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

Ad Meliora
Development Team

Paul Soughley, Main Client Contact
Jan Steenbrugge, President + CEO

Gillespie and Co., Inc.
Development Team

Ian S. Gillespie, President

Johnson + Borenstein, LLC
Attorney

Mark B. Johnson, Attorney

Touloukian Touloukian Inc.
Architect

Theodore Touloukian AIA, Principal + Architect
Nickle Cheung, Job Captain
Kelsey McLean, Designer
Grisnette Colon, Designer

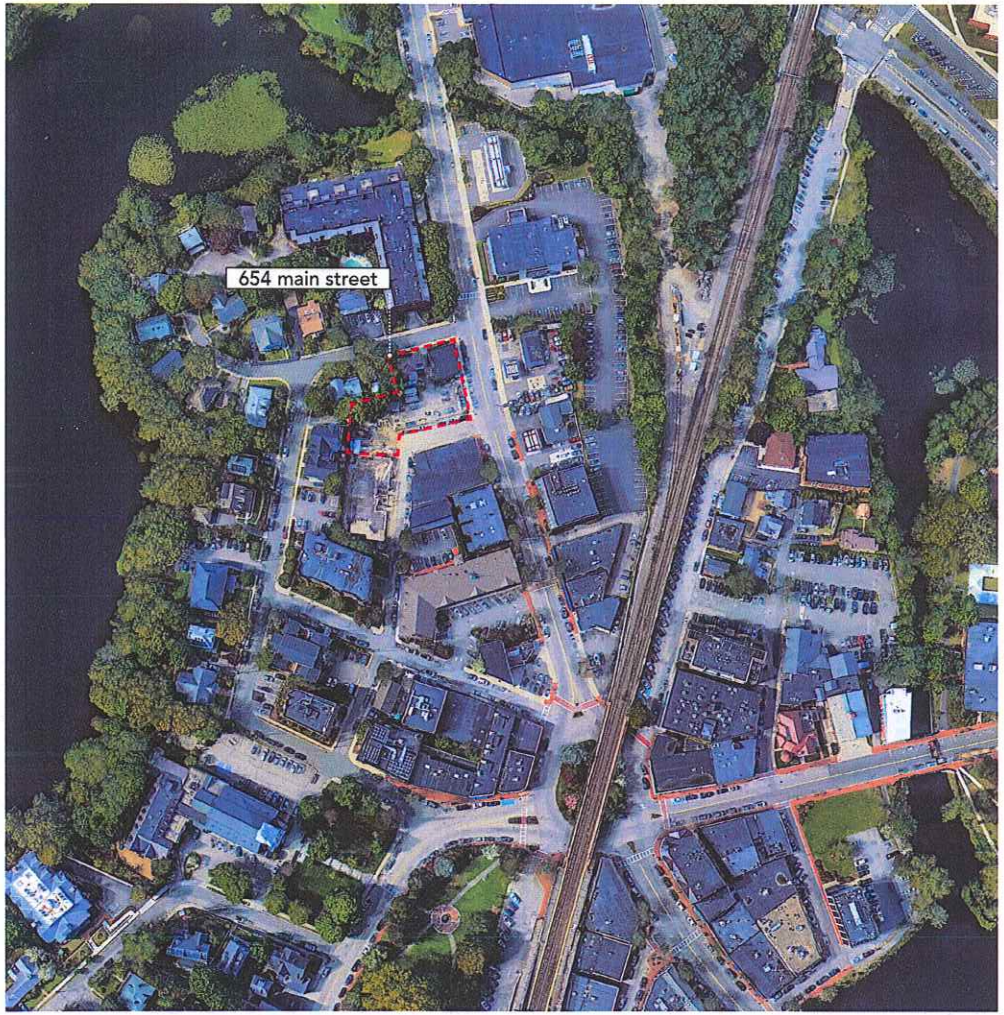
Beals Associates, Inc.,
Civil Engineer

Lawrence M. Beals, President
Todd Morey, Vice President

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

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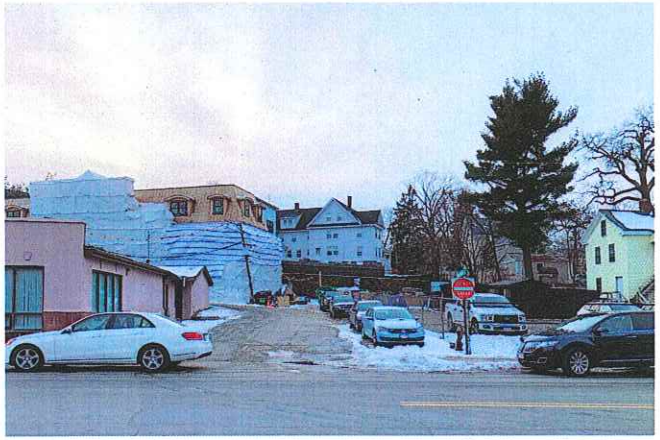
Existing Conditions



