

CHAIN WORKS DISTRICT

11.18.2014

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

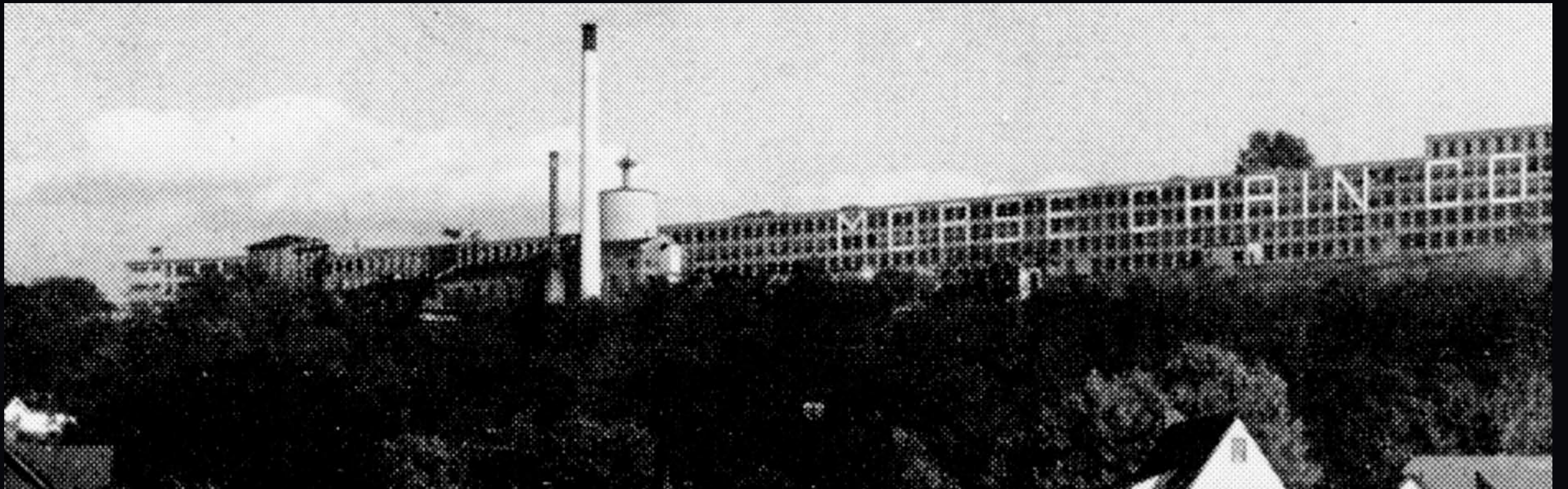
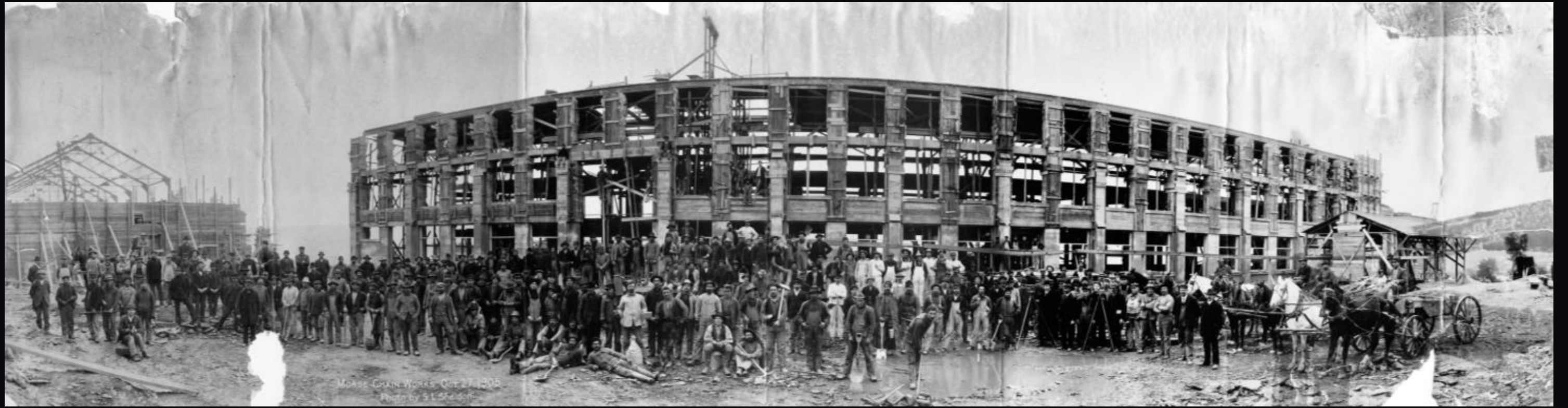
LA BELLA P.C. – environmental consulting

SRF & ASSOCIATES – traffic and transportation engineering

CHAIN WORKS TEAM
11.18.2014



SITE BIRD'S EYE VIEW
11.18.2014



SITE HISTORIES
11.18.2014

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.

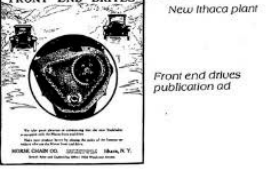
1901 A suitable silent power chain was developed.

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.

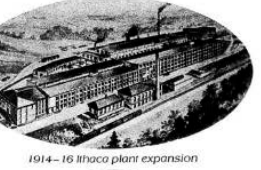
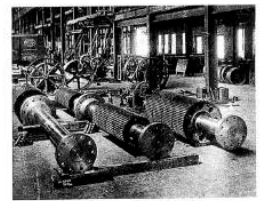
1914-16 The Ithaca plant size is quadrupled.

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 Letchworth, England.



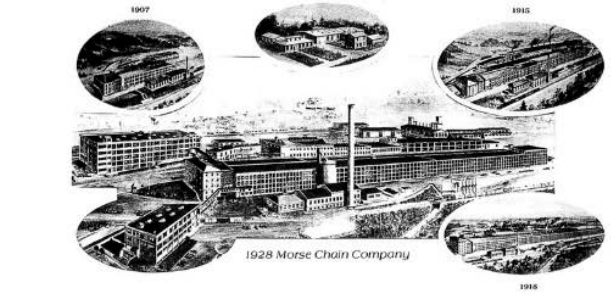
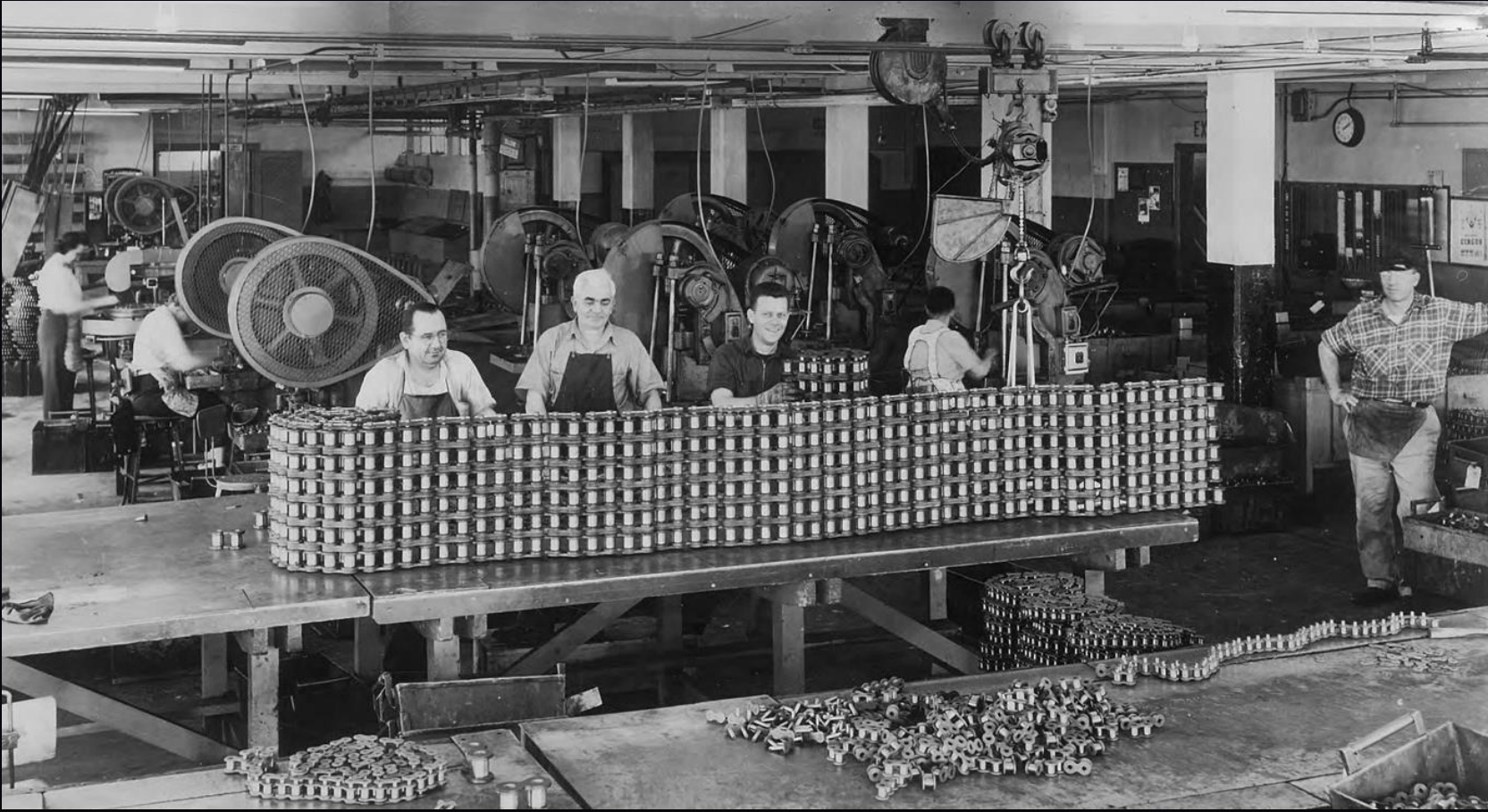
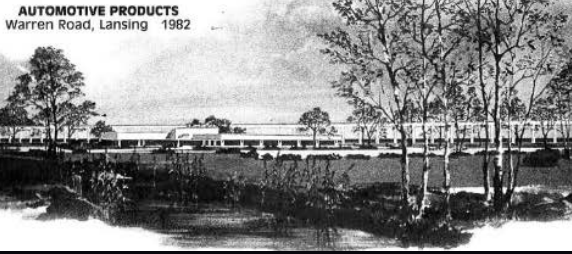
1921 Barr-Morse began manufacturing typewriters in Ithaca.

