

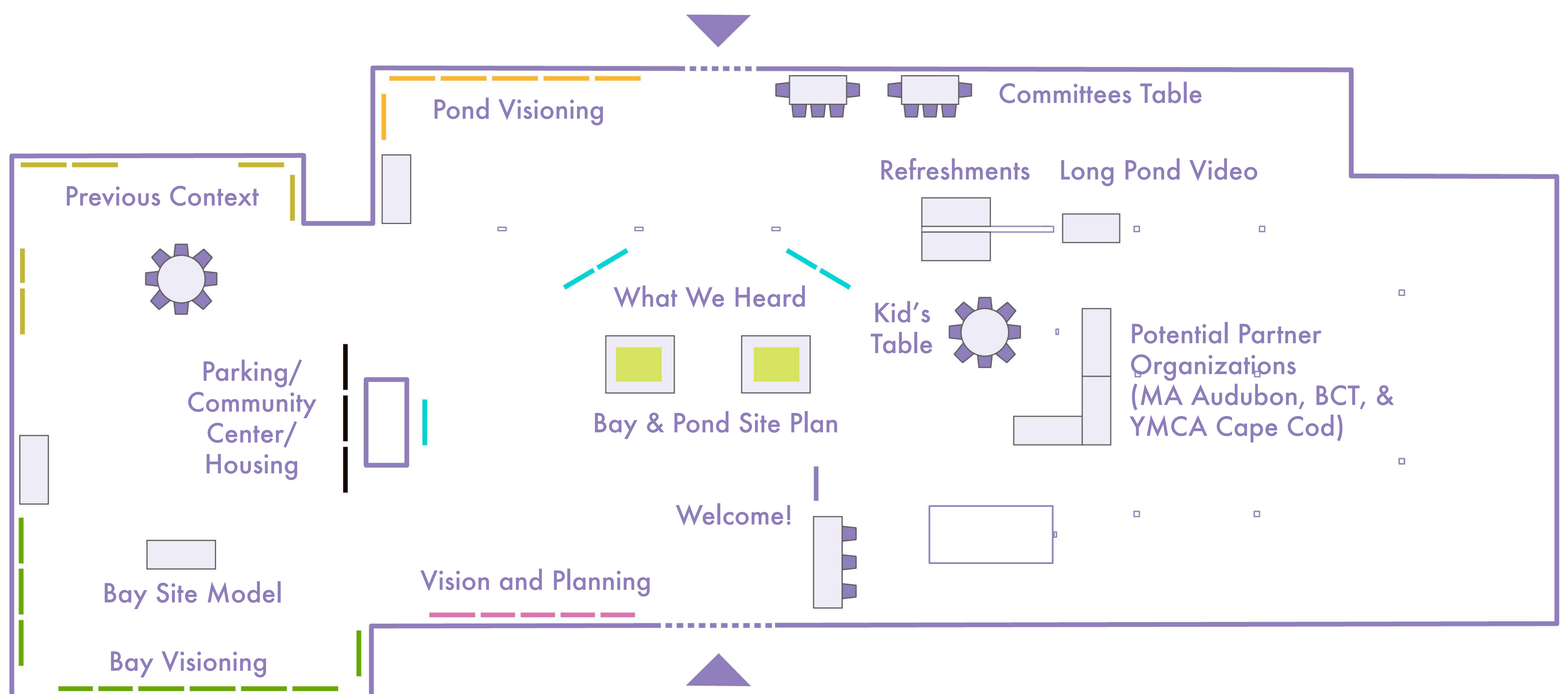
Welcome Station

Welcome!

Welcome to the second community workshop for the Brewster Sea Camps!

Today we will share potential planning scenarios for the future of the Bay and Pond properties and ask for your feedback. These planning scenarios are informed by the community feedback we received at the first community forum in May, and through the follow-up survey. We want your continued input and would like to know which planning scenarios you prefer.

Following introductory remarks, we invite you to visit the different stations below and give feedback on the scenarios displayed at the Visioning stations:



What we heard

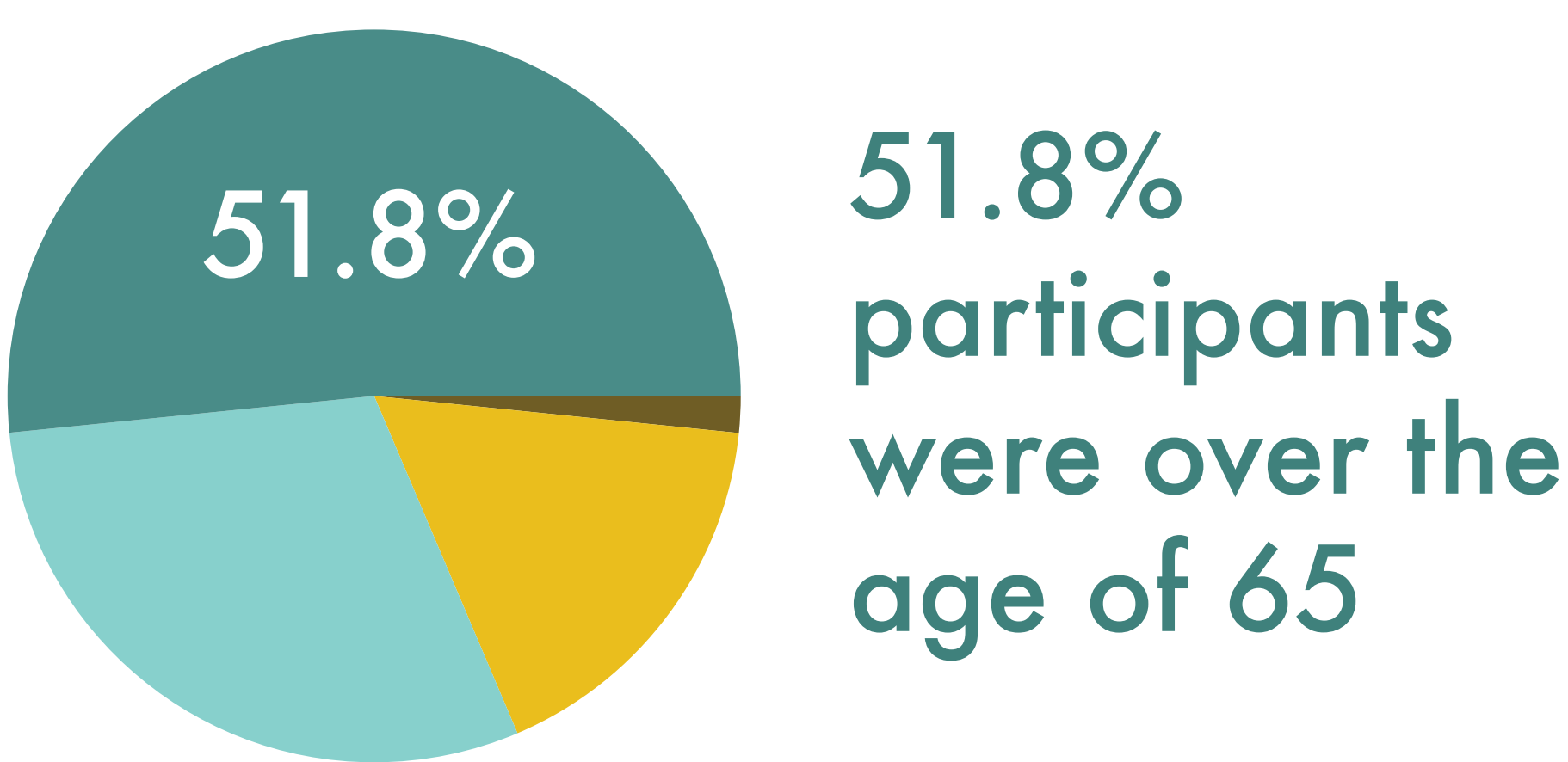
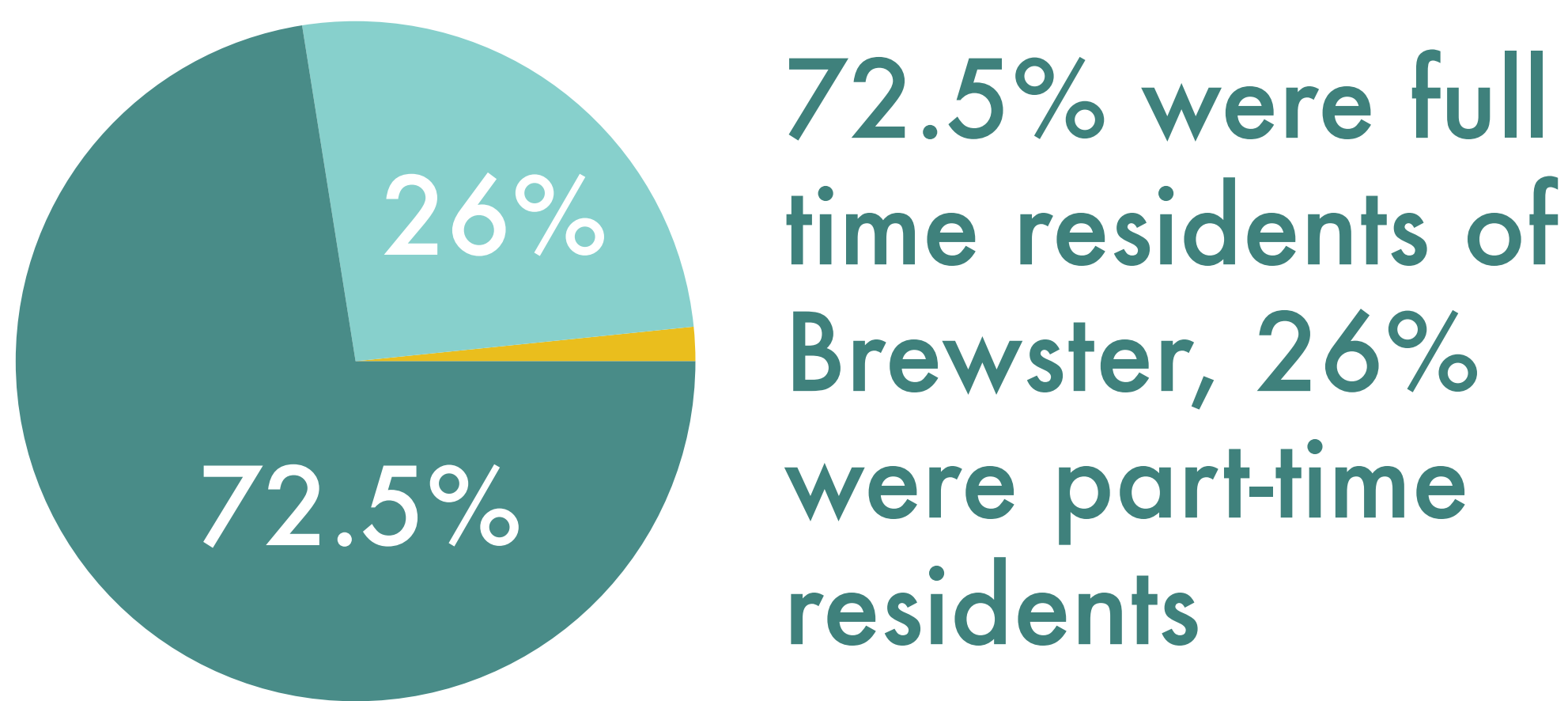
Thank You for sharing your feedback!

We appreciate your thoughts about your priorities for the future of both the Bay and the Pond Property!

~ 400 Community Forum Attendees

1,367 Surveys Completed

Survey Demographics



Forum #1 & Survey Feedback

Bay Property

On Housing

Key Survey Feedback



31% would like to see seasonal workforce housing in a new building



50% would like to see seasonal workforce housing in existing buildings

Key Forum Feedback



High interest in seasonal workforce housing and affordable Housing



Additional housing opportunities was the Town Vision Plan goal that received the most stickers

Example Comments from Survey and Forum

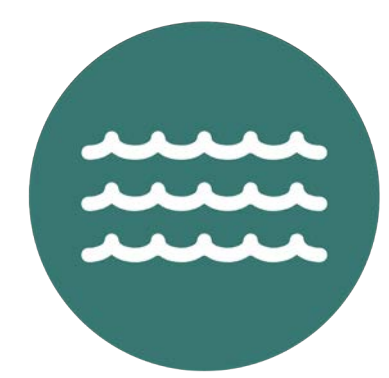
Create year round and seasonal affordable housing opportunities

We need housing for summer J-1 employees

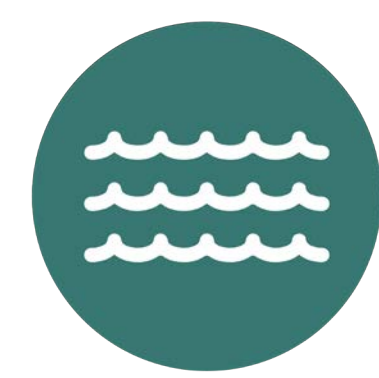
No housing. Recreation uses and community building only

On Sustainability and Conservation

Key Survey Feedback

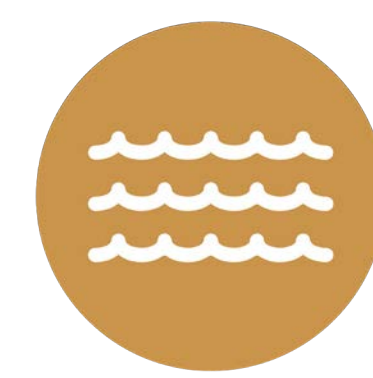


82% felt it was important to preserve and maintain the coastal ecosystem



75% felt it was important to protect natural habitat and water resources

Key Forum Feedback



Protect natural habitat and water resources was the key opportunity of greatest interest

Example Comments from Survey and Forum

Protect natural habitat and water resources

Minimize asphalt paving

Treat invasive species to bring back wildlife

Concerned about existing beach parking constructed so close to sensitive area

Reduce lawn and replace with wildflowers

On Re-use

Key Survey Feedback



74% felt it was important to reuse or adapt buildings currently on the property



General interest in re-using existing buildings as feasible

Key Forum Feedback

Example Comments from Survey and Forum

Consider renting existing cabins to local businesses

Re-use of buildings for seasonal housing (workforce and municipal)

Keep the buildings with high re-use potential but remove the others

Consider using the boathouse as an event venue or restaurant

Forum #1 & Survey Feedback

Bay Property

On Recreation

Key Survey Feedback



74% would like to see walking trails



57% would like to see picnic areas



48% would like to see a playground



50% would like to see the Recreation Department moved to the Bay Property



Beach access, walking trails, and a playground were the recreational activities of highest interest

Key Forum Feedback

Example Comments from Survey and Forum

Walking trails throughout the property

A walking trail with exercise stations to help seniors in town maintain their good health

Great opportunity for pickleball courts! Need more in Brewster

Expand recreation programs for kids

Add a playground

On Community Programs

Key Survey Feedback



52% would like to see adult and youth education classrooms



51% would like to see a community center



49% would like to see a children's day camp



A community center received the most stickers



Residents also expressed strong interest in a playground, beach access, event venue, indoor pool and walking trails

Key Forum Feedback

Example Comments from Survey and Forum

We need a multi-generational community center

Create studio spaces for resident artists, create gallery space and performance space

Creative adult learning, lecture series, and arts center programming. Nature programs which do not interrupt others' access

On Partnerships

Key Survey Feedback



76% want to continue considering a partnership with Mass Audubon



53% want to continue considering a partnership with the YMCA



92% want to continue considering a partnership with Mass Audubon



67% want to continue considering a partnership with the YMCA

Key Forum Feedback

Other Key Forum and Survey Feedback

It is critical that the needs of our senior population be taken into consideration in all planning

Support a pedestrian and/or bike path alongside existing roads

Seek opportunities to make the property financially self-sustaining to the extent possible

Consider revenue opportunities from use by third party organizations – community groups and arts

Forum #1 & Survey Feedback

Pond Property

On Passive Recreation

Key Survey Feedback



88% are interested in walking trails



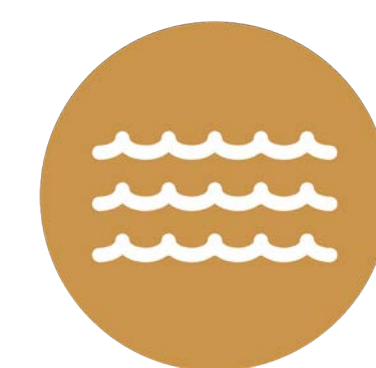
56% are interested in bird watching



54% are interested in a picnic area



Walking trails received the most stickers of all potential activities



Creating open space and protecting water resources were the Town Vision Plan goals of highest interest

Example Comments from Survey and Forum

More hiking paths

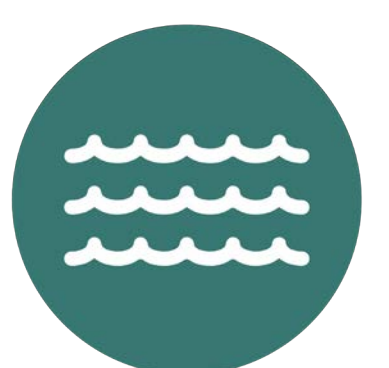
Educational trails for appreciation of ecology and natural habitats

We need more biking and walking paths in Brewster

Key Forum Feedback

On Sustainability and Conservation

Key Survey Feedback



60% feel it is important to consider potential future town water supply



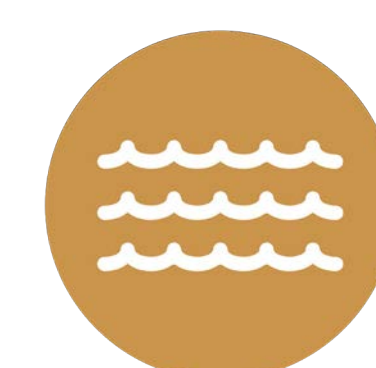
76% voted to set conservation areas to protect key habitat & water resources



60% voted to connect the property to the adjacent Long Pond Woodlands



Protect key habitat and resources was the key opportunity of highest interest



Creating open space and protecting water resources were the Town Vision Plan goals of highest interest

Example Comments from Survey and Forum

Protect wetlands and rare species habitat

Preserve land for future water supply

Minimize asphalt. Gravel parking and roads

On Access

Key Survey Feedback



68% feel it is important to increase accessibility to the pond property and its resources



Common suggestions included to improve access but limit parking and asphalt

Example Comments from Survey and Forum

Provide parking at Route 137 for walk-in access only

Several smaller parking areas instead of one big one

ADA parking near pond

On Partnerships

Key Survey Feedback



81% want to continue considering a partnership with Mass Audubon



82% want to continue considering a partnership with the BCT



95% want to continue considering a partnership with Mass Audubon



99% of respondents want to continue considering a partnership with the BCT

Forum #1 & Survey Feedback

Pond Property

On Waterfront Activities

Key Survey Feedback



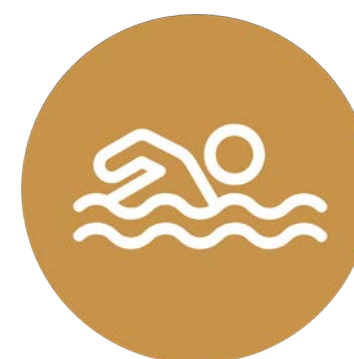
79% are interested in beach access



75% are interested in swimming



66% are interested in kayaking/paddleboards



Swimming was the waterfront activity of highest interest

Key Forum Feedback

Example Comments from Survey and Forum

Access to swimming in the pond

Boat storage and boat access

Additional moorings

Kayak/SUP storage for rent like other town beaches

On Building Re-Use

Key Survey Feedback



52% want to see a nature residency in existing buildings



49% want to see a children's day camp in existing buildings

Example Comments from Survey and Forum

Kayak and boat storage

Snack bar

Seasonal housing rental for seasonal employees

On New Building

Key Survey Feedback



39% do not want to see any new buildings on the property



34% want to see a new nature center on the property



27% want to see new seasonal workforce



24% want to see new affordable community housing



21% want to see new municipal housing

Key Forum Feedback



Strong interest in preserving the land with some interest in incorporating affordable housing

Example Comments from Survey and Forum

Interest in new bathroom, boat house, small snack bar

It's in the water recharge district. Do not build anything there

Small-scale housing along Rt. 137 with an appropriate buffer to the conservation and recreational areas

Key Community Interests

Bay Property

- Expand opportunities for community use, including a potential community center (education, wellness, meetings, arts and cultural programs)
- Provide accessible passive recreation opportunities for all ages and abilities (ADA compliant walking trails, picnic areas, outdoor gathering areas)
- Re-use existing buildings and amenities where feasible
- Manage cost (revenue generation and phasing)
- Build appropriate partnerships for activation and stewardship
- Protect coastal resources and build sustainably (protect buffer zones and ecological resources, limit impermeable paving, restore native ecosystems)
- Provide housing options, prioritizing J1 / seasonal workforce
- Create experiences for younger generations (day camp, education, playground) and older generations (continuing education, programming, accessible resources)

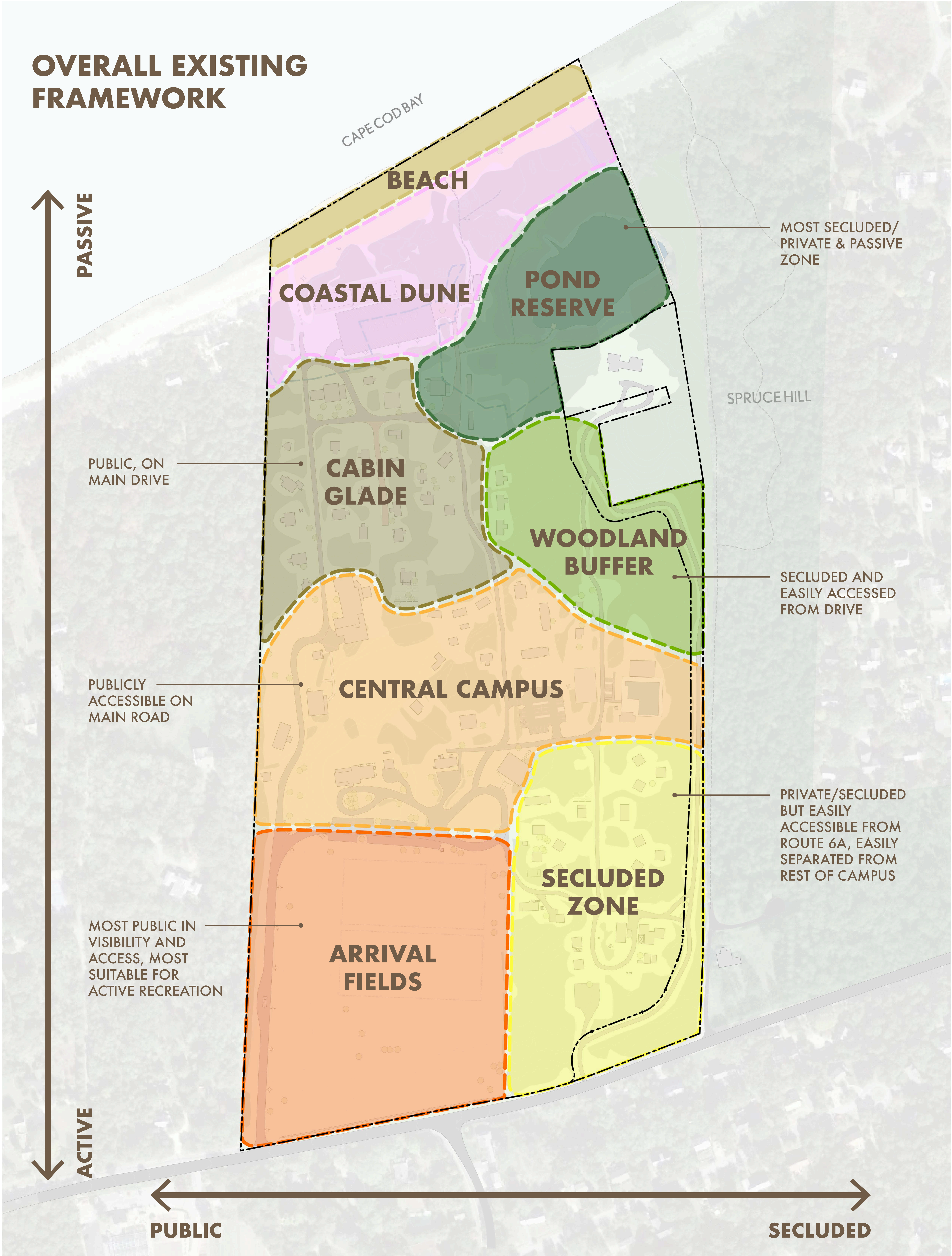
Key Community Interests

Pond Property

- Provide community beach access (swimming, kayaking and stand up paddle board)
- Increase accessibility to the property and its resources (update roads, add ADA compliant walking trails, connection to Long Pond Woodlands, small parking areas)
- Establish conservation areas to protect key habitat and water resources
- Re-use existing buildings where feasible (potential for nature center, children's day camp, storage)
- Consider a nature center and appropriately scaled affordable/attainable housing
- Build partnerships with BCT and Mass Audubon for activation and stewardship

