

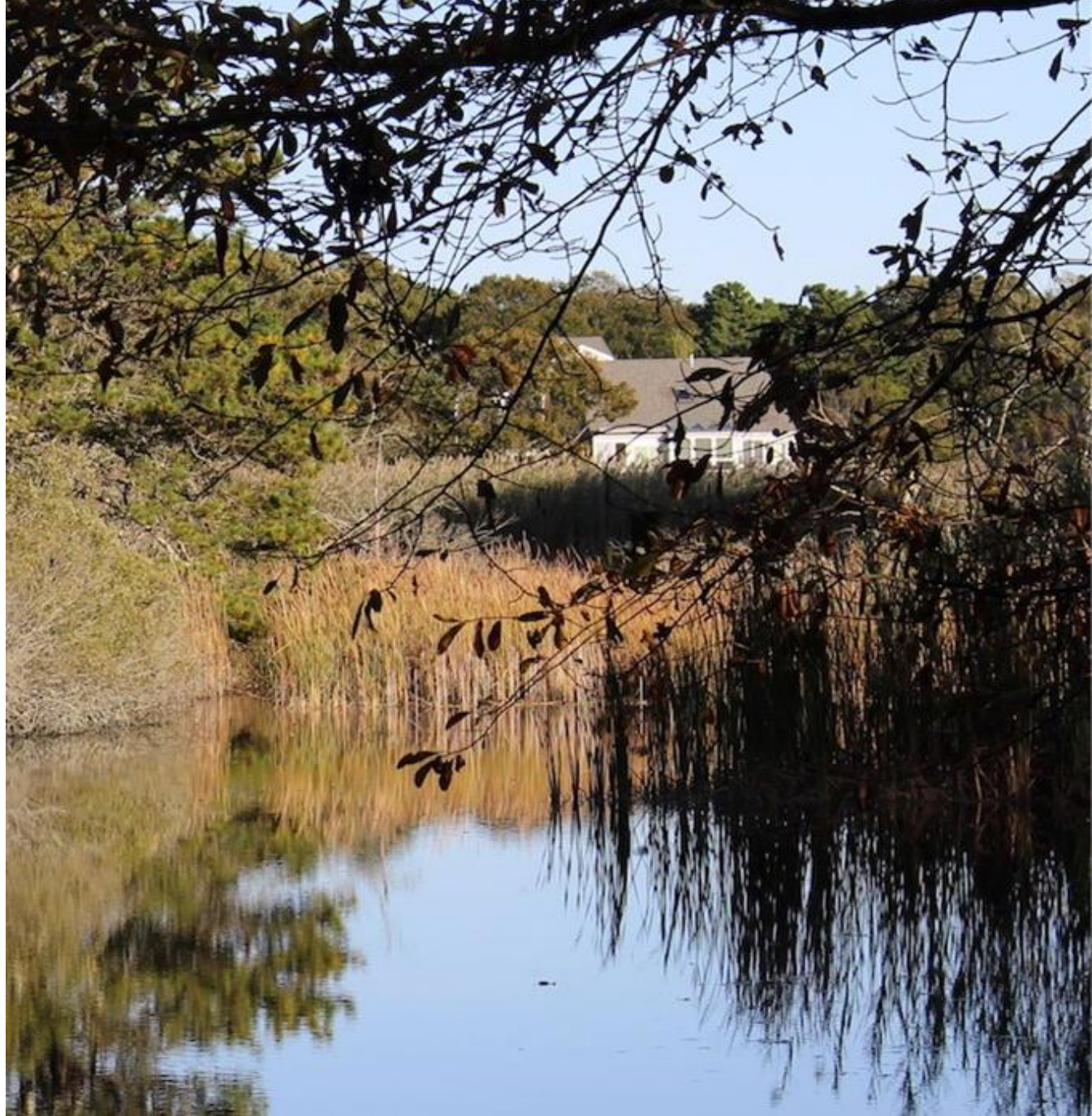


Hyannis Twin Brooks Project

Providing Housing & Green Space for the Community

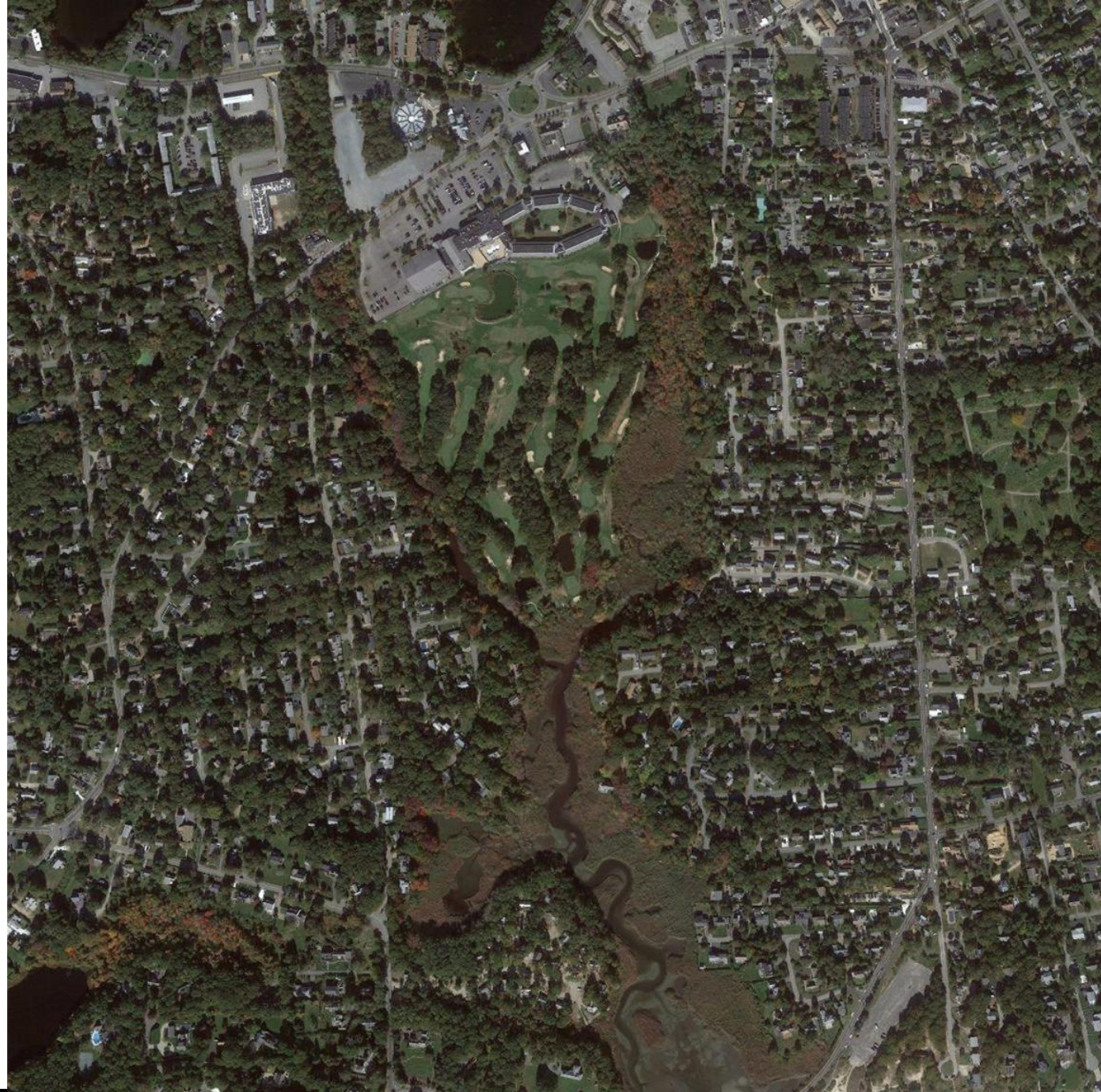
Agenda

- 1. Introduction**
 - a. Context and Background
 - b. Why this study?
- 2. Public Engagement Summary**
- 3. Town Planning and Ecological Contexts**
- 4. Open Space Concepts**
- 5. Alternative Development Proposals**
- 6. Implementation and Feasibility**



Context and Background

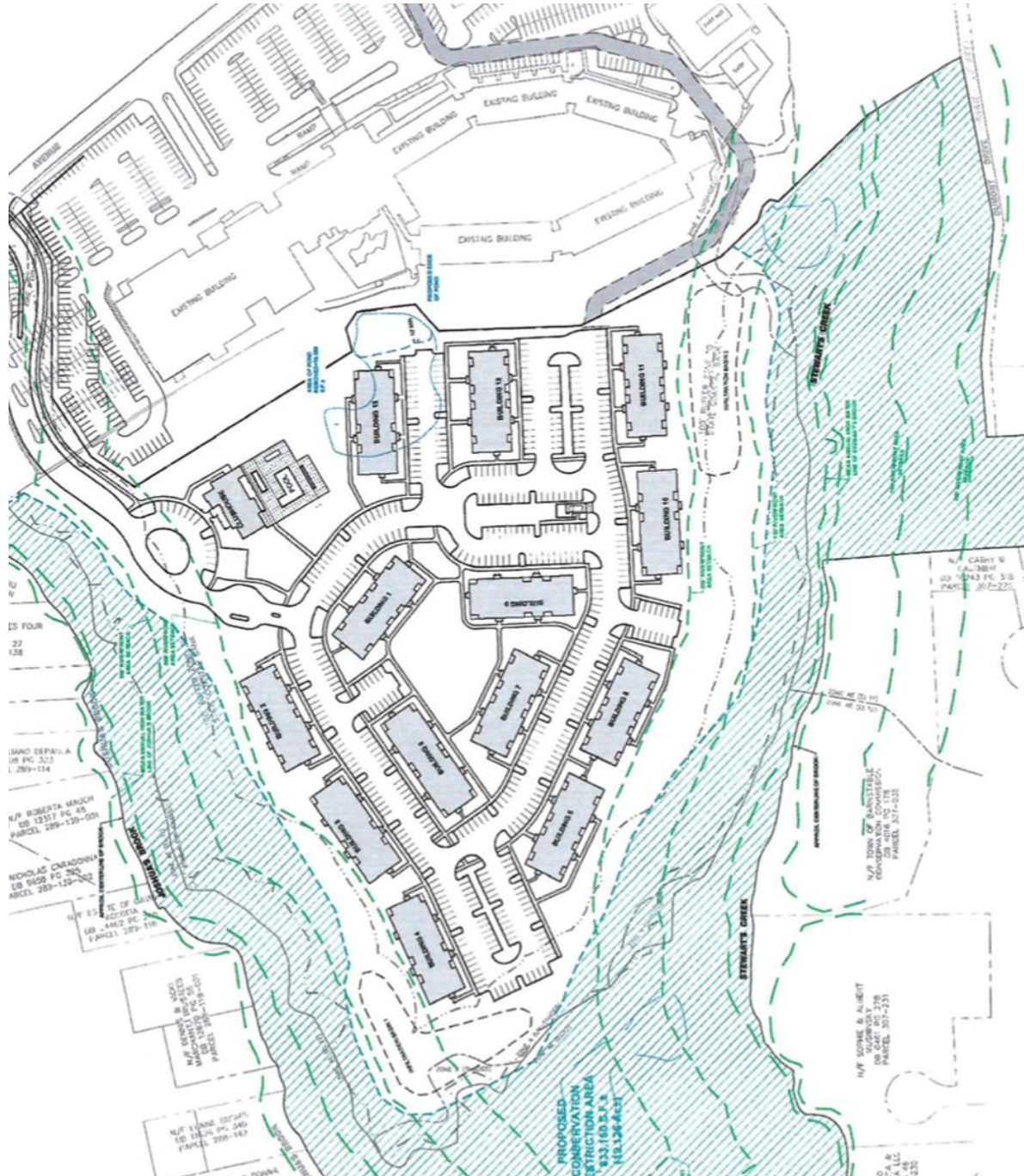
- Largest proposed development in Hyannis/Barnstable
- On one of largest remaining parcels of open space in a community that is underserved for open space; just as there is a need for affordable housing, there is also a need for affordable recreation
- While BLT is a conservation organization, we recognize the importance of housing to our community; we are looking for a direction to support, to be constructive in our engagement
- 3-pronged approach



