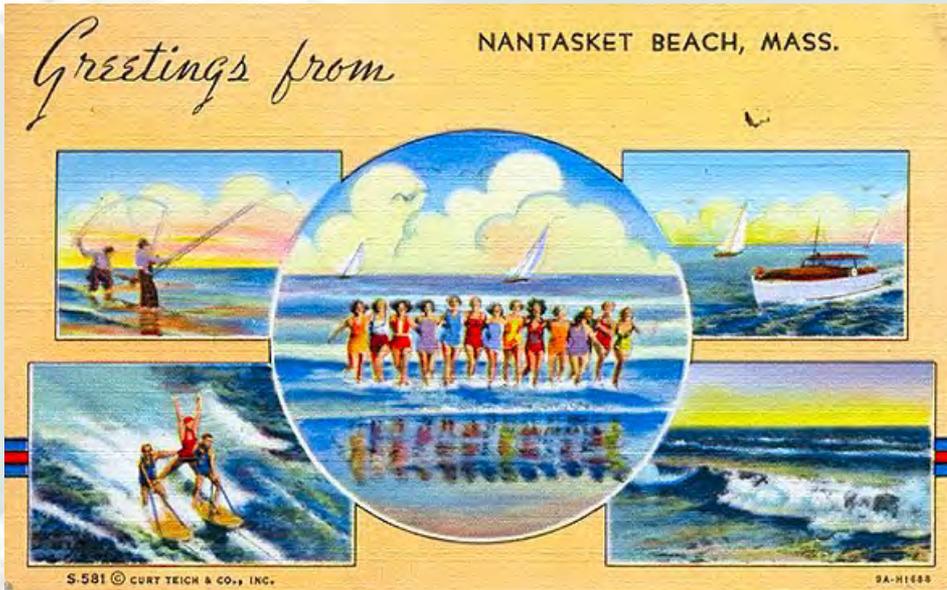




# Nantasket Beach Reservation Master Plan



## DCR Public Meeting

January 27, 2016 – 7:00-8:30 p.m.  
Nantasket Beach Resort, 45 Hull Shore Drive



# Commonwealth of Massachusetts

Governor  
**Charlie Baker**

Lieutenant Governor  
**Karyn Polito**

Energy and Environmental Secretary  
**Matthew A. Beaton**

Department of Conservation and Recreation Commissioner  
**Leo Roy**



## **DCR Mission Statement**

*To protect, promote and enhance our  
common wealth of natural, cultural and  
recreational resources  
for the well-being of all.*

# Purpose of Meeting

As the culmination of the Master Planning Process, to present DCR's Master Plan for the Nantasket Beach Reservation, incorporating feedback from the September 22, 2014 Public Meeting.

Nantasket Beach Reservation Master Plan

Hull, MA



# Reservation Overview



- 26 acres, 1.3 miles of beachfront
- Approximately 200,000 visitors during summer 2015

# Consultant Team

- Louis Berger
  - Bernward Hay
  - Lynn Farrington
- Crosby | Schlessinger | Smallridge
  - Carole Schlessinger
  - Cullen Meves



Louis Berger

Crosby | Schlessinger | Smallridge

C | S | S

Landscape Architecture |  
Planning | Urban Design

# Nantasket Beach Reservation Master Plan



Master Plan for the landside facilities of the Reservation in conjunction with Seawall and Beach Accessway Improvement Project

# Expenditures to Date: \$16,000,000

- Seawall Improvements
- Ramps and Stairs
- Sidewalks and Railings
- Reconstruction of Bernie King Pavilion
- Bath Houses
- Cooperation with Town of Hull Two-Way Traffic Study

# Progress to Date: Seawall Improvements



# Progress to Date: Ramps and Stairs



# Progress to Date: Sidewalks & Railings



# Progress to Date: Reconstruction of Bernie King Pavilion



# Progress to Date: Bath Houses



- Shade structures & playground at Mary Jeanette Murray Bath House
- Interior improvements at Mary Jeanette Murray Bath House, Tivoli Bath House & Cook Comfort Station



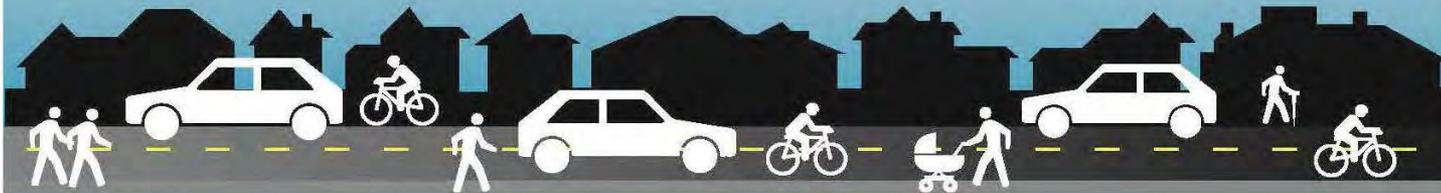
# Progress to Date: Cooperation with Town of Hull Two-Way Traffic Study

Hull Redevelopment Authority (HRA)

PUBLIC MEETING

NANTASKET BEACH REVITALIZATION

2 WAY ROAD STUDY



- Welcome, Introductions
- Project Goals
- The Two-Way Concept
- Project Benefits
- Operations
- Next Steps

# Master Plan Goals

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, and
- increased amenities for high-tide and shoulder-season visitors



