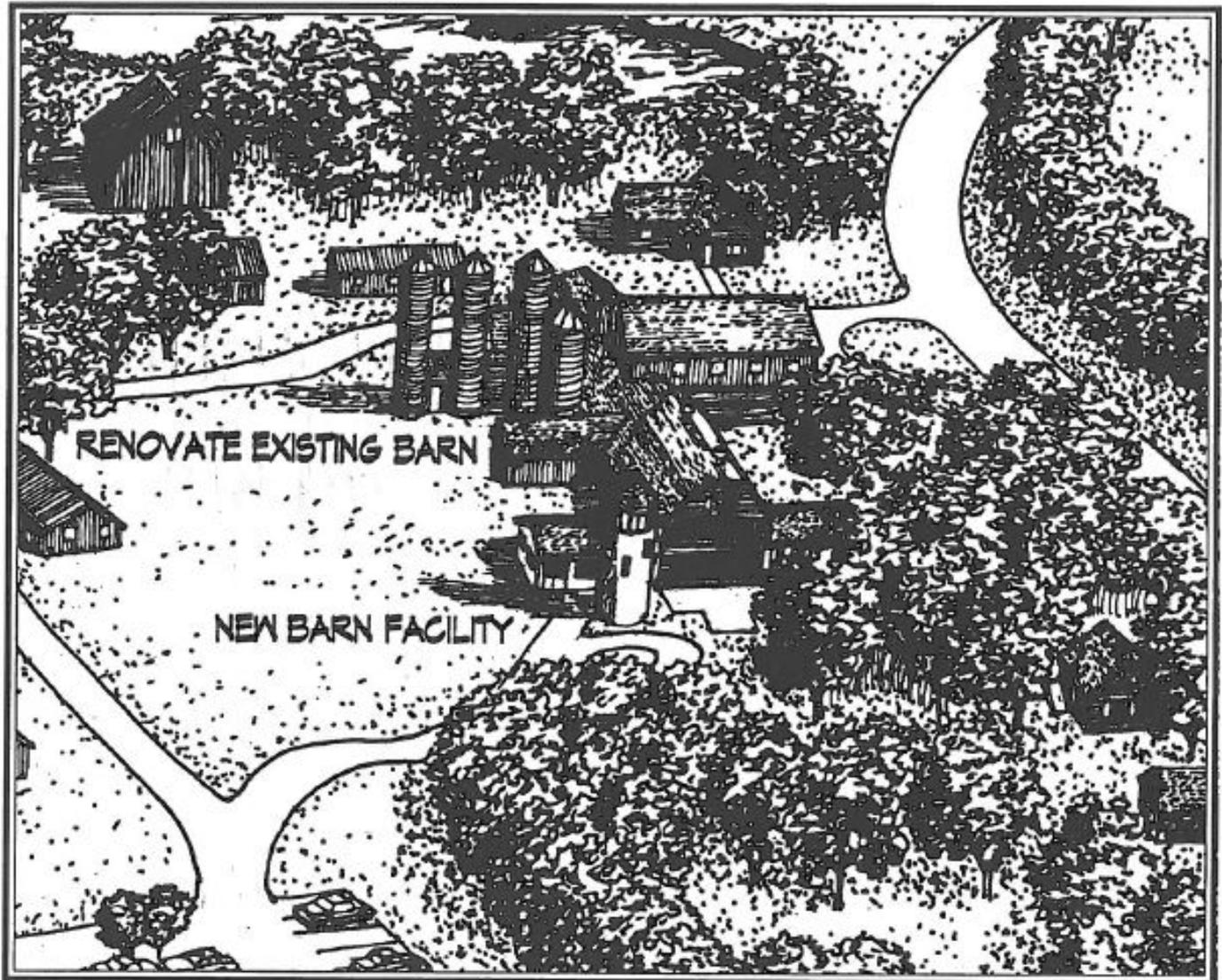

Sunset Hill Farm County Park Long Range Planning Report



Prepared for:
Porter County Parks Foundation, Inc.
Valparaiso, Indiana

Prepared by:
Lehman & Lehman, Inc.
Landscape Architects and Planners
Mishawaka, Indiana

December, 1996


Lehman & Lehman, Inc.

Introduction

This is a progress report of the master planning process of the developments at Sunset Hill Farm County Park. In March of this year a meeting was held with a community task force to brain-storm on ideas and concepts of what Sunset Hill Farm County Park should be in the future. Much discussion was provided and the planning directions were started. Subsequent meetings and work sessions were held with members of the task force, many on the site, and additional questionnaires were sent to the task force members requesting additional feedback. This report is a summary of the planning progress to date documenting the steps and recommendations to be considered with the next stages of development at Sunset Hill Farm County Park.

Presentation Agenda

Porter County Parks and Recreation Board • December 5th, 1996

Review findings of previous meetings

Presentation of top priorities with related maps/plans:

- Context of the Sunset Hill Farm
- Site Plan
 - Land Use Zones
 - Trails and Circulation
- Facilities
 - New Shelters
 - New Restrooms
 - Murray House
 - Existing Main Barn
 - New Barn
- Miscellaneous and Other Considerations

Review of Preliminary Cost Estimates for the Proposed Development



Summary of Feedback

The following is a summary of responses to the June 19, 1996 In-Progress Report.

BIKE PATHS

- Rogers Lakewood Park to Chesterton (not off-road)
- Rogers Lakewood Park to Meridian Road to Chesterton
- Develop a north-south link through the center of the County to connect with the east-west pathway
- Extend the north-south pathway from Lakewood Park into and through Sunset Hill Farm Park, connecting the east-west pathway in Chesterton
- Entrances could be located at CR 700 North, at Meridian Road, near the intersection of US 6 and Meridian
- Sunset Hill Farm can be incorporated into a "commuter/recreation trail network" as a primary destination point
- Off-road biking (family loop) at CR 700 North, around the campsite

SUMMARY: The basis for these plans already exist...it would be timely to finish them

CAMPING

- Intersection at CR 700 North and power lines

SUMMARY: Offering camp sites with bike paths around them would be an enticing amenity

NATURE

- Bird Watching – set up nesting areas southwest of amphitheater
- Outdoor education field study

SUMMARY: Bird watching is popular now—another reason to draw people to the park

CULTURE

- Murray House – theatre productions

SUMMARY: Potential income

FARM USES

- Education in cooperation with YMCAs and Municipal Park Agencies
- Farm demonstrations

SUMMARY: Making the provisions to expose children to farm operations is a sound investment in the community.



Recommended Priorities

The following is a listing of the recommended priorities for the next stages of development at Sunset Hill Farm County Park.

DEFINE LAND USE ZONING AREAS

- Prepare definitions for land use zones of the overall development. These zones would include 1) Camping/Recreation, 2) Recreation, 3) Nature Interpretation, 4) Cultural Arts, 5) Education/Farm Interpretation, 6) Historic Farmstead. The desired land uses for these zones should be documented and used as guidelines for consideration of all future development. It is assumed that some of the zones will overlap each other. Care will need to be taken to maintain the proper characteristics of such areas.

