

ERIC PAPACHRISTOS

GERRY KAVANAUGH

PUBLIC HEARING

# Jackson Square

WEYMOUTH MA

EMBARC

JULY 26, 2023

# PROJECT TEAM

OWNER

**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.**

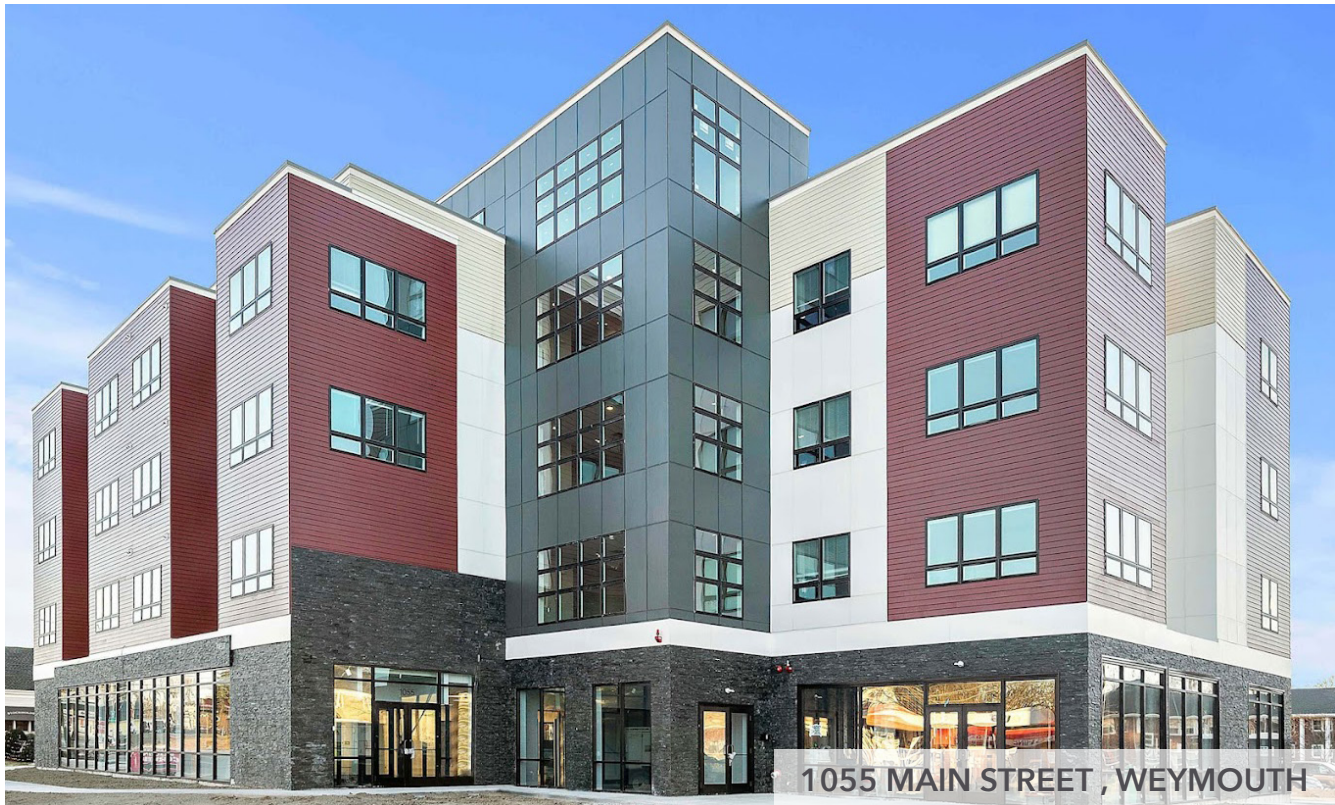


# VISION AND EXPERIENCE





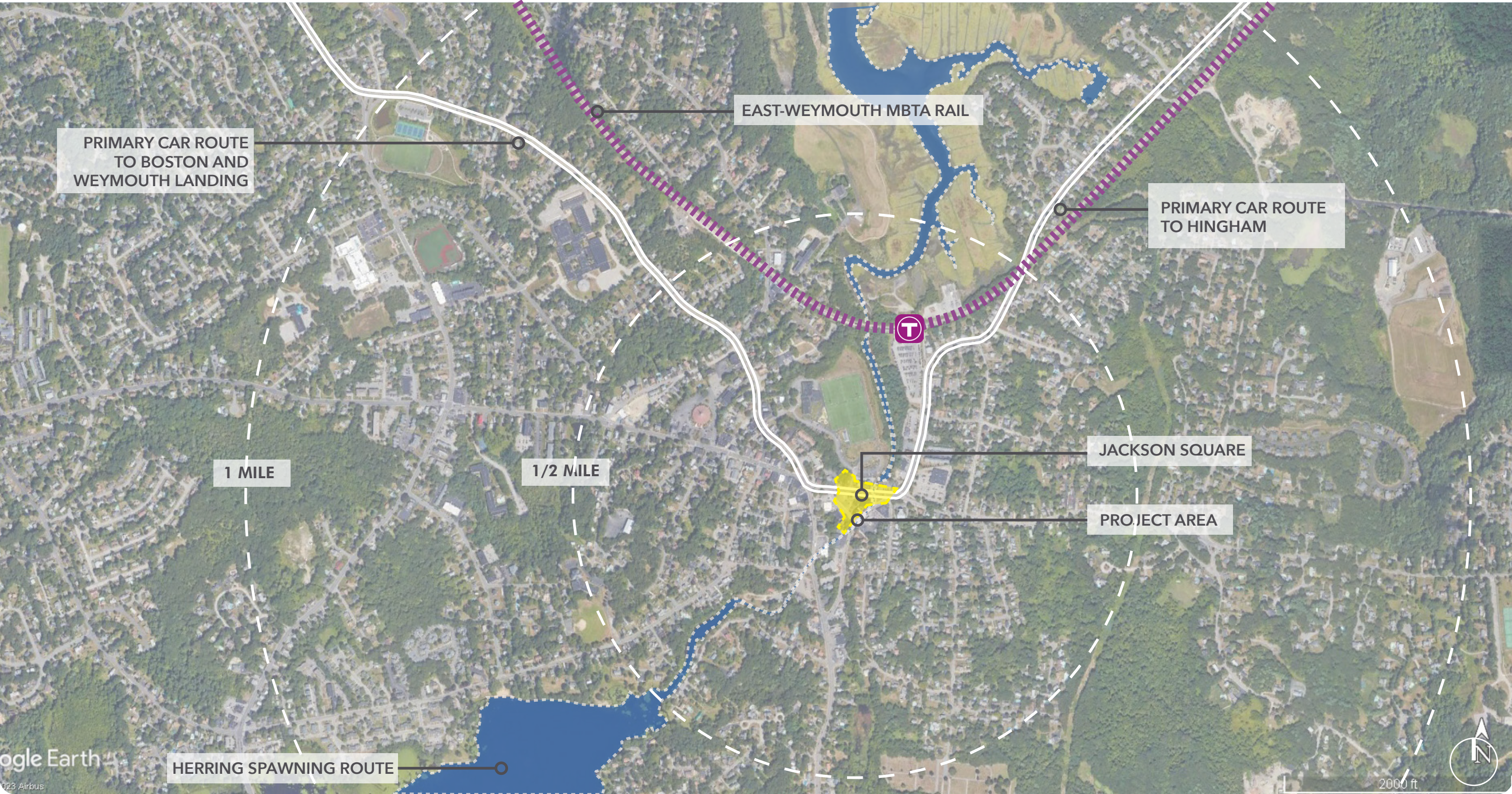
# VISION AND EXPERIENCE



**CMK**  
Development Partners



# EAST WEYMOUTH LOCATION



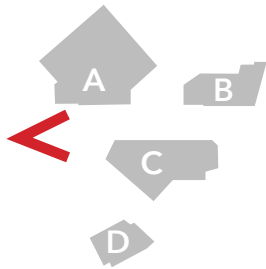


# EXISTING SITE AERIAL



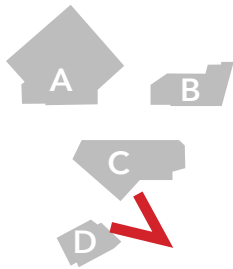


