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

**Agenda – April 25, 2007**

- **Preliminary market assessment**
  - Unit types, parking, financial feasibility
- **Preliminary site design goals**
- **Development studies**
  - Site layout
  - Building volume & character
- **Preliminary design guidelines**
  - Building types
  - Site design
- **Discussion**
Preliminary market assessment

- Range of unit types possible: 1 to 4BR...
- Families seeking 3BR unit @ 1800-2500 square feet are strong market segment
- Market accustomed to single-family appearance
- Parking expectations
  - 2+ parking spaces per unit
  - Single car garage may be tolerable, given other amenities
  - Full basement level parking hard to finance
- Good financial feasibility overall
- Reuse of existing infrastructure could reduce costs

Preliminary design goals: site access

- Enhance pedestrian access on-site and to neighborhood, trails
- Public path & view corridors along Trimountain Rd axis; from Castle Road; at golf course edge
- Orient front doors to existing and new public streets
- Accommodate possible Gardner Road extension to Willow Road
- Re-use existing infrastructure?
Preliminary design goals: site layout

- Address two distinct site character areas
- Minimize garages, driveways on public streets; alley parking?
- Duplexes, triplexes and townhouses may be appropriate at specific locations with sufficient articulation to moderate scale
- 2 to 2 1/2 stories building height appropriate
- Preserve view corridors across site
- Include useful private outdoor space with each unit
- Keep architectural form consistent with local character

Preliminary design goals: site access
Scheme 1

- Single-family units along Castle Rd.
- Townhouses on eastern half of site
- Public access loop around south half
**Scheme 1**

- Single-family units along Castle Road
- Townhouses on eastern half of site
- Public access loop around south half
**Scheme 1**

- Duplexes on existing house sites
- Goddard Drive remains principal access to eastern half of site
- Consistent building type across site

**Scheme 2**

- Duplexes on existing house sites
- Goddard Drive remains principal access to eastern half of site
- Consistent building type across site
**Scheme 2**

- Duplexes on existing house sites
- Goddard Drive remains principal access to eastern half of site
- Consistent density across site
Scheme 2

- Design and development guidelines

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

Scheme 3

- Mixed building types: duplexes and townhouses to east, singles and duplexes along Castle and Gardner, with public open space
- Alley parking possible

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

TOWN OF NHANT | GOODY CLARBY
Scheme 3

- Mixed building types: duplexes and townhouses to east, singles and duplexes along Castle and Gardner, with public open space
- Alley parking possible
Site: Castle & Gardner Road frontage

Objectives:
- Maintain periodic open views to golf course from Castle and Gardner Roads
- Incorporate diversity in house form and siting similar to existing houses
- Enhance pedestrian network

Mechanisms:
- 50-60% of aggregate façade length meets primary build-to line (10-20’ from sidewalk); remaining façade length meets secondary build-to line (5’ to 15’ back from primary build-to line)
- Solid/void balance along streets:
  - Along Castle: 40-50% open; at least one open interval 40’ or wider
  - Along Gardner: 30-40% open
- Building volume limits:
  - Height 2.5 stories
  - Total floor area 2,800sf for single, 5,000sf for duplex
  - Footprint 1,400sf for single, 2,000sf for duplex
- Alley parking preferred
- If no alley parking: share driveways, maximum 2 curb cuts per three adjacent units; set garage doors back at least 15’ from main building façade; maximum one single-bay garage door per unit; maximum 2 garage doors grouped together
Site: eastern portion

Objectives:

- Accommodate more units than exist today while maintaining good scale relationships with site topography and surrounding open spaces: golf course, Bailey's Hill, oceanfront
- Increase public access/views to open spaces to extent possible

Mechanisms:

- Attached townhouses possible along Bailey's Hill
- Public access and unit front doors encouraged around site perimeter (with alley parking from Goddard Drive); but also possible along Goddard Drive (with parking access from Goddard and/or extension of Gardner)
- Buildings and access should gracefully accommodate grades at site perimeter
### Building types: duplex/triplex

- Ensure building reads as BOTH a single overall composition (“mansion”) and an assemblage of intermediate-scale elements (larger than windows/doors and smaller than a façade, such as porches, bays and roof forms) that prevent “boxy” appearance.
- Formally define each unit with one to three distinct intermediate-scale elements.
- Building volume limits:
  - Height 2.5 stories
  - Total area 5,000sf
  - Footprint 2,000sf

### Duplex/triplex precedents

- Nahant
**Duplex/triplex precedents**

- Jamaica Plain
- Nantucket

**Building types: townhouse**

- Distinguish individual units but avoid a single repetitive façade module; include at least two primary modules, and provide additional variation with intermediate-scale elements.
- A building of up to six units may be composed as a single structure proportioned like a 19th-century hotel.
- Building volume limits:
  - height 2.5 stories
  - Total area 2,800 sf per unit, 20,000sf aggregate
  - Footprint 1,200sf per unit, 8,000sf aggregate
**Building types: single family**

- Predominantly vertical façade proportions
- Incorporate at least one intermediate-scale element on main facade
- Building volume limits:
  - height 2.5 stories
  - Total area 2,800sf
  - Footprint 1,400sf

**Single family precedents**

- Habersham, Beaufort, SC
- Nahant
Single family precedents

Habersham, Beaufort, SC

Site design: streets & alleys

- Keep as narrow as possible: 18’ to 22’
- Provide 5’ wide sidewalk along any street edge having unit front doors. Alternatively, internal street(s) may be designed as mixed pedestrian/vehicle environment using pavers, stones or other non-asphalt surface
- Screen any alley along public space from public view with 4’ to 6’ high vegetation or fence at least 50% opaque.
Street/alley precedents

- Road & recreational path, Pine Hills, Plymouth
- Parking alley, Jamaica Plain

Site design: private open space

- On more constrained lots, design yards to be “outdoor rooms” rather than field space
- Locate unit windows and doors carefully to maximize privacy of private outdoor spaces
- Supplement yard space with balconies and porches on upper floors of units and/or atop garages
**Site design: plantings**

- Seek continuity of character with adjacent neighborhood and public open spaces
- Favor informal tree groupings and specimen trees alternating with open views; avoid regular plantings

**Scheme 4**

- More single family units possible
- Additional site area required
Scheme 4

- More single family units possible
- Additional site area required
Scheme 4

Development studies

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

TOWN OF NANTUCKET | GOODY CLARK
Analysis
Streets and Access – Character of the Streets

Analysis
Natural Resources

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

TOWN OF NAHANT | GOODY CLANCY
Analysis

Surrounding Neighborhoods

Analysis

Surrounding Neighborhoods – Character of the Neighborhoods
Analysis

Views

Castle Road Section

Topography

Goddard Road Section
Analysis
Topography

design and development guidelines
TOWN-OWNED PROPERTY AT CASTLE ROAD, GARDNER ROAD AND GODDARD DRIVE
TOWN OF NAHANT | GOODY CLANCY
Analysis
Density

Density | Scale Comparison

- 48 Units
- 12 Units
- 42 Units
- 28 Units

Bass Point
Little Nahant

Design and development guidelines
Town-owned property at Castle Road, Gardner Road and Goddard Drive
TOWN OF NAHANT | GOODY CLARITY
Analysis
Density – Scale Comparison

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
Discussion