

# Nantasket Beach Two-Way Conversion and HRA Land Transfer



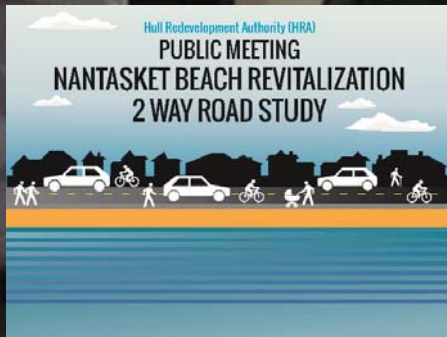
Town Meeting  
May 7-8, 2018



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# Public Meetings



## 2015/2016 – STUDY PHASE

- 4 public listening sessions and presentations

## 2017 – PRELIMINARY DESIGN PHASE

- Business visits and 5 HRA & BOS public meetings, including October 12 Traffic Commission hearing



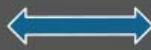



# Two-Way Flow Study

Current Street Flow



Proposed Street Flow



-  Existing Two-way
-  Existing One-way
-  Future Two-Way, Existing Street
-  Future Two-Way, Proposed New Street



# Two-Way Benefits

- Improves pedestrian safety and access between beach and businesses:
  - Reduces the “speedway effect” between Water Street and Phipps Street;
  - Safer, more comfortable crossings will encourage residents and beach visitors to patronize local businesses
  - Provides an engaging walking and biking experience that will connect the Surfside and Kenberma commercial districts



# Two-Way Benefits

- Eliminates current traffic bottlenecks
  - Better protects the Samoset Ave neighborhood
  - Improves access to businesses, parking, and Hull itself
  - Provides balanced patron flows north and south through Surfside that may otherwise not want to recirculate



# Two-Way Benefits

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- Improves emergency access
  - One-way system provides no efficient alternative route
  - Two-way system provides quicker emergency vehicular access and response route alternatives



# Two-Way Benefits

- Realize Nantasket Beach's potential
  - Land exchange provides a significantly better land configuration for HRA's redevelopment potential
  - Improves tax base with a larger development parcel size
  - Encourages year-round economic activity
  - Allows flexibility for street closures and large festivals



# Two-Way Benefits

- Enhance existing businesses and create jobs
  - Capitalize on Nantasket's history as a regional destination
- Respond to Town's changing demographics
  - Retirees and new residents seeking more walkable environment and "car-lite" living

1892



Surfside features a train and several hotels

1936



Surfside's Heyday

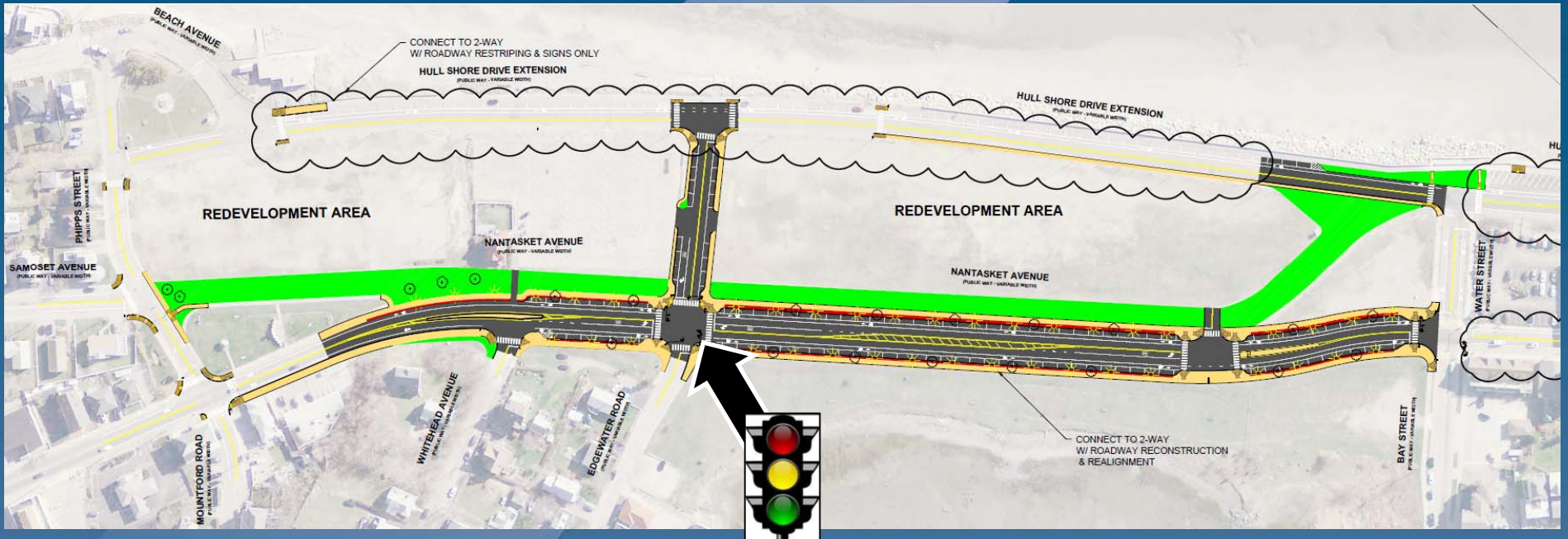




# Two-Way Design – Northern End

New cross street to circulate beach traffic without going through Samoset Ave neighborhood

