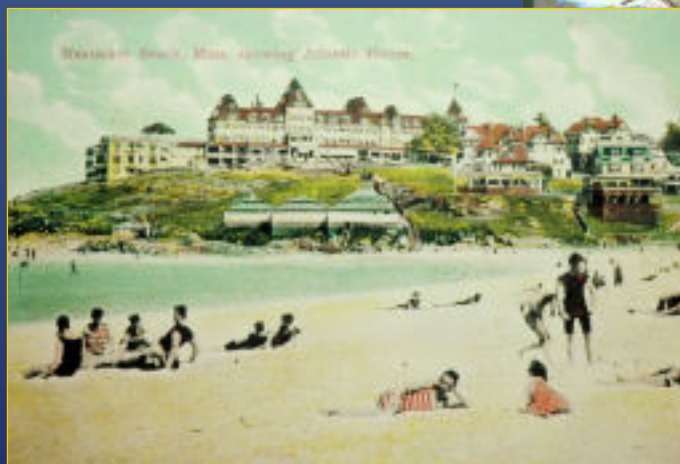
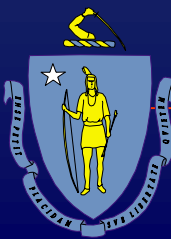


# Hull Community Development Plan and Focus Area Study



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

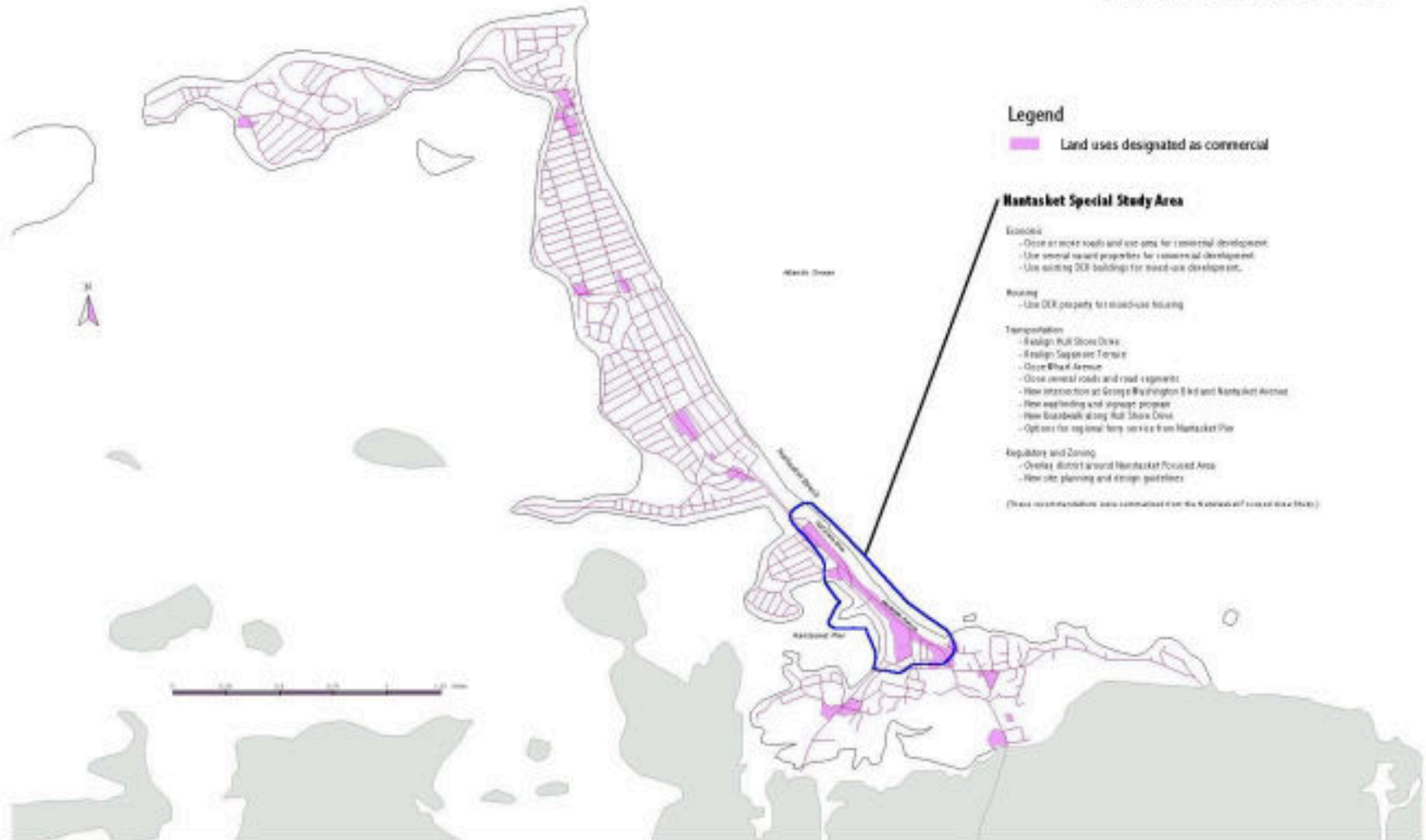
- Envision a special place that is uniquely Hull's
- Build the consensus required to allow the plan to proceed
- Establish a committee to follow the path through funding, construction and maintenance
- Set a more aggressive posture on affordable housing – establish a housing committee and support it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





