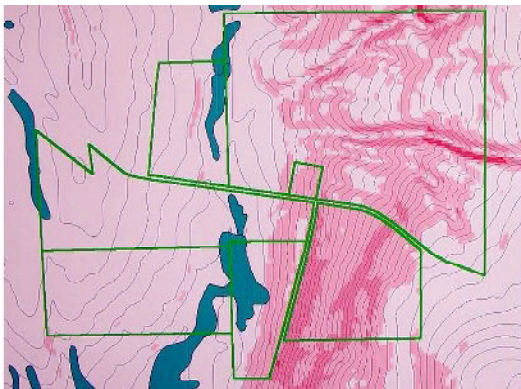
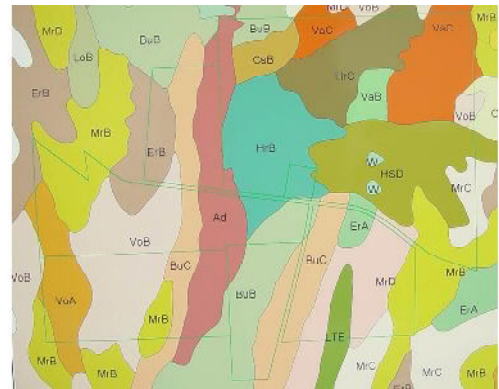


Mark and Diann Murphy's 360 acre property in the Town of Hector has seen a variety of farm enterprises over the years. With 70 acres currently rented to area farmers for crop or feed production, the land has also been a dairy farm. In addition, the site contains a small vineyard of long-established Concord and Niagara grapes, and is also home to a side venture in horse breeding and Black Angus cattle raising. Mark has improved his woodlands with state assistance and has created large decorative ponds with an eye toward eventual development overlooking his scenic, pastoral landscape.

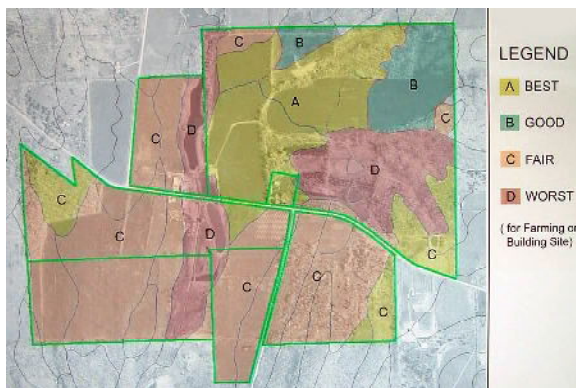
Site Analysis:



Site Topography



Soils Analysis

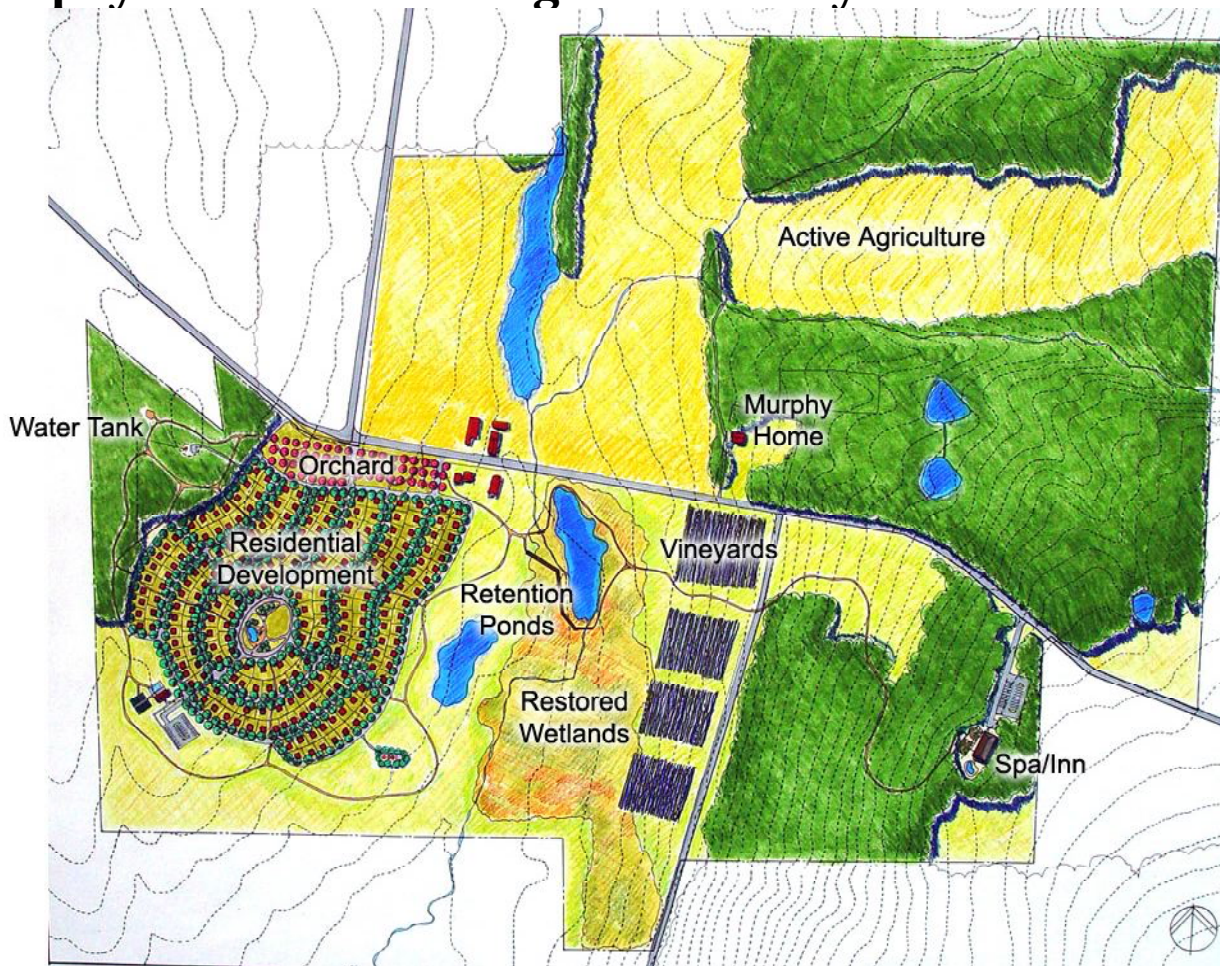


Farming & Development Suitability



Significant Features and Views

Murphy Site: Retiree Village Community and Inn



Design overview:

The major feature of this proposal is a development of 248 homes for active retirees looking for a maintenance-free, diverse lifestyle. Centered around a common open space and park, the development features walkable distances and mid-block pedestrian connections. The result is a small village that shares a community center, pool, tennis courts, and parks, has access to trails, and provides full maintenance services. The trails connect out to surrounding conservation lands and a restored wetland. An orchard is created as the entrance to the new village, shielding the view from the road. The Murphys have a cozy retirement hideaway with a view of the vineyards.

