

## MAINTAIN AND ENHANCE COMMUNITY FACILITIES

### Overview

This “briefing booklet” has been prepared as part of the process of preparing an update to the 2008 Plan of Conservation and Development (POCD) for Branford. This booklet is intended to familiarize the members of the POCD Update Committee and others existing and potential future strategies related to community facilities.

#### What Are “Community Facilities”?

For the POCD, the term “community facilities” refers to the buildings and properties used to provide a range of municipal services including:

- General Government (Town Hall, for example),
- Education,
- Public Safety,
- Social Services,
- Recreation, and
- Public Works.

Community facilities contribute significantly to Branford’s community character and quality of life. The Plan of Conservation and Development provides an opportunity to view the entire spectrum of municipal community facilities, identify common problems and opportunities, and establish priorities.

Town Hall



Branford High School



## Town Ownership

While most facilities are Town-owned and Town-used, there are some facilities where this is not the case:

### Used But Not Owned

- Blackstone Library
- Foote Park
- Public Works Facility (leased)
- Fire Station (Short Beach)

### Owned But Not Used

- Pine Orchard School
- VFW Building
- Orchard House
- Stony Creek Museum
- Social Service Center
- Kirkham Street

## Background

### Inventory

An evaluation of community facilities conducted in 2012 estimated that the Town of Branford occupied in excess of **1.4 million square feet** of gross floor area just in the major facilities. Pump stations, gazebos, docks, and similar which were not included in that total.

The map on the facing page shows the locations of some of the main community facilities in Branford (indexed below):

<b>General (orange)</b>	1. Town Hall 2. BOE Offices 3. Kirkham Street (VNA / Registrar / BCTV)
<b>Education (light blue)</b>	4. Branford High School 5. Walsh Intermediate School 6. Sliney Elementary School 7. Tisko Elementary School 8. Murphy Elementary School 9. Pre-K (Indian Neck School)
<b>Public Safety / EMS (light red)</b>	10. Fire Headquarters 11. Fire Station (Indian Neck) 12. Fire Station (Stony Creek) 13. Fire Station (Short Beach) 14. Police Station / Storage Garage 15. Animal Shelter
<b>Public Works (light brown)</b>	16. Public Works Facility (leased from private owner) 17. Transfer Station 18. WPCA Facility 19. Hammer Field Garage
<b>Culture / Recreation (light green)  (some parks, beaches, and docks not shown)</b>	20. Community House / Future Senior Center 21. Canoe Brook Senior Center 22. Blackstone Library 23. Willoughby Wallace Library 24. Stony Creek Museum 25. Academy On The Green
<b>Social Services (light purple)</b>	26. Counseling Center 27. Social Service Center
<b>Housing (yellow)</b>	28. Parkside Village
<b>Other (light grey)  (some parking lots not shown)</b>	29. Pine Orchard School (leased for child day care) 30. Orchard House (leased for adult day care) / Dog Park 31. MP Rice (former fire station) 32. VFW Building

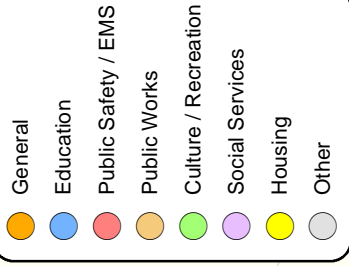
# Community Facilities

Branford, CT

East  
Haven



Guilford



1. Town Hall
2. BOE Offices
3. Kirkham Street (VNA / Registrar / BCTV)
4. Branford High School
5. Walsh Intermediate School
6. Sliney Elementary School
7. Tisko Elementary School
8. Murphy Elementary School
9. Pre-K (Indian Neck School)
10. Fire Headquarters
11. Indian Neck Fire Station
12. Stony Creek Fire Station
13. Short Beach Fire Station
14. Police Station / Storage Garage
15. Animal Shelter
16. Public Works Facility
17. Transfer Station
18. WPCA Facility
19. Hammer Field Garage
20. Community House / Future Senior Center
21. Canoe Brook Senior Center
22. Blackstone Library
23. Willoughby Wallace Library
24. Stony Creek Museum
25. Academy On The Green
26. Counseling Center
27. Social Service Center
28. Parkside Village
29. Pine Orchard School (Day Care)
30. Orchard House / Dog Park
31. MP Rice
32. VFW Building



## Five-Year Update

- A "Community Facilities Evaluation – Phase 1" study, was completed in 2012.
- The Fire Headquarters was completed in 2012.
- A state of the art meeting room was provided within the new Fire Headquarters.
- The Public Works Building Committee submitted a report but no actions have been taken.
- A school enrollment study was done in the fall of 2012.
- The Solid Waste Commission developed a landfill closure plan.
- The Town's on-line presence has been growing and more business is being conducted electronically.

