

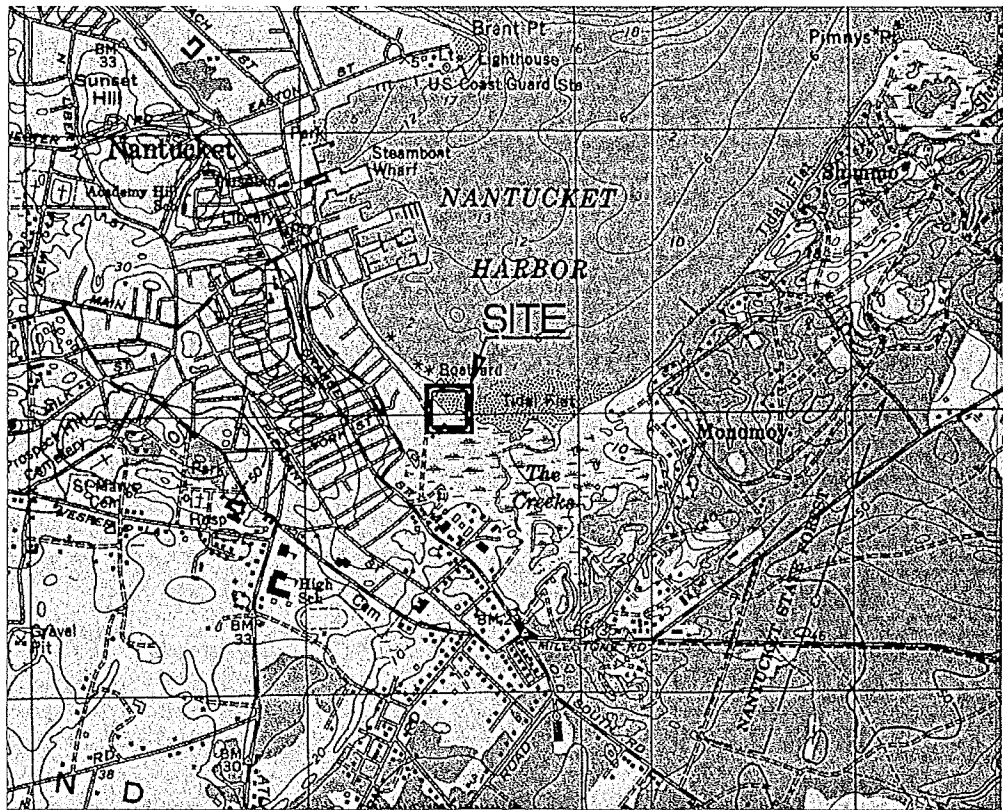
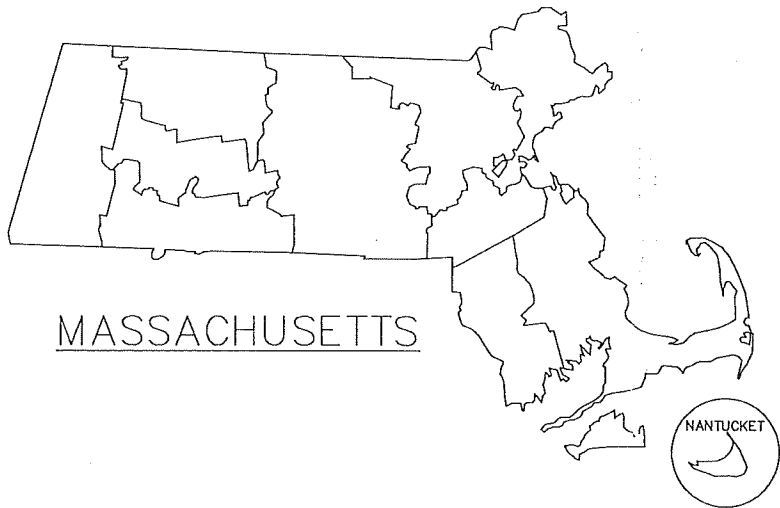
Washington St. Workgroup Mission

This workgroup was established at the August 7, 2023 joint Select Board and Land Bank Commission meeting to partner together and continue the planning process and future implementation of the Washington Street Resilience Framework Plan to increase the longevity and resilience of this important transportation corridor. This group is made up of Select Board members, Nantucket Land Bank Commissioners, a Nantucket Planning and Economic Development Commissioner (NP&EDC), as well as the Town, Land Bank, and ReMain Nantucket staff to facilitate:

- Hiring consultants
- Reviewing project scopes and contracts
- Reviewing project deliverables
- Ensuring the project is within budget and on time
- Community outreach and engagement
- Communication with the Select Board, Land Bank, and NP&EDC boards

NANTUCKET CONSTRUCTED STORMWATER POCKET WETLAND

- SHEET 1: COVER SHEET
- SHEET 2: PLAN VIEW AND X-SECTIONS
- SHEET 3: DETAILS AND CONSTRUCTION NOTES



ELEVATION RECONCILIATION

USC & GS Bench Mark NO 22 1934 NGVD 29 Elev.	9.81	Adjusted Elev. To NGVD 29
USC & GS Bench Mark NO 22 1934 Tidal Elev.	9.33 (Feet Above MLLW)	
Correction	0.48	
Highest Observed Water Level (11/11/77)	6.37	Highest Observed Water Level (11/11/77) 6.85
MHHW	3.60	MHHW 4.08
MHW	3.26	MHW 3.74
MTL	1.73	MTL 2.21
MLW	0.20	MLW 0.68
MLLW	0.00	MLLW 0.48
Lowest Observed Water Level (11/12/77)	-1.90	Lowest Observed Water Level (11/12/77) -1.42

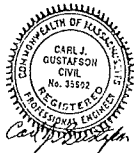
USC & GS Bench Mark NO 22 1934 NGVD 29 Elev.	9.81	Adjusted Elev. To NGVD 29
USC & GS Bench Mark NO 22 1934-RM 24 Nantucket FFS	8.28 HTL	
Correction	1.53	
ACOE	10 YR 5.0 HTL	ACOE 10 YR 6.53
	50 YR 6.5 HTL	50 YR 8.03
	100 YR 7.5 HTL	100 YR 9.03
	500 YR 10.0 HTL	500 YR 11.53

QUANTITIES

ITEM	UNITS	QUANTITY
8' dia. Drain Manholes	VF	18
6" Dia. PE Pipe	LF	30
36" Dia. PE Pipe	LF	112
Pipe Bedding	CY	77
Excavation-Wetland	CY	948
Fill - Wetland	CY	56
Seeding - Upland - Zone 3	ACRE	0.2
Seeding - Wetland - Zone 2	ACRE	0.1
Seeding - Wetland - Zone 1	ACRE	0.1
Rock Rip Rap 24", 18" 12"	CY	7
Excavation - Riprap	CY	7

THE TOWN IS RESPONSIBLE FOR VERIFYING EXISTENCE AND LOCATION OF UTILITIES AND IS LIABLE FOR ANY DAMAGE BY CONSTRUCTION ACTIVITY. UTILITY LOCATIONS ARE APPROXIMATE. ADDITIONAL UTILITIES MAY EXIST EVEN THOUGH NOT SHOWN.

