

[REDACTED]
& [REDACTED] Park
Development & Management Plan

[REDACTED]
25-Year Lease Program

The [REDACTED] County [REDACTED] and the [REDACTED] propose to inhabit the [REDACTED], also known as [REDACTED], and hereinafter referred to as the [REDACTED] Nature [REDACTED]. The structure is owned by the US Army Corps of Engineers. The [REDACTED] and [REDACTED] intend to use the building as an office and nature center. The [REDACTED] also intends to assume responsibility for maintaining [REDACTED] Park, keeping it open to the public and enhancing its service to the community where possible.

During the first year, attention, energy and funds will be devoted to renovating the beautiful [REDACTED] Nature Center [REDACTED] so that it can serve as office space. The [REDACTED] intends to update the heating system, electrical system, insulation, flooring, and plumbing, as well as repair the roof and drainage systems. Offices and a Nature Display Area will be set up, and the building will be made as wheelchair accessible as possible with ramps and a bathroom renovation on the first floor. It is intended that the main entrance (great room) be used for a public conservation display area the "family room" addition be used as a classroom and meeting facility.

In subsequent years, the [REDACTED] envisions the Nature Center hosting major conservation and natural history exhibits and serving as a public meeting place and environmental education training/event center. A major goal will be to "Bring Conservation to People."

[REDACTED] Park is a beautiful little park with trees, grass, picnic pavilions, and streamside access to [REDACTED] Creek. It is a much-used and much-loved part of the Crawford County community. The [REDACTED] proposes to take over the responsibility for [REDACTED] Park operation from the Army Corps, maintaining the restrooms, park, and natural areas. Over the course of the next 25 years, the [REDACTED] and the [REDACTED] hope to enhance the park's ability to meet the public's recreational needs while keeping the area as natural as possible so that people can continue to have a relaxing outdoor experience while visiting.

The following 25-year plan is an outline divided into two parts: The plans for the physical structures ([REDACTED] Nature Center Building and Yard; and [REDACTED] Park, including surrounding woodland) and the plans for programs which can be conducted at the facilities.

Year One

Physical Plan

Nature Center Building

A. Preliminary Work

1. Have the house inspected by company to advise on state of electric, heating, roofing, etc.
2. Test for Mold
3. Test for Radon
4. Have the house appraised.
5. Complete a property survey

B. Exterior Work

1. Complete drainage work around house (may include French drains)
2. Replace roof gutters and drain spouts, install gutter extensions
3. Protect window well areas from stormwater
4. Check fuel tank and reserve fuel
5. Repair slate roof
6. Put new roof on conference room
7. Install rubber roof on connecting corridor between conference room and kitchen hall
8. Power wash shakes and shingles of conference addition; apply new sealer to shakes
9. Install/improve roof ventilation
10. Clean patio area of weeds/debris
11. Repair/install security lighting
12. Expand parking area slightly

C. Interior Work

1. Empty House of carpeting, old mattresses, mold-infested wood, etc. (May need to rent a dumpster.)
2. After drainage and roof work is finished, install 2 dehumidifiers in the basement.
3. Install hygrometer in entrance hall to monitor moisture content
4. After house has dried, spray Lysol on all surfaces to remove mold
5. Scrub walls/floors and ceilings with Lysol to remove mold
6. Have house re-tested for mold
7. Have chimneys cleaned and dampers repaired and replaced
8. Install supports in basement
9. Stud garage and insulate garage ceiling
10. Paint interior walls
11. Replace any old carpet/tile removed
12. Install refrigerator and stove in kitchen
13. Clean all kitchen cupboards
14. Wallpaper kitchen

15. Install electrical improvements to take modern office equipment
16. Repair/replace all non-functioning light fixtures
17. Have batteries replaced and/or install new fire alarms
18. Install new phone lines and phones
19. Install computer hook ups and computers
20. Convert downstairs bathroom to handicap accessible facility
21. Install railings for the handicapped in bathrooms
22. Install railing on basement stairs
23. Repair all bathrooms except the one upstairs in the main part of the house; includes replacing sinks, toilets, cabinets, & tile
24. Remove the upstairs bathroom (in main part of house) to expand upper bedrooms as offices
25. Repair/replace kitchen sink; repair conference room sink
26. Have water softener installed
27. Have whole-house air conditioning installed; if not feasible, air condition by individual room or install fans.
28. Re-solder heating pipes
29. House will be maintained as an office and professionally cleaned at least three times a week; daily if possible
30. Insurance will be maintained on the house
31. Fire extinguishers will be installed and maintained
32. Preventative Maintenance

Yard Work

- Spring
 - Trim/cut grass & do overall lawn care
 - Remove and/or prune sick trees; remove stumps
 - Remove limbs on ground; mulch leaves
 - Trim or remove shrubs as need
 - Install new mailbox
 - Expand parking lot slightly
 - Install signage
 - Replace some yard shrubs
 - Establish flowers around house
 - Mulch garden beds
 - Refresh any worn trim paint.
 - Replace or repaint mailbox if necessary
 - Address any driveway/parking area potholes or surface problems
 - Clean bird feeders, bird baths, and bat boxes
 - Rake yard
 - Clean and repair gutters
 - Repair any broken roof slates