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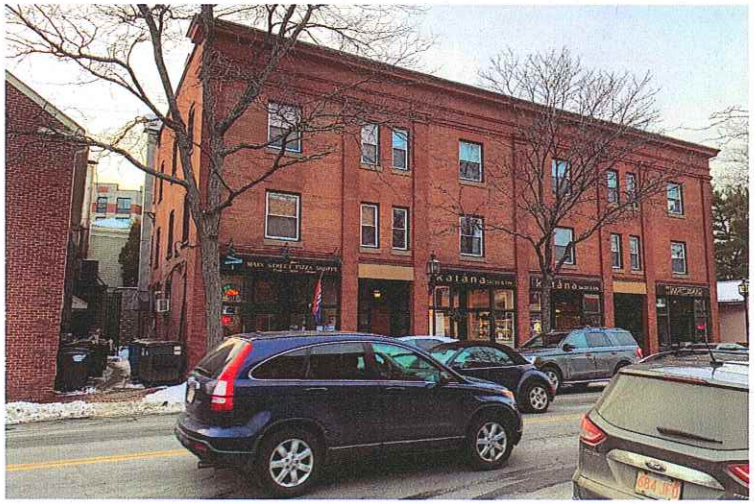

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Existing Conditions

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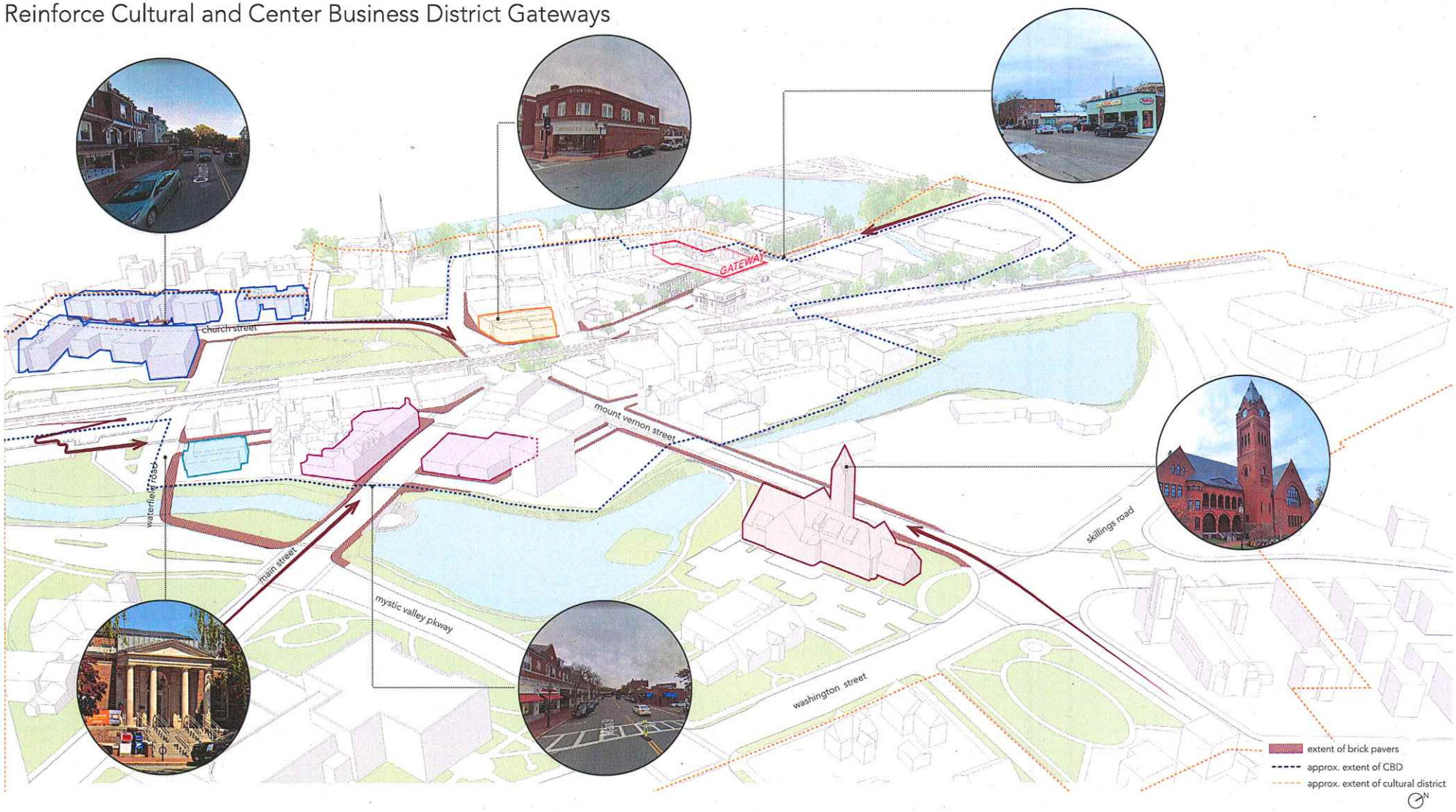
Urban Analysis

Reinforce Cultural and Center Business District Gateways



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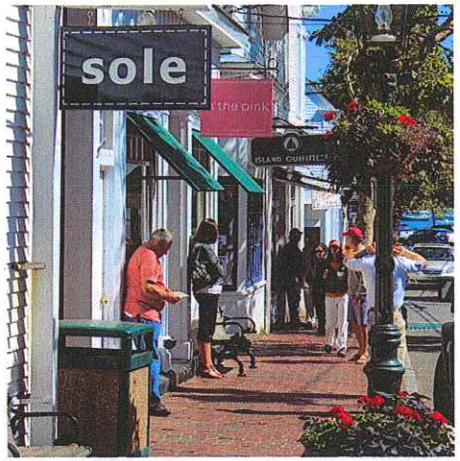
Urban Analysis

