


HULL PLANNING BOARD – JANUARY 10, 2023

# Paragon Dunes

197 Nantasket Avenue  
Notice of Intent Application




## Our Purpose

- **Building meaningful human connections through the creation of extraordinary spaces**
- 






## Project Goals

- **Maintain Commercial Activity**
  - **Continue Regional Draw**
  - **Resilient Building Design**
  - **Walkable/Pedestrian Friendly**
  - **Enhance and Activate the Public Realm**
  - **Complement Beach Activity**
  - **Create Economic Benefit to Community**
- 

**Project History prior to NOI submission (at a high level):**

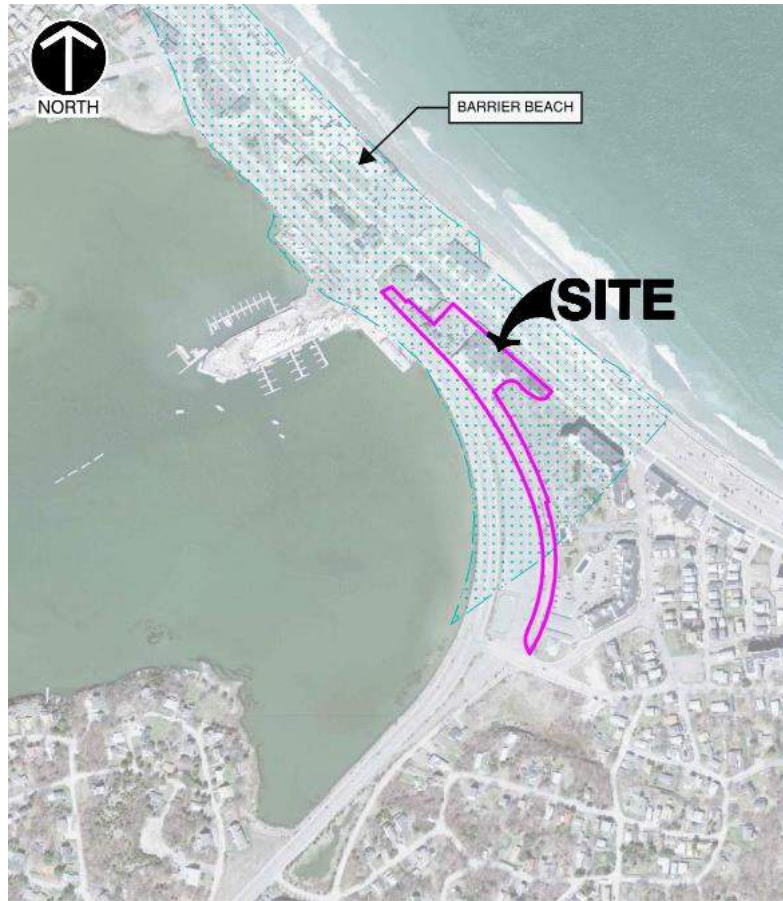
- **Multiple meetings with DRB and Planning Board**
  - **Revisions to commercial spaces**
  - **Revisions to open space and expanded street-level plaza**
  - **Raised parking elevation and reconfigured parking**
- 



# Proposed Project

## Resource Areas

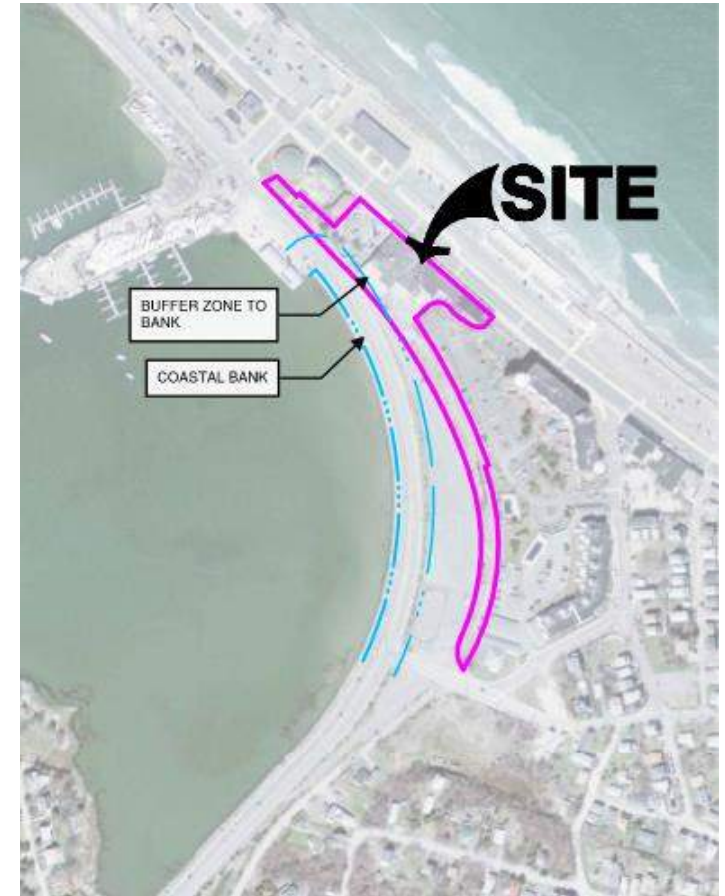
Barrier Beach



Land Subject to Coastal Storm Flowage (LSCSF)

