



Master Plan Report for

Historic Drake Farmstead

Oshtemo Township, Michigan

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Land Use USA

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Executive Summary

Based on the information and preferences obtained from the steering committee, a public brainstorming session and public design workshop, and integrated with the recommendations of the Market Feasibility Study prepared by Land Use | USA, the overall concept for the Drake Farmstead recommends a combination of facilities intended to attract users for both indoor and outdoor events; architectural elements with a character compatible with the Drake House; and land uses that are related to the historic farmstead uses of the site and encourage active interaction with the site and its natural elements.

The master plan recommends the following improvements for the Drake Farmstead. Please see the Master Plan site drawing.

1. Landscaped Entry: Improvements at the entrance drive into the Farmstead and Drake Road.
2. Re-created Drive to House: Remove the dead and dying sugar maples and plant the next generation of native sugar maples.
3. Site Improvements Near the Drake House:
 - a. Drive and event space at front of Drake House. Install a short drive spur from the main entrance drive to an event space with historically inspired gardens.
 - b. Barrier free access ramp. Provide barrier-free access into the Drake House with a barrier-free ramp on the west side of the south porch.
 - c. Historically inspired gardens with gazebo. Create a garden northwest of the Drake House, including a traditional gazebo and historically inspired gardens to facilitate small events.
 - d. Windmill. Install a historically inspired windmill west of the House.
4. New Carriage Barn and Event Barns: Construct a new Carriage Barn plus two Event Barns, connected to function as one large event space, designed with historically inspired character consistent with the architecture of the Drake House.
 - a. Phase 1: Carriage Barn. A new Carriage Barn containing about 1,200 square feet per floor, with space to seat 50 people at tables, and a caretaker's apartment in the upper level.
 - b. Phase 2: Event Barn #1. The first Event Barn containing about 2,400 square feet and table seating for 150 people, with an outdoor observation deck overlooking the pond to the west.
 - c. Phase 3: Event Barn #2. Expand the Event Barn with two wings each containing about 1,600 square feet and space to accommodate about 100 people seated at tables, bringing the total seating capacity of the event complex to 400 people at tables.

5. Archive Storage. Provide climate controlled storage space for the Oshtemo Historical Society's historical artifacts and documents in a space containing about 600 square feet.
6. Event Lawn and Small Corral. Maintain the existing open lawn area south of the House as an open Event Lawn and create a small fenced corral.
7. Educational Garden With Storage Shed. Create an Educational Garden flexible to encourage individuals or groups to partner with the Township.
8. Pavilion and Outdoor Education Area. Provide a picnic-shelter style Pavilion within a mowed clearing to create an Outdoor Education Area including seating.
9. Managed Woodlot. Manage the woodlot by removing invasive and weedy species and selectively thinning the remaining trees to encourage the desirable species, with trails and interpretive.
10. Food Forest. Establish a Food Forest, a low-maintenance, sustainable gardening technique that mimics a woodland ecosystem by substituting edible plants for their naturally occurring counterparts. The Food Forest will likely require the Township to enter into a partnership.
11. Community Partnered Agriculture. Develop a Community Partnered Agriculture operation with a partner who will convert this area into productive agricultural land. Ideally, production will generate revenue sufficient to allow payment of fees providing a net positive revenue stream to the Township.
12. Trail System: Install a trail and walk system for walking throughout the Farmstead.
13. Parking. Provide adequate parking for the large increase in the number of visitors expected.
14. Future Historic Structures. Place any historic structures relocated to the Farmstead in use areas appropriate to the original function of the relocated buildings.



Township Goals

Oshtemo Township sought to develop an innovative master plan for the adaptive re-use of the historic Drake Farmstead. The overall goal was to develop a master site plan for the 26 acre property consistent with its historic nature and character, and with a community vision for the future.

Listed on the National Register of Historic Places in 2012, the Drake Farmstead is the site of the first settlement and school in the Grand Prairie area of the Township. A number of improvements have been implemented in the house by the Oshtemo Historical Society (OHS).

The Township and the OHS want to create an active history center, not a museum, consistent with the Farmstead's past as a working farm. The period of 1880 to 1910 was considered the target era to emulate and guide the house preservation (which OHS does not consider a true restoration); this was determined to be the appropriate time period to use as the model for site activities and facilities as well. With this in mind, agriculture related activities that could promote rural education, recreated gardens in an historic style, and walking trails with benches to provide reflective opportunities were potential activities and facilities that were considered during the master planning process, among others.

The Township was interested in seeking creative ideas for activities, programs, and facilities to generate revenue at the Drake Farmstead in order for the facility to become as self-sustaining as possible. In combination with the desire to have barrier-free restrooms available at the site, this suggested that a new multi-use building would be an appropriate recommendation from the master planning process. This took the form of a building that evokes the character of the original carriage house to provide space for restrooms as well as meeting or event space(s) and storage.

In addition, Land Use | USA, LLC, a consulting firm with expertise in real estate market research, participated in the planning process and prepared a market feasibility study to help determine optimal revenue-generating uses for the property that are consistent with the historic nature and character of the property.

While the Drake Farmstead is not now a Township park, it is identified in the Township's Five Year Parks and Recreation Master Plan as significant for cultural and/or historical purposes and holds the potential for future park or recreational development. In addition, the Township recognizes future designation as a park may be advantageous when seeking funding to implement improvements that are recommended in the master plan. For instance, official designation as a park will be required should the Township seek grant funding from the Michigan Natural Resources Trust Fund.

To accomplish these goals, the following tasks were performed over the course of the project:

- A stakeholder public input process was facilitated in order to better understand the long term vision for the property.
- Adaptive re-use opportunities beyond the scope of current facilities were explored with a goal of including income-generating uses, services, or facilities in the future.
- Areas for historic and natural features preservation and/or conservation were identified.
- A generic timeline and cost estimates to implement the Master Plan were generated.
- Grant opportunities and how the Township may successfully secure a grant(s) to off-set the cost of implementing the master plan were considered.
- Operational and maintenance elements for each segment of development were identified.

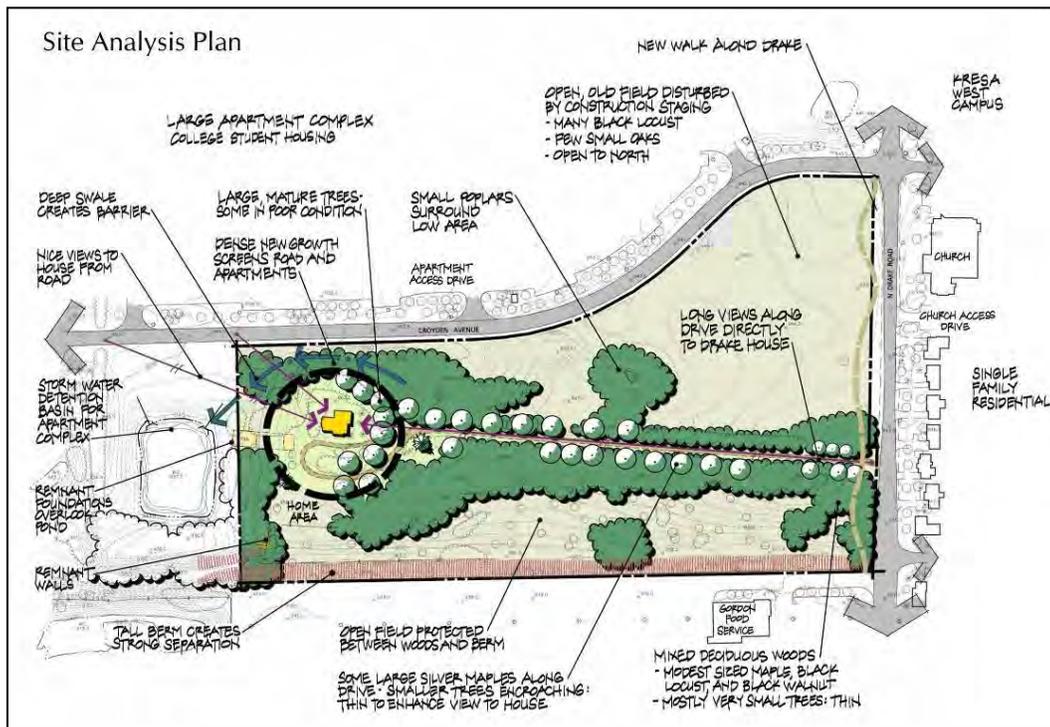
Project Approach

The project approach included two opportunities to engage stakeholders including the Oshtemo Historical Society (OHS), potential users and interested members of the general public in a collaborative working environment. A brain-storming session early in the process explored farmstead uses that are beyond the scope of current facilities. Once there was an understanding of what those uses might include, the design team generated preliminary design concepts which were investigated further at an interactive design workshop. The workshop gave stakeholders the opportunity to review the concepts, provide feedback directly to the design team, and be part of the discussion about the future vision for the Drake Farmstead.

The design team worked with the Township and Oshtemo Historical Society to understand their current use of the Drake House and possibilities for future potential uses of the building. The design team included an architect whose experience with historic structures provided the expertise necessary to understand the aesthetic and structural implications of proposed staging changes. The goal was to approach any modifications in a way that is respectful to the original architectural character of this beautiful and unique building. The following tasks were completed over the course of the project.

The design team met with representatives of the Township and the OH to review the scope of the project and discuss OCBA's work plan and schedule and to discuss the currents and future use of the Drake House.

The design team prepared a base map of the farmstead, visited the farmstead to review and photograph site and house conditions, and performed an analysis of the farmstead and Drake House to evaluate features such as views, open space, landscape character, vegetative cover, and condition of existing facilities for their impact on the future adaptive re-use of the House and site improvements. The results of this analysis were documented in the Site Analysis Plan diagram.



The design team conducted a stakeholder/public brainstorming session to identify potential revenue-generating services/facilities to be considered in developing preliminary concepts. All of the background information gathered to date was provided for review and to generate discussion at the meeting. The session was an interactive event for Township staff, OHS members, other stakeholders, and the public.

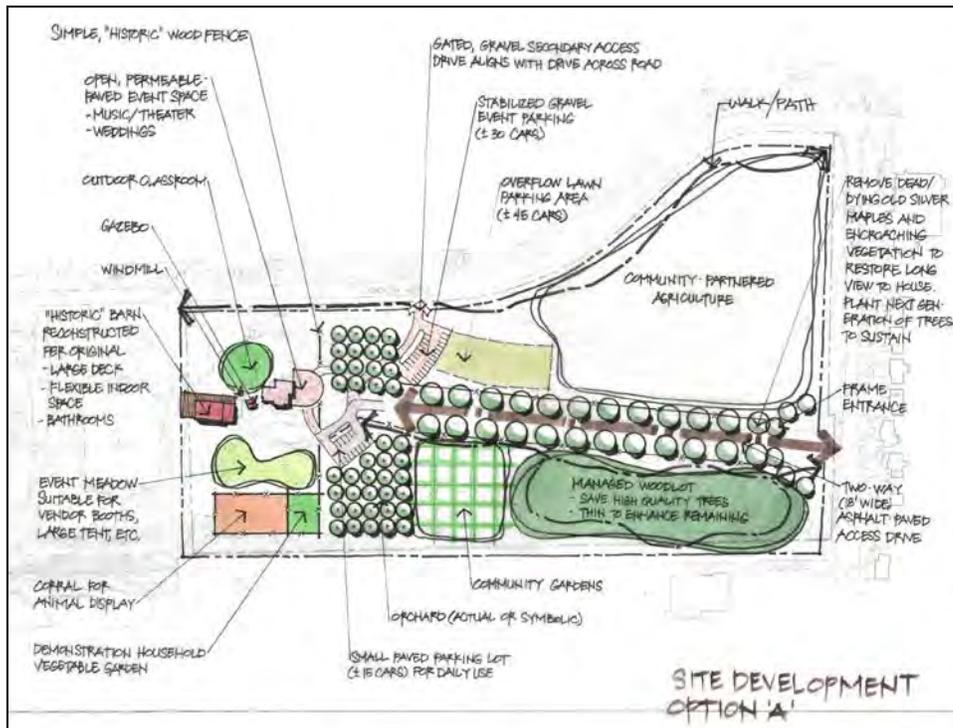
The design team met with representatives of the Township to evaluate current and desired operating revenues for the farmstead and to discuss the potential revenue-generating services/facilities identified at the public brainstorming session to gauge preferences and determine priorities.

