

WELCOME!

Town of Brewster Sea Camps Community Forum 3

November 30, 2023

REED HILDERBRAND

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TODAY'S AGENDA

Orientation (10 min)

- Introduction
- Where We Left Off

Bay Property (35 min)

- What We've Heard
- Refined Plans and Cost Information

Pond Property (30 min)

- What We've Heard
- Refined Plans and Cost Information

Breakout Rooms Discussions (40 min)

Conclusions & Next Steps (5 min)

Today's Speakers:



Peter Lombardi
Town Manager



Donna Kalinick
Assistant Town Manager



Amanda Bebrin
Chair, Bay Property
Planning Committee



Doug Wilcock
Chair, Pond Property
Planning Committee



Elizabeth Randall
Reed Hilderbrand



Madeleine Aronson
Reed Hilderbrand



David Vega-Barachowitz
WXY

INTRODUCTION

Amanda Bebrin- BPPC Chair

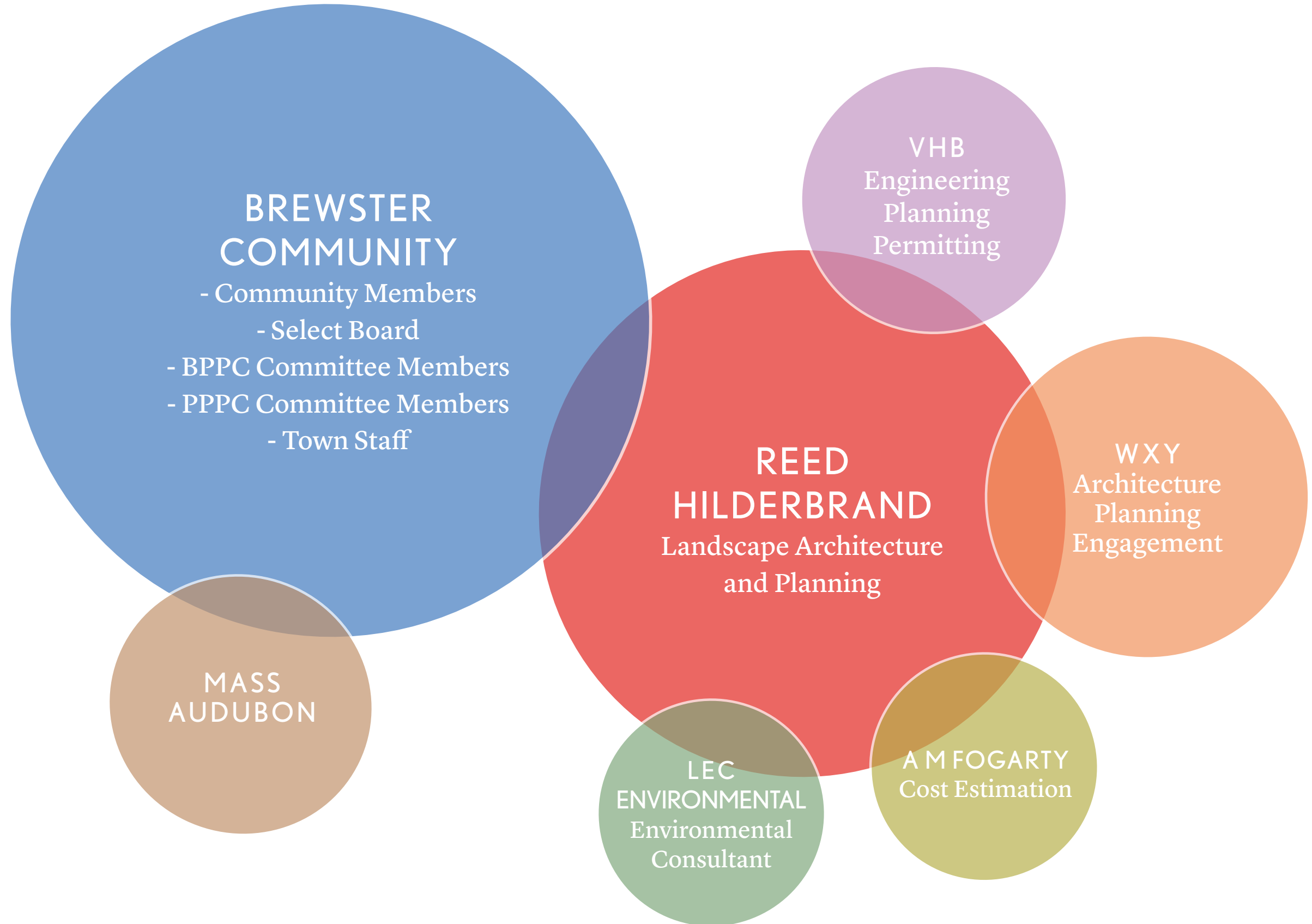


INTRODUCTION

Doug Wilcock- PPC Chair



MEET OUR TEAM



WHERE WE ARE IN THE PROCESS



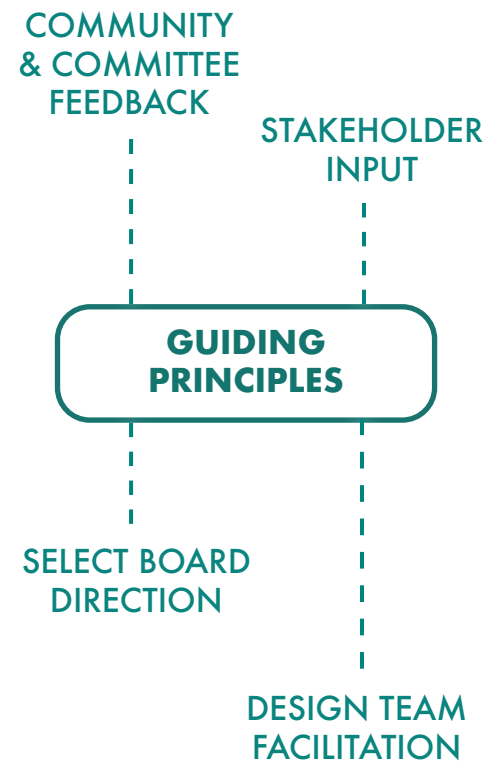
PATH TO DESIGN

Community-led Decisions

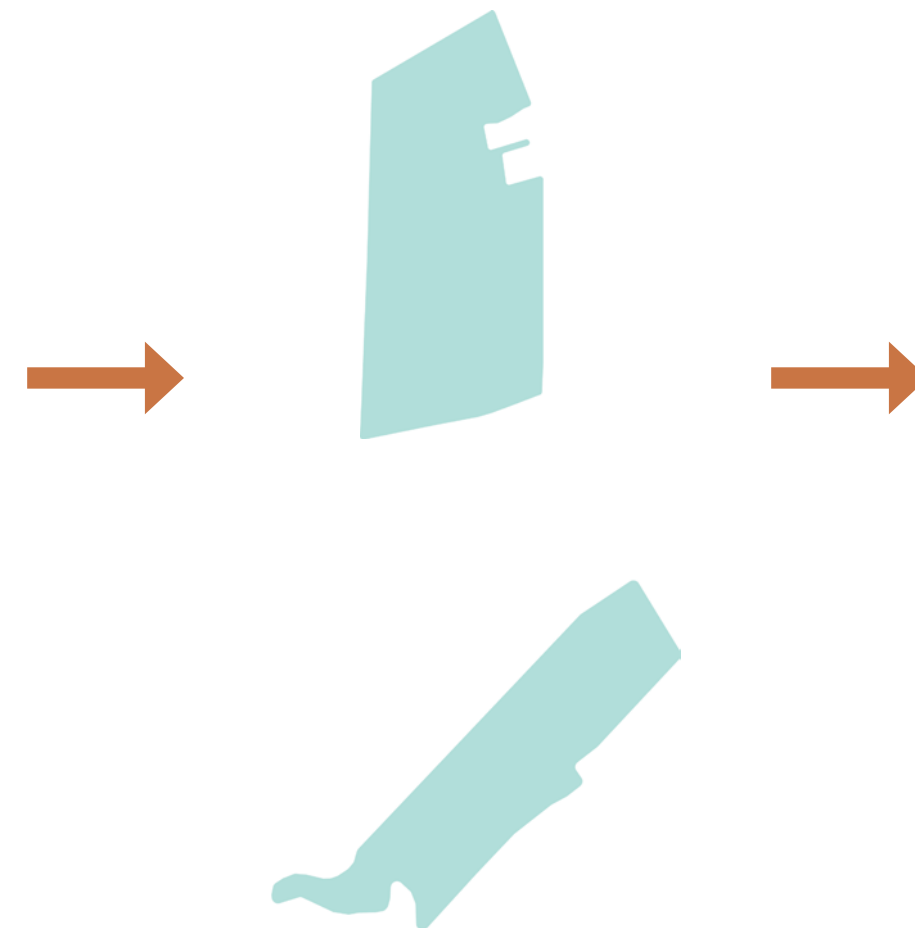
COMMUNITY OUTREACH



DISTILLED COMMUNITY FEEDBACK



PLANS THAT REFLECT TOWN GOALS & COMMUNITY VALUES



CONTINUED PLAN DEVELOPMENT

WHAT WE HEARD

Guiding Principles

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

WHAT ARE OUR GOALS FOR TODAY?

1 Share draft comprehensive plans

2 Provide important Town context regarding housing, a community center, and municipal uses

3 Hear your feedback

A photograph of a property, likely a park or community center, featuring a wooden building with a gabled 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 color overlay and the text "BAY PROPERTY" is centered in white.

BAY PROPERTY

BAY PROPERTY - OVERALL EXISTING FRAMEWORK



BEACH



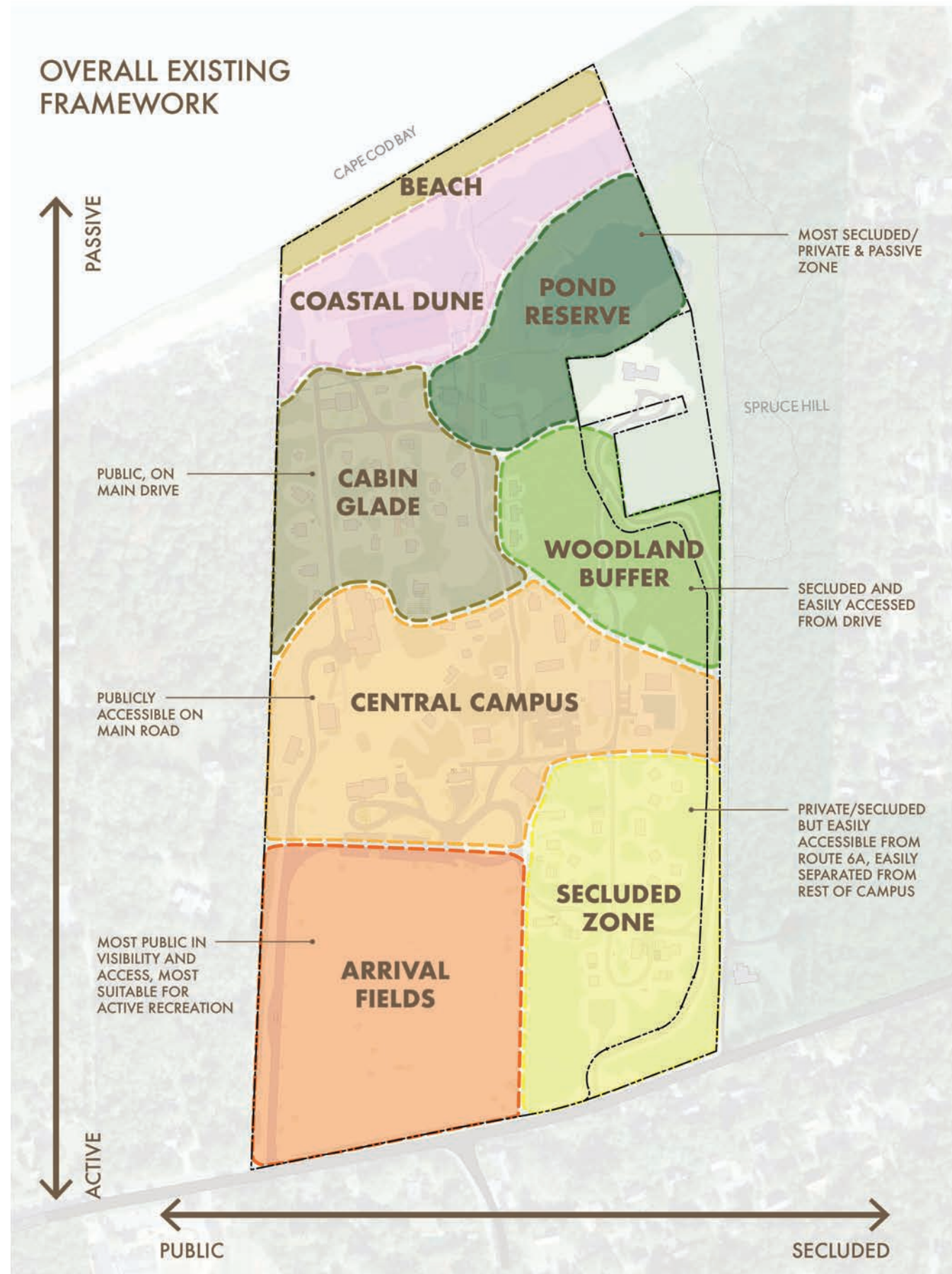
COASTAL DUNE



CENTRAL CAMPUS



ARRIVAL FIELDS



POND RESERVE



CABIN GLADE



WOODLAND BUFFER



SECLUDED ZONE

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 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 PLAN

Building Removal, Re-Use & New Construction

-  24 BUILDINGS TO BE REUSED
-  2 NEWLY CONSTRUCTED BUILDINGS
-  49 BUILDINGS TO BE REMOVED
-  19 BUILDINGS POSSIBLY TO BE REUSED
(These buildings would remain if used for seasonal workforce housing and maintenance but would be removed if there were to be new affordable housing)

WHAT WE HEARD:

- Re-use existing buildings where feasible



PROPOSED PLAN

Building Re-Use

- 24 BUILDINGS TO BE REUSED
- 2 NEW BUILDINGS (TO BE CONSTRUCTED)
- 49 BUILDINGS TO BE REMOVED
- 19 BUILDINGS POSSIBLY TO BE REUSED
(These buildings would remain if used for seasonal workforce housing and maintenance but would be removed if there were to be new affordable housing)

WHAT WE HEARD:

- Re-use existing buildings where feasible



REUSE PICNIC PAVILION



REUSE ADMIN BUILDING



REUSE BOATHOUSE



REUSE CABINS FOR COMMUNITY USE






REUSE ARTS CENTER



REUSE SPRUCE HILL HOUSE

PROPOSED PLAN

Building Uses

-  COMMUNITY USE
-  HOUSING
-  MAINTENANCE



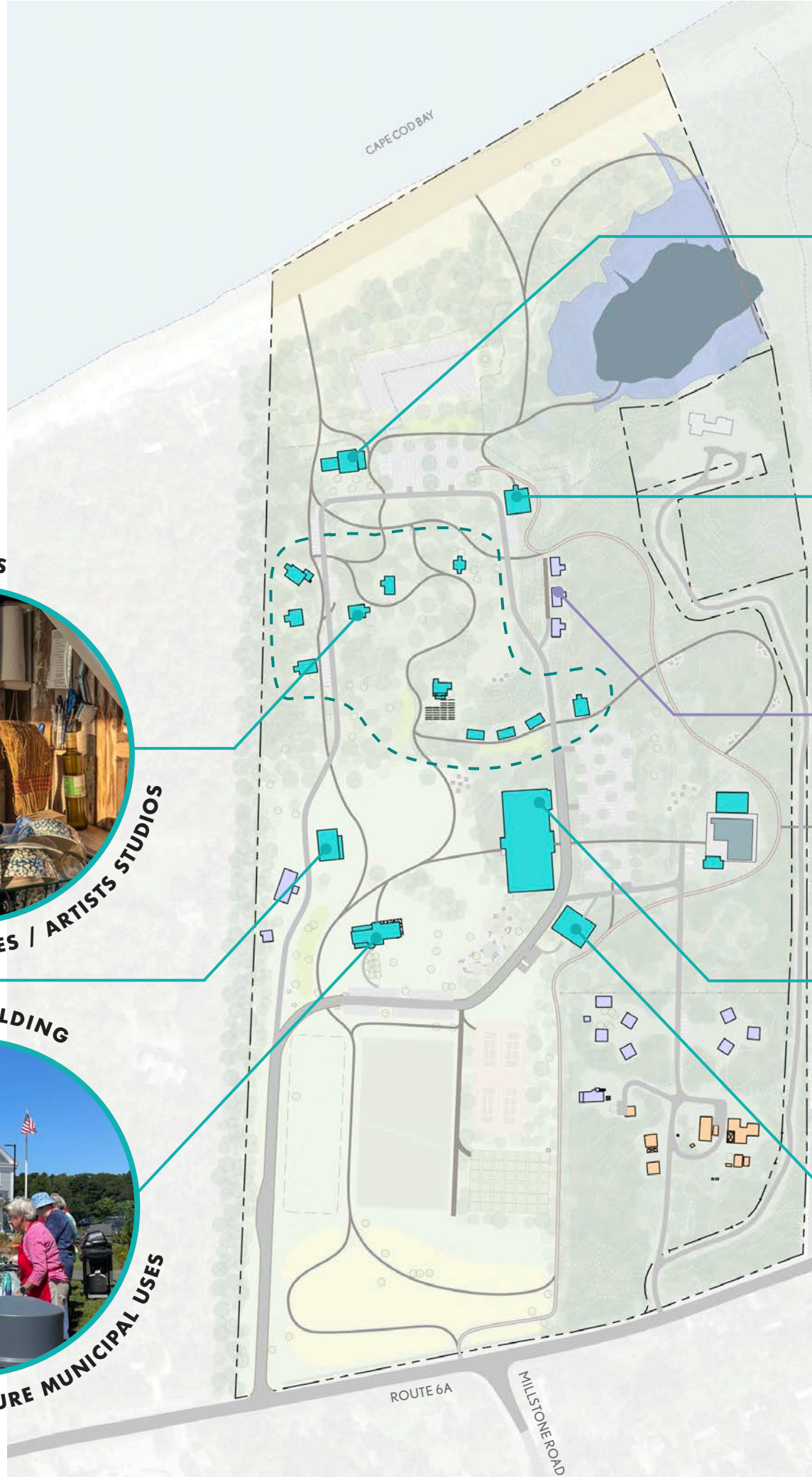
PROPOSED PLAN

Building Uses

- COMMUNITY USE
- HOUSING
- MAINTENANCE

WHAT WE HEARD:

- Provide all-age friendly resources
- Incorporate the arts and sciences



PROPOSED PLAN

Outdoor Recreation

WHAT WE HEARD:

- Provide opportunities for passive recreation (trails, picnic areas, etc)
- Provide flexible indoor and outdoor gathering spaces



