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WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING 5
2020.05.12

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HACIN + ASSOCIATES
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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*

Hacin + Associates

Architect

David Hacin, *Principal*

David Tabenken, *Project Architect*

Matthew Arnold, *Architect*

Dylan Forester, *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*

KEY PROJECT GOALS

- Meet the spirit and aspirations of the Central Business District (CBD) Zoning as adopted by Town Meeting in 2015.
- Create new **multi-family residences in the CBD** as envisioned by the Town Meeting and incorporated into the Zoning Bylaw.
- Provide 15% **affordable residential units** with diversity of unit size and affordability as outlined by the Inclusionary Housing Guidelines.
- Accommodate **new retail space** to reinforce the existing street character and promote an active mixed-use downtown.
- Achieve an **FAR of 3.0** to maximize the Town's programming goals while providing a balance of building volume and open space.
- Create a meaningful **publicly accessible open space** along Mill Pond to tie into the Town's rich existing network of open spaces.
- Meet the objectives of the CBD design guidelines with regards to **elements of form**.

SITE DIAGRAM

BUILDING EDGES

NORTH - EXTEND THE URBAN EDGE AND RETAIL SPACE TO ACTIVATE THE STREETScape

EAST - SOFTEN THE BUILDING EDGE ALONG MILL POND

SOUTH - SET BACK CURVED EDGE TO MAXIMIZE THE PUBLIC OPEN SPACE AND CONNECT TO THE EXISTING OPEN SPACE NETWORK

WEST - BROADEN CONVERSE PLACE TO OPEN VIEWS AND PEDESTRIAN ACCESS



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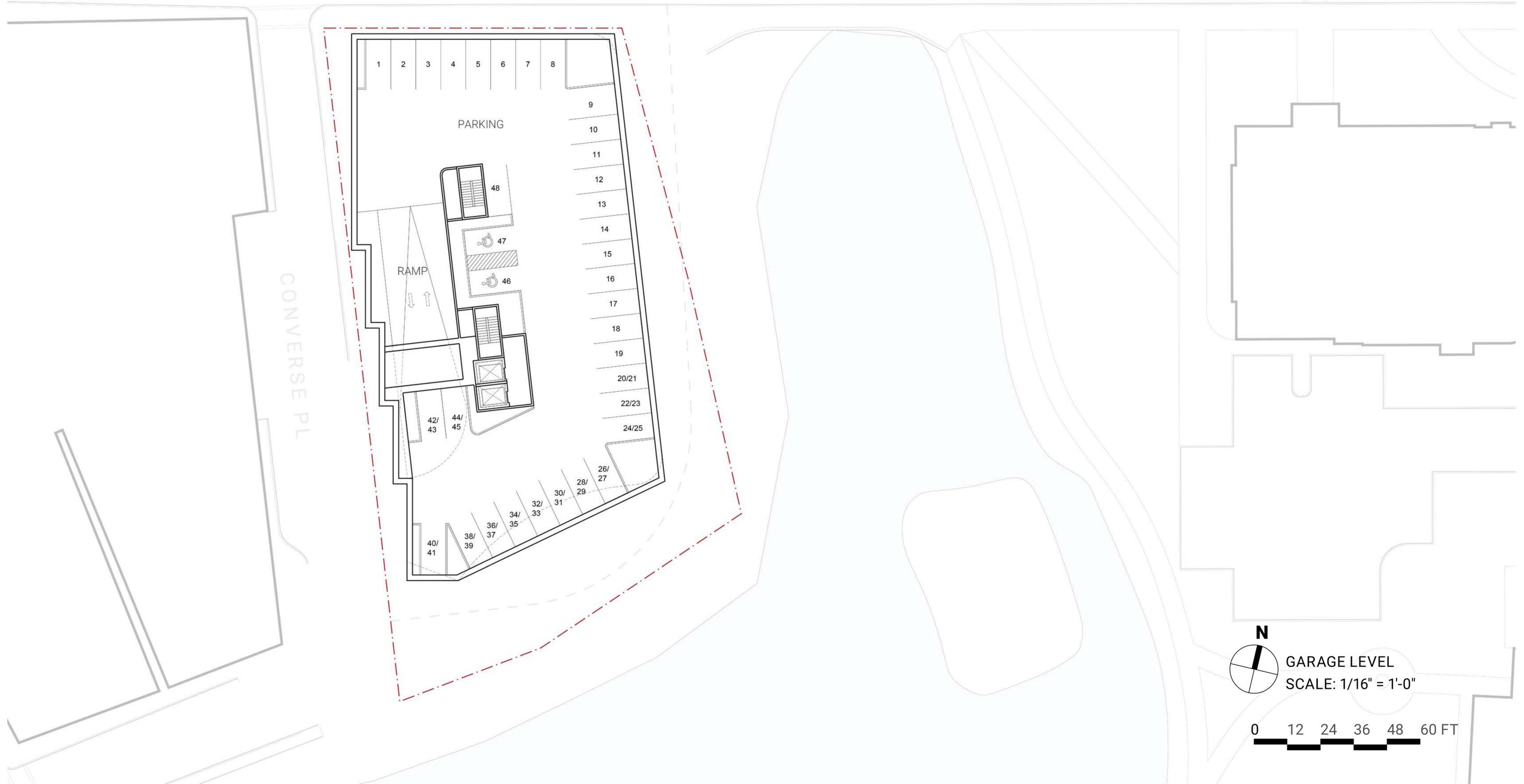
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GARAGE FLOOR PLAN

MT VERNON ST

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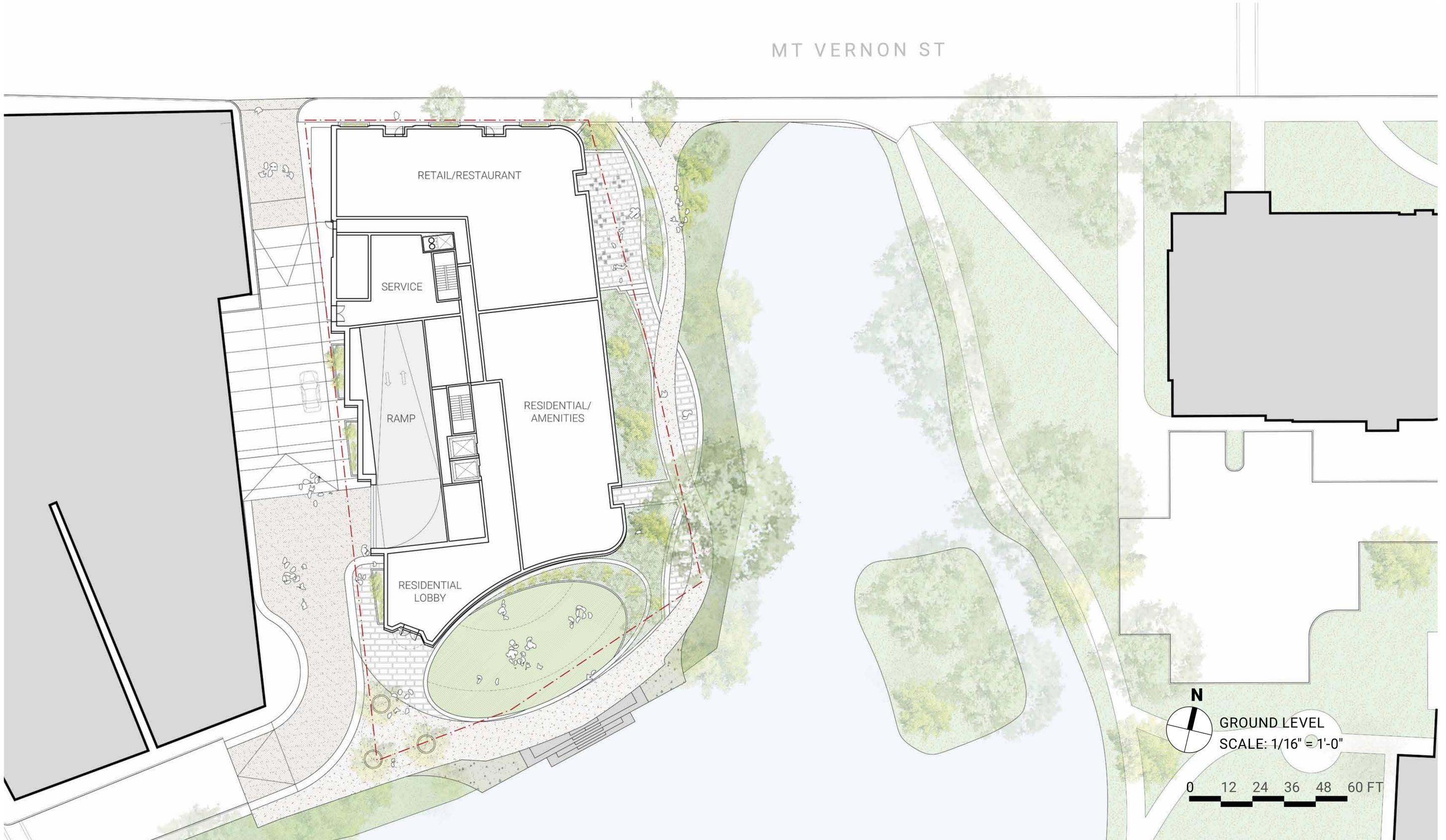
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GROUND FLOOR PLAN