# ECONOMIC DEVELOPMENT OPPORTUNITIES MAP

## TOWN OF HULL COMMUNITY DEVELOPMENT PLAN



THE CECIL GROUP



Funding provided by the Executive Office of Economic and Labor  
Development, Department of Housing and Urban Development,  
Executive Office of Transportation and Construction,  
and the Commonwealth of Massachusetts.

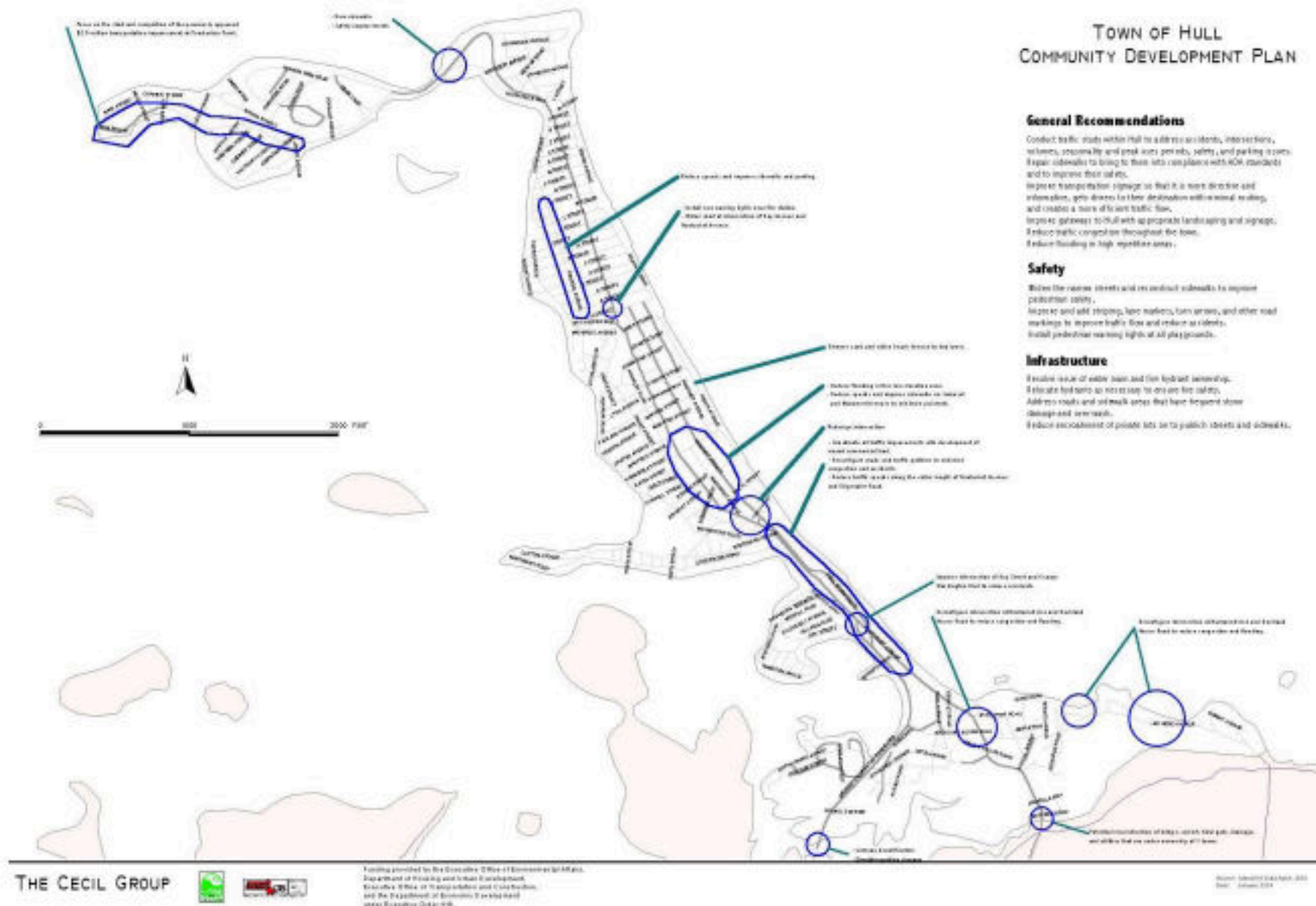
Source: 2000 Census, 2000  
Map: 2000 Census