CBD Design Guidelines + Winchester Cultural District

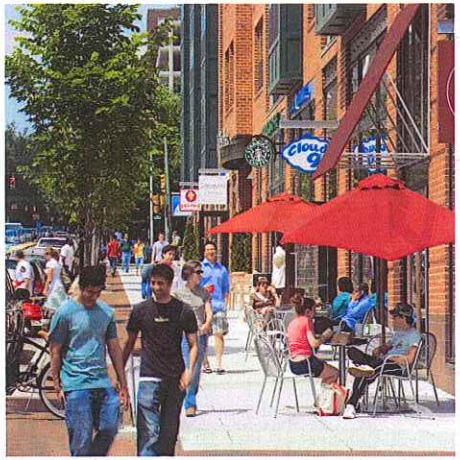


Walkable Sidewalks

Support Local Retail

Pocket Park

Support Local Artists



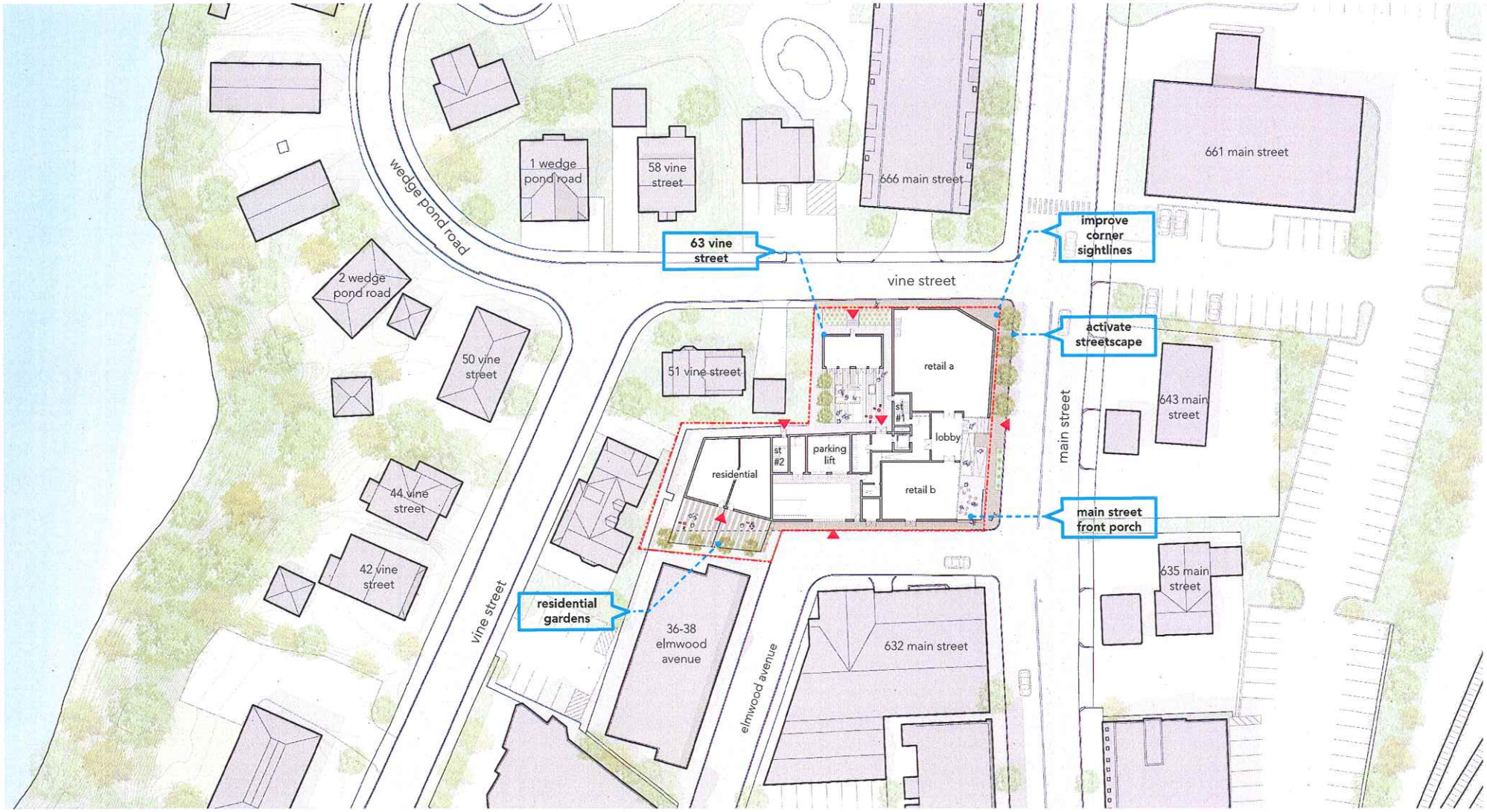
Mixed Use Streetscapes

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.