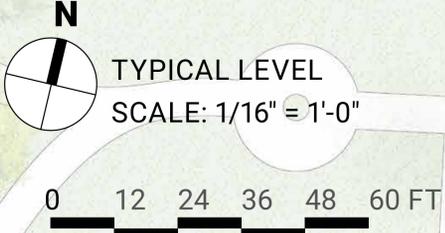
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TYPICAL FLOOR PLAN



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PENTHOUSE FLOOR PLAN

MT VERNON ST



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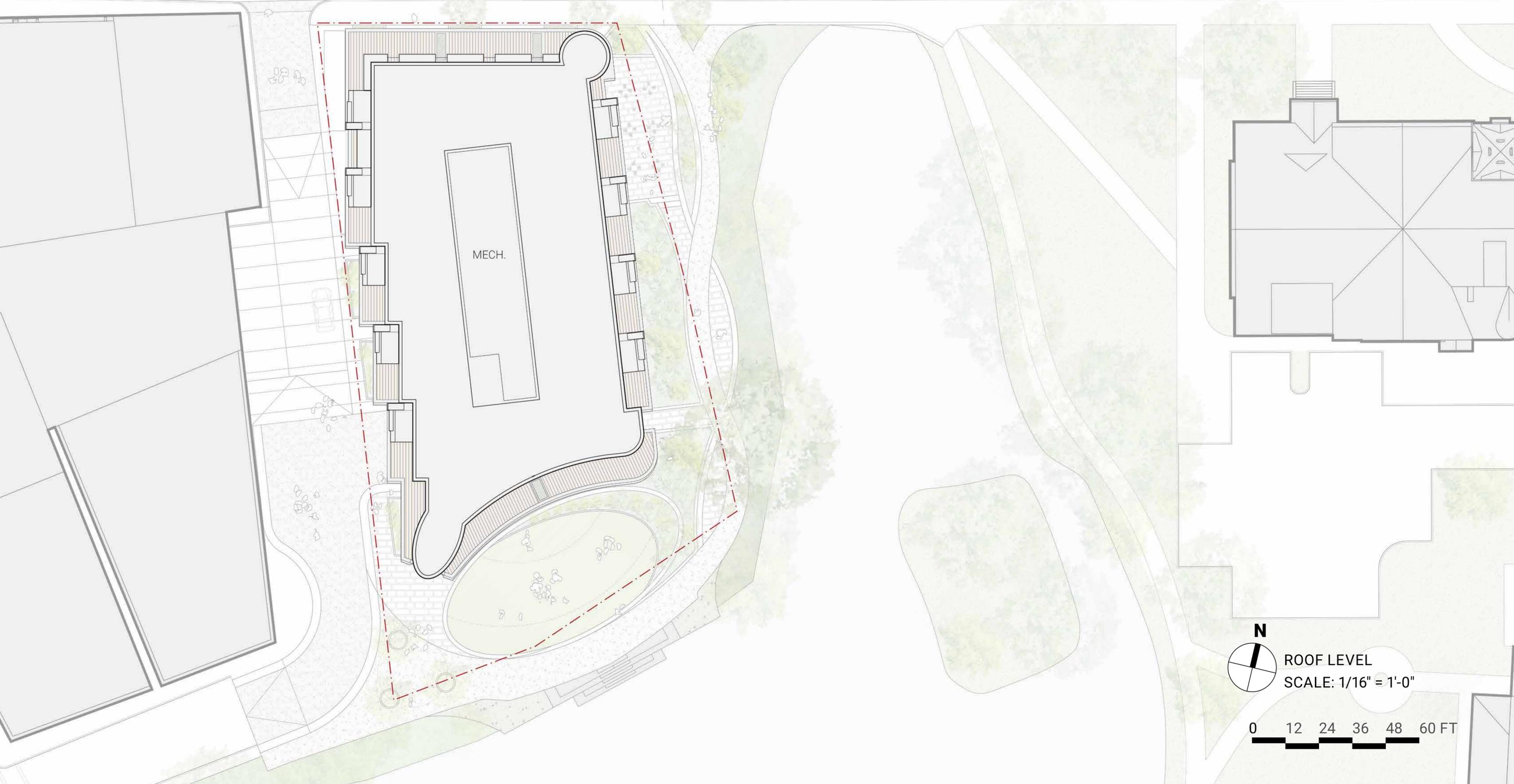
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ROOF LEVEL PLAN

