



# Stewardship Strategies

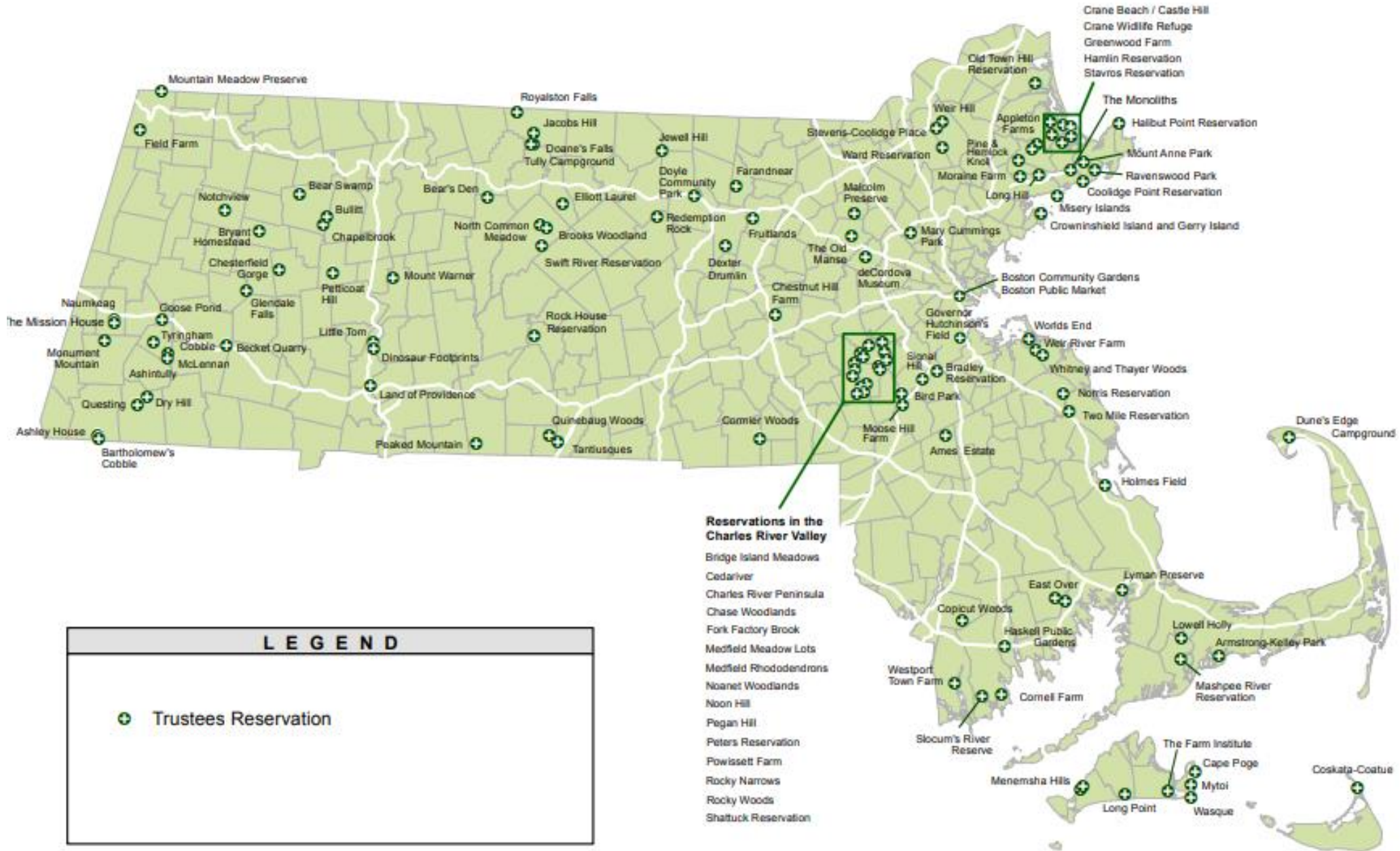
Prioritizing, planning, and resourcing property care.

Prepared in March, 2024 by:

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Map produced by The Trustees of Reservations, 5/1/2023.

# The Challenge

## BART'S COBBLE

- Many different resource types and communities we work in across the state
- How do we use limited resources (time, financial) to the highest impact?
- How do we create metrics that help us track and understand our progress?



