



# 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 30 new residential units (27)
- Ensure that a minimum of approximately 25% of the units are affordable

# Work Process

- **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 – June 20, 2007

- **Further development studies**
  - Alternatives with single family dwellings along Castle & Gardner: building siting and form, parking, unit types
  - Alternative with additional single family dwellings on golf course edge
- **Fiscal analysis**
  - Relationships between development alternatives and land value
- **Preliminary design guidelines**
  - Building types
  - Site design
- **Discussion**

# Design goals: site access

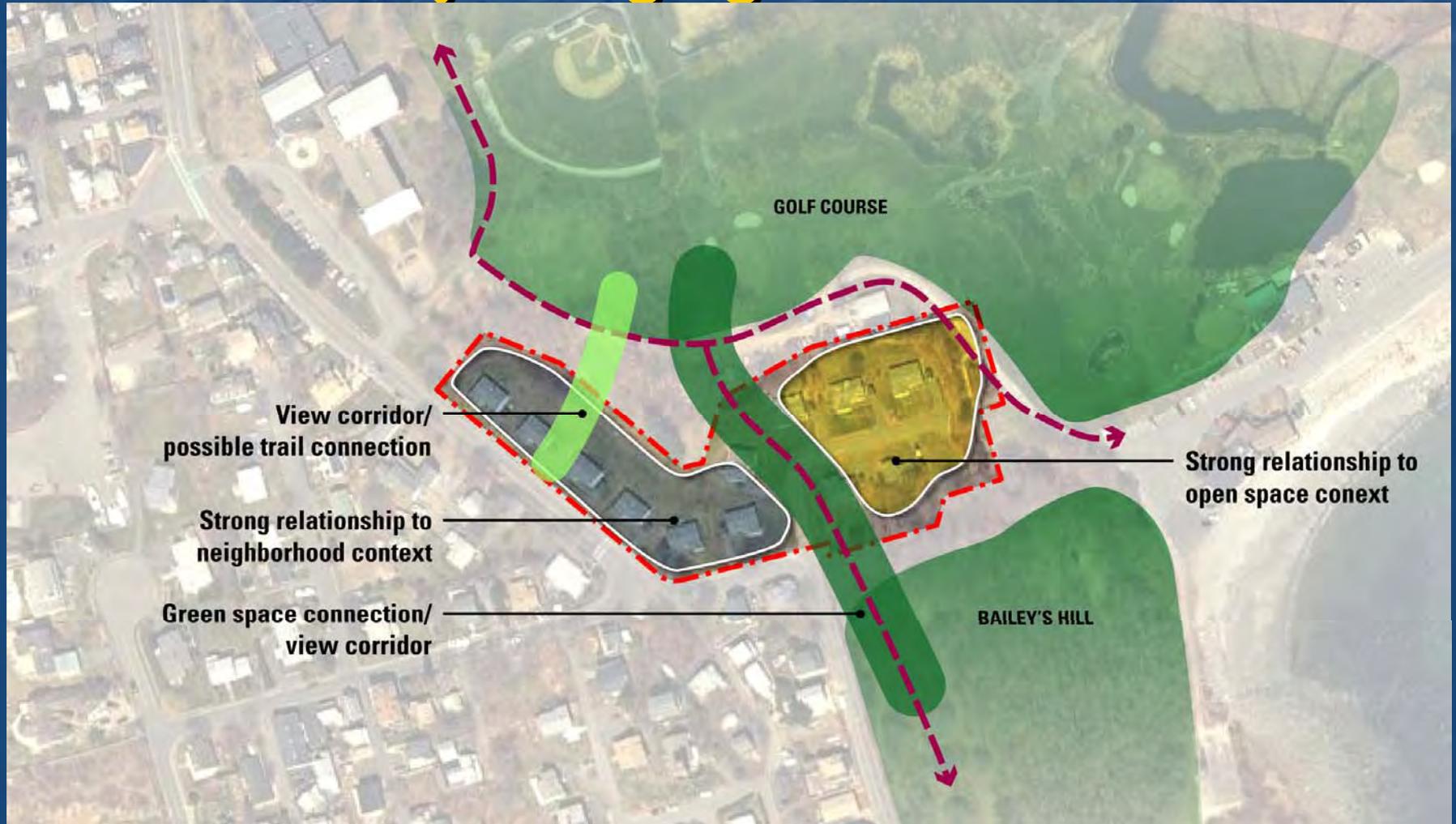
- Enhance pedestrian access on-site and to neighborhood, trails
- Public path & view corridors along Trimountain Rd axis; from Castle Road; at golf course edge
- Orient front doors to existing and new public streets
- Accommodate possible Gardner Road extension to Willow Road
- Re-use existing infrastructure?



