



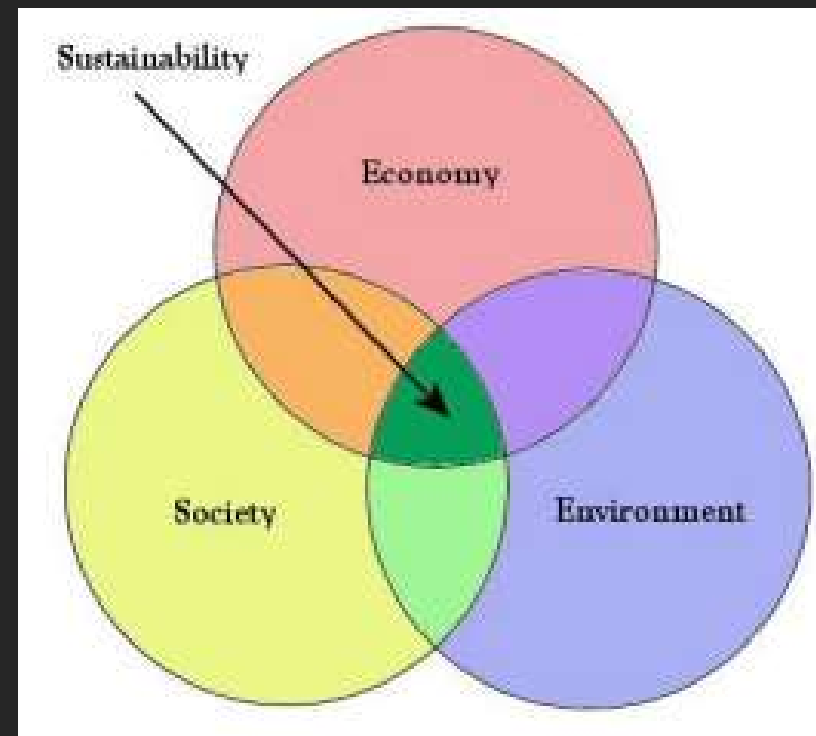
# **BROWN'S HILL**

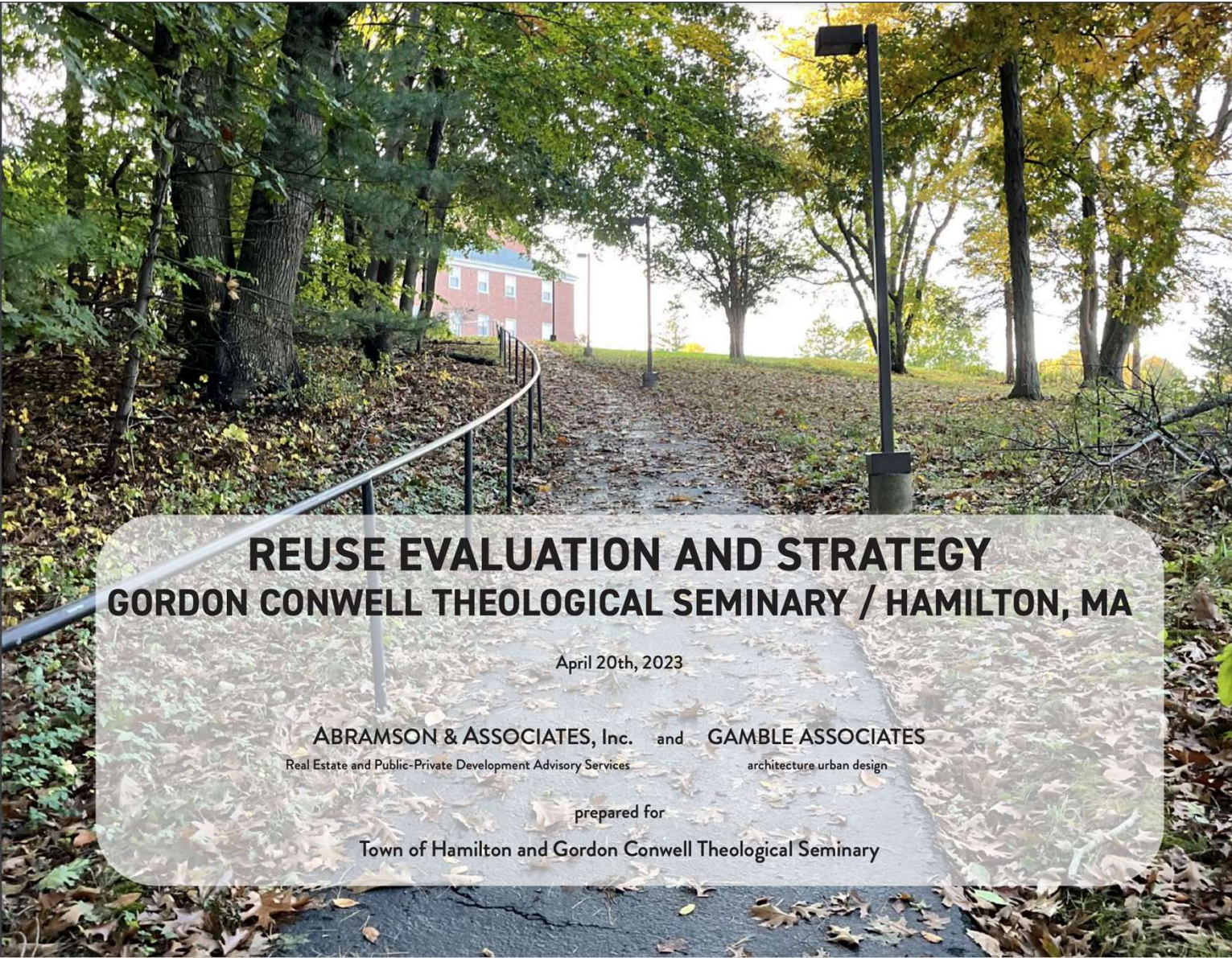
## Site Reuse Initiative

Date: 05/16/2023

# Elements to Balance in Planning the Future

- Economic Opportunity
- Environmental Quality
- Social Well-Being





# Consultant's Final Report

## **REUSE EVALUATION AND STRATEGY GORDON CONWELL THEOLOGICAL SEMINARY / HAMILTON, MA**

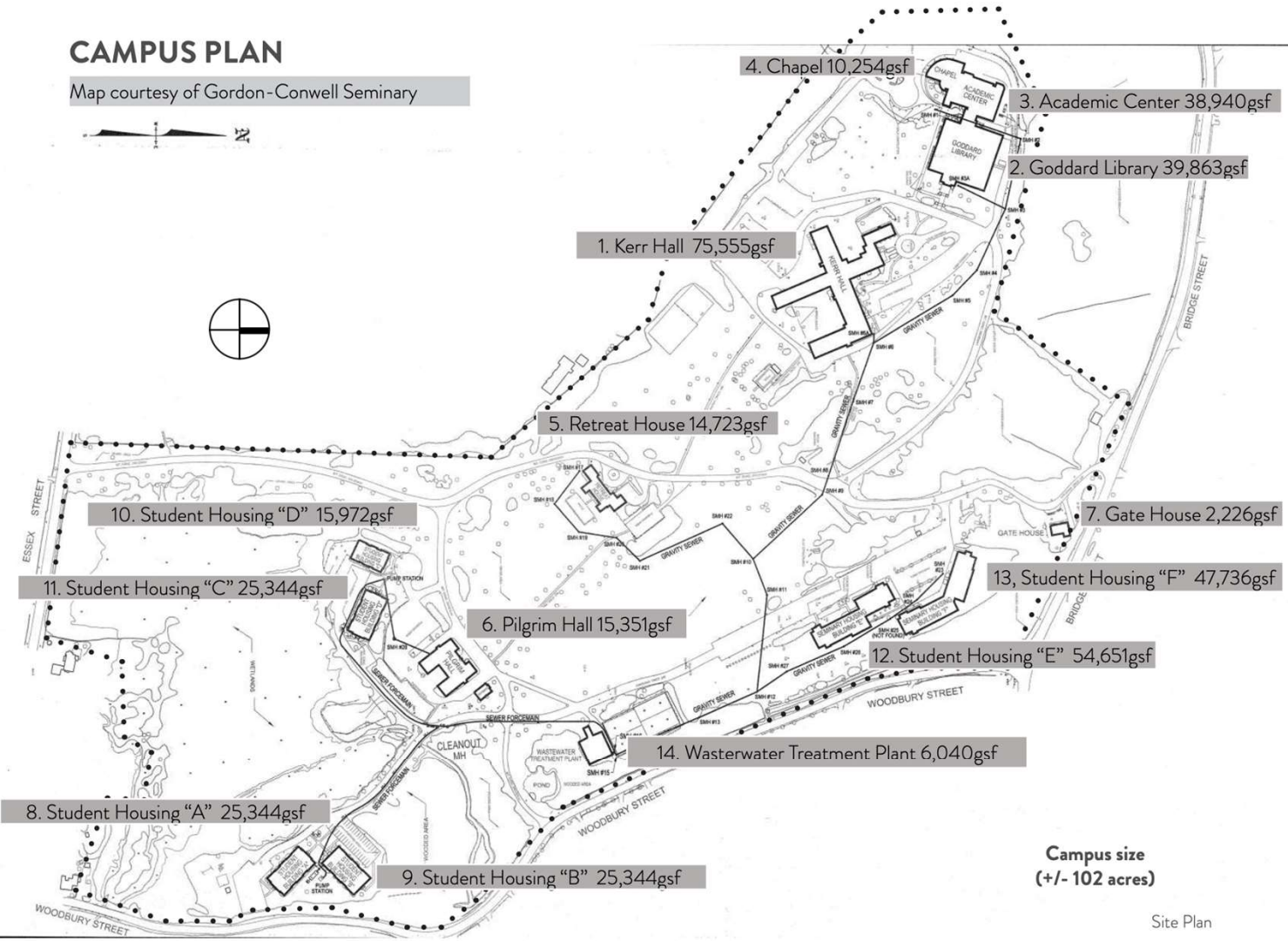
April 20th, 2023

**ABRAMSON & ASSOCIATES, Inc.** and **GAMBLE ASSOCIATES**  
Real Estate and Public-Private Development Advisory Services      architecture urban design

