



NANCE FARM MASTERPLAN

FEBRUARY 2023



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CITY OF DESOTO, TX

ROGERS PARTNERS
Architects+Urban Designers

+

HICKS & COMPANY
AGORA PARTNERS
PROJECT COST RESOURCES

Cover: Nance Farm photo from 2022 site visit

Nance Farm rendering showing new Arts Buildings and historic structures

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EXECUTIVE SUMMARY

The City of DeSoto combined efforts with the DeSoto Arts Commission to reimagine the historic Nance Farm. A master planning process, embarked in the summer of 2022 in collaboration with stakeholders and residents, proposes the restoration and creation of the Nance Farm Arts and Cultural Center. Public feedback directly shapes the repurposing of the historic site to serve the needs and desires of the art community and residents of DeSoto.

Section I details the historic significance of the site's structures and their existing conditions. It includes each structure's materiality and use. Landscape features and site conditions are catalogued revealing the site's opportunities, limitations, and potential future connections to DeSoto's parks and trails network.

Section II describes the community engagement process, its findings, and depicts key programmatic requests. **Section III** showcases nine projects of similar scale or similar programmatic characteristics that can be referenced as examples in the future development of Nance Farm Arts and Cultural Center's programs, uses, and design.

After hearing from the community and documenting its needs, the planning team reimagined Nance Farm in four alternatives, shown in Appendix 2, which were presented to DeSoto City Council and the community for comments. A final proposal was then formulated taking the best features of the four alternatives. **Section IV** depicts the final master plan proposal, which includes the conceptual representation of a new Arts Building and an amphitheater, new landscape features, and recommendations on site improvements, such as: a walking path, a plaza, new pedestrian entrance, and site access to the creek. Construction cost estimates and an operating budget are also included.

To conclude, an implementation plan presents next steps and procurement processes Nance Farm's leadership will have to undertake to bring the master plan into fruition. **(Section V)**

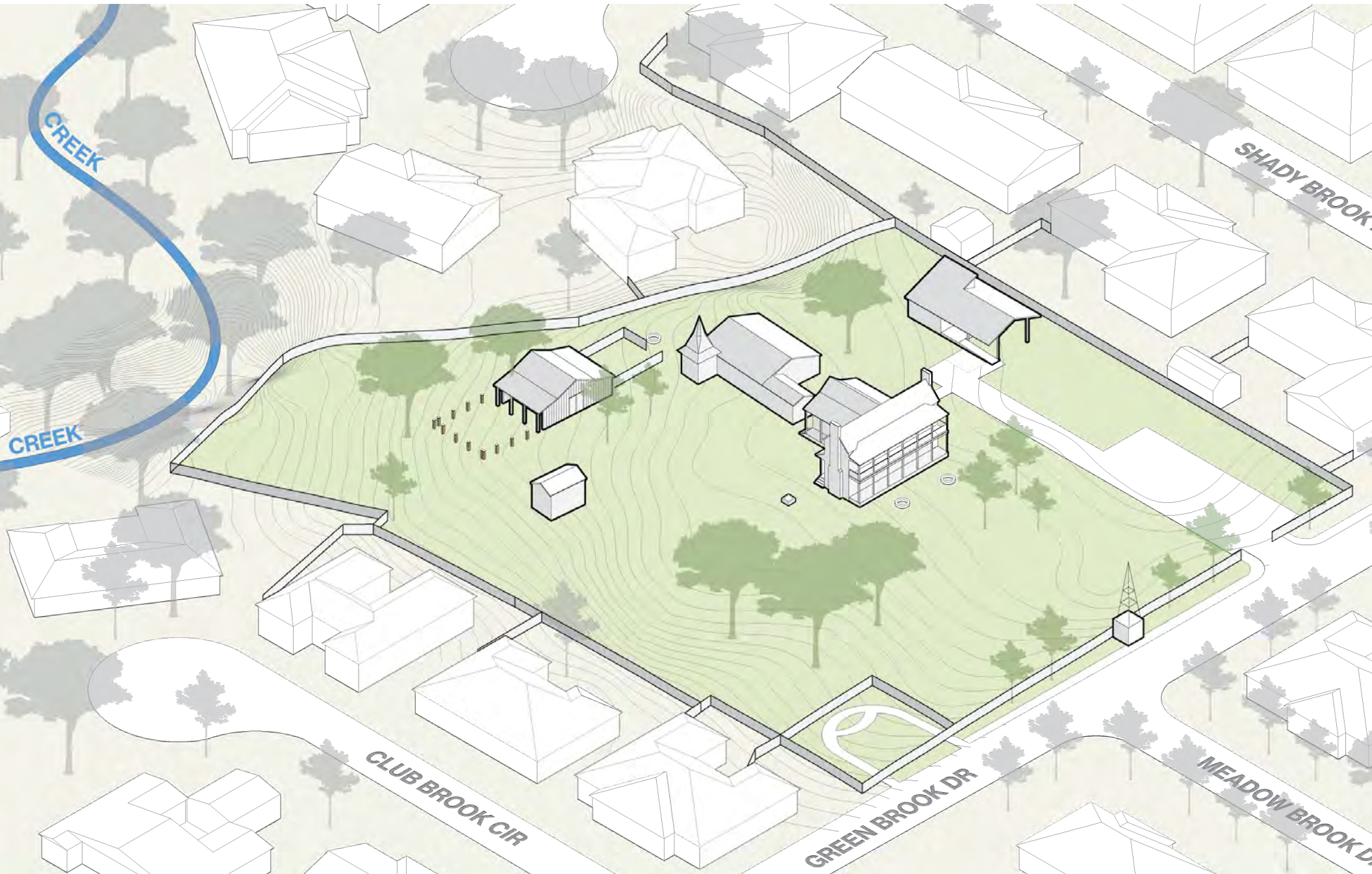
Nance Farm Aerial Rendering



I EXISTING CONDITIONS

- 4 INTRODUCTION
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Nance Farm South Facade. Photo from 2022 site visit.



I EXISTING CONDITIONS

INTRODUCTION

In May 2022 the City of DeSoto initiated a planning process to update the 2009 Nance Farm Master Plan with the objective of introducing potential opportunities for the property to better serve its immediate community, the City of DeSoto, and visitors. As the first task of the planning process this Existing Conditions Report provides insight on the current conditions of significant structures, landscape, and the neighborhood context.

Nance Farm Existing Conditions Axonometric Drawing

EXISTING STRUCTURES

- 1 Main Farm House
- 2 The Milking Barn
- 3 Water Tower House
- 4 The Curing Shed
- 5 The Bucket Well
- 6 Windmill, Well, and Pump House
- 7 Restroom Building
- 8 Military Memorial
- 9 Parking Lot



Existing Structures Plan

I EXISTING CONDITIONS

1 MAIN FARM HOUSE

Present Conditions + Observations:

The main house on the Nance Farm is a wood-frame structure constructed c. 1860. The house can be classified as an I-House, or central hall-type house with Victorian-style improvements added in the late 1800s.

Previous research has not revealed an exact date of construction for the farmhouse, but the estimated range is based off Otway Nance's acquirement of the land in 1856. In concurrence with this date, the I-House design of the house was common to the area in the late 1850s. The house is primarily functional in design and was likely constructed with little to no ornamentation, which is a reflection of the time frame and the rural setting.

The primary concerns for the condition of the farmhouse include a water leak that has caused interior water damage near the staircase. Maintenance appears to have been consistent for the farmhouse, leaving few other concerns to the exterior or interior.

To the west of farmhouse is a former wood-frame garage on a concrete slab that was altered into additional living space in the mid-20th century. The living space was connected to the main house via a narrow, enclosed hallway. The vinyl siding of the addition is deteriorating and cracked in multiple areas. Since this vinyl siding covers original wood shingles, it is likely that there will be moisture and mildew damage to the building.

Several modifications have been applied to the farmhouse for general upkeep and livability throughout its 160 years:

- The second story of the house was added c. 1900.
- A review of rafter size and the use of wire-cut nails in the roofing as noted in the 2009 Master Plan implies that the roof was replaced shortly after c. 1900.¹
- Originally the farmhouse faced north but was rotated 90 degrees to face east c. 1910.² This was likely done to prevent the house getting too much south-facing sun in the summer and protect it from northern winds in the winter. This modification is described in the 1976 Recorded Texas Historical Landmark (RHTL) designation report, but the



Nance Farmhouse East Facade (site visit May 2022)



Nance Farmhouse North Facade

I EXISTING CONDITIONS

- 2009 Master Plan notes that in an interview with Charles Mays (a descendant), this claim is refuted.
- The former garage to the west of the farmhouse was enclosed and modified into additional living space. A narrow hallway was constructed to connect the new living space to the farmhouse. These modifications occurred post-1951.
- A small kitchen addition was added to the west elevation.
- The front porch was modified at different intervals. The smooth Greek-Revival porch columns were added c. 1880s, approximately when milled wood was more readily available in the area. Later Victorian gingerbread detailing was added to first and second floor porches soon after.
- The farmhouse was updated with central heating and cooling systems prior to 1976. The farmhouse lower floor has had visible restoration work.
- Added bathroom was removed to bring back original floor plan. Walls and ceilings have been restored since the 2009 Master Plan
- In the upper floor restoration work was started but was not completed. Uncertainty on second floor structural support was noted since it is unknown the structural capacity of the house.

Current uses:

- 1st floor was recently used as an exhibition space and is currently being used for storage.
- 2nd floor is used for storage

Material: Wood, brick elements

Notes: Further examination is necessary to determine second floor carrying capacity, water usage, and utility needs.



Farmhouse Side Entrance (ADA accessible)



Back Porch



Front Facade Porch



First Floor Main Entrance, Facing East



Back Porch East Stairs Detail

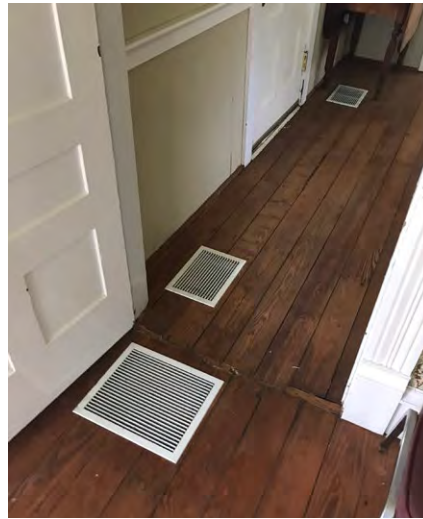
Character-defining features and significance:

The farmhouse features several character-defining details, both interior and exterior. On the exterior, the front porch ornamentation and front door with colored glass panels are one of the earliest improvements the family made to the house. As the expansion of the railroad allowed various resources (such as milled lumber) to be more accessible to rural communities, the Nance family seized opportunities to beautify and improve their home. The interior breezeway of the farmhouse, a common component to I-House type plans, is a distinctive characteristic that tells of the design methods meant to keep the house comfortable. Similarly, the large windows positioned low to the floor are also distinctive to the era.

Without doubt, the farmhouse is the most important feature of the Nance Farm site. Not only is it the focal point of the property, but the farmhouse is also one of the last remaining examples of early Anglo-American settlement in the Desoto community. The house has a high degree of integrity of location, design, materials, and workmanship. Although the suburban neighborhood surrounding the Nance Farm has diminished some of the setting, feeling, and association of the site, the farmhouse remains an excellent example of a historic residence in Dallas County.



First Floor North Entrance



First Floor AC Vents



First Floor Birthing Room



South and West elevations of farmhouse, view facing northeast



First Floor Living Room



Second Floor Bathroom



Second Floor North Room



Interior view of water damage on floor near staircase

¹ 2009 Master Plan, p 19
² RTHL file, 16

2 THE MILKING BARN

Present Condition + Observations:

- The barn (also referred to as milking barn) was constructed c. 1860, near the same time as the farmhouse.
- The barn is a single crib with two lean-to sheds on the north and south sides with remnants of a livestock enclosure.
- The barn retains much of its original materials except for a few small areas where exterior siding, roofing, and posts have been replaced. Due to the utilitarian nature of the barn, there is evidence of various replacements and repairs made to the structure over time. For example, the cut-out on the south wall that provides access between the south shed and the interior was a later modification, as was the standing-seam metal roof.
- Deterioration and rot of the wooden siding of the barn and timber framing is prevalent and may accelerate if there is no mitigation. Deterioration of the exterior board and batten siding can be found on nearly every elevation, in particular the north side where there are large gaps in siding already missing.
- A damaged sill on a stone pier at the northwest corner was noted in the 2009 Master Plan; this sill has deteriorated even further since and will need to be addressed with some urgency.
- Exterior fences are mostly absent on south side and collapsing in north side.

Current uses:

- No current use, yet few materials have been stored.

Material: Wood, metal roof



Milking Barn East Elevation



West elevation of Barn, view facing southeast



Milking Barn North Covered Area



Barn South Canopy Covered area



Milking Barn North Facade

Deteriorating Roof Detail



Interior view of barn, view facing northwest

Character-defining features and significance:

The multiple intervals of construction of the barn are visible from both the interior and exterior of the building. Cedar studs that are notched with mortise and tenon joints and wood pegs are some of the oldest construction methods of the barn. Square nails and round nails can be found in various areas where repairs and improvements were likely made to maintain the its utilitarian purpose throughout the decades. The remaining wood peg joinery and manufactured nails reveals much about how construction methods adapted and evolved based on what resources were readily available to the Nance Farm at the time.

Although this barn was not the largest barn to once be part of Nance Farm, it remains the primary resource representing the agrarian history of the site. The 2007 report titled *Archaeology at Historic Nance Farm* by Kerry Boutte discusses the claim that the barn is assumed to be one of the oldest structures remaining in north Texas.³

Despite the modifications to the barn over the years, the structure is still capable of portraying integrity of location, design, materials, workmanship, and feeling. With sensitive mitigation of the rotten and decayed areas, the barn can continue to tell the collective history of the site.

³Archaeological report, p 134



South elevation of barn, view facing northwest



Remaining south fence posts



North elevation of barn, view facing south



Deteriorating fence north of barn

3 WATER TOWER HOUSE

Present Condition + Observations:

- The water tower is connected to the mid-century-era addition to the west of the farmhouse. The water tower is a structure that originally stood detached but is currently enclosed with horizontal siding similar to the west addition of the farmhouse and is topped with a unique roof shape that obscures the wooden framing of the tower. The former metal tank that topped the water tower is situated along the west fence line.
- This structure has a severely damaged roof. The covered hallway and entrance similarly has damage on the roof and walls. Vegetation has also infiltrated the structure.
- House/great room has a wood construction with a brick wall and chimney on the west façade.
- Connected to the southwest corner of the house/great room is wooden structure, considered to be an elevated water tank tower. Currently this wooden structure is concealed within the wooden façade.

Current uses: Material storage

Material: Wood, concrete flooring, brick

Notes: Most of this structure, except for the water tower, was categorized to be demolished in the 2009 Master Plan. Since then, hallway has been partially removed and is no longer connected to the main Farmhouse.

Character-defining features and significance:

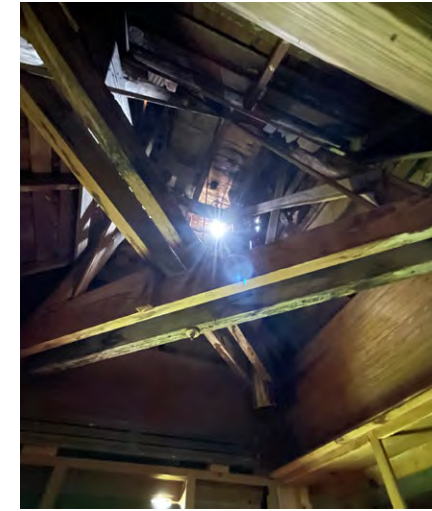
Since the roof of the water tower was a post-1976 modification, the structure has lost a substantial degree of integrity of design, materials, and workmanship, and feeling. The modified roofline of the water tower is not representative of a particular time or style in architectural history and therefore is not considered a good example of an agricultural structure or object.



Water Tower House south facade, view facing east



View of addition and hallway, view facing southwest



Water Tower interior, view facing roof structure



Metal tank



Interior view



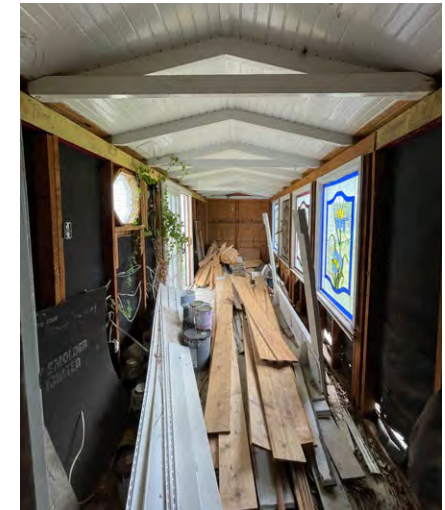
Water Tower exterior, view facing southwest



Damaged wall of connecting hallway



Damaged roof detail



Connecting hallway interior view

4 THE CURING SHED

Present Condition + Observations:

- The curing shed is a small, rectangular building with board and batten siding and a gable roof. Located to the south of the farmhouse, it was likely built shortly after farmhouse and barn, but prior to 1890. Unlike the barn, the curing shed uses dimensioned lumber and modern nails in its construction which points to a slightly later construction date. On the interior, boards are mounted between the rafter tied which were used to hang wires or chains to cure meat. A few windows have been cut into the east and north wall of the shed using T-hinges.
- Similar to the barn, the curing shed's design evolved with the needs of the farm over time and was likely repaired and modified for different uses. When the shed was used as a doghouse, small, gated doors were cut into the bottoms of the elevations. Past interviews with Charles Mays, a descendant of the family, reveals the shed may have been additionally used as a smokehouse.
- Weather and sun have caused visible deterioration to the building, particularly to the exterior. Most deterioration is occurring at the bottom of the board and batten siding. On the interior, the wood flooring is partially rotten and is partly covered in decaying floor materials. To retain use of the curing shed, the entire floor may need to be replaced.

Current uses: None

Material: Wood

Character-defining features and significance:

The curing shed is one of the last remaining examples of an outbuilding at the Nance Farm site. Although the barn is the higher-style example of agrarian function, the curing shed's history of varied uses demonstrates its importance to the Nance Farm. When a new need arose at Nance Farm, the curing shed was simply modified to best suit the farm at the time. Despite a few cut-out windows with t-hinges, the curing shed retains a high degree of location, materials, workmanship, and design.



East facade of Curing Shed, view facing southwest



Curing Shed interior view



South facade, view facing north

I EXISTING CONDITIONS

5 THE BUCKET WELL

Present Condition + Observations:

- The bucket well is located to the south of the farmhouse.
- The well is a small brick structure with a rope and pulley system.
- The well is documented on the property as early as 1921, but the gable roof was added to the structure post-1940.

Current uses: None

Material: Metal, Brick, Concrete

Notes: Further examination is necessary to determine its functionality.

Character-defining features and significance:

The 2009 Master Plan suggests that the well is hand-dug, given the large diameter and use of brick and stone in the well's lining, as opposed to the small diameter and use of metal casing in drilled or driven wells. A hand-dug well is rare for a farmstead in Dallas County. Although the gable roof is a later addition, the well is an important early feature of the Nance Farm and may be a source of archaeological significance.



Bucket well view facing south



Facing northwest

6 WINDMILL | WELL | PUMP

Present Condition + Observations:

- The windmill and pumphouse is situated along the eastern property line near the front entrance to the site.
- The windmill is estimated to have been built between 1916 and 1933, and the pumphouse is estimated to have been constructed sometime after 1946.
- The pumphouse is a rectangular, stone-veneer structure with a metal door on the south elevation. A small door in the floor on the inside of the pumphouse provides access to the well.
- The windmill above the pumphouse was likely the primary energy source for pumping water from the well.

Current uses: Windmill is not operating. It is unknown if well is working.

Material: stone, metal (interior was not accessed)

Notes: Further examination of the interior should be considered for potential uses and operational capacity.

Character-defining features and significance:

Although the windmill and pumphouse are later post-1900 improvements to the Nance Farm site, the system is relatively intact, and it is one of the site objects with the highest visibility. The windmill and pumphouse potentially tell an important story in the timeframe of the farm when the family was able to upgrade to a windmill-powered water system in the early to mid-1900s.



View of Windmill and Pumphouse, view facing north

I EXISTING CONDITIONS

7 RESTROOM BUILDING

Present Condition + Observations:

- Restrooms structure was built after the 2009 Master Plan.
- Interior is in good condition.

Current uses: public restroom and utilities rooms

Material: Wood, metal

Notes: Further examination should be conducted to ensure AC and lighting capacity for potential and recurring uses.



View of restroom structure, view facing west



AC units located north of structure, view facing west



Interior view of restroom

8 MILITARY MEMORIAL

Present Condition + Observations:

- Recently built and well-maintained manicured landscape.
- Pedestrian access to the memorial available through sidewalk.
- No access is possible from Nance Farm property to Memorial.

Current uses: open to the public

Material: concrete, manicured landscape, flags, stone



View of Memorial, view facing southwest



View of Memorial, view facing southeast from within the Nance Farm property

I EXISTING CONDITIONS

SUMMARY OF ARCHIVAL REVIEW

A number of resources are available on the Nance Farm to establish a substantial historic context of the site. These include the 1976 RTHL application digitized online; the *2007 Archaeology at Historic Nance Farm: Data Recovery and Analysis Of A Nineteenth-Century Agricultural Homestead In DeSoto, Texas* by Kerry L. Boutte, MA; and the *2009 Nance Farm Master Plan* by Boozoitis and Company Architects.

The 1976 RTHL application is a valuable recordation of the history of the site as it was known in 1976. The RTHL application is not as comprehensive as research conducted more recently, but it nonetheless provides a reliable baseline of the site's history.

The 2007 archaeology report is a Master's thesis project developed by student Kerry Boutte and presented to University of Texas at Arlington faculty. While the Boutte's comprehensive thesis contains additional research on the history of the site not covered in the 1976 RTHL application, Boutte's work stops short at providing a detailed analysis of the architecture, since the focus was primarily on the archeological potential of the site.

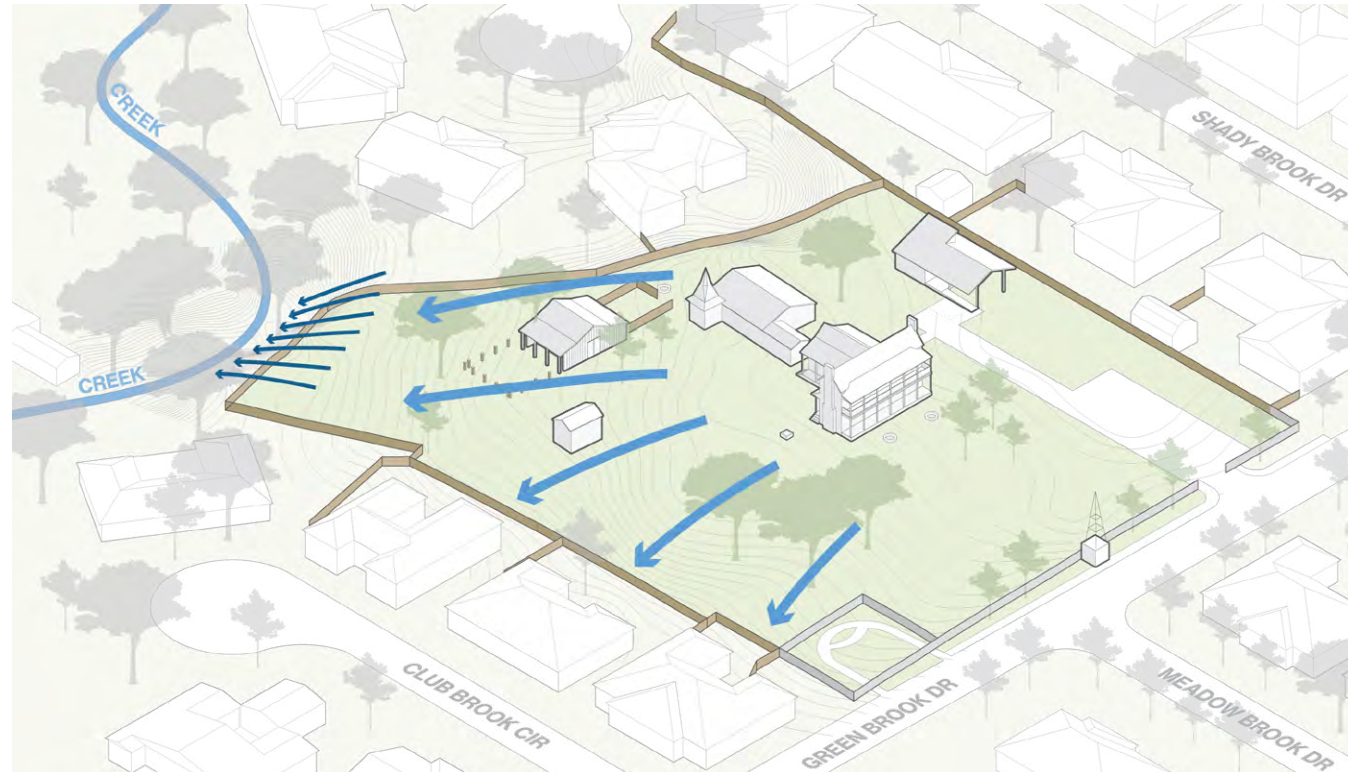
The 2009 Master Plan contains a descriptive and thorough review of the history of the site and the existing conditions of each structure and object when the report was completed. Most information in the 2009 Master Plan is still relevant to 2022, except for a few mentions in this report where deterioration has appeared to accelerate since.

TOPOGRAPHY AND SITE CONDITIONS

TOPOGRAPHY

Condition + Observations:

- Property slopes down in a SW direction about 14-20 ft and continues to slope down on the other side of the fence into the creek.
- The slope is most apparent behind the Milking Barn and Curing shed.
- Stormwater flows in the direction of the topography to the creek. Wood fence on the southwest property boundary shows signs of tear and damage indicative of water drainage.



Topography and water flow axonometric drawing

- STEEP DROP (10 FT)
- SLOPE

EXISTING CONDITIONS

PARKING LOT

Condition + Observations:

- Parking lot has introduced to the site after the 2009 Master Plan. Surface shows signs of deterioration and uneven edges

Material: Decomposed granite with grid-pavers
Capacity: Ten (10) parking spaces fit comfortably in designated area.



Parking lot location

View facing west of parking lot



View facing northwest



Left: Parking lot edge and material damage.



Right: Parking lot edge and grid-pavers' detail



SITE ACCESS

Observations:

- Property is surrounded by a single-family homes and slow trafficked streets.
- Meadowbrook Drive and Mantlebrook Drive provide direct access from North Hampton Road, a major road that leads to DeSoto's town center.
- On the East side of the property, Mantlebrook Drive leads to Mirkes Park and connects to W Wintergreen Road, a secondary feeder road.
- Nance Farm property can only be accessed through the parking lot entrance gate, which is operated with a security gate code.
- Pedestrian public gate entrance to the memorial on the southeast corner of the property can be accessed anytime.