CIRCULATION IMPROVEMENTS

- Provide a new **loop drive** in the southwest corner of the property allowing access to the existing amphitheater and Murray House. Along the **loop drive** create areas of parking that can be utilized for field events and shelter usage. The drive should follow the natural lay of the land and terminate at the Murray House.
- Define the existing drive to the south of the Main Barn as a **service** and **emergency** drive.
- Improve the pedestrian circulation including trails from the parking area to the **park's core**. Also, be sure the trails loop to connect with the land use zones and various program elements of the park.
- Dedicate a bikeway easement through the park from County Road 700N to Meridian Road north to U.S. Highway 6 so as to connect the communities of Valparaiso, Portage, and Chesterton. This would allow Sunset Hill Farm to be a destination point for either community. The priority of development should be the easement dedication and not necessarily the bike trail itself.

BUILDING / FACILITY DEVELOPMENT OR RENOVATION

New Shelters

- Develop new open air shelters adjacent to the new loop drive that can be used for rentals, program functions, resting stops adjacent to bikeways and walking trails, etc.

New Restrooms

- Plans include the renovation of one of the hired hand houses into a restroom facility.

Murray House

- Consider the existing house to initially serve a variety of uses, including: rental for medium size groups (i.e., receptions, etc.); dressing rooms for amphitheater events; limited education functions (i.e., nature center).
- Long term, the residence should be strictly for rental functions and related uses of the amphitheater programs.



Existing Main Barn

- Currently, the main barn is being examined to determine the cost to *clean up* for public use. The extent of any work should be kept to a minimum as needed to make it acceptable for farming interpretation.
- Further study needs to be made regarding the possible *lease* of the facility to a dairy farmer to maintain operations. Further evaluation should also be made to determine how much of the existing facilities will be needed for such a dairy operation and how much will be *modern* and how much will represent the 1940's-50's.
- Once the space for the dairy operation is defined renovation plans for the barn can begin. Such plans should include the functionality of the existing dairy plumbing equipment, etc.
- Renovation plans for the existing building should consider: circulation routes for visitors to the farm building; renovation of the northern shed portion of the barn for usage as an observation area (bleachers) overlooking the milking parlor for groups of \pm 30 people and a possible gift shop.
- Develop the exterior adjacent to the barn for dairy related functions (i.e., holding pens, silage loading for the silos, pasture, etc.).
- On a short term basis portions of the barn renovation could include the County Park Departmental Offices with possible locations in the upper floor above the milking parlor or in the main floor on the northeast corner. Locating the park offices in the main barn would provide greater exposure and project a larger sense of commitment to the future of Sunset Hill Farm.

New Barn

- We are recommending that the western end of the existing barn be removed up to the point where the dairy interpretation begins. We are recommending that a new, separate facility be constructed in this area to provide the main *focal point* of the farm. This new construction should be similar in scale and character to the *original barn* before it burned down. The uses of the new facility would be small and large group rental / banquet facilities, possible kitchen/restaurant, interpretation center for new visitors (including the reconstruction of the old silo as an observation tower), farm museum space, the new location for Porter County Park and Recreation Offices along with possible office space for related organizations. Support services in the new facility would include restrooms, elevator, etc.
- The location of this new building will be near the main entry of the park, close to the major parking areas and will provide the *front door* or *welcome mat* to the park visitor.
- Because this new building will increase the programs and thus draw in a broader spectrum of supporters, it will be advantageous to use the new barn as a focus for fund raising efforts. New supporters will truly be *stakeholders* and fundraising themes could take advantage of this facility for its purposes (i.e., *The Barn Raising* or *Raise the Barn at Sunset Hill Farm*).

Miscellaneous

- Develop an *architectural theme* (i.e., building detailing, paint colors, building scale, etc.) to be used as a guide in the development and renovation of buildings.
- Develop a logo for Sunset Hill Farm County Park for marketing and promotion.
- Look into the possibility of acquiring of the residential land parcel adjacent to the entrance to the camping area.



Other Considerations

Nature Center

- With continued growth of the nature program a new Nature Center could be located in the Northeast corner of the property.

Camping Area

- Examine ways to better utilize the campground areas for PR purposes and to increase revenue (i.e., for use by bike users as a destination campground).

Programs

- Expanding the volunteer base to assist with new & increased programs.
- Seek to achieve *the biggest bang for the buck* by examining the effectiveness of all the many existing programs vs. several large festival type activities.
- Define the natural interpretive stories of the site before locating the trails so that the trails will incorporate the desired features of the park. This can be done at very little cost.

Prairie Reconstruction

- It is recommended that the area in the southwest corner of the site, inside of the new proposed loop drive, be reconstructed into a natural prairie with plantings of prairie grasses and wildflowers. This would attract wildlife which could be used in the natural interpretation of the site. Besides the expansive view this would provide at ground level this area would also provide a viewing point from both the amphitheater hill and the proposed observation silo.
- The area north of the proposed prairie could be general open space for field recreation, etc.

Lease Management Options

- Further study should be given to viable lease management opportunities—beginning with the dairy operation, the banquet/restaurant facility, and any other functions that might arise. Such options could prove to be a *win/win* for all.

Amphitheater Expansion

- Further study should be given to expanding the programming and facilities of the amphitheater area to handle larger groups, higher levels of performance, broader cultural events, etc.
- Visits to similar facilities would provide the opportunity to learn more about the costs, maintenance, management and development issues you can anticipate. One nearby facility would be St. Patrick's Park in St. Joseph County which features the well-known FireFly performances as well as other programs.



Recommended Next Steps

The following is a listing of the recommended next steps in the development at Sunset Hill Farm.

Additional Studies

- Conduct a market study on the need for the describe uses in the proposed New Barn facility. Such a study should look at existing facilities in the area, what additional need would merit this proposed facility and who would be the potential users.
- Conduct a further study into the operations and management costs for the proposed development. Such a study should examine staffing, marketing/promotion, maintenance, etc. costs with regard to each phase of the development.
- Work with the County and various Municipalities in the coordination of a bike trail system through the County Park.
- Conduct an architectural study on the existing Barn to determine what is needed for renovation into the proposed uses described herein.
- Build from previous studies and conduct an architectural study on the existing Murray House for future uses.
- Examine possible grants that could be considered for funding sources for the proposed development.

Partnershiping

- Identify groups, entities, etc. that have or will become "partners" with both the Park Foundation and the Park Board and Department to assist in the development of Sunset Hill Farm.

Marketing and Promotion

- With the development of a new logo create new seasonal brochures on Sunset Hill Farm describing seasonal activities and programs offered at the park.



