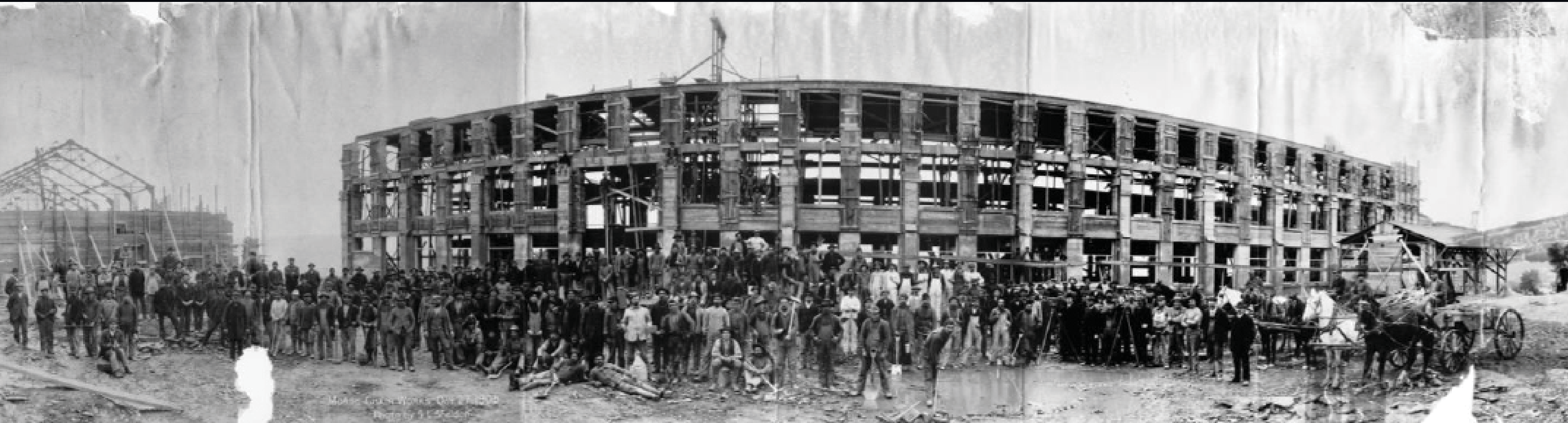


CHAINWORKS DISTRICT

DESIGNING AN AWAKENING GIANT

08.31.2015

SUNY ENVIRONMENTAL SCIENCE AND FORESTRY
DEPARTMENT OF LANDSCAPE ARCHITECTURE
LSA 422: LANDSCAPE ARCHITECTURAL DESIGN STUDIO III
CATHERINE DE ALMEIDA



MORSE CHAIN WORKS, CIRCA 1900
PHOTO BY J. J. COOPER

MORSE CHAIN FACTORY- EARLY 1900s
08.31.2015

Ithaca Times

COVER DESIGN BY JULIANNA TRUESDALE • PHOTO BY DAVE BURBANK PHOTOGRAPHY



Sleeping Giant

Goals for the future of Emerson site bring together the city and town

ITHACA FREE CLINIC
undertaking fund raising campaign

PAGE 3

CITY ASKS FOR
county input for taxi regulations

PAGE 4

DEMOCRATIC CANDIDATES
for Tompkins County judge meet at forum

PAGE 5

HOMECOMING PLAYERS
present 'Who's Afraid' at IC

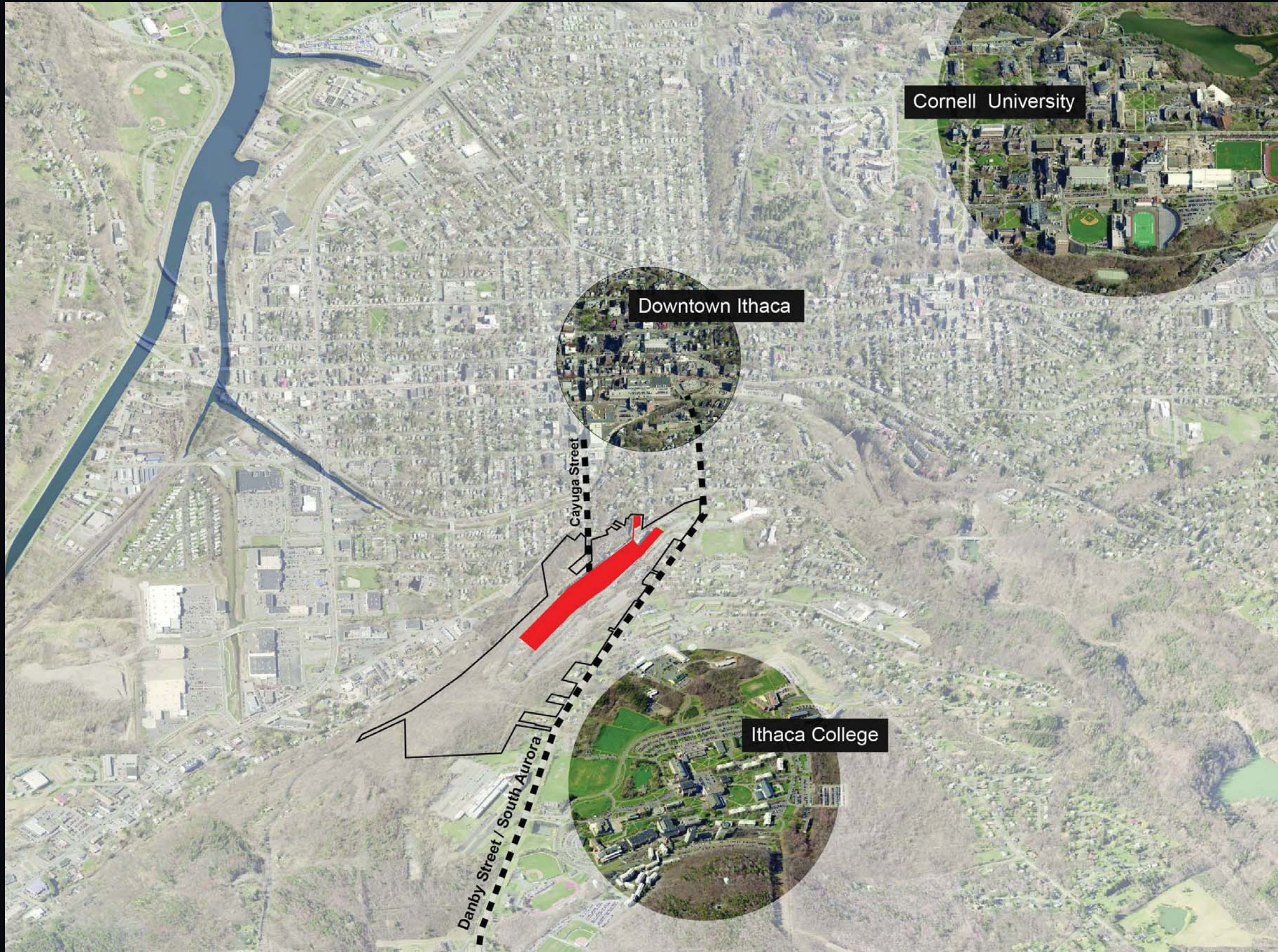
PAGE 13

STEWART PARK
hosting 'Rock The Plan' Saturday

PAGE 24

SLEEPING GIANT

08.31.2015



Cornell University

Downtown Ithaca

Ithaca College

Cayuga Street

Danby Street / South Aurora

SITE LOCATION
08.31.2015



SITE BIRD'S EYE VIEW
08.31.2015

UNCHAINED PROPERTIES – developer

HARTER, SECREST AND EMERY – environmental, land use and zoning law

CHARENTREUIL | JENSEN | STARK ARCHITECTS – architecture and planning

D.I.R.T. STUDIO – landscape and site design

AUSTIN + MERGOLD – architecture, branding and outreach

FAGAN ENGINEERS & LAND SURVEYORS – civil engineering

WHITHAM PLANNING AND DESIGN – project planning approvals

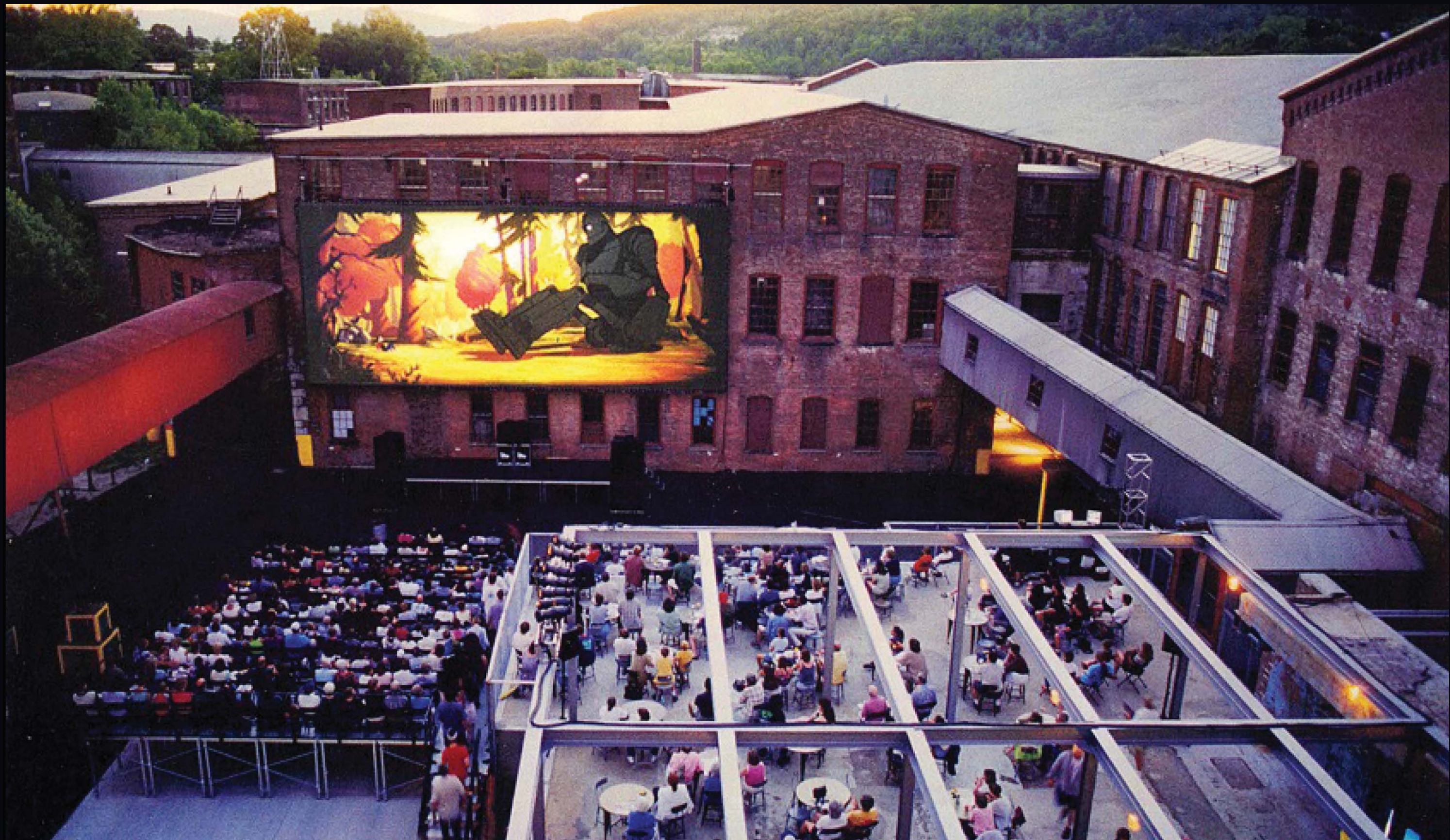
STREAM COLLABORATIVE – zoning development and approvals

LA BELLA P.C. – environmental consulting

SRF & ASSOCIATES – traffic and transportation engineering



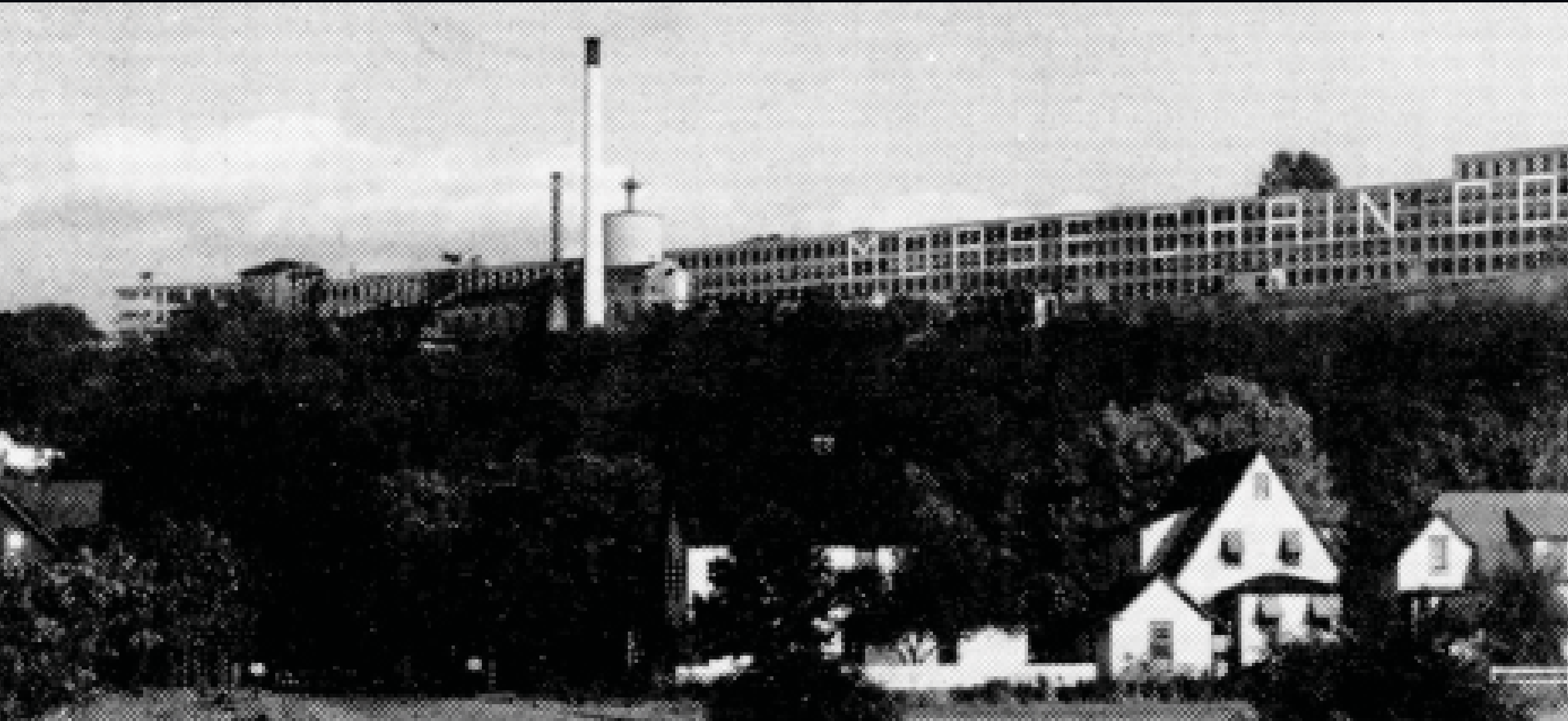
PRECEDENTS: STEEL YARD [PROVIDENCE, RI] - KLOPFER MARTIN
08.31.2015



PRECEDENTS: MASS MOCA [NORTH ADAMS, MA] - BRUNER | COTT + D.I.R.T. STUDIO
08.31.2015



PRECEDENTS: EVERGREEN BRICKWORKS - CLAUDE CORMIER + ASSOCIATES
08.31.2015



SITE HISTORIES
08.31.2015

1880 Morse Equalizing Spring Company was founded in Trumansburg, NY. The Morse Springs Company leases part of a plant in Trumansburg. The manufacture of horse drawn carts (dog carts) and buggy springs began, the rocker joint was patented.