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-Wales 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.



1935 Roller chain is developed.

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



PRECEDENTS: STEEL YARD [PROVIDENCE, RI] - KLOPFER MARTIN
11.18.2014



PRECEDENTS: MASS MOCA [NORTH ADAMS, MA] - BRUNER | COTT + D.I.R.T. STUDIO
11.18.2014



VIEW OF FACTORY FROM NORTH ENTRANCE



INTERIOR OF EXISTING STRUCTURE
11.18.2014



11.18.2014



CHAIN WORKS DISTRICT

11.18.2014



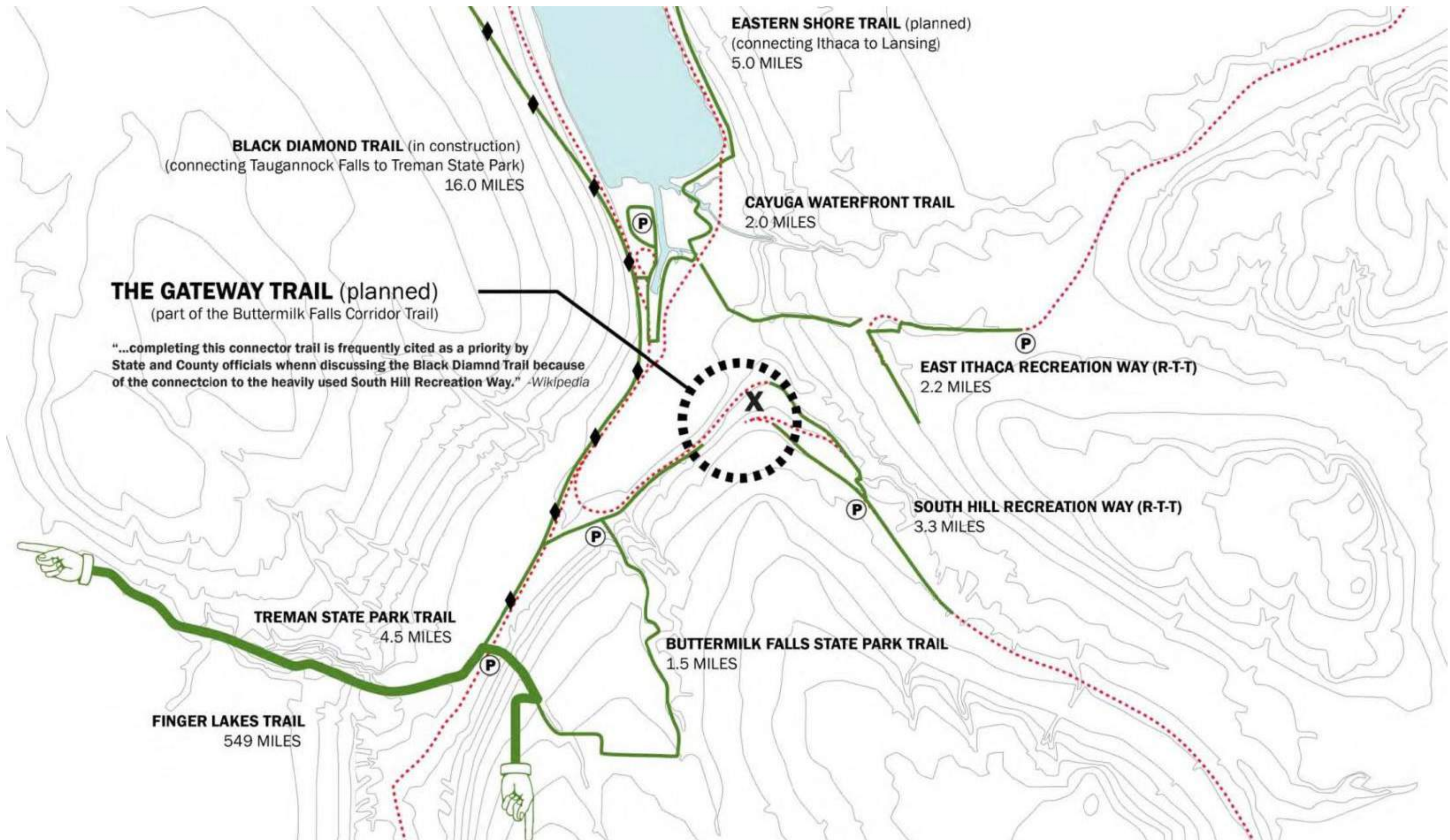
11.18.2014



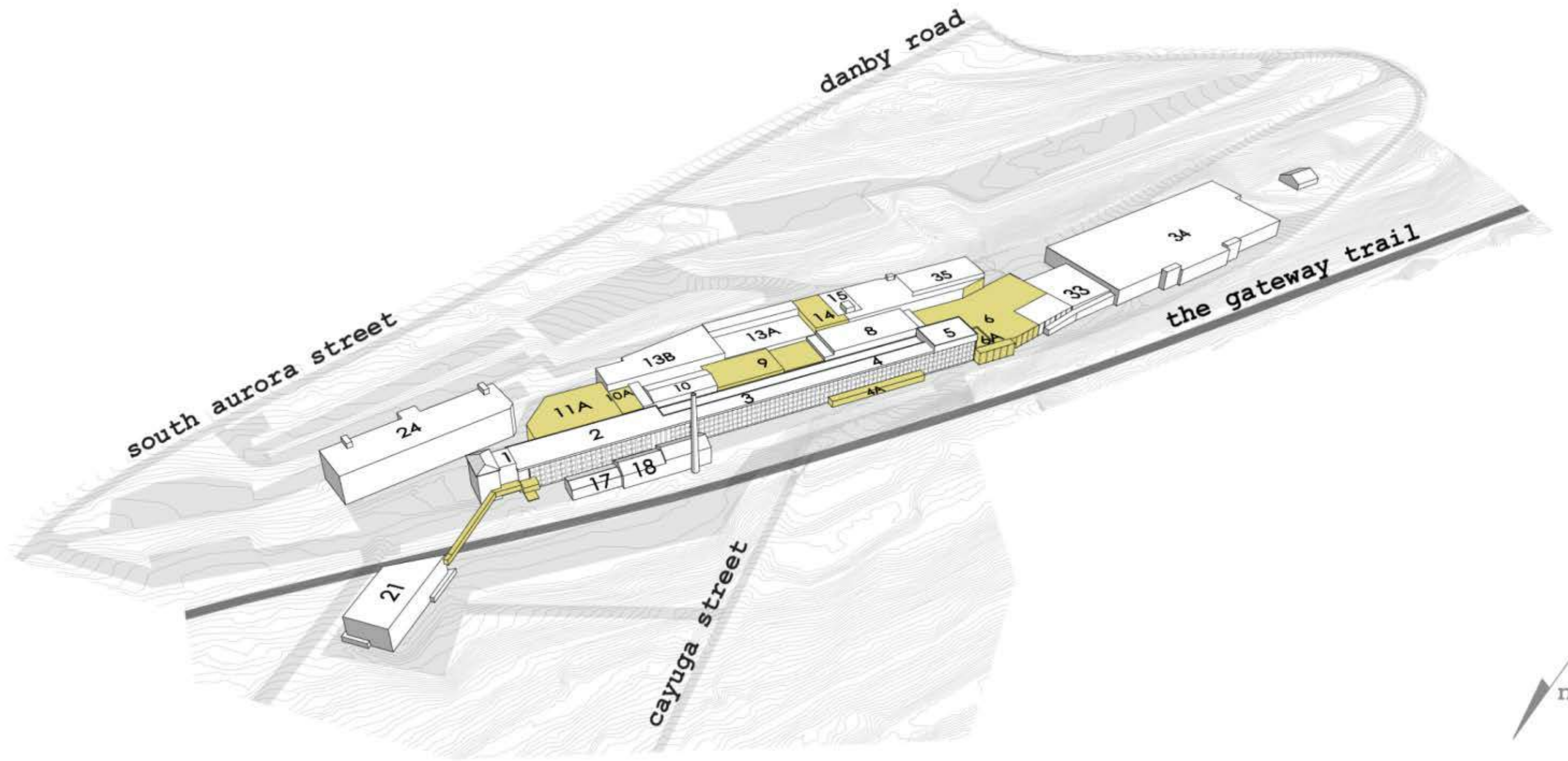
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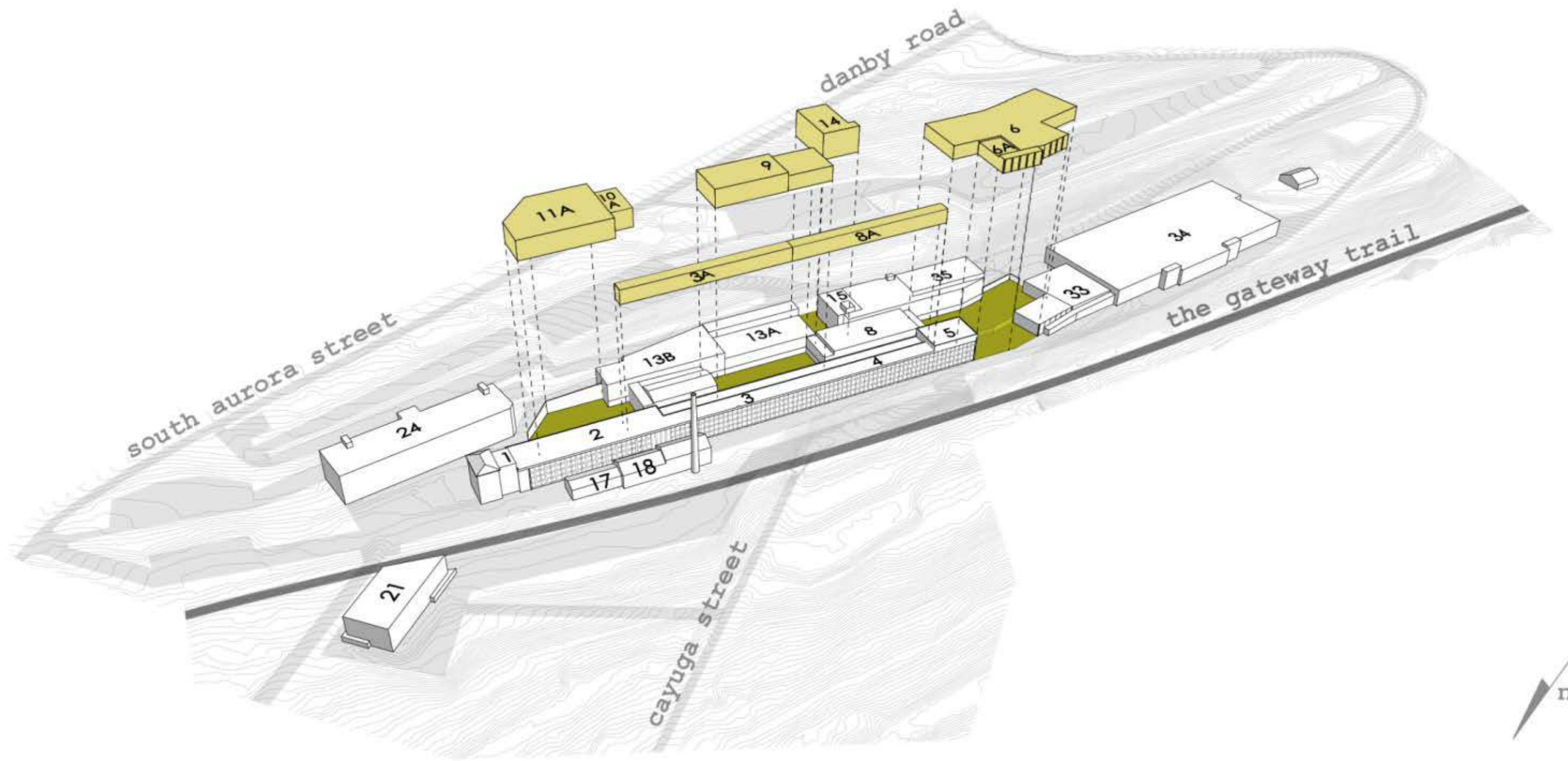
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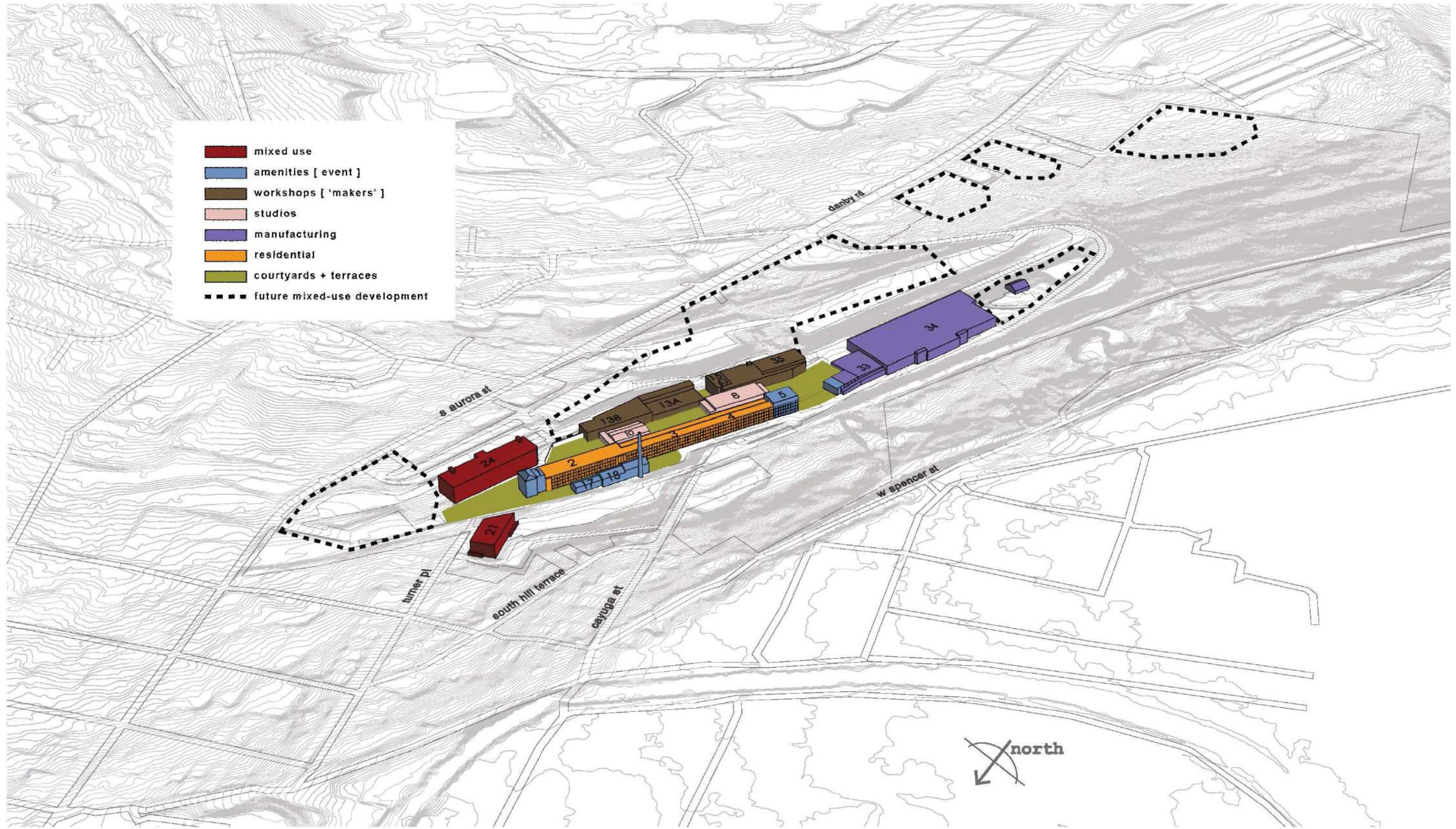
EXISTING TRAIL NETWORK
11.18.2014