- Mission based criteria:

- *Protecting places of ecological, scenic and historic importance*

- Good, Fair, Poor ranking system:

**Good:** *stable, healthy, functional, minor needs for repair or restoration, keep up routine maintenance*

**Fair:** *functional, but with some impairments and showing decline and wear-and-tear, repair likely*

**Poor:** *not functioning or functioning well-below potential. Signs of worsening degradation or significant damage or impairments. Usually at end of life cycle.*

# What We Assess

## RESOURCE ALLOCATION ACROSS ASSESS. CYCLE

	<b>Cycle A</b> 37 Properties 18 Community Gardens	<b>Cycle B</b> 41 Properties 20 Community Gardens	<b>Cycle C</b> 45 Properties 18 Community Gardens
Buildings	114 buildings	109 buildings	111 buildings
Collections	75 rooms	68 rooms	91 rooms
Community Gardens	18 gardens	20 gardens	18 gardens
Designed Landscapes	17 'units'	15 'units'	17 'units'
Ecology Landscapes	21 'units'	26 'units'	33 'units'
Entrances	47 entrances	47 entrances	40 entrances
Living Collections	55 'units'	35 'units'	37 'units'
Trails	92 miles	127 miles	131 miles

# Standards and Assessment Criteria

## TRAILS

### Trails Criteria:

- Tread
- Corridor
- Signs and Blazing
- Structures



## 'Poor' Trails Rating for Tread



'Good' Trails Rating

GLENDALE FALLS





# Standards and Assessment Criteria

## ENTRANCES

### Entrance Criteria:

- Access and capacity
- Parking Surface
- Structures (light poles, fencing, gates, bollards)
- Signage
- Kiosk

**Welcome to Jewell Hill**

A patchwork of meadows, forests, wetlands, streams, and farmland straddling three municipalities, Jewell Hill is both a soothing and ecologically crucial landscape. The property was purchased by the Crocker family in 1910 and evolved into an award-winning dairy farm during World War II. In 1980, the line of dairy in the 1980s, the 295-acre property's history through harvesting hay. Meanwhile, the landscape provides significant habitat for species ranging from bobolinks, bobcats, and even the occasional bear.

**What you should know:**

- Visit year-round, daily, sunrise to sunset. Allow a minimum of one and a half hours.
- Please respect the privacy of residents who live on the property.
- Keep your eyes peeled for bluebirds, hawks, and an expansive view of Mount Wachusett in the distance.

**THINGS TO DO**

- Hike
- Snowshoe
- Cross-country ski
- Snowboard

**WHAT YOU'LL FIND**

- Wetland
- Woodland
- Recreation

**LEGEND**

- Orange Route: 0.7 miles
- Other Paths
- 50 ft. Elevation Contour
- Jewell Hill Trail: 0.8 miles
- South Loop Trail: 0.5 miles
- Parking
- Historic 1910s

**play explore wander**

**Ideas for Your Visit**

Whether you're a hiker, cross-country skier, snowboarder, or biker, you'll find four seasons of recreational bliss at Jewell Hill. After glimpsing the panorama of Mount Wachusett along the 0.7-mile Willard Trail, set out for the 1,411-foot Hudson Overlook. Hike to the summit through thickets of mountain laurel along the 0.8-mile Jewell Hill Trail, and when you reach the scenic overlook, look east over a landscape blanketed in forest; on days free of clouds and haze, you'll see the Boston skyline 45 miles in the distance. After, loop back to the former farmstead via Olaf's Run and Crocker Farm Trail.

**Thanks for visiting today!**

Jewell Hill has been protected by The Trustees since 2020. The Trustees is Massachusetts' largest conservation and preservation organization. We are a nonprofit supported by members, friends, and donors. Become a Member today—get free or reduced admission (including parking!) at our more than 100 reservations across the state, plus discounts on programs and events, at our gift shops, and more! With your support as a Member, we can continue to keep special places like Jewell Hill open to the public, forever.

[thetrustees.org/joinus](http://thetrustees.org/joinus)

[thetrustees.org](http://thetrustees.org)

#thetrustees #jewellhill

**Dogs Must Be Leashed**

Be a mindful dog walker

Recognize that others might not be comfortable around dogs

Respect conservation efforts—keep your dog from disturbing wildlife and vegetation

Remove dog poop—it's bad for the environment and wildlife

Bag it and carry it out

[thetrustees.org/dogs](http://thetrustees.org/dogs)

# 'Good' Entrance Rating for Wayfinding

Public Welcome  
**Land of Providence**  
trustees 

**CLOSED FOR WINTER**  
**CERRADO POR EL INVIERNO**



# Trail Assessment Form

## Trail Assessment

### Property

Cormier Woods

### Trail Name

Albee Trail (Red Loop)

[What is Good / Fair / Poor ?](#)

