

WELCOME!

Town of Brewster Sea Camps Community Forum 4

February 15, 2024

REED HILDERBRAND

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TODAY'S AGENDA

Orientation (10 min)

- Introduction
- Where We Left Off

Pond Property (30 min)

- Final Comprehensive Plan
- Phasing and Cost Information

Bay Property (45 min)

- Final Comprehensive Plan
- Phasing and Cost Information

Q&A (30 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



Jill Scalise
Housing Coordinator



Mark Nelson
Horsley Witten



Ned Chatelain
Chair, Select Board



Katie Miller Jacobus
Vice Chair, Bay Property
Planning Committee
Chair, Brewster School
Committee



Griffin Ryder
Director of Public Works



Elizabeth Randall
Reed Hilderbrand



Madeleine Aronson
Reed Hilderbrand

INTRODUCTION

Amanda Bebrin- BPPC Chair

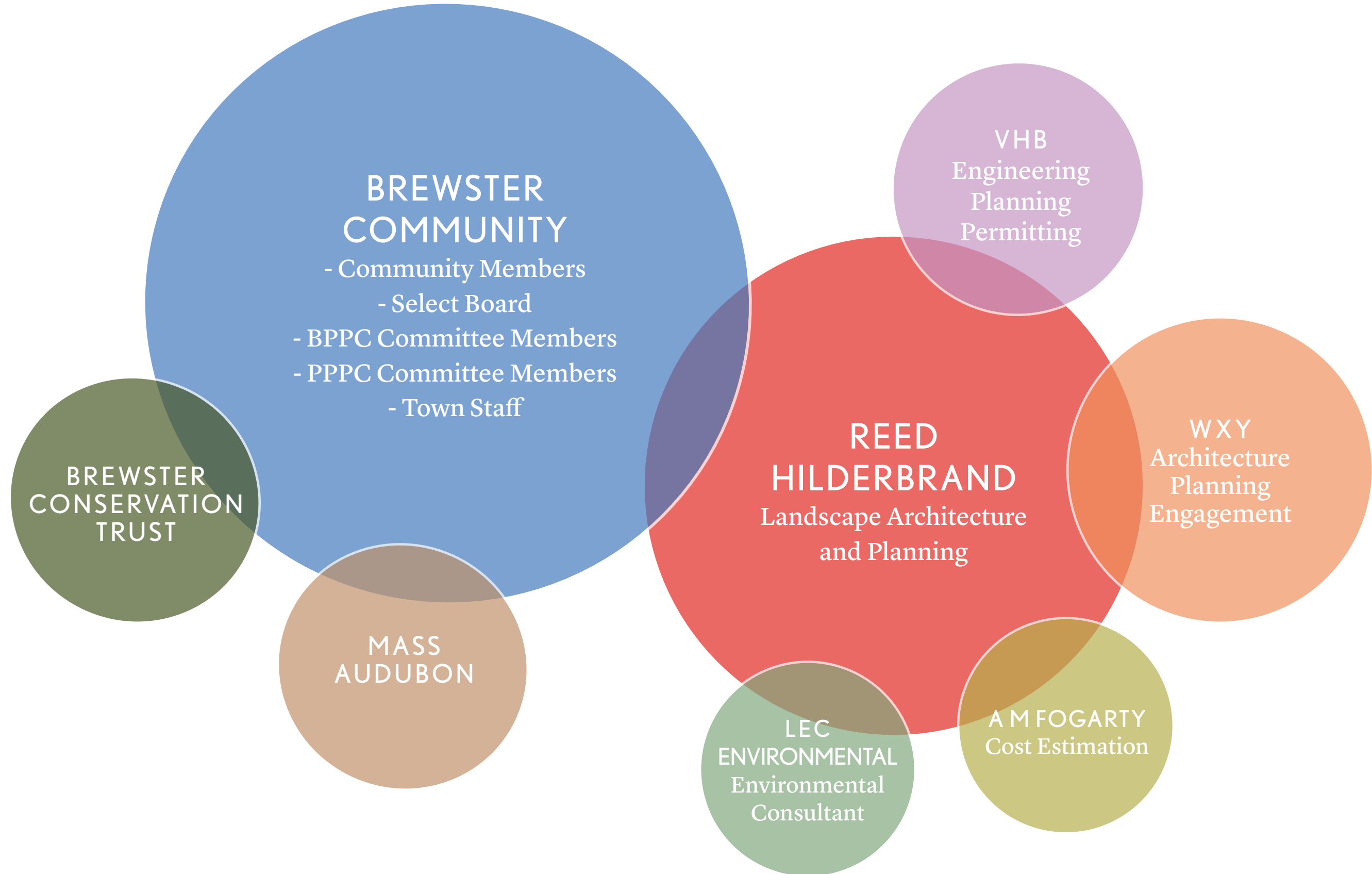


INTRODUCTION

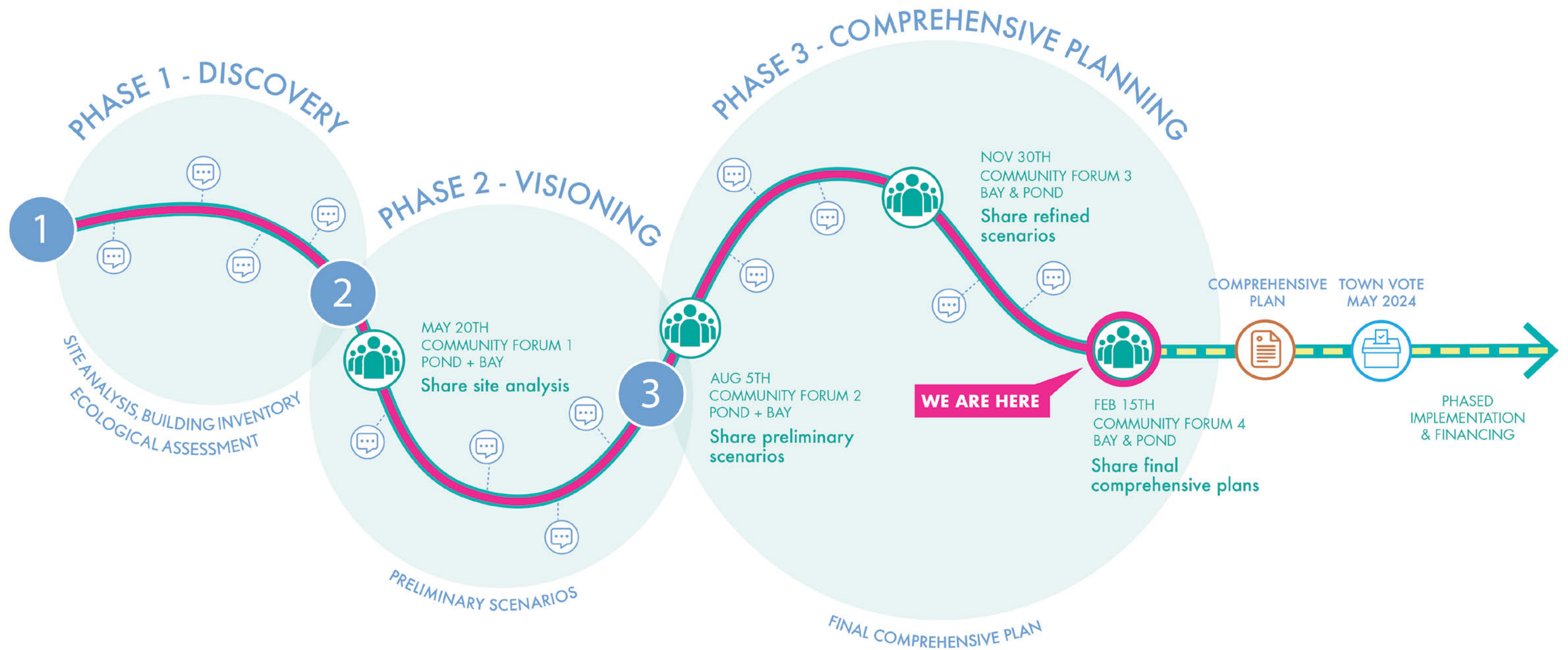
Doug Wilcock- PPC Chair



MEET OUR TEAM



WHERE WE ARE IN THE PROCESS



FEEDBACK FROM RESIDENTS



~ 400
COMMUNITY
FORUM ATTENDEES

1,367
SURVEYS
COMPLETED



~ 400
COMMUNITY
FORUM ATTENDEES

875
SURVEYS
COMPLETED



~ 250
VIRTUAL FORUM
ATTENDEES

120
EMAIL
RESPONSES

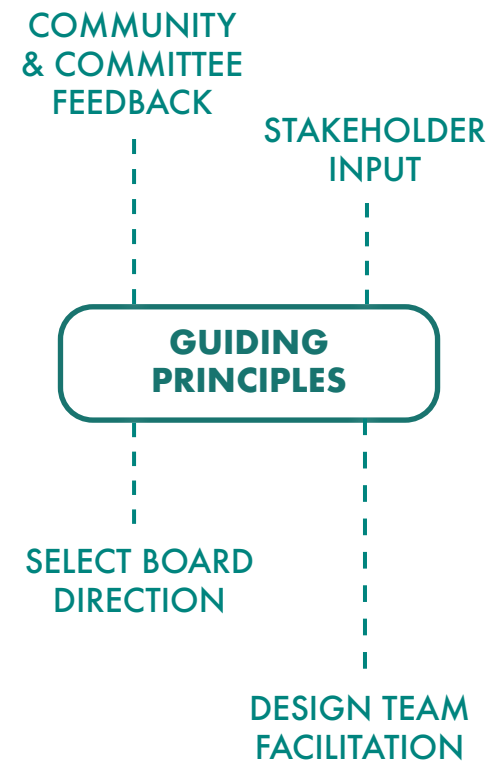
PATH TO DESIGN

Community-led Decisions

COMMUNITY OUTREACH



DISTILLED COMMUNITY FEEDBACK



PLANS THAT REFLECT TOWN GOALS & COMMUNITY VALUES



WHAT ARE OUR GOALS FOR TODAY?

- 1 Share final comprehensive plans and address key questions from the community
- 2 Explain preliminary phasing plans and cost estimate information
- 3 Answer your questions

WHAT WE HEARD

Key Takeaways about Both Properties

Overall, the plans are great!

How would a **wastewater treatment plant** work? Who would it serve, what would it look like?

Housing should be on at least one of these properties.

The **Mass Audubon** partnership is exciting but how would it work? Would there be a membership cost to residents? Would the properties always be accessible to the public? What is Mass Audubon paying to the Town?

I'm glad we are **balancing** reuse of existing buildings with demolishing buildings that would be too expensive to renovate.

These plans will **cost** a lot. How will we pay for this? Can **phasing** help manage costs? How will this impact my **taxes**?

I support the proposed **conservation areas** and the prioritization of **ecological restoration**.

I prefer the **denser housing** options. The town needs these units.

I'm excited about the various **recreational opportunities** on both plans!

POND PROPERTY

POND PROPERTY



WHAT WE HEARD

Pond Property

I support **walking trails, public beach access, and a Mass Audubon** partnership!

I support **housing** here as long as **wastewater treatment** can address water quality concerns.

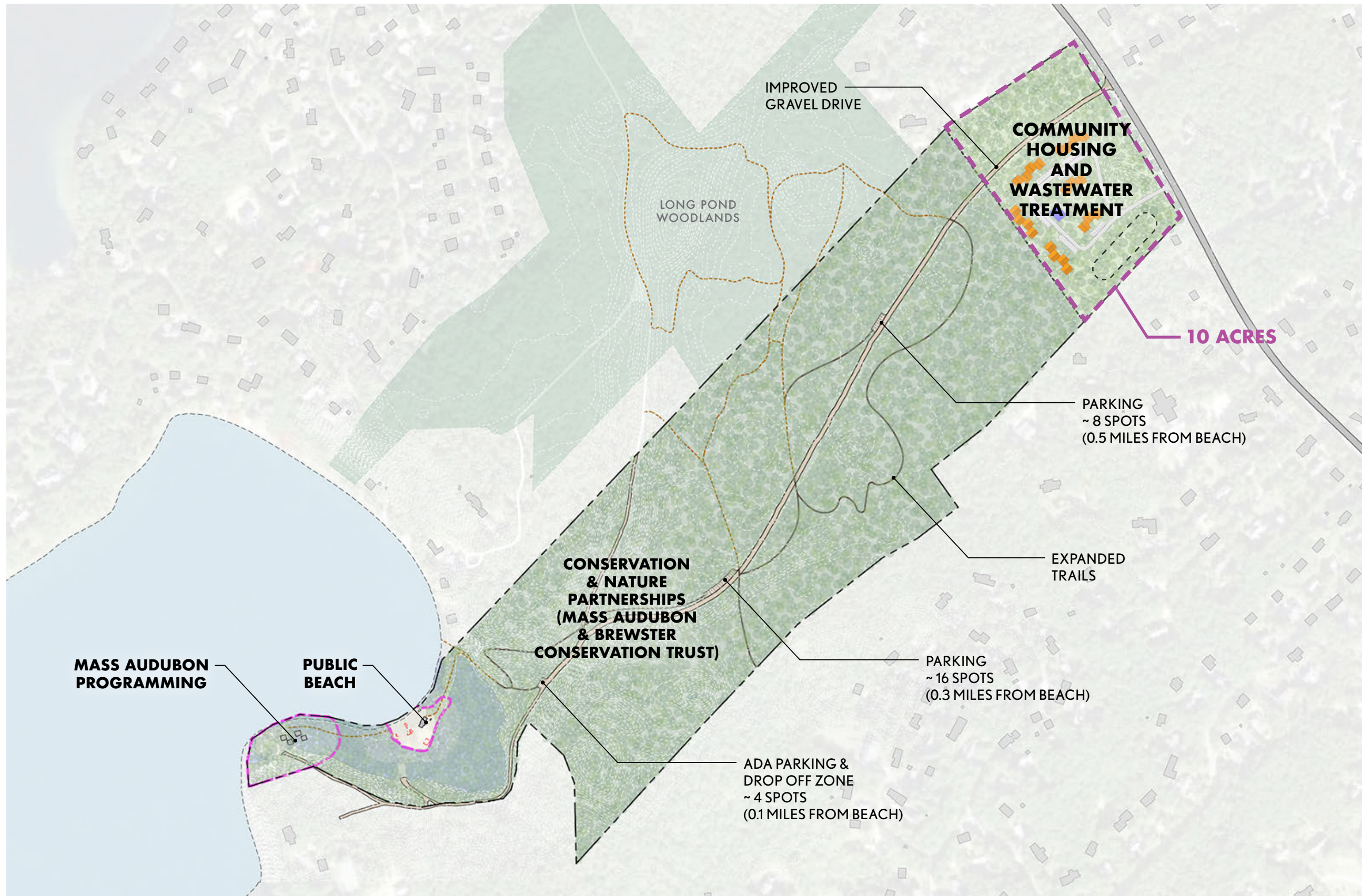
I'd like to avoid **housing** in the **Zone II**. I'm concerned it will impact the town's drinking water supply and the watershed to Long Pond.

I want to make sure the beach is **universally accessible** for all.

Will **housing** impact **water quality** if a water treatment plant is introduced? Would a **wastewater treatment plant** have an odor and what does it look like?

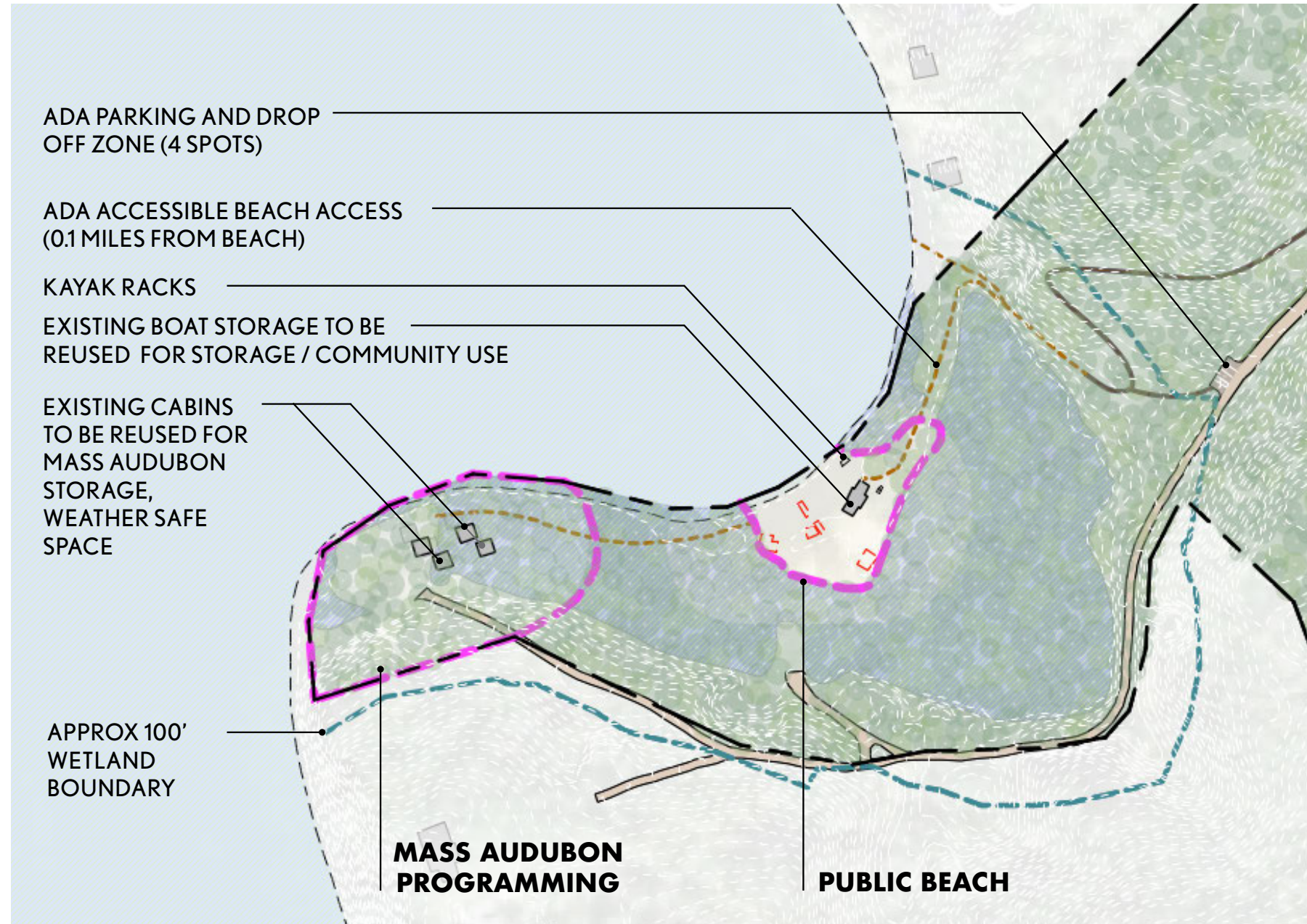
PROPOSED POND PROPERTY PLAN

Overall Plan



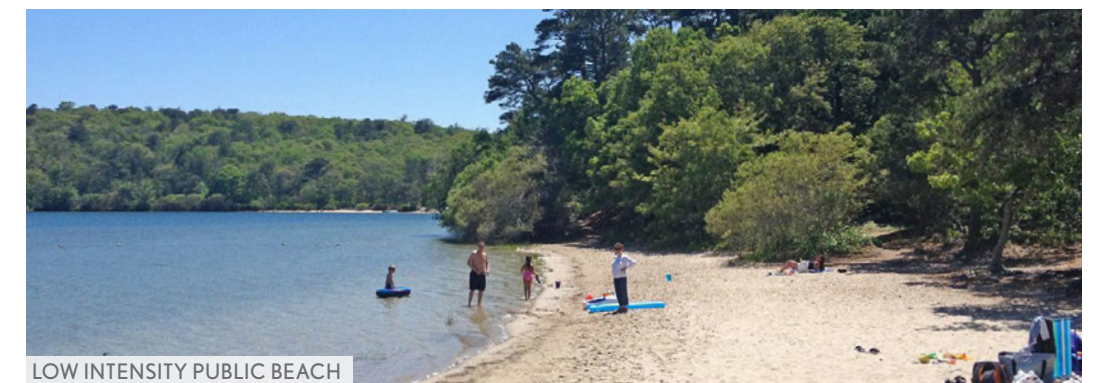
PROPOSED POND PROPERTY PLAN

Enlarged Beach Access Area



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



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.

