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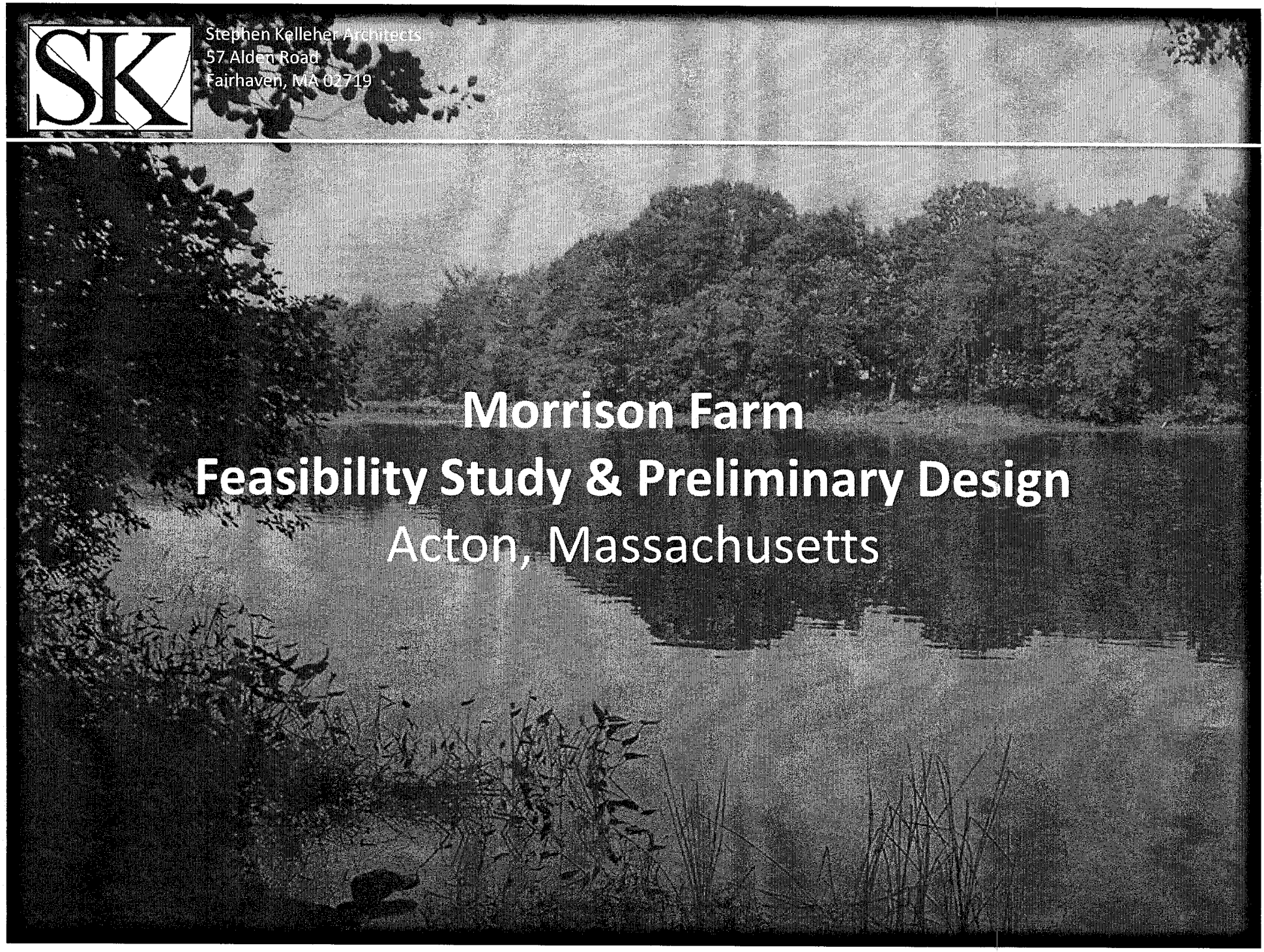

Morrison Farm
Feasibility Study & Preliminary Design
Acton, Massachusetts

5/24/10 (4)

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Fairhaven, MA 02719

Design Team

Architect:	**Stephen Kelleher Architects**
Civil Engineer:	**Goldsmith, Prest & Ringwall, Inc.**
Economic Planning:	**ConsultEcon, Inc.**
Structural Engineer:	**Goldsmith, Prest & Ringwall, Inc.**
Mechanical, Electrical, & Fire Protection Engineers:	**Garcia, Galuska, DeSousa, Inc.**

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Timeline

1997 – Town Meeting votes to acquire the property for $1.3 million.

2003 – Mrs. Betty Morrison permanently vacates the property. Property falls under town's control.

2004 – Board of Selectmen appoints an advisory committee made up of members representing various constituencies interested in the recommended reuse of the property.

2006 – Application for Massachusetts Historical Commission.

2008 – Community Farm Plots constructed.

2009 – Stephen Kelleher Architects selected to provide design services for feasibility study & preliminary design.