### Indicators

#### Tread \*

Good

Fair

Poor

#### Corridor \*

Good

Fair

Poor

#### Signs and Blazing \*

Good

Fair

Poor

#### Structures \*

Good

Fair

Poor

NA

### Summary

#### Summary Rating \*

All Goods

Fairs/No Pools

Any Pools

### Describe problems or add comments

no wayfinding signage  
replace old signage ("to parking")

### Assessor's Name

jreynolds

### Assessment Date

September 4, 2023

 clear

### Assessment ID

TRL\_AS\_1475

### Work Order / Scoping

#### Create Work Order



#### Submit Status

Work Order Required

Submitted / Not Required

Update

Cancel



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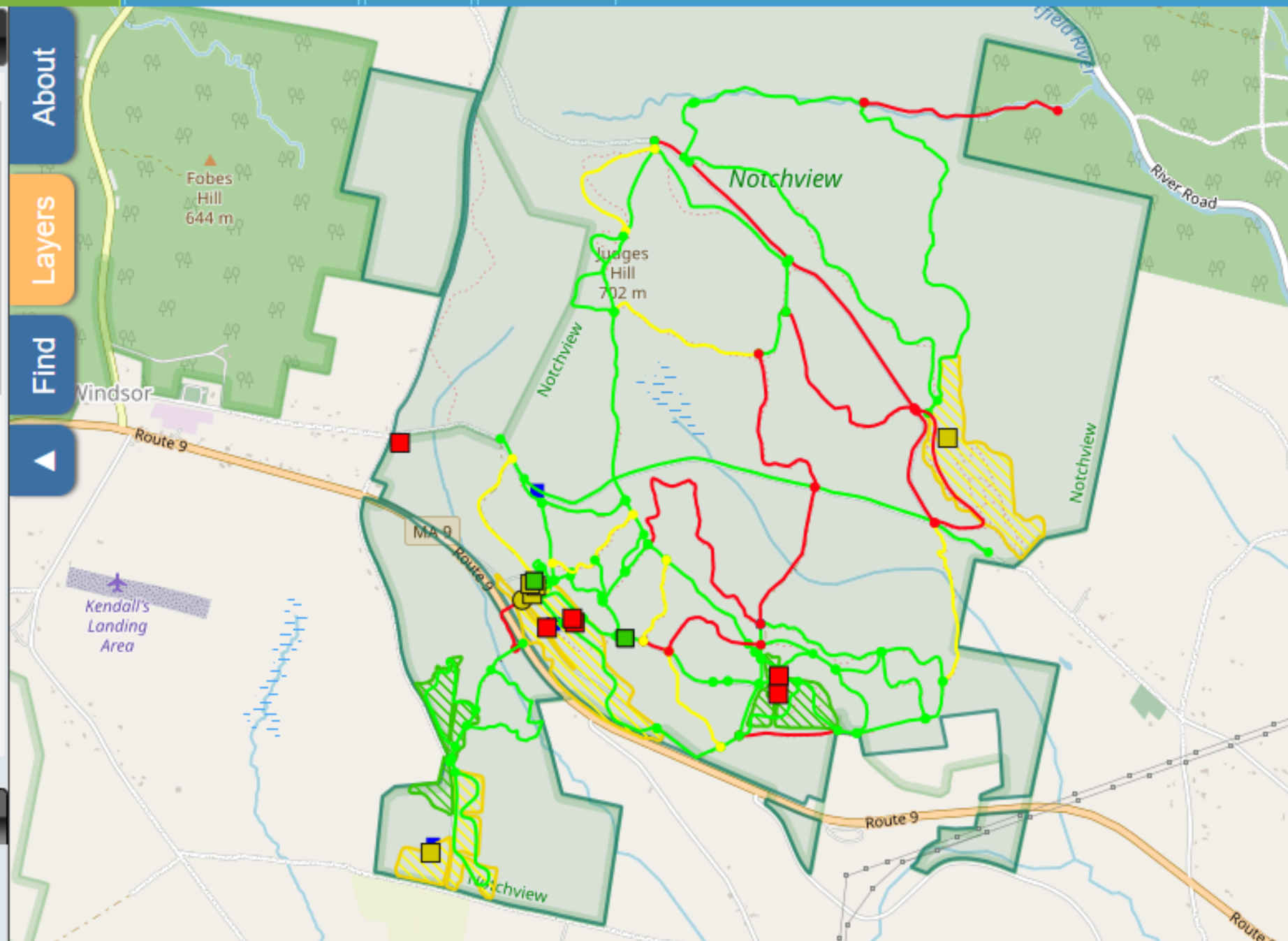


