

# CHAIN WORKS DISTRICT

08.05.2014

**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

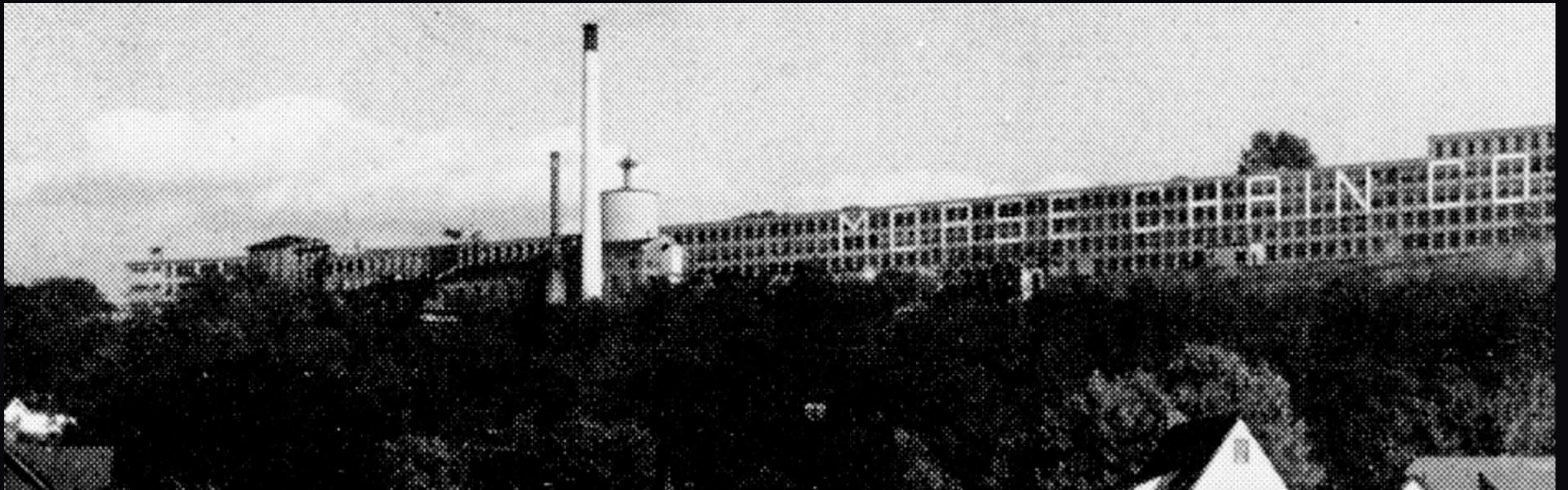
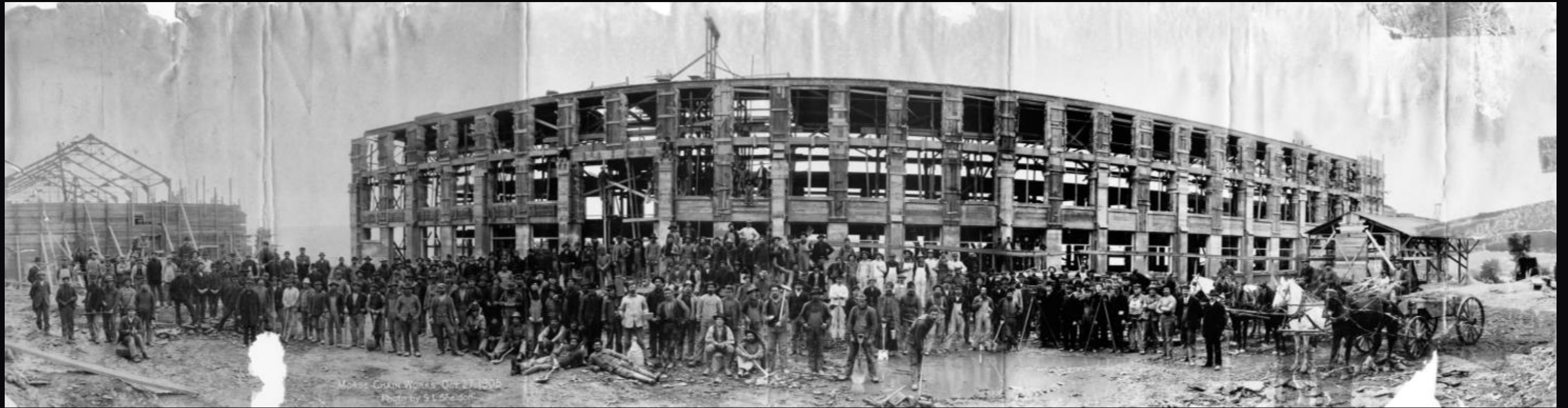
**LA BELLA P.C.** – environmental consulting





SITE BIRD'S EYE VIEW  
08.05.2014

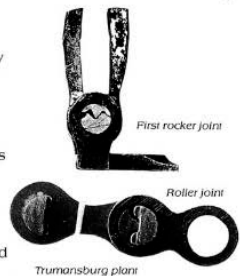




SITE HISTORIES  
08.05.2014



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.



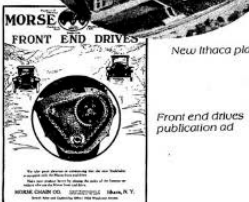
1901-4 The optical pyrometer is patented and marketed.

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.

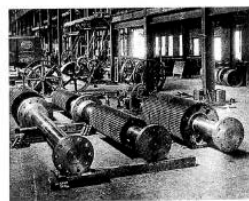


1911 Automobile chain for chain-driven front ends was developed for Cadillac.

1914-16 The Ithaca plant size is quadrupled.

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

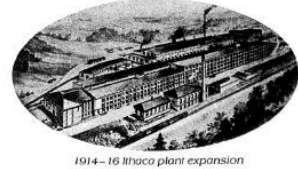
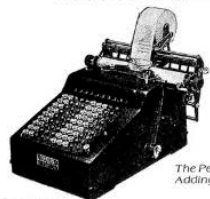
1917 The Thomas-Morse airplane division was formed in Ithaca. The Thomas-Morse Scout for the U.S. Army is built.



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.



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.

