

Meeting Agenda

Thursday, March 16th



Presentation

Introduction

- Welcome
- Meeting Topics
- Introductions: What and who is the HRA?
- Overall goals for the HRA parcel

Community Participation Update

Planning Update and Information

- Plan Direction: Option 2
- Parcel Ownership
- Parking Summary
- Financial Analysis Process
- Integration of Sustainability and Resiliency

Open Space as a Priority, and Choices

- Types of Open Space and Character
- Parcel 1: Ideas for Planning
- Locations and View Corridors

The Plan and Uses

- Parcels and Use Goals
- Potential Uses: Benefits and Drawbacks

Public Questions, Answers and Comments

- Public comments and ideas

Wrap-up

INTRODUCTION

MEETING TOPICS

- Introduction
- Community Participation Update
- Update on Plan Directions
- Open Space Priorities and Choices
- Uses: Pros and Cons
- Discussion and Input



INTRODUCTION

WHAT IS THE HRA?

- Special Hull entity
- A development authority established under state law
- Stewards of the land it owns that was acquired for redevelopment decades ago
- Responsible for public interests in the future use of the vacant land
- Sponsor of redevelopment for the overall economic benefit and revitalization



INTRODUCTION

WHO IS THE HRA?

Board Members

- **Bartley Kelly**, Chair
- **James Tobin**, Treasurer (State Appointee)
- **Dennis Zaia**, Clerk
- **Max Walder**, Member
- **Henry Dunn**, Member

Participating Consultants

- **Chris Dilorio**, planning coordination
- **Kevin Dendrade, Sam Gregorio** (TEC, engineering, transportation and planning)
- **John Rufo, Michel Wang** (Form + Place, Inc., urban design and visualization studies)
- **Steve Cecil** (SCD&P, meeting facilitation)
- **Jenn Goldson, Kadineyse Paz** (JM Goldson LLC, meeting facilitation)



LOOKING AHEAD: GOALS FOR THE HRA PARCEL

- **Find the best way to complete the mission** of the HRA.
- **Respond** to the community's current needs and goals.
- **Unlock** positive improvements and community benefits.
- Keep the **community and the HRA in control** of the process, uses and design.

The HRA's mission is . . .

“To create a sense of place in our community through development that provides tax revenue, open space recreation, job growth, improved business environment, event venues and parking for Nantasket Beach.”

LOOKING AHEAD: GOALS FOR THE HRA PARCEL

- **Reconnect** the areas to the north and south for pedestrians, bicyclists, recreational users and with improved open space coordinated with targeted infill development.
- **Fulfill the Town's planning goals** for the area: land use, housing, sustainability, resilience and regulations, including zoning and design standards.
- **Coordinate** all changes with the a **significantly improved circulation and on-street parking plan.**

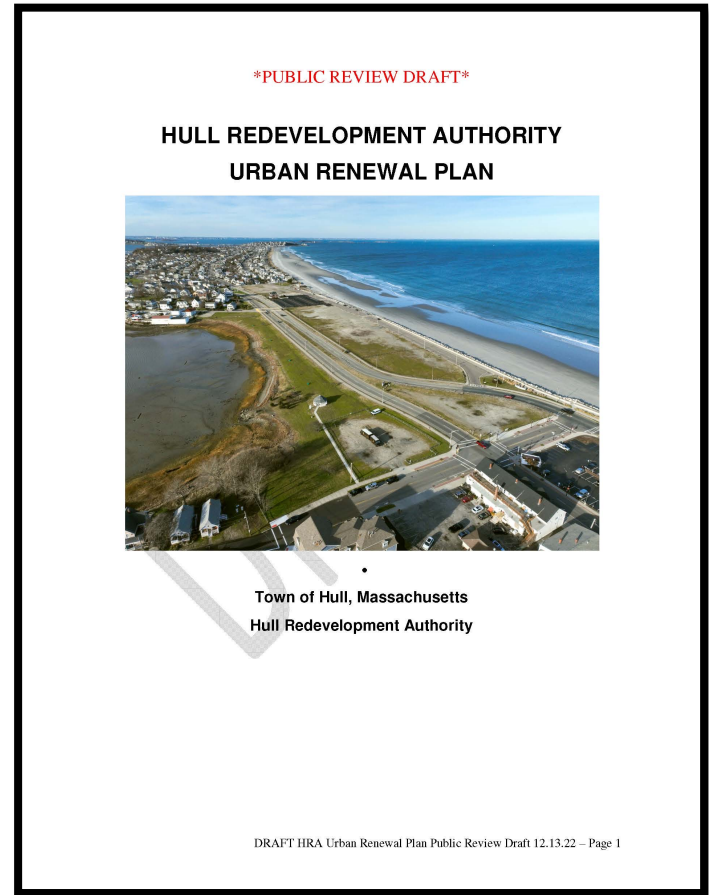
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"To create a sense of place in our community through development that provides tax revenue, open space recreation, job growth, improved business environment, event venues and parking for Nantasket Beach."

INTRODUCTION

WHY AN URBAN RENEWAL PLAN?

- Provides a clear way forward based on a plan, not just proposals
- Incorporates public input in advance of proposals
- Reviewed and approved by the Planning Board and Select Board in advance of proposals
- Increases the flexibility to direct the private sector proposals and development after it is adopted



PLANNING UPDATE AND INFORMATION

PROPERTY OWNERSHIP

- Urban Renewal Area Boundary
- DCR Property
- HRA Property
- Private Lot
- Town of Hull



PUBLIC INPUT: FEBRUARY MEETINGS

156 participants attended a pair of meetings in February

- **74 in-person** meeting attendees
- **82 online** meeting attendees
- **85 participants engaged in the polling**
 - ▶ **94%** indicating **“full time resident”**
 - ▶ **3 “board/committee/commission members”**
 - ▶ **1** was **“part-time resident”**
 - ▶ **1** was **Town/public agency staff member**

Please join us for the first
**PUBLIC MEETING SERIES:
DRAFT PLAN
FOR THE HRA PARCEL**



Visit the HRA website www.hra02045 or use this QR code to view the Draft Urban Renewal Plan and find the Zoom meeting link

Choose either the...

In-person session:
MONDAY, FEBRUARY 13
7 PM at the Exhibition Room, Hull High School

Online session:
THURSDAY, FEBRUARY 16
7 PM Zoom meeting, with link on HRA website



PUBLIC INPUT: FEBRUARY MEETINGS

Frequent Themes and Comments

- **Increasing open space and recreation area** to prioritize community space
- Ensuring **resilience** in a location vulnerable to flooding and storm surge.
- Preserving **scenic views** between the bay and the sea
- Providing **affordable housing** as a portion of the redevelopment, and consider housing restricted for older adults.
- **Limiting commercial space** so that it is feasible and complementary to existing shops and services
- **Expanding economic development opportunities for the property** to boost tourism and local tax revenue.
- Providing **adequate parking** for new uses
- **Providing for traffic flow/ reducing potential congestion** and adding alternative modes for seasonal traffic such as shuttles
- Emphasizing **sustainability** greater than that which would be required by regulation
- Understanding the **financial and economic costs and benefits**

PUBLIC INPUT: FEBRUARY MEETINGS

Polling Results

What should be the 3 highest priorities for the HRA?

