



## Ithaca Neighborhood HOUSING SERVICES

May 22, 2014

Lisa Nicholas  
Senior Planner  
City of Ithaca Department of Planning and Development  
108 East Green Street  
Ithaca, NY 14850

### **RE: Updates to the Stone Quarry Apartments Site Plan**

Dear Ms. Nicholas:

This letter is to inform the planning board of several minor changes to the site plan as a result of new information regarding site conditions, constructability and design detailing between when the application was approved and when the project was funded by the State of New York. Below is a list of changes with rationale and attached are drawings indicating these changes. INHS and its design team would like to present these changes to the board on May 27<sup>th</sup> for their review and comment.

#### **Grading:**

The structural engineer for the project David Elwin of Elwin Palmer Associates has indicated that the fill required for the original grading plan to work will create future settlement issues and possibly undermine foundations and walkways. To remedy this concern the entire site under the townhouse portion of the project has been lowered to reduce the weight on existing soils. The results of this change in grading to the plan approved by the Planning Board are the following:

- Town House Elevations – each three bedroom townhouse now steps in elevation 8 inches from North to South.
- Spencer Street Walkways – there is now a change in elevation from Spencer Road to the back door of the townhouses that requires a short 4 foot retaining wall and as a result there are no walkways from the sidewalk to the back door of the townhouses. Modifications to the fence on Spencer Road were made to account for this changed access.
- Mews (interior courtyard of townhouses) – The change in grading requires the rear set of townhouses to be 2 feet lower than the front townhomes and therefore one interior winding walkway has been replaced with two direct walkways and a series of stone planting beds. These planting beds will create visual interest, collect rainwater and provide natural seating areas for residents.
- Multi-family Building – the changes in grade make two doorways on the multi-family building less desirable – the door into the laundry room and the doors into the two three bedroom units. These have been removed from the MF Building Elevation.



### Constructability and Design:

Several changes were made because the details of how the buildings will be built have been further developed. Below is a list of those changes:

- Balconies have been replaced with windows. Several of the balconies were to be built over interior space and this caused issues with constructability. The windows have several benefits, they create more living space for the residents and allow more light into the space.
- The southern façade of the multi-family building now has three vertical bays instead of four. Again this is a result of more refinement of the plans.
- The Spencer Road façade has been refined to reconcile its formal language with the rest of the architecture and a pergola added to give the project some additional visual interest and provide a location for the project name.
- The loading zones have been reduced in size. Due to a change in the City's Loading Zone requirements there is no longer a requirement for loading zones on the site; however, there will be tenants moving in and moving out, therefore the zones remain but have been reduced in size. This change allows for a more usable sidewalk and additional space for a bike rack.

We believe the changes outlined above are minor and that the overall plan remains largely unchanged. It is our understanding that another formal site plan review meeting will be required prior to issuance of a building permit so that the conditions outlined in the Final Site Plan Approval Resolution can be resolved. Our timeline is to submit materials for the July Planning and Development Committee meeting so that we can have a permit issued in August and start construction in September.

Sincerely,



Joseph L. Bowes  
Senior Real Estate Developer













SITE PLAN REVIEW OCT 2012: VIEW OF TOWNHOUSES FROM SIDEWALK







| U N I T S               |  |
|-------------------------|--|
| TOWNHOUSES              |  |
| 16 - 3 BEDROOM          |  |
| 16 TOTAL                |  |
| MULTI-FAMILY            |  |
| 2 - 3 BEDROOM           |  |
| 11 - 2 BEDROOM          |  |
| 6 - 1 BEDROOM           |  |
| 19 TOTAL                |  |
| 35 TOTAL UNITS          |  |
| 36 TOTAL PARKING SPACES |  |



SITE PLAN REVIEW OCT 2012: SITE PLAN





DESIGN REVISIONS MAY 2014: SITE PLAN





SITE PLAN REVIEW OCT 2012



REVISIONS MAY 2014

## SITE PLAN REVIEW: MULTI-FAMILY WEST ELEVATION





SITE PLAN REVIEW OCT 2012



REVISIONS MAY 2014

DRAFT DESIGN REVISIONS MAY 2014: MULTI-FAMILY BUILDING ELEVATIONS