


HULL PLANNING BOARD – JANUARY 10, 2023

Paragon Dunes

197 Nantasket Avenue
Site Plan Review and Special Permit




Our Purpose


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




Project Goals

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

What We Heard:

- **Change the Architecture**
 - **Improve the Commercial Space**
 - **Losing what is there, space for kids**
 - **Parking Concerns**
- 

What We Did (at a high level):


- Met with DRB to refine design
 - Added commercial space adjacent to comfort station
 - Eliminated north residential open space and expanded street-level plaza
 - Raised parking elevation and added spaces
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Proposed Project


NBOD Zoning Compliant Scheme

REGULATION	REQUIREMENTS (NBOD)	PREVIOUS PROPOSAL	CURRENT PROPOSAL
Min Lot Area:	NONE	146,063 SQFT	146,063 SQFT
Lot Frontage:	25 FT	604 FT	604 FT
Front Setback:	10' FT / (1.4 FT)	1.4 FT	1.4 FT (EXISTING)
Side Setback:	NONE	10 FT	10 FT
Rear Setback:	NONE	7 FT	7 FT
Height:	40 FT (47 by Flood Zn)	40 FT (excl. mech.)	47 FT (incl. mech.)
GSF:	-	188,500	188,000
Units:	-	132	132
Commercial Area:	-	7,000(Indoor)	9,300 (Indoor)
Parking:	-	177 Spaces	185 Spaces
Residential Stories:	-	3	3

What We Heard:

- **Change the Architecture**
 - Not in the Spirit of NBOD
 - Cold and Sterile
 - Office Building
 - Belongs in the Seaport/128
- 

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What We Did:

- **Worked with the DRB**
 - Added sloped roofs
 - Added retail colonnade
 - Added details
 - Varied Facade

Proposed Project

Comparison to Previous Design

Previous Design



Revised Design

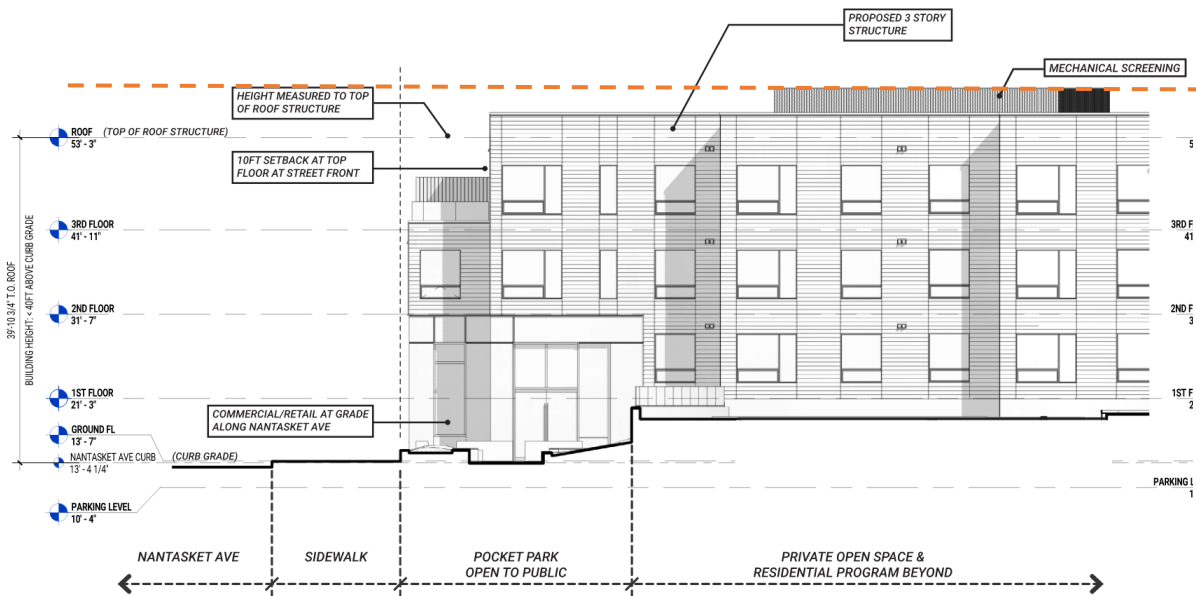


Proposed Project

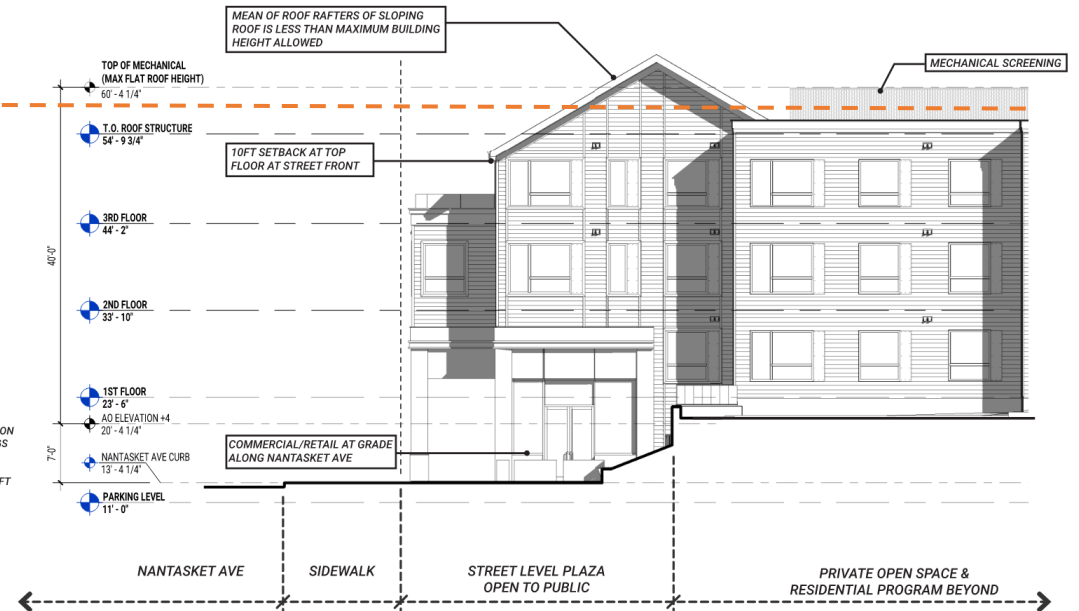
Building Height

Previous Design

Revised Design



NBOD ZONING CODE SUBSECTION G(2)(b) ALLOWS NEW BUILDINGS TO BE ELEVATED FOUR FEET ABOVE THE FLOOD ELEVATION. AO+3 ELEVATION PLUS 4FT = 7FT



- **40FT** to top of roof structure
- Height **does not include rooftop mechanical & screening**

- **47FT** to top of mechanical screening
- 7FT added, allowed under NBOD Special Permit
- Height includes rooftop mechanical & screening
- Mean of roof rafters of sloped roofs is measured

