



design and development guidelines

TOWN-OWNED PROPERTY AT CASTLE ROAD, GARDNER ROAD AND GODDARD DRIVE

TOWN OF NAHANT | GOODY CLANCY

Goals

- Build on prior work undertaken by the Town
- Create a village development that represents a great fit for the neighborhood
- Create a framework to guide development of approximately 25~28 new residential units
- Ensure that a minimum of approximately 25% of the units are affordable

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Work Process: 8-12 Weeks

- **Phase I:** Review project goals, site analysis and issues, discuss potential development character, potential traffic considerations
- **Phase II:** Review conceptual site planning alternatives, traffic assessment, draft design and development guidelines
- **Phase III:** Final Design and Development Guidelines

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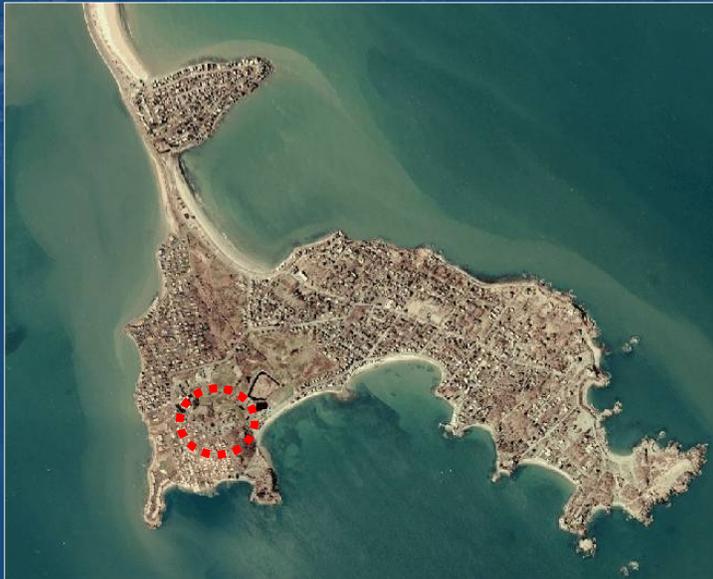
Team

- **Goody Clancy**—site planning, design, development guidelines
- **Byrne McKinney**—market feasibility / development mix, site value
- **VHB**—traffic assessment

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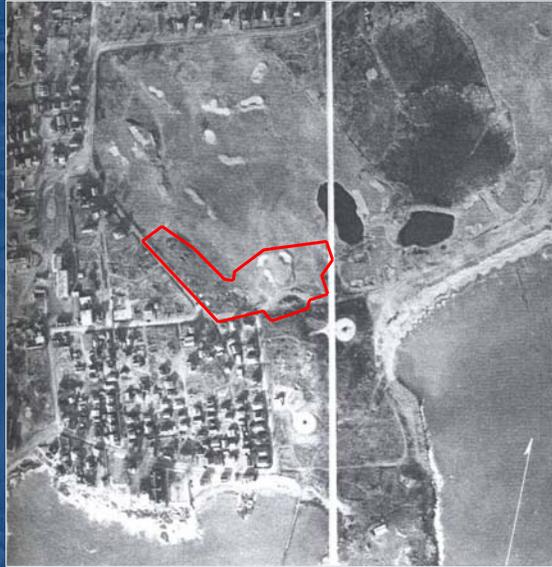


Bass Point and the Site

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Historic Map of Bass Point and the Site

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Analysis

- Streets and Access
- Natural Resources
- Surrounding Neighborhoods
- Views
- Topography
- Density



