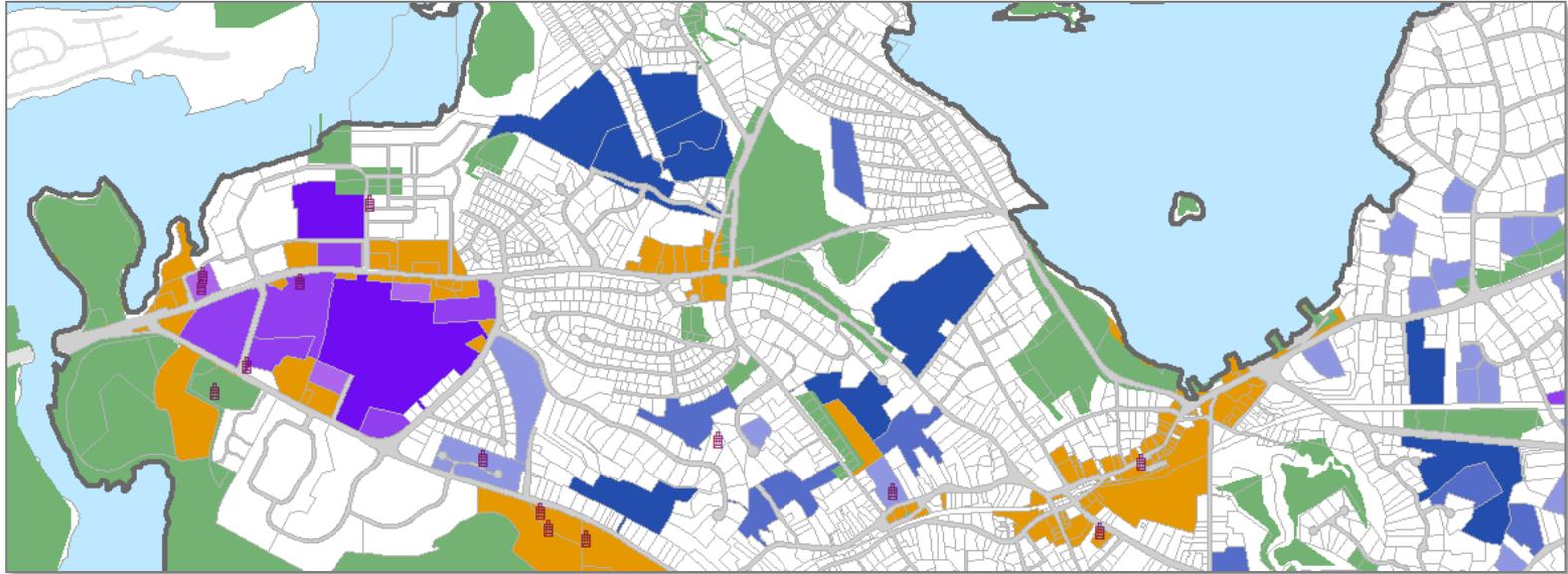


# Hingham Master Plan Workshop



## Housing and Economic Development Trends

### Hingham Master Plan Workshop #1

22 October 2013

**Timothy G. Reardon**

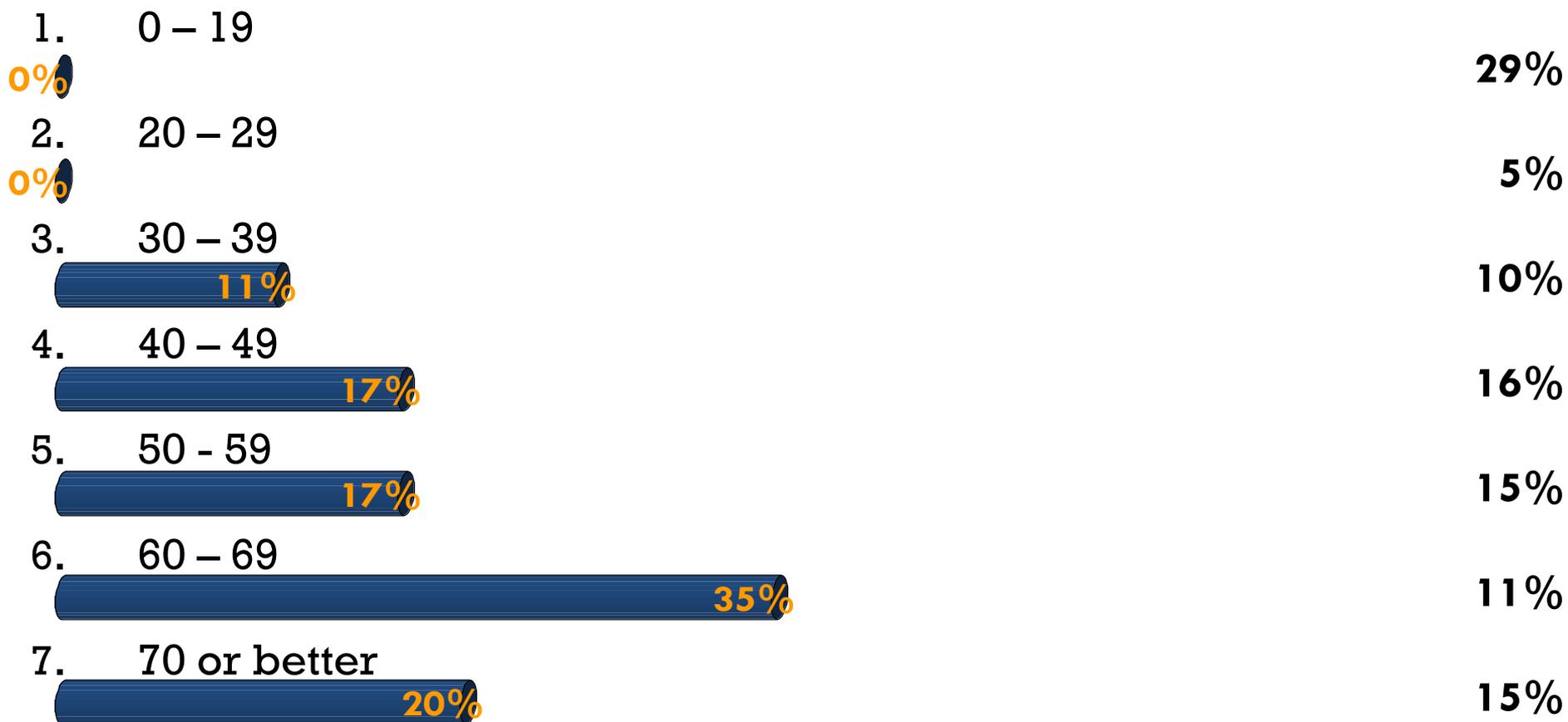
*Assistant Director of Data Services*

Metropolitan Area Planning Council



# What is your age?

Hingham,  
2010



# How do you identify yourself?

Hingham,  
2010

1. White

95%

95%

2. Black or African American

0%

3. Hispanic or Latino

2%

4. Asian

0%

5. Other