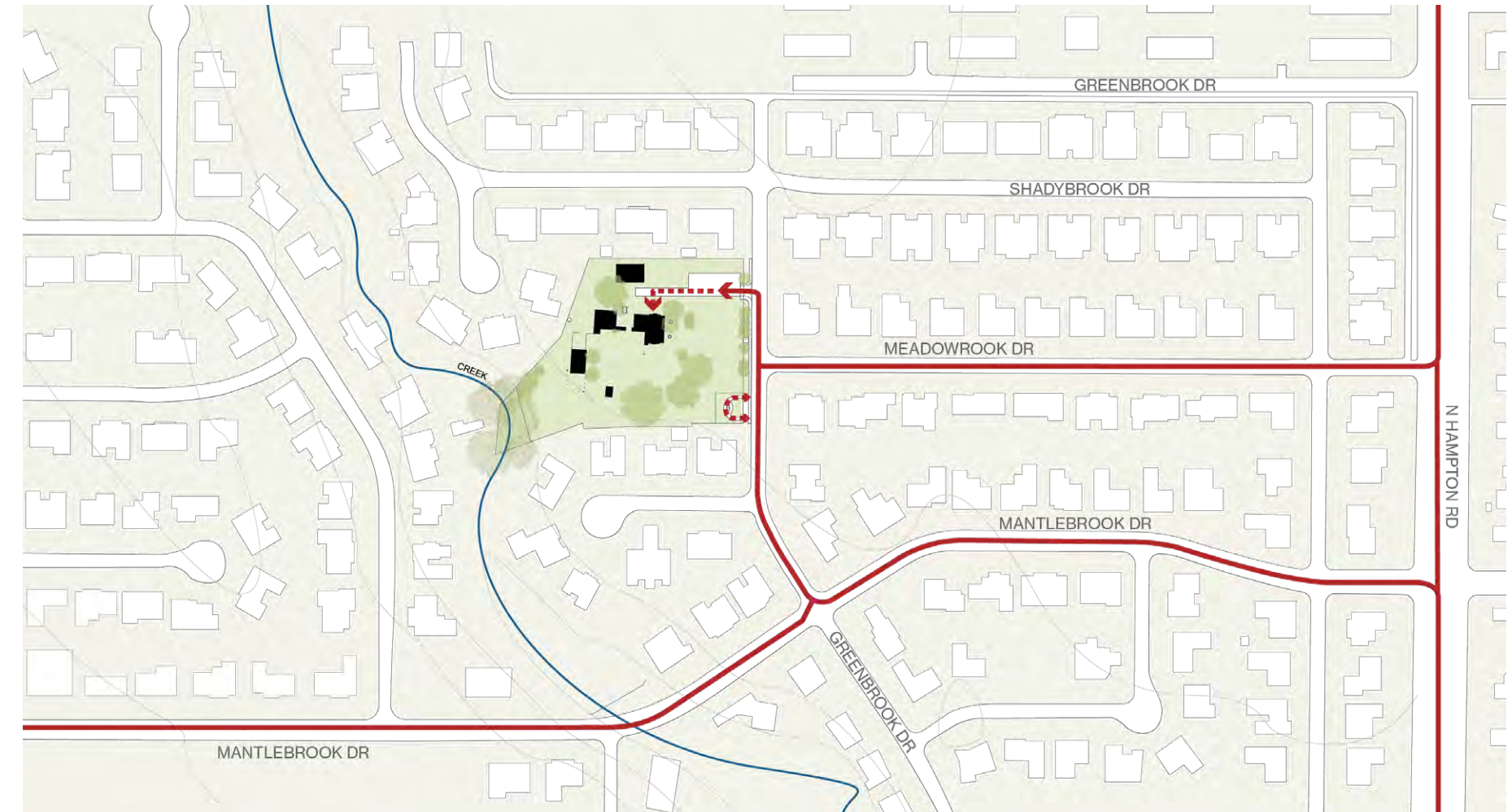
View facing south showing entrance gate



View facing northeast of parking lot entrance



View of memorials pedestrian entrance



Site access map

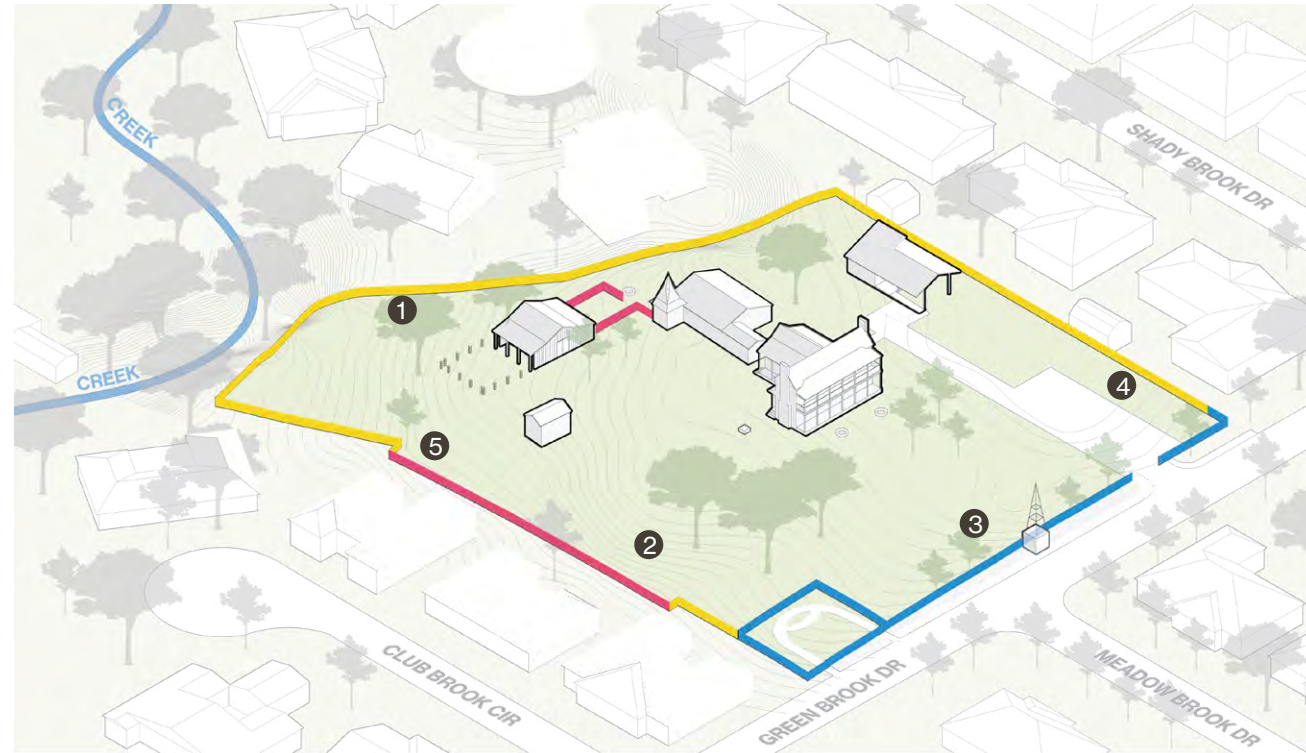


PERIMETER AND FENCE

Observations:

- The backyard fences in the neighborhood are maintained by each resident. Since the north and south fence of the property are adjacent to neighbors' backyards, the fence conditions within the property varies. The North fence is well maintained, yet the south fence is deteriorated. The west fence facing the back neighbor and the creek is well maintained.
- The metal fence facing the street has recently been added to the property and differs in materiality.

Material: wood, painted metal



Fence materiality and condition axonometric diagram

- WOOD POST AND RAIL FENCE (POOR CONDITION)
- WOOD POST AND RAIL FENCE (FAIR CONDITION)
- PAINTED METAL FENCE



1
View facing west



2
View facing south



3
View of painted metal gate facing east



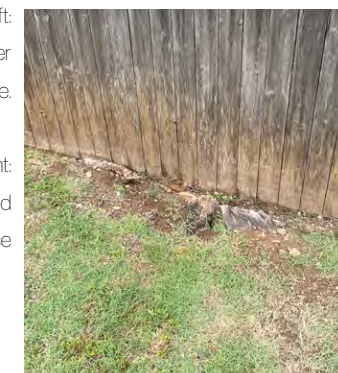
4
Brick and wood fence on north side of the property, facing north



5
View facing east, showing neighbor's backyard



Left:
Drainage stormwater damage to fence.



Right:
View showing repaired wood fence



WALKING SURFACES

Condition + Observations:

- Walking surfaces are limited to public street sidewalk, memorial walk path, and a small ramp leading to the side entrance of the Main Farmhouse.
- A few concrete and brick remains are still present on site delineating previous fountain and fenced areas.
- The site's surface in its majority is mowed grass except for parking lot.
- Decomposed granite connection to parking lot is in deteriorating condition.

View of renovated sidewalk,
view facing north



Main House north facade,
showing ADA ramp and side
entrance, view facing south



Walking surfaces locations

Left:
Ramp leading to new
restroom detail, view
showing grid-paver on
parking lot driveway



Right:
Material detail of ramp
leading to Main House
side entrance



I EXISTING CONDITIONS

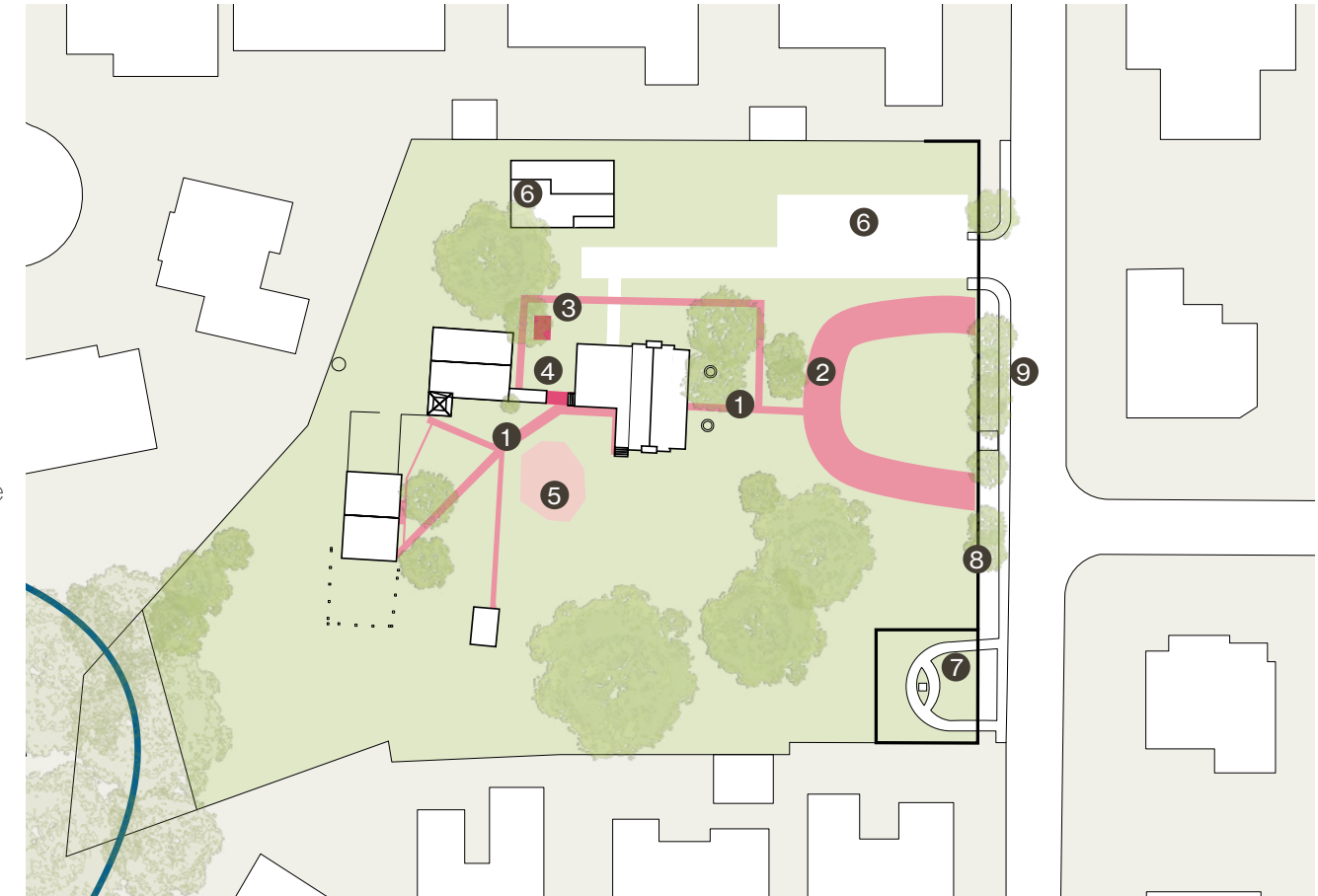
CHANGES SINCE 2009 MASTER PLAN

Observations:

As shown in Demolition Plan, investigations shows that changes to property structures have been completed since the 2009 Master Plan.

For example:

1. Walking pathways were removed.
2. Driveway was removed
3. Water fountain has deteriorated and was removed.
4. A section of the connecting hallway to the great room was demolished.
5. A pool was removed.
6. The restroom structure and parking lot were built.
7. On the edge of the property a memorial was built.
8. A metal fence was added facing the street.
9. The sidewalk on the street was rebuilt.



Demolition Plan of structures removed since 2009



STROMWATER AND POWER LINE

The following site plan depicts the location of the sanitary sewer manhole and power line identified on site.

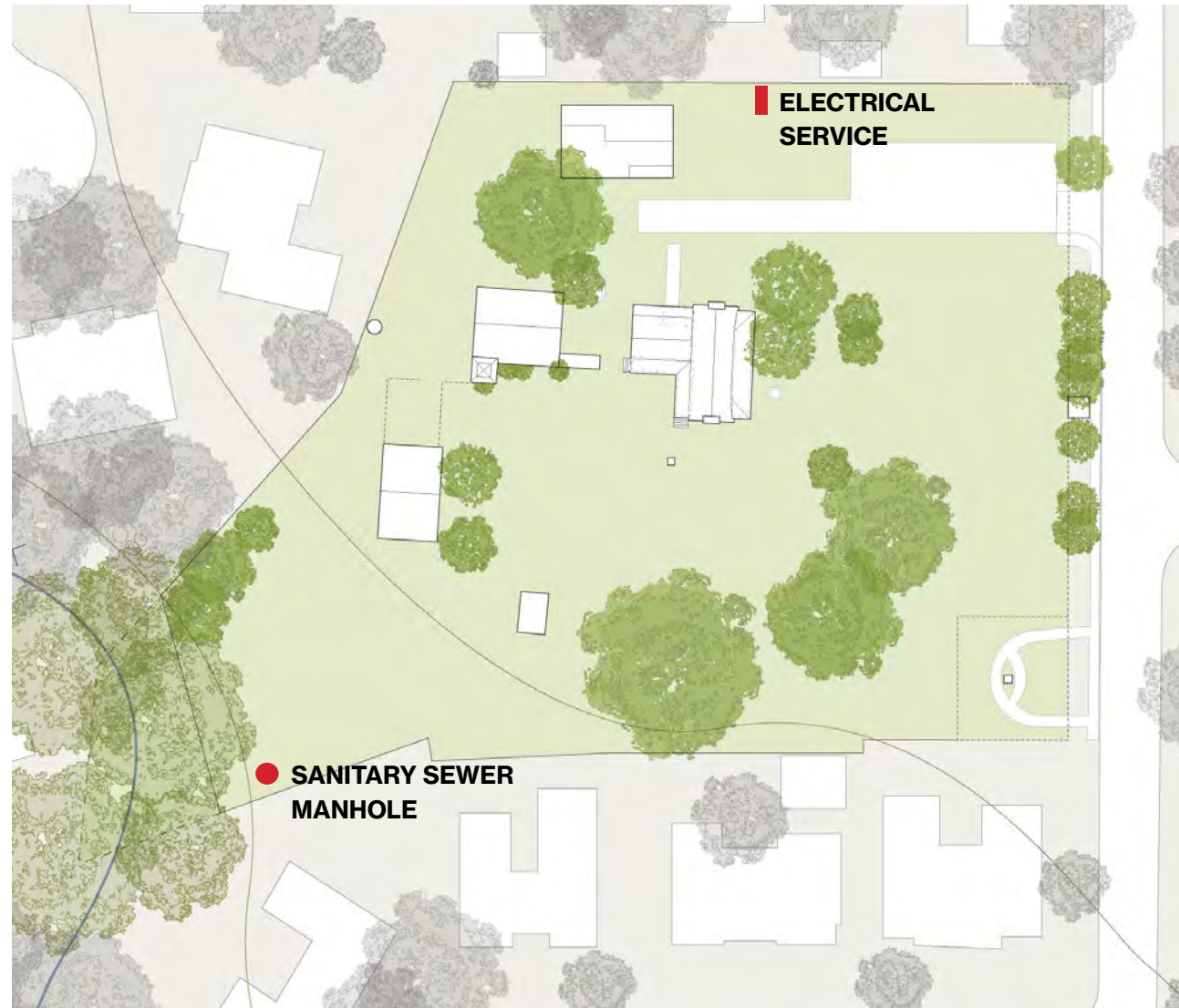
Note: power lines and other utilities within the property are buried; a survey is needed to confirm location.



Electrical service, view facing northwest



Sanitary sewer manhole on southwest corner of property



Sanitary and Electrical Services Plan

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NEIGHBORHOOD

VIEWS TO NEIGHBORHOOD



Views location site plan



1 Neighborhood view facing north

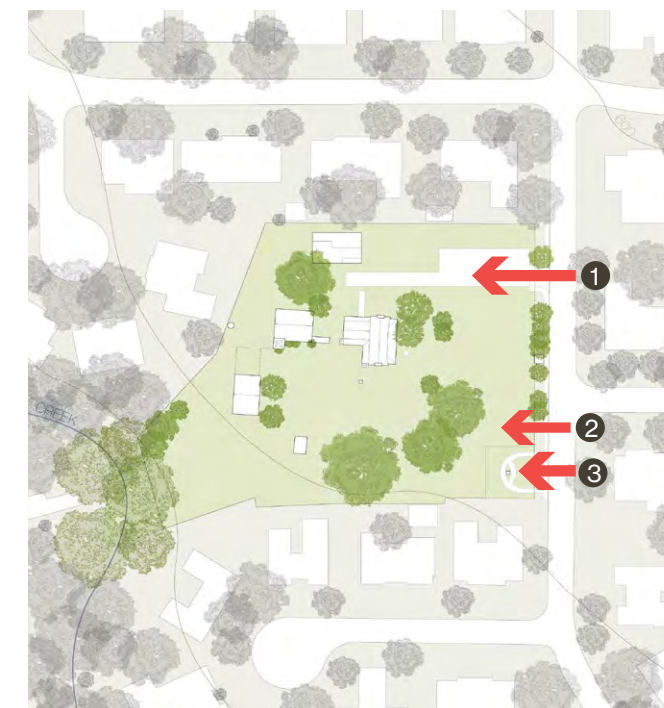


2 Neighborhood street facing Meadowbrook Dr.



3 Neighborhood view facing south

VIEWS FROM NEIGHBORHOOD



Views location site plan



1 View from parking lot toward Main House, facing southwest



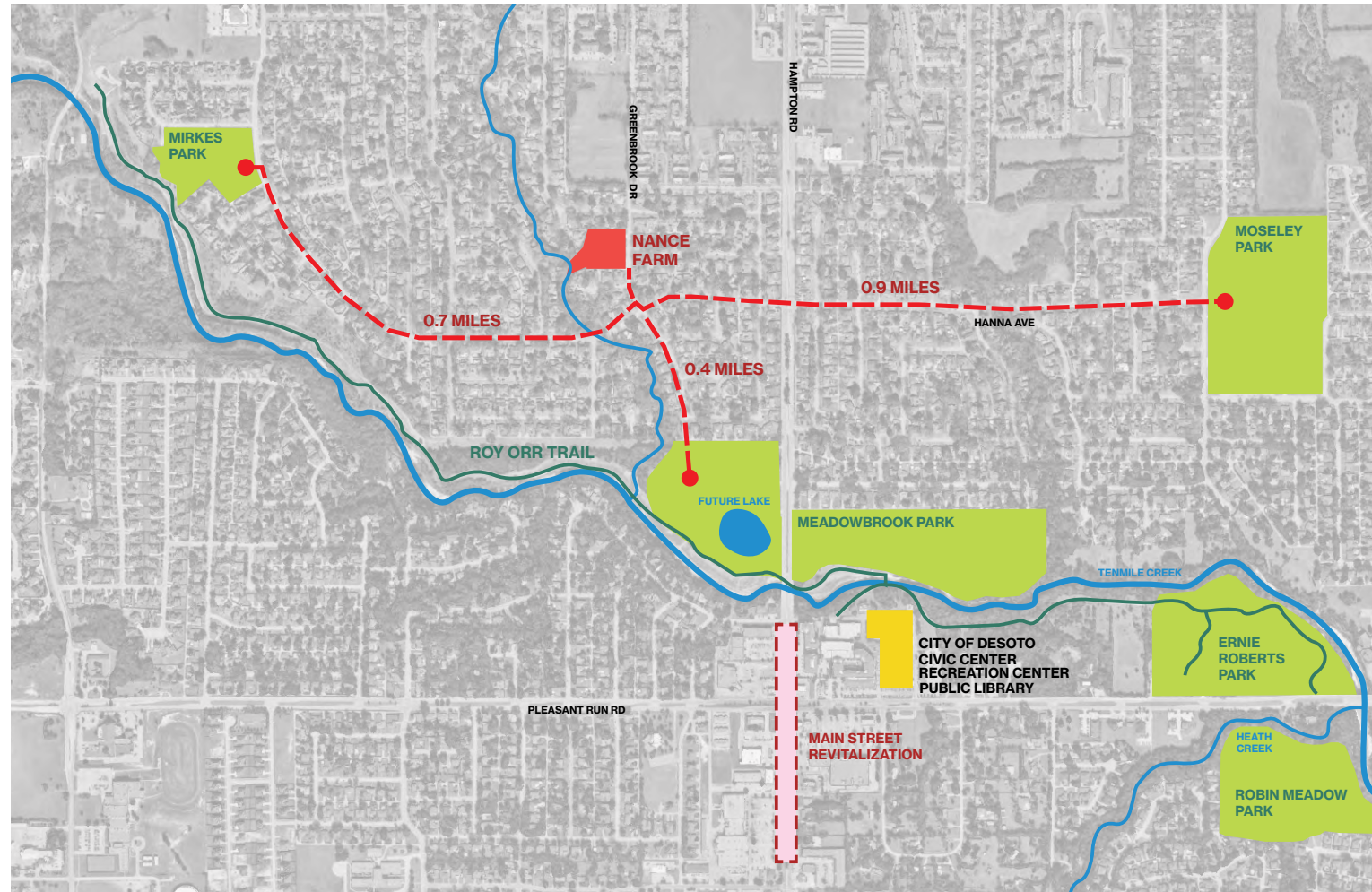
2 View facing west of Main House, New Restrooms, Curing Shed, and Milking Barn



3 View of memorial facing southwest

CONNECTIVITY AND GREEN AMENITIES

Nance Farm's close proximity to parks and trails reveals an untapped potential to become a bike and pedestrian destination that unites DeSoto's park and arts amenities. The site is located less than a mile away from Mirkes Park and Moseley Park, which will be connected through an on-street bike route according to the 2020 Parks, Recreation, Open Space & Trails Master Plan. Mirkes Park has access to Roy Orr Trail which leads to DeSoto's City Center and can also be accessed south of Nance Farm through Meadowbrook Park. Meadowbrook Park is 0.4 miles south of Nance Farm through Greenbrook Drive. The park is planned to have new design and landscape features such as a lake and additional parking. Further, within a mile radius form the site, DeSoto has invested in future projects and revitalization effort on Hampton Street and the Roy Orr Trail.

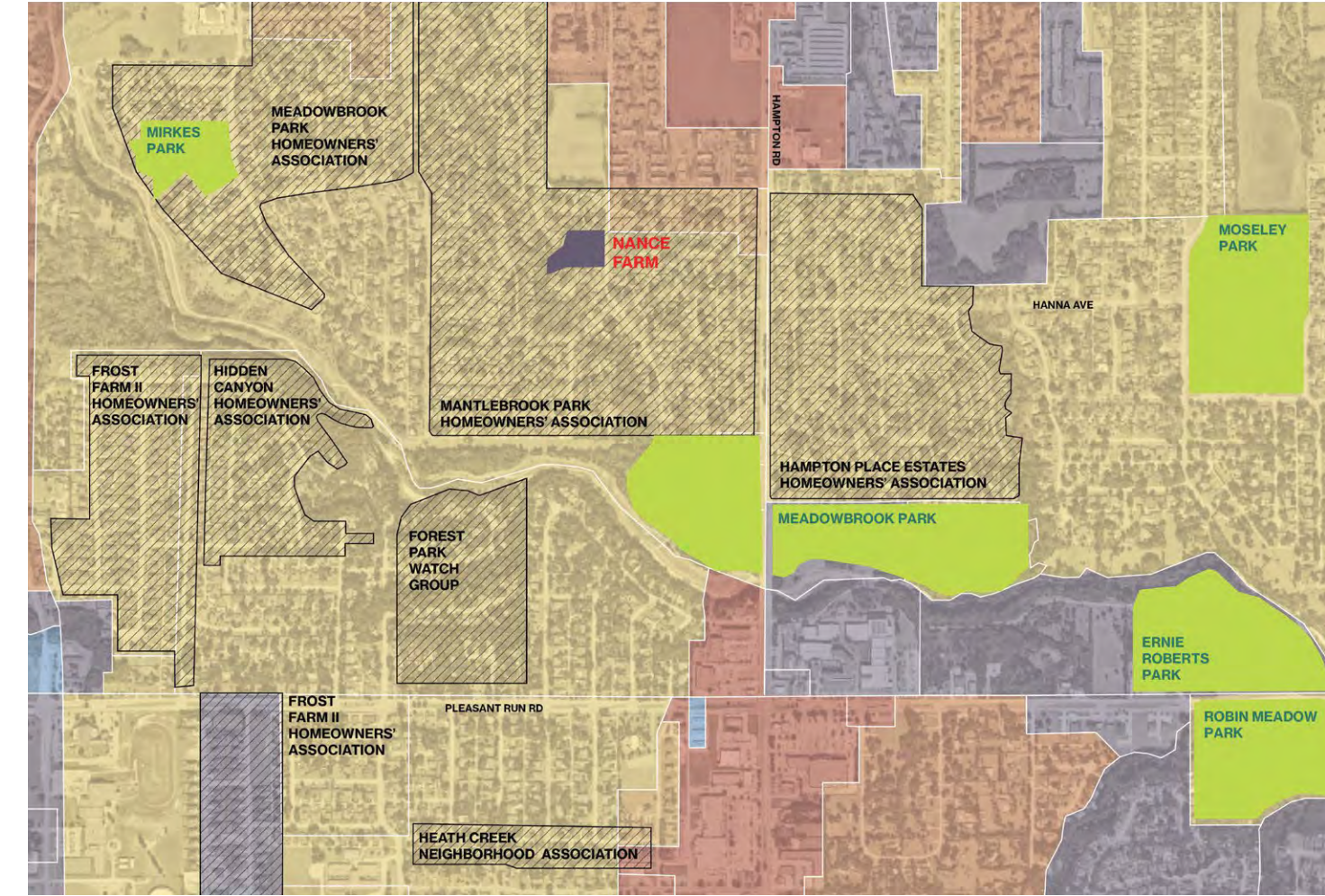


Map of Desoto park amenities and connectivity diagram

EXISTING CONDITIONS

ZONING AND REGULATIONS

- SINGLE FAMILY
- TWO-FAMILY
- MULTI-FAMILY
- RETAIL
- PLANNED DEVELOPMENT
- HOME OWNER ASSOCIATION



Land Use Map of Desoto



LANDSCAPE

TREE AND PLANT SPECIES

- 1 Crape Myrtle
- 2 Currently unidentified
- 3 Crape Myrtle (2)
- 4 Currently unidentified
- 5 Crape Myrtle (2)
- 6 Cypress (2)
- 7 Crape Myrtle (2)
- 8 Texas Mountain Laurel
- 9 Pecan
- 10 Pecan
- 11 Pecan
- 12 Pecan
- 13 Crape Myrtle
- 14 Boxwood Shrubs
- 15 Boxwood Shrubs
- 16 Magnolia
- 17 Pecan
- 18 Currently unidentified
- 19 Currently unidentified
- 20 Forested area next to creek



Tree and Plants Species Plan



11 Pecan tree, view facing east



7 Crape Myrtle tree in front of Main House, view facing east



8 Texas mountain laurel in front of Main House, view facing west



16 Magnolia tree in front of milking barn, view facing west



6 Cypress tree in front of Main House, view facing north



12 Pecan tree behind New Restrooms and north of Water Tower

I EXISTING CONDITIONS

CREEK ACCESS

Currently the site does not provide access to the adjacent creek on the southwest side of the property; it is restricted by a high wooden fence. The creek is surrounded by a forested area and runs when it rains. Further evaluation should be considered if access to the creek would be beneficial for future programming and use of the site.



12 Boxwood shrubs on Water Tower House south facade



10 Pecan trees in main lawn area, view facing north



Trees near creek on Nance Farm property, facing south



19 Forested area near creek's edge



8 Texas mountain laurel



Neighborhood trees across the street from Nance Farm property

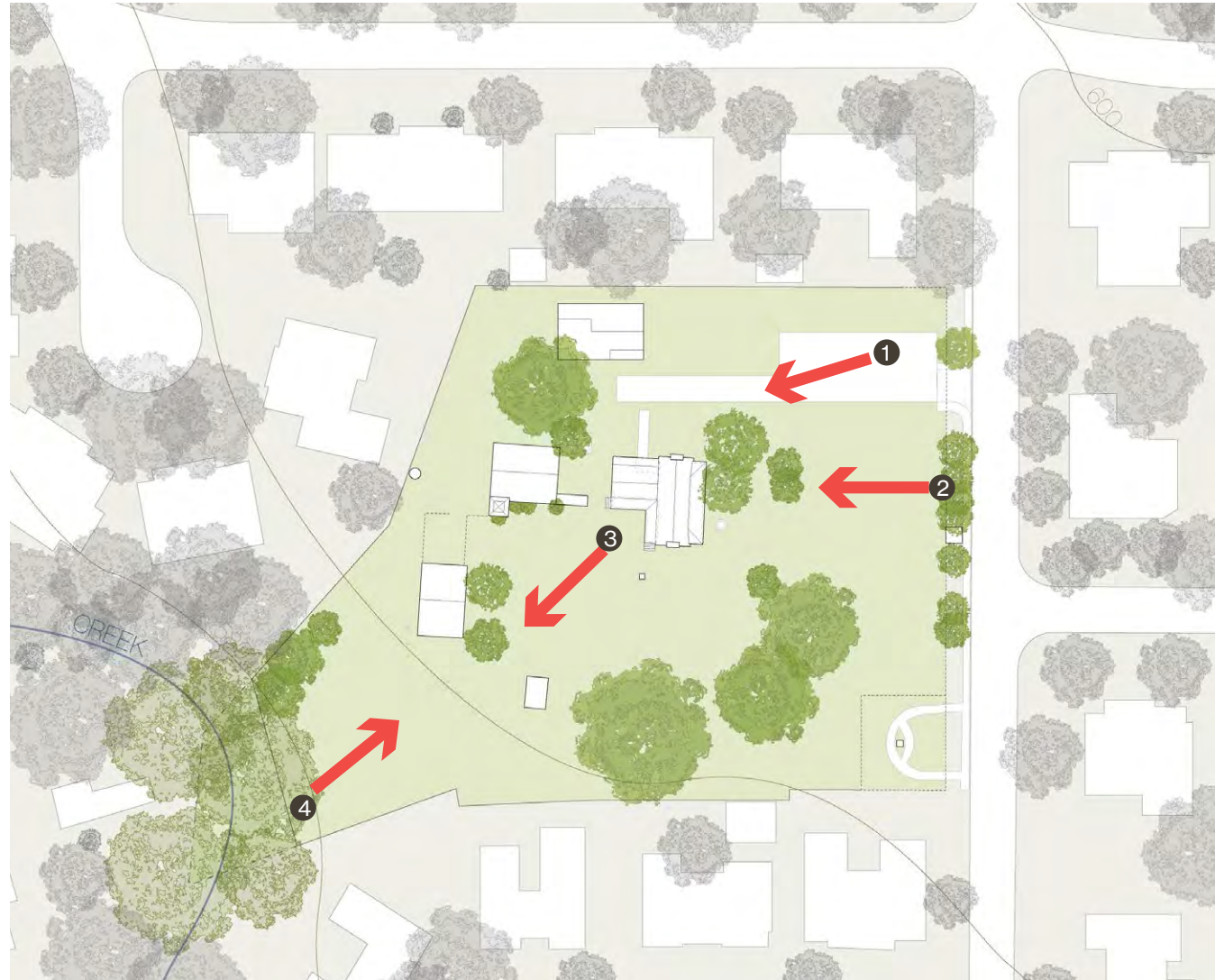


Creek fence location



Forest area and creek, view taken from property west of creek

LAWN VIEWS



Plan of lawn views locations



1 View from parking lot facing southeast



2 View facing west of front lawn and Main House



3 View facing Milking Barn's east facade



4 View from back lawn facing northeast, showing back facades of Milking Barn and Curing Shed



II PLANNING PROCESS

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- 54 BASIC PROGRAMMATIC REQUESTS

INTRODUCTION

The City of DeSoto in collaboration with the DeSoto Arts Commission are reimagining the historic Nance Farm as a part of the City's effort to update the 2009 Nance Farm Master Plan. An important component of the planning and design process is community engagement, specifically consulting neighboring residents for their ideas for the future of Nance Farm. Public feedback will help to directly shape the repurposing of the historic site to serve the needs and desires of the community. The project team held a community meeting to educate the public, answer questions about the Nance Farm revitalization process, and provide an opportunity to receive comments on the plan. A survey was made available on social media and the City's website for the community to provide feedback. Lastly, key interviews with the neighboring HOAs, Art Commission Program Manager, and local event planners were conducted to better inform the future of Nance Farm.



