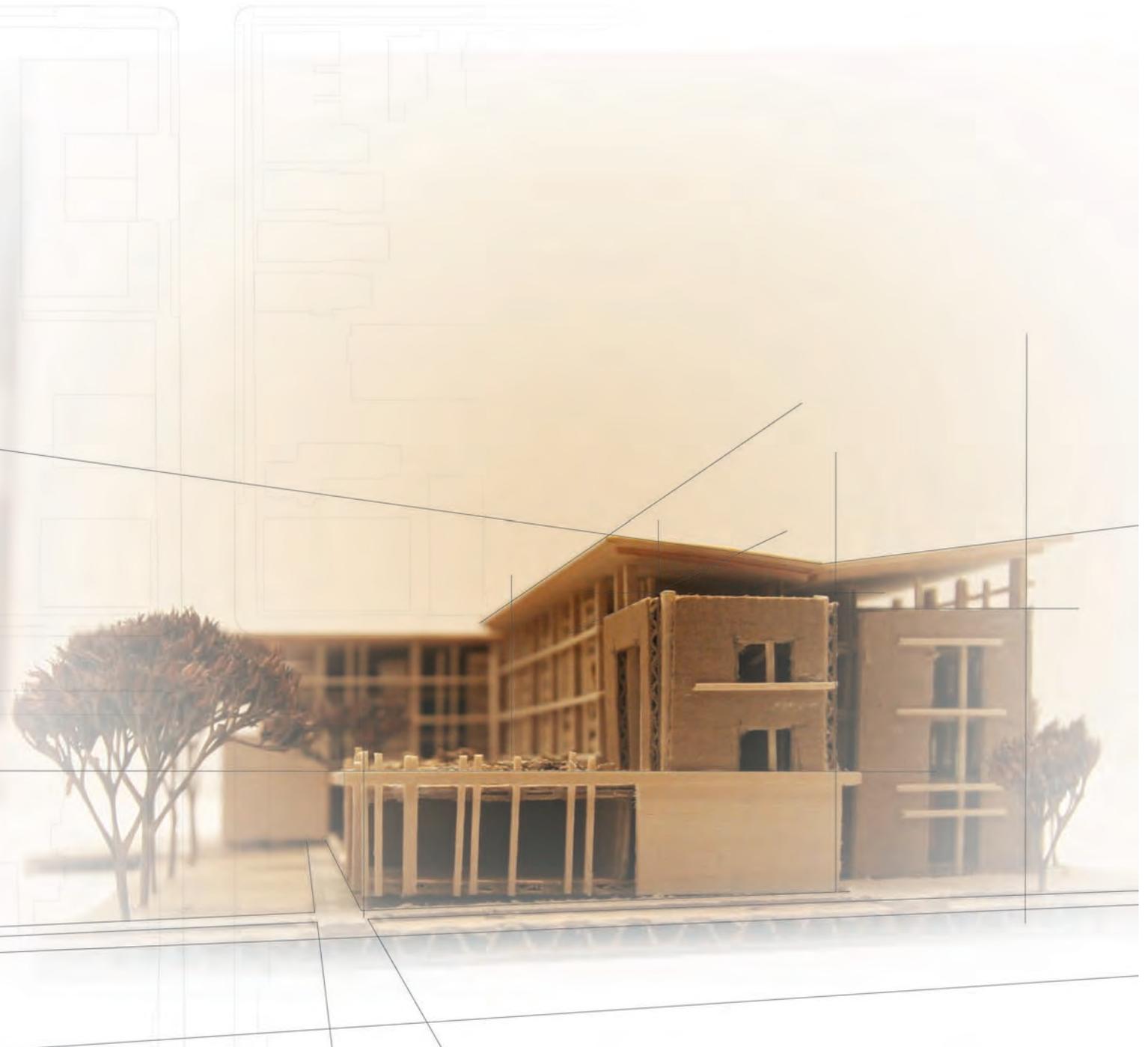
Responsive Design and a Successful Parti are the Synthesis of the following forces:

- 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



# Site Analysis

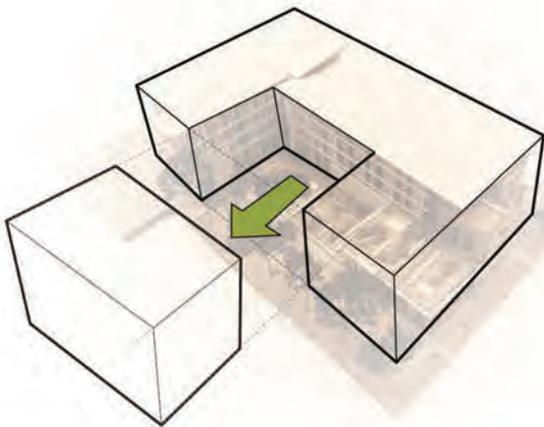




### Site Analysis

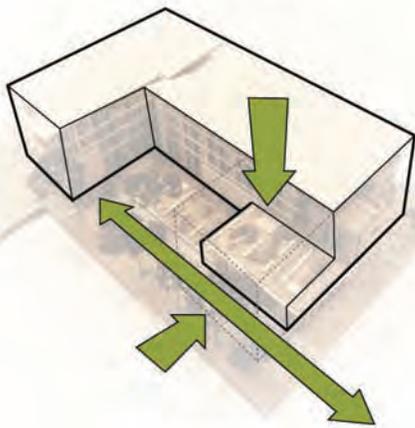
- **Transition Zone:** The block between Court Street and Buffalo Street is a transition zone between residential Fall Creek and commercial Downtown. It is composed of parks, public spaces and public amenities as well as interspersed housing.
- **Dewitt Park Connection:** The site borders Dewitt Park 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 and side yard set backs. The B1-2 zone is programmed for parking.

## Context / Massing



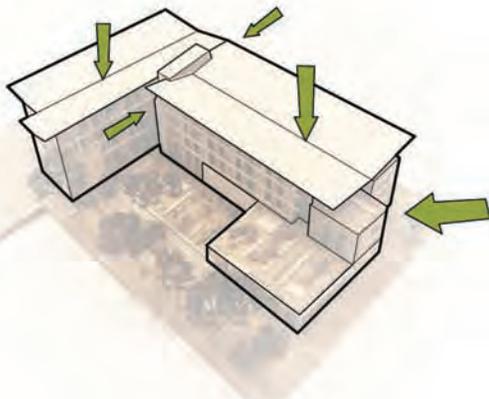
### Primary Massing Move

- **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.