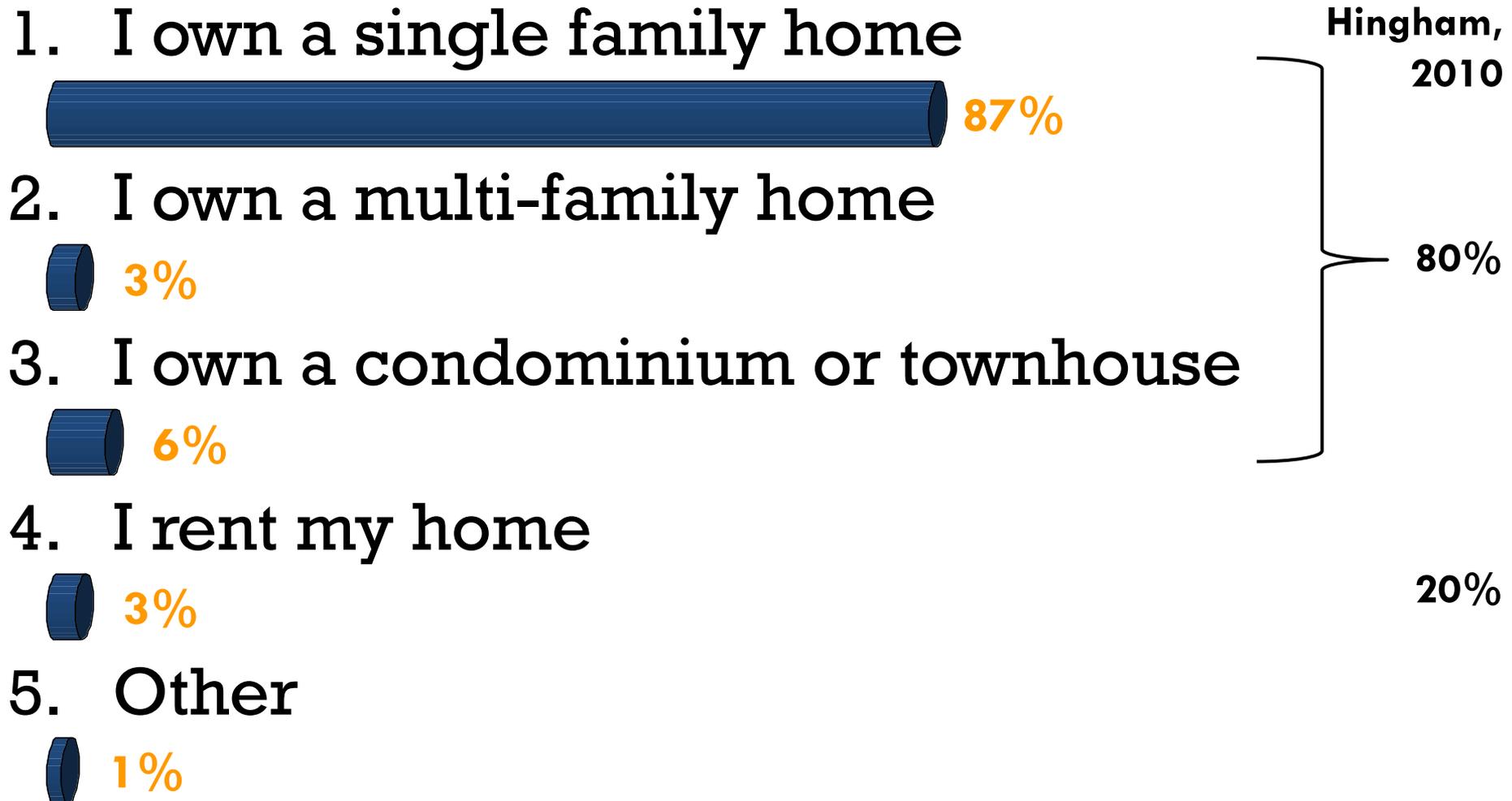
3%

6. Two or more

0%

5%

# Do you own a home or rent?



# What language do you speak at home?

Hingham,  
2010

1. English



92%

2. Spanish



3. Portuguese



4. Chinese



5. Haitian Creole



6. Other



8%

# What is your annual household income?

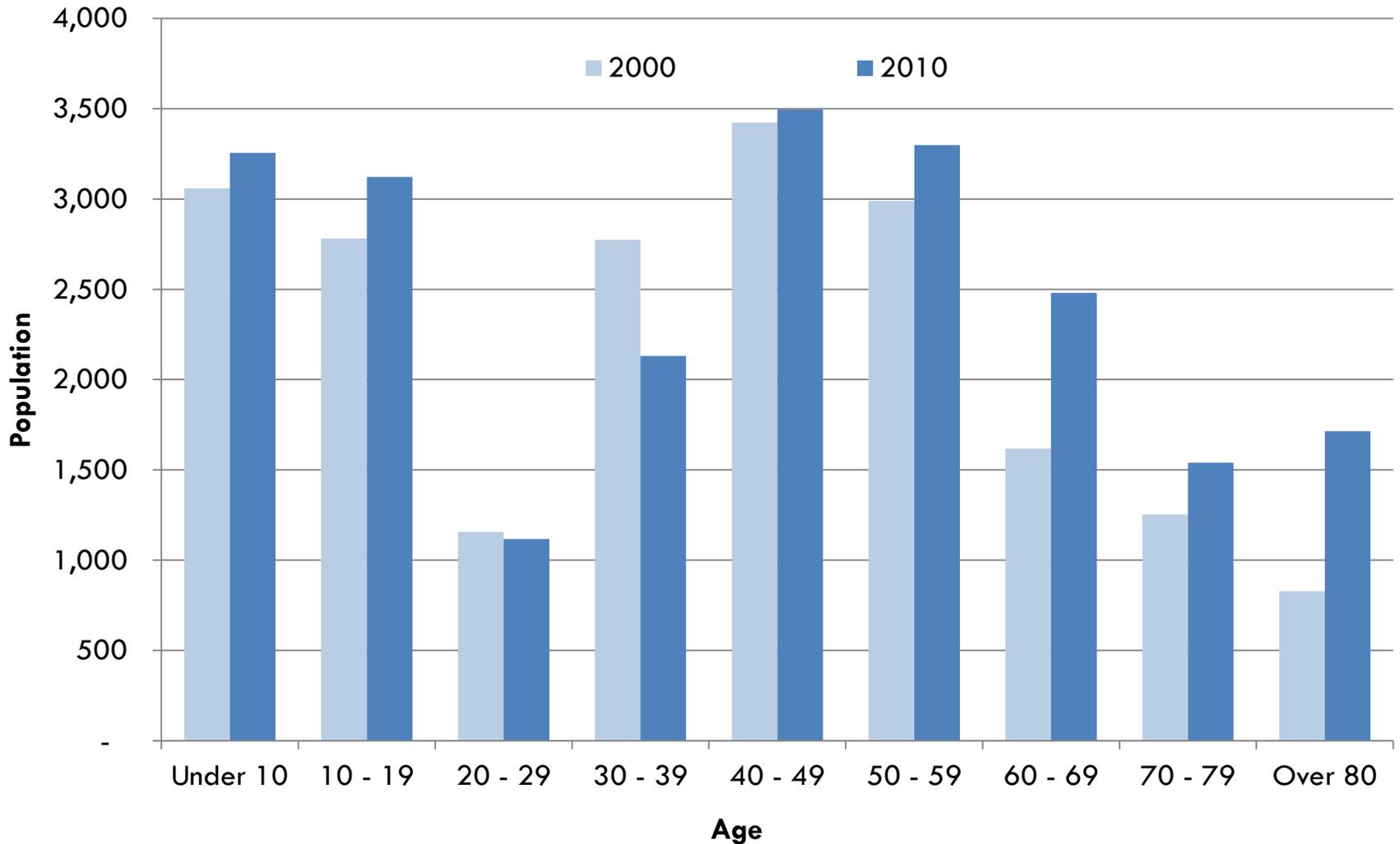
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Median Household  
Income: \$99,300  
←

# Hingham: A Growing Community

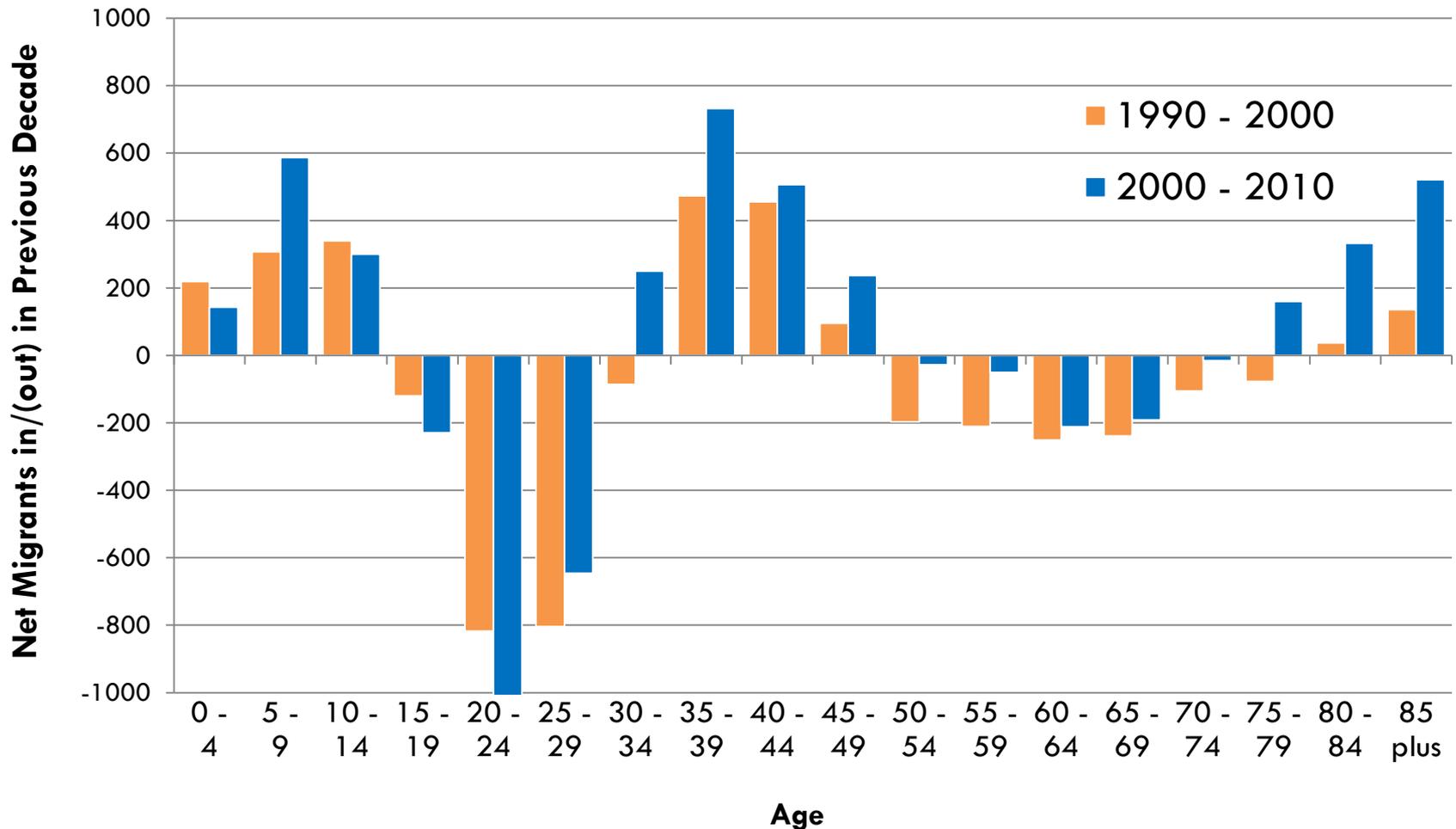
## Hingham Population by Age, 2000 - 2010