Using the information gathered and feedback from the Township regarding desirable services/facilities to propose, the design team prepared preliminary concepts that diagrammatically illustrated possible adaptive re-use, new uses and locations in the farmstead.

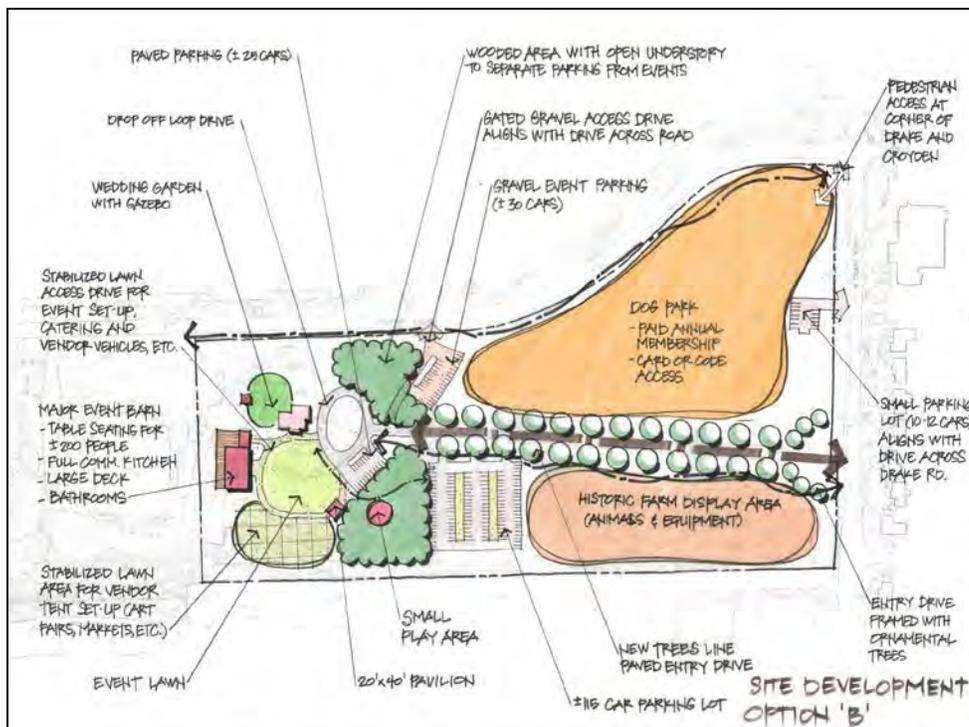
Preliminary Architectural Concept



Site Development Option A



Site Development Option B

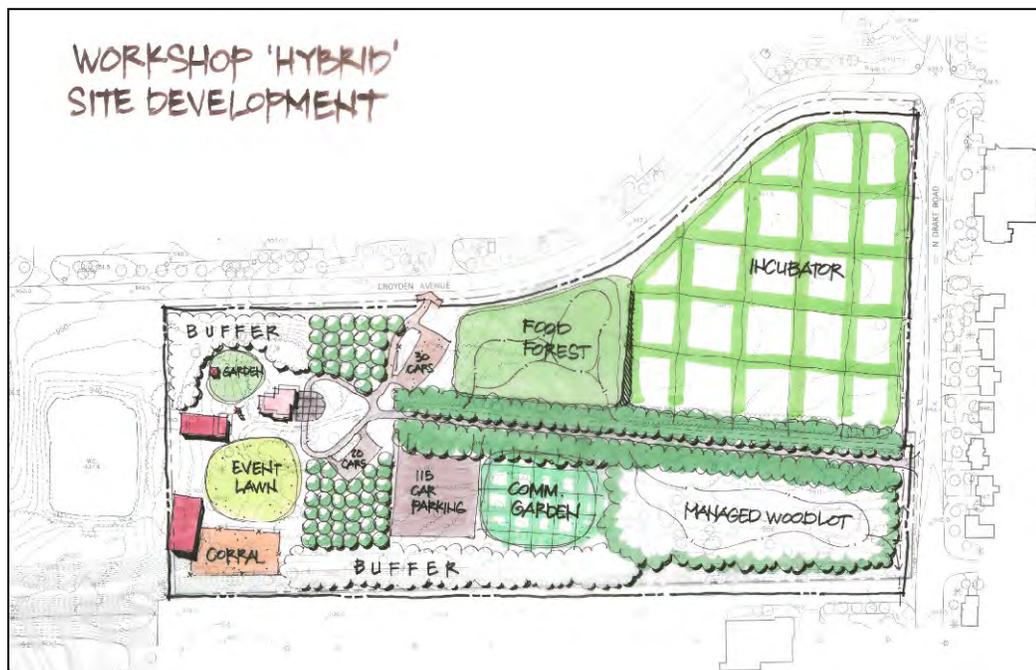


Then the design team conducted a workshop with stakeholders and the public to review preliminary concepts and explore alternatives. The preliminary concepts were used to initiate discussion, and a refined option was generated and tested with the workshop participants based on their input. The workshop was an interactive event with the following agenda:

- 3:00 - 4:00 p.m. Studio Set-up: The design team arrived and set up work space.
- 4:00 - 6:30 p.m. Open Studio: Drop in guests and representatives of the Township and OHS shared ideas with the design team. The design team interviewed visitors to facilitate discussion and gather information and generated a refined concept.
- 6:30 – 8:00 p.m. Public Review Session: The design team presented the workshop findings to representatives of the Township, OHS, and the public, and facilitated additional discussion and ideas.

During discussion at the workshop, a “hybrid” plan was developed representing the combination of ideas, both new and old, that generated the most support and excitement.

Workshop Hybrid Concept



After the workshop, the design team prepared a further refinement of proposed development for review by the Township. A preliminary opinion of probable construction cost of proposed improvements was also prepared.

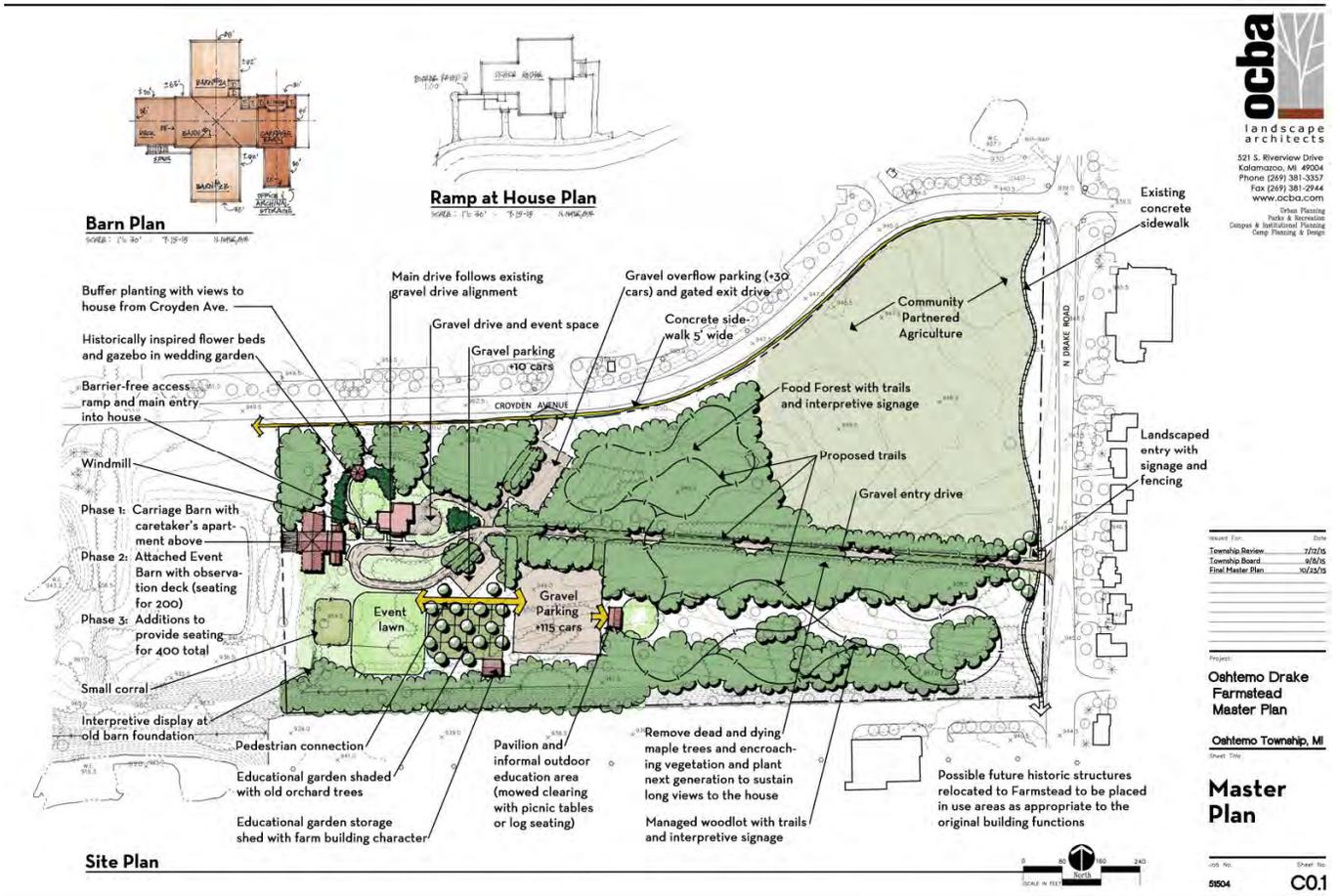
The design team met with representatives of the Township and OHS to review the refined design concept and preliminary opinion of probable construction cost, and a draft master plan was prepared illustrating proposed improvements in final graphic form, along with a refined preliminary opinion of probable construction cost. Recommendations from Land Use | USA were incorporated as was the design team’s understanding and experience with revenue generating programs and facilities that fit the historic character of the Farmstead.

Master Plan Components

Based on the information and preferences obtained during the process described above and integrated with the recommendations of the Market Feasibility Study prepared by Land Use | USA, the overall concept for the Drake Farmstead recommends a combination of facilities intended to attract users for both indoor and outdoor events; architectural elements with a character that is compatible with the Drake House; and land uses that are related to the historic farmstead uses of the site and also encourage active interaction with the site and its natural elements. These include:

- Construction of a new Carriage Barn plus Event Barns for indoor events with an ultimate capacity of up to 400 people for events.
- Agricultural uses including Community Partnered Agriculture, a Food Forest with trails, and an Educational Garden.
- Outdoor event space and supporting elements.
- Re-creation of the long views to the house from Drake Road and a wood lot managed through appropriate forest management techniques and improvements.
- Creation of historically inspired gardens near the Drake House.

Final Master Plan



While not all of the recommended improvements are expected to generate positive revenue, the combination is intended to provide an overall character to place the historic Drake House in a setting suggestive of its original setting within a prosperous late 19th century to early 20th century farmstead. The single greatest revenue generating element will likely be the Carriage and Event Barn complex; in addition, events at the Drake House and in the outdoor spaces near the House can also be expected to generate revenue. Other outdoor elements such as the Educational Garden and the Food Forest may be spaces that can generate sufficient revenue to operate at no net cost to the Township, while the Community Partnered Agriculture has the potential to generate substantial revenue if the right partnership can be formed with an organization willing and able to take responsibility for the land and create a productive agricultural operation on site.

The master plan recommends the following improvements for the Drake Farmstead. Please see the Master Plan site drawing attached to the end of this report.

1. Landscaped Entry: Improvements are recommended at the entrance drive into the Farmstead and Drake Road to announce the presence of the Farmstead to travelers along Drake Road, as the beginning of the entrance sequence for visitors, and to control vehicular access in to the site. Recommended improvements include removing undesirable shrubs and trees near the intersection to create space to introduce attractive landscaping in a welcoming configuration, including both small ornamental trees and flowering perennials; a significant sign identifying the property as the historic Drake Farmstead; natural fieldstone boulders consistent with the boulder wall in the southeast corner of the site at Drake Road integrated into the landscaping; and ornamental fencing in a style suggestive of the historic character of the Farmstead extending 80'-100' north and south of the entrance drive along Drake Road. Both the boulders and the fencing are intended to serve the dual purpose of enhancing the entrance as well as to control vehicular access, guiding it on to the re-created entrance drive to the House.