## Assessment

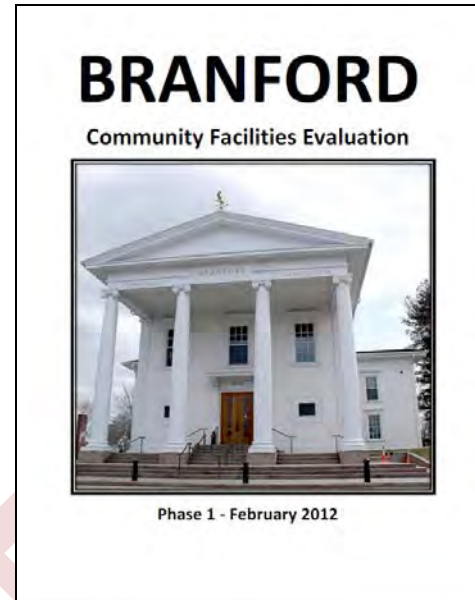
As stated in the 2008 POCD, community facilities should be:

- adequate to meet community needs for the foreseeable future (quality of space and quantity of space),
- maintained and managed to sustain and extend their utility, and
- adapted to changing community needs.

A community facilities evaluation report prepared in 2012 looked at the major municipal facilities in an attempt to identify and categorize major issues.

The main recommendations which came out of that report were as follows:

- Evaluate and Prioritize Major Facility Needs - Establish a long-term Capital Improvement Program to align facility needs with the sources of funding that might be available.
- Evaluate Facilities Which Are Not Town-Owned - Review whether it makes sense to occupy, acquire, relocate, or build a facility. Review any arrangements to be sure contract terms are in writing and that the responsibility for expenses is clearly specified.
- Evaluate Facilities Which Are Not Town-Used - Investigate whether it makes sense to continue to own the current facility or sell it. If the facility is to be kept, review lease payments and other expenses to be sure the lease reflects the costs of ownership and that terms are clearly specified.
- Address The Most Acute Space Needs – Address most urgent needs (Public Works, Senior Center, meeting room space, Parkside Village, etc.).
- Evaluate The Potential For Re-Purposing Some Facilities - Evaluate the potential for repurposing some municipal facilities which do not appear to be used cost effectively, Undertake a long-term school enrollment study to anticipate community needs but not have excess school buildings to maintain.





The 2008 POCD and the 2012 Community Facilities Evaluation noted that management and maintenance of community facilities is an on-going challenge for the Town in terms of:

- providing adequate funding,
- conducting preventative (rather than reactionary) maintenance, and
- changing prioritization.

Consolidated building and grounds management and maintenance for all municipal facilities (Town and education) might help organize and prioritize the lifecycle costs of the various types of facilities. Some other communities have had some success with consolidated municipal and educational facility maintenance programs and Branford might anticipate a similar result.

Another challenge is that many facilities are older buildings where the difficulty (and costs) of maintenance and remodeling (for things like energy efficiency and handicapped accessibility) are increased. The operating costs of these facilities can also be higher than newer facilities.

#### 2008 POCD

**GOAL** Provide facilities to meet community needs.

**STRATEGIES** Complete the Public Works and Fire Station projects  
Implement the Town Green Plan  
Prepare for senior needs  
Create “green” municipal facilities  
Create management plans for municipal facilities  
Address municipal meeting space needs  
Address other facility needs  
Address recreation needs  
Monitor school enrollment

Fire Headquarters



Blackstone Library



## Possible Strategies For 2018 POCD

NEW  
STRATEGY

### Address Near-Term Needs / Issues

A. Address Near-Term Needs / Issues	Comments
1. Address the Public Works facility (including vehicle maintenance and storage yards).	
2. Complete renovation of Walsh Intermediate School.	
3. Complete relocation of the Senior Center to the Community Center.	
4. Complete expansion of the Blackstone Library.	

NEW  
STRATEGY

### Address Medium-Term Needs / Issues

B. Address Medium-Term Needs / Issues	Comments
1. Undertake a comprehensive evaluation of facilities including whether it is possible to decrease the overall footprint of municipal facilities (and the costs thereof): <ul style="list-style-type: none"> <li>• Consolidation of functions,</li> <li>• Repurposing of facilities not needed,</li> <li>• Reduction of facilities which are Town-used but not Town-owned, and</li> <li>• Reduction of facilities which are Town-owned but not Town-used.</li> </ul>	
2. <b>Establish</b> a town-wide maintenance function for all municipal facilities (Town and School).	
3. Establish a long-term capital improvement program to align municipal facility needs with the sources of funding available.	
4. Seek opportunities to create additional meeting space for community activities.	
5. Revisit and clarify the role of the Public Building Commission.	
6. Develop a recreation facilities plan to ensure that there are sufficient facilities throughout Branford to meet the needs of all user groups.	

## Address Long-Term Needs / Issues

NEW  
STRATEGY

A.	Comments
1. Continue to monitor school enrollments in order to anticipate future enrollment trends well in advance.	
2. Re-evaluate the location and adequacy of emergency shelters.	
3. Evaluate the long-term functionality (and adequacy of outlying fire stations).	
4. Continue to monitor how the changing age composition of the community affects the demand for emergency medical services, dial-a-ride, and other services.	

Proposed Community House (With Senior Center)



Public Works Facility



WPCA Treatment Facility



**If so, please make notes below.**

1. Branford Plan of Conservation and Development (2008)
2. Branford Community Facilities Evaluation (2012)
3. Public Works Feasibility Study (2012)
4. Information on Walsh intermediate School reconstruction
5. Information on Blackstone Library expansion
6. Branford Senior Project - Program and Services Assessment (2015)



# Planimetrics

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