



View northeast view of the site



Site's historic photo



Broad project concept



Final project presentation site - Ithaca Commons, NY

ASSEMBLAGE STRUCTURES

DUE/REVIEW Wednesday, September 16, 2015

PROJECT BACKGROUND & INTRODUCTION

"The 98 acre project site, located on South Aurora Street/ Route 96B in Ithaca, NY, was occupied by Morse Chain from 1906 until 1928 when they joined with BorgWarner, which owned the property from 1928 to 1982. Emerson Power Transmission continued manufacturing at the site from 1983 until its closure in 2011. During Morse Chain's tenure, they manufactured everything from power chains to the Thomas-Morse Scout airplane (Tommy planes) for the U.S. Army.

Currently the redevelopment of the site is led by UnChained Properties LLC who has seen a compelling opportunity in re-invent a brownfield/post-industrial site as a "live, work, play" mixed use district with apartments, office space, incubator and flex space, gardens, parks, trails, plazas and areas devoted to green forms of manufacturing. The client group is seeking LEED ND certification". source: <http://chainworksdistrict.com/>

The site straddles both the City and the Town of Ithaca each with different zoning requirements and procedures. However, the City of Ithaca Planning Board has declared Lead Agency for the project and will oversee all decision surrounding its approval process.

The City of Ithaca can be characterized as an up and coming, green/progressive, and highly educated community housing three very prestigious academic institutions, their students and employees. It is often compared to Boulder, Colorado and has come to be known as one of the "smartest cities in America". The Mayor of the City: Svante Myrick, is one of the youngest and most forward thinking in his realm pushing the City to become a walkable, livable center, with a mix of uses, and dense-transit oriented developments that house a diversity of income brackets close to the urban core. Mayor Myrick states in relation to this project the following:

"For the City of Ithaca, the redevelopment of the Emerson Power Transmission site is a vital component in helping Ithaca to continue to thrive in a region that so often struggles economically. The opportunity to create a compelling mixed use development that will create both jobs and housing and re-use a very large existing facility is a win for not only Ithaca, but the larger region as well."

To this end UnChained Properties LLC (the developer) has hired a great team of consultants to work on the project:

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
FAGANENGINEERS & LAND SURVEYORS –civil engineering
WHITHAM PLANNING AND DESIGN–project planning approvals
STREAM COLLABORATIVE–zoning development and approvals
LA BELLA P.C.–environmental consulting

Running in a parallel path to these efforts, we have been asked to provide the Developer and his team with analysis, design guidance and redevelopment ideas. This project will provide studio teams with a great opportunity to work with an excellent client, and to consider strategies about how to best create or incorporate a "live/work/play" environment within an existing urban context. Additional information about the Chain Works District Project can be located at:

PROJECT PRESENTATION

<https://chainworksdistrict.files.wordpress.com/2014/04/cwdwebaug5.pdf>

PROJECT WEBSITE

<http://chainworksdistrict.com>

D.I.R.T. STUDIO

dirtstudio.com

ITHACA BUILDS SITE

<http://ithacabuilds.com/tag/d-i-r-t-studio/>

CITY OF ITHACA

<http://www.cityofithaca.org/514/Chain-Works-District-Redevelopment-Proje>

ASSIGNMENT 1

In order to truly get to know a site one must understand it at a minimum of three scales: the regional (macro), the local (meso) and the site scale (micro). Within each of these scales one can zoom in and out as desired extracting and correlating information aiding in the comprehension of the whole. It is the depth of this comprehension that will then allow a site intervention to adequately contribute towards city-making.

"A building site is not necessarily cleared unused land - it is the definition of what is missing in cultural wholeness, what is lacking when existence is 'cut off' from some part of the collective civic makeup. Every temenos is a place 'cut off... a vision of the whole established the possibility of demolishing buildings in order to make room for an even or place - a situation - lacking in a given district... Sites are not only matters of fact; square meters or built mass, they are gaps in a whole, even and especially, when that whole is potential." David Leatherbarrow, Roots of Architectural Invention

During this first assignment you will work in teams to develop a thorough understanding of the place, the historic and present condition and context, who and what it's currently impacting, when, how and how frequently and to get at its essence you will dissect, model and thoroughly investigate its dormant potentials.

By the end of this assignment students shall have a better understanding and grasp of the parameters of site analysis, the processes of synthesizing this analysis, precedent studies, and other related research; its packaging, and finally its effective delivery. Your ability to be an effective team player; a good leader and a good follower, when necessary, will be tested throughout the semester in preparing you to become an effective entry level Landscape Architect.

GIS WORKSHOP

Friday, September 4 meet in the Marshall Hall Computer Lab for a GIS tutorial with Prof. Doug Johnston.

PROCEDURES & DELIVERABLES

Models (5 GROUPS)

The following will be a study of all existing site conditions. Include as much data in each modeling mode as possible. Device the same symbols across model types for common data depictions / coordinate across studio.

