



CREATING A CENTRAL PARK FOR THE HOLLAND COMMUNITY: The Case for a Fresh Vision of Windmill Island Gardens

The fresh vision is for Windmill Island Gardens to be a greater community asset, in an urban environment, as a place of gardens and walkways, beauty and creativity, exploration and learning; a place where family and community gather, children and families enjoy recreation, and others read, reflect, paint or pray in solitude; a place where nature enhances urban life. Most of all it will be a fitting setting for residents of the greater Holland/Zeeland area and visitors from many places to enjoy our beloved DeZwaan as an authentic, operational Dutch windmill.

Excellent urban areas enjoy signature parks - Central Park in New York City; the Mall in Washington, D.C.; and Grant Park in Chicago to name just a few. For nearly 50 years, the Holland, Michigan, area also has enjoyed its own “central” park - Windmill Island Gardens. Since its opening in 1965, more than two million people have visited Windmill Island Gardens and enjoyed its lush flowers, walked along the river and canal, and taken in the majesty of DeZwaan - the 252-year-old windmill that is the queen of the island and the most recognizable icon of our community.

Now, DeZwaan’s age and the Park’s opportunity have converged in such a way that, together, the Holland community has the occasion to renew our central park so that it remains a jewel for generations to come. A dedicated group of community leaders spent the last six months envisioning what Windmill Island Gardens can and should be for our children and grandchildren. Conceived primarily as a tourist attraction 50 years ago, Windmill Island Gardens now will become primarily a central recreational park for the community while remaining home to some of our community’s most recognizable icons.

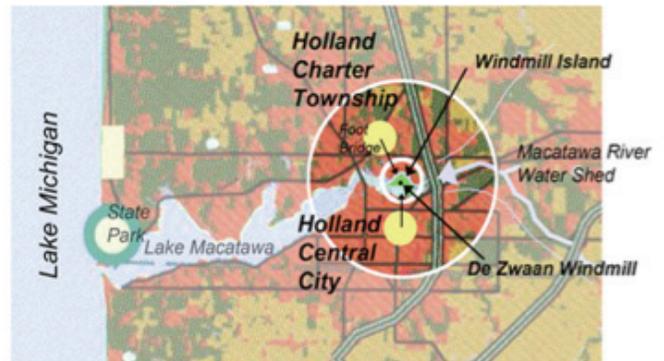
This Fresh Vision for the Future of Windmill Island Gardens Includes Four Insights:

A Place of Natural Resources

Windmill Island Gardens is a place of remarkable natural resources as it is located in the Macatawa River delta. As Holland has grown around it, the Island remains a remarkable place teeming with living creatures and countless opportunities to enjoy nature.

Center of a Large Urban Area

Windmill Island Gardens is at the center of a large urban area, embracing the City of Holland, Holland Charter Township, and Park Township. In 1960, when discussions were underway about bringing a windmill to Holland, the combined population of the City of Holland and Holland and Park Townships was 37,641; in 2010 it was 86,488 with most of this growth outside the City of Holland. The quality of urban life is greatly enhanced by the presence of green open spaces, such as Centennial, Kollen and Dunton Parks, where people can gather for various aspects of community life. Windmill Island Gardens is such a place at the center of the greater Holland area.



A Park of Parks

Windmill Island Gardens is a destination, intersection, and can be a catalyst for the development of both public and private areas from Downtown Holland to Holland Charter Township via walkways and bicycle paths connecting our community in ways as never before.

Dutch Heritage in a Larger Context

It is important for DeZwaan, the last authentic mill permitted to leave the Netherlands, to be restored as a working mill. A working mill honors the spirit of those who entrusted it to Holland, Michigan, and authentically symbolizes the Dutch tradition of creatively blending urbanization and preservation.