# CONTEXT PHOTOS



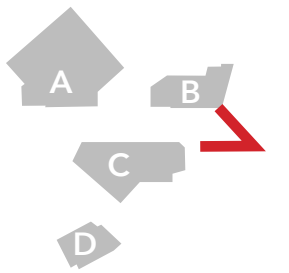


# CONTEXT PHOTOS



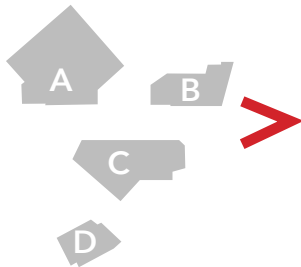


# CONTEXT PHOTOS





# CONTEXT PHOTOS





# WEYMOUTH VILLAGE CENTER DESIGN GUIDELINES

*"WEYMOUTH'S VILLAGE CENTER'S NEED TO BE REINFORCED TO APPEAL TO CONTEMPORARY LIFE, BUT THEY ALSO MUST RETAIN THE SMALL TOWN ATMOSPHERE THAT MAKES THEM SO APPEALING"*

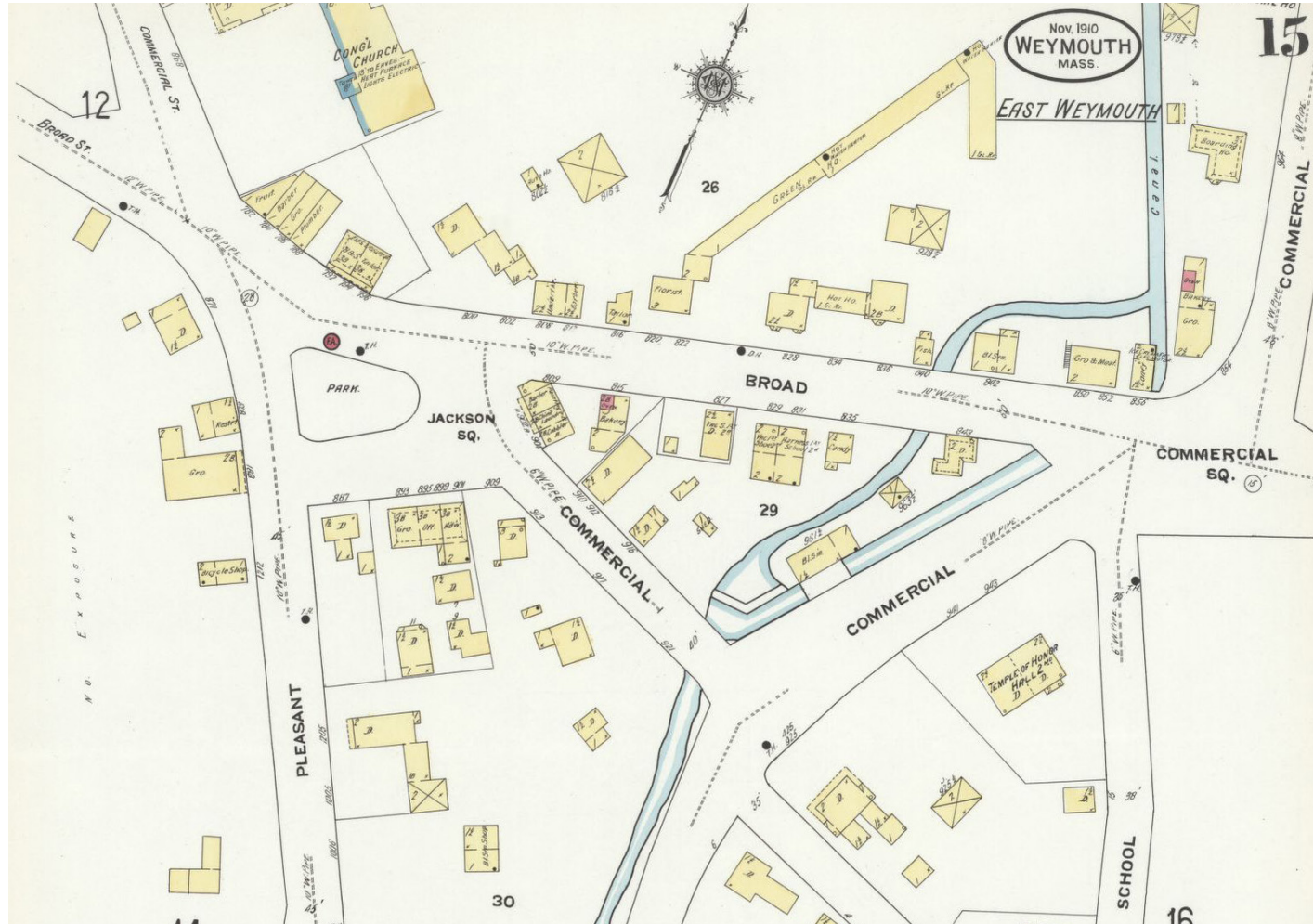
**A) ALL VILLAGE CENTERS SHOULD BE MIXED-USE**  
PUBLIC, COMMERCIAL AND RESIDENTIAL USES