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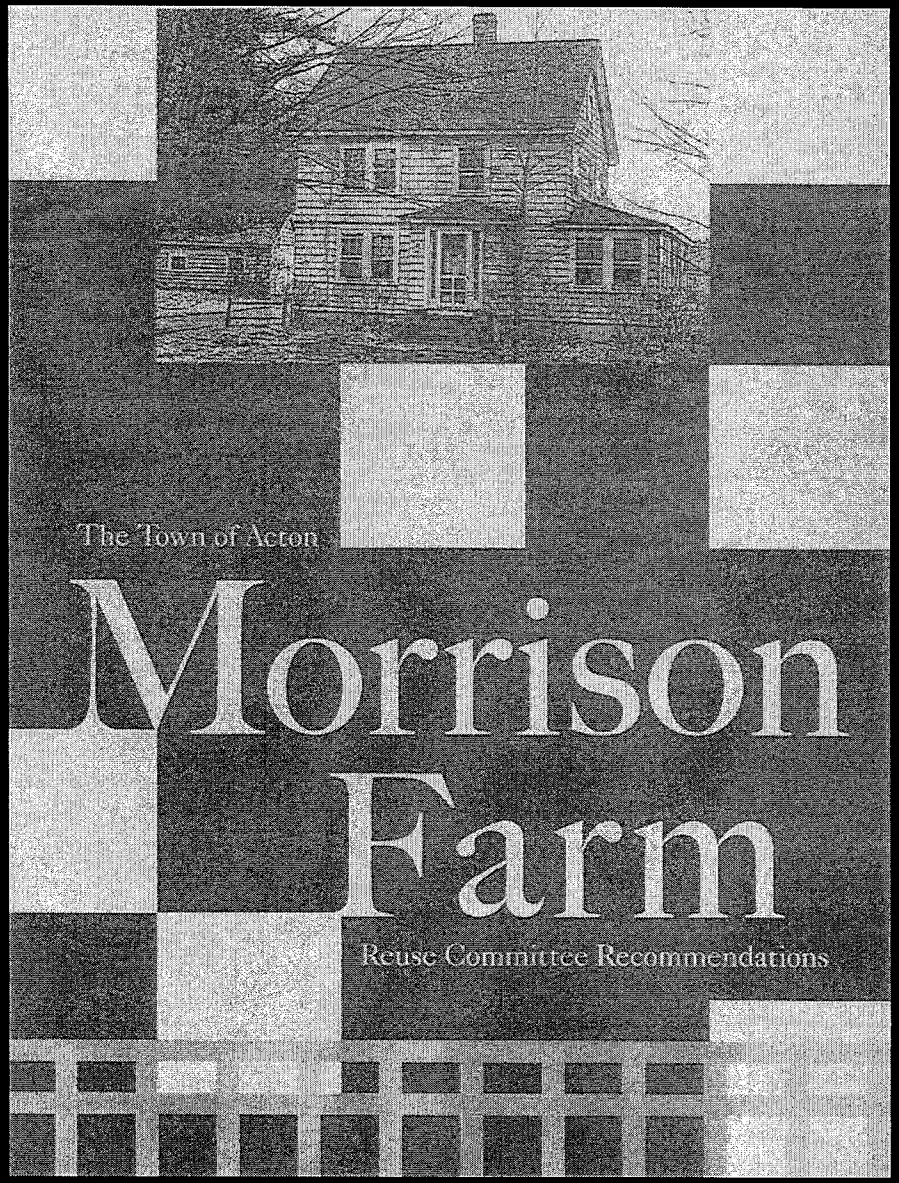
Selectman's Goals



1. Provide for active recreation/play space (1 or 2 soccer/play fields, preferably in the upper field area behind the barn).
2. Maintain the existing system of walking trails and construct a trail connection to the future Bruce Freeman Rail Trail and to East Acton Village.
3. Preserve the lower meadows, areas bordering Ice House Pond, woodland areas and other environmentally sensitive areas on the Morrison property.
4. Preserve the characteristics of the Morrison Farm and the views looking at the property from Concord Road.
5. Provide space for equestrian activities such as trail riding.
6. Provide for Community Garden space.
7. Provide space for playground.
8. Determine the future use of the farmhouse, barn, and any other out buildings.
9. Prioritize any development plans and include cost estimates and general construction timelines.

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Design Process

Determine Project Goals
- Interested parties
- Request for priorities

Existing Conditions
- Opportunities and constraints
- Site
- Buildings
- Circulation

Feasible Development Schemes
- Impact
- Cost Estimates
- Operations and maintenance opportunities

Resolution
- Based on the committees review of the schemes presented
- Re-visiting active recreation and soccer fields
- Re-visiting connections to surrounding
- Revisiting interest groups and designating areas of use

