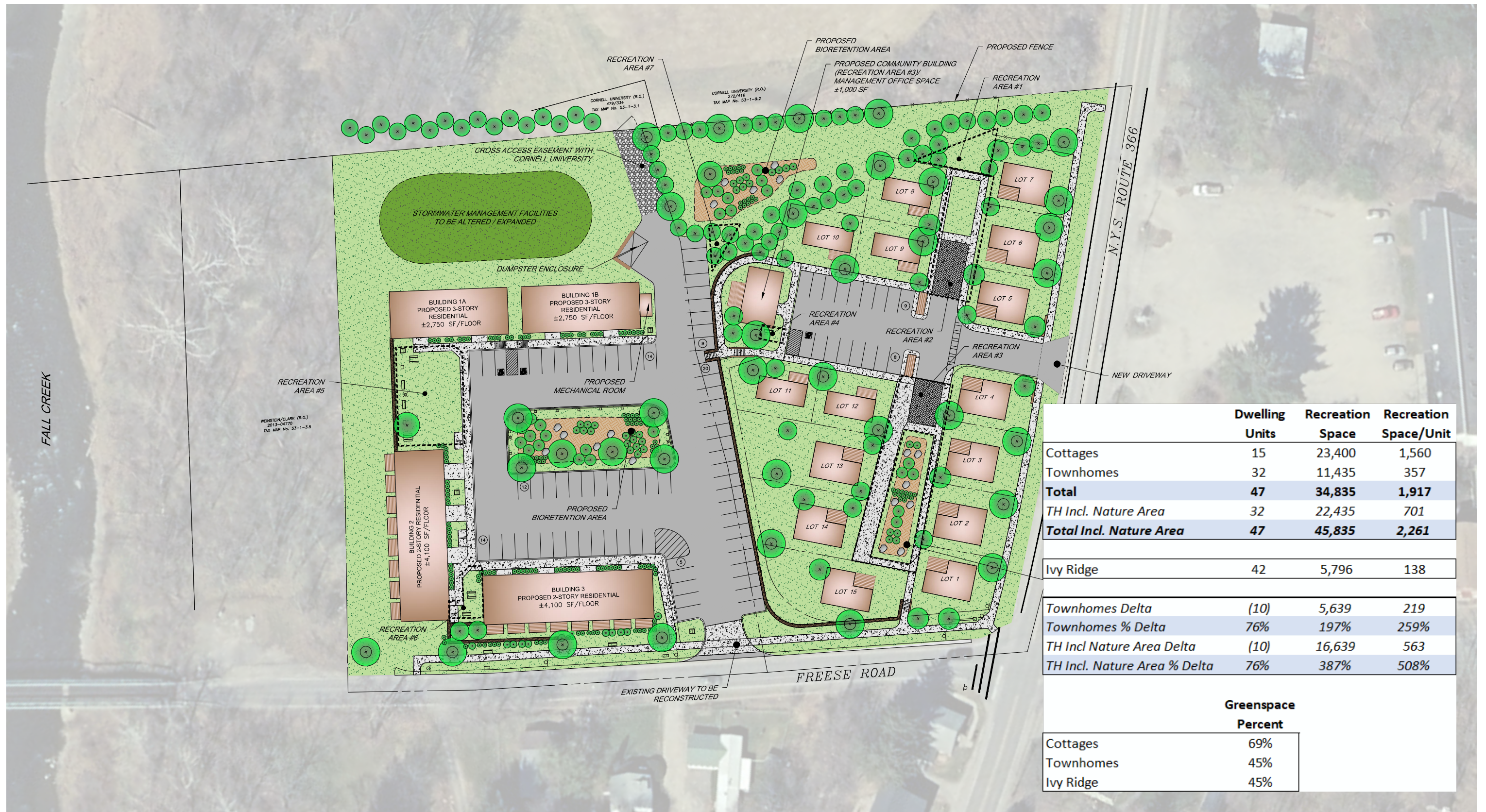


# Current Site Conditions







	Dwelling Units	Recreation Space	Recreation Space/Unit
Cottages	15	23,400	1,560
Townhomes	32	11,435	357
<b>Total</b>	<b>47</b>	<b>34,835</b>	<b>1,917</b>
TH Incl. Nature Area	32	22,435	701
<b>Total Incl. Nature Area</b>	<b>47</b>	<b>45,835</b>	<b>2,261</b>