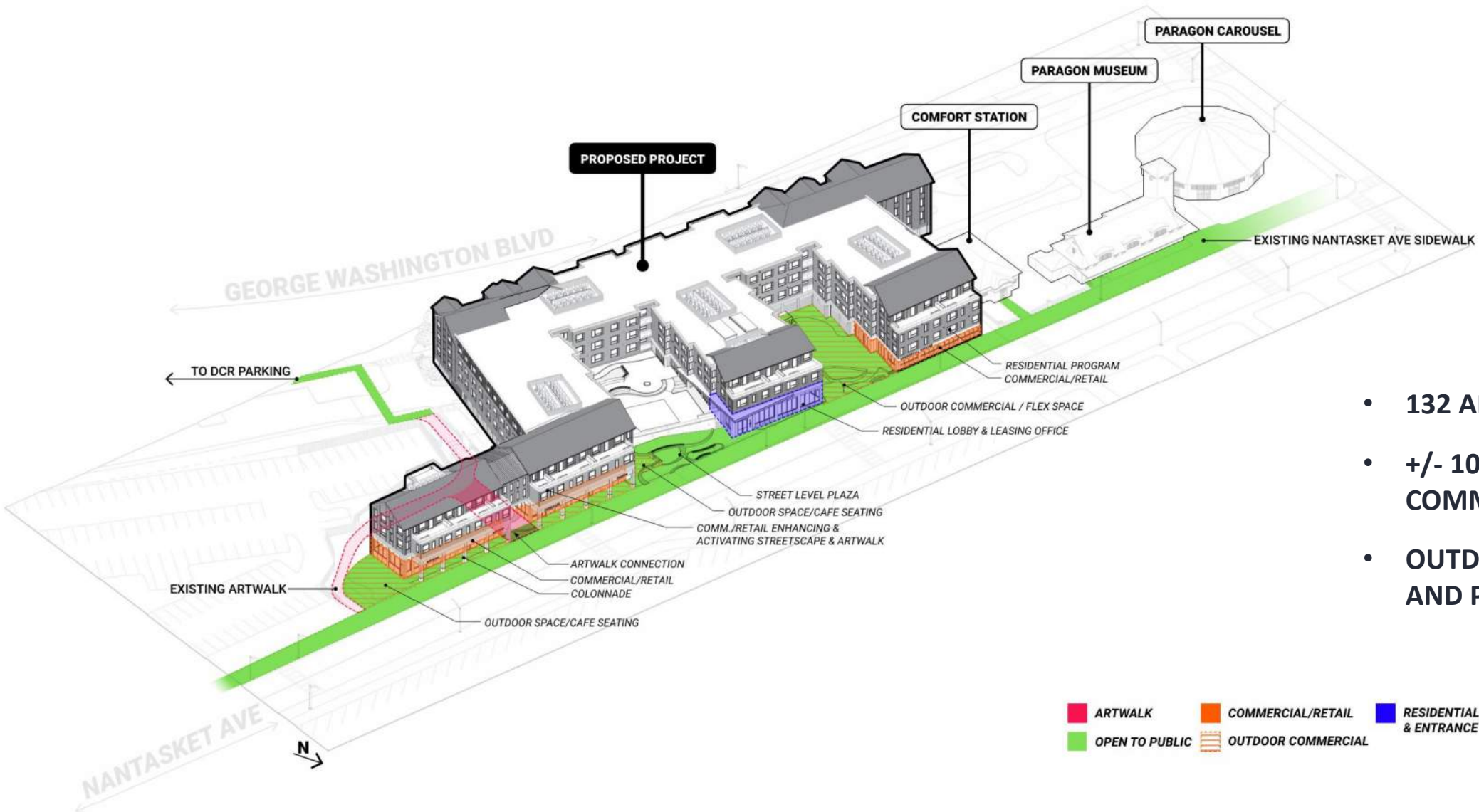


Buffer Zone to Coastal Bank



# Proposed Project

## Isometric View

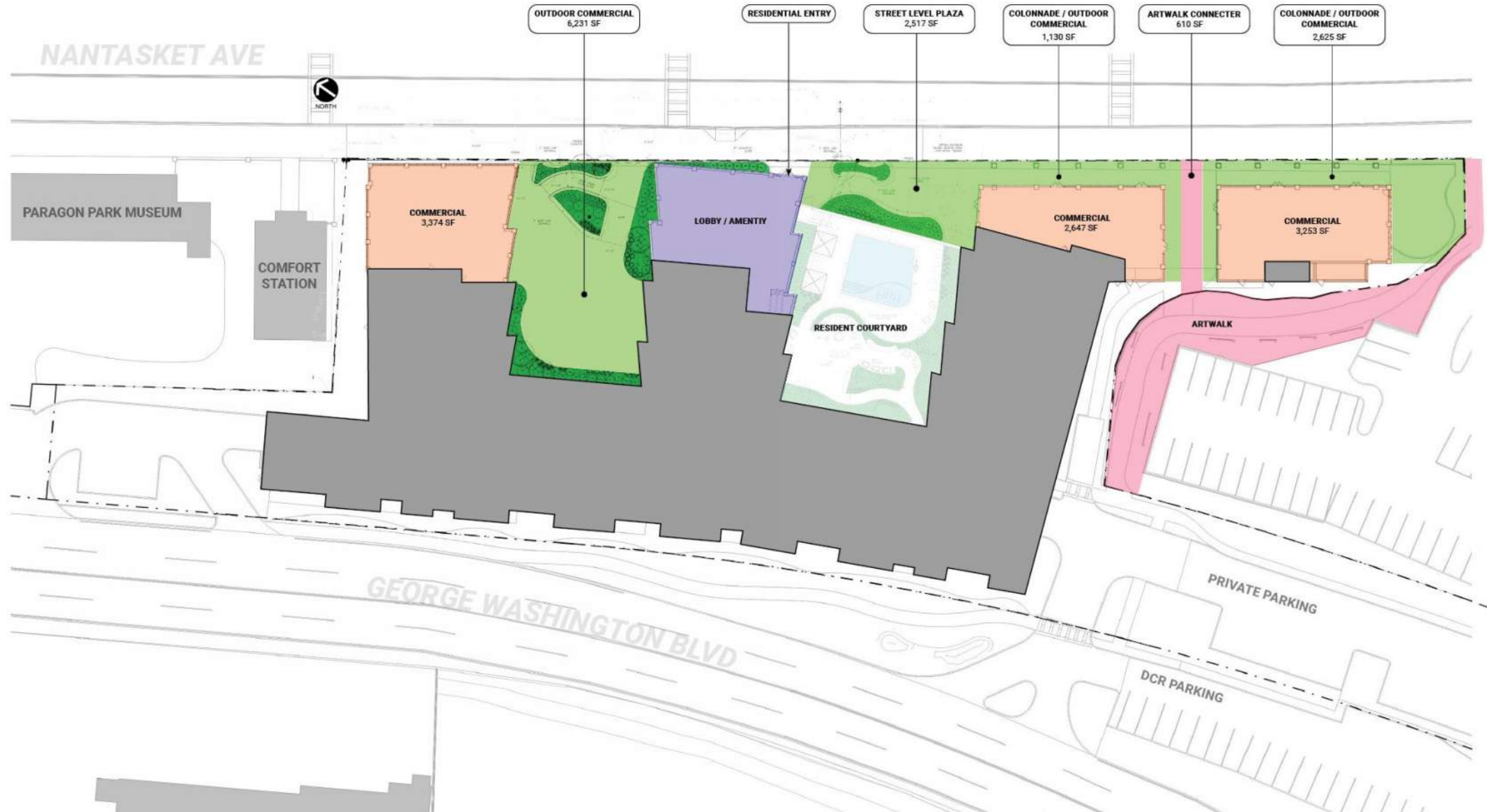


- 132 APARTMENT UNITS
- +/- 10,000 SF OF COMMERCIAL USE
- OUTDOOR COURTYARD AND PLAZA SPACES



