

275 FOREST RIDGE ROAD

CONCORD, MA

216-Unit Multifamily Rental Community

CONCORD ZONING BOARD OF APPEALS



THE
PINEBROOK
GROUP



FEBRUARY 29, 2024

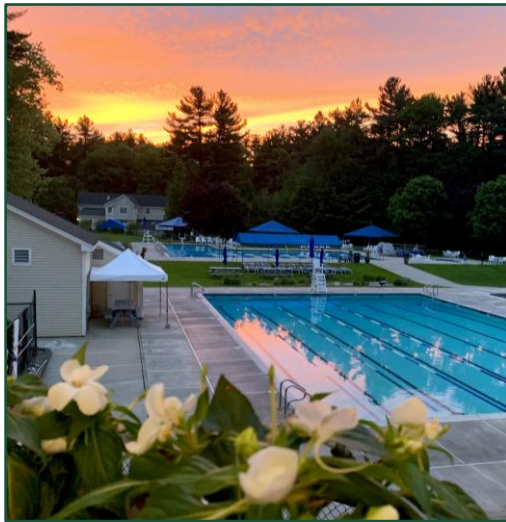


- I. PINEBROOK OVERVIEW
- II. PROJECT TEAM
- III. LOCATION & SITE
- IV. PROJECT OVERVIEW
- V. CIVIL PLAN
- VI. ARCHITECTURAL DESIGN
- VII. LANDSCAPE OVERVIEW
- VIII. TRAFFIC
- IX. QUESTIONS & DISCUSSION





THE PINEBROOK GROUP IS A PRIVATE EQUITY INVESTMENT FIRM BASED IN BOSTON, MA EXECUTING UNIQUE, SOPHISTICATED, AND STRATEGIC VALUE-ADD AND OPPORTUNISTIC INVESTMENTS ACROSS VARIOUS ASSET CLASSES IN THE REAL ESTATE AND SPORTS INDUSTRIES.



THE
PINEBROOK
GROUP



APPLICANT / DEVELOPER

Thoreau Residences LLC
(The Pinebrook Group)
275 Forest Ridge Road
Concord, MA 01742



TRAFFIC ENGINEER

**MDM Transportation
Consultants, Inc.**
28 Lord Road
Marlborough, MA 01752



ARCHITECT

The Architectural Team, Inc.
50 Commandant's Way at
Admiral's Hill
Chelsea, MA 02150



