

Sewataro Park





the New Sewataro Park

A truly multigenerational space which can facilitate intergenerational and inclusive opportunities.

- Tennis
- Basketball
- Volleyball
- Softball
- Archery
- Zip Line
- Ropes Course
- Tot Play Area
- Sand Pits
- Walking Paths
- Pool
- Beach
- Fish and Boating Pond
- Golf
- Garden
- Sprinkler Pads
- Pottery

the New Sewataro Park



Sewataro Park is open year-round from sunrise to sunset.

Sewataro Park Pass (not including Beach access) is FREE to all Sudbury Residents.

Sewataro Park Beach is open to residents and non-residents for a drop-in daily fee or yearly membership.

If Sewataro Park hosts a summer camp, there will be simultaneous public access to Sewataro Park and Beach.

Sewataro Park could be the future headquarters of Sudbury Parks and Recreation.



a Park and a Camp

- **During Camp Season (Mid-June thru Mid-August)**
 - Tent Area is reserved for Camp use only
- **During Camp Hours**
 - **Reserved for Camp Use only**
 - Longhouse Shelter
 - Lunch / Tree area
 - **Reserved for Public Access only**
 - Meeting Hall Shelter
 - **Scheduled Sharing**
 - Arts and Crafts Building (eg. Camp uses only in the afternoon)
 - Small pools (eg. Camp uses only in the morning)
 - Soccer / Archery / Softball / Volleyball areas
 - Kayak/Canoe equipment
- **All other areas are shared at all times**

Parking

2 large parking areas (460 spots, 20 accessible)
4 small @building parking areas





The Financials



Revenue Streams

- Reasonably Priced Membership
- Corporate Retreats, Parties, Campouts
- Summer Camp
- Concession Stand
 - Could use the L-S Football Concession as a model.
 - Labor supplied by Non-Profit Groups.
 - Profits split between Town and Group.
- Partnerships
 - Waypoint Adventures could offer Accessible Ropes Course
- Expanded Continuing Education Classes



Reasonably Priced Memberships

Sewataro Park Pass (not including Beach access) will be FREE to all Sudbury Residents.

Yearly Beach Memberships

Beach Membership		
	Resident	Non-Resident
Family (up to 6)	\$175	\$525
Individual	\$65	\$185
Senior	\$25	\$55

* 15% off for Military Personnel

Daily Park / Beach Passes

Daily Beach Pass / Non-Resident Park Pass	
Individual (age 2+)	\$10
Family	\$24
Senior	\$3
Boat and Canoe Rental	\$5 for 30 minutes



Corporate Retreats, Parties, Campouts



Rentals			
Large Pavilion and Stage - Holds 300 people			
Resident or Non-Profit Group		Non-Resident or For-Profit Group	
4 Hours	Full Day	4 Hours	Full Day
\$250	\$400	\$400	\$750
Medium Pavilion - Holds 100 people			
Resident or Non-Profit Group		Non-Resident or For-Profit Group	
4 Hours	Full Day	4 Hours	Full Day
\$125	\$220	\$175	\$300
Treehouse - Holds 30 people			
Resident or Non-Profit Group		Non-Resident or For-Profit Group	
4 Hours	Full Day	4 Hours	Full Day
\$35	\$70	\$75	\$150



Other Potential Revenue

● Accessibility Grants

- Massachusetts Office of Disability offers a grant **up to \$250,000** for capital improvements specifically to improving access to persons with disabilities.

● Friends of Sewataro Park

- Community members may consider forming a “Friends” group to do yearly fundraisers to support new programs or capital improvements.
- Similar idea as the Friends or Foundations which support libraries.

● Other Grant Opportunities

- Cummings Grants, Sudbury Foundation, The Solomon Foundation

● Town Funds

- **\$400,000** proceeds from Sale of the Old Police Station
- **\$1,000,000** - Melone Stabilization Fund
- **\$2,400,000** - Community Preservation Act Reserve Funds
 - **~\$700,000-\$800,000** New CPA Funds every year