- Maintain backyard patios and walkways-replace any broken stone or patio – maintain in a safe condition
- Preventative maintenance

• Summer

- Arrange for grass to be mowed
- Keep yard free of sticks and liter
- Water outdoor plants as needed
- Weed gardens
- Continue establishment of native plant gardens and butterfly gardens
- Replace/repair any broken glass in the historic chicken coop
- Paint chicken coop/ repair rotted sections

• Autumn

- Inspect fuel oil tanks, have nozzles cleaned, etc.
- Order fuel and have tanks filled
- Cut or buy firewood for fireplace
- Clean gutters
- Rake leaves; compost
- Winter mulch gardens; protect tender plants
- Clean and fill bird feeders, bird baths, and bat boxes
- Arrange for regular snow removal
- Have fireplace inspected by a professional and operational
- Power wash shake siding on house addition

Winter

- Plow driveway regularly during snowfalls
- Maintain firewood pile
- Address any snow or ice buildup issues
- Maintain heat in building

Years 2-5

Exterior Work

1. Apply for grant to repair/replace entire slate roof
2. Repair/replace entire slate roof
3. Install an “Office addition” to building with a new larger “Conference Room/Classroom” area (Must conform to the line and look of the house.)
3. Continue preventative maintenance

Interior Work

1. Do annual chimney inspection

2. Continue preventative maintenance as indicated – keeping house clean, and all systems in good repair (Paint, floors, windows, appliances, plumbing, electrical, telephones, basement, floors, etc.)

Yard Work

1. Continue to expand garden using native plants
2. Establish outdoor learning center “area” for programs
3. Dirt and Gravel Road Surfacing demonstration - Improve driveway with environmentally sensitive permeable surface; Establish a “loop” for easier driveway access by school groups
4. Continue yard maintenance as indicated for first year.
5. Establish steps between [REDACTED] Park and the [REDACTED] Nature Center Building

Years 6-10

Interior Work

Continue to do preventative maintenance as indicated in years 2-5

Yard Work

Continue to do yard maintenance work as indicated in years 2-5

Years 11-25

Interior Work

Continue to do preventative maintenance as indicated in years 5-10

Yard Work

Continue to do yard maintenance work as indicated in years 5-10

[REDACTED] Park

Roadway and restrooms will open on April 15th of each year, coordinated with the Army Corps and revised as necessary.

- A. Open rest rooms on April 15th, repaint and repair as needed
- B. Restrooms will be inspected daily. Arrange for restrooms to be cleaned at least twice weekly; daily if budget allows.
- C. Replace any burned out light bulbs in restrooms
- D. Arrange for grass cutting to maintain the park as it has been maintained in the past.
- E. Inspect all grills; repair any damage
- F. Inspect all picnic tables; repair or paint as needed
- G. Inspect pumping station – make sure everything is in work ing order – arrange for any needed maintenance

- H. Inspect trees – prune where needed, cull diseased specimens; replant where trees are removed (native species)
- I. Maintain signage
- J. Arrange for a dumpster at the park – have emptied a minimum of weekly, more often if needed. Prefer receptacle that will encourage recycle of materials – aluminum cans, steel cans, etc.
- K. Maintain a litter patrol to keep park attractive
- L. Inspect picnic shelters – repair any winter damage; discourage wasp and bee nests in the shelters.
- M. Inspect parking area and road surfaces – resurface/paint lines as needed
- N. Inspect and repair benches
- O. Check to make sure electric is working at the shelter
- P. Maintain water softener
- Q. Make sure park insurance is in place and maintained.
- R. Water quality in the park will be tested regularly and maintained in a manner safe for public consumption year round
- S. Provide receptacles for recycling fishing line
- T. Seed and mulch any eroding areas in the park
- U. Repair any vandalism damage

Roadway and restrooms will be closed at the end of October of each year, coordinated with the Army Corps

- A. Post park closing date
- B. Scrub and repaint picnic tables
- C. Keep lawn mowed
- D. Inspect and cover grills
- E. Clean, winterize, and close restroom
- F. Inspect pumping station and do routine maintenance
- G. Have any fallen trees cut up and removed
- H. Repair any ice damage
- I. Maintain pumping station and water treatment facilities in good working order.

Years 2-5

1. Continue maintenance plan as in first year
2. Establish two regulation horseshoe pits near the picnic pavilions in the park.
3. Hook up heaters in the restrooms to warm buildings enough so that they will not have to be completely shut down over winter. Consider keeping the restrooms open in the wintertime for the winter outdoor enthusiasts. (The park still has walkers, cross country skiers, and sled riders in winter.)