LEGAL COUNSEL

Nutter McClennen & Fish LLP
155 Seaport Boulevard,
Boston, MA 02210



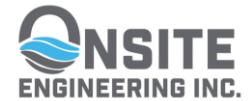
CIVIL ENGINEER

Allen & Major Associates, Inc.
100 Commerce Way
Woburn, MA 01801



WASTEWATER PERMITTING & DESIGN

Onsite Engineering, Inc.
279 East Central Street,
Franklin, MA 02038

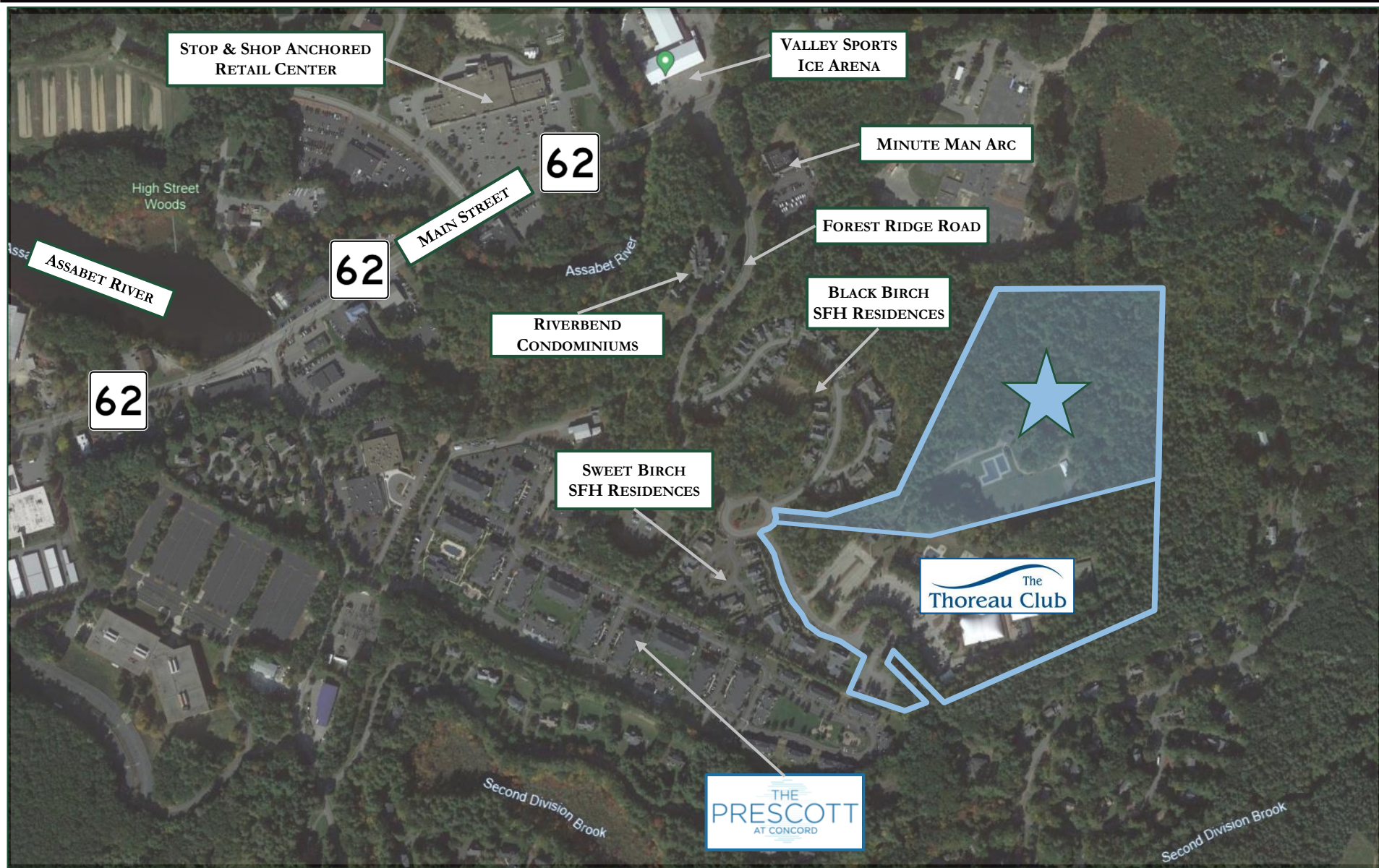


LANDSCAPE ARCHITECT

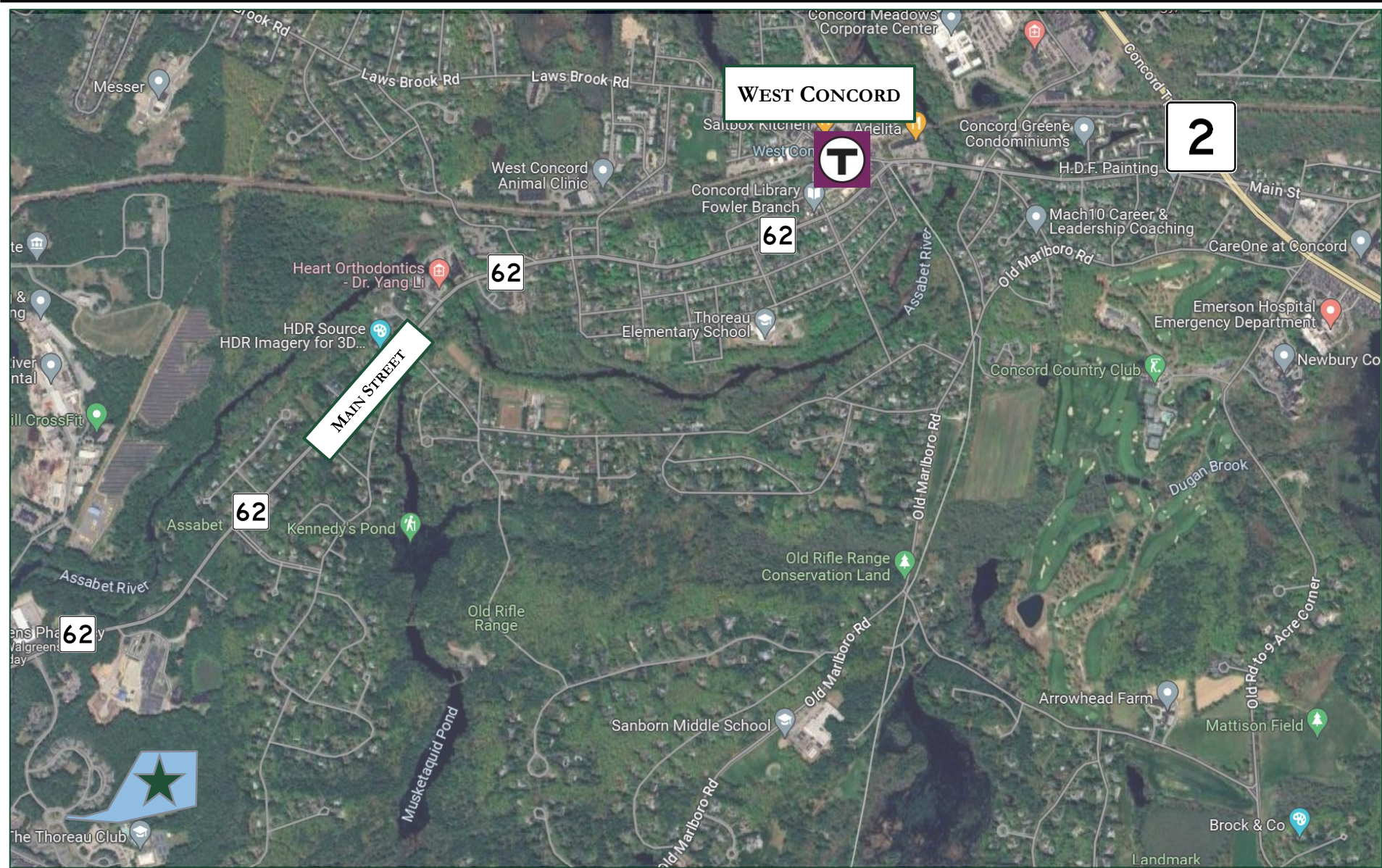
Copley Wolff Design Group
10 Post Office Square
Boston, MA 02109



LOCATION & SITE



LOCATION & SITE





PROJECT DETAILS

- Located on the adjacent 13.1 ± acre portion of the land operated by The Thoreau Club
- 5 ± minute drive from downtown West Concord
- 216 apartment homes spread across three, three-story buildings
- 406 surface-level parking spaces at a ratio of 1.88 spaces per unit (no underground parking)
- Full amenity package across indoor and outdoor public spaces
- 25% of the units will be designated affordable for those earning up to 80% of the area median income (“AMI”)
 - All 216 units will count towards Concord’s Subsidized Housing Inventory (“SHI”)



