

Kerilands

a community for sustainable people

TOWN OF NEVERSINK PROJECT UPDATE
APRIL 27, 2022

Project Team

Gorton / Del Savio

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- JOHN BRUST



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WATER SUPPLY

- WILLIAM J. MILLER, III

Hart Howerton

Designing Complete
Environments



SILO RIDGE FIELD CLUB



B CELLARS WINERY



YELLOWSTONE CLUB



ISLAS SECAS



PALMETTO BLUFF



SANTA LUCIA PRESERVE

Landmark Addresses



BAHAMAS



THE ROCKY MOUNTAINS



HAWAII



THE SERENGETI



THE HAMPTONS



SEA ISLAND

Designing for Healthy Living



Agenda

1. Understanding the Context

- > Surrounding Region
- > Site Specific

2. Framework Plan

3. Concept Plan

- > Open Space Network
- > Hospitality
- > Residential
- > Commercial

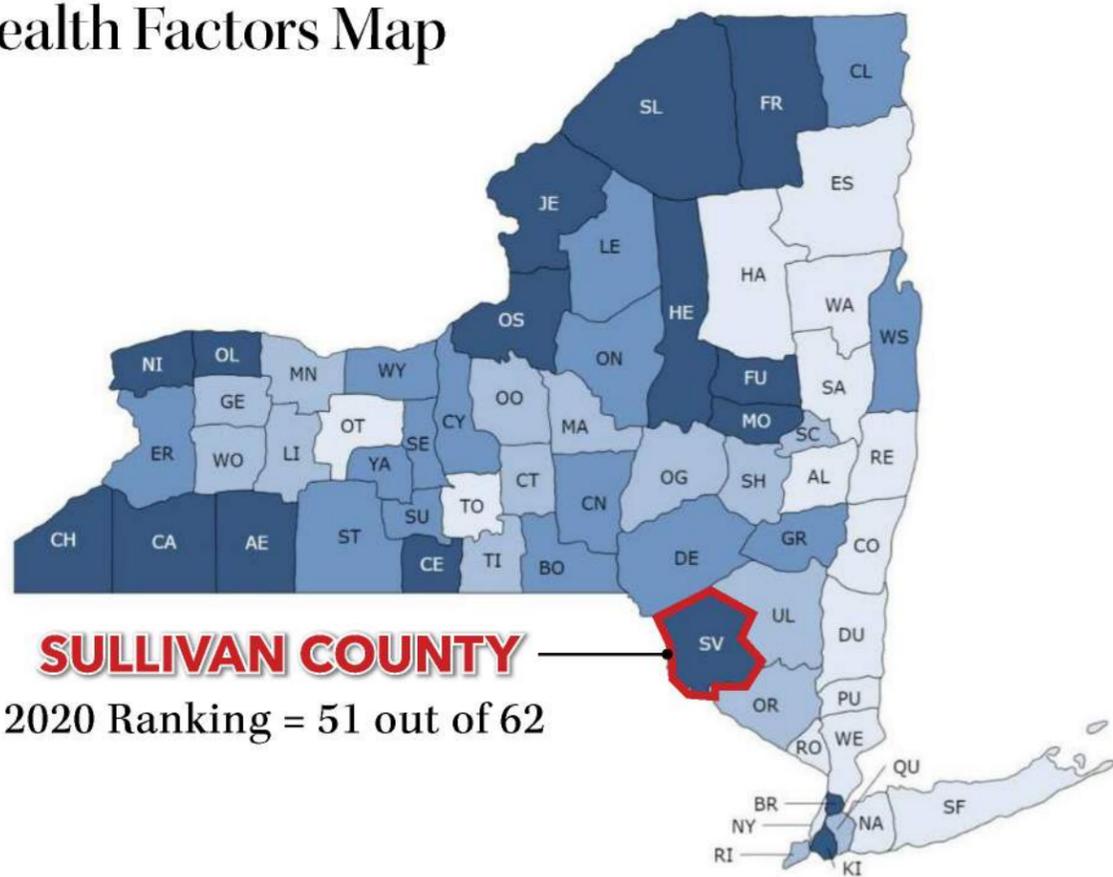
4. Next Steps



Surrounding Region

“Where we live shouldn’t determine how long or how well we live.”

