



dcr  
*Massachusetts*



Nantasket Beach Reservation | Next Steps

Toward establishing next steps—priority projects for Nantasket—the following slides include:

- 2016 Master Plan Illustrative Plan
- 2016 Master Plan Goals (cut and paste) and
- Five 2023 recommended next steps—phases or project scopes—to meet those goals.

The overall theme for the current recommendations is a phrase from the Master Plan that has been DCR's mission and Nantasket's legacy to the Commonwealth:

"A Great Day."



# Nantasket Beach Reservation | 2016 MASTER PLAN

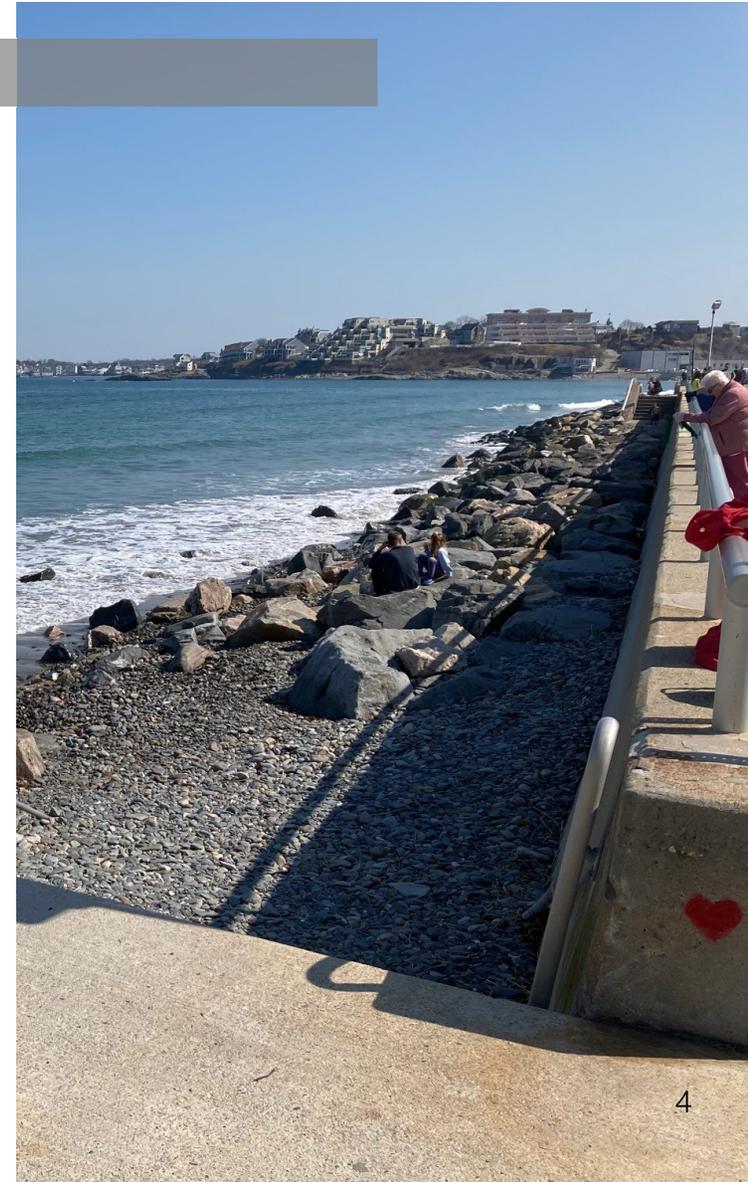


## Master Plan Goals:

The overarching goal for the Nantasket Beach Master Plan is to provide an enhanced natural and recreational experience at Nantasket Beach, with:

- Attractive amenities to support a wide range of activities.
- Safe and convenient access for pedestrians, cyclists, transit and ferry passengers and automobile users.
- Connections to adjacent bicycle paths and parking areas, as well as commercial and entertainment opportunities.
- Increased amenities for high-tide and shoulder-season visitors.

In order to focus the master planning process, the following master plan goals, organized around five focus areas, were developed.



### Beach:

- Provide and improve amenities on the beach (such as bath houses, shade structures, a widened promenade, space for vendors, bike paths, and other amenities as determined appropriate).
- Improve public access to beach for people of all ages, abilities, and backgrounds, including bicycle access, accommodation of public transportation, and improved parking and roadway design.
- Create a gateway to Nantasket Beach for arriving visitors.
- Foster local commerce by improving connections between the beach and local businesses and encouraging a variety of uses that benefit from the beach setting.
- Interpret the historical context and natural resource systems of the beach and the region.
- Preserve the essential character-defining features of the landscape while adapting the beach for contemporary uses.
- Develop year-round uses along the beach.
- Link Nantasket Pier to the Reservation.



**Operations:**

- Establish an annual beach users meeting as a means of coordinating activities, sharing ideas and voicing concerns.
- Promote and accommodate regional events and programs on the beach.
- Ensure beach maintenance operations are adequately staffed and equipped.
- Maintain beach stability and sustainability.
- Ensure public safety by providing lifeguards and maintaining a clean beach.



