

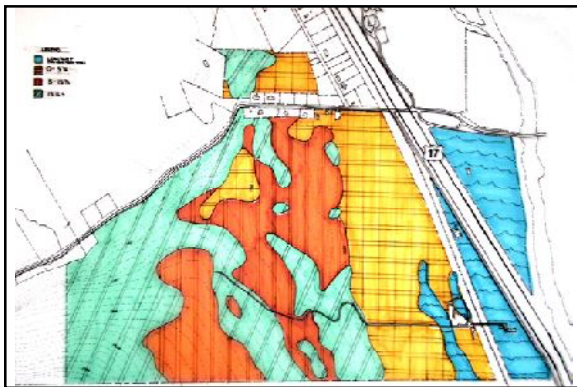
17: Good Design - Tombs Site

Site Introduction:

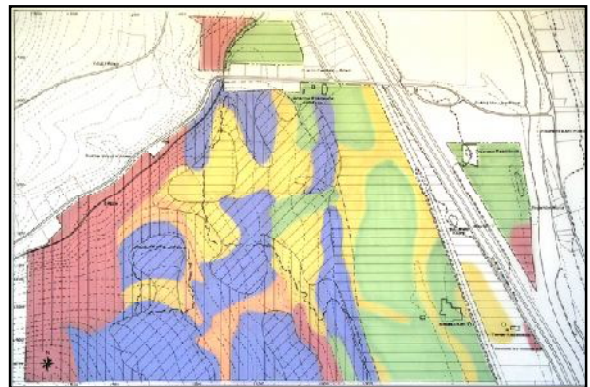
The Tombs/Sullivan/Horton site is located within the Town of Campbell and is a combination of three properties totaling 356 acres: the Jim and Pauline Tombs farm (about 213 ac.); the John and Mary Fran Sullivan farm (about 100 ac.); and the Horton family farm (43 ac.). Jim and Pauline live in a magnificent historic neo-classical home on the property which stands out as a highly visible landmark. The Southern Tier Expressway, a limited-use highway, passes the east side of the property, and its presence is a dominant feature of the eastern portion of the properties.

Set in a relatively flat area with few significant natural features other than farmland, and heavily impacted by neighboring gravel mines and the high-volume highway, the properties are a strong case study in working to preserve and enhance the rural setting in the face of adversity. With high visibility of much of the property from the expressway, an active railway line bisecting the property, road noise, and other constraints in the forefront of their minds, the students were faced with a tough design problem that also presented significant opportunities for public education. Jim Tombs and John Sullivan, both prominent landowners in the region, are strong supporters of the Rural Design Workbook project and can help spread the word.

Site Analysis:



Site Topography



Overall Site Analysis

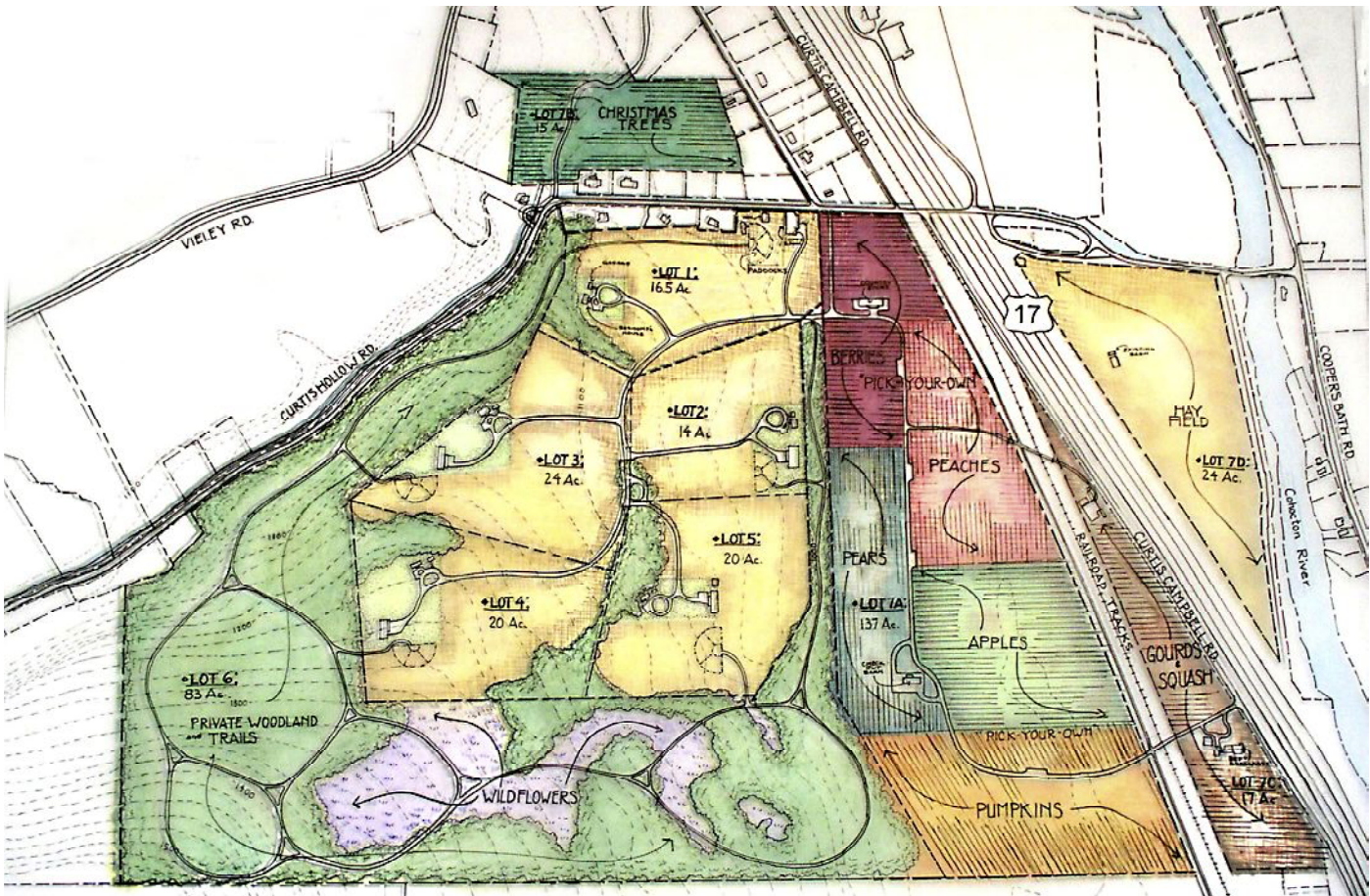


Significant Features



Tombs Residence

Tombs/Sullivan/Horton Site: Pick-Your-Own Farm



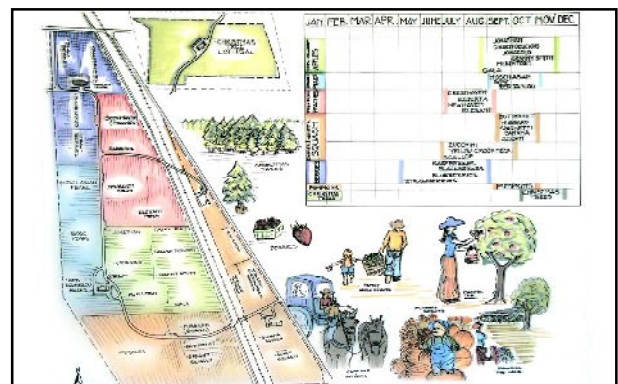
Design overview:

The dominant impression of this site from the highway will be created by the pick-your-own farm, which takes advantage of the good soils on the floodplain to grow berries, fruit trees, pumpkins and squash, and Christmas trees. Using the Tombs house as a bed-and-breakfast, the rural image and agricultural character will be preserved.