Development Cost Estimates

In this document you will find budget cost estimates for the proposed developments. These costs have been developed looking at various development projects and what elements would be needed for their implementation. The costs are in a spreadsheet format detailing the line item of cost, its units, costs per unit and the cost estimate itself. The unit costs are assuming contracted labor and not volunteer or discounted labor. At the end of each project costs a 20% additional costs have been added to cover both contingency and related fees for the project. The cost estimates are based on 1996 prices, and must be adjusted annually to reflect inflation. The purpose of these costs are to examine projects of priority, where volunteer labor could be used and what items could be funded through grants and other funding sources. All projects will require further planning before implementation. Cost estimates at the schematic design and construction drawing levels will be much more accurate as more details are decided. Some of the proposed costs estimates were taken from previous studies and updated to reflect inflation.

The budget estimate also includes the recommendation that a Maintenance Endowment Fund be established whose principal grows at a rate equal to 10% of the dollar investment in capital projects. This is always a challenge to accomplish, but it will enable the Porter County Parks and Recreation to maintain the quality of facilities represented by the original investment, and will maximize the opportunities for impact made possible by donors to the development. A decision to implement this recommendation will be made at the time funding is undertaken.

Index of Attached Maps and Plans

- Site Context Map
- Overall Site Plan of Existing Conditions
- Site Plan of the Proposed Land Use Zones
- Site Plan of the Conceptual Master Plan
- Existing Floor Plan of the Main Barn
- Conceptual Floor Plan of Renovated Main Barn and the New Barn Center

Prepared by:

Charles Lehman, President

Lehman & Lehman, Inc.

202 Lincolnway East • Mishawaka, IN 46544

Voice: 219/257-0255 • Fax: 219/257-1966 • E-Mail: CharlesL41@aol.com



Lehman & Lehman, Inc.

Sunset Hill Farm County Park – Priorities of Development

Porter County, Indiana

Prepared by: Lehman & Lehman, Inc.

PRELIMINARY COST ESTIMATES

Dec-96

(Note: Cost Estimates reflect 1996 costs. Inflation must be factored into projects implemented in the future.)

Legend: (allow.) = allowance, sf = square foot, sy = square yards, lf = lineal feet, quote = quotation

No.	Workscope Item	Units	\$/ Unit	Costs	Notes & Subtotals
• New Loop Drive Development					
1	Clearing and Grubbing (allowance)	1	\$3,000	\$3,000	
2	New 22' Loop Drive gravel (sy)	9,289	\$10	\$92,889	
3	Five Sets of 12 spaces (60 total) (sy)	1,333	\$17	\$22,667	parking spaces asphalt
4	Related Pathways and Walks (allow.)	1	\$3,000	\$3,000	
5	Related Signage (allowance)	4	\$150	\$600	
6	Site Amenities (allowance)	1	\$5,000	\$5,000	benches, etc.
7	Site Work/Utilities (15% of Constr.)	1	\$17,333	\$17,333	
8	Landscape Develop (2.5% of Constr.)	1	\$2,889	\$2,889	
				Subtotal	\$147,378
				Subtotal with 20% Contingency and Fees	\$176,853
• New Open Air Pavilions					
9	3 New pavilions (24' x 34') (sf)	2,448	\$30	\$73,440	
10	Related Signage (allowance)	3	\$150	\$450	
11	Site Work/Utilities (15% of Constr.)	1	\$11,016	\$11,016	
12	Landscape Develop (2.5% of Constr.)	1	\$1,836	\$1,836	
				Subtotal	\$86,742
				Subtotal with 20% Contingency and Fees	\$104,090
• New Prairie (Meadow) Development					
13	Clearing and Grubbing (allowance)	1	\$1,500	\$1,500	
14	Installation of new prairie grass (acres)	18	\$653	\$12,023	
15	Related Pathways and Walks (sy)	4,000	\$10	\$40,000	
16	Related Signage (allowance)	10	\$250	\$2,500	interpretive signs
17	Site Work/Utilities (15% of Constr.)	1	\$1,803	\$1,803	
18	Landscape Develop (2.5% of Constr.)	1	\$301	\$301	
				Subtotal	\$58,127
				Subtotal with 20% Contingency and Fees	\$69,752
• Renovation of Existing Barn					
19	Remove portions of existing barn (all.)	1	\$6,000	\$6,000	
20	Renovation of public spaces (sf)	2,479	\$100	\$247,900	Assuming current labor rates
21	Furnishings (allowance)	1	\$6,000	\$6,000	
22	Renovation of livestock areas (sf)	3,828	\$50	\$191,400	Assuming current labor rates
23	Related Signage (allowance)	4	\$250	\$1,000	
24	Pen developments (allow)	1	\$5,000	\$5,000	
25	Utilities Upgrade (allowance)	1	\$7,500	\$7,500	
26	Site Work/Utilities (15% of Constr.)	1	\$38,085	\$38,085	
27	Landscape Develop (2.5% of Constr.)	1	\$6,348	\$6,348	
				Subtotal	\$509,233
				Subtotal with 20% Contingency and Fees	\$611,079

Sunset Hill Farm County Park – Priorities of Development

Porter County, Indiana

Prepared by: Lehman & Lehman, Inc.

PRELIMINARY COST ESTIMATES

Dec-96

(Note: Cost Estimates reflect 1996 costs. Inflation must be factored into projects implemented in the future.)

Legend: (allow.) = allowance, sf = square foot, sy = square yards, lf = lineal feet, quote = quotation

No.	Workscope Item	Units	\$/ Unit	Costs	Notes & Subtotals
• New Nature Center Development					
56	Offices & Meeting Rooms (sf)	5,000	\$90	\$450,000	Option in lieu of Murray House parking for 10 cars includes patios
57	Furnishings Common Areas (allow.)	1	\$10,000	\$10,000	
58	Display Areas (allowance)	1	\$25,000	\$25,000	
59	Related Drives and Parking (allow.)	415	\$17	\$7,060	
60	Related Pathways and Walks (allow.)	1	\$8,000	\$8,000	
61	Related Signage (allowance)	1	\$750	\$750	
62	Site Work/Utilities (15% of Constr.)	1	\$67,500	\$67,500	
63	Landscape Develop (2.5% of Constr.)	1	\$11,250	\$11,250	
				Subtotal	\$579,560
				Subtotal with 20% Contingency and Fees	
• General Interpretative Trail Development					
64	Nature Trail Development 6' (lf)	15,840	\$10	\$158,400	assume 3 miles
65	Related Signage (allowance)	20	\$250	\$5,000	
66	Site Work/Utilities (15% of Constr.)	1	\$23,760	\$23,760	
67	Landscape Develop (2.5% of Constr.)	1	\$3,960	\$3,960	
				Subtotal	\$191,120
				Subtotal with 20% Contingency and Fees	
• Recreation Amenities					
68	New Recreation Field (allowance)	1	\$6,000	\$6,000	includes clearing and grubbing
69	New Playground Development (allow.)	1	\$30,000	\$30,000	
70	Site Work/Utilities (15% of Constr.)	1	\$900	\$900	
71	Landscape Develop (2.5% of Constr.)	1	\$150	\$150	
				Subtotal	\$37,050
				Subtotal with 20% Contingency and Fees	
• Misc. Studies					
72	Market Study regarding proposed uses	1	\$10,000	\$10,000	
73	Study on Operation & Manage. Costs	1	\$10,000	\$10,000	
74	Utility Study for Long Term Service	1	\$7,500	\$7,500	
75	Soils and Drainage Study	1	\$3,000	\$3,000	
				Subtotal	\$30,500
				Subtotal with 20% Contingency and Fees	

Sunset Hill Farm County Park – Priorities of Development

Porter County, Indiana

Prepared by: Lehman & Lehman, Inc.

