

# Hingham Harbor and Downtown Sustainable Vision Study

---

**Stakeholder/Community Meeting #2**  
**October 13, 2020**



Hingham Harbor and Downtown **Sustainable Vision Study**

Photo: [marinas.com](http://marinas.com)  
10/13/2020



Hingham Harbor and Downtown Sustainable Vision Plan

Photo: [marinas.com](http://marinas.com)  
10/13/2020



# Welcome and introductions

## NOTIFICATION OF RECORDING

This meeting will be recorded and the Metropolitan Area Planning Council (MAPC) may choose to retain and distribute the video, still images, audio, and/or the chat transcript. By continuing with this virtual meeting, you are consenting to participate in a recorded event. The recordings and chat transcript will be considered a public record. If you do not feel comfortable being recorded, please turn off your camera and/or mute your microphone, or leave the meeting.



# Welcome and introduction

## Stakeholder/Community Meeting #2

October 13, 2020

# Agenda

 **Welcome and introduction** (5 minutes)

 **Review feedback from Meeting #1** (15 minutes)

 **Study area existing conditions** (20 minutes)

 **Defining a shared vision** (45 minutes)

 **Next steps** (5 minutes)

 Welcome and introduction

## **Virtual Meeting Logistics**

- The meeting is being recorded
- Please mute your audio if you are not speaking to avoid feedback issues
- If available, please turn your video on
- During comment periods, if you have a question or comment, please use the “raise your hand” function or ask to be recognized in the chat box
- Please keep your verbal comments succinct to allow as many contributors as possible

# Welcome and introduction



## Town of Hingham

- **Mary Savage-Dunham** AICP, CFM  
*Director of Community Planning*



## Metropolitan Area Planning Council



**Josh Fiala** AICP AIA LEED AP  
*Principal Planner*



**Darci Schofield**  
*Senior Environmental Planner*



**Iolando Spinola**  
*Community Engagement Specialist*

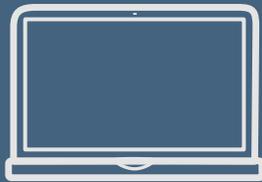


Welcome and introduction

# Poll Everywhere

## Interactive Live Polling

To connect to the interactive poll:



*In a new browser window, go to*

***[pollev.com/mapcmtg](https://pollev.com/mapcmtg)***



**What is your connection to Hingham  
Harbor/Downtown and name (optional)?**

 Welcome and introduction

## Overarching goals of study:

- Create a shared vision for the study area
- Define short and long-term recommendations that are focused on:
  - Public realm and open space improvements
  - Resiliency and sustainability improvements
  - Land use and zoning recommendations



Welcome and introduction

# Study Area Map



 Welcome and introduction

## Previous and ongoing studies

- *Master Plan for Hingham Harbor, 2007, Mazzarelli Associates*
- *Hingham Open Space and Recreation Plan, 2009*
- *Hingham Harbor Waterfront Improvements, 2013, Community Rowing Inc.*
- *Climate Change Vulnerability, Risk Assessment and Adaptation Study, 2015, Kleinfelder*
- *Route 3A Corridor Improvements, 2015, DCI Consultants*
- *Downtown Parking Study, 2017-2018, CTPS*
- *Green Community Energy Reduction Plan, 2018*
- *Updated Open Space and Recreation Plan, 2020*
- *Hingham Master Plan, Ongoing, Barrett Planning Group*

 Welcome and introduction

# **Project Work Plan**

- **Task 1 – District Vision**
- **Task 2 – District Public Realm and Open Space Improvement and Resiliency Plan**
- **Task 3 – District Land Use and Zoning Recommendations**



# Welcome and introduction

## Schedule

Task	Year/Month												
	2020						2021						
	06	07	08	09	10	11	12	01	02	03	04	05	
<b>Task 1 – District Vision</b>	[Dark Blue Bar]												
<b>Task 2 – District Public Realm and Open Space Improvement and Resiliency Plan</b>					[Light Green Bar]								
<b>Task 3 – District Land Use and Zoning Recommendations</b>								[Orange Bar]					
Stakeholder Meetings													



# Review feedback from Meeting #1





# Review feedback from Meeting #1

## Participating Stakeholders

- Business owners
- Friends of Hingham Harbor
- Harbor Development Committee
- Hingham Development and Industrial Commission
- Hingham Downtown Association
- Hingham Farmer's Market
- Hingham Harbor Marina
- Hingham Net Zero
- Hingham Residents
- Hingham Unity Council
- Master Plan Committee
- Planning Board
- Recreational boaters
- Recreation Commission
- Route 3A Task Force
- Town staff
- Trustees of The Hingham Bathing Beach
- Weir River Estuary Park Committee



## Review feedback from Meeting #1

# What are the main draws for visitors?

- Historic sites – buildings, streetscape, cemetery
- Heritage Museum
- Restaurants
- Waterfront/beach
- Farmer's Market
- Recreational boating

# What would help attract visitors?

- An inn or bed and breakfast
- Better transportation access from outside the district – shuttles, water taxi, bike trail
- Waterfront dining
- Boating events and other consistent district events
- Enhance the retail experience and diverse mix of businesses
- Expand a “Hingham Heritage Trail” that connects historic sites



## Review feedback from Meeting #1

# What should resilience look like here?

- Car free zones in downtown to encourage outdoor eating and other public spaces
- Wi-Fi and better cell phone reception
- Bike paths and bike lanes
- Attract a variety of business owners that are financially feasible/viable
- Native and drought resistant plants
- No litter, no pesticides, more pocket prairies, less mowing or leaf blowing, more walking, less idling cars
- An inn or small hotel
- Bike share
- Improved cooperation between property owners, merchants, Town Hall and DPW
- Solar canopies and trees to protect against extreme heat
- Meet the challenges of sea level rise
- Address the parking issues – maybe through parking meters



## Review feedback from Meeting #1

# What do you want this study to accomplish?

- Find balance between maintaining historic charms while making progress on efforts to increase diversity and move towards a low carbon lifestyle
- Action plan for connecting the harbor and downtown
- Generate attractive opportunities on the Harbor front
- Increase awareness that Hingham is a precious and vulnerable resource
- Bring harbor stakeholders and downtown stakeholders together with shared goals. Attract corporate sponsorship for a significant project. Build a coalition that works together for the future
- Fill the storefronts with a variety of shops/restaurants/experiences – do not leave them empty for months
- Defined linkage of the downtown to the waterfront
- A vision with clear steps for completion
- A roadmap for how to tie downtown to the harbor with ideas how to make it more attractive for people

# Study area existing conditions



## **Study area existing conditions**

# **Outline of Analysis**

- Study area facts
- Climate risks
- Public realm characteristics
- Land use and zoning characteristics