# Public Process

- 8 Citizen Advisory Committee (CAC) & Public Meetings
- 3 Town of Hull – Board of Selectmen Meetings
- 2 Town of Hull – Master Plan Coordination Meetings
- 2 Meetings with Executive Office of Energy and Environmental Affairs

# What We Heard

Key issues raised during and after the September 22, 2014 Public Meeting included:

- **The southern parking lot:** *2 new parks added, with the possibility of 3 additional parks*
- **Nantasket Green:** *redesigned*
- **The closing of Manomet Ave.:** *modified to improve traffic flow*
- **Reuse of historic buildings:** *DCR open to variety of uses, acknowledging the need for additional financial resources for maintenance*
- **Impacts to the Carousel:** *Friends of the Carousel are supportive of Nantasket Green*
- **Expanding amenities for use during high tide & “shoulder season”:** *parks and other amenities added*
- **Vendor areas:** *changed to artist areas*

# The Master Plan



- New open space: **2.38 acres** including 1.02 acre Nantasket Green + potential for additional **5.88 acres** (an **increase of 1.35 – 7.23 acres** over the previous plan)
- Continuous boardwalk with shade shelters & artist spaces: **2.68 acre** boardwalk
- Continuous bike lane: **1.3 miles**
- More protected locations for Cook Comfort Station & Tivoli Bath House
- Expanded playgrounds
- Improved plazas
- New landscaping: **1.76 acres** (an **increase of .4 acres** over the previous plan)
- Enhanced vehicular/pedestrian access & circulation & parking
- New interpretive opportunities
- Introduction of wayfinding & signage program
- Improved operations & maintenance area

# South Area



- Boardwalk & bike lane
- 2 new parks with walkways to boardwalk & beach, circuit training equipment
- More protected location for Tivoli Bath House
- Reconfigured parking lots with opportunity for medium and long-term conversion to parkland
- Pedestrian path from remote lot (by others)
- New shade structures & picnic tables
- Sidewalk café space

