

ERIC PAPACHRISTOS

GERRY KAVANAUGH

BZA HEARING

Jackson Square

WEYMOUTH MA

EMBARC

OCTOBER 11, 2023

PROJECT TEAM

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ERIC PAPACHRISTOS

DEVELOPMENT PARTNER

GERRY KAVANAUGH

ARCHITECT

EMBARC

LANDSCAPE ARCHITECT

MDLA

CIVIL ENGINEER

MCKENZIE ENGINEERIG

ENVIRONMENTAL CONSULTANT

LUCAS ENVIRONMENTAL,LLC

TRAFFIC AND PARKING

KIMLEY-HORN

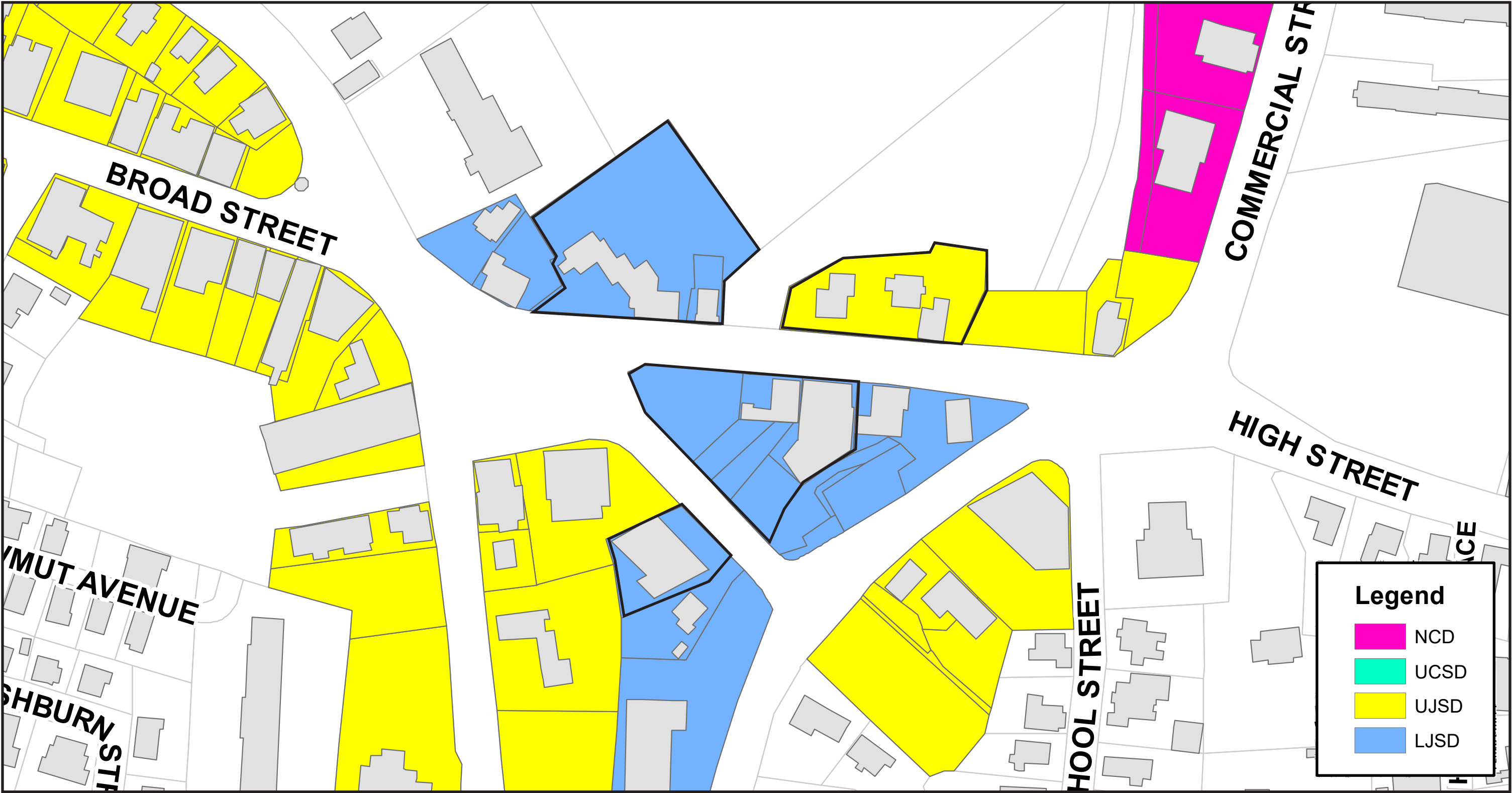
LAWYER

FLEMING AND FLEMING,P.C.

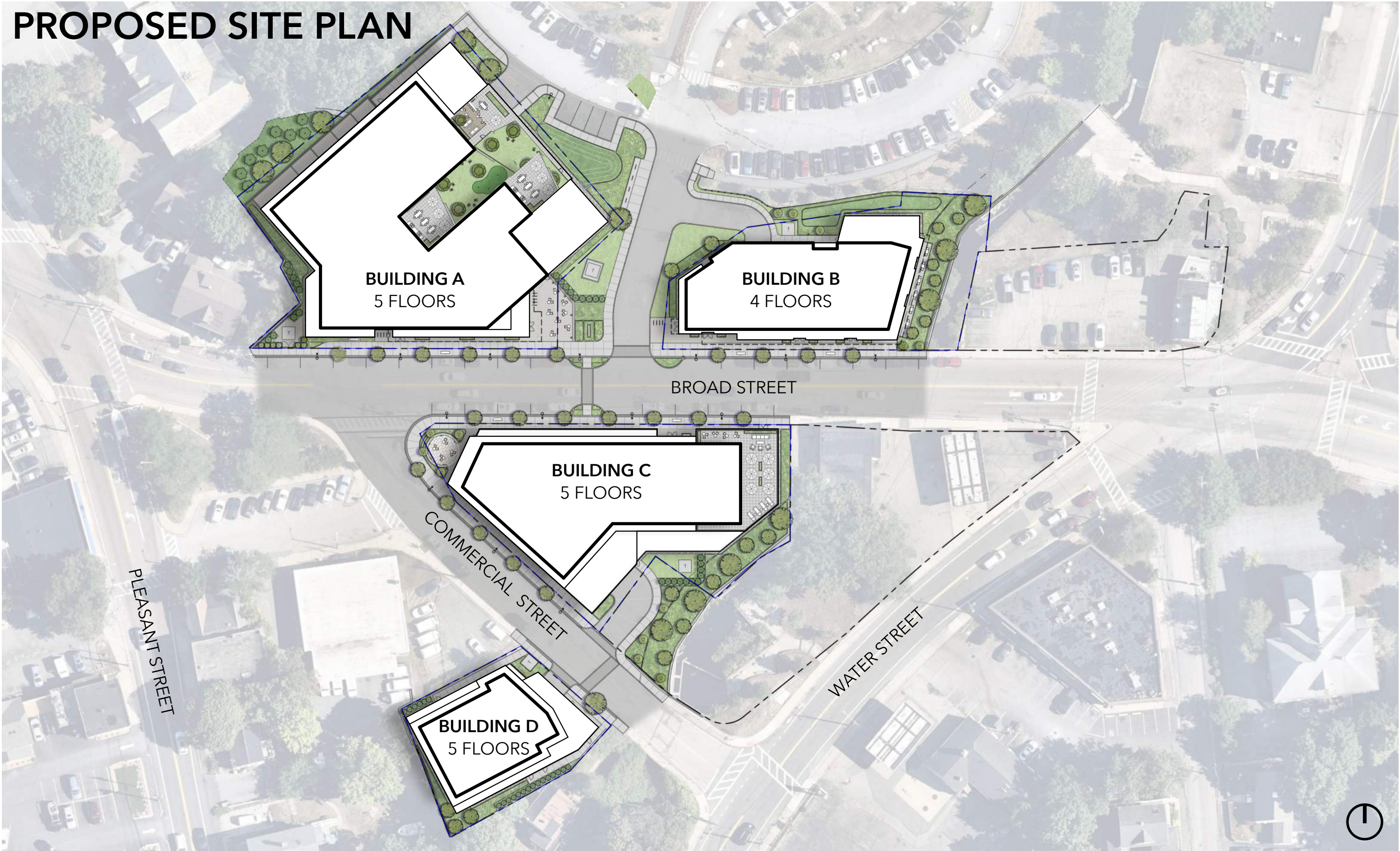
EXISTING SITE AERIAL



JACKSON SQUARE ZONING OVERLAY



PROPOSED SITE PLAN

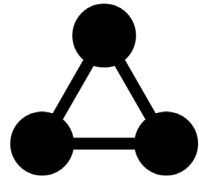


DESIGN GOALS



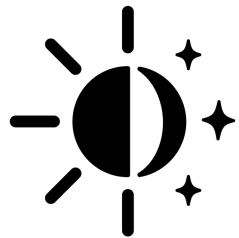
INCORPORATE A VIBRANT MIX OF USES

HOUSING, COMMERCIAL, & RESTAURANT



FOSTER CONNECTIVITY

& AN ENGAGING PEDESTRIAN EXPERIENCE



PROGRAM FULL DAY ACTIVITY

LIVE/ WORK/ PLAY



CREATE A DESTINATION

& TIMELESS PLACES FOR GATHERING

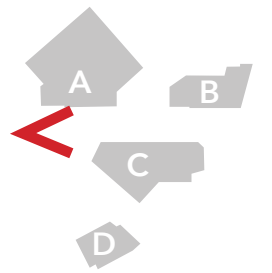
BROAD AND COMMERCIAL STREETS, EST. 1960-1970s



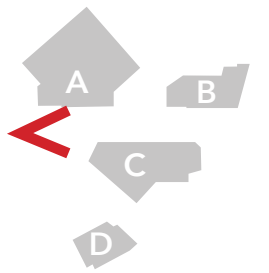
THE JACKSON SQUARE EXPERIENCE



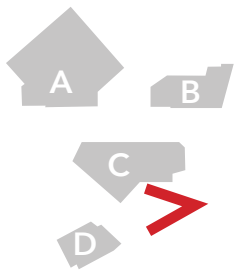
EXISTING VIEW LOOKING EAST DOWN BROAD STREET