prepared for  
Town of Hamilton and Gordon Conwell Theological Seminary

# CAMPUS PLAN

Map courtesy of Gordon-Conwell Seminary



**Campus size**  
(+/- 102 acres)

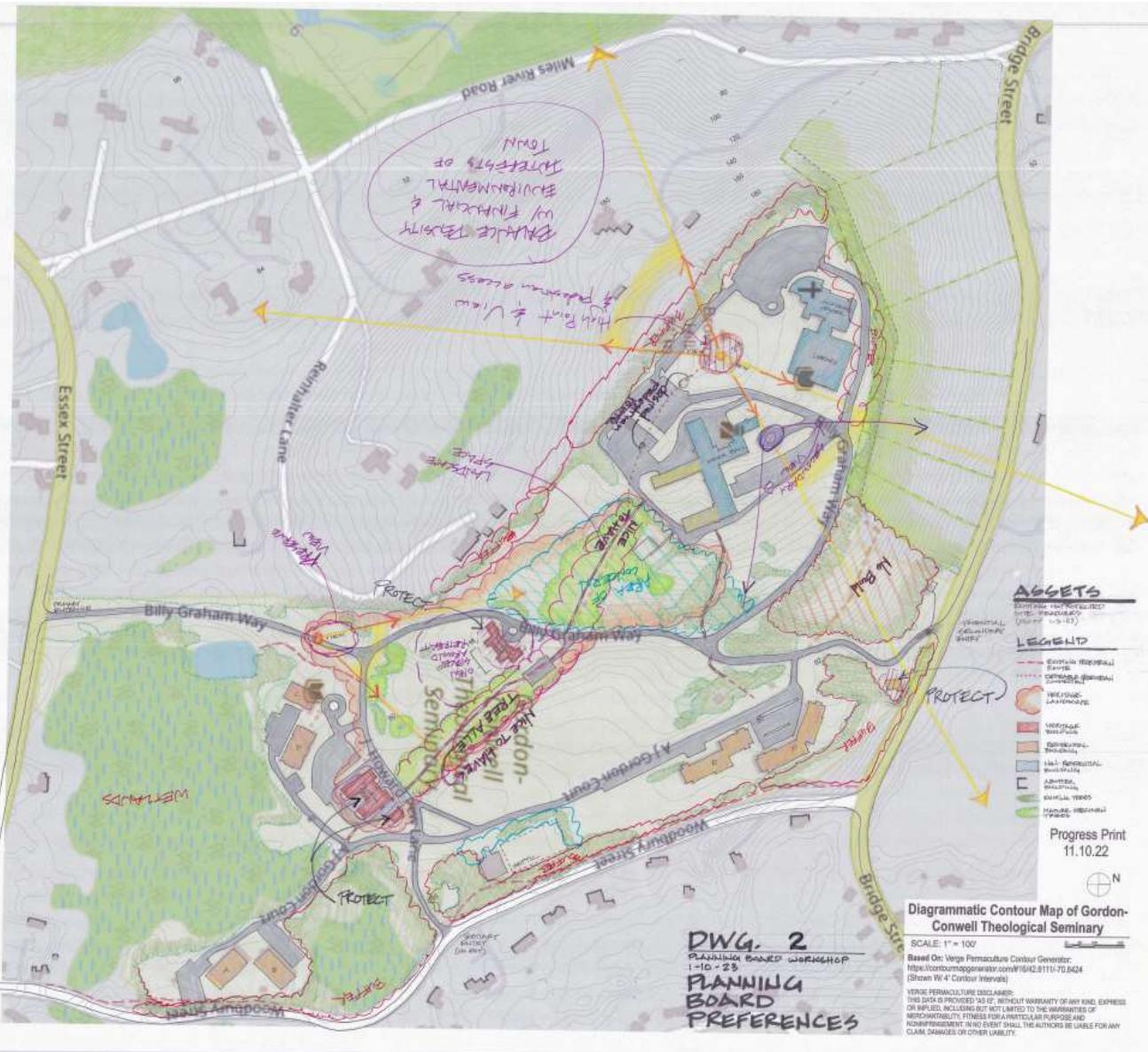
Site Plan

# Existing Conditions

# Guiding Principles

## *Core Values*

- Embrace the Environment
- Maintain Edges and Buffers
- Retain Historic Resources
- Create a Walkable Development
- Use Smart Growth Principles
- Mix Housing Types
- Provide Networks of Trails & Walks
- Balance Needs of Pedestrians & Vehicles
- Balance fiscal, social, and environmental benefits to the Town



