

# **CENTRAL PINE BARRENS NATURE CENTER FEASIBILITY STUDY**

**Central Pine Barrens  
Joint Planning & Policy Commission**

**Long Island, NY**



**MARVEL** 

**MARVEL**

*It doesn't take much  
You don't need fancy boots  
The path is soft, weathered pine needles  
Hundreds have gone before you  
As long as the whisper of wind  
Through the treetops is louder  
Than the passing traffic  
You can lose yourself in the pines*

*- Barbara Ann Branca  
Shoreham, LI*

# Special Thanks

We wish to recognize and thank the following key individuals and organizations whose time, expertise, and generous support greatly informed and enriched the following study.

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**Local Partners and Organizations:**

Brookhaven Town  
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Long Island Pine Barrens Society  
New York State Department of Environmental  
Conservation Region 1  
New York State Empire Development  
Ridge Fire Department  
Riverhead Town  
Southampton Town  
Suffolk County Executive's Office  
Suffolk County Department of Economic  
Development and Planning  
Suffolk County Parks Department  
Suffolk County Water Authority  
The Robert David Lion Gardiner Foundation, Inc.  
Wertheim National Wildlife Refuge



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# **PART 1:**

# **Feasibility Study**



# Project Team

## MARVEL

### MARVEL

145 Hudson Street, New York, NY 10013  
[marveldesigns.com](http://marveldesigns.com)

Marvel is a multi-disciplinary MBE firm recognized for integrating context and nature into all our work. Our office comprises architecture, landscape, interiors, and planning to address projects holistically, with a mission to design enduring, modern, and contextual spaces. Our process is engaging and option based, revealing solutions through multiple iterations that creatively address our client and user's needs. With offices in New York, Richmond, San Juan, and Barcelona, Marvel brings a commitment to diversity through a process of authentic engagement with the communities we work with.



### DBI Projects

1261 Broadway, New York, NY 10001  
[dbiprojects.com](http://dbiprojects.com)

DBI is an owner's representation firm, specializing in project management and real estate advisory. They believe transacting, building, and maintaining a space should uncover opportunities to make things better and empower bold decisions even in difficult moments. Since their inception in 2002, they have provided our clients with a steady hand through hundreds of real estate and capital projects. Whether partnering with major institutions, private companies, public agencies or nonprofit organizations, their work goes beyond simply representing our clients' interests. Instead, their partners rely on them to dive fully into their projects, thoughtfully creating and advancing the strategic planning, budgeting, scheduling, and execution of their visions.

## MARVEL



## **Central Pine Barrens Joint Planning and Policy Commission**

*624 Old Riverhead Road, Westhampton Beach, NY 11978*  
*pb.state.ny.us*

The mission of the Commission is to manage land use within the Central Pine Barrens in an effort to protect its vital groundwater and surface water and the region's vast and significant natural, agricultural, historical, cultural and recreational resources for current and future Long Island residents. The Commission was formed following the 1993 Long Island Pine Barrens Protection Act, which created the spectacular natural and cultural resource known as the Central Pine Barrens region.

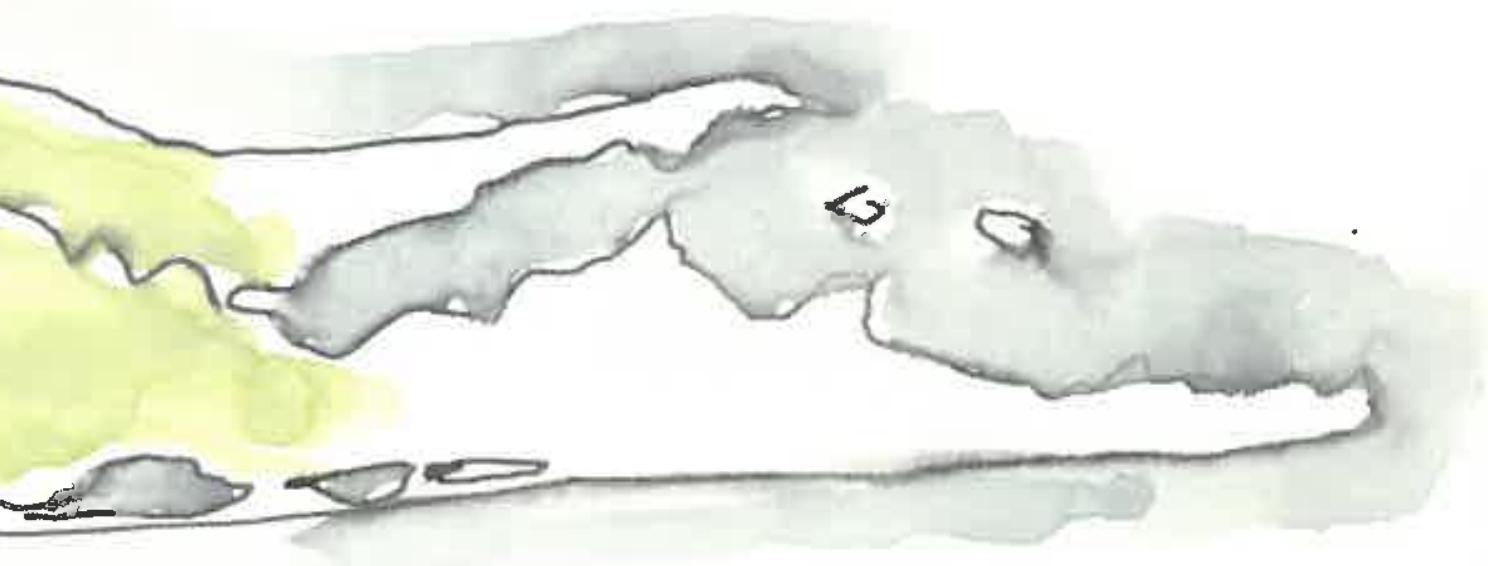
The Commission is comprised of five members, with one member each representing New York State, Suffolk County, and the Towns of Brookhaven, Riverhead and Southampton, with one of the members serving as chair. The Central Pine Barrens legislation also formed an Advisory Committee and mandated the creation and implementation of the Central Pine Barrens Comprehensive Land Use Plan, which was first adopted in 1995. The Act and the land use plan charge the Commission with the combined duties of a state agency, a planning board and a park commission. The Commission has joint land use review and regulation, permitting, and enforcement authority along with local municipalities and also oversees the implementation of the land use plan.

# Executive Summary

The Central Pine Barrens of Long Island is a region of incomparable beauty, featuring a vast array of diverse animal and plant species in a globally rare ecosystem located directly atop a vital underground aquifer that serves as the sole source of drinking water for Long Islanders. The many unique natural, agricultural, historical, cultural and recreational resources of the Central Pine Barrens are mutually supportive and ultimately dependent upon the maintenance of the hydrologic and ecologic integrity of this region. Making the distinct qualities of this landscape more tangible and tracing the connections between the resources below ground and the life above, supports the Central Pine Barrens Commission's mission to manage and protect the Central Pine Barrens. A nature center can be an excellent tool to achieve this goal and support the

Commission's mission. Understanding what characteristics the nature center should have, what activities it should support and where it should be located has been the objective of the planning study carried out by Marvel and DBI in collaboration with Commission staff and with the participation of a broad range of local residents and stakeholders. There has been great support for the idea of the center and a consensus about its characteristics. Continuing to build on this excitement and shaping a community around the center will be essential to making the building a reality and making its operation a long-term success. The outreach activities that shaped the vision for the center are described in Chapter 2 of this report.





# Executive Summary

## What should you be able to do at the center?

By analyzing facilities with similar objectives, and through discussions and community meetings, we developed an understanding of what activities would bring people to a Central Pine Barrens nature center and what facilities were necessary to support those activities. Exhibit space informing people about the Central Pine Barrens and the ecosystems and activities it supports as well as the stewardship activities on which it depends was a key program for most people. Spaces to support the operation of the Central Pine Barrens Commission were seen as an opportunity to connect the work of protecting and managing the Central Pine Barrens to public understanding and enjoyment of the environment. It was also identified as important to have spaces that would foster ongoing interaction with the community through temporary exhibits, teaching and lab spaces, as well as spaces that support trail use. A program area of 22,000 square feet was established to support the nature center's activities with supporting areas of 6,000 square feet. The complete program is described in Chapter 3 of this report.

## Where should the center be located?

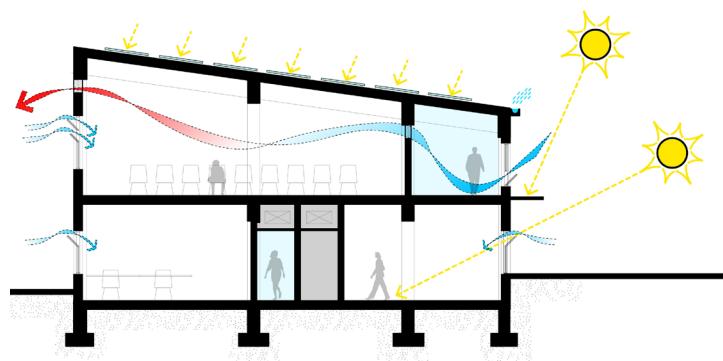
The selection of a site for the nature center is as critical as its program in supporting the Commission's mission. A total of 19 sites were reviewed; this process provided both an opportunity to evaluate specific sites and to develop criteria that could be used to evaluate other site options that may emerge in the future. Balancing accessibility of the site and its visibility while ensuring that the site would offer an immersive experience of Central Pine Barrens ecology was a key consideration in evaluating sites. There was general agreement that the site should not require clearing in

the Core Preservation Area (CPA). It should provide access to the CPA through trails to allow for study and enjoyment. Ideally the site builds on complementary facilities like schools or campgrounds and does not compete with existing nature centers like the Wertheim National Wildlife Refuge. A publicly owned site and one that provides ready access to infrastructure will reduce development costs.

A site in the Compatible Growth Area (CGA) in Ridge scored highest in the site selection criteria and was identified as the preferred site. A test fit for the center was developed for the site. The complete site selection criteria and assessment of the shortlisted sites is included in Chapter 4 of this report.

## What kind of building supports the center's program and mission?

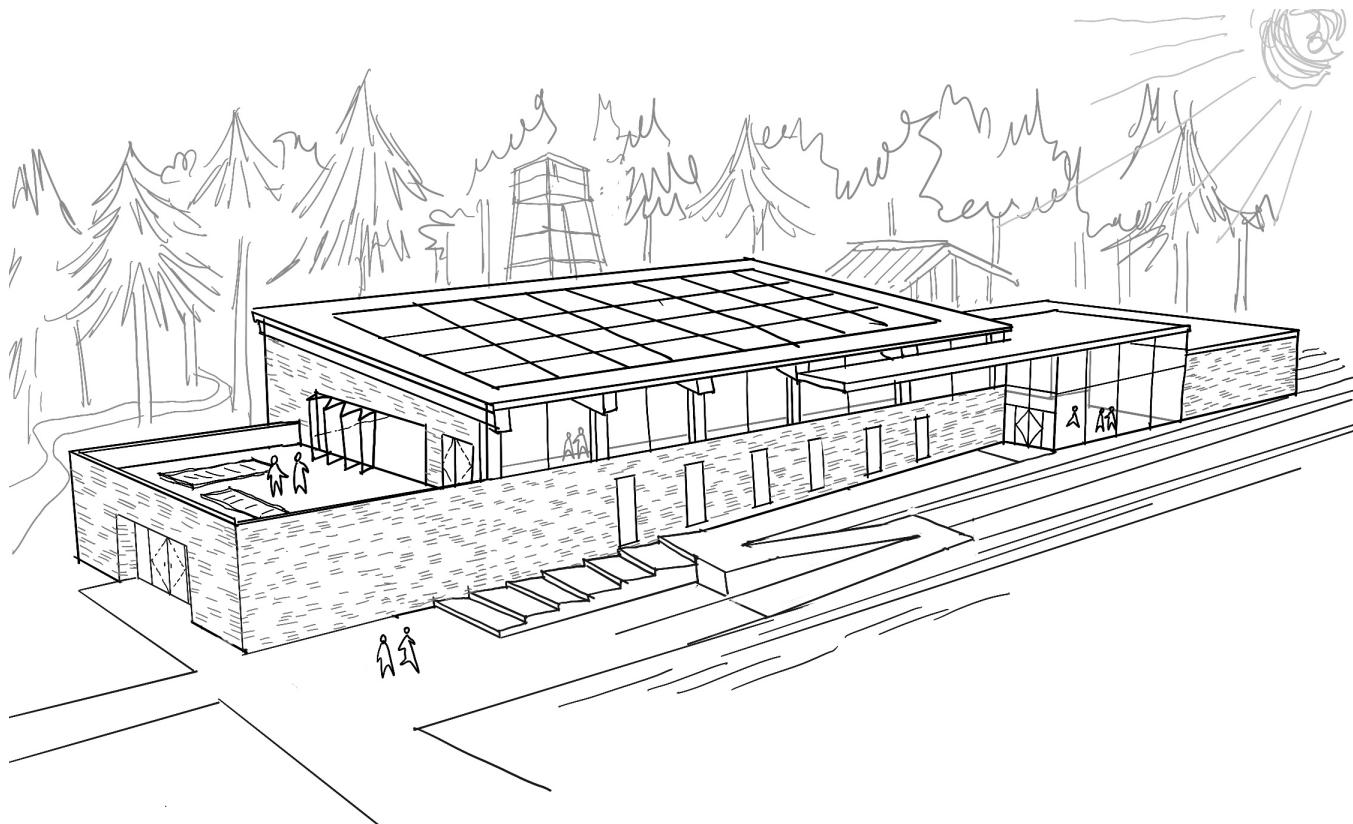
The building which houses the nature center needs to heighten the experience of the surrounding landscape and create the connections between center activities that make the whole more than the sum of the parts. It should illustrate how to build in the Central Pine Barrens in a way that minimizes impact and risk, from reducing both embodied and operational carbon to building for fire resistance. The test-fit design developed in Chapter 4 of this study is as much a specific proposal as an illustration of how the design principles developed for the building can be applied in a site-specific design.



## What will it take to make the center a reality?

The vision for a Central Pine Barrens nature center which has emerged through this study is not just a building -- it is an entity that manages programs and exhibitions that engage the public and advance the preservation of the Central Pine Barrens. While the cost of building a nature center can appear as the most daunting challenge, establishing the entity that will manage it, and the community that will support it, are as equally important. In Chapter 6 of this report, we review the necessary steps to make the nature center a reality. The nature center can operate as part of the Central Pine Barrens Commission however there may also be benefits to establishing it as a separate non-profit entity. A site will need to be secured for the center; a publicly owned site offers the opportunity for site control without the upfront burden of a purchase. The design and operating vision sketched out in this report

are initial overviews. Both need to be fully developed to define the operating plan for the nature center and to develop a specific design that can proceed to permitting and construction. The overall budget to develop the nature center is projected to be approximately 33 million dollars. This amount can increase or decrease depending on the ultimate size and configuration of the building and the characteristics of the site. Public allocations, grants and private fundraising all offer opportunities to raise a portion of the funds required. A fundraising strategy is an important next step. It is expected to take approximately five years from the start of the planning and site acquisition process to the completion of construction. The most budget intensive portions of that process are the construction of the nature center in the final two years. This document represents an important first step that can help guide the selection of a suitable site and define the goals and characteristics of a future Central Pine Barrens nature center.



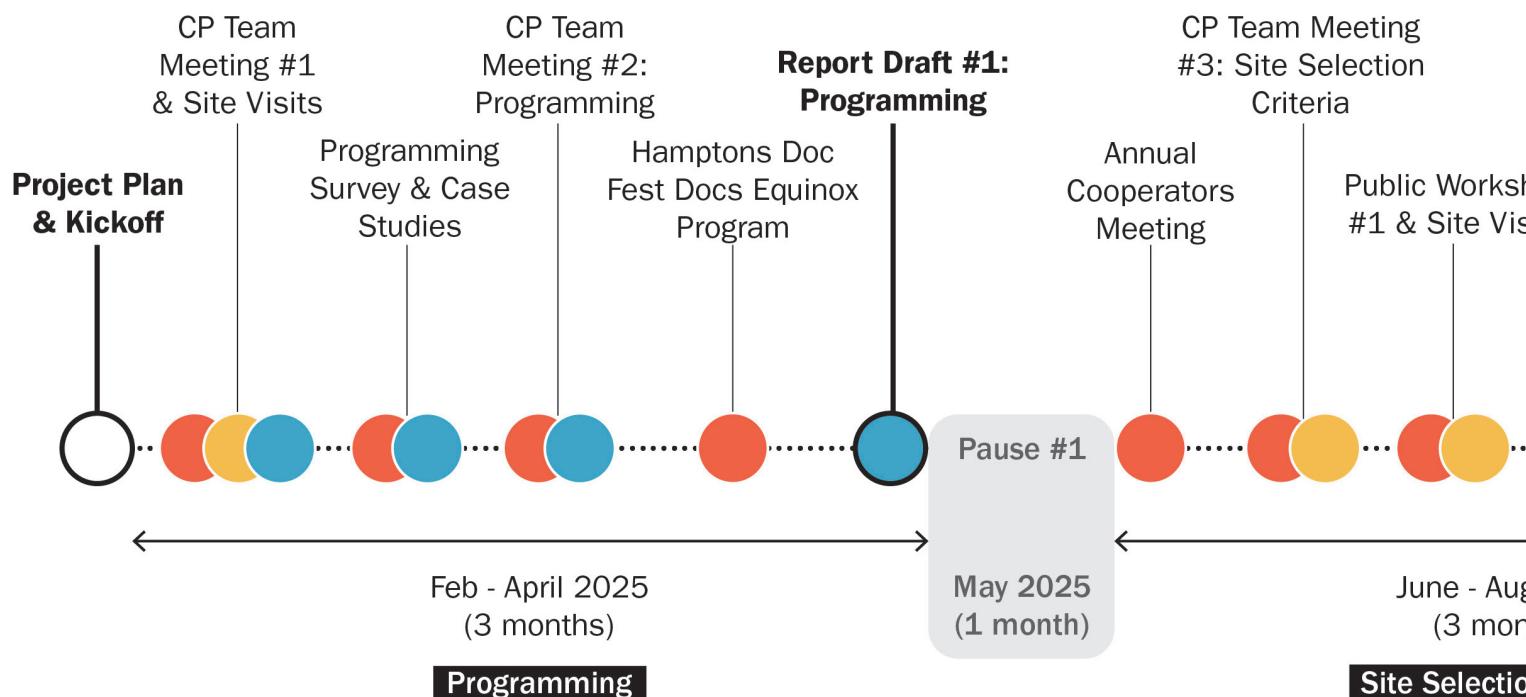
# Process

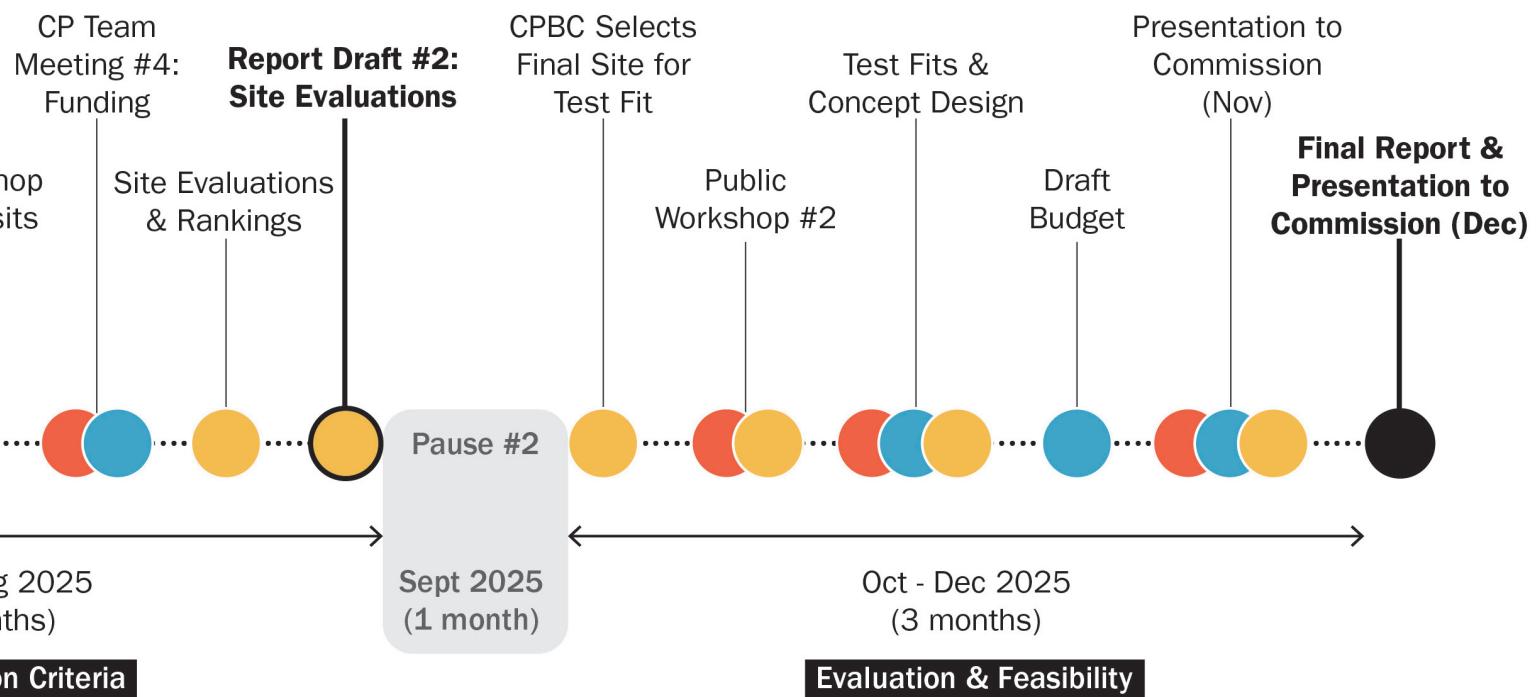
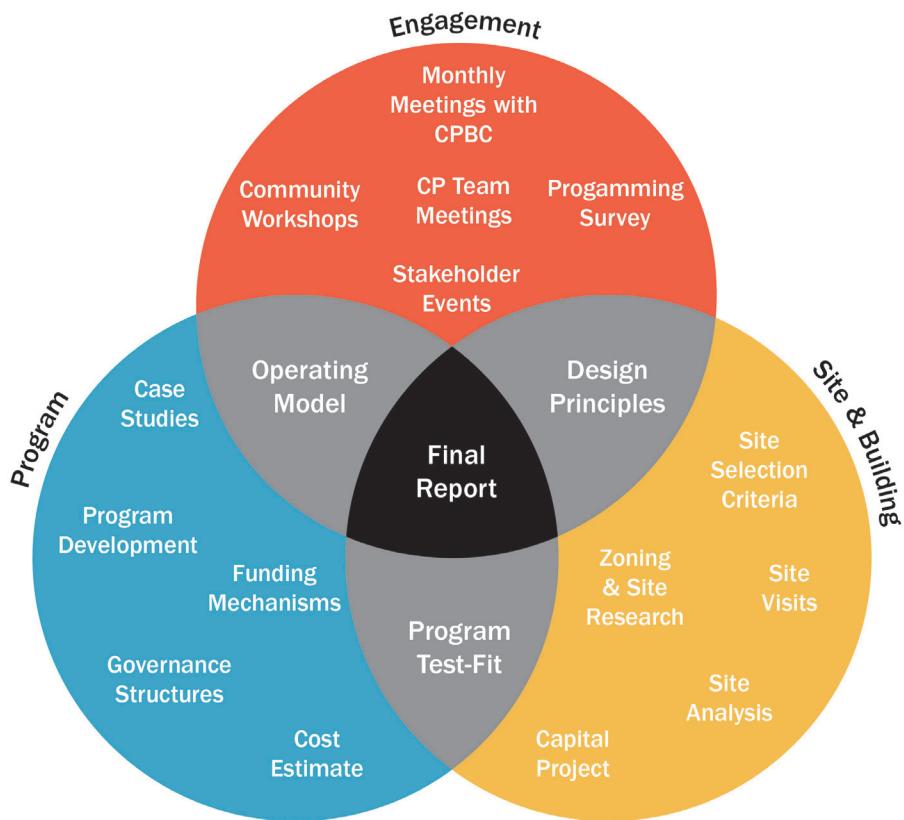
## Project Approach

This feasibility study was conducted over a ten-month period and organized into three phases: Programming, Site Selection, and Final Evaluation and Feasibility. From the beginning of the process, the Marvel and DBI team employed an inclusive and iterative process that combined public engagement, program development, and comprehensive site and building analyses.

Public engagement occurred throughout the project timeline and included recurring meetings with Commission staff and the Center Planning (CP) team, as well as two public workshops designed to gather feedback directly from the community. The conversations with all of these groups helped shape both the programming goals of the nature center, the criteria used to evaluate potential sites, and design principles of the future center. The programming effort

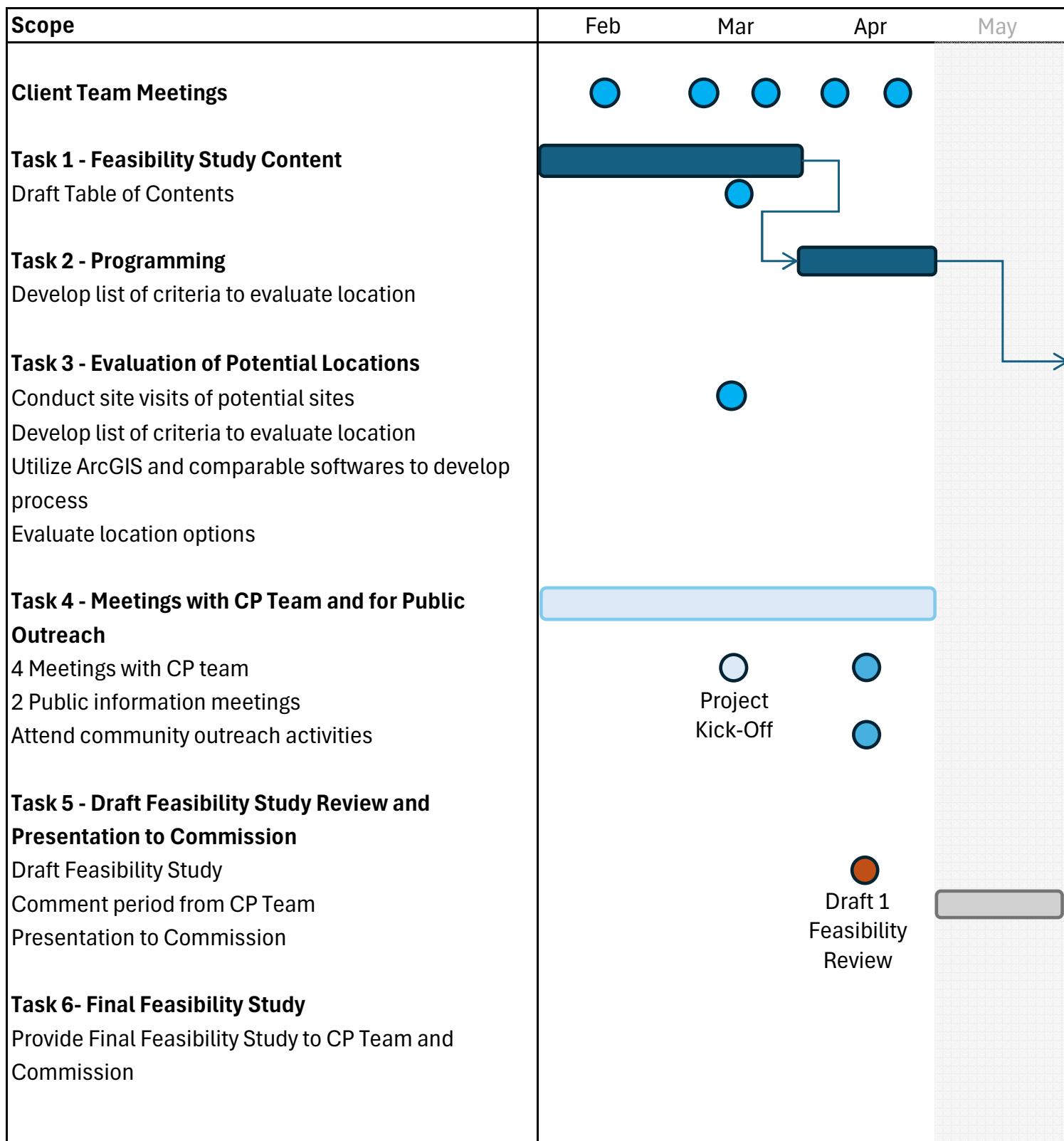
focused on defining the activities, functions, and operational needs of a future nature center site and buildings. This work included reviewing relevant case studies, developing a digital programming survey for the CP team, and outlining potential operating models to understand how the future center could function day-to-day. The site and building efforts focused on translating the program into spatial and physical opportunities. This effort included zoning and site research, development of site selection criteria, multiple site visits, and detailed site analysis. Emerging design principles helped illustrate the potential character, functionality, and feasibility of a future nature center. Together, these components shaped the final feasibility assessment presented in the following sections.



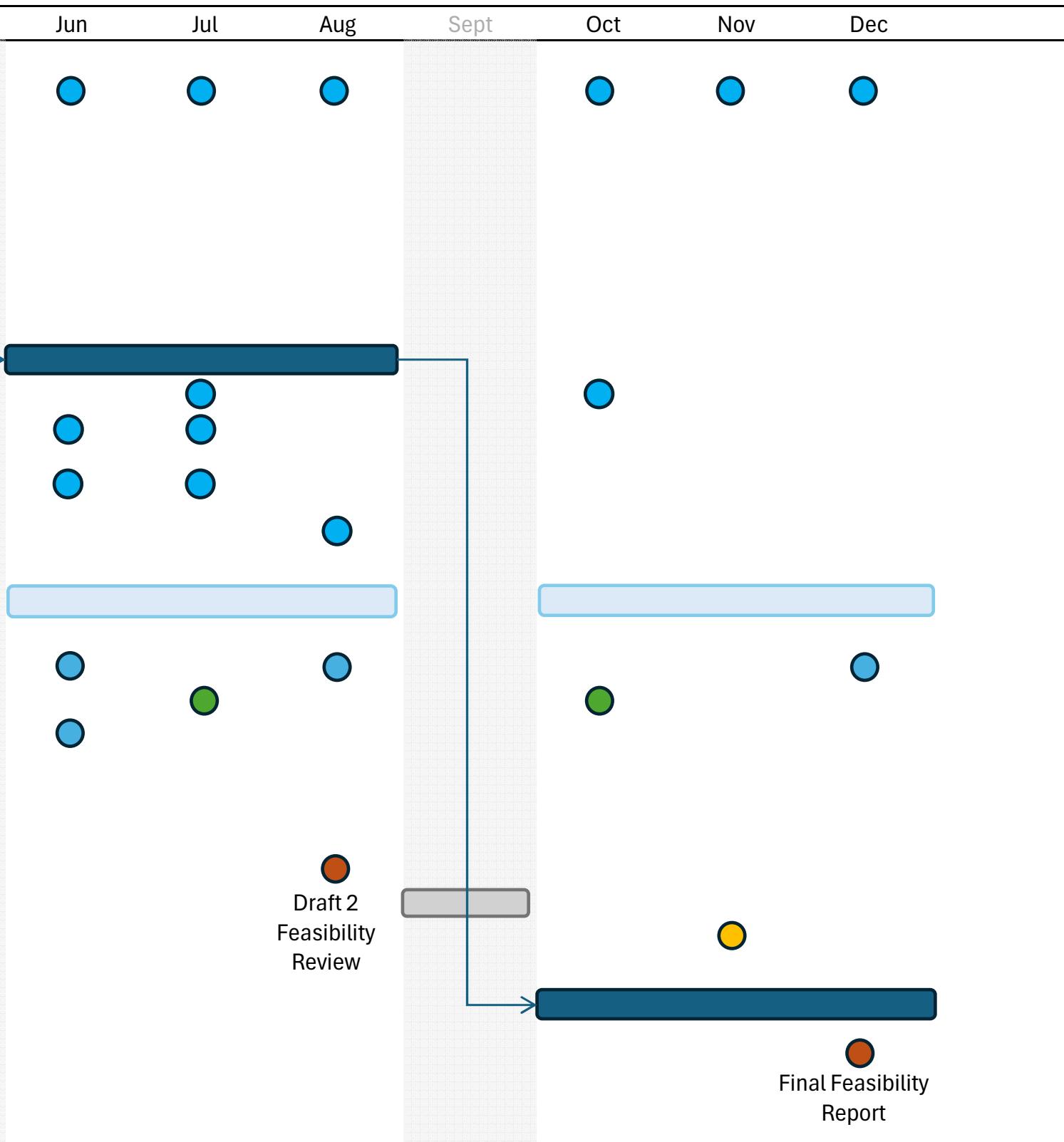


# Process

# Project Schedule



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# **PART 2:**

# **Community & Stakeholder**

# **Engagement**



# Engagement Process

## Public Workshops

The vision and location for the new nature center were shaped by a robust and carefully planned public engagement process. Two public meetings, one in July and one in October, ensured that the community had meaningful opportunities to share input on the project's need and purpose, location, and program. We used these public workshops to not only gather input but also to share updates throughout the planning process. Our goal throughout was to listen and build consensus, ensuring that community needs, ideas, and suggestions translated into a design that resonates with the community.

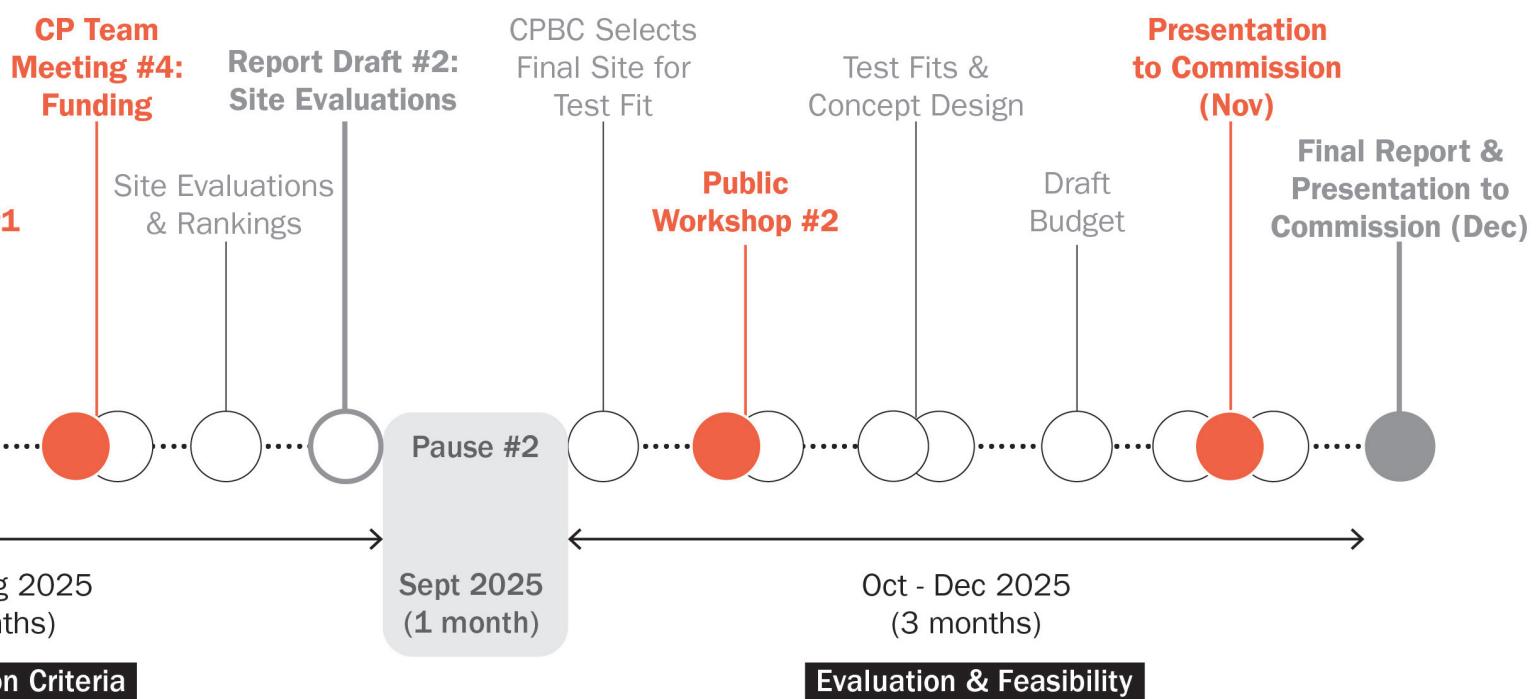
## Center Planning Team Meetings

The Commission designated a Center Planning (CP) team that collaborated with Marvel & DBI to help guide the development of the feasibility study. The CP team included Commission staff and various experts familiar with the creation and operation of nature centers, historic and cultural resources of the pine barrens, pine barrens ecology, and educational and interpretive programming. Marvel & DBI worked with the CP team to develop a transparent and inclusive engagement plan that informed key stakeholders and the public. A full list of CP Team members can be found on page 4 of this document.



## Community Events

Marvel and DBI further engaged the community by tabling at community events, including the Hamptons Doc Fest Docs Equinox Program and the Commission's Annual Cooperators Meeting. These events provided valuable opportunities to meet members of the community, share project updates, and gather informal feedback. By speaking directly with attendees, we were able to broaden participation beyond the formal workshops and reach audiences who might not typically attend planning meetings. This on-the-ground outreach helped build awareness, strengthen relationships, and ensure a wider range of voices contributed to the project's direction.



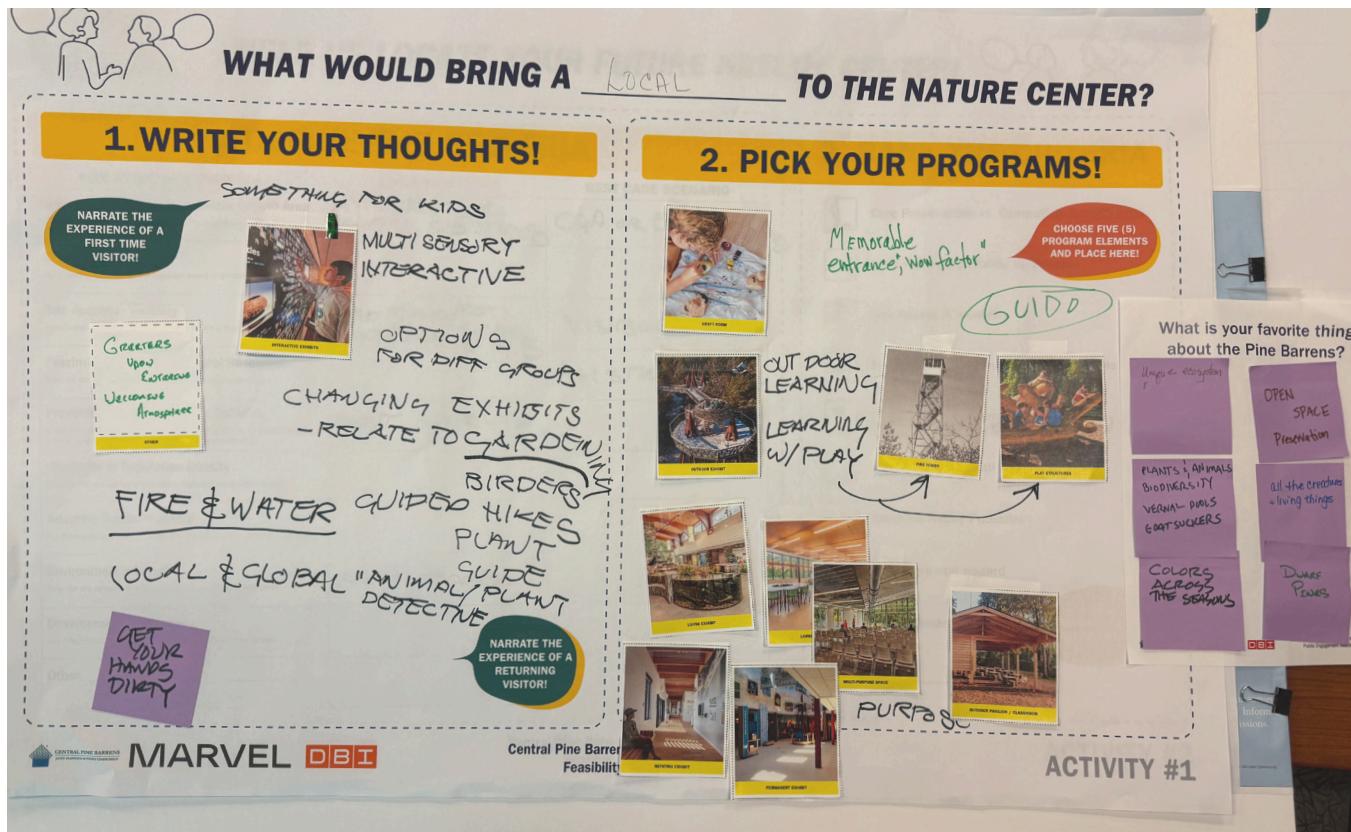
# Public Workshop #1

## Program & Site Selection Criteria

On July 29th, 2025, the project team hosted the first public workshop at the Wertheim National Wildlife Refuge, bringing together 13 community members for an in-person discussion focused on programming and site selection criteria for the future nature center. The primary goal of the session was to listen and identify opportunities, needs, and constraints that would guide the direction of the feasibility study.

The Commission staff opened the meeting with a general introduction to the project and its goals, setting the stage for a collaborative and open conversation. Marvel then presented an overview of the planning process, shared initial site observations, and described the engagement approach that would unfold over the course of the study.

Marvel and DBI facilitated small group discussions built around two interactive activities, designed to encourage participants to articulate their visions for a new nature center, explore the kinds of programming they felt were most important, and consider the criteria that should guide site selection. Attendees discussed themes such as accessibility, ecological value, community needs, and opportunities for education and stewardship. After the breakout activities, each group reported back to the full room, highlighting key ideas, priorities, and concerns. The workshop offered meaningful insights into community aspirations and provided an early foundation for shaping both program development and site evaluation.



## Workshop Photos



# Activity #1

## Topic: Programming

This activity asked participants to work together to develop programming for a specific user group. Assigning a specific user type allowed the table to brainstorm ideas for the nature center through a shared set of eyes. What kinds of experiences would this user want? What would make them come back?

### Visitor Types:

School Group – Primary School  
School Group – High School  
Long Island Resident  
Non-Long Island Resident (Tourist)  
Researcher

**WHAT WOULD BRING A \_\_\_\_\_ TO THE NATURE CENTER?**

**1. WRITE YOUR THOUGHTS!**

**2. PICK YOUR PROGRAMS!**

**NARRATE THE EXPERIENCE OF A FIRST TIME VISITOR!**

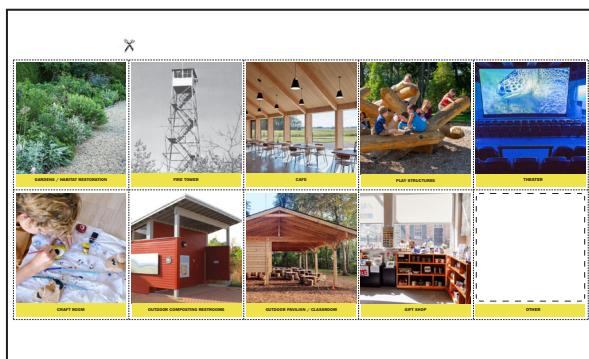
**CUT OUT PROGRAM ELEMENTS AND PLACE HERE!**

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Central Pine Barrens Nature Center  
Feasibility Study

**ACTIVITY #1**

The worksheet is divided into two main sections: '1. WRITE YOUR THOUGHTS!' and '2. PICK YOUR PROGRAMS!'. Each section has a large area for writing and a speech bubble with a call to action. The bottom of the worksheet features the logos for MARVEL and DBI, and the title 'Central Pine Barrens Nature Center Feasibility Study'.



## Key Take-Aways

### 1. Provide Multi-Sensory, Hands-On Exhibits for All User Groups

Visitors want indoor and outdoor interactive exhibits that activate all senses: sight, touch, hearing, smell and even taste. Encourage kids to get their hands dirty, with opportunities to learn through play. Ensure exhibits are diverse, with offerings for kids, adults, and people with various abilities and backgrounds.

### 2. Promote Research-Oriented Educational Opportunities

Visitors want labs, craft spaces, and multi-purpose rooms to connect them to real-world scientific research. Partner with local institutions, artists and scientists to create rotating exhibits and lecture series focused on topics specific to the Central Pine Barrens such as fire management, habitat restoration, and invasive species.

### 3. Offer Year-Round Outdoor Activities to Encourage Repeat Visits

Visitors want a variety of seasonal outdoor programming including habitat and gardening workshops, guided nature walks, birding tours, fire management demonstrations and aquifer education. Utilize on-site trails and outdoor pavilions to gather the community and encourage visitors to return.