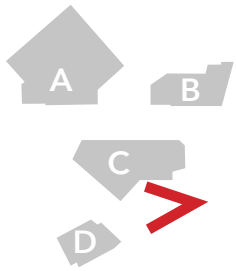
PROPOSED VIEW LOOKING EAST DOWN BROAD STREET



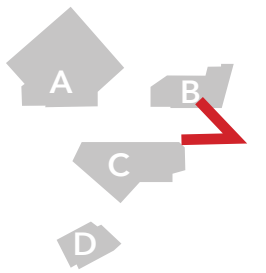
EXISTING VIEW LOOKING WEST FROM HERRING RUN POOL PARK



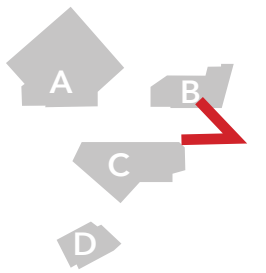
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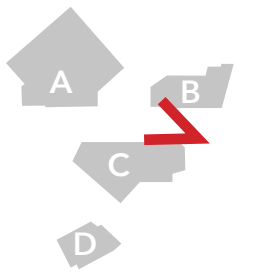
EXISTING VIEW LOOKING WEST AT HERRING RUN



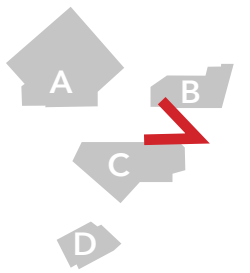
PROPOSED VIEW LOOKING WEST AT HERRING RUN



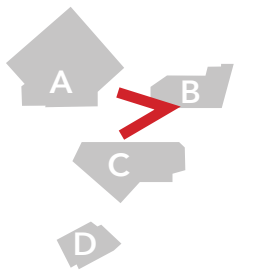
EXISTING VIEW LOOKING WEST UP BROAD STREET



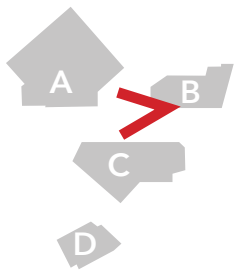
PROPOSED VIEW LOOKING WEST UP BROAD STREET



EXISTING VIEW LOOKING WEST FROM LOVELL FIELD DRIVEWAY



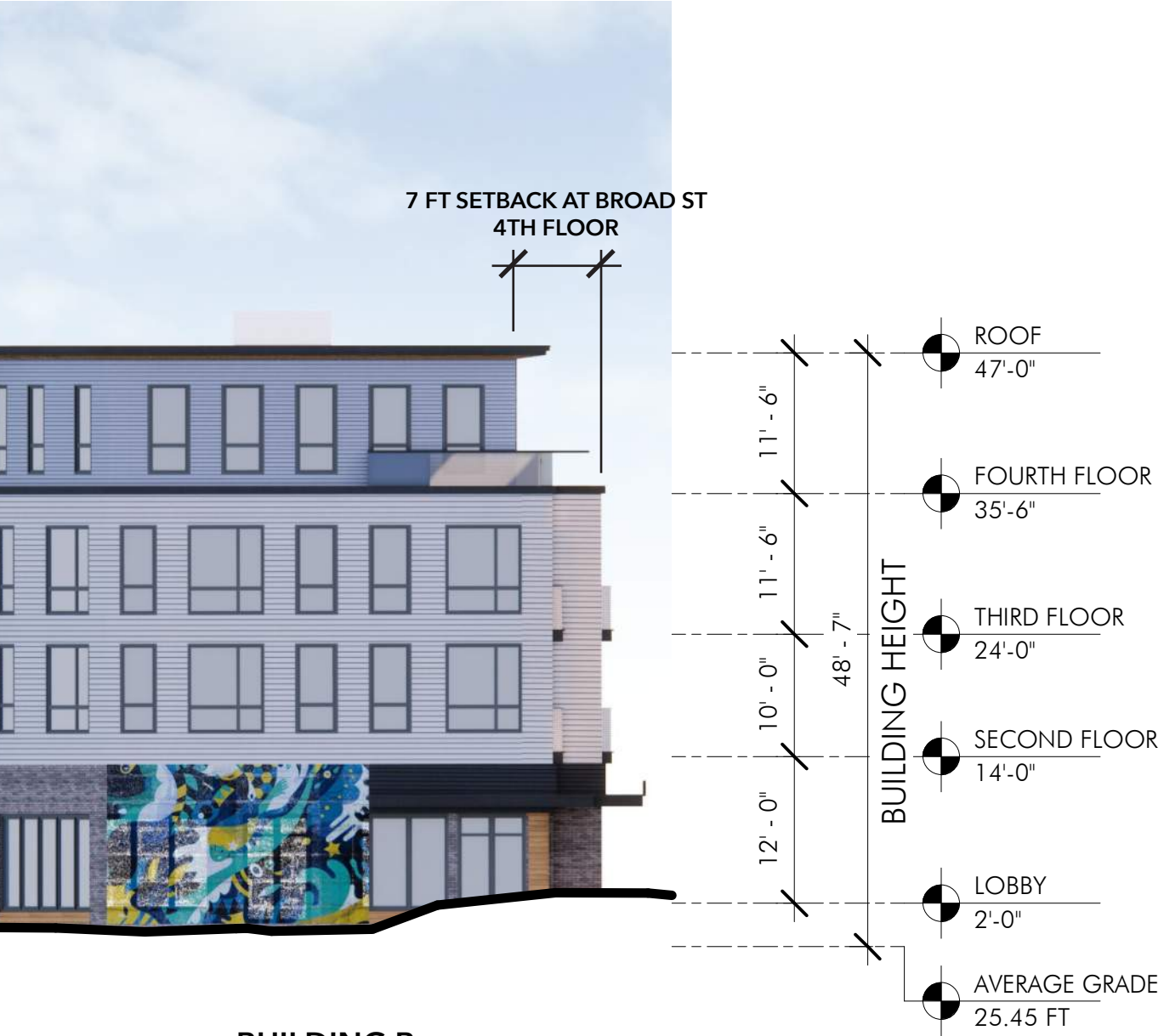
PROPOSED VIEW LOOKING WEST FROM LOVELL FIELD DRIVEWAY



