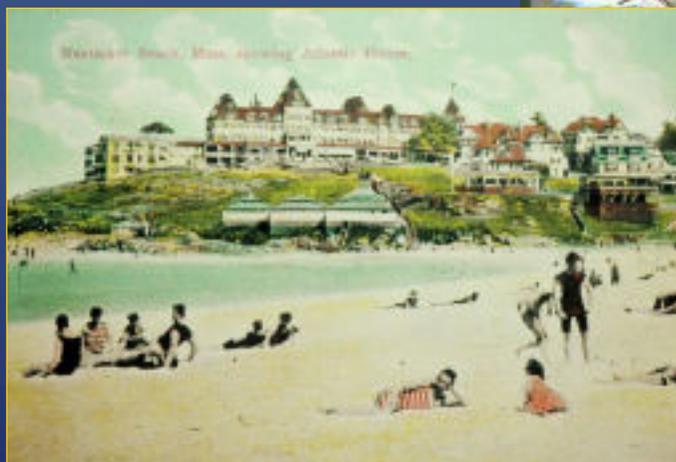
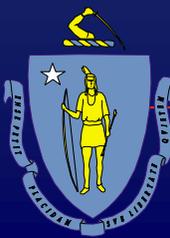




Hull Community Development Plan and Focus Area Study



Funded with a grant under
the E.O. 418 program



Massachusetts
Geographic
Information
System

July 27 2004

The Cecil Group

Contents

- Community Development Plan
- Focus Area Study
- Transit Options Study



Process

- Town-wide visioning sessions
- Series of public meetings with a committee
- Research, preparation of documents, creation of design concepts, organizing ideas and programs according to EO 418 guidelines



Findings

Hull is becoming a place for families:

- Middle age and schoolage populations are increasing while other age groups are dropping
- Home ownership is rapidly increasing and vacancies are rapidly decreasing
- Employment in the retail and service sectors is increasing to support local and tourist trades
- The unemployment rate is finally no more than the state's rate



Findings

Balance and opportunity for change is limited:

- 69% of land area is residential and provides 96% of tax base
- 23% of land is commercial (there is no industrial land in Hull) but provides only 4% of the local taxes
- There are only a handful of developable parcels left and most have environmental and use restrictions



Findings

Any desired land use changes will be very slow under current conditions:

- Housing costs are going through the roof
- Economic development sites are very limited
- Typical programs for affordable housing have very little chance for success – *there are no real development opportunities*
- There are very few opportunities for new development for any purpose *except for the Nantasket Beach and Pier area*