Study area existing conditions

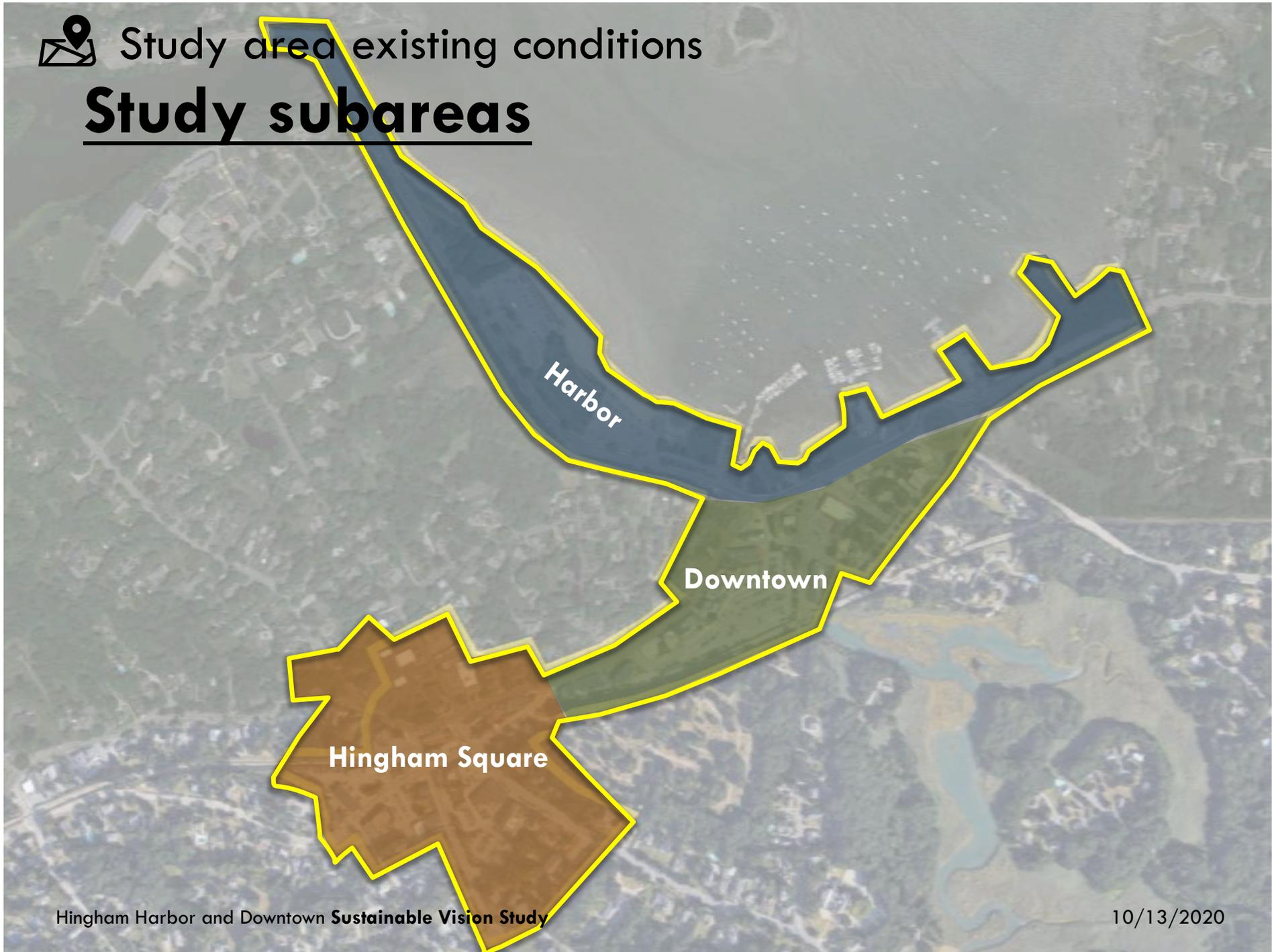
# Study area facts – study area map





Study area existing conditions

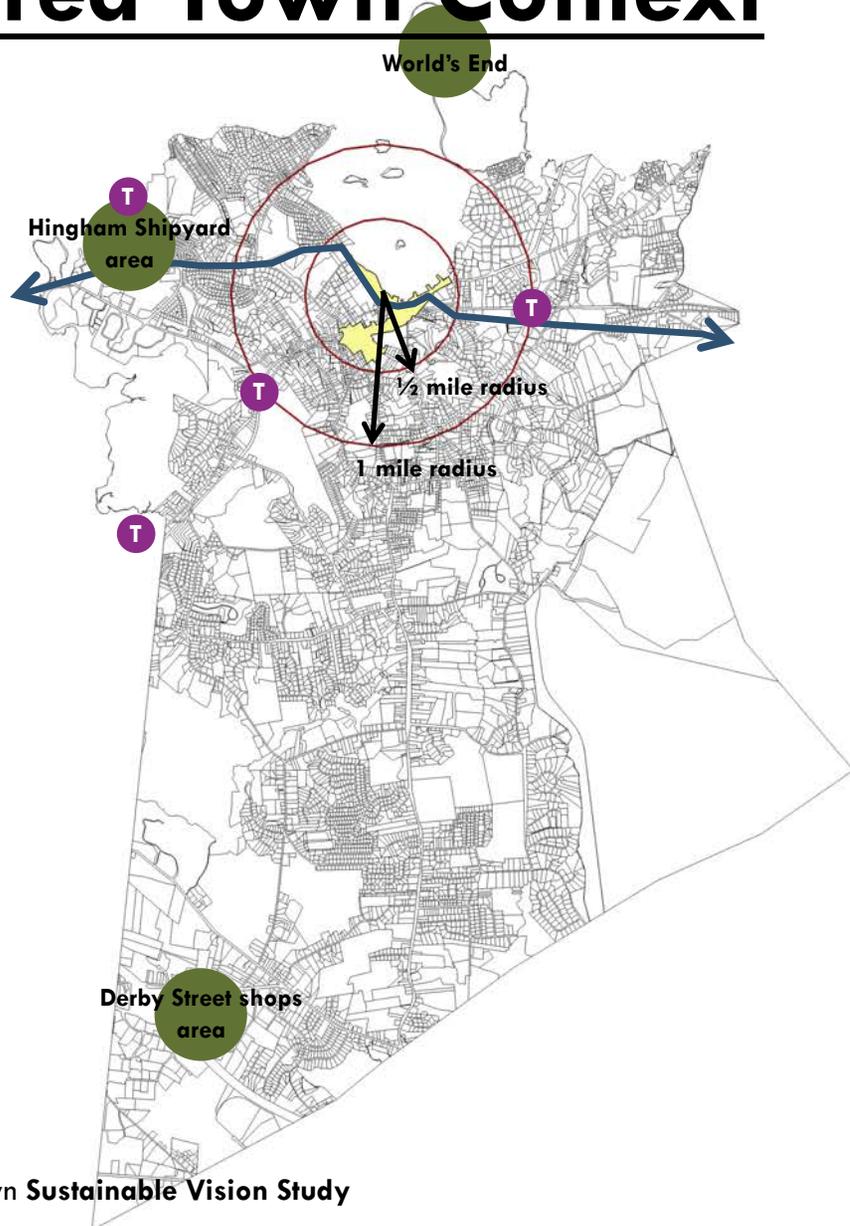
# Study subareas





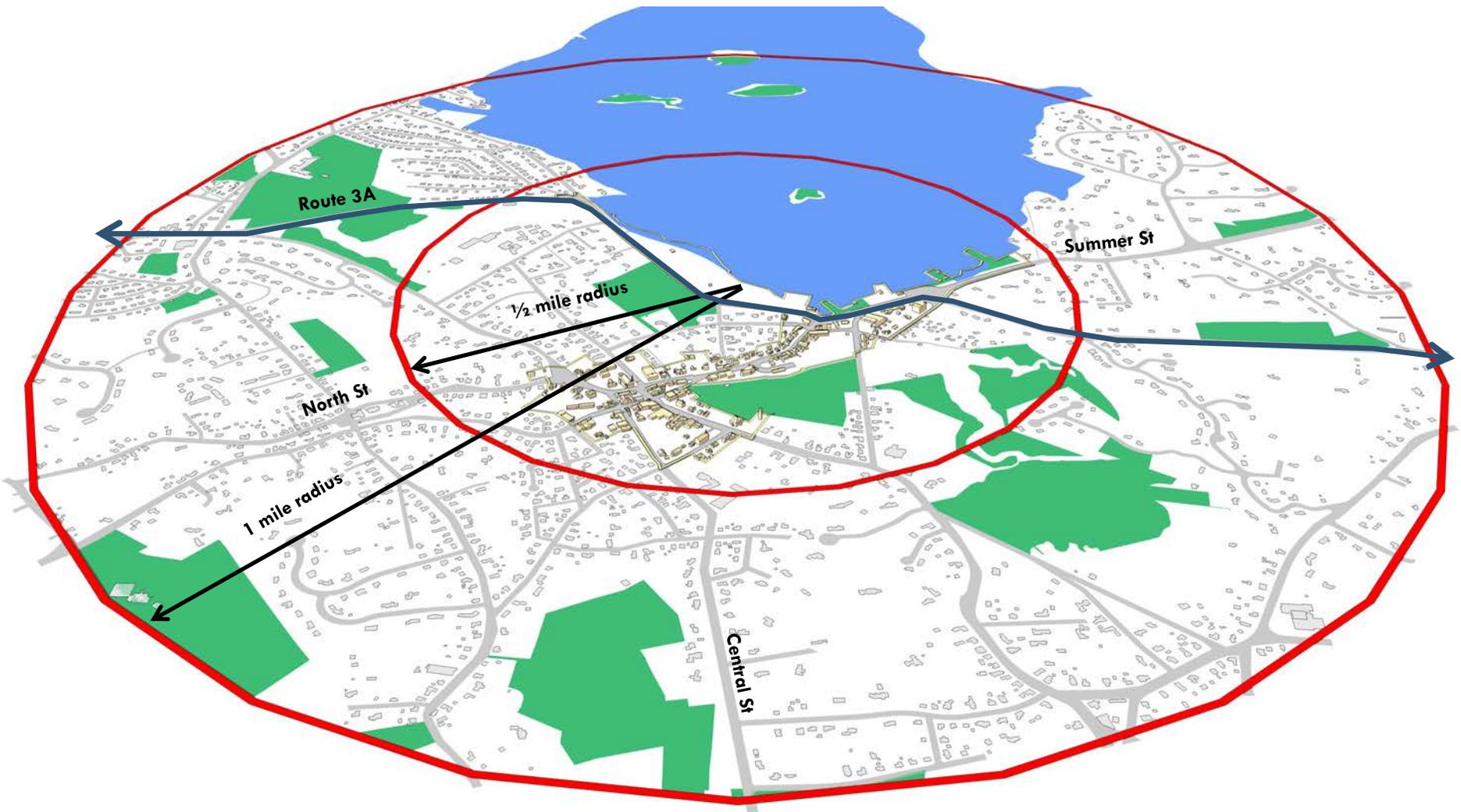
Study area existing conditions

# Study Area Town Context



 Study area existing conditions

# Study Area Context





# Study area existing conditions

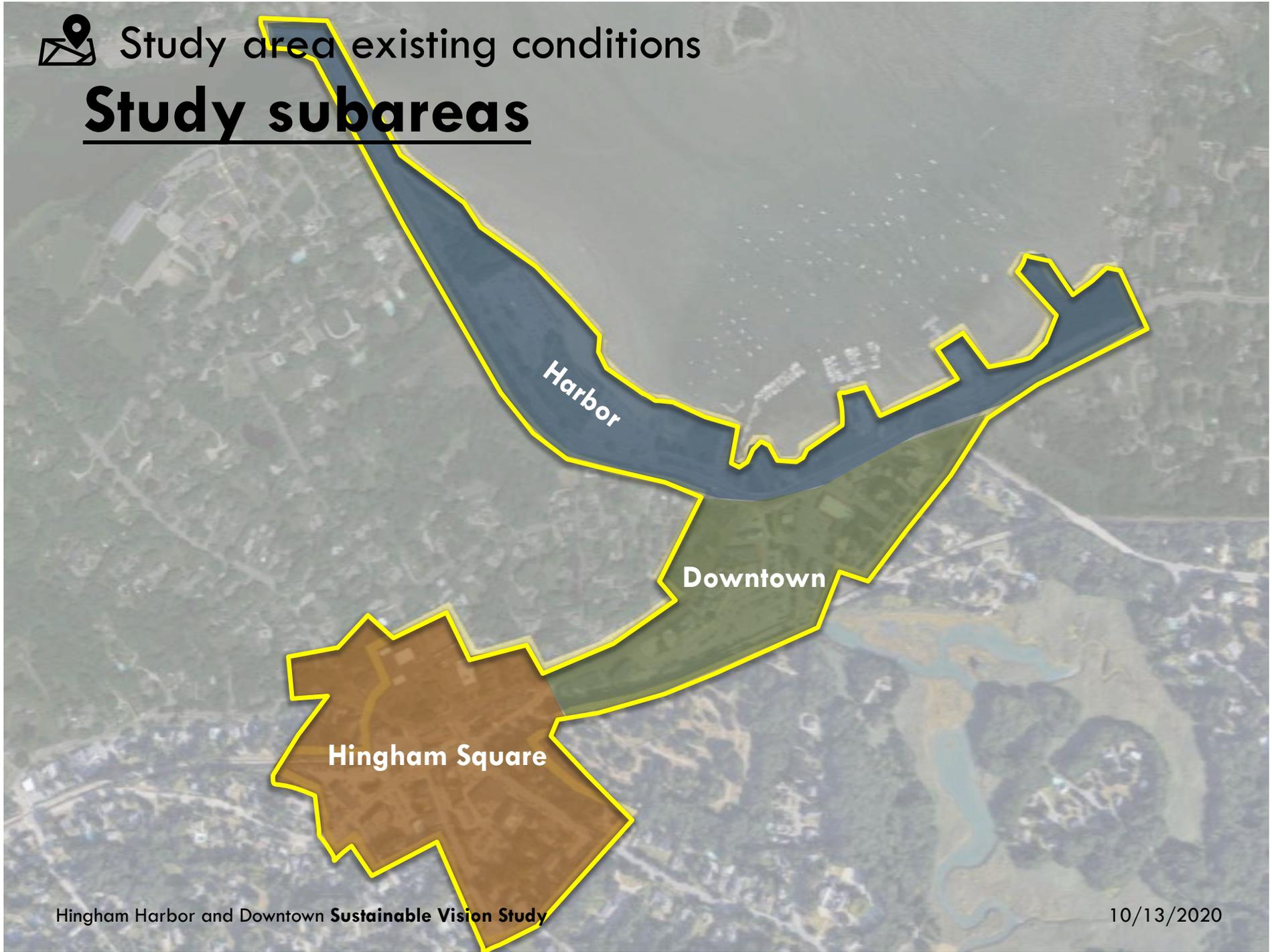
## Study Area





Study area existing conditions

# Study subareas



# Study area existing conditions

## Subarea facts

### Harbor

- Parcels: **12**
- Acres: **17**
- Owner occupied: **10**
- Buildings: **5**
- Total value: **\$10.7M**
- Largest owner: **Town of Hingham**

### Hingham Square

- Parcels: **55**
- Acres: **22**
- Owner occupied: **28**
- Buildings: **49**
- Total value: **\$71.9M**
- Largest owner: **Roman Catholic Archbishop (St. Paul's)**

### Downtown

- Parcels: **53**
- Acres: **17**
- Owner occupied: **25**
- Buildings: **48**
- Total value: **\$51.2M**
- Largest owner: **Town of Hingham**

# Review feedback from Meeting #1

## What works?

### In Hingham Harbor:

- New harbor walk (+9)
- Kayaks and rentals (+8)
- Benches (+5)
- Coffee shop (+5)
- Natural beauty (+5)
- Bathing beach (+4)
- Farmers market (+4)
- Community events at bandstand (+3)
- New bathhouse (+2)
- Pedestrian access (+2)
- Public cares about it (+1)
- Open space (+1)
- Public access (+1)

### Shared:

- Desirable activities (complementary)
- Walkable
- Attractive
- Active
- Natural, cultural, historic value and beauty
- Variety of attractions

### In Downtown:

- Unique variety of local shops/restaurants (+19)
- Walkability (+11)
- Historic charm/resources (+7)
- Heritage museum (+5)
- Trees (+4)
- Quintessential downtown (+3)
- Arts Walk (+3)
- Fruit Center (+2)
- Movie theater, cemetery walks, downtown events (+2)
- It's beautiful (+1)

