

# Town of Brewster Sea Camps Community Information Sessions

Spring 2024

All materials developed in collaboration with design consultants Reed Hilderbrand, WXY, and VHB.

# TOWN OF BREWSTER SEA CAMPS

- The Bay Property is 55 acres and is located north of 6A at the Millstone Road intersection, with 800-feet of beach frontage.
- The Pond Property is 66 acres and is located off of Route 137 with frontage on Long Pond.
- The Town of Brewster bought the former Cape Cod Sea Camps Bay and Pond Properties in 2021 for \$26,000,000.
- The purchase was approved by approximately 1,500 voters at a Special Town Meeting in September, 2021 and at the ballot on October 5, 2021.



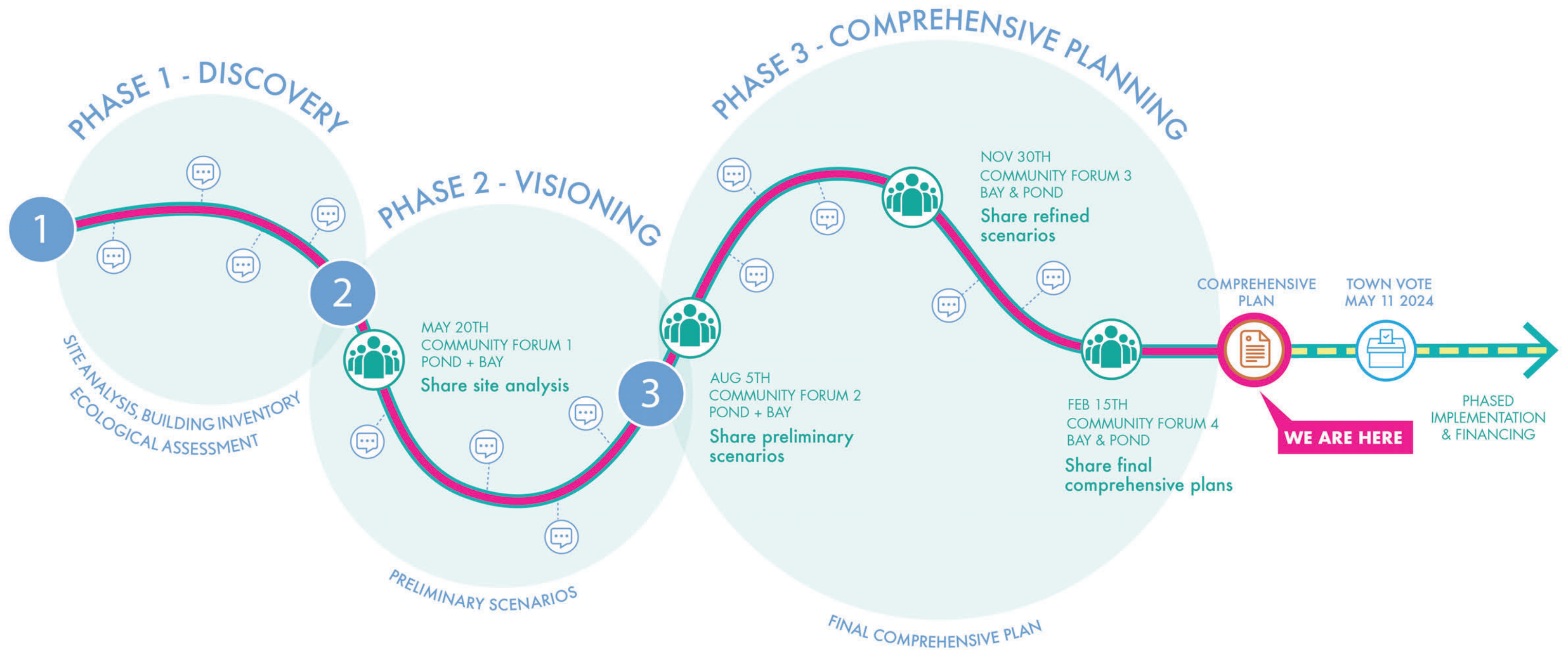
# TOWN OF BREWSTER SEA CAMPS

## The Town Warrant Article to purchase the properties approved at Town Meeting included the following Potential Town Uses for the properties:

- habitat protection
- watershed protection
- open space
- conservation
- passive recreation
- active recreation
- community housing
- general municipal purposes
- community center (Bay Property)



# WHERE WE ARE IN THE PROCESS



# WHAT WE HEARD

## Guiding Principles

Based on feedback from the community through public forums and surveys, the following guiding principles were developed:

**Expand opportunities for community use with a focus on wellness, recreation, arts, and education**

**Foster awareness of the sensitive ecologies and demonstrate sustainability**

**Protect and conserve important natural habitat**

**Contribute to the Town's affordable housing goals**

**Build upon Brewster's historic, small-town, and socially inclusive character**

**Build partnerships for activities and stewardship**

**Re-use buildings and amenities where feasible**

**Plan for long-term needs of the Town**

**Balance cost with revenue generation**

**Provide resources for all ages**

## TOWN WARRANT ARTICLES

- The Bay Property Comprehensive Plan will be Article #18. The Pond Property Comprehensive Plan will be Article #19.
- The plans will be in the lottery and taken up after all financial articles on the warrant. Once one is selected, they will be taken up together.
- A simple majority vote is required to approve the plans.
- The plans must be voted on as presented - they cannot be amended.
- Plans do not include any funding appropriation. If approved, the Town will bring a funding request to Brewster voters next fall.