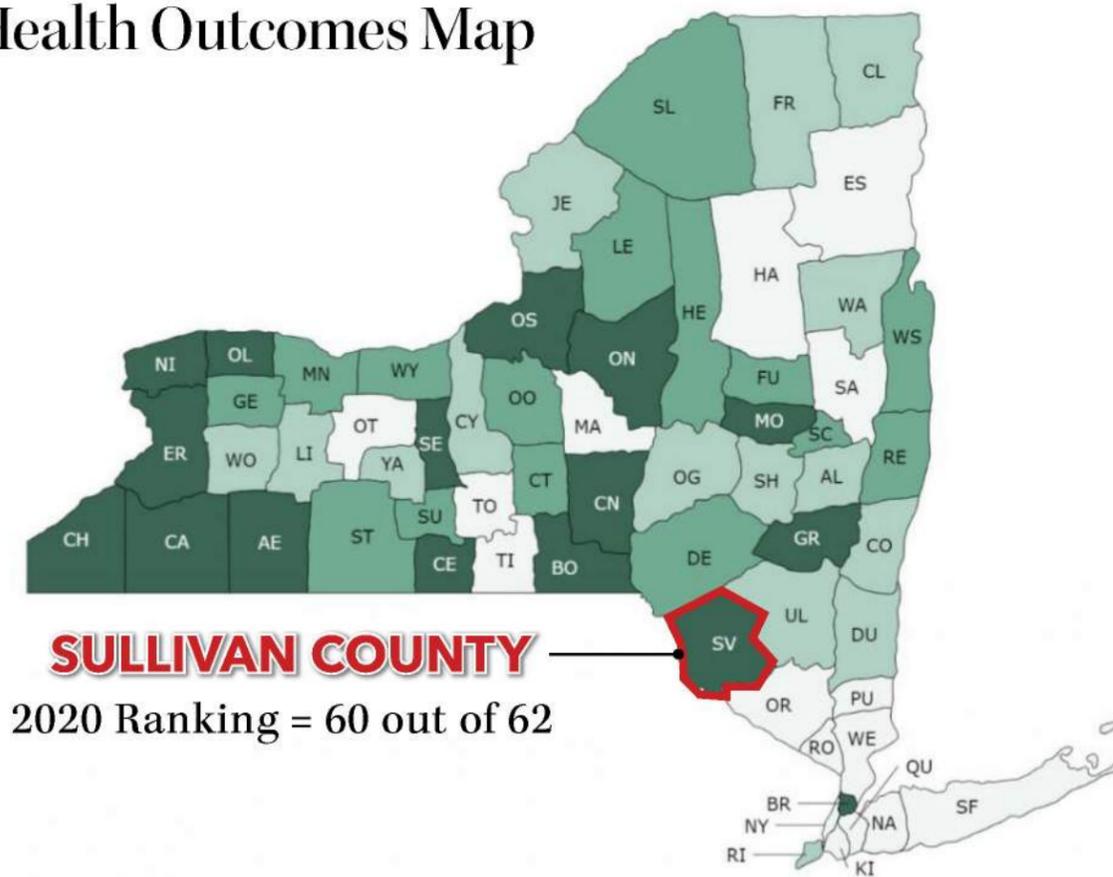
NY Health Factors Map



Health Factor Ranks

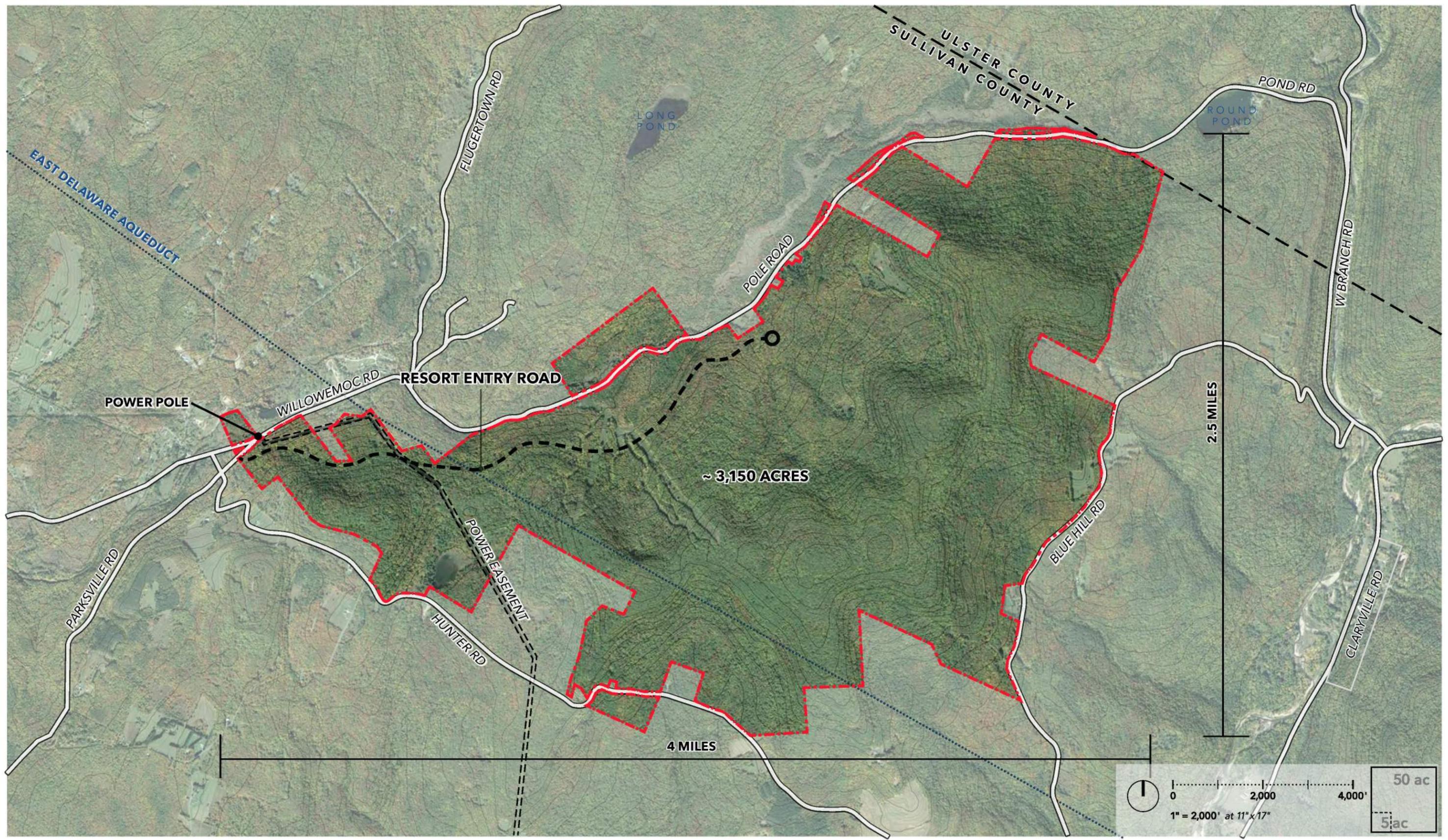
1 to 16	17 to 31	32 to 46	47 to 62
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NY Health Outcomes Map