## TRANSPORTATION IMPROVEMENTS MAP



# 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



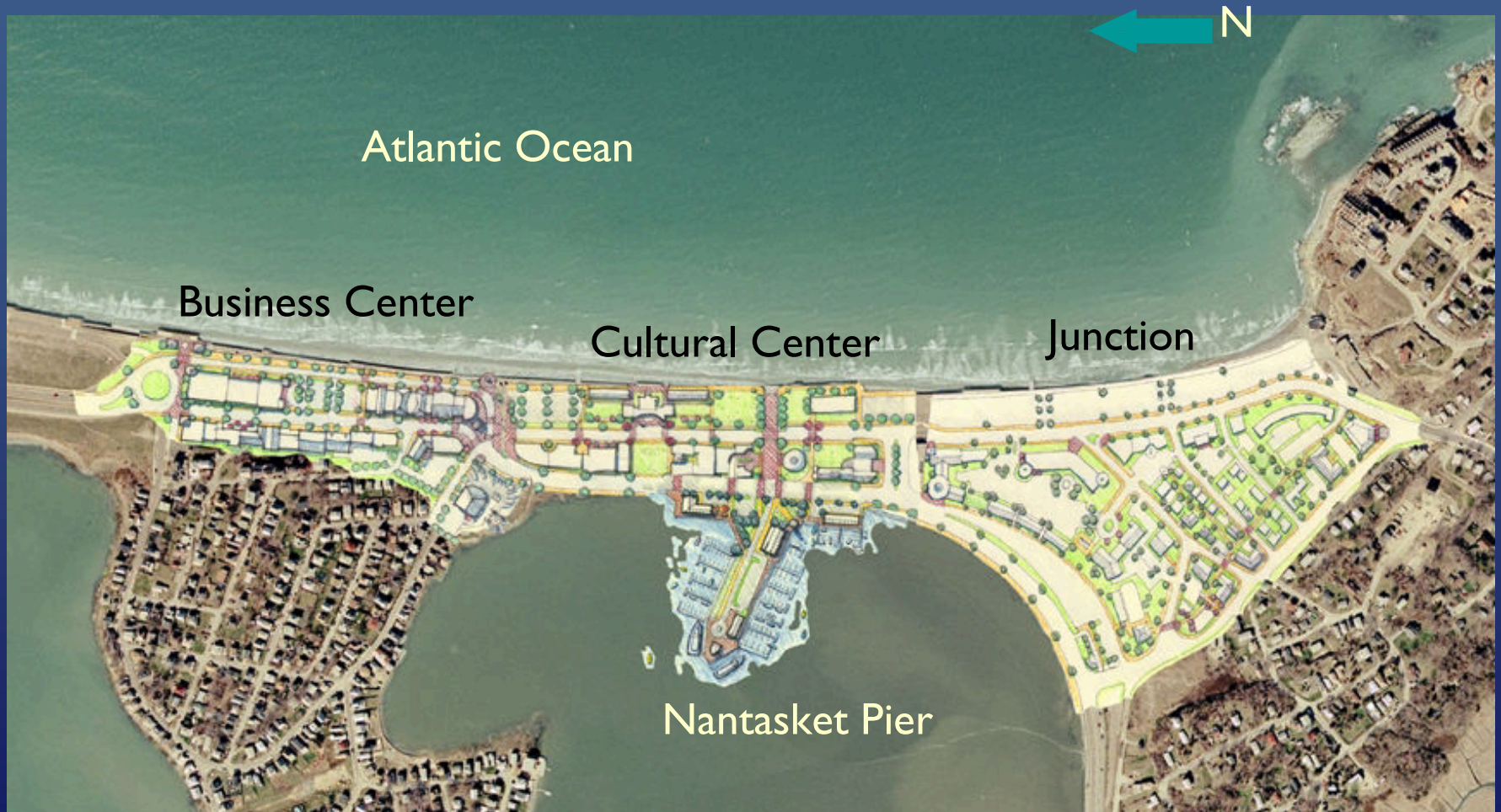


# The Focus Area





# 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



Community Development Plan

The Cecil Group



