



BROWN'S HILL

Site Reuse Initiative

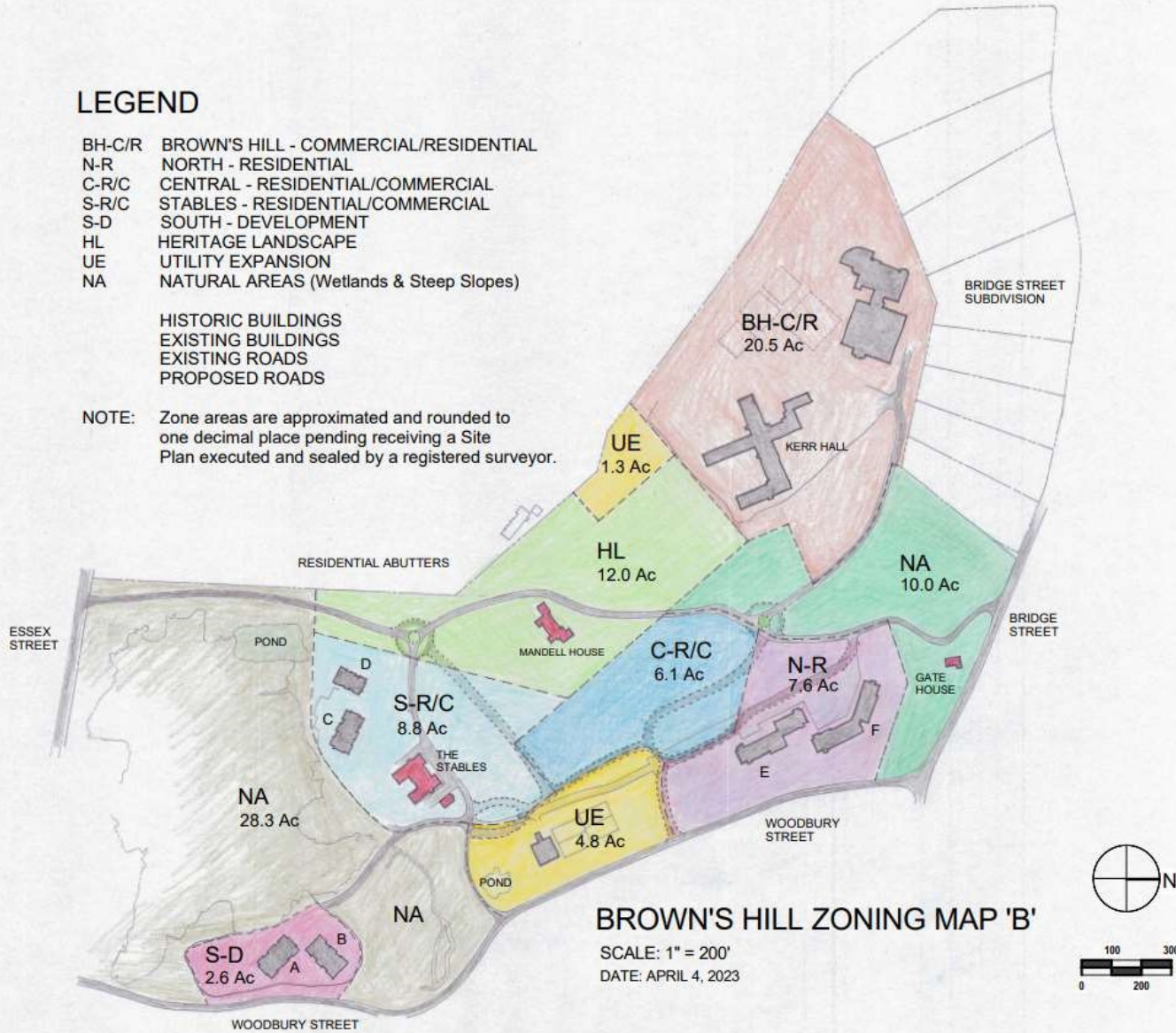
Date: 06/06/2023

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.



BROWN'S HILL ZONING MAP 'B'

SCALE: 1" = 200'
 DATE: APRIL 4, 2023

Planned Districts

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

BROWN'S HILL: COMPLETE COMPARE AND CONTRAST

R-1B ZONE		CONSULTANTS							PLANNING BOARD		
As of Right		Scenario: 1.A	Scenario: 1.B	Scenario: 2.A	Scenario: 2.B	Scenario: 3.A	Scenario: 3.B	Scenario: 4	Low Intensity	Medium Intensity	High Intensity
SOUTH - DEVELOPMENT DISTRICT											
Exist'g Dormitories A&B		Multi-Family	Multi-Family	Multi-Family	Multi-Family	Multi-Family	Multi-Family	Multi-Family	Multi-Family	Multi-Family	Multi-Family
Occupancy / Use	Single Family Hous'g										
Dwelling Units (DU)		60	60	60	60	60	60	60	60	60	60
Subtotal Gross SF		50,688	50,688	50,688	50,688	50,688	50,688	50,688	50,688	50,688	50,688
STABLES, CENTRAL & NORTH - RESIDENTIAL/COMMERCIAL DISTRICT											
Exist'g Dormitories C&D & E&F		Multi-Family	Multi-Family	Multi-Family	Multi-Family	Multi-Family	Multi-Family	Multi-Family	Multi-Family	Multi-Family	Multi-Family
Occupancy / Use	Single Family Hous'g	55+ Hous'g	55+ Hous'g	Senior Service Liv'g	Senior Service Liv'g	Life Science 200,000 SF	Life Science 100,000 SF	Senior Service Liv'g	55+ Hous'g	Multi-plex Hous'g	Multi-plex Liv'g
Dwelling Units (DU)		149 60	149 30	149 200	149 120	149 0	149 0	149 120	149 26	149 68	149 46 80 Beds
Subtotal Gross SF		287,703	215,703	303,703	239,703	343,703	243,703	239,703	208,700	294,900	302,100
BROWN'S HILL - COMMERCIAL/RESIDENTIAL DISTRICT											
Occupancy / Use	Single Family Hous'g	Reuse Exist'g Bldgs	Reuse Exist'g Bldgs	A: Life Science & B: Reuse Exist'g Bldgs	A: Life Science & B: Reuse Exist'g Bldgs	A: Life Science & B: Reuse Exist'g Bldgs	A: Life Science & B: Reuse Exist'g Bldgs	55+ Hous'g	55+ Hous'g	A: Life Science & B: Reuse Exist'g Bldgs	A: Life Science & B: Reuse Exist'g Bldgs
Dwelling Units (DU)	50	0	0	0	0	0	0	75	75	0	0
Subtotal Gross SF	225,000	164,612	164,612	325,057	325,057	325,057	325,057	180,000	180,000	325,057	325,057
TOTAL GROSS AREA (SF)	225,000	503,000	431,000	679,500	615,448	719,500	619,448	470,391	439,400	670,650	677,850
NET ANNUAL FISCAL BENEFIT (\$)	(50,000)	1,330,000	870,000	2,100,000	1,850,000	2,860,000	2,230,000	1,530,000	1,320,000	2,140,000	2,240,000