Source: U.S. Census, MAPC Population Projections 2013

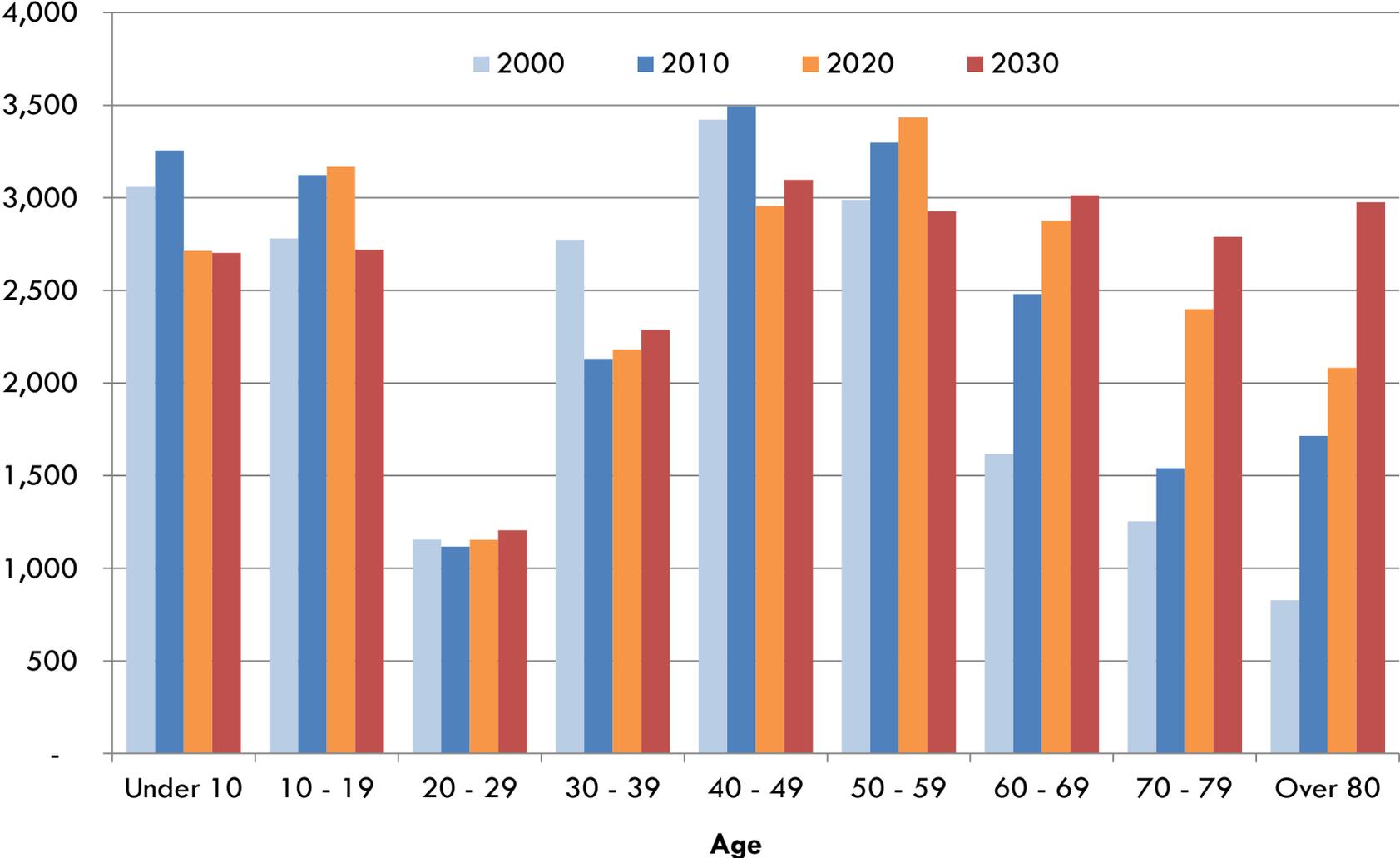
# Increasingly Attractive

Net Migration by Age, Town of Hingham  
1990s and 2000s



# Growing, Older

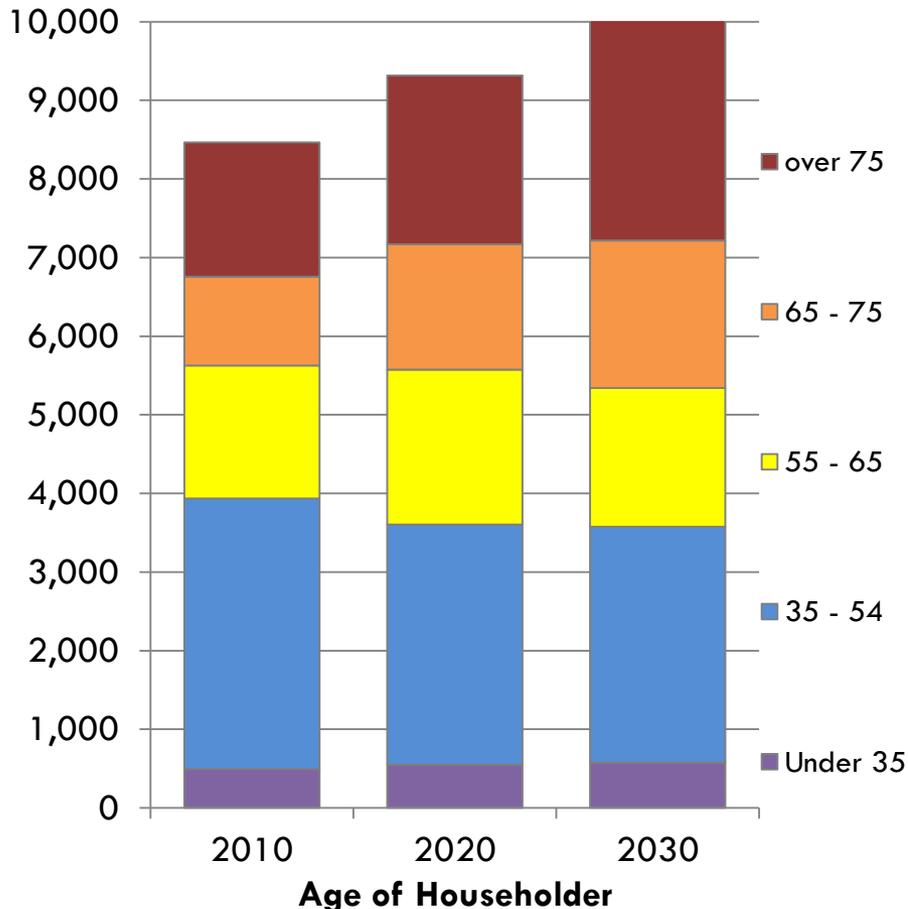
## Hingham Population by Age, 2000 - 2030



