

# Twin Brooks



*The last large Natural Area Placetype in central Hyannis*



Twin Brooks

*preserving and conserving for the future*

[www.savetwinbrooks.org](http://www.savetwinbrooks.org)

# Today's Topics



**Cultural Heritage**



**Economy**



**Housing**

*These are interwoven, as the RPP shows*

# Placetypes Frame the Discussion

- **Conceptual framework for regional planning and regulation**
- **Lens through which the Commission will review the project.**

*– RPP pages iv and*

*vi*

## **Commission Staff Report**

- Majority in Natural Area
- In Community Activity Center

## **Save Twin Brooks Position**

- *All* in Natural Area
- Outside Community Activity Center; Suburban or Rural Area

# All in Natural Area

- Creekfronts and pond area (possible building site) already classified Natural Area
- All “open space”: mature trees, open grass
- Never been built on
- Borders wellhead protection area
- The entirety of neighboring golf courses are classified as Natural Areas\*—*shouldn't the same apply to Twin Brooks?*

\* Excluding parking lots and clubhouses



Source: RPP Data Viewer

# Not in Community Activity Center

- 53.6-acre parcel classified as in a Community Activity Center because  $\geq 50\%$  is within  $\frac{1}{4}$  mile of Evolve/Maintain Area surrounding downtown Hyannis activity cluster
- Once separated, project site is 58% *outside* that  $\frac{1}{4}$  mile radius
- Thus *not* in Community Activity Center
- Surrounding neighborhoods are Suburban or Rural Development Areas



# “Cape Cod’s Environment *IS* Its Economy”\*

“**[Cultural] resources . . . play a key role in attracting and retaining residents and visitors to Cape Cod.**”

– *RPP page 42*

“**Demolition of these irreplaceable resources not only destroys the physical elements of the region’s cultural heritage, but also negatively impacts community character and the economy . . . .**”

– *RPP page 54*

\* *RPP page 57*



# RPP Economy Objective #1

## **“Protect and build on the Cape’s competitive advantages”**

- **“Reinforce historic development patterns through community design”**
- **“Cluster development to preserve high-quality open space”**
- **“Cluster development at appropriate scale to preserve rural character”**

*– RPP Technical Guidance page EC-5*

## RPP's Vision for Economy

“In order to preserve and protect the assets that make Cape Cod a desirable region for residents and visitors alike, **the vision of this RPP is to restore these environments through** infrastructure investments, **protecting open space, and preserving** the region’s historic and **cultural resources**.

*– RPP Technical Guidance page EC-9*



# RPP Cultural Heritage Objective #1



**“Protect and preserve forms, layouts, scale, massing, and key character defining features of historic resources, including traditional development patterns of villages and neighborhoods”**

*– RPP page 63*

# Cultural Heritage Technical Guidance



*Stewart's Creek Estuary, looking toward  
Nantucket Sound*

“Preserve historic resources while also **limiting new development footprints and maintaining rural character. Protect entirety of cultural landscapes** to maintain rural development pattern.”

“**Site new development outside of cultural landscapes** such as open farmlands or designed parks and gardens, or locate at their periphery to preserve their unique character.”

*– RPP Technical Guidance page CH-5*

# What *Is* Twin Brooks' Cultural Heritage?



- Former part of A.D. Makepeace & Co. cranberry bog operations, dating to 1850s
- Never been built on



***Left:***  
Site circa 1938

***Top Right:***  
Abel D. Makepeace

***Bottom Right:***  
Twin Brooks today



# What Is Proposed?

*Rendering of Emblem Hyannis*



*Actual Emblem Project in Metro Atlanta*



“On a typical community, we make thousands of decisions to only build it once. *At Emblem, we make all of these decisions once and replicate that prototype nationwide* at a cost savings to residents.”

— Applicant's president in press release



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## Housing Does Not Override Everything Else



Addressing housing needs is an RPP goal *but* ...



“[T]his RPP promotes housing production **where it** is most efficient in terms of land use and infrastructure and **will not negatively impact the region’s crucial natural and cultural resources.**”



– RPP page 6



# Denser Development Can Fit Context



**“Larger housing developments can also be well designed with green space so they match the context of their neighborhood. . . . To succeed in saving the Cape Cod we know and love, we need to add the right kind of housing in the right places.”**

*— Housing to Protect Cape Cod, Myth #2*

# Preserve Cultural Heritage and Economy



- Increasing density does *not* require 13 tightly packed, identical, flat-façade rectangular boxes at one location
- Denser development can — and elsewhere does — employ historic Cape Cod aesthetics



# We Don't Have to Destroy Nature to Build Housing



- 543 other housing units under development in Town of Barnstable (as of 2/2/22)
- 272-unit complex Commission also is reviewing
  - ✓ 1/4 of the size (10.7 acres vs. 39.6 acres)
  - ✓ On site of former gravel pit and sand mine
  - ✓ In Industrial Activity Center

*View of neighborhoods from Twin Brooks Golf Course*



# Will This Help Housing Crisis?

- Only 31 “affordable” units
  - 281 are market rate—*Is that the type of housing we need?*
  - Applicant has **not** stated what it will charge for other 281 units
- Project built in phases—*will it be finished before markets correct themselves?*
- Not the “missing middle” type of housing—multi-unit buildings compatible in scale and form with detached single-family homes
- Is a giant, strip-center, cookie-cutter complex the type of housing people living on Cape Cod want?

## No Reliable Data Supports Claimed Economic Benefits

- Projected spend of \$250,000 assumes 100% new residents
  - But isn't this built for *current* residents who *already* are spending?
  - Will added traffic deter downtown visitors and spend?
- LMC's own projections show negligible annual fiscal benefit—*and could easily go negative*
  - Around \$31,000, or *0.014%* of Town budget
  - School-age children assumed at lower percentage than Barnstable County statistics for multibedroom housing

Source: *Fiscal and Economic Report of H. Alverson & M. Berglund*

# Preserve Our Heritage and Economy

**“The region’s natural systems are vital to the economy and way of life.”**

*– RPP page 6*

*This project in this location does not further RPP goals and objectives*

*Preserve Cape Cod for our Future!*