2. Re-created Drive to House: As noted in the application to register the Drake Farmstead on the National Register of Historic Places, approaching the House along the entrance drive adds very significantly to experiencing the historic farmstead's sense of place. A row of overly mature sugar maples is found on both sides of the drive; at this time, many are in poor condition. In addition, over time volunteer trees and shrubs have grown between the sugar maples and the entrance drive, significantly narrowing the corridor and encroaching on the view to the House. The Master Plan recommends re-creating the experience of the entrance sequence by removing the dead and dying sugar maples and the trees and shrubs that have encroached between the sugar maples and the drive. This should be followed by planting the next generation of native sugar maples to re-create the entrance experience and view to the House; these should be planted in alignment with the remaining mature sugar maples.

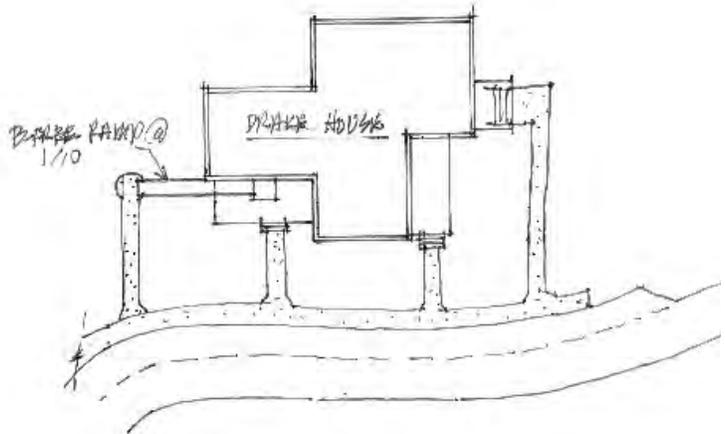


The Master Plan recommends that as the drive nears the House, it essentially follow the current angle slightly south of the House and repeat the elongated loop to return to the straight section of drive. To provide easier and barrier-free access to the House and the Carriage and Event Barns, a concrete paved walk is recommended along the north and west sides of the drive nearest the House and Barns. In this area, the drive should be wide enough to allow drop-off and loading (for instance, for caterers, exhibitors, etc.) and still permit other vehicles to easily pass through the looped drive.

At this time, the Master Plan recommends the entrance drive be a fairly narrow (16'-18' wide) improved gravel drive to be consistent with the historic character of the Farmstead. As the Farmstead becomes more fully developed and the number of visitors increases, especially during winter months, the Township may wish to consider asphalt pavement on the drive for ease of maintenance; the gravel drive will require periodic re-grading to retain acceptable driving surface and snow plowing can be problematic on gravel.

3. Site Improvements Near the Drake House:

- a. Drive and event space at front of Drake House. In order to provide a space suitable for events such as weddings and concerts that may want to use the front entrance to the House and/or the east porch, the Master Plan recommends a short gravel drive spur from the main entrance drive to an event space across the front of the House. The event space should receive a finely crushed stone surface to accommodate barrier-free access and seating during events. The event space should be enhanced with historically inspired gardens located to frame the event space and create a sense of place consistent with the character of the House.
- b. Barrier free access ramp. In order to provide barrier-free access into the Drake House, the Master Plan recommends a barrier-free ramp on the west side of the south porch; in this location, the ramp with its required hand rails, will have the least possible visual impact on the character and experience of the Drake House. The design and materials selected for the ramp and hand rails should be selected to be complementary to the character of the House. In addition, historically inspired gardens should be developed in conjunction with the ramp to help integrate the ramp into the setting.



- c. Historically inspired gardens with gazebo. The space northwest of the Drake House is nicely defined by the House, topography that slopes steeply down on the north and west edges of an open turf-grass yard, and existing vegetation that creates an intimate outdoor room. The Master Plan recommends creating a wedding garden in the space, including a traditional gazebo and historically inspired gardens arranged to facilitate weddings and other small events such as concerts.

The existing vegetation should be managed for selective thinning and re-planting of appropriate materials to create both buffer plantings to enhance the wedding garden and also to create selected views of the Drake House from Croyden Avenue. Because the House is set over one-quarter mile from Drake Road, it is very difficult to view from off-site. The one place views to the attractive House are available is along Croyden Avenue. Management of the existing vegetation and installation of new plantings should be designed to frame selected views to the House from Croyden Avenue.

- d. Windmill. Consistent with the character of the Farmstead as represented in historic graphic images of Drake Farmstead from the period selected to emulate, the Master Plan recommends installation of a historically inspired (or relocation of an actually historic) windmill west of the House. This will likely be for aesthetic, atmospheric purposes only, although a functional windmill to, for instance, pump water for irrigation purposes would add to the educational value of the Farmstead.
4. New Carriage Barn and Event Barns: Consistent with the recommendations of the Market Feasibility Study by Land Use | USA, the Master Plan recommends construction of a new Carriage Barn plus two Event Barns. These are anticipated to be constructed in at least two phases, with the Carriage Barn in Phase 1, the first Event Barn in either Phase 1 or Phase 2, and the second Event Barn addition in the final phase. All of these barns should be connected in a manner that allows them to function as one large event space, but with moveable partitions to create smaller rooms for smaller events. The design character of this new architecture must be historically inspired consistent with the architecture of the Drake House and the original barns to evoke the original character of the Farmstead.
 - a. Phase 1: Carriage Barn. The Carriage Barn should be constructed with a footprint similar to the original Carriage Barn, and in essentially the same location to re-create the character of the original Farmstead. The new Carriage Barn would contain about 1,200 square feet per floor. The ground floor would include two barrier-free restrooms; a kitchen sized to be fully functional and to accommodate a variety of activities such as exhibition cooking, culinary classes and catered events; space for display of historic artifacts and documents; and sufficient floor space to seat 50 people at tables.

In addition, we recommend the Carriage Barn be constructed with a caretaker's apartment in the upper level. While this may not initially be necessary, as the site becomes more fully developed with the recommended elements such as the Community Partnered Agriculture, Food Forest and Educational Gardens, the presence of an on-site caretaker will to manage the property and provide a modest level of security will be an advantage to the Township. We recommend the upper level apartment be constructed as empty "white space"; a finished living space would then be provided in the future when needed.

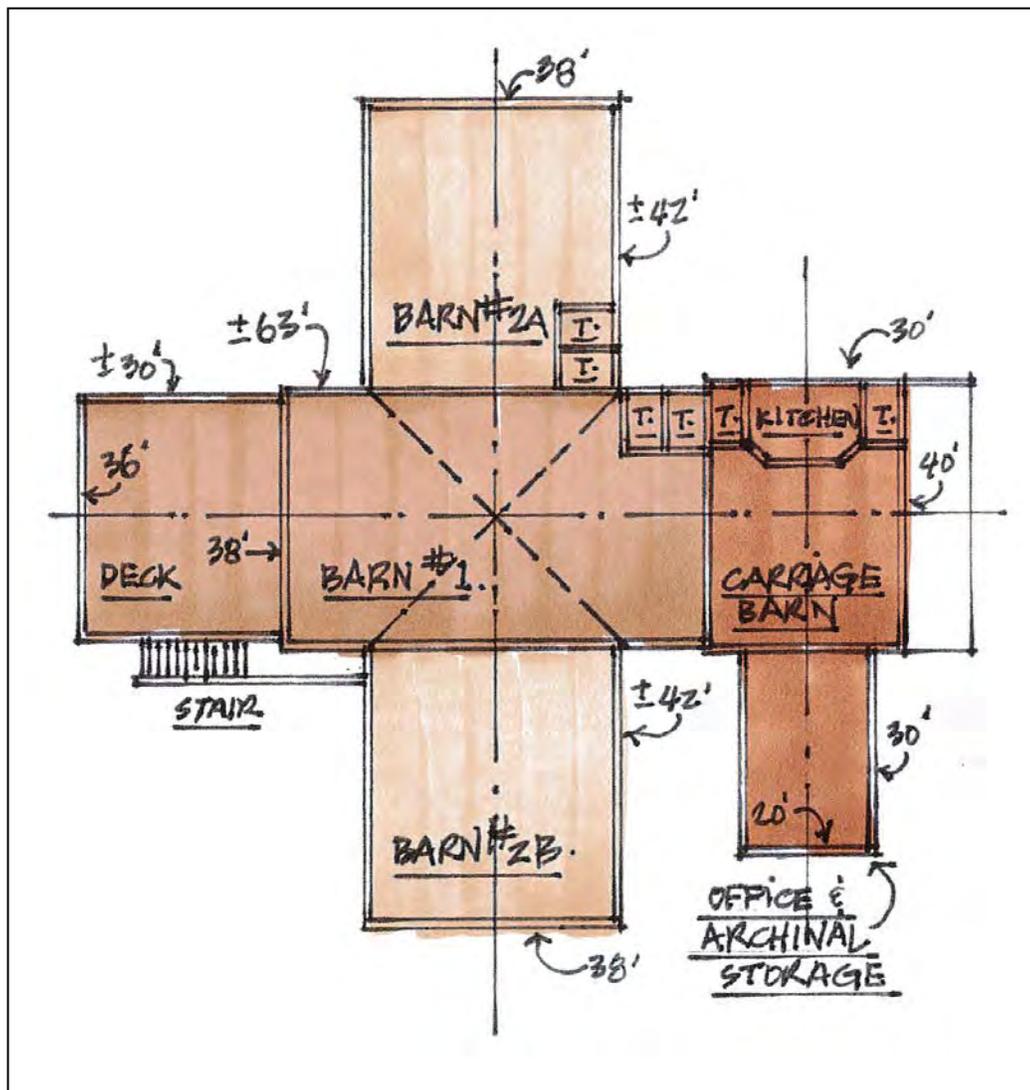
- b. Phase 2: Event Barn #1. We recommend the first Event Barn be constructed attached to the west wall of the Carriage Barn, in the location of the previous barn at the Farmstead. It should contain about 2,400 square feet to provide two additional barrier-free restrooms and table

seating for 150 people.

In addition, we recommend construction of an outdoor observation deck at the west wall of the Event Barn overlooking the existing pond on the adjacent property to the west. The site of the pond is expected to remain undeveloped and naturalized as it provides the required stormwater management basin for the apartment complex north of Croyden Avenue. The Township may wish to enter into discussion with the owners (who donated the northerly 11 acres to complete Township ownership of the Drake Farmstead) regarding maintenance, improvements, and perhaps public access to this adjacent parcel.

- c. Phase 3: Event Barn #2. The Master Plan recommends expansion of the Event Barn with new wings attached to the north and south walls of Event Barn #1; these could be considered Barn #2A and Barn #2B. Each should contain about 1,600 square feet, include two barrier-free restrooms, and space to accommodate about 100 people seated at tables. This would bring the total seating capacity of the event complex to 400 people at tables.

Event Barn Plan Enlargement



5. Archive Storage. The Oshtemo Historical Society possesses historical artifacts and documents that require appropriately designed, climate controlled storage space. We recommend this be designed as a separate space attached to the Carriage Barn. The Archive Storage space is recommended to contain about 600 square feet to provide office and work space as well as archive storage.
6. Event Lawn and Small Corral. To accommodate outdoor events and exhibits such as art fairs, car shows, and animal displays, we recommend maintaining the existing open lawn area south of the House as an open Event Lawn. To accommodate periodic animal displays, which would fit well with the farm nature of the Farmstead, we recommend creating a small fenced corral along the west side of the lawn area. The fencing should be simple and in keeping with the historic nature of the Farmstead.
7. Educational Garden With Storage Shed. The Master Plan recommends creation of an Educational Garden east of the Event Lawn. The Educational Garden is intended to be flexible encourage those individuals or groups with an interest to develop and use it in partnership with the Township. For instance, it could be used to produce heirloom vegetables representing the historic era of the Farmstead; Master Gardeners might use to propagate plants to be transplanted to the historically inspired gardens elsewhere on site; it could become a community garden should the demand be demonstrated and individuals demonstrate the willingness to organize and maintain it; or, native perennials could be grown for the purpose of seed collection and distribution to the community. Determination of the best use of the Educational Garden will require additional discussion and perhaps developing partnership(s) with individuals or groups willing to accept responsibility for the garden as the Township does not have the personnel available to maintain it.

The Educational Garden is recommended to include traditional orchard trees both for their fruit production and to provide a small amount of shade for those working in the garden. A small storage shed with the character of a historic farm structure is also recommended as a gathering place and for tool and equipment storage.