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.
- The Town, through our community engagement process, determine housing should be included on at least one of these properties.
- Providing affordable and attainable housing is supported by the Town Vision Plan, the Local Comprehensive Plan, the Housing Production Plan, and the Select Board Strategic Plan, evidencing widespread conceptual support among the community.
- Massachusetts has established a 10% Statutory Minimum for affordable housing in every municipality through Massachusetts General Laws Chapter 40B, Sections 20-23.

HOUSING GOALS

Massachusetts Affordable Housing Statutory Standards

How many total units does the Town need to fulfill the 10% State Statutory Minimum?

517 Subsidized Housing Inventory (SHI) units

What other affordable housing developments in Town are in progress, and how many units are they contributing?

45 units have been permitted for Spring Rock Village off Millstone Road. Two Habitat for Humanity homes are under construction on Phoebe Way. These affordable units are already included in Brewster's current 372 SHI units (7.2% SHI).

How many more housing units does the Town need to meet the state's 10% threshold?

145 affordable units. The proposed unit number is illustrative based on the site area. The actual number of units will be determined through the feasibility and RFP phases.

How many total SHI units does the Town currently have?

The Town currently has 372 units (7.2%) on its Subsidized Housing Inventory (SHI).

HOUSING GOALS

Massachusetts Affordable Housing Statutory Standards

Is there a specific timeframe to meet the 10% standard?

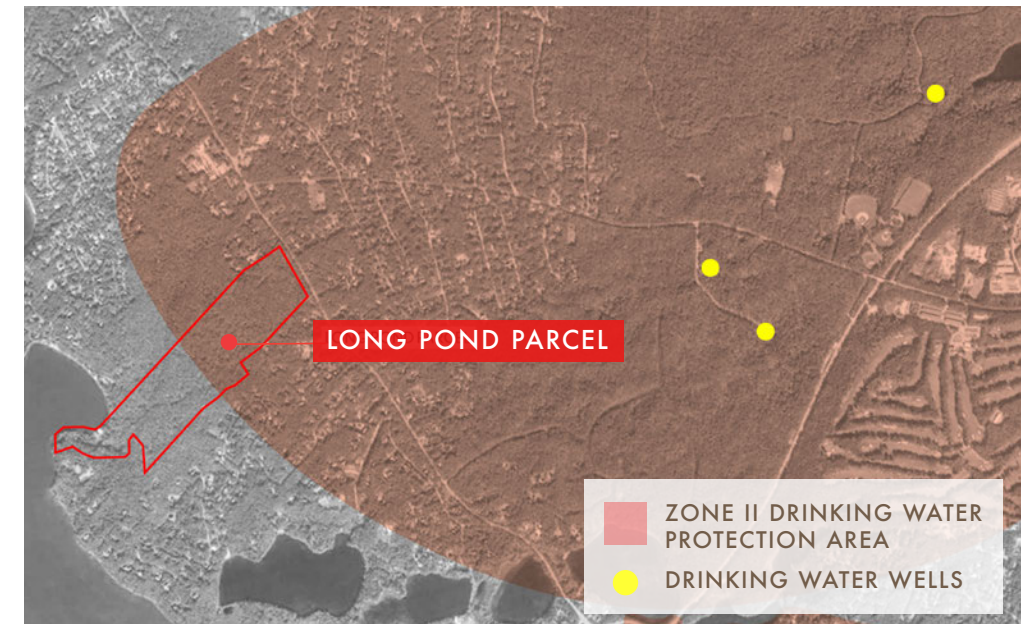
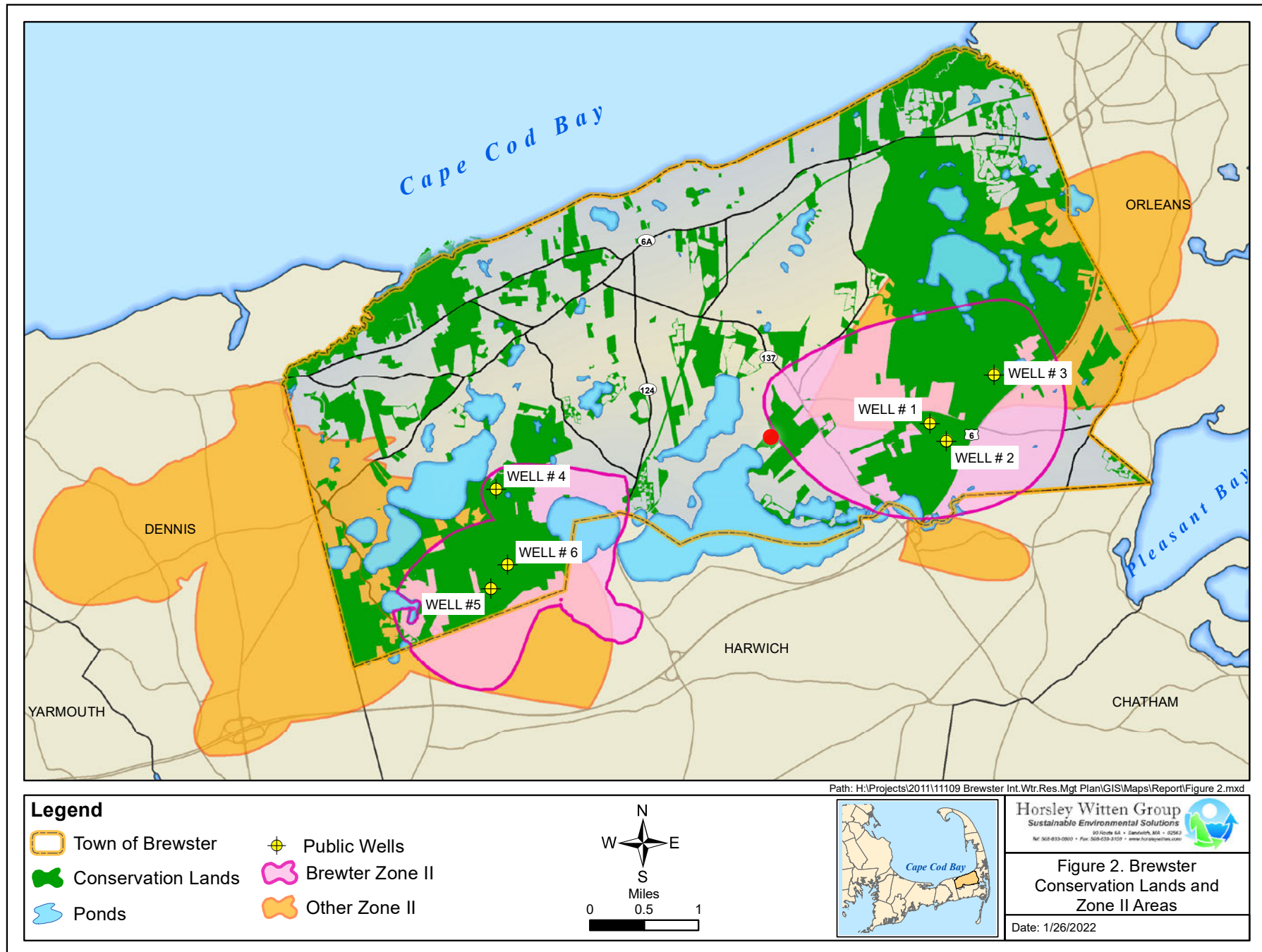
No, however, Brewster has a state approved and certified Housing Production Plan with strategies to work towards the 10% statutory minimum. Brewster's Local Comprehensive Plan aspires to attain the 10% goal by 2029. Housing affordability challenges in Brewster have significantly increased in the past 3-5 years.

Are there consequences for not meeting the threshold?

Yes, when towns are below the 10% minimum threshold, they lose some local control over permitting and design of affordable housing projects.

POND PROPERTY - WATER QUALITY AND WASTEWATER TREATMENT

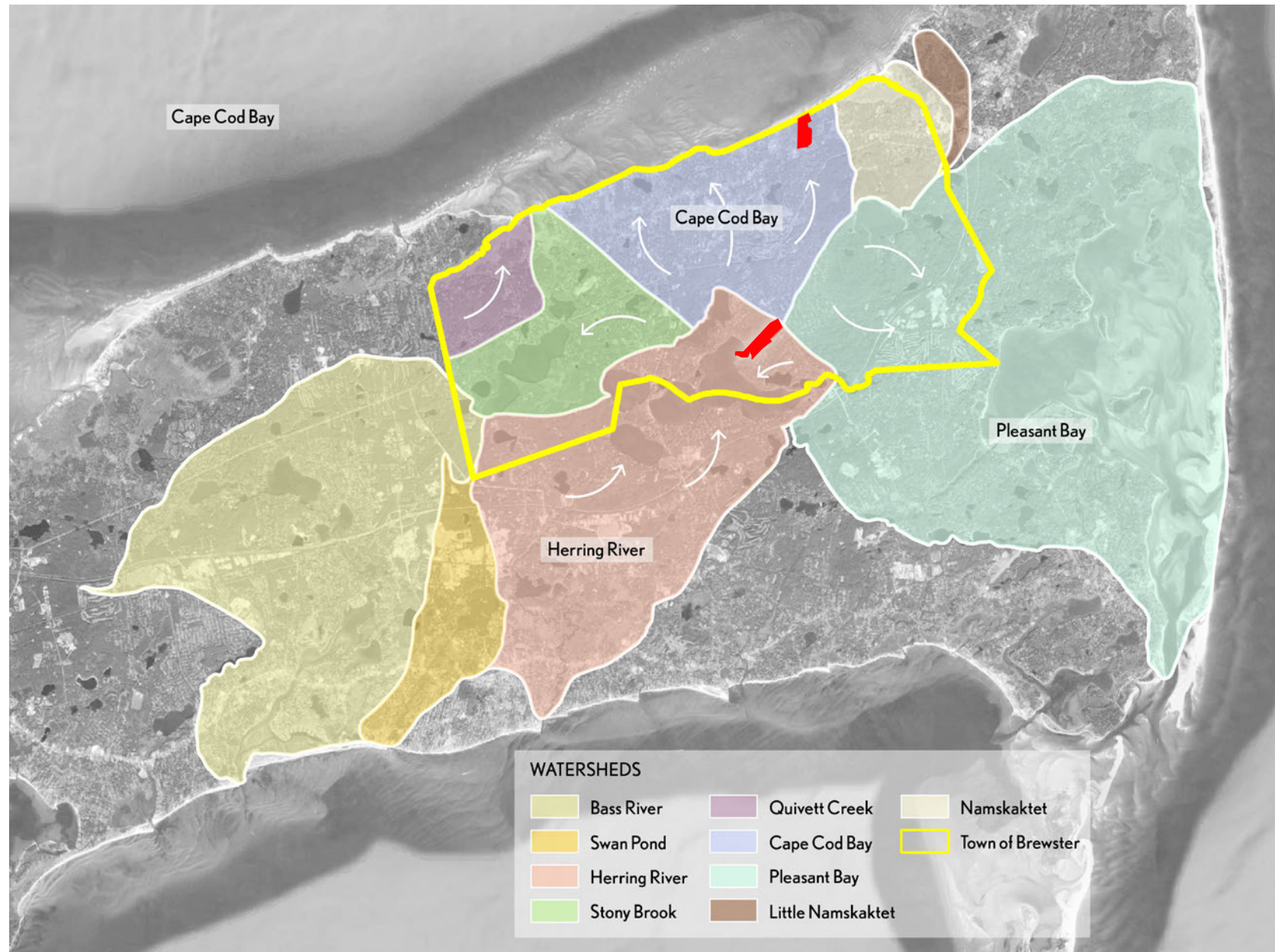
Zone II



- 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 a new wastewater treatment plant on the Pond Property would improve overall Zone II water quality

POND PROPERTY - WATER QUALITY AND WASTEWATER TREATMENT

Regional Watershed



- Introduction of a new wastewater treatment plant on the Pond Property would also improve overall Long Pond & Herring River water quality
- 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

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

POND PROPERTY - WATER QUALITY AND WASTEWATER TREATMENT

Key Questions

Who would the wastewater treatment plant serve?

It would serve the housing development on the Pond Property and eventually connect to other residences in the surrounding neighborhoods to replace traditional septic systems.

Does a wastewater treatment plant conflict with Zone II Regulations?

No, Zone II does not restrict building housing or a wastewater treatment plant but it does limit the amount of nitrogen that can be discharged from a septic system. A proposed treatment plant would help with this.

What types of chemicals would it treat?

It would provide treatment for nitrogen and phosphorus that can impact the Herring River and Long Pond and can also remove bacteria and viruses. Advanced technologies are available to treat other chemicals. The cost of these treatment options would be evaluated during the conceptual design phase.

Would it have a negative environmental impact?

No. Introduction of new wastewater treatment would improve overall Long Pond and Herring River water quality.

POND PROPERTY - WATER QUALITY AND WASTEWATER TREATMENT

Key Questions

Would the wastewater treatment plant have an odor or a sound? What would it look like?

The wastewater treatment plant would be underground, and may be located either under a lawn or partial parking area. It would not have an odor or a sound.



Comparable wastewater treatment plant at Maplewood Senior Living facility on Route 124

POND PROPERTY - HOUSING ILLUSTRATIVE SCENARIO

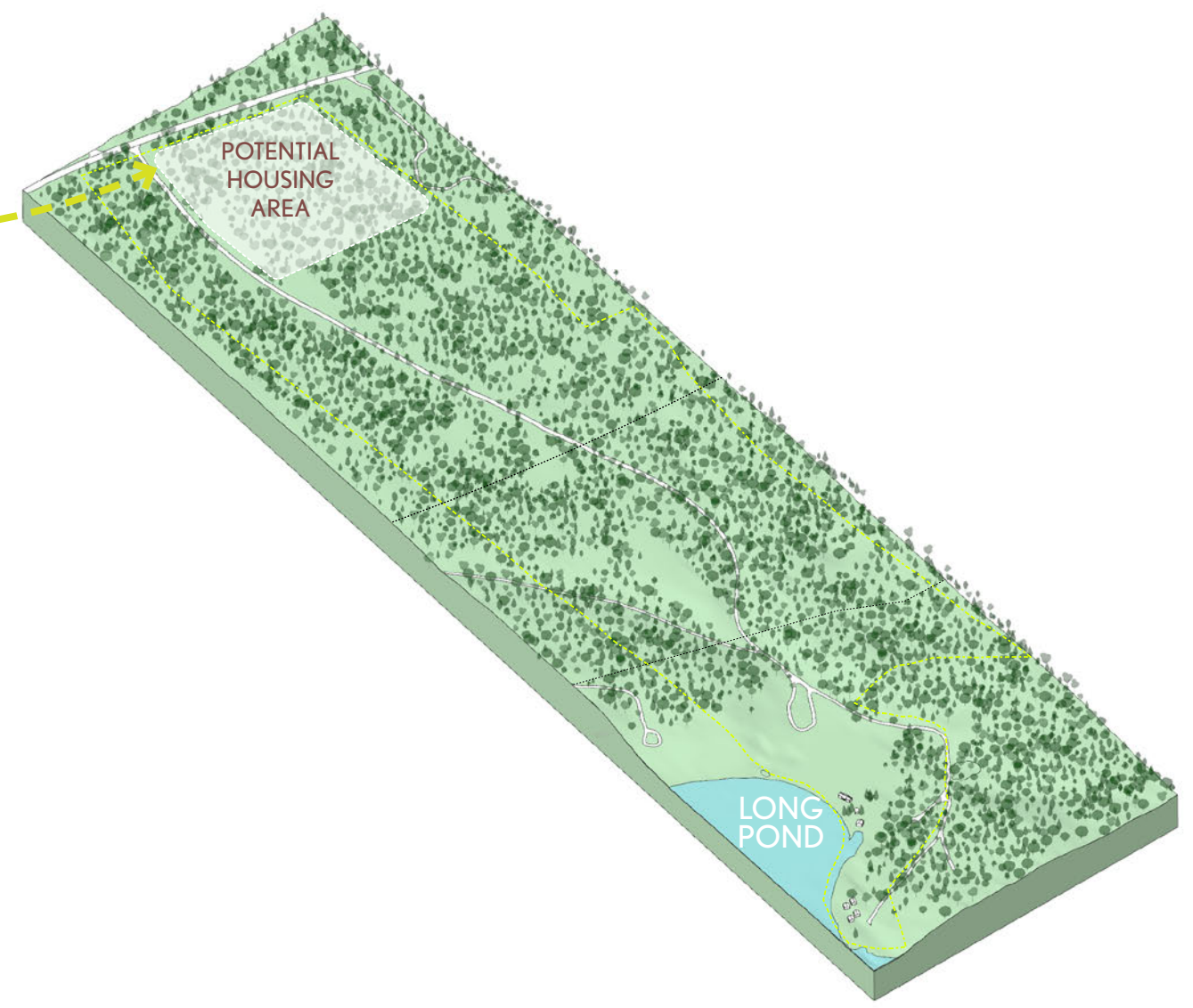
Context



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

Site Analysis and Principles

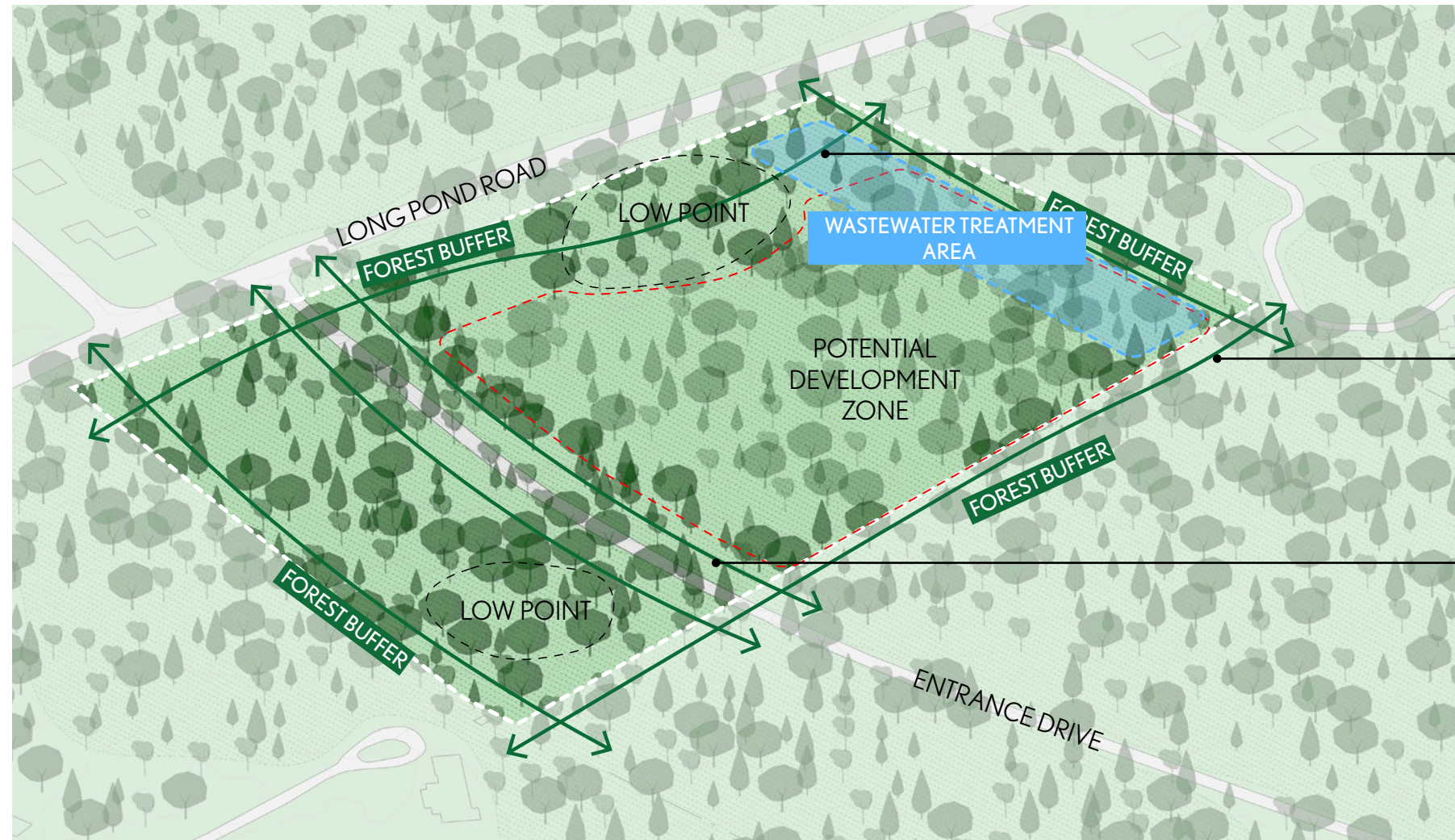
Area designated for housing accounts for wooded buffers and setbacks.