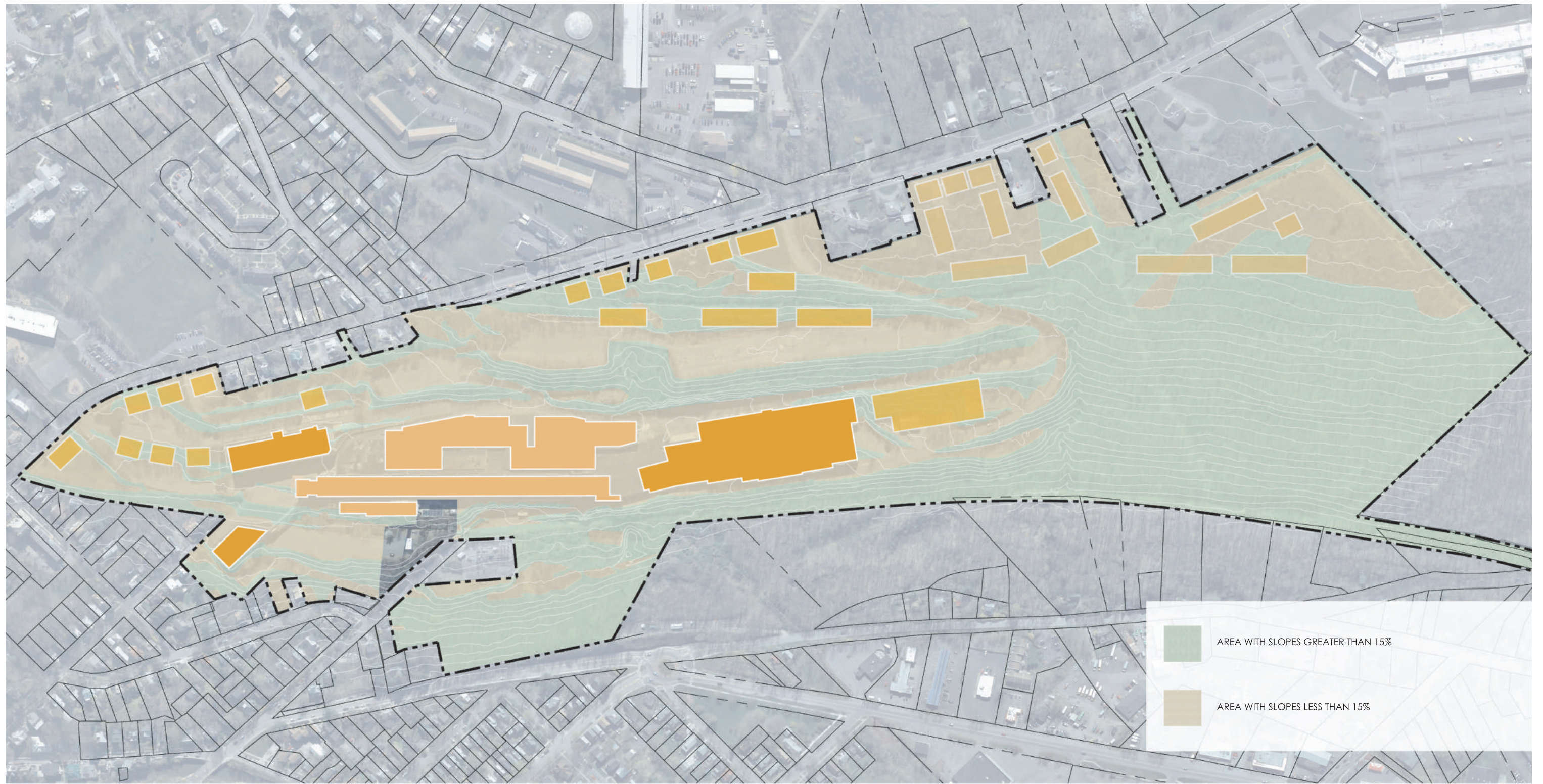
BUILDINGS TO BE REMOVED
11.18.2014





BUILDINGS TO BE REMOVED
11.18.2014



PROGRAM DIAGRAM
11.18.2014



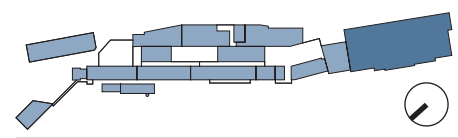
 AREA WITH SLOPES GREATER THAN 15%
 AREA WITH SLOPES LESS THAN 15%

 PHASE I - EXISTING BUILDINGS / ADAPTIVE REUSE

 PHASE II - EXISTING BUILDINGS / ADAPTIVE REUSE

 PHASE III - FUTURE DEVELOPMENT / NEW BUILDINGS

 PHASE IV - FUTURE DEVELOPMENT / NEW BUILDINGS



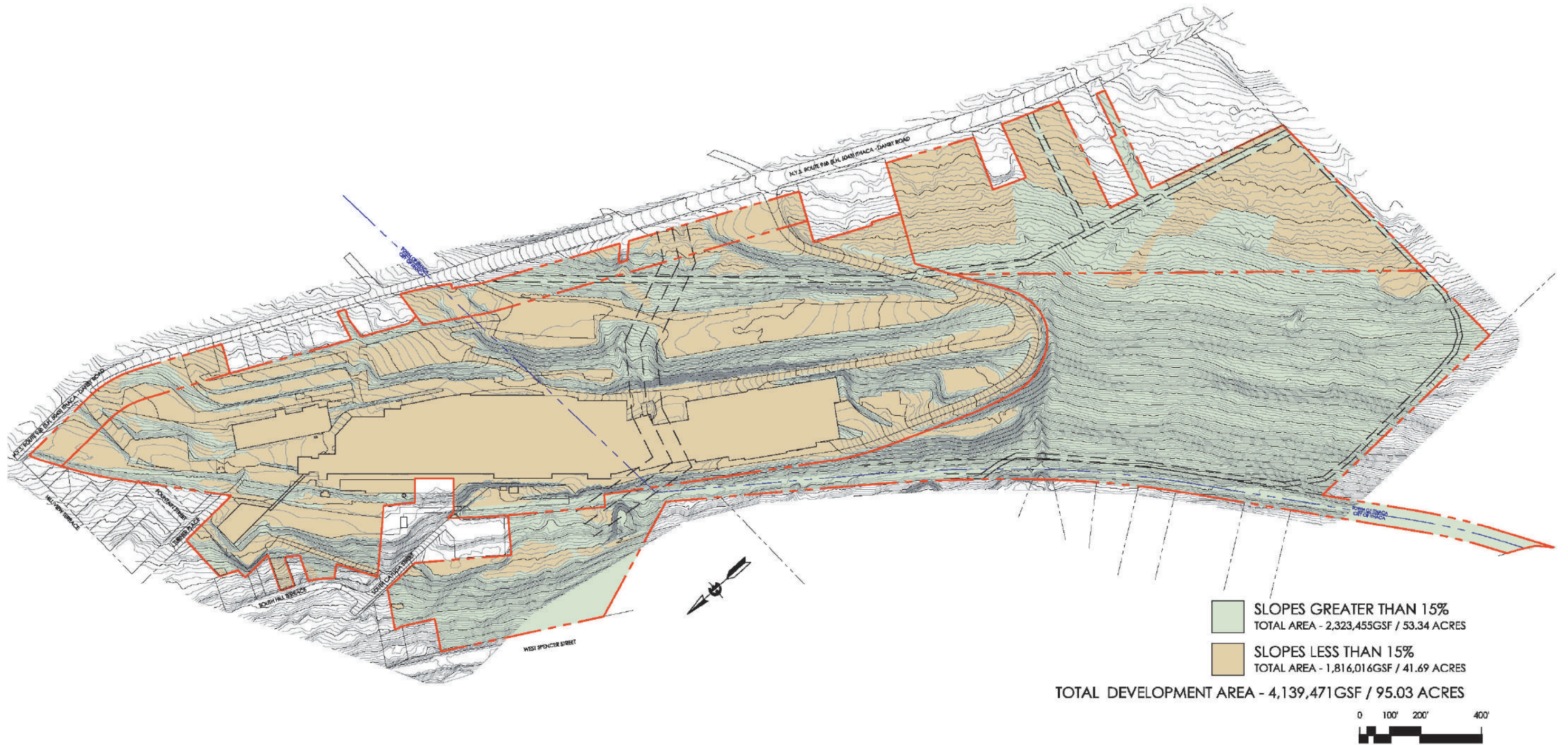
CONCEPTUAL SITE PLAN LAYOUT AND SLOPE ANALYSIS
 11.18.2014