# View to Park and Beach from Sidewalk Cafe

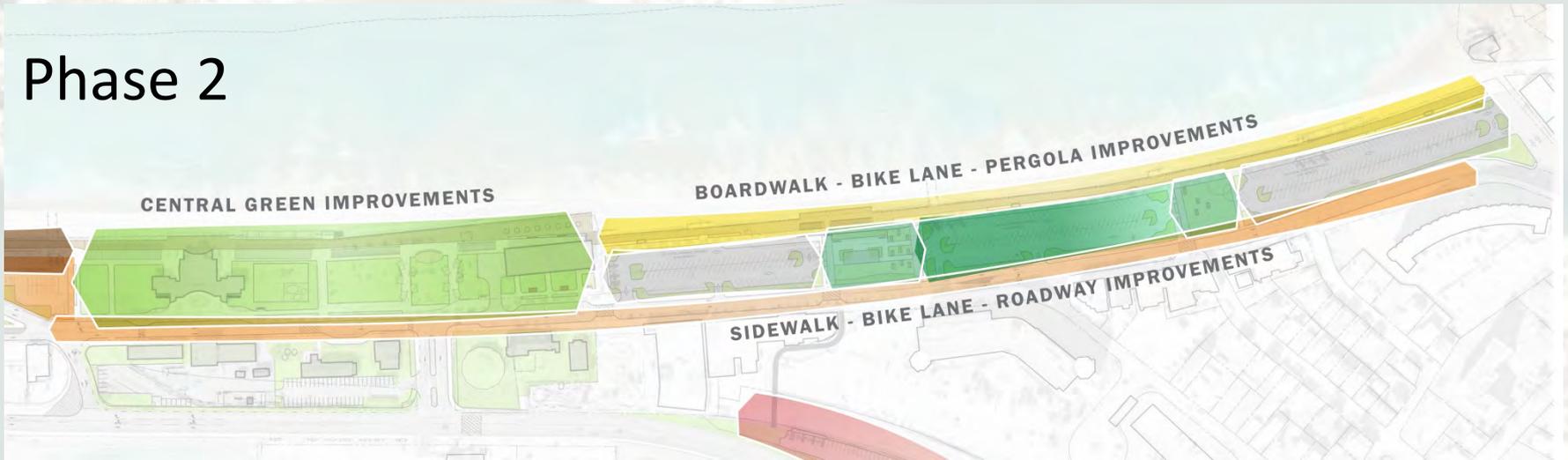


# Potential Timing of South Area Parks

## Phase 1

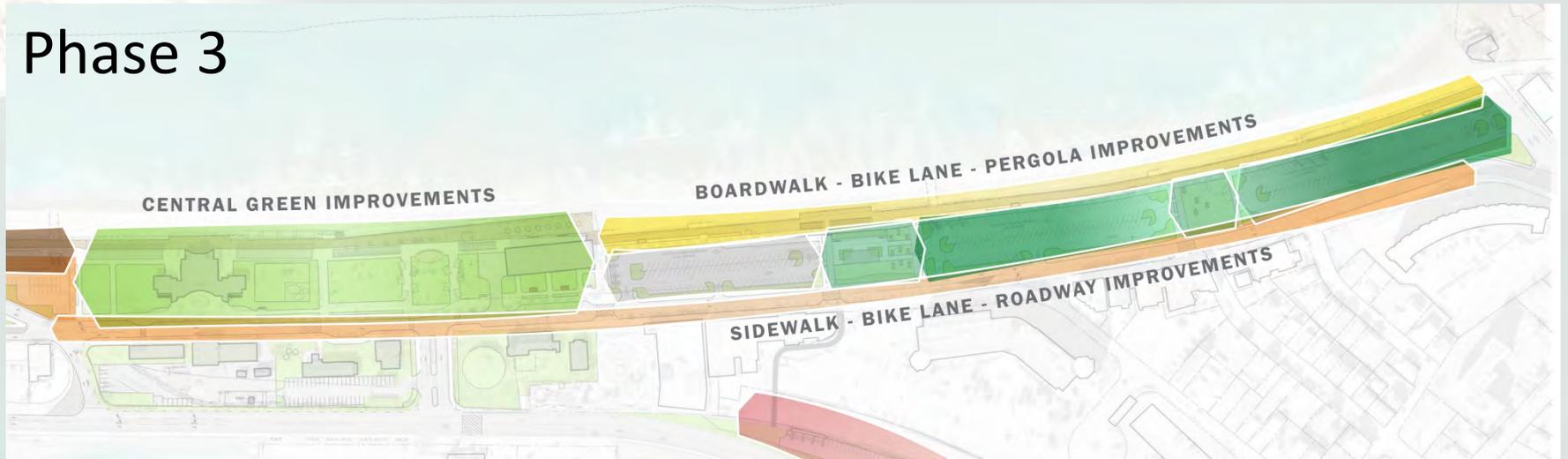


## Phase 2



# Potential Timing of South Area Parks

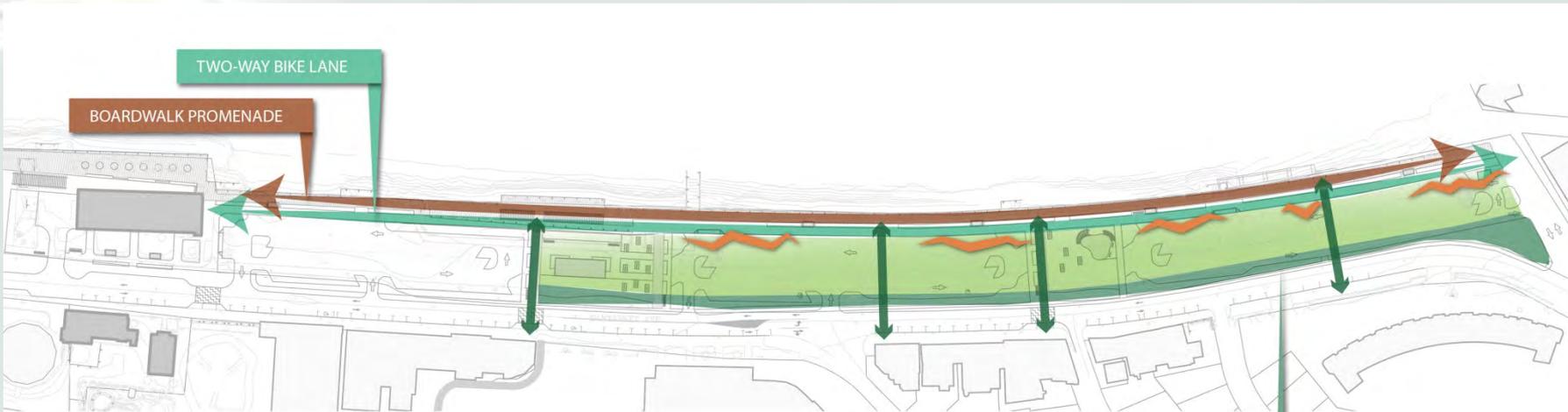
## Phase 3



## Phase 4

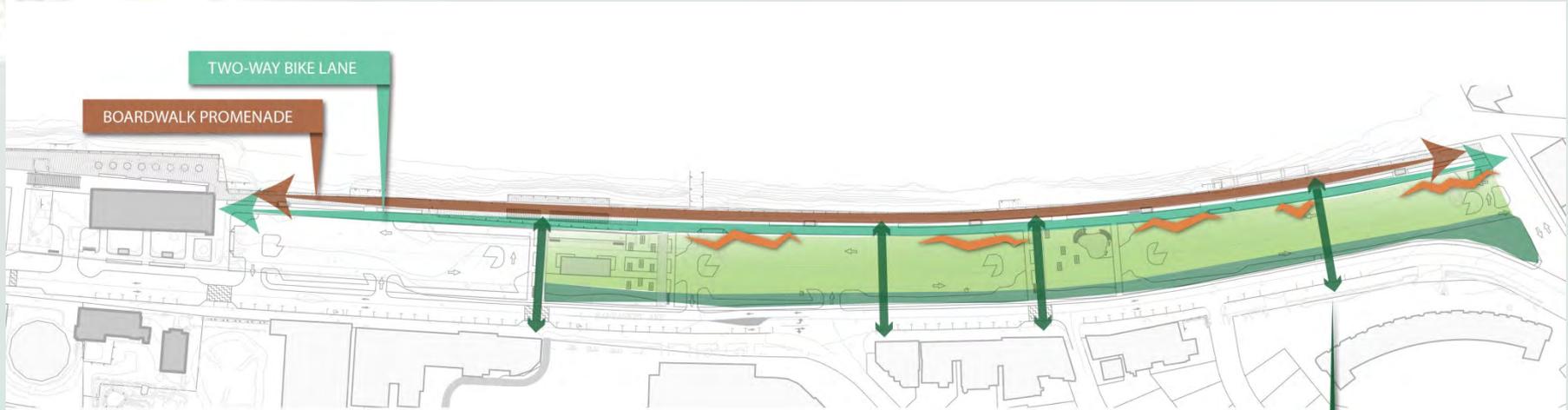


# Park Design: Planted Buffer along Sidewalk Edge



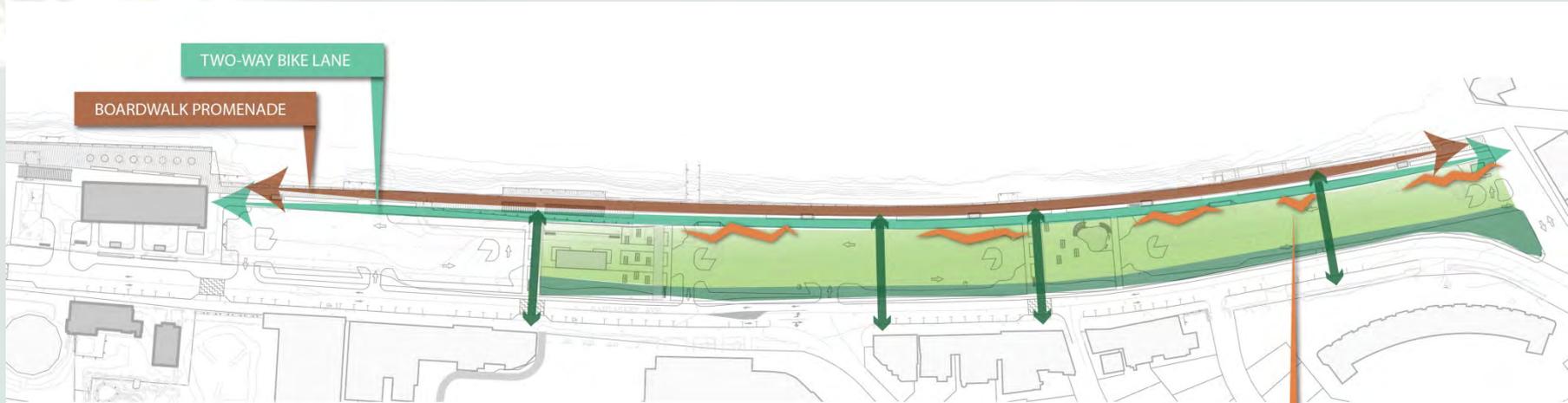
PLANTED BUFFER ZONE

# Park Design: Pedestrian Connections from Nantasket Avenue to Beach



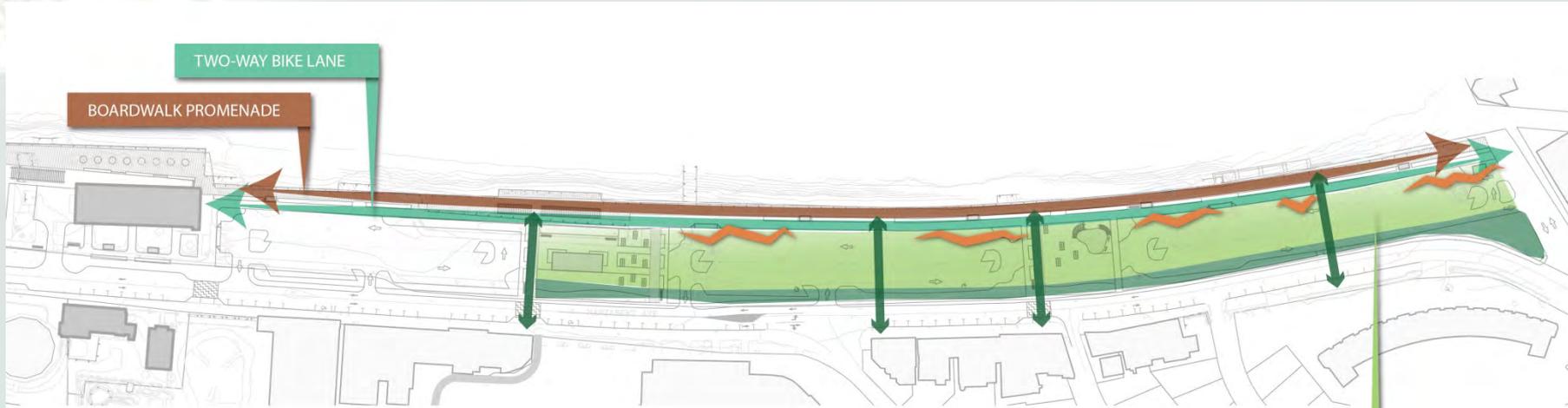