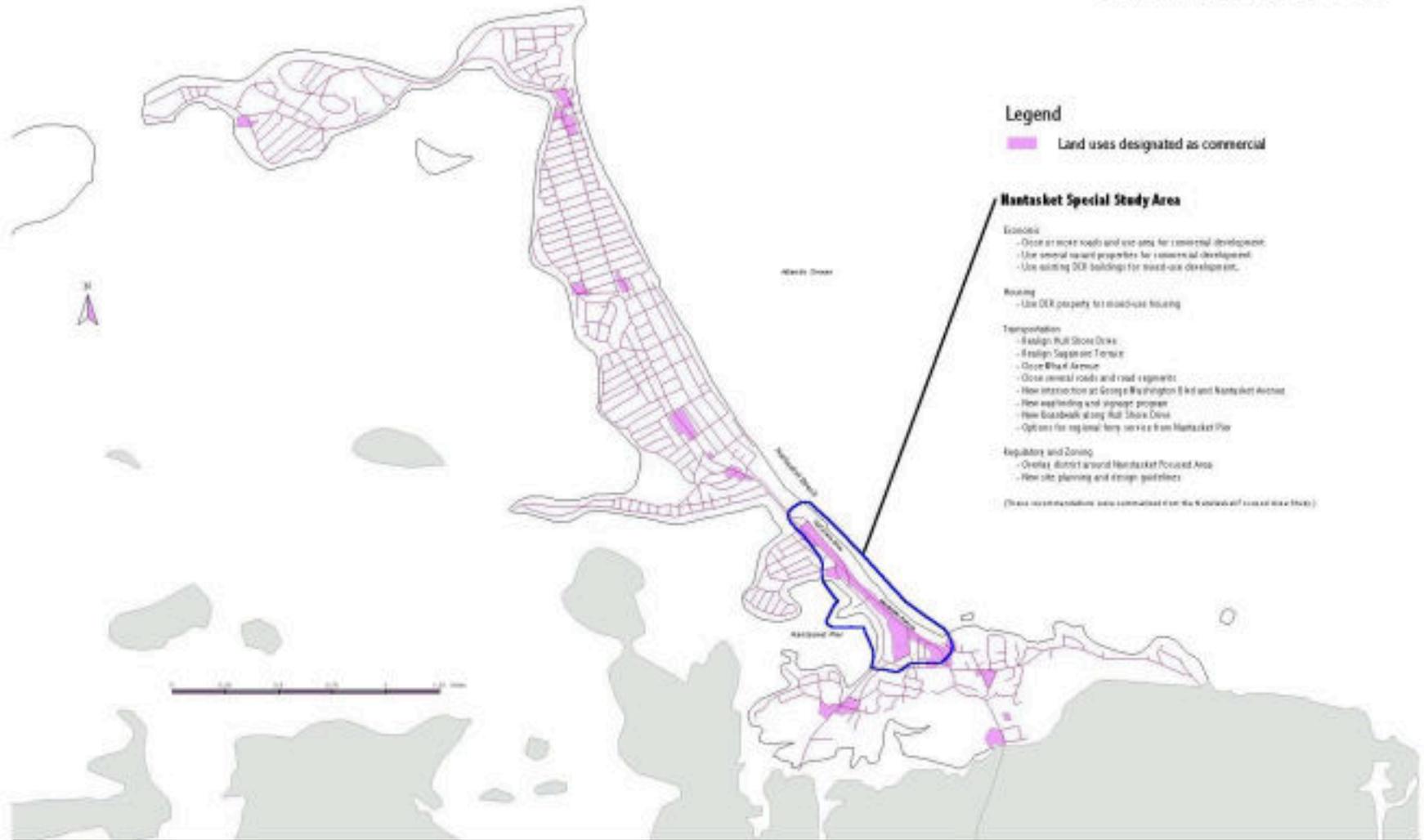
Plan Goals

- Envision a special place that is uniquely Hull's
- Build the consensus required to allow the plan to proceed
- Establish a committee to follow the path through funding, construction and maintenance
- Set a more aggressive posture on affordable housing – establish a housing committee and support it
- Look for both local and regional options for improving transit



ECONOMIC DEVELOPMENT OPPORTUNITIES MAP

TOWN OF HULL COMMUNITY DEVELOPMENT PLAN



Legend

Land uses designated as commercial

Nantasket Special Study Area

- Economic**
- Open or re-use roads and use lots for commercial development
 - Use several vacant properties for commercial development
 - Use existing DER buildings for mixed-use development
- Residing**
- Use DER property for mixed-use housing
- Transportation**
- Realign Hull Shore Drive
 - Realign Sagamore Turnpike
 - Close Wheel Avenue
 - Close several roads and road segments
 - New intersection at George Washington Blvd and Nantasket Avenue
 - New walking and bicycle program
 - New Boardwalk along Hull Shore Drive
 - Options for regional ferry service from Nantasket Pier
- Regulatory and Zoning**
- Create district around Nantasket Focused Area
 - New site planning and design guidelines
- (These recommendations were submitted to the Nantasket Council for their review.)*