CALL MASS. DIG SAFE:
1-888-344-7233



APPROVED BY *Carl J. Gustafson*

DESIGNED BY *D. Barnett* REV. 3-02 DATE 12/01

DRAWN BY *DB* DATE 12/01

REVISIONS *DL Nelson* DATE 02/02

CHECKED *DL Nelson* DATE 02/02

Washington St. Constructed Wetland

Nantucket Stormwater Quality Project

Nantucket Location

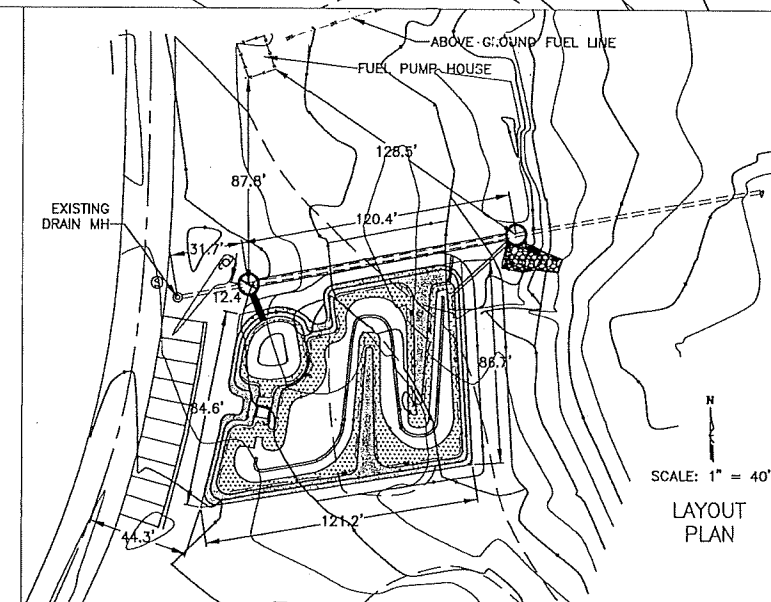
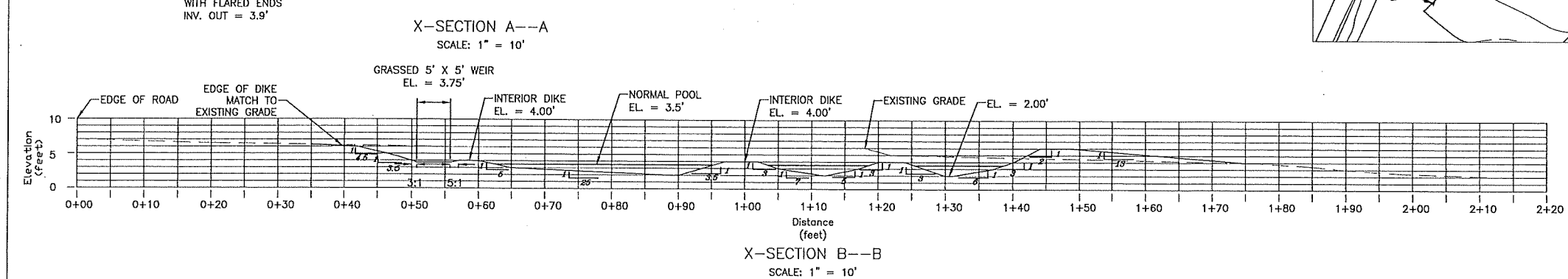
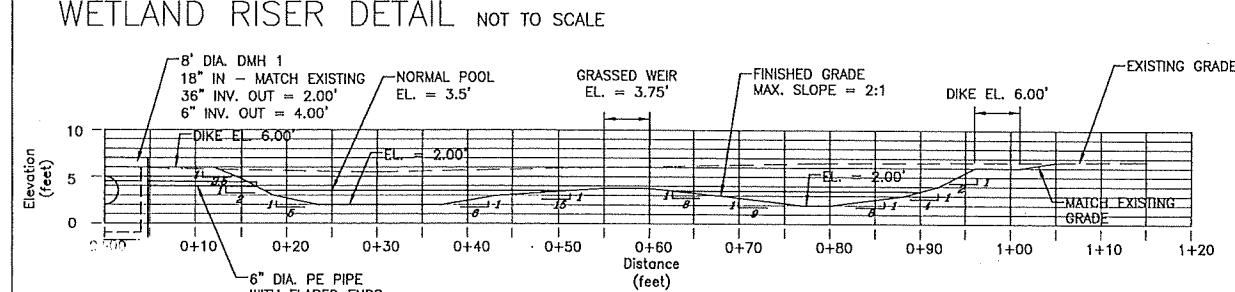
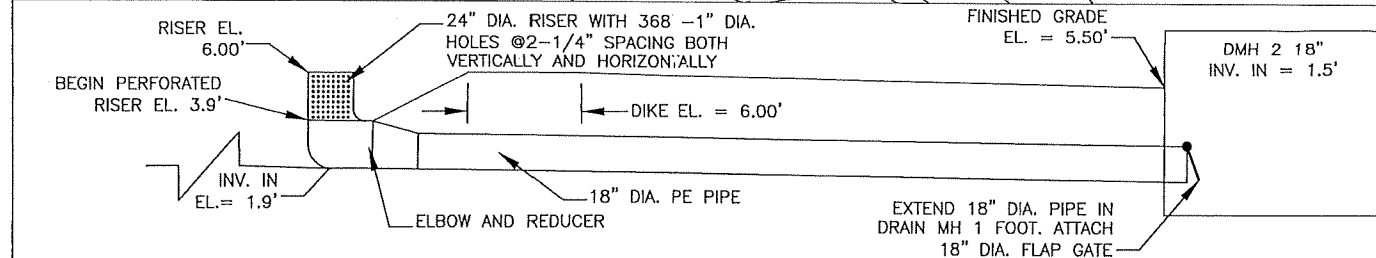
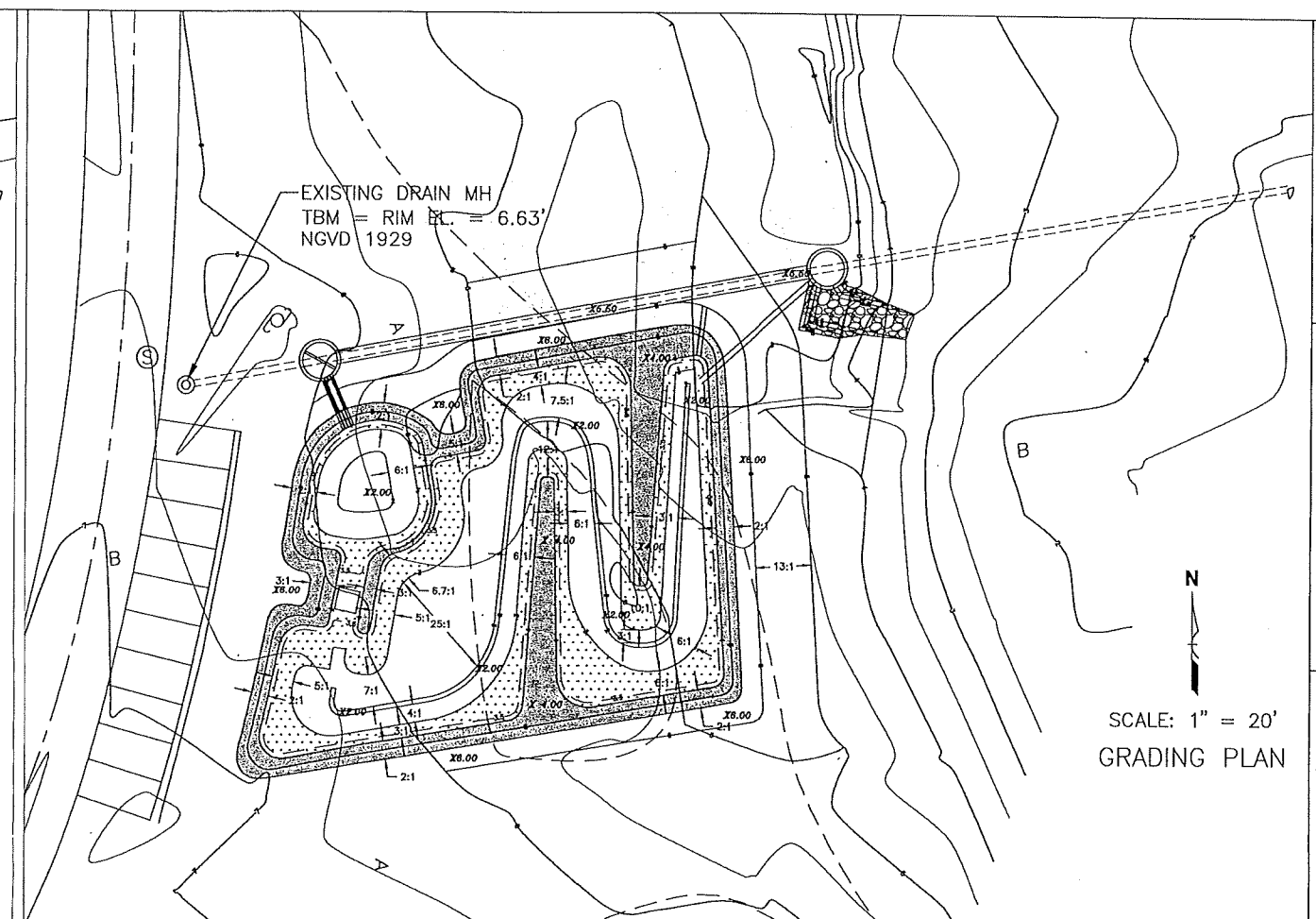
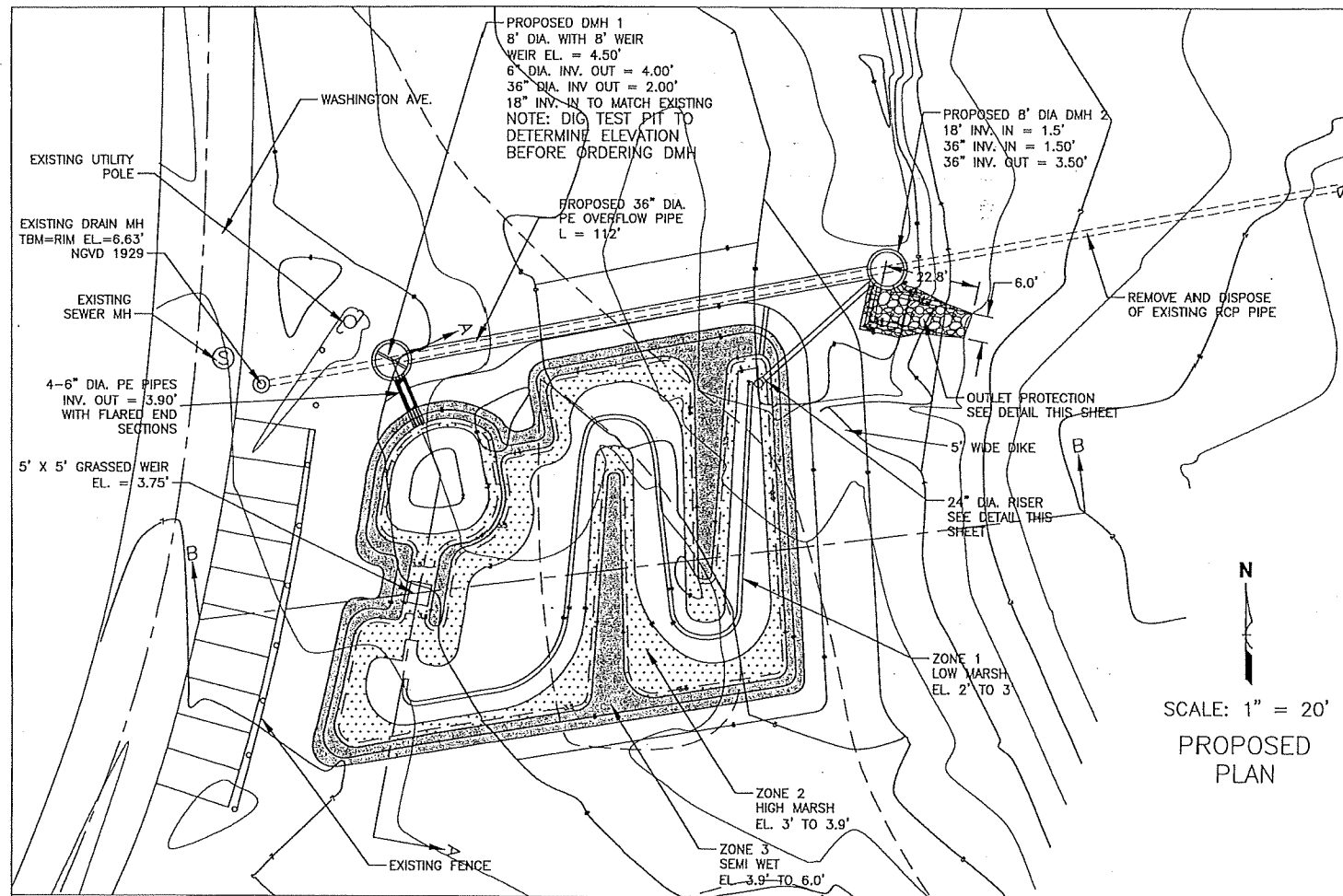
Massachusetts