CAMPUS VIEW

Campus Cluster

acres

UPPER CAMPUS

Brown's Hill

Brown's Hill
Town Reservoir

Chapel-Library-Academic Center

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

UPPER CAMPUS B

Section A

Kerr Hall

UPPER CAMPUS A

Section B

TOTAL
232,000SF



50,000 sf remaining
93,000 sf per building
(100k + 2 Stories)

Kerr Hall

- Exist'g: 50,000 SF
- New: 93,000 SF

Chapel-Library-Academic Center

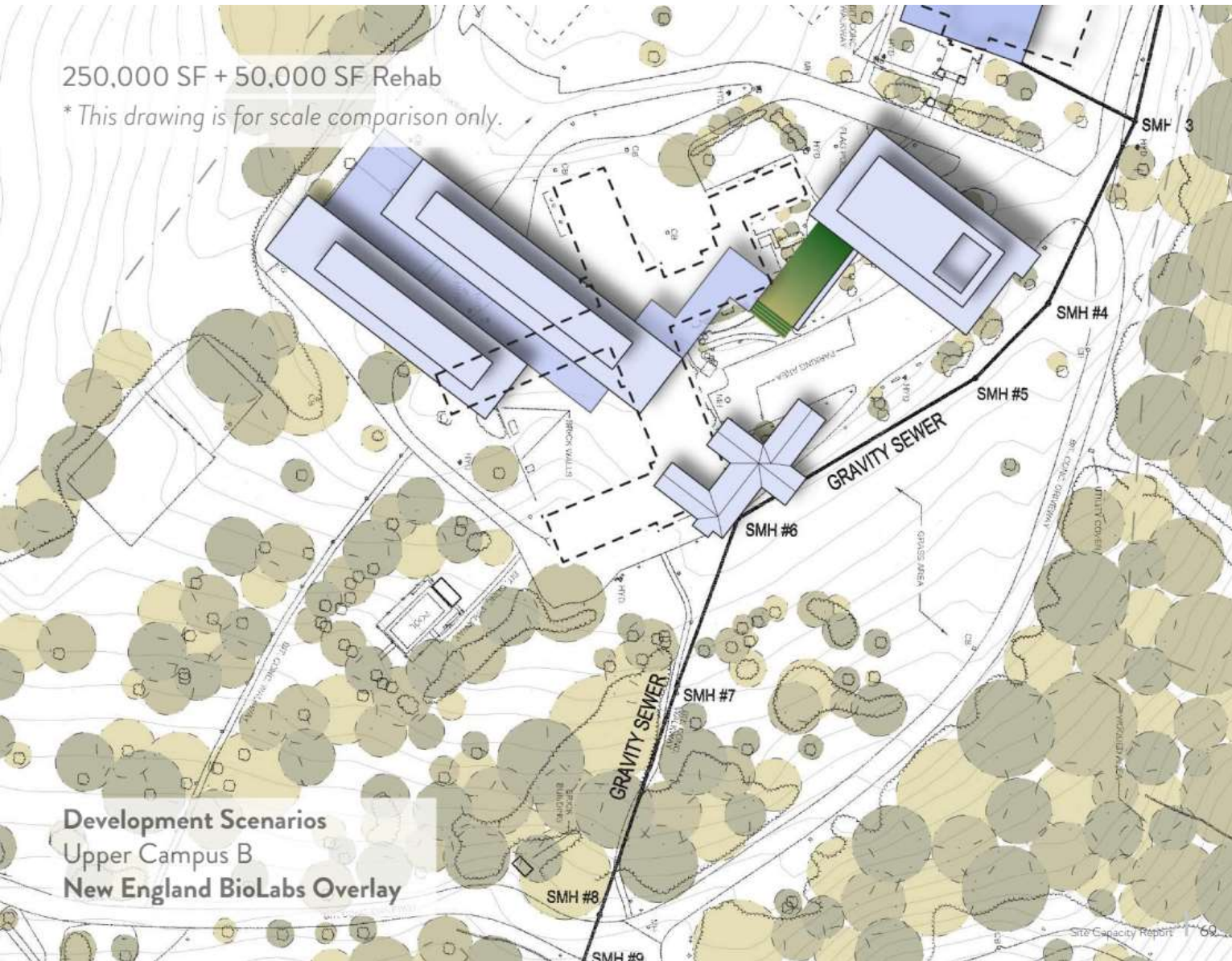
- Exist'g: 89,000 SF
- New: Equal amount if replaced