Response options	In Person	Virtual	Total	Percent	Percent Unique
Open Space	37	33	70	33.82%	85.37%
Hotel/Inn Space	25	12	37	17.87%	45.12%
Other	18	13	31	14.98%	37.80%
Parking	16	7	23	11.11%	28.05%
Housing	9	13	22	10.63%	26.83%
Restaurants/cafes	12	7	19	9.18%	23.17%
Places to shop	2	3	5	2.42%	6.10%
Total Responses	119	88	207		
Unique Participants	46	36	82		

PUBLIC INPUT: FEBRUARY MEETINGS

Polling Results

What should be the 3 lowest priorities for the HRA?

Response options	In Person	Virtual	Total	Percent	Percent Unique
Places to shop	33	29	62	30.54%	76.54%
Housing	23	13	36	17.73%	44.44%
Hotel/Inn Space	12	17	29	14.29%	35.80%
Restaurants/cafes	17	11	28	13.79%	34.57%
Parking	12	14	26	12.81%	32.10%
Other	12	6	18	8.87%	22.22%
Open Space	3	1	4	1.97%	4.94%
Total Responses	112	91	203		
Unique Participants	45	36	81		

PUBLIC INPUT: FEBRUARY MEETINGS

Polling Results

What are your biggest concerns that the plan should address?

Response options	In Person	Virtual	Total	Percent
Environmental Impacts	17	16	33	40.74%
Flooding/Resilience	10	11	21	25.93%
Traffic Congestion	9	3	12	14.81%
Negative Financial Impacts	7	1	8	9.88%
Lack of Affordable Housing	5	2	7	8.64%
Amount and Type of New Uses	5	1	6	7.41%
Adequate Parking	1	1	2	2.47%
Other	1	1	2	2.47%
Total Responses	112	91	203	
Unique Participants	45	36	81	

INFORMATION AND PUBLIC INPUT OPPORTUNITIES

- Information
- Meetings
- Input
- Responses



Visit the HRA website at www.hra02045 or use this QR code to view the draft Urban Renewal Plan and find the Zoom meeting link.

1

Meeting Pair #1, In-person on **February 13th** and online **February 16th**
Presentation and feedback on the current Draft Urban Renewal Plan

2

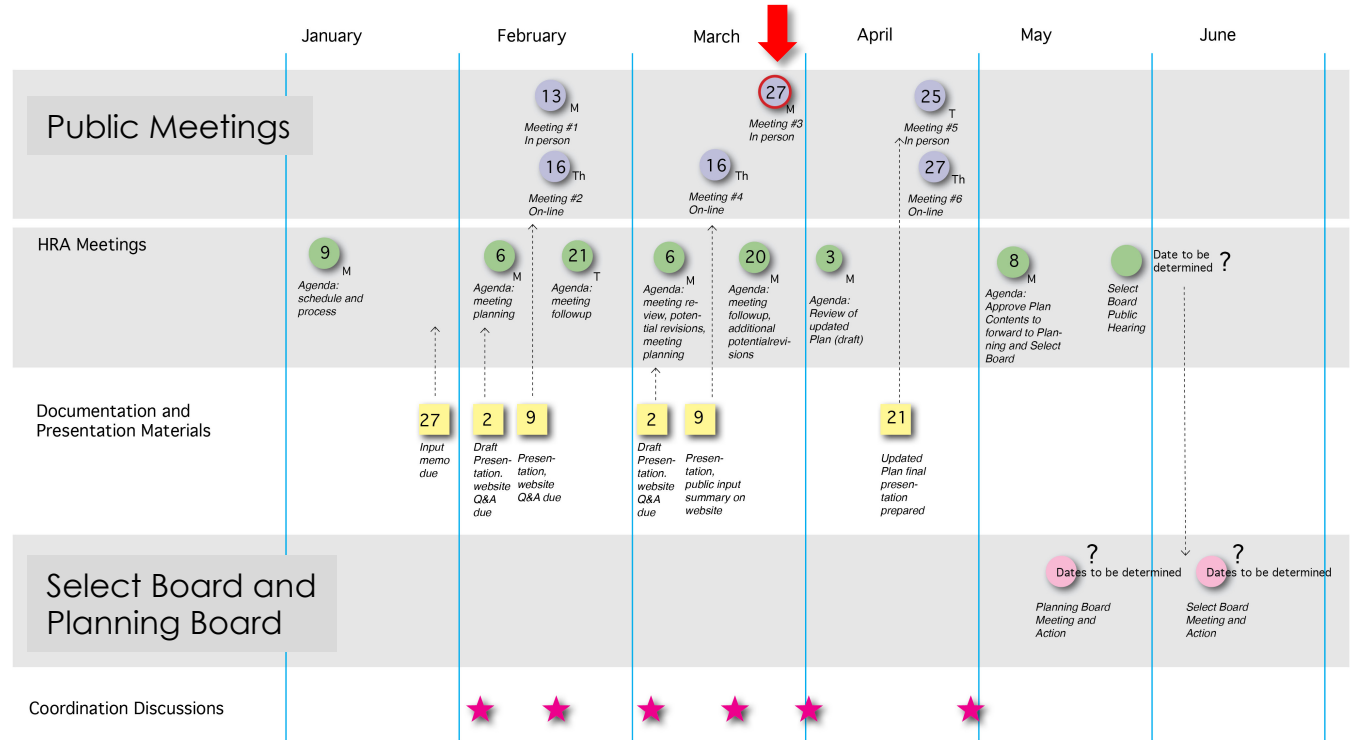
Meeting Pair #2, In-person on **March 27th** and online **March 16th**
Review of input and discussion of potential Plan revisions

3

Meeting Pair #3, In-person on **April 25th** and online **April 27th**
Review of revised Plan and feedback through public comments

