Concept C “Alternatives”

If the City is unable to work out a deal with the Novi School District for the acquisition of the former barnyard site, then the Township Hall will be relocated to the southern appendage of the Fuerst property and the South Barn will be retained and renovated for community events. The North Barn and East Barn will be removed to provide additional open space.

Options for the North and East Barns include relocating them to Maybury Farm or selling them for salvage in the private market.

A small village green, with gazebo, and pathways will be added. A Southeast gateway plaza will be constructed, similar to concepts A & B, for High School students’ use.

Another option for the City to consider is land swapping the southern piece of the inverted “L” with the School District’s northern portion of the “barnyard” to “square-off” both properties and maximize the layout of each site.
OPERATIONS AND MAINTENANCE

During this project, several neighboring historic sites were contacted to investigate yearly operation and maintenance costs. Discussions with the directors of the following three facilities took place: 1) Mill Race historic village in Northville; MSU Tollgate Farm in Novi; and the Rochester Hills Museum at Van Hoosen Farm in Rochester Hills. Unsuccessful attempts were also made to speak with the directors of Greenmead Historical Park in Livonia and Maybury Farm (operated by the Northville Community Foundation) at Maybury State Park in Northville.

Basic yearly operating costs for Mill Race and MSU Tollgate Farm were in the range of $100,000-150,000 per year. These costs included: full or part time staff (including docents); basic maintenance, and utilities. Maintenance at these facilities also are supplemented by lawn cutting by the Northville parks department at Mill Race and volunteers who help to tend the gardens at both facilities.

In conclusion, based upon similar size venues, we believe operating cost of $100,000-150,000 should be budgeted for year round maintenance and operations of the Fuerst property if it is restored under Concept A.

If Concept B is chosen, then staffing needs for the new multi-use building will need to be addressed depending upon the amount and ultimate use of the building. Part time staff could be assigned to the building if used on a rental or special program basis only. If the structure functioned more like a “drop-in” or “teen” center, then a director or supervisor may need to be assigned.

In both cases, maintenance will depend on the types of facilities developed and the total amount of use on the site.

Funding Options

Tax incentives are only available to private owners of National and State Register-listed income-producing properties who rehabilitate their properties. Thus, there are limited funding options available for municipally owned historic sites.

Americana Foundation: We contacted the Americana Foundation, which funds organizations that work to protect the agricultural land base in Michigan through control of sprawling development, agricultural conservation easements, and purchase of development rights and transfer of development rights. After speaking to the program staff, it is unlikely that the Fuerst property would qualify for funding from this organization.

The Historic Preservation Fund: A grant program that distributes 10% of all funds received annually by the State Historic Preservation Office (SHPO) from the National Park Service. The grant recipients must be a designated Certified Local Government (CLG) and must provide 40% of the total project cost as matching share.

Historic Register Designation

During our investigations, we spoke with the State Historic Preservation Office, Michigan Historical Center, to determine parameters for renovations and improvements on existing historic sites. If federal funds, permits or licenses are involved, then the project must be evaluated for its effect on historic resources and consultation with SHPO must occur according to terms of Section 106 of the National Historic Preservation Act of 1966, as amended.

In any event, if the City desires to preserve the Fuerst property as a historic registered site, then careful coordination with the State Historic Preservation Officer is required for restoration, renovation or redevelopment activities prior to construction.

If the City desires to relocate the structures to another site and wishes the property to remain in the National Register during and after the move, then every effort should be made to reestablish its historic orientation, immediate setting, and general environment. Prior to the move, the City shall submit documentation to the National Park Service, which includes: 1) reasons for the move; 2) the effect on the property’s historical setting; 3) the new setting and general environment of the proposed site, including evidence that the proposed site does not possess historical or archeological significance that would be adversely affected by the intrusion of the property; and 4) photographs showing the proposed location. Any such proposal with respect to the new location shall follow the required notification procedures, shall be approved by the State Review Board and shall continue to follow normal review procedures.