Total Gross SF:

- 232,000 SF

250,000 SF + 50,000 SF Rehab

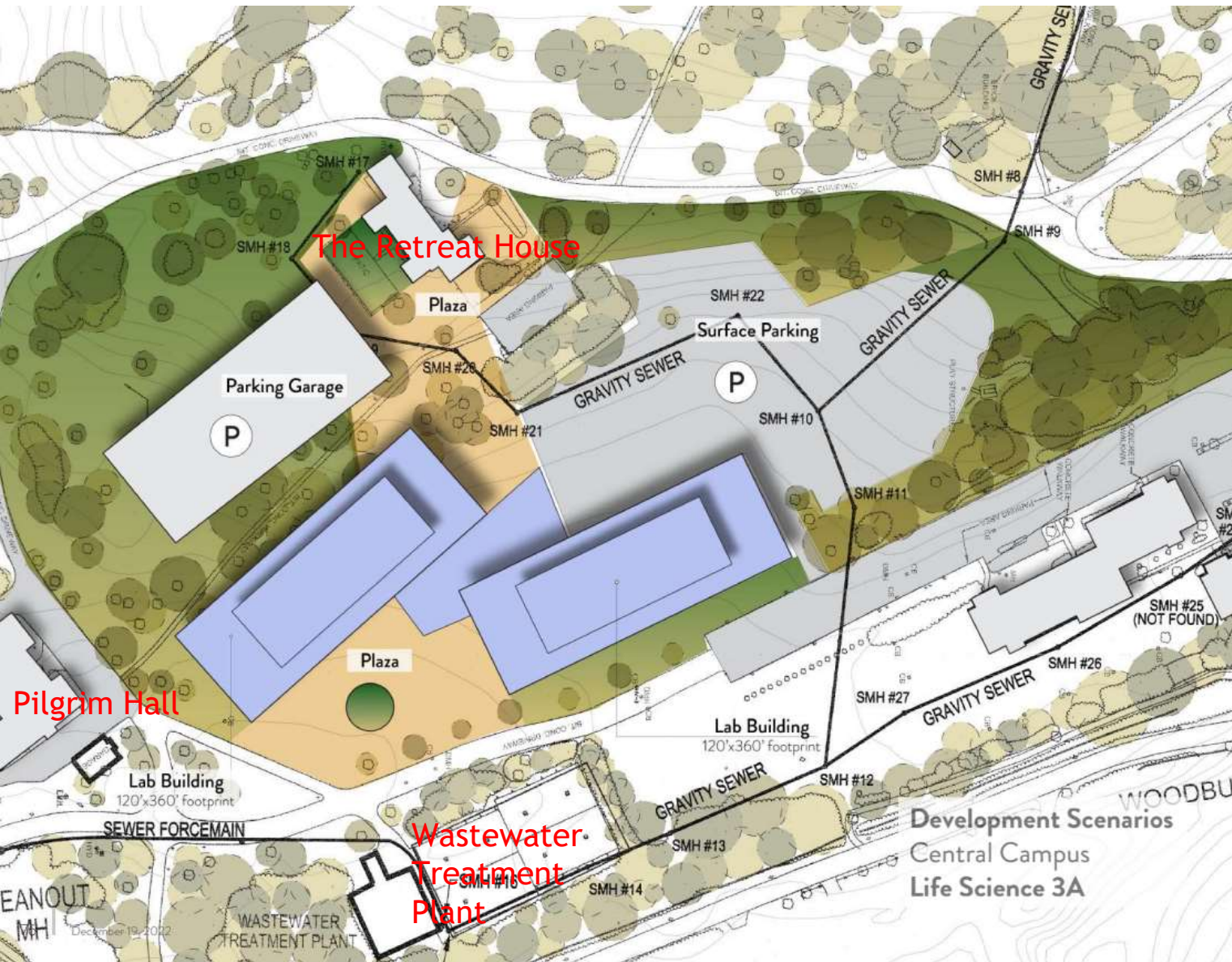
* This drawing is for scale comparison only.