LOOKING AHEAD: REFINING THE PLAN SEEKING APPROVALS

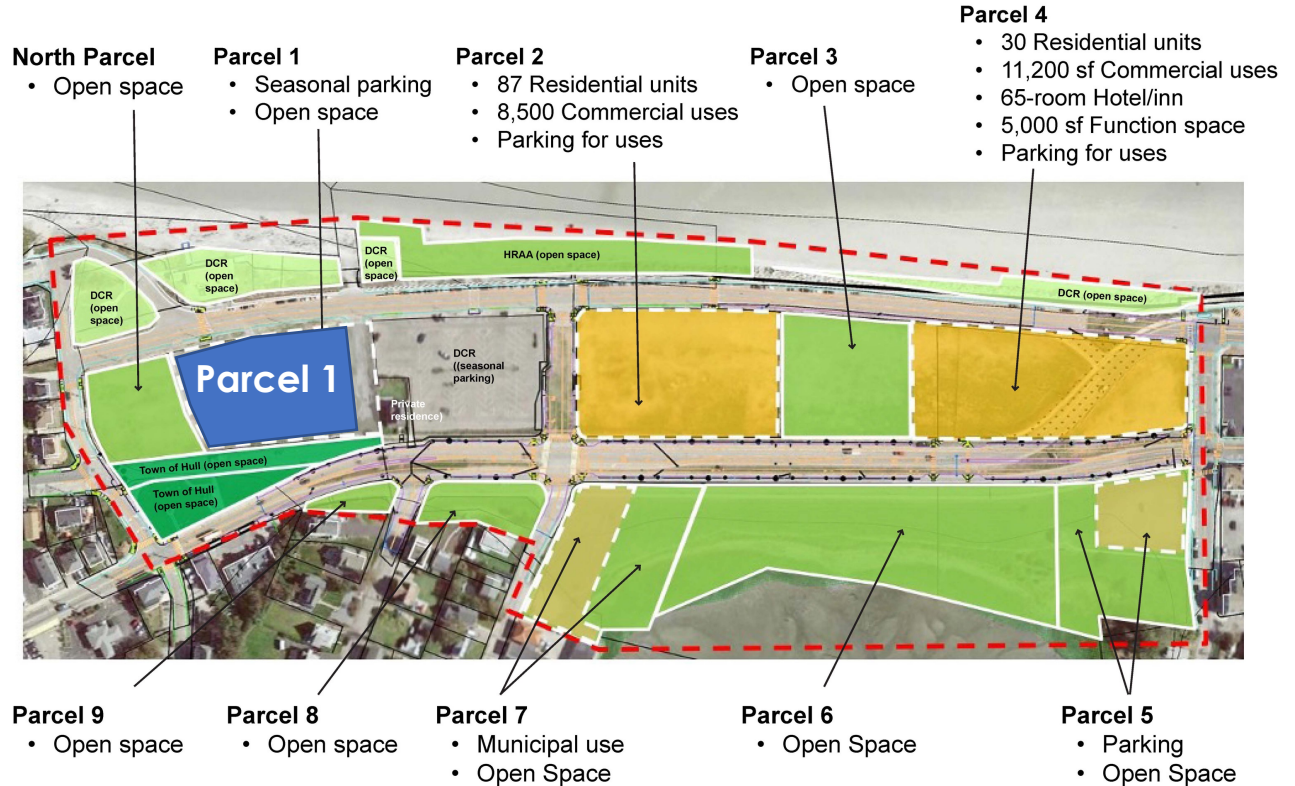
- Planning Board
- Select Board
- State Agency (DHCD)



PLANNING UPDATE AND INFORMATION

PLAN DIRECTION: OPTION 2

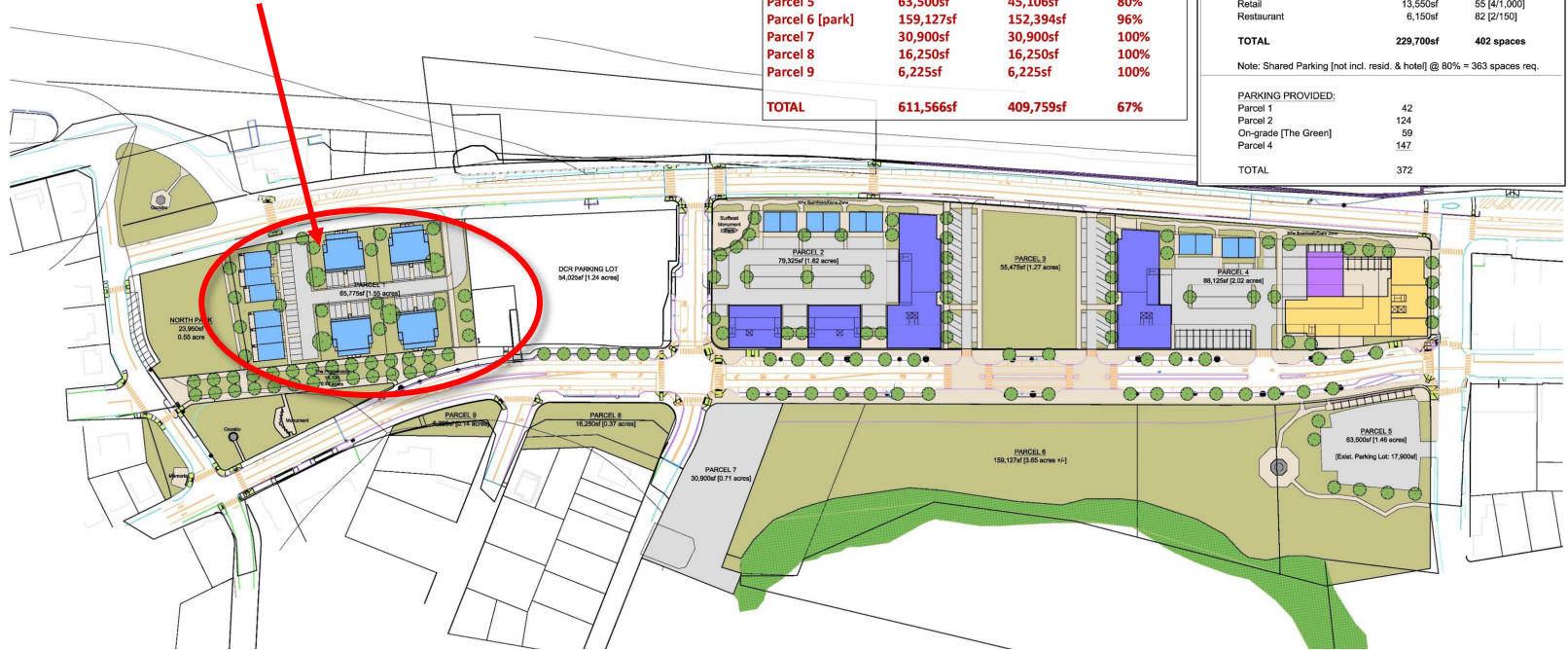
- Responds to community comments regarding nearby homes
- Removes housing and commercial uses from the northern parcel (Parcel 1) that were in Plan Option 1
- Emphasizes retaining seasonal parking
- Planning for this parcel can be refined



PLANNING UPDATE AND INFORMATION

ILLUSTRATION: OPTION 1

Parcel 1 with townhouses and 4-unit residences



OPEN SPACE CALCULATIONS			
	Parcel Size	Open Space	% OS
North Park	46,397sf	46,397sf	100%
Parcel 1	66,238sf	29,859sf	45%
Parcel 2	79,328sf	20,530sf	26%
Parcel 3 [green]	55,471sf	40,128sf	72%
Parcel 4	88,130sf	21,970sf	25%
Parcel 5	63,500sf	45,106sf	80%
Parcel 6 [park]	159,127sf	152,394sf	96%
Parcel 7	30,900sf	30,900sf	100%
Parcel 8	16,250sf	16,250sf	100%
Parcel 9	6,225sf	6,225sf	100%
TOTAL	611,566sf	409,759sf	67%