# Review feedback from Meeting #1

## What doesn't work?

### **In Hingham Harbor:**

- Not safe for pedestrian/biking access – crossing Route 3A (+18)
- Not connected to other areas in Town (+8)
- No harbor dining (+5)
- Lack of parking on waterside of Route 3A (+4)
- Limited social and passive recreation (+2)
- Access for water uses (+2)
- Consistent events (+1)

### **Shared:**

- Improve walking and biking safety
- Improve Rt. 3A safety/crossings
- Expand retail and dining options
- Improve access to the area
- Coordination for improved events and parking

### **In Downtown:**

- Encourage walking and biking (+14)
- More variety in retail and dining (+8)
- Landlord monopoly (+8)
- Place to gather or larger pedestrian only area (+4)
- Options to access downtown (+3)
- Outdoor dining (+3)
- Crossing Route 3A (+3)
- Need a retail anchor (+2)
- Concern about the economic viability (+2)



## Review feedback from Meeting #1

# What are the weather/coastal issues?

- Flooding on wharf/wharf inundation
- Heat and the value of tree canopy
- 2015 snowstorms and coastal storms
- Snow removal
- Beach erosion and sea wall failure
- Degradation of sidewalks due to tides
- Route 3A closed down in big storms

# What are other resilience issues?

- Rents are prohibitively high for some retailers
- Road safety and Route 3A
- Littering along the walkways and boat launch area
- Carbon reduction through walking and biking

## Study area existing conditions

# Climate risks

Climate Risk	1900-Present	2030	2070
<b>Sea Level Rise</b>	11" in Boston Harbor	1.2-1.4 feet*	4.2-5.4 feet*
<b>Temperature</b>	<ul style="list-style-type: none"><li>➤ 2° locally &amp; globally,</li><li>➤ ~8 days over 90°</li></ul>	~20 days over 90°	~48 days over 90°
<b>Precipitation</b>	>10% increase in Boston; 8 days >1 inch rain	9.5 days with >1" Precipitation Events	1% Chance Storm becomes a 25% Chance Storm



## Study area existing conditions

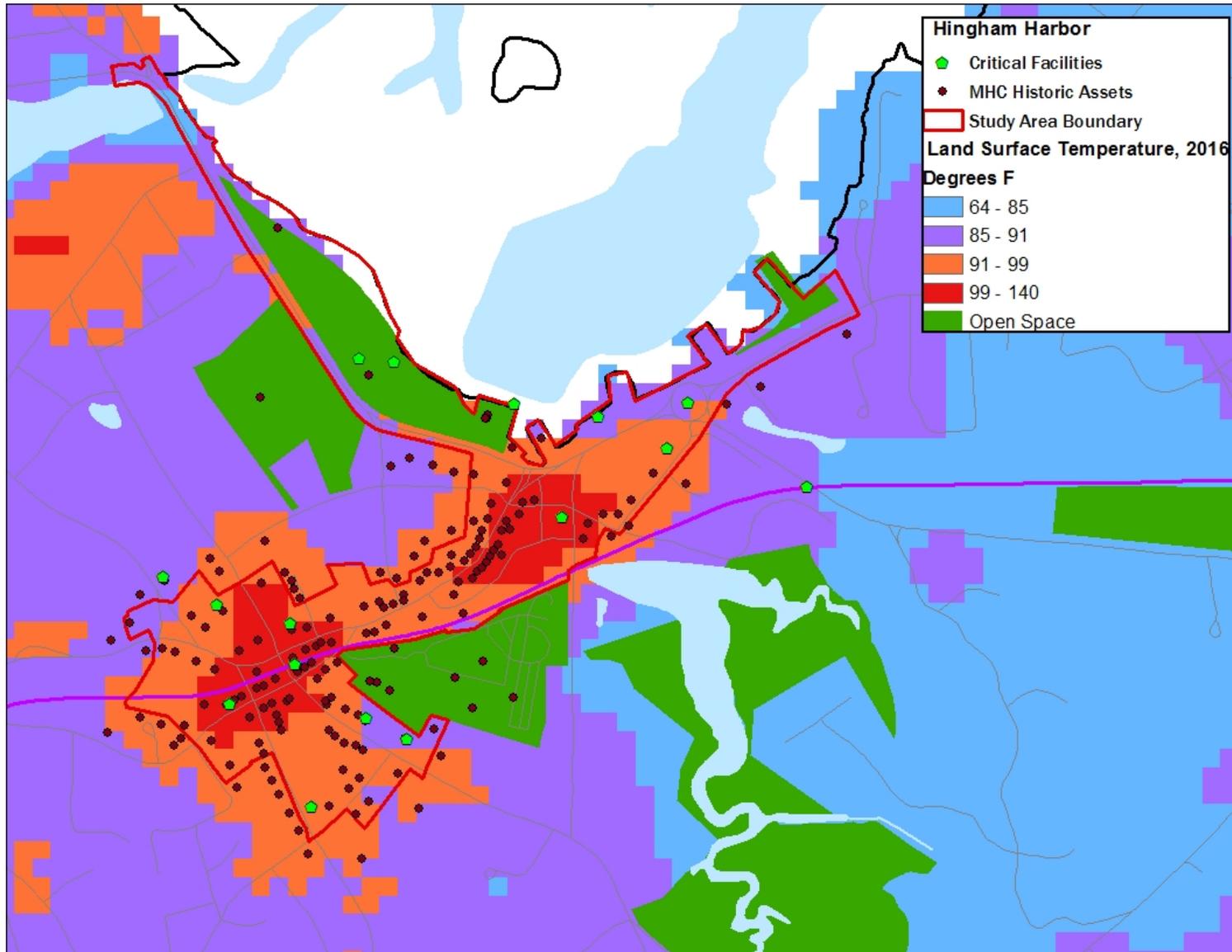
# Climate planning and recommendations

Climate Planning Effort	Hingham Harbor Recommendations
<i>Kleinfelder (2015) Climate Change Vulnerability, Risk Assessment and Adaptation Study Town of Hingham, MA</i>	<ul style="list-style-type: none"><li>• Raise Route 3A/Otis Street/ Summer Street</li><li>• Mill St. Pump Station Elevation</li><li>• Bathing Beach dune and beach restoration</li><li>• Iron Horse Park Coastal Stabilization</li></ul>
<i>MAPC (2016) Town of Hingham Natural Hazard Mitigation Plan Update</i>	<ul style="list-style-type: none"><li>• Harbor Seawall Study</li><li>• Bank Stabilization along Route 3A-Otis Street to Bathing Beach</li><li>• Sand Management Plan for Bathing Beach</li><li>• Climate Vulnerability and Adaptation Study for SLR impact on coastal infrastructure</li><li>• Vegetated Buffer Rt. 3A by Bathing Beach</li></ul>
<i>Town of Hingham, Beals and Thomas, Inc (2019). "Summary of Findings, Hingham Municipal Vulnerability Preparedness Workshop." Hingham, Massachusetts.</i>	<ul style="list-style-type: none"><li>• Increase height of seawalls and adjacent upland</li><li>• Implement resiliency to sewer lines and pump stations</li><li>• Stormwater controls to treat runoff</li><li>• Decrease bacteria levels at beaches bounding the Harbor</li><li>• Beach nourishment</li><li>• Temporary Flood barriers to protect historic assets</li></ul>



