

WINCHESTER PLANNING BOARD
PRE- APPLICATION MEETING

**654 MAIN STREET,
WINCHESTER, MA**

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

Firm Profile - Touloukian Touloukian Inc.

Historic Preservation



Fisher Hill Reservoir Park

Sensitive Additions



877 Beacon St Residences

Contextual Modern



199-201 Boylston St Residences

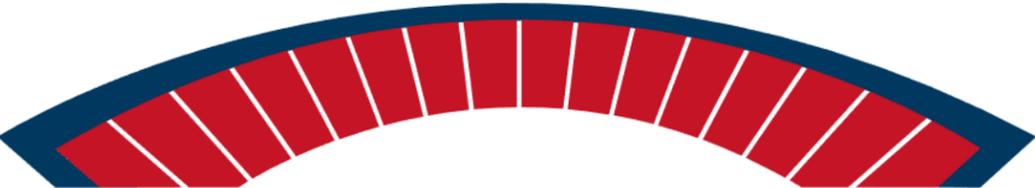


Sustainability and Environmentally Oriented



Lumen at Beacon Park, Detroit

Civic Projects



MCCA

HARLESTON PARKER PEOPLE'S

CHOICE AWARD

BSA

FOUNDATION

Agenda - 654 Main Street Redevelopment

- 1 Existing Site Conditions
- 2 CBD Design Guidelines + Winchester Cultural District
- 3 Urban Design + Zoning Analysis
- 4 Conceptual Design Options



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions

612 - 626 Main Street



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Regulations Governing Section 7.3 Center Business District (CBD) of the Town of Winchester, MA Zoning Bylaw

Section 3. Guidelines for New Construction - Select Points

3.2 Design Principles

"The goal of the Town Center Plan is to create a functionally diverse and animated downtown development, consisting of handsome background buildings that focus on and enrich the public street and open space system. All new structures must be compatible with Winchester's historic architecture and sense of place."

- Public/Private Interface

"Desirable development breathes life into its surroundings and helps create a true sense of place"

- Town Common

"As the only true public open space in the Town Center, the Common serves many purposes including a successful Farmers' Market. The Town Center Plan is built upon an expanded open space system that enriches all downtown areas and strengthens public connections."

- Elements of Form

"Every effort should be undertaken to harmonize with, and not overwhelm, historic structures. Mitigate height by incorporating sloped roofs/upper floor setbacks into the newer building."

- Mix of Land Uses

"Ample sidewalk width allows retailers to bring their wares outside creating varied focal points, which engage pedestrians and draw them nearer."

- Open Space

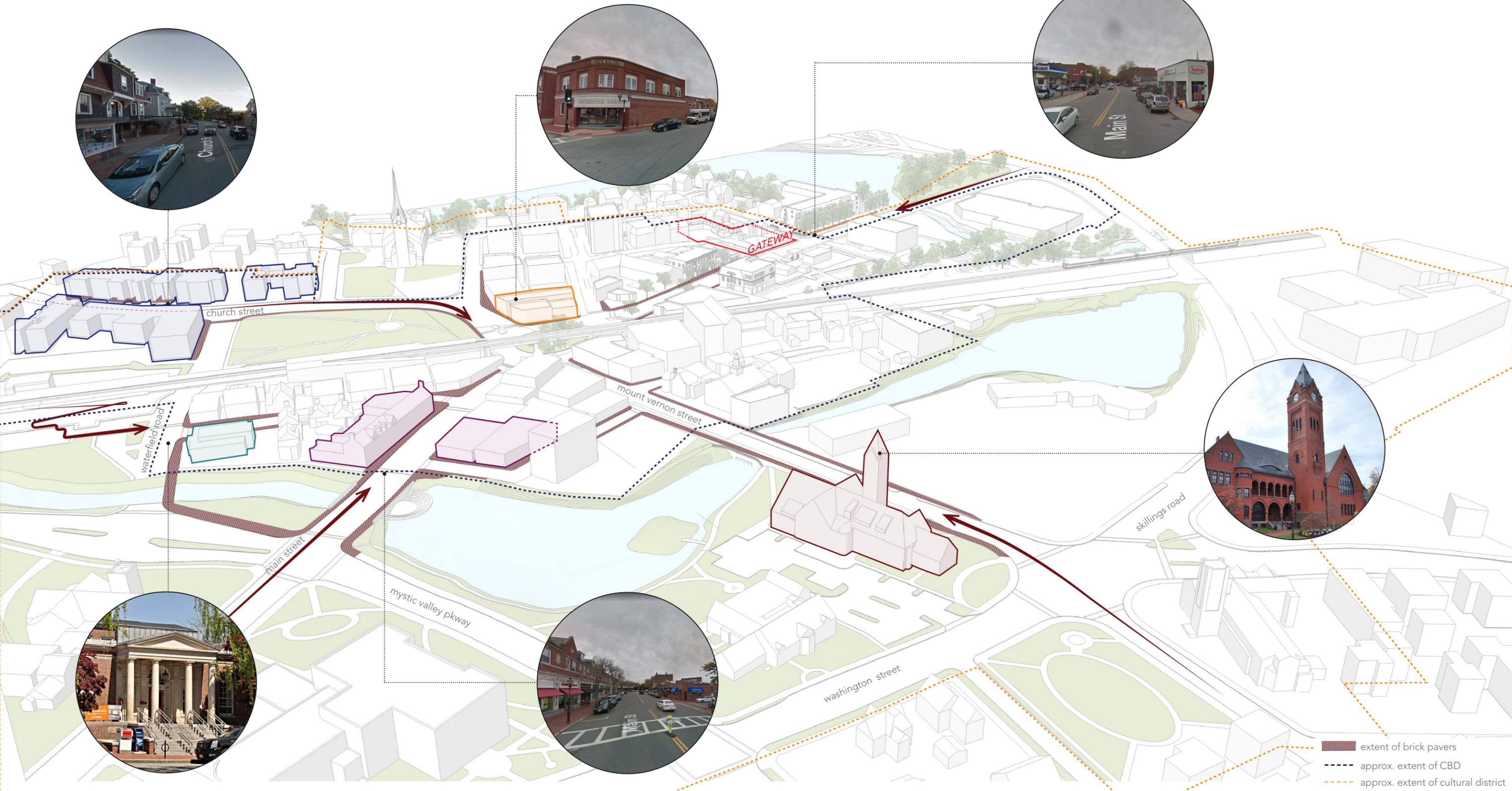
"All development must directly relate to, provide easy access to, and reinforce activity at the existing ground plane."

7.3 Center Business District (CBD)

- Ensure the economic vitality and vibrancy of Winchester's town center
- Improve and reinforce the livability and aesthetic qualities of the town center
- Promote and protect Winchester center's historic resources...to promote "smart growth"
- Promote more diverse housing alternatives to accommodate the various population needs of the Winchester community and to support business activity