PROGRAM SUMMARY		
PROPOSED DEVELOPMENT:		
Use	Area	Parking Req.
Residential: [145 du total]	30,000sf	24 [1 per BR]
4-Unit Bldgs [16 du]	18,000sf	18 [1 per BR]
Townhouse units [12 du]	15,000sf	20 [1 per BR]
Cottage TH [10 du]	108,500sf	144 [1 per BR]
Multi-family [107 du]	33,500sf	48 [0.75/key]
Hotel [65 keys]	5,000sf	10 [1/500]
Conf / Function	13,550sf	55 [4/1,000]
Retail	6,150sf	82 [2/150]
Restaurant		
TOTAL	229,700sf	402 spaces
Note: Shared Parking [not incl. resid. & hotel] @ 80% = 363 spaces req.		
PARKING PROVIDED:		
Parcel 1		42
Parcel 2		124
On-grade [The Green]		59
Parcel 4		147
TOTAL		372

PLANNING UPDATE AND INFORMATION

ILLUSTRATION: OPTION 2

Parcel 1: seasonal parking with open space edge

PROGRAM NOTE: Total residential unit count reduced by 28 [Townhouses: 12 DUs / 4-Unit Homes: 16 DUs] from 145 units to 117 units.

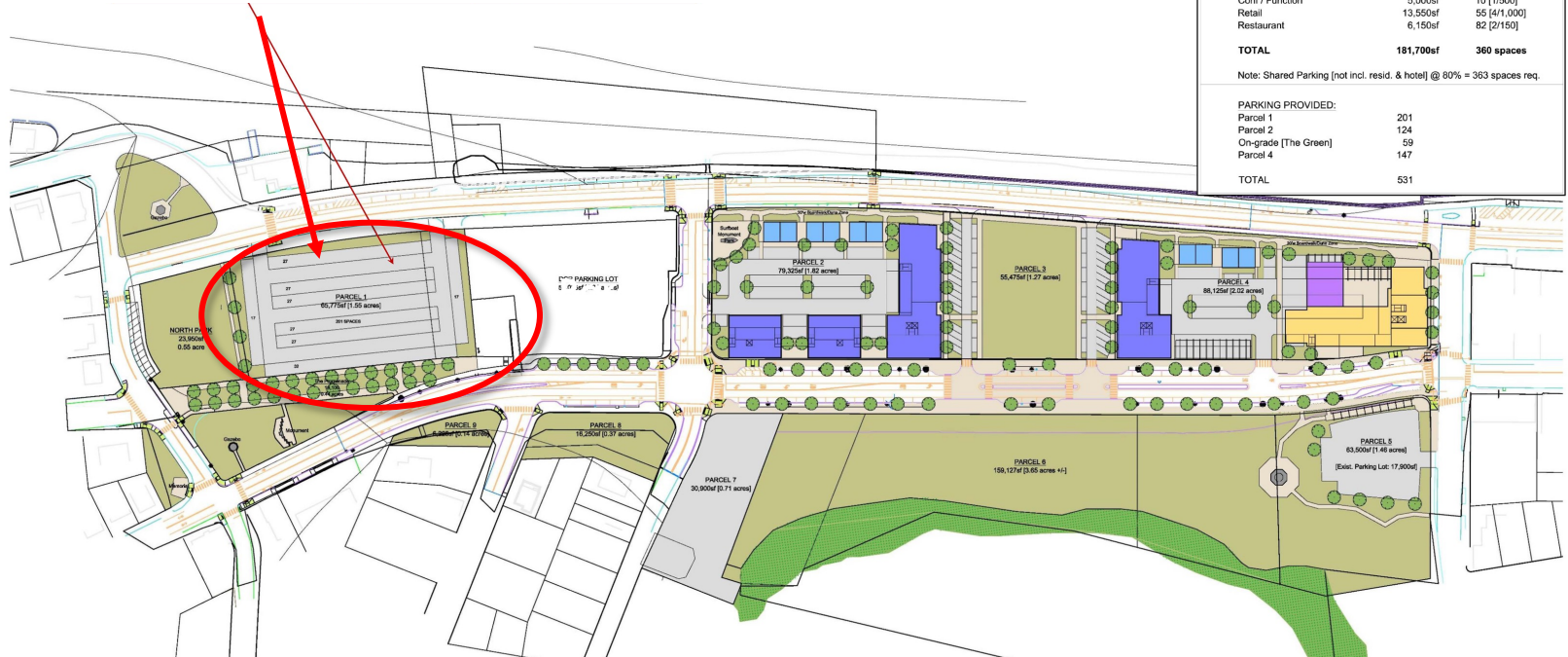
PROGRAM SUMMARY

PROPOSED DEVELOPMENT:		
Use	Area	Parking Req.
Residential: [117 du total]		
4-Unit Bldgs [0 du]	0sf	0 [1 per BR]
Townhouse units [0 du]	0sf	0 [1 per BR]
Cottage TH [10 du]	15,000sf	20 [1 per BR]
Multi-family [107 du]	108,500sf	144 [1 per BR]
Hotel [85 keys]	33,500sf	49 [0.75/key]
Conf / Function	5,000sf	10 [1/500]
Retail	13,550sf	55 [4/1,000]
Restaurant	6,150sf	82 [2/150]
TOTAL	181,700sf	360 spaces

Note: Shared Parking [not incl. resid. & hotel] @ 80% = 363 spaces req.