BEACH ACCESS



FLEXIBLE OPEN SPACE



PLAYGROUND & PICNIC AREA



PICNIC



TRAILS



FITNESS STATIONS



POOL



TENNIS COURTS



COMMUNITY GARDEN

PROPOSED 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 PLAN

Vehicular circulation and Parking



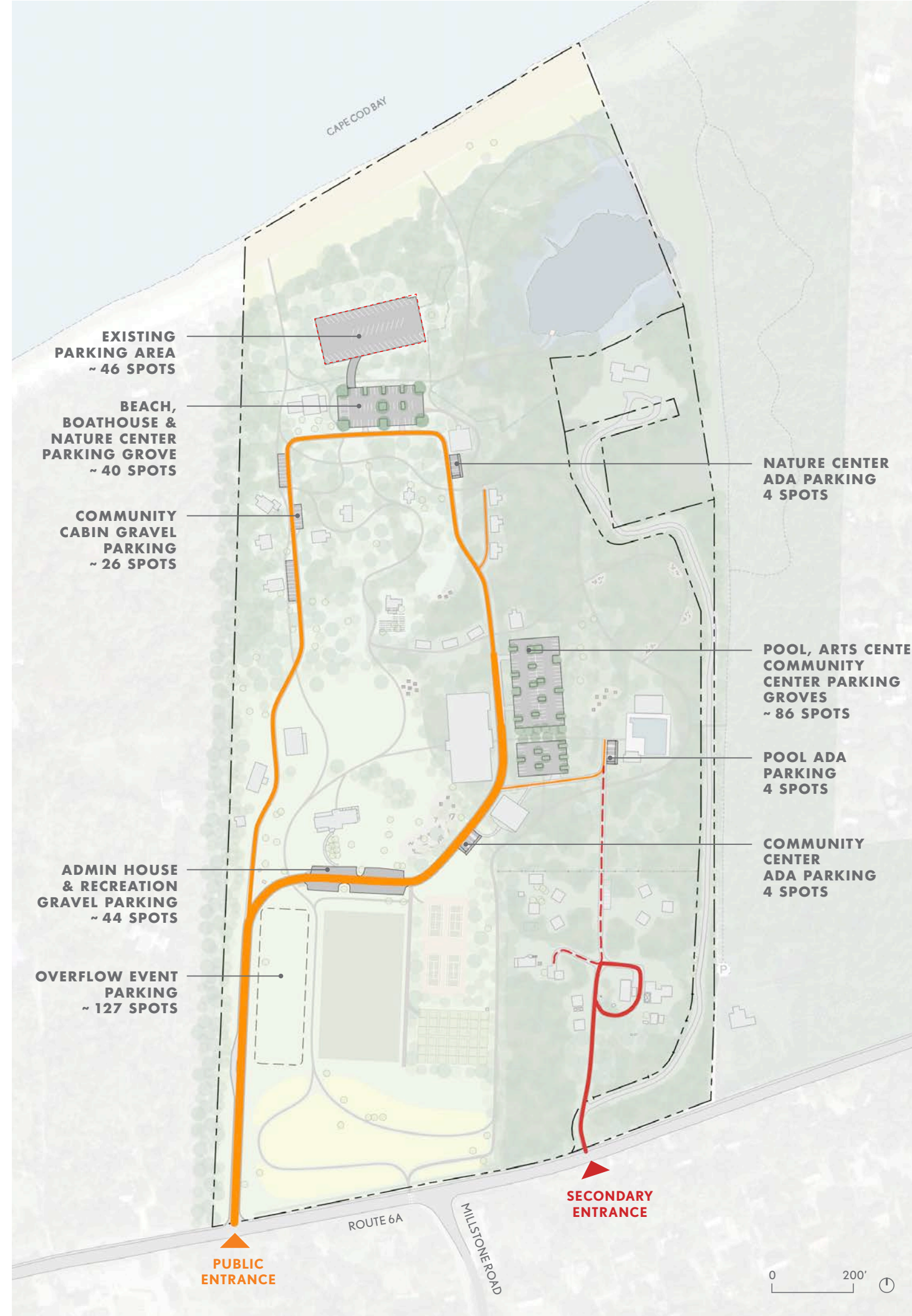
GRAVEL PARKING



PARKING WITH PLANTING



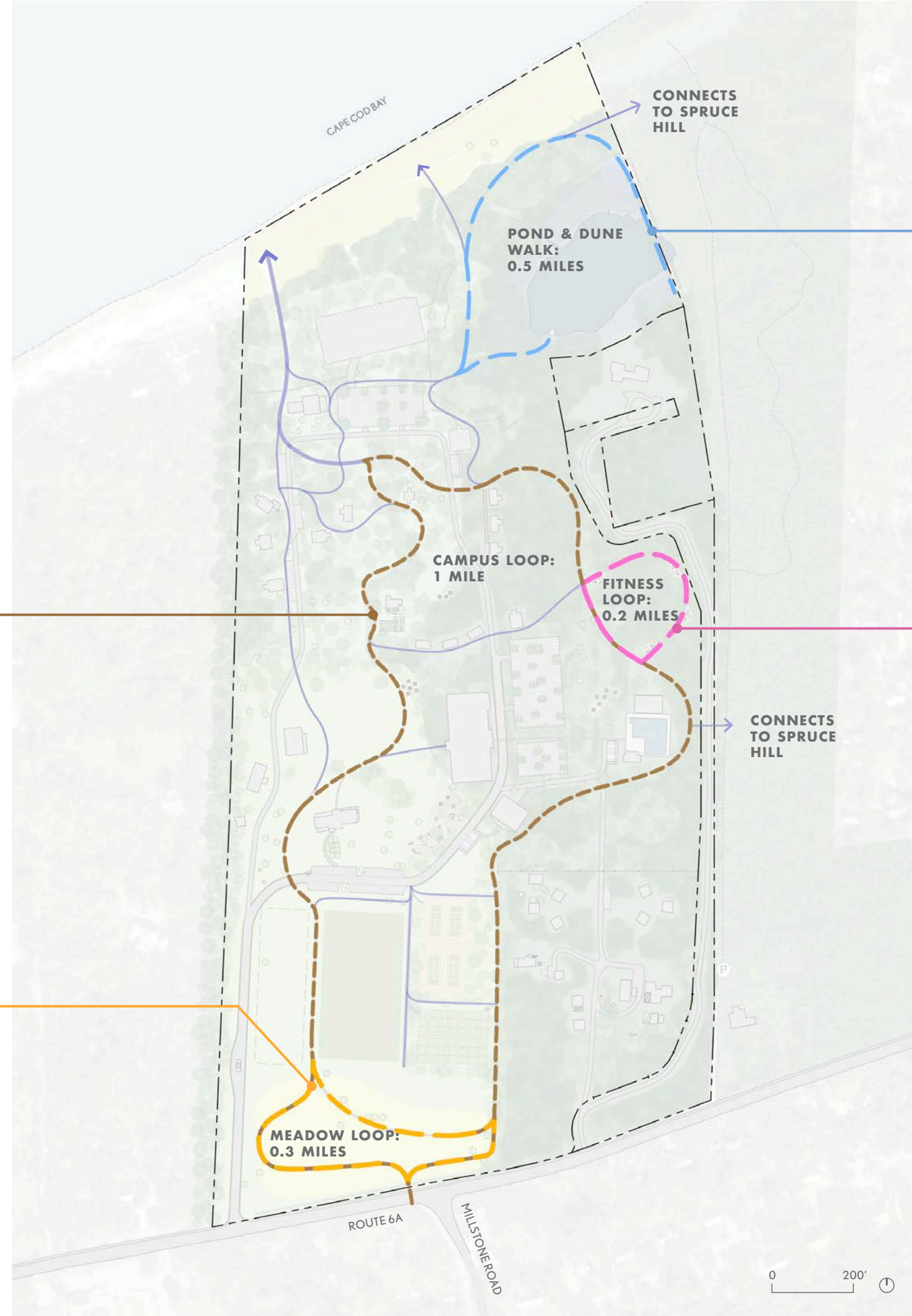
PLANTING GROVE



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

PROPOSED PLAN

Walking Trails



POND & DUNE WALK








CAMPUS LOOP



FITNESS LOOP

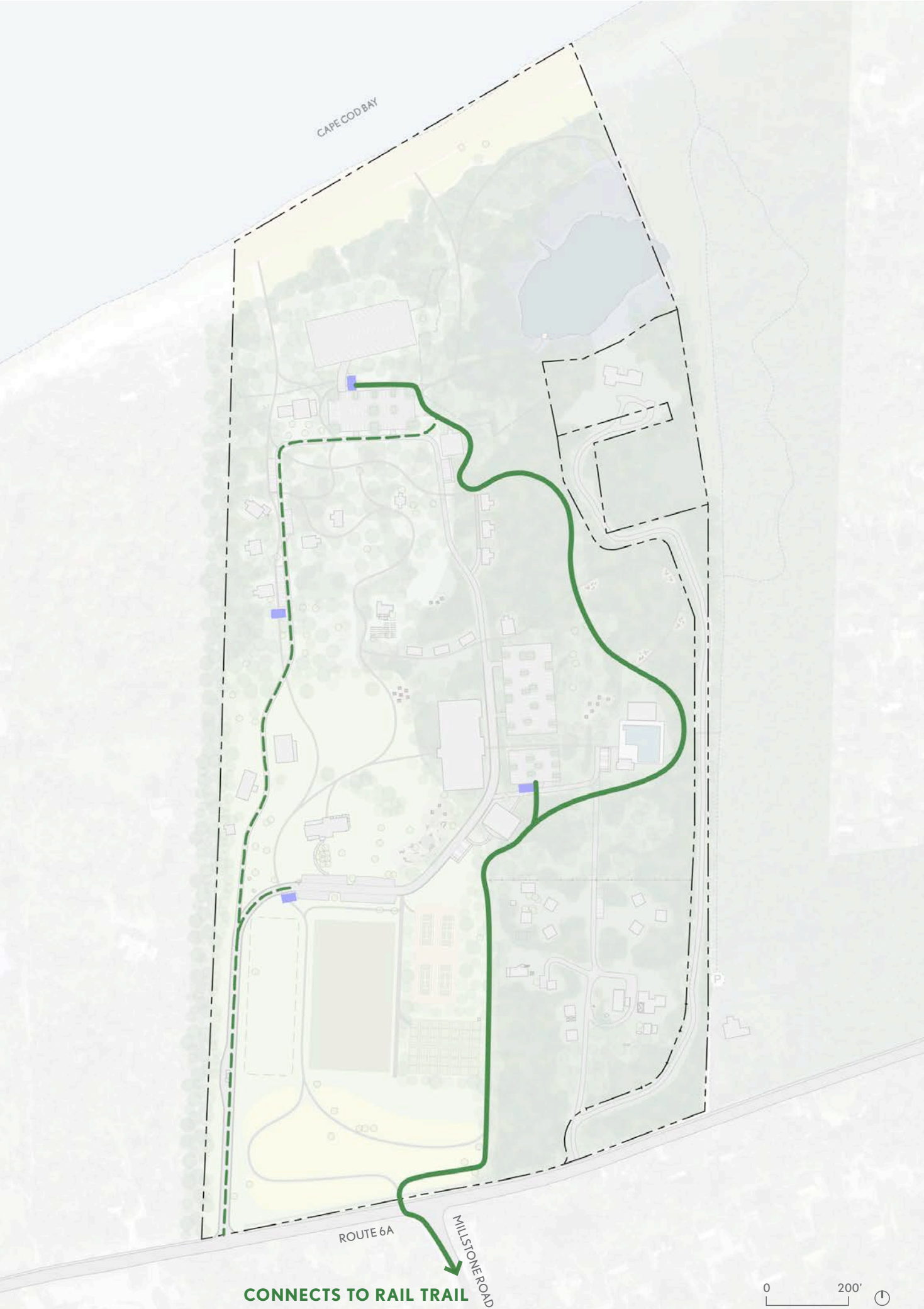


MEADOW LOOP

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

PROPOSED PLAN

Bike Circulation



- BIKE PATH SHARED WITH VEHICLES
- SEPARATED BIKE PATH
- BIKE PARKING

COMMUNITY CENTER

Town Context

- 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
- 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

COMMUNITY CENTER

Town Context

Currently no plans to reuse Eddy School as a community center:

- 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)
- Brewster, Orleans, Eastham, and Wellfleet are actively considering submission of grant application to explore feasibility of regionalizing elementary schools

COMMUNITY CENTER

Community Feedback - Desired Public Facilities

COUNCIL ON AGING

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
Indoor Pool

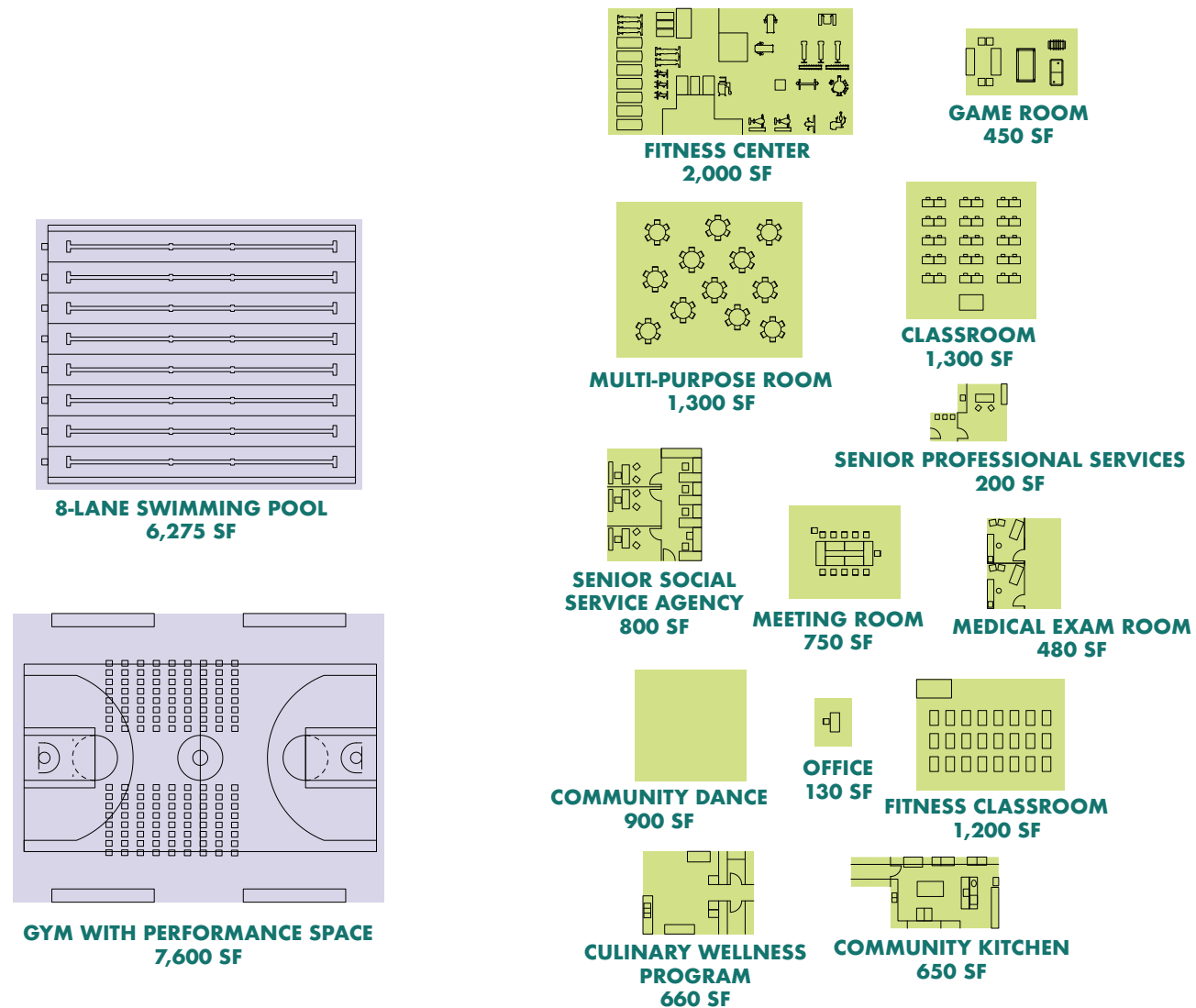
REC DEPARTMENT

Gymnasium
Fitness classrooms
Sport courts

COMMUNITY CENTER

Community Feedback - Desired Public Facilities

SPACES REQUIRED FOR DESIRED FACILITIES



BUILDINGS VIABLE FOR SOME LEVEL OF RE-USE



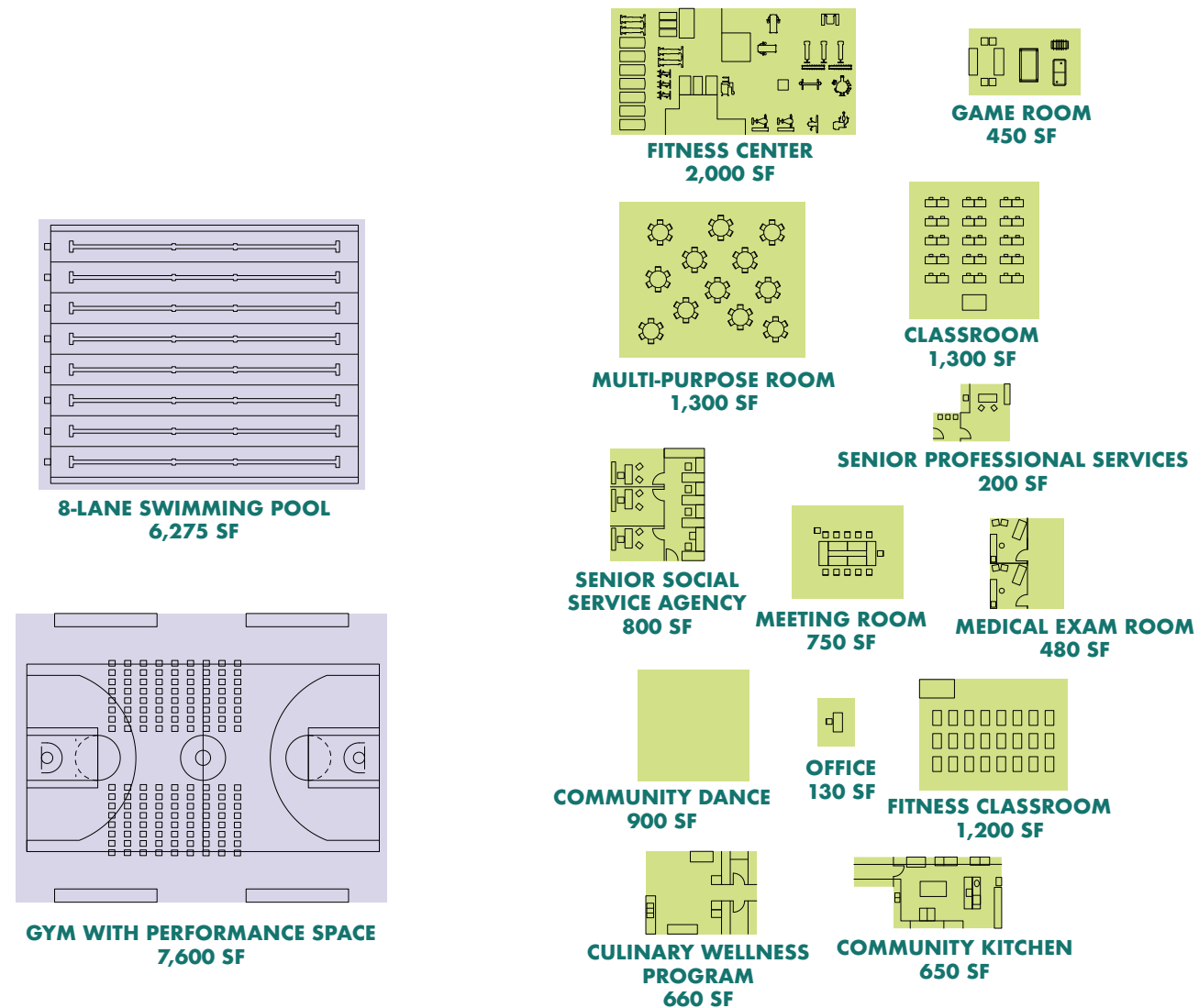
- Forum and survey feedback shows that, in general, the community is more interested in reusing the existing buildings on the Bay Property for a “Community Campus” rather than building a new, purpose-built Community Center.

- Some of the most popular community center-type program interests expressed by residents at the forum and in the survey cannot be accommodated within the existing building footprints and would require extensive and costly building renovation.