Health Outcome Ranks

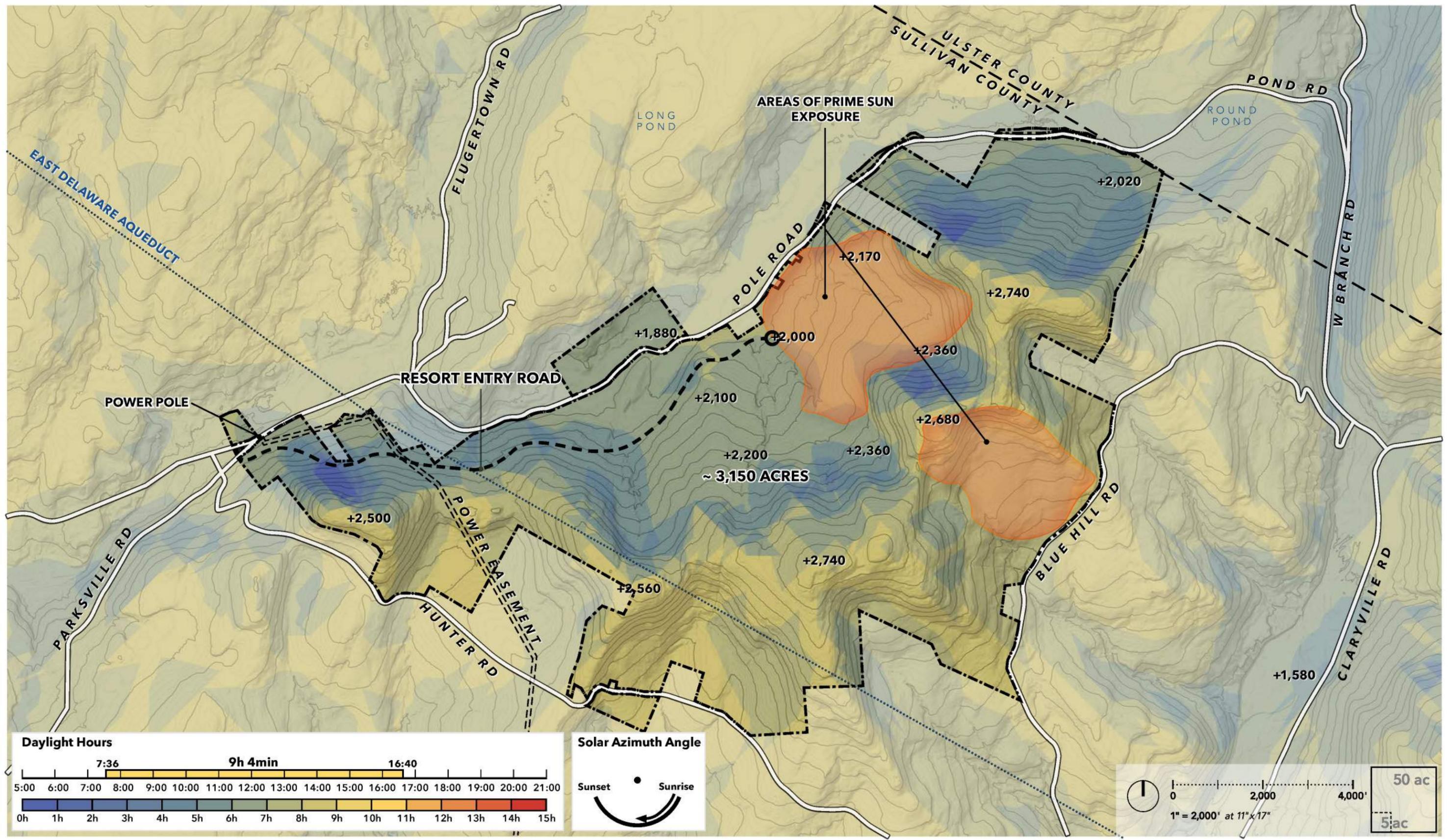
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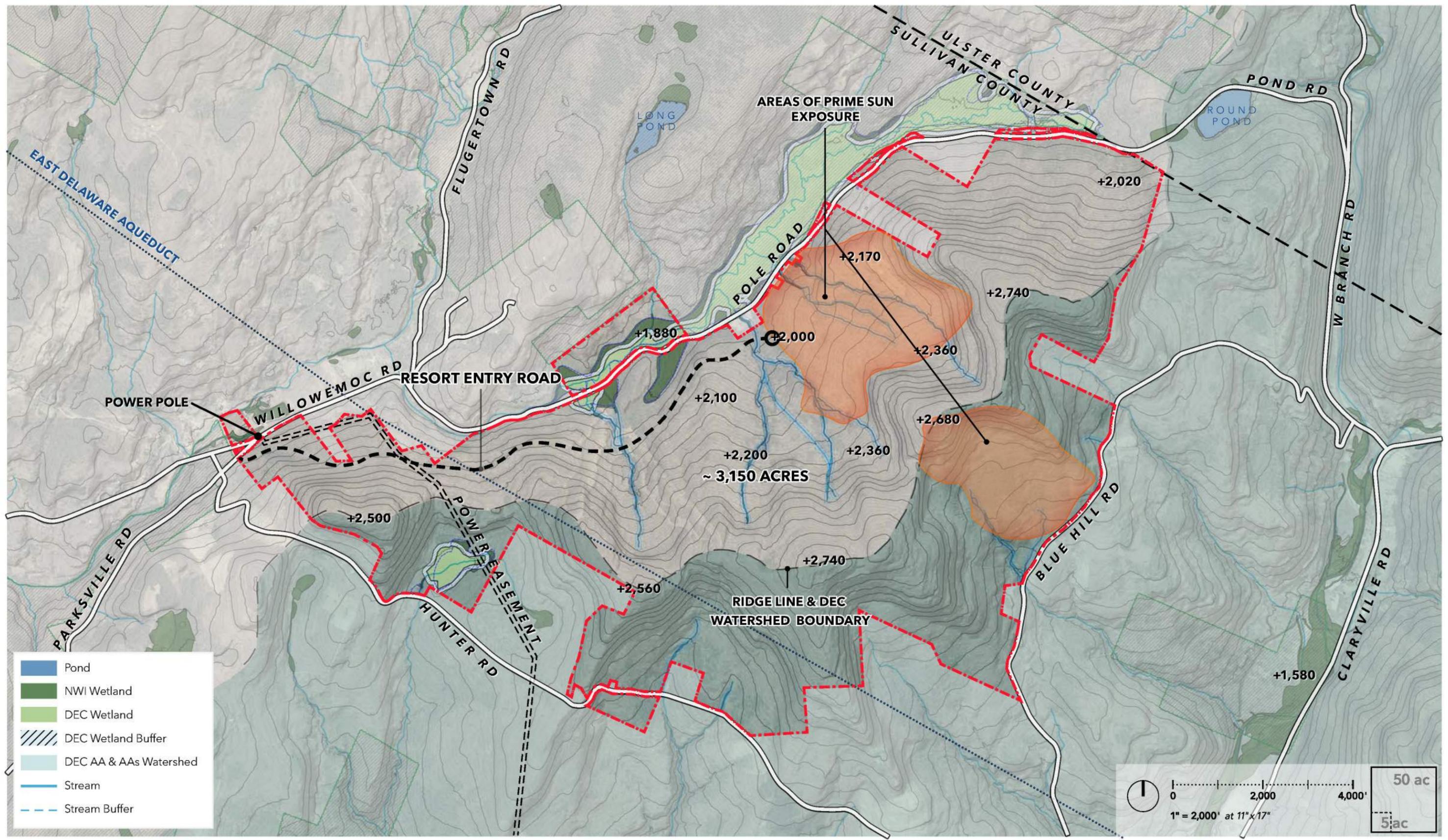
Kerilands | Existing Aerial