GROUP		PROGRAM
EXHIBIT	●	Rotating Exhibit
	●	Permanent Exhibit
WORK		CPBC Staff Offices (20+ desks)
		Center Staff Offices (5+ desks)
		Staff Meeting Rooms
GATHER	●	Large Classroom (30 seats)
		Small Classroom (15 seats)
	●	Multi-Purpose Space (50 seats)
	●	Lab (15 seats)
OUTDOOR	●	Outdoor Pavilion
LIVE		Dorm Living (10 rooms)
MISC		Gift Shop
		Café
	●	Theater (50 seats)
SUPPORT		Equipment Storage

# Activity #2

## Topic: Site Selection Criteria

This activity shifted focus to where the nature center could be located, asking the participants to work together to evaluate the site selection criteria. Once all criteria was discussed, the tables worked together to rank the criteria from most important (1) to least important (10).

HOW SHOULD POTENTIAL SITES BE EVALUATED? WHAT IS MOST IMPORTANT TO YOU?

**HELP US LOCATE YOUR FUTURE NATURE CENTER!**

**1. DEFINE THE CRITERIA**

SITE SELECTION CRITERIA	UNSATISFACTORY	BEST CASE SCENARIO
Core Preservation vs Compatible Growth Area Is the site in the Core Preservation Area or Compatible Growth Area?		
Land Ownership Who currently owns the site? Is it publicly owned or privately owned?		
Site Access & Visibility How centrally located is the site? How do you access it and how visible is it?		
Proximity to Trails and Natural Resources Does the site have access to trails and/or other natural resources?		
Proximity to Complimentary Facilities Is the site close to compatible destinations such as schools, colleges, community centers, and campgrounds? Is it closer to other nature centers?		
Proximity to Population Density Where is the site located in proximity to high density population areas?		
Adaptive Reuse Potential Are there existing structures on site that are able to be reused and/or expanded?		
Environmental Hazard Does the site contain any environmental hazards (ie brownfield site)?		
Development Risk Is it straightforward to gain site control and build the Nature Center?		
Other: _____		

**2. RANK THE CRITERIA**

- Core Preservation vs. Compatible Growth Area
- Land Ownership (Public vs. Private)
- Site Access & Visibility
- Proximity to Trails and Natural Resources
- Proximity to Complimentary Facilities
- Proximity to Population Density
- Adaptive Reuse Potential
- Environmental Hazard
- Development Risk
- Other: \_\_\_\_\_

RANK FROM MOST IMPORTANT (1) TO LEAST IMPORTANT (10)

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Central Pine Barrens Nature Center  
Feasibility Study

**ACTIVITY #2**

## Key Take-Aways

### 1. Protect the Central Pine Barrens Ecosystem

Avoid sites with unique, untouched ecosystems, or with environmental hazards and invasive species. Prioritize CGA sites adjacent to the CPA, and avoid building in the CPA unless on a previously disturbed site. Adaptive reuse or vertical construction can be used to minimize disturbance of the existing ecosystem.

### 2. Ensure Ease of Access for All

The site should be centrally located within the Central Pine Barrens. Prioritize locations with high visibility from major roads, especially those traveled by both locals and visitors. Proximity to large populations is less important, but avoid sites that are too remote or too close to a residential zone.

### 3. Prioritize Proximity to Trails

The site should include, or be in close proximity to, existing trails. This will enhance the educational programs and exhibitions offered at the center, while reducing the need for new trail construction or disturbance to the Central Pine Barrens. The site should act as a gateway to experiencing the Central Pine Barrens firsthand.

### 4. Display Iconic Central Pine Barrens Ecology

The site should highlight the distinct ecology of the Central Pine Barrens. This includes pitch pines, sandy soils, dwarf pine plains, vernal pools and more. The site should embody the “feel” of the Central Pine Barrens, reinforcing its identity and deepening public understanding of its value.



● = RANKING OF 1 TABLE

# Public Workshop #2

## Site and Facility Design

The second public workshop was held on October 28th, 2025, at the Ridge Fire Department and drew a strong turnout of 45 participants. The workshop focused on gathering community input on site design and facility design for the proposed nature center, with the overarching goal of identifying key opportunities, constraints, and priorities that would shape the next phase of planning.

The Commission staff opened the session with an introduction that outlined the project's purpose. Marvel then presented an overview of the process to date, summarizing initial site observations and public feedback, helping participants understand how previous feedback had informed the work and how their input would continue to influence the emerging design direction.

Following the presentations, Marvel facilitated small group discussions structured around two activities designed to explore participants' visions for both the site and the future facility. The activities encouraged attendees to reflect on essential elements such as site circulation, visitor experience, environmental considerations, and building functionality. Participants considered how the nature center could best serve the community while still respecting existing ecological conditions. Each group concluded by sharing their key discussion points with the full room, allowing themes, ideas, and concerns to be collectively compared, clarified, and expanded upon. The feedback gathered during this workshop provided valuable insight into community priorities and refined the direction of both the site and facility design.



## Workshop Photos



# Activity #1

## Topic: Site Design

This activity asked participants to work together to envision the layout of key site features. The exercise was about ideas and relationships. What is the arrival experience? Which site adjacencies should be prioritized?

**ACTIVITY #1: PLAN YOUR SITE EXPERIENCE**

PLACE EACH ELEMENT WHERE YOU THINK IT BEST BELONGS ON THE MAP

**TOOLBOX:**

- ENTRY POINT (arrow icon)
- PARKING (hatched square)
- 20,000 SF (orange square)
- NATURE CENTER (yellow square)
- OUTDOOR PAVILION (yellow square)
- VEHICLE STORAGE (blue square)
- OPPORTUNITY (green circle)
- CONSTRAINT (red circle)

**KEY TAKEAWAYS:**

IDENTIFY ELEMENTS ON THE MAP THAT ARE OF INTEREST, OR SHOULD BE AVOIDED

**ACTIVITY #1**

**Central Pine Barrens Nature Center Feasibility Study**

**MARVEL DBI**

0 100' 200' 300' 400'

RESIDENTIAL ROAD  
POND  
CORE PRESERVATION AREA  
EXISTING TRAIL SYSTEM  
LOCAL ROAD  
SITE BOUNDARY  
COMPATIBLE GROWTH AREA  
MAJOR ROAD  
INTERSTATE

## Key Take-Aways

### 1. Minimize Site Impact and Preserve Existing Ecologies

Participants emphasized maintaining as much of the site as possible for trails and natural areas, with minimal disturbance from new construction. Participants valued a light footprint: a design that blends with the landscape and respects ecological systems.

### 2. Prioritize a Safe and Peaceful Experience

Participants emphasized that the nature center should be located away from the highway and designed with fire safety in mind. They also supported separating any vehicle storage / utilities away from the main public areas to maintain a calm, nature-focused experience.

### 3. Connect Directly to Trail Network

Participants emphasized the importance of easy access between the nature center and the existing trail system. The facility should serve as a natural gateway to experiencing the trails, encouraging outdoor exploration from the moment of arrival.



# Activity #2

## Topic: Facility Design

This activity asked participants to identify key values to guide the design and determine how the visitor experience should unfold. Once all program and design principles were discussed, the tables worked together to place them on their “experience path.”

### ACTIVITY #2: PLAN YOUR NATURE CENTER EXPERIENCE

What design principles are most important to your nature center experience?

WHAT SHOULD YOUR FIRST EXPERIENCE BE UPON ARRIVAL?

ARRIVAL

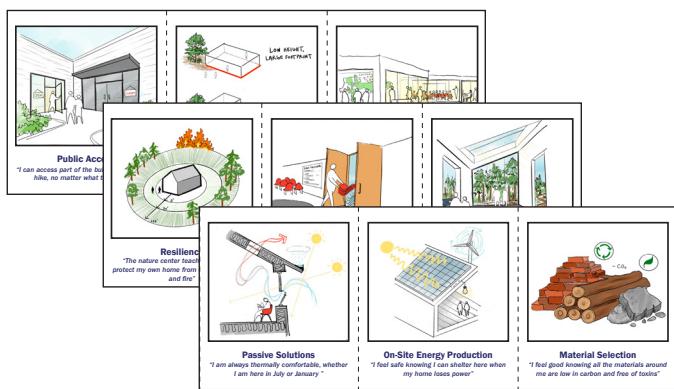
DEPARTURE

KEY TAKEAWAYS:

Central Pine Barrens Nature Center Feasibility Study

MARVEL DBI

ACTIVITY #2



PERMANENT EXHIBIT	ROTATING EXHIBIT	LOBBY / WELCOME DESK	OUTDOOR PAVILION
STAFF OFFICES	LAB ROOM / CRAFT ROOM	PUBLIC MEETING ROOM	TRAIL NETWORK
STORAGE / UTILITIES	GIFT SHOP	CAFE	OTHER

## Key Take-Aways

### 1. Develop a Compact & Flexible Design with Views Out

Many participants preferred a two-story structure that offers elevated views of the surrounding landscape while minimizing impact on the site. Multiple tables suggested locating community or gathering spaces on the upper level, providing opportunities for the community to gather and have visual connections to nature.

### 3. Create a Memorable and Immersive Arrival

Participants envisioned a welcoming lobby that immediately connects visitors to nature. They emphasized the importance of a “wow” moment upon entry, where views, materials, and spatial flow convey the character and mission of the nature center from the very first impression.

### 2. Design with Health, Nature, and Sustainability in Mind

Across all tables, attendees called for natural and healthy materials, along with ample daylight views to the outdoors. Sustainability was a consistent theme, with many groups calling for energy-efficient systems, such as solar panels, and passive design strategies that reduce environmental impact.



# PART 3: Programming

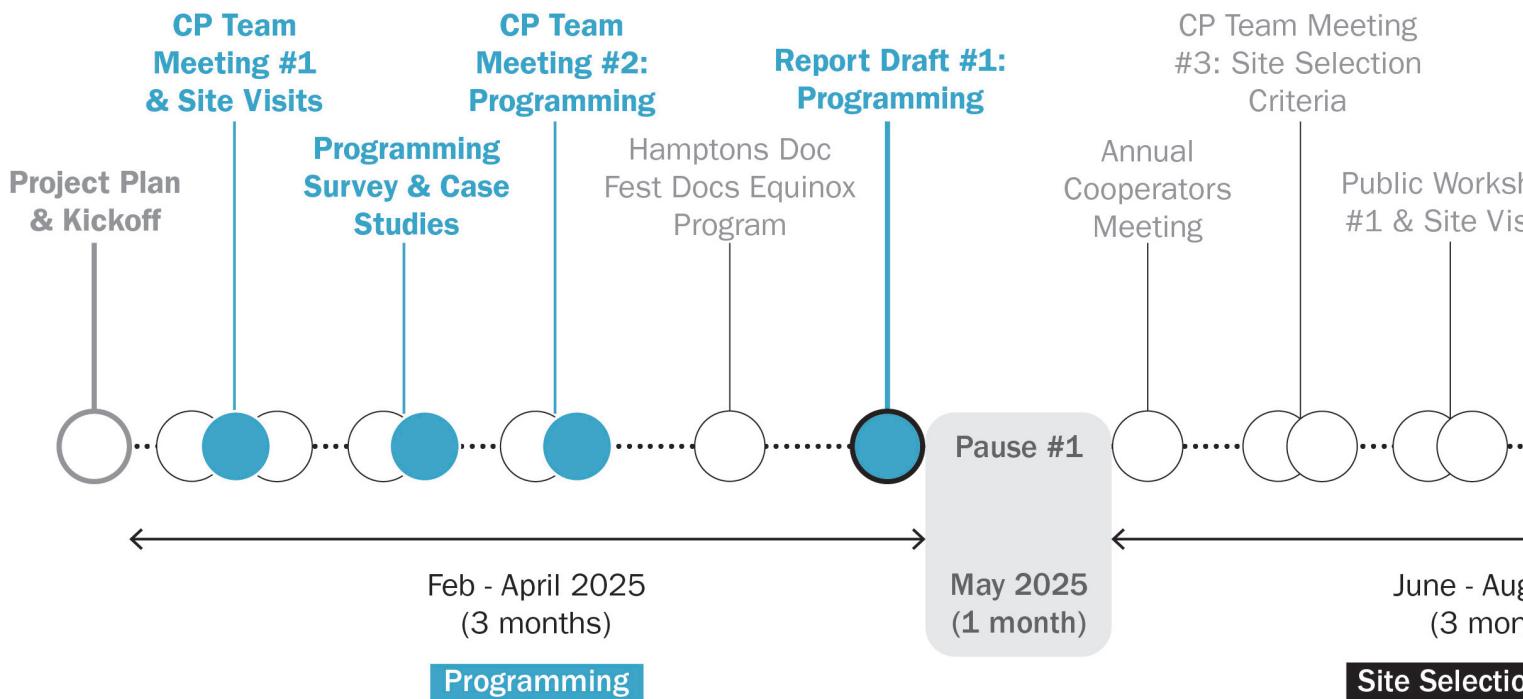


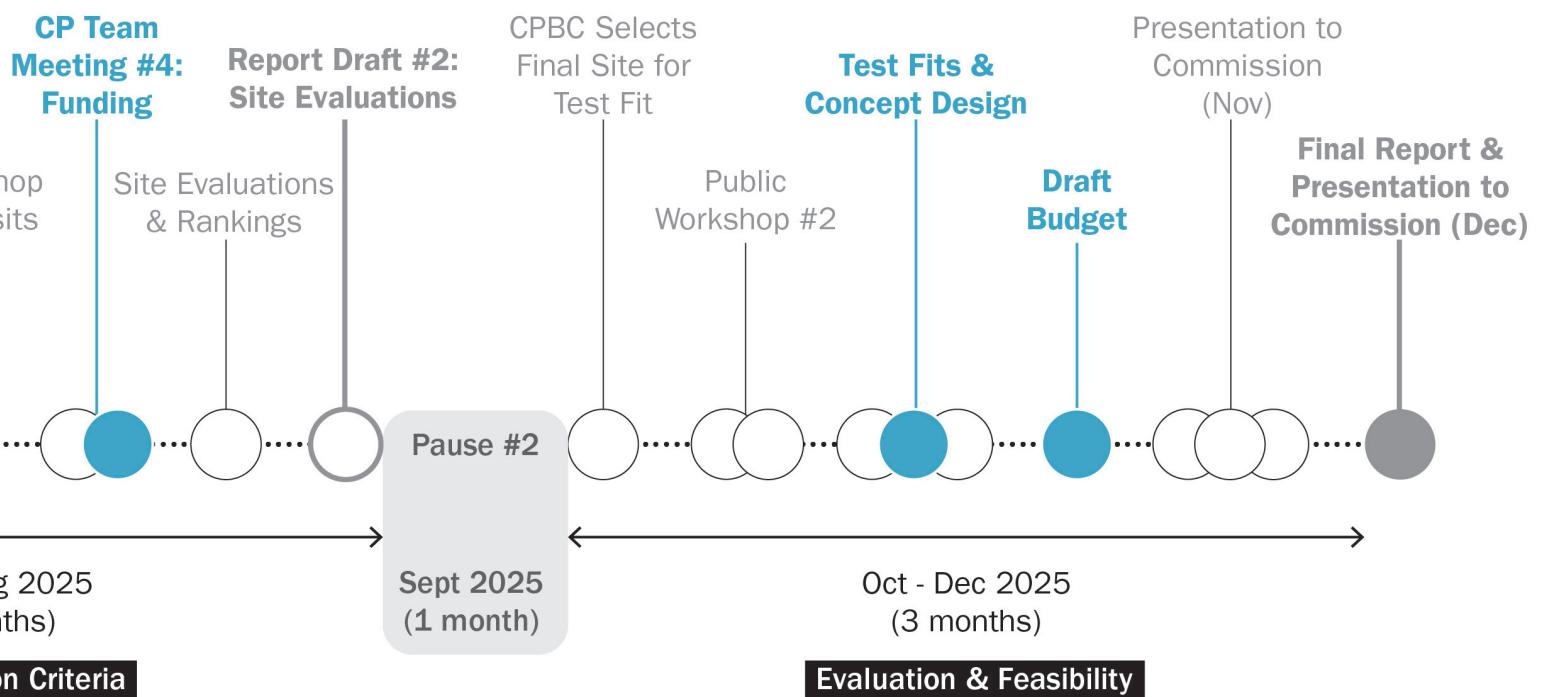
# Process

## Programming

The programming process served to establish an understanding of the spaces, activities, and operational needs of a future nature center. It began with a series of meetings with Commission staff to clarify goals, operations, and long-term aspirations. Marvel then conducted case studies of ten existing nature centers across New York State, learning existing models for environmental education, exhibitions, community engagement, and operations. These case studies played a key role in understanding the scale and organization of various programs.

This process also included a digital programming survey, shared with the Center Planning (CP) Team. The survey was used to gather feedback on specific program categories in an effort to identify priorities specific to the Central Pine Barrens. Additionally, both public workshops touched on programming efforts, inviting the community to share their perspectives and aspirations. All these various programming efforts combined helped shape both the design vision of the nature center as well as the criteria for site selection.





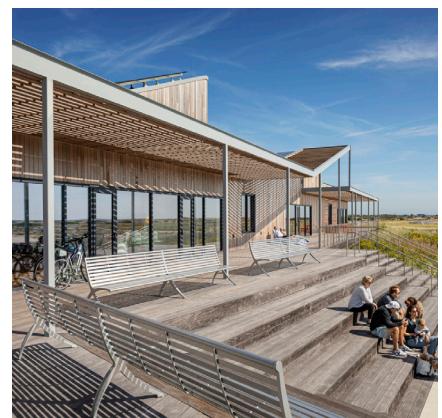
# Case Studies

## New York State Nature Centers

The following pages highlight the program of ten different nature center facilities across New York State. The case studies focus on how each center integrates exhibit space, office space, community space, and the environment to support its mission. Used as both educational spaces and operational hubs, these nature centers offer interactive exhibits that reflect local ecosystems, flexible classrooms for educational programming, and functional office areas for staff and administration.

Each facility is uniquely tied to its surrounding environment, further extending their realm of engagement. This includes proximity to trails, wetlands, forests, or other natural features. Together, these centers serve as valuable references and inspiration for envisioning what a new Central Pine Barrens nature center could be. They can be used to inform design decisions, programming needs, and how best to integrate the natural environment into the spaces.





*Above, from top left to bottom right: Albany Pine Bush Discovery Center, Five Rivers Environmental Education Center, Black Rock Forest Science Center & Lodge, Sterling Forest Visitor Center, The Adirondack Wild Center, Jones Beach Energy & Nature Center, Nicandri Nature Center at Robert Moses State Park, Cary Institute of Ecosystems, South Fork Natural History Museum, Wertheim National Wildlife Refuge*

# Case Studies

## Albany Pine Bush Discovery Center

**LOCATION:** Albany, NY

**SIZE:** 26,000 SF / 2 Stories

### PRIMARY PROGRAM:

- Exhibit Space
- Meeting Rooms
- Offices
- Classrooms
- Gift Shop
- Gardens
- Outdoor Restroom Facility



### PERMANENT EXHIBIT



### GARDENS



### OUTDOOR RESTROOM



### CLASSROOM



### MEETING ROOM



**MARVEL**

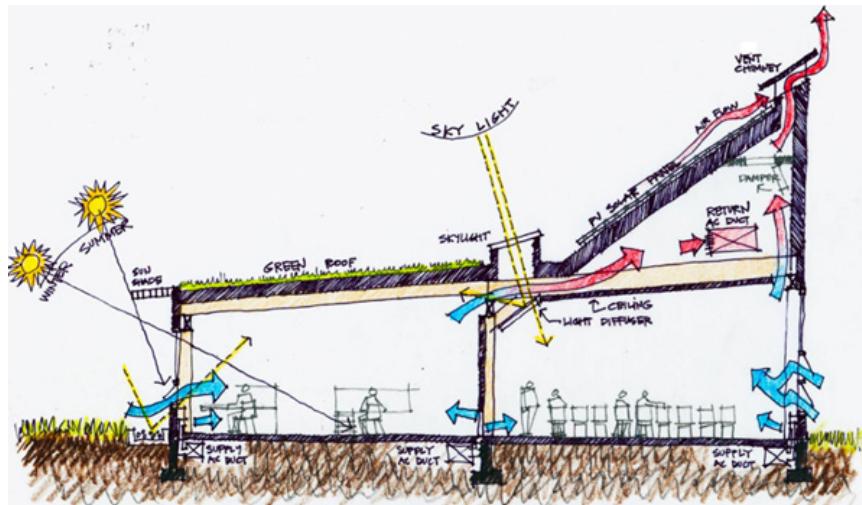
## Five Rivers Education Center

**LOCATION:** Albany, NY

**SIZE:** 20,000 SF / 1 Story

### PRIMARY PROGRAM:

- Exhibit Space
- Meeting Rooms
- Offices
- Classrooms
- Gift Shop
- Outdoor Pavilion
- Gardens



OUTDOOR PAVILION



GARDENS



LIVING EXHIBIT



CLASSROOM



# Case Studies

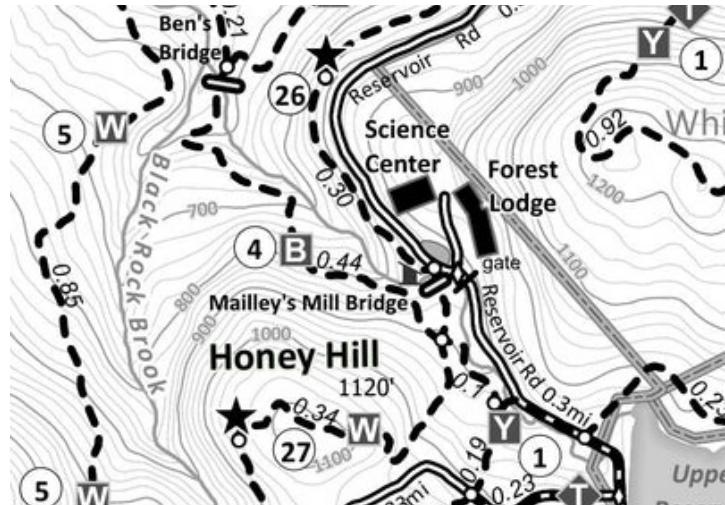
## Black Rock Forest Science Center

**LOCATION:** Cornwall, NY

**SIZE:** 29,000 SF / 5 Stories

### PRIMARY PROGRAM:

- Meeting Rooms
- Multi-Purpose Rooms
- Labs
- Classrooms
- Bunk Rooms (60 people)
- Outdoor Tenting Area
- Hiking Trails
- Field Equipment Storage



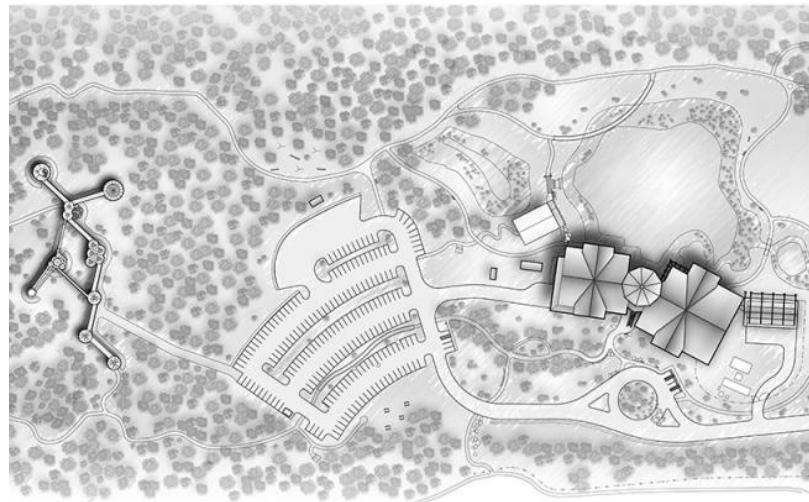
## The Adirondack Wild Center

**LOCATION:** Tupper Lake, NY

**SIZE:** 54,000 SF / 2 Stories

### PRIMARY PROGRAM:

- Exhibits
- Offices
- Trails / Wild Walk
- Outdoor Play Area
- Café
- Theater
- Planetarium
- Gift Shop



# Case Studies

## Sterling Forest Visitor Center

**LOCATION:** Tuxedo, NY

**SIZE:** 8,000 SF / 1 Story

### PRIMARY PROGRAM:

- Exhibit Hall
- Offices
- Education Center
- Hiking Trails



HIKING TRAILS



EXHIBIT HALL



EXHIBIT HALL



EDUCATION CENTER

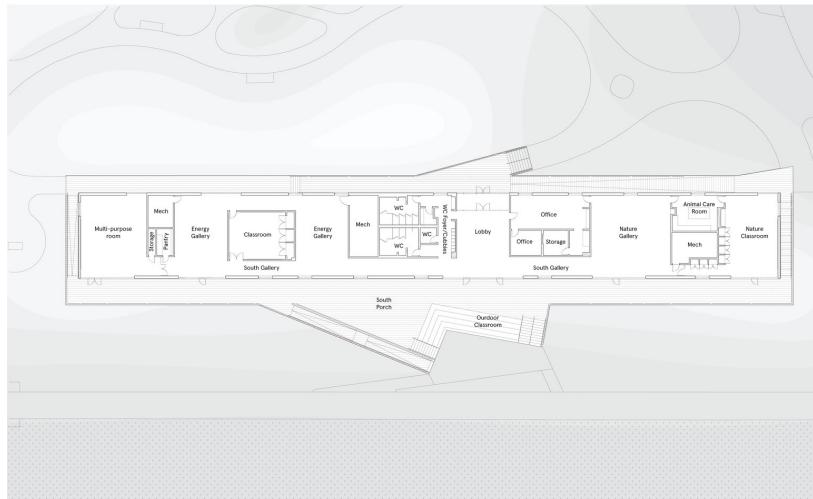
## Jones Beach Energy & Nature Center

**LOCATION:** Jones Beach, NY

**SIZE:** 20,000 SF / 1 Story

### PRIMARY PROGRAM:

- Educational Exhibits
- Offices
- Classrooms
- Multi-purpose Space
- Outdoor Classroom
- Trail Access
- Animal Care Room



### TRAIL ACCESS



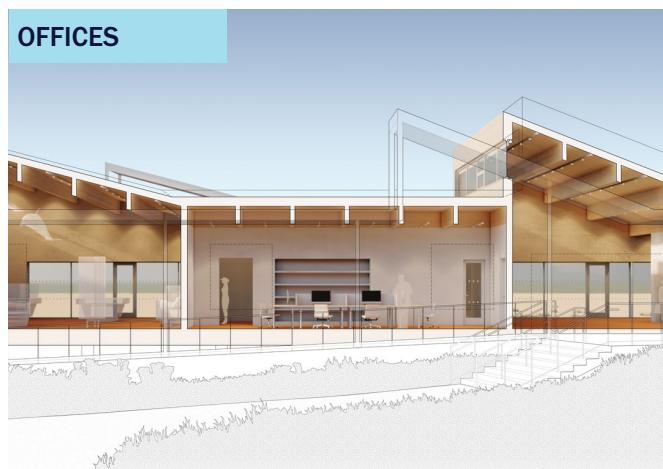
### OUTDOOR CLASSROOM



### LIVING EXHIBIT



### OFFICES



# Case Studies

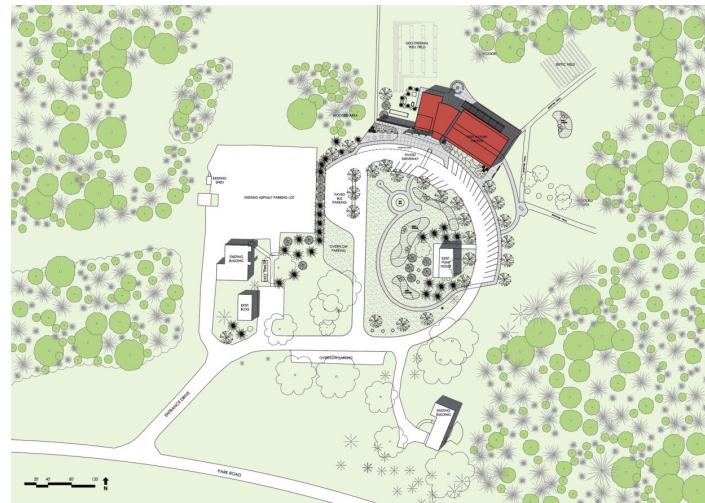
## Nicandri Nature Center

**LOCATION:** Massena, NY

**SIZE:** 10,000 SF / 1 Story

### PRIMARY PROGRAM:

- Exhibit Hall
- Offices
- Flexible Classrooms/Labs
- Ski & Snowshoe Rental Area
- Walking Trails
- Gift Shop



### OUTDOOR CLASSROOM



### GARDENS



### LIVING EXHIBIT



### CLASSROOM/LAB



**MARVEL**

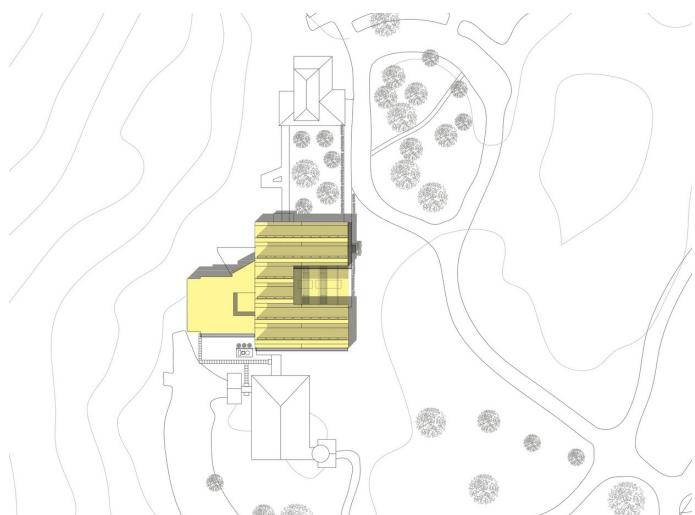
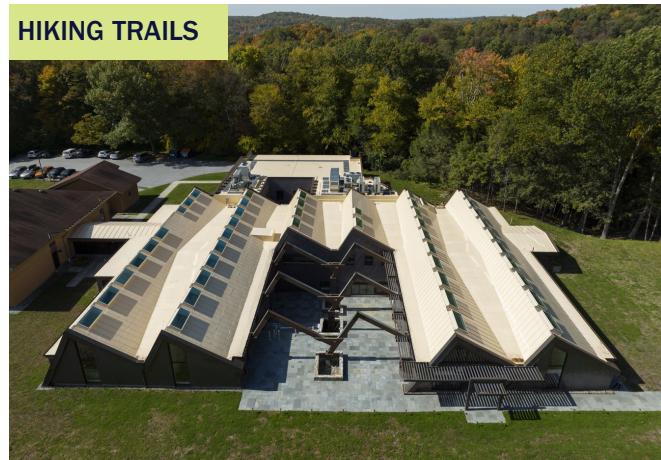
## Cary Institute of Ecosystems

**LOCATION:** Millbrook, NY

**SIZE:** 36,000 SF / 1 Story

### PRIMARY PROGRAM:

- Exhibits
- Offices
- Meeting Rooms
- Classrooms
- Labs
- Auditorium
- Outdoor Classroom
- Hiking Trails
- Environmental Monitoring Station



# Case Studies

## South Fork Natural History Museum

**LOCATION:** Bridgehampton, NY

**SIZE:** 18,000 SF / 2 Stories

### PRIMARY PROGRAM:

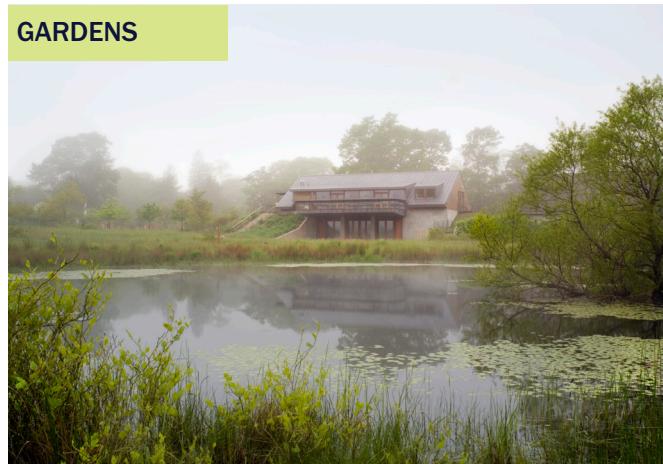
- Exhibit Space
- Offices
- Classrooms
- Gift Shop
- Trail Access
- Native Wildflower Garden



### PERMANENT EXHIBIT



### GARDENS



### OUTDOOR RESTROOM



### CLASSROOM



**MARVEL**

## Wertheim National Wildlife Refuge

**LOCATION:** Shirley, NY

**SIZE:** 12,500 SF / 2 Stories

### PRIMARY PROGRAM:

- Exhibit Space
- Offices
- Multi-purpose Room
- Labs
- Gift Shop
- Trail Access



### TRAIL ACCESS



### PERMANENT EXHIBIT



### MULTI-PURPOSE ROOM



### LABS



# Case Study Matrix

## Comparing Facilities

The following program matrix summarizes the complete program offerings of each case study. By presenting each center's program offerings side by side, the matrix provides a clear visual comparison. Identifying patterns in program offers a reference point when developing the recommended program for the Central Pine Barrens Nature Center.

	Albany Pine Bush Discovery Center <b>26,000 SF</b>	Five Rivers Environmental Education Center <b>20,000 SF</b>	Black Rock Forest Science Center & Lodge <b>29,000 SF</b>	Sterling Forest Visitor Center <b>8,000 SF</b>	The A
<b>EXHIBIT</b>					
Special/Rotating Exhibit					
Permanent Exhibit					
Living Exhibit					
<b>WORK</b>					
Staff Offices					
Meeting Rooms					
<b>GATHER</b>					
Large Classroom					
Small Classroom					
Multi-Purpose Space					
Lab					
Auditorium					
<b>CONNECT</b>					
Outdoor Exhibits					
Native Landscape Restoration					
Hiking Trails					
Ski & Snowshoe Rentals					
Play Area					
Tent Camping Area					
Outdoor Classroom					
<b>HOUSE</b>					
Bunk Rooms					
Dining Room					
<b>SPECIAL/MISC</b>					
Gift Shop					
Café					
Theater					
Planetarium					
Environmental Monitoring Station					
Animal Care Room					
<b>SUPPORT</b>					
Field Equipment Storage					
Outdoor Restroom Facility					

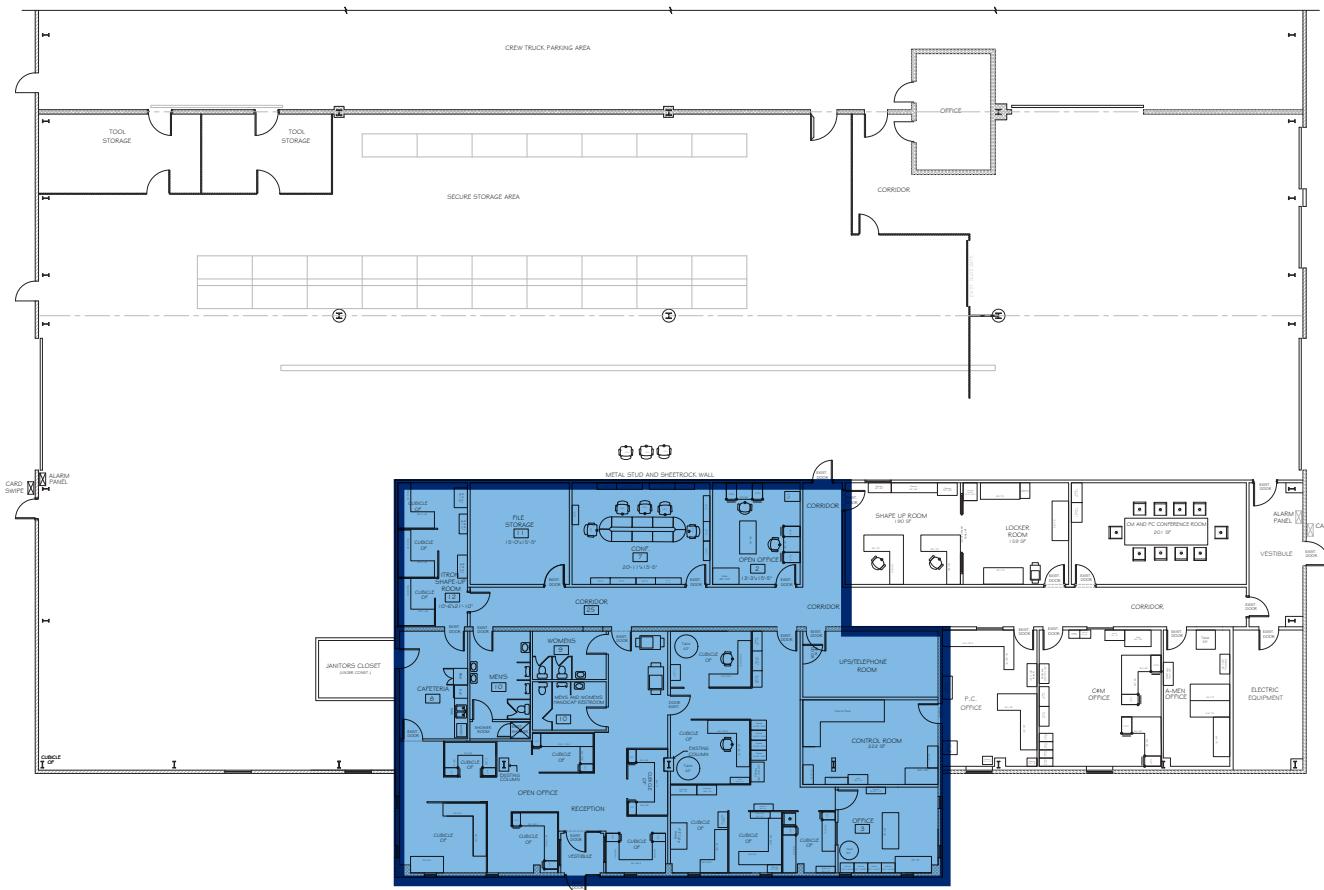


# Existing Office Facilities

## **624 Old Riverhead Road, Westhampton Beach**

The current office space of the Central Pine Barrens Joint Planning and Policy Commission resides inside a large warehouse building in Westhampton, belonging to the Suffolk County Water Authority (SCWA). The staff offices comprise approximately 5,000 sf of the building, with other space preserved for SCWA employees. A large portion of the building area is used for storage of SCWA field equipment, supplies, and work vehicles. Within the Commission's designated area, highlighted below, staff primarily work in individual cubicles that offer basic functionality but limited privacy and no access to natural

light. Shared spaces include a conference room with a small library used for reference materials, though it is modest in size and restricts the ability to host larger meetings. The Commission also stores an assortment of field and fire equipment, but current storage areas are undersized and located at another off-site facility. Overall, the existing office space no longer fully supports staff and equipment needs. Employees have expressed a desire for offices with natural light, improved storage capacity, and the ability to keep vehicles and equipment within the same facility as their offices.





# Stakeholder Input

## Programming Survey

To help refine the recommended program for the proposed nature center, a digital programming survey was shared with the Center Planning (CP) Team. The survey was structured around five primary program categories -- Exhibition, Office, Community, Housing, Outdoor, and Utility/Misc -- developed from the case study research and previous stakeholder feedback. Participants were asked to evaluate the importance of specific spaces and functions within each category, providing further insight into program needs.

The survey achieved a 30% engagement rate, offering a meaningful snapshot of priorities from across the CP team. The following pages summarize the survey results and illustrate the relative importance of each program component. These findings played a key role in shaping the project's programming direction, highlighting areas of strong alignment as well as opportunities for further discussion. Together, the input gathered through this survey helps clarify which spaces will be essential to support the nature center's mission, operations, and visitor experience.

## CPB Nature Center Feasibility Study - Programming Survey #1

*This is a programming survey for the Central Pine Barrens Nature Center Feasibility Study. The survey will take approximately 5-10 minutes to complete. Your responses will help inform the size, programming and scope of the future nature center.*

**Please complete this survey by Sunday April 20th at 11:59PM. Your feedback is valuable and much appreciated!**

[sarahbeaudoin@gmail.com](mailto:sarahbeaudoin@gmail.com) [Switch account](#)

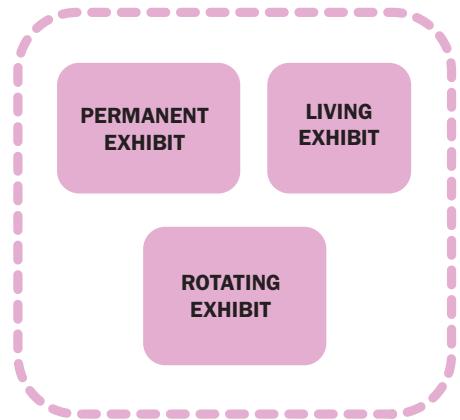


\* Indicates required question

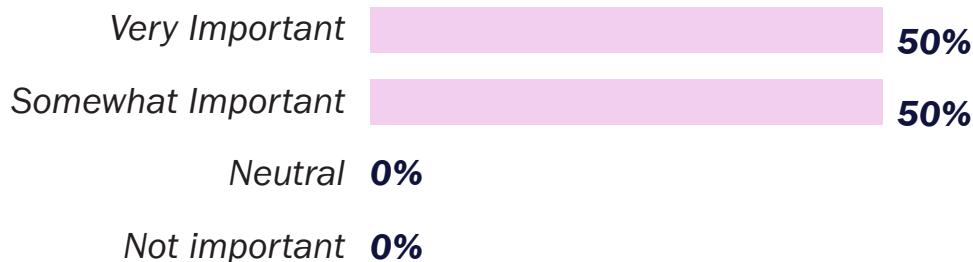
Email \*

Your email

## Exhibition



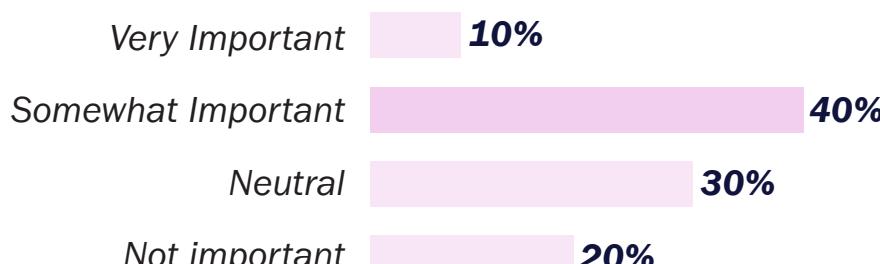
**QUESTION:** How important is it that the new nature center has **permanent exhibits**?



**QUESTION:** How important is it that the new nature center has **rotating exhibits**?

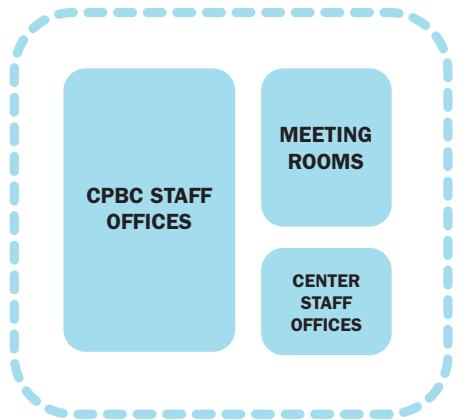


**QUESTION:** How important is it that the new nature center has **living exhibits**?

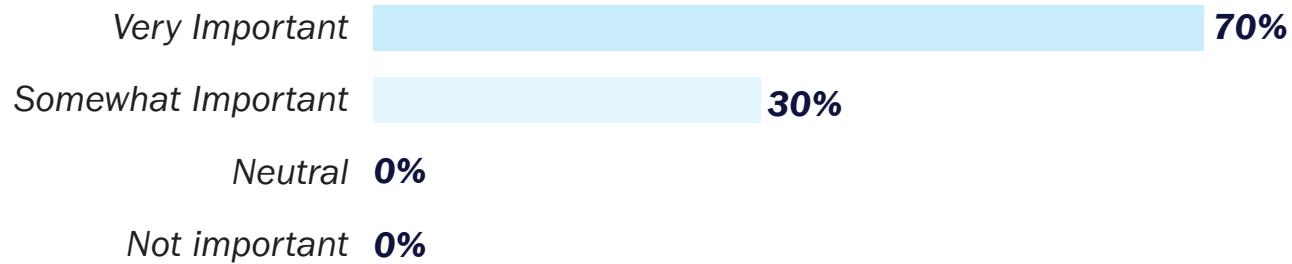


# Stakeholder Programming Survey

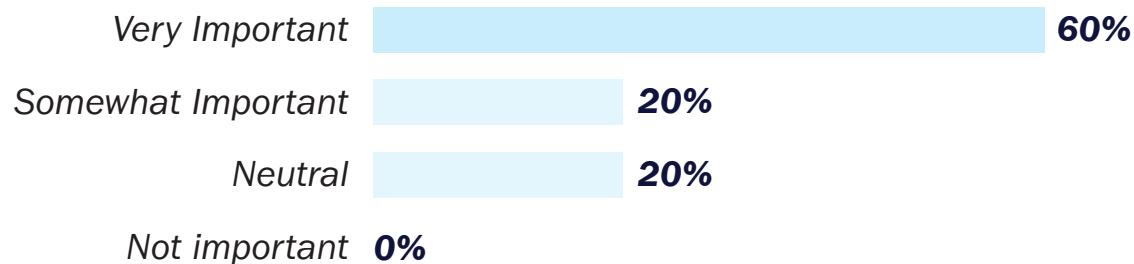
## Office



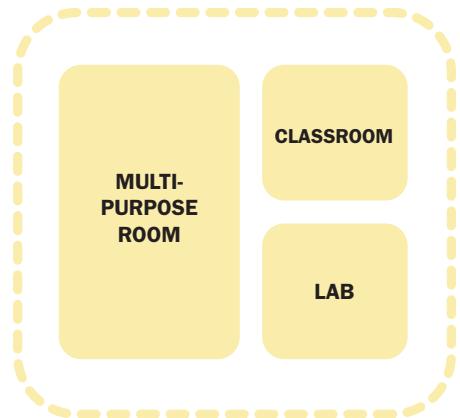
**QUESTION:** How important is it that the new nature center includes the **offices** of the Central Pine Barrens Commission?