**B) STREET LEVEL ACTIVITY**

**C) BUILDING PLACEMENT AND SETBACKS**



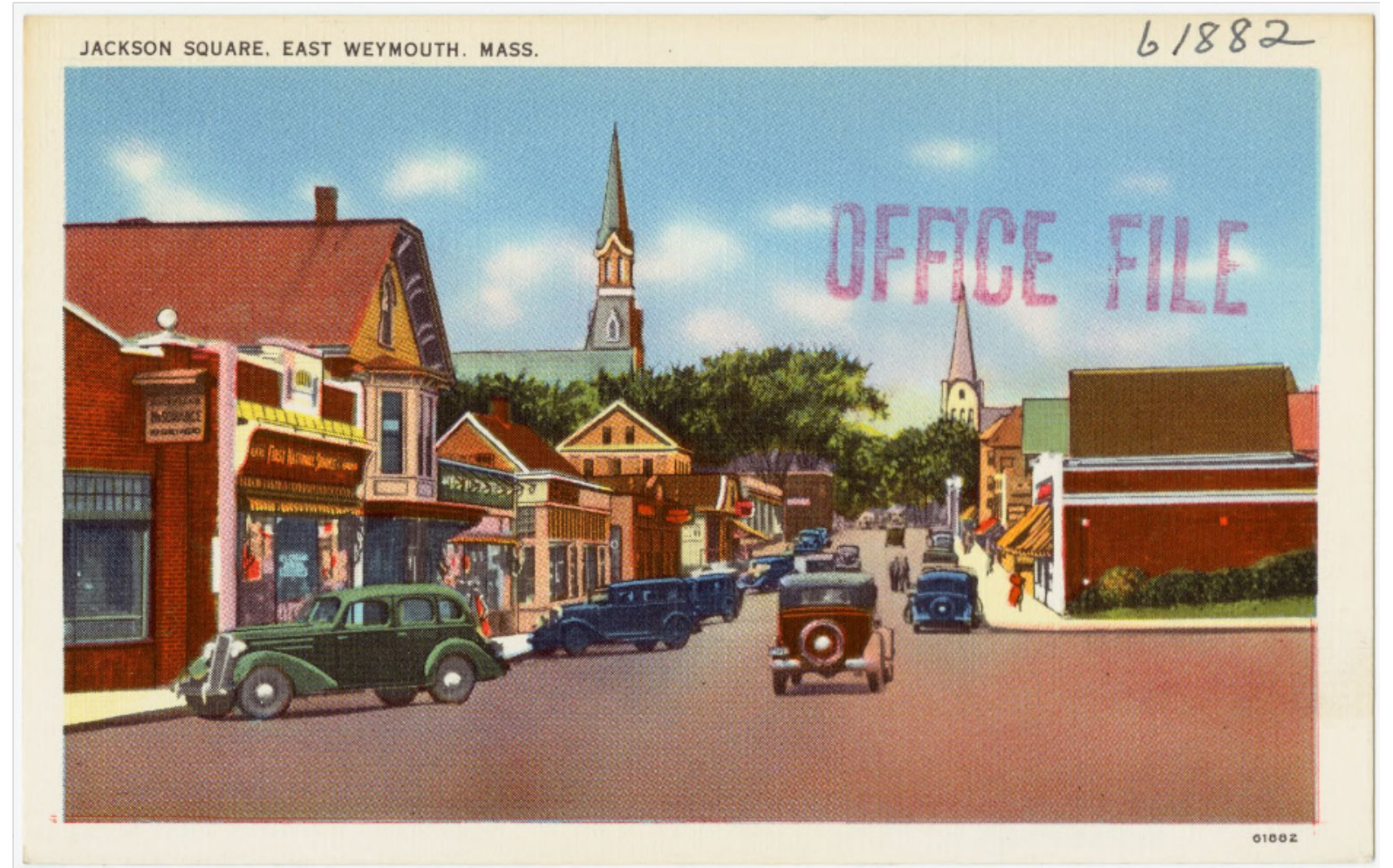
# JACKSON SQUARE HISTORY



## SANBORN MAP 1910

THE HERRING BROOK HAS BEEN A VALUABLE RESOURCE THROUGHOUT HISTORY, AT FIRST AS A FOOD SOURCE.

EVENTUALLY, THE BROOK-SIDE LOCATION LED TO THE CREATION OF A CANAL SYSTEM AND A HISTORY OF INDUSTRIAL USE ON SITE IN THE 19TH CENTURY



## POSTCARD OF JACKSON SQUARE 1930 - 1945

THE SITE TRANSITIONED TO A BUSTLING COMMERCIAL DISTRICT IN THE 20TH CENTURY.