Example shows 44 units (88 bedrooms) within 10 acres adjacent to Long Pond Road.

Contemplates year-round, newly constructed, deed-restricted housing.

Parking areas are fully accounted for.

Wastewater treatment is envisioned within a maximum footprint of 1 acre.



LOT EDGES - 150 FT SETBACK

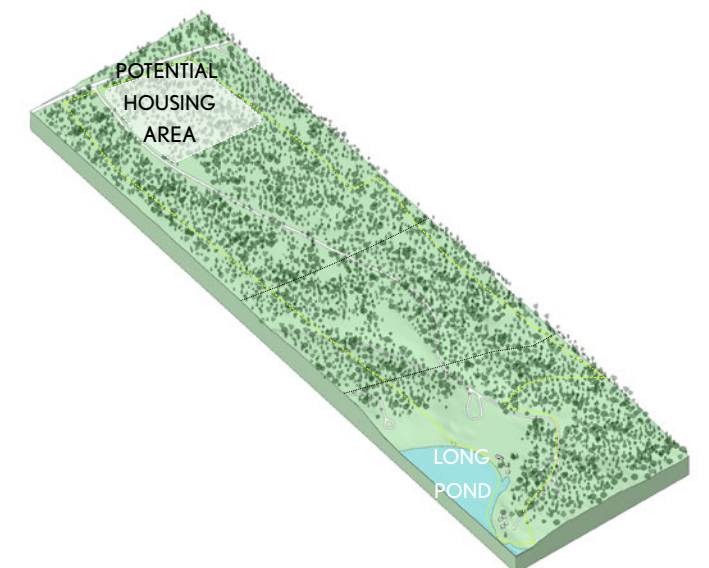
LOT EDGES - 40 FT SETBACK

ENTRANCE BUFFER - 50 FT SETBACK

*considered setbacks are not an explicit zoning requirement

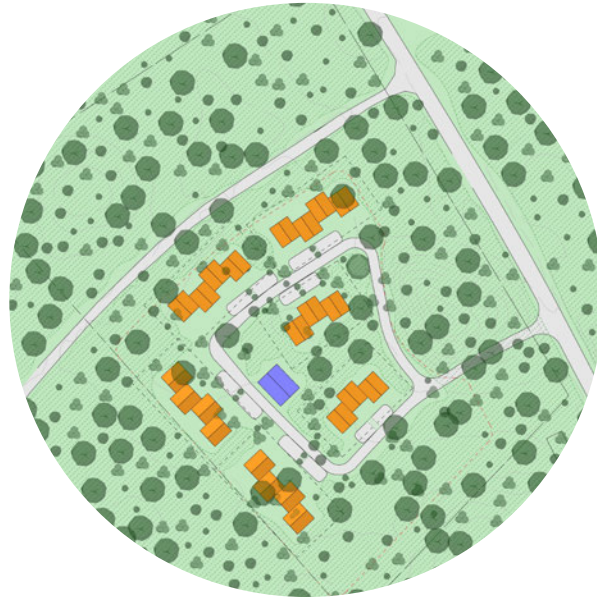


Malpet Farms, South Dennis, MA



POND PROPERTY - HOUSING ILLUSTRATIVE SCENARIO

Town Homes



A low density configuration of town houses with group parking.



NEW BUILD YEAR-ROUND
ORANGE MULTI-UNIT
BLUE COMMUNAL AMENITIES

UNIT COUNT 44 UNITS

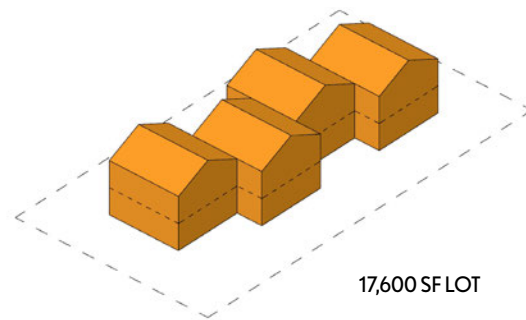
BEDS 88 TOTAL BEDS

UNIT SIZE 1000 sf town homes

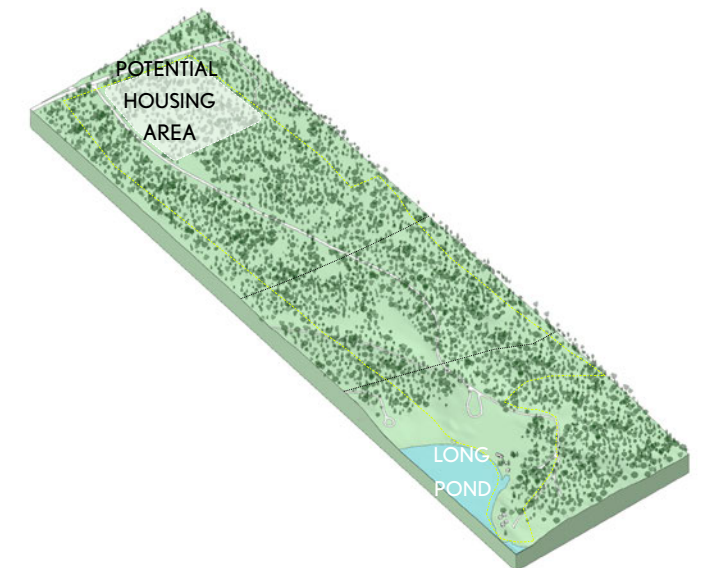
SHI 44 UNITS

PARKING 66 GROUP

PERCENT BUFFER ZONE 59%
*of Housing Designated Area



Malpet Farms, South Dennis, MA



POND PROPERTY - HOUSING ILLUSTRATIVE SCENARIO

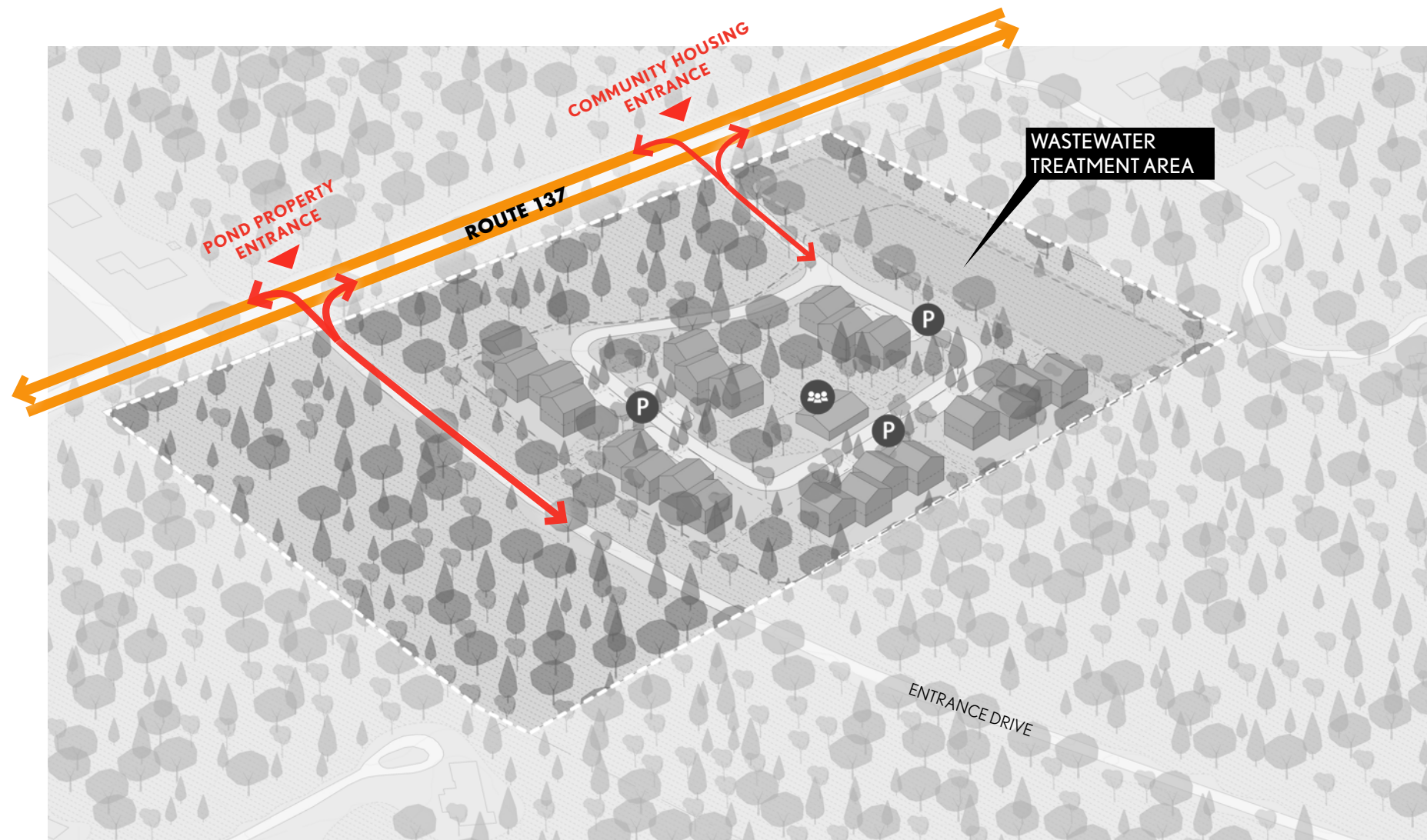
Town Homes

- 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 - PRELIMINARY TRAFFIC STUDY

- Beach and trail access, Mass Audubon programming, and housing are not anticipated to contribute to any traffic complications on Route 137.
- There would be two separate entrances off of Route 137 – one for community access including use of the trails and beach, and another for the new housing development.



WHY IS THE POND PROPERTY A GOOD LOCATION FOR COMMUNITY HOUSING?

Key Considerations

LOCATION

The 10-acre zone for proposed community housing is adjacent to existing residential areas.

WASTEWATER TREATMENT

Wastewater treatment is needed in this area and any such systems could be relatively easily integrated into adjacent neighborhoods in the Herring River and/or Pleasant Bay watersheds to help meet the Town's nitrogen mitigation requirements.

ACCESS TO PUBLIC TRANSIT

Route 137 has an existing CCRTA bus route. New stop could easily be added, similar to Brewster Woods and Serenity apartments on Route 124.

TRAFFIC

Housing would not present traffic complications.

TIMELINE

Housing feasibility study, design and construction can be done on a relatively quick timeline (4-6 years).

HOW WOULD COMMUNITY HOUSING BE PURSUED ON THE POND PROPERTY?

Public/ Private Partnership with a Developer

How does the process start?

The first step would be a housing feasibility study. At the same time, the Town would work through conceptual design for the wastewater treatment facility.

How does a public/private housing partnership work on Town Property?

Typically, Brewster would issue a Request For Proposals (RFP) providing general parameters for potential development. The Town would then enter into a land disposition agreement and long-term lease with the selected developer. The developer would be responsible for permitting, funding, building, and managing the housing.

Would the community have input on the design of the housing and site?

Yes, the community would have input during the formation of the RFP and would also be able to comment during the permit hearings. The RFP would provide guidance, identify preferences, and create design criteria for the developer.

HOW WOULD COMMUNITY HOUSING BE PURSUED ON THE POND PROPERTY?

Public/ Private Partnership with a Developer

How would the proposed community housing be funded?

Constructing new community housing is usually done through a public/private partnership where the developer is responsible for securing funding. In similar affordable housing circumstances like Brewster Woods or Spring Rock Village, Brewster has provided land, obtained grants, and contributed both Community Preservation Act (CPA) and Affordable Housing Trust funds.

How long would it take to permit, design, and build housing and wastewater treatment?

Approximately 4-6 years. Wastewater treatment construction would occur prior to housing construction.

Would all the units be affordable and included on the Subsidized Housing Inventory (SHI)?

Yes

HOUSING GOALS

Meeting the Goals of the Brewster Housing Production Plan 2022 - 2027

- Increase and diversify year-round housing options in Brewster for a range of income levels and housing types
- Prevent displacement of current residents and facilitate housing mobility for households looking to move within or into Brewster.
- 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.
- Continue to build capacity to produce housing through staffing, funding, regional partnerships, advocacy and education, and relationships with nonprofit and for-profit developers.

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 kids programming



MASS AUDUBON

How would the partnership work at the Pond Property?

Would there be membership costs to residents?

No membership costs to access any portion of the properties.

What parts of the property would not be accessible to the public?

Public Access would only be restricted on the westernmost point of the property adjacent to Long Pond (approximately 1.5 acres) when Mass Audubon has programming for children (primarily during the summer months).

What would the Town be paying for and would the Town be receiving any of the fees collected for Audubon programs?

The Town would be paying for all property improvements and would maintain the property. Mass Audubon would contribute \$1.5M to help cover a portion of the \$6M acquisition cost of this property. The Town would not receive any additional compensation. Mass Audubon would provide input on establishing nature trails and technical expertise on ecological management/design of the property.

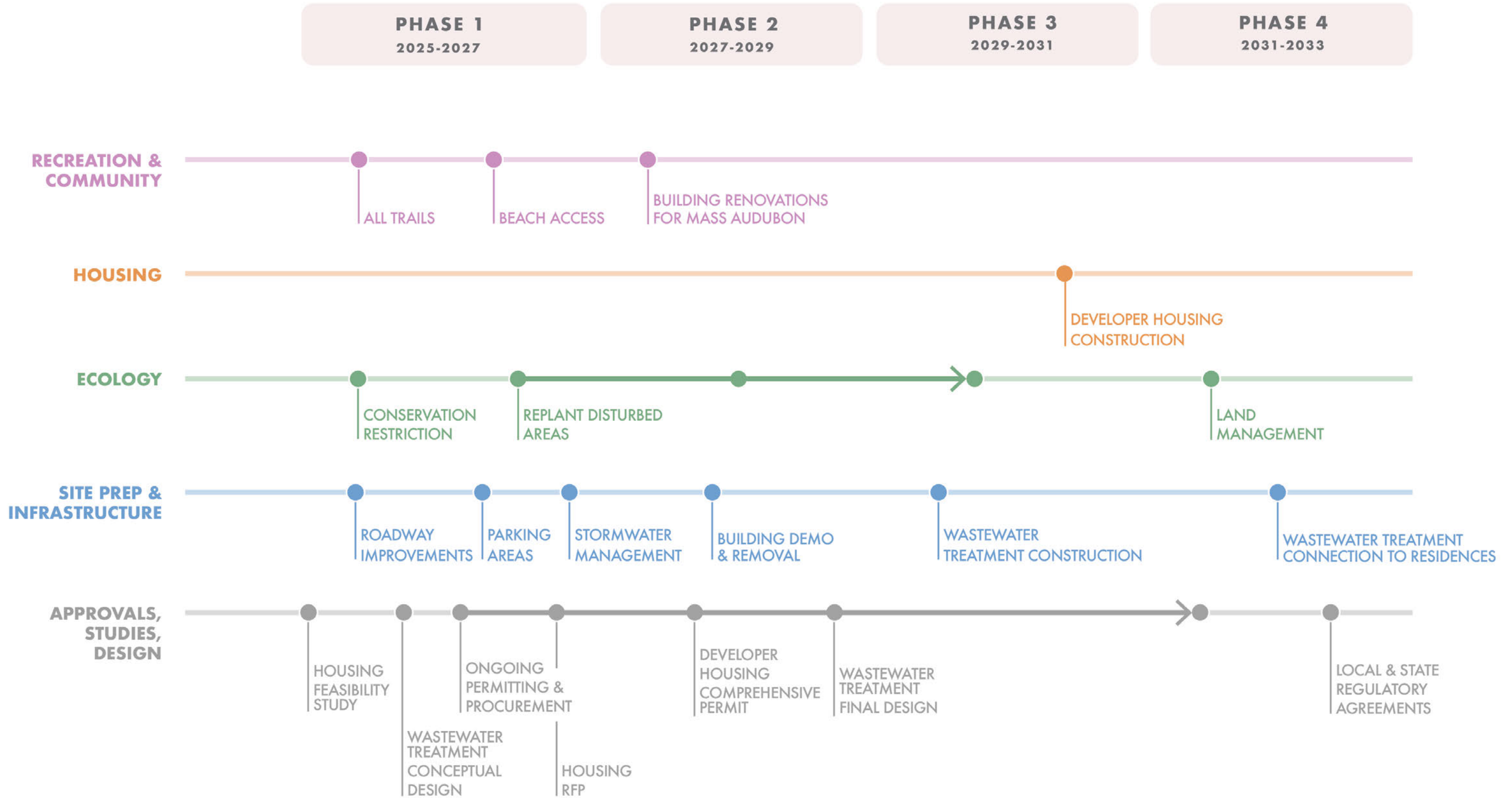
Where would Mass Audubon's pledge money be applied?

It would be applied to reduce the Town's remaining obligations to pay for purchasing this property. After accounting for BCT and Mass Audubon's \$2.5+M combined contributions and previous Town appropriations, only about \$750,000 of the acquisition cost remains to be financed.