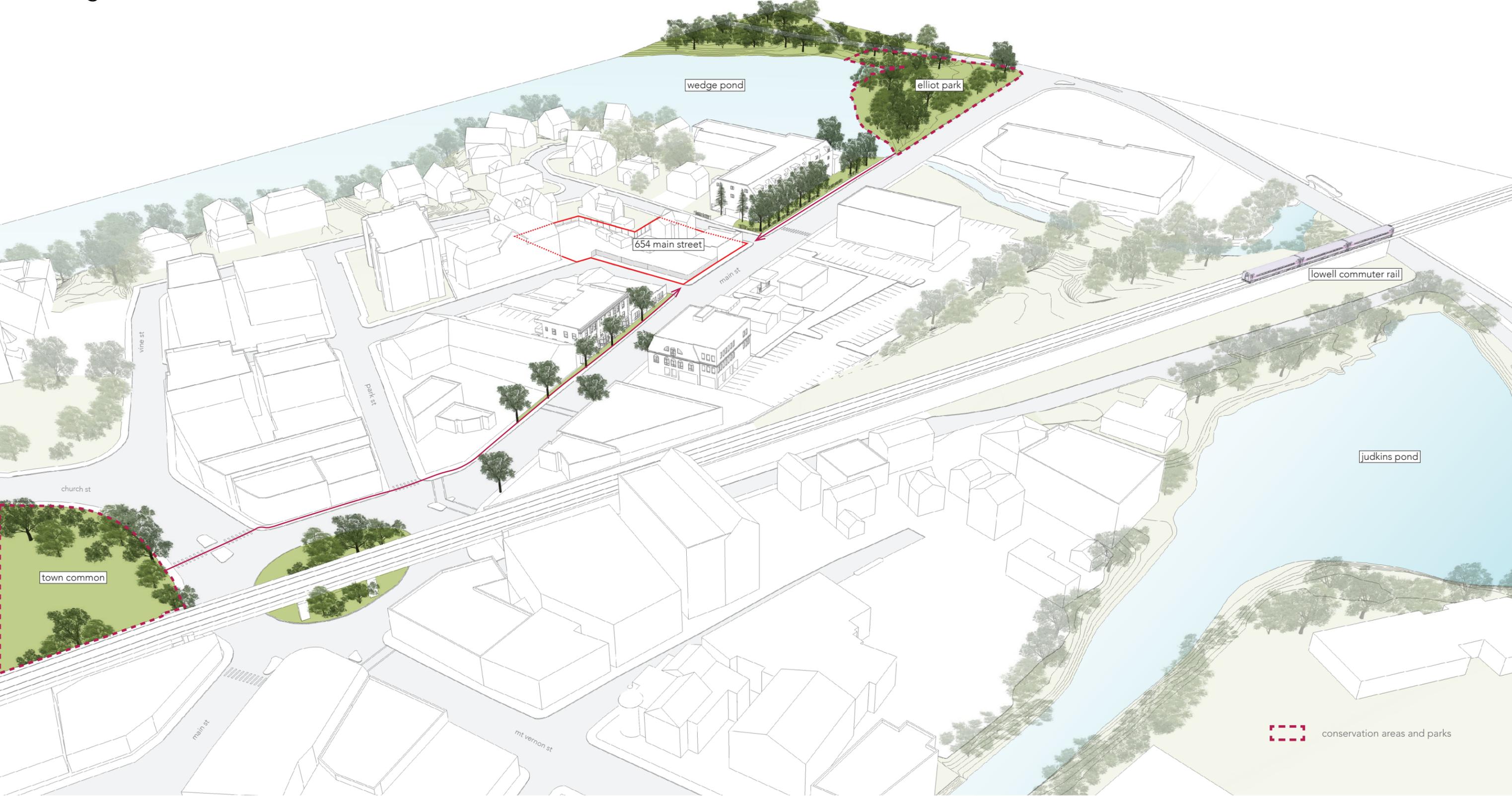
Urban Analysis

Reinforce Cultural and Center Business District gateways



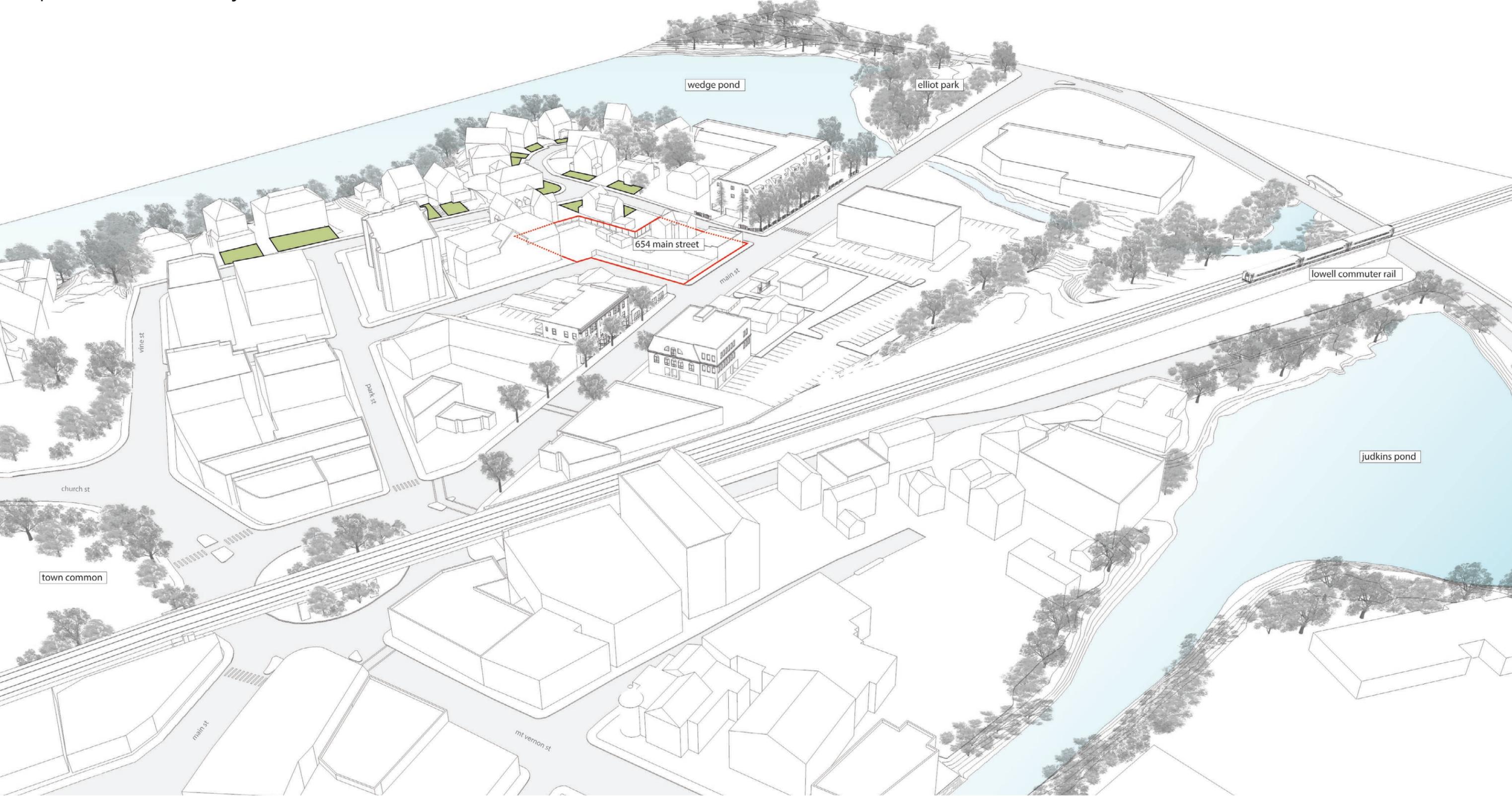
Urban Analysis

Extend green corridor



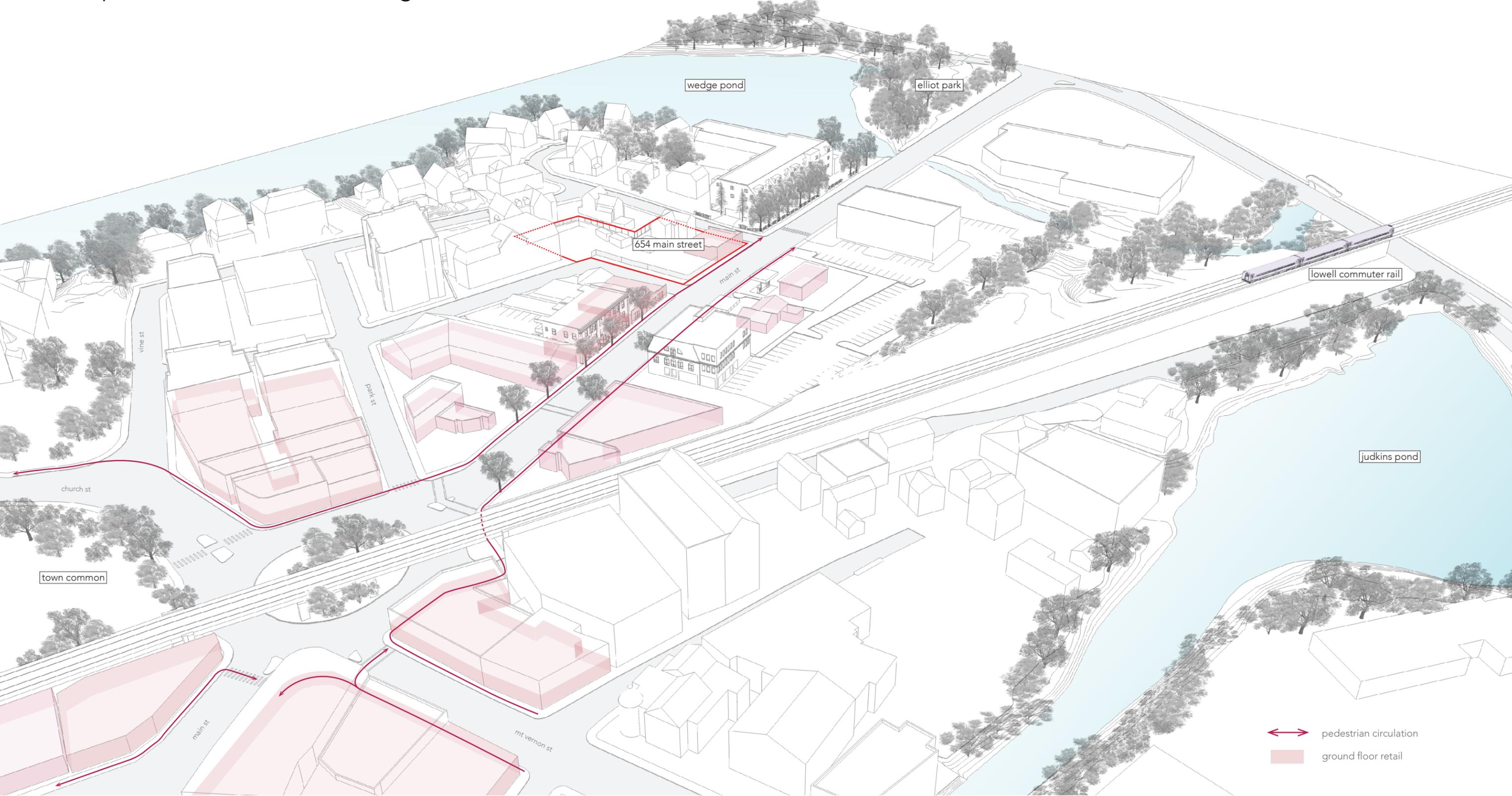
Urban Analysis

Respect residential "yards"