Development Scenarios
Upper Campus B
New England BioLabs Overlay

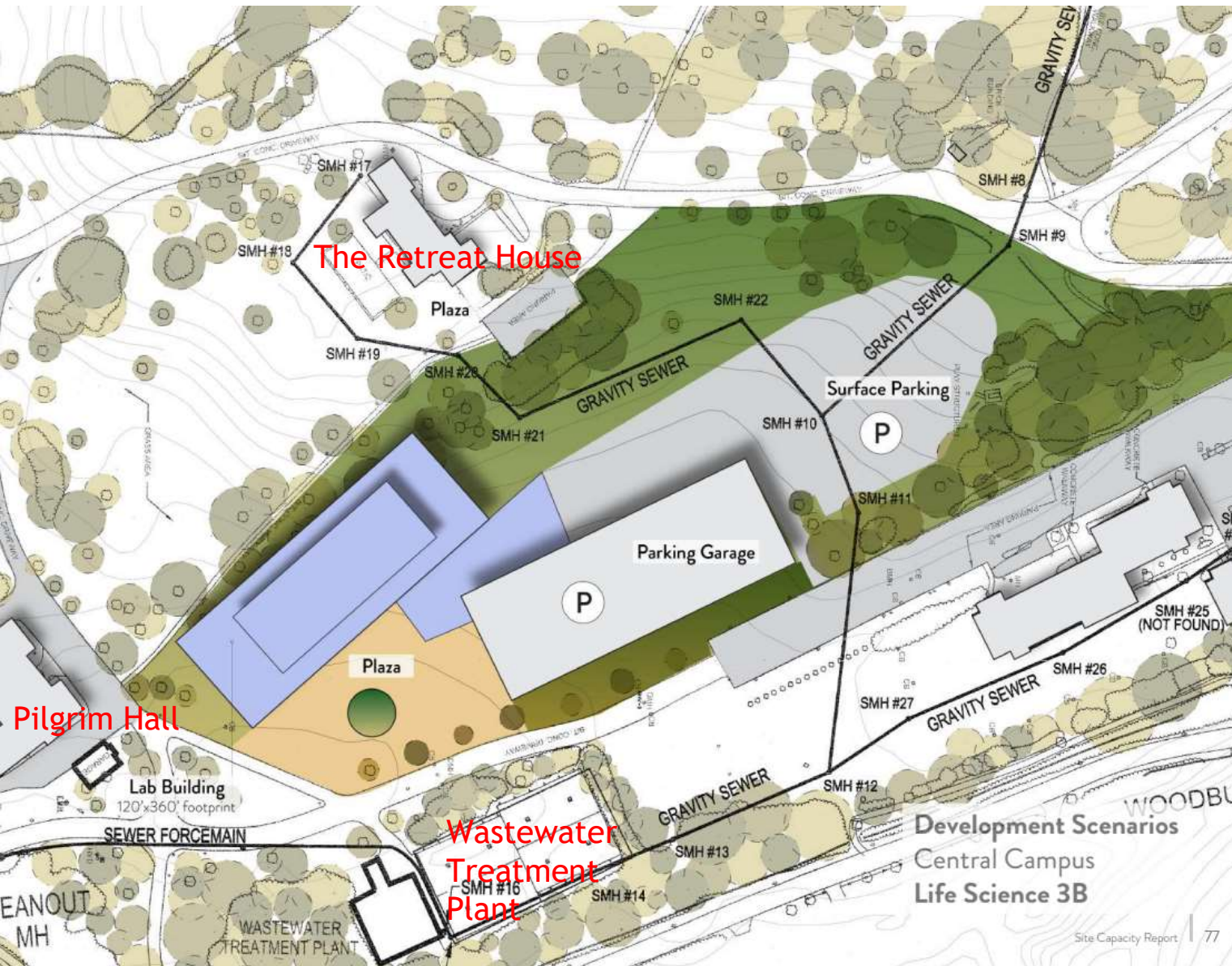
New England Biolabs Complex

- 250,000 SF
- 50,000 SF Rehab



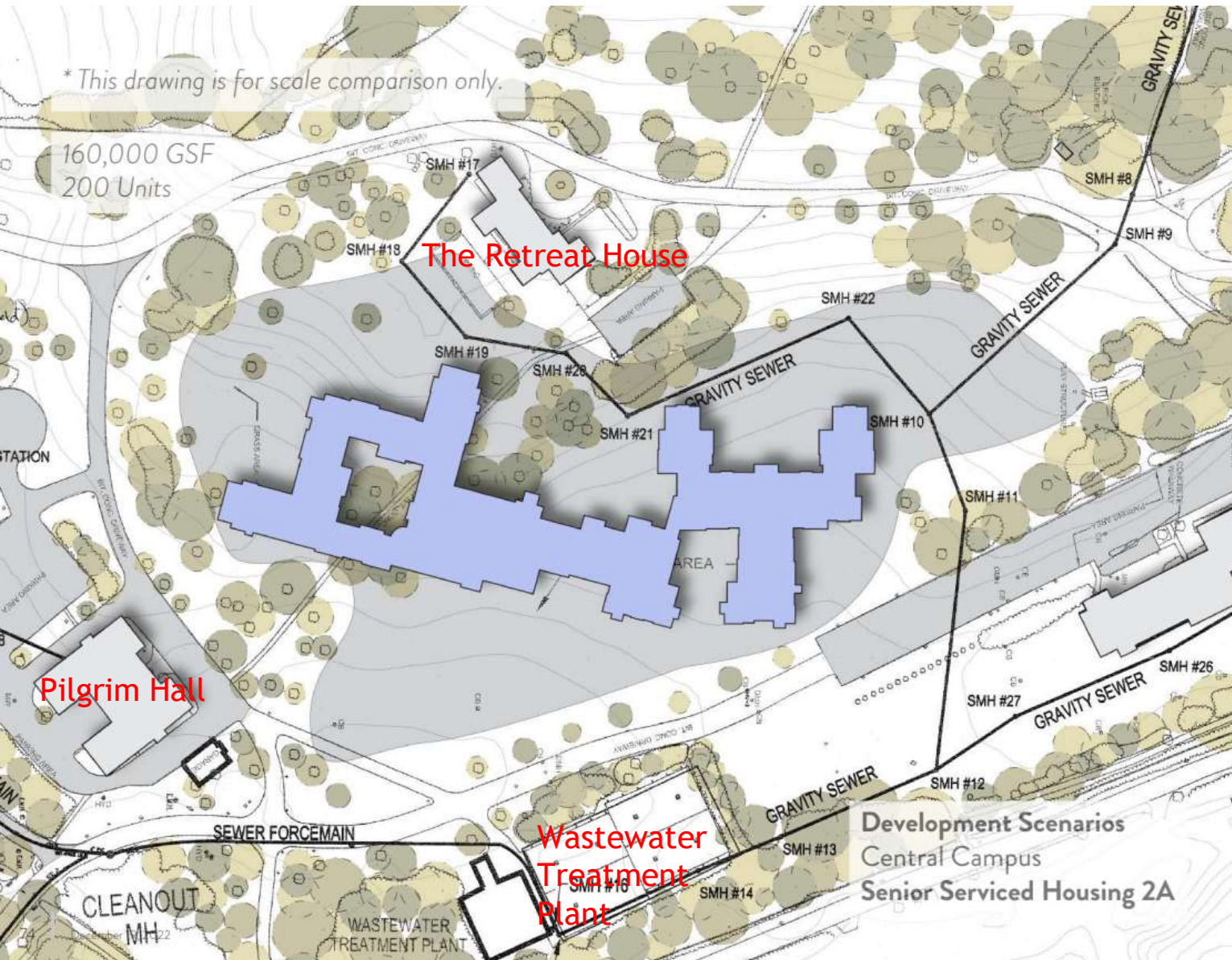
Life Science Building

- 200,000 SF
- Parking Garage



Life Science Building

- 100,000 SF
- Parking Garage



Senior Serviced Housing

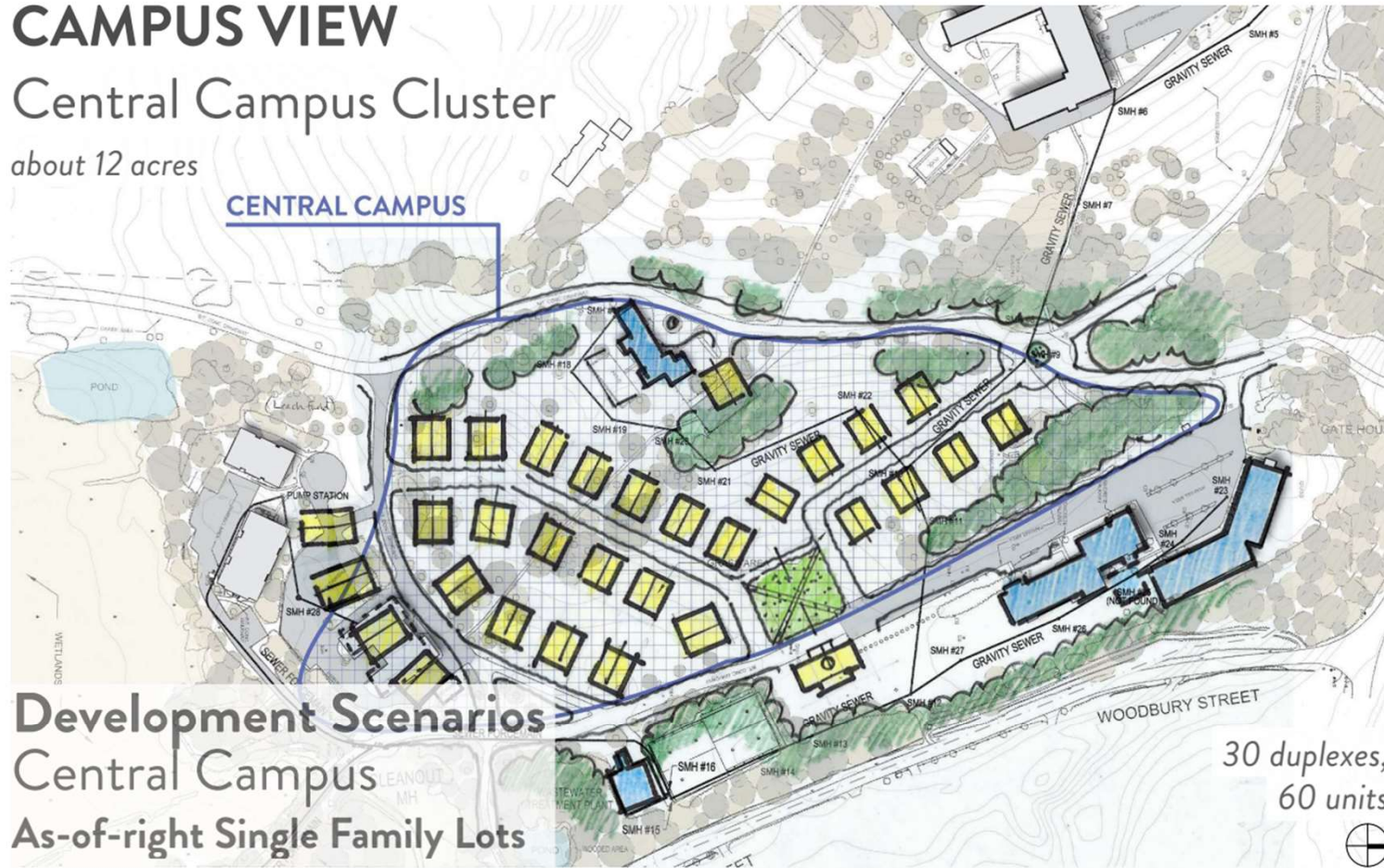