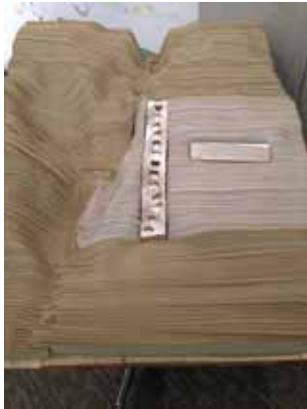


EDITABLE PHYSICAL MODEL OF THE ENTIRE SITE'S EXISTING CONDITIONS (3 students) One physical model built in three separate sections (lower, mid and upper topographical shelf) depicting:

1. topography
2. hydrology
3. vegetation
4. buildings
5. other infrastructure
6. people shall inhabit your model (include user in a wheel chair)

Construction mode & materials:

1. Utilize the laser cutter
2. chip board to scale (2', contour intervals)
3. buildings shall also be laser cut and movable pieces within the model itself
4. vegetation shall be generally represented (important specimen and heritage trees shall be clearly depicted and accurately located within the model)
5. any other infrastructure shall be accurately shown



Sectional model by Cornell University 1st year graduate students .courtesy of studio instructor: Cathy De Almeida

COMPUTER GENERATED MODEL GROUP (FULLY FUNCTIONAL AND EDITABLE) (3 students)

One fully editable computer model in either Studio 3DS MAX 2015 or Sketch UP (will require you to simplify the contours).

1. Prepare fly through, study optimal view corridors and capture critical site conditions in 3 still frames.
2. Prepare a tutorial to teach the rest of the class how to create and edit the model you created. Final version of both the model and the tutorial shall be uploaded to the class website.
3. Present the model, project the fly through and still views

SECTION/ELEVATION (FULLY FLEDGED PHOTOSHOP SECTIONS) (5 students) bridge gap between notational procedure (how far apart is one building to the next – their age – it developed over the course of 50 yrs.) and textural qualities. You may create bases digitally, project it on the wall, draw on top, scan it, edit digitally.

1. This group shall deliver 7 sections at 1/8"=1' architectural scale.
2. These shall be drawn with precision and accurately to depict existing conditions including vegetation (see study by Cornell Professor)
3. Save the original cad files and share with class
4. Then export into Photoshop for final renderings
5. Print at least 3 at full scale for reviews and presentation
6. Project the others for review and presentation



EDITABLE PHYSICAL ENLARGEMENT MODELS (3 students) Produce two (2) - three (3) physical models of key site areas at 1"=10':

1. the central core/corridor in between buildings
2. tbd = the front door; side door or back door

These models shall include:

1. Topography
2. Buildings
3. Vegetation
4. People shall inhabit your model (include user in a wheel chair)



GIS MAPPING & SWOT ANALYSIS (3 students) Develop the following maps (to scale) synthesize data:

1. Slope
2. Elevation
3. Solar aspect
4. Hydrology/Swales/Stormwater runoff, Watershed
5. Public transportation, bus stops, formal bike trails
6. Composite analysis of the site utilizing these maps (areas for ideal development, pockets to



7. A map depicting strengths, weaknesses, opportunities and threats (SWOT analysis).

REVIEW

Wednesday, September 16 from 2-3 pm

6 minutes per team to present the work + 6 minutes feedback

GRADING RUBRIC

There will be multiple informal and formal reviews during which you will present your interim and final products to a jury. These presentations are equivalent to quizzes/exams and will be evaluated as per the following rubric:

- student has completed all of the required work on time as per project brief
- the proposed design solution is creative and innovative
- functional and viable
- student shows up on time and is professionally dressed
- student delivers a clear, comprehensive and effective verbal presentation
- student delivers a clear, comprehensive and effective graphic presentation
- student is open and receptive to feedback

On a scale from 1-5 as follows: 1=fails to meet expectations, 2=partly meets expectations, 3=meets expectations, 4= exceeds expectations and 5=exceptional

SITE VISIT I . AGENDA

Wednesday, September 2, 2015 12:50 - 6:30

- 11:00** Depart SUNY ESF (need 4 student drivers – ESF (2) vans and (1) prius to be returned by 10 pm)
- 12:00** Arrive 201 W Clinton St. Ithaca, NY + lunch
- 12:30** Visit the Ithaca Commons (by Sasaki, TWMLA and HOLT), CHAIN WORKS gallery and consultant's COLAB office.
- 2:00** Site visit with Scott Whitham (Whitham Planning & Design)

After the site visit we will explore the following places in Ithaca:

- The approaches to the site
- Herbert F. Johnson Museum of Art (view of Ithaca) I.M. Pei + the Japanese garden by Marc Peter Keane <http://museum.cornell.edu/rebecca-q-and-james-c-morgan-garden>
- Milstein Hall . Architecture School renovations by Rem Koolhaas & OMA (adaptation of old and new)
- Bailey Hall Plaza by MVVA
- Weill Hall by Richard A. Meier & Partners + Landscape by Lory Olin
- Cass Park

6:30 Dinner on your own or/and return to SYR

What to bring: Base maps (take notes), Camera (views and important features), Tape Recorder (sounds), Plastic/ziploc bags (to gather objects, evidence, etc.), Writing/drawing utensils