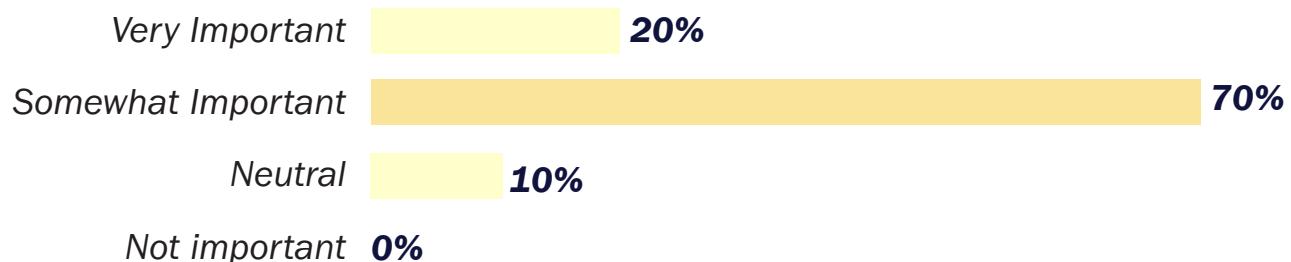
**QUESTION:** How important is it that the new nature center includes **meeting rooms** for all staff?



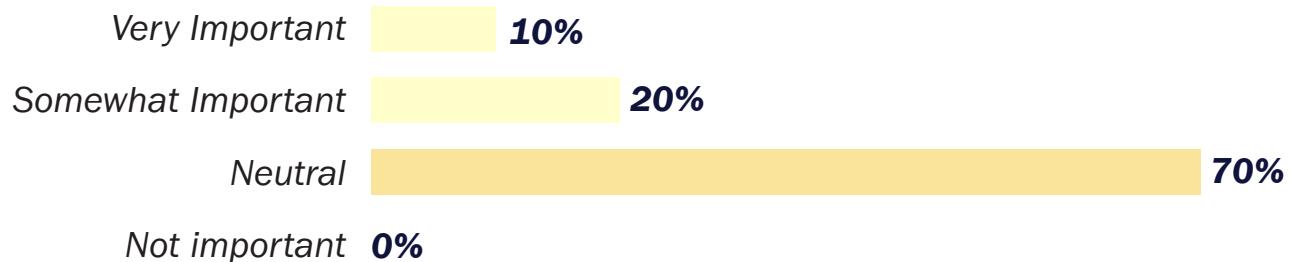
## Community



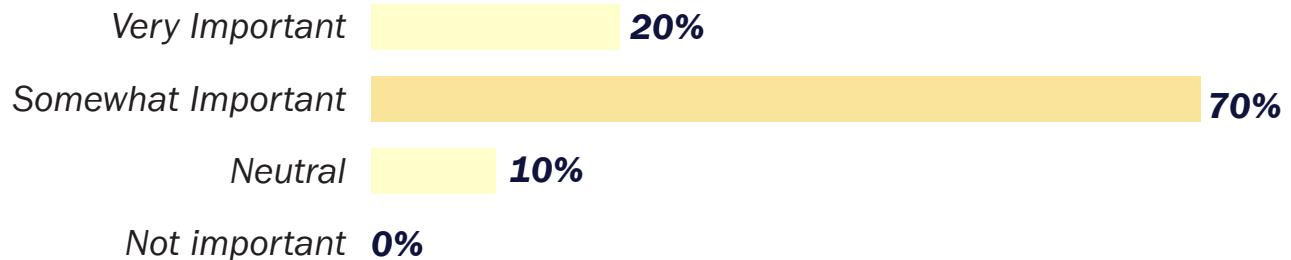
**QUESTION:** How important is it that the new nature center includes **classrooms**?



**QUESTION:** How important is it that the new nature center includes **labs**?

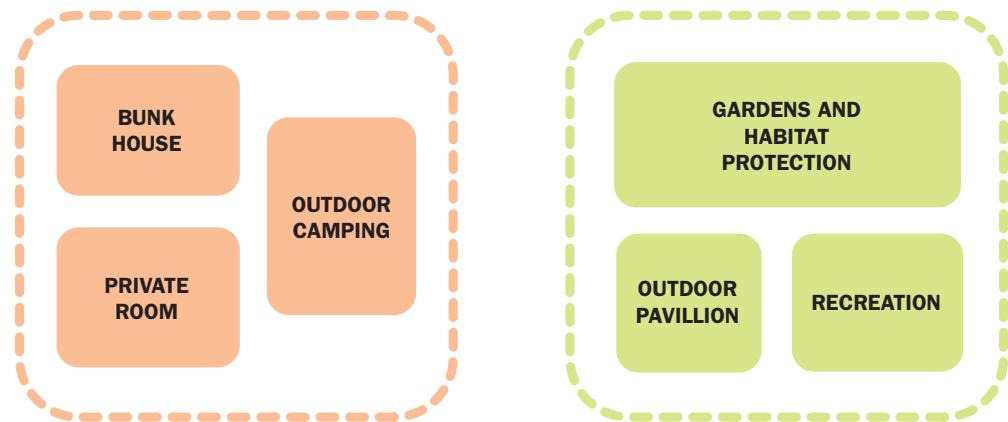


**QUESTION:** How important is it that the new nature center includes a **large assembly space** (40-50 people)?



# Stakeholder Programming Survey

## Housing & Outdoor



**QUESTION:** How important is it that the new nature center includes **housing**?

Very Important 0%

Somewhat Important  20%

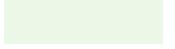
Neutral  40%

Not important  40%

**QUESTION:** How important is it that the new nature center includes an **outdoor pavilion**?

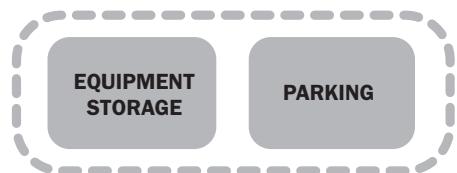
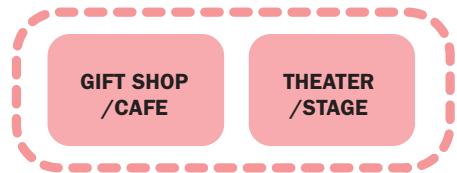
Very Important  50%

Somewhat Important  40%

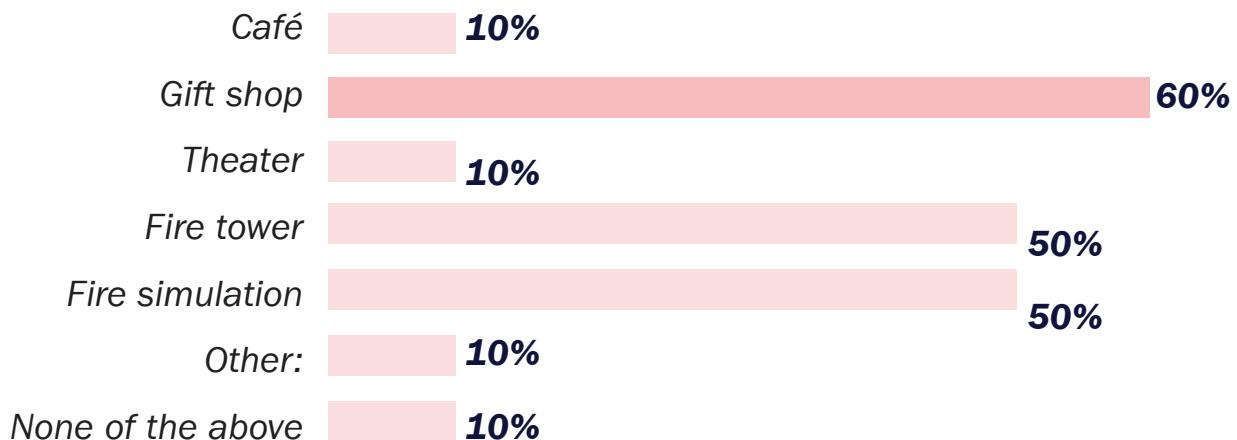
Neutral  10%

Not important 0%

## Utility & Misc



**QUESTION:** Select any **additional program** that should be in the new nature center.  
(Select all that apply)



If you selected other, please specify:

1. Sunroom for meetings
2. Outdoor pollinator garden
3. Concerns about staffing responsibilities with cafe & gift shop

**QUESTION:** How important is it that the new nature center has **storage** for equipment and vehicles?



# Program Recommendations

## Overview

Drawing from the case studies, Commission staff feedback, programming survey results, and an assessment of the Commission's existing workspace, a recommended program has been developed to guide the planning of the nature center. Based on the collective feedback, the proposed program results in a nature center of approximately 22,000 sf, supported by additional structures for seasonal housing, vehicle and equipment storage, and an open-air pavilion for outdoor learning. Together, these components reflect operational needs, stakeholder priorities, and best practices observed at comparable facilities across the state.

The following pages provide a detailed breakdown of each recommended space, including proposed square footage, primary users, a general description of function, and key adjacency considerations. This consolidated program establishes a clear framework for the next phase of design and ensures the facilities will support the nature center's mission, daily operations, and long-term growth. This is an extensive program list, and can be refined or adjusted as the project progresses in the next phases of development.

**Outdoor  
Pavilion  
1,200 sf**

**Housing  
1,755 sf**

**Vehicle/Equip.  
Storage  
2,500 sf**

**Nature  
Center Facility  
21,680 sf**

## Nature Center Programming - Summarized

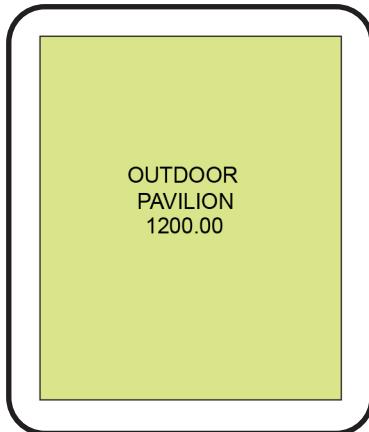
GROUP	PROGRAM	AREA (SF)
EXHIBITION	Exhibition - Permanent	4,000
	Exhibition - Rotating	
	Orientation Room	
OFFICE	CPBC Staff Office (20 desks)	5,885
	CPBC Seasonal Staff Office (8 desks)	
	Nature Center Staff Offices (5 desks)	
	Reception (2 desks)	
	Staff Meeting Room (30 seats)	
COMMUNITY	Multi-Purpose Space (60 seats)	3,200
	Lab (30 seats)	
MISC	Gift Shop	200
	Concession	

## Other Programming

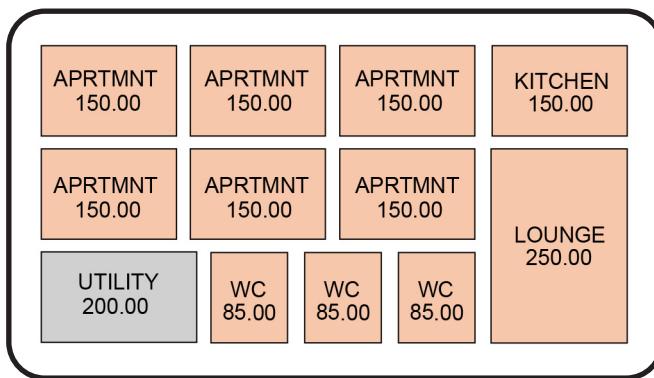
HOUSING*	Bedrooms (sleeps 6)	1,755
	Shared Kitchen & Lounge	
OUTDOOR*	Outdoor Pavilion	1,200
UTILITY*	Vehicle Storage	2,500
	Equipment Storage	

\*The housing, outdoor pavilion, and vehicle/equipment storage are to be their own separate structures, separate from the primary nature center facility.

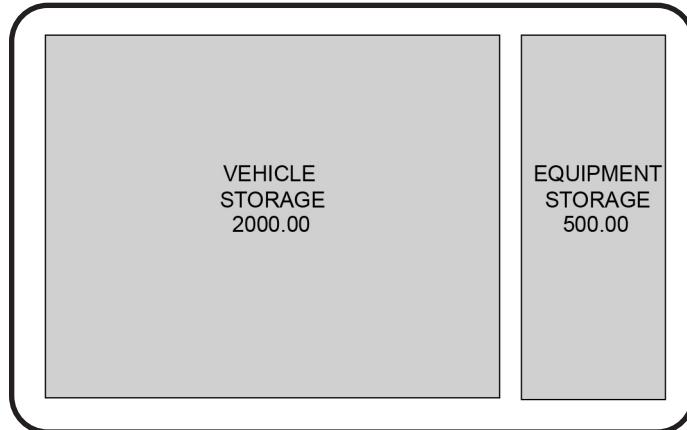
# Program Recommendations



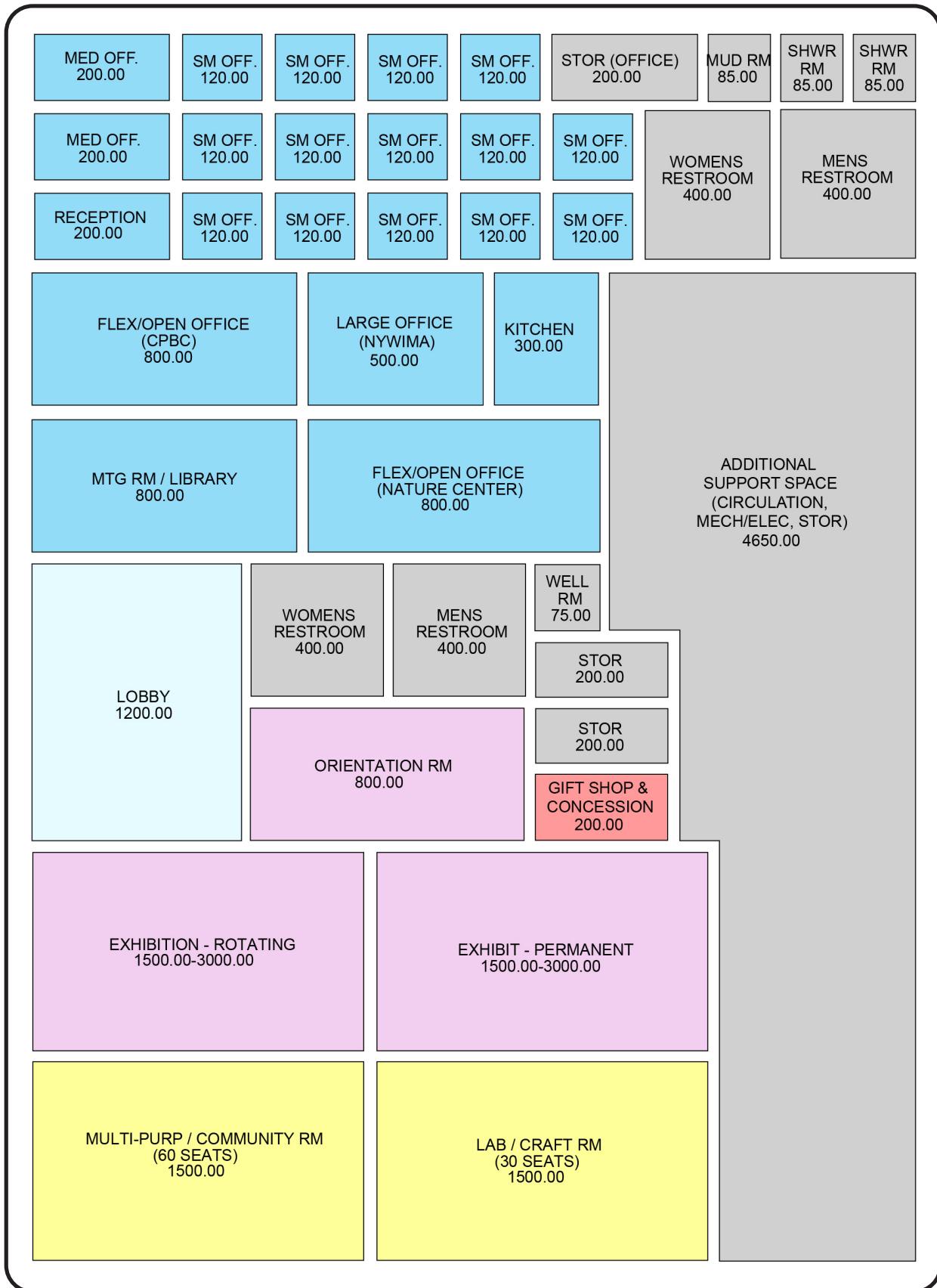
**Outdoor Pavilion**  
**1,200 sf**



**Housing**  
**1,755 sf**



**Vehicle/Equipment Storage**  
**2,500 sf**



**Nature Center**  
**21,680 SF**

# Program Table - Nature Center

Room	Category	Size	Count	Total
<b>Office</b>				
Reception (CPBC)	Office	200 sf	<b>1</b>	200 sf
Large Office (CPBC)	Office	500 sf	<b>1</b>	500 sf
Small Office (CPBC)	Office	120 sf	<b>15</b>	1,800 sf
Medium Office (CPBC)	Office	200 sf	<b>2</b>	400 sf
Flex/Open Office (CPBC)	Office	800 sf	<b>1</b>	800 sf
Meeting Room (CPBC)	Office	800 sf	<b>1</b>	800 sf
Kitchen	Office	300 sf	<b>1</b>	300 sf
Restroom & Shower	Support	400 sf	<b>2</b>	800 sf
Mudroom	Support	85 sf	<b>1</b>	85 sf
Storage - Supplies & Equipment	Support	200 sf	<b>1</b>	200 sf
			<b>26</b>	<b>5,885 sf</b>

## Lobby

Lobby	Circulation	1,200 sf	<b>1</b>	1,200 sf	Pub
Gift Shop / Concession	Retail	200 sf	<b>1</b>	200 sf	Pub
Nature Center Staff Office	Office	800 sf	<b>1</b>	800 sf	Pub
Wellness Room	Support	75 sf	<b>1</b>	75 sf	Pub
Public Restrooms	Support	400 sf	<b>2</b>	800 sf	Pub
			<b>1</b>	<b>3,075 sf</b>	

User	Staff	Adjacencies	Description	Comments
Staff	2			
Staff	2		NYWIMA Office, to include 2 desks with bookcases for materials related to training academy	
Staff	14		Land Use/Planning/Credit Program (3 desks) Science & Stewardship (2 desks) Education, Outreach & Communications (3 desks) Compliance & Enforcement (3 desks) Lawyer (1 desk) Future staff (3 desks)	
Staff	2		Executive Director and Deputy Director	
Staff	8		Seasonal/Interns (8 desks)	
Staff		Reception	To include library and seating for 30. Would be used as a staff meeting room or for meetings with other agencies.	
Staff			To include refrigerator, microwave, dishwasher, stove, cabinets and table to eat.	
Staff			2 multi-stall restrooms, 1 for men and 1 for women. Size of restrooms will ultimately be determined by building's occupancy type and occupant load	Not included in NSF
Staff			Includes a washer and dryer	Not included in NSF
Staff			To store education materials, office supplies, file cabinets and equipment	Not included in NSF

Public & Staff			To include welcome desk	
Public			small gift shop with food vending machines. To include a few seats for visitors to take an indoor rest break / snack	
Staff	5		Nature center staff, to include 5 desks	
Public			Lactation room. To include a sink.	Not included in NSF
Public			Size and number of restrooms will ultimately be determined by building's occupancy type and occupant load	Not included in NSF

# Program Table - Nature Center

Room	Category	Size	Count	Total
<b>Community</b>				
Multi-Purpose / Community Room (60 seats)	Assembly	1,500 sf	<b>1</b>	1,500 sf
Lab / Craft Room (30 seats)	Assembly	1,500 sf	<b>1</b>	1,500 sf
Storage - Multi-Purpose / Community Room	Support	100 sf	<b>1</b>	100 sf
Storage - Lab / Craft Room	Support	100 sf	<b>1</b>	100 sf
			<b>4</b>	<b>3,200 sf</b>
<b>Exhibition</b>				
Exhibition - Permanent	Exhibit	1500-3000 sf	<b>1</b>	1,500 sf
Exhibition - Rotating	Exhibit	1500-3000 sf	<b>1</b>	1,500 sf
Orientation Room	Exhibit	800 sf	<b>1</b>	800 sf
Storage - Exhibition	Support	100 sf	<b>2</b>	200 sf
			<b>5</b>	<b>4,000 sf</b>
<b>Nature Center Utility</b>				
Additional Support Space (Circulation, Mech/Elec)	Support	5,520 sf	<b>1</b>	5,520 sf
				<b>5,520 sf</b>

NATURE CENTER STRUCTURE:

<b>GSF*</b>	<b>21,680 sf</b>
<b>NSF*</b>	<b>13,800 sf</b>

\*Includes support space

\*Does not include support space

User	Staff	Adjacencies	Description	Comments
Public		Lab	Large meeting room with seating for 60 in chairs.	Separated from Lab/Craft Room by movable partition
Public		Multi-Purpose / Community Room	A space that can get messy. To include necessary lab components used for field research. To include sink area, storage cabinets, cubbies for camp kids, and tables with chairs/stools.	Separated from Multi-purpose / Community Room by movable partition
Staff			To store tables and chairs when not in use and other materials to support room.	Not included in NSF
Staff			To store field research equipment, materials for camp, and other materials to support room.	Not included in NSF
Public		Outdoor Pavilion / patio	Open exhibition space with fixed interactive displays. To include integrated AV devices such as vertical displays on walls. No living exhibits (animals, insects, plants)	
Public			Open exhibition space with rotating displays. To include integrated AV devices such as vertical displays on walls. To be flexible and allow for a multitude of uses and events: poster contests, yoga classes, poetry readings, seasonal exhibitions etc. No living exhibits (animals, insects, plants)	
Public		Lobby	Space for visitors upon arrival. To include integrated AV devices for orientation video and other topical videos. Seating for 20-30.	
Staff			To store exhibition equipment and tools, literature and materials	Not included in NSF
Staff			A 1.4 grossing factor is used to account for all non-useable space within a building of this kind, including but not limited to circulation and mechanical space.	Not included in NSF

# Program Table - Additional Structures

Room	Category	Size	Count	Total	U
<b>Housing</b>					
Apartment*	Housing	150 sf	<b>6</b>	900 sf	Se
Restroom*	Housing	85 sf	<b>3</b>	255 sf	Se
Kitchen*	Housing	150 sf	<b>1</b>	150 sf	Se
Lounge*	Housing	250 sf	<b>1</b>	250 sf	Se
Additional Support Space (Circulation, Mech/Elec)	Support	200 sf	<b>1</b>	200 sf	
			<b>12</b>	<b>1,755 sf</b>	

**HOUSING STRUCTURE:**

<b>GSF*</b>	<b>1,755 sf</b>
<b>NSF*</b>	<b>1,555 sf</b>

\*Includes support space

\*Does not include support space

## Vehicle & Equipment Storage

Storage - Vehicles *	Support	2,000 sf	<b>1</b>	2,000 sf	
Storage - Equipment *	Support	500 sf	<b>1</b>	500 sf	
			<b>2</b>	<b>2,500 sf</b>	

**VEHICLE & EQUIPMENT STRUCTURE:**

<b>GSF*</b>	<b>2,500 sf</b>
-------------	-----------------

## Outdoor Pavilion

Outdoor Pavilion / Patio	Outdoor Education	1,200 sf	<b>1</b>	1,200 sf	
			<b>1</b>	<b>1,200 sf</b>	

**OUTDOOR PAVILION STRUCTURE:**

<b>GSF*</b>	<b>1,200 sf</b>
-------------	-----------------

User	Staff	Adjacencies	Description	Comments
seasonal			Accessible apartment style living with shared kitchen and bathrooms	* In separate structure. Not included in GSF or NSF.
seasonal			Shared accessible single occupancy bathroom with shower. Size and number of restrooms are to ultimately be determined by building's occupancy type and occupant load	* In separate structure. Not included in GSF or NSF.
seasonal			Shared kitchen to include refrigerator, microwave, dishwasher, stove, cabinets and table to eat.	* In separate structure. Not included in GSF or NSF.
seasonal			Shared space with lounge furniture	* In separate structure. Not included in GSF or NSF.
Staff			All non-usaable space within a residential building of this kind, including but not limited to circulation and mechanical space.	* In separate structure. Not included in GSF or NSF.
Staff			In separate structure. Not included in GSF.	* In separate structure. Not included in GSF or NSF.
Staff			In separate structure. Not included in GSF.	* In separate structure. Not included in GSF or NSF.
Public		Exhibition - Permanent	Outdoor, open air picnic pavilion to be used for outdoor education and seasonal events	* separate structure. Not included in GSF or NSF.

# **PART 4:**

# **Site Evaluation & Selection**

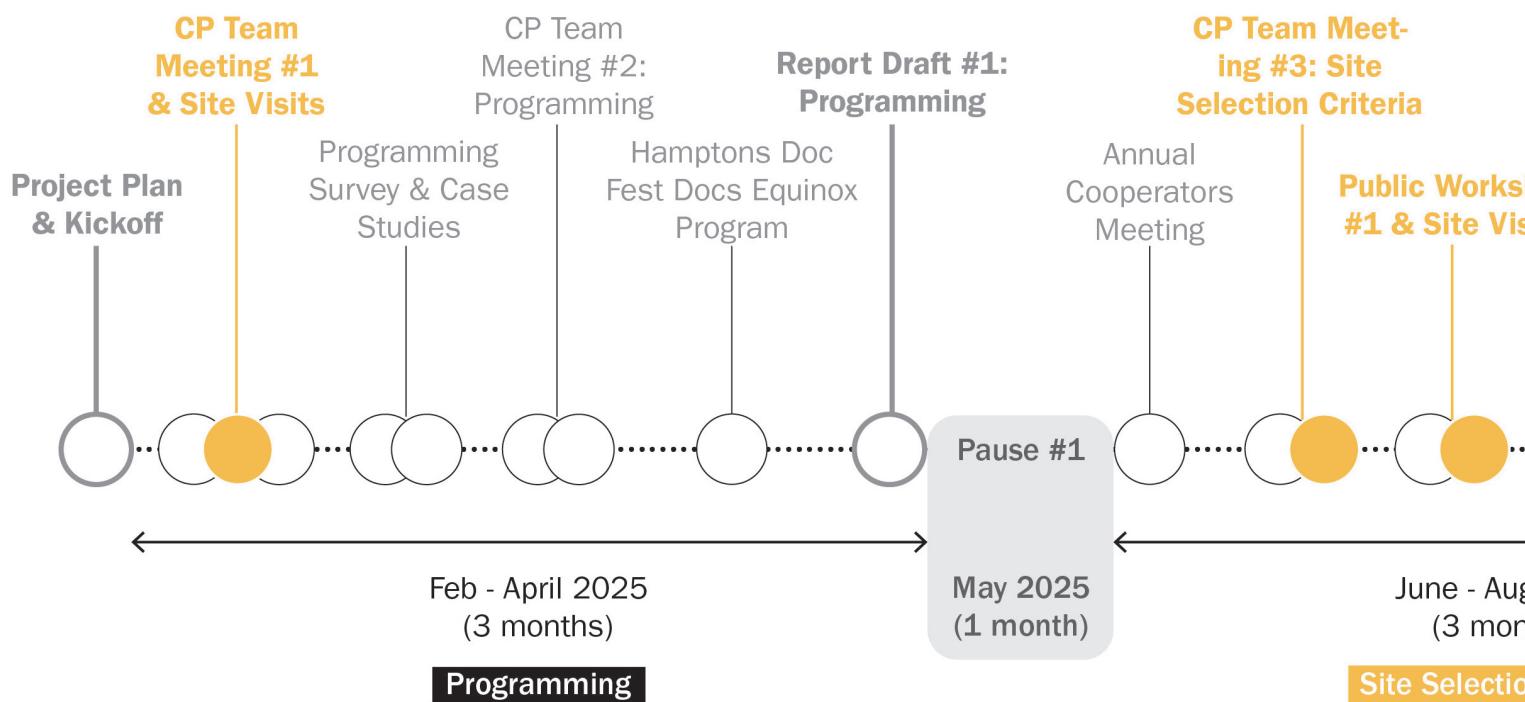


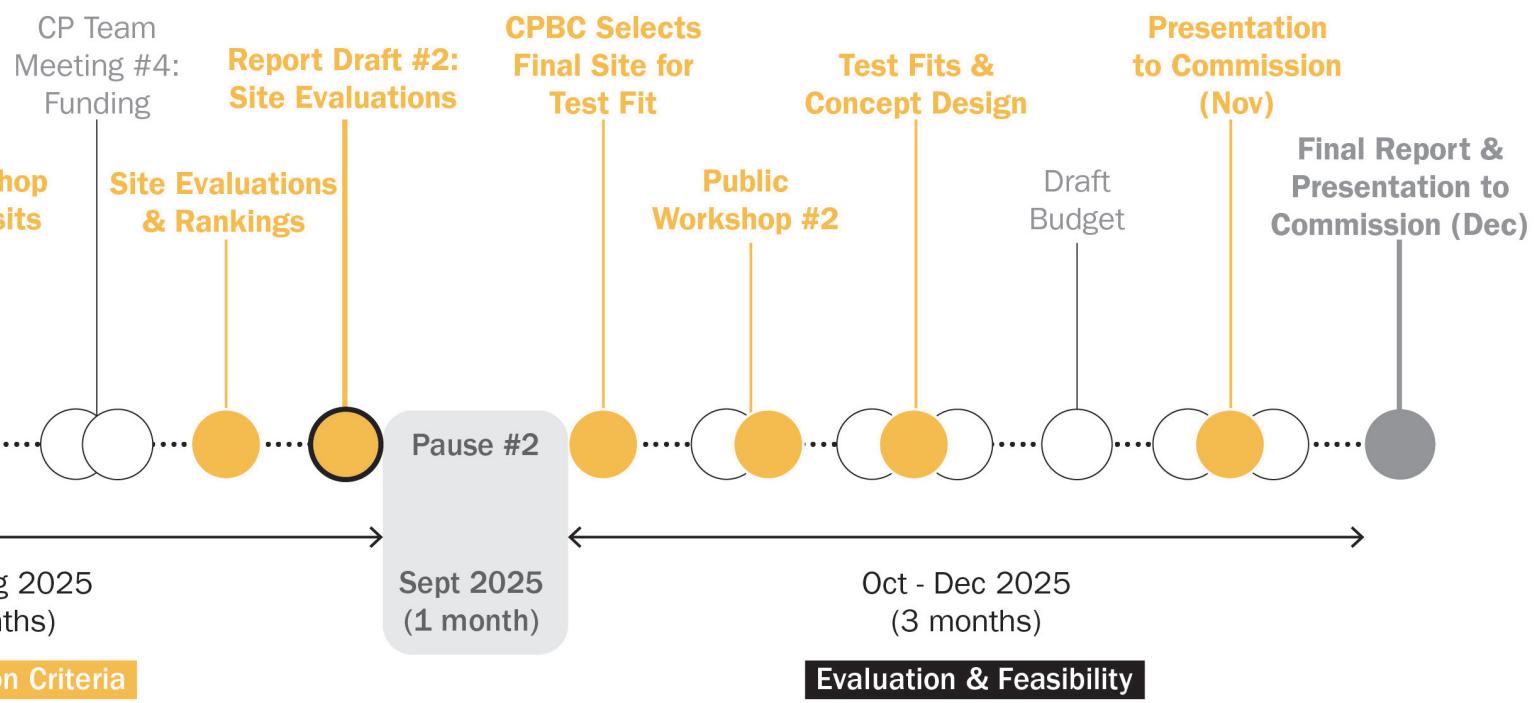
# Process

## Site Evaluation & Selection

Following the programming effort, the team advanced the study into a comprehensive site selection process to identify a location capable of supporting a future nature center. Building on a clear understanding of the desired spaces, operational requirements, and user priorities, the team sought sites that could accommodate both the nature center facility and its supporting outdoor and operational functions. The process included three rounds of site visits with Commission staff -- in March, July, and October -- during which more than 15 potential sites across the region were analyzed in person.

The ultimate selection of a site stemmed from a comprehensive assessment of twelve viable sites. This included detailed site analysis, the development of site selection criteria, zoning and regulatory research, and ongoing engagement with staff, the CP team, and local communities. Together, these efforts provided a robust foundation for comparing opportunities and constraints, ensuring that each site was reviewed through the lens of nine site selection criterium, outlined on the following pages.



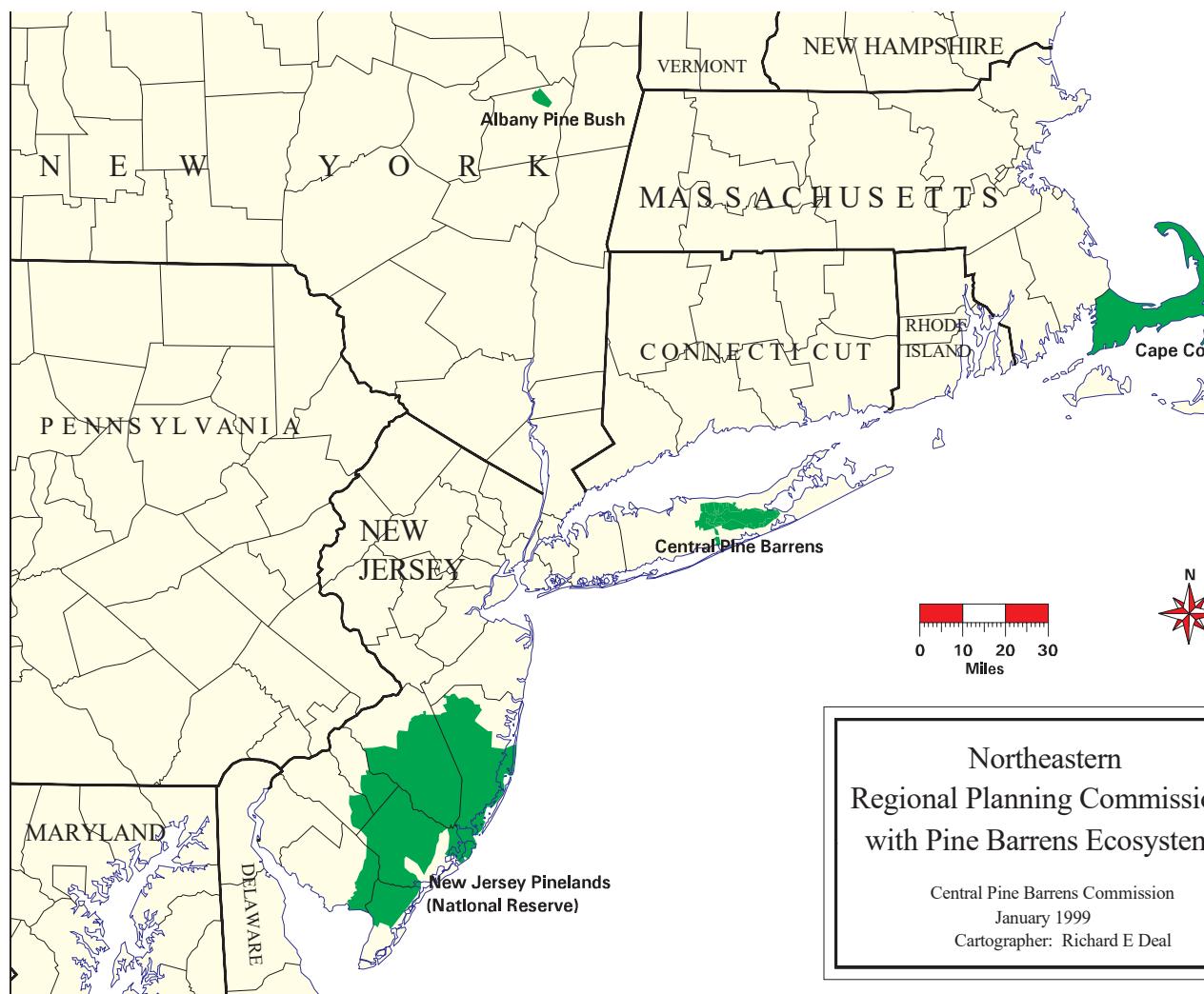


# The Central Pine Barrens

## Overview

Spanning over 106,000 acres, the Central Pine Barrens occupies central and eastern portions of Long Island, including parts of eastern Brookhaven Town, southern Riverhead Town, and western Southampton Town. This area represents Long Island's most significant remaining natural area and is the largest remnant of a forested landscape that once covered over a quarter-million acres. It is one of several pine barrens ecosystems in the northeastern United States, alongside similar regions in New Jersey, upstate New York, and Cape Cod.

The Central Pine Barrens is home to a diverse mix of ecosystems, with forests, wetlands, rivers, lakes, and coastal plain ponds all intricately connected. Much of the region's vegetation and ecological communities are adapted to fire, which plays a vital role in maintaining the health of the ecosystem. Additionally, the Central Pine Barrens lies atop Long Island's federally designated sole-source aquifer system, which provides 100% of the island's drinking water. This makes protecting the region not just an environmental priority, but a public health one as well.



Visitors to the Central Pine Barrens can enjoy a wide variety of outdoor activities, including hiking, birdwatching, fishing, canoeing, mountain biking, horseback riding, camping, hunting, and picnicking. With its network of scenic trails, tranquil rivers, and diverse habitats, the Central Pine Barrens offers countless opportunities for recreation, nature exploration, and education.



# The Central Pine Barrens

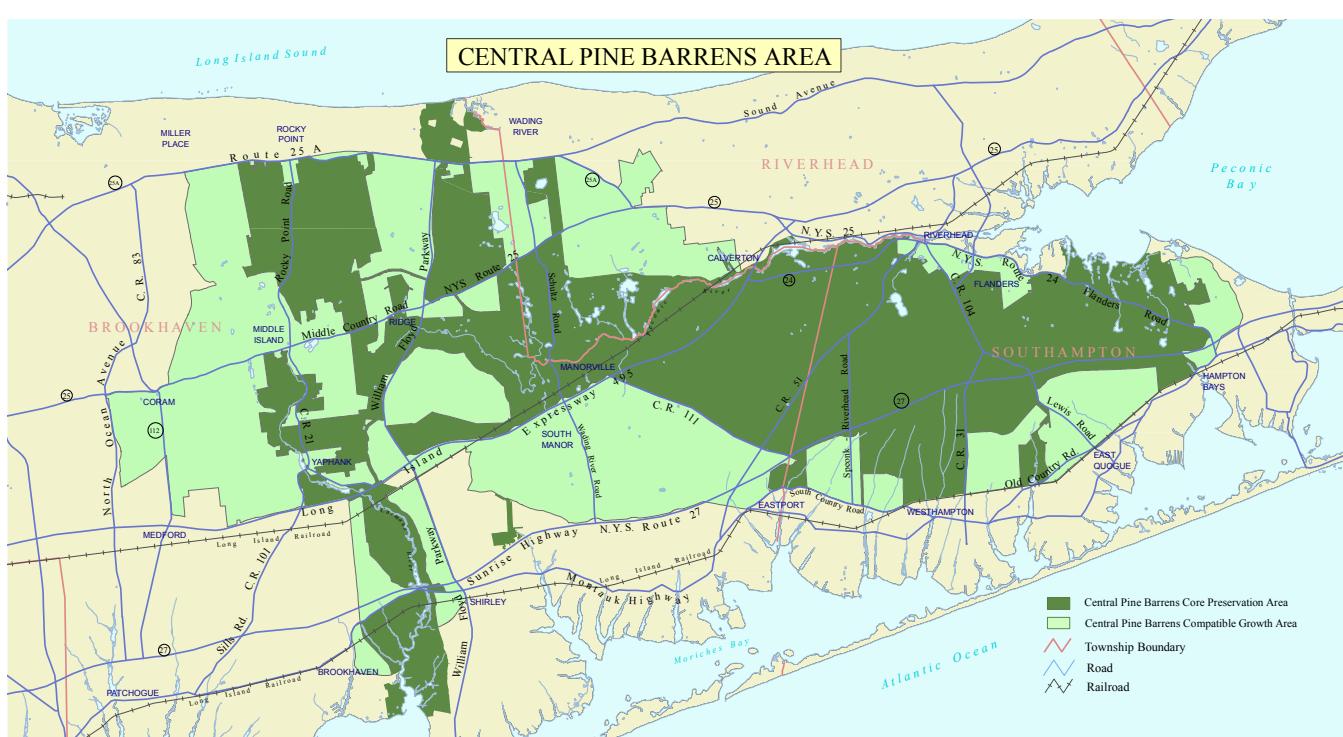
## History

The New York State Legislature passed the Long Island Pine Barrens Protection Act in 1993, thereby creating the spectacular natural and cultural resource called the Central Pine Barrens region. The main goals of the Act were the protection of ground, surface, and drinking water and preservation of the area's significant and vast ecological resources.

The Act created a five-member Central Pine Barrens Joint Planning and Policy Commission with one member each representing New York State, Suffolk County, and the Towns of Brookhaven, Riverhead and Southampton, with one of the members serving as chair. The Central Pine Barrens legislation also formed an Advisory Committee and mandated the creation and implementation of the Central Pine Barrens Comprehensive Land Use Plan, which was first adopted in June

of 1995. The Act and the land use plan charge the Commission with the combined duties of a state agency, a planning board and a park commission. The Commission has joint land use review and regulation, permitting, and enforcement authority along with local municipalities and also oversees the implementation of the land use plan.

The Act also created a transfer of development rights and conservation easement program, which is also overseen and managed by the Commission, and also assigned the Commission stewardship and protected land management and ecological management responsibilities. The Commission meets on a monthly basis with day-to-day operations managed by its staff, which consists of an executive director and professional personnel.





200 years ago, the Pine Barrens blanketed 1/4 of Long Island, assuring a plentiful supply of fresh drinking water. Today, most of that land has been developed.



Long Island was once the third largest producer of cranberries in the nation. The 1993 Act provided further protection of these historic wetlands.



In 1993, a convergence of environmentalists, business leaders and government representatives produced the Long Island Pine Barrens Protection Act.



The 1993 Act, initiated in and passed by the New York State Legislature and signed into law by the governor, protects the Central Pine Barrens forever.

