



design and development guidelines

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

TOWN OF NAHANT | GOODY CLANCY

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



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Bass Point and the Site

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Neighborhood context

Character of streets and buildings



Maple



Castle



Trimountain



Trimountain and Gardner

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The site today



Goddard Drive



Castle Road at Gardner



Open space context



Kelley Greens



Bailey's Hill trail

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**How does
the site
compare
with
surrounding
areas?**



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Surrounding areas are 2 to 3 ½ times as dense as current site

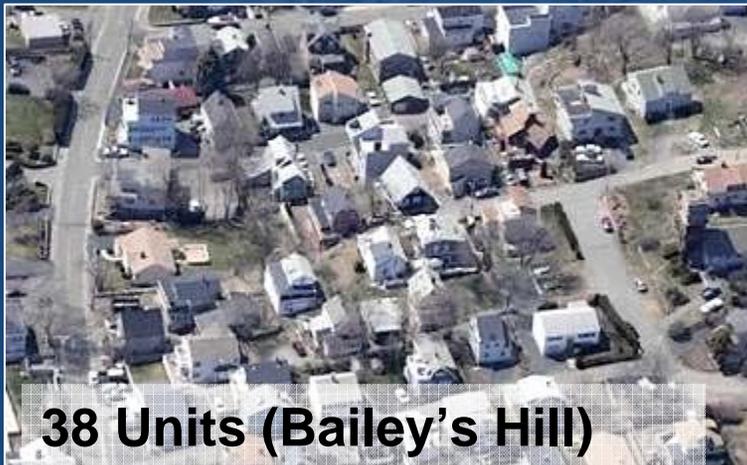
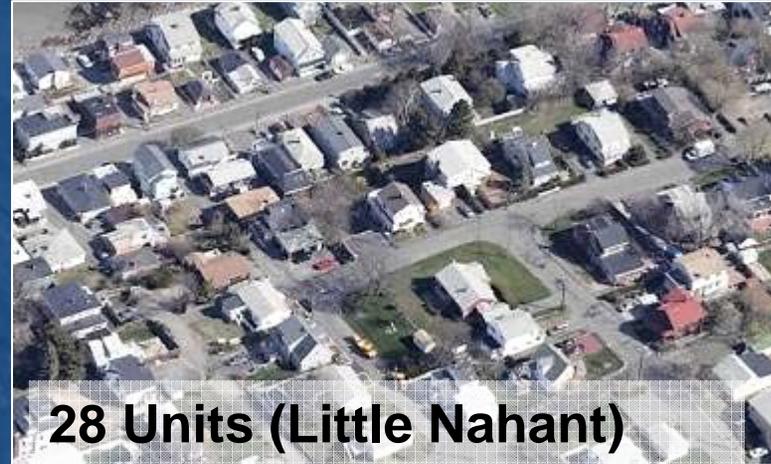


Bass Point



Little Nahant

Comparing existing development with surrounding areas



Nahant housing prototypes

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



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Site analysis



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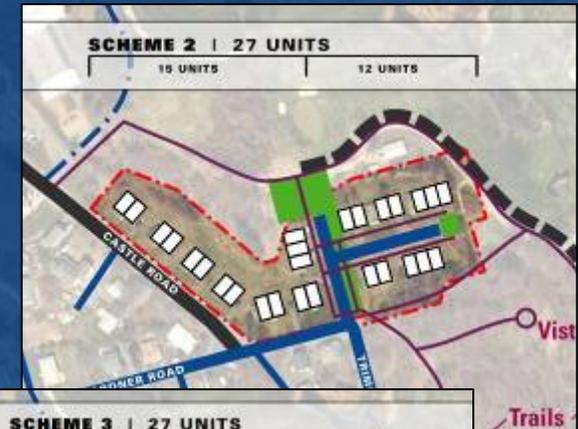
Site alternatives analysis

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?



