

L.French HRA Proposal, Version 2 (November 14, 2023)

I'd like to see the HRA parcels remain primarily open space for public use. After the redevelopment plan is implemented, the HRA should disband and ownership of the parcels should be transferred to the Town. The Town should own all structures and operate all revenue-generating enterprises (like parking), directly hiring paid manager(s) and staff through a Parks & Recreation *Department* - not the Police Department or Parks & Recreation *Commission*). Revenue should be used to cover the cost of operations (manager(s), landscaping, maintenance (staff) and insurance for HRA property and facilities, and secondarily, landscaping of adjacent Town-owned property.

If food and rental concessions are operated by local entrepreneurs, they should be selected through an open, fair and well-publicized bidding process - excluding all Town employees or board/committee appointees or anyone related to a Town employee or appointee. The Town should charge concession operators an appropriate annual concession fee based on revenue.

Capital improvements on the HRA parcels should be financed in part with HRA funds through voter-approved insured general obligation tax-exempt municipal bonds. This is because redevelopment that creates a year-round tourist destination (also enjoyed by residents) would have a huge positive impact on our community and local economy. All buildings and architectural features (including fence, railing and lighting fixtures) should be designed to match a single architectural style used historically on Nantasket Beach - traditional Bungalow (Hull Lifesaving Museum), Arte Moderne (Murray Bath House), Arts & Crafts (former police station), or Victorian Spanish Eclectic (Nantasket Beach Waiting Room). HRA facilities (lighting and heating) should be powered by wind turbine and solar panels on all new buildings. Plantings should be attractive low-maintenance easy-to-grow native perennials and trees appropriate for the soil and climate.

See the attached siteplan and visuals.

Lot 27-034 & Lot 27-035 (plus the Town-owned parcel with Veterans Memorial) →→→

Underground Parking Lot & Outdoor Amphitheater

Regrade to create a partial subterranean parking structure (street level amphitheater at the southeast corner graded to 10' below ground along Phipps St.). Terraced amphitheater seating would consist of stone and grass on a gradual slope across a space of 200'. Stone steps lead from the west edge of the stage to top of the bluff above the parking lot office at the entrance from Nantasket Ave. (a gradual rise of approximately 10' over a distance of 125'). The amphitheater stage (approximately 140' diameter - large enough for some ground-level seating) would be a durable permeable material. The top of the parking structure would be loam (1' deep) and grass with a built-in sprinkler system (drained every winter). The structure would incorporate appropriate footings, pillars and beams. [See the Katwijk dune covered carpark and Tel Aviv boardwalk cross-section architectural rendering from Lisa Lepori's proposal.] The amphitheater would be used (except for bad weather) for musical or theatrical performances or large community meetings - or spontaneous public activities. Temporary gates could be erected for paid admission.

The walls of the parking structure should be large stones (like those used for a breakwater), with a metal railing along the top. The highest elevation of the bluff above the parking lot would be 10' higher than the sidewalk along Phipps and Nantasket Ave. Interior parking structure ceiling height would be a minimal 16' at the northeast and northwest corners and 8' at the Nantasket Ave. entrance and Phipps St. exit. Pedestrians would also access the parking lot from interior stairs at Hull Shore Dr. Ext. And pedestrians would access the top of the bluff from exterior stairs at the northwest corner (Phipps St. at Nantasket Ave.). All entrances and exits would have watertight doors to prevent flooding during storm surge. The amphitheater/parking complex would require electric outlets and lighting fixtures. This parking lot would provide year-round 4-hour metered parking for at least 135 vehicles and it would generate significant revenue.

The Town should relocate the Veterans Memorial, possibly to the Town Cemetery, below Ft. Revere. In exchange for that triangular Town parcel, the HRA might give the Town parcels 27-150 and 27-133 *plus* a western section of parcel 33-119 (next to the Light Plant) *or* an access road through parcel 33-101 from Nantasket Ave. to Hull Shore Dr. Ext. alongside the DCR parking lot. The small gazebo near the veterans memorial could be relocated to the northeast corner of the bluff, providing views of the amphitheater and ocean.