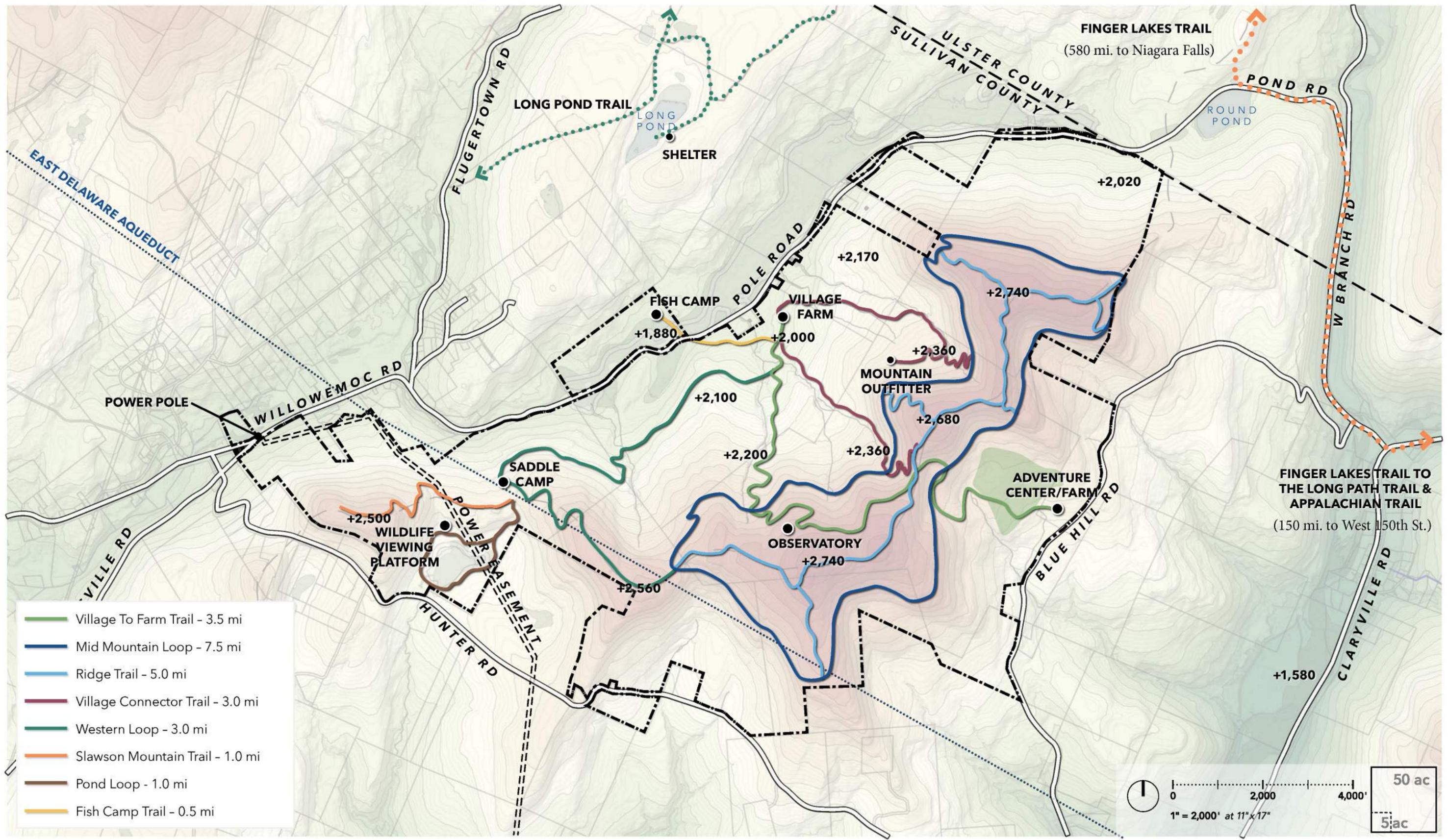
Kerilands | Active Park



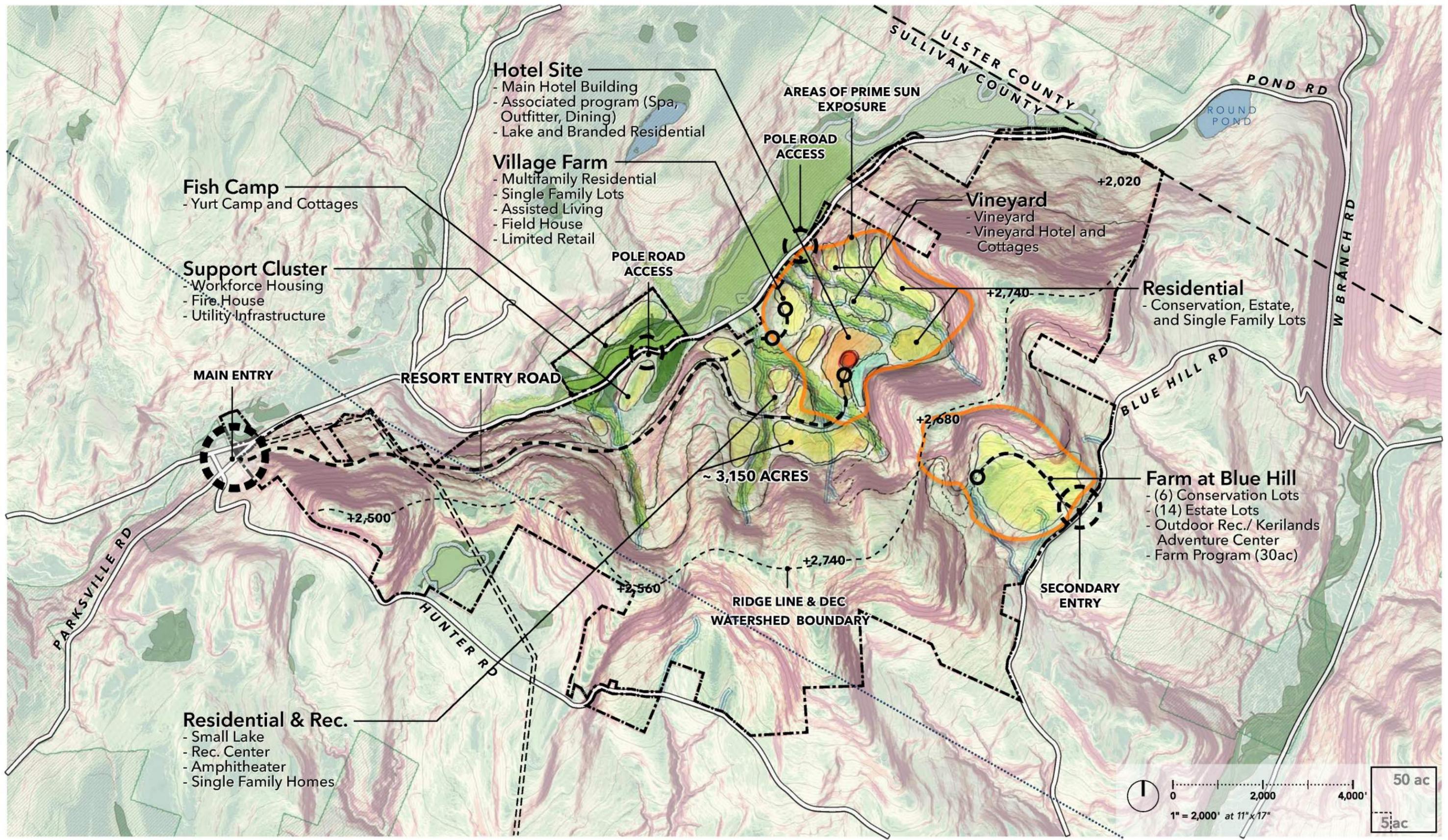
Solar Study | Winter Solstice (December 21)