Ivy Ridge	42	5,796	138
Townhomes Delta	(10)	5,639	219
Townhomes % Delta	76%	197%	259%
TH Incl Nature Area Delta	(10)	16,639	563
TH Incl. Nature Area % Delta	76%	387%	508%

	Greenspace Percent
Cottages	69%
Townhomes	45%
Ivy Ridge	45%

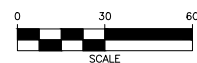
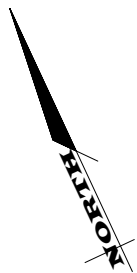
# RENDERING PLAN

MAIFLY DEVELOPMENT - 5 & 9 FREESE ROAD

TOWN OF DRYDEN

TOMPKINS COUNTY

NEW YORK





Varna Commons is an example of the type of development that the Varna Community liked and is highlighted in the Varna Community Development Plan.

The emphasis of this site design is to create a community center with open space and integrated foot paths as the focal point.

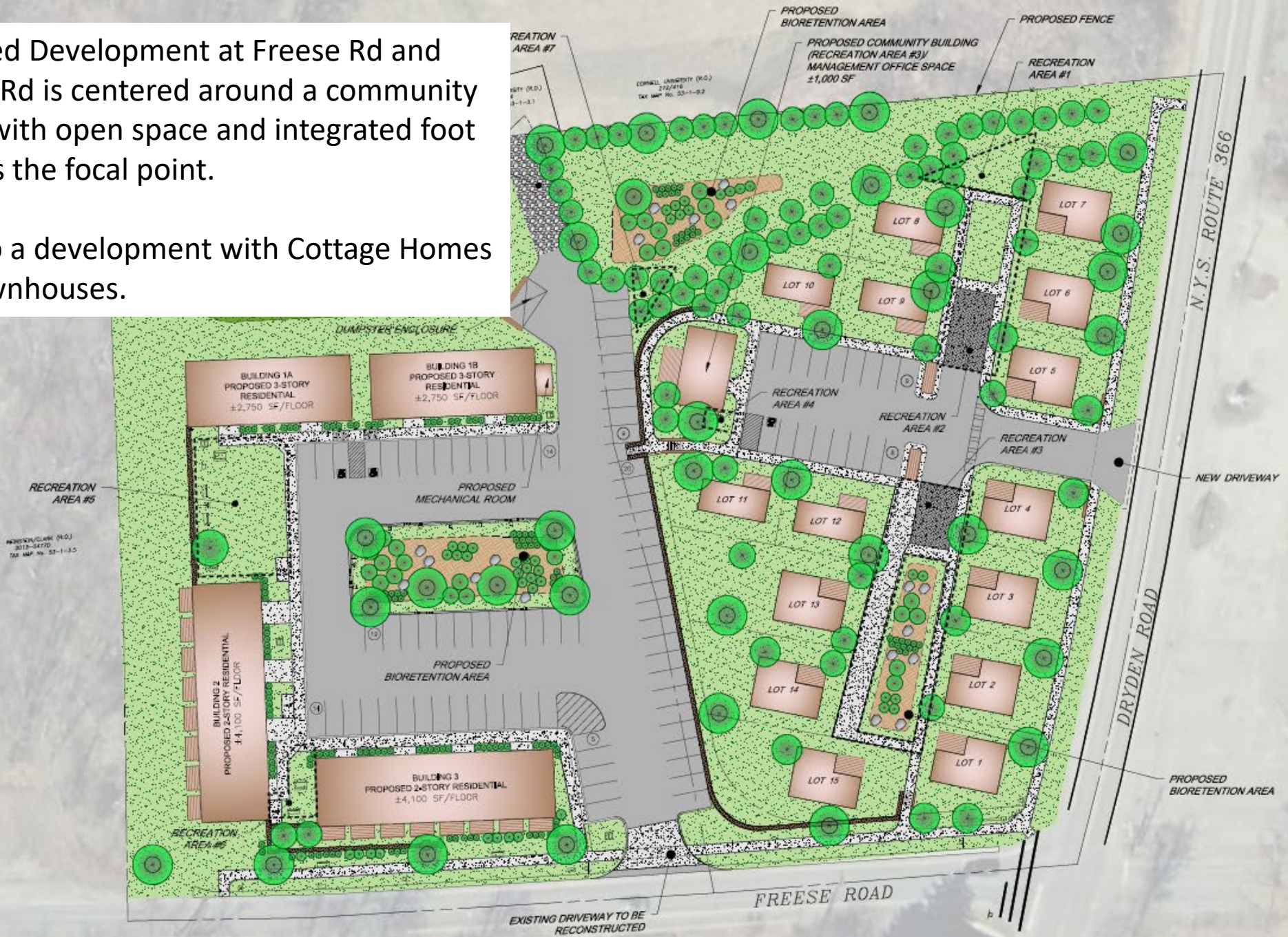
Development with Cottage Homes and Townhouses.