# The Central Pine Barrens

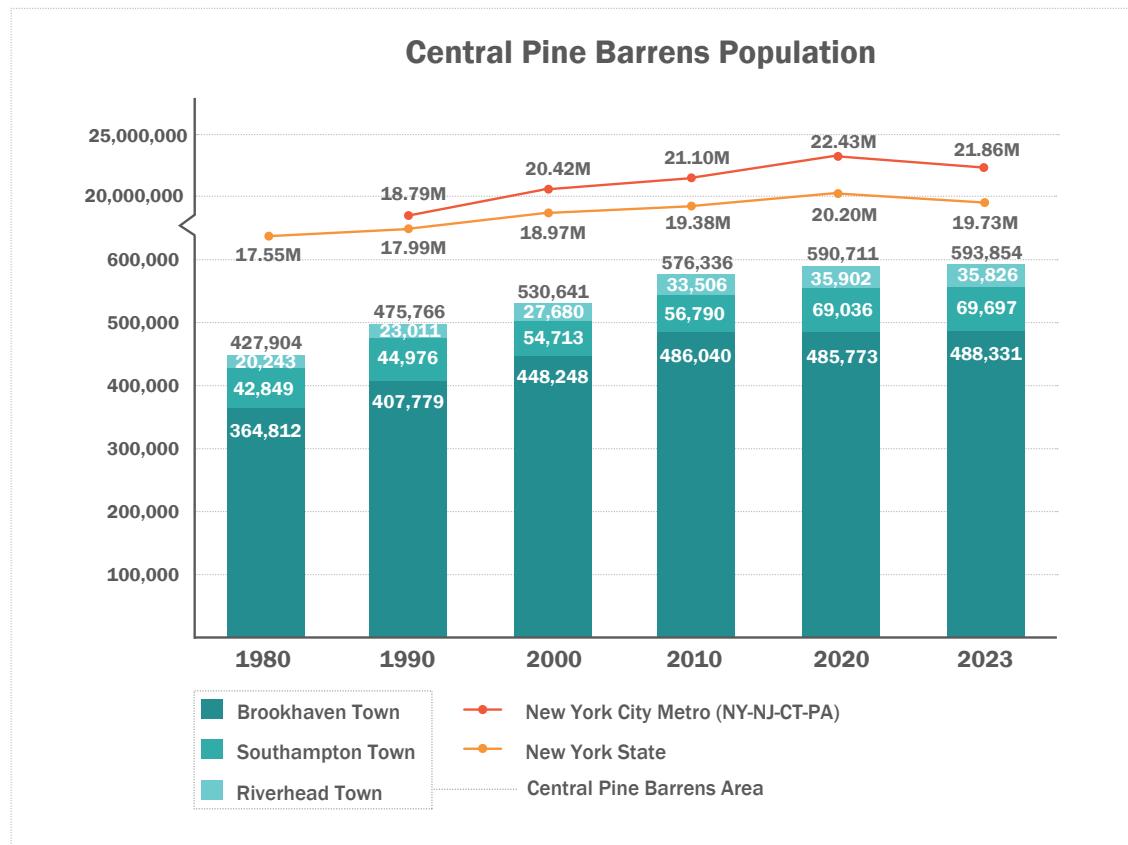
## Regional Demographics

The Central Pine Barrens is a vast natural area in Suffolk County, situated on the southeastern edge of New York State. It represents the largest designated natural area on Long Island. Spanning the central and eastern reaches of Long Island, this region covers over 900 square miles of interconnected terrestrial and aquatic ecosystems. This spectacular 106,000-acre protected area, weaving through the towns of Brookhaven, Riverhead, and Southampton. Known for its unique pine-dominated landscapes, wetlands, and rare species habitats, the Central Pine Barrens serves as a critical resource for biodiversity, groundwater protection, and outdoor recreation, making it one of the most ecologically significant areas in the state. Nearly 40% of the land area in the towns of Brookhaven, Riverhead, and Southampton is protected. The Central Pine Barrens is ideally positioned for tourism, drawing on the proximity of more than 21 million residents

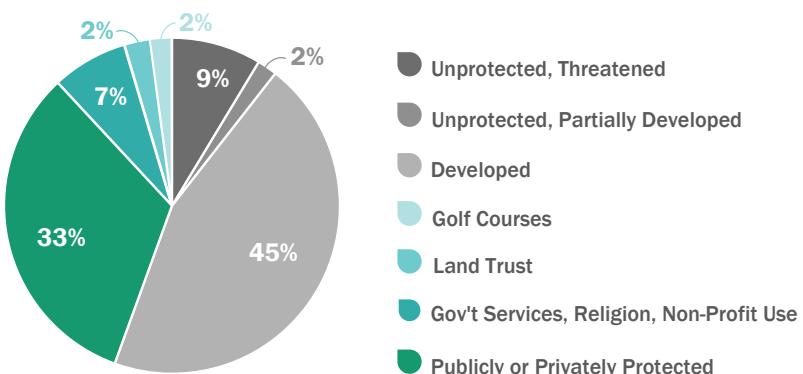
in the New York City metropolitan area, including the densely populated Suffolk-Nassau counties and New York City itself. Seasonal tourism drives significant economic activity, with local populations nearly doubling during the summer months. This growth is supported by a strong local economy anchored in hospitality, healthcare, advanced manufacturing, and professional services. High-income residents, elevated homeownership rates, and steady population growth – despite statewide declines – further underscore the area's resilience and appeal.

### SOURCES

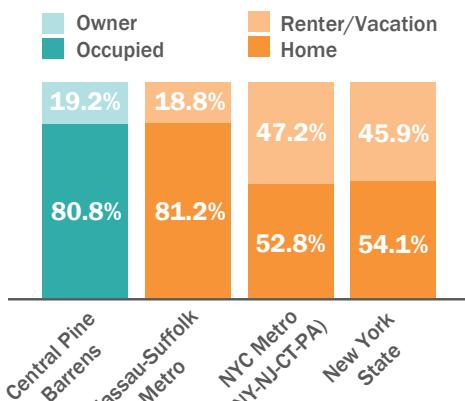
Population: (1980 to 2020 data) U.S. Census Bureau; Education: (Latest data) U.S. Census Bureau ACS 2023 1-Yr; Housing Occupancy: (Latest data) U.S. Census Bureau ACS 2023 1-Yr; Household Income: (Latest data) U.S. Census Bureau ACS 2023 1-Yr; Job Sectors: (Latest data) U.S. Census Bureau ACS 2024 1-Yr or 2023 5-Yr; Land Use: Peconic Land Trust <https://www.peconiclandtrust.org/our-work/map>



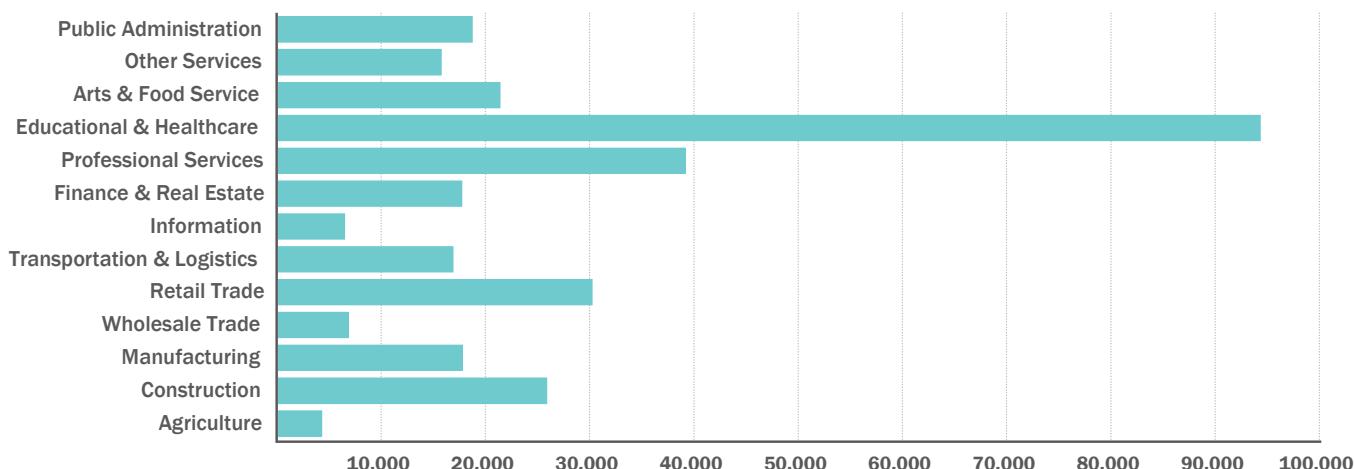
## Central Pine Barrens: Land Use



## Regional Housing Occupancy



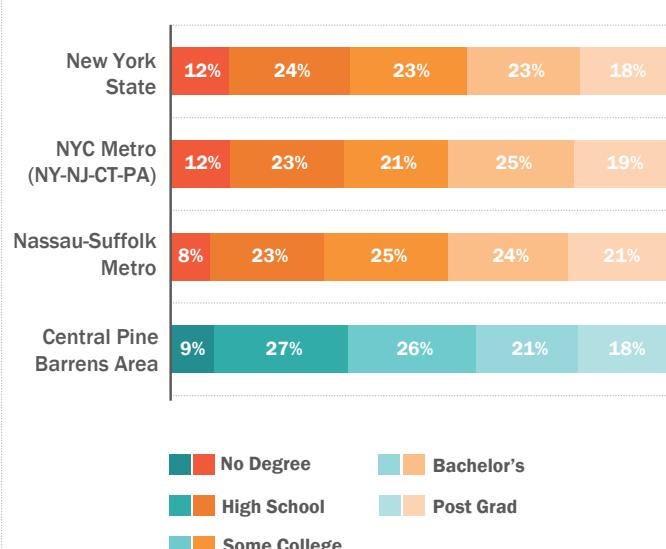
## Central Pine Barrens: Job Sectors



## Regional Household Income



## Regional Educational Experience

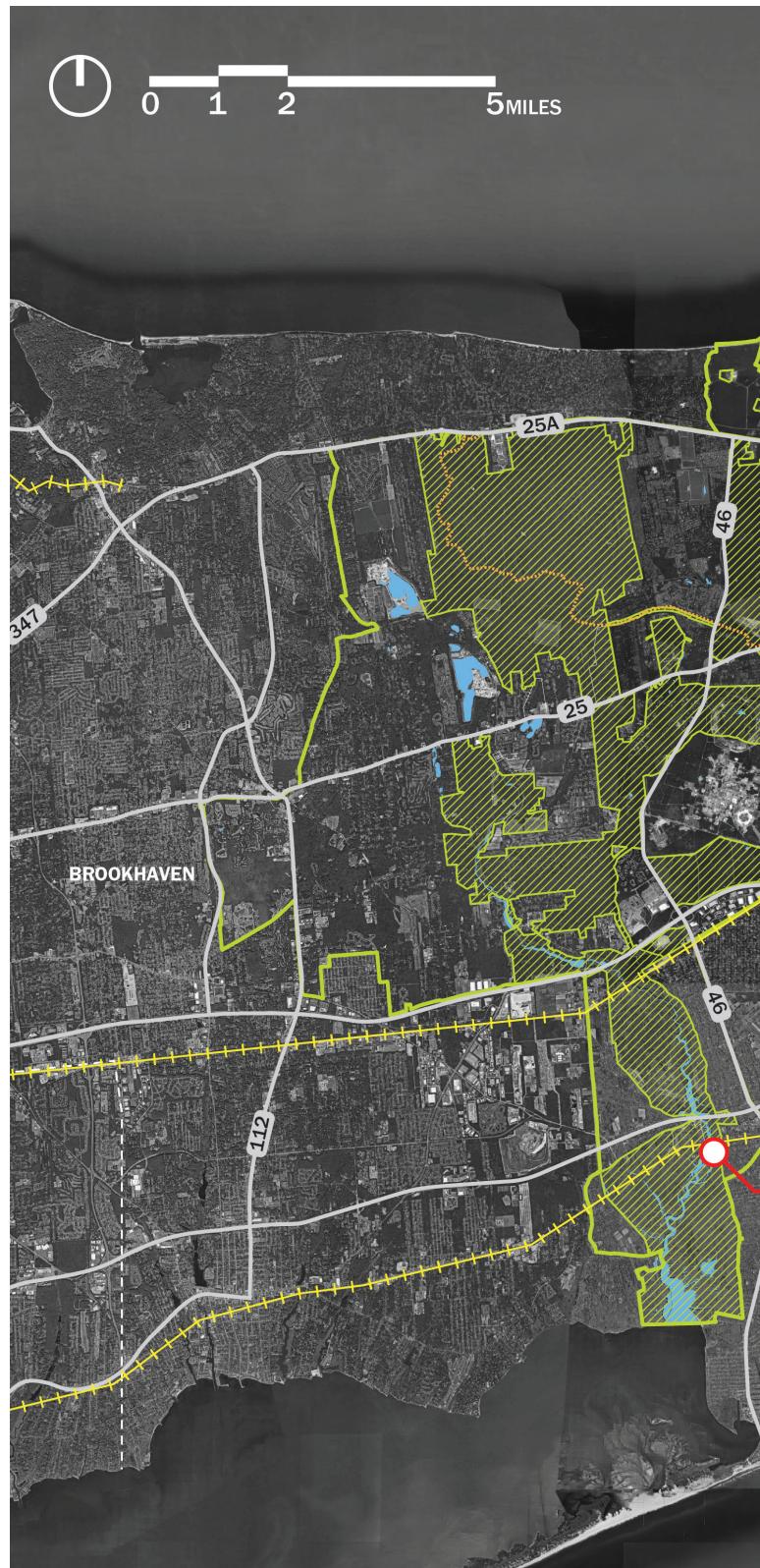


# The Central Pine Barrens

## Existing Conditions

The Central Pine Barrens spans multiple townships in eastern Long Island. When starting to evaluate potential sites, Marvel first examined existing adjacencies and access points that shape how people already move through and experience the Central Pine Barrens. This includes major roadways, township boundaries, Long Island Rail Road (LIRR) routes, natural waterways, and connections to the Paumanok Path, a significant trail crossing much of the region.

Special attention was also given to the locations and operations of the existing nature centers in the region, such as Wertheim National Wildlife Refuge and the Quogue Wildlife Refuge. Notably, these nature centers are both concentrated along the southern boundary of the Central Pine Barrens and do not showcase the specific ecology, history, and mission of the Central Pine Barrens itself. When all these existing conditions are analyzed together, a clear opportunity and need for a centrally located Central Pine Barrens Nature Center emerges.

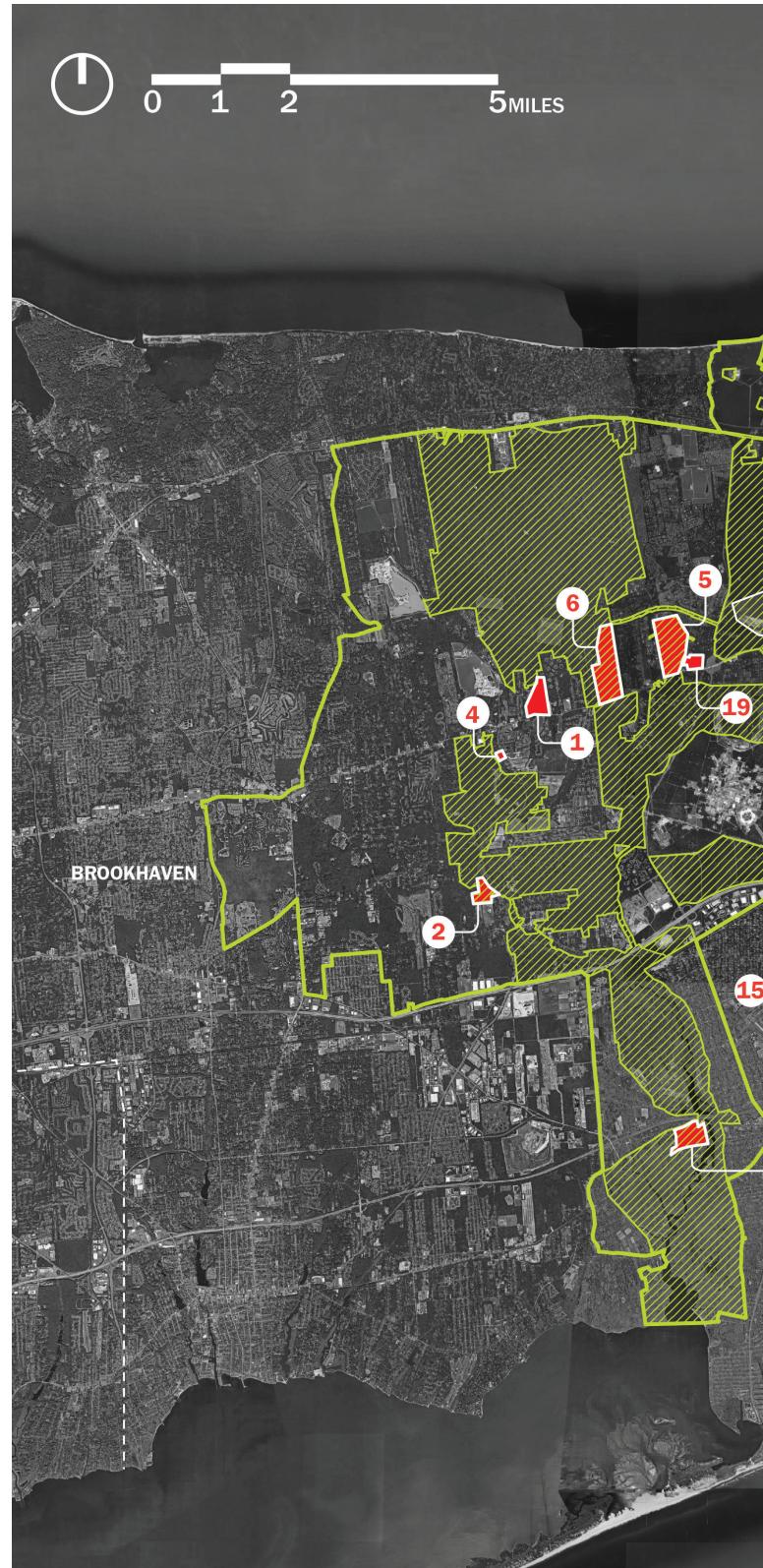




# Potential Sites

Overall, 19 total sites have been under consideration for a Central Pine Barrens Nature Center. The sites vary in size, location, and previous land use -- ranging from undeveloped public parkland to previously disturbed or developed parcels. They include a mix of public and private ownership and are distributed across both the Core Preservation Area (CPA) and the Compatible Growth Area (CGA), offering a diverse set of potential sites for the future nature center.

1. Artist Lake (former Kmart)
2. Camp Sobaco, Girl Scout Camp
3. Manorville Hills County Park
4. Narrow Way
5. Ridge Property - Core
6. NYSDEC Ray Corwin Trail (former Lustgarten nursery)
7. Tree Nursery
8. Former Grumman buildings/property, Calverton
9. Suffolk County research station at Swan Pond (complex of houses)
10. Cornell Duck Research Facility
11. Former Big Duck Site at Sears Bellows Park
12. Former Wildwood Bowling Alley
13. Southampton Town Parkland
14. Suffolk County property adjacent to Flanders Fire Department
15. AVR
16. Dreams Come True Horse Farm, Estate
17. Ron Bush Museum
18. Fireman's Park
19. Ridge Property - CGA



\*Gray denotes a site no longer being considered as of Aug 6th, 2025.



# Potential Sites

	<b>Site Name</b>	<b>Town</b>	<b>Location</b>	<b>Tax Map Number</b>
1	Artist Lake (former Kmart)	Brookhaven	State Route 25, Middle Island	200-379-1-3.1 200-379-1-5.1
2	Camp Sobaco, Girl Scout Camp	Brookhaven	Yaphank	200-547-1-18.1
3	Manorville Hills County Park	Brookhaven	CR 111, Manorville	200-463-1-7
4	Narrow Way	Brookhaven	Yaphank-Middle Island Road, Middle Island (across from Longwood Middle School)	200-434-1-4
5	Ridge Property - Core	Brookhaven	North side of State Route 25 between Randall Road on east side and Ridge Road of west side	200-325-1-11
6	NYSDEC Ray Corwin Trail (former Lustgarten nursery)	Brookhaven	North side of State Route 25, Ridge	200-349-2-1.3
7	Tree Nursery	Brookhaven	CR 111 at Chapman Blvd, Manorville	200-462-2-15.1 200-509-6-1.1
8	Former Grumman buildings/property, Calverton	Riverhead	South side of Grumman Blvd, Calverton	600-141-2-2.1
9	Suffolk County research station at Swan Pond (complex of houses)	Riverhead	North side of River Road, South side of Swan Pond, Calverton	600-142-1-1.2
10	Cornell Duck Research Facility	Southampton	North side of Country Road, Westhampton	900-326-1-3.2 900-326-1-3.1
11	Former Big Duck Site at Sears Bellows Park	Southampton	State Route 24, Hampton Bays	900-185-1-6.1
12	Former Wildwood Bowling Alley	Southampton	Lake Ave, Northhampton	900-164-4-1.1 900-164-4-1.2
13	Southampton Town Parkland	Southampton	Northside of Old Country Road, Westhampton	900-326-1-5.2 900-326-1-5.1
14	Suffolk County property adjacent to Flanders Fire Department	Southampton	State Route 24, Flanders	900-167-3-9.1
15	AVR	Brookhaven	Moriches-Middle Island Road, Yaphank	200-587-3-48.2 200-645-3-48.1
16	Dreams Come True Horse Farm, Estate	Brookhaven	Eastport Manor Road and CR 51, Eastport	200-593-2-5.1
17	Ron Bush Museum	Brookhaven	2948 Montauk Highway, Brookhaven	200-849-3-8, 11 200-849-3-10.003 200-878-1-1.5
18	Fireman's Park	Brookhaven	Middle County Road, Ridge	200-296-1-1.002
19	Ridge Property - CGA	Brookhaven	e/s Randall Road, north side of SR 25	200-325-1-13

\*Gray denotes a site no longer being considered as of Aug 6th, 2025.

<b>Agreage</b>	<b>Core/CGA</b>	<b>Ownership</b>	<b>Existing Structures</b>
48.8 acres 18.0 acres	CGA	Private	No
40.37 acres	Core	Private	Yes
96 acres	Core	Public (County)	Yes (Parking)
5.5 acres	CGA	Private	Yes
183.68 acres	Core	Public (State )	Yes
224 acres	Core	Public (State )	Yes (Parking)
34.15 acres 28.4 acres	CGA	Private	Yes
20 acres	Core	Private	Yes
168.66 acres	Core	Public (County)	Yes
7 acres 65.96 acres	CGA	Unknown	Yes
180 acres	Core	Public (County)	No
1.075 acres 3.08 acres	Core	Public (Town)	Yes
6.55 acres 90 acres	CGA	Public (Town)	No
127 acres	CGA	Public (County)	No
438 acres	CGA	Public (Town)	No
27.1 acres	CGA	Private (Town in acquisition process)	Yes
88 acres	Core	Public (County)	Yes
300 acres	Core	Public (Brookhaven Town)	Yes
35.6 acres	CGA	Private	No

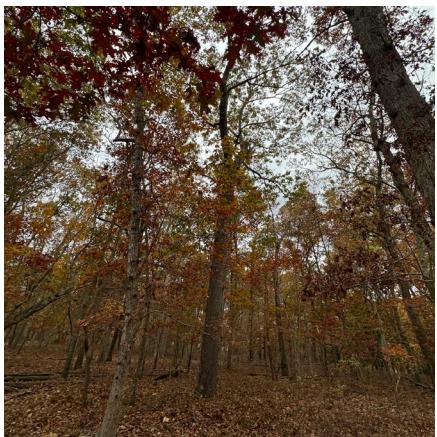
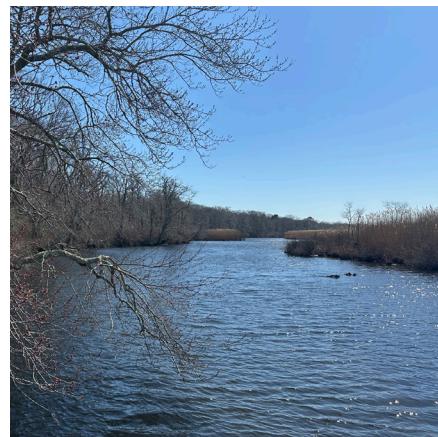
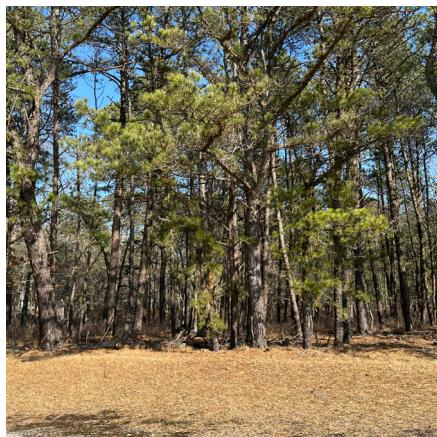
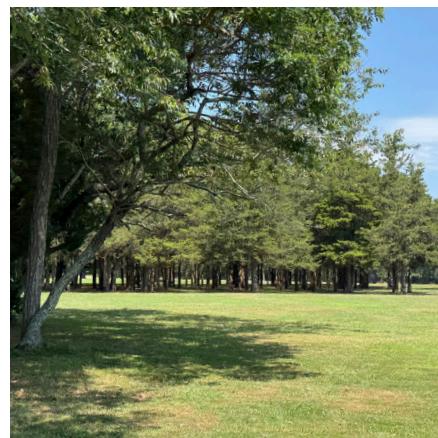
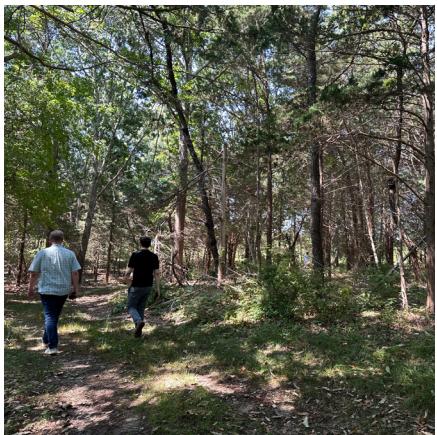
# Site Visits

## Determining Viability

Over the course of the study, the project team conducted three comprehensive site visits with Commission staff, covering the full breadth of the Central Pine Barrens, from Southampton to Brookhaven and many communities in between. These visits allowed the team to experience the landscape firsthand and evaluate a wide range of potential sites. At each location, the team assessed key factors such as access and visibility, connection to major roadways, and the site's ability to exhibit

the region's unique ecology. Considerations also included property ownership, existing buildings or infrastructure, whether the parcel fell within the Core Preservation Area (CPA) or Compatible Growth Area (CGA), and the size and configuration of the land. Water access and opportunities for outdoor programming were evaluated as well. Together, these visits provided a grounded understanding of the opportunities and constraints associated with the twelve viable sites.





# Site Selection Criteria

## Overview

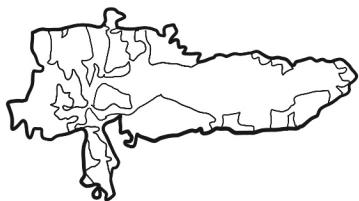
Site selection criteria were developed to aid in the evaluation of potential sites for the nature center. The use of criteria ensures we choose a site that best bolsters the project's goals of "creating a state-of-the-art, sustainably designed, interpretive nature center located within the Central Pine Barrens region." To narrow down the list of twelve potential sites, the criteria was developed through an iterative process that sought input from various stakeholders. These stakeholders include commission staff, CP team members and the community at large. The criteria seeks to cohesively reflect the stakeholders main priorities for the future site of the nature center.

Each site is ultimately evaluated based on how well it meets each criterion and rated as either *unsatisfactory*, *satisfactory*, *good*, or *best*. This approach helps identify the most suitable site to serve as a future home of a Center Pine Barrens nature center. These four potential ratings -- *unsatisfactory*, *satisfactory*, *good*, or *best* -- are then applied within a weighted point system that reflects the relative importance of each criteria point. This scoring system allows the sites to be ranked from most to least suitable, helping guide a fair site selection process.



## The Criteria:

### 1. Core Preservation Area vs. Compatible Growth Area



Is the site in the Core Preservation Area (CPA) or Compatible Growth Area (CGA)?

### 2. Site Access & Visibility



How centrally located is the site? How do you access it and how visible is it?

### 3. Proximity to Trails



Does the site have access to existing trail networks?

### 4. Exhibition of Pine Barrens Ecology



Does the site highlight the distinct ecology of the Central Pine Barrens? Does it include pitch pines, sandy soils, dwarf pine plains, or vernal pools?

### 5. Proximity to Complementary Facilities



Is the site close to compatible destinations such as schools, colleges, community centers, and campgrounds? Is it close to other nature centers?

### 6. Environmental Hazards & Risk



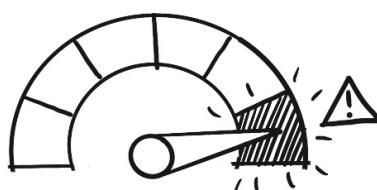
Does the site contain any environmental hazards? Would construction require the destruction of undisturbed ecosystems?

### 7. Land Ownership



Who currently owns the site? Is it publicly owned or privately owned?

### 8. Development Risk



Is the site a low risk development? Is it straightforward to gain site control and build the nature center?

### 9. Adaptive Reuse Potential



Are there existing structures on site that are able to be reused and/or expanded?

# Site Selection Criteria

## 1. Core Preservation Area (CPA) vs. Compatible Growth Area (CGA)

*Is the site in the Core Preservation Area (CPA) or Compatible Growth Area (CGA)?*

<b>Unsatisfactory</b>	<ul style="list-style-type: none"><li>Undisturbed CPA site</li></ul>
<b>Satisfactory</b>	<ul style="list-style-type: none"><li>CGA site not directly adjacent to or surrounded by CPA</li></ul>
<b>Good</b>	<ul style="list-style-type: none"><li>Previously disturbed CPA site with an existing structure or foundation</li></ul>
<b>Best</b>	<ul style="list-style-type: none"><li>CGA site, with or without existing structure, directly adjacent to or surrounded by CPA</li></ul>

## 2. Site Access & Visibility

*How centrally located is the site? How do you access it and how visible is it?*

<b>Unsatisfactory</b>	<ul style="list-style-type: none"><li>Site is not centrally located within the Central Pine Barrens, and access would be disruptive to surrounding uses. Site is not visible from the road.</li></ul>
<b>Satisfactory</b>	<ul style="list-style-type: none"><li>Site is centrally located within the Central Pine Barrens, accessed by a lightly used road. Site is not visible from road.</li><li>Site is not centrally located within the Central Pine Barrens, accessed by a heavily used road. Site is not visible from road.</li></ul>
<b>Good</b>	<ul style="list-style-type: none"><li>Site centrally located within the Central Pine Barrens, accessed by a lightly used road. Site is visible from road.</li><li>Site is not centrally located within the Central Pine Barrens, accessed by a heavily used road. Site is visible from the road.</li></ul>
<b>Best</b>	<ul style="list-style-type: none"><li>Site is centrally located within the Central Pine Barrens, accessed by a heavily used road. Site is visible from the road.</li></ul>

### 3. Proximity to Trails

*Does the site have access to existing trail networks?*

<b>Unsatisfactory</b>	<ul style="list-style-type: none"><li>Site has no proximity to any trails.</li></ul>
<b>Satisfactory</b>	<ul style="list-style-type: none"><li>Site does not include or have direct access to any trails, but is in close proximity.</li></ul>
<b>Good</b>	<ul style="list-style-type: none"><li>Site includes or has direct access to trails</li></ul>
<b>Best</b>	<ul style="list-style-type: none"><li>Site includes trails.</li></ul>

### 4. Exhibition of Pine Barrens Ecology

*Does the site highlight the distinct ecology of the Central Pine Barrens? Does it include pitch pines, sandy soils, dwarf pine plains, or vernal pools?*

<b>Unsatisfactory</b>	<ul style="list-style-type: none"><li>Little to no evidence of Central Pine Barrens ecology. Soils are not sandy or well-drained.</li><li>Highly developed, disturbed, or non-native landscape.</li></ul>
<b>Satisfactory</b>	<ul style="list-style-type: none"><li>Some Central Pine Barrens features are present but limited. Pines and sandy soils may be found but are sparse or mixed with non-native</li></ul>
<b>Good</b>	<ul style="list-style-type: none"><li>Clear presence of Central Pine Barrens ecology, including pines and sandy soils. Some unique features are present but not dominant.</li></ul>
<b>Best</b>	<ul style="list-style-type: none"><li>Excellent representation of Central Pine Barrens ecology. Dominated by pines and sandy soils.</li><li>Minimal human disturbance</li></ul>

# Site Selection Criteria

## 5. Proximity to Complementary Facilities

*Is the site close to compatible destinations such as schools, colleges, community centers, and campgrounds? Is it close to other nature centers?*

<b>Unsatisfactory</b>	<ul style="list-style-type: none"><li>Site is located directly adjacent to an existing nature center.</li></ul>
<b>Satisfactory</b>	<ul style="list-style-type: none"><li>Site is equidistant from other nature centers, but not near any compatible destinations such as schools, colleges, community centers &amp; campgrounds.</li></ul>
<b>Good</b>	<ul style="list-style-type: none"><li>Site is located near other compatible destinations such as schools, colleges, community centers &amp; campgrounds, but is in close proximity to another nature center.</li></ul>
<b>Best</b>	<ul style="list-style-type: none"><li>Site is equidistant from other nature centers, promoting access while complementing existing facilities.</li><li>Site is located near other compatible destinations such as schools, colleges, community centers &amp; campgrounds.</li></ul>

## 6. Environmental Hazards & Risk

*Does the site contain any environmental hazards (brownfield site, invasive species, etc)? Would construction require the destruction of undisturbed ecosystems?*

<b>Unsatisfactory</b>	<ul style="list-style-type: none"><li>The site requires extensive evaluation and study of potential environmental hazards</li><li>The site requires careful consideration in the design and siting of the building to avoid disturbing the ecosystem.</li></ul>
<b>Satisfactory</b>	<ul style="list-style-type: none"><li>The site's environmental hazards are unknown, or have been studied, known, and require minimal to moderate measures to address.</li></ul>
<b>Good</b>	<ul style="list-style-type: none"><li>The site has limited to no environmental hazards to incorporate into the planning and design of the building, and the nature center can easily support and bolster any required remediation efforts.</li></ul>
<b>Best</b>	<ul style="list-style-type: none"><li>The site has no environmental hazards and/or prior contamination has already been remediated and mitigated. The addition of a nature center can continue to aid the re-wilding of the land.</li></ul>

## 7. Land Ownership

*Who currently owns the site? Is it publicly owned or privately owned?*

<b>Unsatisfactory</b>	<ul style="list-style-type: none"><li>• Site is not on the market.</li></ul>
<b>Satisfactory</b>	<ul style="list-style-type: none"><li>• Site is privately owned and on the market.</li><li>• Site is privately owned and directly adjacent to publicly owned land.</li></ul>
<b>Good</b>	<ul style="list-style-type: none"><li>• Site is publicly owned (state, county or town) but not ready to be repurposed.</li><li>• Site is on privately owned land but in the process of being acquired by the state, county or town.</li></ul>
<b>Best</b>	<ul style="list-style-type: none"><li>• Site is publicly owned (state, county or town) and ready to be repurposed.</li></ul>

## 8. Development Risk

*Is the site a low risk development? Is it near existing infrastructure that can be readily connected? Is it straightforward to gain site control and build the nature center?*

<b>Unsatisfactory</b>	<ul style="list-style-type: none"><li>• There are hurdles to develop the site: ownership and legal complexity, challenging zoning/permitting, access to utilities, and/or unclear timing to gain site control</li></ul>
<b>Satisfactory</b>	<ul style="list-style-type: none"><li>• The development is as-of-right and there are minimal hurdles to gain site control, permitting, and connect to infrastructure</li></ul>
<b>Good</b>	<ul style="list-style-type: none"><li>• The development is as-of-right and gaining site control, permits, and infrastructure connections are anticipated to be straightforward.</li></ul>
<b>Best</b>	<ul style="list-style-type: none"><li>• The development is as-of-right with straightforward permitting and infrastructure connections. The land is currently controlled by an aligned agency that is eager to facilitate the nature center vision.</li></ul>

# Site Selection Criteria

## 9. Adaptive Reuse Potential

Are there existing structures on site that are able to be reused and/or expanded?

<b>Unsatisfactory</b>	<ul style="list-style-type: none"><li>Undisturbed CPA site not suitable for new construction.</li></ul>
<b>Satisfactory</b>	<ul style="list-style-type: none"><li>Undisturbed CGA site. All new construction required.</li><li>Core site with existing building(s) large enough to hold some program. Remainder of site undisturbed and not suitable for new construction.</li></ul>
<b>Good</b>	<ul style="list-style-type: none"><li>CGA site with existing building(s) large enough to hold some program elements, as well as space for new construction.</li><li>CPA site with existing building(s) large enough to hold some program elements, as well as previously disturbed land for new construction.</li></ul>
<b>Best</b>	<ul style="list-style-type: none"><li>CGA or CPA site with existing building(s) large enough to hold all program elements, plus space for future expansions.</li></ul>

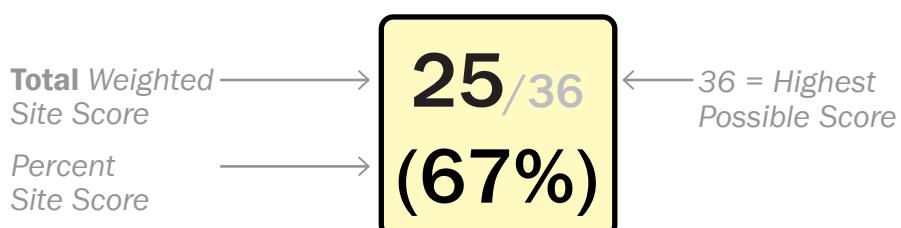
## Scoring System: (EXAMPLE)

	Unsatisfactory	Satisfactory	Good	Best
Core Preservation Area vs. Compatible Growth Area				
Site Access & Visibility				
Proximity to Trails				
Exhibition of Central Pine Barrens Ecology				
Proximity to Complementary Facilities				
Environmental Hazards & Risk				
Land Ownership				
Development Risk				
Adaptive Reuse Potential				

## Weighted Score: (EXAMPLE)

Rating	Unsatisfactory	Satisfactory	Good	Best
Tally	(2)	(1)	(3)	(3)
Rating	x 0	x 2	x 3	x 4
Multiplier				
Weighted Score	0	2	9	12

## Final Site Score: (EXAMPLE)



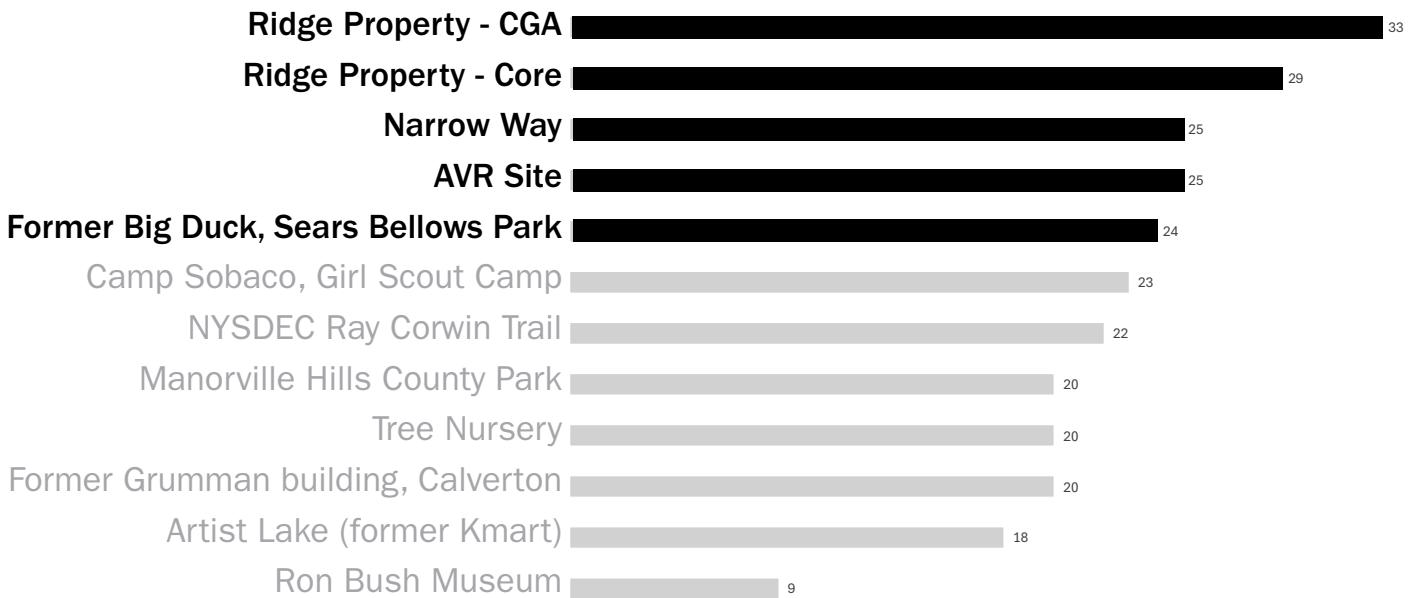
# Site Evaluations

## Overview

To identify the most appropriate site for a future Central Pine Barrens nature center, Marvel evaluated each site using the site criteria scoring system. The evaluations were informed by in-person site visits, feedback from Commission staff, and meetings with members of the CP team. This process narrowed the list of twelve viable sites down to five top sites. The top-ranked sites include: the Ridge Property - CGA, the Ridge Property - Core, Narrow Way, the AVR Site, and the Former Big Duck site at Sears Bellows Park.

The following pages provide a detailed overview of each of the five top-ranked sites. Each site evaluation includes the site parcel plan, site photos that highlight existing conditions, and a conceptual footprint illustrating how a two-story 20,000 sf nature center and 67 parking spaces -- designed to comply with local planning codes -- would fit within the site. You will also find its overall evaluation score card, with a rating and reasoning for each site selection criterium, as well as Marvel's key take-aways.\*

## Site Rankings



\*This chapter highlights only the top five ranked sites. For all other site evaluations, please refer to the Appendix of this report.

## The Top Sites

- 1) Ridge Property - CGA
- 2) Ridge Property - Core
- 3) Narrow Way
- 4) AVR Site
- 5) Former Big Duck Site at Sears Bellows



# Ridge Property - CGA

## Site Info

Town: Brookhaven

CPA/CGA: CGA

Tax Map #: 200-325-1-13

Existing Structure(s): No

Acreage: 35.6 acres

Ownership: Private

## Site Score:

33/36 (92%)

## Site Ranking:

1/12

## Key Plan:



## Site Photos



Fig 1 View of pond across Randall road.



Fig 2 Woodlands on site during spring.



Fig 3 View of Randall road from edge of site.

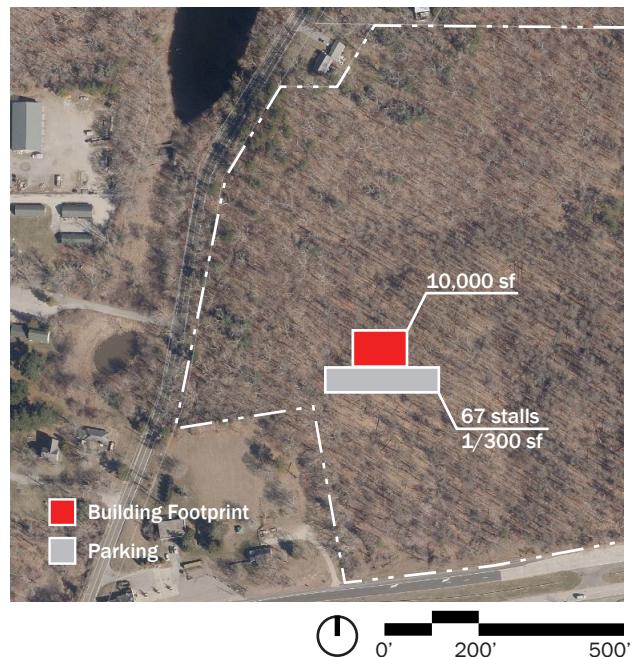


Fig 4 Woodlands on site during summer.

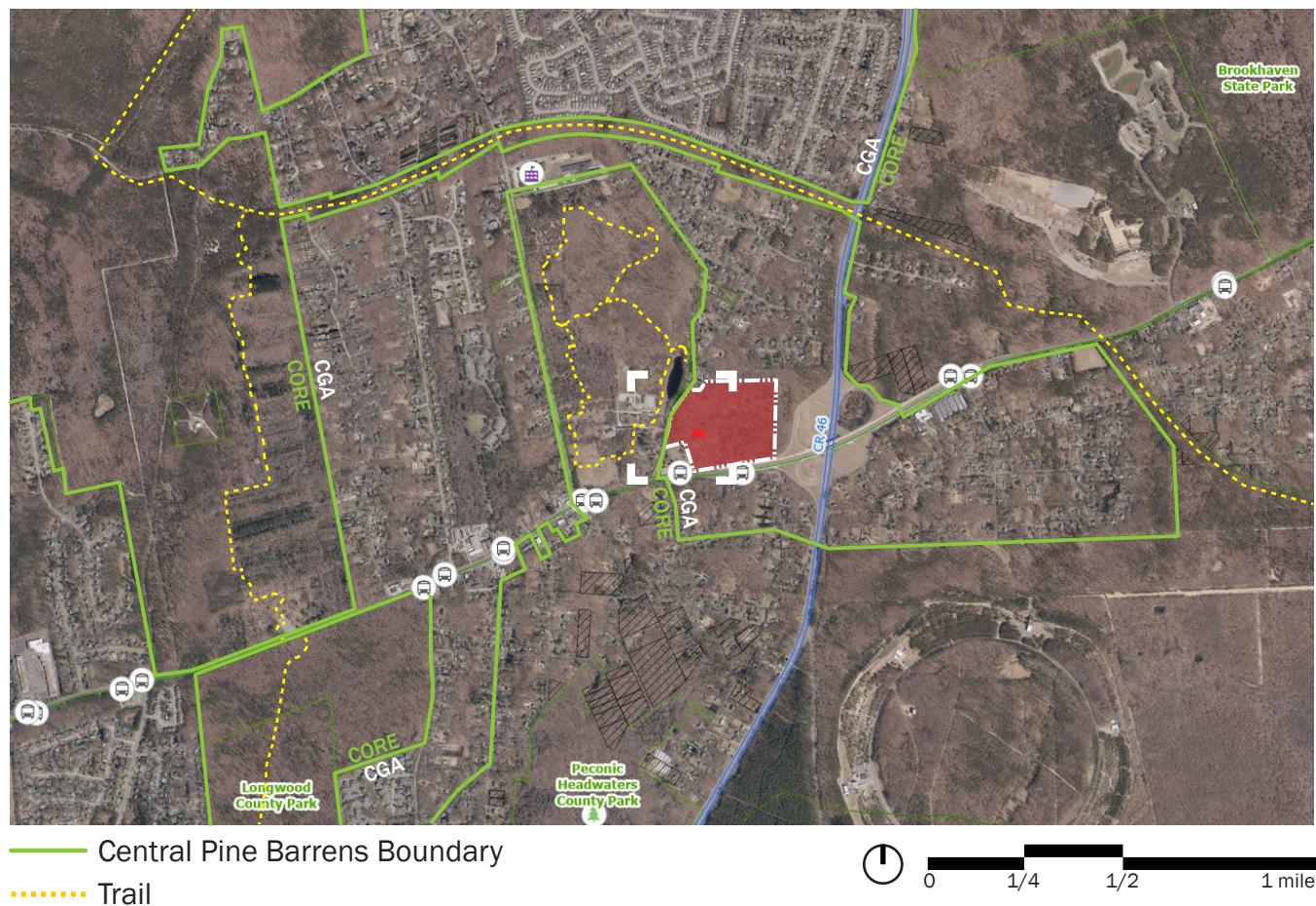
## Site Observations

This site offers numerous advantages. Located within the CGA and directly adjacent to the CPA, the site showcases the unique ecology of the Central Pine Barrens without risking harm to the CPA. The location is easily accessible and highly visible from a well-traveled road. It is near compatible destinations such as schools, libraries, and the Brookhaven National Lab, and sits far from existing nature centers. The site is undisturbed, uncontaminated, and ideal for re-wilding efforts. While it lacks existing trails and infrastructure, its proximity to the Ridge Trail and the Paumanok Path present an opportunity for new trails.