Hull Shore Dr. Ext. should be reduced to a single lane of northbound traffic. When necessary (or for special events like the annual car show), the road might be restricted to emergency vehicles, food trucks, and unloading/loading of equipment. The second lane should become a parking lane, 2-way bike path and widened boardwalk, following the DCR's 2016 Nantasket Beach Plan.

Lot 27-061 (beach area near David Cook Comfort Station) →→→

Nautical Themed Beach Exercise Park

A seasonal surf shop concession (tents), offering instruction and rental equipment might be located on the sand at the base of the existing path. A new 250 sq. ft. structure should be built near the sidewalk with a ramp from the sidewalk to the sand. Solar panels on the roof would be used to power outdoor lighting. Bike racks should be available at this location. This building would be used for equipment storage and first-aid qualified monitor/attendants responsible for installation and safe operation of nautical-themed log/rope (high quality and durable but low tech) exercise/playground equipment on the beach. Equipment would include rope ladders, cargo nets, rings, swings, tether ball and a breeches buoy (19th c. low-tech "zip line" used by early lifesavers for rescue from sinking ships). These would be attached to a ship's mast with crows nest, a shipwreck bow with bowsprit, and free-standing poles (like wharf pilings) permanently installed on the beach. The rope equipment should be raised out of reach or removed and stored when monitors are absent. [One source is Starlight Outdoor Education equipment. Consult with the Hull Lifesaving Museum.] Use of the equipment (except for swings) should be timed and safety gear required as appropriate. This exercise equipment might also be reserved for use by groups for serious physical training sessions. Some equipment should be free to use (swings) but monitor/attendants would collect appropriate fees for other equipment. Besides generating revenue to cover the cost of maintenance, staffing and insurance, this beach fitness "park" would be an incredibly unique attraction reflecting Hull's important nautical lifesaving tradition (the original coast guard).

A new set of stone steps from sand to sidewalk would lead to a small foot bridge over Hull Shore Dr. Ext. to the park on parcel 33-010. The top of the bridge would provide a view of the north and south coastline as well as World's End across the bay (good location for a permanent spyglass).

Lot 33-010 (currently used for parking and community events) →→→

Park, Communal Firepit, Wind Turbine, Pool Complex & Fitness Park

The northern half of parcel 33-010 would be a large grassy park with a few small trees lining the walkway between Nantasket Ave. and Hull Shore Dr. Ext. This flat and level open space would be wheelchair accessible and available for passive recreation or organized community events like fairs and carnivals. The annual bonfire is a unique community event but not widely advertised or defensible in terms of waste and pollution. But the central part of this park could become an enormous sand-filled fire pit (80'-100' diameter). This would create a safe space for annual July 4th fireworks or smaller, individual fire pits for small groups to enjoy after a swim or a day on the beach.

A small wind turbine (min. 20kW, 40' tall) should be located south of the park, near Hull Shore Dr. Ext., allowing space for the turbine to be lowered to the ground (to the northwest) for repairs and maintenance. The area around the base would be a good spot for small flowering shade trees and picnic tables. This turbine should be used to power all lighting and heating on the HRA parcels, as well as the pump for the pool.

South of the park, Hull should have an all-season ocean-fed salt water pool complex that includes a 164' x 40' 4-lane lap pool, an 80' x 20' wading pool with steps on all 4 sides, and 2 outdoor rowing tanks facing the beach,

each with 6 stationary rowing stations. Sea water would be pumped into the lap pool from a 400' offshore intake pipe 5' below the beach. Circulation from the lap pool to the wading pool to the rowing tanks would be facilitated by the action of swimmers and rowers. The outlet (connected to the rowing tanks) would extend 40' beyond the beach 2' below the sand. [These were the 1973 specs for the Hull Aquarium dolphin tanks.] The lap pool and wading pool should be heated in the winter. Uncovered, the power generated by the wind turbine and solar panels on the adjacent building would hopefully be adequate to maintain a warm water temperature. If a removable cover of some type could be devised, it would obviously retain more heat during cold weather. Saltwater swimming would be a healthy activity for Hull seniors and the facilities would be a convenient place for pre-schooler swim lessons.