Proposed Development at Freese Rd and Dryden Rd is centered around a community center with open space and integrated foot paths as the focal point.

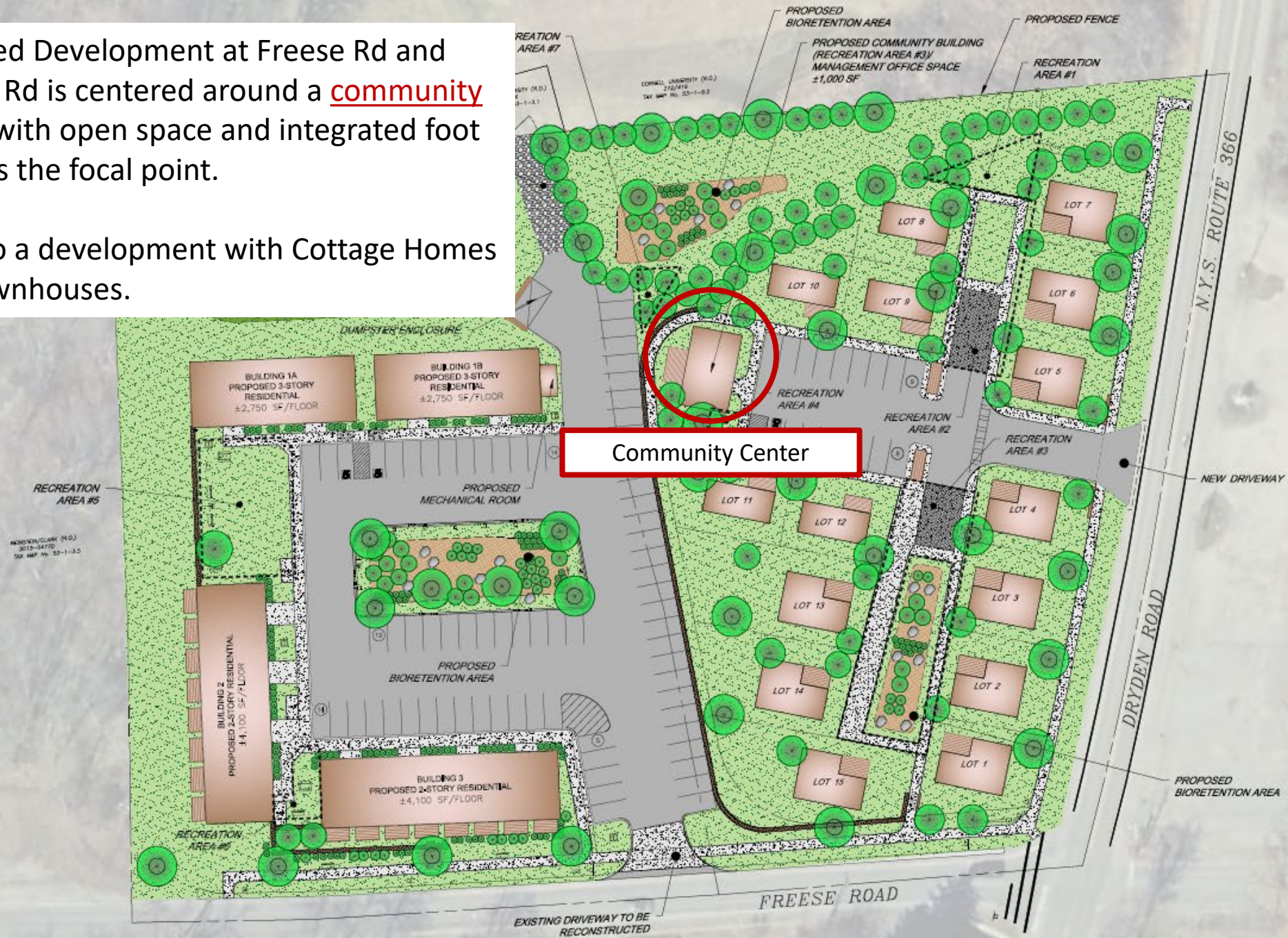
It is also a development with Cottage Homes and Townhouses.