# 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

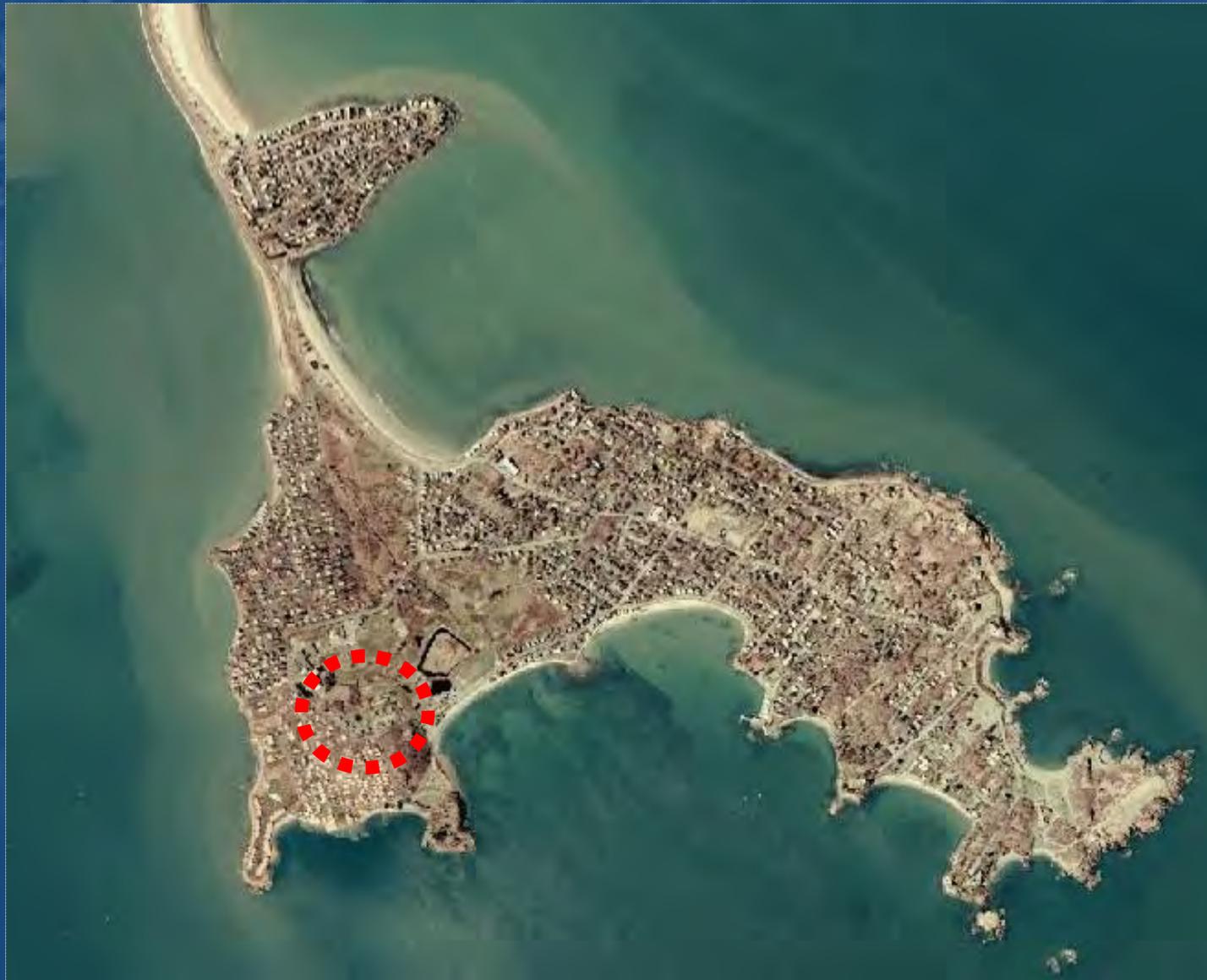
# Preliminary design goals: site access



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*Bass Point and the Site*

