

View of the central frisbee area at Gordon-Conwell Theological Seminary

# GORDON-CONWELL THEOLOGICAL SEMINARY COMMUNITY WORKSHOP #2

01.26.2023  
HAMILTON MA



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

architecture  
urban design

**GAMBLE  
ASSOCIATES**



# CAMPUS PLAN

Map courtesy of Gordon-Conwell Seminary

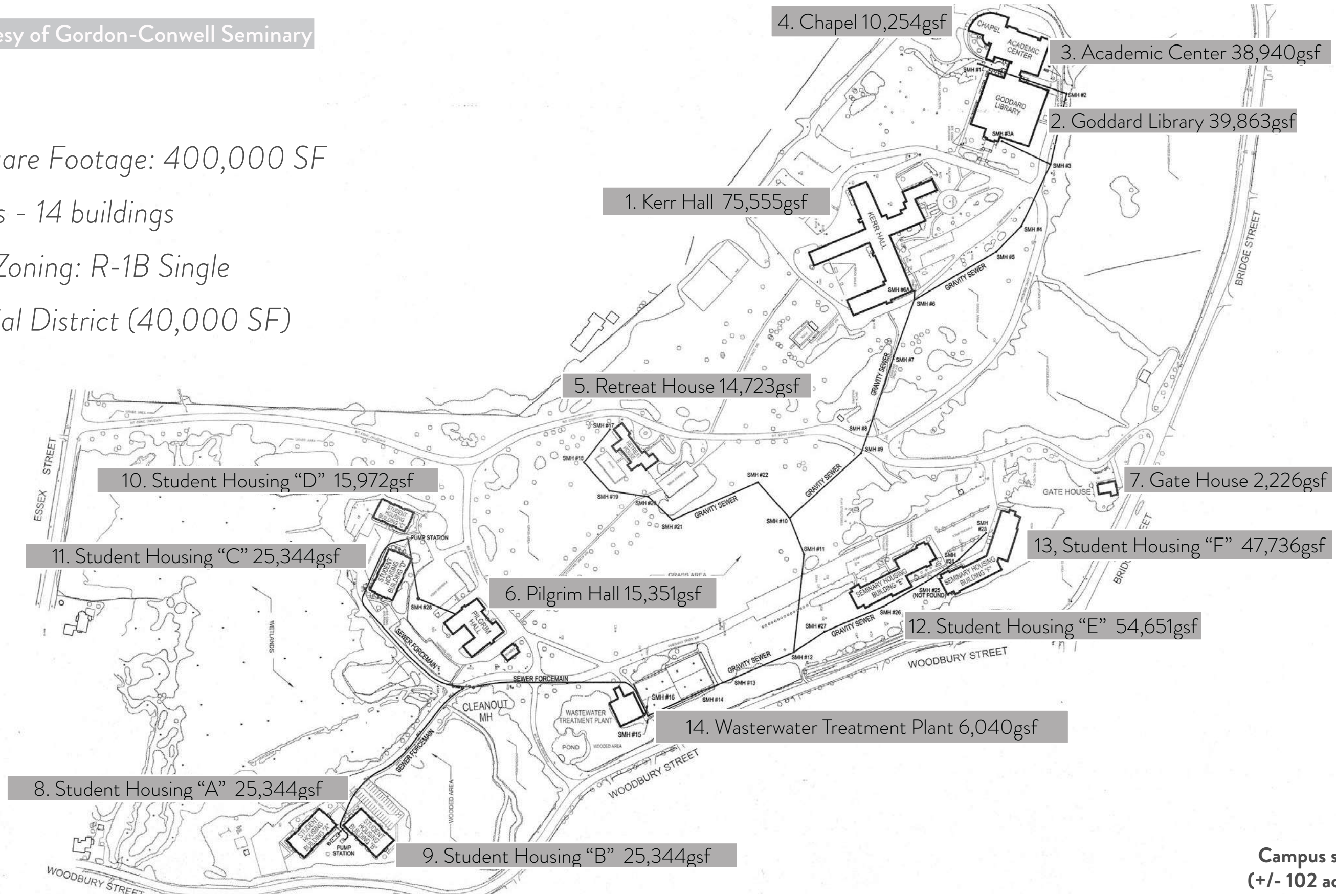
## NOTE:

Total Square Footage: 400,000 SF

102 acres - 14 buildings

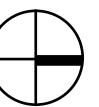
Current Zoning: R-1B Single

Residential District (40,000 SF)



Campus size  
(+/- 102 acres)

Site Plan



# CAMPUS BUILDINGS

**TOTAL**  
164,612 gsf



**Kerr Hall**  
75,555gsf



**Chapel (Kaiser)**  
10,254gsf



**Goddard Library**  
39,863gsf



**Academic Center**  
38,940gsf

Goddard Library

Academic Center

# CAMPUS BUILDINGS

**TOTAL**  
30,074 gsf



**Retreat House**  
14,723gsf



**Pilgrim Hall**  
15,351gsf



**Open Field**  
12.1 acres



Open Field

# CAMPUS BUILDINGS

**TOTAL**  
200,431 gsf



**Student Housing A**  
25,344 gsf

**Student Housing B**  
25,344 gsf

Student Housing A+B



**Student Housing E**  
54,651 gsf

**Student Housing F**  
47,736 gsf

Student Housing E+F



**Student Housing E**  
15,972 gsf

**Student Housing F**  
25,344 gsf

Student Housing C+D



**Wastewater Treatment Plant**

6,040 gsf

Wastewater Treatment Plant

# Abutters Meeting | October 2022



# Public Meeting 1 | November 2022



# Guiding Principles – Core Values

*Guiding Principles are community design core values that represent an approach to community development – a Vision*

***(Hamilton Planning Board Visioning Workshop - January 10, 2023)***



# Public Meeting 2 | January 2023

## Guiding Principles

1. Conduct the process in a open manner and keep the public engagement inclusive.



Image: Gordon-Conwell Theological Seminary

For over 50 years, Gordon-Conwell Theological Seminary has resided on over 100 acres in Hamilton. The institution is planning its next chapter with a renewed mission on a smaller academic footprint and - in partnership with the town - embarked on a strategic plan to evaluate reuse alternatives for the property.

Please join the Town of Hamilton and Seminary for a second interactive community conversation about the site and how to integrate its future into Hamilton's broader planning and economic development objectives.

Shawn Farrell, Chair  
Hamilton Select Board  
Scott W. Sunquist, PhD  
President and Professor of Missiology  
Gordon-Conwell Theological Seminary



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urban design **GAMBLE ASSOCIATES**



# Guiding Principles

View of the campus from the road (internal)

2. **Think proactively and comprehensively** about the campus and think long-term about the cohesiveness of the property and its landscape.

# Guiding Principles

View of the slopes around Kerr Hall

3. Embrace open space and respect the **natural environment**, including mature trees and steep slopes.

Abutters meeting at Kerr Hall (Great Room) on October 2022

# Guiding Principles

4. Be a model of **environmentally-friendly** development.

# Guiding Principles

View of the pedestrian path between Kerr Hall and Student Housing E+P

5. Respect the environment with development incorporating appropriate concerns for sustainability and the **unique character and beauty of the property, its trails and landscaping.**



6. Consider the retention of **historic resources**, including buildings and heritage landscapes.



7. **Promote housing flexibility** by taking advantage of this unique opportunity to address Hamilton's lack of affordable housing, vulnerability to 40B, and need for 55+ and senior care facilities.

8. Balance the **fiscal, social and environmental objectives** of the Seminary and the Town.



# Market Overview

# Gordon -Conwell Seminary

## Reuse Evaluation - DRAFT

	Residential				Commercial	
	As-of-Right Single Family Large Lot	55+	Multi-Family Re-Use Apts	Senior Hsg ALF/MC/IL	Science New Constr & Reuse Buildings	Office Reuse Buildings
<b>Market Prospects</b>	Strong	Strong	Good	Fair-Good	User-Driven	User-Driven