Community Engagement Event at Nance Farm, 2022

OUTREACH AND EVENT

The community meeting took place on Thursday, July 14, 2022, from 7 p.m. to 9 p.m. at the Nance Farm site at 1325 Greenbrook Drive, DeSoto, Texas. In preparation for the event, the project team mailed postcards to residents in adjacent neighborhoods (Mantlebrook Farms and Meadowbrook Estates) as well as provided the postcards to the DeSoto Senior Center, DeSoto Public Library, and other local community centers. The project team also displayed a banner with information about the event at the site. The City's website and social media platforms marketed information about the event to encourage attendance. A link to an online survey was included in the marketing materials for those who could not attend the in-person event. Advertisements featured options for transportation assistance to the event and advocated for carpooling.

The event included a presentation by the project team, display of informational boards on the history of Nance Farm and the Master Plan update, exhibitions by local artists, a tour of the property, a question and answer session, and an opportunity to complete a brief survey. The presentation outlined the schedule of events, introduced the project team, described the objectives of the meeting, reviewed the history of the site, provided precedent studies for the Master Plan Update, and provided information about the DeSoto Arts Commission. The display boards included similar information about the history of the site and site design precedents for participants to review. The team provided refreshments for those who attended the meeting and led guided tours of the exterior of the site and inside of the farmhouse.

Approximately 40 individuals attended the meeting, and 14 individuals completed the survey during the event.



Community Event Presentation



Community Event Post Card Invitation

II PLANNING PROCESS

SURVEY OVERVIEW

The survey elicited 45 responses in total, including 14 surveys completed at the meeting and 31 submitted online. The survey was available the week prior to the meeting and two weeks after. The form consisted of five questions that asked participants about their perception of the site, likeliness to visit, concerns about revitalization, ideas for future use of Nance Farm, and whether respondents lived within the adjacent neighborhoods. The responses exhibited similar themes about the public perception of the site, opportunities for a wide array of future uses, and consistent concerns regarding the impact of revitalization on the surrounding neighborhood.

Survey Questions:

- *What is your current perception of Nance farm?*
- *If Nance Farm was repurposed into a space for local artists and community events, how likely would you be to visit (very, somewhat, not likely)*
- *What are your biggest concerns regarding use of Nance Farm as a community space open to the public?*
- *What types of community activities or services would be of most interest to DeSoto residents (e.g., adult learning, youth or senior art lessons, art exhibits, small festivals, rentable venue space, etc.? Please list.*
- *Are you a resident of one of the surrounding neighborhoods (Meadowbrook Estates or Mantlebrook Farms)?*

SUPPLEMENTAL INTERVIEWS OVERVIEW

Supplementary interviews were conducted to further investigate with local experts the needs of the community, analyze market opportunities of venue rentals, and better understand the Arts Commission vision and needs of their arts programs. The responses to the interviews suggest programmatic ideas for Nance Farm, concerns on financial sustainability and historical restoration, promising revenue generation feedback on rental opportunities, and residents' interest on site activation through arts and culture activities.

Interviews:

- *Mantlebrook HOA President*
- *Meadowbrook HOA President*
- *Arts Commission Program Manger*
- *Modern Lux Events Planner*



Community Event Exhibition

SURVEY SUMMARY RESPONSES

What is your current perception of Nance farm?

Uncertainty regarding the historic and present use of the site contributes to the mixed perception of Nance Farm. Many of the responses acknowledged the historic nature of the site, referencing the farmhouse as an emblematic landmark in the community. Regarding the history, some expressed their lack of the knowledge of the previous use of the site and ownership. A specific concern of respondents was the potential use of labor by enslaved persons at Nance Farm at the turn of the twentieth century, a topic City staff also addressed at the meeting. Another theme that emerged from the responses was the currently untapped potential for future uses of Nance Farm. The overall attitude communicated the potential of the site to contribute to the community more meaningfully, as the site is not currently considered a "destination."

If Nance Farm was repurposed into a space for local artists and community events, how likely would you be to visit (very, somewhat, not likely)

Of the 45 respondents, 28 answered they were "very likely" to visit the space. This translates to approximately 62% of individuals expressing interest in using the revitalized space. Of the remaining surveys, 11 people answered they were "somewhat likely" (24%) to visit, and six answered they were "not likely" (13%) to visit,

What are your biggest concerns regarding use of Nance Farm as a community space open to the public?

Many of the respondents had overlapping concerns about the future revitalization of Nance Farm, specifically for the residents in the adjacent neighborhoods. This included parking, noise, traffic, safety, and security, as well as the attraction of large crowds. In addition, preservation of the space and property damage were also common concerns.

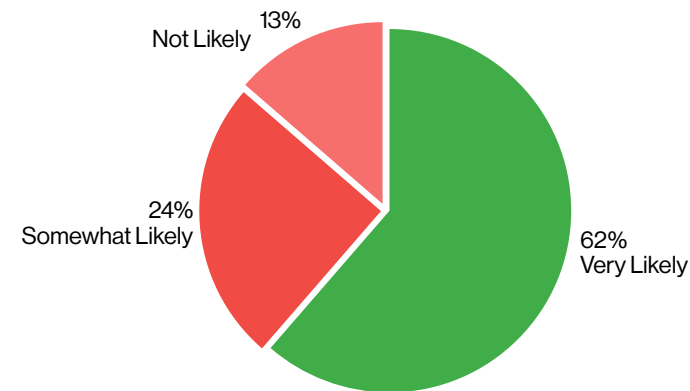
CURRENT PERCEPTIONS

"With proper care, guidelines on utilization and great public advertisement, the property could help the reputation of DeSoto. Nance Farm is a worthy cause."

"It's an iconic historical place that most DeSoto residents respect and admire."

"This is a lovely space to host the artist community of DeSoto. There are plenty of spaces perfect to work with several mediums."

LIKELIHOOD OF VISITING IN THE FUTURE



II PLANNING PROCESS

What types of community activities or services would be of most interest to DeSoto residents (e.g., adult learning, youth or senior art lessons, art exhibits, small festivals, rentable venue space, etc.? Please list.

Many of the short answer responses echoed the choices listed as potential options in the question. Of the provided options, senior and youth art services particularly resonated with some respondents. The responses also provided a plethora of alternative ideas for the space, including a community garden, yoga classes, a farmers' market, theater space, a local meeting place, tasting room, and educational space for hosting field trips for local schools. A concern indicated in a few answers was the effect of large events on the surrounding neighborhoods in terms of noise and traffic. Beyond an arts education space, respondents expressed wanting Nance Farm to provide education about the history of the site. Suggestions included providing African American Cultural Education at Nance Farm and dedicating signage to those who may have worked on the farm.

Are you a resident of one of the surrounding neighborhoods (Meadowbrook Estates or Mantlebrook Farms)?

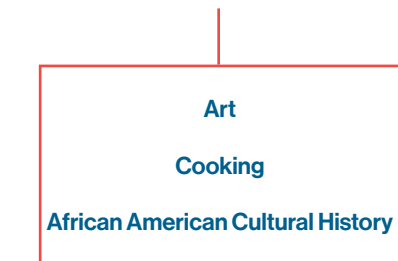
Of the 45 respondents, 20 people (44%) are residents of the surrounding neighborhoods of Meadowbrook Estates or Mantlebrook Farms. Five of the respondents indicated that while they did not live in the surrounding neighborhoods, they were residents and business owners of Desoto. The remaining 20 respondents answered that they do not live in the surrounding neighborhoods.

POTENTIAL FUTURE USES

PUBLIC SPACE



EDUCATION



PROGRAMMATIC AND ADJACENCY DIAGRAMS

PARKING

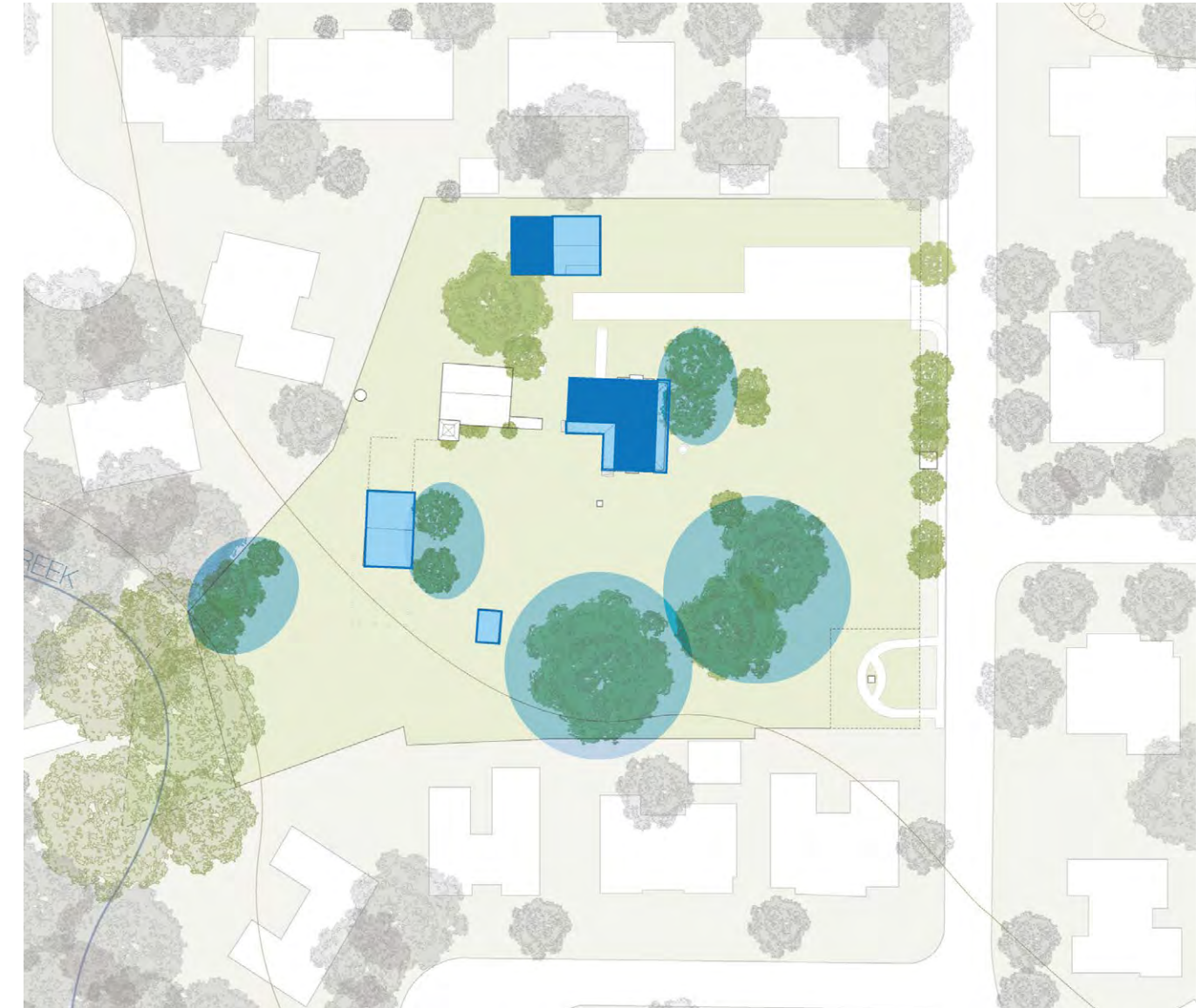
COVER AND COMFORT

- Existing Parking 10 spots
- Parking Capacity + 28 spots



Parking Site Plan Diagram

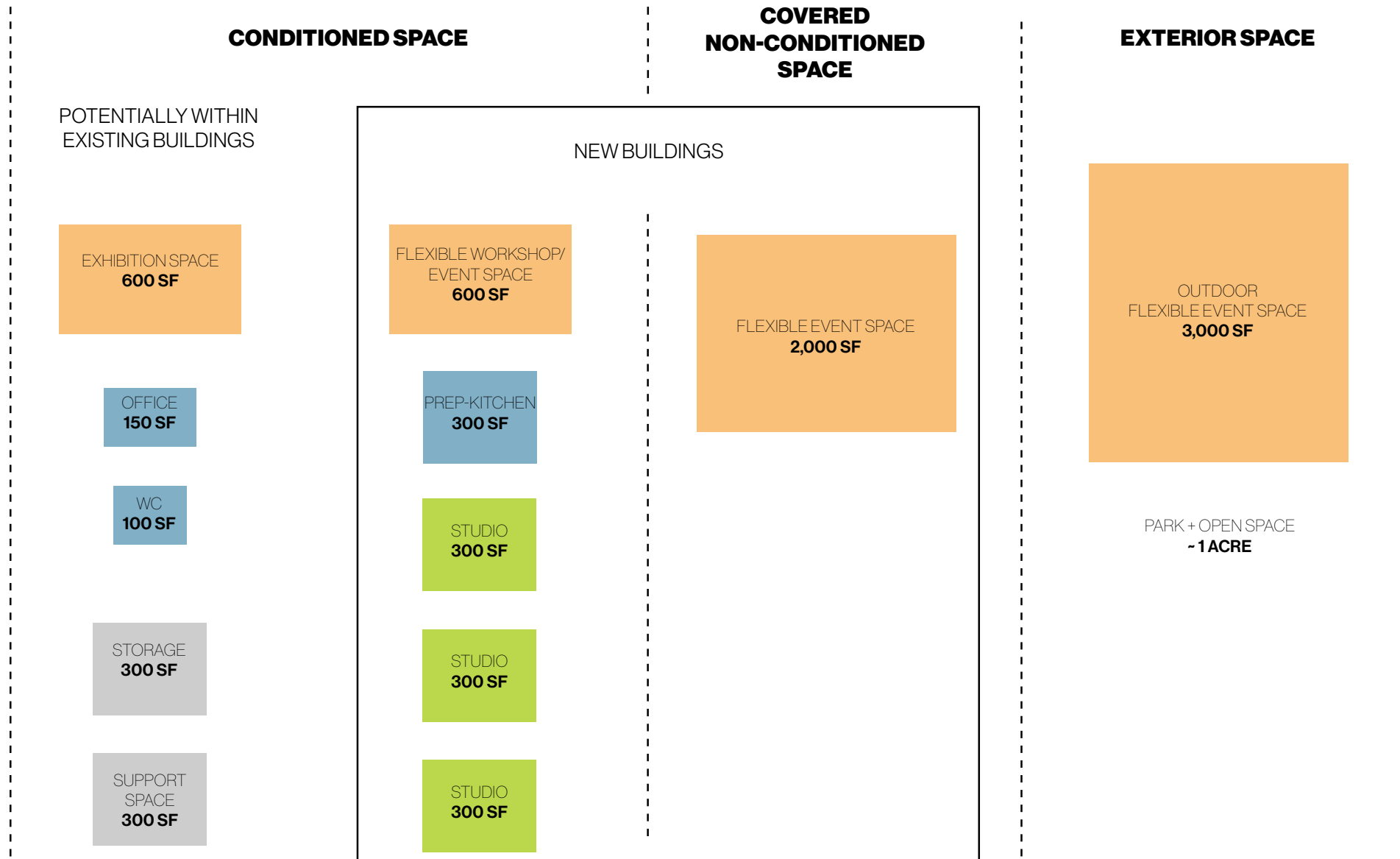
- Air Conditioned Space
- Covered Space
- Shade



Cover and Comfort Site Plan Diagram

BASIC PROGRAMMATIC REQUESTS

■ SUPPORT SPACE ■ ART PROGRAM ■ FLEXIBLE SPACE (ART + EVENTS)



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III PRECEDENTS

- 58 ORANGEBURG COUNTY FINE ARTS CENTER
- 60 RENZI EDUCATION AND ART CENTER
- 62 THE FARMSTEAD ARTS CENTER
- 64 ART ON THE GREEN KENTLANDS MANSION & ARTS BARN
- 66 MAGNOLIA MOUND
- 68 JOSEY PAVILION, DIXON WATER FOUNDATION
- 70 YEW DELL BOTANICAL GARDENS
- 72 BRIXTON WINDMILL GARDENS + COMMUNITY CENTER
- 74 ORANGE SHOW CENTER FOR VISIONARY ARTS

ORANGEBURG COUNTY FINE ARTS CENTER

Orangeburg, South Carolina

PROGRAM AREAS:

- Gallery
- Information space for visitors
- Pavilion
- Terrace garden
- Classrooms/conference room

OPERATION:

- Operated by the Orangeburg Arts Council
- M-F 10am-4pm
- Weekends for private events only

ACCESS:

- Main House and gallery open during operating hours
- Outdoor pavilion and park area open to the public

POPULATION:

- city: 12,700
- county: 87,000



III PRECEDENTS

PROGRAM:

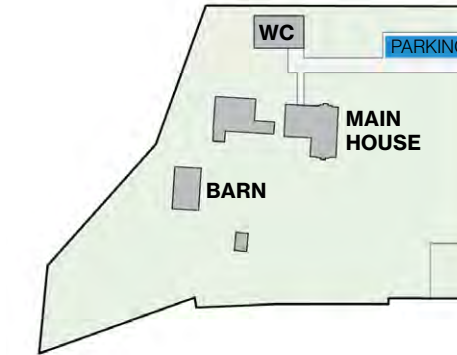
- Plastic and performance art education for children and adults (painting, ceramics, crafts, piano, guitar, dance)
- Art exhibition
- Performances (concerts, dances, lectures)

EXAMPLES:

- Wine and Design workshops
- Coffee & Crafts workshops
- Local art auctions
- Line Dance lessons
- Local artist exhibition
- Pet Portraits workshop
- Kids craft lessons
- Dance and fitness classes

RENTAL OPPORTUNITIES:

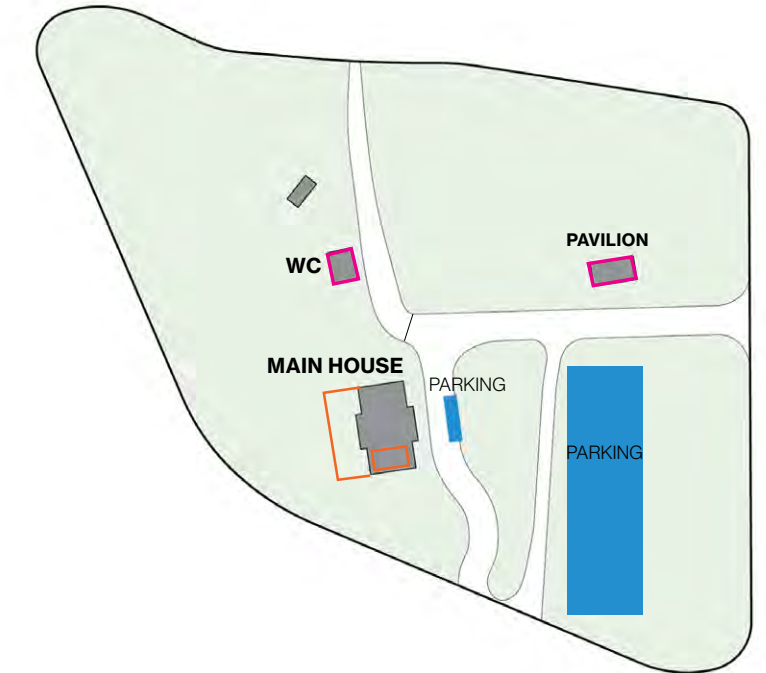
- Private events at gallery space and terrace
- Theater flexible space



NANCE FARM

2.3 acres

PARKING: 10 spots + street parking



ORANGEBURG COUNTY FINE ARTS CENTER

6.8 acres

PARKING: 2 spots + 20 lawn parking

- AMENITY OPEN TO THE PUBLIC EVERYDAY
- EVENT RENTAL SPACES
- PARKING

RENZI EDUCATION AND ART CENTER

Shreveport, LA

PROGRAM AREAS:

- Garden
- Classrooms
- Multi-purpose rooms
- Computer lab
- Kitchen

OPERATION:

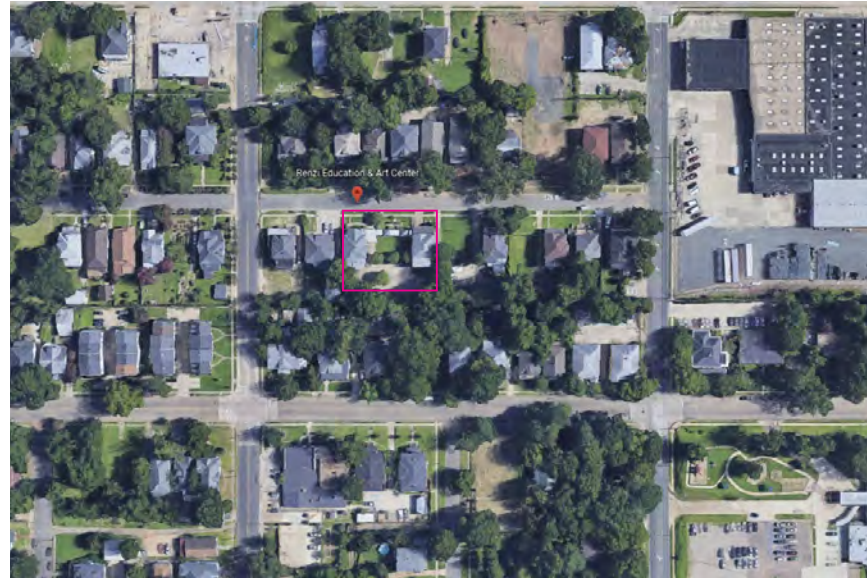
- Operated by The Sisters of Our Lady of Sorrows
- M-F 9am-6pm
- 2 full time employees (executive and program directors)
- 14 rotating artist
- 17 rotating teachers
- Volunteers

ACCESS:

- Open during operating hours
- Located in a historic neighborhood

POPULATION:

- City: 189,000



III PRECEDENTS

PROGRAM:

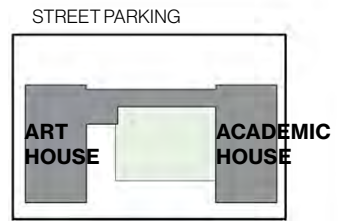
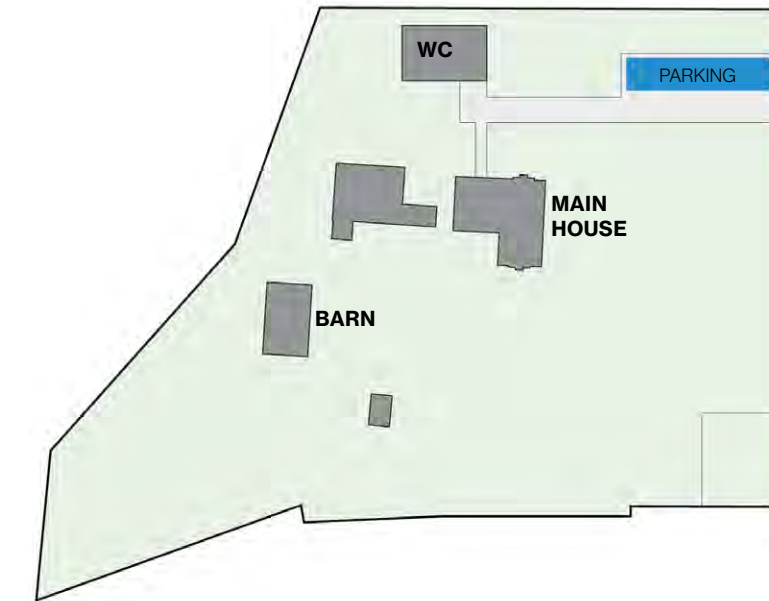
- K-12 Free After School Program to low-income, high crime neighborhoods (3-6pm)
- Summer Arts Camp (June - July)

EXAMPLES:

- Songwriting Camp
- After school program: two 25-minute academic classes and one 50-minute art class each day
- Partnership with Food Bank provides meals to students
- Merchandise and Kid Artwork store

RENTAL OPPORTUNITIES:

- No rental space



NANCE FARM

2.3 acres

PARKING: 10 spots + street parking

RENZI EDUCATION & ART CENTER

0.4 acres

PARKING: Street parking only

 PARKING

THE FARMSTEAD ARTS CENTER

Basking Ridge, NJ

PROGRAM AREAS:

- Farmhouse (Historic and restored):
 - Gallery
 - Studio spaces
 - Offices
- English Red barn (Historic and restored)
- Cow Barn (Historic - not restored)
- Wagon House (Historic - not restored)
- Stone Well (Historic - not in use)
- Ice Pit/House (Historic - not in use)
- 4acre park open to public

OPERATION:

- M-W 10am-1pm
- Th-F closed or reserved for special events
- Sat -Sun 1pm-4pm

ACCESS:

- Parking lot and 4 acres of park are open to the public
- Barn and Main House open only during operating hours

LOCATION:

- Historic Kennedy Martin Stelle Farmstead grounds

POPULATION:

- city: 26,700



III PRECEDENTS

PROGRAM:

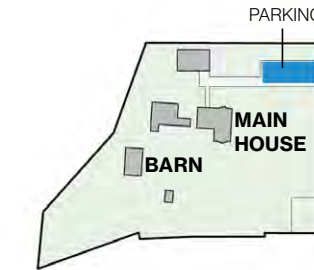
- Art classes and workshops
- Art exhibits and shows
- Concerts, theater performances, lectures
- Artist in residence program (studio only)

EXAMPLES:

- Holiday Fair
- Barn Dances
- Local art auctions
- Watercoloring Painting workshop
- Portrait Drawings lessons
- Landscape and Still-life lessons
- Cartooning workshop
- Guitar Lessons
- Photography lessons
- Gallery hours
- Concerts
- Annual Gala
- Theater performances

RENTAL OPPORTUNITIES:

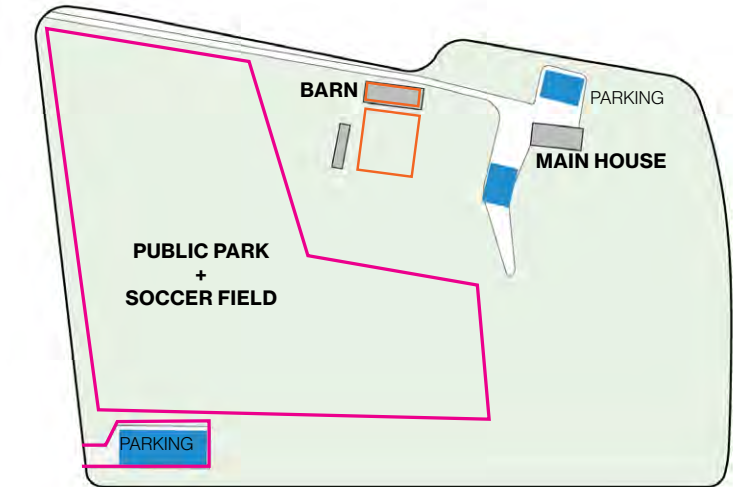
- Artist in Residence Rentals: 5 studio spaces in farmhouse
- Event Rental: Farmhouse first floor and English Barn (4 hrs- 48 hrs)



NANCE FARM

2.3 acres

PARKING: 10 spots + street parking



THE FARMSTEAD ARTS CENTER

14.8 acres

PARKING: 26 spots on public parking lot + 12 spots close to Main House

AMENITY OPEN TO THE PUBLIC EVERYDAY

EVENT RENTAL SPACES

PARKING

ART ON THE GREEN KENTLANDS MANSION & ARTS BARN

Gaithersburg, MD

PROGRAM AREAS:

Mansion (historic home)

- Gallery
- Conference rooms
- Rental spaces

Art Barn (renovated historic stables)

- Theater
- Gallery
- Screening room
- Studios
- Offices
- Classrooms

Green: park lawns

OPERATION:

- Operation lead by City of Gaithersburg
- Arts Barn M-F 9am-4pm
- Kentlands Mansion - By appointment only

ACCESS:

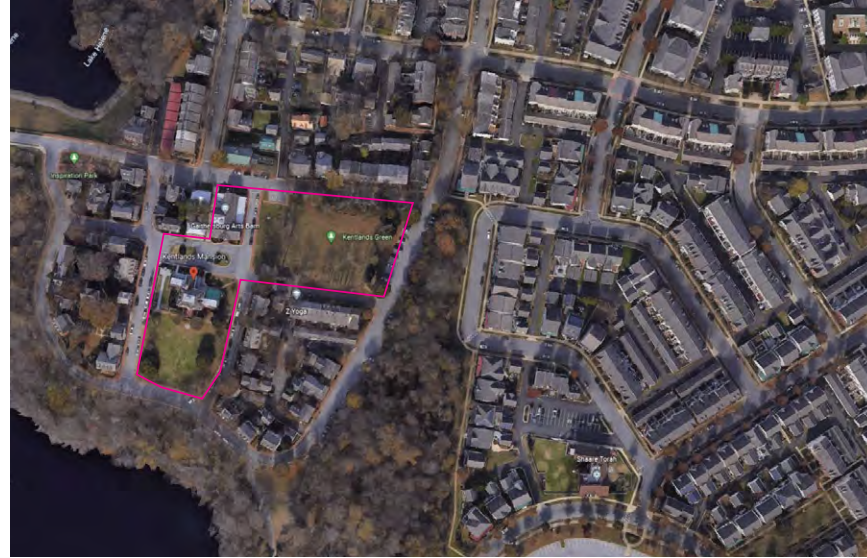
- Green spaces are open to public everyday
- Arts Barn gallery and visitor spaces are open to public during operating hours. Theater and studio access is restricted to events and artists.
- Mansion is open by appointment only, or to private rentals.

