



TOWN OF HULL COMMUNITY DEVELOPMENT STRATEGY

General Context

Hull is a coastal community comprised of Nantasket Peninsula and several islands, with views of Boston Harbor and the Atlantic Ocean. With a land mass of only three square miles, it is one of the most densely populated towns in Massachusetts. In the 1840's Nantasket Beach and its famous Paragon Park became a favorite summertime destination. Since the Park was closed in 1984 the Town's destination economy has suffered. Limited year round economic activity, extreme scarcity of developable land and a large population of low moderate income residents differentiate it from the wealthy abutting Towns of Hingham and Cohasset. The town is governed by a five member Board of Selectmen and Town Manager.

Town Facts:

2016 Community Wide Need Score..... 26	2015 Elderly over 65 2,559
2015 US Census Population10,293	2016 Budget\$38,089,875
2015 Per capita income estimate..... \$41,864	2015 Unemployment Rate 4.5%
2015 Average Single Family Tax Bill...\$5,015	

Hull's CDS is based on plans and studies including: EO 418 Community Development Plan (2004); three Community Planning Workshops in 2011 focusing on the Destination Economy; DCR Master Plan, 2014; Flood Hazard Mitigation Plan (2013); the "Americans with Disabilities Act, Title II Self Evaluation and Transition Plan" (2009); the Open Space and Recreation Plan, (2000); the Hull Harbor Management Plan (1999); and the Town's planning effort, "Wave of the Future, The Hull Vision Statement" (1995). The Town continues to take actions to transform its common vision into reality.

The 2016 CDS is based on the many public meetings held in 2010, 2011 and 2012. From this base the 2016 CDS, including the Target Area, received input from a series of public meetings on October 28, 2015, Planning Board; November 4, 2015, Community Development Advisory Group; November 10, 2015, Board of Selectmen; November 16, Waveland Revitalization Meeting; November 18, Community Development Advisory Group; November 23, General Public Hearing; December 2, Community Development Advisory Group; December 7, Waveland Revitalization Meeting, and was approved by the Board of Selectmen at a public hearing on Dec. 15, 2015. The Waveland neighborhood is committed to continuing revitalization.

Target Areas

The need to target complementary efforts on neighborhood areas in order to achieve a measurable improvement for low and moderate income residents and to address conditions of slums and blight is critical to the Town of Hull. The Town of Hull has two Community Development Target Areas. The larger target area is defined as from Malta Street north to "U" Street. This encompasses an area with a high percentage of LMI residents, deteriorated housing and infrastructure, and several business zones (Waveland, Kenberma village, T and U St.) in need of revitalization. The Waveland Target Area, located within the larger Target Area, has received a Slums & Blight Designation from DHCD.

Housing

Housing: The initiatives in this category are consistent with the Commonwealth's Sustainable Development Principle in Expanding Housing Opportunities by making preservation of existing housing stock a high priority and expanding housing opportunities by encouraging mixed use redevelopment of existing buildings and requiring affordable housing in large scale developments. The goals are also consistent with The Commonwealth's Sustainable Development Principles Concentrate Development and Mix Uses and Promote Clean Energy by maximizing energy efficiency in rehabilitating private housing stock. The Nantasket Overlay Zoning District (mixed use) won a "Healthy by Design" award

from the Massachusetts Public Health Association for supporting pedestrian and bicycle access while reducing greenhouse gasses. The Overlay has also been cited in the publication, “Cost-Efficient Climate Change Adaptation In the North Atlantic”, from Rutgers University and funded by the National Oceanic and Atmospheric Administration and Sea Grant(July 2013).

Because of its lack of developable land, Hull has undertaken several initiatives to encourage repair of existing residential units, promote affordable housing, smart growth, and mixed use development in existing commercial zones, and conversion of existing structures to multi-unit properties. They include:

- Rehabilitate affordable housing stock to code and energy efficiency by continuing the Housing Rehab Program in the larger Target Area, ongoing with Program Income, CDBG, 2016-17.
- Establish 10% LMI inclusion policy for large scale developments , FY16
- Signing the Community Compact for Housing and Economic Development, FY 16
- Issuance of RFP for Hull Redevelopment mixed use project with potential for 168 units that meets the 10% LMI inclusion policy, FY16
- Renovation loans for abandoned houses, planning FY 17
- Cleanup of neglected houses, volunteers FY 17
- Create affordable housing through accessory apartments and amnesty program for unapproved accessory apartments, FY 18
- Zoning By-law amendment (2008) that allows multi-family residential units in commercial zones targeted at abandoned and blighted buildings-ongoing.
- Zoning By-law amendment (2013) smart growth district that allows multi-family residential, ongoing.