Proposed Development at Freese Rd and Dryden Rd is centered around a community center with open space and integrated foot paths as the focal point.

It is also a development with Cottage Homes and Townhouses.

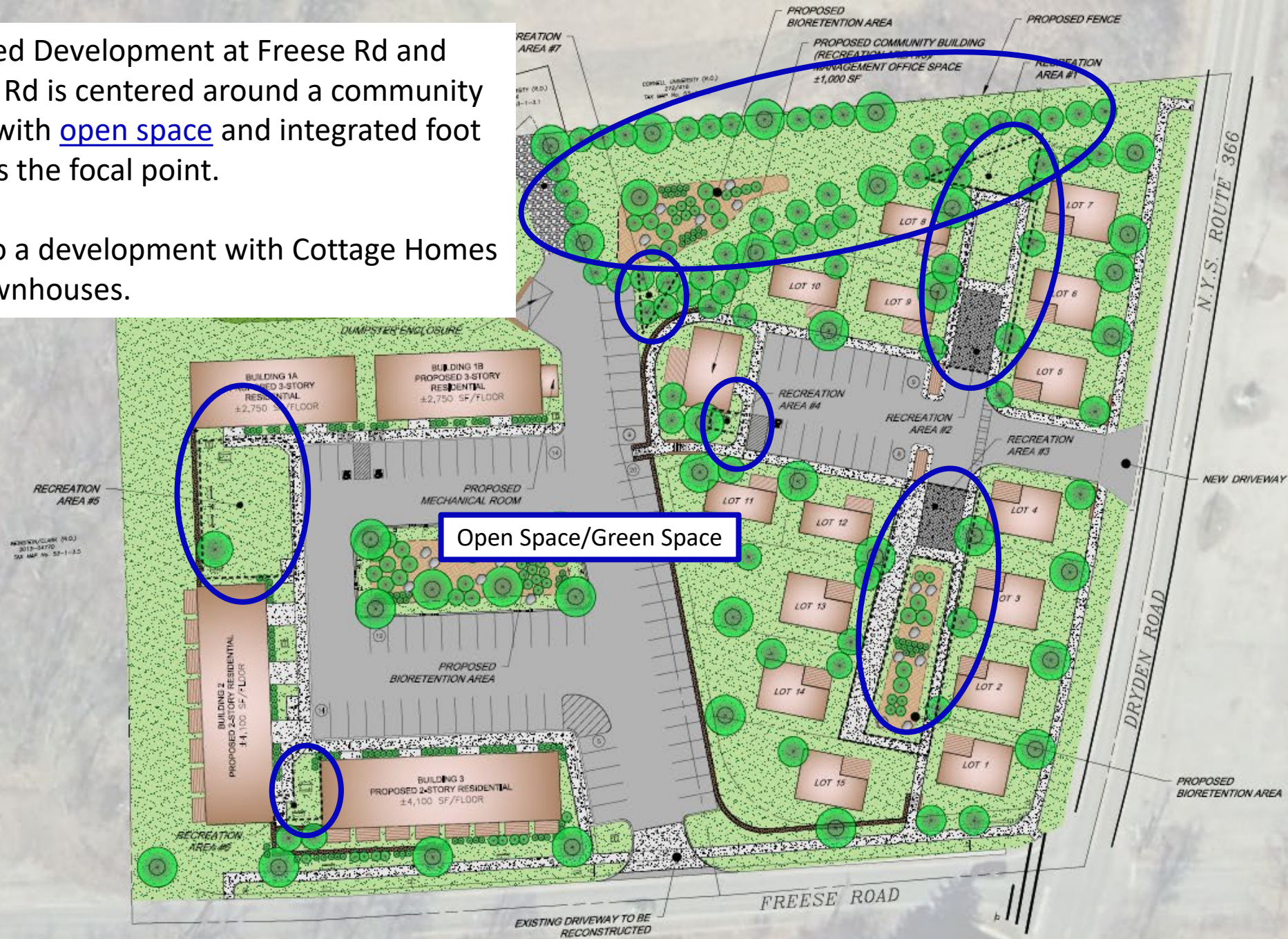


Community Center



Proposed Development at Freese Rd and Dryden Rd is centered around a community center with open space and integrated foot paths as the focal point.

It is also a development with Cottage Homes and Townhouses.