8. Pavilion and Outdoor Education Area. The Master Plan recommends a simple picnic-shelter style Pavilion be provided within a mowed clearing to create an Outdoor Education Area that would also include seating at picnic tables and/or informally on felled logs appropriately placed. This is intended to provide a space for school groups or day campers to congregate, to present educational materials, and for picnics. When no groups are using it, the Pavilion will also provide a place for families and other visitors to rest in the shade and enjoy a picnic.
9. Managed Woodlot. The southeast area of the site currently contains an open, old field contained by a large berm that is continuous along the south property line – and creates a strong separation between the Farmstead and the adjacent shopping mall with its large expanse of asphalt parking lots – and a wooded area with a mixture of deciduous tree species. The woods contain mostly modest sized maples and black walnuts but also contain many small trees of a variety of species that are growing too close together to be able to thrive. The Master Plan recommends managing this woodlot by removing invasive and weedy species and selectively thinning the remaining trees to allow the desirable species enough space to thrive and grow into maturity. Visitors should be invited into the Managed Woodlot with trails and interpretive signage intended to explain the management process and techniques as they are implemented.



10. Food Forest. Consistent with the agricultural heritage of the Farmstead, we recommend a Food Forest be established in the north central area of the site. A food forest is a low-maintenance, sustainable gardening technique or land management system that mimics a woodland ecosystem by substituting edible trees, shrubs, perennials and annuals for their naturally occurring counterparts. Fruit and nut trees make up the upper level, while berry shrubs, edible perennials and annuals make up the lower levels. The Food Forest should combine aspects of native habitat rehabilitation with edible forest gardening.

The goal of the Food Forest is to foster a community approach to urban farming and land stewardship. The Food Forest should be planned to include fruit trees and shrubs, berries for canning, gleaning and picking, a nut grove with trees providing shade and edible nuts, and perennial and annual vegetables.

The Food Forest will likely require the Township to enter into a partnership with individuals or a group with knowledge and experience in developing and maintaining this element. The Forest should be made accessible with trails and interpretive signage to tell the story of the Food Forest as it is developed and operated.

11. Community Partnered Agriculture. A large area in the northeast quadrant of the site is recommended to be developed as a Community Partnered Agriculture operation. This is an intentionally flexible term that will require extensive exploration and discussion by the Township to more fully define its goals for this area, and to identify the Partner needed to complete this endeavor. The intent is that the Township will partner and enter into an agreement with an individual or group who will take responsibility to convert this area into productive agricultural land. Many possible partners were identified during the public brainstorming session and the design workshop; several activities in the Kalamazoo region were suggested as possible connections to support the CPA.

In general, the goal is to enter into a partnership in which the Township provides the land at the Farmstead on which the Partner would grow agricultural products. Under ideal conditions, the production would be adequate to generate revenue for the Partner sufficient to allow the payment of a fee to the Township thereby providing a net positive revenue stream to the Township through an activity that is consistent with the agricultural history of the site. Definition of the space required, identification of needed improvements to the site, the revenue stream possible are among the many issues that require further research and negotiation with potential partners.

12. Trail System: We recommend a trail and walk system be developed to allow walking throughout the Farmstead. This includes a trail from the existing sidewalk at Drake Road to the House parallel to but off-set from the historic entrance drive; a sidewalk along Croyden Avenue to begin to create pedestrian access from Drake Road to west of the Farmstead; and an internal trail system to connect the multiple activity areas and elements within the Farmstead and to encourage exploration of especially the Food Forest and the Managed Woodlot.

Seating on benches or, less formally, on logs or stumps should be provided at resting intervals and at points of interest throughout the site. Interpretive signage should also be provided throughout the site to describe the history of the Drake Farmstead and Oshtemo Township, the natural history of the land, as well as the contemporary story of the improvements and activities taking place at the Farmstead.

13. Parking. With the improvements recommended in the Master Plan, a large increase in the number of visitors is expected. This will require a significant increase in parking available to visitors. The Master Plan recommends three improved parking areas: a small lot with about ten parking spaces southeast of the House for a few visitors; a large lot with up to 115 spaces farther southeast to accommodate the large events expected in the Event Barns and the outdoor Event Lawn; and a modest sized overflow lot with about 30 spaces north of the main entrance drive for use during the largest events. In addition to the overflow lot, we also recommend a secondary drive for exiting only connected to Croyden Avenue; this drive should be gated and opened only for large events when the overflow parking lot will be needed. All lots are recommended to be gravel surfaced; as with the main entrance drive, asphalt pavement at a later date may be an option the Township wishes to consider should maintenance become onerous.
14. Future Historic Structures. The Township and OHS may wish to explore the relocation of historic structures to the Farmstead to contribute to the character and educational resources available on the site. We recommend these be placed in use areas appropriate to the original function of the relocated buildings. For instance, a building may most appropriately belong near the small corral or in the Managed Woodlot depending on its original function and location. The flexible nature of the Master Plan will facilitate that decision being made at the time of acquisition.

Funding

Our search for possible sources of funding sources focused on four main areas: historic preservation, agricultural heritage, recreation development grants, and foundation grants. In addition, the Township may consider use of general funds or a capital fund raising campaign. Possible funding sources were explored and are listed below.



Historic Preservation

1. Historic Preservation Grant Program: The National Historic Preservation Act of 1966 provides federal government funds for projects designed to identify, assess, designate and protect districts, sites, buildings, structures and objects significant in the history, architecture, archaeology, engineering and culture of the United States. The funds, received annually from the National Park Service of the U.S. Department of the Interior, are administered by Michigan's State Historic Preservation Office (SHPO), Michigan Historical Center. Information about SHPO programs is available by telephone at 517-373-1979, or via email at preservation@michigan.gov
 - a. The Historic Preservation Fund is the source of a 60-40 matching grant-in-aid program. The federal funds provided through the grant must be matched by the grant recipient with private funds, local government funds, in-kind services, state funds, certain federal funds (limitations apply), donated services and/or donated equipment or material.
 - b. Only Certified Local Governments (CLG) are eligible to apply for Historic Preservation grants. To become a CLG, a government must, at the very least, have a local historic district commission with design review control over locally designated historic districts.

- c. Each year the SHPO staff develops broad goals for the Historic Preservation Program, based upon the Michigan Comprehensive Historic Preservation Plan. Projects that effectively address these goals in the following areas are eligible for funding:
 - i. **Survey Projects.** The inventory of historic and archaeological sites.
 - ii. **Nominations.** Nominations of single site, historic district or multiple properties to the National Register of Historic Places.
 - iii. **Planning.** Planning projects establish historic contexts as the basis for resource identification, evaluation and registration.
 - iv. **Public Education.** Public education activities may include providing information to the community about local historic resources and strategies for their protection. Special events may also be eligible.
 - v. **Restoration Planning.** Restoration planning projects include plans and specifications, feasibility studies, historic structures reports, facade recommendations, and marketing studies for buildings listed on the National Register of Historic Places.
 - vi. **Development.** Development projects include the protection, stabilization, preservation, restoration, or rehabilitation of properties listed on the National Register of Historic Places.
2. National Trust for Historic Preservation Funds: Grants from National Trust Preservation Funds (NTPF) are intended to encourage preservation at the local level by providing seed money for preservation projects. These grants help stimulate public discussion, enable local groups to gain the technical expertise needed for particular projects, introduce the public to preservation concepts and techniques, and encourage financial participation by the private sector.
 - a. The National Trust is particularly interested in projects that relate to the preservation priorities listed below
 - i. Building sustainable communities
 - ii. Reimagining historic sites
 - iii. Promoting diversity and place
 - iv. Protecting historic places on public land.
 - b. Applicants must be either a public agency, 501(c)(3), or other nonprofit organizations to be considered eligible. Grants generally start at \$2,500 and range up to \$5,000. The selection process is very competitive.
 - c. Only Organizational Level Forum members or National Main Street Network members of the National Trust are eligible to apply for funding from the National Trust Preservation Fund. To learn more about Forum, visit the website at www.preservationnation.org

3. Johanna Favrot Fund for Historic Preservation - provides nonprofit organizations and public agencies grants ranging from \$2,500 to \$10,000 for projects that contribute to the preservation or the recapture of an authentic sense of place.
4. Cynthia Woods Mitchell Fund for Historic Interiors - provides nonprofit organizations and public agencies grants ranging from \$2,500 to \$10,000 to assist in the preservation, restoration, and interpretation of historic interiors.
5. Peter H. Brink Leadership Fund - helps to build the capacity of existing preservation organizations and encourages collaboration among these organizations by providing grants for mentoring and other peer-to-peer and direct organizational development and learning opportunities.
6. Federal Historic Preservation Tax Incentives. This program encourages private sector rehabilitation of historic buildings and is one of the most successful and cost-effective community revitalization programs in the nation. The program is administered by the National Park Service and the Internal Revenue Service in partnership with the State Historic Preservation Office. Qualifying projects can earn tax credits of 25% of the investment. However, the project must be within a historic district and requires private investment; therefore, the Drake Farmstead is not likely to qualify.

Agricultural Sources

1. Michigan State University: MSU Libraries: Grants for Nonprofits: Farm or Rural Development, a compilation of web pages and books related to farms or rural development that may offer funding opportunities. Information is available on the MSU Libraries website.
2. Building Sustainable Farms, Ranches and Communities: A Guide to Federal Programs for Sustainable Agriculture, Forestry, Entrepreneurship, Conservation, Food Systems and Community Development
 - a. This guide book lists funding opportunities offered by federal programs, and is indispensable for anyone seeking government help to foster their innovative enterprise in forestry and agriculture. It is available through the website for Sustainable Agriculture Research and Education at www.sare.org
 - b. Specifically, it addresses program resources in community development; sustainable land management; and value-added and diversified agriculture and forestry.
3. Partners: seek funding – this works as is consistent with discussion about Township seeking partners willing to fund.

Recreation Sources

1. Land & Water conservation Fund. The LWCF Program provides matching grants to States and local governments for the acquisition and development of public outdoor recreation areas and facilities. The program is intended to create and maintain a nationwide legacy of high quality recreation areas and facilities and to stimulate non-federal investments in the protection and maintenance of recreation resources across the United States. No LWCF grants have been awarded to a Kalamazoo County project since 1985.

2. Passport to Recreation. A local Public Recreation Facilities Fund to be used for the development of public recreation facilities for local units of government. Money for this fund is derived from the sale of the Recreation Passport which replaces the resident Motor Vehicle Permit (MVP) — or window sticker — for state park entrance.
 - a. The grant program may only be used for local development projects. The program is focused on renovating and improving existing parks, but the development of new parks is eligible.
 - b. Minimum and maximum grant amounts:
 - i. Minimum Grant Request: \$7,500
 - ii. Maximum Grant Request: \$45,000
 - c. In order to be eligible for a Recreation Passport grant, the grantee must be a local unit of government, including cities, villages, townships, and counties, or any combination thereof, in which an authority is legally established to provide public recreation,

3. Michigan Natural Resources Trust Fund. While the Drake Farmstead is not now a Township park, it is identified in the Township's Five Year Parks and Recreation Master Plan as significant for cultural and/or historical purposes and holds the potential for future park or recreational development. In addition, official designation as a park will be required should the Township seek grant funding from the Michigan Natural Resources Trust Fund. However, due to the type of development proposed in the Master Plan, Drake Farmstead does not appear likely to qualify for funding through this competitive program.

Foundations

1. Kalamazoo Community Foundation. The Kalamazoo Community Foundation supports nonprofit organizations they believe are capable of achieving significant impact in Kalamazoo County.
 - a. Organizations that are recognized under Section 501(c)(3) of the Internal Revenue Code or that have a fiscal sponsor that is a 501(c)(3) nonprofit organization, and serve Kalamazoo County are eligible to apply for grants, which suggests the Oshtemo Historical Society may be the organization to apply for funding.
 - b. The Foundation invests in quality programs that are informed by best practices and support redevelopment efforts in the downtown area, surrounding neighborhoods and adjacent communities; and provide job training and meaningful job opportunities.

2. Irving S. Gilmore Foundation. The Gilmore Foundation endeavors to develop and to enrich the Greater Kalamazoo community and its residents by supporting the work of nonprofit organizations. The Foundation's funding priorities are:
 - a. Arts, Culture & Humanities. The Foundation promotes the visual arts, performing arts, media arts, communications, humanities, and history.
 - b. Human Services. The Foundation supports youth development; life skills; food and nutrition; public safety; parks and recreation; and other social/human services.
 - c. Education. The Foundation supports educational programs and activities that enhance the capacity for life-long learning.
 - d. Community Development. The Foundation promotes quality of life through appropriate investments that strengthen, unify and build community spirit and enhance capacity for innovation and growth.
 - e. Health & Well-Being. The Foundation promotes health and wellness programs and activities that enhance the physical, mental and emotional needs of individuals.