1892 It became Morse Manufacturing Company. The rocker chain was incorporated into the design of bicycle chain.

1898 And was incorporated as Morse Chain Company in Trumansburg.

1901 A suitable silent power chain was developed.

1901-4 The optical pyrometer is patented and marketed.

1904 Morse Thermo Gage Company was formed.

1906 A new 80,000 square foot plant is erected in Ithaca. Manufacture of automobile chain began in Ithaca.



1908 Licensed Westinghouse Air Brake to manufacture Morse products in England and Germany. Automotive timing chain was developed.



1911 Automobile chain for chain driven front ends was developed for Cadillac.

1914-16 The Ithaca plant size is quadrupled.

1914 The largest industrial drive ever was built for a power company.



1917 The Thomas Morse airplane division was formed in Ithaca. The Thomas Morse Scout for the U.S. Army is built.



1918 Designed the first real U.S. fighter plane, the MB-3.

1919 The Peters-Morse Adding Machine Company is established. The Peters-Morse adding machine is developed. A new plant is built in Leitchworth, England.



1920 The Poole Clock Division was formed to manufacture battery-operated electric clocks. A new plant is added in Detroit to make timing chain sprockets. Timing chain sprockets manufacture begins in Detroit. Battery operated electric clocks manufacture starts in Ithaca.



1921 Barr-Morse began manufacturing typewriters in Ithaca.



1928 Additional plant space is added in Ithaca.

1929 Morse Chain joined the newly-formed Borg-Warner Corporation.

The adding machine division was sold to Allen-Wesley which later became a division of the National Cash Register Co. The airplane contracts and designs were sold to Consolidated Aircraft which later became the Convair division of General Dynamics.