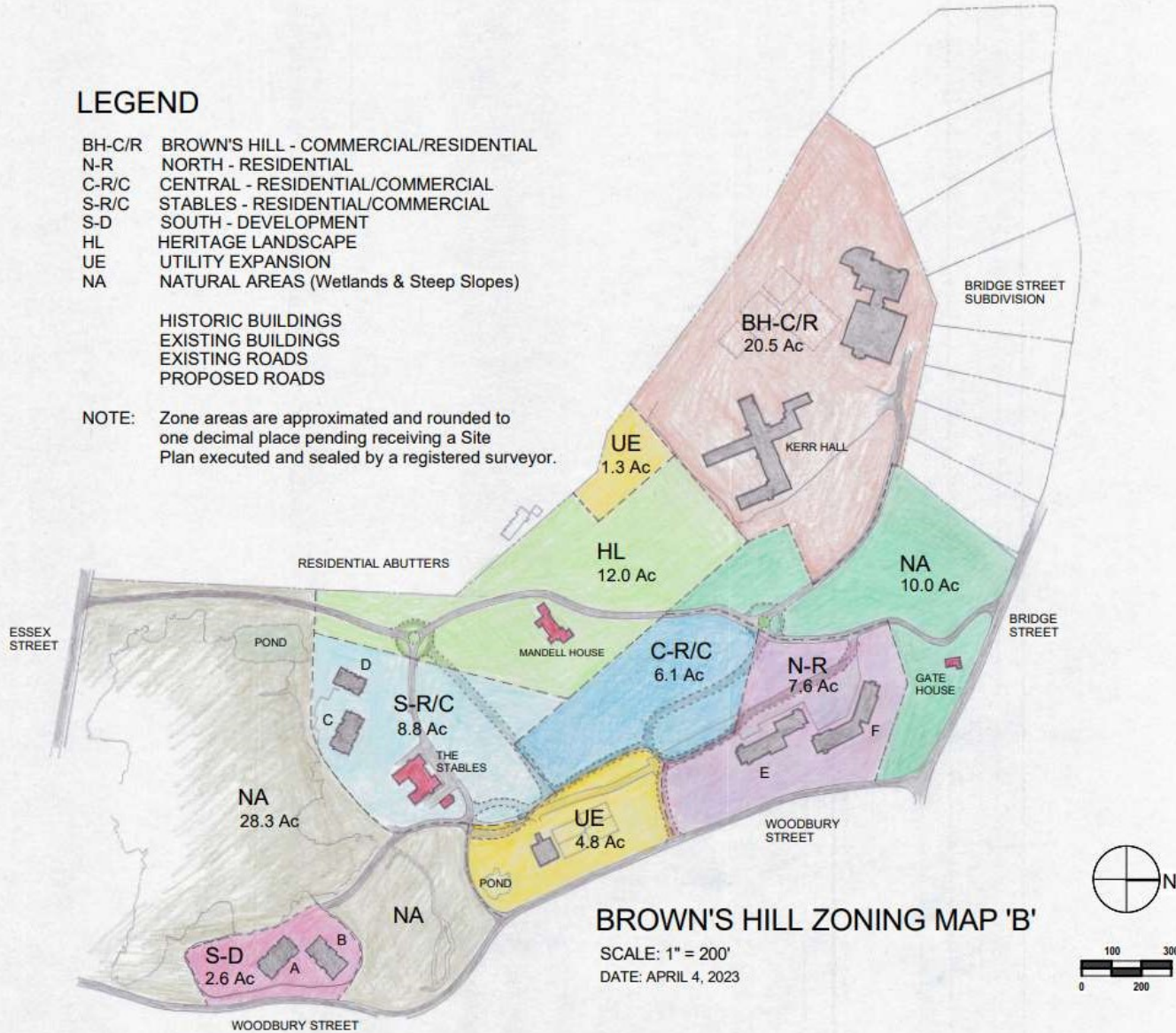
- # Preferences
- Enhance External Buffers
  - Preserve Internal Buffers
  - Honor Heritage Landscapes
  - Protect Historic Buildings
  - Maintain Scenic Vistas
  - Respect Trail & Walk Networks
  - Avoid Steep Slopes
  - Preserve Mature Trees

## LEGEND

BH-C/R	BROWN'S HILL - COMMERCIAL/RESIDENTIAL
N-R	NORTH - RESIDENTIAL
C-R/C	CENTRAL - RESIDENTIAL/COMMERCIAL
S-R/C	STABLES - RESIDENTIAL/COMMERCIAL
S-D	SOUTH - DEVELOPMENT
HL	HERITAGE LANDSCAPE
UE	UTILITY EXPANSION
NA	NATURAL AREAS (Wetlands & Steep Slopes)