MT VERNON ST



N
ROOF LEVEL
SCALE: 1/16" = 1'-0"
0 12 24 36 48 60 FT

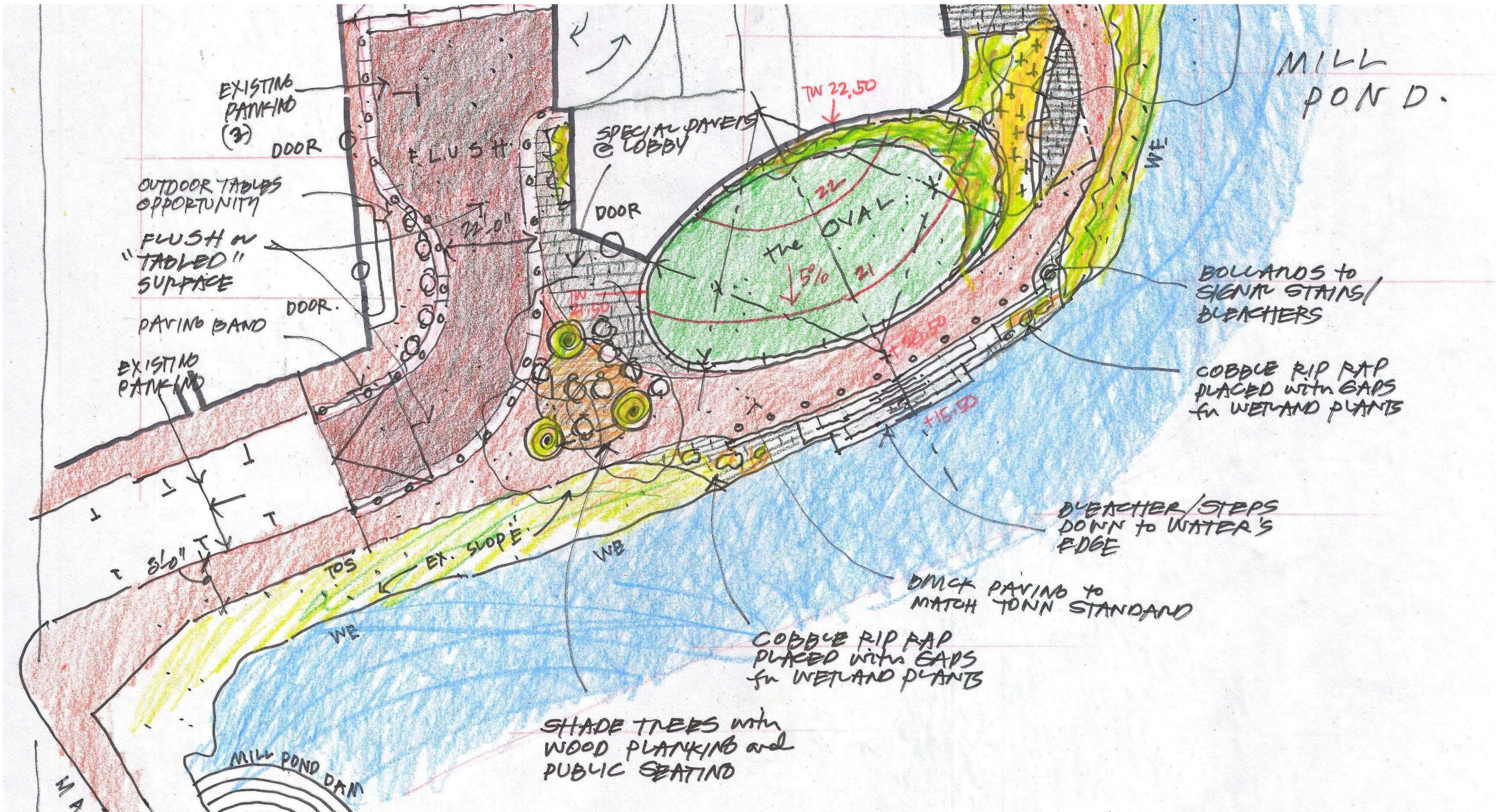
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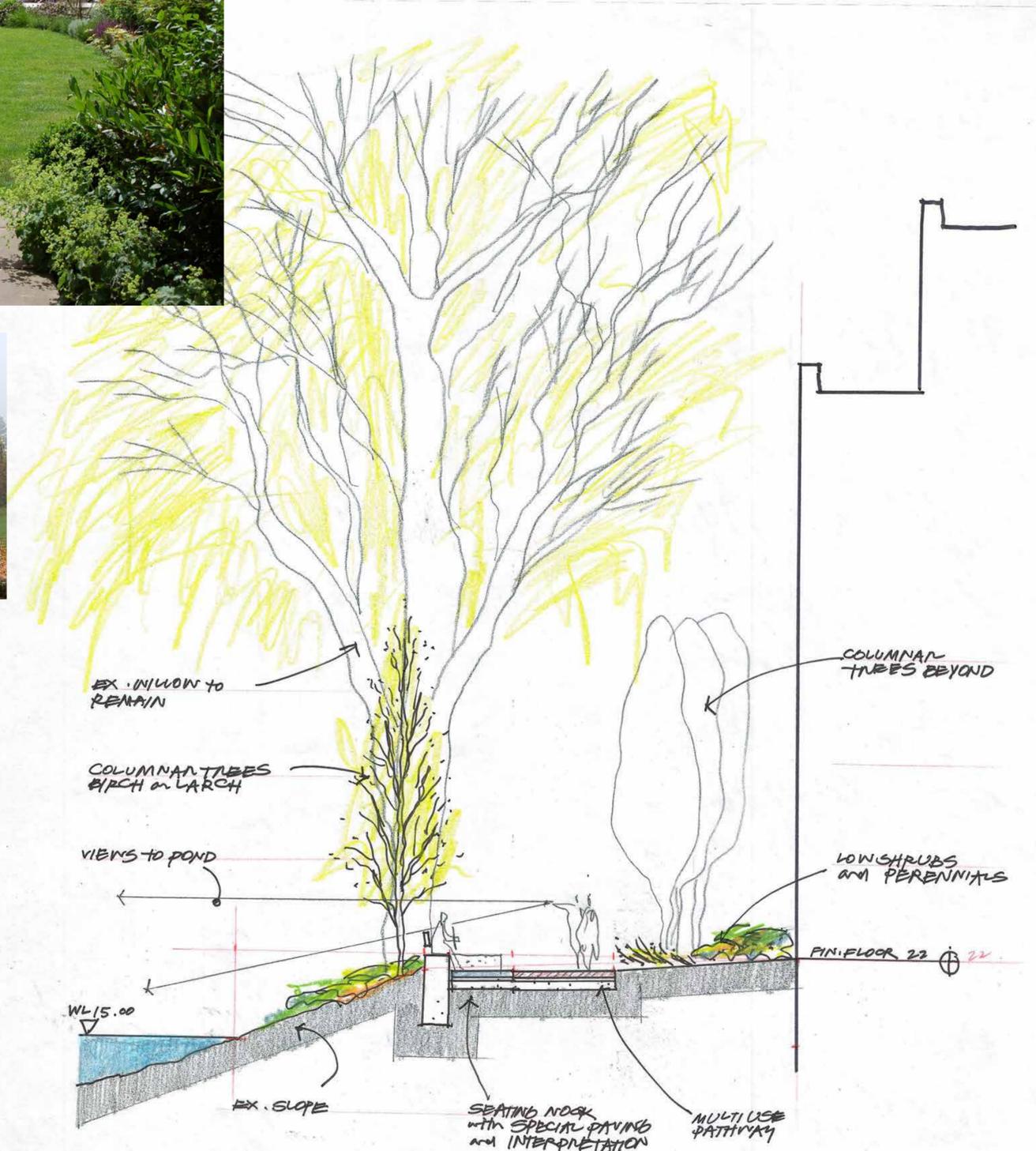
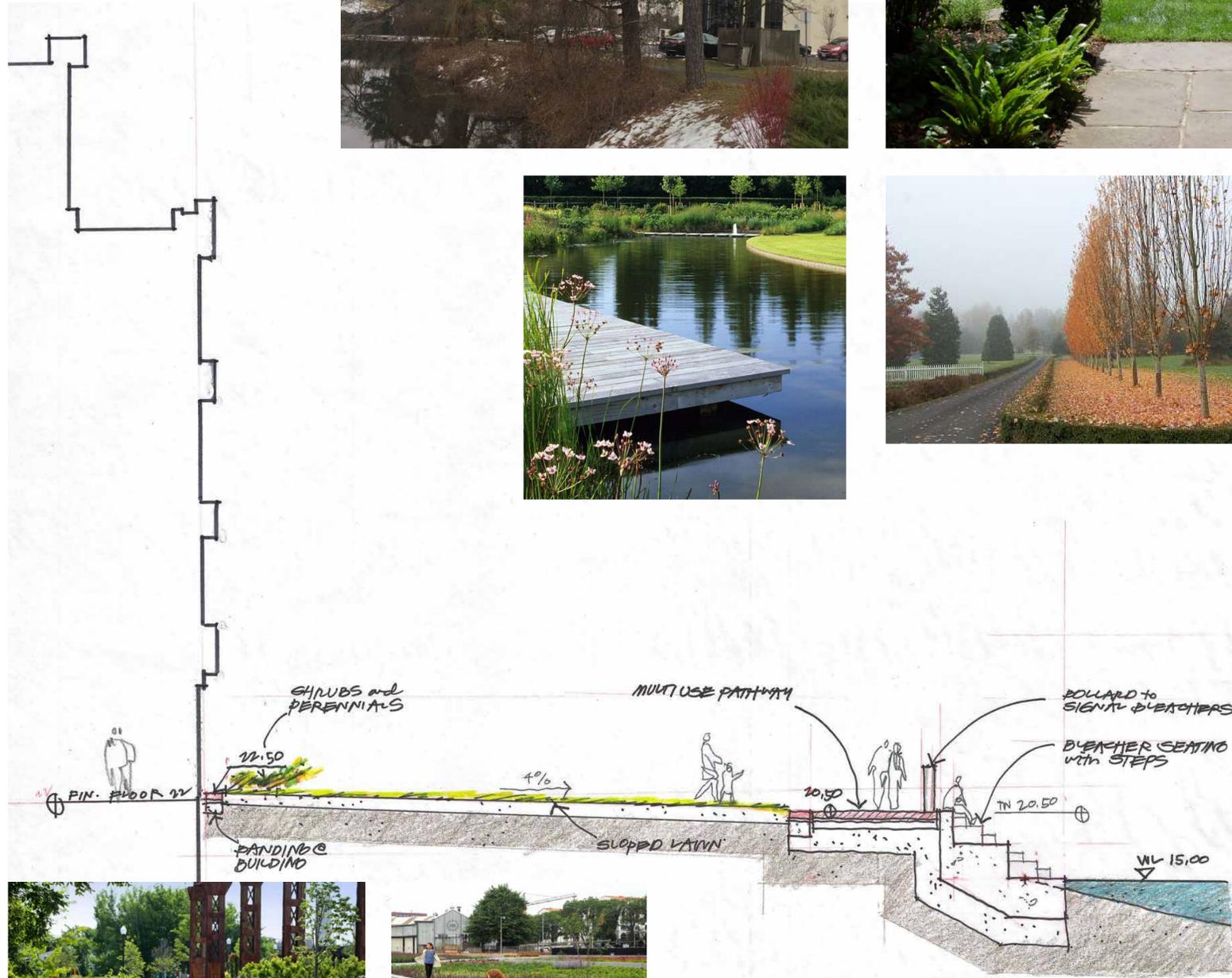
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LANDSCAPE PLAN
ENLARGED SOUTH END OF SITE