IN 1940, THE STATE OF MASSACHUSETTS CONSTRUCTED A FISH LADDER AT THE BROOK TO ASSIST RIVER HERRING IN THEIR ANNUAL MIGRATION TO UPSTREAM SPAWNING GROUNDS.



# BROAD AND COMMERCIAL STREET, EST.1960-70S





# A NEW VISION FOR JACKSON SQUARE

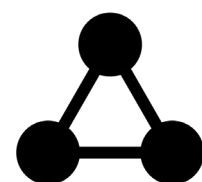




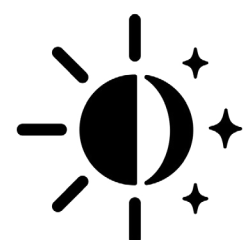
# DESIGN GOALS



**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



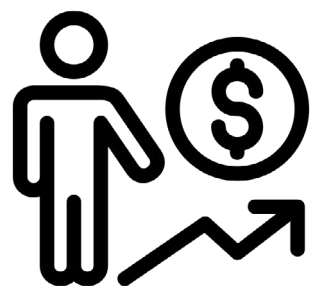
# COMMUNITY BENEFITS



## REVITALIZED VILLAGE CENTER



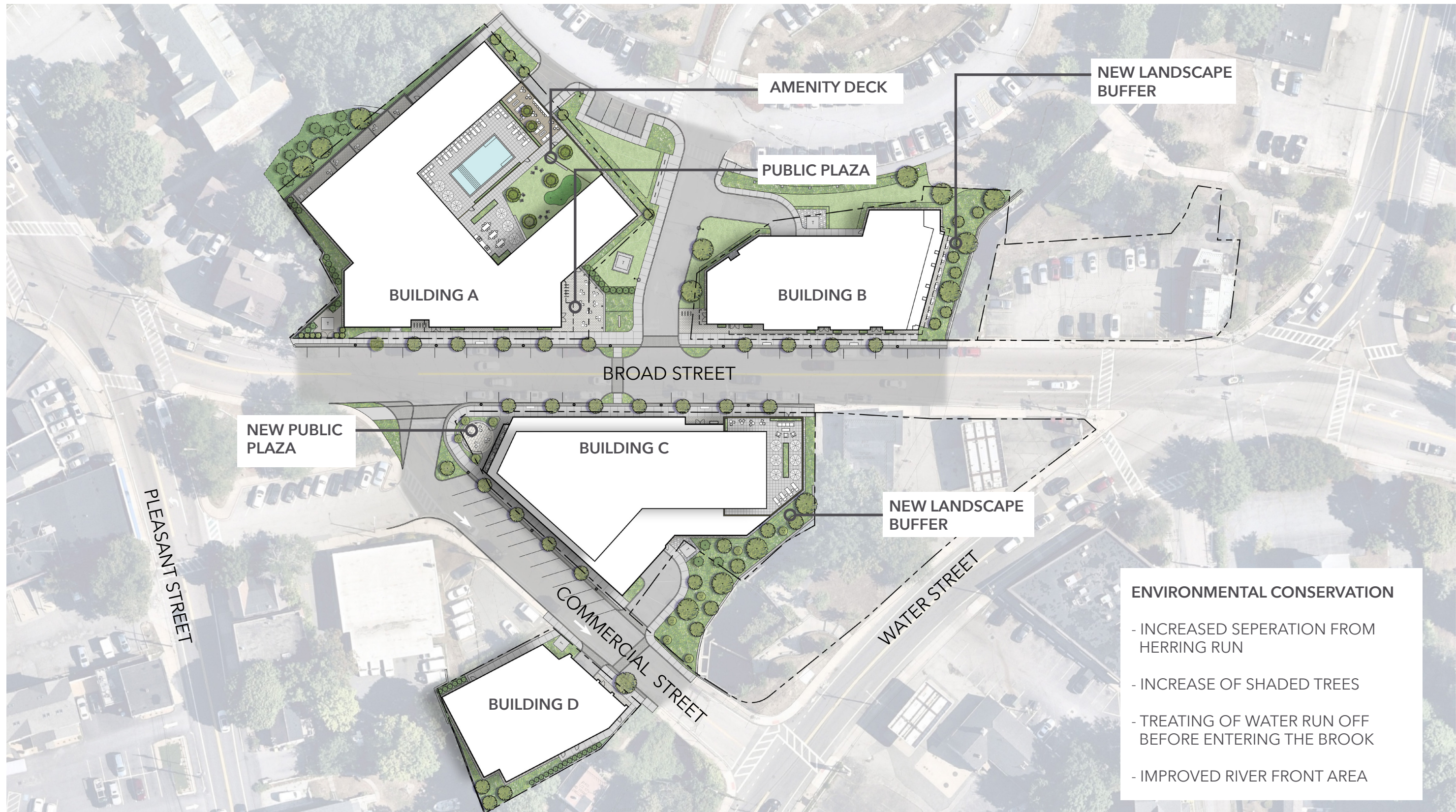
## ENVIRONMENTAL BENEFITS



## ECONOMIC BENEFITS



# LANDSCAPE PLAN



- ENVIRONMENTAL CONSERVATION**
- INCREASED SEPERATION FROM HERRING RUN
  - INCREASE OF SHADED TREES
  - TREATING OF WATER RUN OFF BEFORE ENTERING THE BROOK
  - IMPROVED RIVER FRONT AREA