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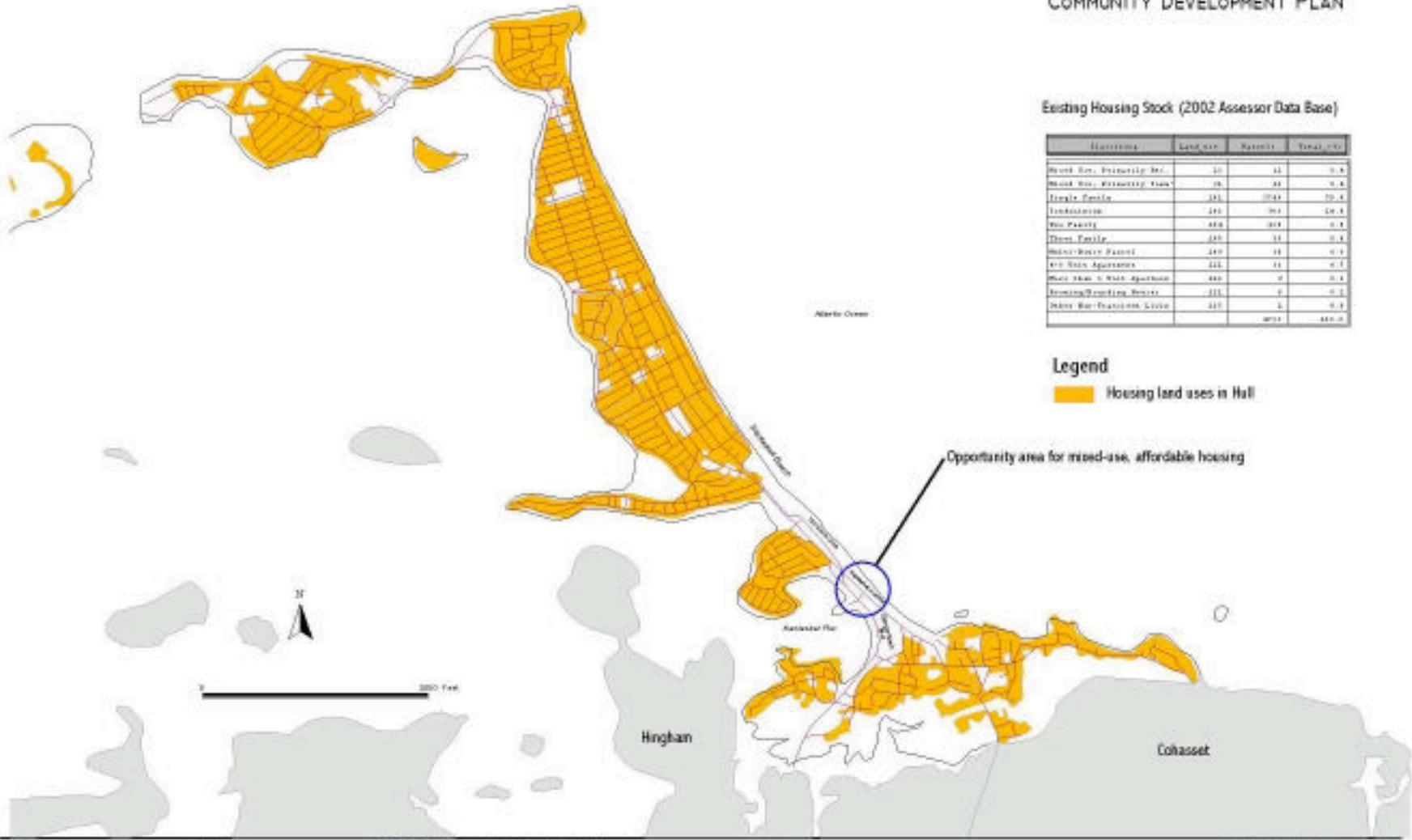
Funding provided by the Executive Office of Environmental Affairs,
Department of Housing and Urban Management,
Executive Office of Public Safety and Transportation,
and the Council of State on Economic Development
under Executive Order 848.