Proposed Project

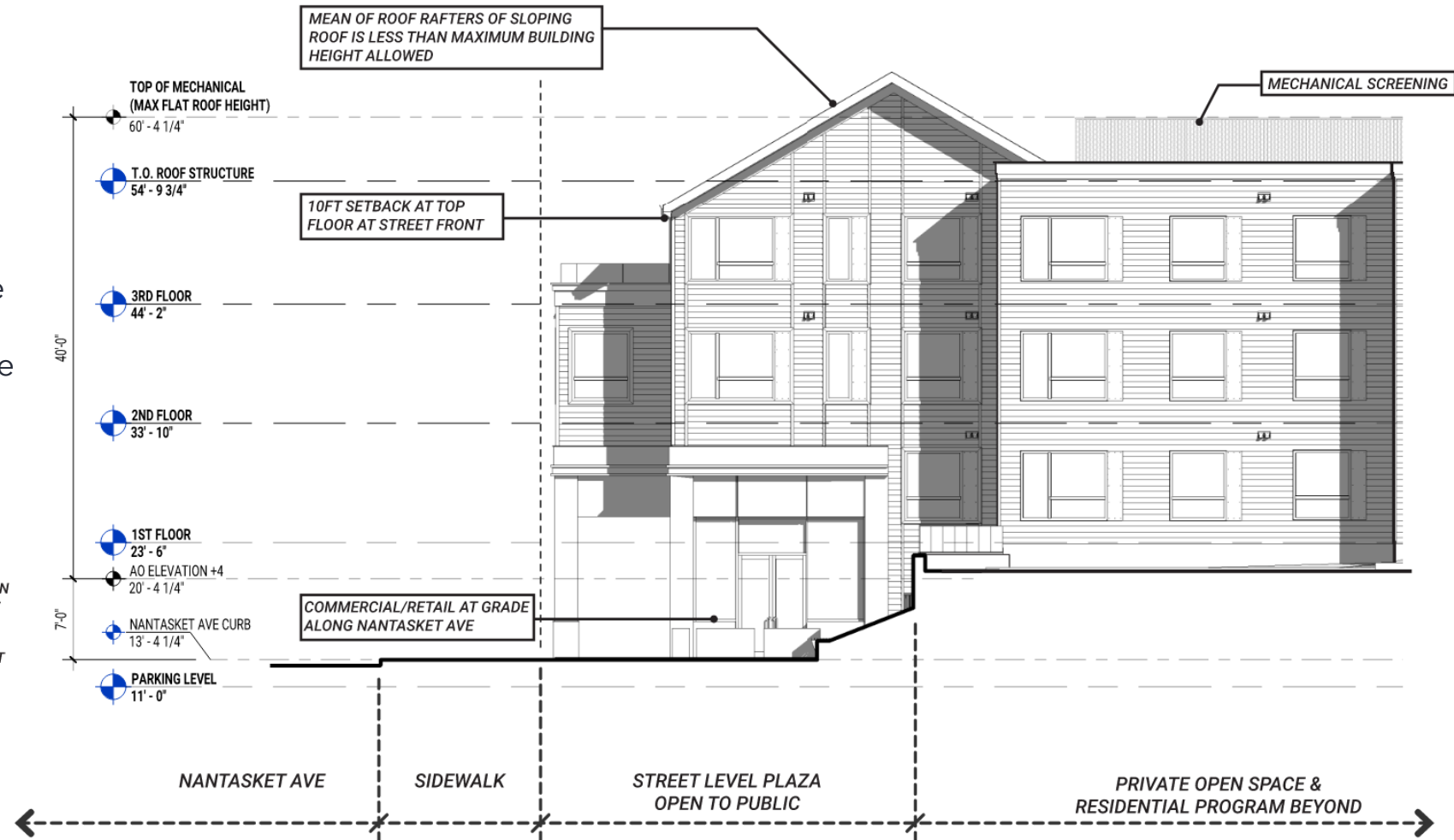
Building Height

Revised Design


WHERE DID THE ADDED HEIGHT GO?

- ~**2FT** at grade to make the new north wing commercial space viable and raise parking
- ~**5FT** to make pitched rooflines possible


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What We Heard:

- **Improve the Commercial Space**
 - Needs to be more of it
 - Concerns it will be vacant
 - Something for the kids
 - Break it up/eliminate dead zones
- 

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What We Did:

- **Made improvements**
 - Added third retail space
 - Expanded plaza to activate
 - Flexible indoor/outdoor spc.
 - Activated northern end


Proposed Project

Retail Areas

	EXISTING CONDITIONS (BOARDWALK)	PREVIOUS PROPOSAL	CURRENT PROPOSAL
Indoor Commercial:	~20,000 SF	~7,000 SF	~10,000 SF
Outdoor Commercial:	~40,000 SF *	~2,000 SF	~12,000 SF
Total (Indoor/Outdoor):	~60,000 SF	~9,000 SF	~22,000 SF

*Existing outdoor commercial includes an approximately 30,000 SF miniature golf course

What Makes Retail Successful?:

- **Cannot just focus on the numbers (Quality vs. Quantity)**
 - Only 10,000 SF of existing 17,000 SF Boardwalk is used
 - Ideal size for efficient operation is 3-5,000 SF
 - Variety of uses is necessary
 - Outdoor space being “contained” is more comfortable
 - 4 season activation is ideal
- 