### Access & Circulation:

- Provide safe and continuous bicycle, skating, and pedestrian access along the entire length of the beach promenade.
- Separate foot paths and bike paths in order to ensure safety and ease of movement for all users.
- Provide a comfortable, safe, and secure experience for visitors by reducing congestion and minimizing conflicts on the promenade, streets, and bike paths.
- Establish easier and safer pedestrian movement from the beach to local businesses and remote parking, promoting pedestrian friendliness.
- Improve traffic flow and access to parking, including use of signage to direct pedestrians and vehicles.
- Increase public transportation to Nantasket Beach and create connections to existing and planned transit (i.e., bicycle connections to the MBTA rail station and to potential future ferry operations).
- Increase the use of the rear lot along George Washington Boulevard and open the pedestrian right-of-way along the Horizons Condominiums.



### The Built Environment:

- Ensure that all building uses on DCR property are public in nature.
- Make efficient use of DCR's existing buildings and operations area.
- Rehabilitate buildings consistent with programming for Nantasket Beach and maintenance operations.
- Provide multi-use public facilities and spaces that are flexible, well-designed, and easily maintained.

### The Natural Landscape:

- Diversify plant communities in the Nantasket Beach area, to the degree that climate permits, for a healthier and more attractive landscape.
- Establish a sustainable and maintainable landscape.



## Project/ Phasing Guidelines:

- Prioritize **visitor experience** for “A Great Day.”
- Like the Master Plan, propose **landside projects only**; assume Beach Nourishment and/ or Seawall Projects to proceed on a different track, as climate resilience and adaptation planning, funding, sediment source and administration priorities allow.
- Be informed but not intimidated by climate change and sea level rise. Only complete work landside of the seawall that has a **design life of 20-25 years**. Incorporate climate resilience and hazard mitigation design guidelines – *This assumes demolishing facilities for retreat.*
- Prioritize recreational activities and **pedestrian and bike accommodations** over vehicular circulation – *This assumes DCR cannot support the Town of Hull Two-Way Conversion Project for DCR-owned roadways.*



### Recommended Projects/Phases and Descriptions:

#### 1. Bathhouses:

Design and construct bathhouses in retreat locations; create parks at former building footprints.

#### 2. Nantasket Greenway:

Convert existing boardwalk (reconstructing some roads and parking) into “Nantasket Greenway,” a beachfront corridor for lounging (high-tide retreat), strolling, biking and running. Include a continuous shared-use trail. Build café zones adjacent to commercial areas; include planting and shade structures.

#### 3. Play Opportunities:

Design playgrounds and spray decks and other recreational opportunities at new open space; include shade structures.

#### 4. Reservation Gateways:

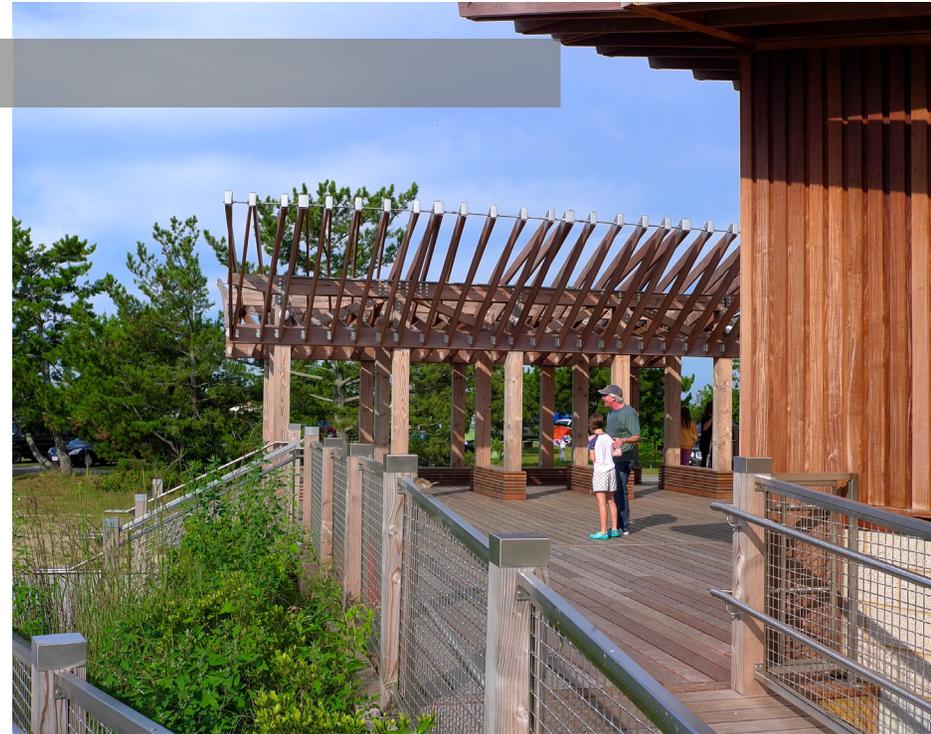
Reconfigure entries and design signage and landmarks to orient visitors and create a sense of arrival and anticipation.