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Analysis

Streets and Access



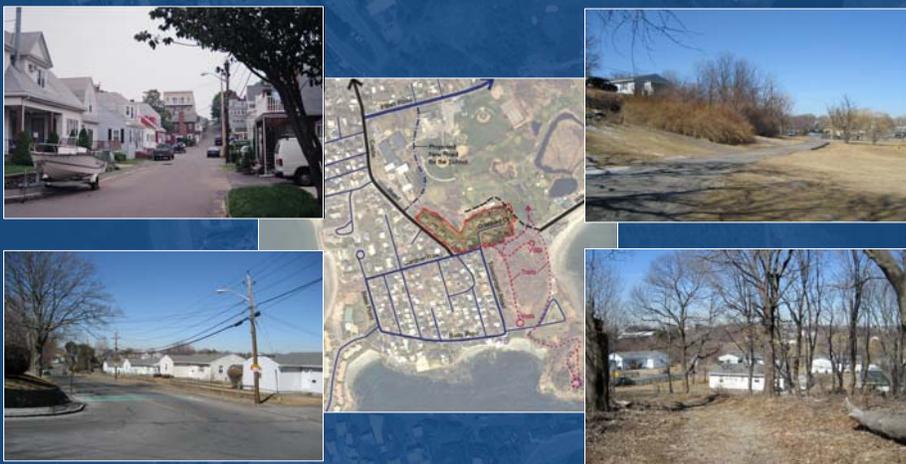
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Analysis

Streets and Access – Character of the Streets



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Analysis

Natural Resources



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Analysis

Surrounding Neighborhoods



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Surrounding Neighborhoods – Character of the Neighborhoods



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Views



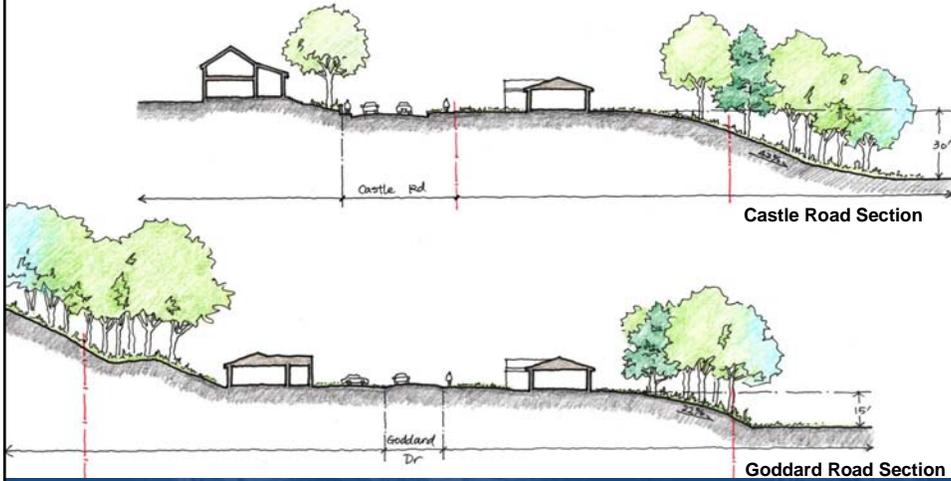
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Topography



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Analysis

Density

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Density | Scale Comparison



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Analysis

Density – Scale Comparison



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What are the characteristics of housing that make it a good fit for Nahant?

- Height
- Massing/Roofline
- Setbacks
- Porches
- Materials
- Garages
- Colors
- Historic models

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Nahant, MA

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Little Nahant, MA

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Habersham, Beaufort, SC

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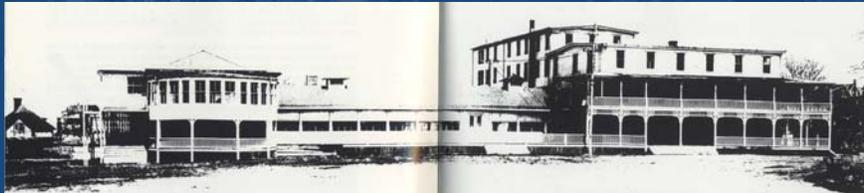


Chautauqua, NY

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HOTEL TYPIC DECORATED FOR THE 1961 CELEBRATION, NAHANT HISTORICAL SOCIETY



HOTEL BRENTON, CA. PHO. NAHANT HISTORICAL SOCIETY

Historic Hotel Pictures | Nahant, MA

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Jamaica Plain, MA

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Auburn Court, Cambridge, MA

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Habersham, Beaufort, SC

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Nantucket, MA

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Little Nahant, MA

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Plymouth, MA

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