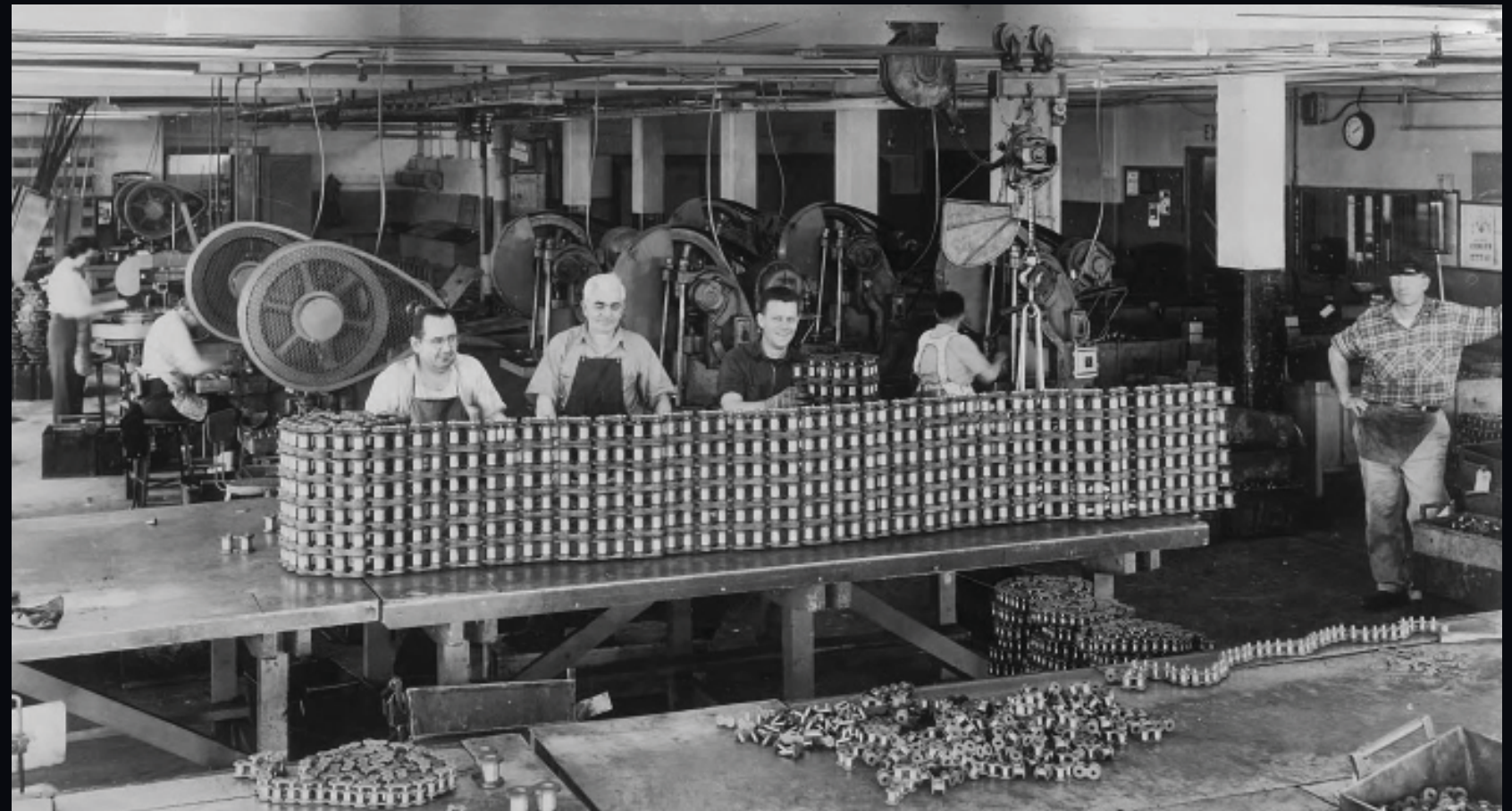
SOUTH AURORA STREET Ithaca 1907—



MACHINED PRODUCTS Warren Road, Lansing 1975—



AUTOMOTIVE PRODUCTS Warren Road, Lansing 1982—

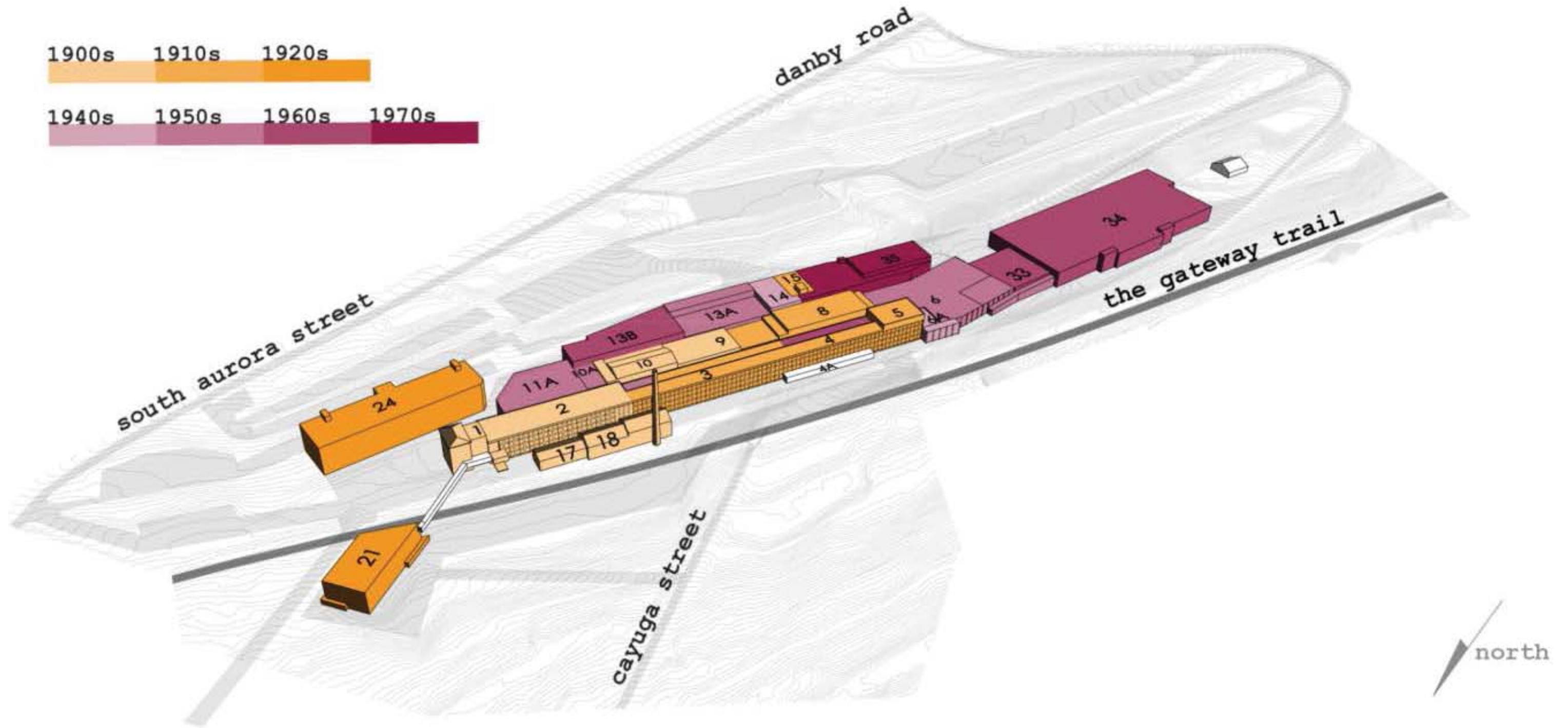


1935 Roller chain is developed.

1937 Completed design work and began making the Gray Arithmometer, a pocket-sized calculator.

1900s 1910s 1920s

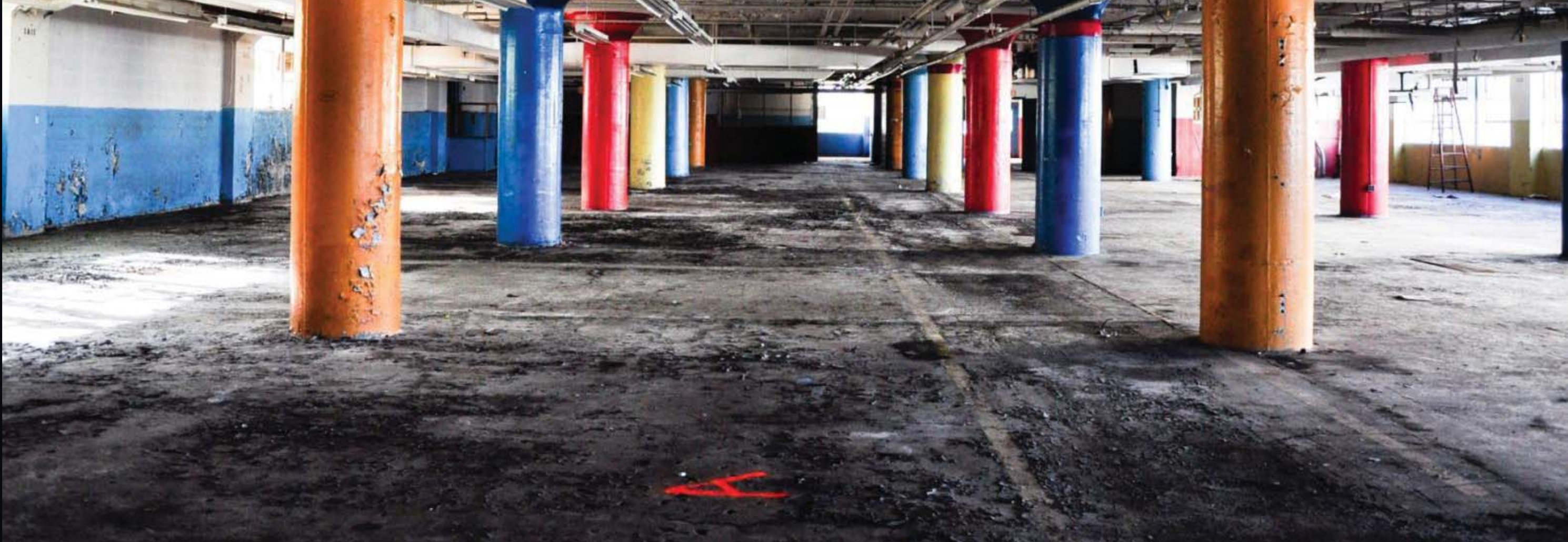
1940s 1950s 1960s 1970s



FACTORY GROWTH THROUGH THE 20TH CENTURY
08.31.2015



VIEW OF FACTORY FROM NORTH ENTRANCE



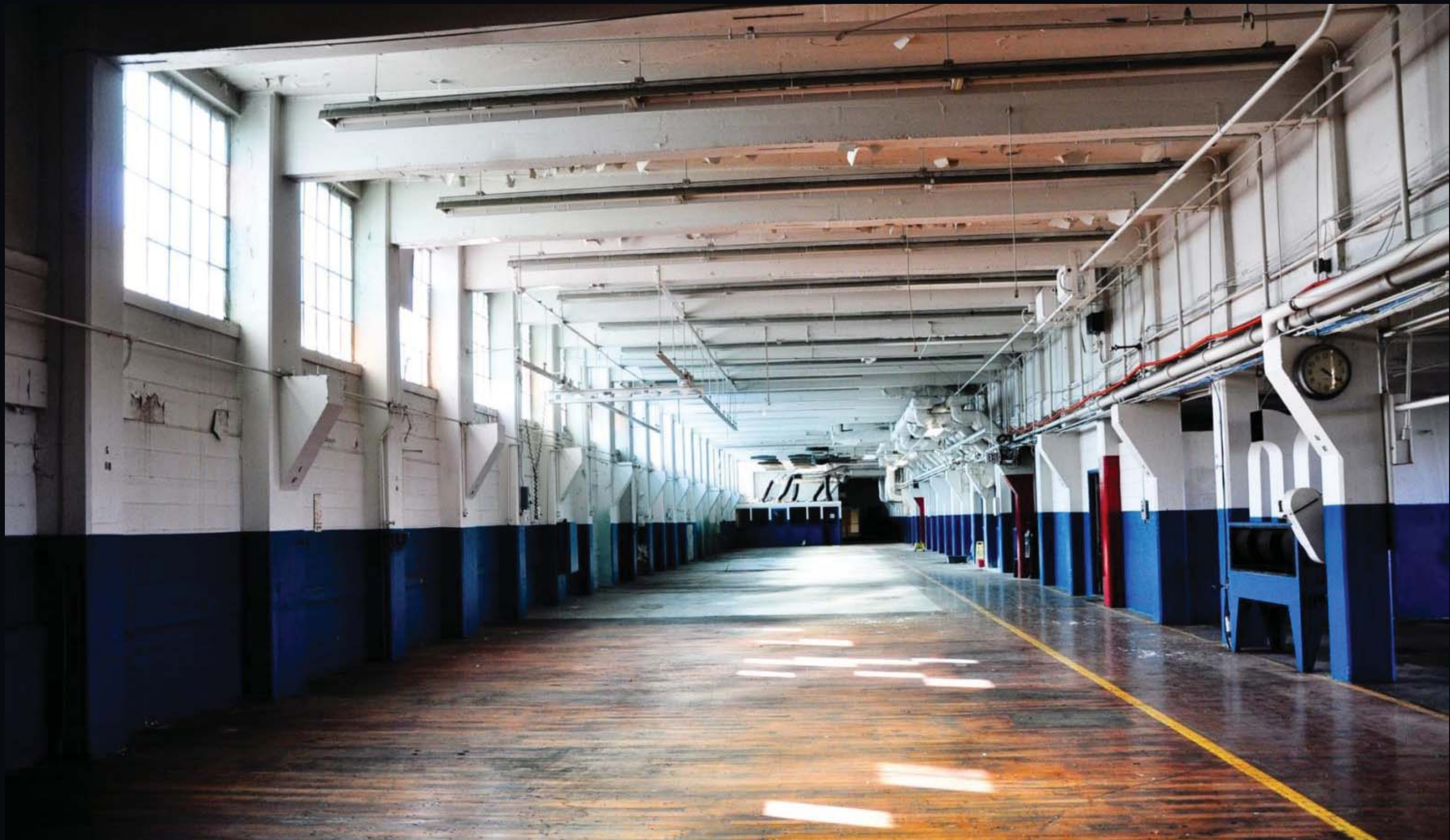
INTERIOR OF EXISTING STRUCTURE
08.31.2015



INTERIOR OF EXISTING STRUCTURE
08.31.2015



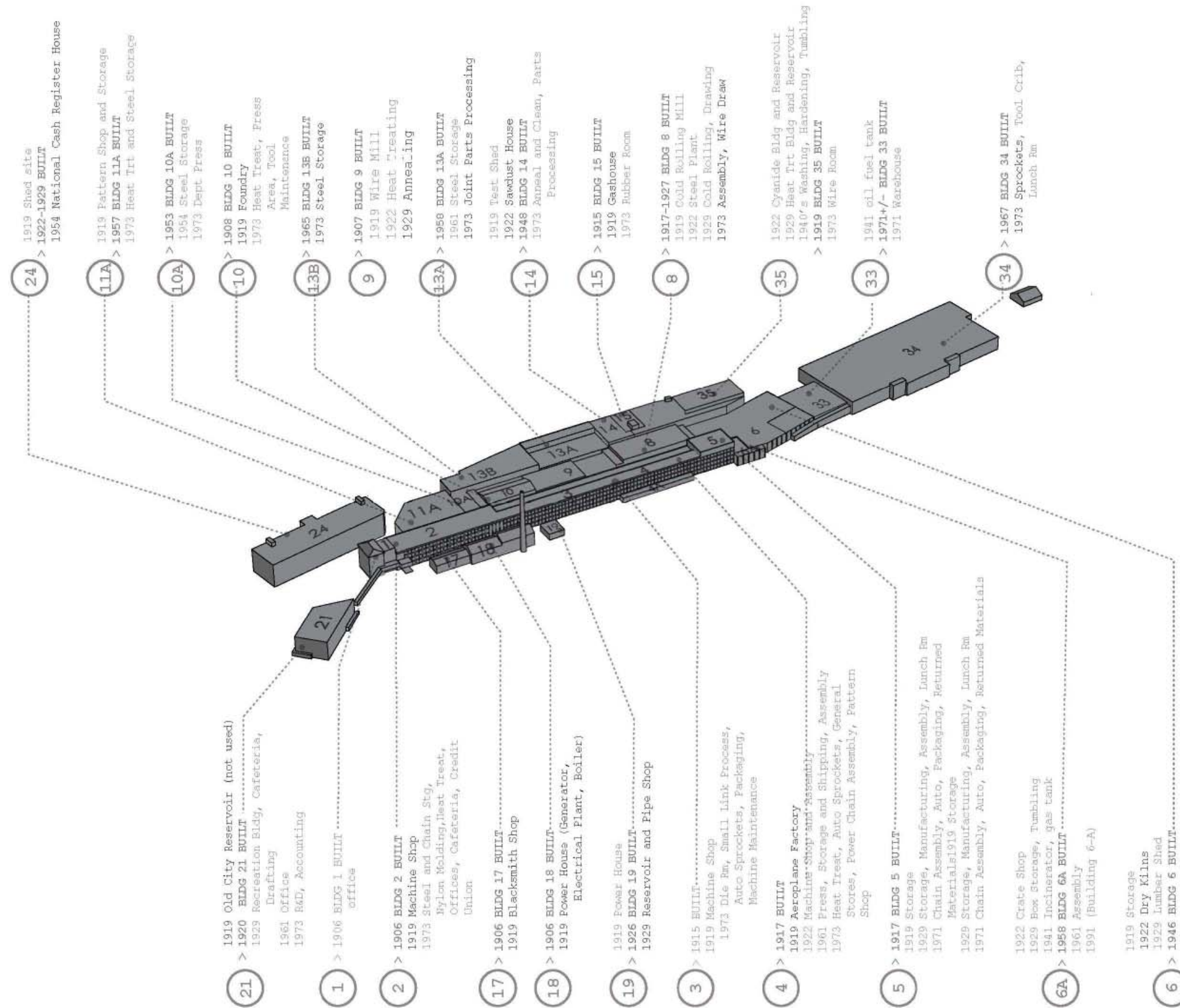
INTERIOR OF EXISTING STRUCTURE
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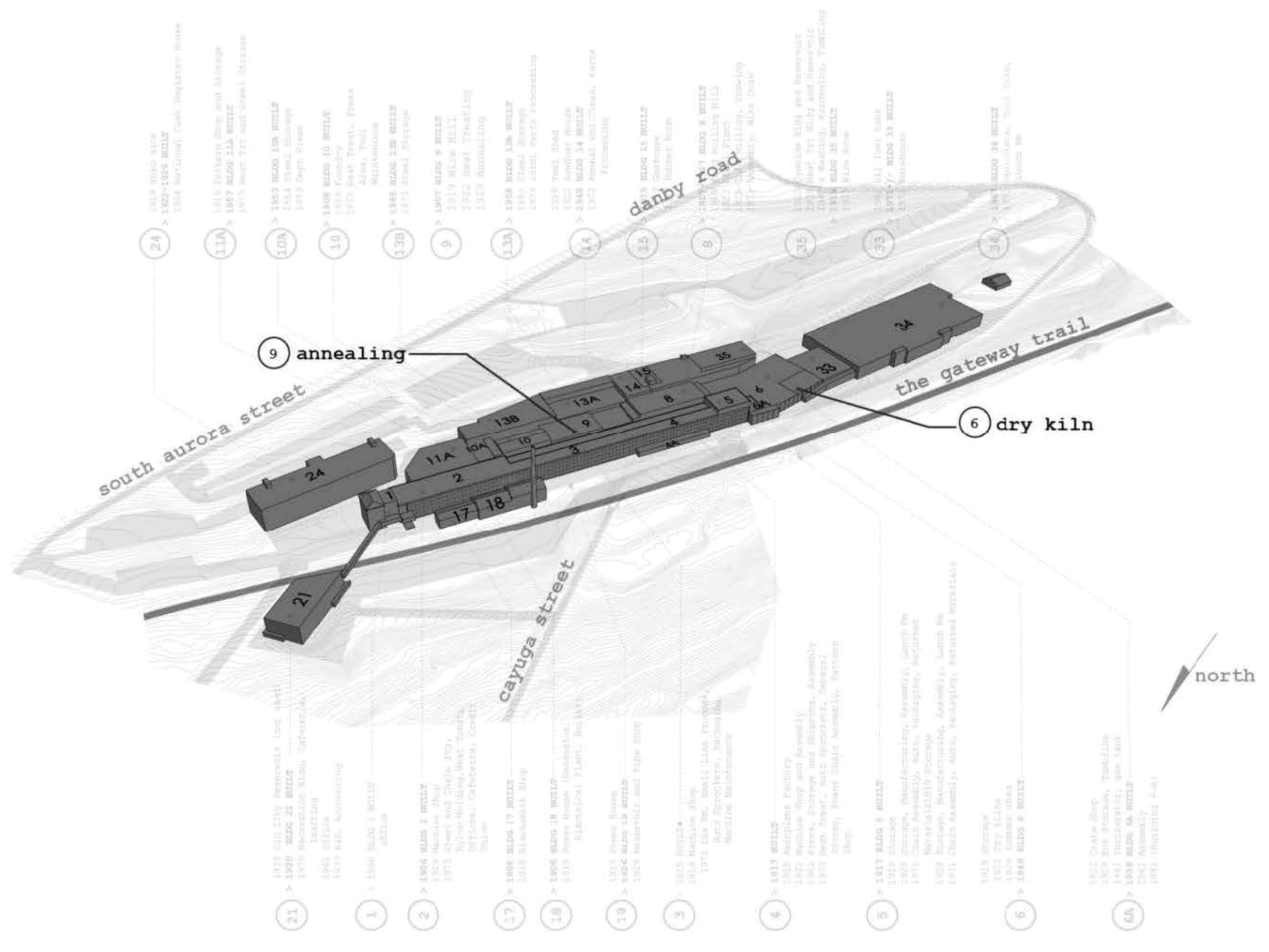