# POND PROPERTY

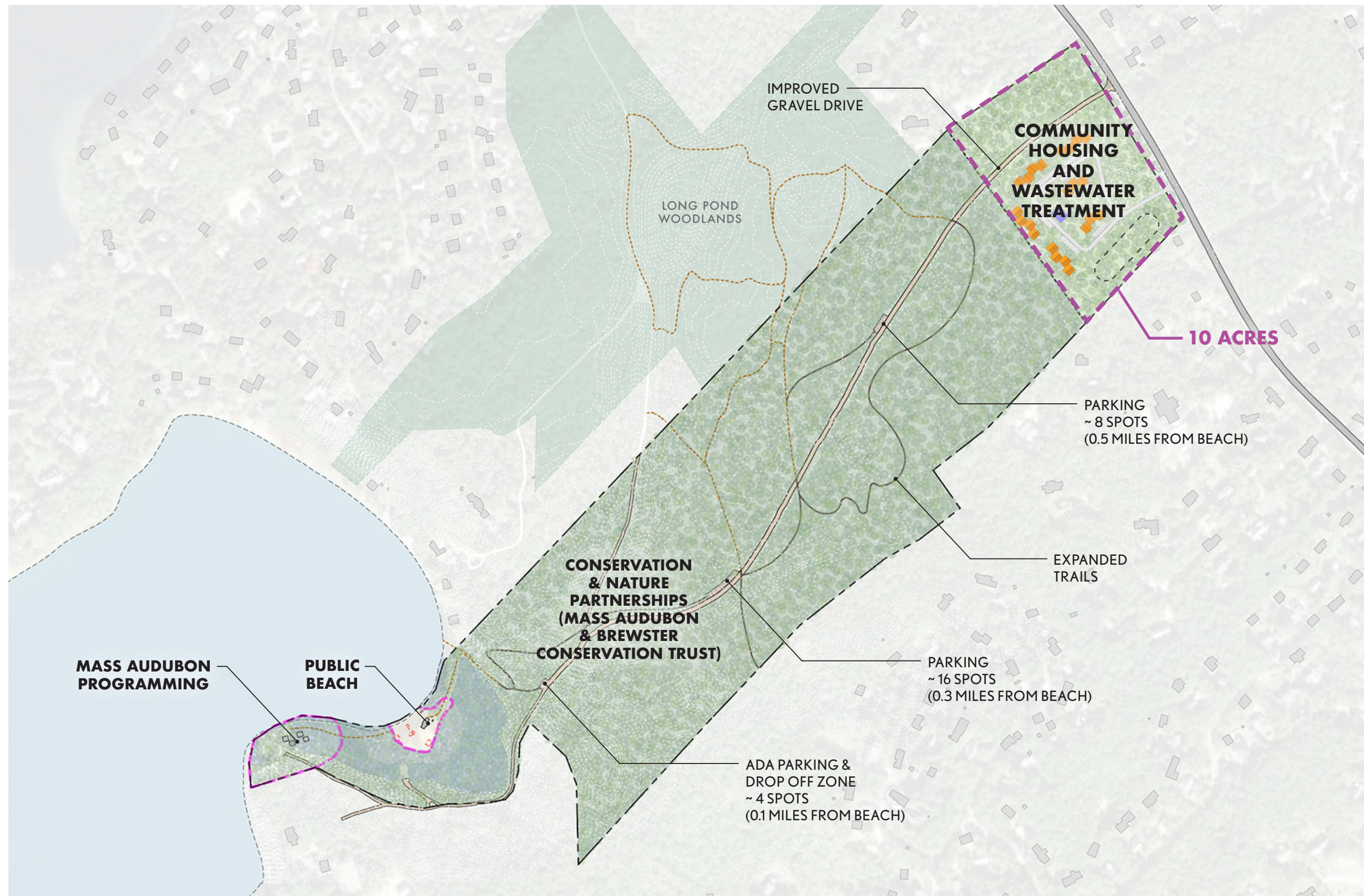
# POND PROPERTY





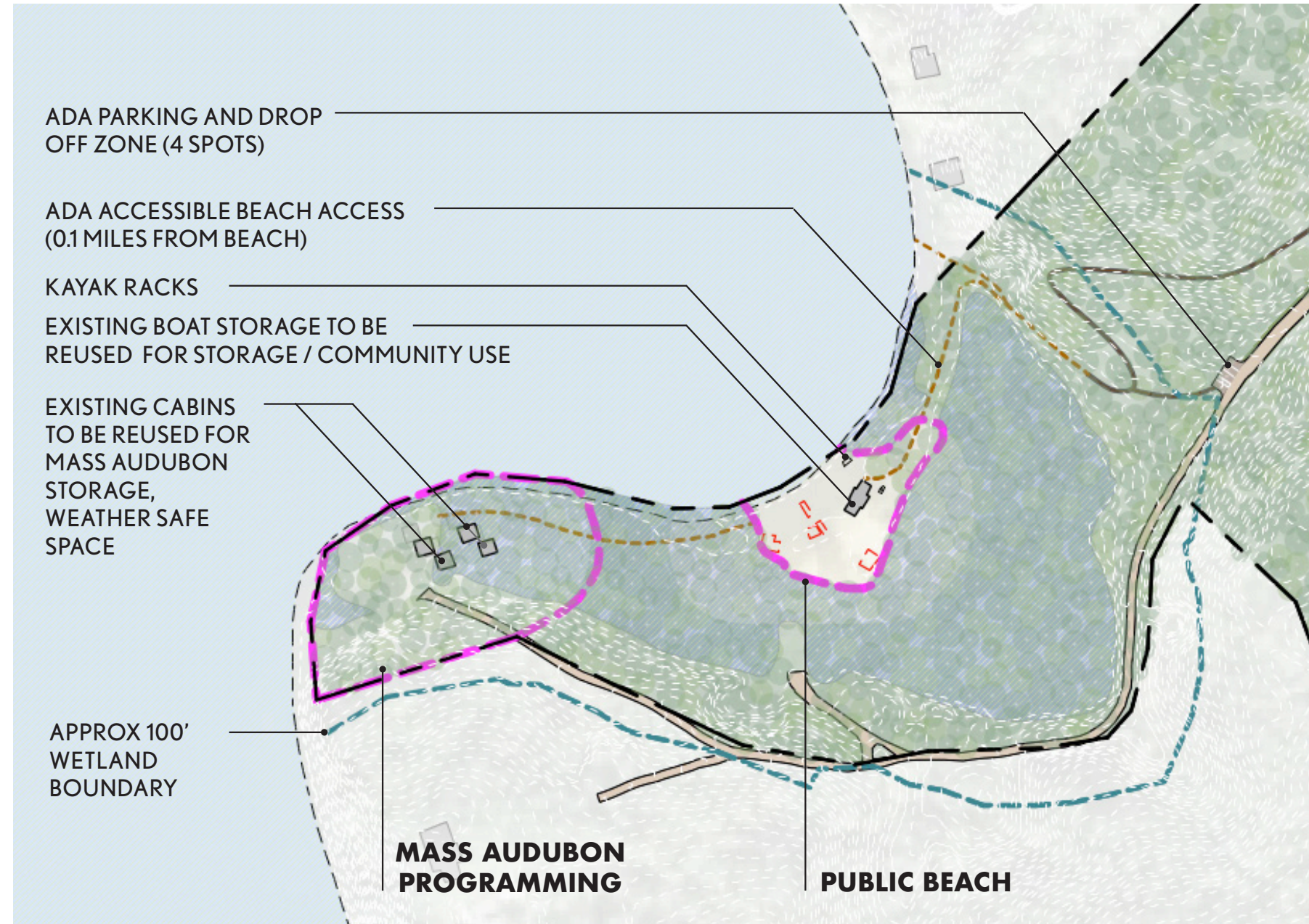
# PROPOSED POND PROPERTY PLAN

## Overall Plan



# PROPOSED POND PROPERTY PLAN

## Enlarged Beach Access Area



LAWN AREA BY PUBLIC BEACH



CABINS TO BE REUSED FOR MASS AUDUBON

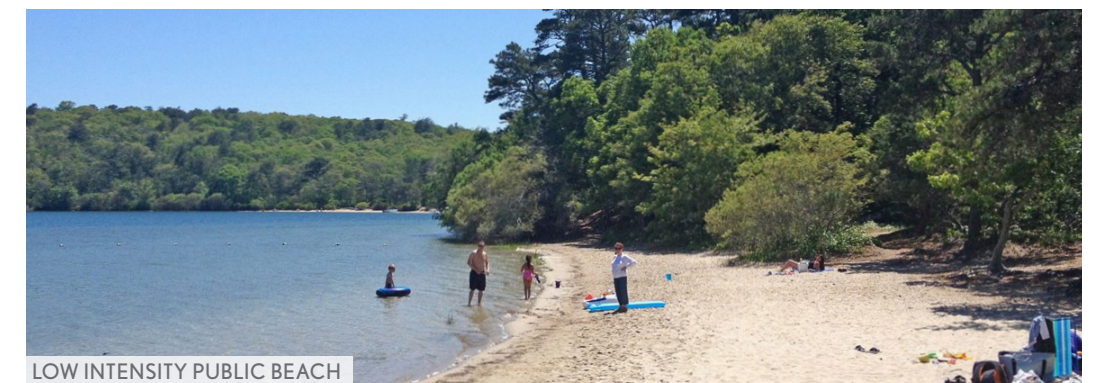
BOAT STORAGE TO BE REUSED FOR COMMUNITY USE



CABINS TO BE DEMOLISHED

### Mass Audubon desired programs:

- Small seasonal day camps
- Adult nature study workshops
- Field trips for Wellfleet Bay camp
- Afterschool programs
- Guided walks
- Kayak trips
- Partner with Recreation Department on children's and adult programming

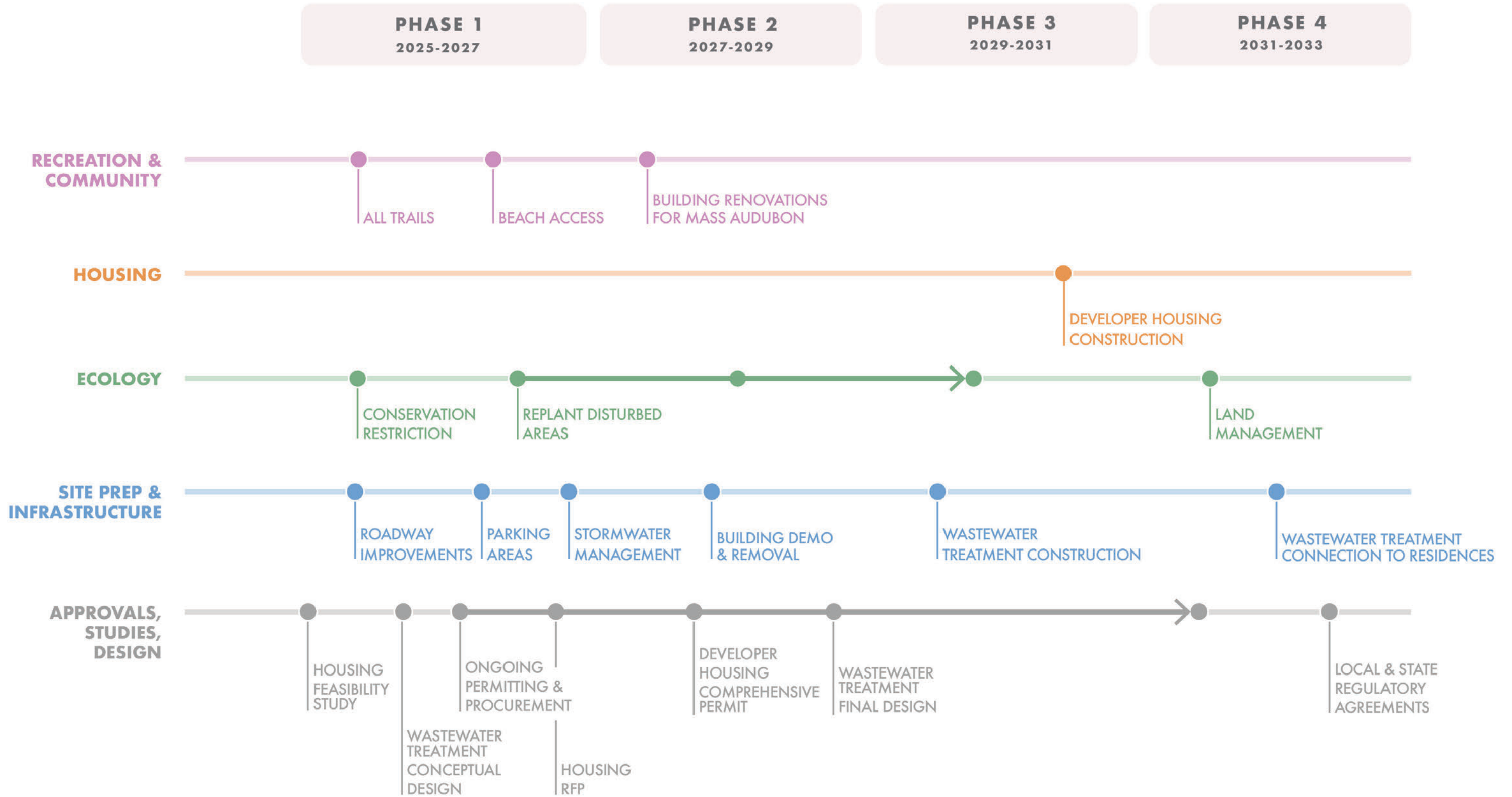


LOW INTENSITY PUBLIC BEACH

# POND PROPERTY PHASING

# POND PROPERTY DRAFT PHASING

Target 2025 - 2033



# POND PROPERTY DRAFT PHASING

Phase 1 (Target 2025-2027)

## APPROVALS, STUDIES, DESIGN

Wastewater Infrastructure Conceptual Design

Community Housing Feasibility Study

Ongoing permitting and procurement

Housing RFP

## SITE PREP & INFRASTRUCTURE

Improved gravel drive

Parking areas, ADA Parking and Drop off Zone

Required Infrastructure including stormwater management, as needed

## HOUSING

## RECREATION & COMMUNITY USE

Trail improvements, new trails, ADA accessible path

Beach and related amenities

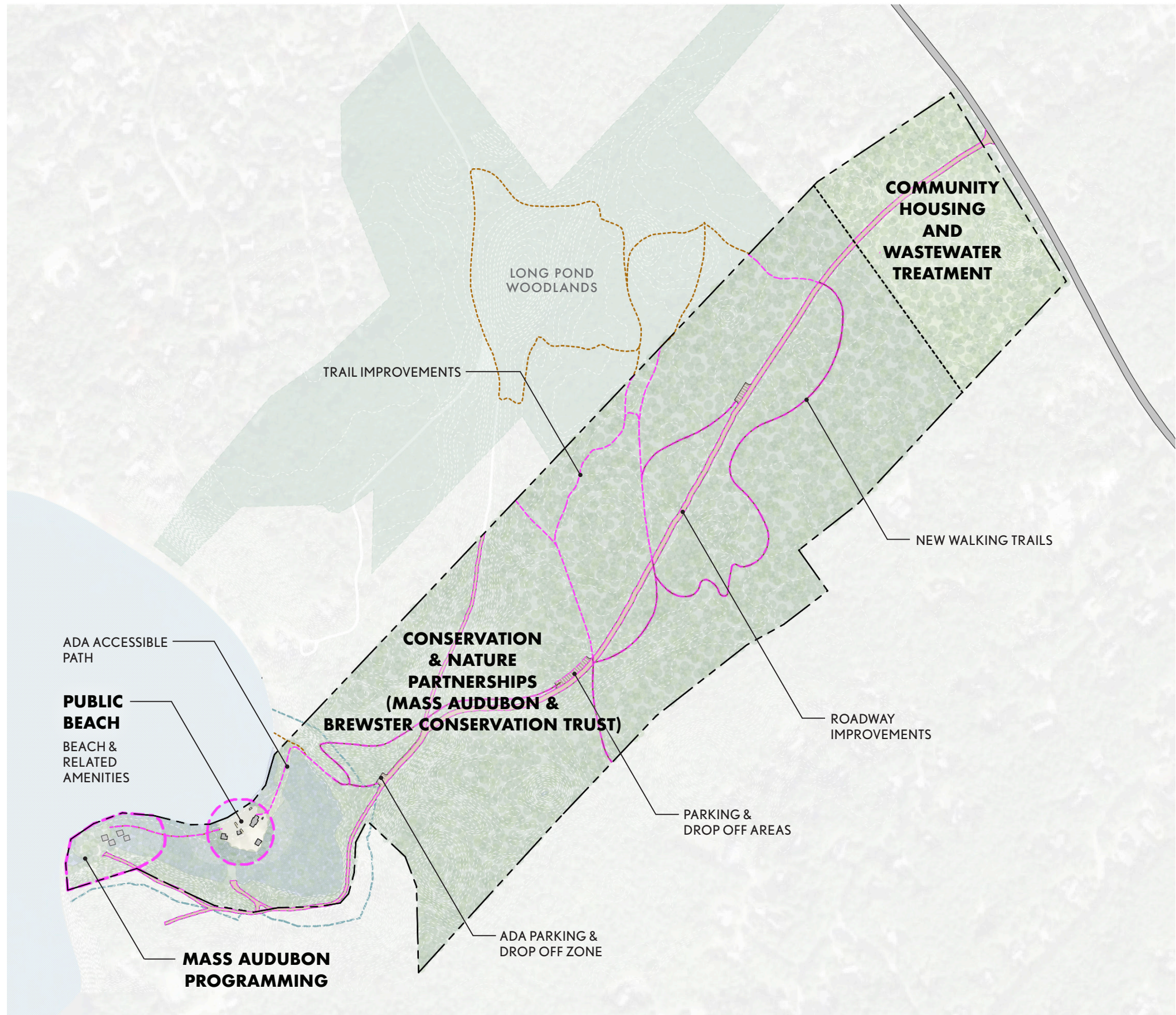
## ECOLOGY

Conservation Restriction

Replant disturbed areas

PHASE 1 TOTAL COST:

**\$2,300,000**



# POND PROPERTY DRAFT PHASING

Phase 2 (Target 2027-2029)