# Mapping and Analysis

# IDEAS PLANNING BOARD SKETCH





N

# Seminary Area



Formerly part of the Seminary area

Essex St

130 Essex St  
130 Essex St

Essex St

Woodbury St

Reinhalter Ln

Miles River Rd

Miles River Rd

Reinhalter Ln

Graham Way

Graham Way

Pew Ln

Woodbury St

Bridge St

Bridge St

Bridge St

Bridge St

Greenbrook Rd

Greenbrook Rd

School



N

 Main Arteries  
 Streets



Formerly part of the Seminary area

Essex St

130 Essex St  
130 Essex St

Essex St

Woodbury St

Graham Way

Pew Ln

Graham Way

Woodbury St

Reinhalter Ln

Miles River Rd

Miles River Rd

Reinhalter Ln

Bridge St

Bridge St

Bridge St



N



Wetlands



Topo Lines





N



Wetlands



Tree Canopy







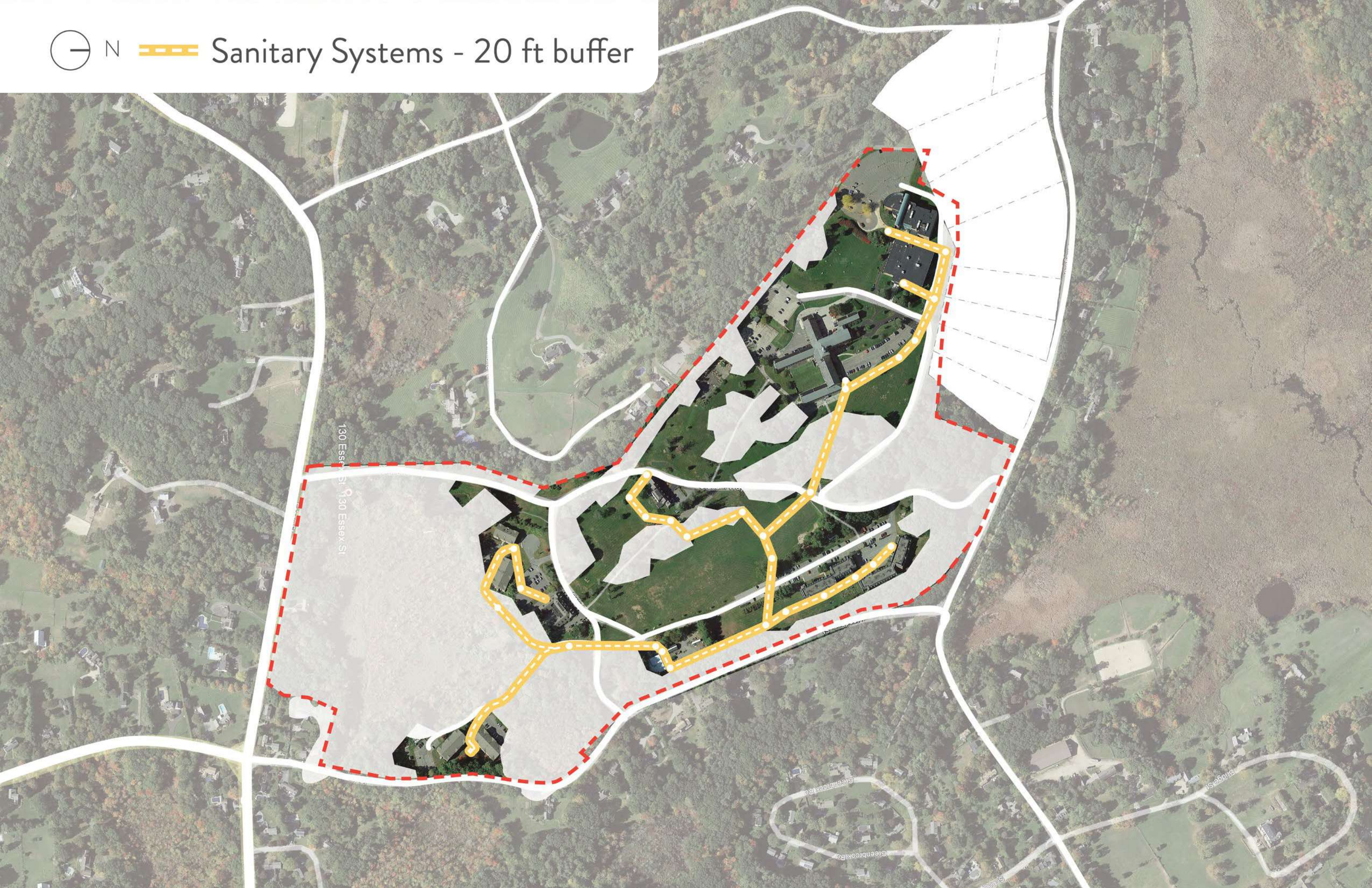
N



Sanitary Collection Systems



⊖ N  Sanitary Systems - 20 ft buffer





N



Brown's Hill





N



Remaining Areas





N



Inverted Remaining Areas





N



Campus Clusters

# UPPER CAMPUS

13.9 acres

Brown's Hill

Town Reservoir

# CENTRAL CAMPUS

12.1 acres

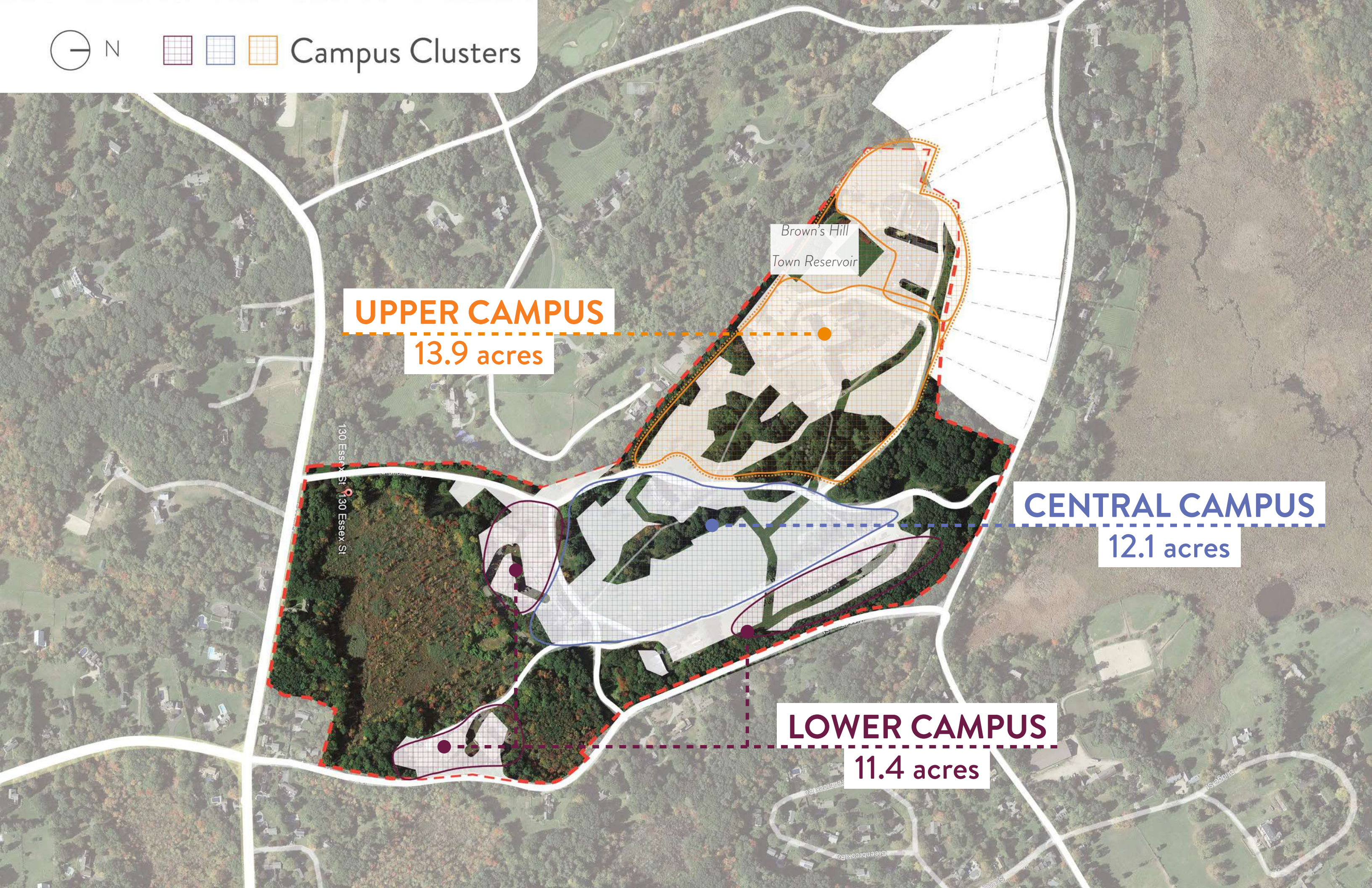
# LOWER CAMPUS

11.4 acres

130 Essex St  
130 Essex St

Greenbrook Rd  
Greenbrook Rd

Bridges St



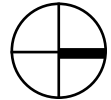
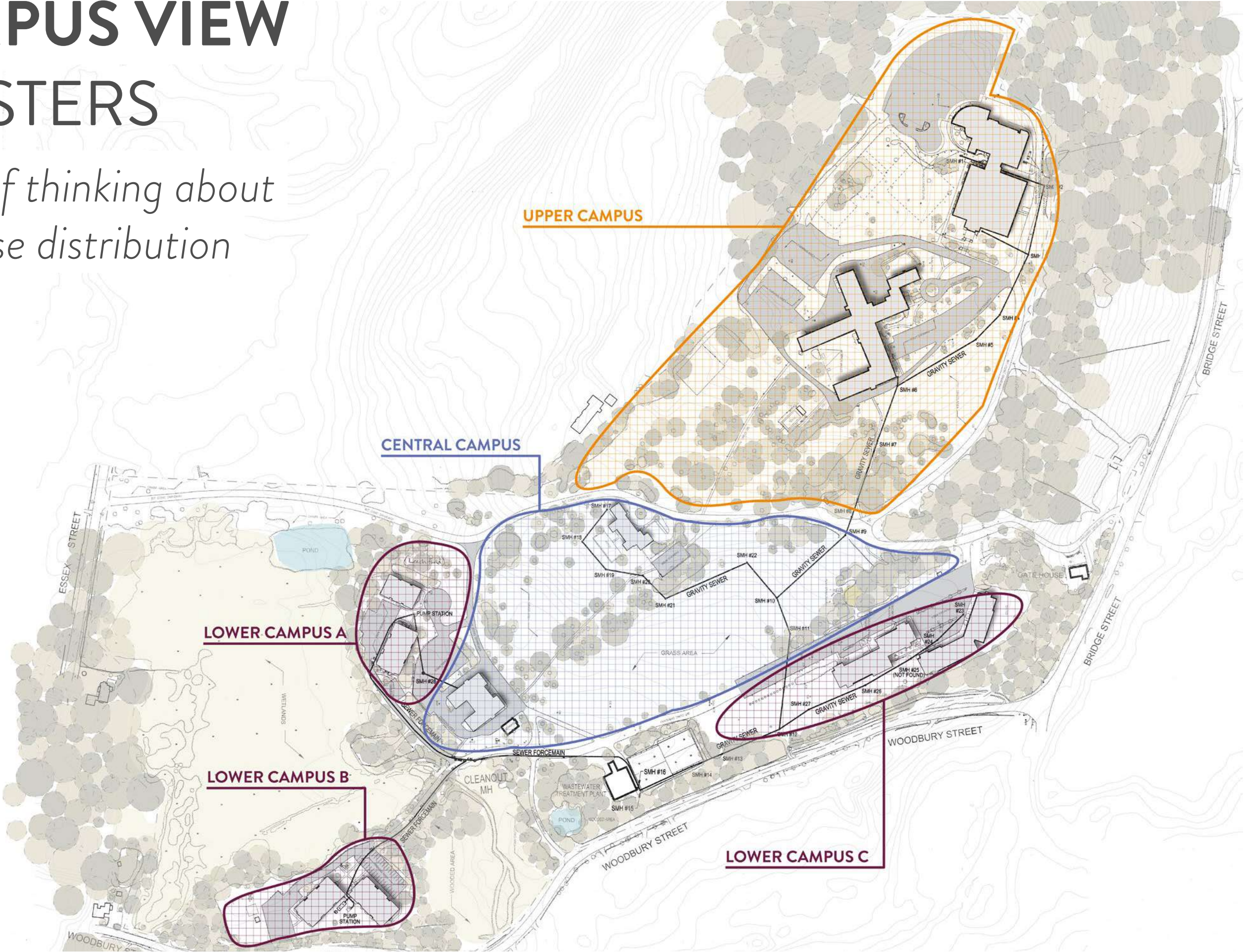
# CAMPUS VIEW

## Planning Board Sketch



# CAMPUS VIEW CLUSTERS

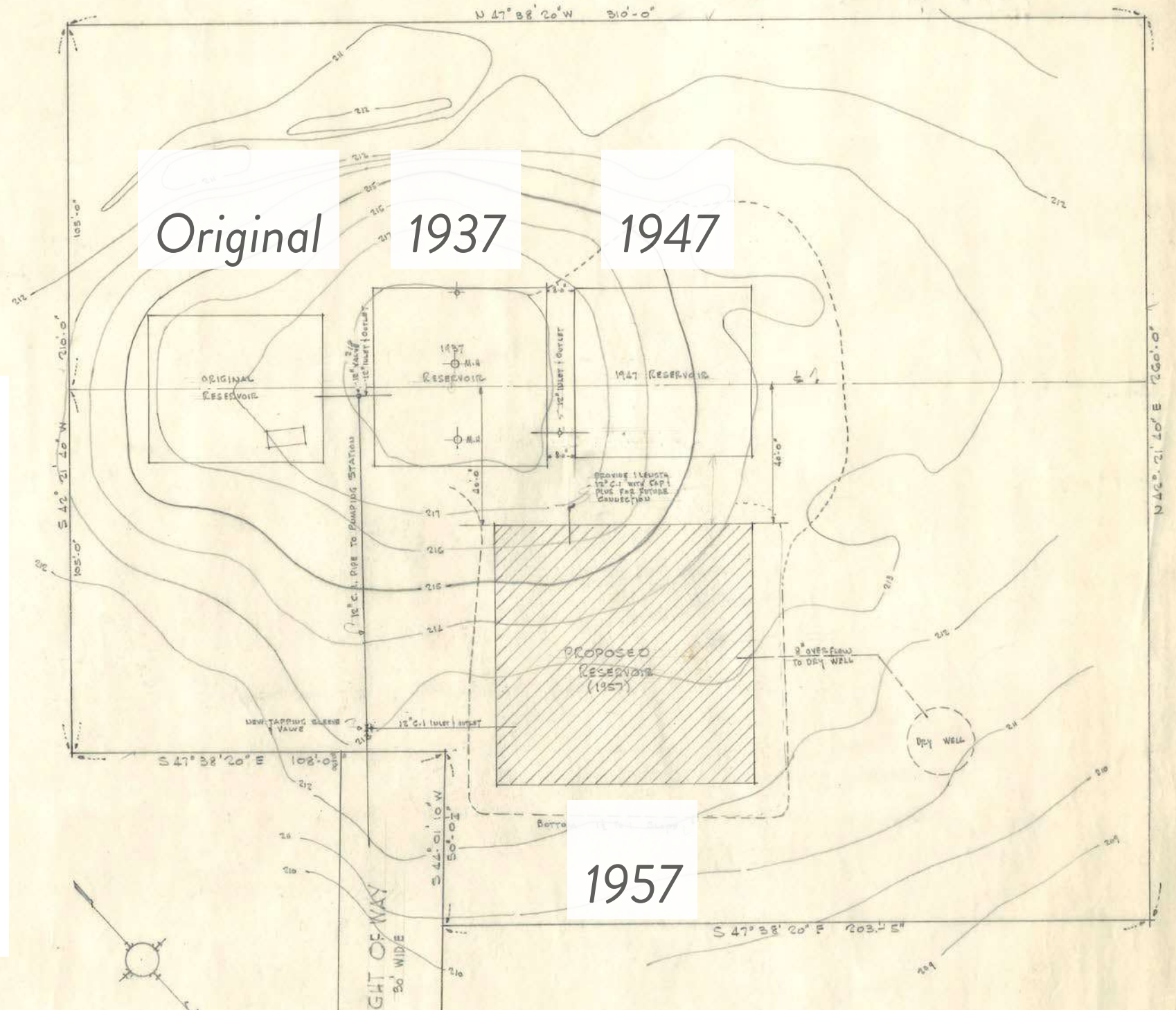
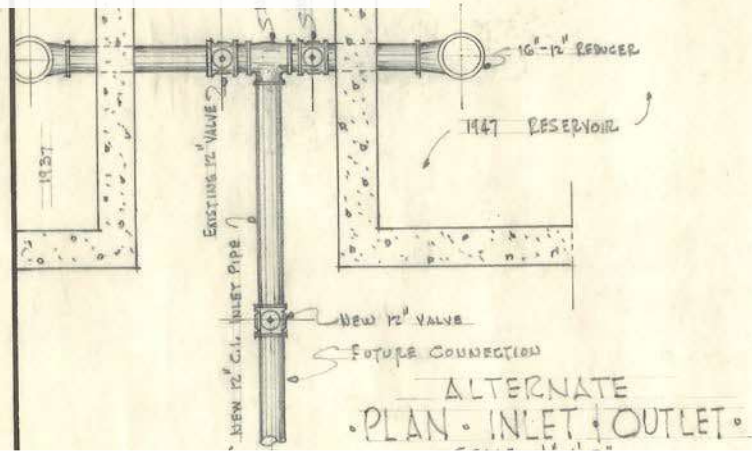
*A way of thinking about Land Use distribution*





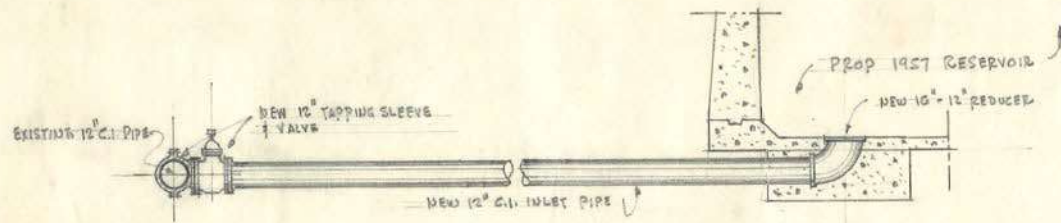
# TOWN RESERVOIR

\*below Brown's Hill



Original 1937 1947

1957

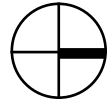
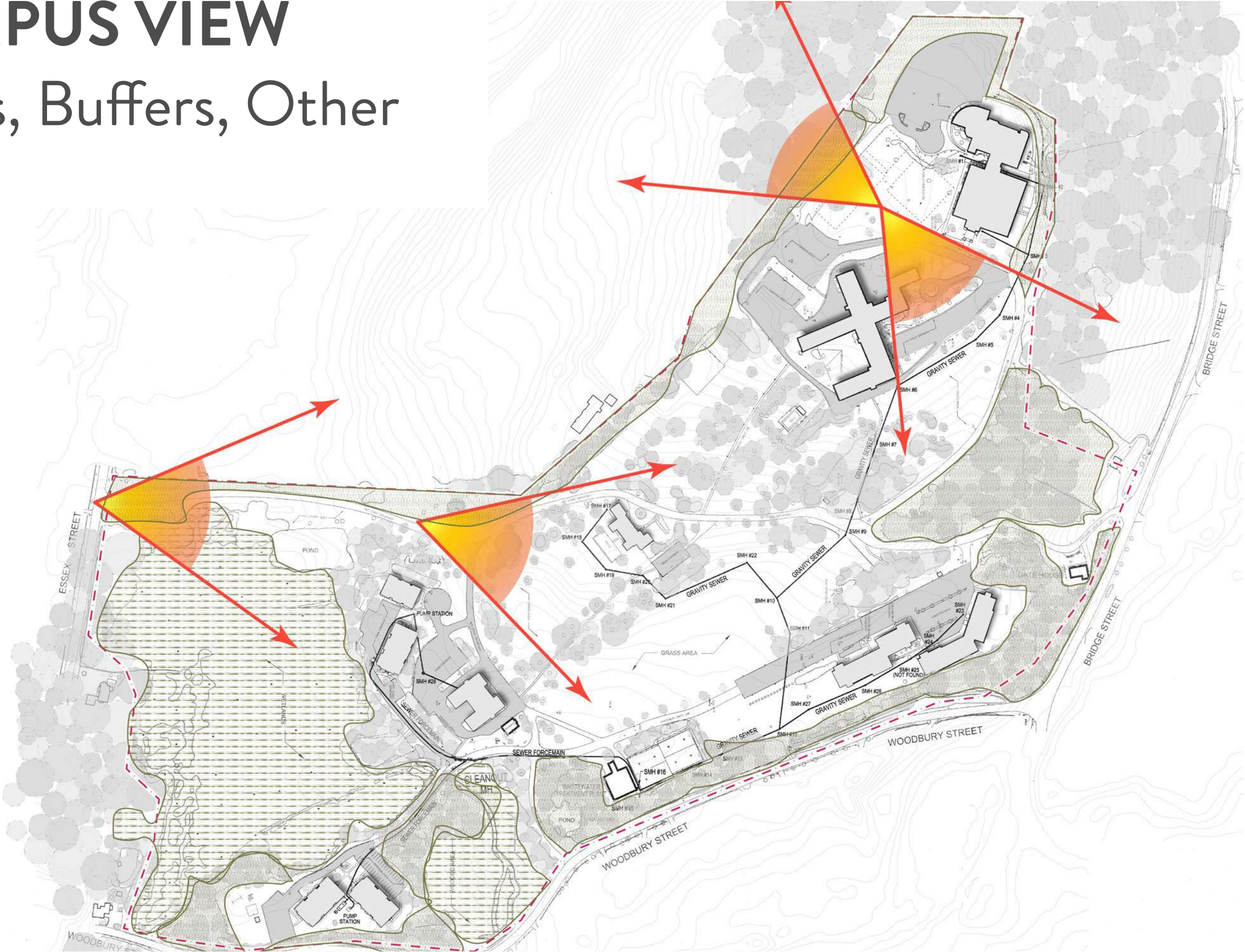


· PLOT PLAN ·  
SCALE 1"=20'

PLAN OF  
PROPOSED CONCRETE RESERVOIR  
BROWN'S HILL  
HAMILTON MASS.  
CHARLES H. MORSE | CIV. ENGRS.  
120 SOLEM ST. HAVERHILL MASS.