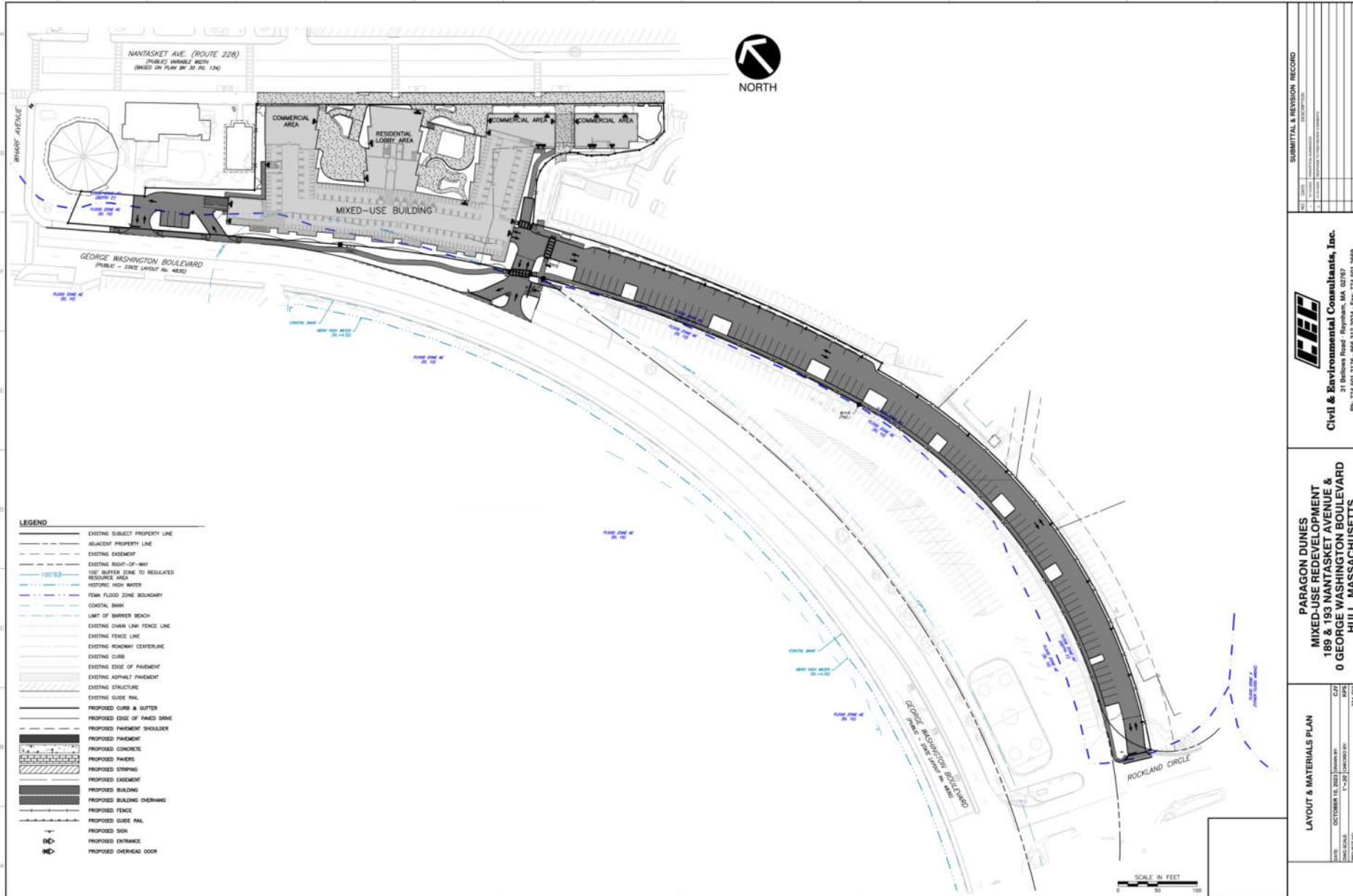
# Proposed Project

## Revised Design Streetscape

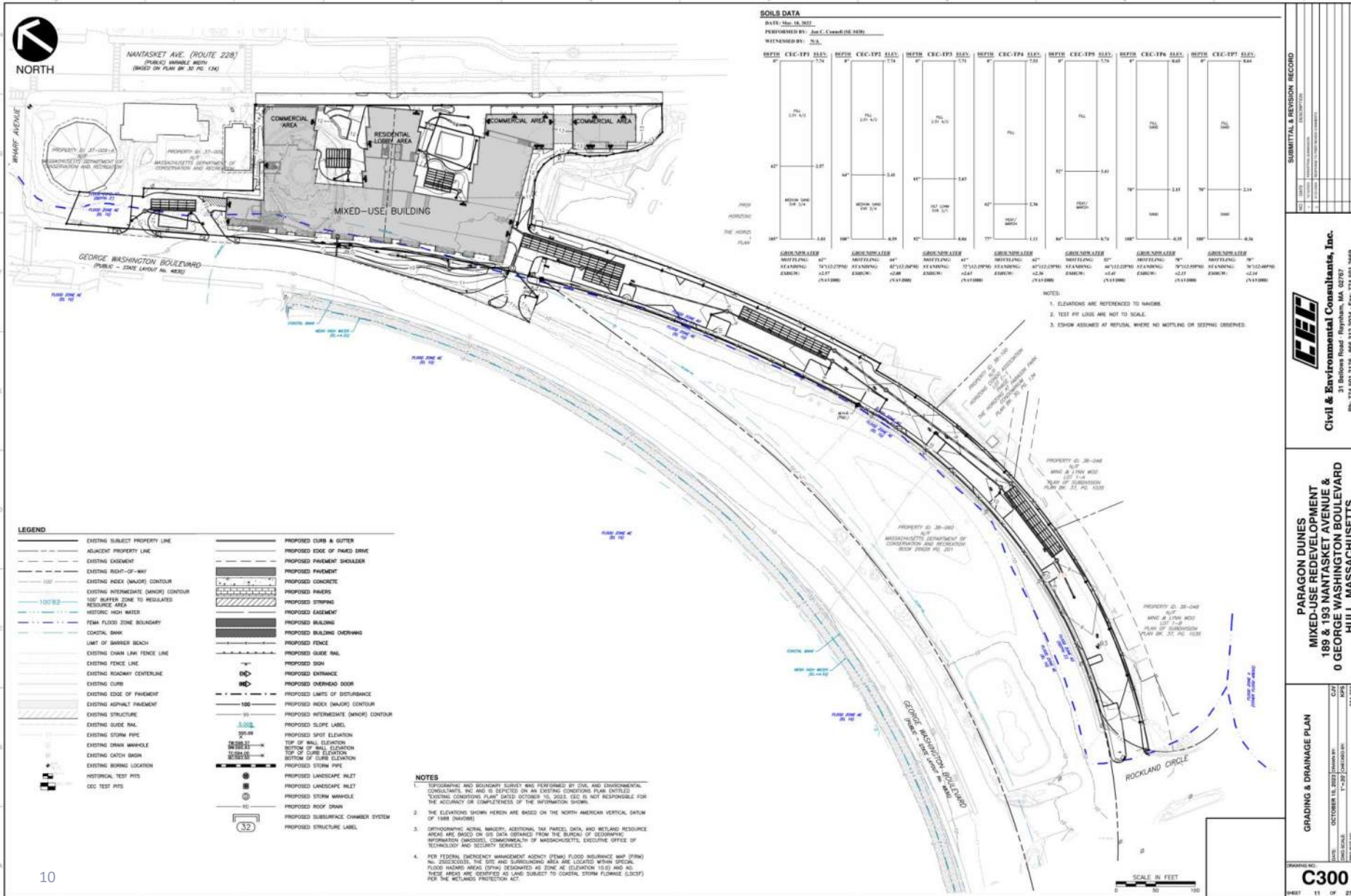




## PROJECT LAYOUT



- Zoning Compliant Parking
- Activated streetscape and Pedestrian connectivity along Nantasket Avenue
- Improved vehicular access and landscaping along George Washington Boulevard
- Garage located above Zone AE flood elevation
- Building Dry & Wet Flood Proofing compliance with FEMA & Building Code Regulations