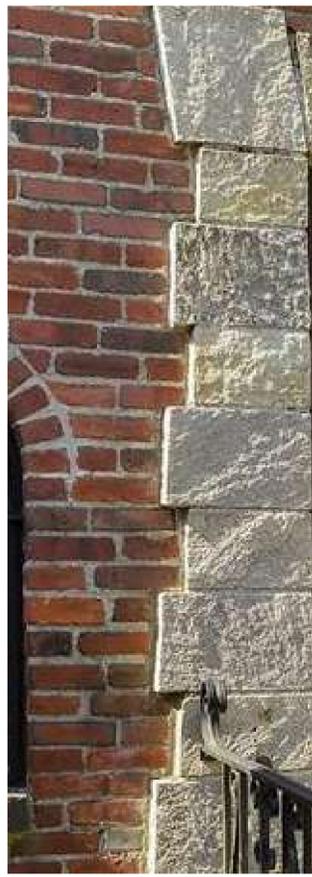
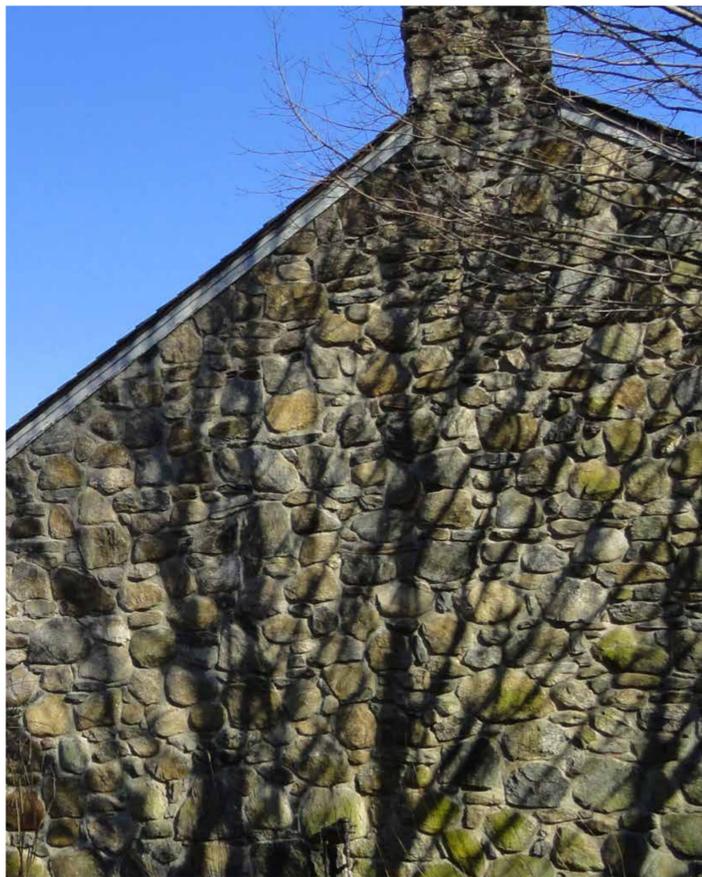
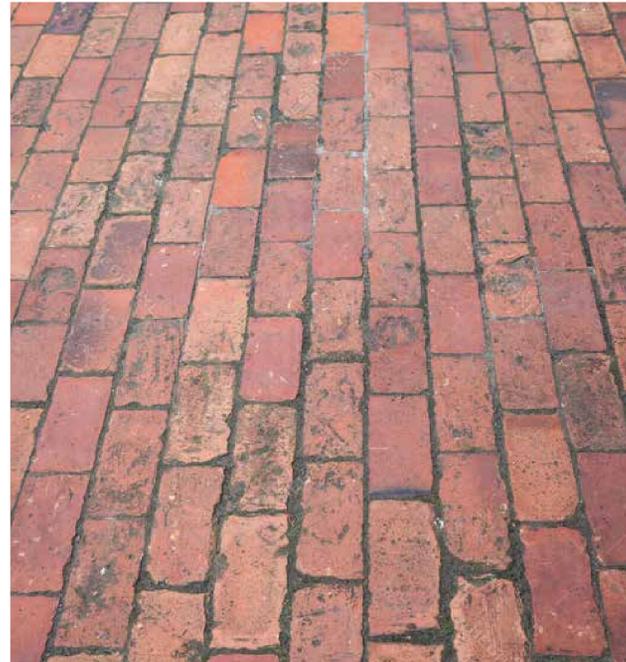
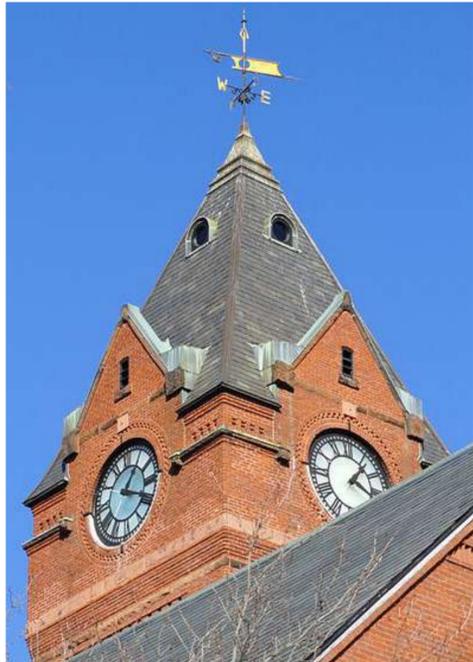
LANDSCAPE SECTIONS



SECTION AT OVAL
LOOKING EAST

SECTION AT WILLOW
LOOKING SOUTH

LANDSCAPE MATERIALS



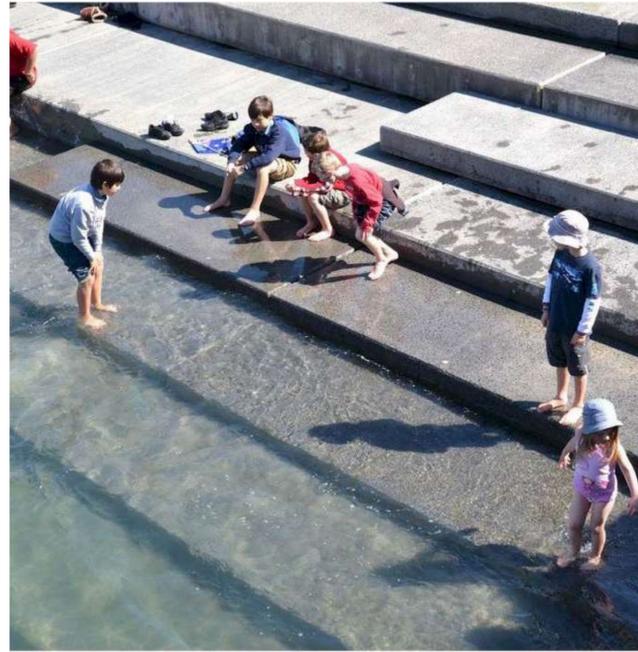
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LANDSCAPE ELEMENTS



