



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

design and development guidelines

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

TOWN OF NAHANT | GOODY CLANCY

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

design and development guidelines

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

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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**

design and development guidelines

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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

design and development guidelines

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

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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?



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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

design and development guidelines

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Preliminary design goals: site access



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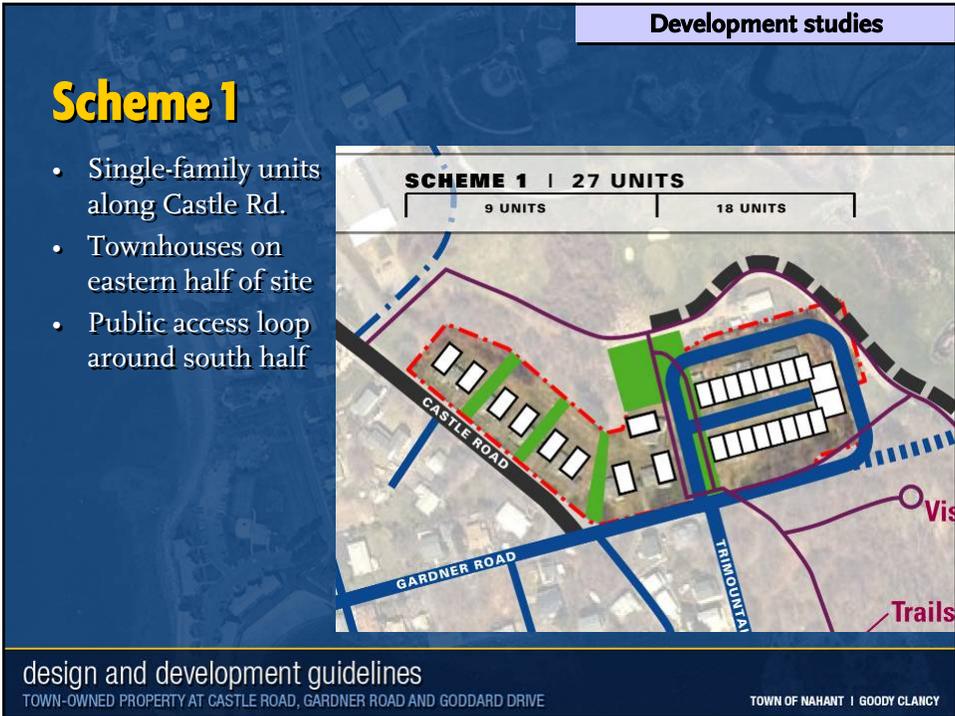


Bass Point and the Site

design and development guidelines

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

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Scheme 1

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



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Scheme 1



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Scheme 1



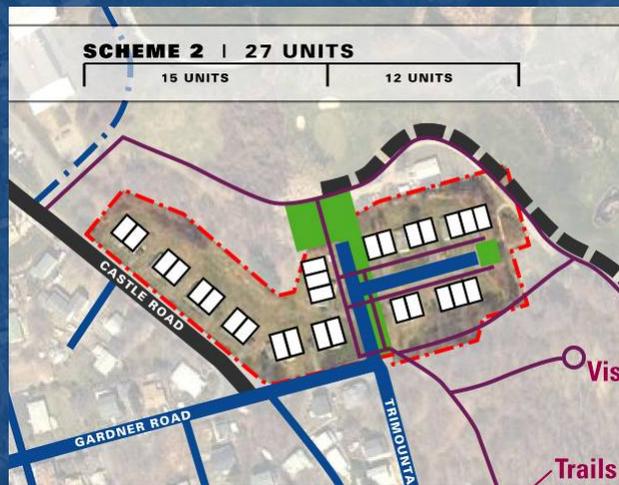
design and development guidelines

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

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Scheme 2

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



design and development guidelines

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

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Scheme 2

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



design and development guidelines

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

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Scheme 2



design and development guidelines

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

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Scheme 2



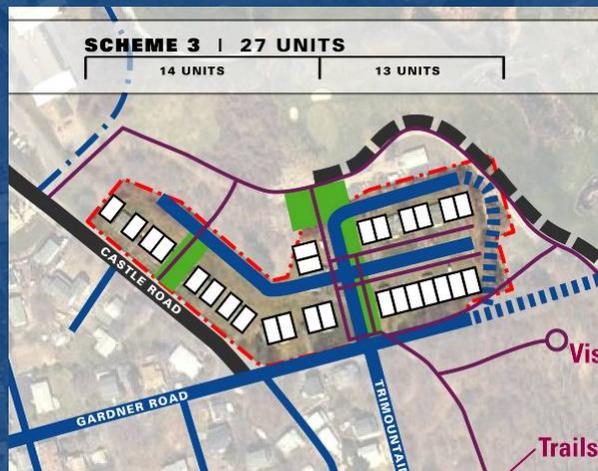
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Scheme 3