PRELIMINARY COST ESTIMATES

Dec-96

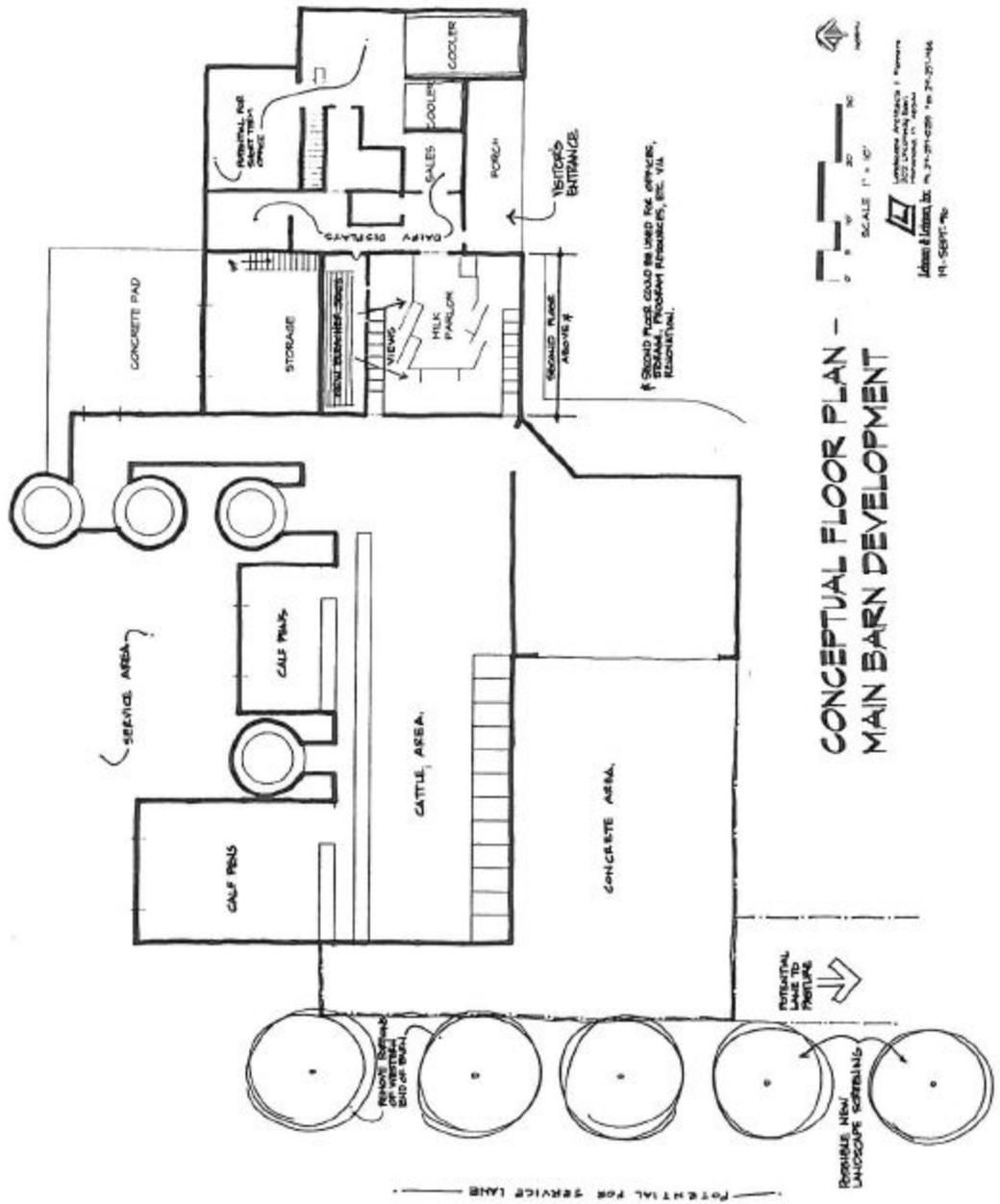
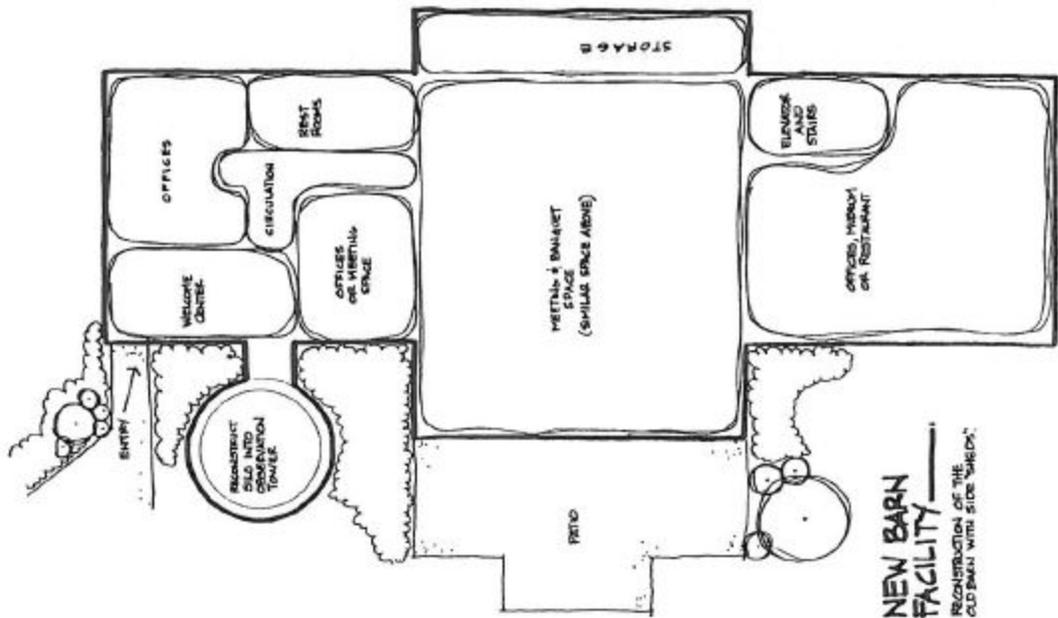
(Note: Cost Estimates reflect 1996 costs. Inflation must be factored into projects implemented in the future.)