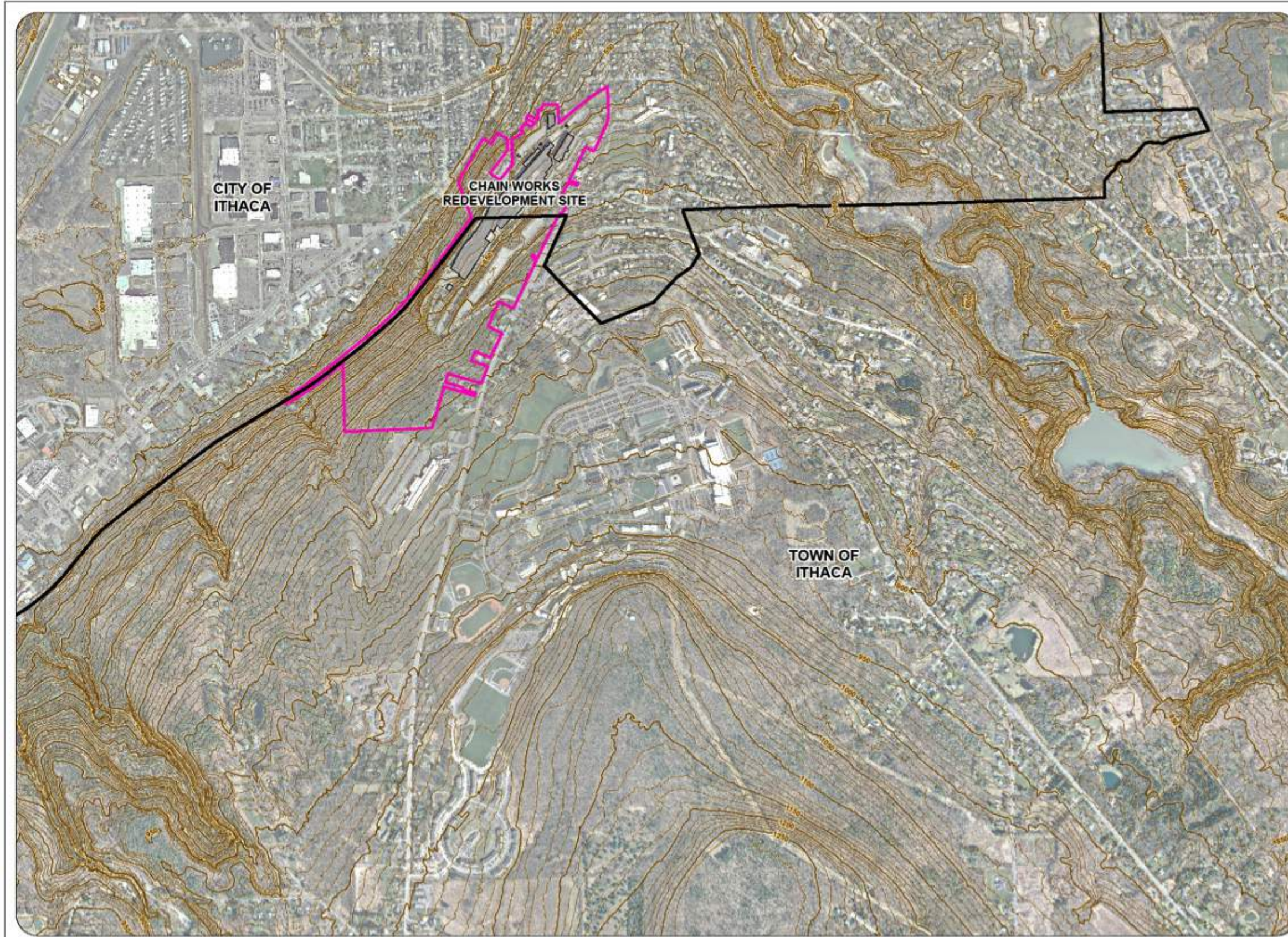
A TYPICAL RURAL-URBAN TRANSECT, WITH TRANSECT ZONES



- NATURAL ZONE (T1)
TOTAL ZONE AREA - 1,399,418GSF / 32.13 ACRES
- NEIGHBORHOOD GENERAL ZONE (T4)
TOTAL ZONE AREA - 812,260GSF / 18.65 ACRES
- NEIGHBORHOOD CENTER ZONE (T5)
TOTAL ZONE AREA - 1,927,793GSF / 44.25 ACRES



IMPACT ON LAND
 11.18.2014

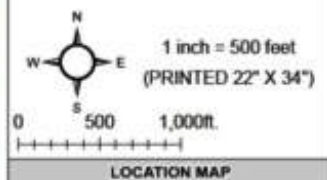


CHAIN WORKS REDEVELOPMENT SITE
 CITY OF ITHACA
 TOWN OF ITHACA
 TOMPKINS COUNTY, NEW YORK
 MAP CREATED ON:
 JANUARY 17, 2014

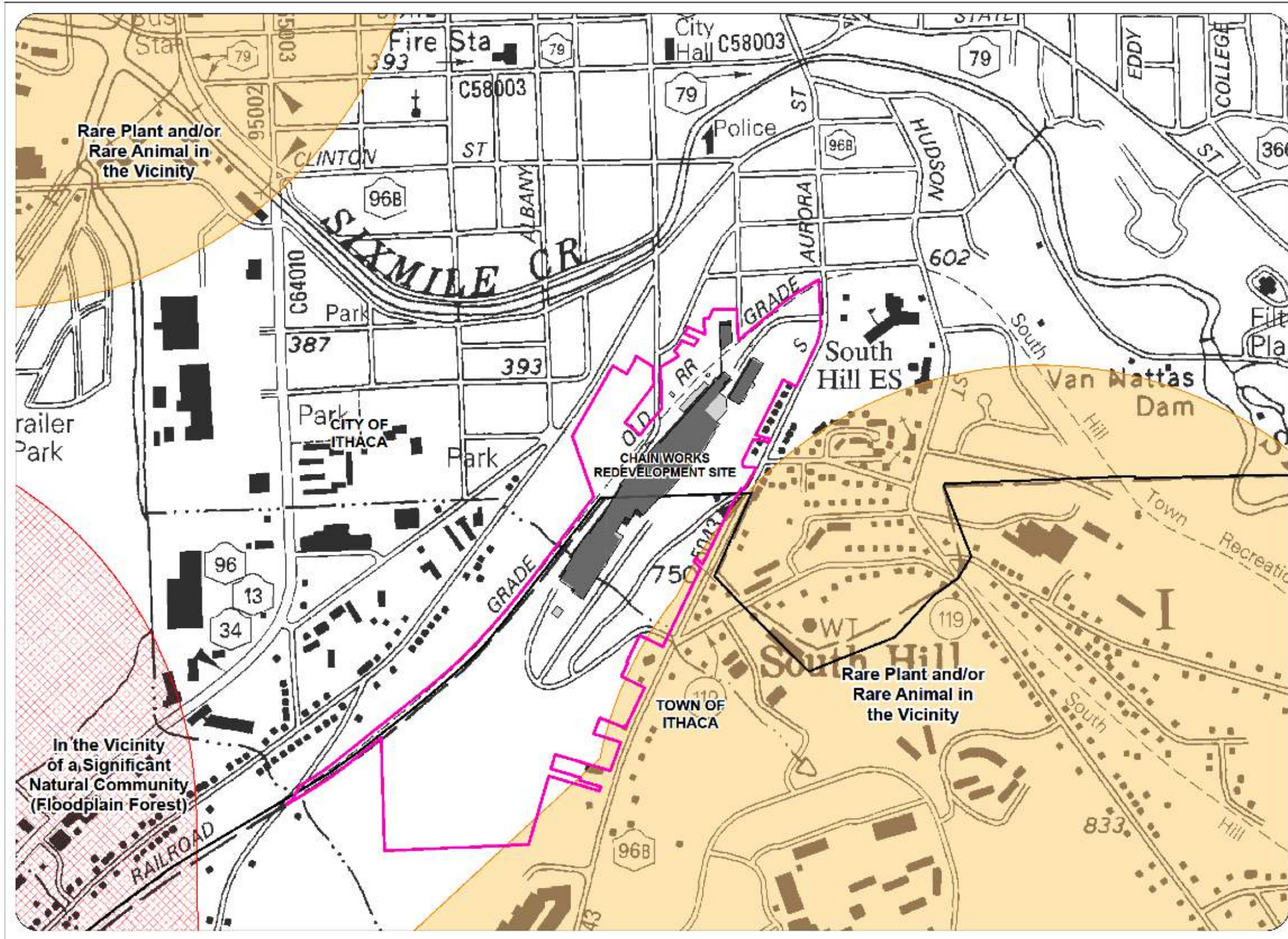
ENVIRONMENTAL &
 COMMUNITY MAP SERIES:

FIGURE 7:
 STORMWATER AREAS

LEGEND:



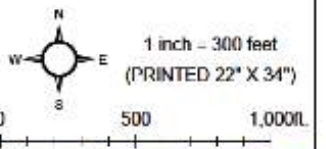
LOCATION MAP



CHAIN WORKS REDEVELOPMENT SITE
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 TOWN OF ITHACA
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 MAP CREATED ON:
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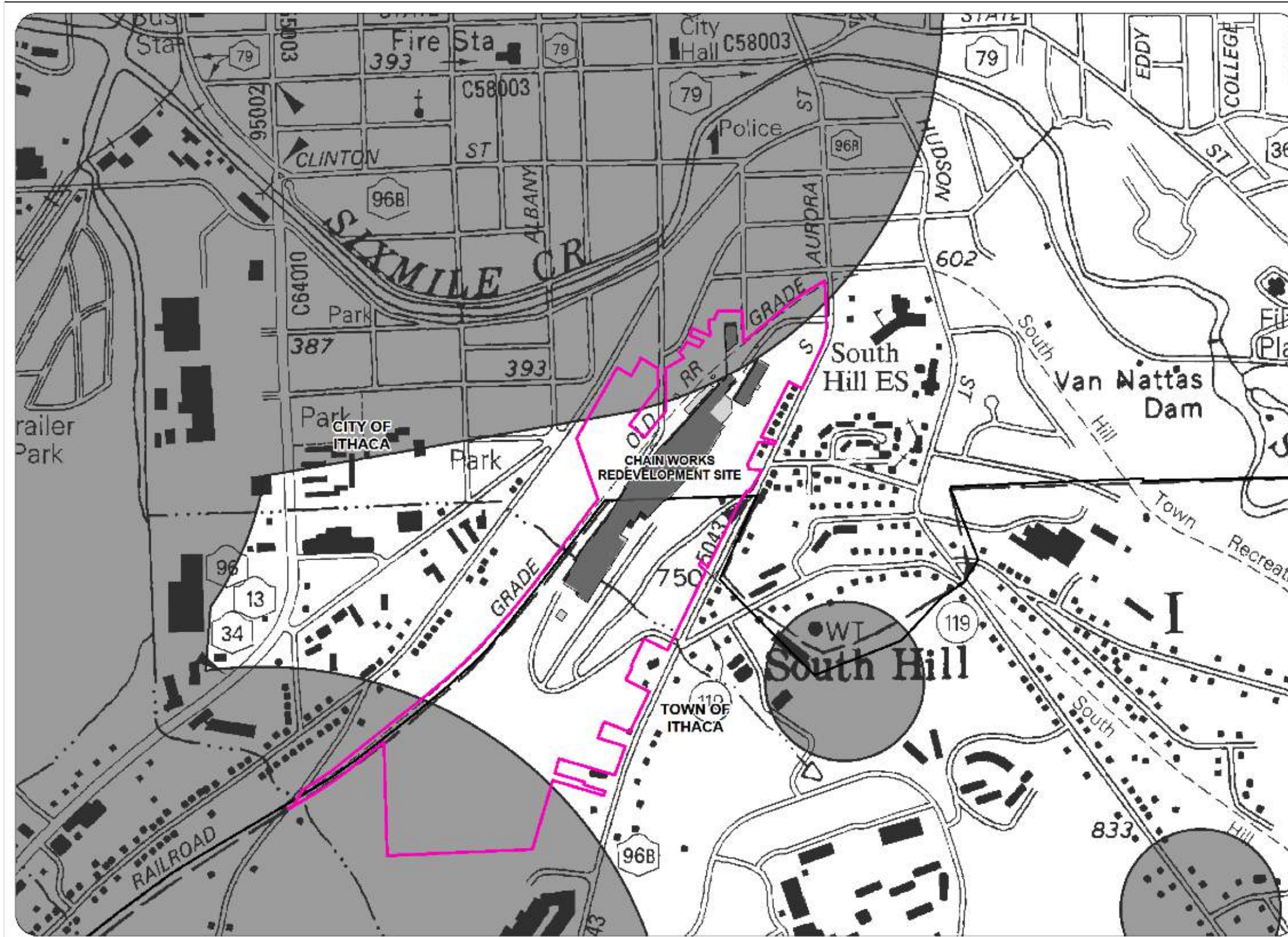
ENVIRONMENTAL & COMMUNITY MAP SERIES:
 FIGURE 4:
 NYSDEC ENVIRONMENTAL RESOURCE MAPPER w/ NYSOT PLANIMETRIC QUAD

- LEGEND:**
- Significant Natural Community
 - Significant Natural Community in the Vicinity
 - Rare Plant and/or Rare Animal in the Vicinity





IMPACT ON VISUAL AND AESTHETIC RESOURCES
11.18.2014



CHAIN WORKS REDEVELOPMENT SITE
CITY OF ITHACA
TOWN OF ITHACA
TOMPKINS COUNTY, NEW YORK
MAP CREATED ON:
JANUARY 17, 2014

ENVIRONMENTAL & COMMUNITY MAP SERIES:
FIGURE 2:
NYS SHPO ARCHEO SENSITIVE AREAS W/ NYSDOT PLANIMETRIC QUAD

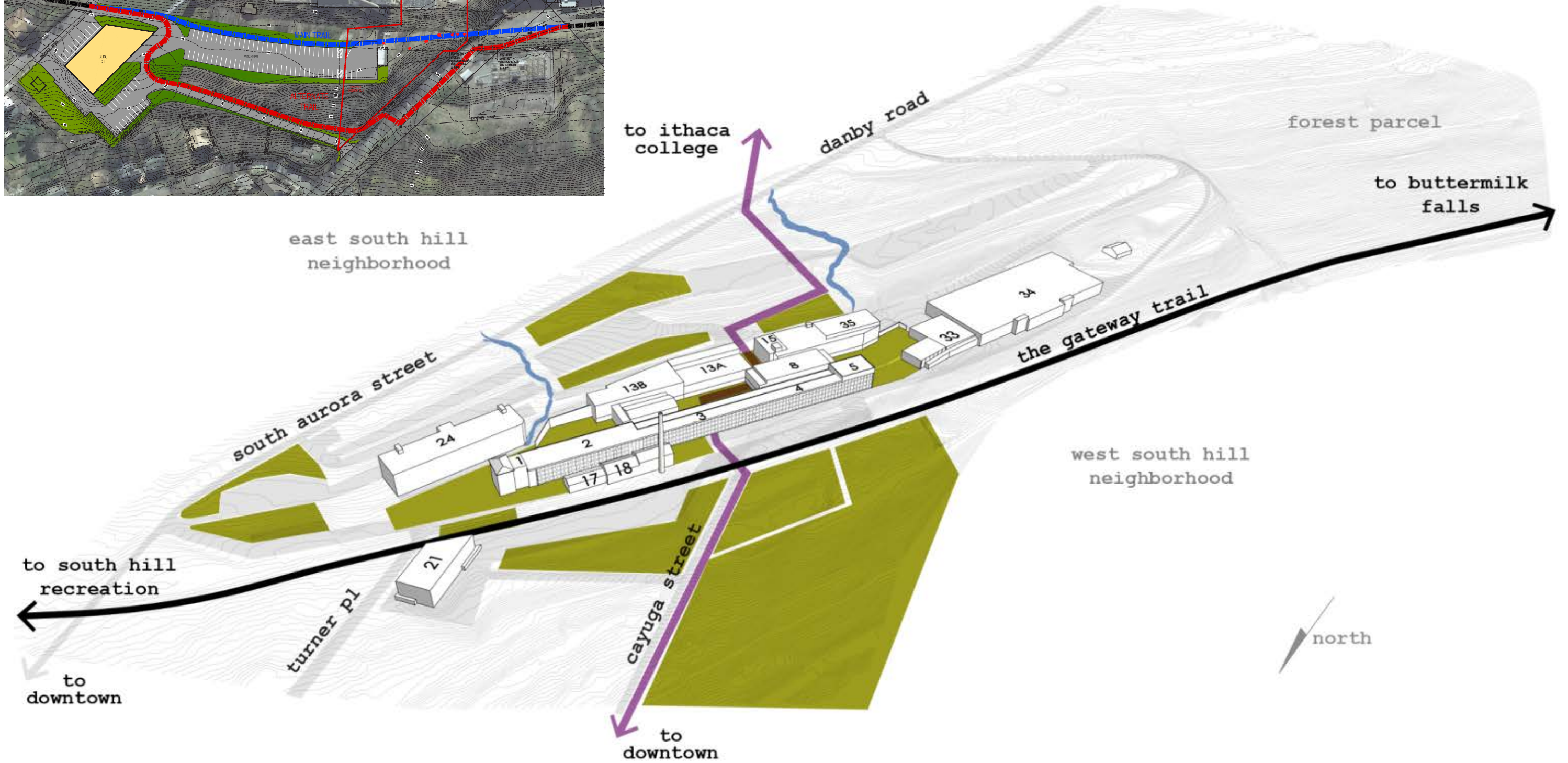
LEGEND:

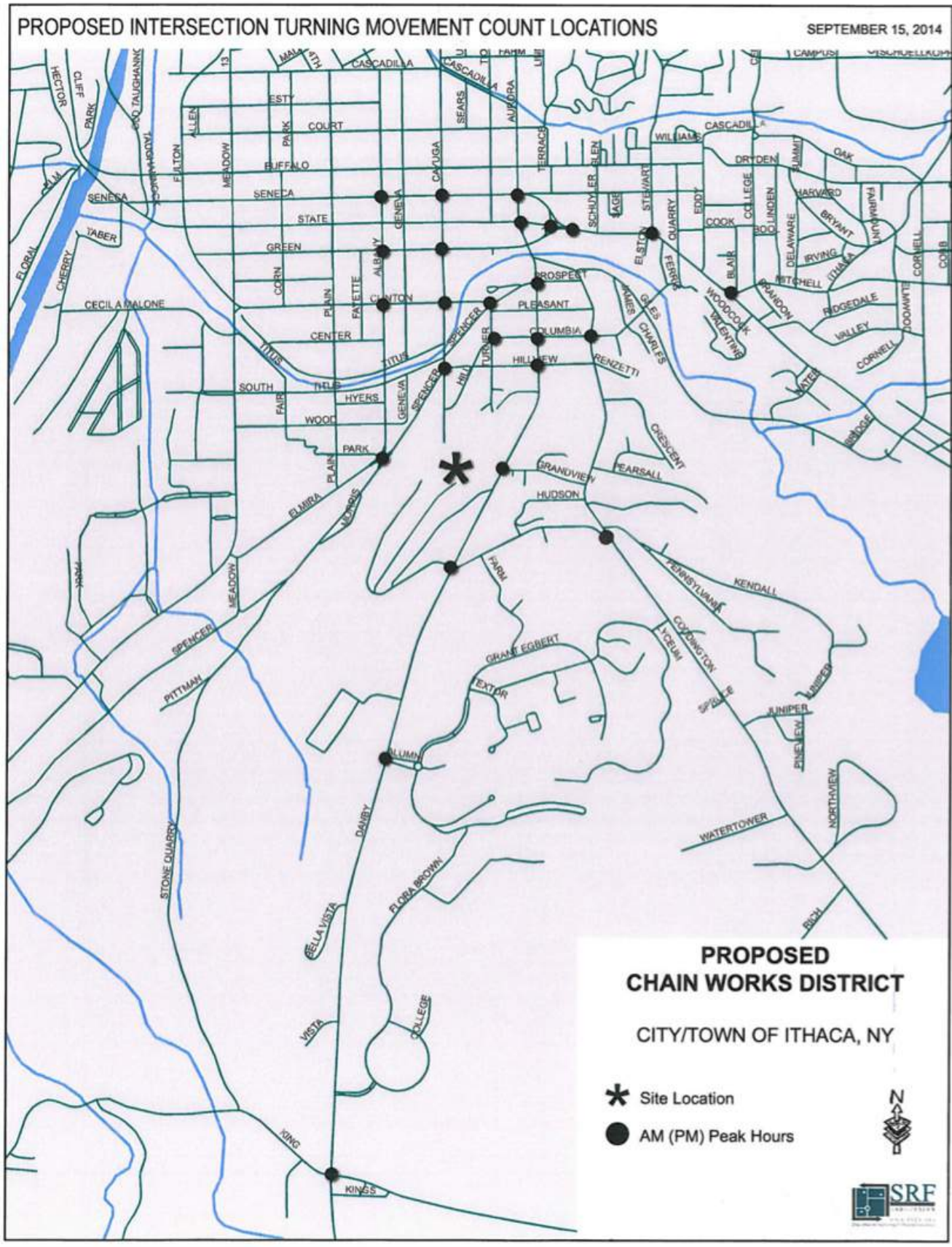
- Archeo Sensitive Areas

1 inch = 300 feet
(PRINTED 22" X 34")