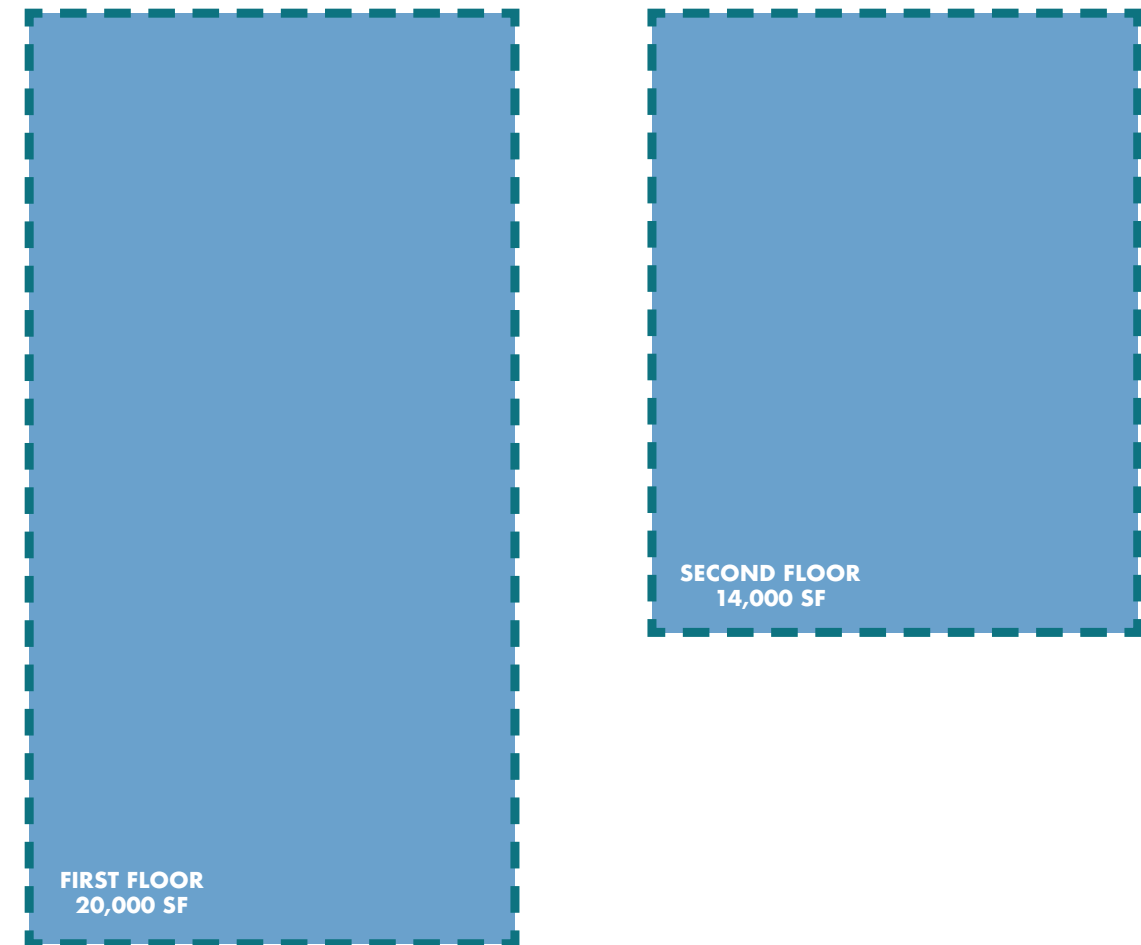
COMMUNITY CENTER

Community Feedback - Desired Public Facilities

SPACES REQUIRED FOR DESIRED FACILITIES



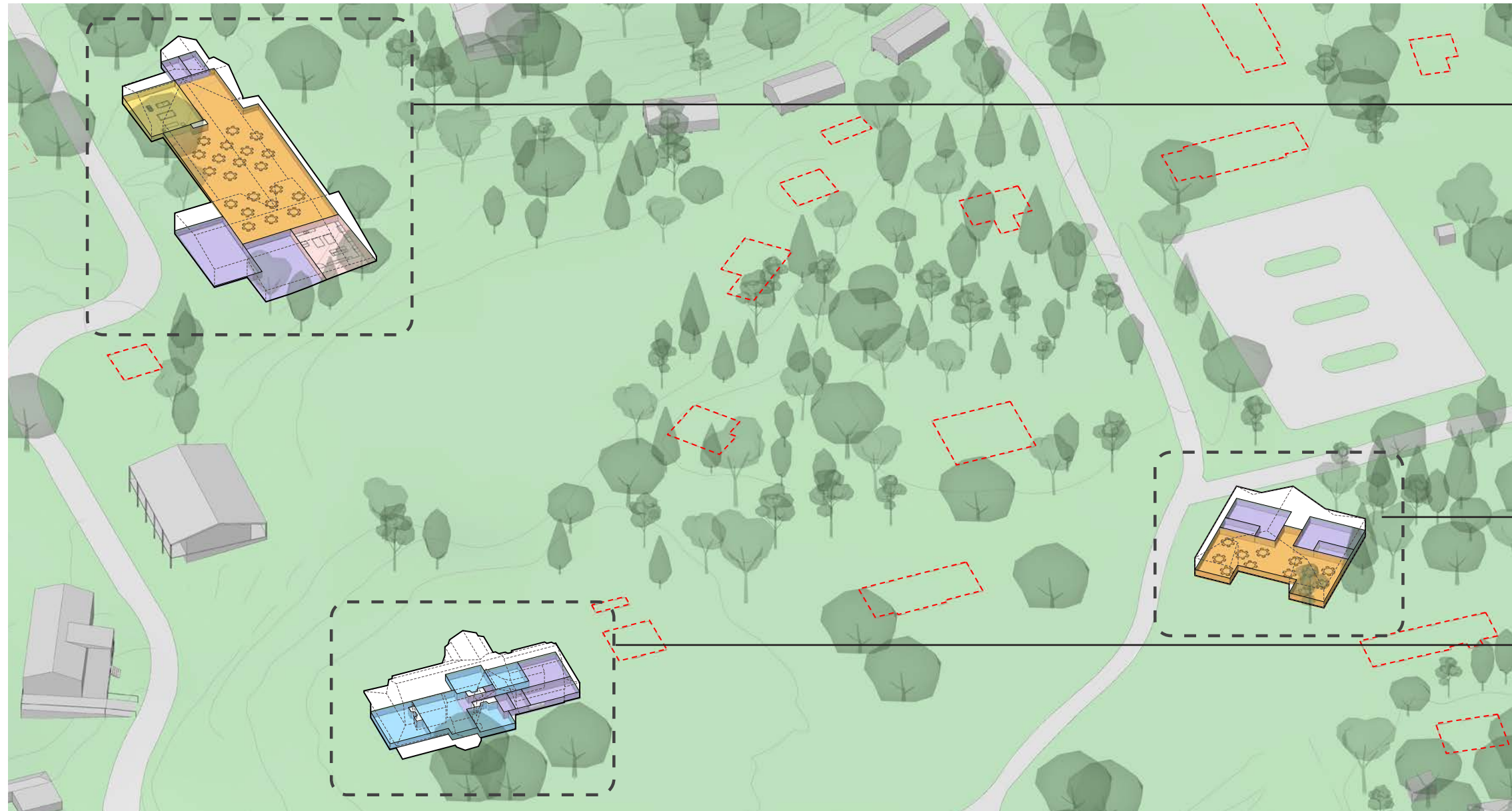
APPROXIMATE 34,000 SF TOTAL FOOTPRINT OF POTENTIAL NEW COMMUNITY CENTER



- A new community center 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.

COMMUNITY CENTER - REUSE AND RENOVATE

Reuse Community Campus Illustrative Scenario



REUSE DINING HALL

REUSE ART CENTER

REUSE ADMINISTRATION BUILDING

REUSE DINING HALL

- 1,000 SF Game Room
- 5,600 SF Flex. Meeting Space
- 1,000 SF Kitchen
- 2,600 SF Support Spaces

10,200 SF Total

REUSE ADMINISTRATION BUILDING

- 3,750 SF Offices
- 1,000 SF Support Spaces

4,750 SF Total

REUSE ARTS CENTER

- 2,060 SF Flex. Meeting Space
- 5,00 SF Support Spaces

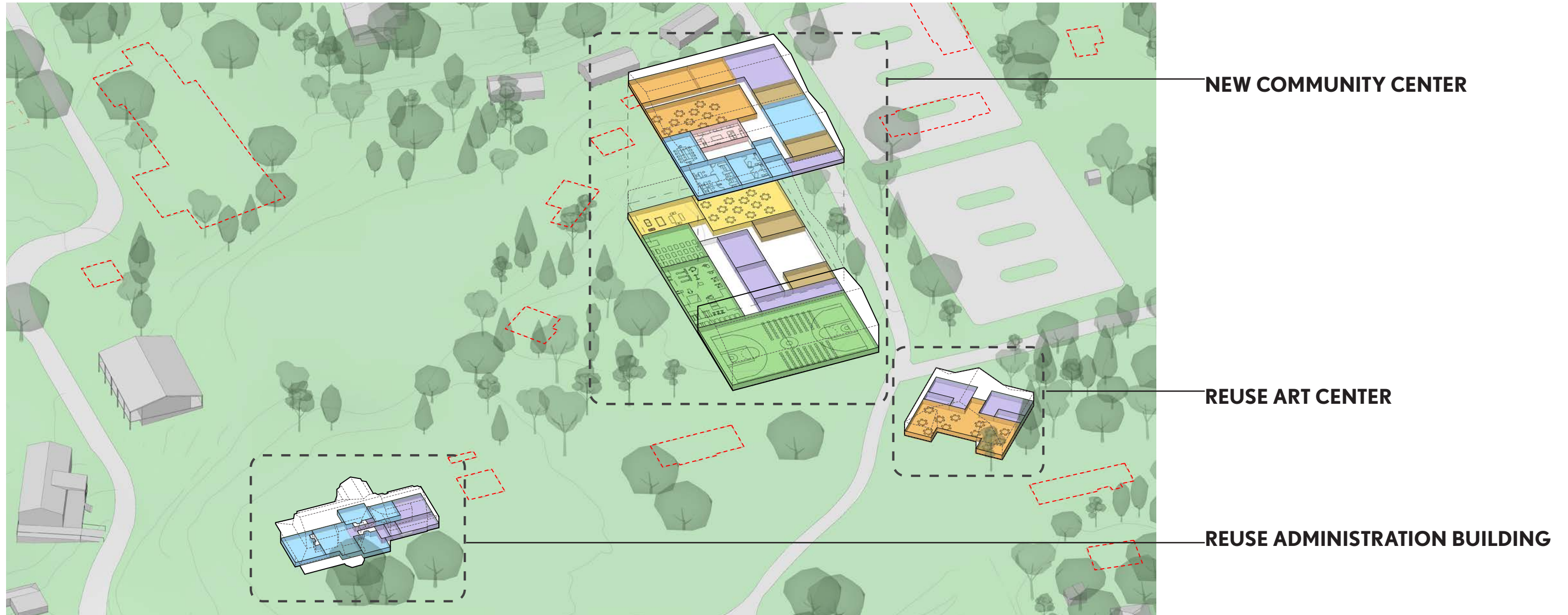
2,560 SF Total

PROGRAMS NOT ACCOMMODATED:

- Fitness Center**
- Walking Track**
- Indoor Pool**
- Gymnasium**
- Sports Court**

COMMUNITY CENTER - NEW BUILD

New Community Center Illustrative Scenario



NEW COMMUNITY CENTER

REUSE ART CENTER

REUSE ADMINISTRATION BUILDING

NEW COMMUNITY CENTER

 6,650 SF Gymnasium	 3,450 SF Teen Area with Game Room
 2,230 SF Fitness Center	 3,900 SF Flex. Meeting Space
 1,240 SF Fitness Classroom	 660 SF Kitchen
 4,100 SF Support Spaces	 4,100 SF COA Programs
 7,000 SF Circulation + Lobby	
33,400 Total	

REUSE ADMINISTRATION BUILDING

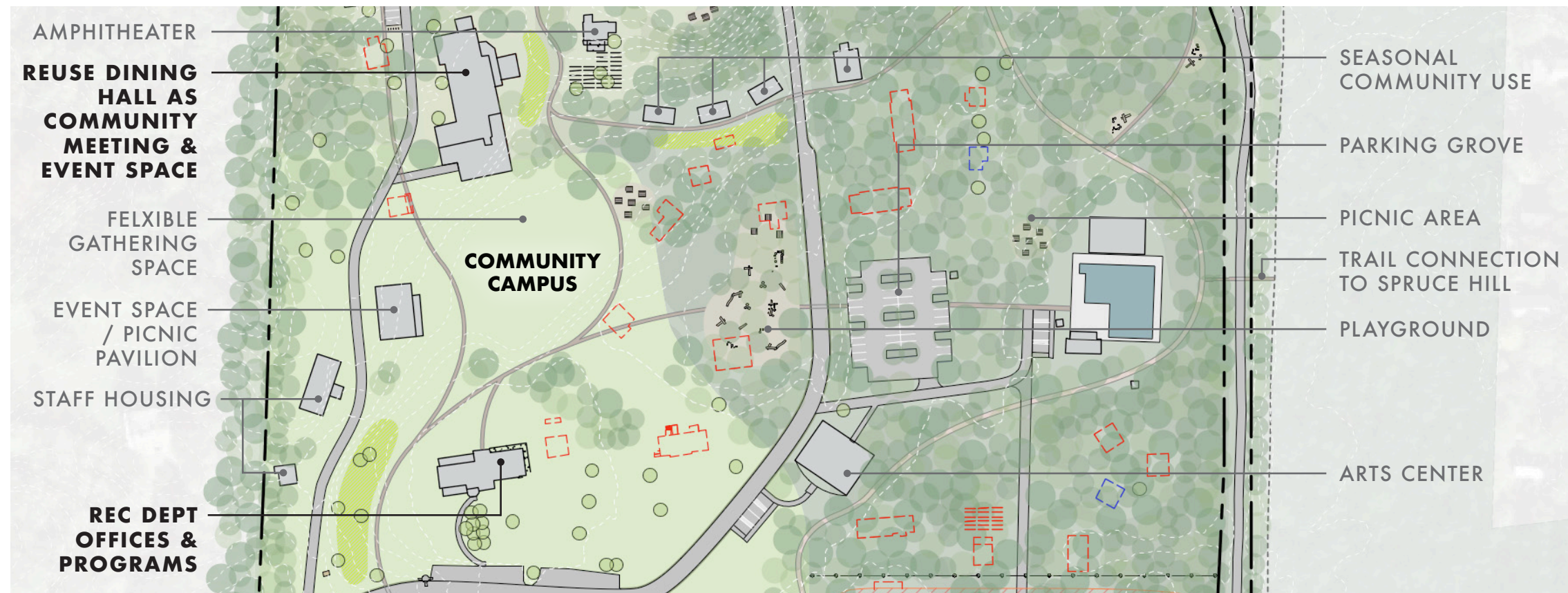
 3,750 SF Offices
 1,000 SF Support Spaces
4,750 SF Total

REUSE ARTS CENTER

 2,060 SF Flex. Meeting Space
 500 SF Support Spaces
2,560 SF Total

COMMUNITY CENTER - REUSE AND RENOVATE

No designated COA building



*Would require land be acquired for a new COA facility to be built elsewhere in town

COUNCIL ON AGING

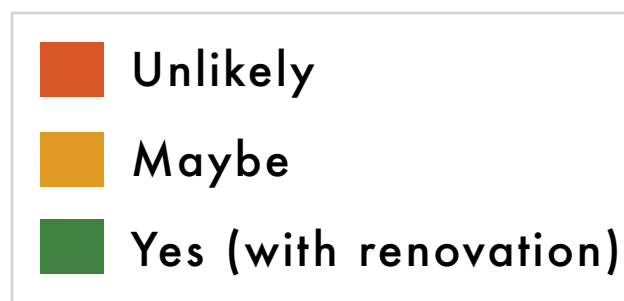
- Library/reading room
- Medical exam/treatment rooms
- Game rooms
- * Council on Aging cannot relocate here, only have some satellite programs

SHARED

- Large multi-purpose room
- Storage areas
- Conference/meeting rooms
- Offices
- Workspaces
- Fitness center
- Walking track
- Kitchen/cafeteria
- Indoor Pool

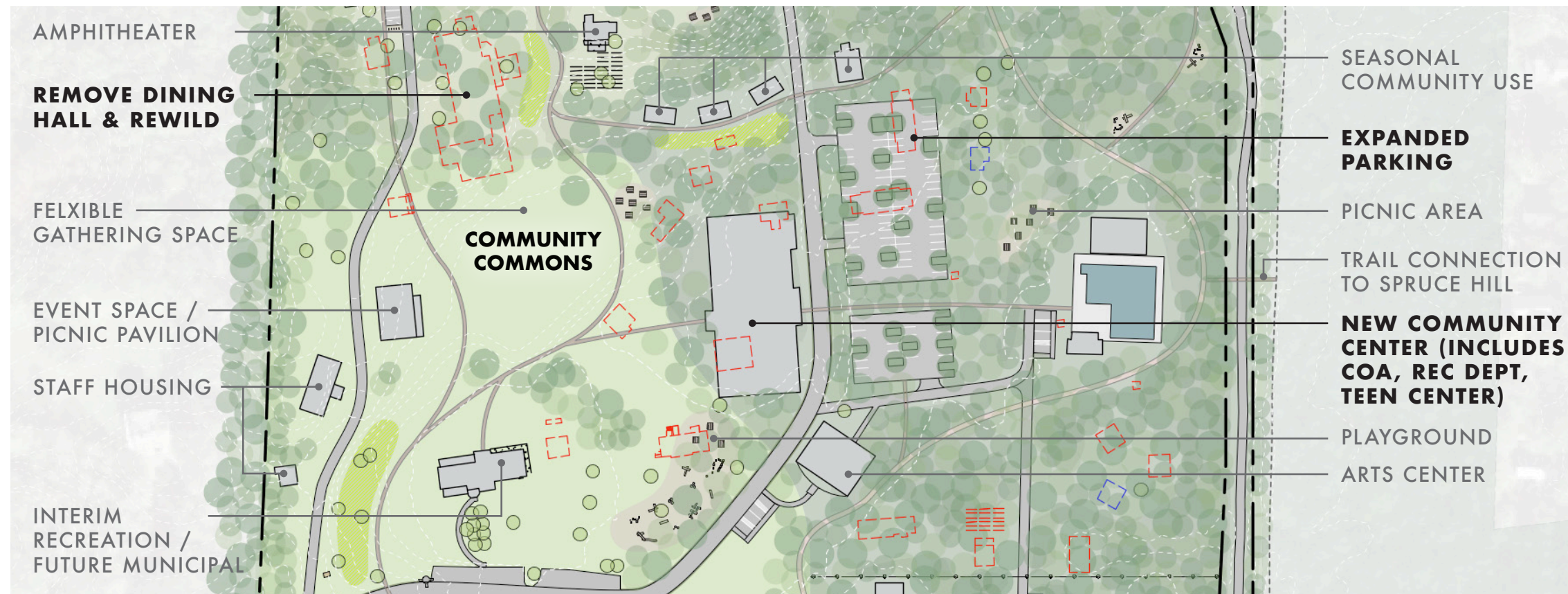
REC DEPARTMENT

- Gymnasium
- Fitness classrooms
- Sport courts



COMMUNITY CENTER - NEW BUILD

Potential to include all desired facilities



COUNCIL ON AGING

- Library/reading room
- Medical exam/treatment rooms
- Game rooms

SHARED

- Large multi-purpose rooms
- Storage areas
- Conference/meeting rooms
- Offices
- Workspaces
- Fitness center
- Walking track
- Kitchen/cafeteria
- Indoor Pool

REC DEPARTMENT

- Gymnasium
- Fitness classrooms
- Sport courts

PRELIMINARY DRAFT PRICING

Bay Property Overall

(with new Community Center)

Total:

Approx \$41,243,000 before design and contractor fees

Approx \$66,330,000 after design and contractor fees including:

- 10% general conditions
- 10% overhead and profit
- 1% permitting
- 2% bond/insurance
- 10% design contingency
- 20% design services
- 6% escalation allowance