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

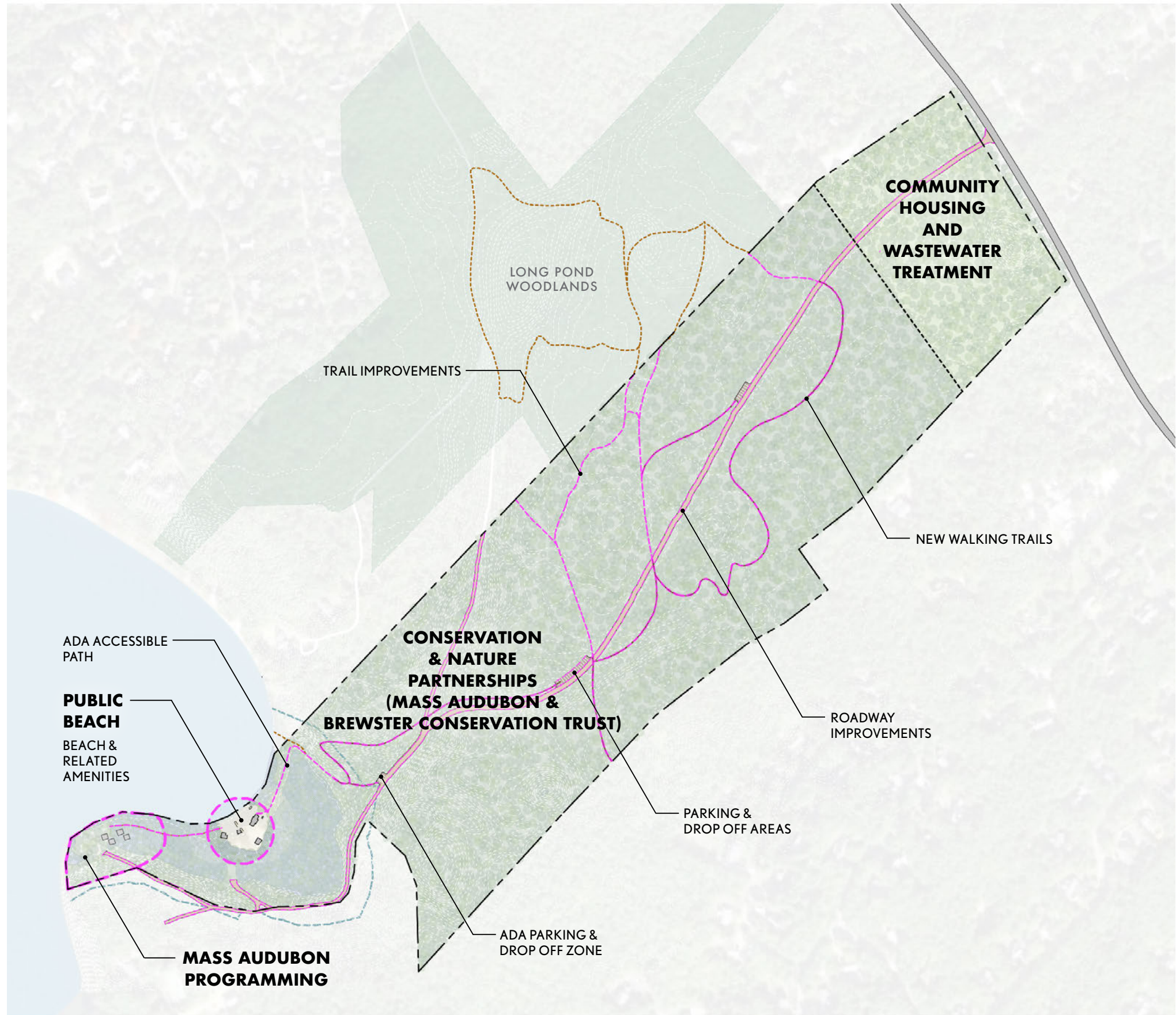
ECOLOGY

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

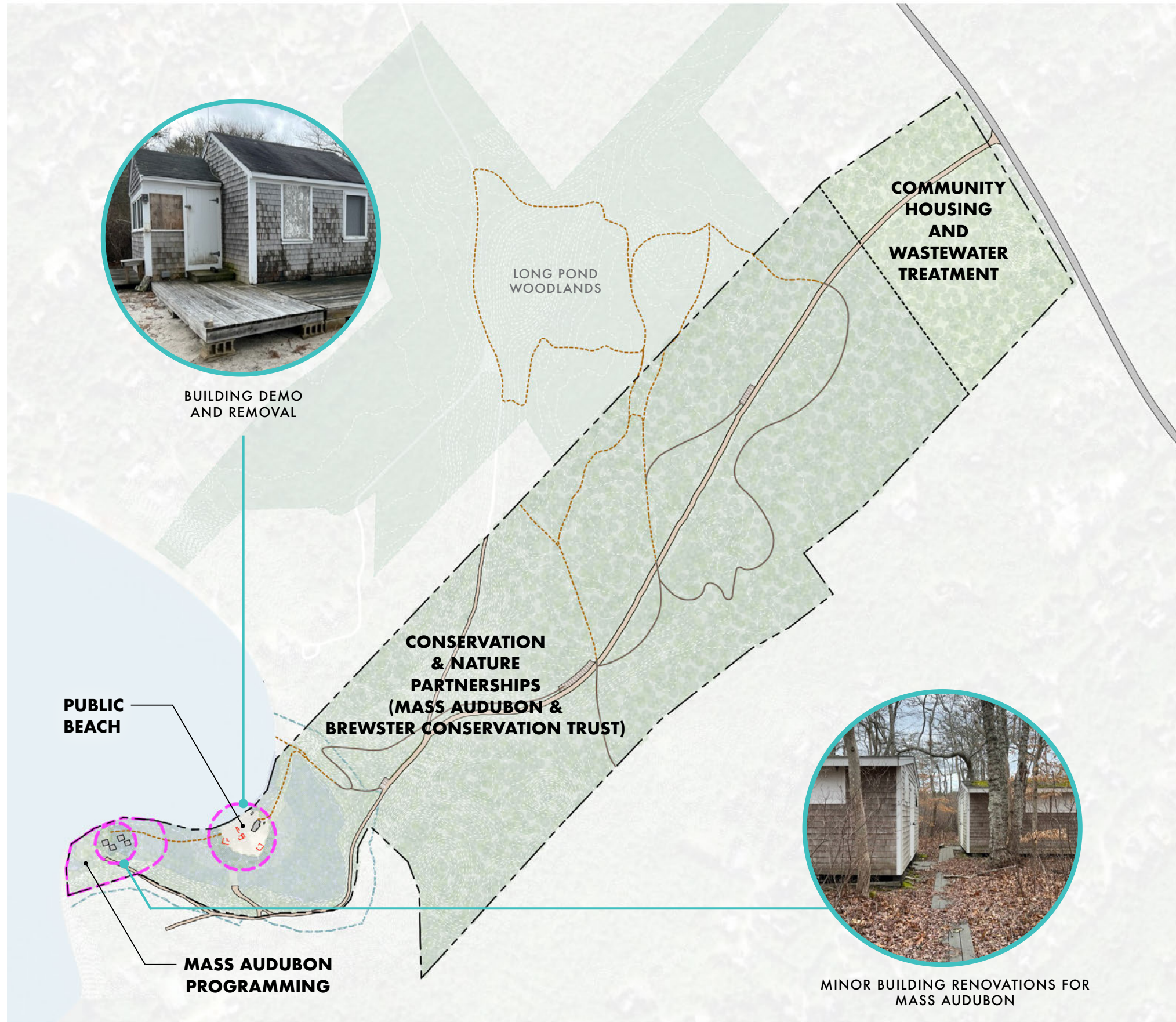
Minor building renovations for Mass Audubon

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

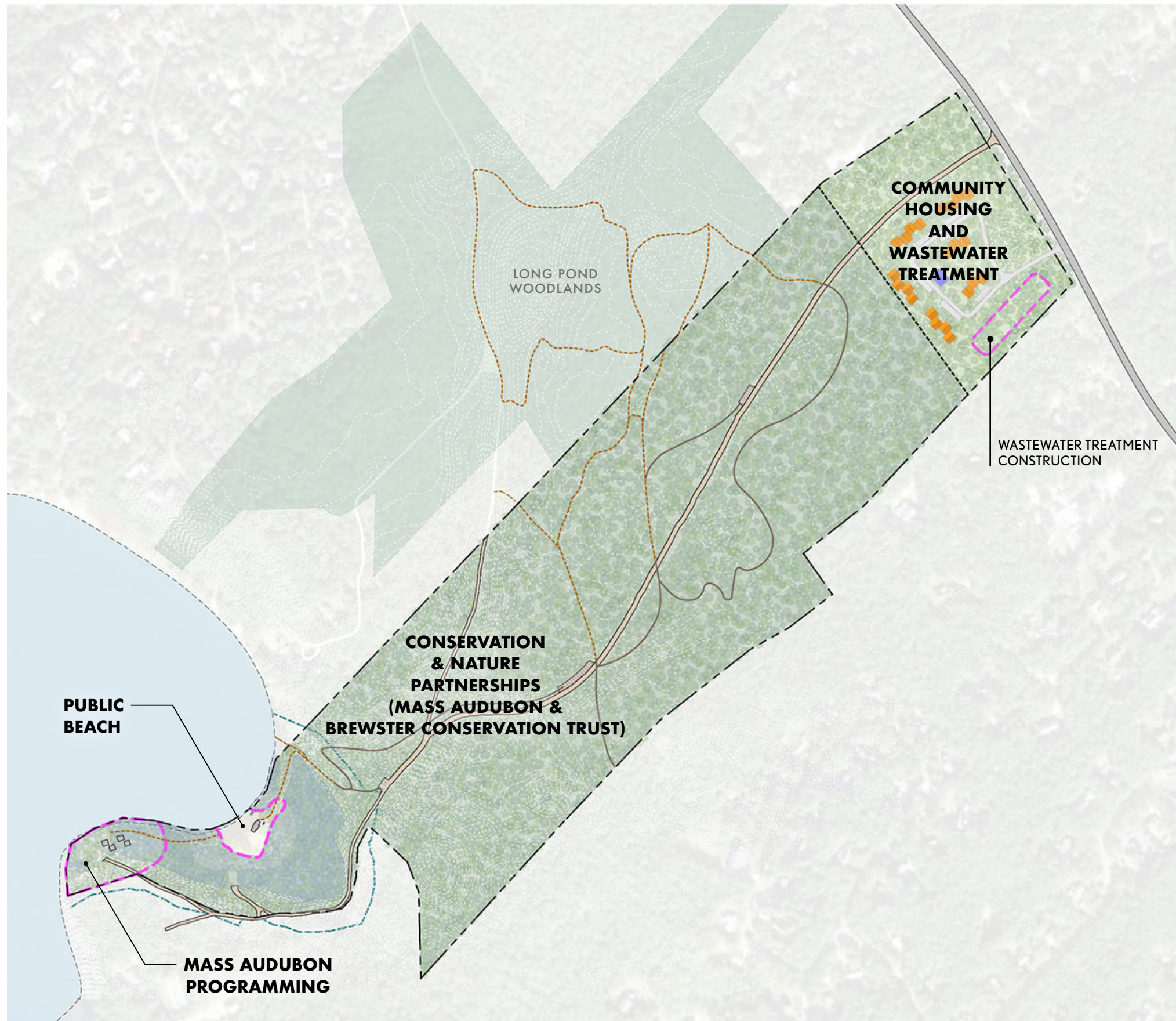
RECREATION & COMMUNITY USE

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)

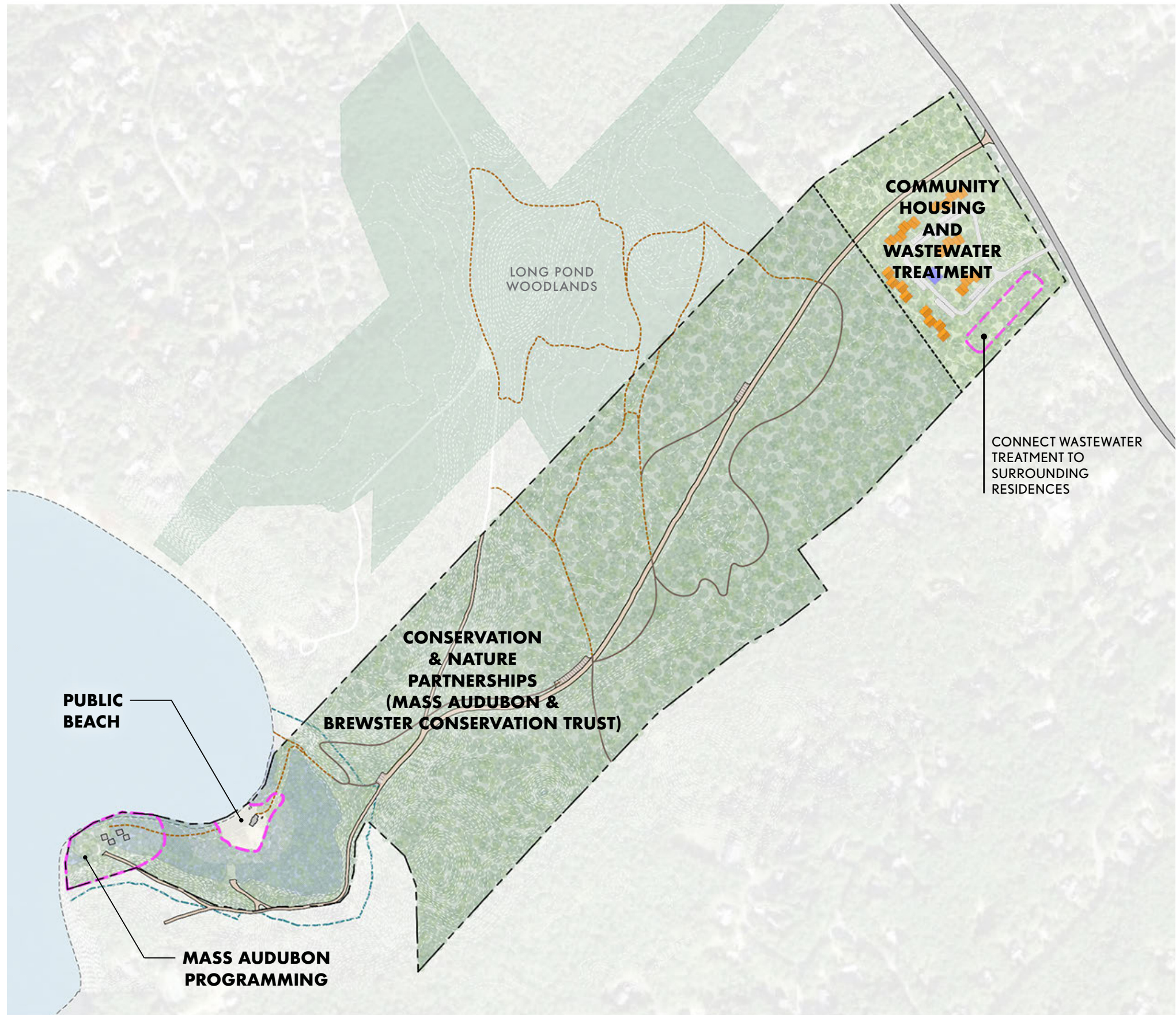
HOUSING

RECREATION & COMMUNITY USE

ECOLOGY

Land management

PHASE 4 TOTAL COST:
\$TBD



A photograph of a property, likely a camp 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. The text "BAY PROPERTY" is centered in white, bold, sans-serif font.

BAY PROPERTY

WHAT WE HEARD

Bay Property

When would a **Community Center** be designed and built? What happens in the meantime?

A new **Community Center** is important but it's **expensive**. Does the Town really need one? And how will we pay for it?

Will the **Eddy School** eventually become available for a **Community Center**?

I am in **support** of leaving space for a **new Community Center building**, to house both the Rec and COA programs.

WHAT WE HEARD

Bay Property

I am **excited** about the trails, artist cabins, pool and beach access, and a playground!

I **support housing** on the Bay Property both for year-round affordable housing and an option combined with seasonal workforce, but am interested in learning more about the ownership structure.

I'm concerned about **traffic impacts** on Route 6A and relating to the intersection at Millstone Rd.

New community gardens would be great but I'm concerned they will look **messy** from 6A.

I prefer the **pollinator meadow** be **smaller** so there is more flexibility for outdoor events and overflow parking.

Will **tennis courts** be fully utilized?