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



design and development guidelines

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- Mixed building types: duplexes and townhouses to east, singles and duplexes along Castle and Gardner, with public open space
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Scheme 3



design and development guidelines

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Scheme 3



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Scheme 3



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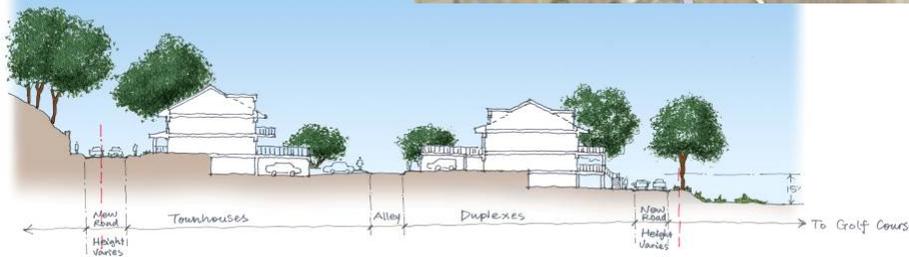


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Scheme 3



design and development guidelines

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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



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Site: Castle & Gardner Road frontage

- 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

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

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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



design and development guidelines

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

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Site: eastern portion

- 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

design and development guidelines

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

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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

design and development guidelines

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Duplex/triplex precedents



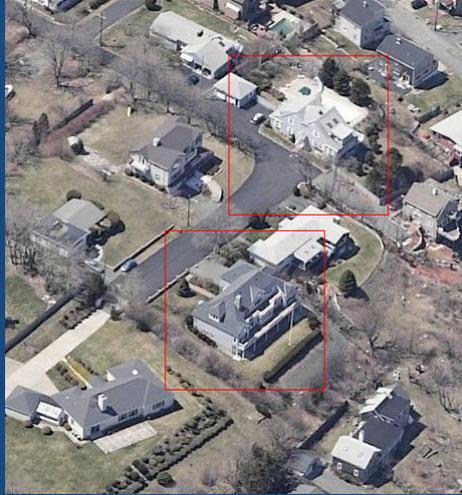
Nahant

design and development guidelines

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Duplex/triplex precedents



Nahant & Ocean Rds

Greystone Rd

design and development guidelines

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Duplex/triplex precedents



Jamaica Plain



design and development guidelines

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Duplex/triplex precedents



Jamaica Plain



Nantucket

design and development guidelines

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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

design and development guidelines

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

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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

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Single family precedents



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Single family precedents



Habersham, Beaufort, SC

design and development guidelines

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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.

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Street/alley precedents



Road & recreational path, Pine Hills, Plymouth

Parking alley, Jamaica Plain



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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



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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



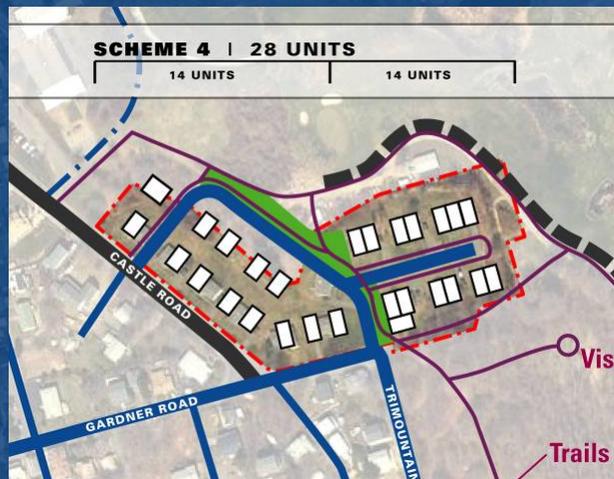
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Scheme 4