## Conceptual Footprint (Two-story 20,000sf Building)



## Site Plan



# Ridge Property - CGA

## Evaluation Matrix

### Core Preservation Area vs. Compatible Growth Area

Site is in the CGA and directly adjacent to the CPA.

### Site Access & Visibility

Site is centrally located within the Central Pine Barrens, accessed by a heavily used road. Site is visible from the road.

### Proximity to Trails

Site does not include any existing trails, but is across the road from existing trails and in close proximity to the Paumanok Path.

### Exhibition of Pine Barrens Ecology

Site highlights the distinct ecology of the Central Pine Barrens.

### Proximity to Complementary Facilities

Site is far from other nature centers. Site is located near compatible destinations such as libraries, schools and Brookhaven Lab.

### Environmental Hazards & Risk

The site has no prior developments or contamination. The addition of a nature center can continue to aid the re-wilding of the land.

### Land Ownership

Site is privately owned.

### Development Risk

Privately owned. Owner may be open to acquisition.

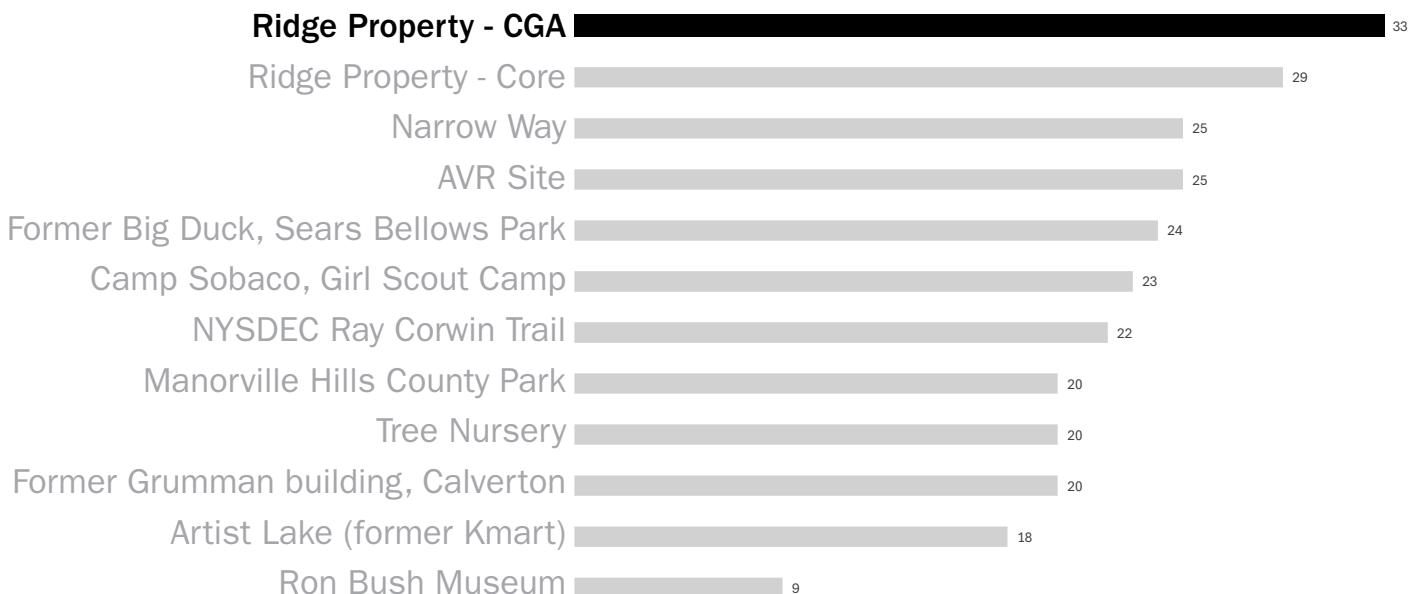
### Adaptive Reuse Potential

Undisturbed CGA site. All new construction required.

## Score



## How does it rank?



## Key Take-Aways

Being a CGA site with no known contamination, Marvel believes this site represents a rare and strategic opportunity that warrants further investment and design development. Its direct adjacency to the CPA, combined with high visibility and easy access from a well-traveled road, makes it ideal for both development and ecological preservation. While the lack of existing trails and infrastructure presents

initial challenges, nearby connections to existing trails and Paumanok Path offer strong opportunities for new trail systems. No existing structures exist at this site which would require all new construction, which is viable on a CGA site. Overall, this site holds significant promise.

# Ridge Property - Core

## Site Info

Town: Brookhaven

CPA/CGA: CPA

Tax Map #: 200-325-1-11

Existing Structure(s): Yes

Acreage: 183.68 acres

Ownership: Public (NYSDEC)

**Site Score:**

**25/36 (69%)**

**Site Ranking:**

**2/12**

## Key Plan



## Site Photos



Fig 1 Wooded pines surrounding grassland clearing.



Fig 2 Grassland clearing and start of Ridge trail.



Fig3 View of road leaving DEC check-in station.

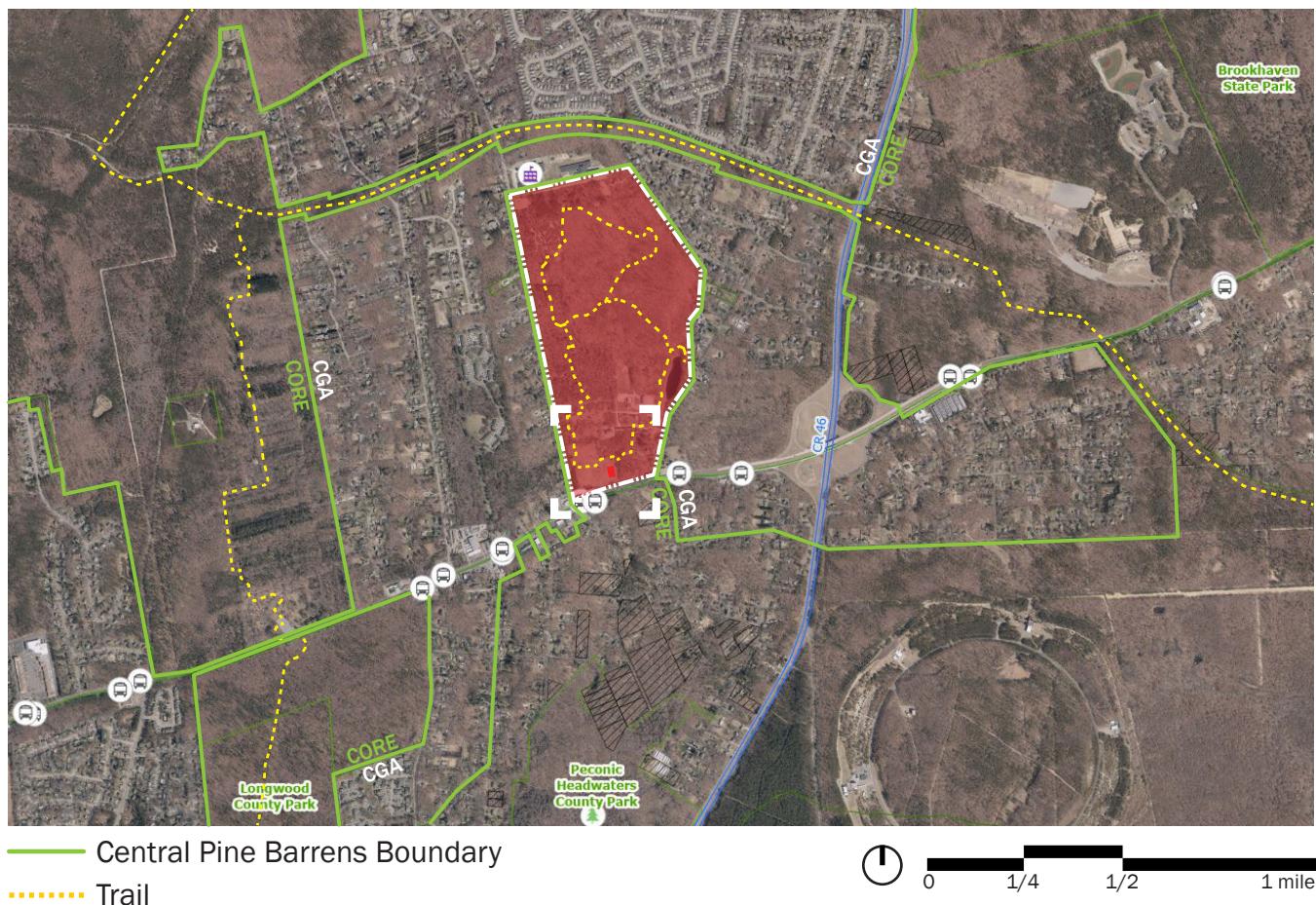


Fig4 Existing structures on site, currently occupied.

## Key Observations

This site is centrally located within the Central Pine Barrens and offers direct access from a heavily traveled road. The site is highly visible and has significant existing facilities already onsite that are in use by NYSDEC and is in close proximity to a school. There is an existing trail system that has connections to the Paumanok Path. The site showcases the distinct ecology of the Central Pine Barrens, both its grasslands and woodlands. While the site is publicly owned by NYSDEC and free of contamination or invasive species, the location of the nature center is proposed on an undeveloped grassland area which would be new development in the CPA and a potential development risk for the Commission that will require careful planning and regulatory considerations and may receive public pushback.

## Site Plan



## **Conceptual Footprint (Two-story 20,000sf Building)**



# Ridge Property - Core

## Evaluation Matrix

### Core Preservation Area vs. Compatible Growth Area

Site is on an undisturbed portion of a CPA site that contains existing structures.

### Site Access & Visibility

Site is centrally located within the Central Pine Barrens, accessed by a heavily used road. Site is visible from the road.

### Proximity to Trails

Site includes access to existing Ridge trail system and is in close proximity to the Paumanok Path.

### Exhibition of Pine Barrens Ecology

Site highlights the distinct ecology of the Central Pine Barrens.

### Proximity to Complementary Facilities

Site is far from other nature centers. Site is located near compatible destinations such as libraries, schools and Brookhaven Laboratory.

### Environmental Hazards & Risk

The site has no invasive species or prior contamination, but the site is an undisturbed CPA site and any new development would pose risk to the existing ecology, potentially interrupting controlled burn schedules.

### Land Ownership

Site is publicly owned by NYSDEC.

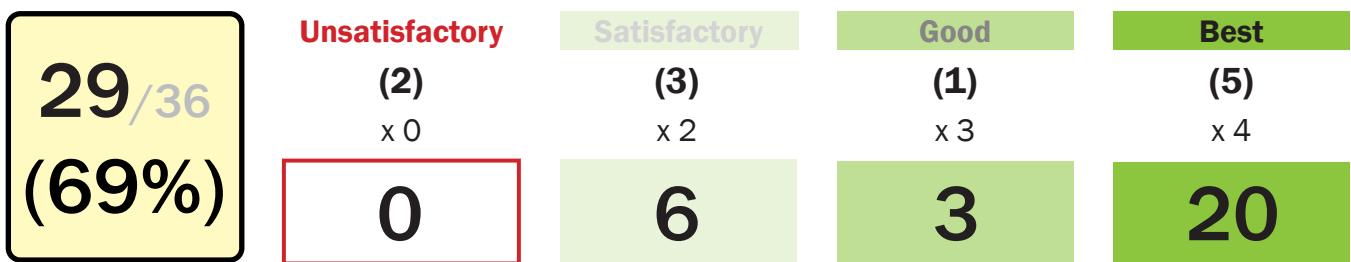
### Development Risk

The land is currently controlled by an aligned agency, but building on an undisturbed Core site would pose development risks and hurdles.

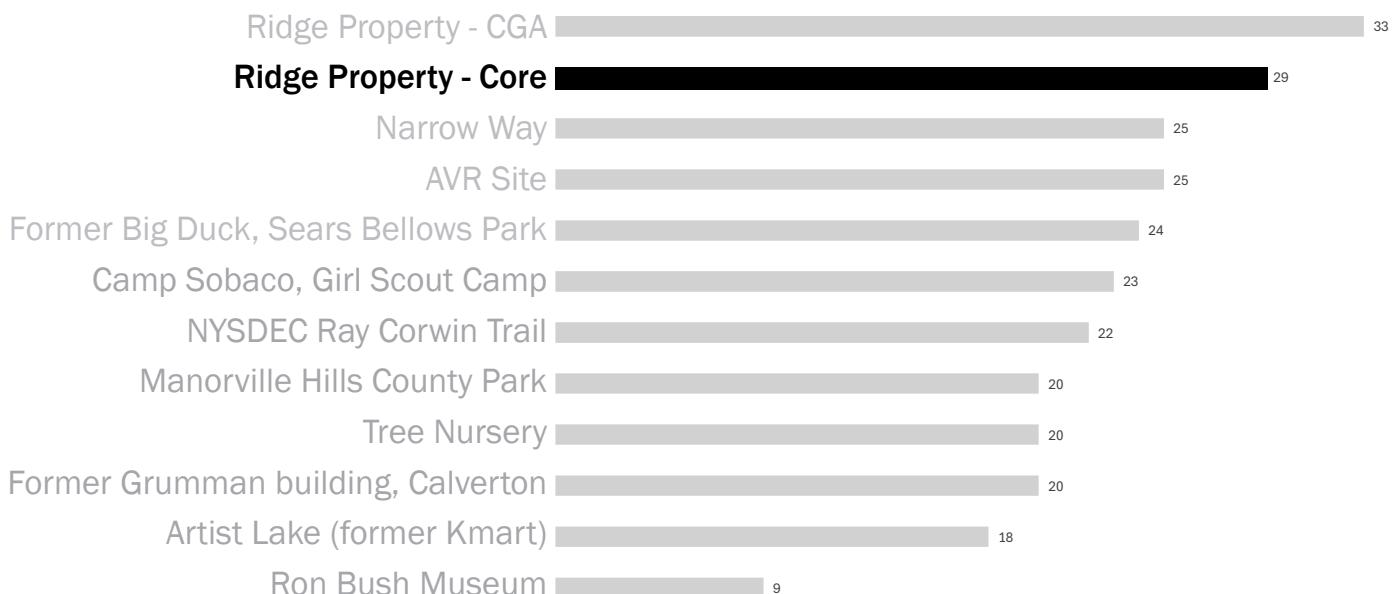
### Adaptive Reuse Potential

Site is an undisturbed CPA site and not suitable for new construction, but contains existing structures on a larger portion of the site.

## Score



## How does it rank?



## Key Take-Aways

While this site offers many compelling advantages -- central location, public ownership, direct trail access, access to unique Central Pine Barrens ecology, and proximity to schools and research institutions -- the nature center would be located on an undisturbed portion of the CPA site which will present a potential development risk to the Commission and require careful planning and regulatory considerations. New

construction would disrupt the existing ecology and likely conflict with CPA protection policy and prescribed fire management practices. Development could face resistance from conservation groups and the public, possibly resulting in delays, legal challenges, or reputational risk. If there is strong interest in this site, Marvel recommends beginning with a detailed environmental assessment and early engagement with the community and NYSDEC.

# Narrow Way

## Site Info

Town: Brookhaven

CPA/CGA: CGA

Tax Map #: 200-434-1-4

Existing Structure(s): Yes

Acreage: 5.5 acres

Ownership: Private

**Site Score:**

**29/36 (81%)**

**Site Ranking:**

**2/12**

## Key Plan



## Site Photos



Fig 1 View of site from Yaphank Middle Island Rd.



Fig 2 Cathedral Pines County Park.



Fig 3 Existing fence set back from road.

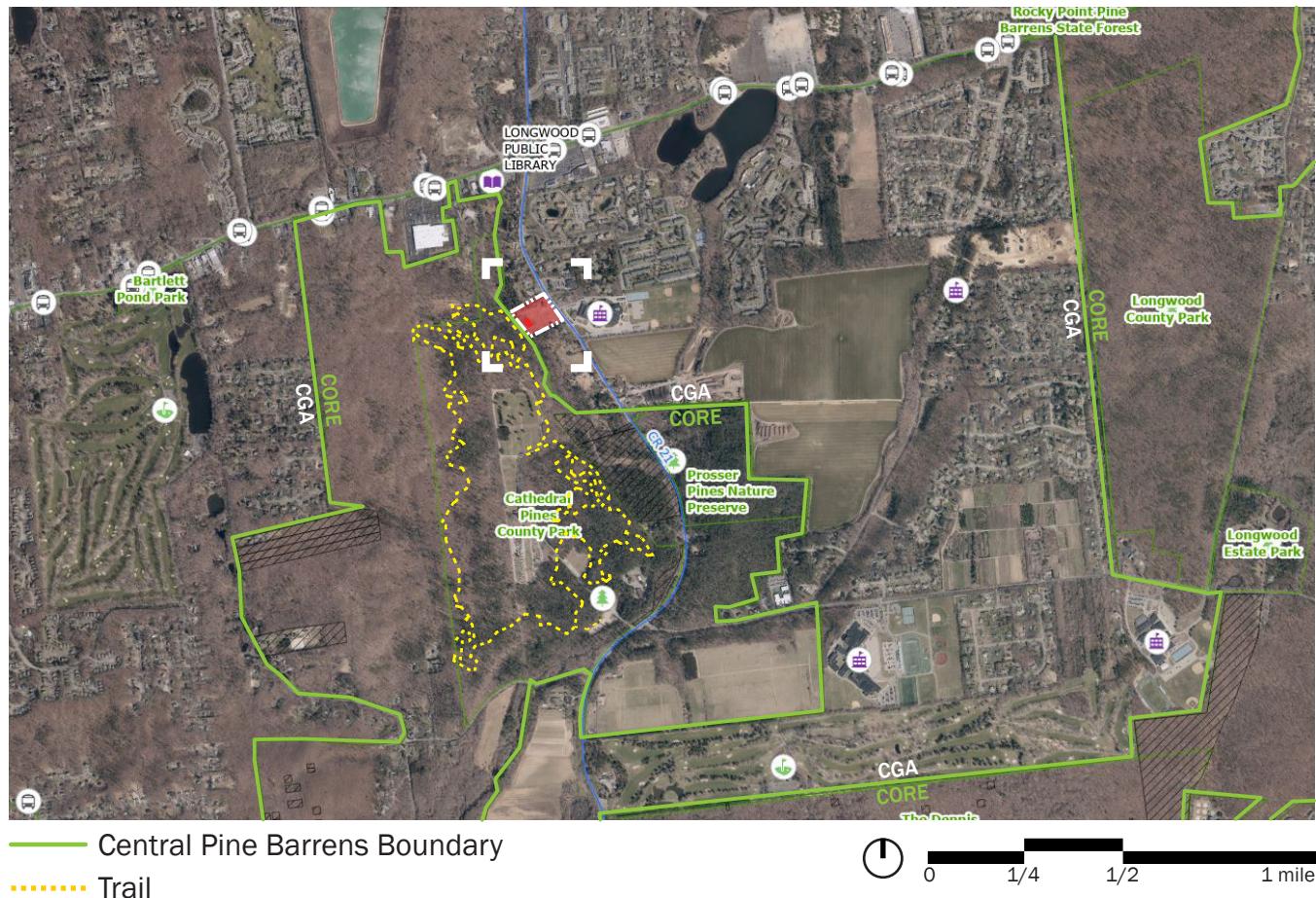


Fig 4 Existing structure on site.

## Key Observations

The Narrow Way site is centrally located within the CGA directly adjacent to the CPA and Cathedral Pines County Park, a large multi-use park that showcases the ecology of the Central Pine Barrens. The site is highly visible and easily accessed, and is near compatible destinations such as campgrounds, the Brookhaven Laboratory, and schools directly across the road. The site is privately owned and its history and contamination status are unclear, but it presents potential for re-wilding and acquisition. An existing building offers potential space for programming, with ample room on site for new construction. Stake-holders have expressed concern over noise from the road and traffic congestion during the day due to schools located across the road which can make access difficult.

## Site Plan



## Conceptual Footprint (Two-story 20,000sf Building)

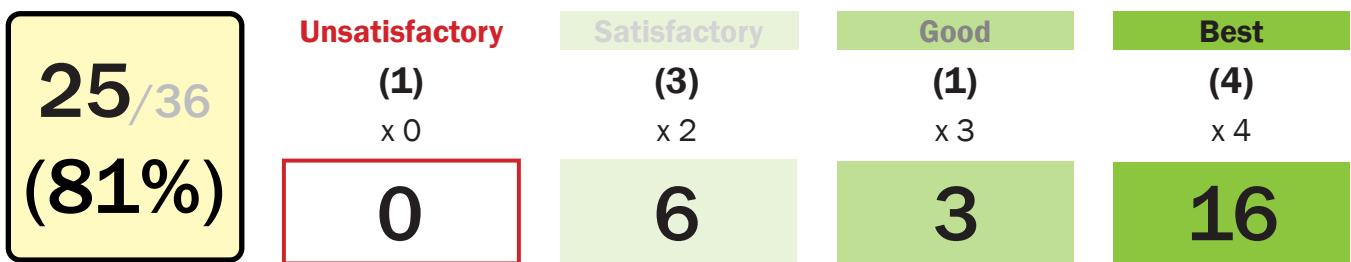


# Narrow Way

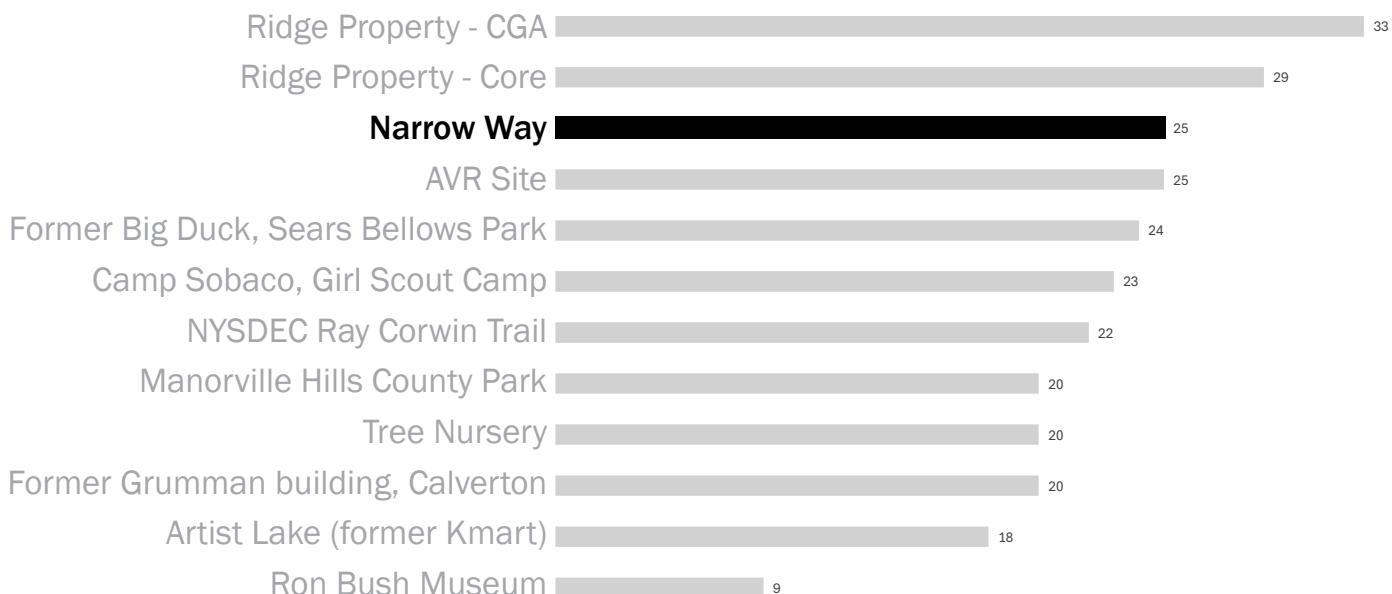
## Evaluation Matrix

	<b>Core Preservation Area vs. Compatible Growth Area</b> Site is in the CGA and directly adjacent to the CPA.
	<b>Site Access &amp; Visibility</b> Concern over noise from the road road and heavy traffic congestion during the day due to schools located across the street.
	<b>Proximity to Trails</b> Site is directly adjacent to Cathedral Pines County Park.
	<b>Exhibition of Pine Barrens Ecology</b> Site is disturbed. However, it is adjacent to properties that exhibit Central Pine Barrens ecology and could be rewilded with native plantings.
	<b>Proximity to Complementary Facilities</b> Site is far from other nature centers. Site is located near compatible destinations such as schools, campgrounds and Brookhaven Laboratory.
	<b>Environmental Hazards &amp; Risk</b> The prior use of the site and any potential contamination is unknown. The addition of a nature center can aid the re-wilding of the land.
	<b>Land Ownership</b> Site is privately owned.
	<b>Development Risk</b> The owner of the land is unknown. Further research would be required to determine how to acquire the site.
	<b>Adaptive Reuse Potential</b> Site is the CGA with an existing building large enough to hold some program elements, as well as space for new construction

## Score



## How does it rank?



## Key Take-Away

Based on the site's location and context, Marvel recommends this site as a strong candidate for a nature center. Its central position within the Central Pine Barrens, direct access to Cathedral Pines County Park, and visibility from a heavily trafficked road make it an ideal setting. Stakeholders have expressed concern over noise from the road and traffic congestion during the day due to schools located across from this property that make access difficult, but this could be easily

alleviated through proper site design, such as setting the building back and strategically locating vegetation. The existing building offers a valuable starting point for programming, and the surrounding land supports new construction while enhancing re-wilding efforts. While ownership and environmental history require investigation, these are manageable concerns. Overall, this site holds significant promise.

# AVR

## Site Info

Town: Brookhaven

CPA/CGA: CGA

Tax Map #: 200-587-3-48.1 & .2 Existing Structure(s): No

Acreage: 438 acres

Ownership: Public (Town)

**Site Score:**

**25/36 (69%)**

**Site Ranking:**

**4/12**

## Key Plan



## Site Photos



Fig 1 Undisturbed and biodiverse site



Fig 2 Sandy understory



Fig 3 View of tree coverage

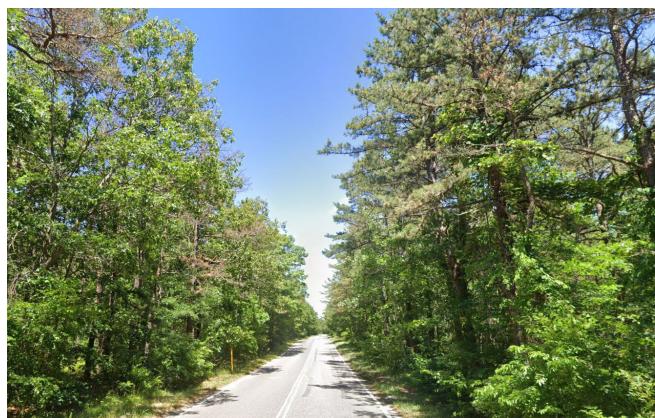
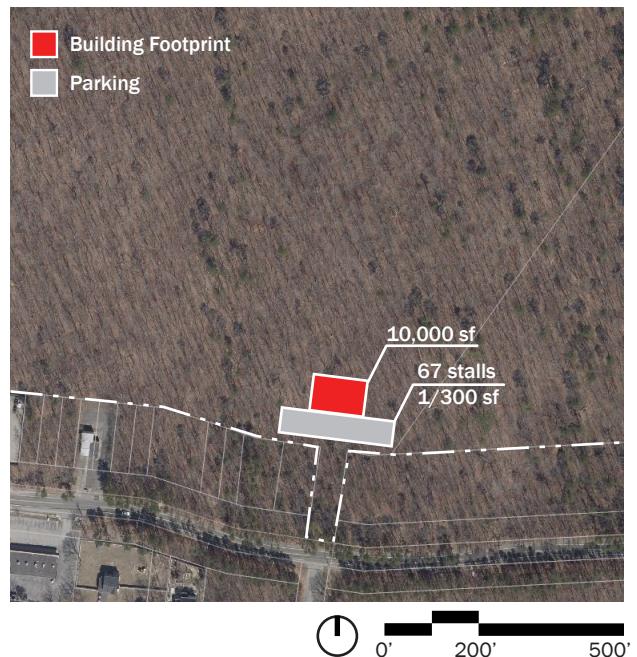


Fig 4 View from road

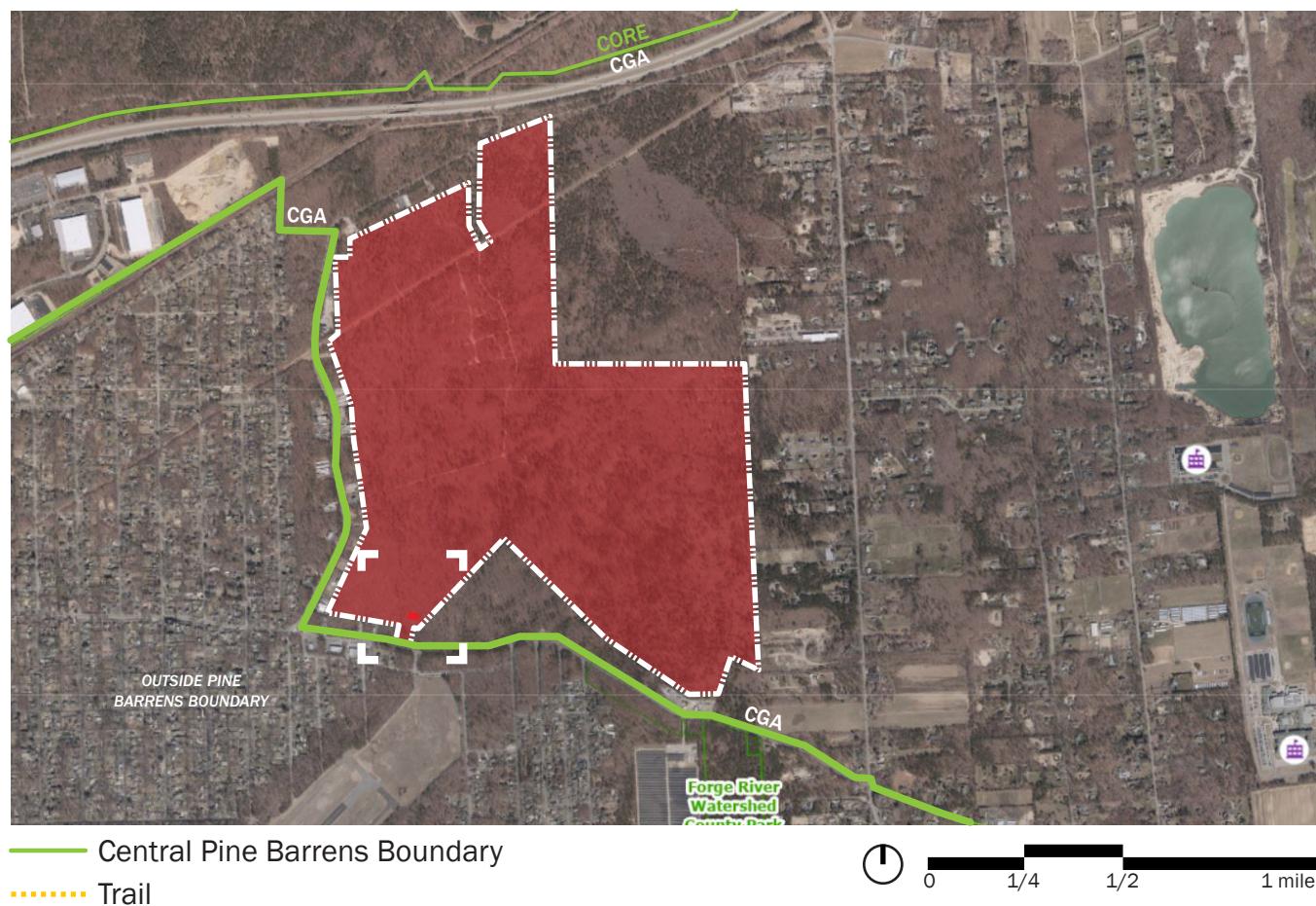
## Site Observations

The AVR site is an undisturbed CGA site, located on the southern edge of the region. It is a large wooded parcel, easily accessed from a well-traveled road. While the site does not include or connect to existing trails, it showcases the diverse ecology of the Central Pine Barrens and is large enough to support new trail development. It is near schools, libraries, and Brookhaven Laboratory. However, the site is located less than five miles from Wertheim. Potential for acquisition and development would require further research and coordination with the Town of Brookhaven.

## Conceptual Footprint (Two-story 20,000sf Building)



## Site Plan



## Evaluation Matrix

### Core Preservation Area vs. Compatible Growth Area

Site is in the CGA but not adjacent to the CPA.

### Site Access & Visibility

Site is located on the southern edge of the Central Pine Barrens, but is accessed by a heavily used road and is visible from the road.

### Proximity to Trails

Site does not include any existing trails, nor is it adjacent to existing trails. The site is large enough to construct new trails.

### Exhibition of Pine Barrens Ecology

Site highlights the distinct ecology of the Central Pine Barrens.

### Proximity to Complementary Facilities

Site is less than five miles from Wertheim, but near compatible destinations such as schools, libraries and the Brookhaven Laboratory.

### Environmental Hazards & Risk

The site has no prior developments or contamination. The addition of a nature center can continue to aid the re-wilding of the land.

### Land Ownership

Site is owned by a large private developer.

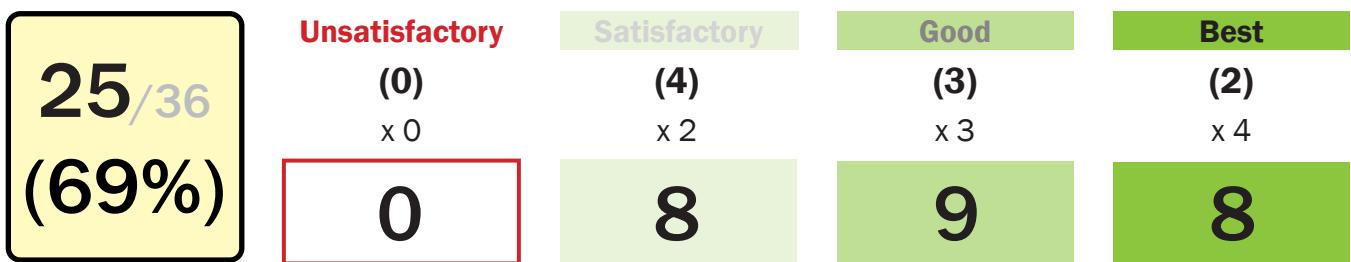
### Development Risk

Further research would be required to determine how to acquire the site.

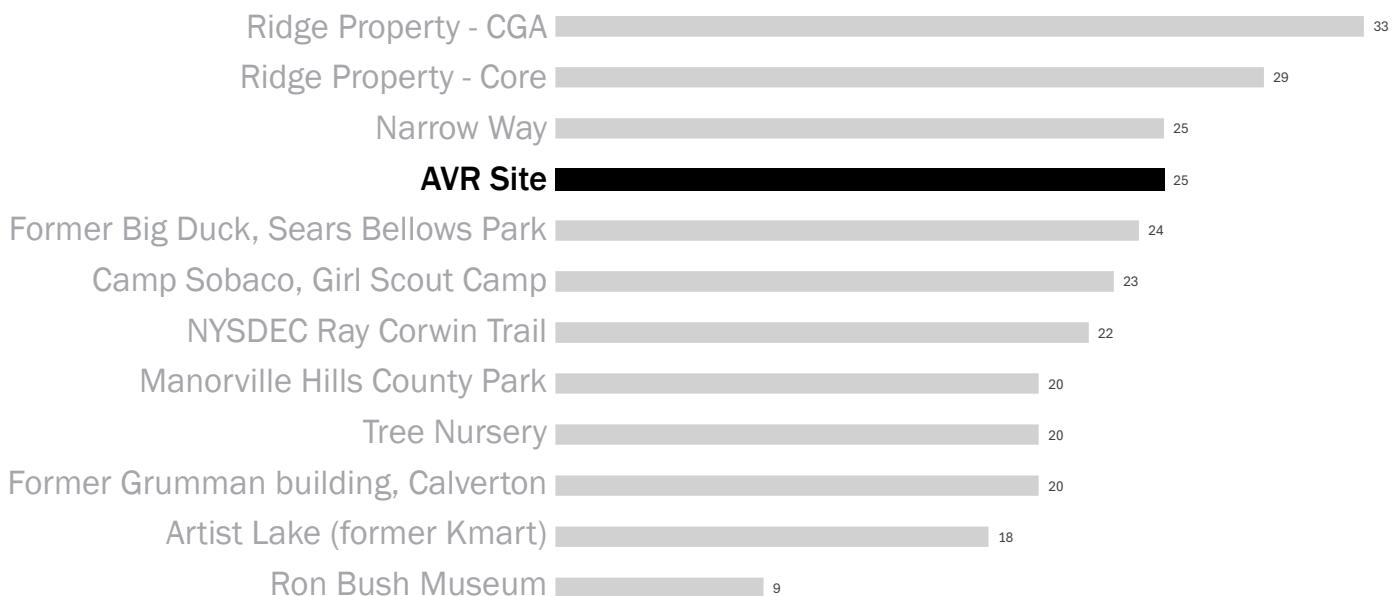
### Adaptive Reuse Potential

Undisturbed CGA site. All new construction required.

## Score



## How does it rank?



## Key Take-Aways

Marvel believes this site is most promising for its strong exhibition of Central Pine Barrens ecology within the CGA. In addition, its large acreage allows for flexible site planning, including the creation of new trails and a low-impact development of a nature center. However, the site's location on the southern edge of the Central Pine Barrens and its proximity to the existing Wertheim Nature Visitor Center reduces its value.

Additionally, the site is privately owned by a large developer which would require acquisition negotiation. The site has potential if a clear need is demonstrated, and if acquisition and development can be aligned with the Central Pine Barrens mission. If there is strong interest in this site, Marvel recommends conducting further feasibility studies before advancing.

# Former Big Duck Site

## Site Info

Town: Southampton

CPA/CGA: CPA

Tax Map #: 900-185-1-6.1

Existing Structure(s): No

Acreage: 180 acres

Ownership: Public (County)

## Site Scor

**24** / 36 (67%)

## Site Ranking:

**5** / 12

## Key Plan:



## Site Photos



Fig 1 View of previously disturbed clearing



Fig 2 Sandy understory and pine trees on site



Fig 3 Existing concrete foundation on site

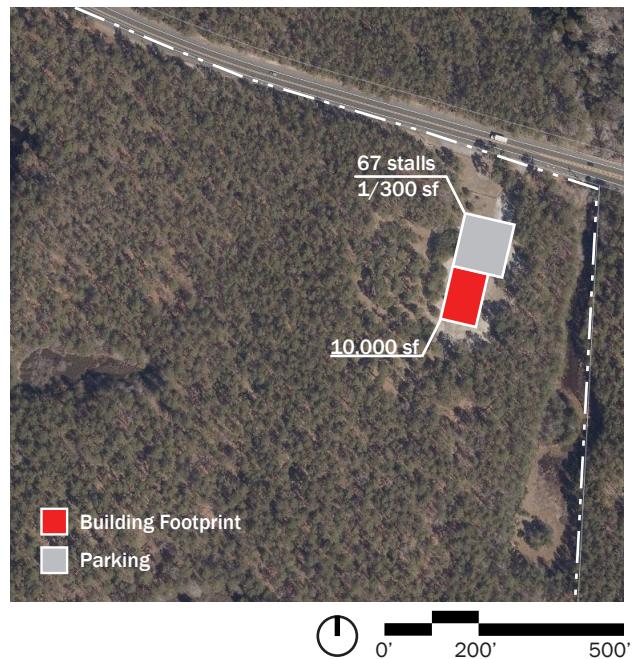


Fig 4 View from side of Flanders Road

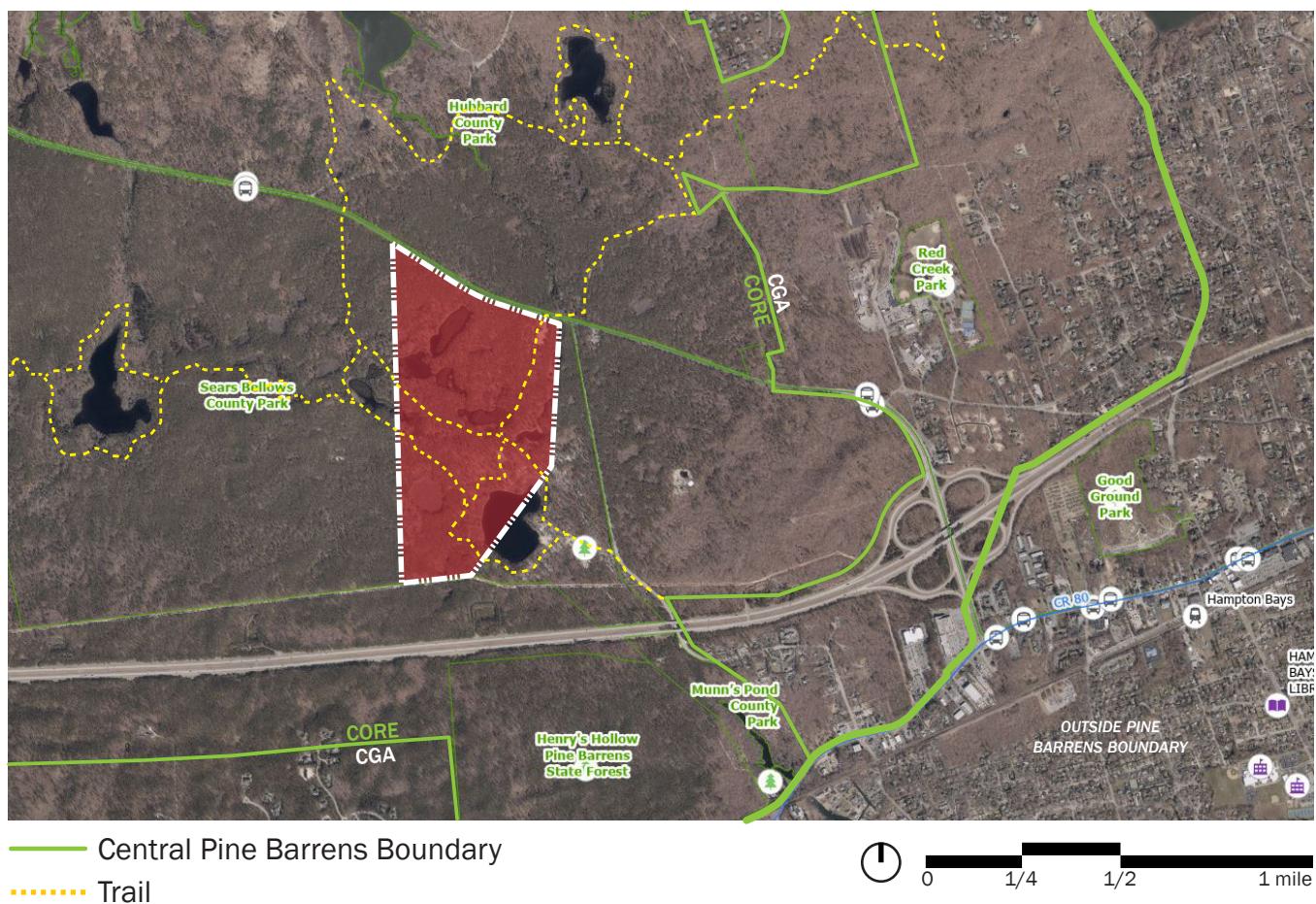
## Site Observations

The site of the former Flanders Big Duck is a previously disturbed, publicly owned site in the CPA. The site overlaps with Sears Bellows County Park which includes various existing trails and ponds and strongly showcases the region's unique ecology. It is visible from and accessed by a heavily traveled road used by both locals and tourists, and located near schools, libraries, and campgrounds. However, the site is on the eastern edge of the Central Pine Barrens and relatively close to Quogue Wildlife Refuge. The site is currently undergoing re-wilding, which new development could disrupt. Though contamination is unlikely from the previous use, further investigation and research into acquisition would be necessary.