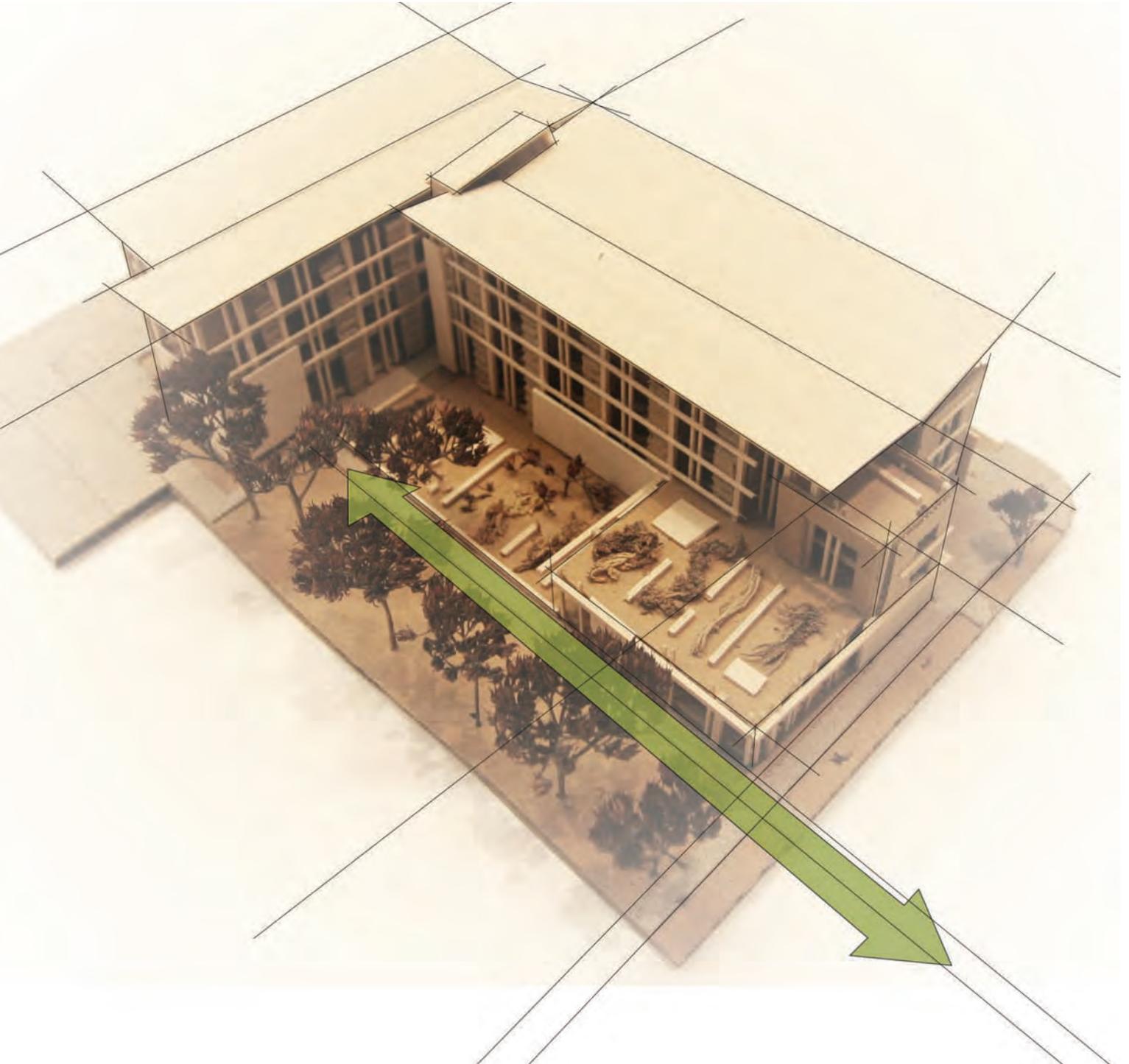
### Secondary Massing Moves

- **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 south-east 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.

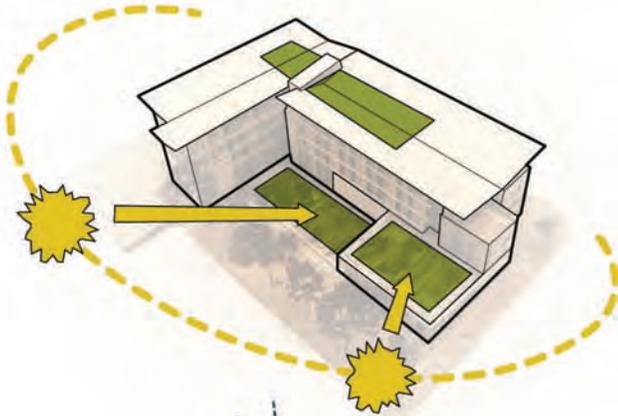


### Refined Massing Moves

- **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 it’s presence from the street.

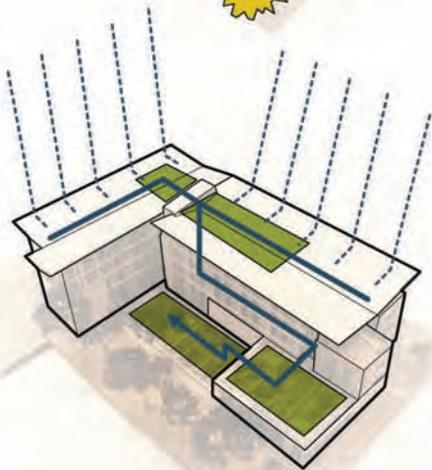


# Sustainability



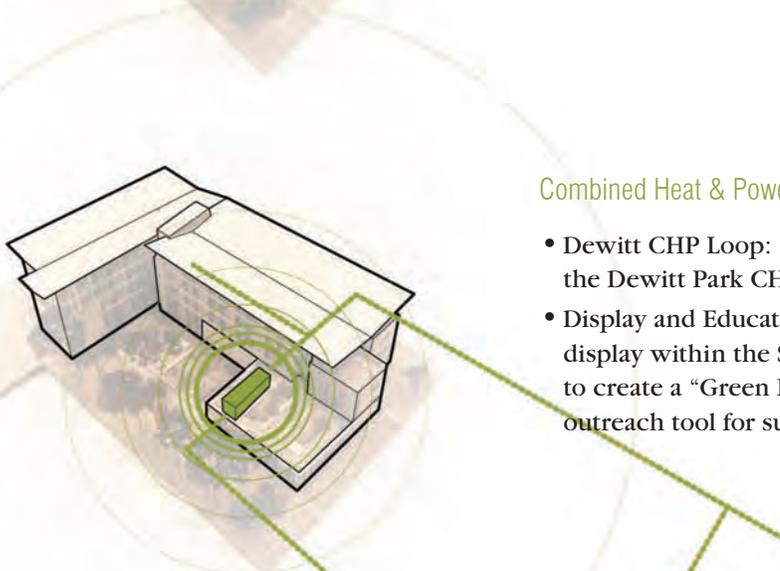
## Sun Angles

- **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.

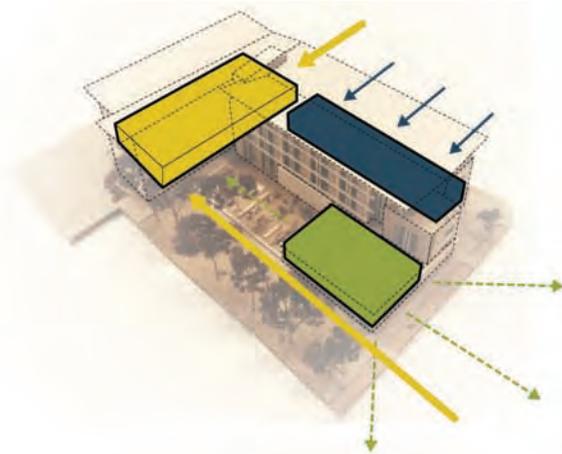


## Combined Heat & Power Node

- **Dewitt CHP Loop:** The building could act as the heart of the Dewitt Park CHP Loop.
- **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.