LOCATION:

- 1892 Historic Kentlands Mansion
- 1890s Art Barn, a renovated stable, now theater and art space

POPULATION:

- city: 67,800



III PRECEDENTS

PROGRAM:

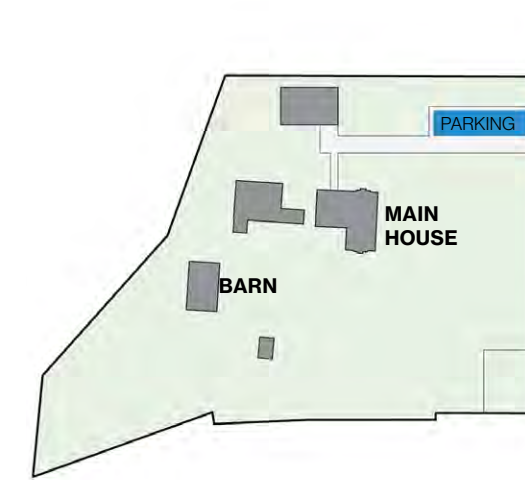
- Art classes and workshops
- Art exhibits and shows
- Concerts, theater performances, lectures
- Film screenings
- Artist-in-residences program
- Rental: Mansion's conference rooms, classroom, and gallery
- Rental Green: Community and social event outdoor rental (1.25 acres)

EXAMPLES:

- Yoga on the Green
- Murder at the Mansion Theater
- Artist Reception
- Oktoberfest
- Santa's Holiday Tour of Mansion
- The Little Mermaid musical
- Clue the Musical
- Four artist-in-residence

RENTAL OPPORTUNITIES:

- Kentlands Mansion (100+ guests): courtyard, conference rooms, social rooms, kitchen, and gallery
- Green Lawn: Community and social events outdoor rental (1.25 acres)



NANCE FARM

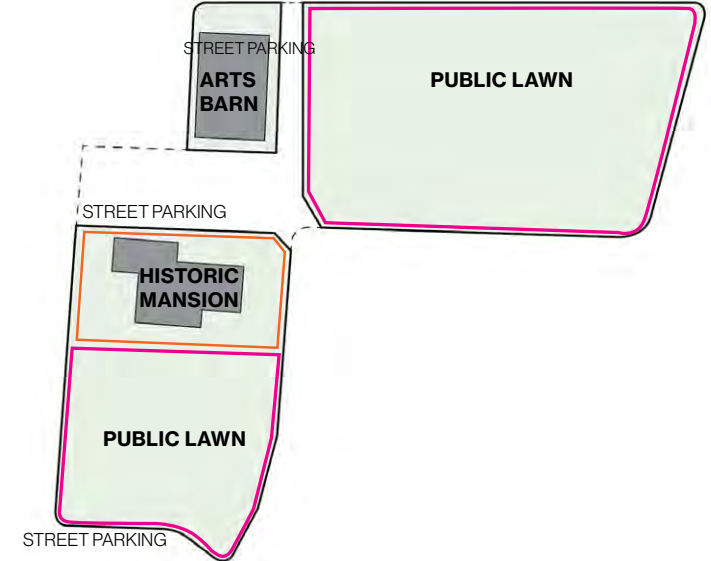
2.3 acres

PARKING: 10 spots + street parking

AMENITY OPEN TO THE PUBLIC EVERYDAY

EVENT RENTAL SPACES

PARKING



ART ON THE GREEN KENTLANDS MANSION & ARTS BARN

2.6 acres

PARKING: Street parking only

MAGNOLIA MOUND

Baton Rouge, LA

PROGRAM AREAS:

- Historic House Museum (Historic)
- The Hart House (Historic + Rental)
- La Grange (Historic + rental)
- Open-Hearth Kitchen (Historic)
- Slave Quarters (Historic)
- Overseer’s House (Historic)
- Turner Visitors Center at Magnolia Mound (New Construction 4,200 SF)
- Gift shop
- Green roof
- Expansion of educational outreach programs
- Education rooms

OPERATION:

- Operation is lead by BREC, a parks and recreation agency, and Friends of Magnolia Mound
- Mon-Sat 10am – 4pm
- Sun 1-4pm

ACCESS:

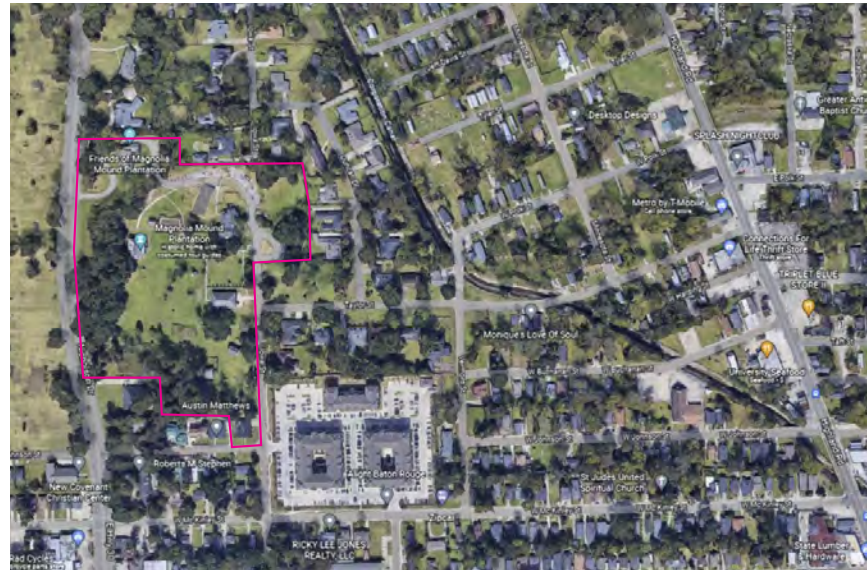
- Access is restricted to operating hours and private events

POPULATION:

- city: 222,000

ARCHITECT:

- Trahan Architects



III PRECEDENTS

PROGRAM:

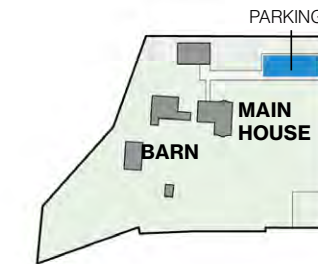
- Day camp (Louisiana history)
- Craft workshops
- Event rentals
- Museum visits
- Garden

EXAMPLES:

- ½ day school history field trips
- Weddings
- Children’s painting workshops
- Summer art and history camp
- History tour on carriage
- Lectures

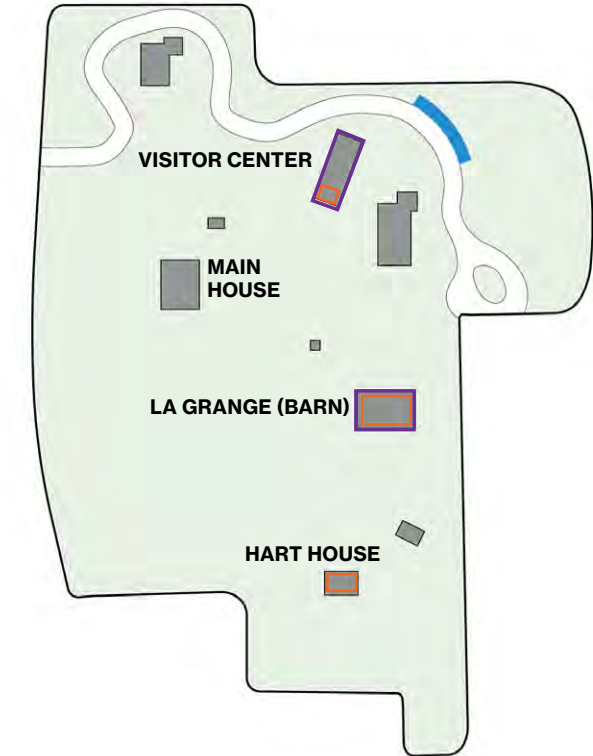
RENTAL OPPORTUNITIES:

- Hart House (50 guests)
- La Garage Barn (250 guests)



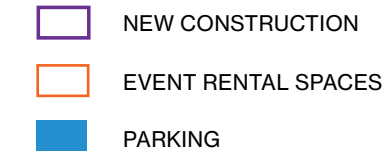
NANCE FARM
2.3 acres

PARKING: 10 spots + street parking



MAGNOLIA MOUND
14.3 acres

PARKING: 16 Parking Spots



JOSEY PAVILION DIXON WATER FOUNDATION

Dacatur, TX

PROGRAM AREAS:

- Education Center
- Herbarium
- Storage
- Kitchen
- Water Cistern
- Garden/wetland
- Restrooms

OPERATION:

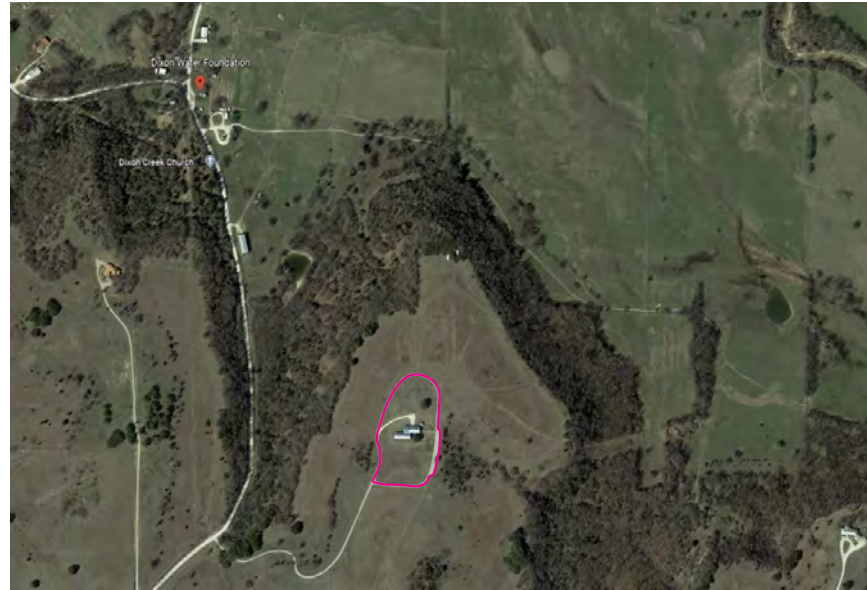
- Operated by the Dixon Water Foundation

ACCESS:

- Private access only

ARCHITECT:

- Lake Flato



III PRECEDENTS

PROGRAM:

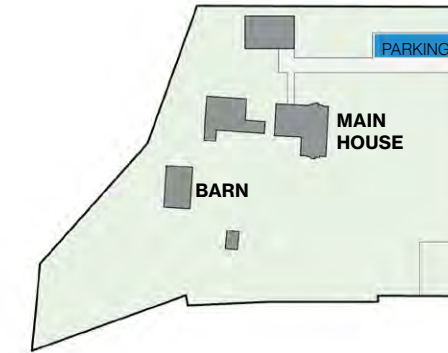
- Meetings
- Educational events
- Living Building
- Farming and Ranching education

EXAMPLES:

- Farming education workshops
- Ecological education workshops
- Private meetings and events

RENTAL OPPORTUNITIES:

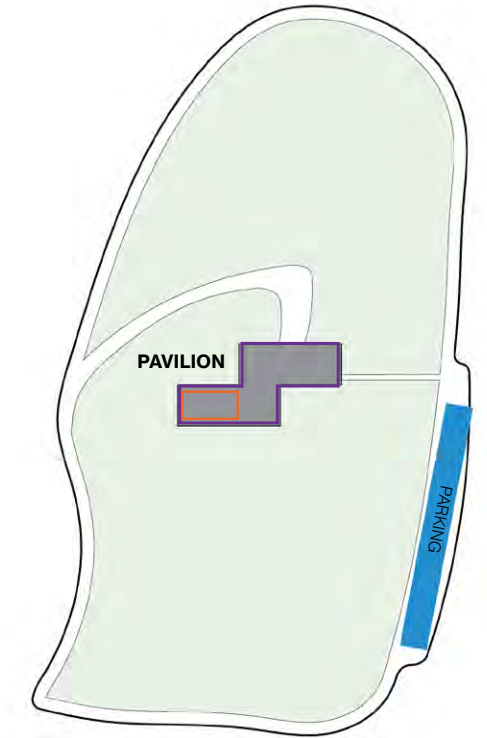
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NANCE FARM

2.3 acres

PARKING: 10 spots + street parking



JOSEY PAVILION, DIXON WATER FOUNDATION

5.4 acres

PARKING: 28 Parking Spots

- NEW CONSTRUCTION
- EVENT RENTAL SPACES
- PARKING

YEW DELL BOTANICAL GARDENS (GIFT SHOP BARN REHABILITATION + PAVILIONS)

Crestwood, KY

PROGRAM AREAS:

- Gift Shop (Restored Historic Tobacco Barn)
- Pavilions
- Barn
- Terraces
- Castle
- Gardens
- Green Houses

OPERATION:

- Operated by Garden Conservancy
- Mon-Sat 10am – 4pm
- Sun 1-4pm

ACCESS:

- Property access is restricted to operating hours and private events

LOCATION:

- Property is part of the National Register of Historic Places.
- Conservation effort to historic structures have been implemented.
- New construction has introduced two pavilions for event rental and a restored barn as a visitor center and gift shop.

ARCHITECT:

- De Leon & Primmer Architecture Workshop



III PRECEDENTS

PROGRAM:

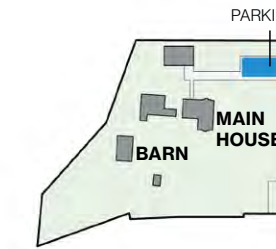
- Education
- Rentals
- Concerts
- Summer camps
- Gift shop
- Botanical Gardens visits

EXAMPLES:

- Summer gardening classes for kids
- Bourbon & Botanicals concert series
- Geology and Historic Walk
- Soil conservation workshops
- Fossils workshops
- Gardening workshops
- Scavenger Hunts for Kids
- Weddings
- Private events

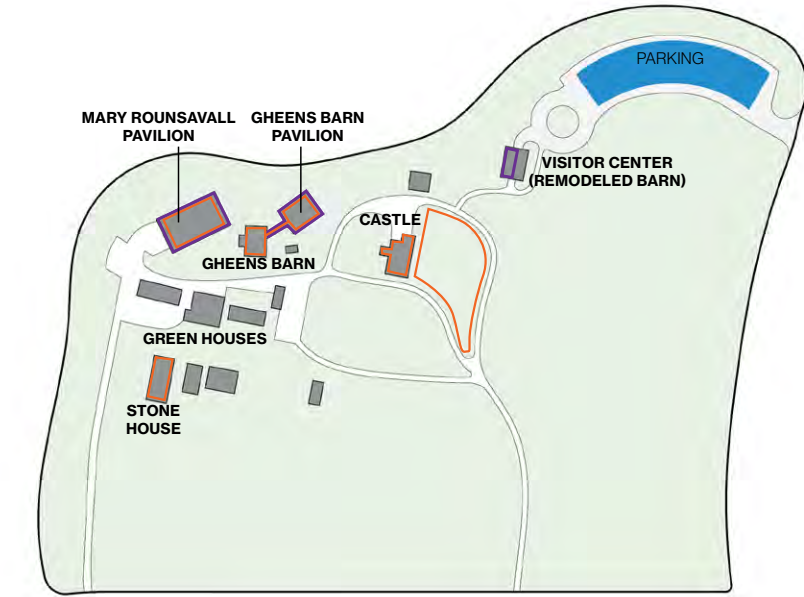
RENTAL OPPORTUNITIES:

- Mary F. Rounsavall Pavilion (300 guests)
- Castle (60 guests)
- Gheens Barn (130 guest)
- Gheens Barn Pavilion (140 guests)
- Event Lawn (400 guests)
- Walled Garden (50 guests)
- Log Cabin (30 guest)



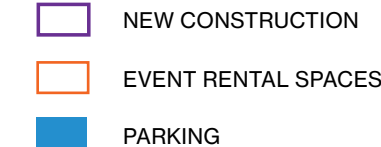
NANCE FARM

2.3 acres
PARKING: 10 spots + street parking



YEW DELL BOTANICAL GARDEN

20.8 acres
PARKING: 65 Parking Spots



BRIXTON WINDMILL GARDENS + EDUCATION & COMMUNITY CENTER

London, England

PROGRAM AREAS:

- New flexible building for community activities
- Historic Windmill
- Windmill Gardens (public park)
- Playground

OPERATION + ACCESS:

- Operated by Friends of Windmill Gardens, local residents' group.
- Education & Community Center: M-F 8:30am-6:30 pm
- Park is open to the public everyday

LOCATION:

- The historic site has been restored and enhanced through preservation and new development for residents.

ARCHITECT:

- Squire & Partners



III PRECEDENTS

PROGRAM:

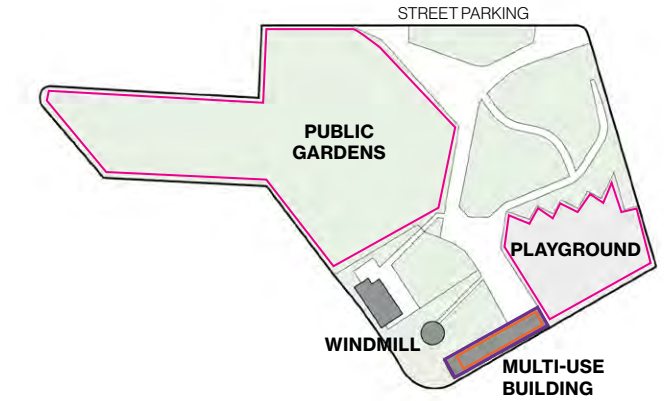
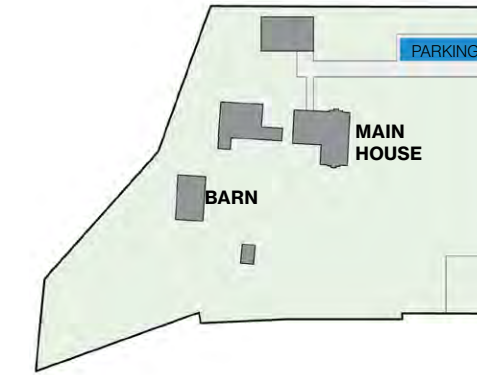
- Children and adult education
- Community gatherings
- Festivals
- Gift shop (Online and in-site)
- Rental: weddings, parties, restaurant showings

EXAMPLES:

- Adult painting outdoor lessons
- Beer & Bread Festival
- Spring Walk in April
- Gardening group activities
- Older residents club activities (chair exercises, board games, cooking, gardening) every Thursday

RENTAL OPPORTUNITIES:

- Education & Community Center can be rented out to residents.



NANCE FARM

2.3 acres

PARKING: 10 spots + street parking

BRIXTON WINDMILL & EDUCATION CENTER

2.4 acres

PARKING: Street parking only

- AMENITY OPEN TO THE PUBLIC EVERYDAY
- NEW CONSTRUCTION
- EVENT RENTAL SPACES
- PARKING

III PRECEDENTS

ORANGE SHOW CENTER FOR VISIONARY ARTS

Houston, TX

PROGRAM AREAS:

- Restored historic warehouse
- Smither Park
- Education Center
- Administrative and Visitor Center

OPERATION + ACCESS:

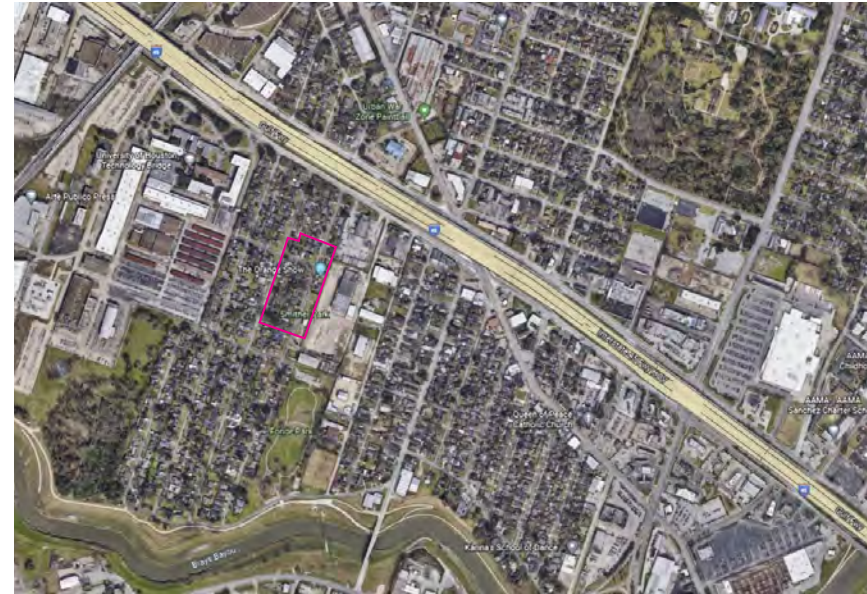
- Operated by Orange Show Center of Visionary Arts, a cultural arts organization
- Smither Park is open to the public everyday
- Orange Show is currently under development and is open by appointment only

LOCATION:

- Site is located in a residential neighborhood

ARCHITECT:

- Rogers Partners



PROGRAM:

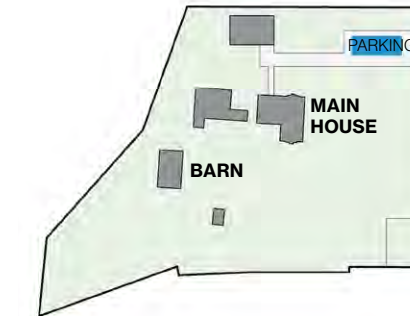
- Children and adult art education
- Concerts
- Interactive art exhibitions
- Fairs

EXAMPLES:

- Orange Show Annual Gala
- Art Car Parade and exhibitions
- Craft fairs
- Weddings and events in Smither Park
- Concerts in the Orange Show Monument

RENTAL OPPORTUNITIES:

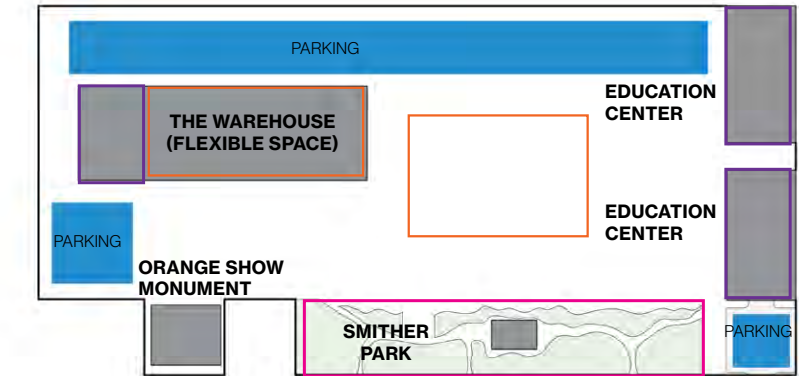
- Warehouse (600-800 guests)



NANCE FARM

2.3 acres

PARKING: 10 spots + street parking



ORANGE SHOW CENTER FOR VISIONARY ARTS

7.2 acres

PARKING: 120+ Parking spots

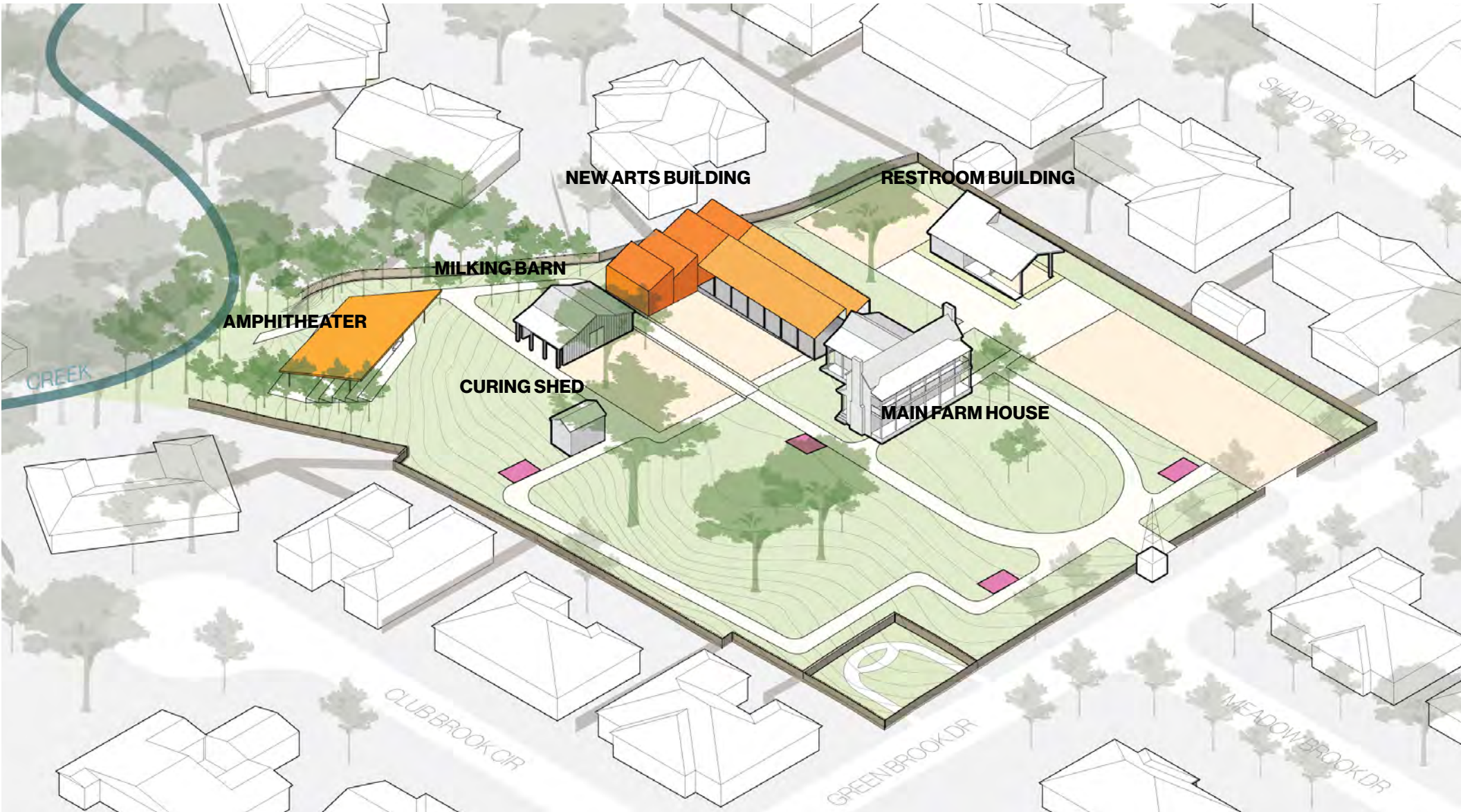
- AMENITY OPEN TO THE PUBLIC EVERYDAY
- NEW CONSTRUCTION
- EVENT RENTAL SPACES
- PARKING



V NANCE FARM MASTER PLAN

- 78 INTRODUCTION
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NANCE FARM MASTER PLAN



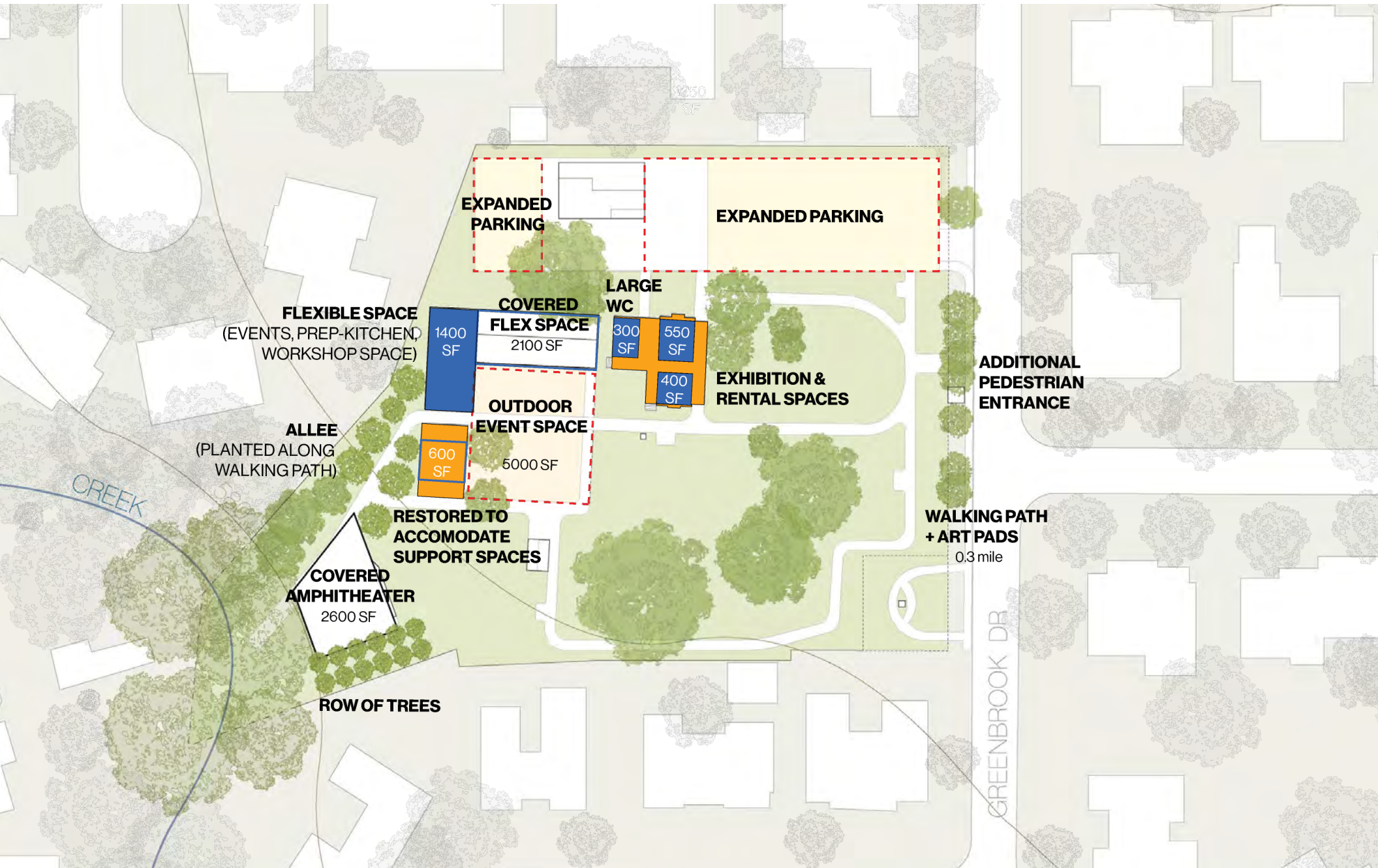
- COVERED OUTDOOR SPACE
- PUBLIC ART
- PARKING
- NEW BUILDING
- OUTDOOR EVENT SPACE
- WALKING PATH

IV MASTER PLAN

The planning process included developing four conceptual schemes that depicted the community's desired uses and programs. The four alternatives were presented to DeSoto City Council and the community for feedback. As a result, the following Master Plan proposal combines the preferred characteristics of those schemes into one.

