The Planned Unit Development Zone is a floating zone, which is intended to allow flexibility in zoning regulations for projects that are found to be beneficial to the community and that are expected to further the goals of the City Comprehensive Plan.

I. Objective

A Planned Unit Development (PUD) is a floating overlay zone, which may be placed within any industrial zoned property located within the City boundaries, if deemed appropriate by the Common Council. The purpose of the PUD is to encourage and allow more creative development of land than is possible under standard zoning district regulations. A PUD allows for flexibility in planning and design. Through the process of review, discussion, and legislative change, efficient investment in public improvements, a more appropriate environment, and protection of community interest is ensured.

II. Requirements

With the approval of the City Common Council, a PUD may be established in any industrially zoned parcel within the City boundary. The establishment of any such zone shall lie in the sole discretion of the City Common Council, as a legislative body. It shall be established by amending the Zoning Ordinance to permit such establishment. The enactment and establishment of such a zone shall be a legislative act. No owner of land or other person having an interest in land shall be entitled as a matter of right to the enactment or establishment of any such zone.

In a PUD, buildings and land may be used for any lawful purpose permitted in the zone where it is located, plus any other uses which the Common Council may authorize upon findings that such additional uses:

- Further the health and welfare of the community; and
- Are in accordance with the City Comprehensive Plan
- Does the project create at least one long term community benefit

All development restrictions, including, but not limited to, yard size, height restriction, building coverage, and lot size, shall be as set forth in the legislation rezoning the area to a PUD established by the City Common Council. In addition, the City Common Council may impose any conditions or limitations that are determined to be necessary or desirable to ensure that the development is in conformance with the City’s Comprehensive Plan, including limiting the permitted uses, location and size of buildings and structures, providing for open space and recreational areas, and
requiring bonds or other assurances of completion of any infrastructure to be built as part of the development.

No structure shall be erected or placed within a PUD, no building permit shall be issued for a building or structure within a PUD, and no existing building, structure or use in a PUD shall be changed, unless the proposed building and/or use is in accordance with a site plan approval.

III. Application Process

A developer proposing a project that does not conform to the existing zoning requirements may apply for a PUD to be placed on property under their control. The application process is as follows:

1. **Staff/Developer Pre-Application Meeting.** A developer seeking alternate zoning for their property must first contact the Department of Planning, Building, Zoning, and Economic Development for a pre-application meeting. Staff will explain the requirements, the application process, the timeline, and the fees associated with a PUD request.

2. **Application Submission.** The developer must submit a completed PUD application along with the required fee. The application must include a conceptual development plan and an explanation of the request for alternate zoning. The conceptual plan must include the proposed sizes of yards, maximum heights and stories of all proposed buildings, maximum lot coverage, adjacent uses and adjacent zoning.

3. **Planning Committee.** The Planning Committee of the Common Council will consider the application for completion and will schedule a public information session. The developer will be expected to be present at this meeting. The Planning Committee will authorize circulation of the proposal for review and comment from City Boards/Committees, the Tompkins County Planning Department, and any neighboring property owners within 500 feet of the proposed project Comments and concerns will be forwarded to the developer and to the Commons Council for their consideration.

4. **Public Information Session.** Within 30 days of receiving a completed application the City will schedule a Public Information Session, at which the developer will be responsible for presenting information about the project and answering questions from the public. The City will advertise the public information session with a press release to the local media. The developer is responsible for posting the property at least 5 days prior to the Public Information Session, with the date, time, and location of the meeting.

5. **Committee Recommendation.** Once the comments have been received the Planning Committee will consider the proposal along with the comments and will make a recommendation to the Common Council. The recommendation may include additional requirements or limitations to either mitigate undesirable
impacts or to ensure that the development conforms to the goals of the City’s Comprehensive Plan.

6. **Conditional Approval.** The Common Council will consider the request and may pass a resolution granting a conditional approval subject to further site plan review approval and instructing staff to take the project through the environmental review process.

