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Barnstable Land Trust hires Utile for Twin Brooks development project

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Hyannis, MA Barnstable Land Trust (BLT) has selected Utile, a Boston-based architecture and planning firm, to help develop an alternative design concept for the proposed development on the 40-acre Twin Brooks Golf Course, one of the largest open spaces remaining in town. The goal is to generate a community-supported vision that integrates land conservation with healthy, human-scaled development.

The Twin Brooks Golf Course at 35 Scudder Ave. is currently under agreement with the Lennar Multifamily Communities, LLC and includes 312 new rental homes in 13 three-story multi-family residential buildings, with 468 parking spaces and a clubhouse. Of the units, 10% will be affordable.

This will be one of the largest developments in town and is bordered by two already nutrient-impacted creeks running into the estuary.

“We always advocate for land conservation where possible, but with the parcel already under agreement, we saw an opportunity to explore the potential of new and innovative solutions that protect open space and natural resources, provide needed housing, and support local revitalization efforts,” explained Janet Milkman, BLT’s executive director.

“While this is a new direction for our organization, we believe it is important to engage the community in helping to define how this rare parcel of green space can be more thoughtfully developed and preserved.”

“Our firm has worked on several projects in Hyannis but this one is unique,” stated Matthew Littell, one of the founding principals of Utile. “With a specialty in affordable and sustainable housing development, this is a rare opportunity to work with a respected local land trust who is championing the development of a community-supported concept that includes open space and natural resource conservation. We are excited to be part of this important partnership and collaborative effort.”

There will be multiple opportunities for input from residents, employers and other interested parties. The project is expected to take 4-5 months and will include several community forums and input sessions beginning in October.

Visit the Barnstable Land Trust Twin Brooks webpage for information on the project and how to participate.

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