## APPROVALS, STUDIES, DESIGN

Developer Housing Design & Comprehensive Permit

Wastewater Treatment final design

Ongoing permitting and procurement

## SITE PREP & INFRASTRUCTURE

Building Demo & Removal

## HOUSING

## RECREATION & COMMUNITY USE

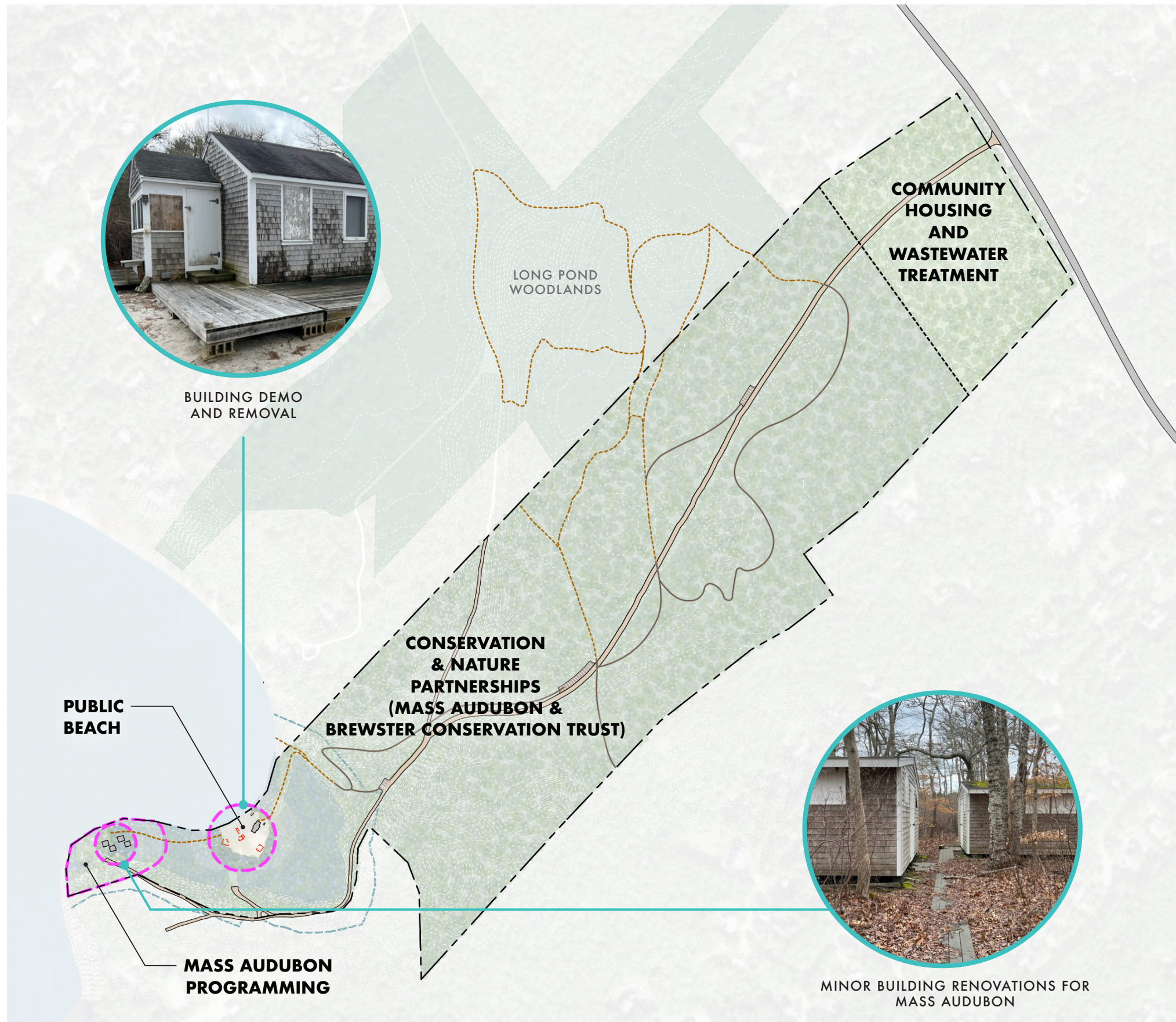
Minor building renovations for Mass Audubon

## ECOLOGY

Replant disturbed areas

PHASE 2 TOTAL COST:

**\$500,000**



# POND PROPERTY DRAFT PHASING

Phase 3 (Target 2029-2031)

## APPROVALS, STUDIES, DESIGN

Ongoing permitting and procurement

## SITE PREP & INFRASTRUCTURE

Wastewater Treatment Construction

## HOUSING

Developer Housing Construction

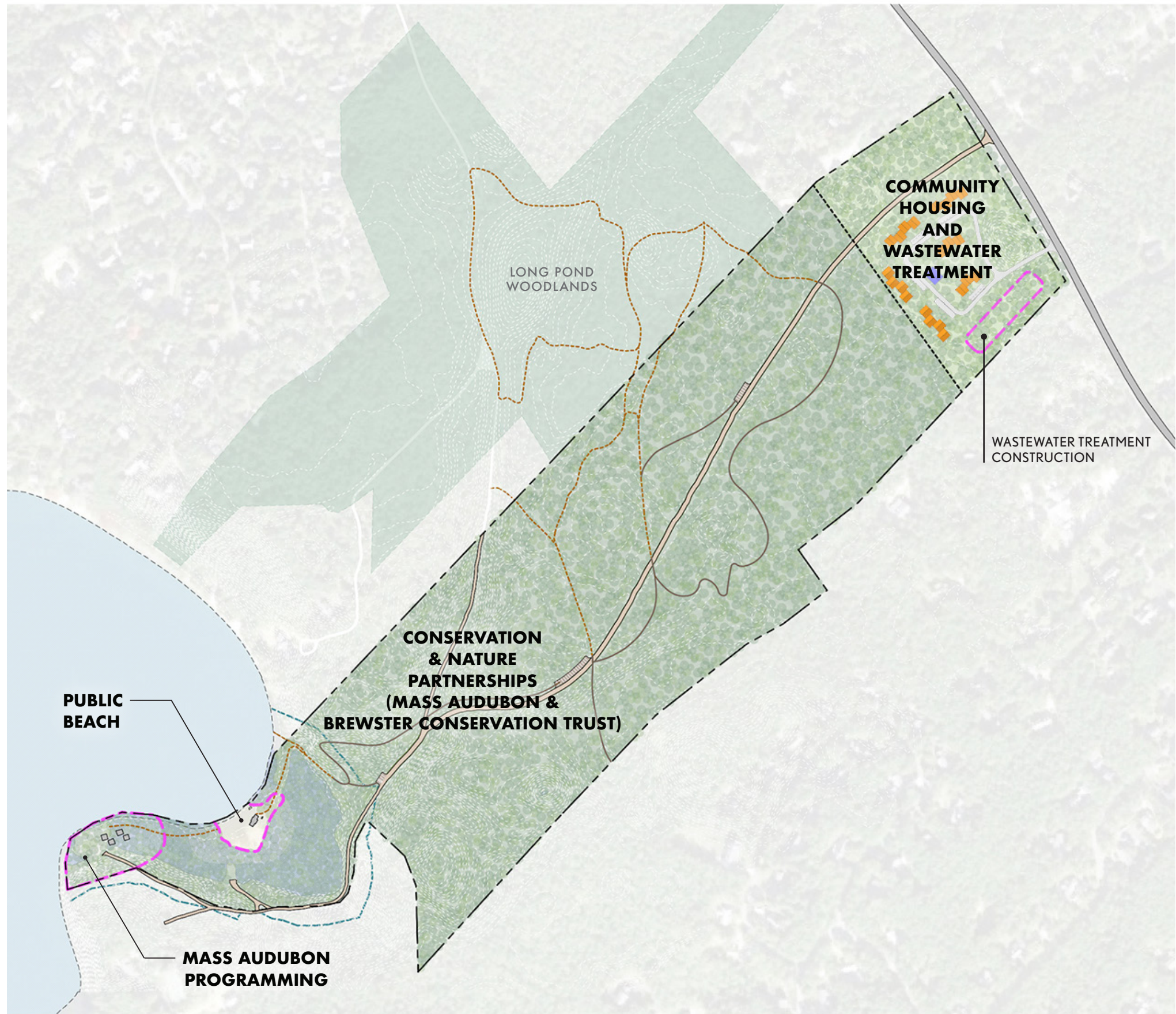
## RECREATION & COMMUNITY USE

## ECOLOGY

Replant disturbed areas

PHASE 3 TOTAL COST:

**\$4,500,000**



# POND PROPERTY DRAFT PHASING

Phase 4 (Target 2031-2033)

## APPROVALS, STUDIES, DESIGN

Ongoing permitting and procurement

Local and state regulatory agreements

## SITE PREP & INFRASTRUCTURE

Wastewater Treatment Connection to Surrounding Residences (TBD)

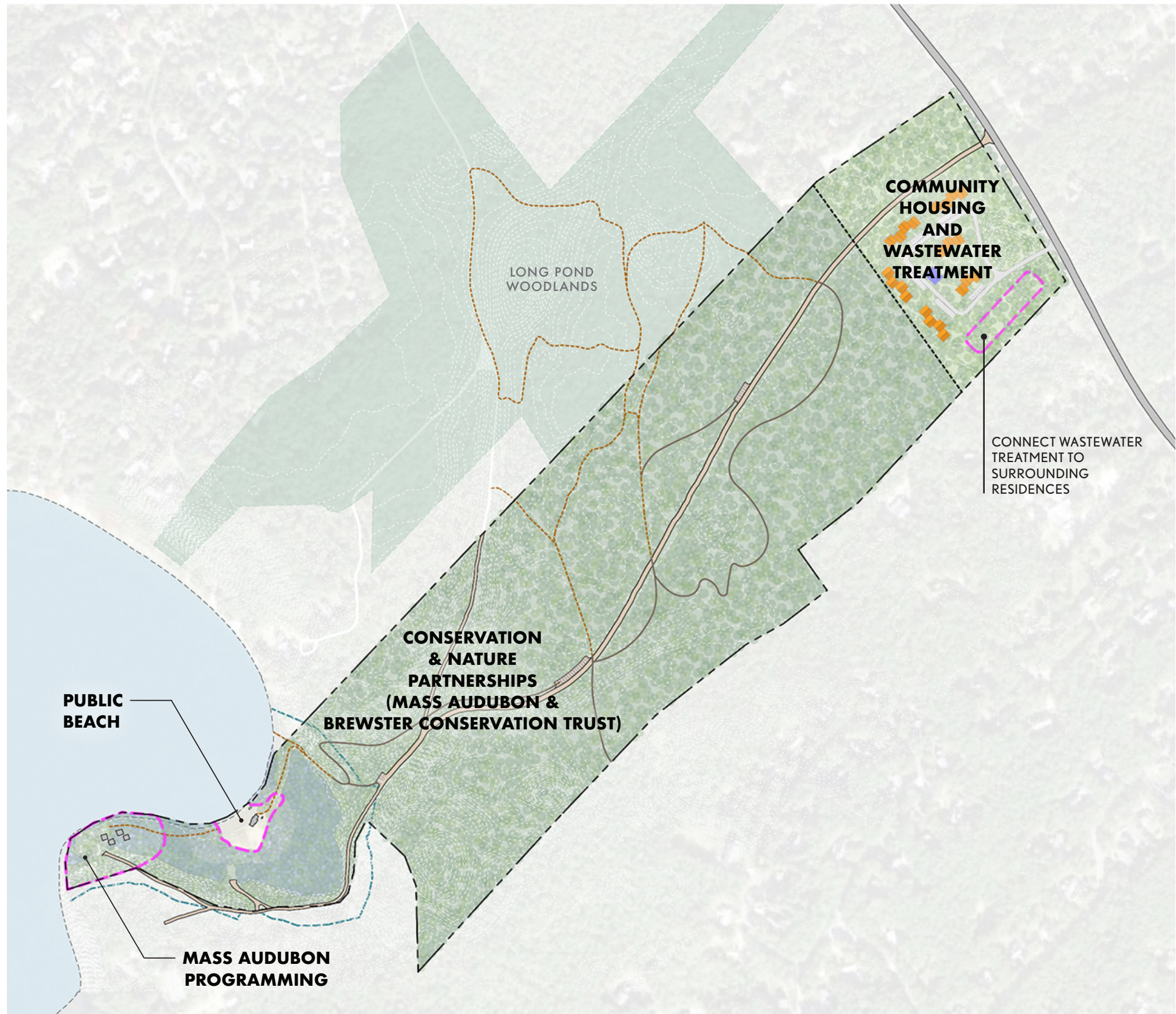
## HOUSING

## RECREATION & COMMUNITY USE

## ECOLOGY

Land management

PHASE 4 TOTAL COST:  
**\$TBD**





# HOUSING AND WASTEWATER TREATMENT

# POND PROPERTY - LAND USE CONTEXT

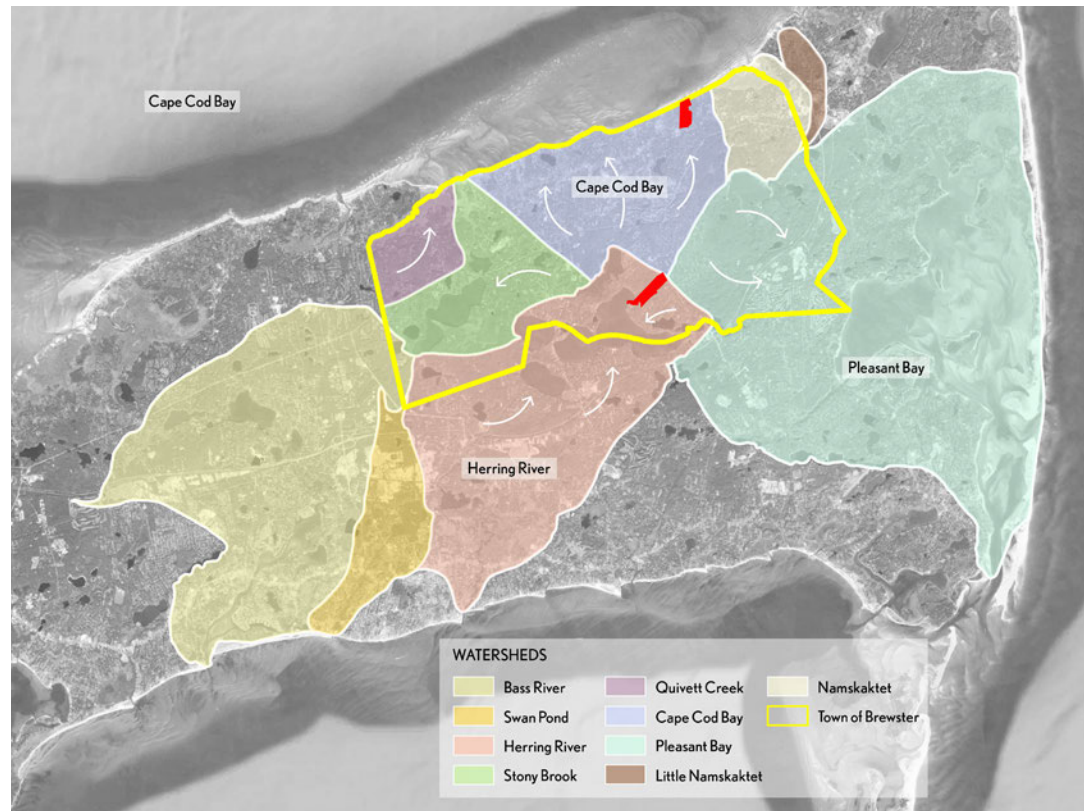


Residential communities exist along both sides of Route 137 and surround the northern section of the Long Pond Property.