- Scenario 2A
- 200 Units
- 160,000 SF

CAMPUS VIEW

Central Campus Cluster

about 12 acres

CENTRAL CAMPUS



Development Scenarios
Central Campus
As-of-right Single Family Lots

30 duplexes,
60 units



Duplex Housing

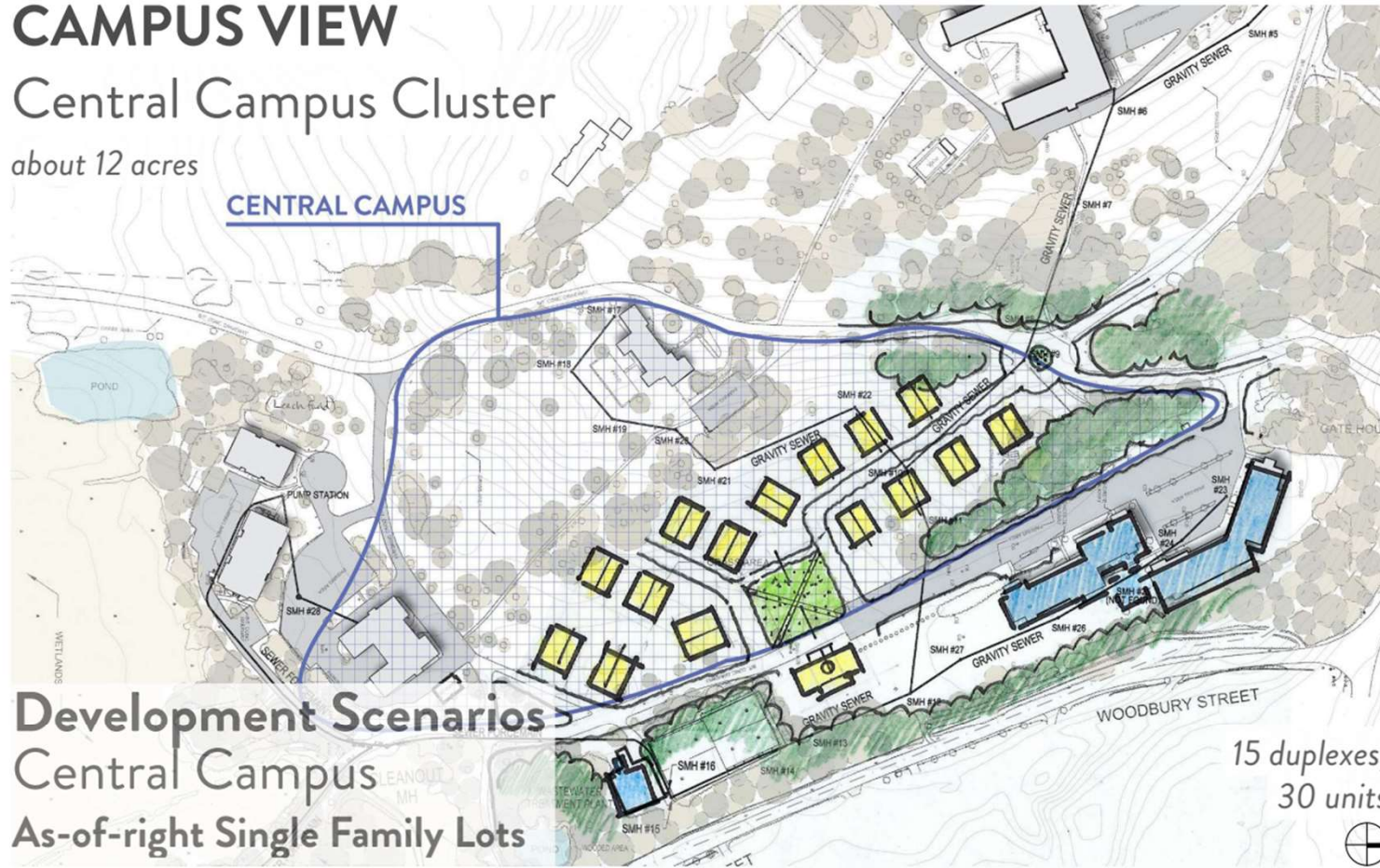
- 30 Buildings
- 60 Dwellings
- 11-Acres

CAMPUS VIEW

Central Campus Cluster

about 12 acres

CENTRAL CAMPUS



Development Scenarios
Central Campus
As-of-right Single Family Lots

15 duplexes,
30 units

Duplex Housing

- 15 Buildings
- 30 Dwellings
- 6-Acres

Conventional Subdivision

- Repetition & Monotony
- No Civic or Public Spaces
- All Private Properties



Conservation Subdivision

- Open Space is the Organizing Principle
- Both Public & Private Outdoor Spaces
- Small Cluster Development Surrounded by Green Space