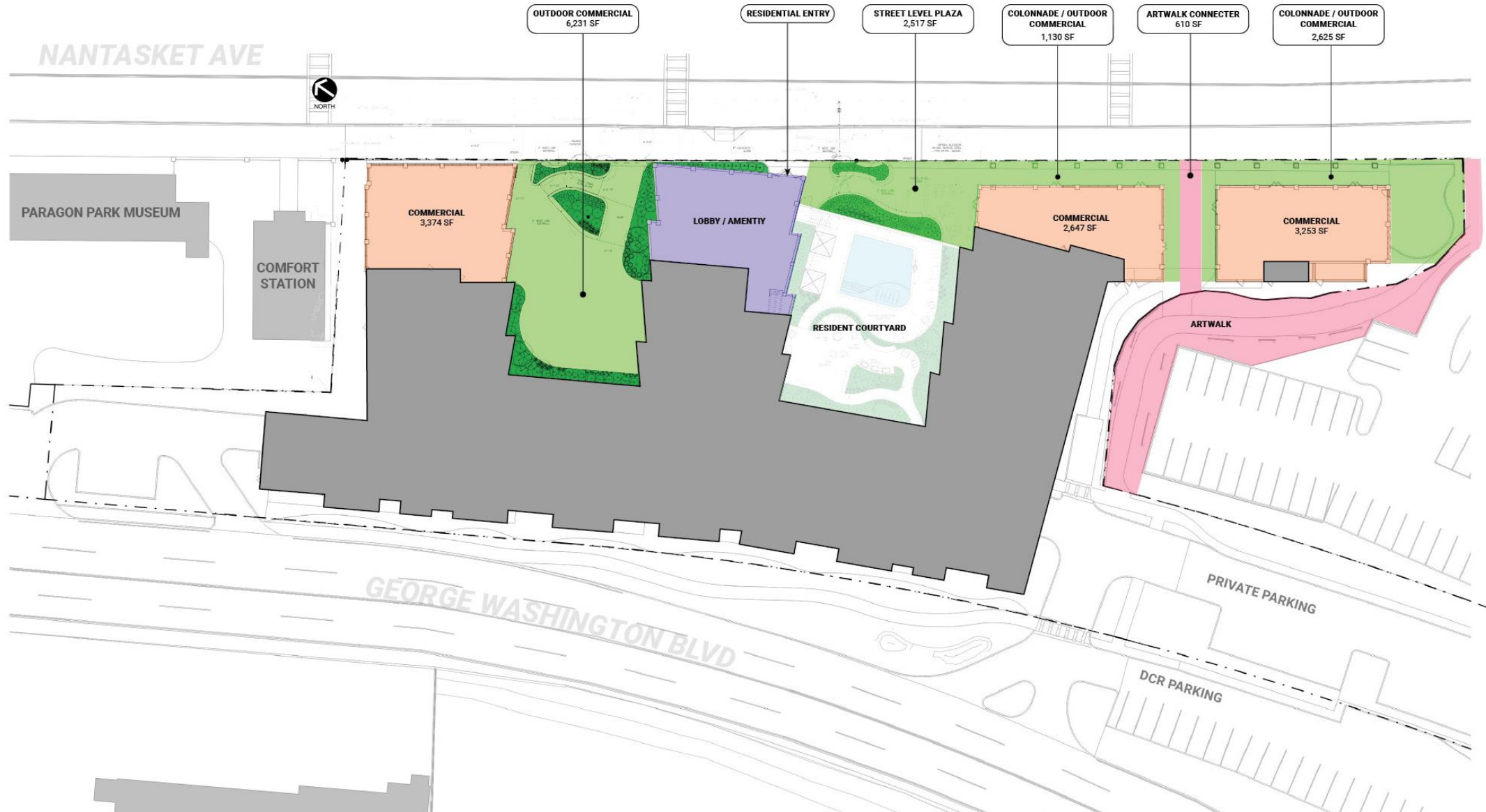
Proposed Project

Previous Design Streetscape



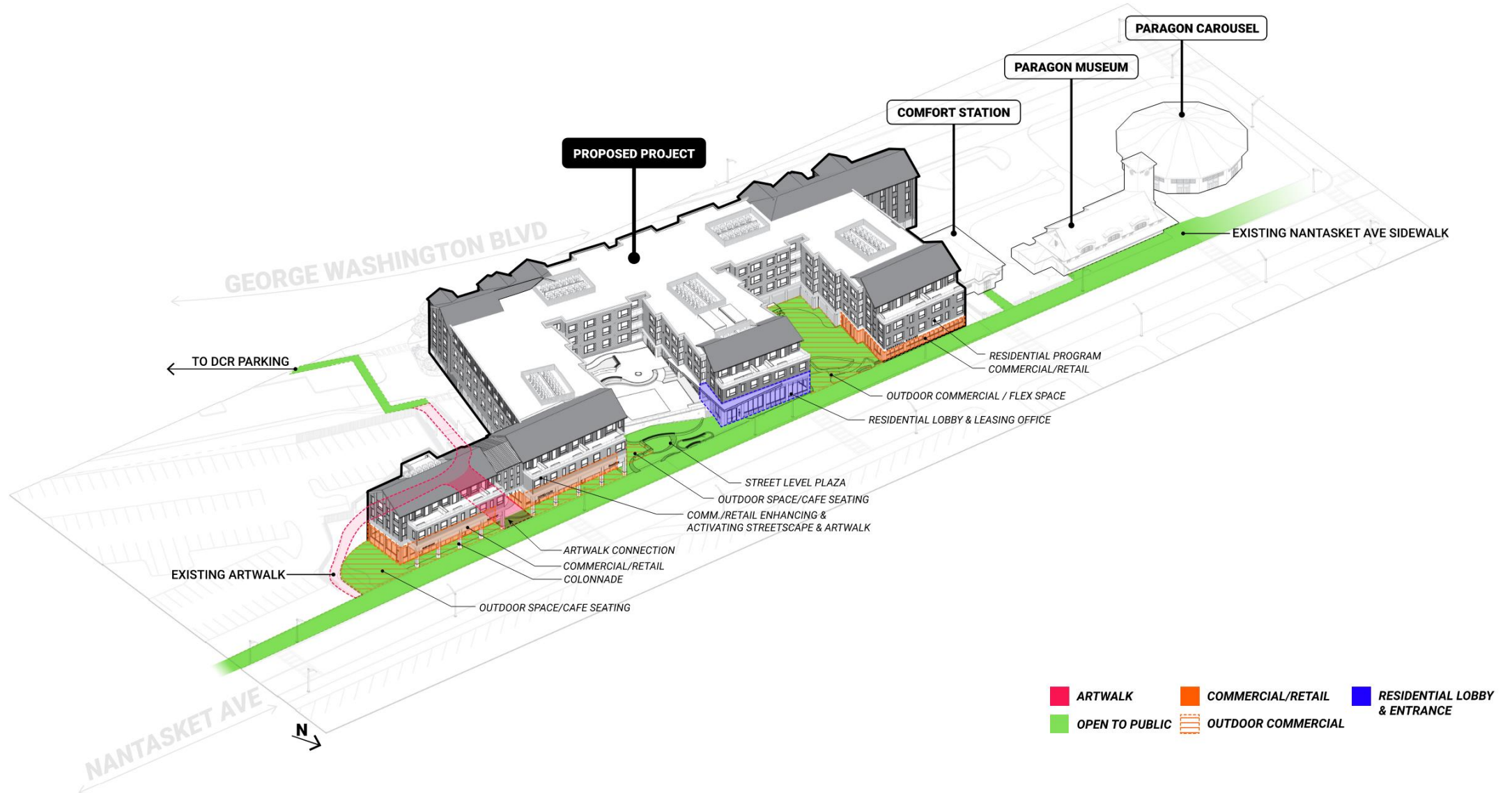
Proposed Project

Revised Design Streetscape



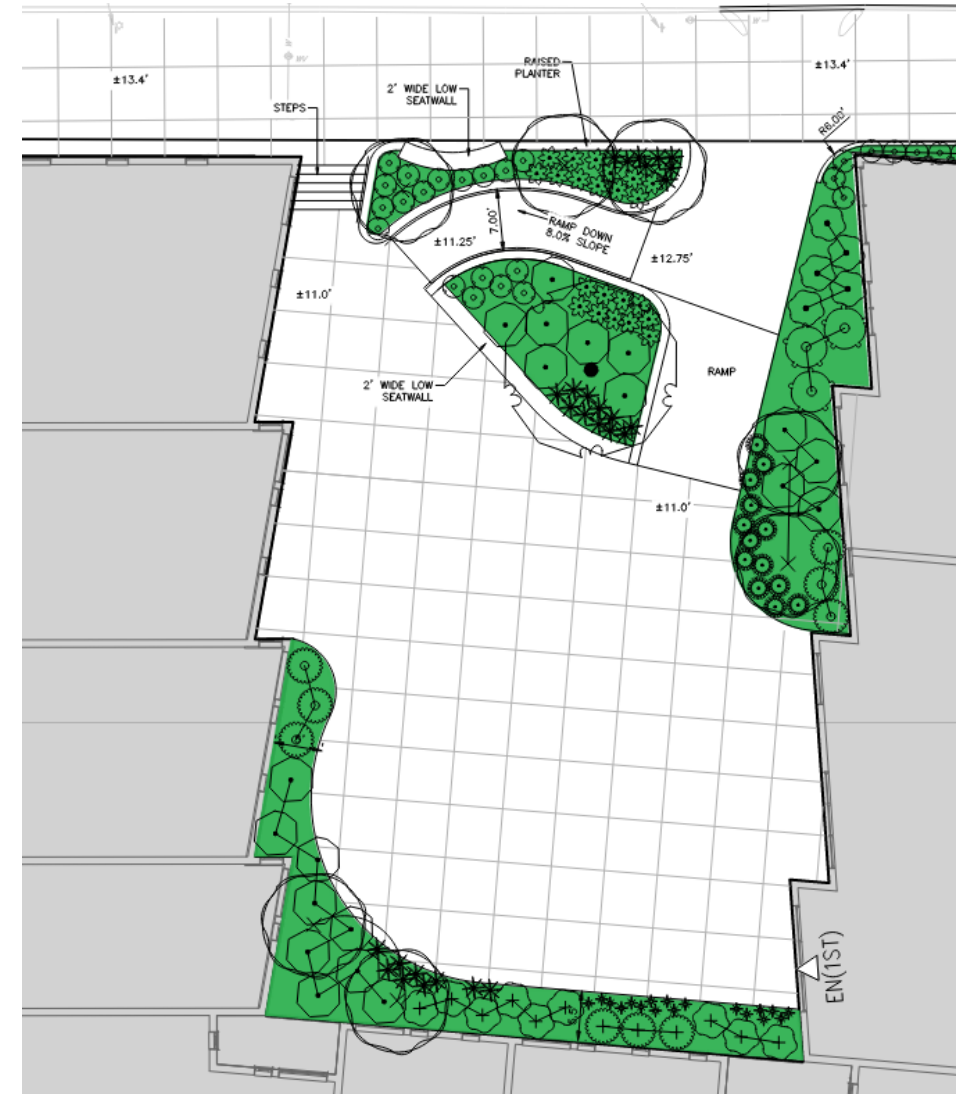
Proposed Project

Revised Design Public Realm



Proposed Project

Revised Design Commercial Outdoor Space




What We Heard:

- **Losing what is there, space for the kids**
 - Will miss the arcade
 - Complementary to beach activity



What We Heard:

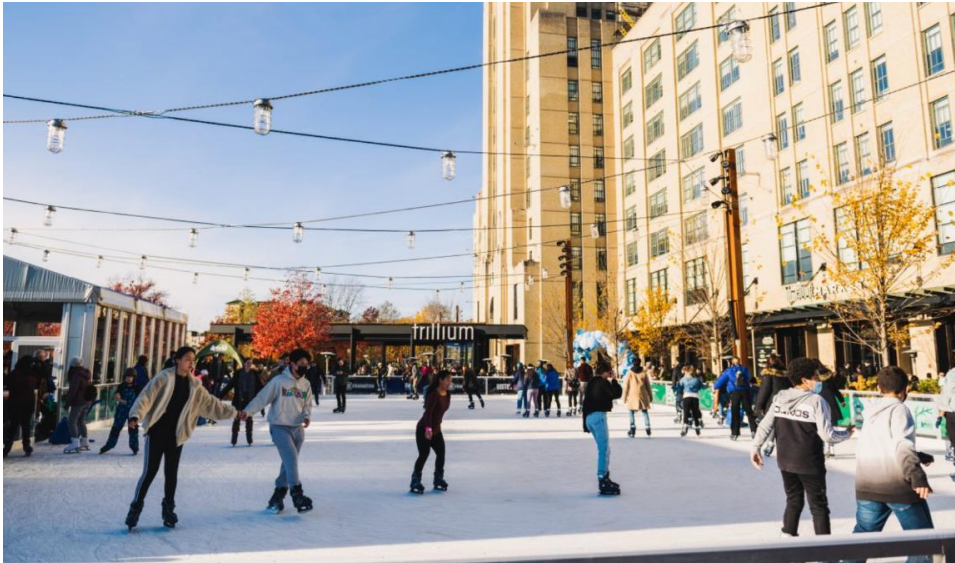
- **Losing what is there, space for the kids**
 - Will miss the arcade
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- 

What We Did:

- **Working with existing business**
 - New space will accommodate existing use
 - Flexible space could accommodate a variety of uses

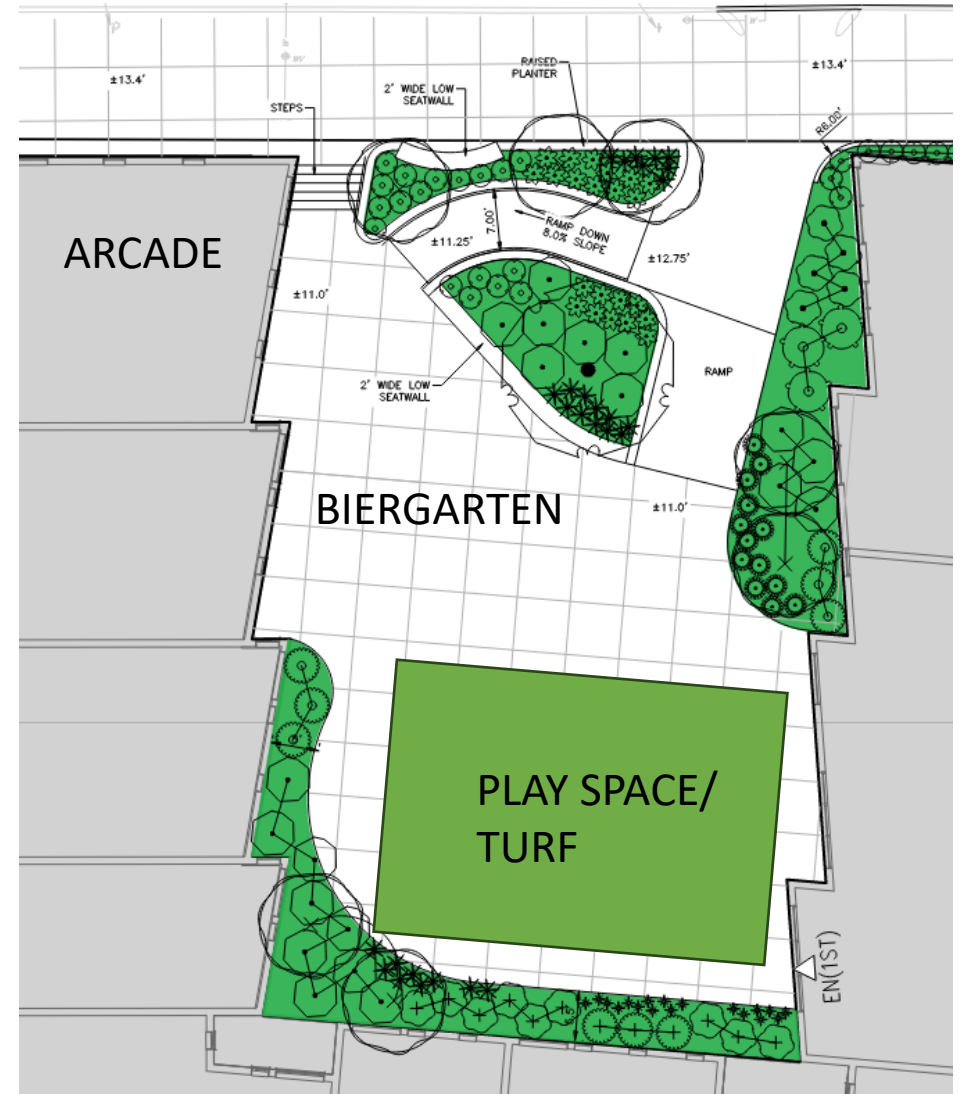
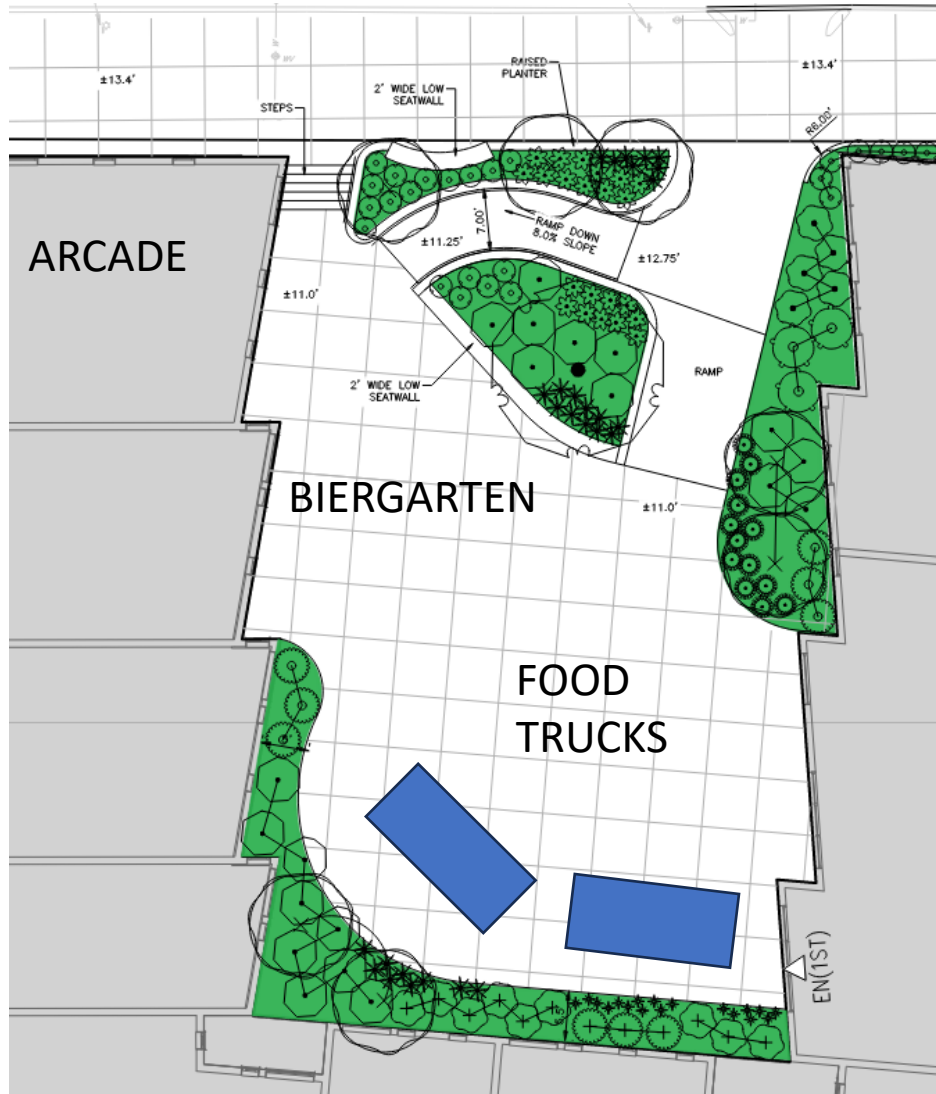
Proposed Project