Site Plan Proposal



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63 Vine Street - The Swan House

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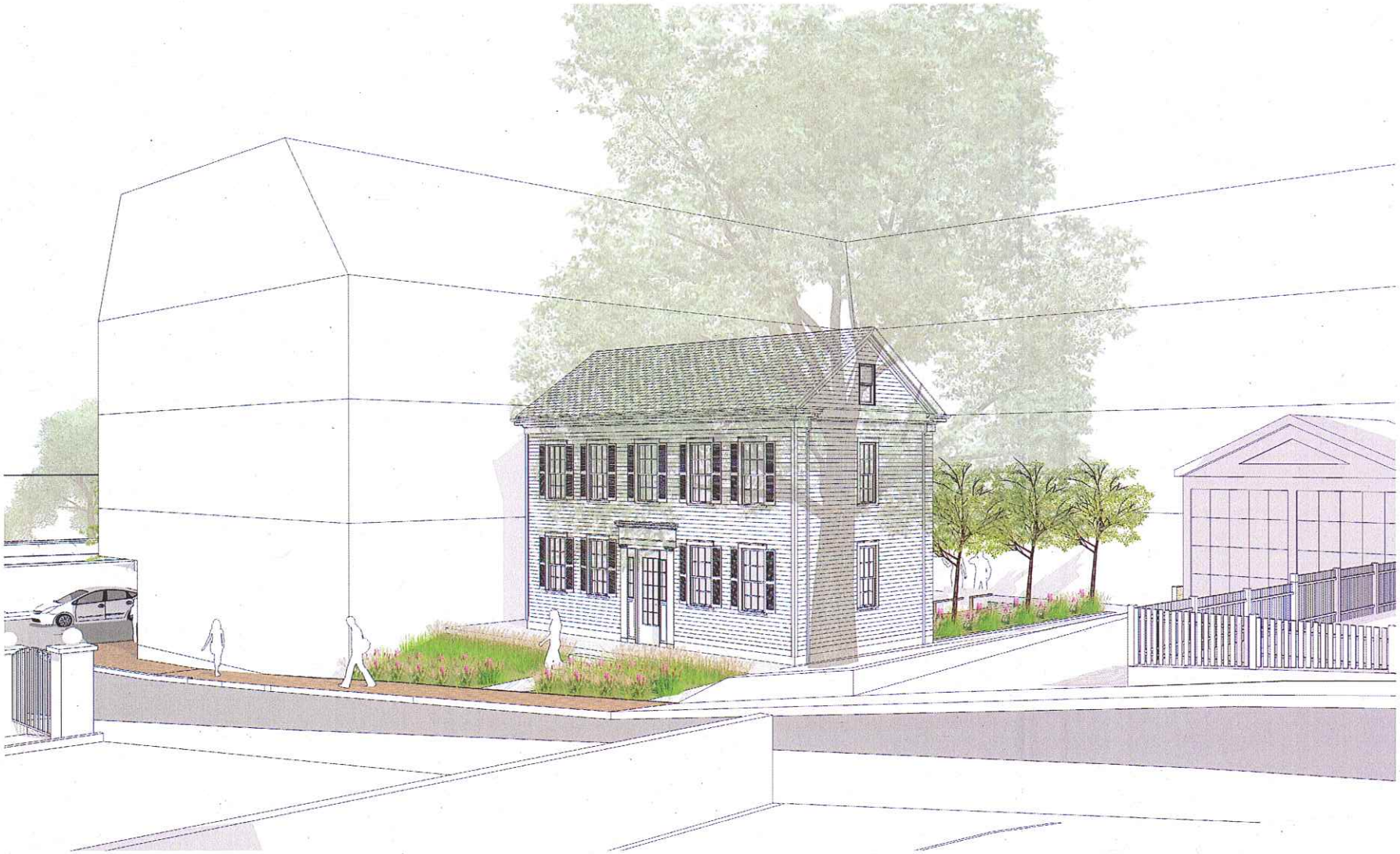

63 Vine Street - The Swan House

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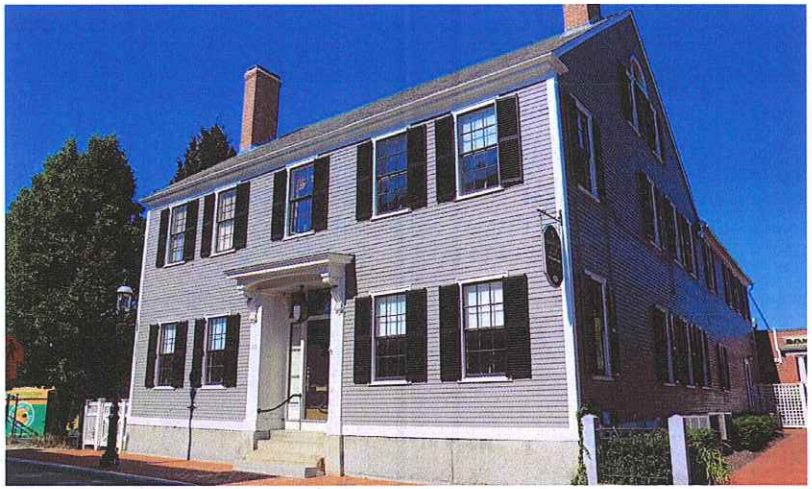
Historic Precedents