In conclusion, there are very limited funds for preservation and maintenance of non-active farms. If Concept A “Restoration” is found most desirable, then we recommend that the Historic Commission establish a separate community foundation and raise funds for the operation and maintenance of the Fuerst property.

RECOMMENDATIONS

Citizens and focus group participants were very vocal about the need to provide a more usable year round venue at the Fuerst property, whether that involved restoration or starting from scratch.

Simple improvements like pedestrian connectivity and accessibility to and from adjacent land uses are important linkages that are missing in the existing layout of the site. Additional seating, signage, and photo opportunities were also mentioned as amenities that are lacking.

Having a year round multi-purpose indoor space, whether renovated or new, is a vital component missing in the current configuration and use of the existing Fuerst property. The size, internal layout, and location of the farm house make it difficult to justify substantial renovation expenses for limited use as a museum or small meeting space.

Thus, in both concepts we have provided a multi-purpose building that can be used year round and generate some additional revenue to offset the costs of maintenance and operations. We believe that in either case, an indoor multi-purpose space is vital to the year-round use and enhancement of the Fuerst site.

The acquisition of the former 1.25 acre barnyard from the School District is an important and vital component of both Concepts A “Restoration” & B “Adaptive Reuse”. The additional level green space will allow the City to host year-round events and special programs. The “Village Green” concept will also provide enough green space to “fit” the scale of the larger Municipal Campus complex. In off program periods, it will provide a needed passive park and “hang-out” space currently lacking for students and residents alike.

We believe that both concepts lend themselves to the relocation of the Township Hall into a more formal park setting. If the barnyard is not available, then the Township Hall should be relocated to the Fuerst property site.

Finally, we recommend additional gateway features be installed at each of the Municipal Campus driveway entrances from Ten Mile and Taft Roads to the Civic Center, Library and High School to tie the “campus” together visually. The gateway features could include “Arts & Crafts” trapezoidal stone piers, signage, and lights on either side of each of the six separate driveway entrances.
APPENDIX A

NEW ARTS & CRAFTS’ MULTI-USE BUILDINGS
SOUTH BARN RENOVATION

DETAILED COST ESTIMATES

Items to be considered for this work might include:

- Lift existing barn, new foundation & concrete slab.
- New structure.
- Repair wood structure.
- New insulating panels throughout.
- New entry doors & windows.
- New siding & trim.
- Exterior painting.
- New roofing (metal?).
- New interior partitions.
- New interior doors.
- Interior finishes throughout.
- New electrical system.
- New light fixtures.
- New mechanical system with air conditioning.
- New kitchen & kitchen with new plumbing.
- Kitchen equipment.
- Fire protection system.

This space should be budgeted similar to a new building, plus the premium of working within the existing barn structure.

- $400,000 2,220 s.f. x $180/s.f.
- $50,000 Interior & exterior demo allowance
- $450,000 Total
- $67,500 15% Contingency
- $517,500 Total

Does not include site work or site utilities.

5. Adaptive Reuse

Renovate Fuerst House

A. Items that might be included as an initial renovation to make the house usable.

- Replace electrical system.
- Replace HVAC systems.
- Replace plumbing systems.
- New rear porch with barrier free access (based on wood construction).
- Side work at front & rear entry.
- Allowance for foundation repairs and structural upgrades as required.
- Repair exterior stonework as required.
- Repair exterior siding & trim as required.
- Repair front porch deck, stairs & railings.
- Repair gutters & downspouts.
- Paint exterior.
- Replace & reface interior plaster.
- Paint interior.
- Enlarge and renovate existing facilities to create barrier free toilet.
- 15% Contingency.
DETAILED COST ESTIMATES cont.

A budget to accomplish this list should be approximately $200,000 or $80/s.f. for the existing 2,500 s.f. residence.

B). Items that might be included, in addition to Part A., as a more complete restoration/reuse:

- Barrier free lift serving all 3 floors with shaft.
- Door Corridor changes for barrier free access.
- Redesign/remove walls to create meeting spaces with structural changes as required.
- New roofing.
- Replace/restore doors, hardware & trim.
- Replace/restore windows and trim.
- Restore wood floor.
- Replace flooring as required.
- Restore/recreate kitchen.
- Restore/recreate cabinetry and trim.
- Restore/replace all light fixtures.
- Upgrade exterior painting (multiple colors, complex trim).
- Upgrade interior painting (stencil, patterns, complex trim).
- Security system.