Study area existing conditions

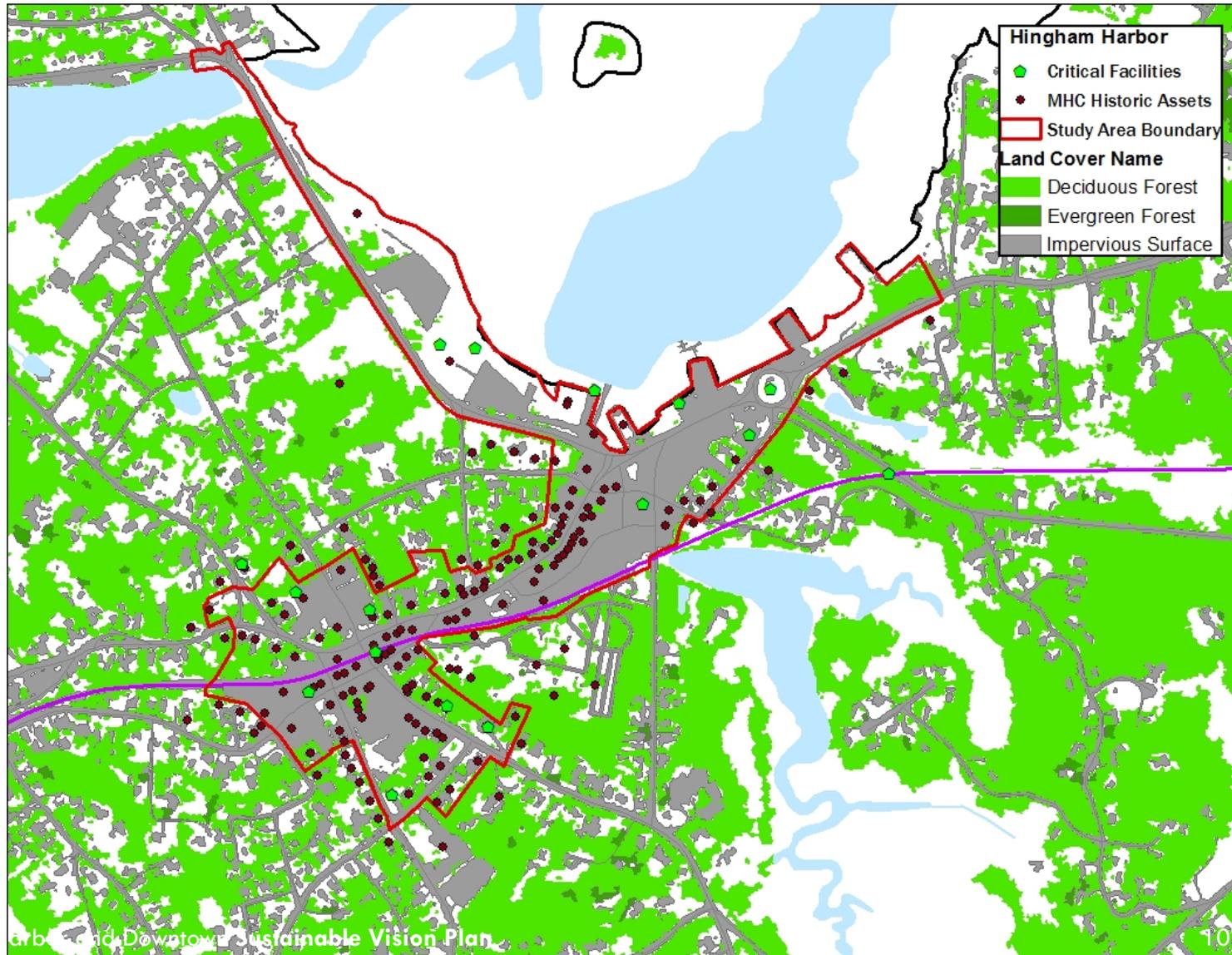
# Temperature vulnerability





## Study area existing conditions

# Precipitation vulnerability



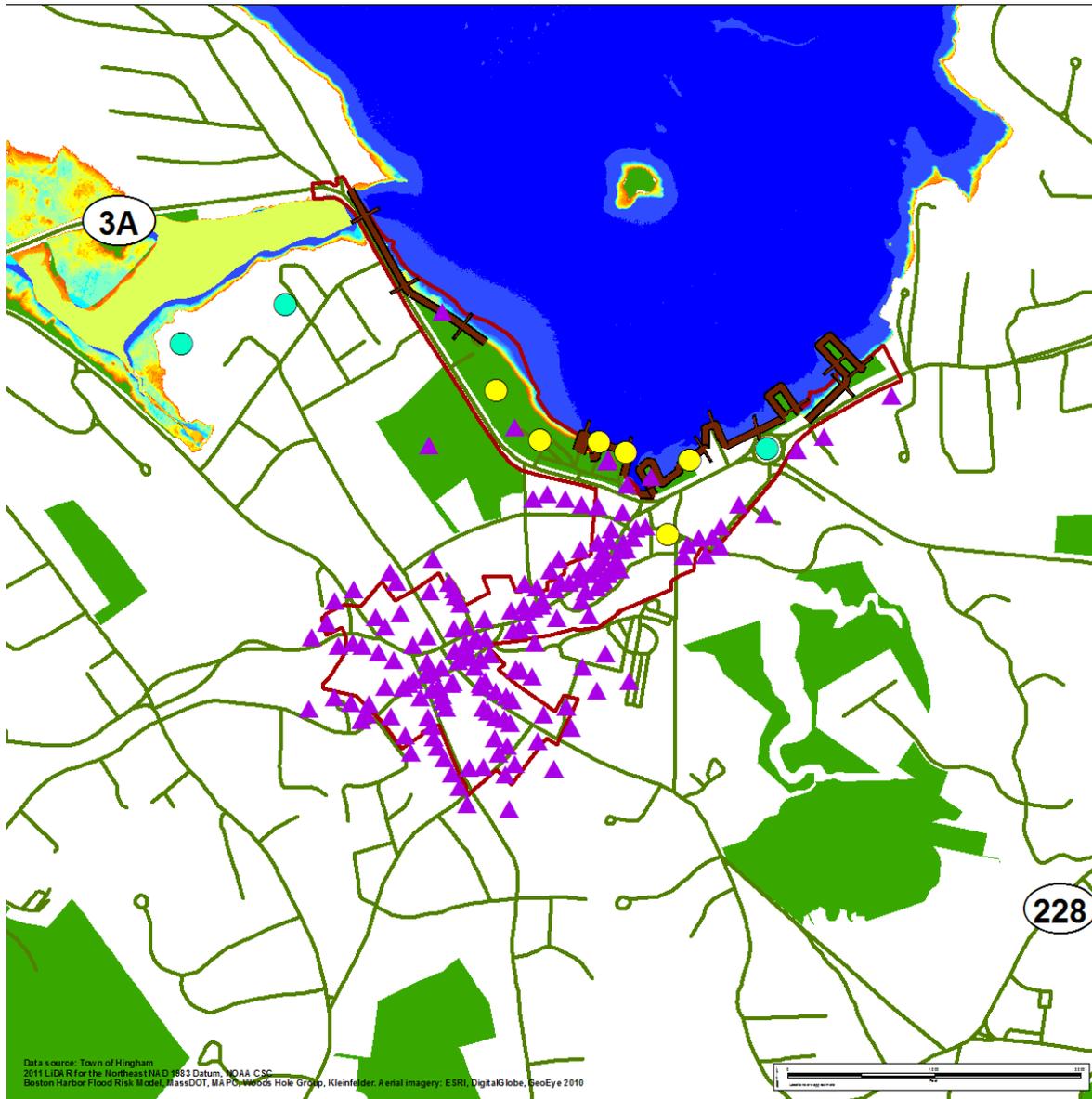
 **Study area existing conditions**

# Tree canopy resilience

	<b>Hingham Harbor Census Tract (50% Tree Canopy)</b>		<b>Wompatuck Block Group (80% Tree Canopy)</b>	
	<b>Volume</b>	<b>\$ Saved</b>	<b>Volume</b>	<b>\$ Saved</b>
<b>C and CO<sub>2</sub> Equivalent Capture</b>	4,446 ton/year	\$162,446	7,457 ton/yr	\$272,512
<b>C and CO<sub>2</sub> Equivalent Storage</b>	184,268 short ton	\$6,734,359/ yr	130,496 short ton	\$22,447,472
<b>Air Pollution Removal</b>	76,190 lb/yr	\$189,599/yr	56,143 lb/yr	\$208,956/yr
<b>Transpiration (Cooling)</b>	96 MG year	-	247 MG/yr	-
<b>Avoided Runoff</b>	13.6 MG/yr	\$121,667/yr	6.5 MG/yr	\$58,190/yr