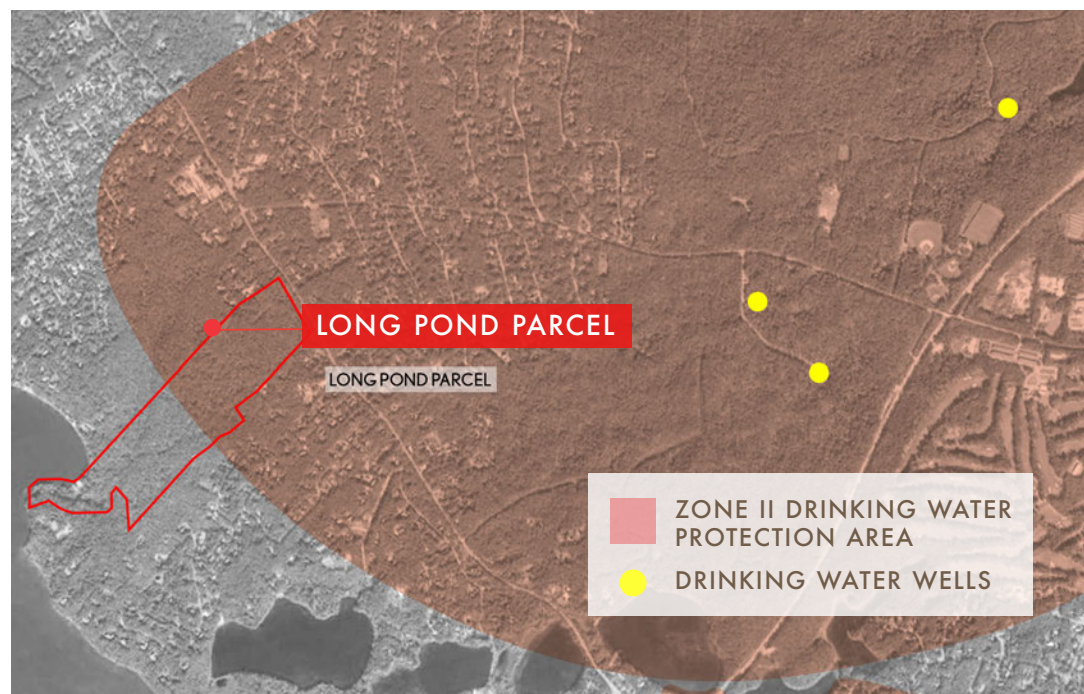
The property is also partially adjacent to Long Pond Woodlands, a town-owned 41-acre conservation restriction area held by Brewster Conservation Trust.

# POND PROPERTY - WATER QUALITY AND WASTEWATER TREATMENT

## Zone II



- A portion of the Long Pond property is on the edge of a Zone II, approximately 1 mile from the nearest Town well off Freemans Way
- There are currently about 900 developed residential properties in this Zone II
- Introduction of a new wastewater treatment plant on the Pond Property would improve overall Zone II water quality
- Introduction of a new wastewater treatment plant on the Pond Property would also improve overall Long Pond & Herring River water quality
- MA Dept of Environmental Protection issued changes to Title V regulations and implemented new Nitrogen Sensitive Watershed regulations in July 2023 that impact wastewater planning across the Cape
- The Pond Property falls within the Herring River Watershed – stormwater runoff from the property flows to Long Pond and eventually to the Herring River in Harwich
- Brewster plans to develop a Herring River Watershed Permit by 2030 and expects any new development in this area will require 100% nitrogen offset
- The Pond Property is uniquely situated to potentially locate a small wastewater treatment plant that could accommodate new housing buildout and replace traditional septic systems in some adjacent neighborhoods



# POND PROPERTY - HOUSING ILLUSTRATIVE SCENARIO

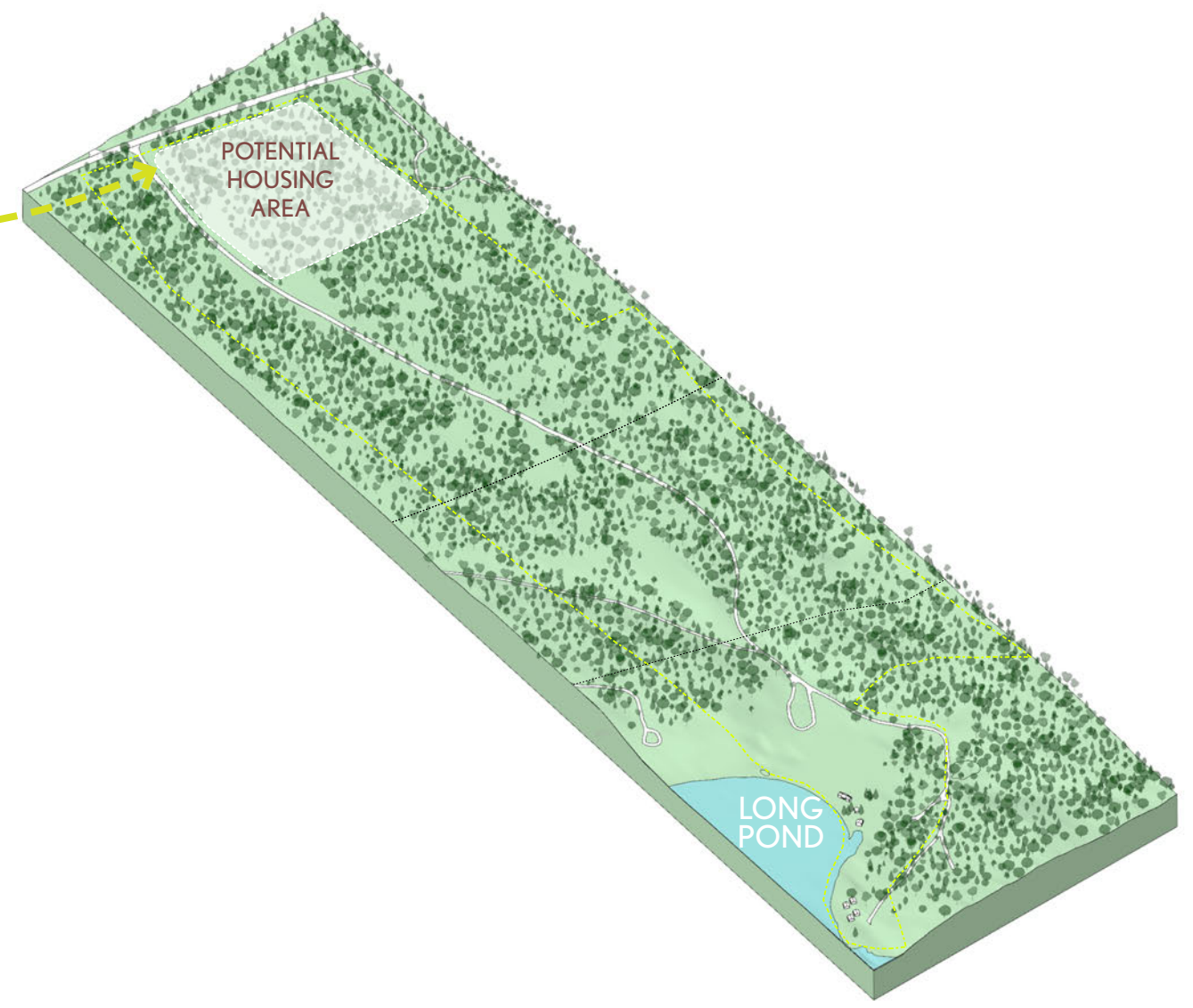
Context



## POND PROPERTY

LONG POND PROPERTY: **66 ACRES**  
HOUSING DESIGNATED AREA: **10 ACRES**

THE AREA DESIGNATED FOR HOUSING IS 15% OF THE LONG POND PROPERTY



# POND PROPERTY - HOUSING ILLUSTRATIVE SCENARIO

## Town Homes

- The housing scenario is illustrative and for diagrammatic purposes only.
- There will be opportunities for community input through the design process.
- Before design, a feasibility study will be undertaken to confirm housing and wastewater treatment are feasible here, to outline related site opportunities and constraints, and to identify overall project goals.



# POND PROPERTY PARTNERSHIPS

# BREWSTER CONSERVATION TRUST

A Partner at the Pond Property

## Brewster Conservation Trust

Amount pledged for Pond Property: At least \$1 million

### Partnership includes:

- Conservation restriction on 56 acres (85% of site) to preserve and protect this portion of the property, recognizing that the remaining 10 acres are designated for community housing and wastewater treatment
- Trail connectivity to Long Pond Woodlands



# MASS AUDUBON

A Partner at the Pond Property

## Mass Audubon

Amount pledged for Pond Property: \$1.5 million

### Partnership includes:

- Conservation restriction on 56 acres (85% of site), recognizing that the remaining 10 acres are designated for community housing and wastewater treatment
- Affirmative rights to provide nature-based educational programming

### Possible programs:

- Small seasonal day camps
- Adult nature study workshops
- Field trips for Wellfleet Bay camp
- Afterschool programs
- Guided walks
- Kayak trips
- Partner with Recreation Department on children's and adult programming





A photograph of a property, likely a park or community center, featuring a wooden building with a corrugated metal roof, a mailbox on a post, and rows of wooden benches. The scene is set in a wooded area with many trees. The image has a teal tint and the text "BAY PROPERTY" is overlaid in white, bold, sans-serif font.