Source: 2008-2012 Market Plan
2007 - 2008/2009



HOUSING SUITABILITY MAP

TOWN OF HULL COMMUNITY DEVELOPMENT PLAN



Existing Housing Stock (2002 Assessor Data Base)

Classifications	Count	Percent	Total, +/-
Wood Sh. Privately Bld.	10	0.1	0.8
Wood Sh. Privately Bld.	16	0.1	0.8
Single Family	241	100%	19.4
Indebtedness	241	100%	19.4
Two Family	418	100%	3.4
Three Family	241	100%	1.9
Multi-Build Parcel	241	100%	1.9
Art Unit Apartments	111	100%	0.9
Multi-Unit With Apartments	441	100%	3.5
Homeing/Working Units	111	100%	0.9
Other Non-Residential Units	111	100%	0.9
	441	100%	3.5

Legend

Housing land uses in Hull

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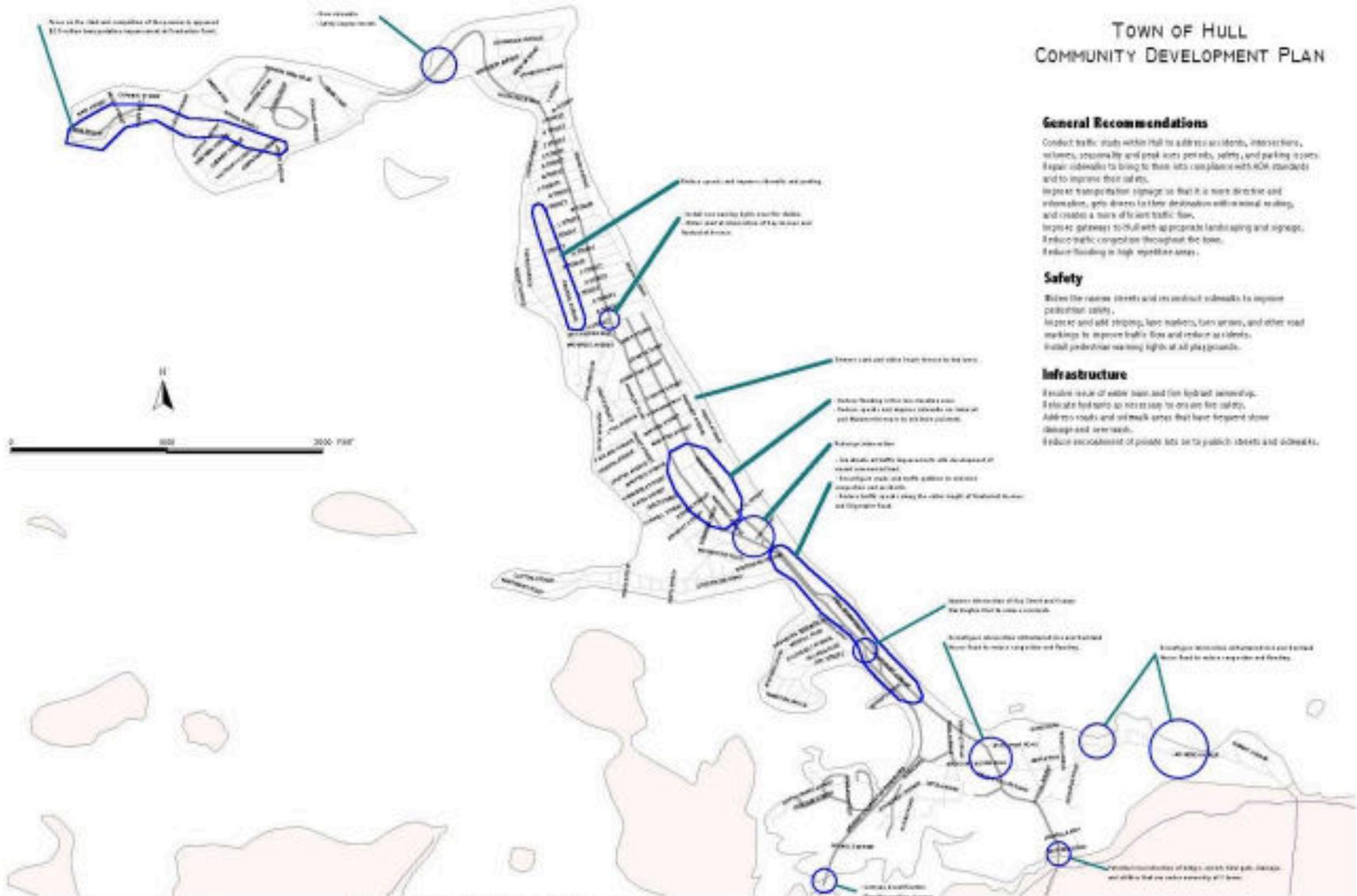
Prepared for the Executive Office of Environmental Affairs,
Department of Energy and Urban Development,
Bureau of Office of Transportation and Construction,
and the Department of Economic Development
and in Executive Order 10.