Final Resolution
- Connections diagram
- Phase One
- Phase Two

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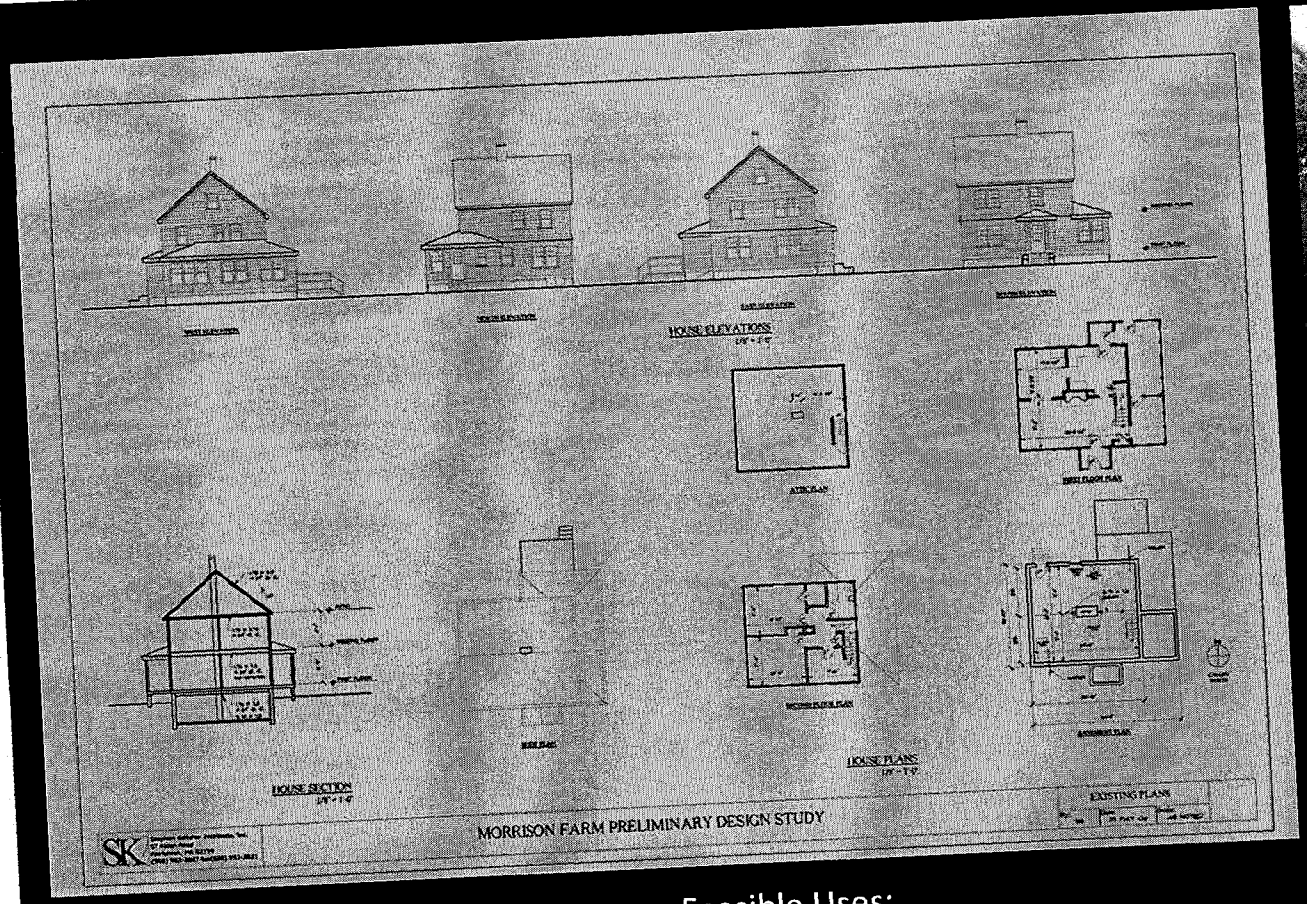
Existing House



Morrison Farm – Acton, MA

House:

Condition: Structurally OK
Constraints: Cost of Upgrades vs. New Construction

Feasible Uses:

Residence
Town Office Space
Comfort Station For Farm Uses

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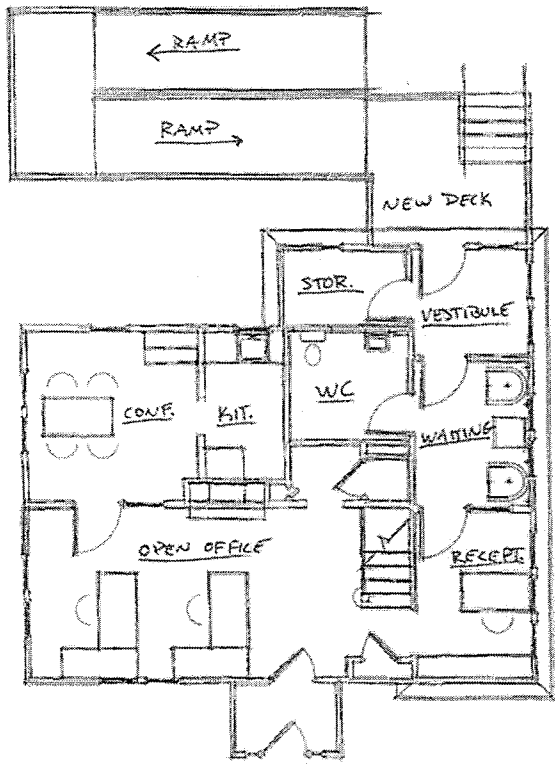
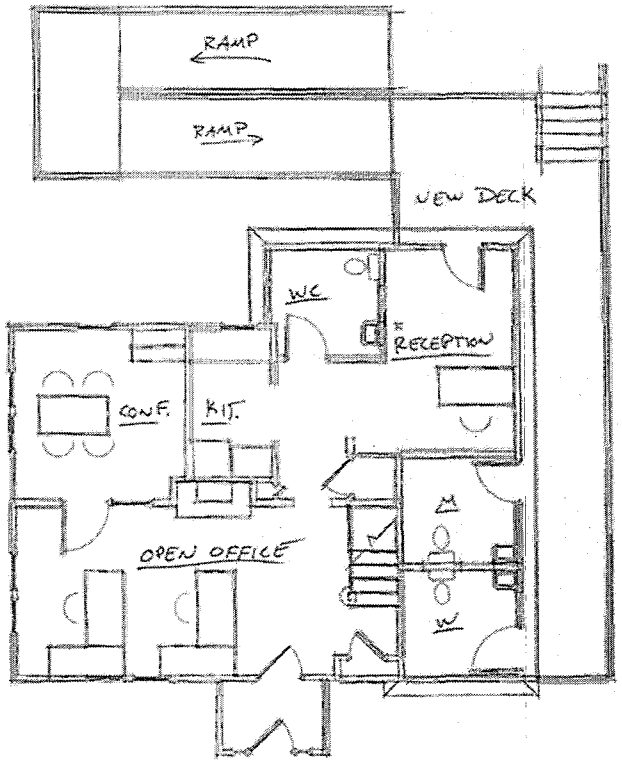
Concepts for Reuse of House