- Design of Stormwater Management System for parking lot previously reviewed and approved
- Project meets existing grades at property line
- Project meets Stormwater Management Standards
- Improvements to Water Quality & Recharge
  - Deep Sump Hooded Catch Basins
  - Proprietary Water Quality Units
  - Stormwater infiltration Chambers
- Peer review performed as part of Planning Board Submission
- Flood Resilient Design – Flood Openings & Elevated Residential

**CEC**  
Civil & Environmental Consultants, Inc.  
PH: 774.801.2175 FAX: 774.801.2669

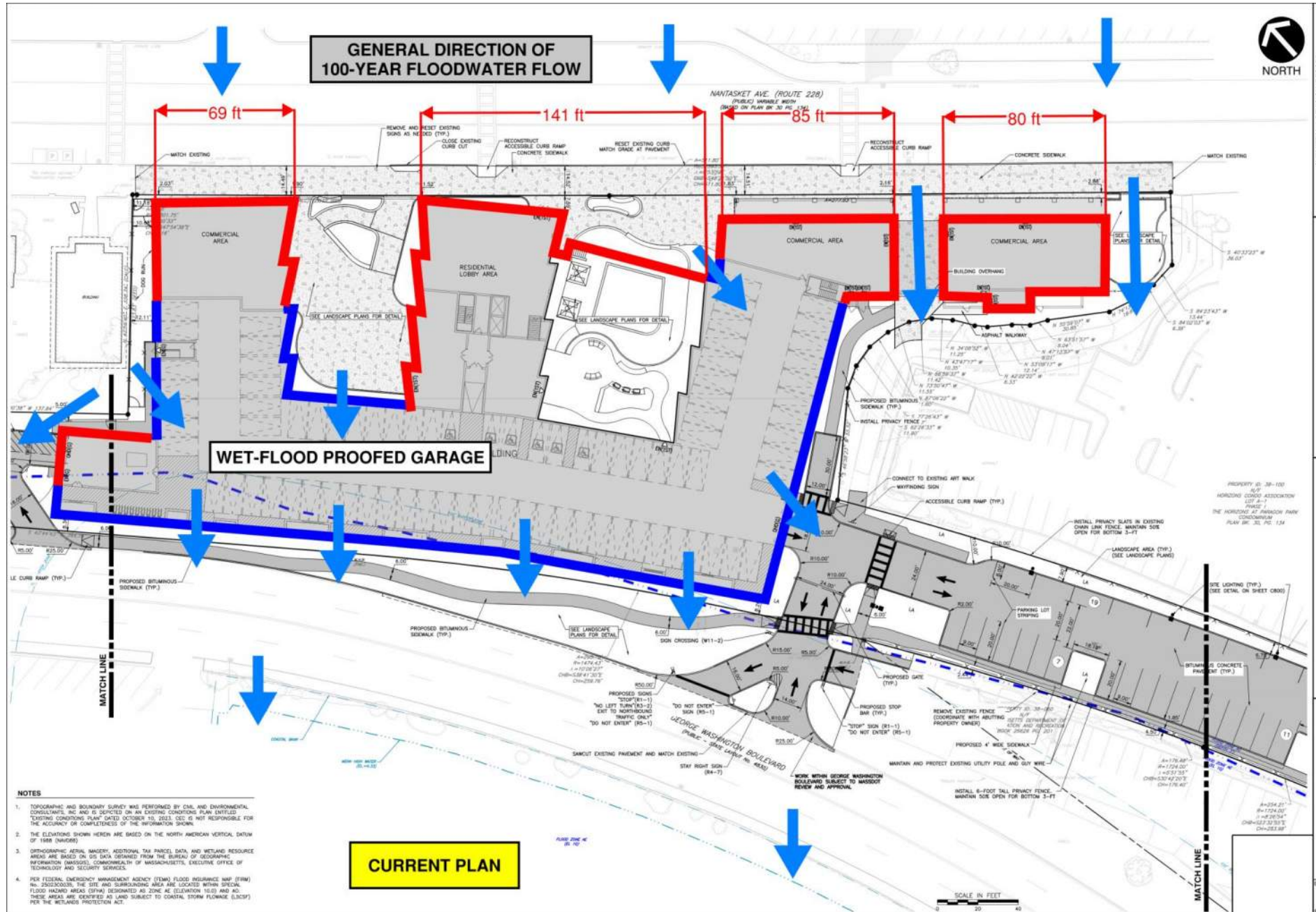
**GRADING & DRAINAGE PLAN**  
MIXED-USE REDEVELOPMENT  
189 & 193 NANTASKET AVENUE &  
0 GEORGE WASHINGTON BOULEVARD  
HULL, MASSACHUSETTS

DATE: OCTOBER 18, 2023  
SCALE: 1"=20'  
SHEET 11 OF 27









**PROCOPIO COMPANIES**

**CEC**  
Civil & Environmental Consultants, Inc.  
31 Belknap Road, Raynham, MA 02747  
Ph: 774.501.2176 • 866.312.2024 • Fax: 774.501.2669

**PARAGON DUNES REDEVELOPMENT**  
189 & 193 NANTASKET AVENUE &  
0 GEORGE WASHINGTON BOULEVARD  
HULL, MASSACHUSETTS

**LAYOUT & MATERIALS PLAN**

DATE: OCTOBER 18, 2023  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: 1"=20' (OVERSEAS)  
PROJECT NO: 23-001  
APPROVED BY: [Signature]