Layers

- Buildings Rating
  - All Goods
  - Fairs / No Pools
  - Any Pools
- Entrance Rating
  - All Goods
  - Fairs / No Pools
  - Any Pools
- Trails Rating
  - All Goods
  - Fairs / No Pools
  - Any Pools
  - Not Assessed
- EcoLU Rating
  - All Goods
  - Fairs / No Pools
  - Any Pools
- Collections Rating
  - All Goods
  - Fairs / No Pools

Base Maps

- OpenStreetMap
- 2011-2012 MassGIS Orthos



About  
Layers  
Find

## Data Driven Decision Making

Assessment information and work orders inform a few fundamental parts of our work:

- Long term project planning (Capital Budget)
- Standards and Best Practices for how we approach our work
- Local maintenance plans and operating costs
- Funding allocation for stewardship statewide



# Properties Below Baseline

FY24 BELOW 70%

Property	KPI FY23 Q2	KPI FY24 Q2	Change since FY23	Buildings FY24 Q2	Design Land FY24 Q2	Ecology FY24 Q2	Entrances FY24 Q2	Living Collection FY24 Q2	Trails FY24 Q2
Ames Estate	61%	68%	7%	60.4%	62.5%		75.0%	42.9%	100.0%
Bartholomew's Cobble	84%	69%	-15%	65.2%		64.1%	60.0%		86.6%
Charles River Peninsula	53%	44%	-9%			0.0%	40.0%		92.7%
Coskata-Coatue	52%	52%	0%	57.1%		100.0%	0.0%		
Medfield Rhododendrons	82%	38%	-44%			66.7%	20.0%		28.6%
Old Town Hill	69%	62%	-7%			58.3%	60.0%		68.4%
Tyringham Cobble	67%	61%	-6%			33.3%	60.0%		90.3%