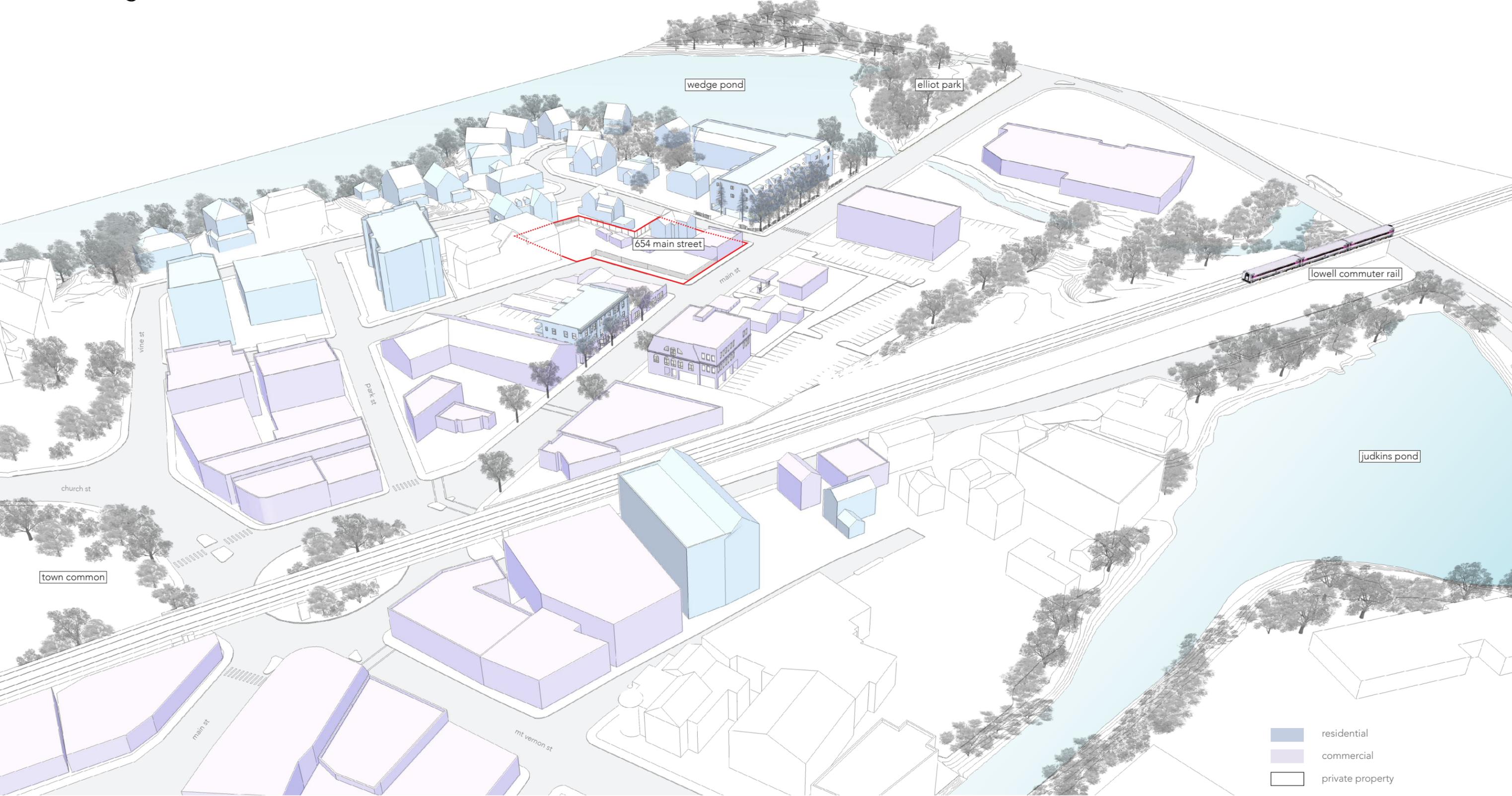
Urban Analysis

Connect pedestrian circulation and ground floor retail



Urban Analysis

Mix building uses

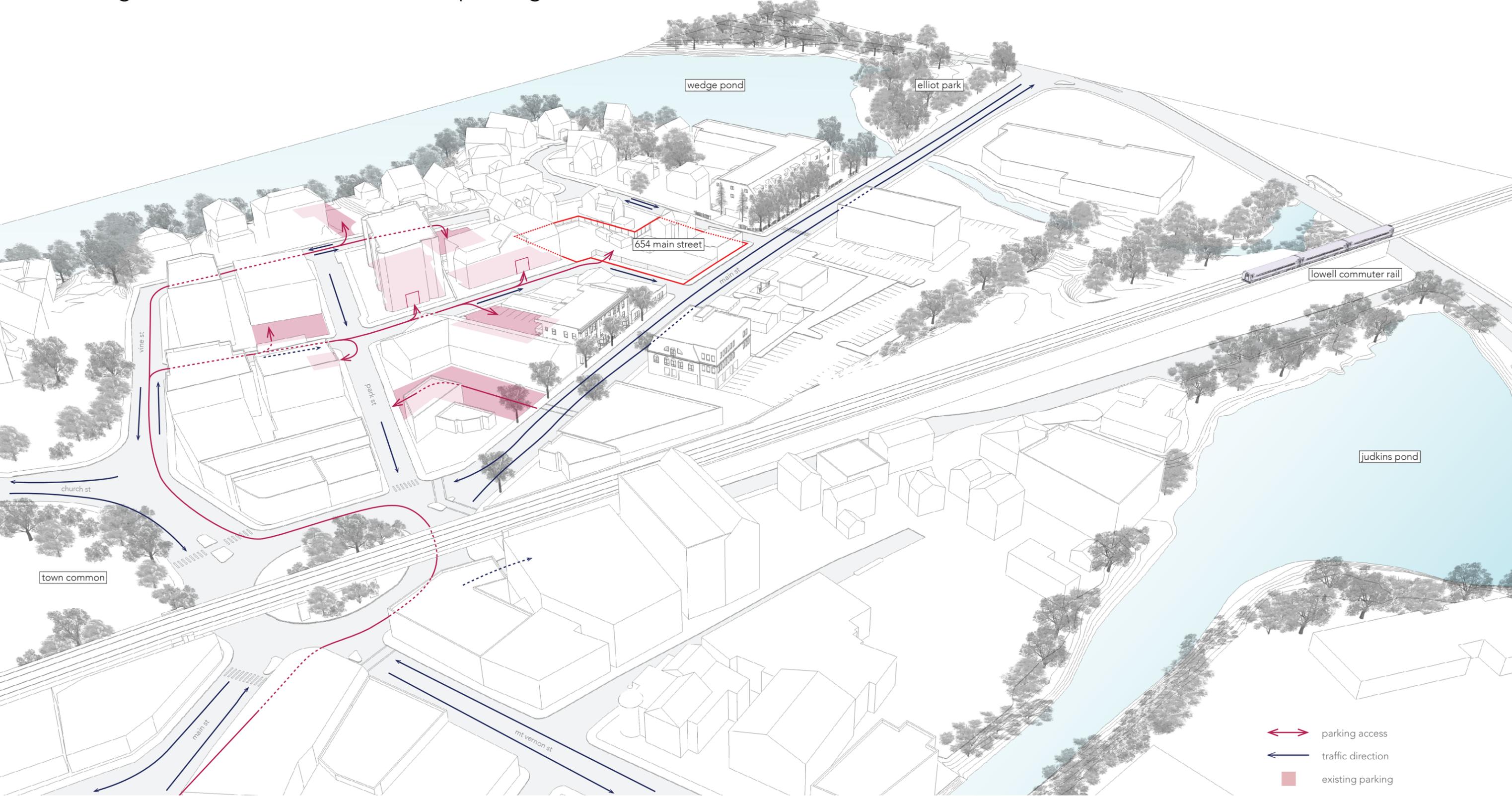


- residential
- commercial
- private property



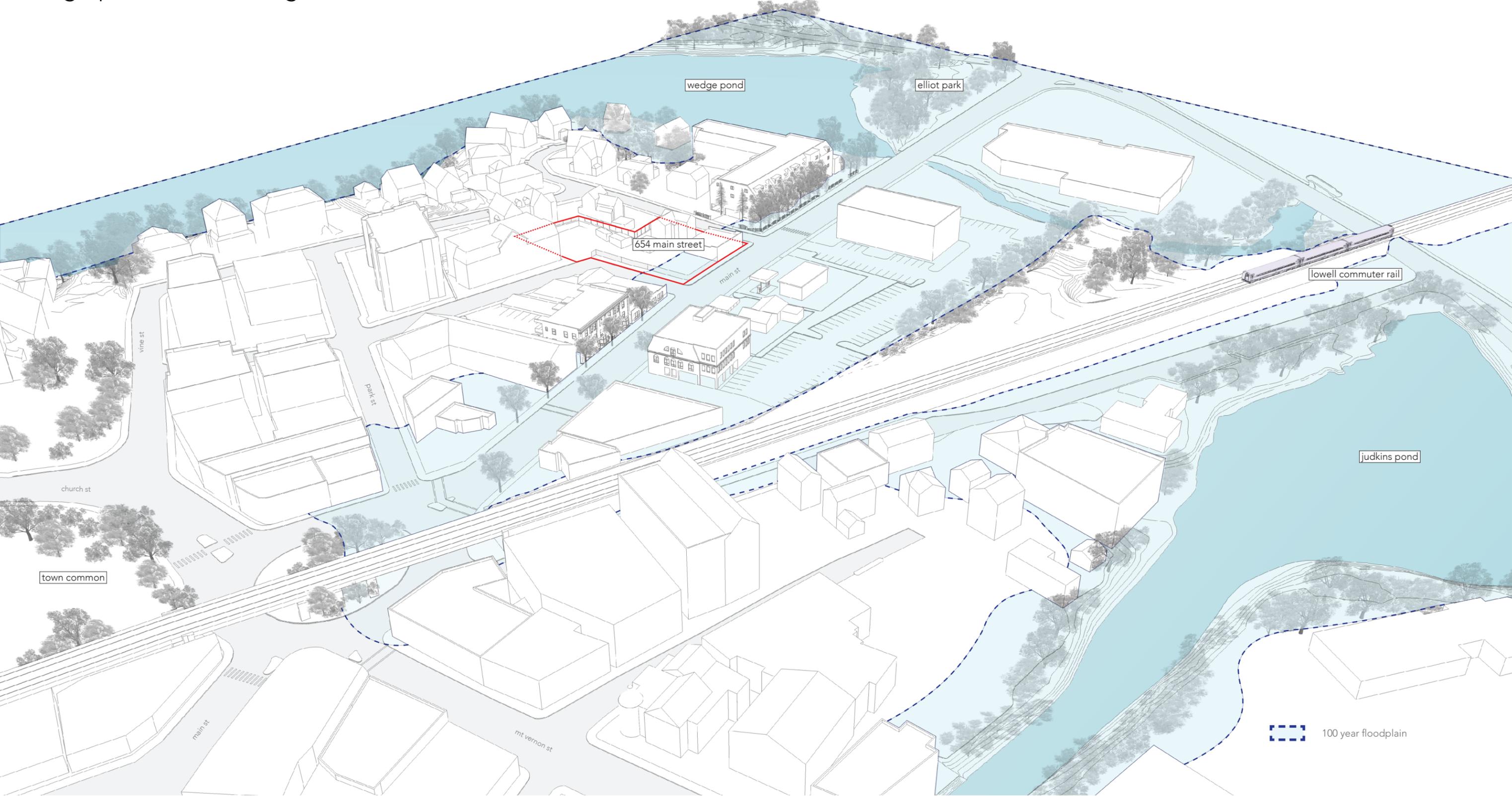
Urban Analysis

Maintaining traffic direction for off-street parking



Urban Analysis

Manage potential flooding (FEMA)