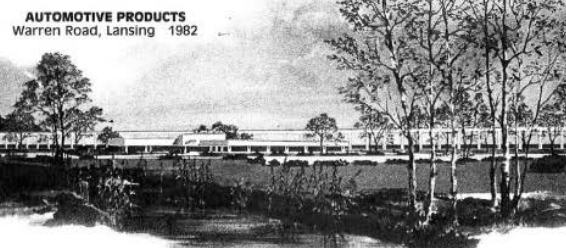
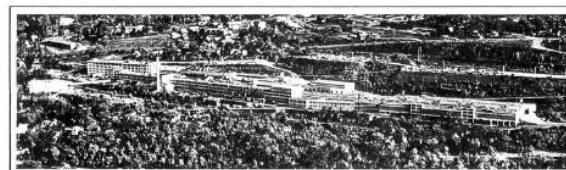


1921 Barr-Morse began manufacturing typewriters in Ithaca.

1928 Additional plant space is added in Ithaca.

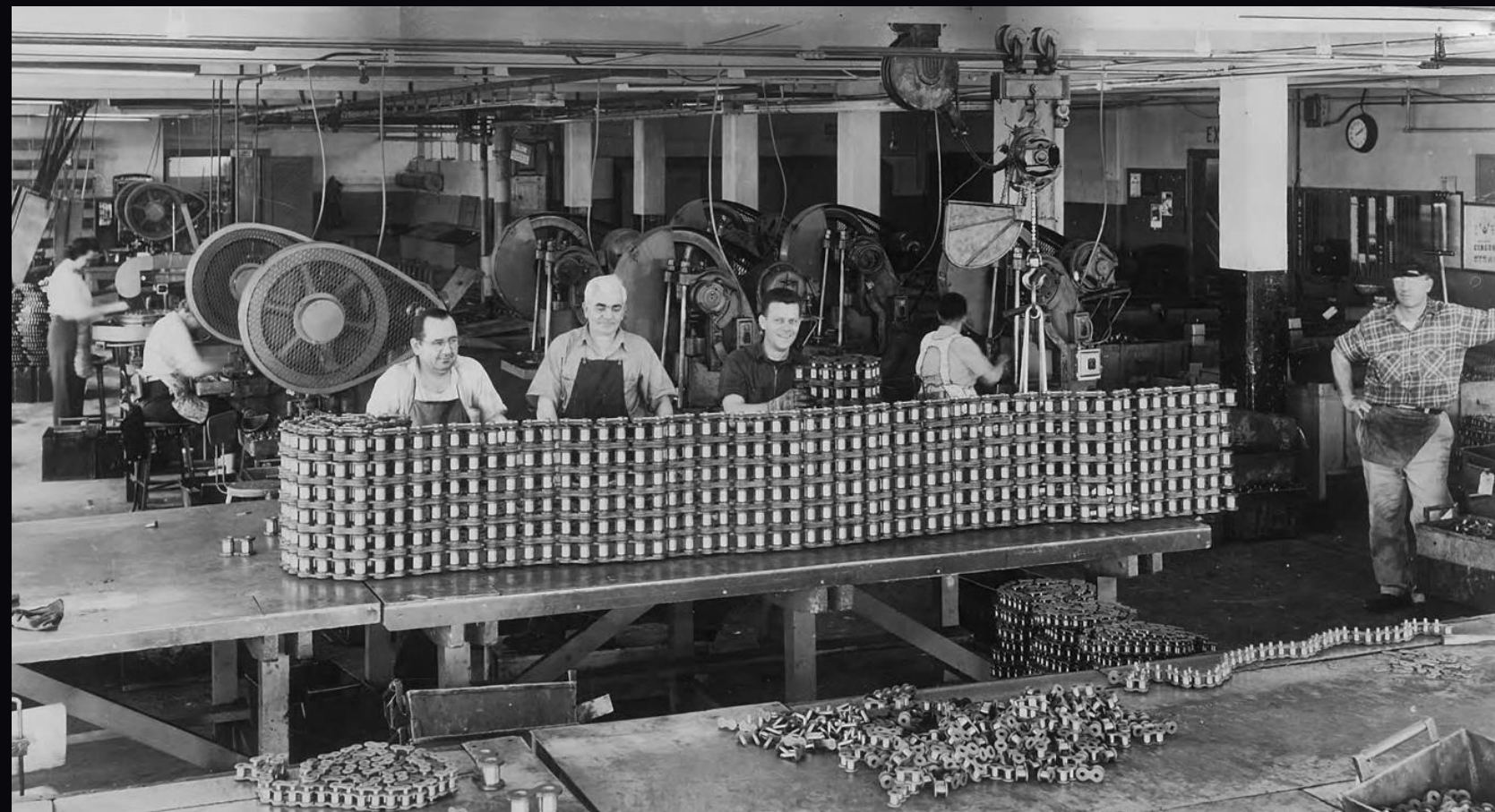
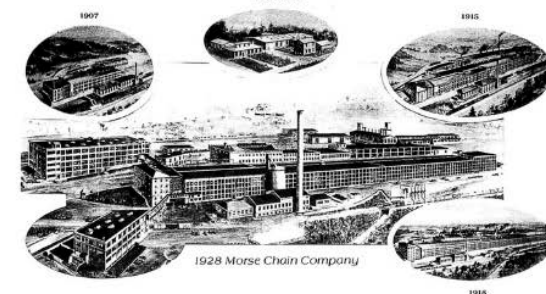
1929 Morse Chain joined the newly-formed Borg-Warner Corporation.

The adding machine division was sold to Allen-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.