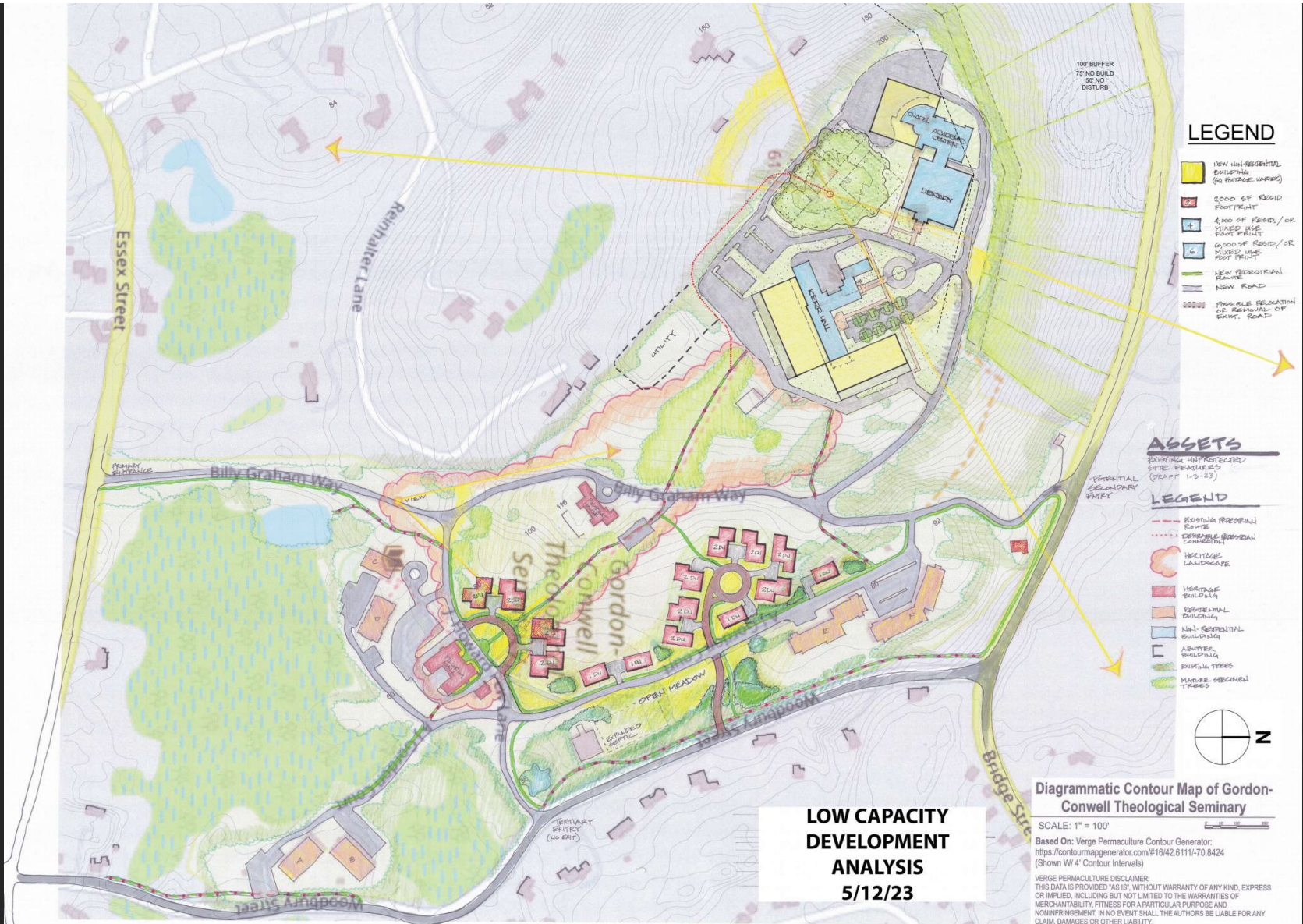
HISTORIC BUILDINGS  
 EXISTING BUILDINGS  
 EXISTING ROADS  
 PROPOSED ROADS

NOTE: Zone areas are approximated and rounded to one decimal place pending receiving a Site Plan executed and sealed by a registered surveyor.



## Planned Districts

- Brown's Hill Commercial/Residential
- North- Residential
- Central Residential/Commercial
- Stables Residential/Commercial
- South Development
- Heritage Landscape
- Natural Areas



**LEGEND**

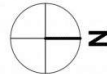
- NEW NON-RESIDENTIAL BUILDING (60 FOOTAGE VARIES)
- 2000 SF RESID. FOOTPRINT
- 4000 SF RESID./OR MIXED USE FOOTPRINT
- 6000 SF RESID./OR MIXED USE FOOTPRINT
- NEW RESIDENTIAL ROADS
- NEW ROAD
- POSSIBLE RELOCATION OR REMOVAL OF EXIST. ROAD

**ASSETS**

EXISTING UNPROTECTED SITE FEATURES (DATE 1/3-23)  
 POTENTIAL SECONDARY ENTRY

**LEGEND**

- EXISTING PRESERV. BOUNDARY
- POTENTIAL PRESERV. BOUNDARY
- HERITAGE LANDSCAPE
- HERITAGE BUILDING
- RESIDENTIAL BUILDING
- NON-RESIDENTIAL BUILDING
- ASHLEY BUILDING
- ORIGINAL TREES
- PLANTED/PLANNED TREES



**LOW CAPACITY DEVELOPMENT ANALYSIS**  
 5/12/23

**Diagrammatic Contour Map of Gordon-Conwell Theological Seminary**

SCALE: 1" = 100'  
 Based On: Verge Permaculture Contour Generator  
<https://contourmapgenerator.com/#16/42.6111/-70.8424>  
 (Shown W/ 4' Contour Intervals)  
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## Brown's Hill

- 100' Buffer at top of the hill along Bridge St.
- 4-Buried water tanks
- Kerr Hall - Chapel - Academic - Library:  
Gross area: 232,000 SF

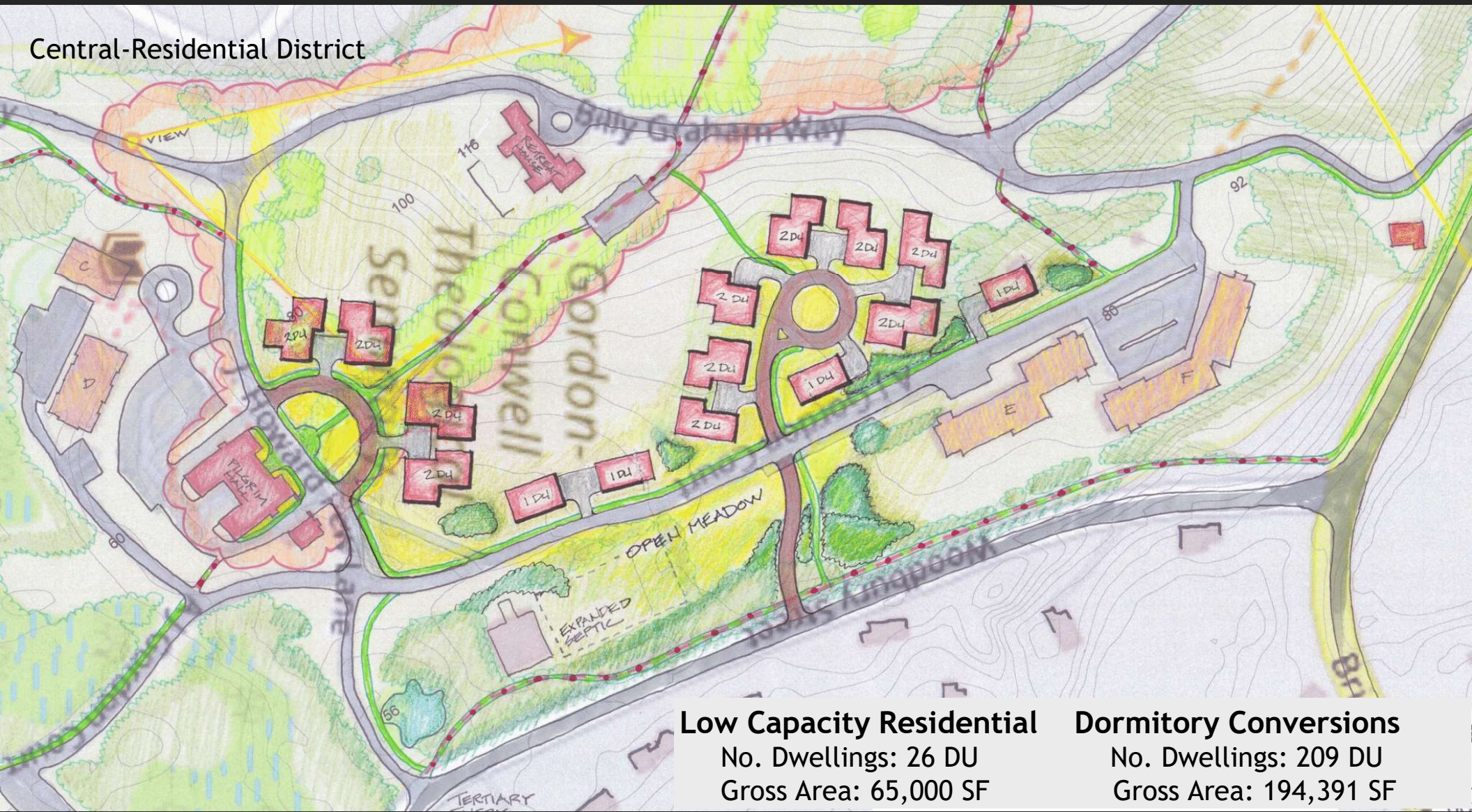
TABLE 2-01: **BH-C/R** DISTRICT USE TABLE