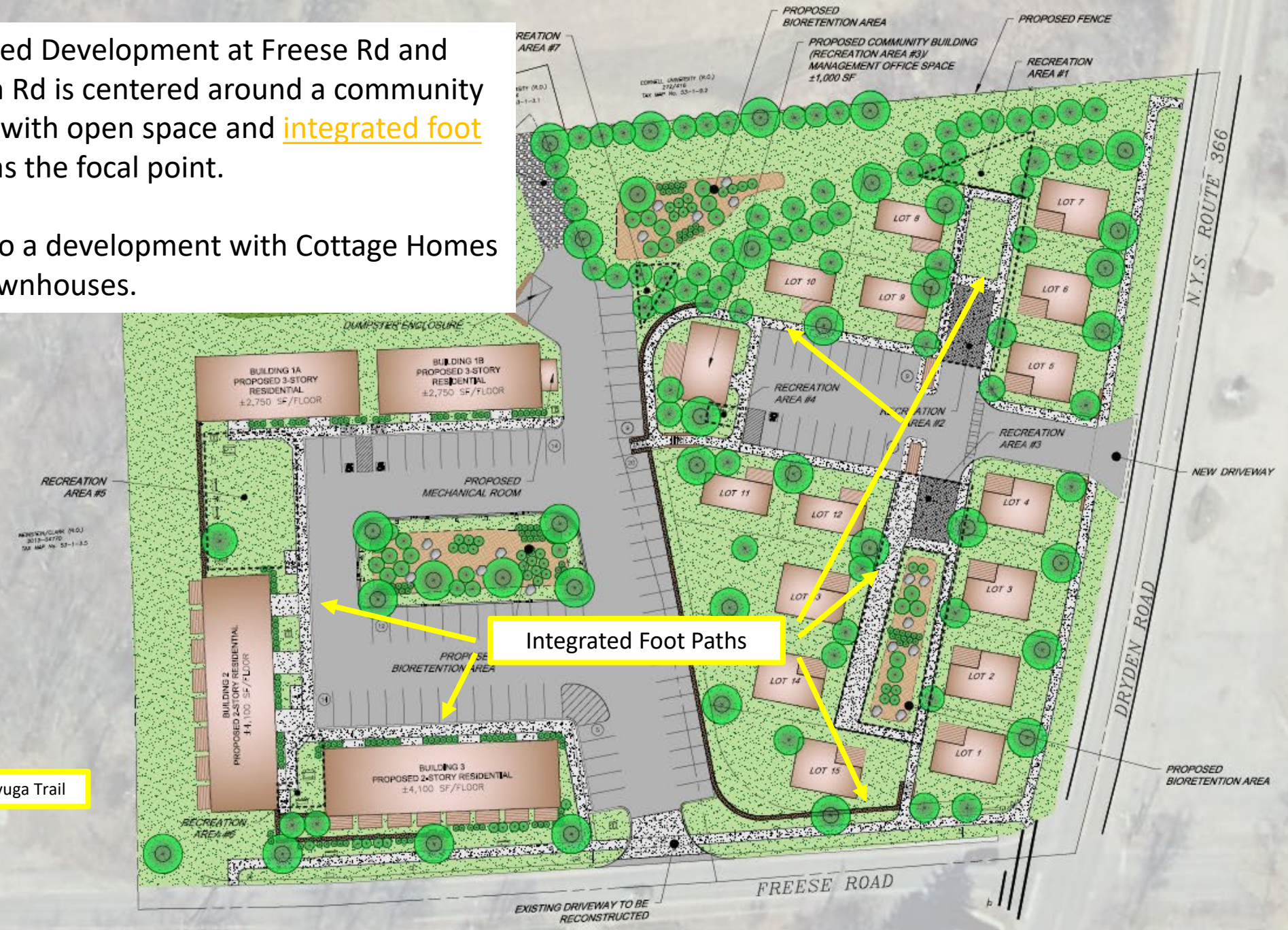


Proposed Development at Freese Rd and Dryden Rd is centered around a community center with open space and integrated foot paths as the focal point.

It is also a development with Cottage Homes and Townhouses.

Cayuga Trail

Integrated Foot Paths





Proposed Development at Freese Rd and Dryden Rd is centered around a community center with open space and integrated foot paths as the focal point.