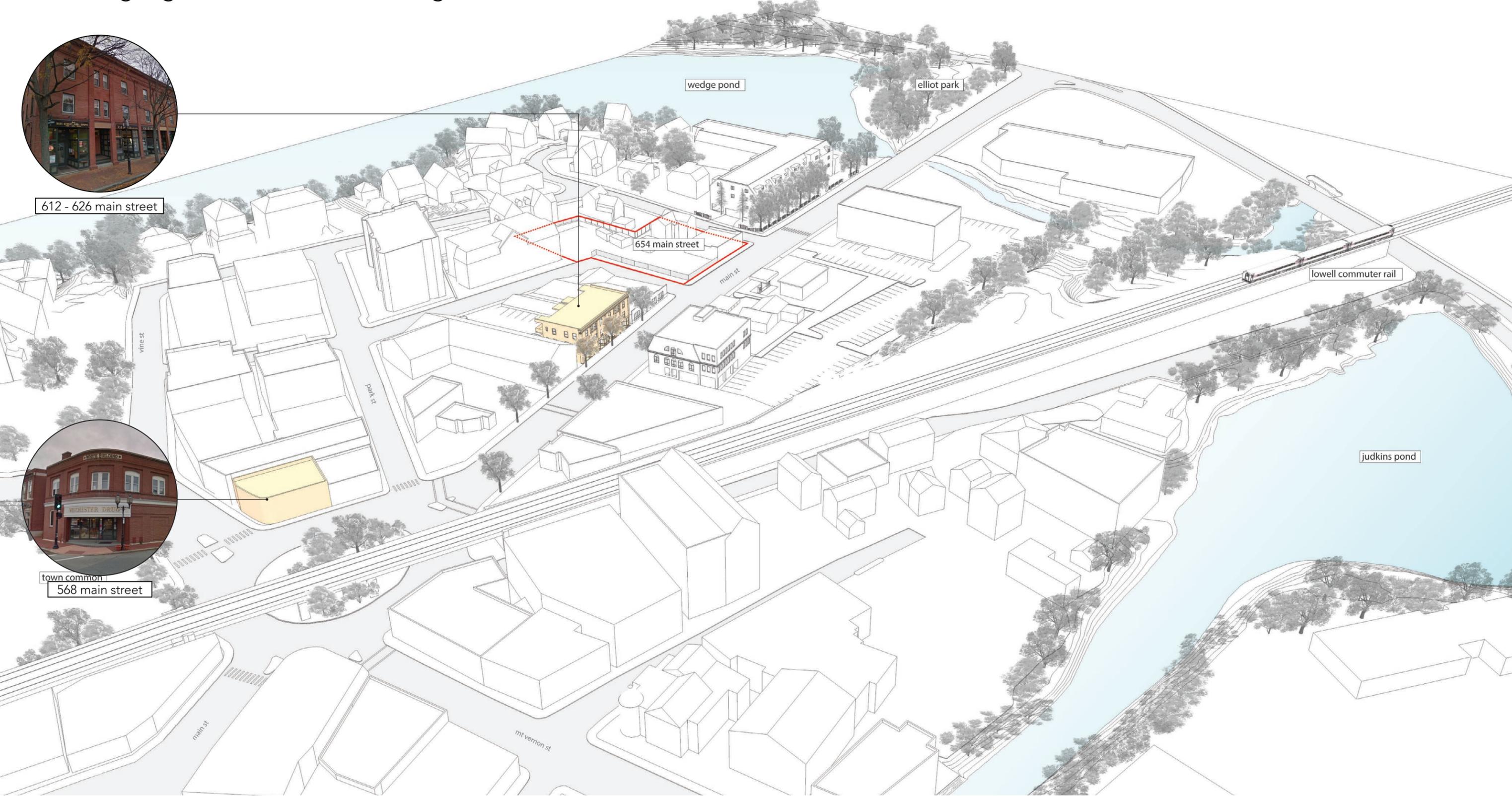


--- 100 year floodplain



Urban Analysis

Extend language of historic fabric along Main Street



612 - 626 main street

654 main street

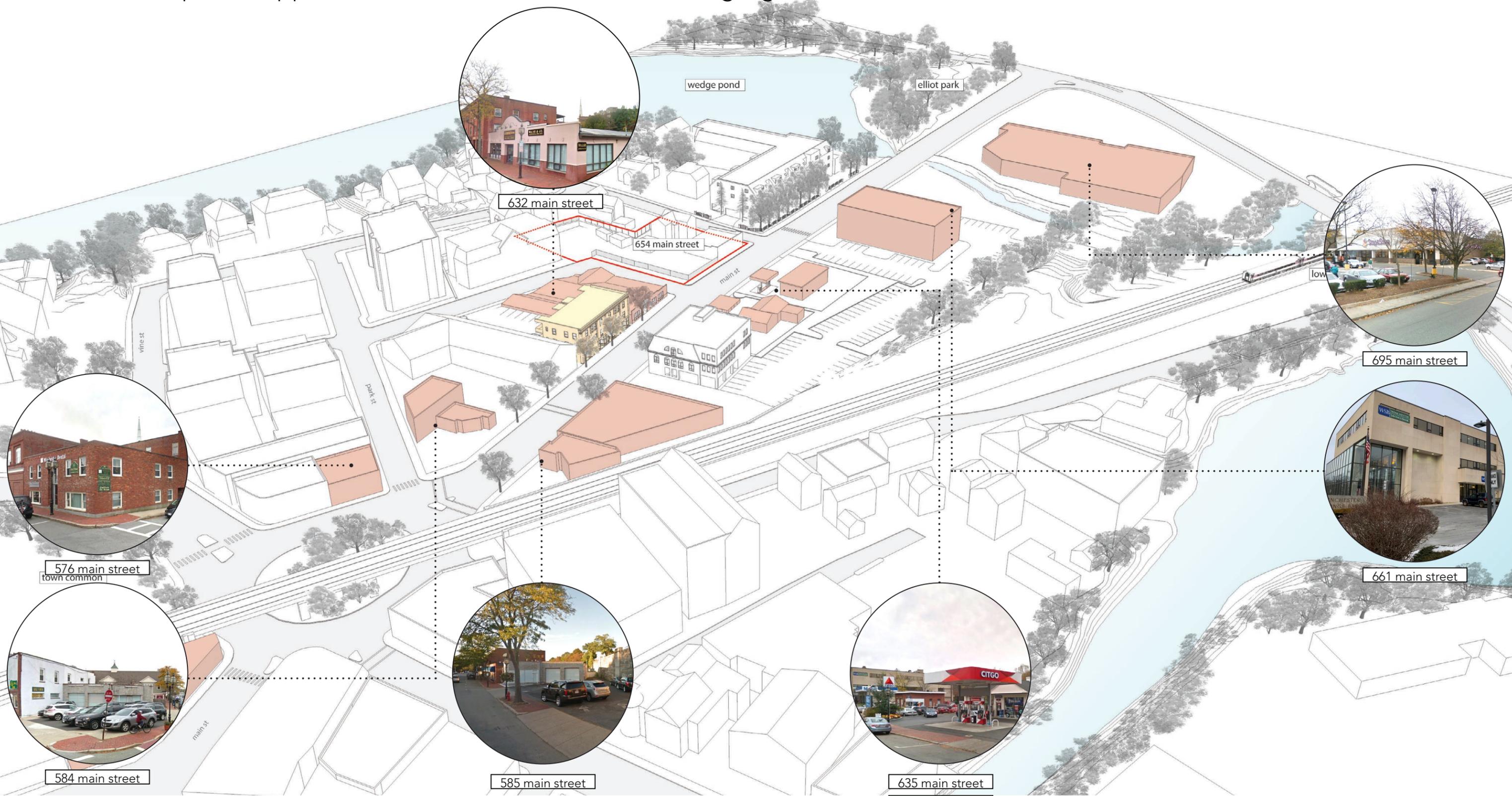
lowell commuter rail

judkins pond

town common
568 main street

Urban Analysis

Potential development opportunities that reinforce district strategic goals



63 Vine Street

Proposed demolition



- 1 In disrepair
- 2 Demo permit issued
- 3 Regulations Governing Section 7.3 Center Business District (CBD) - Section 5.11 - Demolition

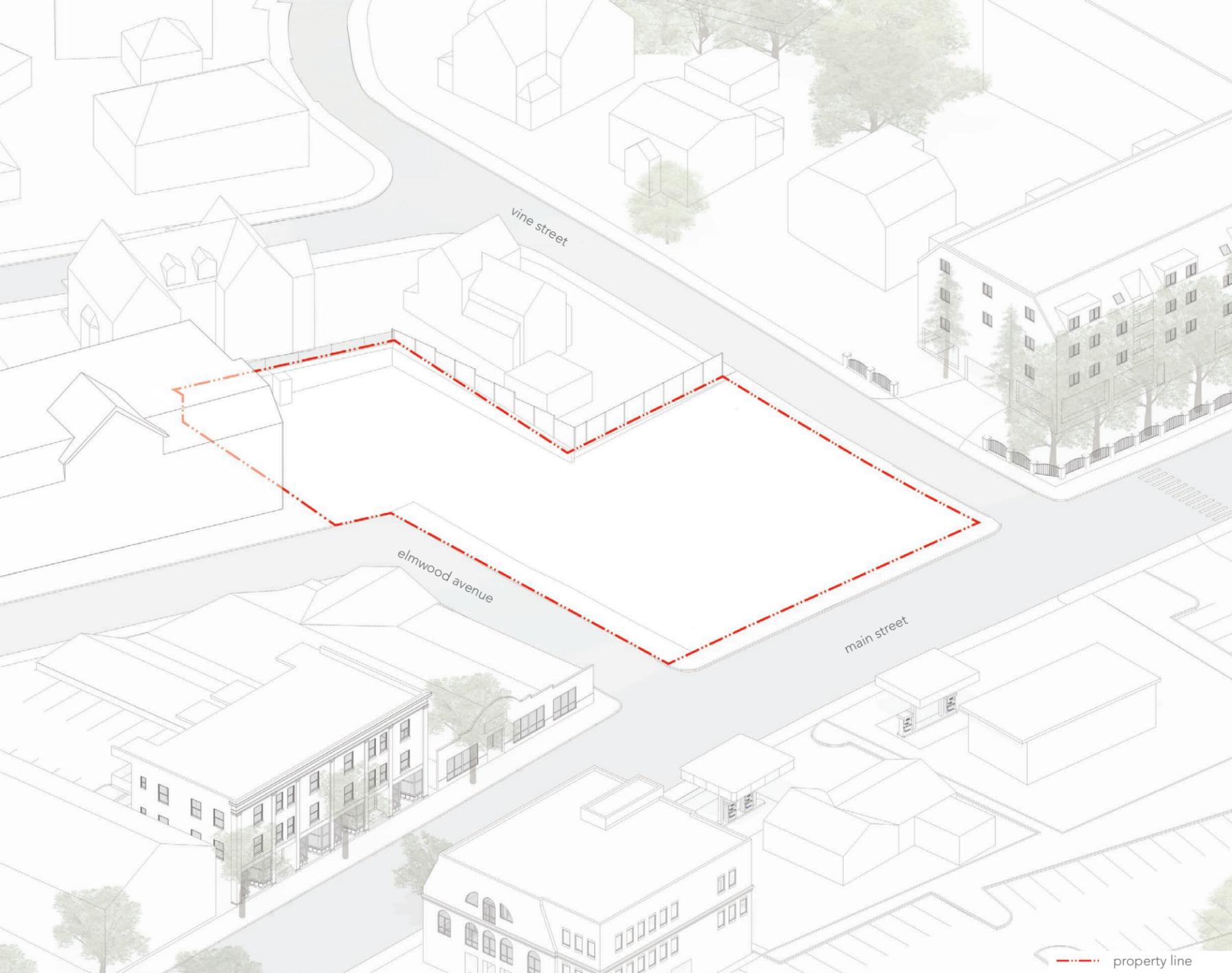
“(b) If the proposed replacement of a historical resource has substantial beneficial impacts for the community, has been designed by a registered architect achieves compatibility with the historical context of the CBD and will outweigh the loss of the historical resource as determined by the SPGA, the SPGA may grant the permit in accordance with the Town of Winchester Zoning Bylaw and these Rules and Regulations.”