INTERIOR OF EXISTING STRUCTURE
08.31.2015



VIEW FROM SITE
08.31.2015





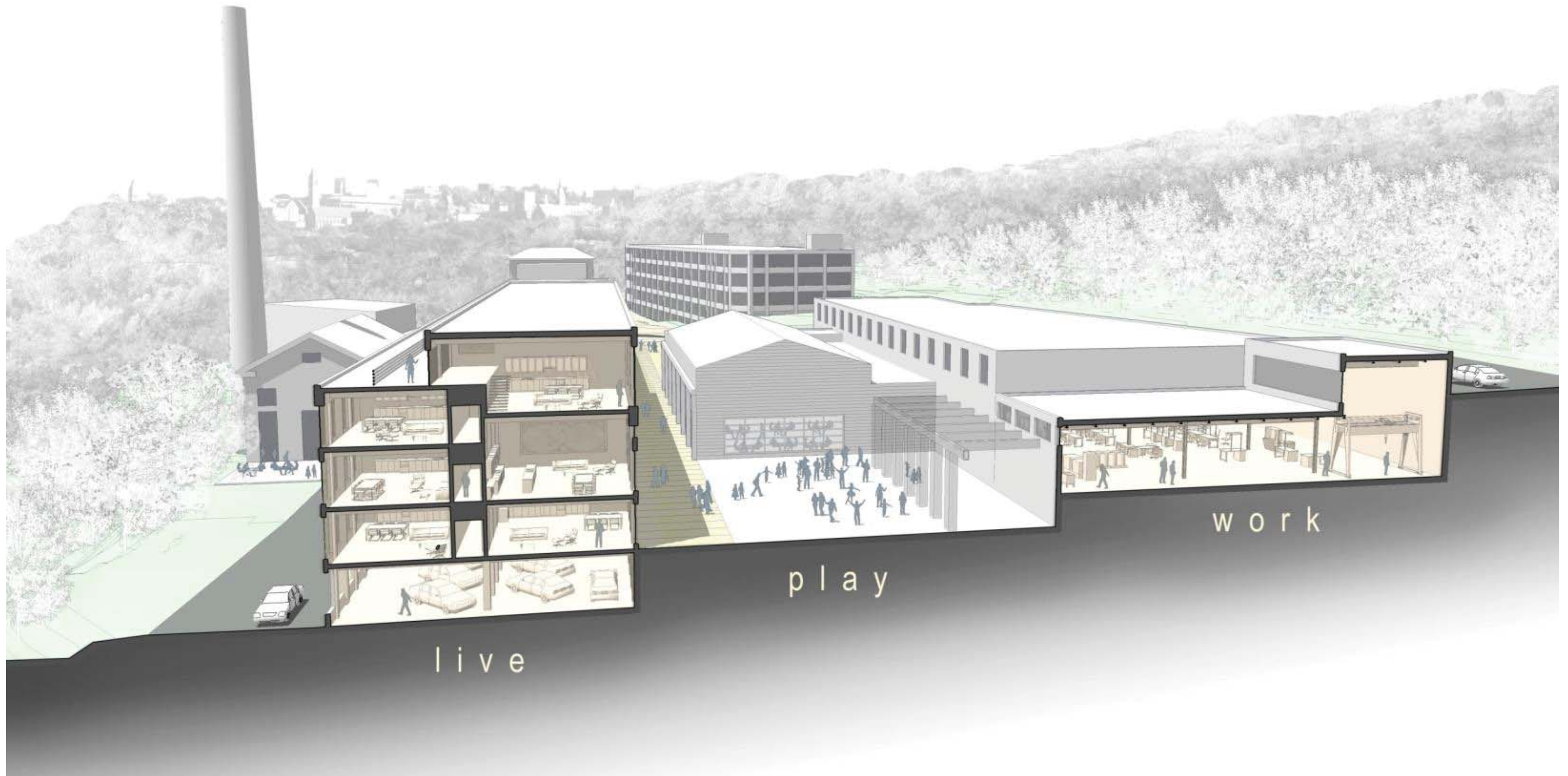
- 24 > 1919 1840 YIP
1922-1925 BRILL
1924 Machine; Cash Register Works
- 11A > 1918 Pattern Shop and Machine
1917 BRILL 11A BRILL
1915 Heat Treat and Steel Storage
- 10A > 1923 BRILL 10A BRILL
1924 Steel Storage
1919 Dept. Front
- 10 > 1908 BRILL 10 BRILL
1919 Country
1917 Heat Treat, Press
Acety. Tool
Millwright
- 13B > 1948 BRILL 13B BRILL
1951 Steel Storage
- 9 > 1917 BRILL 9 BRILL
1919 Mill Hill
1922 Heat Treating
1920 Annealing
- 13A > 1958 BRILL 13A BRILL
1960 Steel Storage
1973 Heat Treat, Fabricating
Equipment
- 14 > 1919 BRILL 14 BRILL
1922 Machine Shop
1948 BRILL 14 BRILL
1973 Heat Treat, Mill
Equipment
- 15 > 1919 BRILL 15 BRILL
1922 Machine Shop
1948 BRILL 15 BRILL
1973 Heat Treat, Mill
Equipment
- 8 > 1917 BRILL 8 BRILL
1919 Mill Hill
1922 Machine Shop
1948 BRILL 8 BRILL
1973 Heat Treat, Mill
Equipment
- 35 > 1917 BRILL 35 BRILL
1919 Mill Hill
1922 Machine Shop
1948 BRILL 35 BRILL
1973 Heat Treat, Mill
Equipment
- 33 > 1917 BRILL 33 BRILL
1919 Mill Hill
1922 Machine Shop
1948 BRILL 33 BRILL
1973 Heat Treat, Mill
Equipment
- 34 > 1917 BRILL 34 BRILL
1919 Mill Hill
1922 Machine Shop
1948 BRILL 34 BRILL
1973 Heat Treat, Mill
Equipment

9 annealing

6 dry kiln

- 21 > 1919 Old City Reservoir Inc Shop
1920 BRILL 21 BRILL
1925 Machine Shop, Office
1941 Office
1923 H.B. Accounting
- 1 > 1919 BRILL 1 BRILL
1925 Machine Shop
- 2 > 1908 BRILL 2 BRILL
1925 Machine Shop
1915 Heat and Cast Iron
1919 Heat and Cast Iron
1919 Heat and Cast Iron
1919 Heat and Cast Iron
1919 Heat and Cast Iron
- 17 > 1908 BRILL 17 BRILL
1919 Machine Shop
- 18 > 1908 BRILL 18 BRILL
1919 Machine Shop
1919 Machine Shop
1919 Machine Shop
1919 Machine Shop
1919 Machine Shop
- 19 > 1919 BRILL 19 BRILL
1925 Machine Shop
1925 Machine Shop
1925 Machine Shop
1925 Machine Shop
1925 Machine Shop
- 3 > 1919 BRILL 3 BRILL
1925 Machine Shop
1925 Machine Shop
1925 Machine Shop
1925 Machine Shop
1925 Machine Shop
- 4 > 1919 BRILL 4 BRILL
1925 Machine Shop
1925 Machine Shop
1925 Machine Shop
1925 Machine Shop
1925 Machine Shop
- 5 > 1919 BRILL 5 BRILL
1925 Machine Shop
1925 Machine Shop
1925 Machine Shop
1925 Machine Shop
1925 Machine Shop
- 6 > 1919 BRILL 6 BRILL
1925 Machine Shop
1925 Machine Shop
1925 Machine Shop
1925 Machine Shop
1925 Machine Shop
- 6A > 1919 BRILL 6A BRILL
1925 Machine Shop
1925 Machine Shop
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1925 Machine Shop





CHAIN WORKS VISION
08.31.2015



08.31.2015



08.31.2015



08.31.2015



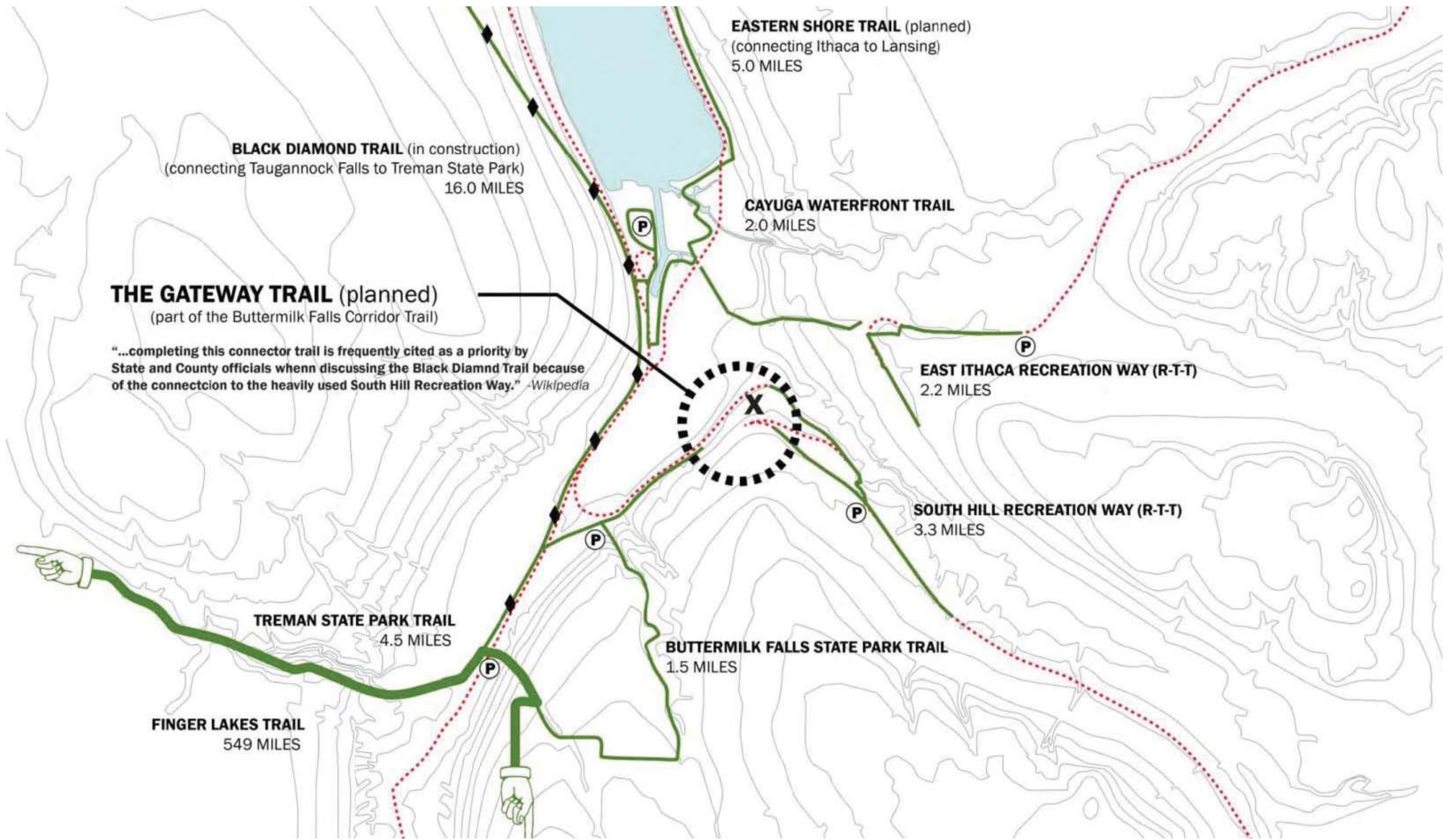
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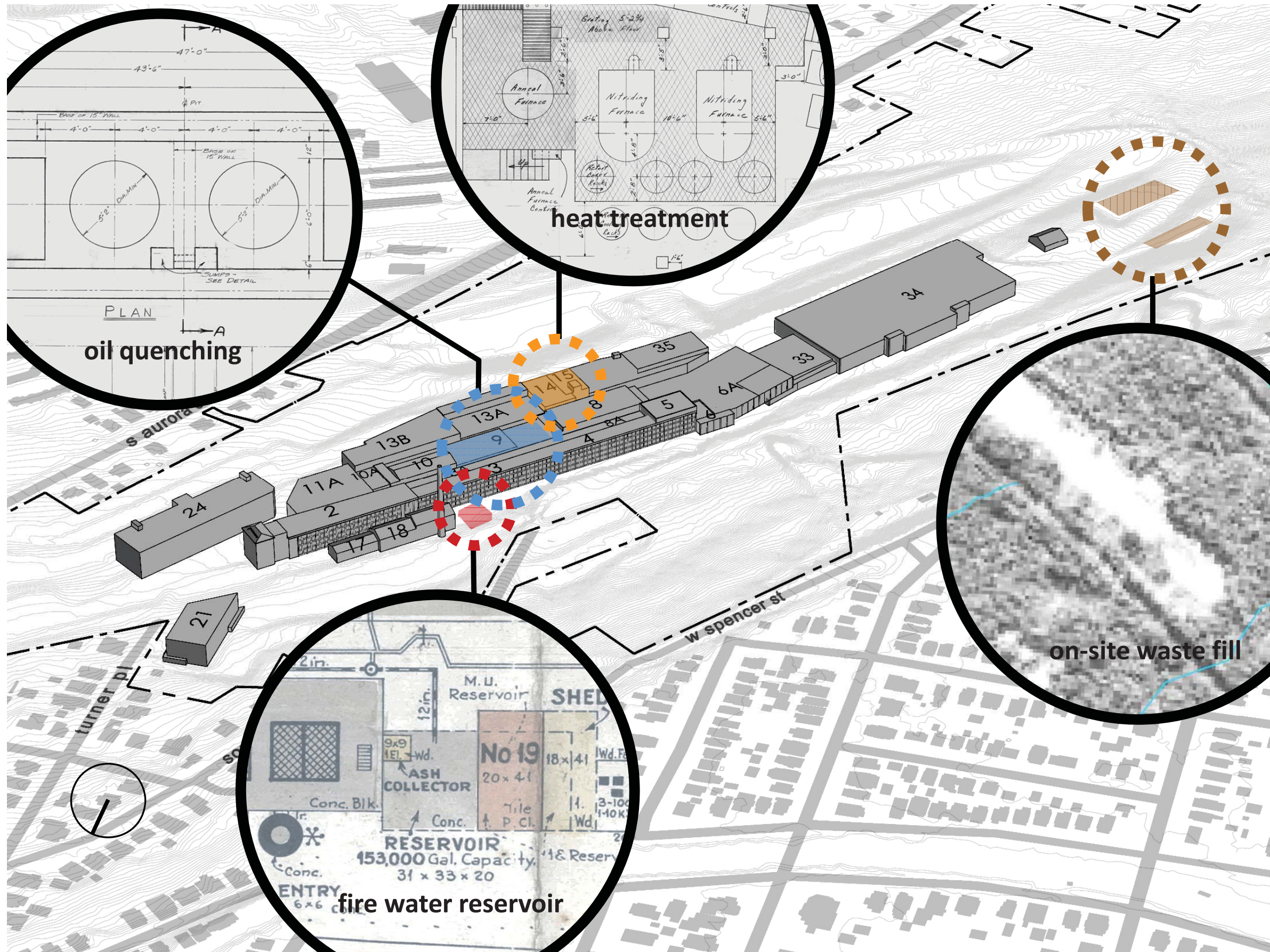
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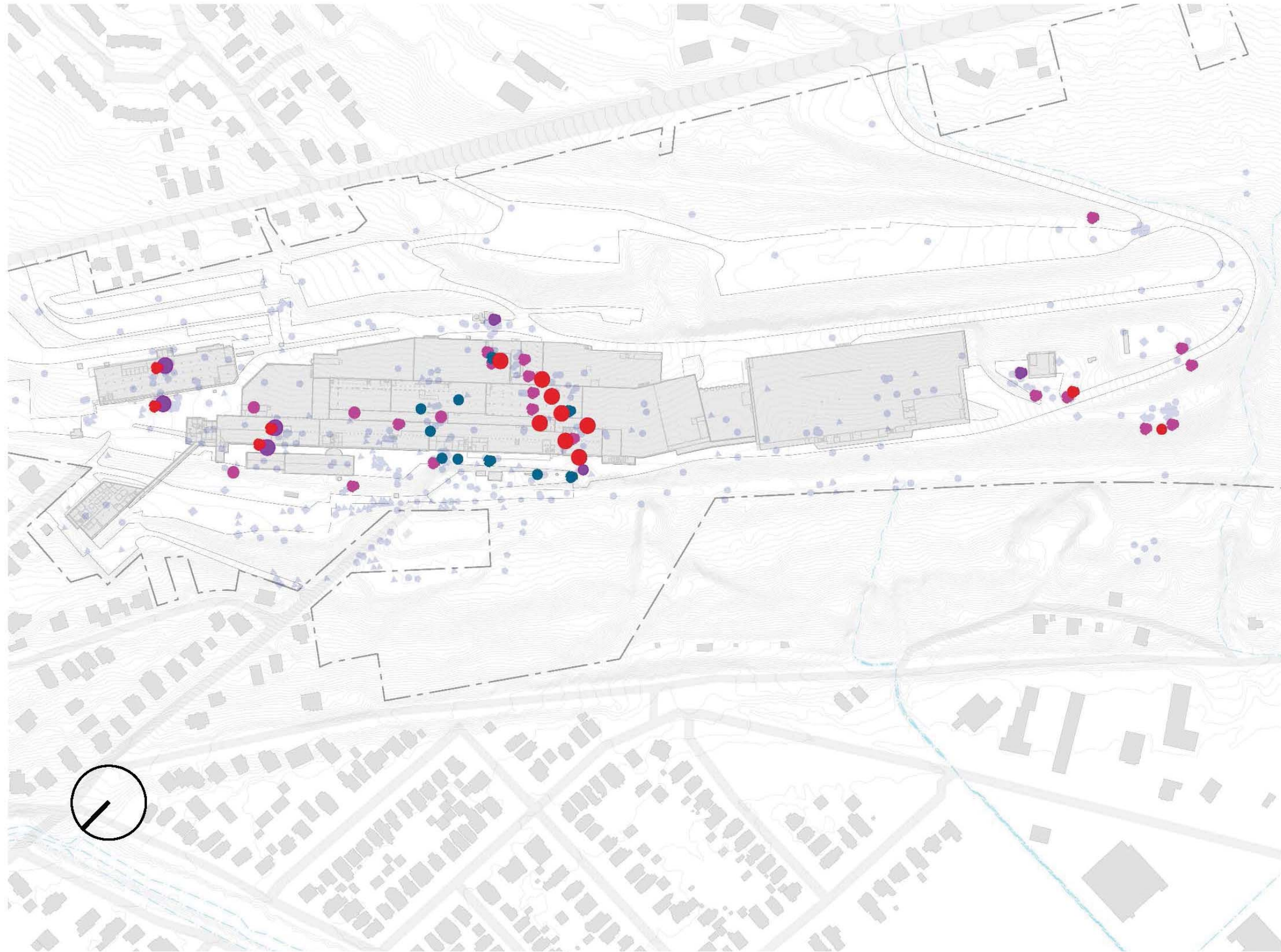
WALKING DISTANCE DIAGRAM
08.31.2015