PROPOSED BUILDING HEIGHTS AND SETBACKS



BUILDING A



BUILDING B

PROPOSED BUILDING HEIGHTS AND SETBACKS

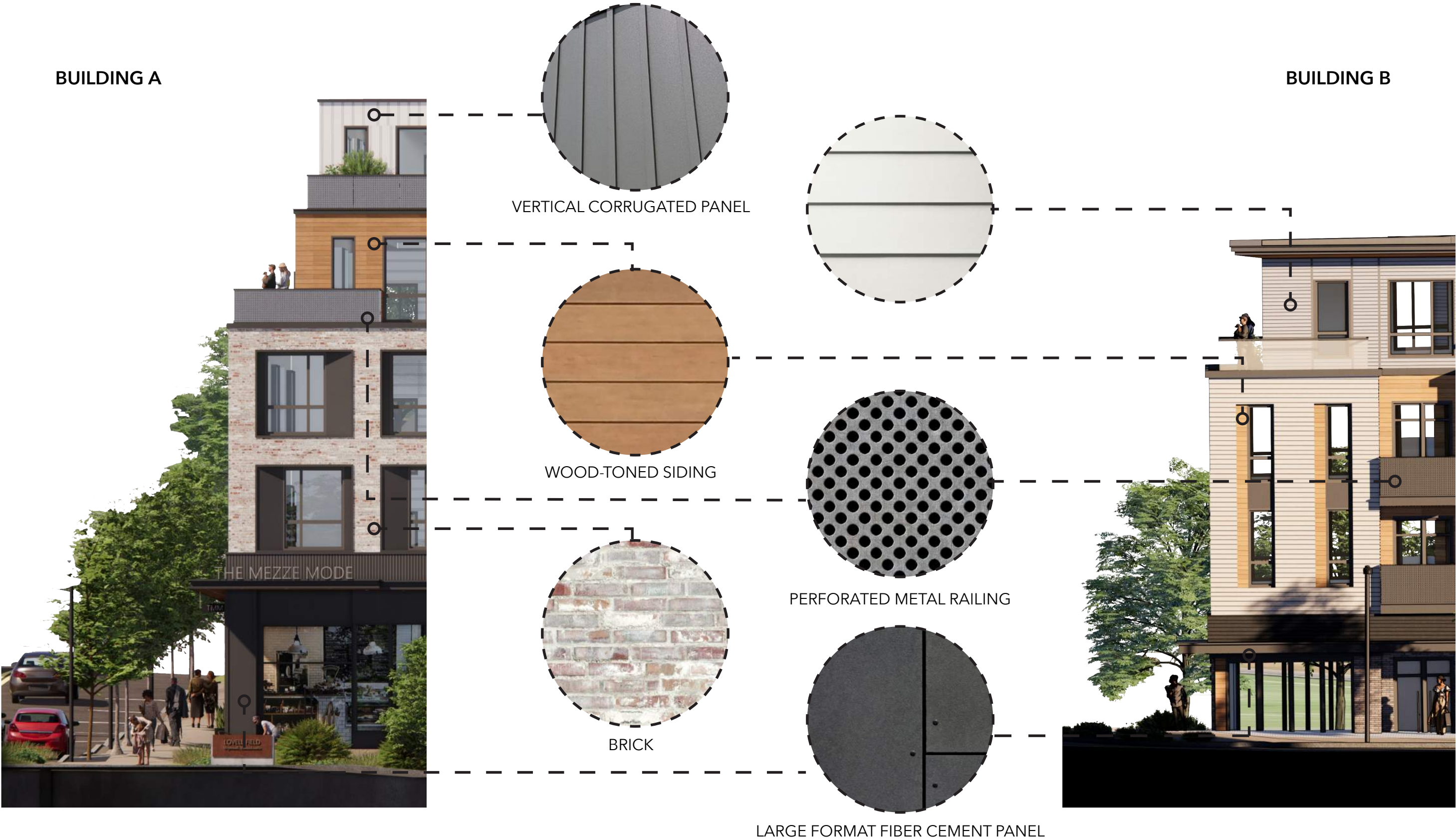


BUILDING C

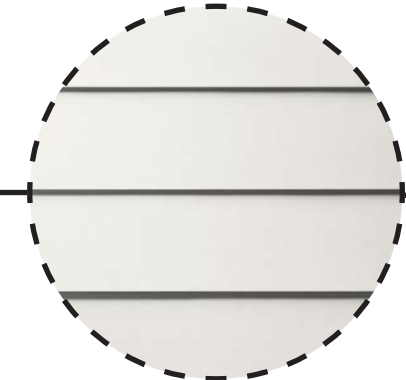


BUILDING D

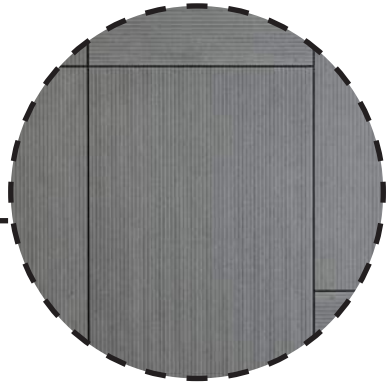
PROPOSED EXTERIOR MATERIALS



PROPOSED EXTERIOR MATERIALS



FIBER-CEMENT CLABBOARD



LARGE FORMAT FIBER CEMENT
PANEL



RED IRON SPOT BRICK



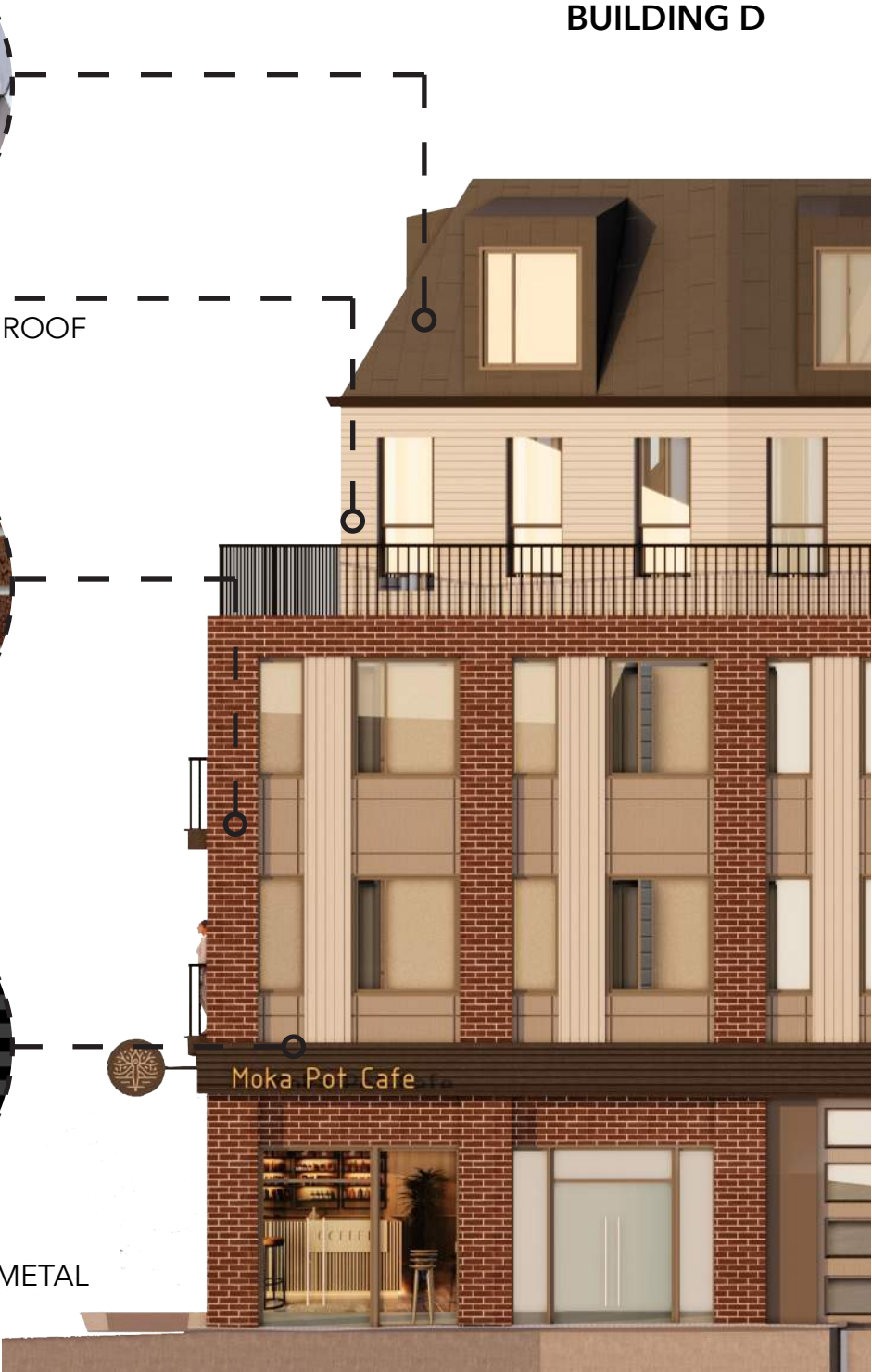
ZINC LOCK SEAM PANEL ROOF



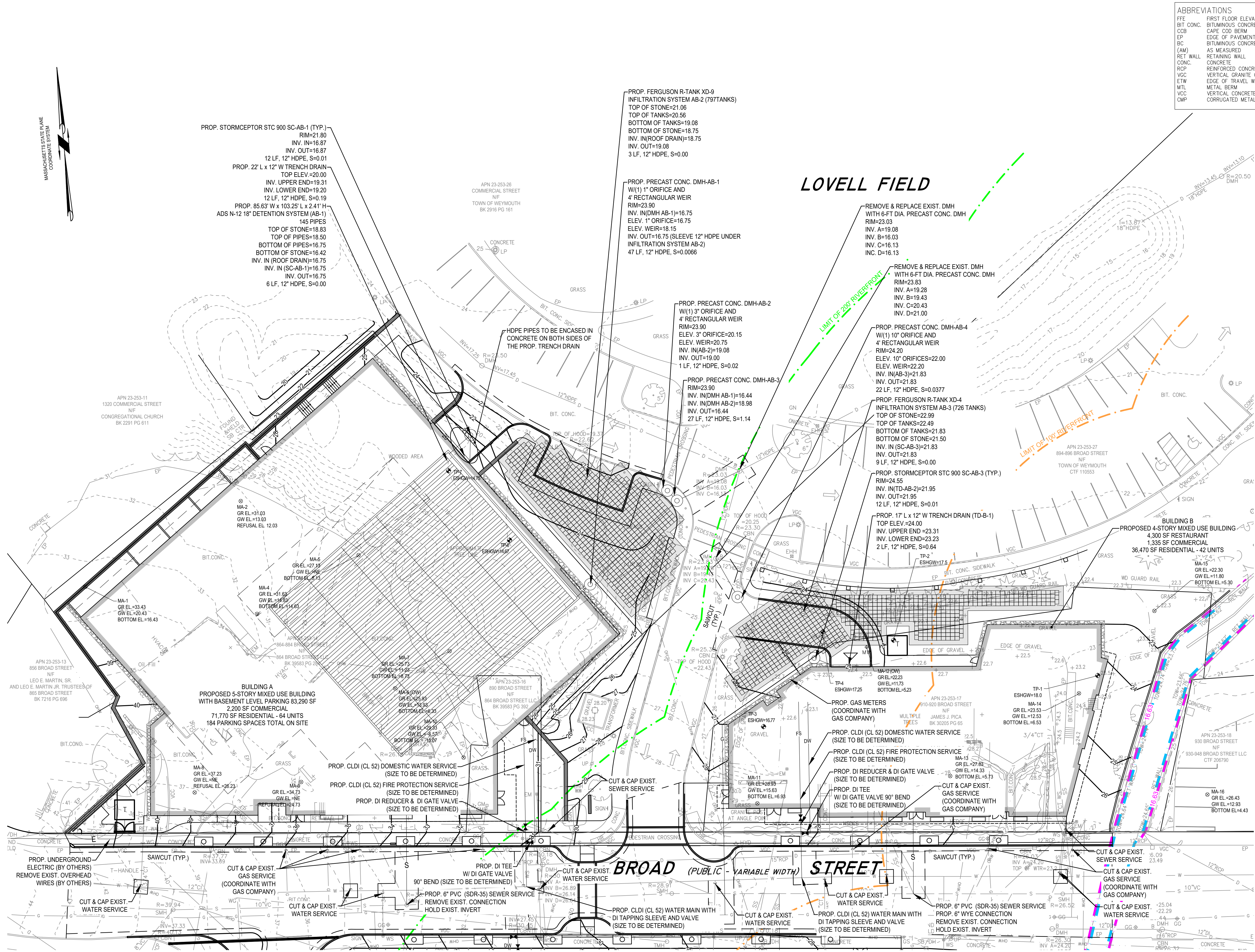
BRICK



HORIZONTAL CORRUGATED METAL



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9/6/2023 5:27:10 PM



ABBREVIATIONS	
FTE	FIRST FLOOR ELEVATION
BIT CONC.	BITUMINOUS CONCRETE PAVEMENT
COB	CAPE COD BERM
EP	EDGE OF PAVEMENT
PC	PRECAST CONCRETE CURB
(AM)	AS MEASURED
RET WALL	RETAINING WALL
CONC.	CONCRETE
RCP	REINFORCED CONCRETE PIPE
VCC	VERTICAL GRANITE CURB
ETW	EDGE OF TRAVEL WAY
MTL	METAL BERM
VCC	VERTICAL CONCRETE CURB
CMP	CORRUGATED METAL PIPE