# CAMPUS VIEW

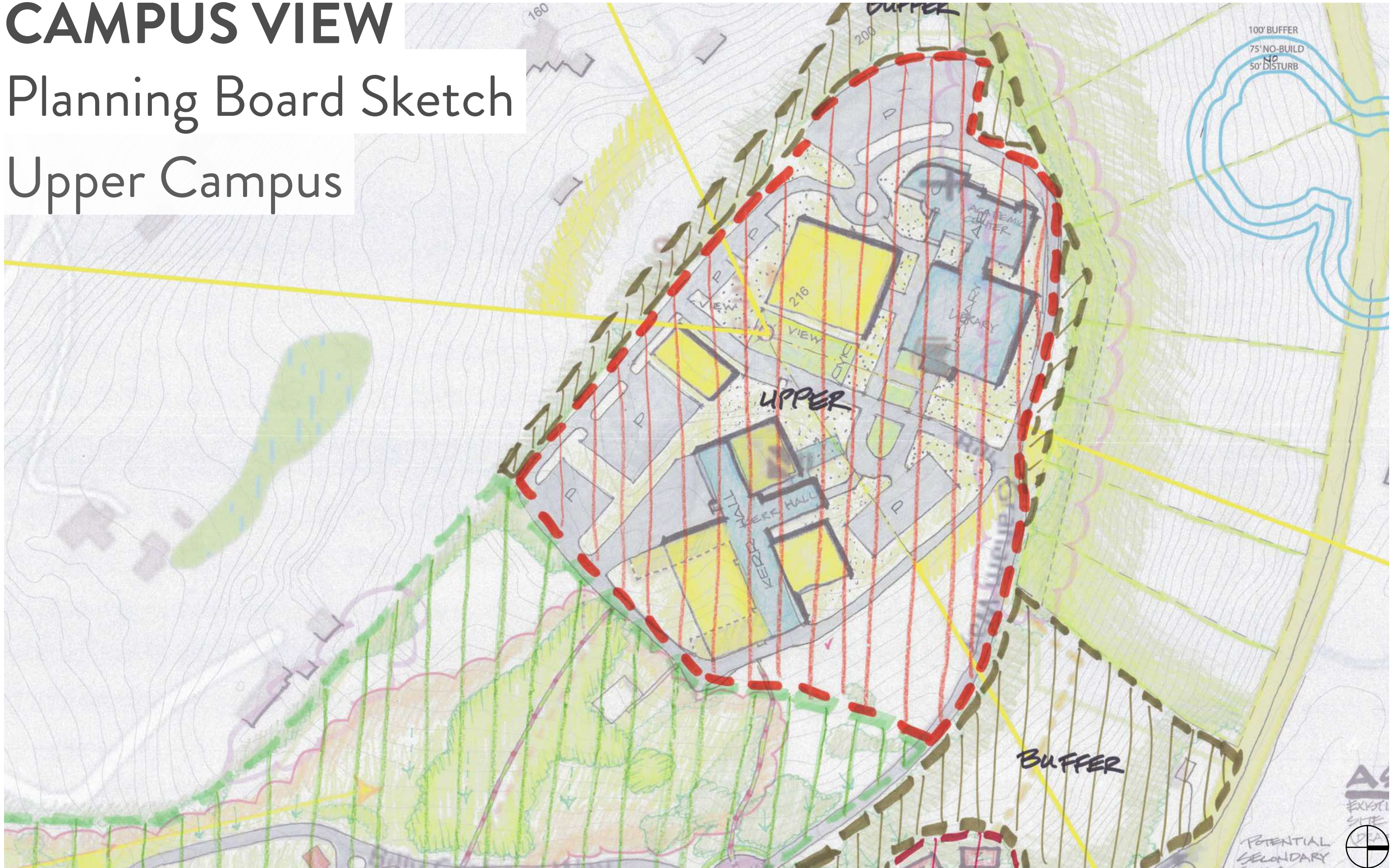
Views, Buffers, Other



# CAMPUS VIEW

## Planning Board Sketch

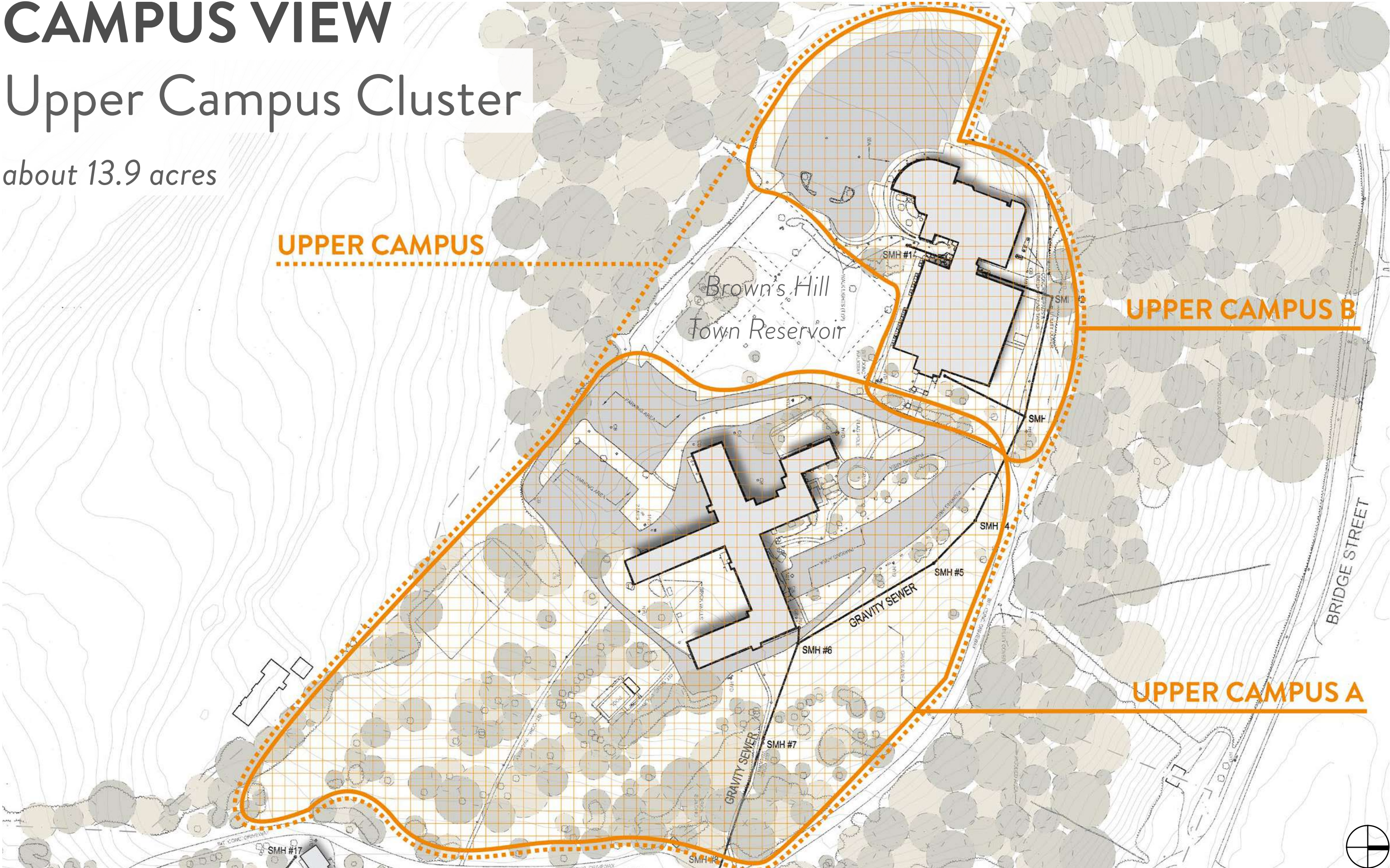
### Upper Campus



# CAMPUS VIEW

## Upper Campus Cluster

about 13.9 acres



# CAMPUS VIEW

## Upper Campus Cluster

about 13.9 acres

Chapel-Library-Academic Center

EXISTING: 89,000 sf  
NEW : comparable amount if replaced

UPPER CAMPUS

Brown's Hill  
Town Reservoir

UPPER CAMPUS B

Section A

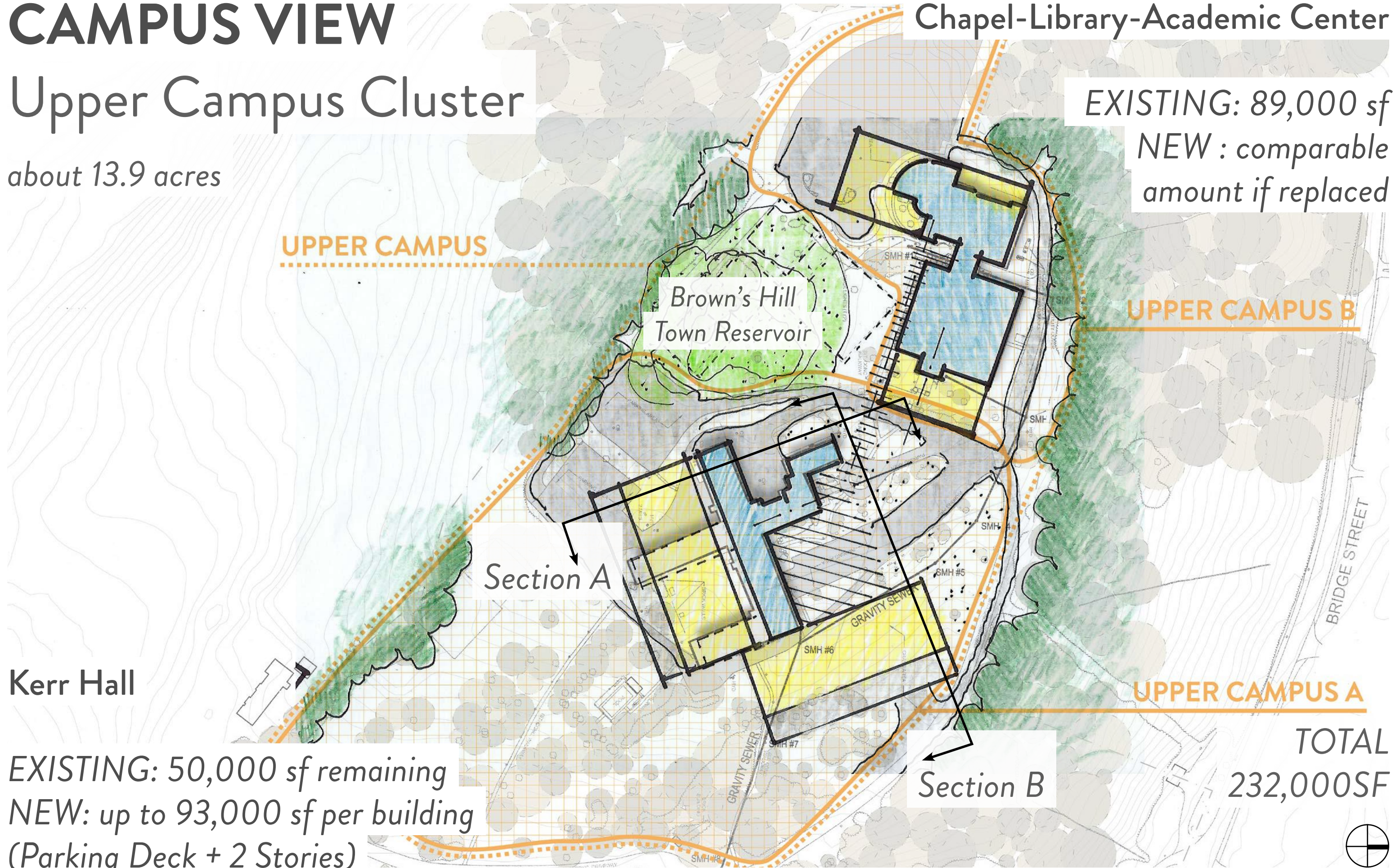
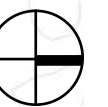
Kerr Hall

EXISTING: 50,000 sf remaining  
NEW: up to 93,000 sf per building  
(Parking Deck + 2 Stories)

