

Introduction

Friends Together Project Update

35 Scudder Avenue

August 20, 2026

Former Resort Hotel Condition



Phase 1

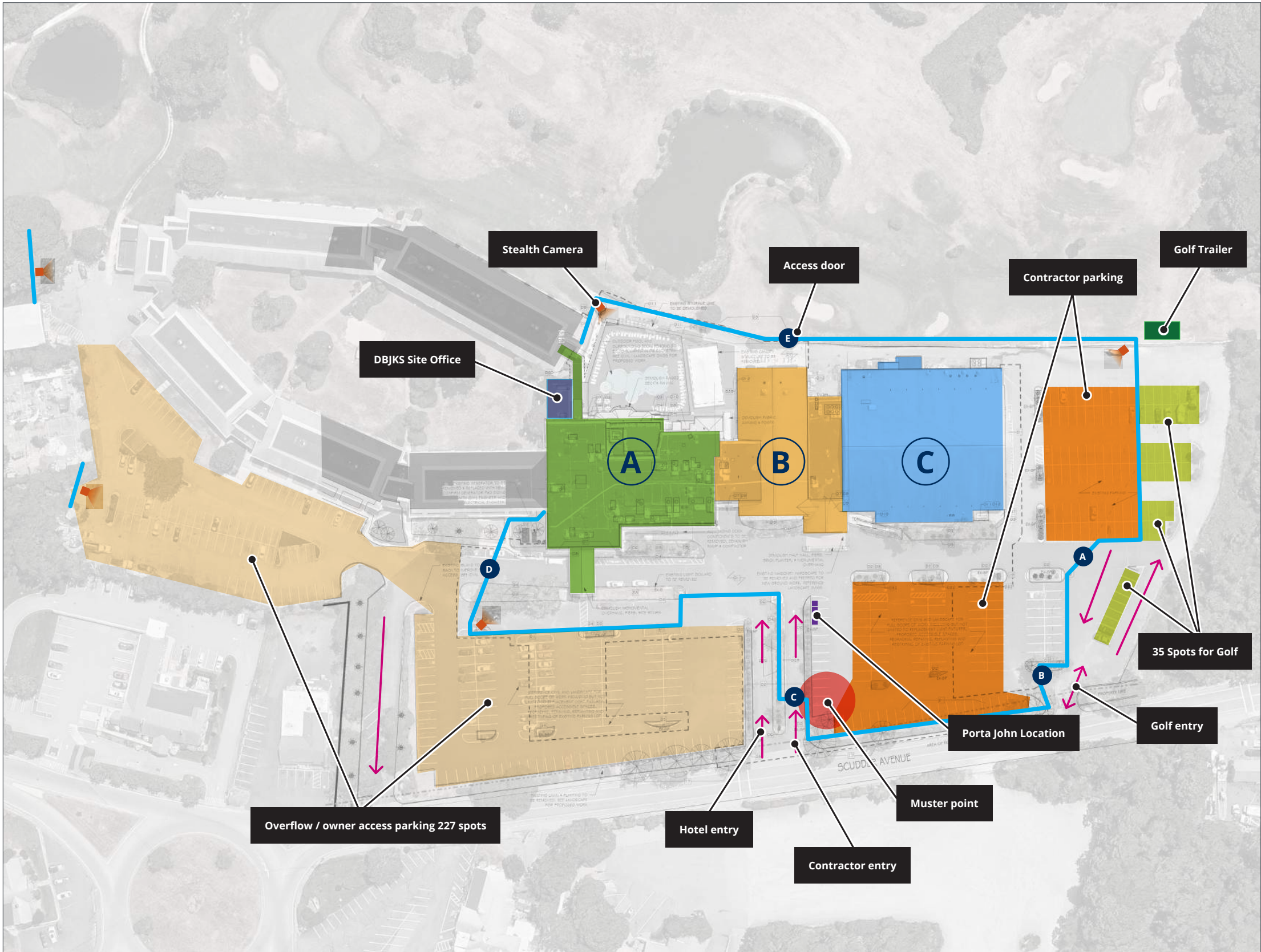


