design and development guidelines
TOWN-OWNED PROPERTY AT CASTLE ROAD, GARDNER ROAD AND GODDARD DRIVE
Public Meeting Agenda –
September 13, 2007

• Provide an Update on the Committee’s Work
• Discuss Emerging Vision for Redevelopment of Town-owned Property
• Discuss Next Steps
• Seek Community Input
Military housing design and development committee

Composition:

- Abutters (2)
- Town-owned land study committee (1)
- Community Preservation Committee (1)
- Finance and Advisory Committee (1)
- Planning Board (1)
- Board of Selectmen appointee (1)
- Nahant Housing Authority (1)
- Town administrator (1, ex-officio)
The site

- At Castle, Gardner and Trimountain Roads
- Town-owned
- 3.5 acres (potential for ½ acre expansion on adjacent government land)
- Currently occupied by 12 single-family homes rented out by town
Overall goals

• Build on prior work undertaken by the Town including previous Town Meeting discussions
• Create a framework to guide development of approximately 27 new residential units (15 more than are currently on the property)
• Ensure that the character of development makes a great fit with the neighborhood and the town
• Designate a minimum approximately 25% of the units as affordable
• Seek approval from town meeting to move forward with redevelopment
• Seek development proposals through a competitive process and select a developer who offers the best proposal
Process to date

- General public
- Military housing design and development committee
- Consultant team
  - **Goody Clancy**—site planning, design, development guidelines
  - **Byrne McKinney**—market feasibility, development mix, site value
  - **VHB**—traffic assessment
Neighborhood context
Character of streets and buildings

Maple

Castle

Trimountain

Trimountain and Gardner
The site today

Goddard Drive

Castle Road at Gardner

Open space context

Kelley Greens

Bailey’s Hill trail

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TOWN OF NAHANT | GOODY CLANCY
How does the site compare with surrounding areas?
Surrounding areas are 2 to 3 ½ times as dense as current site.
Comparing existing development with surrounding areas

Existing site: 12 Units

38 Units (Bailey’s Hill)

28 Units (Little Nahant)

44 Units (Bass Point)
Nahant housing prototypes

• Single Family Detached
• Townhouse (Single Family Attached)
• Duplex/Triplex
• Multi-family
Site analysis

- View corridors between houses
- Strong relationship to neighborhood context
- Green space connection/view corridor
- Strong relationship to open space context

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

Town of Nahant | Goody Clancy
Site alternatives analysis

The committee reviewed variables including...

1. Distribution of building types: single family, duplex, townhouse, multifamily
2. Number of housing units
3. Street layout options...

Can topography help accommodate covered parking?
The committee reviewed variables including...

4. Driveway vs. alley parking
5. Surface vs. covered parking
6. Extent of public space/trails
7. Potential of additional site area

30 units on 4 acres

27 units on 3.5 acres
Conclusions on housing distribution

8 to 12 single-family homes

3 more single-family homes possible on added land area-

15 to 19 townhouses and/or multi-family homes
Design principles and conceptual layout

- Detached units relate to neighborhood context
- Attached units located in Goddard Drive area
- Adequate parking with limited visual impact
- Public trail connection across site
- Attractive architecture with materials, scale and details consistent with Nahant tradition
- Views between buildings to green space
- Variation in building form/setback
- Minimize traffic impacts; invite walking
Design principles and conceptual layout

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- Variation in building form/setback
**Design guidelines (summary)**

- Accommodate 27 dwelling units (3 more detached units possible with ½ acre more adjacent government land)
- Respect neighborhood context with building scale:
  - Place single family homes along Castle and Gardner roads
  - Place townhouses or multi-family units on the eastern portion of the site.
- Ensure high quality architectural character of buildings and landscape, compatible with context ... porches, bays, variation
- Provide adequate parking (2.2 spaces/unit) carefully integrated as part of the building and open space design; basement level garages encouraged
- Maintain key views across the site
- Create public trail connection across site
- Be sensitive to the existing slope of the site and protect significant vegetation
- Minimize traffic impact and make inviting pedestrian connections to neighborhood sidewalk network
Conceptual view: Castle Road

Single family units
Conceptual view: Goddard Drive

Townhouse units

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Conceptual view along Goddard Drive

Multifamily building

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Strategy for affordability

Committee Goals

• Address needs of town residents
• Ensure a range of unit types accommodating a variety of households... families, seniors, empty-nesters, singles etc.
• Assess alternative approaches to income eligibility
**Strategy for affordability**

What income levels meet affordability goals?

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<th>LEVEL</th>
<th>INCOME</th>
<th>HOUSE COST RANGE</th>
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<tbody>
<tr>
<td>50% AMI</td>
<td>$42,050</td>
<td>$107,372 -- $119,147</td>
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<tr>
<td>80% AMI</td>
<td>$66,150</td>
<td>$204,959 -- $227,436</td>
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<tr>
<td>100% AMI</td>
<td>$82,400</td>
<td>$254,732 -- $282,668</td>
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<tr>
<td>120% AMI</td>
<td>$98,880</td>
<td>$337,691 -- $374,725</td>
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</tbody>
</table>

*Figures are for family of 4
AMI= metro Boston area median income*
Zoning changes

• Some changes will be required to facilitate development that is in character with neighborhood context
• Committee will work with Planning Board to determine appropriate mechanism
• Possible approaches include
  – Zoning overlay district
  – Massachusetts Chapter 40R district
Traffic analysis

- No noticeable impacts anticipated on existing street infrastructure from new development
- When specific development proposal is in place, the Town should work with the designated developer to facilitate:
  - Coordination with Johnson Elementary School (including construction period)
  - Preserve and improve sight lines at Trimountain Road, Gardner Road and Goddard Drive intersection
Process moving forward

1. Incorporate public input
2. Seek town meeting approval to solicit redevelopment proposals
3. Seek planning board and town meeting approval for any necessary zoning changes to support redevelopment
4. Develop and issue a request for development proposals with associated development guidelines and other terms and conditions (design and financial requirements)
   - Identify “musts, shoulds, coulds, and must nots…”
5. Review development proposals; negotiate improvements based on development guidelines and public input
6. Designate developer
Discussion