The enclosure must eliminate the possibility of scaling but allow clear visibility (consider glass and steel) to preserve ocean and bay views. The entrance, adjacent to a small pumphouse building, should be monitored and users charged an entry fee or annual membership fee. The facility should open early morning year round and close late in the summer, weekdays and weekends. And a qualified lifeguard should be on duty whenever the facility is open - perched on a lifeguard chair within the enclosure or on top of the pumphouse at the entrance of the pool complex.

This pool complex would be a unique revenue-generating all-season attraction for residents and visitors. Large inflated rafts (for use in the wading pool) and rowing oars should be rented from the building next to the pumphouse. The rowing tanks could be designed with (maintenance-free) fixed seats and foot rests mounted on a 3 1/2' wide walkway. [Inriver Tank & Boat in Concord, MA and Durham Boat Company in Durham, NH are local builders with long experience.] Oarlocks (permanent or removeable) would be mounted on low walls at the correct height and spacing to simulate a traditional pilot gig (for rowing with one oar) or dory (for rowing with two oars), depending on the position of the benches (in the middle of the walkway for a dory or alternating left and right for a gig). The tanks would be shallow but wide enough for standard oars, with low walls around around for safety. Rowing would be fun for visiting children or adults to try, but these rowing tanks would also be excellent for locals to use (with a scenic view) for training purposes or regular fitness workouts.

Benches inside the pool enclosure could provide seating for 28 spectators for a race in the lap pool - and another 28 spectators facing the wading pool and rowing tanks. Outside the enclosure, on the grass, more benches could provide additional spectator seating. Behind the benches, a row of small (4'x4') wooden changing huts would be available for pool or fitness park guests (rent a key from the building next to the fitness park entrance). These huts would be very useful for unplanned activity (visitors who hadn't planned to swim) but also for locals using the pool or fitness facilities before or after work.

At the south end of parcel 33-101, Hull should have an outdoor fitness park / playground for adults and children (separated as needed). The central workout area should have a permanent shade structure over a padded rubberized surface. [See FitLot, Playcore and GameTime Challenge Courses] This area should be surrounded by grass with additional equipment, benches and small trees, enclosed within an attractive security fence surrounded by shrubbery for partial privacy. Entrance (for a reasonable fee or annual membership dues) should be monitored by a first-aid qualified attendant stationed in the adjacent building. A public drinking fountain should be located on the outside wall of the building (available year-round) inside the fitness park. For communities with FitLot equipment, AARP provides grants to cover the cost of community fitness trainers.

Solar panels on the roof of the fitness park building should provide power for a mini-split heating unit, tankless water heating and LED lighting inside and out, for evening workouts. The building should house a small shop selling souvenirs, pool toys, fitness gear and clothing, as well as a rental shop for large inflatable rafts and rowing oars. A coin/ token operated private shower should be accessible from an exterior door on the west side of the building between the fitness park and the pool (inside the heated building to allow year-round use).

In front of this building and the entrance to the fitness park would be a small paved plaza and designated parking lane for food trucks (or emergency vehicles). These concessions would serve beachgoers, bicyclists (who use the bike racks across the street, next to the Hull Shore Dr. Ext. boardwalk), visitors who come to picnic in the park or come to swim, row or workout.

On the southern-most end of parcel 33-010 would be a small (600 sq. ft.) public restroom, with benches and attractive landscaping, adjacent to a northbound MBTA 714 bus stop on Nantasket Ave. (a standard MBTA vehicle and driver with posted route and schedule). A comfort station in this location would serve beachgoers, park visitors, and people who come to swim, row or work out in the fitness park. It would be convenient for visitors arriving by bus or bicycle.