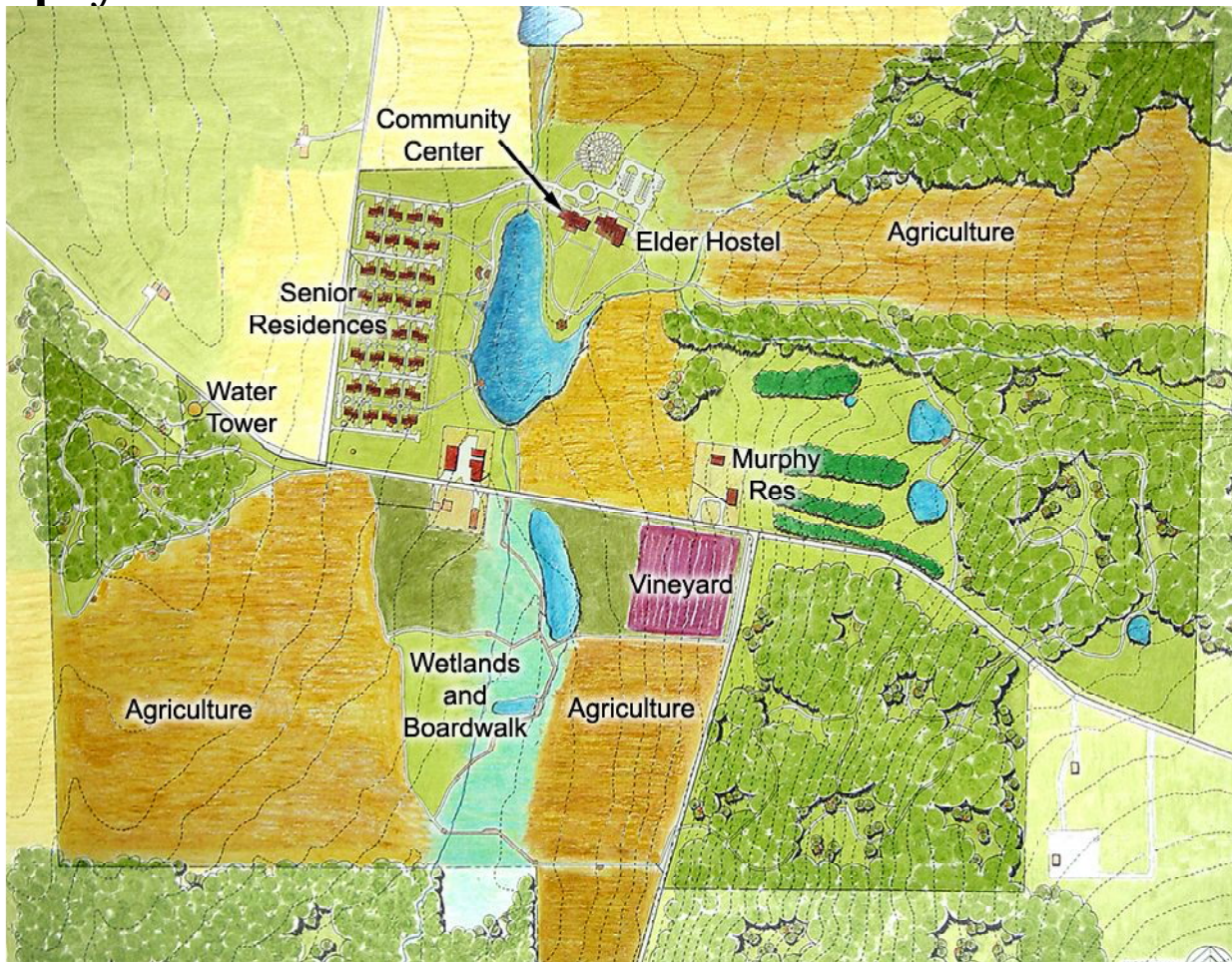
The setting also has convenient proximity to Seneca Lake and the Wine Trail, the Finger Lakes National Forest, and NASCAR racing at Watkins Glen, making it attractive not only to residents but to tourists. The proposal therefore includes a small spa and inn targeted at the tourist market and set in a rural environment. That setting is protected through conservation easements, and the active farm north of the road remains in agriculture. However, the students performed a financial analysis which concluded that the project as designed was too intensive to be feasible.

Acreage Summary:

- 248 Lots, 7,500 sf each
- Road Length: 17,190 ft.
- Road/Lot: 70 ft.
- Land Conserved: 83% (300 of 360 ac.)



Murphy Site: Elder Hostel and Farm



Design overview:

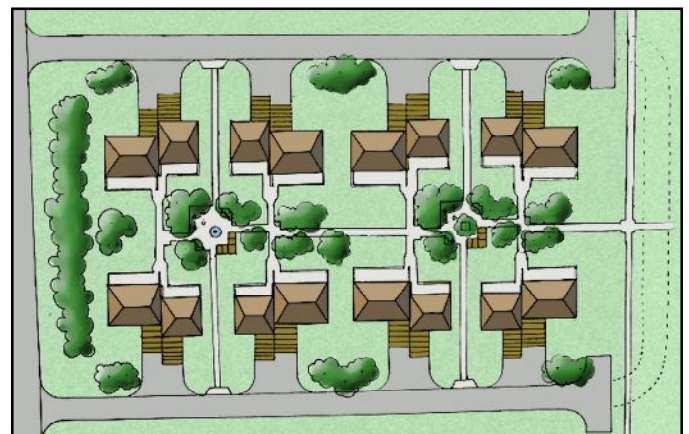
With a central lake as its major organizing feature, this design proposes a 64-unit residential community for active seniors built around outdoor courtyard areas and common spaces with pedestrian links and shared amenities. The development also features rear car access and parking, allowing the residents to have a truly walkable experience within their development. These homes connect to the central lake, with a trail system connecting a bandstand, a fishing pier, a pavillion, and the wider landscape including the restored wetlands and forests nearby.

A community center for the development is located next to the community gardens. It is also close to an “elder hostel” adult education and enrichment center which would attract retirees visiting the Finger Lakes and provide programs for resident seniors.