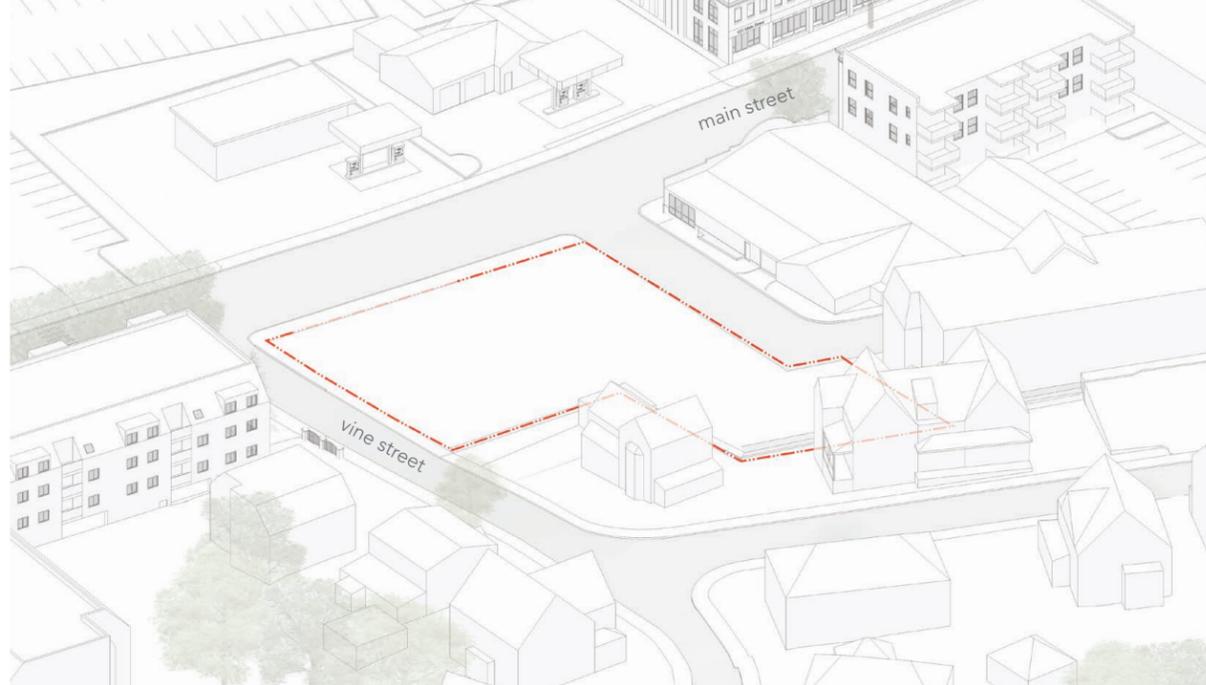
photos - 63 vine street

Zoning Analysis

Existing site



axon - diagram



axon - diagram

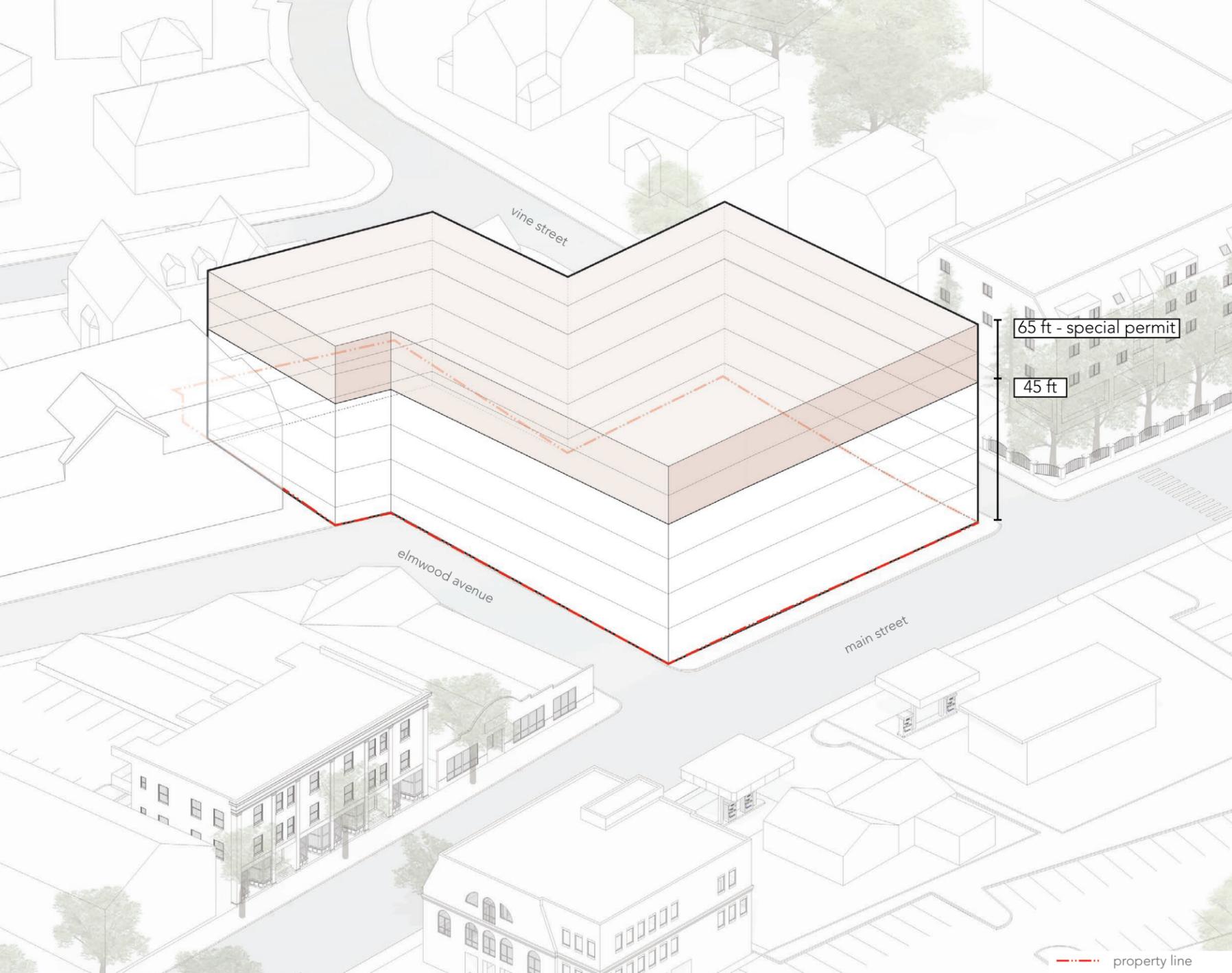


site plan - diagram

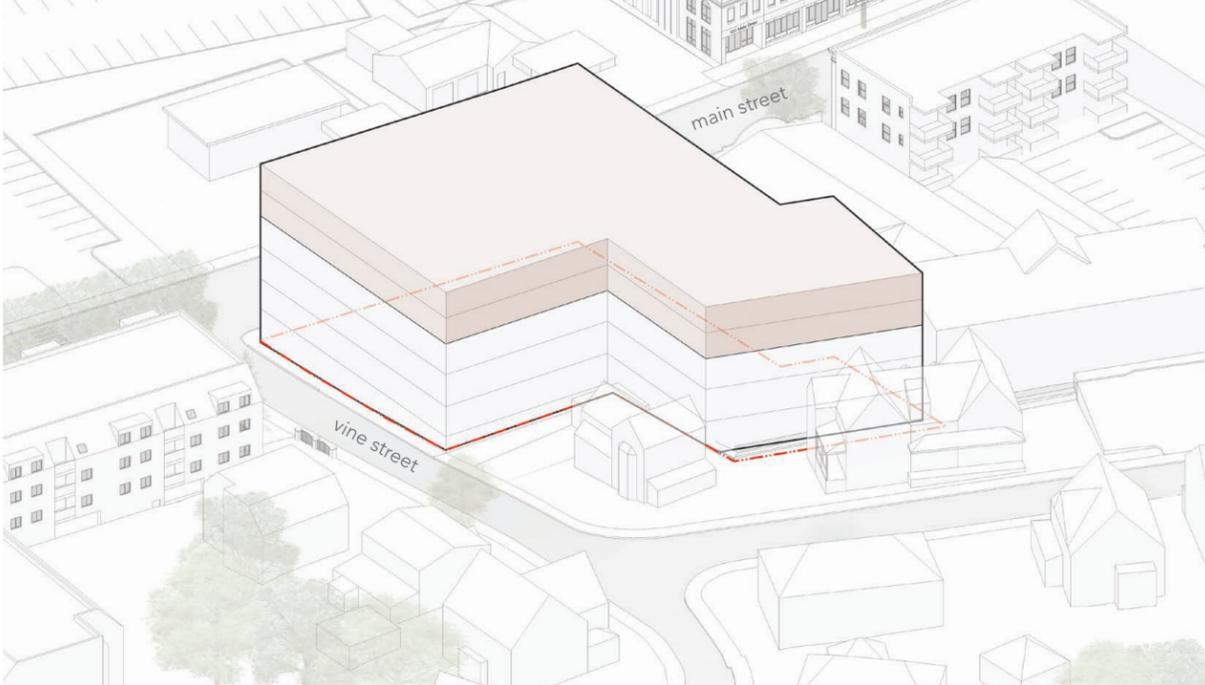


Zoning Analysis - CBD - North Core + PUD 2

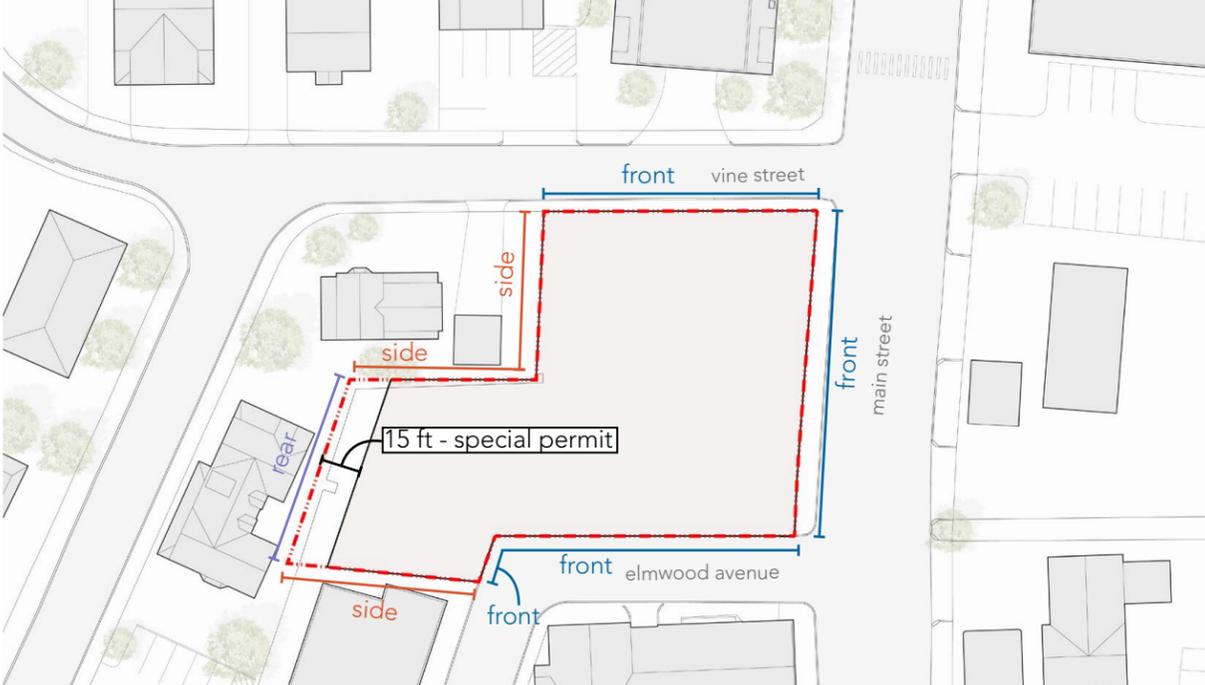
Dimensional regulations - As per Section 7.13.12.3



axon - diagram



axon - diagram



site plan - diagram

Height - Max
45' - by-right
65' - special permit

FAR - Max
1.5 by-right (28,030 sq. ft.)
2.5 with Special Permit (46,717 sq. ft.)