Scenarios

OVERALL EXISTING FRAMEWORK

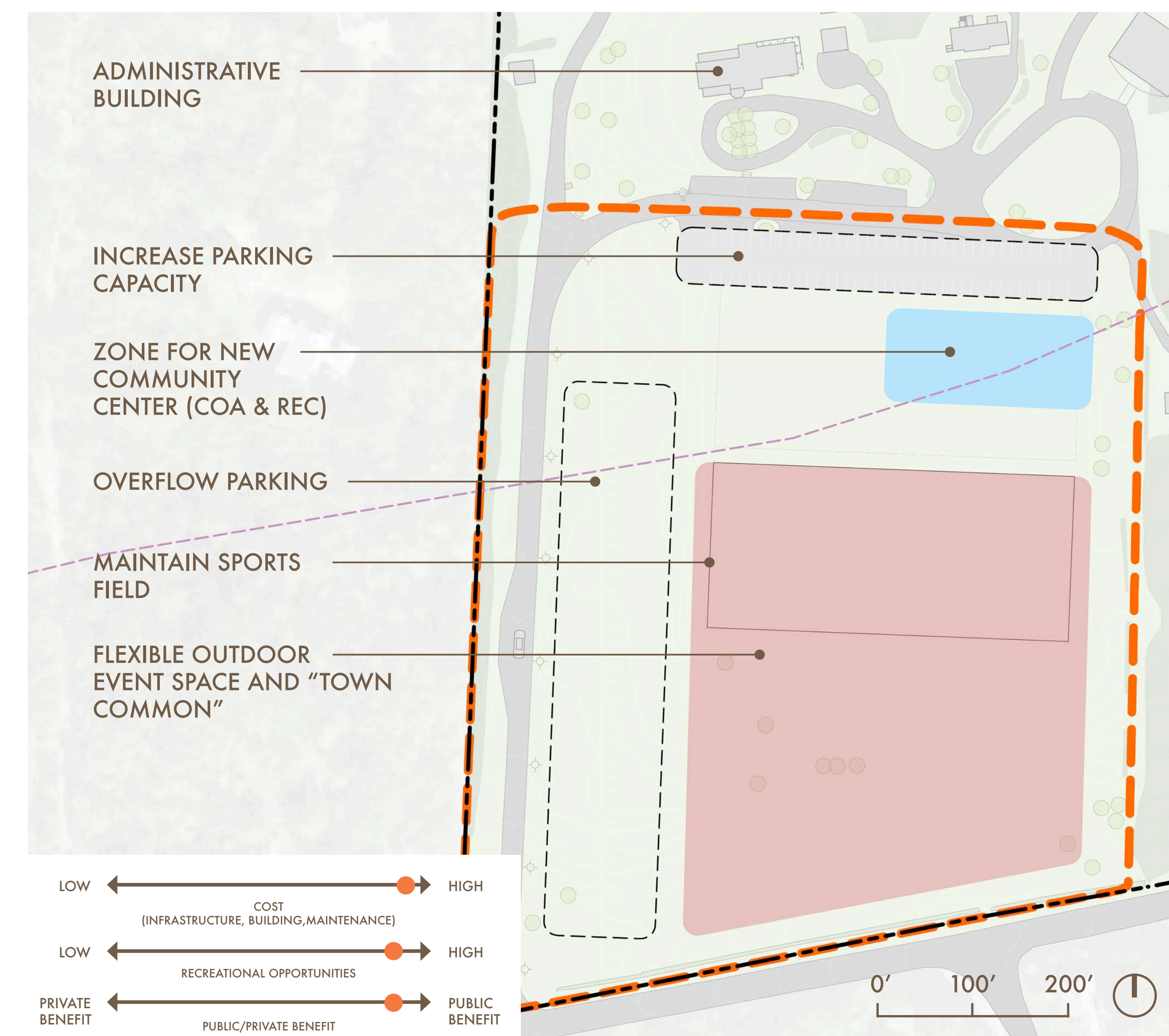


Arrival Fields

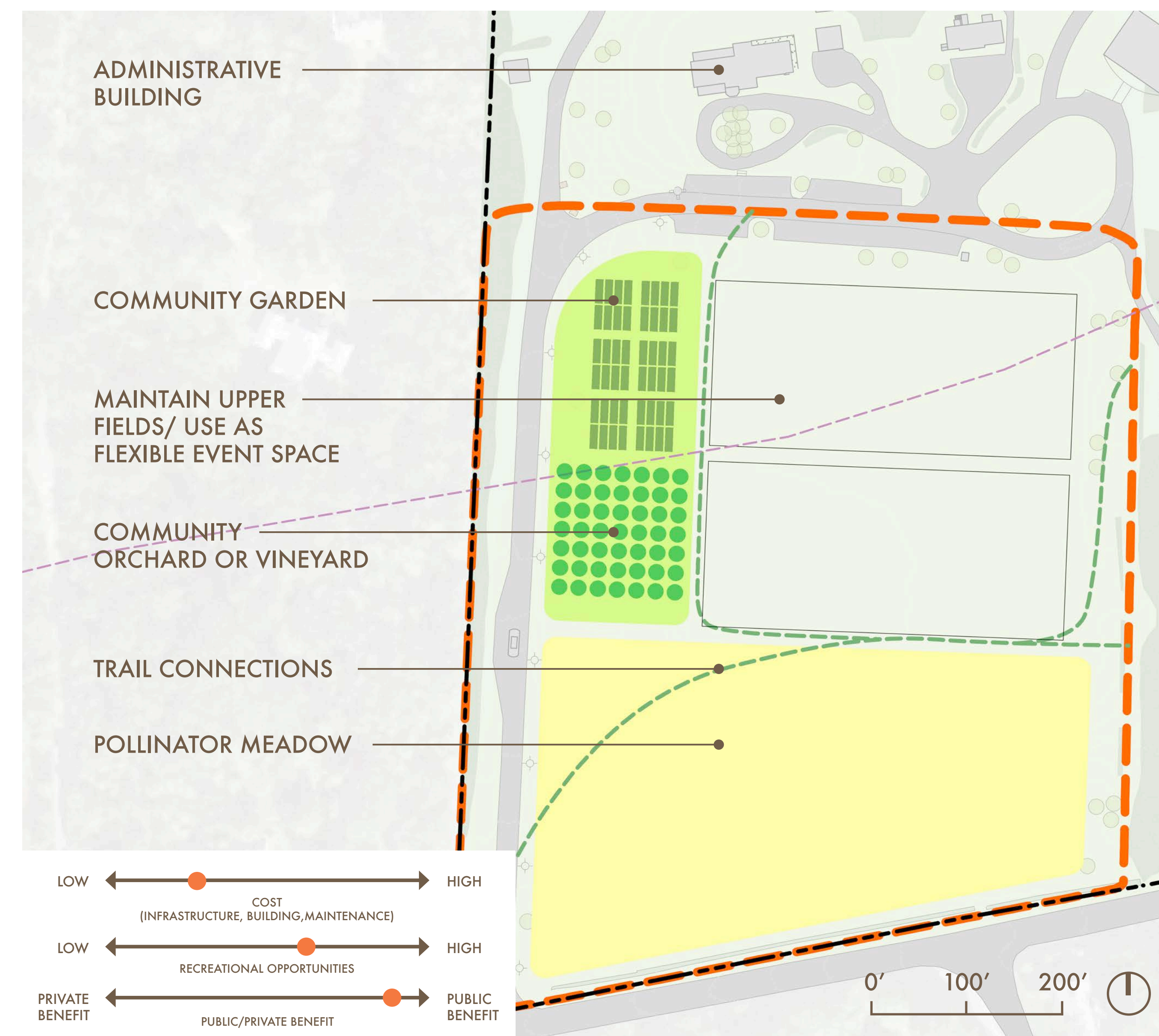
Bay Property

Option 1: Community Center & Flexible Outdoor Gathering

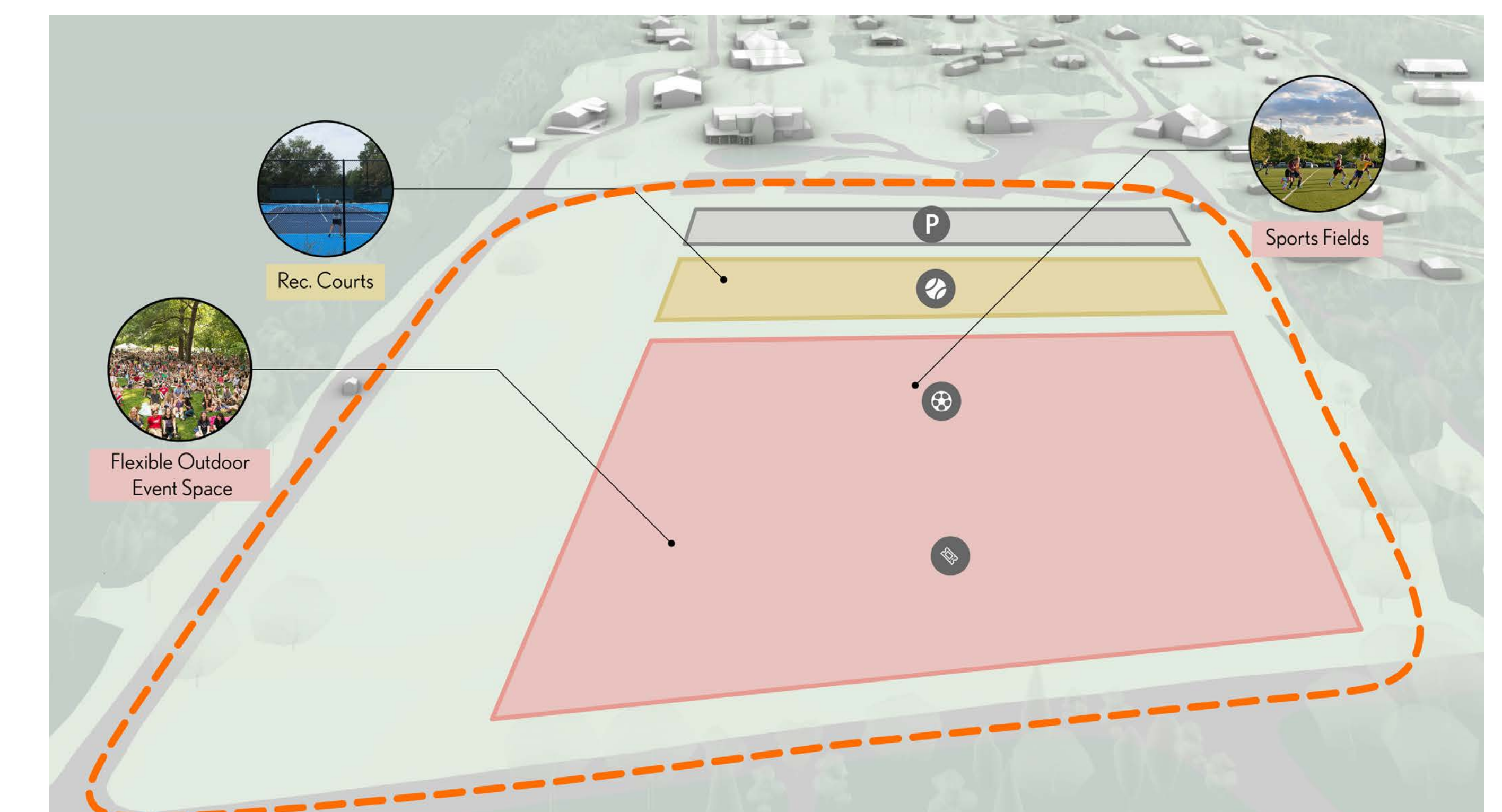
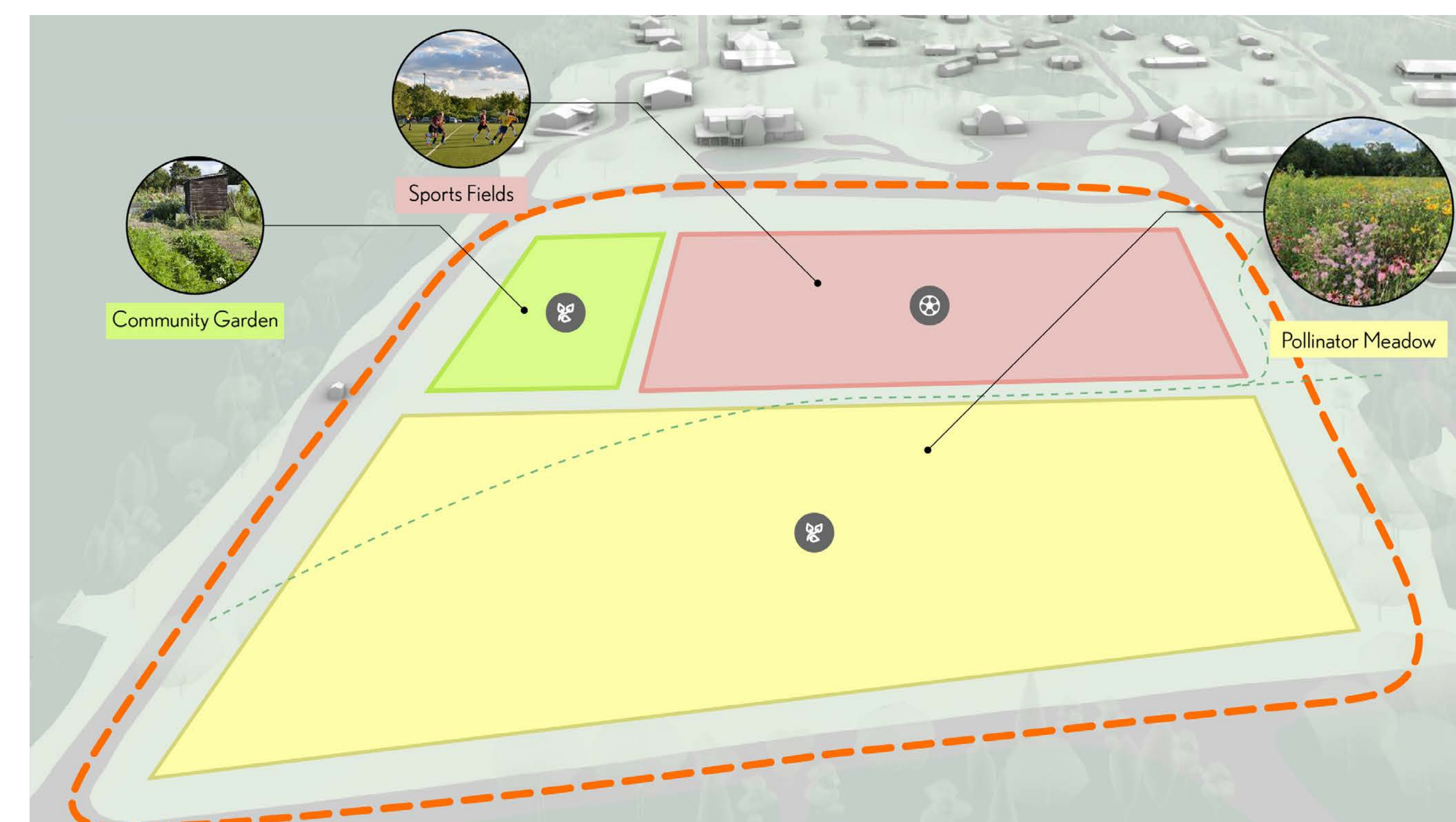
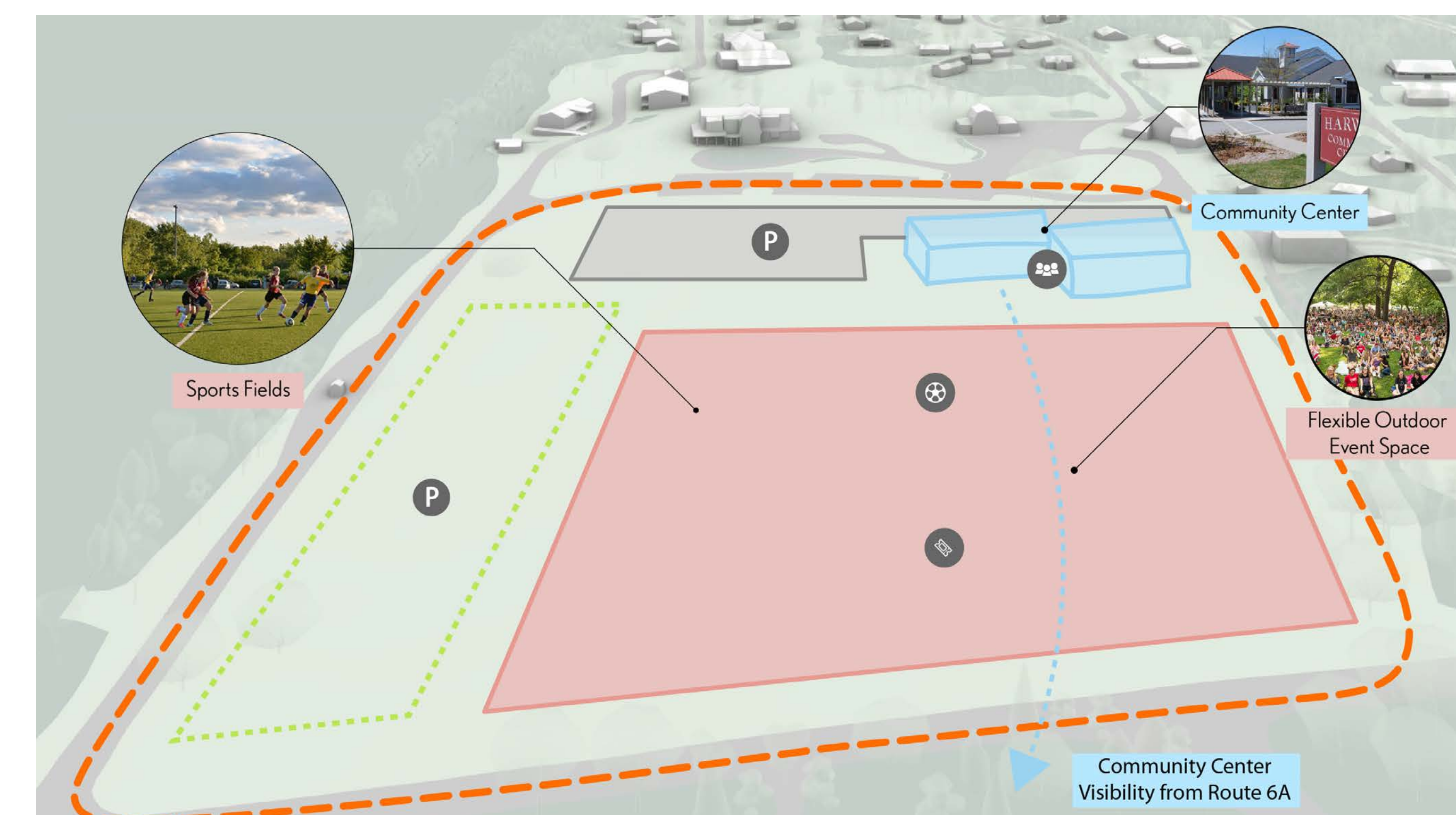
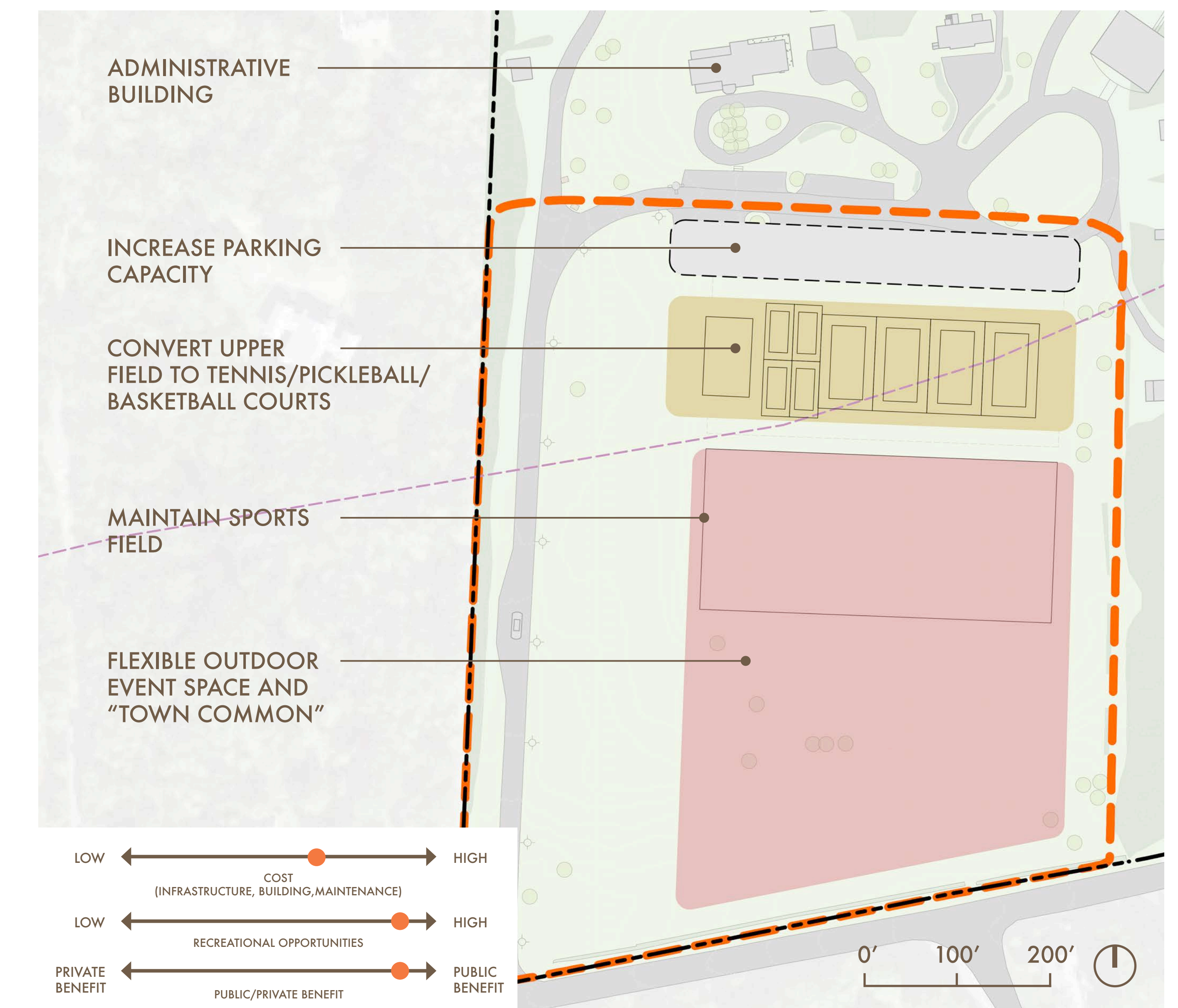
* THERE ARE OTHER OPTIONS FOR THE COMMUNITY CENTER LOCATION PROPOSED ON THE CENTRAL CAMPUS BOARD



Option 2: Partial "Re-wild"



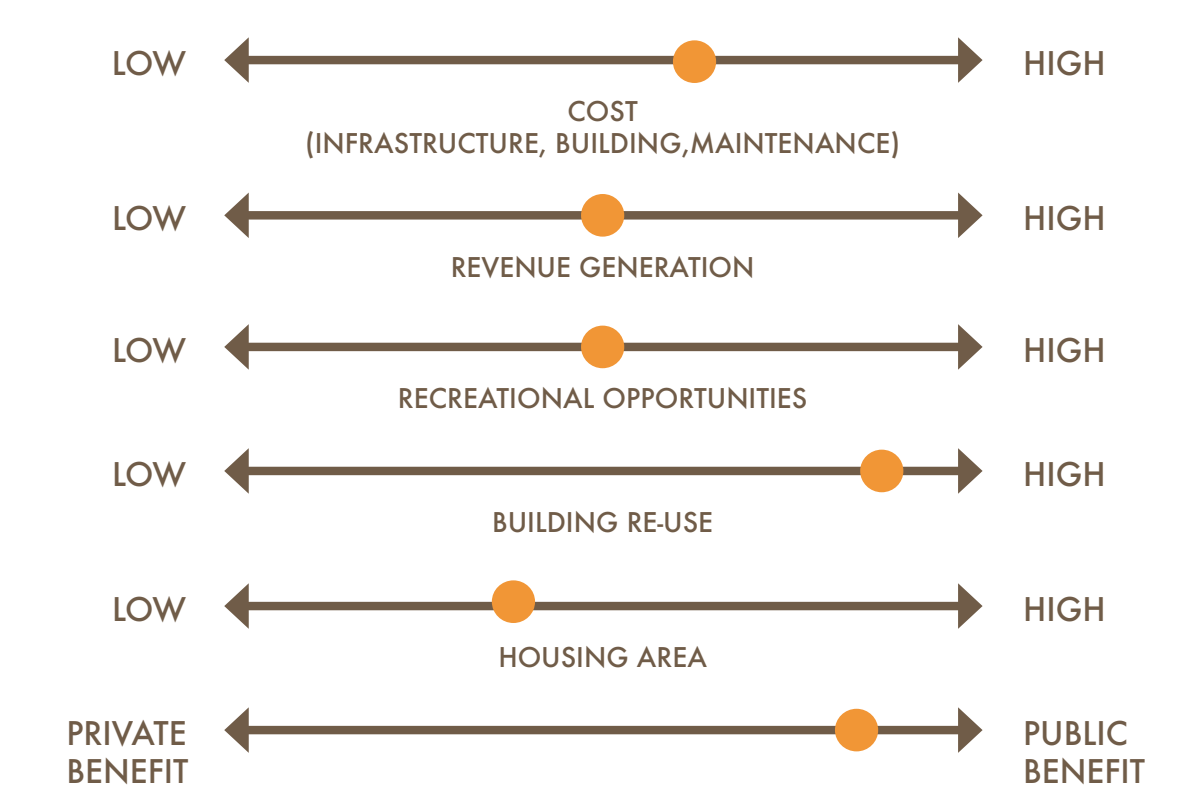
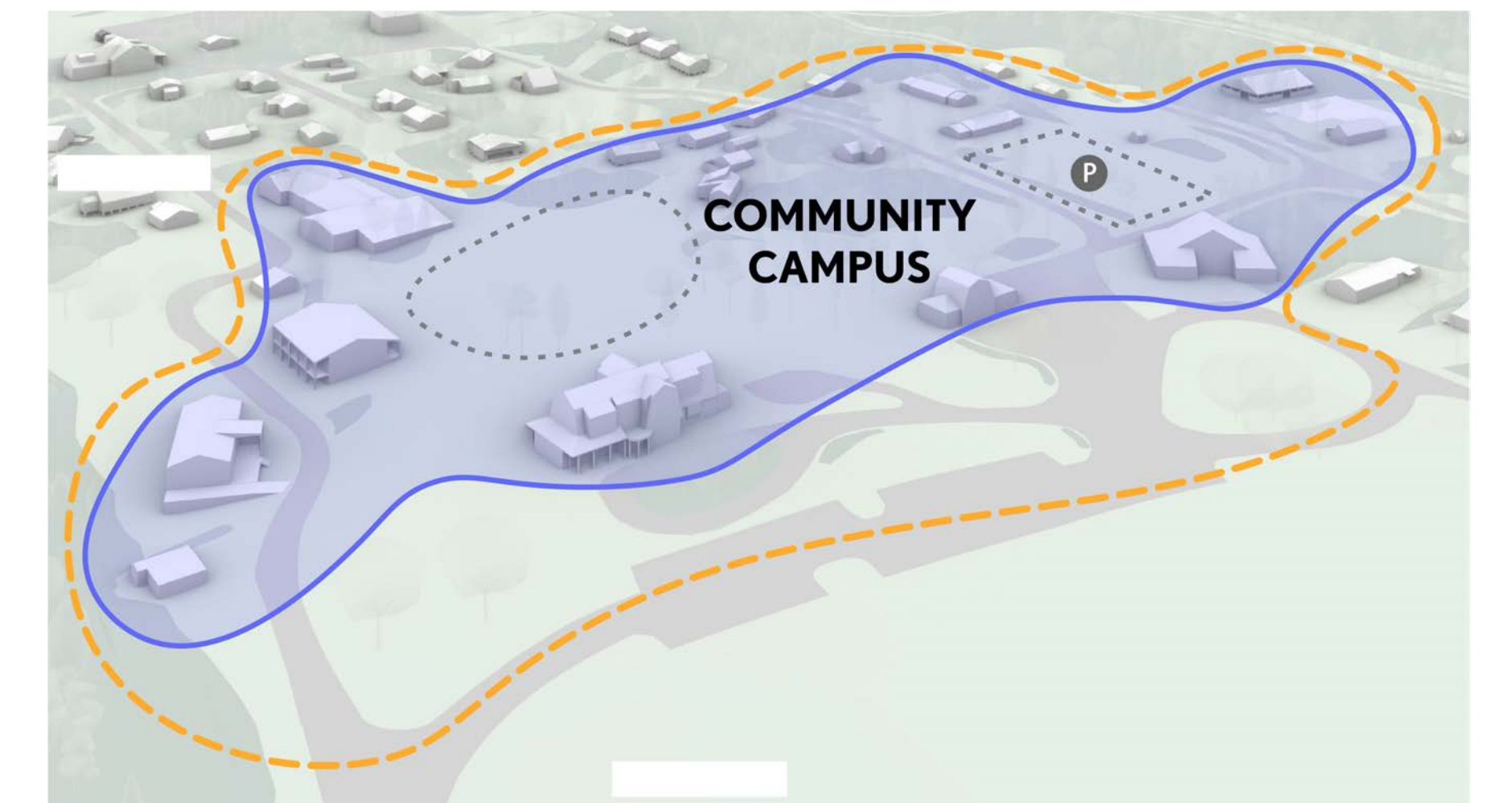
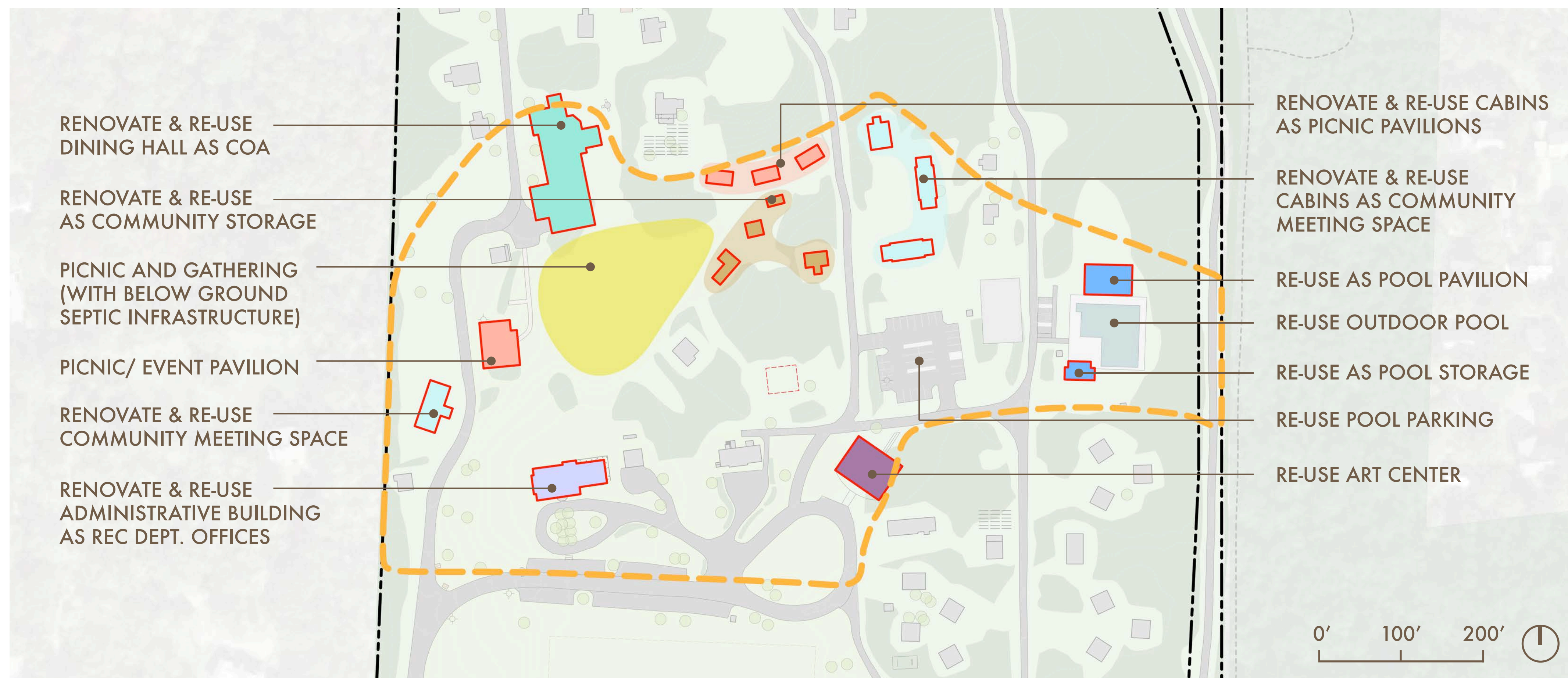
Option 3: Recreation Focus



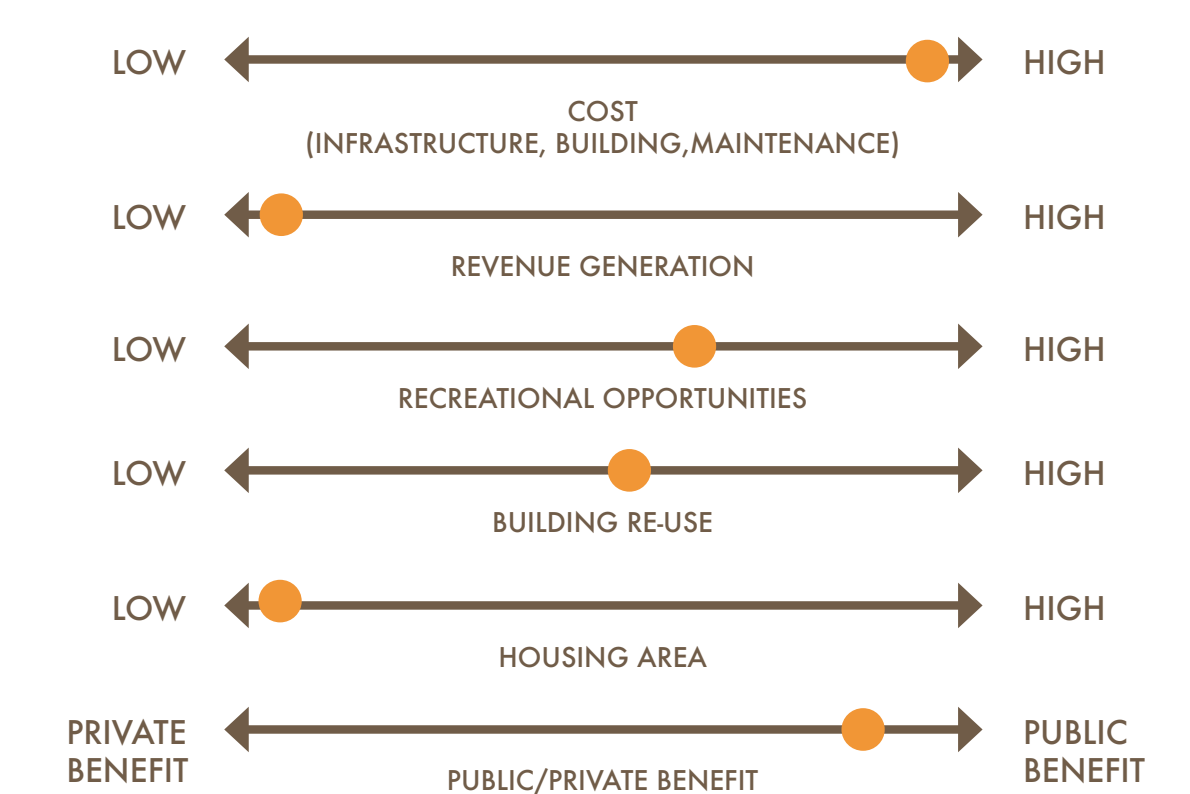
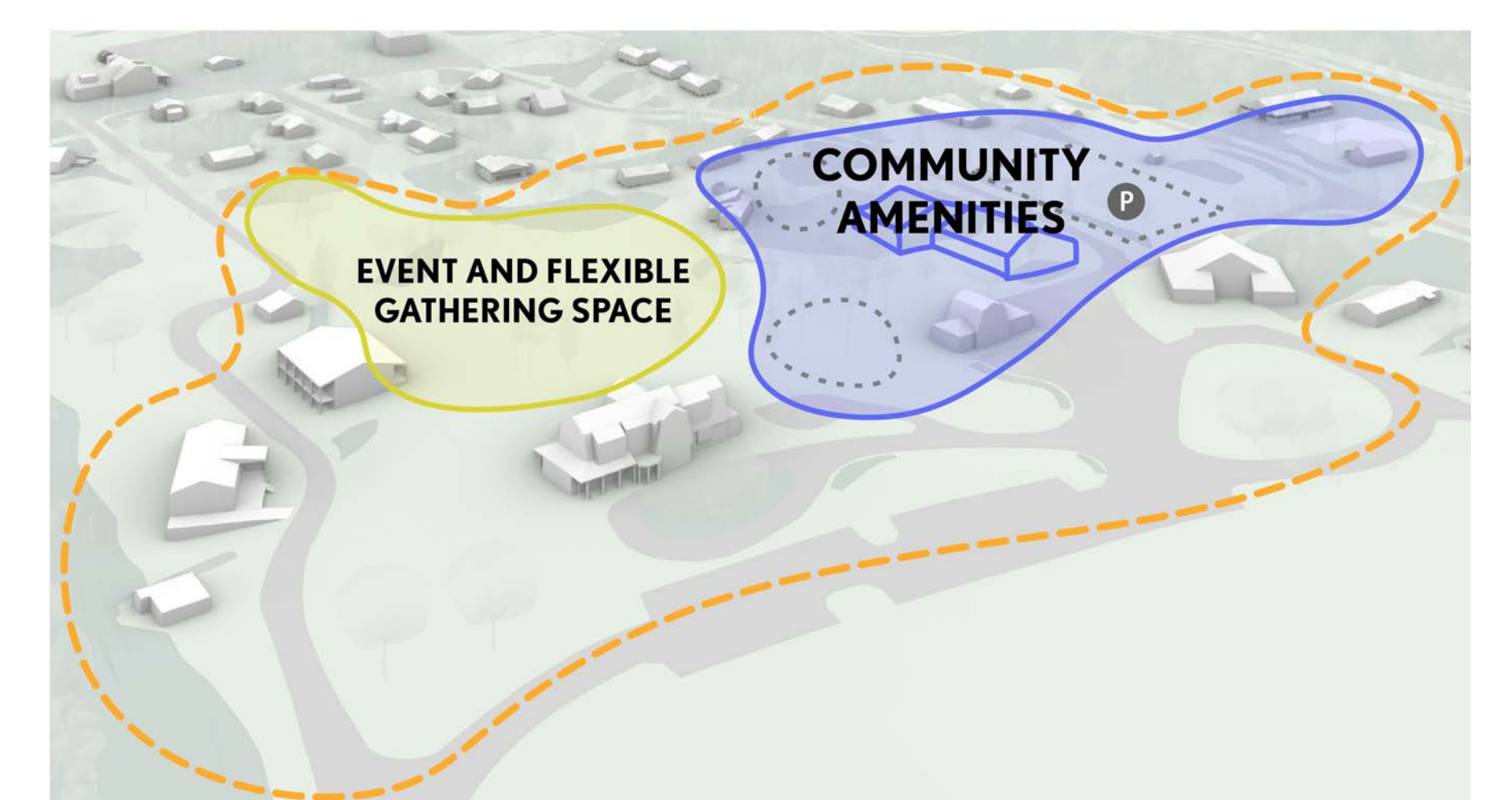
Central Campus

Bay Property

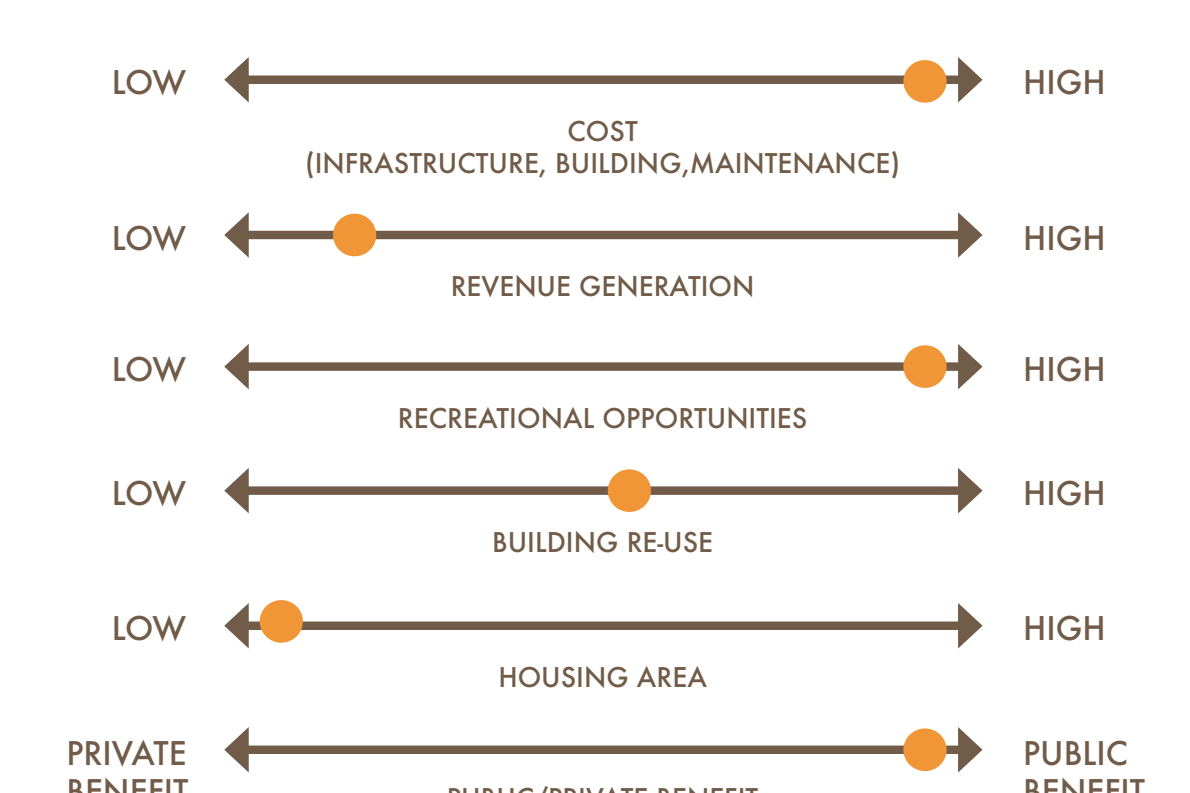
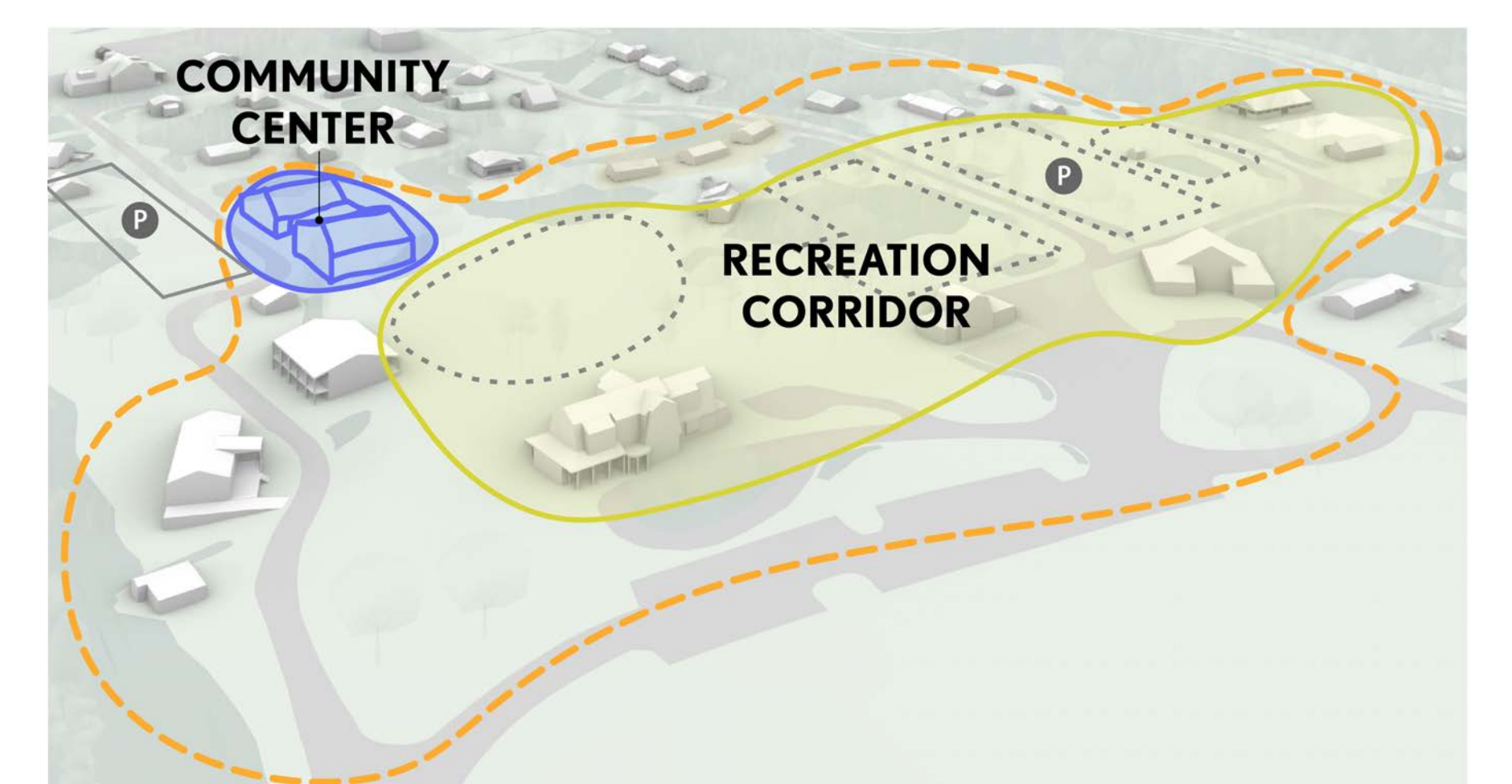
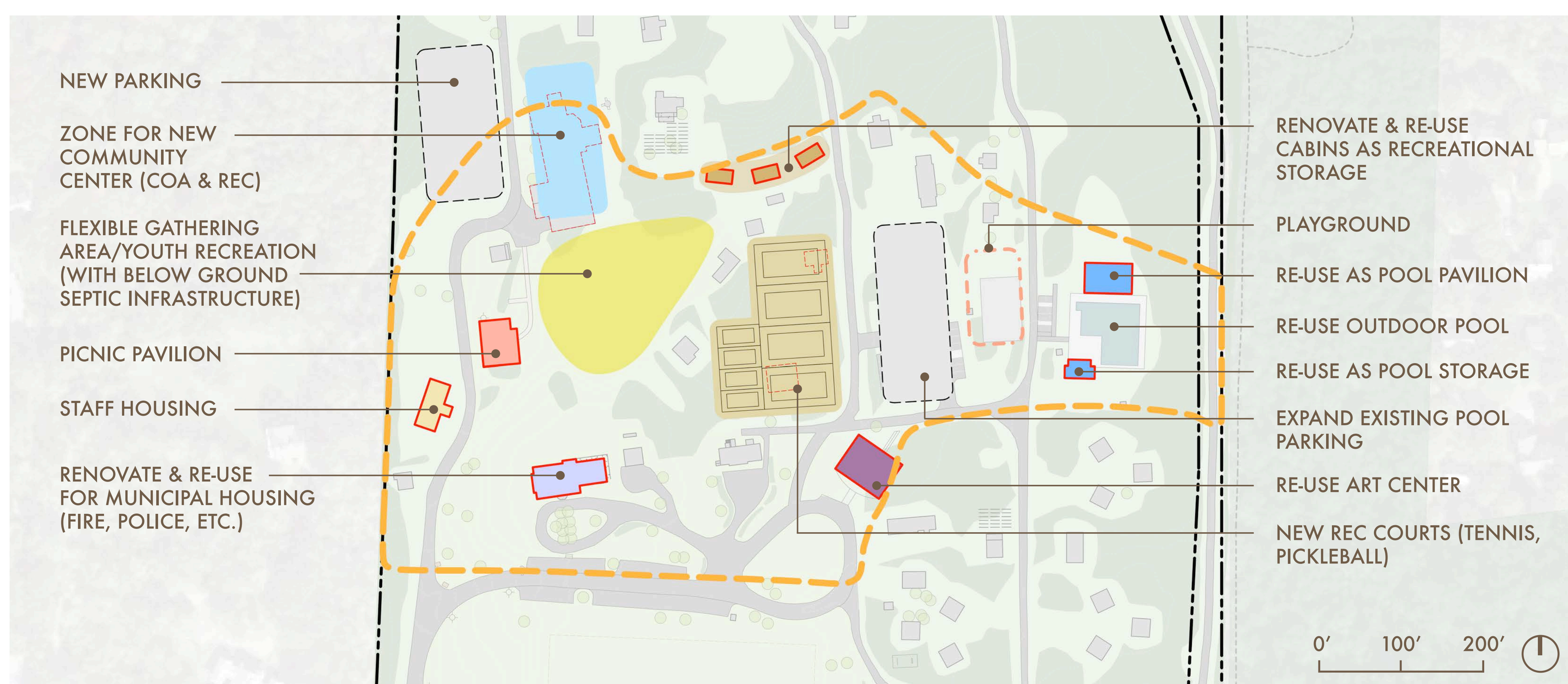
Option 1: Re-use and Extensively Renovate for Community Campus