# Study area existing conditions

## Sea level rise 2030

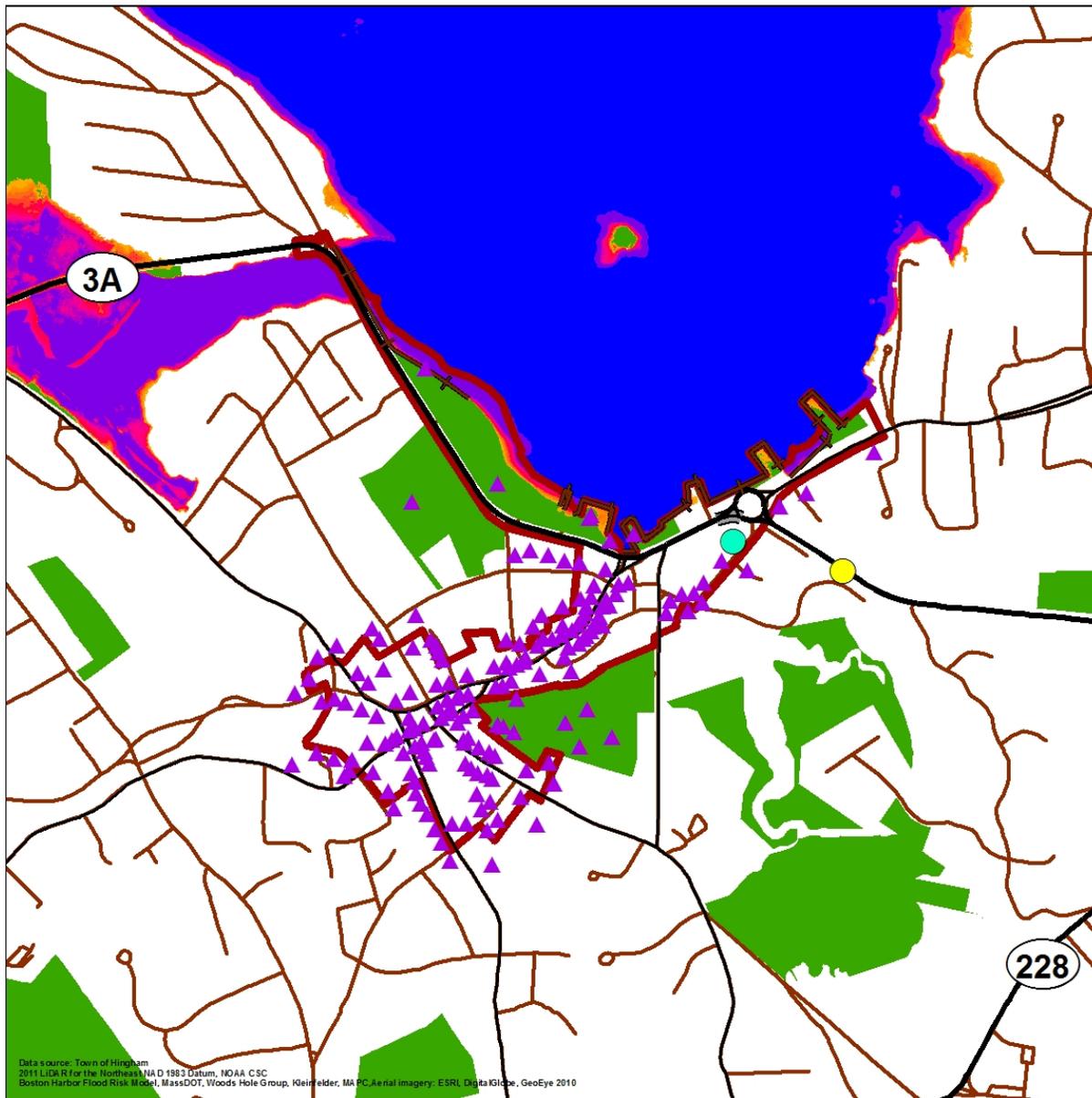


- ▲ MHC Historic Assets
- Exposed CI Muni 2030
- Exposed CI Non-muni 2030
- +— Public Coastal Barriers
- ▭ Study Area Boundary
- Hingham SLR 2030**
- Depth (feet)**
- Dry
- 0.5 ft
- 1 ft
- 1.5 ft
- 2 ft
- 2.5 ft
- 3 ft
- 3.5 ft
- 4 ft
- 4.5 ft
- 5 ft
- 10 ft
- > 10 ft
- Roads
- Permanently Protected Open Space

Data source: Town of Hingham  
 2011 LIDAR for the Northeast NAD 83 Datum, NOAA CSF  
 Boston Harbor Flood Risk Model, MassDOT, MA PowerCo, Hole Group, Kleinfelder, Aerial Imagery: ESRI, DigitalGlobe, GeoEye 2010

# Study area existing conditions

## Sea level rise 2070



- MHC Historic Assets
- Critical Facilities (muni)
- Critical Facilities (Non-muni)
- Public Coastal Barriers
- Study Area Boundary

### Hingham SLR 2070

#### Depth (ft)

- Dry
- 0.5 ft
- 1 ft
- 1.5 ft
- 2 ft
- 2.5 ft
- 3 ft
- 3.5 ft
- 4 ft
- 4.5 ft
- 5 ft
- 10 ft
- > 10 ft
- Open Space

Data source: Town of Hingham  
2011 LIDAR for the Northeast NA D 1983 Datum, NOAA CSC  
Boston Harbor Flood Risk Model, MassDOT, Woods Hole Group, Kleinfelder, MA PC, Aerial imagery: ESRI, DigitalGlobe, GeoEye 2010