Legend: (allow.) = allowance, sf = square foot, sy = square yards, lf = lineal feet, quote = quotation

No.	Workscope Item	Units	\$/ Unit	Costs	Notes & Subtotals
• General Site Improvements / Misc.					
76	Site Clearing and Grubbing (allow.)	1	\$3,000	\$3,000	general improvements
77	Gate Entrance Enhancements (all.)	1	\$4,000	\$4,000	
78	Roadway Lighting (each)	12	\$1,800	\$21,600	spaced at 200 feet
79	Improvements to roadway (allow.)	1	\$10,000	\$10,000	
80	Drainage Improvements (allowance)	1	\$8,000	\$8,000	
81	New Site Enhancements (allow.)	1	\$10,000	\$10,000	includes landscape, pathways, etc.
82	Upgrade Sanitary Utilities (allowance)	1	\$25,000	\$25,000	state guidelines may effect costs est.
83	Upgrade Water Utilities (allowance)	1	\$25,000	\$25,000	state guidelines may effect costs est.
84	Upgrade Electric System (allowance)	1	\$10,000	\$10,000	state guidelines may effect costs est.
85	Related Signage (allowance)	5	\$300	\$1,500	
86	Boundary/Topo. Surveys (allowance)	1	\$4,000	\$4,000	
87	Site Work/Utilities (15% of Constr.)	1	\$17,715	\$17,715	site conditions may effect cost est.
88	Landscape Develop (2.5% of Constr.)	1	\$2,953	\$2,953	
				Subtotal	\$142,768
				Subtotal with 20% Contingency and Fees	\$171,321

Summary of Cost Estimates

TOTAL DEVELOPMENT:	\$3,474,303	Estimate based on the conceptual master plan.
20% CONTINGENCY AND FEES:	\$694,861	For fees & unknown factors in preliminary planning phase.
Recommended 10% Maintenance Endowment:	\$416,916	Recommend a 10% Maintenance Endowment attached to project funding.
TOTAL COST ESTIMATE:	\$4,586,080	For purposes of prioritization and fund raising.



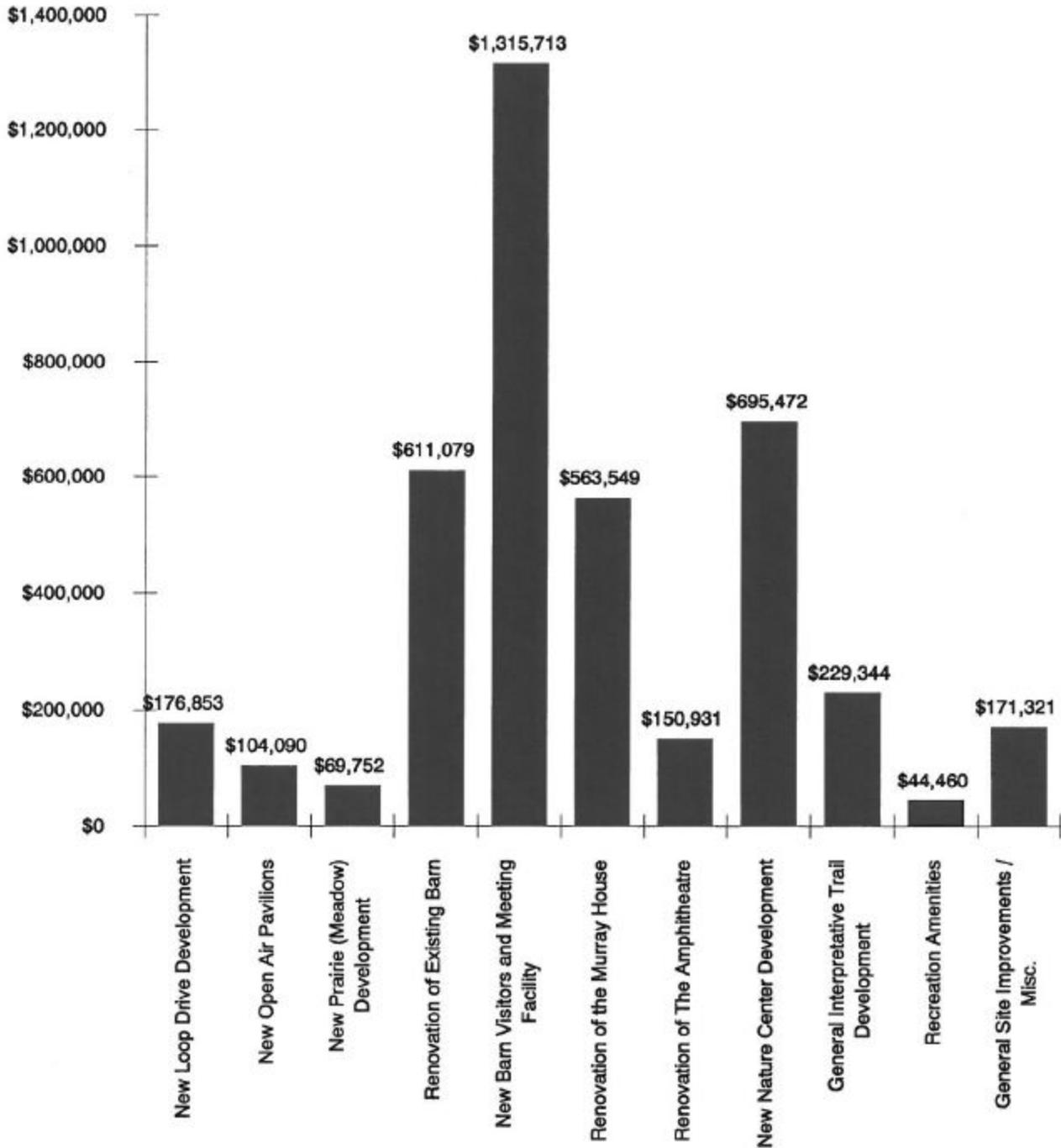
NEW BARN FACILITY
 RECONSTRUCTION OF THE
 OLD BARN WITH SILD 'WINGS'