**C201**

DATE: [Date]  
SCALE: 1"=20' (OVERSEAS)  
PROJECT NO: 23-001  
APPROVED BY: [Signature]

# Proposed Project

## Building Section



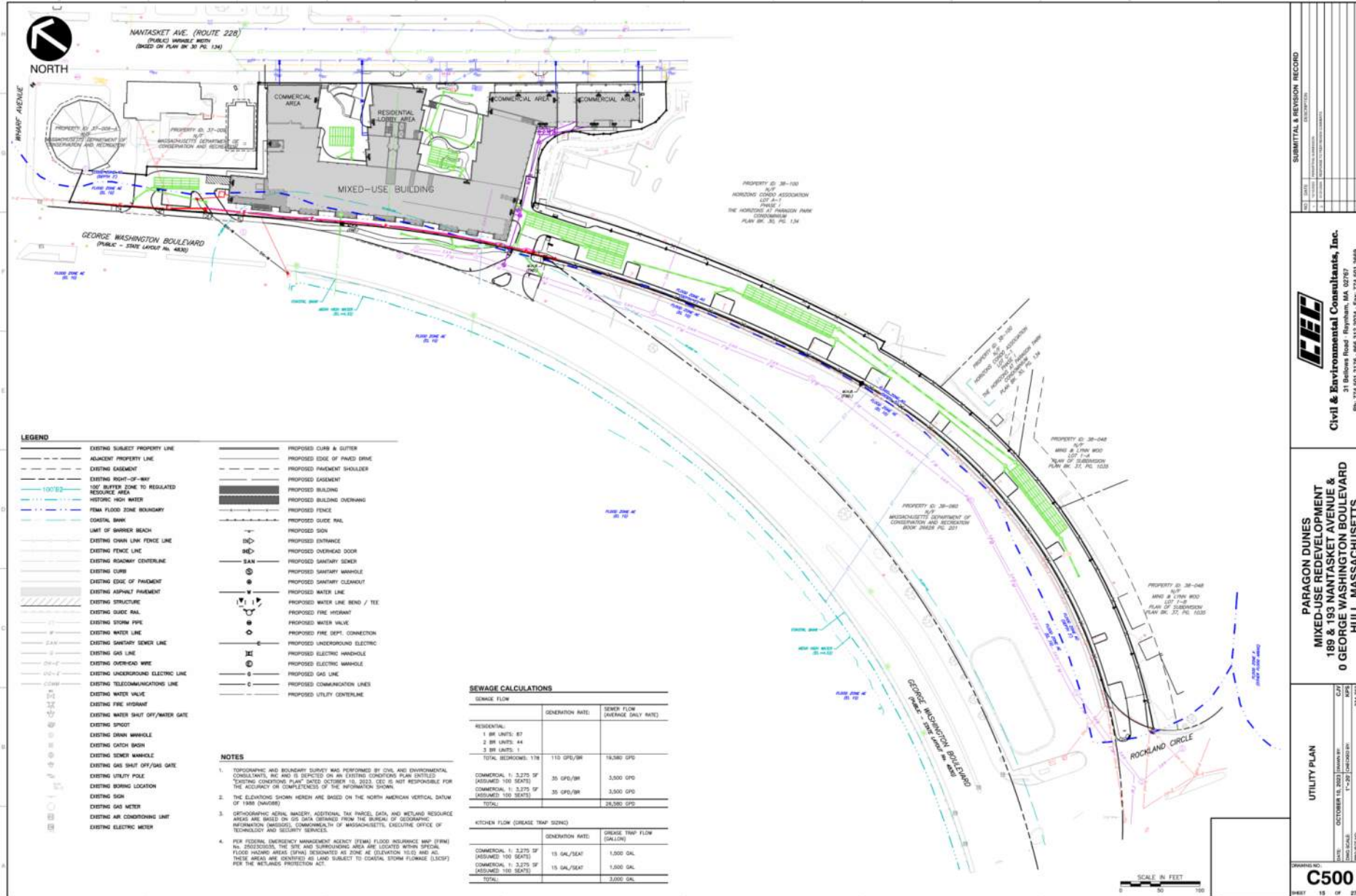
**2** BUILDING & FLOOD DESIGN SECTION  
SCALE: 1" = 10'-0"

- **DRY FLOOD PROOFING OF COMMERCIAL AND AMENITY SPACES**
- **WET FLOOD PROOFING OF GARAGE AND STORAGE AREAS**
- **RESIDENTIAL LIVING APPROXIMATELY 7-FT ABOVE AO ELEVATION (23.5-FT - 16.5-FT)**