LEGEND	
SURVEY SYMBOLS	
•	REBAR
∨	ANGLE IRON
CB/DH	CONCRETE BOUND WITH DRILL HOLE
SB	STONE BOUND
SB/DH	STONE BOUND
UTILITY SYMBOLS	
CHIMNEY	CHIMNEY
ELECTRIC HAND HOLE	ELECTRIC HAND HOLE
GUY POLE	GUY POLE
GUY WIRE	GUY WIRE
HVAC UNIT	HVAC UNIT
BUILDING LIGHT W/MAST	BUILDING LIGHT W/MAST
BUILDING LIGHT	BUILDING LIGHT
TRANSFORMER	TRANSFORMER
WATER GATE	WATER GATE
EXHAUST VENT	EXHAUST VENT
AIR VENT	AIR VENT
DRAINAGE SUMP	DRAINAGE SUMP
EMH	ELECTRIC MANHOLE
SMH	SEWER MANHOLE
DMH	DRAIN MANHOLE
TMH	TELEPHONE MANHOLE
CBN	DRAINAGE CATCH BASIN
DR	DOOR WAY THRESHOLD
HYDRANT	HYDRANT
PI	POST INDICATOR VALVE
UT	UTILITY POLE
YL	YARD LIGHT
RIP RAP	RIP RAP
BOLLARD	BOLLARD
SIGN	SIGN
FA	FIRE ALARM
DT	DECIDUOUS TREE
CT	CONIFEROUS TREE
LINE DESIGNATORS	
WM	WATER MAIN
HR	HANDRAIL
JB	JERSEY BARRIER
GR	GUARD RAIL
RT	RAILROAD TRACKS
OHW	OVERHEAD WIRES
G	GAS LINE
WS	WATER SERVICE
E	UNDERGROUND ELECTRIC
D	STORM DRAIN LINE
S	SANITARY SEWER LINE
SW	DRAINAGE SWALE
X	CHAIN LINK FENCE

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JACKSON SQUARE
WEYMOUTH, MA
NOI PLAN REVIEW

REVISIONS		
MARK	ISSUE	DATE



DRAWING INFORMATION	
ISSUE:	NOI PLAN REVIEW
DATE:	SEPTEMBER 6, 2023
PROJECT #:	22034
SCALE:	1" = 20'

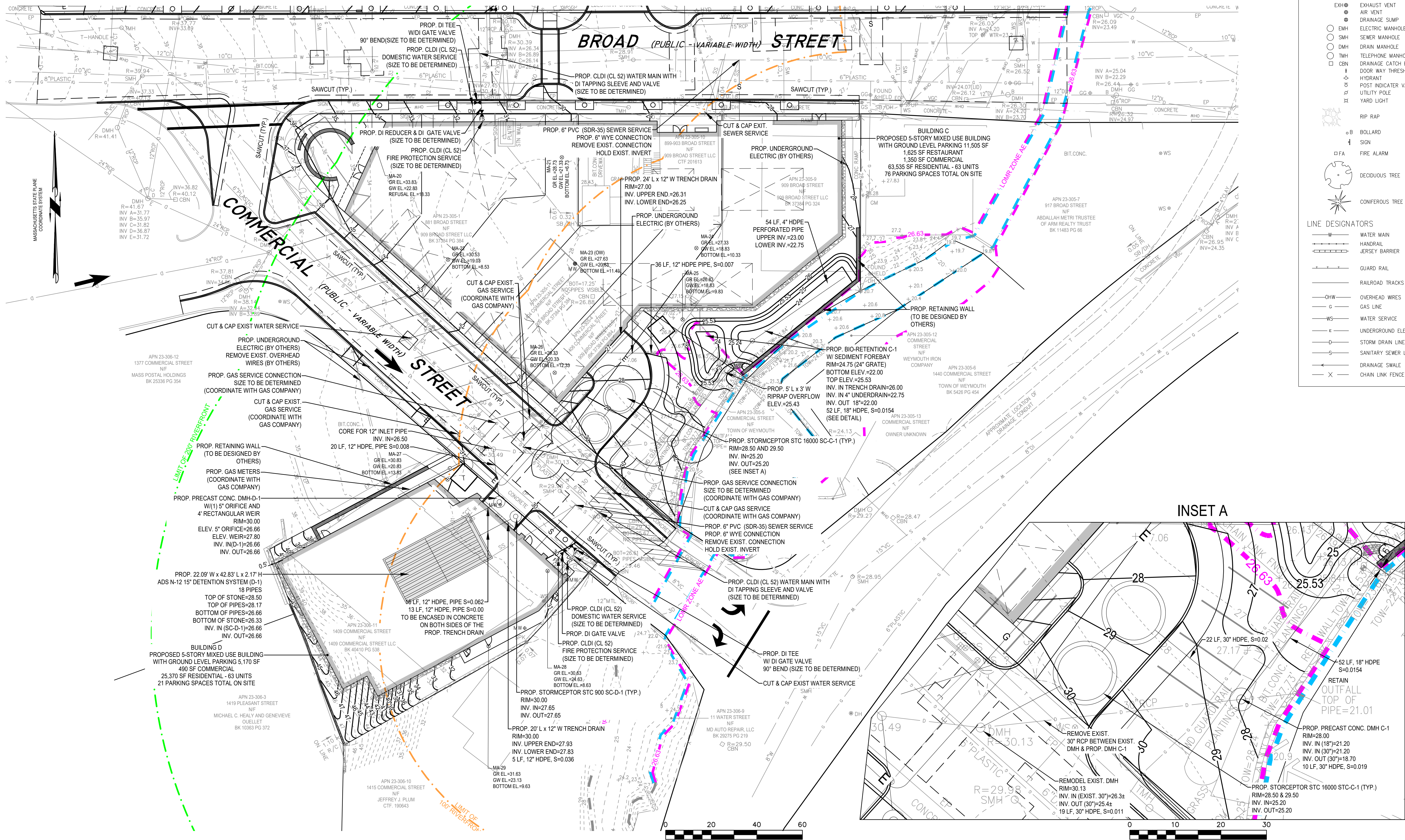
DRAWING TITLE
**GRADING & DRAINAGE PLAN
BUILDINGS A&B**

DRAWING NUMBER
C-3

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NOTE:
1. OFFSITE CONTOURS DOWNLOADED FROM MASSGIS LIDAR





ABBREVIATIONS	
FTE	FIRST FLOOR ELEVATION
BIT CONC.	BITUMINOUS CONCRETE PAVEMENT
COB	CAPE COD BERM
EP	EDGE OF PAVEMENT
BC	BITUMINOUS CONCRETE CURB
(AM)	AS MEASURED
RET WALL	RETAINING WALL
CONC.	CONCRETE
VCC	VERTICAL GRANITE CURB
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LEGEND	
SURVEY SYMBOLS	
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GUY WIRE	GUY WIRE
HVAC UNIT	HVAC UNIT
BUILDING LIGHT W/MAST	BUILDING LIGHT W/MAST
BUILDING LIGHT	BUILDING LIGHT
TRANSFORMER	TRANSFORMER
WATER GATE	WATER GATE
EXHAUST VENT	EXHAUST VENT
AIR VENT	AIR VENT
DRAINAGE SUMP	DRAINAGE SUMP
○	ELECTRIC MANHOLE
○	SEWER MANHOLE
○	DRAIN MANHOLE
○	TELEPHONE MANHOLE
□	DRAINAGE CATCH BASIN
□	DOOR WAY THRESHOLD
○	HYDRANT
○	POST INDICATOR VALVE
○	UTILITY POLE
○	YARD LIGHT
RIP RAP	RIP RAP
○	BOLLARD
○	SIGN
○	FIRE ALARM
○	DECIDUOUS TREE
○	CONIFEROUS TREE
LINE DESIGNATORS	
—	WATER MAIN
—	HANDRAIL
—	JERSEY BARRIER
—	GUARD RAIL
—	RAILROAD TRACKS
—	OVERHEAD WIRES
—	GAS LINE
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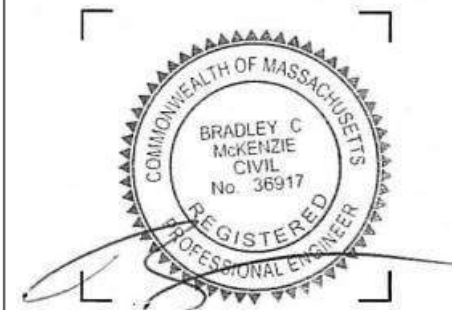
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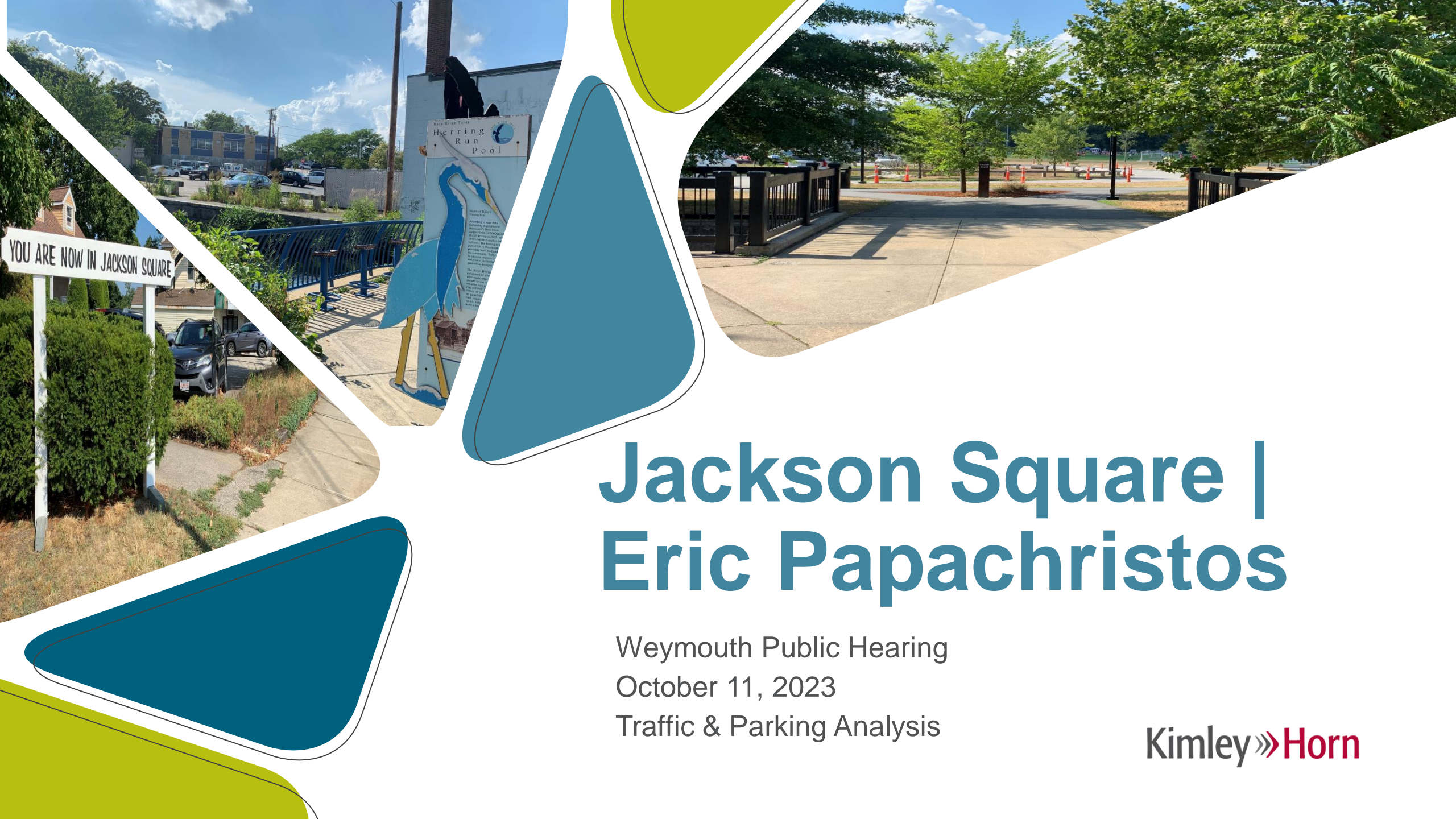
REVISIONS		
MARK	ISSUE	DATE