**CONCEPTUAL FLOOR PLAN -
 MAIN BARN DEVELOPMENT**

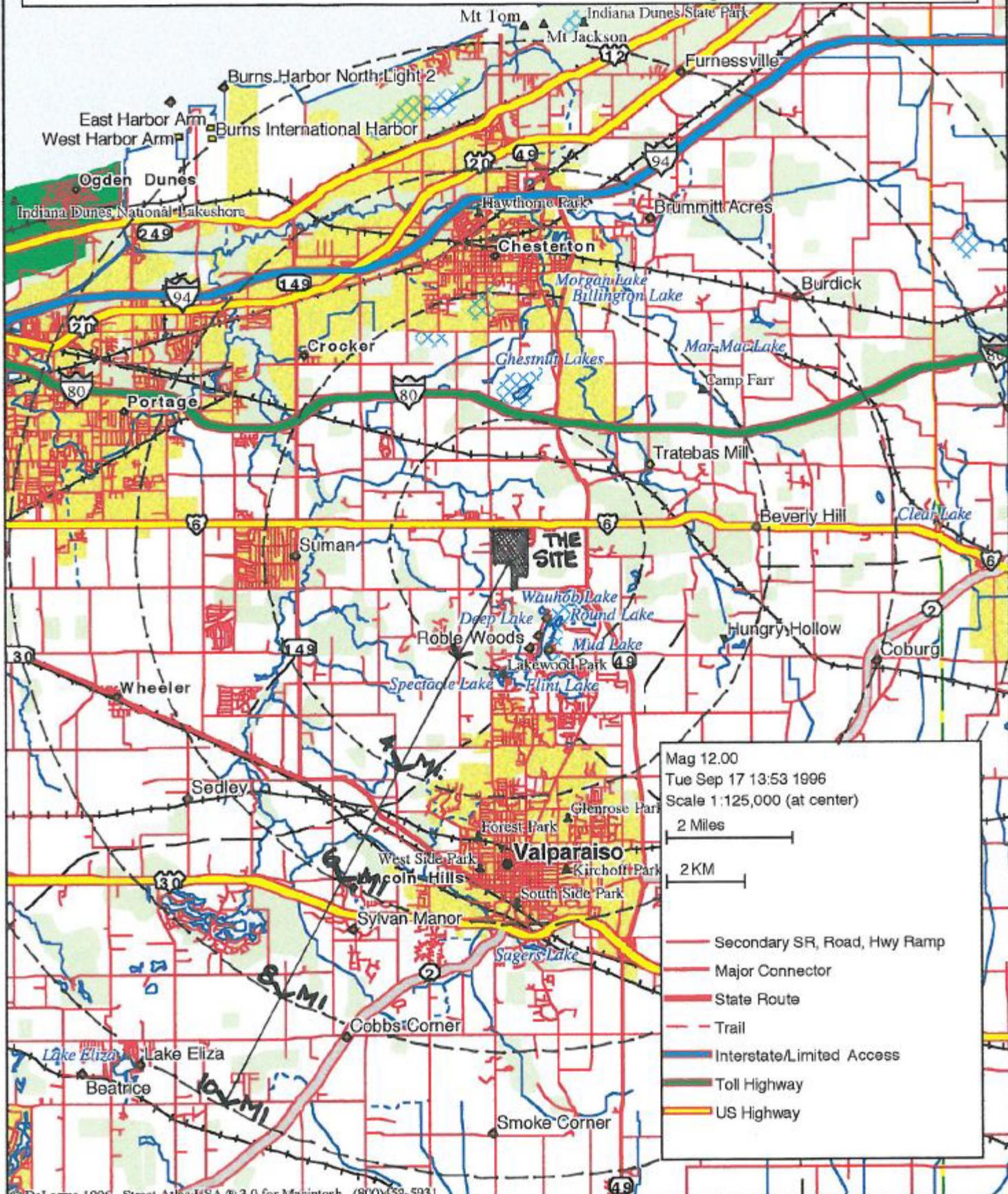


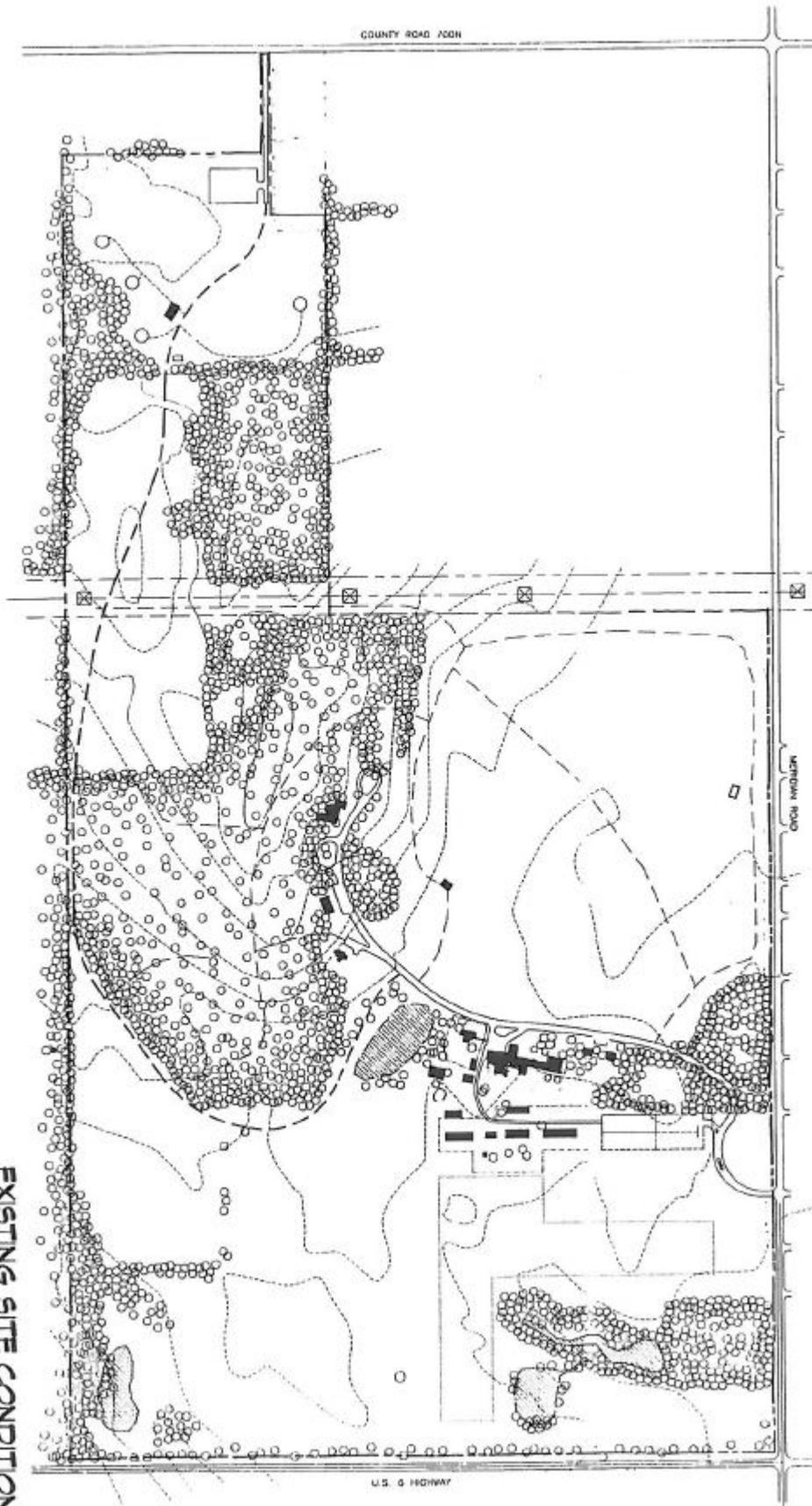
Landscape Architecture & Planning
 302 LINDEN BLVD.
 ANN ARBOR, MI 48106
 Landscape Architecture & Planning
 Ann Arbor, MI 48106
 Tel: 313-963-0200 Fax: 313-963-0201