3. Review of the Kresge Foundation and Kellogg Foundation websites did not identify grant programs for which the Drake Farmstead seems well qualified. Further exploration by the Township and/or OHS may be helpful in this regard.

Other Possibilities

1. Community Agriculture Partners. The Township should seek partners who will take responsibility to convert a portion of the site into productive agricultural land. The goal is to enter into a partnership in which the Township provides the land at the Farmstead on which the Partner would grow agricultural products. Under ideal conditions, the production would be adequate to generate revenue for the Partner sufficient to allow the payment of a fee to the Township thereby providing a net positive revenue stream to the Township.
2. Capital Campaign. The Township may decide to pursue a capital fund campaign to raise funds earmarked for the Drake Farmstead.
3. General Funds. The Township Board of Trustees could decide to devote general funds to the Drake Farmstead. In fact, most if not all of the possible grants that may be available will require matching funds from the Township so to a certain extent Township general funds will be needed.
4. Donors. Clearly identifying a benefactor with the interest and ability to contribute financially would benefit the project.



Maintenance and Operations Considerations

Maintenance Items

As the master plan elements are developed, several maintenance items will need to be considered in order to maintain the integrity of this unique facility. Costs for maintenance cannot be determined at this time, as expenses will vary depending upon the timing of development and which elements of the master plan are implemented. During the formal design and development process, careful consideration should be given to ensure that ongoing and preventative maintenance can be completed in the most cost effective manner. Provided below is a listing of potential maintenance items for each major segment of the Master Plan (excluding the carriage/event barn) as well as general maintenance items for the overall site. Much will depend upon how much infrastructure in the way of water service, electric and other utilities in addition to paving, fencing and landscape materials are incorporated as each segment is developed.

1. Landscaped Entry.

- a. Yearly spring mulching of landscape bed area
- b. Scheduled weeding/spraying of landscape bed area throughout the growing season
- c. Scheduled fertilization program for landscape plants
- d. Scheduled seasonal care of landscape plants
- e. Irrigation startup/shutdown and repair
- f. Fence and sign painting and repair as necessary
- g. Regular mowing if turf area provided

2. Re-created Drive to House.

- a. Regular mowing/whipping of turf areas along drive to include backside of specimen trees
- b. Yearly pruning of trees to encourage healthy growth, proper crown formation and provide for effective mowing of turf areas
- c. Routine inspection and repair of drive surface
- d. Periodic grading as necessary
- e. Add gravel as necessary
- f. Potential dust control prior to events
- g. Winter snow removal as required

3. Historically Inspired Gardens.

It is recommended that these gardens be maintained by outside sources such as community and service clubs/groups. The more formal the beds and gardens, the more maintenance will be necessary. However, there are a few items the Township should consider providing.

- a. Irrigation/water system startup/shutdown and repair
- b. Yearly mulch for beds
- c. Regular mowing/whipping around each bed area
- d. Weed whipping/spraying if fencing incorporated

4. Wedding Garden Gazebo, Drake House Grounds and Event Space.

- a. Routine inspection and repair of gazebo including electrical and lighting
- b. Irrigation/water system startup/shutdown and repair
- c. Re-paint gazebo as required

- d. Regular mowing and weed whipping of turf areas
 - e. Fertilization
 - f. Fence painting and repair as necessary
 - g. Replenishment of gravel material as required
5. Event Lawn and Small Corral.
- a. Periodic mowing
 - b. Fence painting and repair as necessary
 - c. Weed whipping/spraying along fence line
 - d. Regular mowing of lawn area
 - e. Irrigation startup/shutdown and repair
 - f. Fertilization
6. Educational Garden with Storage Shed.
- a. Irrigation/water system startup/shutdown and repair
 - b. Periodic mowing of turf/grass areas
 - c. Yearly mulching around orchard tree bases
 - d. Yearly pruning of orchard trees to encourage healthy growth and crown formation and provide for effective mowing of open space
 - e. Fence repair and painting if wooden fence incorporated
 - f. Routine inspection and repair to storage shed
 - g. Re-stain storage shed every 6-8 years
 - h. Weed whipping/spraying around fencing and storage shed
 - i. Re-roof storage shed as necessary
7. Pavilion and Outdoor Education Area.
- a. Sweeping and washing pavilion slab
 - b. Periodic removal of cobwebs and debris on inside of roof
 - c. Re-stain pavilion every 6-8 years
 - d. Re-roof pavilion as necessary
 - e. Weed whipping/spraying around pavilion
 - f. Periodic mowing of open clearing
8. Managed Woodlot.
- a. Twice yearly mowing of general open space to control growth of invasive woody plants
 - b. Yearly mulching around tree bases to protect from damage by mowers/whipping
 - c. Yearly pruning of woodlot trees to encourage healthy growth, proper crown formation and provide for effective mowing of open space
 - d. Weed whipping/spraying around interpretive signage
9. Food Forest.
- a. Twice yearly mowing of general open space to control growth of invasive woody plants
 - b. Yearly mulching around tree bases to protect from damage by mowers/whipping
 - c. Yearly pruning of trees to encourage healthy growth, proper crown formation and provide for effective mowing of open space
 - d. Weed whipping/spraying around interpretive signage

10. Community Partnered Agriculture.

Maintenance will be dependent upon responsibilities in partnership agreement. May need to consider provision of water for irrigation, other utilities and storage building. Important to identify which party will be responsible for keeping the frontage along Drake Road and Croyden Avenue in a visually appealing and effectively managed condition.

11. Trail System.

- a. Weekly inspection of trail surface to ensure for attention to safety concerns
- b. Twice monthly mowing of trail edges to prevent weeds/grasses from encroachment
- c. Trail surface maintenance will be dependent upon materials used for trail. Crushed stone is less expensive to install but will require regular maintenance to keep weed free and level. Asphalt will require minimal routine maintenance, but will eventually require overlay or replacement.

12. Gravel Parking Areas.

- a. Minimal twice yearly mowing of area including perimeter of parking area
- b. Periodic mowing prior to scheduled events
- c. Periodic removal or spraying of undesirable growth
- d. Replenishment of gravel material as required
- e. Gate repair as necessary

13. Paved Parking Areas (should Township decide to add pavement).

- a. Regular mowing around perimeter of each lot
- b. Re-stripe as required
- c. Routine inspection and repair of asphalt surface
- d. Winter snow removal as required

14. General.

- a. Determine level of maintenance desired around periphery of park site.
- b. Set up process to control undesirable woody growth
- c. Periodic pruning of trees in buffer spaces will be necessary



Appendix

Documents Included:

1. Previous Visions and Brainstorming Session Notes.
2. Public Workshop: Comments.
3. Public Workshop: Possible Partners.
4. Public Workshop: Architectural Outline.
5. Preliminary Opinion of Probable Costs

Drawings Included:

1. Site Analysis Plan.
2. Preliminary Architectural Concept.
3. Preliminary Barrier Free Access Concept.
4. Site Development Option A.
5. Site Development Option B.
6. Site Development Public Workshop Hybrid Plan.
7. Master Plan.



PREVIOUS VISIONS

TARGET: 1880s to 1910s

HISTORIC CENTER

DISPLAYS

ARCHIVAL INFORMATION

HISTORIC/EDUC. PROGRAMS

MEETING/EVENT SPACE

BARN/CARRIAGE HOUSE

BARRIER FREE RESTROOMS

KITCHEN: CATERING/FULL

STORAGE

OTHER HISTORIC STRUCTURES

AGRICULTURE DEMONSTRATIONS

HISTORIC: ERA APPROPRIATE

DEMONSTRATION GARDENS

COMMUNITY GARDENS

FARMERS MARKET

PASTURE & HORSES

GAZEBO

FENCING

SITE LIGHTING

BF/ADA ACCESS DESIRABLE

- NOT MANDATORY
- PUBLIC ACCESS

STORAGE:

HISTORICAL ITEMS &
EQUIPMENT
DONATIONS

- EXIT ONTO CROYDEN ?
- MORE LAND TO WEST ?
- FOCUS SHOULD BE MORE MODERN ?
- PRESERVE RURAL CHARACTER ... ?
- WEDDINGS, MUSIC & DANCE
(HISTORIC MUSIC)
- BUILD A BARN w/ KITCHEN
RESTROOMS,
- EDUCATION: VOCATIONAL
HORTICULTURE, FOOD, FLOWERS, ANIMALS
- HIGH TEA (AFTERNOON).
- EDUCATION GRANTS ...
- CORPORATE RETREATS ...
- SUMMER PROGRAMS, BOY & GIRL SCOUTS
- PARKING:
SHARE w/ TRAIL USERS ?

- HIGH END FARMING & GARDENING
COMMUNITY GARDENS
HONEY / BEES, HOPS, ETC.
- HOMES FOR OTHER ORGANIZATIONS.
- FARM DEMONSTRATIONS
ANIMALS, GARDENING
- HOLIDAY TOURS
- SCOTT KUNST, HISTORIC GARDEN RESTORER (ANNUAL PRIZES)
- NAT. REGISTER: HOUSE, DRIVE, & REMNANTS
OF OLD BUILDING
- C.F.A. (COOP/FOOD)
- BARN = SHOWS:
ANTIQUES, BEER, CAR SHOW
- WALKING TRAILS, WATER FEATURE
- PROGRAMS W/ LIBRARY

COMMENTS/QUESTIONS/ISSUES

Drake Field Workshop
5/27/15
Pg. 1

- observation of park in NW
 - security
- management of C.P.A.
- mark elements - seek donors (sim. to F. Meijer)
 - furnishings • trees • art
- trail head: walk connection to Kal Haven
- donor brick pavers
- productive food forest
 - mimics savannah
 - trail system
 - no permanent water or other utilities
- amphitheater/stage/performance space
 - band shell
- hybrid
- parking near Drake for access to ag. land
- water needed @ comm. gardens
- mix orchard w/ community gardens
 - space trees more widely
- managed woodlot: coppice mgmt.
- gap between event space, barn & corral
- size of corral apropos?
- manager needed
- historic flower garden
- 400 person events seem large
 - could be unique for area
- archive storage requires climate control

- Early American Homes mag. article on N.J. educ. farm
- no shrubs near house
- allow flexibility • elements to grow as succeed over time
- Garden Council to design Victorian Garden
- asphalt pavement / "chip seal"
 - concerns - stormwater
 - speed of traffic
 - maintenance costs
 - historic appropriateness
- improve entrance @ Drake
- Mill Barn Preservation Network
 - timber frame?
 - relocate historic barn from elsewhere
- corral not desirable
 - more pasture space
- accommodate solar panels casual/natural
- small play area not needed • play instead.
- historic orchard • check configuration historically

- Friendship Village
- The Fountains

Possible Partners: • Kalamazoo Climate Coalition

KVCC - Culinary Arts

WMU → Gibbs House: permaculture
alternative energy (food forest)

K College

MSU

KPS CHS/Edison Elem • Master Gardeners

Bronson Hospital

Local Churches

Local Restaurants

People's Food Coop

YMCA - Sherman Lake Camp

YWCA

Kalamazoo Public Library & Portage Co

Bell's/other breweries

hops farming

ART HOP STOP/ARTS COUNCIL

KRESA

FARM BUREAU

- MSU Coop Extension

Kal. Nature Center

Pre Hy Lake Camp

POTENTIAL COMMUNITY PARTNERSHIPS

Drake Finsler Workshop
5/27/15 pg. 2

- Local Businesses
 - HARDINGS
 - Gordons Food Service
 - Health Food Store
- Signature Artist group • K.I.A.
- Can Do Kitchen
- Fair Food Matters
- local musicians
- Cal. Community Foundation
 - The Learning Network
- grant writers

NELSON BREECH NAVE, AIA, ARCHITECT

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5-27-15

DRAKE FARMSTEAD MASTER PLAN...ARCHITECTURAL OUTLINE

Charter Township of Oshtemo, Michigan, and the

Oshtemo Township Historical Society

Options or Project Steps:

A.) B-free access to the house porch by a ramp with handrails,
(which entrance?... Southwest Porch).*

1. Remodel Kitchen to +/- 1910 style: cabinets, sinks, stove
2. Leave space to accommodate B-free turnaround inside the entrance door

B.) Restrooms:

- 1.) add a B-free Restroom inside the house (maybe in the back room) (west).
- 2.) add (2) B-free Restrooms in the new Barn #1.
- 3.) add (2) B-free Restrooms in new Barn #2.
- 4.) add (3) stool Restrooms in new, large Barn #3.