## UTILITIES

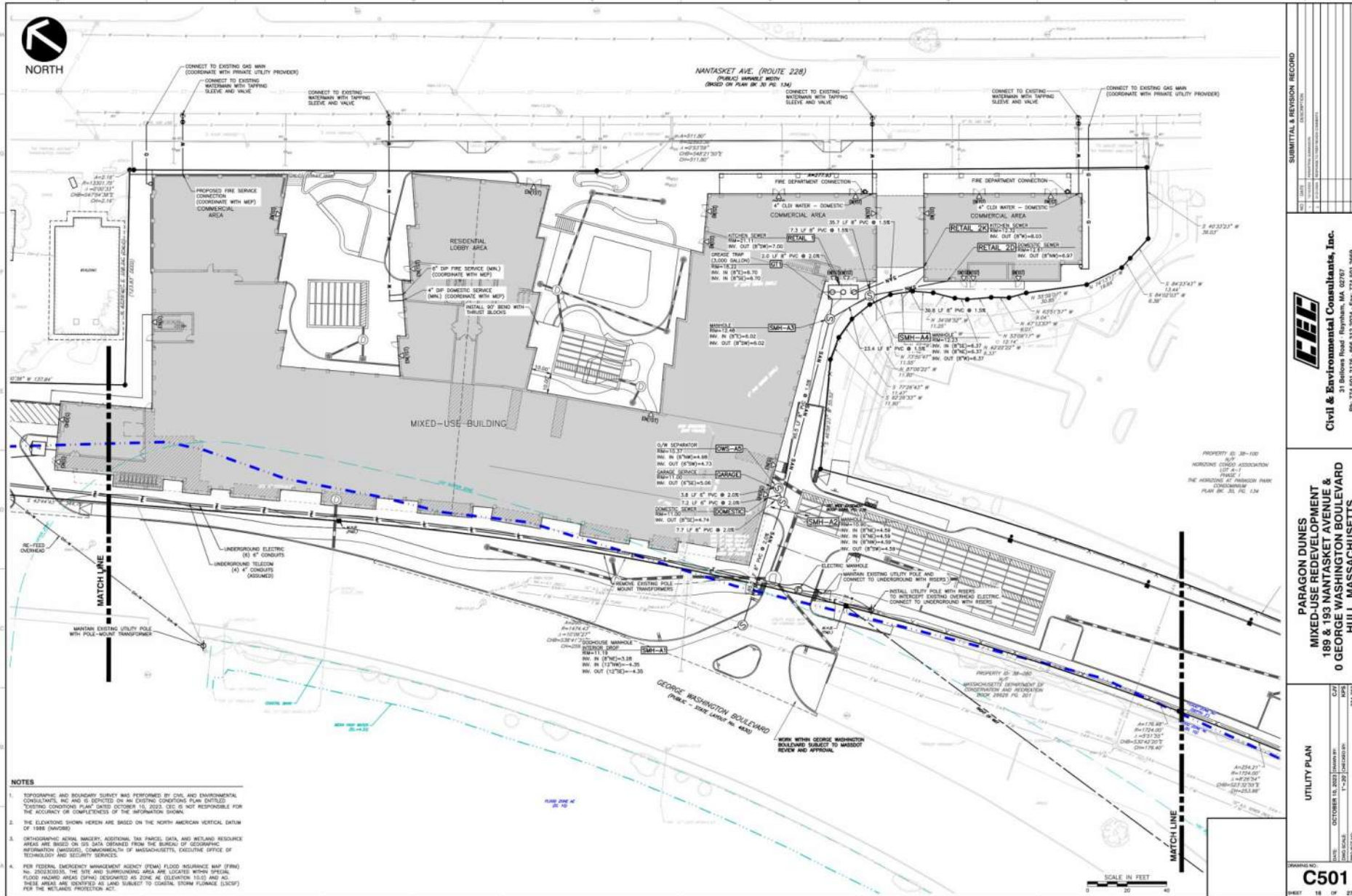
- Connections to existing utilities along frontage
- Water
  - Connections from Nantasket
- Sewer
  - Grease Traps
  - Connection along GW Blvd
- Natural Gas
  - Commercial Uses
- Electric
  - Elevated Transformer
  - Underground infrastructure along GW Blvd
- Telecommunications
  - Connections along frontage





## UTILITIES

- Connections to existing utilities along frontage
- Water
  - Connections from Nantasket
- Sewer
  - Grease Traps
  - Connection along GW Blvd
  - OWS for garage
- Natural Gas
  - Commercial Uses
- Electric
  - Elevated Transformer
  - Underground infrastructure along GW Blvd
- Telecommunications
  - Connections along frontage



**NOTES**

1. TOPOGRAPHIC AND BOUNDARY SURVEY WAS PERFORMED BY CIVIL AND ENVIRONMENTAL CONSULTANTS, INC AND IS DEPICTED ON AN EXISTING CONDITIONS PLAN ENTITLED "EXISTING CONDITIONS PLAN DATED OCTOBER 15, 2023. CSC & NEP IS RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN.
2. THE ELEVATIONS SHOWN HEREIN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (ENVD88).
3. ORTHOPHOTIC AERIAL IMAGERY, ADDITIONAL TAX PARCEL DATA, AND WETLAND RESOURCE AREAS ARE BASED ON GIS DATA OBTAINED FROM THE BUREAU OF GEOGRAPHIC INFORMATION (MAGISDIT), COMMONWEALTH OF MASSACHUSETTS, EXECUTIVE OFFICE OF TECHNOLOGY AND SECURITY SERVICES.
4. PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE MAP (FIRM) NO. 250203030, THE SITE AND SURROUNDING AREA ARE LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS (SPECIAL DESIGNATED AS ZONE AE ELEVATION 10.0) AND X1. THESE AREAS ARE IDENTIFIED AS LAND SUBJECT TO COASTAL STORM FLOODING (CSRF) PER THE WETLANDS PROTECTION ACT.