# BAY PROPERTY

# OVERALL PLAN

Bay Property



RESTORE COASTAL DUNE



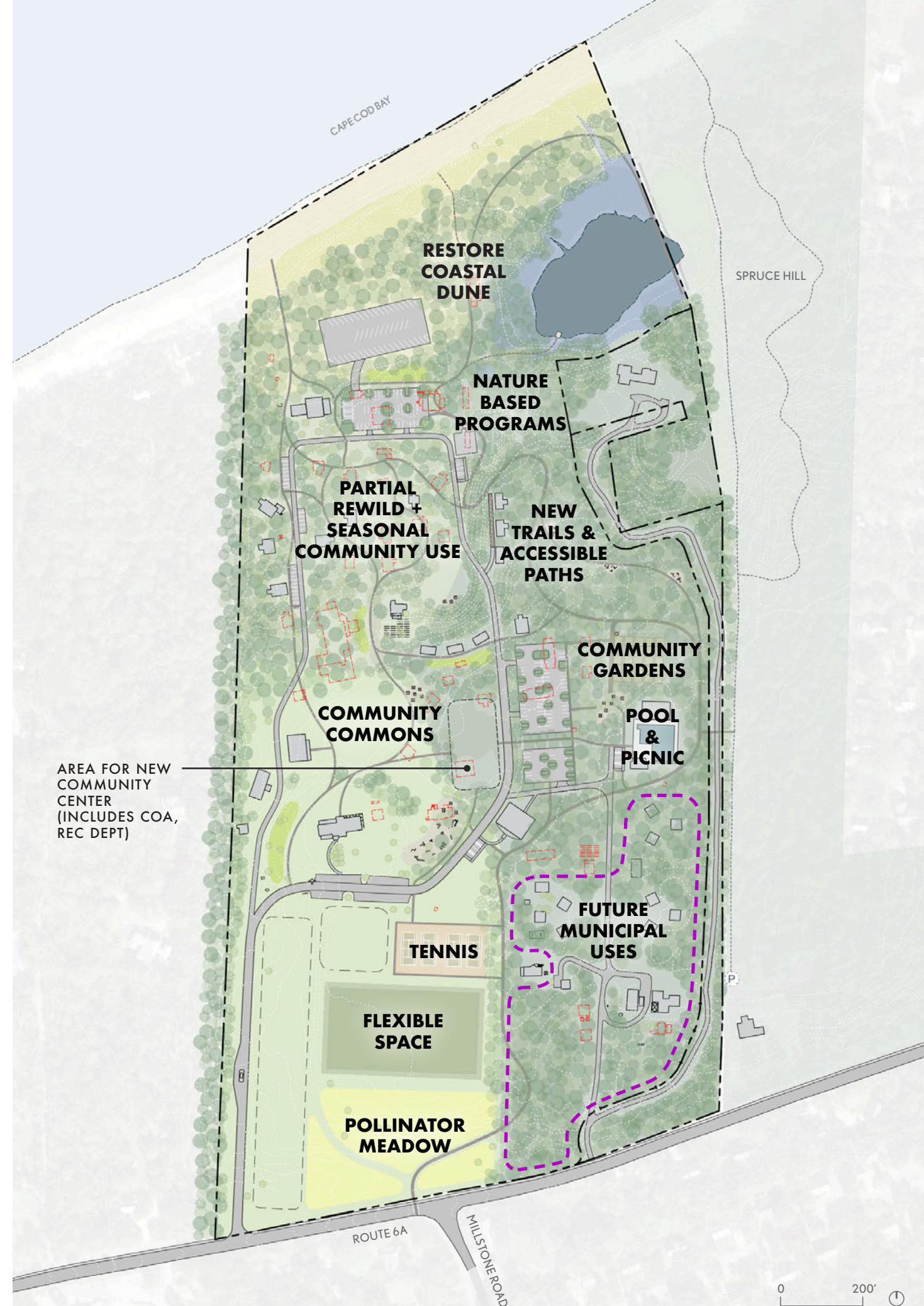
PARTIAL REWILD & SEASONAL COMMUNITY USE



COMMUNITY COMMONS



FLEXIBLE SPACE



NATURE BASED PROGRAMS



NEW TRAILS & ACCESSIBLE PATHS



POOL



WOODLAND BUFFER



COMMUNITY GARDEN

# EXISTING BAY PROPERTY PLAN

## Existing Buildings

### 92 TOTAL BUILDINGS:

- 12 COMMUNAL CAMP USES
- 6 SHOWER HOUSES
- 9 STAFF CABINS
- 38 CABINS
- 25 MAINTENANCE BUILDINGS
- 1 ADMINISTRATION BUILDING
- 1 SPRUCE HILL HOUSE



SHOWER HOUSE



STAFF CABINS



CABINS



MAINTENANCE



COMMUNAL CAMP USES







ADMIN BUILDING



SPRUCE HILL HOUSE

# PROPOSED BAY PROPERTY PLAN

Building Removal, Re-Use  
& New Construction

-  24 BUILDINGS TO BE REUSED
-  2 BUILDINGS TO BE CONSTRUCTED
-  48 BUILDINGS TO BE REMOVED
-  20 BUILDINGS\* - USE TO BE DETERMINED

(These buildings are located in the future municipal uses area, which will be determined at a later date)

\*Some of these buildings are too small to appear in the plan



# PROPOSED BAY PROPERTY PLAN

## Building Re-use

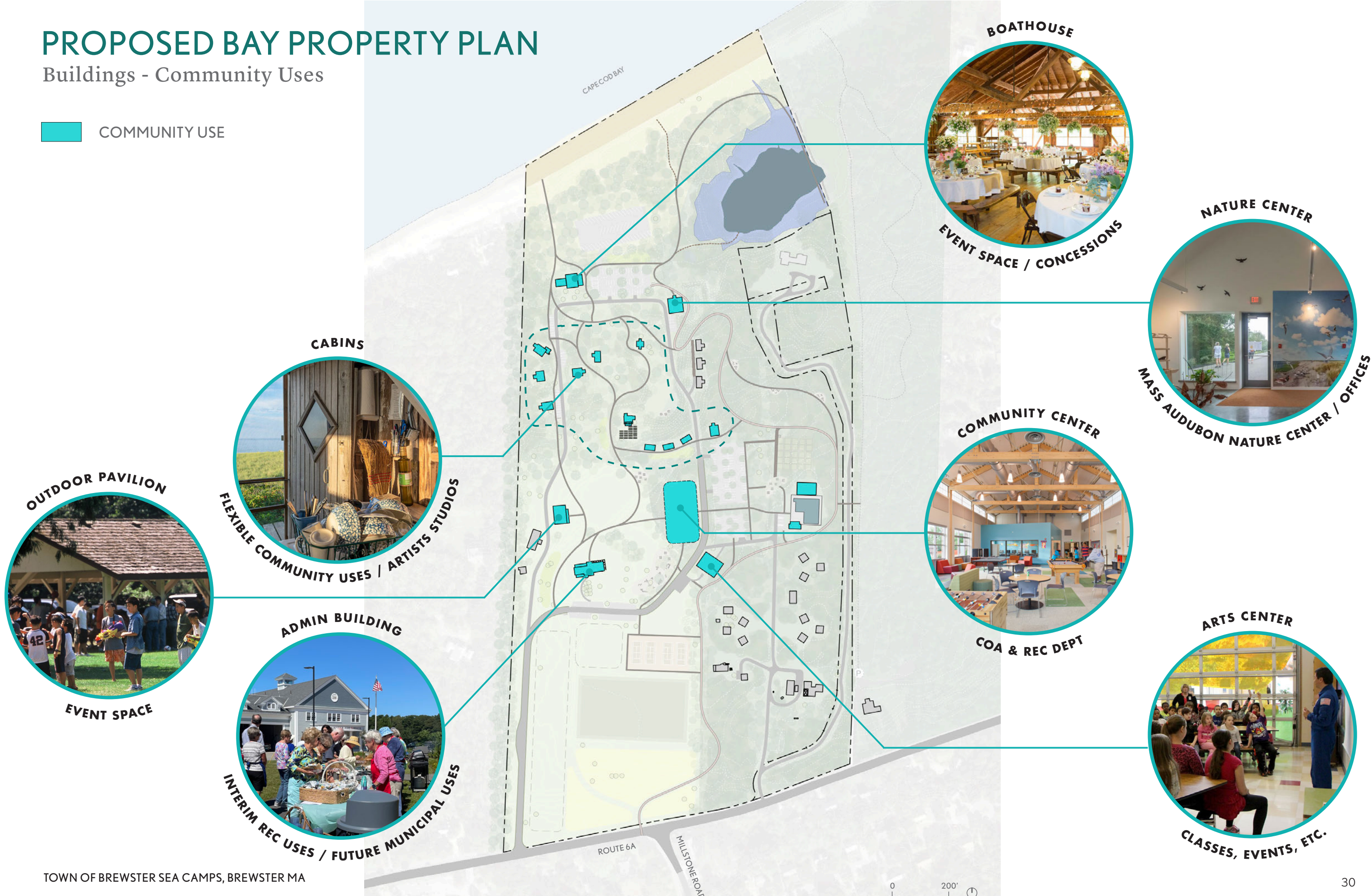
- COMMUNITY USE
- HOUSING
- MAINTENANCE
- USE TO BE DETERMINED (FUTURE MUNICIPAL USES)
- 2 BUILDINGS TO BE CONSTRUCTED