## Conceptual Footprint (Two-story 20,000sf Building)



## Site Plan



# Former Big Duck Site

## Evaluation Matrix

### Core Preservation Area vs. Compatible Growth Area

Site is previously disturbed and in the CPA.

### Site Access & Visibility

Site is not centrally located within the Central Pine Barrens. However it is accessed by a heavily used road. Site is visible from the road.

### Proximity to Trails

Site includes existing trails and access to water.

### Exhibition of Pine Barrens Ecology

Site highlights the distinct ecology of the Central Pine Barrens.

### Proximity to Complementary Facilities

Site is close to existing nature centers, but near compatible destinations such as schools, libraries and campgrounds.

### Environmental Hazards & Risk

Site is a previously disturbed CPA site in the midst of re-wilding, which would be halted by any new development. Site contamination is unlikely but would need to be investigated further.

### Land Ownership

Site is publicly owned but ability to acquire is unclear or lease is unknown at this time.

### Development Risk

Further research would be required to determine how to acquire the site.

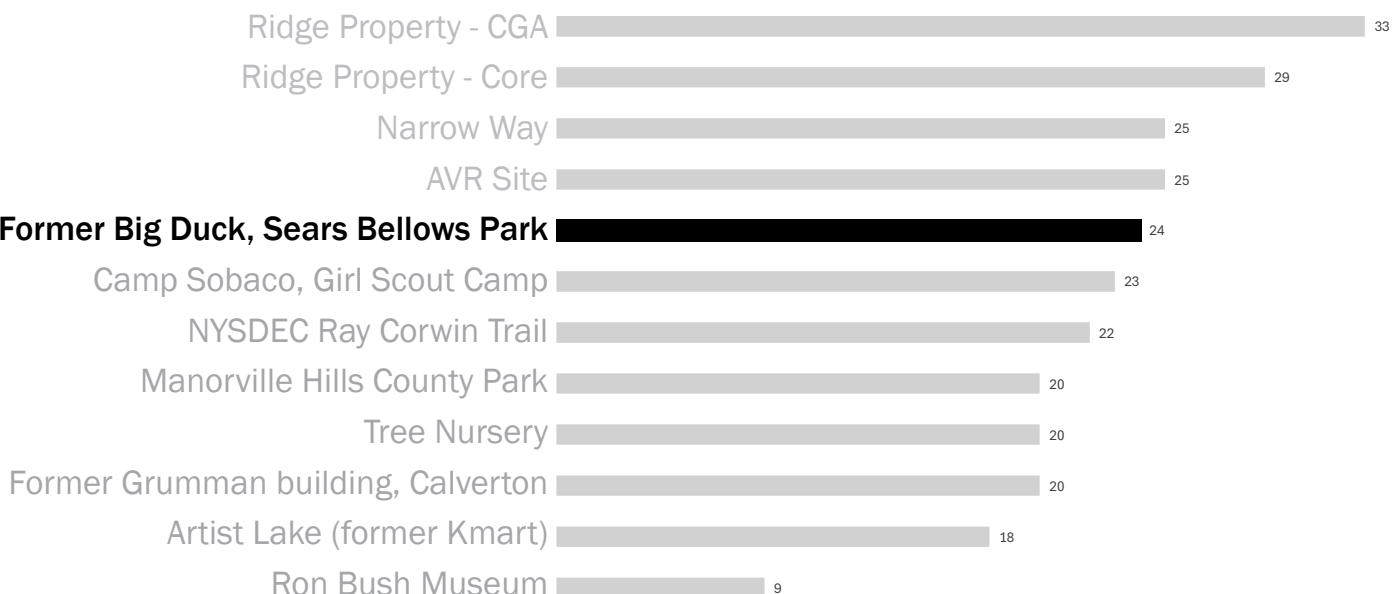
### Adaptive Reuse Potential

Site is a previously disturbed CPA site. A small foundation still exists, but all new construction would be required.

## Score



## How does it rank?



## Key Take-Aways

Marvel believes this site is most promising for its strong exhibition of Central Pine Barrens ecology and proximity to the popular trails and ponds of Sears Bellows County Park. Although the site is in the CPA, it being previously disturbed suggests some development may be feasible. However, the site is currently in the process of re-wilding and new construction would interrupt this ecological recovery. Because of this, development could still face

resistance from conservation groups and the public, possibly resulting in delays, legal challenges, or reputational risk. Perhaps the largest downside to this site is its non-central location, an important criterium stressed by multiple stakeholders who gave feedback. This is likely to reduce the nature centers value and impact. Marvel believes a nature center is possible at this site, but would require careful planning and regulatory navigation.

# Site Selection

## Ridge Property - CGA

After completing the full site evaluation process and applying the site selection criteria, the Ridge Property – CGA site emerged as the preferred location for further study. Its selection does not determine the final location of the nature center, rather it provides a representative site on which to test the

feasibility of the recommended program. Using this property, the team developed a preliminary design and cost estimate to understand how a nature center and its associated components could be accommodated. This test fit serves as a tool for evaluating opportunities, constraints, and overall project viability.





# Site Selection

## Clearance and Open Space Requirements

**Figure 5-1: Clearance and Open Space Standards**

This table shows total overall development project site clearance and requirement for open space including lots, roads, drainage and other improvements.

Zoning lot size (see Notes at end of table)(*)	Maximum overall development project site clearance (**) 90 %	Minimum open space requirement(**)
10,000 square feet residential (1/4 acre)	70 %	30 %
20,000 square feet residential (1/2 acre)	60 %	40 %
30,000 square feet residential (2/3 acre)	58 %	42 %
40,000 square feet residential (1 acre)	53 %	47 %
60,000 square feet residential (1.5 acre)	46 %	54 %
80,000 square feet residential (2 acres)	35 %	65 %
120,000 square feet residential (3 acres)	30 %	70 %
160,000 through 200,000+ square feet residential (4 - 5+ acres)	25 %	75%
The total amount of disturbance of natural vegetation shall not exceed the clearance percentage, except on flagpole lots where the area of the pole shall be exempt from the total lot area and the total amount of clearing permitted.		
Other defined residential zoning lot size	Interpolate from entries above.	Interpolate from entries above.
All other zoning categories, including those categories without defined zoning lot sizes and parcels owned by the State or a public corporation	60 %	40 %

**Notes:**

(\*) These entries are the minimum lot sizes required by zoning as of June 28, 1995 or the date the parcel is added to the Central Pine Barrens if later or the current zoning, whichever is more protective of the environment by minimizing clearing or maximizing open space, not the size of the subject parcels.

(\*\*) In calculating the percentage of land cleared and the percentage of open space to be retained, the preserved areas in a development should preferably be existing native vegetation. These are maximum clearance and minimum open space standards, and more restrictive standards may be imposed during the review by the Commission, involved agency, or local municipality due to consideration of other standards, especially those addressing preservation of rare or endangered species, or unique flora or vegetation.

Before developing any test fit, the team reviewed the site requirements outlined in the Central Pine Barrens Comprehensive Land Use Plan, Volume 1: Policies, Programs and Standards. This included an assessment of standards related to allowable site clearance, open space preservation, and other applicable development guidelines. Because the property is located within the Compatible Growth

Area (CGA), its zoning designation directly informs how much land may be disturbed. The site is zoned A2 (Two-Acre Residential), which permits up to 35% site clearing. Any future development at this location would be required to meet all provisions of the Commission's Comprehensive Land Use Plan and comply with all associated standards and regulatory criteria.

## Land Use



Yellow	Low Density Residential
Orange	Medium Density Residential
Brown	High Density Residential
Red	Commercial
Purple	Industrial
Blue	Institutional
Green	Recreation and Open Space
Light Green	Agricultural
White	Vacant
Grey	Transportation
Dark Grey	Utilities
Black	Waste Handling and Management

# **PART 5:**

# **Pine Barrens Nature Center**

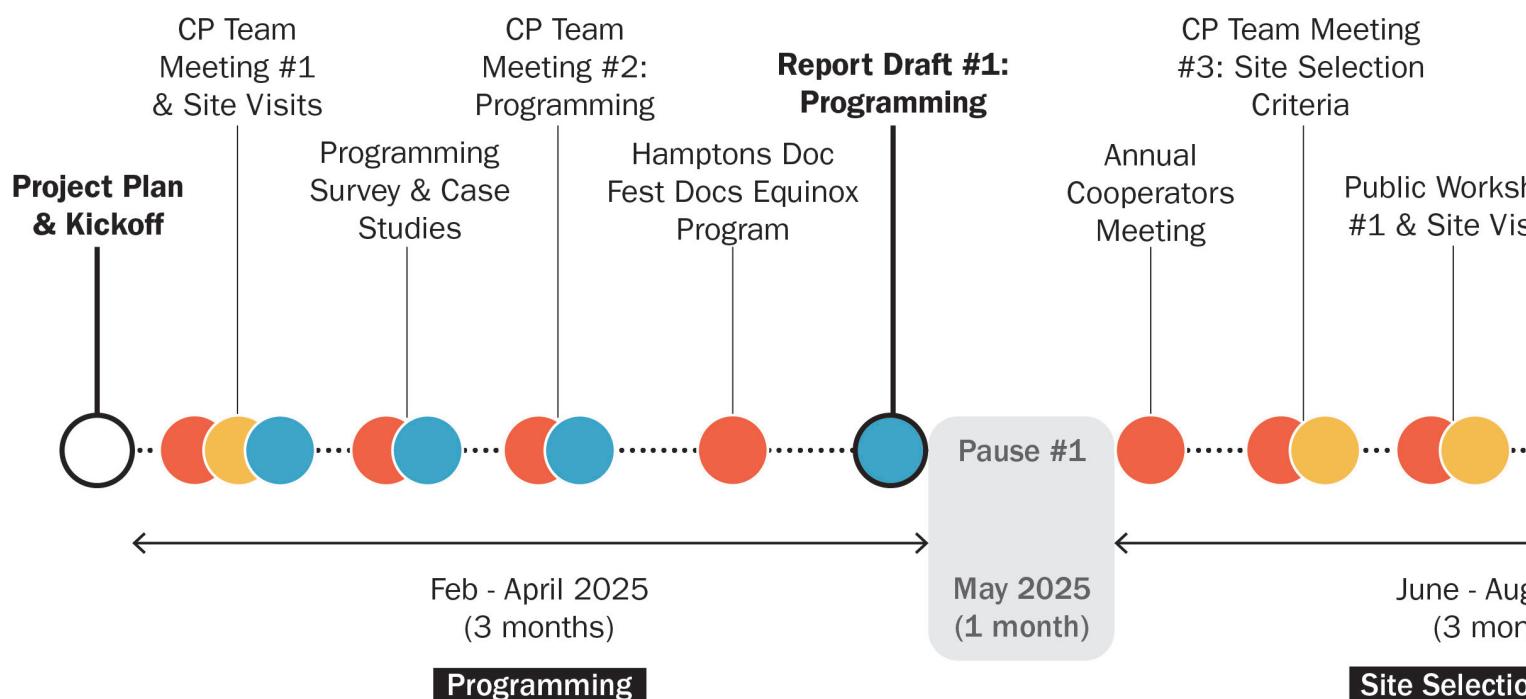


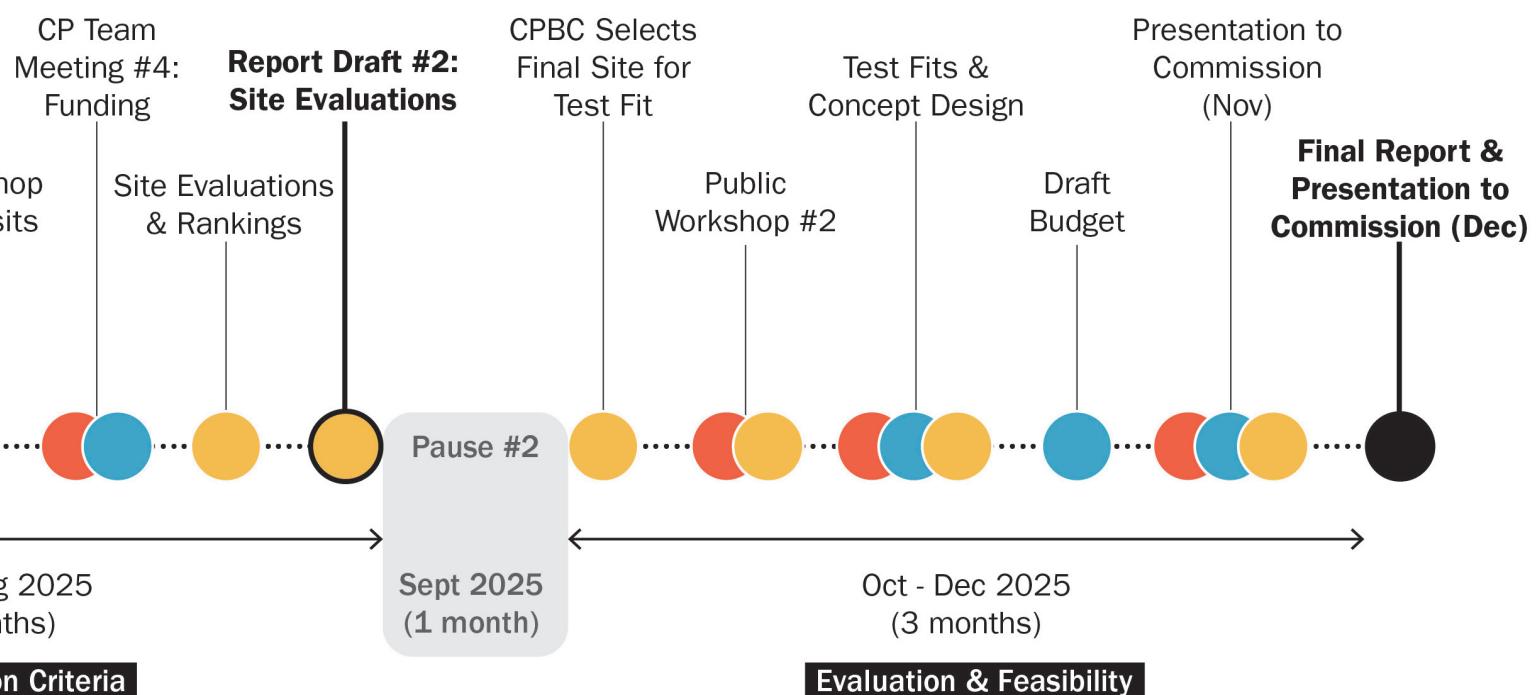
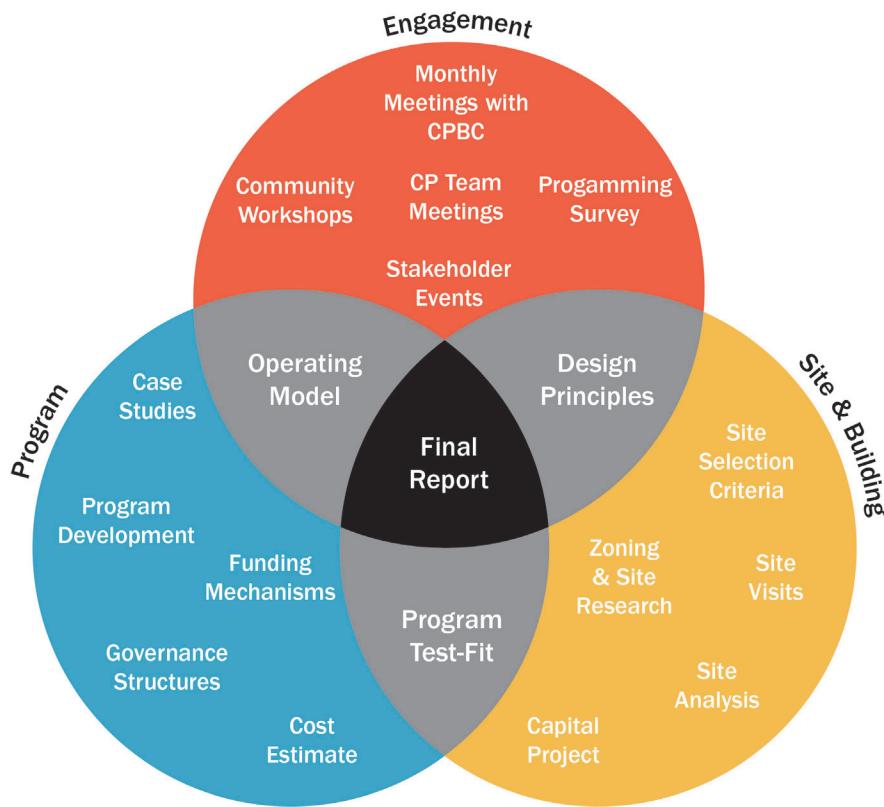
# Process

## Final Feasibility

The feasibility analysis represents the convergence of the project's three core efforts: engagement, programming, and site and building analysis. Input from stakeholders and the public helped shape program priorities, while case studies, surveys, and staff discussions defined the operational and spatial needs of a future nature center. In parallel, site evaluations identified the opportunities and constraints of potential locations. Together, these components informed the development of a test fit that

suggests how the recommended program can be accommodated on a representative site. This test fit does not determine the final location of the nature center but serves as an important tool for the Commission moving forward. It can help guide future decision-making when pursuing development and construction, or evaluating new properties that may become available, providing a clear point of comparison and a foundation for next steps in planning and design.





# Nature Center Mission & Values

## Establishing Goals

The ultimate vision for the Central Pine Barrens Nature Center is to create a greater understanding, appreciation and enjoyment of the Central Pine Barrens and the spectacular natural, cultural and historic resources it has to offer, and to provide a sustainable home for the Commission and its staff. The following principles serve to guide the design in the correct direction and ensure the vision is withheld. They are unique to the project and speak to its requirements.



### Nature

The center must be a natural extension of its environment, fully integrating with nature through site-responsive architecture and materials. The architecture should recede when needed, allowing the natural environment to be the star.



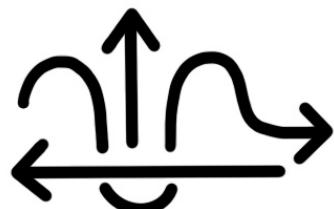
### Honoring the Mission

The center must always illustrate what the Central Pine Barrens promotes. The design must celebrate the history of the region and inspire future stewardship among all visitors.



### Community

The center must be sensitive to the community it is in, facilitating access and inviting visitors in. Site location and program must compliment other existing nature centers, not compete with them.



### Flexibility

The center must continue to provide value throughout its life, considering overall strategies for flexibility and providing a possibility for growth and expansion over time.



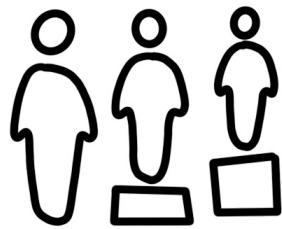
### **Sustainability**

The center must prioritize sustainability and energy efficiency and minimize the building's impact to the surrounding Central Pine Barrens. The design must consider both operational and embodied carbon.



### **Balance**

The center must create an environment where education and conservation coexist, offering rich, memorable experiences without overstepping the bounds of environmental protection. The site and building should not sacrifice program and experience.



### **Inclusivity**

The facility must provide opportunities for visitors of all ages and abilities, including children, teens, adults, seniors, and people with disabilities. The building and site design should provide usable, comfortable, and accessible spaces for people with diverse needs and identities.



### **Tactility**

The center must provide permanent and rotating exhibits that engage all the senses. Encourage hands-on interaction, for people of all abilities, with the Central Pine Barrens ecology, history, and culture.

# Site Planning

## Ridge Property - CGA

**Town:** Brookhaven

**Tax Map #:** 200-325-1-13

**Acreage:** 35.6 acres

**Core/CGA:** CGA

**Existing Structures:** No

**Ownership:** Private

**Zoning:** A2 Residential

### Notable Adjacencies:

Ridge Multiple Use Area

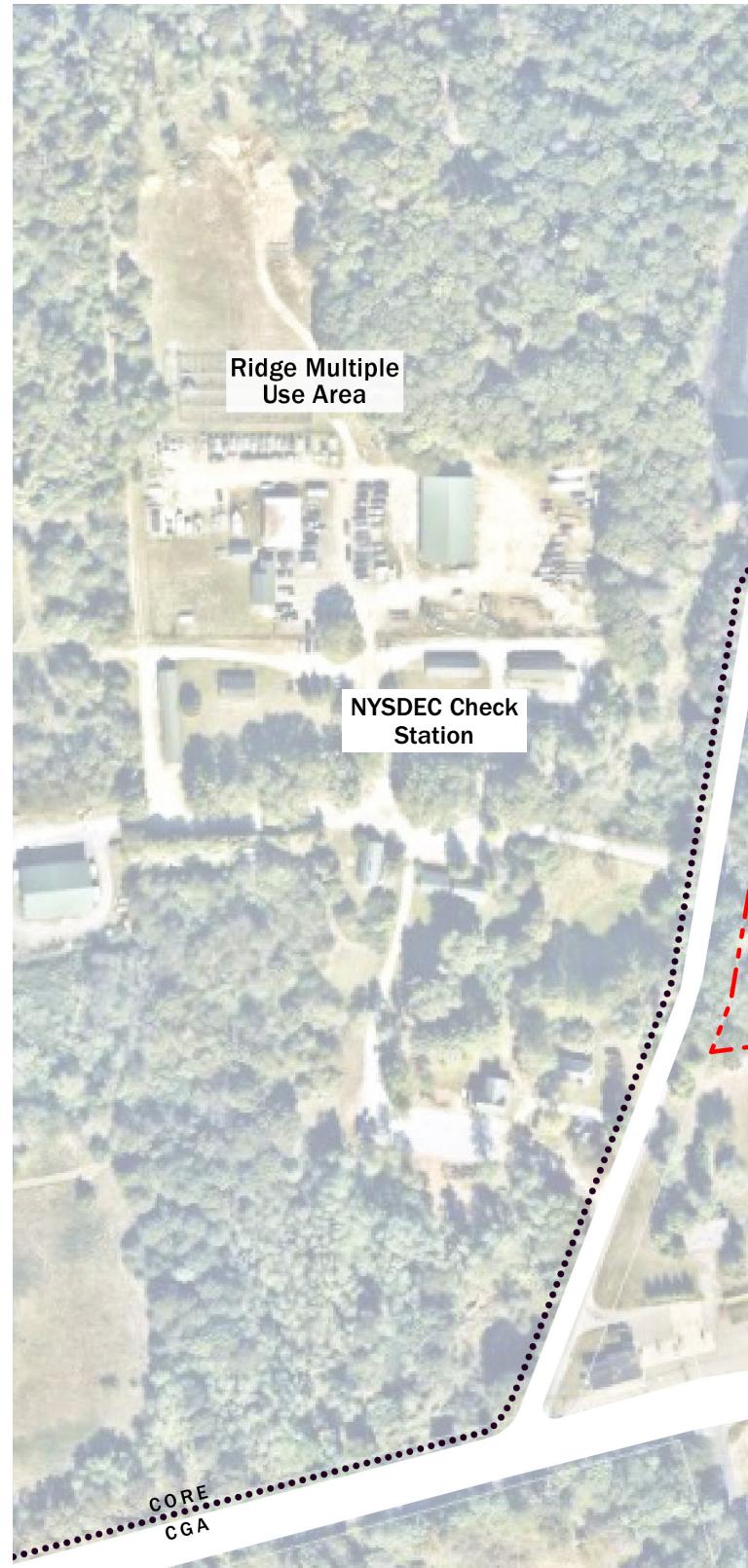
Paumanok Path

William Floyd Highway

Residential Neighborhood

NYSDEC Check Station

Ridge Elementary School





# Design Principles

## 1. Minimize Site Impact and Preserve Existing Ecologies

Maintain as much of the site as possible for trails and natural areas, with minimal disturbance from new construction. Pursue a light footprint: a design that blends with the landscape and respects ecological systems.

## 2. Prioritize a Safe and Peaceful Experience

The nature center should be located away from the highway and gas station, and designed with fire safety in mind. Separate any vehicle storage / utilities away from the main public areas to maintain a calm, nature-focused experience.

## 3. Connect Directly to Trail Network

Allow easy access between the nature center and the existing trail system. The facility should serve as a natural gateway to experiencing the trails, encouraging outdoor exploration from the moment of arrival.





# Design Principles

## 4. Develop a Compact & Flexible Design with Views Out

Prioritize a two-story structure that offers elevated views of the surrounding landscape while minimizing impact on the site. Locate community spaces on the upper level, providing opportunities for the community to gather and have visual connections to nature.

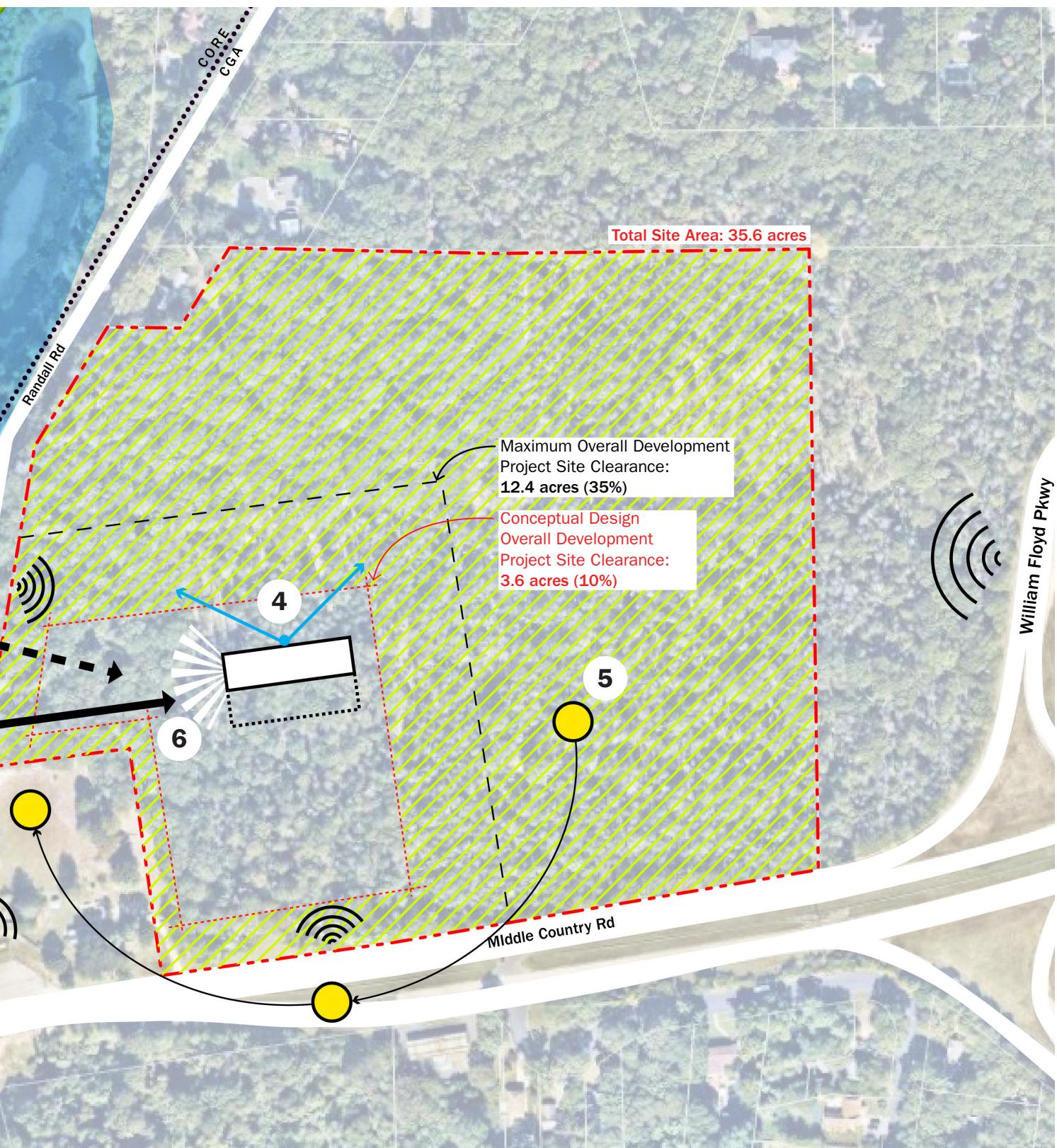
## 5. Design with Health, Nature, and Sustainability in Mind

Create a welcoming lobby that immediately connects visitors to nature and creates a “wow” moment upon entry. Views, materials, and spatial flow should convey the character and mission of the nature center from the very first impression.

## 6. Create a Memorable and Immersive Arrival

Utilize natural and healthy materials and design for ample daylight and views to the outdoors that include bird-friendly design. Prioritize sustainability and energy-efficient systems, such as solar panels, and passive design strategies that reduce environmental impact.





# Design Principles

- 1. Minimize Site Impact and Preserve Existing Ecologies**
- 2. Prioritize a Safe and Peaceful Experience**
- 3. Connect Directly to Trail Network**
- 4. Develop a Compact & Flexible Design with Views Out**
- 5. Design with Health, Nature, and Sustainability in Mind**
- 6. Create a Memorable and Immersive Arrival**



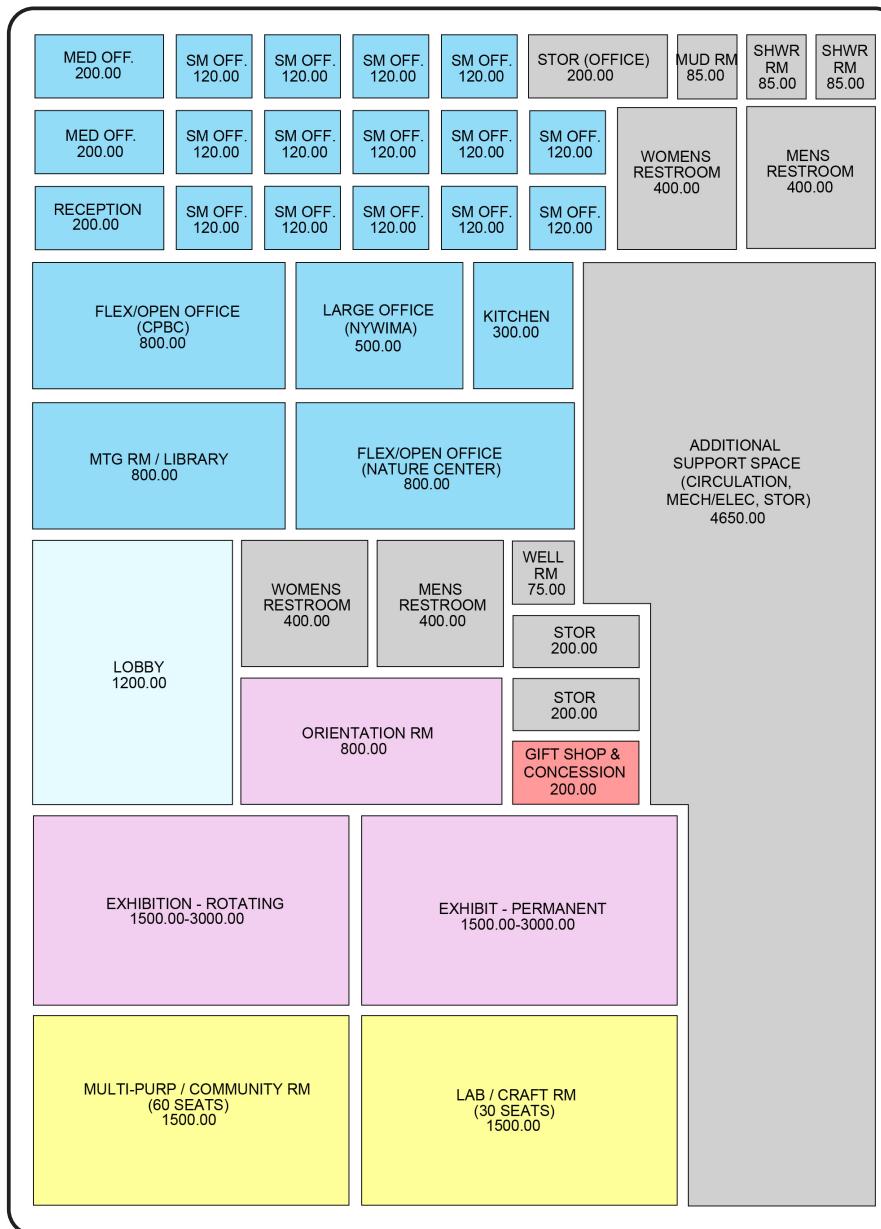


# Conceptual Design

## Approach

The program is organized into three distinct yet interconnected volumes -- community spaces, exhibition spaces, and Commission offices -- each supporting the others while maintaining clear functional separation. This arrangement allows public, educational, and administrative activities to operate efficiently

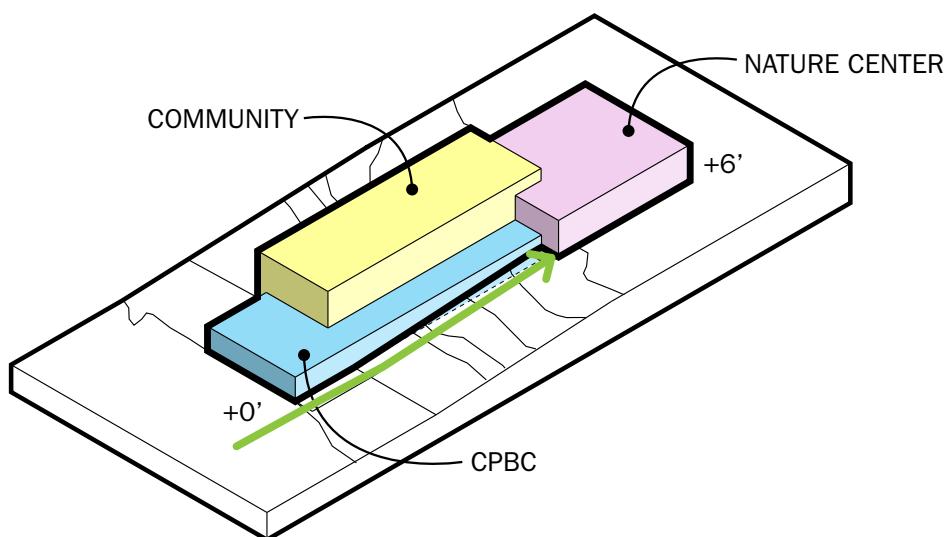
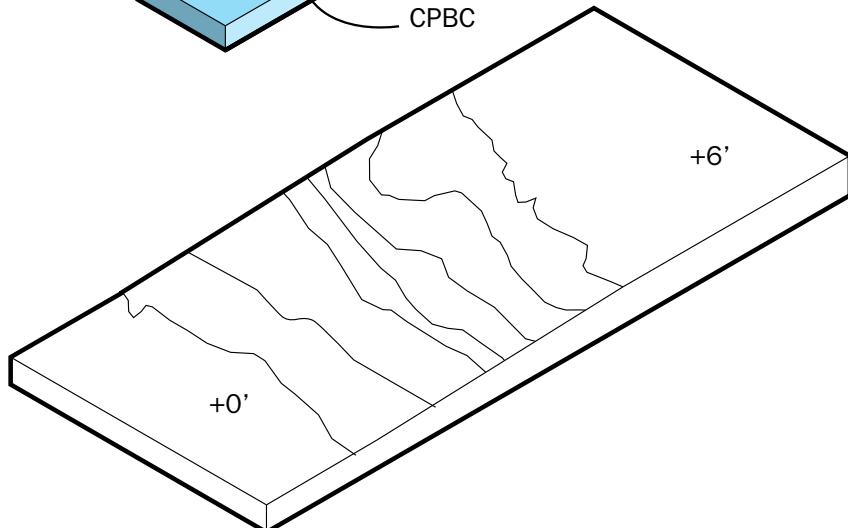
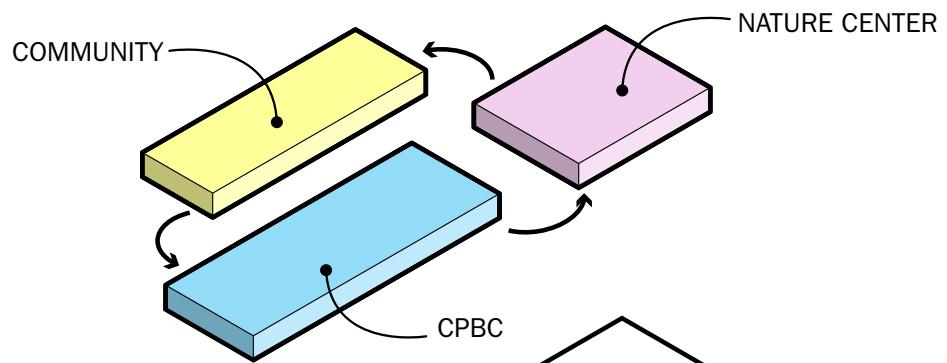
while providing distinct circulation and access for staff and visitors. The volumes are carefully sited within the landscape to minimize physical and visual impact, preserving the natural character of the Central Pine Barrens and ensuring the building responds thoughtfully to its surrounding environment.



**Nature Center**  
**21,680 SF**

*\*The housing, outdoor pavilion, and vehicle/equipment storage are to be their own separate structures, separate from the primary nature center facility.*

## Massing Diagram



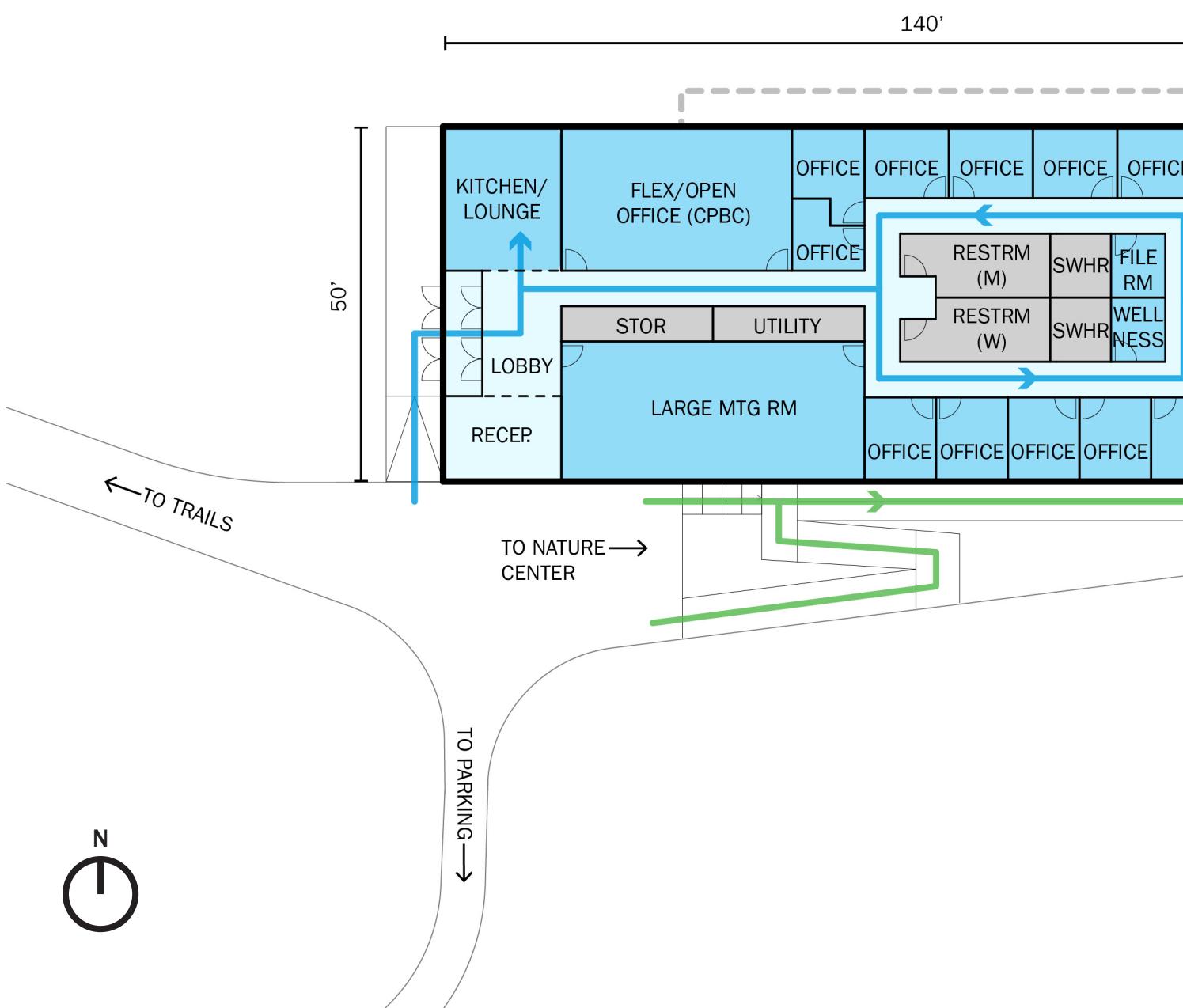
# Level 1

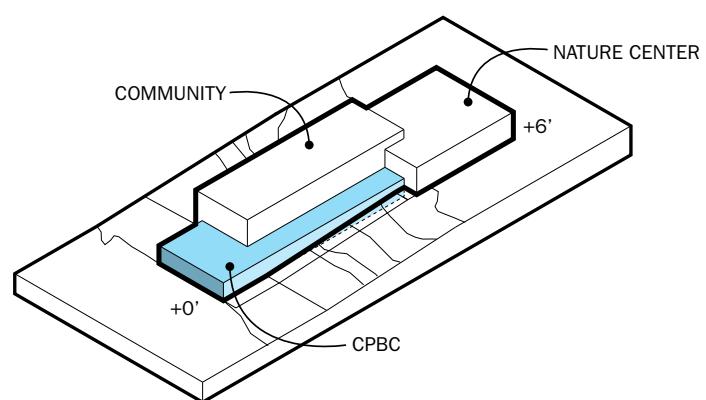
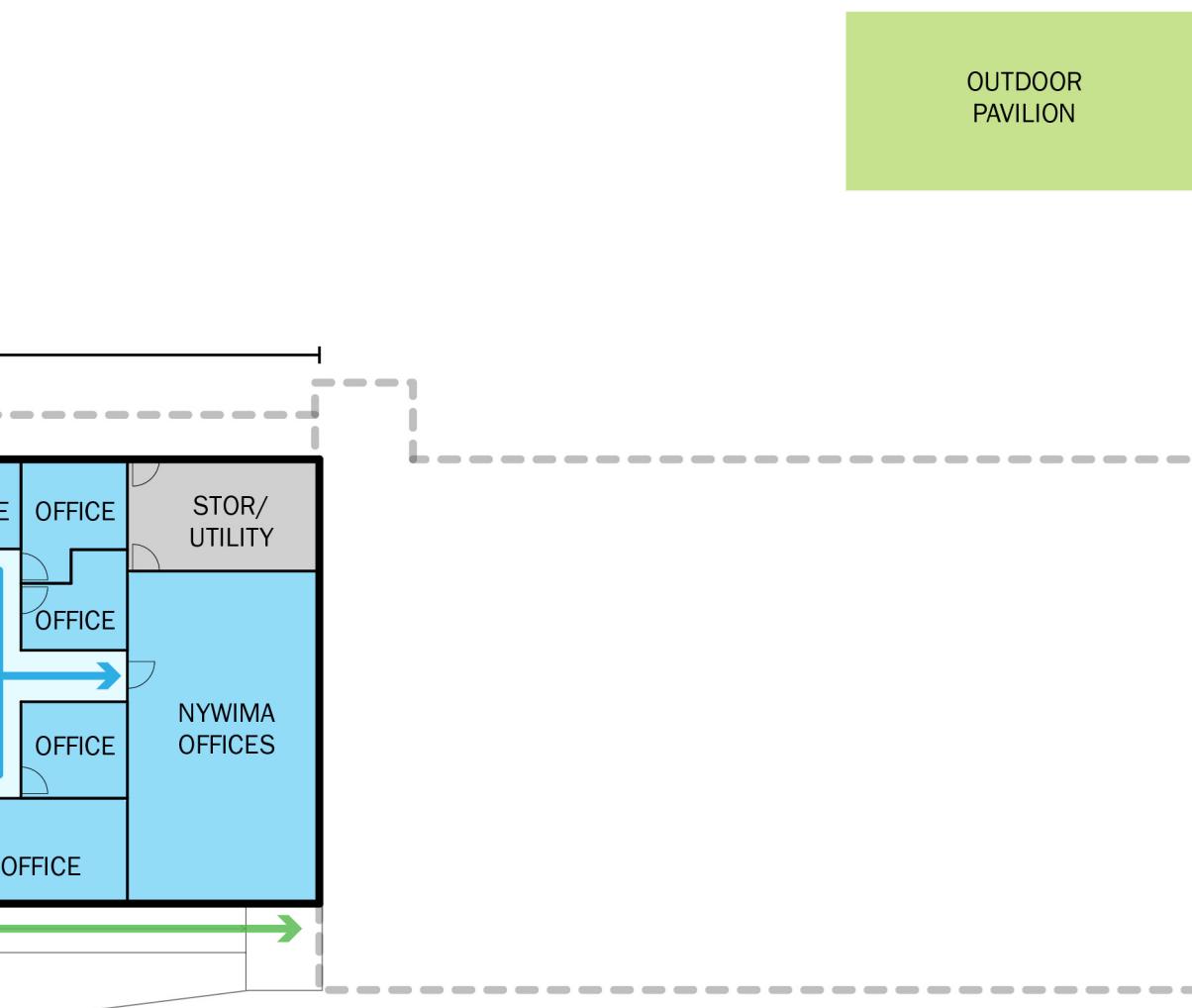
## Central Pine Barrens Joint Planning and Policy Commission Offices

**Area: 7,000 sf**

Level 1 of the facility serves as offices for the Commission. Public-facing spaces such as the reception area, flexible open office space, and large meeting room are located adjacent to the entrance to allow easy public access, while all staff offices are arranged along

the inner perimeter to maximize access to natural daylight. A private staff entry provides secure access for Commission staff, separate from the nature center spaces located on the levels above.