To generate needed income, the poorer land making up a large portion of the site is slated for 5 rural estates with private homes, barns, paddocks, and pastures, suitable for raising horses and other rural uses. These lots, and the pick-your-own farm, will connect to a larger trail system which winds through more than 90 acres of forest and wetlands. Respecting the independence of rural landowners, a formal agreement with the Lot #6 owner will permit the neighbors to ride horseback, hike, and cross-country ski on the trail system included on his/her land.

Acresage Summary:

- Lots 1-5: Horse farm residences (94 ac)
- Lot 6: Private Woodland & Trail System (93 Ac)
- Lot 7: Pick-your-own farm and B&B; Streamside buffer (169 Ac)
- Length of new road - 610 feet which connects to long private drives



Map and Schedule for Pick-Your-Own farm.

Tombs/Sullivan/Horton Site: Fishing and Recreation Facility



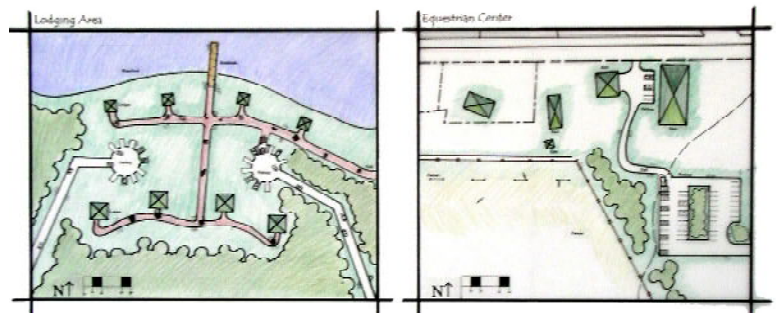
Design overview:

After profiting from the extraction of gravel from the site, this proposal creates a large lake which becomes the focal point for a sport fishing and outdoor recreational facility. With numerous docks, a restaurant featuring al fresco dining with outstanding views, lodges, horse barns, and a bait-and-tackle shop on the premises, the site is poised to offer a great variety of activities through the four seasons. Sport fishing of many varieties, boating, canoeing, and horseback riding or hiking combine with pumpkin picking, snowshoeing, ice fishing, and horse-drawn sleigh rides to produce year-round activity for both local residents and tourists.

Meanwhile, the site aims to be a good neighbor by keeping a large portion of the prime agricultural land and main view areas as active farmland. The proposal also suggests exploring the use of alternative energy sources, particularly solar, to help power the development's facilities.

Acresage Summary:

- Active Agriculture: 120 Ac.
- Conservation Easement: 162 Ac.
- Equine Facility: 10 Ac.
- Lake: 43 Ac.
- Lodging: 11 Ac.
- Residence: 5 Ac.
- Restaurant: 5 Ac.



Detail Plans of Cabins and Equestrian Center

Tombs/Sullivan/Horton Site: Alternative Farming



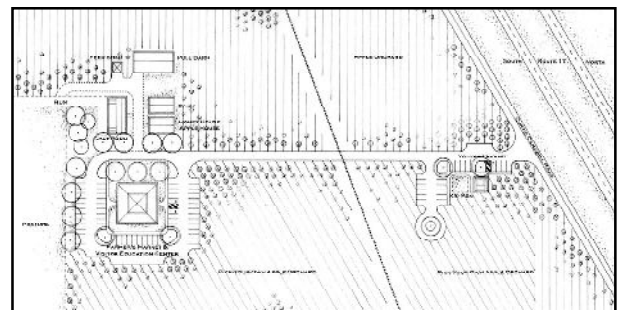
Design overview:

As the site is particularly visible, and strongly impacts the character of the surrounding community, this proposal suggests maintaining the agricultural nature of the site while switching to a trio of niche markets to maintain economic viability and create strong synergies between the farming methods. Dairy goats kept on the site provide the possibility of connecting an artisan cheese business to the Finger Lakes tradition of wineries. The alfalfa grown to support the goats would also serve to fix nitrogen for apple trees, which provide numerous and marketable products - apples, cider, juice, and apple butter as well as baked goods. Meanwhile, honey bees kept on site would not only produce two types of honey - alfalfa and apple - but would also pollinate both the crops.