This list indicates work which could vary greatly in scope, complexity and quality level. As a “Ball Park” estimate this work (in addition to Part A) could also be in the range of $200,000. A more detailed budget could be produced after a final determination of project scope.

6). Replace Heavy Timber Barn

Heavy Timber Barn with wood siding, asphalt shingles and unfinished interior. Minimal heating, electrical & plumbing.

$125/s.f. to $150/s.f.

Similar structure illustrated in report was built in 2002 as functioning Taylor Petting Farm Barn for $110/s.f. This building included 2,400 s.f. with an 800 s.f. loft.

7). New Multi-Use Building

Develop new building as shown on Concept Plan B and based on Architect Drawing Sheet P.1.

- $92,500 $150/s.f. x 3,950 Building s.f.
- $108,250 $75/s.f. x 1,450 Porch s.f.
- $210,750 Total

Does not include site work or site utilities.

8). Amphitheater

Based on Architect Drawing Sheet P.2.

- $ 5,000 Foundations 100 Lf.
- $ 10,000 Walls, Window, Piers 40 Lf.
- $ 15,000 Floor deck, Floor structure, gravel bed 600 s.f.
- $ 25,000 Columns, roof structure, decking.
- $ 5,000 Roofing
- $ 20,000 Lighting, Power
- $ 80,000 Total
- $ 16,000 20% Contractor Project and Overhead
- $ 8,000 10% Contingency
- $104,000 Total

Does not include site utilities, site work or benches.
APPENDIX B

FUERST FARMSTEAD – CITY of NOVI COMBINED FOCUS GROUP RESULTS
2/12/08 – 2/15/08

<table>
<thead>
<tr>
<th>PROUDS</th>
<th>Blue</th>
<th>Red</th>
<th>SORRIES</th>
<th>Blue</th>
<th>Red</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sustainable Community</td>
<td>9</td>
<td></td>
<td>Maintenance of play structure</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>(greenways, parks, pathways, connective, woodland)</td>
<td></td>
<td></td>
<td>(Tim Pope Playground) at ITC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Use small neighborhoods</td>
<td>5</td>
<td></td>
<td>Performing arts center (theater, art gallery, multi-functional hall)</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>• Parks such as ITC (CSP) Park and play structure</td>
<td>2</td>
<td></td>
<td>Need a large active recreational facility/land; need better soccer fields</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>• Site on historic register (make it more noticeable)</td>
<td>2</td>
<td></td>
<td>Lack of central historic preservation area; need to promote historical significance of our community</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>• Margaret the &quot;Farm Lady&quot; efforts</td>
<td>2</td>
<td></td>
<td>Need bike path linkages and balancing traffic</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>• Security/safety/cleanliness of community</td>
<td>2</td>
<td></td>
<td>Neighborhoods not connected; lack of connectivity in city</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>• Fuertest Farm is part of heritage</td>
<td>1</td>
<td></td>
<td>Lack of other school activities - place close to high school no gathering place to &quot;hang out&quot;</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>• Quality community theater program</td>
<td>1</td>
<td></td>
<td>Need a brand new senior center and more senior housing</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>• Innovative partnerships for parks development</td>
<td>1</td>
<td></td>
<td>Congestion, traffic, roads</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>• Parks &amp; recreation for youth and all ages and communities' interest in programs; parks and rec dept.</td>
<td>1</td>
<td></td>
<td>“Community center” not equipped for purposes; need a new all inclusive center</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>• Lakeview Park</td>
<td>1</td>
<td></td>
<td>Lack of swimming pool</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>• High development standards</td>
<td>1</td>
<td></td>
<td>Farm is on a slope</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>• Amazing place to live in Michigan; great place to live for families; location of community and variety of opportunities</td>
<td>1</td>
<td></td>
<td>Lack of commitment for historical preservation (always looked to other communities); Fuertest Farm in disrepair and not being maintained</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>• Community GZ program</td>
<td>1</td>
<td></td>
<td>Lack of funding</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>• Neighborhood associations exist</td>
<td>1</td>
<td></td>
<td>Missing activities for “middle” age people</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>• Business community development and change in image</td>
<td>1</td>
<td></td>
<td>Need to pay attention to flow of green space (i.e., pocket parks and subdivision green space)</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>• Continued effort by City government to undertake projects</td>
<td>1</td>
<td></td>
<td>Lack of use of and loss of historical facilities have not preserved more things; loss of historic bridge</td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>

