

The Parmelee Farm Site Design Competition

Project Program

History and Background

The Parmelee Farm, located at #465 on the east side of Rte. 81 south of Rte. 148 in Killingworth, Connecticut is a municipally owned site that was acquired by the town in the year 2000. Site access is from Rte. 81. Adjacent land uses Cockaponset State Forest, the Haddam-Killingworth Middle School and private residential properties. It dates back to 1865 and in its many years of existence has variously been a dairy farm, a resort, and its most recent manifestation, a turkey farm.

The Site

Formerly known as the Bosco Property, the site comprises 133 acres of mixed woodland, wetland and open space. The site is located in the Menunketesuck River Watershed. Vegetatively, the site may be divided into a few broad categories; Mixed Hardwoods, Hardwood swamp and Old Field. It is the present home to the Killingworth Community Gardens, founded in 2008 with twenty, 20' x 20' plots and has been expanded to 40 plots.

The east boundary of the property borders additional town-owned land that is currently overseen by the Conservation Land Trust. This land is dedicated to hiking and conservation.

Objectives

Our objective is to foster historic preservation, education, agriculture, land conservation, the preservation of open space, community events, and the creative arts. Although it may not be possible to return the farm to its former agrarian roots entirely, we are committed to preserving its rural New England character and the sense of place that is represents to many generations of Killingworth residents; natives and settlers alike. It is equally important that the plan be sufficiently flexible to accommodate future generations of like-minded individuals who share an interest in preserving and building upon our shared New England heritage.

The Parmelee Farm will include community gardens, a community wood-fired bread oven, ADA compliant, low-impact walking paths, hiking trails, a community orchard, a stocked pond, a small fairground site with modest facilities to accommodate the fair, town picnics, a farmer's market, seasonal craft fairs, perennial flower gardens, an ornamental herb garden.

Additionally we expect to use the site to host workshops that pertain to rural country life. Workshops that are currently scheduled include Dry Stone Wall Building workshops. Other planned workshops are listed below.

Some of the buildings on the site are to remain including the house, the stone/wood barn and its concrete block attachment and the shed/garage presently in use for storage by the Community Garden. The pole barn, formerly a turkey barn, is to be razed, as it does not meet code, however we would like to have an open structure of comparable size in a suitable location on the site to accommodate markets, fairs and other outdoor community events.

Implementation:

Town funds are extremely limited and the site plan must take this into consideration. To date, much of the clearing and many of the improvements are the result of twice yearly volunteer days or services that have been donated to the town. Implementation of the plan will occur as funds become available and may be spread out over a 10- 20 year period. For this reason we seek a plan that can be implemented in phases without compromising the integrity of the design or accruing substantial additional costs by 'phasing' it. Furthermore, it is unlikely that a plan will be favored that requires extensive additional professional services for design development and/or construction documents.

Site Use Inclusions

We envision the site to include and accommodate the following conditions, activities and pursuits:

Historic Architecture Preservation

Parmelee Farmhouse to serve as Killingworth Historical Society Headquarters

Historic c.1930 Stone & Wood Barn (use TBD)

Recreate historically appropriate garden/landscape design for house setting

Research & Education Center

Visitor Welcome Center

- Green Exhibition / Meeting Hall designed and built to use sustainable and alternative energy for the following uses:
 - ✓ Exhibits
 - ✓ Lectures
 - ✓ Films
 - ✓ Presentations
 - ✓ Events (see below)

Other Structures or Hardscaping

- Open-Air Outdoor Pavilion
- Signage; Informational kiosk,
- Community Stone & Brick Bread Oven including adequate work area for 20 people and adequate and appropriate storage for 3 cords of wood.
- Community Barbecue Pit
- Patio / Barbecue Area for dinners on the farm or Community BBQ's
- Stone amphitheater for outdoor concerts (see attached photo.)

Open Space & Public /Utility Space

- Public Utility Space
 - ✓ Two Lane Driveway
 - ✓ Parking Area
 - ✓ Comfort facilities
 - ✓ Picnic Areas
- Arboretum with walking trails (including some ADA compliant paths)
- Hiking Trails
- Riding Trails
- Farmers Market
- Community Orchard
- Crafts Fairs
- Bird Sanctuary

Arts, Recreation & Tourism

- Sculpture Garden/Art Trail
- On-Site Adult Workshops
 - Dry Stone Walling
 - Building a Wood-fired Bread Oven
 - Masonry; Applying stone veneer to masonry surfaces
 - Gardening
 - Pruning Tutorials & the Art of Espalier
 - Landscape Painting, Photography
 - Bread making
 - Canning and food preservation
 - Wreath making with native materials
 - Seed-Saving
 - Timber-framing
- On-Site Youth Activities
 - Puppet Making
 - Pumpkin Carving
 - Bird house making
 - Gardening
 - Bread making
- Open-Air Cultural Events (concerts, theatrical performances, puppet shows,etc...)
- Seasonal Sports
 - Ice-Skating
 - Cross-country skiing
 - Sledding
 - Bocci / Boules
 - Croquet