Option I

Town Offices



Option II

Town Offices & Comfort Station

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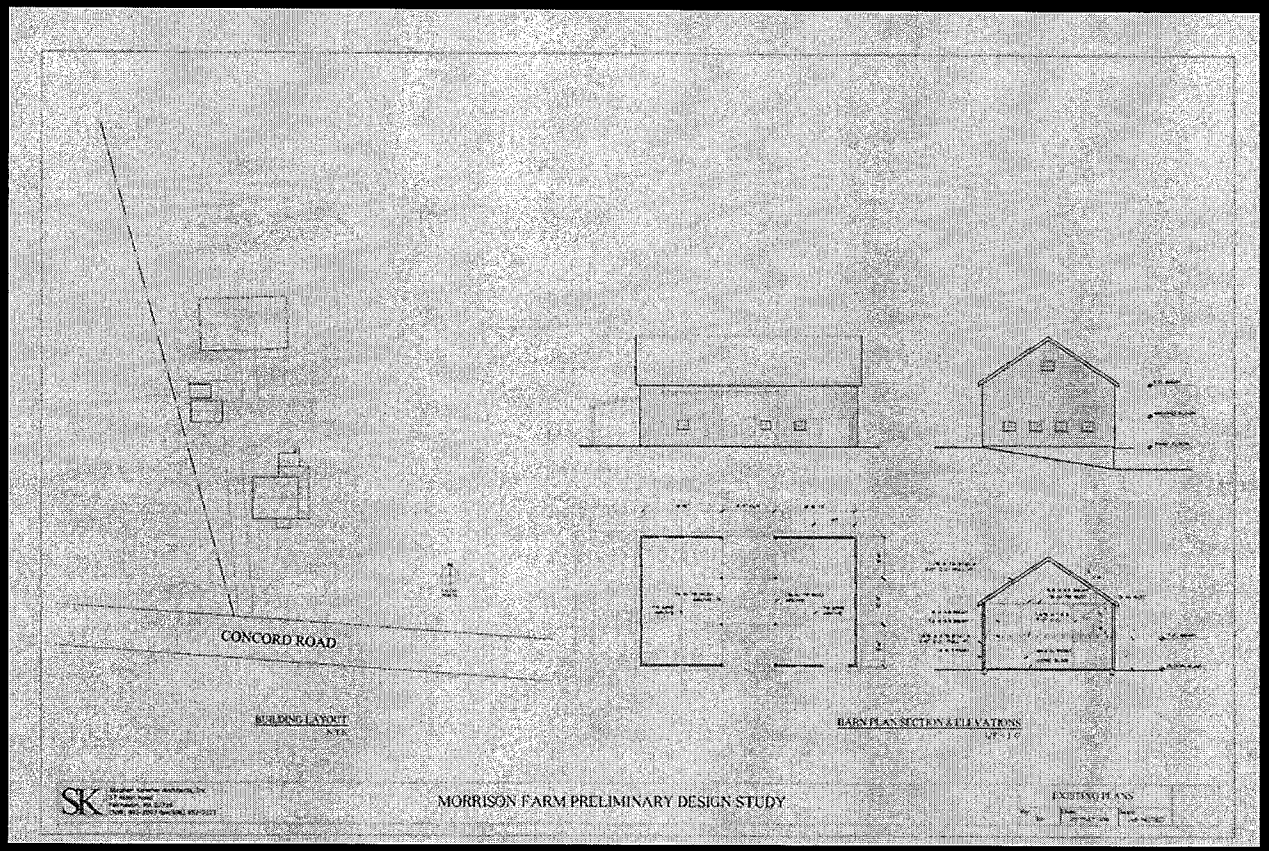
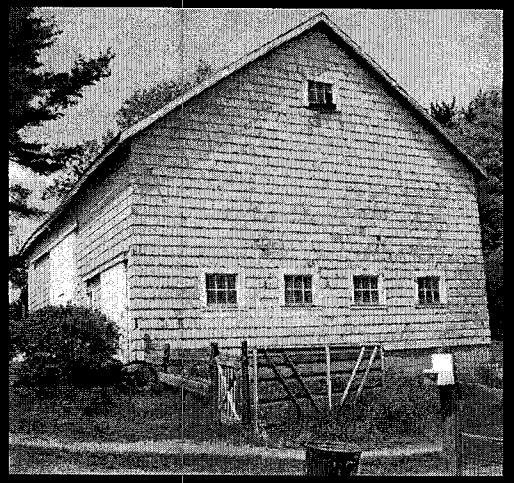
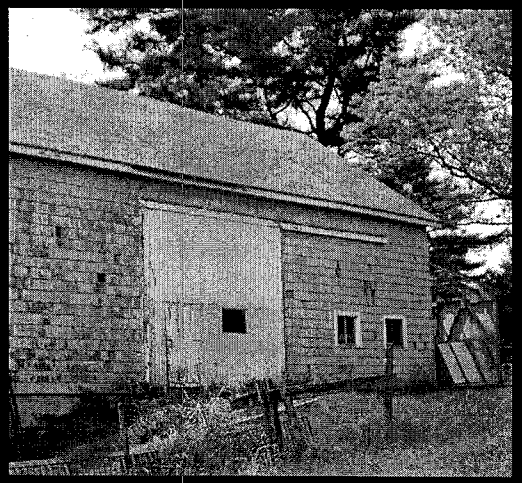
Existing Barn







Barn:

Constraints: Building code requirement for compliance with code for change of use to assembly space.