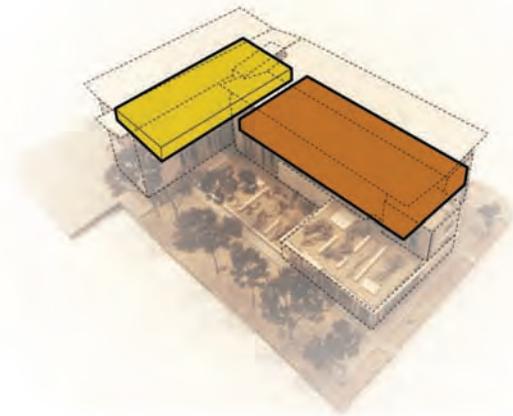


# Program



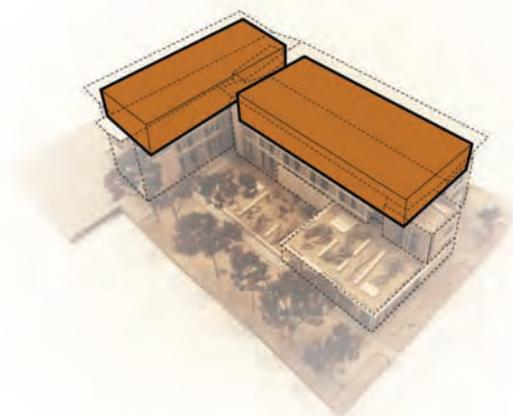
## 1st Floor Program

- **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 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.



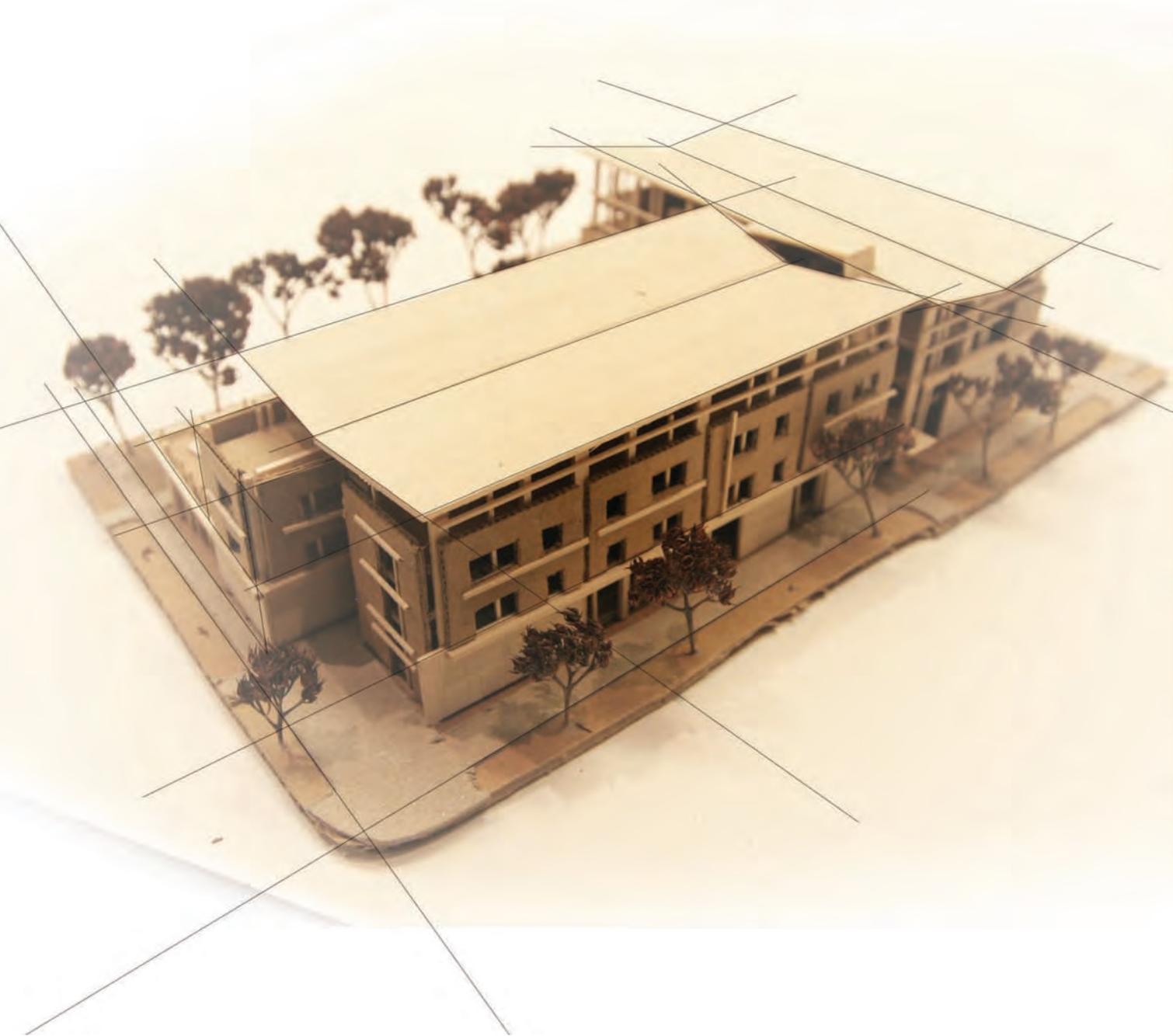
## 2nd Floor Program

- **Lifelong:** Lifelong administrative and conference spaces would occupy the second floor of the west wing.
- **Apartments:** The eastern wing of the second floor would hold 5 two-bedroom apartments and 7 one-bedroom apartments.