#### 5. Reservation Roads and Parking Lots:

Renovate vehicular circulation to address the need for safe crosswalks, shade, stormwater management and planting; reinforce ped-bike accommodations.



## Nantasket Beach Reservation | PHASE 1: BATHHOUSES



### DCR Bathhouses

DCR has a tradition of welcoming and **architecturally significant bathhouses** like Mary Jeanette Murray Bathhouse at Nantasket. Unfortunately, the stucco surface of MJM has not weathered well. That, in combination with surface flooding, may make further investment in its renovation imprudent. Cook and Tivoli Bathhouses are also in poor condition. Phase 1 will create new landmarks for the Reservation as we address climate resilience and visitor experience. Importantly, the oceanfront locations of the existing footprints will create stunning new parkland for year-round use and at Cook, restore dune habitat.

PHASE 1: BATHHOUSES

*Design and construct bathhouses in retreat locations; create parks at former building footprints.*

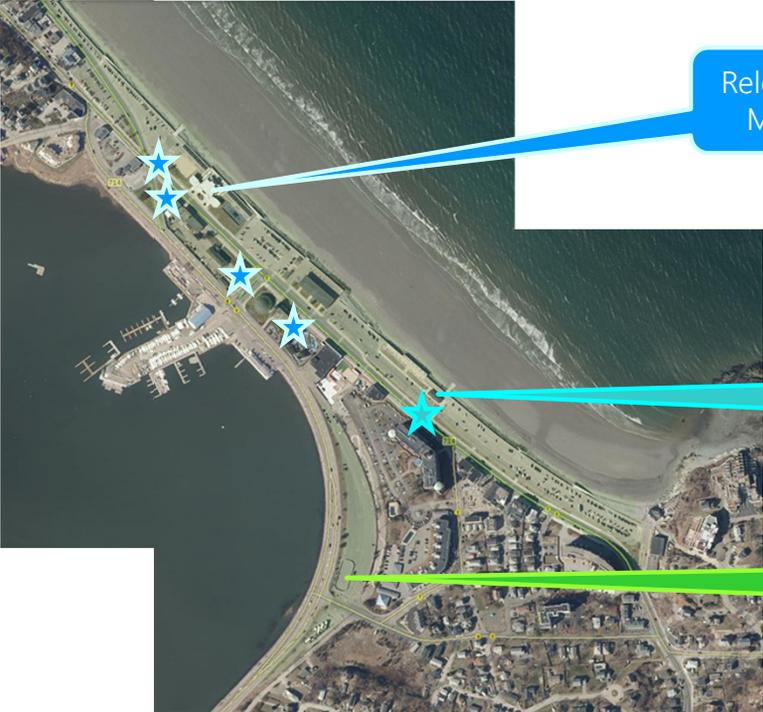
Master Plan Goals:

- 1. Provide and improve visitor amenities
- 2. Replace deficient facilities
- 3. Retreat and raise the FFE of oceanfront facilities

★ Possible Retreat Sites



Relocate Cook Bathhouse



Relocate Mary Jeanette Murray Bathhouse?

Relocate Tivoli Bathhouse

Construct a new "gateway bathhouse"

PHASE 1: BATHHOUSES

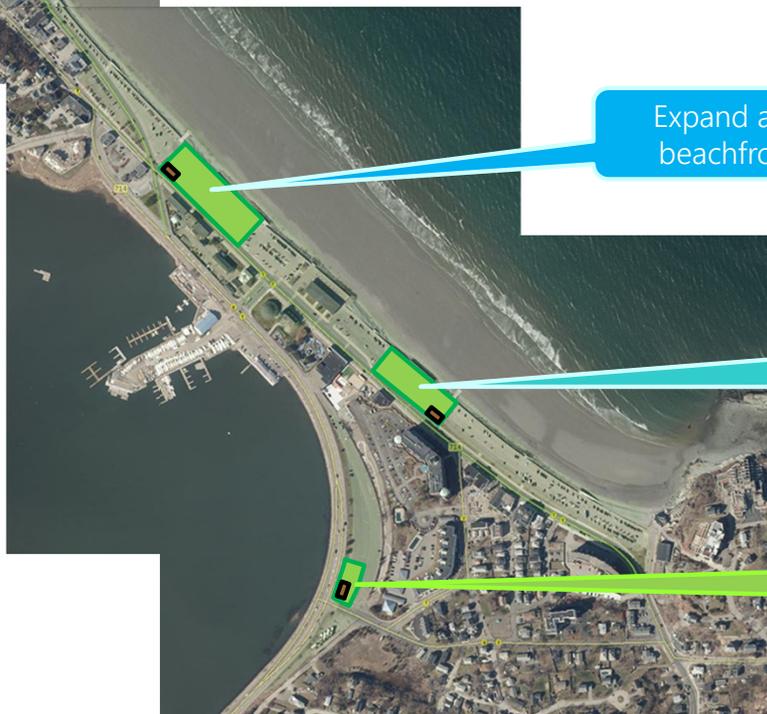
Master Plan Goals, continued:

- 4. Expand green open space along the beachfront.
- 5. Increased amenities for high-tide and shoulder-season visitors.