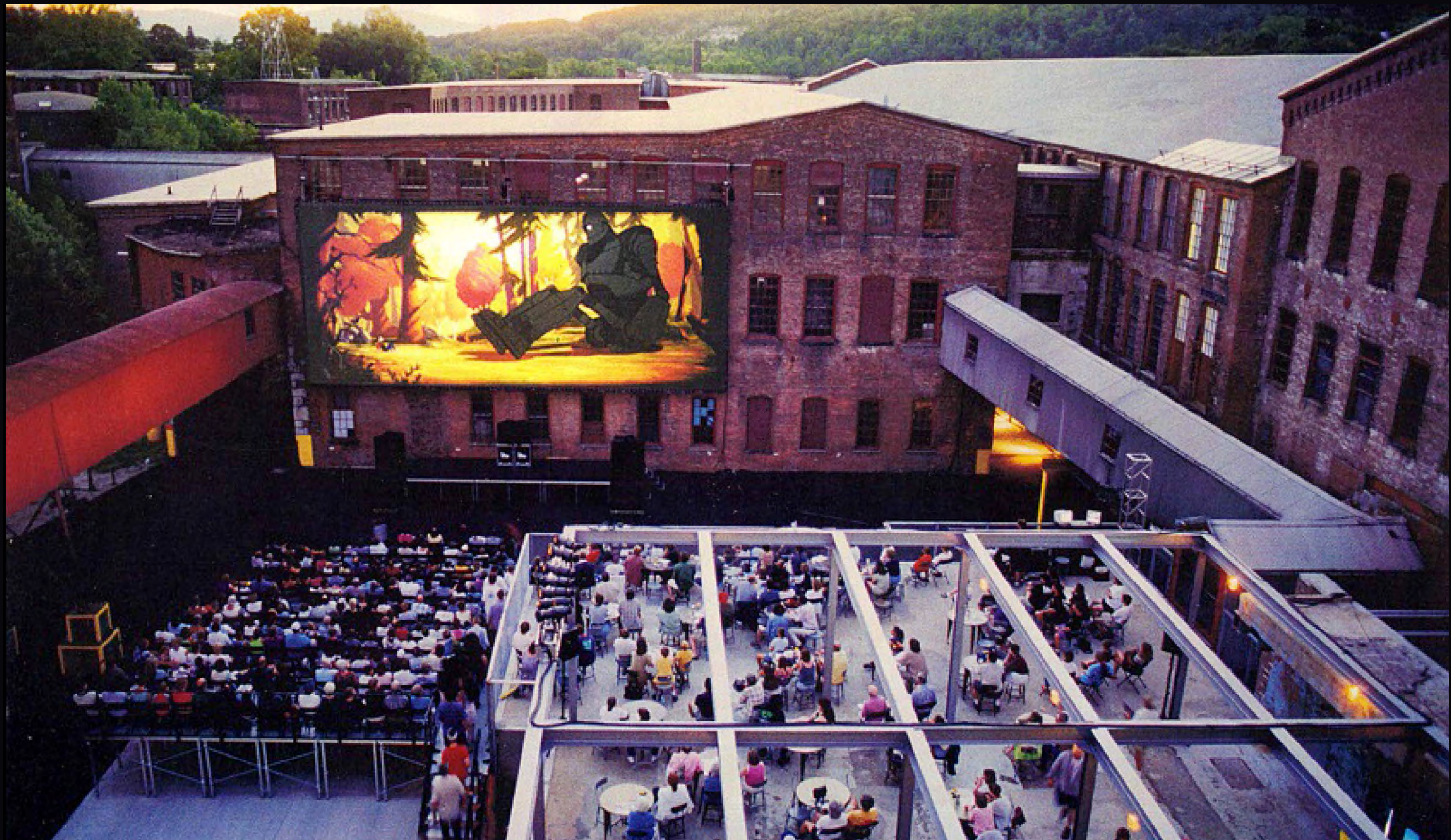






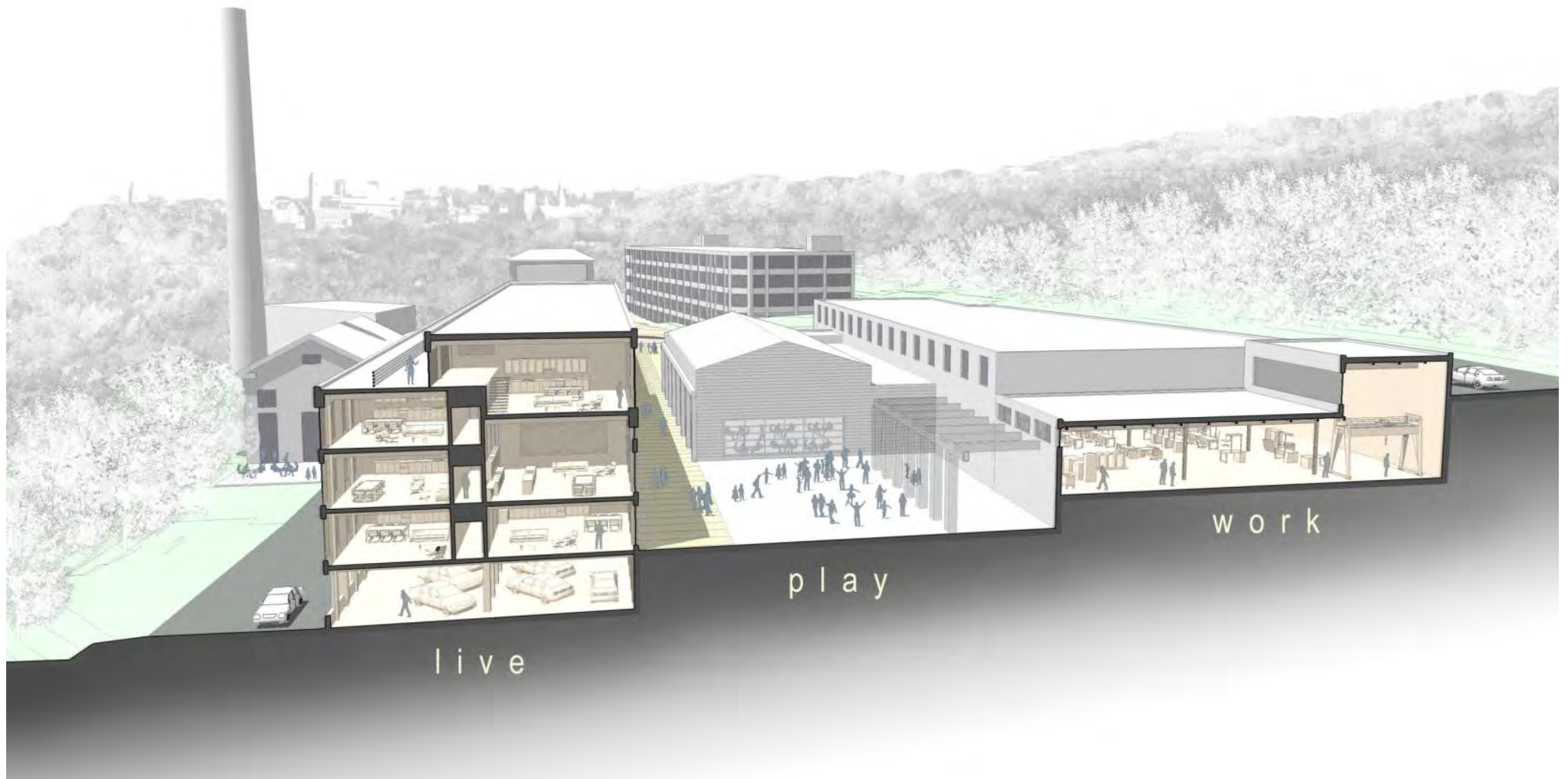
PRECEDENTS: STEEL YARD [PROVIDENCE, RI] - KLOPPER MARTIN  
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PRECEDENTS: MASS MOCA [NORTH ADAMS, MA] - BRUNER | COTT + D.I.R.T. STUDIO  
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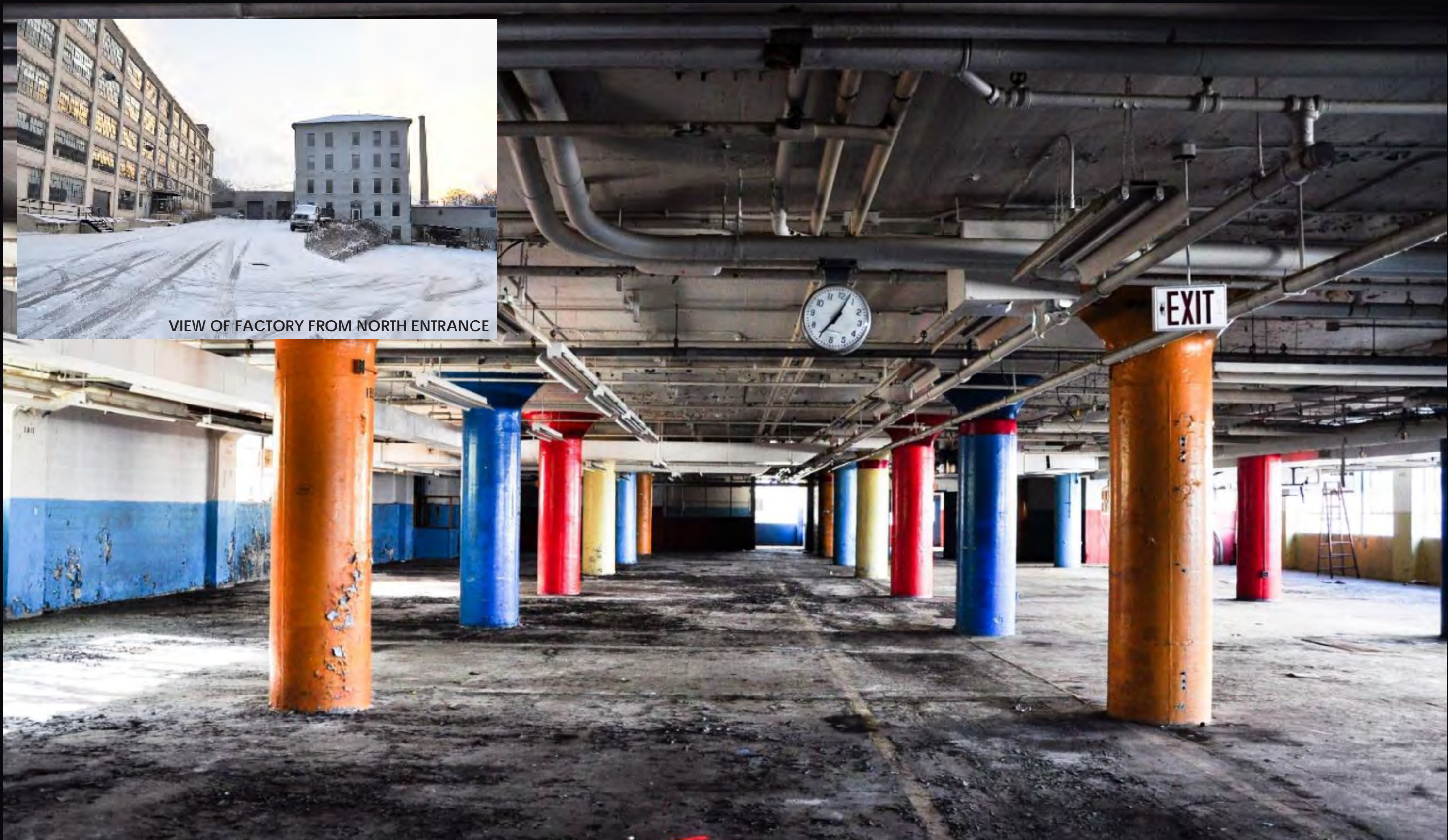