NANTASKET AVENUE/BEACH CONNECTION

# Park Design: Playful Windbreak Structures along Boardwalk



PLAYFUL WINDBREAK STRUCTURES

# Park Design: Elevated Beach Zone Parks with Umbrellas



ELEVATED BEACH ZONE

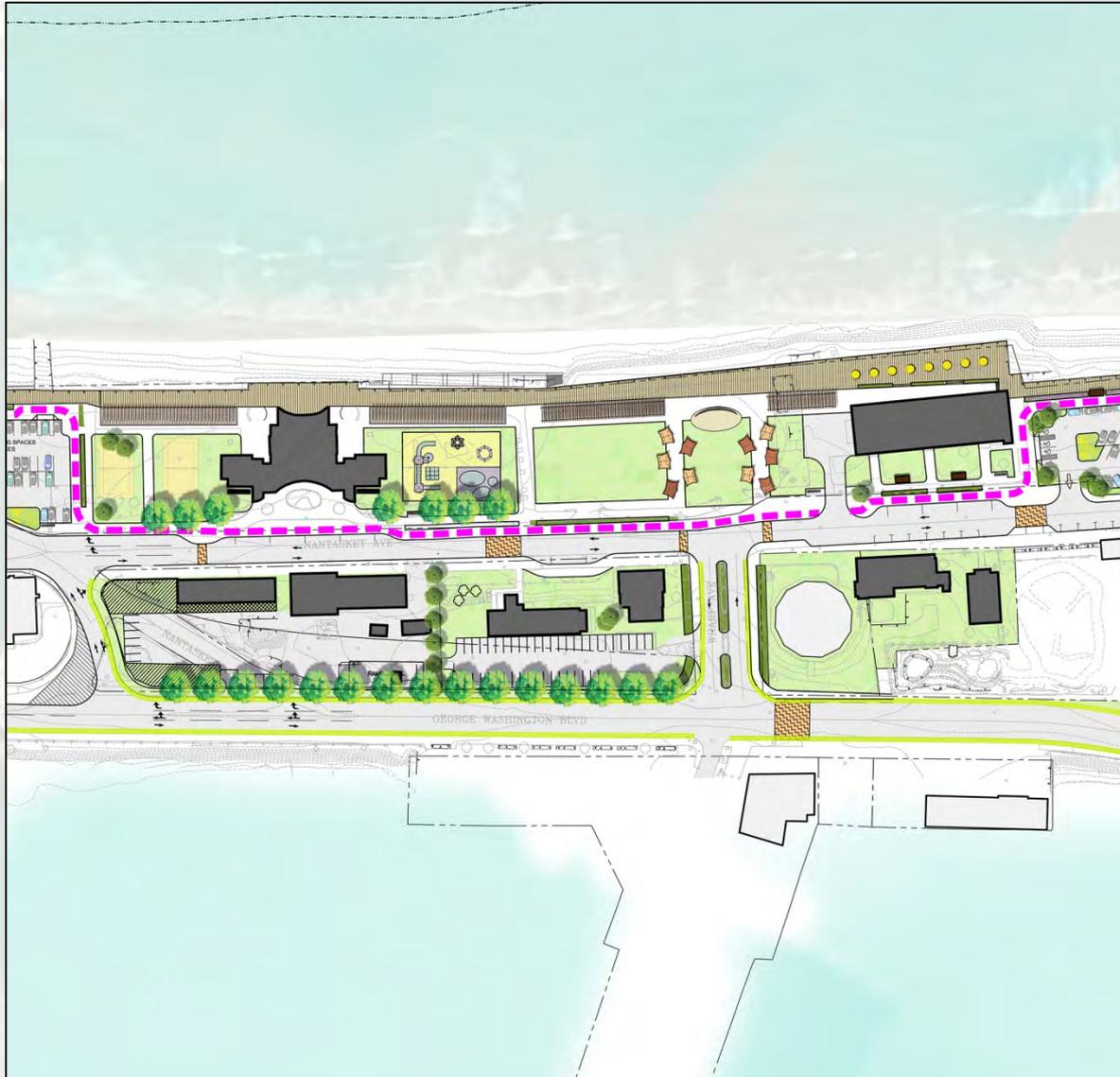
# Boardwalk/Promenade



- Boardwalk
- Shade structures
- Artist spaces
- Lighting
- Landscape buffer



# Central Area



- Boardwalk & bike lane
- Nantasket Green event/gathering/performance space
- Shade structures
- Expanded playground w/ splashpad
- Improved plaza at Bernie King Pavilion
- Improved transit stops
- Bike lanes on Wharf Avenue
- More attractive entry from Wharf Avenue

# Nantasket Green



- Gateway to Reservation
- Large continuous open space connecting MJM Bathhouse to Bernie King Pavilion
- Able to host large and small events
- Convenient to bathrooms
- Could eliminate need for closing Nantasket Ave. during large events
- Front yard for HQ Bldg. & Police Station
- Will attract more visitors to Carousel and Nantasket Ave. businesses



# Nantasket Green Community Events



- Movies in the Park
- Karate classes
- Farmers' Markets
- Volleyball  
Tournaments
- Community Concerts
- Polar Plunge