DRAWING INFORMATION
ISSUE: NOI PLAN REVIEW
DATE: SEPTEMBER 6, 2023
PROJECT #: 22034
SCALE: 1" = 20'

DRAWING TITLE
**GRADING & DRAINAGE PLAN
BUILDINGS C&D**

DRAWING NUMBER
C-4
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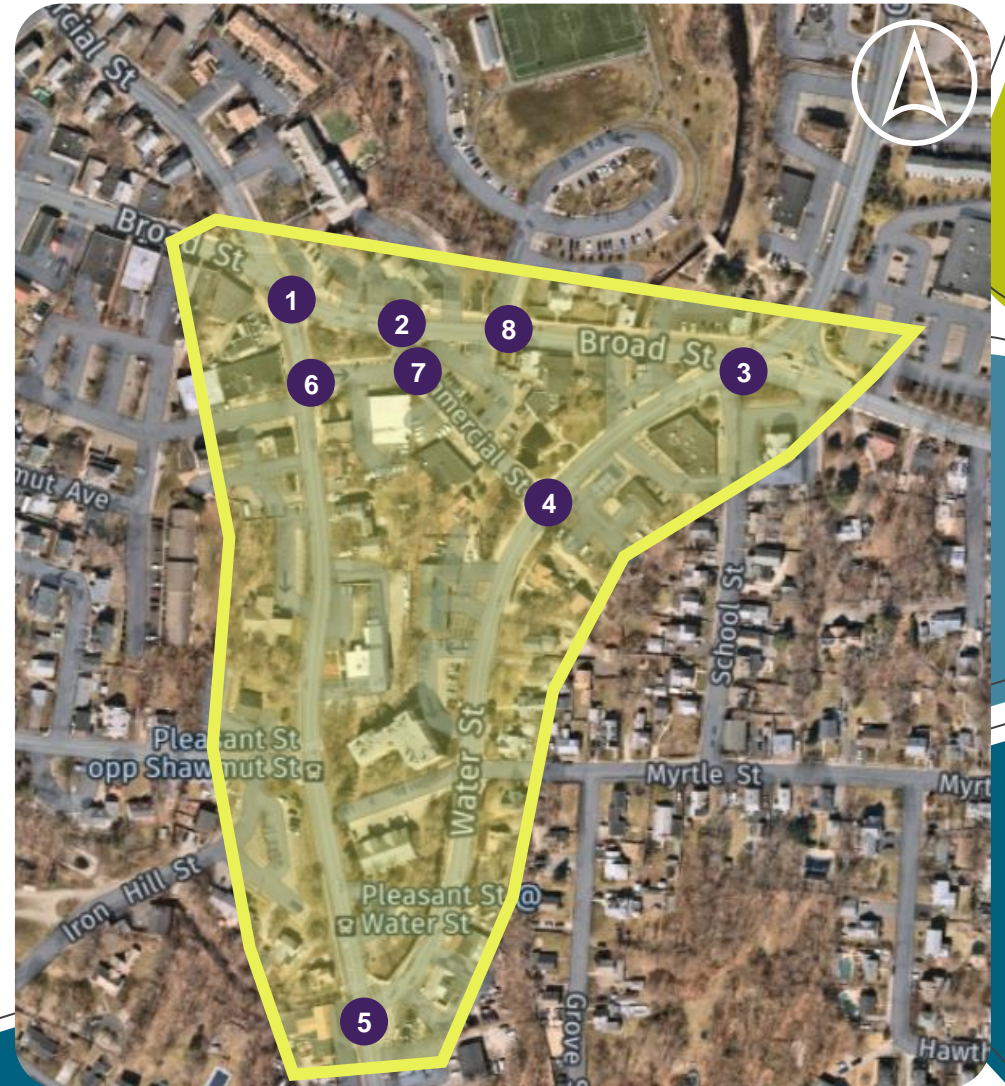
Jackson Square | Eric Papachristos

Weymouth Public Hearing
October 11, 2023
Traffic & Parking Analysis

Kimley»Horn

Study Area/Intersections

- 1 Pleasant Street & Broad Street (signalized)
- 2 Broad Street & Commercial Street (unsignalized)
- 3 Broad Street & Commercial Street/High Street (signalized)
- 4 Water Street & Commercial Street (unsignalized)
- 5 Pleasant Street & Water Street (signalized)
- 6 Pleasant Street & Post Office Access (unsignalized)
- 7 Commercial Street & Post Office Access (unsignalized)
- 8 Broad Street & Lovell Field (unsignalized)



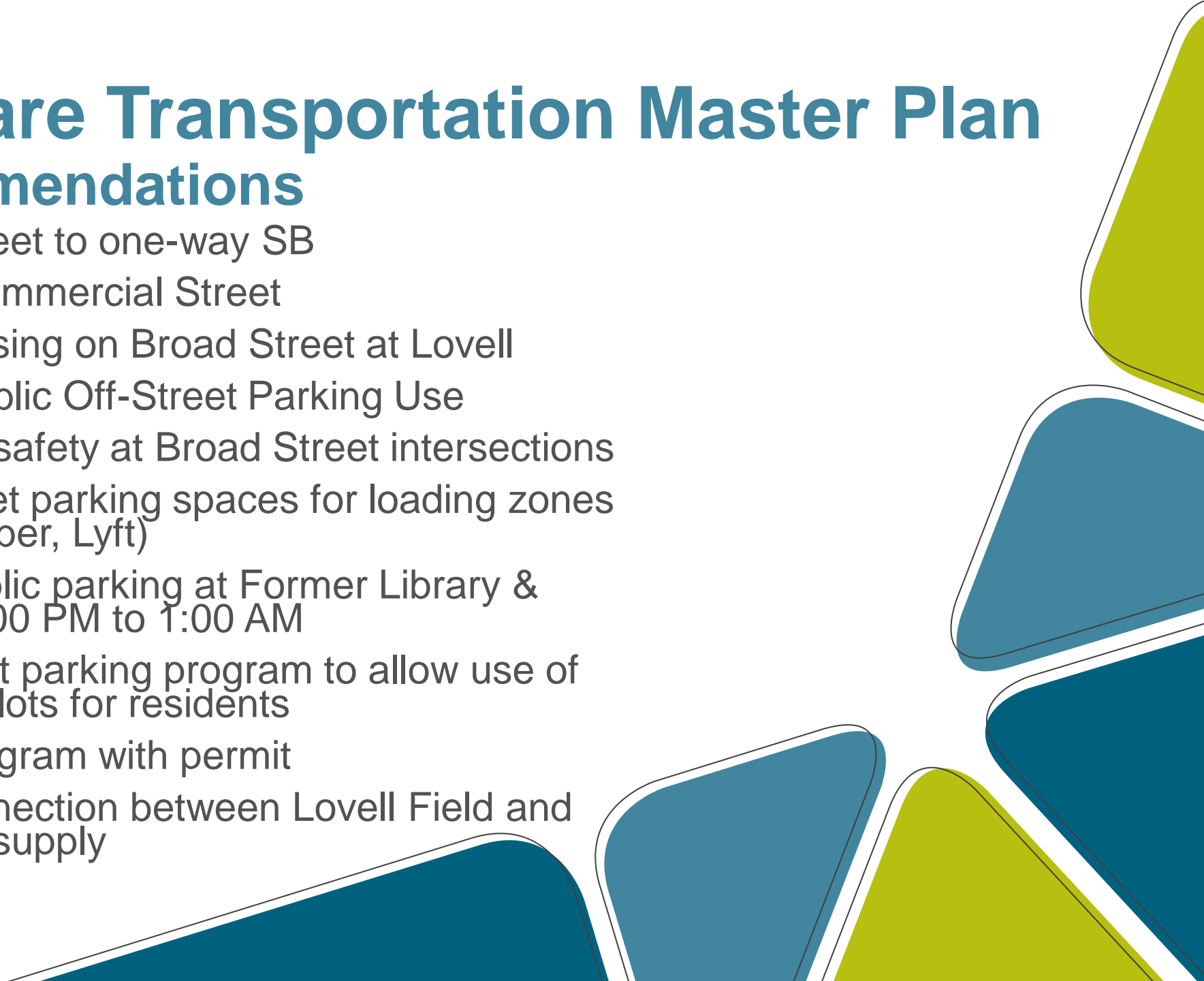
Study Process

- Takes into account the Square Transportation Master Plan
- Analysis based on traffic volume and safety data
- Future Forecasts
 - Site Parking Needs
 - Traffic Circulation (2030)
 - Annual Growth Rate of 1.0%
 - Approved vicinity developments, MBTA – East Weymouth Park & Ride Lot demand, Lovell Field trips
 - Site generated trips
- Commercial Street – assuming one way SB conversion
- Site Access Design Review – Fire Truck