The Master Plan proposes to transform Nance Farm into an Arts and Cultural Center: an campus open to the public for recreation, enjoyment, and creativity. Through the addition of two new buildings and the restoration of the Main Farmhouse, Milking Barn, and Curing Shed, Nance Farm is envisioned to be a home for the arts and public space for the community.

PROGRAM

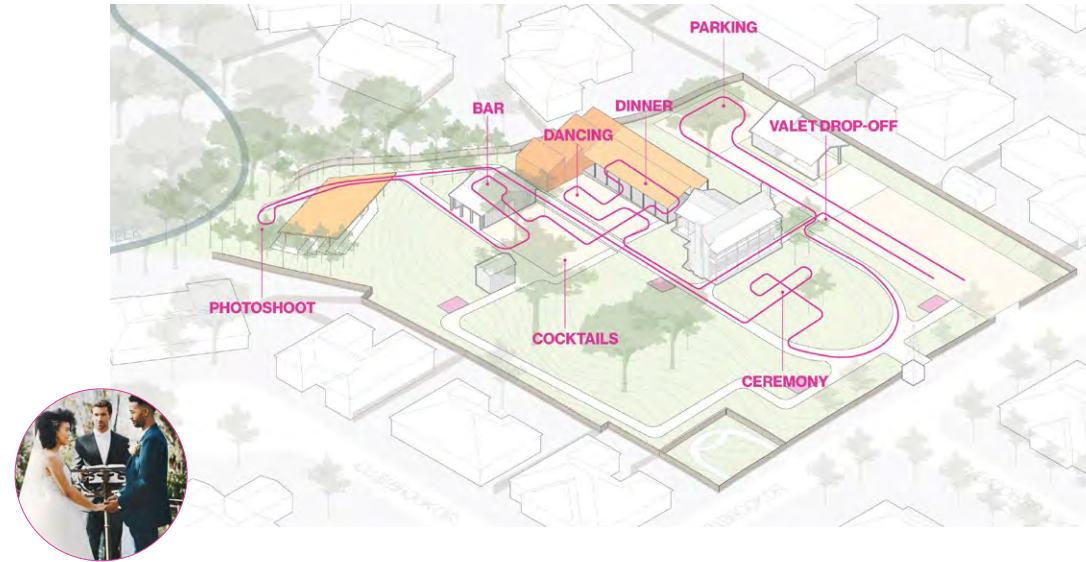


The priority voiced by the community was to have covered outdoor flexible space. Hence, the new Arts Building is complemented by a 2,100 sqft attached pavilion that allows community and social events to use the site in various ways. An outdoor amphitheater takes advantage of the site's slope to create seating and stage area for the performing arts to grow, as well as for the community to have a place of contemplation near the creek.

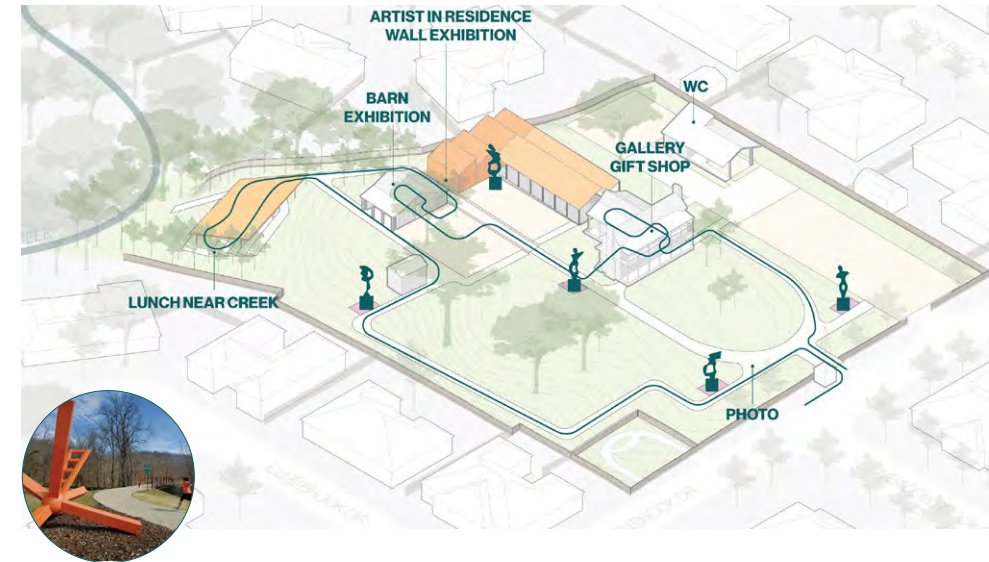
The new Arts Building sits directly behind the existing main house. It diminishes the visual impact new buildings will have from the street. It's L shape layout wraps around a plaza area providing the site with a central outdoor area for gathering and performing directly in front of the existing barn. The new building houses a kitchen, studio space for artists, and a flex space for various uses.

The concentration of buildings in the center of the property allows for classes and events to take place while the public can still walk the pathways, visit the creek and shed, as well as use the eastern side of the property independently. The path is gently shaped and meandering, therefore accommodating seniors, children, and those with a disability. Along the walking path, spaces for public art display are situated providing opportunity for temporary or permanent display of sculptures.

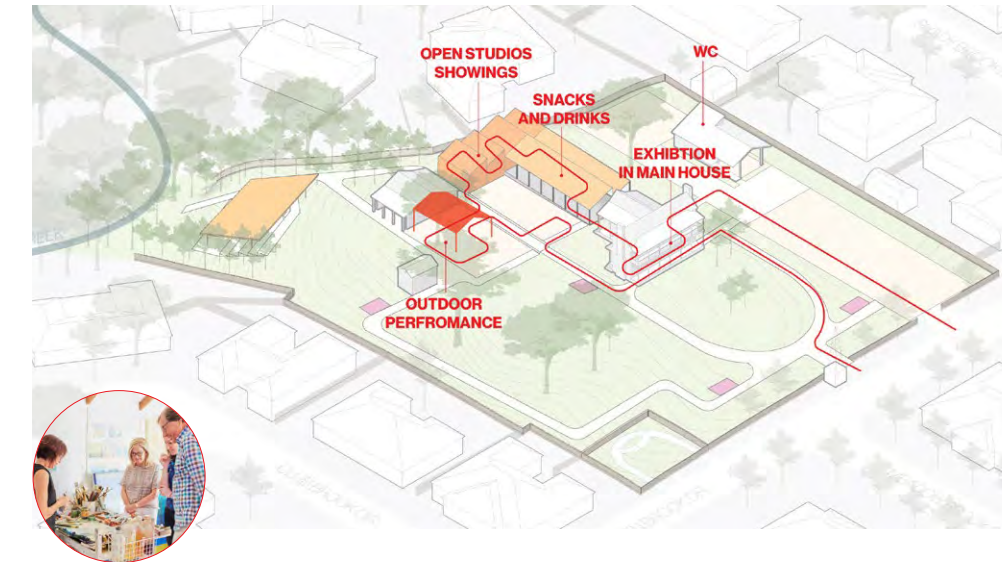
USE DIAGRAMS



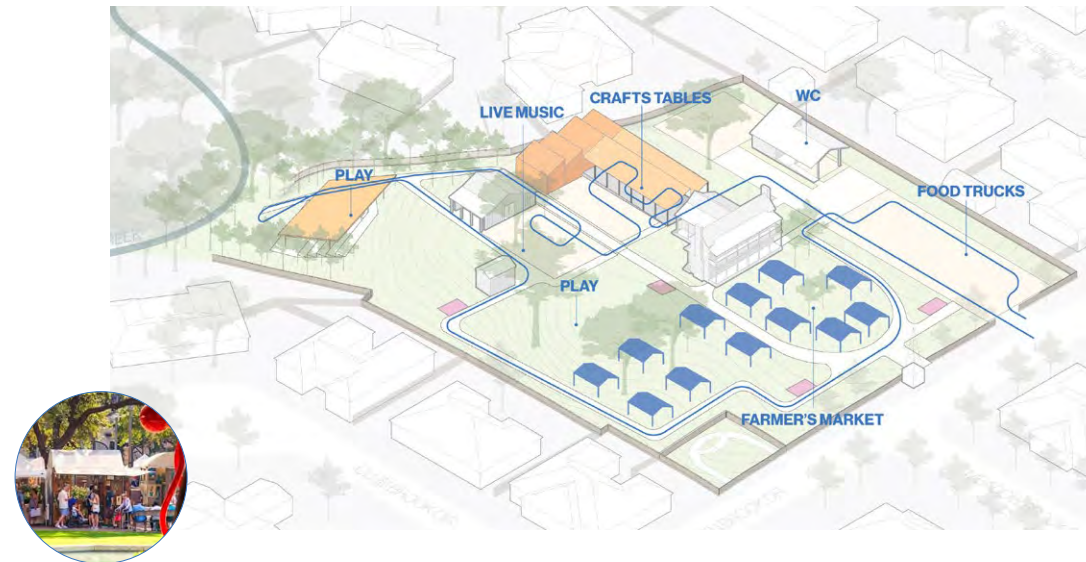
WEDDING



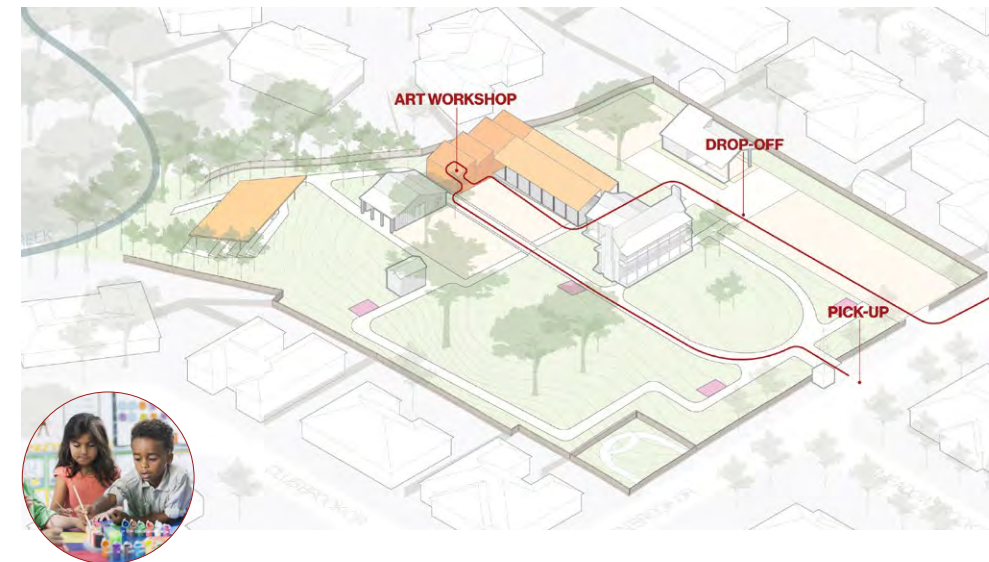
ART WALK



OPEN STUDIO DAY



LOCAL FAIR

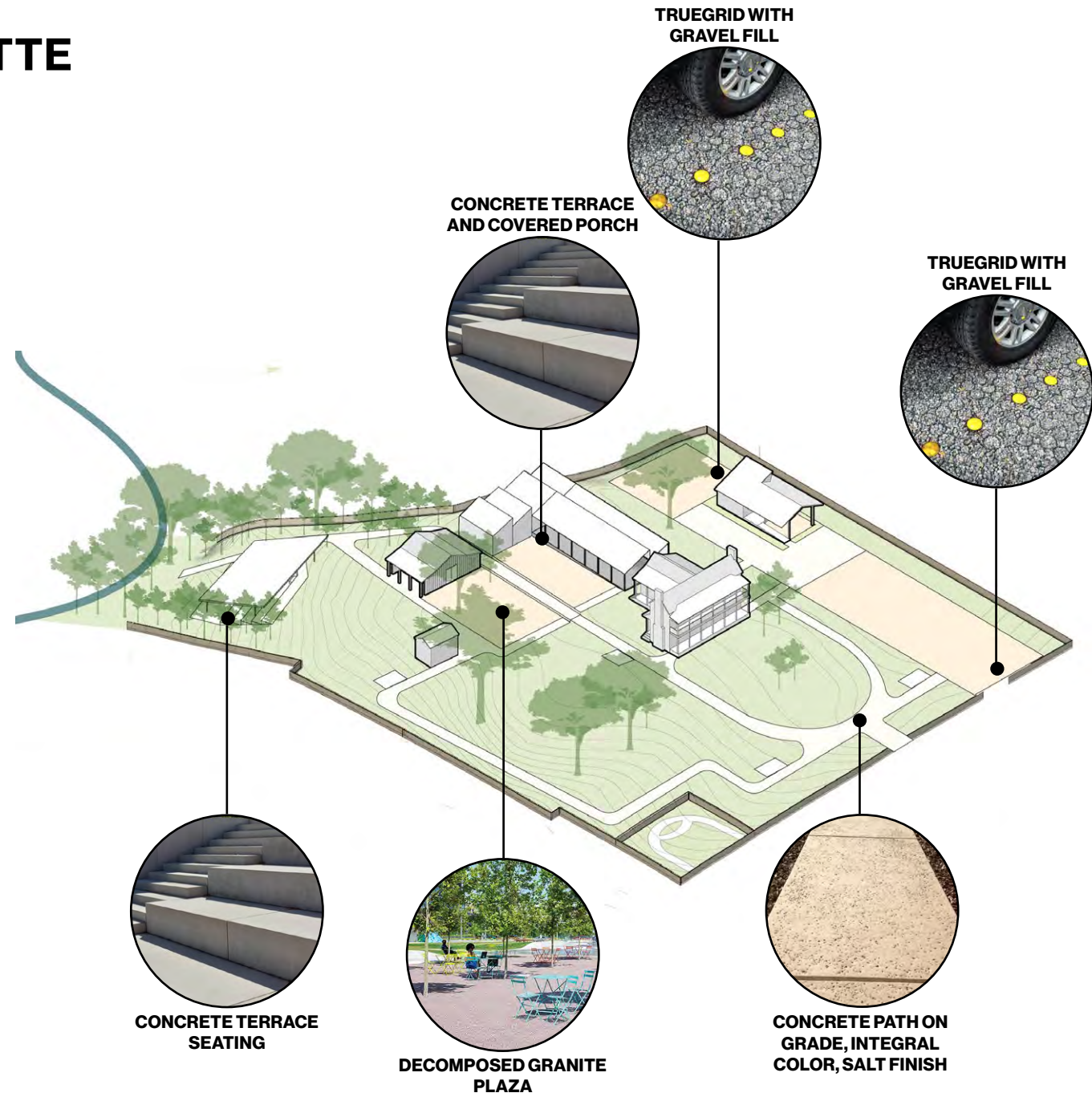


AFTERNOON ART CLASS

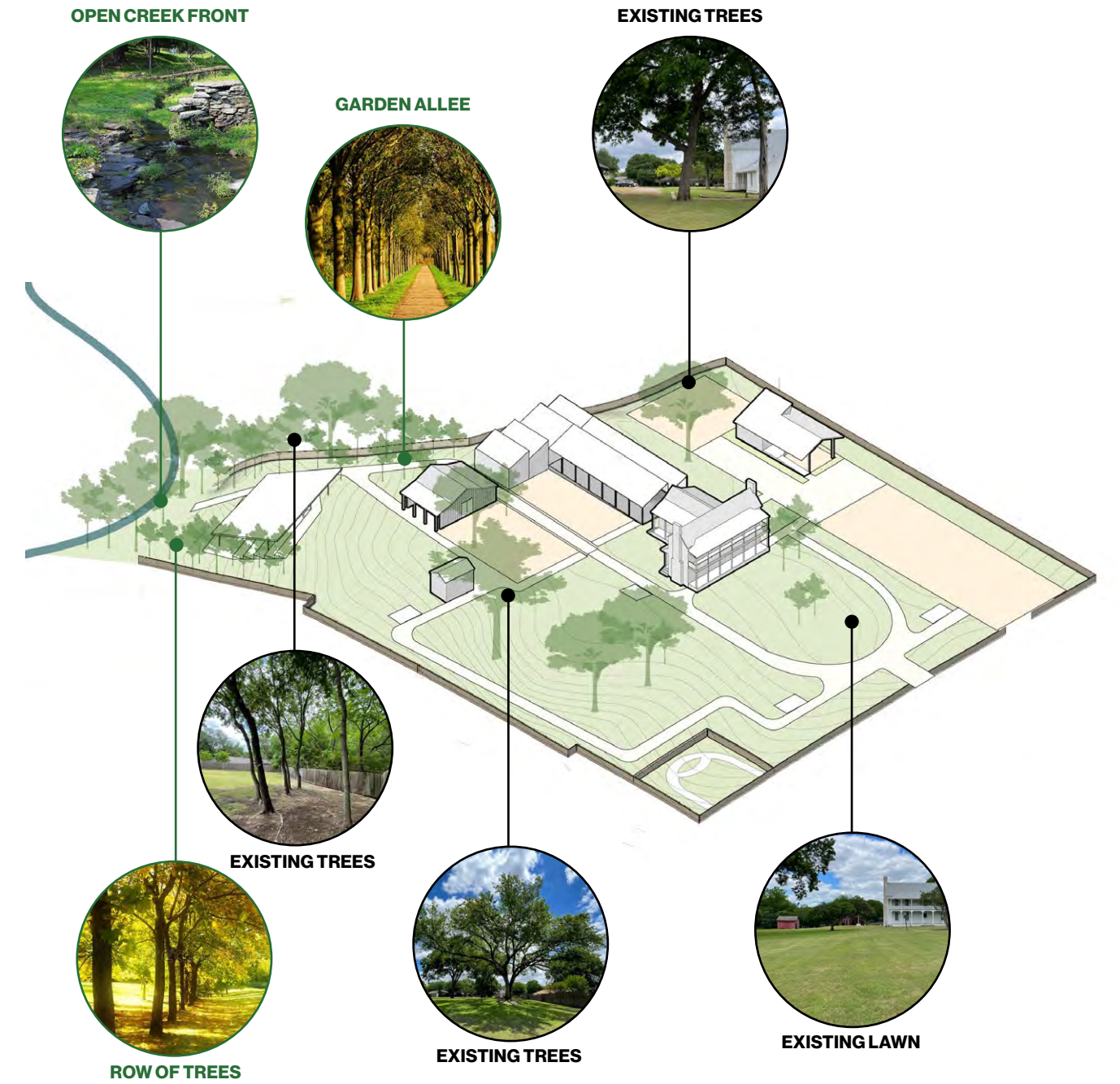


SMALL PRIVATE EVENT

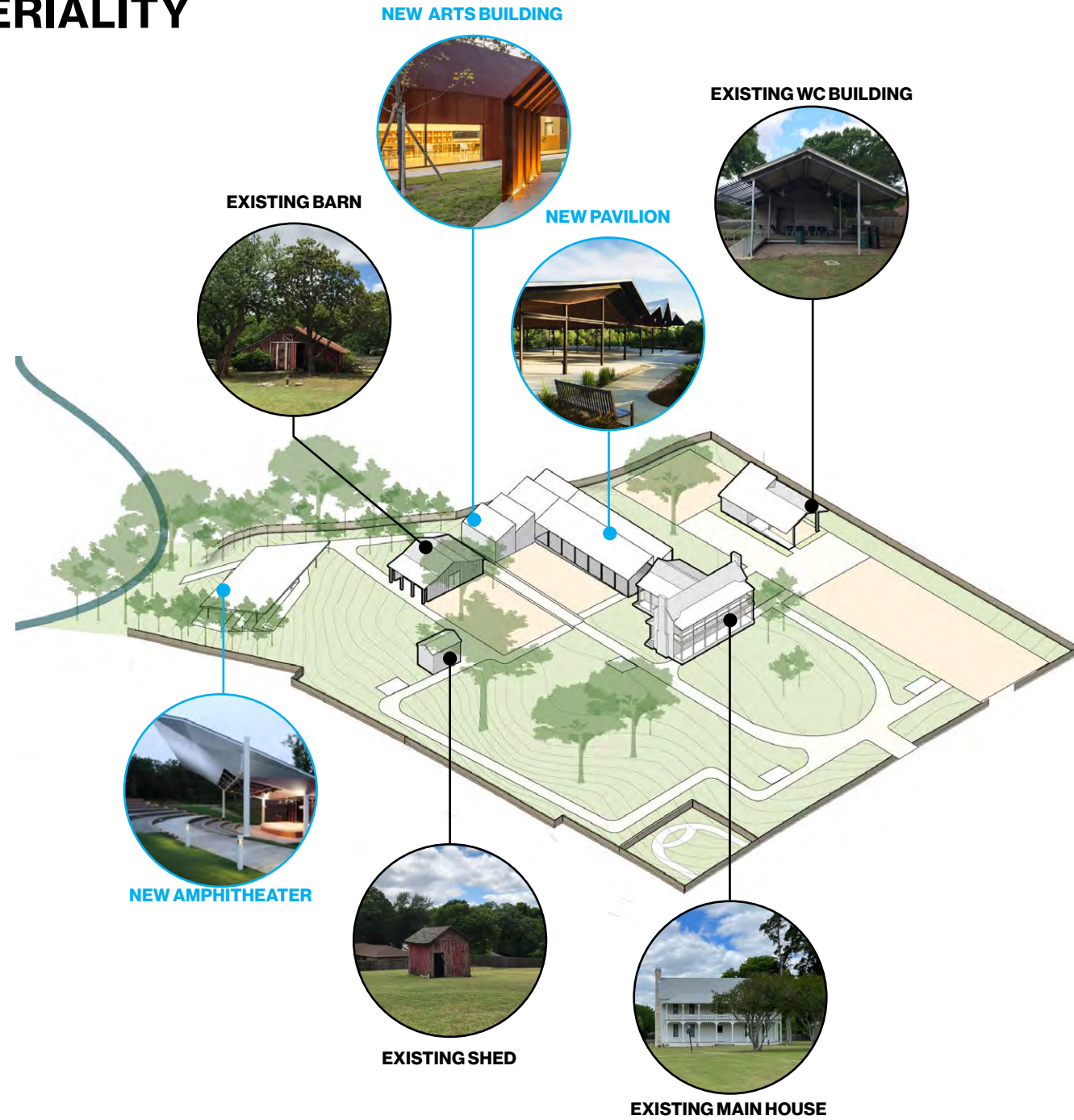
MATERIAL PALETTE



LANDSCAPE



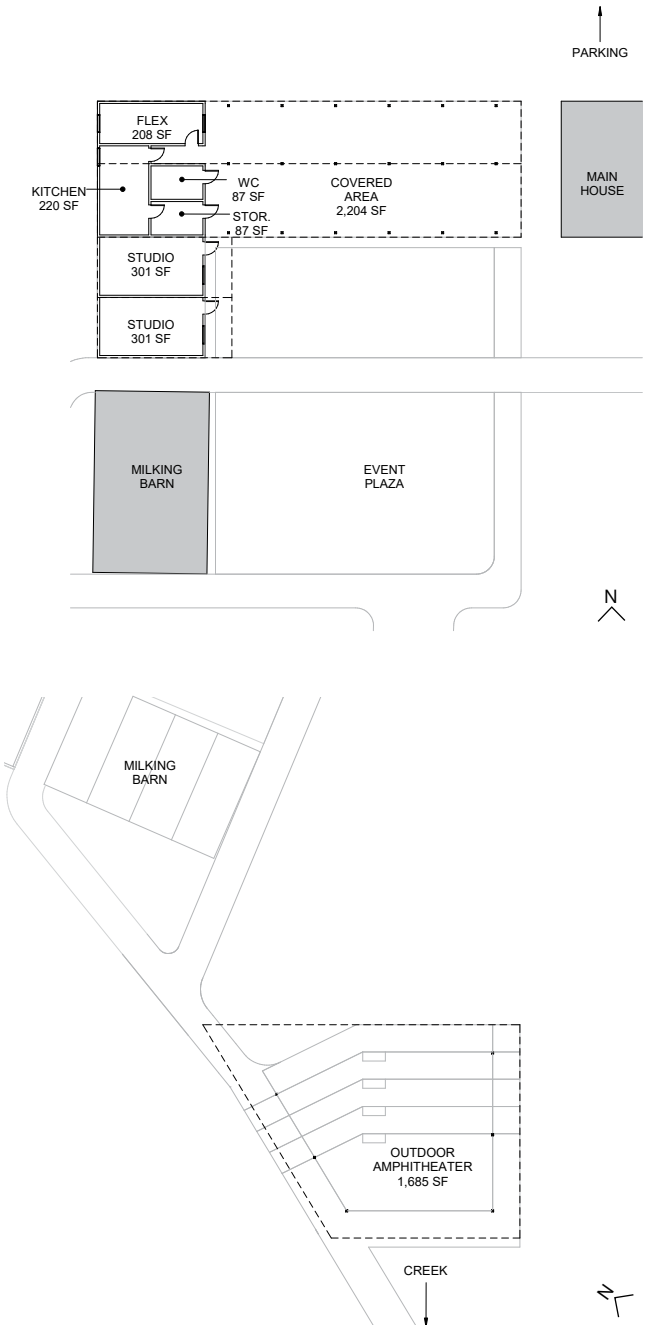
BUILDINGS MATERIALITY



NEW ARTS BUILDING AND PAVILION



NEW AMPHITHEATER



OPERATING BUDGET

SUMMARY | NOVEMBER 2022

Large Social Events	84	Includes all events that would need the entire venue, including weddings, nonprofit galas, and milestone birthday/anniversaries with substantial budgets. Logistical difficulties will significantly affect desirability as a large event venue.
Small Private Events	221	Total even volumes are limited by how many small events can be held simultaneously. Includes smaller social events as well as organization meetings.
Public Events	45	Demand for public meeting space assumed to be static. The proposal allows for tickets, public performances.
Total Revenues	805,100	Revenues will largely be driven by larger events and the ability to attract events with significant budgets.
Total Expenses	(589,000)	Proposal will require daily sanitation/maintenance labor.
Net Operating Income	216,100	

PROJECTED OPERATING BUDGET | REVENUES

	Avg Size	Number	Venue Fee	Annual Revenue	Notes	
Venue fees	Private events					
		120	84	\$ 5,000	\$ 420,000	Logistical challenges make this alternative less attractive to planners
		50	182	\$ 500	\$ 91,000	Includes birthday parties, baby showers, family reunions, etc.
		N/A	13	\$ 1,500	\$ 19,500	Additional fee assessed to large events using the amphitheater
		50	39	\$ 50	\$ 2,000	Includes HOA meetings, youth sports, school districts, city events
	Public events					
			4	\$ 15,000	\$ 60,000	Venue fee should be close to 10% of producer's projected event revenue
			8	\$ 2,500	\$ 20,000	Priced for local organizations; doesn't include any audio/lighting/staging
			4	\$ -	\$ -	Assumes no venue fee is charged
			29	\$ -	\$ -	Assumes 20% of public meetings relocate from City Hall. Continues practice of waiving venue fees for City and school district
		363		\$ 612,500		
Vendor fees	Private event catering					
		120	84	\$ 900	\$ 75,600	Assumes 10% of gross sales received as commission with average catering bill of \$75 pp.
		50	182	\$ 200	\$ 36,000	Assumes 10% of gross sales received as commission with average catering bill of \$40 pp.
	Community fairs/festivals					
		6	4	\$ 200	\$ 5,000	Assumes flat daily rate charged to food trucks
		20	4	\$ 40	\$ 3,000	
				\$ 119,600		
Programming	Classes and workshops					
		12	50	\$ 40	\$ 24,000	Local comps range from \$30 to \$80 per class
		20	20	\$ 50	\$ 20,000	Local comps range from \$40 to \$100 per class
		12	80	\$ 30	\$ 29,000	Local comps range from \$20 to \$50 per class
			150		\$ 73,000	
Total revenues				\$	805,100	