■ Proposed Bathhouse  
■ Renovated Parkland



Expand and renovate beachfront parkland



Expand and renovate beachfront parkland

Expand beachfront parkland; install new gateway from Parking Lot G via the Art Walk

Construct a new "gateway bathhouse" in a park setting

## Retreat or Protect? Mary Jeanette Murray Bathhouse



A 2019 study of the MJM Bathhouse envelope estimated restoration costs at over \$1.6M. Should DCR protect MJM, or retreat and build a new facility?



### *Study for Exterior Repairs to the MJM Bathhouse, June 2019*

#### **Findings**

Following a two-month investigation of the building's exterior envelope, it was determined that:

- The exterior walls had been previously finished (in 2012) with an elastomeric paint with a very low perm rating (6 perms). Water and moisture enters the mass concrete assembly through many exterior cracks and crazing where it migrates to the interior surface and presents itself as stained/ spalled efflorescence.
- There are a number of glass block window units that have been broken (either by vandalism or windborne debris) and are experiencing mortar joint deterioration.
- The finish on many of the painted/ transparent finished wooden windows has deteriorated.
- Many of the wooden exterior doors are deteriorating and beginning to fail.
- The sealant above the LCC roof flashing has failed in several areas.

#### **Budgetary Costing**

A budgetary costing analysis determined a probable project cost of **\$1,642,502** for the aforementioned scope of work (according to DCR records, the current CAMIS value (replacement cost) of the building is \$918,025.04).

Retreat: Relocate and Raise Cook Bathhouse



Despite constant maintenance, the facility's exposed location makes it difficult to maintain

Relocate bathhouse to lawn at the north end of the Reservation; raise facility to avoid flooding and enable gravity feed to sewage treatment plant



Remove roadway; restore building site and pavement as parkland



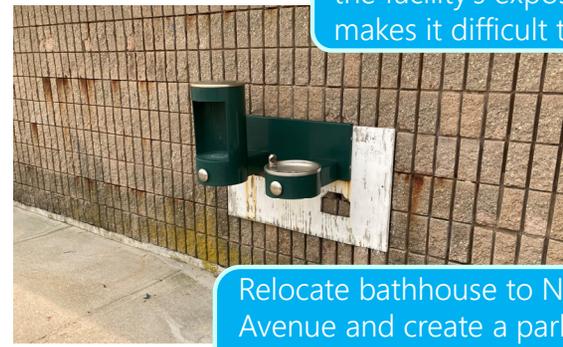
Existing location interrupts dune habitat, which helps protect the shoreline