Pricing Breakdown

Buildings (Total: \$32,611,400)

- Building removal (40 bldgs): \$1,094,700
- Renovate for seasonal workforce housing (10 bldgs): \$1,045,500
- Renovate for communal use or staff housing (21 bldgs): \$2,311,600
- Renovate Administration Building: \$1,262,800
- New Community Center: \$24,742,000
- New Nature Center: \$1,554,800
- New Restroom Facility: \$600,000

Sitework and Recreational Amenities (Total: \$3,862,700)

- Planting (woodland, dune, meadow): \$1,135,600
- Trails: \$759,000
- Picnic Areas: \$214,200
- Tennis Courts: \$461,000
- Community Garden: \$249,800
- Fitness Stations: \$60,000
- Playground: \$726,000
- Athletic Field: \$257,100

Site Prep and Infrastructure (Total: \$4,768,900)

- Site prep and paving removal: \$873,500
- Road Improvements: \$1,068,600
- Parking Areas and Stormwater Management: \$1,127,900
- Utilities: \$498,900
- Septic: \$1,200,000

PRELIMINARY DRAFT PRICING

Community Campus instead of Community Center (*Assumes renovated dining hall, no community center and no COA facility*)

Total:

Approx \$19,872,000 reduction in cost before design and contractor fees

*** Does not include cost of land acquisition and/or construction of a new COA facility at a different location**

Pricing Breakdown

Add (Total: \$5,655,700)

- Renovate dining hall: \$5,655,700

Remove (Total: \$25,527,900)

- Community Center: \$24,742,000
- Expanded Parking: \$498,000
- Remove Dining Hall: \$287,900

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 existing cabins for seasonal workforce housing for 6 Mass Audubon employees

Possible programs:

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



FINANCING

- Any potential new housing would be a public/private partnership where the majority of the costs are borne by a developer
- Preliminary financing and phasing information will be shared out at the 4th community forum in February 2024 once the draft plans are finalized
- Financing options will include a combination of the following:
 - Public/Private Partnerships
 - Federal, state, and/or other grants
 - Capital Stabilization Funds
 - Free Cash
 - Property revenue generation
 - Gifts and donations
 - Short-term non-excluded debt
 - Long-term debt exclusions
- Details about financing and phasing will be incorporated into Town's Capital Improvement Plan after plans for the properties are approved by Brewster voters
- Specific funding requests may be brought back to future Town Meetings for approval through the Town's annual capital planning processes

HOUSING

HOUSING

Town Context

- The Town Warrant article to purchase the properties approved at Town Meeting included “community housing” as a Potential Town Use for both properties and specifically mentioned “Appropriately scaled community housing near Route 137” as a potential use for the Pond Property in the Voter Information
- Providing affordable and attainable housing is supported by the Town Vision Plan, the Local Comprehensive Plan, and the Select Board Strategic Plan, and it appears to have widespread conceptual support among the community
- If one or both of these properties is not used for affordable year round, deed restricted housing to meet the State’s 10% Mandate and the Town’s HPP goals, other properties will need to be purchased by the Town for building affordable housing in the near future
- The Select Board has determined housing should be included on at least one of these properties

BREWSTER HOUSING PRODUCTION PLAN 2022-2027

Housing Goals

- **Goal 1:** Increase and diversify year-round housing options in Brewster for a range of income levels and housing types
- **Goal 2:** Prevent displacement of current residents and facilitate housing mobility for households looking to move within or into Brewster.
- **Goal 3:** Align development with the principles of the Town's Local Comprehensive Plan/Vision Plan. This includes balancing housing goals with protection of the natural environment.
- **Goal 4:** Continue to build capacity to produce housing through staffing, funding, regional partnerships, advocacy and education, and relationships with nonprofit and for-profit developers.

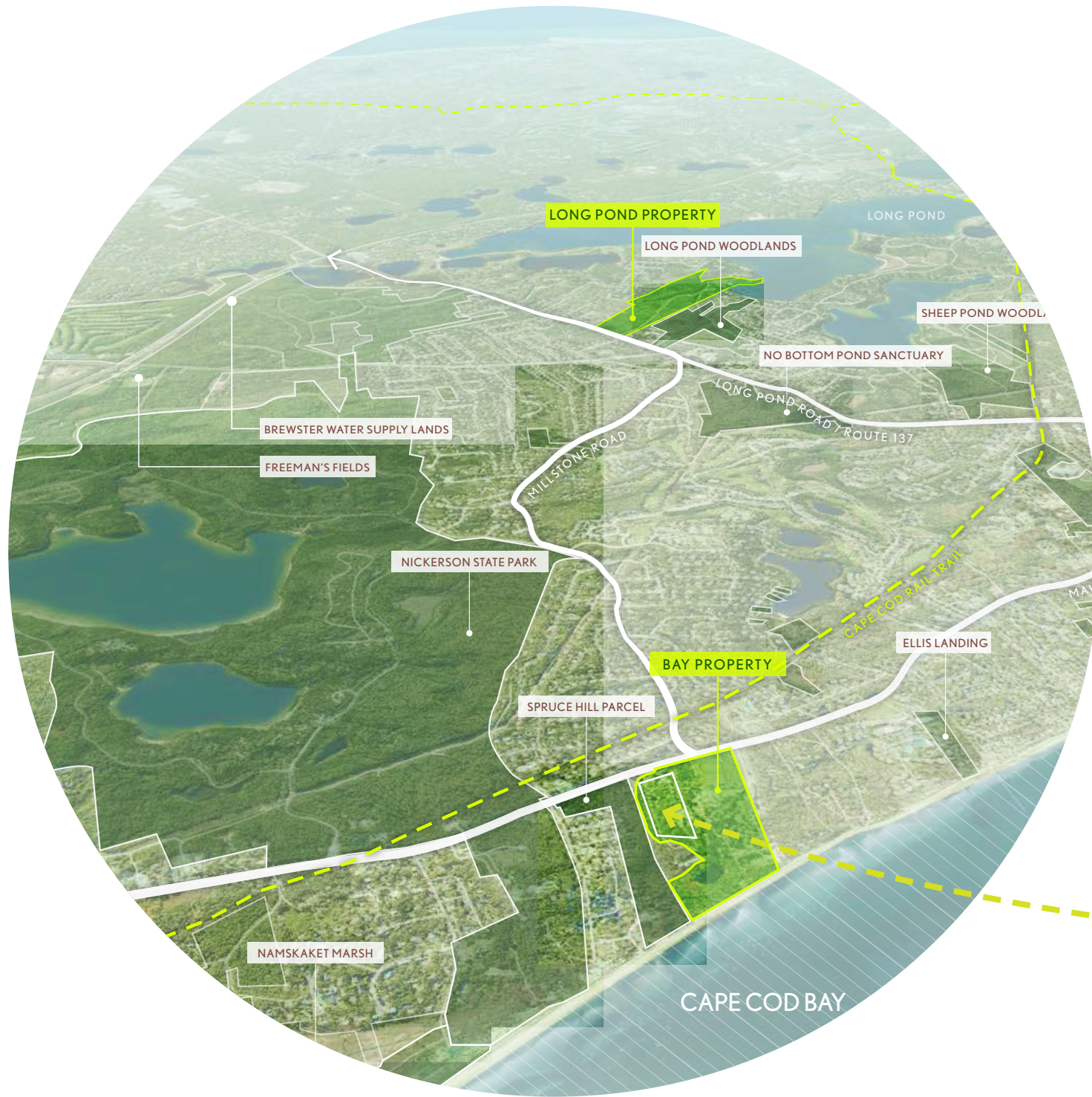
HOUSING

Community Feedback

- Responses to the forum and survey show that most people prefer seasonal workforce housing on the Bay Property. It should be noted that seasonal workforce housing while needed, does not count towards the 10% Affordable Housing State mandate.
- Desire for seasonal workforce housing is related to sentiment of re-use

BAY HOUSING ANALYSIS

Bay Property Context



BAY PROPERTY

BAY PROPERTY:
SECLUDED ZONE:

55 ACRES
10 ACRES

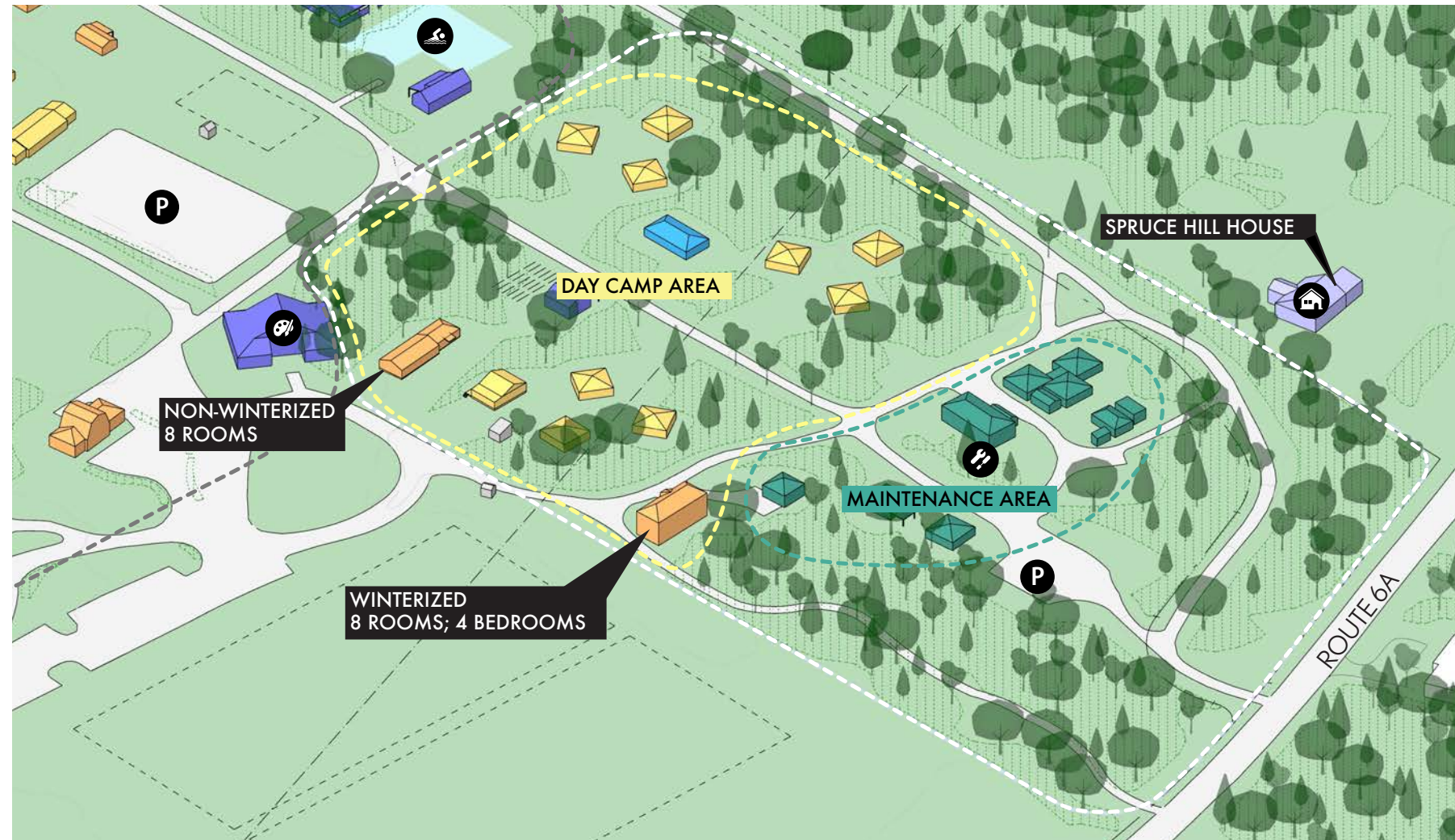
THE SECLUDED ZONE IS 18% OF THE BAY PROPERTY



BAY HOUSING ANALYSIS

Previous Building Uses

The secluded zone of the Bay Property currently contains the maintenance area for the entire property and formerly housed the day camp programs.



- DORMITORY
- STAFF CABIN
- COMMUNAL CAMP USES
- SHOWER HOUSE
- MAINTENANCE
- SPRUCE HILL HOUSE



BAY HOUSING ANALYSIS

Proposed Site Relationships

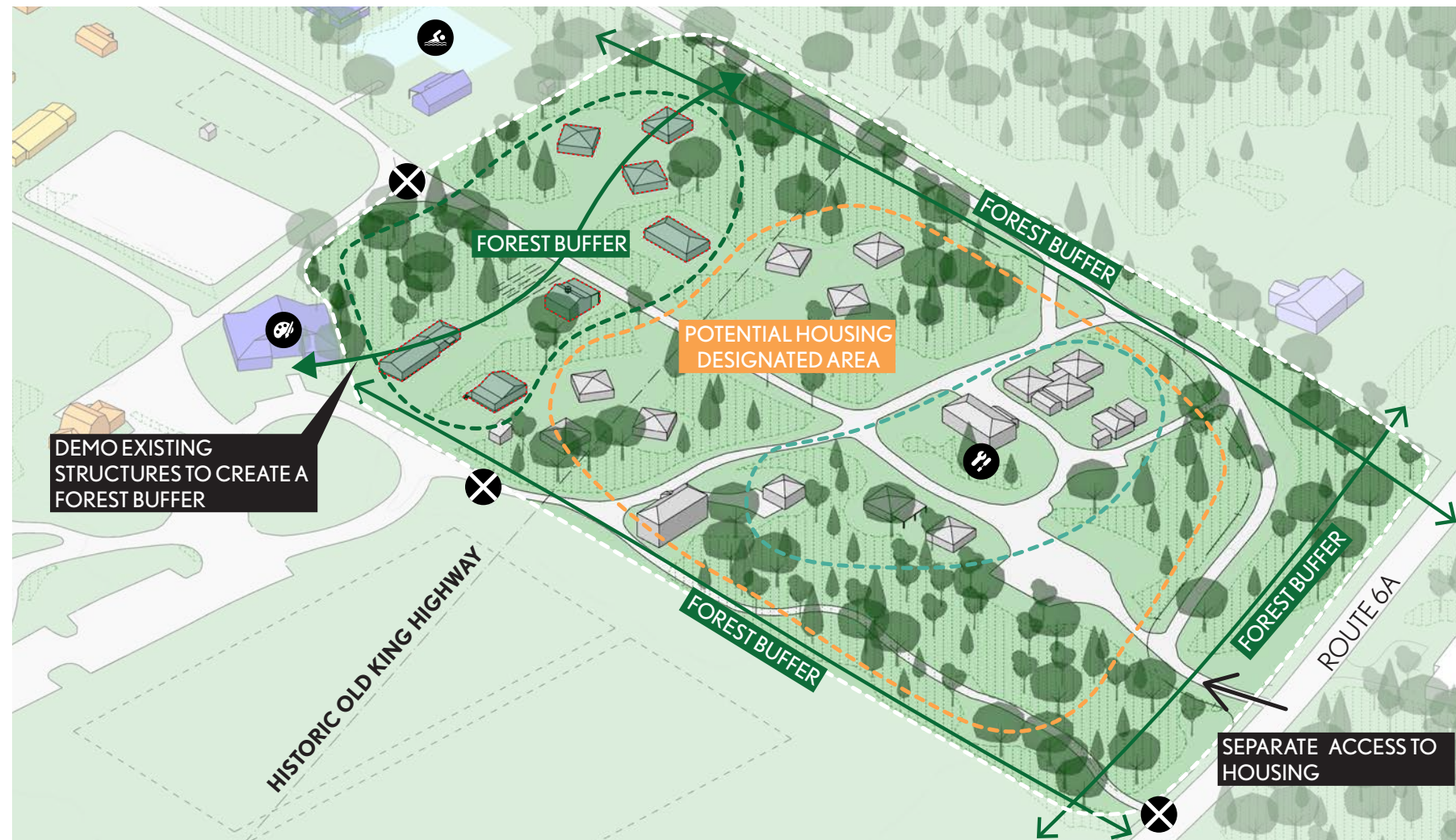
The forest buffer could separate more public uses of the Bay Property and the more secluded potential housing.

Scenarios are based on up to 46 units (90 beds).

Contemplated year round and seasonal workforce housing in both repurposed structures and new construction.

Group or individual parking is considered depending on dwelling type and configuration.

Wastewater treatment is still under consideration.

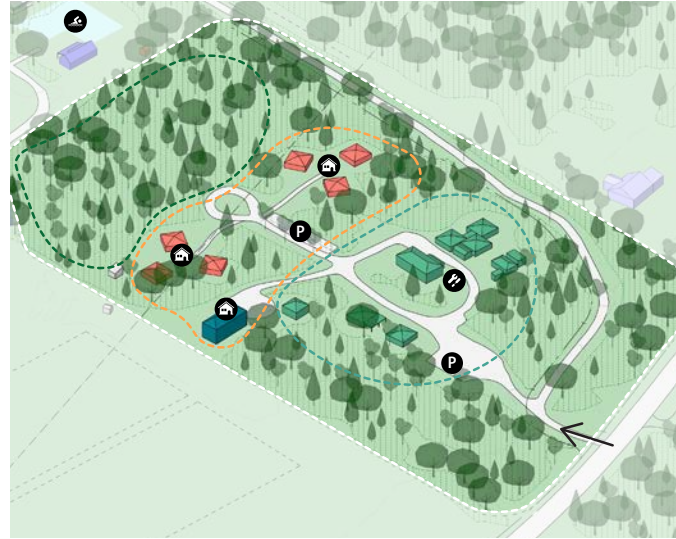


BAY ILLUSTRATIVE HOUSING SCENARIOS

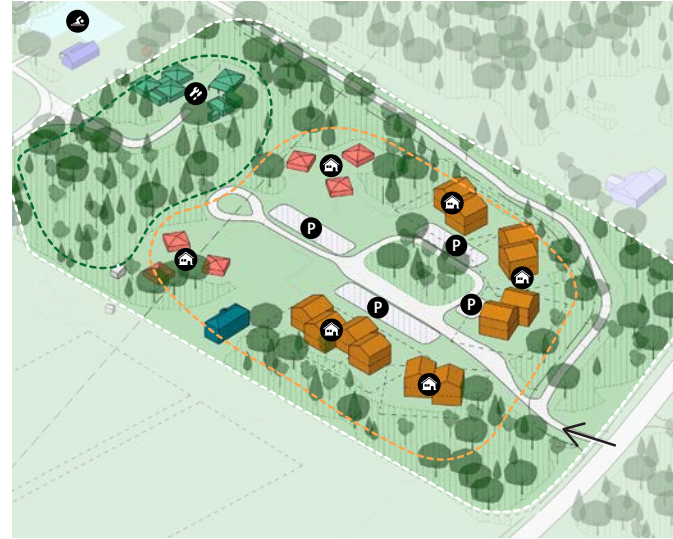
Matrix

← MORE PRESERVATION

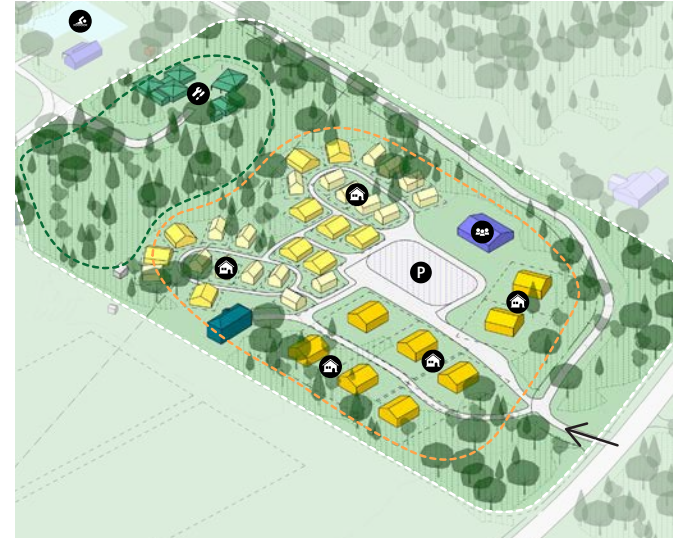
NEW BUILD →



REPURPOSE



REPURPOSE & NEW BUILD (DEMO)