PROJECTED OPERATING BUDGET | EXPENSES

	Unit Cost	Unit	Qty	Annual Expense	Notes
Cleaning	\$ 19	hour	5700	\$ 108,000	Allowance for 16 hours of janitorial/sanitation services per day, with only one-third of those hours potentially offset by events. Janitorial services that can't be charged back to an event client; assumes 4 hours per wedding and 1 hour per other private events, plus 12 hours per community festival.
Repairs and maintenance	\$ 137,500	Allowance	1	\$ 138,000	Allowance of 2.5% of capital costs
Electrical/lighting	\$ 15,000	Allowance	1	\$ 15,000	For exterior/campus lighting; interior lights included in R&M.
Utilities		Allowance		\$ 30,000	
Security	\$ 23	hour	3702	\$ 85,000	Assumes 16 hours of coverage, 365 days per year, less private events
Landscape maintenance	\$ 45,000	L.S.	1	\$ 45,000	Based on contracted turf management costs at comparable properties
Art maintenance	\$ 5,000	Each	5	\$ 25,000	
Insurance	N/A	N/A	0	\$ -	Assumed to be a component of overall City liability insurance
Taxes	N/A	N/A	0	\$ -	Assumed tax-exempt because of public ownership
Management	\$ 71,500	FTE	2	\$ 143,000	One sales/marketing oriented employee and one account/vendor mgr
Total expenses				\$ 589,000	

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CONSTRUCTION COST

SUMMARY | NOVEMBER 2022

Conditioned Space		\$	731,500
Restored Space		\$	1,025,550
Site Development		\$	1,738,900
Subtotals Cost of Work		\$	3,495,950
Design Contingency / Market	20.0%	\$	699,190
Escalation - 2 years	16.0%	\$	559,352
Contractor GC's / Bond / Ins	17.0%	\$	808,264
Contractor Fee	5.0%	\$	278,138
PROJECT CONSTRUCTION TOTALS		\$	5,840,893

BUDGET ESTIMATE

DESCRIPTION	QTY	UNIT	UNIT COST	EXTENSION	SUBTOTAL
Conditioned Space					
Covered Flex Space	2,100	sf	\$ 75.00	\$ 157,500	
New Facility	1,400	sf	\$ 410.00	\$ 574,000	
				Conditioned Space	\$ 731,500
Restored Space					
Restored Main House	2,800	sf	\$ 99.00	\$ 277,200	
Main House Buildout					
Program Area	1,250	sf	\$ 175.00	\$ 218,750	
Circulation / Other	300	sf	\$ 100.00	\$ 30,000	
Second Floor Flex Space	1,250	sf	\$ 150.00	\$ 187,500	
Restore Shed	1	ls	\$ 2,500.00	\$ 2,500	
Restore Milking Barn	1,400	sf	\$ 89.00	\$ 124,600	
Milking Barn Buildout to Exhibit and Support					
Program Area	600	sf	\$ 175.00	\$ 105,000	
Circulation / Other	800	sf	\$ 100.00	\$ 80,000	
				Restored Space	\$ 1,025,550

BUDGET ESTIMATE

DESCRIPTION	QTY	UNIT	UNIT COST	EXTENSION	SUBTOTAL
Site Development					
Move Existing Shed	-	allow	\$ 2,500.00	\$ -	
Demo Water Tower Building / Haul	2,400	sf	\$ 10.00	\$ 24,000	
Demolition Site - Minor	1	ls	\$ 25,000.00	\$ 25,000	
Outdoor Event - Uncovered Decomposed Granite	5,000	sf	\$ 8.00	\$ 40,000	
Add for Terrace	-	sf	\$ 15.00	\$ -	
Parking Area - Truegrid with Gravel Fill	2,500	sf	\$ 10.00	\$ 25,000	
Parking Area - Truegrid with Gravel Fill	7,300	sf	\$ 10.00	\$ 73,000	
Concrete Path on Grade - Colored Concrete / Salt Finish	12,000	sf	\$ 11.00	\$ 132,000	
Decomposed Granit Plaza	2,800	sf	\$ 8.00	\$ 22,400	
Site Grading / Earthwork	70,000	sf	\$ 1.25	\$ 87,500	
Concrete Pad	500	sf	\$ 10.00	\$ 5,000	
Tree Protection	1	ls	\$ 15,000.00	\$ 15,000	
Ampitheater	2,600	sf	\$ 150.00	\$ 390,000	
Ampitheater - Cover	2,600	sf	\$ 75.00	\$ 195,000	
Add for Trees	12	ea	\$ 2,500.00	\$ 30,000	
General Landscaping	1	ls	\$ 275,000.00	\$ 275,000	
Site Lighting	1	ls	\$ 175,000.00	\$ 175,000	
Site Utilities	1	ls	\$ 225,000.00	\$ 225,000	
			Site Development	\$ 1,738,900	

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V IMPLEMENTATION PLAN

- 98 LEADERSHIP
- 98 GOALS
- 99 PHASING

IMPLEMENTATION

LEADERSHIP: The DeSoto Arts Commission is a vital partner and collaborator in the success of this plan. It has demonstrated extraordinary success serving as the leader in promoting and supporting the arts and culture in DeSoto. The knowledge and experience contained within the organization is essential in building the arts, culture, heritage, and creative communities. As such, DeSoto Arts Commission in partnership with the City of DeSoto will lead the next steps of this plan.

GOAL 1: Provide sustained support and programmed space for arts and culture by restoring and expanding Nance Farm into a center that fosters cultural equity and art participation for all DeSoto residents.

GOAL 2: Overcome limitations of site's public access by increasing number of pedestrian entrances, designing architecture that welcomes the community, programing the site for community events and art related uses that bring people together.

GOAL 3: Improve the diverse users' enjoyment by creating places for casual strolling, expanding opportunities to display art, and providing flexible spaces for teaching, art creation, and events.

GOAL 4: Address parking limitation by expanding existing parking area and advocating for street parking.

GOAL 5: Improve use within historic structure by restoring interior spaces into functional and flexible spaces for small events, art exhibition, lectures, offices, and storage space.

GOAL 6: Enhance natural elements of the site by introducing native tree species along the walking path, opening the site access to the creek, maintaining the existing trees, and designing new architectural structures that accentuate the topographic features of the site.

V IMPLEMENTATION

PHASING

The City of DeSoto should invest in the arts, historic, culture, and public realm and seek to attract both residents and visitors to Nance Farm - a treasure within the community. Nance Farm has the potential to anchor the City's arts and culture programming and enhance the ongoing work of bring public art to it's residents. The following implementation strategy outlines a potential approach to developing Nance Farm.

Phase 0: Procurement Process

- Continue the Master Plan work by releasing a Request for Proposal and contracting architecture and engineering services.
- Get proposal approved by the Texas Historic Commission (THC).

Phase 1: Restoration

- Restore the Main Farmhouse and Milking Barn
- Demolish structure behind the Main Farmhouse to prepare site for new development
- Create short term operating plan and arts programs that can use the site during Phase 2.

Phase 2: New Buildings Construction

- Construction of new Arts Building and Amphitheater
- Site work: construction of extended parking lot
- Update operating plan and programming for the uses of new buildings

Phase 3: Landscape and Plaza

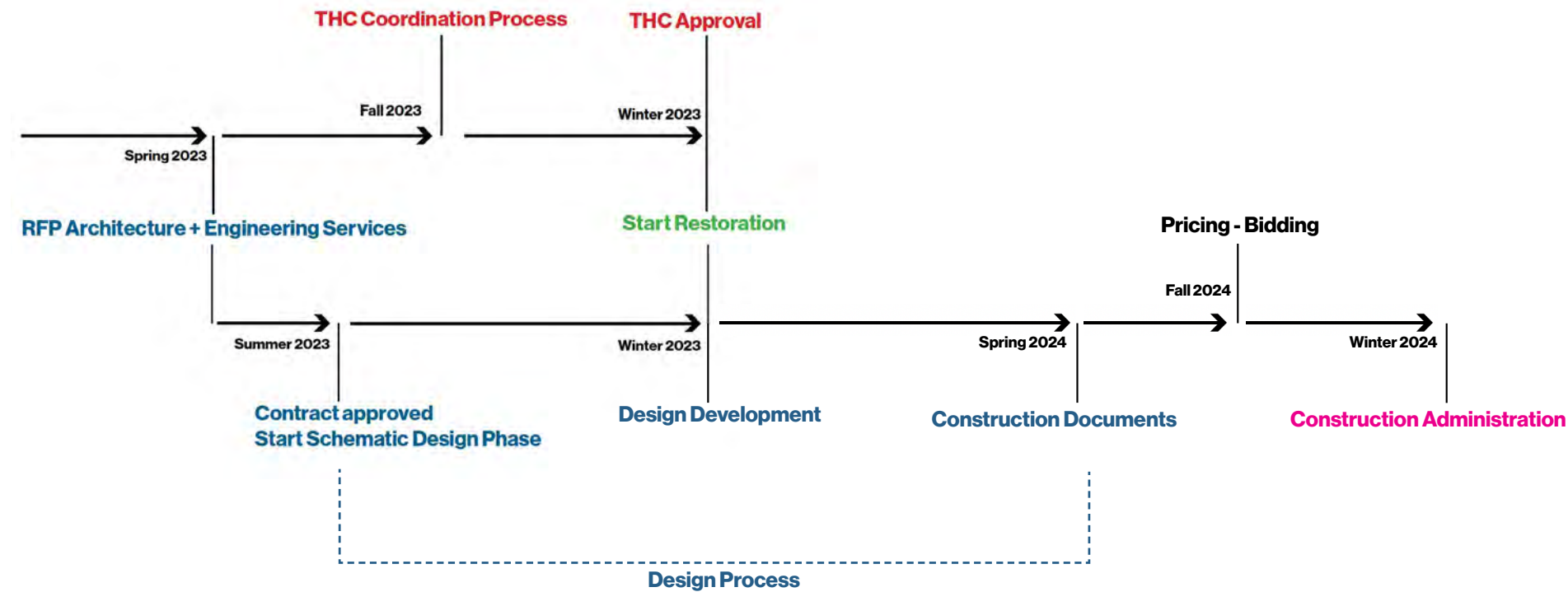
- Construction of walking path and plaza
- Landscape improvements

Phase 4: Greenway Connections

- Construction of trail along creek and sidewalks connecting Nance Farm to the existing trail and bicycle network

V IMPLEMENTATION

IMPLEMENTATION PROCESS



PHASE 0: PROCUREMENT PROCESS

1. Releasing a Request for Proposal (RFP) and contracting architecture and engineering services

2. THC coordination process for a Recorded Texas Historic Landmark

- The Nance Farm site is a Recorded Texas Historic Landmark (RTHL); therefore, the Texas Historical Commission (THC) has the authority to review any changes to the exterior of the site. Coordination with the THC's Division of Architecture is strongly encouraged as early in the design modification process as possible.
 - Notification of the THC is required at least 60 days prior to changes of the RTHL.
 - The THC will review site plans by applying the Secretary of Interior's Standards for Rehabilitation and respond with recommendations within 30 days.
- If the project utilizes federal funding, the project is also required to comply with Section 106 of the National Historic Preservation Act of 1966. The process involves the THC, consulting parties, and the public and includes the following steps:
 - Initiate the process
 - Identify historic properties, including the Area of Potential Effects
 - Assesses adverse effects and consult the THC and other parties
 - Resolve adverse effects by considering alternatives, modifying to avoid impacts, minimizing impact, or mitigating adverse effects

PHASE 1: RESTORATION

Physical Improvements

A Restore Main Farm House

B Restore Milking Barn

C Demolition

Scope of Restoration:

The following observations and proposals for restoration are based on field notes made by the planning team during a May 2022 site visit. For all possible considerations, a licensed structural engineer should be consulted. Schematic design phase will articulate in further detail the scope of each structure's restoration.



MAIN HOUSE

The greatest concern for the restoration of the Main House at the Nance Farm property is a water leak that has caused interior water damage. Evidence of the damage can be seen by the first-floor staircase, but all water-stained areas should be monitored. It is recommended a structural engineer access and review the framing, ceiling, and floor joists to examine the full extent of damage.

The architectural historian observed gaps in the foundation and porch skirting. During the site visit, cats were found living under the house as a result of the missing material. It is recommended the areas without skirting be closed and screened to prevent wildlife from accessing the open spaces underneath the house.

The original structure does not have a drainage system. A full installation of gutters, downspouts, and perimeter foundation drainage system should be completed.

A couple of the windows in the main house lack operational hardware, including handle/finger pulls, sash locks, and sash ropes. It is recommended the team considers window improvements in the restoration work.

To accommodate future uses, it is also recommended the addition of a bathroom in the first level and the full restoration of the second floor to accommodate office space, storage, and flexible uses for art and small gatherings programming.

MILKING BARN

The most urgent restoration required for the Milking Barn is the repair and maintenance of the wooden siding and timber framing. The architectural historian observed rot and deterioration caused by natural elements on every elevation and specifically the north side of the structure. It is recommended that exterior siding be replaced or repaired where rotting is detected. It is further advised to strip, sand, and repaint all exterior siding.

In 2009, a damaged sill on a stone pier at the northwest corner was noted. Since this time, conditions of the stone pier have worsened, therefore it should be addressed with urgency.

The architectural historian observed evidence of water staining on the roof decking of the Milking Barn. Additionally, some roofing material is missing or not properly secured to the rafters. The roof should be further examined and considered for repair to prevent further water damage.

The original structure does not have a drainage system. A full installation of gutters, downspouts, and perimeter foundation drainage system should be completed.

The original structure does not have an electrical or mechanical system installed. A full installation should be completed, increasing potential for future uses.

The foundation and stone piers need further review, but it is recommended concrete piers be installed beneath the corners of the Milking Barn. A structural engineer should be consulted to determine repairs, possibly requiring a geotechnical report so the composition of the disturbed soil is understood.

PHASE 2: NEW BUILDING

Physical Improvements

- A** Construction of New Building
- B** Construction of New Amphitheater
- C** Extended Parking Lot

The construction of new structures follow restoration. This allows the programming of the historical structure to start while new buildings are under construction. The location of the New Art Building and Pavilion will replace the Water Tower House. Its conceptual design suggests an L shape layout taken following the axis of the Milking Barn and Main Farmhouse structures. The layout encloses the space in-between the three buildings to form a spontaneous place of gathering. The Pavilion area consists of a covered open-air structure that allows flexible use of the space for events and art programming. The conditioned building hosts studio spaces for artist, bathrooms, and a catering kitchen. A sloping roof takes inspiration from the roof line of both historical structures. It introduces a daylighting system for every space of the building. The parking lot expansion is suggested to be completed during this phase. This will allow the programming and full use of the new buildings to occur consecutively.



V IMPLEMENTATION

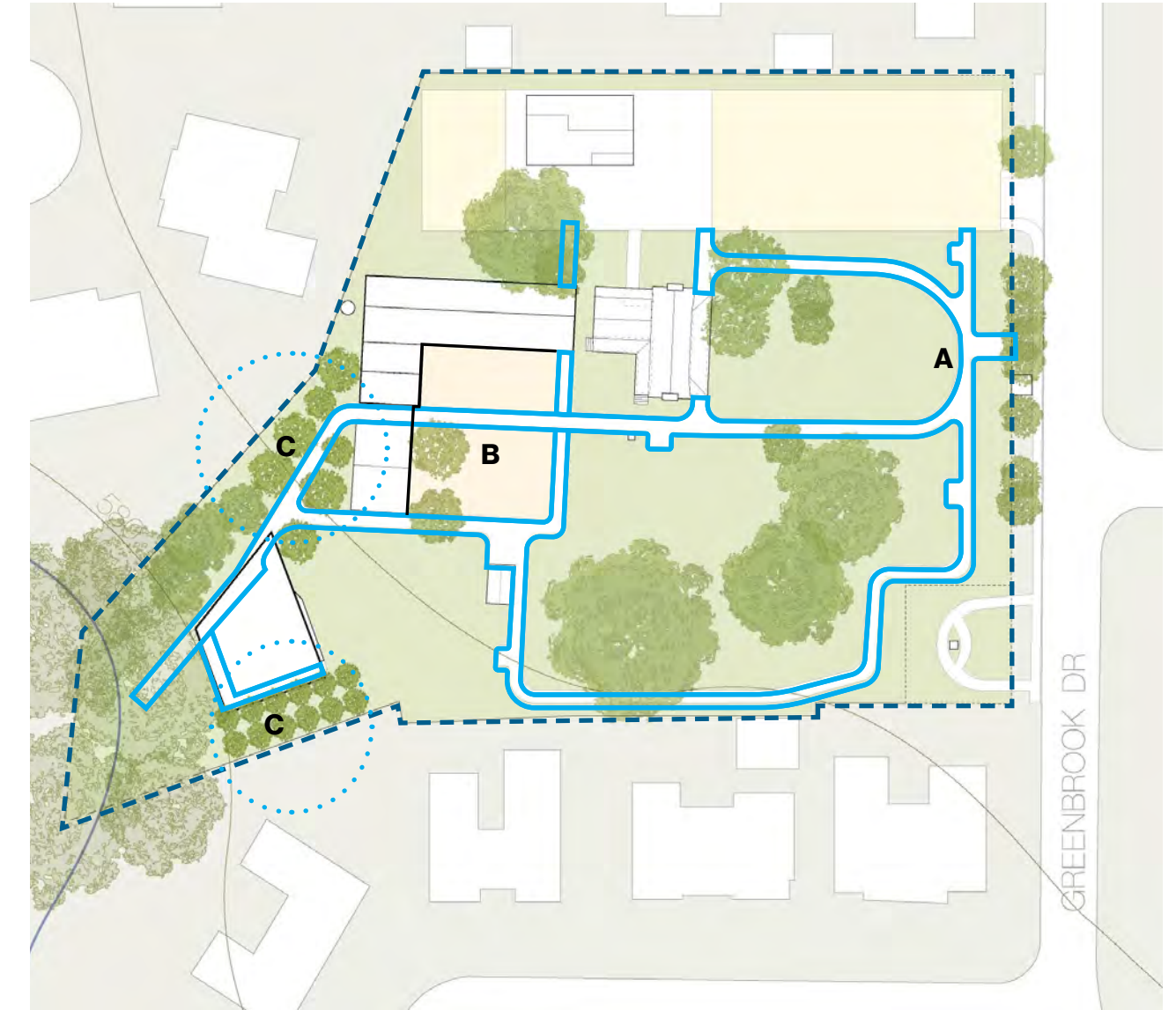
PHASE 3: LANDSCAPE AND PLAZA

Physical Improvements

- A** Construction of Walking Path
- B** Constriction of Plaza
- C** Landscape Improvements

The site work improvements will follow the completion of the Arts Building, Amphitheater, and parking expansion. An all-embracing walking path and art pads will allow visitors to promenade the complete site and enjoy public art and landscape features. The path also incorporates a new pedestrian entrance through the center of the site, facilitating the community's accessibility. A row of native trees and a garden allee at the back of the site are envisioned to bring a contemplative ambiance leading the walking path to the amphitheater and creek.

The plaza at the center of site is surrounded by new and historic buildings. Decomposed granite is proposed for this space, which offers versatility of uses, helps with drainage, and is simple to maintain.



PHASE 4: GREENWAY CONNECTIONS

Physical Improvements

A Construction of trail along creek and sidewalks

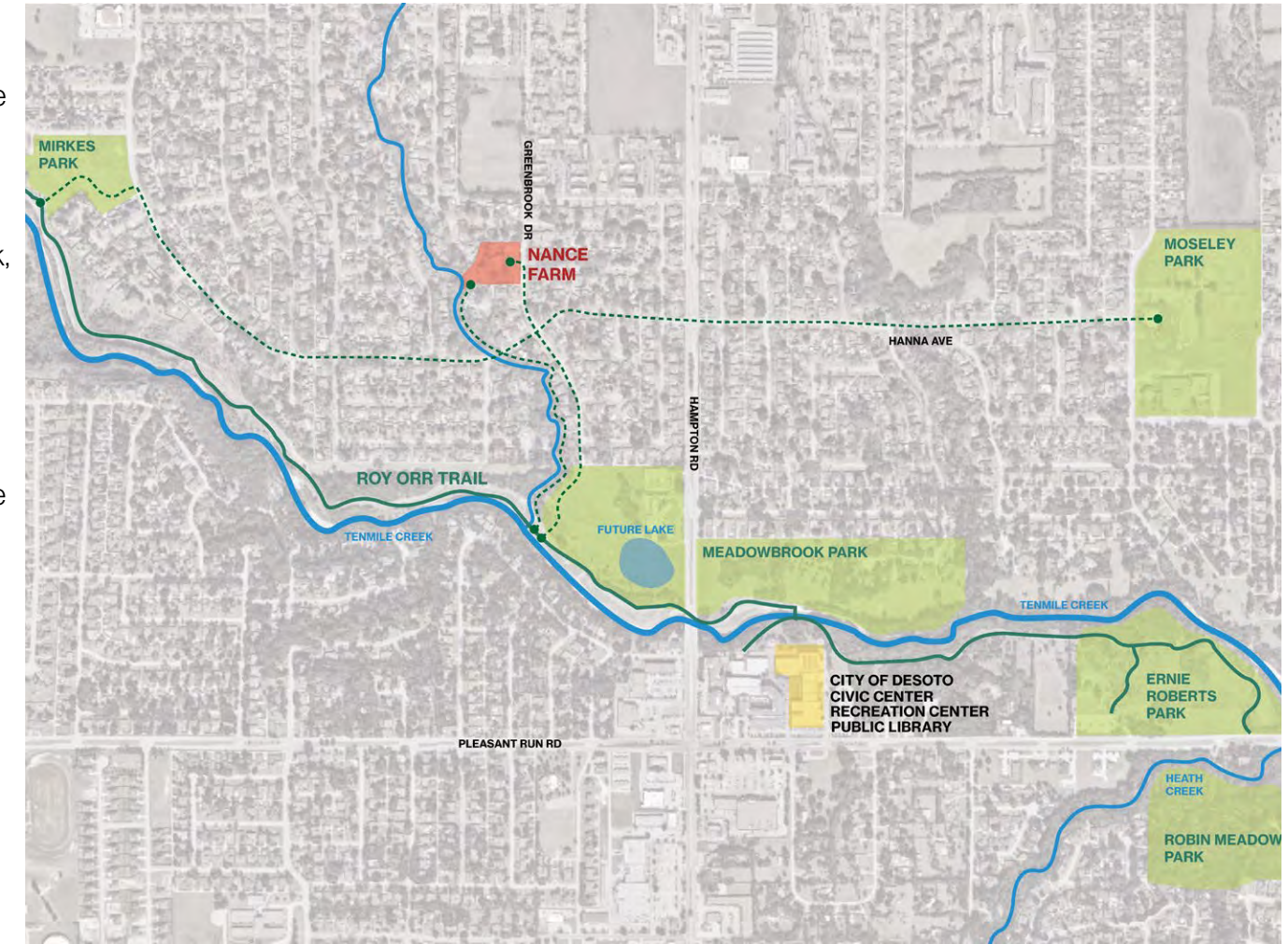
Nance Farm has the potential to be a destination on DeSoto's trail and bicycle system. The site is located half-a-mile away from the Meadowbrook Park and the Roy Orr Trail that travels along Ten Mile Creek through the central part of the City. A smaller creek breaks from Ten Mile Creek and leads to the back side of the Nance Farm property. Site connectivity can be increased by continuing the trail system along the creeks and improving Greenbrook Drive sidewalk directly linking Nance Farm and Meadowbrook Park.

Property boundaries and easements will need to be researched to determine viability of this potential future phase.

Additional public engagement will be required to understand and mitigate any potential community concerns related to this proposed future phase



Further, Nance Farm visibility and bike traffic can be improved by the creation of the Hanna Avenue Future On-Street Bike Route, identified on the 2020 Parks, Recreation and Trails Master Plan. This route connects Moseley Park, Mirkes Park, and the neighborhoods in between. The Greenbrook Drive and Hanna Avenue intersection is two blocks away from Nance Farm, hence with proper signage and street design cyclists will be able to identify the site on their route.



- Existing Trails
- - - Future Walking and Bicycle Paths

APPENDIX

110 | COMMUNITY EVENT PHOTOS
116 || FOUR PRELIMINARY ALTERNATIVES

I COMMUNITY EVENT PHOTOS

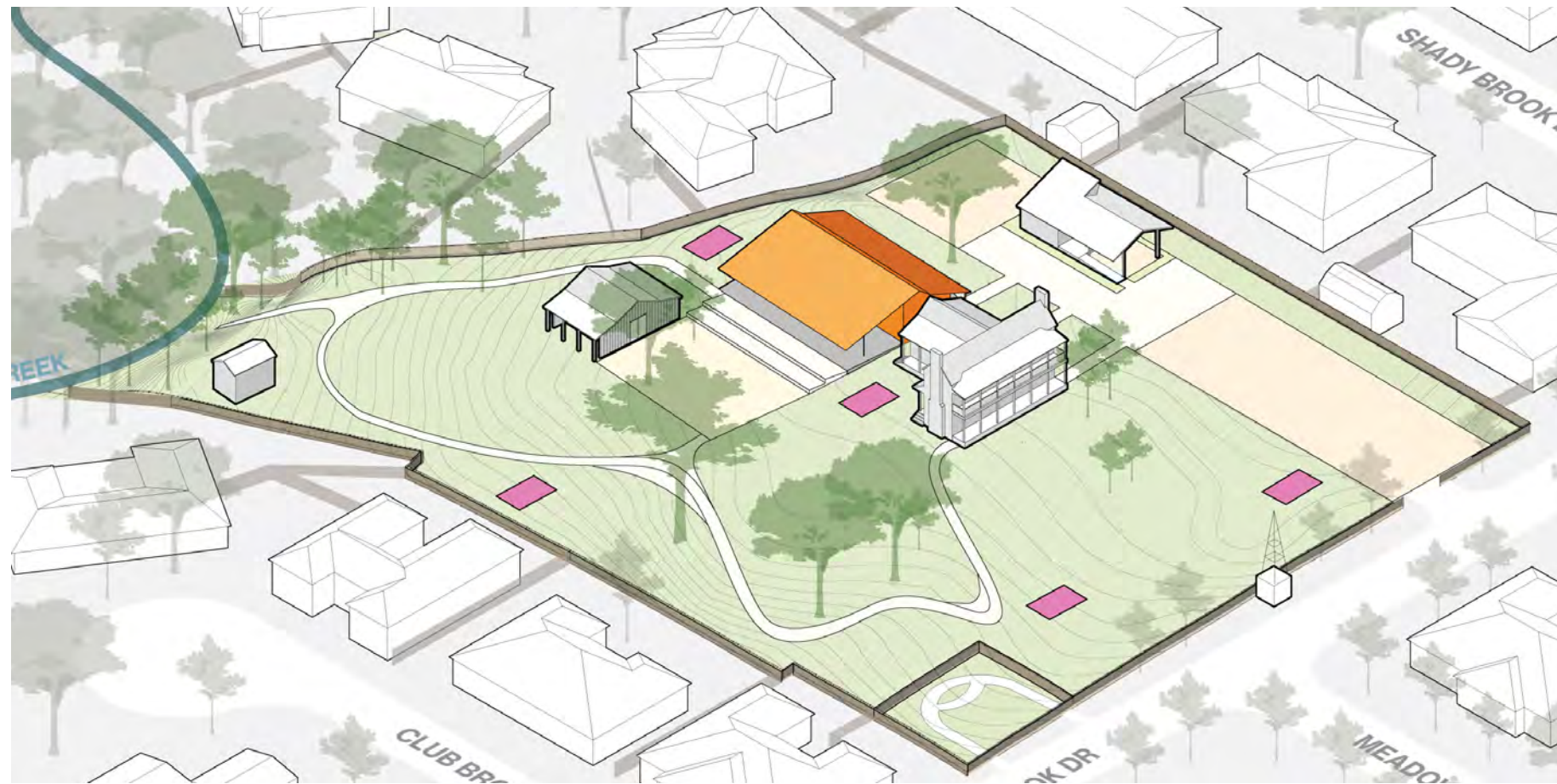






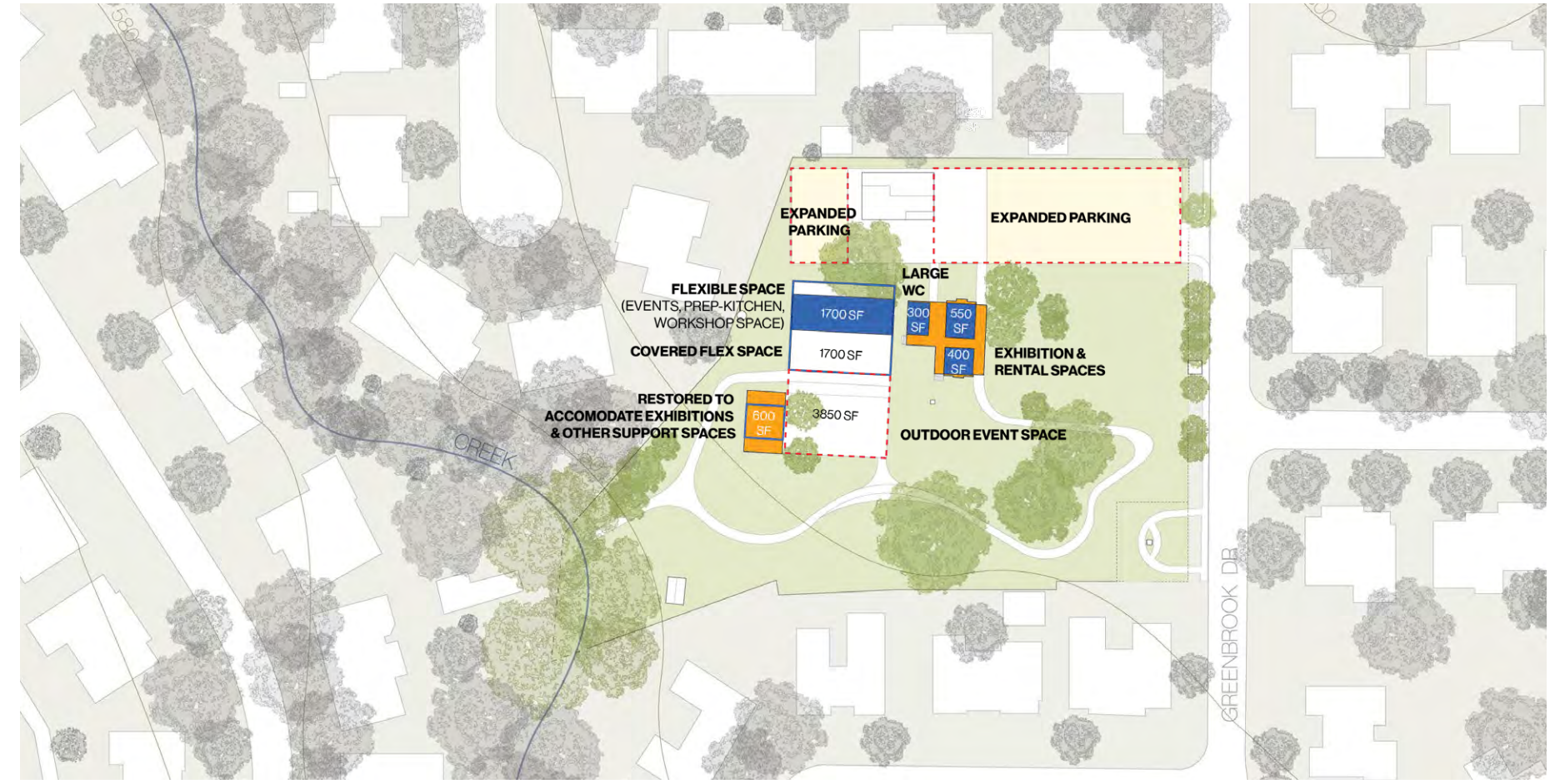
II FOUR PRELIMINARY ALTERNATIVES

MASTER PLAN ALTERNATIVE 1

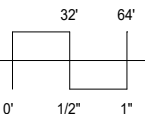


- COVERED OUTDOOR SPACE
- PUBLIC ART
- PARKING
- NEW BUILDING
- OUTDOOR EVENT SPACE
- WALKING PATH

ALTERNATIVE 1 | Program



- OUTDOOR INTERVENTION
 - COVERED FLEXIBLE SPACE
 - HISTORIC STRUCTURES
 - CONDITIONED SPACE
- +1,250 SF 2ND FLOOR MAIN HOUSE - SUPPORT AND OFFICE SPACE