Feasible Uses:

Storage

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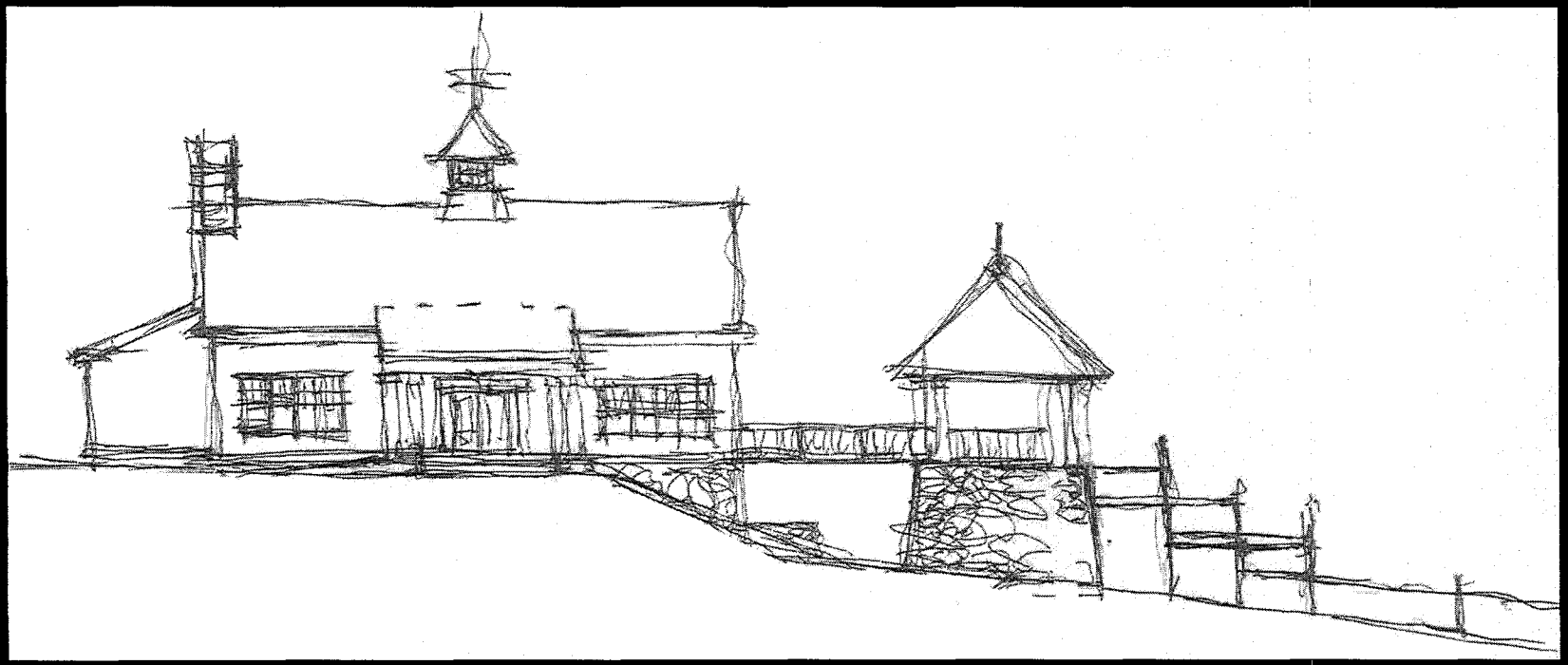
Concept for New Barn