Retreat: Relocate and Raise Tivoli Bathhouse

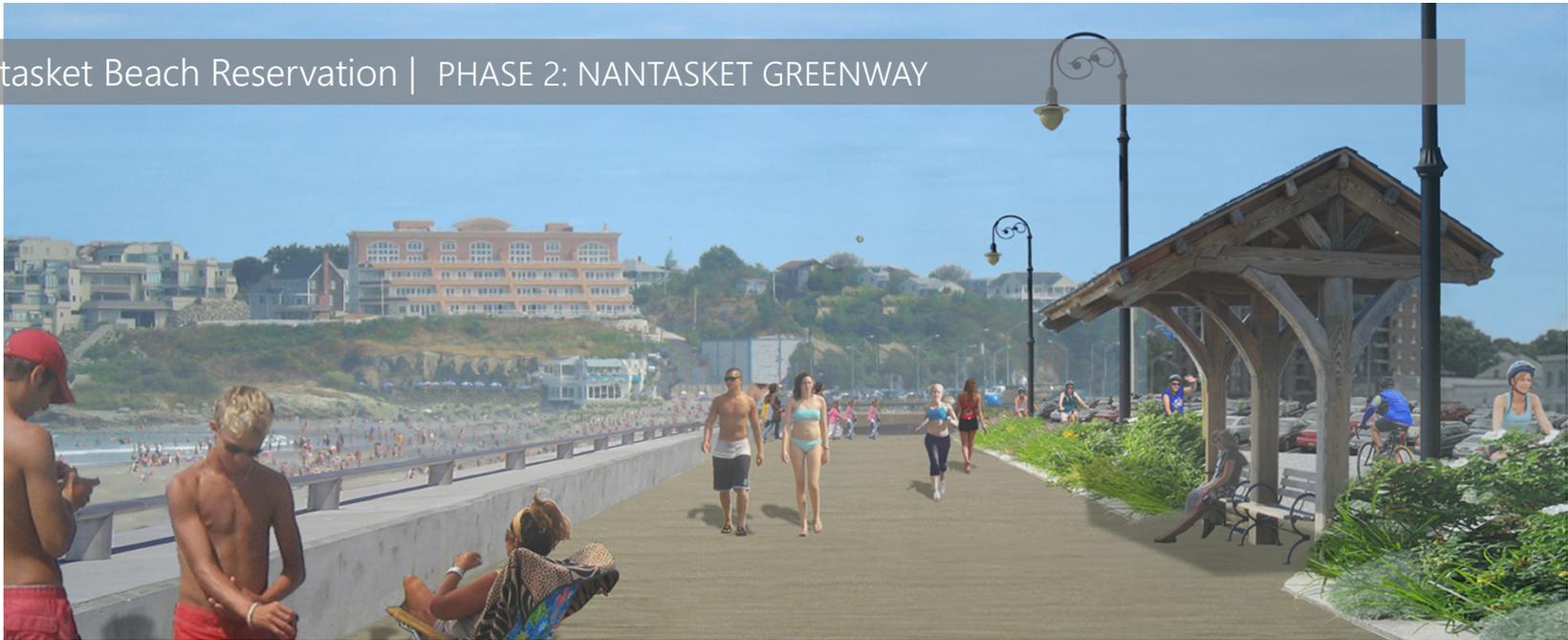


Despite constant maintenance, the facility's exposed location makes it difficult to maintain



Relocate bathhouse to Nantasket Avenue and create a parklike entry at the crosswalk to the Arts Walk; raise facility to avoid flooding





## DCR Harborwalks and Greenways

The Atlantic Ocean's stunning horizon and breaking waves are the main attraction at Nantasket. Despite Nantasket's rich history and the thousands who visit annually, the beach boardwalk has no continuous defining character. Design deficiencies noted in the Master Plan include ped-bike conflicts, insufficient room for "high-tide" retreat and vast parking lots, making the narrow boardwalk hot and unpleasant. DCR has notable landmark greenways; destinations in themselves. Phase 2 will design and construct such a continuous boardwalk for strollers and sitting and a more active shared-use trail for cyclist and runners. Together, the boardwalk and trail will form a new **Nantasket Greenway**. This new circulation route will link to the Gateways at Parking Lots F, G and H as well as to shops and regional greenways, increasing opportunities for recreation and green transportation.

## PHASE 2: NANTASKET GREENWAY

*Convert existing boardwalk (reconstructing some roads and parking) into "Nantasket Greenway," a beachfront corridor for lounging (hide-tide retreat), strolling, biking and running. Include a continuous shared-use trail.*

Master Plan Goals:

1. Provide a safe and accessible Boardwalk for sitting and strolling
2. Provide a separate Trail for cyclists and runners
3. Provide planting to reflect the oceanfront character
4. Provide connection to reservation gateways, local shops and regional transit.

Reduce or eliminate vehicular access to Hull Shore Drive Extension

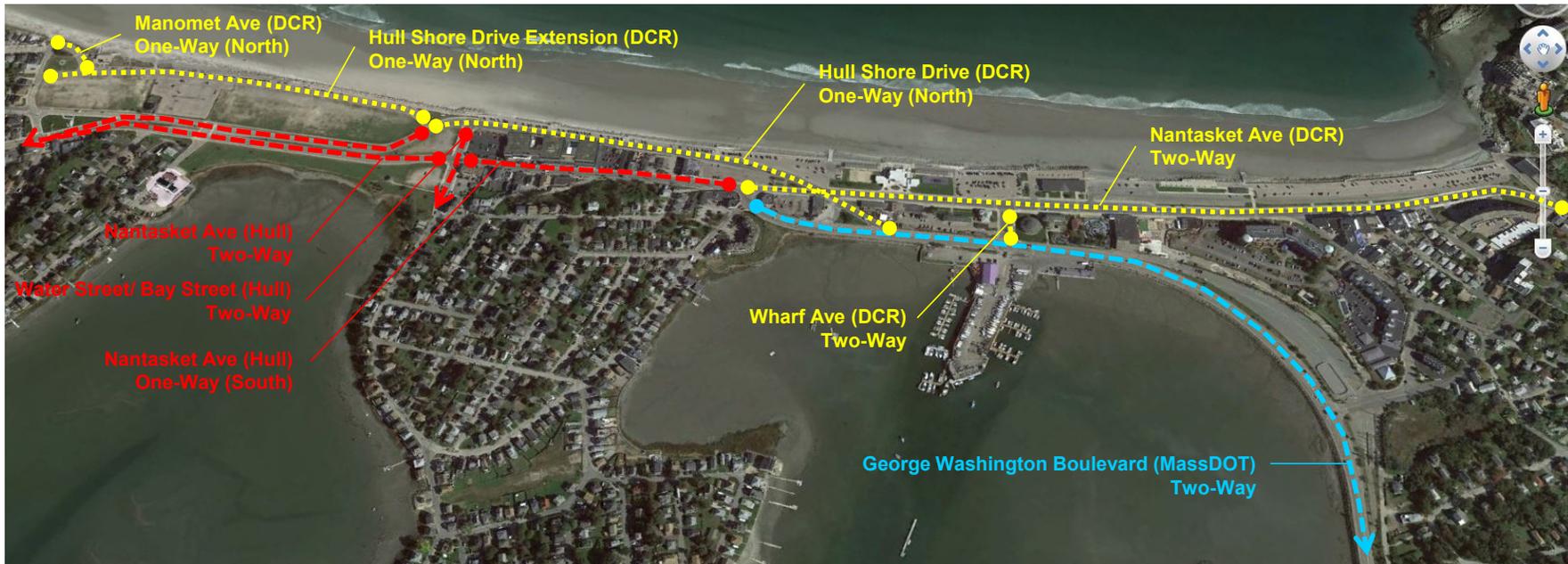
Close Hull Shore Drive at the intersection of Nantasket and George Washington Boulevard