SV
DESIGN



RIVERVIEW FRIENDS TOGETHER

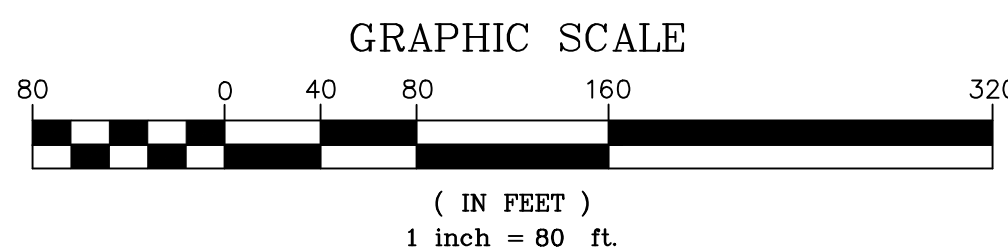
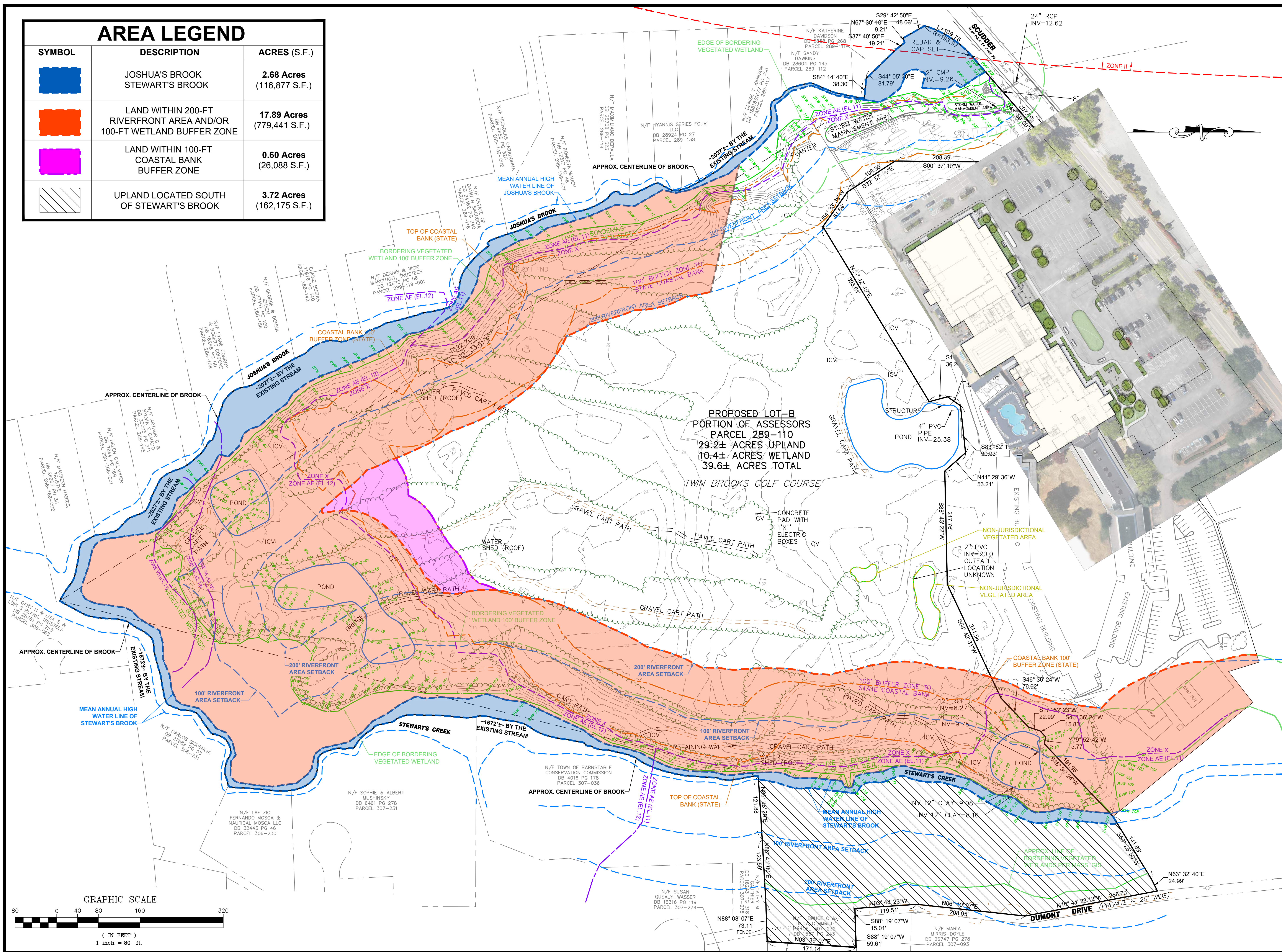