	Use Ranking		
	P	SP <sub>1</sub>	SP <sub>2</sub>
<b>P = Permitted Use</b>			
<b>SP<sub>1</sub> = Special Permit 1 &amp; SP<sub>2</sub> = Special Permit 2</b>			
<b>Recreation, Education &amp; Public Assembly</b>			
Conference/Convention Facility			X
Library, Museum, Art Gallery			X
Studio: Art, Dance, Martial Arts, Music			X
Trail	X		
<b>Residential</b>			
Dwelling – Multi-Family (More than four dwellings)			X
Dwelling - Townhouse			X
Dwelling – Apartments			X
Mixed-Use with Residential Component			X
Residential Care, 7 or more clients			X
<b>Services - Business, Financial &amp; Professional</b>			
Business Support Services			X
Medical Services: Clinic			X
Medical Services: Doctor Office			X
Medical Services: Extended Care			X
Office: Business, Service			X
Office: Professional, Administrative			X
<b>Industry &amp; Processing</b>			
Limited Light Industry			X
Laboratory: Medical, Analytical		X	
<b>Accessory Uses</b>			
Fitness / Health Facility			X
Meeting Facility		X	
Home Occupations			X
Park, Playground		X	
Restaurant, Café & Coffee Shop		X	
Day Care: Child or Adult			X

## Brown's Hill Table of Uses

- Conference Facility
- Library, Museum Art Gallery
- Studio: Art, Dance, Martial Arts, Music
- Residential: Multi-Family, Townhouse, Apartments, Mixed-Use
- Residential Care Facility
- Business Support Services
- Medical Services
- Office: Business, Professional, Administrative
- Limited Light Industry
- Laboratory: Medical, Analytical
- Accessory Uses: Fitness/Health, Meeting Facility, Home Occupations/Park, Playground, Restaurant, Café & Coffee Shop, Day Care: Child or Adult

Central-Residential District



**Low Capacity Residential**

No. Dwellings: 26 DU  
Gross Area: 65,000 SF

**Dormitory Conversions**

No. Dwellings: 209 DU  
Gross Area: 194,391 SF



## The Boulders

- Compact cluster housing
- Organized around central community open space
- Surrounded by public open space