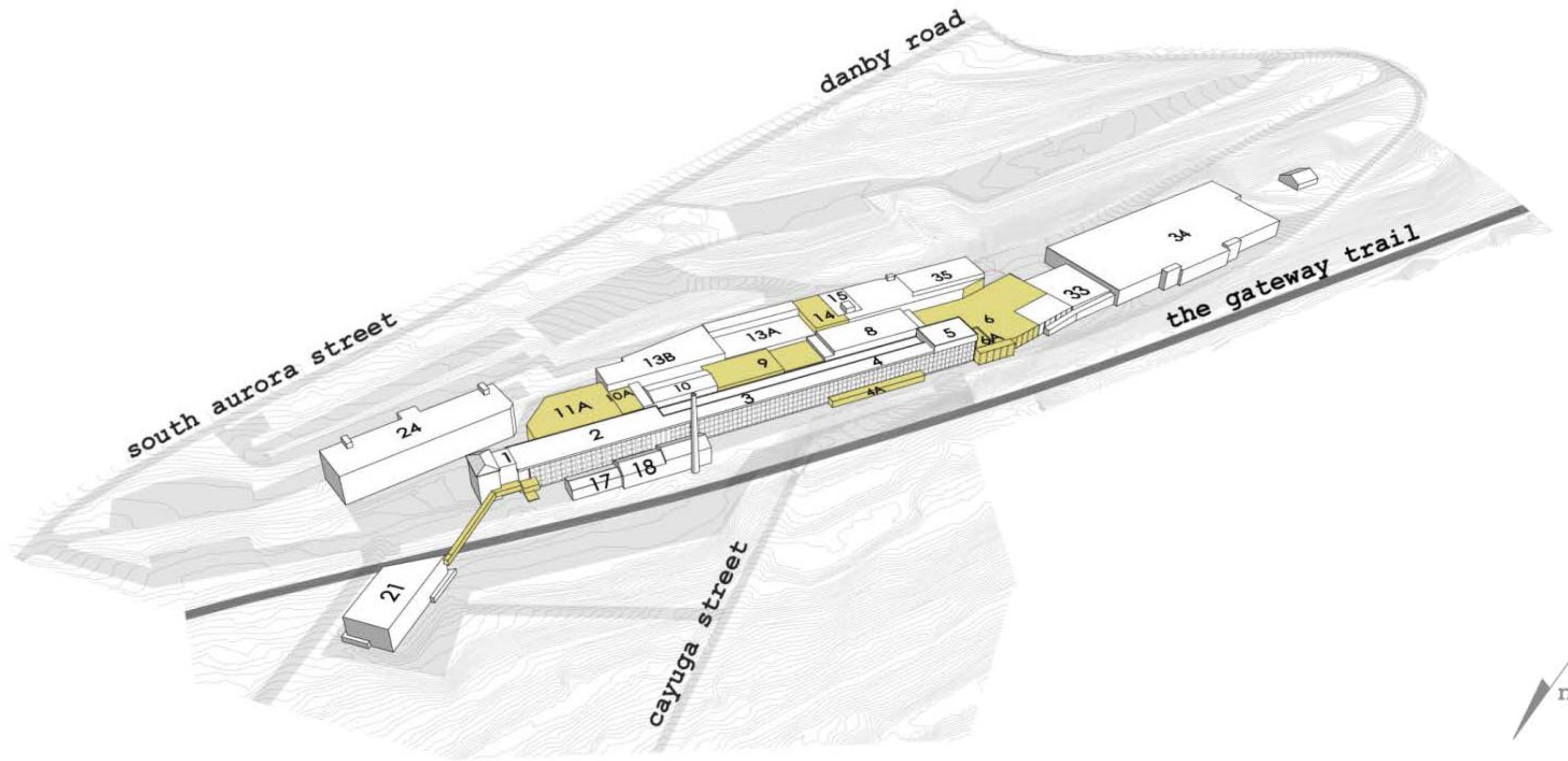
EXISTING TRAIL NETWORK
08.31.2015



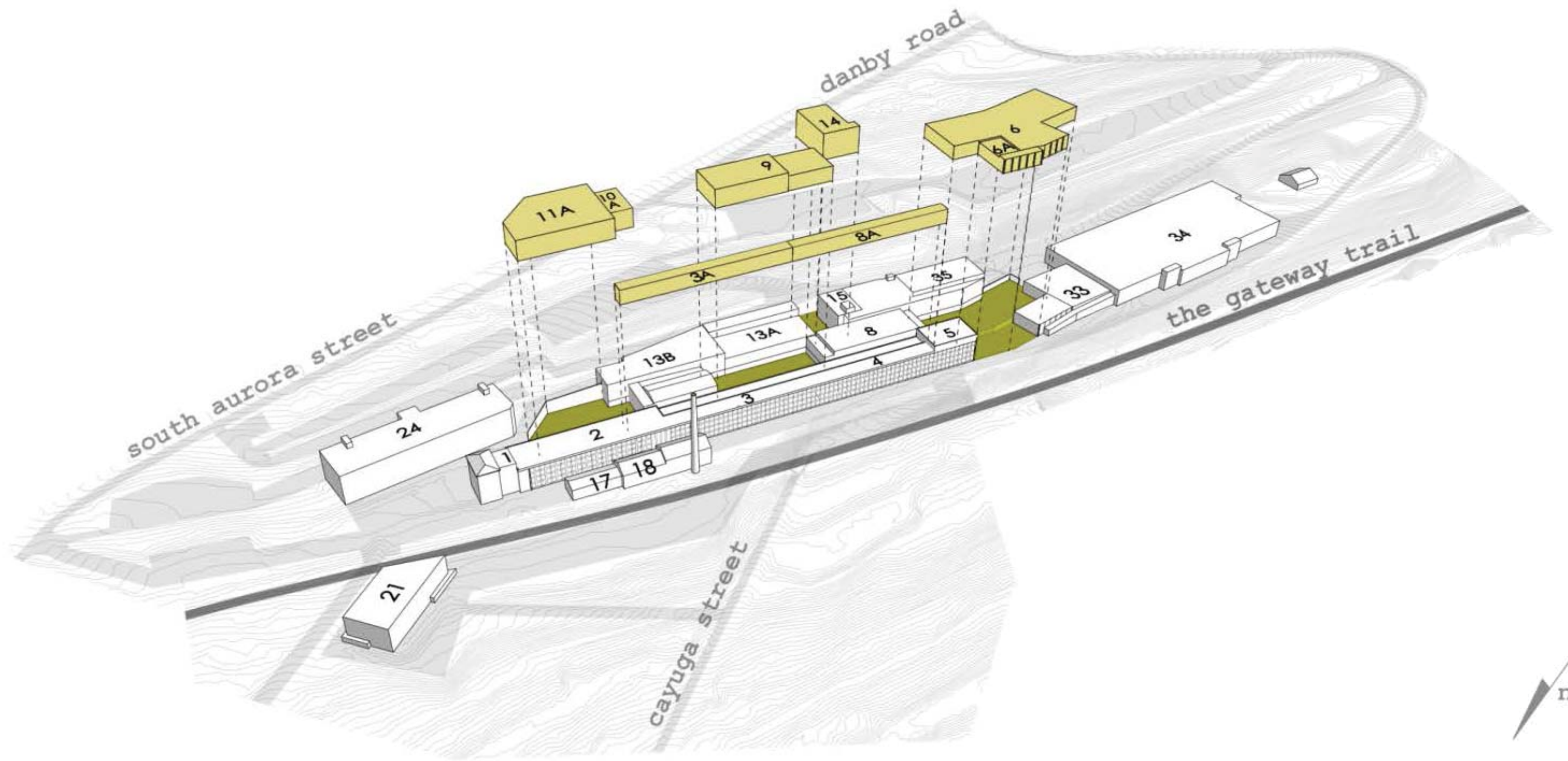
HISTORIC OPERATIONS
08.31.2015



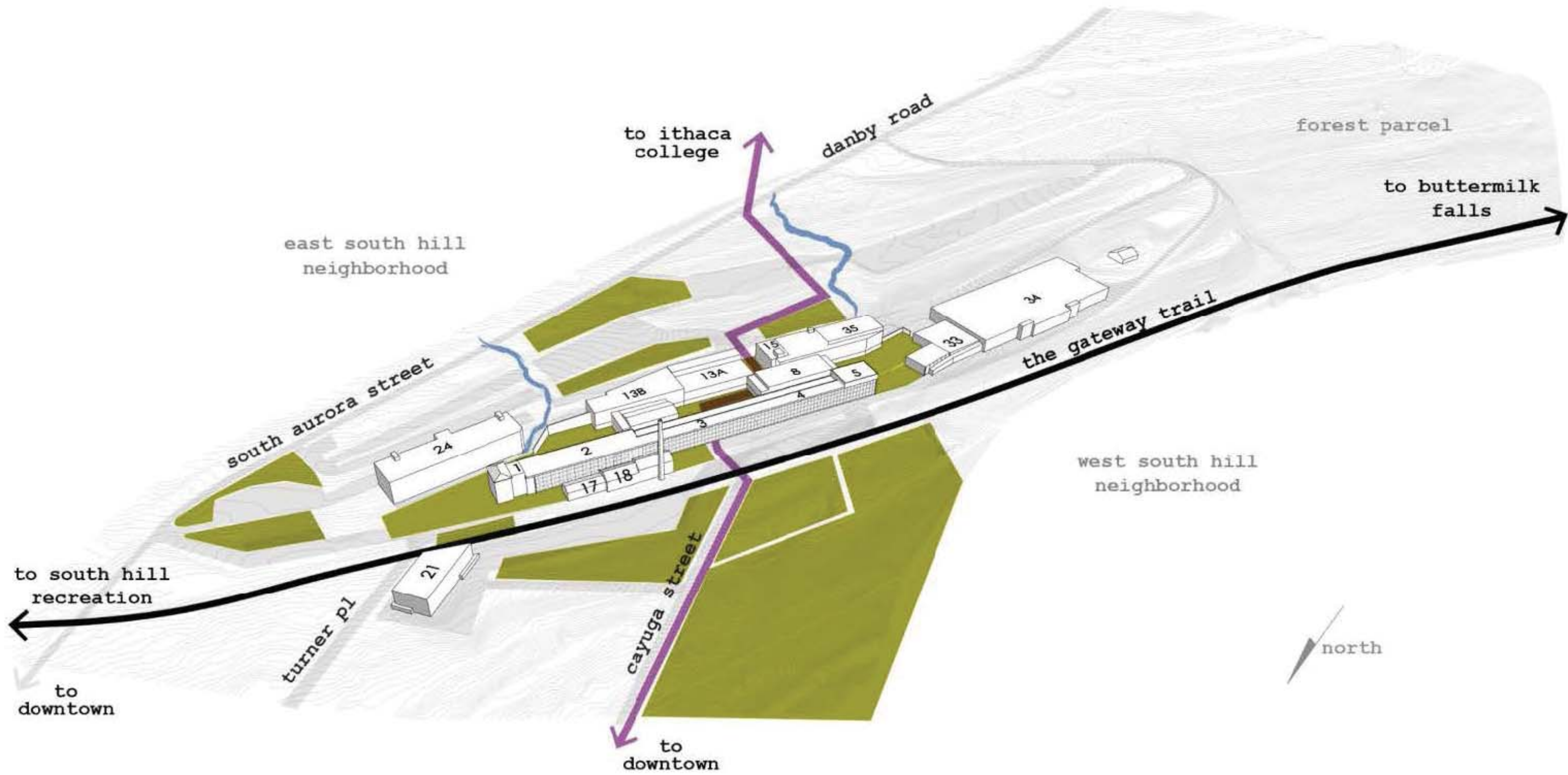
ENVIRONMENTAL TESTING / REMEDIAL ACTIONS / FINDINGS
08.31.2015