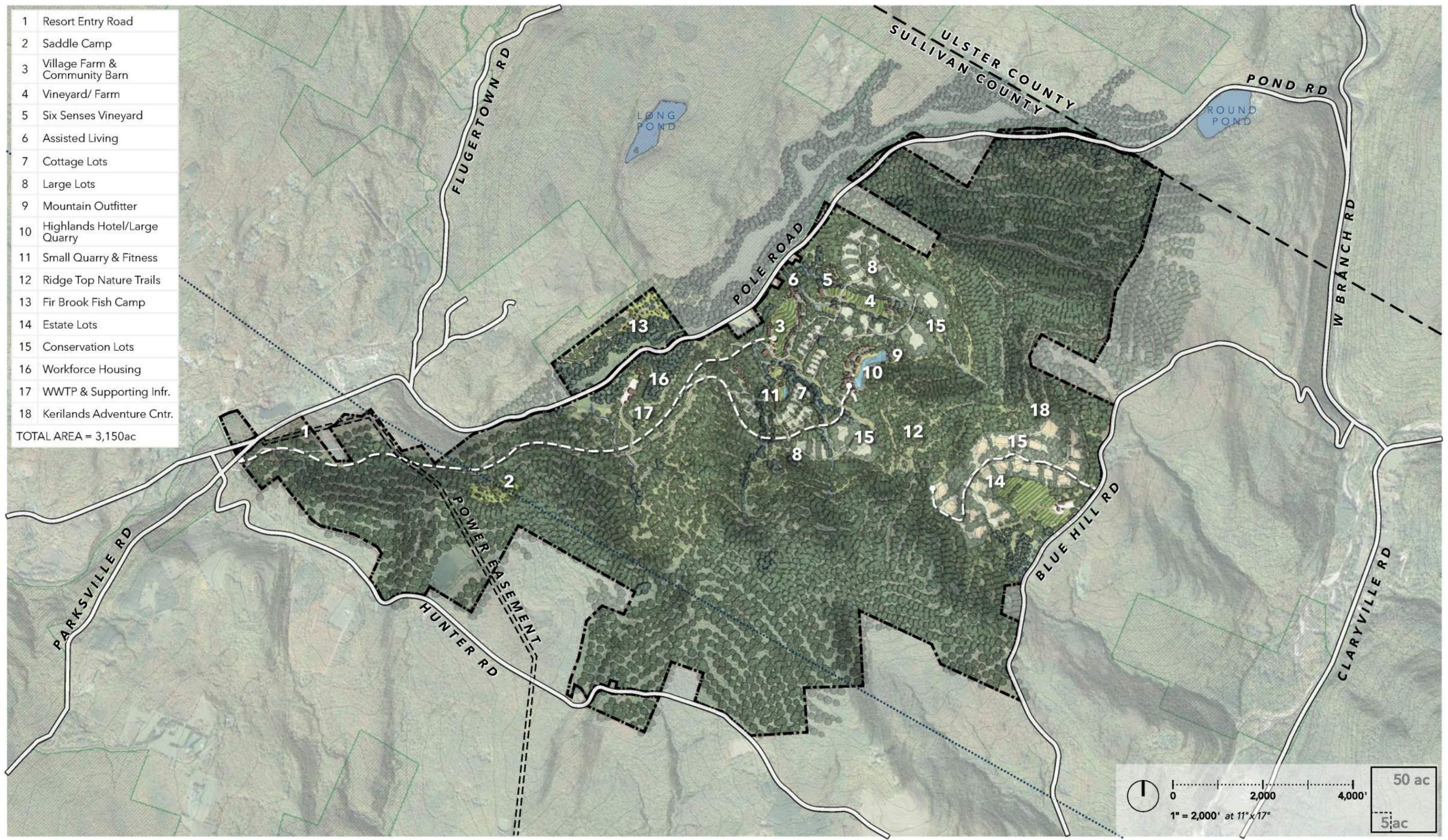
Hydrology



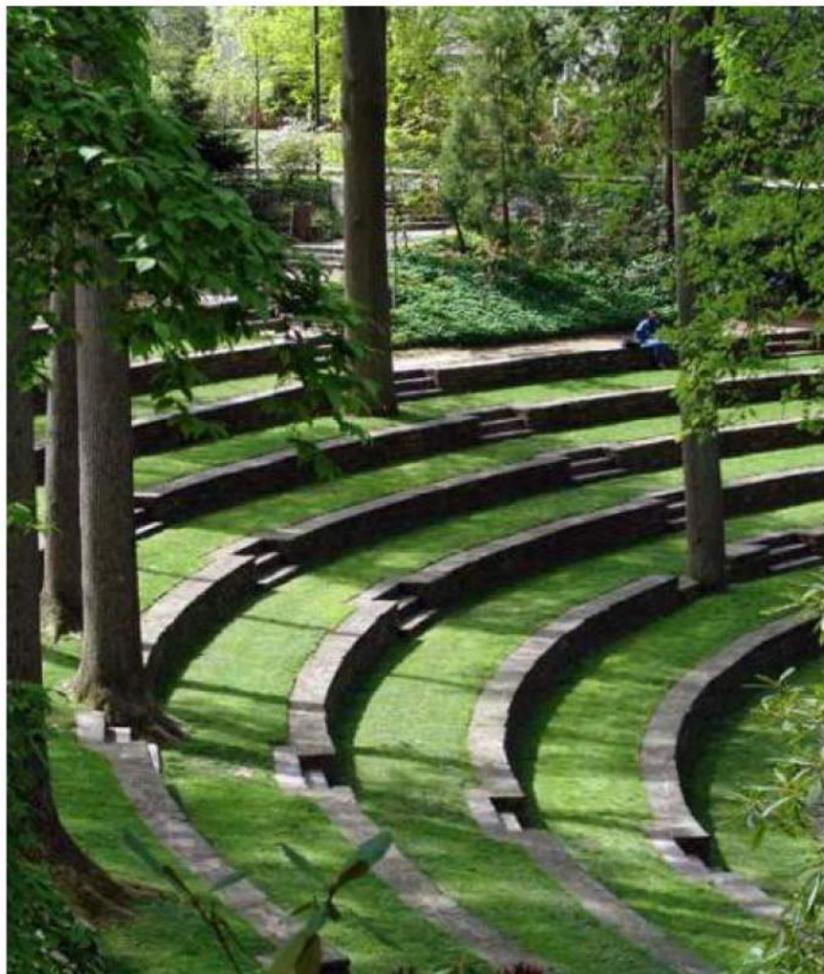
Trail Network | Inclusive and Connected



Framework Plan



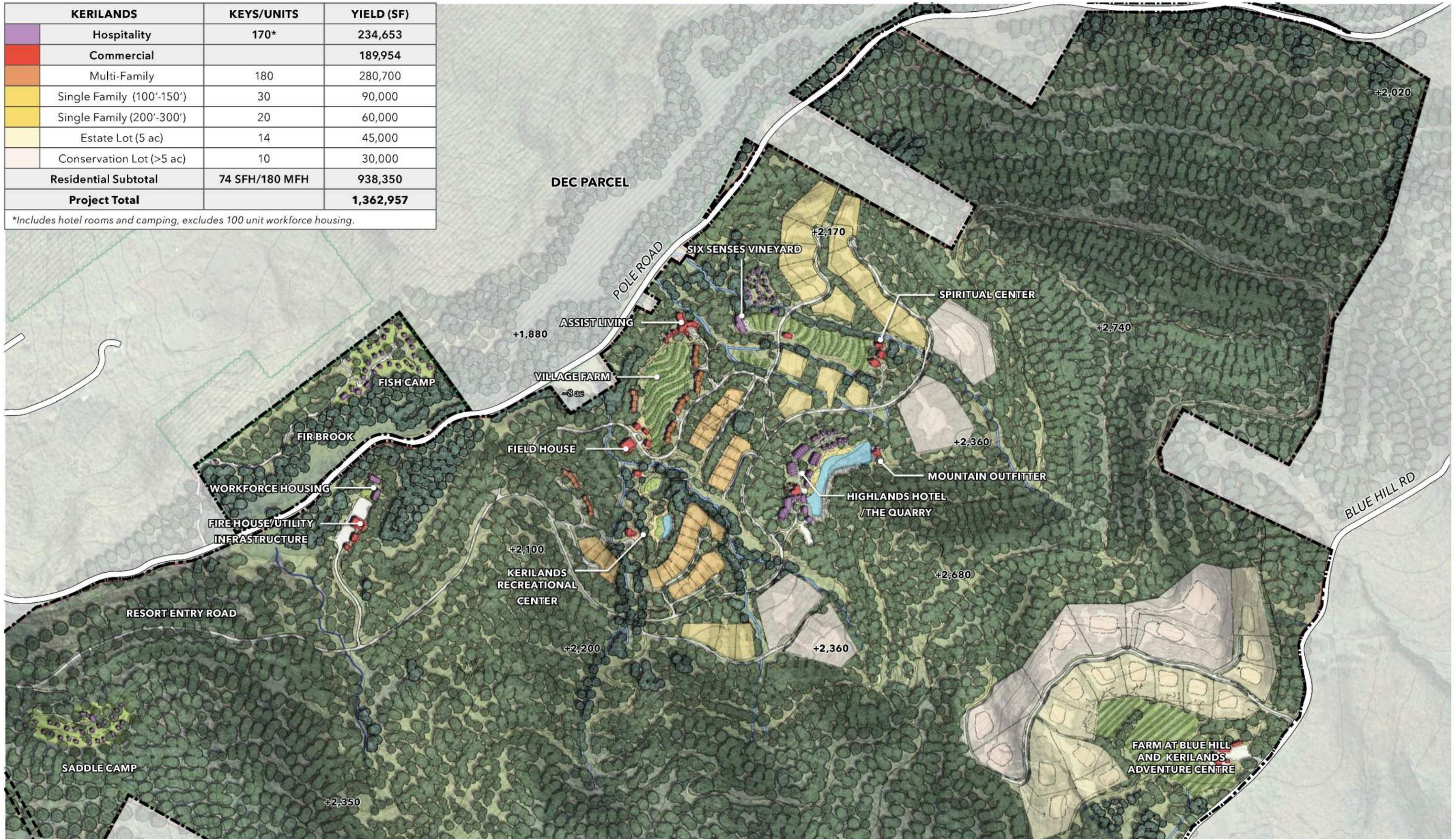
Concept Plan | ~1.3 MM SF of Program Concentrated on < 1/3 of the Land



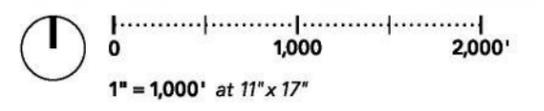
Open Space Network | Connected Outdoor Space

KERILANDS	KEYS/UNITS	YIELD (SF)
Hospitality	170*	234,653
Commercial		189,954
Multi-Family	180	280,700