Concept for New Barn with indoor assembly space

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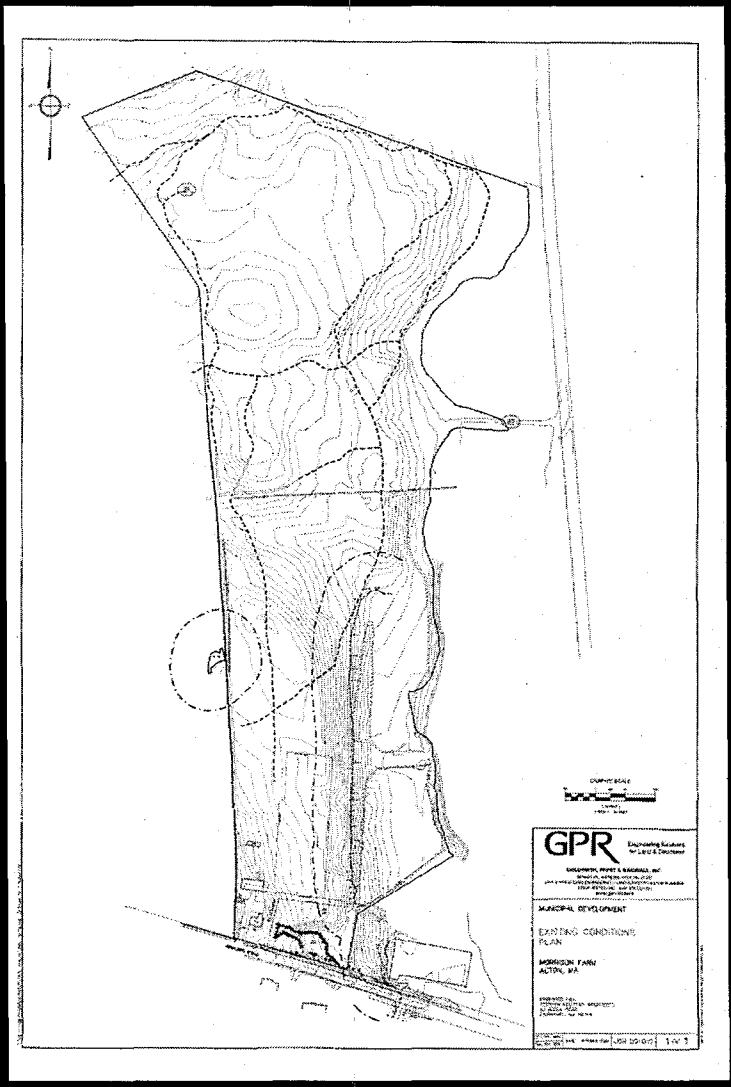
Existing Site



Site:

- Survey, Wetlands, Adjacencies
- Constrains Traffic
- Parking
- Consideration of potential uses
- Preservation vs. development

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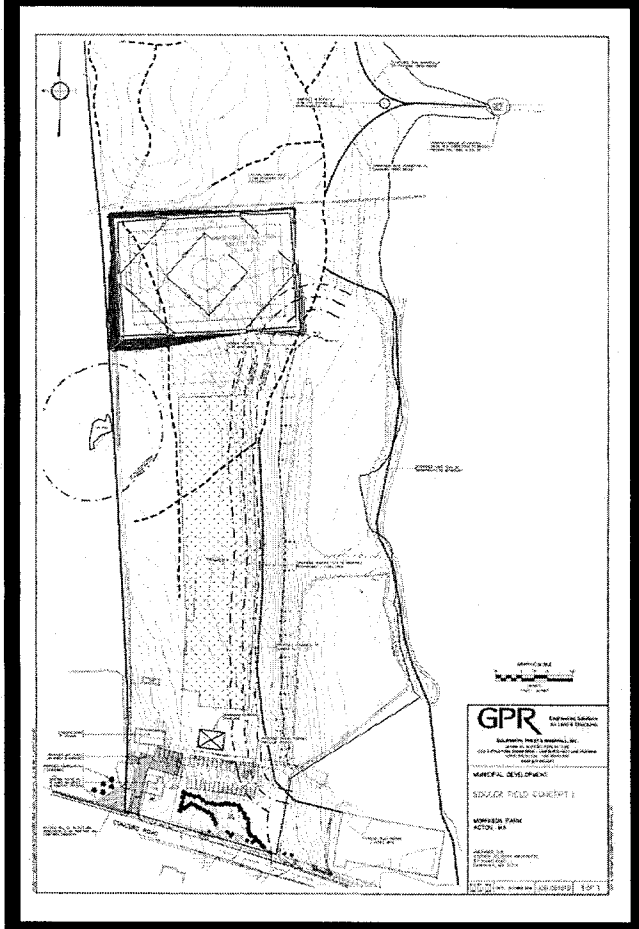
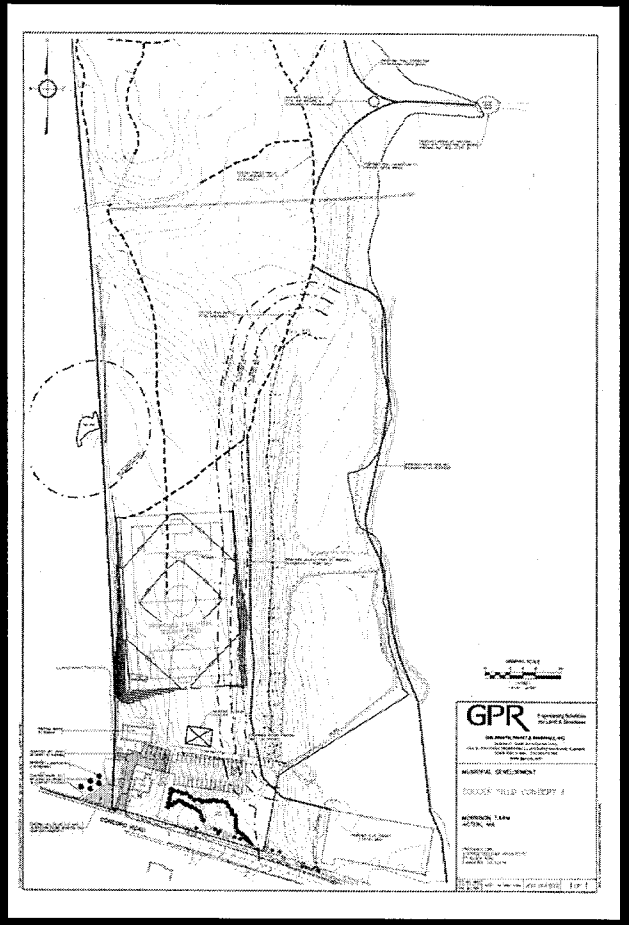
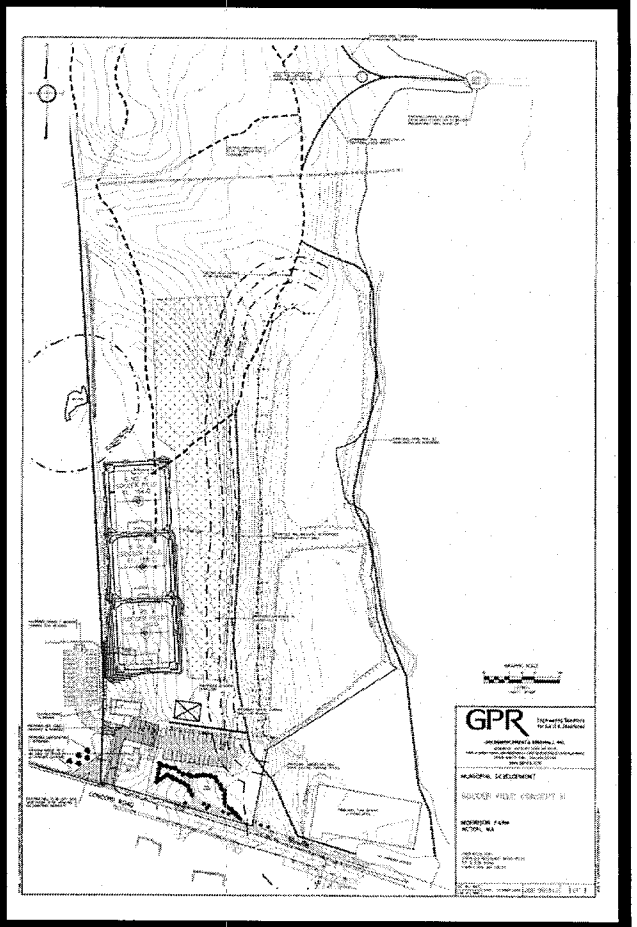
Recreation Field Study