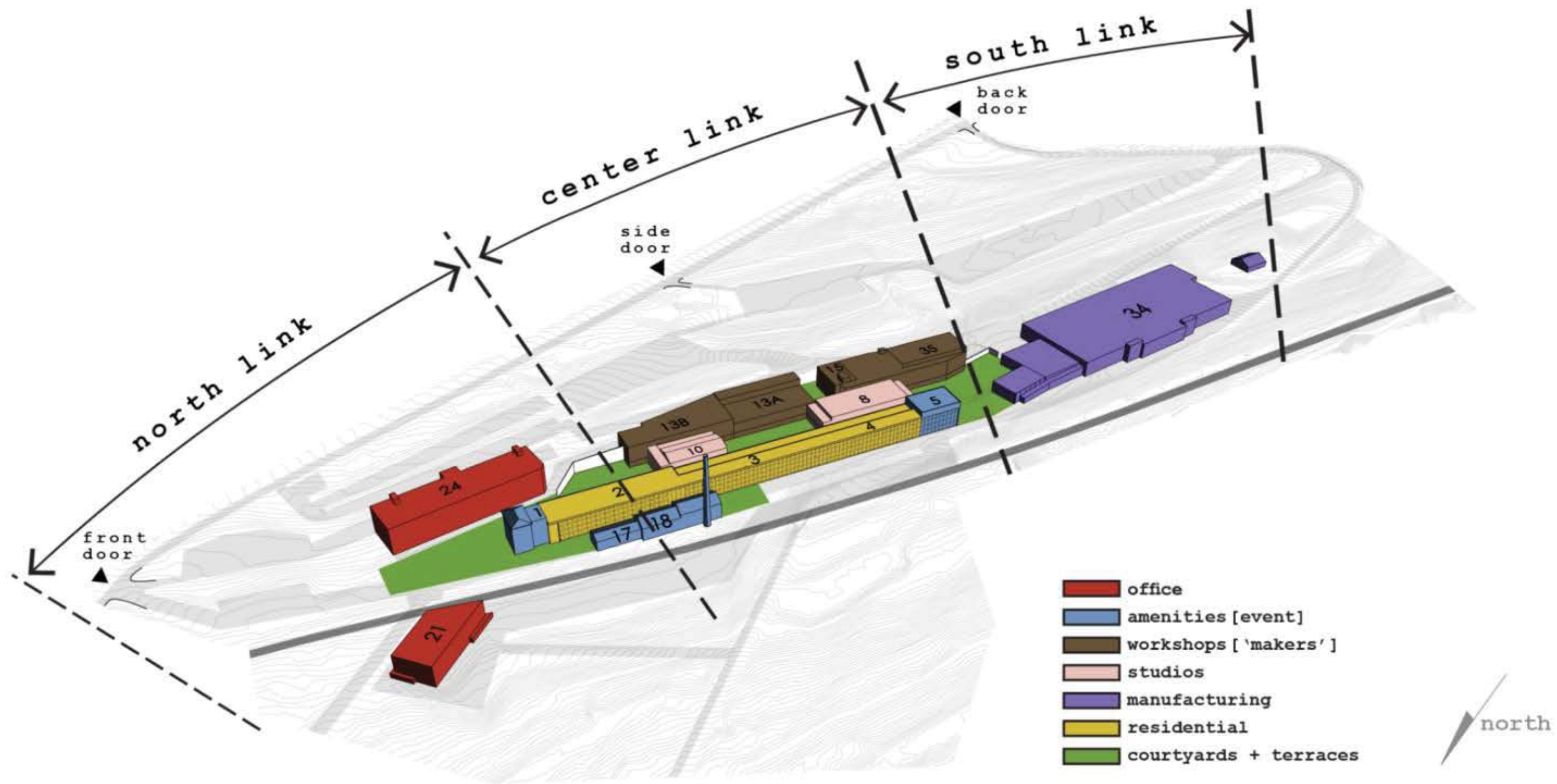


BUILDINGS TO BE REMOVED
08.31.2015

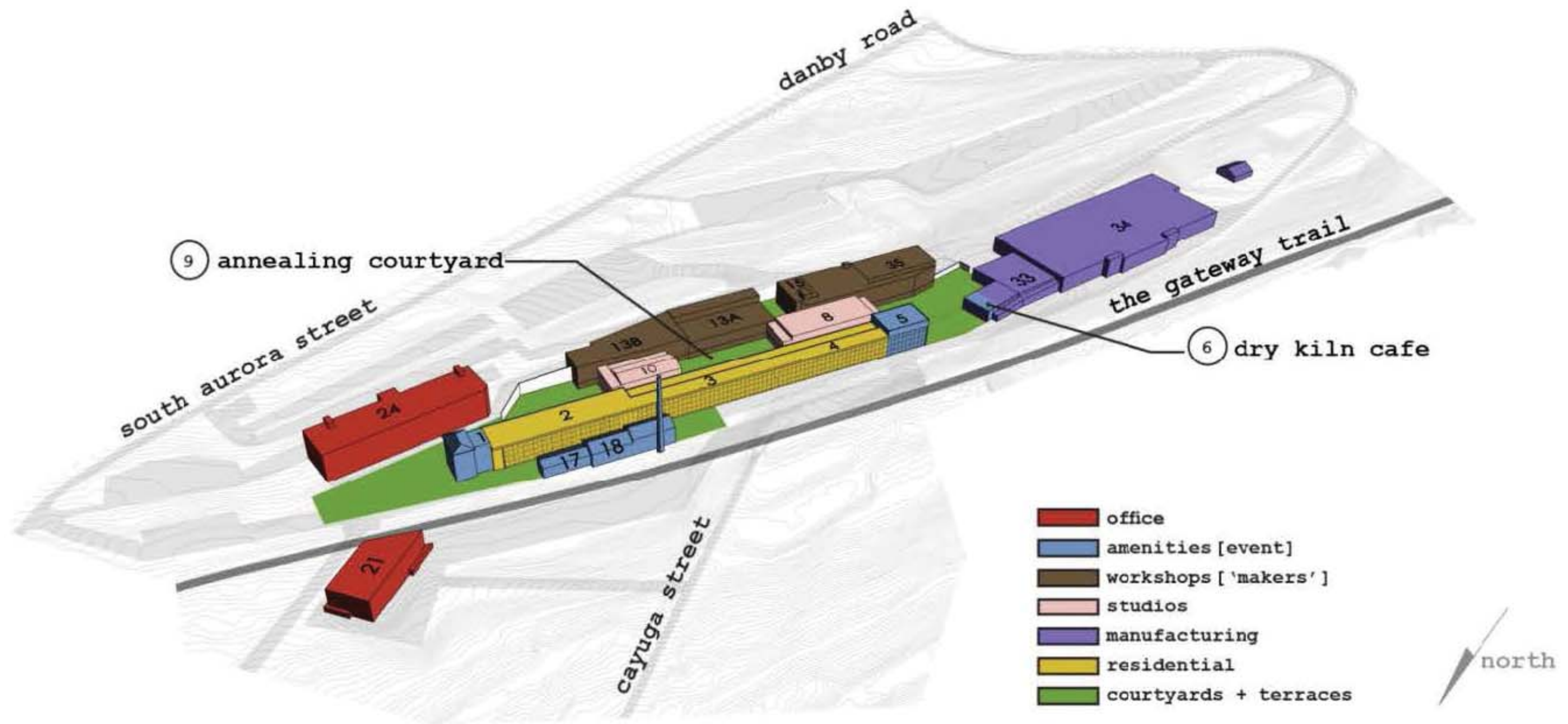


BUILDINGS TO BE REMOVED
08.31.2015

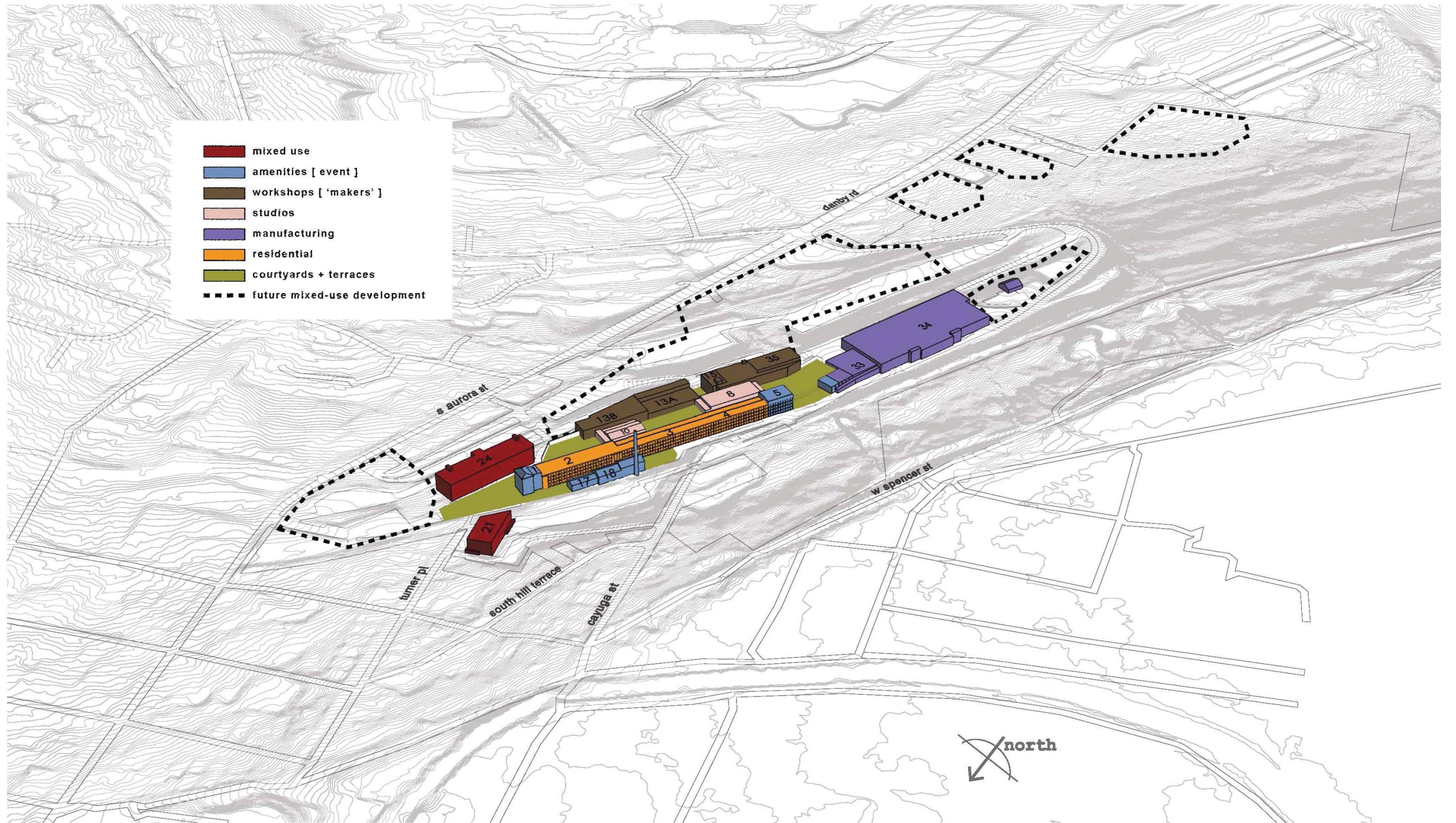




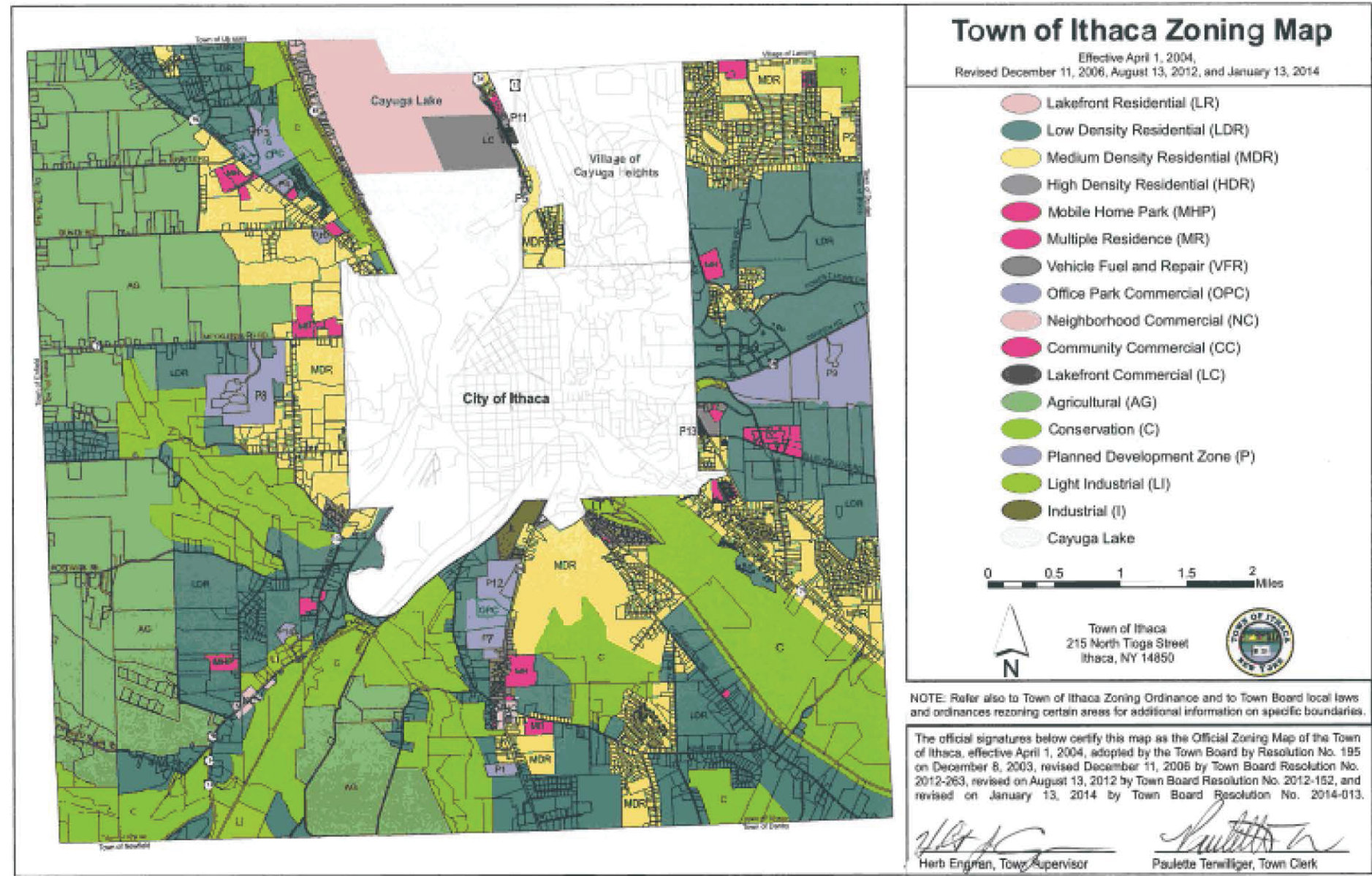
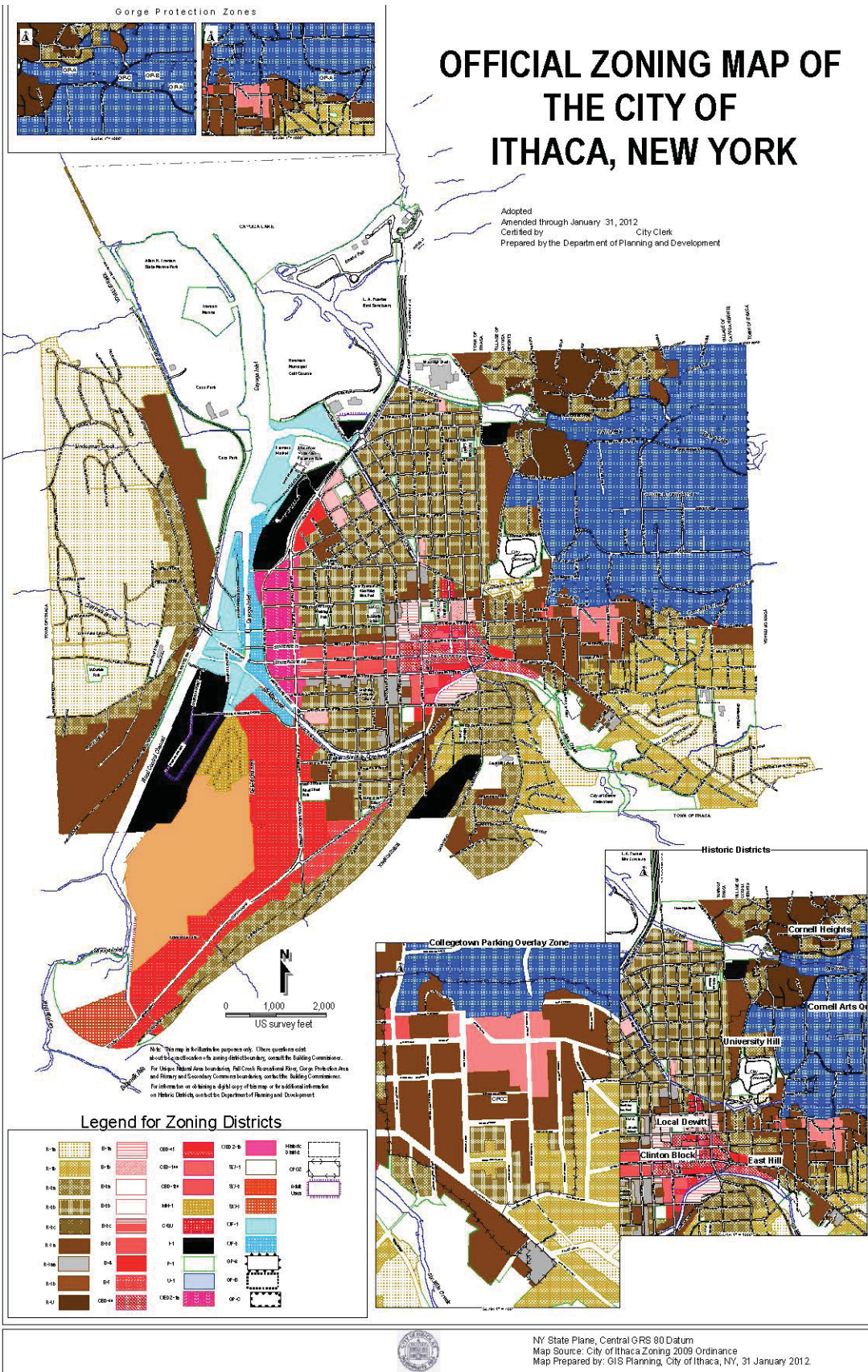
LINKING OUTWARD
08.31.2015



PROGRAMMING
08.31.2015



PROGRAM DIAGRAM
08.31.2015



EXISTING ZONING- CITY AND TOWN OF ITHACA
08.31.2015