Financial Summary



	Summer 2020 Park and Camp (Lease)	Summer 2021 Park and Camp (Lease)	Summer 2022 Park and Camp (Lease)	Summer 2023 Park and Sudbury Camp
Expenses				
Repair and Maintenance	\$ (144,500.00)	\$ (144,500.00)	\$ (144,500.00)	\$ (144,500.00)
Insurance	\$ (115,492.00)	\$ (115,492.00)	\$ (115,492.00)	\$ (115,492.00)
Lifeguards	\$ (50,000.00)	\$ (50,000.00)	\$ (50,000.00)	\$ (50,000.00)
Subtotal	\$ (309,992.00)	\$ (309,992.00)	\$ (309,992.00)	\$ (309,992.00)
Revenues				
Memberships and Passes	\$ 182,625.00	\$ 182,625.00	\$ 182,625.00	\$ 182,625.00
Rentals	\$ 35,500.00	\$ 35,500.00	\$ 35,500.00	\$ 35,500.00
Camp Lease / Camp Profit	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 45,000.00
Subtotal	\$ 418,125.00	\$ 418,125.00	\$ 418,125.00	\$ 263,125.00
Grants / Offsets				
Private Foundations	\$ -	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
State / Federal	\$ -	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Friends	\$ -	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Subtotal	\$ -	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
Net	\$ 108,133.00	\$ 158,133.00	\$ 158,133.00	\$ 3,133.00
Sewataro Stabilization Fund	\$ 108,133.00	\$ 266,266.00	\$ 424,399.00	\$ 427,532.00



*Reconfiguration Plans
And
Schedule*



Reconfigure - Phase 1

Reconfiguration necessary to Open the Park

● Structures which are OK now

- Lawnmower shed, Equipment shed, Parent driver shelter, Tiki Depot shelter, Raccoon's Nest shelter, Bear Cave shelter, Waterfront Terrace, Treehouse, Activity Storage, Tennis shelter

● Structures which may require adjustments

- **Arts and Crafts Building**
 - Small ramps for step up/downs (Into building, building to deck)
 - Ramp entrance/exit from deck
- **Pool**
 - Chair lift for one pool
- **Outdoor Bathrooms**
 - Can be supplemented by accessible Port-a-Potties



Reconfigure - Phase 2

Further reconfiguration for enhancements

- Structures which may require adjustments
 - Longhouse Shelter
 - Ramp for entrance/exit
 - Meeting Hall Shelter
 - Ramp for entrance/exit
 - Pool
 - Accessible Outdoor Shower / Rinse-off area
 - Arts and Crafts Building
 - Bathroom modification
 - Parking Lot 1



Reconfigure - Phase 3

*Further reconfiguration to enable transitioning
Parks and Rec to Sewataro Park*

- Structures which may require adjustments
 - 1 Liberty Ledge - Proposed Parks and Rec headquarters
 - Ramp for entrance/exit to deck
 - Front door adjustment
 - Small ramps for step up/down from central activity area
 - Bathroom adjustment
 - 4 Liberty Ledge - Proposed Parks and Rec Program Rooms
 - Bathroom adjustment
 - Possible door adjustments
 - Internal Space reconfiguration
 - Pool Filter House
 - May need accessible path to entrance
 - Parking Lot 2



*Moving Parks and Recreation up
to Sewataro could offer new
opportunities*

AND

*Possibly break the deadlock on
the Fairbank project.*



Sewataro Park is a much more natural fit for Parks and Rec than Fairbank



Fairbank

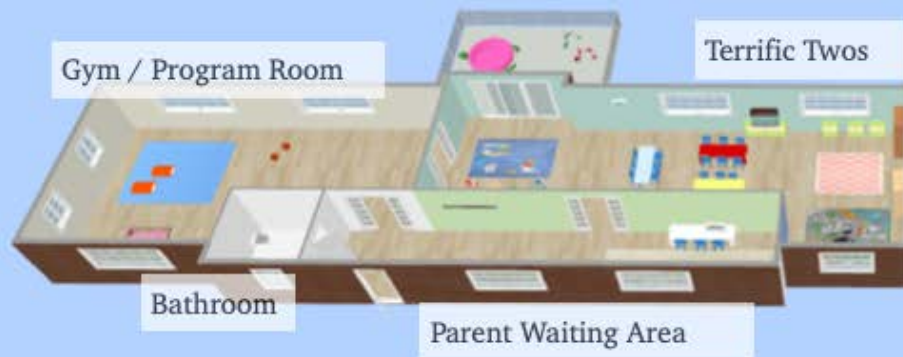
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Sewataro Park



Plenty of Indoor Spaces



4 Liberty Ledge, Brick Ranch, 1668 Sq Ft



1 Liberty Ledge, 3122 Sq Ft



Proposed Sewataro Building Usage

The proposed Sewataro buildings could support:

- Room 2: Teen Center / Program Space
- Room 3: Preschool Gym / Program Space
- Room 4 : Preschool

And New Spaces:

- Library / Reading Room
- Workshop / MakerSpace