Front Setback
Property line – 0 feet
(up to 10'-0" for required ramp system with Special Permit)

Min Side Setback
Party wall unless bordering a free-standing historic structure, and if so, 5 feet

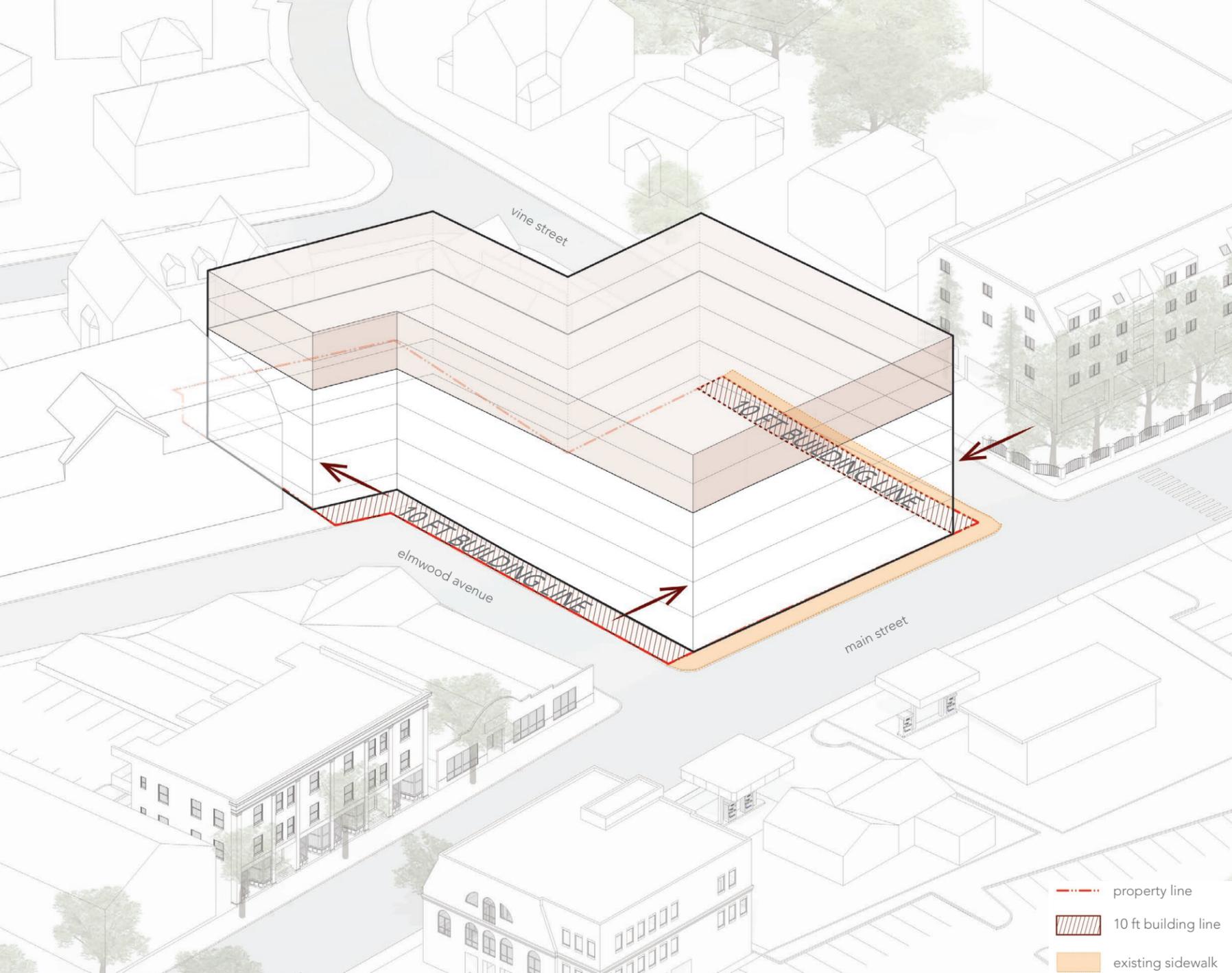
Min Rear Setback
20'-0" - by-right
15'-0" - special Permit

Open Space - Min
20 %

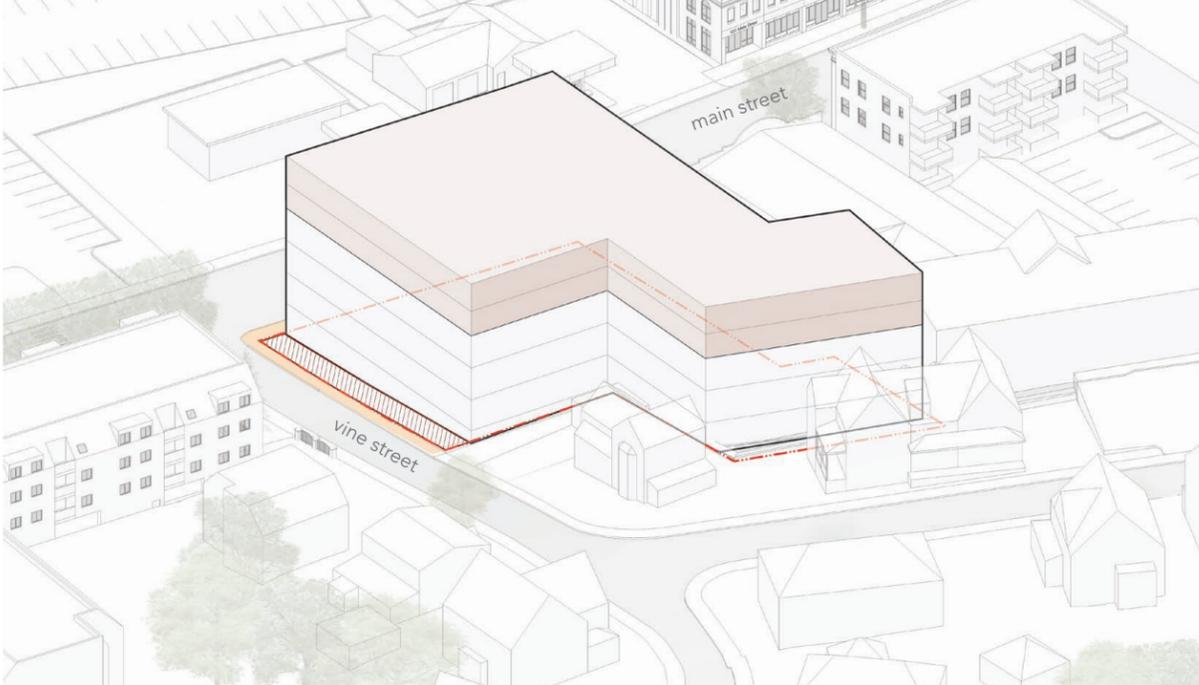
Parking Minimum Requirements:
Residential uses - 0.75 spaces per unit
Commercial uses - 0.75 spaces per 1000 square feet of gross floor area