SUBMITTAL & REVISION RECORD	
NO.	DATE
1	10/15/2023
2	10/27/2023
3	11/02/2023
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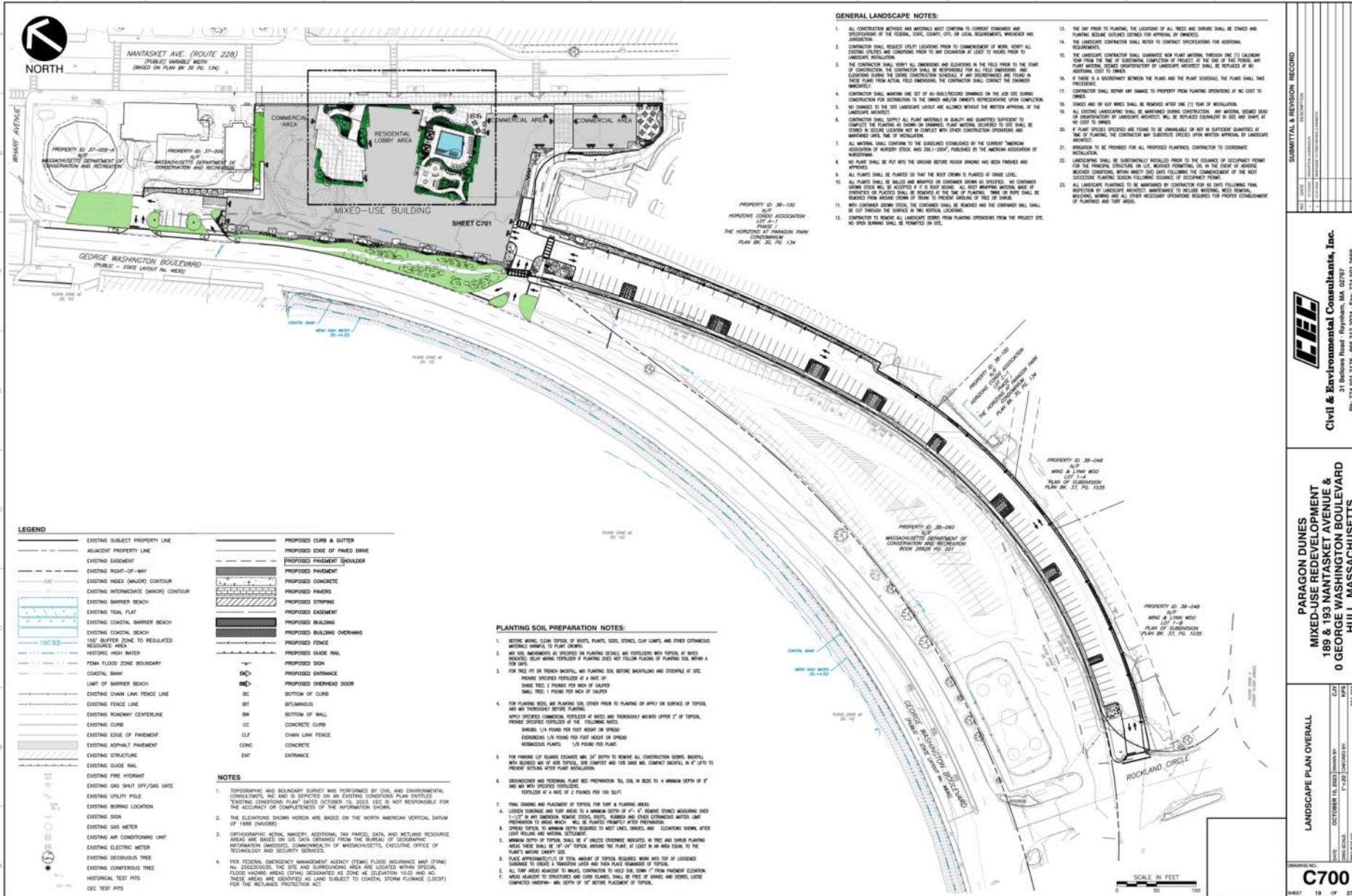
PARAGON DUNES  
MIXED-USE REDEVELOPMENT  
189 & 193 NANTASKET AVENUE &  
0 GEORGE WASHINGTON BOULEVARD  
HULL, MASSACHUSETTS

UTILITY PLAN  
DATE: OCTOBER 15, 2023  
SCALE: 1"=20'  
PROJECT NO: C501  
SHEET NO: 16 OF 27

C501  
SHEET 16 OF 27

## LANDSCAPE DESIGN

- Create active street along Nantasket Avenue
- Flood resilient design maximizing connections to wet-flood proofed garage
- Use of coastal and native plant species
- Design compliant with open space, parking landscaping and screening requirements



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**PARAGON DUNES  
MIXED-USE REDEVELOPMENT  
189 & 193 NANTASKET AVENUE &  
O GEORGE WASHINGTON BOULEVARD  
HULL, MASSACHUSETTS**

**LANDSCAPE PLAN OVERALL**

DATE: OCTOBER 18, 2023 DRAWN BY: J. BROWN  
CHECKED BY: T. COOPER  
SCALE: AS SHOWN

PROJ. NO. **C700**

SHEET 19 OF 27



## LANDSCAPE DESIGN

- Create active street along Nantasket Avenue
- Flood resilient design maximizing connections to wet-flood proofed garage
- Use of coastal and native plant species
- Design compliant with open space, parking landscaping and screening requirements





# Proposed Project

## Outdoor Flex Space