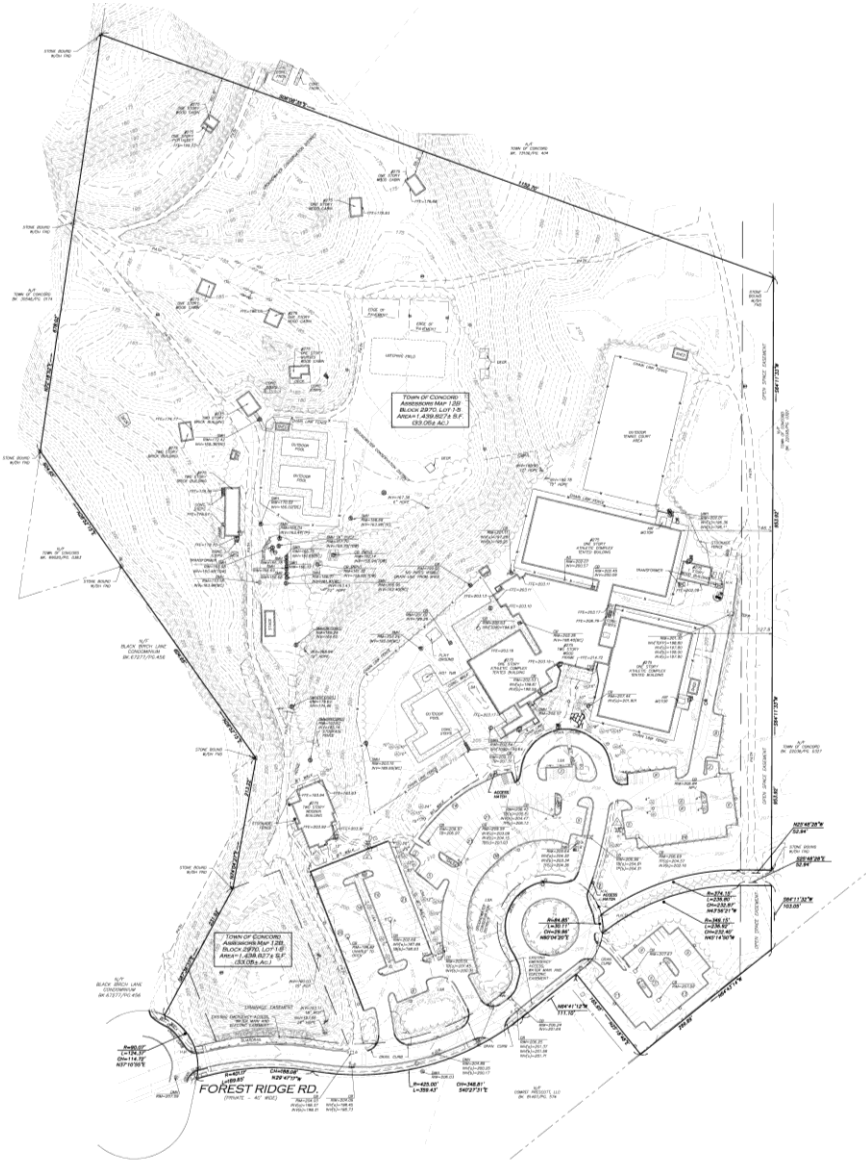
Site Program Overview

Bedroom Type	Building A	Building B	Building C	Total	Unit Mix (%)
1-Bedroom Units	36	22	34	92	42.6%
2-Bedroom Units	32	38	32	102	47.2%
3-Bedroom Units	16	0	6	22	10.2%
Total	84	60	72	216	100.0%
Gross Square Footage	95,957	67,704	77,944	241,605	

CIVIL PLAN: PROPOSED SITE LAYOUT



CIVIL PLAN: EXISTING CONDITIONS



CIVIL PLAN: PROPOSED ZONING & PARKING TABLES



OFF-STREET PARKING SUMMARY - LOT 5F2

USE: TENNIS COURTS
3 SPACES PER COURT PLUS (1) SPACE PER EMPLOYEE ON THE LARGEST SHIFT

11 TENNIS COURTS * 3 + 12 EMPLOYEES = 45 SPACES

SWIMMING POOL
1 SPACES PER 75 SQUARE FEET OF GROSS WATER AREA
9,202 SQ.FT. OF WATER AREA = 123 SPACES

FITNESS CLUB
1 SPACES PER 250 SQUARE FEET OF GROSS FLOOR AREA
21,900 SQ.FT. / 250 = 88 SPACES

OUTDOOR RECREATIONAL FACILITY
1 SPACES PER 4 PERSONS GENERALLY EXPECTED ON THE PREMISES AT ONE TIME
125 PERSONS = 32 SPACES

TOTAL REQUIRED = 288

ADA REQUIRED: 7 TOTAL PARKING STALLS SHALL BE ACCESSIBLE
(MINIMUM OF 2 ACCESSIBLE STALLS SHALL BE VAN ACCESSIBLE)

ADA PROVIDED: 10 TOTAL ACCESSIBLE PARKING STALLS INCLUDING 6 VAN STALLS

STANDARD STALLS PROVIDED	ACCESSIBLE STALLS PROVIDED	TOTAL STALLS PROVIDED	TOTAL STALLS REQUIRED
300	10	310	288

DIMENSIONAL REQUIREMENTS: LIMITED INDUSTRIAL PARK2 (LIP2)

