

Alex Colket and Rebecca Cutter, managing members of Natural Dwellings LLC, have purchased 44.07 acres zoned for Rural Residential (RR) and Conservation (CV) on Ellis Hollow Road with the intention of developing a small-scale intentional community within an ecological paradise. We envision a community of 5-7 dwellings, ~10 buildings and 15-25 residents within a ~5 acre residential pocket.

This land was former Cayuga hunting grounds. In the 1800's the land was part of a large sheep farm with evidence of an old apple orchard. It is now post-agricultural at mid succession. The northern edge of the land borders Cascadilla Creek and is a designated DEC Wetland. The property borders four private home owners, the Ellis Hollow Community Center, CNG and a Cornell Natural Area. There is both a CNG and a NYSEG easement running through the north west corner of the property. The only existing infrastructure is a 600' long 12' wide gravel driveway.

### Design goals

Create a diverse community with both market value and affordable housing for people living at or below 80% of the mean income for Tompkins County.

Build natural dwellings with relatively small footprints that are energy efficient i.e., passive solar, passive homes, timber frame and straw bale.

Develop micro-enterprises through forest farming and rentals with a possible B&B and farm stand.

Develop a residential zone in a way that will minimize disturbance to the land.

Manage remaining land in a way that protects the Cascadilla watershed and wildlife habitat while building biodiversity and resiliency.