# PROPOSED BAY PROPERTY PLAN

Buildings - Community Uses

COMMUNITY USE



# PROPOSED BAY PROPERTY PLAN

Buildings - Housing

 HOUSING



**CABINS**



**STAFF HOUSING**

**CABINS**



**SEASONAL MASS AUDUBON HOUSING**

**WESTCOTT HOUSE**



**HOUSING**

**SPRUCE HILL HOUSE**



**HOUSING**

# PROPOSED BAY PROPERTY PLAN

## Outdoor Recreation



BEACH ACCESS



FLEXIBLE OPEN SPACE



PLAYGROUND & PICNIC AREA



PICNIC



TRAILS



FITNESS STATIONS



POOL



TENNIS COURTS



COMMUNITY GARDEN



# PROPOSED BAY PROPERTY PLAN

## Habitat & Re-wilding

1938



1971



1994



RESTORE COASTAL DUNE TO IMPROVE DUNE STABILITY AND COASTAL RESILIENCY

MAINTAIN CLEARING WITHIN WOODLANDS

APPROX 10ACRE CONSERVATION RESTRICTION

ENHANCE TREE CANOPY TO ABSORB GREENHOUSE GASES, PROVIDE INCREASED HABITAT FOR WILDLIFE, & RESTORE WOODLANDS

INTRODUCE POLLINATOR MEADOW TO INCREASE WILDLIFE HABITAT, INCREASE STORMWATER ABSORPTION, & REDUCE REGULAR MAINTENANCE



RESTORE COASTAL DUNE



ENHANCE WOODLANDS



POLLINATOR MEADOW

# PROPOSED BAY PROPERTY PLAN

## Vehicular circulation and Parking



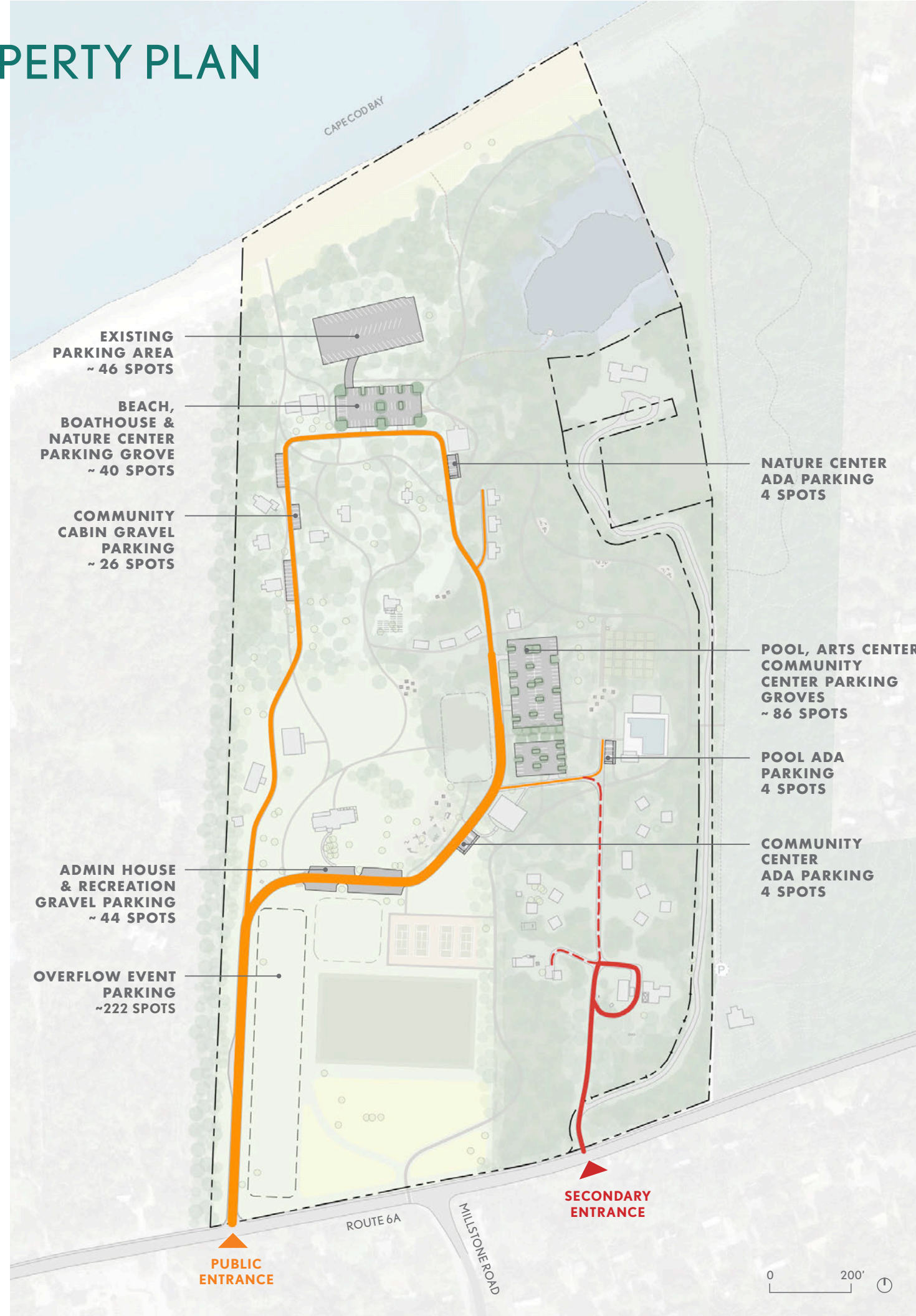
GRAVEL PARKING



PARKING WITH PLANTING



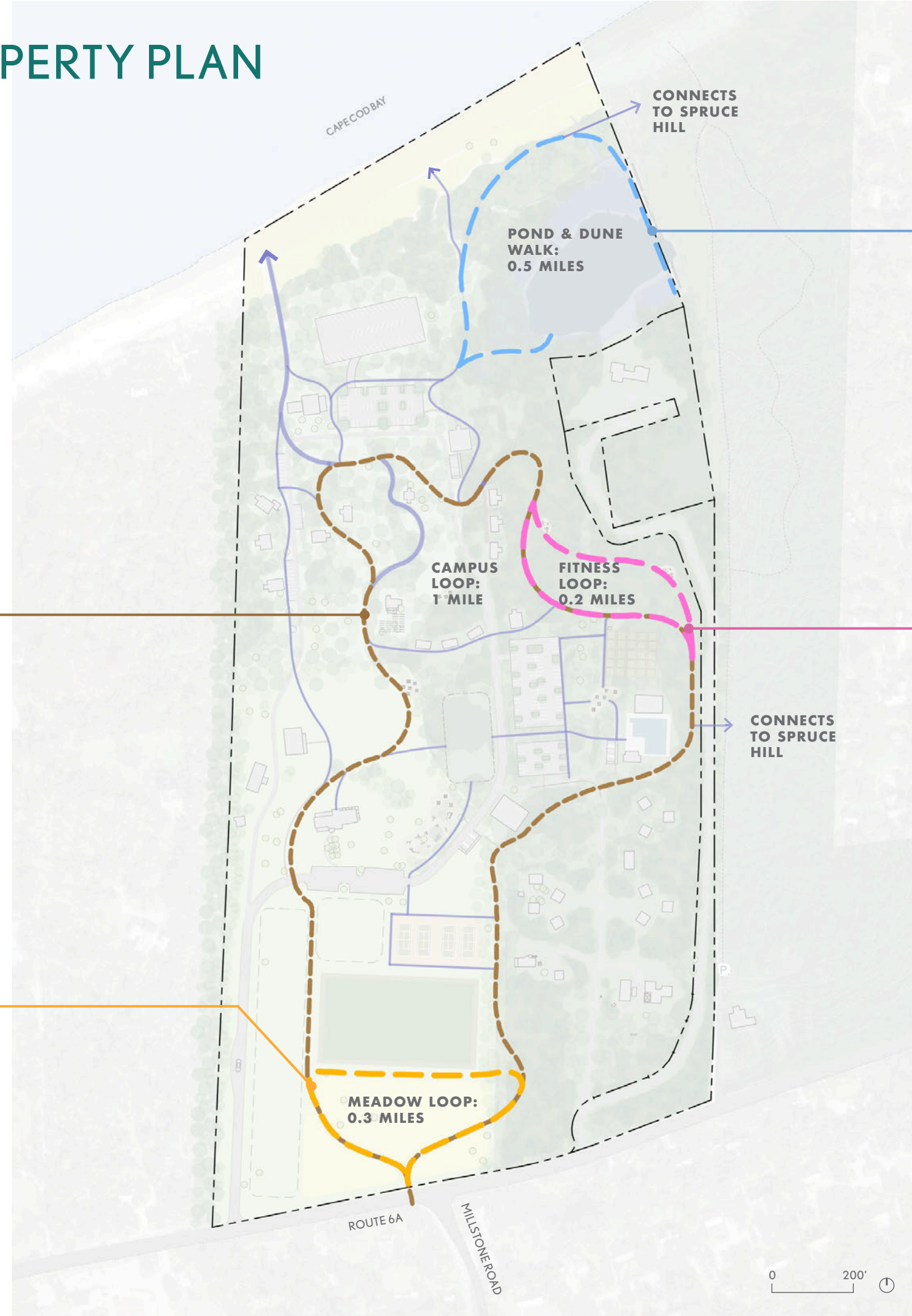
PLANTING GROVE



- PRIMARY TWO WAY VEHICULAR
- PRIMARY ONE WAY VEHICULAR
- SECONDARY VEHICULAR
- PRIMARY MAINTENANCE VEHICULAR
- - SECONDARY MAINTENANCE VEHICULAR
- PARKING

# PROPOSED BAY PROPERTY PLAN

## Walking Trails



POND & DUNE WALK








CAMPUS LOOP



FITNESS LOOP



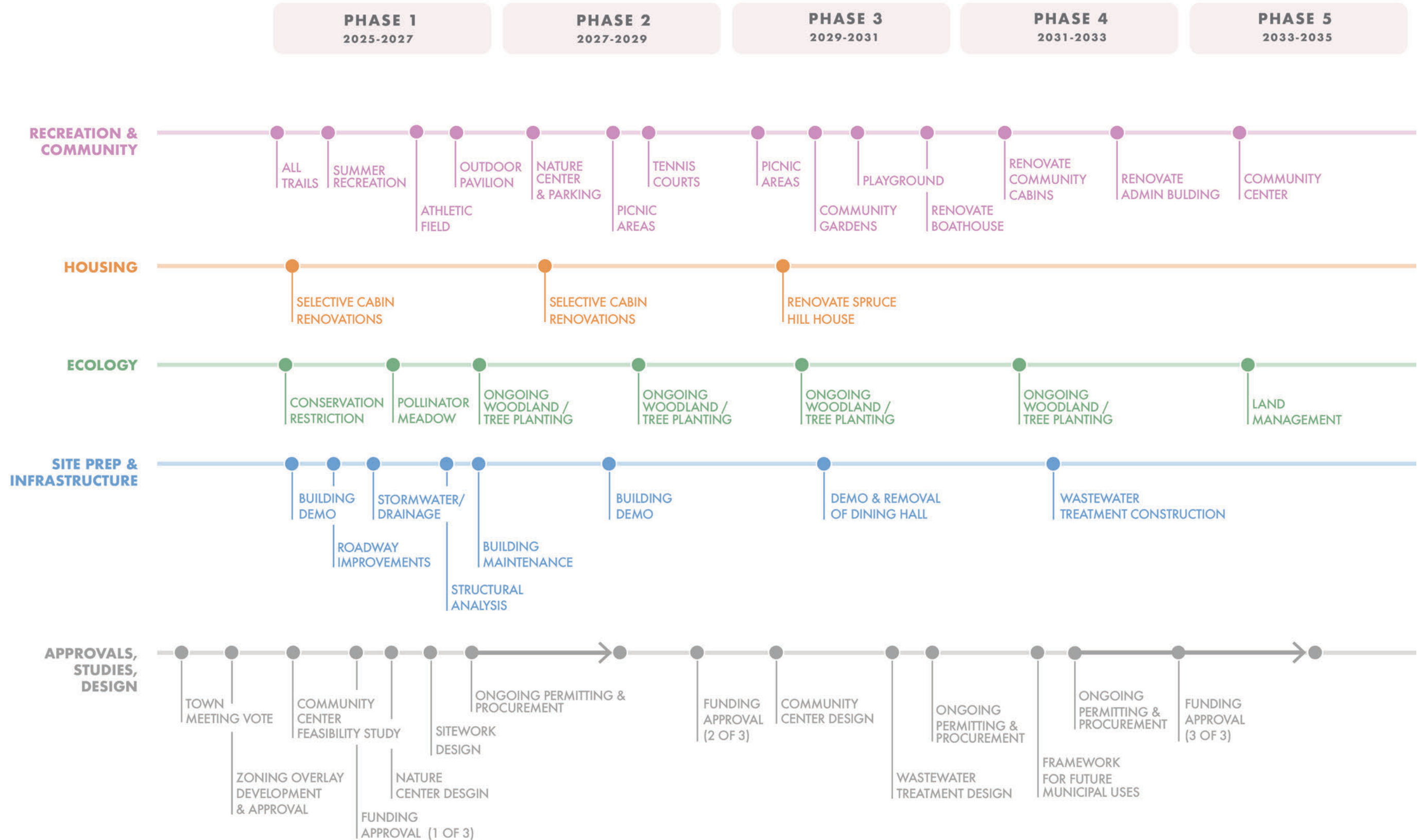
MEADOW LOOP

-  POND & DUNE WALK
-  CAMPUS LOOP
-  FITNESS LOOP
-  MEADOW LOOP
-  OTHER TRAIL

# BAY PROPERTY PHASING

# BAY PROPERTY DRAFT PHASING

Target 2025 - 2033



# BAY PROPERTY DRAFT PHASING

Phase 1 (Target 2025-2027)

## APPROVALS, STUDIES, DESIGN

- Zoning Overlay Development & Approval
- Funding approval (1 of 3)
- Ongoing permitting and procurement
- Community Center feasibility study
- Nature Center Design
- Sitework Design (Trails, parking)

## SITE PREP & INFRASTRUCTURE

- Building demo & removal set 1
- Required infrastructure including stormwater management, septic removal, water main, utility lines
- Roadway improvements
- Building structural Analysis
- Maintenance of existing buildings

## RECREATION & COMMUNITY USE

- All trails, shared use path, fitness loop
- Athletic field/ flexible open space
- Renovate outdoor pavilion
- Summer Recreation Program moves to the Bay Property

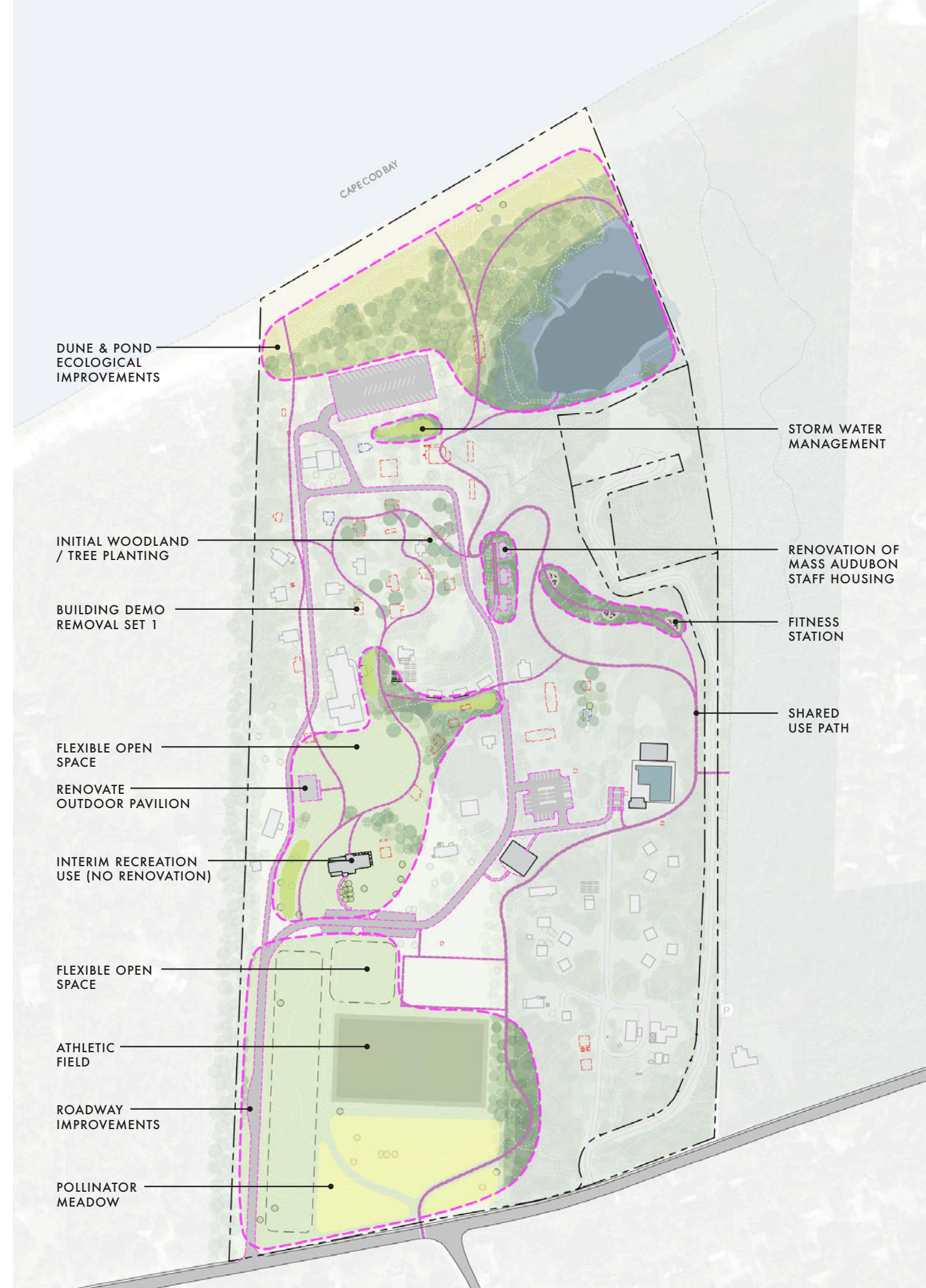
## HOUSING

- Selective housing renovation of existing buildings

## ECOLOGY

- Conservation Restriction
- Pollinator Meadow and dune restoration
- Initial woodland/ tree planting

**PHASE 1 TOTAL COST:  
\$8,300,000**



# BAY PROPERTY DRAFT PHASING

Phase 2 (Target 2027-2029)

## APPROVALS, STUDIES, DESIGN

Ongoing permitting and procurement  
Funding approval (2 of 3)