ITEM	REQUIRED/ALLOWED	EXISTING	LOT 5F1	LOT 5F2
LOT AREA MINIMUM	217,800± S.F. 5.0± ACRES	1,439,826± S.F. 33.05± ACRES	570,160± S.F. 13.09± ACRES	869,666± S.F. 19.96± ACRES
FRONTAGE (MIN)	50 FEET	122.5 FEET	50 FEET	74.4 FEET
FRONT YARD (MIN)	50 FEET	352± FEET	568.4± FEET	585.1± FEET
SIDE YARD (MIN)	50 FEET	68.9 FEET	71.3 FEET	65.6 FEET
SIDE YARD (MIN) ABUTTING RESIDENTIAL DISTRICT	200 FEET	96.6* FEET	N/A	96.6* FEET
REAR YARD (MIN)	50 FEET	38.5 FEET	210.3 FEET	460.5± FEET
PARKING SETBACK (MIN)	20 FEET	<20 FEET*	20.9 FEET	<20 FEET*
LOT COVERAGE (MAX.)	35%	274,114± S.F. 18.9%	410,838± S.F. 72%	248,265± S.F. 28.3%
BUILDING HEIGHT/STORIES (MAX.)	40/3	26.2/2	40/3	26.2/2
FLOOR AREA RATIO (MAX.)**	3,000 SQ.FT. PER ACRE 3,000 SQ.FT. * 5.0 AC. = 15,000	3,000 SQ.FT * 33.22 AC. = 99,660 (MAX.) 67,847 SQ.FT**	3,000 SQ.FT * 13.09 AC. = 39,270 (MAX.) 242,880 SQ.FT	3,000 SQ.FT * 20.1 AC. = 60,300 (MAX.) 60,188 SQ.FT**

*EXISTING NON-CONFORMING
**DOES NOT INCLUDE SPORT DOMES.

NOTE:
LOT 5F2 GROSS SQUARE FOOTAGE TAKEN FROM RECORD ALTA PLAN AND TOWN OF CONCORD ACCESSORS INFORMATION.

OFF-STREET PARKING SUMMARY - LOT 5F1

USE: MULTI-FAMILY RESIDENTIAL
2 SPACES PER DWELLING UNIT

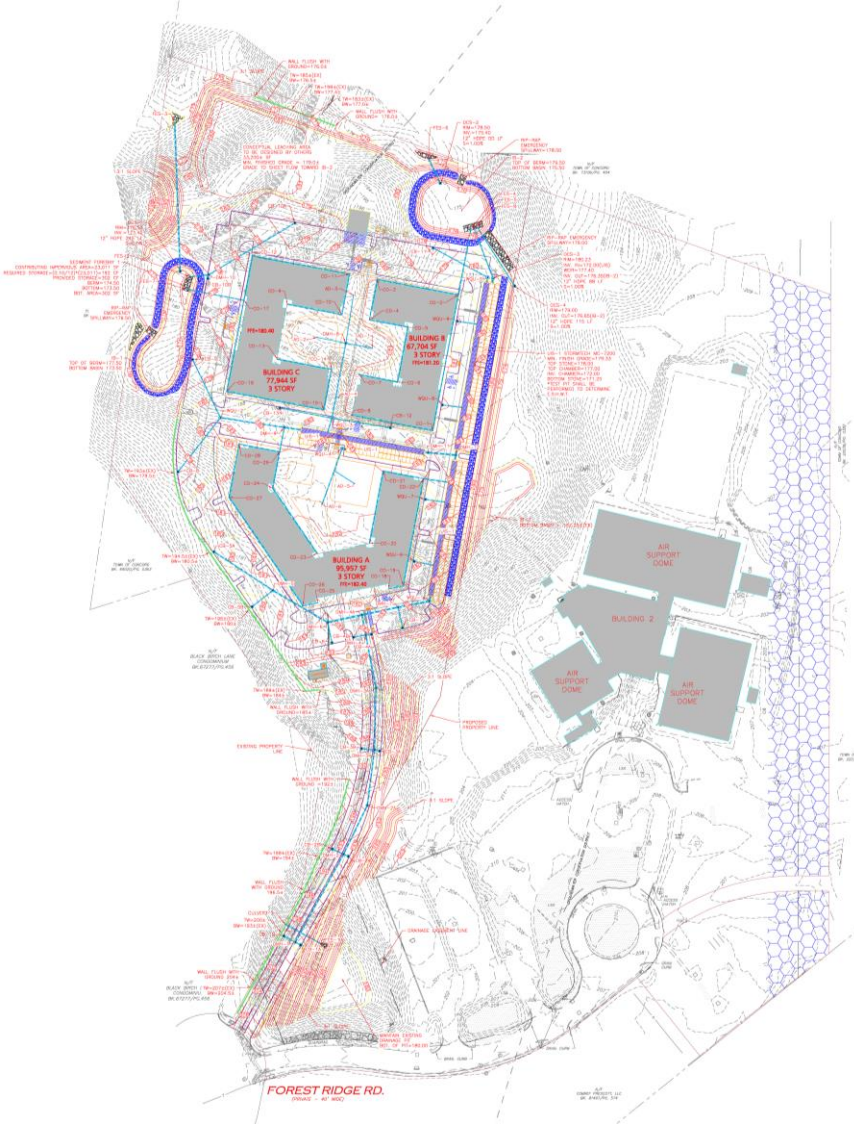
216 DWELLING UNITS PROPOSED * 2 SPACES = 432 SPACES