Option 2: New Community Center Anchors Community Campus



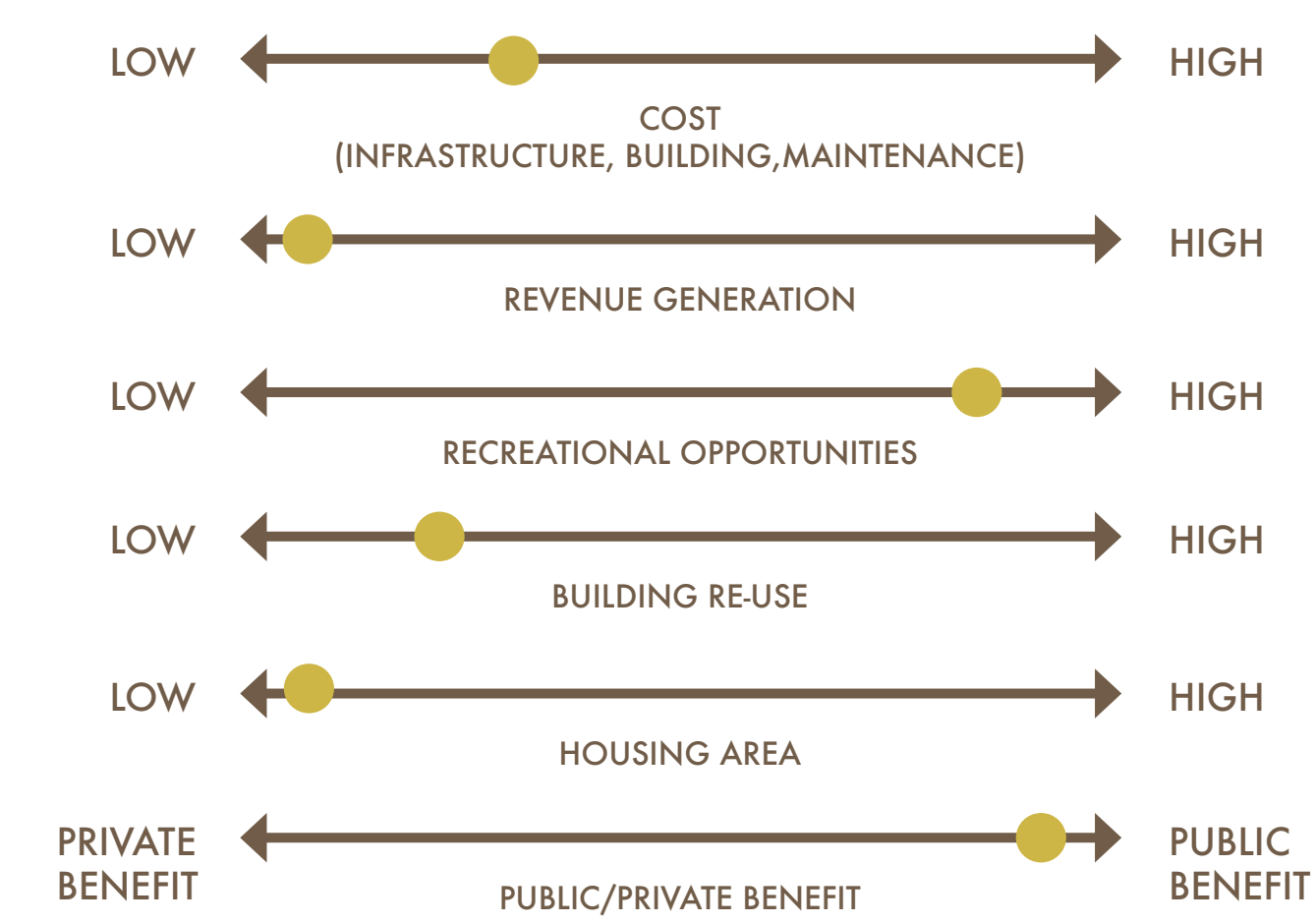
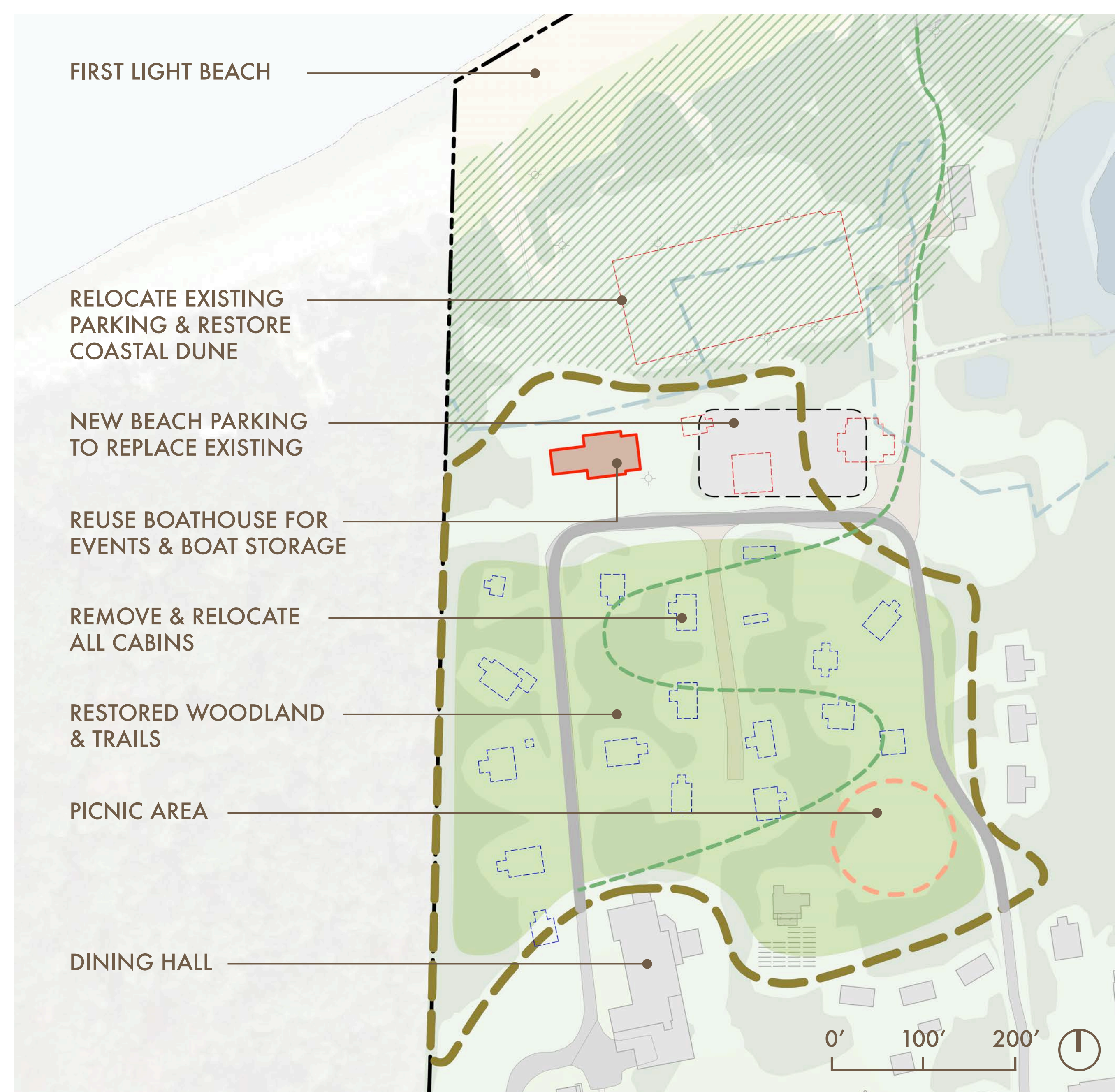
Option 3: New Community Center and Expanded Recreation



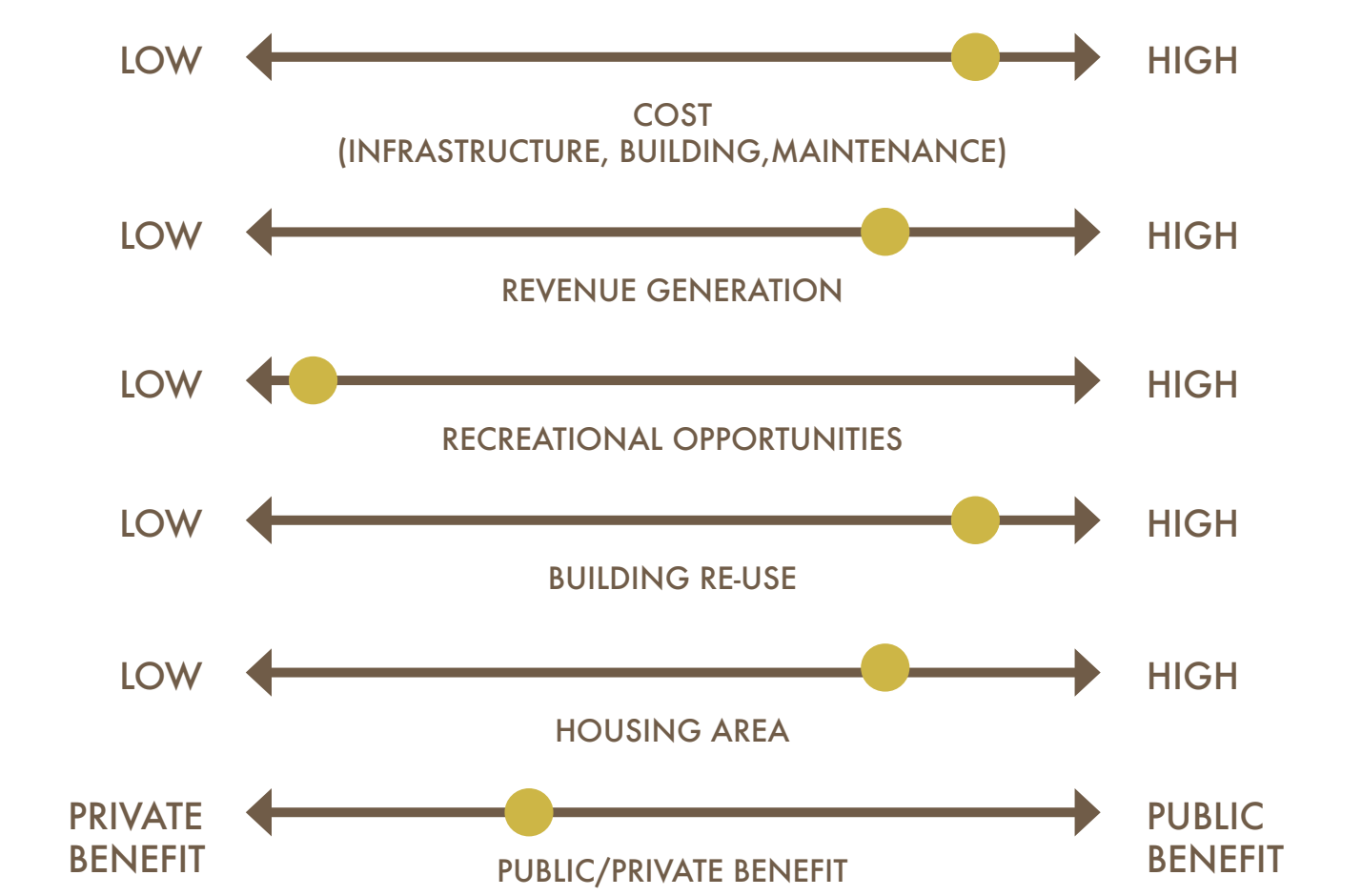
Cabin Glade

Bay Property

Option 1: Remove Cabins and Restore Woodland and Trails



Option 2: Re-Use Cabins for Arts and Culture Campus



Art and Event Space
Cape Cod Museum of Art
Dennis, MA



Art Studio and Gallery Rental
Chatham Art Center
Chatham, MA

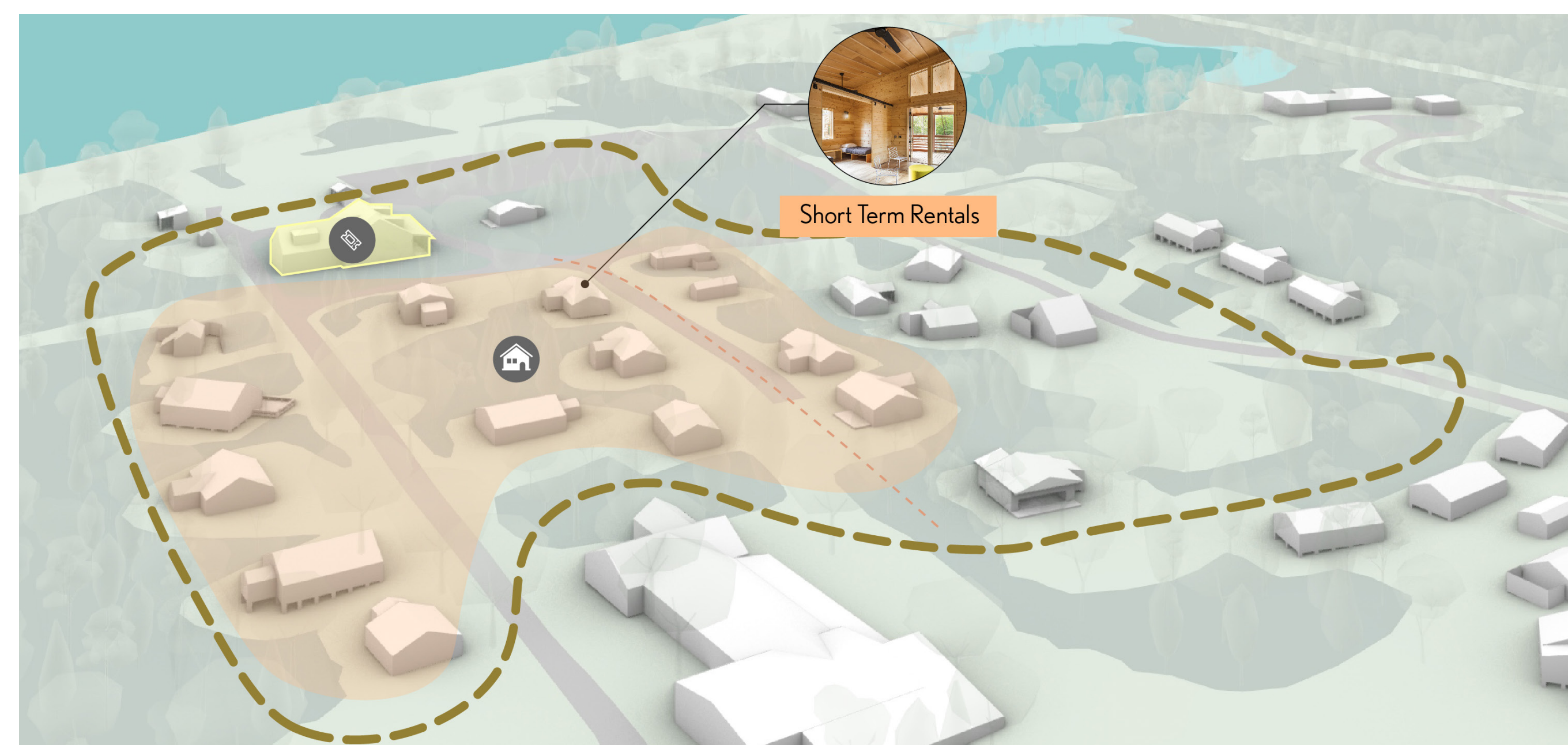
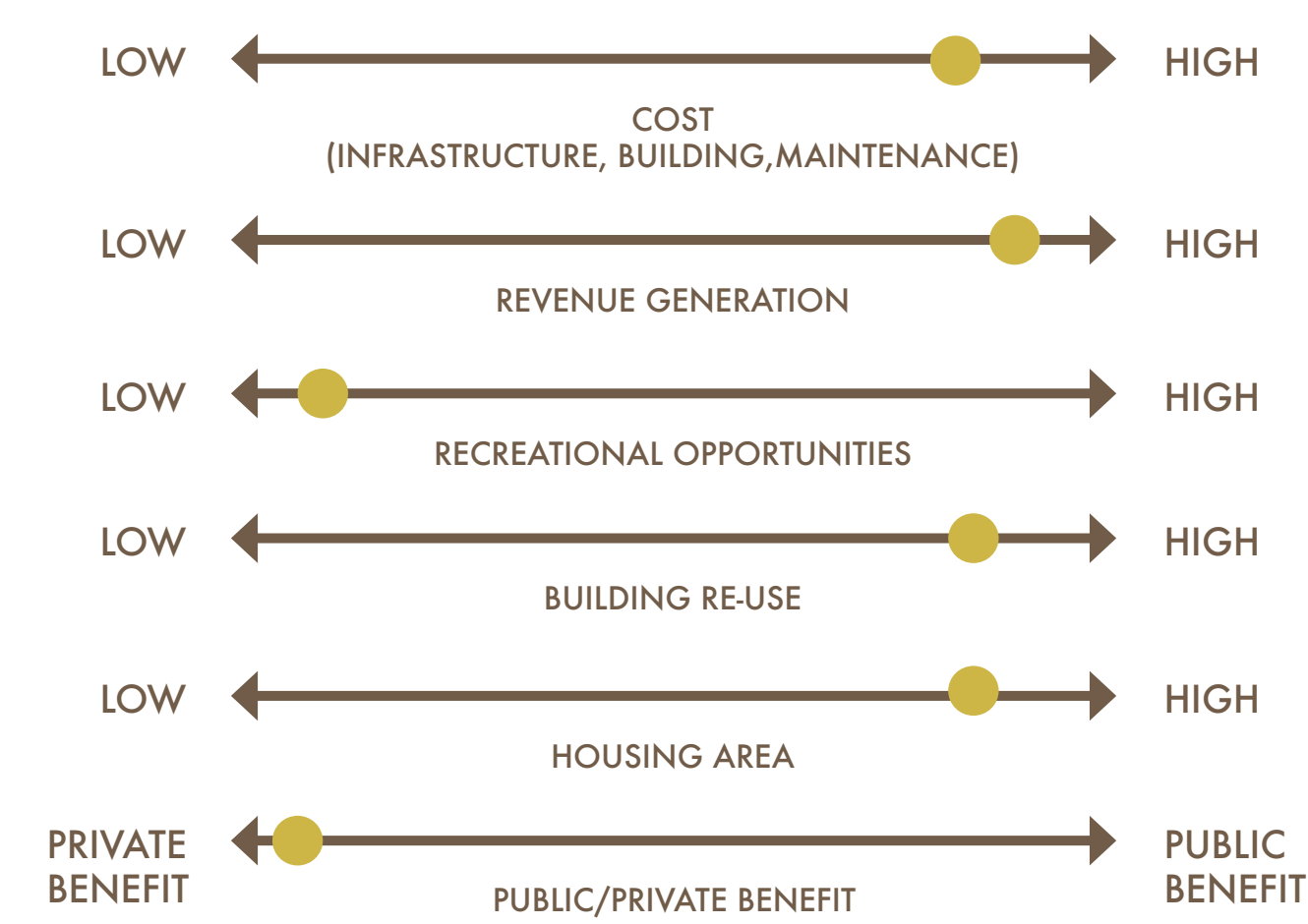
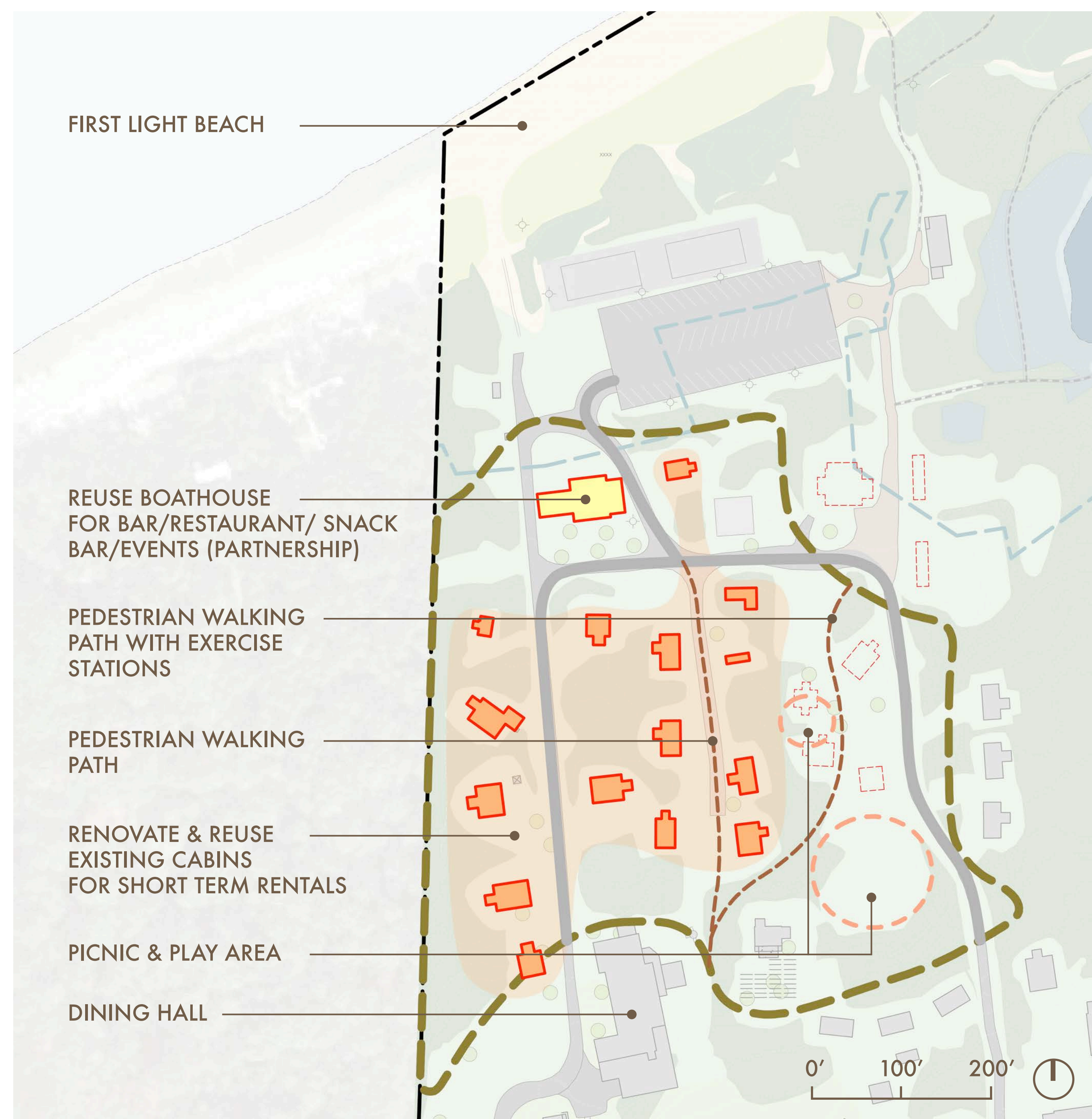


Outdoor Theater
Sea Camps
Deer Isle, MA

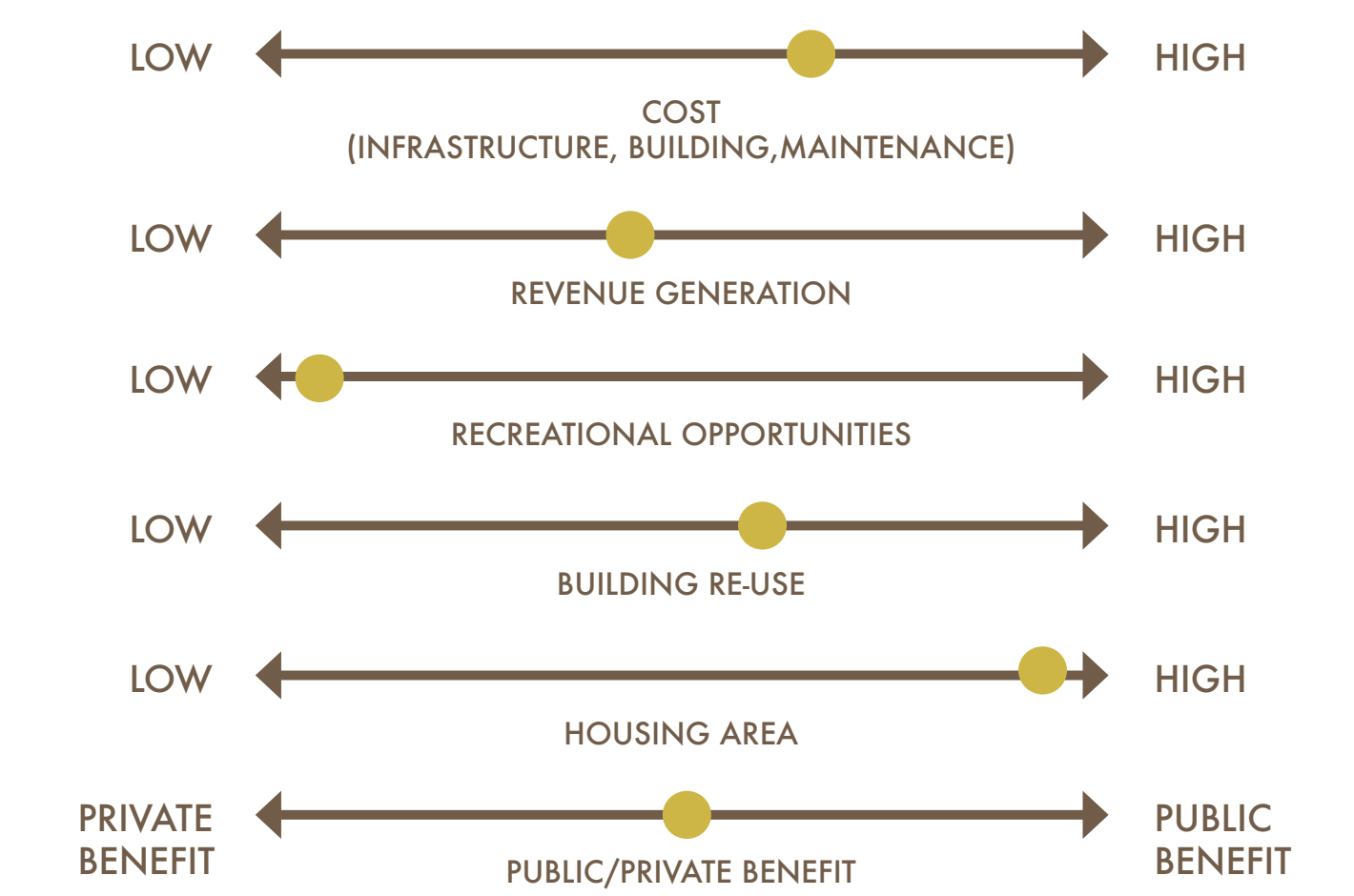
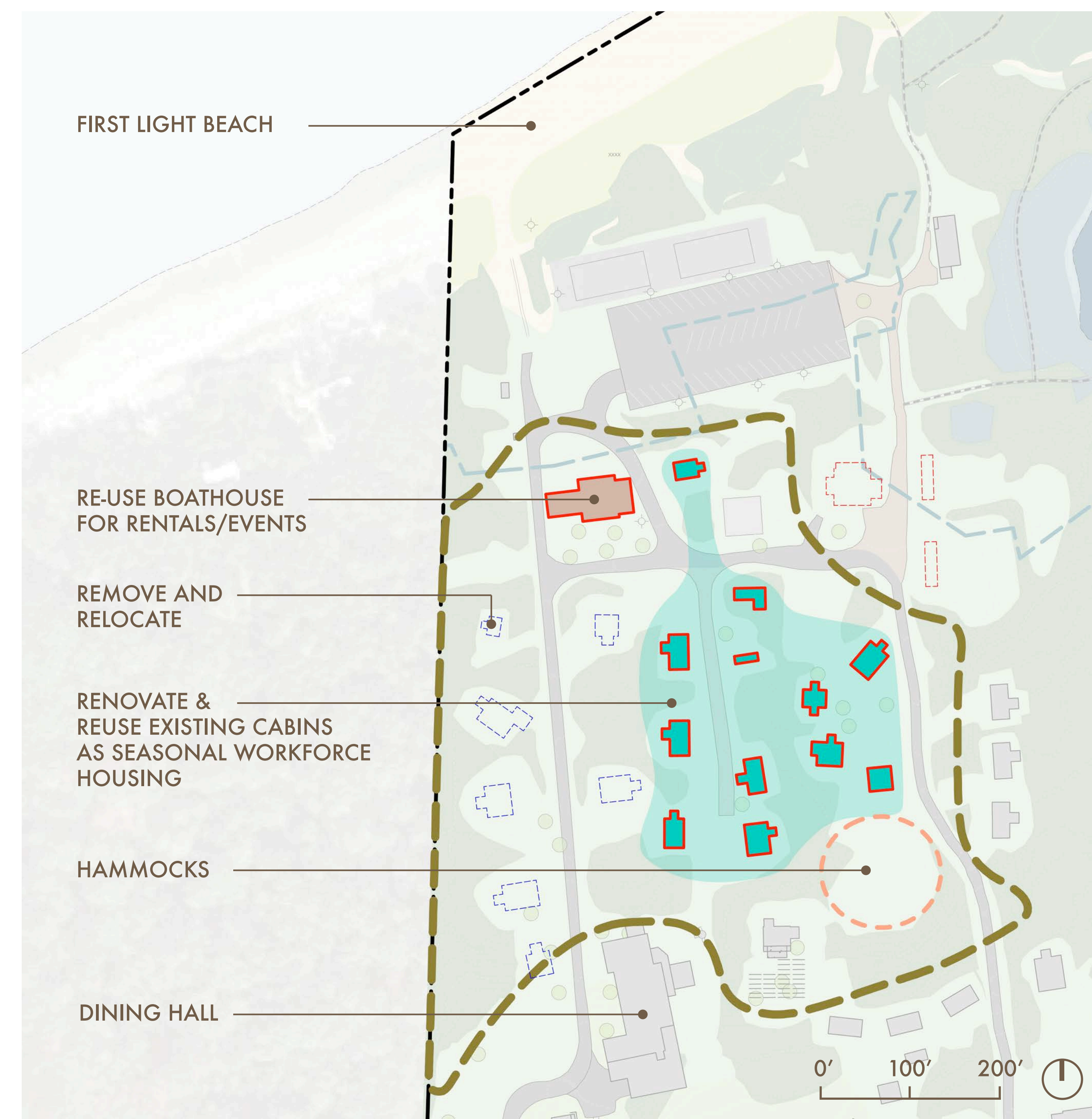
Cabin Glade

Bay Property

Option 3: Revenue Generating Short-Term Rentals



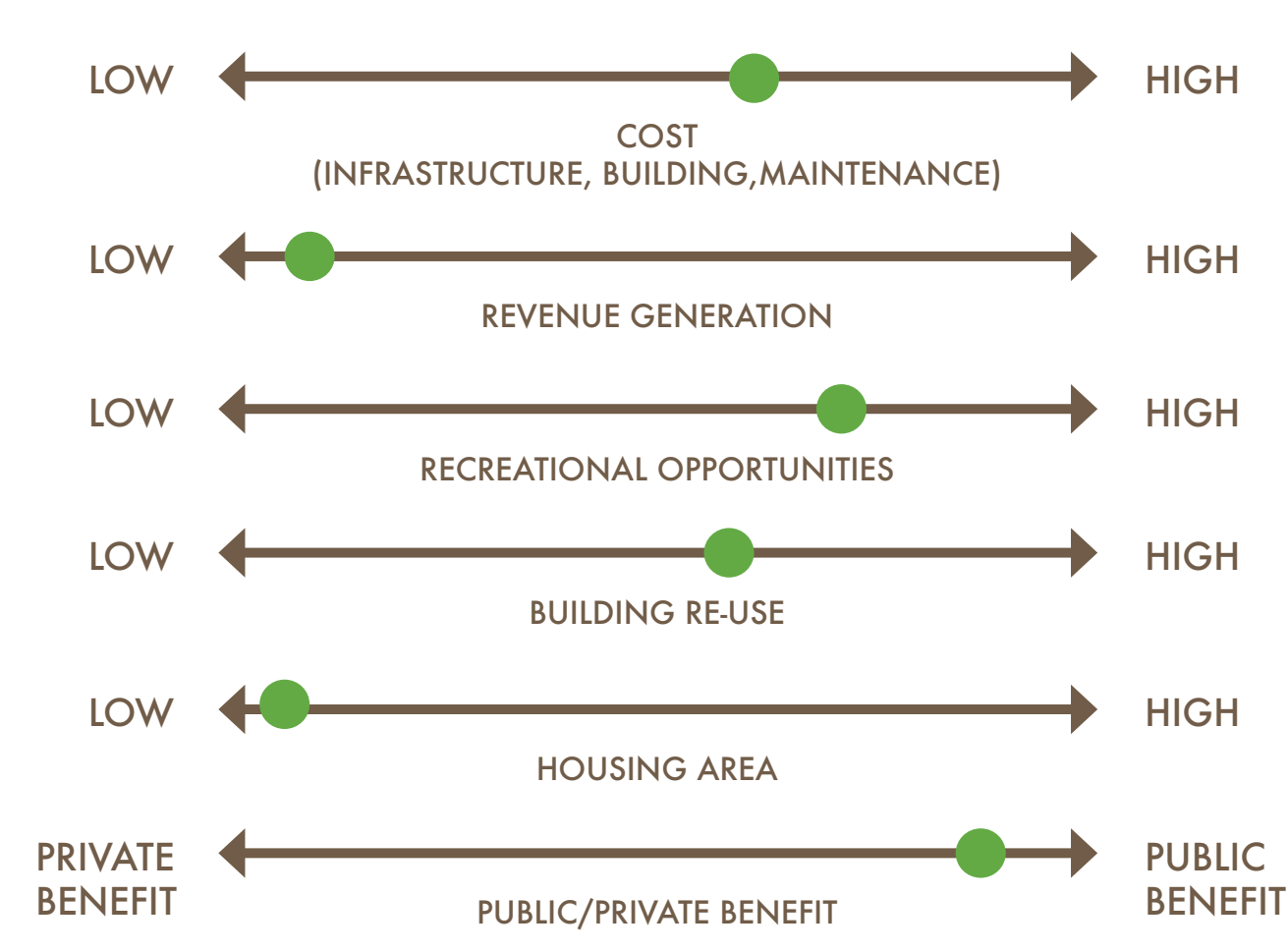
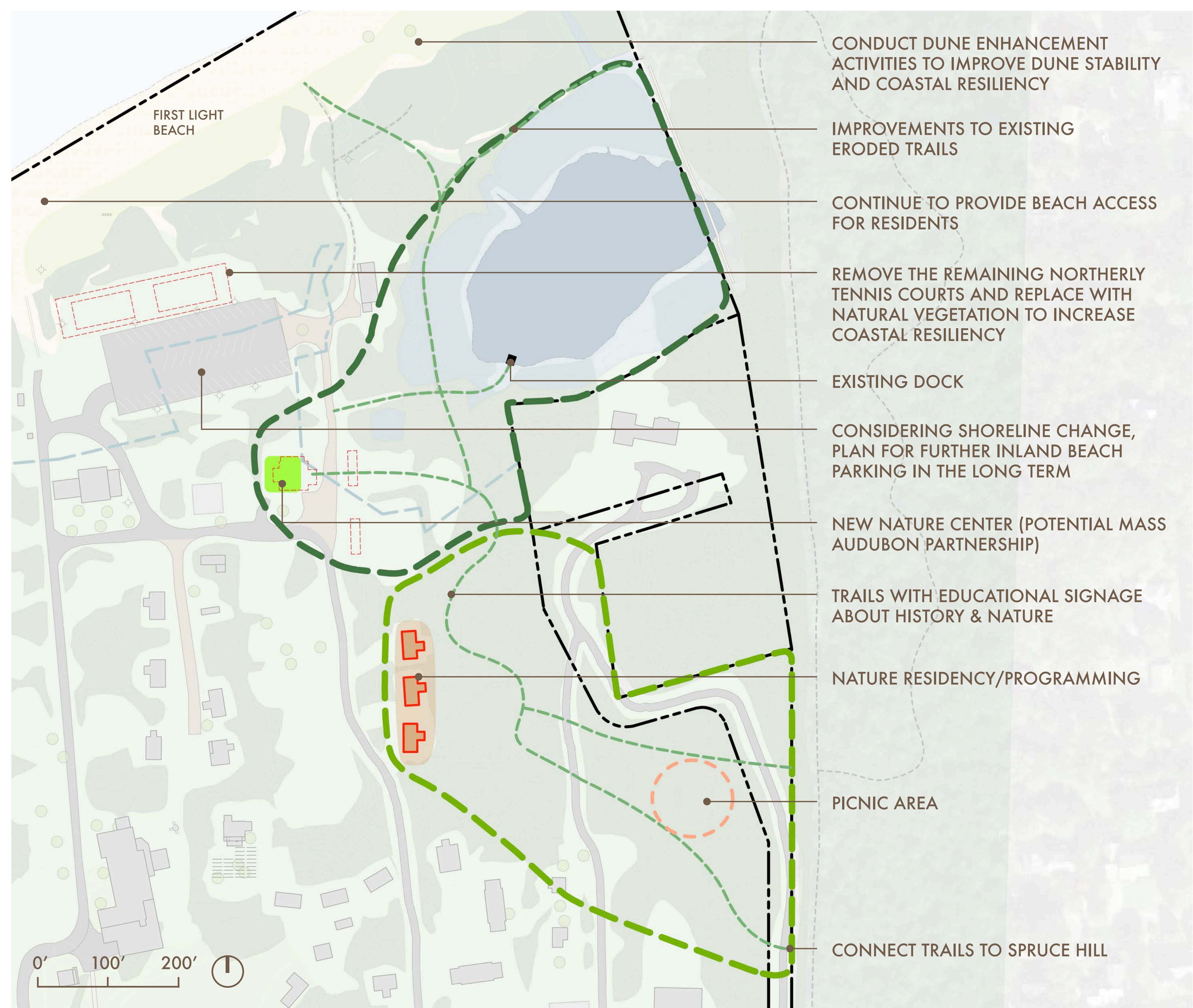
Option 4: Re-Use Cabins for Seasonal Workforce Housing