Scheme I



Scheme II



Scheme III

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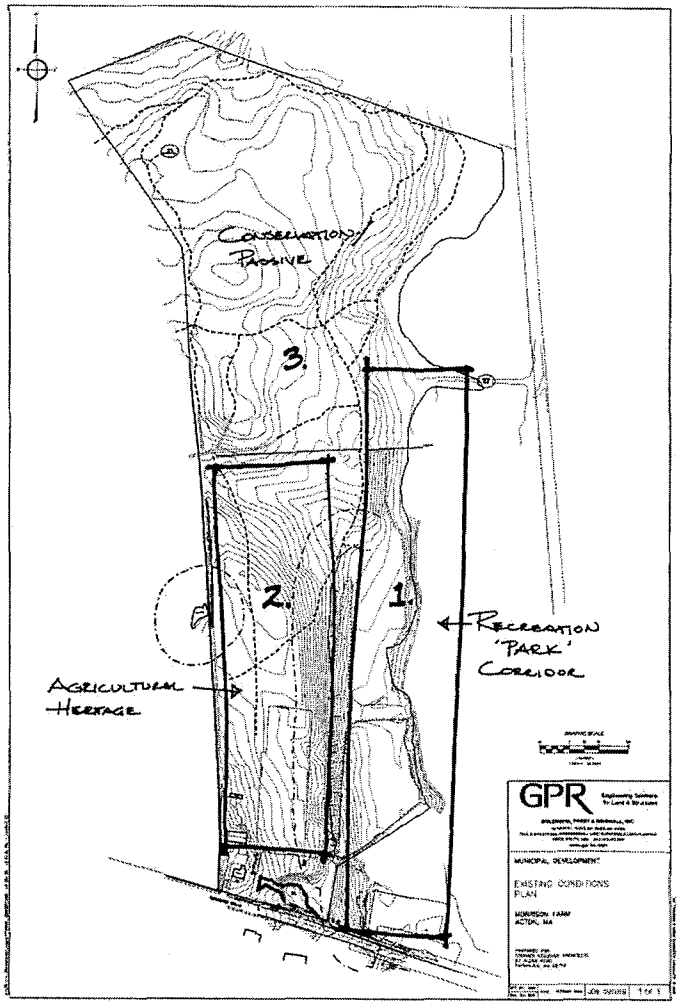
Options & Investigations



Use Areas

Three Options for the Preliminary Design were discussed.

Scheme I: Low Impact

Passive Recreation, Farming and Preservation

Scheme II: Moderate Impact

Some active recreation, Assembly Space

Scheme III: Full Development

Full and half size soccer fields
Indoor Assembly Space
New circulation, parking
Connections to adjacent amenities

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Adjacencies

- East Acton Village
- Bruce Freeman Rail Trail
- Connection to Route 2A
- Ice House Pond
- Ice House Foundation
- Ice House Parking
- Robbins Historical Site
- Bruce Freeman Rail Trail
- Woodlawn Cemetery
- Concord Road Soccer Field

