

**Hawk's Nest at Springwood**  
**123 East King Road**  
**Ithaca, NY 14850**

December 14, 2012



**Owner:** Springwood Townhomes, LLC  
123 E. King Rd.  
Ithaca, NY 14850

**Architect:** Ainslie Design  
Architecture + Interiors, PLLC  
121 Nelson Rd.  
Ithaca, NY 14850

The **Hawk's Nest at Springwood** development is designed to be a single 3-story residential project with 49 – 2 bedroom apartments for rent plus a 3 bedroom single story “maintenance manager’s apartment” located at the north end of the building. The building will constitute a second phase to the existing 25 unit Springwood development. The overall site consists of 15.68 acres.

The project will be designed to satisfy a need for an “Active Adult” target market of individuals and couples 55 years of age and older. Amenities will be included to attract those people who are empty nesters no longer wanting or needing to own and maintain their own home but would rather live in a safe, secure and social community of like adults. The project is not intended for student housing or young adults.

The project proposes to incorporate such amenities as an on-site manager/concierge office, library, common living rooms, club space and outdoor recreational community area. The project will include open recreational areas and a walking trail which will wrap the eastern, southern and western boundaries of the site connecting to the commercial development site at the corner of King Rd. and Danby Rd. where adult tenants can access College Crossings, LLC. Future site amenities will include a tennis court and a recreational pool with an open cabana.

Placement of the building is based on a previously approved site plan (1973) for 25 units and a side yard setback of 30 feet. The building placement will provide for the necessary parking and site amenities while maintaining the 100 foot greenbelt along East King Rd. and have minimal impact on the adjacent properties. The building will be nestled into the existing topography to minimize the apparent height of the building, reduce the impact on neighboring properties and balance the cut and fill on the site.

Municipal water, sewer, natural gas and other utilities are currently located on the property. Sewer will connect directly to the existing 6 inch main to the west.

Storm water will be detained on site via an existing storm water detention basin located at the west end of the property. Improvements to the basin could be made if necessary as determined by engineering studies to control runoff.