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VIEW OF FACTORY FROM NORTH ENTRANCE



INTERIOR OF EXISTING STRUCTURE  
08.05.2014





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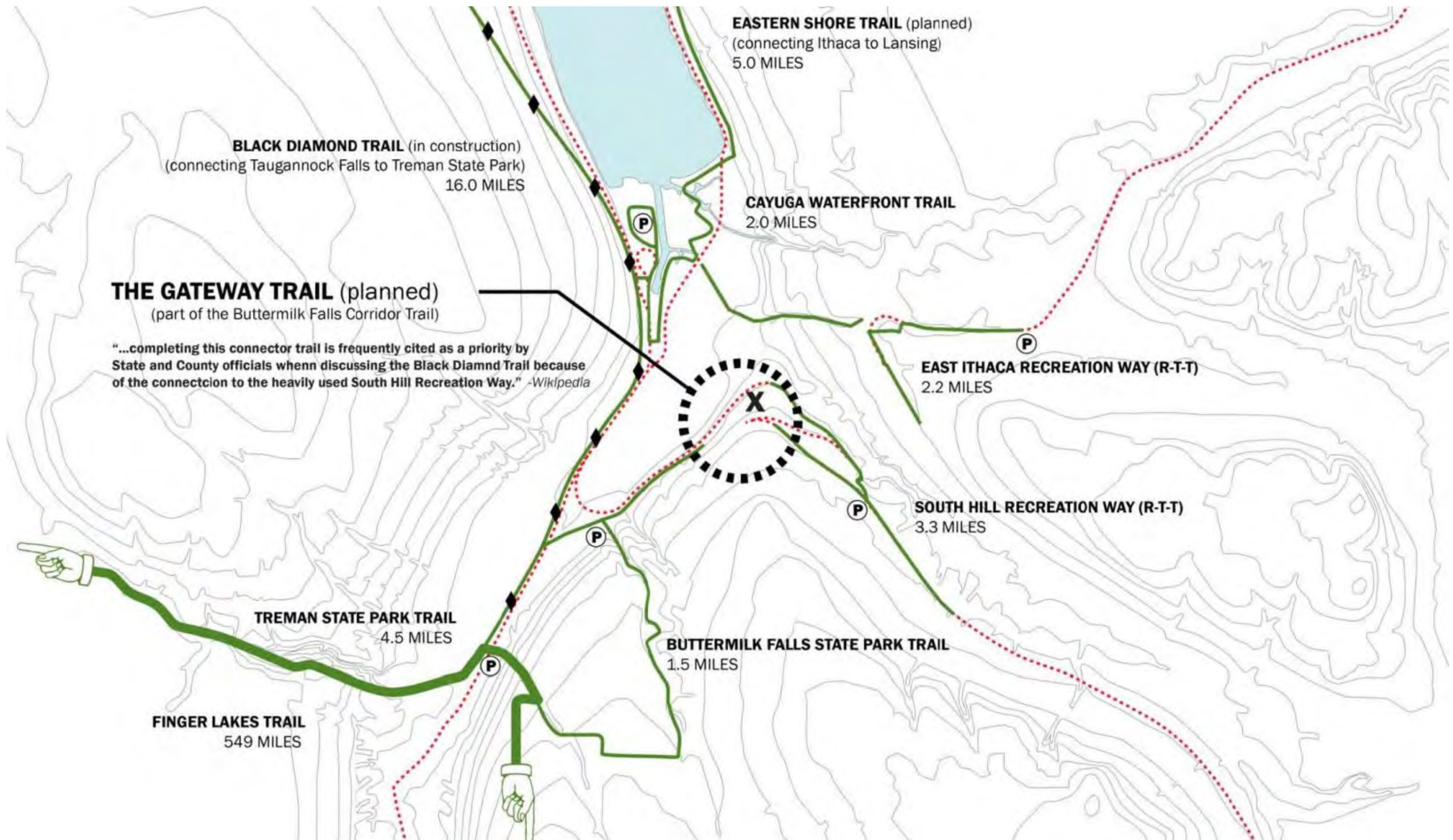
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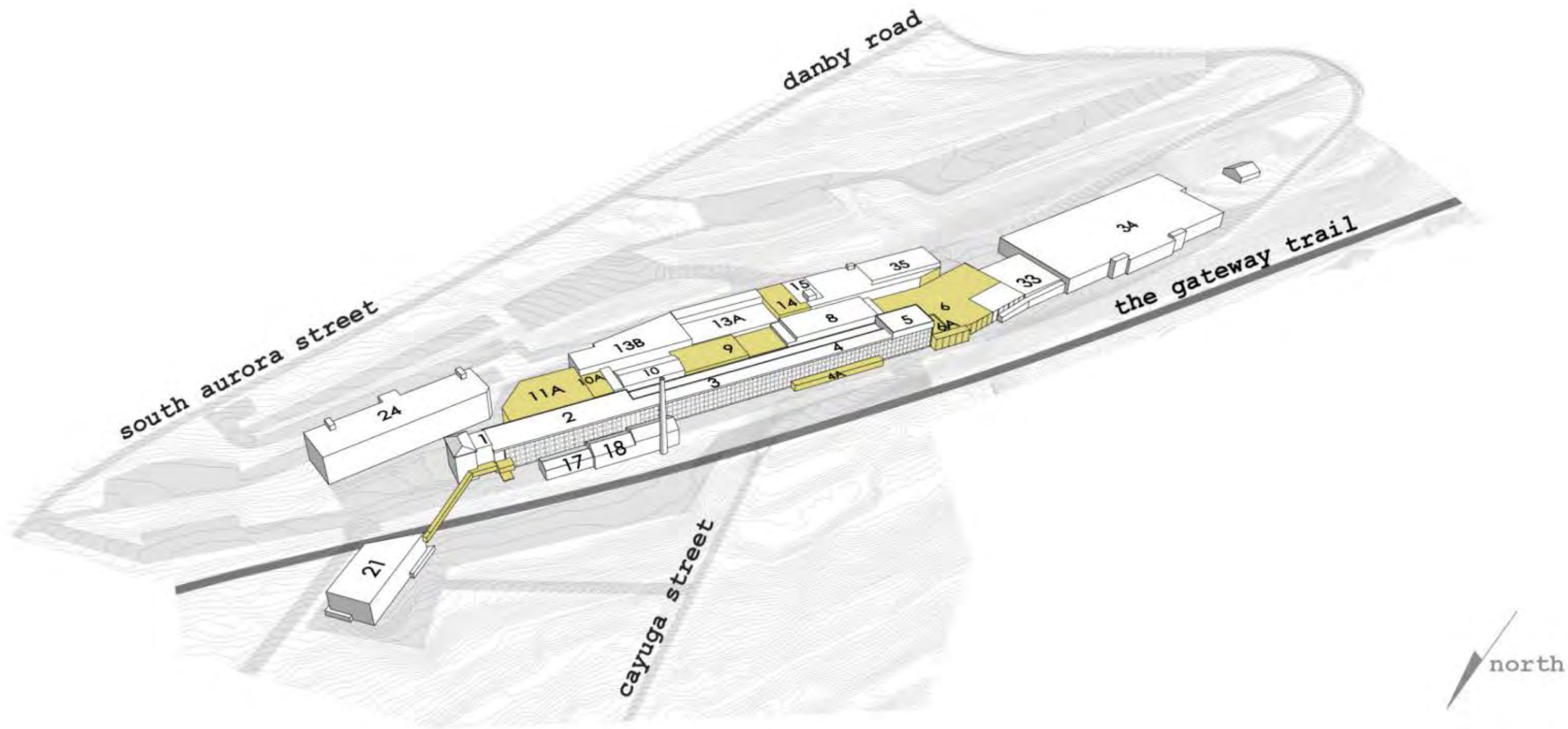