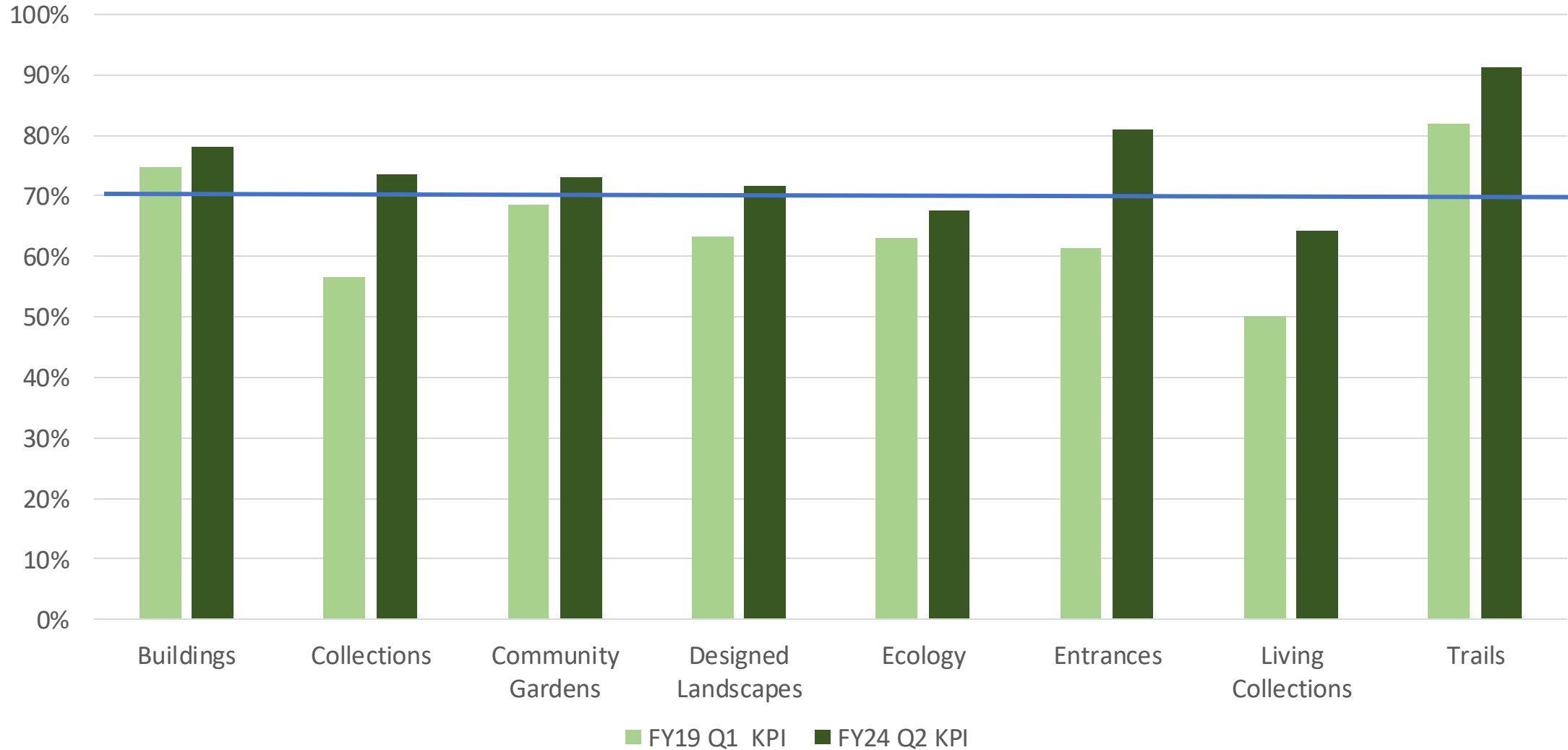
## Features With Poor Ratings

### NOTCHVIEW TRAILS

Property	Trail Name	Tread	Corridor	Sign-Blaze	Structures
Notchview	Connector	Good	Good	Good	Good
Notchview	Circuit	Good	Good	Good	Good
Notchview	Windsor	Good	Good	Good	Good
Notchview	Bumpus	Poor	Good	Good	Good
Notchview	Bates Road	Poor	Good	Good	Poor
Notchview	Steep Bank Brook	Good	Good	Good	NA
Notchview	Puff'N	Good	Good	Good	Good
Notchview	Circuit	Good	Good	Good	Good
Notchview	Mixed Woods Trail	Poor	Good	Good	NA
Notchview	Skating Loop	Good	Good	Good	NA
Notchview	Tunnel Trail	Poor	Good	Good	Poor

# Progress Toward 70% 'Good' Over Time

## SCORES BY ASSET CATEGORY FROM FY19 TO CURRENT

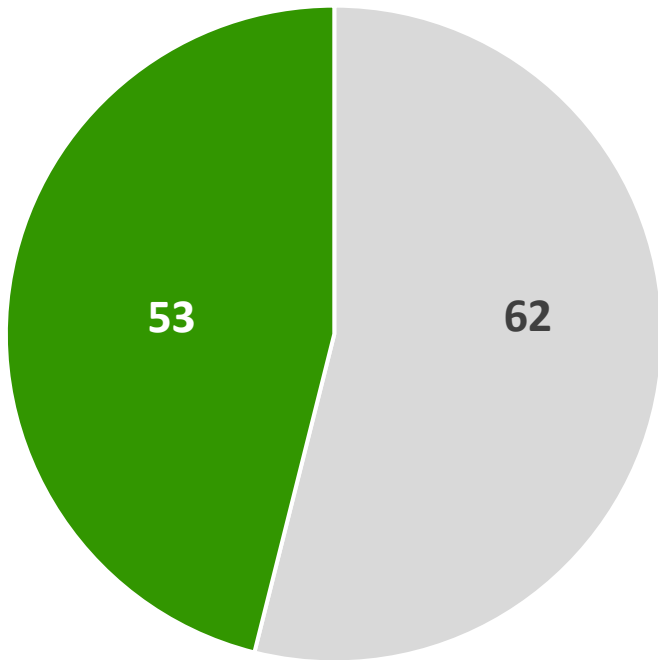




# Progress Toward 70% 'Good' Over Time

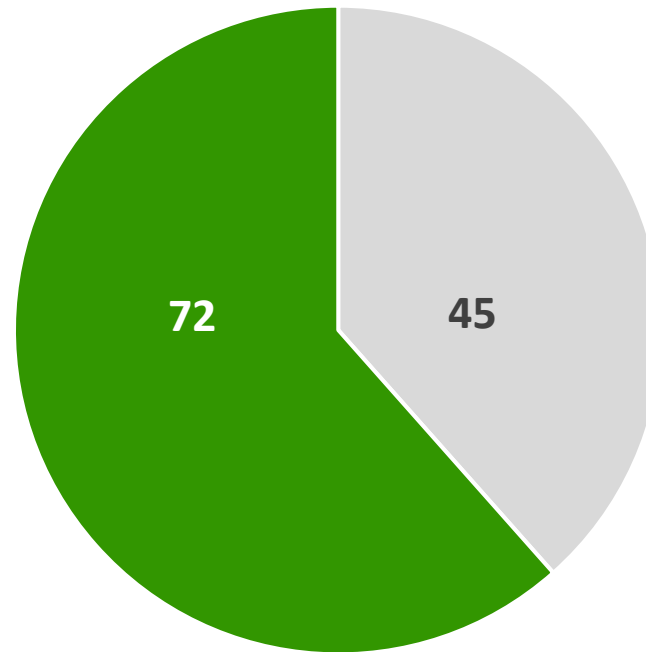
## SCORES BY PROPERTY FROM FY19 TO CURRENT