- More single family units possible
- Additional site area required



design and development guidelines

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Scheme 4

- More single family units possible
- Additional site area required



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Scheme 4



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Scheme 4



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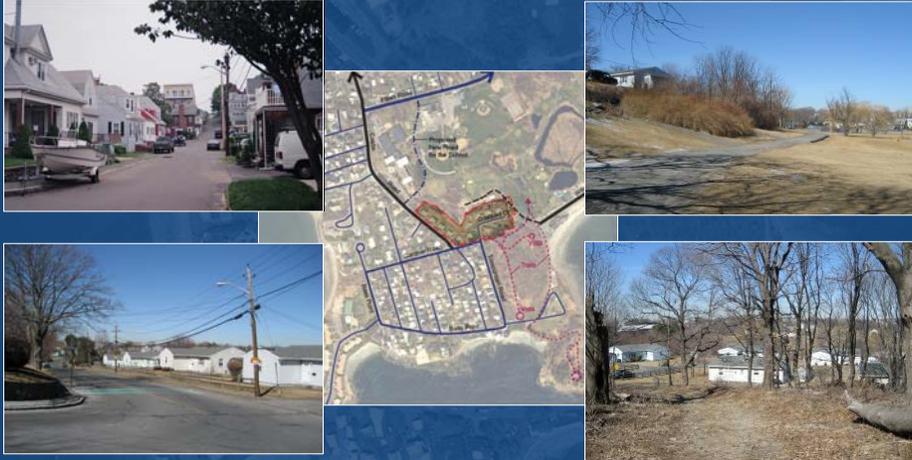
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Analysis

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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Analysis

Surrounding Neighborhoods – Character of the Neighborhoods



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Analysis

Views



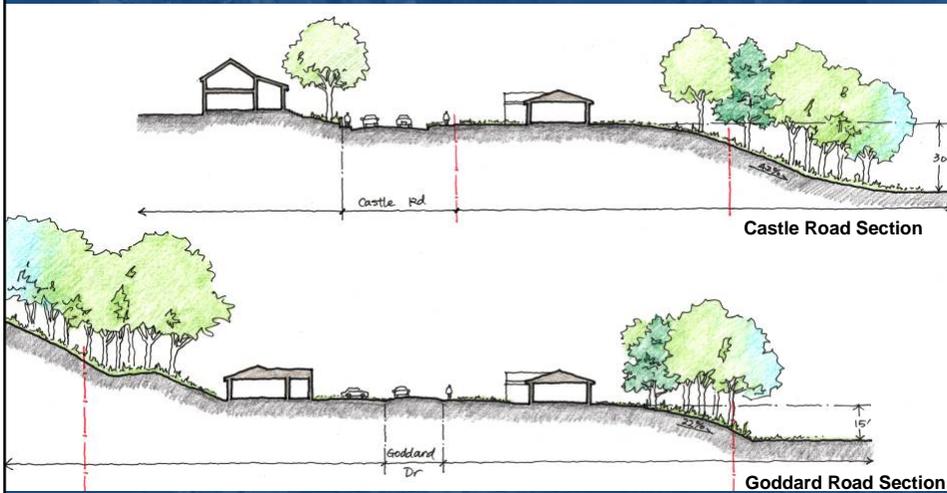
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Analysis

Topography



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Analysis

Topography



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Analysis

Density



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Density | Scale Comparison



Bass Point

Little Nahant

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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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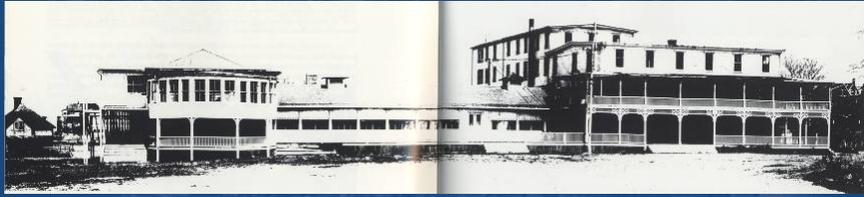


Chautauqua, NY

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HOTEL TISOR DECORATED FOR THE 100 CELEBRATION. NAHANT HISTORICAL SOCIETY



HOTEL BRENTON, CA. 1908. NAHANT HISTORICAL SOCIETY

Historic Hotel Pictures | Nahant, MA

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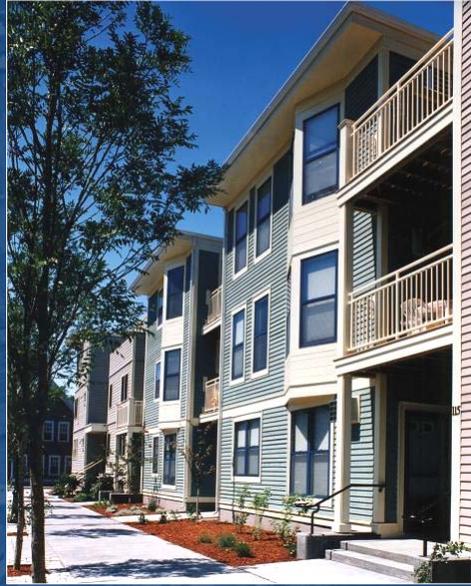