Reconfigure parking to construct Nantasket Greenway

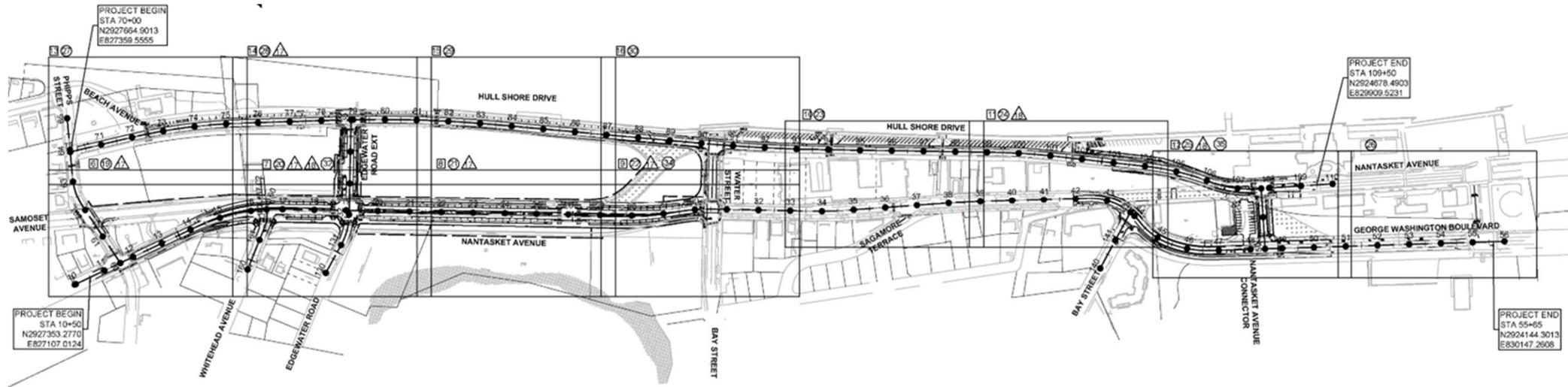
Construct Nantasket Greenway to connect via the Art Walk to the beach

→ Nantasket Greenway  
..... Shared-Use Trail by Others

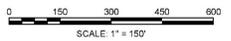
### Hull Two-Way Project: Existing Conditions



### Hull Two-Way Project: 25% Plan



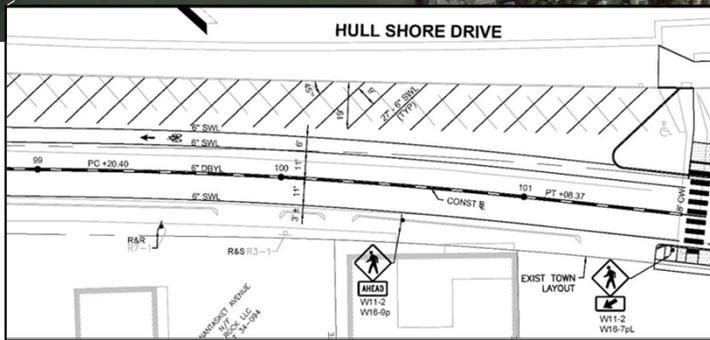
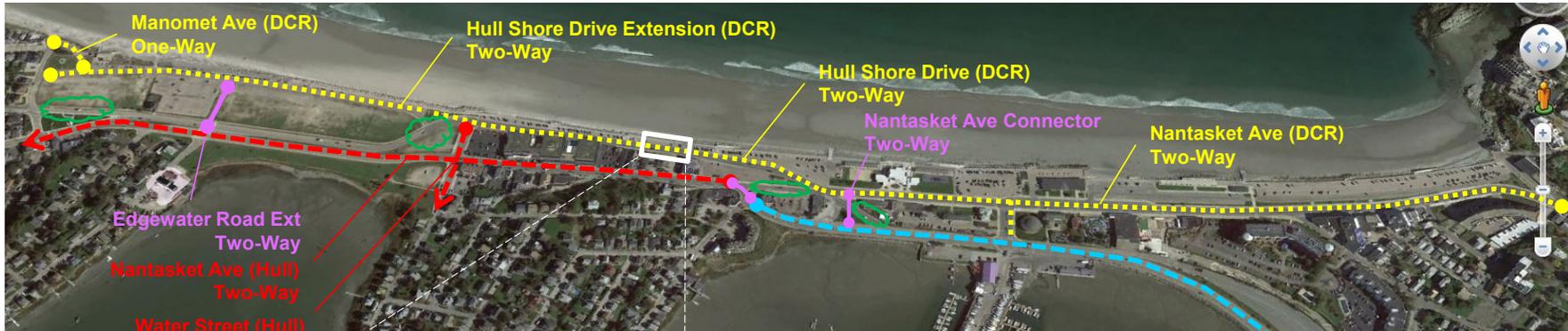
TEC, Inc.  
Working Draft - 06/01/2022  
(FOR REFERENCE ONLY -  
NOT FOR CONSTRUCTION)