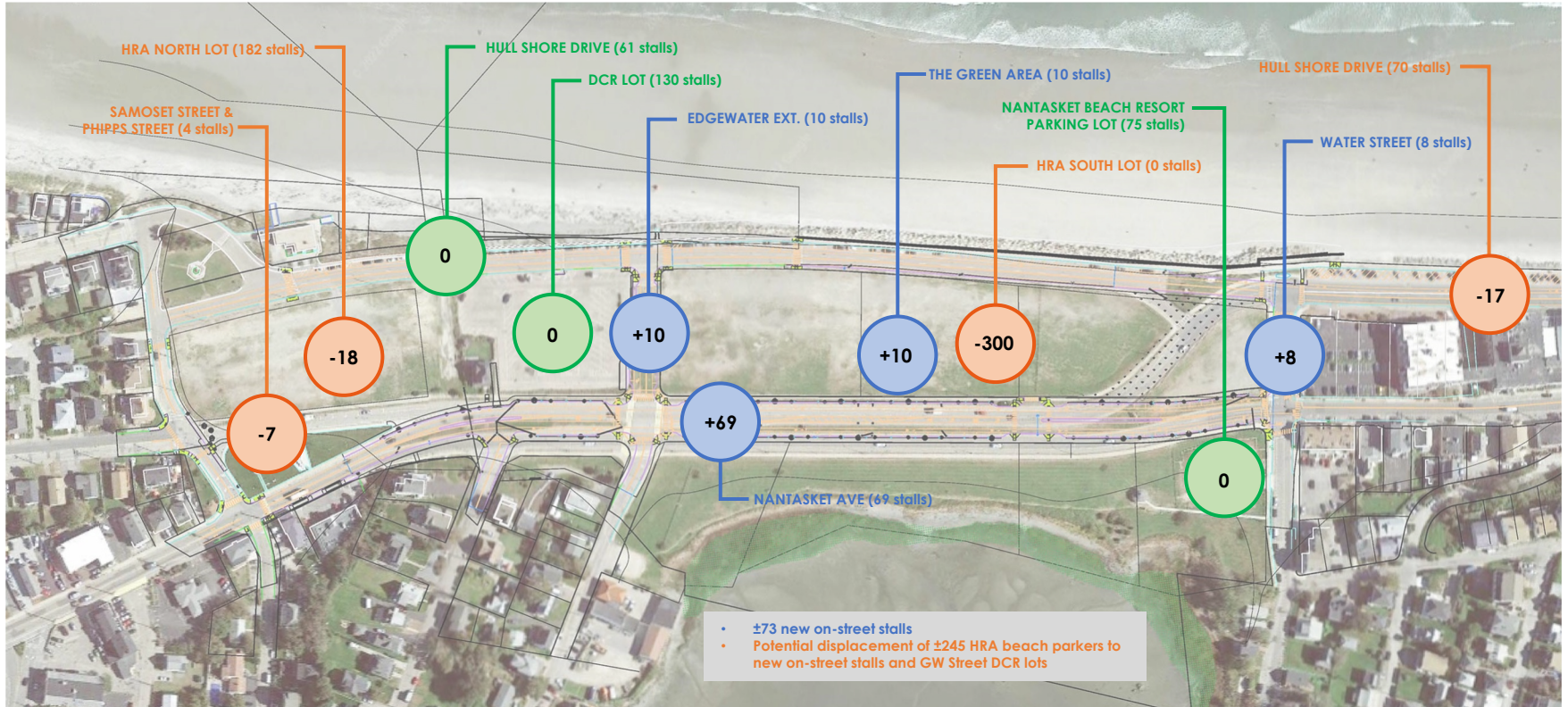
PARKING PROVIDED:

Parcel 1	201
Parcel 2	124
On-grade [The Green]	59
Parcel 4	147
TOTAL	531



PLANNING UPDATE AND INFORMATION

PARKING SUMMARY



PARKING SUMMARY

There are **500 existing seasonal parking spaces** on the HRA parcel

- Approximately **90 new on-street spaces would be available for seasonal parking**
- There would be about **185 seasonal parking spaces** within Parcel 1
- About **225 seasonal beach parking spaces would be redirected** to park at DCR lots along George Washington Blvd. or to use alternative means of access

Parking components:

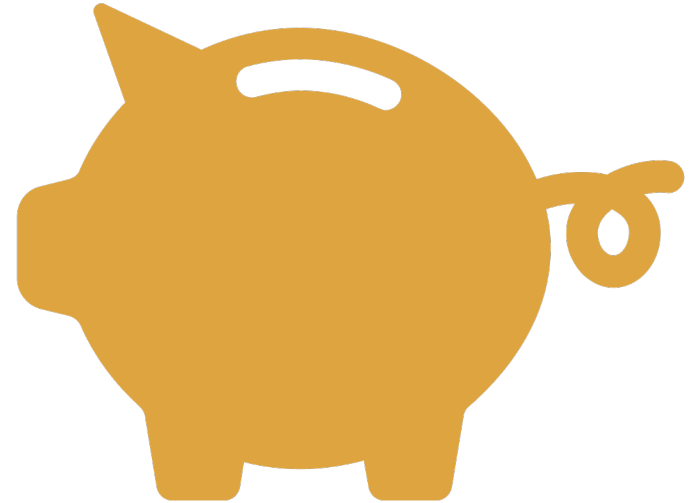
- Seasonal needs and beach parking
- On-street parking
- On site parking for new development to meet their typical needs



PLANNING UPDATE AND INFORMATION

FINANCIAL ANALYSIS PROCESS

- **Financial evaluations will be prepared** including a summary of estimated costs, revenues and benefits **based on the updated Draft Plan components** that is being refined through the planning process and public input.
- This information is being prepared in anticipation of the **presentation and discussion of Plan refinements during the next pair of public meeting sessions in April.**



PLANNING CONTEXT: LAND USE, SUSTAINABILITY AND RESILIENCY

All improvements will comply with contemporary local, state and federal regulations.

The plan has also been prepared to conform to the many preceding Town regulations, studies, policies, and plans to provide **for compatible development that is sustainable and resilient in view of climate change and environmental goals**, including:

- Nantasket Beach Overlay District Zoning (NBOD)
- Coastal Climate Change Vulnerability Assessment and Adaptation Study, 2016
- Coastal Engineering and Conceptual Design for the HRA Properties, Woods Hole Group, 2022
- Town of Hull Community Resilience Building Workshop Summary of Findings, February 2019
- Unified Work Plan for Nantasket Beach, 2020
- Nantasket Beach Master Plan 9, DCR, 2016
- Town of Hull Housing Production Plan, 2022
- Town of Hull Open Space and Recreation Plan, 2021
- Town of Hull Comprehensive Plan

DEVELOPMENT GOALS RELATIVE TO MAXIMUM POTENTIAL

Highest potential amount

- **Maximize** development using **underlying zoning**



Moderate potential amount

- **Maximize** development using **Nantasket Beach Overlay District Zoning (NBOD)**



Reduced potential amount in keeping with HRA's goals

- **Balance** development with siting and open space using **overlay zoning**
- **Adding improved public park space**

DEVELOPMENT GOALS RELATIVE TO MAXIMUM POTENTIAL

Highest potential amount

- **Maximize** development using **underlying zoning**



Moderate potential amount

- **Maximize** development using **Nantasket Beach Overlay District Zoning (NBOD)**



Reduced potential amount in keeping with HRA's goals

- **Balance** development with siting and open space using **overlay zoning**
- **Adding improved public park space**

DEVELOPMENT GOALS RELATIVE TO MAXIMUM POTENTIAL

Illustration: Development Goals and Land Use Proportions

Total Parcel Area:	666,450sf [15.25 acres]
Total Open Space:	453,800sf [68%]
Total Vehicular Areas:	136,125sf [20%]
Total Building Footprints:	76,525sf [12%]



These calculations are based on the illustrative development studies corresponding to the parcels, uses in the Draft Urban Renewal Plan. It is based on typical building proportions and layouts conforming to the NBOD regulations.