Commercial Outdoor Space Inspiration



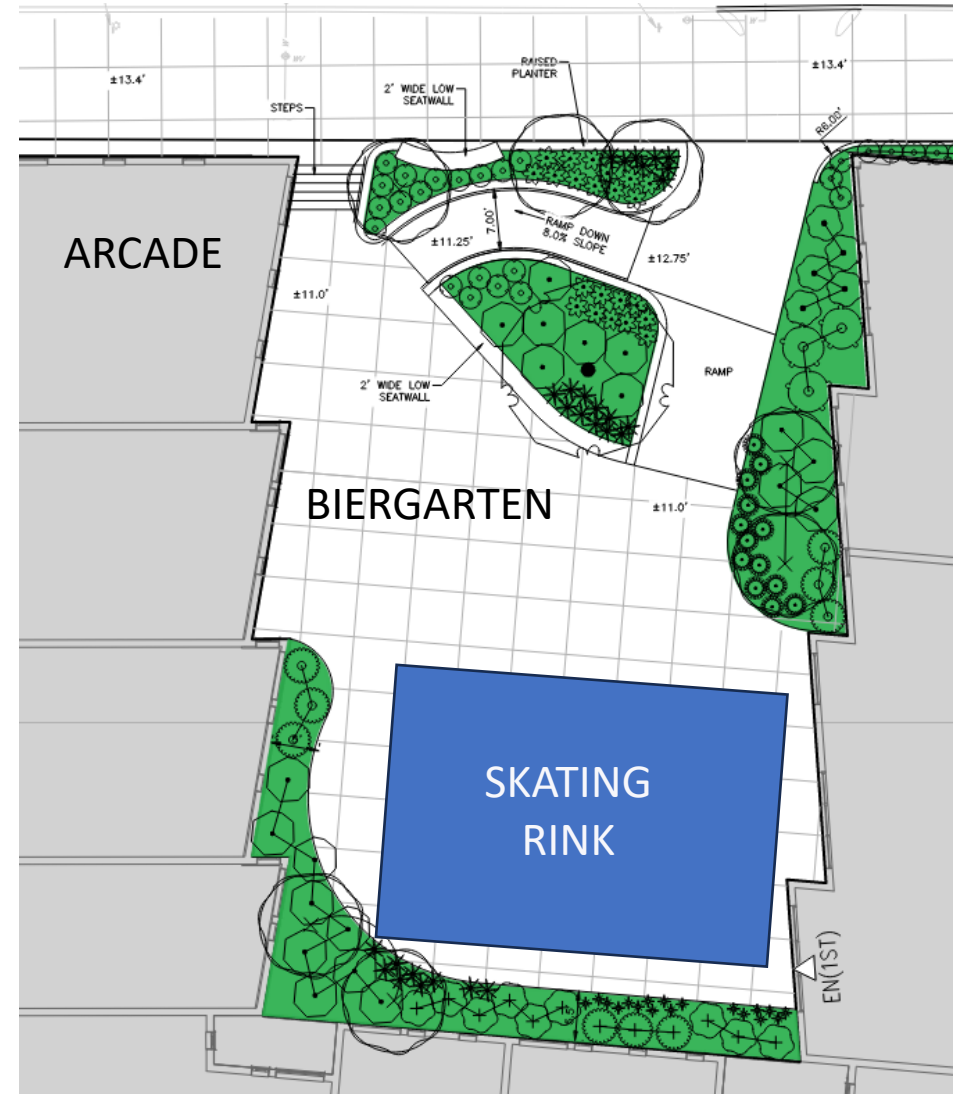
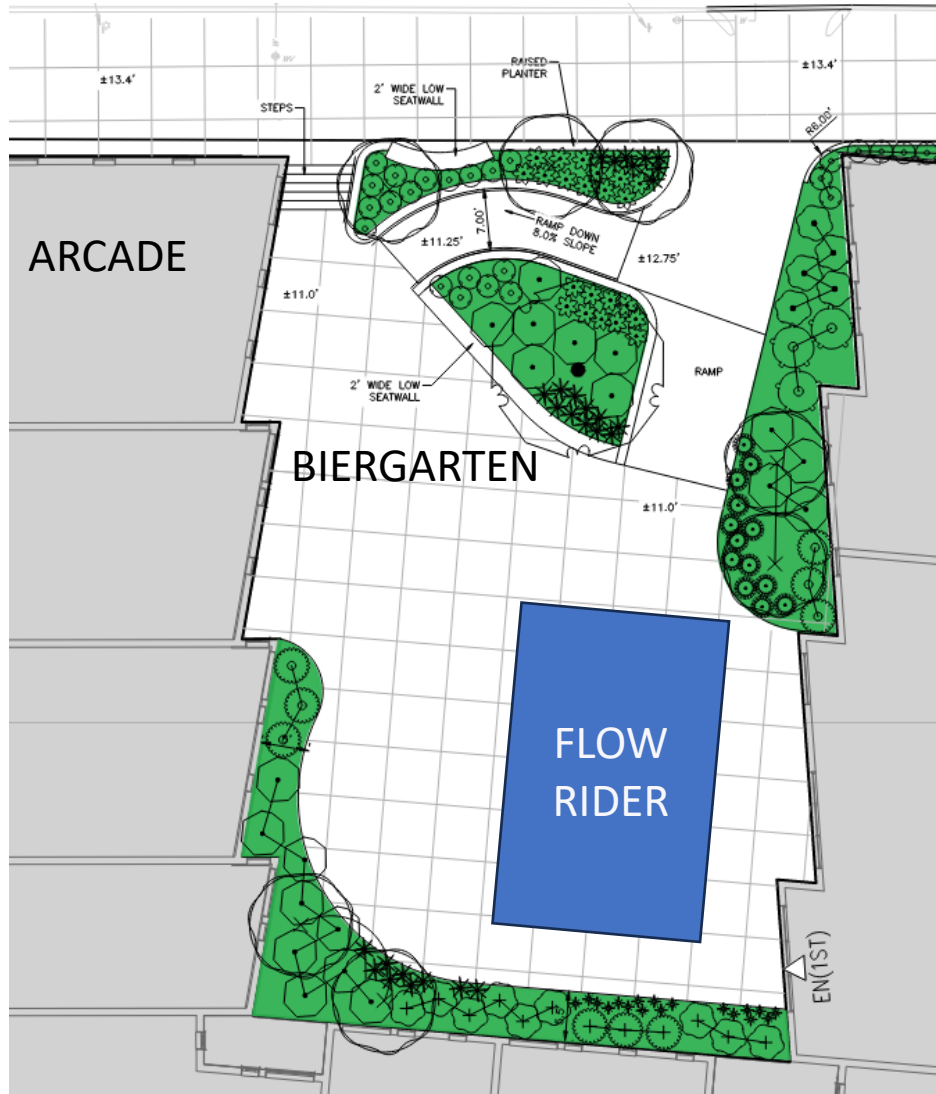
Proposed Project