THE CAMPAIGN FOR WINDMILL ISLAND GARDEN’S NEXT FIFTY YEARS

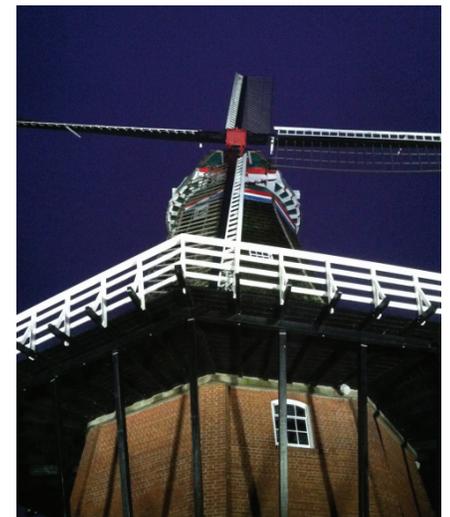
Key Component #1: Repairing and Restoring Our Dutch Artifacts

The DeZwaan Windmill

This beautiful windmill, our most visible icon of this community, is 252 years old (48 of those years here in Holland). During the replacement of the second-floor decking in 2012, Dutch windmill experts made an unexpected and unwelcome discovery: structural beams were rotten and one had snapped. These Dutch experts outlined a plan for the renovations that would allow DeZwaan to operate, with regular maintenance, for the next 25 years.

To accomplish the needed repairs it will be necessary to remove the cap of the windmill. To do so requires a crane - for which temporary bridging is necessary in order to get the crane to DeZwaan. Additionally, with the cap on the ground, the nearly 50-year old shingles are best replaced. Because DeZwaan is an authentic Dutch windmill, certain key parts will be made in the Netherlands with much of the repair labor done by local firms.

This component is the most pressing and time-sensitive part of the campaign. Dutch millers have a saying: “A mill at rest is a mill at rust.” The hope is to have the repairs occur in the Fall of 2013. To do so, however, sufficient funding (or pledges) will first need to be secured. The estimated costs for the materials, labor, and related expenses (i.e., crane & bridging) is \$700,000.



The Amsterdam Street Organ & Carousel

Windmill Island Gardens contains two additional important Dutch artifacts for the Holland community: the Amsterdam Street Organ and the Carousel.



The Amsterdam Street Organ is an authentic twentieth century Carl Frei street organ. Carl Frei was a German-born organ craftsman who, after World War I, plied his trade primarily in the Netherlands. Our street organ was given to the People of Holland from the People of Amsterdam after World War II in appreciation to our residents for their support during the war. Used on a daily basis, the street organ is in need of a full restoration to retain its original sound and appearance. The estimated cost of the restoration of the organ is \$25,000.

The Carousel is an authentic 1929 Dutch attraction brought to Holland, Michigan, from Groningen, the Netherlands. Though presently in working order, this antique Carousel requires continual maintenance and ongoing restoration. Most of the nearly 30 animals will need restoration in the near future (a few have already been completed) which has an estimated cost of \$100,000.

Key Component #2: Pedestrian Link with Holland Charter Township

Many people for years have dreamed of a connection from Windmill Island Gardens to the north. Such a connection would make the park readily available to residents of Holland Charter Township. It, too, would allow the present pedestrian pathway from Kollen Park, to Window to Waterfront, and on to Windmill Island Gardens to connect with Holland Charter Township's 68 miles of bike paths and, as a result, encircle the entire Macatawa River Delta.

The estimated project cost is approximately \$850,000 to design and build the bridge and connecting pathways.



Key Component #3: Pedestrian Access to Windmill Island Gardens from Downtown Holland

Windmill Island Gardens originally was conceived as a tourist attraction. Consequently, a ticket booth "greeted" visitors at the entrance drive to the Island and the access infrastructure was designed for automobile traffic.

The park of parks vision recognizes that, increasingly, access to Windmill Island Gardens will occur by non-motorized means. To realize that vision, however, requires a better path for walkers, families on bikes or pushing strollers, or those who use devices to assist in their walking. In addition, existing pathways on Windmill Island Gardens, some of them original to the island, need repaving.

The estimated project cost for these new and repaved paths is \$450,000.