C.) Build the Barn #1 with a Catering Kitchen and a Restroom (or 2) (on the location of the old Carriage Barn). Add the restored cupola and a covered entrance. This accommodates 50 at tables (90 standing)..

D.) Build Barn #2 with a larger Kitchen and the 2 restrooms (above), and an Observation Deck on the old location of the Chicken Coop. Provide B-free Access to the Deck and the Barns. This accommodates 175 at tables (350 standing).

E.) Build Barn #3 for large venues or 400 at tables and chairs, larger Restrooms, and a full service Kitchen at 6,500 sq. ft. This accommodates 400 at tables (750 standing).

*If the desire is to not develop a ramp or B-free access to the house...this is an Historic property and no B-free access is required in the code. This may be up to the Oshtemo Township Code Officials.

NELSON BREECH NAVE, AIA, ARCHITECT
Consultant to OCBA Landscape Architects

Drake Farmstead Master Plan Budget
 Oshtemo Township, Michigan



**Preliminary
 Opinion of Probable Costs**

Item	Quantity	Unit	Unit Price	Total
BUDGET SUMMARY				
Entry Statement and Drive				\$275,825.00
Short Term Parking and Drive Loop				\$57,475.00
Overflow Parking and Croyden Entry				\$99,935.00
Main Parking 115 Cars				\$85,415.00
Barrier Free Access to House				\$15,812.50
Carriage and Event Barn				\$1,440,505.00
Corral and Event Lawn				\$9,700.00
Educational Garden				\$54,000.00
Outdoor Education				\$61,325.00
Historical Garden				\$81,070.00
North Landscape Buffer				\$16,005.00
Managed Woodlot and Trails				\$52,800.00
Food Forest Trails				\$34,100.00
TOTAL PROJECT BUDGET				\$2,283,967.50

ENTRY STATEMENT AND DRIVE

Selective Clearing at Entry Drive	1	LS	\$10,000.00	\$10,000.00
18' Wide Gravel Entrance Drive (6" depth)	450	CY	\$25.00	\$11,250.00
Entry Statement (Fencing and Landscaping)	1	LS	\$36,000.00	\$36,000.00
Entry Sign	1	LS	\$8,500.00	\$8,500.00
ROW Paving and Concrete Curb per KCRC	1	LS	\$10,000.00	\$10,000.00
Fencing and Gate at Front of House	300	LF	\$15.00	\$4,500.00
Sugar Maples at Entry Drive (4" caliper)	40	EA	\$800.00	\$32,000.00
Directional Signs	4	EA	\$500.00	\$2,000.00
Site Lighting and Electrical	8	EA	\$3,500.00	\$28,000.00
Utilities (Sanitary / Water / Gas)	1	LS	\$100,000.00	\$100,000.00
Seeding and Restoration	15,000	SF	\$0.50	\$7,500.00
Soil Erosion and Sedimentation Control	1	LS	\$1,000.00	\$1,000.00
Entry Statement and Drive Subtotal				\$250,750.00
Contingency 10%				\$25,075.00

ENTRY STATEMENT AND DRIVE TOTAL

\$275,825.00

SHORT TERM PARKING AND DRIVE LOOP

Site Preparation	1	LS	\$4,000.00	\$4,000.00
Excavation and Grading	700	SY	\$15.00	\$10,500.00
Gravel Parking (10 Cars)	130	CY	\$25.00	\$3,250.00
Gravel Drive Loop and Event Space	200	CY	\$25.00	\$5,000.00
Parking Signs	2	EA	\$500.00	\$1,000.00
Event Space Garden	1	LS	\$18,000.00	\$18,000.00
Site Lighting and Electrical	2	EA	\$3,500.00	\$7,000.00
Seeding and Restoration	7000	SF	\$0.50	\$3,500.00
Short Term Parking Subtotal				\$52,250.00
Contingency 10%				\$5,225.00

SHORT TERM PARKING TOTAL

\$57,475.00

OVERFLOW PARKING AND CROYDEN ENTRY

Site Preparation	1	LS	\$4,500.00	\$4,500.00
Excavation and Grading	1,500	SY	\$15.00	\$22,500.00
Gravel Overflow Parking (30 Cars)	300	CY	\$25.00	\$7,500.00
ROW Paving and Concrete Curb per KCRC	1	LS	\$10,000.00	\$10,000.00
Concrete Walk @ Croyden Avenue (5' width)	8,500	SF	\$5.00	\$42,500.00
Entry Gate	1	LS	\$1,600.00	\$1,600.00
Seeding and Restoration	2,500	SF	\$0.50	\$1,250.00
Soil Erosion and Sedimentation Control	1	LS	\$1,000.00	\$1,000.00
Overflow Parking and Croyden Entry Subtotal				\$90,850.00
Contingency 10%				\$9,085.00

OVERFLOW PARKING AND CROYDEN ENTRY**\$99,935.00****MAIN PARKING 115 CARS****Phase 1**

Site Preparation	1	LS	\$4,000.00	\$4,000.00
Excavation and Grading	1,600	SY	\$15.00	\$24,000.00
Gravel Parking (60 Stalls)	400	CY	\$25.00	\$10,000.00
Parking Signs	3	EA	\$500.00	\$1,500.00
Seeding and Restoration	2,500	SF	\$0.50	\$1,250.00
Soil Erosion and Sedimentation Control	1	LS	\$500.00	\$500.00
Phase 1 Subtotal				\$41,250.00
Contingency 10%				\$4,125.00

Phase 1 Total**\$45,375.00****Phase 2**

Site Preparation	1	LS	\$3,500.00	\$3,500.00
Excavation and Grading	1,500	SY	\$15.00	\$22,500.00
Gravel Parking (55 Stalls)	300	CY	\$25.00	\$7,500.00
Parking Signs	3	EA	\$500.00	\$1,500.00
Seeding and Restoration	1,800	SF	\$0.50	\$900.00
Soil Erosion and Sedimentation Control	1	LS	\$500.00	\$500.00
Phase 2 Subtotal				\$36,400.00
Contingency 10%				\$3,640.00

Phase 2 Total**\$40,040.00****MAIN PARKING 115 CARS TOTAL****\$85,415.00****BARRIER FREE ACCESS TO HOUSE**

Concrete Ramp	175	SF	\$25.00	\$4,375.00
Handrail	70	LF	\$50.00	\$3,500.00
Gravel Paths	1,300	SF	\$5.00	\$6,500.00
Barrier Free Access to House Subtotal				\$14,375.00
Contingency 10%				\$1,437.50

BARRIER FREE ACCESS TO HOUSE TOTAL**\$15,812.50**

CARRIAGE AND EVENT BARN

Site Preparation	1	LS	\$4,300.00	\$4,300.00
Phase 1 Carriage Barn (1200 square feet)	1	LS	\$190,000.00	\$190,000.00
Phase 2 Event Barn #1 (2400 square feet)	1	LS	\$360,000.00	\$360,000.00
Phase 3 Event Barn #2 (3200 square feet)	1	LS	\$640,000.00	\$640,000.00
Storage Shed Additions	2	EA	\$15,000.00	\$30,000.00
Historic Windmill	1	Allowance	\$50,000.00	\$50,000.00
Benches	4	EA	\$2,000.00	\$8,000.00
Trash Receptacles	2	EA	\$875.00	\$1,750.00
Landscaping and Restoration	1	LS	\$25,000.00	\$25,000.00
Soil Erosion and Sedimentation Control	1	LS	\$500.00	\$500.00
Carriage and Event Barn Subtotal				\$1,309,550.00
Contingency 10%				\$130,955.00

CARRIAGE AND EVENT BARN TOTAL**\$1,440,505.00****CORRAL AND EVENT LAWN**

Site Preparation	1	LS	\$2,000.00	\$2,000.00
Event Lawn Corral Fence	350	LF	\$22.00	\$7,700.00
Carriage and Event Barn Subtotal				\$9,700.00
Contingency 10%				\$970.00

CORRAL AND EVENT LAWN TOTAL**\$9,700.00****EDUCATIONAL GARDEN**

Site Preparation	1	LS	\$2,000.00	\$2,000.00
Perimeter Chain Link Fence and Gates	500	LF	\$30.00	\$15,000.00
Educational Garden Shed	1	LS	\$10,000.00	\$10,000.00
Educational Garden Subtotal				\$27,000.00
Contingency 10%				\$2,700.00

EDUCATIONAL GARDEN TOTAL**\$54,000.00*****Orchard Trees and Garden Plot Development Not Included*****OUTDOOR EDUCATION**

Site Preparation	1	LS	\$1,000.00	\$1,000.00
Picnic Shelter Pavilion	1	LS	\$32,000.00	\$32,000.00
Shelter Concrete Pad	800	SF	\$5.00	\$4,000.00
Benches	6	EA	\$2,000.00	\$12,000.00
Trash Receptacles	2	EA	\$875.00	\$1,750.00
Information Kiosk	1	EA	\$5,000.00	\$5,000.00
Outdoor Education Subtotal				\$55,750.00
Contingency 10%				\$5,575.00

OUTDOOR EDUCATION TOTAL**\$61,325.00****HISTORICAL GARDEN**

Site Preparation	1	LS	\$2,700.00	\$2,700.00
Excavation and Grading	800	SY	\$15.00	\$12,000.00
Gravel Path	700	SF	\$5.00	\$3,500.00
Gazebo	1	LS	\$18,000.00	\$18,000.00
Site Lighting and Electrical	3	EA	\$3,500.00	\$10,500.00
Landscape Garden	1	LS	\$24,000.00	\$24,000.00
Seeding and Restoration	6,000	SF	\$0.50	\$3,000.00
Historical Garden Subtotal				\$73,700.00
Contingency 10%				\$7,370.00

HISTORICAL GARDEN TOTAL**\$81,070.00**

NORTH LANDSCAPE BUFFER

Native Flowering Shrubs	25	EA	\$70.00	\$1,750.00
Ornamental Trees	12	EA	\$400.00	\$4,800.00
Evergreen Trees	20	EA	\$400.00	\$8,000.00

North Landscape Buffer Subtotal **\$14,550.00**

Contingency 10% \$1,455.00

NORTH LANDSCAPE BUFFER TOTAL **\$16,005.00**

MANAGED WOODLOT AND TRAILS

Invasive Species Removal and Management	3.5	AC	\$6,000.00	\$21,000.00
Trail System (5' width - Soil Cement)	11,000	SF	\$2.00	\$22,000.00
Interpretive Signs	5	EA	\$1,000.00	\$5,000.00

Managed Woodlot and Trails Subtotal **\$48,000.00**

Contingency 10% \$4,800.00

MANAGED WOODLOT AND TRAILS TOTAL **\$52,800.00**

FOOD FOREST TRAILS

Invasive Species Removal and Management	2	AC	\$6,000.00	\$12,000.00
Trail System (5' width - Soil Cement)	7,000	SF	\$2.00	\$14,000.00
Interpretive Signs	5	EA	\$1,000.00	\$5,000.00