Gentle curve  
in road  
screens buildings  
& slows traffic



Landscaped court rather than buildings as focal point





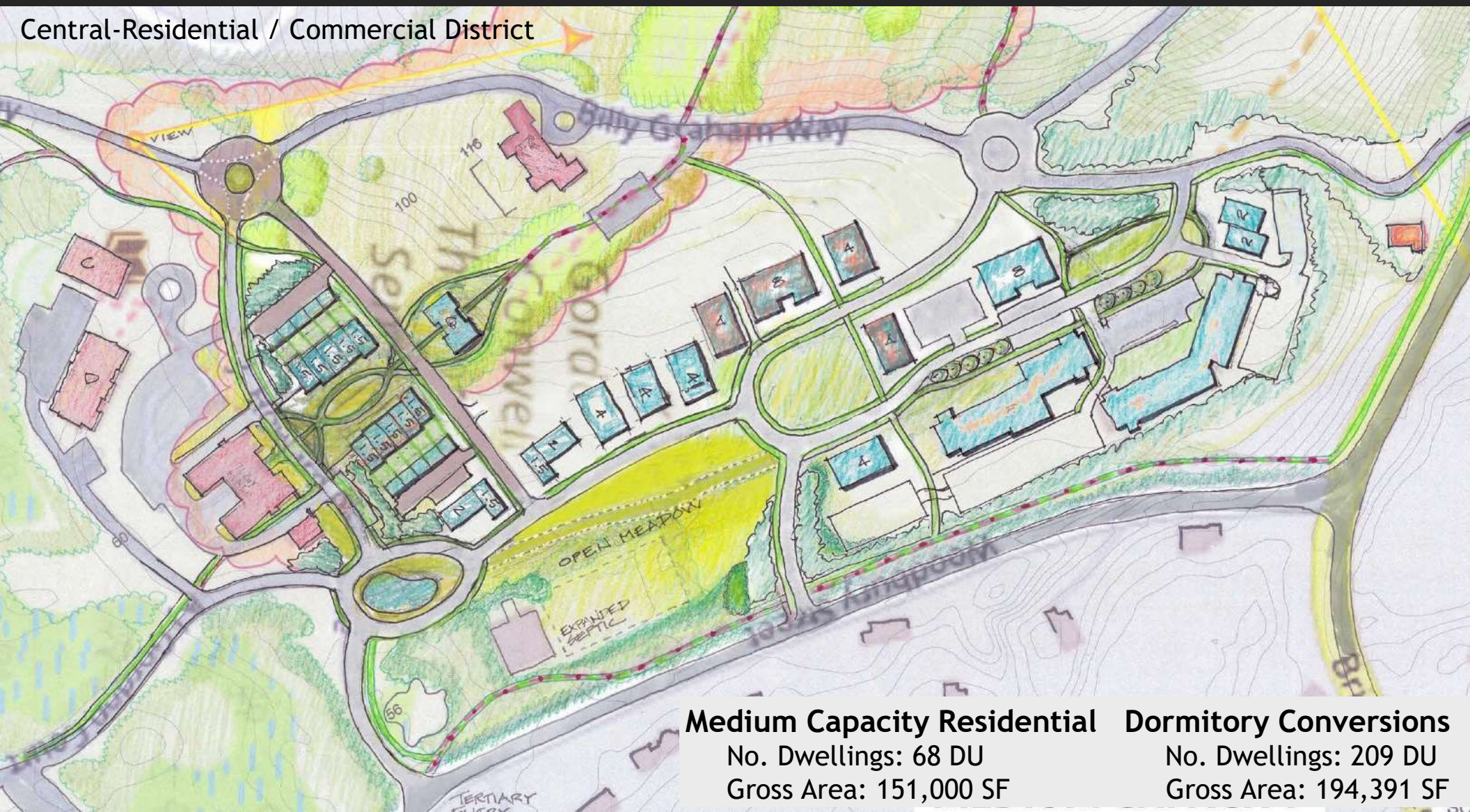
Perimeter greenway & buffer





Off road trails & walks  
connect to other parts  
of neighborhood

Central-Residential / Commercial District



**Medium Capacity Residential**  
No. Dwellings: 68 DU  
Gross Area: 151,000 SF

**Dormitory Conversions**  
No. Dwellings: 209 DU  
Gross Area: 194,391 SF











J. D09

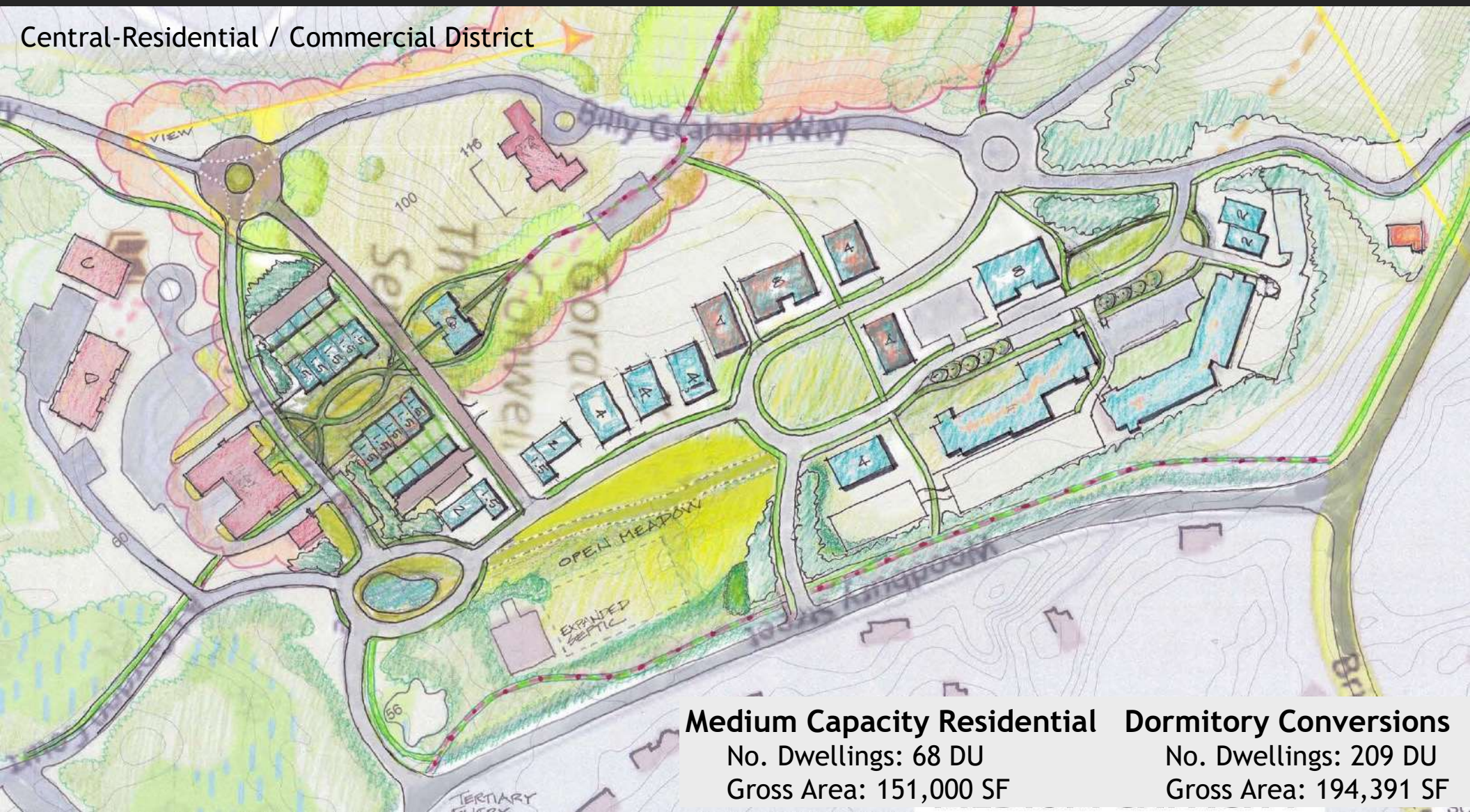






Mixed-Use at Rockport

Central-Residential / Commercial District



**Medium Capacity Residential**

No. Dwellings: 68 DU  
Gross Area: 151,000 SF

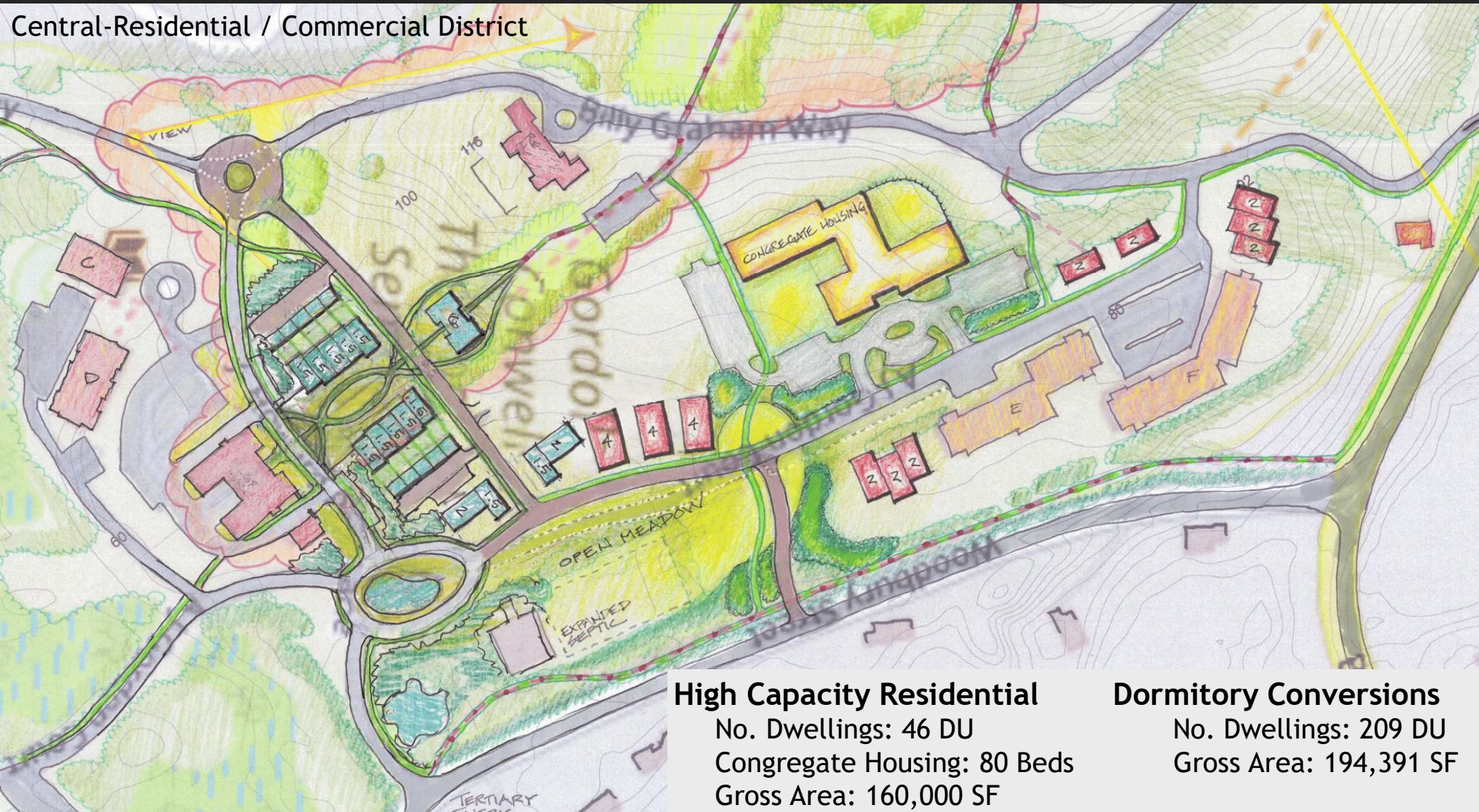
**Dormitory Conversions**

No. Dwellings: 209 DU  
Gross Area: 194,391 SF





Central-Residential / Commercial District



**High Capacity Residential**

No. Dwellings: 46 DU  
Congregate Housing: 80 Beds  
Gross Area: 160,000 SF

**Dormitory Conversions**

No. Dwellings: 209 DU  
Gross Area: 194,391 SF



The Residence at Riverbend



The Residence at Riverbend

## Buildout Distribution Excluding Brown's Hill Residential District

### ONE & TWO FAMILY RESIDENTIAL - LOW INTENSITY

	SOUTH - 2.6 Acres		STABLES - 8.8 Acres		CENTRAL - 6.1 Acres		NORTH - 7.6 Acres		TOTALS - 25.1 Acres	
	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft
Dorms A&B	60	50,688							60	50,688
Dorms C&D			40	41,316					40	41,316
Dorms E&F							109	102,387	109	102,387
New Construction			8	20,000	17	42,500	1	2,500	26	65,000
<b>Subtotals:</b>	<b>60</b>	<b>50,688</b>	<b>48</b>	<b>61,316</b>	<b>17</b>	<b>42,500</b>	<b>110</b>	<b>104,887</b>	<b>235</b>	<b>259,391</b>