Jackson Square Transportation Master Plan

Relevant Recommendations

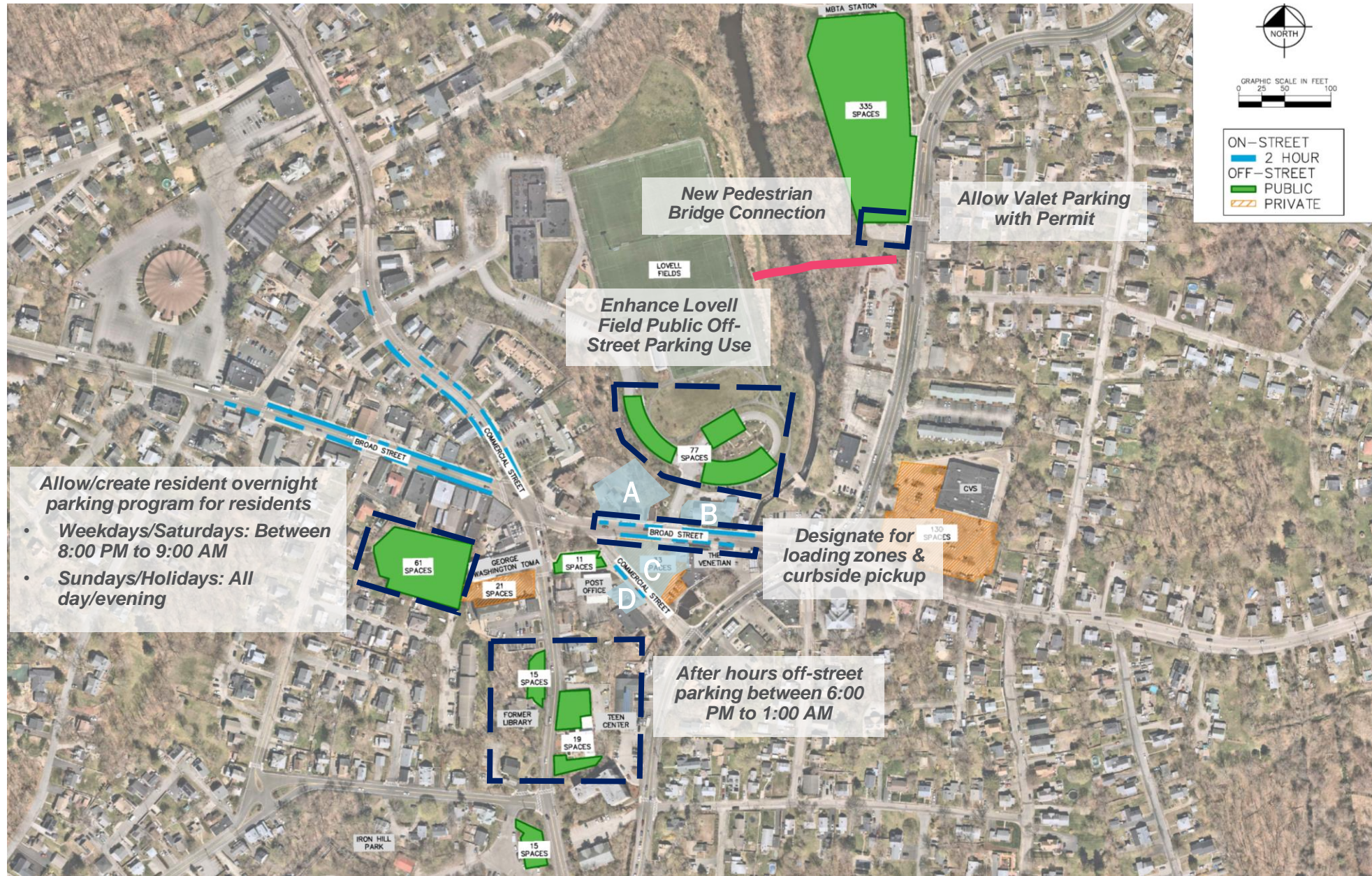
- Convert Commercial Street to one-way SB
- Add angle parking on Commercial Street
- Improve pedestrian crossing on Broad Street at Lovell
- Enhance Lovell Field Public Off-Street Parking Use
- Improve operations and safety at Broad Street intersections
- Designate some on-street parking spaces for loading zones & curbside pickup (i.e. Uber, Lyft)
- After hours off-street public parking at Former Library & Teen Center between 6:00 PM to 1:00 AM
- Create resident overnight parking program to allow use of the major public parking lots for residents
- Create Valet Parking program with permit
- Advance pedestrian connection between Lovell Field and the MBTA Lot for added supply



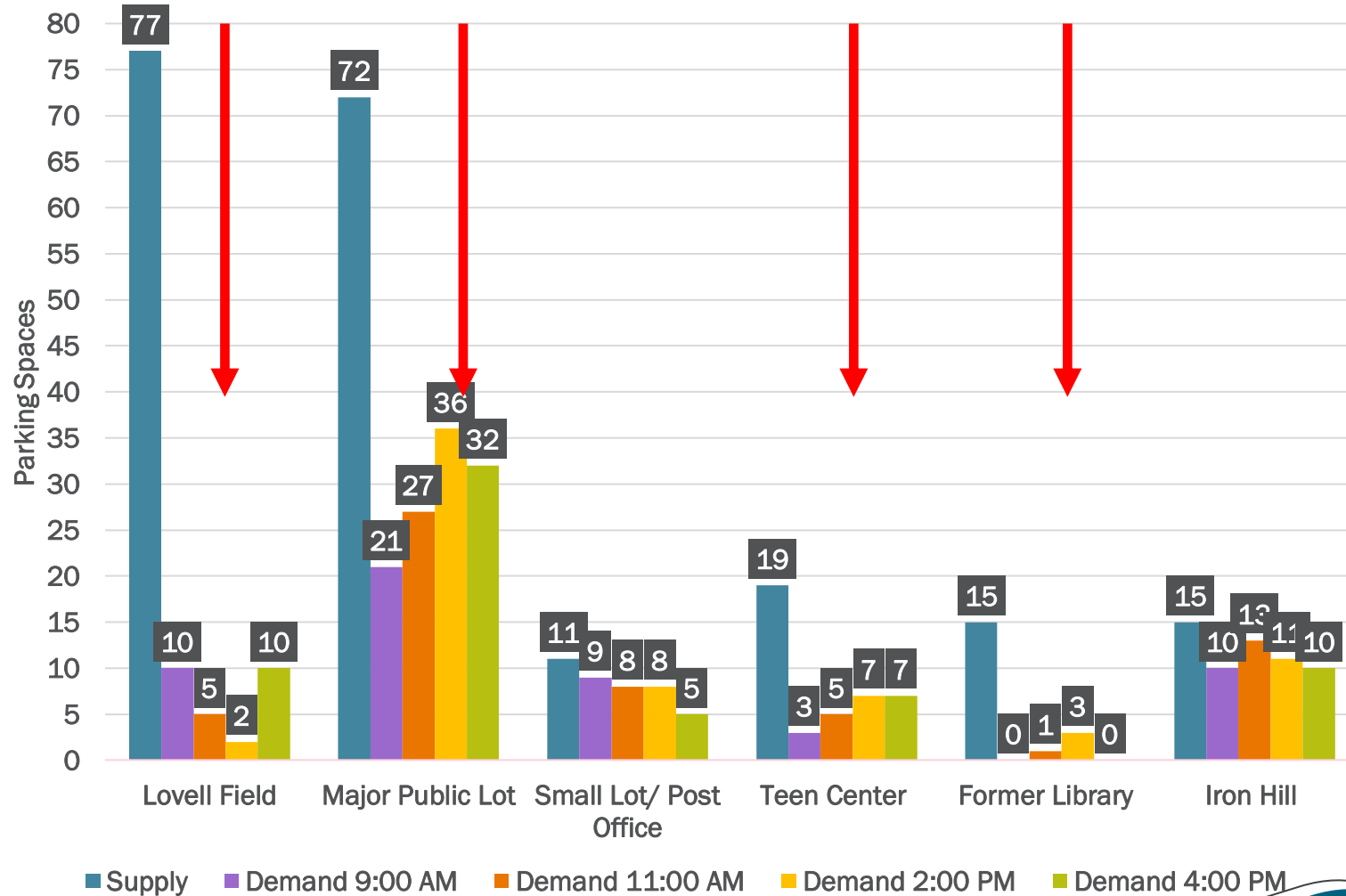
Proposed Commercial Street Modification



Existing Conditions – Parking



Public Parking Lots: Supply & Demand



Off-Street Public Lots Supply	
Lovell Field	77
Large Upper Broad Lot	61
Post Office	11
Teen Center	19
Former Library	15
Iron Hill	15
Off-Street Public Lots Supply Subtotal	198
MBTA Total	335