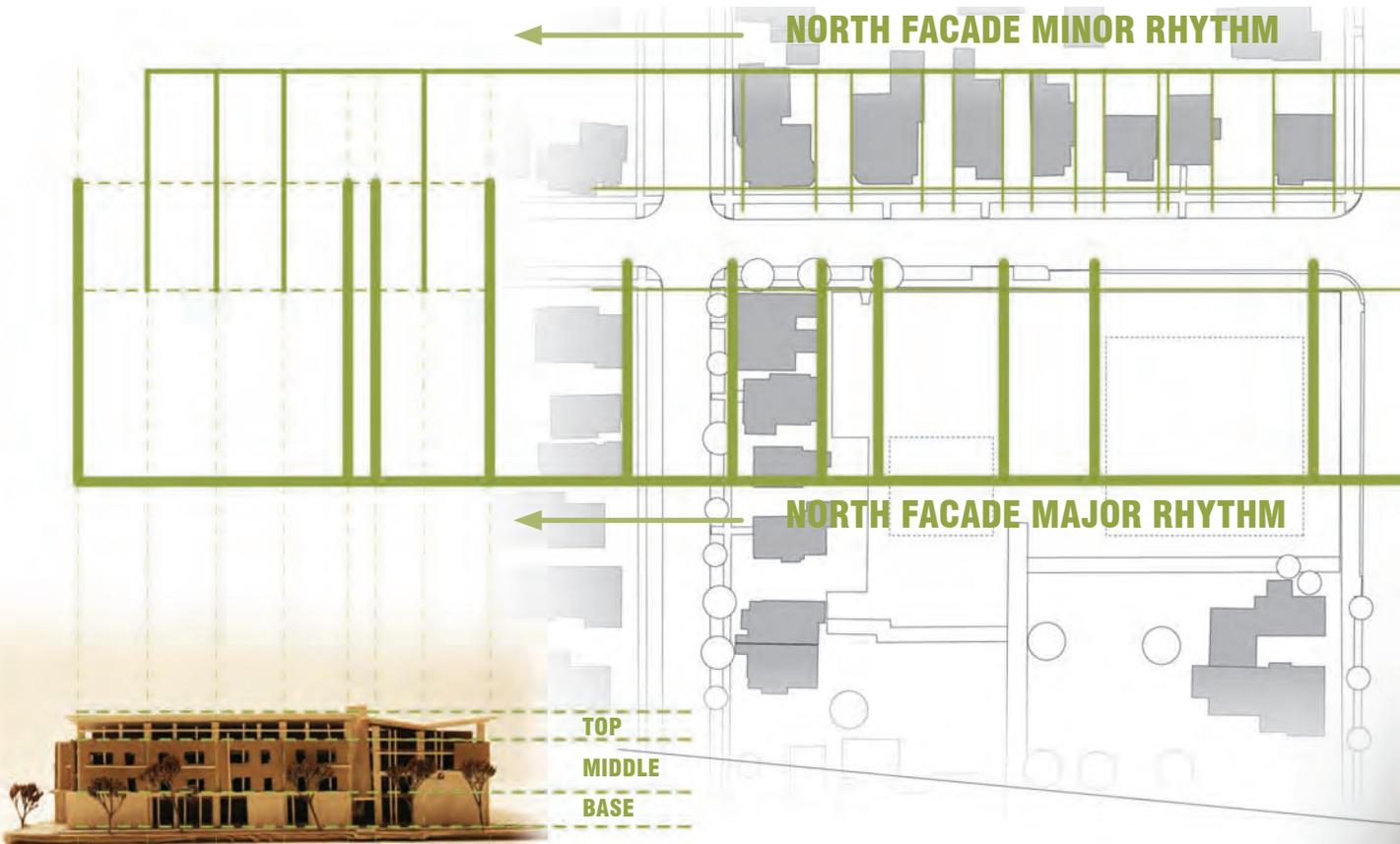


## 3rd and 4th Floor Program

- **Apartments:** Both wings of the 3rd and 4th floors are dedicated to housing. Each would hold 6 two-bedroom apartments and 12 one-bedroom apartments.
- **Apartment totals** are 17 two-bedroom apartments and 31 one-bedroom apartments equating to 48 total units.



## Context - Scale & Rhythm



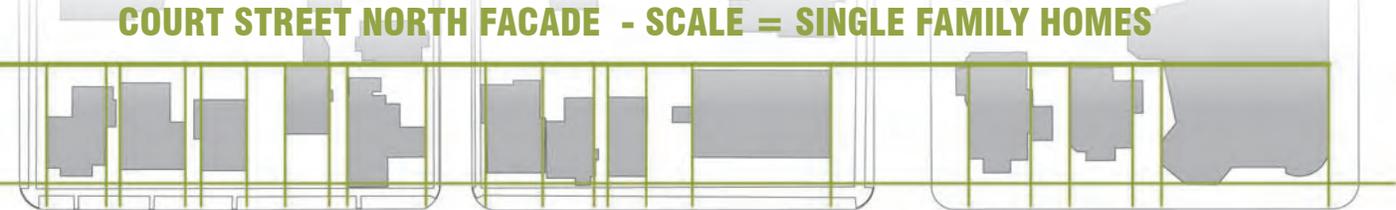
### Scale and Rhythm

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

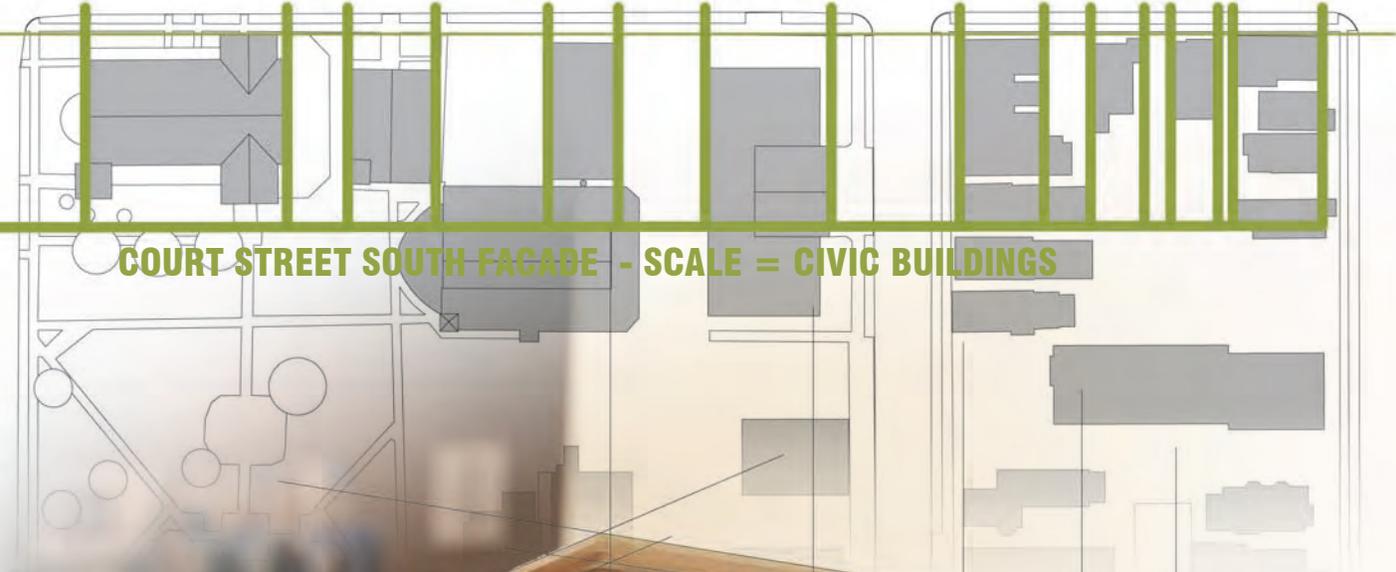
- Court Street North Elevation: Mainly residential in character, it includes 2 to 3 story homes with units 25' to 50' wide, with a similar spacing between.
- Court Street South Elevation: Mainly civic in character with much larger buildings and open spaces. Buildings are 3 to 4 stories plus, and range 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**



# Context - Materiality

## 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**



# Floor Plans



Ground Floor Plan

- 1. Lifelong
- 2. Commercial Spaces
- 3. Shared Lifelong/Community Space
- 4. CHP Hub/Green Node
- 5. Fitness Center
- 6. Garden
- 7. Dewitt Park Connection
- 8. Public Plaza
- 9. Covered Waiting Area
- 10. Parking - 38 Spaces



Typical Upper Floor Plan

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



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.