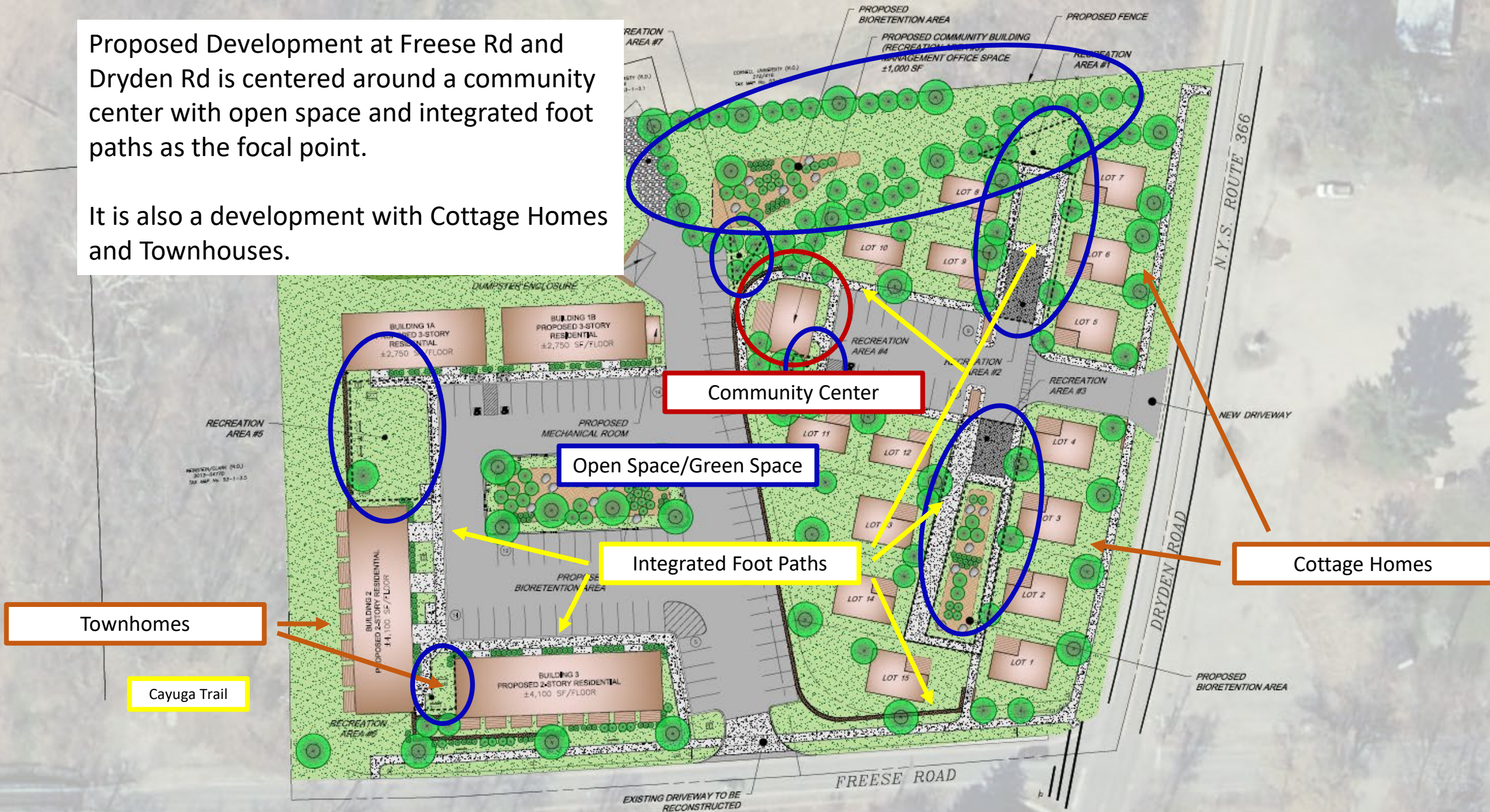
It is also a development with [Cottage Homes](#) and [Townhouses](#).





Proposed Development at Freese Rd and Dryden Rd is centered around a community center with open space and integrated foot paths as the focal point.

It is also a development with Cottage Homes and Townhomes.