**Maximum Buildout - Excluding Existing Dormitories:**

Dwelling Units/Acre			0.9		2.6		0.1		1.0	
Square Footage/Acre				2,273		6,440		330		2,590

### MULTI-PLEX RESIDENTIAL - MEDIUM INTENSITY

	SOUTH - 2.6 Acres		STABLES - 8.8 Acres		CENTRAL - 6.1 Acres		NORTH - 7.6 Acres		TOTALS - 25.1 Acres	
	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft
Dorms A&B	60	50,688							60	50,688
Dorms C&D			40	41,316					40	41,316
Dorms E&F							109	102,387	109	102,387
New Construction			20	56,400	36	71,200	12	23,600	68	151,200
<b>Subtotals:</b>	<b>60</b>	<b>50,688</b>	<b>60</b>	<b>97,716</b>	<b>36</b>	<b>71,200</b>	<b>121</b>	<b>125,987</b>	<b>277</b>	<b>345,591</b>

**Maximum Buildout - Excluding Existing Dormitories:**

Dwelling Units/Acre			2.3		5.9		1.6		2.7	
Square Footage/Acre				6,400		11,700		3,100		6,020



## Buildout Distribution Excluding Brown's Hill Residential District

### MULTI-PLEX + SENIOR SERVICES HOUSING - HIGH INTENSITY

	SOUTH - 2.6 Acres		STABLES - 8.8 Acres		CENTRAL - 6.1 Acres		NORTH - 7.6 Acres		TOTALS - 25.1 Acres	
	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft
Dorms A&B	60	50,688							60	50,688
Dorms C&D			40	41,316					40	41,316
Dorms E&F							109	102,387	109	102,387
New Construction			20	56,400	12	24,000	14	28,000	46	108,400
Senior Service Hs'g					80	50,000			80	50,000
<b>Subtotals:</b>	<b>60</b>	<b>50,688</b>	<b>60</b>	<b>97,716</b>	<b>92</b>	<b>74,000</b>	<b>123</b>	<b>130,387</b>	<b>335</b>	<b>352,791</b>

#### Maximum Buildout - *Excluding* Existing Dormitories:

Dwelling Units/Acre			2.3		14.0		1.9		5.0	
Square Footage/Acre				6,400		12,130		3,680		6,300