Section B

UPPER CAMPUS A

TOTAL  
232,000SF

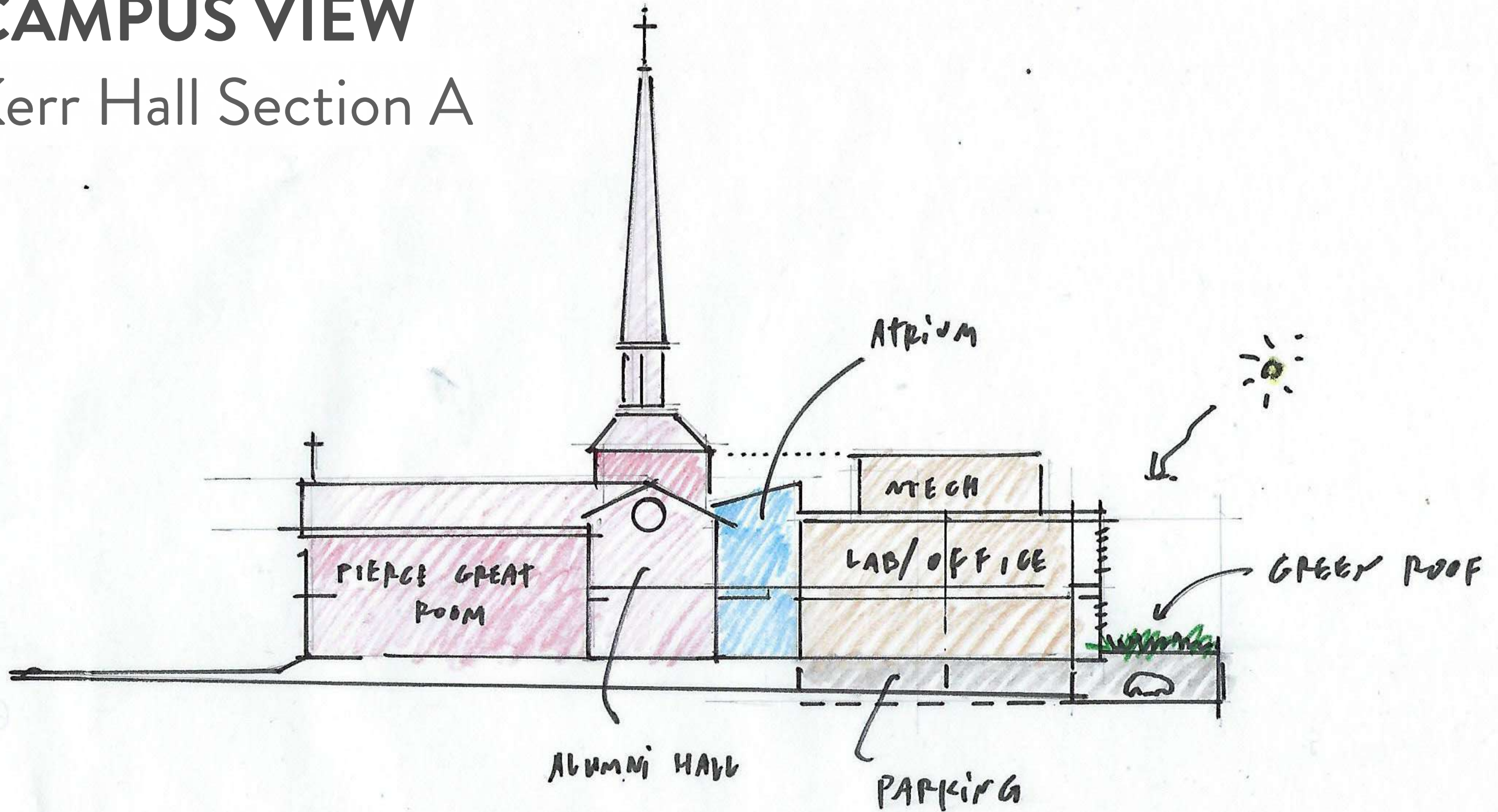




Kerr Hall South Elevation  
from parking lot

# CAMPUS VIEW

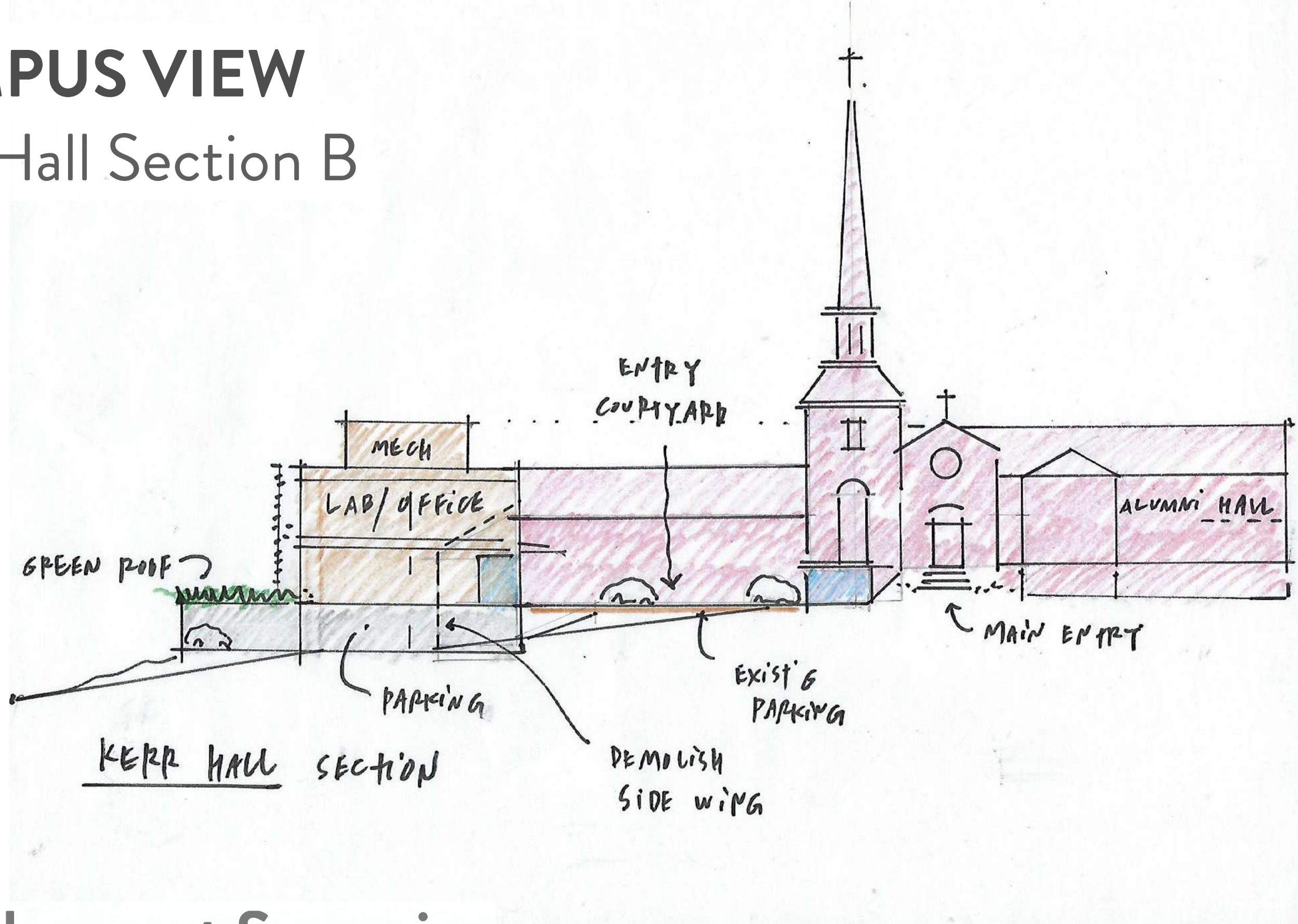
## Kerr Hall Section A



## Development Scenarios Upper Campus

# CAMPUS VIEW

## Kerr Hall Section B



## Development Scenarios Upper Campus



# CASE STUDY

## New England BioLabs



*\*frequently cited as a positive example*

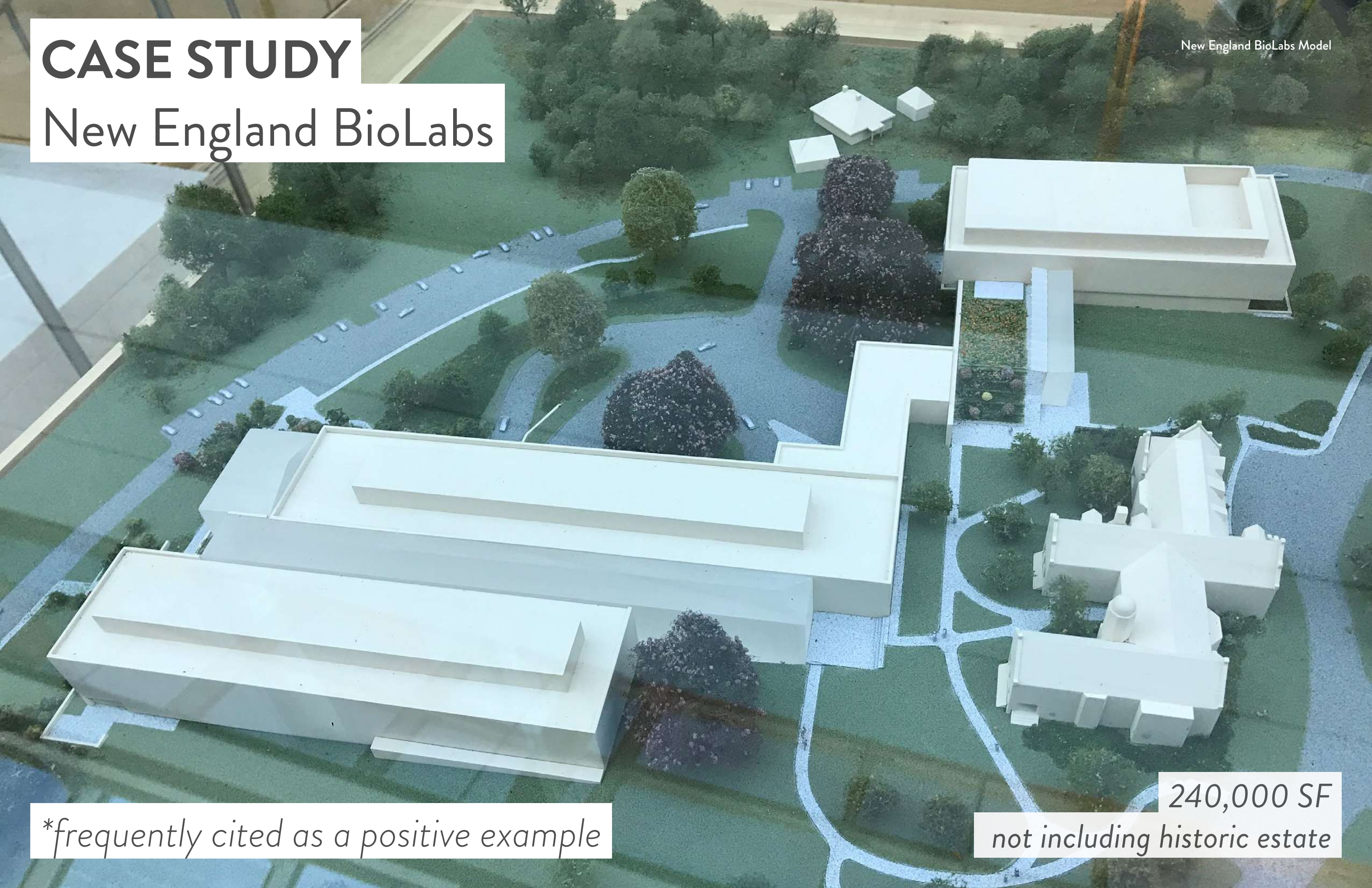
# CASE STUDY

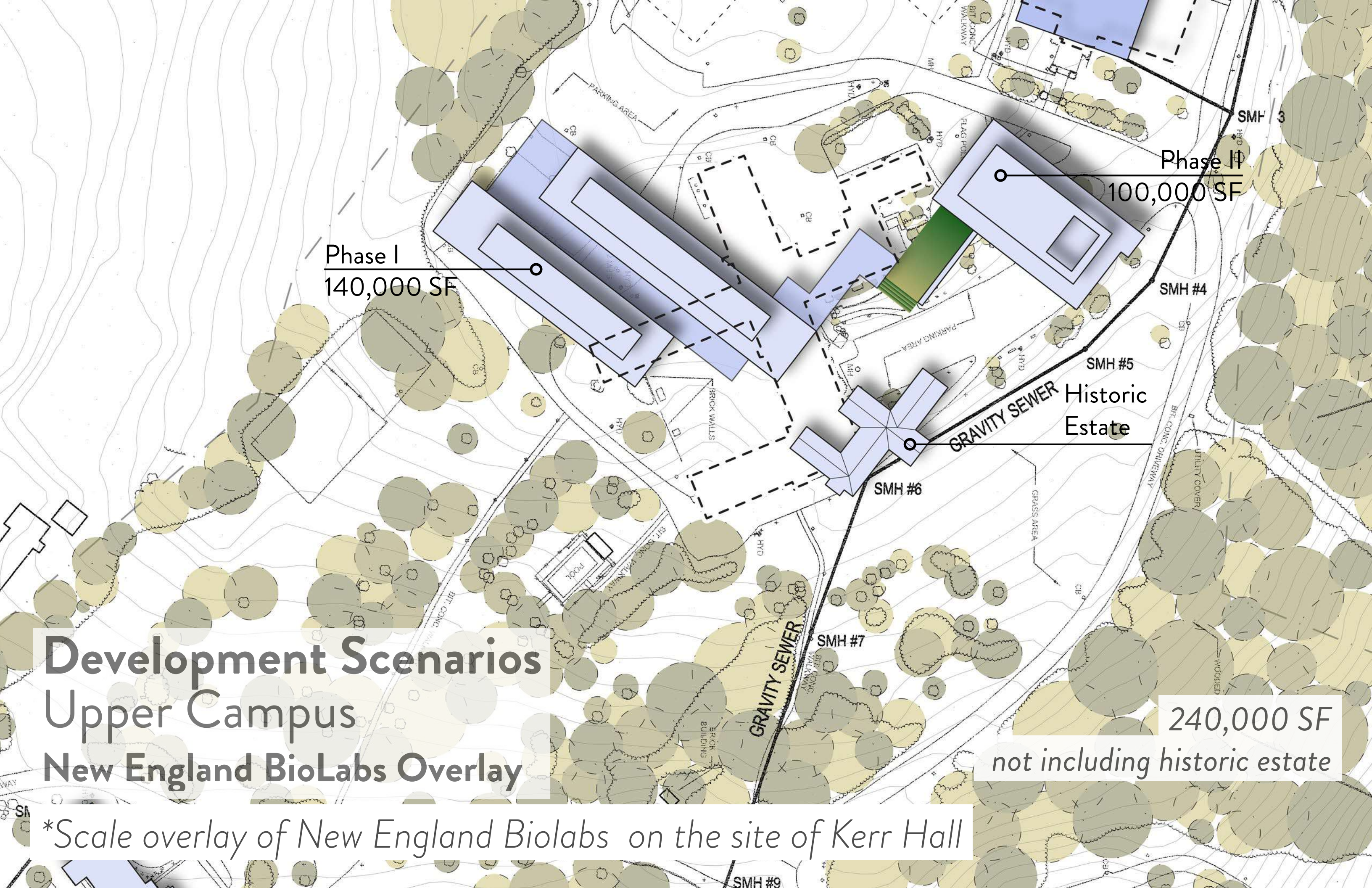
## New England BioLabs

New England BioLabs Model

