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

- View corridor/possible trail connection
- Strong relationship to neighborhood context
- Green space connection/view corridor
- Strong relationship to open space context
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Town of Nahant
Bass Point and the Site

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Site access context

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TOWN-OWNED PROPERTY AT CASTLE ROAD, GARDNER ROAD AND GODDARD DRIVE
Scheme 1

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

Previous development studies
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

- 1a: 2 story multifamily building
- 1b: 3 story mansion buildings (height issue)
- 1c: 2 story rowhouse/mansion buildings
- Each study has some flexibility around unit type mix
1a

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

Development studies
Development studies

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

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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)
Development studies

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TOWN-OWNED PROPERTY AT CASTLE ROAD, GARDNER ROAD AND GODDARD DRIVE
1b

Development studies

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

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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

Development studies
Design and development guidelines

Town-owned property at Castle Road, Gardner Road and Goddard Drive
1c

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

Development studies
4a

- 3 additional single family dwellings possible using ½ acre additional town land (13 total)
- 14 duplex/triplex units on eastern half at lower density
- Single garage per unit plus surface parking shown
Development studies

Scheme 4A | 27 Units

13 Units  
(Detached Single-Family)

14 Units  
(Duplex and Triplex)

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

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design and development guidelines
TOWN-OWNED PROPERTY AT CASTLE ROAD, GARDNER ROAD AND GODDARD DRIVE
4a

Design and development guidelines
Town-owned property at Castle Road, Gardner Road and Goddard Drive
Development studies

design and development guidelines
TOWN-OWNED PROPERTY AT CASTLE ROAD, GARDNER ROAD AND GODDARD DRIVE
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
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
  - Individual units, if appropriate
- Bays (room scale)
- Windows and doors (body scale)
- Finer materials texture
- Opening patterns: take cues from context
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

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**Landscape**

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