Open Space as a Priority, and Choices

PARCEL 1: IDEAS FOR PLANNING

USABLE OPEN SPACE AREA:

NORTH PARK:	23,950sf
PARCEL 1:	27,750sf
PARCEL 2:	10,450sf
PARCEL 2A:	73,325sf
PARCEL 3:	33,725sf
PARCEL 4:	11,700sf
PARCEL 5:	40,650sf
PARCEL 6:	159,125sf
PARCEL 8:	16,250sf
PARCEL 9:	<u>6,225sf</u>
TOTAL:	402,150sf

Note: 89% of the open space in this illustration is usable



SUMMARY OF HRA PROPERTIES

Total Parcel Area:	666,450sf [15.25 acres]
Total Open Space:	453,800sf [68%]
Total Vehicular Areas:	136,125sf [20%]
Total Building Footprints:	76,525sf [12%]

Open Space as a Priority, and Choices

PARCEL 1: IDEAS



Open Space as a Priority, and Choices

PARCEL 1: IDEAS

Parking with a landscape buffer



Open Space as a Priority, and Choices

PARCEL 1: IDEAS

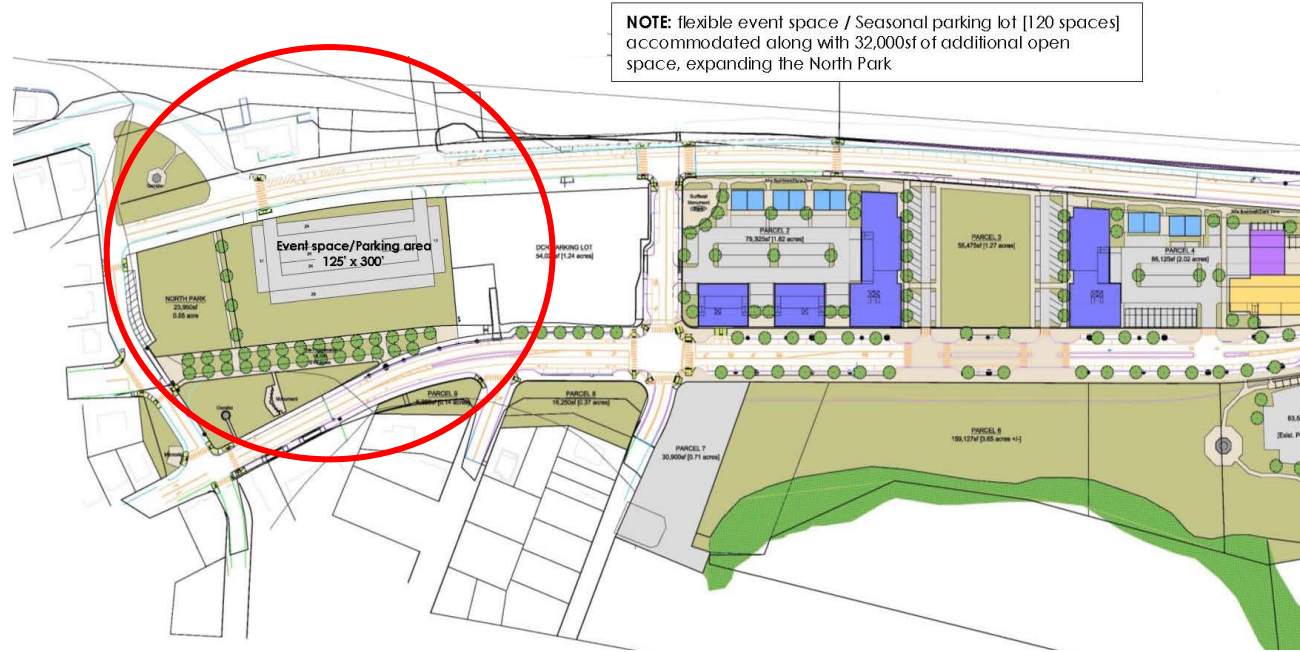
Additional park space next to North Park, and a smaller parking lot



Open Space as a Priority, and Choices

PARCEL 1: IDEAS

Illustration:
Additional park space
next to North Park, and a
smaller parking lot

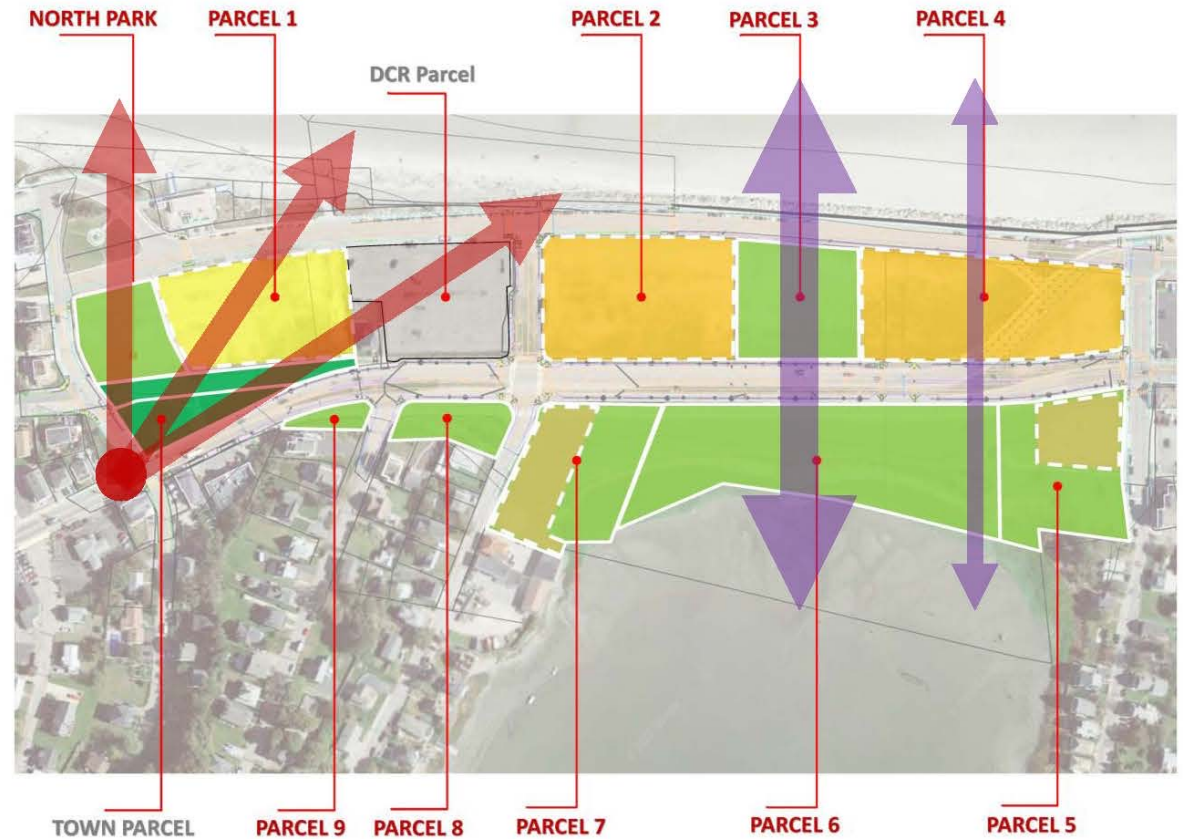


Open Space as a Priority, and Choices

VIEW CORRIDOR IDEAS

Preserve open view corridor and add pedestrian connections across Parcel 3, removing townhouse-type units along Hull Shore Drive