# Nantasket Green Larger Regional Events



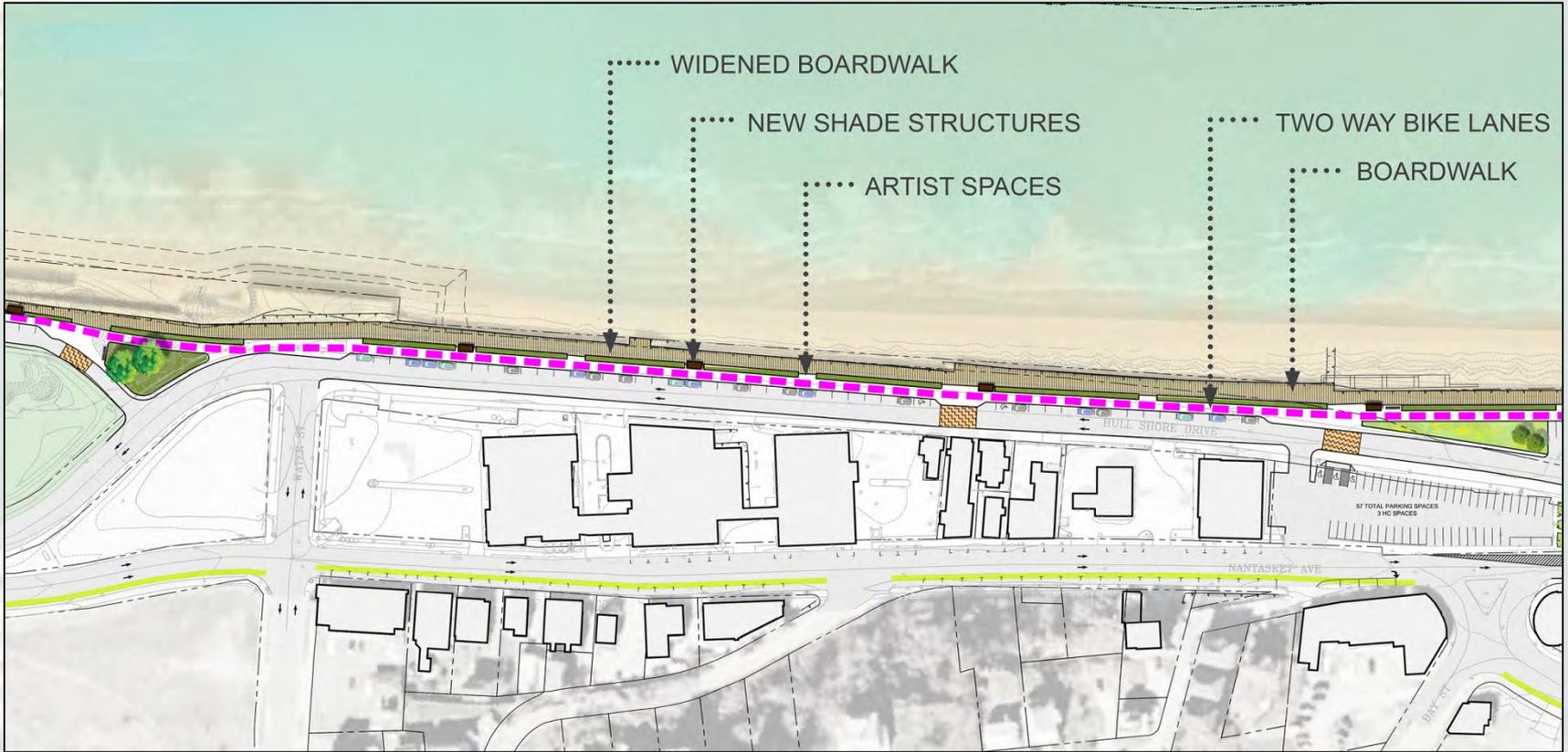
- Cape Cod Relay: 3000 people
- Nantasket Beach Triathlon – 250-300 people
- Endless Summer
- Radio Station/Band broadcasts
- Car shows
- Swim Across America
- Kite Festivals
- Arts Fairs