63 Vine Street - The Swan House

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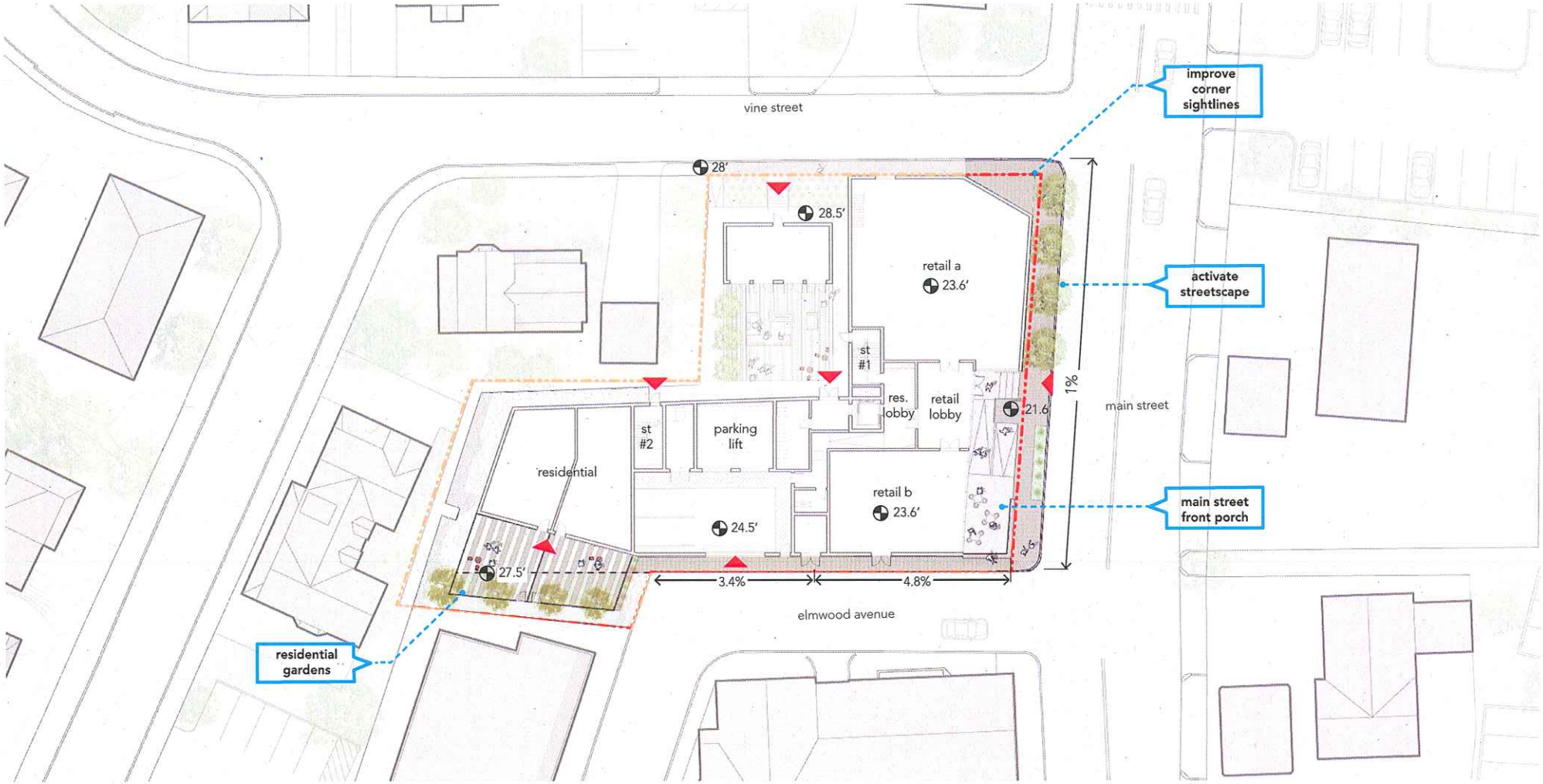
Site Plan - Main Street



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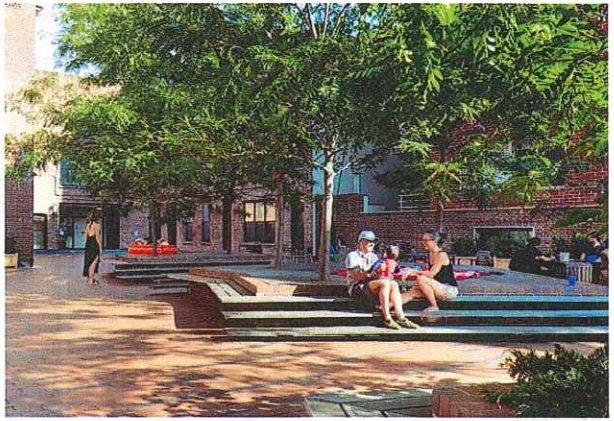
Precedents & Characteristics