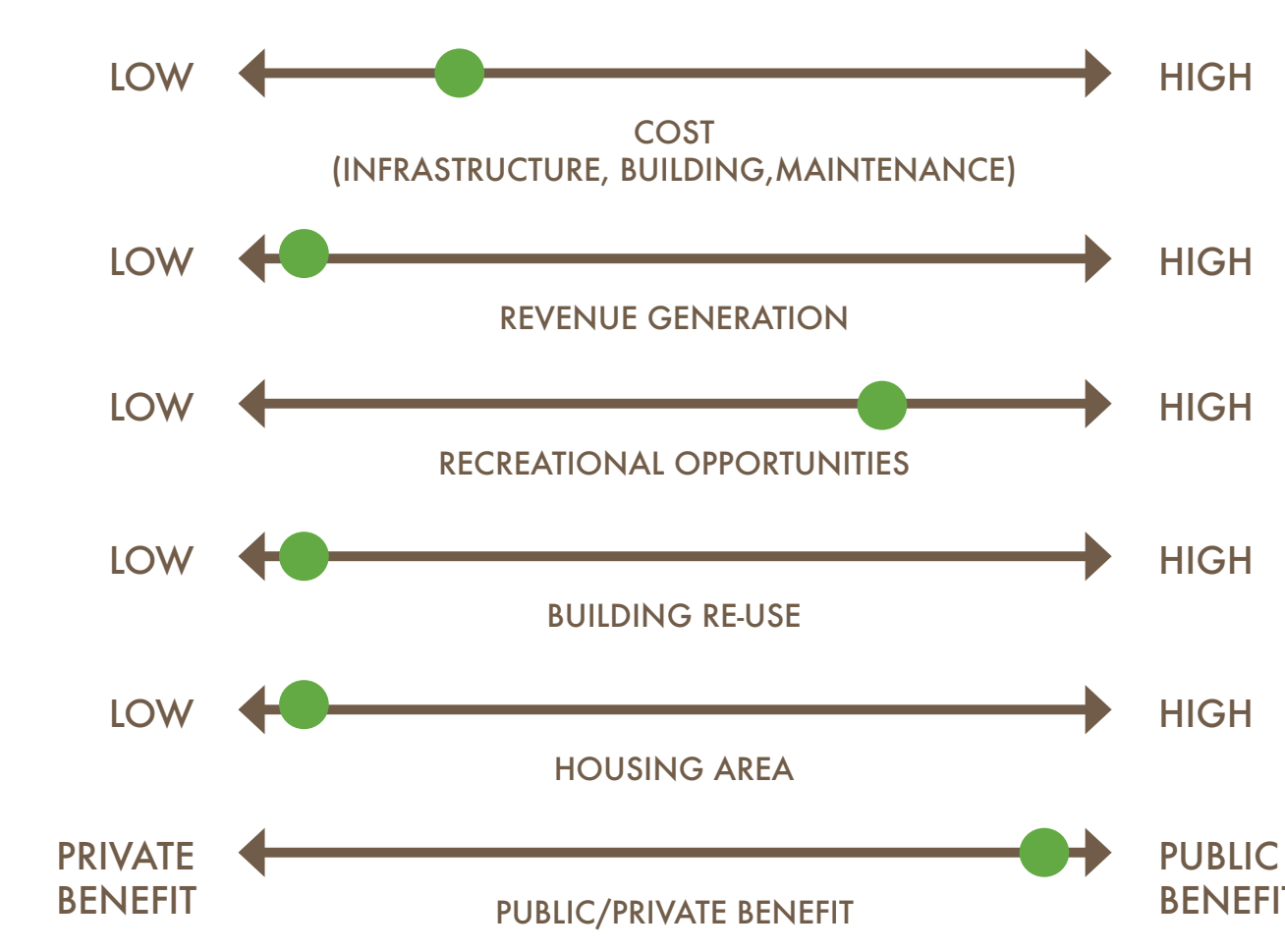
Woodland Buffer & Pond Reserve

Bay Property

Option 1: Expand Trails and Nature Based Education



Option 2: Expand Trails

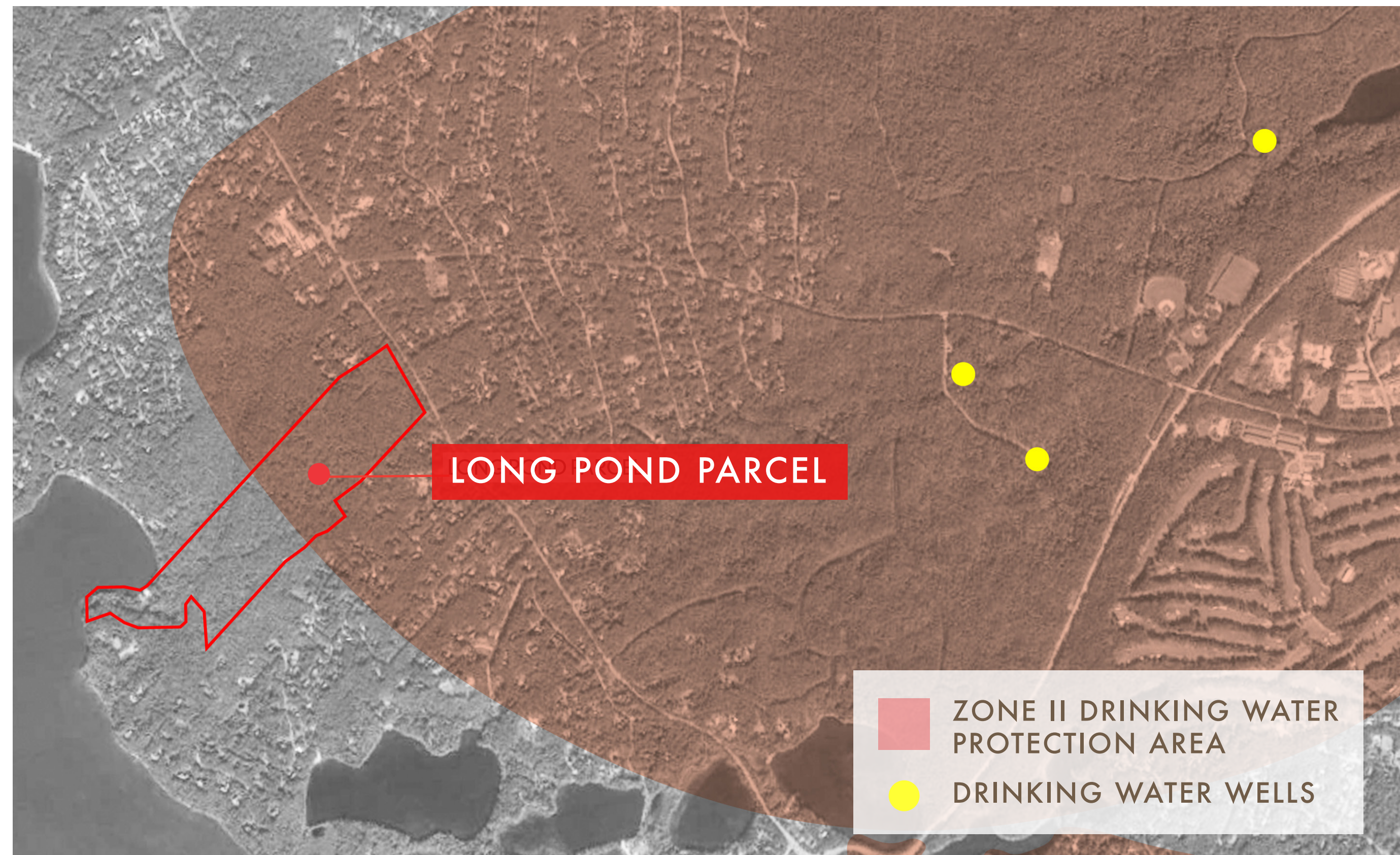


Pond Property Context

Pond Property Context



Zone II Wellhead Protection



Hybrid Housing/Conservation Option

Pond Property



TRAILS



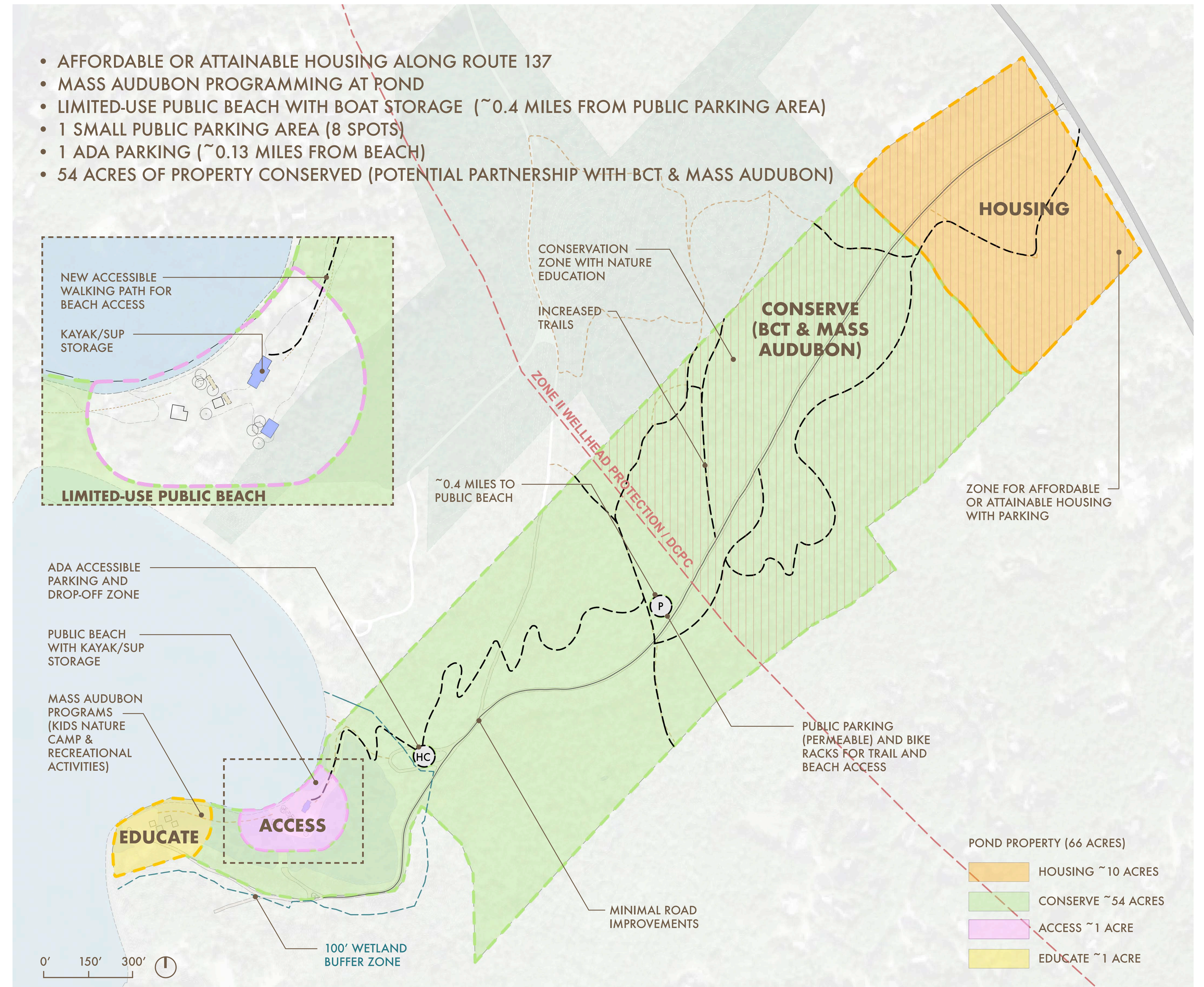
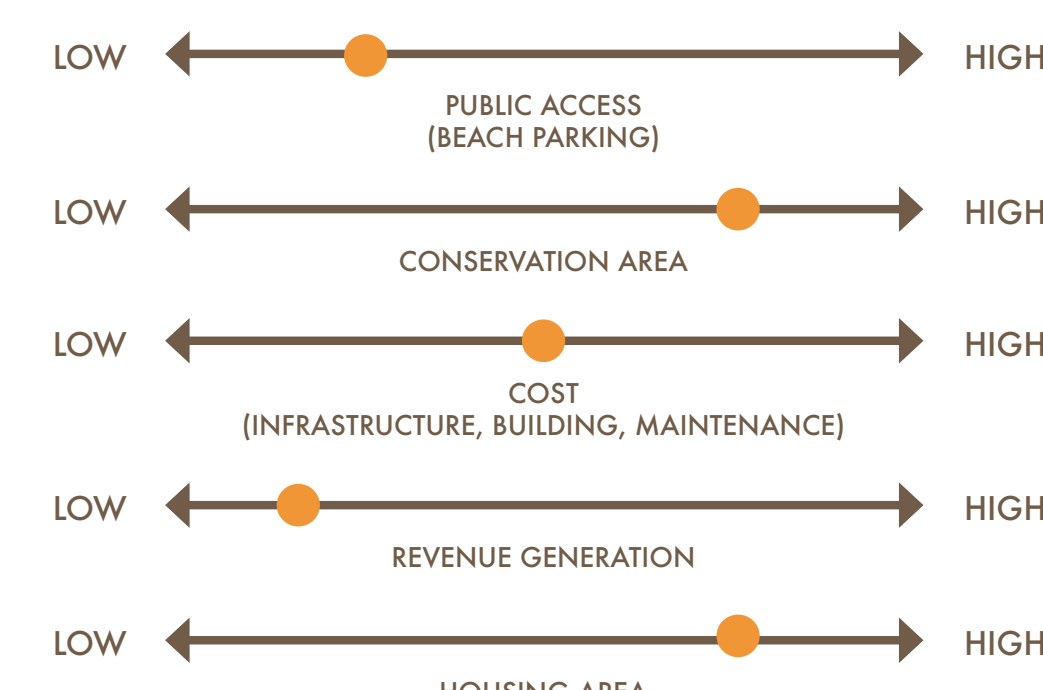
MASS AUDUBON PROGRAMS



LIMITED-USE PUBLIC BEACH

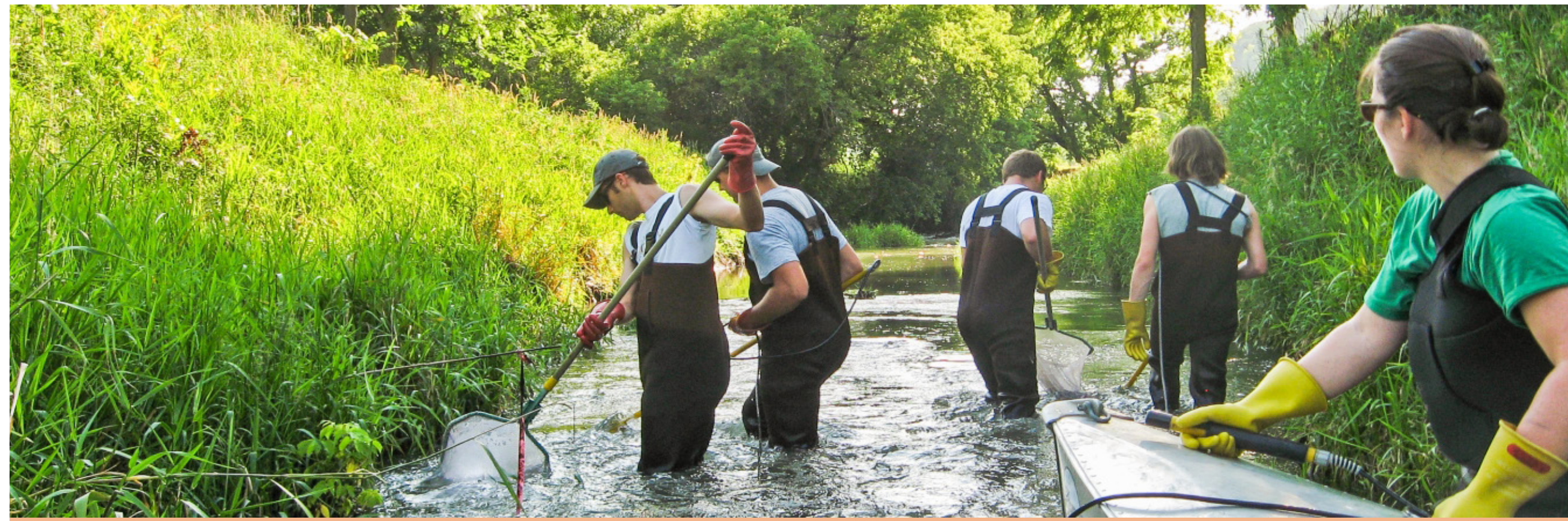


AFFORDABLE/ATTAINABLE HOUSING



Housing, Revenue + Conservation Option

Pond Property



NATURE RESIDENCY



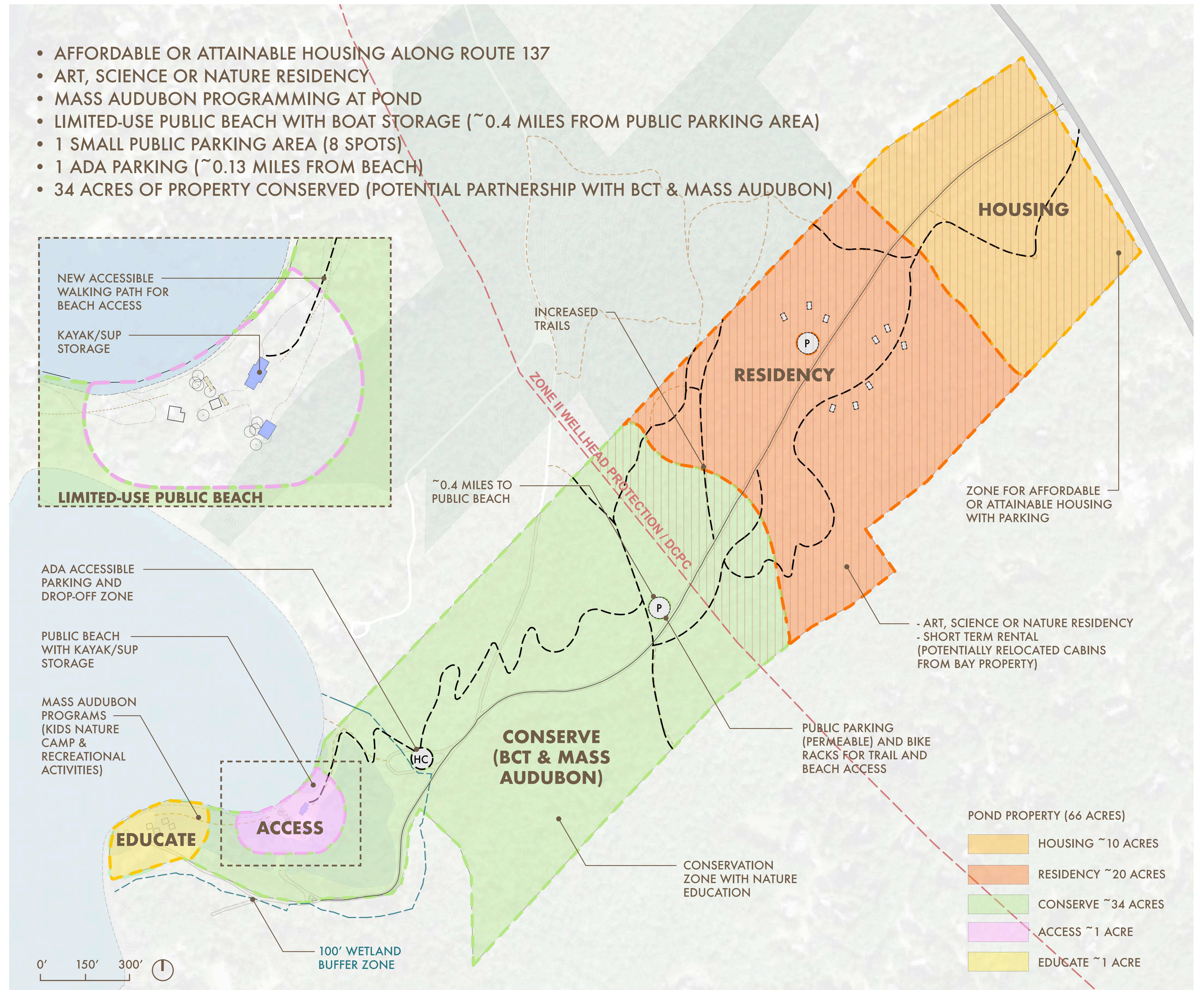
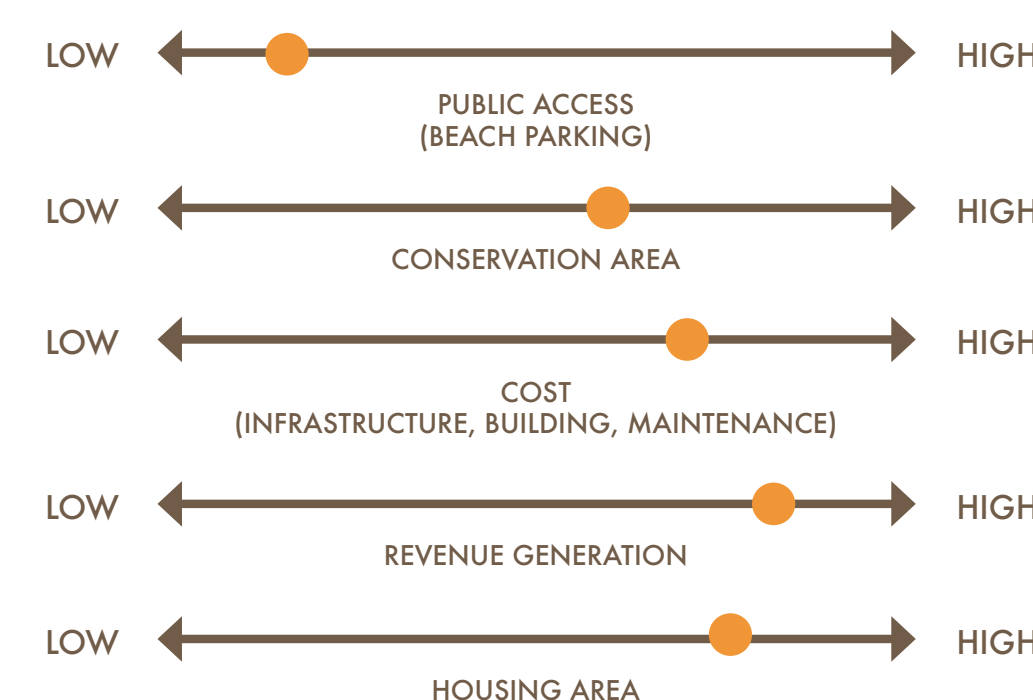
MASS AUDUBON PROGRAMS



LIMITED-USE PUBLIC BEACH



AFFORDABLE/ATTAINABLE HOUSING



Municipal Use + Conservation + High-Use Public Beach Option (Pond Property)



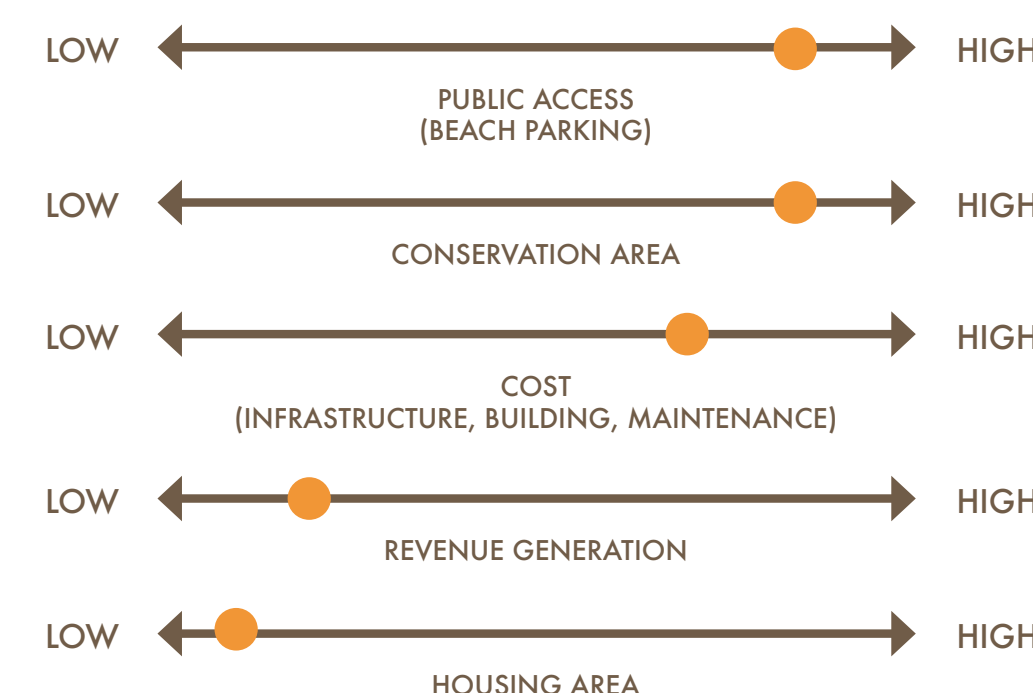
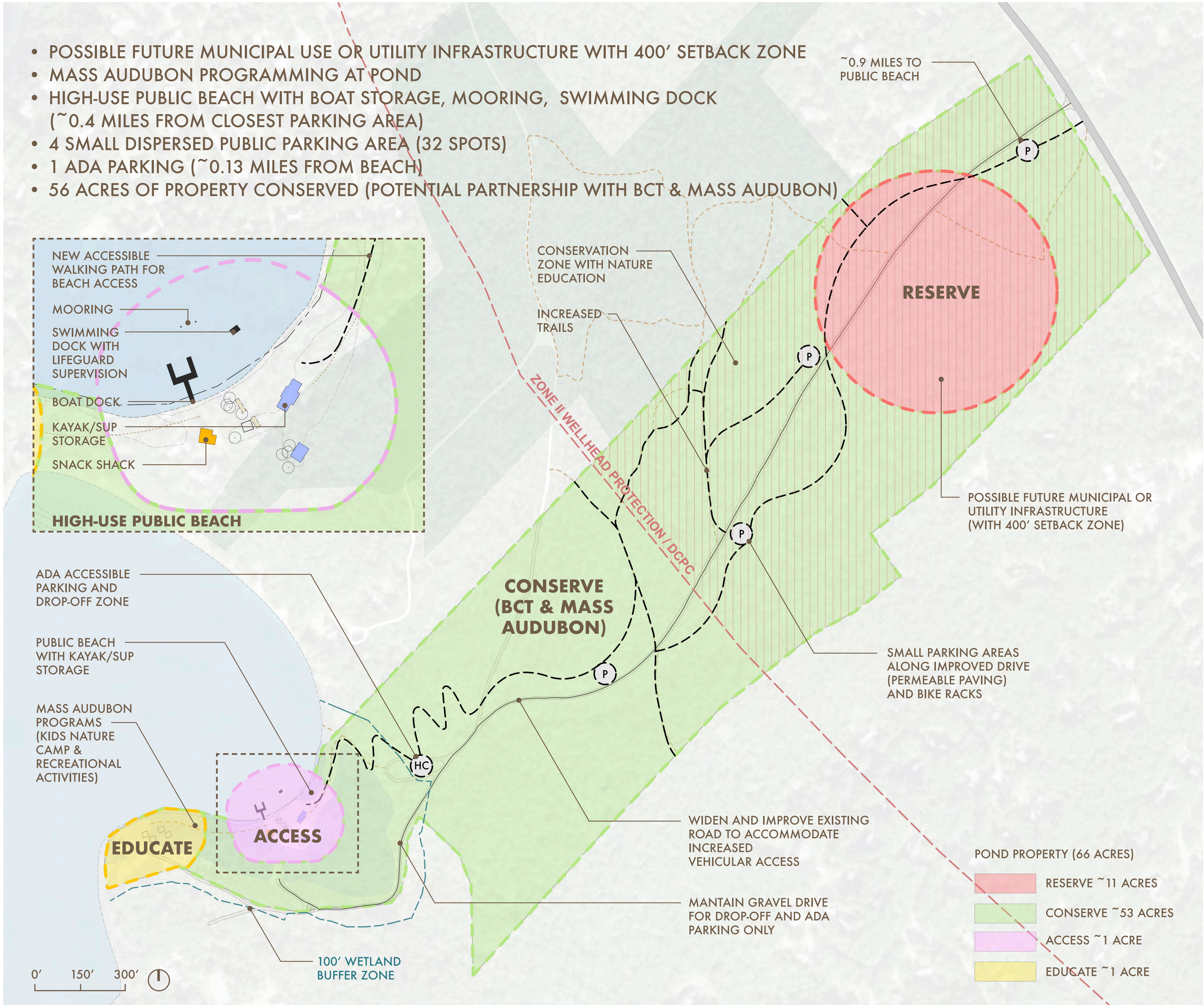
PARKING



MASS AUDUBON PROGRAMS



HIGH-USE PUBLIC BEACH



Conservation + Education Option

Pond Property



TRAILS



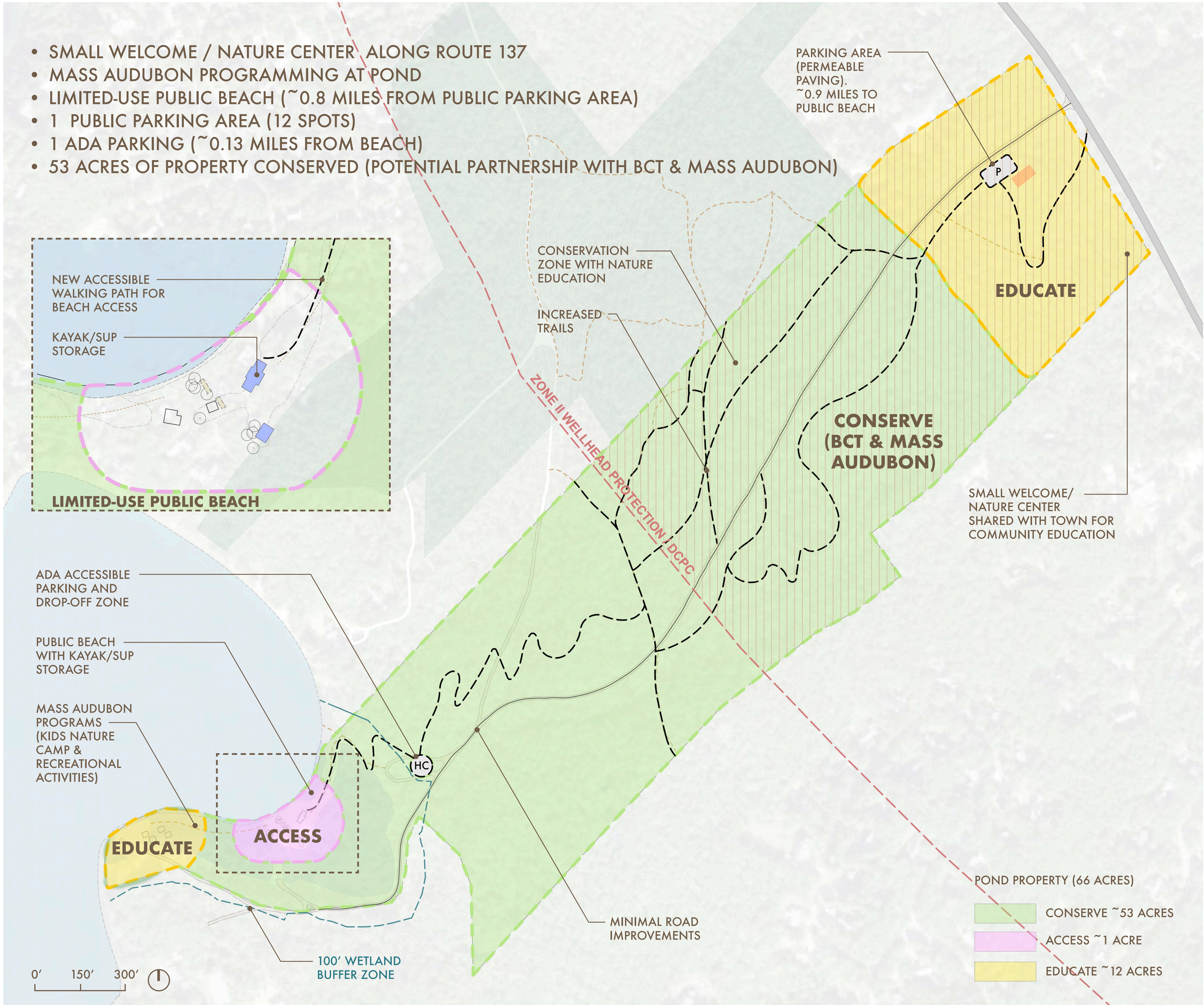
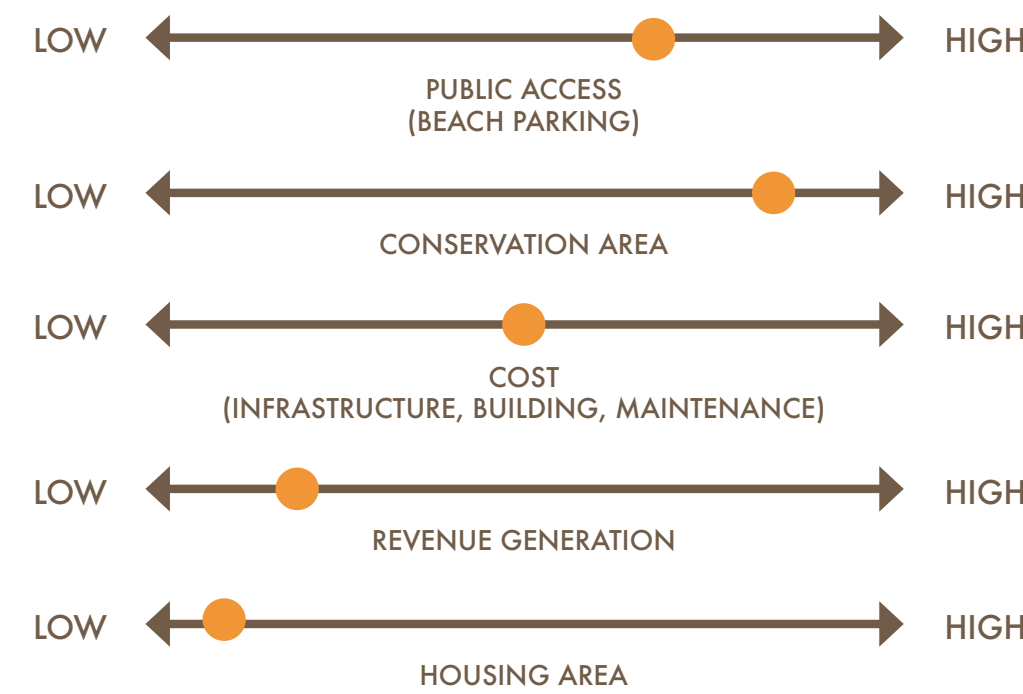
MASS AUDUBON PROGRAMS



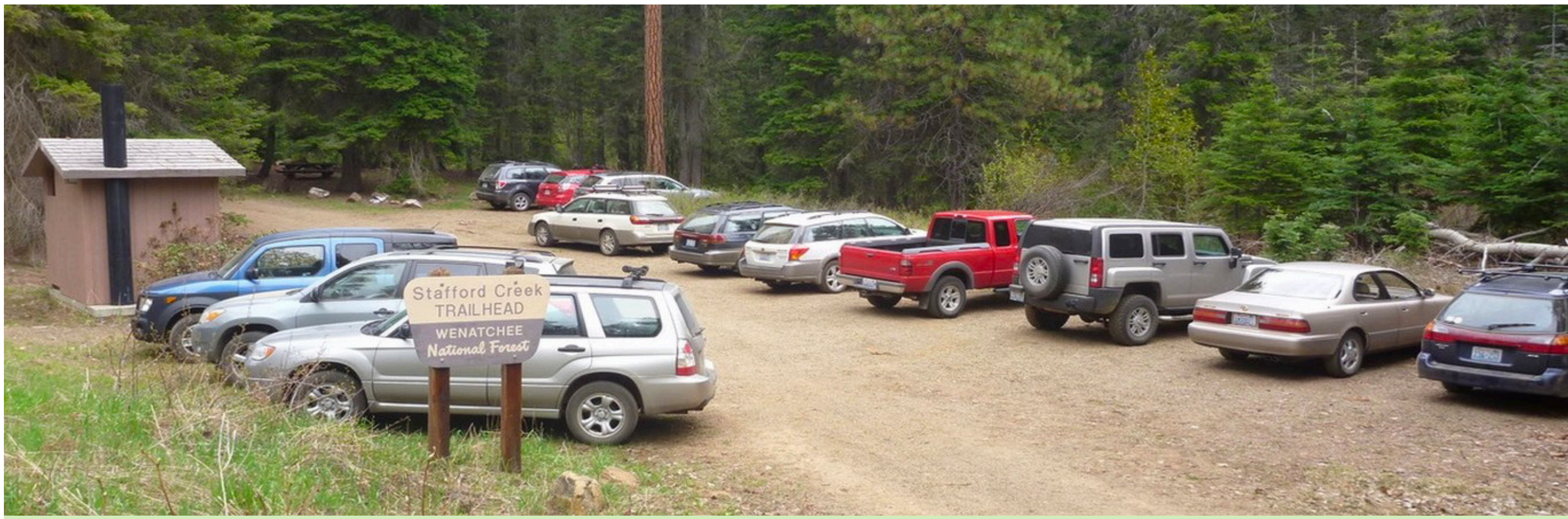
LIMITED-USE PUBLIC BEACH



SMALL WELCOME/NATURE CENTER



Hybrid Housing/Conservation/ Municipal Use Option (Pond Property)