BAY PROPERTY - OVERALL EXISTING FRAMEWORK



BEACH



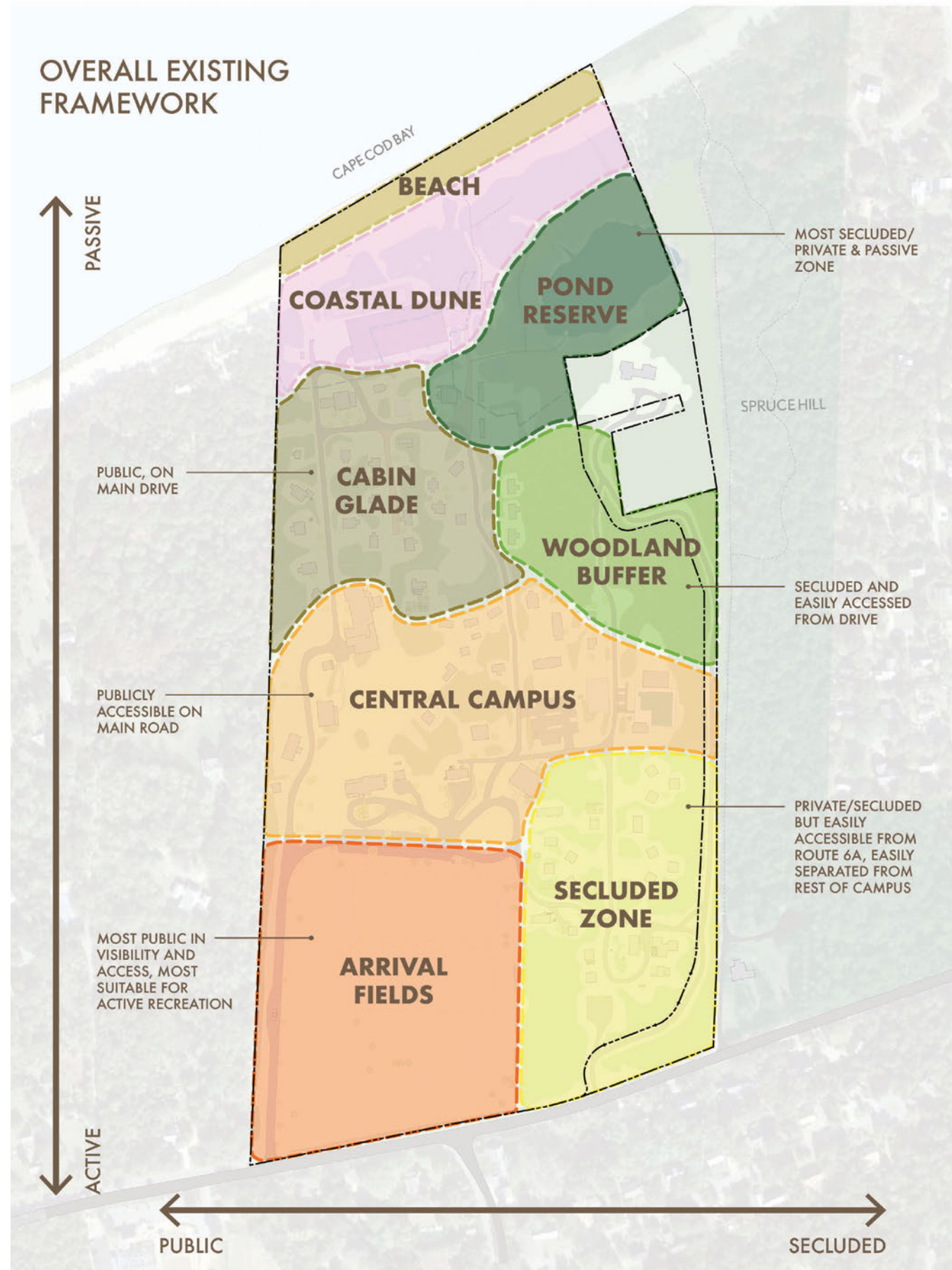
COASTAL DUNE



CENTRAL CAMPUS



ARRIVAL FIELDS



POND RESERVE



CABIN GLADE



WOODLAND BUFFER



SECLUDED ZONE

OVERALL PLAN

Bay Property



RESTORE COASTAL DUNE



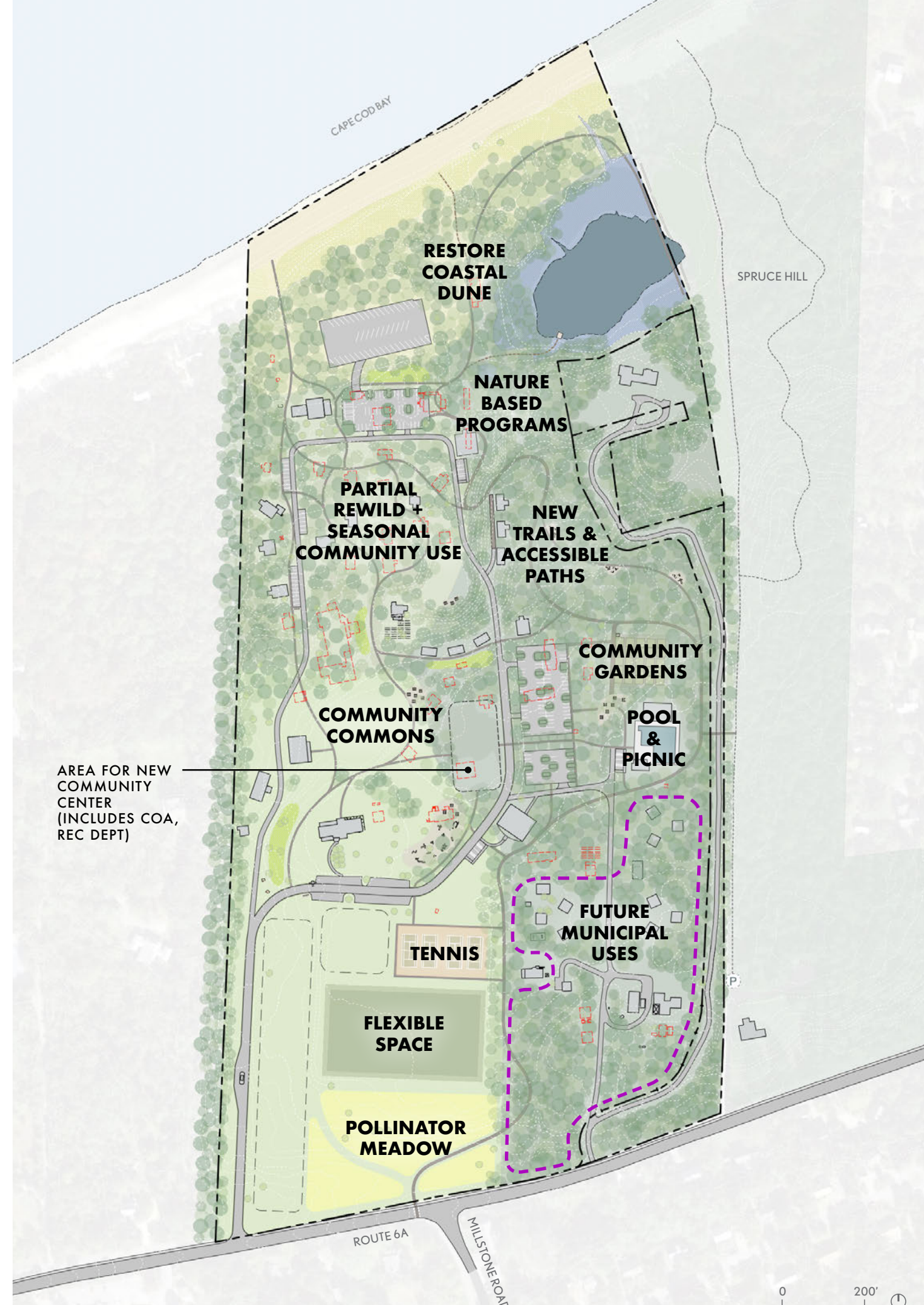
PARTIAL REWILD & SEASONAL COMMUNITY USE



COMMUNITY COMMONS



FLEXIBLE SPACE



NATURE BASED PROGRAMS



NEW TRAILS & ACCESSIBLE PATHS



POOL



WOODLAND BUFFER



COMMUNITY GARDEN

EXISTING 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

- 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



REUSE PICNIC PAVILION



REUSE ADMIN BUILDING



REUSE CABINS FOR COMMUNITY USE



REUSE BOATHOUSE







REUSE ARTS CENTER



REUSE SPRUCE HILL HOUSE

PROPOSED BAY PROPERTY PLAN

Building Uses

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



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



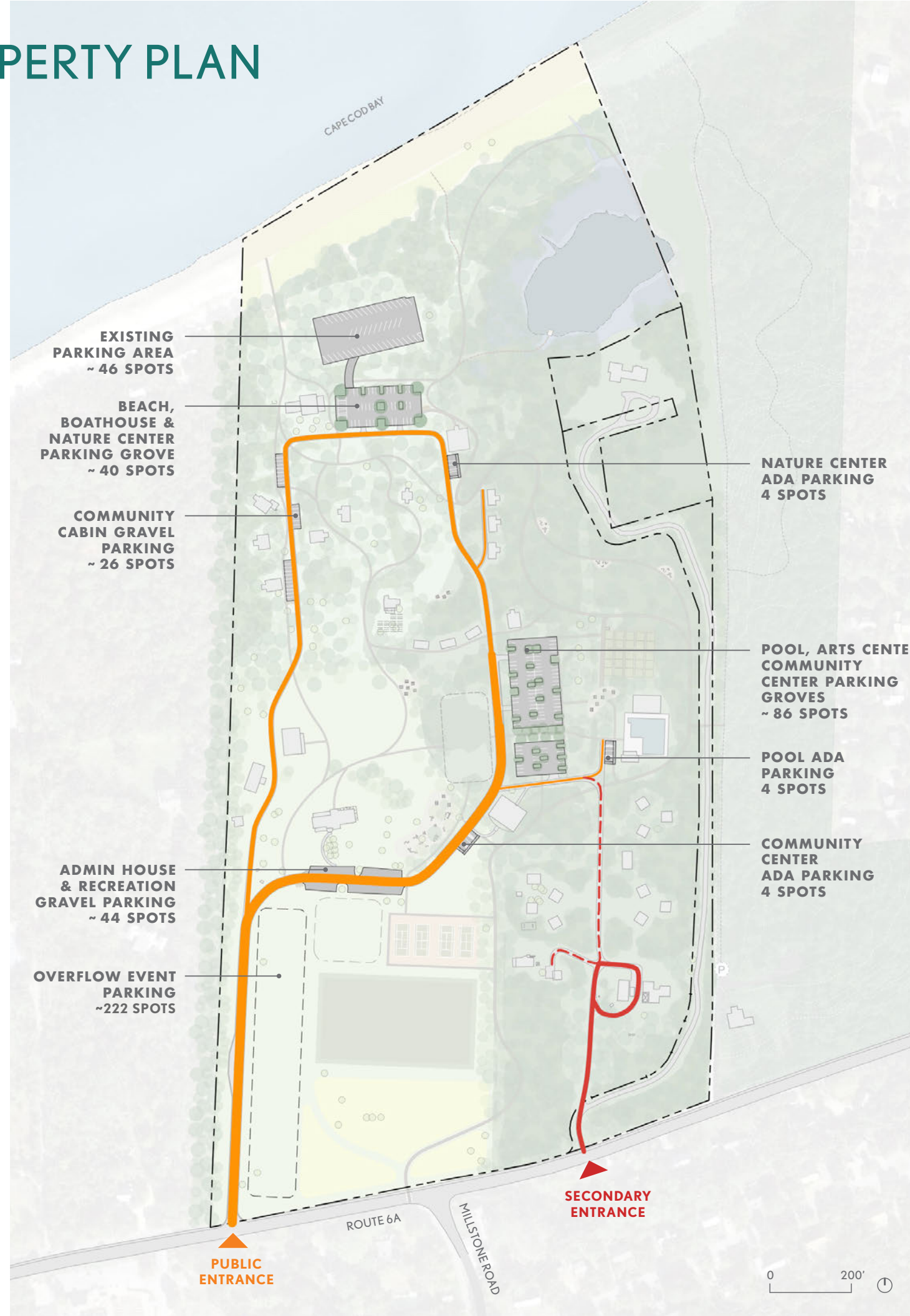
GRAVEL PARKING



PARKING WITH PLANTING

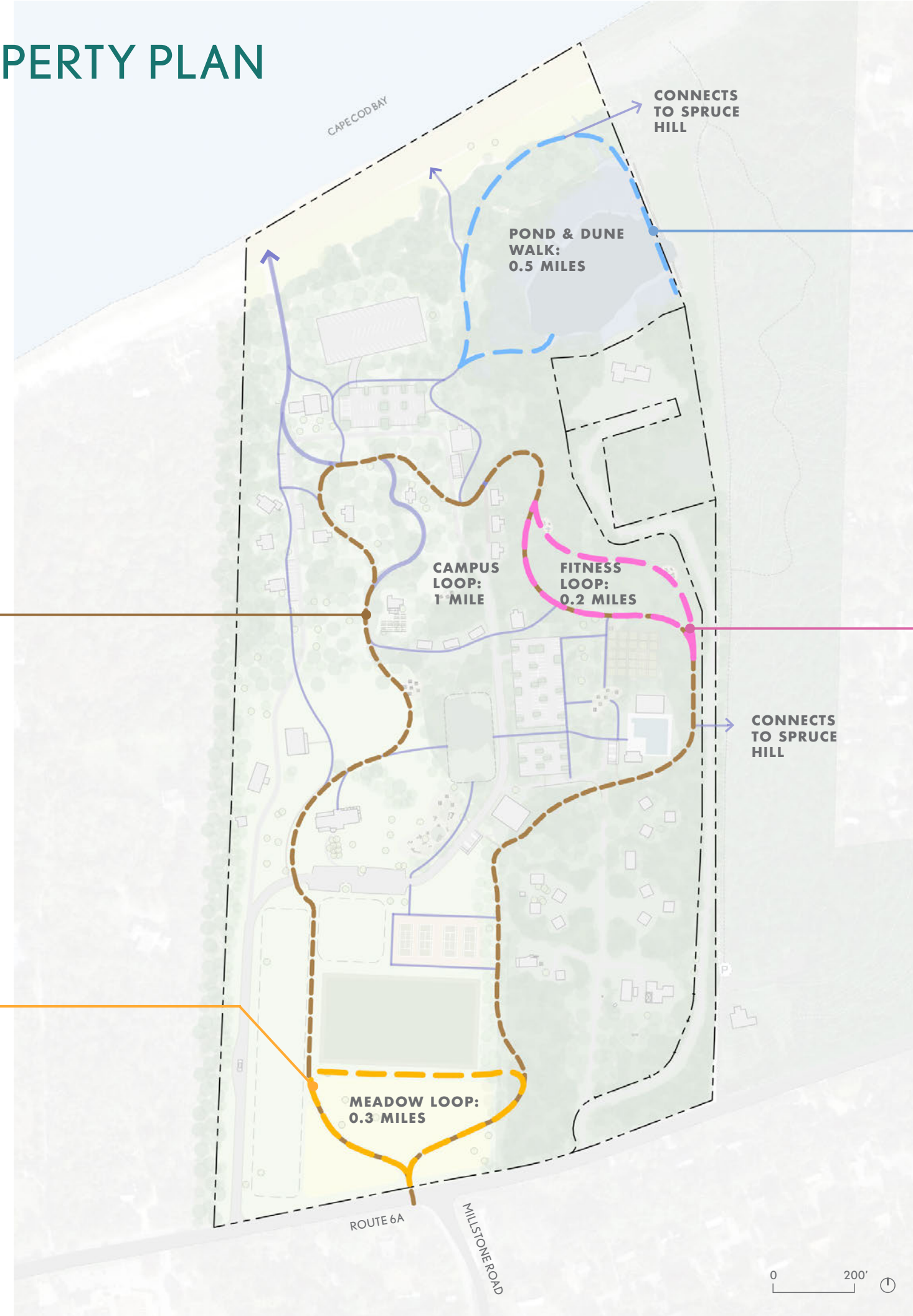


PLANTING GROVE



PROPOSED BAY PROPERTY PLAN

Walking Trails



POND & DUNE WALK



CAMPUS LOOP



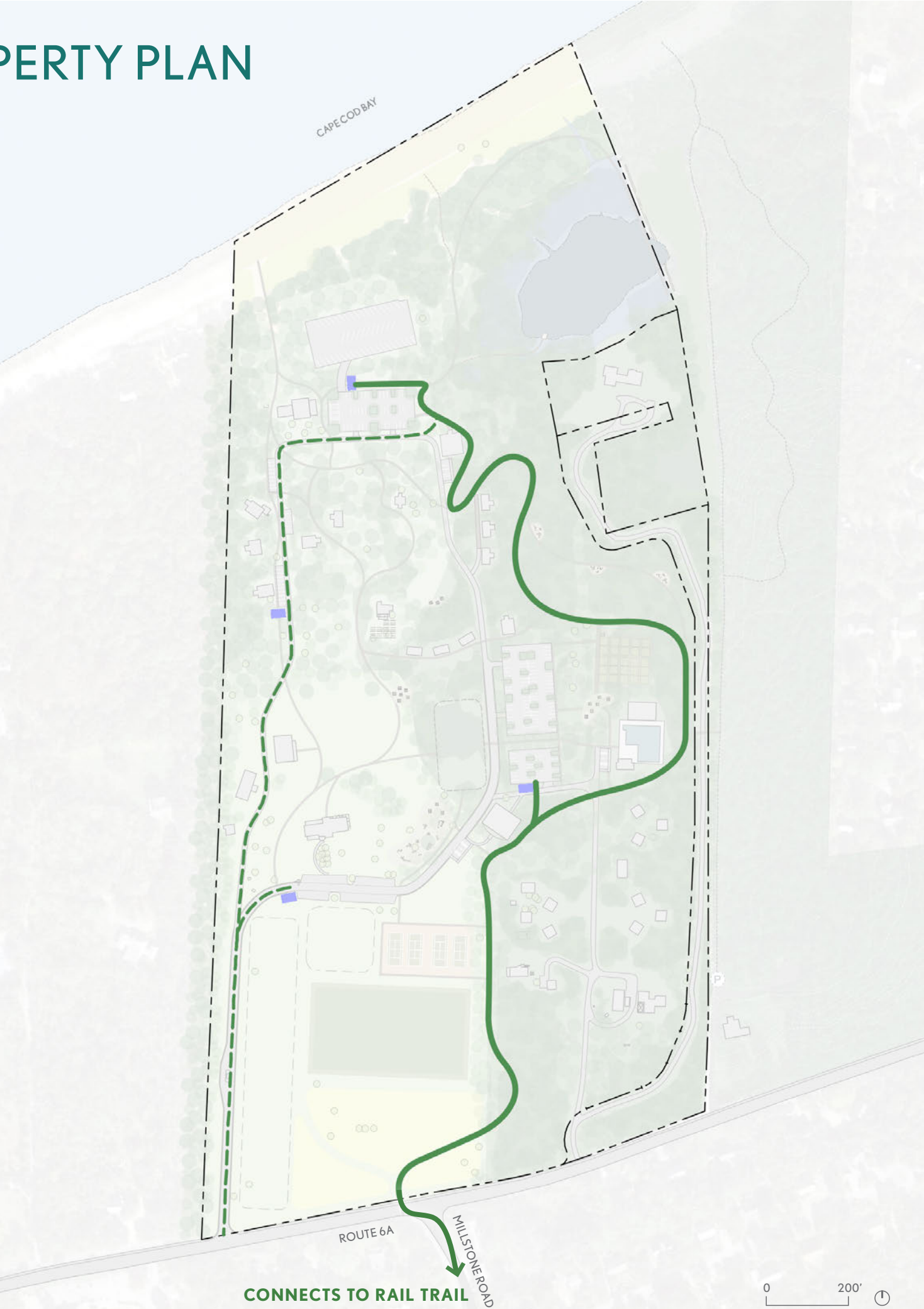
FITNESS LOOP



MEADOW LOOP

PROPOSED BAY PROPERTY PLAN

Bike Circulation



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

COMMUNITY CENTER

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

COMMUNITY CENTER

Community Feedback - Desired Public Facilities

Does the Town really 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

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

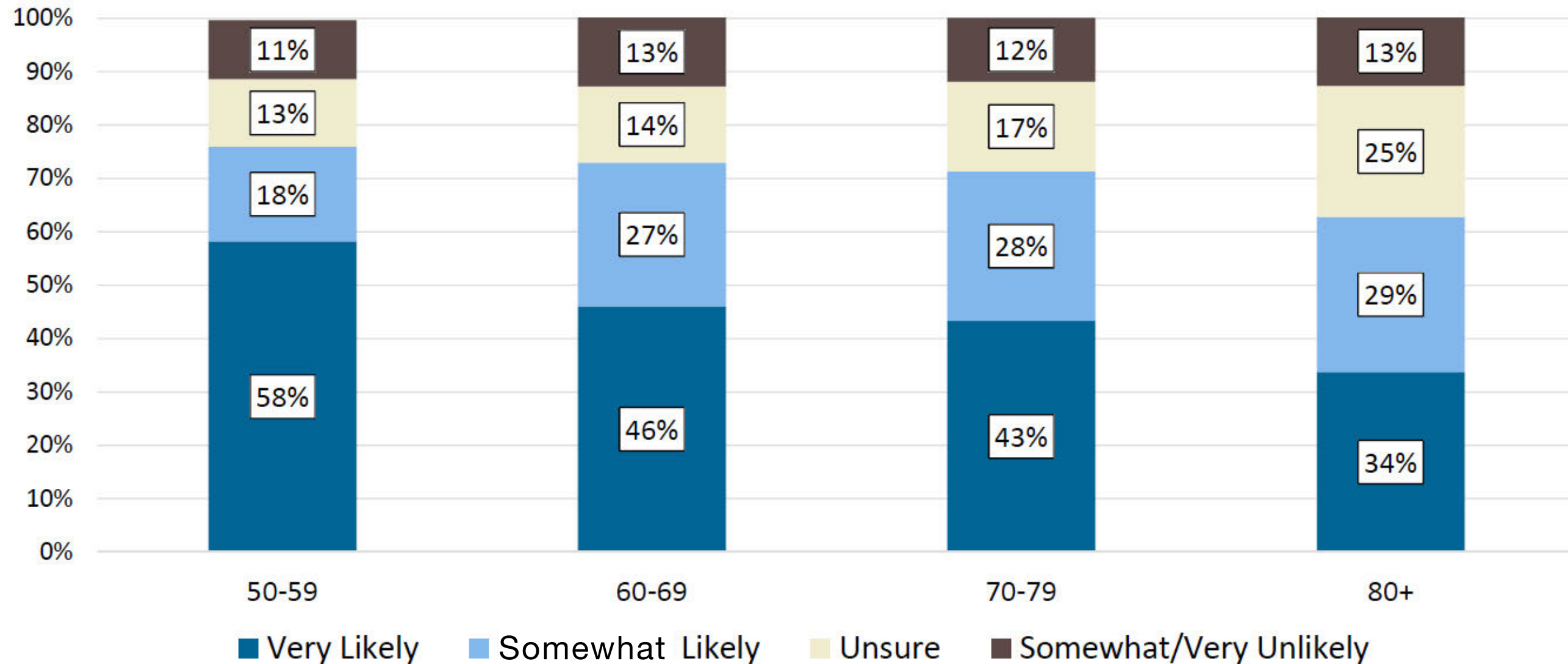
REC DEPARTMENT

Gymnasium
Fitness classrooms
Sport courts

COMMUNITY CENTER

COA Survey

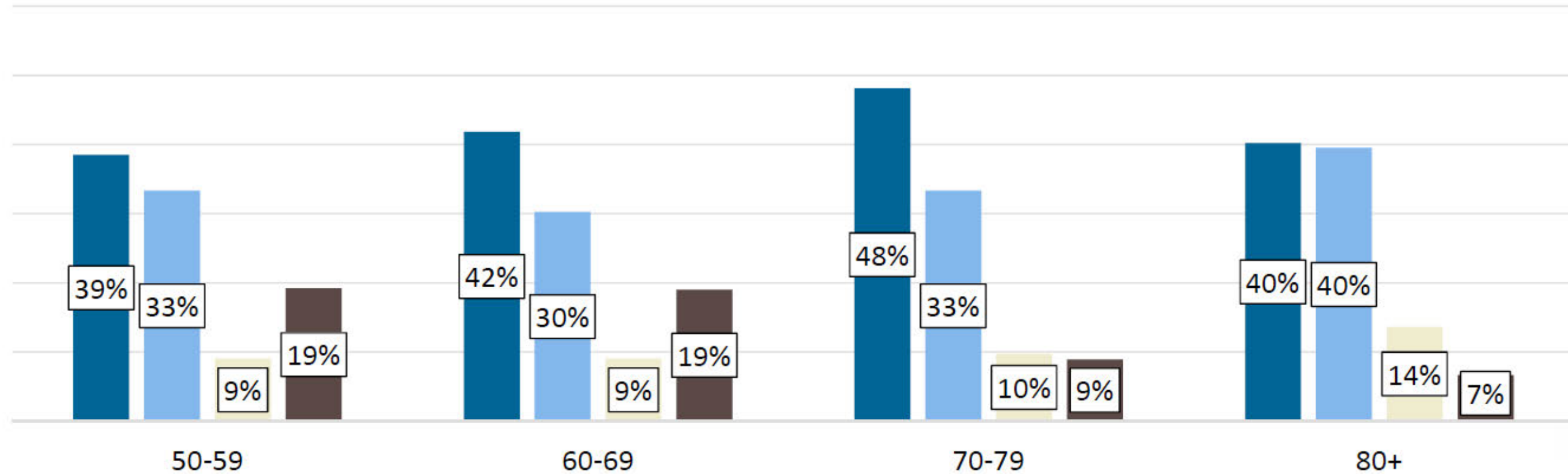
How likely is it that you, or members of your household, would use a multigenerational community center at the former Sea Camps?