Main Street Terrace

Open space

Open glass walls



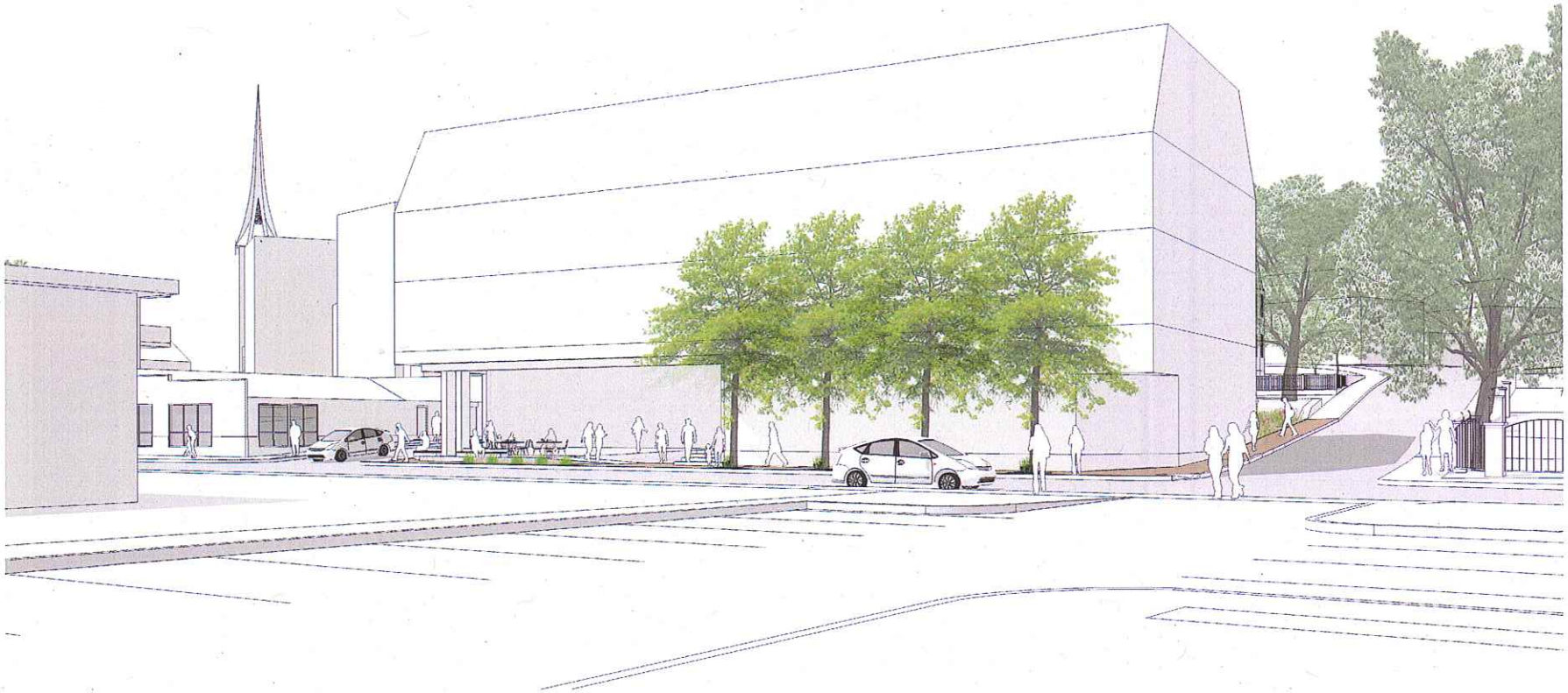
Street trees and resting area

Gathering space

Public seating area

Brick sidewalk - green edge

