

Everybody's Farm

Mason, OH



Named for the radio show broadcast from this site from 1941 to the 1960's, Everybody's Farm exemplifies Bayer Becker's multi-disciplinary design and project management capabilities. The 44 acre mixed use site design integrates sustainable technologies with public space. Educational stopping places are integrated into the pedestrian environment highlighting the hydrology and the ecological restoration of the site for visitors. A central pedestrian green will offer visitors a place for resting, outdoor dining and gathering, and will provide historical information on the farm and its iconic radio show.

Bayer Becker tailored the public infrastructure to meet the needs of the outlot developments, while maintaining the flexibility to serve future tenants. Public improvements, including roadway and utilities, were funded through Tax Increment Financing (TIF) and Bayer Becker assisted with TIF budget coordination as well as public/private development issues.

Identification of cost saving measures were critical to the success of this project. For Everybody's Farm, removing a water main connection, utilizing an existing regional basin to address the city's storm water quantity requirements, and coordinating our design with Duke Energy to identify the most efficient electric service layout are just a few of the examples. Sustainable efforts that will save future operating costs include restoration of a native stream environment, rain gardens and exfiltration trenches.

Bayer Becker's experience with challenging projects and our relationship with the city assured our client, and helped to move the project forward quickly. The ability to create and implement a unique design, while coordinating a TIF development, required Bayer Becker to meet tough deadlines, and produce accurate plans to successfully deliver this project.



Project Stats

Client:	Henkle Schueler
Location:	Mason, OH
Year:	2011
Market:	Mixed Use
Project Size:	40.00 Acres

Services Provided:

SURVEYING SERVICES

3D Modeling for Machine Control
Boundary Surveys
Construction Layout & Staking
Easement Exhibits & Descriptions
Legal Descriptions
Location Surveys
Record Plans
Right-of-way Surveys & Drawings
Topographic Surveys
Utility As-Built & Record Drawings

CIVIL ENGINEERING SERVICES

Bidding Assistance
Construction Administration
Earth Retaining Structures
Erosion Control Planning, Permitting & Inspection
Ex-filtration Trench
Foundation Design
Grading & Earthwork Analysis
Hydrologic & Hydraulic Analysis
Storm Water Collection System
Storm Water Control Facilities
Structural Site Amenities
Waste Water Infrastructure
Water Supply Infrastructure

TRANSPORTATION ENGINEERING SERVICES

Access Management Plans
Intersection Design
Maintenance of Traffic Plans
Roadway Design
Sight Distance Studies
Signing & Striping Plans
Street Rehabilitation

LANDSCAPE ARCHITECTURE & PLANNING SERVICES

Bio-retention Cell
Community Identity Design
Due Diligence Research
Market Graphics
Master Planning
Park and Recreation Planning and Design
Planting Plans
Preliminary Budgeting - Final Cost Estimating
Rain Gardens
Site Furnishing Selection
Site Planning
Zoning consultation