

1. Suggestions

- A. My main suggestion is that the HRA include a proposal for **Solar Personal Rapid Transit** as an integral part of the HRA plan. See [Solar Mobility Song YouTube](#) www.jpods.com, www.transitx.com
- B. I also suggest that the HRA learn about a type of open space called a **Miyawaki forest**. [The Northeast's first Miyawaki forest is growing in Cambridge. Here's what that means. \(boston.com\)](#)

2. The parcel(s) on which your concept would exist.

- A. My suggestion for the Solar Personal Rapid Transit is to locate the line on Nantasket Ave, along the edge of the HRA land. It would include a station, probably on the corner of the HRA land at Water Street/Bay Street and Nantasket Ave. It could first connect to nearby places within Hull, perhaps first as far as the Carousel, then further within Hull and beyond Hull, such as to Quincy Center, and eventually connect to a Boston metropolitan network. Legislation has been passed to allow SPRT on State rights-of-way such as George Washington Boulevard and Route 3. More detailed legislation is currently in the State legislature.
- B. The location for the HRA Miyawaki forest would depend on the proposed layout of the other uses within the HRA area. It could be a centerpiece for some part of the development.

3. The approximate size and location

- A. The distance from Phipps Street on the northern side of the HRA land to Water St./Bay St. on the southern side is approximately 2000 feet. A JPods Solar Personal Rapid Transit station, 12 feet by 40 feet, serves pods going in both directions. It has an elevator and stairs. TransitX moves individual pods up and down. It does not create as focused a location to support local businesses.
- B. A small Miyawaki forest, such as at Danehy Park in Cambridge, is typically 4,000 sq. ft. in size.

4. Benefits to the Town of Hull. (also see details below)

- A. Benefits of the Solar Personal Rapid System to the Town of Hull include:
 - a) Views of the ocean and bay for travelers on the Solar Personal Rapid Transit
 - b) Attract people to Nantasket Beach, which will support businesses
 - c) Reduce the need for parking on the HRA property and eventually throughout Hull
 - d) When expanded, improve transportation for Hull residents
 - e) Safe space to walk and bike and encouragement of walking and biking with all their health and economic benefits. See *Walkable City* by Jeff Speck.
 - f) Lead the world to cut carbon emissions from transportation, reducing sea level rise.
- B. The benefits of Miyawaki forest include supporting biodiversity, cooling air temperature, buffering against flooding and erosion, and sequestering carbon.

5. Details of what you may have learned while researching your concept.

- A. Solar Personal Rapid Transit
 - a) Attracts private investors, built with private investment
 - b) Pays 5% of gross revenue to the owners of the rights-of-way.
- B. Miyawaki Forest: More information is available at:
 - a) [What's a Miyawaki forest and why is it taking over our cities? | Condé Nast Traveller India \(cntraveller.in\)](#)
 - b) Plan a visit to Miyawaki Forest in Danehy Park, Cambridge
 - c) [A Complete Guide To The Miyawaki Method \(spicetreemunnar.com\)](#)