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE

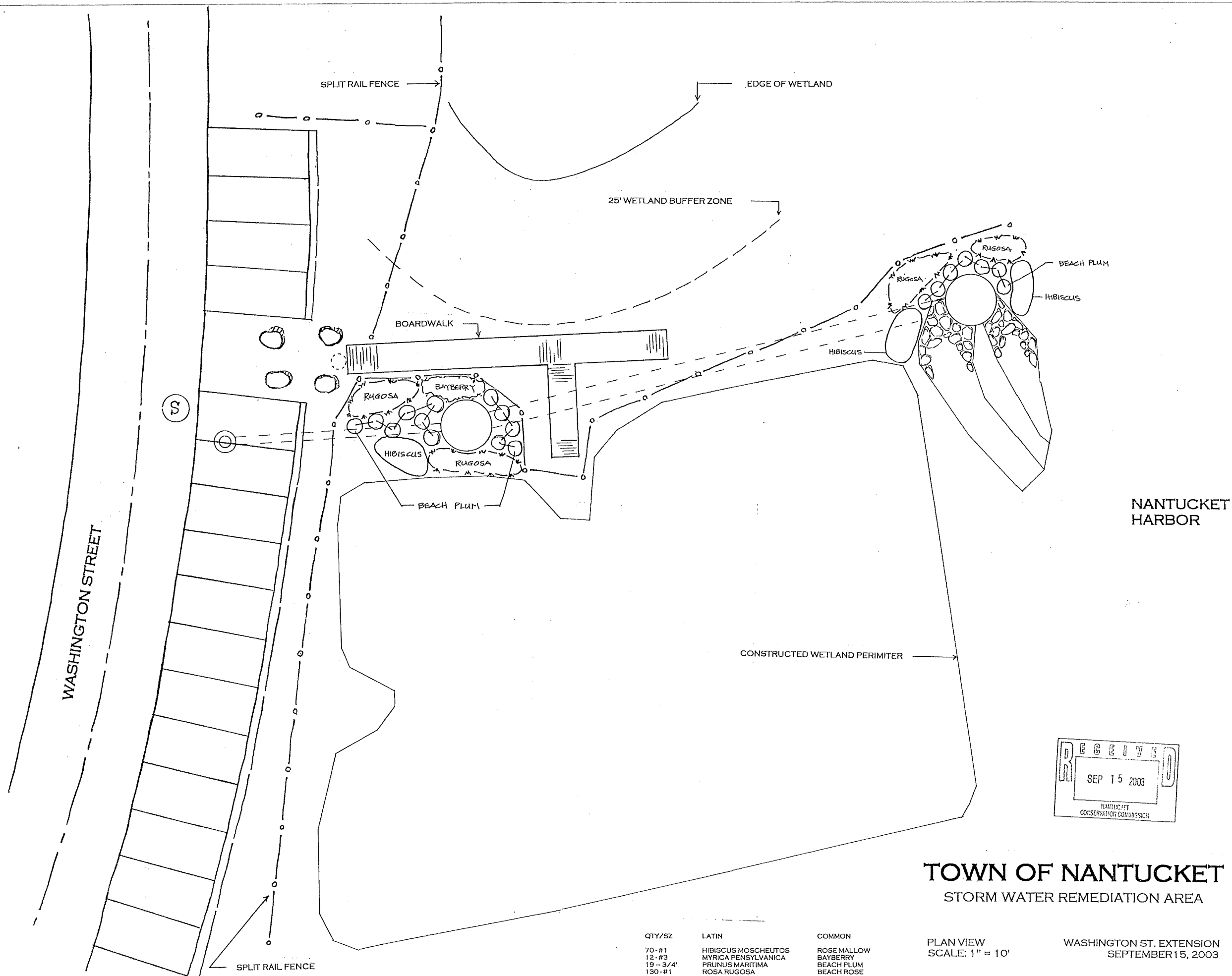
CAD FILE NO.

DRAWING NO. 1

SHEET 1 OF 3



DESIGNED: D. BARNETT	DATE: 1-02	APPROVED BY:	DATE:
DRAWN: JB	DATE: 1-02	TITLE:	DATE:
REVISIONS:	DATE:	CHECKED:	DATE:
Washington St. Constructed Wetland Nantucket Stormwater Quality Project Plan View and X-Sections Nantucket U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE Massachusetts			
CAD FILE NO.			
DRAWING NO. 1			
SHEET 2 OF 3			



BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02564
(508) 228-9028

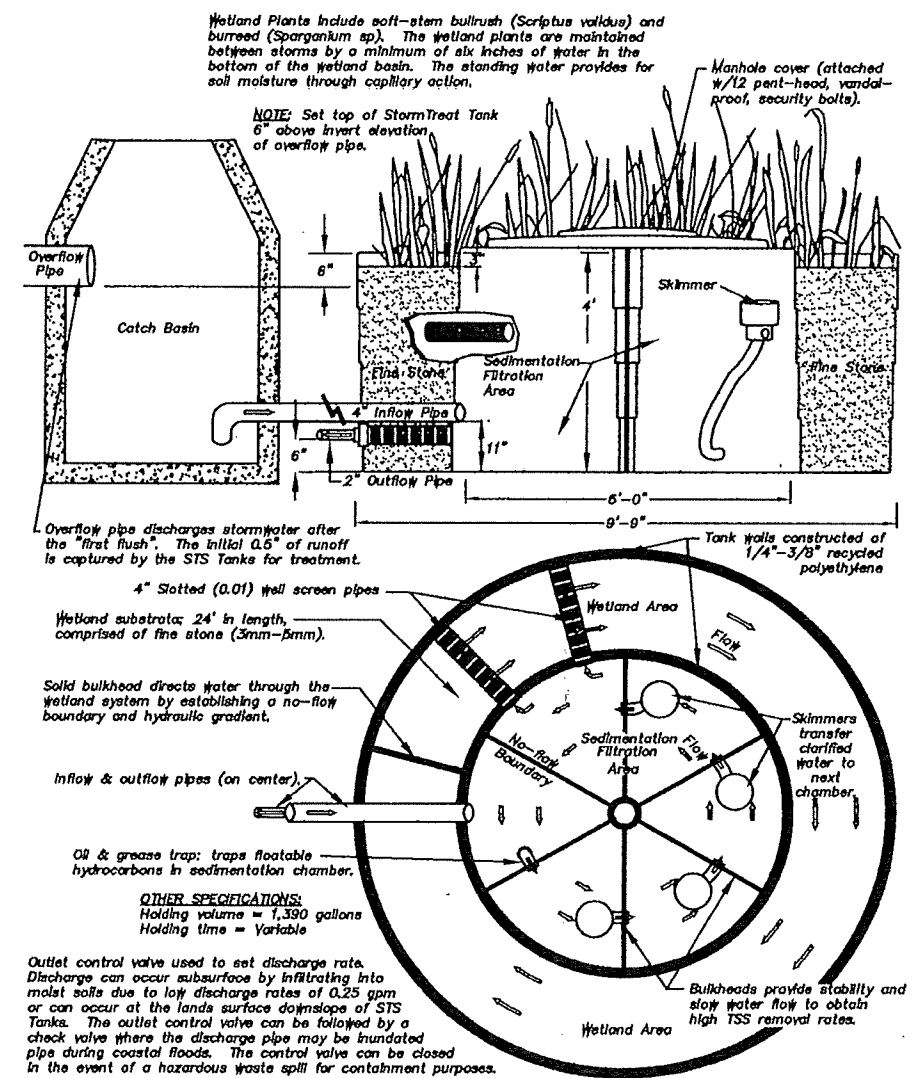
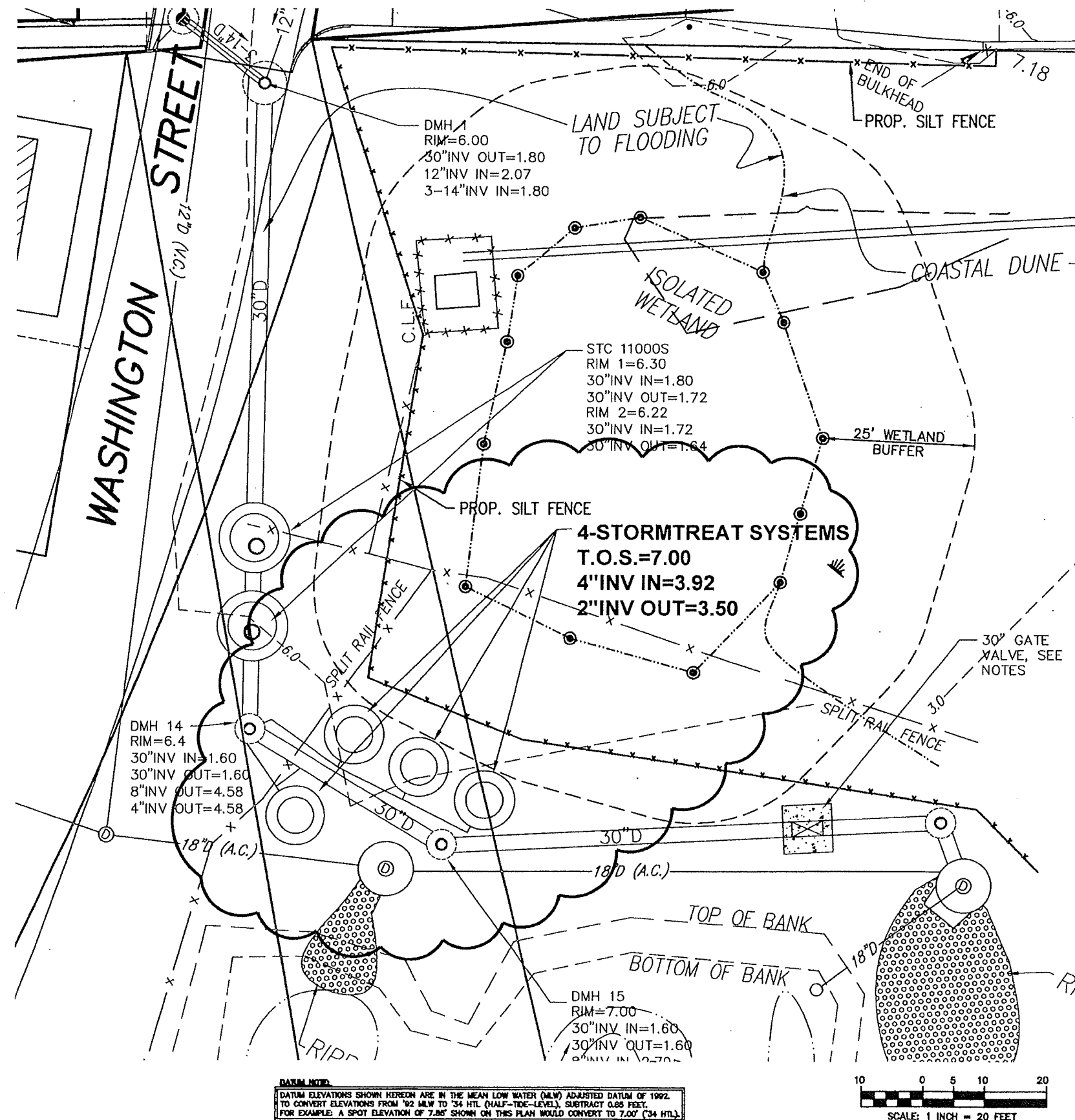
**SITE DESIGN
ENGINEERING, LLC.**
11 CUSHMAN STREET
MIDDLEBORO, MA 02348
T: 508-867-0673 F: 508-867-0674
WWW.SITEDESIGNENGL.COM