- PROUDS: Blue - 26, Red - 20
- SORRIES: Blue - 38, Red - 25
### Community Center

<table>
<thead>
<tr>
<th>Feature</th>
<th>Blue</th>
<th>Red</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arts campus, outdoor sculpture, practice space (music)</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>Senior Center</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Teen Center</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Theater with dressing rooms</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Outdoor theater, gathering space</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Outdoor skate park</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Community Garden</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Outdoor Pool</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Indoor Pool</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Kids outdoor activity center</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Areas that cater to arts, gallery space and practice rooms</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Indoor kids play area</td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>

### Funding Ideas

<table>
<thead>
<tr>
<th>Idea</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recreational facilities; fees of facilities; income stream</td>
</tr>
<tr>
<td>Corporate sponsorship: businesses won’t pay unless innovative or new</td>
</tr>
<tr>
<td>playground – or shall it be a local park for CNC</td>
</tr>
<tr>
<td>Foundations</td>
</tr>
<tr>
<td>User fees</td>
</tr>
<tr>
<td>Mileage for construction and operating</td>
</tr>
<tr>
<td>Grants: get a grant worthy to do his</td>
</tr>
<tr>
<td>Grants: get a grant worthy to do his</td>
</tr>
<tr>
<td>City capture fund</td>
</tr>
<tr>
<td>City capture fund</td>
</tr>
<tr>
<td>Farm foundation</td>
</tr>
<tr>
<td>Farm foundation</td>
</tr>
<tr>
<td>Bond</td>
</tr>
<tr>
<td>Bond</td>
</tr>
</tbody>
</table>

### Teen Needs/Issues

<table>
<thead>
<tr>
<th>Teen Need/Issue</th>
<th>Blue</th>
<th>Red</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recreation center</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>Need a place for teens: dancing, hang-out places, activities at the teens’</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>and lg. gatherings, incorporate into library day and high school</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outdoor amphitheater</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Law for teens</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Connections back to nature: outdoor activities, environmental science -- the</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>teens’ outdoor activities</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Club/organized sports for non-high school teens; athletics</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Technology in library exposition</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Central site for art lessons, instruction, shows, galleries, could</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>provide up to room</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Partner organizations and arts with department, arts with department</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Public school park</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Non-programmed / drop in basis / ownership of facility</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Volunteer opportunities</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Transportation and access for teens</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Banquet area after football game</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Use vacant properties for teen facilities</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Teen activities into Fuerst Farmstead</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Recreational trail system: biking, hiking, cycling</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Modern environment for gathering spaces</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Unique facilities: indoor and outdoor such as a country style or</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>gym /athletic club</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Community garden</td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>

### Top Ten Wish List

<table>
<thead>
<tr>
<th>Park or Natural Area</th>
<th>Blue</th>
<th>Red</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Community / Recreation Center – senior &amp; teen centers, gym, pool, fitness center, outdoor skate park, community garden, volleyball court, outdoor amphitheater, ice skating, skate park</td>
<td>37</td>
<td></td>
</tr>
<tr>
<td>2. Historic parks, interpretation center, museum, nature center</td>
<td>24</td>
<td></td>
</tr>
<tr>
<td>3. Large central, outdoor gathering space (“Center Park”)</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>4. Theater/ice hockey/athletic/field/hunting</td>
<td>8</td>
<td></td>
</tr>
<tr>
<td>5. Outdoor ice rink</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>6. Farmers market</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>7. Outdoor amphitheater</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>8. Acquatic competition center</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>9. Rubber-tired inclusion court for water activities, use property</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>10. Pool/splash park</td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>

