

PAPACHRISTOS JACKSON SQUARE PROPOSAL

APPLICANTS:

864 BROAD STREET LLC

909 BROAD STREET LLC

910 BROAD STREET LLC

1409 COMMERCIAL STREET LLC

PROPERTIES:

864-884 Broad Street & 890 Broad Street – BUILDING A

910 & 920 Broad Street – BUILDING B

881, 899, 909 Broad Street & 1404, 1406 Commercial Street – BUILDING C

1409 Commercial Street – BUILDING D

PROPOSAL:

The Applicants propose to construct Four (4) mixed use building with retail on ground level and residential units on upper levels on the subject properties in the Jackson Square area. The new buildings are referred to as Building A, B, C, D, as identified above.

The proposed buildings have been designed to comply with, in most respects, with the intent and design guidelines set forth in the Town's new Jackson Square Village Center ordinance in Section 120-35.37 – 44. The buildings will provide new, retail spaces on the ground level with residential units on the upper levels for a total of Two Hundred (200) units. The proposal includes structured parking with Building A, C & D, hidden from view. The proposal includes significant drainage control measures to improve the area drainage in close proximity to the Herring Run to ensure the improvement of any discharge to the Herring Run and the protection of this natural resource area. It also includes significant landscaping, walkways, exterior patios and other public improvements to create vibrant open spaces and amenities for the Weymouth community.

GROUND FOR SPECIAL PERMIT & VARIANCES:

The Proposal provides well designed architectural elements to complement and enhance the Jackson Square community with large windows, balconies, New England style materials, accessible retail, improved sidewalks and crosswalks, and vibrant open spaces.

The Proposal shares the use of the Lovell Field park access to minimize disruptive curb cuts on Broad Street and eliminates curb cuts on Commercial to allow for the creation of new public parking.

The Proposal complies with the overall purpose of the Jackson Square Village Center district by creating a vibrant, mixed use village center that enhances the Herring Run park and Lovell field. It provides new exciting retail uses and much needed transit oriented housing in close proximity to the MBTA Commuter line.

The unusual site conditions near the Herring Run and the shape of the parcels provides legitimate hardships for relief requested, including height and parking via easement.