MBTA Lot

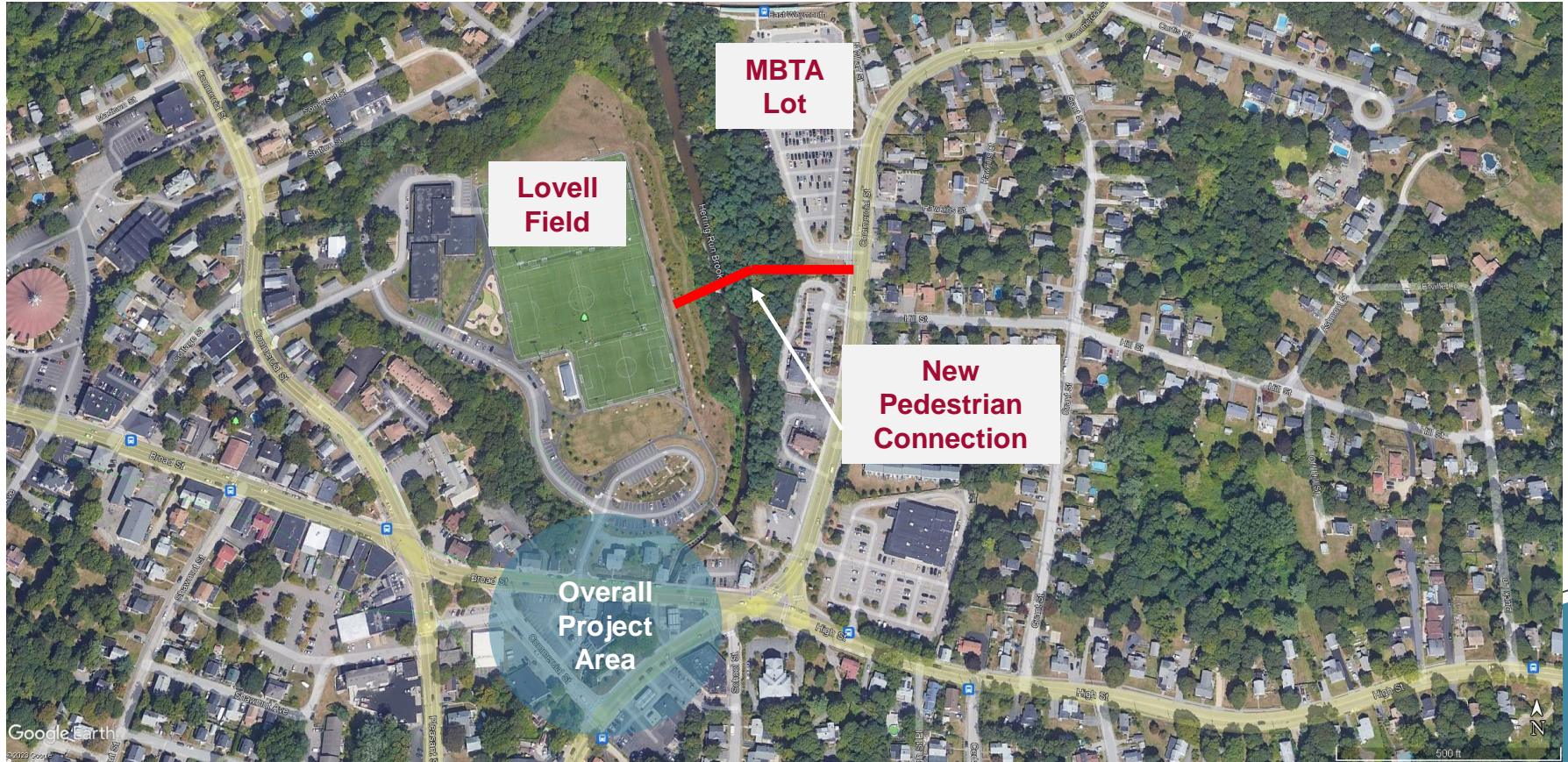
Lovell Field

New Pedestrian Connection

Overall Project Area

Google Earth

500 ft



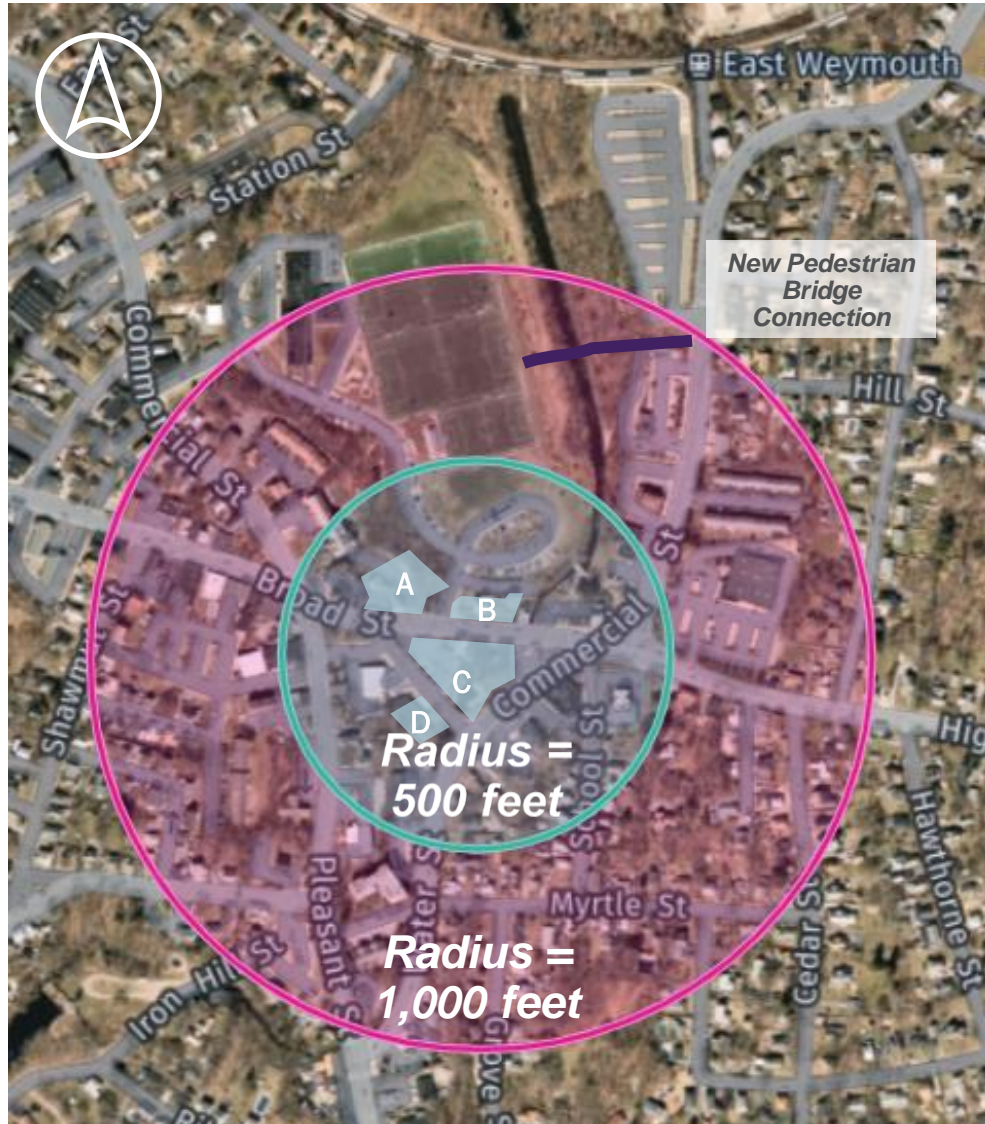
Lovell Field Pedestrian Connection to MBTA Timeline

Oct 2023	Nov 2023	Dec 2023	Jan 2024	March 2024	June 2024	Dec 2024
FINAL ENGINEERING	BID PACKAGE & ADVERTISE	SELECT CONTRACTOR	MOBILIZE & ORDER MATERIALS	CLEARING & CONSTRUCT ABUTMENTS	INSTALL EAST SIDE PATH	INSTALL BRIDGE & BOARDWALK