*\*frequently cited as a positive example*

240,000 SF  
not including historic estate





Phase I  
140,000 SF

Phase II  
100,000 SF

Historic Estate

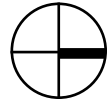
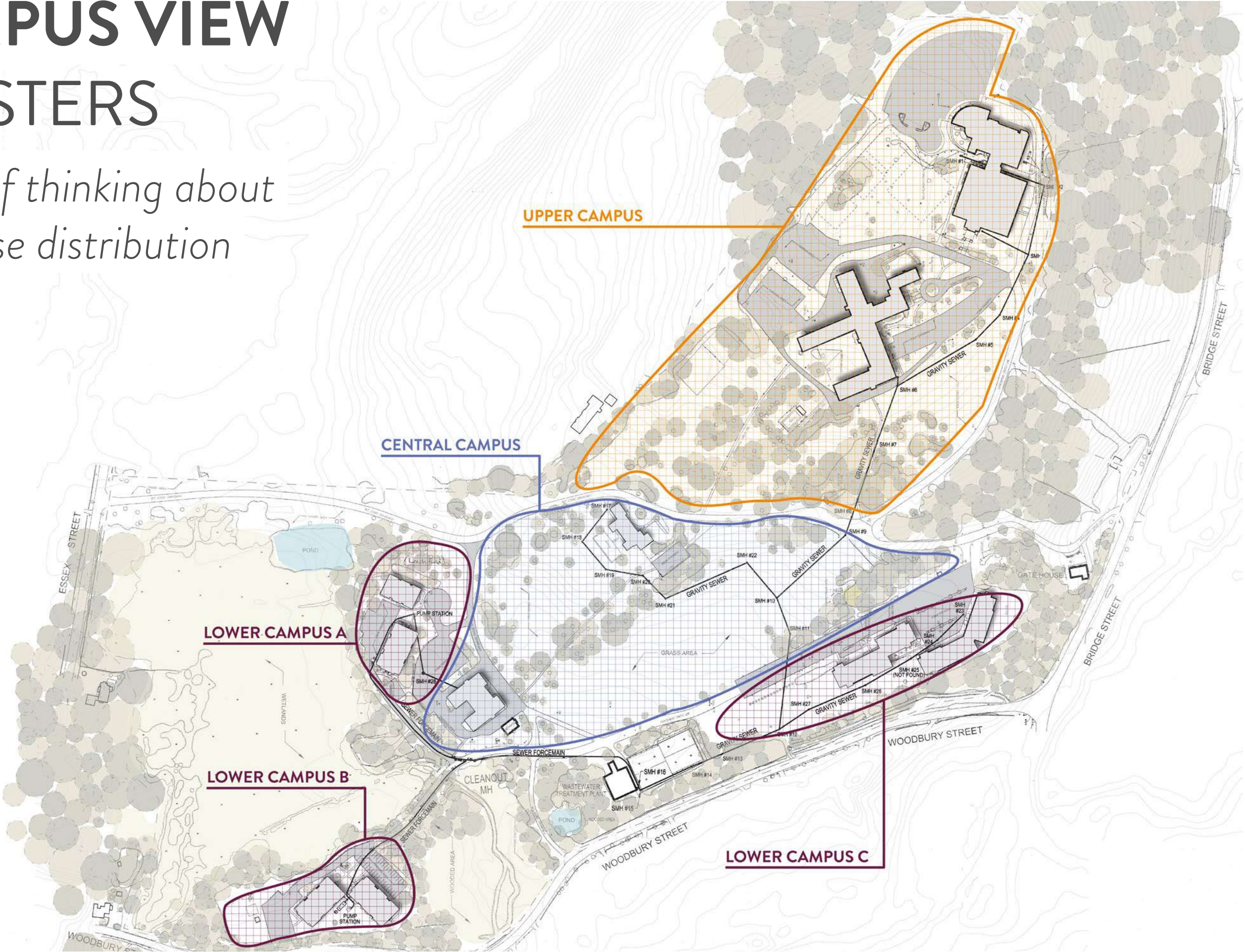
# Development Scenarios Upper Campus New England BioLabs Overlay

240,000 SF  
not including historic estate

\*Scale overlay of New England Biolabs on the site of Kerr Hall

# CAMPUS VIEW CLUSTERS

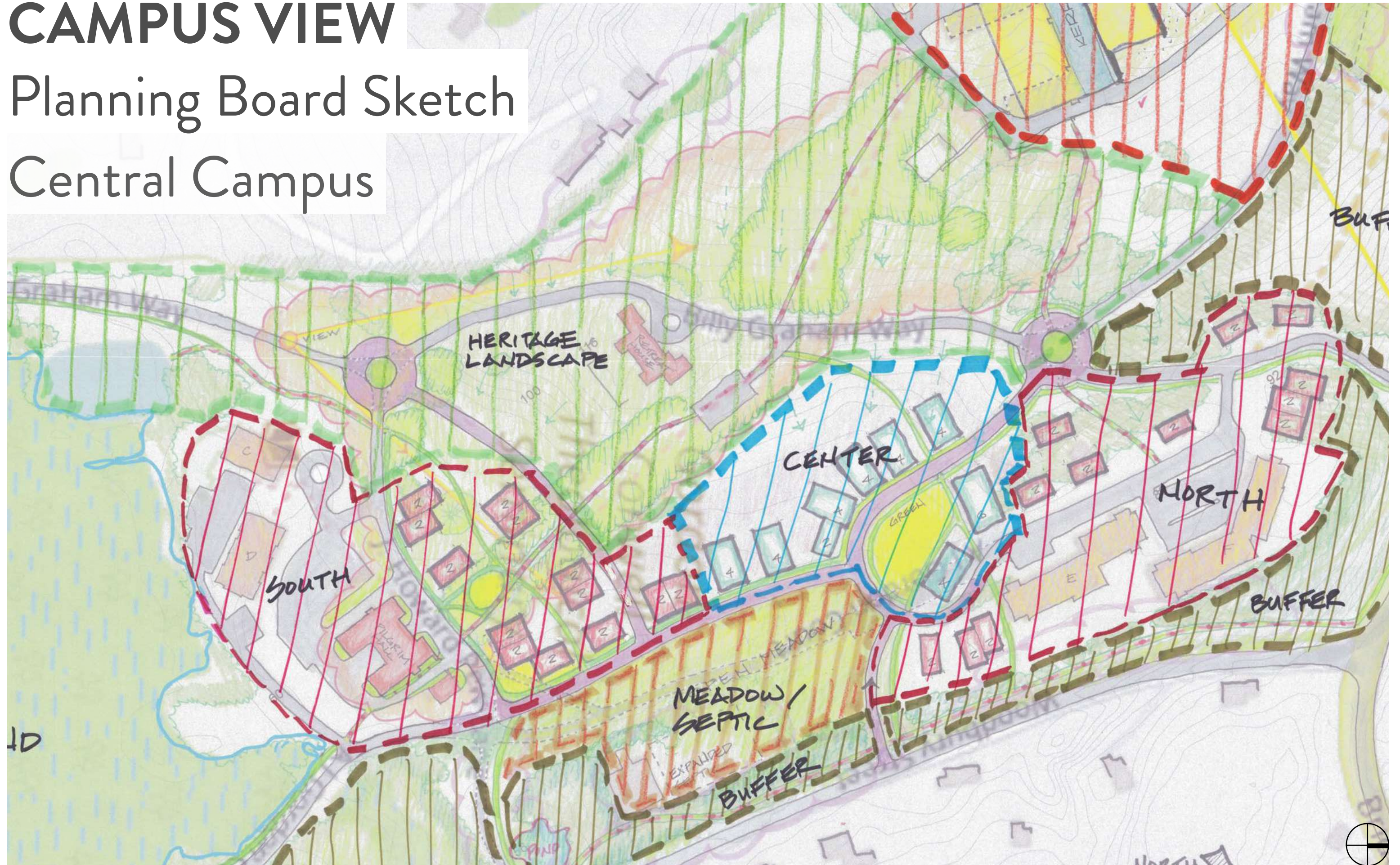
*A way of thinking about Land Use distribution*