### LOW/MEDIUM/HIGH INTENSITY COMPARISON

#### Maximum Low - *Including* Existing Dormitories:

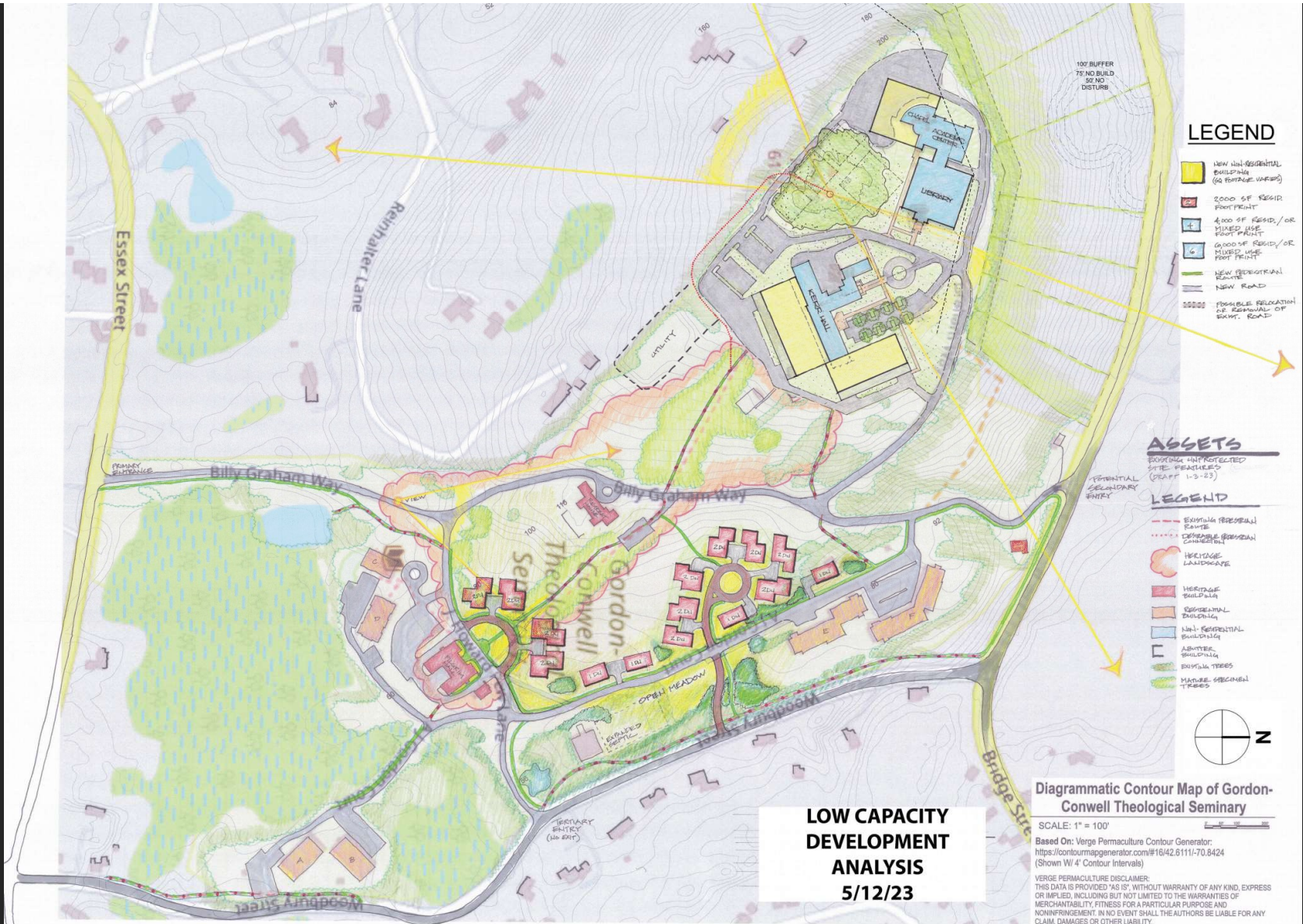
							Total	Total
Dwelling Units/Acre	23.0		5.5		2.6		14.5	9.4
Square Footage/Acre		19,500		6,968		6,440	13,800	10,334

#### Maximum Medium - *Including* Existing Dormitories:

							Total	Total
Dwelling Units/Acre	23.0		6.8		5.9		15.9	11.0
Square Footage/Acre		19,500		11,100		11,700	16,580	13,800

#### Maximum High - *Including* Existing Dormitories:

							Total	Total
Dwelling Units/Acre	23.0		6.8		15.0		16.2	13.3
Square Footage/Acre		19,500		11,100		12,100	17,160	14,100



**LEGEND**

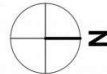
- NEW NON-RESIDENTIAL BUILDING (60 FOOTAGE VARIANCE)
- 2000 SF RESID. FOOTPRINT
- 4000 SF RESID./OR MIXED USE FOOTPRINT
- 6000 SF RESID./OR MIXED USE FOOTPRINT
- NEW RESIDENTIAL ZONING
- NEW ROAD
- POSSIBLE RELOCATION OR REMOVAL OF EXIST. ROAD

**ASSETS**

EXISTING UNPROTECTED SITE FEATURES (DATE 1/3/23)

**LEGEND**

- EXISTING PRESERVE BOUNDARY
- DETERMINED BOUNDARY CORRELATION
- HERITAGE LANDSCAPE
- HERITAGE BUILDING
- RESIDENTIAL BUILDING
- NON-RESIDENTIAL BUILDING
- CENTER BUILDING
- ORIGINAL TREES
- MATURE SPACED TREES



**LOW CAPACITY DEVELOPMENT ANALYSIS**  
5/12/23

**Diagrammatic Contour Map of Gordon-Conwell Theological Seminary**

SCALE: 1" = 100'  
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### BROWN'S HILL: COMPARE AND CONTRAST

	CONSULTANTS			PLANNING BOARD		
	Scenario: 2.B	Scenario: 3.B	Scenario: 4	Low Intensity	Medium Intensity	High Intensity
<b>SOUTH - DEVELOPMENT ZONE</b>						
Existing Dormitories A&B	Multi-Family Reuse Dorms A&B	Multi-Family Reuse Dorms A&B	Multi-Family Reuse Dorms A&B	Multi-Family Reuse Dorms A&B	Multi-Family Reuse Dorms A&B	Multi-Family Reuse Dorms A&B
No. Dwelling Units (DU)	60	60	60	60	60	60
Total Gross Square Footage (SF)	50,688	50,688	50,688	50,688	50,688	50,688
<b>STABLES, CENTRAL &amp; NORTH - RESIDENTIAL/COMMERCIAL ZONES</b>						
New Occupancy / Use	Assisted Living / Senior Service Hous'g	Life Science 100,000 SF	Assisted Living / Senior Service Hous'g	55+ Active Adult Hous'g	Multiplex Hous'g	Multi- plex Hous'g + Senior Service Hous'g
Existing Dormitories C&D & E&F	Multi-Family Reuse Dorms C&D - E&F	Multi-Family Reuse Dorms C&D - E&F	Multi-Family Reuse Dorms C&D - E&F	Multi-Family Reuse Dorms C&D - E&F	Multi-Family Reuse Dorms C&D - E&F	Multi-Family Reuse Dorms C&D - E&F
No. Dwelling Units (DU)	269	149	269	175	217	195 + 80- Beds
Individual Gross Square Footage (SF)						252,100 50,000
Total Gross Square Footage (SF)	239,703	243,703	239,703	208,700	294,900	302,100
<b>BROWN'S HILL - COMMERCIAL/RESIDENTIAL ZONE</b>						
Occupancy / Use	Bldg A: New Life Science Bldg B: Reuse Existing Bldgs	Bldg A: New Life Science Bldg B: Reuse Existing Bldgs	New 55+ Active Adult Hous'g	New 55+ Active Adult Hous'g	Bldg A: New Life Science Bldg B: Reuse Existing Bldgs	Bldg A: New Life Science Bldg B: Reuse Existing Bldgs
No. Dwelling Units (DU)	0	0	75	75	0	0
Gross Square Footage (SF)	325,057	325,057	180,000	180,000	325,057	325,057
<b>TOTAL PROPERTY GROSS SQUARE FOOTAGE:</b>						
Lower, Central & Upper (SF)	615,448	619,448	470,391	439,400	670,650	677,850
<b>NET ANNUAL FISCAL BENEFIT (\$)</b>	<b>1,810,000</b>	<b>2,190,000</b>	<b>1,490,000</b>	<b>1,320,000 +/-*</b>	<b>2,140,000 +/-*</b>	<b>2,240,000 +/-*</b>

\* Planning Board figures are estimates based upon using similar multipliers with gross square footage numbers



**Questions?**