Current Development Proposal

Emblem Hyannis

- 312-unit apartment complex. Studio, 1, 2, and 3-bedroom apartments in 13 three-story buildings around surface parking lots
- Monthly rents will range from the mid-\$1,000s to the upper-\$2,000s (U.S. Census ACS: Barnstable 2015-2019 median gross rent \$1,311)
- 10% Affordable Housing Units (31 apartments)
- Requires Cape Cod Commission and Town of Barnstable approval through Developer's Agreement



Other Planned Developments in Hyannis

Many housing units are already being developed in Hyannis

Recent and planned housing developments in Hyannis: 854 units

The town has explored better places in Hyannis for housing such as:

- underutilized parcels and parking areas in the GIZ
- areas close to highway exits with less traffic impact



Potential development on underutilized parking areas

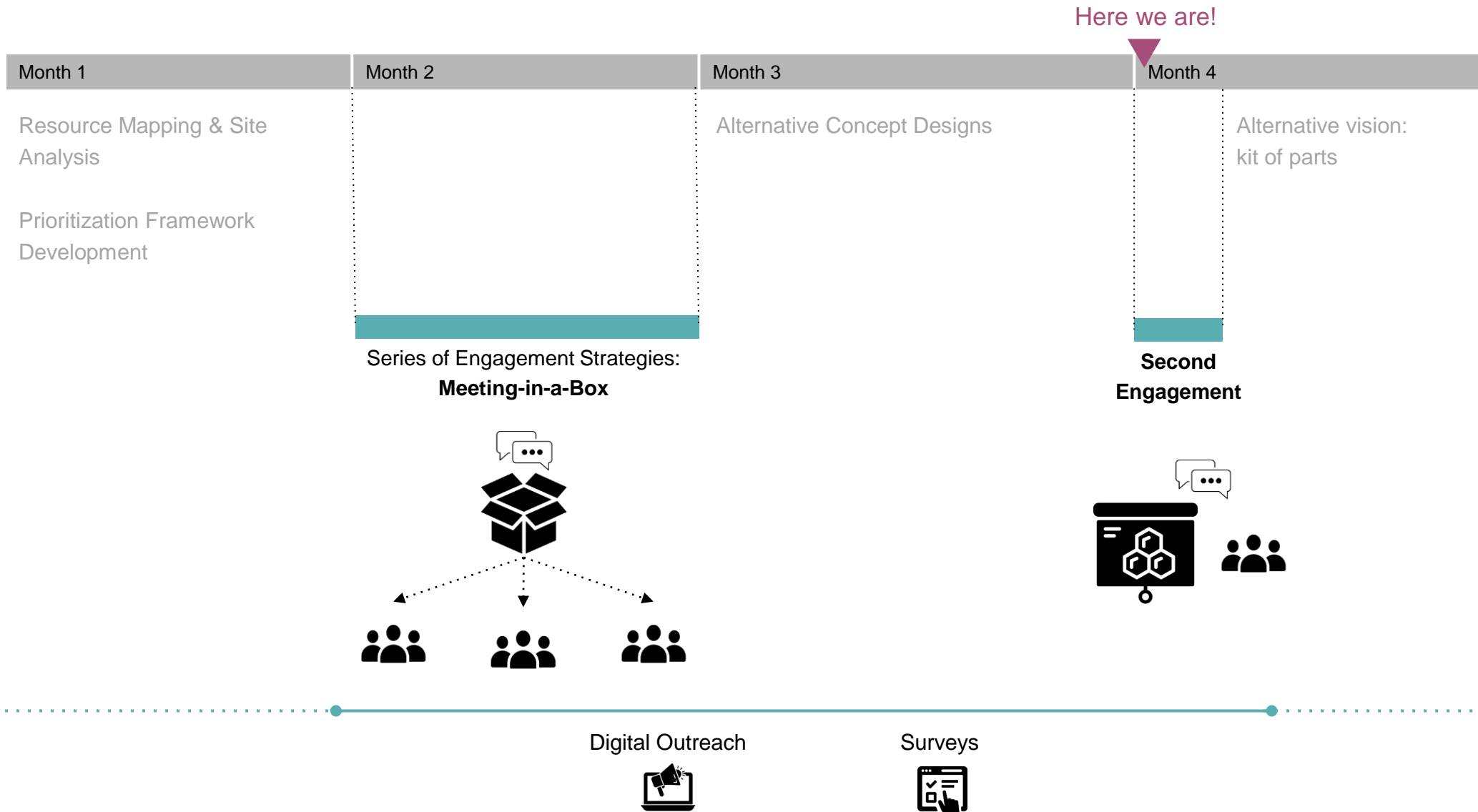


Why this effort?

- Provide options to help the Town be proactive around **community design**, rather than reactive
- Explore alternatives that **balance** the need for **housing, affordable housing, conservation and open space**
- **Evaluate the current proposal in the larger context of Hyannis and Barnstable**, and broaden our evaluation criteria beyond the project boundaries
- This is a **precedent-setting development**
- **Change is possible.** Build community consensus

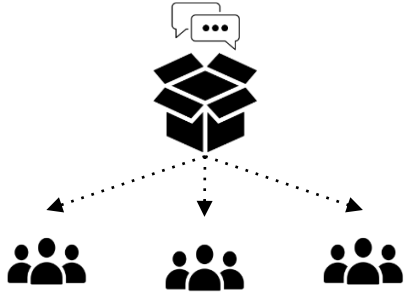


Where we are in the Process



Public engagement to date

Community-wide perspectives



Meetings

- Cape Cod Synagogue - 10
- No Place for Hate – 6 (NAACP, CORD, Brazilian, AmplifyPOC)
- HYCC public meeting - 24
- Brazilian Community - 20
- Save Twin Brooks HyannisPort – 100
- Save Twin Brooks DoubleTree – 200
- Town Land Acquisition and Preservation Committee X 2



Surveys (151 participants) + 230 views of recorded presentation



Meetings with decision -makers

- Mark Ells, Town Manager
- Elizabeth Jenkins, Director of Planning
- Kip Diggs, State Rep
- Town Councilors: Kris Clark, Paula Schnepf, Gordon Starr, Paul Hebert, Deb Dagwan/Jeffrey Mendes



Press: multiple articles, columns, and broadcast news coverage in the following media outlets: Cape Cod Times, WCAI, Barnstable Patriot, Cape & Plymouth Business



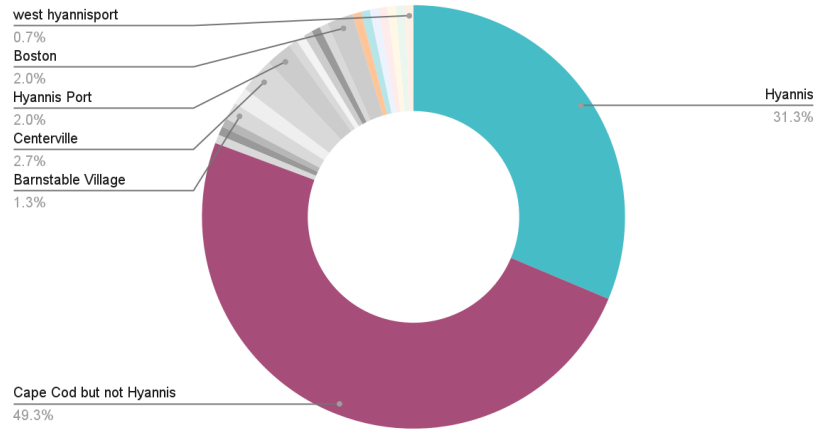
Barnstable High School AP Science is doing a project on the Twin Brooks development project

Vision from Community Input

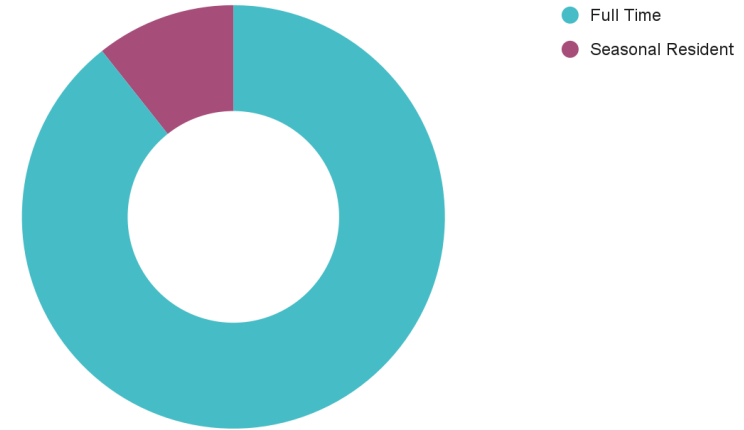
Who participated in the survey?