Brown's Hill District

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

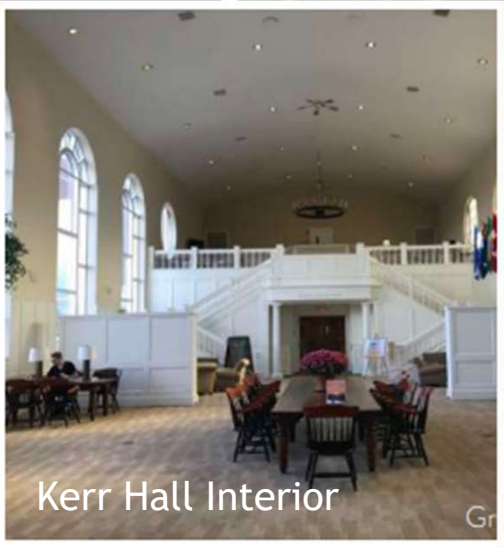


Brown's Hill District

- 22-Duplex Houses
- 2-Single Family Houses
- Total: 46-Dwelling Units



Kerr Hall Sketch



Kerr Hall Interior

North (historic) entry

Central-Re



Low Intensity



Medium Intensity



High Intensity



DRAFT ILLUSTRATIVE
 PLAN B
 SENIOR SERVICED HOUSING
 6/6/23

Table 2 - Allowable Uses in Districts

Land Use Type	Planned Districts Brown's Hill Commercial/Residential (BH-R/C)	North - Residential (N-R)	Central - Residential/Commercial (C-R/C)	Stables - Residential/Commercial (S-R/C)	South-Development (S-D)	Heritage Landscape (HL)	Utility Expansion (UE)	Natural Area (NA)
RECREATION, EDUCATION & PUBLIC ASSEMBLY								
Conference/Convention Facility	SP ₂							
Library, Museum, Art Gallery	SP ₂							
Studio: Art, Dance, Martial Arts, Music	SP ₂							
Trail	P	P	P	P	P	P	P	P
RESIDENTIAL								
Dwelling - One & Two Family	SP ₁	SP ₁	SP ₁	SP ₁				
Dwelling - Townhouse	SP ₂	SP ₁	SP ₁	SP ₁				
Dwelling - Apartments	SP ₂	SP ₁	SP ₁	SP ₁				
Dwelling - Multi-Family (more than four dwellings)	SP ₂	SP ₁	SP ₁	SP ₁				
Dwelling - Dormitory Conversion		SP ₁		P	P			
Live/Work Unit			SP ₂	SP ₂				
Mixed-Use Project with Residential Component	SP ₂			SP ₂				
Senior Serviced Care, 7 or More Clients	SP ₂		SP ₂					
Second Unit or Carriage House				SP ₂				
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL								
Business Support Services	SP ₂		SP ₂	SP ₂				
Medical Services: Clinic	SP ₂		SP ₂					
Medical Services: Doctor office	SP ₂		SP ₂					
Medical Services: Extended care	SP ₂		SP ₂					
Office: Business, Service	SP ₂		SP ₂	SP ₂				
Office: Professional, Administrative	SP ₂		SP ₂	SP ₂				
INDUSTRY & PROCESSING								
Laboratory - Medical, Analytical	SP ₂		SP ₂					
Limited Light Industry	SP ₂							
ACCESSORY USES								
Day Care Center : Child or Adult	SP ₂	SP ₂	SP ₂	SP ₂	SP ₂			
Fitness/Health Facility	SP ₂	SP ₂	SP ₂	SP ₂	SP ₂			
Meeting Facility	SP ₁	SP ₁	SP ₁	SP ₁	SP ₁			
Home Occupation	SP ₂	SP ₁	SP ₁	SP ₁	SP ₁			
Park, Playground	SP ₁	SP ₂	SP ₂	SP ₂	SP ₂	SP ₂	SP ₂	SP ₂
Restaurant, Café & Coffee Shop	SP ₁	SP ₁	SP ₁	SP ₁	SP ₁			

Key to Table of Allowable Uses

P = By-Right

SP₁ = Special Permit 1

SP₂ = Special Permit 2

Allowable 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

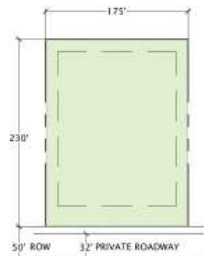
PROPERTY DATA:

TOTAL CAMPUS SITE AREA:	± 100.0 AC
- WETLANDS & PONDS:	± 25.0 AC
NET USABLE AREA:	± 75.0 AC

ZONING REQUIREMENTS: (R-1B DISTRICT)

BLANK REQUIREMENTS	REQUIRED	PROPOSED
MIN. LOT AREA:	40,000 SF	40,000 SF
MIN. LOT FRONTAGE:	175 FT	175 FT
MIN. LOT WIDTH:	180 FT	180 FT
MIN. LOT CIRCLE DIAMETER:	137.5 FT	137.5 FT
MIN. FRONT SETBACK:	25 FT	25 FT
MIN. SIDE SETBACK:	15 FT	15 FT
MIN. REAR SETBACK:	15 FT	15 FT
MAX. BLDG. COVERAGE:	25%	<25%
MAX. BUILDING HEIGHT:	33 FT / 3 STOREYS	33 FT / 3 STOREYS

*PORTION OF SITE WITHIN ZONE B AREA MUST COMPLY WITH GROUNDWATER PROTECTION OVERLAY DISTRICT REQUIREMENTS
 LOTS WITHIN GP03 MUST PROVIDE 30,000 SF OF CONTIGUOUS BUILDING AREA (EXCLUDES WETLAND AREA).



TYPICAL SINGLE LOT
SCALE: 1"=50'

SITE PLAN ASSUMPTIONS:

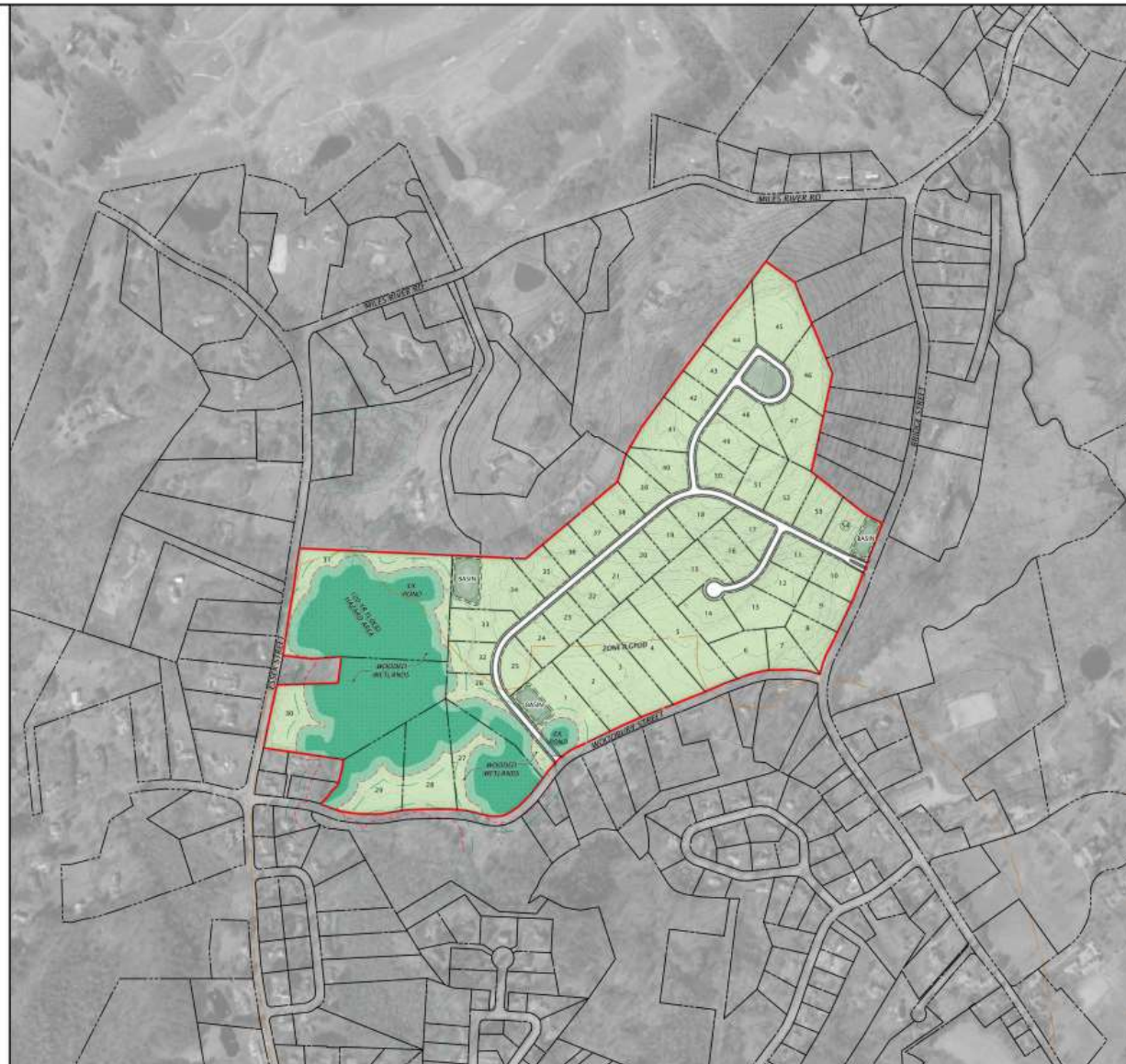
- CONCEPT ASSUMES CONNECTION TO PUBLIC WATER AND ON LOT SEPTIC.