0 500 1,000

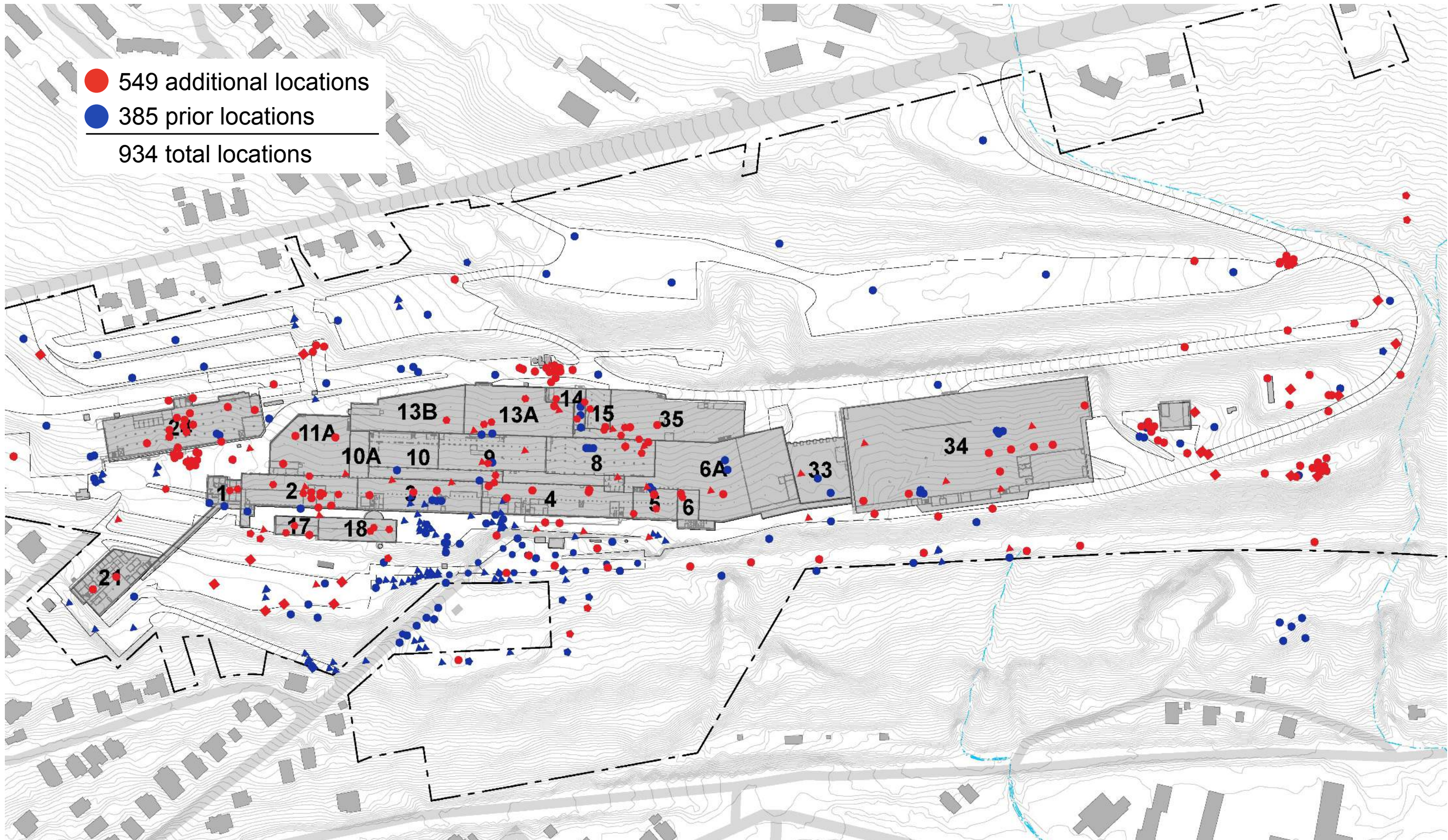




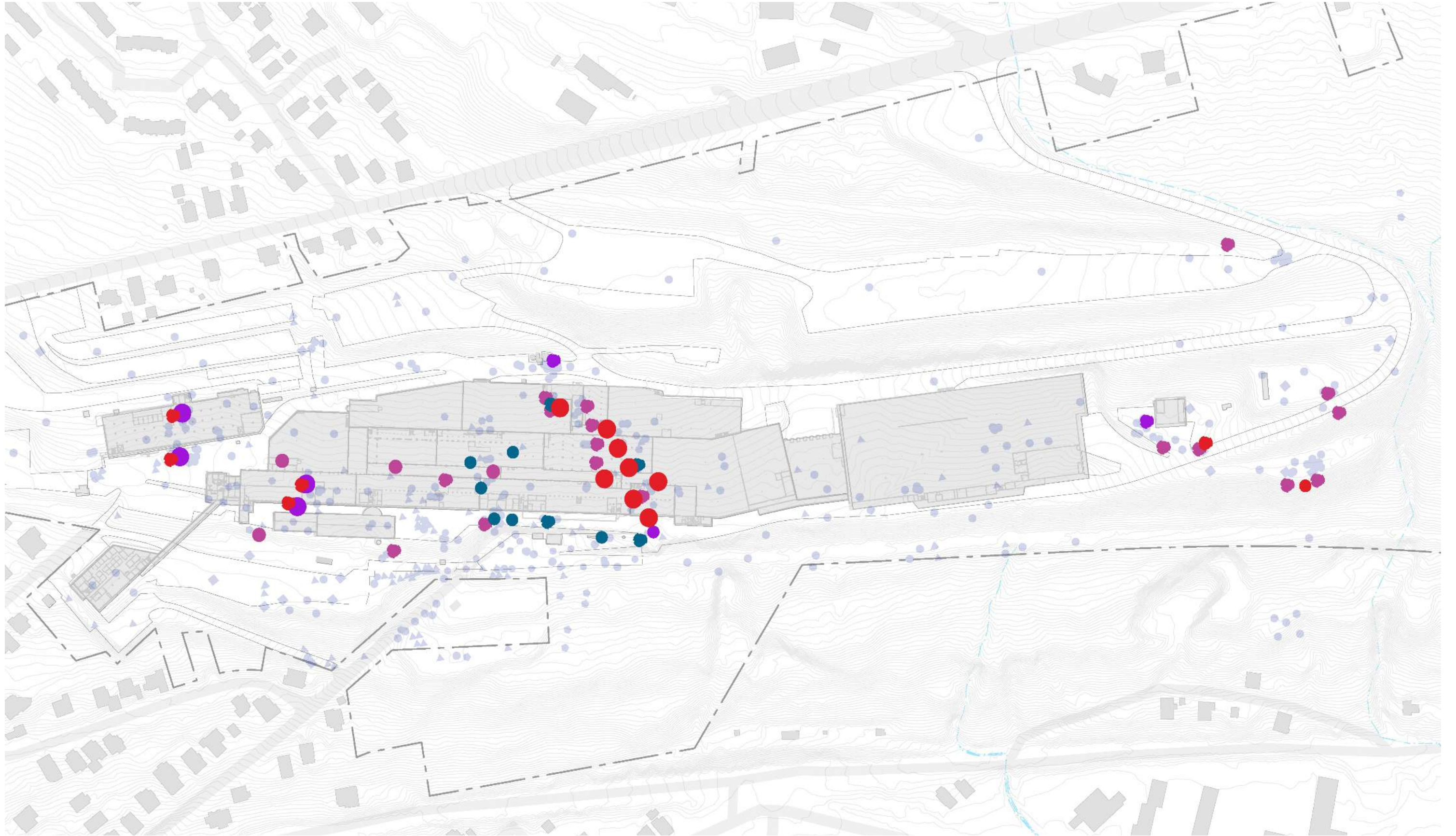




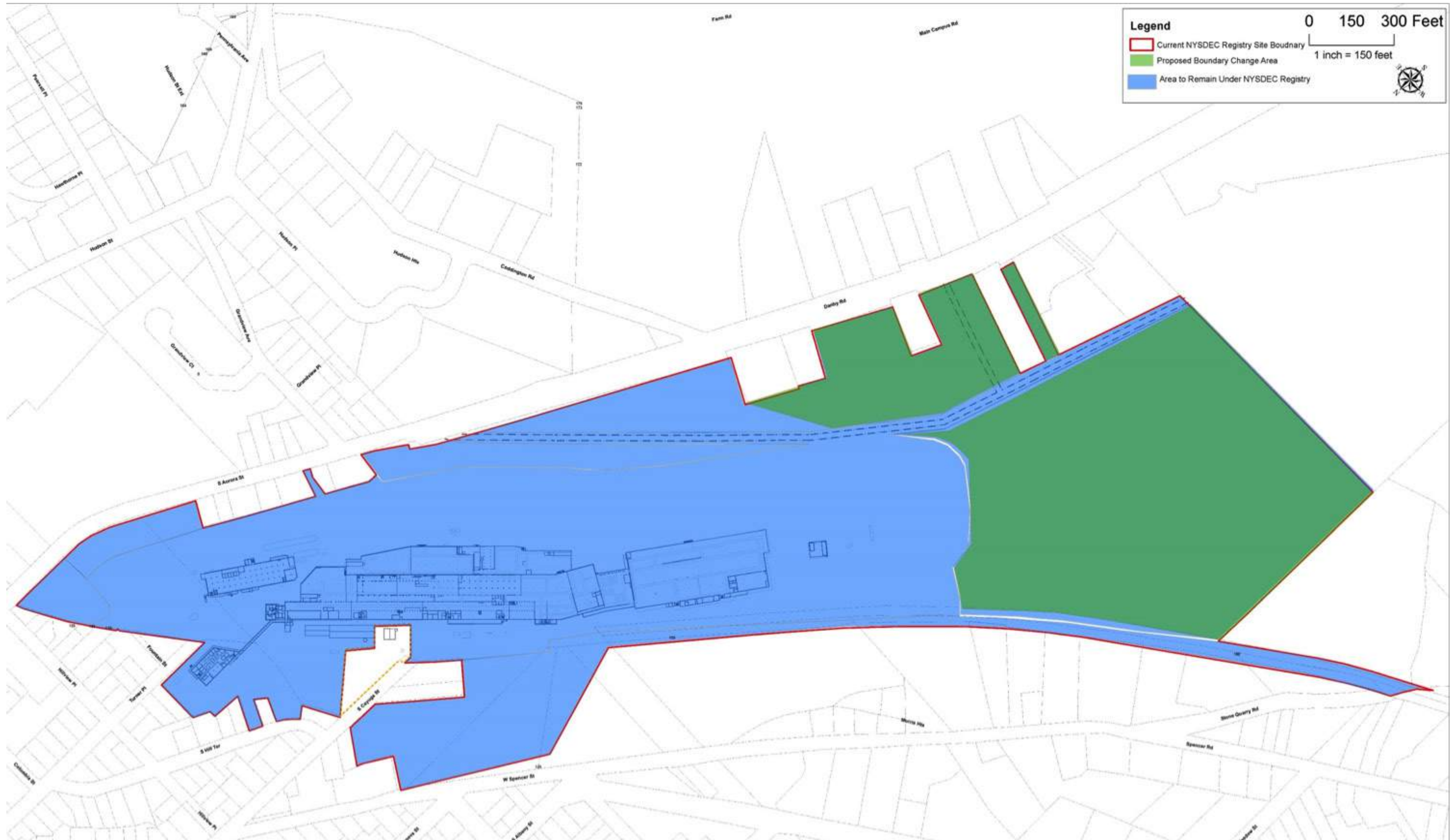
IMPACT ON NOISE ODOR AND LIGHT
11.18.2014



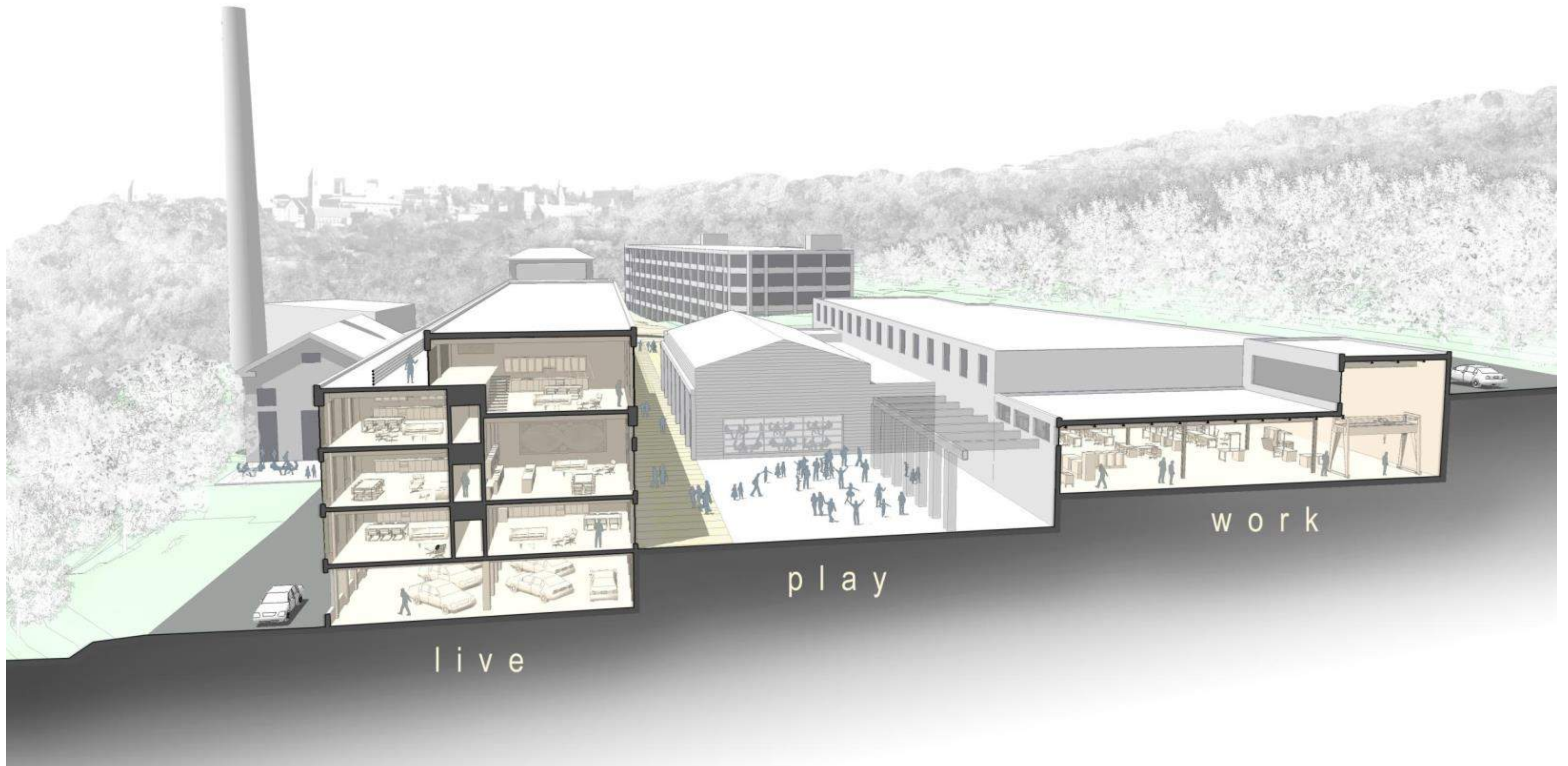
IMPACT ON PUBLIC HEALTH
11.18.2014



IMPACT ON PUBLIC HEALTH
11.18.2014



IMPACT ON PUBLIC HEALTH
11.18.2014



ENERGY CONSERVATION AND OTHER GREEN INFRASTRUCTURE
11.18.2014



Cornell University

Downtown Ithaca

Ithaca College

Cayuga Street

South Aurora

CONSTRUCTION IMPACTS
11.18.2014



ALTERNATIVES TO PROPOSED ACTION
11.18.2014



CHAIN WORKS DISTRICT

www.chainworksdistrict.com