151 participants

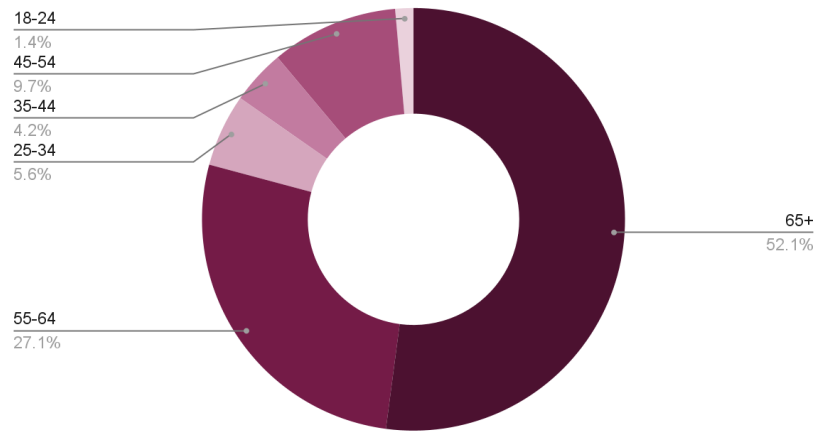
Where is your primary residence?



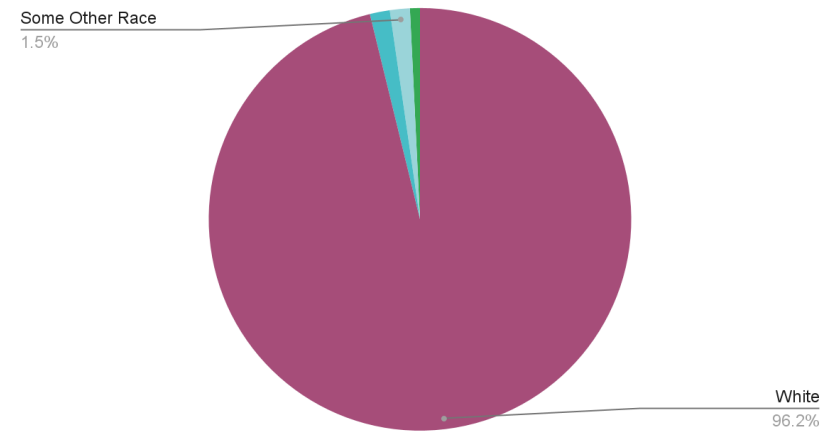
Are you a full time or seasonal resident of Cape Cod?



Age



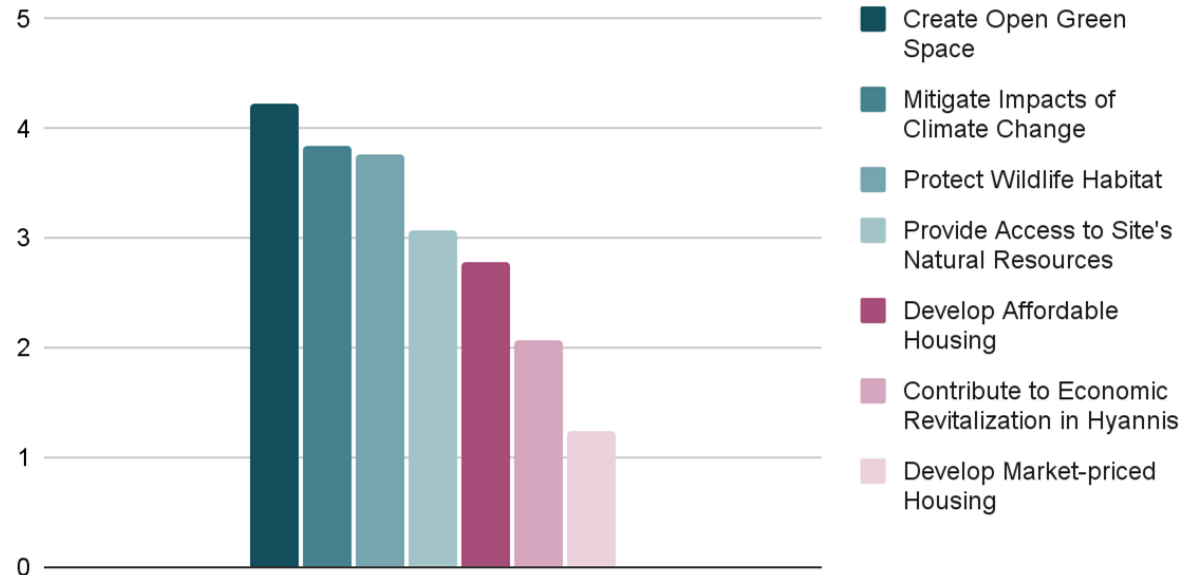
Race



Vision from Community Input

Prioritize environmental conservation over development

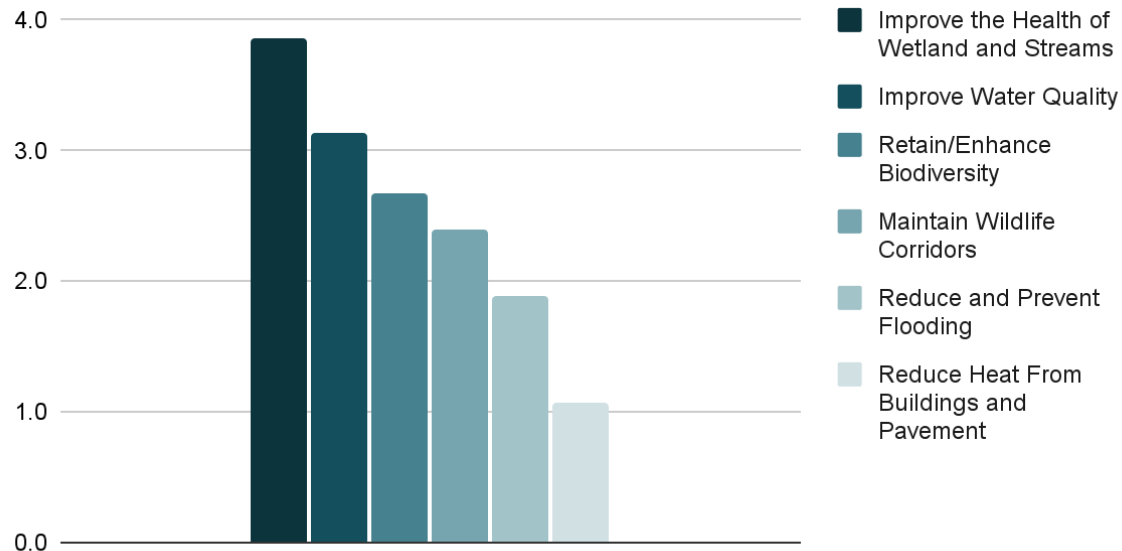
What are your overall priorities for the reuse of the Twin Brooks Golf Course?



Vision from Community Input

Focus on improving wetland health and improving water quality

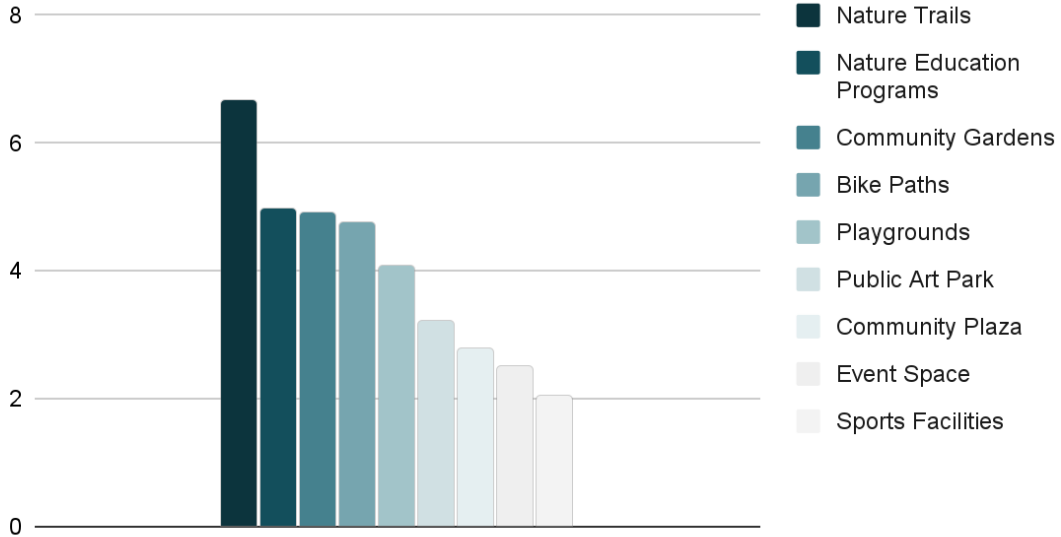
Which environmental strategies are most important for the site and the West End Context?



Vision from Community Input

Open space to explore and learn more about nature

What type of activities do you envision for the new open space on the site?



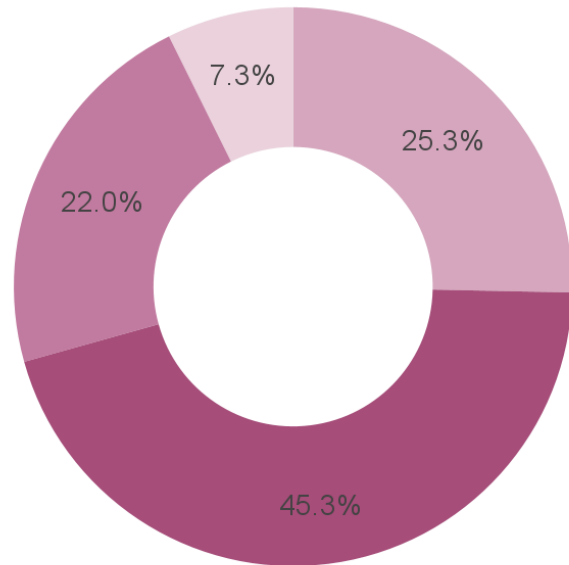
Other ideas: agriculture, picnic areas, observational decks, historical markers, interpretive signage, wildlife lookout, music venue, wheelchair accessible paths, golf, food forest, memorial garden, indoor pools, art classes, pickleball courts, flower fields, youth center, permaculture demonstration garden, chip and putt, glamping, birdwalks.