Preliminary Cost Estimates of Development for consideration at Sunset Hill Farm County Park



Sunset Hill Farm County Park





EXISTING SITE CONDITIONS



Landmark Architects & Planners
 2025 LINDSEY COURT
 WASHINGTON, DC 20004
 Telephone: 202-331-4200 Fax: 202-331-4244

04/2008

04/2008-11 1004

EDUCATION / FARM INTERPRETATION

HISTORIC FARMSTEAD

NATURE INTERPRETATION

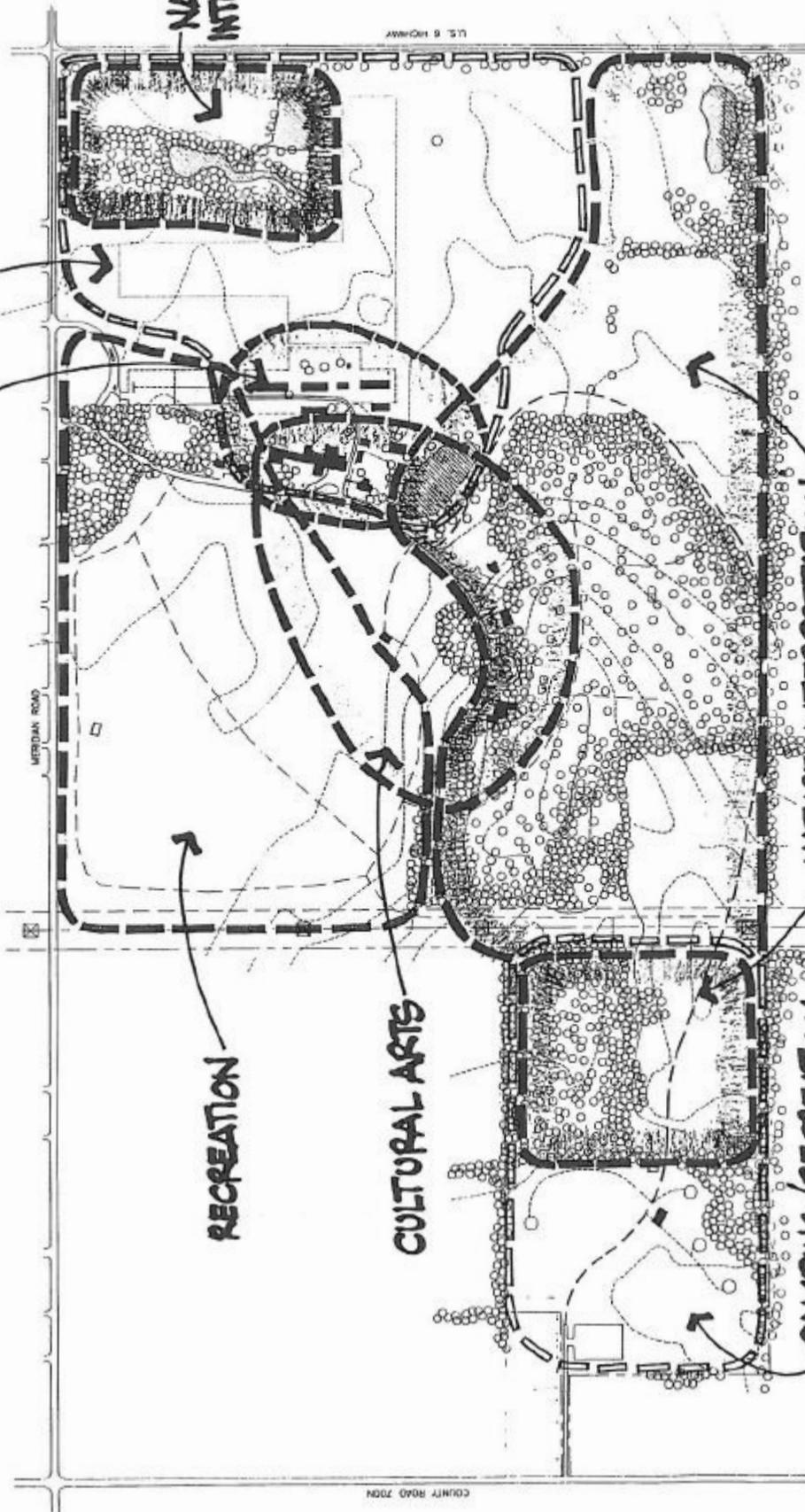
RECREATION

CULTURAL ARTS

CAMPING / RECREATION

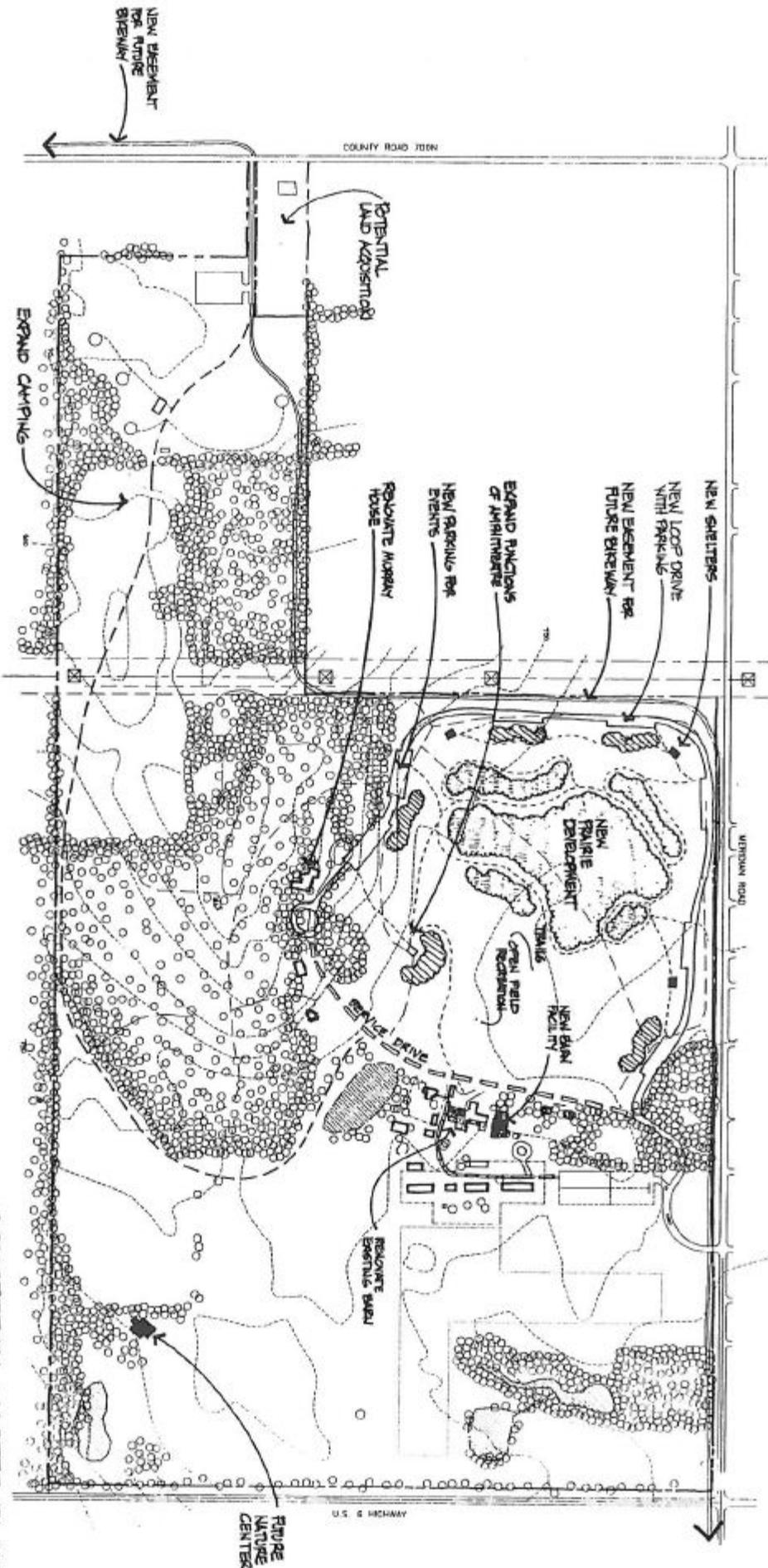
NATURE INTERPRETATION

PROPOSED LAND USE ZONES




 Landmark Architecture & Planners
 202 Lynchwood Court
 Harrisburg, PA 17104
 Leamon & Leamon, Inc. PA 214-231-0208 FAX 214-231-0166