LEGEND:

- WETLAND
- 50' NO DISTURBANCE WETLAND BUFFER
- 100' WETLAND REVIEW AREA
- ZONE B GROUNDWATER PROTECTION OVERLAY DISTRICT

SOURCES:

- THIS PLAN IS THE EXCLUSIVE PROPERTY OF THE CONSULTANTS INC. AND THE CLIENTS INC. ALL RIGHTS ARE RESERVED AND ARE NOT TO BE REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE CONSULTANTS INC. AND THE CLIENTS INC.
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CONVENTIONAL SUBDIVISION PLAN
 54 LOTS BY-RIGHT
GORDON-CONWELL THEOLOGICAL SEMINARY
 TOWN OF HAMILTON, ESSEX COUNTY, MA



PLAN SUMMARY:

- 54 BY-RIGHT LOTS
- ±5,200 LF OF NEW ROADS
- ±2.0 AC STORMWATER BASINS

SITE DATA:

ADDRESS: 180 ASHES STREET
 NORTH HAMILTON, MA 01061
 PARCELS MAP #4 - LOT 5
 CURRENT ZONING: R-1B RESIDENTIAL
 PROPOSED ZONING: R-1B RESIDENTIAL

OFFICE DATA:

PROJECT NUMBER: 21000
 DATE: FEBRUARY 16, 2023
 SCALE: 1"=50'
 DRAWN BY: AGS

BROWN'S HILL: SUMMARY COMPARE AND CONTRAST

	UNDERLYING ZONE R-1B - As of Right	CONSULTANTS Scenario: 2.A	PLANNING BOARD Medium Intensity
SOUTH - DEVELOPMENT DISTRICT			
Dormitories A&B	1-Acre Single Family Housing	Multi-Family Housing	Multi-Family Housing
THE STABLES, CENTRAL & NORTH RESIDENTIAL/COMMERCIAL DISTRICTS			
Occupancy/Use	1-Acre Single Family Housing	Senior Service Living	Multi-Plex Housing
Dormitories C&D & E&F		Multi-Family Housing	Multi-Family Housing
BROWN'S HILL COMMERCIAL/RESIDENTIAL DISTRICT			
Occupancy/Use	1-Acre Single Family Housing	New Life Science & Reuse Existing Buildings	New Life Science & Reuse Existing Buildings
TOTAL GROSS SQUARE FOOTAGE (SF)	225,000 SF	679,500 SF	670,650 SF
NET ANNUAL FISCAL BENEFIT (\$)	(\$50,000) +/-	\$2,100,000 +/-	\$2,140,000 +/-
GUIDING PRINCIPLES			
	R-1B - As of Right	Scenario: 2.A	Medium Intensity
Embrace Open Space	Converts public open space on entire site to private property.	Open space is an afterthought, not integral to the development's purpose.	Organized around meaningful open space as the central visual resource.
Provide Buffers	May or may not be installed anywhere. None guaranteed.	Silent on critical external buffers and minimal on important internal buffers.	Buffers will address perimeter nuisances and separate internal uses.
Preserve Historic Legacy	Existing architectural legacy buildings and landscapes are inconvenient to subdivisions development.	Indifferent to Heritage Landscape and what those treasures mean to Hamilton. Not their assignment.	Protects and celebrates historic traces in remembrance of Hamilton's past and continuance into the future.
Employ Smart Growth	Promotes inefficient land usage and offers no significant community or environmental benefits.	Pursues square footage for revenue in a vacuum; indifferent to sustainability. Not their assignment.	Compact-built residences preserve open space and create a walkable community complementary to the neighborhood.
Honor Neighborhood Character	Minimal control under subdivision regulations.	Insufficient information. Not their assignment.	Preserves the neighborhood's primary characteristic: open space.
Provide Public Trails and Walks	None guaranteed. Public access may only be permitted on streets owing to private yards.	Silent. Not their assignment.	Walkways separate from streets are more pleasant and safer to use. New and existing walkways are planned.
Balance Fiscal, Social & Environmental Benefits	Net zero at best to the Town. Maximum disruption to natural landscape and environment with little to no benefits.	Silent. Not their assignment.	Minimizes disruptions to the land and environment, provides variety of housing types and choices, and reinforces community development.



Questions?