A TYPICAL RURAL-URBAN TRANSECT, WITH TRANSECT ZONES



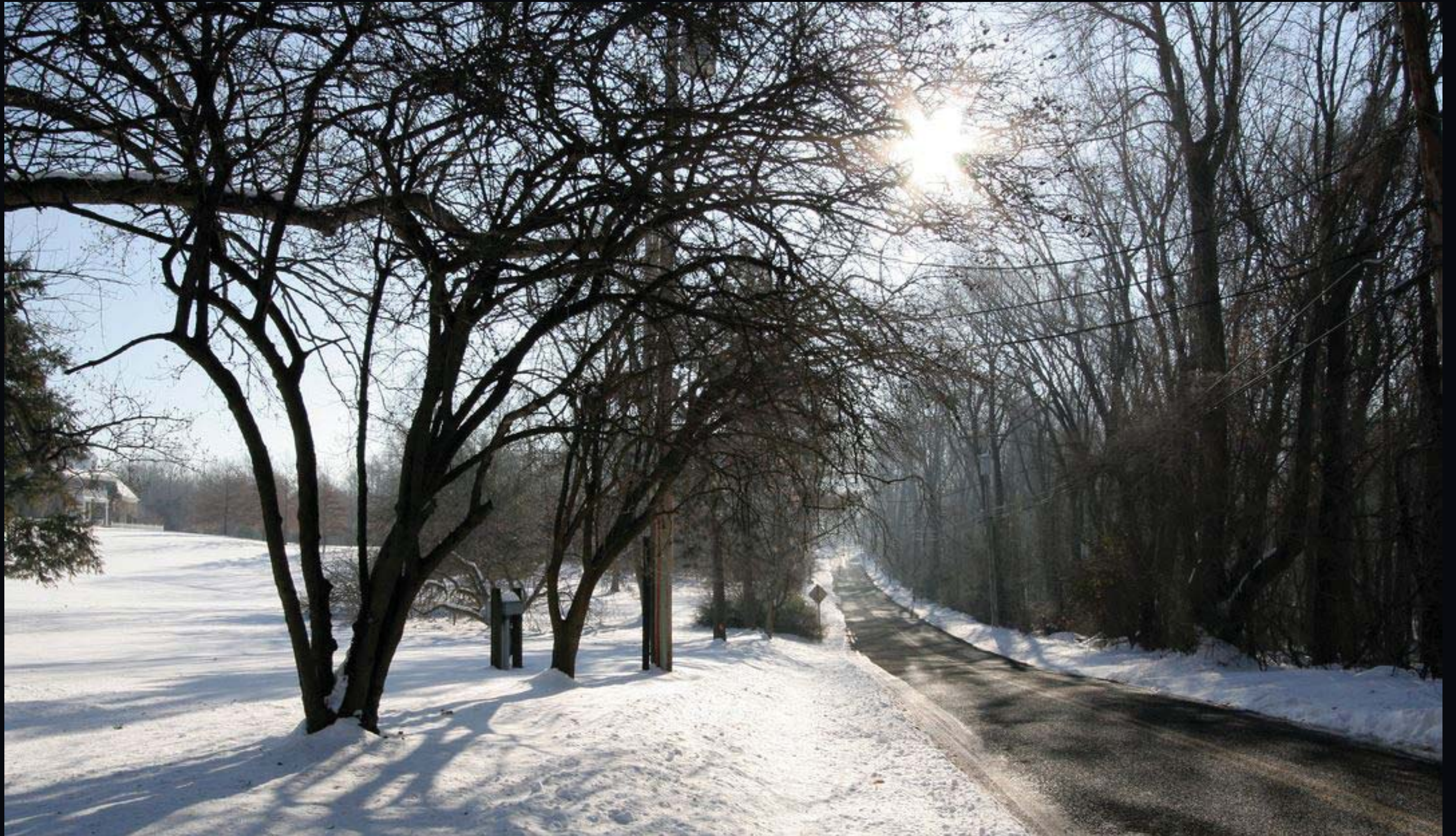
NATURAL ZONE - T1
08.31.2015



NATURAL ZONE - T1
08.31.2015



RURAL ZONE - T2
08.31.2015



RURAL ZONE - T2
08.31.2015



NEIGHBORHOOD EDGE ZONE - T3
08.31.2015



NEIGHBORHOOD EDGE ZONE - T3
08.31.2015



NEIGHBORHOOD GENERAL ZONE - T4
08.31.2015



NEIGHBORHOOD GENERAL ZONE - T4
08.31.2015



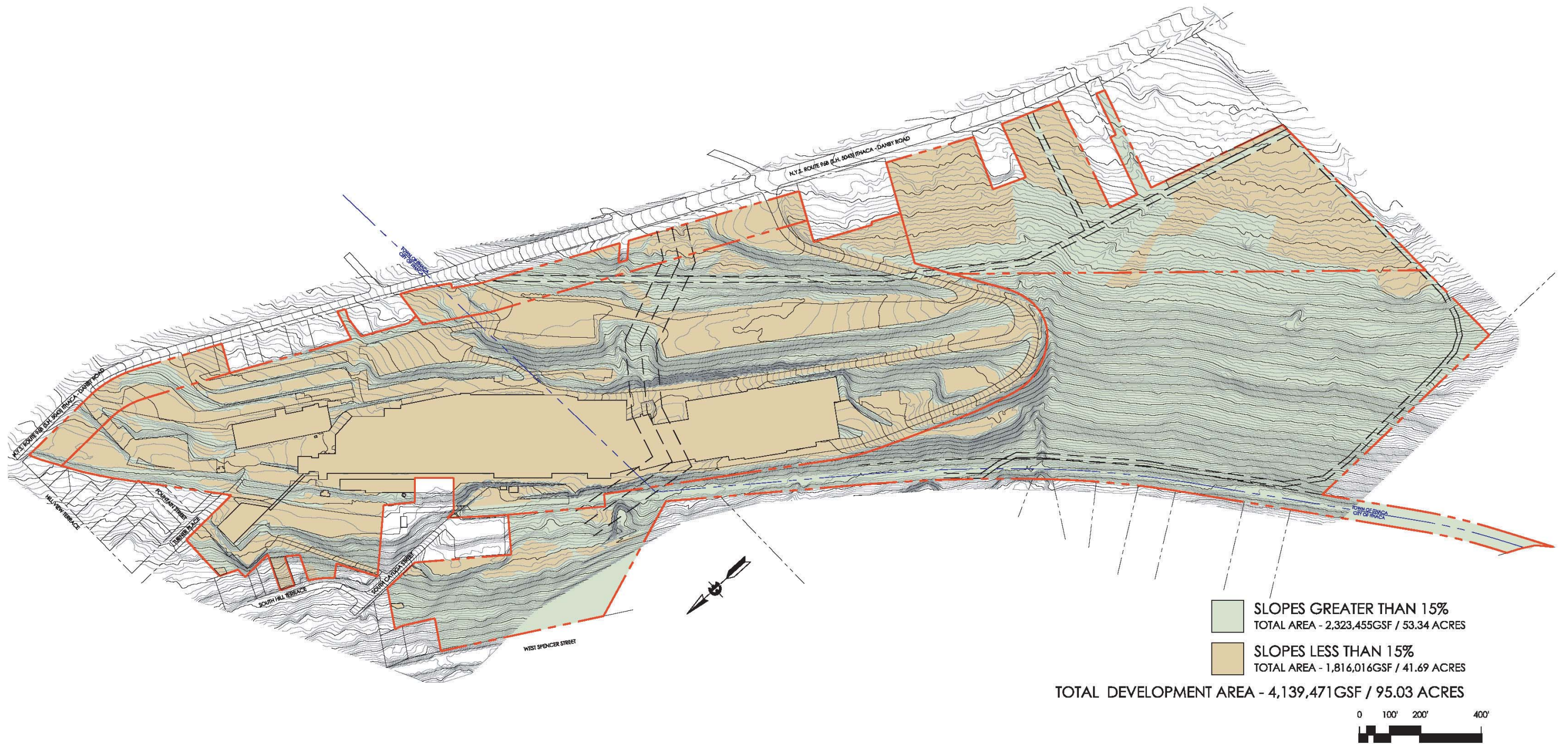
NEIGHBORHOOD CENTER ZONE - T5
08.31.2015