Years 6-10

1. Continue maintenance plan as in years 2-5
2. Replace/repair any structures that have deteriorated

Years 11-25

Continue maintenance plan as in years 6-10

PROGRAM WORK

Year 1

1. Offer regular environmental education programs to all age groups. (Outdoors while the park is open and indoors at the Nature Center when the park is closed.) Examples: Environmental Education Teacher Training programs such as Project Wet, Project Wild, Project Learning Tree; Various nature programs for school children; Nature Journaling for Adults 16 and Up; Dirt and Gravel Road education for Township Supervisors; Forestry education for adults and children; Nonpoint Source Pollution Prevention for Engineers and Construction Company Employees; Nutrient Management Training for farmers, etc. etc.
2. Establish a nature book and film library in the house
3. Continue to charge for reserving the picnic pavilion - \$ ■ by itself, ■ with electricity.
4. Establish a small nature gift shop in the building; include things such as small guide books, local natural history books and items, and topographic maps. Proceeds will go toward running the center.
5. Establish conservation and natural history displays in the Great Room. Emphasize local natural history, environmental awareness, conservation.
6. Keep a set of horseshoes at the Nature Center which can be loaned out for free (hold deposit)
7. Maintain other recreational equipment at the nature center for public use (ie: Volleyball net, volleyball, etc.)
8. Maintain a "wish list" of projects for scouts or community groups to do for the park/nature center
9. Establish an environmental education newsletter, which can be on-line or print, for school teachers and youth groups.

Years 2-5

1. Continue offering Nature Programs, etc. as indicated in Year 1
2. Establish a platform along the stream edge for handicapped access fishing and for a student water quality testing station
3. Construct a pavilion or amphitheater for outdoor programs
4. Establish a firepit seating area for night programs
5. Set up a trail system that connects to the existing fitness trail.
6. Set up a nature trail or trails that include orienteering stations, fitness stations, tree and plant ID.
7. Begin establishing an arboretum, with identification signs. Tailor tree replacement program to include native specimens which the park does not have.
8. Establish wildflower planting areas for birds, wildlife, butterflies, and to demonstrate Native American foods.

9. Establish a Nature Center Web Site – Post park activities; show photos of events, and highlight seasonal nature lore of interest.
10. Establish a weather station – If possible, hook weather station data up to web site.
11. Begin public recording of water quality data – post on web site. (Example – scout or school group can be taught to do the sampling and keep records. This can be posted on the web site.)
12. Host the County Envirothon at [REDACTED] Park.
13. Work cooperatively with the Army Corps on joint projects of mutual interest which might involve the entire dam/park area. Examples might include a “Park Clean-Up Day”, “Natural History at the Park”, “Know Your Forests”, “Conservation Days”, “Trail Maintenance”, a series of natural history talks at the camp ground or on different natural trails, etc.
14. Where possible, establish safe, sustainable, alternative energy systems at the [REDACTED] Nature Center and possibly at picnic pavilions and restrooms at [REDACTED] Park.
15. Do an annual bird survey and wildlife survey. Look for ways to enhance wildlife habitat

Years 6-10

1. Continue with programs and facilities already established which are successful (Years 1-5). Expand the educational program services to include regularly offered programs which help area teachers teach basic environment and ecology educational standards.
2. Survey public concerning their satisfaction with facilities/programs. Make adjustments accordingly.
3. Establish a wetland observation area. Signage can be used to highlight the values of wetlands
4. Establish an “Exploration Loft” in the Nature Center Building with “hands-on” natural history explorations.
5. Expand district staff to include full time Environmental Education Coordinators and a Naturalist
6. Move some of the district’s offices into an Agricultural Service Center;
7. Expand environmental education offerings at [REDACTED] Nature Center (Examples: [REDACTED] Nature Center Offices now house more educators, naturalists, foresters. More room can be devoted to the Natural History library, exhibit space.)
8. Consider expanding rental of recreational equipment, based on public demand and interest.
9. Consider charging nominal fees for some of the naturalist programs if needed to support the facilities, materials, or staff.
10. The [REDACTED] hosts annual sales to raise money for Environmental Education Programs. These sales currently involve tree seedlings. Host this sale at the nature center. Consider expanding to bird seed, bat boxes, bird houses, pond fish, etc.

11. Work jointly with [REDACTED] College to host college-level educational activities and research.
12. Offer a college internship in Environmental Education

Years 11-25

1. Continue with successful programs and facilities already established, as listed in the plans for years 1-10.
2. Continue to survey the public concerning their satisfaction with the facilities and programs and make adjustments accordingly.
3. Construct an outdoor "living soil" walk-through exhibit highlighting the soil as a natural resource and the importance of practicing soil conservation.
4. Have Conservation District Staff, or contract staff, to write "Guide to [REDACTED] [REDACTED] Natural Area." Natural History Guide. Publish and offer for sale at Nature Center.
5. Research and print natural history pamphlets such as "Spring Wildflowers along [REDACTED] Creek", "Birds of the [REDACTED] Creek Watershed", Trail Guides, etc. Offer for free to public or for nominal fee.
6. Offer occasional "Conservation Overnight" learning experiences for youth groups. Small groups could camp or "bunk rooms" could be set up at the center to house small groups.