Flexible Space




Proposed Project


Flexible Space



What We Heard:

- **Parking Concerns**
 - Retail/guest parking
 - Underground parking in a flood
 - Long walk to parking
- 

What We Heard:

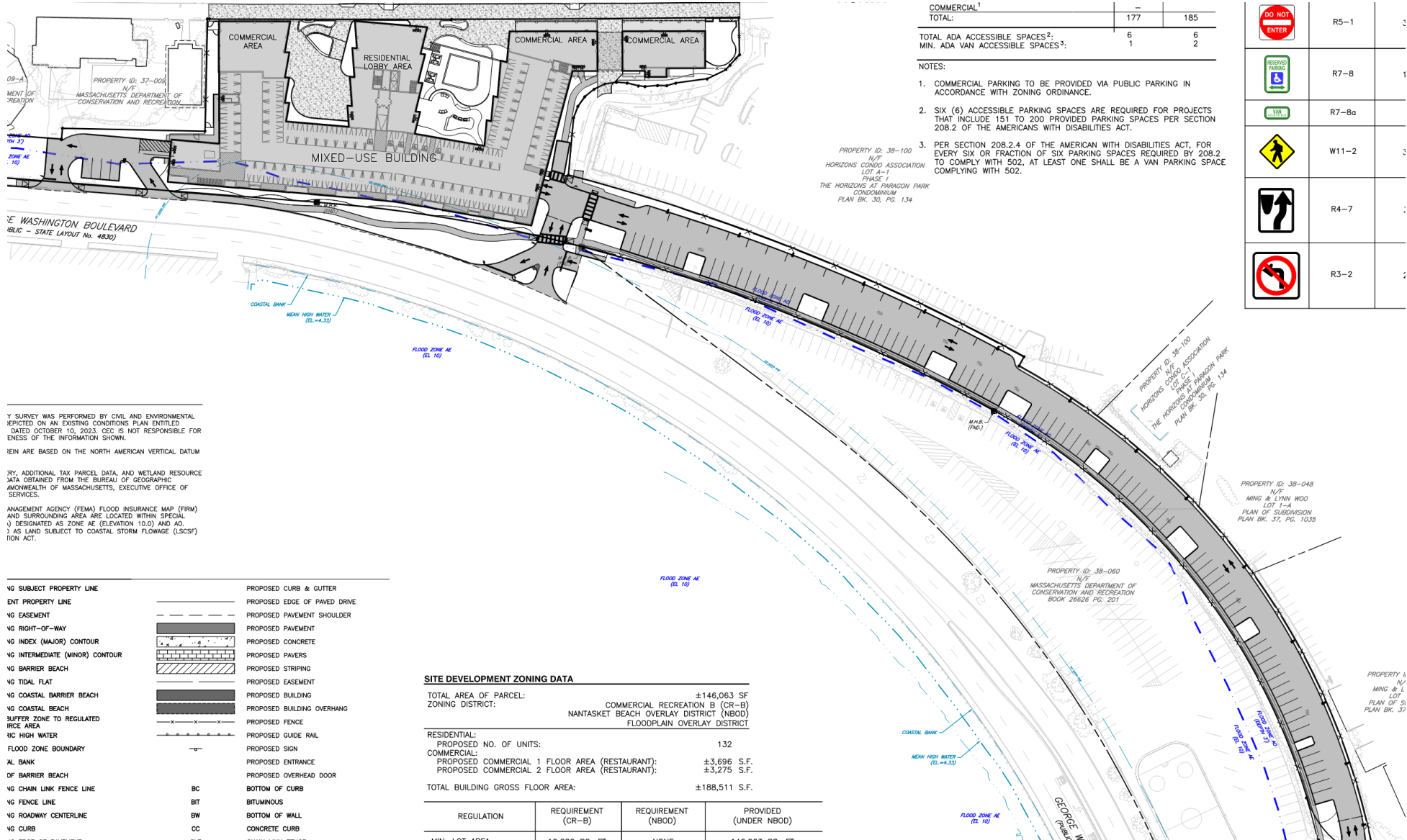
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- 

What We Did:

- **Made Improvements**
 - Added parking
 - Raised garage above flood elevation
 - Added walkway to Rockland Circle

Proposed Project

Revised Design



COMMERCIAL ¹	-	-
TOTAL:	177	185
TOTAL ADA ACCESSIBLE SPACES ² :	6	6
MIN. ADA VAN ACCESSIBLE SPACES ³ :	1	2

- NOTES:
- COMMERCIAL PARKING TO BE PROVIDED VIA PUBLIC PARKING IN ACCORDANCE WITH ZONING ORDINANCE.
 - SIX (6) ACCESSIBLE PARKING SPACES ARE REQUIRED FOR PROJECTS THAT INCLUDE 151 TO 200 PROVIDED PARKING SPACES PER SECTION 208.2 OF THE AMERICANS WITH DISABILITIES ACT.
 - PER SECTION 208.2.4 OF THE AMERICAN WITH DISABILITIES ACT, FOR EVERY SIX OR FRACTION OF SIX PARKING SPACES REQUIRED BY 208.2 TO COMPLY WITH 502, AT LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING WITH 502.

	R5-1	3
	R7-8	1
	R7-8a	
	W11-2	3
	R4-7	3
	R3-2	3

Y SURVEY WAS PERFORMED BY CIVIL AND ENVIRONMENTAL ENGINEERS INC. ON AN EXISTING CONDITIONS PLAN ENTITLED "WASHINGTON BOULEVARD" DATED OCTOBER 10, 2023. CEC IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN.

VERTICAL CURVES ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM.

PROPERTY DATA, ADDITIONAL TAX PARCEL DATA, AND WETLAND RESOURCE DATA OBTAINED FROM THE BUREAU OF GEOGRAPHIC INFORMATION SYSTEMS, COMMONWEALTH OF MASSACHUSETTS, EXECUTIVE OFFICE OF ENERGY AND ENVIRONMENTAL AFFAIRS.

MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE MAP (FIRM) AND SURROUNDING AREA ARE LOCATED WITHIN SPECIAL FLOOD HAZARD ZONE (S) DESIGNATED AS ZONE AE (ELEVATION 10.0) AND AO. THIS PROJECT IS AS LAND SUBJECT TO COASTAL STORM FLOWAGE (LSCSF) UNDER THE FEDERAL FLOOD DAMAGE PREVENTION ACT.

VG SUBJECT PROPERTY LINE	PROPOSED CURB & GUTTER
VG EXISTING PROPERTY LINE	PROPOSED EDGE OF PAVED DRIVE
VG EASEMENT	PROPOSED PAVEMENT SHOULDER
VG RIGHT-OF-WAY	PROPOSED PAVEMENT
VG INDEX (MAJOR) CONTOUR	PROPOSED CONCRETE
VG INTERMEDIATE (MINOR) CONTOUR	PROPOSED PAVERS
VG BARRIER BEACH	PROPOSED STRIPING
VG TIDAL FLAT	PROPOSED EASEMENT
VG COASTAL BARRIER BEACH	PROPOSED BUILDING
VG COASTAL BEACH	PROPOSED BUILDING OVERHANG
VG BUFFER ZONE TO REGULATED RICE AREA	PROPOSED FENCE
VG HIGH WATER	PROPOSED GUIDE RAIL
FLOOD ZONE BOUNDARY	PROPOSED SIGN
AL BANK	PROPOSED ENTRANCE
OF BARRIER BEACH	PROPOSED OVERHEAD DOOR
VG CHAIN LINK FENCE LINE	BC BOTTOM OF CURB
VG FENCE LINE	BT BITUMINOUS
VG ROADWAY CENTERLINE	BW BOTTOM OF WALL
VG CURB	CC CONCRETE CURB

SITE DEVELOPMENT ZONING DATA

TOTAL AREA OF PARCEL:	±146,063 SF
ZONING DISTRICT:	COMMERCIAL RECREATION B (CR-B) NANTASKET BEACH OVERLAY DISTRICT (NBOD) FLOODPLAIN OVERLAY DISTRICT

RESIDENTIAL:	PROPOSED NO. OF UNITS:	132
COMMERCIAL:	PROPOSED COMMERCIAL 1 FLOOR AREA (RESTAURANT):	±3,696 S.F.
	PROPOSED COMMERCIAL 2 FLOOR AREA (RESTAURANT):	±3,275 S.F.
TOTAL BUILDING GROSS FLOOR AREA:		±188,511 S.F.