7. **Site Plan Review Application**—Applicant submits a site plan review application and begins the environmental review process

8. **Declaration of Intent to Act as Lead Agency**—Planning Board declares its intent to be the lead agency for the environmental review of the project and the PUD and notifies all other involved agencies, including the Common Council.

9. **Common Council Involvement**—As a part of the environmental review process for the project and the PUD, the Planning Board will update the Common Council after each Planning Board meeting where the project is considered and will request ongoing written comments from the Common Council.

10. **Environmental Review/Site Plan Review**—The Planning Board will be the lead agency for the environmental review and site plan review of the project. The project will undergo the normal site plan review process

11. **Common Council Consideration of the PUD**—When and if the project has received a negative declaration of environmental significance and site plan approval, it will return to the Common Council for final consideration of the adoption of the PUD. Final Council approval, if any, shall be granted via ordinance.

### IV. Expiration

A developer who receives PUD approval will have 24 months to begin construction of their project. If construction on the property has not been developed in accordance with the approved plan after 24 months, the PUD will automatically be revoked, unless otherwise stated by the Common Council, and the property will return to the previously approved zoning restrictions. In the case of extenuating circumstances the developer may apply to the Common Council for an extension of PUD approval.

If the site plan changes significantly, as determined by the Director of Planning and Development, it may require re-consideration by the Common Council. The Director of Planning and Development may determine that the changes are minor and do not require re-approval.

### V. Application and Processing Fees

A developer wishing to apply for a PUD will pay a flat fee of $1,200.00 (twelve hundred dollars). This fee will cover all advertising costs, as well as staff processing time. The application fee is due at the time that the full application is submitted.
Part 1. – Applicant Information

Application Date: 05 / 30 / 2014

1. Applicant Information

Applicant Name (All principal owners of 15% or more must be listed): _______

________________________

UnChained Properties, LLC

________________________

Address: 225 Colonial Dr City: Horseheads State: NY Zip: 14845

Phone: 607.739.3826 Email: chainworksdistrict@gmail.com

Property Owner (If different from applicant): Emerson Power Transmission Corporation

Address: 8000 West Florissant Avenue City: St. Louis State: MO Zip: 63136

Phone: 314.553.1953 Email: Steve.Clarke@emerson.com

2. Property Information
(Applicant must provide either proof of ownership or an owner’s authorization)

Property Street Address: 620 S. Aurora St., Ithaca, NY 14850

Tax Parcel Number: 106-1-8

Legal description of Property: Emerson Power Transmission

Zoning District: I-1 Area: 95.05 acres Frontage: TBD

Current Uses: Emerson Power Transmission; Vacancy
3. **Project Information**

**Project Name:** Chain Works District Redevelopment Project

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**Project Narrative and Summary of Community Benefits (attach additional sheets as needed):**

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 idled 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. Using the existing structures; residential, commercial, studio workspaces, and office development is proposed to be 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.

Please refer to the cover letter for additional details about the community benefits of the proposed Chain Works District and its fit with the City Comprehensive Plan.

**Project Location:** NYS Route 96B (Danby Road) south of the intersection with Hill View Terrace

**Property Size (acres) – both existing & proposed:** 95.03 acres

**Building Size (square feet) – both existing & proposed**

- 800,000 sf (existing); TBD proposed

**Proposed Project Start & Completion Dates:** 04/2015 & 12/2030

**Approx. # of rental housing units:** TBD

**Approx. # of for-sale housing units:** TBD
Approx. SF of office: _____ TBD ________________________________

Approx. SF of retail/commercial: _____ TBD _______________________

Approx. SF of community/non-profit use: __ TBD __________________

Approx. SF of light industrial/high-tech: _____ TBD __________________

Approx. SF of industrial/manufacturing: ____ TBD __________________

Approx. SF of other uses specify: _____ TBD _______________________

Part 4. – Project Costs

Cost of New Construction: _____ TBD _____________

Value of Improvements: _____ TBD _____________

Value of Equipment to Be Acquired: __ TBD _______

Other: ____ TBD _____________________________

Total: _____ TBD ____________

Part 5. – Criteria and Potential Project Benefits

Minimum Qualification Criteria

A PUD can only be established if the following criteria are all determined to have been met:

- Does the project further the health and welfare of the community; and
- Is the project in accordance with the City Comprehensive Plan
- Does the project create at least one long term community benefit
- Is the property located in an area of the City currently zoned industrial
PUD Approval Considerations

In addition to meeting the minimum criteria, the following will also be considered when evaluating whether to grant a PUD for a proposed project:

(1) Please demonstrate why this project can’t move forward under existing zoning. Why should a PUD be a desirable way to regulate development on this site?

