

CHAIN WORKS DISTRICT

01.26.2016

UNCHAINED PROPERTIES - developer

FAGAN ENGINEERS & LAND SURVEYORS - project lead and civil engineering

HARTER, SECREST, AND EMERY - environmental, land use, and zoning law

CHARENTREUL | JENSEN | STARK ARCHITECTS - architecture and planning

WHITHAM PLANNING AND DESIGN - project planning approvals

STREAM COLLABORATIVE - zoning development and design guidelines

LA BELLA P.C. - environmental consulting

SRF & ASSOCIATES - traffic and transportation engineering

RANDALL + WEST - LEED ND and planning consulting

BROUS CONSULTING - public outreach

AUSTIN + MERGOLD - architecture, branding and outreach

CHAIN WORKS TEAM
01.26.2016



APRIL 2014 - public meeting to introduce the Chain Works District

JULY 2014 - submission of Planned Unit Development (PUD) and Planned Development Zone (PDZ) applications

AUGUST 2014 - public information session regarding the rezoning of the Site

AUGUST/SEPTEMBER 2014 - submission of Site Plan Review applications

OCTOBER 28, 2014 - City Planning Board established as Lead Agency and Positive Declaration of Environmental Significance / FEAF Parts 2 and 3

NOVEMBER 2014 - public information session regarding the initial environmental findings for the 95-acre Site

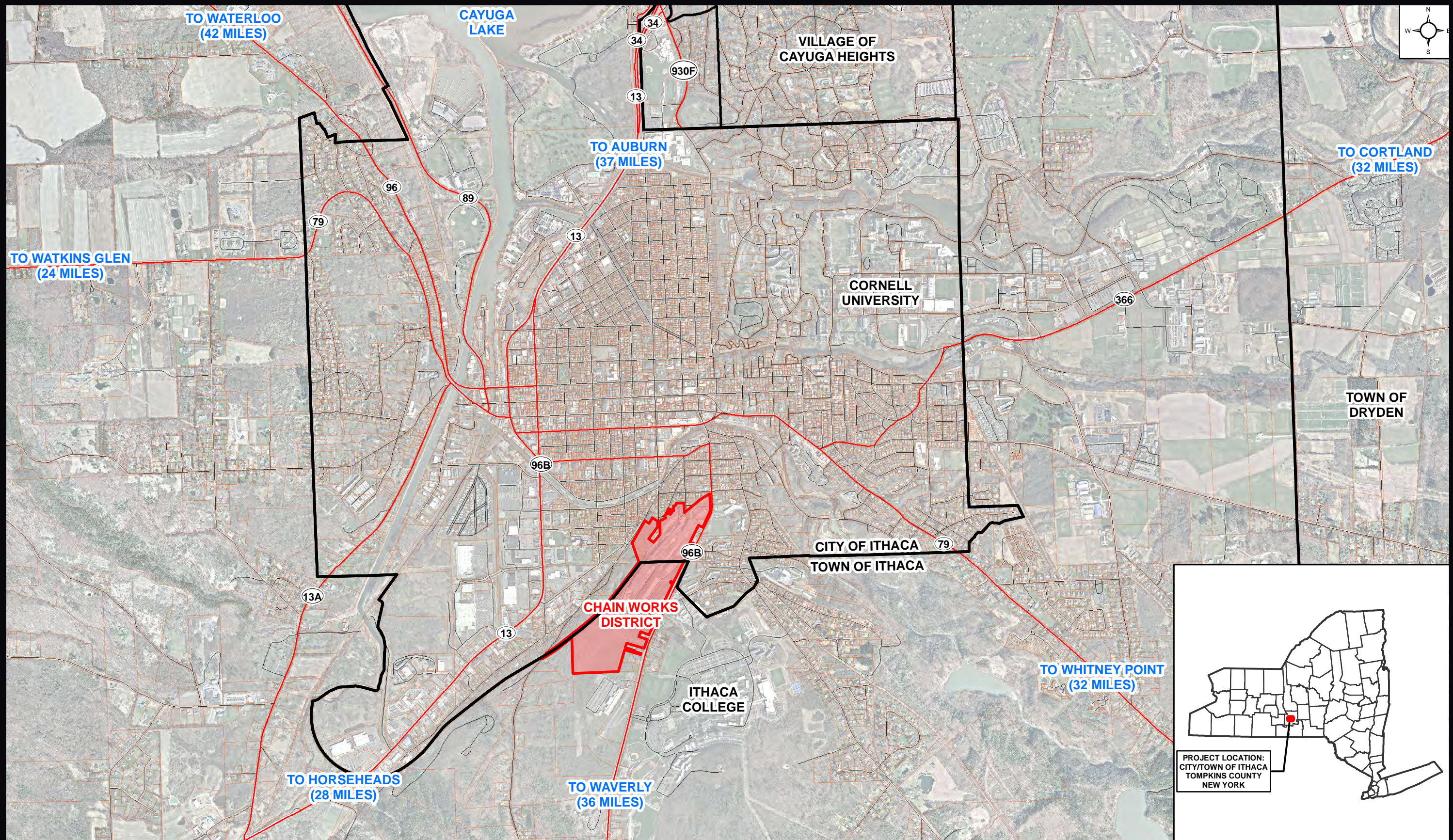
NOVEMBER 18, 2014 - public scoping meeting