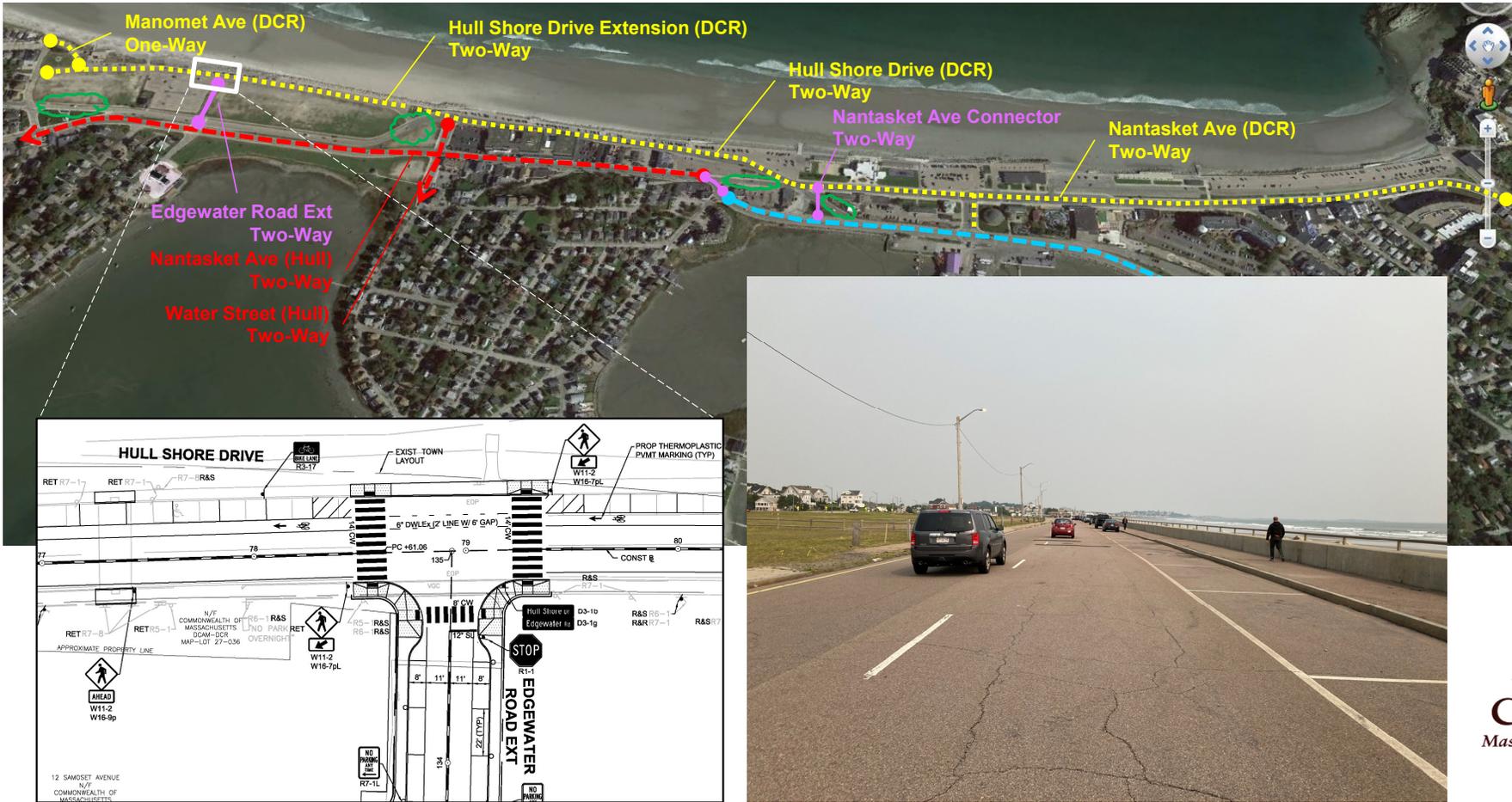
### Hull Two-Way Project: Proposed Conditions



### Hull Two-Way Project: Proposed Conditions



## Hull Two-Way Project: Proposed Conditions



### Hull Two-Way Project: DCR Design for Climate Resilience



## Nantasket Beach Reservation | PHASE 3: PLAY OPPORTUNITIES



## DCR Playgrounds and Splash Pads

To create community and provide safe and accessible play—fun—for children at high-tide, DCR will renovate the **play area** at Mary Jeanette Murray Bathhouse and install a **splash pad**. In addition, an existing DCR facility could be repurposed as a **mini-saltwater aquarium**, to teach children about local marine life and climate change. Pictured above is the one-room Maine State Aquarium in Boothbay Harbor. Park partners might include New England Aquarium, Boston Harbor Now, or Wood's Hole Oceanographic Institution. Game tables could be added near Bernie King Pavilion for adult play.