COMMUNITY CENTER

COA Survey

Considering a potential multigenerational community center, what is your preference for how space and programming are organized?



- A multigenerational community center located in one building
- A multigenerational community center located in different buildings on one site
- N/A, I would not support a multigenerational community center
- Other (please specify):



COMMUNITY CENTER

Key Questions

What are the benefits of a Community Center?

- Provides activities for all ages and opportunities for multigenerational exchange
- Revenue generating potential
- A legacy for future Brewster residents to enjoy
- Provides spaces and opportunities for gathering, meeting and learning



SUMMER RECREATION



COUNCIL ON AGING



FITNESS



EDUCATION



YOUTH PROGRAMS



ARTS

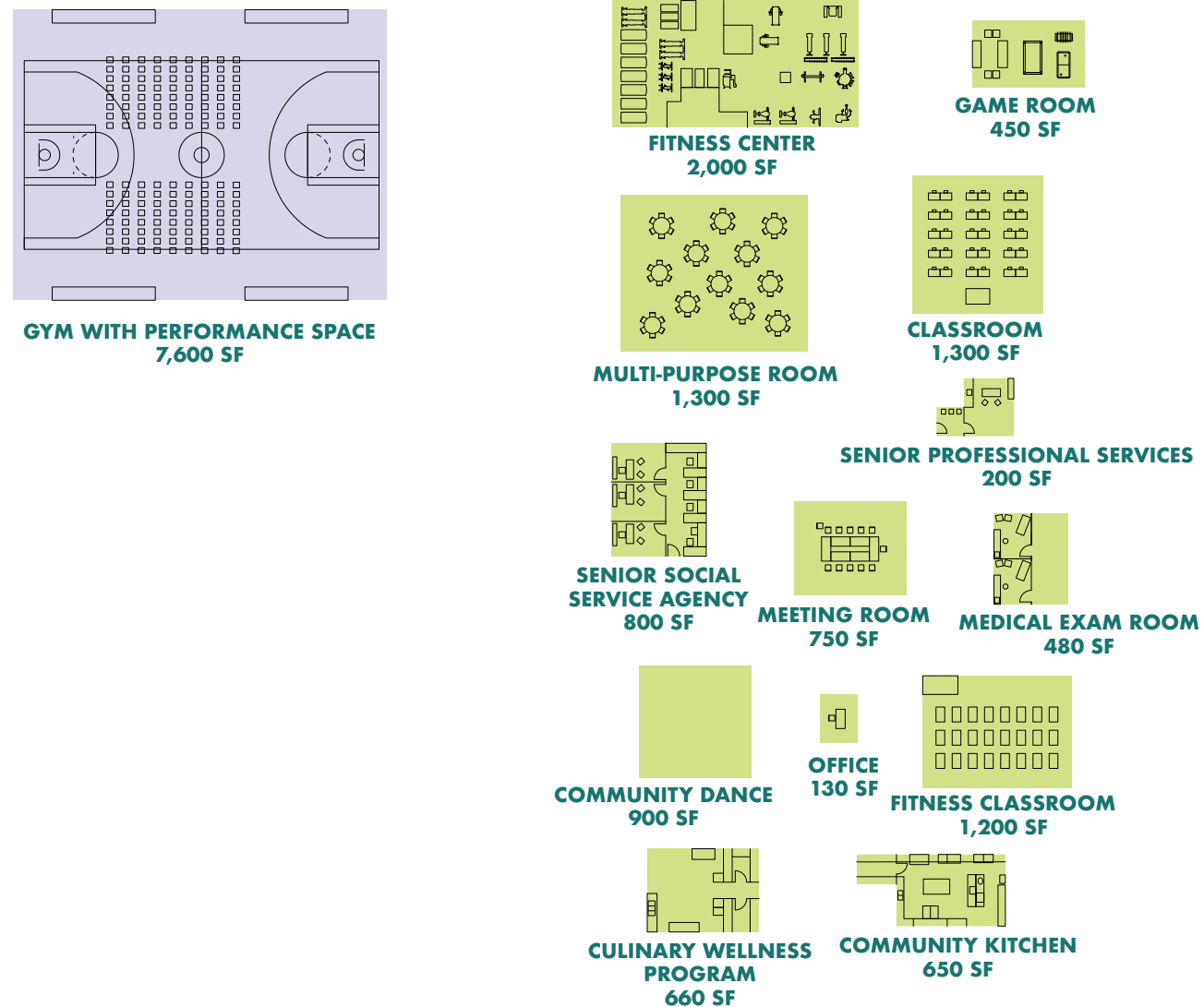
COMMUNITY CENTER

Community Feedback - Desired Public Facilities

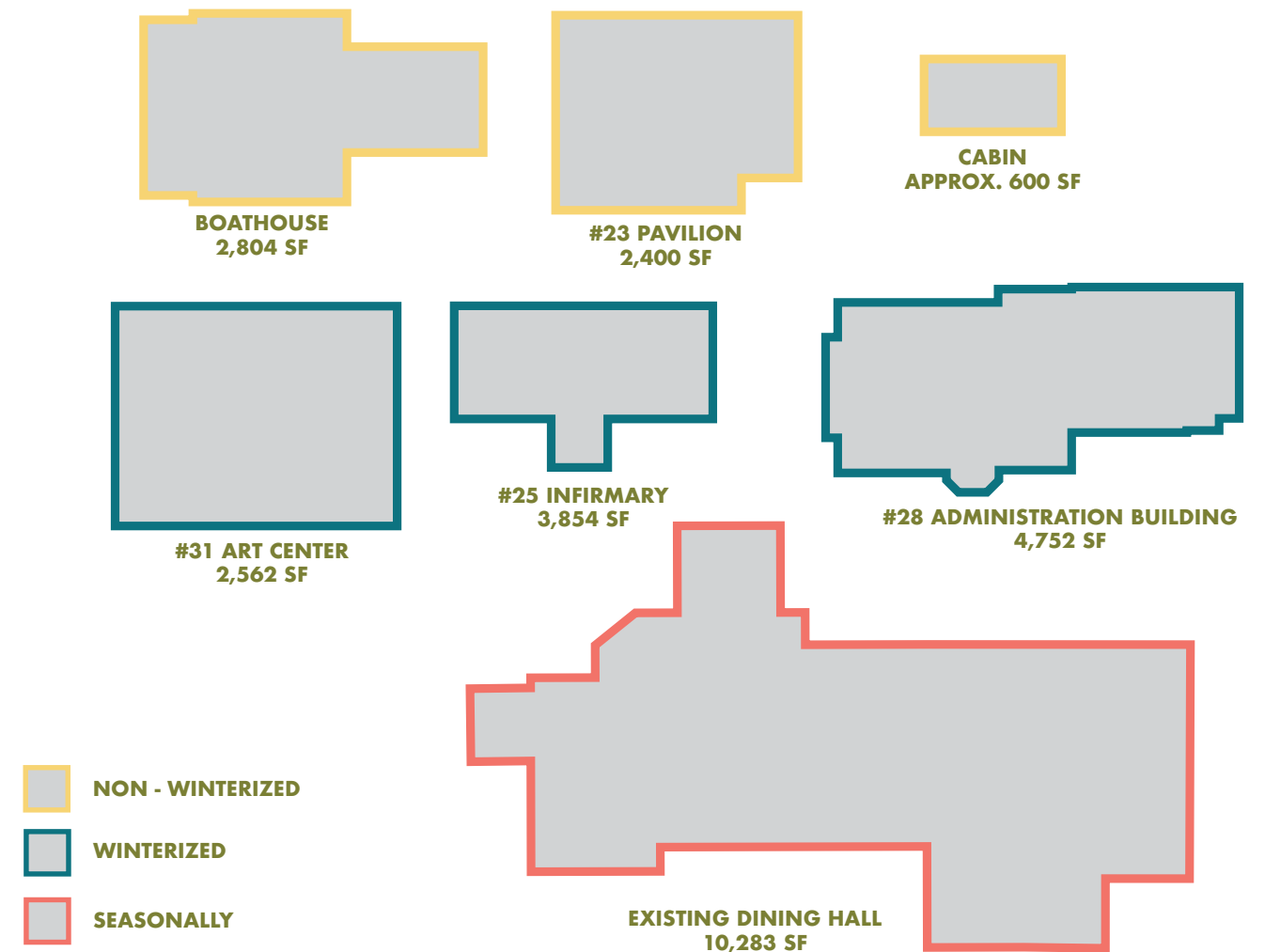
Can we fit all desired public facilities in the existing Bay Property buildings instead of building a new Community Center?

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



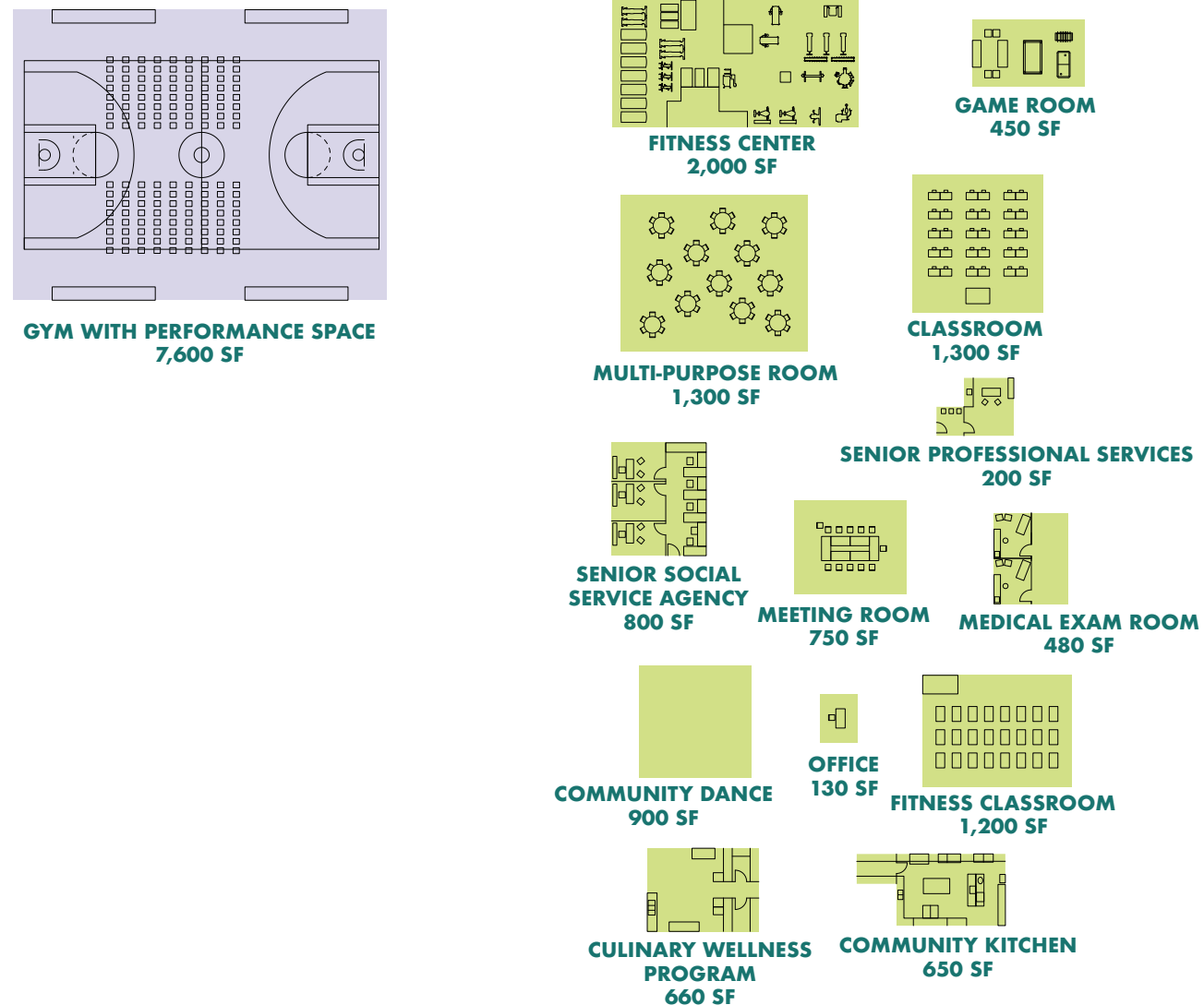
COMMUNITY CENTER

Community Feedback - Desired Public Facilities

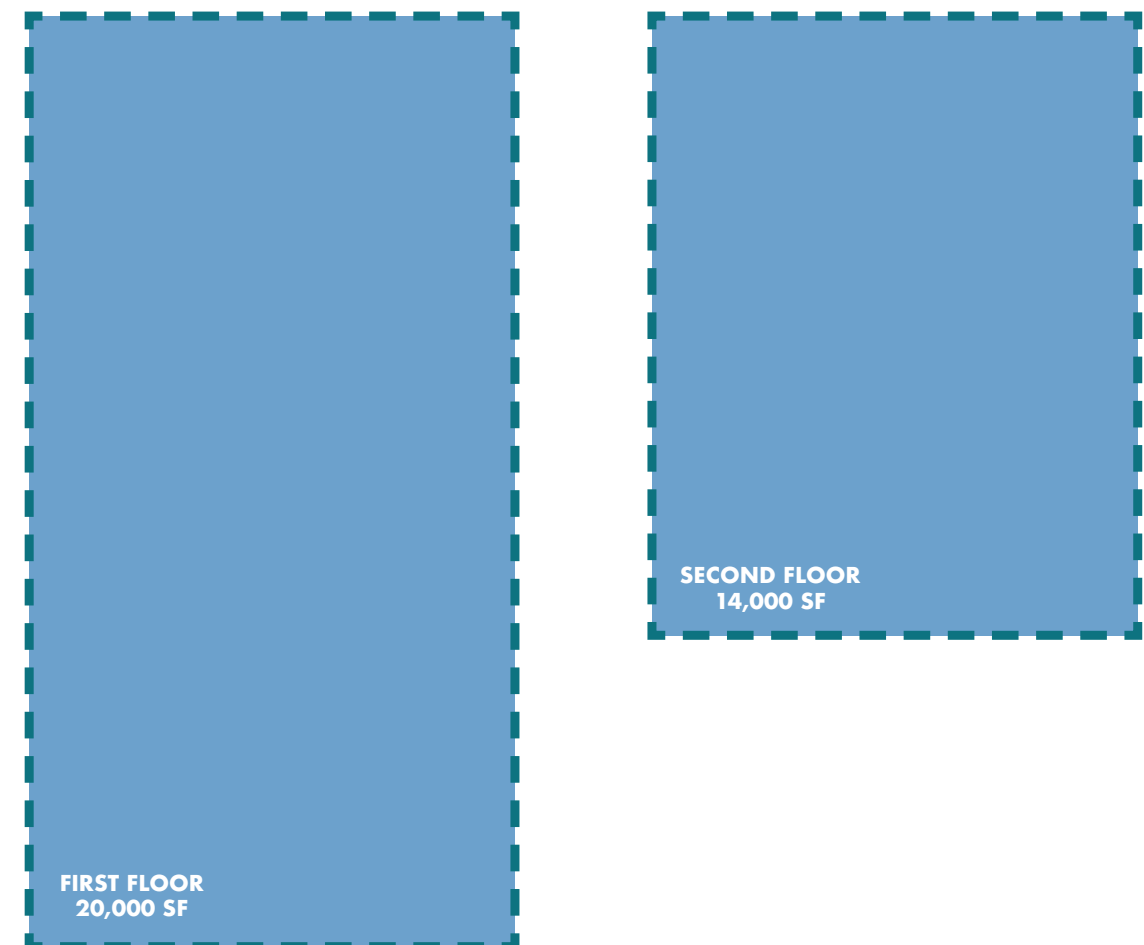
Can we fit all desired public facilities in a new Community Center?

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.

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?

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)
- In February 2024, Brewster, Orleans, Eastham, and Wellfleet applied for state grant funds to explore feasibility of regionalizing elementary schools

COMMUNITY CENTER

Key Questions

What happens next if the plan for the Bay Property is approved by Town Meeting?

- The plan will be implemented in 5 phases over the next 10 years.
- The Town will bring a funding request to Town Meeting in Fall 2024 seeking voter approval to fund all phases of the Pond Property Plan and Phases 1 & 2 of the Bay Property Plan.
- This will be the first of three such funding requests over the next 8 years and it will include approximately \$300k to undertake a community center feasibility study.

If the Bay Property Plan is approved, will the Town definitely build a community center?

- No. The plan intentionally sets aside an area for a potential community center.
- Approval of the comprehensive plans does not commit the Town to funding them.
- Residents will have multiple opportunities to decide whether they want to move forward with the elements identified in the plans, including a community center.
- The second of three funding requests, expected to be brought to voters in several years, will seek resident approval to move forward with design of the facility.
- The last phase of financing, in about 8 years, would cover construction costs of the community center.

COMMUNITY CENTER

Key Questions

Would the community center really cost \$31M to build?

- These are conceptual plans that make a series of assumptions about the size and scale of the facility and its amenities.
- Based on what we know today, the consultants have provided high-level cost estimates to help residents understand what a new community center might cost.
- The feasibility study would gather data and feedback from residents to determine and refine community needs and interests.
- Once we have that information, we will have a more accurate idea about the size and layout of the facility and its expected cost.
- We will also know more then about potential operating expenses, including future staffing needs.

Who will it serve?

- The community center is expected to house Brewster's Council on Aging and Recreation Department.
- It will serve all ages, offering a wide variety of intergenerational activities and programs. Details will be worked out through the feasibility study.

COMMUNITY CENTER

Key Questions

The phasing plan calls for construction of the community center in about 8-10 years – what happens in the meantime?

- The Council on Aging and Recreation Department will continue to grow their program and service options as much as they can while working within the confines of their existing facilities.
- We expect they will expand their uses of the buildings on the bay property during this interim period (eg. Arts Center).
- The dining hall may also be reused for some community uses and it won't be demolished until after residents have decided whether to move forward with a new community center.