Source: U.S. Census, MAPC Population Projections 2013

# The Coming Seniority Majority

Households by Age of Householder,  
2010 - 2030, Town of Hingham



Source: U.S. Census, MAPC Population Projections 2013

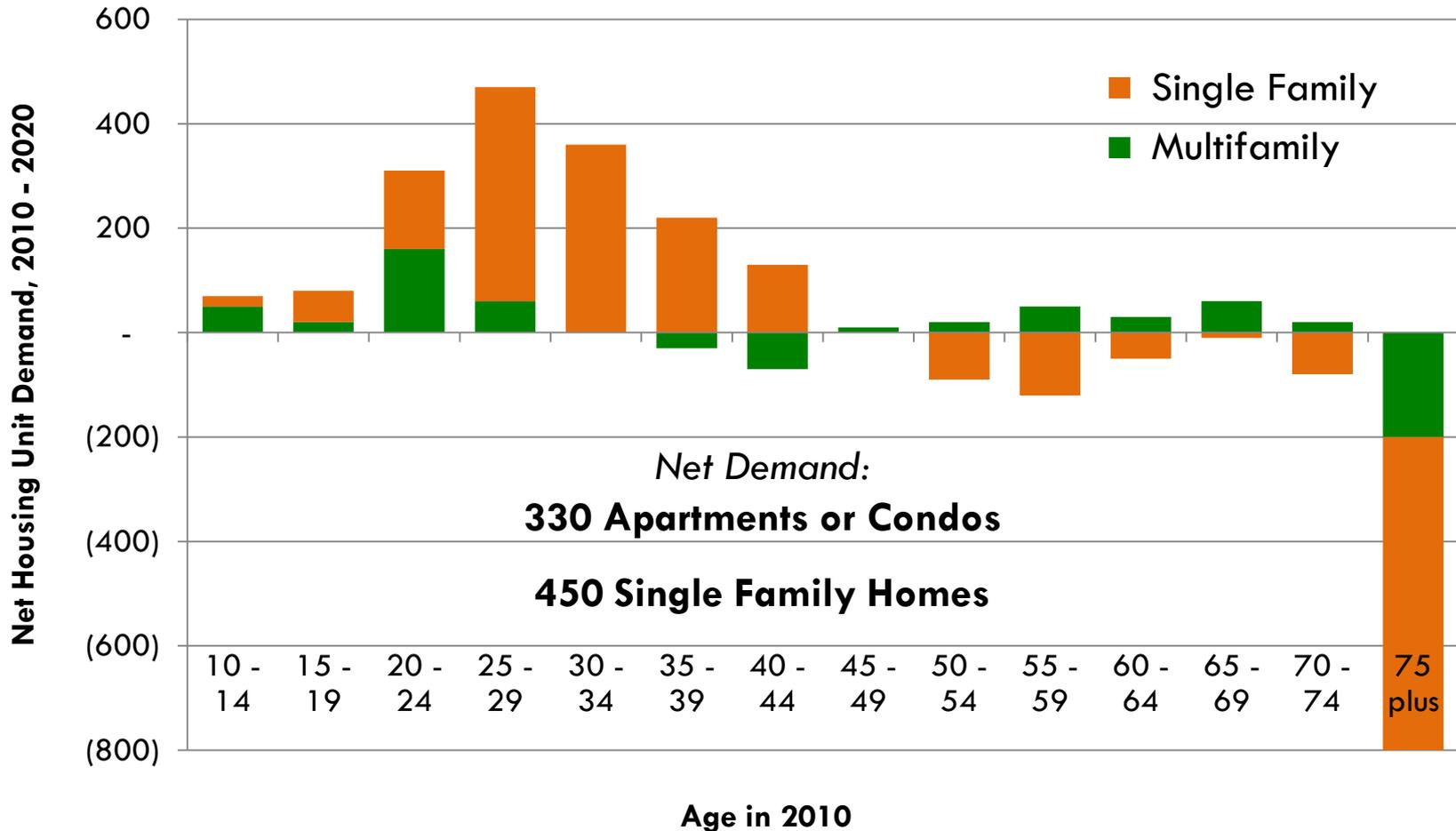
Town may add 1,500  
households by 2030

Over-65 Householders:  
34% in 2010  
47% by 2020

Householders 35 - 64:  
60% in 2010  
47% by 2020

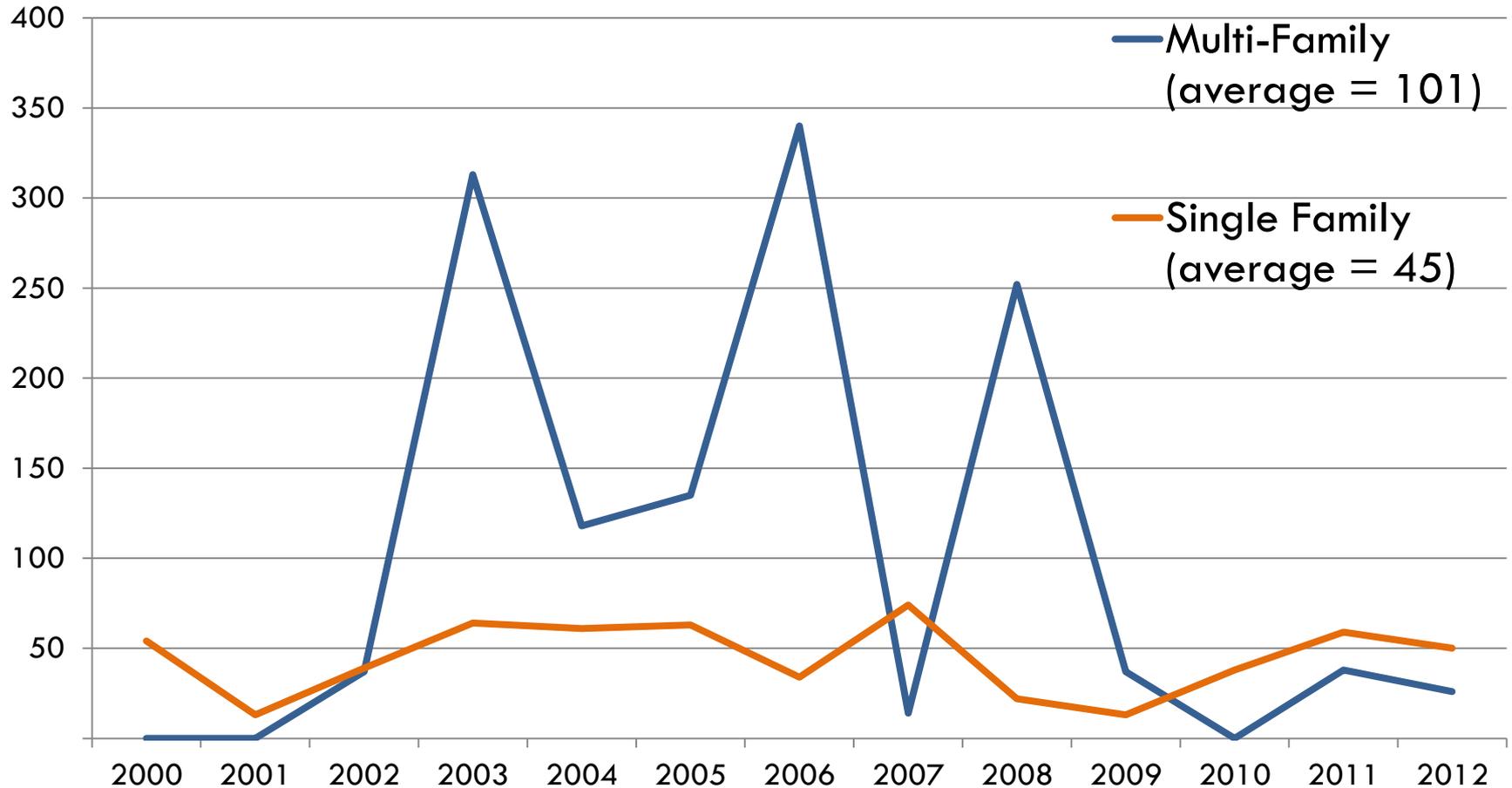
# Life Cycle Housing Needs

**Net Housing Unit Demand by Age,  
Town of Hingham, 2010 - 2020**



# Strong Multifamily Demand

## Hingham Building Permits: 2000-2012



Source: Annual Census building permit data