Revised Housing Stock Data, 2011
Revised Stock Data, 100% of 2002
Date: 08/2011



TRANSPORTATION IMPROVEMENTS MAP

TOWN OF HULL COMMUNITY DEVELOPMENT PLAN



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Funding provided by the Executive Office of Environmental Affairs, Department of Housing and Urban Development, Executive Office of Transportation and Construction, and the Department of Business Development and Economic Development.

Map by: GEORGE BROWN, 2011
Date: January 2014



Focus Area Proposal

Take advantage of the underutilized areas within the MDC /DCR properties:

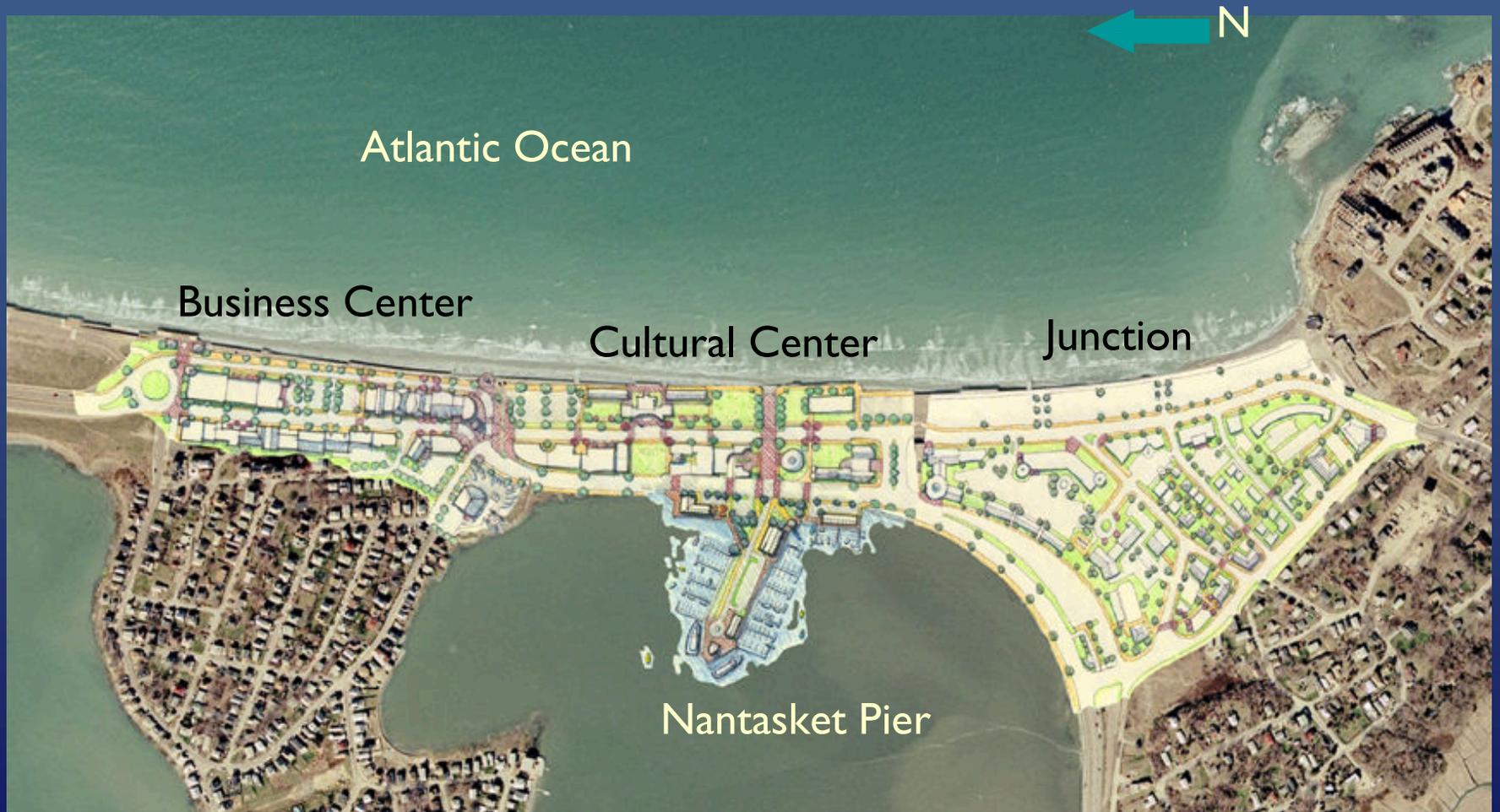
- Meet with state to discuss a partnership
- Create a local economic development entity
- Start small and work up
- Follow a long range plan for comprehensive improvements