Main Street Terrace - View 1



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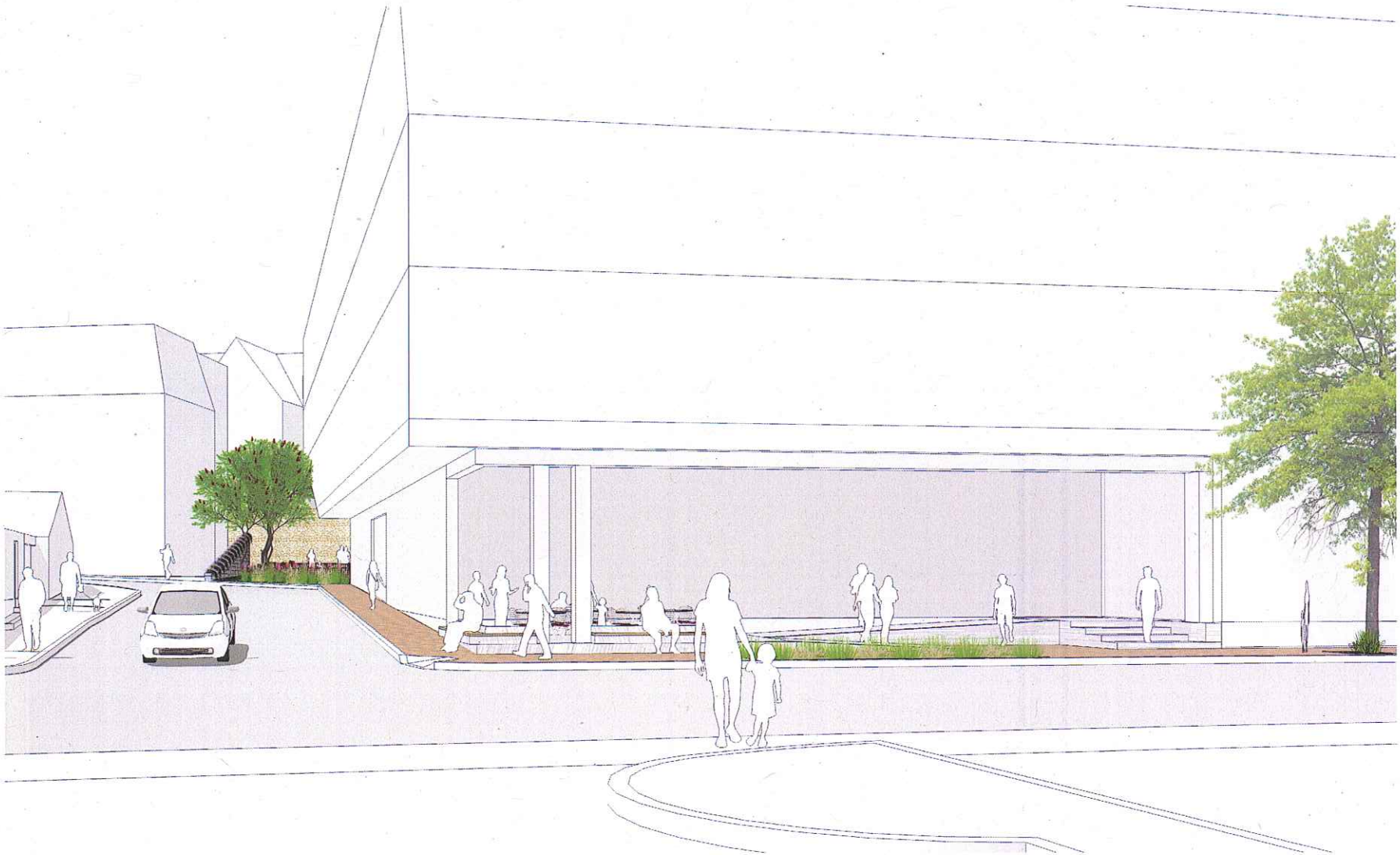
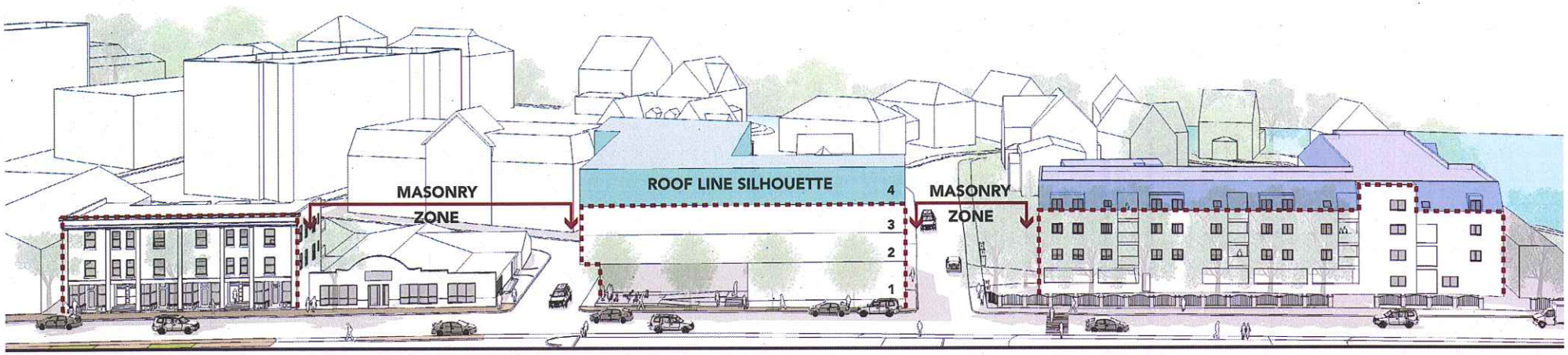
Main Street Terrace - View 2