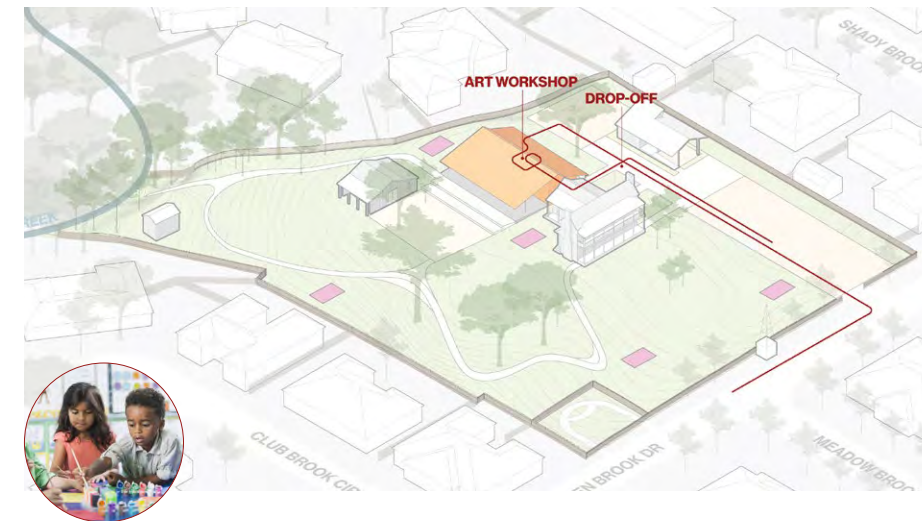


ALTERNATIVE 1 | Vignette

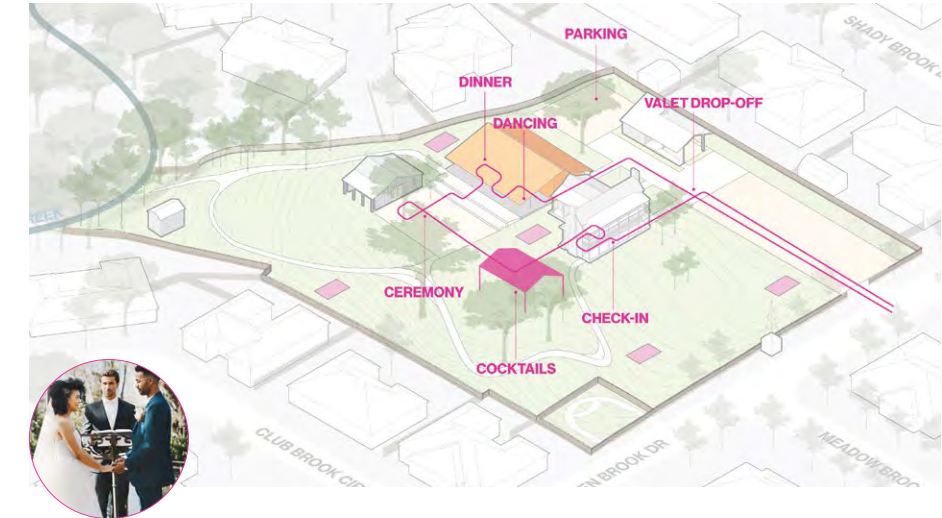


ALTERNATIVE 1 | Use Diagrams

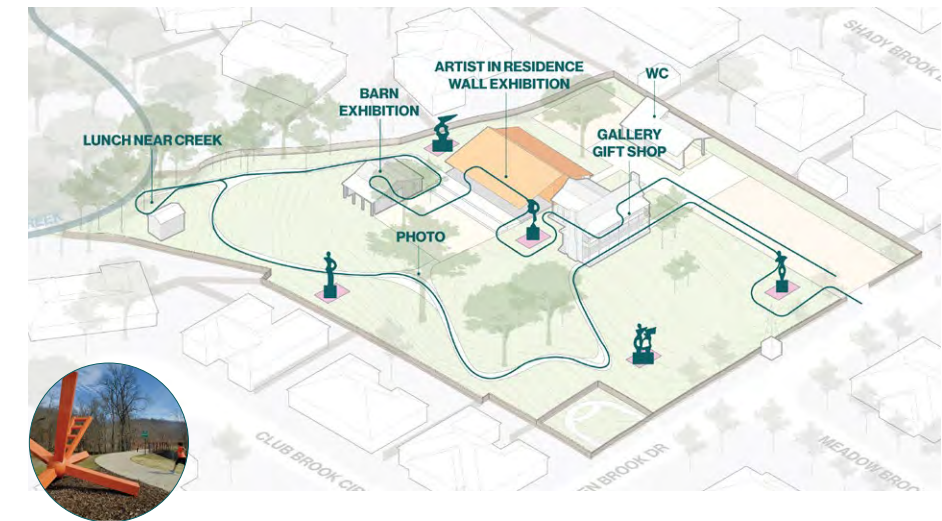
Afternoon Art Class



Wedding



Art Walk



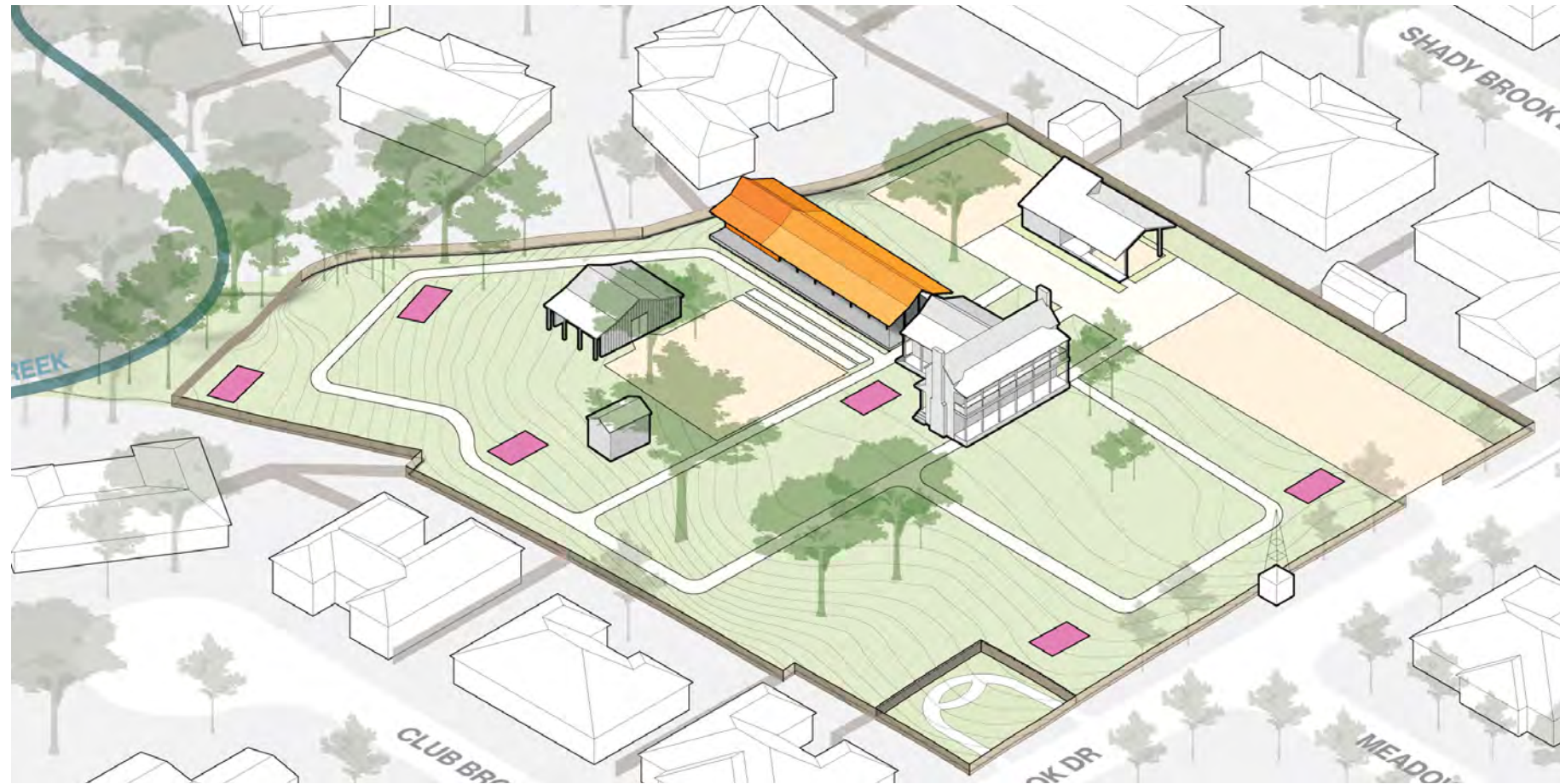
ALTERNATIVE 1 | OPERATING BUDGET

Large social events	84	Includes all events that would need the entire venue, including weddings, nonprofit galas, and milestone birthday/anniversaries with substantial budgets. Lack of catering facilities (Alternative 2) and logistical difficulties (Alternative 4) will significantly affect desirability as a large event venue.
Small private events	260	Total event volumes are limited by how many small events can be held simultaneously. Includes smaller social events as well as organization meetings.
Public events	37	Demand for public meeting space assumed to be static. Alternative 4 allows for ticketed, public performances.
Total revenues	\$ 700,600	Revenues will largely be driven by larger events and the ability to attract events with significant budgets.
Total expenses	\$ (521,000)	Alternatives 3 and 4 will require more daily sanitation/maintenance labor.
Net operating income	\$ 179,600	

ALTERNATIVE 1 | CONSTRUCTION COST

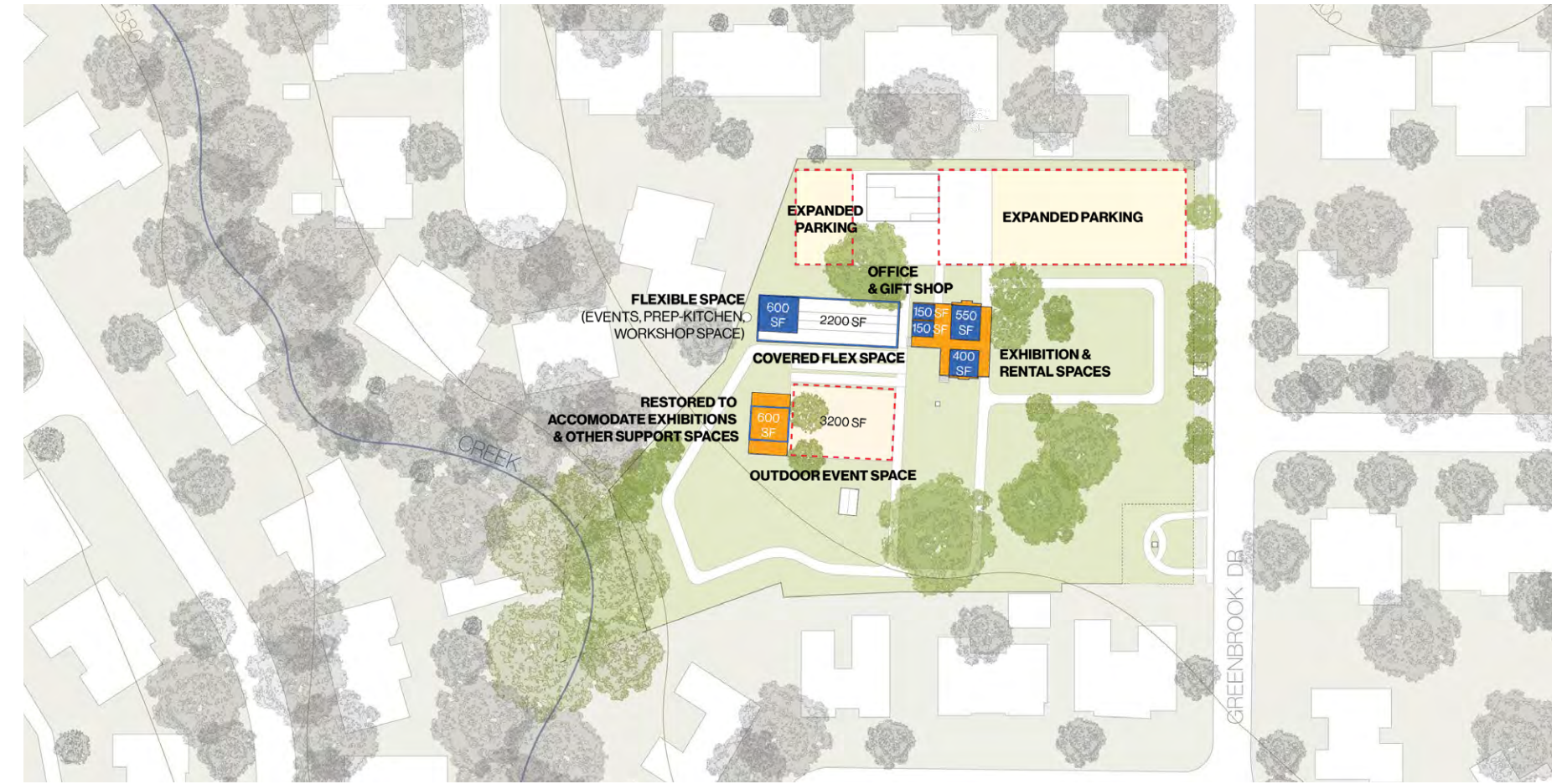
<i>Conditioned Space</i>		\$ 756,500.00
<i>Restored Space</i>		\$ 1,026,300.00
<i>Site Development</i>		\$ 998,800.00
Subtotals Cost of Work		\$ 2,781,600
<i>Design Contingency / Market</i>	20.0%	\$ 556,320
<i>Escalation - 2 years</i>	16.0%	\$ 445,056
<i>Contractor GC's / Bond / Ins</i>	17.0%	\$ 643,106
<i>Contractor Fee</i>	5.0%	\$ 221,304
PROJECT CONSTRUCTION TOTALS		\$ 4,647,386

MASTER PLAN ALTERNATIVE 2

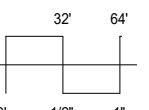


- COVERED OUTDOOR SPACE
- PUBLIC ART
- PARKING
- NEW BUILDING
- OUTDOOR EVENT SPACE
- WALKING PATH

ALTERNATIVE 2 | Program



- OUTDOOR INTERVENTION
- COVERED FLEXIBLE SPACE
- HISTORIC STRUCTURES
- CONDITIONED SPACE +1,250 SF 2ND FLOOR MAIN HOUSE - SUPPORT AND OFFICE SPACE

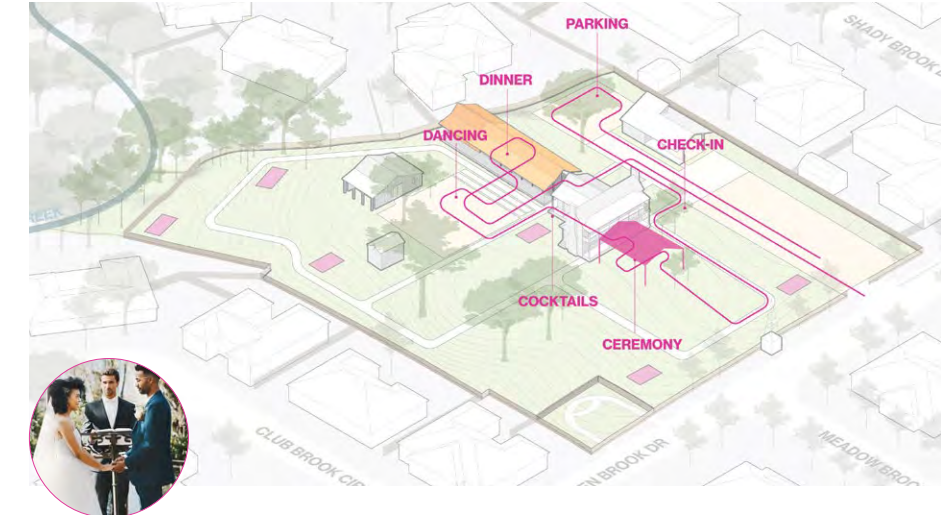


ALTERNATIVE 2 | Vignette

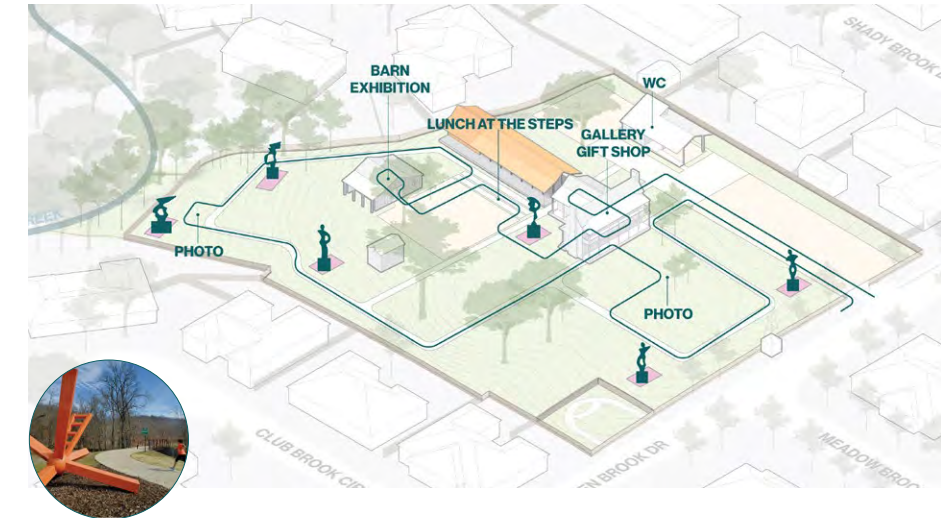


ALTERNATIVE 2 | Use Diagrams

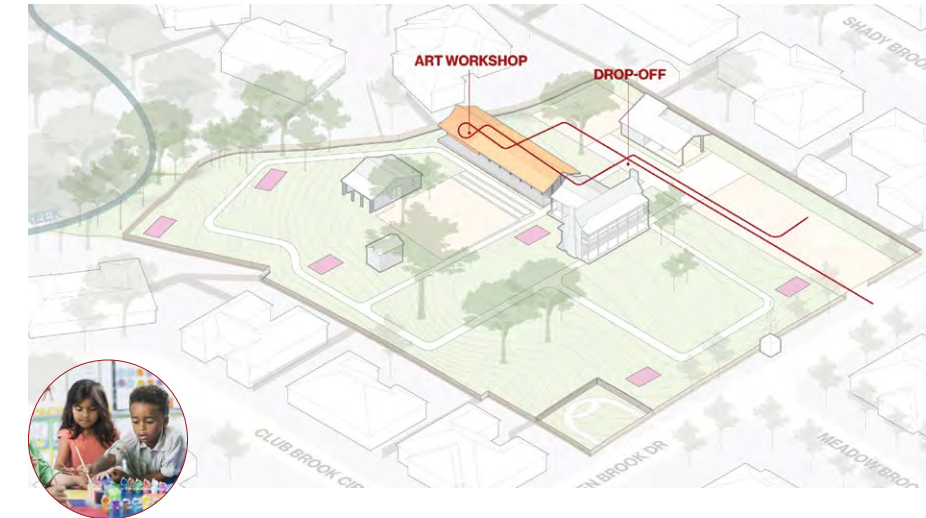
Wedding



Art Walk



Afternoon Art Class



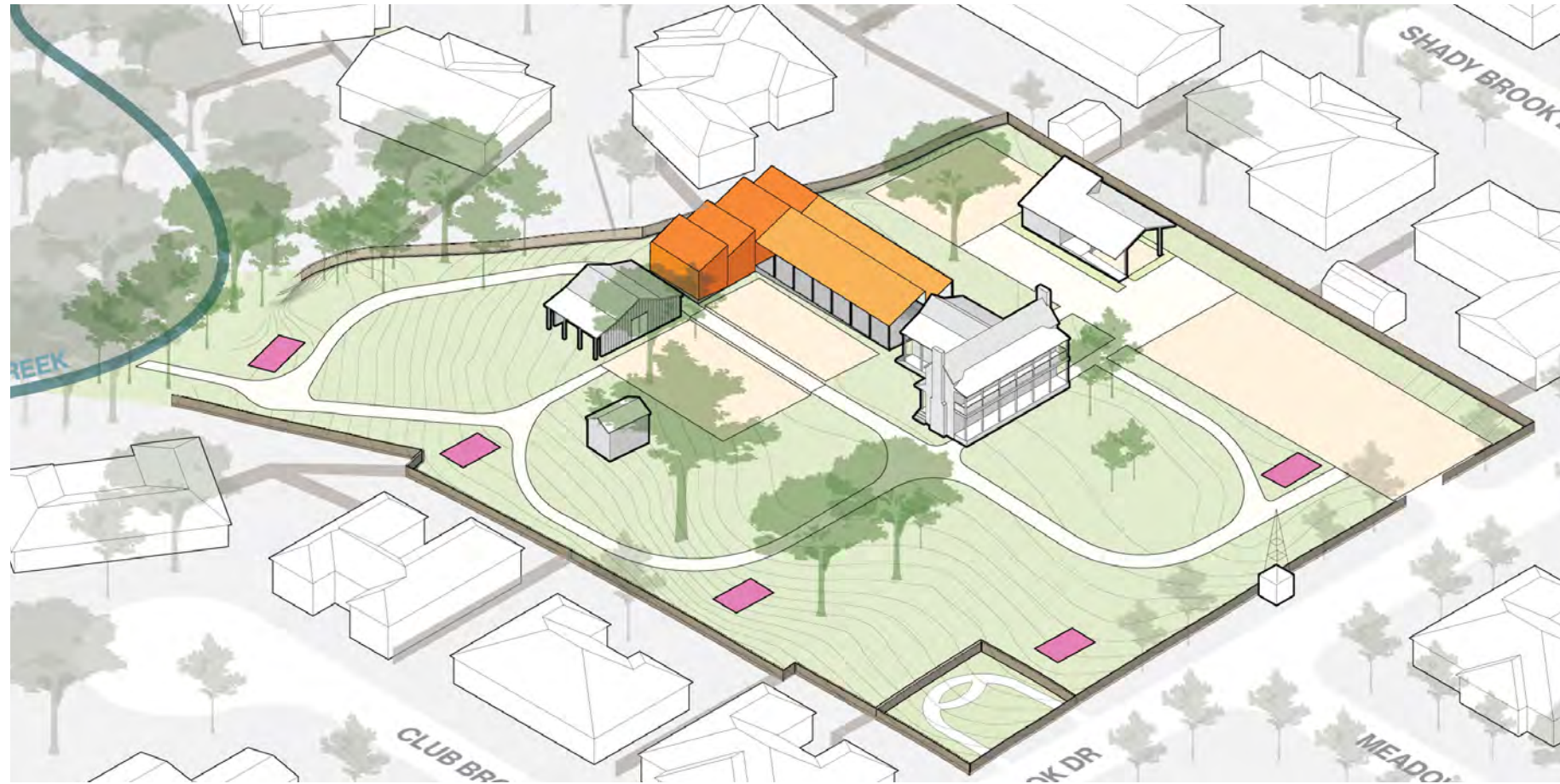
ALTERNATIVE 2 | OPERATING BUDGET

Large social events	50	Includes all events that would need the entire venue, including weddings, nonprofit galas, and milestone birthday/anniversaries with substantial budgets. Lack of catering facilities (Alternative 2) and logistical difficulties (Alternative 4) will significantly affect desirability as a large event venue.
Small private events	312	Total event volumes are limited by how many small events can be held simultaneously. Includes smaller social events as well as organization meetings.
Public events	37	Demand for public meeting space assumed to be static. Alternative 4 allows for ticketed, public performances.
Total revenues	\$ 457,900	Revenues will largely be driven by larger events and the ability to attract events with significant budgets.
Total expenses	\$ (502,000)	Alternatives 3 and 4 will require more daily sanitation/maintenance labor.
Net operating income	\$ (44,100)	

ALTERNATIVE 2 | CONSTRUCTION COST

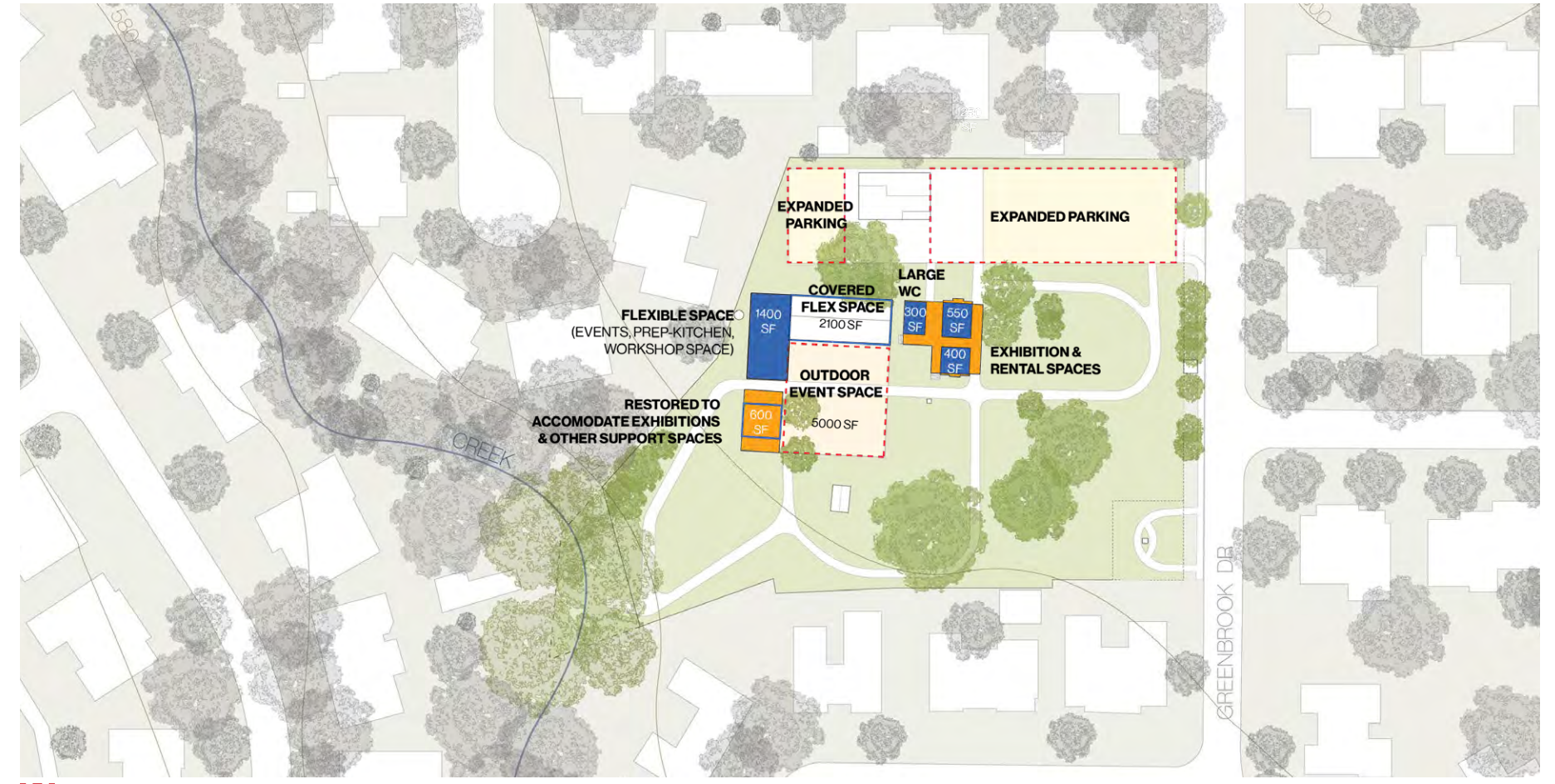
<i>Conditioned Space</i>		\$	424,800
<i>Restored Space</i>		\$	1,213,050
<i>Site Development</i>		\$	1,013,900
Subtotals Cost of Work		\$	2,651,750
<i>Design Contingency / Market</i>	20.0%	\$	530,350
<i>Escalation - 2 years</i>	16.0%	\$	424,280
<i>Contractor GC's / Bond / Ins</i>	17.0%	\$	613,085
<i>Contractor Fee</i>	5.0%	\$	210,973
PROJECT CONSTRUCTION TOTALS		\$	4,430,438