Food Forest Trails Subtotal **\$31,000.00**

Contingency 10% \$3,100.00

FOOD FOREST TRAILS TOTAL **\$34,100.00**

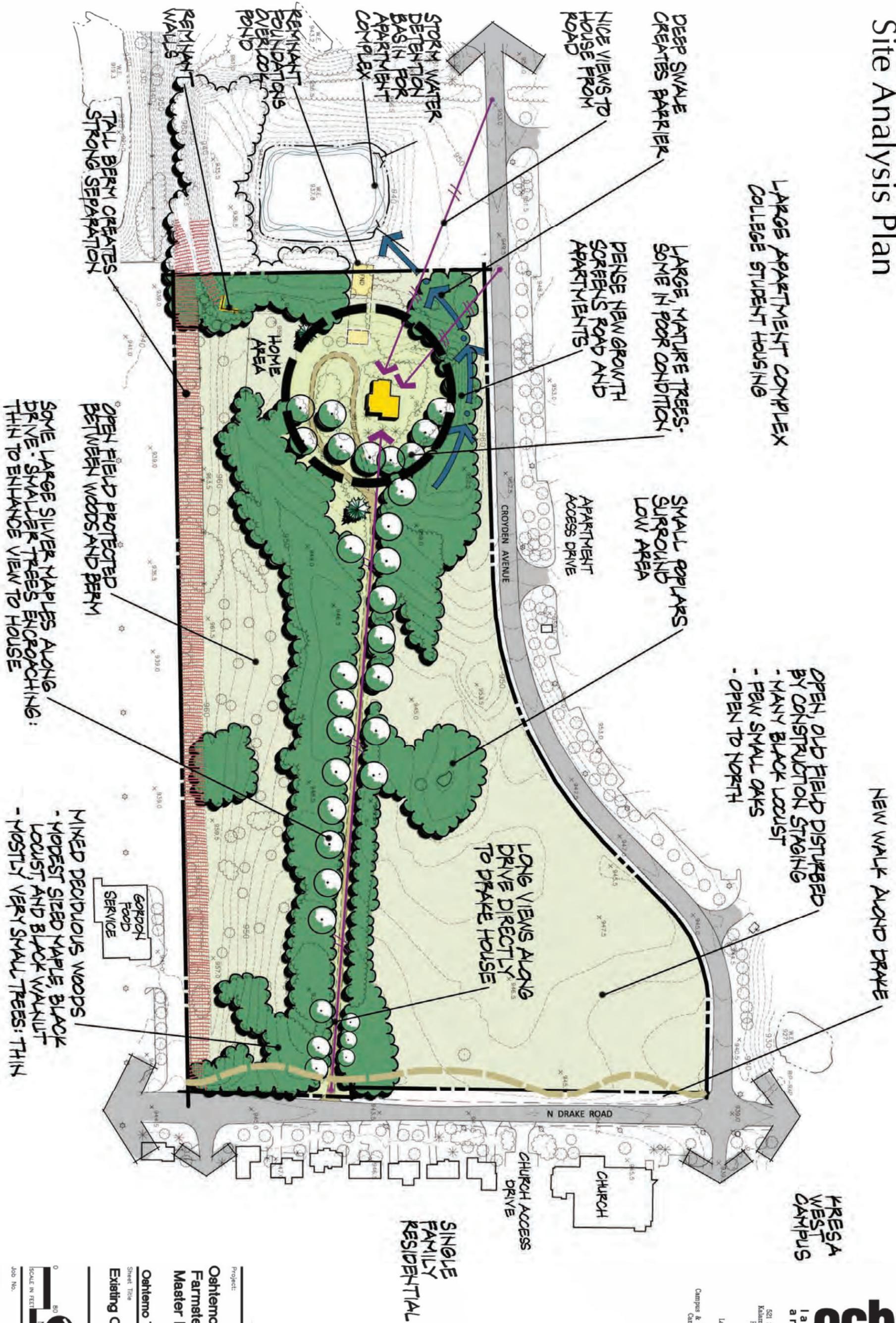
Food Forest Plant Development not Included

Future Partnerships Not Included in Budget :

Community Partnered Agricultural Field

Relocation of Historic Structures

Site Analysis Plan



521 South Riverview Drive
Kalamazoo, Michigan 49004
Phone (269) 381-3537
Fax (269) 381-2944

Landscape Architecture
Urban Planning
Parks & Recreation
Campus & Institutional Planning
Camp Planning & Design

Project:
**Oshtemo Drake
Farmstead
Master Plan**

Sheet Title
Oshtemo Township, MI

Existing Conditions



Job No. 51504
Sheet No. C0.1

X 949.5

X 902.0

CROYDEN AVENUE

X 951.0

X 952.5

X 963.5

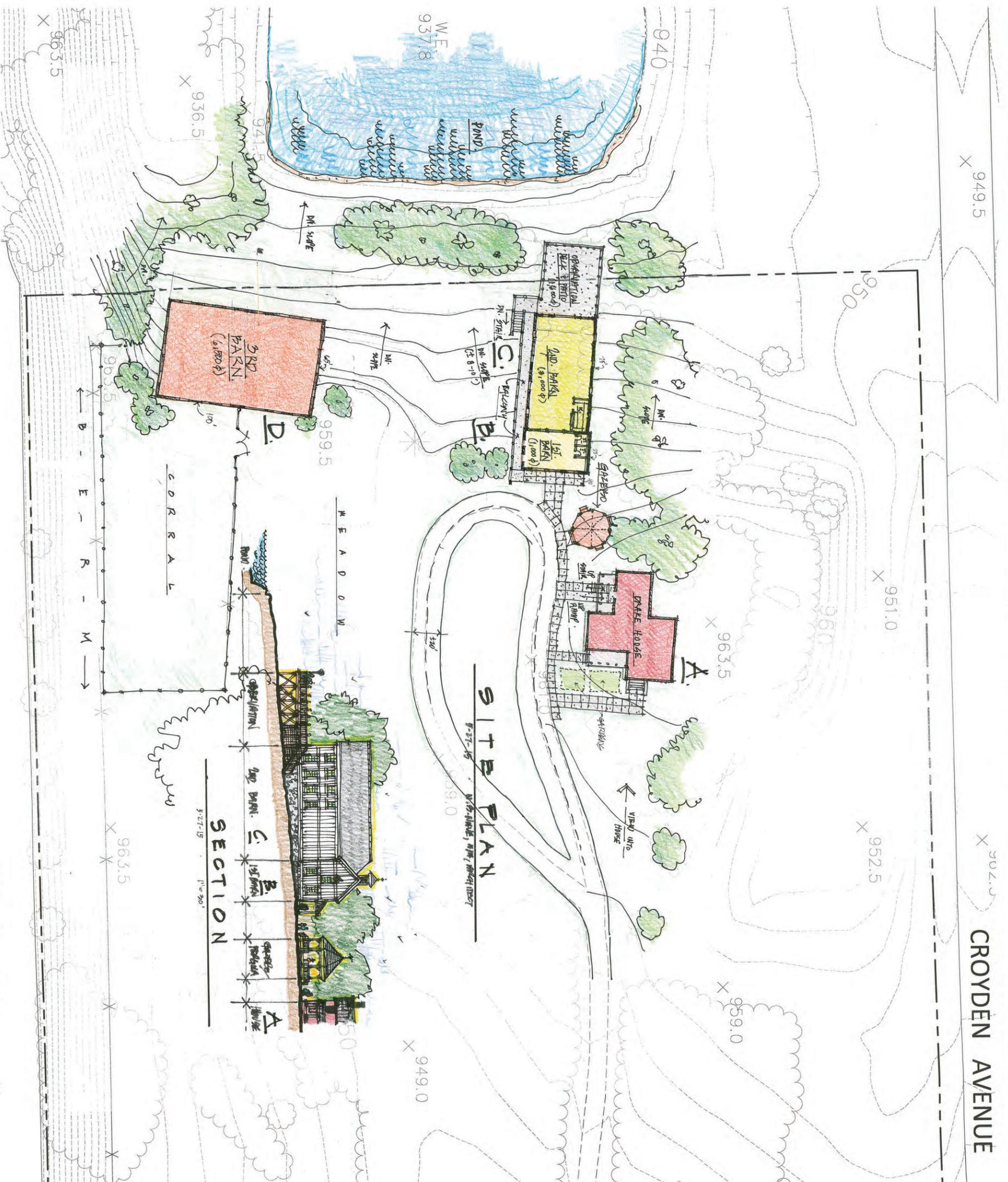
X 959.0

X 949.0

W.E.
937.8

X 936.5

X 963.5



SITE PLAN

SECTION

SCALE : 1" = 30'-0"

For Review Only -
Not For Construction

521 South Riverview Drive
Kalamazoo, Michigan 49004
Phone (269) 381-3357
Fax (269) 381-2944

ooba
landscape architects

NELSON
BREICH
NAVE, AIA
ARCHITECT
KALAMAZOO
MI 49007

Project:
**Oshtemo Drake
Farmstead
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Sheet Title
Oshtemo Township, MI



Job No. **5804** Sheet No.

OPEN, PERMEABLE-PAVED EVENT SPACE
- MUSIC/THEATER
- WEDDINGS

COURTDOOR CLASSROOM
GAZEBO
WINDMILL

"HISTORIC" BARN RECONSTRUCTED FOR ORIGINAL
- LARGE DECK
- FLEXIBLE INDOOR SPACE
- BATHROOMS

EVENT MEADOW SUITABLE FOR VENDOR BOOTHS, LARGE TENT, ETC.

CORRAL FOR ANIMAL DISPLAY

DEMONSTRATION HOUSEHOLD VEGETABLE GARDEN

GATED, GRAVEL SECONDARY ACCESS DRIVE ALIGNS WITH DRIVE ACROSS ROAD

STABILIZED GRAVEL EVENT PARKING (± 30 CARS)

OVERFLOW LAWN PARKING AREA (± 45 CARS)

COMMUNITY PARTNERED AGRICULTURE

WALK/PATH

REMOVE DEAD/DYING OLD SILVER MAPLES AND ENCROACHING VEGETATION TO RESTORE LONG VIEW TO HOUSE. PLANT NEXT GENERATION OF TREES TO SUSTAIN

FRAME ENTRANCE

TWO-WAY ASPHALT PAVED ACCESS DRIVE (18' WIDE)

MANAGED WOODLOT - SAVE HIGH QUALITY TREES - THIN TO ENHANCE REMAINING

COMMUNITY GARDENS

OPHARD (ACTUAL OR SYMBOLIC)

SMALL PAVED PARKING LOT (± 15 CARS) FOR DAILY USE

SITE DEVELOPMENT OPTION 'A'

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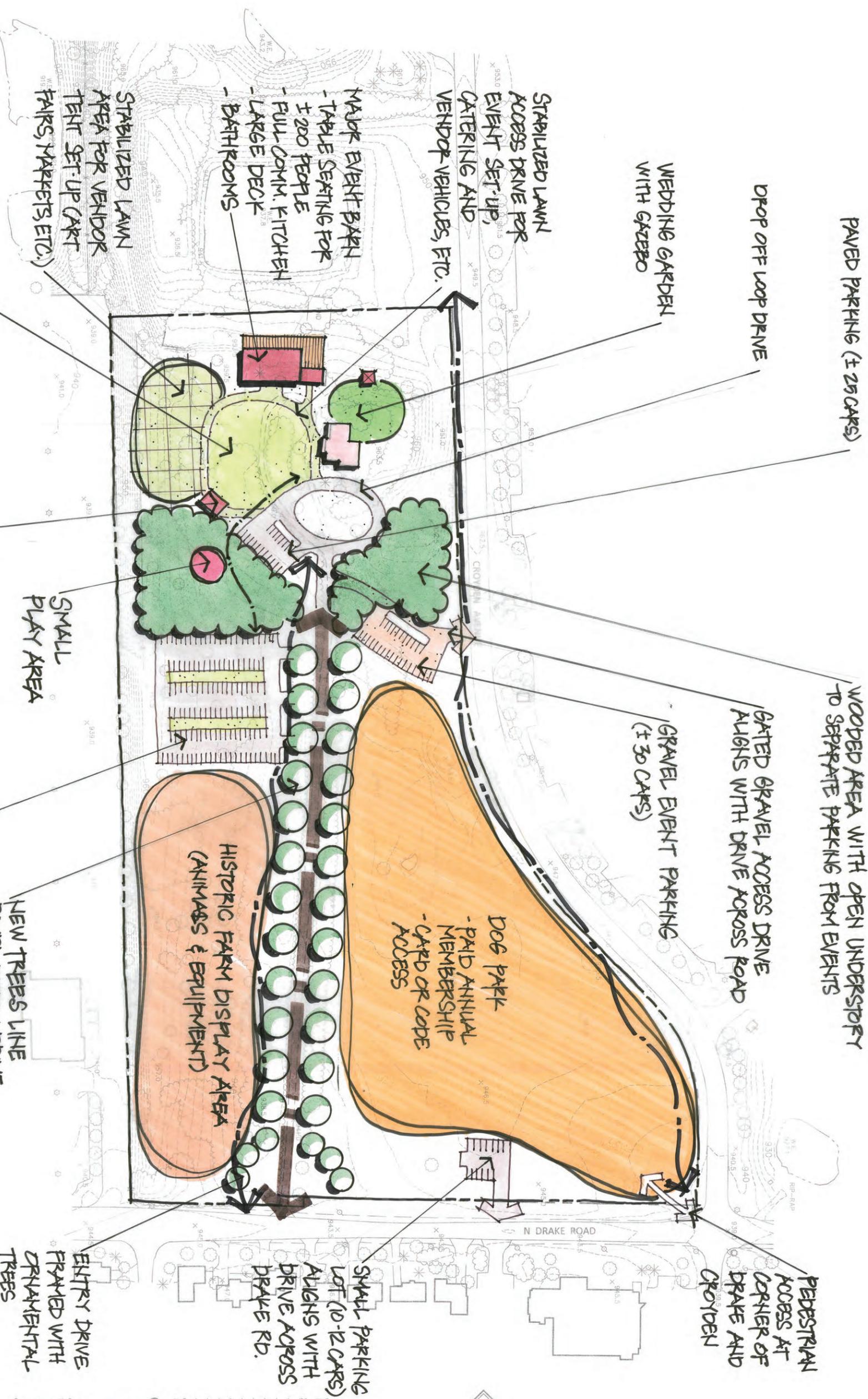
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Issued For:	Date
XXXXXXXXXX	X-XX-XX
Project:	
Oshtemo Drake Farmstead Master Plan	
Sheet Title	
Oshtemo Township, MI	
Existing Conditions	