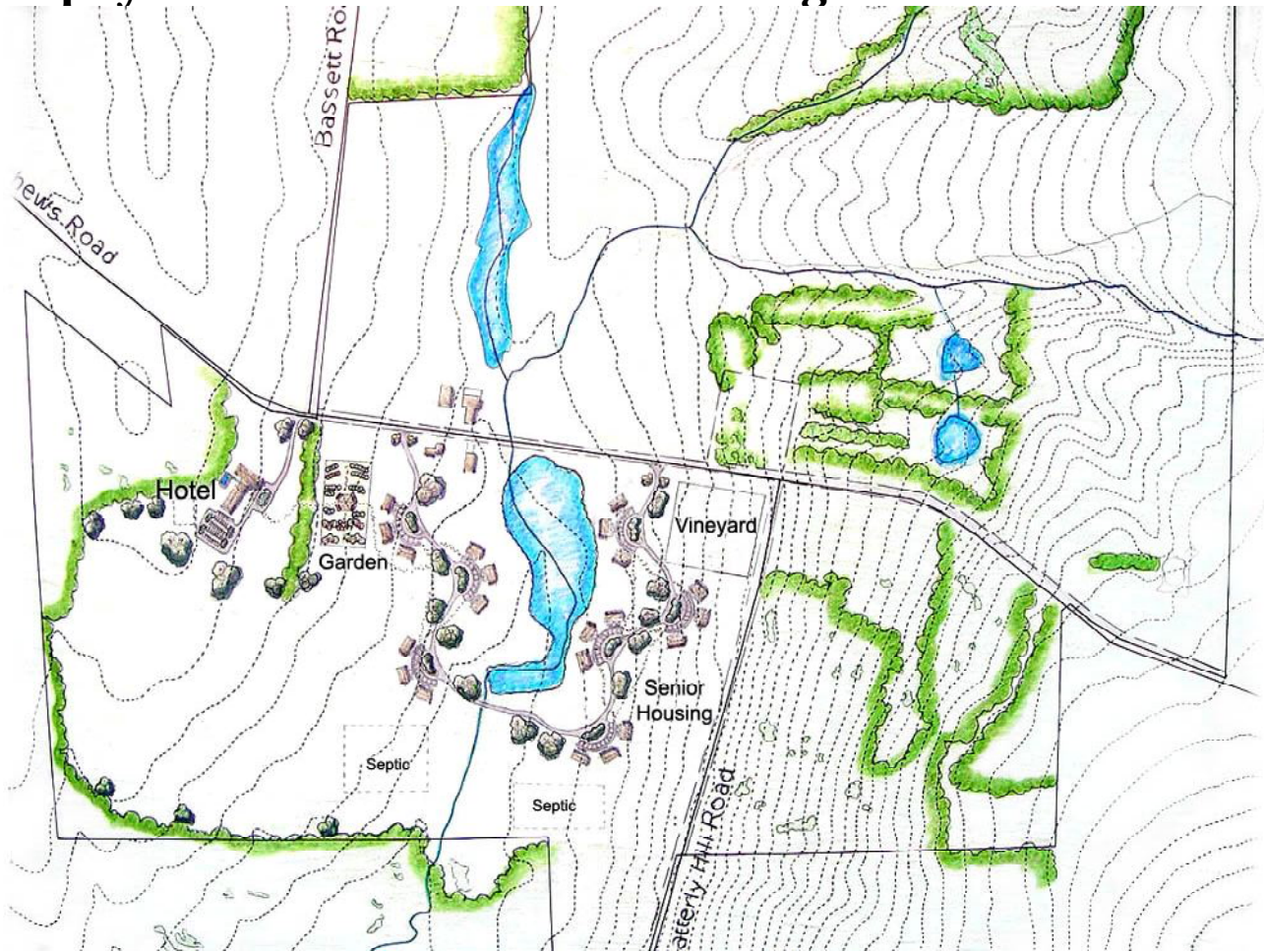
The Murphy residence is retained to allow the family to retire on the site. In addition, much of the remaining land is to remain in agricultural production, including an active vineyard. The remaining wooded land would be restored and put under conservation easement.

Acresage Summary:

- 64 House Units
- Road Length: 3300 ft.
- Road/Unit: 51 ft.
- Land Conserved: 91% (328 of 360 Ac.)



Murphy Site: Hotel and Senior Housing



Design overview:

With a goal to maintaining the rural character of the site, this proposal creates a less-dense development of 21 duplex housing units targeted at seniors, for a probable total residency of about 65 people. By clustering these duplexes in small modules around a central lake and blending them in to the surrounding fields, much of the remaining active existing farmland can be maintained under easements and leased out. With the community on a looping, scenic private drive surrounded by active fields, the overall impression of the road will be one of low-density development nestled into a rural landscape.

Another major feature of the development is the creation of a hotel to serve the tourist market as well as family members visiting the older generation, giving a potential source of revenue for the area as a whole. Finally, the northern half of the site remains entirely in active agriculture, helping preserve the best-quality farmlands and protect them from future development.

Acreage Summary:

- 42 House Units
- Road Length: 4800 ft.
- Road/Unit: 114 ft.
- Land Conserved: 86% (310 of 360 ac.)