Events & Event Hosting Facilities

- Seasonal Town Hall Events for fundraising and Community Enhancement, e.g.Fall Harvest Festival (featuring traditional crafts such as blacksmithing, candle making, timber-framing, fence-making, etc...)
- "Dinners on the" Farm Events
- Scheduled Town Expo Days (5x per year) for Community Group meetings, seminars, clinics, discussions.

Gardening & Agricultural Activities

- Killingworth Community Gardens (to be expanded)
- CSA (Community Supported Agriculture) Organic Heritage Farm (growing heirloom and native foods)
- Trial Gardens (in conjunction with NOFA)
- Killingworth Common Ground Fair (refer to www.mofga.org website)
- Seasonal & Perennial Pleasure Gardens with Seating
- Native Woodland Plantings (basket making materials for workshops)
- Semi-formal historically appropriate Herb Garden
- Compost Facility for Community Gardens (to be discussed and explored with Town Sanitation people)
- Beekeeping
- Community Orchard; possibly espalier

Other

Wind Turbine
 Wireless Internet Access at the Site
 Restoration and use of pond.

Evaluation Criteria

Submittals will be evaluated on the basis of how well the plans express the project's goals. Points will be assigned to specific issues or themes as follows:

CRITERIA				Points
General				175
Does the plan maintain and enhance the property's rural New England character?				20
Does the plan meet or exceed the checklist of desired features?				20
Is the plan sensitive to energy efficiency, conservation and sustainability?				15
Does the plan make maximum use of the site's resources?				18
Does the plan promote responsible environmental stewardship?				20
Could the plan be implemented in phases over a period of 20 years without compromising its distinctive features?				10
Does the plan introduce any innovations or improvements that meet or exceed current FDA, DEP, etc...goals and/or objectives? (See attached list)				20
Does the plan provide a sensible traffic plan within the site's boundaries that is functional, safe and beautiful?				15
Does the plan meet or exceed current ADA standards?				12
Is the plan conducive to hosting a number of different activities at different locations on the site in a single day?				8
Is the plan sensitive to our Zone 6 New England climate?				2
Are the plans sufficiently specific to implement in phases without excessive additional professional involvement?				15
Specific; Rate each on a 1-5 basis. The total cannot exceed 10	Function 1-5	Aesthetics 1-5	Expense 1-5	100
House and Environs				
Community Gardens				
Hiking Trails				
Sculpture/Environmental Art				
Pond and Environs				
Utility Areas				
Stone Barn				
Public Meeting Areas				
Pavilion				
Visitors Amenities				

SPECIFICATIONS:

The Master Plan must provide schematic design solutions for all of the Site-Use Inclusions listed above taking into consideration future population growth, use, traffic and possible expansion. Maintenance should be considered and low maintenance should be a high priority.

SUBMITTALS:

Deadline for submittals is: Insert Date Here Entries received after the deadline will be disqualified.

Competitors will be supplied with the following materials:

- An area plan and aerial photograph showing principal roads and primary traffic circulation.
- A weather and climate diagram
- Photographs of the site
- A site plan showing topography, existing buildings, etc....
- Bosco Property Environmental Report dated 2002 prepared by the eastern Ct. resource Conservation and Development Area Inc.

Submissions must include but are not limited to the following materials:

1. Scaled drawings; Plan View of overall plan.
2. Detailed plan view of immediate "farmstead" footprint including house, barns, outbuildings, parking areas, community gardens, pavilion(s), gardens, pond and surrounding area, traffic patterns
3. Scaled Detail drawings of all features and areas
4. A Power-Point type slideshow that presents the concepts and ideas of the plan
5. A narrative description of the plan will articulate the following:
 - a. The overall concept of the plan. (We encourage competitors to include and pros, cons and challenges that they feel the site presents).
 - b. Descriptions of the various components of the plan and how they interrelate.
 - c. A prioritized course of action for implementation accompanied by estimated associated costs.
 - d. Describe how the plan meets or exceeds local and national ADA, environmental, energy and sustainability codes.
6. Presentation boards that illustrate the 'feel' of the plan and provide visual references for the overall concept.

Competitors will be expected to consult with local governance including Planning & Zoning, Inland Wetlands and Historic Preservation officials to ensure that their plan will meet codes.