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
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

**Team**

- **Goody Clancy**—site planning, design, development guidelines
- **Byrne McKinney**—market feasibility / development mix, site value
- **VHB**—traffic assessment
Historic Map of Bass Point and the Site

Analysis

• Streets and Access
• Natural Resources
• Surrounding Neighborhoods
• Views
• Topography
• Density
Analysis
Streets and Access

Analysis
Streets and Access – Character of the Streets
Analysis
Natural Resources

Analysis
Surrounding Neighborhoods

Design and development guidelines
Town-owned property at Castle Road, Gardner Road and Goddard Drive
**Analysis**

Surrounding Neighborhoods – Character of the Neighborhoods

**Analysis**

Views

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design and development guidelines
TOWN-OWNED PROPERTY AT CASTLE ROAD, GARDNER ROAD AND GODDARD DRIVE

TOWN OF HAMPTON | GODDI CLANCY
Analysis

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

- Height
- Massing/Roofline
- Setbacks
- Porches
- Materials
- Garages
- Colors
- Historic models
design and development guidelines
TOWN-OWNED PROPERTY AT CASTLE ROAD, GARDNER ROAD AND GODDARD DRIVE

Nahant, MA

Little Nahant, MA
Chautauqua, NY

Historic Hotel Pictures | Nahant, MA

design and development guidelines
TOWN-OWNED PROPERTY AT CASTLE ROAD, GARDNER ROAD AND GODDARD DRIVE
design and development guidelines
TOWN-OWNED PROPERTY AT CASTLE ROAD, GARDNER ROAD AND GODDARD DRIVE

Jamaica Plain, MA

Nahant, MA
Discussion