## Study area existing conditions

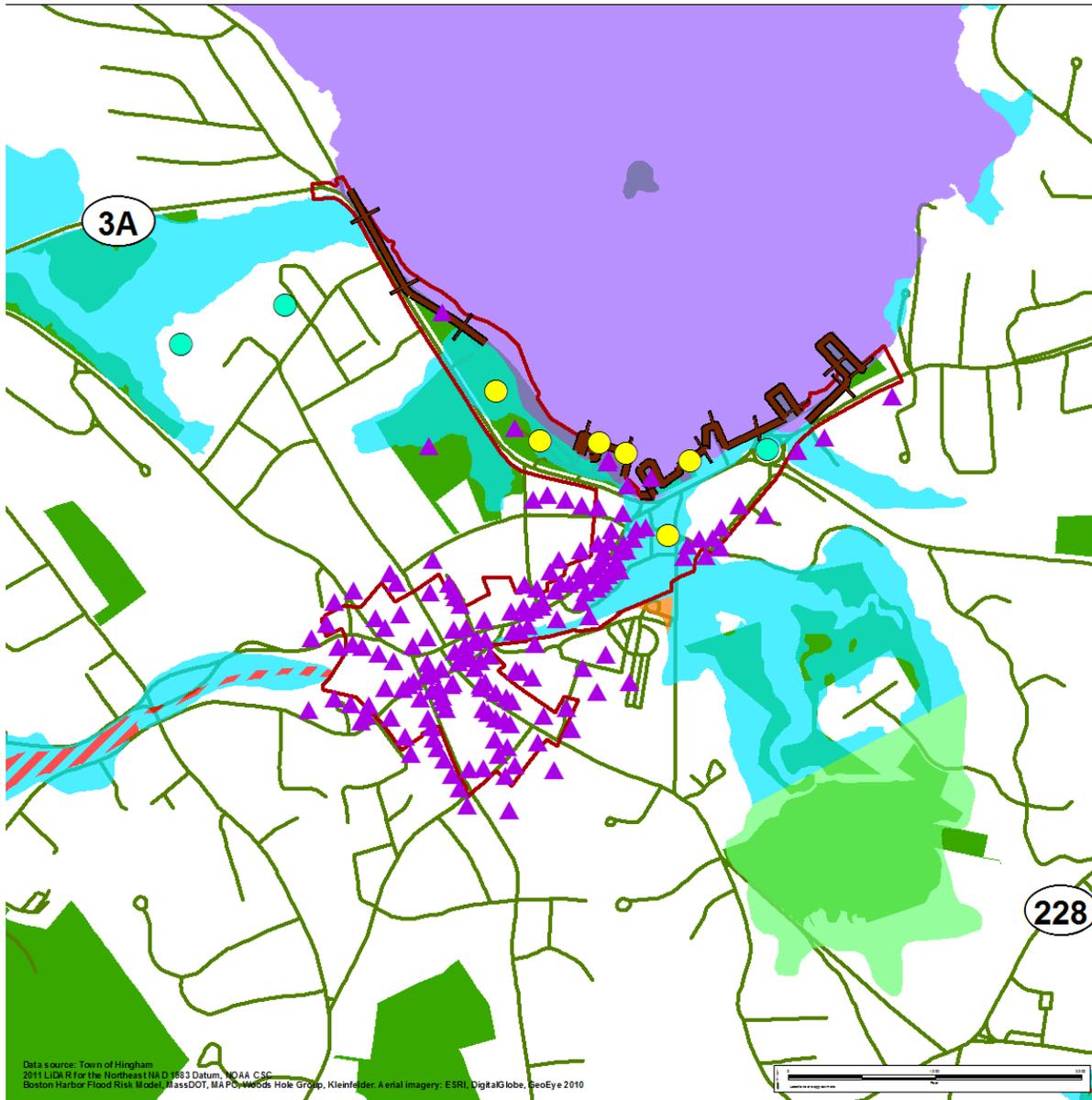
# Sea level rise/storm surge vulnerability

	FEMA AE: 1% Annual Chance Storm		FEMA VE: High Energy 1% Chance Storm		Sea Level Rise 2030		Sea Level Rise 2070	
	Count	Building Value	Count	Total Value	Count	Total Value	Count	Total Value
Historic Assets	13	\$4,510,900	6	\$317,800	2	\$1,986,500	2	\$1,986,500
Critical Facilities	2	\$0	2	\$0	3	\$2,540,400	3	\$2,540,400
Parcels	5	\$5,026,813	1	\$2,062,300	3	\$2,540,400	2	\$2,540,400



# Study area existing conditions

## Current coastal flood risk



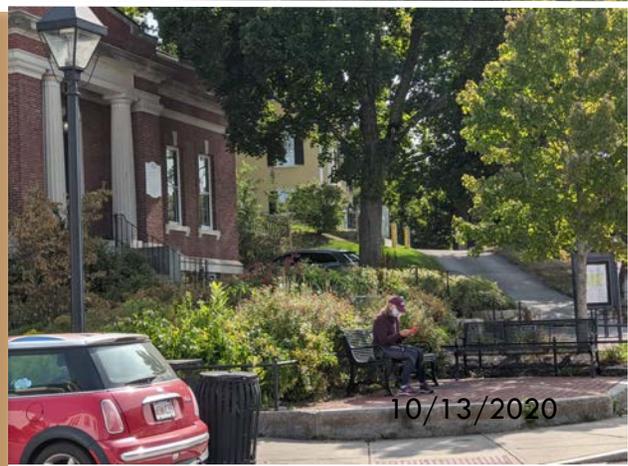
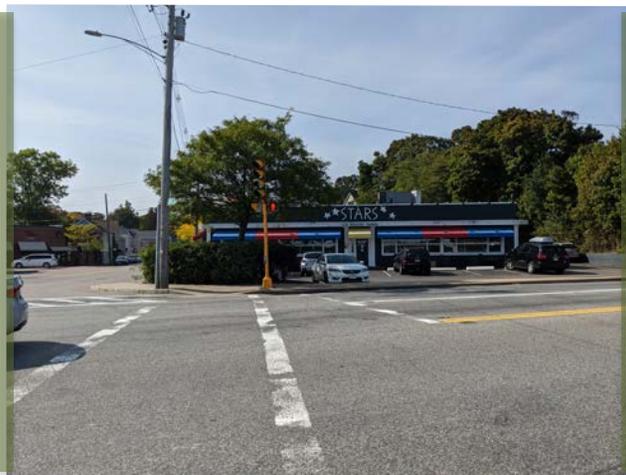
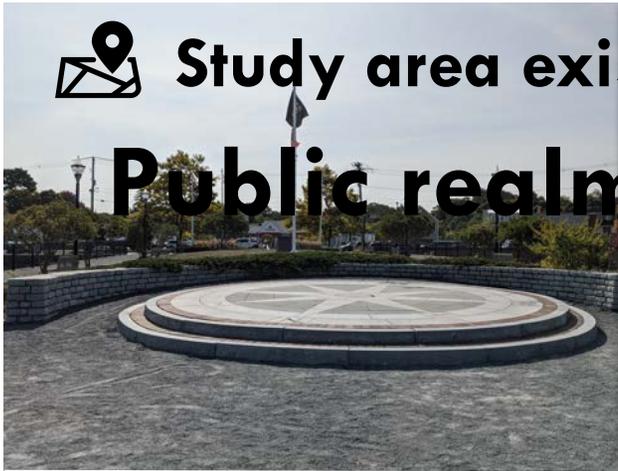
### Hingham Harbor Current Flood Zones

- ▲ MHC Historic Assets
- Exposed CI Muni 2030
- Exposed CI Non-muni 2030
- +— Public Coastal Barriers
- ▭ Study Area Boundary
- FEMA National Flood Hazard Layer
- Flood Zone Designations
  - A: 1% Annual Chance of Flooding, no BFE
  - AE: 1% Annual Chance of Flooding, with BFE
  - ▨ AE: Regulatory Floodway
  - VE: High Risk Coastal Area
  - X: 0.2% Annual Chance of Flooding
- Roads
- Permanently Protected Open Space