# Residential Buildout Parameters

## Zoning

*Minimum Lot Area*

*Setbacks*

*Frontage*

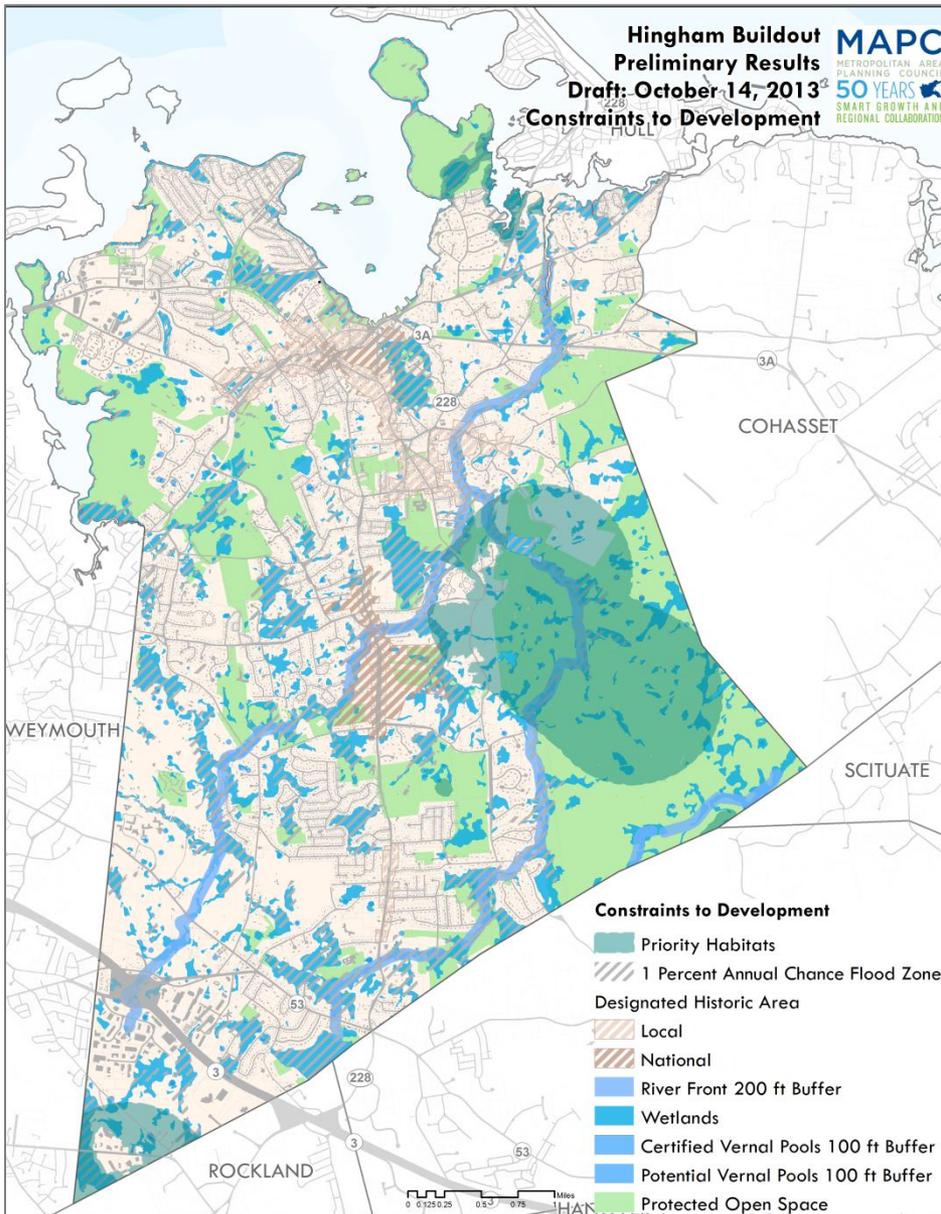
## Permanently Protected

*Open Space*

## Floodplain and Watershed

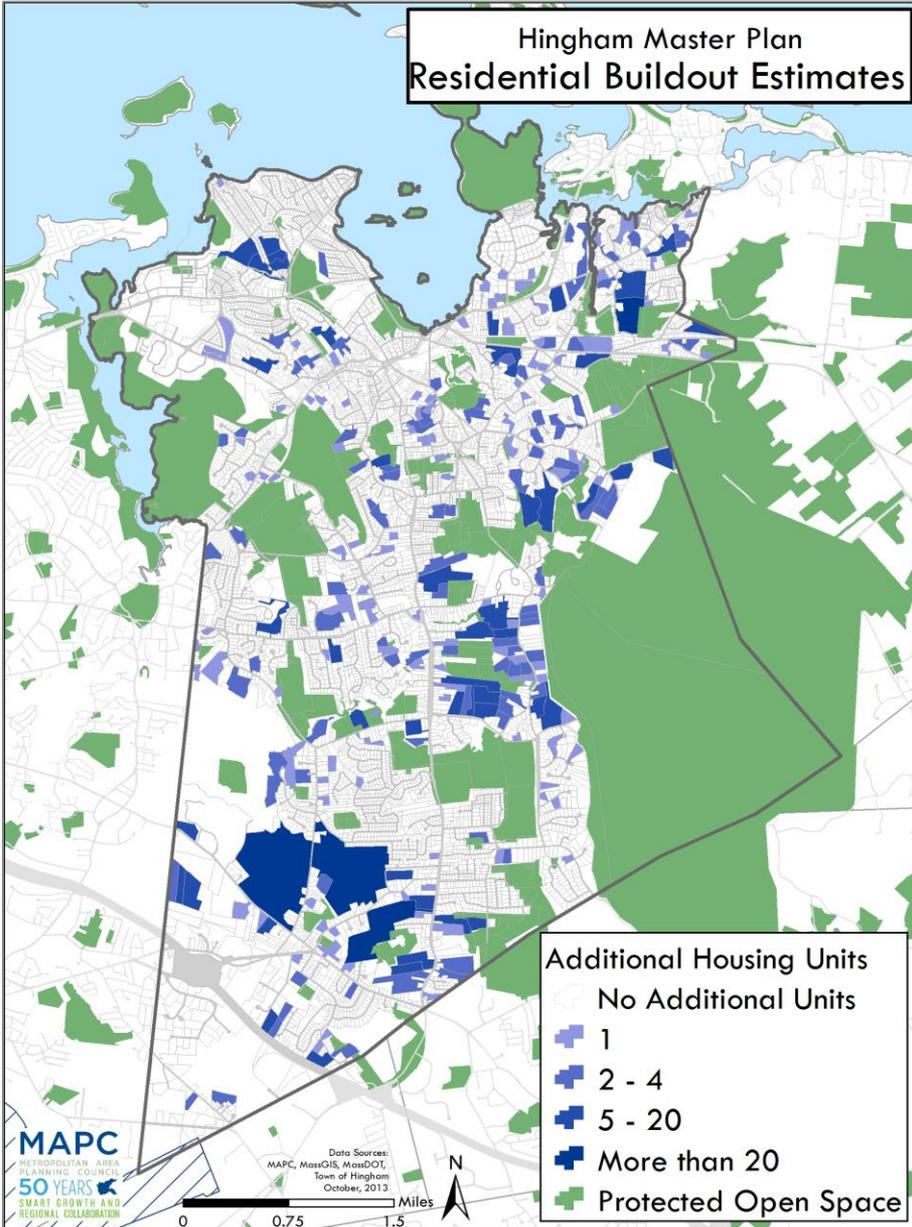
*Protection Districts*

## Existing Dwelling Units



# Housing Unit Capacity

Hingham Master Plan  
Residential Buildout Estimates



Approximately 950 single family homes possible under current zoning

Average 1+ acre per unit

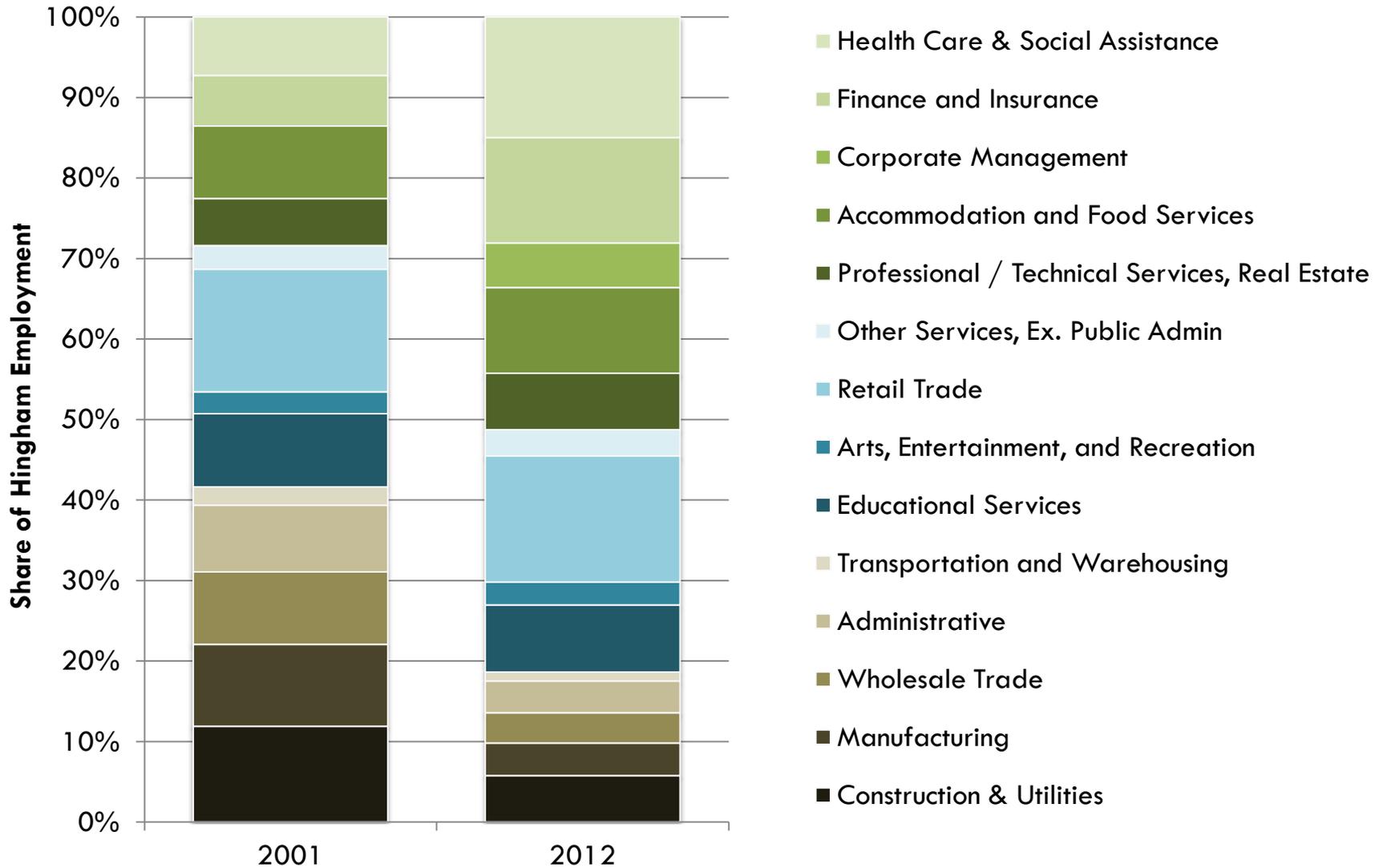
No multifamily housing permitted “as-of-right”