Job No. 51504
Sheet No. C01

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**SITE DEVELOPMENT
OPTION 'B'**

Project: **Oshlomo Drake Farmstead Master Plan**

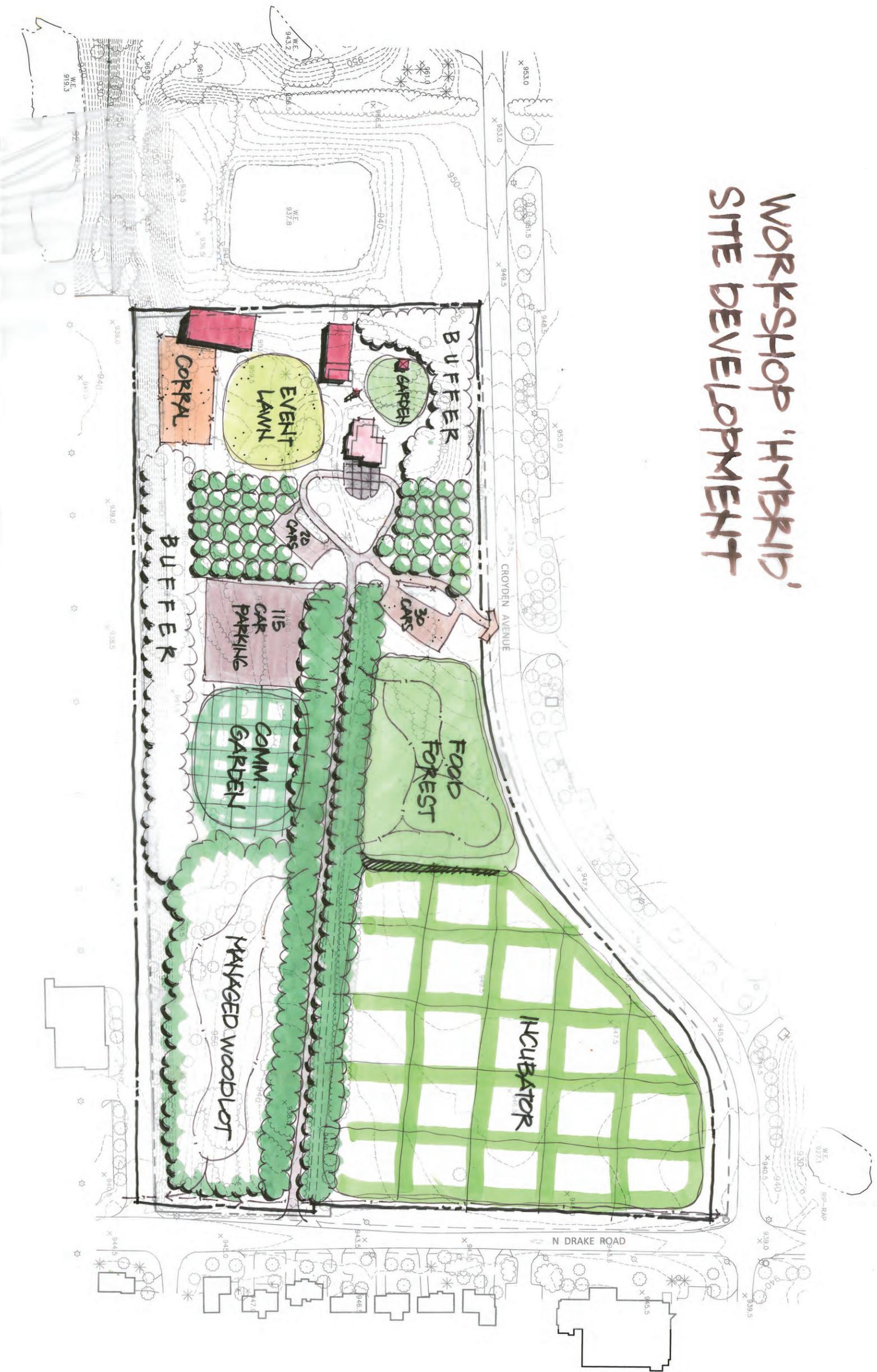
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Sheet Title: **Oshlomo Township, MI Existing Conditions**



Job No. 51504
Sheet No. **CO.1**

WORKSHOP 'HYBRID' SITE DEVELOPMENT



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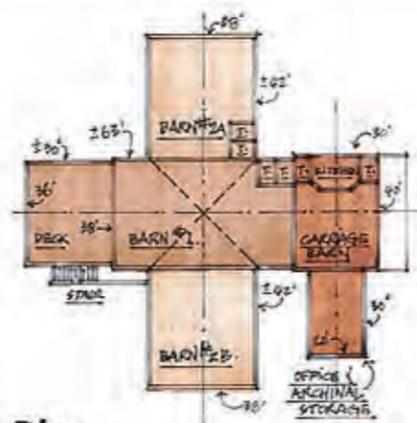
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Project: _____
Oshtemo Drake
Farmstead
Master Plan

Oshtemo Township, MI
Sheet Title
Existing Conditions

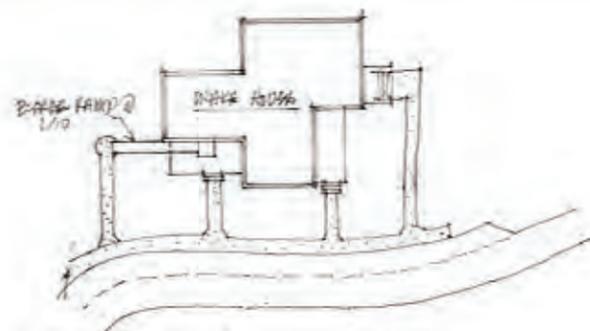


Job No. _____ Sheet No. _____
51504 C0.1



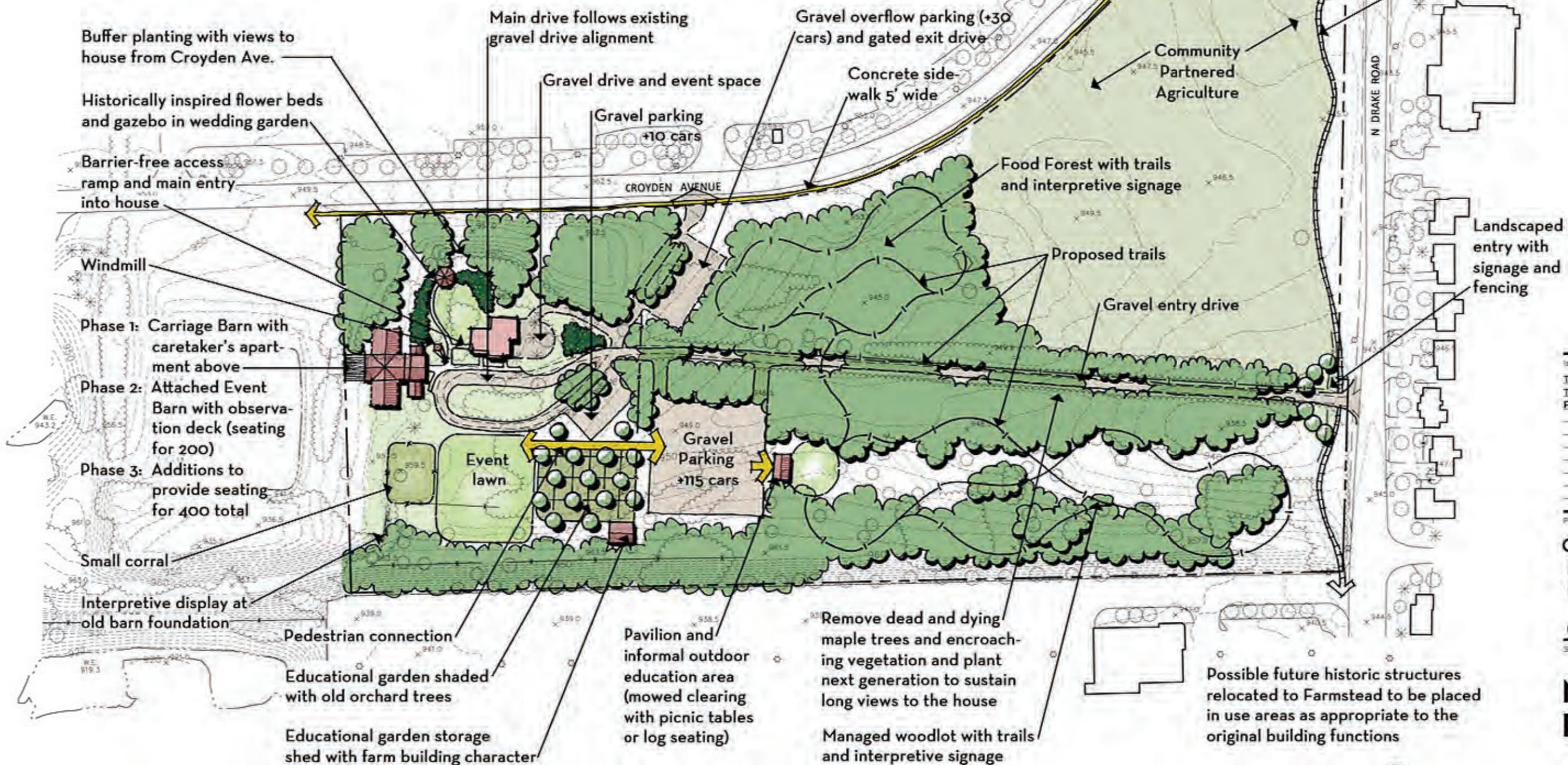
Barn Plan

SCALE: 1" = 30' - 7-15-15 N.M.P.A.B.F.



Ramp at House Plan

SCALE: 1" = 30' - 7-15-15 N.M.P.A.B.F.



Buffer planting with views to house from Croyden Ave.

Historically inspired flower beds and gazebo in wedding garden

Barrier-free access ramp and main entry into house

Windmill

Phase 1: Carriage Barn with caretaker's apartment above

Phase 2: Attached Event Barn with observation deck (seating for 200)

Phase 3: Additions to provide seating for 400 total

Small corral

Interpretive display at old barn foundation

Pedestrian connection

Educational garden shaded with old orchard trees

Educational garden storage shed with farm building character

Main drive follows existing gravel drive alignment

Gravel drive and event space

Gravel parking +10 cars

Gravel overflow parking (+30 cars) and gated exit drive

Concrete sidewalk 5' wide

Food Forest with trails and interpretive signage

Proposed trails

Gravel entry drive

Gravel Parking +115 cars

Pavilion and informal outdoor education area (mowed clearing with picnic tables or log seating)

Remove dead and dying maple trees and encroaching vegetation and plant next generation to sustain long views to the house

Managed woodlot with trails and interpretive signage

Possible future historic structures relocated to Farmstead to be placed in use areas as appropriate to the original building functions

Existing concrete sidewalk

Landscaped entry with signage and fencing

Issued For:	Date
Township Review	7/17/15
Township Board	9/8/15
Final Master Plan	10/23/15

Project:
Oshemo Drake Farmstead Master Plan

Oshemo Township, MI
Sheet Title

Master Plan

Site Plan