Single Family (100'-150')	30	90,000
Single Family (200'-300')	20	60,000
Estate Lot (5 ac)	14	45,000
Conservation Lot (>5 ac)	10	30,000
Residential Subtotal	74 SFH/180 MFH	938,350
Project Total		1,362,957

**Includes hotel rooms and camping, excludes 100 unit workforce housing.*

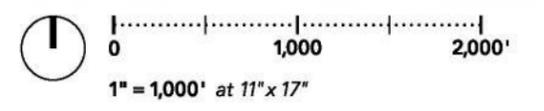


Concept Master Plan | Program Mix

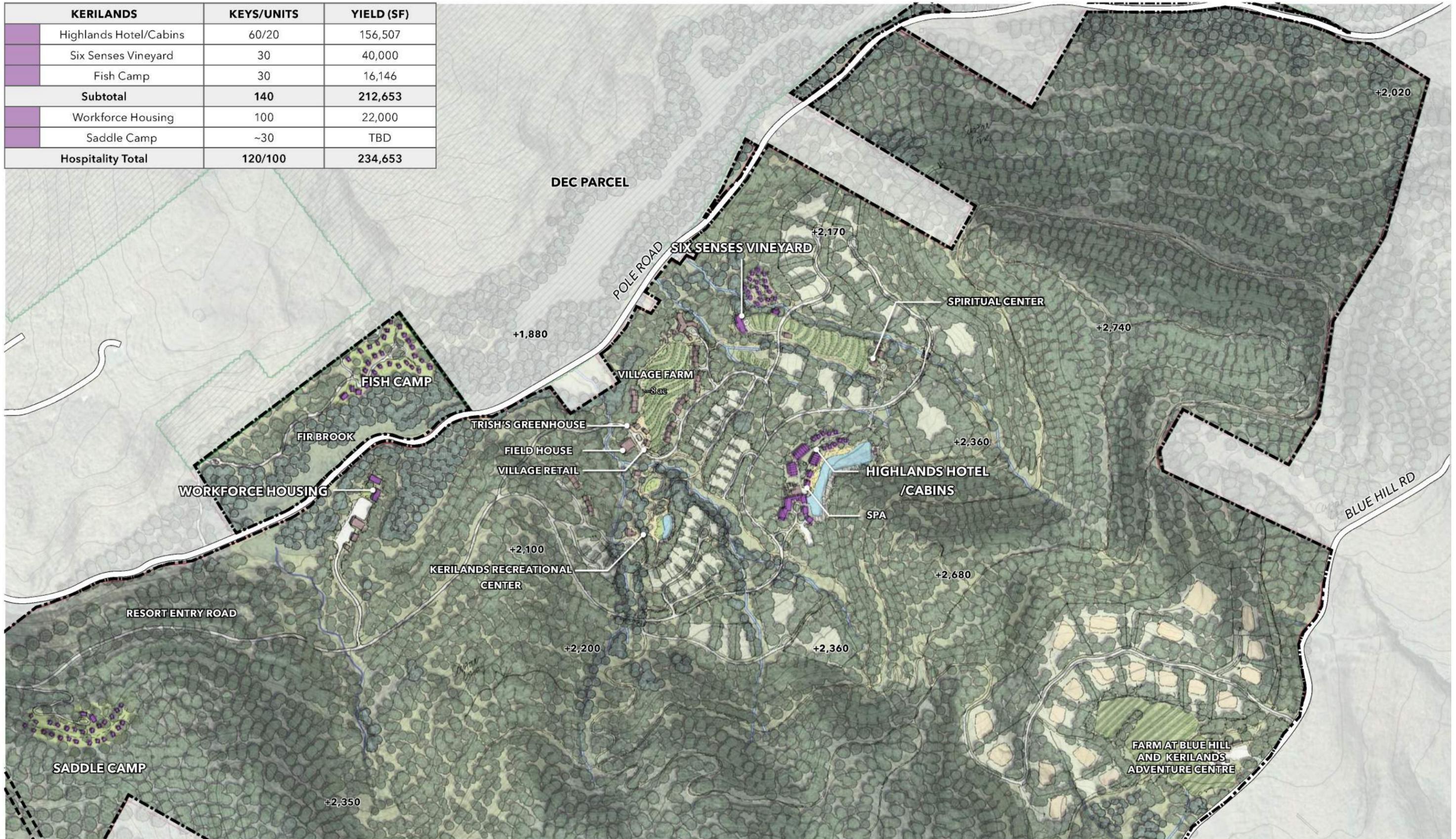




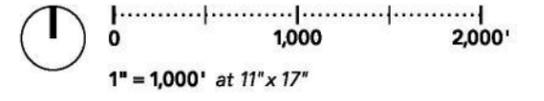
Open Space Network | Green Lungs Throughout