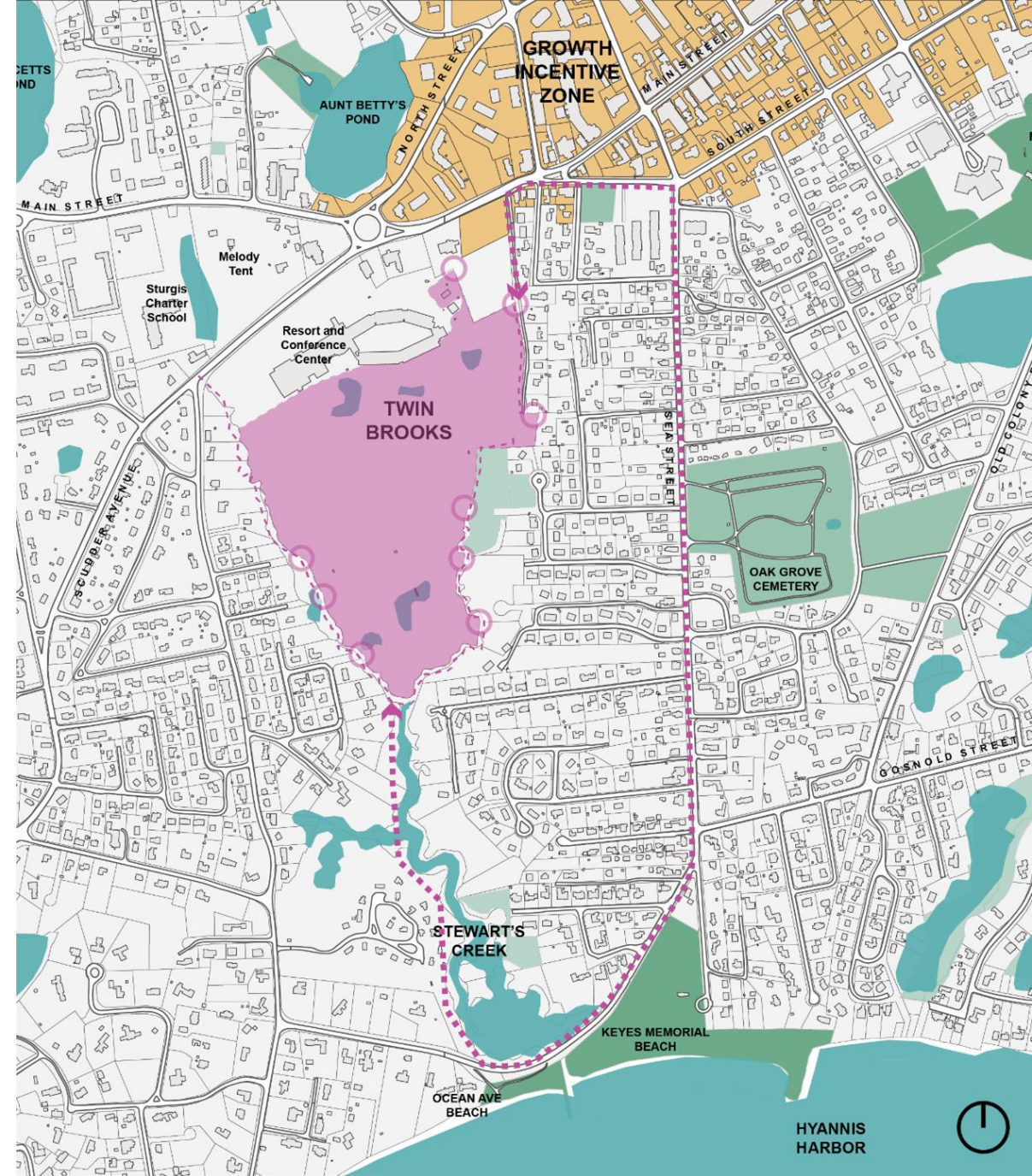
Vision from Community Input

Create a loop connecting the site with Stewart's Creek and the beach

How would you connect the site and the Greenwood and Sea Street neighborhoods?



- Create a public path connecting the site, Stewart's Creek and the beach
- Provide pedestrian access to open space from neighborhoods
- Establish trails along the brooks
- Create neighborhood public open space across the brooks

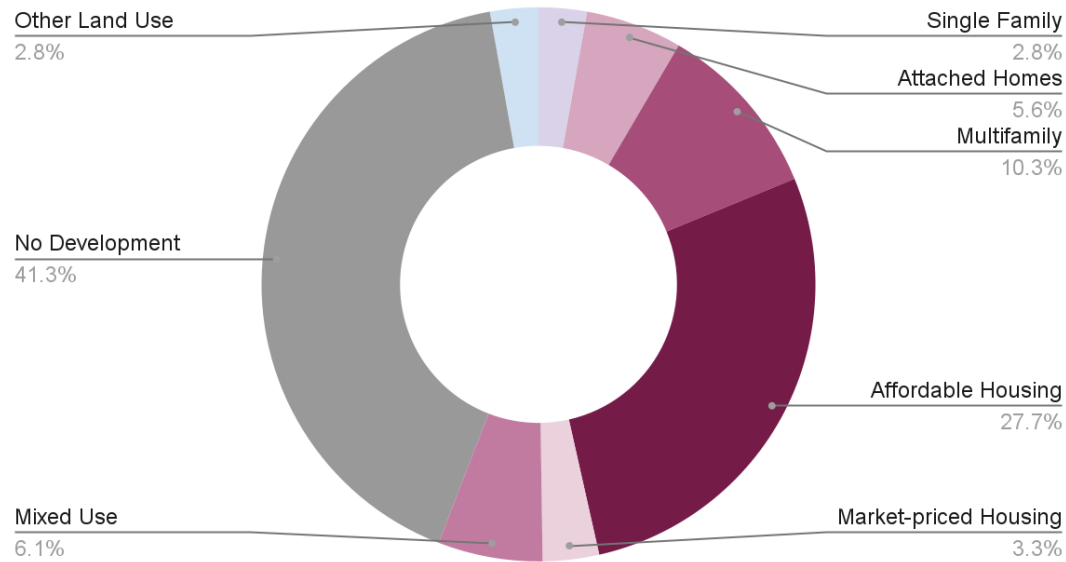


Vision from Community Input

If any development happens, it should be medium density affordable housing



What type of development (if any) do you imagine on the site?



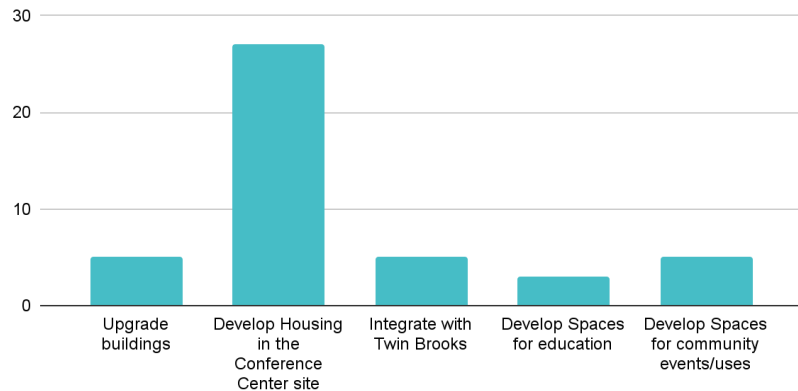
Vision from Community Input

Conference Center could be redeveloped as housing

What is your perception of the Conference Center adjacent to the Twin Brooks Golf Course?



What are some ideas for the Conference Center site's role in this project?



Vision from Community Input

Other opportunities and challenges

ACCESSIBILITY

MAINTAIN GOLF COURSE

ENERGY GENERATION

OPEN SPACE

NATURE EDUCATION

RESILIENCE

COMMUNITY GARDEN

TOURISM

TRAFFIC

NATURE TRAIL

WATER QUALITY

PROTECT BEAUTY

HORTICULTURE

PRESERVE

AFFORDABLE

NATURE

RECREATION

WATER

AFFORDABLE

INFRASTRUCTURE

HOUSING



Planning Context

Community input aligns with priorities identified in recent planning efforts

Growth Incentive Zone

“The Town envisions continued infill of mixed-use and residential development in downtown Hyannis and is planning for the potential redevelopment of retail plazas along the Route 132 corridor.”

- Downtown Hyannis GIZ Application 2018, pg.77

Downtown Zoning

“Address housing goals including increasing housing density, equity, and diversity; Encourage housing production and mixed use development at human-scale density, and create predictable outcomes in urban form” -Hyannis Zoning Update

Housing Needs Assessment

“An estimated 57% of Hyannis households are housing cost burdened.”

- Barnstable Housing Production Plan 2016, pg 33

Housing Production Plan

“Strengthen partnerships with organizations addressing affordable housing needs...Ensure that new development promotes smart growth and protection of natural resources.”

Open Space and Recreation Plan

“Protect and maintain a maximum amount of open space to enhance environmental protection, recreational opportunities and community character.”

“One of the ways communities can address environmental injustices is through open space and recreational resource planning.” -OSRP

“Sufficient park and recreation space is needed to support additional growth and accommodate residents, employees, and visitors.” -OSRP

“Continue the Town’s strong commitment to acquiring open space, consistent with the criteria used to guide land protection decisions.” -OSRP

Ecological Context

The site is **part of a larger ecological and tidal system**, including Joshua's Brook and Stewart's Creek, with subsurface water connections from Aunt Betty's and Fawcett's Ponds to Lewis Bay.