   Mixed-use is currently not allowed. The site has the potential to become a coordinated zone between the City and Town.

(2) Will the project provide for public access pedestrian linkages (active recreation)?

   Yes.

(3) What are the heights of buildings in this project? How do building masses and locations compare to each other and to other structures in the vicinity?

   Natural Zone (T1)= N/A; Neighborhood General Zone (T4)= 4 stories; Neighborhood Center Zone (T5)= 6 stories. Additional stories will be conditional. See the submitted Proposed Regulatory Plan, Proposed Existing Structure to remain, and Program Diagram which is incorporated herein by reference.

(4) Are there available and adequate transportation systems within the PUD for pedestrians, bicycles, and motor vehicles, including transit? What is the impact on the external transportation network?

   Yes, and will provide the opportunity to be improved.

(5) What is the character of the neighborhood in which the PUD is being proposed? Are there safeguards provided to minimize possible detrimental effects of the proposed use on adjacent properties and the neighborhood in general?

   Primarily residential. Buffers may be used as determined.

(6) How do the proposed open space and recreational systems function within the PUD and in relation to the City’s overall open space and recreational systems?

   Improved trail connection will be provided.
(7) What is the general ability of the land to support the development, including such factors as slope, depth to bedrock, depth to water table and soil type?

Land is comparable to many other developed locations in the City. Steep slopes will be avoided.

(8) What potential impacts are there on environmental, historical, and architectural resources? Does the proposed PUD serve to protect these resources?

By allowing mixed-use, the PUD will directly allow the repurposing of historic structures, which might be demolished otherwise. A Generic Environmental Impact Statement will be prepared to analyze potential significant environmental impacts.

(9) What potential impacts are there on local government services?

Greater density close to downtown will have a net positive impact on tax base.

(10) Is there available and adequate water service?

Service will be improved as needed.

(11) Is there available and adequate sewer service?

Service will be improved as needed.

(12) Will the PUD provide several of the community benefits listed below that contribute to making the project a long-term asset for the community?

Yes.

Potential Community Benefits Resulting from the PUD Project

(1) What will be the increase to the tax roll value of new real property?

Net positive increase.

(2) How many FTE jobs will be created as a result of the project?

TBD.

a. Will the project result in job creation of positions that pay at least a living wage?
Yes.

(3) Will the project result in job creation of which at least 51% will be held by persons earning 80% or less of Area Median Income?

Not likely, but TBD.

(4) Will the applicant provide affordable housing at rents that do not exceed Fair Market Rents occupied by households earning no more than 80% of Area Median Income, adjusted for family size (must determine duration)?

TBD.

(5) Will the project fill vacant store fronts?

No, will fill vacant factory.

(6) Will the project involve environmental remediation?

Yes.

(7) Is the project a historic preservation project (in accordance with the Secretary of Interior's standards)?

Possibly.

(8) Will the project be assisting/contracting/renting to MWBEs?

Yes, amounts TBD.

(9) Will the project provide free (reduced cost) community space in the project (for example to a 501c3 non-profit)?

TBD.

(10) Will the project produce large-scale alternative energy, local energy or combined heat/power that results in a significant reduction in greenhouse gas emission?

Yes, exact systems TBD.

(11) Will the project result in high tech job creation?
Most likely.

(12) Does the project contain the redevelopment of a Brownfield site?

Yes.

(13) Will this project provide any other community wide benefits?

It will add much needed housing within walking distance of downtown, and will reduce vehicle miles traveled and overall greenhouse gas production for Tompkins County.