NO.	DATE	DESCRIPTION	APPROVED
1	2/22/07	REMOVED RESERVE PARKING AREA AND PARCELS 061	DCM

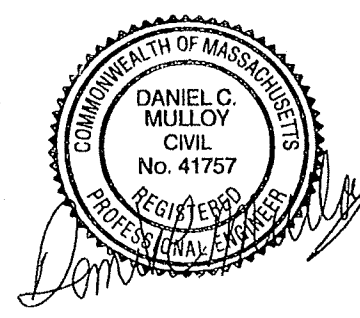
PLAN REVISIONS
DATE: FEBRUARY 22, 2007
DRAWN BY: LMG/DCM DESIGN BY: RPBT/DCM CHECK BY: DCM
PROJECT NO. 6012
ISSUED FOR: PERMITTING & CONSTRUCTION

GREAT HARBOR YACHT CLUB
WASHINGTON STREET, NANTUCKET, MA
MAJOR COMMERCIAL DEVELOPMENT
PREPARED FOR GREAT HARBOR YACHT CLUB

DRAWING TITLE: STORMTREAT CONSTRUCTION PLAN
SCALE: 1" = 20'
SHEET NO. 1 OF 1



STORMTREAT SYSTEMS, Inc. Specification Sheet of StormTreat System Tank
124 Route 6A, Sandwich, MA 02563
(508) 833-1033
TOLL FREE:
(877) 787-6426
US Patent No. 5,437,788



DATUM NOTE:
DATUM ELEVATIONS SHOWN HEREON ARE IN THE MEAN LOW WATER (MLW) ADJUSTED DATUM OF 1992.
TO CONVERT ELEVATIONS FROM '92 MLW TO '34 HTL (HALF-TIDE-LEVEL), SUBTRACT 0.88 FEET.
FOR EXAMPLE: A SPOT ELEVATION OF 7.85' SHOWN ON THIS PLAN WOULD CONVERT TO 7.00' ('34 HTL).

"WEST" SIDE

ZONING CLASSIFICATION: ... EXISTING:
MIN. AREA: 5000 88,174 S.F.±
MIN. FRONTAGE: 40 FT. SEE PLAN
FRONT YARD S.B.: ZERO SEE PLAN
REAR & SIDE S.B.: 5' SEE PLAN
GROUND COVER (%): 50% SEE PLAN
Sports Barn: 5,061 sf
Boat Barn: 4,107 sf
Tuckermuck Inn: 3,073 sf
Cottage: 1,429 sf
Total: 13,670 sf
Req. Open Space: 26,452 s.f. (30%)
Landscaping / Lawn: 26,403 s.f.
Brick Walks: 4,500 sf
Total Open Space: 30,903 s.f. (35.0%)

REFERENCE IS MADE TO THE FOLLOWING RECORDED EASEMENTS:

DOC#	EASEMENT IN FAVOR OF	DESCRIPTION
122537	NANTUCKET ELECTRIC COMPANY	ELECTRIC ESMNTS - A, B, & C
127883	TOWN AND COUNTY OF NANTUCKET	SIDEWALK ESMNT PE-7 (formerly E-7)
127884	INHABITANTS OF THE TOWN OF NANTUCKET	ROADWAY ESMNTS: E-7, P-9, P-10, & P-11
129988	NANTUCKET ELECTRIC COMPANY	AMENDED ESMNT - C (see doc# 122537)
130463	TOWN OF NANTUCKET	EMERGENCY ACCESS EASEMENT
130464	INHABITANTS OF THE TOWN OF NANTUCKET	PEDESTRIAN EASEMENTS
DEED:		
120/17	SOUZA TO BERUBE	15 FT. WIDE RIGHT OF WAY (PLBK.15, PG.84)
165/168	SOUZA TO BERTHELETTE	25 FT. WIDE RIGHT OF WAY

DISPOSITION OF PROPOSED EASEMENTS (not recorded as of OCT. 11, 2010)

- ① EXCLUSIVE ACCESS, UTILITY, USE, PARKING & STRUCTURE EASEMENT (DREXLER)
- ② NON-EXCLUSIVE ACCESS, & UTILITY EASEMENT (DREXLER)
- ③ NON-EXCLUSIVE ACCESS & UTILITY (GHYC)
- ④ NON-EXCLUSIVE SEWER EASEMENT (GHYC)

NOTE:

1) A DRAIN LINE IS REPORTED TO TRAVERSE SUBJECT PROPERTIES AND ALLOWED UNDER EASEMENT AGREEMENT TO THE TOWN OF NANTUCKET, RECORDED IN DEED BOOK 115, PAGE 55. LOCATION OF SAID LINE IS UNDETERMINED AND NO VISIBLE SIGNS OR STRUCTURES APPEAR ON THE PROPERTY.