ADA REQUIRED: 9 TOTAL PARKING STALLS SHALL BE ACCESSIBLE
(MINIMUM OF 2 ACCESSIBLE STALLS SHALL BE VAN ACCESSIBLE)

ADA PROVIDED: 12 TOTAL ACCESSIBLE PARKING STALLS INCLUDING 6 VAN STALLS

STANDARD STALLS PROVIDED	ADA ACCESSIBLE STALLS PROVIDED	TOTAL STALLS PROVIDED	TOTAL STALLS REQUIRED
395	12	407	432

CIVIL PLAN: PROPOSED GRADING & DRAINAGE



CIVIL PLAN: PROPOSED UTILITIES



ARCHITECTURAL DESIGN: LEVEL 1 PLAN



AREA - ALL UNITS			
Name	Area	Count	1. Average Area
1 BED	676 SF ...	152	143 SF
2 BED	962 SF ...	152	1,068 SF
3 BED	1,257 SF ...	122	1,308 SF
			216
			3,118 SF

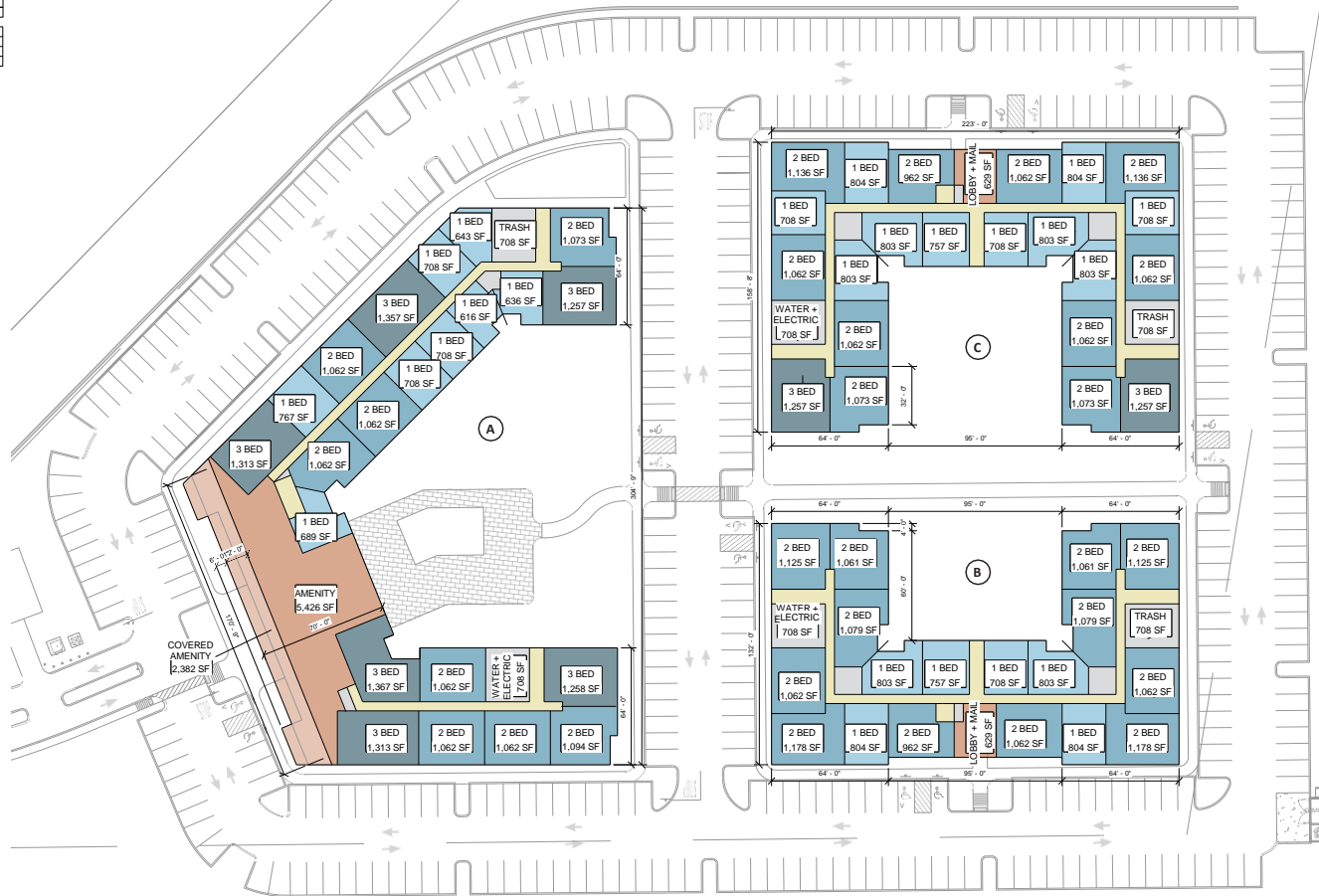
AREA SUMMARY - BLDG A		AREA SUMMARY - PROJECT	
Occupancy Function	Area	Area	Count
BLDG A		AMENITY	
AMENITY	5,428 SF	CIRCULATION	30,888 SF
CIRCULATION	1 BED	152	152
RESIDENTIAL	2 BED	152	152
STORAGE, MECHANICAL	2,321 SF	STORAGE, MECHANICAL	1,048 SF
	65,957 SF		3,118 SF