PARKING



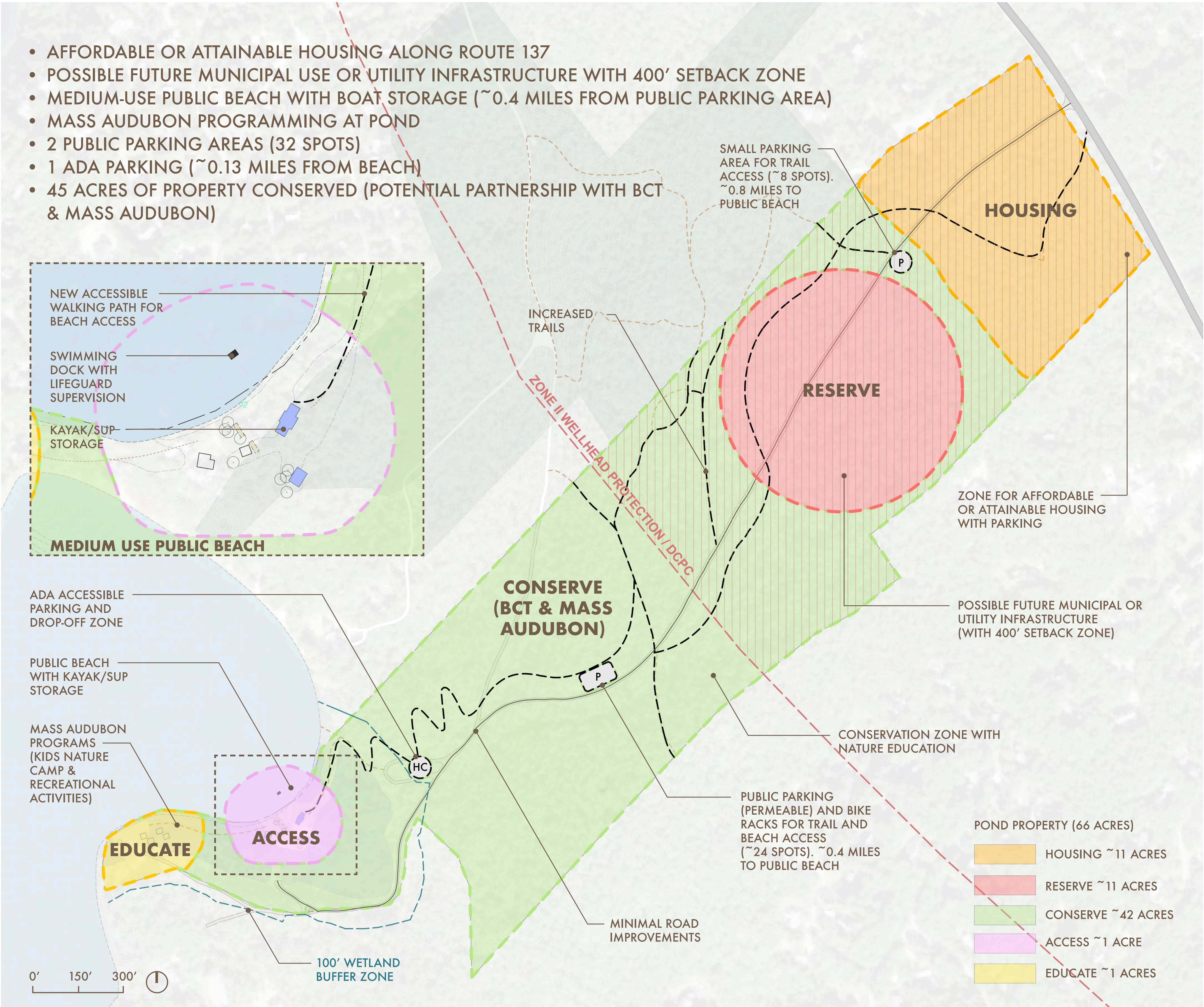
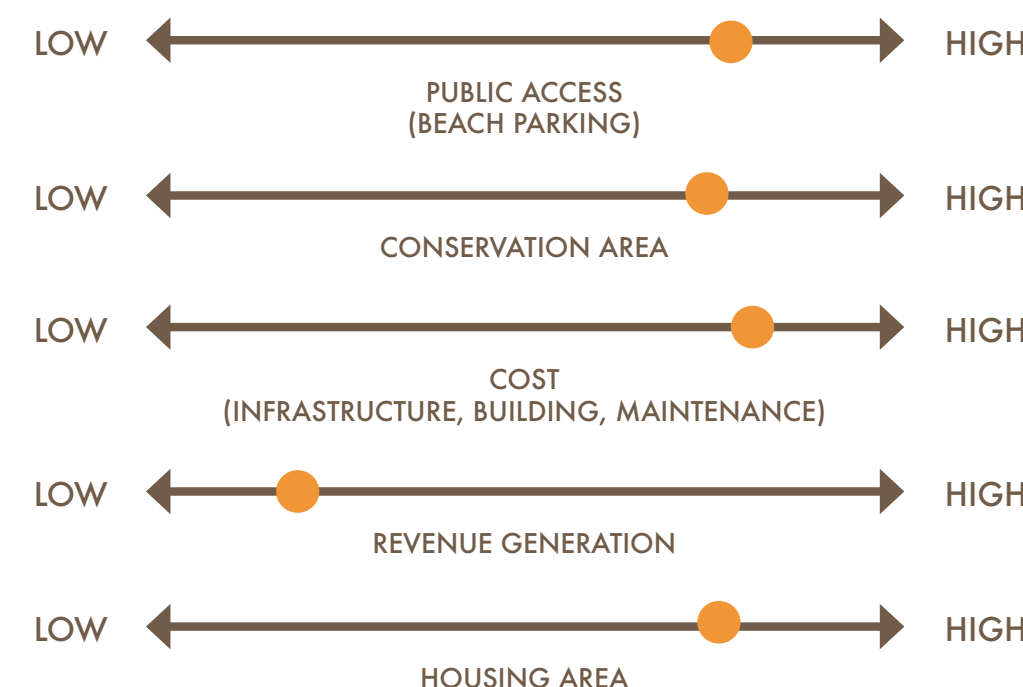
MASS AUDUBON PROGRAMS



MEDIUM USE PUBLIC BEACH



AFFORDABLE/ATTAINABLE HOUSING



Shared Community Parking

Bay Property

Parking Options



Examples



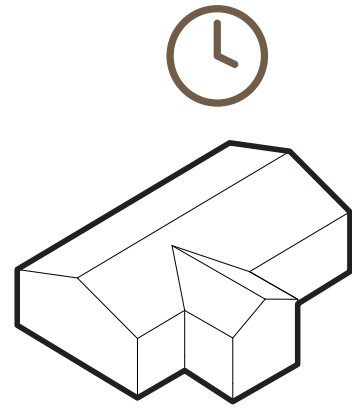
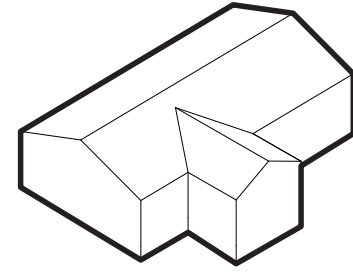
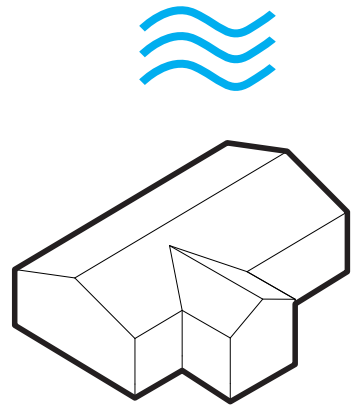
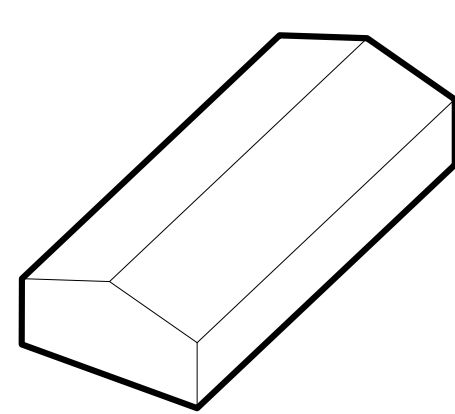
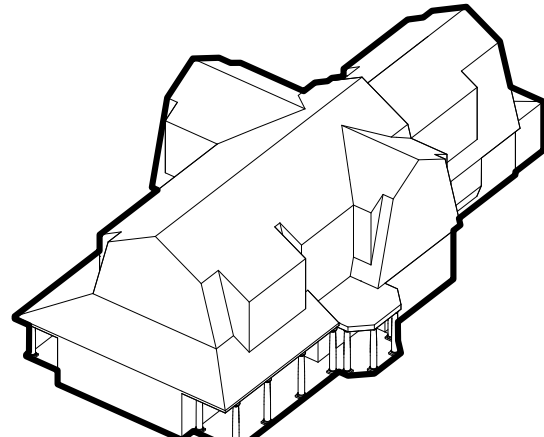
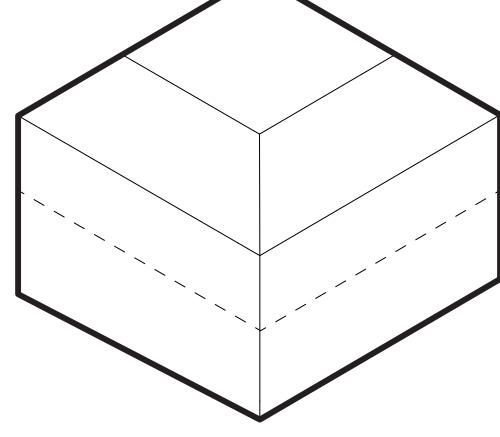
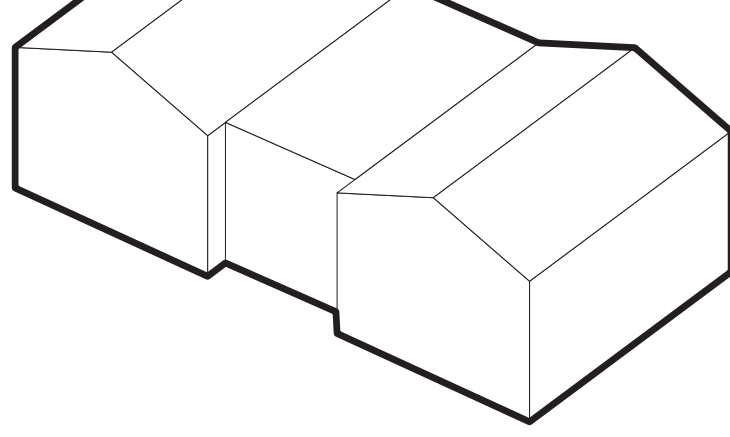
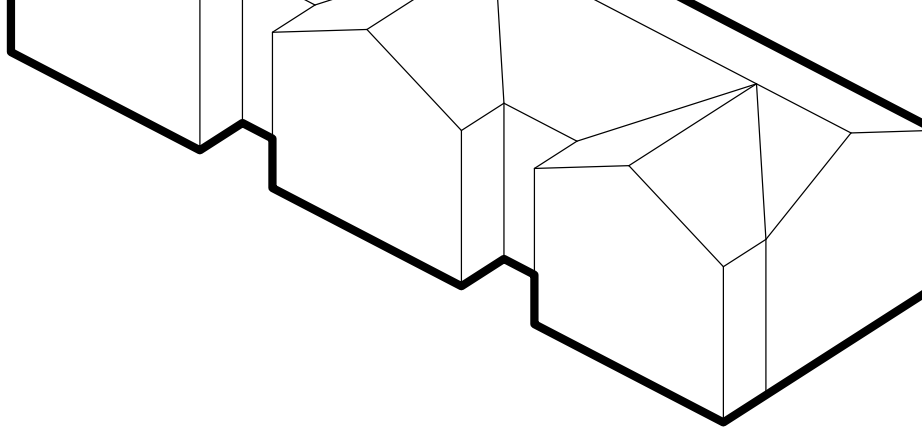








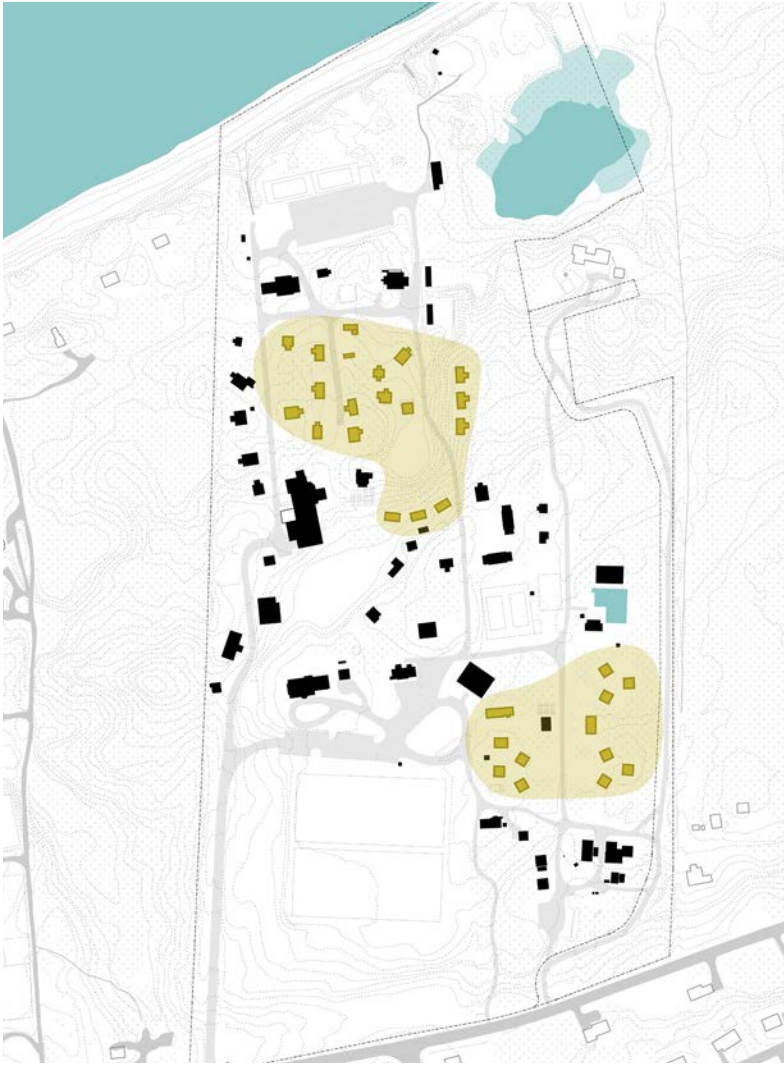
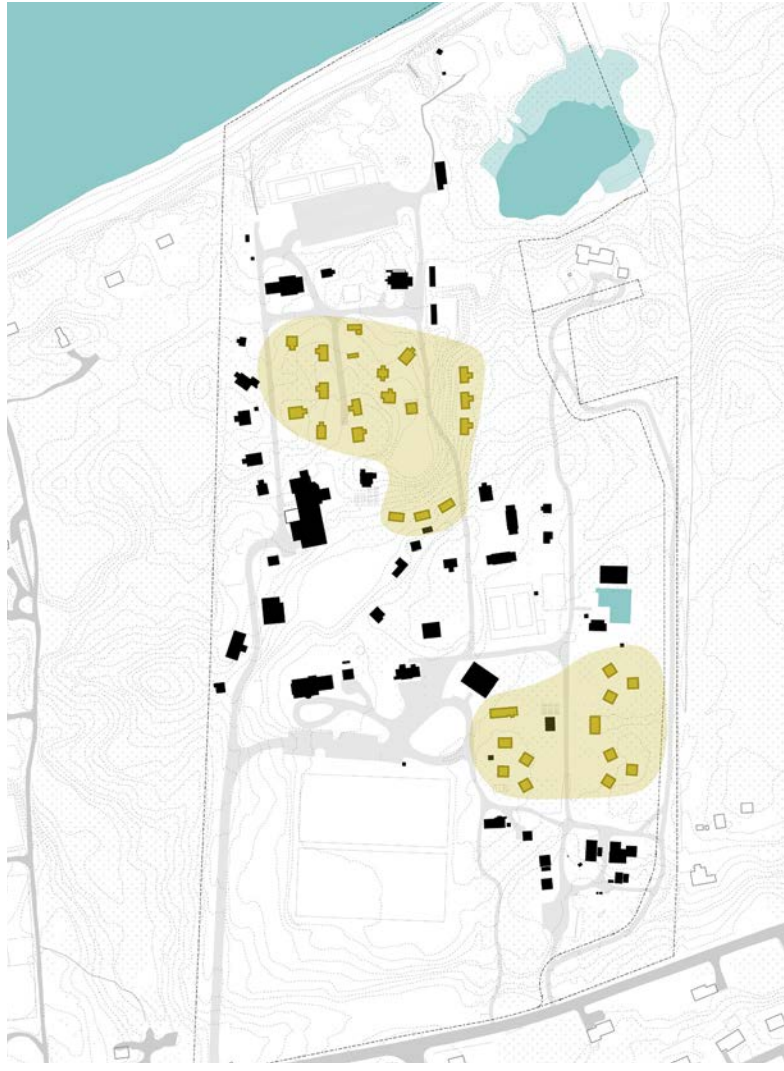
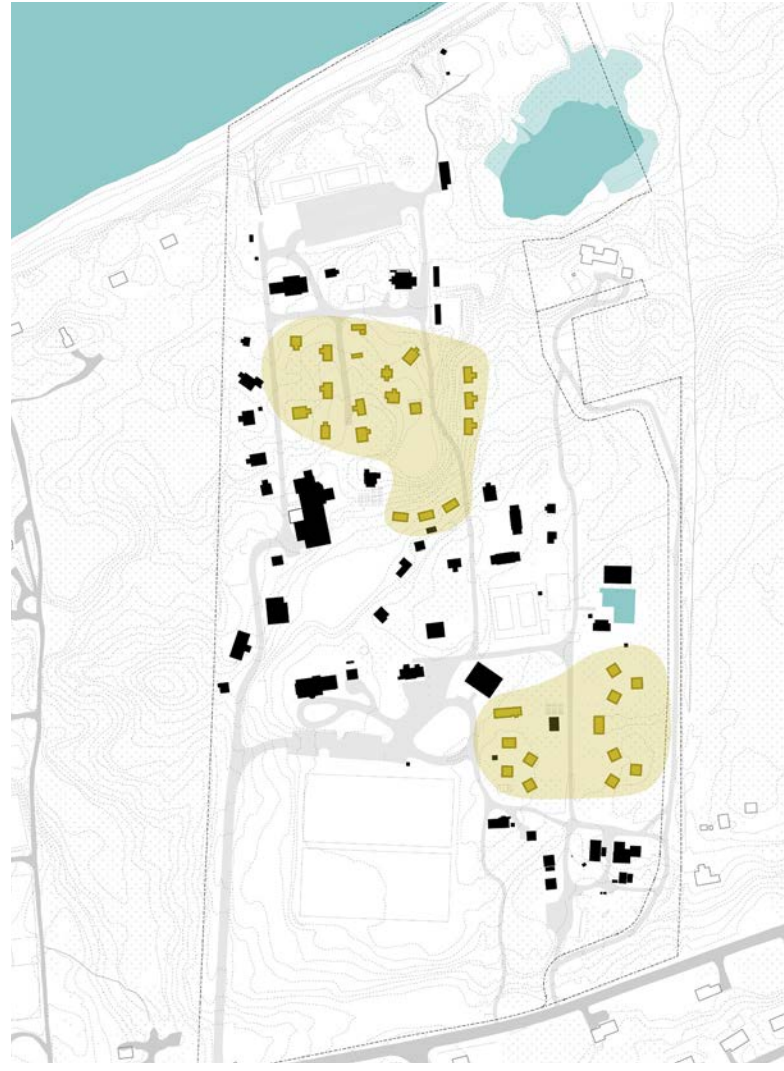
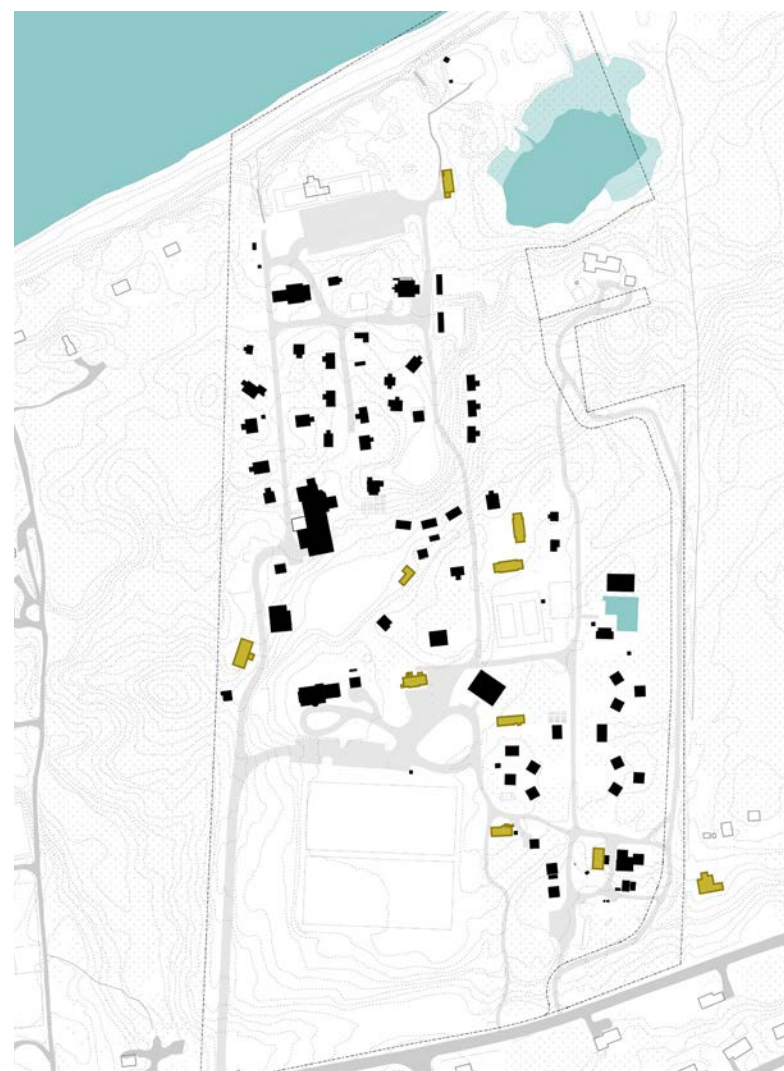
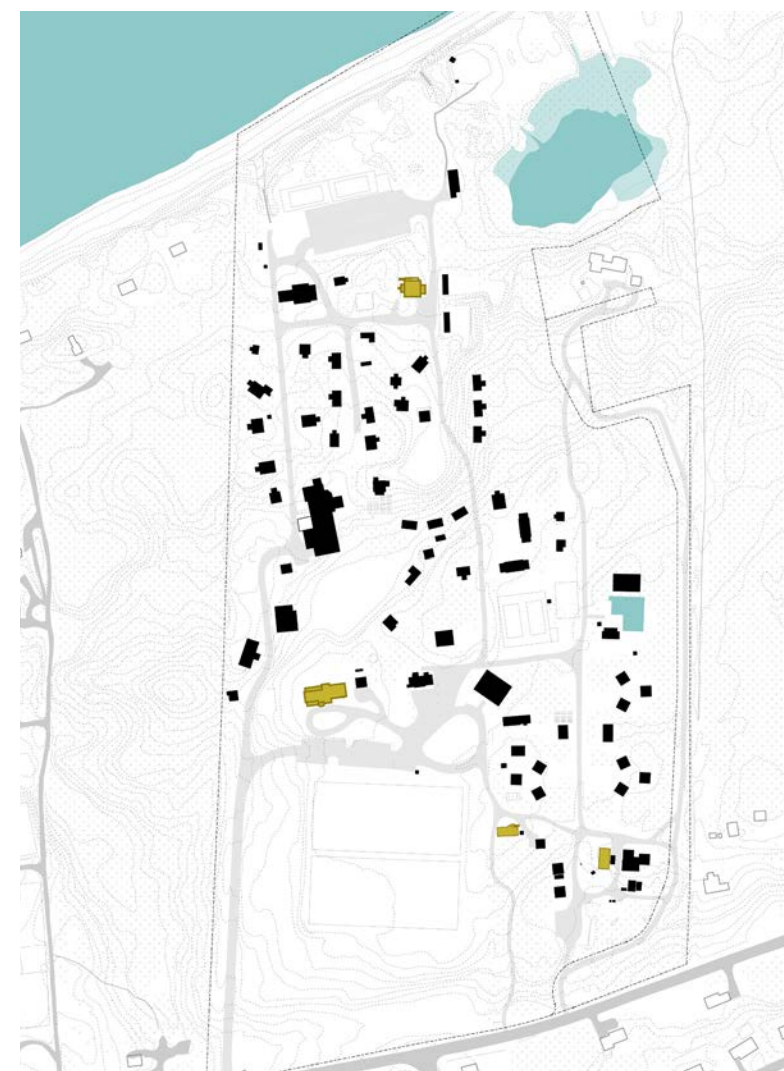
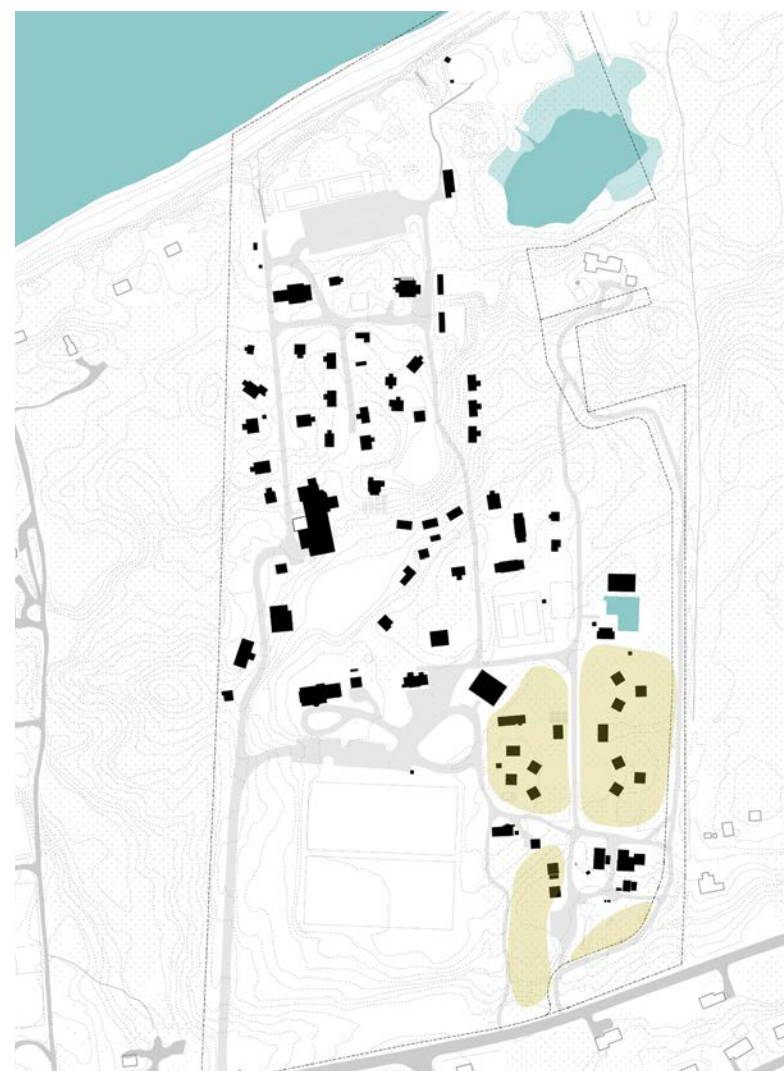
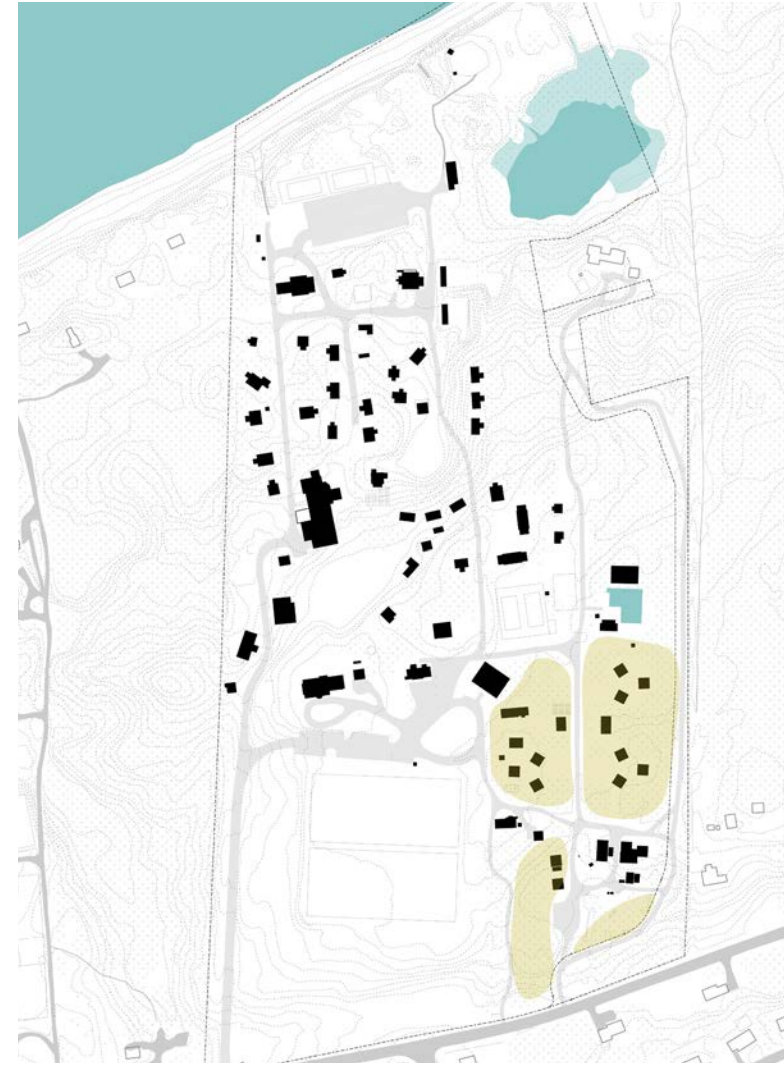
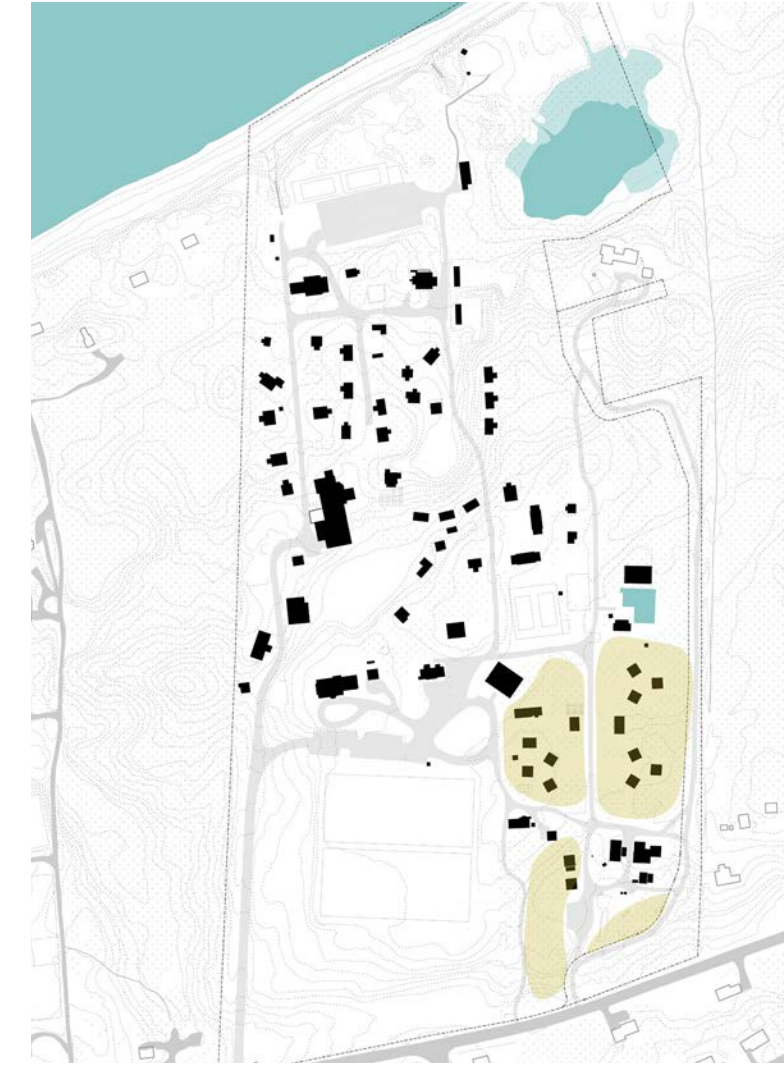
Key Considerations



Dwelling Types

Bay Property

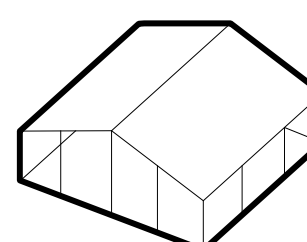
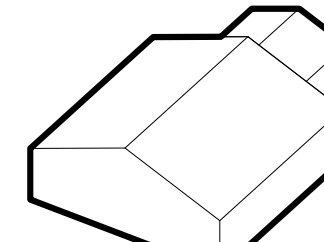
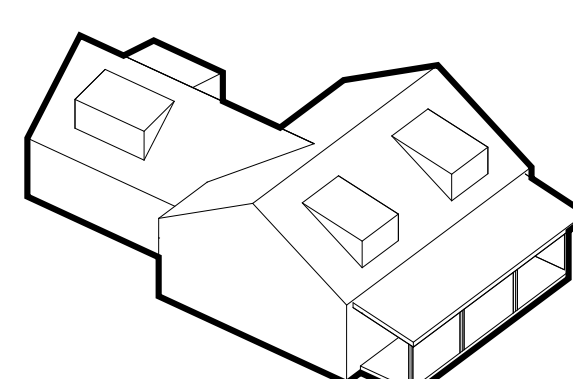
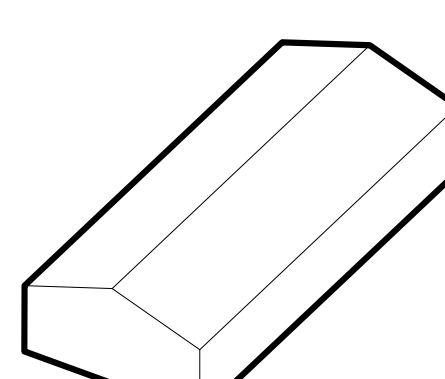
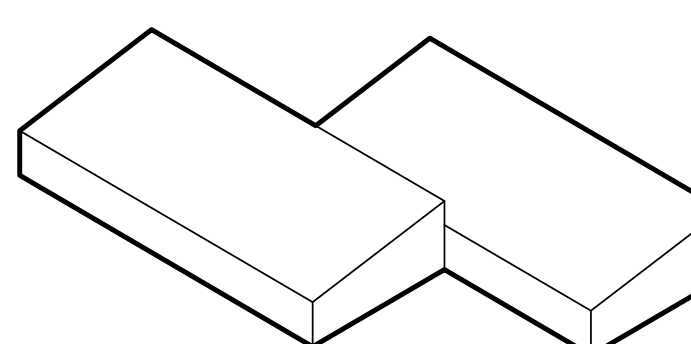
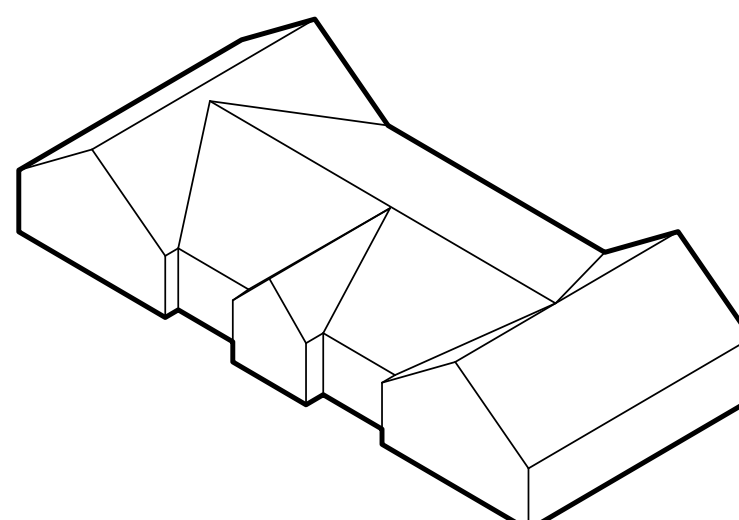
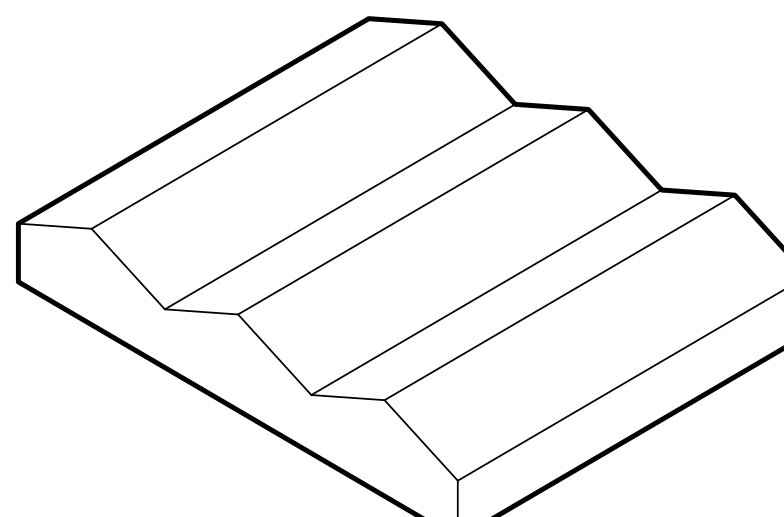
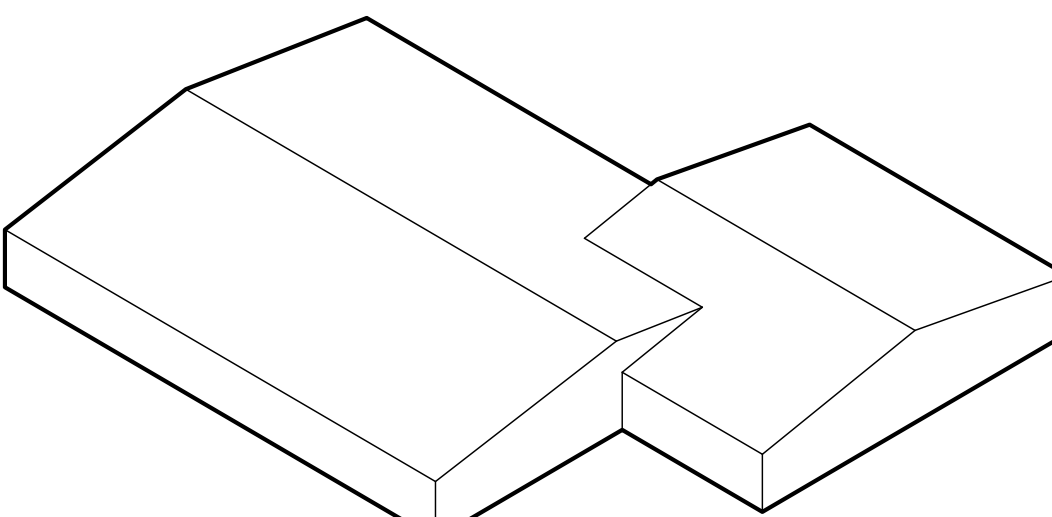