## Expertise & Strengths: Team Overview

### TRAVIS HYDE PROPERTIES

Travis Hyde Properties began as Ithaca Rentals and Renovations in 1977. Our goal then and now is to provide our tenants with the best service and value that we can offer.

Travis Hyde Properties manages Class A and mixed-use real estate in Ithaca, NY. We offer commercial property space to rent for office, retail storefronts, or café space. Commercial rentals are energy efficient and maintenance is included.

### LIFELONG

For over 60 years Lifelong - whose mission is to enhance the lives of older adults in Tompkins County - has been a vibrant hub for adults 50 and over. Lifelong is committed to creating a community where growing older well is a vital part of life and is a primary resource in meeting that goal. Lifelong will thrive as a vibrant hub for a wide variety of activities geared to older adults throughout the county - activities which promote continued mental, physical, and creative growth in a setting which is welcoming and comfortable for all. People will know when they plan their retirement that Lifelong will be there for them as an important part of their continuing quality of life. Volunteers at Lifelong and throughout the community will feel valued as they give back to their community and share their talents with others. Lifelong is here to help everyone navigate issues of aging well.

### HOLT ARCHITECTS

With over 50 years of experience in Tompkins County, HOLT Architects has a large and loyal local client base, deep-rooted ideals, decades of institutional experience to pass along, and many lessons learned upon which to base an innovative future. What has brought success to both HOLT's clients and company over the years is service, quality, and responsible architecture. The philosophy of the client and their traditions play an integral role in the development of projects. The professionals at HOLT believe that design excellence is achieved by a complete and thorough understanding of the client's needs and goals. Clarity of circulation, elegance in spatial proportions, and selection and detailing of materials all contribute to elegant and humanly scaled buildings and spaces.

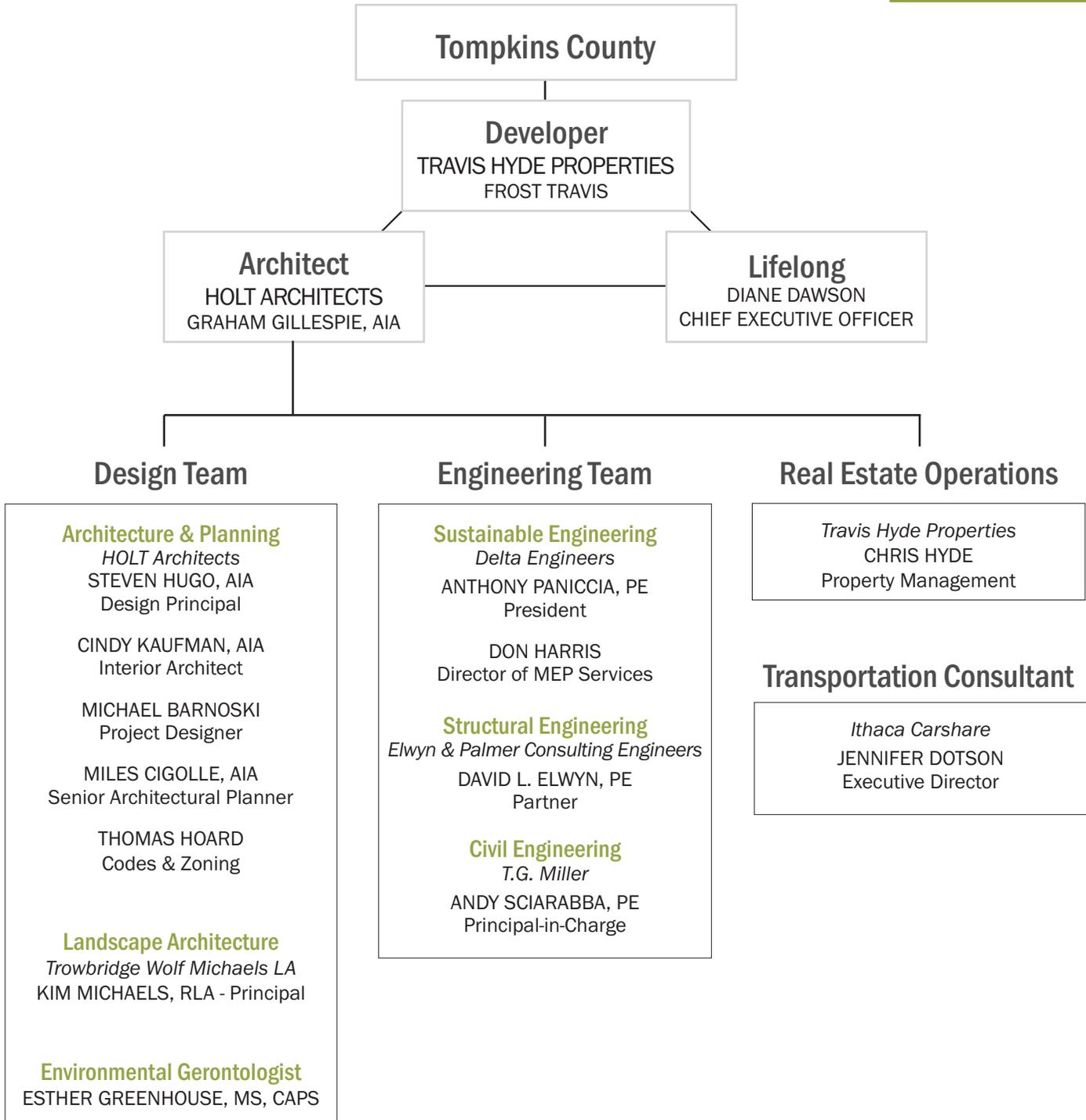
*Sustainable Design Integration* - HOLT designs every building with a sustainable approach, and have designed 14 LEED Certified or Pending Platinum, Gold, and Silver buildings. HOLT's design philosophy is rooted in a sustainable approach. What most call "green" HOLT simply calls good design.

### *Big Firm Ideas, Small Firm Attention*

Each HOLT project - no matter how big or small - receives high-level attention, is phased to maintain operations, and is led by an experienced HOLT principal; Graham Gillespie, Steve Hugo, Paul Levesque, or Quay Thompson. With 30 in-house professionals, HOLT has great resources to support both large and small-scale projects without sacrificing quality, aesthetics, or responsiveness.

# Expertise & Strengths: Project Team

Your team is committed to the growth and success of the City and County and will create a plan to implement solutions responsibly.