# 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

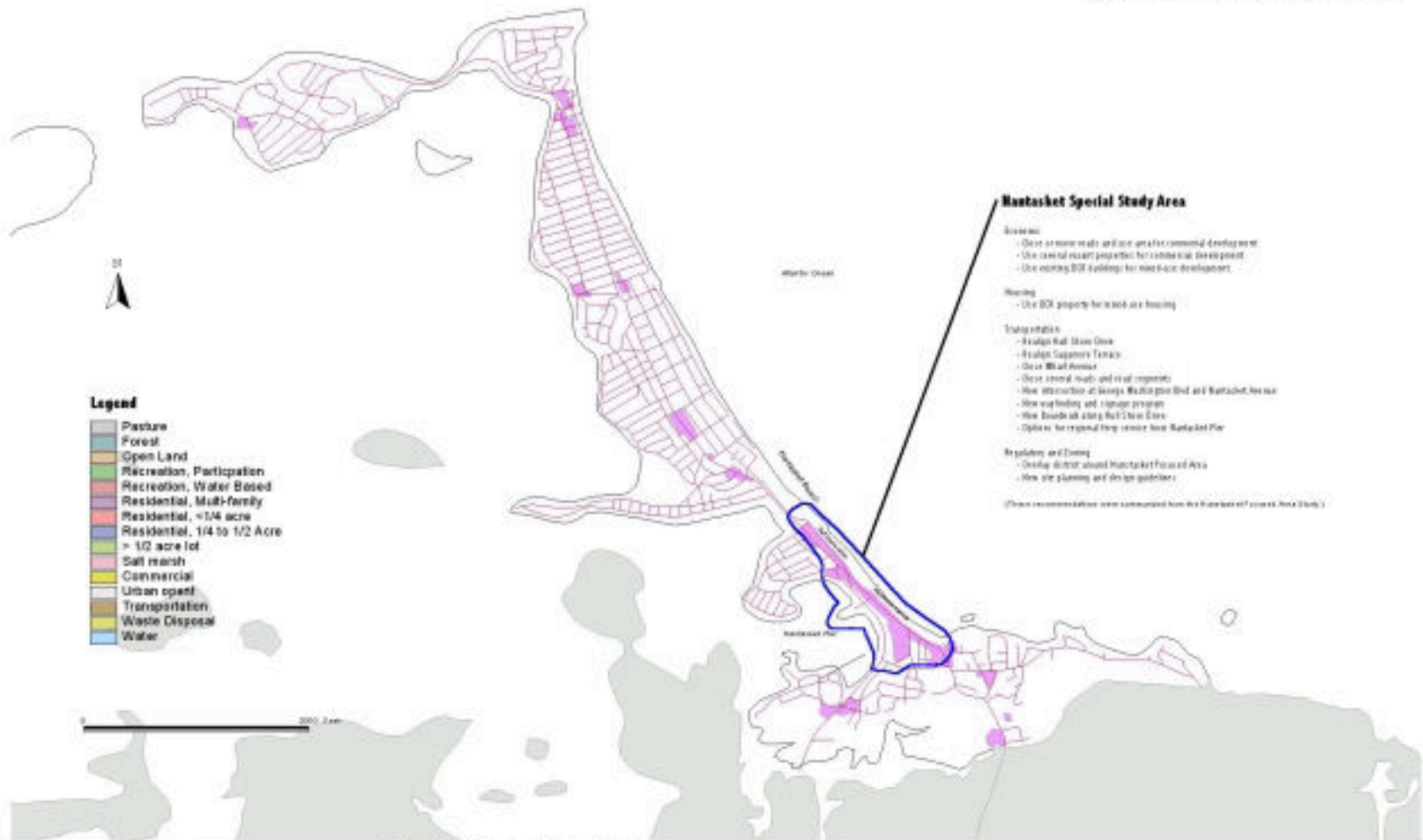




# Putting it all together

## 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 M D C / D C R properties - currently P O S , 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

