



August 21, 2014

Division of Planning & Economic Development, City of Ithaca
108 E. Green Street
Ithaca, N.Y. 14850

RE: Chain Works District Site Plan Application
FE Project #2011-104

Dear City of Ithaca, Division of Planning & Economic Development:

On behalf of the Applicant, UnChained Properties, LLC, enclosed please find the following which constitutes a Site Plan Application of the 95-acre property located along the 96B corridor, S Aurora Street / Danby Road where Turner Street and South Cayuga Street meet the Northern edge of South Hill:

- Full Environmental Assessment Form (EAF) dated 05/30/2014;
- City of Ithaca Site Plan application dated 08/21/2014;
- Images and Project Diagrams
 - Site Bird's Eye View
 - Interior of Existing Structures
 - View from the Factory
 - Existing Trail Network
 - Walking Distance Diagram
 - Site Survey
 - Existing Site Access Points
 - Existing Zoning – City and Town of Ithaca
 - Existing Slope Analysis Diagram
 - Proposed Regulating Plan
 - Existing Structures
 - Proposed Existing Structures to Remain
 - Program Diagram

Whitham Planning & Design, LLC and Fagan Engineers & Land Surveyors, PC will be presenting the Project on behalf of the Applicant. The Chain Works District proposal consists of a mixed-use development consisting of two primary parts, each with multiple phases:

1. The repurposing of the existing buildings; and
2. Potential future development within areas of the remainder of the site.

This redevelopment project will create a new District consisting of residential, offices, commercial, manufacturing, and open space within the existing 800,000 square foot facility. The redevelopment project does not include the Proposed Parcel OU-1 (0.977 acres), which the current owner has requested the City subdivide from the parent property.

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The site is currently zoned as an Industrial Zone District (City) and as Industrial (Town). Our site development plan aligns with the City and Town of Ithaca's objectives as set out in the Comprehensive and Strategic Plans by implementing a PUD (City) and PDZ (Town) approach, coupled with referencing LEED ND as a guideline for best practices.

The goal is to create a more sustainable and dynamic development than is currently permitted within the current zoning by rehabilitating the industrial facility with a variety of uses and also conserve environmentally sensitive areas while creating a new District, an identifiable community bridging the City and Town of Ithaca.

Project Overview

The proposed Chain Works District seeks to redevelop and rehabilitate the +/- 800,000 sf Morse Chain/Emerson Power Transmission facility, which is located on a 95-acre parcel traversing the City and Town of Ithaca's municipal boundary. The approval of a Planned Unit Development (PUD, City) and a Planned Development Zone (PDZ, Town) would allow the site to be transformed from an idle industrial complex to a reinvigorated mixed-use district, which includes residential, commercial, office, and manufacturing. These various uses are proposed as a dynamic mix of spatial configurations. The site's redevelopment would bridge South Hill and Downtown Ithaca, the Town and the City of Ithaca, by providing multiple intermodal access routes including a highly desired trail connection.

The project will be completed in multiple phases over a period of several years. We anticipate that the initial phases of the project will involve the redevelopment of the existing structures. The much later phases of the project would involve new development and are far more speculative at this time.

Current redevelopment of this property will focus on retrofitting existing buildings and infrastructure for new uses. Within the existing structures, residential, commercial, studio workspaces, and office development are proposed predominantly within the City of Ithaca, while manufacturing will be within both the Town and City of Ithaca. The interior of the existing complex will be retrofitted to meet code requirements for particular uses, while the exterior will be rehabilitated to maintain the existing character to celebrate the complex's industrial history. Potential new development would echo this character to fit as an aggregation of the Chain Works District.

A zoning concept plan defining parameters is provided. LEED ND requirements have been referenced as structural guidelines for site redevelopment. The proposal includes:

- Removing selected buildings to create a network of open space with courtyards and intermodal connection with South Hill and Downtown Ithaca.
- Providing an easement for the Black Diamond Trail network.
- Utilizing the existing on-site Loop Road for circulation.
- Mitigating existing environmental impacts.
- Providing infrastructure such as parking areas, stormwater management facilities, lighting, earthwork, and plantings.

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Proposed Zoning

The Chain Works District consists of 3 distinct areas which could be regulated as different zones. We are proposing to use form-based coding for the entire Chain Works District based largely on the leading example of the Smart Code (an open source template) as well as LEED ND guidelines. The following is a brief summary of the key characteristics being proposed for each zone.

Natural Zone (T1)

The Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation. The Natural Zone is intended to permanently protect areas from development that would damage the contiguity, quality, character, and ecological function of natural areas. Recreational trails may provide pedestrian connectivity to other zones.

Neighborhood General Zone (T4)

The Neighborhood General Zone consists of a mixed-use but primarily residential urban fabric. It may have a wide range of building types: single, side yard, and rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks. The proposed T4 zone will limit development to 4 stories in height along the Route 96 corridor (to match current zoning) and allow for an additional 1-2 stories on the downhill side (consistent with the T5 zone). The NYS building codes will dictate the side yard setbacks to allow for rowhouses (e.g. zero lot line condominiums).

Neighborhood Center Zone (T5)

The Neighborhood Center Zone consists of higher density mixed-use buildings that accommodate manufacturing, retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks. Open spaces consist of plazas in addition to green space. The T5 zone will limit development to 6 stories and allow for an additional 1-2 stories on the downhill side. The NYS building codes will dictate building separation distances.

Lot Coverage

Buildings and parking lots currently cover approximately 18% of the total lot area. The proposed maximum lot coverage for buildings and surface parking lots will not exceed 30% of the total Chain Works District property and not more than 60% of the T4 zone and 80% of the T5 zone when calculated separately.

Density

The proposed maximum building height and lot coverage requirements above will allow the Masterplan to achieve an FAR of 0.8 or greater (of buildable site area) consistent with standards of LEED for Neighborhood Development.

Parking

The project will explore all available alternate modes of transit to meet LEED ND requirements and discourage any excess parking above and beyond what is needed to meet market demands. There is therefore no minimum parking requirement proposed for any of the Chain Works District but it is anticipated that parking will be provided at a target of somewhere between 0.5 to 1.5 spaces per dwelling unit.

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We look forward to presenting the proposed project and introduce the Project Team at your next meetings. Please feel free to contact us if you have any questions, comments or require additional sets of attachments.

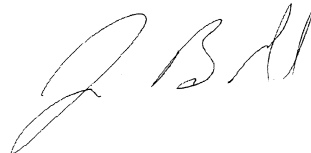
Sincerely,

WHITHAM PLANNING & DESIGN, LLC

FAGAN ENGINEERS & LAND SURVEYORS, P.C.



Scott Whitham
President



James B. Gensel, P.E., CPESC
President

enclosures

cc: David Lubin - UnChained Properties, LLC
Paul Sylvestri, Esq. - Harter Secrest & Emery, LLP
Chain Works District Project Team

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