Economic Development

The goals in this category are consistent with The Commonwealth’s Sustainable Development Principles to Increase Job and Business Opportunities, Concentrate Development and Mix Uses and Advance Equity by promoting business development that will maintain jobs and provide new employment opportunities that are compatible with Hull’s environment and historic character, and that have minimal impacts upon existing natural resources, and do not compromise the interests of future generations.

Economic development and related jobs and tax revenue is critical to enabling Hull to meet its many unmet housing, infrastructure, service, and operational needs. The Hull economic development strategy is two pronged, creating robust destination and year round economies. In the last three years the Town has successfully focused on creating the framework for revitalizing the Nantasket Beach destination area. The framework included: a development goal; passage of smart growth zoning; creating a predevelopment plan and RFP; partnering to rebuild Nantasket Ave. and studying a 2-way road conversion that will improve access, reduce congestion and support economic development.

The Town is now focusing on the second prong of its economic strategy by applying the successful partnering strategy it used at Nantasket Beach to the Waveland Slums and Blight neighborhood and its year round business district.

The two pronged framework includes;

- Revisit DCR land swap, FY17
- Support/propose businesses related to shoreline, Waveland revitalization, FY16 - FY 20
- Support Redevelopment Authority RFP consistent with the Town’s vision for mixed use development, FY16
- A Storefront, Sign and vacant store Program for town centers. Waveland, FY 17
- Revitalize year-round Business Districts, Waveland FY 16 – FY20, Kenberma FY 21
- Brownfields Hazard Remediation and return to beneficial re-use, Waveland Gas Station, FY17

- Waveland Parking Plan, FY 17
- Transportation improvements to support economic development include ferry connection Steamboat Wharf to Boston, seasonal trolley and within and to Town transit connections. FY18
- Develop Lease for a DCR keystone property for redevelopment between Nantasket Pier (Town Owned) and the Nantasket Beach Reservation Property, FY 19

Transportation/ Infrastructure/Energy

The goals in this category are consistent with The Commonwealth's Sustainable Development Principles to Protect Land and Ecosystems and Use Natural Resources Wisely by protecting its fragile coastline with an extensive system of seawalls and revetment. The wind turbines are consistent with The Commonwealth's Sustainable Development Principle to Promote Clean Energy by maximizing energy efficiency and renewable energy opportunities. The goals also are consistent with The Commonwealth's Sustainable Development Principle to Provide Transportation Choice by recognizing Hull's critical need for alternatives to private car transportation, including ferry, bus, shuttle and bicycle.

Given Hull is an isolated peninsula improving transportation and infrastructure is critical to improving quality of life and economic well being. The 500,000 seasonal visitors to Nantasket Beach have no public transit alternatives resulting in traffic congestion, insufficient parking capacity, and air pollution. Many waterfront structures including breakwaters, seawalls, bulkheads, and piers that protect and support landside and waterside uses such as public roads, houses, boats, walkways, dredged channels and piers and transportation linkages require constant maintenance. The roadways are generally in poor condition except for the short lengths of State roads. Hull is a leader in alternative energy with two industrial size wind turbines and the potential for additional alternative energy expansion. Initiatives to improve transportation, infrastructure and alternative energy generation include:

- Repair highly deteriorated infrastructure in the Waveland Slums & Blight Area. Priorities include Bay Avenue East, (already permitted), 2017; Nantasket Ave. from A St. to H St., Central Avenue (2016-2020)Rebuild
- Roadway Improvement Plan include pedestrian and bicycle access, FY 2016
- Becoming a Complete Streets Certified Community, FY16
- Pemberton Commuter Ferry facility Phase III upgrade, F16
- Two way Road conversion in Nantasket Beach Area, FY 17
- Add Solar panels to Town Building Study, FY 17
- Allerton Harbor Dredge Survey, FY 17
- Seawall/Revetment Repairs, construct Crescent Beach Seawall spring, FY 16
- Systematic replacement of outdated sewer pipes and system, ongoing, FY16
- Upgrade Cell phone reception. Waveland neighborhood dead spot, FY17
- Town-wide parking program, FY 17
- Improve transit system in and to Town, linkage plan, Seasonal Trolley, Island shuttle to Steamboat, Zero-emission bus grants, Planning FY17.
- Bike path, bike racks installed throughout Town, expand when appropriate, FY17
- Examination of utilization of the RR Bed, Planning, FY18
- Launch to serve boats in mooring field, FY 18
- Upgrade of pump station and pipes for forced storm water system to alleviate flooding in Waveland, FY 18

Education & Culture

Hull maintains its own K-12 School System. As noted in the Hull Vision Statement, the quality of the schools is integral to the quality of life in town; efforts continue to encourage students to attend classes and to seek the best education. The Town completed the Jacob's School addition in 2010.