The site would also feature a year-round farmers' market facility and a connected visitor education center. The center focuses on alternative farming, particularly that featured on the site, and on the importance of supporting small-scale agriculture to preserve rural areas and the American tradition of agriculture.

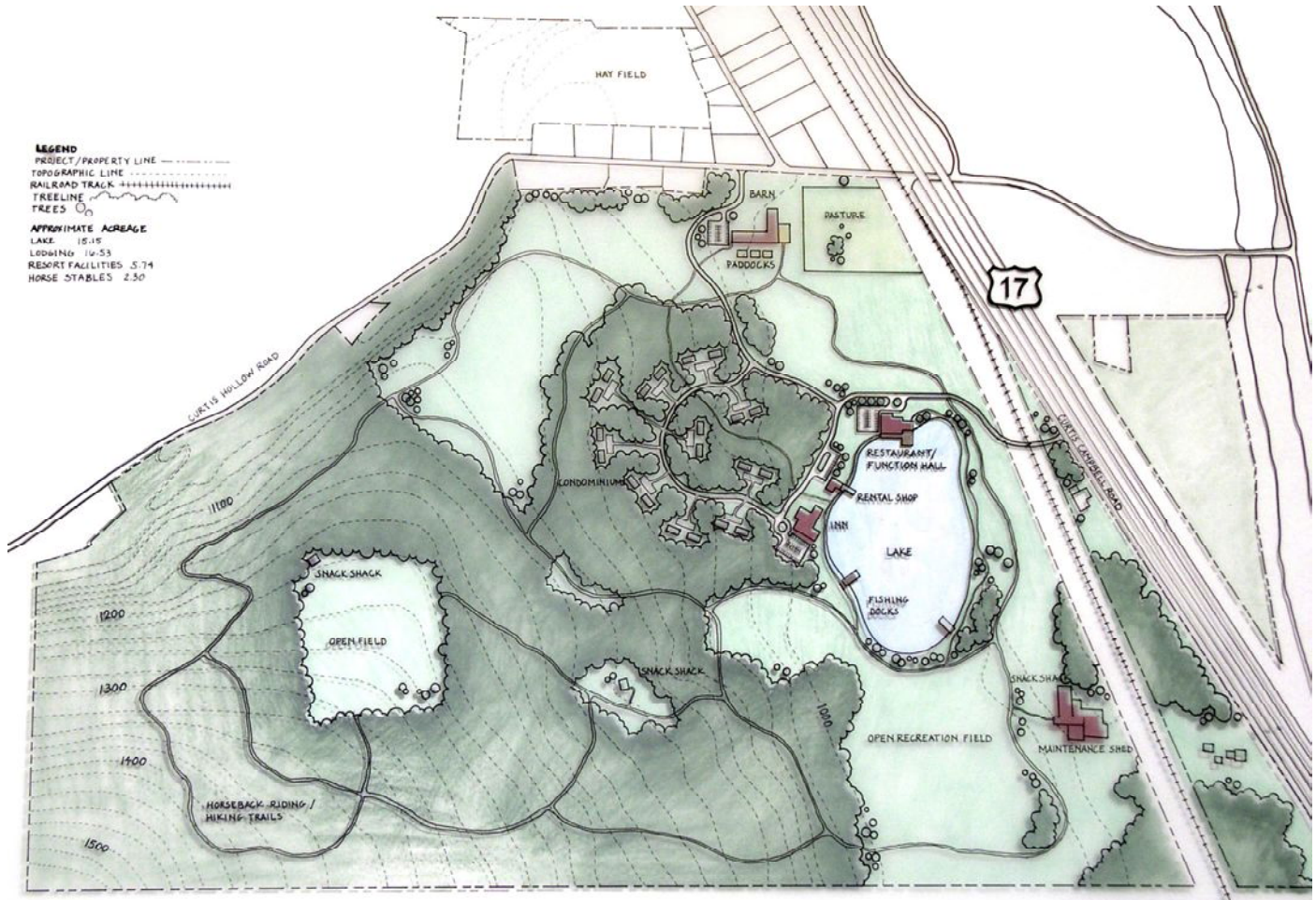
Acreage Summary:

- Dairy goat farm/pasture/feed production: 81 Ac.
- Farmer's Market: 3 Ac.
- Residences/apple orchard: 86 Ac.
- Equine Center: 28 Ac.
- Conservation with horse/walking trails: 158 Ac.