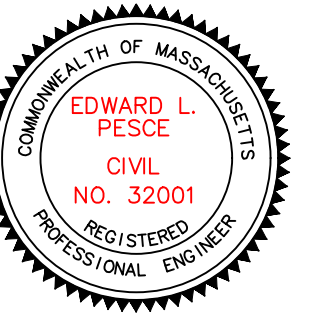
AREA LEGEND

SYMBOL	DESCRIPTION	ACRES (S.F.)
	JOSHUA'S BROOK STEWART'S BROOK	2.68 Acres (116,877 S.F.)
	LAND WITHIN 200-FT RIVERFRONT AREA AND/OR 100-FT WETLAND BUFFER ZONE	17.89 Acres (779,441 S.F.)
	LAND WITHIN 100-FT COASTAL BANK BUFFER ZONE	0.60 Acres (26,088 S.F.)
	UPLAND LOCATED SOUTH OF STEWART'S BROOK	3.72 Acres (162,175 S.F.)



Phase 3

LOCUS MAP
SCALE 1" = 2000'



Edward L. Pesce, P.E.
DATE

RIVERVIEW FRIENDS FOREVER CAMPUS

AT
35 SCUDDER AVENUE
IN
HYANNIS,
MASSACHUSETTS
(BARNSTABLE COUNTY)

LAND AREAS PLAN

No.	DATE	DESC.
1	1-14-26	REV. AREAS

ENGINEERING BY:



LAND SURVEYING BY:

BAXTER NYE ENGINEERING
& SURVEYING
78 NORTH STREET, 3RD FLOOR
HYANNIS, MA 02601

DATE:	AUGUST 4, 2025
FIELD:	BNE
CALC./DESIGN:	ELP
DRAWN:	BJW
CHECK:	ELP
JOB NO:	5081
SHEET 1 OF 1	

COMMITTEE

Responsibilities

To serve in an advisory capacity to the Town of Barnstable, Riverview School, and project partners in developing a shared vision for the permanent conservation and public access components of the Twin Brooks property in advance of Phase 3 of the Friends Together project. This ad hoc committee would not have decision-making authority but will provide recommendations and advice regarding:

- The overall framework and objectives of the Conservation Restriction on the Twin Brooks open space.

- Long-term stewardship goals for the protected property.

- Public access opportunities that balance environmental protection, public enjoyment, and Riverview's educational mission.

- Trail concepts, pedestrian connections, accessibility, and wayfinding throughout the conservation area.

- Priorities for ecological restoration, habitat protection, and climate resilience consistent with the property's natural resources.

These themes are central to the BLT master planning effort.

- Opportunities for environmental education, interpretation, and community engagement.

- Strategies for coordinating future park planning with the Friends Together campus to create a cohesive experience while respecting the distinct purposes of the developed and conserved portions of the site.

- Potential funding opportunities, partnerships, and implementation strategies related to public access improvements and conservation.

- Providing a forum for community dialogue and helping build consensus around the future vision for the conserved land.

Guiding Principles

- Honor Riverview School's commitment to permanently conserving the open space.

- Protect and enhance the ecological value of the property.

- Create meaningful public access that is safe, accessible, and sustainable.

- Support the Friends Together mission while recognizing the property's importance as a community asset.

- Encourage transparency, collaboration, and broad community engagement throughout the planning process