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VIEW FROM MOUNT VERNON STREET LOOKING EAST



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VIEW FROM MOUNT VERNON STREET LOOKING WEST



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VIEW FROM MOUNT VERNON TOWARDS NORTHEAST CORNER



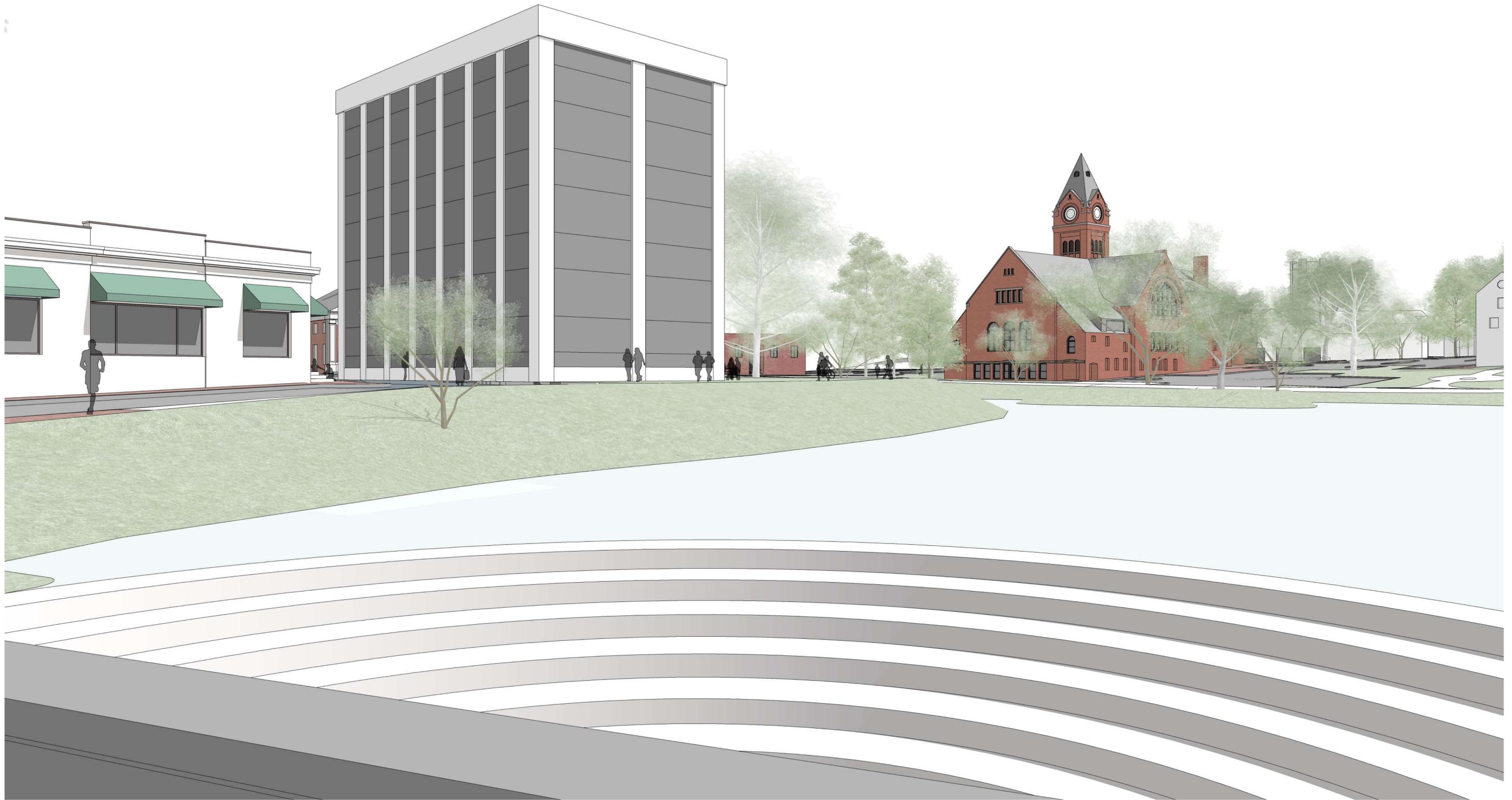
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VIEW FROM MAIN ST BRIDGE - EXISTING



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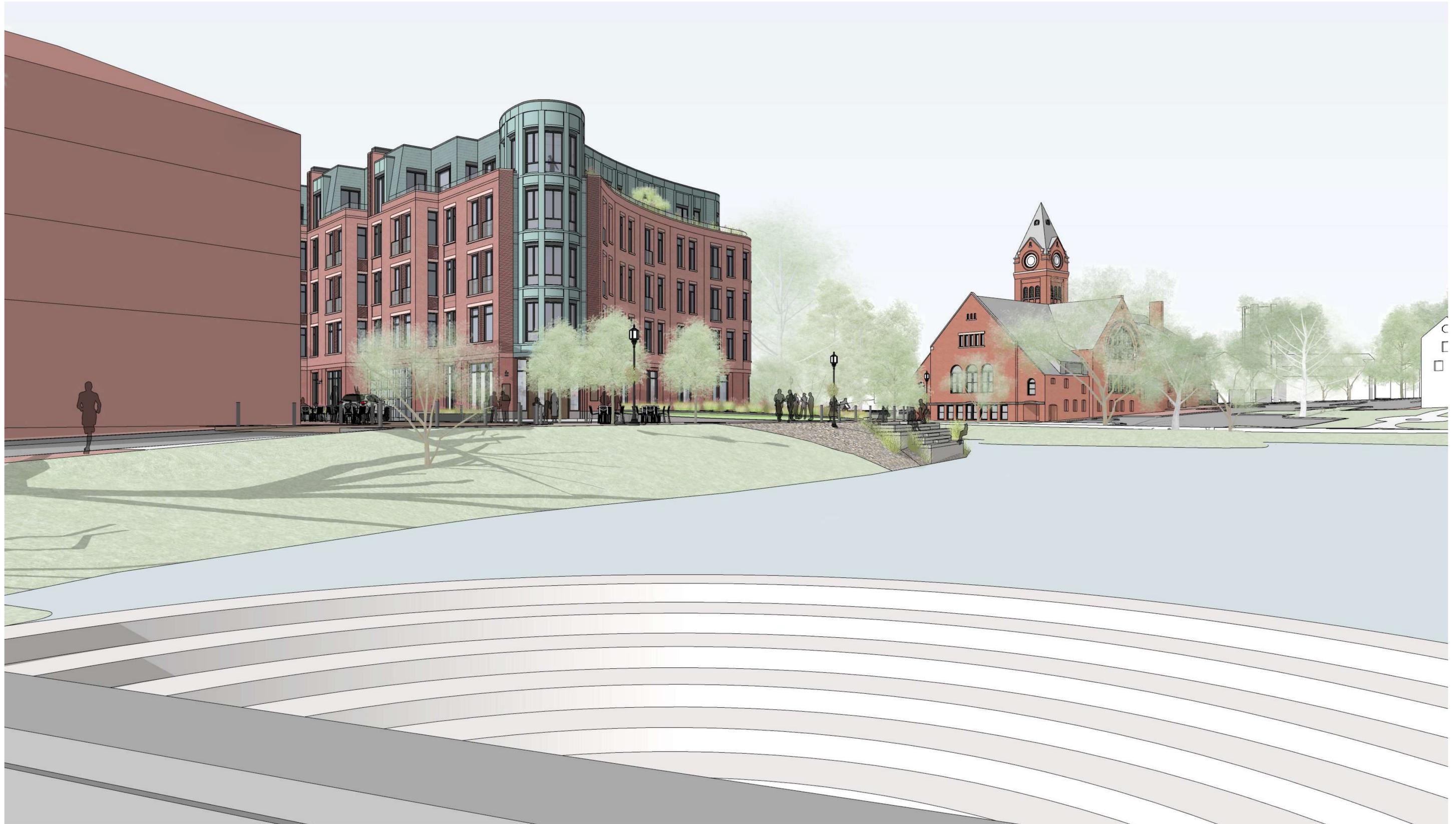
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VIEW FROM MAIN ST BRIDGE - WITH PROPOSED PUD 3 MASSING



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VIEW FROM CONVERSE PL LOOKING SOUTH



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VIEW FROM CONVERSE PL LOOKING NORTH



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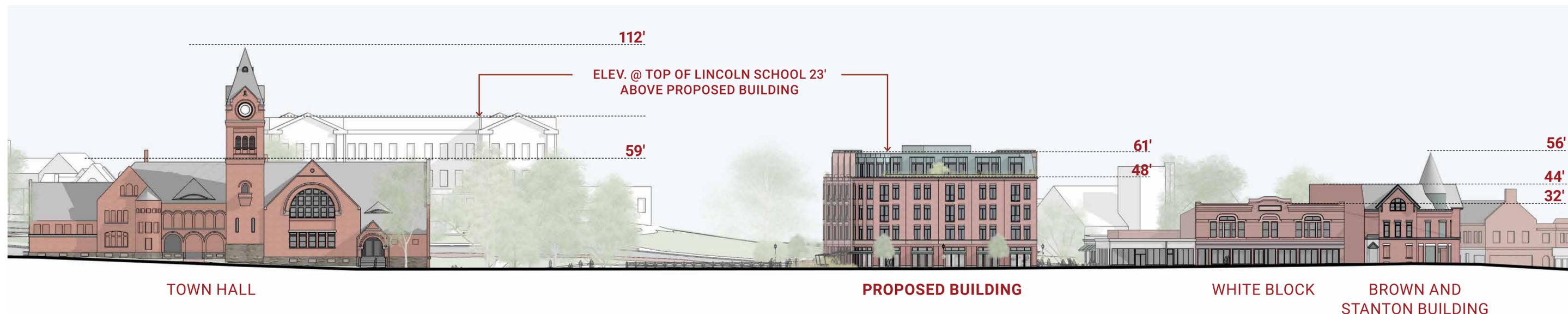
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SITE SECTIONS



SITE SECTION THROUGH MT VERNON ST (NORTH ELEVATION)



SITE SECTION THROUGH MT VERNON ST (LOOKING NORTH)