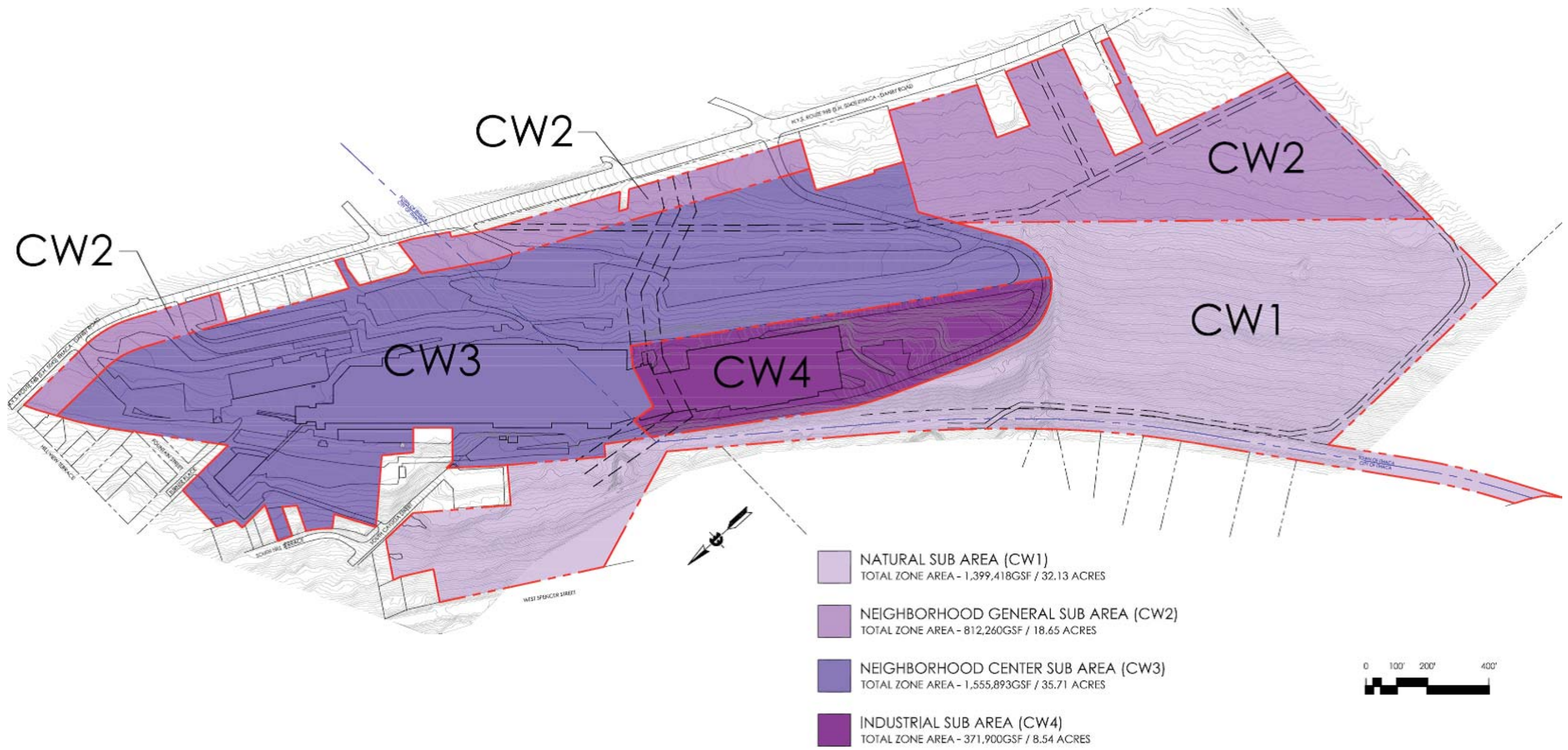
NEIGHBORHOOD CENTER ZONE - T5
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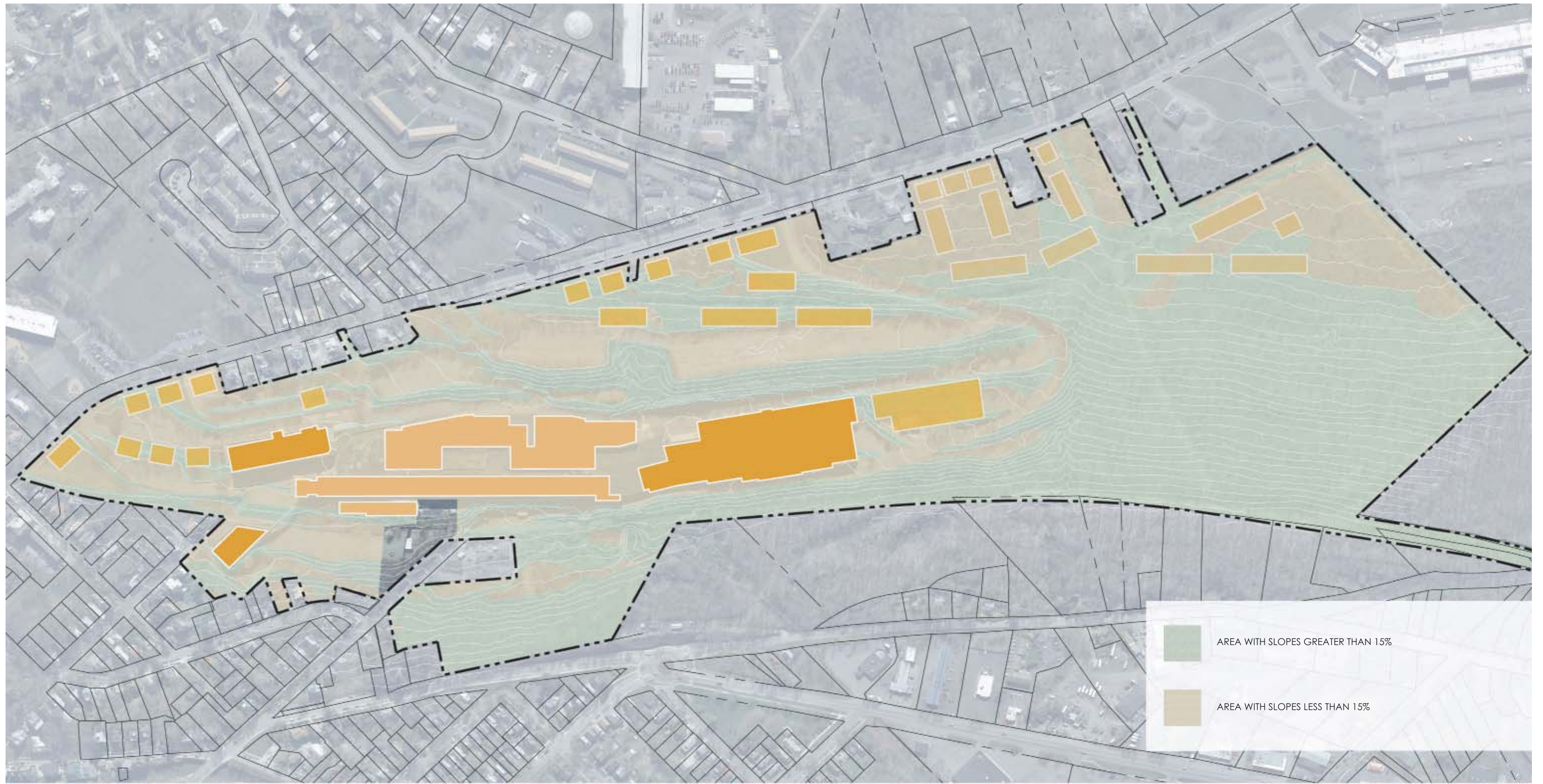
CENTRAL BUSINESS DISTRICT ZONE - T6
08.31.2015



EXISTING SLOPE ANALYSIS DIAGRAM
08.31.2015

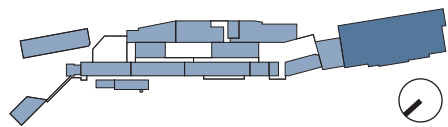


PROPOSED REGULATING PLAN
08.31.2015



AREA WITH SLOPES GREATER THAN 15%
 AREA WITH SLOPES LESS THAN 15%

PHASE I - EXISTING BUILDINGS / ADAPTIVE REUSE
 PHASE II - EXISTING BUILDINGS / ADAPTIVE REUSE
 PHASE III - FUTURE DEVELOPMENT / NEW BUILDINGS
 PHASE IV - FUTURE DEVELOPMENT / NEW BUILDINGS



CONCEPTUAL SITE PLAN LAYOUT AND SLOPE ANALYSIS
 08.31.2015

State Environmental Quality Review

FINAL SCOPING DOCUMENT

for the

CHAIN WORKS DISTRICT REDEVELOPMENT PROJECT DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT

Adopted by the City of Ithaca Planning Board as Lead Agency on January 13, 2015

Project Location

620 South Aurora Street
NYS Route 96B
City and Town of Ithaca, New York

Project Sponsor / Applicant

Unchained Properties, LLC
225 Colonial Drive
Horseheads, New York 14845

Lead Consultant

Fagan Engineers & Land Surveyors, PC
113 East Chemung Place
Elmira, New York 14904

Lead Agency

City of Ithaca Planning and Development Board
108 East Green Street - 3rd Floor
Ithaca, New York 14850

January 13, 2015

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January 13, 2015

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Adopted by the City of Ithaca Planning Board as Lead Agency on January 13, 2015



View Points

- | | | |
|--------------------------------------|-------------------------------------|-------------------------|
| 1. Meadow Street | 7. Cornell University (East Hill) | 13. Hector Street |
| 2. Route 13 | 8. Danby Road | 14. Westhaven Preserve |
| 3. Stewart Park | 9. South Aurora Street | 15. Sheffield Road |
| 4. Allen H. Treman State Marine Park | 10. View across Cayuga Lake | 16. Upper Botswick Road |
| 5. Cass Park | 11. Taughanock Boulevard | 17. East Shore Park |
| 6. South Cayuga Street | 12. Trumansburg Road / Cliff Street | 18. Tutelo Park |



VIEW FROM THE FACTORY
08.31.2015

DESIGN GUIDELINES (reference SmartCode)

DENSITY- numbers are FAR (Floor Area Ratio -or- the total covered square footage on all floors of all buildings divided by the square footage of the subarea)

CW1 (T1) - 0

CW2 (T4) - 0.5 min to 0.8 max

CW3 (T5) - 0.8 min to 1.0 max

CW4 - not applicable

BUFFER- a buffer easement of 30 feet shall be added where existing residential parcels exist.

Maximum Lot Coverage by Building

CW1 - 2%

CW2 - 60%

CW3 - 80%

CW4 - not applicable

Front Setbacks from Private Streets

CW2 - 5 ft. min and 18 ft. max

CW3 - 0 ft. min and 12 ft. max

Building Heights (proposed max. stories)

CW1 - 2

CW2 - 4 (up to 2 additional non-habitable stories allowed below the uphill grade's 1st story for storage including parking)

CW3 - 6 (up to 2 additional stories allowed below the uphill grade's 1st story for storage including parking)

CW4 - 4 (up to 2 additional stories allowed below the uphill grade's 1st story for storage including parking)

DESIGN GUIDELINES

Glazing Requirements

CW1 - none

CW2 - 30%

CW3 - 30%

CW4 - none

Minimum Frontage Build Out

CW2 - 50%

CW3 - 70%

Total Parking Spaces (enclosed and surface) - 1,357

Total Apartment Units (renovated and new) - 915

Total Development Area (renovated and new) - 1,744,250 gsf

For further guidelines, refer to

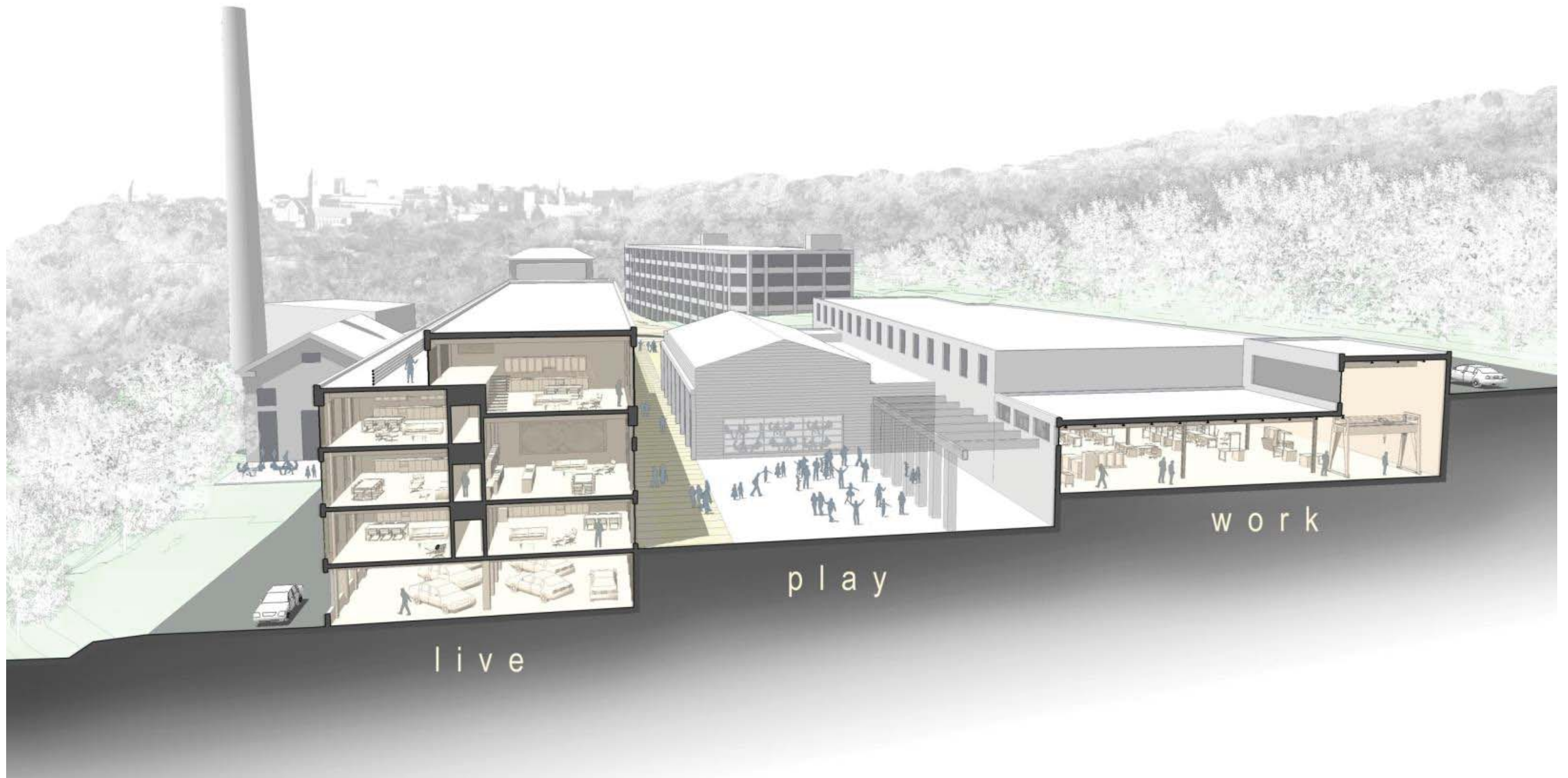
LEED ND (LEED Neighborhood Development)

<http://www.usgbc.org/resources/leed-neighborhood-development-v2009-current-version>

and to Smart Code

<http://transect.org/codes.html>

to develop standards for planning your projects.



08.31.2015