FY19 - April 2018



■ Below 70% Avg KPI ■ Above 70% Avg KPI

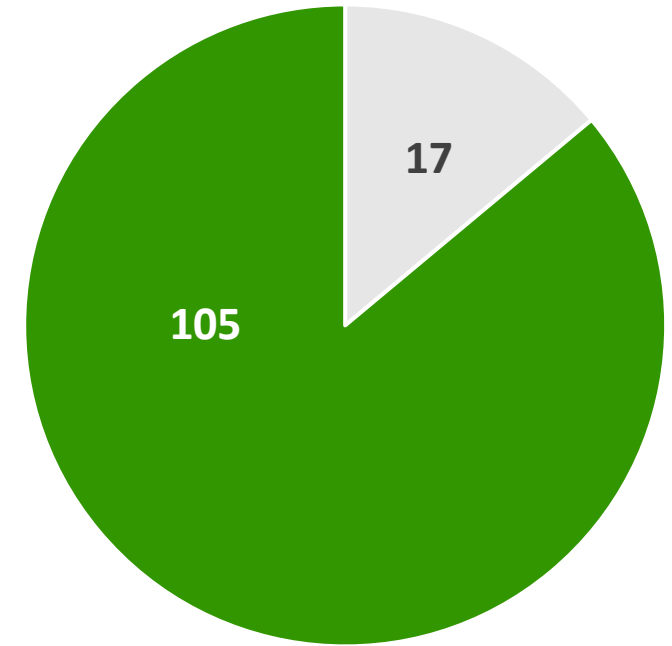
FY21 - Nov 2020



■ Below 70% Avg KPI ■ Above 70% Avg KPI

Note: newly assessed properties:  
deCordova

FY24 - Nov 2023

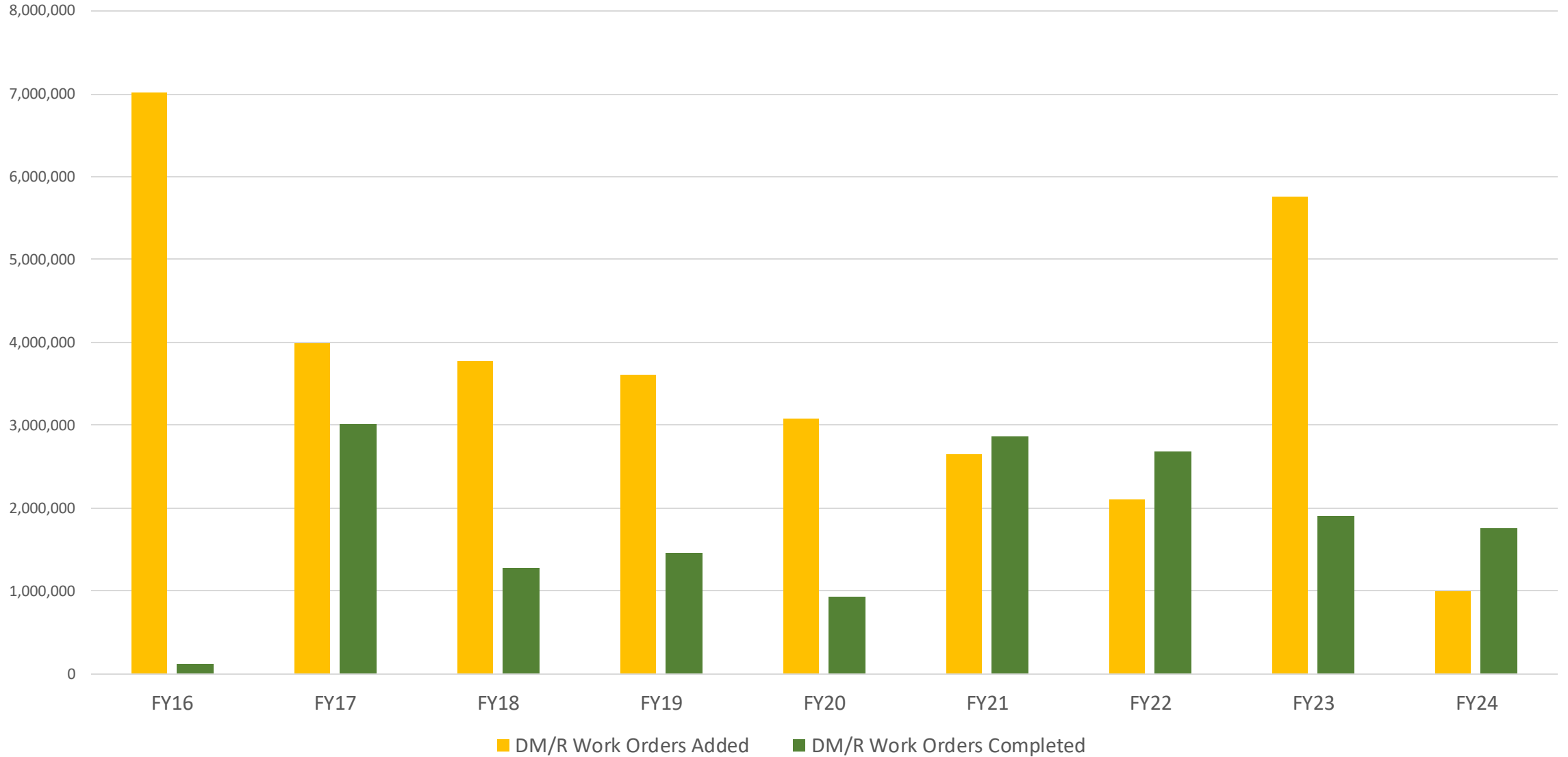


■ Below 70% Avg KPI ■ 70% or Above Avg KPI

Note: newly assessed properties:  
Mary Cummings Park, Gerry Island, Jewell Hill, Moraine Farm,  
Beckett Quarry, Armstrong Kelley Park

# Work Orders Issued Against Completed

DEFERRED MAINTENANCE ONLY



## Other Applications and Benefits

### BASELINE STANDARDS

- Helps us understand when to close or remove a feature
- Supports planning for aspirational work and new initiatives
- More refined approach to land acquisition and resource planning



# Lessons Learned

## BASELINE STANDARDS

- Identifying a 'baseline' is tricky
- Crowdsourcing these assessments was tough
- Scoping and planning work orders is a skill we have developed over time
- What you are already obligated to care for is a lot
- Proof of concept is found in the field

Appleton Farms Welcome Sign

Appleton Farms and please share your love  
@appletonfarms.org/whatsnew

Weekends & Holidays  
If Welcome Gate is closed, please pay at parking lot kiosk  
Become a Member: [the trustees.org/joinus](http://the trustees.org/joinus)

QUESTIONS?  
878.358.3728  
[appletonfarms@thetrustees.org](mailto:appletonfarms@thetrustees.org)

- This is a working farm; dogs are not allowed  
- Please respect livestock, farm equipment, and electric fences  
- The flowers are beautiful, please leave them for others to enjoy  
- Professional photos are great! Professional photographers receive a 50% discount

Appleton Farms  
the trustees.org



- WLCT has supported the preservation of over 5,000 acres of land in Westport, MA

WLCT owns over 1,600 acres of land open to the public in Westport

Stewarding a variety of resources and ecosystems, forested land, wetland, working agriculture, and a park!

5 staff members with 1 FTE Stewardship staff member



# Define Quality with YOUR Resources

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Establish a baseline for the quality you want to provide

- 8' pathways vs. "Single track" trails
- Wooden Planks vs. Bog Bridging vs. Bridge
- Frequency of Mowing/String-Trimming in grass environments
- Aggregate replacement in parking lots and pathways
- Frequency of invasive removal





# Quality

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Is a fence OK or do you need more?



# Quality

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What are your constituents telling you about quality?





# Understand Capacity Requirements

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Use your baseline expectations to determine hours needed to care for resource

- Schedule site visits with committee and/or staff
- Compile property tasks for capacity calculation
- Assign time to task
- Field test task completion in year 1
- Revisit capacity #s upon expansion



# Stewardship Capacity Available

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Every organization's capacity is different, volunteers, staff, and interns all represent valuable time to invest in stewardship

- Staff time
- Individual volunteers & Group Volunteers
- Contractors
- Interns
- Evaluating expertise and capability