# CAMPUS VIEW

Planning Board Sketch

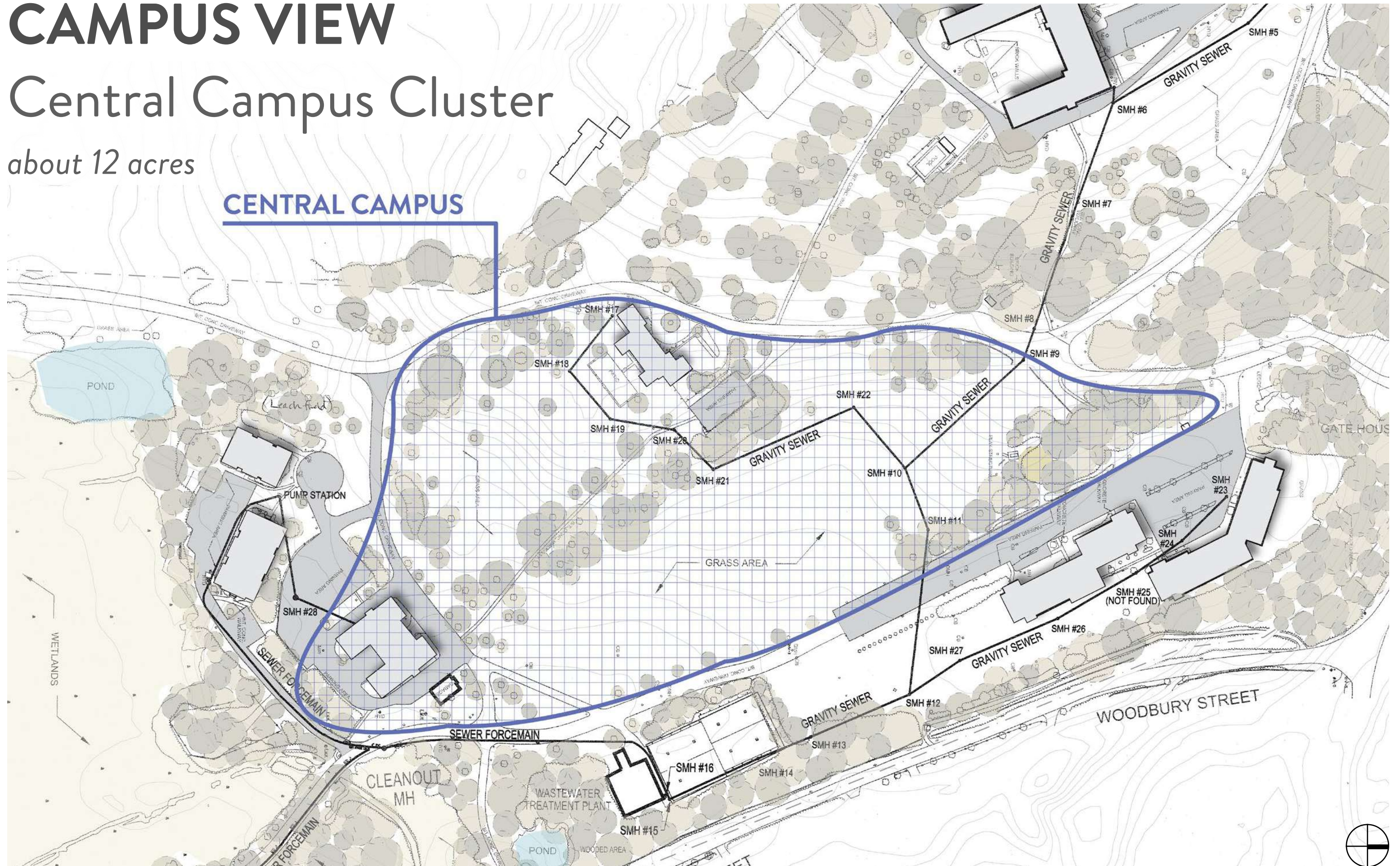
Central Campus



# CAMPUS VIEW

## Central Campus Cluster

about 12 acres

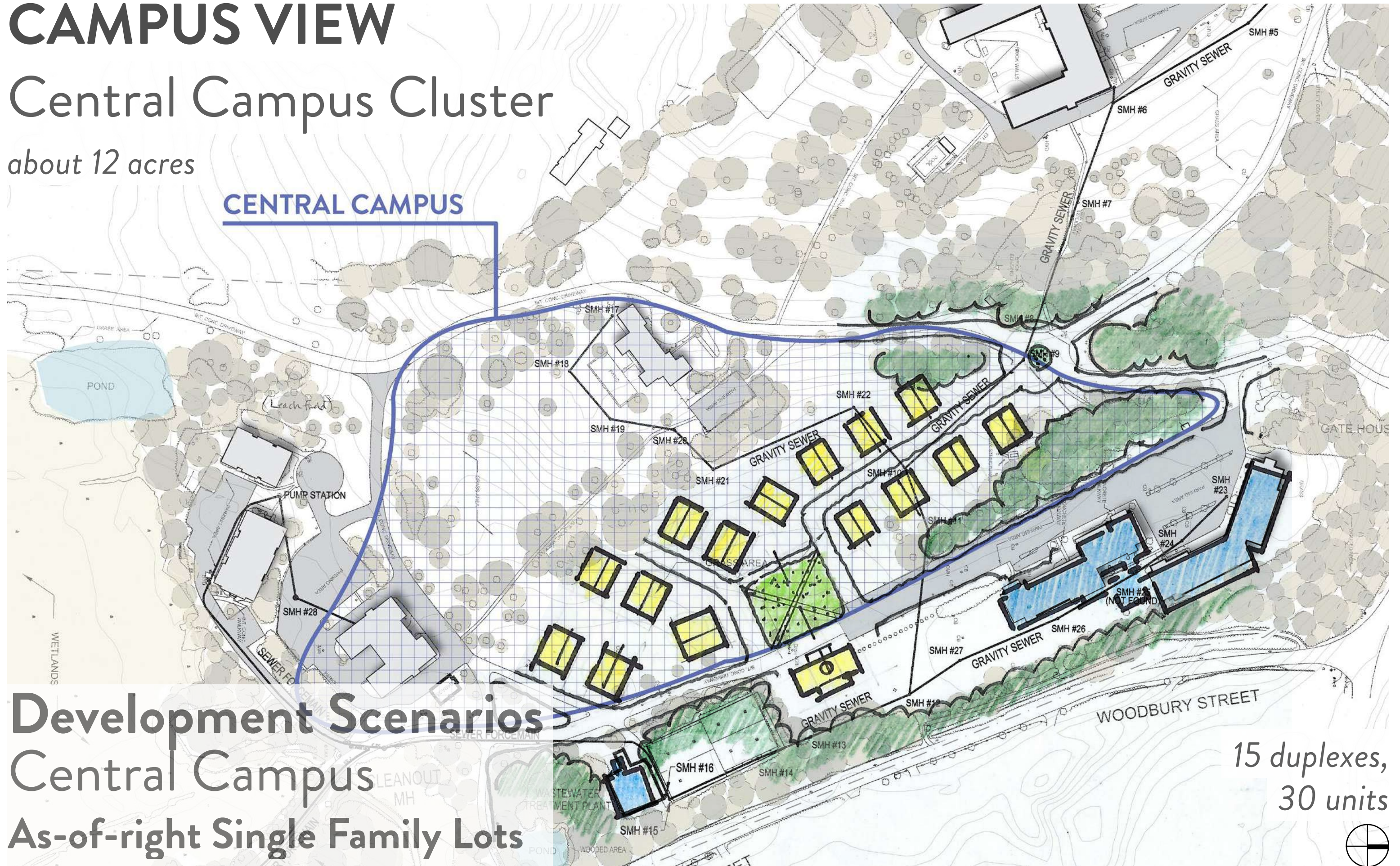


# CAMPUS VIEW

## Central Campus Cluster

about 12 acres

**CENTRAL CAMPUS**

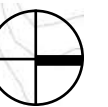


## Development Scenarios

Central Campus

As-of-right Single Family Lots

15 duplexes,  
30 units

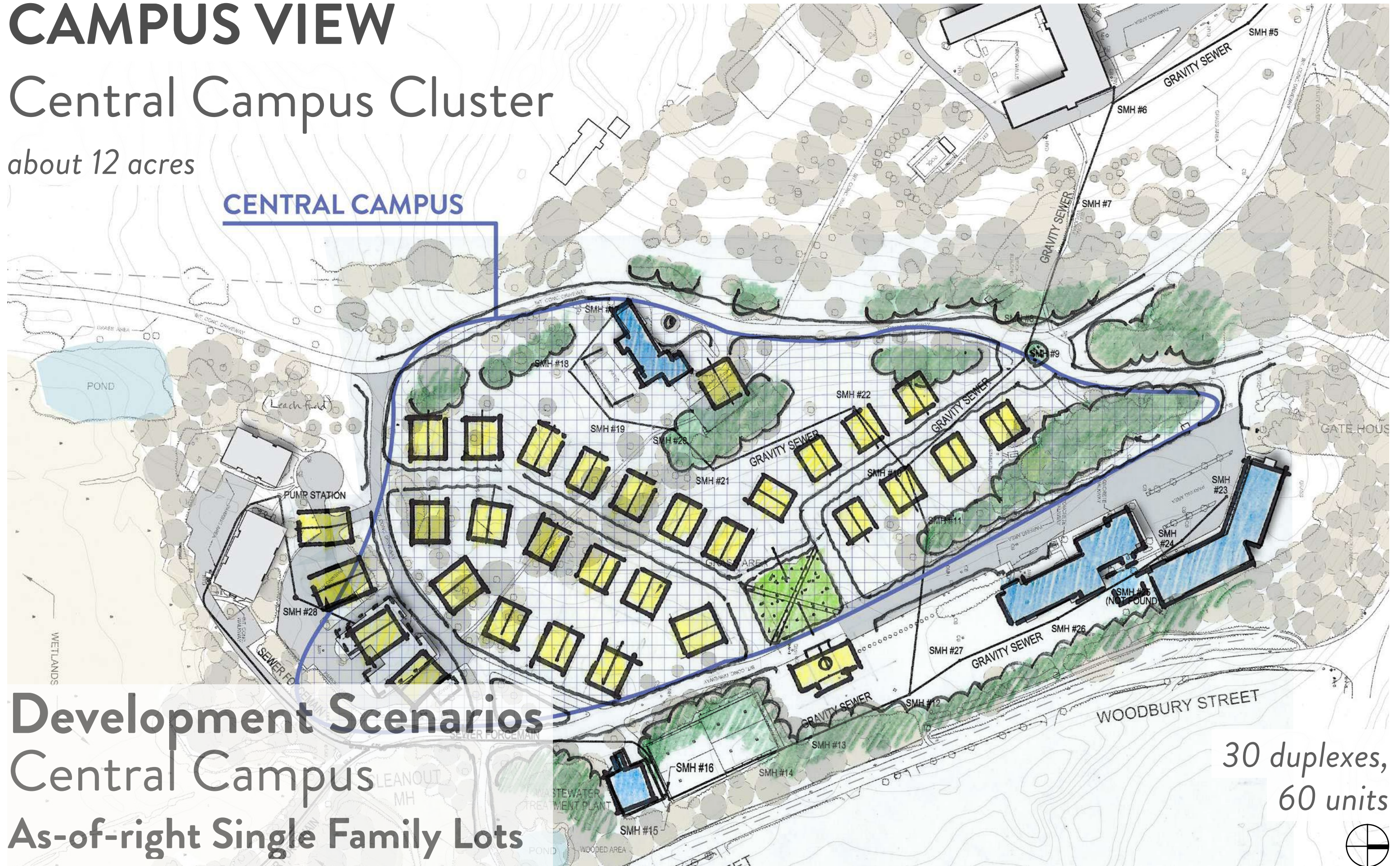


# CAMPUS VIEW

## Central Campus Cluster

about 12 acres

**CENTRAL CAMPUS**

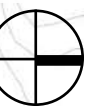


# Development Scenarios

Central Campus

As-of-right Single Family Lots

30 duplexes,  
60 units



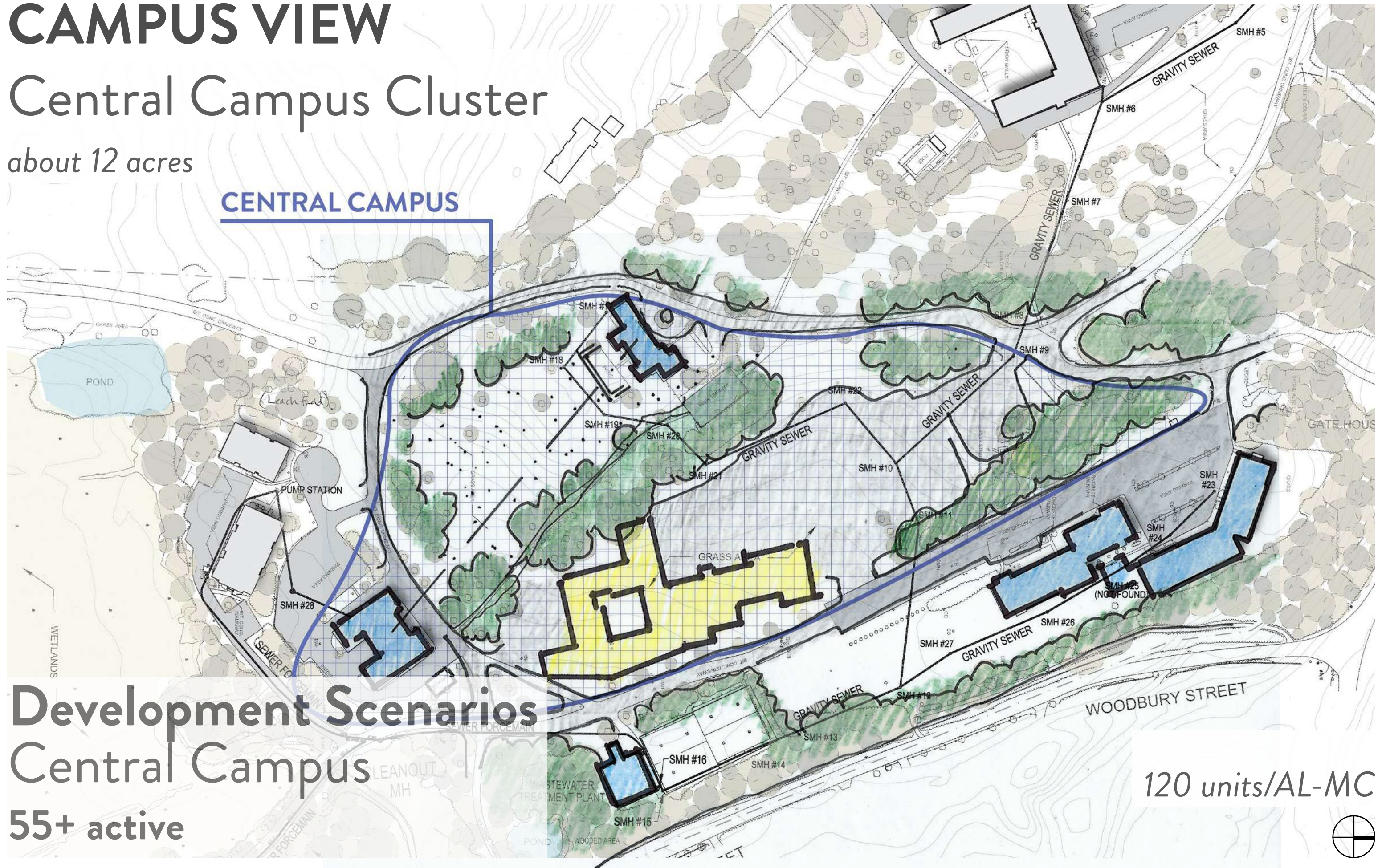


# CAMPUS VIEW

## Central Campus Cluster

about 12 acres