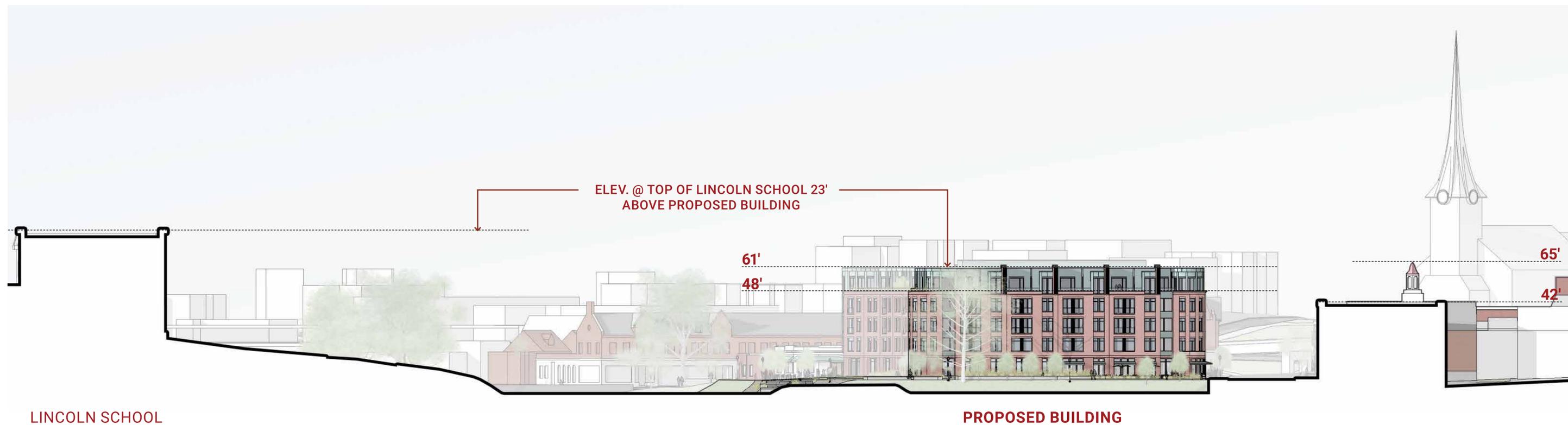
SITE SECTION THROUGH MILL POND (SOUTH ELEVATION)

CONVERSE PLACE

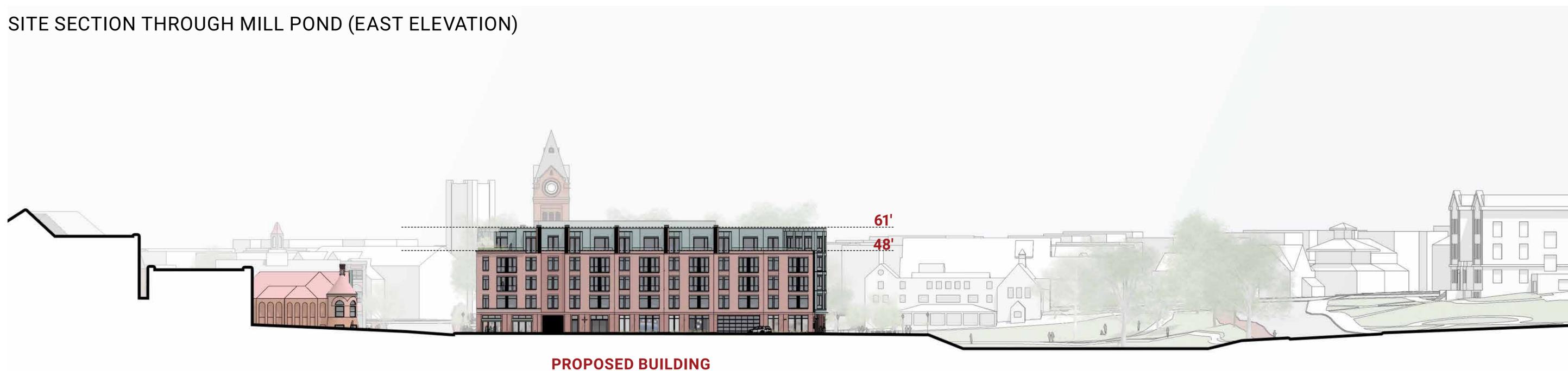
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SITE SECTION THROUGH MILL POND (EAST ELEVATION)



SITE SECTION THROUGH CONVERSE PL (WEST ELEVATION)

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NORTH ELEVATION



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SOUTH ELEVATION



61'

48'



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EAST ELEVATION



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WEST ELEVATION



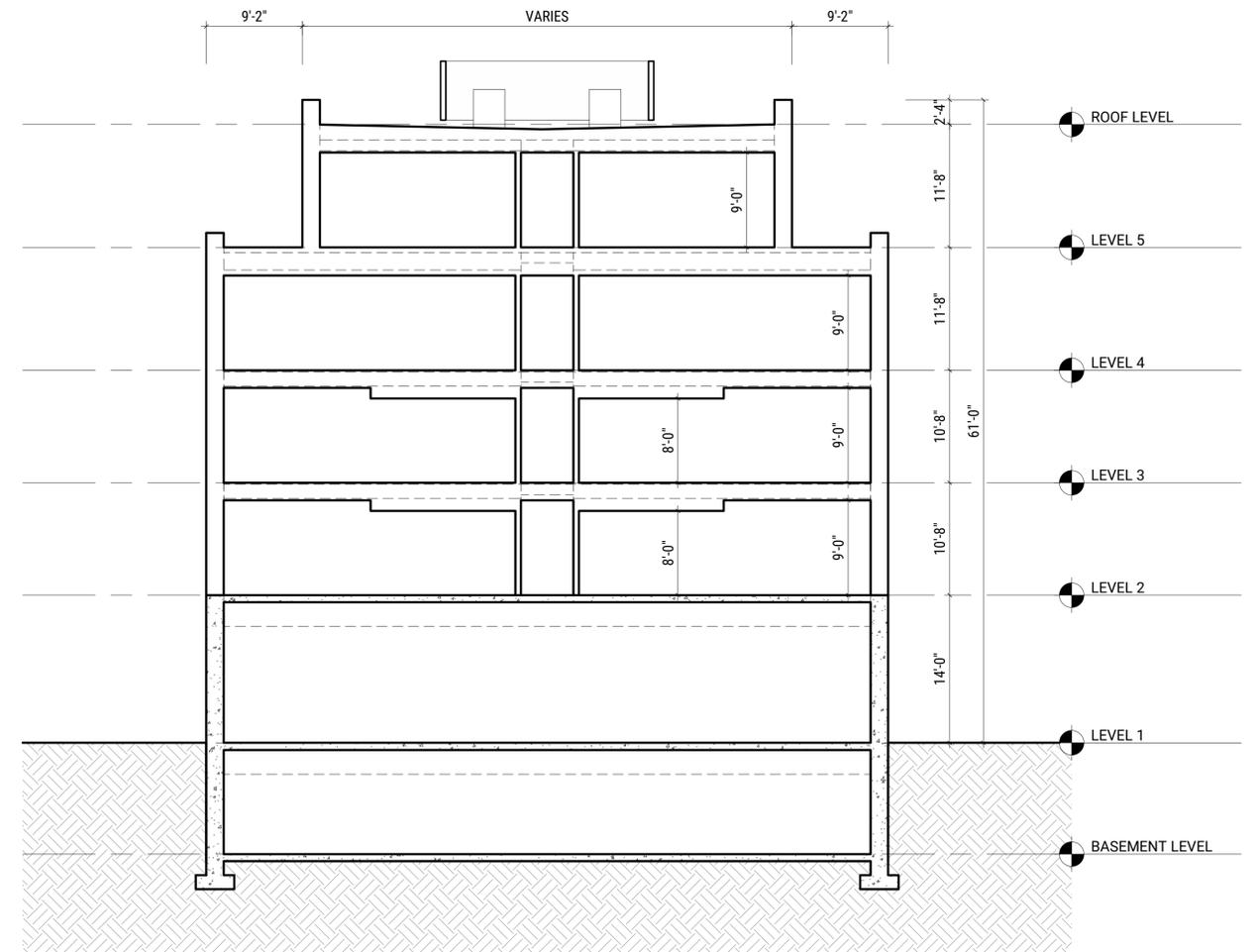
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SECTION DIAGRAMS



EAST-WEST SECTION
SCALE: 1/8" = 1'-0"