Open view corridors across the northern parcels except for seasonal parking use



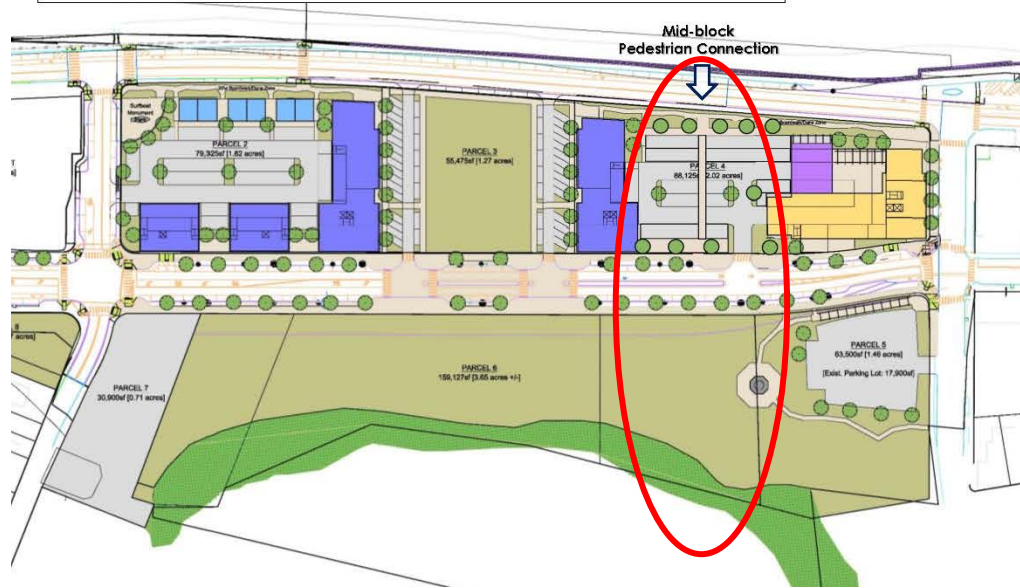
Open Space as a Priority, and Choices

VIEW CORRIDOR IDEAS

Illustration:

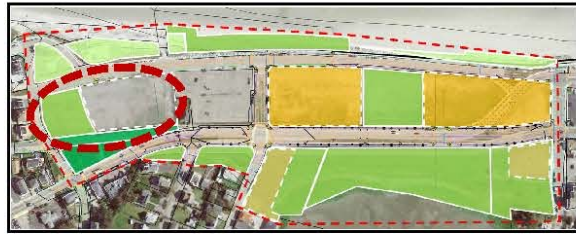
Preserve open view corridor and add pedestrian connections across Parcel 3, removing townhouse-type units along Hull Shore Drive

NOTE: Site-lines between the bay and the ocean can be further enhanced by the removal of the cottages along Hull Shore Drive in favor of a more open boardwalk. The trade-off is exposed mid-block parking and less definition to pedestrian environments / streetscapes.



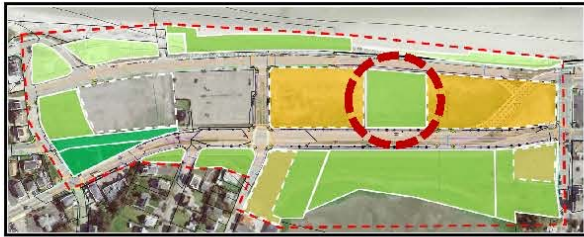
Open Space as a Priority, and Choices **USES AND CHARACTER**

Potential open space amenities:
Vision for North Park & Parcel 1



Open Space as a Priority, and Choices **USES AND CHARACTER**

Potential open space amenities:
Vision for the "Green"