**CENTRAL CAMPUS**

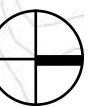


## Development Scenarios

### Central Campus

55+ active

120 units/AL-MC

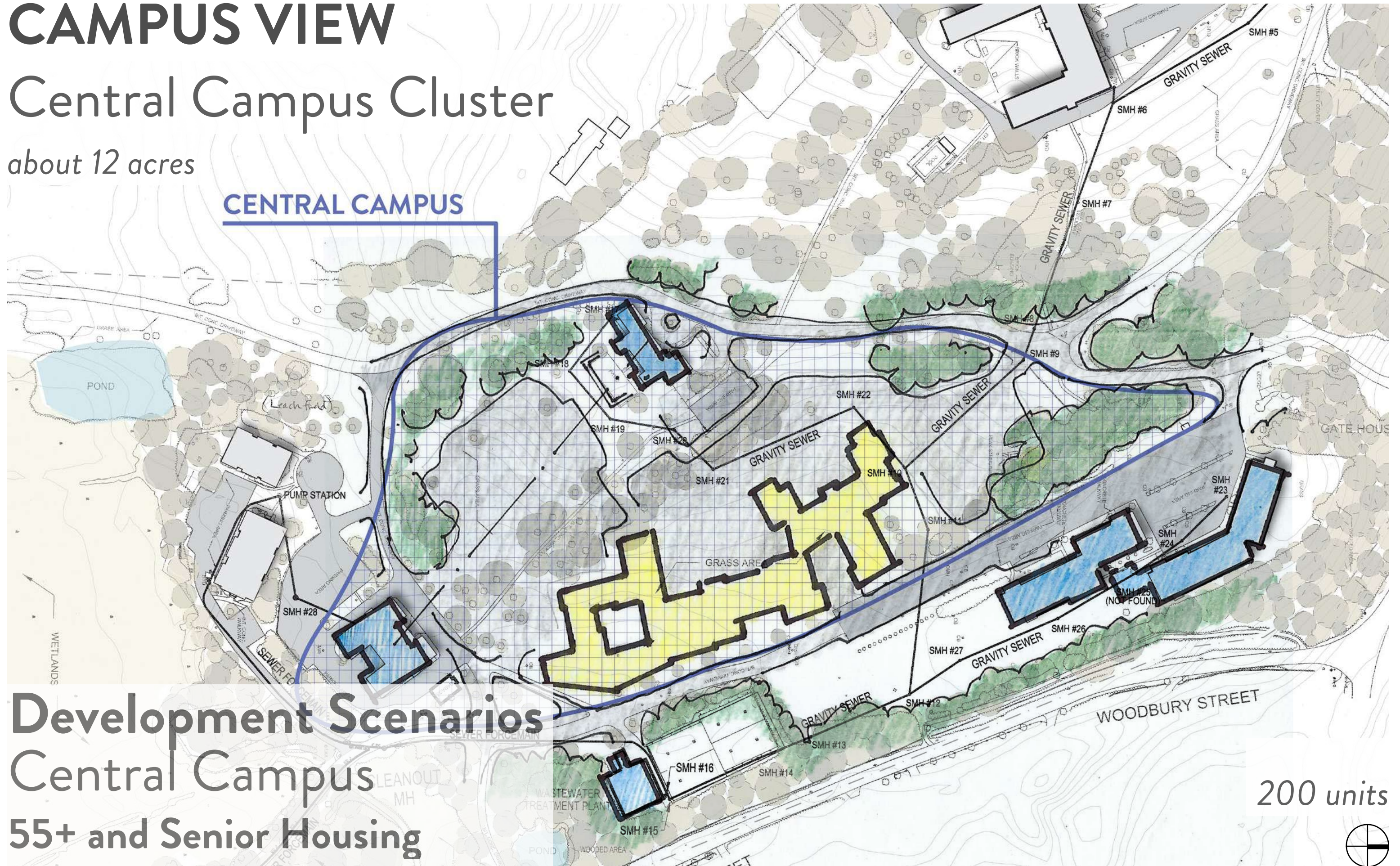


# CAMPUS VIEW

## Central Campus Cluster

about 12 acres

**CENTRAL CAMPUS**



## Development Scenarios

### Central Campus

### 55+ and Senior Housing

200 units

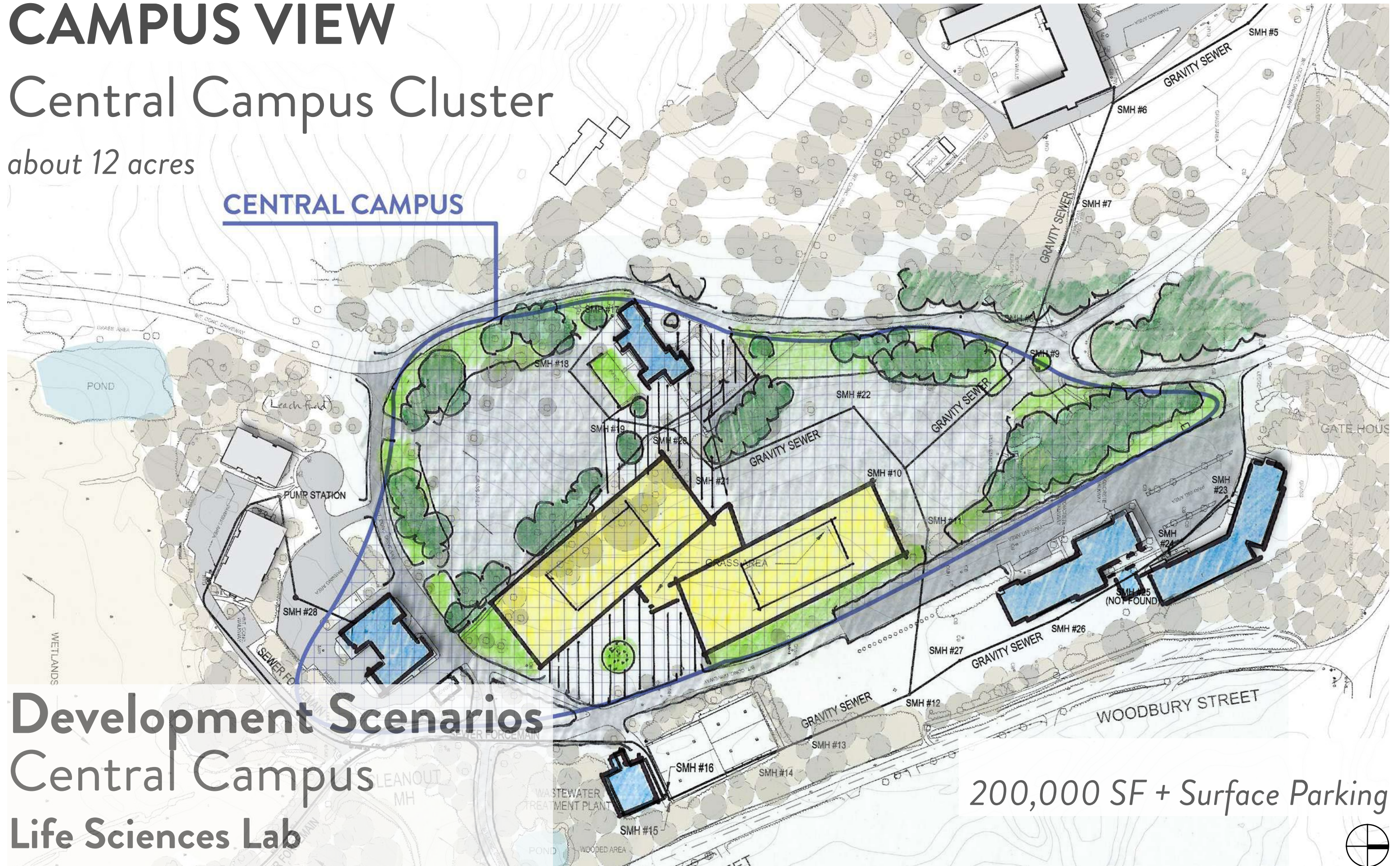


# CAMPUS VIEW

## Central Campus Cluster

about 12 acres

**CENTRAL CAMPUS**

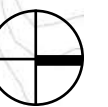


# Development Scenarios

## Central Campus

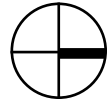
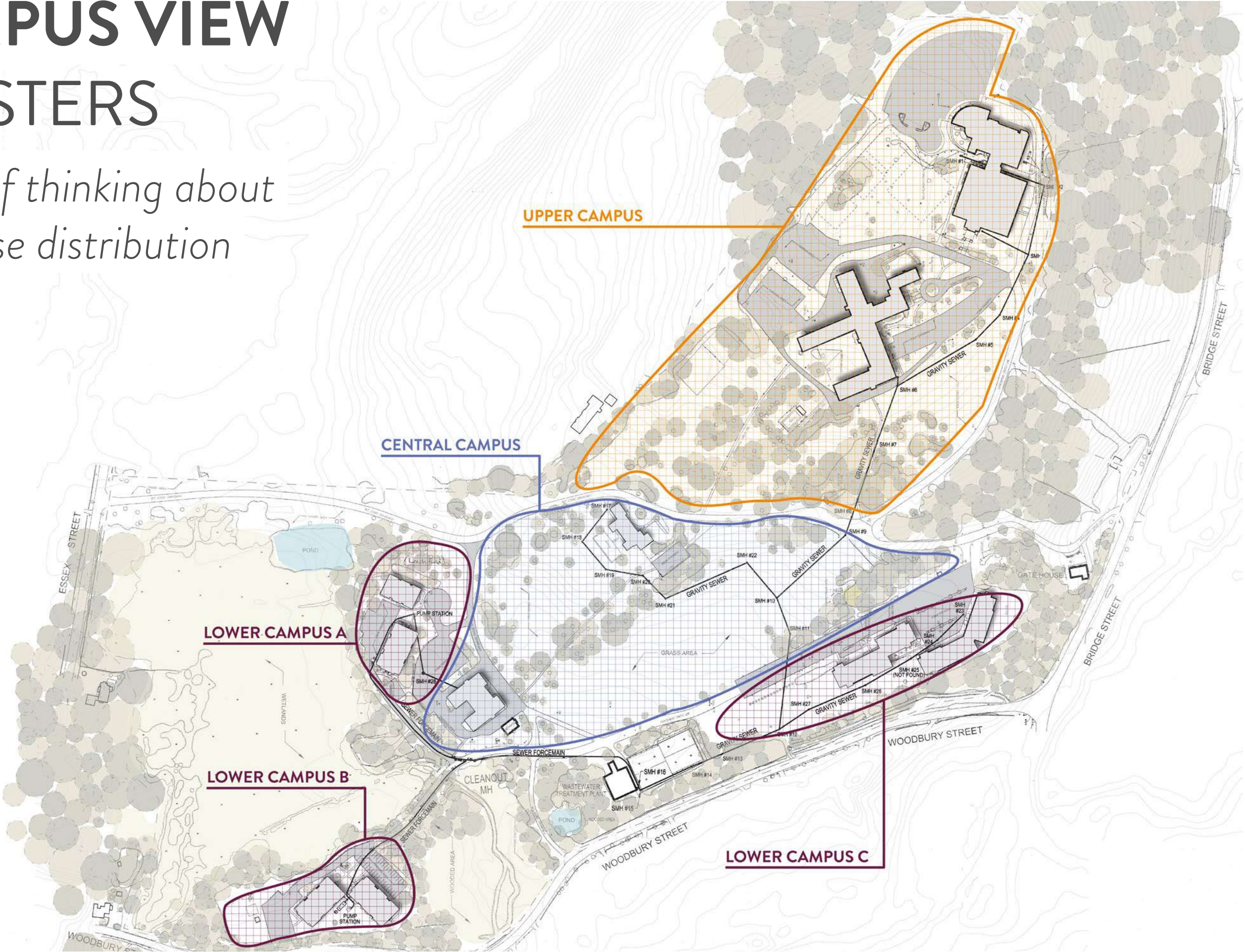
## Life Sciences Lab

200,000 SF + Surface Parking



# CAMPUS VIEW CLUSTERS

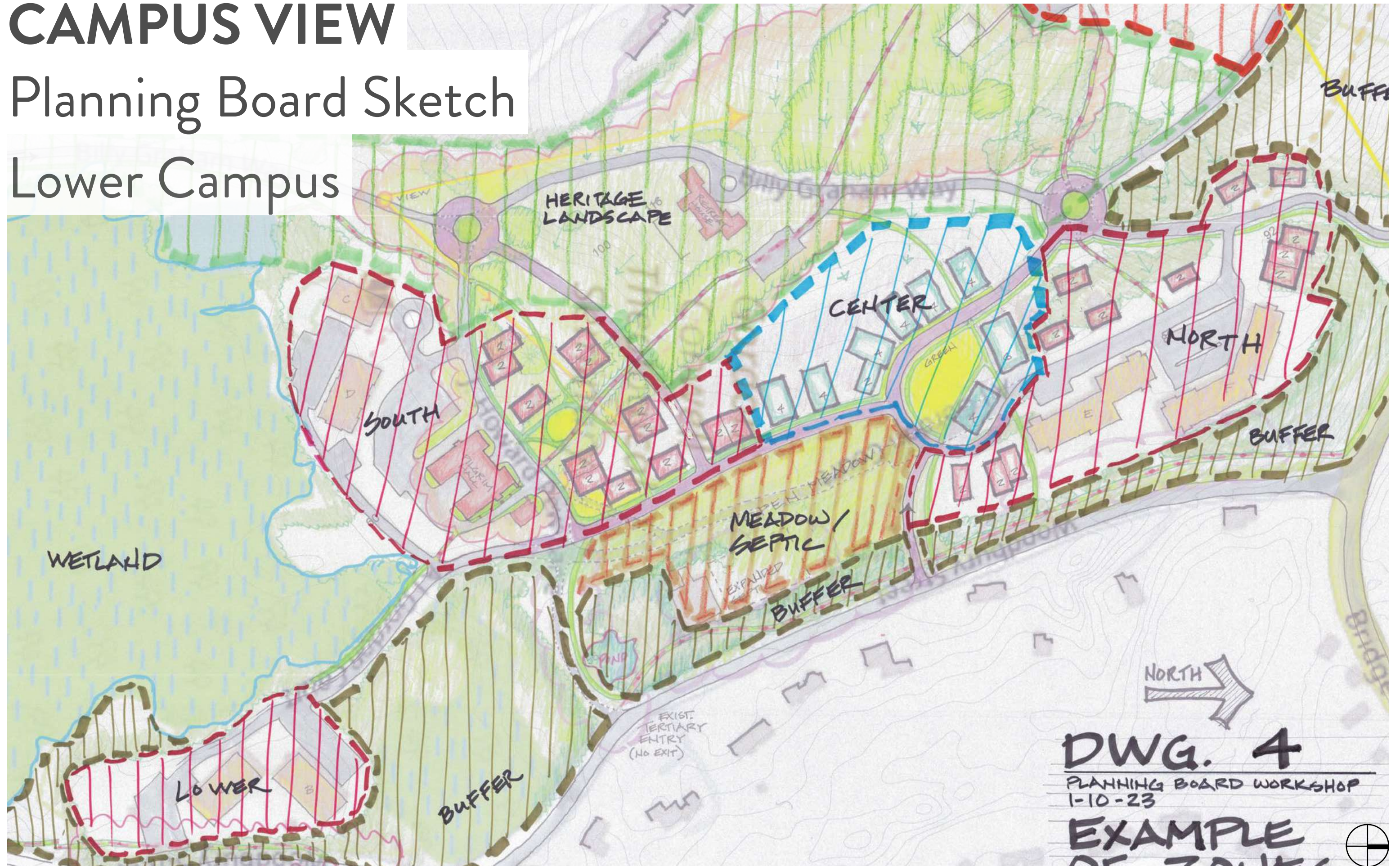
*A way of thinking about Land Use distribution*