Matrix of Dwelling Types

Type						NEW CONSTRUCTION					
Building Area	700 - 1,000 SF	700 - 1,000 SF	700 - 1,000 SF	1,300 - 2,500 SF	2,000 - 5,000 SF				2,500 - 5,000 SF	15,000 SF - 20,000 SF	2,500 SF - 50,000 SF
Considerations	-could be realized with more minimal upgrades	-could be realized with more minimal upgrades -requires added kitchen and bathroom facilities	-may require significant upgrades for winterization -requires added kitchen and bathroom facilities	-may require significant upgrades	-would need to be appropriately scaled to the site				-would need to be appropriately scaled to the site	-would need to be appropriately scaled to the site	-would need to be appropriately scaled to the site
Parking Demand	LOW access to off-site parking	LOW access to off-site parking	LOW access to off-site parking	MEDIUM individual parking	HIGH group dedicated parking				MEDIUM group dedicated parking	HIGH group dedicated parking	HIGH group dedicated parking
Occupancy	1 UNIT	1 UNIT	1 UNIT	1 UNIT	5-8 Bedroom with shared facilities				2-4 UNITS	20-30 Bedroom with shared facilities	4-30 UNITS
Cost	\$	\$\$- \$\$	\$\$\$	\$\$\$\$	\$-\$\$				\$\$\$\$-\$\$\$\$	\$\$\$\$-\$\$\$\$	\$\$\$\$-\$\$\$\$
Examples	 Dune Shacks Providence, RI	 High Banks Resort Deer River, MN	 NYS Cabins and Cottages Wildwood State Park, NY	 Cape Cod Cottage Brewster, MA	 Latham Center Group Housing Orleans, MA				 Kimber Woods Housing Barnstable, MA	 Latham Center Dormitory Orleans, MA	 Affordable Housing Orleans, MA
Sites Considered											

Community Uses

Bay Property

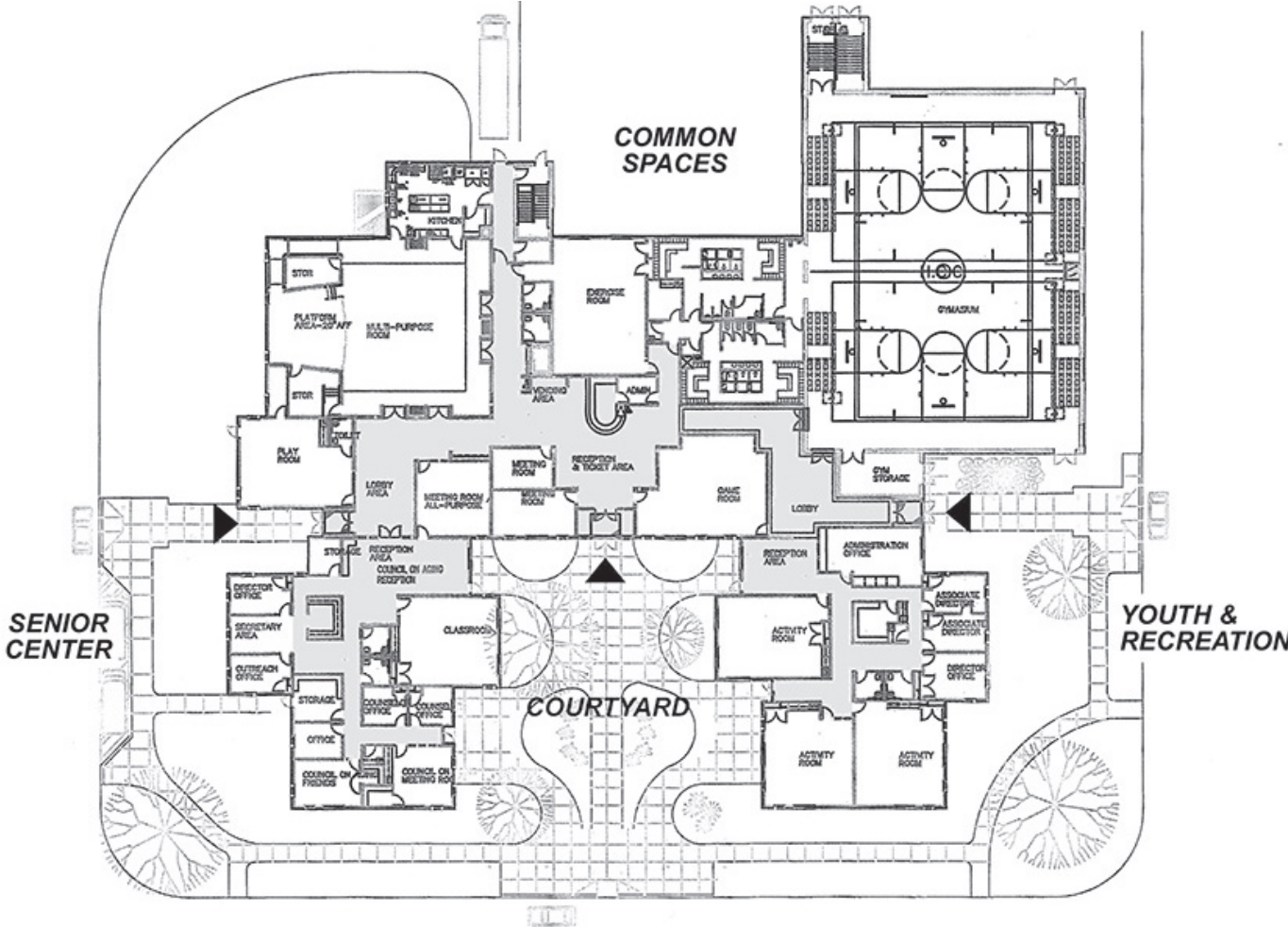
Matrix of Community Uses

Matrix of Community Uses									
Type					NEW CONSTRUCTION REUSE				
Building Area	Picnic Pavilion	Seasonal Artist Gallery	Event Venue	Small-Scale Nature Center		Nature Center	Community Center	Council on Aging	Community Center with Recreation
Considerations	700 - 1,000 SF	700 - 1,000 SF	5,000 - 10,000 SF	2,000 - 10,000 SF		8,000-15,000 SF	12,000 - 15,000 SF	15,000-24,000 SF	25,000 - 32,000 SF
Parking Demand	-could require demolition and renovation of enclosed structures	-could be realized with minimal upgrades	-could be realized with minimal upgrades	-could require significant upgrades		-would need to be appropriately scaled to the site	-would need to be appropriately scaled to the site	-would need to be appropriately scaled to the site	-would need to be appropriately scaled to the site
Cost	LOW access to off-site parking	LOW - MEDIUM access to off-site parking or dedicated group parking	HIGH dedicated group parking or access to off-site parking	LOW - MEDIUM dedicated group parking		MEDIUM - HIGH dedicated group parking	HIGH dedicated group parking	HIGH dedicated group parking	HIGH dedicated group parking
Examples	\$	\$	\$\$	\$\$\$\$		\$\$\$-\$\$\$\$	\$\$\$-\$\$\$\$	\$\$\$-\$\$\$\$	\$\$\$-\$\$\$\$
* \$ = approx. 100\$/SF									
Examples									
	Camp Canaan Rock Hill, SC	Cape Cod Art Center Chatham, MA	Flax Pond Lorusso Lodge Yarmouth, MA	Green Briar Nature Center East Sandwich, MA		Wellfleet Bay Audobon Sanctuary Nature Center Wellfleet, MA	The Center at Sachem Rock East Bridgewater, MA	Council on Aging Chatham, MA	Harwich Community Center Harwich, MA

Considerations for New Community Center

Scale Comparison of 32,000 SF Harwich Community Center on the Arrival Fields of the Bay Property.

Harwich Community Center offers a gym, meeting rooms, multi-purpose rooms, and other amenities with a 32,000 SF facility.



Multi-purpose Room



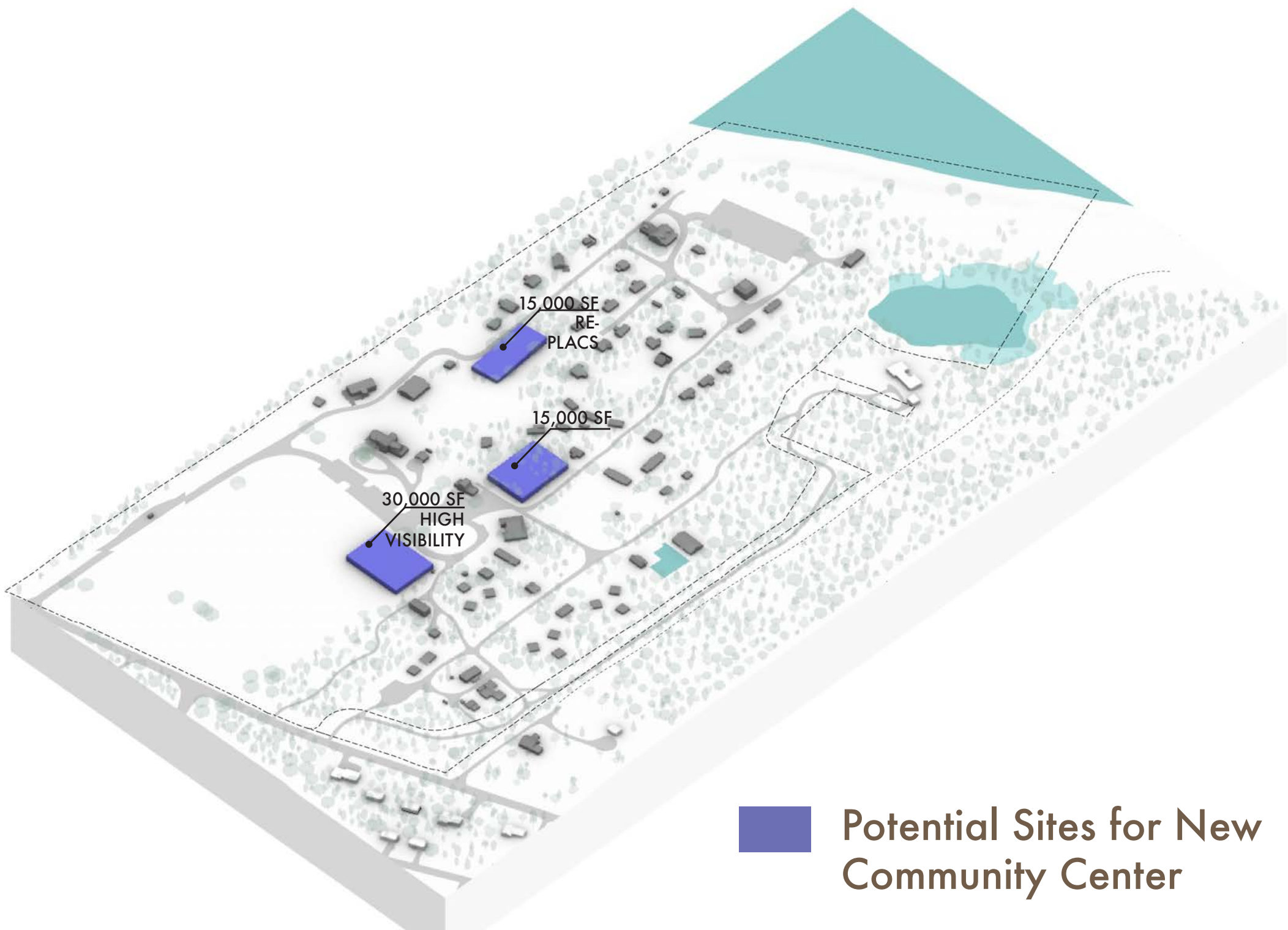
Gym



Reception



Parking



Potential Sites for New Community Center

Community Center & COA

Bay Property

Describe what you would want to see in a community center. What does it include? Tell us with your stickers!

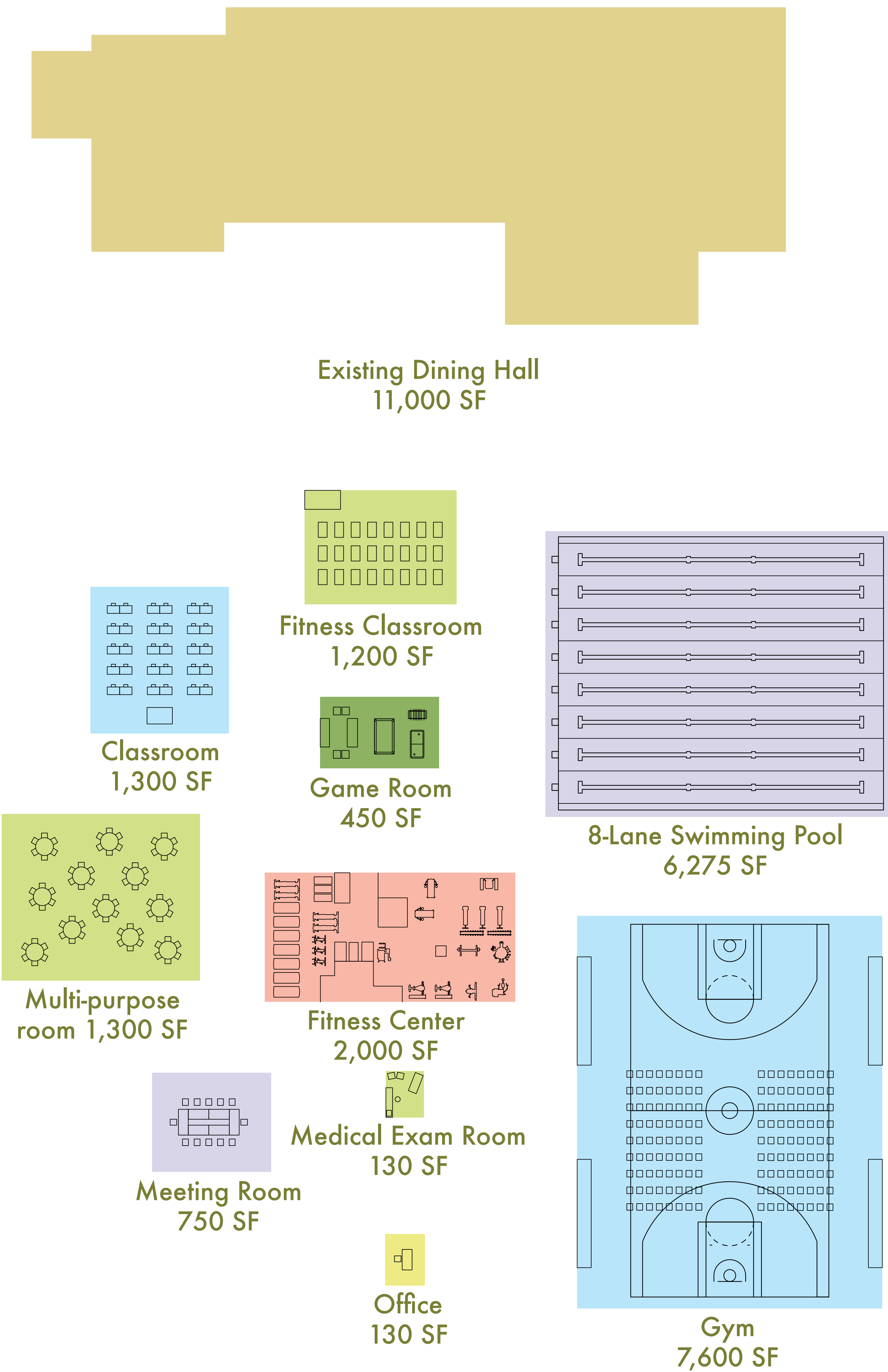


Examples

- Programming
- Youth sports
- After school programs
- Special events
- Fitness and exercise classes
- Educational classes and conferences
- Camps
- Adult sports
- Weekend retreat for all ages
- Plays/dramatic production
- Community dance
- Nature walks/hikes
- Baking and cooking classes
- Arts and crafts
- Senior Day Habilitation Program
- Senior Culinary Wellness Program
- Senior Professional Services
- Senior Social Service Agencies

Facilities

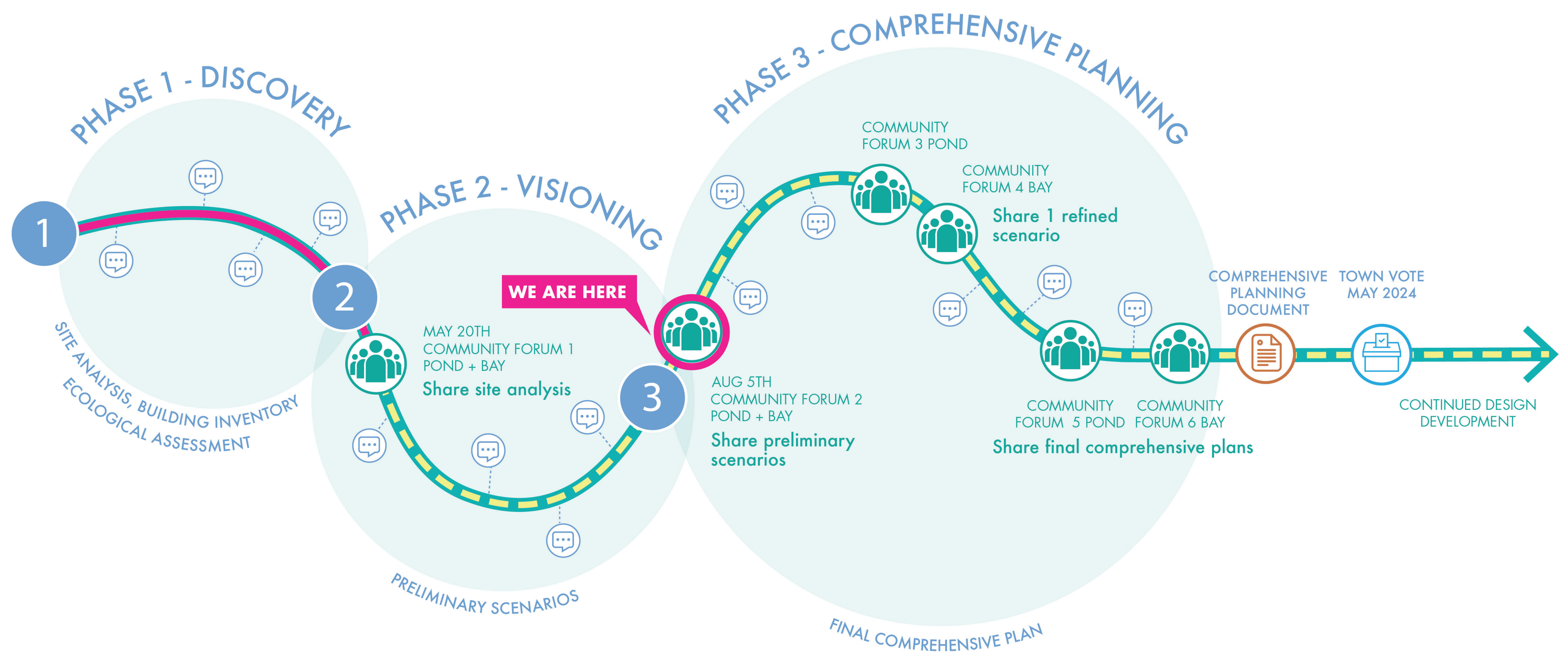
- Fitness Center
- Fitness classrooms
- Sport courts
- Walking track
- Shared meeting rooms
- Multi-purpose room
- Game room
- Educational and activity rooms
- Kitchen/Cafeteria
- Indoor pool
- Medical exam rooms
- Offices
- Workspaces



Vision and Planning

Our Process

Throughout the year-long comprehensive planning process, the Town will undertake an equitable and inclusive planning and decision-making process to create a shared vision for the future of the former Sea Camp's Properties.



Community Forum

Identify your priorities with the planning team



Committee Meetings

Tune in to public meetings where community representatives workshop ideas with the planning team



Comprehensive Planning Document

See the vision for the future of the Sea Camp Properties



Town Vote

Vote to approve the comprehensive plans at the Spring 2024 Town Meeting

Project Phases

- Phase 1: DISCOVERY**
Build an understanding of existing site conditions and define opportunities and constraints related to built and natural systems. Begin an open conversation with community representatives and potential partners.
- Phase 2: VISIONING**
Learn the community's priorities and visions for the future of these properties. Define project principles that will guide design proposals in collaboration with the community, town, and committees. Develop preliminary scenarios for each property based on community feedback.
- Phase 3: COMPREHENSIVE PLANNING**
Connect ideas and conversations with the community, town, and committees to refine one comprehensive plan for each property.

Vote to Purchase

When Brewster residents voted to approve the town's purchase of these properties in 2021, the town agreed to consider both properties for a variety of potential uses. **Long Pond Property** uses to be considered include a public beach, recreation activities, conservation space, appropriately scaled community housing near Route 137, general municipal uses such as a town well, and partnerships with the Brewster Conservation Trust and Mass Audubon Society.

Bay Property uses to be considered include a public beach, community center, various recreation facilities and courts, town offices, conservation, coastal resiliency, partnerships to expand services and offerings.

By the Numbers...

Key considerations when planning for the future of these properties:

- Recreation
 - Demand for an indoor gymnasium, indoor fitness/exercise space, outdoor (full-size) basketball court, inclusive playground (not located at a school), and additional pickleball/tennis courts exceeds current Town facilities
- Open Space
 - About 1/3 of Brewster's land is considered protected open space
- Housing
 - 42% of Brewster's housing stock is used for seasonal use
 - Between 2010-2018, Brewster experienced a decrease in households with low to moderate incomes
 - Brewster needs more affordable housing to meet the 10% State minimum goal
- Population Age
 - The median age of Brewster's population is 56.5 years
 - 14% of Brewster's population is under 18; Brewster's youth population is declining

Town Vision Plan



Town of Brewster Vision Plan • 2018



Community Character

Sustain and foster Brewster's historic setting, rural nature, small-town feel, and socially inclusive spirit.

Coastal Management

In the context of coastal change, preserve and protect Brewster's coastal resources and expand public access.

Water Resources

Protect Brewster's fresh water system to preserve high quality drinking water and maintain or improve the health of our ponds and marine watersheds.

Local Economy

Promote a sustainable economy that builds on Brewster's natural and human assets, addresses the needs of small businesses, and provides year-round employment for Brewster's young families.

Housing

Provide more affordable and accessible rental and ownership housing options at different price points, particularly for single people, young families, and our older population.

Open Space

Maintain and expand open space assets to provide public recreation, protect fragile natural habitat, and protect water resources.

Governance

Create a more open and inclusive town government that encourages participation by all citizens by improving two-way communication, expanding volunteer opportunities, and encouraging customer friendly service.

Community Infrastructure

Maintain and expand town infrastructure in ways that expand opportunities for community interaction, support the development of a "green" economy, expand recreation opportunities, and promote public safety.

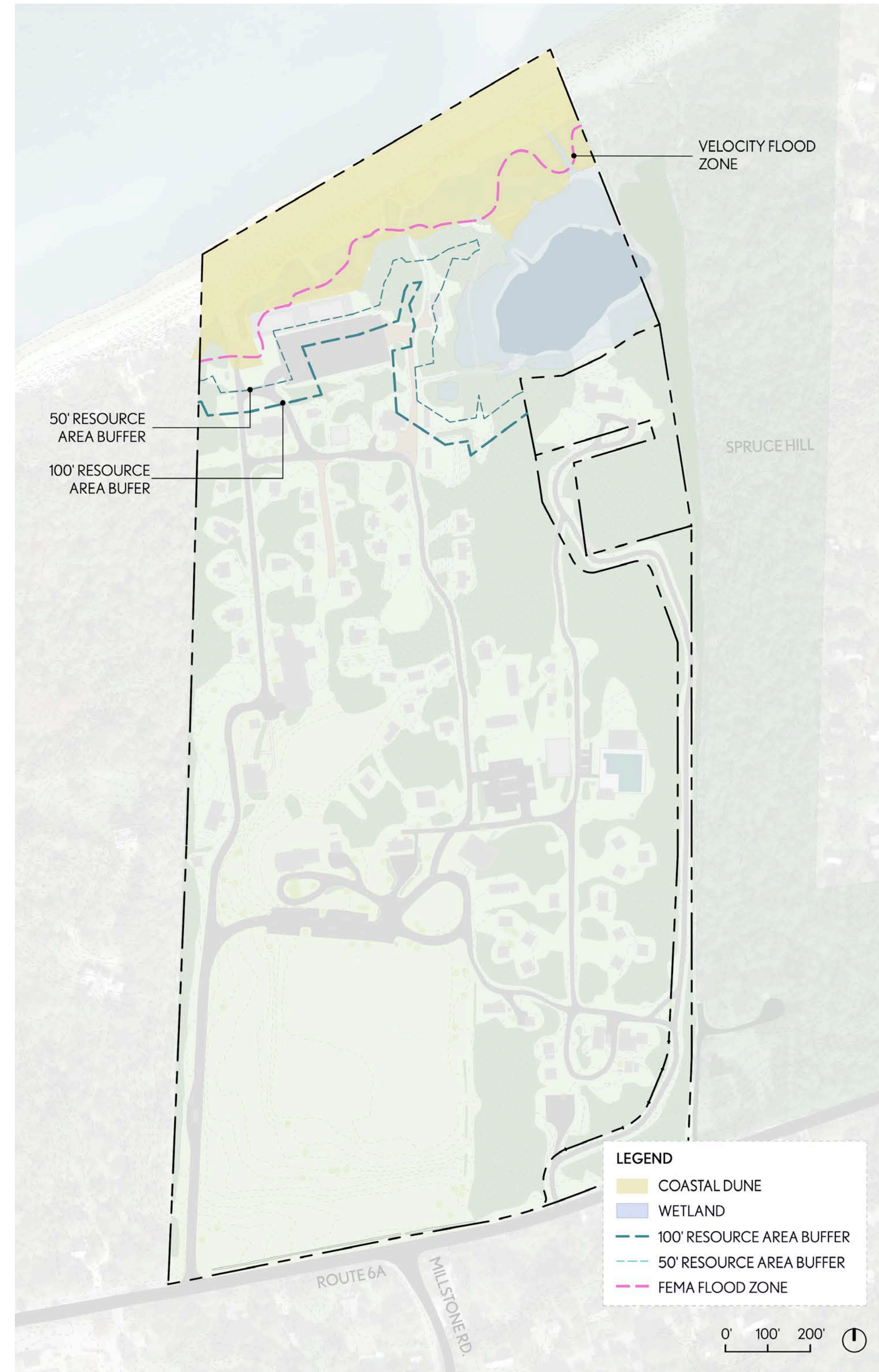
Regulatory Framework

Bay Property

Zoning



Natural Resource Buffers



Public use and access within the identified property buffers is limited to pedestrian access. Parking areas and built structures are not allowed. Trees cannot be cleared or removed.

The Old Kings Highway Historic District Committee has jurisdiction over new buildings and modifications to existing buildings within the Historic District zone to ensure any changes are in keeping with the aesthetic tradition of Brewster.

Natural resource buffers help preserve the function and habitat of wetlands and coastal dunes. Building within these zones is prohibited without a variance. Appropriate maintenance of existing structures is permitted.

Feasible Areas for Program and Development



The lightest green areas at left are outside of zoning and natural resource buffers, making them most feasible for installation of new roads or paths, buildings, parking areas, recreation and sport fields, as well as clearing, planting or changes in landform.

Utilities

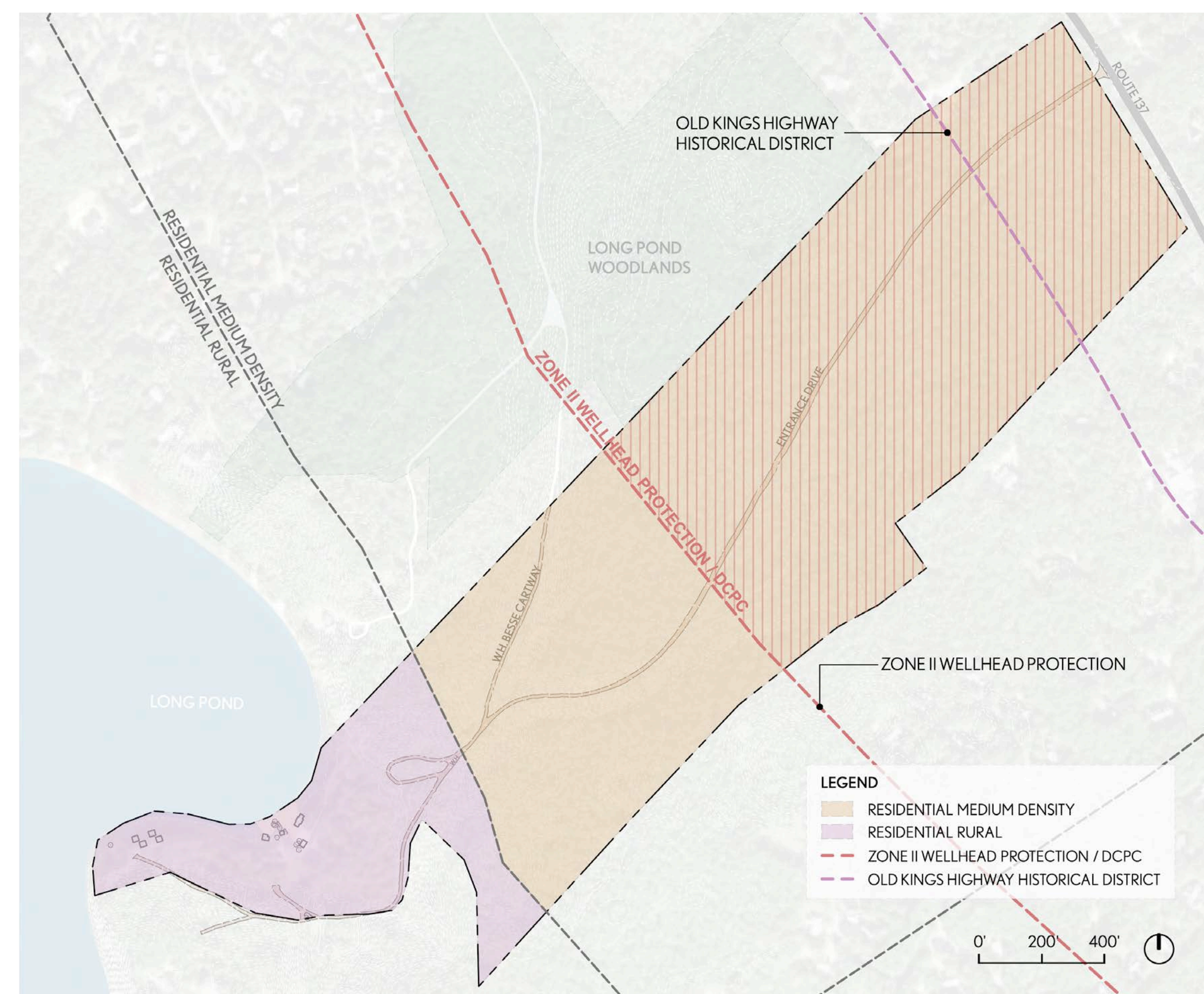
The existing water main will likely need to be replaced and relocated because it is aging and does not extend to Route 6A. Existing septic systems are dispersed and will likely need to be replaced by new treatment systems to meet DEP standards.



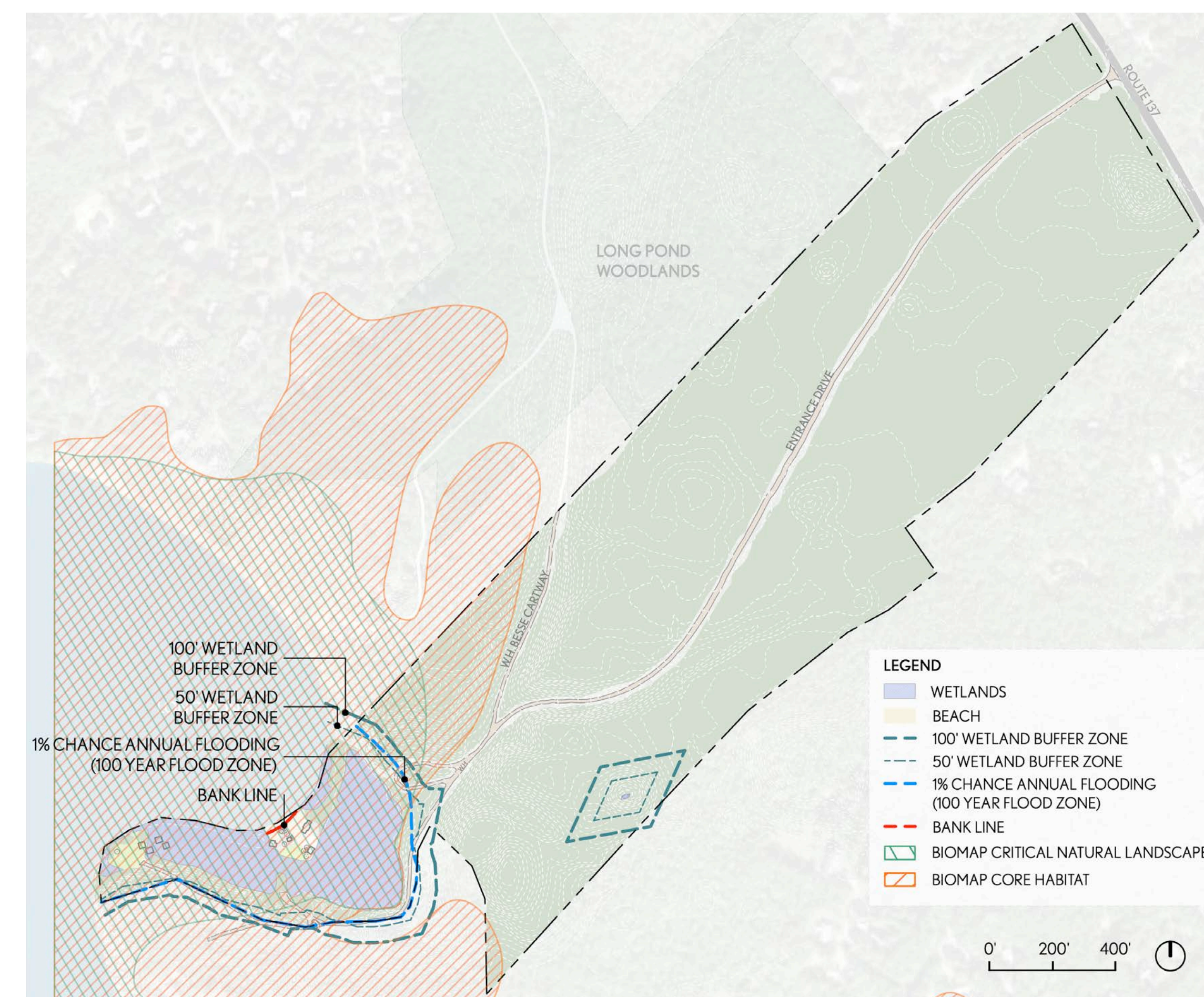
Regulatory Framework

Pond Property

Zoning



Natural Resource Buffers

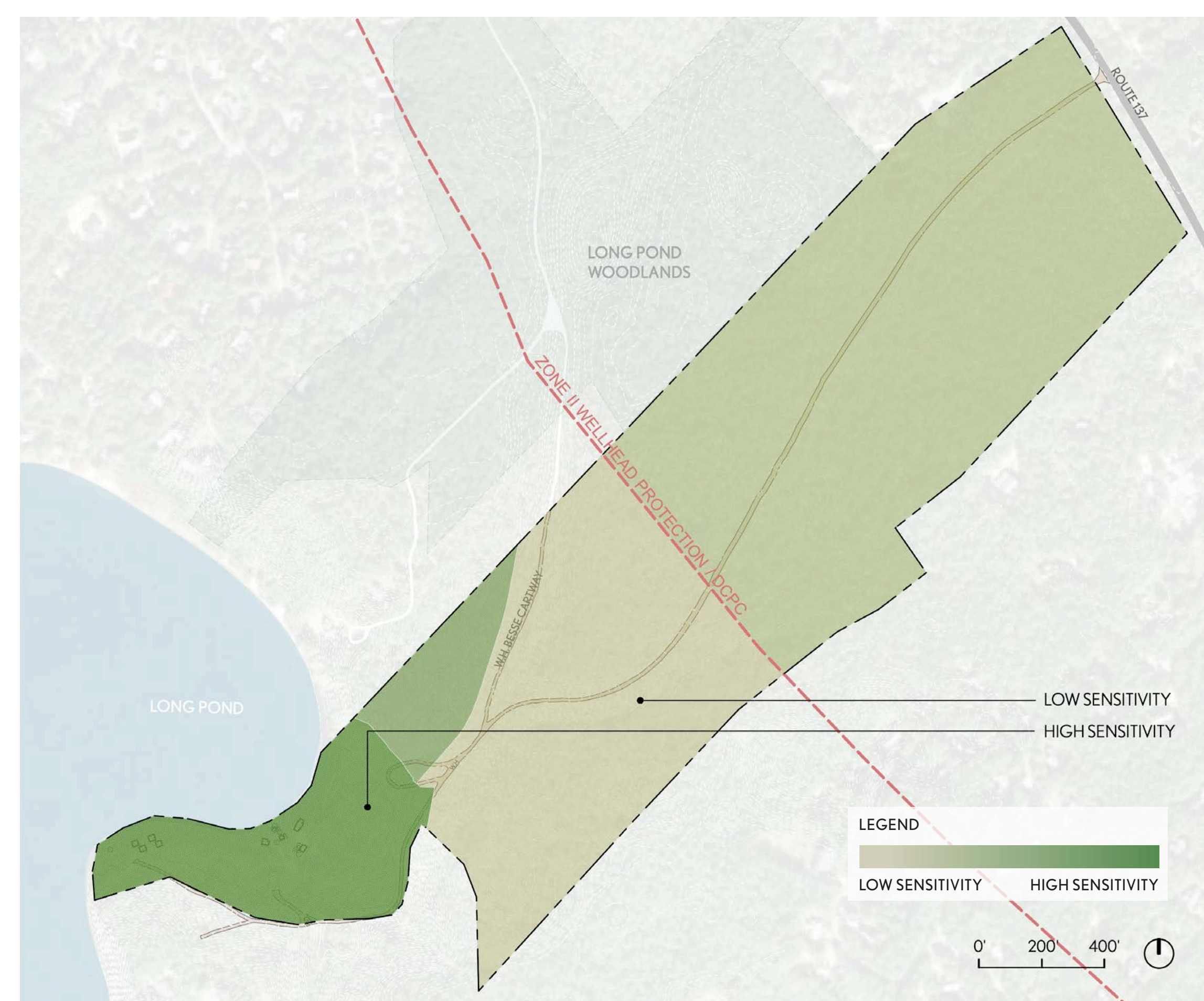


Wetland buffers help preserve the function and habitat of the wetlands and pond. Building within wetlands and their buffer zones is prohibited without a variance. Appropriate maintenance of existing structures is permitted. Approximately 9.7 acres of the property, the area immediately adjacent to the pond, is considered either wetland or wetland buffer area. Any new roads, parking and buildings within the wetland would require a variance, and would not be easily approved.