**Will this meet the town’s needs?**



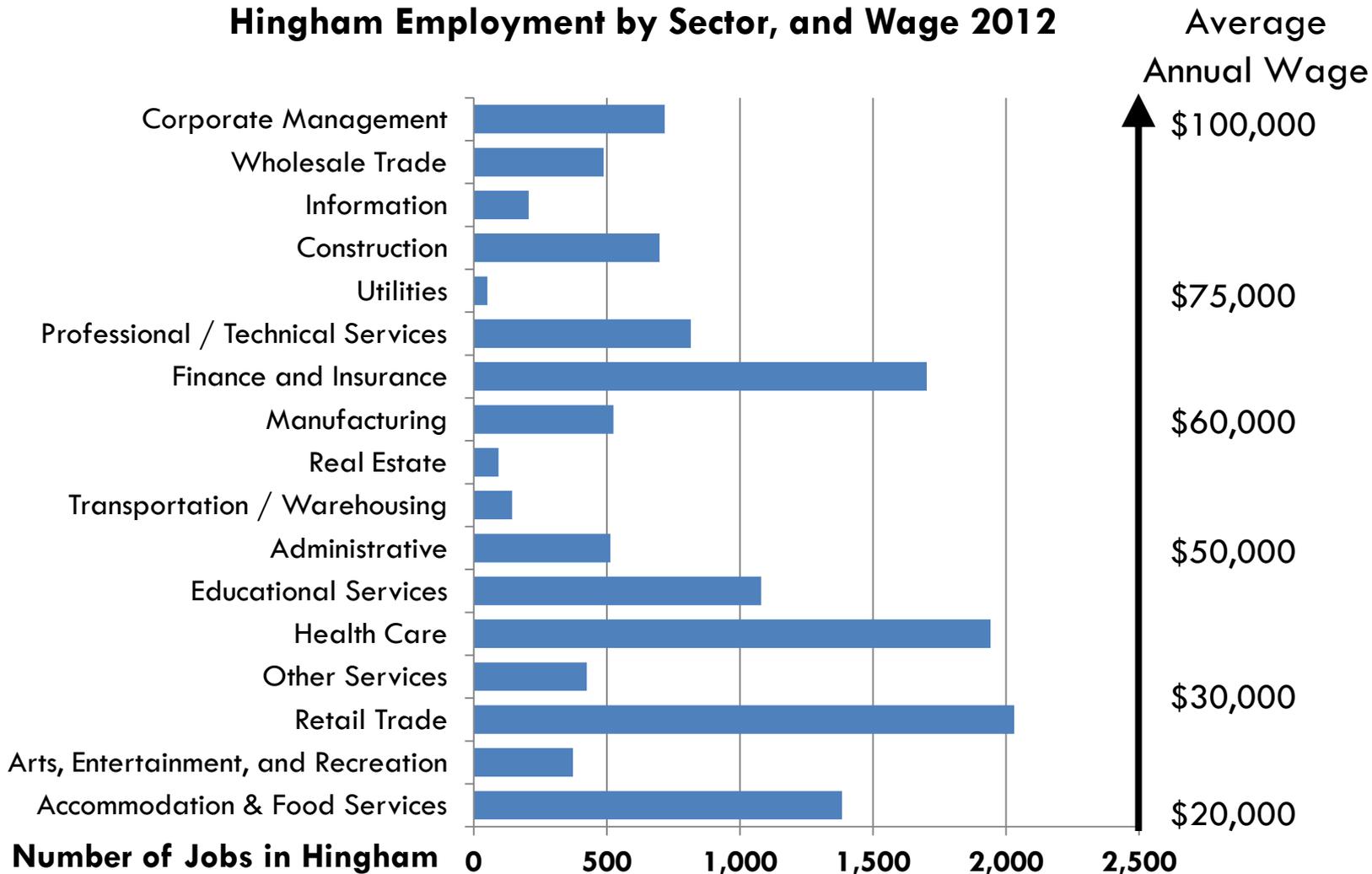
# Economic Transitions

## Hingham Employment by Sector Share, 2001 - 2012

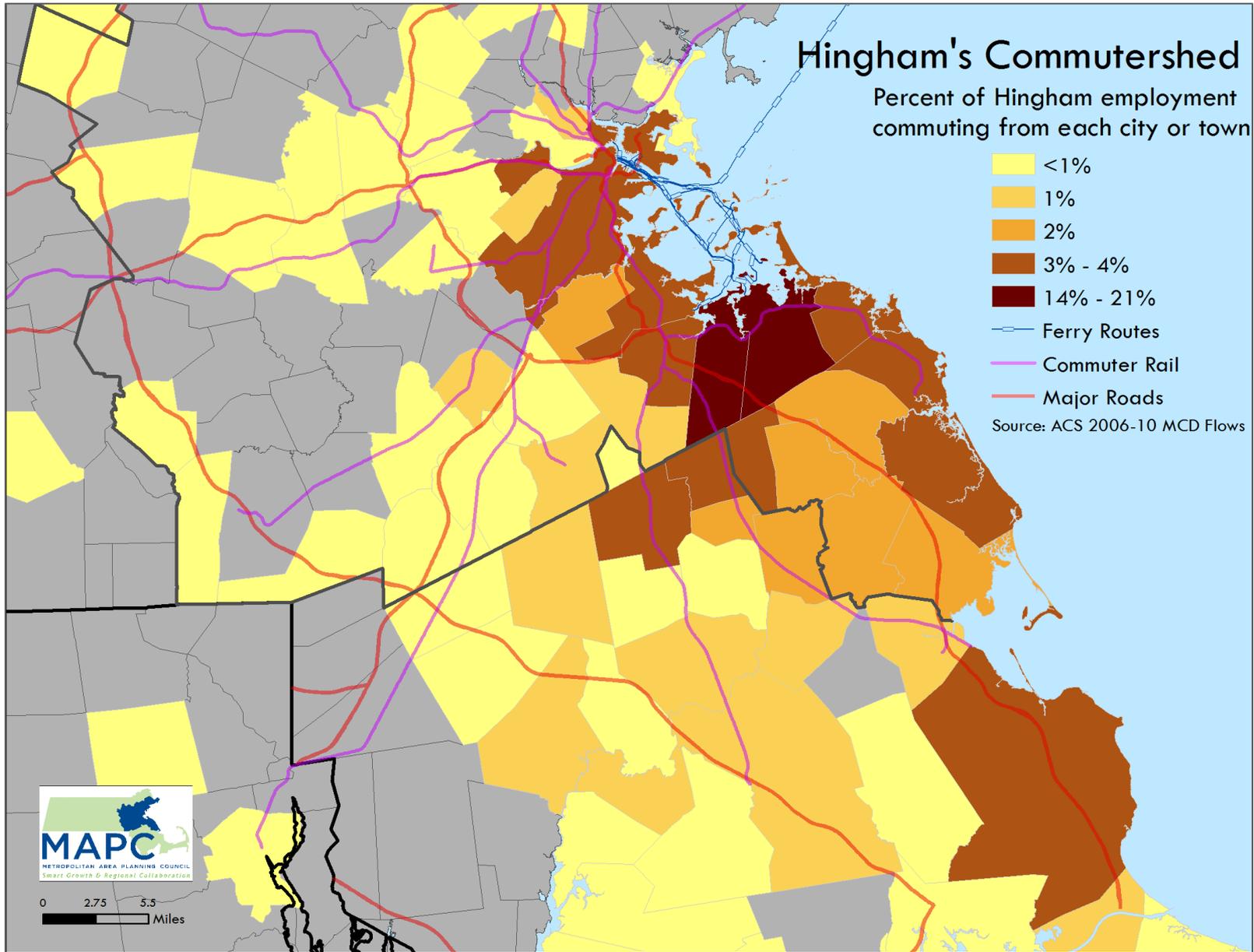


# Built on a Low-Wage Foundation

## Hingham Employment by Sector, and Wage 2012

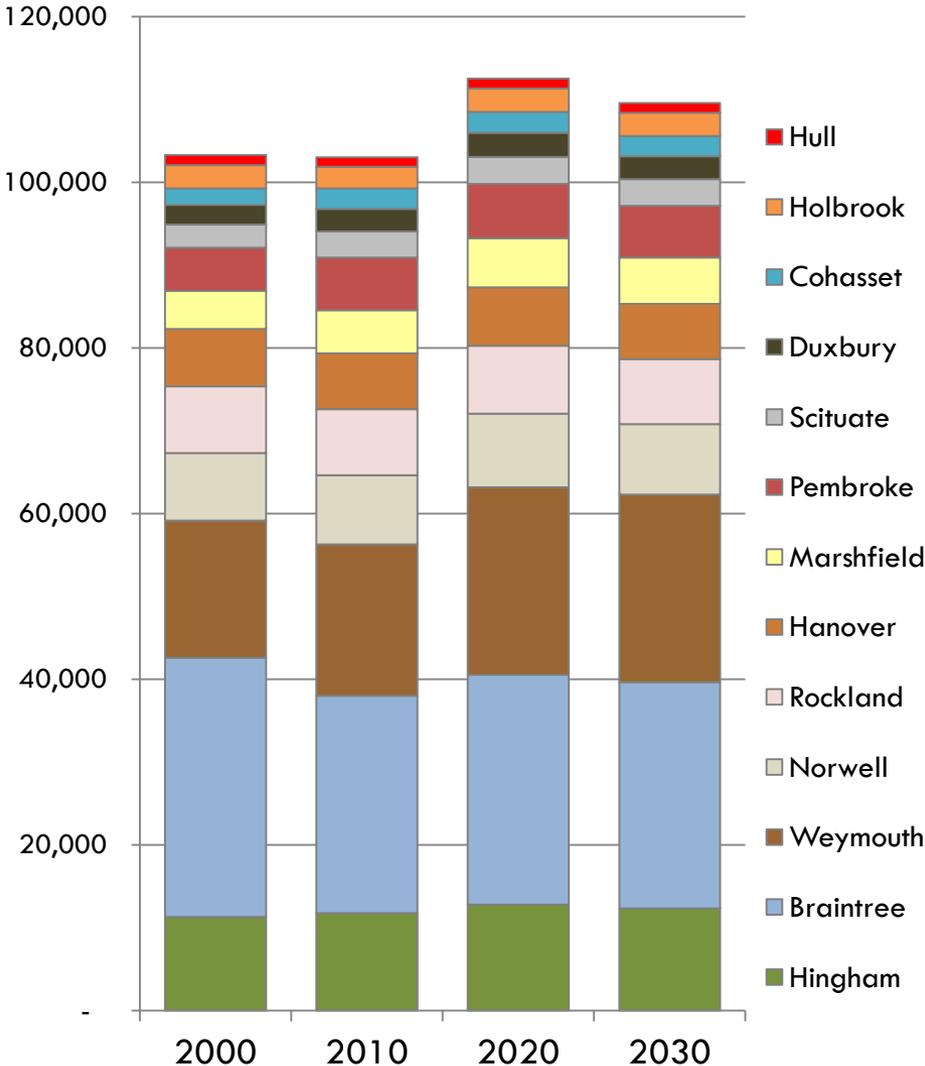


# Workers from far and wide



# Constrained Job Growth

South Shore Coalition Employment,  
2000 - 2030



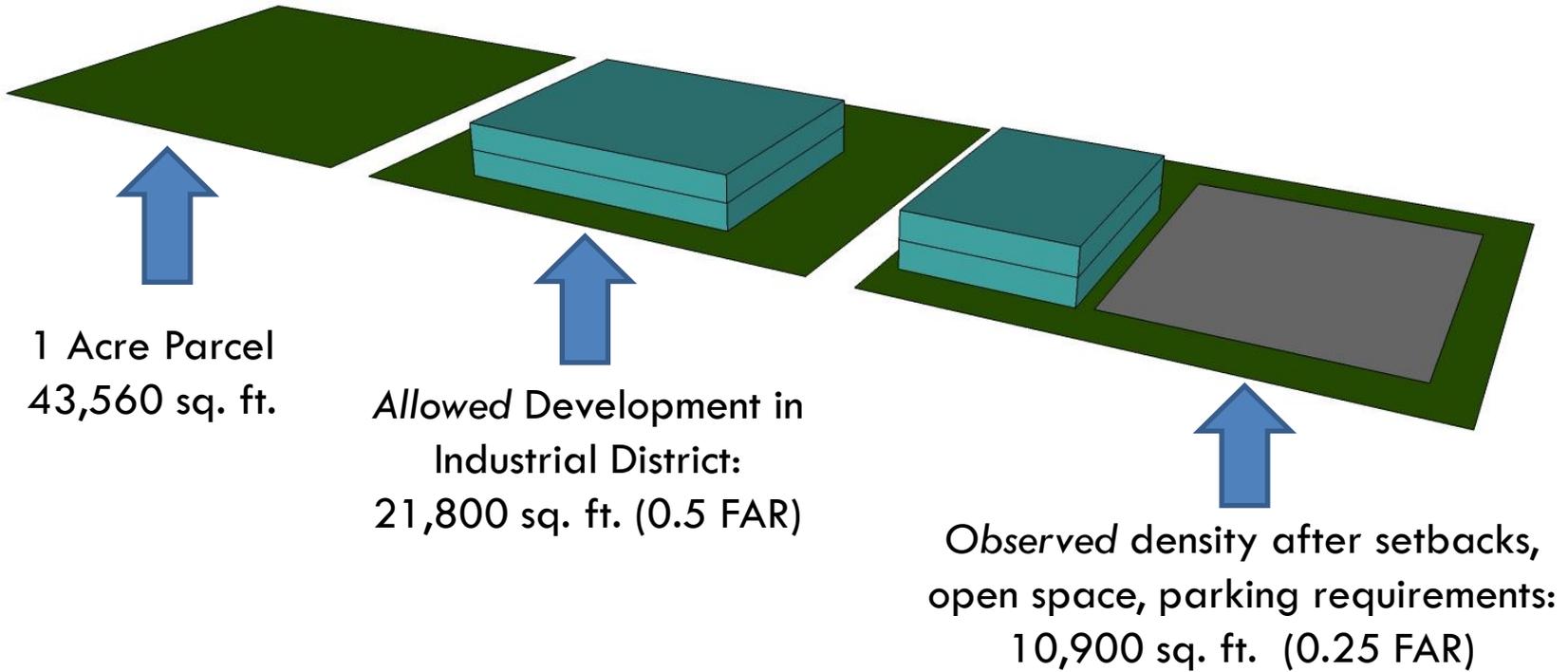
South Shore may add  
9,500 jobs from  
2010 – 2020