Open Space as a Priority, and Choices **USES AND CHARACTER**

Potential open space amenities:
Vision for the Boardwalk



Open Space as a Priority, and Choices

USES AND CHARACTER: ILLUSTRATIONS

Potential locations for open space amenities



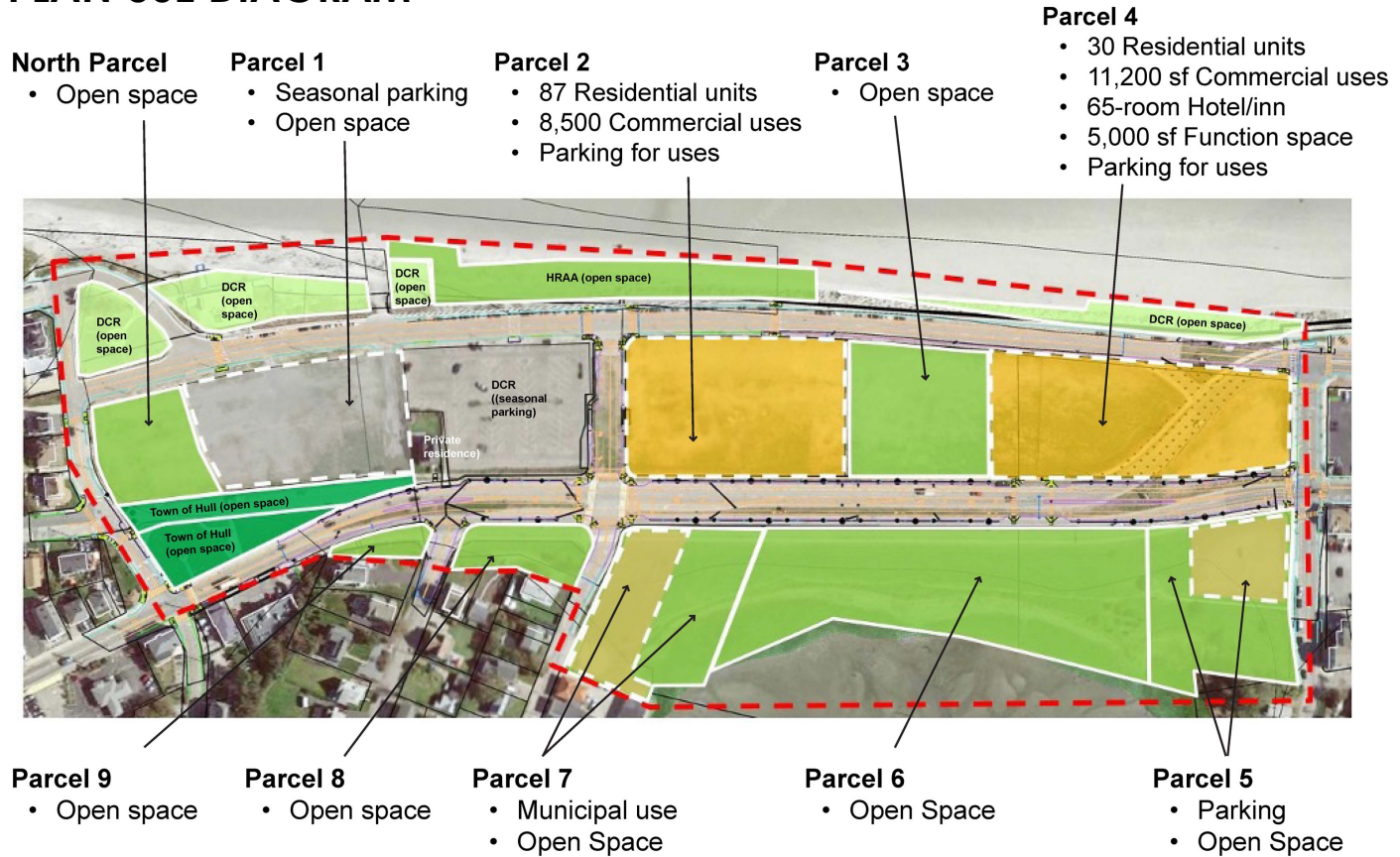
Open Space as a Priority, and Choices

USES AND CHARACTER: ILLUSTRATIONS

Potential locations for open space amenities



PARCEL AND PLAN USE DIAGRAM



THE PLAN AND USES

PUBLIC OPEN SPACE

Potential Plan Revision:

Increase the amount of open space for public use and views



Benefits

- Would expand areas passive or active public enjoyment
- Could provide for increased view corridors in some locations

Drawbacks

- Would increase cost of open space improvements
- Could reduce potential area for seasonal parking
- Would reduce area available for new residential or commercial uses, potential feasibility, and revenues available for open space improvements

THE PLAN AND USES

RESIDENTIAL USES

Potential Plan Revision: Increase the housing goal



Benefits

- Could provide a higher number of affordable units
- Could provide for enhanced development feasibility and additional funding for public open space improvements
- Could become an alternative goal for hotel/inn development if that use does not prove feasible
- Responds to high demand for housing

Drawbacks

- Could decrease land area available for open space or other improvements
- Could increase private use parking and traffic demand

THE PLAN AND USES

RESIDENTIAL USES

Potential Plan Revision: Decrease the housing goal



Benefits

- Could increase the land area available for open space, seasonal parking or other uses
- Could decrease private use parking and traffic demand

Drawbacks

- Would decrease number of affordable units
- Could reduce or eliminate financial feasibility and associated funding for public open space improvements
- Would not contribute to Hull's housing goals

THE PLAN AND USES

HOSPITALITY USES

Potential Plan Revision:
Decrease the hotel/inn goal



Benefits

- Could provide an opportunity of another use
- Could reduce potential peak demand for event space

Drawbacks

- Would be detrimental to development feasibility and reduce funding for public open space improvements
- Would reduce economic benefits associated with this use for the Town and district

THE PLAN AND USES

COMMERCIAL/RETAIL USES

Potential Plan Revision:

**Decrease the
commercial/retail goal**



Benefits

- Could reduce potential parking demand

Drawbacks

- Would reduce economic benefits associated with this use for the Town and district
- Would reduce vitality of ground level uses
- Only type of use that can occupy sidewalk edges
- Could be detrimental to development feasibility and reduce funding for public open space improvements

THE PLAN AND USES

MUNICIPAL USES

Potential Plan Revision:
Decrease the municipal use goal

Benefits

- Parcel could be designated for a different use



Drawbacks

- Would reduce municipal benefit associated with having available, buildable land

CLOSING

NEXT

- Public comments and ideas
- Questions and answers
- Wrap up
- Next steps



COMMENTS AND DISCUSSION TOPICS

HRA Parcel Improvements: Benefits and Drawbacks of Planned Uses

Benefits

Drawbacks

Open Space

More

Less

Housing

More

Less

Hotel/Inn

More

Less

Commercial

More

Less

Municipal Use

More

Less

Seasonal Parking

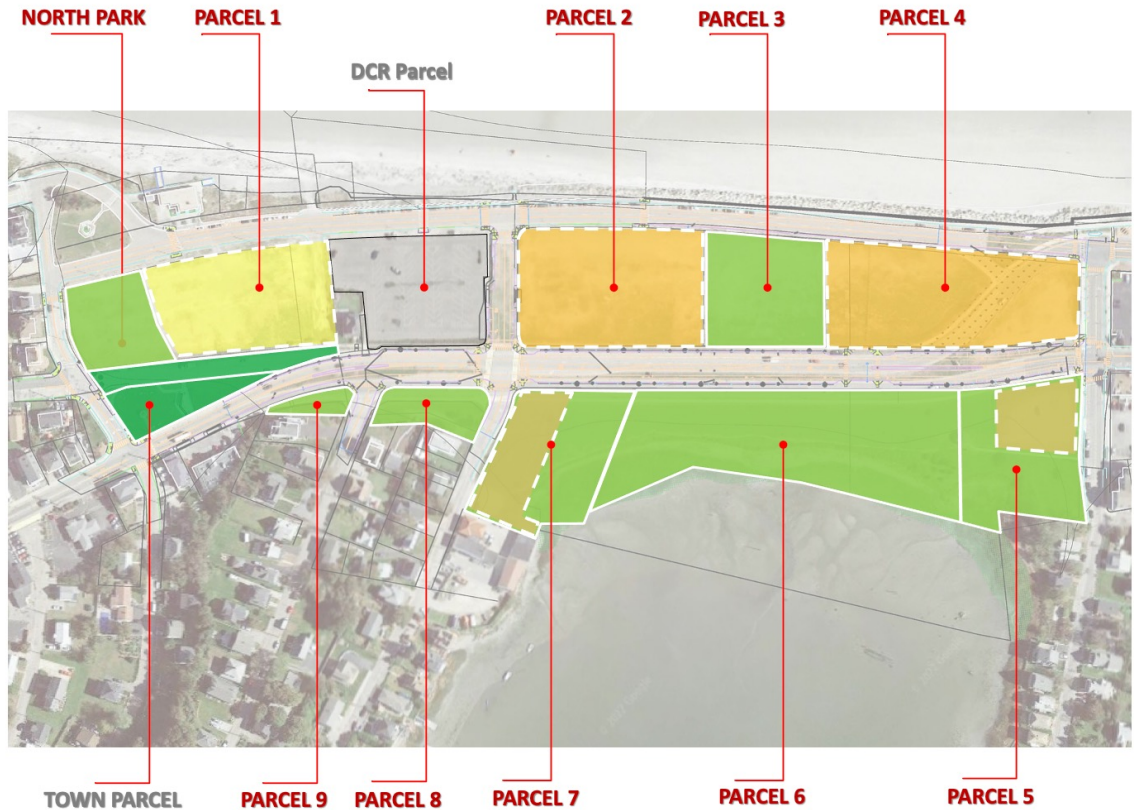
More

Less



Additional Slides for Potential Questions

PARCELS AND USE PLAN



Additional Slides for Potential Questions

TWO-WAY CIRCULATION PLAN



Additional Slides for Potential Questions

TWO-WAY CIRCULATION PLAN



Additional Slides for Potential Questions

TWO-WAY CIRCULATION PLAN