2) THE "TUCKERMUCK INN" PARCEL (PLAN BK: 55-2) IS SUBJECT TO AN EASEMENT RECORDED IN THE NANTUCKET COUNTY REGISTRY DEEDS, DEED BK: 232, PG.70 IN FAVOR OF NANTUCKET ELECTRIC CO., 10 FEET IN WIDTH FOR THE PURPOSE OF INSTALLING AND MAINTAINING UNDERGROUND ELECTRIC SERVICE LINES AND APPROPRIATE STRUCTURES FOR THEIR USE.

SITE LOCUS PARCEL SUMMARY

ASSESSOR'S MAP # - LOT #	STREET ADDRESS
55.1.4 - 8	96 WASHINGTON STREET
55.1.4 - 6	97 WASHINGTON STREET
55.1.4 - 6.1	97R WASHINGTON STREET
55.1.4 - 64	58 UNION STREET
55.1.4 - 35.3	98 SALT MARSH WAY
55.1.4 - 36	11 SALT MARSH WAY

GREAT HARBOR YACHT CLUB, INC.

CERT. 21,652
DEED: 942, PG.111
DEED: 918, PG.237
DEED: 955, PG.242
DEED: 838, PG.347
CERT. 20,941

L.C.C. 42011 (LOT-2)
PLAN: 2005-10 (LOTS 2+3)
PLAN FILE: 55-Z
PLAN FILE: 55-Z
PLAN: 19, PG.28
L.C.C. 8254-H LOT 20

SE48-1665
SE48-2013

**EXISTING CONDITIONS
PLAN**

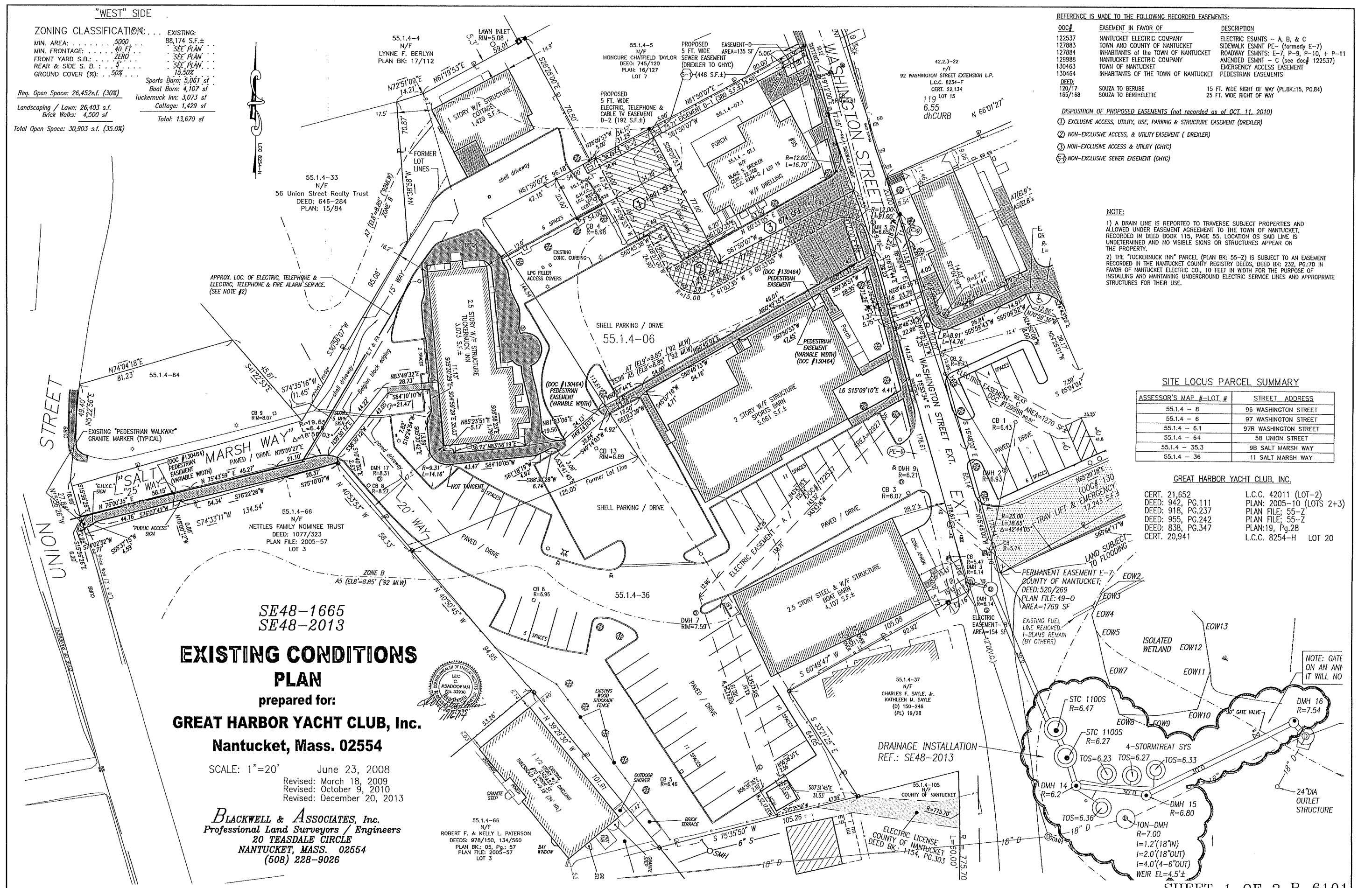
prepared for:
GREAT HARBOR YACHT CLUB, Inc.
Nantucket, Mass. 02554