Employment declines  
possible in the 2020s  
as labor force shrinks

Hingham may gain 1,000  
jobs by 2020

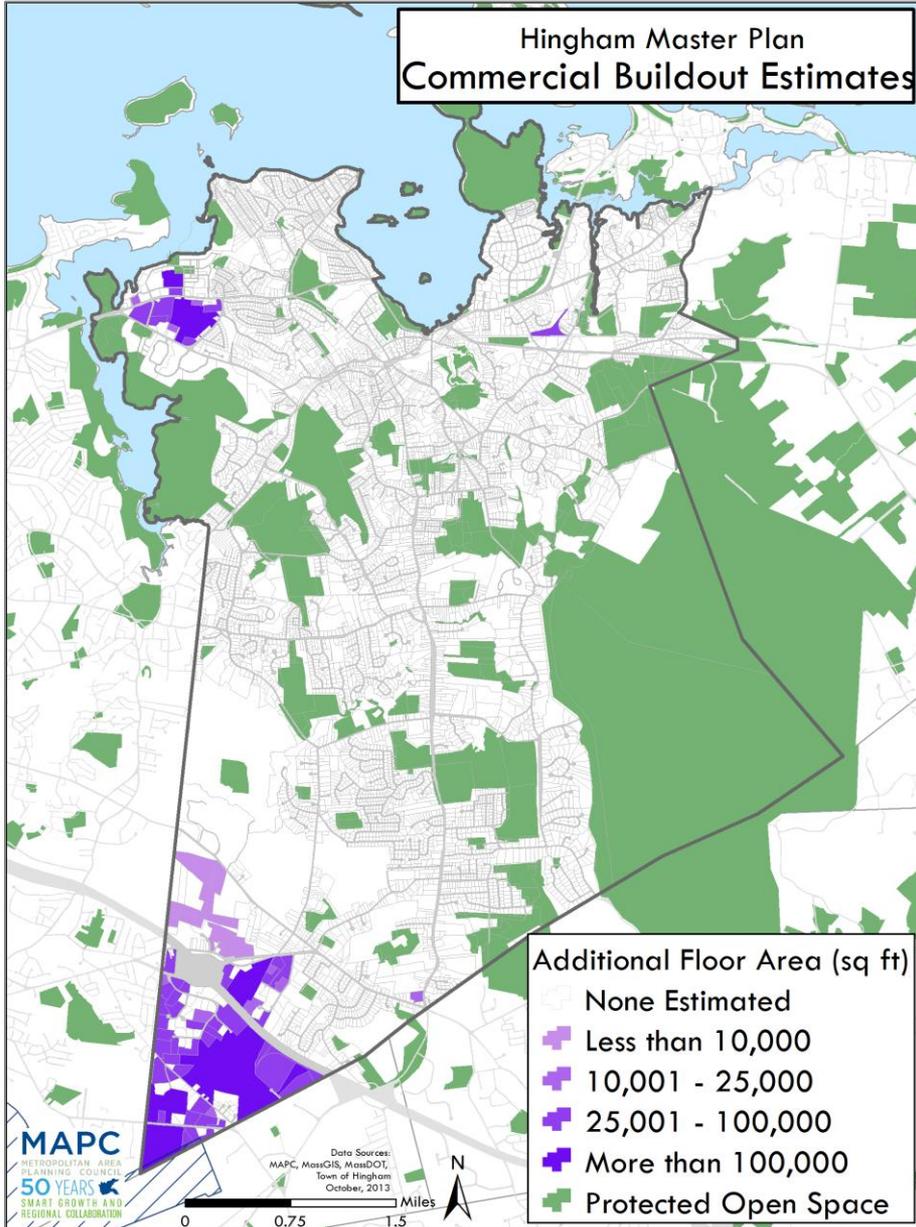
Increasing share of retail  
and service jobs

# Commercial Buildout Density



<b>Commercial Zone</b>	<b>Observed Density (FAR, post-1990)</b>
Business A	0.6
Business B	0.2
Industrial	0.25
Industrial Park	0.25

# Commercial Development Capacity



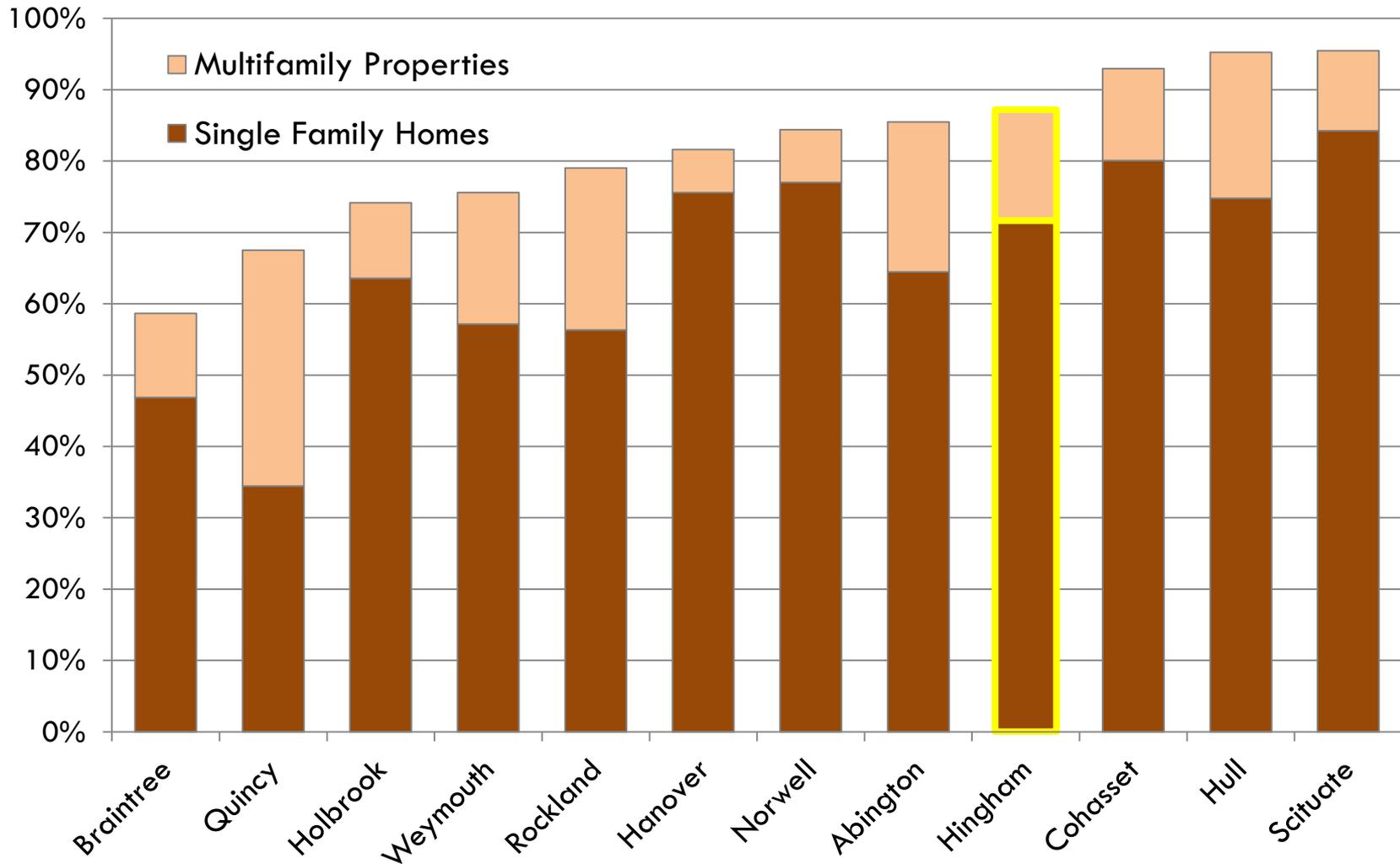
**5 million square feet** of nonresidential building possible given density of new construction

Might accommodate **12,000 new jobs**

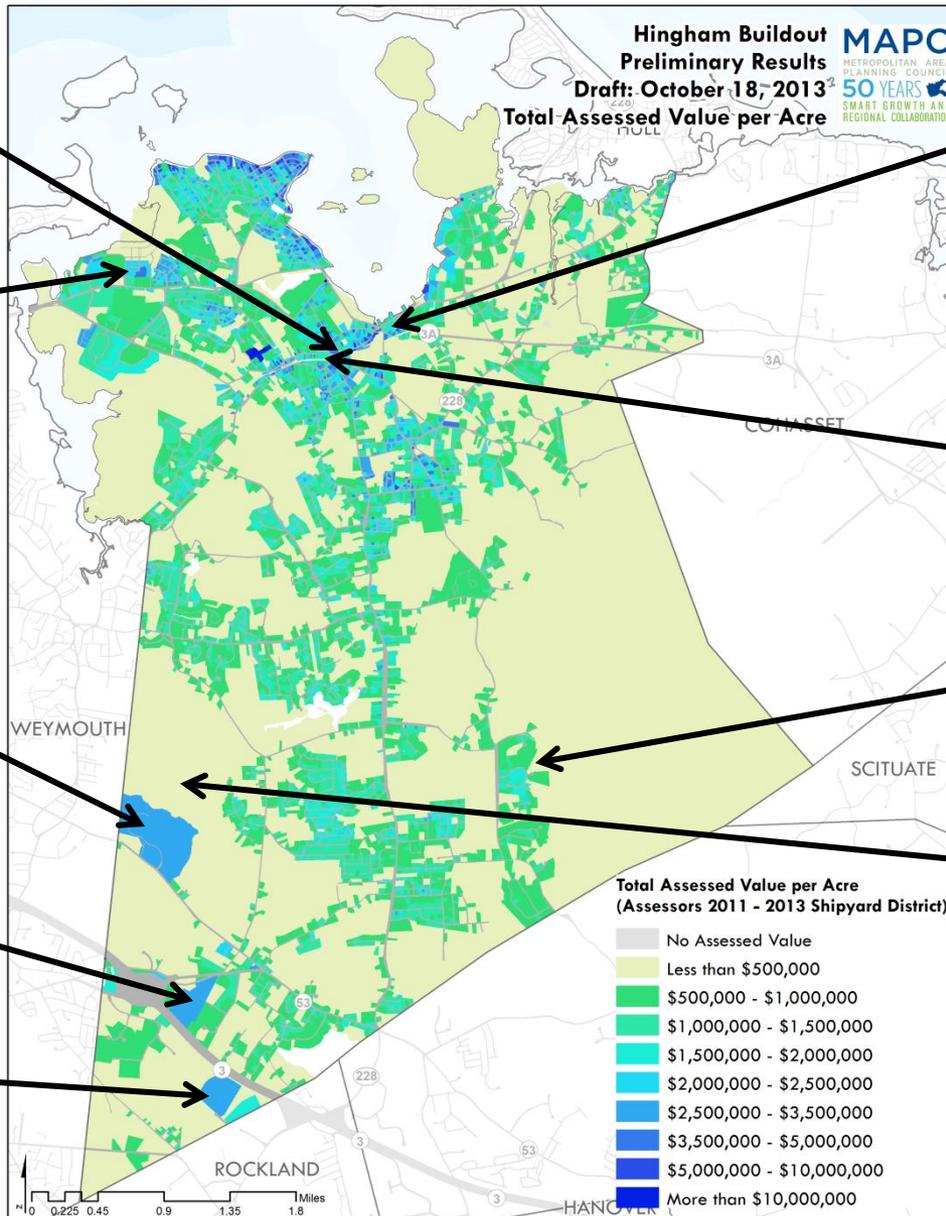
Additional growth possible through reuse & infill *if* zoning restrictions are loosened

# Residential Property Tax Share

## Residential Share of Total Property Tax Levy, FY 2013



# Assessed Value "Density"



19 Main Street  
 \$10,000,000 per acre

Avalon Shipyard  
 \$4,330,000 per acre

Linden Ponds  
 \$2,500,000 per acre

Derby Street Shops  
 \$3,060,000 per acre

Blue Cross/Blue Shield  
 \$3,030,000 per acre

Fruit Center  
 \$1,570,000 per acre

Walsh & Packard  
 \$1,010,000 per acre

Maryknoll Drive  
 \$910,000 per acre

Black Rock  
 \$352,000 per acre

# Questions for your Small Groups

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1. Where should the town facilitate the following types of housing development?