EXISTING TRAIL NETWORK  
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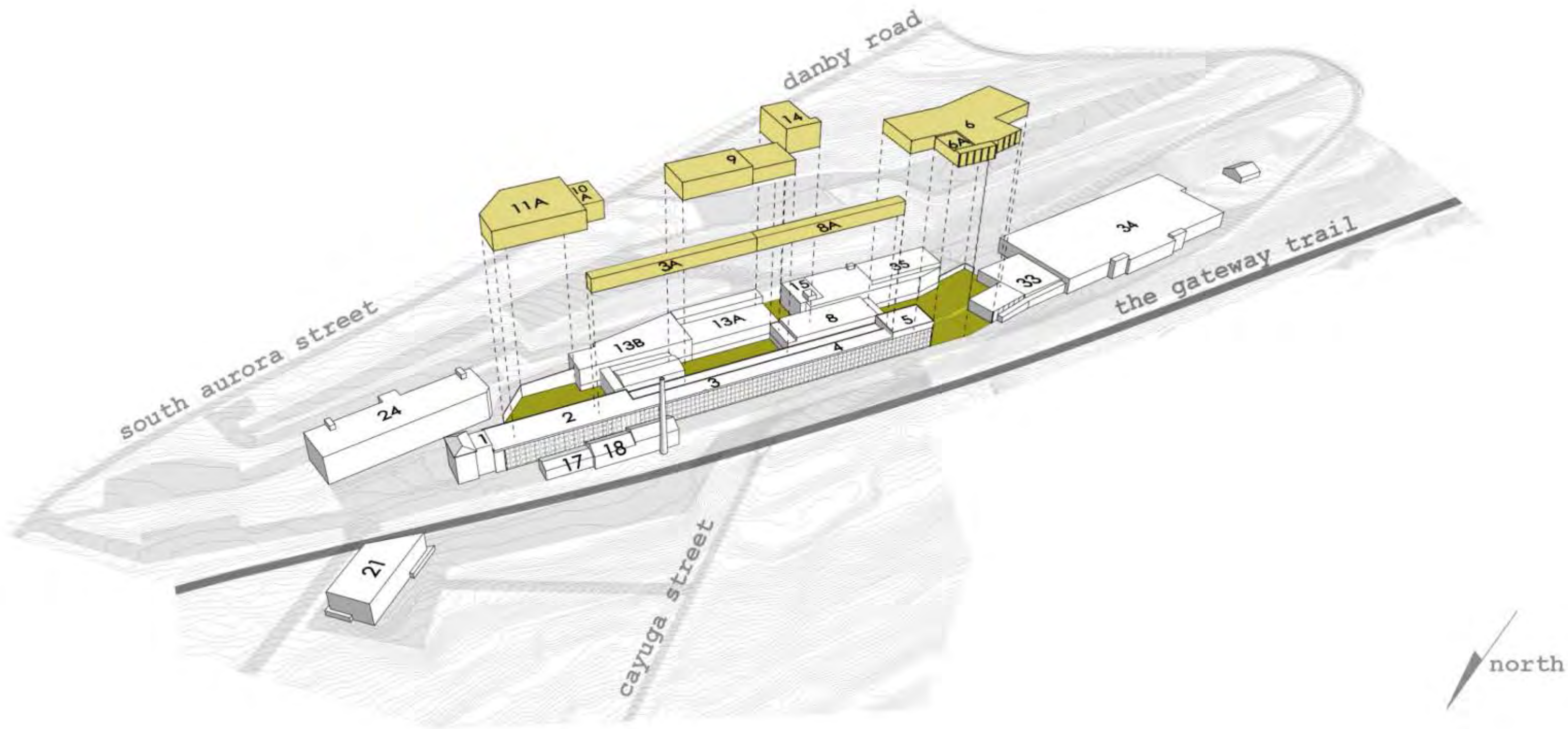
WALKING DISTANCE DIAGRAM  
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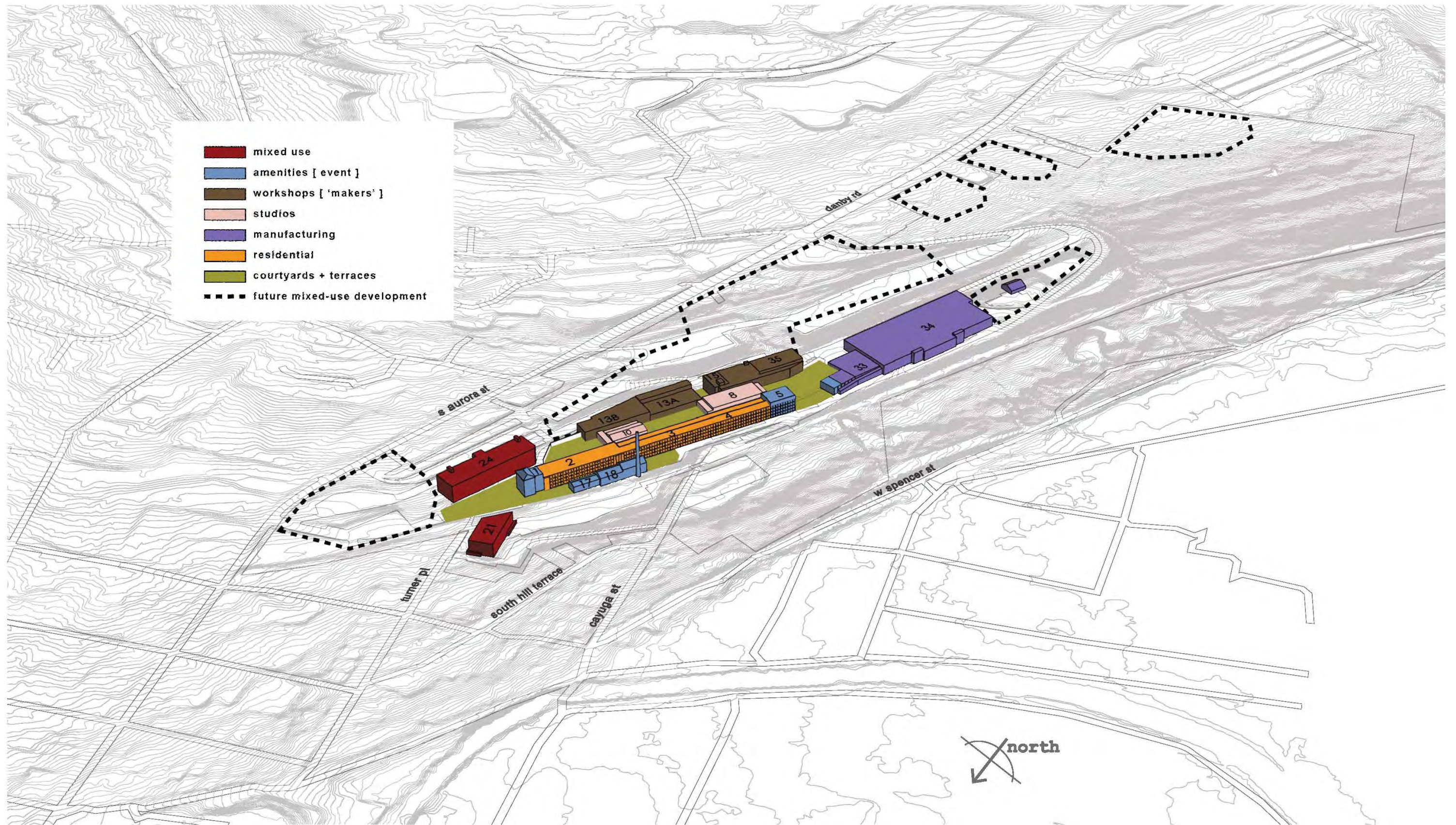
BUILDINGS TO BE REMOVED  
08.05.2014