### Fuerst Farmstead: Fuerst Farm Council (Teen Results/Issues)

<table>
<thead>
<tr>
<th>Need</th>
<th>26</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area for water and outdoor recreation activities (e.g., pond, fishing areas)</td>
<td>7</td>
</tr>
<tr>
<td>More kids’ Village (a space to swim in the water for dances, dances of the</td>
<td>4</td>
</tr>
<tr>
<td>10th anniversary of the Pond)</td>
<td></td>
</tr>
<tr>
<td>Outdoor spaces with sidewalks</td>
<td>2</td>
</tr>
<tr>
<td>Include features in existing buildings</td>
<td>1</td>
</tr>
<tr>
<td>Create a park space near fishing area</td>
<td>4</td>
</tr>
<tr>
<td>Can/cannot keep the park open (e.g., Hill, library area)</td>
<td>3</td>
</tr>
<tr>
<td>Keep the ball field open</td>
<td>2</td>
</tr>
<tr>
<td>Consider a ball field in green space, as direct of barns and use</td>
<td>1</td>
</tr>
<tr>
<td>Turn over ball field to a resource with Fuerst Farm Council</td>
<td>2</td>
</tr>
<tr>
<td>Pond/Conservation &amp; drainage area</td>
<td>1</td>
</tr>
<tr>
<td>Separate area in Library for teens</td>
<td>1</td>
</tr>
<tr>
<td>Tennis court &amp; room</td>
<td>1</td>
</tr>
<tr>
<td>Need a way to show teen to library</td>
<td>1</td>
</tr>
<tr>
<td>Use fees as a source for greenhouse</td>
<td>1</td>
</tr>
<tr>
<td>Have recreational facilities on site</td>
<td>1</td>
</tr>
<tr>
<td>Use and building for a variety of uses (tennis courts, recreation,</td>
<td>1</td>
</tr>
<tr>
<td>gathering areas, etc.)</td>
<td></td>
</tr>
<tr>
<td>Need a designated area to build rooms (outdoor &amp; indoor)</td>
<td>1</td>
</tr>
<tr>
<td>Need more assistance center</td>
<td>1</td>
</tr>
<tr>
<td>More ideas for the park</td>
<td>1</td>
</tr>
<tr>
<td>Bigger resources for Village Only</td>
<td>1</td>
</tr>
<tr>
<td>Parks, playground, green space for soccer (e.g. Nichols Park)</td>
<td>1</td>
</tr>
<tr>
<td>Tennis court</td>
<td>1</td>
</tr>
<tr>
<td>More, more, more</td>
<td>1</td>
</tr>
<tr>
<td>Need to educate people about Village Only</td>
<td>1</td>
</tr>
<tr>
<td>Rename barn and make into Village Only clubhouse</td>
<td>1</td>
</tr>
<tr>
<td>Keep the barns in good conditions due to historical significance</td>
<td>1</td>
</tr>
<tr>
<td>Personalized site to be used in a community center and make a</td>
<td>1</td>
</tr>
<tr>
<td>permanent part of the community</td>
<td>1</td>
</tr>
</tbody>
</table>
### FUERST FARMSTEAD – CITY of NOVI