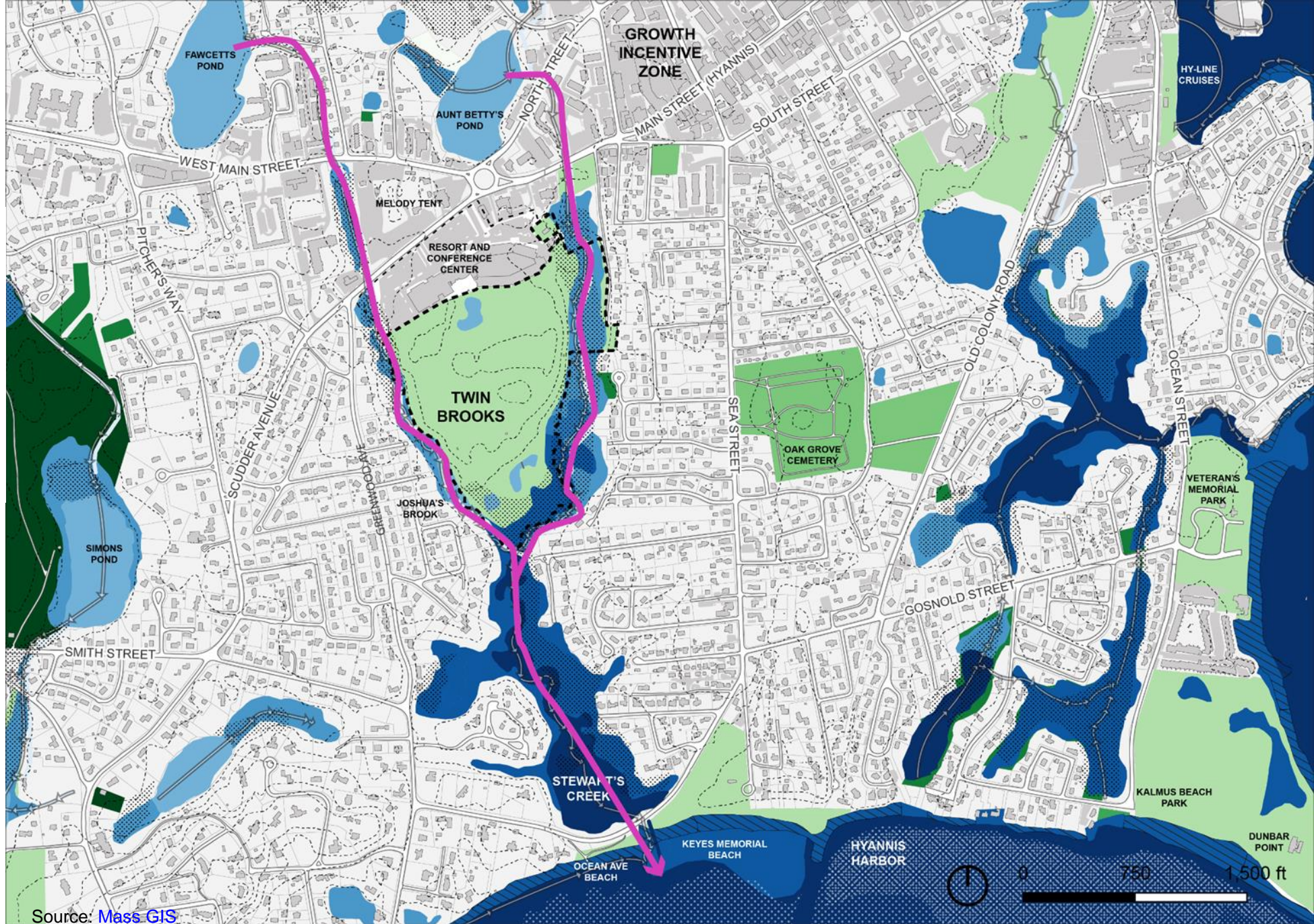
- - - Contour lines (10 ft)
- ➔ Subsurface water connections

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

Open Space

- Recreation
- Conservation
- Water Supply

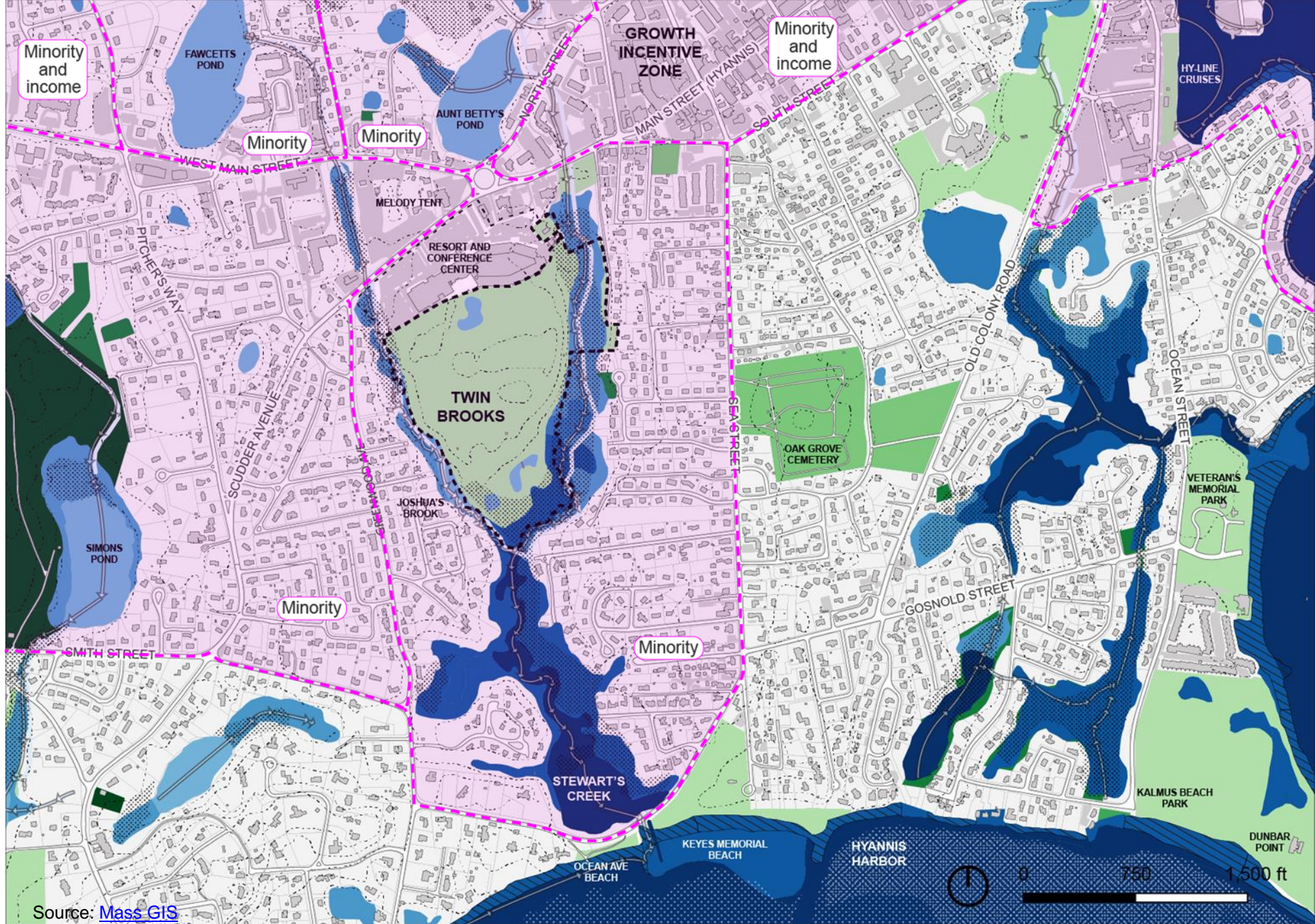


Source: [Mass GIS](#)


Social Context

Adjacent to the one major Environmental Justice community on Cape Cod.

Low-income and minority communities are **most vulnerable to environmental justice issues.**



Source: [Mass GIS](#)

 Environmental Justice Neighborhoods

Open Space Concepts

A wide range of both active and passive open spaces are possible

Play within Nature

Active Recreation



Playscapes



Public Art



Workout stations



Obstacle course



Food & Beverages Kiosk

Dog walking



Open Lawn

Playing Field

Learn about Nature

Passive Recreation



Walking/biking trails



Picnics



Pavilions



Nature overlooks

Connect with Nature

Access to Public Open Space



Bike Path



Pedestrian Path



Elevated paths

Protect Nature

Regenerative Landscapes

Kettle ponds

Oak/ Pine Barrens

Native Open Meadows

Wildlife thickets

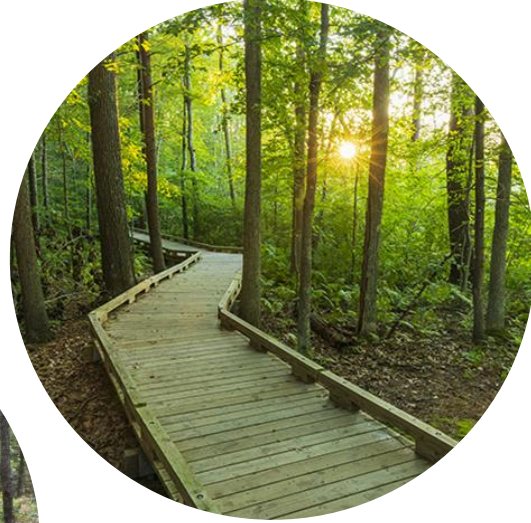
Riparian Edges
(Pond and Stream)

Open Space Framework

Open space as destination with wide range of activities



**Conservation &
Regenerative
Landscapes
+ Passive
Recreation**



**Enhancement
of Open Space
+ Active
Recreation**

Alternative Plan Proposals Summary:

Common elements

- Increased **housing affordability** in a greater variety of building types
- Consider whole or partial **redevelopment of the Convention Center site**, to move density closer to GIZ and public realm, preserve more of the open space
- Identify opportunities for **pedestrian and bicycle connectivity** to and through the site and adjacent neighborhoods
- Additional areas for conserved/restored open space as well as usable **open space**
- Higher levels of **sustainability** - reduced storm water runoff, etc.
- **Reduced total units** for less traffic impact.

The alternatives represent a series of options intended to expand the discussion of what may be possible here.