JANUARY 13, 2015 - Final Scoping Document for the DGEIS adopted

JANUARY 2015-JANUARY 2016 - project team develops project and DGEIS

JANUARY 5, 2016 - submission of DGEIS for Adequacy Review

WHERE WE'VE BEEN
01.26.2016



PROJECT LOCATION
01.26.2016



EXISTING SITE
01.26.2016

LEGEND

- # Project Drive Identification
- Residential Use
- Office / Mixed Use
- Industrial Use
- Sidewalks / Trails (Treatment Varies)
- A Apartments - Walk Up
- B Apartments - Double Loaded Corridor
- C Apartments - Townhouse
- N# New Building Designation



PROPOSED CONCEPTUAL SITE LAYOUT PLAN
01.26.2016

Existing, sprawling complex of buildings would remain idle. Remediation based on existing ROD (industrial use only) continues.



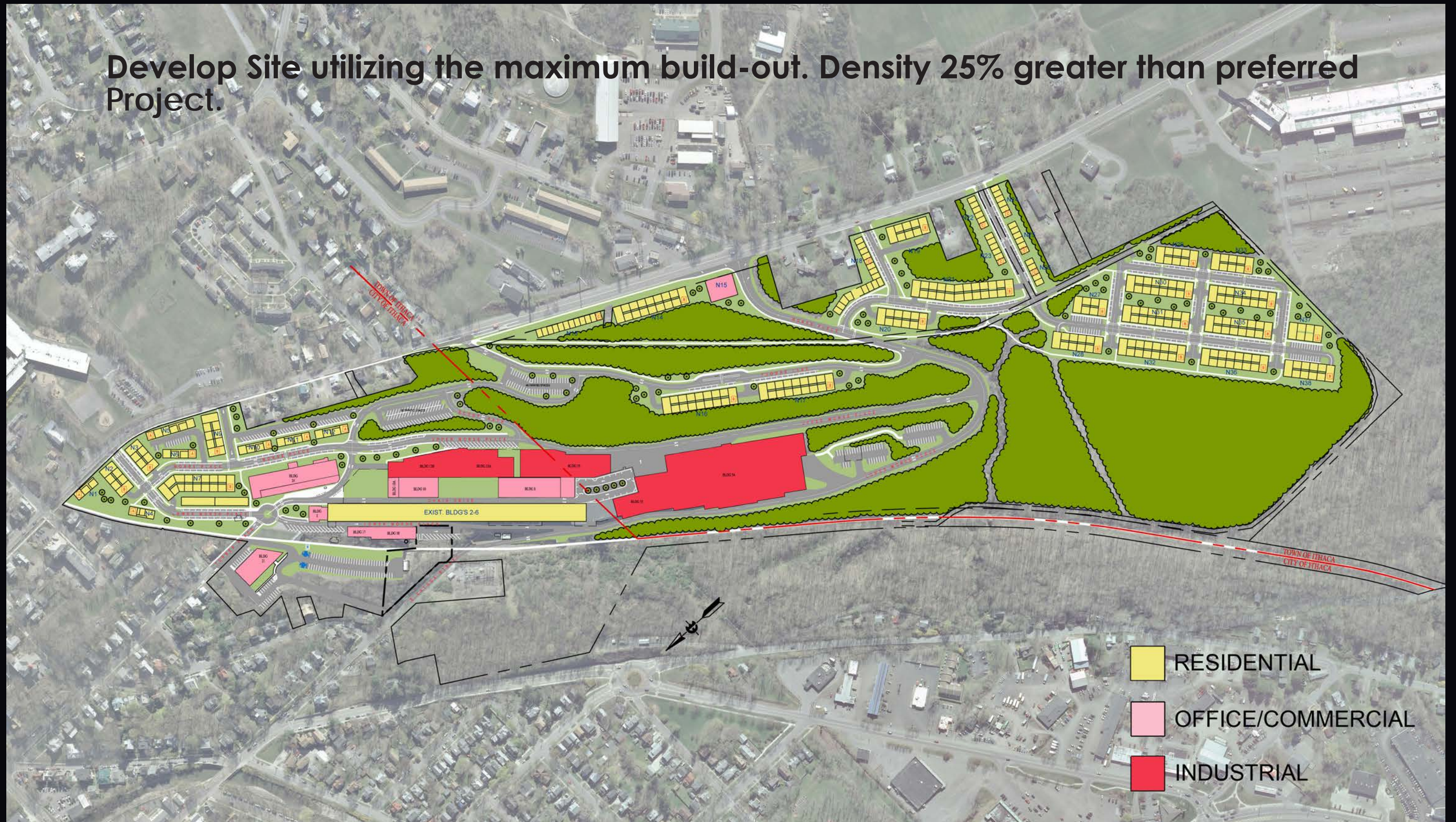
REASONABLE ALTERNATIVES: NO ACTION
01.26.2016

5 out of 7 zoning classifications at the site are not industrial. However, ROD only allows industrial uses, so development would be limited to industrial and ancillary uses.