#### COMBINED FOCUS GROUP RESULTS

**2/12/08 – 2/15/08**

<table>
<thead>
<tr>
<th>FARMSTEAD BRAINSTORMING</th>
<th>Blue</th>
<th>Red</th>
</tr>
</thead>
<tbody>
<tr>
<td>Leave site mostly as currently; reuse buildings and maintain/preserve, and only move Township Hall; refurbish barn as gym and dance hall</td>
<td>21</td>
<td>1</td>
</tr>
<tr>
<td>Create museum; historic &quot;village&quot; with history education &amp; displays</td>
<td>17</td>
<td></td>
</tr>
<tr>
<td>Refurbish the building with green building materials and restore buildings for community use</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>Create organization to preserve and maintain farmstead (e.g. Chamber of Commerce)</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>Locate outside sculpture garden on site, plaza, gazebo, outdoor ice rink</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>Promote farmers market and tie into farmstead or business</td>
<td>7</td>
<td>1</td>
</tr>
<tr>
<td>Repurpose farm as a community garden (daily use of site) and donate food to community</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>Office summer farm camp</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>Landscape restoration of site (e.g. Orchard)</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>Build Amphitheater</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>Vehicular connectivity of Campus (e.g. I-96; Library; Civic Center; etc.)</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>Want all facilities on site to be used, not just storage space</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Develop property for a number of purposes, not necessarily a recreation center and don't build on site; combine new and old on site</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Convert barn to an area for teens</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Preserve home as it originally was with era furniture, etc., and use as a museum</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Create educational center, hands-on experience</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Use entire home for senior and youth activities</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Move all buildings to where it can be used and use land for another purpose; need to move buildings to a place that is historically significant</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Establish wildlife habitat</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Provide outdoor theater on site</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>History not worth saving; no historical significance</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>Visually impaired sensory garden / walking area of Fuerst Farm</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Shared facilities and parking (day vs. evening); need enough parking</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Convery space needed for farming</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Handicapped access – accessible outside / barrier free nature</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Nest OE with replica</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Cooperative hobby farm (location not good – red dot)</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Use upstairs of house for storage and restore home</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>Recreation center – possible put a building on site</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>Relocate Township Hall to somewhere in front of police station</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>Nature / cultural base with library – ongoing programming</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>Keep building oriented as they were for people to walk through</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>Training center for schools, horticultural learning center</td>
<td>7</td>
<td></td>
</tr>
</tbody>
</table>

- Site not conducive for animals
- Multi-generational programming
- Get second and third options and opinions need to explore options
- Small mitigation to save them as an option
- Land too valuable to site there “wasted space”
- Children’s / sensory garden / vegetable garden
- Replicas farm house and reuse the exterior features (stone, porch)
- Build outdoor ice rink
- Hire paid staff to manage farmstead
## APPENDIX C

### 1. Web Survey Responses

<table>
<thead>
<tr>
<th>What types of public use would you like to see on the former industrial property at 7001 N. Novi Road?</th>
<th>What possible practical uses would you suggest for the existing Township Hall?</th>
<th>What additional recreation opportunities would you like to see in Novi?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Ended Response</td>
<td>Open Ended Response</td>
<td>Open Ended Response</td>
</tr>
<tr>
<td>If a permanent facility needs to be in Novi and money is not available for construction, what would you choose?</td>
<td>If improvements are suggested, how would you envision funding the improvements?</td>
<td>City of Novi, MI 25 March 2008</td>
</tr>
<tr>
<td>Greenway</td>
<td>Open Ended Response</td>
<td>Open Ended Response</td>
</tr>
</tbody>
</table>

### 2. Other Comments

- **Community**
  - Main comments: Need an area for non-profit organizations to offer services to the community. Need an area to gather for events and special occasions. Need an area for children's activities. Need an area for seniors.

- **Historical Resources**
  - Main comments: Need an area for historical resources and research. Need an area for historical artifacts and memorabilia. Need an area for historical preservation.

- **Trees and Parks**
  - Main comments: Need an area for trees and parks. Need an area for nature trails and walking paths. Need an area for playgrounds and recreational facilities.

- **Tours and Re lynx**
  - Main comments: Need an area for tours and re lynx. Need an area for educational programs and workshops. Need an area for nature study and exploration.

- **Community Facilities**
  - Main comments: Need an area for community facilities. Need an area for community events and gatherings. Need an area for community services and programs.

- **Historical Marker**
  - Main comments: Need an area for historical marker plaques. Need an area for historical monuments and memorials.

- **Historical Park**
  - Main comments: Need an area for historical park. Need an area for historical preservation and education. Need an area for historical research and study.

- **Other**
  - Main comments: Need an area for other activities. Need an area for other purposes. Need an area for other facilities.