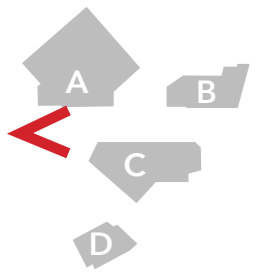


# THE JACKSON SQUARE EXPERIENCE



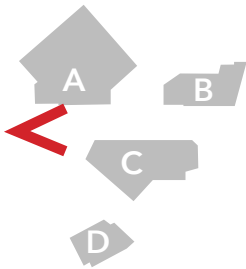


# VIEW 1 - EXISTING



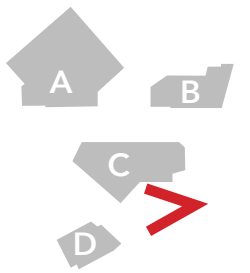


# VIEW 1 - PROPOSED



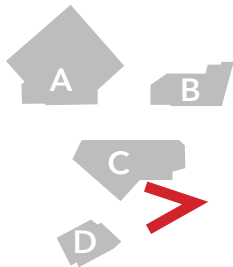


# VIEW 2 - EXISTING



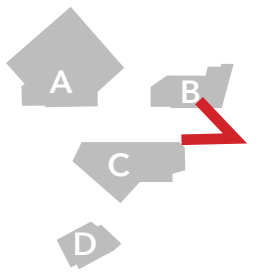


# VIEW 2 - PROPOSED



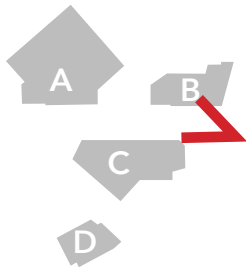


# VIEW 3 - EXISTING



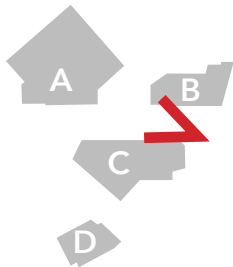


# VIEW 3 - PROPOSED



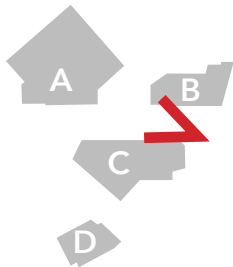


# VIEW 4 - EXISTING



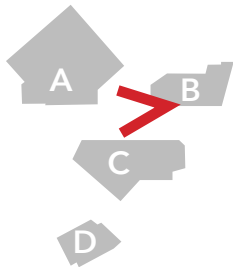


# VIEW 4 - PROPOSED



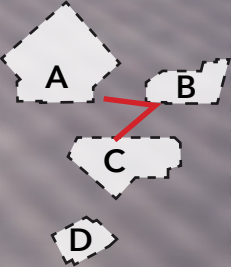
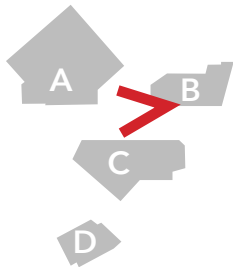


# VIEW 5 - EXISTING





# VIEW 5 - PROPOSED







# Jackson Square | Eric Papachristos

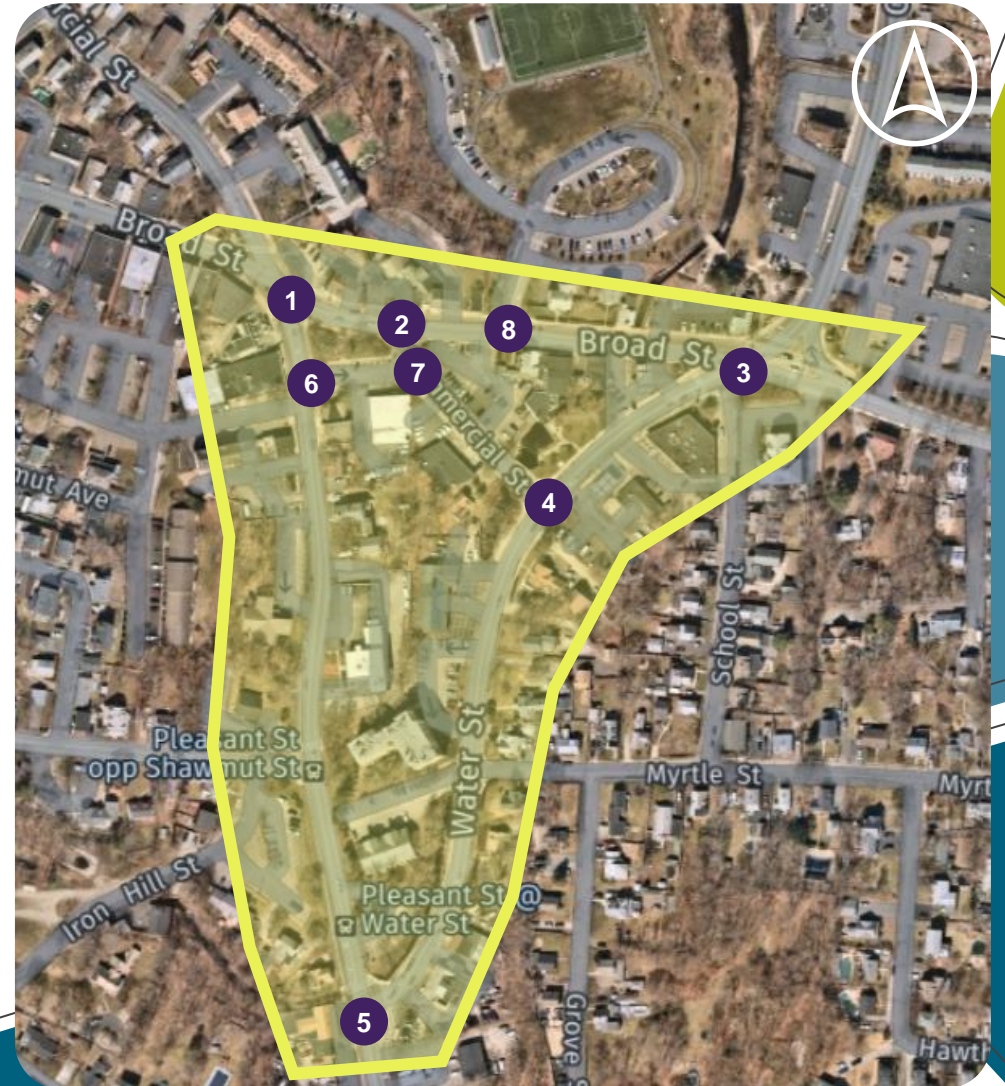
Traffic & Parking Analysis

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
- Data Collection (Thursday, June 9, 2022)
- Future Forecast
  - Parking
  - Traffic (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