The Old Kings Highway Historic District Committee has jurisdiction over new buildings and modifications to existing buildings within the Historic District zone to ensure any changes are in keeping with the aesthetic tradition of Brewster.

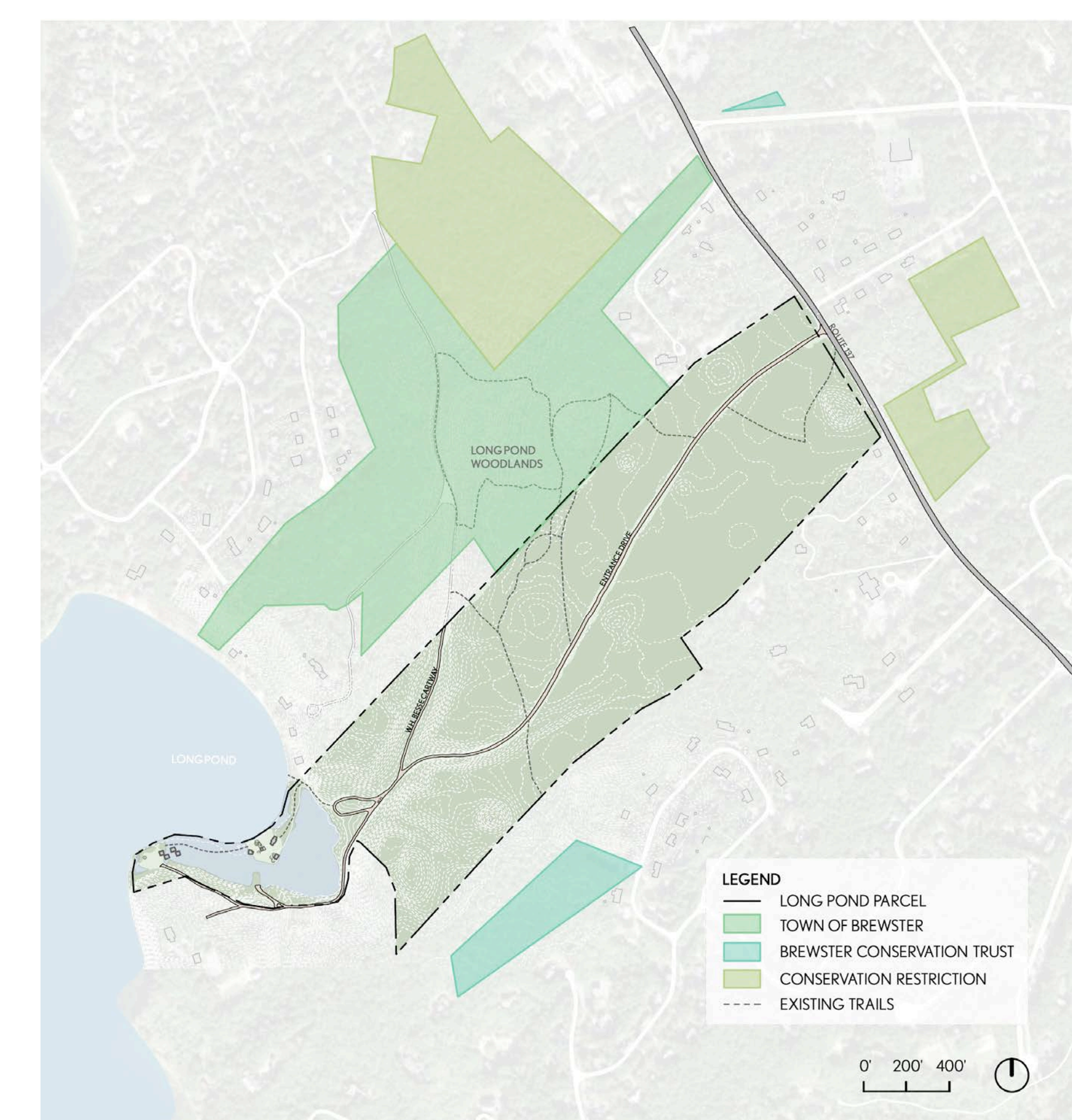
Over half of the property sits within the Zone II Wellhead protection area. Small-scale building development is allowed within Zone II areas, but protection of these areas minimizes the potential impact on drinking water quality. In high demand times, the groundwater in Zone II flows toward the town wells.

Feasible Areas for Program and Development



The lightest green areas at left are outside of zoning and natural resource buffers, making them most feasible for installation of new roads, appropriately scaled buildings and parking areas, as well as clearing, planting or changes in landform, if topography allows.

Conservation Restriction



A Conservation Restriction (CR) is a future possibility for a portion of the Long Pond property. A CR protects a property in its natural, scenic or open condition while permitting limited land uses in these areas.

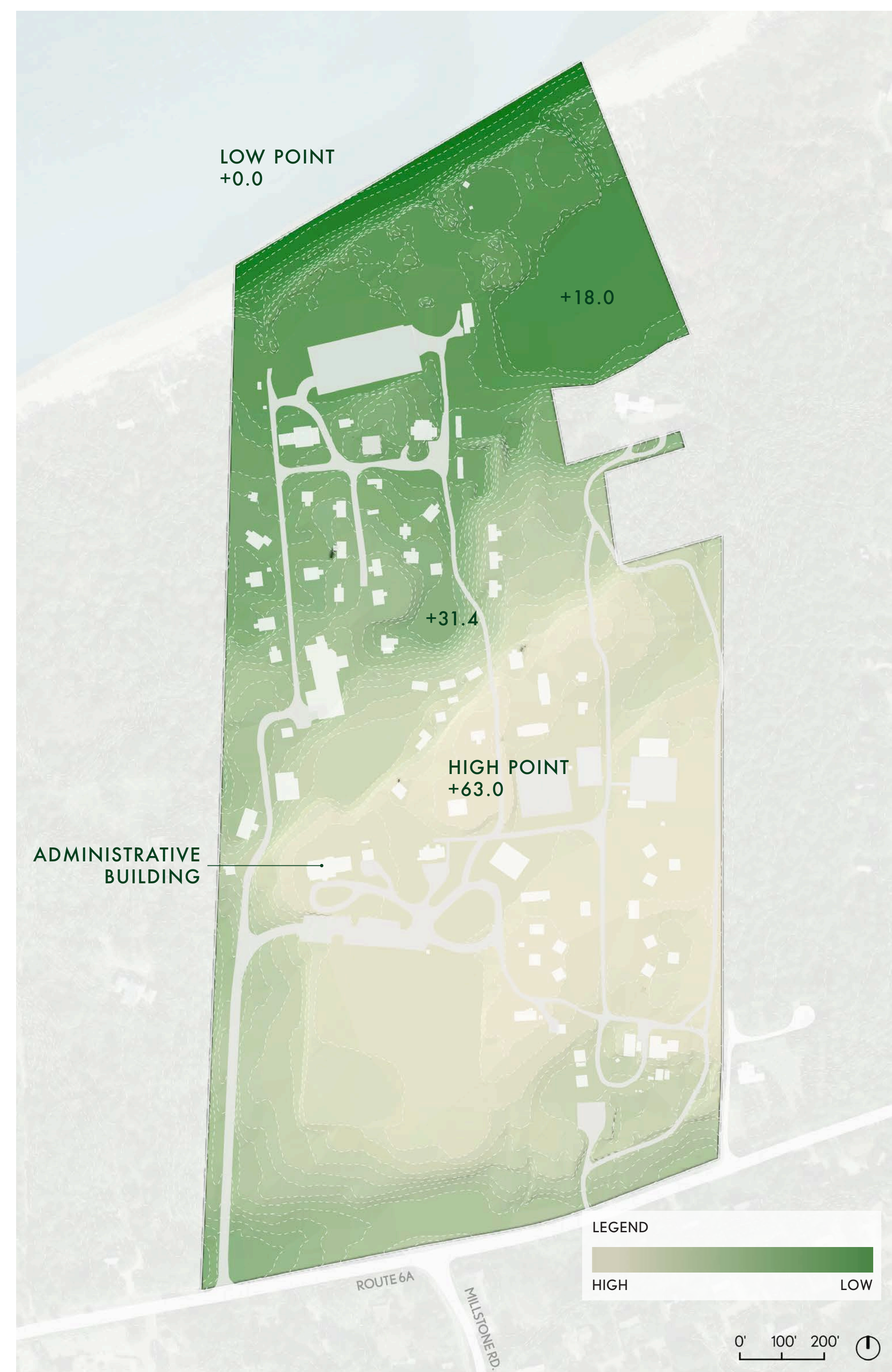
The adjacent 41-acre Long Pond Woodland is held in perpetual conservation with the Brewster Conservation Trust.

Previous Context

Topography and Slope

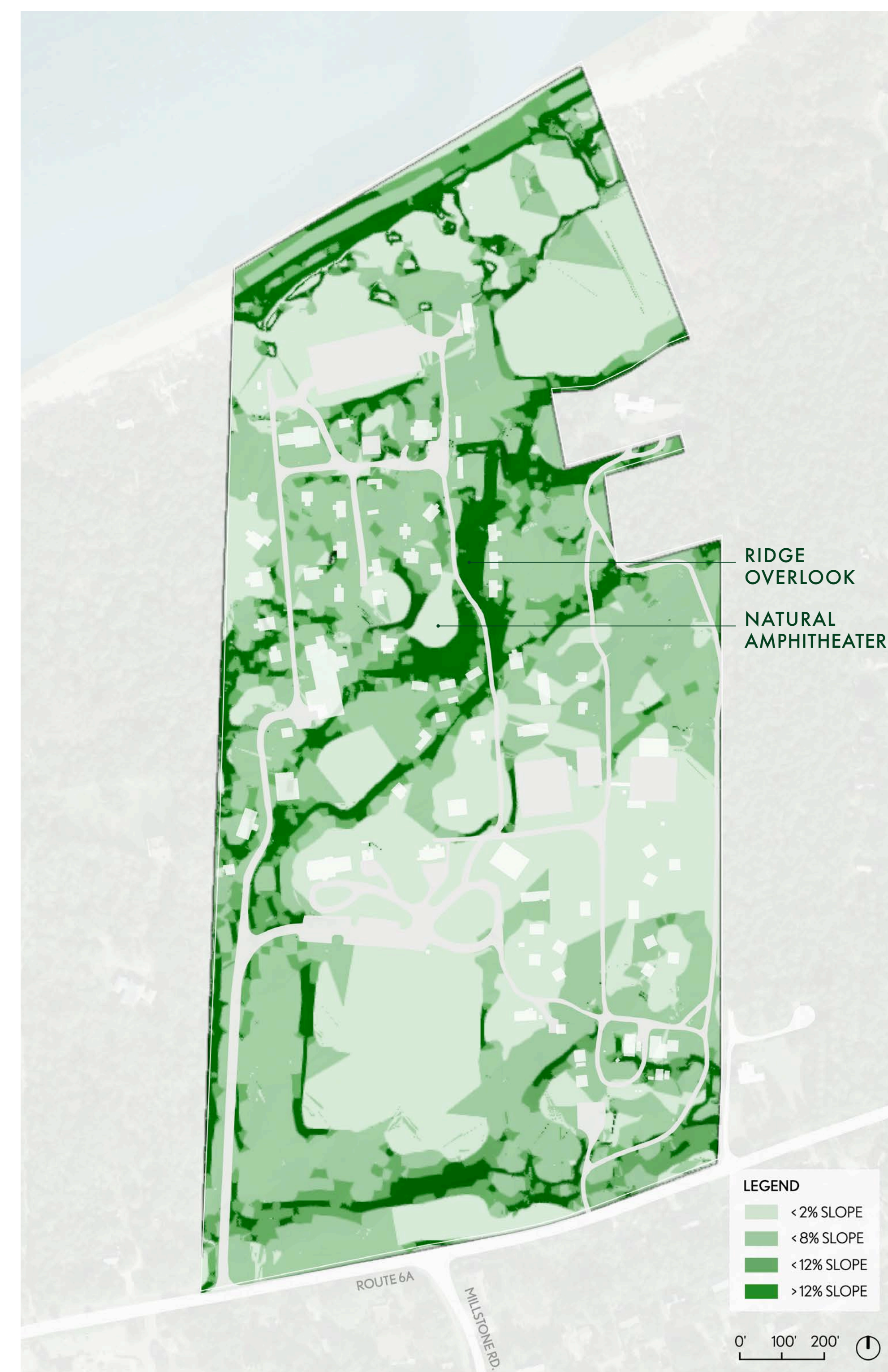
Bay Property

Topography



The white Administrative Building sits atop the knoll, visible from Route 6A. The knoll, part of a larger ridge that runs along the bay, was clearly manipulated slightly to accommodate the recreation fields south of the building.

Slope



The existing topography is characterized by steep east-west ridge lines formed by glacial moraines, large upland flat zones, and smaller natural hollows. Overlooks and small natural amphitheatres are notable features.

Drive and Path Slopes



Planning for ADA Accessibility

Many portions of the road are quite steep, exceeding what is considered accessible for people with reduced mobility or in wheelchairs. Because the road functions as the main walking path, the steepness of the existing road limits access to the site for disabled visitors.

Areas Under 4% Slope



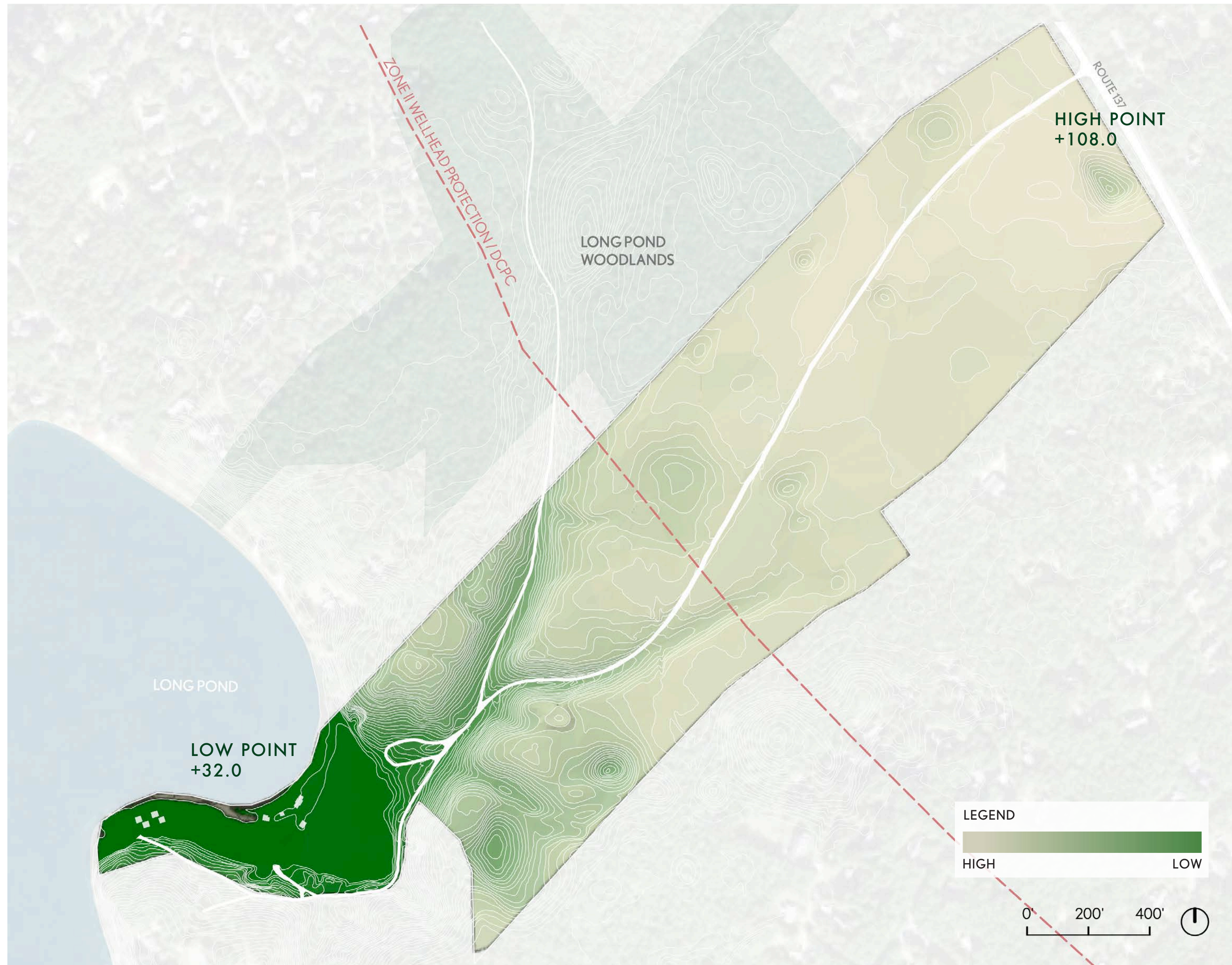
Why slope matters

Flat areas, shown in light green here, are more feasible for construction of new roads, parking areas, recreation fields and buildings without implementing expensive and disruptive adjustments to existing grades.

Topography and Slope

Pond Property

Topography



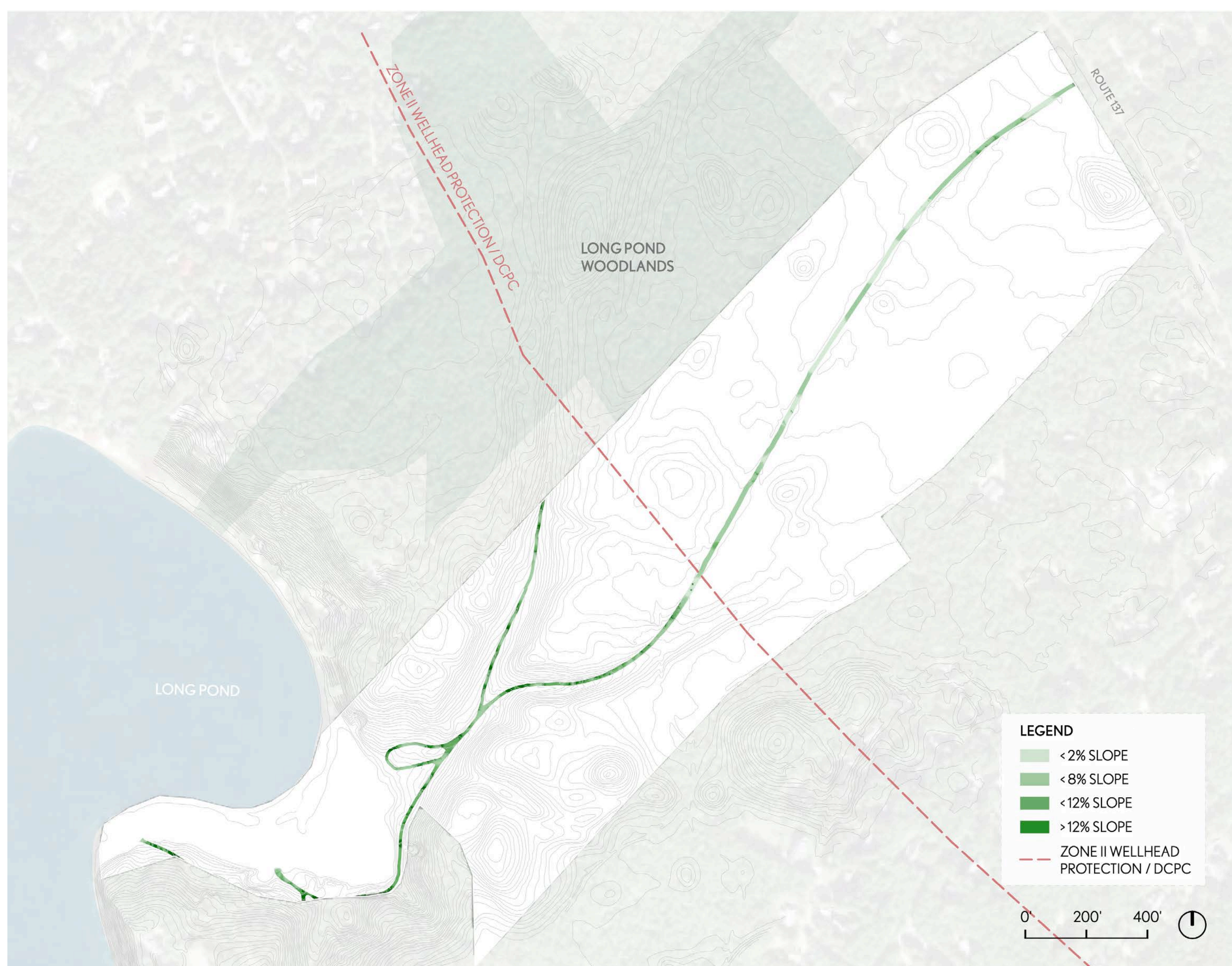
The Pond Property's dramatic topography descends over 75' from a high point at Route 137 to a low point at the pond beach.

Slope



A relatively flat upland wooded zone leads to a more varied and steep middle zone of the property and, finally, to the low, flat wetlands and small clearings by the pond. Steep slopes on either side of the drive contribute to its minimal width and eroded character.

Drive and Path Slopes



Planning for ADA Accessibility

Much of the lower half of the road is quite steep, exceeding what is considered accessible for people with reduced mobility or in wheelchairs. Because the road functions as the main walking path, the steepness of the existing road limits access to the pond site for disabled visitors.

Areas Under 4% Slope



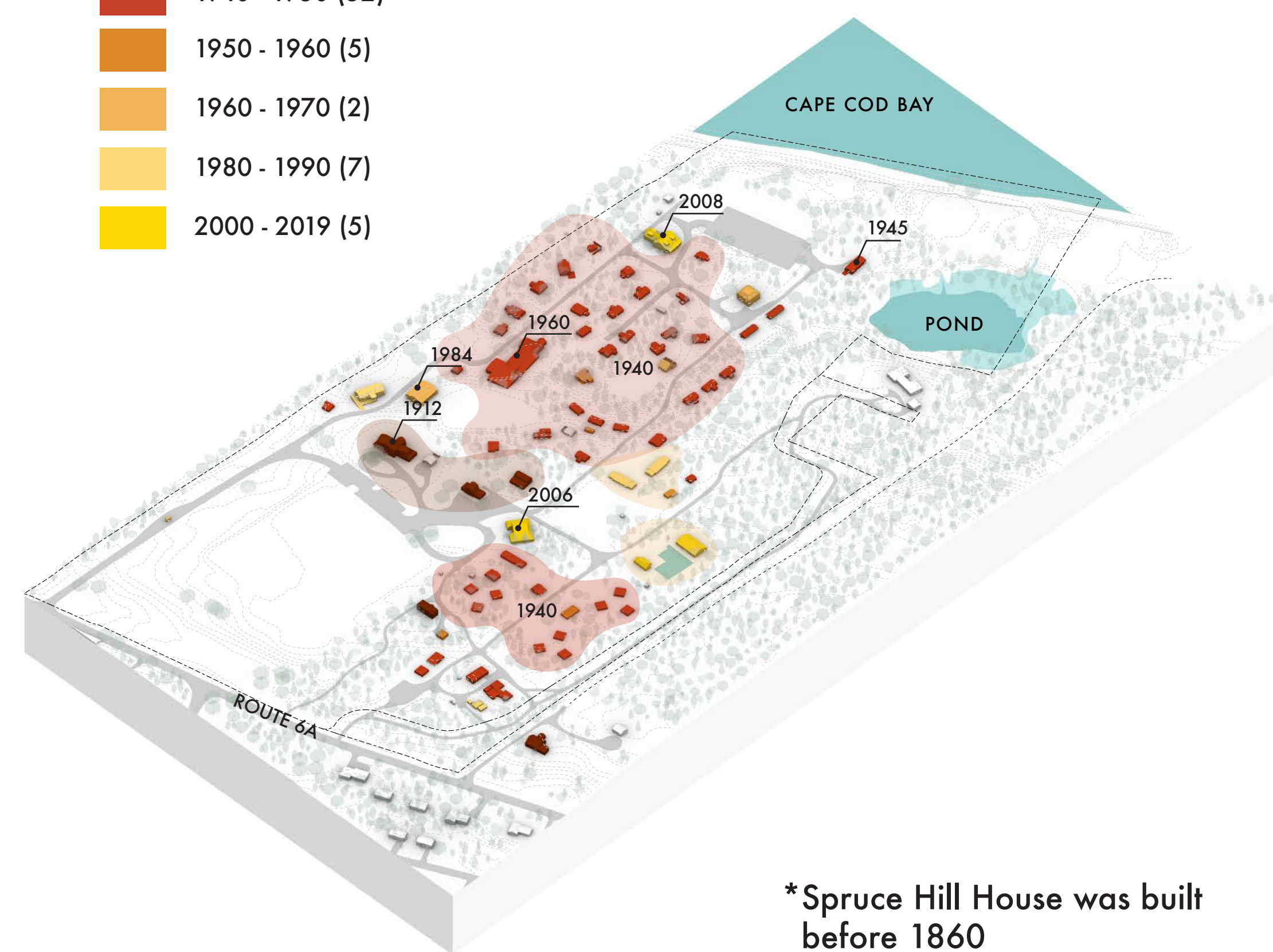
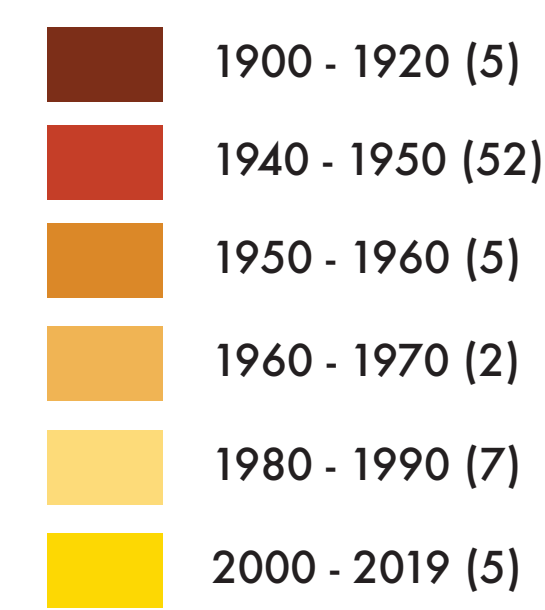
Why slope matters

Flat areas shown in light green are more feasible for construction of accessible paths, roads, parking areas and potential new building without implementing expensive and disruptive adjustments to existing grades.