Auburn Court, Cambridge, MA

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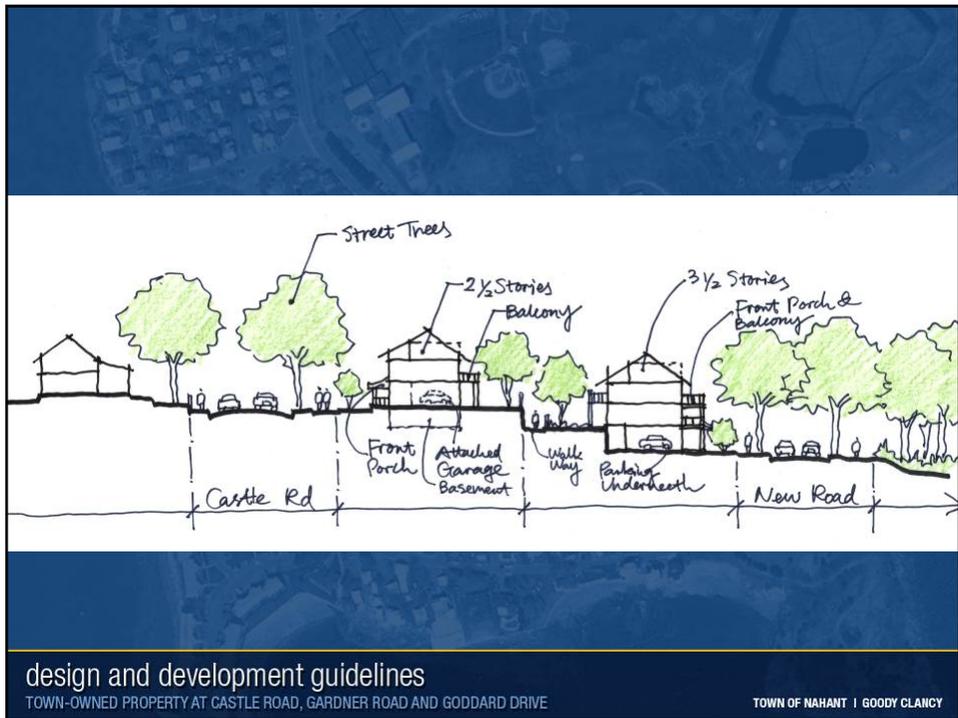
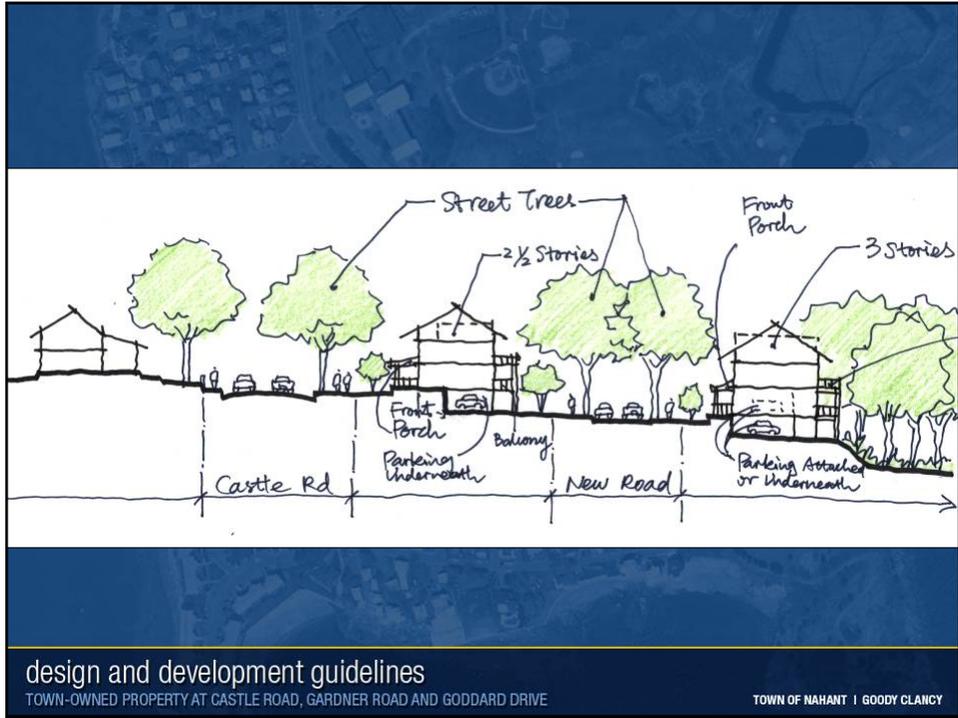


Plymouth, MA

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Discussion

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