Frost Travis is the President of Travis Hyde Properties which owns and operates 19 buildings; 13 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. Covering more than 500,000 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 30 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

PRINCIPAL-IN-CHARGE

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 resources 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 Consulting & Architectural Design Services, including a Business Case Analysis for a Proposed Center of Government located within five existing county owned properties

Tompkins County, Human Services Annex Adaptive Reuse transforming a former retail outlet to the County's Office for the Aged

Tompkins County, Legislature Relocation Part of the Center of Government study involved relocating the Tompkins County Legislature from the Main Courthouse to the vacated Old Courthouse as the appropriate permanent home for the Tompkins County Legislature

Travis & Travis Real Estate Development Center Ithaca Office and Retail Rehabilitation - Transformed a failing retail space into a viable enterprise by designing new storefronts, recommending signage systems and developing the main atrium into a thriving public space and food court

531 Esty Street  
Ithaca, NY - Adaptive Reuse of warehouse building to offices

## COMMUNITY SERVICE

Member, Village of Cayuga Heights Planning Board

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

Member, Application Review Committee Tompkins County Affordable Housing

## SELECT AWARDS

Campus Center, SUNY Oswego  
Honorable Mention, AIA SNY Chapter

Bertrand H. Snell Hall, Clarkson University  
Build New York Award

Center for Natural Sciences, Ithaca College  
Honor Award, AIA Southern NY Chapter

Grand Award, American Concrete Institute  
Central New York Chapter

Gateway Center Renovations  
Award of Merit, Historic Ithaca and Tompkins County

The Stardust Birthing Center  
Auburn Community Hospital  
Best Healthcare Facility, A Time to Build  
Central New York Business Journal

The Medical Imaging Center  
Rome Memorial Hospital  
Award of Merit, AIA Southern NY Chapter

Best Healthcare Facility Recognition  
A Time to Build  
Central New York Business Journal

Emergency Department  
Rome Memorial Hospital  
Honorable Mention , AIA SNY Chapter

## EXPERIENCE

32 years at HOLT  
32 years total

## EDUCATION

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

## LICENSING

Registered Architect:  
New York

## MEMBERSHIPS

American Institute of  
Architects (AIA)

National Intramural-  
Recreational Sports  
Association (NIRSA)

Society for College &  
University Planning  
(SCUP)

Association of College  
& University Housing  
Officers International  
(ACUHO-I)

The Center for Health  
Design

# Steven W. Hugo, AIA

DESIGN PRINCIPAL

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 & Travis Real Estate Development  
Gateway Center Renovations  
Mixed-Use Building, Ithaca, NY  
Redeveloped and landscaped a former warehouse and industrial site at the eastern edge of the Central Downtown Ithaca Business District

Travis & Travis Real Estate Development  
Gateway Commons Apartments  
Ithaca, NY - LEED Silver certified  
The Gateway Commons project, which includes 25 apartments and 2 retail units is located at the edge of the Ithaca Downtown Commons pedestrian outdoor mall bordering Six Mile Creek

Ithaca Neighborhood Housing Services  
Breckenridge Place, Urban Housing Project  
Ithaca Neighborhood Housing Services  
LEED for Homes Multi Family Mid-Rise, striving for Platinum

Seneca Way Apartments,  
Urban Housing Project  
Seneca Way is a mixed-use building designed as a place to work and live in downtown Ithaca

Park Foundation Offices - Ithaca, NY  
LEED Registered, goal of Platinum

SUNY Broome, Natural Science Center  
LEED Registered, goal of Silver  
The project consolidates classrooms, laboratory and faculty offices into a distinct, contemporary, LEED Gold certified building. High Performance Building strategies were employed to maximize energy efficiency to as much as 40% more efficient than New York's aggressive Energy Conservation Code requires.

## COMMUNITY SERVICE

Downtown Ithaca Alliance  
President, Board of Directors 200 - 2011  
Commons Redesign 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

## SELECT AWARDS

Lincoln Center Addition, Southworth Library  
Tucker Design Award, Building Stone Institute  
Best Institutional Project, CNY Bus. Journal

Award of Merit, Historic Ithaca

Hangar Theatre Rehabilitation and Addition  
Honorable Mention, AIA SNY Chapter

Platinum Award, ACEC

Best Institutional Project, CNY Bus. Journal

Gateway Commons Apartments  
Citation, AIA SNY Chapter

Gateway Plaza  
Award of Merit, Historic Ithaca

The Aurora Inn  
Honorable Mention, AIA SNY Chapter

Build New York Award  
General Building Contractors of NYS

## EXPERIENCE

14 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 &  
University Planning  
(SCUP)

# Cindy Kaufman, AIA

INTERIOR ARCHITECTURE, PRINCIPAL ASSOCIATE

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  
Adaptive Reuse transforming a former retail outlet to the County's Office for the Aged

Tompkins County, Legislature Relocation  
Part of the Center of Government study involved relocating the Tompkins County Legislature from the Main Courthouse to the vacated Old Courthouse as the appropriate permanent home for the Tompkins County Legislature

531 Esty Street  
Ithaca, NY - Adaptive Reuse of warehouse building to offices

Franziska Racker Centers  
The formerly fragmented two-building complex was unified into one cohesive whole in with HOLT's 8,500 square foot addition and 25,000 square foot renovation

SUNY Broome, Natural Science Center  
LEED Registered, goal of Silver  
The project consolidates classrooms, laboratory and faculty offices into a distinct, contemporary, LEED Gold certified building. High Performance Building strategies were employed to maximize energy efficiency to as much as 40% more efficient than New York's aggressive Energy Conservation Code requires.

Park Foundation Offices - Ithaca, NY  
LEED Registered, goal of Platinum

## COMMUNITY SERVICE

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

## SELECT AWARDS

Lincoln Center Addition, Southworth Library  
Dryden, NY  
Tucker Design Award  
Building Stone Institute

The Stardust Birthing Center  
Auburn Community Hospital  
Best Healthcare Facility  
A Time to Build  
Central New York Business Journal

Reisman Hall, Art & Design Building  
Cazenovia College  
Award of Merit  
American Institute of Architects,  
Southern New York Chapter

## ACADEMIC EXPERIENCE

Instructor, DEA 1150 Design Graphics and Visualization, College of Human Ecology, Design and Environmental Analysis  
Cornell University, 2013

Co-Instructor, Restaurant Design Charrette  
Dept. of Design and Environmental Analysis  
Cornell University, 2008

Instructor, Studio Design  
Cornell University, 1999

Visiting Critic, Department of Environmental Analysis, Cornell University

## VISITING CRITIC

Department of Environmental Analysis  
Cornell University

## EXPERIENCE

15 years at HOLT  
20 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)

# Miles G. Cigolle, AIA

ASSOCIATE, SENIOR ARCHITECTURAL PLANNER

Mr. Cigolle is a Senior Planner and an Associate, with HOLT since 1999. His responsibilities include campus master planning, facilities master planning, programming and conceptual space planning. Miles' professional experience includes over twenty years in NYC with distinguished design firms including SOM, Smith-Miller + Hawkinson, and Richard Meier & Partners where he was an Associate. As the Design Partner with Michael Fieldman & Partners, he received a 1993 National AIA Honor Award for the modernist Roosevelt Island School.