**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?

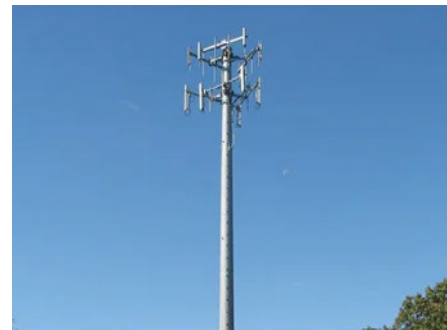
A separate community process will take place to determine future uses on the remaining 8 acres of the bay property. Once finalized, those plans will be brought back to a future Town Meeting for resident approval.

When will the future municipal uses be determined?

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



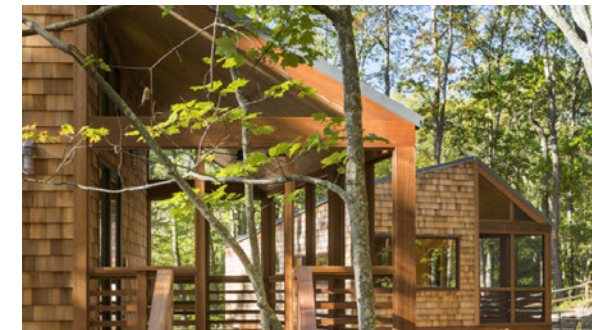
NEIGHBORHOOD WASTEWATER TREATMENT PLANT



CELL TOWER



HABITAT PROTECTION



HOUSING



UNANTICIPATED USES

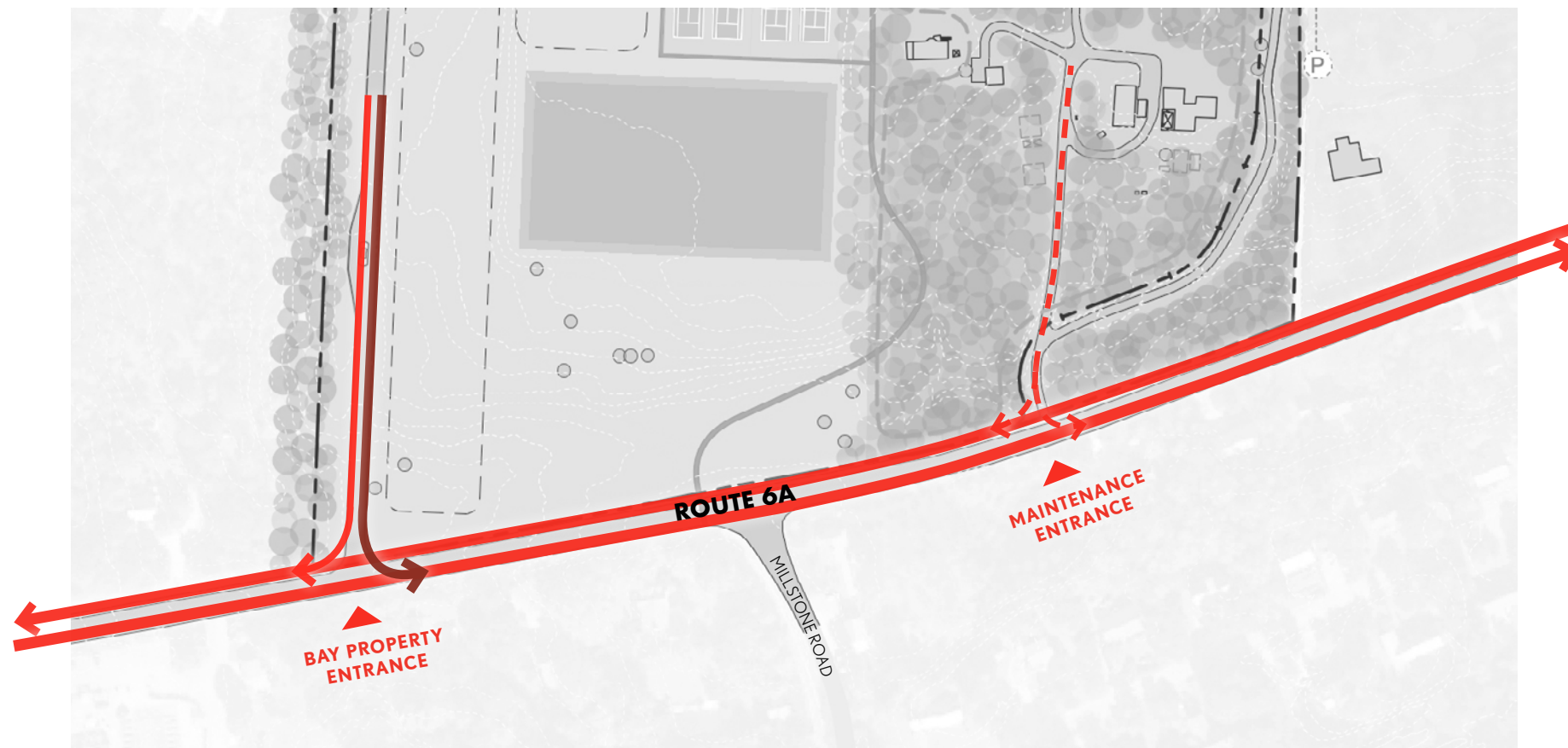
BAY PROPERTY TRAFFIC

BAY PROPERTY PRELIMINARY TRAFFIC STUDY

Traffic Impacts

What are the anticipated traffic impacts on Route 6A and the Millstone Rd intersection?

Increased community activity on the Bay Property would add some vehicular volume to traffic on Route 6A. Traffic impacts are not anticipated to be substantial. The main entrance drive would probably be slightly widened to create separate left and right turning lanes leaving the property onto 6A to help reduce wait times during peak summer traffic.

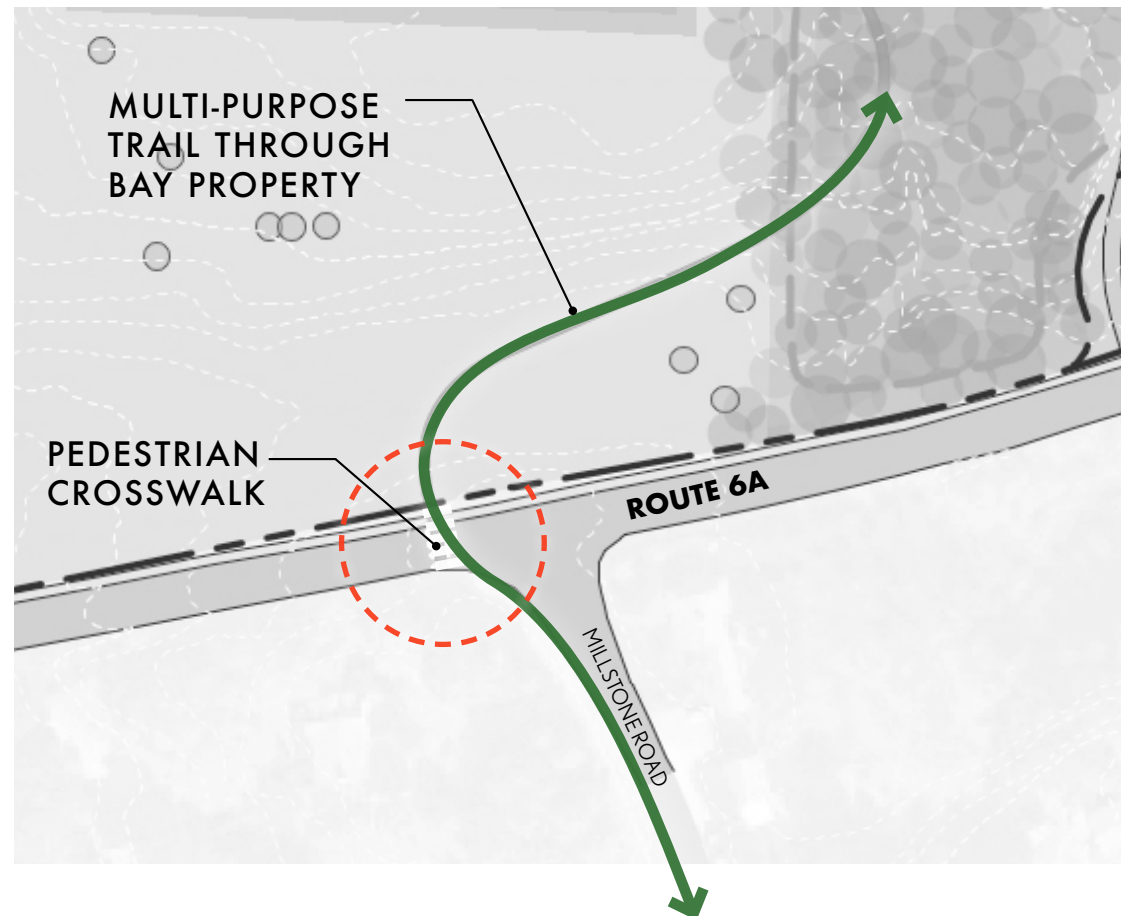


BAY PROPERTY PRELIMINARY TRAFFIC STUDY

Pedestrian and Bike Access

What are the traffic impacts relating to pedestrian access and bike path access?

- The Millstone Road improvement project is anticipated to be completed by 2027. The project will include a sidewalk on one side along the entirety of Millstone Rd, improving pedestrian access to the Bay Property.
- The project will include a flashing beacon and crosswalk on Route 6A for pedestrian crossing, which will improve pedestrian and bike access to the Bay Property from both Millstone Rd. and the bike path.
- The Plan includes a multi-purpose trail through the pollinator meadow to access the entire property from Millstone Road and Main Street.



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



MASS AUDUBON AT THE BAY PROPERTY

How would the partnership work?

Would there be membership costs to residents and would any parts of the property be inaccessible to the public?

There would be no membership costs to residents and the entire property will remain open to the public.

What would the Town be paying for and where would Mass Audubon's pledge money be applied? Would the Town be receiving any of the fees collected for Audubon programs?

The Town would be paying for all property improvements and would maintain the property. Mass Audubon would contribute \$2M to fully cover all costs of the new Nature Center and office space, including related infrastructure (parking, wastewater treatment, etc). Mass Audubon would pay the Town a modest fee to use the 3 renovated cabins for seasonal workforce housing. Mass Audubon would install an all-persons trail on the Bay Property and maintain the area within the conservation restriction. Otherwise, the Town would maintain the property.

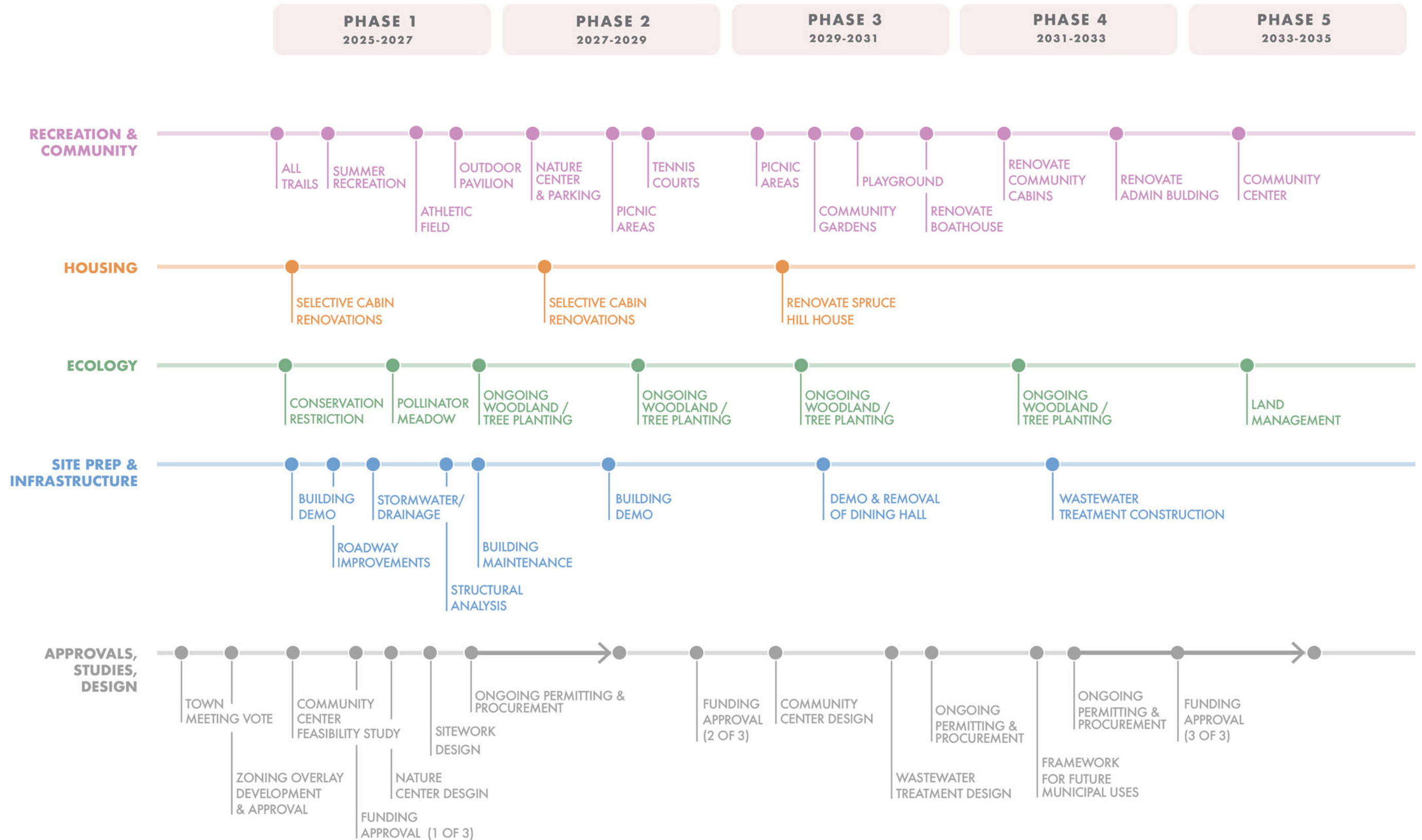
What else would Mass Audubon contribute as part of this partnership?

Mass Audubon would provide input on nature trails and interpretative signage in the pond and woodland areas. They would also provide technical assistance about rewilding portions of the property, including the front lawn and dunes.

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
- 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

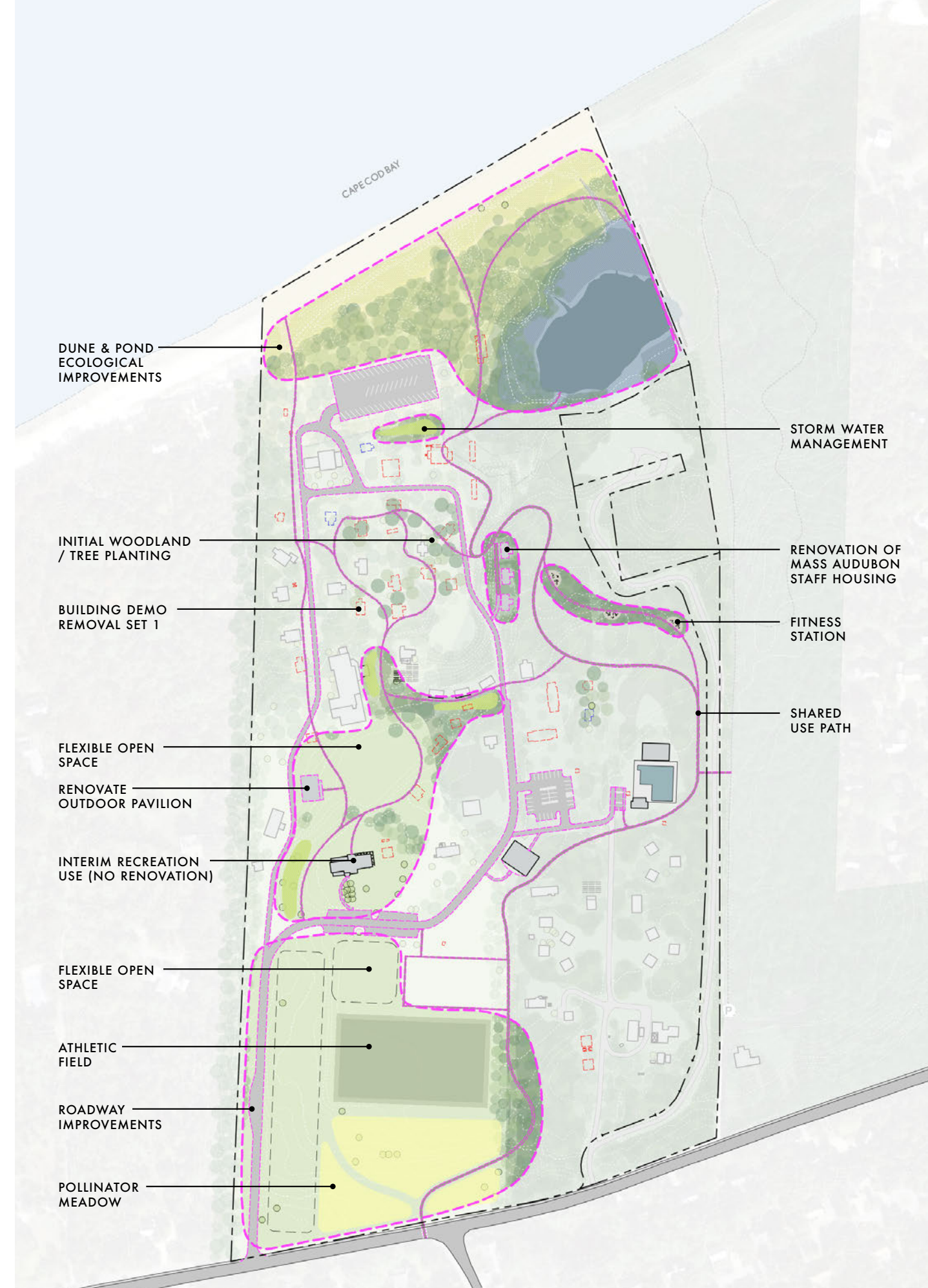
HOUSING

- 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 2031-2023)

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



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
Phase 1 2025-2027 <i>(0% escalation)</i>	\$1,400,000	\$900,000	\$2,300,000	\$500,000	\$1,800,000
Phase 2 2027-2029 <i>(5% escalation)</i>	\$100,000	\$400,000	\$500,000	\$300,000	\$200,000
Phase 3 2029-2031 <i>(10% escalation)</i>	\$2,100,000	\$2,400,000	\$4,500,000	\$4,500,000	\$0
Total	\$3,600,000	\$3,700,000	\$7,300,000	\$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
Phase 1 2025-2027 (0% escalation)	\$4,700,000	\$3,600,000	\$8,300,000	\$1,500,000	\$6,800,000
Phase 2 2027-2029 (5% escalation)	\$3,500,000	\$1,900,000	\$5,400,000	\$2,700,000	\$2,700,000
Phase 3 2029-2031 (10% escalation)	\$2,800,000	\$7,600,000	\$10,400,000	\$1,400,000	\$9,000,000
Phase 4 2031-2033 (15% escalation)	\$3,500,000	\$3,100,000	\$6,600,000	\$1,100,000	\$5,500,000
Phase 5 2033-2035 (20% escalation)	\$19,300,000	\$11,700,000	\$31,000,000 (Community Center Construction)		\$31,000,000
Total	\$33,800,000	\$27,900,000	\$61,777,600	\$6,700,000	\$55,000,000

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)

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 this impact my taxes?

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. It would be brought to Town Meeting and the ballot in Fall 2024.
- Round 2 would fund phases 3 and 4 of the bay plan, including community center design (if applicable). This debt exclusion 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.