Buildings and Access

Bay Property

Building Age

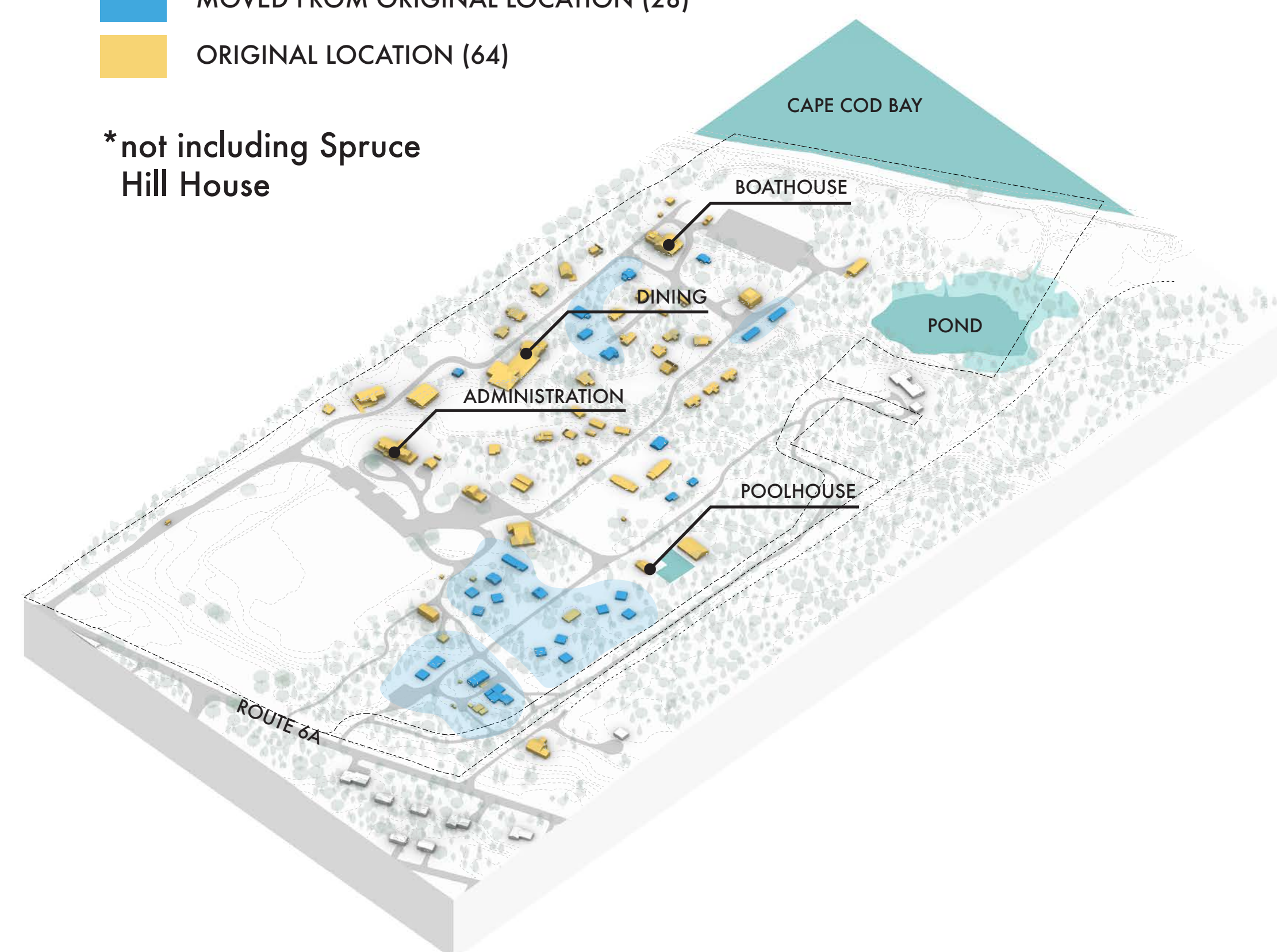


*Spruce Hill House was built before 1860

Moved/Original Location

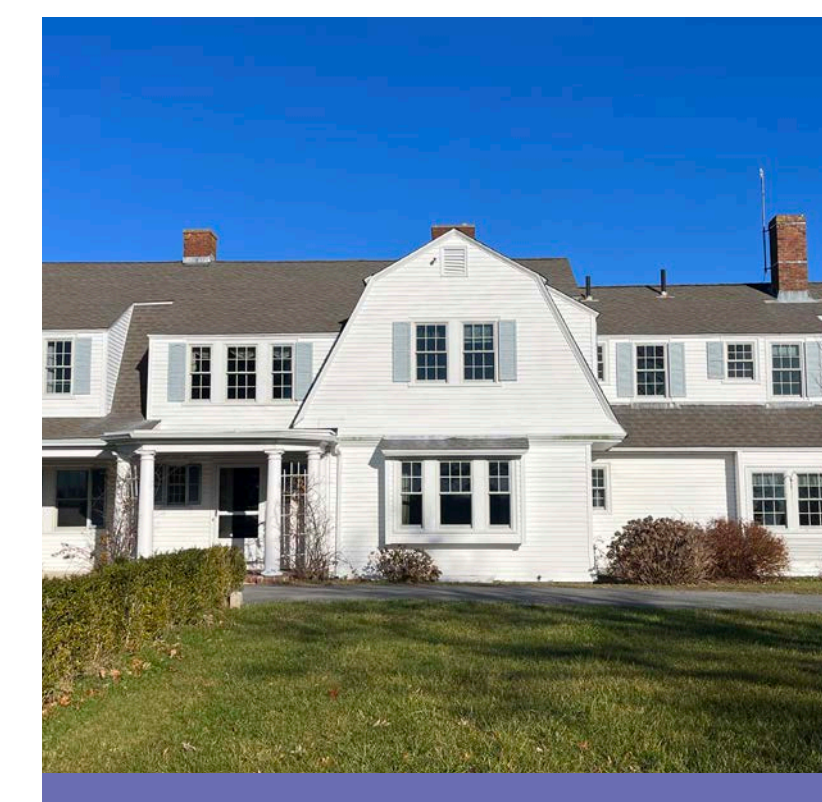


*not including Spruce Hill House

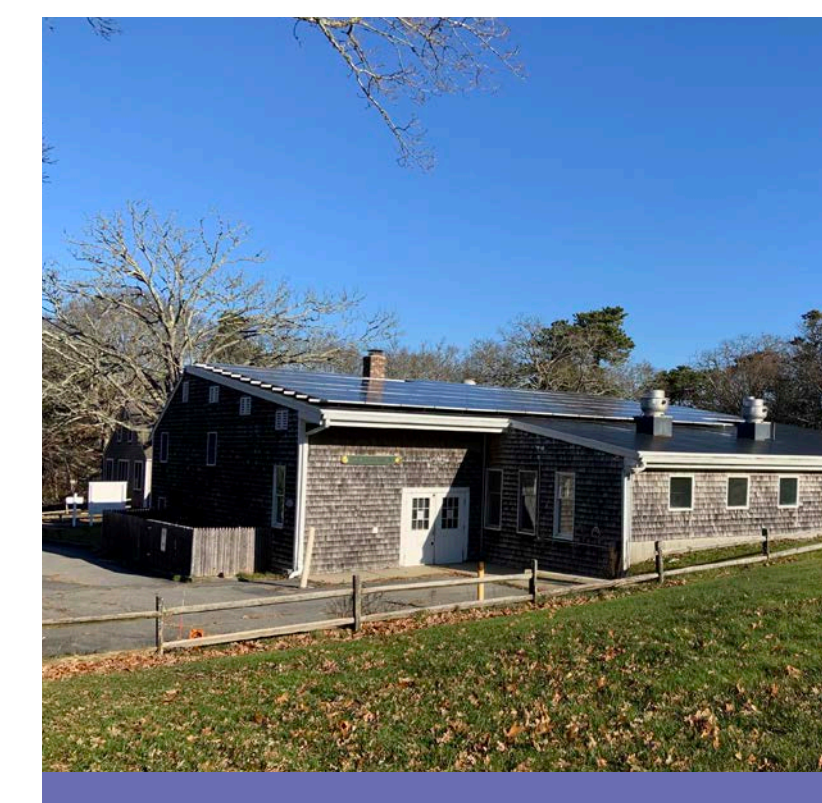


Building Type

Unique



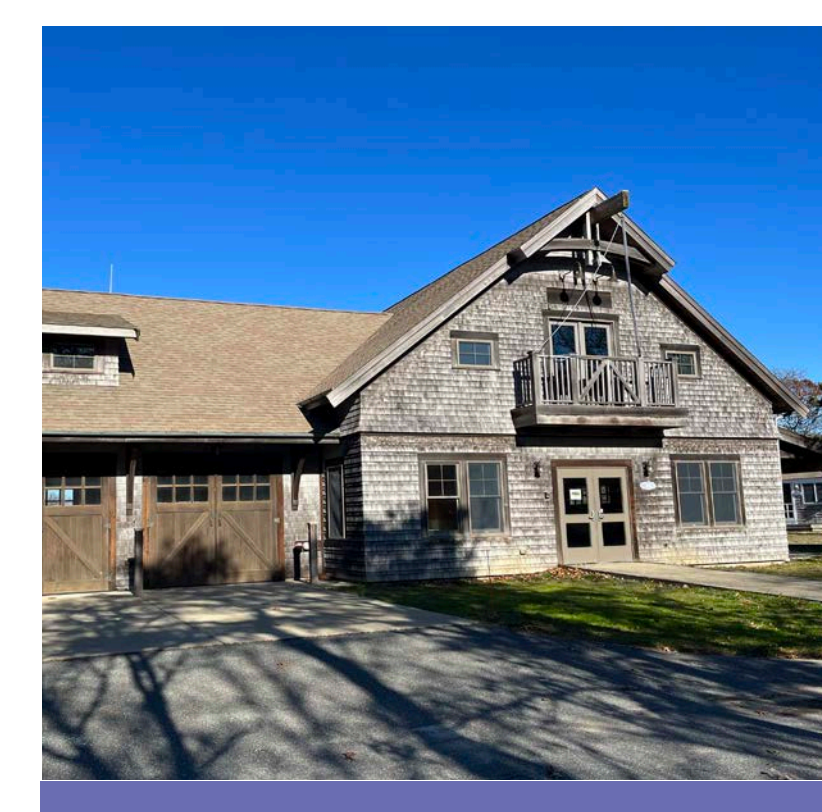
ADMINISTRATION



DINING

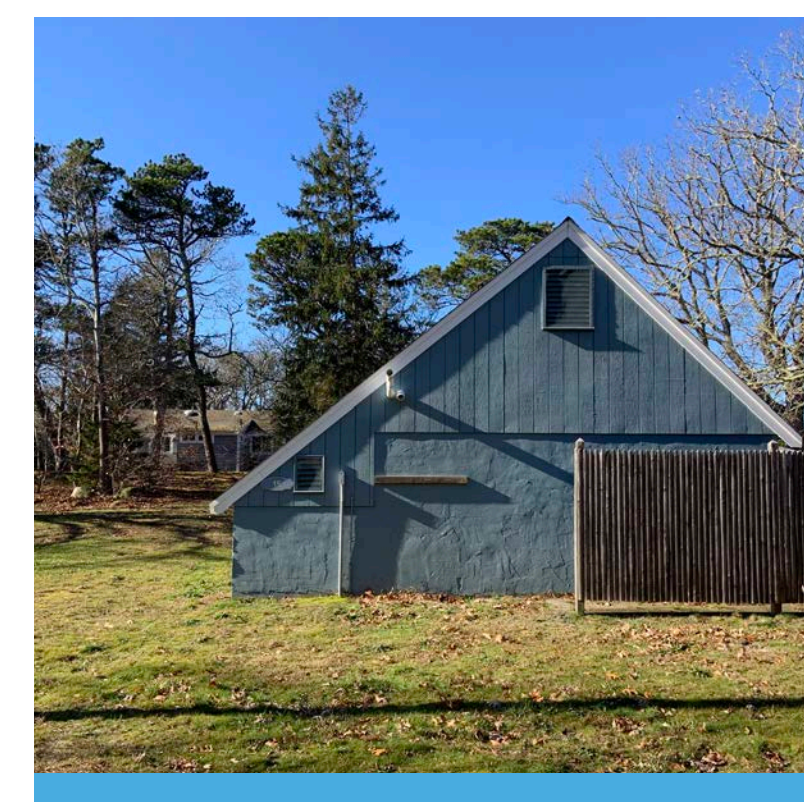


POOLHOUSE



BOATHOUSE

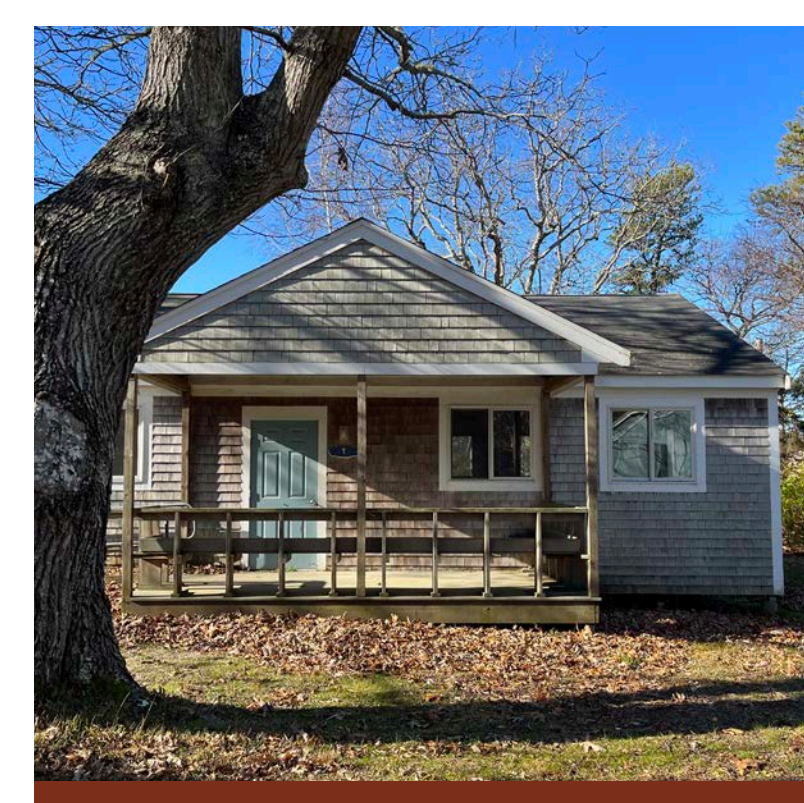
Typical



SHOWERHOUSE



STAFF CABIN

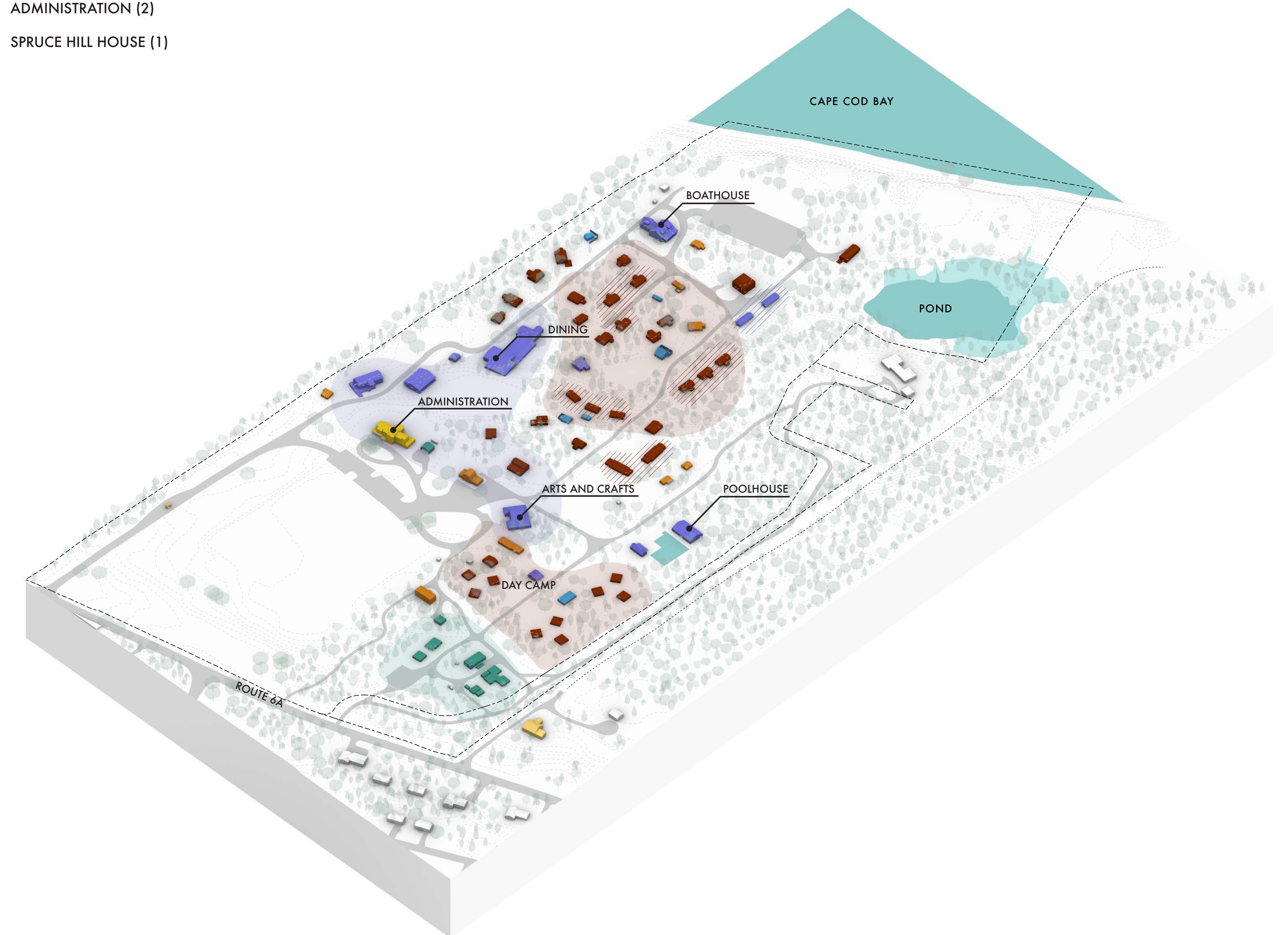
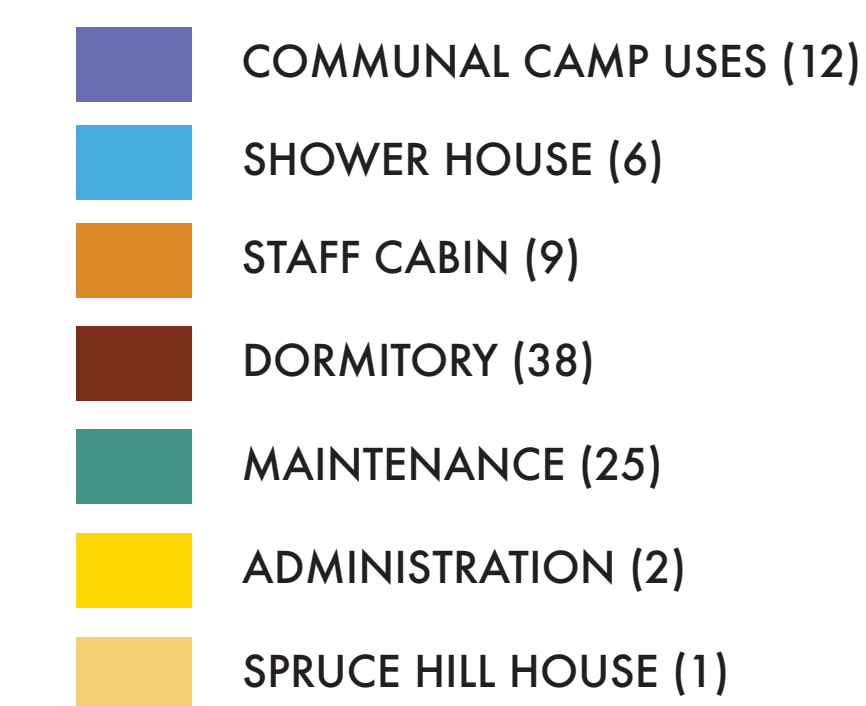


DORMITORY



MAINTENANCE

The site is characterized by a range of building types, from small cabins/dormitories to communal buildings and older structures.

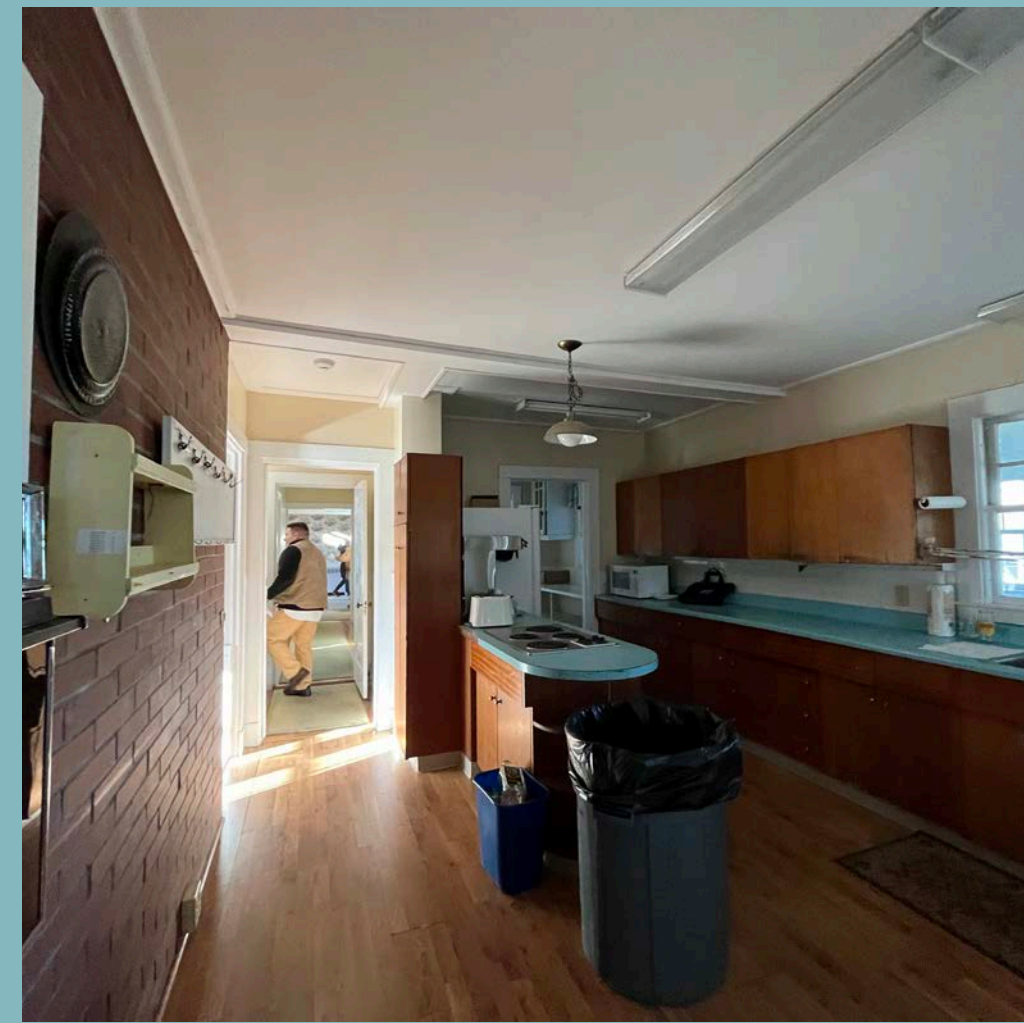


Buildings and Access

Bay Property

Winterization

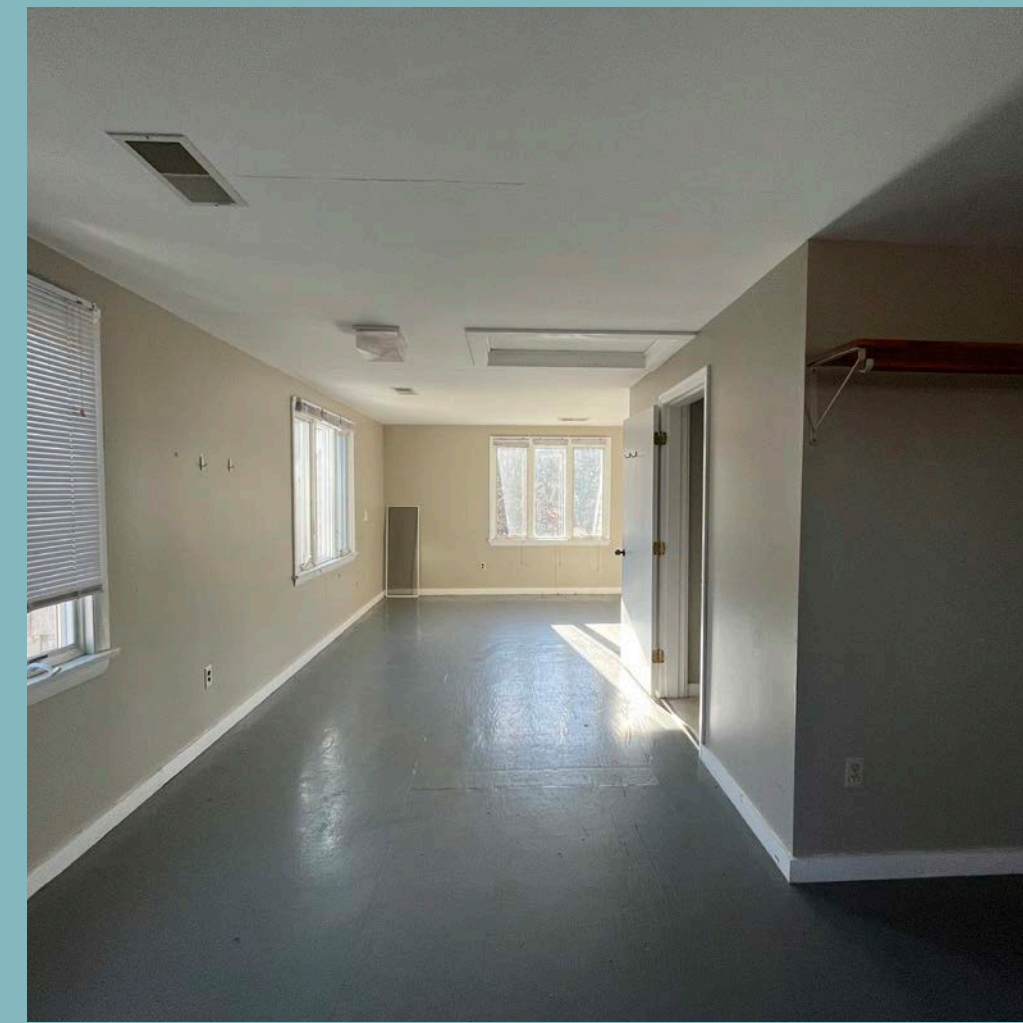
Winterized



ADMINISTRATION



ARTS AND CRAFTS

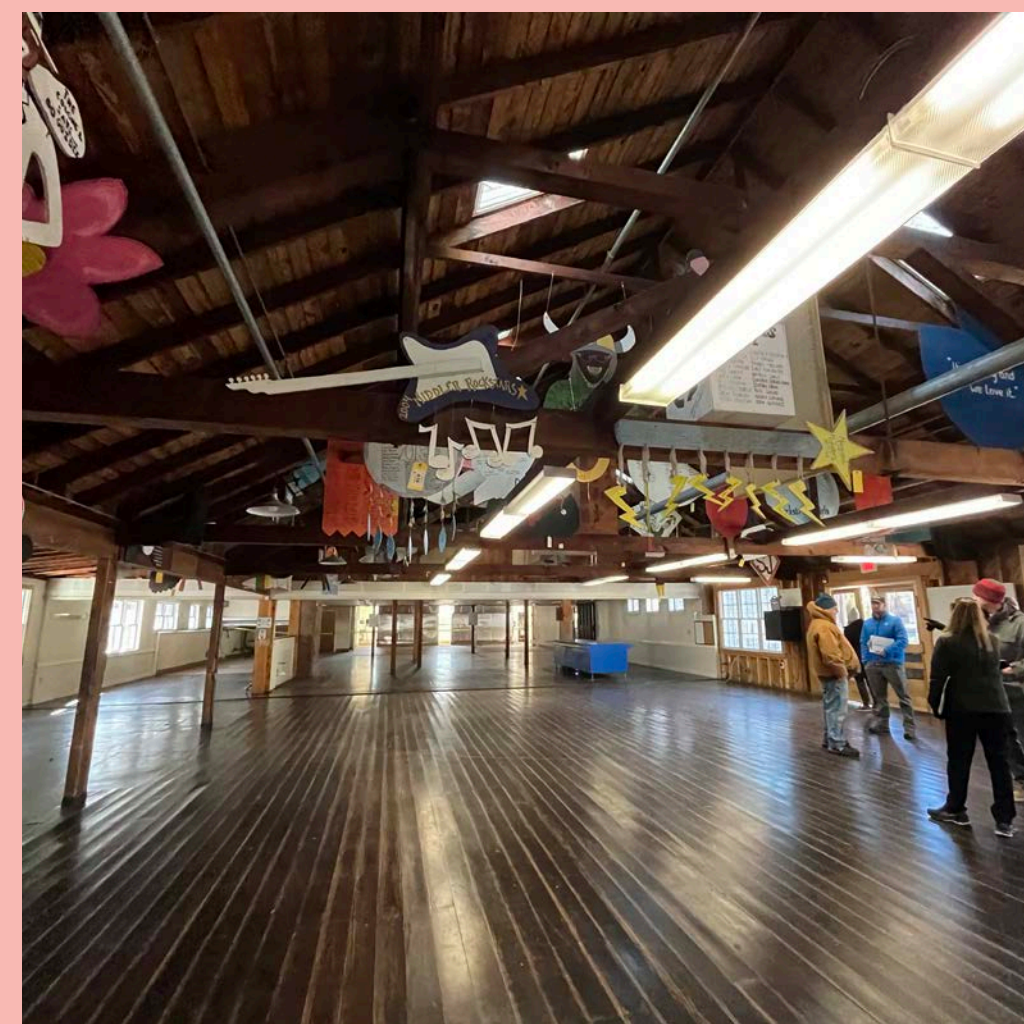


BUILDING #40

Many of the buildings on site are non-winterized cabins with varied interior structural conditions. Several of these buildings have been moved over the years and have structural defects.

- WINTERIZED (11 *not including Spruce Hill House)
- SEASONALLY CONDITIONED (6)
- NOT CONDITIONED (75)

Seasonally Conditioned



DINING HALL



BUILDING #26

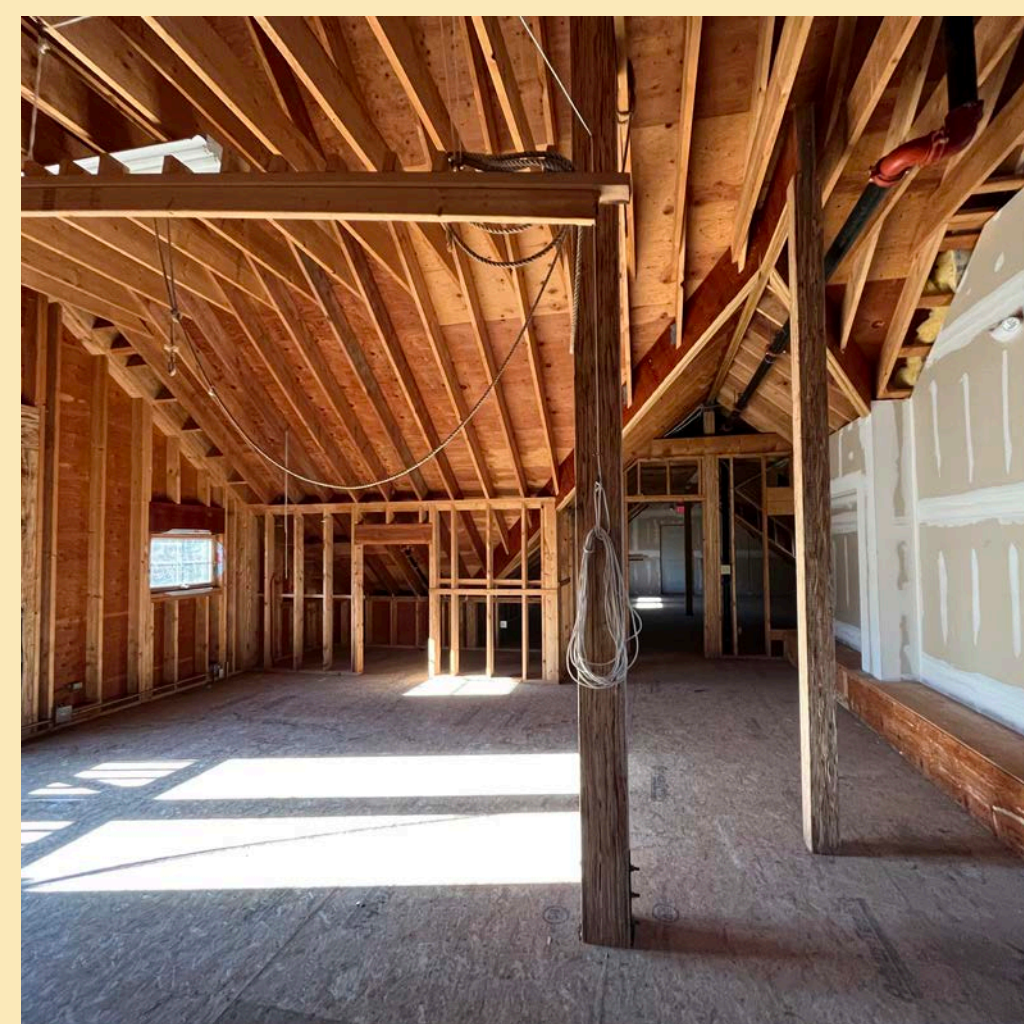


BUILDING #82

Non-Winterized



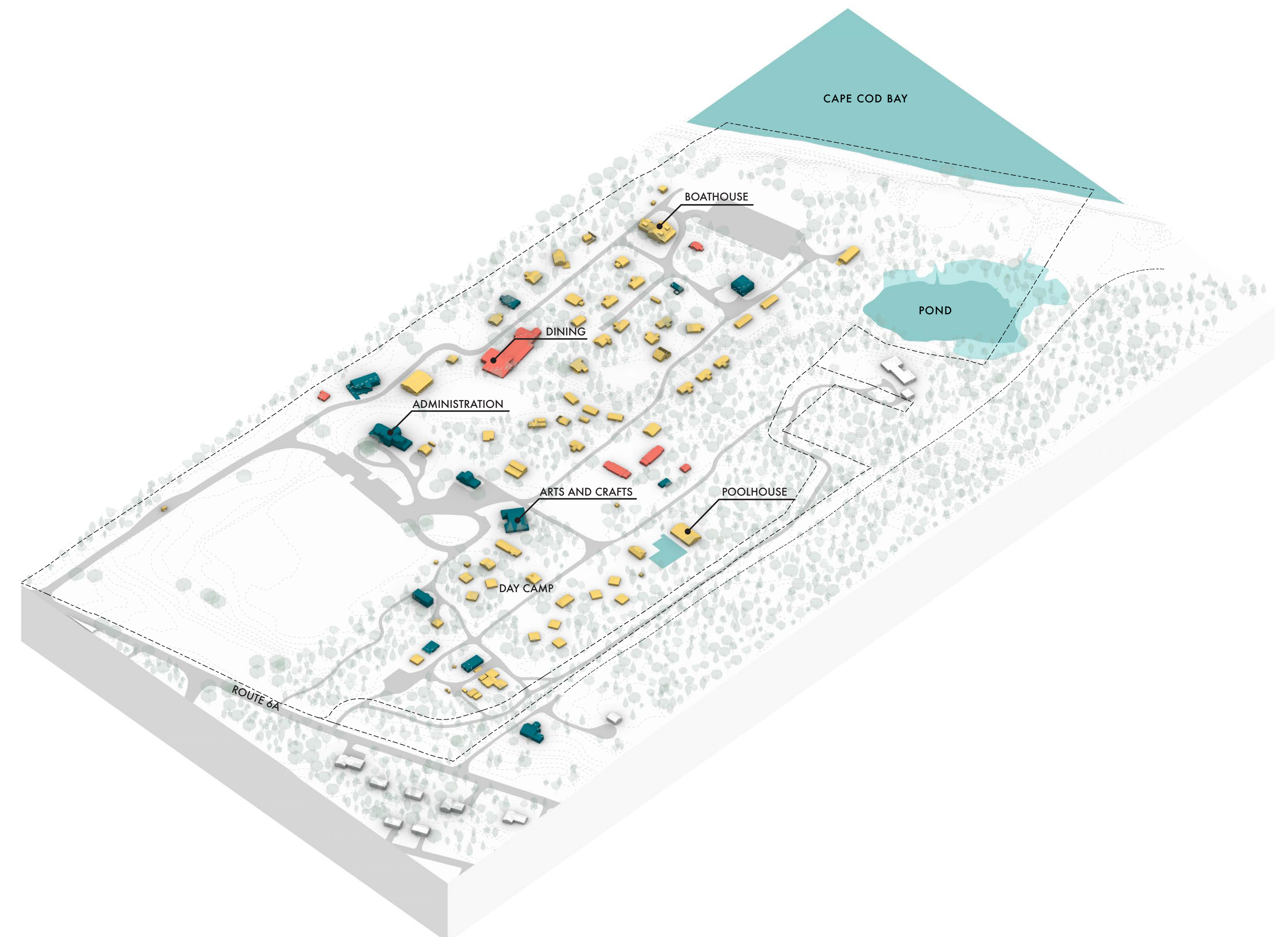
DORMITORY



BOATHOUSE



MAINTENANCE



Buildings and Access

Bay Property

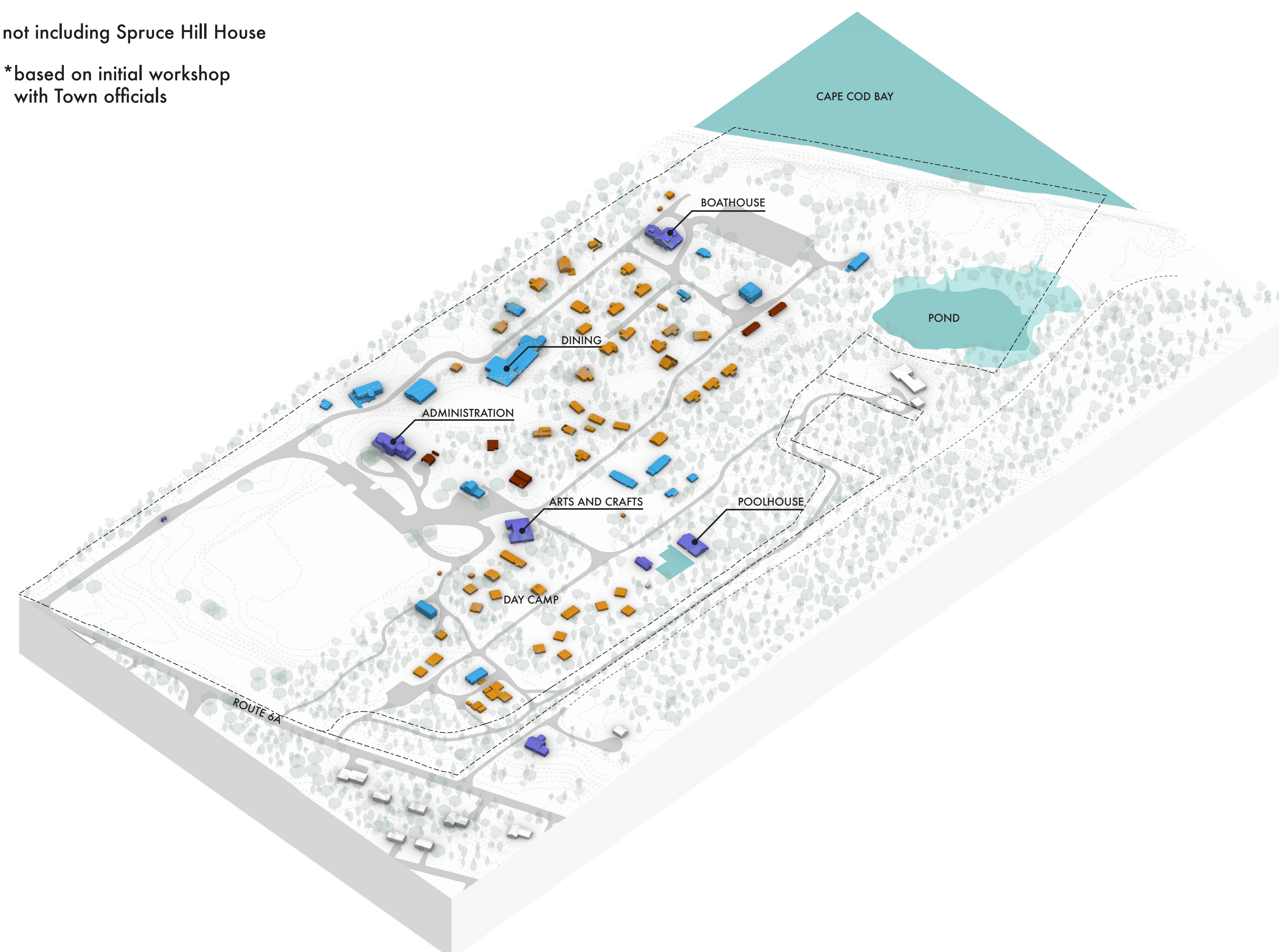
Potential for Reuse

92 Buildings have a range of potential for reuse and rehabilitation. Buildings likely to be demolished have structural concerns. Most winterized structures have the potential to be reused.

- HIGH REUSE POTENTIAL (5)
- MEDIUM REUSE POTENTIAL (16)
- LOW REUSE POTENTIAL (65)
- TO BE DEMOLISHED (6)

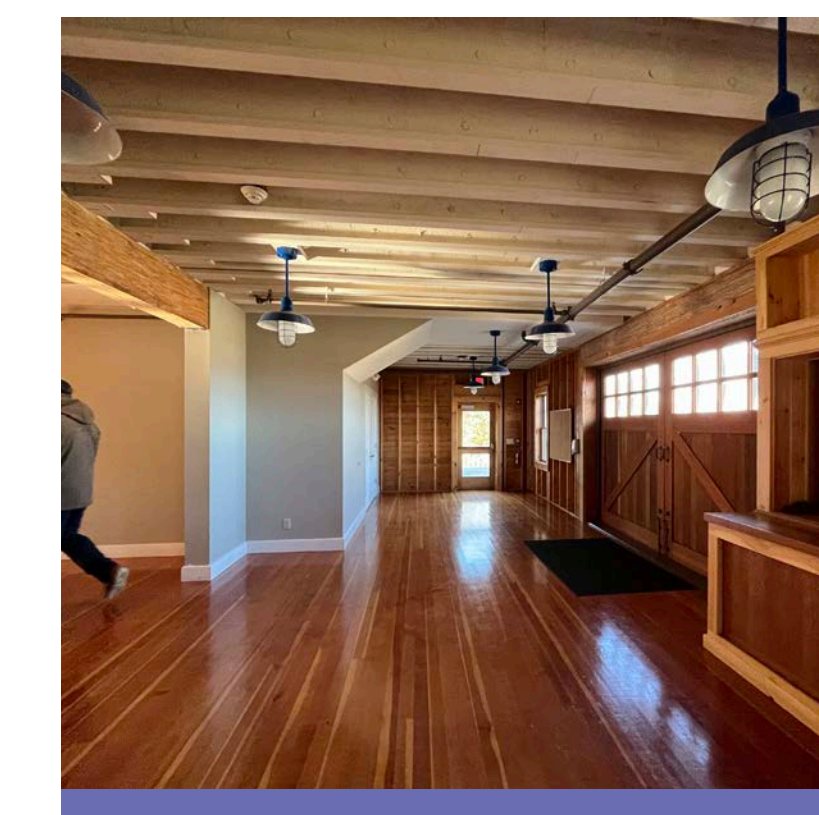
*not including Spruce Hill House

**based on initial workshop with Town officials

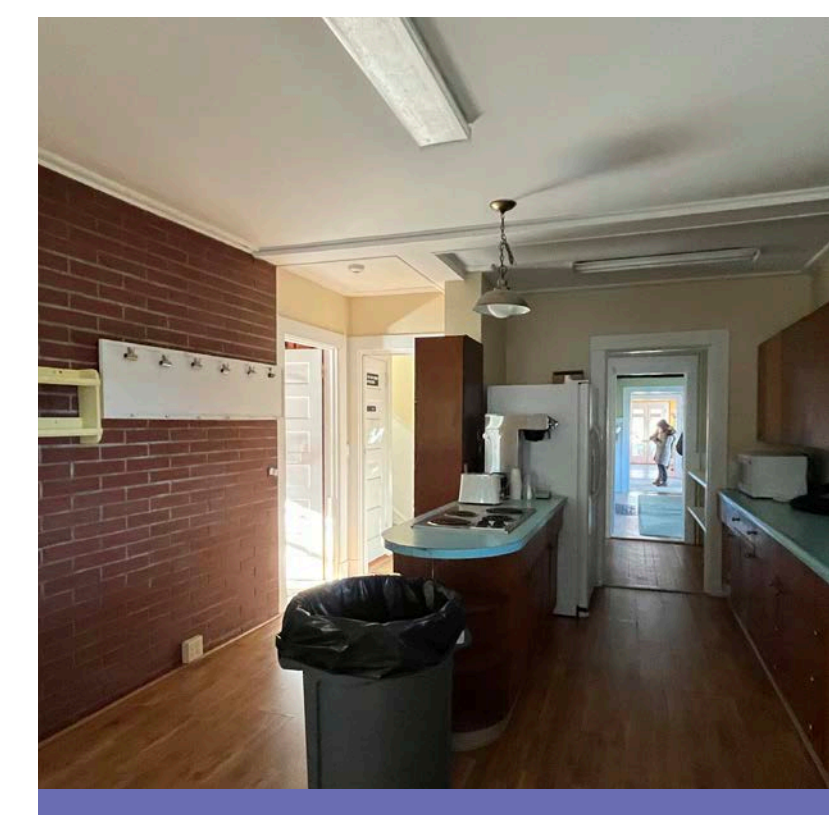


Removal of all non-winterized structures (excluding the boathouse) would result in a largely open campus.

Remaining structures show most immediate potential for reuse:



BOATHOUSE



ADMINISTRATION



Site Plan

Bay Property



Pond Property