The Focus Area



A Plan for Change



Advantages

- Strategic location
- Seasonal image
- Historic identity
- Condition and quality



Neighborhood Image and Character



Public Parcels

- Town of Hull
- DCR Parcels



Susceptibility to Change



Urban Design and Redevelopment Cultural Neighborhood



Former DCR Property



Urban Design and Redevelopment

Cultural Neighborhood



Urban Design and Redevelopment

Cultural Neighborhood



Nantasket Pier



Urban Design and Redevelopment

Nantasket Pier - Concepts



Urban Design and Redevelopment

Business Center



Other Business Development



Urban Design and Redevelopment

Business Center - Concepts



Urban Design and Redevelopment

Atherton Hill



Protecting a Neighborhood



Urban Design and Redevelopment

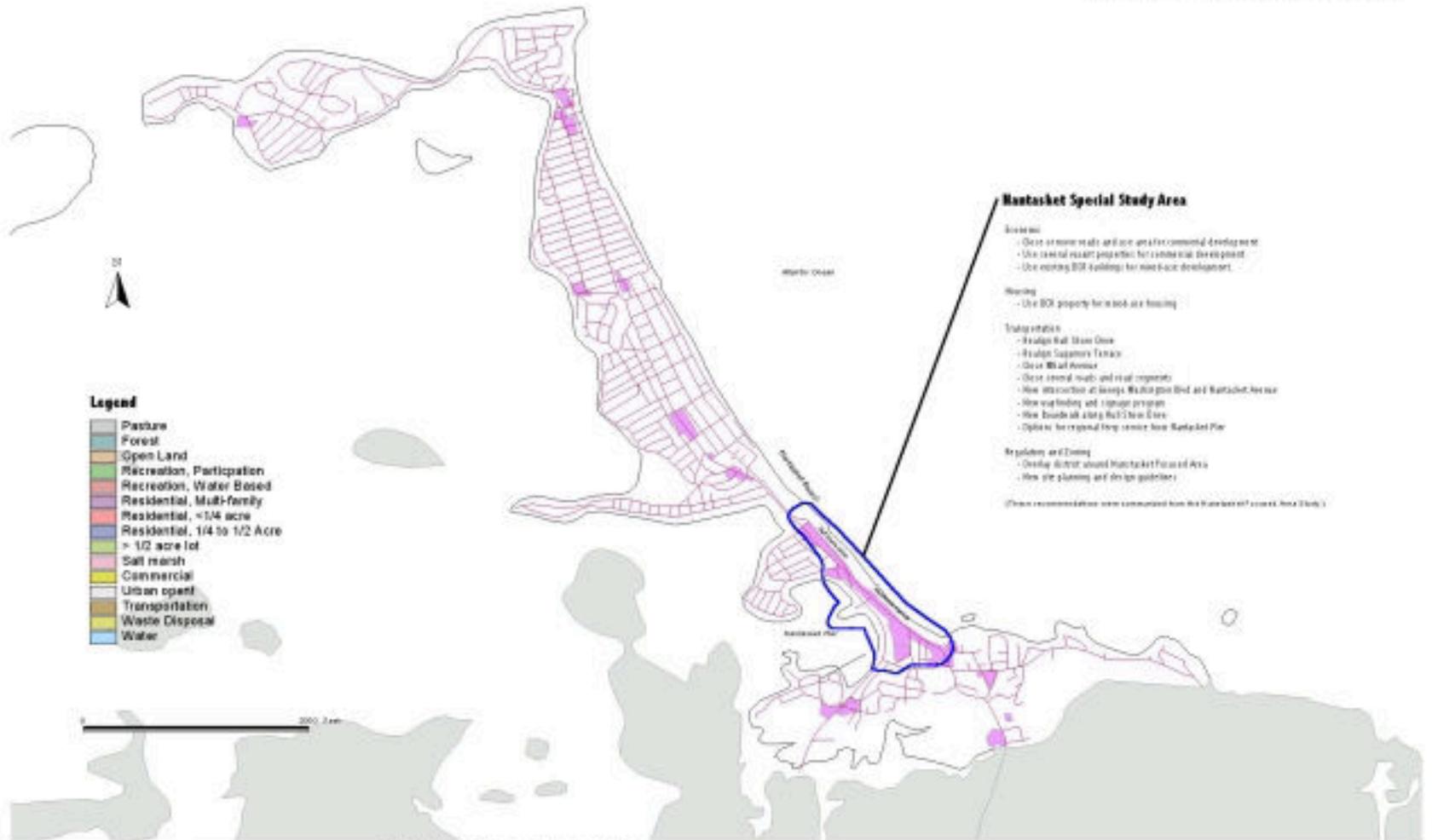
Atherton Hill - Concepts



Putting it all together

LAND USE GUIDE MAP

TOWN OF HULL COMMUNITY DEVELOPMENT PLAN



Implementation Steps

- Phase I: Framework for the Future – Zoning, state agreement, test of options, and consensus building
- Phase II: Building the Stage – Bonding, design, and construction
- Phase III: Growth – Redevelopment of DCR and Pier, and encouragement of private investment



Phase I: Framework for the Future

Zoning Options:

- Rezone MDC /DCR properties -currently POS, least restrictive adjacent zoning applies to sale; proposed for retail and services mix
- Establish design guidelines - continue qualities of existing mix of building types
- Consider need for changes in adjacent zones



Phase I: Framework for the Future

Consensus Building:

Management, Promotion and Marketing

- Regional and local Chambers of Commerce
- Roundtable meetings
- Local financial commitment to promotion



Phase II: Building the Stage

Capital Program : Bonding and Financing

- DCR remediation project [for transfer]
- Army Corps project, sec. 103, 50% -funded, flood mitigation
- Chapter 90 highway funds



Phase II: Building the Stage

Capital Program : Bonding and Financing

- PW ED grant
- Local bonding
- Bus stops: supported with MBTA, advertising, and local businesses