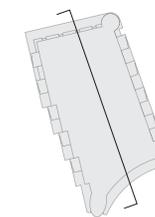
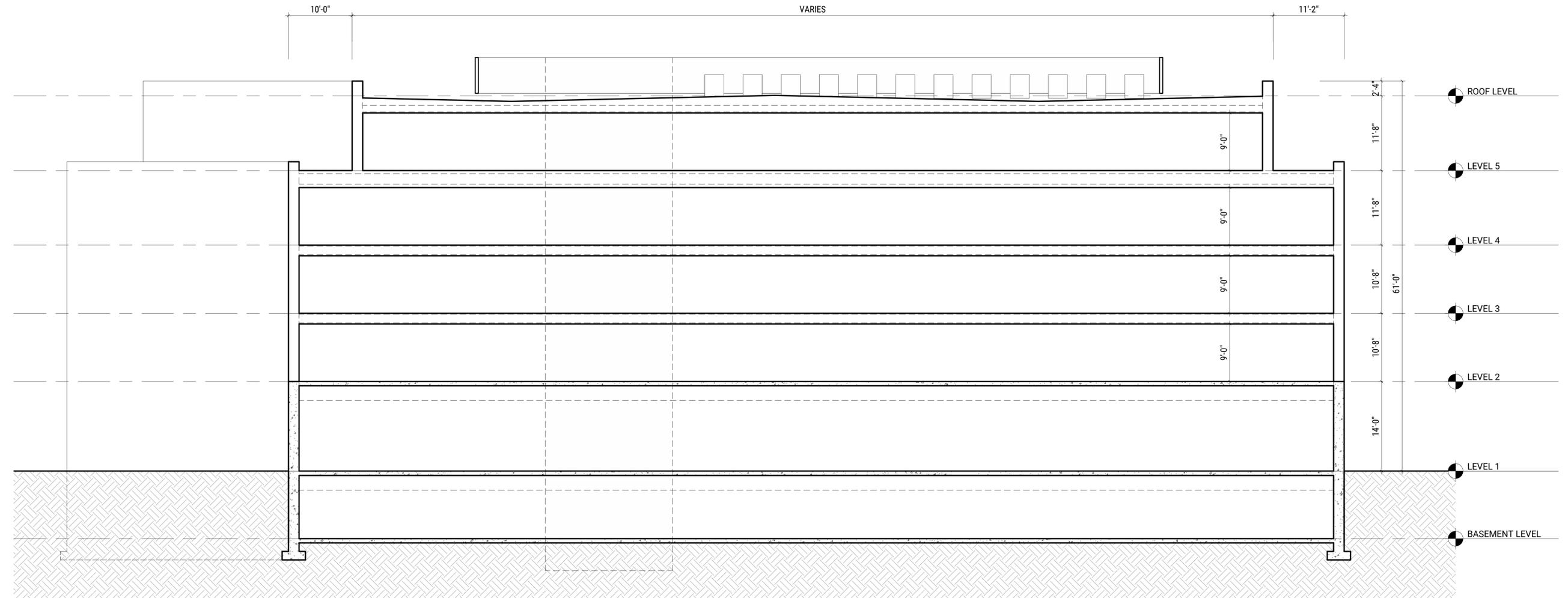
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SECTION DIAGRAMS



NORTH-SOUTH SECTION
SCALE: 1/8" = 1'-0"



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RHYTHM AND SCALE



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TOP FLOOR EXPRESSION / ACTIVE SILHOUETTE



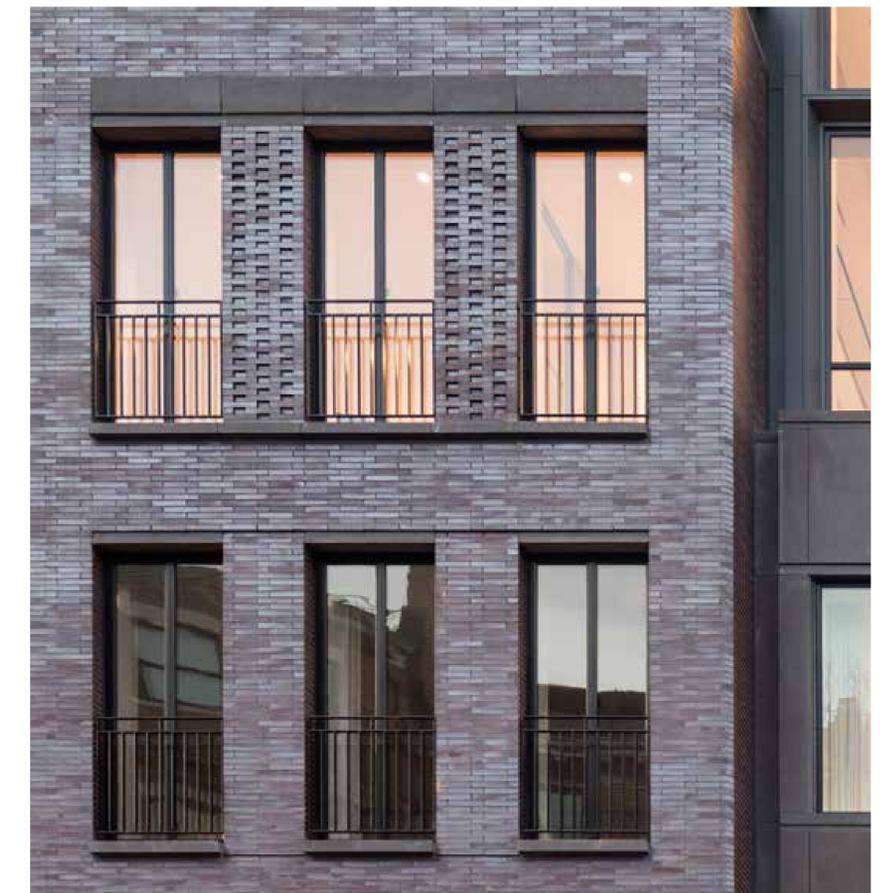
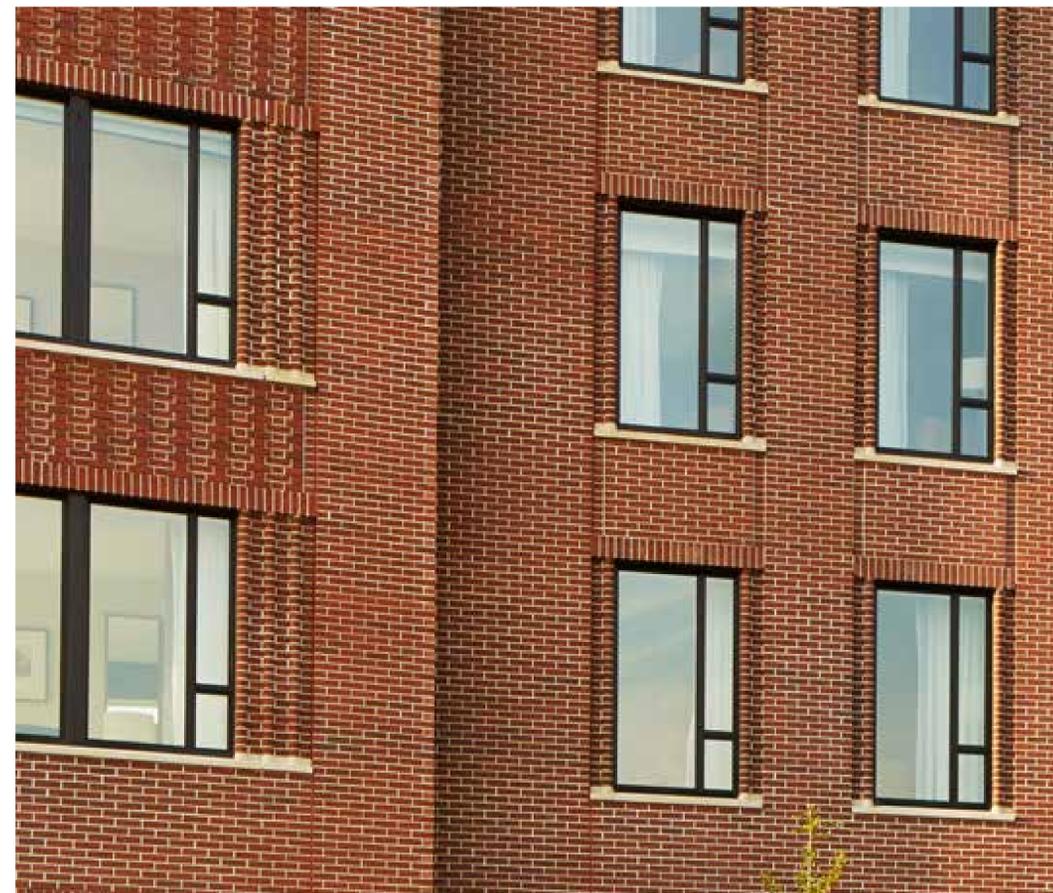
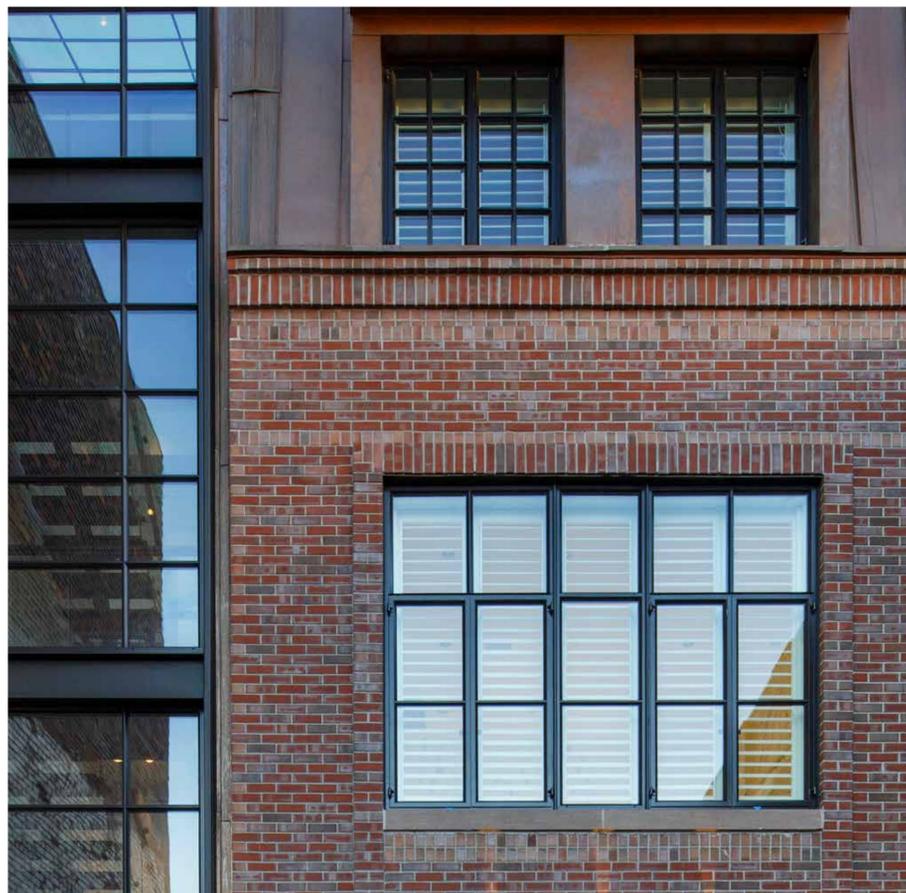
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WINDOW TYPES AND PROPORTIONS