### 3. Other Recommendations

- **Historical marker**
  - Main recommendations: Need an area for historical marker plaques. Need an area for historical monuments and memorials.

- **Historical Park**
  - Main recommendations: Need an area for historical park. Need an area for historical preservation and education. Need an area for historical research and study.

- **Other**
  - Main recommendations: Need an area for other activities. Need an area for other purposes. Need an area for other facilities.

### 4. Other Comments

- **Community**
  - Main comments: Need an area for community facilities. Need an area for community events and gatherings. Need an area for community services and programs.

- **Historical Resources**
  - Main comments: Need an area for historical resources and research. Need an area for historical artifacts and memorabilia. Need an area for historical preservation.

- **Trees and Parks**
  - Main comments: Need an area for trees and parks. Need an area for nature trails and walking paths. Need an area for playgrounds and recreational facilities.

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  - Main comments: Need an area for historical park. Need an area for historical preservation and education. Need an area for historical research and study.

- **Other**
  - Main comments: Need an area for other activities. Need an area for other purposes. Need an area for other facilities.

### 5. Other Recommendations

- **Historical marker**
  - Main recommendations: Need an area for historical marker plaques. Need an area for historical monuments and memorials.

- **Historical Park**
  - Main recommendations: Need an area for historical park. Need an area for historical preservation and education. Need an area for historical research and study.

- **Other**
  - Main recommendations: Need an area for other activities. Need an area for other purposes. Need an area for other facilities.

### 6. Other Comments

- **Community**
  - Main comments: Need an area for community facilities. Need an area for community events and gatherings. Need an area for community services and programs.

- **Historical Resources**
  - Main comments: Need an area for historical resources and research. Need an area for historical artifacts and memorabilia. Need an area for historical preservation.

- **Trees and Parks**
  - Main comments: Need an area for trees and parks. Need an area for nature trails and walking paths. Need an area for playgrounds and recreational facilities.

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- **Other**
  - Main comments: Need an area for other activities. Need an area for other purposes. Need an area for other facilities.
1. Web Survey Responses cont.

Would you like to see the money estimated to house the Theatre?

First generation space

Fuerst Property Master Plan
City of Novi, MI  27 March 17, 2008

Fuerst Property Master Plan
City of Novi, MI  27 March 17, 2008

Web survey results cont.

Would you like to see the money estimated to house the Theatre?

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Web survey results cont.

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Web survey results cont.

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Web survey results cont.
1. Web Survey Responses cont.

- The Fuerst family had several ideas on how future developments could include more
  amenities that would make the park more attractive.
- The Fuerst family felt that the park should be more family-friendly and
  include more activities for children.
- The Fuerst family was concerned about the cleanliness of the park and
  the availability of trash receptacles.
- The Fuerst family suggested that the park should be better lit at night.
- The Fuerst family recommended that more trees be planted in the park.

- Some suggestions for future developments include:
  - Adding more restrooms
  - Increasing the number of benches
  - Installing more lighting
  - Placing more trash receptacles
  - Planting more trees

- The Fuerst family was also interested in the possibility of adding
  a playscape or playground in the future.

- The Fuerst family would like to see:
  - More amenities
  - Better lighting
  - More trash receptacles
  - More trees

- The Fuerst family made the following suggestions for future
  developments:
  - Add more restrooms
  - Increase the number of benches
  - Install more lighting
  - Place more trash receptacles
  - Plant more trees

- The Fuerst family would like to see:
  - More amenities
  - Better lighting
  - More trash receptacles
  - More trees

- The Fuerst family made the following suggestions for future developments:
  - Add more restrooms
  - Increase the number of benches
  - Install more lighting
  - Place more trash receptacles
  - Plant more trees

- The Fuerst family would like to see:
  - More amenities
  - Better lighting
  - More trash receptacles
  - More trees
1. Web Survey Responses cont.