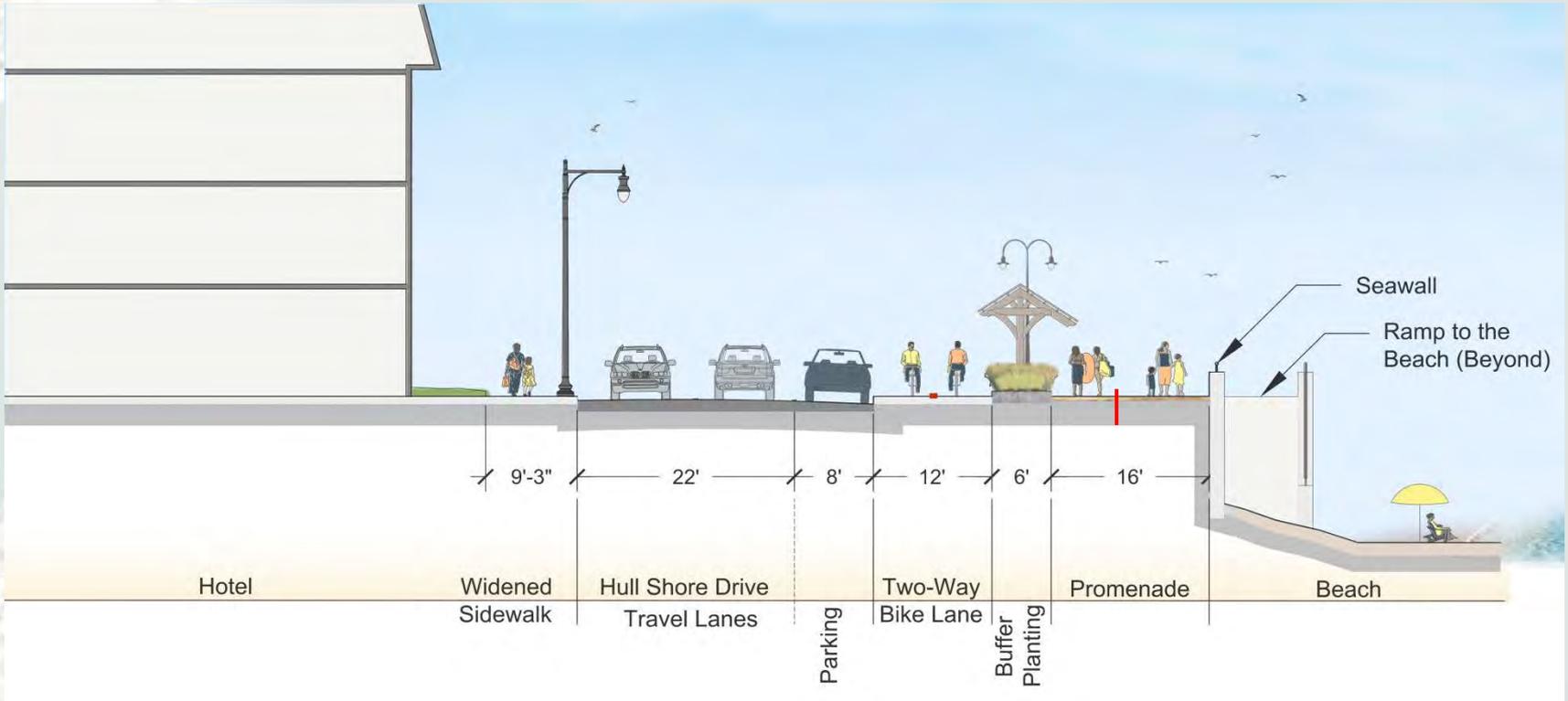
# Promenade at Bernie King Pavilion



# Water Street to Bay Street

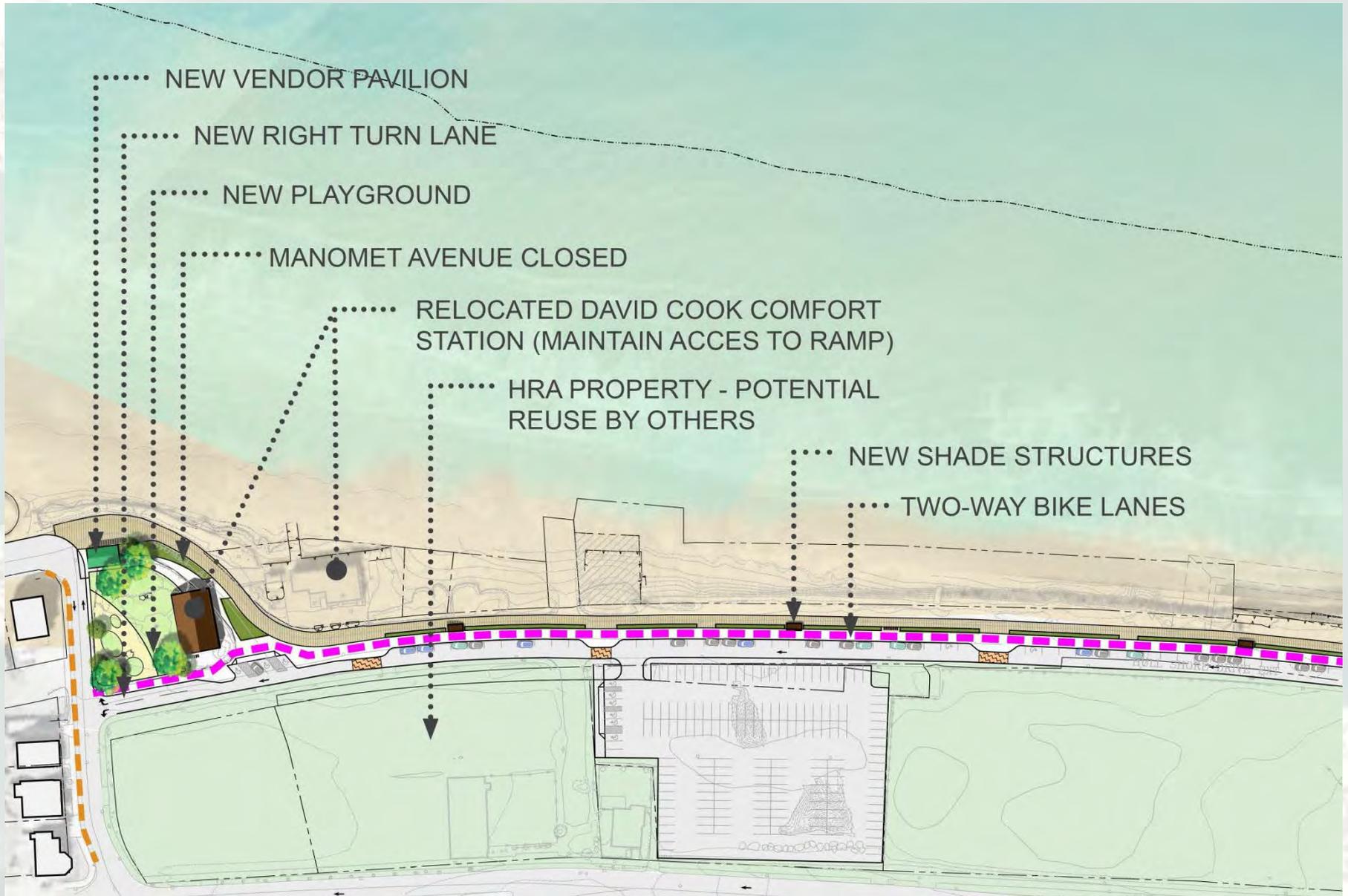


# Water Street to Bay Street



Existing 10' promenade shown with red line

# North Area



# Building Rehabilitation



- Rehabilitation options for the Police Station, Headquarters Building and Clocktower Building must provide increased funding for better maintenance of the structures.
- Rehabilitation options will be enhanced by Nantasket Green.