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**Site access context**

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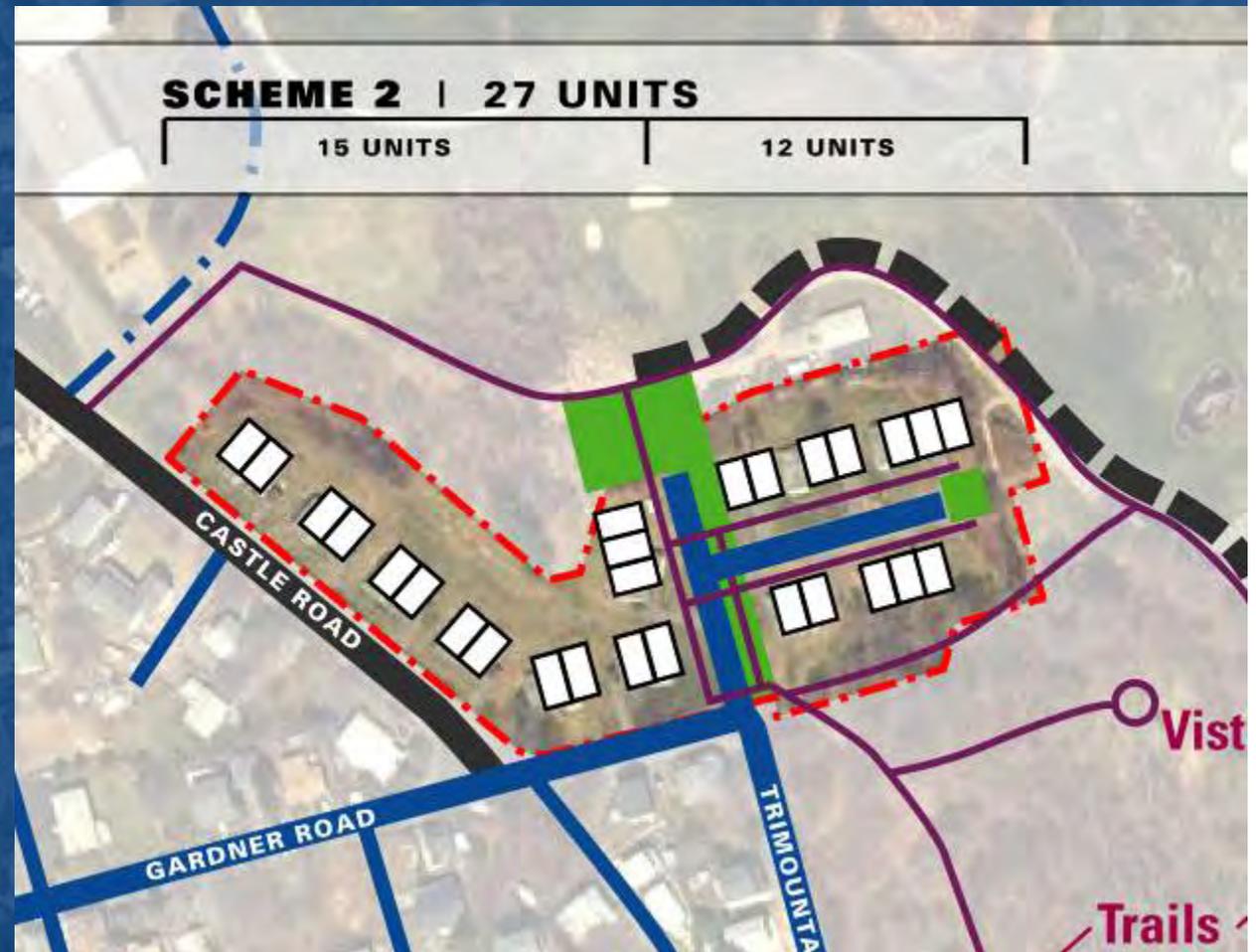
# Scheme 1