**LOCATION #1 - EXISTING**



Maifly Development  
**FRESE ROAD DEVELOPMENT**  
TOWN OF DRYDEN, NY

©STREAM Collaborative Architecture + Landscape Architecture DPC



August 25, 2020  
2020031

**A-2**

**PRELIMINARY  
NOT FOR CONSTRUCTION**





**LOCATION #1 - PROPOSED**



Maifly Development  
**FREESE ROAD DEVELOPMENT**  
TOWN OF DRYDEN, NY

©STREAM Collaborative Architecture + Landscape Architecture DPC

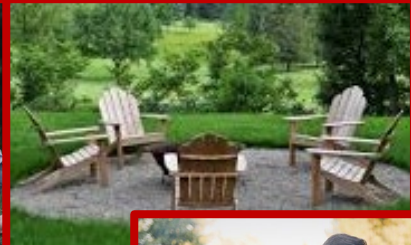


**PRELIMINARY  
NOT FOR CONSTRUCTION**

August 25, 2020  
2020031

**A-3**

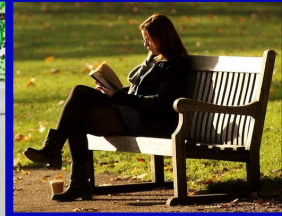




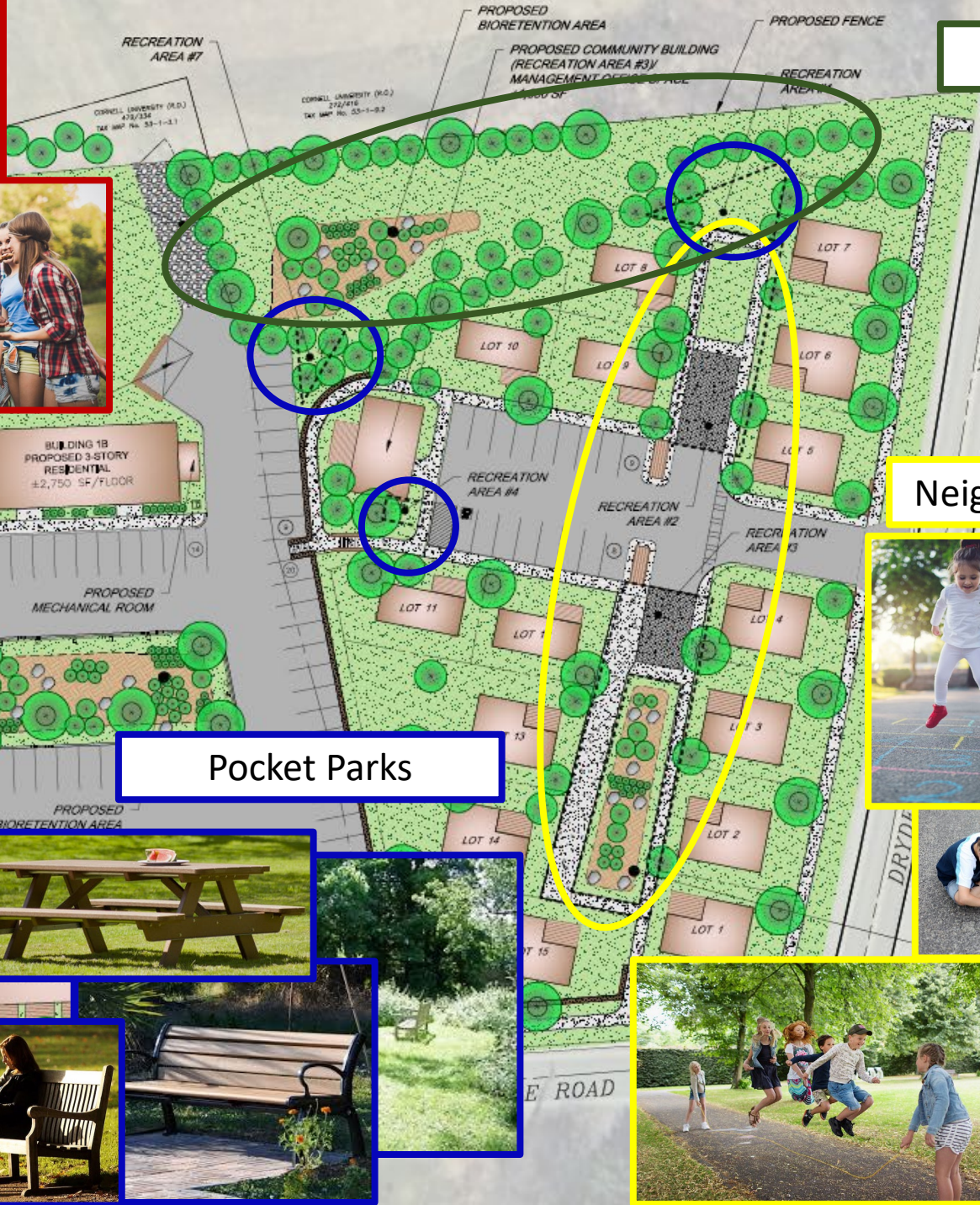
Community Lawn



Cayuga Trail



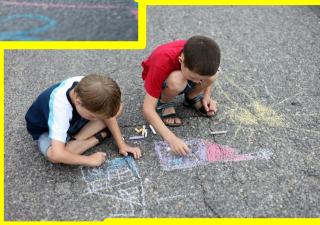
Pocket Parks



Nature Area



Neighborhood Centre







# RENDERING PLAN

MAIFLY DEVELOPMENT - 5 & 9 FREESE ROAD

TOWN OF DRYDEN

TOMPKINS COUNTY

NEW YORK