NEW BUILD (DEMO) DETACHED SINGLE UNITS



NEW BUILD (DEMO) TOWN HOUSES

UNIT COUNT

8 UNITS

2 year-round affordable
6 seasonal workforce

32 UNITS

26 year-round affordable
6 seasonal workforce

40 UNITS

40 year-round affordable
0 seasonal workforce

46 UNITS

44 year-round affordable
0 seasonal workforce

BEDS

28 TOTAL BEDS

2 year-round affordable
26 seasonal workforce

76 TOTAL BEDS

52 year-round affordable
24 seasonal workforce

48 TOTAL BEDS

48 year-round affordable
0 seasonal workforce

90 TOTAL BEDS

80 year-round affordable
0 seasonal workforce

UNIT SIZE

1000 sf year-round affordable
660 sf seasonal workforce

1000 sf year-round affordable
660 sf seasonal workforce

450 sf studio, 700 sf one bedroom,
1200 sf detached single family

1000 sf town homes

SHI

2 UNITS

26 UNITS

40 UNITS

46 UNITS

PARKING

13 TOTAL GROUP

48 TOTAL GROUP

60 TOTAL
8 individual, 42 group

68 TOTAL GROUP

← SEASONAL WORKFORCE →

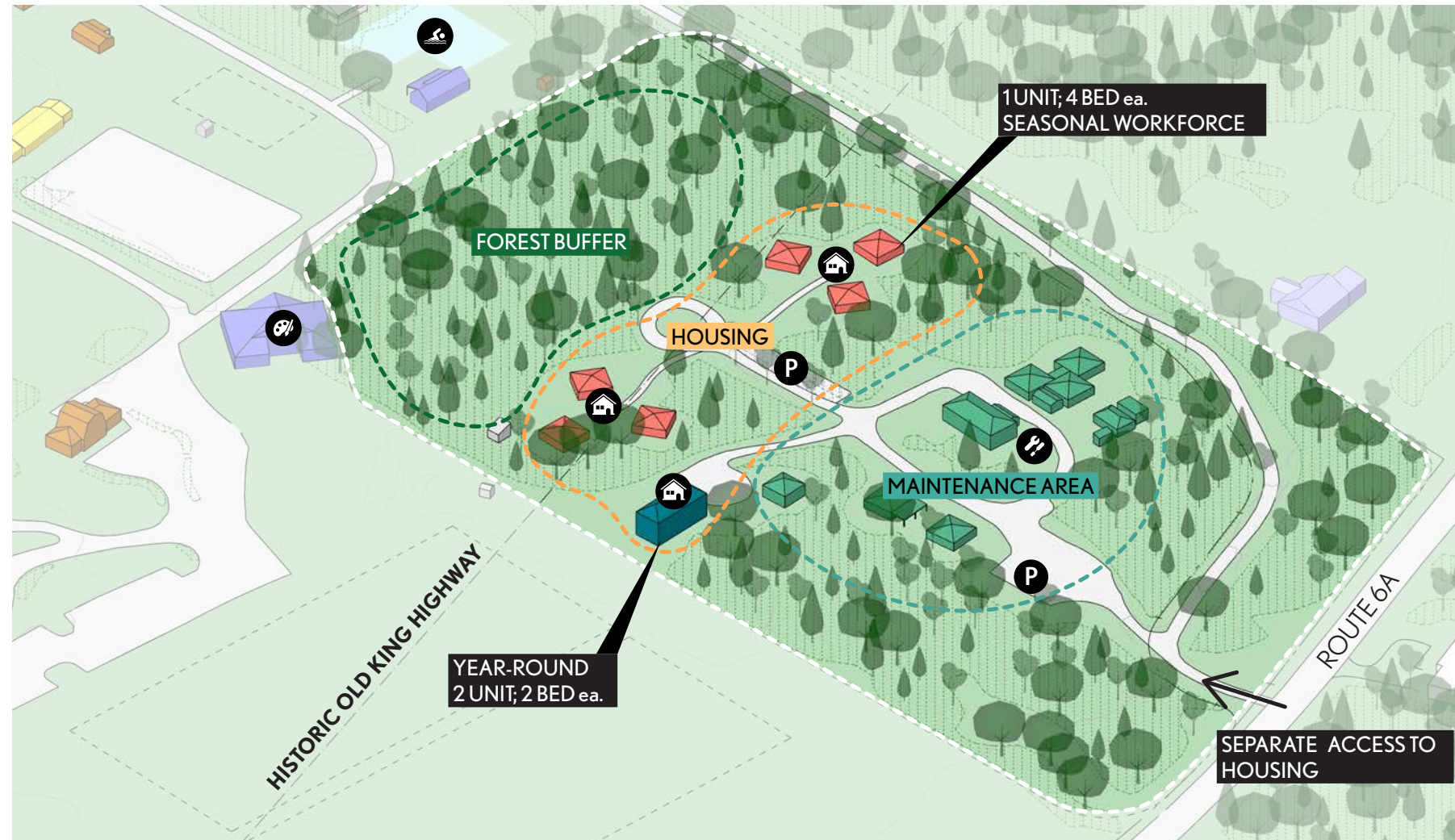
← YEAR-ROUND AFFORDABLE →

BAY ILLUSTRATIVE HOUSING SCENARIOS

Repurpose



Existing structures are repurposed as dwelling units with group parking areas. An area of the site remains as maintenance.



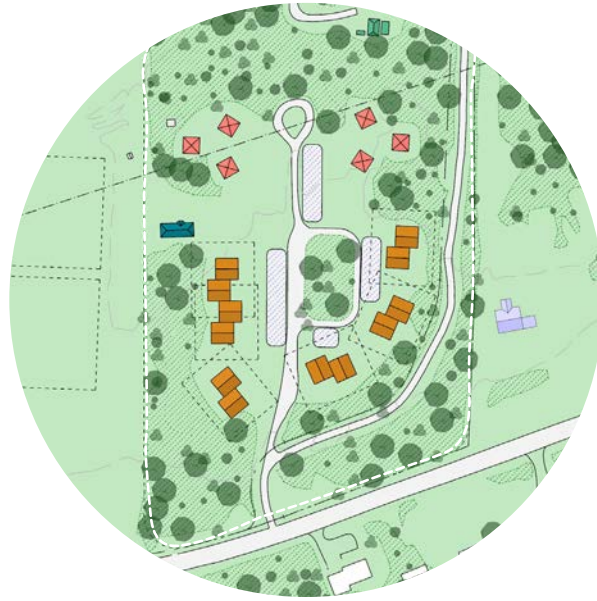
- REPURPOSE**
- SEASONAL WORKFORCE
 - YEAR-ROUND
- NEW BUILD YEAR-ROUND**
- STUDIO
 - ONE BEDROOM
 - SINGLE-FAMILY
 - MULTI-UNIT
- COMMUNAL AMENITIES**
- COMMUNAL AMENITIES
 - MAINTENANCE

UNIT COUNT	8 UNITS 2 year-round affordable 6 seasonal workforce
BEDS	28 TOTAL BEDS 2 year-round affordable 26 seasonal workforce
UNIT SIZE	1000 sf year-round affordable 660 sf seasonal workforce
SHI	2 UNITS
PARKING	13 TOTAL GROUP

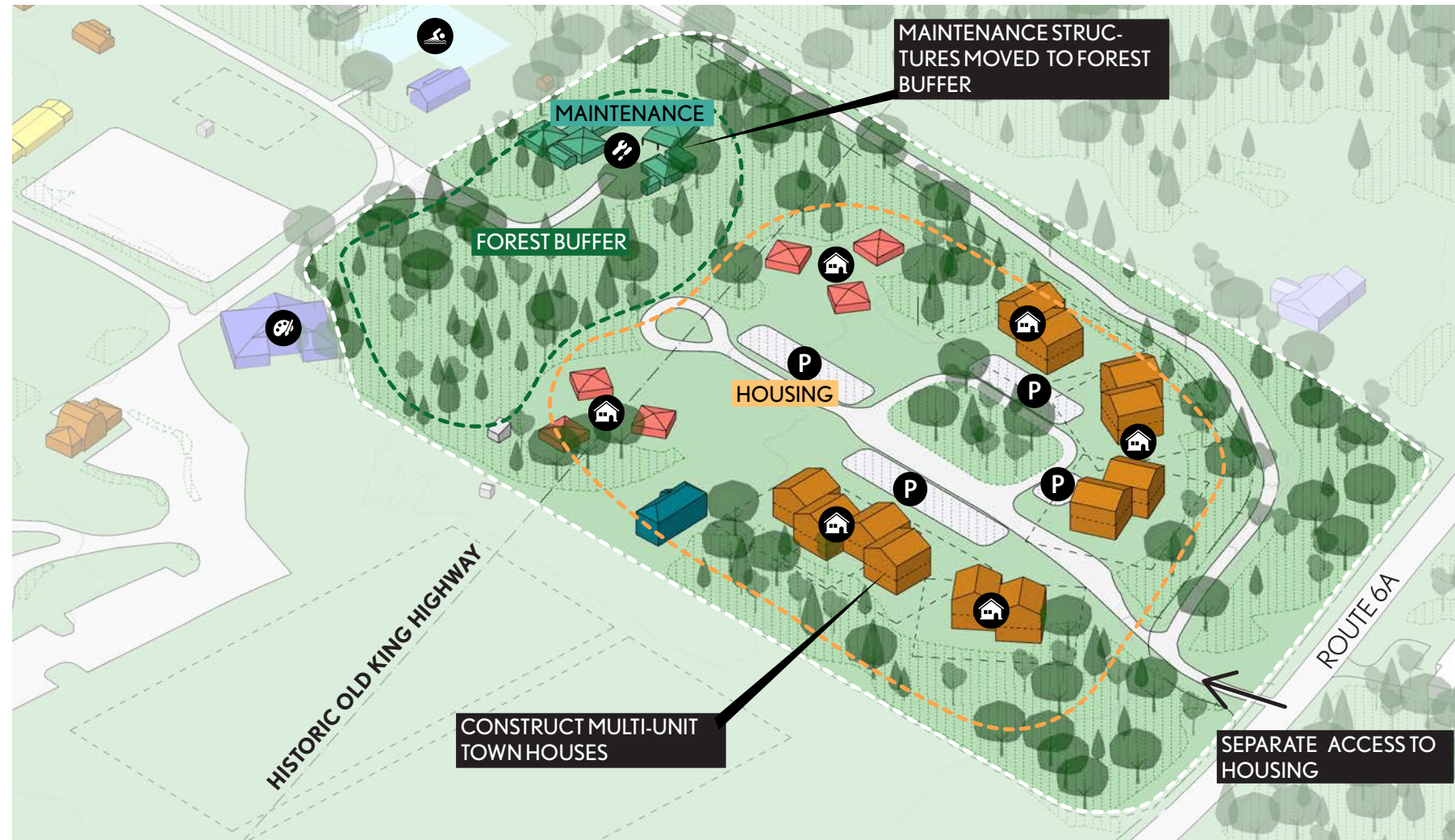


BAY ILLUSTRATIVE HOUSING SCENARIOS

Re-purpose and New Build (demo)



Former maintenance buildings are demoed to create additional dwelling units.



- REPURPOSE**
- SEASONAL WORKFORCE
 - YEAR-ROUND
- NEW BUILD YEAR-ROUND**
- STUDIO
 - ONE BEDROOM
 - SINGLE-FAMILY
 - MULTI-UNIT
- COMMUNAL AMENITIES
- MAINTENANCE

UNIT COUNT	32 UNITS 26 year-round affordable 6 seasonal workforce
BEDS	76 TOTAL BEDS 52 year-round affordable 24 seasonal workforce
UNIT SIZE	1000 sf year-round affordable 660 sf seasonal workforce
SHI	26 UNITS
PARKING	48 TOTAL GROUP



Brewster Landing, Brewster, MA

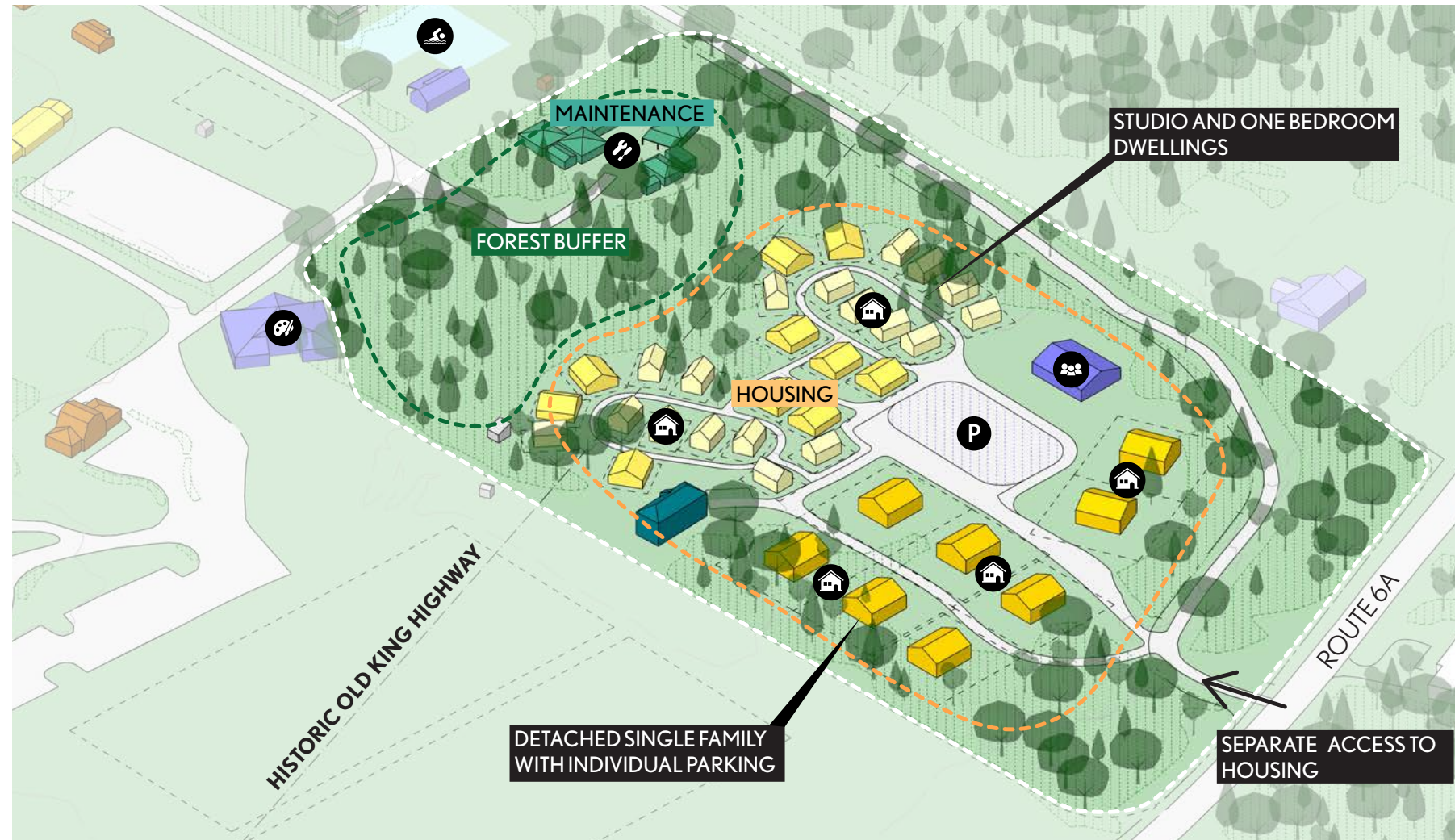


BAY ILLUSTRATIVE HOUSING SCENARIOS

New Build (demo) Detached Single Units



Single family homes and small dwelling units are constructed. No buildings are repurposed for housing.



- REPURPOSE**
- SEASONAL WORKFORCE
 - YEAR-ROUND
- NEW BUILD YEAR-ROUND**
- STUDIO
 - ONE BEDROOM
 - SINGLE-FAMILY
 - MULTI-UNIT
 - COMMUNAL AMENITIES
 - MAINTENANCE

UNIT COUNT	40 UNITS 40 year-round affordable 0 seasonal workforce
BEDS	48 TOTAL BEDS 48 year-round affordable 0 seasonal workforce
UNIT SIZE	450 sf studio, 700 sf one bedroom, 1200 sf detached single family
SHI	40 UNITS
PARKING	60 TOTAL 8 individual, 42 group



Habitat for Humanity Housing, Brewster, MA



BAY ILLUSTRATIVE HOUSING SCENARIOS

New Build (demo) Town Houses



All existing structures are demoed for the construction of town houses.



- REPURPOSE**
- SEASONAL WORKFORCE
 - YEAR-ROUND
- NEW BUILD YEAR-ROUND**
- STUDIO
 - ONE BEDROOM
 - SINGLE-FAMILY
 - MULTI-UNIT
 - COMMUNAL AMENITIES
 - MAINTENANCE

UNIT COUNT	44 UNITS 44 year-round affordable 0 seasonal workforce
BEDS	88 TOTAL BEDS 80 year-round affordable 0 seasonal workforce
UNIT SIZE	1000 sf town homes
SHI	44 UNITS
PARKING	66 TOTAL GROUP



Brewster Woods, Brewster, MA

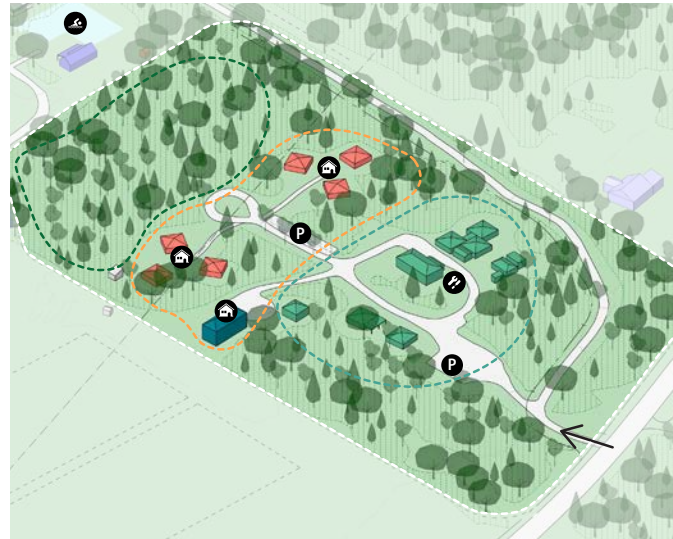


BAY ILLUSTRATIVE HOUSING SCENARIOS

Matrix

← MORE PRESERVATION

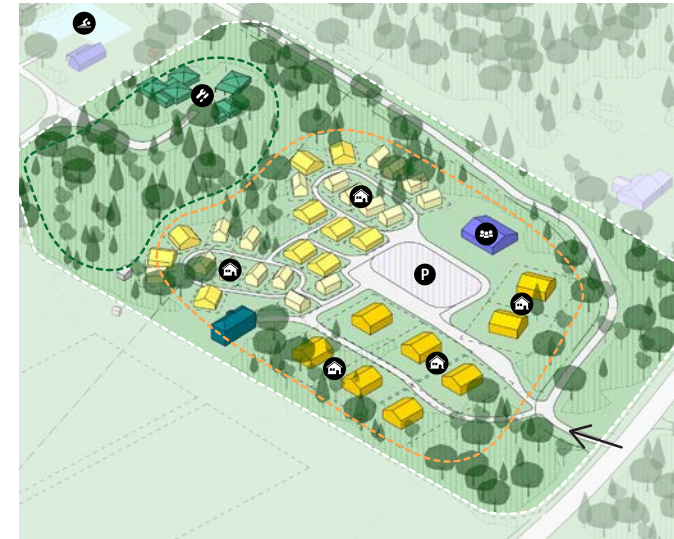
NEW BUILD →



REPURPOSE



REPURPOSE & NEW BUILD (DEMO)