11/14/2009
 December 15, 2009

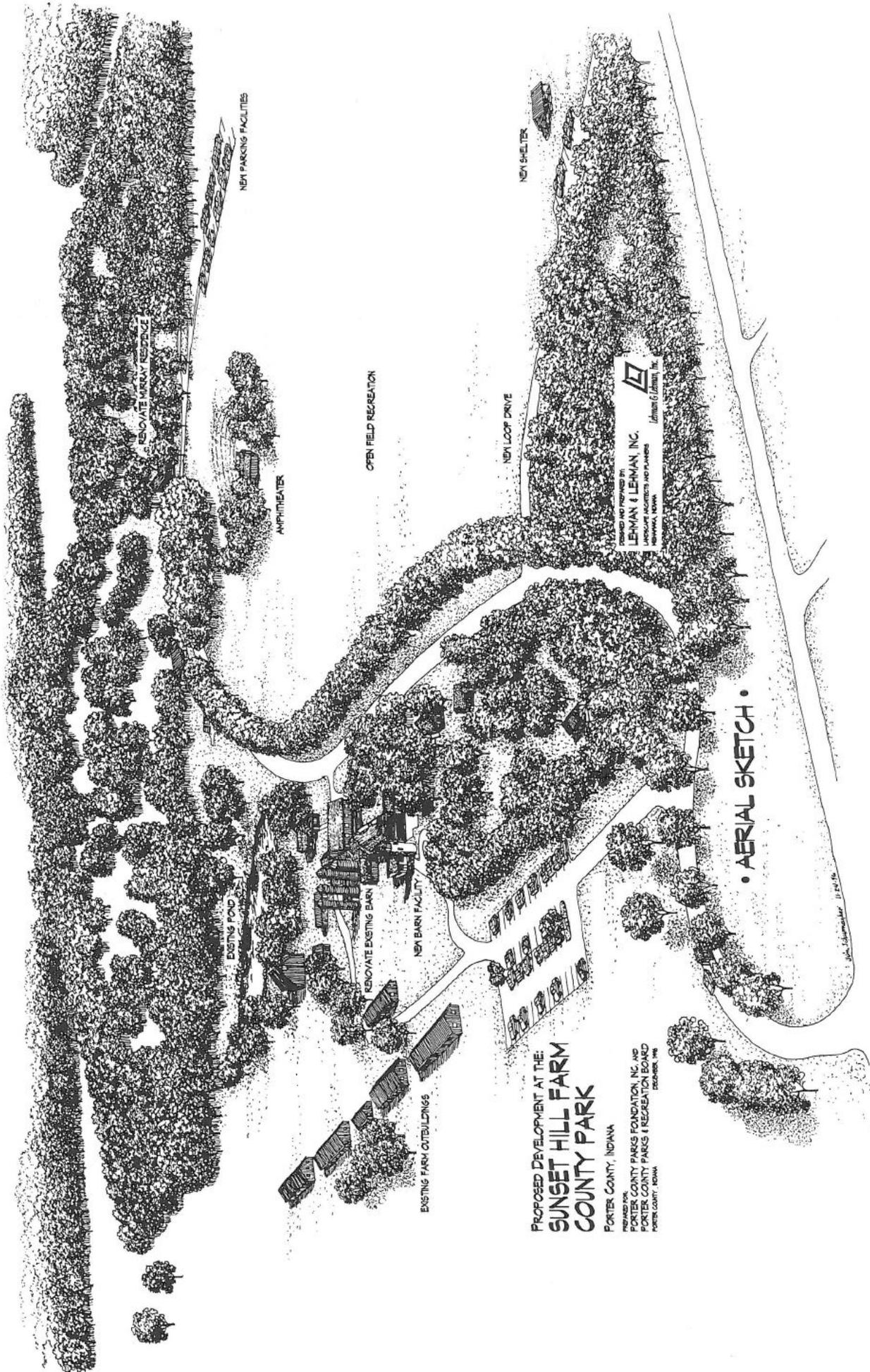


CONCEPTUAL MASTER PLAN




 Landscape Architects & Planners
 2025 Lindbergh Blvd
 McDonough, GA 30253
 Johnson & Johnson, Inc. Ph. 281-287-0288 Fax 281-287-1816

4/4/02
 2/10/02
 2/10/02



**PROPOSED DEVELOPMENT AT THE:
SUNSET HILL FARM
COUNTY PARK**

PORTER COUNTY, INDIANA
 PREPARED FOR:
 PORTER COUNTY PARKS FOUNDATION, INC. AND
 PORTER COUNTY PARKS & RECREATION BOARD
 PORTER COUNTY, INDIANA
 DECEMBER, 1988

• AERIAL SKETCH •

DESIGNED AND PREPARED BY:
LEHMAN & LERMAN, INC.
 LANDSCAPE ARCHITECTS AND PLANNERS
 PORTER COUNTY, INDIANA
 LEHMAN & LERMAN, INC.

John L. Schaefer, Jr. 11/24/88