Closeup of the building cluster (market, center, and farm)

Tombs/Sullivan/Horton Site: Campbell Creek Ranch & Resort



Design overview:

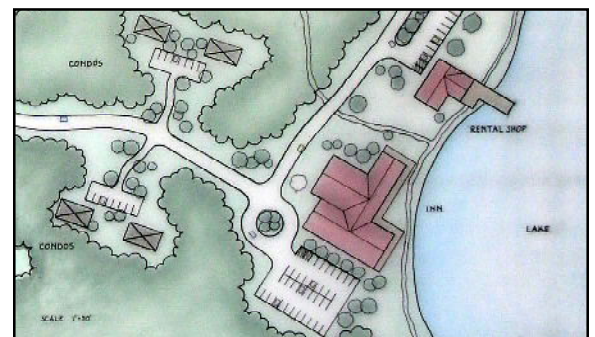
The Town of Campbell is surrounded by many great tourist attractions, but aside from two campgrounds, it has no hotels or other tourist lodging facilities. Given the site's high visibility and accessibility from Route 17, one of the major corridors through the area, the property is a prime candidate for a development that can not only house tourists visiting the other destinations in the area, but also be a destination on its own, both for tourists and locals.

Creating a lake through profitable gravel mining to serve as a focal point, the proposal surrounds it with an inn, a rental shop, and a restaurant along with small docks and a hiking trail. The trail is just one piece of a much larger system of horse and foot trails, which offers many opportunities for recreation throughout the site. To maintain viability through the off-seasons, the restaurant and its associated function hall create year-round business, and numerous winter sports are also available.

Finally, a large portion of the site would be reforested and, after the forest is established, a small condominium complex would be built, designed to host family vacations and business retreats in close proximity to the site's amenities and facilities.