Miles is a problem solver and consensus builder. He enjoys the complex process that lies hidden behind good design. He equally appreciates the two complimentary sides of his profession - rigorous analysis and creative invention.



## SELECT RELEVANT PROJECTS

Tompkins County, Center of Government Consulting & Architectural Design Services, including a Business Case Analysis for a Proposed Center of Government located within five existing county owned properties

Tompkins County, Human Services Annex Adaptive Reuse transforming a former retail outlet to the County's Office for the Aged

Town of Ithaca, Ithaca Town Hall Adaptive reuse of the Ithaca Town Hall to rehabilitate it for long-term preservation

Ithaca College, Peggy Ryan Williams Center LEED Platinum certified  
This focal point "gateway" facility created a place where both prospective and current students could come to take care of all of their needs; in a high-traffic, interactive, thriving LEED Platinum facility that is the hallmark of the Ithaca College student experience

Town Center Plan Study 2006  
Town of Lansing, NY

The Overlook at West Hill  
Energy Star multi-family affordable housing

Franziska Racker Centers  
Local Non-Profit Building Addition and Renovations

## SELECT AWARDS

Lansing Town Center  
Special Recognition  
A Time to Build - CNY Business Journal

Mia Restaurant and Apartments - Ithaca, NY  
Award of Merit, Historic Ithaca

Southwest Addition  
Cayuga Medical Center at Ithaca  
Best Healthcare Facility Recognition  
A Time to Build - CNY Business Journal

Award of Merit, Concrete Design & Installation  
American Concrete Institute

## CONTINUING EDUCATION

Harvard Design School, 2001  
"Planning and Design for Healthcare Facility Projects"

Harvard Design School, 2007  
"Campus of the Future"

Harvard Design School, 2005  
"Planning the Emergency Department of the Future"

## VISITING CRITIC

Columbia University  
Rhode Island School of Design  
Pratt Institute  
Cornell University

## EXPERIENCE

14 years at HOLT  
40 years total

## EDUCATION

B. Arch 1974  
Cornell University  
College of Architecture,  
Art & Planning

## LICENSING

Registered Architect:  
New York

## MEMBERSHIPS

American Institute of  
Architects (AIA)

# Michael Barnoski

PROJECT DESIGNER

Michael Barnoski is one of HOLT's most innovative new designers, after joining the firm in 2008 upon working as an intern during his final years of architecture training at Cornell. Mike pays close attention to details and effectively coordinates all components of the 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. As a designer, he is committed to sustainable ideas and, finding ways to implement sustainable design into every project. 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

Ithaca Neighborhood Housing Services  
Breckenridge Place  
Urban Housing Project

Ithaca Neighborhood Housing Services  
LEED for Homes Multi Family Mid-Rise,  
striving for Platinum

Feasibility Study  
Ithaca Neighborhood Housing Services

Rehabilitation and Addition  
Hangar Theatre  
Ithaca, NY

Existing Building Condition Survey and  
Feasibility Study  
YMCA of Greater Syracuse

Building Assessment and Feasibility Study  
Franziska Racker Centers  
Ithaca, NY

Food Bank of the Southern Tier  
Feasibility Study & Design Implementation  
Warehouse Conversion

University at Buffalo  
Educational Opportunity Center  
LEED Registered, certification goal of Gold

Binghamton University  
Student Union Addition & Rehabilitation  
LEED Silver certifiable (Executive Order 111)

## COMMUNITY SERVICE

Volunteer,  
Loaves and Fishes of Tompkins County

## SELECT AWARDS

Hangar Theatre Rehabilitation and Addition  
Ithaca, NY

Honorable Mention  
American Institute of Architects  
Southern New York Chapter

Platinum Award  
American Council of Engineering  
Companies

Best Institutional Project  
A Time to Build  
Central New York Business Journal

## 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

## EXPERIENCE

5 years at HOLT  
5 years total

## EDUCATION

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

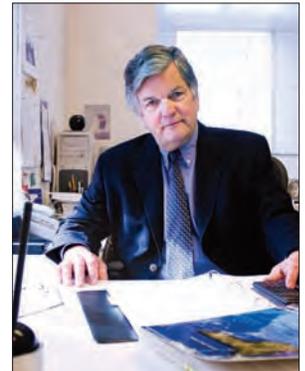
# Thomas D. Hoard

CODE ANALYST

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 & Travis Real Estate Development  
Eddygate Apartment & Retail Complex -  
Collegetown Improvement Project

Travis & Travis Real Estate Development  
407 College Ave - mixed-use, 6-story structure  
that replaces a turn-of-the-century wood building  
devastated by fire

Travis & Travis Real Estate Development  
Gateway Center Renovations - Redeveloped  
and landscaped a former warehouse and  
industrial site

Travis & Travis Real Estate Development  
Gateway Commons - 25-units of housing and 2  
retail units in downtown Ithaca.  
LEED Silver Certified

Tompkins County, Center of Government  
Business Case Analysis for a Proposed Center  
of Government located within five existing  
county owned properties

Tompkins County, Human Services Annex  
Adaptive Reuse transforming a former retail  
outlet to the County's Office for the Aged

Tompkins County, Legislature Relocation  
Part of the Center of Government study  
involving the relocating the Tompkins County  
Legislature

Ithaca Neighborhood Housing Services  
Breckenridge Place, Urban Housing Project  
Ithaca Neighborhood Housing Services  
LEED for Homes Multi Family Mid-Rise,  
striving for Platinum

## COMMUNITY SERVICE

Charter Board Member, Ithaca Neighborhood  
Housing Services (INHS) - 1977-1987  
Board Member, Historic Ithaca  
Fire Commissioner, City of Ithaca

## CONTINUING EDUCATION

Attendee, 2010 Codes of New York State  
Update Training Course, Department of  
State Division of Code Enforcement and  
Administration

### Codes Instruction:

International Building Code (IBC)  
Standardized Code Enforcement  
Training, NYS Department of State

Life Safety Codes Seminar, National Fire  
Protection Association (NFPA)

Participant, ADA Seminar  
American Institute of Architects  
Cornell University

Panelist, ADA Conference  
Tompkins County Chamber of Commerce

## RELEVANT EXPERIENCE

City of Ithaca Building Commissioner  
1976 - 1988

## EXPERIENCE

22 years at HOLT  
34 years total

## EDUCATION

Master of Public  
Administration, 1971  
Golden Gate University  
San Francisco, CA

BS, 1963  
Conservation



## 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:

- 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
- Cepek-Evenson tennis court and guest residence – Corning, NY



### **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, 7<sup>th</sup> 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 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. She has been an invited contributor to 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.