- Provision of adult education programs. Wellspring expansion of program, FY 16
- An Arts Center, planning, FY 17
- Teen/Young adult activity center, planning, FY 18
- New Library possible municipal facility consolidation, FY19

Social Services

- Address opioid epidemic with service agreement to expand Board of Health program, FY 16
- Approval of Wellspring Multi-Service Center expansion in Hull, which provides counseling, education and emergency food assistance to Hull residents, FY16
- Affordable transportation options for LMI residents, FY18

Natural Resources/Open Space/Recreation

The goals in this category are consistent with The Commonwealth's Sustainable Development Principles to Protect Land and Ecosystems and Use Natural Resources Wisely by protecting its coastline, beachfront and dunes. The Town encourages sustainable recreational use of the beach and open space.

Hull works to preserve its unique peninsular landscape of beaches and dunes. Initiatives include:

- A public common on the Hull Redevelopment Authority property, RFP FY16
- Open Space and Recreation Plan Update, FY17
- Turf field at High School, FY 17
- Upgrade boat ramps at A Street, Pemberton & Steamboat Wharf, Planning FY18
- A Street pier improvement, FY 18 Engineering
- Playground Structure Repair/Replacements, Kenberma Village FY17, Friends Park FY 19, Green Hill FY 20, Dust Bowl FY 21, L Street FY21
- Street Trees, Trees along sports fields (little league field), FY 17
- Establish Dog Park, FY 18
- Improve access to Gunrock Beach, Nantasket Beach, FY 18
- Weir River/Straits Pond Trails, FY18
- Beach nourishment (also "green infrastructure"), FY 19

Public Safety

The Town of Hull faces several public safety challenges. Some of the challenges are overcome by first responders addressing fires, accidents and criminal activity. First responders are supported by initiatives to improve public facilities, social services and education. The Town faces additional challenges from being a beach community facing sea level rise and increasing frequency and intensity of storms due to climate change. The Town has taken the following initiatives to address this challenge;

- Upgrading the forces storm drain system in the Waveland neighborhood, FY18
- Has current FEMA Community Rating System plan.
- Meet goals of current Hazard Mitigation Plan ongoing.
- Passed zoning ordinances to facilitate development to be adaptive and resilient to climate change, 2013
- Construction and ongoing maintenance of public seawalls and revetments, 2015-2016

Public Facilities

Public facilities in Town suffer from decades of neglect. Initiatives to reverse that trend include:

- Town-wide building study including all town properties, include ADA access, FY 16

- School upgrades, Handicap Ramp for Jacobs School and HS Energy Mgt System, FY 17
- School Engineering Building Survey Complete 12/2015, prioritize upgrades, FY 17
- Town Hall Building Study, FY15
- Cost of capping landfill, Planning, FY 17
- Construct new police and fire station. Planning, FY 18
- Develop a Community Center, FY 21

List of Community Development Priority Projects, for 2016 CDS

Combines, CDS, Public Meetings, CPA, Capital Outlay Committee, Board of Selectmen Projects

1. Rehab housing to code and conserve energy, Housing Rehab Target Area and Waveland, FY17.
2. Promote affordable housing and smart growth. Establish 10% LMI inclusion policy, FY16
3. Signing a Community Compact for Housing and Economic Development, FY 16
4. Issuance of RFP for Hull Redevelopment property with potential for 168 units, FY16
5. Repair highly deteriorated infrastructure in the Waveland Slums & Blight Area. Priorities include Bay Avenue East, (already permitted), 2017; Nantasket Ave. from A St. to H St., Central Avenue (2016-2020)Brownfields Hazard Remediation and return to beneficial re-use, Waveland Gas Station, FY17
6. Pemberton Commuter Ferry facility Phase III upgrade, F16
7. Upgrade of forced storm water system which alleviates flooding serving Waveland, FY 18
8. Waveland Parking Plan, FY 17
9. Successful redevelopment of Redevelopment Authority property, FY 17
10. Two way Road conversion in Nantasket Beach Area, FY 17
11. Revisit DCR land swap, FY17
12. Develop businesses related to shoreline, Waveland revitalization FY16 - FY 20
13. A Storefront, Sign and vacant store Program for town centers. Waveland FY 17
14. Revitalize year-round Business Districts, Waveland FY 16 – FY20, Kenberma
15. Roadway Improvement Plan include pedestrian and bicycle access, FY 16
16. Becoming a Complete Streets Certified Community, FY16
17. Address opioid epidemic with service agreement with Board of Health, FY 16
18. Open Space and Recreation Plan Update, FY17
19. Turf field at High School, FY 17
20. Town-wide building study including all town properties, include ADA access, FY 17; priorities include Town Hall and its Police Station.
21. School upgrades, Handicap Ramp for Jacobs School and HS Energy Mgt System, FY 17
22. School Engineering Building Survey Complete 12/2015, prioritize upgrades, FY 17