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



## Scheme 2

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



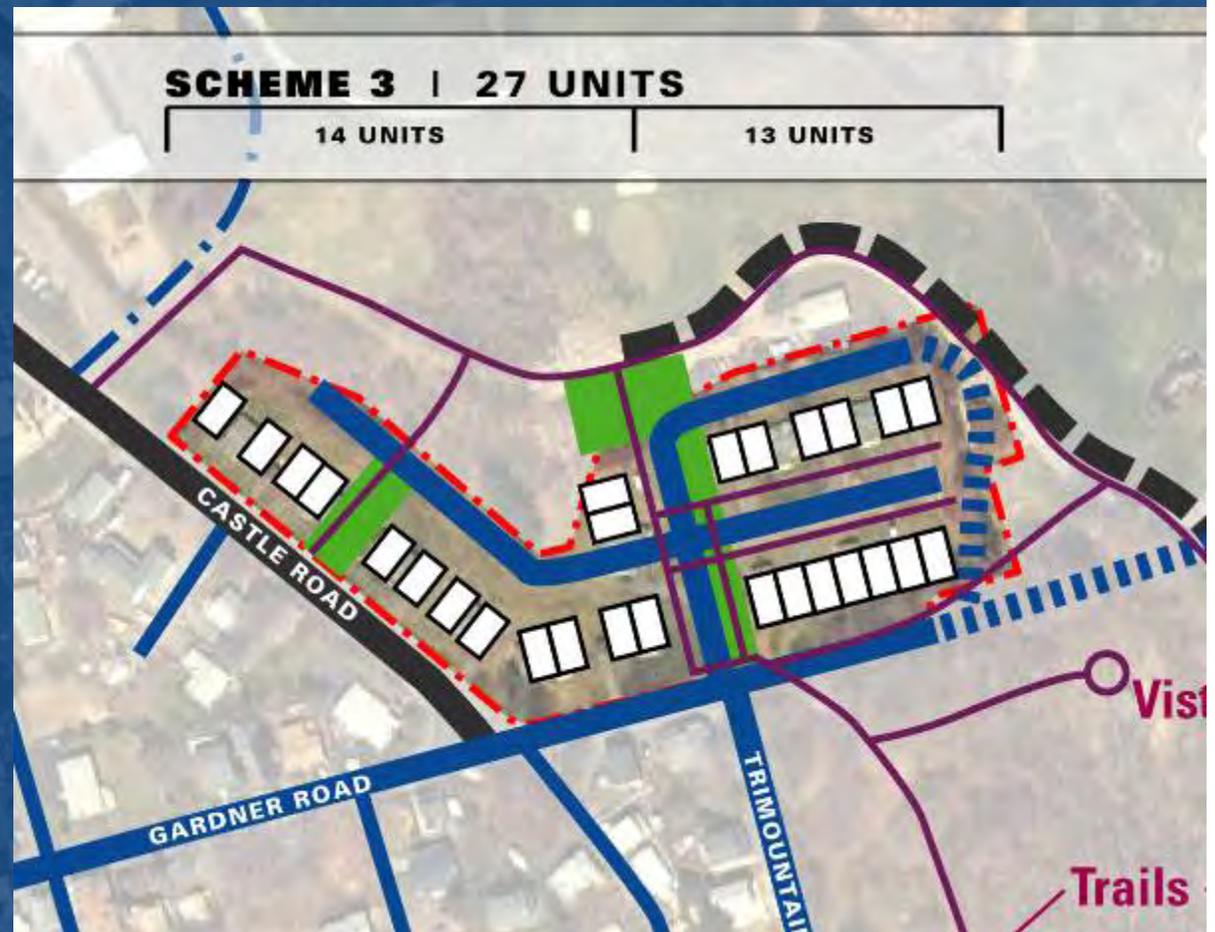
## Scheme 2

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



## Scheme 3

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



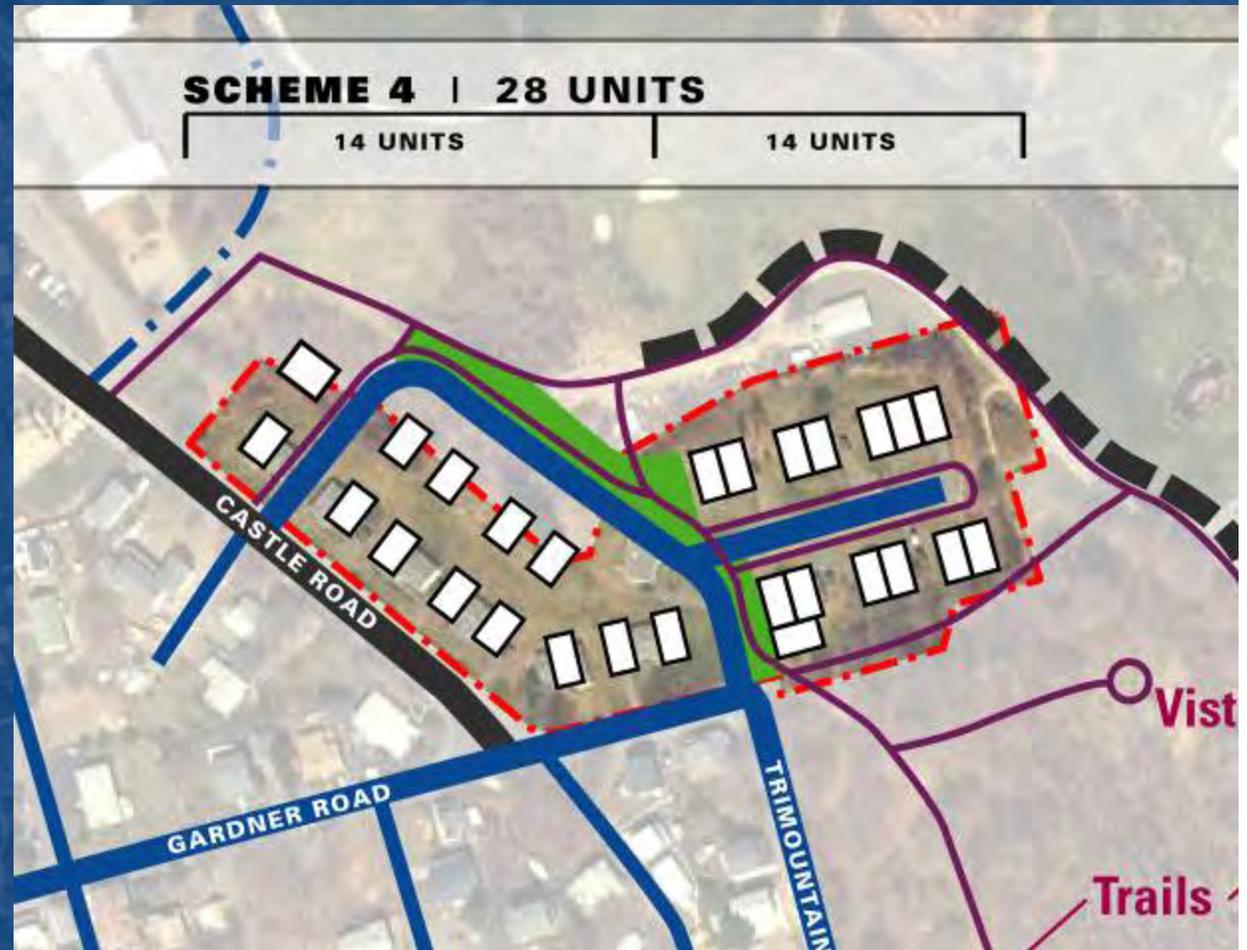
## Scheme 3

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



## Scheme 4

- More single family units possible
- Additional site area required



## Scheme 4

- More single family units possible
- Additional site area required



# Further studies of scheme 1

- Ia: 2 story multifamily building
- Ib: 3 story mansion buildings (height issue)
- Ic: 2 story rowhouse/mansion buildings
- Each study has some flexibility around unit type mix

Ia



Ib



Ic



### 1a

- 2-story elevator building accommodating flats, possible common spaces
- Building form could also accommodate row houses
- Surface parking



1a



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1a



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### 1b

- 3-story mansion buildings accommodating townhouses over ground level flats or other combinations
- Smaller footprint, greater height: 35' height allowance required
- Surface parking shown (some single garages in buildings possible)



1b



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1b



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1b



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### 1c

- 2-story mansion buildings accommodating townhouses, stacked flats or combinations
- Lower height, larger footprint
- Single garage per unit plus surface parking shown



1c



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1c



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### 4a

- 3 additional single family dwellings possible using  $\frac{1}{2}$  acre additional town land (13 total)
- 14 duplex/triplex units on eastern half at lower density
- Single garage per unit plus surface parking shown



4a



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4a



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# Design guidelines

- Eastern area
- Castle & Goddard Roads
- Site
  - Access
  - Public areas
  - Footprints, setbacks
  - Parking
- Architecture
  - Height
  - Articulation & openings
  - Materials
  - Variation
- Landscape



# Eastern portion: site design

- 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
  - Reuse Goddard Rd infrastructure



# Access

- Treat street entrance from Gardner/Trimountain as inviting public street
- Continuous sidewalk, crosswalk and recreational path network linking to context
- Shared pedestrian/vehicle areas possible
- Retain public view corridors