# CAMPUS VIEW

## Planning Board Sketch

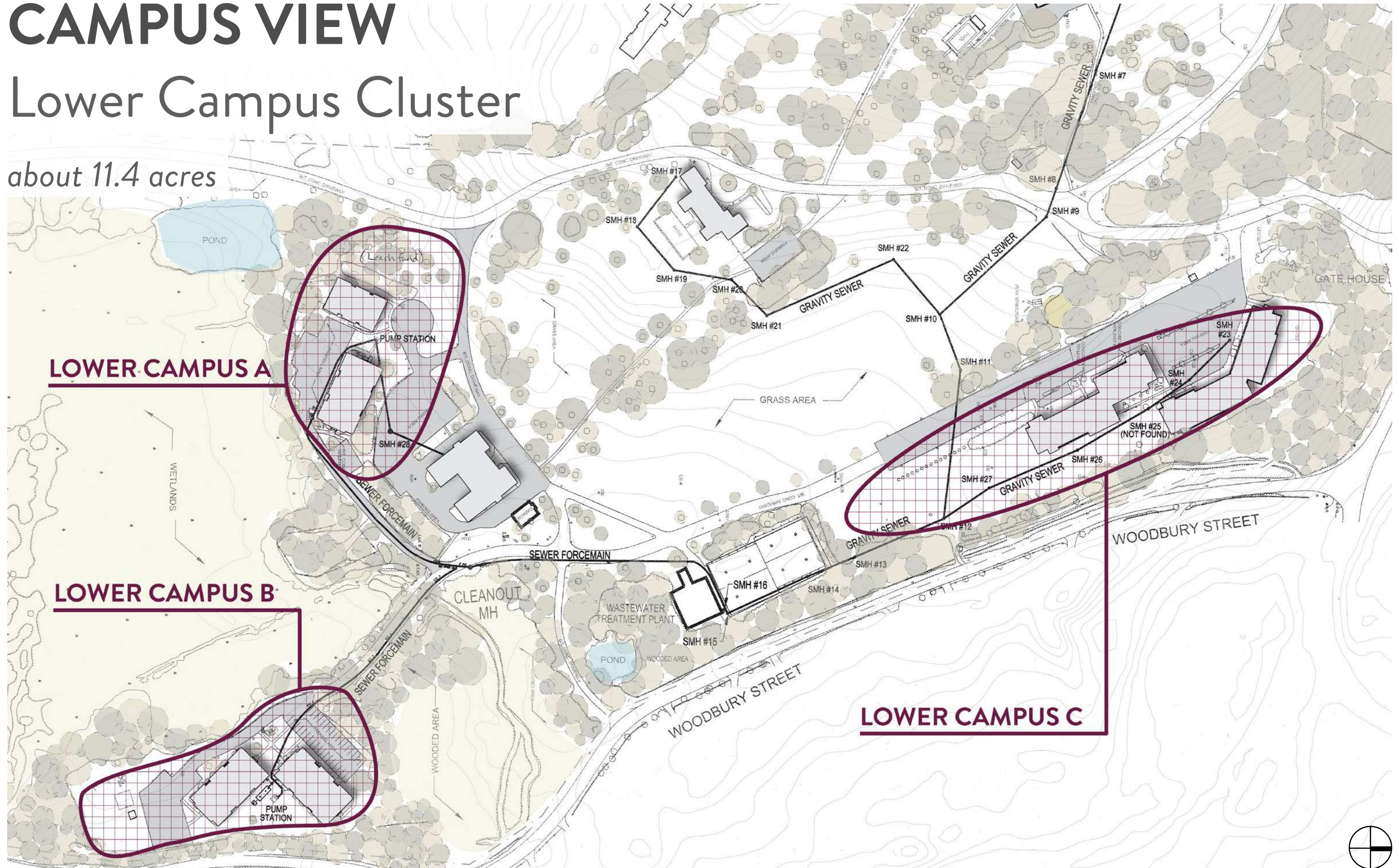
### Lower Campus



# CAMPUS VIEW

## Lower Campus Cluster

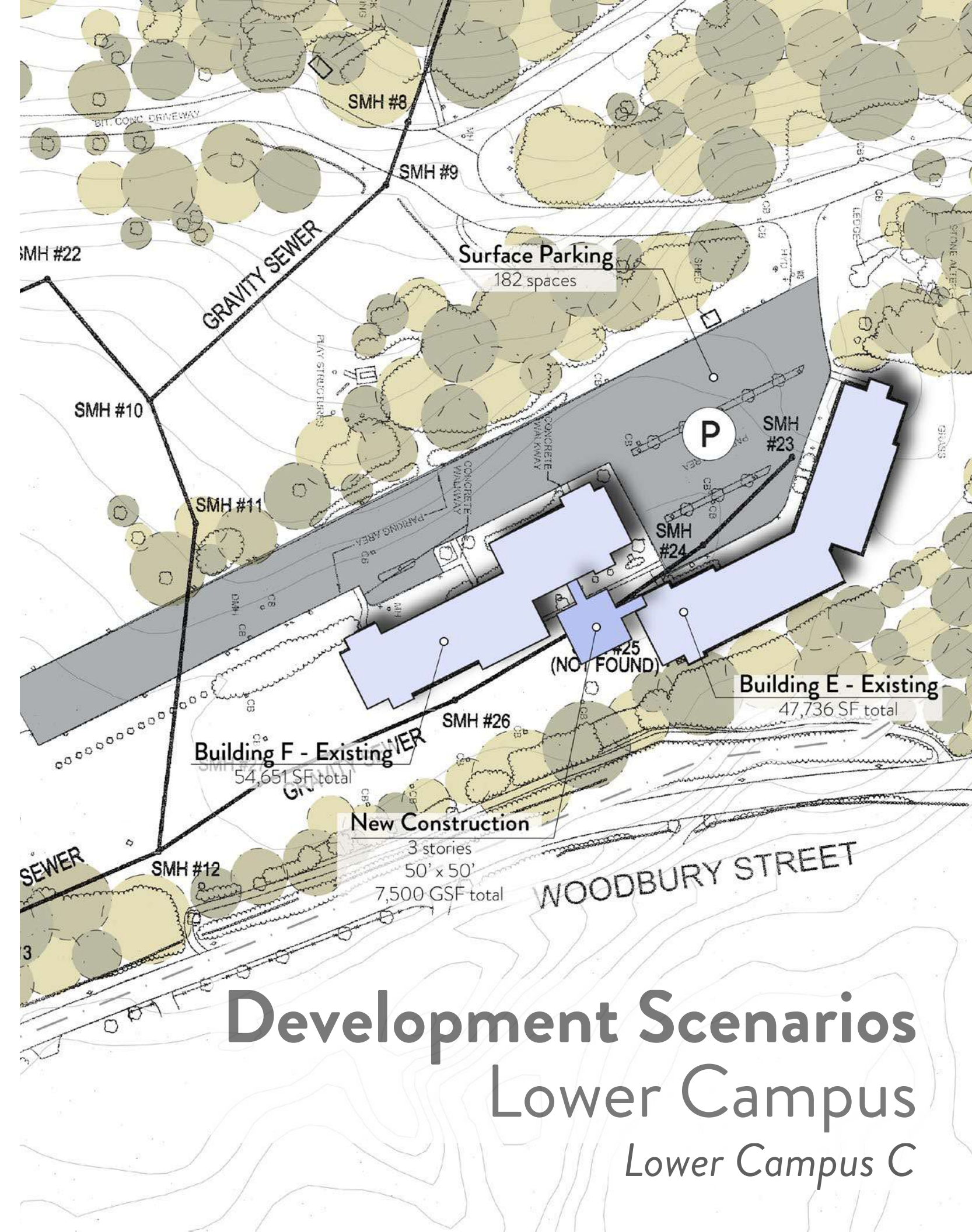
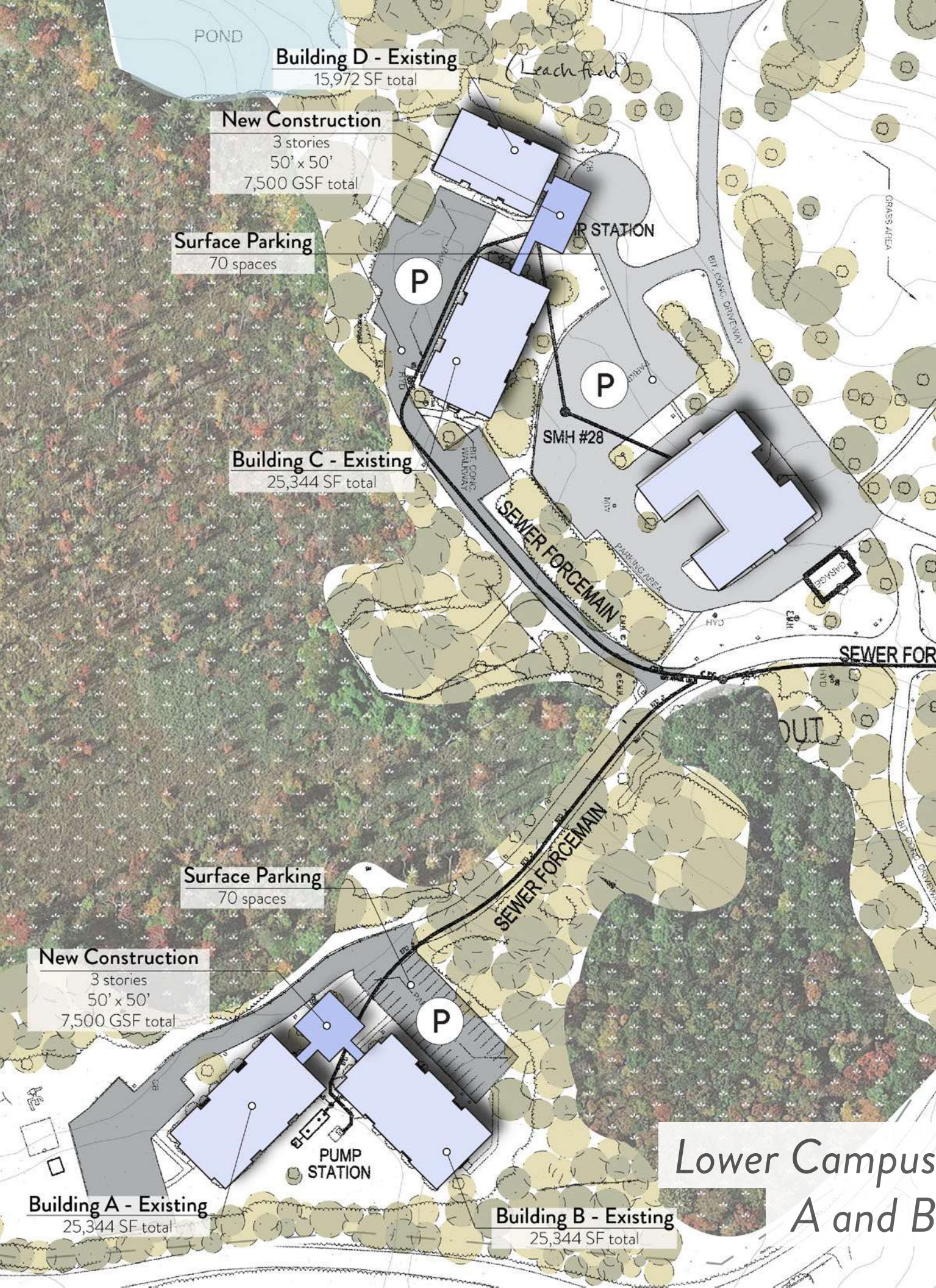
about 11.4 acres



**LOWER CAMPUS A**

**LOWER CAMPUS B**

**LOWER CAMPUS C**



# CONNECTOR STUDY

## Harbor Light



### BUILDING E & F CONNECTOR ADDITION SQUARE FOOTAGES

	GROSS AREA
LEVEL 01	3,510 SF
LEVEL 02	2,275 SF
LEVEL 03	2,275 SF
TOTAL	8,060 SF

JUNE 10, 2022  
Checked By: \_\_\_\_\_

ZBA FILING  
Description: \_\_\_\_\_  
Issue Date: \_\_\_\_\_

BUILDING E & F CONNECTOR -  
LEVEL 1 PLAN

Scale: As Indicated  
Drawn By: Author  
Date: JUNE 10, 2022

Checked By: Checker  
Project #: 11.6122.007

---

**Harborlight Community Partners -  
Gordon Conwell**

130 Essex Street, South Hamilton, MA 01982

SV DESIGN    Beverly, Massachusetts 01915    www.svdesign.com    1-978-927-3745

1261 Dodge Street

DESIGN

© SV Design, LLC

BUILDING E & F  
CONNECTOR - LEVEL 1  
PLAN

**A1.17**



# **Market Overview**

*Specific Detail*

# Gordon -Conwell Seminary

## Reuse Evaluation - DRAFT

	Residential
	As-of-Right Single Family Large Lot
<b>Market Prospects</b>	Strong
<b>Net Fiscal Impact</b>	Minimal + or -
<b>Affordable Housing</b> on-site - % of total units or in-lieu payment /total # units	10 - 13%  <b>\$42 - 55,000</b>
<b>Employment</b>	-
<b>Est. Peak Traffic</b>	1/unit
<b>Qualitative Factors</b>	No community access or benefits assured

# Gordon -Conwell Seminary

## Reuse Evaluation - DRAFT

	Residential	
	As-of-Right Single Family Large Lot	55+
<b>Market Prospects</b>	Strong	Strong
<b>Net Fiscal Impact</b>	Minimal + or -	Strong
<b>Affordable Housing</b> on-site - % of total units or in-lieu payment /total # units	10 - 13%  <b>\$42 - 55,000</b>	10 - 13%  <b>\$34 - \$55,000</b>
<b>Employment</b>	-	-
<b>Est. Peak Traffic</b>	1/unit	0.5/unit
<b>Qualitative Factors</b>	No community access or benefits assured	Opportunity to secure community access and other benefits  Suitable housing for down-sizing older residents to stay in community

# Gordon -Conwell Seminary

## Reuse Evaluation - DRAFT

	Residential		
	As-of-Right Single Family Large Lot	55+	Multi-Family Re-Use Apts
<b>Market Prospects</b>	Strong	Strong	Good
<b>Net Fiscal Impact</b>	Minimal + or -	Strong	Minimal + or -
<b>Affordable Housing</b> on-site - % of total units or in-lieu payment /total # units	10 - 13%  <b>\$42 - 55,000</b>	10 - 13%  <b>\$34 - \$55,000</b>	<b>14% or more</b>
<b>Employment</b>	-	-	negligible
<b>Est. Peak Traffic</b>	1/unit	0.5/unit	1/unit
<b>Qualitative Factors</b>	No community access or benefits assured	Opportunity to secure community access and other benefits  Suitable housing for down-sizing older residents to stay in community	Opportunity to secure community access and other benefits  Lower env impact and disruption than new construction

# Gordon -Conwell Seminary

## Reuse Evaluation - DRAFT

	Residential			
	As-of-Right Single Family Large Lot	55+	Multi-Family Re-Use Apts	Senior Hsg ALF/MC/IL
<b>Market Prospects</b>	Strong	Strong	Good	Fair-Good
<b>Net Fiscal Impact</b>	Minimal + or -	Strong	Minimal + or -	Strong
<b>Affordable Housing</b> on-site - % of total units or in-lieu payment /total # units	10 - 13%  \$42 - 55,000	10 - 13%  \$34 - \$55,000	<b>14% or more</b>	?  ?
<b>Employment</b>	-	-	negligible	0.4 - 0.6/unit
<b>Est. Peak Traffic</b>	1/unit	0.5/unit	1/unit	negligible
<b>Qualitative Factors</b>	No community access or benefits assured	Opportunity to secure community access and other benefits  Suitable housing for down-sizing older residents to stay in community	Opportunity to secure community access and other benefits  Lower env impact and disruption than new construction	Opportunity to secure community access and other benefits  Option for seniors to stay in community and younger residents to accommodate parents

# Gordon -Conwell Seminary

## Reuse Evaluation - DRAFT

	Residential				Commercial
	As-of-Right Single Family Large Lot	55+	Multi-Family Re-Use Apts	Senior Hsg ALF/MC/IL	Science New Constr & Reuse Buildings
<b>Market Prospects</b>	Strong	Strong	Good	Fair-Good	User-Driven
<b>Net Fiscal Impact</b>	Minimal + or -	Strong	Minimal + or -	Strong	Strong
<b>Affordable Housing</b> on-site - % of total units or in-lieu payment /total # units	10 - 13%  \$42 - 55,000	10 - 13%  \$34 - \$55,000	<b>14% or more</b>	?  ?	
<b>Employment</b>	-	-	negligible	0.4 - 0.6/unit	2.5/1,000 SF
<b>Est. Peak Traffic</b>	1/unit	0.5/unit	1/unit	negligible	2.5/1,000SF
<b>Qualitative Factors</b>	No community access or benefits assured	Opportunity to secure community access and other benefits  Suitable housing for down-sizing older residents to stay in community	Opportunity to secure community access and other benefits  Lower env impact and disruption than new construction	Opportunity to secure community access and other benefits  Option for seniors to stay in community and younger residents to accommodate parents	Opportunity to secure community access and other benefits  High wage- earning employment  Lower env impact and disruption for reuse

# Gordon -Conwell Seminary

## Reuse Evaluation - DRAFT

	Residential				Commercial	
	As-of-Right Single Family Large Lot	55+	Multi-Family Re-Use Apts	Senior Hsg ALF/MC/IL	Science New Constr & Reuse Buildings	Office Reuse Buildings
<b>Market Prospects</b>	Strong	Strong	Good	Fair-Good	User-Driven	User-Driven
<b>Net Fiscal Impact</b>	Minimal + or -	Strong	Minimal + or -	Strong	Strong	Good
<b>Affordable Housing on-site - % of total units or in-lieu payment /total # units</b>	10 - 13%  \$42 - 55,000	10 - 13%  \$34 - \$55,000	<b>14% or more</b>	?  ?		
<b>Employment</b>	-	-	negligible	0.4 - 0.6/unit	2.5/1,000 SF	4/1,000SF
<b>Est. Peak Traffic</b>	1/unit	0.5/unit	1/unit	negligible	2.5/1,000SF	4/1,000SF
<b>Qualitative Factors</b>	No community access or benefits assured	Opportunity to secure community access and other benefits  Suitable housing for down-sizing older residents to stay in community	Opportunity to secure community access and other benefits  Lower env impact and disruption than new construction	Opportunity to secure community access and other benefits  Option for seniors to stay in community and younger residents to accommodate parents	Opportunity to secure community access and other benefits  High wage- earning employment  Lower env impact and disruption for reuse	Opportunity to secure community access and other benefits  High employment  Lower env impact and disruption than new construction

# Gordon -Conwell Seminary

## Reuse Evaluation - DRAFT

	Residential				Commercial	
	As-of-Right Single Family Large Lot	55+	Multi-Family Re-Use Apts	Senior Hsg ALF/MC/IL	Science New Constr & Reuse Buildings	Office Reuse Buildings
<b>Market Prospects</b>	Strong	Strong	Good	Fair-Good	User-Driven	User-Driven
<b>Net Fiscal Impact</b>	Minimal + or -	Strong	Minimal + or -	Strong	Strong	Good
<b>Affordable Housing</b> on-site - % of total units or in-lieu payment /total # units	10 - 13%  \$42 - 55,000	10 - 13%  \$34 - \$55,000	<b>14% or more</b>	?  ?		
<b>Employment</b>	-	-	negligible	0.4 - 0.6/unit	2.5/1,000 SF	4/1,000SF
<b>Est. Peak Traffic</b>	1/unit	0.5/unit	1/unit	negligible	2.5/1,000SF	4/1,000SF
<b>Qualitative Factors</b>	No community access or benefits assured	Opportunity to secure community access and other benefits  Suitable housing for down-sizing older residents to stay in community	Opportunity to secure community access and other benefits  Lower env impact and disruption than new construction	Opportunity to secure community access and other benefits  Option for seniors to stay in community and younger residents to accommodate parents	Opportunity to secure community access and other benefits  High wage- earning employment  Lower env impact and disruption for reuse	Opportunity to secure community access and other benefits  High employment  Lower env impact and disruption than new construction



View of the central frisbee area at Gordon-Conwell Theological Seminary

# GORDON-CONWELL THEOLOGICAL SEMINARY COMMUNITY WORKSHOP #2

01.26.2023  
HAMILTON MA



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

architecture  
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