<table>
<thead>
<tr>
<th>Definitely a city park. A destination for families on walks with dogs, kids, or elders. Put a small coffee stand in the middle for parents to partake while their kids play.</th>
</tr>
</thead>
<tbody>
<tr>
<td>I believe that if people want to save that historic farm house, they should make it more accessible to the public. It was moved the children's section of the library into the house along with the story hours and various other activities people would have more access to it. In addition, placing old photos and a variety historical memorabilia about the house would help educate people about the property and how new people lived back in time.</td>
</tr>
<tr>
<td>To all the dog lovers, there should be a dog park. A destination where people can take their dogs off leash for exercise and play with other dogs. When we lived in Seattle there was such a place. On any given weekend there were literally hundreds of dogs running around and playing.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>The Fuerst Farmstead should be rehabilitated and open to the public as a living history museum, that educates the community about the farming history of Novi and the importance of conserving farmland. Many like the Fuerst Farm should be restored and maintained, as the agriculture is key to the area's economy.</th>
</tr>
</thead>
<tbody>
<tr>
<td>It is a natural community gathering place, with its close proximity to the library. The Fuerst Farm Day is a perfect example of an event we can host here that will educate all ages and help educate the community. Plus, they have a similar property that they use year-round. <a href="http://www.portageparks.com/Portage_Park/Fuerst_Farm">http://www.portageparks.com/Portage_Park/Fuerst_Farm</a></td>
</tr>
<tr>
<td>Parks preserved natural areas maintaining native plants with hiking/walking trails would be great! There aren't a lot of undeveloped areas in Novi, so it's important to make that a priority before it's too late. Greenbelts preserve our natural environment, but people of all ages and interests can use nature trails and trails—they are great for cross-country skiing during the winter.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>I would like to see it developed into a Greenfield Village-style historical interpretive center.</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Township Hall, Fuerst House and barns should all be preserved with historical accuracy. I would like to see the entire complex renovated as an interpretive center to honor local agricultural history.</td>
</tr>
<tr>
<td>A city-wide paved biking/walking/hiking trail.</td>
</tr>
<tr>
<td>Garden-like Park or Labyrinth—Community Garden possible environment from which school students could farm.</td>
</tr>
<tr>
<td>A city-owned golf course (maybe half of the Links of Novi) and an attached rec center. The nine hole course could double as a six mile trail in the winter.</td>
</tr>
<tr>
<td>Park w/ a fountain, something like a Meijer Gardens or the like.</td>
</tr>
<tr>
<td>Museum pieces.</td>
</tr>
</tbody>
</table>
2. Atrium Survey Responses
2. Atrium Survey Responses cont.
2. Atrium Survey Responses cont.

1. What type of public use would you like to see for the City-owned property at Ten Mile and Taft?
   - [Handwritten: swimming pool]

2. Who are your kids?
   - [Handwritten: don't know, but I love 'em, can't wait 'em]

3. What additional recreation opportunities would you like to see in town?
   - [Handwritten: dog park]
   - [Handwritten: NO MORE TAXES]

4. If improvements are suggested, how would you recommend funding the improvements?
   - [Handwritten:?]
STAFF ACKNOWLEDGEMENTS

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Facsimile: (734) 285-2833

John Wilkie, Architect
Dave Zanley, Architect

Fuerst Property Master Plan
City of Novi, MI
March 17, 2008
1. Web Survey Responses cont.

This would like to see a child-friendly park which
brings the soft nature environment preserve
area. North west cement area to be full of the
domestic elements which do not take away
space for the children. I would like to see more
space for the children to play. I would like to
be near touching less areas that are age
appropriate - i.e. a playground area, 1-2 yrs.
These would be valuable for children for playing
and easy access playing. In the other area, an area could be
designated for playing with kids that all ages.

This survey could be expanded to resemble parental
getaways as well. A number of parents that have
children indicate they would like to have
parenting issues. Is there something
can be done?

With the residents, space completed in coordination
with school, parks, and community centers

Fuerst Property Master Plan
City of Novi, MI  26 March 2008

1. Web Survey Responses cont.

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This survey could be expanded to resemble parental
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With the residents, space completed in coordination
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City of Novi, MI  26 March 2008

1. Web Survey Responses cont.

We would like to see a child-friendly park which
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domestic elements which do not take away
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