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Site alternatives analysis

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**

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Conclusions on housing distribution



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Design principles and conceptual layout

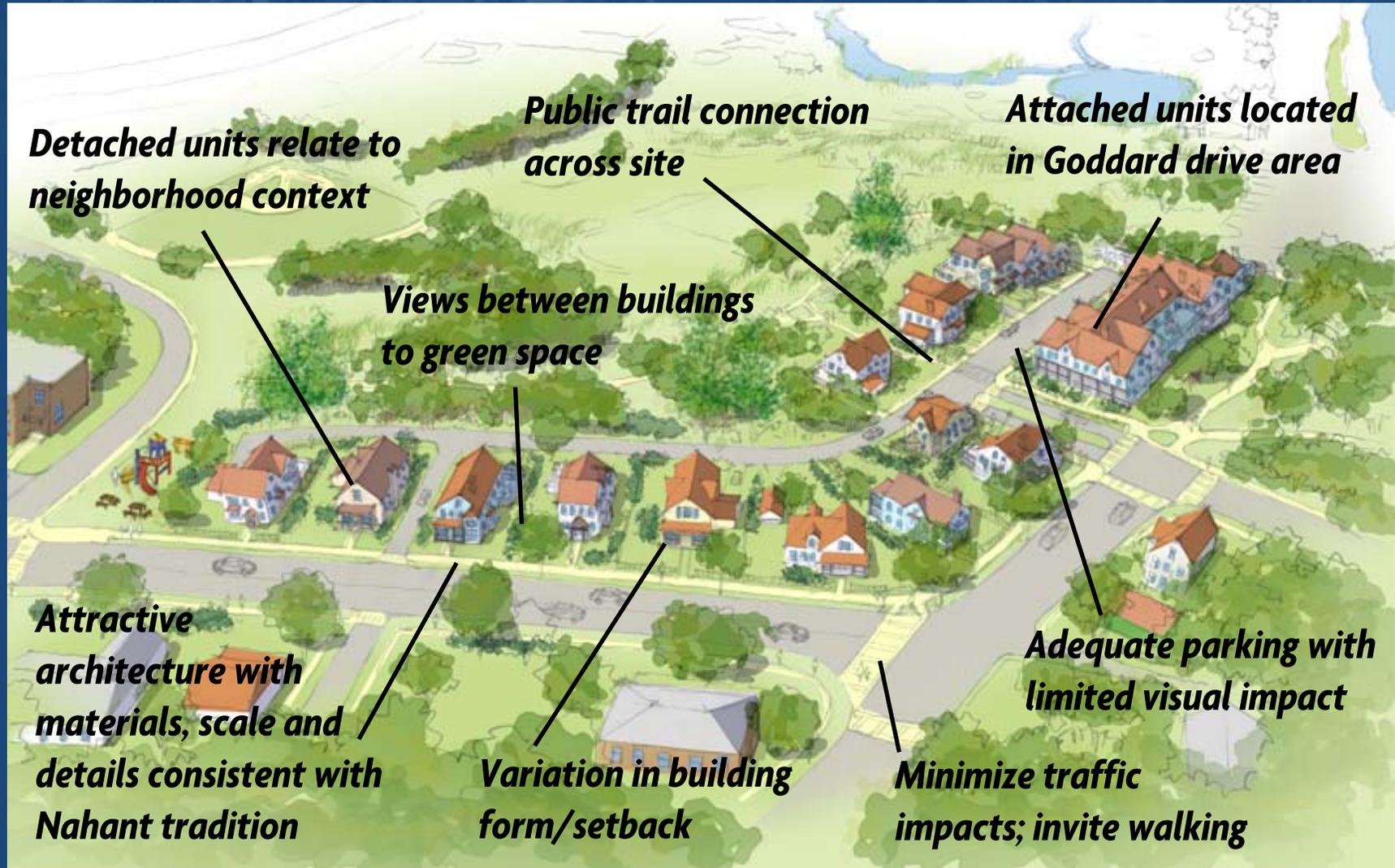


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Design principles and conceptual layout



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Conceptual site plan



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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



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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?

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

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



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