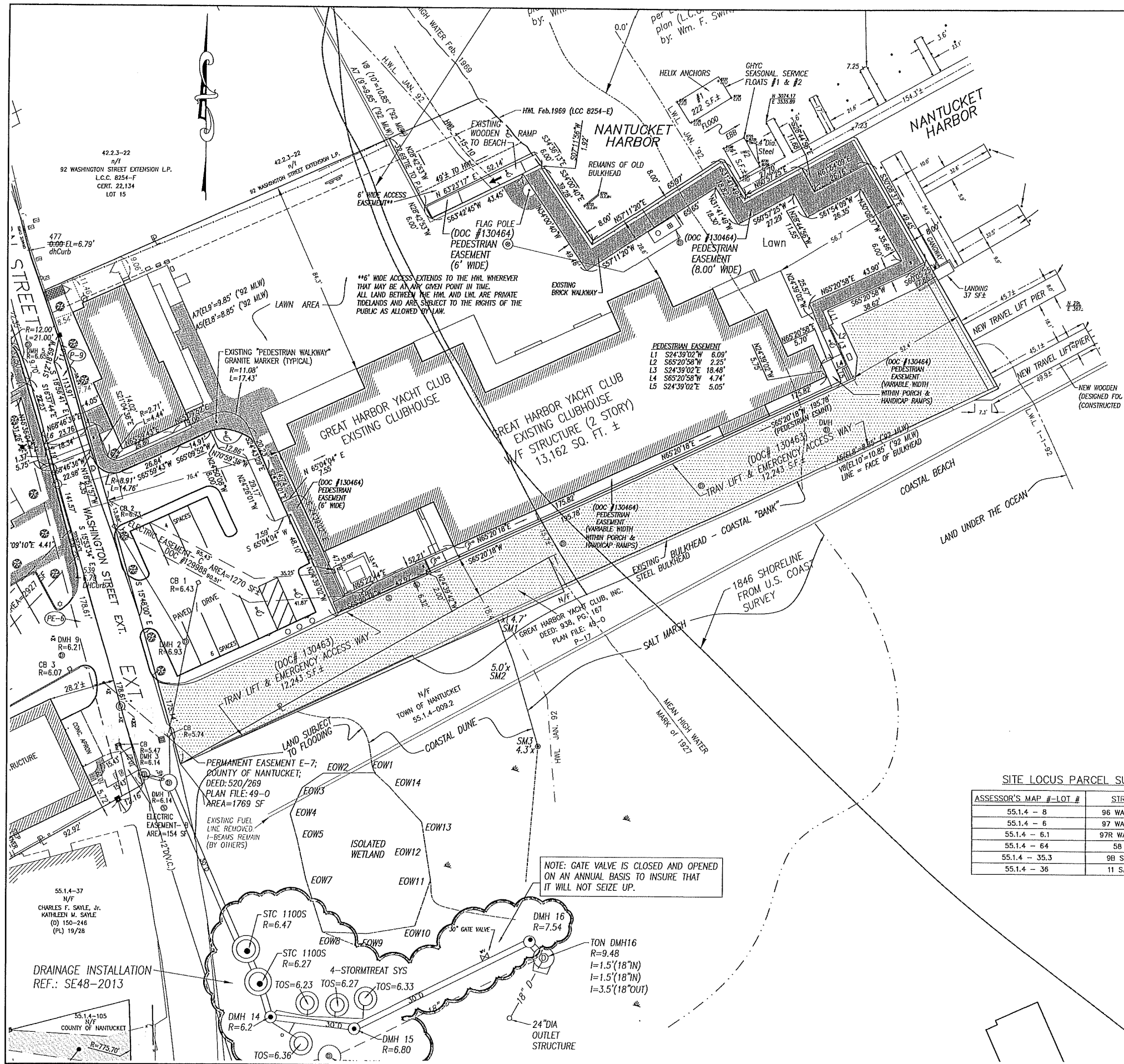
SCALE: 1"=20' June 23, 2008
Revised: March 18, 2009
Revised: October 9, 2010
Revised: December 20, 2013

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors / Engineers
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026



ROBERT F. & KELLY L. PATERSON
NYS
DEEDS: 978/150, 134/560
PLAN BK: 05, Pg: 57
PLAN FILE: 2005-57
LOT 3





SEE SHEET
SHEET 1 OF 1
PIER AS-BUILT
EXISTING CONDITIONS PLAN

SE48-1670

GREAT HARBOR YACHT CLUB, INC.

CERT. 21,652	L.C.C. 42011 (LOT-2)
DEED: 942, PG.111	PLAN: 2005-10 (LOTS 2+3)
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(4) NON-EXCLUSIVE SEWER EASEMENT (GHYC)

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SE48-1665
SE48-2013
**EXISTING CONDITIONS
PLAN**
prepared for:
GREAT HARBOR YACHT CLUB, Inc.
Nantucket, Mass. 02554
SCALE: 1"=20' June 23, 2008
Revised: March 18, 2009
Revised: October 9, 2010
Revised: December 20, 2013



BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors / Engineers
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026



Nantucket Washington Street Phase 1 Resilience Project

COMMUNITY ENGAGEMENT PLAN

PREPARED BY:

SCAPE

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PROJECT DESCRIPTION

The Town of Nantucket (Town) and the Nantucket Islands Land Bank (Land Bank) have partnered to develop a Conceptual Resilience Framework Plan for the climate adaptation and enhancement of Washington Street, with a first-phase schematic design project at the intersection of Washington Street and Francis Street. This effort builds upon the Town's 2021 Coastal Resilience Plan (CRP) and several years of joint Land Bank/Town analysis and planning for the future of Washington Street.

Washington Street provides essential transportation infrastructure along Nantucket Harbor, connecting Downtown Nantucket to the greater island. The Washington Street corridor experiences significant flooding during coastal storms, which disrupts this key transportation route and poses a threat to emergency access. As sea levels rise, scientists predict an increased probability of flooding during storms and high tides (i.e. sunny day flooding). The Resilience Framework Plan is a long-range plan that proposes adaptations including dune restoration and coastal flood infrastructure to mitigate flooding impacts on Washington Street.

The Conceptual Resilience Framework Plan for Washington Street envisions an accessible waterfront park that can not only provide access and recreation for people of all ages and abilities, but can also embrace water and allow for the adaptation of coastal habitats over time. Coastal flood risk reduction and stormwater management will be integrally linked in the design, with parcels waterside of Washington Street buffering rising tides and inland parcels managing stormwater to mitigate localized flooding.

A main feature of the park may be an accessible multi-use path for pedestrians and cyclists that will provide a safe and scenic connection along Washington Street, stretching from Commercial Wharf to Francis Street Beach and beyond towards the Goose Pond Path at Consue Spring, with multiple overlooks and access points to the water's edge. The path may integrate a flood protection feature, which can be seamlessly embedded in a landscape of coastal dunes. Inland of Washington Street, stormwater parks and parking lots can slow and treat stormwater while offering moments of respite along the corridor.

The Town and the Land Bank have partnered to advance the Conceptual Resilience Framework Plan for Washington Street with a Phase 1 pilot project at the intersection of Washington Street and Francis Street. The study area encompasses the Town and Land Bank-owned parcels at 70, 71, 72, 73, 74, 76, 81, and 83 Washington Street and 1 Meader Street. This Community Engagement Plan lays out the approach to public outreach to support that effort, which includes informing the public about the climate threats to Washington Street and gathering community input on the Phase 1 design effort to build resilience for Downtown.

GOALS

The **Nantucket Washington Street Phase 1 Resilience Project** aims to effectively and strategically coordinate community awareness and engagement to advance the following project objectives:

Environmental Goals

1. **Improve the capacity of natural ecosystems to adapt to sea level rise and reduce adverse impacts on them**
2. **Absorb, buffer, embrace water**

Social Resilience Goals

1. **Reduce flood risk to cultural assets and critical infrastructure**
2. **Create public, universally accessible, waterfront experiences for people**
3. **Engage and educate community members about climate risks and adaptation pathways for Washington Street**

Operational Goal

1. **Develop feasible, adaptable, and implementable solutions**

PROJECT TEAM

Throughout the plan and community engagement process, different teams and experts will work together to support each engagement phase. This will involve close coordination at key points in time between the following key team members. Below we describe each team member or group and their anticipated role:

- **Consultant Team:** As the prime consultant, SCAPE will lead engagement efforts on behalf of the consultant team, developing all engagement materials and coordinating the engagement goals and approach with the Town and Land Bank. SCAPE will coordinate the printing of materials for public workshops. Woods Hole Group (WHG) and Hazen & Sawyer (Hazen) will provide input on all technical aspects of materials developed for engagement.
- **The Town of Nantucket:** The Town will work with the Land Bank and SCAPE to confirm the engagement goals, schedule, and inclusive and creative engagement strategies. The Town will lead outreach and communications about events, sharing information via email lists, social media, and its Coastal Resilience Newsletter. The Town will host engagement materials (provided by the consultant team) on its website. The Town will also take the lead in identifying and securing venues and refreshments for public workshops.
- **The Land Bank:** The Land Bank will work with the Town and SCAPE to confirm the engagement goals, schedule, and inclusive and creative engagement strategies. The Land Bank will support outreach and communications about events, sharing information via email lists, social media, and its quarterly newsletter.
- **The Coastal Resiliency Advisory Committee (CRAC):** The CRAC will participate in public workshops and will help publicize events through its social and email networks.