- D C R 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

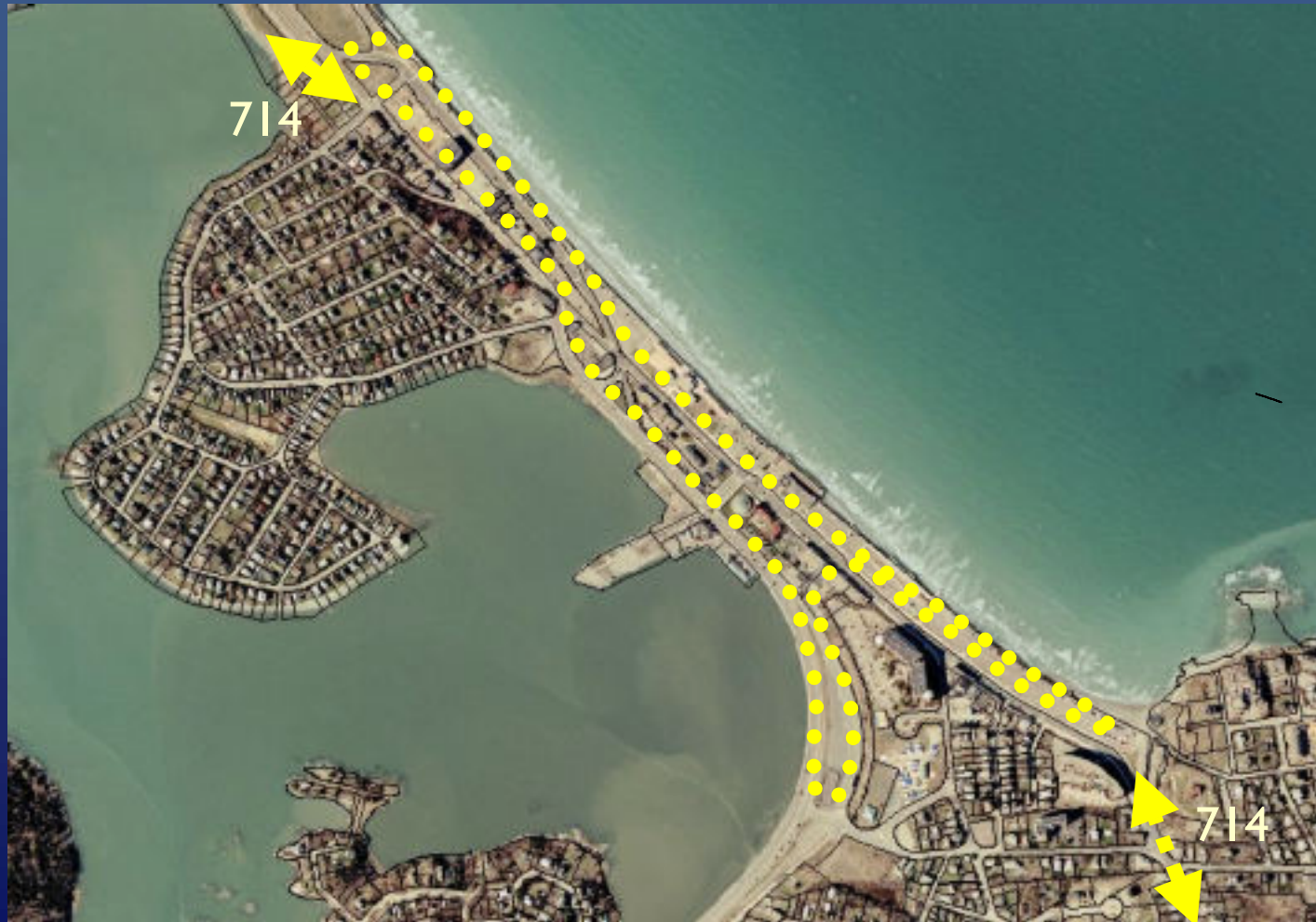


# Street Improvements



# 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