Residential Garden - View 1

Massing - 4 Stories



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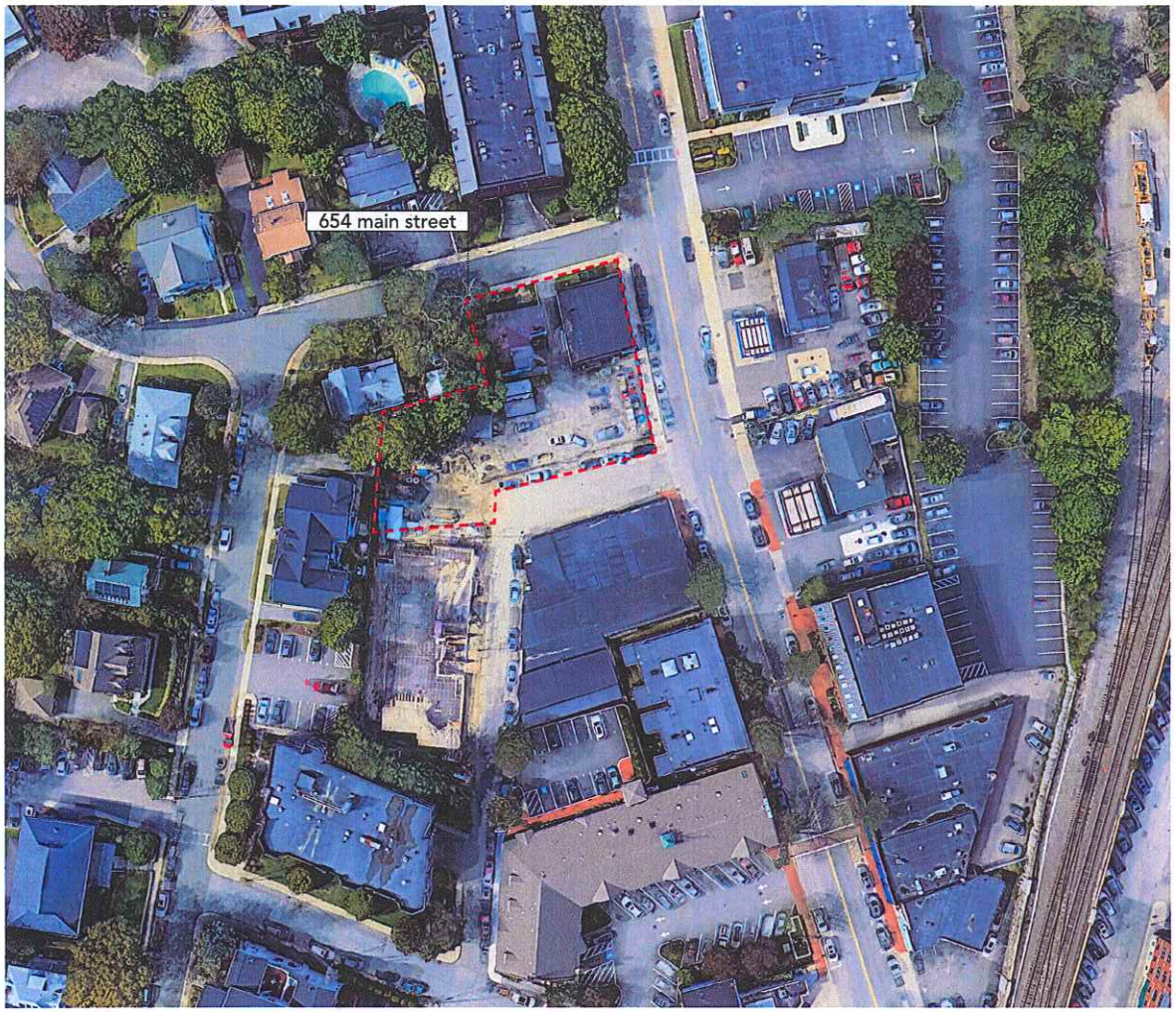
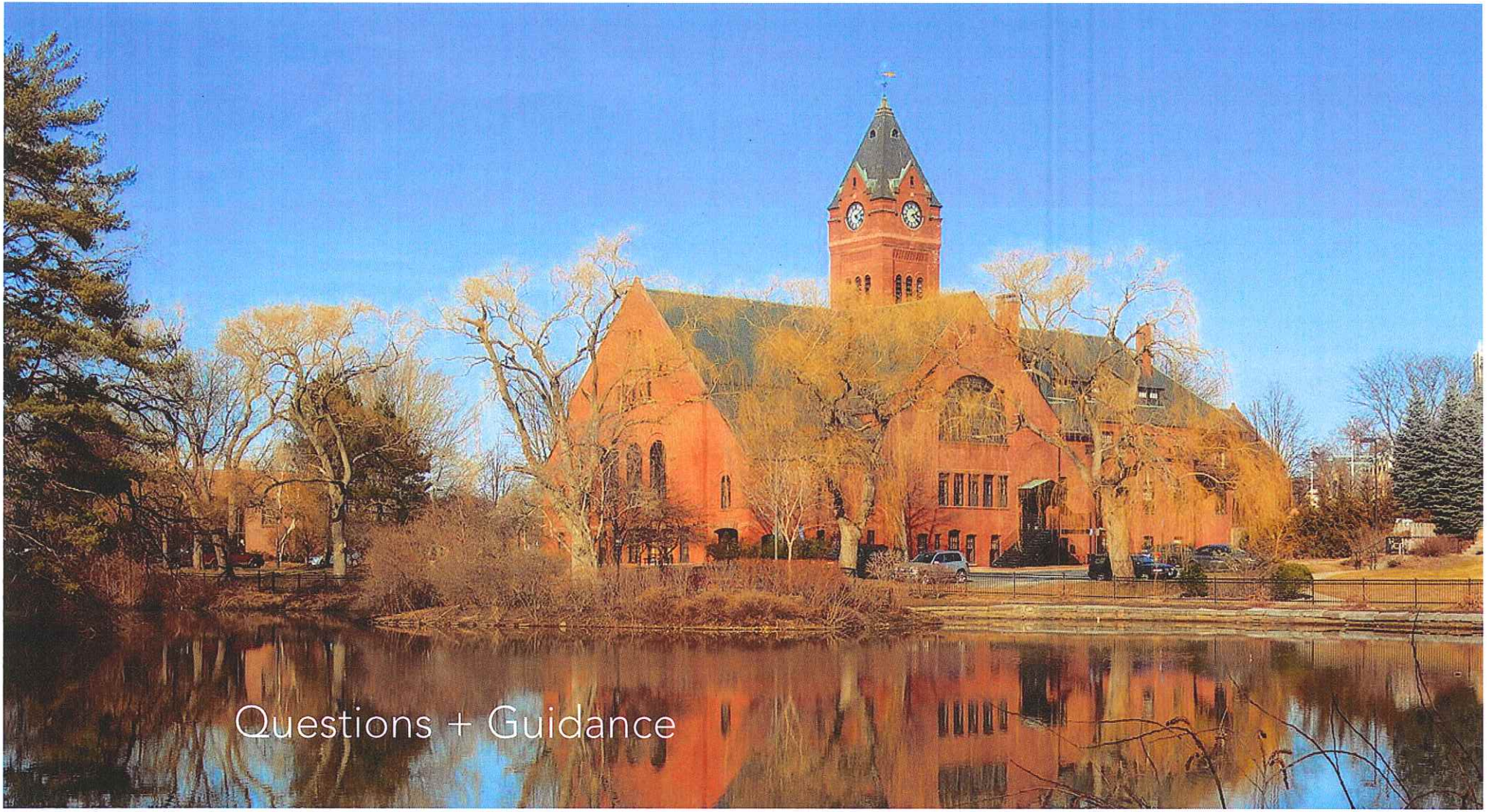
Proposed Program



- (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")


Questions + Guidance