Limited signs & roadway striping on certain segments



Traffic signal at Edgewater Rd provides egress for beach traffic and a safer neighborhood pedestrian crossing

Increases on-street parking on Nantasket Ave



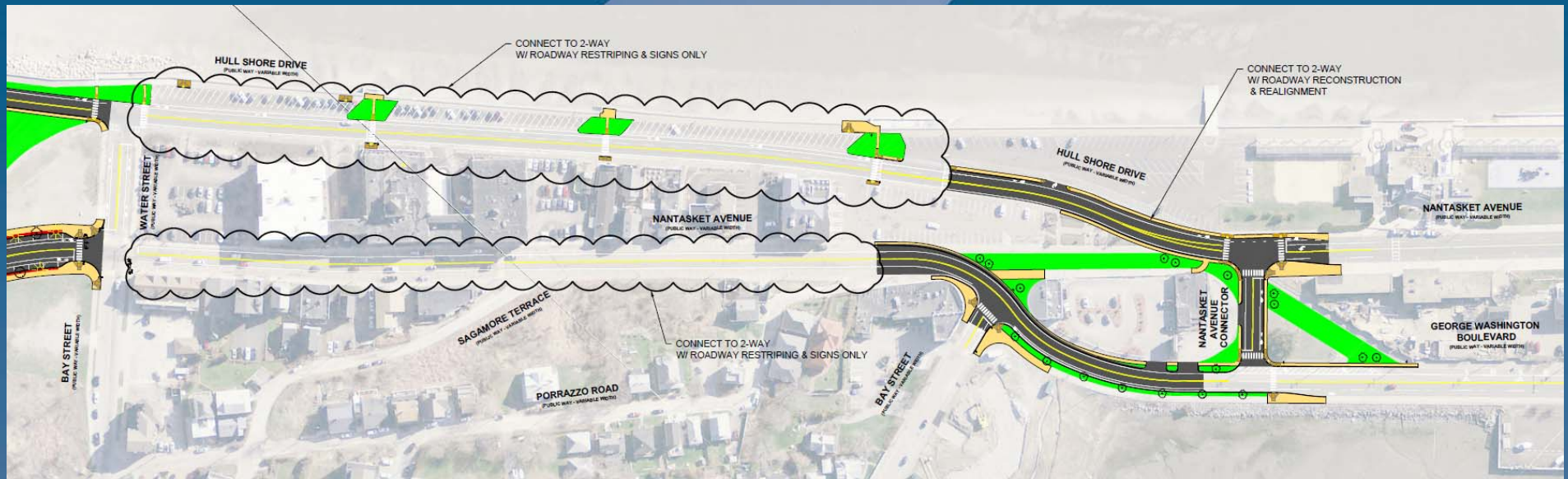
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# Two-Way Design – Southern End

Provides greenspace and pedestrian zone within Nan Ave segment to be removed

Improves sidewalk connections and changes parking to back-in angled for bike safety



Limited changes to signs and striping in Surfside retail area

Slows beach traffic moving through Miller's Crossing and provides greener streets



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# Summary of Two-Way Flow Benefits

- Improves the safety and quality of pedestrian spaces
- Allows for the “right-sizing” of Nantasket Avenue
- Eliminates current traffic bottlenecks
- Improves access for businesses / emergency services
- Transfer of surplus land to HRA will allow new roadway design to activate pedestrian space and knit together Surfside and Kenberma



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# Article 11 Exhibit



### PURPOSE

THE PURPOSE OF THIS PLAN IS TO DIVIDE HULL ASSessor'S MAP LOT 27-035 INTO PARCEL A AND PARCEL B AND TO DIVIDE HULL ASSessor'S PARCEL 27-036 INTO PARCEL C AND PARCEL D. LAND WILL BE EXCHANGED BETWEEN THE DCR AND THE HRA ACCORDING TO THE CHART LABELLED LAND EXCHANGE. THIS PLAN ALSO INCLUDES THE FUTURE DISCONTINUANCE OF HULL SHORE DRIVE EXTENSION. PARCEL C WILL REMAIN WITH THE DCR. PARCEL B WILL REMAIN WITH THE HRA.

### APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.

DATE \_\_\_\_\_

### REGISTRY CERTIFICATION

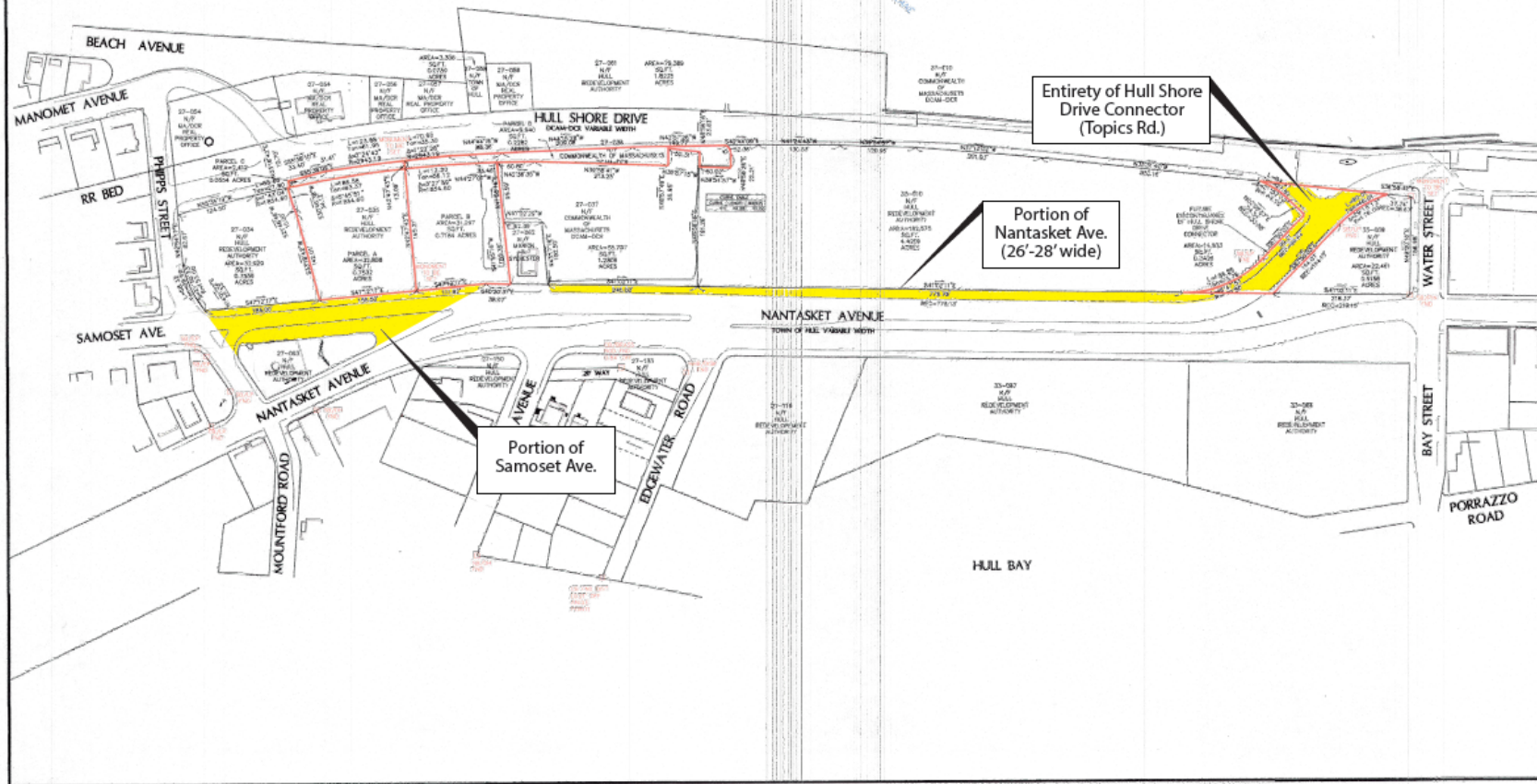
This plan conforms to the rules and regulations of the Registrars of Deeds.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

HULL PLANNING BOARD ENDORSEMENT OF THIS PLAN DOES NOT CONSTITUTE AN INTERPRETATION OF ZONING.

LAND EXCHANGE			
PARCEL	OWNER	PRECEDENT	AREA
27-034	HRA	DCR	0.7259 ACRES
PARCEL A	HRA	DCR	0.7532 ACRES
TOTAL HRA TO DCR			1.4891 ACRES
27-037	DCR	HRA	1.2809 ACRES
PARCEL D	DCR	HRA	0.2282 ACRES
TOTAL DCR TO HRA			1.5091 ACRES



FOR REGISTRY USE ONLY  
Project Address  
**HRA TWO-WAY ROADWAY DESIGN**  
Hull  
Massachusetts

Drawing Title  
**ANR, LAND EXCHANGE, & CONSOLIDATION PLAN**

Prepared For  
Hull Redevelopment Authority with TEC, Inc.  
65 Glenn Street  
Lawrence, MA 01843

**DRAFT**  
David G. Rey #35412

**Nantasket Survey Engineering, LLC**  
40 Edgewater Road, Hull, MA 02045  
(781) 773-1701 (781) 773-1702 (fax)  
www.nantasketurvey.com

Scale: 1"=30'  
0 10 20 30 Feet

Revisions

Date: 1-31-2016 Drawing: **1**  
Proj. Mgr. DGR  
Design: N/A  
Check: DGR  
Drawn: AMY DGR  
JOB #: 1-1993 of 1