# Public realm

- Distinct open spaces welcoming public use
- Semiprivate open spaces associated with groups of dwellings
- Recreational paths



# Footprints, setbacks

- Multifamily building: 15,000 sf footprint
- Mansion buildings: 3,000sf to 6,000sf footprint
- Maintain context views among buildings
- 15' to 25' setback from street
- 10' minimum setback from property boundary – varies with topography
- Graceful accommodation of site slope



# Footprints, setbacks

- Compact layout
- Well-defined private open space



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# Parking

- Mews format accommodating people and vehicles
- Limited aggregations of surface parking



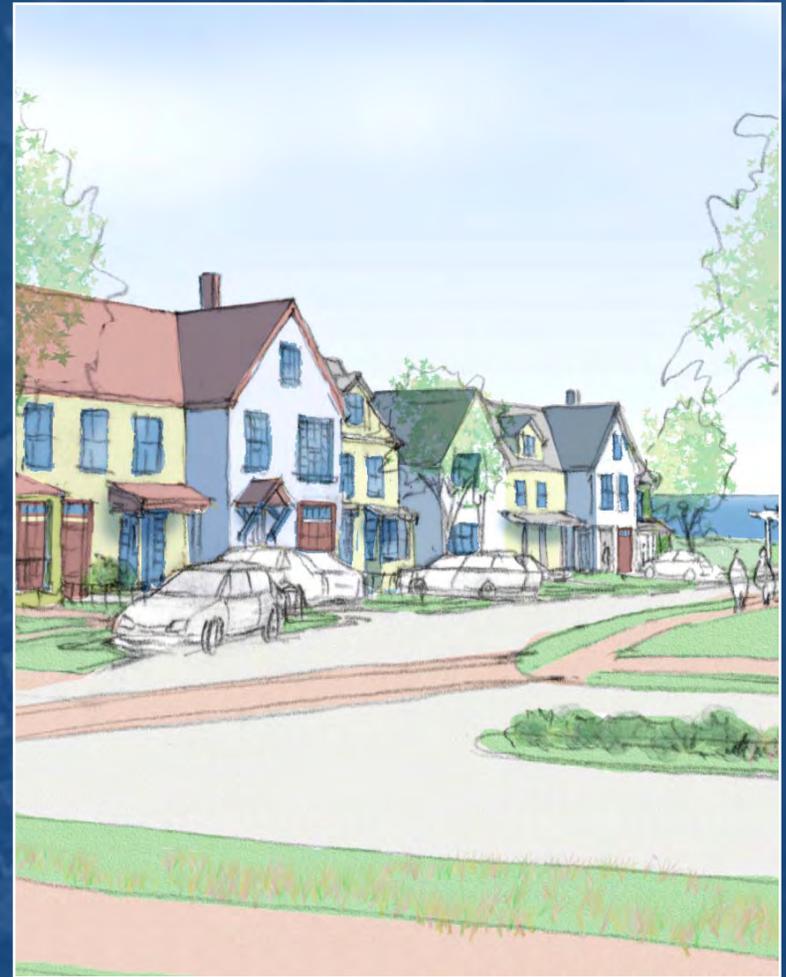
# Parking

- Discreet, one-lane driveways and garages
- Shared curb cuts
- Set back garages at least 15' from facade



# Architecture: objectives

- Maintain scale and character of built and natural contexts
- Consider using historic hotel prototype
- Make gradual transitions to context as appropriate
- Articulate individual dwelling units and smaller dwelling components: porches, rooms, entrances



# Height

- Keep in scale with adjacent context
- Design roof forms carefully to allow upper “half story” within sensitive exterior
- Confirm zoning attitude toward 30’ vs. 35’
- Clearly specify intent of height guidelines: stories vs. absolute height



# Articulation and openings

- Hierarchy of proportions
  - Whole building
  - Individual units, if appropriate
  - Bays (room scale)
  - Windows and doors (body scale)
  - Finer materials texture
- Opening patterns: take cues from context



# Articulation and openings

- Hierarchy of proportions
  - Whole building
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# Articulation and openings

- Address street with transitional private/public spaces



# Materials

- New England coastal context
- Natural shingle, painted clapboards, painted trim
- Masonry foundations, site retaining walls
- Paint colors



# Variation

- Balance consistency and variation

TOO LITTLE VARIATION	APPROPRIATE VARIATION	TOO MUCH VARIATION

# Landscape

- Well defined private areas
- Tree clusters alternating with open views





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