1. 654 Main Street

Documents:

654 MAIN STREET (2).PDF
WINCHESTER PLANNING BOARD
PRE- APPLICATION MEETING

654 MAIN STREET,
WINCHESTER, MA

MARCH 24, 2020
Project Team

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Copley Wolff Design Group
Landscape Architect
John Copley, Principal
Marcus Cantu, Landscape Designer
Agenda - 654 Main Street Redevelopment

1. Brief Overview of Existing Conditions
2. Recap of 02/25 Planning Board’s Primary Recommendations
3. Review of Proposed Site Plan with recommendations for 63 Vine Street, and Ground Floor Activation Planning
4. Next Steps...Questions and Guidance
Existing Conditions
Existing Conditions
Existing Conditions
Urban Analysis

Reinforce Cultural and Center Business District Gateways
Urban Analysis

CBD Design Guidelines + Winchester Cultural District

Walkable Sidewalks
Support Local Retail
Pocket Park
Support Local Artists
Mixed Use Streetscapes
Outdoor Seating
Feedback from 02/25/2020 Planning Board Meeting

1. 63 Vine St Building is to be renovated or rebuilt. Consider it as a transitional element between commercial and residential neighborhoods.

2. Include columns at Front Porch or Raised Plaza Entry.

3. Consider automated parking options.

4. Verify perspective vantage points so that they are at eye level.
63 Vine Street - The Swan House
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Historic Precedents
63 Vine Street - The Swan House
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Precedents & Characteristics

Main Street Terrace

Open space

Open glass walls

Street trees and resting area

Gathering space

Public seating area

Brick sidewalk - green edge
Main Street Terrace - View 1
Main Street Terrace - View 2
Residential Garden - View 1
Massing - 4 Stories
Proposed Program

- (2) Commercial Spaces
- (35) Dwelling Units
- (37-42) Off-street Parking Spots
- 2.5 FAR (Max.)
- (15%) Open Space (15ft x 15ft min)
- (24%) Open Space “to the Sky”
- Building Height (Less than 60'-0“)