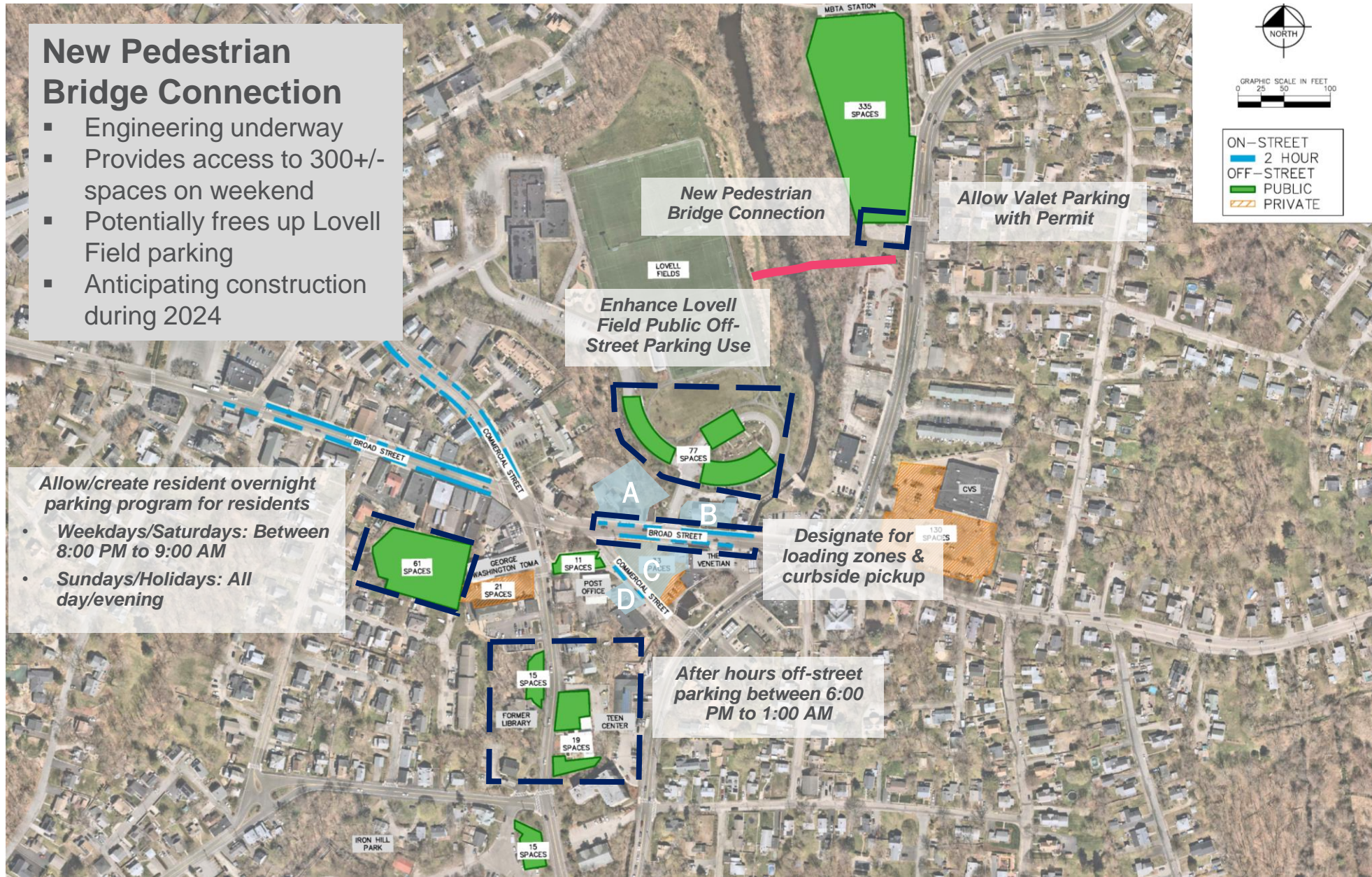
## Relevant Recommendations

- Convert Commercial Street to one-way SB and add angle parking
- Improve pedestrian crossing at Broad Street, west of Lovell Field
- Enhance Lovell Field Public Off-Street Parking Use via public awareness
- Designate some on-street parking spaces for loading zones & curbside pickup (i.e. Uber, Lyft)
- After hours off-street 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
  - Weekdays/Saturdays: between 8:00 PM to 9:00 AM
  - Sundays/Holidays: All day/evening
- Create Valet Parking program with permit
- Advance pedestrian connection between Lovell Field and the MBTA Lot