Dennis Commons. Dennisport, MA


Site Plan Framework


Possibilities	1	2	3
Developed Area	13 acres	19 acres	16 acres
Open Space Area	40 acres	34 acres	37 acres

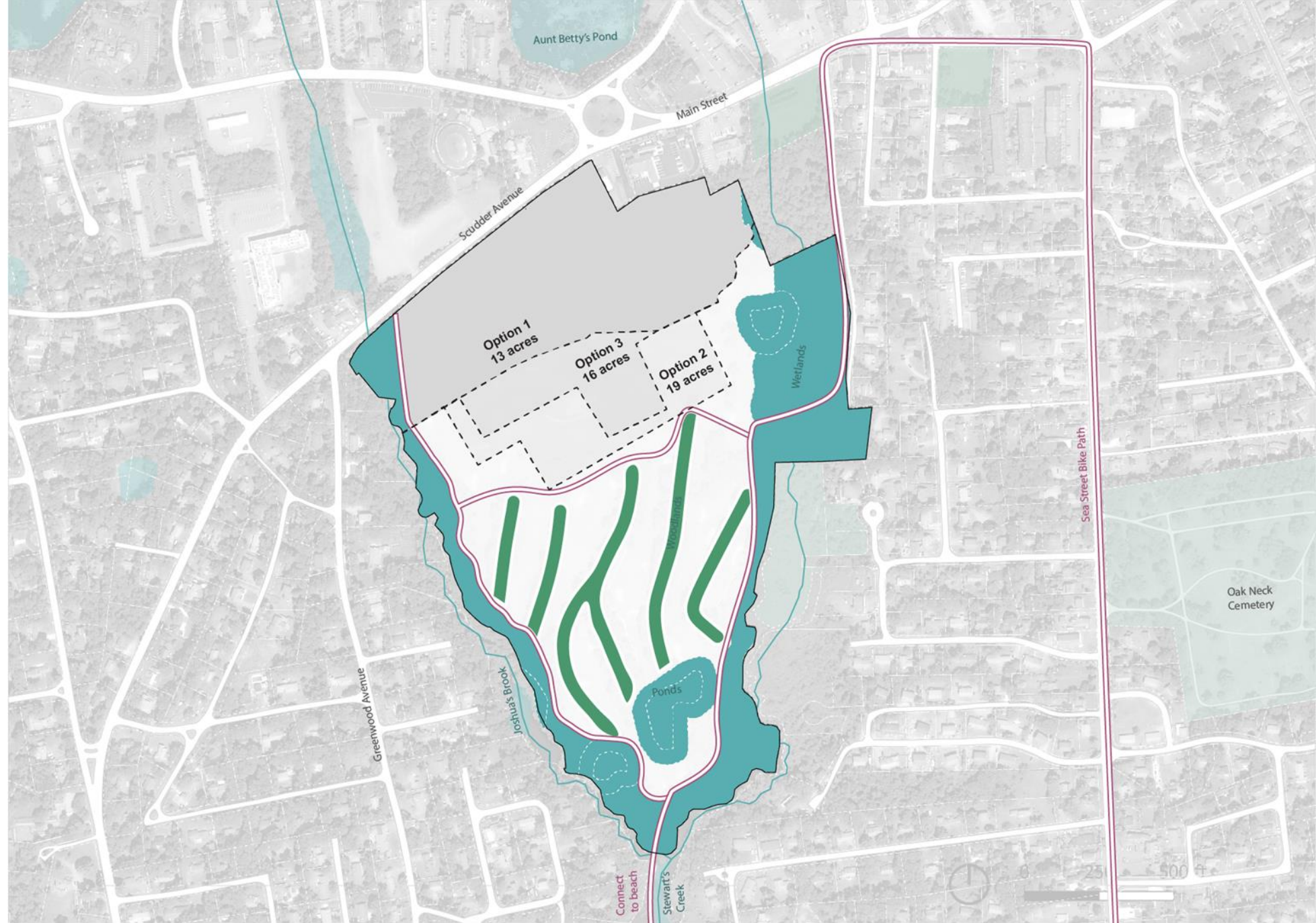
Access to Open Space

 Bike & Pedestrian Paths

Conservation

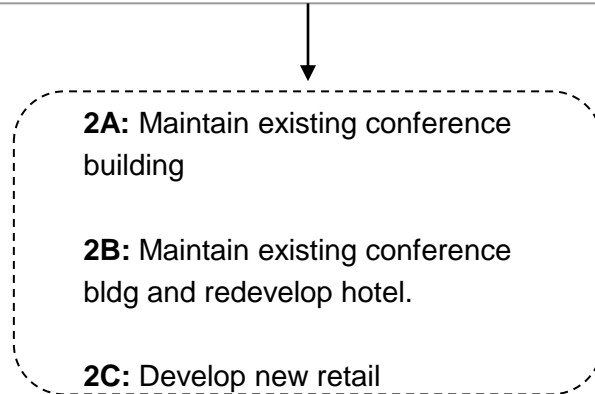
 Oak / Pine Barren Woodland

 Ponds and Streams Riparian Edge



Housing Density Possibilities

1 - Mid Density	2 - Mid-Low Density	3 - Low Density
100% of Golf Course site preserved as Open Space	85% of Golf Course site preserved as Open Space	92% of Golf Course site preserved as Open Space
<p>250 units (20 units/acre)</p> <p>Multifamily Buildings <u>Redevelop:</u> all of Conference Center site</p>	<p>150-200 units (11 units/acre)</p> <p>Multifamily Buildings + Townhouses <u>Redevelop:</u> part of Conference Center site and extend into Golf Course site</p>	<p>150 units (9 units/acre)</p> <p>Townhouses <u>Redevelop:</u> all of Conference Center site and extend into Golf Course site</p>
<p><u>Goal:</u> Minimum 25% affordable units</p>	<p><u>Goal:</u> Minimum 20% affordable units</p>	<p><u>Goal:</u> Minimum 20% affordable units</p>



Housing Density Possibility: 1

Mid Density

20 units/acre



18 West Rd, Orleans



720 Pitchers Way, Hyannis (Barnstable Housing Authority project)

Housing Density Possibility: 1





Mid Density

Units	250
Stories	3
Parking ratio	1.5 / du

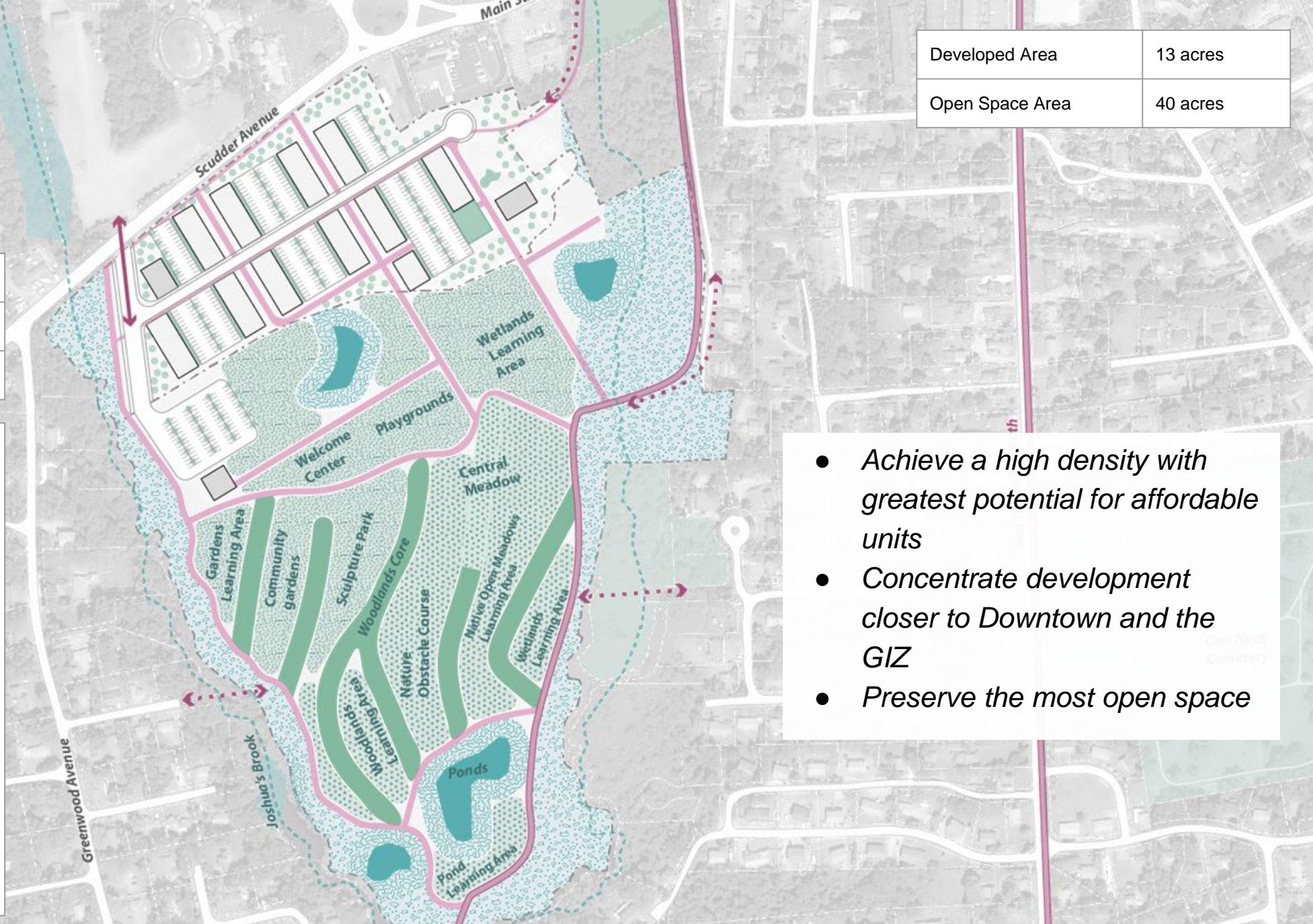
Plant Communities

-  Oak/ Pine Barrens Woodland
-  Native Sand Plain Little Bluestem Meadow
-  Low Mow Lawn
-  Pond Riparian Edge
-  Ponds- Open Water/ Wetlands
-  Stream Riparian Corridor

Access to Open Space

-  Bike Path
-  Pedestrian Path
-  Public vehicular access
-  public pedestrian access

Developed Area	13 acres
Open Space Area	40 acres



- *Achieve a high density with greatest potential for affordable units*
- *Concentrate development closer to Downtown and the GIZ*
- *Preserve the most open space*

Housing Density Possibility: 2

Mid-Low Density

11 units/acre



Dennis Commons. Dennisport, MA



Bayberry Village. Orleans, MA. Cape Cod.