- Apartments, condominiums, age-restricted, single family, accessory units
- Discuss the pros and cons of different types and locations of housing development

2. Where should the town promote economic development?

- Consider locations most accessible to residents, shoppers from elsewhere, commuters, and transit riders
- Discuss what can be done to maximize economic benefits

# Shipyard Area Focus



# Development Options – Shipyard Area

*Pick your top priority*

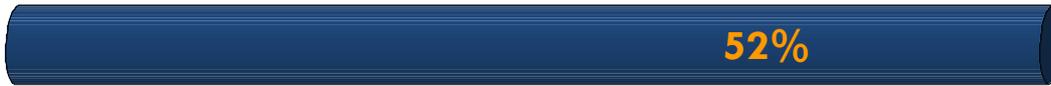
1. Stand-alone retail



2. Age-restricted multifamily & assisted living



3. Mixed use infill / reuse (multifamily and retail)



4. Mix of retail, marina, light industrial (status quo)



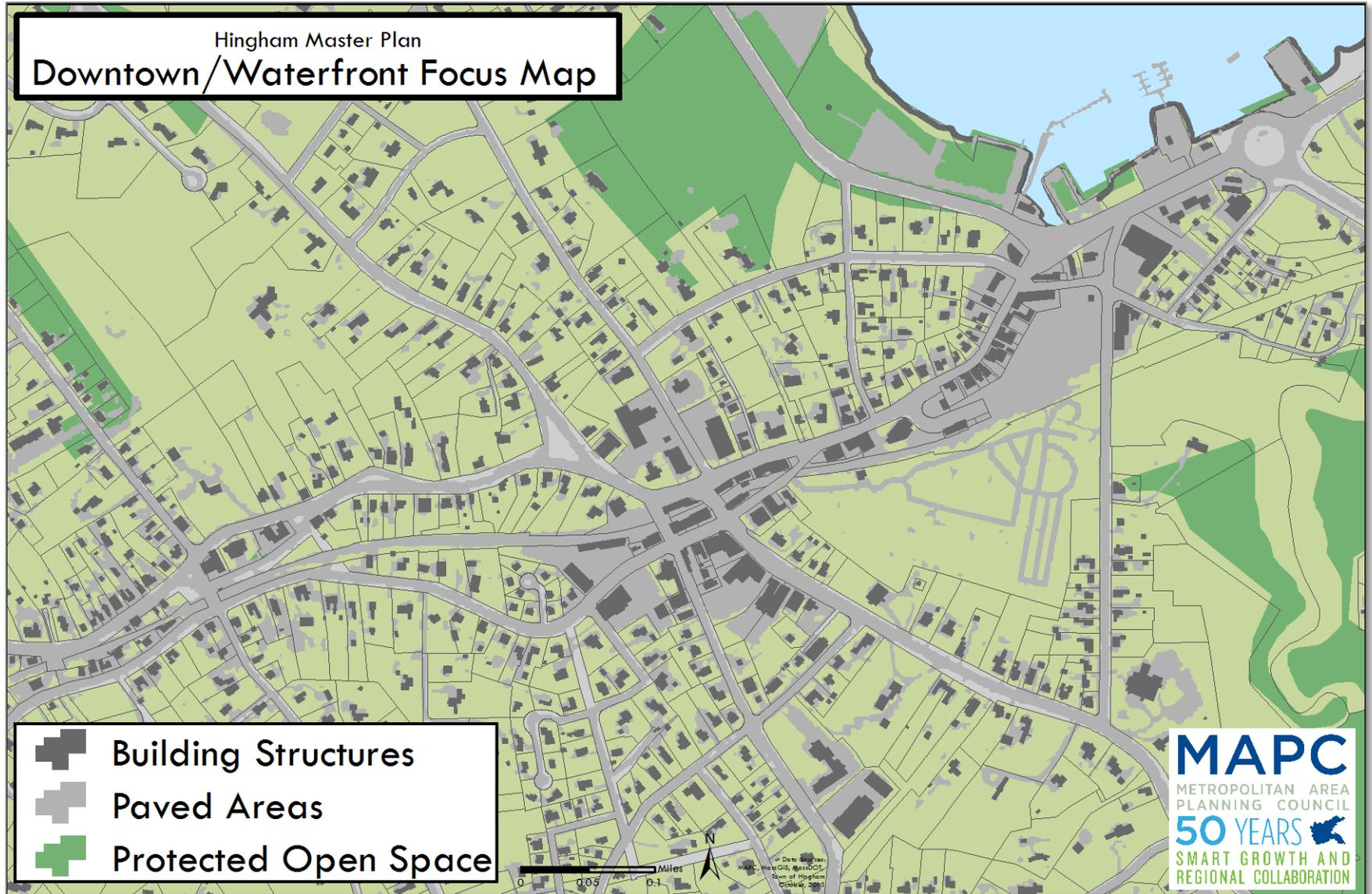
5. Office development



6. Other



# Hingham Square / Waterfront Focus



# Development Options – Square & Waterfront

## *Pick your top priority*

1. No new construction – reuse only



2. Small retail infill on vacant parcels



3. Commercial (office & retail) infill & redevelopment



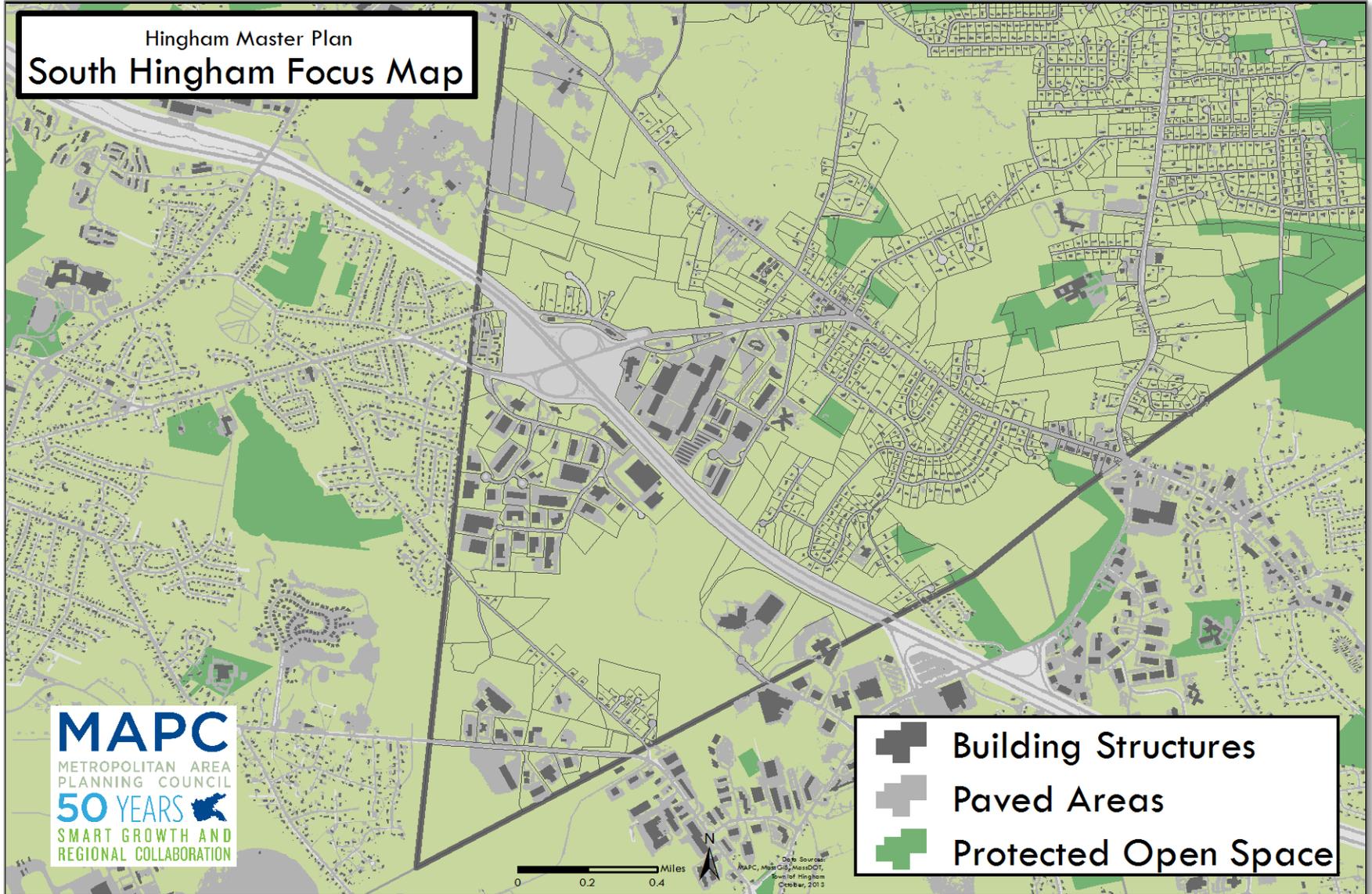
4. Mixed use (housing & retail) infill & redevelopment



5. Other



# South Hingham Focus



# Development Options – South Hingham

*Pick your top priority*

1. Stand-alone retail



2. Age-restricted multifamily & assisted living



3. General multifamily housing



4. Major multi-tenant retail



5. Office development



6. Minimal new development



**Next Workshop**  
**November 13, 2013**  
7 – 9 pm

**Explore and compare land use scenarios**  
**Identify your preferred alternative**

[www.mapc.org](http://www.mapc.org)