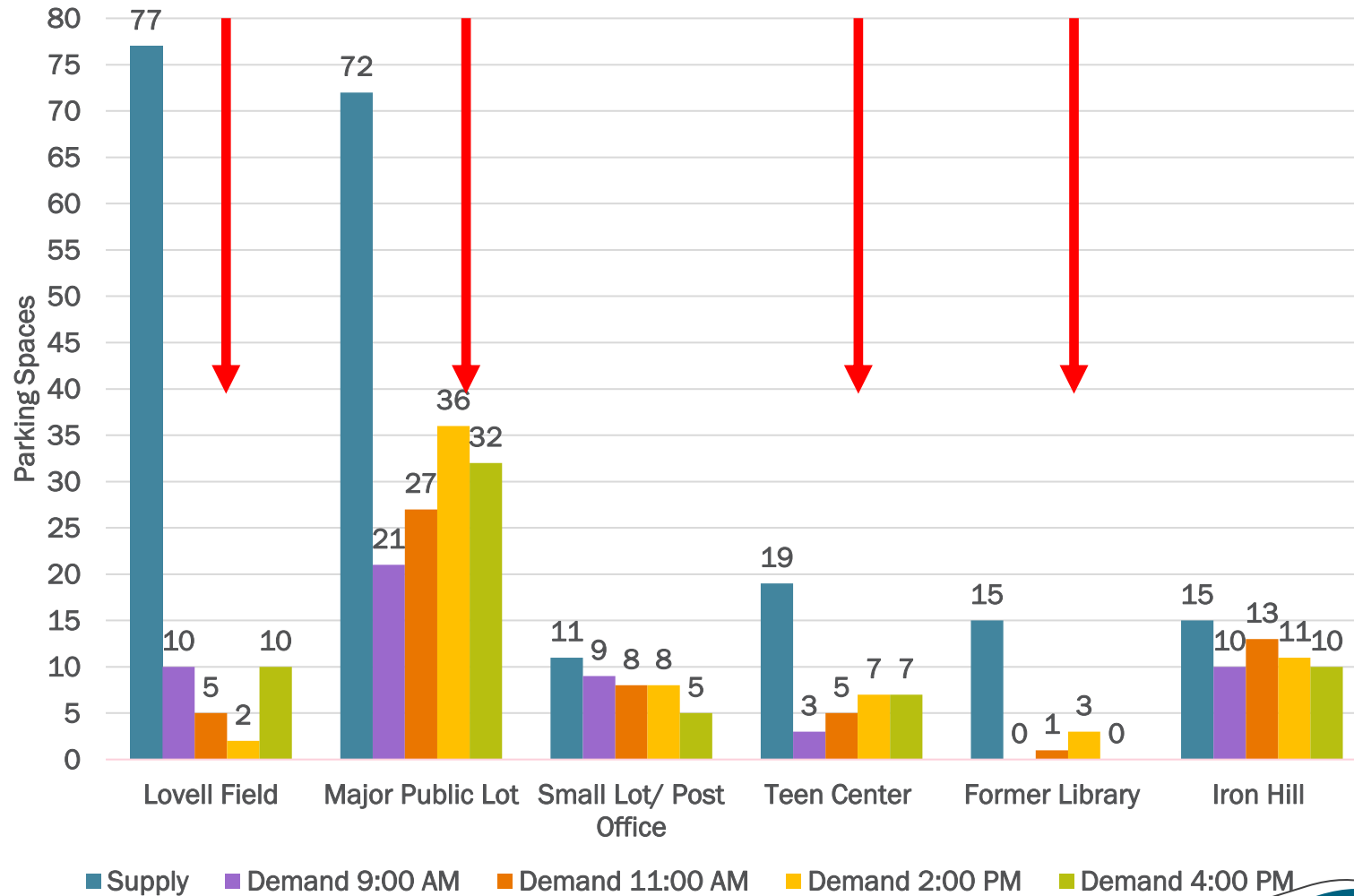


# Existing Conditions – Parking





# Public 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

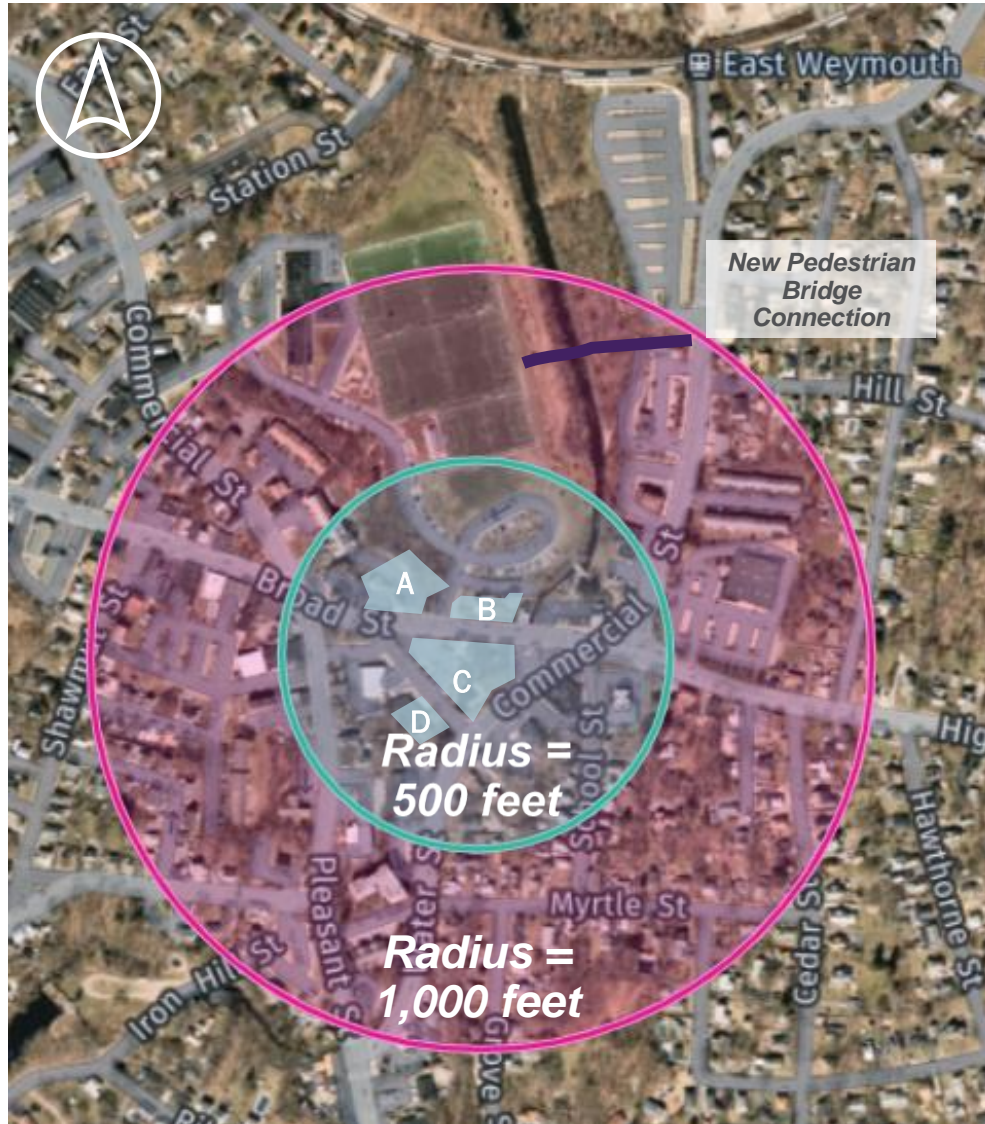


# Existing Conditions – Transit Service





# Influence Area in Relation to Project



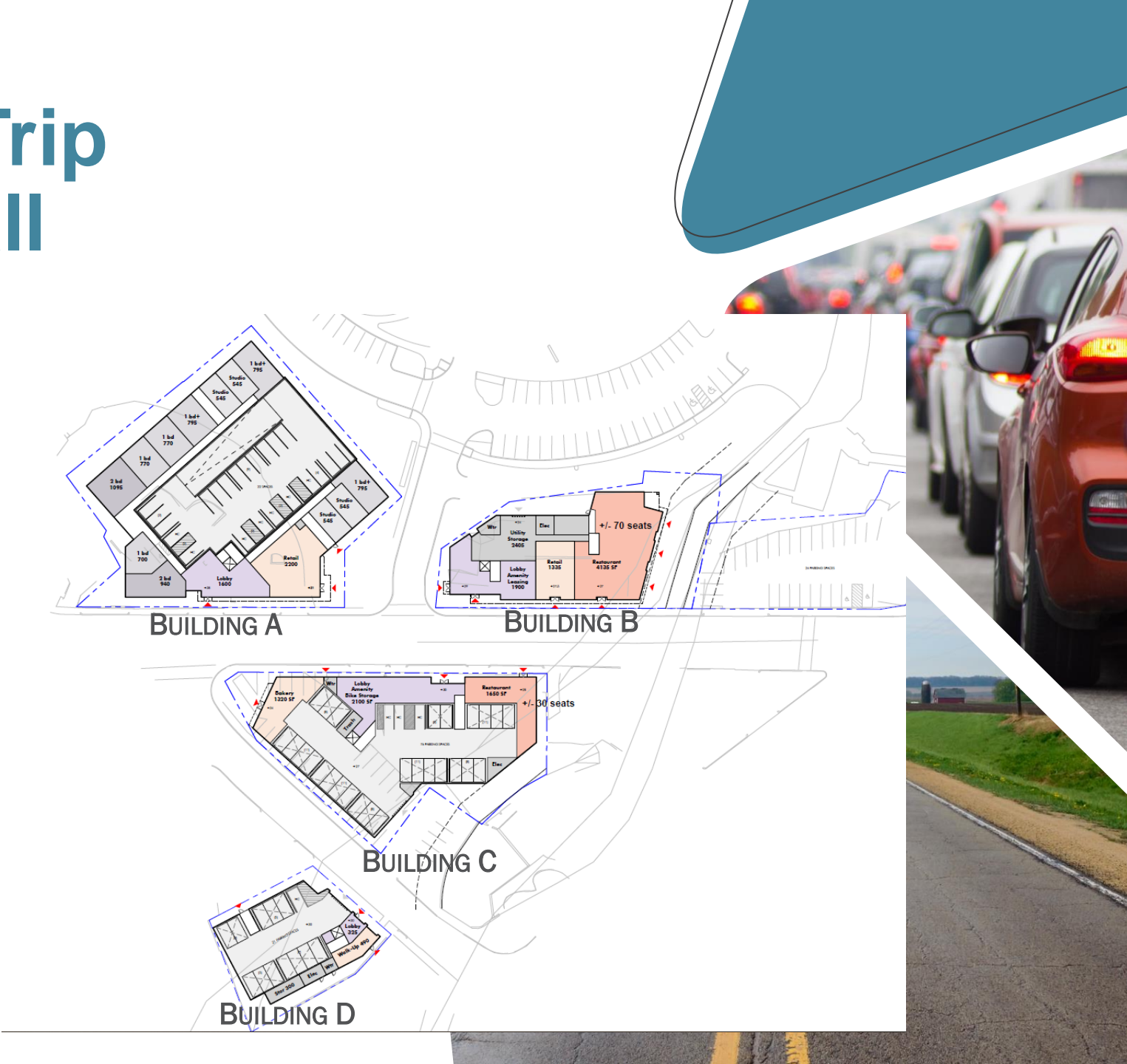
Per the Current Overlay Zoning Change in the Jackson Square Village Center, the use of off-site parking and/or shared parking to meet no more than 25% the minimum required spaces of the proposed commercial use.

- *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





# Preliminary Parking Analysis

Building	Town's Parking Requirement (base)	Town's Parking Requirement (75% Commercial)	Provided Parking Spaces (standard)*	Surplus /Deficit
A	91	89	183	
B	72	67	0	
C	94	92	28	
D	42	41	13	
Niko's	-	-	27	
<b>Total Commercial/ Retail/Restaurant</b>	<b>40</b>	<b>30</b>		
<b>Total Residential</b>	<b>260</b>	<b>260</b>		
<b>Subtotal (Site)</b>	<b>300</b>	<b>290</b>	<b>254</b>	<b>-36</b>
<b>Public Off-Site Parking Spaces<sup>1</sup></b>			<b>72</b>	
<b><i>Total (Site + Off-Site)</i></b>	<b>300</b>	<b>290</b>	<b>326</b>	<b>+36</b>

<sup>1</sup>Commercial 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

*\*Not including “stacked” parking spaces*



# Jackson Square Transportation Master Plan

## Commercial Street Modification






# Final Thoughts

- Analysis to date is consistent with pre-planning studies completed during land use and transportation master plan efforts
- There will be some impacts experienced at the two signalized intersections but improvements are anticipated to mitigate.
- Project is a mixed-use development designed to enhance walkable environment with wide sidewalks, enhanced pedestrian crossings and areas set for placemaking
- 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 with the implementation of parking management strategies that could be implemented by the Town.







# EMBARC

580 Harrison Avenue, Suite 2W  
Boston MA 02118

[EMBARCDESIGN.COM](http://EMBARCDESIGN.COM)

# THANK YOU