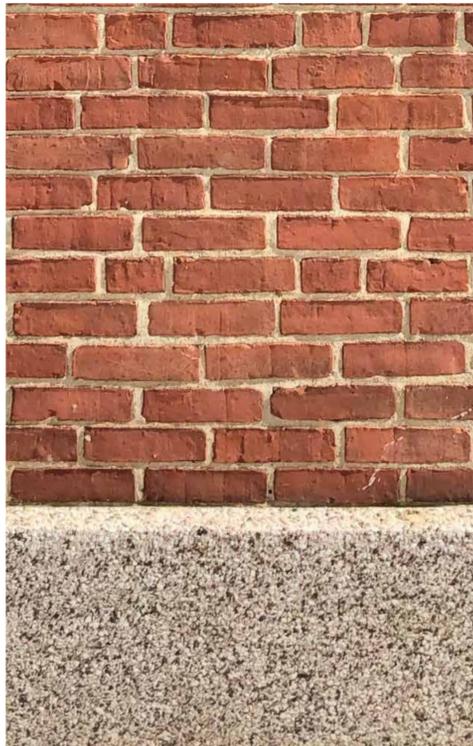
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MATERIALS AND COLOR



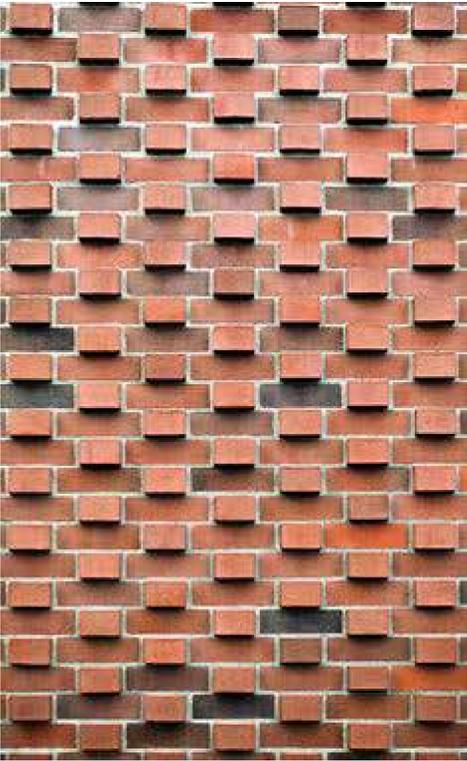
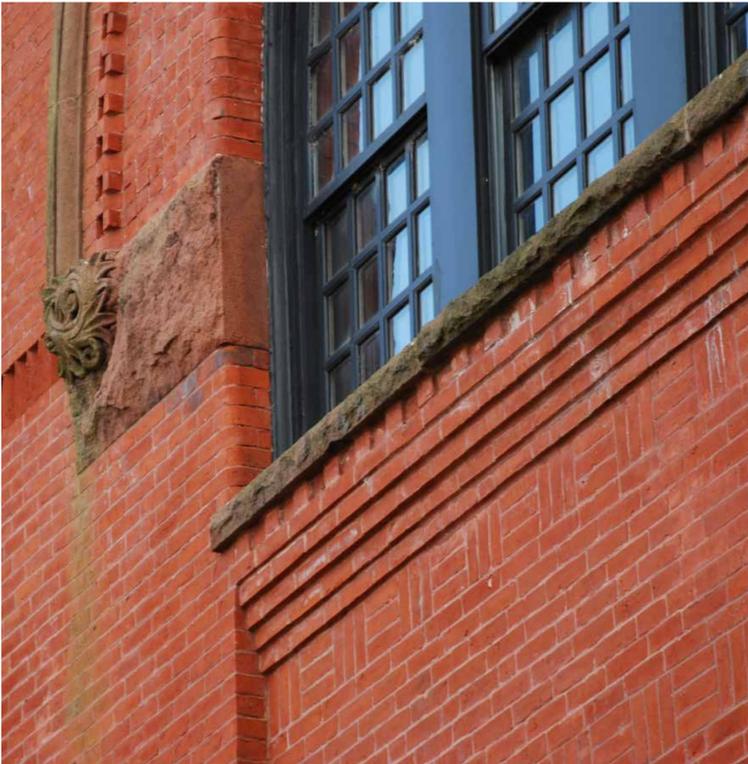
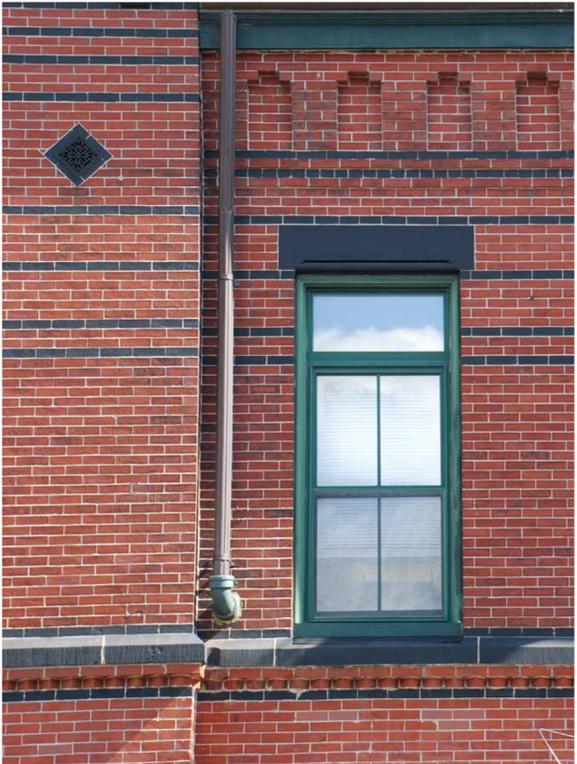
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MASONRY DETAILS AND ARTICULATION



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