**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.

**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 Environmental Analysis

Certificate of Gerontology

**PROFESSIONAL DESIGNATIONS**

Certified Aging in Place Specialist (CAPS), NAHB

**PROFESSIONAL MEMBERSHIPS**

American Planning Association (APA)

Environmental Design Research Association (EDRA)

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

NYS Builders Association

# Jennifer Dotson

ITHACA CARSHARE



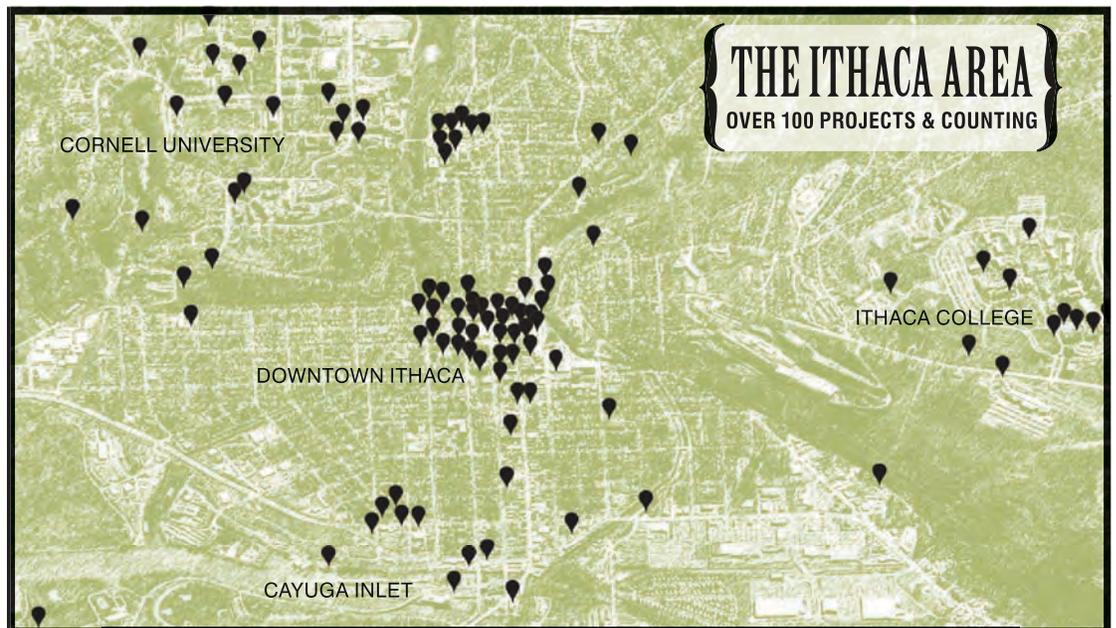
Jennifer Dotson has worked with Ithaca Carshare since shortly after the 2006 Ithaca Carsharing Summit. As Executive Director, she led the organization through launch as the first independent nonprofit carsharing organization in New York State, and has supported the formation of other carshares around 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.

For five decades your development team has brought success to clients through quality service, responsible design & innovative solutions.

## Expertise & Strengths: Related Experience

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

**Financing Vehicles**  
Private equity, tax abatements, and commercial financing

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.

This building has received LEED Silver certification from the U.S. Green Building Council's Leadership in Energy and Environmental Design.



# 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 Type**  
Historic Renovation

**Project Size**  
50,291 GSF

**Designers**  
HOLT Architects  
TWMLA  
TG Miller

**Financing Vehicles**  
Private equity,  
commercial financing



HISTORIC ITHACA  
AWARD OF MERIT



# 407 College Ave

## PROJECT INFORMATION

**Construction Cost**  
Wihlehd at Owner's Request

**Project Size**  
28,000 GSF

**Designers**  
HOLT Architects  
TWMLA  
TG Miller

**Financing Vehicles**  
Private equity,  
commercial financing

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

**Financing Vehicles**  
Private equity, tax abatements, commercial financing



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

vener with residential scale windows on the 5 floors above. The massing of the building also takes it 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



# Sustainable Design Strategies

We approach each project with sustainability as an integrated part of our design process...

## 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



We have designed the following innovative solutions that address site management, energy efficiency, resource conservation, and indoor environmental quality.

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.

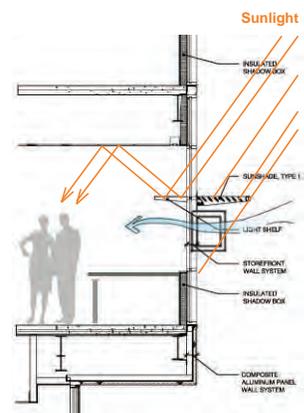
11. Building commissioning to assure that construction has implemented design intent and maximum energy efficiency is achieved. Educate users to help maintain those goals.

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.



## Finance Package

### Financing methodology:

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 old library site and both Lifelong parcels.

### Community Benefit:

The projected community benefit of the collaboration of this development team comes from creating a new, mixed use building on the 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 would be attractive to a number of service firms, especially the legal profession. Additionally, bringing two tax exempt parcels, the old library, as well as the Lifelong site 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, the project as currently conceived will very likely cost at least \$15,000,000.

### Equity Partners:

Equity will be derived from three sources: Personal, Public, and Partners.

Personal equity will be from the developer's own resources. Travis Hyde Properties owns and manages a property portfolio in excess of 850,000 square feet. Elsewhere in this document are detailed descriptions of other successful developments completed in Ithaca by Travis Hyde Properties and related entities over the course of Travis Hyde Properties' 37 year history. Confidential financial statements demonstrating capability will be provided at the RFP round.

Public equity would be in the form of grants. Specifically, we will investigate New Market Tax Credits as a potential funding source. Two recent projects in Ithaca were successful participants in this program: Cayuga Green and Seneca Way. We will also make every effort to apply for and pursue a variety of public funding vehicles including HUD's 221d4 program, which offers construction to permanent financing up to 90% of the project's replacement cost. We would look to the county's IDA construction material cost sales tax abatements as an integral part of the financial package. Finally, we would thoroughly investigate and pursue any available NYSERDA, NYSEG, or other state and/or federal energy tax credits.



Partner equity would be in form of the residual land value of the two Lifelong tax parcels. It is anticipated that Lifelong would create a for-profit entity for the purpose of owning real property in partnership with Travis Hyde Properties in exchange for contributing the value of its current real estate holdings to this new partnership. This partnership would form the base of a real estate endowment for the benefit of Lifelong. This approach has been successfully demonstrated elsewhere in the country, especially the Playhouse Square Center in the Cleveland, Ohio Theater District, which owns and manages more than a half million square feet of real estate, profits of which support the vibrant Cleveland Theater District. Collectively, the theaters and other real estate holdings have a positive annual economic impact of more than \$43,000,000. While our goals are more modest with this project, a real estate endowment for Lifelong in the form of this partnership would provide not only a purpose-built new facility with room for expansion, it would also ensure a revenue stream to Lifelong to help support its ongoing operating costs associated with fulfilling its mission.

#### Market feasibility:

The recent housing study performed by the Danter Corporation 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 in-migration. 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 would capture 3% of the demand for office space.

# Contingencies





Contingencies that could affect project readiness to proceed to development as of April 1, 2015 are:

1. Tompkins County adherence to timeline established in RFEL.
2. Final financing package execution.
3. Preliminary City of Ithaca reviews and approvals.
4. Successful negotiation with Tompkins County on sale terms.
5. Tompkins County Legislature adoption of resolution approving property sale.