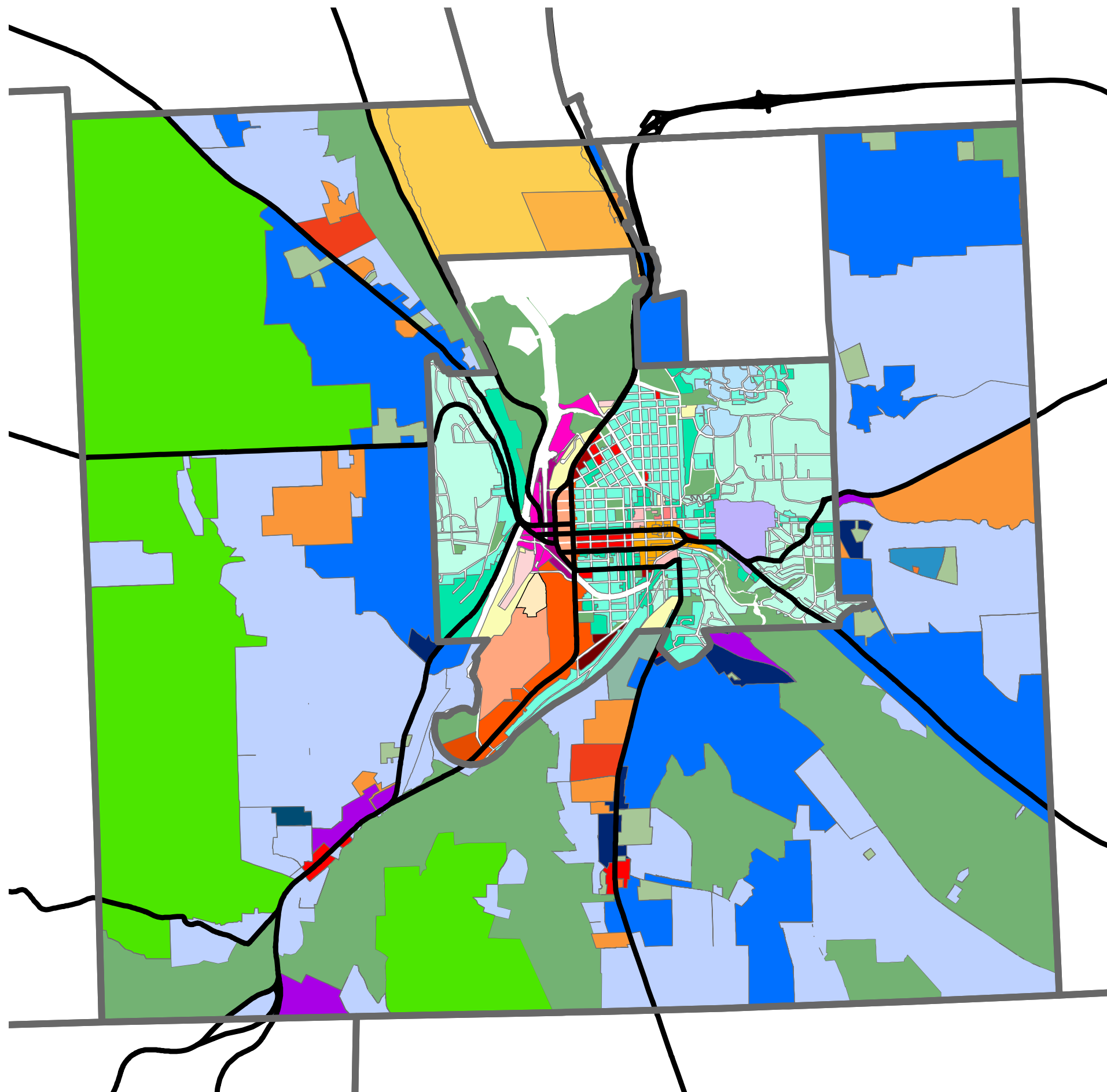
BUILDINGS TO BE REMOVED  
08.05.2014





PROGRAM DIAGRAM  
08.05.2014





Town Zones

AG

C

CC

HDR

I

LC

LDR

LI

LR

MDR

MHP

MR

NC

OPC

P

VFR

City Zones

Adult Us

B-1a

B-1b

B-2a

B-2b

B-2c

B-2d

B-4

B-5

C-SU

CBD-100

CBD-120

CBD-60

CBD-85

CPOZ

I-1

MH-1

P-1

R-1a

R-1b

R-2a

R-2b

R-2c

R-3a

R-3aa

R-3b

R-U

SW-1

SW-2

SW-3

U-1

WEDZ-1a

WEDZ-1b

WF-1

WF-2

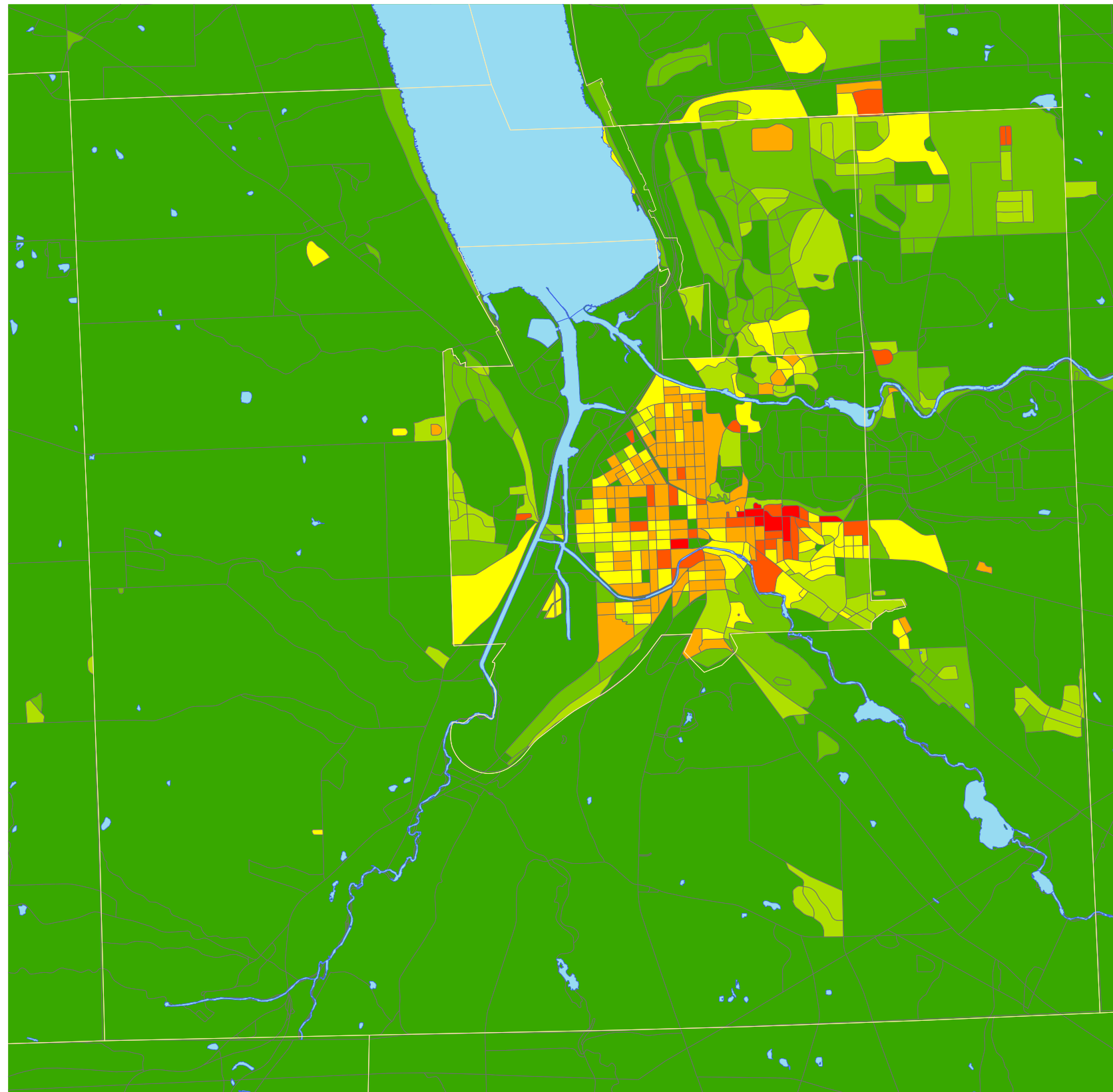
EXISTING ZONING - CITY AND TOWN OF ITHACA  
08.05.2014