Deed Analysis

10 ft building line



axon - diagram



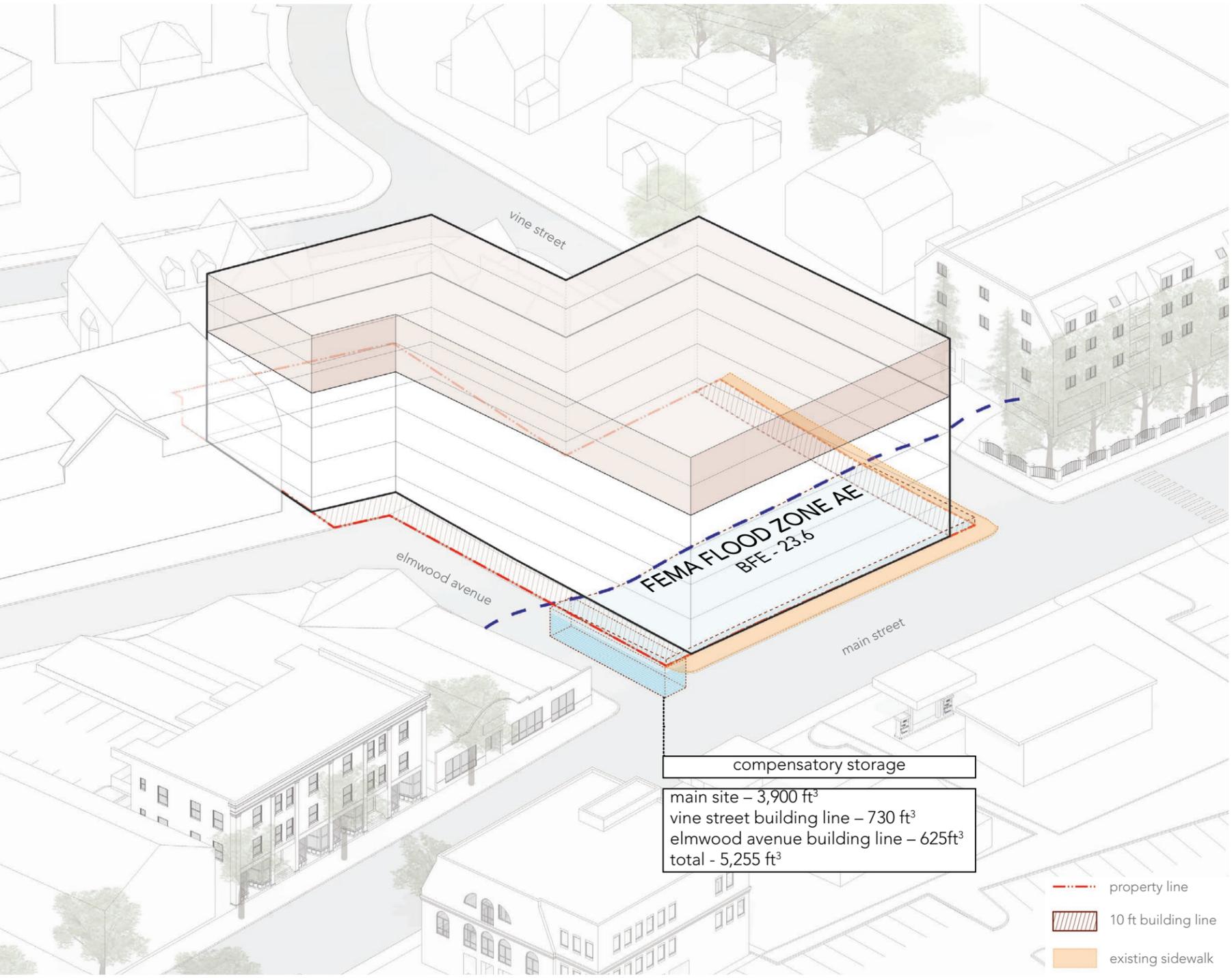
axon - diagram



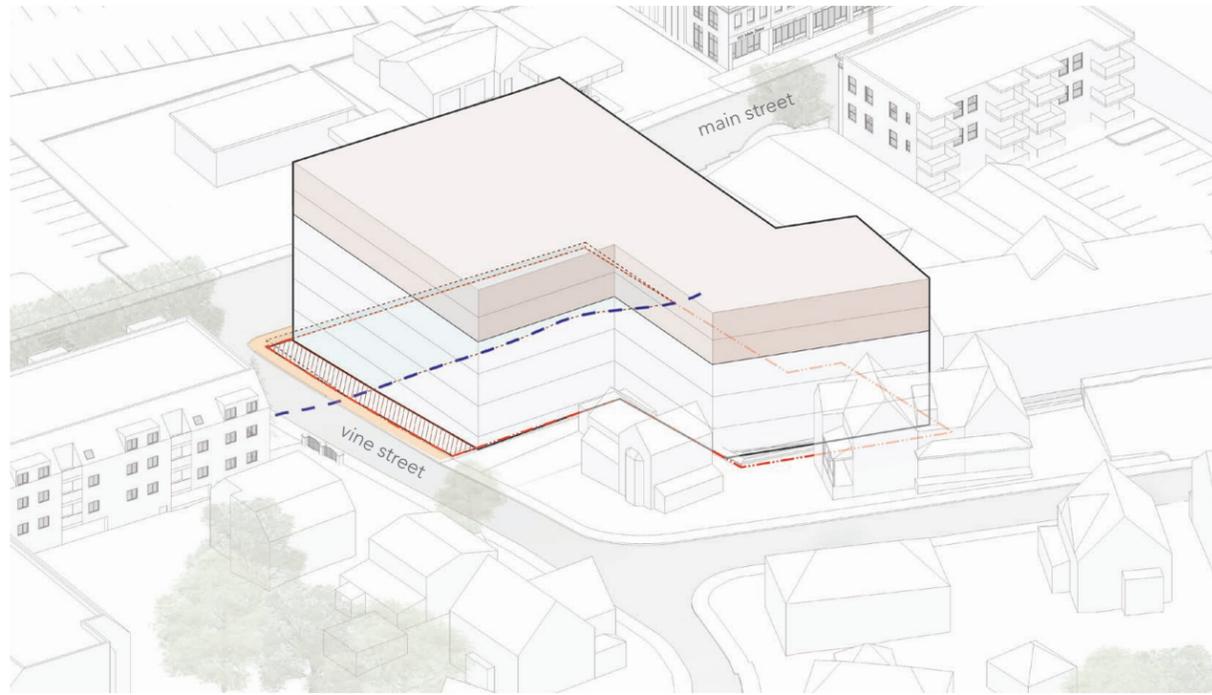
site plan - diagram

FEMA Analysis

Flood hazard - AE Zone



axon - diagram

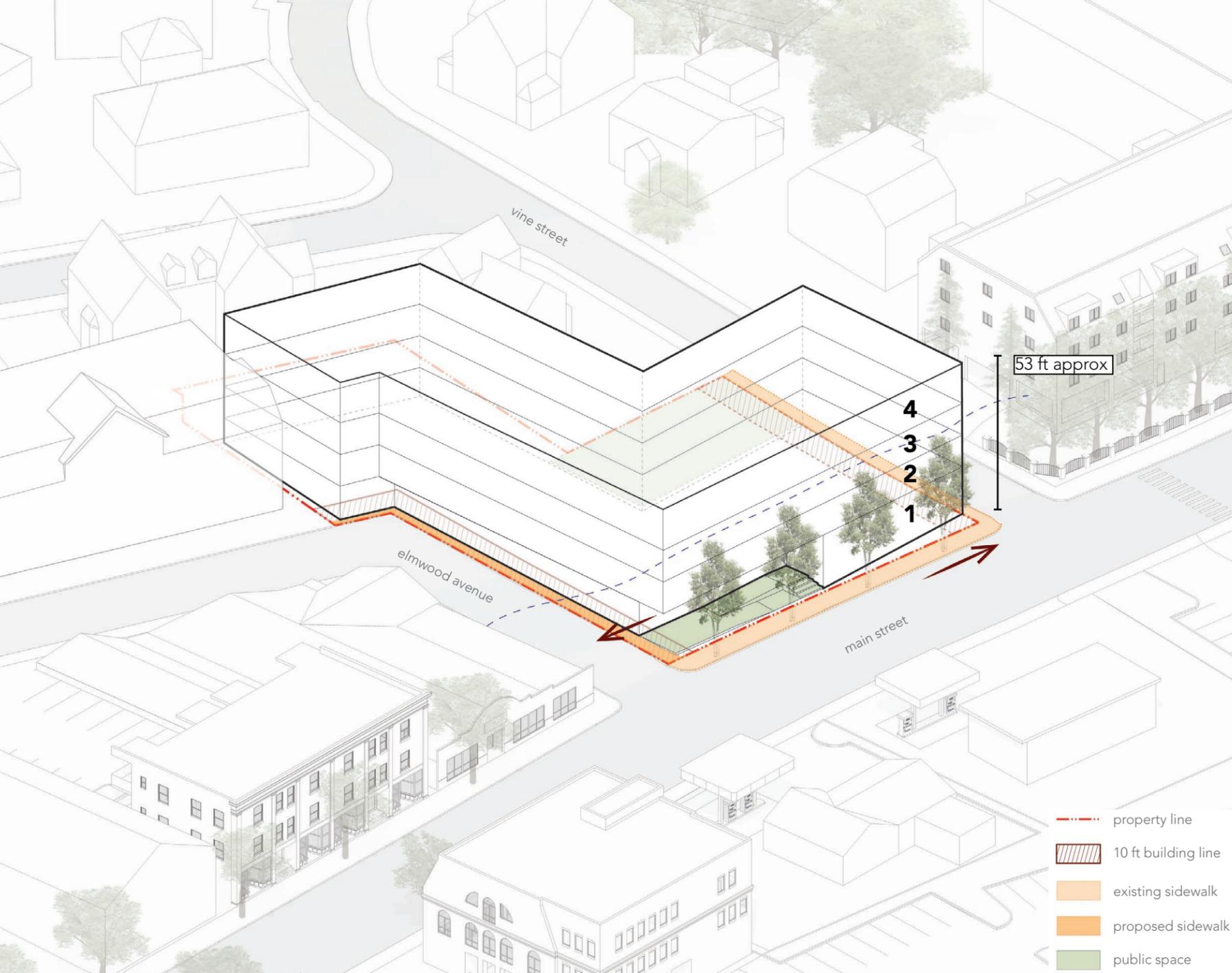


axon - diagram

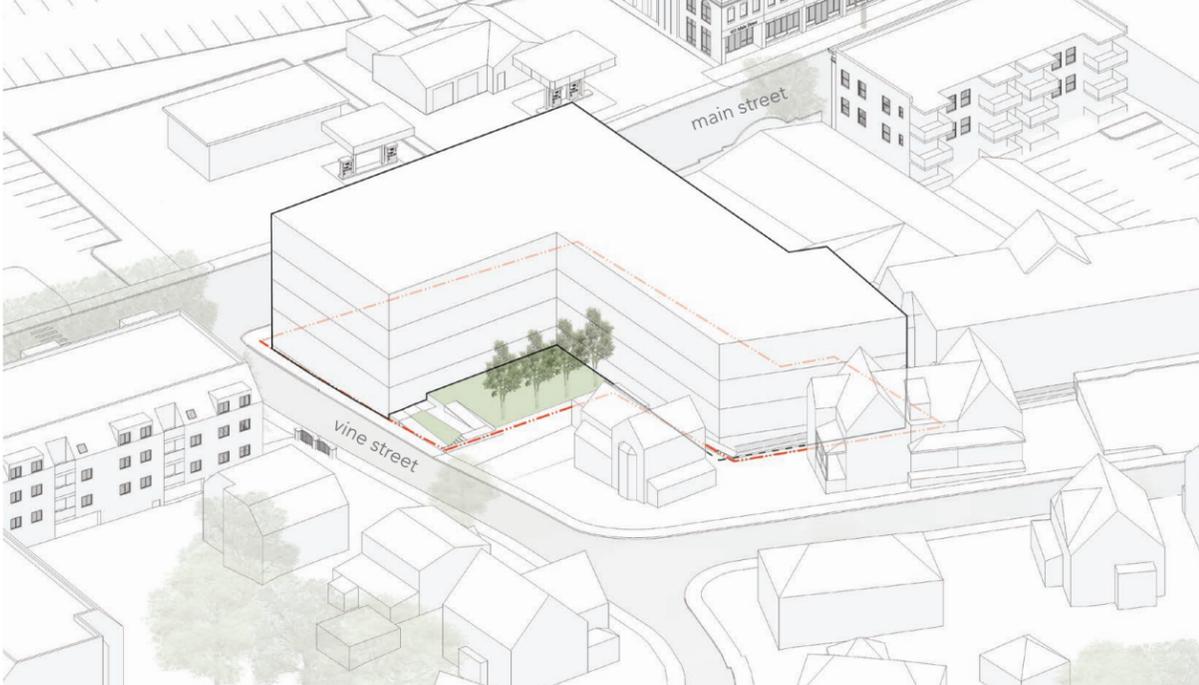


site plan - diagram

Massing Block Option A



axon - diagram



axon - diagram



site plan - diagram

Massing Block Option A



site plan

Urban Analysis

CBD Design Guidelines + Winchester Cultural District



Vibrant Streetscape



Local Farmers Market



Pocket Park



Support Local Artists

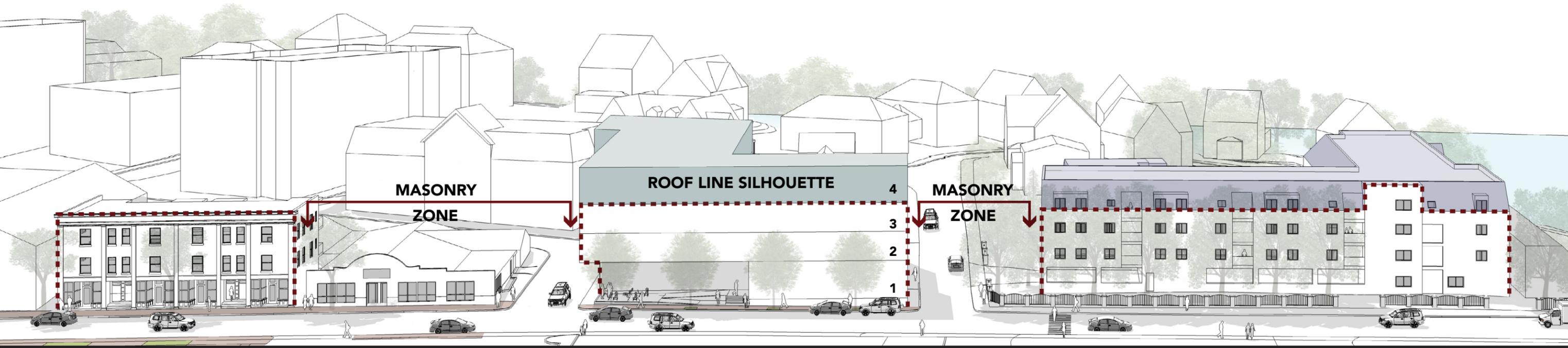


Mixed Use Streetscapes



Outdoor Seating

Massing Block Option A - Streetscape



Urban Analysis

Winchester Eclectic Buildings



Winchester Town Hall



Brown and Stanton Building



Winchester Savings Bank



Winchester Public Library



Winchester Terrace



White Block



Lincoln Elementary School

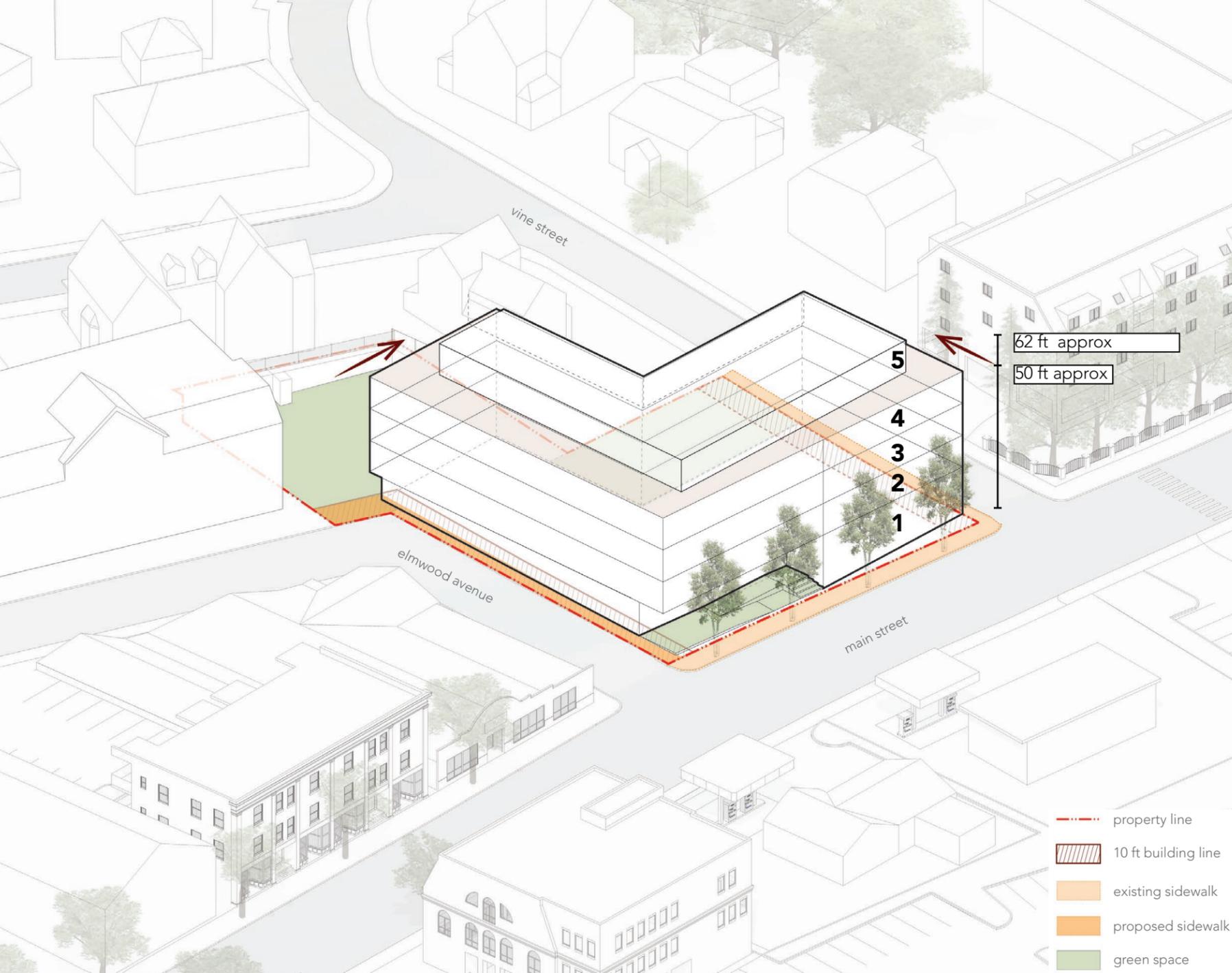