# Transportation

- Pedestrian – improved pedestrian environment
- Bicycles – bicycle lane and racks, connection to George Washington Boulevard
- Transit – new transit stops/shelters, bus parking & better schedule coordination



# Parking



- Variable message signage, more efficient layouts, landscaping, opening of pedestrian link to remote lots, potential covered/solar power lot
- Existing: 1003 spaces in DCR lots; 200 on-street; 900 in HRA lots (2103 total)
- Proposed: 942 spaces in DCR lots; 180 on-street; 900 in HRA lots (2022 total). Potential phased conversion of parking lots to parks, based on parking demand



# 2015 Parking Study



- Purpose: to determine the feasibility of reducing the number of parking spaces in the immediate future & to set goals for potentially reducing the number further in the future
- Daily data collected June 15-Sept. 7
- Site visit on Sat. July 11 - 90° sunny, low tide 1:00, event day
- Demand met or exceeded capacity 22% of summer days (19 days)
- Parking changes recommended in DCR Master Plan would not increase number of days of excess demand
- Eliminating HRA lots would increase number of days of excess demand by 17 (to 36 days or 42% of summer days)

# Parking Recommendations



- Installation of Variable Message Signs at major roadway entrances
- Additional data collection and monitoring on an annual basis to determine when milestones are met
- Potential milestones:
  - Demand exceeds capacity during fewer than 25% of Beach Days (1 in every 4 Beach Days a patron will be turned away), or
  - Demand exceeds capacity during fewer than 50% of Beach Day weekend days (1 in every 2 weekend “Beach Days” a patron will be turned away). Ideally, the transportation programs implemented will work well and this number could be lowered over time to 25%.



# Phasing\*

Year	Activity	Description
1-3	Design	<ul style="list-style-type: none"> <li>• Nantasket Green, boardwalk, open space, bike lane, bath houses, parking, shade structures, Nantasket Avenue</li> </ul>
	Design / Construct	<ul style="list-style-type: none"> <li>• Parking signage program</li> <li>• Bike lane striping on Wharf Avenue</li> <li>• Seawall stabilization north of MJM Bath House (by ACOE)</li> <li>• Early improvements to ops/maintenance area &amp; MJM Bath House</li> <li>• Renovations to Upper Garage, Dormitory &amp; Police Buildings</li> </ul>
	Other	<ul style="list-style-type: none"> <li>• Continue monitoring parking demand</li> <li>• Work with transit agencies to improve service &amp; route timing</li> </ul>
3-5	Design / Construct	<ul style="list-style-type: none"> <li>• Pedestrian link from George Washington Blvd. to Nantasket Ave.</li> <li>• Continue improvements to operations/maintenance area</li> <li>• Renovate/remodel MJM Bath House &amp; Clocktower Buildings</li> <li>• Traffic alternative and expanded operations/maintenance area</li> </ul>
	Construct	<ul style="list-style-type: none"> <li>• Nantasket Green &amp; other Improvements in Southern, Central &amp; Water St. Areas, incl. boardwalk, bike path, bathhouses</li> </ul>

***\*Each project will be subject to funding approval, and will involve public process.***

# Phasing\*

Year	Activity	Description
5-10+	Construct	<ul style="list-style-type: none"><li>•North of Water Street area, incl. relocated Cook Comfort Station &amp; playground</li><li>•Nantasket Ave. &amp; remote parking lot improvements</li><li>•Southern parking lot and 2 parks</li><li>•Beach Park 1</li></ul>
	Design / Construct	<ul style="list-style-type: none"><li>•Beach Parks 2 and 3</li><li>•Beach renourishment</li></ul>

***\*Each project will be subject to funding approval, and will involve public process.***



## Cost Estimate\*

- 1-3 Year Projects: \$6,000,000
- 3-5 Year Projects: \$25,000,000
- 5-10+ Year Projects: \$47,000,000 \*\*
- **Total: \$78,000,000 \*\***

\* All numbers are estimates in \$2014 and are subject to further design

\*\* Includes \$30 million for beach renourishment

# Questions & Answers



# Next Steps

- DCR is holding a public comment period, ending Thursday, February 11, 2016.
- The final report, “Nantasket Beach Reservation Master Plan,” will be released and posted to the DCR website in the spring of 2016, at <http://www.mass.gov/eea/agencies/dcr/public-outreach/public-meetings/>. It will also be made available for public viewing at the Hull Public Library. An announcement of the issuance of the final report will be communicated to those on DCR’s Nantasket Beach Reservation outreach list.
- The implementation of projects listed in the Master Plan Report will be subject to the availability of funding and will be accompanied by a public process conducted by DCR.



# Additional Information

**More information:** <http://www.mass.gov/eea/agencies/dcr/public-outreach/public-meetings/>

**Public comments:** Please submit online at <http://www.mass.gov/eea/agencies/dcr/public-outreach/submit-public-comments/> or mail to the Department of Conservation and Recreation, Office of Public Outreach, 251 Causeway Street, 9<sup>th</sup> Floor, Boston, MA 02114.

**Questions or subscription to email lists:** If you have questions or would like to be added to an email list to receive DCR general or project-specific announcements, please email [Mass.Parks@state.ma.us](mailto:Mass.Parks@state.ma.us).

# Additional Studies

- *Nantasket Beach Seawall Repair and Reservation – Master Plan Services – Existing Infrastructure, 2007.*
- *Nantasket Beach Seawall Repair and Reservation Master Plan Services Coastal Engineering and Shore Protection Alternatives Assessment - Final Report, Woods Hole Group, Inc. and Louis Berger, 2010.*
- *Nantasket Beach Reservation Traffic Analysis Report, Louis Berger, 2014.*
- *Nantasket Beach Reservation Facilities Utilization Report, Louis Berger, 2014.*
- *Nantasket Beach Reservation Parking Demand and Capacity Study, Louis Berger, 2015*