PHASE 3: PLAY OPPORTUNITIES

*Design playgrounds and spray decks and other recreational opportunities at new open space; include shade structures.*

Master Plan Goals:

- 1. Attractive amenities to support a wide range of activities.
- 2. Increased amenities for high-tide and shoulder-season visitors.
- 3. Interpret the historical context and natural resource systems of the beach and the region.
- 4. Develop year-round uses along the beach.

Create a playspace—playground and splash pad—for high-tide retreat and shoulder seasons.

Re-purpose a historic DCR building to create a one-room saltwater aquarium.

Add game tables adjacent to Bernie King Pavilion

-  Nantasket Playspace
-  Potential Aquarium Location (by Others)



## Nantasket Beach Reservation | PHASE 4: RESERVATION GATEWAYS



### DCR Reservation Gateways

For generations, Paragon Park and the rollercoaster created an unforgettable gateway to Nantasket Beach. With the amusement park gone, the view has become less dramatic. In combination with Phase 1: Bathhouses, this phase would construct infrastructure for a **welcoming arrival**—landmark structures, wayfinding signage, interpretation and artwork.

## PHASE 4: RESERVATION GATEWAYS

*Reconfigure entries and design signage and landmarks to orient visitors and create a sense of arrival and anticipation.*

### Master Plan Goals:

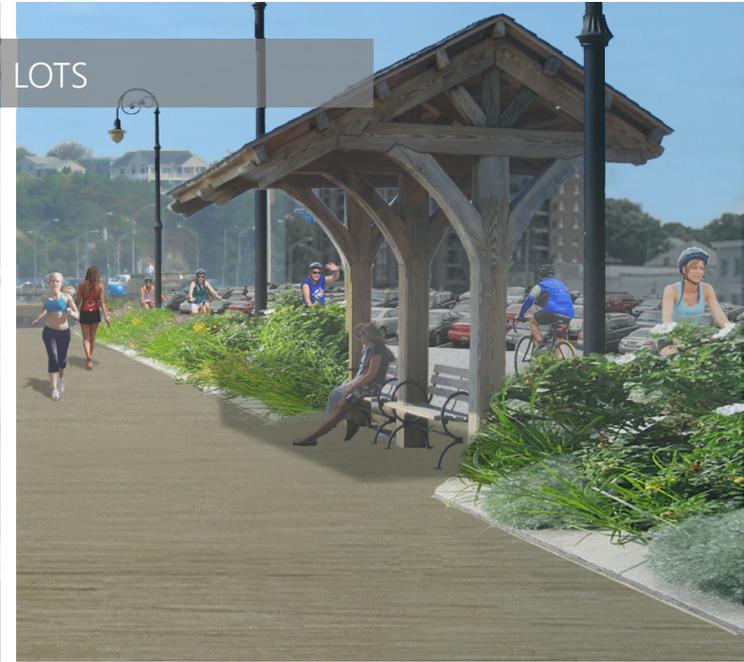
1. Attractive amenities to support a wide range of activities.
2. Safe and convenient access for pedestrians, cyclists, transit and ferry passengers and automobile users.
3. Create a gateway to Nantasket Beach for arriving visitors.
4. Increase the use of the rear lot along George Washington Boulevard and open the pedestrian right-of-way along the Horizons Condominiums



Install wayfinding signage and transit stops at major facilities and beach entries like Wharf Avenue

Create a park-like gateway at the southeast entry to the Reservation at Parking Lot F

Coordinate with the Town of Hull and MassDOT to create a gateway at the intersection of George Washington Boulevard and Rockland Circle at Parking Lots G & H.



## Reservation Roads and Parking Lots

At Nantasket, the Master Plan identified removal of parking along the beach to create more public open space a key goal. Removal of impervious surface brings a host of co-benefits: improved water quality, reduced surface flooding, increased ground water, **increased parklands and planting**, increased ground water, traffic calming and safety and with all of these, improved quality of life. Other infrastructure improvements would include the continued replacement of site lighting with solar lights and, if feasible, solar parking canopies.

## PHASE 5: RESERVATION ROADS AND PARKING LOTS



Reconstruct Parking Lot A  
(Hull Shore Drive Ext.  
closed to traffic)

Reconstruct Parking Lot  
B-C (Hull Shore Drive  
closed to traffic)

Reconstruct  
Parking Lot E

Reconstruct Parking Lot F

Install continuous planted buffer

Reconstruct Parking Lots G and H

*Renovate vehicular circulation to address the need for safe crosswalks, shade, stormwater management and planting; reinforce ped-bike accommodations.*

### Master Plan Goals:

1. Diversify plant communities in the Nantasket Beach area, to the degree that climate permits, for a healthier and more attractive landscape.
2. Establish a sustainable and maintainable landscape.
3. Increase the use of the rear lot along George Washington Boulevard and open the pedestrian right-of-way along the Horizons Condominiums.

..... Planted Buffer  
■ Parking Lot

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