REGULATION	REQUIREMENT (CR-B)	REQUIREMENT (NBOD)	PROVIDED (UNDER NBOD)
MIN. LOT AREA			
MAX. GROSS FLOOR AREA			
MIN. SETBACK			
MAX. HEIGHT			

Architectural Revisions

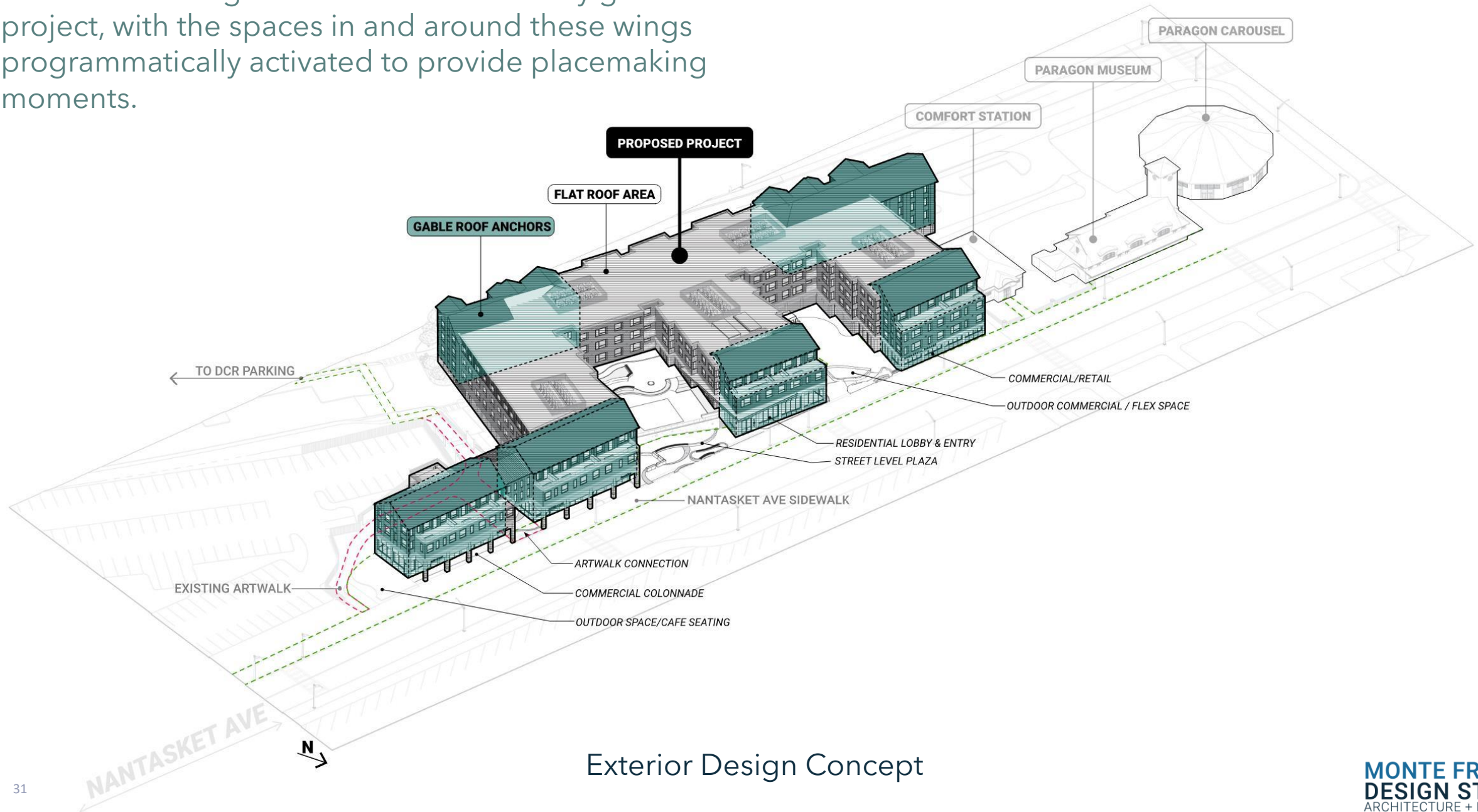
Monte French - MFDS





Rendering: View North on Nantasket Ave

Gabled roof wings anchor and contextually ground the project, with the spaces in and around these wings programmatically activated to provide placemaking moments.