# Study area existing conditions

## Public realm characteristics





Study area existing conditions

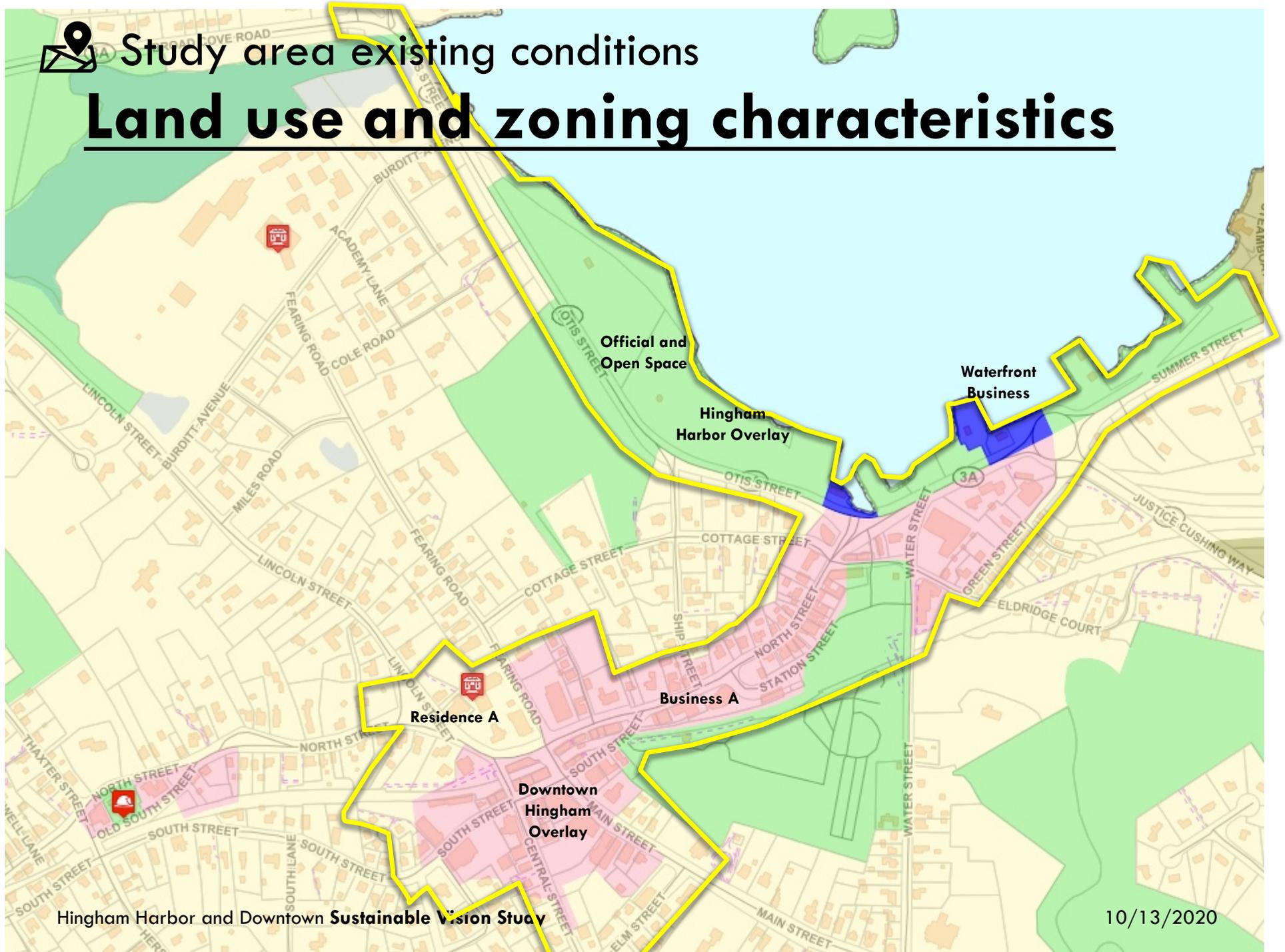
## **Public Realm Characteristics**

- Route 3A/Summer St
- North Street
- South Street
- Green Street
- Water Street
- Eldridge Court/Mill Street
- Station Street
- Main Street
- Elm Street
- Central Street



Study area existing conditions

# Land use and zoning characteristics





## Study area existing conditions

# Land use and zoning characteristics

Zone	# of parcels	% of Study Area by # of parcels	Area of parcels (acres)	% of Study Area by area
<b>Business A</b>	85	67%	19.11	34%
<b>Downtown Hingham Overlay</b>	(85)	(67%)	(19.11)	(34%)
<b>Official and Open Space</b>	8	6%	20.15	36%
<b>Waterfront Business</b>	3	2%	0.95	2%
<b>Hingham Harbor Overlay</b>	(10)	(8%)	(16.92)	(30%)
<b>Residence A</b>	23	18%	10.87	19%
<b>Multiple zones</b>	9	7%	4.86	9%
Total	128	100%	55.94	100%



# Do you have questions about any of this information?

**Top**

# Defining a shared vision



Hingham Harbor and Downtown Sustainable Vision Plan

Photo: MAPC  
10/13/2020

# **Example district vision statement (Concord)**

The Thoreau Depot neighborhood is a charming village center, an asset for Concord's residents, and an inviting gateway for visitors. It's an economically vibrant neighborhood with a diversity of businesses, a place to enjoy a cup of coffee, choose among a variety of restaurants, purchase a fresh loaf of bread at the local bakery or purchase the week's groceries. New, thoughtfully-designed buildings are well-integrated into the fabric of the neighborhood, providing a diversity of housing options, where empty nesters can down-size into smaller homes and young adults can easily take the train to Boston. The neighborhood is affordable across a range of incomes.

The sidewalks are wide and comfortable, lined with shade trees and landscaping. Visitors arriving by train can easily and safely walk to Concord's historic downtown. Students walk by on their way to school, residents from other Concord neighborhoods ride their bike to the Depot, and cars move smoothly through orderly intersections and neighborhood streets.

Thoreau Depot is a place to be proud of.

# Example district vision statement (Concord)

The Thoreau Depot neighborhood is a charming village center, an asset for Concord's residents, and an inviting gateway for visitors. It's an economically vibrant neighborhood with a diversity of businesses, a place to enjoy a cup of coffee, choose among a variety of restaurants, purchase a fresh loaf of

**What is the district about?**

bread at the local bakery or purchase the week's groceries. New, thoughtfully-designed buildings are well-integrated into the fabric of the neighborhood, providing a diversity of housing options, where empty nesters can down-size into smaller homes and young adults can easily take the train to Boston. The neighborhood is affordable across a range of incomes.

**What will be accomplished generally?**

The sidewalks are wide and comfortable, lined with shade trees and landscaping. Visitors arriving by train can easily and safely walk to Concord's historic downtown. Students walk by on their way to school, residents from other Concord neighborhoods ride their bike to the Depot, and cars move smoothly through orderly intersections and neighborhood streets.

**What will be accomplished specifically – resilience, public realm, land use?**

Thoreau Depot is a place to be proud of. **(Optional – reinforce top priority)**

Defining a shared district vision

# Poll Everywhere

## Interactive Live Polling

To connect to the interactive poll:



*In a new browser window, go to*

***[pollev.com/mapcmtg](https://pollev.com/mapcmtg)***



# Does this model of district vision statement work for Hingham Harbor/Downtown?

Absolutely, it looks great!

It should work just fine.

I don't think so.

Absolutely not.

I can't answer at this time.



# What is the district about (most important aspects)?

**Top**



# What will be accomplished generally with this district vision?

**Top**



# What will be accomplished specifically?



**Top**



# What is the top priority to reinforce?

**Top**



# What is the problem we are trying to solve in terms of district resilience?

**Top**



# What is the problem we're trying to solve in terms of district public realm improvements?

**Top**



# What is the problem we're trying to solve in terms of district land use and zoning?

**Top**



# What is the best time frame for the district vision?

5 years

10 years

15 years

20 years

30 years

50 years

None of the above

# >> Next steps



## Stakeholder/Community Meeting #2

October 13, 2020

### Next Steps

- Draft vision statement based on your input
- More in-depth analysis of public realm conditions, land use and zoning
- Begin defining public realm recommendations that respond to the vision
- **Next stakeholder meeting** (TBD, beginning of December)

 Welcome and introduction

# Next Steps

Task	Year/Month												
	2020						2021						
	06	07	08	09	10	11	12	01	02	03	04	05	
<b>Task 1 – District Vision</b>	[Dark Blue Bar]												
<b>Task 2 – District Public Realm and Open Space Improvement and Resiliency Plan</b>					[Light Green Bar]								
<b>Task 3 – District Land Use and Zoning Recommendations</b>								[Orange Bar]					
Stakeholder Meetings													



# Do you have any closing comments or questions for tonight?

**Top**

# Hingham Harbor and Downtown Sustainable Vision Study

---

**Stakeholder/Community Meeting #2**  
**October 13, 2020**



Hingham Harbor and Downtown **Sustainable Vision Study**

Photo: [marinas.com](http://marinas.com)  
10/13/2020