## Routine Maintenance Analysis

	WLCT Destination Property Totals	WLCT Overall Management	WWCP
Property Totals			575.5
Visitor Experience and Amenities	89.50	0.00	53.00
Mowing and String Trimming	462.00	0.00	146.00
Trail Maintenance	620.00	0.00	148.00
Tree Work	229.50	0.00	52.00
Public Communication & Safety	66.25	50.00	0.50
Habitat Management	146.50	0.00	22.00
Invasive Plant Management	247.00	0.00	32.00
Building Maintenance	98.00	0.00	98.00
Volunteer Management	317.00	280.00	24.00
Equipment Maintenance	95.00	95.00	0.00
Event Management Support	30	30	
Total:	2400.75		

# Quantify!

Collecting your data is one of the most important steps in effectively deploying your resources



# Priorities! Priorities! Priorities!

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Use your analysis as a catalyst for action

What needs to be adjusted? Who needs to be hired? Is this sustainable?





# Prioritize

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When you are prioritizing and planning ahead, it inspires key improvements



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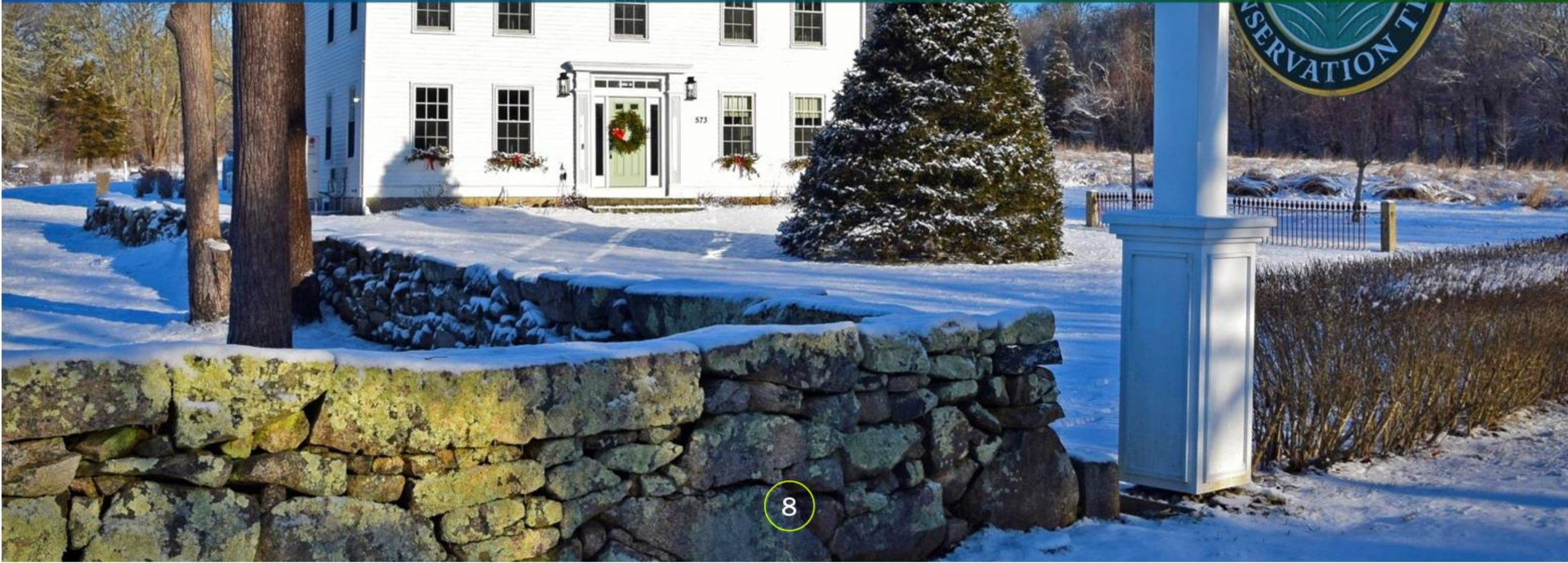
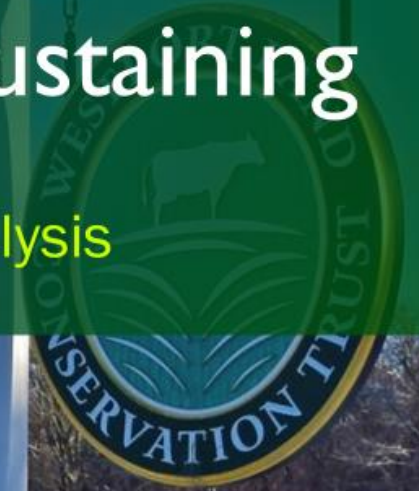
# Volunteers



# Preservation is critical, Stewardship is Sustaining

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Make a case for stewardship with your planning and analysis





## Questions/Discussion