Lot 33-009 (currently used for parking) →→→

Courtyard Garden / Food Pavilion / Beer Hall

Hull should have a permanent all-season dining facility similar to Faneuil Hall Marketplace in Boston - a central glass-roofed courtyard with food or beverage concessions in each corner and large picture windows on each wall - 6000 sq. ft. with capacity for 75 diners. Each of the 4 concessions (including at least one local brewery) would have 3-year renewable contracts and occupy a 400 sq. ft. space (for a kitchen), and basic utilities would be provided (water, electricity, gas, sewer and waste collection). Public WI-FI should be available to guests. The interior courtyard would be filled with standing and hanging planters (a greenhouse ambience). The facility would be large enough for a small (mobile) dance band stage with floor space for dancing. The building would be surrounded by a paved patio with small fountain or sculpture and landscaped with low-maintenance shrubs and flowering native perennials. At least 28 parking spaces could be available - 15 metered spaces for customers and 12 spaces reserved for concession employees. A facility like this would be attractive to locals and visitors year round - a unique type of drinking and casual dining experience for people who come to enjoy the park, gardens, amphitheater and band shell.

Lot 33-066 & Lot 33-067 (currently hotel guest parking, gazebo and grass with some benches) →→→

Parking Lot, Wheelchair Accessible Bayside Park & Observation Pier

Resurface the existing parking lot with permeable material and mark for metered parking (48 cars and 3 motorcycles). Nantasket Resort has a lease but most of the time the lot is empty. A better arrangement would be for the Resort to reimburse hotel guests for metered parking in this lot or, if necessary, another space nearby. That would make the lot available for residents and other visitors to the park, pool, fitness park and gardens - , especially with the food court/beer hall across the street - especially off-season, generating substantial revenue for the Town.

A wheelchair accessible walkway would lead from the sidewalk at Bay St. past the parking lot, past a new concession stand (selling ice cream and cold beverages) and the gazebo, surrounded by gardens with native perennials, large shrubs and small trees to muffle the sound of traffic. The walkway should extend along the edge of the bay with benches along the way. A wheelchair accessible observation pier would extend 100' into the bay from the existing promontory. To protect this environmentally sensitive tidal zone (because the mud-flat makes even kayaking unfeasible), mooring and docking should be prohibited. A platform at the end of the pier would be at least 30' x 30' (close to the size of the gazebo) and, like the gazebo, might be reserved for private parties (like weddings or special religious services) for a reasonable fee. A low (2') decorative fence should line the high-water mark along the bay to discourage pedestrians from walking into the shallow bay. At the north end of parcel 33-067, the slope should be sculpted to create natural-looking berms or hillocks. They would make sitting on the ground more attractive and comfortable for picnics or listening to concerts from the band stand while enjoying the view across the water. These improvements would allow more people to to access and enjoy this special place on Hull bay.

Lot 27-119 (currently grass with a bench) →→→

Band Shell & Observation Pier

On the north end, the public walkway from Bay Street would connect with a paved patio surface surrounding an elevated band shell - a ramp (a gradual, wheelchair accessible incline) on the bay side, and several steps on the street side. Benches would line the edge of this patio. On the ground level of the band shell (40'-50'

diameter) would be an accessible public restroom and 2 vendor stalls selling beverages and novelties. An elevator would take musicians and audience members to the second floor stage (maximum capacity 80). Tall shrubs would line the sidewalk at the corner to muffle the sound from the band shell, and man-made berms or hillocks would provide comfortable seating on the grass overlooking the bay. The band shell might feature local professional or amateur musicians, or visiting groups like choirs or chamber orchestras. It could generate revenue by charging admission for an audience seated on the band shell stage, depending on the number of musicians (a performing duo could seat a large audience). Or, like the gazebo, the band shell could be rented for private events. A beautifully designed structure in such a picturesque location would attract visitors who would help the local economy by staying to enjoy a meal.

Another 100' long observation pier would extend from the northern end of the bay, perpendicular to the observation pier at the south end, providing another spot for enjoying band shell entertainment and the view. This could also be rented for private events. A small metered parking lot (5 spaces) next to this pier would be convenient for band shell and amphitheater guests with handicapped placards.

Lot 27-133 (currently undeveloped, with encroachment by neighboring residents) ---->

Special/Temporary Parking

This HRA parcel should be exchanged for the Town-owned parcel with the Veterans Memorial, and preferably used for metered special/temporary parking (large vans, trailers and trucks) for events held at the band shell, amphitheater or park (lot 33-010).

Lot 27-150 (currently undeveloped) ---->

Landscaping

This small lot should be exchanged for the Town-owned parcel with the Veterans Memorial and eventually landscaped with privacy hedge, grass and planters.