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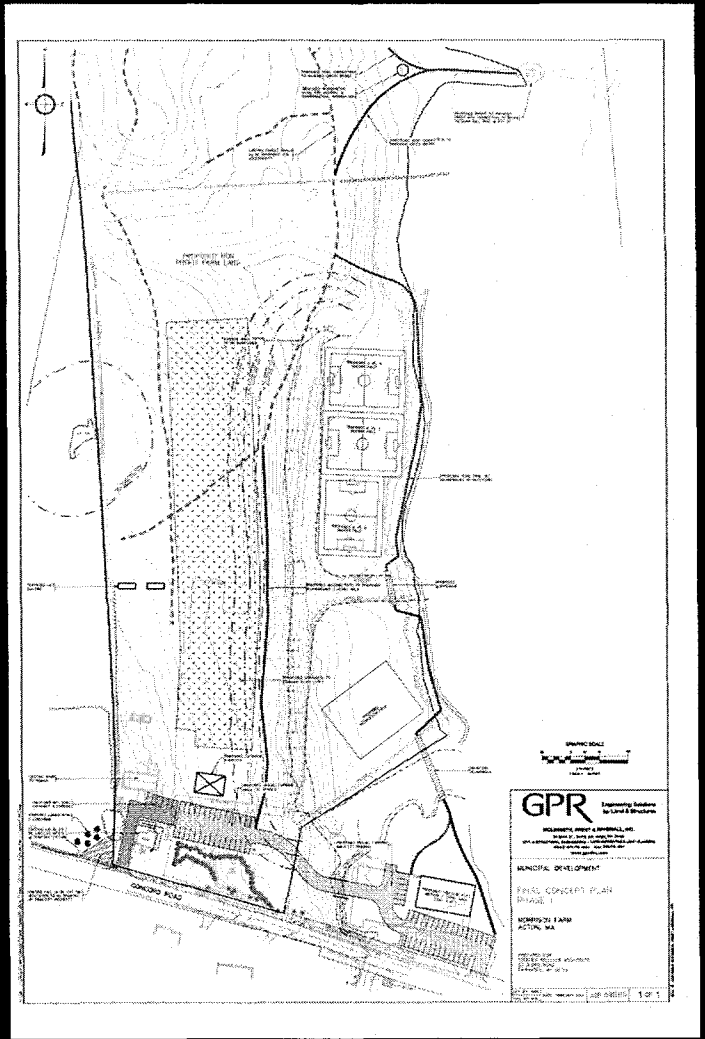
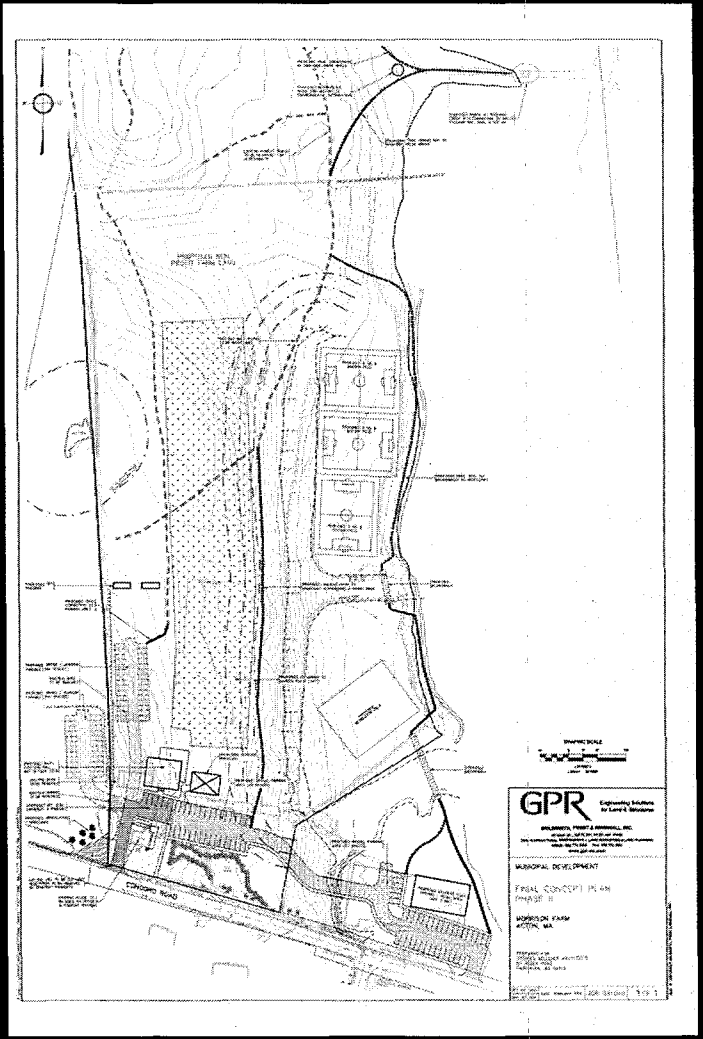
Phasing Options



Phase I



Phase II

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Financial/Cultural Aspects

Phase I

-Sources of revenue include fees associated with rental of garden plots, athletic fields, and seasonal pavilion.
- Expenses related to building and grounds maintenance.
- Estimated $15,000 per year in revenue and expenses.

- Potential funding sources include mix of public funds and private donations.
- Project benefits include enhanced recreational assets, agricultural heritage, and conservation of open space.

Phase II

-Sources of revenue same as in Phase I with additional year round events.
- Expenses related to build and grounds maintenance.
- New part time staff to coordinate programs and events.
- Estimated $69,000 per year in revenue covers estimated expenses.

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Conclusions

Feasibility

Permitting: Required Approvals

Financial: Options (Construction Cost Estimates)

Phases: Based on town's needs, funding, adjacent developments, and required approvals

Possible scenario for phased development

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