Housing Density Possibility: 2A





Mid-low Density + existing conference building

Units	200
Stories	2-3
Parking ratio	1.75 / du

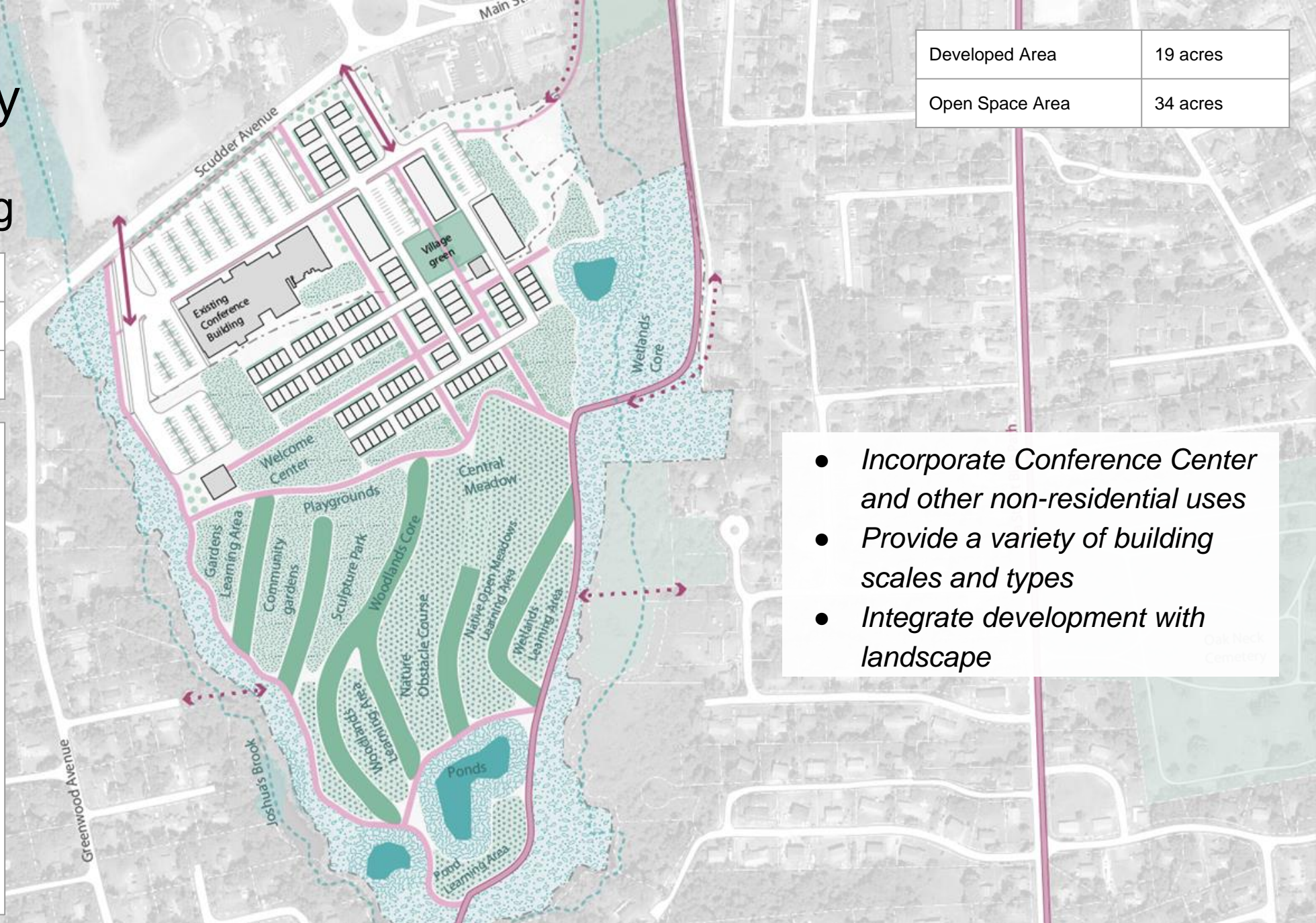
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-  Stream Riparian Corridor

Access to Open Space

-  Bike Path
-  Pedestrian Path
-  Public vehicular access
-  public pedestrian access

Developed Area	19 acres
Open Space Area	34 acres



- *Incorporate Conference Center and other non-residential uses*
- *Provide a variety of building scales and types*
- *Integrate development with landscape*

Housing Density Possibility: 2B

Mid-low Density

- + existing conference bldg
- + new hotel

*570 gsf per guest room





Developed Area	19 acres
Open Space Area	34 acres

Units / Hotel Keys	150 / 232
Stories	2-3
Parking ratio	1.75 / du 0.5/guest room

Plant Communities

-  Oak/ Pine Barrens Woodland
-  Native Sand Plain Little Bluestem Meadow
-  Low Mow Lawn
-  Pond Riparian Edge
-  Ponds- Open Water/ Wetlands
-  Stream Riparian Corridor

Access to Open Space

-  Bike Path
-  Pedestrian Path
-  Public vehicular access
-  public pedestrian access



Ocean Mist Hotel,
South Yarmouth, MA

Housing Density Possibility: 2C





Mid-low Density + retail

Units (20% affordable)	200
Stories	2-3
Parking ratio resi	1.75 / du
Parking ratio retail	5 per 1,000sf

Plant Communities

-  Oak/ Pine Barrens Woodland
-  Native Sand Plain Little Bluestem Meadow
-  Low Mow Lawn
-  Pond Riparian Edge
-  Ponds- Open Water/ Wetlands
-  Stream Riparian Corridor

Access to Open Space

-  Bike Path
-  Pedestrian Path
-  Public vehicular access
-  public pedestrian access



Developed Area	19 acres
Open Space Area	34 acres



Mashpee Commons

Housing Density Possibility: 3

Low Density

9 units/acre



Heritage Sands. Dennisport, MA. Cape Cod



[Village at Old Main](#), Falmouth MA. Cape Cod.

Housing Density Possibility: 3





Low Density

Units	150
Stories	2-3
Parking ratio	2 / du

Plant Communities

-  Oak/ Pine Barrens Woodland
-  Native Sand Plain Little Bluestem Meadow
-  Low Mow Lawn
-  Pond Riparian Edge
-  Ponds- Open Water/ Wetlands
-  Stream Riparian Corridor

Access to Open Space

-  Bike Path
-  Pedestrian Path
-  Public vehicular access
-  public pedestrian access

Developed Area	16 acres
Open Space Area	37 acres



- *Low density, neighborhood residential scale*
- *Integrate family-oriented development with open space uses*

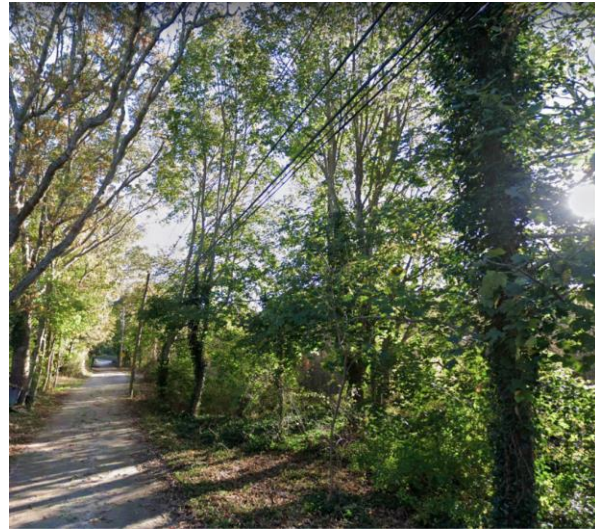


Landscape Elements and Sustainable Building Practices

Strategies that ensure a sustainable redevelopment



Rain Gardens
for stormwater
infiltration



Bioswales with
strips of trees
in parking lots



Pervious
Pavement on
parking spots



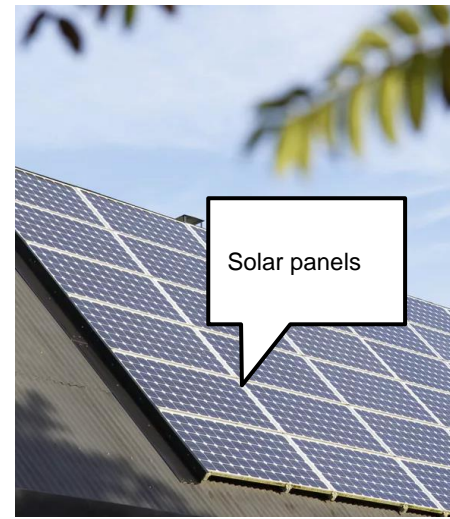
Low
maintenance
native plants



Native drought
tolerant plant
species



Bioswales with
strips of trees
in parking lots



Solar panels



Low
maintenance
native plants

Implementation and Feasibility

More creative approaches may require other funding sources. There are precedents for success:



- Affordable housing funds (LIHTC, MassHousing workforce - relevant mixed use precedent) and partnerships with Community Development Corporations



- State funds for Green infrastructure
- State and federal funds for open space, resiliency, EJ communities



- Public private partnerships
- Private philanthropic investment



- Town Community Preservation Act
- Eminent domain

Affordable Housing Funds

Low Income Housing Tax Credits for 100%, deeply affordable development



[Seaside Provincetown](#), Cape Cod Town, Uses LIHTCs to Build Housing for Residents

LEAD DEVELOPER
THE COMMUNITY BULIDERS

CONGRESSIONAL DISTRICT
MASSACHUSETTS 9TH

CATEGORY
FAMILIES, RURAL

RENTAL HOMES
50

FINANCING

- ◆ \$11.7 million in Neighborhood Stabilization Program 2 funds
- ◆ \$9.2 million in LIHTC equity from Red Stone Equity Partners
- ◆ \$1 million in Community Based Housing program and HOME funds from state of Massachusetts
- ◆ \$550,000 in Community Based Housing program and HOME funds from Massachusetts Affordable Housing Trust Fund
- ◆ \$125,000 in HOME funds from Barnstable County

Affordable Housing Funds

MassHousing Workforce funds to increase affordability in market rate development



MassHousing is providing \$1.5 million to support the development of the [Village at Nauset Green](#), Eastham, MA. Cape Cod.