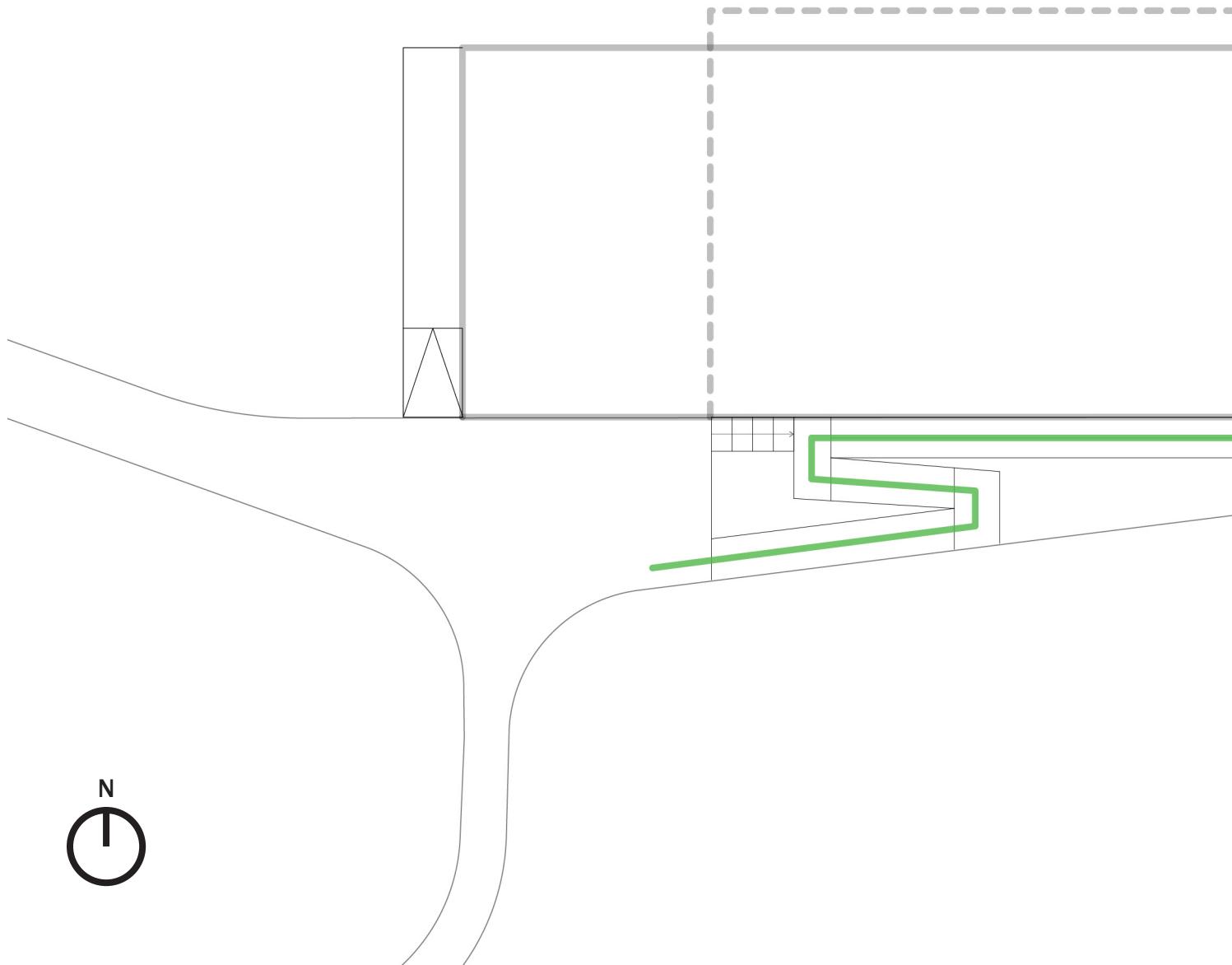
# Mezzanine Level

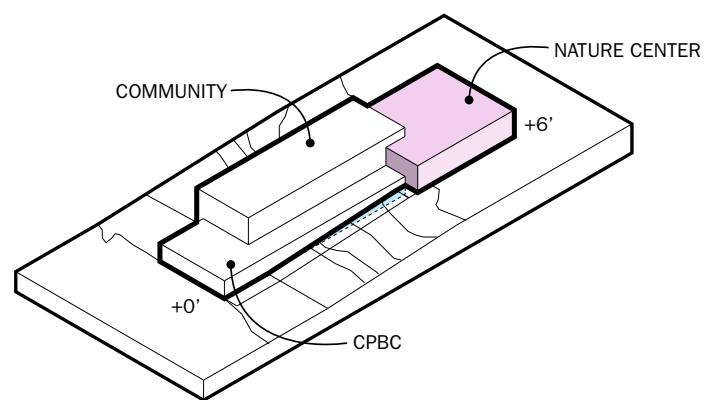
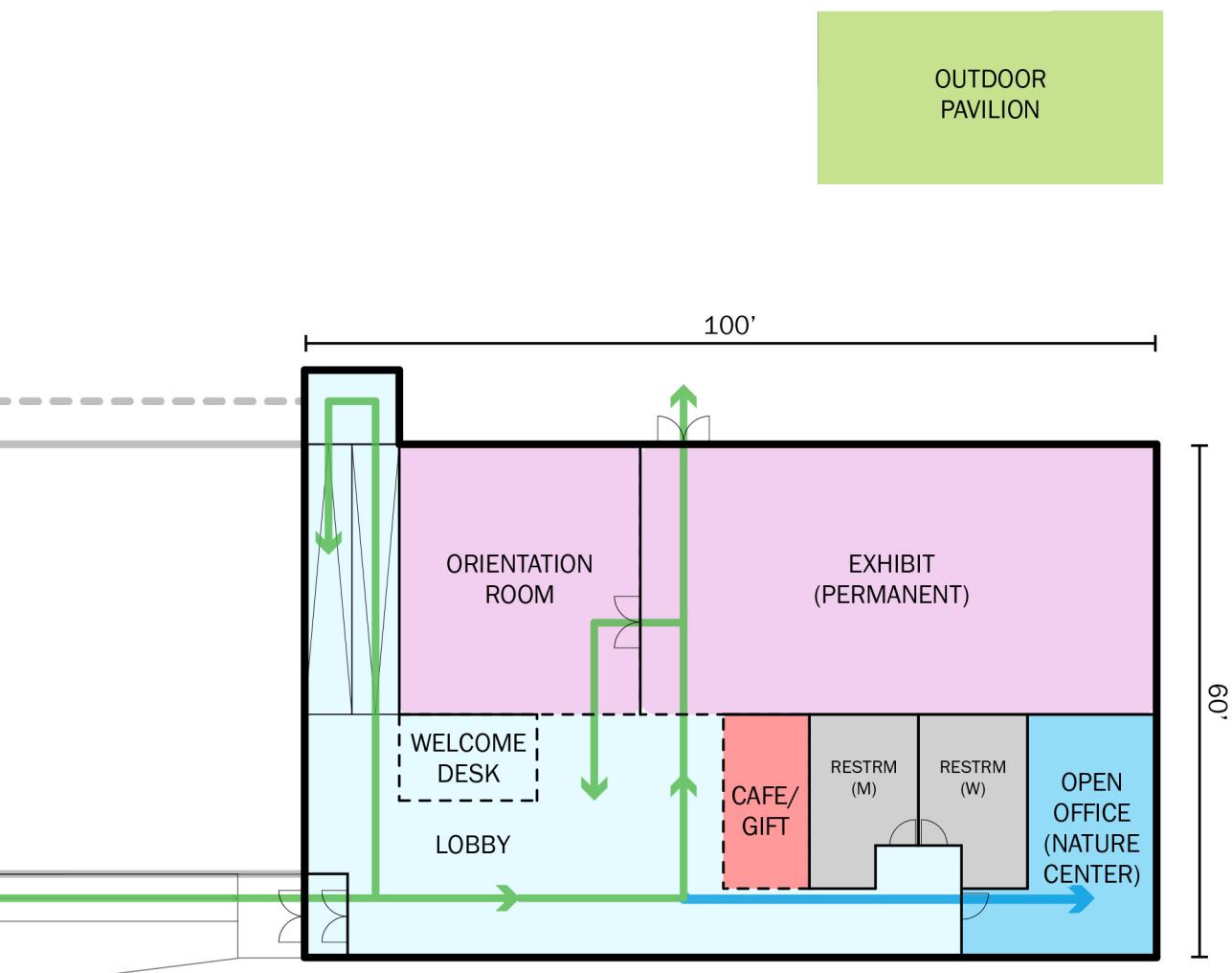
## Central Pine Barrens Nature Center - Exhibition

**Area: 6,000 sf**

The mezzanine level houses the primary nature center programs, including the permanent exhibition, lobby, orientation room, gift shop, public restrooms and center staff offices. The nature center has its own entry away from the Commission offices, allowing separation of the two user types. Circulation to the community spaces on

level 2 is provided via an accessible ramp, which also offers framed views out to the surrounding Central Pine Barrens, enhancing the overall experience of visitors by directly connecting them to the natural environment. The outdoor pavilion is located adjacent to the permanent exhibit.





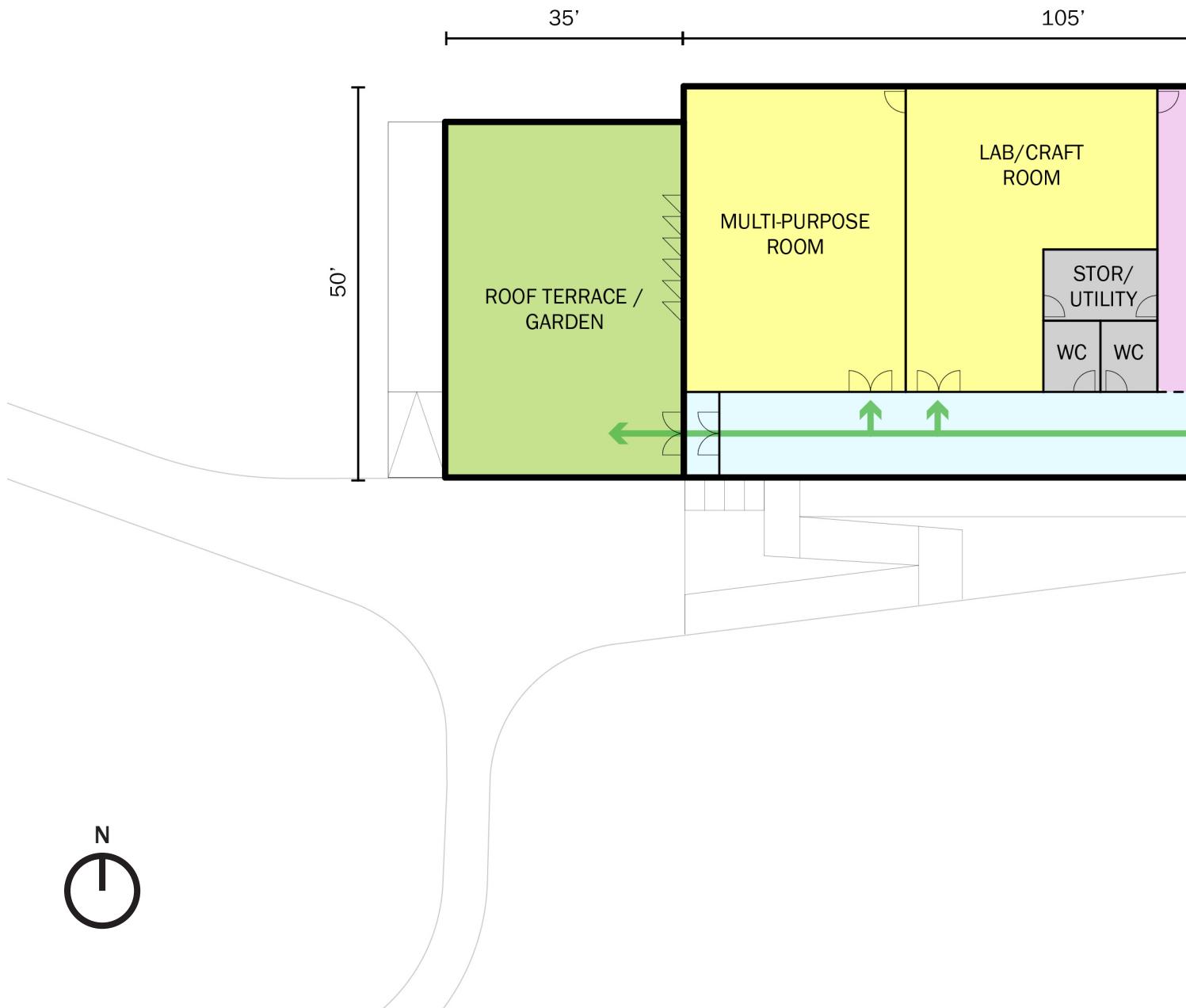
# Level 2

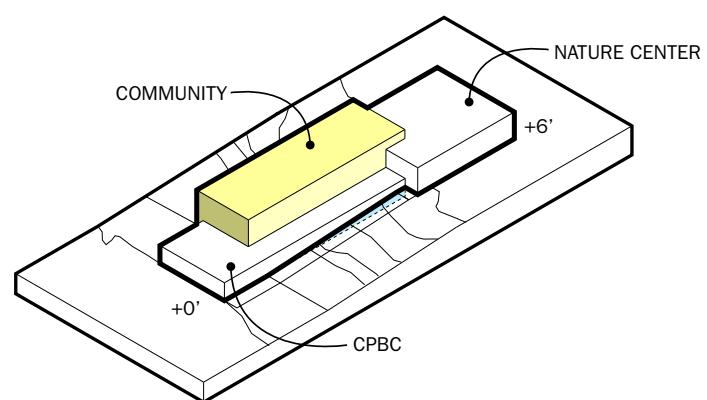
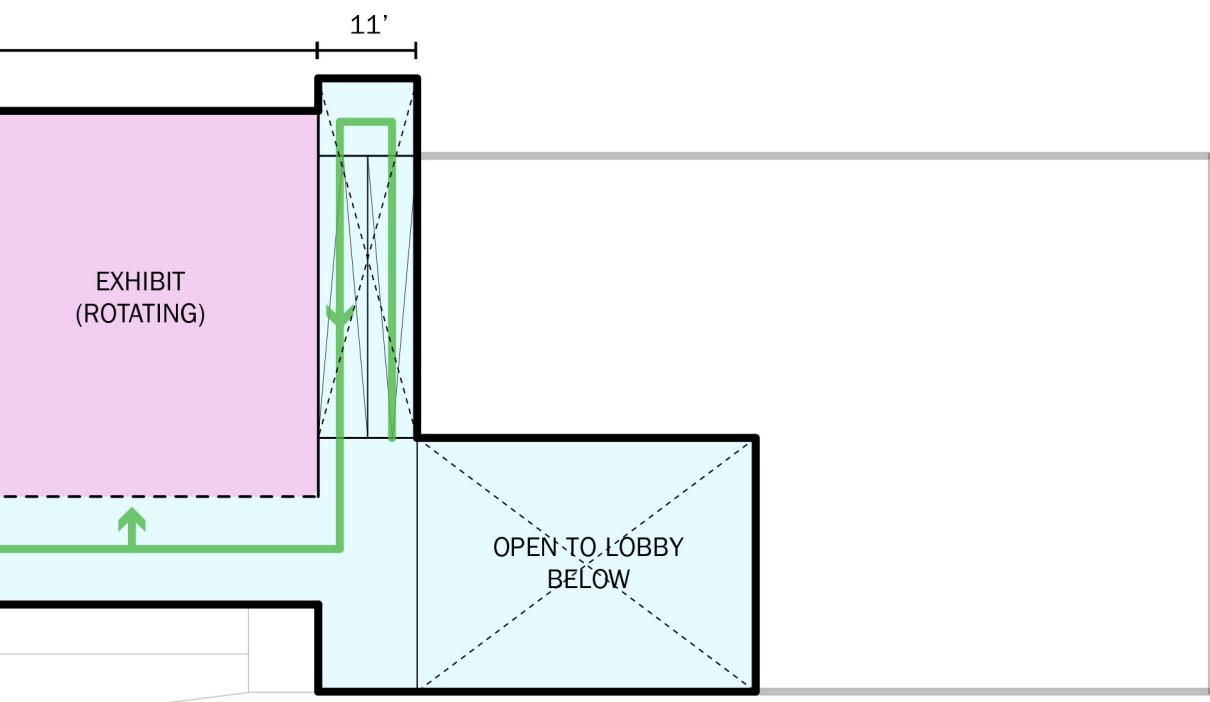
## Central Pine Barrens Nature Center - Community Space

**Area: 8,000 sf**

Level 2 of the nature center is dedicated to community-focused spaces. Rotating exhibition is located at the top of the ramp, overlooking the lobby and permanent exhibition below, creating a visual and programmatic connection between the nature center's exhibition spaces and community

areas. The multipurpose room and lab are separated by a movable partition, allowing the area to expand for larger community events or educational programs. The multipurpose room opens onto a roof terrace and garden, allowing additional opportunities for outdoor education and public events.



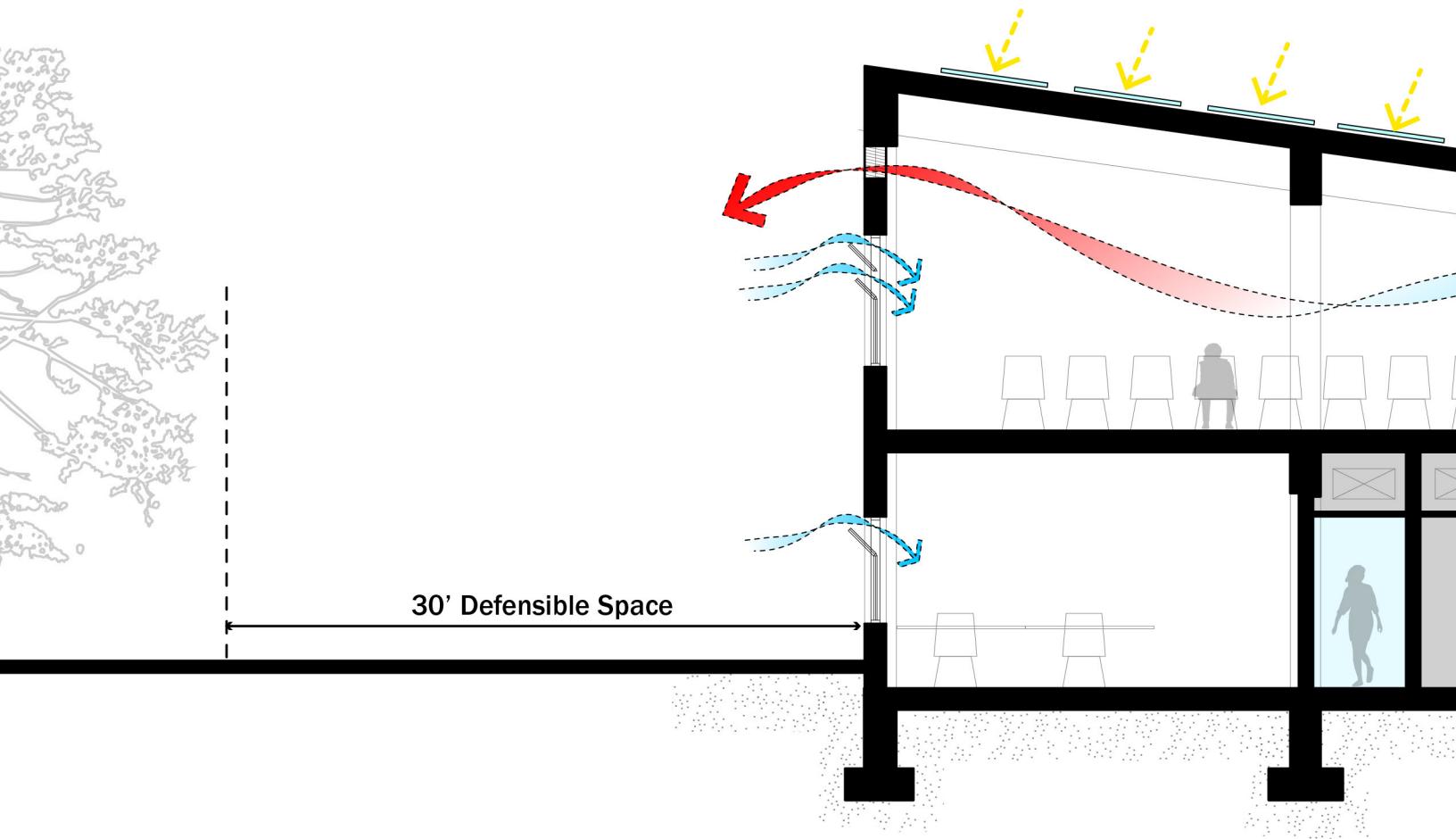


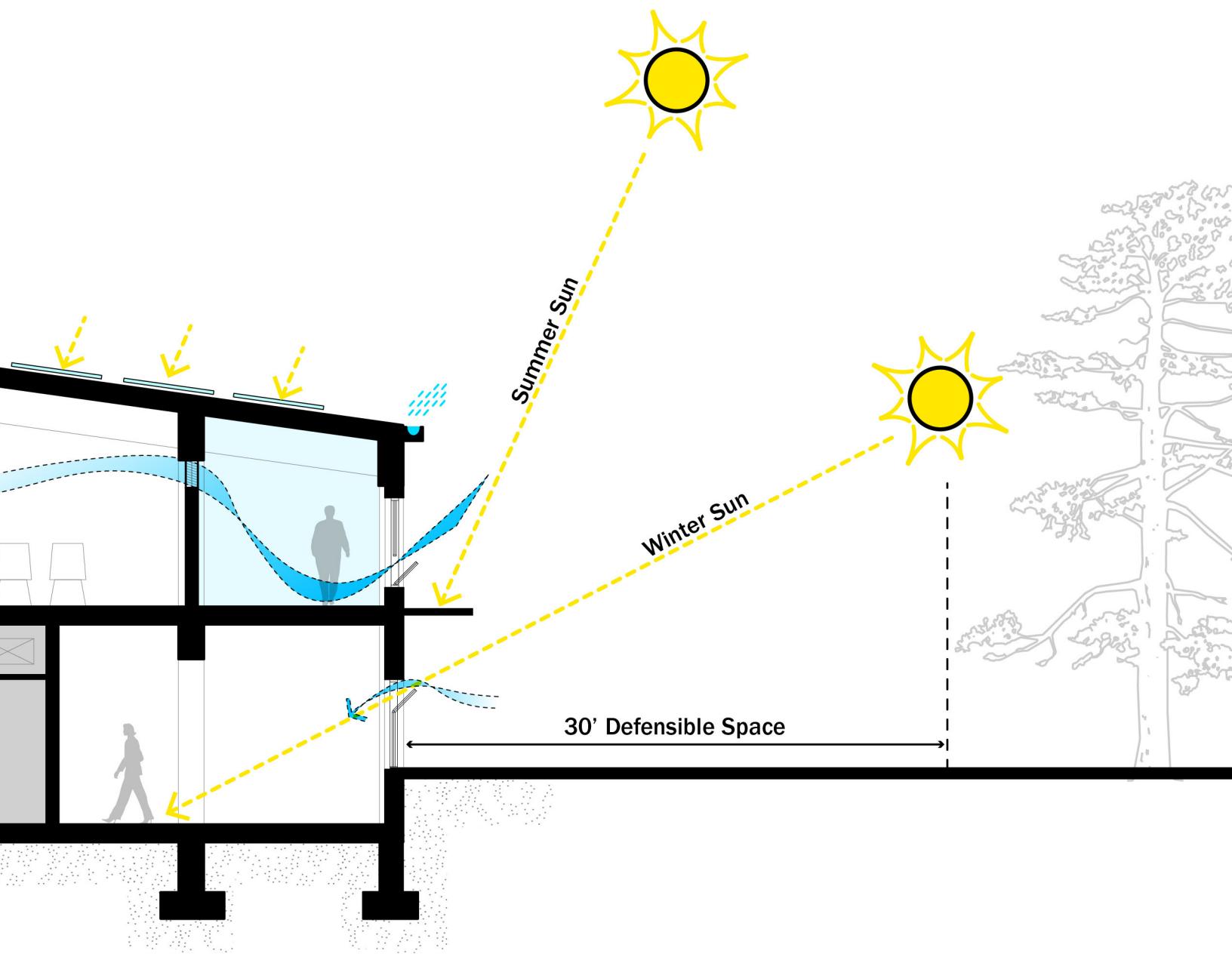
# Sustainability

## Passive and Active Solutions

The nature center should prioritize sustainability and energy efficiency and minimize the building's impact to the surrounding Central Pine Barrens. The design must consider both operational and embodied carbon. Designing for passive ventilation and solar orientation maximizes natural airflow and daylight while reducing reliance on mechanical

systems. Solar panels on the roof can provide renewable energy, and rainwater collection systems can support site irrigation and reduce demand on municipal water. The structure and building envelope should utilize durable, fire resistant and low carbon materials for longevity and minimal environmental impact.





# Wildfire Management & Prevention

## Firewise Design

Public education and awareness of wildfire prevention is extremely important to reduce wildfire occurrence in the Central Pine Barrens since the majority of wildfires are caused by people. The Commission, through its Wildfire Task Force, carries out various wildfire prevention initiatives.

Research by the National Fire Protection Association (NFPA) around wildfires point to embers and small flames as the main way that the majority of structures ignite in wildfires. There are methods to prepare buildings to withstand ember attacks and minimize the likelihood of flames or surface fire touching the building. Studies have shown homes ignite due to the condition of the home and everything around it, up to 200' from the foundation.

### I. Immediate zone: 0-5'

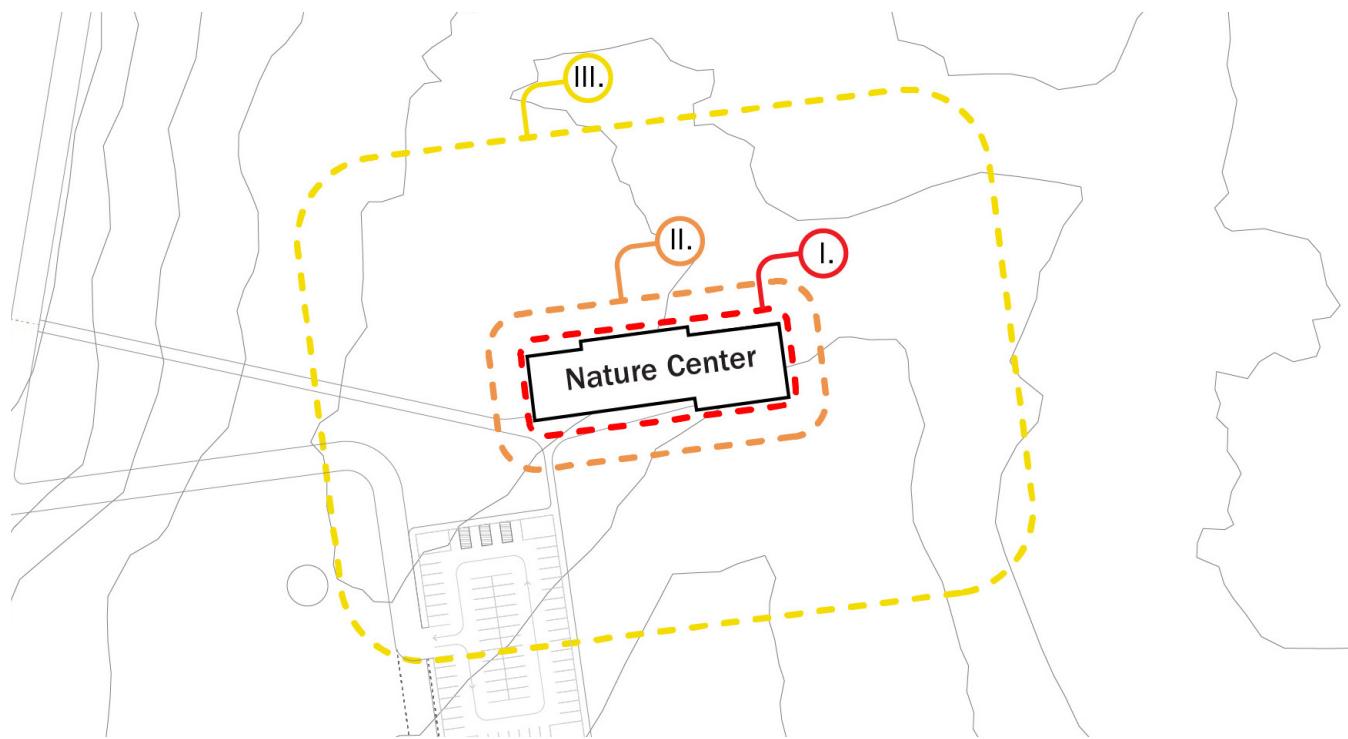
The building and the area 0-5' from the furthest attached exterior point of the home is defined as a non-combustible area. Science tells us this is the most important zone to take immediate action on as it is the most vulnerable to embers. Start with the structure itself then move into the landscaping section of the Immediate Zone.

### II. Intermediate zone: 5-30'

5-30' from the furthest exterior point of the home employ careful landscaping or create breaks that can help influence and decrease fire behavior.

### III. Extended zone: 30-200'

30-100 feet, out to 200 feet, design the site and landscaping in a way to not necessarily eliminate fire but to interrupt fire's path and keep flames smaller and on the ground.



## Building Materials

The nature center should be designed with fire safety in mind, to serve as an example of how individuals can protect their own homes. This means not just designing the landscape according to the fire zones, but also selecting fire safe building envelope materials, such as clay tile, brick, metal, natural stone or concrete cladding.

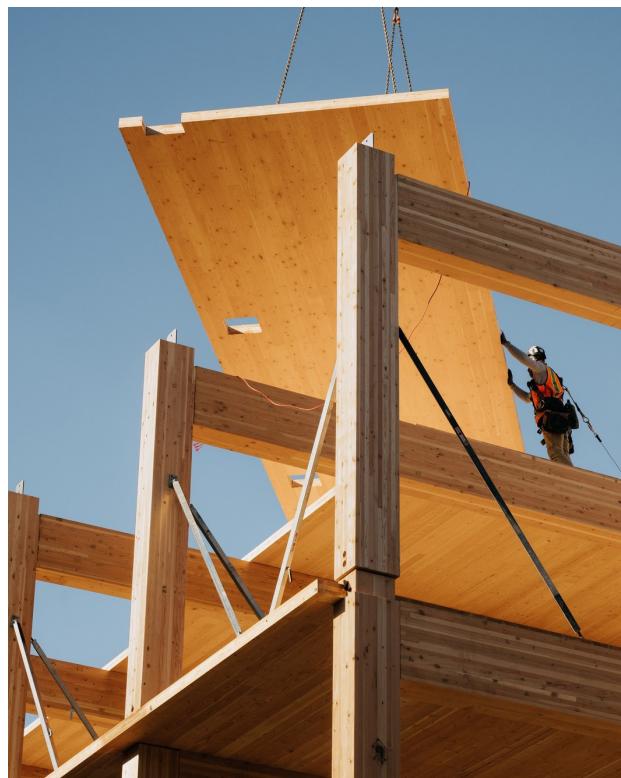
Building structure can be steel, concrete, or mass timber. Mass Timber is a low carbon, naturally fire resistant material. As mass timber members are exposed to fire and the wood begins to burn, a char layer is formed. The char layer acts as an insulator and protects the structural core of the wood member. Under the 2018 International Building Code, mass timber elements can be designed so a sufficient cross-section of wood remains to sustain the design loads for the required duration of fire exposure.



Clay Tile / Brick



Natural Stone



Mass Timber



Concrete



Metal

# A Central Pine Barrens Nature Center





# PART 6: Next Steps



# Next Steps

## Project Delivery

Outlined in the following pages are conceptual budgets, schedules, and potential funding sources that are illustrative to understanding the overall scale and scope to the realizing a nature center in the Central Pine Barrens. Realizing the vision for the nature center can be broken into two stages:

- First, the **Capital Project** - Designing, permitting, funding, and building the nature center over the next 5+ years.
- Second, the **Operations & Programming** - the long-term operations, programming, and staffing for the lifespan of the nature center.

For the first stage, the Capital Project, it is important to decide and understand early on who & how the project will be executed.

Conversations with Central Pine Barrens Commission staff and Center Planning Team indicated a preference to do pursue the project themselves, likely in partnership with a mission aligned agency, such as DEC, or a State agency such as Office of General Services (OGS) or Dormitory Authority of the State of New York (DASNY) that has the experience and qualifications to execute the project on the Commission's behalf.

In the case of working with a partner, it will be important to structure the partnership, so that there is a clear understanding of roles & responsibilities. There are typically a handful of key roles in a Capital Project, these include:

- **Decision-Maker:** Makes final decisions on design direction & budget, and contracts.

- **Project Manager:** Manages the project, including day-to-day decisions, management & coordination of the design team, management of the budget & schedule to ensure the project is on track.
- **Project Guarantor:** Holds the contracts, insurance, and liability, including financial risk.
- **Project Funder:** Holds the funds for the project, processing invoices, issuing payments, and contractors.

Identifying and finalizing these roles and the project approach is a first step in the Capital Project schedule. The following pages outline a conceptual schedule of how these steps and this project might proceed based on typical project durations and the anticipated site acquisition timeline. In general, the schedule can be broken into three phases:

### Phase 1: Planning

Phase during which the site is acquired, project structure is identified, and initial funding is secured to proceed with initial design.

### Phase 2: Pre-Development

Upon securing initial funding, the project can proceed with design, engaging a project team to development drawings, securing construction permits, and finalizing all project funding.

### Phase 3: Construction

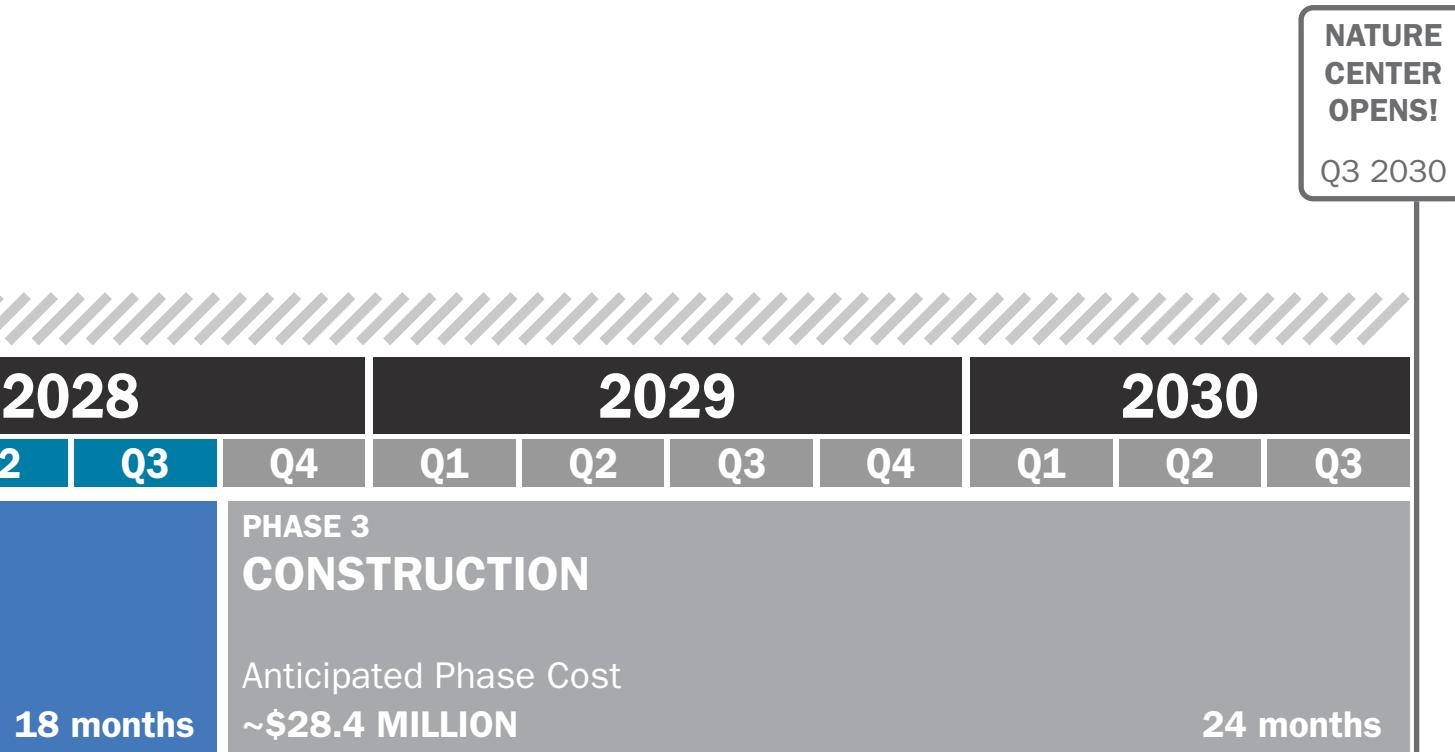
During this phase a general contractor is engaged to construct the project, with oversight and management by the Commission and



# Next Steps



## CONCEPTUAL PROJECT SCHEDULE



consultants.  
e control) for  
gh  
n strategy  
rmits  
(GC)

- Complete construction of nature center
- Finalize nature center operating plan & final budget
- Develop programming and hire staff (as needed) for nature center
- Target completion for Q3 2030 nature center opening.

# Next Steps

## Conceptual Capital Budget + Capital Funding Sources

In understanding the costs of a project, it is important to make a distinction between the initial cost to build the project - “Capital Cost” - and the long-term cost to use, maintain, and program the project - “Operating Cost.” A preliminary understanding of both costs is important to decision-making throughout the design and construction processes, as well as fundraising for the project.

The following Conceptual Capital Budget for the nature center was developed based on the program and concept design included here. Several available comparable projects and professional experience were used to outline an

anticipated range of project costs. As the project design and understanding advances, this budget will be refined.

It is important to note that this Conceptual Capital Budget (below) is preliminary, intended as a starting, baseline budget to commence project planning and fundraising conversations. Intended to present a baseline, the Conceptual Capital Budget below serves as a mid-point in the anticipated a +/- 15% variance, which presents **a range of costs from \$29 to \$39 million**. It is expected to be updated based on design drawings, and cost estimates and pricing provided by both cost estimators and general contractors during Phase 2: Pre-Development.

### CONCEPTUAL CAPITAL BUDGET

NATURE CENTER + OFFICES			HOUSING		
21,680 SF	BUILDING AREA	1.755 SF	BUILDING AREA		
14,680 SF	Nature Center [1]	1,755 SF	Housing		
7,000 SF	CPBC Offices [1]	-	-		
60,900 SF	SITEWORK AREA	7,500 SF	SITEWORK AREA		
66,200 SF	PARKING & ROAD AREA	-	-		
\$ / SF	COST	%	\$ / SF	COST	
<b>HARD COSTS</b>	<b>\$1,163</b>	<b>\$25,220,000</b>	<b>77%</b>	<b>\$542</b>	<b>\$952,000</b>

Construction Trade Costs, GC Mark-ups, Design & Estimating Contingency, Escalation, and Contingency

OWNER ITEMS	\$58	\$1,250,000	4%	\$28	\$50,000
Furniture, Fixtures, Equipment, IT, AV, Security, Exhibitions, Specialities, and Contingency					

Furniture, Fixtures, Equipment, IT, AV, Security, Exhibitions, Specialities, and Contingency

SOFT COSTS	\$281	\$6,095,000	19%	\$328	\$575,000
Design & Project Consultants (Architect, Engineers, Cost Estimator, Sustainability, Fundraising, Permit Fee Contingency, etc.					

TOTAL	\$1,502	\$32,565,000	100%	\$915	\$1,577,000
DBI Projects					

Based on feedback from the Central Pine Barrens Commission, it is anticipated that the Commission would have site control of the potential nature center site, through either a long-term ground lease from a mission-aligned state agency or through ownership of the property. Therefore, it is anticipated that several capital funding sources may be pursued for this project, these include:

1. CPBC Budget Reserves
2. NY State Budget request

3. Public Grants (local, state, federal), this could include programs such as NYS's Environmental Protection Fund (EPF), or Zoos, Botanical Gardens, and Aquaria (ZBGA) Capital Grant Program.
4. Private Grants (through a special purpose 501c3)
5. Individual Donations (through a special purpose 501c3)
6. Financing (i.e. tax-exempt bond) is an option, however, it is currently anticipated this is not a likely source of funding.

TOTAL			
23,435 SF		BUILDING SF	
-		-	
-		-	
68,400 SF		SITWORK AREA	
66,200 SF		PARKING & ROAD AREA	
%	\$ / SF	COST	%
60%	\$1,117	\$26,170,000	77%
3%	\$55	\$1,300,000	4%
36%	\$285	\$6,670,000	20%
s, Insurance, Legal, Survey, Environmental,			
100%	\$1,457	\$34,140,000	100%

#### Notes

1. This budget is conceptual, based on a preliminary understanding of the scope of work and design intent, with a +/- 15% variance anticipated.
2. Assumes no acquisition costs.
3. Assumes no financing cost, as there is no debt assumed for the project.
4. Hard Costs are comparable projects reviewed, as well as available information for a couple relevant projects.
5. Hard Costs assume that the project will be prevailing wage and/or union labor.
6. Soft Costs are allowances based on experience and their proportion to total project costs.
7. A more detailed schedule and budgeting analysis can be found in the appendix of this document.

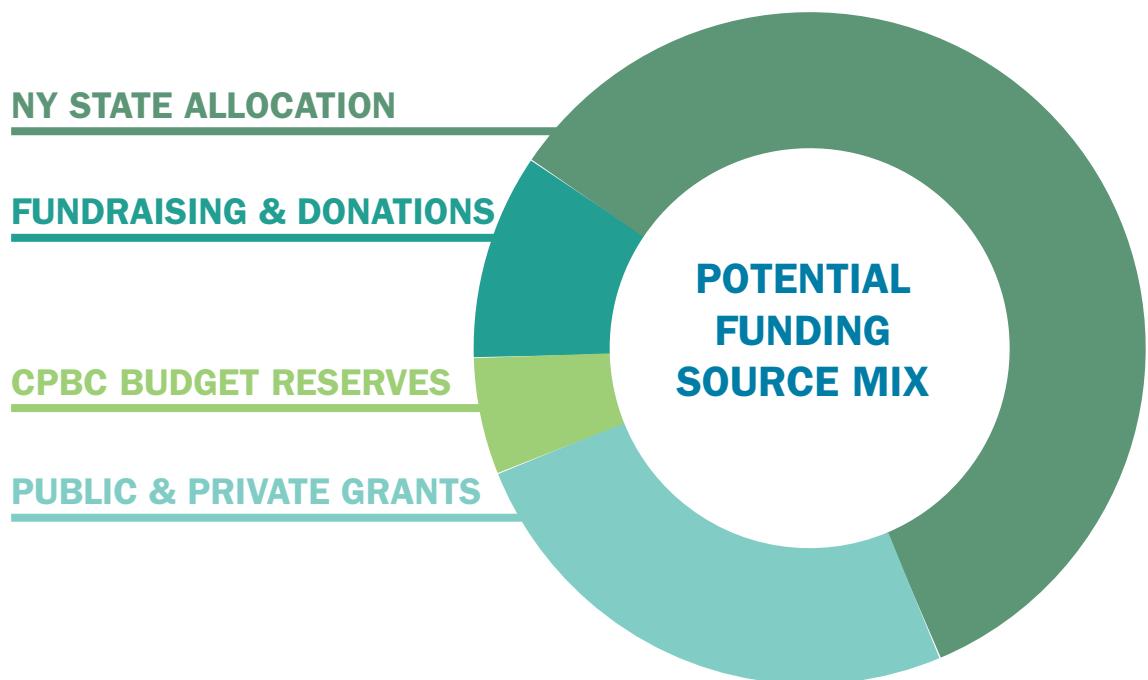
# Next Steps

## Conceptual Capital Budget + Capital Funding Sources (cont.)

When considering funding sources to pursue for a project, it is important to evaluate the different needs and requirements of each source. Some sources are available at the front end of a project for initial costs, others are only available for construction, and others may only be used as a form of reimbursement, which means that the project must bridge expenses (often times with cash reserves or a line of credit) until the reimbursement is made.