Winchester Police and Fire Station

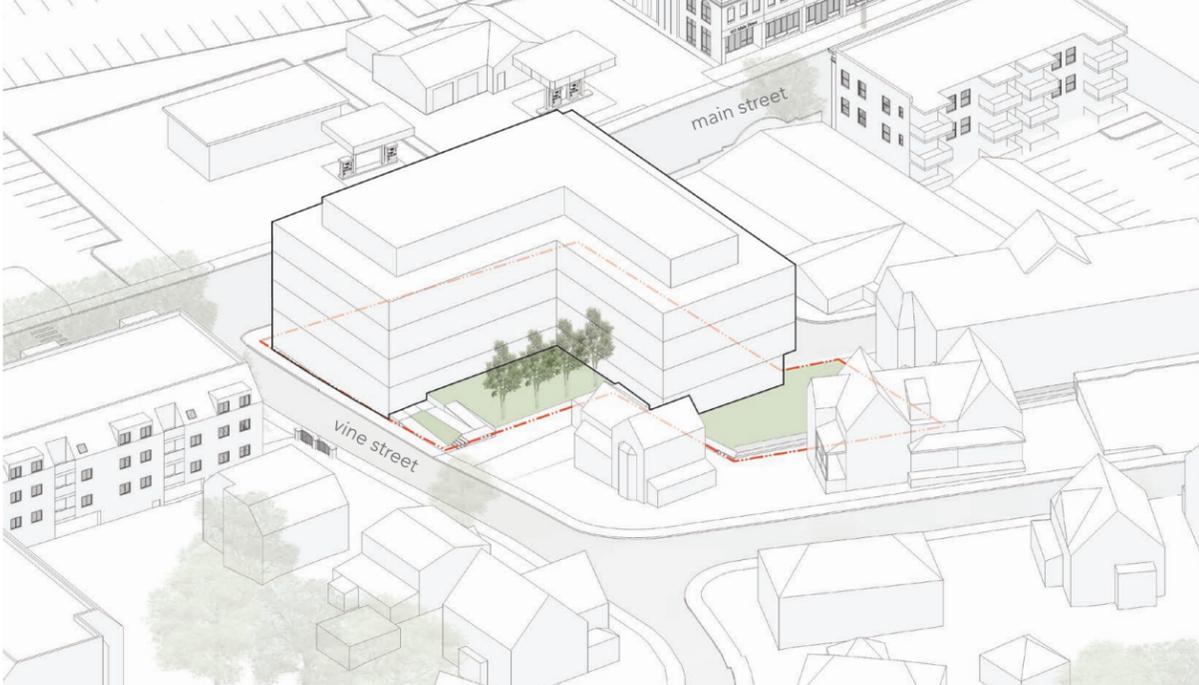
“Although each style of architecture has unique characteristics, successful Town Center architecture incorporates a relatively similar scale of building elements: size, rhythm and depth of windows; materials; cornices; dormers; projecting bay windows; expressed structural bays; entry points, signage... design new structures that are harmonious with and enhance Winchester’s historic character.”

Regulations Governing Section 7.3 Center Business District (CBD) of the Town of Winchester, MA Zoning Bylaw - Winchester Planning Board, May 21, 2018, P. 18

Massing Block Option B



axon - diagram



axon - diagram



site plan - diagram

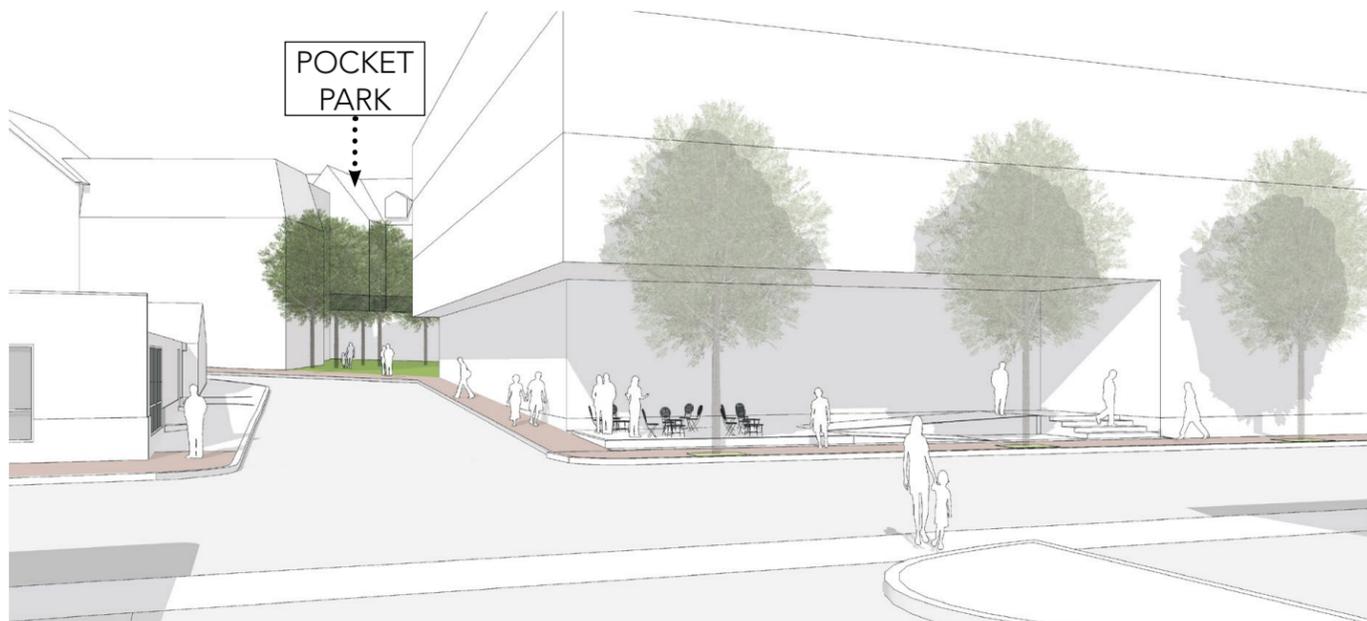
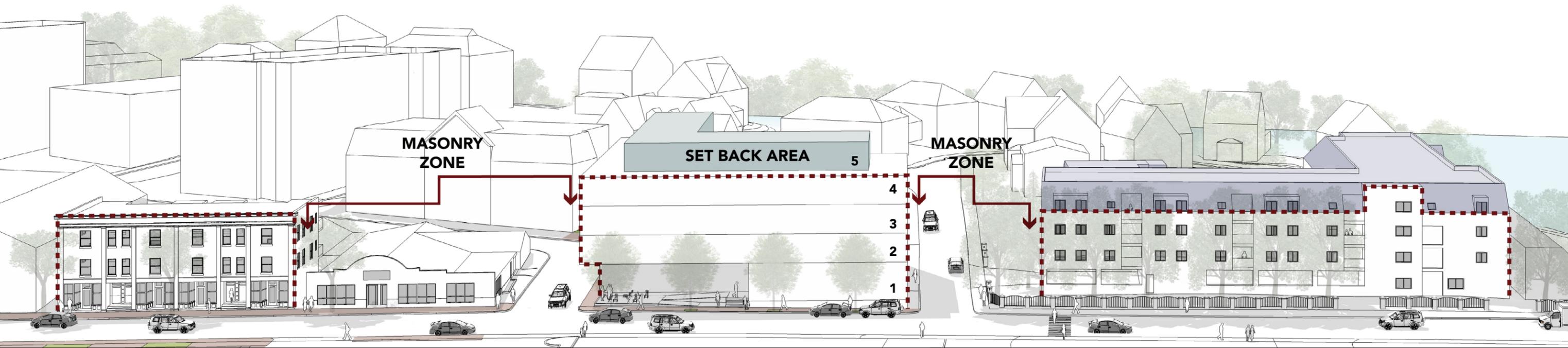
Massing Block Option B



site plan



Massing Block Option B - Streetscape



Project Proposal



- (2) Commercial Spaces
- (32 - 36) Dwelling Units
- (32 - 36) Off-street Parking Spots
- 2.5 FAR
- Public Open Space



Questions + Guidance