ENGAGEMENT APPROACH

OVERALL APPROACH

Community engagement is critical at all phases to shape and guide the Nantucket Washington Street Phase 1 Project. It can educate, build consensus, bridge any gaps between the Town, the Land Bank, the private sector, and the public; amplify the voices of marginalized groups; and contribute to the hard work of existing advocates on the ground. Our toolbox is ever-expanding, and our process will be iterative, ensuring stakeholders remain actively engaged and in dialogue with each other and the project at each key inflection point in plan development.

The SCAPE team aims to actively engage a diverse audience in two Community Workshops – from residents/neighbors, to employees, to business owners, to seasonal visitors – through accessible activities and outreach material that help broaden an understanding of current and future hazards that Washington Street is facing. The team will share analysis, gather feedback, and foster conversations among stakeholders. We will employ inclusive and welcoming practices for equitable engagement, including the following:

- **Work through trusted partners** and leverage existing community and organization networks for outreach and soliciting feedback.
- **Provide multiple channels for engagement** to allow people to participate in the way that works best for them (i.e. virtual meetings, asynchronous channels for comment such as surveys paired with short videos or other self-guided material, small-group settings such as focus groups and interviews).
- **Use formats and schedules that accommodate a range of needs.** Hold both weekday and evening/weekend meetings and keep virtual tools as simple as possible.
- **Use plain language and visuals to tell a story** that resonates with participants' experiences and concerns.
- **Develop a clear and honest message about what participants can influence** and why it matters to their lives.
- **Where possible, provide compensation** to recognize the cost of volunteering/showing up, especially for Environmental Justice populations who are overburdened and face additional barriers to participation.
- **Assess gaps in representation** among participants and conduct targeted outreach to address those gaps. Start with a robust analysis/mapping of stakeholders, gauge who is

in the room and who is missing, and adapt approaches to engage those whom outreach has missed.

- **Providing interpretation and translation of materials is critical for accessibility, but it must be paired with meaningful multiple-language outreach** for non-English speakers to come into the room in the first place.
- **Listen to feedback and adapt engagement** approaches where needed to reach stakeholders more effectively. Provide simple, quick opportunities for participants to evaluate engagement avenues and learn for next time.
- **Provide activities to engage children and families, as well as refreshments at in-person engagements.** Transportation for some populations (e.g., elderly, those living with disabilities) may also be considered.

MEETINGS

- **Monthly meetings with the Washington Street Working Group** to provide project status updates, receive direction and insights from the group, and review material ahead of critical project and engagement milestones.
- **Stakeholder Focus Groups (up to 2 meetings)** to discuss flooding risks to Washington Street (today and in the future) with stakeholder groups including immediate neighbors, and gather feedback on adaptation pathways, program, and design.
- **Community Resiliency Events (up to 2 events)** to present technical findings and design opportunities to the community and discuss community priorities for adaptation.

PHASES OF ENGAGEMENT

We propose to implement phases of engagement aligned with the development of the Washington Street Phase 1 Resilience Project. For each phase, our team will craft a structured approach for conducting public meetings, supplemented by focus groups, other direct engagement, and asynchronous feedback tools.

- **Phase 0: Finalize Community Engagement Plan (CEP) and Stakeholder Mapping**
 - SCAPE will work with the Town and Land Bank to develop this Community Engagement Plan and a stakeholder map of organizations and other groups to target through engagement efforts.

- **Phase 1: Understanding Coastal Flood Risk to Washington Street**
 - Provide supporting educational information for neighbors and the public to understand current and future coastal flood risk and impacts to Washington Street. Gather input on goals & priorities for resilience adaptation pathways.
- **Phase 2: Alternative Design Approaches**
 - Share alternative design strategies that are being considered and provide useful material to the public, to receive feedback on how various strategies align with community goals & priorities.
 - Consult with key stakeholders to generate and refine preliminary adaptation strategies.
- **Phase 3: Ongoing Outreach and next steps**
 - Provide the Land Bank and the Town with materials to continue outreach (via tabling at existing community events, etc) to build buy-in and communicate next steps toward implementation.

PHASE 0: FINALIZE COMMUNITY ENGAGEMENT PLAN (CEP)

PURPOSE

The objective of Phase 0 is to finalize the CEP and ensure it meets the established project objective – to support a meaningful engagement framework that will successfully elicit feedback from stakeholders to support the Washington Street Phase 1 Resilience Project.

KEY ACTIVITIES

Key steps and milestones to achieve this objective are:

- **Stakeholder Mapping:** We will work with the Land Bank and the Town to identify key stakeholders and constituencies for outreach, capturing key contacts, name and contact information. The list will also be updated over time as members of the public engage through meetings, etc., and as we work with client group to identify additional stakeholders to ensure we address any demographic gaps in stakeholder input.
- **Community Engagement Plan (CEP):** Outline goals of engagement and work with the Town and Land Bank to develop a refined plan and calendar for outreach efforts.

PHASE 1: UNDERSTANDING COASTAL FLOOD RISK + ESTABLISHING VISION & GOALS

PURPOSE

The overall purpose of Phase 1 is to provide educational information about coastal flood risk to Washington Street to neighbors and the broad public, to engage in meaningful conversations about the community's goals and priorities for adaptation.

KEY ACTIVITIES

Key engagement activities to achieve this phase are:

- **Focus Group #1 [F1]:** As a first step of Phase 1, we will conduct an in-person focus group with neighbors adjacent to the Washington Street project to share the flood risk analysis and hear their goals and priorities for adaptation.

- **Public Workshop [PW1]:** This phase will include one public workshop, 1.5-2 hours long, and open to all. The content for the first meeting will be intentionally informational, to spread awareness of this effort, educate the public on flood risks today and in the future, and gather input on goals & priorities for resilience. The drop-in style workshop will be held in-person at a time that best accommodates a range of schedules.
- **Feedback Summaries [FS1]:** At the end of this phase, the team will develop a memo or presentation synthesizing community and stakeholder input that reflects values, goals and objectives for coastal resilience solutions, and capture comments and feedback received during the public event and focus group discussions.

PHASE 2: ALTERNATIVE DESIGN APPROACHES

PURPOSE

Phase 2 will be focused on sharing alternative design approaches that are being considered in order to receive feedback on how various strategies align with community goals & priorities.

KEY ACTIVITIES

Key engagement activities to achieve this objective are:

- **Public Workshop [PW2]:** The general public will be engaged in one in-person public workshop (1.5-2 hours) to provide input on alternative design approaches. The drop-in style workshop will be held in-person at a time that best accommodates a range of schedules.
- **Focus Group #2 [F2]:** We will conduct an in-person focus group with neighbors adjacent to the Washington Street project (or other stakeholder group to be determined) to share the flood risk analysis and hear their goals and priorities for adaptation.
- **Feedback Summaries [FS2]:** At the end of this phase, the team will develop a memo or presentation synthesizing community and stakeholder input on preferred strategies and feedback received during the public event and focus group discussions.

PHASE 3: ONGOING OUTREACH AND NEXT STEPS

PURPOSE

Provide the Land Bank and the Town with materials to continue outreach (via tabling at existing community events, etc) to build buy-in and communicate next steps toward implementation.

KEY ACTIVITIES

Key engagement activities to achieve this objective are:

- **Meeting-in-a-box:** SCAPE will provide the Town and Land Bank with packaged materials, which may include a presentation or other visuals, to continue outreach after the conclusion of the schematic design phase.

JUNE 2024