Ultimately, the Capital Funding could comprise of a mix funding that is strategically identified and secured for each project stage. For an illustrative example, it is anticipated that:

1. Some Commission budget reserves may be available to fund early activities (over 2026), as the site is acquired and the request for the 2027 State Budget is developed, socialized, and finalized.
2. It is anticipated that NYS funds would represent the majority of the project cost, and could be used to pay for both pre-development - soft costs - as well as construction.
3. Leveraging NYS committed funds, fundraising (both private & public grants, as well as individual donors) could be more actively pursued in 2027 and into 2028, once the site is acquired and detailed design drawings and budgets have been developed.
4. It is most advantageous to make use of certain project milestone moments, such as breaking ground, to fundraise from individual donors.
5. Finally, it is important to note, that all project funds should be committed prior to starting construction.



## Conceptual Operating & Programming Approach

An important component to moving forward with the project, and fundraising, will be understanding the operating and programming approach for the nature center. Based on feedback from the Central Pine Barrens Commission, and this process, the intent is that the Central Pine Barrens Commission would serve as the manager and operator of the nature center.

It is anticipated that the full Operating & Programming approach can be developed in parallel to developing the design and raising funds for the nature center, during Phases 1 & 2. During this time, there will be a few key questions to keep in mind as the Nature Center project advances.

1. Who will hold contracts (consultants, contractor), and operating & maintenance contracts and insurance?
2. How will Central Pine Barrens Commission undertake minor/major projects (such as changing exhibits) at the nature center?
3. How does the Central Pine Barrens Commission's operating plan need to evolve to accommodate the nature center responsibility?

4. What additional support and budget will be required to provide additional staffing and programming for the nature center?
5. What revenue opportunities may exist to make the nature center self-sustaining (i.e. memberships, programming, space rentals, merchandise, etc.)?
6. How could a 501(c)3 best support the nature center's mission and vision? Aside from serving as a vehicle for private fundraising, could a non-profit organization provide any additional benefits? And who should run the organization; what should be its composition?

These are all questions that potential funders are likely to ask, and that should be part of the NYS Budget Request for 2027. More details on the schedule, cost and operations of the nature center can be found in the appendix of this document.

# APPENDIX

MARVEL



## **i. Additional Site Evaluations**



# NYSDEC Ray Corwin Trail

## Site Info:

**Town:** Brookhaven

**CPA/CGA:** Core

**Site Score:**

**23/36 (64%)**

**Tax Map #:** 200-349-2-1.3

**Existing Structure(s):** yes

**Site Ranking:**

**Acreage:** 224 acres

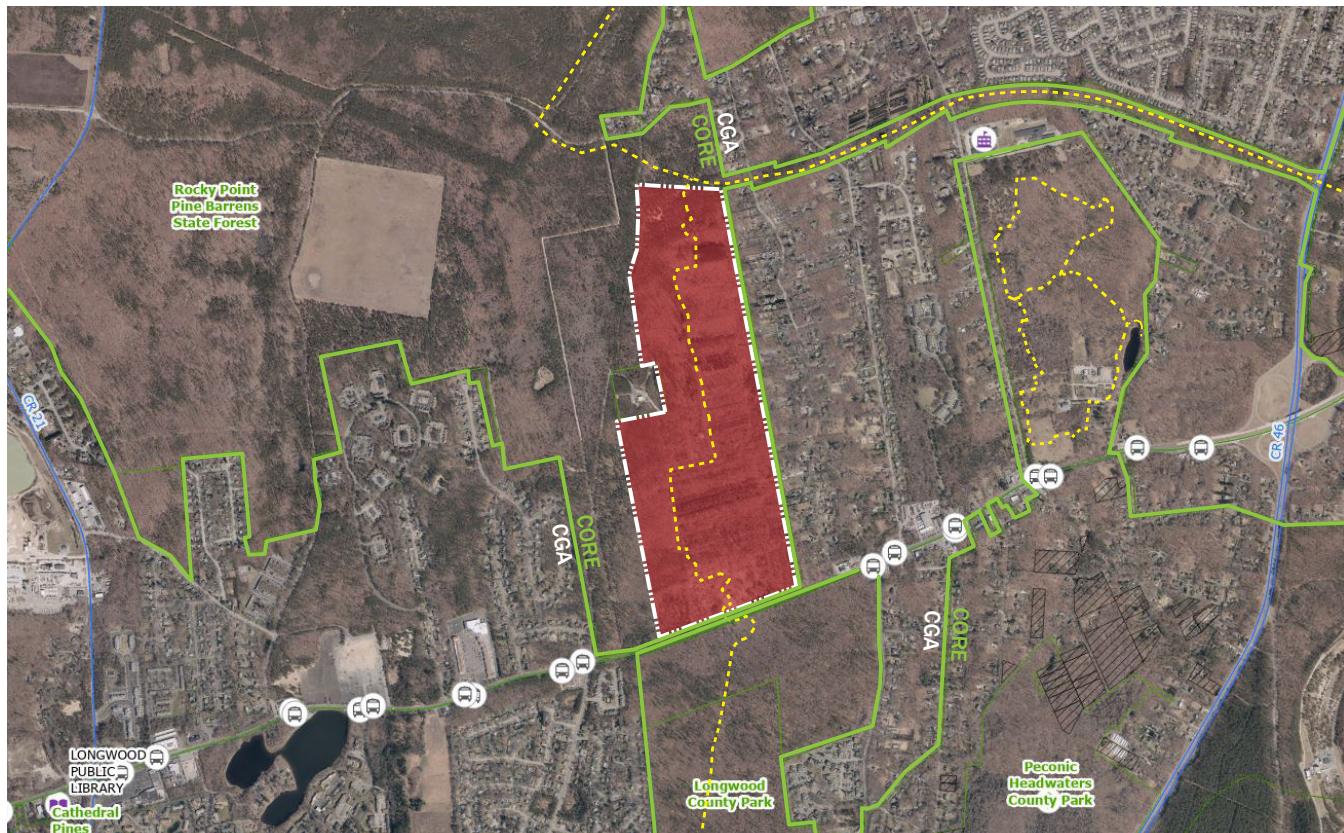
**Ownership:** Public (NYSDEC)

**6/12**

## Site Evaluation

NYSDEC Ray Corwin Trail	UNSATISFACTORY	SATISFACTORY	GOOD	BEST
Core Vs CGA		1		
Site Access & Visibility			1	
Proximity to Trails				1
Exhibition of Pine Barrens Ecology	1			
Proximity to Complimentary Facilities				1
Environmental Hazards & Risk	1			
Land Ownership				1
Development Risk			1	
Adaptive Reuse Potential		1		
	2	2	1	4
	X MULTIPLIER	X MULTIPLIER	X MULTIPLIER	X MULTIPLIER
	0	4	3	16

## Site Plan:



# Camp Sobaco

## Site Info:

**Town:** Brookhaven

**CPA/CGA:** Core

**Site Score:**

**22/36 (61%)**

**Tax Map #:** 200-547-1-18.1

**Existing Structure(s):** yes

**Site Ranking:**

**7/12**

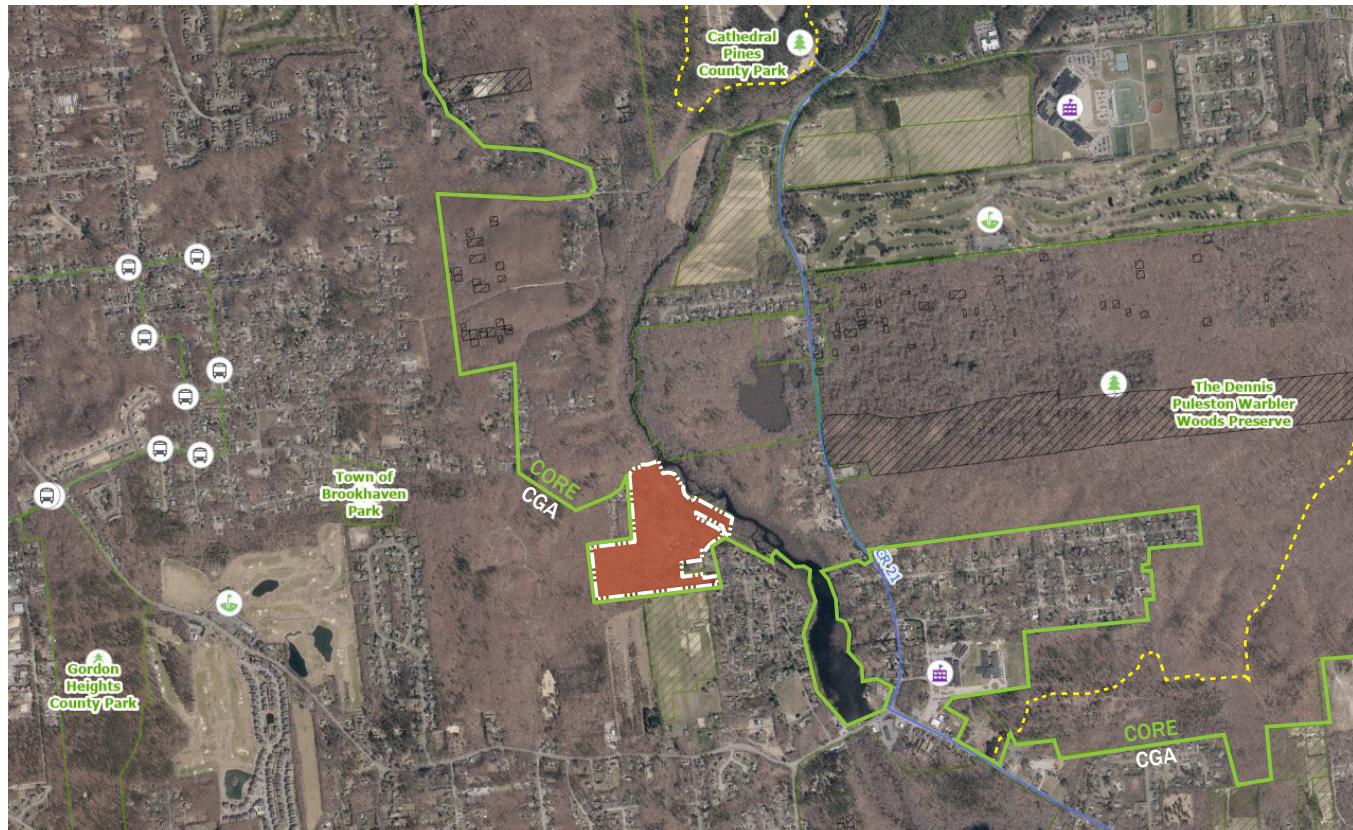
**Acreage:** 40.37 acres

**Ownership:** Private

## Site Evaluation

Camp Sobaco, Girl Scout Camp	UNSATISFACTORY	SATISFACTORY	GOOD	BEST
Core Vs CGA			1	
Site Access & Visibility	1			
Proximity to Trails		1		
Exhibition of Pine Barrens Ecology				1
Proximity to Complimentary Facilities		1		
Environmental Hazards & Risk		1		
Land Ownership			1	
Development Risk			1	
Adaptive Reuse Potential			1	
	1	3	4	1
	X MULTIPLIER	X MULTIPLIER	X MULTIPLIER	X MULTIPLIER
	0	6	12	4

## Site Plan:



# Manorville Hills County Park

## Site Info:

**Town:** Brookhaven

**CPA/CGA:** Core

## Site Score:

**20/36 (56%)**

**Tax Map #:** 200-463-1-7

**Existing Structure(s):** No

## Site Ranking:

**8/12**

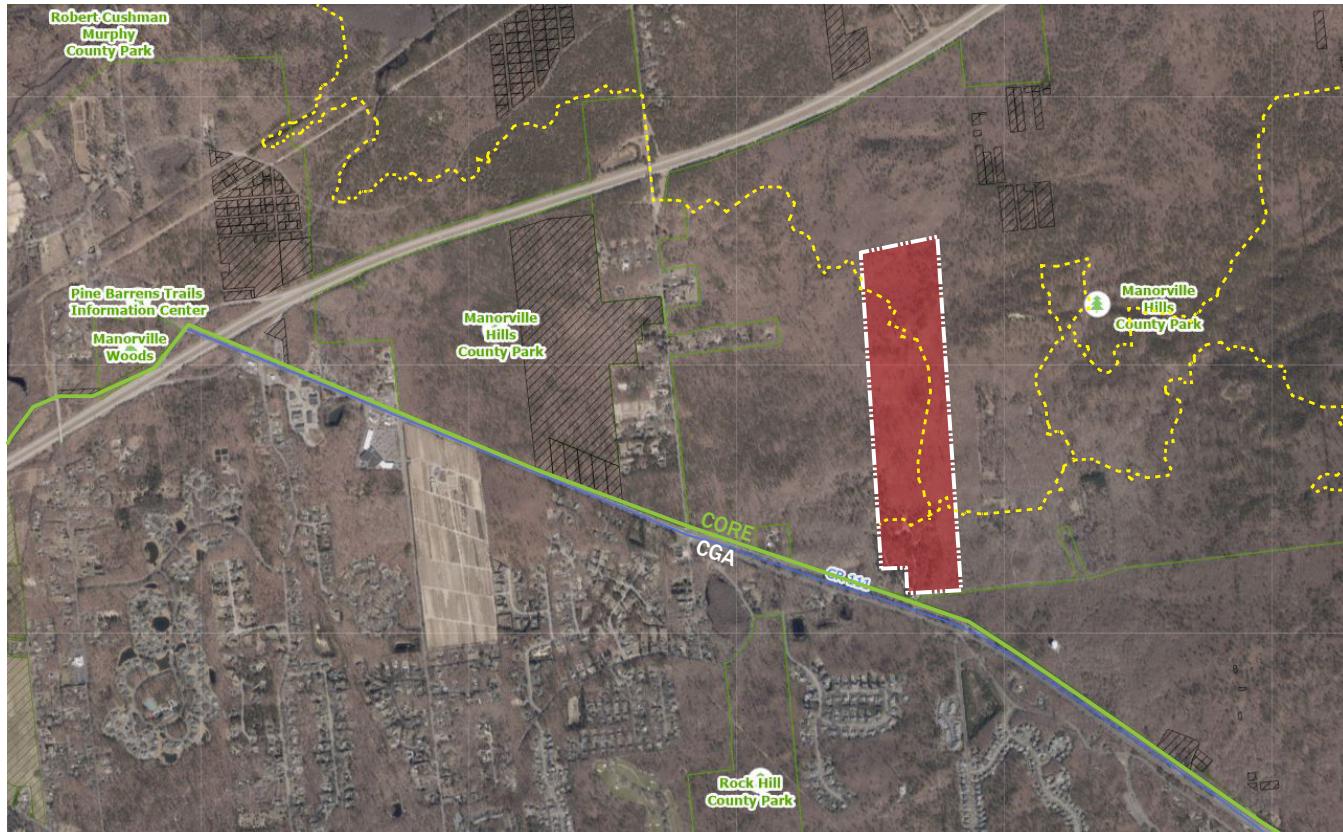
**Acreage:** 96 acres

**Ownership:** Public (County)

## Site Evaluation

Manorville Hills County Park	UNSATISFACTORY	SATISFACTORY	GOOD	BEST
Core Vs CGA	1			
Site Access & Visibility				1
Proximity to Trails				1
Exhibition of Pine Barrens Ecology				1
Proximity to Complimentary Facilities			1	
Environmental Hazards & Risk	1			
Land Ownership			1	
Development Risk		1		
Adaptive Reuse Potential	1			
	3	1	2	3
	X MULTIPLIER	X MULTIPLIER	X MULTIPLIER	X MULTIPLIER
	0	2	6	12

## Site Plan:



# Tree Nursery

## Site Info:

**Town:** Brookhaven

**Tax Map #:** 200-462-2-15.1,  
200-509-6-1.1

**Acreage:** 62.55 acres

**CPA/CGA:** CGA

**Existing Structure(s):** Yes

**Ownership:** Private

## Site Score:

**20/36 (56%)**

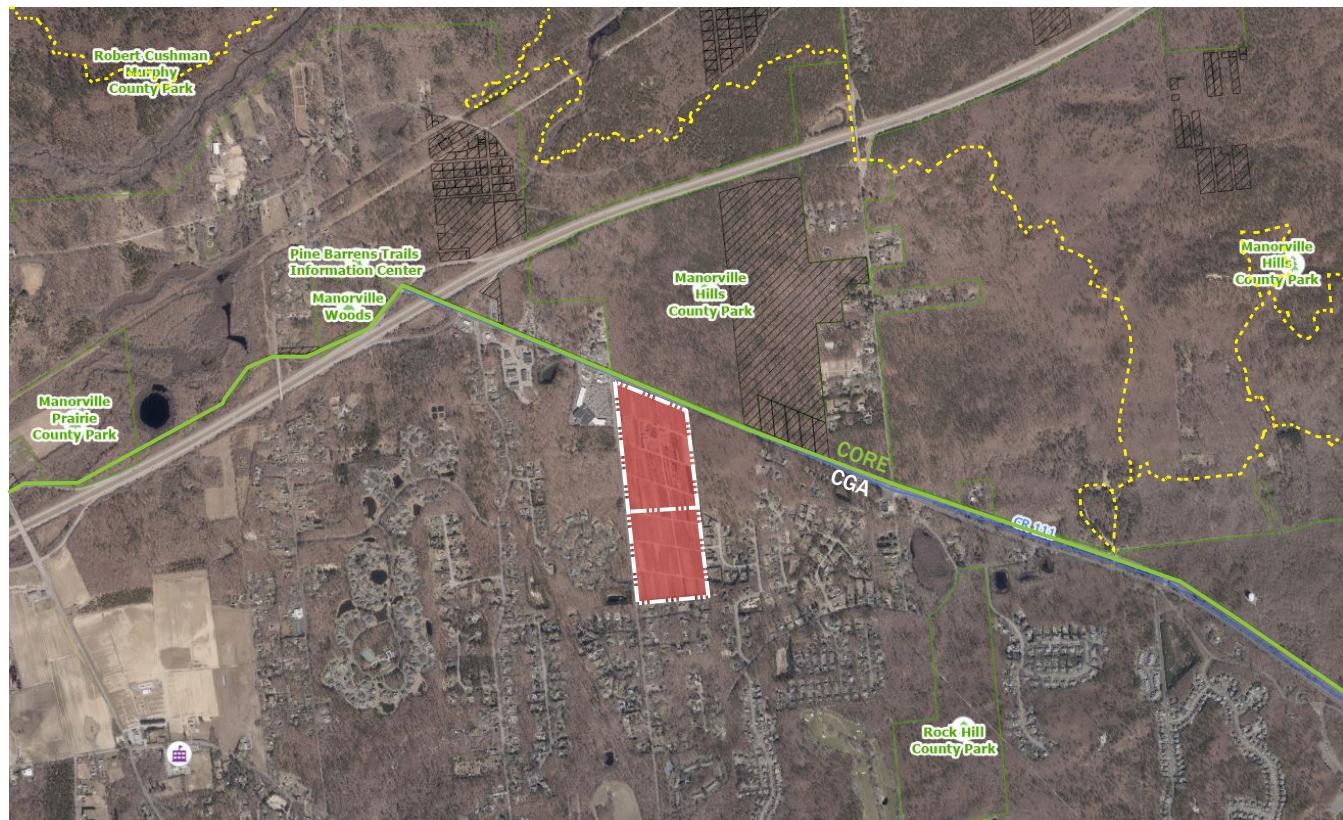
## Site Ranking:

**8/12**

## Site Evaluation

Tree Nursery	UNSATISFACTORY	SATISFACTORY	GOOD	BEST
Core Vs CGA				1
Site Access & Visibility				1
Proximity to Trails	1			
Exhibition of Pine Barrens Ecology	1			
Proximity to Complimentary Facilities			1	
Environmental Hazards & Risk			1	
Land Ownership		1		
Development Risk		1		
Adaptive Reuse Potential		1		
	2	3	2	2
	X MULTIPLIER	X MULTIPLIER	X MULTIPLIER	X MULTIPLIER
	0	6	6	8

## Site Plan:



# Former Grumman Building

## Site Info:

**Town:** Brookhaven

**CPA/CGA:** Core

**Site Score:**

**20/36 (56%)**

**Tax Map #:** 600-141-2-2.1

**Existing Structure(s):** yes

**Site Ranking:**

**Acreage:** 20 acres

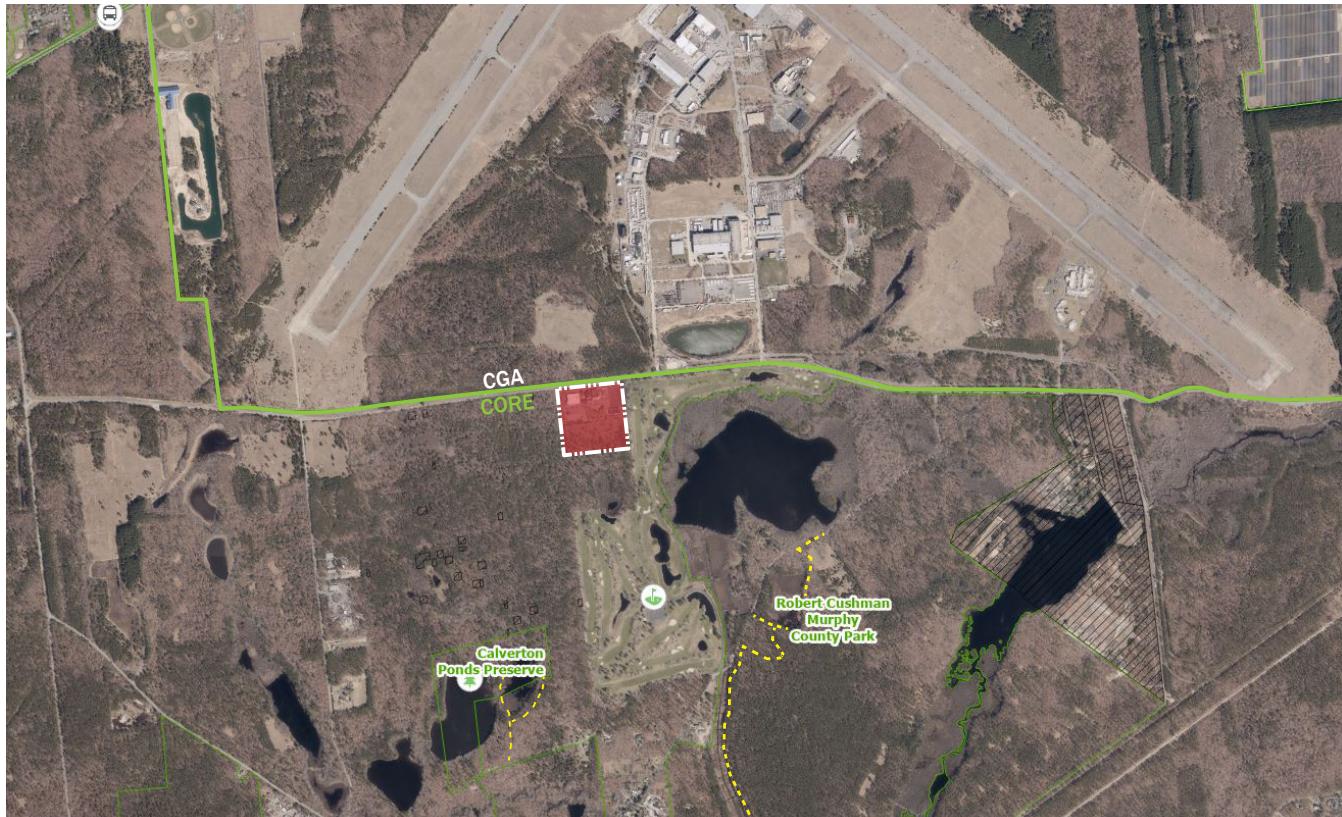
**Ownership:** Private

**8/12**

## Site Evaluation

Former Grumman building, Calverton	UNSATISFACTORY	SATISFACTORY	GOOD	BEST
Core Vs CGA			1	
Site Access & Visibility				1
Proximity to Trails	1			
Exhibition of Pine Barrens Ecology			1	
Proximity to Complimentary Facilities			1	
Environmental Hazards & Risk	1			
Land Ownership		1		
Development Risk		1		
Adaptive Reuse Potential			1	
	2	2	4	1
	X MULTIPLIER	X MULTIPLIER	X MULTIPLIER	X MULTIPLIER
	0	4	12	4

## Site Plan:



# Artist Lake

## Site Info:

**Town:** Brookhaven

**CPA/CGA:** CGA

**Site Score:**

**18/36 (50%)**

**Tax Map #:** 200-379-1-3.1, 5.1

**Existing Structure(s):** Parking

**Site Ranking:**

**Acreage:** 66.8 acres

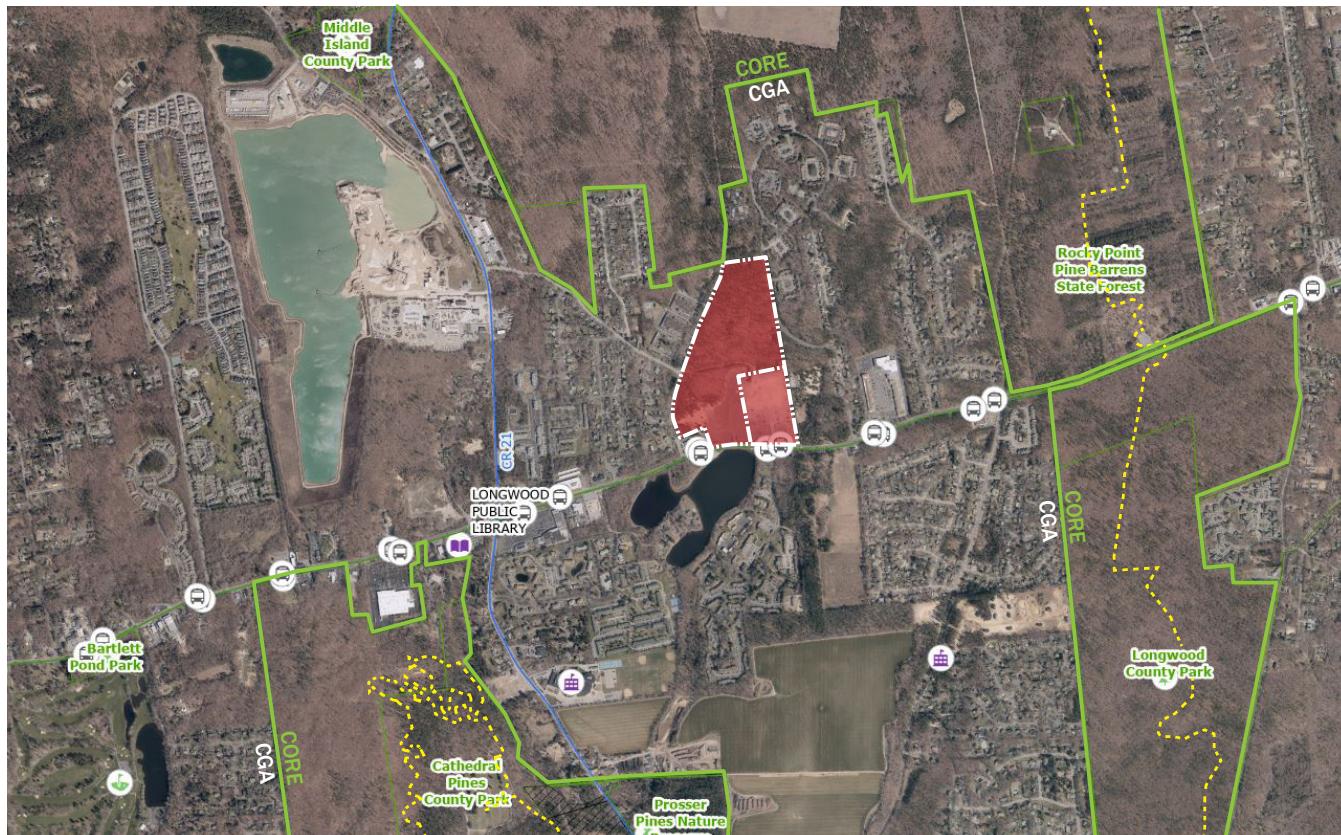
**Ownership:** Private

**11/12**

## Site Evaluation

Artist Lake (former Kmart)	UNSATISFACTORY	SATISFACTORY	GOOD	BEST
Core Vs CGA		1		
Site Access & Visibility			1	
Proximity to Trails	1			
Exhibition of Pine Barrens Ecology		1		
Proximity to Complimentary Facilities				1
Environmental Hazards & Risk	1			
Land Ownership		1		
Development Risk		1		
Adaptive Reuse Potential		1		
	2	5	0	2
	X MULTIPLIER	X MULTIPLIER	X MULTIPLIER	X MULTIPLIER
	0	10	0	8

## Site Plan:



# Ron Bush Museum

## Site Info:

**Town:** Brookhaven

**Acreage:** 88 acres

## Site Score:

**9/36 (25%)**

**Tax Map #:** 200-849-3-8, 11, 10.3, 10.4; 200-878-1-1.5

**CPA/CGA:** Core

## Site Ranking:

**12/12**

**Existing Structure(s):** Yes

**Ownership:** Public (County)

## Site Evaluation

Ron Bush Museum	UNSATISFACTORY	SATISFACTORY	GOOD	BEST
Core Vs CGA	1			
Site Access & Visibility	1			
Proximity to Trails	1			
Exhibition of Pine Barrens Ecology		1		
Proximity to Complimentary Facilities	1			
Environmental Hazards & Risk			1	
Land Ownership		1		
Development Risk		1		
Adaptive Reuse Potential	1			
	5	3	1	0
	X MULTIPLIER	X MULTIPLIER	X MULTIPLIER	X MULTIPLIER
	0	6	3	0

## Site Plan:



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## **ii. Structure & Funding Presentation (August 2025)**





**PURPOSE:** Generate ideas and discuss feasibility of: (1) potential project structures & roles; and (2) potential funding approaches & sources.

**CONTENTS:**

**01 Structures & Roles**

- A. Nature Center Capital Project
- B. Nature Center Operations & Programming

**02 Nature Center Funding**

- A. Capital Project
- B. Operations & Programming

**03 Next Steps**

## 01 STRUCTURES & ROLES



### STEP 1

#### NATURE CENTER

#### CAPITAL PROJECT

Near-term (5-10 year) role to oversee and manage the design & permitting, secure funding, and build the Nature Center.

### STEP 2

#### NATURE CENTER

#### OPERATIONS & PROGRAMMING

Long-term role that is responsible for the operations, programming, and staffing over the lifespan of the Nature Center.

# 01 STRUCTURES & ROLES

## A. Nature Center Capital Project



### KEY ROLES

**DECISION-MAKER** Who makes final decisions on design direction & budget decisions?

**PROJECT MANAGER** Who manages the project?

Makes day-to-day decisions; manages & coordinates the design team, project consultants, and general contractor; manages the budget & schedule to ensure project is on-track, etc.

**PROJECT GUARANTOR** Who holds the contracts & development risk?

Hold contracts, insurance, liability, etc.

**PROJECT FUNDER** Who funds the project?

Holds the funding, and processes and issues payment to consultants and contractors.

\*Note, the entity that funds the project, is also often the applicant for any funding requests.

# 01 STRUCTURES & ROLES

## A. Nature Center Capital Project



### POTENTIAL STRUCTURE SCENARIOS

#### **SCENARIO A** **Central Pine Barrens led**

**Decision-Maker**  
CPBC

**Project Manager**  
CPBC / Consultant

**Project Guarantor**  
CPBC

**Project Funder**  
CPBC

#### **SCENARIO B** **via DASNY** (or other Gov't Agency)

**Decision-Maker**  
CPBC

**Project Manager**  
DASNY

**Project Guarantor**  
DASNY

**Project Funder**  
DASNY

#### **SCENARIO C** **via Special Purpose 501c3**

**Decision-Maker**  
CPBC

**Project Manager**  
CPBC / Consultant

**Project Guarantor**  
Special Purpose 501c3

**Project Funder**  
Special Purpose 501c3

#### **SCENARIO D** **via Fee Developer**

**Decision-Maker**  
CPBC

**Project Manager**  
CPBC / Fee Developer

**Project Guarantor**  
Fee Developer

**Project Funder**  
Fee Developer

## 01 STRUCTURES & ROLES

### B. Nature Center Operations & Programming



**Who do you envision as the Nature Center's operator?  
Confirmation that the Central Pine Barrens Commission is the entity that:**

- » Manages the facility?
- » Is responsible for the facility day-to-day maintenance & upkeep?
- » Manages the budget (and secures funding) for the Nature Center?
- » Holds insurance and any necessary O&M contracts for the Nature Center?
- » Programs and staffs the Nature Center?
- » Undertakes minor/major capital projects to install or change an exhibit?

*This decision will inform the approach to the Capital Project roles, the Nature Center's anticipated operating budget, and funding / fundraising methods.*

## 02 NATURE CENTER FUNDING

### A. Capital Project



**Capital project funding (i.e. one-time funding sources) may include:**

- » CPBC Budget Reserves
- » State Budget request
- » Public Grants (*federal, state, local*)
- » Private Grants (*via Special Purpose 501c3*)
- » Individual Donations (*via Special Purpose 501c3*)
- » Financing (*i.e. tax-exempt bond*)
- » Others?

Note, the level of site control that Central Pine Barrens Commission has will influence the feasibility of different funding sources.

**CPBC site control** for this project may be in the form of:

- » Land & Building Ownership
- » Long-Term Land Lease w/Building Ownership
- » Long-Term Building Lease (25+ years)

*Note, as currently envisioned, a short-term lease is not practical for the Nature Center.*

## 02 NATURE CENTER FUNDING

### B. Operation & Programming Funds



#### Operational & program funding (on-going sources) may include:

- » State Budget allocation
- » Public Grants (*federal, state, local*)
- » Private Grants (*via Special Purpose 501c3*)
- » Individual Donations (*via Special Purpose 501c3*)
- » Nature Center revenue (*space rentals, merchandise, etc*)

## 03 NEXT STEPS



1. Evaluate Capital Project Structure Scenarios, identifying high-level pros & cons.
2. Identify potential funding sources for Capital Project based on feasible Capital Project Structures.
3. Develop preliminary Nature Center high-level operating budget, assuming that it is operated by the Central Pine Barrens Commission.
4. Identify potential funding sources for Nature Center operations assuming that it is operated by the Central Pine Barrens Commission.

### **iii. Detailed Concept Budget & Comparable Project Cost Assessment**



**CENTRAL PINE BARRENS NATURE CENTER: CONCEPT BUDGET**
**PROJECT SOURCES TOTAL**

1	CPBC RESERVES
2	NY STATE APPROPRIATION
3	GRANTS
4	FUNDRAISING & DONATIONS
5	FINANCING
6	<b>PROJECT SOURCES TOTAL</b>

**NATURE CENTER & CPBC OFFICES**

21,680 sf	BUILDING AREA	1,755 sf	B
14,680 sf	Nature Center [1]	1,755 sf	
7,000 sf	CPBC Offices [1]		
60,900 sf	SITEWORK AREA	7,500 sf	S
66,200 sf	PARKING & ROAD AREA [2]	sf	P

**USES**

	\$ / SF	COST	%	\$ / SF	
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**A ACQUISITION COST**

1	ACQUISITION COST	not included			
2	<b>ACQUISITION SUBTOTAL</b>	\$	-	\$	-

**B HARD COSTS**

3	GENERAL CONSTRUCTION TRADE COSTS	\$	917	\$	19,891,040	61%	\$	428	\$	
4	Core & Shell Costs	\$	400	\$	8,672,000	25%	\$	250	\$	
5	Nature Center Fit-out Costs	\$	400	\$	5,872,000	17%				
6	CPBC Offices Fit-out Costs	\$	200	\$	1,400,000	4%				
7	Housing Fit-out Costs	not included					\$	100	\$	
8	Parking Construction Costs	\$	30	\$	1,986,000	6%				
9	Site Construction Costs	\$	10	\$	609,000	2%	\$	10	\$	
10	General Construction Mark-ups	12%	\$	58	\$	1,352,040	4%	\$	3	\$
11	DESIGN & ESTIMATING CONTINGENCY	5%	\$	42	\$	994,552	3%	\$	2	\$
12	ESCALATION	5%	\$	45	\$	1,044,280	3%	\$	2	\$
13	HARD COST CONTINGENCY	15%	\$	140	\$	3,289,481	10%	\$	5	\$
14	<b>HARD COSTS SUBTOTAL</b>		\$	1,163	\$	25,219,352	77%	\$	542	\$

**C OWNER ITEMS [3]**

15	Nature Center Owner Items	\$	68	\$	1,000,000	3%			
16	CPBC Offices Owner Items	\$	36	\$	250,000	1%			
17	Housing Owner Items	not included					\$	28	\$
18	<b>OWNER ITEM SUBTOTAL</b>	\$	58	\$	1,250,000	4%	\$	28	\$

**D SOFT COSTS**

19	DESIGN & PROJECT CONSULTANTS [4]	\$	192	\$	4,500,000	13%	\$	19	\$	
20	DEVELOPMENT COSTS	\$	34	\$	800,000	2%	\$	2	\$	
21	SOFT COST CONTINGENCY	15%	\$	34	\$	795,000	2%	\$	3	\$
22	<b>SOFT COST SUBTOTAL</b>		\$	281	\$	6,095,000	19%	\$	328	\$

E	<b>CAPITAL PROJECT TOTAL [5]</b>	\$	1,502	\$	32,564,352	100%	\$	899	\$
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**DBI PROJECTS**  
**CENTRAL PINE BARRENS**  
**NATURE CENTER: CONCEPTUAL BUDGET**  
December 12, 2025

	<b>TOTAL</b>	<b>%</b>
	\$ 500,000	1%
	\$ 20,000,000	59%
	\$ 8,000,000	23%
	\$ 5,641,400	17%
	\$ -	0%
	<b>\$ 34,141,400</b>	<b>100%</b>

<b>HOUSING</b>		<b>TOTAL PROJECT</b>				
BUILDING AREA		23,435 sf	BUILDING SF			
Housing		--				
--		--				
SITEWORK AREA		68,400 sf	SITEWORK AREA			
PARKING & ROAD AREA		66,200 sf	PARKING & ROAD AREA			
<b>COST</b>	<b>%</b>	<b>\$ / SF</b>	<b>COST</b>	<b>%</b>		
not included		not included				
\$ -	0%	\$ -	\$ -	0%		
\$ 750,900	48%	\$ 881	\$ 20,641,940	60%		
\$ 438,750	1%	\$ 389	\$ 9,110,750	27%		
not included		\$ 400	\$ 5,872,000	17%		
not included		\$ 200	\$ 1,400,000	4%		
\$ 175,500	1%	\$ 100	\$ 175,500	1%		
not included		\$ 30	\$ 1,986,000	6%		
\$ 75,000	0%	\$ 10	\$ 684,000	2%		
\$ 61,650	0%	\$ 60	\$ 1,413,690	4%		
\$ 37,545	2%	\$ 44	\$ 1,032,097	3%		
\$ 39,422	2%	\$ 46	\$ 1,083,702	3%		
\$ 124,180	8%	\$ 146	\$ 3,413,661	10%		
<b>\$ 952,047</b>	<b>60%</b>	<b>\$ 1,117</b>	<b>\$ 26,171,400</b>	<b>77%</b>		
not included		\$ 68	\$ 1,000,000	3%		
not included		\$ 36	\$ 250,000	1%		
\$ 50,000	0%	\$ 28	\$ 50,000	0%		
<b>\$ 50,000</b>	<b>3%</b>	<b>\$ 55</b>	<b>\$ 1,300,000</b>	<b>4%</b>		
\$ 450,000	1%	\$ 211	\$ 4,950,000	14%		
\$ 50,000	0%	\$ 36	\$ 850,000	2%		
\$ 75,000	0%	\$ 37	\$ 870,000	3%		
<b>\$ 575,000</b>	<b>36%</b>	<b>\$ 285</b>	<b>\$ 6,670,000</b>	<b>20%</b>		
<b>\$ 1,577,047</b>	<b>100%</b>	<b>\$ 1,457</b>	<b>\$ 34,141,400</b>	<b>100%</b>		

**NOTES**

- [1] Allocates 65% of common space (Lobby & Utility) to the Nature Center, and 35% to the CPBC Offices.
- [2] Includes separate utility, storage, and paved area.
- [3] Owner Items includes allowances, assuming new FF&E, IT/AV/Security, and an allowance for Nature Center exhibits.
- [4] Design & Project consultants, include: Architect, Engineers (Structural, MEP, Civil, Geotech, etc.), other design consultants (envelope, sustainability, exhibition, etc.), and project consultants such as project management, cost estimators, pre-con CM, legal, etc.
- [5] Assumes no financing cost, as there is no debt assumed for the project.
- [6] This budget is conceptual, based on a preliminary understanding of the scope of work and design intent. Following further site due diligence, and commencement of Schematic Design, it is anticipated that these estimates will be refined.
- [7] Hard Costs are comparable projects reviewed (of both reference projects that DBI Projects has worked on), as well as available information for a couple relevant projects.
- [8] Hard Costs assume that the project will be prevailing wage and/or union labor.
- [9] Soft Costs are allowances based on experience and their proportion to total project costs.

**CENTRAL PINE BARRENS NATURE CENTER: CONCEPT BUDGET - ILLUSTRATIVE CASHFLOW**

			2026				2027			
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
			PHASE 1: Site Acquisition & Planning				PHASE 2: Pre-Development			
PROJECT SOURCES TOTAL										
1	CPBC RESERVES	\$ 500,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 100,000	\$ 100,000	\$ 50,000
2	NY STATE APPROPRIATION	\$ 20,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700,000	\$ 700,000	\$ 700,000
3	GRANTS	\$ 8,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4	FUNDRAISING & DONATIONS	\$ 5,641,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5	FINANCING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6	PROJECT SOURCES TOTAL	\$34,141,400	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 800,000	\$ 800,000	\$ 750,000
PROJECT USES TOTAL										
7	ACQUISITION COST	not included	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8	HARD COST	\$ 26,171,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9	OWNER ITEMS	\$ 1,300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10	SOFT COST	\$ 6,670,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 713,333	\$ 713,333	\$ 713,333
11	PROJECT USES TOTAL	\$34,141,400	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 713,333	\$ 713,333	\$ 713,333
PROJECT CASH BALANCE			\$ -	\$ -	\$ -	\$ -	\$ -	\$ 86,667	\$ 173,333	\$ 213,333

**NOTES**

[1] The availability of funds will ultimately depend on the type of funding (public, grant, donations, etc) that are secured, as each type may have different deployment requirements.

[2] This is intended to demonstrate, that during the Pre-Development and Construction phases, maintaining available funds (a "cash balance") is critical to ensuring the project can proceed as planned.

DBI PROJECTS  
CENTRAL PINE BARRENS  
**NATURE CENTER: CONCEPT BUDGET**  
December 12, 2025

4	2028				2029				2030			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
nt	<b>PHASE 3: Construction</b>											
0,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
0,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 2,500,000	\$ 3,500,000	\$ 4,500,000	\$ 1,000,000	\$ 1,500,000	\$ 900,000	
-	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
-	\$ -	\$ -	\$ -	\$ 705,175	\$ 705,175	\$ 705,175	\$ 705,175	\$ 705,175	\$ 705,175	\$ 705,175	\$ 705,175	\$ 705,175
-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
0,000	<b>\$ 800,000</b>	<b>\$ 800,000</b>	<b>\$ 800,000</b>	<b>\$ 2,505,175</b>	<b>\$ 2,505,175</b>	<b>\$ 4,205,175</b>	<b>\$ 5,205,175</b>	<b>\$ 6,205,175</b>	<b>\$ 2,705,175</b>	<b>\$ 3,205,175</b>	<b>\$ 2,605,175</b>	
-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	\$ -	\$ -	\$ -	\$ 1,308,570	\$ 2,617,140	\$ 3,925,710	\$ 5,234,280	\$ 5,234,280	\$ 2,617,140	\$ 2,617,140	\$ 2,617,140	
-	\$ -	\$ -	\$ -	\$ -	\$ 433,333	\$ -	\$ -	\$ 433,333	\$ -	\$ 433,333	\$ -	
3,333	\$ 713,333	\$ 713,333	\$ 713,333	\$ 267,500	\$ 267,500	\$ 267,500	\$ 267,500	\$ 267,500	\$ 267,500	\$ 267,500	\$ 267,500	
3,333	\$ 713,333	\$ 713,333	\$ 713,333	\$ 1,576,070	\$ 3,317,973	\$ 4,193,210	\$ 5,501,780	\$ 5,935,113	\$ 2,884,640	\$ 3,317,973	\$ 2,884,640	
0,000	<b>\$ 296,667</b>	<b>\$ 383,333</b>	<b>\$ 470,000</b>	<b>\$ 1,399,105</b>	<b>\$ 586,307</b>	<b>\$ 598,272</b>	<b>\$ 301,667</b>	<b>\$ 571,728</b>	<b>\$ 392,263</b>	<b>\$ 279,465</b>	<b>\$ -</b>	

requirements. For example, funding as a reimbursement versus upfront, or tied to certain milestones, each funding source will have different requirements. The project team and process stays on schedule.