Existing Conditions – Transit Service



Influence Area in Relation to Project

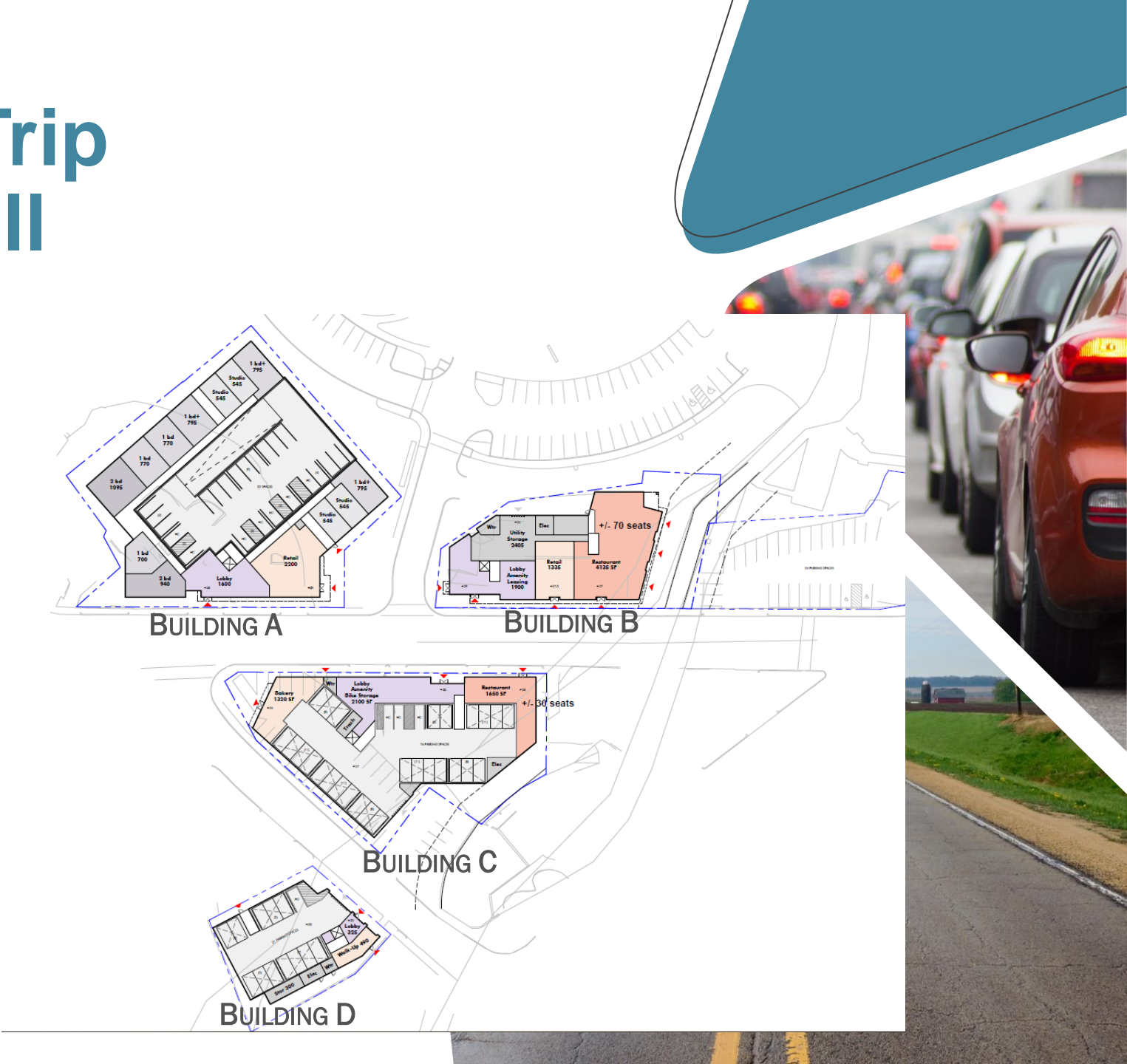


Per the Current Overlay Zoning Change in the Jackson Square Village Center, the use of off-site parking and/or shared parking to meet no more than 25% the minimum required spaces of the proposed commercial use.

- *Spaces must be located within 1,000 feet of the lot line.*
- Lease overnight parking spaces.

Estimated Project Trip Generation – Overall

Building	Daily Trips	AM Peak Hour	PM Peak Hour
		TOTAL	TOTAL
A	250	21	30
B	506	17	52
C	1,052	141	80
D	62	8	8
Total	1,870	187	170



Overall Estimated Trip Distribution Patterns



Preliminary Parking Analysis

Building	Town's Parking Requirement (base)	Town's Parking Requirement (75% Commercial)	Provided Parking Spaces	Surplus /Deficit
A	91	89	218	
B	72	67	0	
C	94	92	28	
D	42	41	13	
Niko's	-	-	27	
Total Commercial/ Retail/Restaurant	41	31		
Total Residential	259	259		
Subtotal (Site)	300	290	286	-4
Public Off-Site Parking Spaces¹			72	
<i>Total (Site + Off-Site)</i>	300	290	356	+66

¹Commercial Street Angle Parking (13), Broad Street On-Street Parking (25), Teen Center/Former Library (34); not including Upper Broad Parking Lot or Lovell Field Parking Lot

Traffic Operations Impact of Project

LEVEL OF SERVICE SUMMARY				
Intersection	No-Build		Build	
	AM	PM	AM	PM
Broad at Pleasant	C	D	C	D
Broad at High	C	D	C	E
Commercial at Water	B	B	C	C
Broad at Lovell	C	C	C	C
Pleasant at Water	B	C	B	D

Traffic Operations Impact of Project

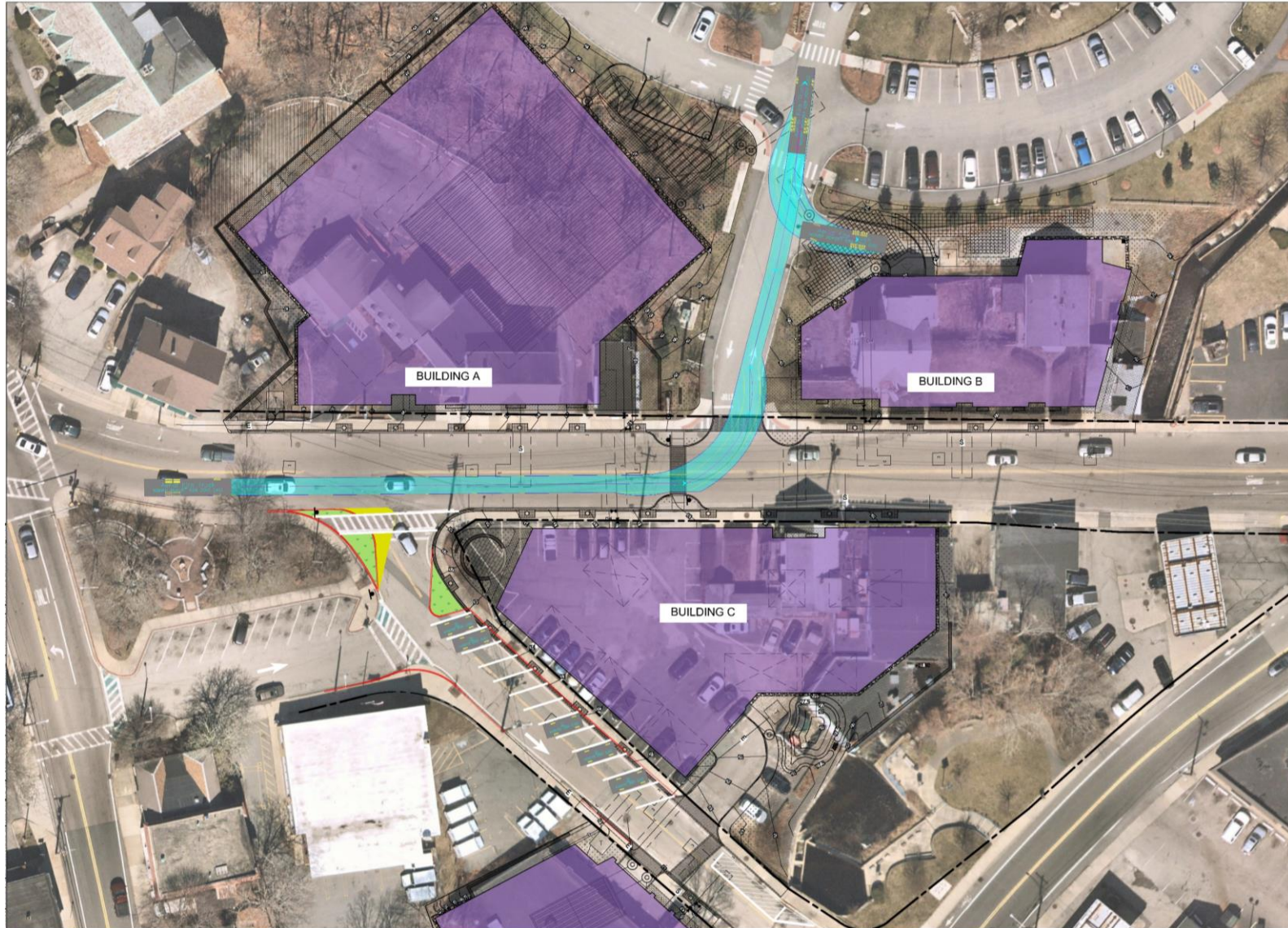
INTERSECTION VOLUME SUMMARY				
Intersection	No-Build		Build	
	AM	PM	AM	PM
Broad at Pleasant	1,927	2,193	2,023	2,282
Broad at High	1,857	1,954	1,896	1,989
Commercial at Water	836	999	902	1,057
Broad at Lovell	1,053	1,069	1,105	1,117
Pleasant at Water	1,823	2,186	1,920	2,294

Commercial Street Modification

Fire Apparatus Movement



Lovell Field Drive Fire Apparatus Movement



Analysis Conclusions

- Analysis is consistent with transportation master plan efforts
- There will be small volume and operational impacts experienced at the two Broad Street signals but improvements can mitigate.
- Project is mixed-use designed to enhance walkable environment with wide sidewalks, enhanced pedestrian crossings and areas set for placemaking
- Project location is a highly transit accessible project near both an MBTA bus route and commuter rail station
- As a result of above, there is reduced vehicle trip activity expected, reduced emissions, and creation of a healthy active transportation environment
- The parking needs can be satisfied primarily on-site, and locations under control and enhanced with public parking management strategies



Proposed Project Mitigation – Major Items

- Provide right of way to Town for Commercial Street one-way modifications with added on-street parking
- Reconstruct sidewalks along Broad Street and affected section of Commercial Street
- Implement traffic signal timing optimizations for the existing signalized intersections
- Install enhanced pedestrian crossing of Broad Street with curb extensions, surface treatment and RRFB signal
- Design improvements for Commercial Street and pedestrian crossing
- Provide bike parking within each building and multiple external parking loops within project area



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THANK YOU



ROGRAM LEGEND

- RESTAURANT
- COMMERCIAL
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITY
- RESIDENTIAL UNIT
- UTILITY & STORAGE
- PARKING
- CIRCULATION

SITE LEGEND

- 100' RIVERFRONT AREA
- 200' RIVERFRONT AREA
- LIMIT OF HERRING BROOK
- FEMA 100-YEAR FLOODPLAIN

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REVISIONS

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DRAWING INFORMATION

ISSUE: NOI PLAN REVIEW
DATE: SEPTEMBER 6, 2023
PROJECT #: 22034
SCALE: As indicated

DRAWING TITLE
ARCHITECTURAL
SITE PLAN

DRAWING NUMBER

A010

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