Exterior Design Concept



Rendering: Artwalk Connector



Rendering: Colonnade & Artwalk Connector



Rendering: South Courtyard/Street Level Plaza



Rendering: Street Level Plaza



Rendering: Residential Lobby & Entrance



Rendering: North Commercial Wing & Outdoor Commercial



Rendering: North Wing



Rendering: GW Boulevard South End



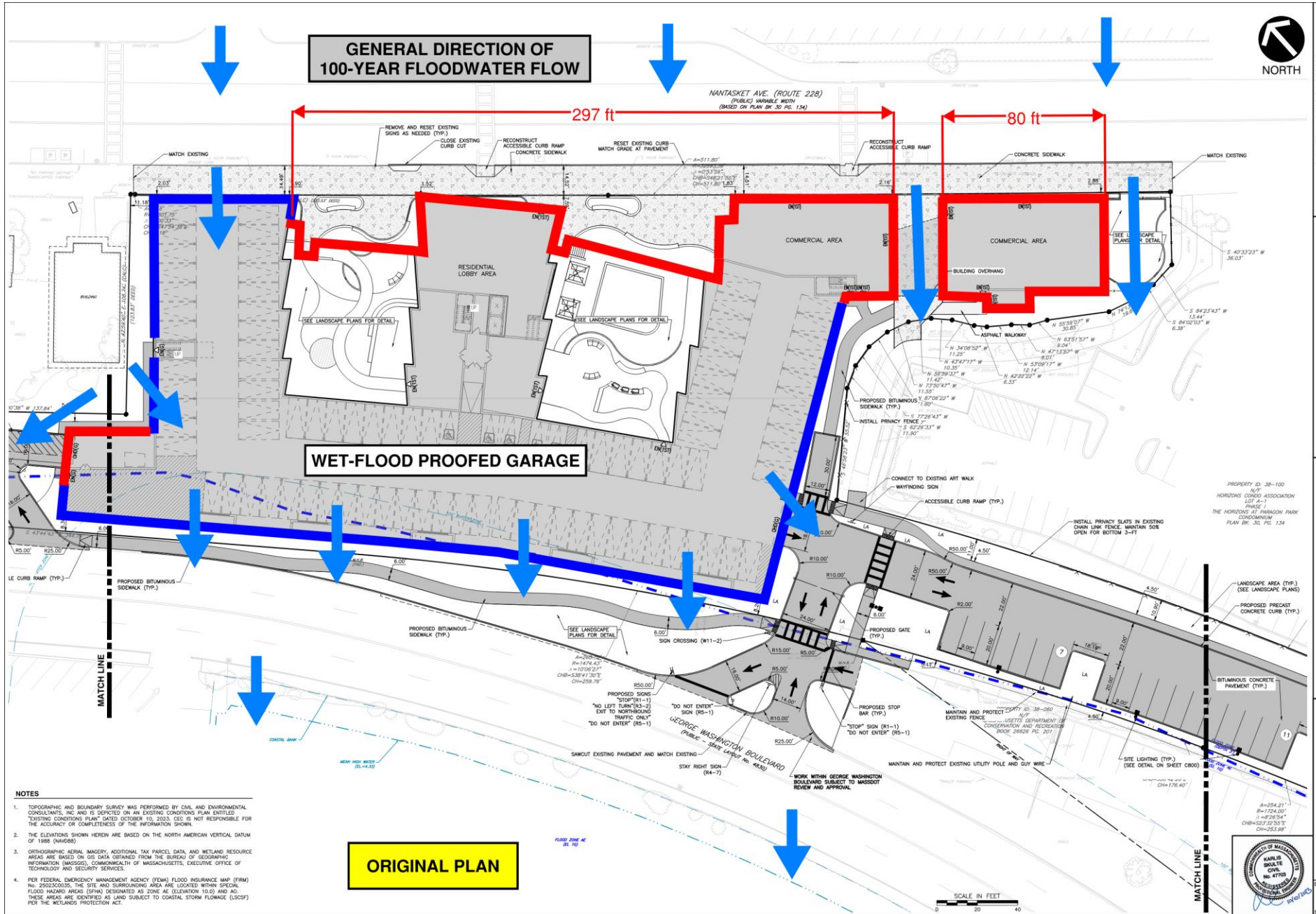
Rendering: GW Boulevard North End

Flood Mitigation

Karlis Skulte - CEC







SUBMITTAL & REVISION RECORD

NO.	DATE	DESCRIPTION

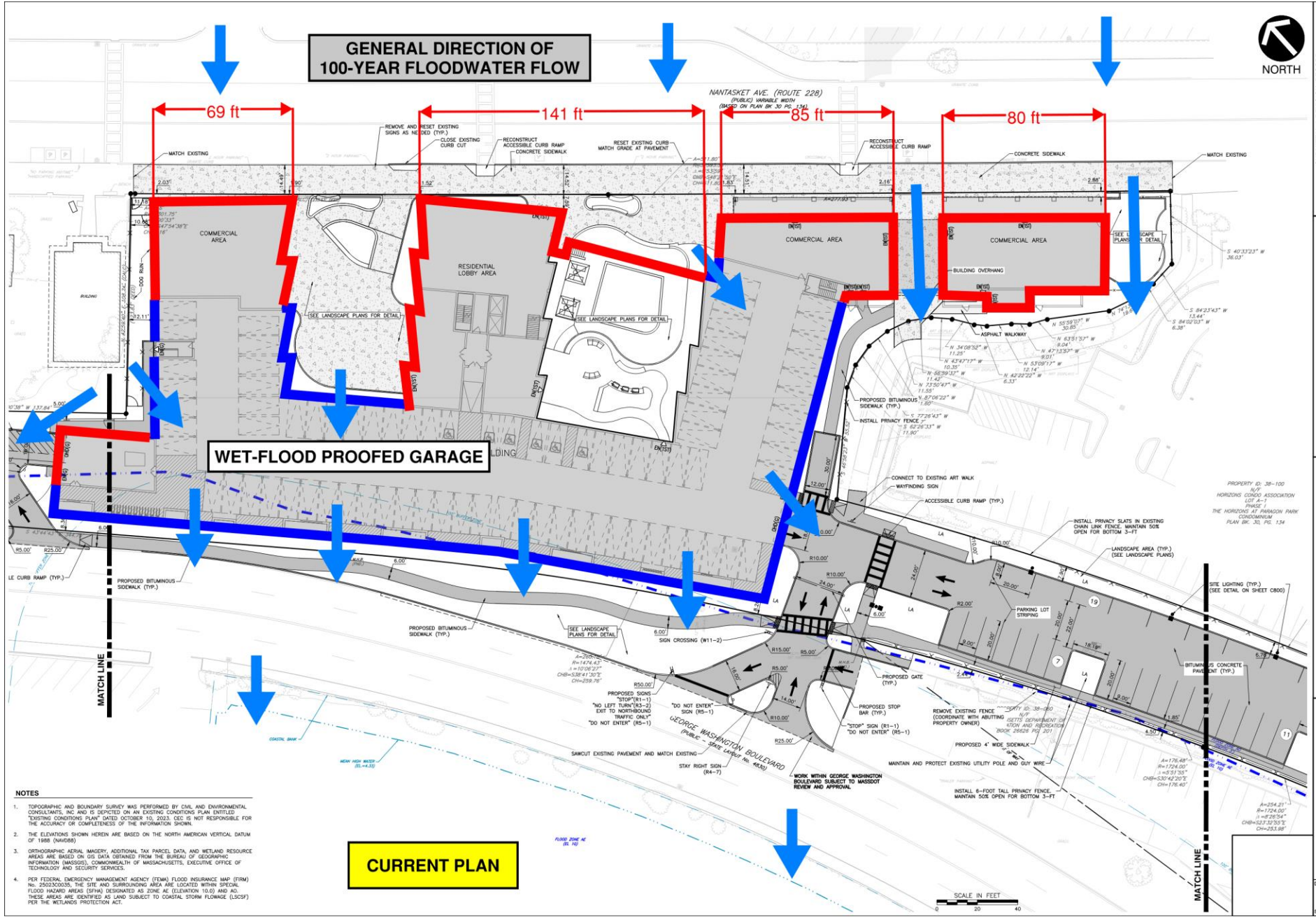
CEC
Civil & Environmental Consultants, Inc.
 31 Bellevue Road - Ryeplam, MA 02767
 PH: 774.501.2176 - 866.312.2024 - Fax: 774.501.2669
 WWW.CECINC.COM

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

LAYOUT & MATERIALS PLAN

DATE	BY	CHK	APP
OCTOBER 10, 2023	IMMAY		

DRAWING NO. **C201**
 SHEET 8 OF 27



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 10, 2023. DEC IS NOT 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 (NAVD88).
3. ORTHOPHOTO AERIAL IMAGERY, ADDITIONAL TAX PARCEL DATA AND WETLAND RESOURCE AREAS ARE BASED ON GIS DATA OBTAINED FROM THE BUREAU OF GEOGRAPHIC INFORMATION (MAGSIS), COMMONWEALTH OF MASSACHUSETTS, EXECUTIVE OFFICE OF TECHNOLOGY AND SECURITY SERVICES.
4. PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE MAP (FIRM) NO. 250230303S, THE SITE AND SURROUNDING AREA ARE LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS (SFHA) DESIGNATED AS ZONE AE (ELEVATION 10.0) AND AO. THESE AREAS ARE IDENTIFIED AS LAND SUBJECT TO COASTAL STORM FLOWAGE (LSCFP) FOR THE WETLANDS PROTECTION ACT.

CURRENT PLAN

SCALE IN FEET
0 20 40



SUBMITTAL & REVISION RECORD

NO.	DATE	DESCRIPTION

CEC
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MIXED-USE REDEVELOPMENT
189 & 193 NANTASKET AVENUE &
0 GEORGE WASHINGTON BOULEVARD
HULL, MASSACHUSETTS

LAYOUT & MATERIALS PLAN

DATE:	OCTOBER 10, 2023 (ISSUED BY)	DATE:	11/28/2023 (REVISED BY)
SCALE:	AS SHOWN	SCALE:	AS SHOWN
PROJECT NO.:	230230303S	PROJECT NO.:	230230303S
PROJ. NO.:	3347/202	PROJ. NO.:	3347/202

DRAWING NO. **C201**
SHEET 8 OF 27