State Funds for Green Infrastructure

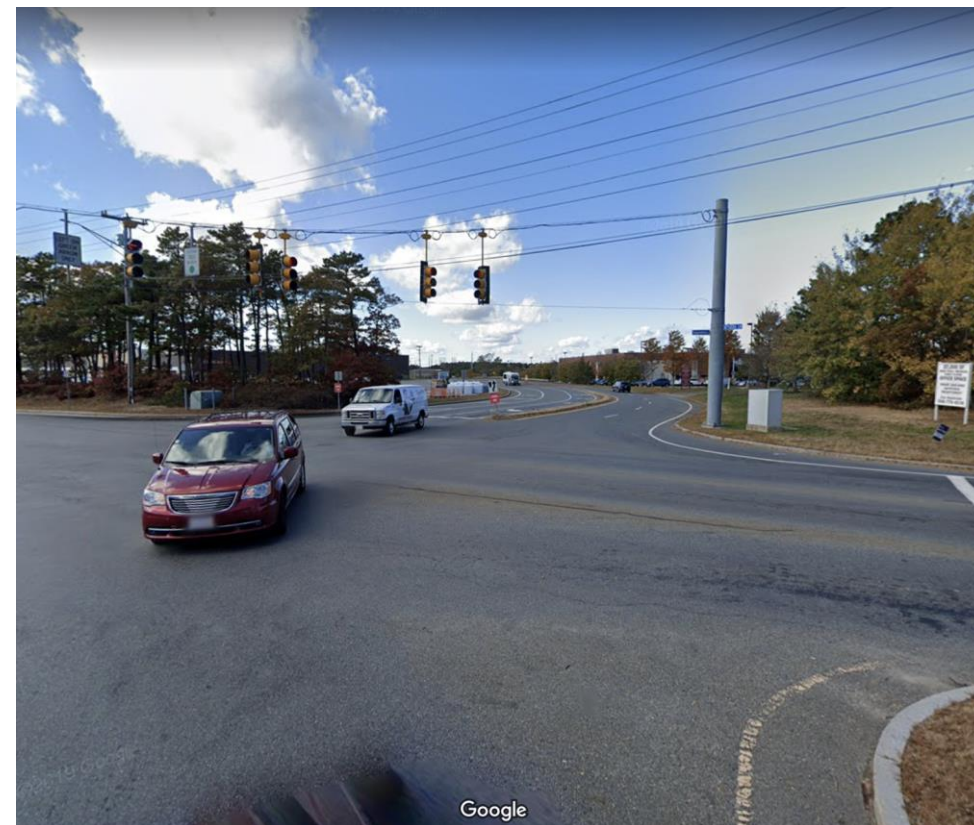
Massachusetts Department of Environmental Protection funds aimed at protecting the environment



[The Town of Watertown](#) was awarded a grant from the Massachusetts Department of Environmental Protection.

State Funds for Infrastructure: MassWorks

Leveraging private development to provide infrastructural benefits to the broader Town



Hyannis Regional Commercial Center Traffic & Pedestrian Improvements -- \$3,753,000

MassWorks funds leveraged multiple private developments in the area.

State and federal funds for open space, resiliency, EJ communities

Funds for projects that address environmental justice issues



Groundwork Southcoast of Massachusetts funded a project that will address environmental justice issues in [New Bedford, MA.](#)



Eminent Domain

Effective negotiation tool for the acquisition of extremely important community asset



Cape Cod Sea Camps in Brewster



Private philanthropic investment

Conserving and managing a valuable community asset



[Eagle Pond Sanctuary](#), Cotuit, MA

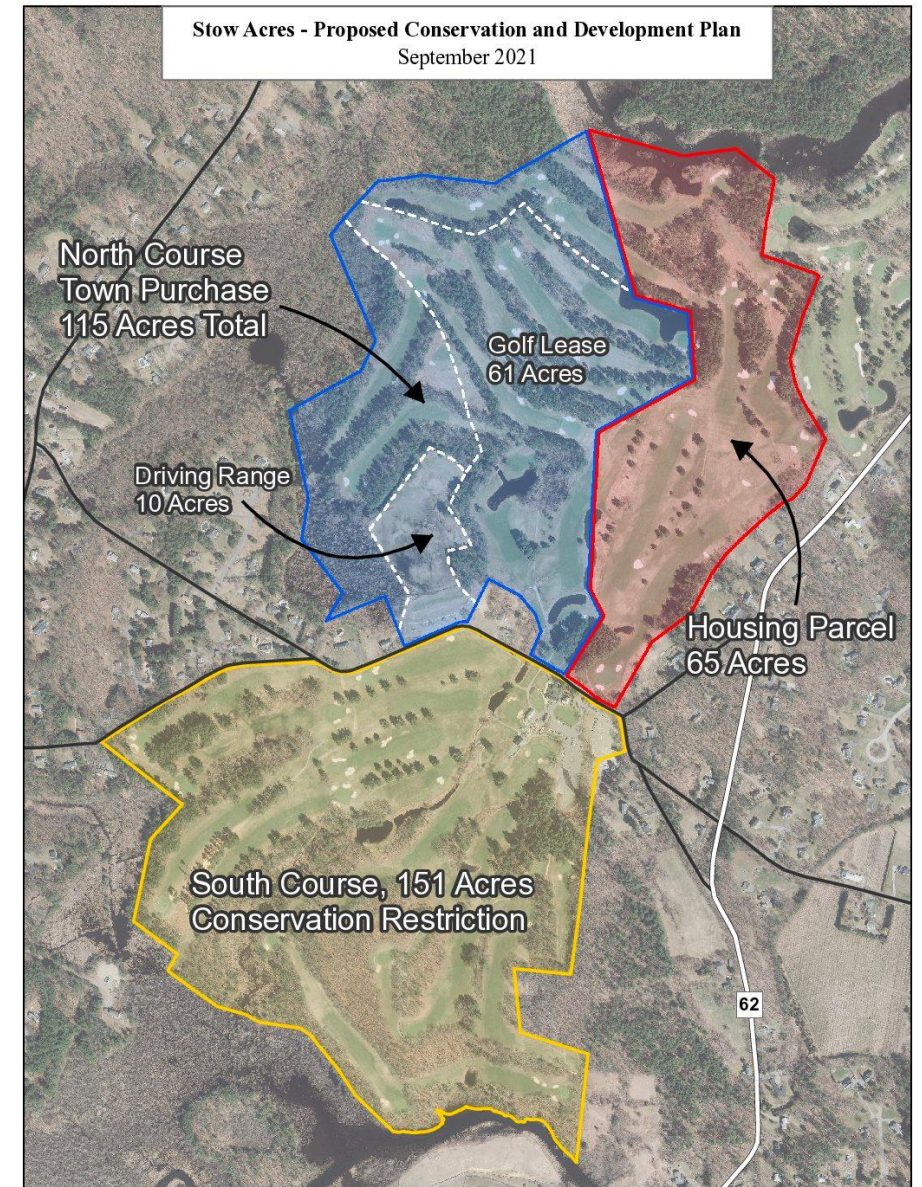


Public-Private Partnership

Partnering to advance interests of all parties

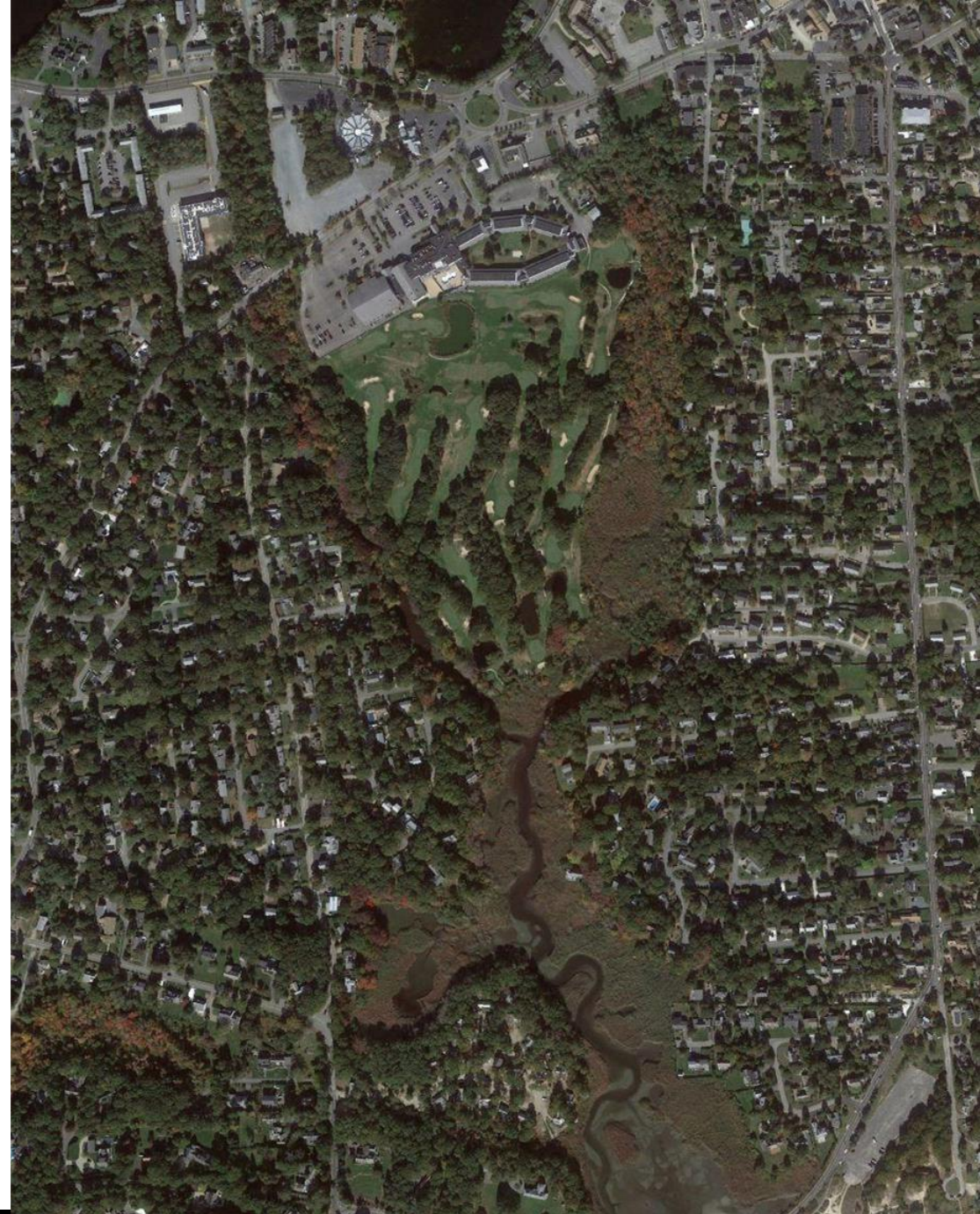


Single-family homes, a golf course and public conservation and recreation are all part of the vision for Stow Acres Country Club.



Conclusions

- *The concepts reflect input from diverse groups of residents and align with priorities already identified in Town planning efforts.*
- *There are big opportunities to address community goals on these sites (open space, conservation, affordable housing). Many of these cannot be solved by market rate development alone.*
- *Developing more Hyannis-specific approaches on the site will take more time, but the Town has the regulatory authority here to seek development options more closely aligned with its own planning objectives.*
- *This development will be precedent-setting for both the Town and the Cape. What we let/make happen here may impact the future uses of other golf courses and large open spaces on Cape Cod.*



Thank you!

To learn about the approval process
and what you can do, visit:
www.blt.org/twin-brooks