MASTER PLAN ALTERNATIVE 3

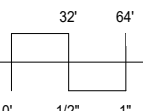


- COVERED OUTDOOR SPACE
- PUBLIC ART
- PARKING
- NEW BUILDING
- OUTDOOR EVENT SPACE
- WALKING PATH

ALTERNATIVE 3 | Program



- OUTDOOR INTERVENTION
- COVERED FLEXIBLE SPACE
- HISTORIC STRUCTURES
- CONDITIONED SPACE +1,250 SF 2ND FLOOR MAIN HOUSE - SUPPORT AND OFFICE SPACE

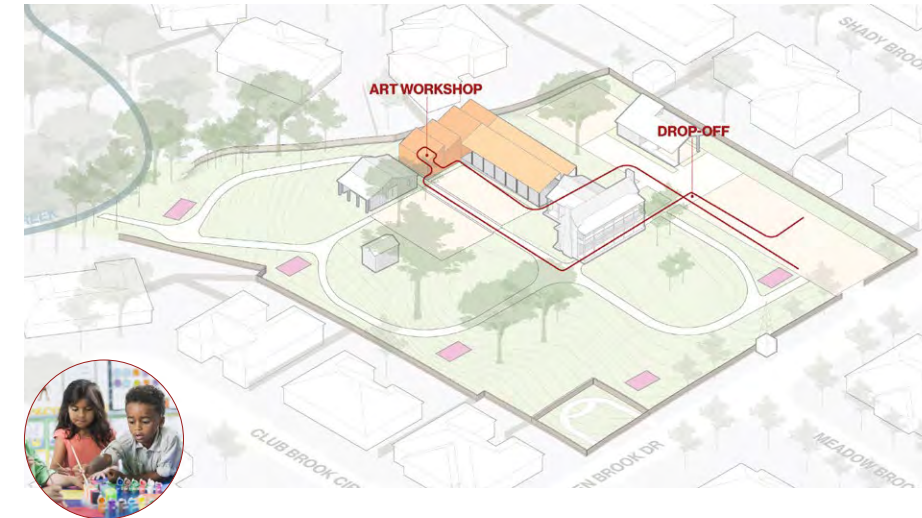


ALTERNATIVE 3 | Vignette

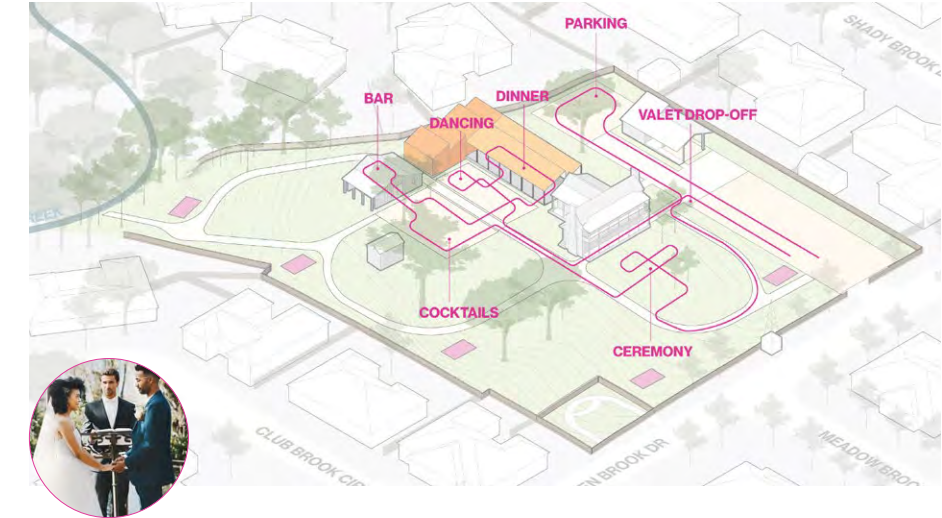


ALTERNATIVE 3 | Use Diagrams

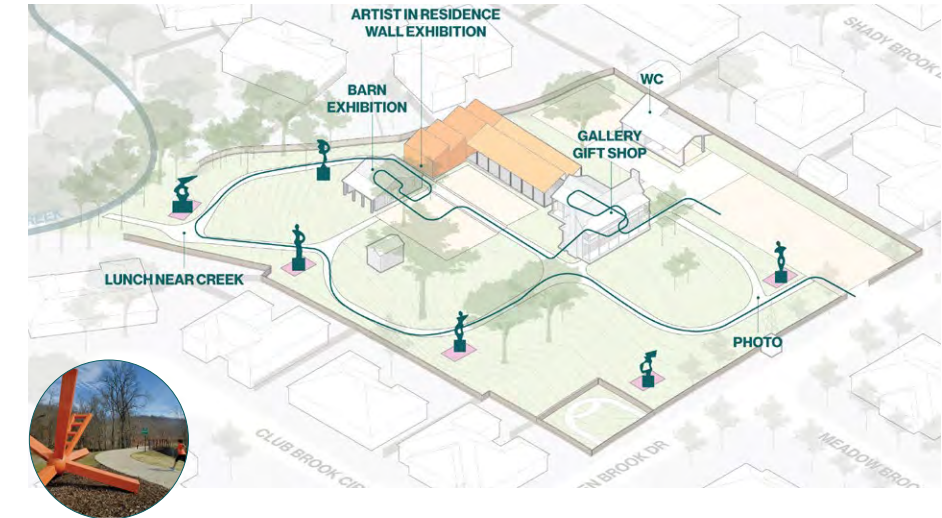
Afternoon Art Class



Wedding



Art Walk



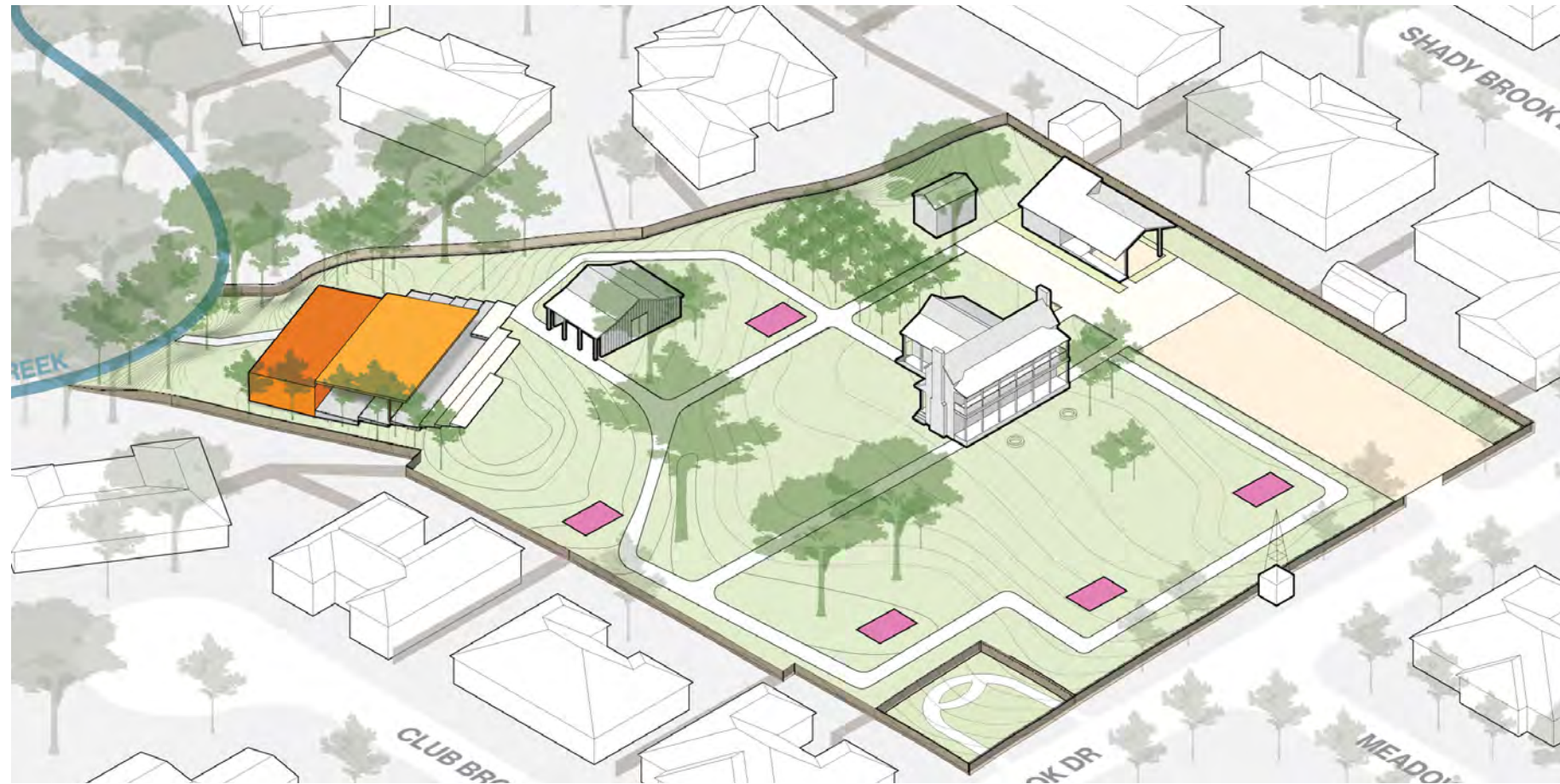
ALTERNATIVE 3 | OPERATING BUDGET

Large social events	84	Includes all events that would need the entire venue, including weddings, nonprofit galas, and milestone birthday/anniversaries with substantial budgets. Lack of catering facilities (Alternative 2) and logistical difficulties (Alternative 4) will significantly affect desirability as a large event venue.
Small private events	260	Total event volumes are limited by how many small events can be held simultaneously. Includes smaller social events as well as organization meetings.
Public events	37	Demand for public meeting space assumed to be static. Alternative 4 allows for ticketed, public performances.
Total revenues	\$ 766,600	Revenues will largely be driven by larger events and the ability to attract events with significant budgets.
Total expenses	\$ (551,000)	Alternatives 3 and 4 will require more daily sanitation/maintenance labor.
Net operating income	\$ 215,600	

ALTERNATIVE 3 | CONSTRUCTION COST

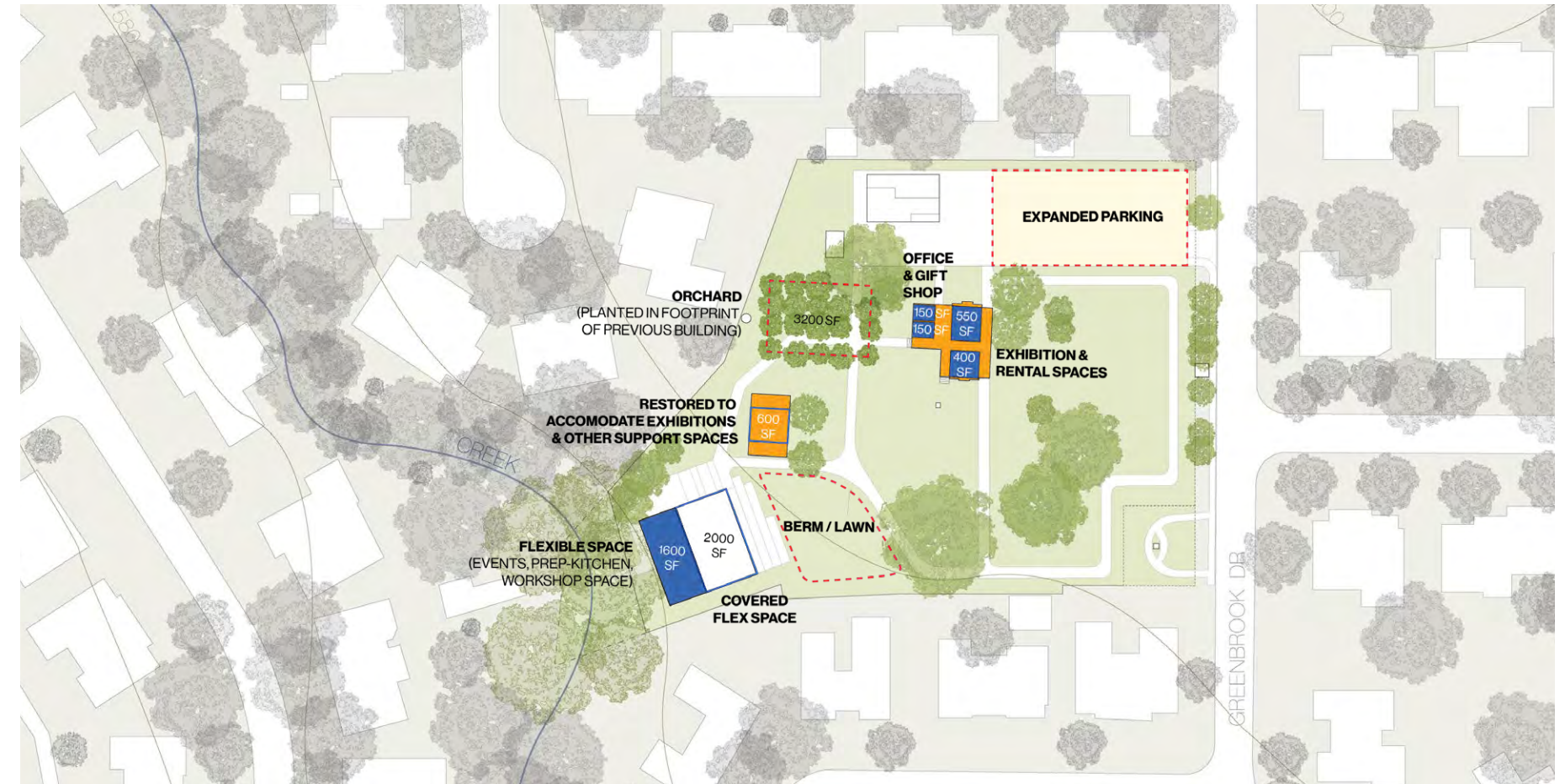
<i>Conditioned Space</i>		\$	731,500
<i>Restored Space</i>		\$	1,025,550
<i>Site Development</i>		\$	1,023,900
Subtotals Cost of Work		\$	2,780,950
<i>Design Contingency / Market</i>	20.0%	\$	556,190
<i>Escalation - 2 years</i>	16.0%	\$	444,952
<i>Contractor GC's / Bond / Ins</i>	17.0%	\$	642,956
<i>Contractor Fee</i>	5.0%	\$	221,252
PROJECT CONSTRUCTION TOTALS		\$	4,646,300

MASTER PLAN ALTERNATIVE 4

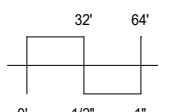


- COVERED OUTDOOR SPACE
- PUBLIC ART
- PARKING
- NEW BUILDING
- OUTDOOR EVENT SPACE
- WALKING PATH

ALTERNATIVE 4 | Program



- OUTDOOR INTERVENTION
- COVERED FLEXIBLE SPACE
- HISTORIC STRUCTURES
- CONDITIONED SPACE +1,250 SF 2ND FLOOR MAIN HOUSE - SUPPORT AND OFFICE SPACE

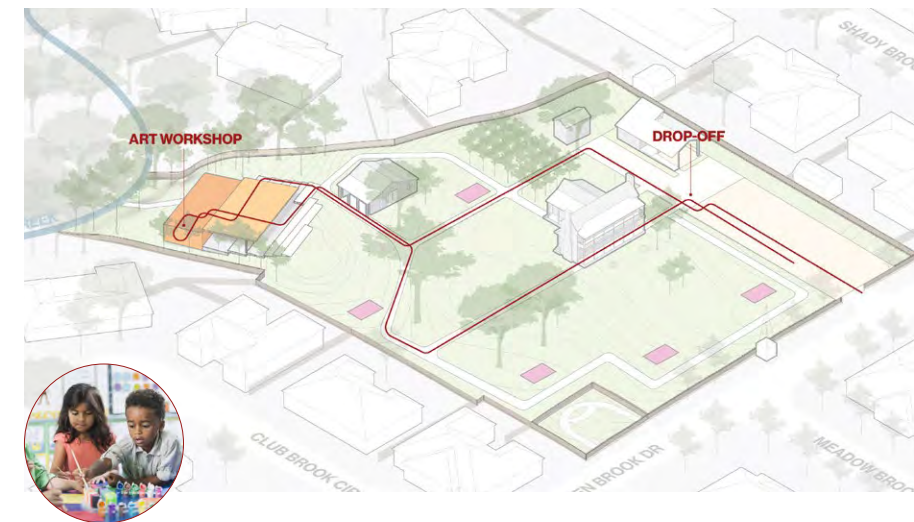


ALTERNATIVE 4 | Vignette

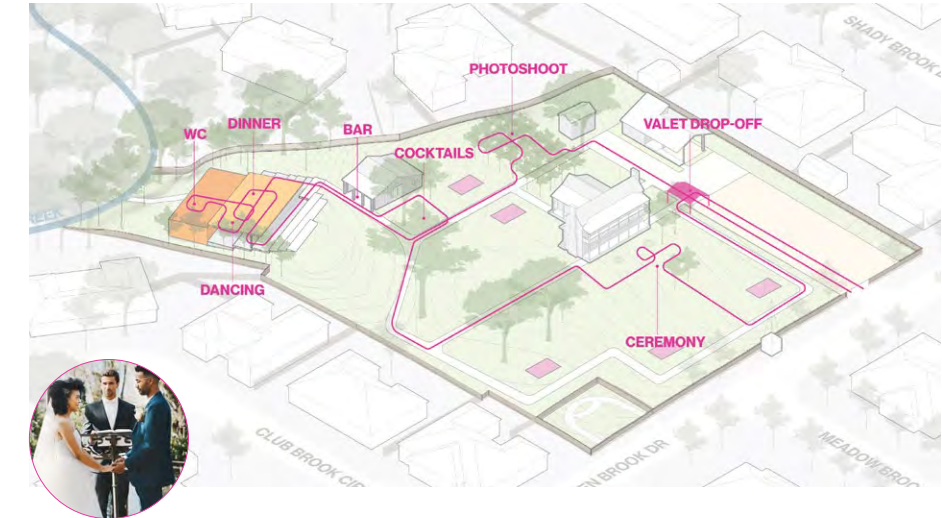


ALTERNATIVE 4 | Use Diagrams

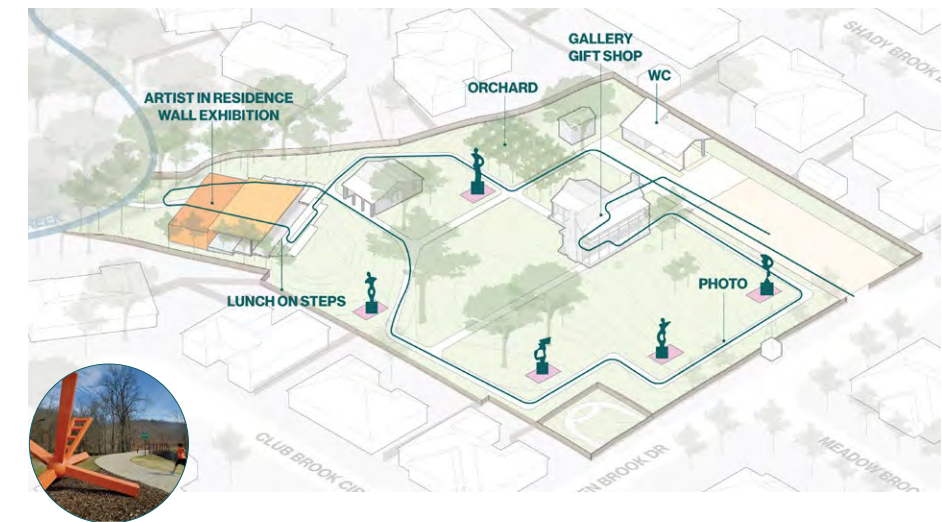
Afternoon Art Class



Wedding



Art Walk



ALTERNATIVE 4 | OPERATING BUDGET

Large social events	60	Includes all events that would need the entire venue, including weddings, nonprofit galas, and milestone birthday/anniversaries with substantial budgets. Lack of catering facilities (Alternative 2) and logistical difficulties (Alternative 4) will significantly affect desirability as a large event venue.
Small private events	195	Total event volumes are limited by how many small events can be held simultaneously. Includes smaller social events as well as organization meetings.
Public events	45	Demand for public meeting space assumed to be static. Alternative 4 allows for ticketed, public performances.
Total revenues	\$ 626,000	Revenues will largely be driven by larger events and the ability to attract events with significant budgets.
Total expenses	\$ (587,000)	Alternatives 3 and 4 will require more daily sanitation/maintenance labor.
Net operating income	\$ 39,000	

ALTERNATIVE 4 | CONSTRUCTION COST

<i>Conditioned Space</i>		\$	822,000
<i>Restored Space</i>		\$	1,033,800
<i>Site Development</i>		\$	1,858,000
Subtotals Cost of Work		\$	3,713,800
<i>Design Contingency / Market</i>	20.0%	\$	742,760
<i>Escalation - 2 years</i>	16.0%	\$	594,208
<i>Contractor GC's / Bond / Ins</i>	17.0%	\$	858,631
<i>Contractor Fee</i>	5.0%	\$	295,470
PROJECT CONSTRUCTION TOTALS		\$	6,204,868

MASTER PLAN ALTERNATIVES

Alternative 1

Summary:

- 1,700 SF of New Conditioned Space
- 1,700 SF of New Covered Flex Space
- 3,850 SF of Outdoor Flex Space
- Expanded Parking
- Restored Main Farm House and Milking Barn

Benefits:

- Outdoor and Conditioned Flex Space equipped for events (including catering kitchen)
- Art programed studio and exhibitions spaces
- Walking path for daily use
- Access to creek

Impacts:

- Low Noise Impact to Back Neighbor
- Larger events will promote neighborhood parking
- New Building facade will be visible from street

Projected Operating Budget:

\$179,600

Construction Costs:

\$4,647,386

Alternative 2

Summary:

- 600 SF of New Conditioned Space
- 2,200 SF of New Covered Flex Space
- 3,850 SF of Outdoor Flex Space
- Expanded Parking
- Restored Main Farm House and Milking Barn

Benefits:

- Covered Outdoor Flex Space equipped for events (not including catering kitchen)
- Limited art programed studio and exhibitions spaces
- Walking path for daily use

Impacts:

- Low Noise Impact to Back Neighbor
- Larger events will promote neighborhood parking

Projected Operating Budget:

(\$44,000)

Construction Costs:

\$4,430,438

Alternative 3

Summary:

- 1,400 SF of New Conditioned Space
- 2,100 SF of New Covered Flex Space
- 5,000 SF of Outdoor Flex Space
- Expanded Parking
- Restored Main Farm House and Milking Barn

Benefits:

- Covered Outdoor Flex Space equipped for events (including catering kitchen)
- Art programed studio and exhibitions spaces
- Walking path for daily use
- Access to creek

Impacts:

- Low Noise Impact to Back Neighbor
- Larger events will promote neighborhood parking
- New Building facade will be visible from street

Projected Operating Budget:

\$215,600

Construction Costs:

\$4,646,300

Alternative 4

Summary:

- 1,600 SF of New Conditioned Space
- 2,000 SF of New Covered Flex Space
- 3,400 SF of Stepped Amphitheater Seating
- Expanded Parking
- Restored Main Farm House and Milking Barn

Benefits:

- Covered Outdoor Flex Space equipped for events (including catering kitchen)
- Art programed studio and exhibitions spaces
- Walking path for daily use
- Orchard behind Main Farm House
- Amphitheater space for performances
- Access to creek

Impacts:

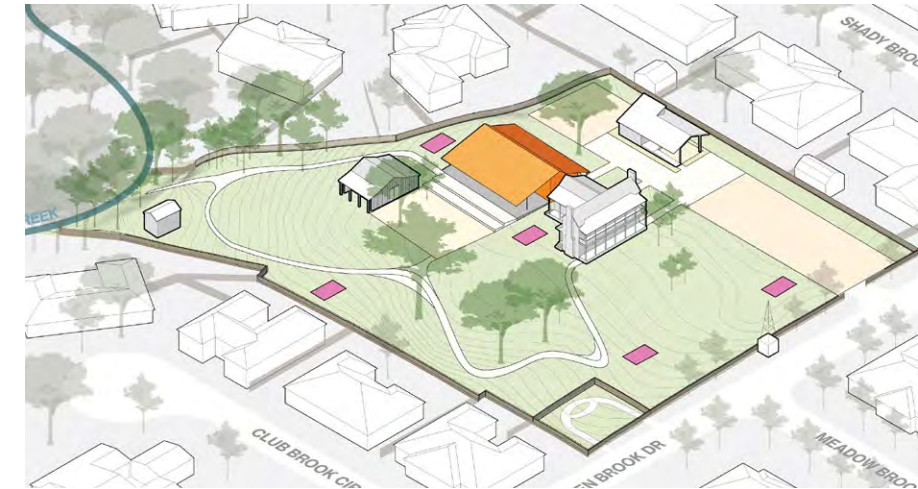
- Noise Impacts to Side Neighbors
- Larger events will promote neighborhood parking

Projected Operating Budget:

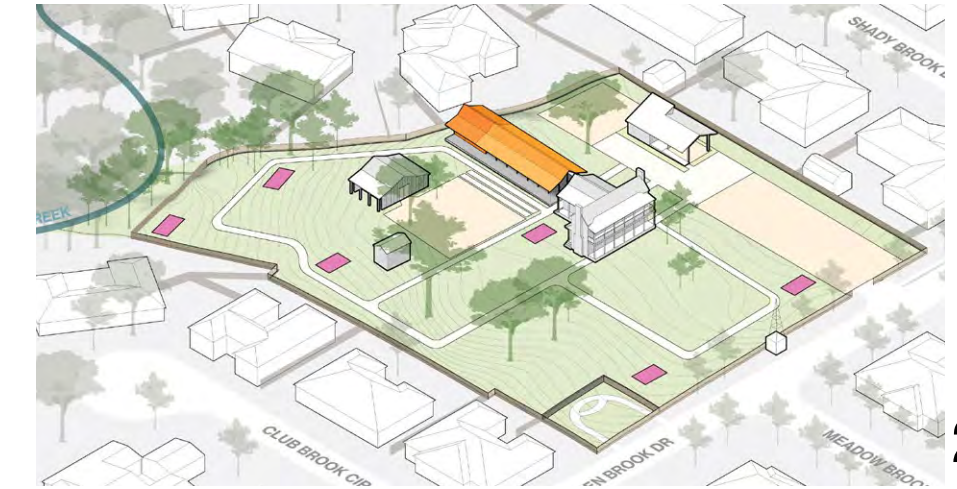
\$39,000

Construction Costs:

\$6,204,868



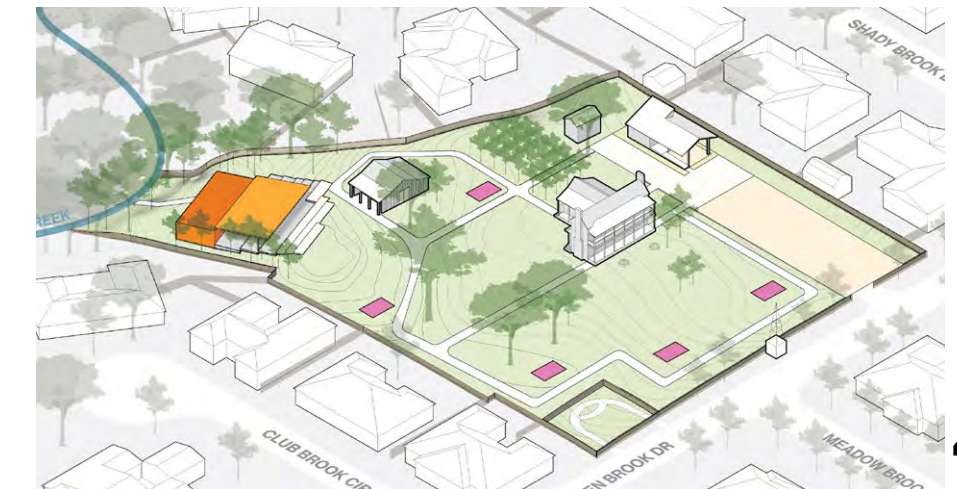
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