A TYPICAL RURAL-URBAN TRANSECT, WITH TRANSECT ZONES





## Legend

### Blocks

### Units Per Acre



08.05.2014





NATURAL ZONE - T1  
08.05.2014





NATURAL ZONE - T1  
08.05.2014





RURAL ZONE - T2  
08.05.2014





RURAL ZONE - T2  
08.05.2014





NEIGHBORHOOD EDGE ZONE - T3  
08.05.2014





NEIGHBORHOOD EDGE ZONE - T3  
08.05.2014





NEIGHBORHOOD GENERAL ZONE - T4  
08.05.2014





NEIGHBORHOOD GENERAL ZONE - T4  
08.05.2014





NEIGHBORHOOD CENTER ZONE - T5  
08.05.2014





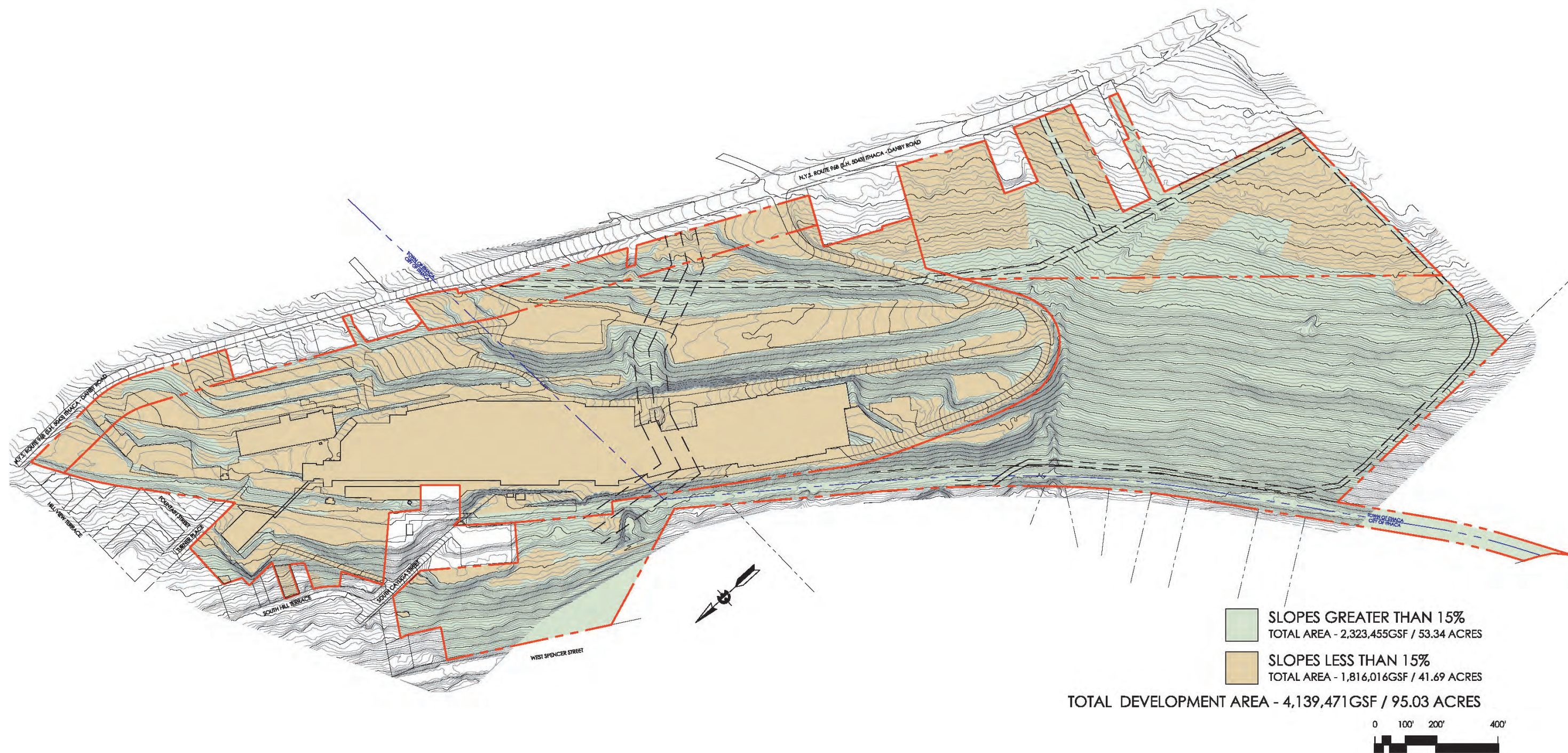
NEIGHBORHOOD CENTER ZONE - T5  
08.05.2014





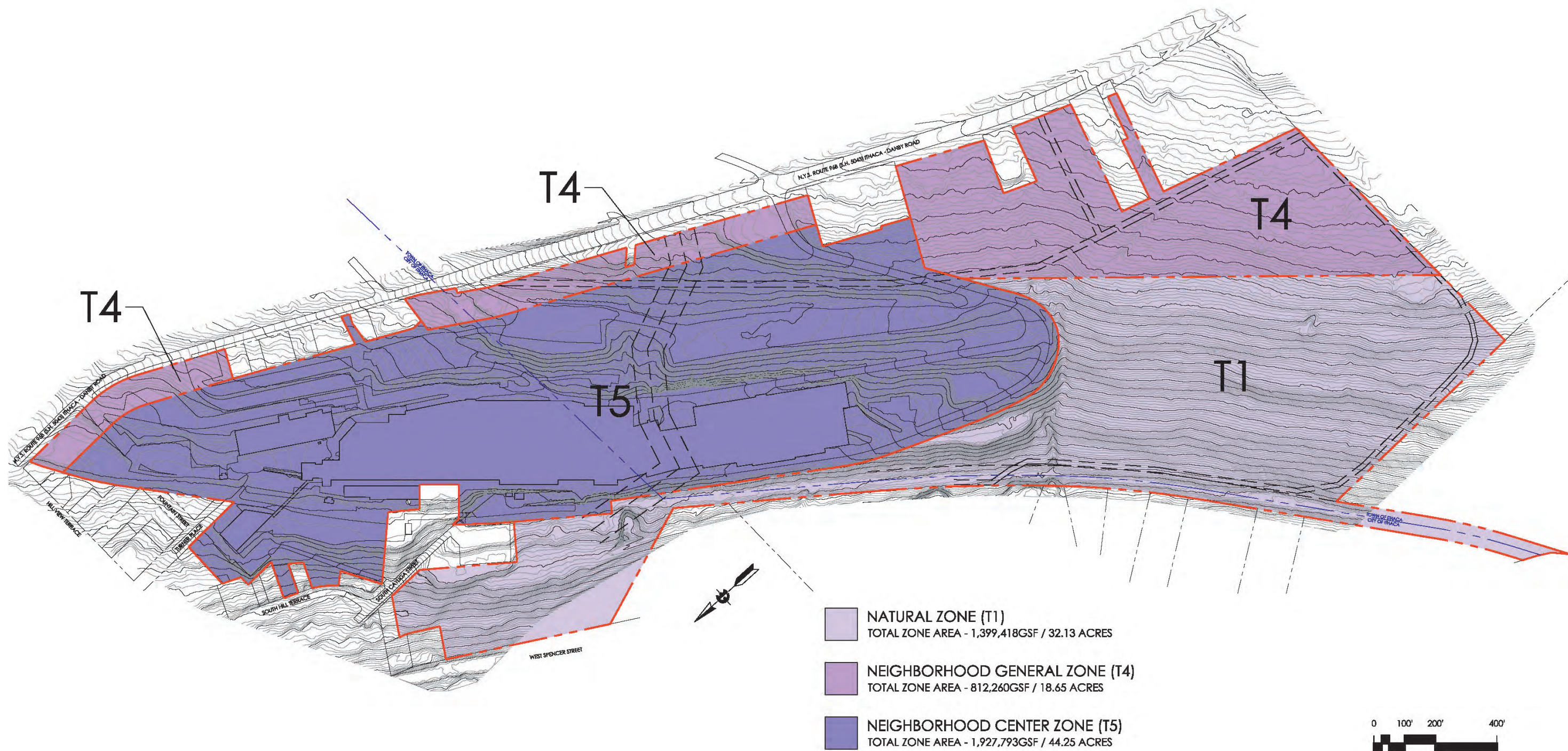
CENTRAL BUSINESS DISTRICT ZONE - T6  
08.05.2014





EXISTING SLOPE ANALYSIS DIAGRAM  
 08.05.2014





PROPOSED REGULATING PLAN  
08.05.2014





VIEW FROM THE FACTORY  
08.05.2014



# CHAIN WORKS DISTRICT

[www.chainworksdistrict.com](http://www.chainworksdistrict.com)