## SITE PREP & INFRASTRUCTURE

Building demo & removal set 2

## RECREATION & COMMUNITY USE

Nature Center and parking  
Picnic areas  
Tennis courts

## HOUSING

Selective housing renovation of existing buildings

## ECOLOGY

Ongoing woodland/tree planting

PHASE 2 TOTAL COST:  
**\$5,400,000**



# BAY PROPERTY DRAFT PHASING

Phase 3 (Target 2029-2031)

## APPROVALS, STUDIES, DESIGN

Ongoing permitting and procurement

Community Center Design (if applicable)

Design for Wastewater Treatment Plant

## SITE PREP & INFRASTRUCTURE

Demolition and removal of dining hall

## RECREATION & COMMUNITY USE

Playground

Picnic Areas

Community Gardens

Renovate boathouse for concessions/events

## HOUSING

Renovate Spruce Hill House for staff housing

## ECOLOGY

Ongoing woodland/tree planting

PHASE 3 TOTAL COST:

**\$10,400,000**





# BAY PROPERTY DRAFT PHASING

Phase 4 (Target 2031-2033)

## APPROVALS, STUDIES, DESIGN

Ongoing permitting and procurement

Establish Framework for Future Municipal Uses (Secluded Area)

Funding approval (3 of 3)

## SITE PREP & INFRASTRUCTURE

Wastewater treatment plant construction (location TBD)

## RECREATION & COMMUNITY USE

Renovate administration building

Renovate cabins for community use and add parking

## HOUSING

## ECOLOGY

Ongoing woodland/tree planting

PHASE 4 TOTAL COST:

**\$6,600,000**



# BAY PROPERTY DRAFT PHASING

Phase 5 (Target 2033-2035)

## APPROVALS, STUDIES, DESIGN

Ongoing permitting and procurement

## SITE PREP & INFRASTRUCTURE

## RECREATION & COMMUNITY USE

Community Center  
Construction and Parking  
(if applicable)

## HOUSING

## ECOLOGY

Land Management

PHASE 5 TOTAL COST:  
**\$31,000,000**



# COMMUNITY CENTER

# COMMUNITY CENTER

## Community Input

- The Town Meeting Warrant article to purchase the properties included a “Community Center” as a potential use
- The 2018 Town Vision Plan identified providing a “community center for all ages for social and recreational activities and include meeting rooms” as a priority goal
- The 2023 Local Comprehensive Plan also identified a new multi-generational community center as consistent with community values
- In a 2024 Council on Aging survey, the majority of respondents said they would be very likely to use a multigenerational community center

# COMMUNITY CENTER

## Key Questions

### What are the benefits of a Community Center?

- Create a long-desired amenity to be enjoyed for generations
- Provide program, activity, education, and meeting spaces for all ages
- Offer revenue generating potential
- Create community gathering space that could improve social activity, improve well-being, and increase connectivity



SUMMER RECREATION



COUNCIL ON AGING



FITNESS



EDUCATION



YOUTH PROGRAMS



ARTS

# COMMUNITY CENTER

## Key Questions

### Why does the Town need a community center?

- The Council on Aging facility lacks adequate space for its programming needs, and the condition of the existing historic building creates ADA and maintenance challenges
- The Recreation Department also does not have a facility of its own and uses limited office and meeting space in the Eddy School

### What are the benefits of a combined multigenerational facility?

COUNCIL ON AGING	SHARED	REC DEPARTMENT
Library/reading room Medical exam/treatment rooms Game rooms	Large multi-purpose rooms Storage areas Conference/meeting rooms Offices Workspaces Fitness center Walking track Kitchen/cafeteria	Gymnasium Fitness classrooms Sport courts

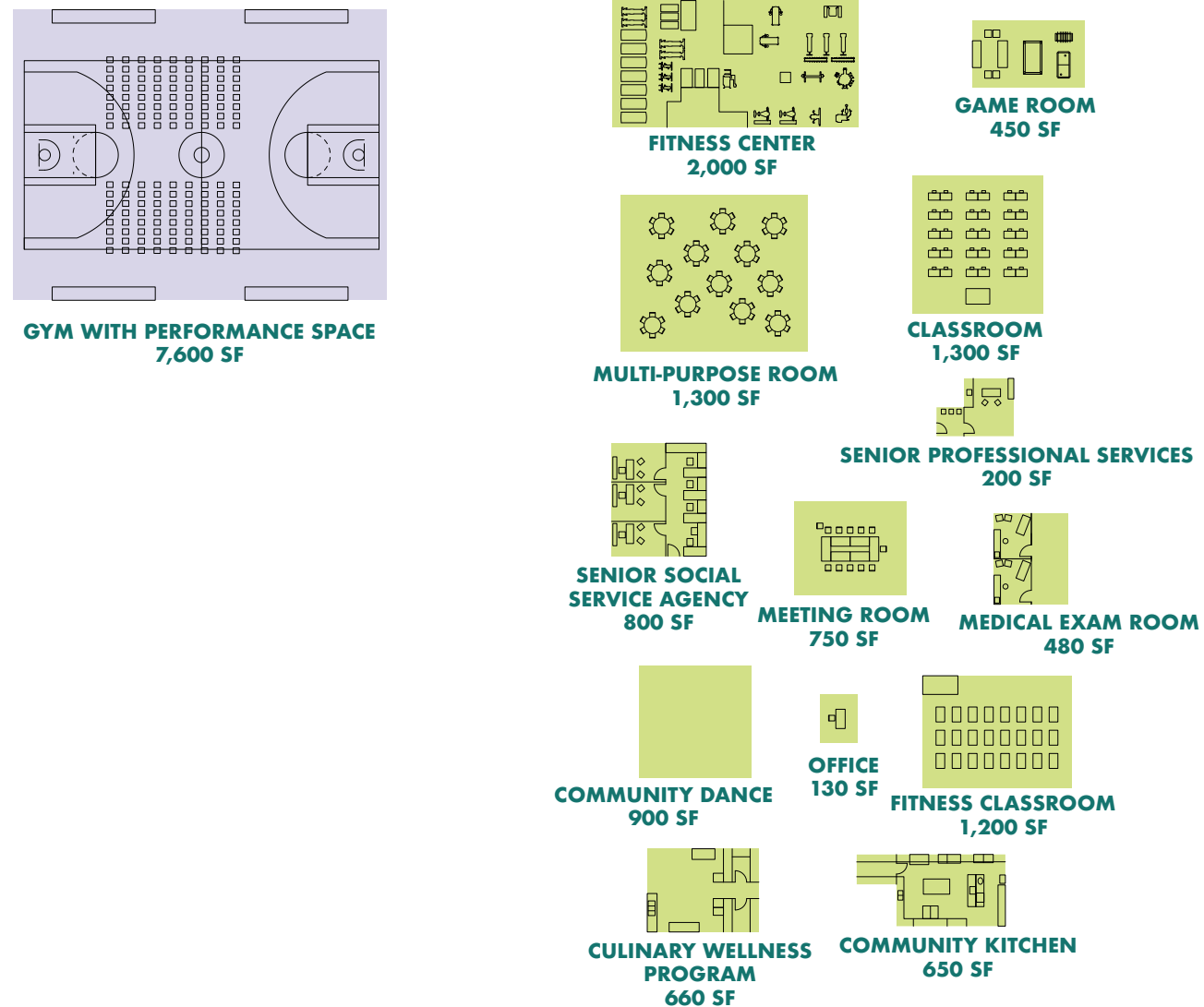
# COMMUNITY CENTER

Community Feedback - Desired Public Facilities

## Can we fit all desired public facilities in the existing Bay Property buildings instead of building a new Community Center?

No, the existing buildings on the Bay Property do not have the capacity to accommodate all desired facilities and would require costly renovation.