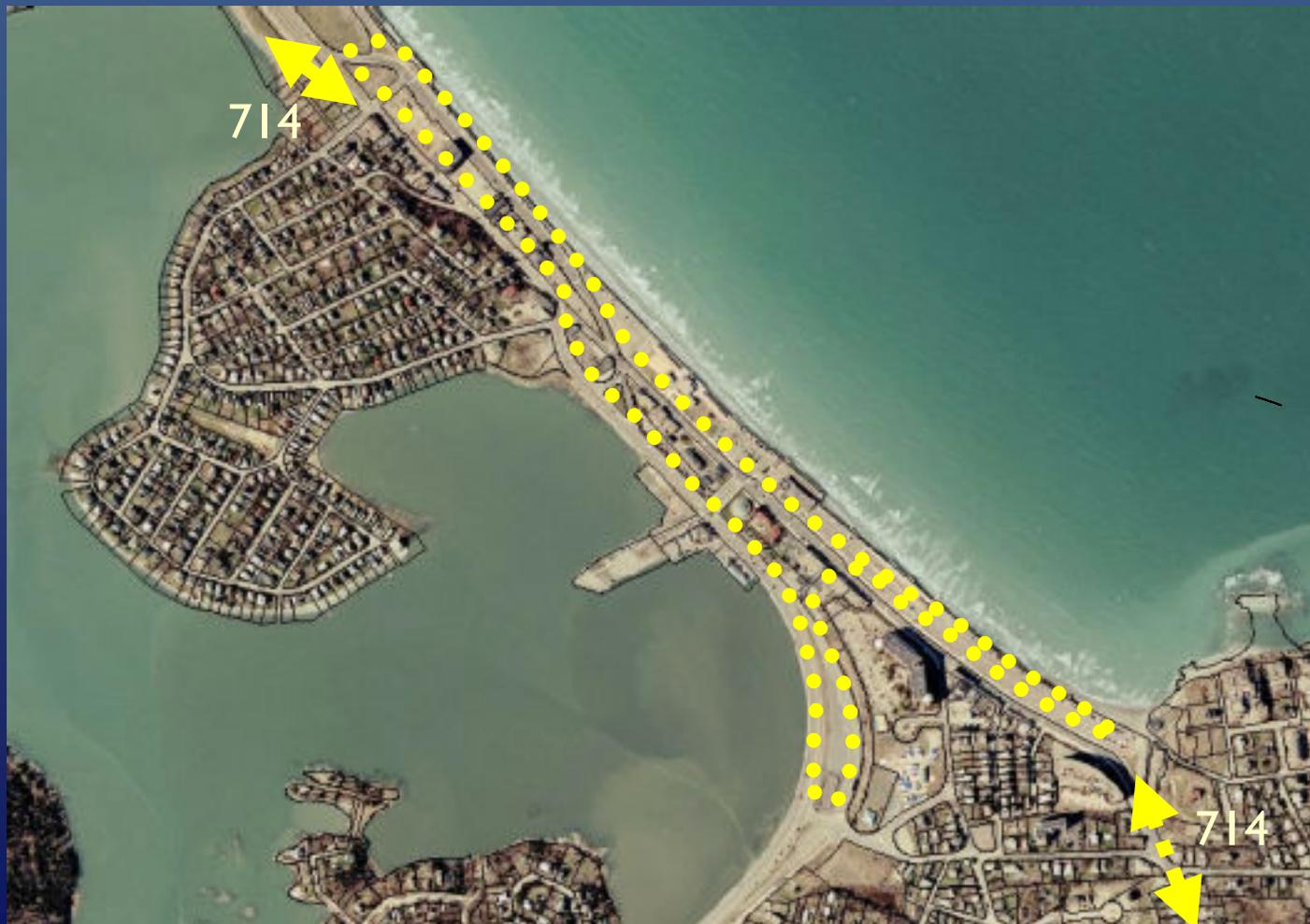


Street Improvements



Transit Options

Trolley Loop



Phase III: Growth

Action Areas

- Former DCR properties
- Nantasket Pier
- Encouraging other private investment
- Housing for local work force



Putting it all together...



Next Steps

- Adopt plan
- Form relationship with DCR / State
- Create new organization to implement plan
- Planning Board creates zoning
- Town Meeting applies zoning
- Procure funding
- Promotion and marketing

