



CITY OF ITHACA

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DEPARTMENT OF PLANNING, BUILDING, & ECONOMIC DEVELOPMENT

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Julie Holcomb, City Clerk
Nels Bohn, Director, Ithaca Urban Renewal Agency
Phyllisa DeSarno, Deputy Director for Economic Development
Planning & Development Board
Tompkins County Industrial Development Agency (IDA)

FROM: Jennifer Kuszniir, Economic Development Planner

DATE: October 15, 2013

RE: City of Ithaca Community Investment Incentive Tax Abatement Program (CIITAP)
Application for Harold's Square Project

The City of Ithaca will hold a Public Information Session for the proposed Harold's Square Project, to be located on the Ithaca Commons at 123-27, 133, 135, and 137-39 East State Street. The Public Information Session will begin at 5:30 PM, in Common Council Chambers, City Hall, 108 East Green Street on October 21, 2013. In accordance with CIITAP, the developer and project team will present information about the project and answer questions from the public.

This project involves the demolition of three underutilized buildings on the Ithaca Commons and the subsequent construction of a new four-story retail and office building. The façade of this new building has a contemporary style, designed to complement the historic fabric of the Commons, which has been favorably reviewed by the City of Ithaca Planning and Development Board. The project also includes a tower that is set back from the Commons and rises an additional seven stories. Floors five through ten feature 46 market-rate rental apartments. The tower's penthouse floor will feature a large conference room with access to outdoor terraces, a small food-plating area, an exercise room, restrooms, and some of the building's mechanical systems. The development also includes the historic renovation of the Sage Block, a three-story brick building that most recently housed Benchwarmers Restaurant & Sports Bar on its ground floor. The completed development contains a total of over 160,000 SF of combined, retail, office, residential, and penthouse space.

Please find attached the completed CIITAP application. If you have questions or require additional information, please feel free to contact me at jenniferk@cityofithaca.org.