### SPACES REQUIRED FOR DESIRED FACILITIES



### BUILDINGS VIABLE FOR SOME LEVEL OF RE-USE



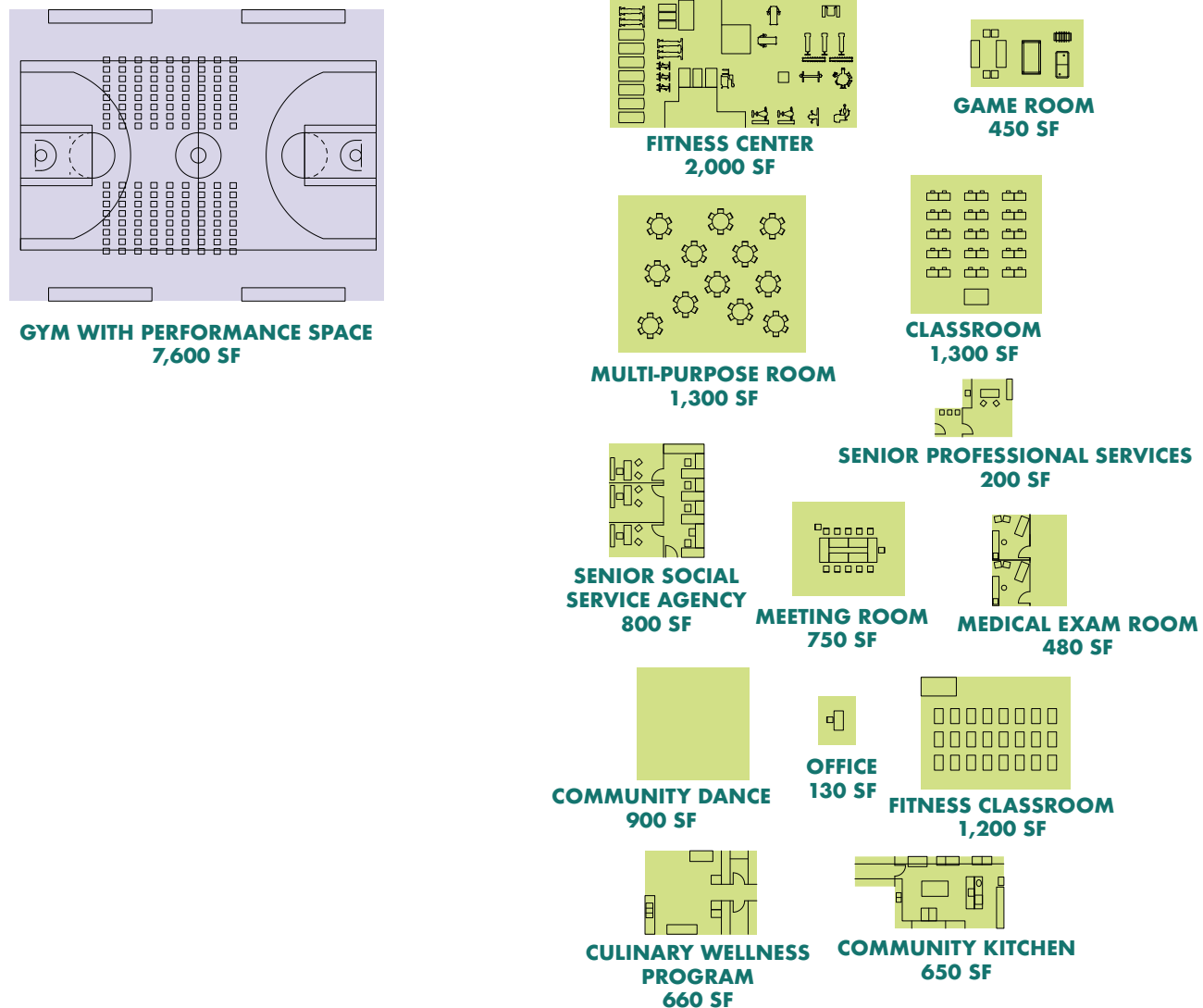
# COMMUNITY CENTER

Community Feedback - Desired Public Facilities

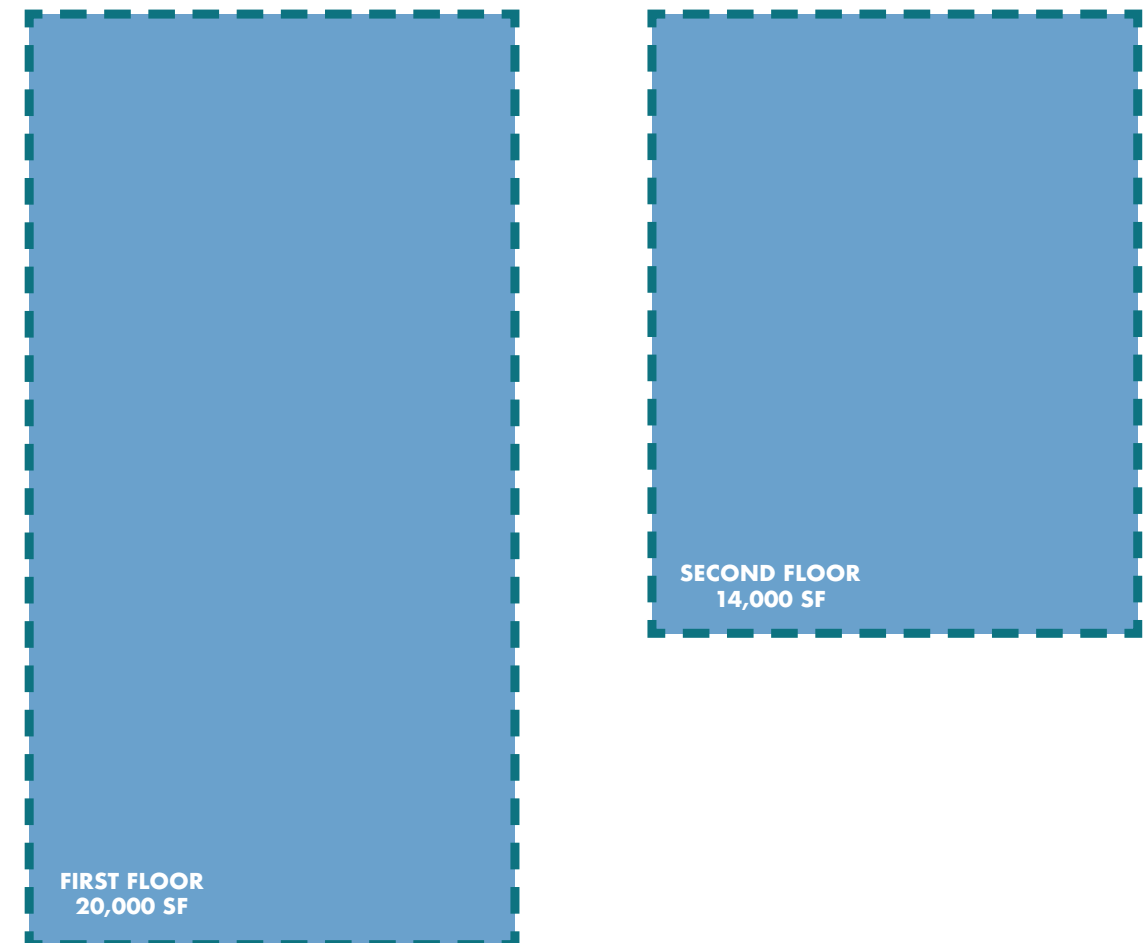
## Can we fit all desired public facilities in a new Community Center?

Yes, the area set aside for a new Community Center as shown on the plan would have the potential to accommodate the facilities the community is interested in. For comparison, the Harwich Community Center is 32,000 SF with a 17,000 SF basement. The Town will undertake a feasibility study to determine what facilities are needed in Brewster.

### SPACES REQUIRED FOR DESIRED FACILITIES



### APPROXIMATE 34,000 SF TOTAL FOOTPRINT OF POTENTIAL NEW COMMUNITY CENTER





# COMMUNITY CENTER

## Key Questions

### **Can we reuse the Eddy School for a Community Center?**

No, although it has been considered as a potential community center in the past, it is not an option now as the building is needed to operate as a school for the foreseeable future.

- Town Meeting authorized funding for a Brewster Elementary School Consolidation Feasibility Study in November 2019
- Consolidation Feasibility Study was completed in January 2022
- Brewster School Committee has care, custody, and control of the elementary schools
- After careful consideration, Brewster School Committee voted in October 2022 to table consolidation until the student enrollment has decreased to about 55 children per grade (currently about 65/grade)
- In February 2024, Brewster, Orleans, Eastham, and Wellfleet applied for state grant funds to explore feasibility of regionalizing elementary schools. This could result in Brewster gaining additional students from other towns

**BAY PROPERTY  
FUTURE MUNICIPAL  
USES**

# BAY PROPERTY FUTURE MUNICIPAL USES

## What are future municipal uses?

The Town Warrant article to purchase the properties approved at Town Meeting included the following Potential Town Uses for both properties:

- habitat protection
- watershed protection
- open space
- conservation
- passive recreation
- active recreation
- community housing
- general municipal purposes

## Will the community have input on the future municipal uses?

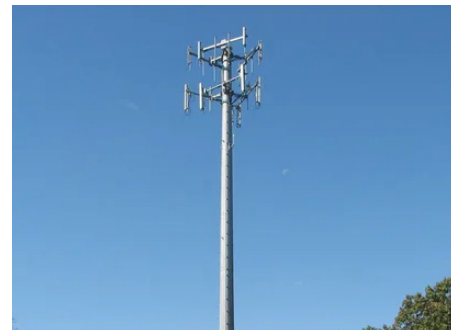
A separate community process will take place to determine future uses on the remaining 8 acres of the bay property. Once finalized, those plans will be brought back to a future Town Meeting for resident approval.

## When will the future municipal uses be determined?

Future municipal uses are not anticipated to be determined for at least 5-10 years.



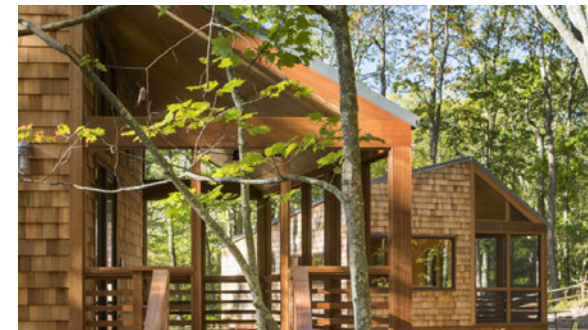
NEIGHBORHOOD WASTEWATER TREATMENT PLANT



CELL TOWER



HABITAT PROTECTION



HOUSING



UNANTICIPATED USES

# BAY PROPERTY PARTNERSHIPS

# PARTNERSHIPS - BAY PROPERTY

Mass Audubon

## Mass Audubon

Amount pledged for Bay Property: \$2 million

### Partnership includes:

- Nature center with administrative offices
- Conservation restriction on approximately 10 acres surrounding existing pond on the northeast corner of the property
- Reuse of 3 existing cabins for seasonal workforce housing for Mass Audubon employees at reduced rates (10 year minimum commitment)

### Possible programs:

- A variety of programming and field trips
- Interpretative signage and nature trails



# FINANCING AND COST

# POND PROPERTY OVERALL COST ESTIMATION

	CONSTRUCTION	ADDITIONAL COSTS (DESIGN AND CONTRACTOR FEES, PERMITTING, CONTINGENCY, ESCALATION)	TOTAL PER PHASE	POTENTIAL OTHER FUNDING	BALANCE TO BE FINANCED
<b>Phase 1</b> 2025-2027 <i>(0% escalation)</i>	\$1,400,000	\$900,000	\$2,300,000	\$500,000	\$1,800,000
<b>Phase 2</b> 2027-2029 <i>(5% escalation)</i>	\$100,000	\$400,000	\$500,000	\$300,000	\$200,000
<b>Phase 3</b> 2029-2031 <i>(10% escalation)</i>	\$2,100,000	\$2,400,000	\$4,500,000	\$4,500,000	\$0
<b>Total</b>	\$3,600,000	\$3,700,000	<b>\$7,300,000</b>	\$5,300,000	\$2,000,000

**Phase 4**  
2031-2033  
\*Cost TBD (cost to connect residents to new wastewater treatment plant)

# BAY PROPERTY OVERALL COST ESTIMATION

	CONSTRUCTION	ADDITIONAL COSTS (DESIGN AND CONTRACTOR FEES, PERMITTING, CONTINGENCY, ESCALATION)	TOTAL PER PHASE	POTENTIAL OTHER FUNDING	BALANCE TO BE FINANCED
<b>Phase 1</b> 2025-2027 (0% escalation)	\$4,700,000	\$3,600,000	\$8,300,000	\$1,500,000	\$6,800,000
<b>Phase 2</b> 2027-2029 (5% escalation)	\$3,500,000	\$1,900,000	\$5,400,000	\$2,700,000	\$2,700,000
<b>Phase 3</b> 2029-2031 (10% escalation)	\$2,800,000	\$7,600,000 (Community Center design)	\$10,400,000	\$1,400,000	\$9,000,000
<b>Phase 4</b> 2031-2033 (15% escalation)	\$3,500,000	\$3,100,000	\$6,600,000	\$1,100,000	\$5,500,000
<b>Phase 5</b> 2033-2035 (20% escalation)	\$19,300,000	\$11,700,000	\$31,000,000 (Community Center Construction)		\$31,000,000
<b>Total</b>	\$33,800,000	\$27,900,000	<b>\$61,700,000</b>	\$6,700,000	\$55,000,000



# BAY PROPERTY OVERALL COST ESTIMATION

## Funding Details

- Town Meeting will vote on the Comprehensive Plans at the May 2024 Town Meeting.
- If the plans are approved, funding would occur in three phases starting in October, 2024.
- Funding requests would need approval of Town Meeting and at the ballot.
- First round of funding would include a \$300,000 Community Center feasibility study.
- Community Center design and construction funding would be voted on in the future.

# FINANCING

## Sources

### **What funding sources are available to help pay for this?**

Financing options will include a combination of the following:

- Public Private Partnerships (\$4.5+M)
- Federal, state, and/or other grants
- Capital Stabilization Fund (\$1.5+M)
- Free Cash (average \$4M/year for all Town capital projects)
- Gifts & donations
- Property revenue generation (to help cover operating expenses)
- Debt (short-term & excluded)
- Community Preservation Act funds

Town develops and annually updates a 5 Year Capital Improvement Plan (CIP) that identifies all upcoming projects, initiatives, equipment, facilities, and acquisitions, their expected costs, and the anticipated funding sources. Financing and phasing for the Sea Camps will be incorporated into the CIP if the comprehensive plans for the properties are approved by Brewster voters.

# FINANCING

## Sequencing

### **How will implementing the Sea Camps comprehensive plans be financed?**

If the plans are approved by Town Meeting in May, the Town anticipates asking Brewster voters to approve up to three rounds of excluded debt to help finance the plans over the next decade.

- **Round 1** would include funding for all phases of the pond plan and the first two phases of the bay plan, including the community center feasibility study (\$300,000). It would be brought to Town Meeting and the ballot in Fall 2024.
- **Round 2a** would include phases 3 and 4 of the bay plan, excluding the community center design.
- **Round 2b** would include the community center design. These debt exclusions would likely be brought to Brewster voters in 2028.
- **Round 3** would fund phase 5 of the bay plan, which is construction of the new community center (if applicable). Based on the current timeline, this final funding request would be around 2031.

# FINANCING

## Sequencing

### How will implementing the Sea Camps comprehensive plans impact my taxes?

	PHASES	YEAR	ANTICIPATED DEBT ISSUANCE	TAX RATE IMPACT*	TAX BILL IMPACT ON MEDIAN HOME**
<b>Round 1</b>	All Pond + Bay 1&2	2024	\$11.4M	+.11/1000	+\$77
<b>Round 2a</b>	Bay 3&4 (no community center design)	2028	\$9.2M	+.09/1000 (\$ .20 total)	+\$63 (\$140 total)
<b>Round 2b</b>	Bay 3&4 (community center design)	2028	\$5.3M	+.05/1000 (\$ .25 total)	+\$34 (\$174 total)
<b>Round 3</b>	Bay 5	2031	\$31M	+.30/1000 (\$ .55 total)	+\$216 (\$390 total)

Total estimated cost to implement both plans except for community center design and construction is \$20.6M. Total projected tax impacts of this work would be \$.20/1000 or \$140/year for 25 years for the average resident.

\* would impact the following fiscal year tax bills - eg. 2024 approval would impact FY26 tax bills (Fall 2025)

\*\* assumes 25 year level debt term and conservative 3.85% interest rate (Brewster has the highest possible bond rating, AAA, which helps secure the lowest possible interest rates)

NOTE: Current median residential home value in Brewster is \$710,000.

# THE FUTURE OF THE SEA CAMPS!



- 3.9 miles of trails (3.3 miles new)
- Trail connections to Spruce Hill and Long Pond Woodlands
- 66 acres of new conservation areas
- Ecological restoration (woodlands, dune restoration and pollinator meadow)
- Mass Audubon and Brewster Conservation Trust Partnerships
- Nature center
- Community housing and staff housing
- Picnic areas
- Public beaches at both properties
- Outdoor pool
- 4 tennis courts
- 25 community garden plots
- Flexible space for outdoor events
- Potential new Community Center

**NEXT STEPS**

# HOW TO STAY UP TO DATE WITH OUR PLANNING

## **Join a Pond Property tour:**

Saturday, April 6 from 10am-2pm  
Wednesday, April 10 from 10am-2pm

## **Bay Property Open House:**

Wednesday, April 17th from 10am-2pm  
Saturday, April 27th from 1pm-5pm

## **Project Updates**

<https://www.brewster-ma.gov/cape-cod-sea-camps-properties>

## **Town Meeting Vote**

Saturday May 11, 2024 at 1PM

Residents can send questions to [townmanager@brewster-ma.gov](mailto:townmanager@brewster-ma.gov).

# Thank you!