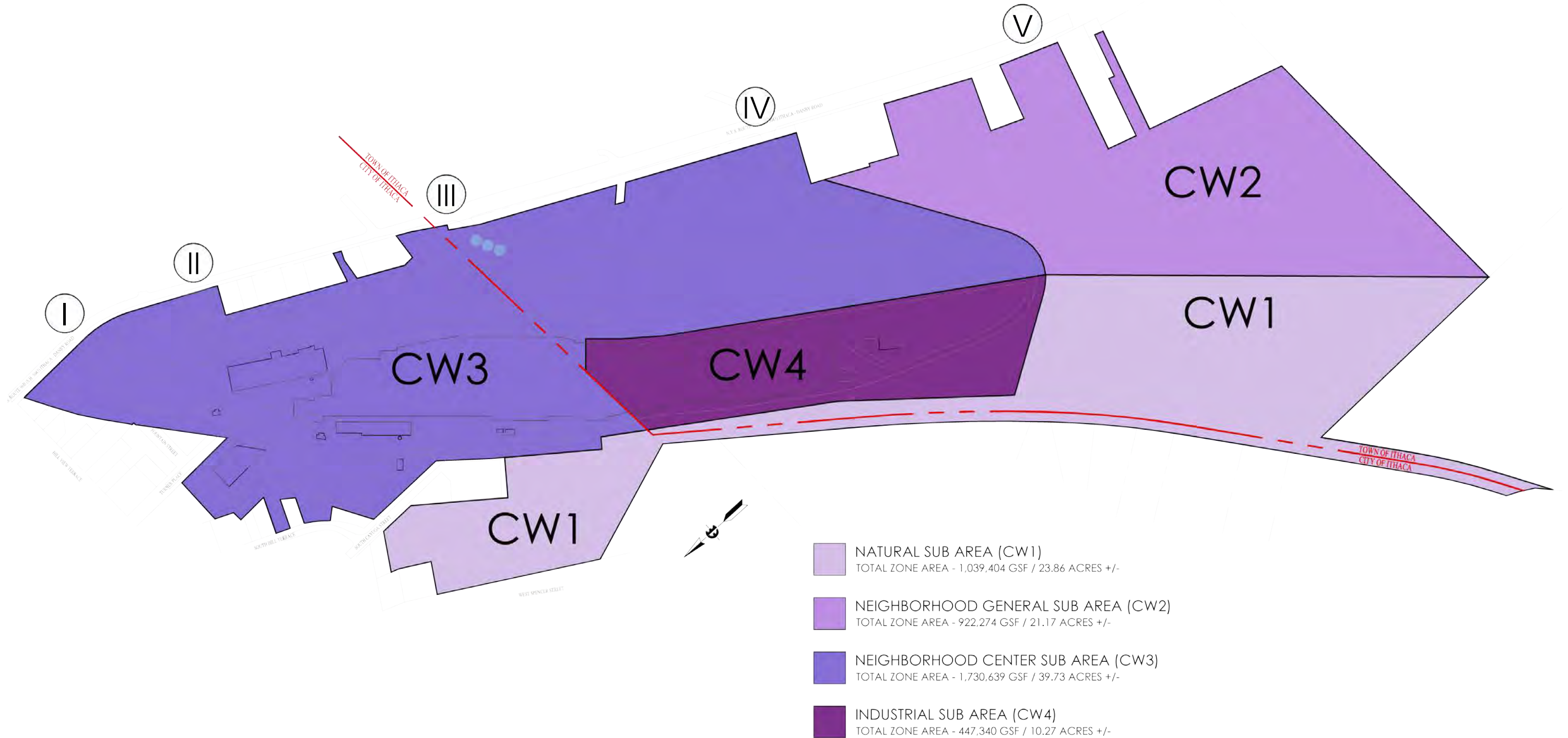


REASONABLE ALTERNATIVES: DEVELOPMENT IN ACCORDANCE WITH EXISTING ZONING
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Develop Site utilizing the maximum build-out. Density 25% greater than preferred Project.



REASONABLE ALTERNATIVES: MAXIMUM DEVELOPMENT SCENARIO
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CONCEPTUAL SITE LAYOUT PLAN - BIRD'S EYE VIEW
01.26.2016



CONCEPTUAL VISION FOR THE CWD
01.26.2016



PROPOSED ELEVATIONS - BUILDING 21
01.26.2016



VIEW FROM WEST END OF GATEWAY TRAIL LOOKING SOUTH
01.26.2016



VIEW FROM CHAIN DRIVE LOOKING NORTH
01.26.2016

CHAIN WORKS DISTRICT

www.chainworksdistrict.com