KERILANDS	KEYS/UNITS	YIELD (SF)
Highlands Hotel/Cabins	60/20	156,507
Six Senses Vineyard	30	40,000
Fish Camp	30	16,146
Subtotal	140	212,653
Workforce Housing	100	22,000
Saddle Camp	~30	TBD
Hospitality Total	120/100	234,653



Program Summary | Hospitality





SADDLE CAMP



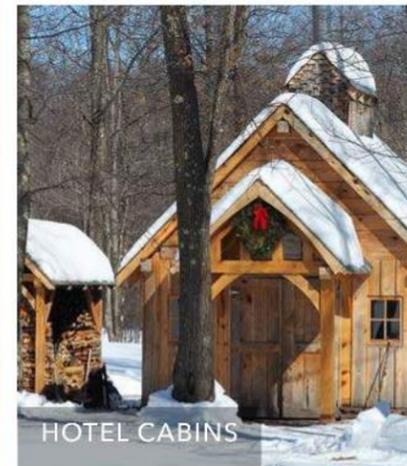
FISH CAMP



VINEYARD HOTEL



HIGHLANDS HOTEL



HOTEL CABINS

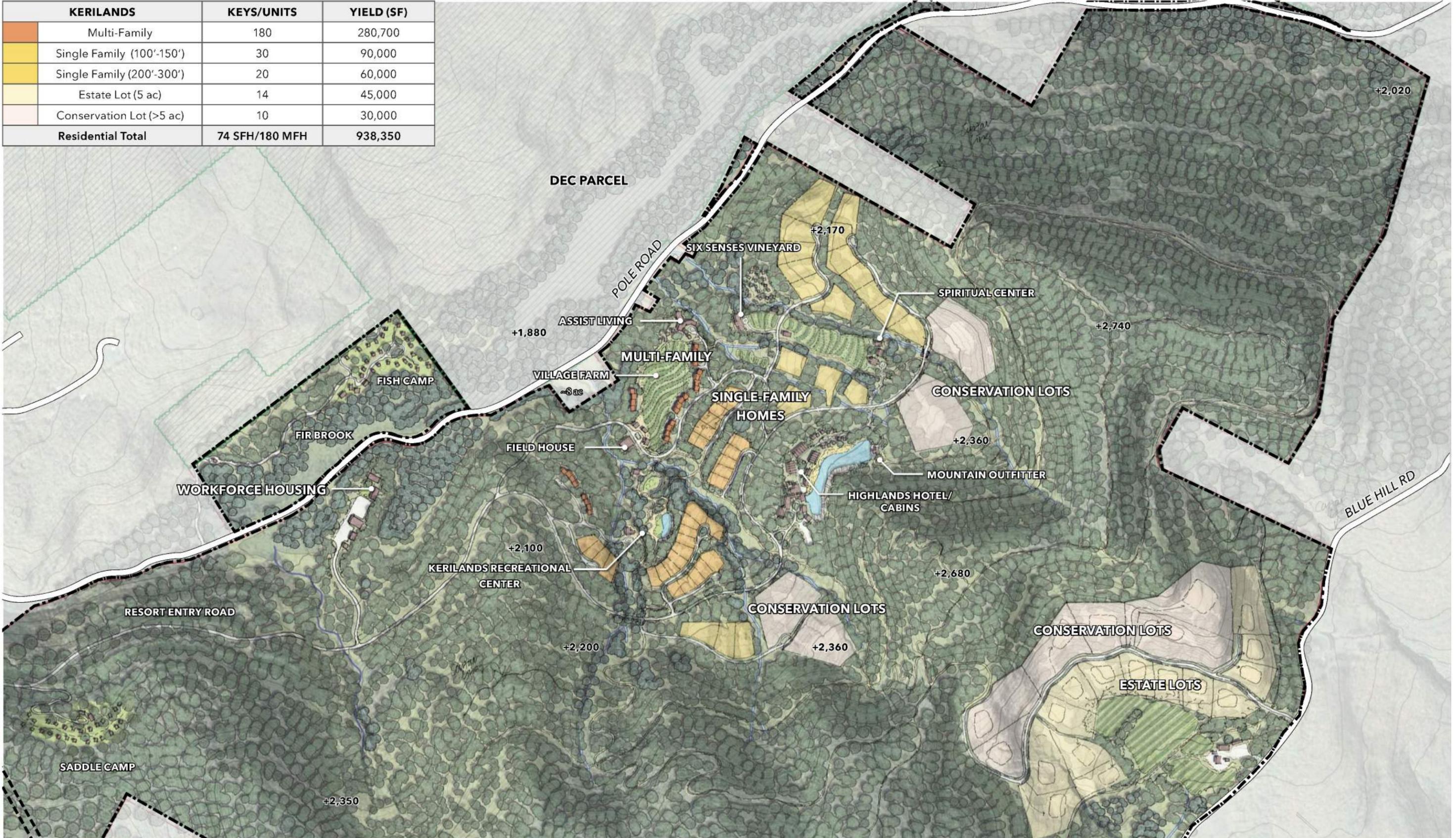


CONNECTED BY CIRCULATION

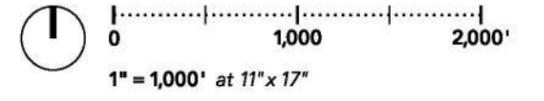


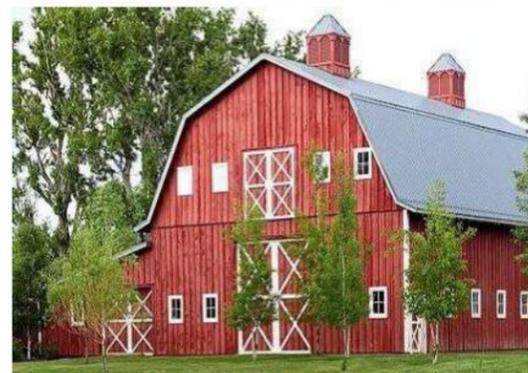
Hospitality | A Range of Addresses

KERILANDS	KEYS/UNITS	YIELD (SF)
Multi-Family	180	280,700
Single Family (100'-150')	30	90,000
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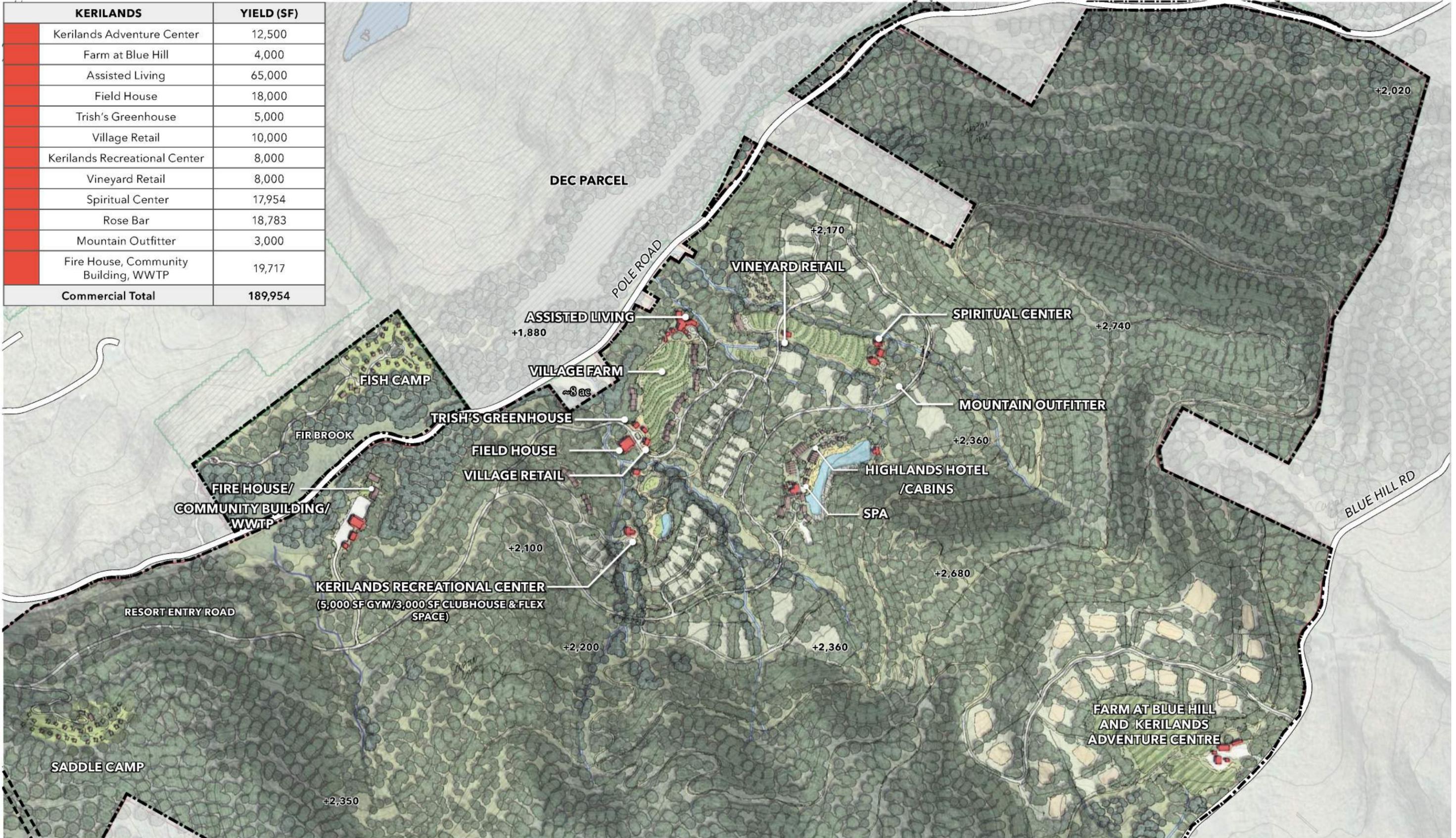
Program Summary | Residential



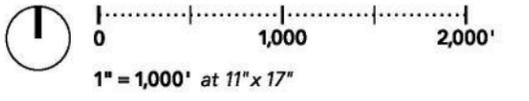


Residential | Character and Offerings

KERILANDS	YIELD (SF)
Kerilands Adventure Center	12,500
Farm at Blue Hill	4,000
Assisted Living	65,000
Field House	18,000
Trish's Greenhouse	5,000
Village Retail	10,000
Kerilands Recreational Center	8,000
Vineyard Retail	8,000
Spiritual Center	17,954
Rose Bar	18,783
Mountain Outfitter	3,000
Fire House, Community Building, WWTP	19,717
Commercial Total	189,954