	PHASES	YEAR	ANTICIPATED DEBT ISSUANCE	TAX RATE IMPACT*	TAX BILL IMPACT ON MEDIAN HOME**
Round 1	All Pond + Bay 1&2	2024	\$11.4M	+.11/1000	+\$81
Round 2	Bay 3&4	2028	\$14.5M	+.15/1000 (\$.26 total)	+\$104 (\$185 total)
Round 3	Bay 5	2031	\$31M	+.31/1000 (\$.57 total)	+\$223 (\$408 total)

* 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 4.25% interest rate (Brewster has the highest possible bond rating, AAA, which helps secure the lowest possible interest rates)

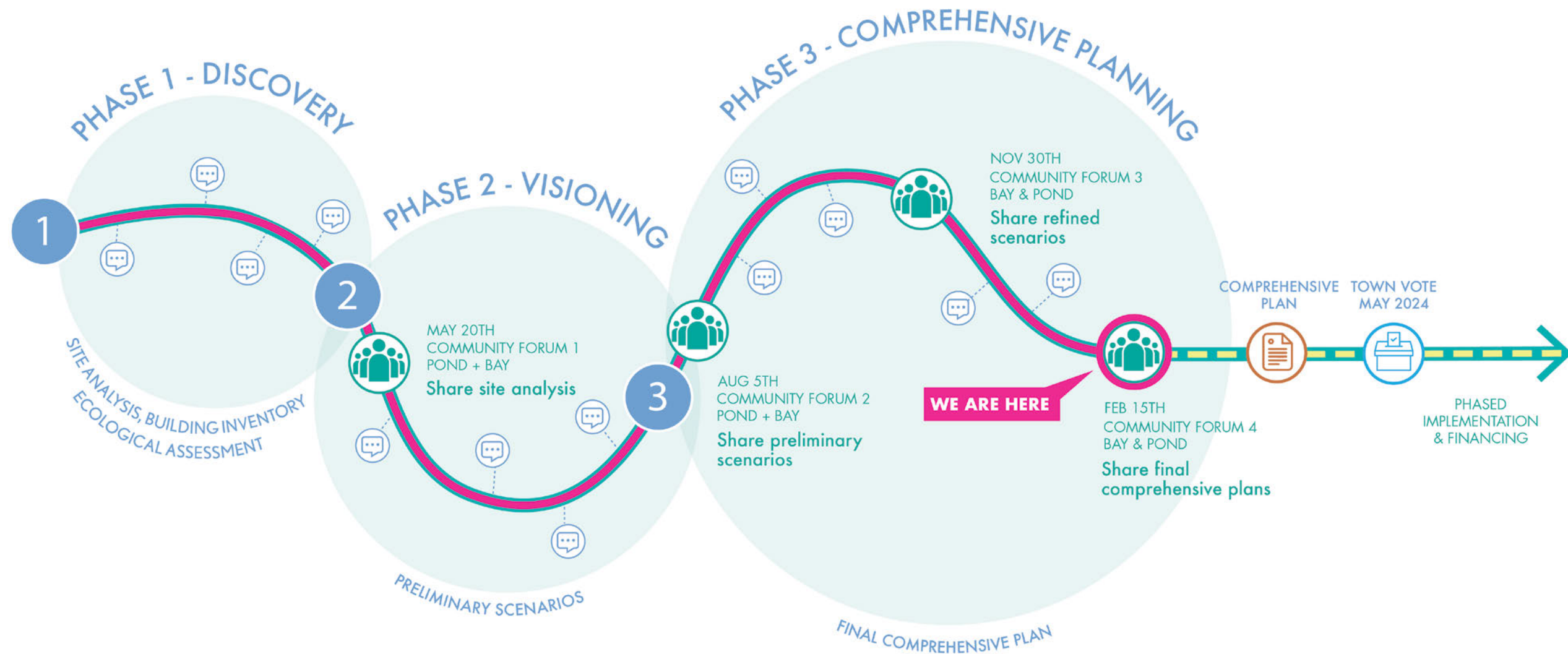
THE FUTURE OF THE SEA CAMPS!



- 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

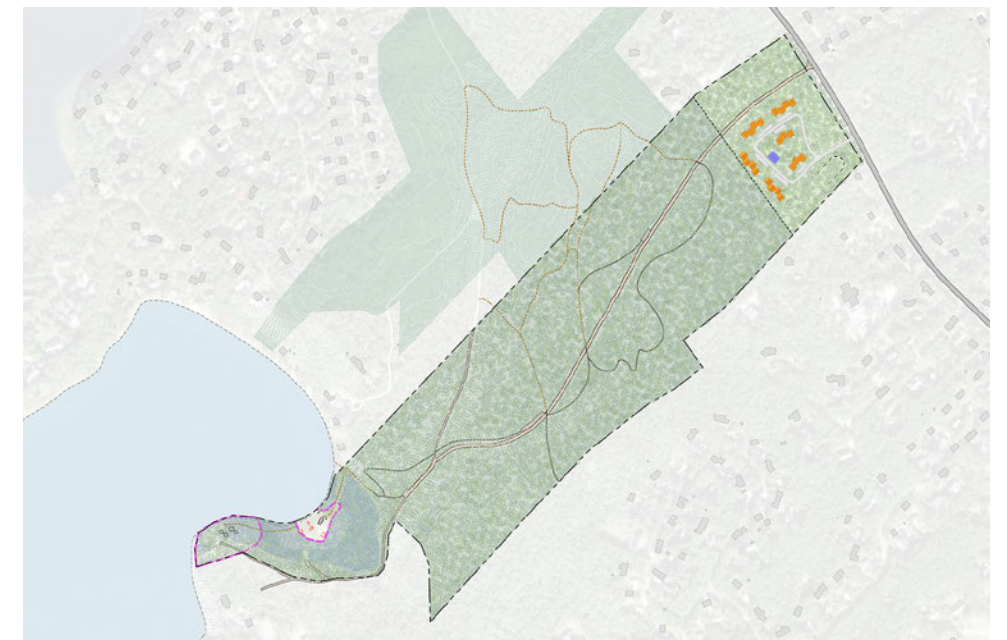
NEXT STEPS



- Additional information sessions will be hosted by Town Staff and the Committees in the coming months.
- The vote to approve the final comprehensive plans will take place at Town Meeting on May 11, 2024 at 1pm.

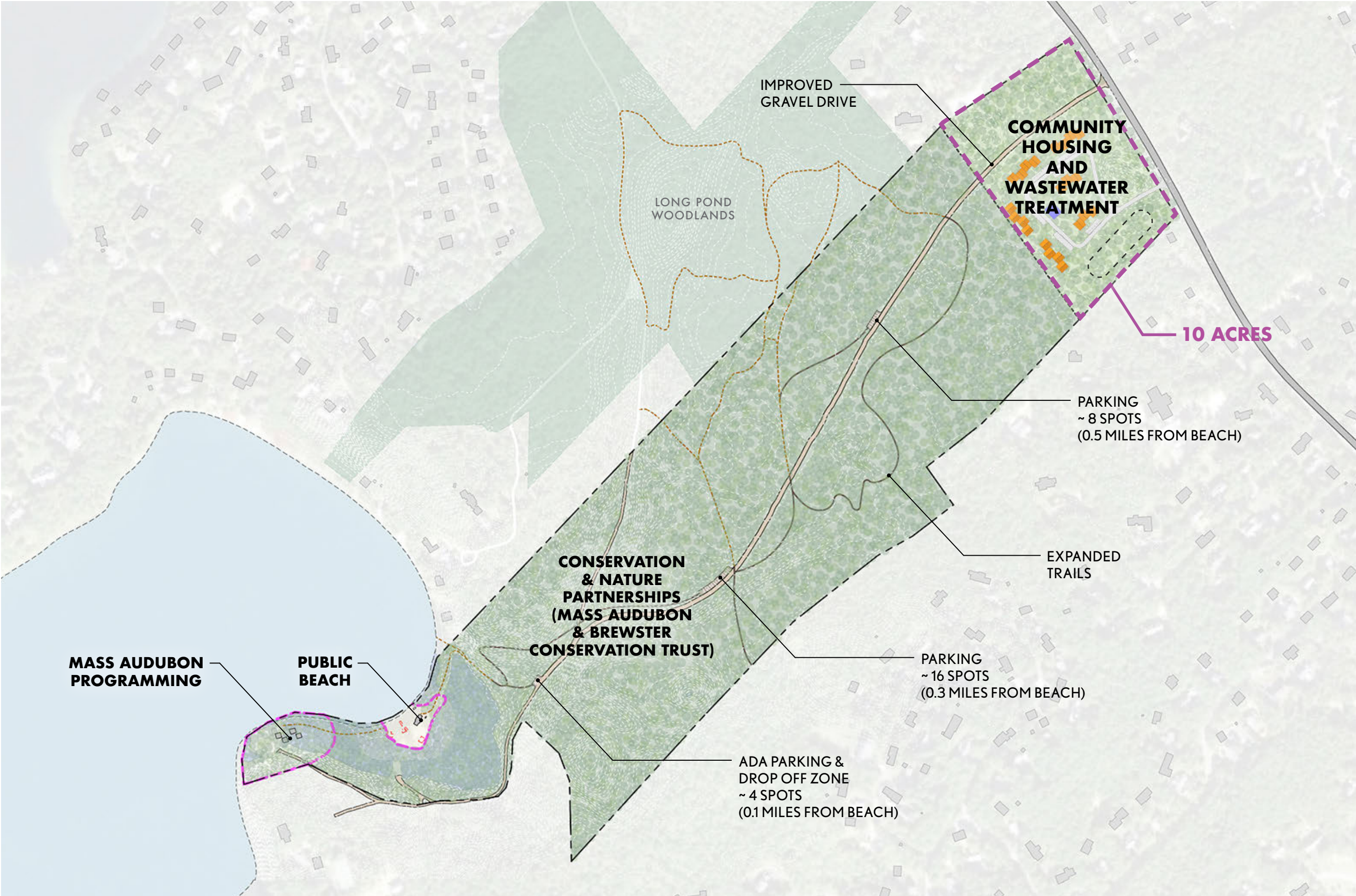
QUESTIONS AND ANSWERS (40 MINUTES)

- Please type your questions in the chat
- We ask you to remain on mute
- I will read your questions and ask relevant Town staff, committee members, and members of the Reed Hilderbrand team to respond



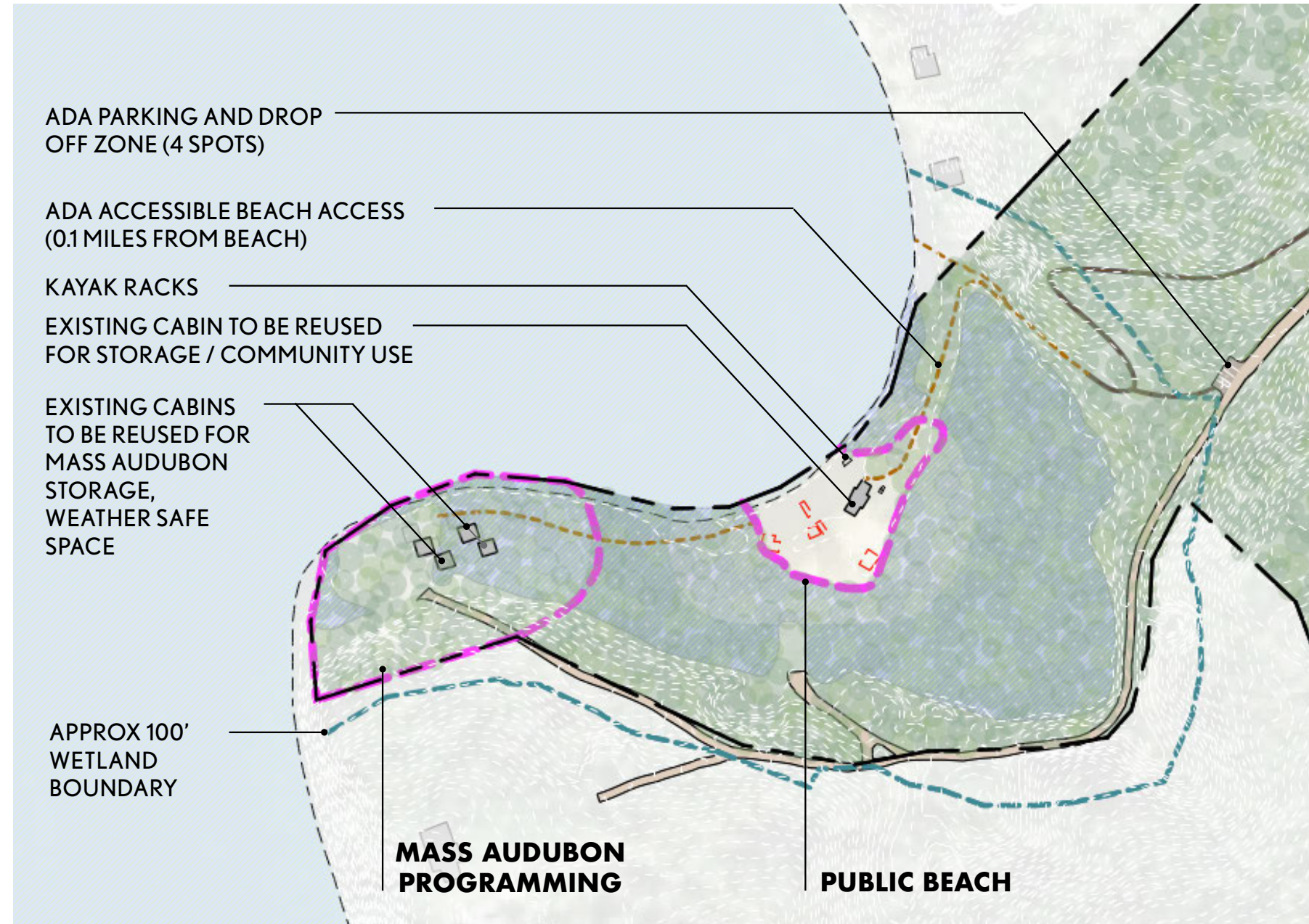
POND PROPERTY COMPREHENSIVE PLAN

Overall Plan



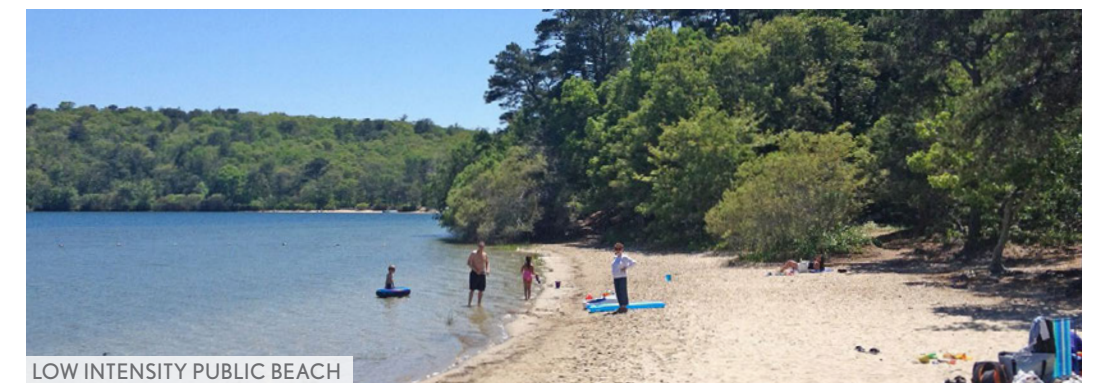
POND PROPERTY COMPREHENSIVE PLAN

Enlarged Beach Access Area



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



BAY PROPERTY COMPREHENSIVE PLAN



RESTORE COASTAL DUNE



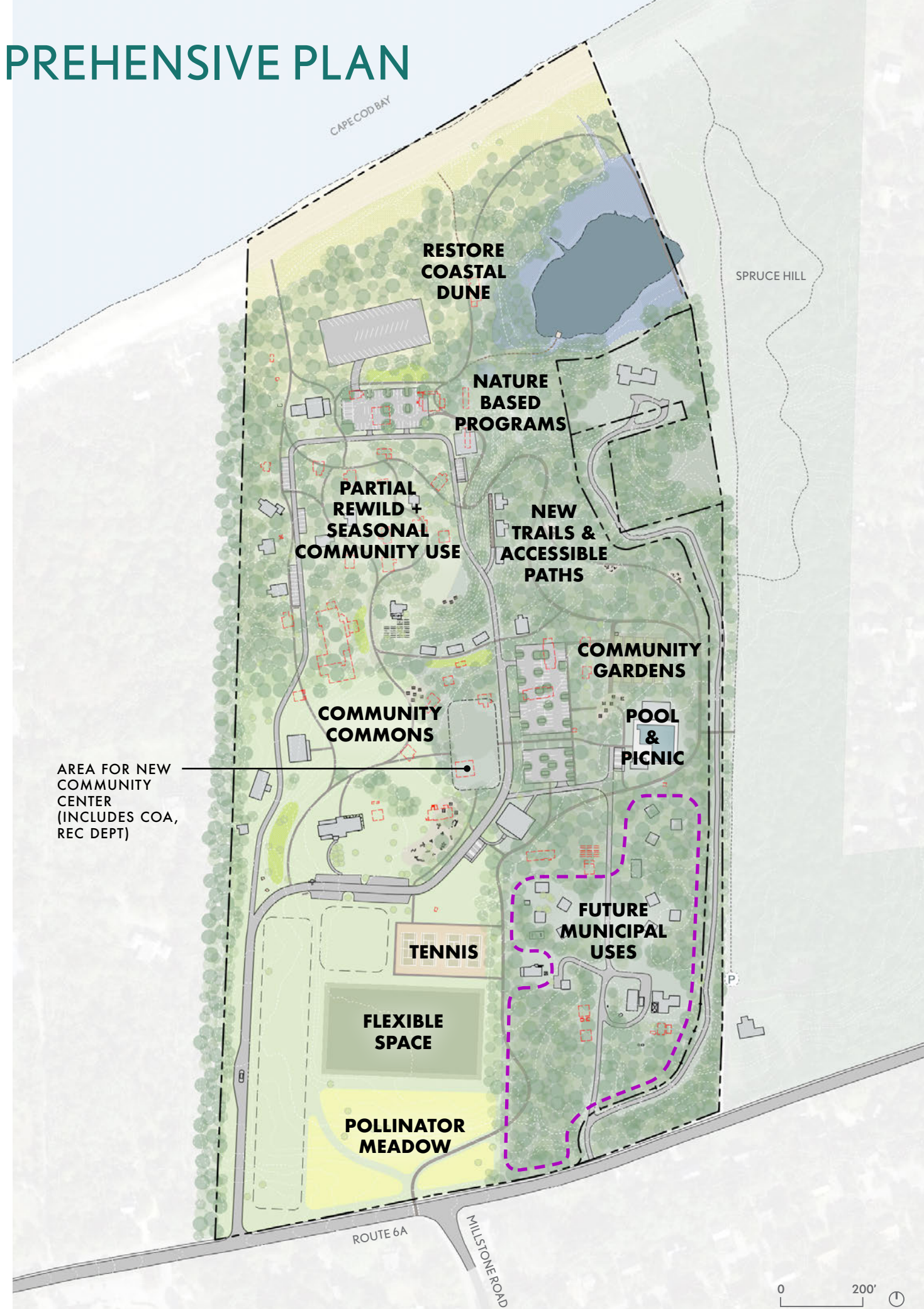
PARTIAL REWILD & SEASONAL COMMUNITY USE



COMMUNITY COMMONS



FLEXIBLE SPACE



NATURE BASED PROGRAMS



NEW TRAILS & ACCESSIBLE PATHS



POOL



WOODLAND BUFFER



COMMUNITY GARDEN

HOW TO STAY UP TO DATE WITH OUR PLANNING

Join a Pond Property tour!

**Date: Saturday April 6 and Wednesday April 10
– details to follow**

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

Town Meeting Vote

Saturday May 11, 2024 at 1PM

Residents can send questions to bppc@brewster-ma.gov, pppc@brewster-ma.gov,
or townmanager@brewster-ma.gov.

Thank you!