NEW BUILD (DEMO) DETACHED SINGLE UNITS



NEW BUILD (DEMO) TOWN HOUSES

UNIT COUNT

8 UNITS

2 year-round affordable
6 seasonal workforce

32 UNITS

26 year-round affordable
6 seasonal workforce

40 UNITS

40 year-round affordable
0 seasonal workforce

46 UNITS

44 year-round affordable
0 seasonal workforce

BEDS

28 TOTAL BEDS

2 year-round affordable
26 seasonal workforce

76 TOTAL BEDS

52 year-round affordable
24 seasonal workforce

48 TOTAL BEDS

48 year-round affordable
0 seasonal workforce

90 TOTAL BEDS

80 year-round affordable
0 seasonal workforce

UNIT SIZE

1000 sf year-round affordable
660 sf seasonal workforce

1000 sf year-round affordable
660 sf seasonal workforce

450 sf studio, 700 sf one bedroom,
1200 sf detached single family

1000 sf town homes

SHI

2 UNITS

26 UNITS

40 UNITS

46 UNITS

PARKING

13 TOTAL GROUP

48 TOTAL GROUP

60 TOTAL
8 individual, 42 group

68 TOTAL GROUP

← SEASONAL WORKFORCE →

← YEAR-ROUND AFFORDABLE →

POND PROPERTY

WHAT WE HEARD

Key Takeaways

CONSENSUS:

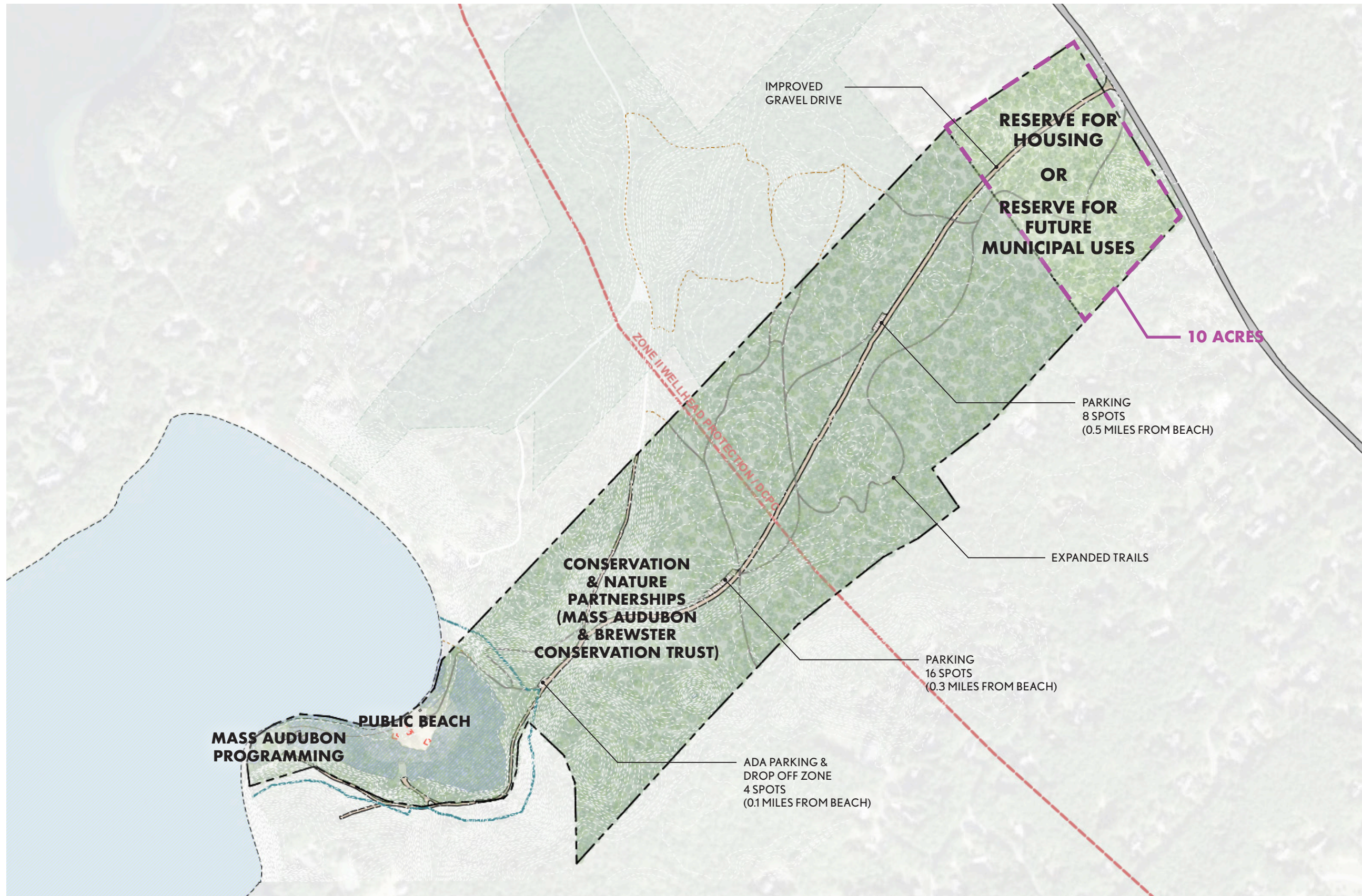
- Provide low intensity/use waterfront to respect the limited capacity of the property in terms of access, parking, and character
- Increase walking trails
- Conserve at least 60% of the property

DIFFERING OPINIONS:

- Avoid housing development in Zone II
- Balance conservation with other uses; accommodate affordable housing
- Municipal uses

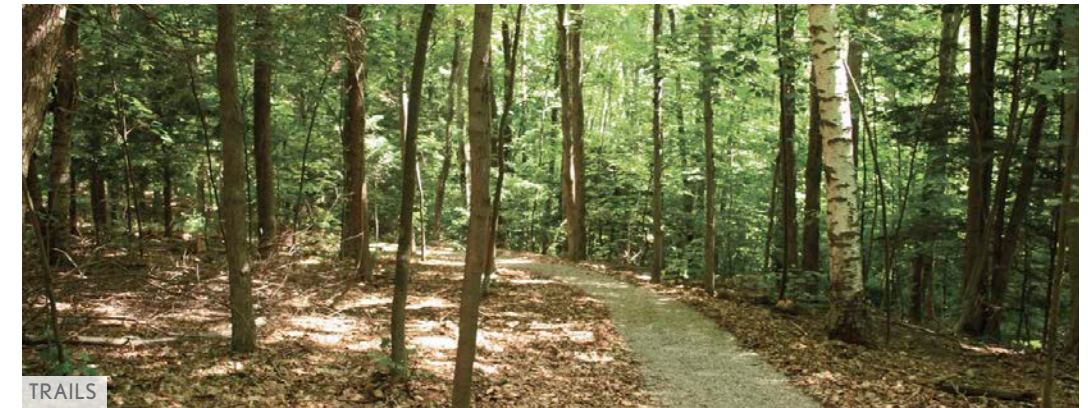
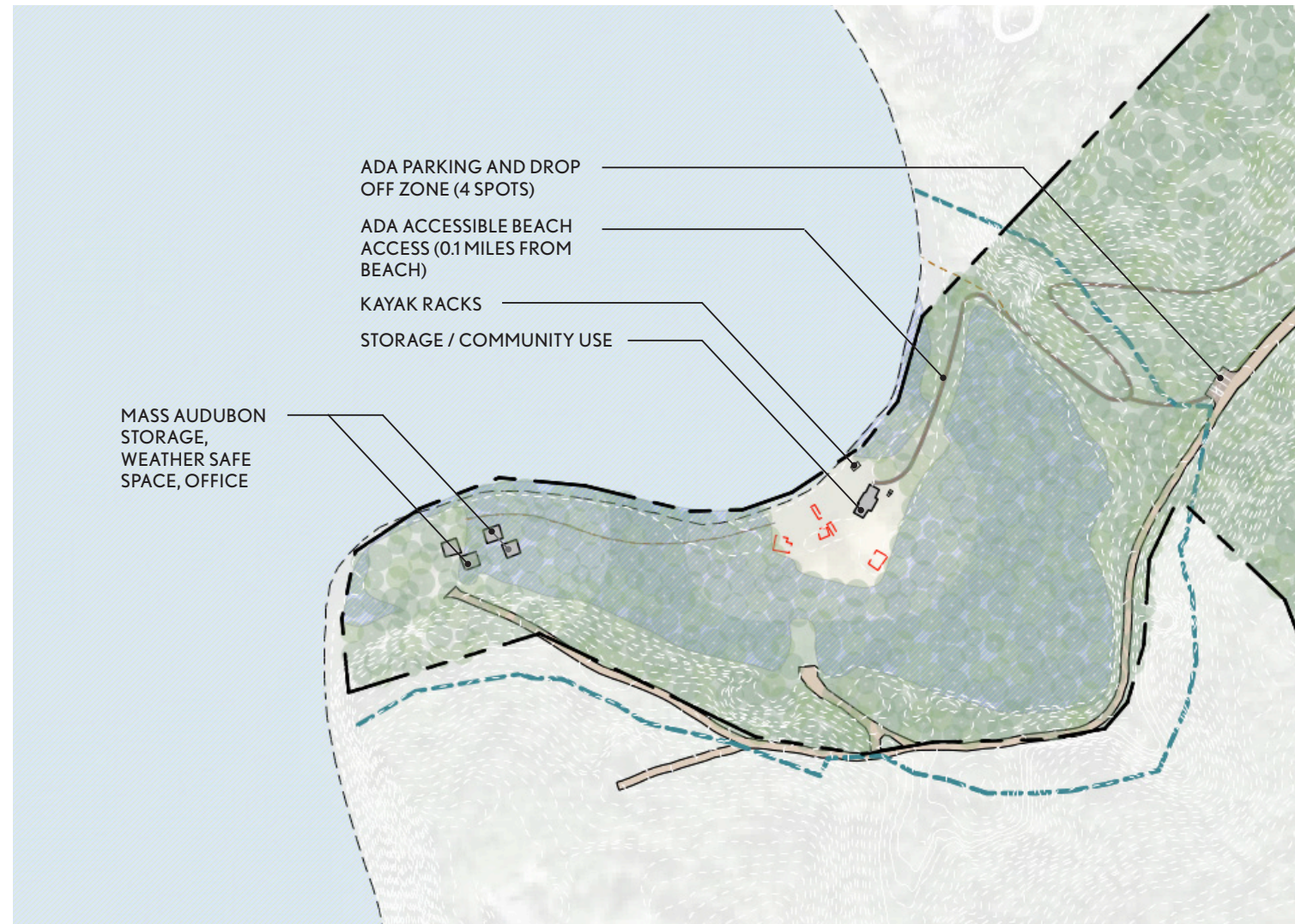
PROPOSED PLAN

Overall Plan



PROPOSED PLAN

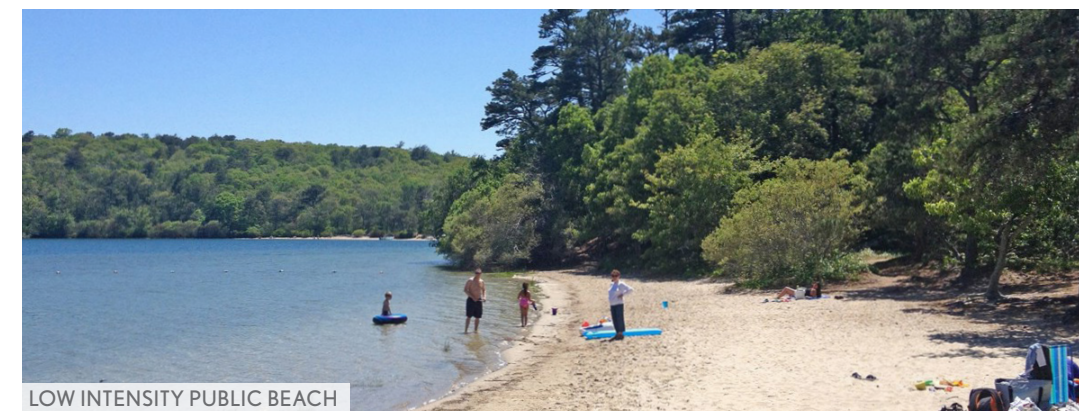
Enlarged Beach Access Area



TRAILS



MASS AUDUBON PROGRAMS



LOW INTENSITY PUBLIC BEACH

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 kids programming

PRELIMINARY DRAFT PRICING

Pond Property

Total Estimate:

Approx \$1,069,200 before design and contractor fees

Approx \$1,734,000 after design and contractor fees including:

- 10% general conditions
- 10% overhead and profit
- 1% permitting
- 2% bond/insurance
- 10% design contingency
- 20% design services
- 6% escalation allowance

Pricing Breakdown

- Building removal (3 bldgs): \$22,200
- Building restoration (5 bldg): \$44,300
- Trails: \$207,700
- Roadway improvements: \$748,900
- Parking Areas: \$49,100

PARTNERSHIPS - POND PROPERTY

Mass Audubon

Mass Audubon

Amount pledged for Pond Property: \$1.5 million

Partnership includes:

- Conservation restriction on 56 acres (85% of site), recognizing that the community may support housing or other municipal uses on the remaining 10 acres

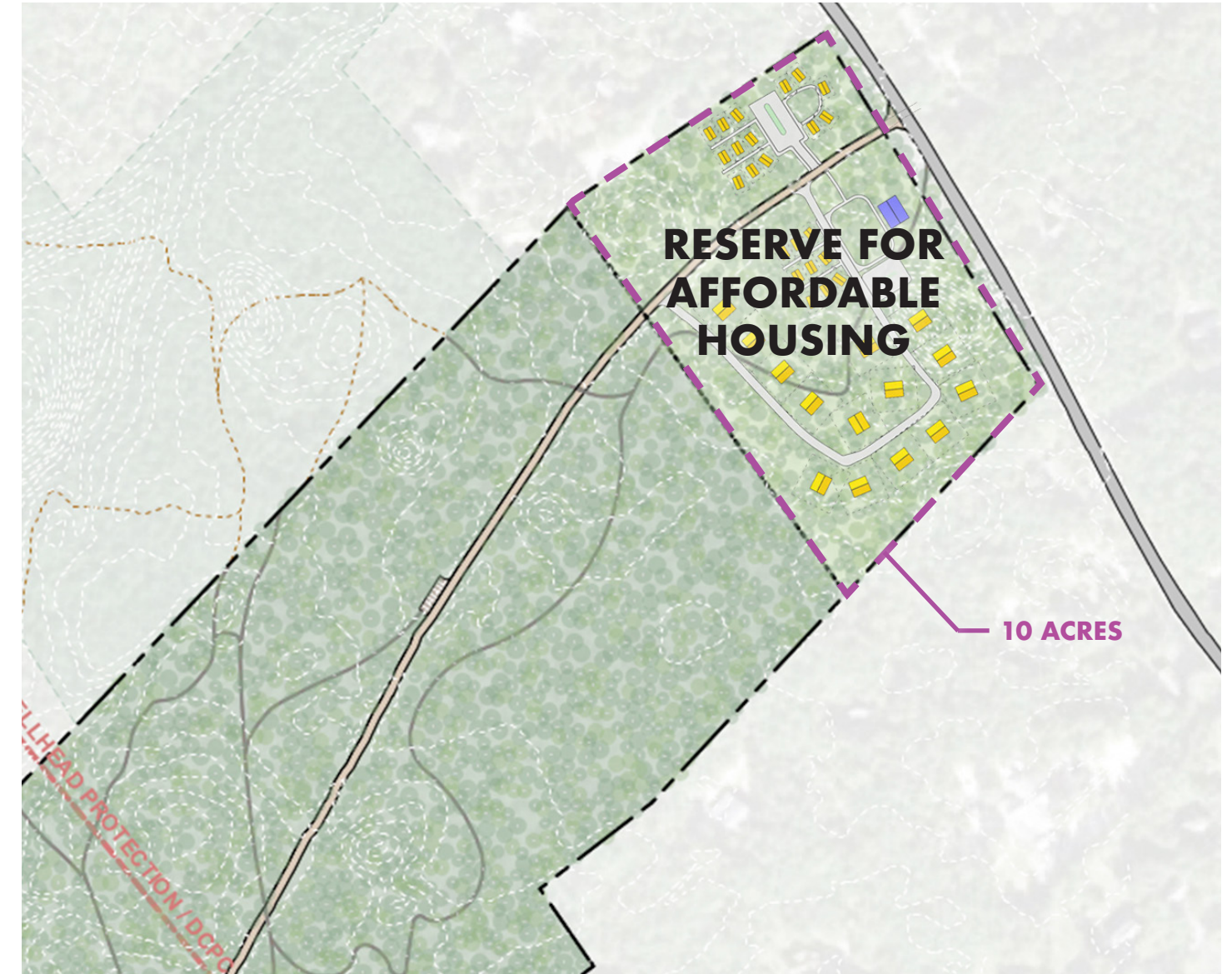
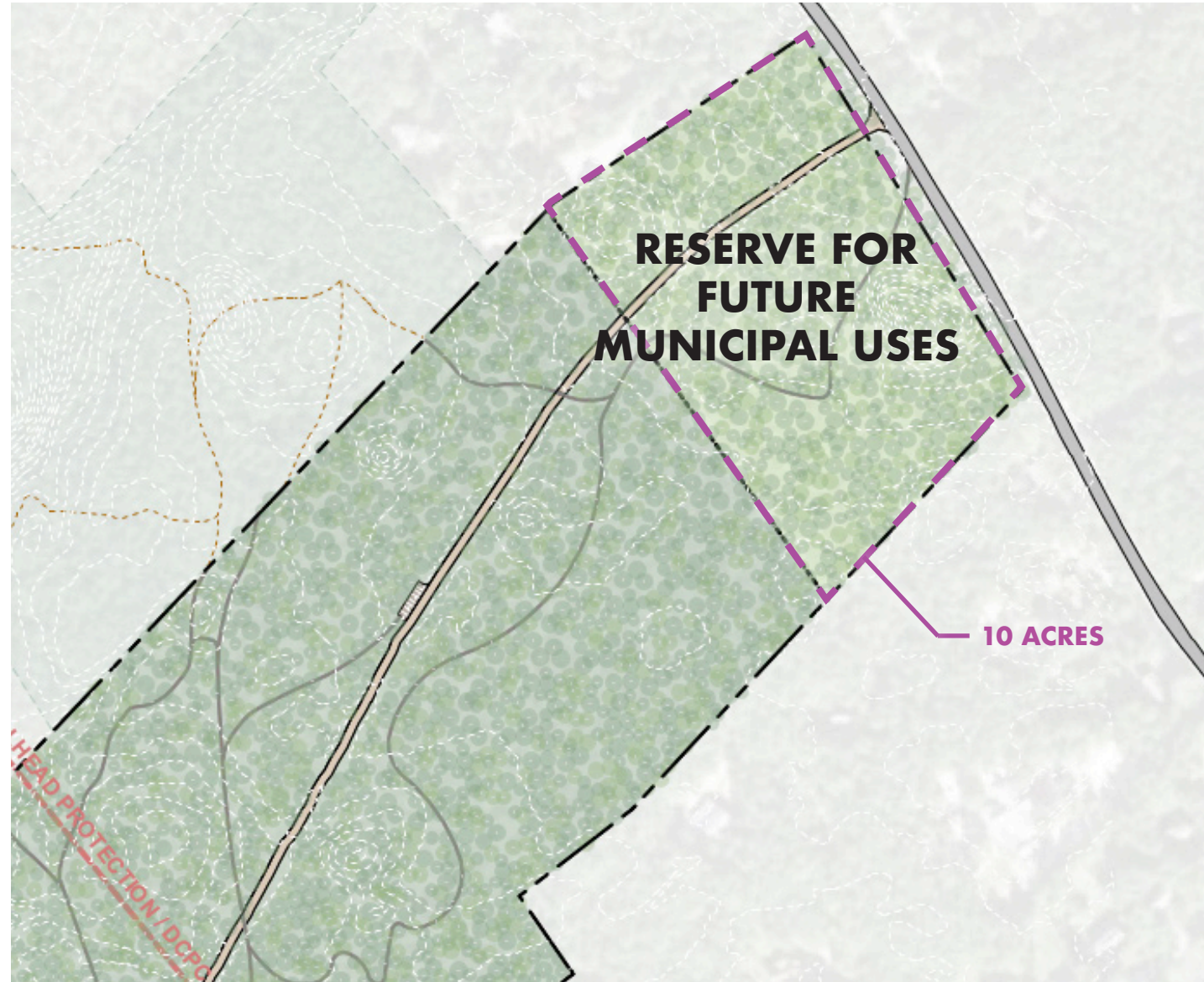
Possible programs:

- 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 kids programming



POTENTIAL USES ALONG 137

Planning Scenarios



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

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

Housing development would also include a wastewater treatment plant that would treat other residential properties in the neighborhood

POTENTIAL USES ALONG 137

Future Municipal Use



NEIGHBORHOOD WASTEWATER TREATMENT PLANT



CELL TOWER



HABITAT AND WATERSHED PROTECTION



HOUSING



UNANTICIPATED USES

LAND USE CONTEXT

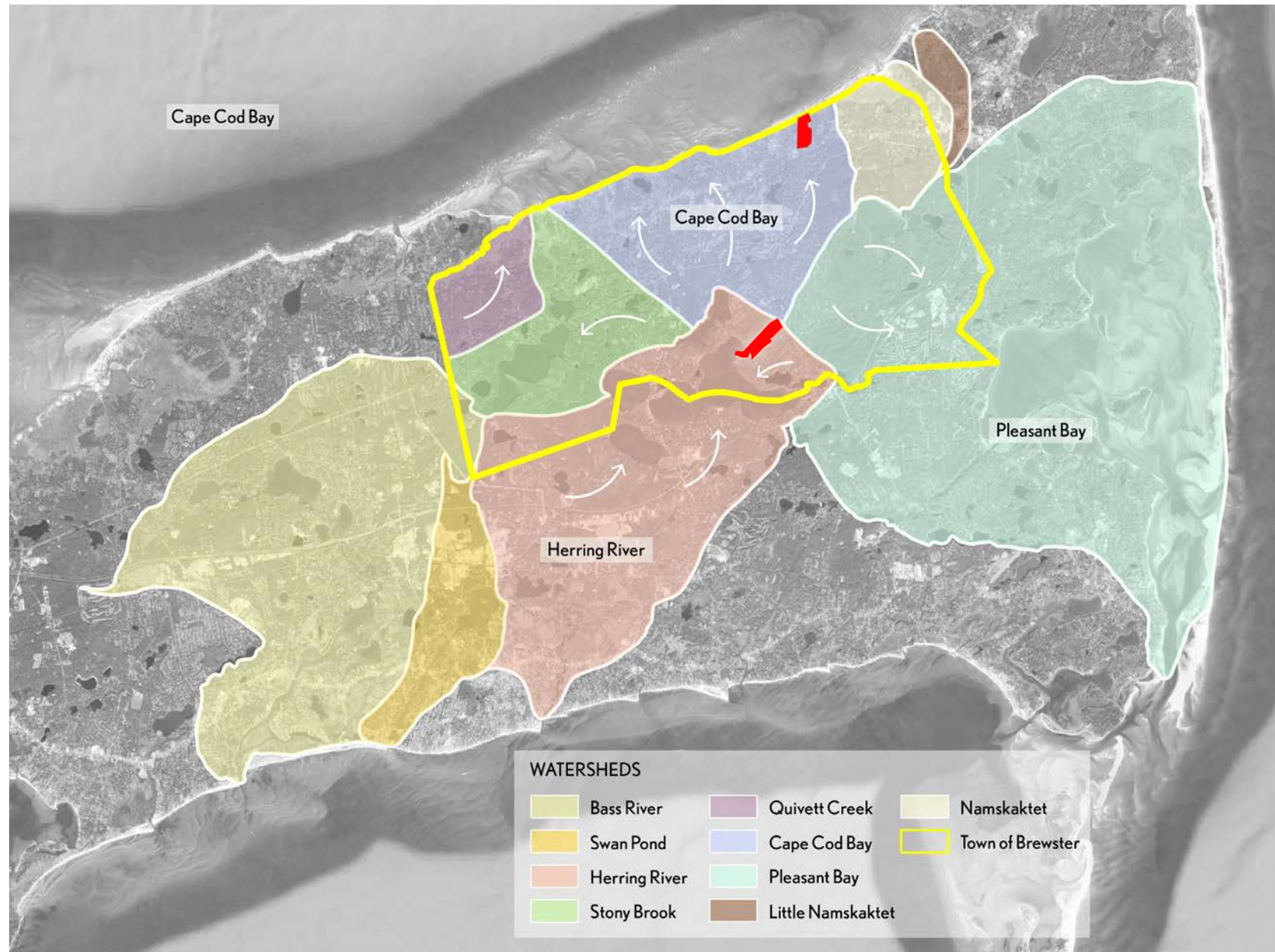


Residential communities exist along both sides of Route 137 and surround the northern section of the Long Pond Property.

The property is also partially adjacent to Long Pond Woodlands, a town-owned conservation area.

WATER QUALITY

Regional Watershed

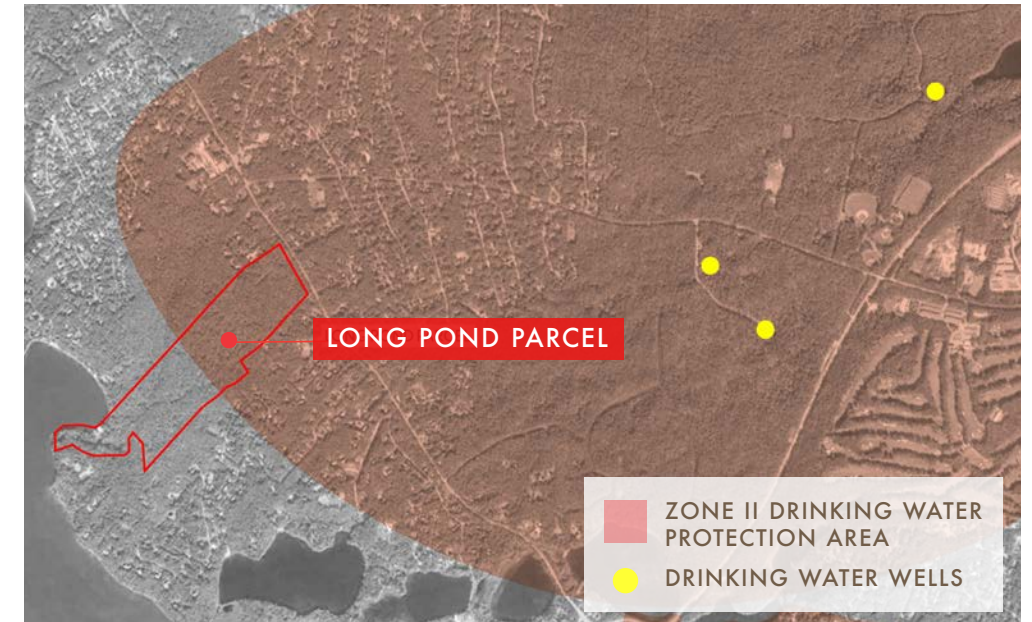
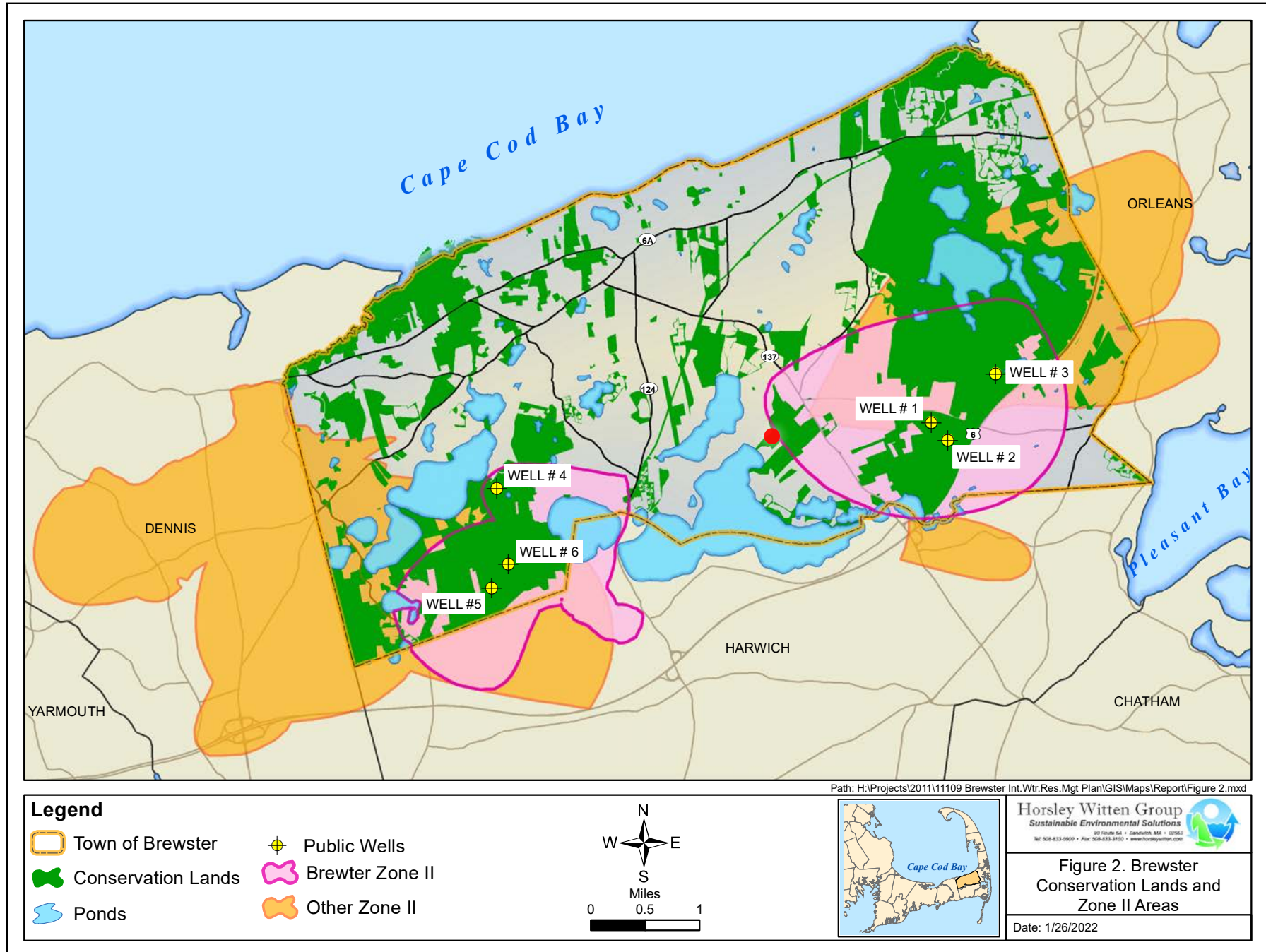


- Brewster has an Integrated Water Resource Management Plan which addresses our long-term wastewater needs and plans across the entire community
- The primary focus in past decade has been on Pleasant Bay Watershed – Brewster shares a permit with Orleans, Harwich, and Chatham that includes certain nitrogen mitigation requirements over the next 20 years
- 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
- Introduction of new wastewater treatment plant on the Pond Property would improve overall Long Pond & Herring River water quality

Text credit: Town of Brewster Integrated Water Resource Management Plan, Horsley Witten Group

WATER QUALITY

Zone II



- Areas that contribute groundwater to the Town's public drinking water wells are known in Massachusetts as Zone II's, or wellhead protection areas
- 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 new wastewater treatment plant on the Pond Property could improve overall Zone II water quality

HOUSING

HOUSING

Town Context

- The Town Warrant article to purchase the properties approved at Town Meeting included “community housing” as a Potential Town Use for both properties and specifically mentioned “**Appropriately scaled community housing near Route 137**” as a potential use for the Pond Property in the Voter Information
- Providing affordable and attainable housing is supported by the Town Vision Plan, the Local Comprehensive Plan, and the Select Board Strategic Plan, and it appears to have widespread conceptual support among the community
- If one or both of these properties is not used for affordable year round, deed restricted housing to meet the State’s 10% Mandate and the Town’s HPP goals, other properties will need to be purchased by the Town for building affordable housing in the near future
- The Select Board has determined housing should be included on at least one of these properties

BREWSTER HOUSING PRODUCTION PLAN 2022-2027

Housing Goals

- **Goal 1:** Increase and diversify year-round housing options in Brewster for a range of income levels and housing types
- **Goal 2:** Prevent displacement of current residents and facilitate housing mobility for households looking to move within or into Brewster.
- **Goal 3:** Align development with the principles of the Town's Local Comprehensive Plan/Vision Plan. This includes balancing housing goals with protection of the natural environment.
- **Goal 4:** Continue to build capacity to produce housing through staffing, funding, regional partnerships, advocacy and education, and relationships with nonprofit and for-profit developers.

HOUSING

Community Feedback

- There was mixed feedback regarding housing on the Pond Property:
 - Many feel strongly that new affordable housing should be located on the Pond Property
 - Many feel that housing does not belong on the Pond Property, mostly due to a sense that housing is in conflict with conservation goals and with Zone II regulations
- Zone II regulations do not preclude the development of housing and associated infrastructure, however Zone II is intended to protect the Town's drinking water

POND HOUSING ANALYSIS

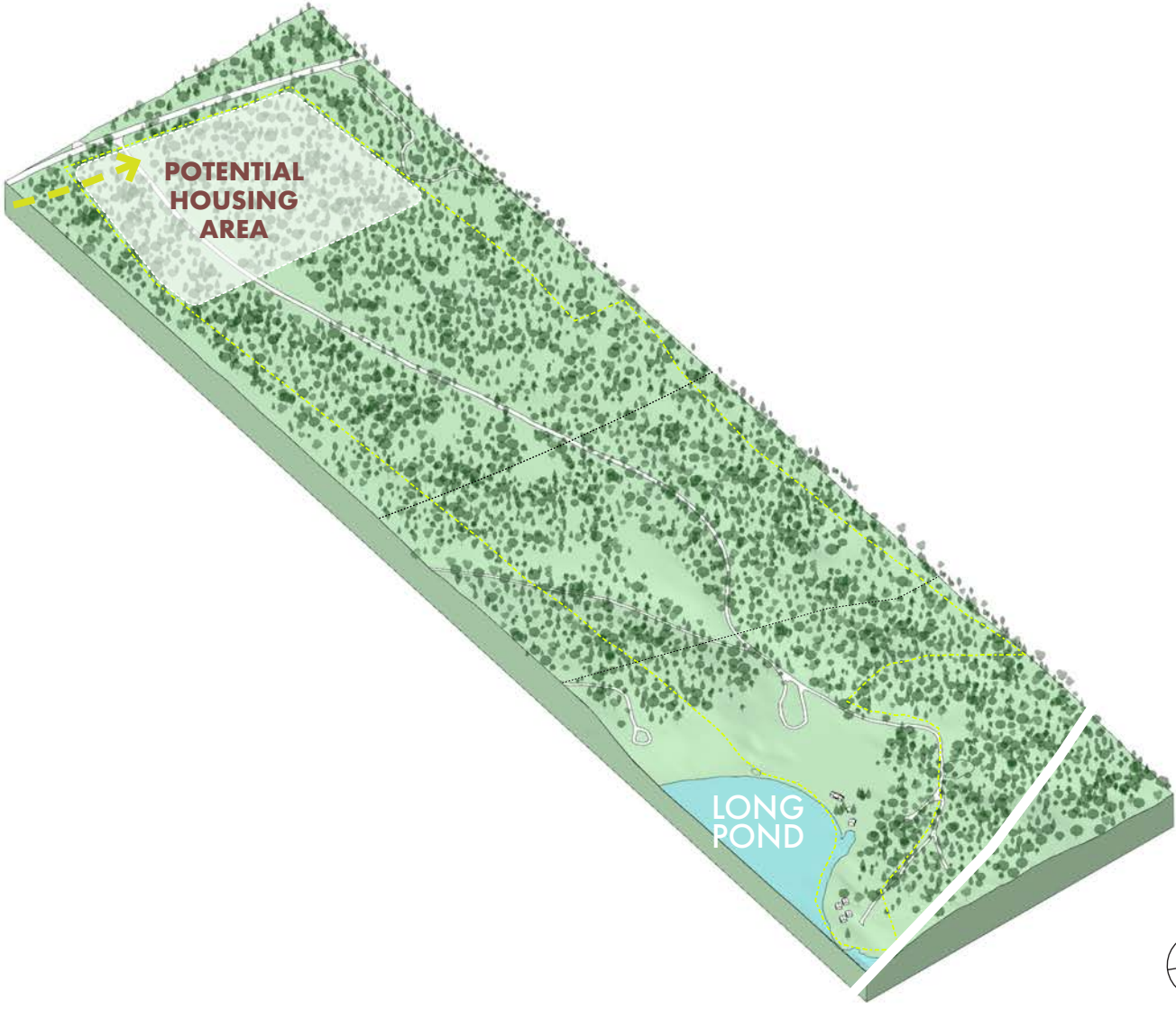
Pond Property Context



POND PROPERTY

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

THE HOUSING DESIGNATED AREA IS 15% OF THE POND PROPERTY



POND HOUSING ANALYSIS

Site Analysis and Principles

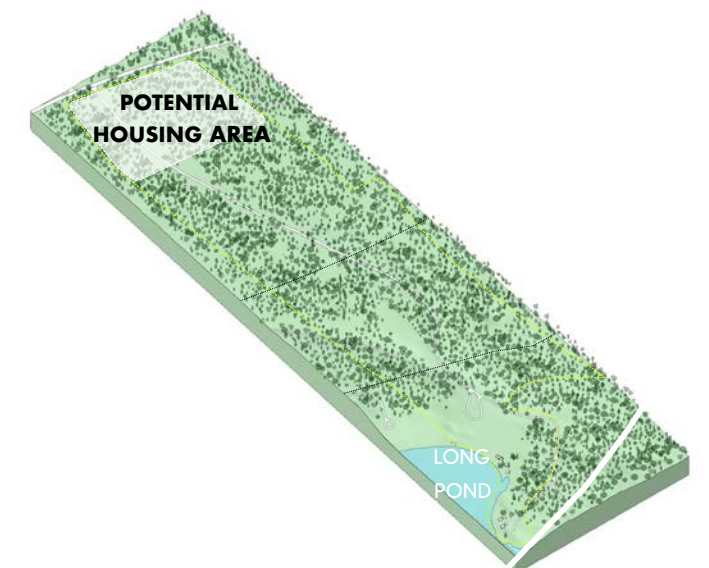
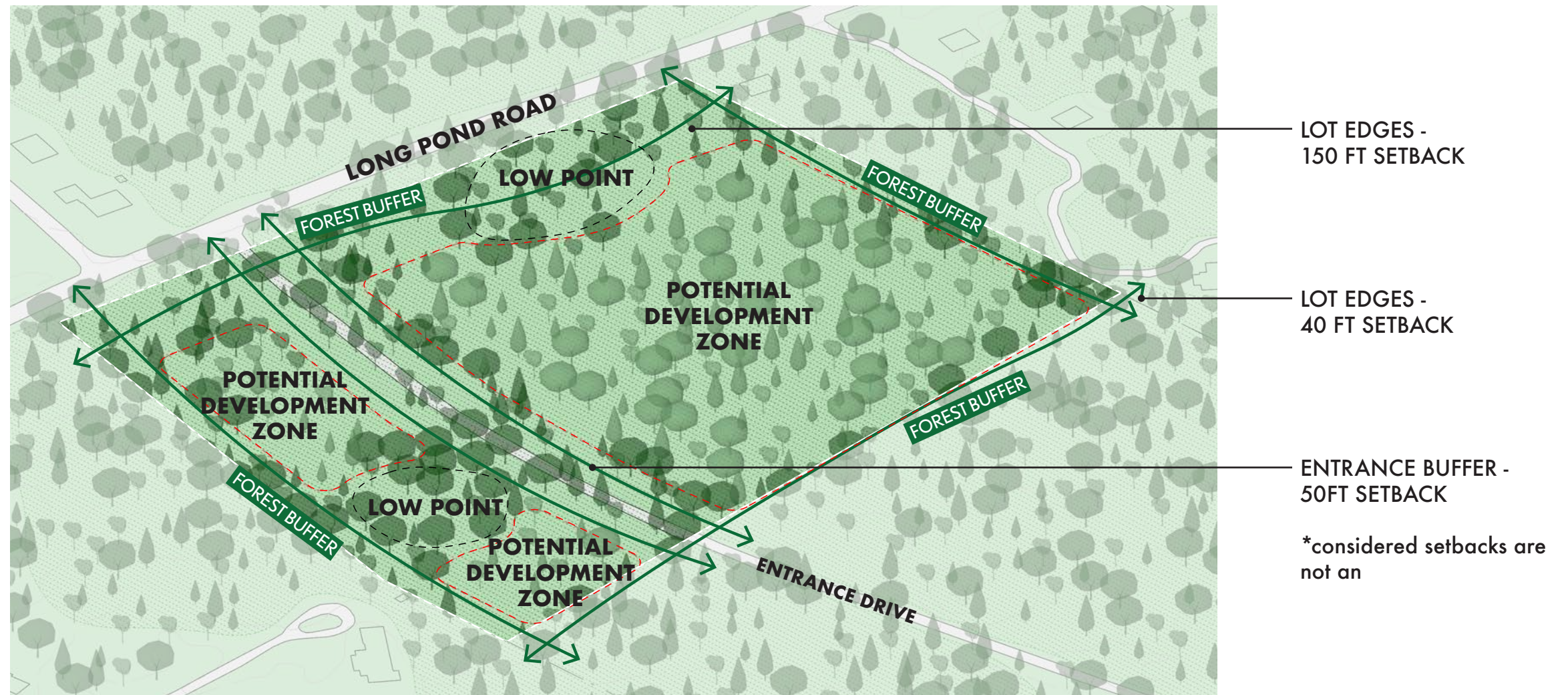
The area designated for housing implements forest buffers and

Scenarios based on approximately 48 Units (90 beds)

Contemplated year round housing with new construction.