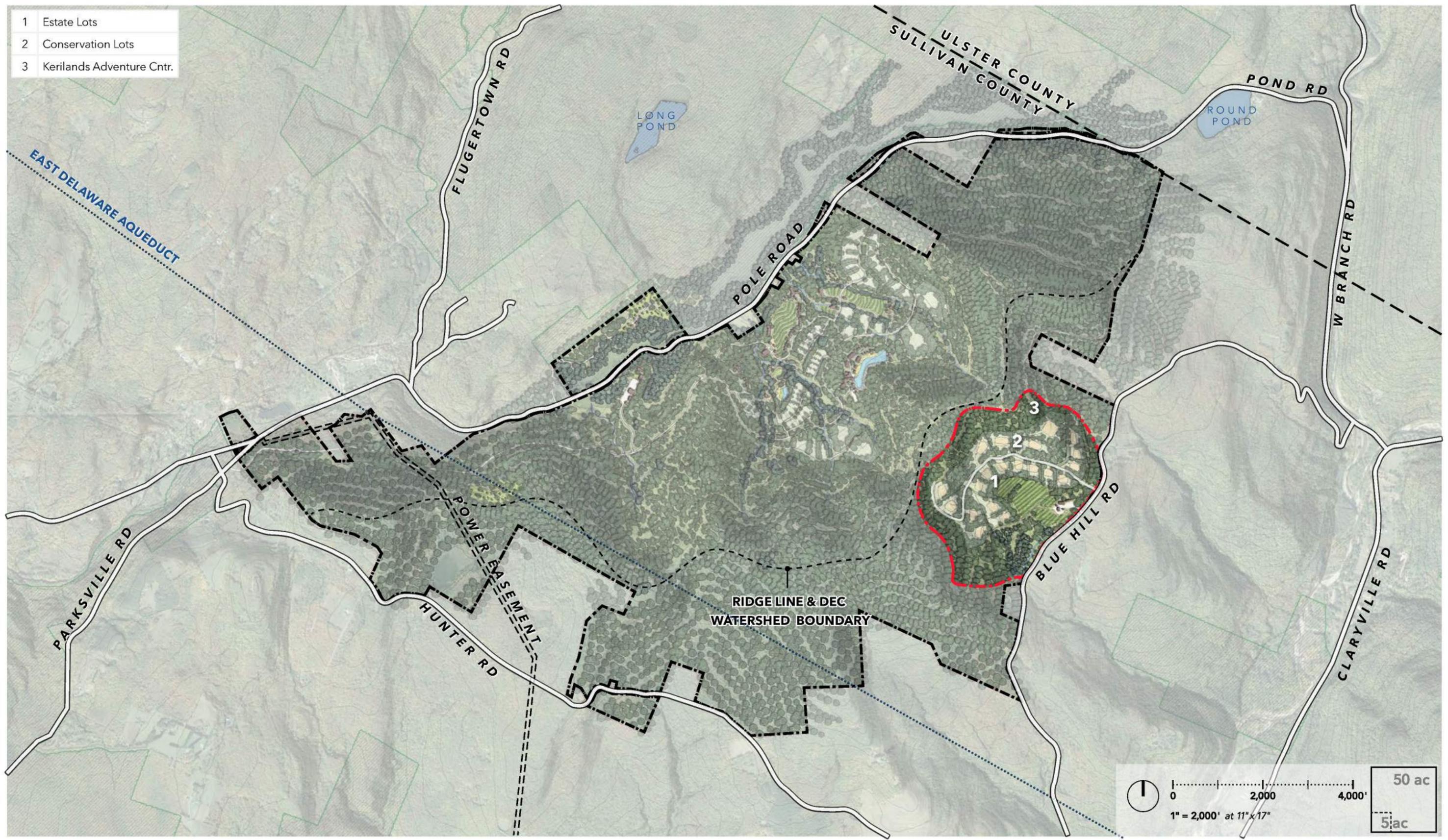


Program Summary | Commercial

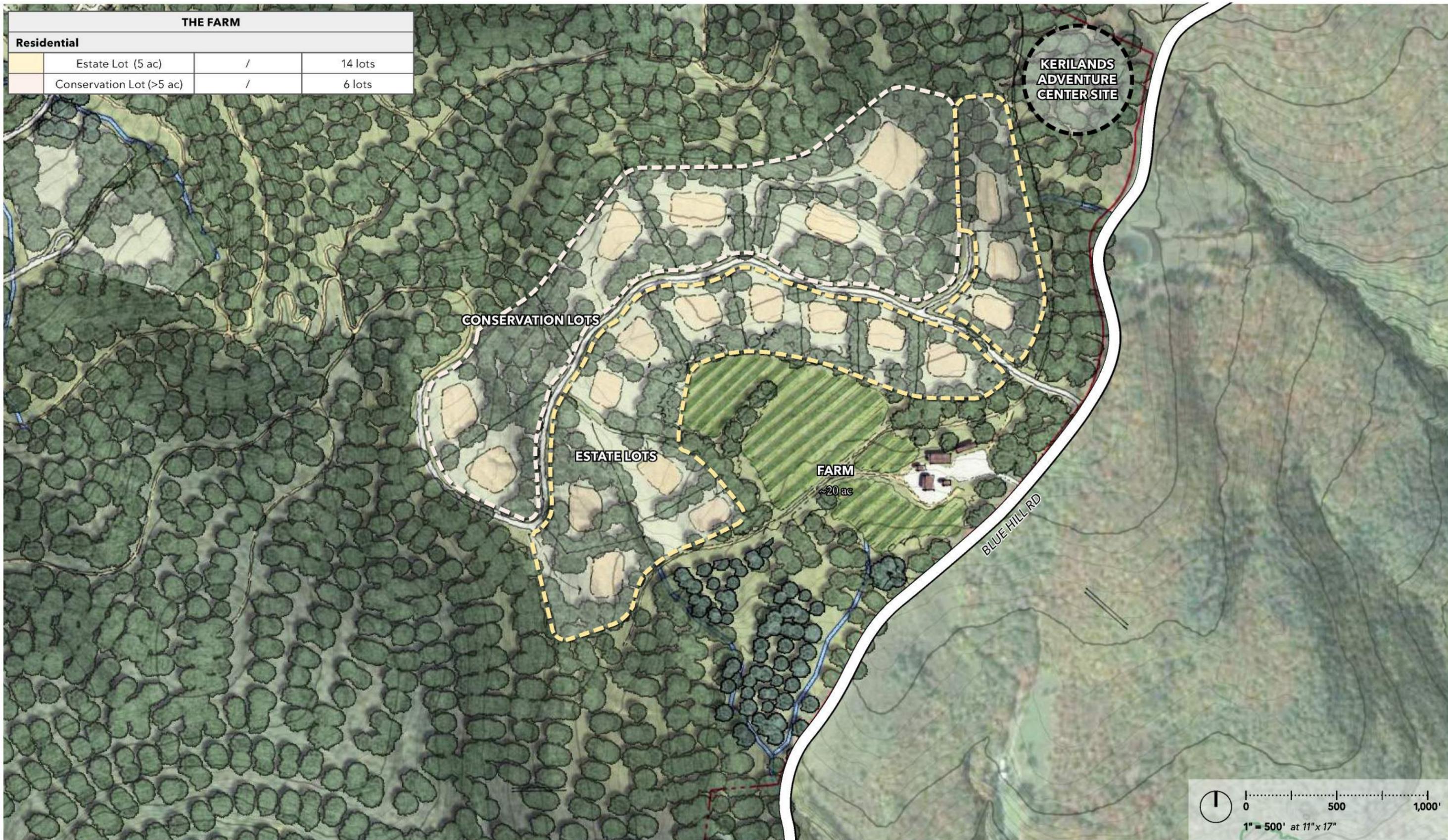




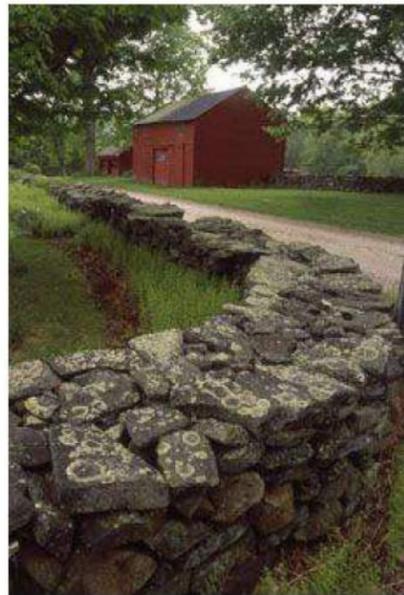
Commercial | Emphasizing Health, Wellness, Recreation and Community



Farm at Blue Hill and Kerilands Adventure Center



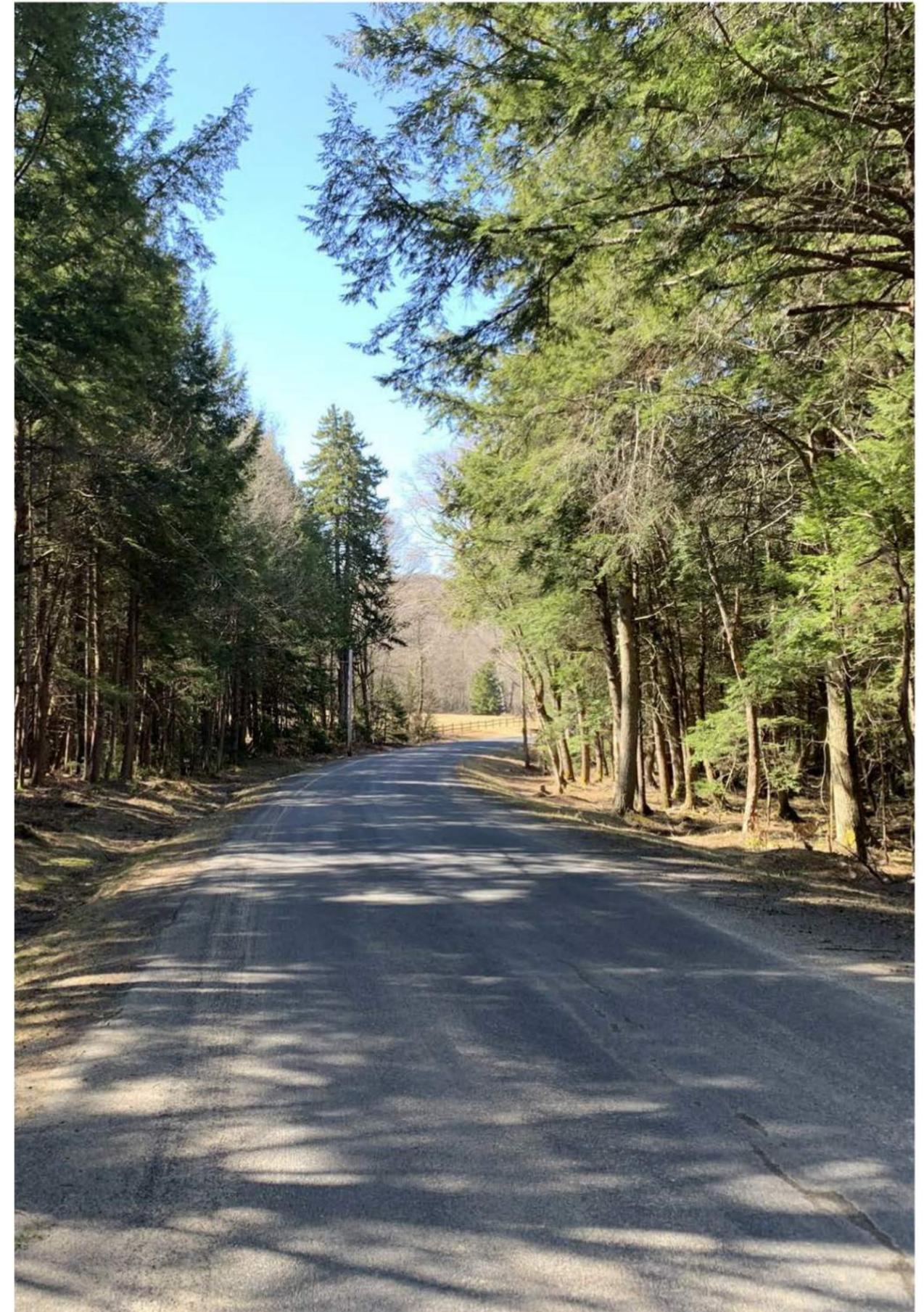
Farm at Blue Hill and Kerilands Adventure Center



Farm at Blue Hill and Kerilands Adventure Center

Next Steps

- 1. Participate in the 4/27 Town Visioning Session.**
2. Refine plans based on Town, Planning Board, and Community feedback.
3. Organize a review session to present and discuss refined concept plans.
4. Prepare and apply for zoning amendments.
5. Develop subdivision and site plan documents in parallel with the environmental review process.



Thank You!

