

Morrison Farm Committee Community Preservation Committee “Four Centuries/Four Seasons”



January 24, 2013

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What Is “Morrison Farm” and Why is it Important?



- Keystone Location, Touching Wonderful Town Assets
- Important for Open Space, Historical Preservation and Recreation
 - Lo, those many years ago, we bought it for a reason: to use it!
 - We took the time to plan it: 15 years.
- We are thinking about 25, 50, 100 or the “Imaginable Future”
- Four Centuries/Four Seasons

What Are We Trying To Do?



- We seek to make a Living History Park
- We seek to create a multi-element, broad use, destination that preserves, protects and uses this precious land, just as we said we would do at Town Meeting 15 years ago.

Our Value Proposition



If we create a new Living History Park...

...capturing the gifts of nature and the essence of Acton's four centuries of history...

... at a cost of approximately \$2.8mm...

...all people in Acton and our broader community will have a unique opportunity to experience nature, actively and passively exercise and learn about our past...

...while forever preserving the Morrison Farm, Ice House Pond, East Acton Village Common and the Robbins Memorial and Homestead.

Elements



- **The Forest:** 15 acres of New Conservation Land
- **The Trails:** Ice House Pond Trails, Boardwalk and Bridge
- **The Organic Farms:** The Colonial Farm is Alive in our Time
- **The Playing Field:** a Mowed Area for Informal Recreation
- **The Meadows:** Preserved Open Hayfield and Wet Meadows
- **The Robbins Memorial and Homestead:** A Revitalized Historical Location about the Birth of America
- **The Morrison Nature and History Center:** The Center of Learning and Gathering; Form follows Function.
- **The Ice House:** Understanding Acton's Commercial History
- **The Play/Picnic Grounds:** Family Locations as the Gateway to the Whole of the Park
- **The East Acton Village Common:** An Historic Location is Understood, linked to the larger Park.

Projected Cost (\$ 000's)



Element	Year 1	Later Years	Total
Trails	\$153	\$396	\$549
Infrastructure	\$499	\$155	\$654
Morrison N&H Bldg	\$910	\$75	\$985
Meadows/Playing Field	\$10	\$10	\$20
Robbins Memorial	\$35	\$20	\$55
Ice House Area	\$185	\$25	\$210
EAV Common	\$0	\$70	\$70
Arch, Eng, Survey, Leg	\$214	\$25	\$239
Total	\$2,006	\$776	\$2,782

Projected Cost (\$ 000's)



Note: Based on input from Town Staff, we believe that bond issuance cost would be in the range of \$30k, which was not in the prior budget. This addition ripples through our model as follows:

Category	Year 1 Expensed	Year 1 Bonded	Year 2 Expensed	Year 2 Bonded	Totals
Open Space	\$53	\$141	\$98	\$11	\$302
Historical	\$121	\$727	\$99	\$47	\$993
Recreation	\$86	\$880	\$79	\$443	\$1,487
Totals	\$259	\$1,747	\$275	\$501	\$2,782

How Will We Get This Done?



- We Ask for Support from the Community Preservation Committee
- This project preserves open space, preserves and enhances historical assets and creates passive and active recreational opportunities.
- We present a “complete thought”, totaling \$2.8mm, some to be expensed and some to be bonded.

Action Requested



- We Request Two Votes
 1. A vote in favor of the Overall Concept, so that the record is clear
 2. A vote in favor of:
 - A year one appropriation of \$259k, allocated as in the application; and .
 - Bonding Of \$2,248k, allocated as in the application, covering all capital expenses to be paid for over time.

Note: The only remaining expenditure will be “Year 2” expenses, which will, in essence, balance the accounts.

Summary



- ✓ Four Centuries/Four Seasons
- ✓ We Complete the Vision of our Antecedents
- ✓ We preserve the land of a centuries-old Acton farm, while:
 - ✓ Preserving and protecting Open Space
 - ✓ Preserving, protecting and enhancing Historical Assets
 - ✓ Creating passive and active Recreational Assets.
- ✓ This is our Time; This is our Turn.