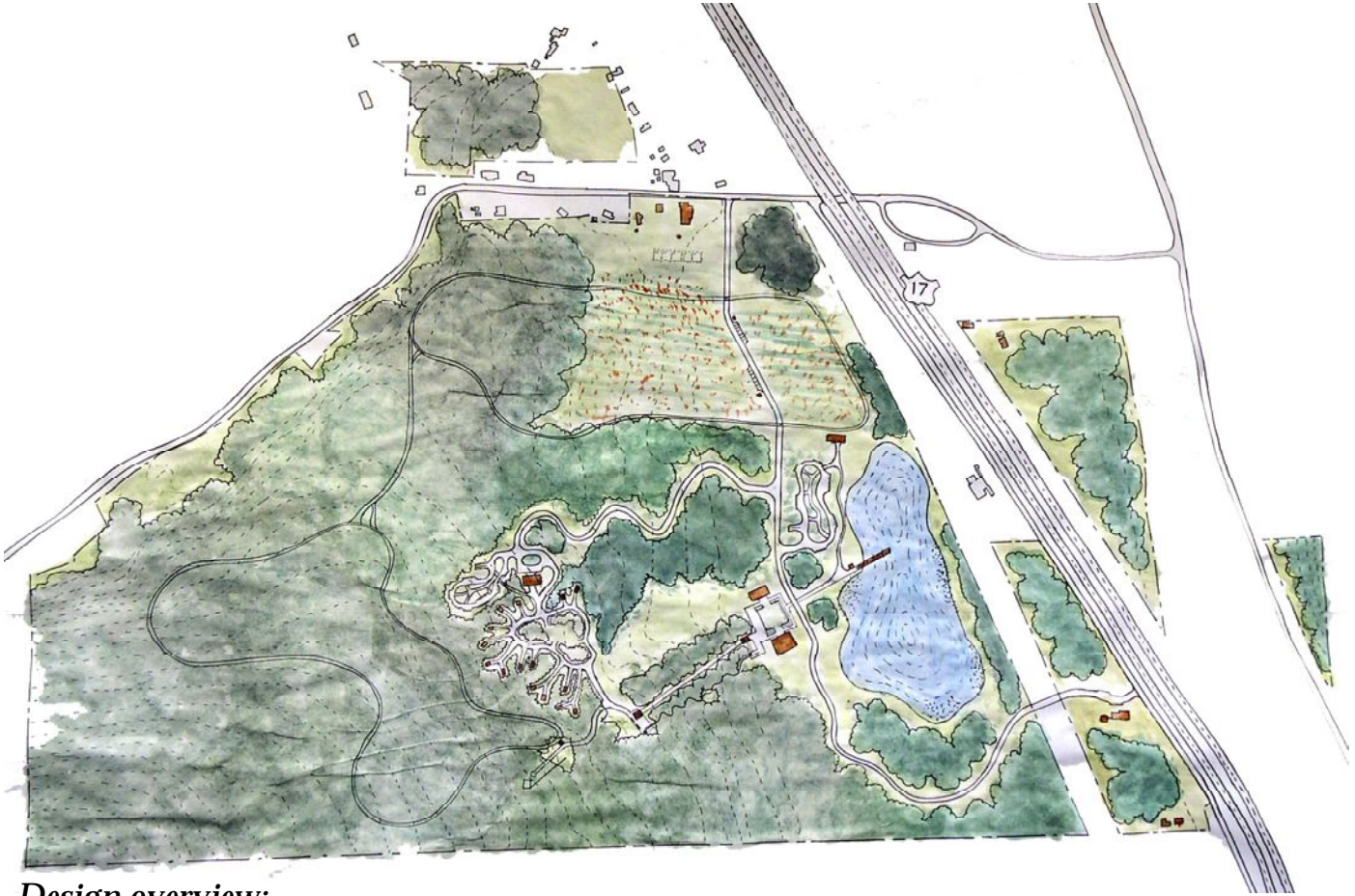
Acreage Summary:

- Lake: 15 Ac.
- Lodging: 27 Ac.
- Inn/Restaurant: 6 Ac.
- Stables: 2 Ac.
- Fields/forests for riding/hiking: 306 Ac.



Inn, restaurant and rental facility on lake shore

Tombs/Sullivan/Horton Site: Rural Retreat and Recreation



Design overview:

With a goal of providing a local attraction as well as a retreat destination, this proposal takes advantage of the natural hillside to separate the rustic cabins for the tourists, above, from the amusement attractions below. The retreat centers around log cabins in forested lots, varying the sense of privacy and isolation. The cabins would also have easy access to a common field for activities and the dining and function hall for the retreat center, as well as to a chairlift. The lift can be used for transportation both up and down the hill, as well as serving the tops of two main attractions - a large alpine slide complex which winds down through the lightly forested hillside, and a sledding and tubing hill for the winter months.

At the bottom of the hill, recreational features include horseback nature tours, wagon and sleigh rides, bike and hiking trails, a large pond with rowboats and canoes, ice skating, a pumpkin patch, and a ropes challenge course. The site also features a rental facility, a country goods and souvenir store, and a dining and retail building. In addition, the existing Greek-revival style farmhouse would serve as a visitor check-in and information center, helping to maintain the rural character of the site and provide a strong first impression of place.

Acreage Summary:

- Lake: 20 Ac.
- Cabins: 15 Ac.
- Retreat center/dining/retail: 2 Ac.
- Visitor Welcome Center: 5 Ac.
- Active agriculture: 25 Ac.
- Fields/forests for trail system: 289 Ac.



Base Lodge, Chairlift, and Rental Center