Group or individual parking is considered depending on dwelling type and configuration.

Wastewater requirements are being considered and new package plant may treat other residences in the surrounding area.



POND ILLUSTRATIVE HOUSING SCENARIOS

Matrix



DETACHED SINGLE UNITS



DETACHED SINGLE UNITS



TOWN HOMES

UNIT COUNT

32 UNITS

48 UNITS

44 UNITS

BEDS

64 TOTAL BEDS

66 TOTAL BEDS

88 TOTAL BEDS

UNIT SIZE

1200 sf

450 sf studio, 700 sf one bedroom,
1200 sf detached single family

1000 sf town homes

SHI

32 UNITS

48 UNITS

44 UNITS

PARKING

32 TOTAL INDIVIDUAL

18 INDIVIDUAL, 45 GROUP

66 GROUP

**PERCENT
BUFFER ZONE**

52%

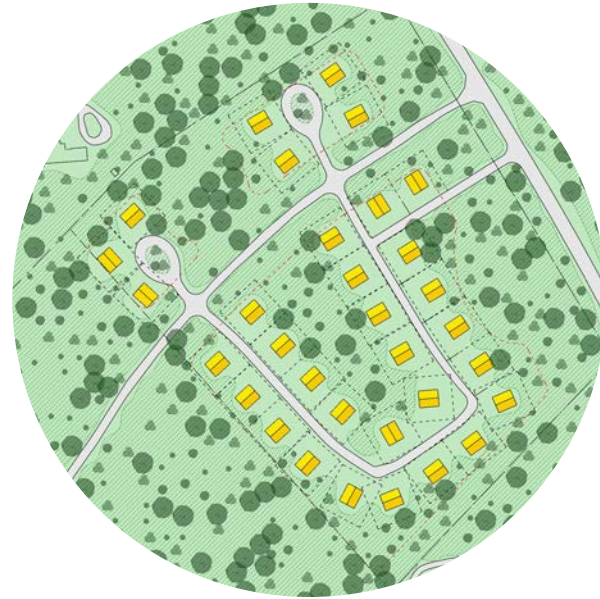
49%

59%

*of Housing
Designated Area

POND ILLUSTRATIVE HOUSING SCENARIOS

Detached Single Units



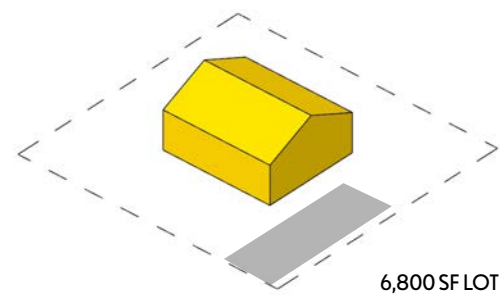
Detached single family housing.



- NEW BUILD YEAR-ROUND**
- STUDIO
 - ONE BEDROOM
 - SINGLE-FAMILY
 - MULTI-UNIT
 - COMMUNAL AMENITIES

UNIT COUNT	32 UNITS
BEDS	64 TOTAL BEDS
UNIT SIZE	1200 sf
SHI	32 UNITS
PARKING	32 TOTAL INDIVIDUAL
PERCENT BUFFER ZONE	52%

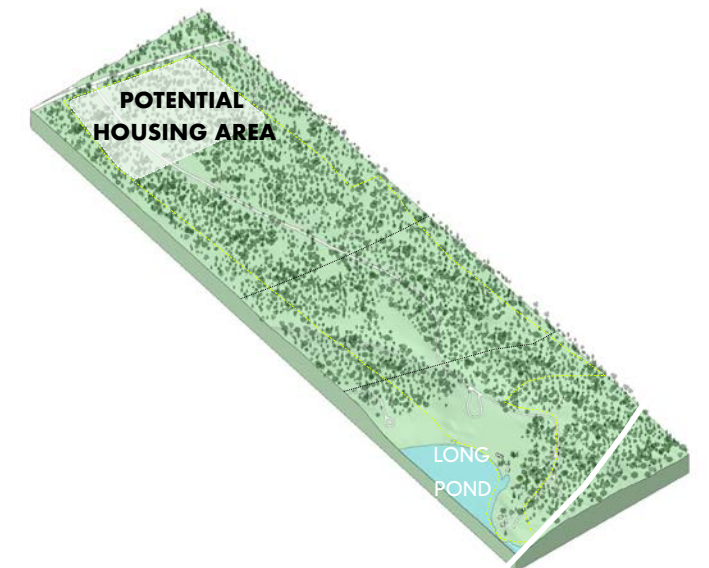
*of Housing Designated Area



6,800 SFLOT

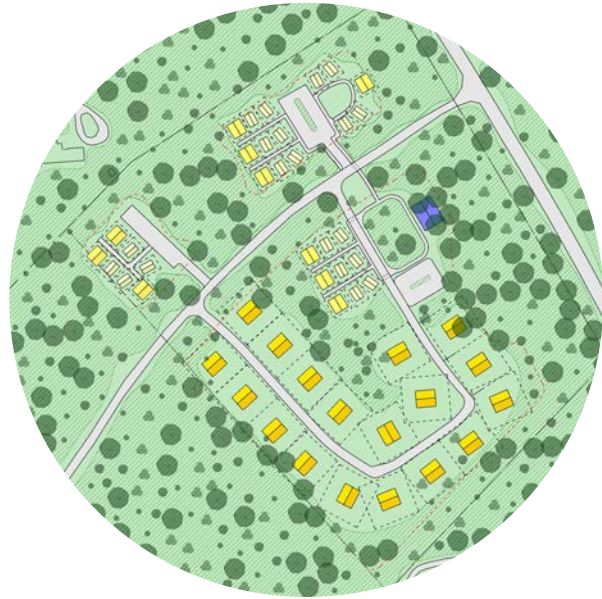


Habitat for Humanity Housing, Brewster, MA



POND ILLUSTRATIVE HOUSING SCENARIOS

Detached Single Units

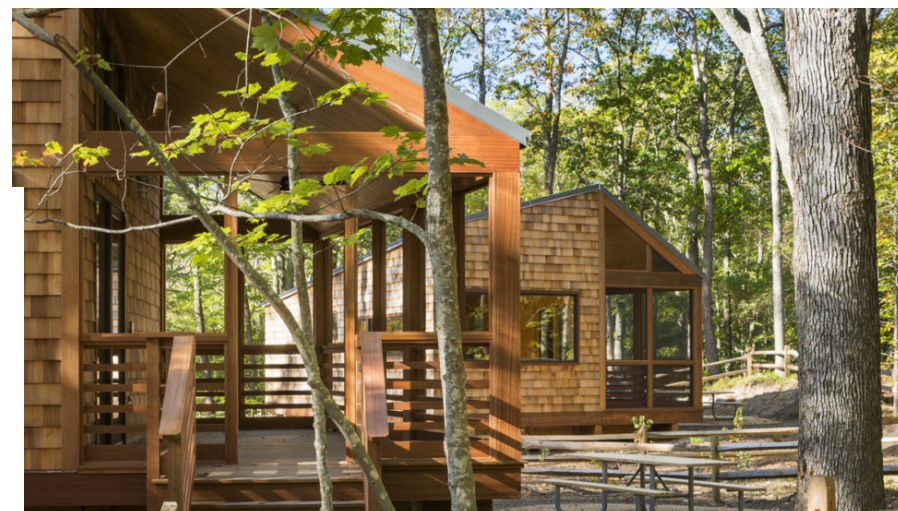
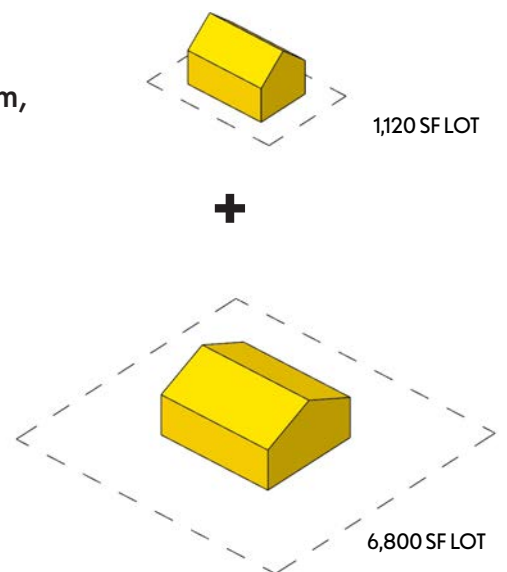


A greater quantity of smaller units and single family housing are considered.

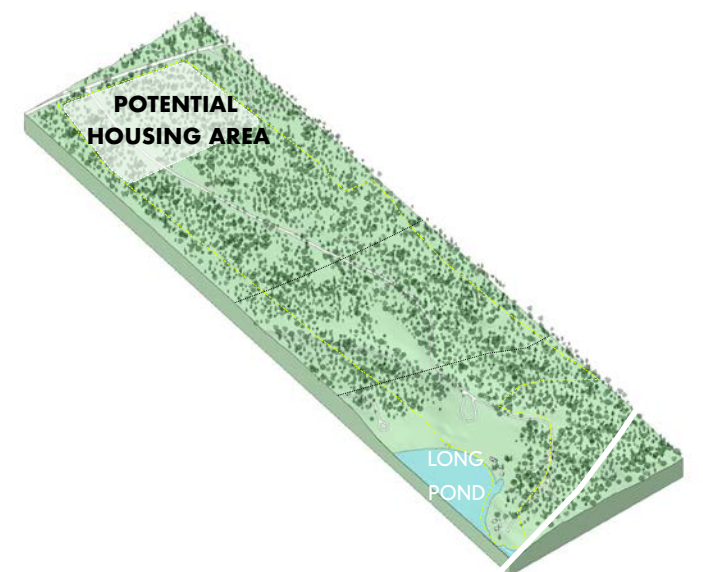


- NEW BUILD YEAR-ROUND**
- STUDIO
 - ONE BEDROOM
 - SINGLE-FAMILY
 - MULTI-UNIT
 - COMMUNAL AMENITIES

UNIT COUNT	48 UNITS
BEDS	66 TOTAL BEDS
UNIT SIZE	450 sf studio, 700 sf one bedroom, 1200 sf detached single family
SHI	48 UNITS
PARKING	18 INDIVIDUAL, 45 GROUP
PERCENT BUFFER ZONE	49%
*of Housing Designated Area	

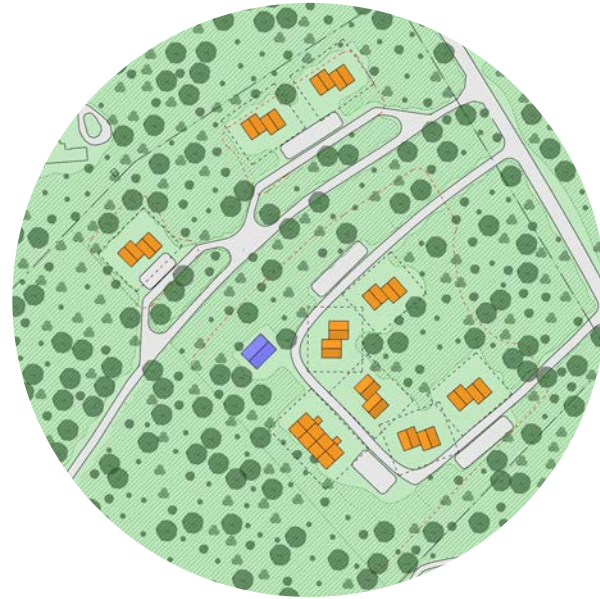


IYS Cabins, Long Island, NY



POND ILLUSTRATIVE HOUSING SCENARIOS

Town Homes



A low density configuration of town homes with group parking.



NEW BUILD YEAR-ROUND

- STUDIO
- ONE BEDROOM
- SINGLE-FAMILY
- MULTI-UNIT
- COMMUNAL AMENITIES

UNIT COUNT **44 UNITS**

BEDS **88 TOTAL BEDS**

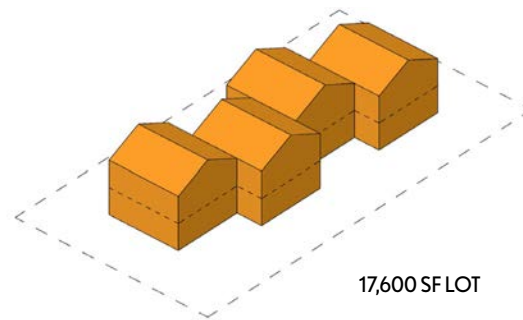
UNIT SIZE 1000 sf town homes

SHI **44 UNITS**

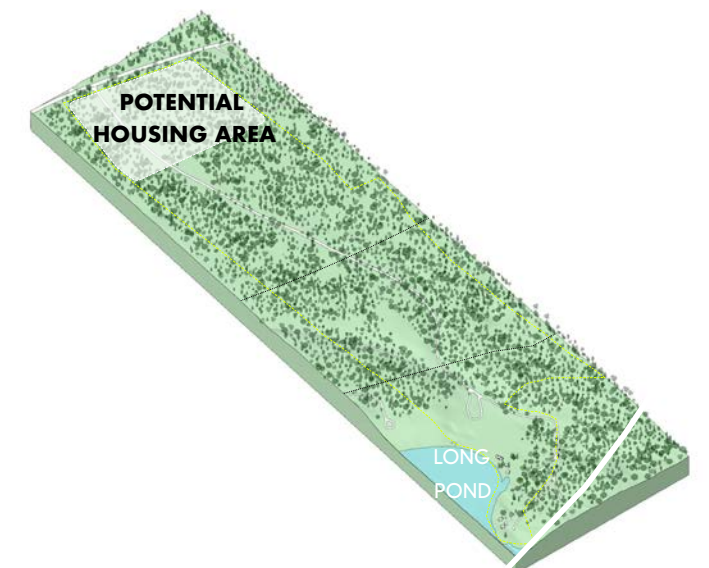
PARKING **66 GROUP**

PERCENT BUFFER ZONE **59%**

*of Housing Designated Area



Brewster Woods, Brewster, MA



POND ILLUSTRATIVE HOUSING SCENARIOS

Matrix



DETACHED SINGLE UNITS



DETACHED SINGLE UNITS



TOWN HOMES

UNIT COUNT

32 UNITS

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**PERCENT
BUFFER ZONE**

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49%

59%

*of Housing
Designated Area

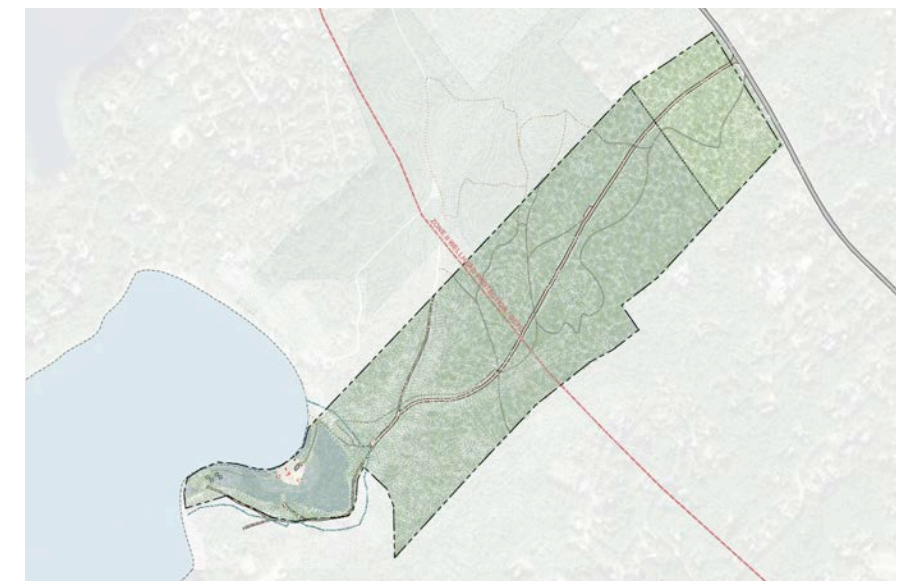
BREAKOUT ROOMS DISCUSSIONS (40 MINUTES)

- You will be randomly assigned to a Breakout Room
- Each room will include a Facilitator from the Town Staff and a member of the Design Team
- Raise your Zoom hand if you have a comment and the facilitator will call on you
- Please keep yourself on mute when you are not speaking
- Use the chat to add comments!
- After 40 minutes you will be sent back to our main room for closing remarks

**Have project-related feedback?
Send your thoughts to the Design Team!**

BrewsterSeaCamps@gmail.com

The comment period will be open through December 10th.



NEXT STEPS



- Continue to refine comprehensive plans based on community feedback
- Share refined comprehensive plans at final forum in early 2024
- Outline options for project financing and determine phased approach to project implementation

HOW TO STAY UP TO DATE WITH OUR PLANNING

Project Updates

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

Committee Meetings

Bay Property: Twice a month Tuesdays 4-6pm

Pond Property: Twice a month Wednesdays 4-6pm

Future Forum

February 2024, stay tuned for the date!

Town Meeting Vote

May 2024

**Have project-related feedback?
Send your thoughts to the Design Team!**

BrewsterSeaCamps@gmail.com

The comment period will be open through December 10th.

Thank you!