AREA SUMMARY - BLDG B	
Occupancy Function	Area
BLDG B	67,704 SF

AMENITY	CIRCULATION	6,206 SF
CIRCULATION	RESIDENTIAL	14,637 SF
RESIDENTIAL	STORAGE, MECHANICAL	1,861 SF
STORAGE, MECHANICAL		2,995 SF
		67,704 SF

AREA SUMMARY - BLDG C	
Occupancy Function	Area
BLDG C	67,944 SF

AMENITY	620 SF
CIRCULATION	9,717 SF
RESIDENTIAL	87,655 SF
STORAGE, MECHANICAL	1,343 SF
	97,944 SF



Schema 1 Legend

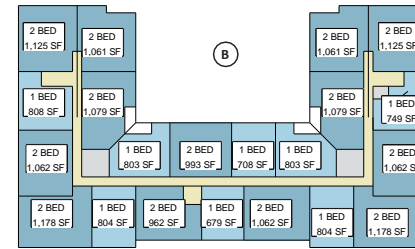
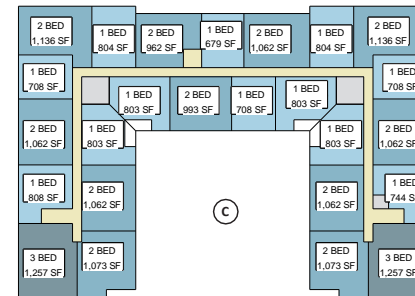
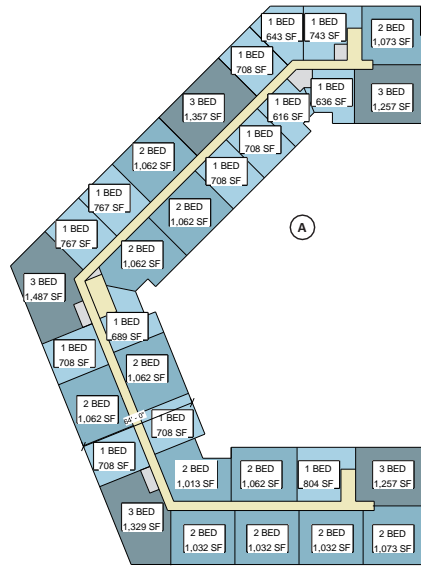
- 1 BED
- 2 BED
- 3 BED
- BACK OF HOUSE
- CIRCULATION
- AMENITY

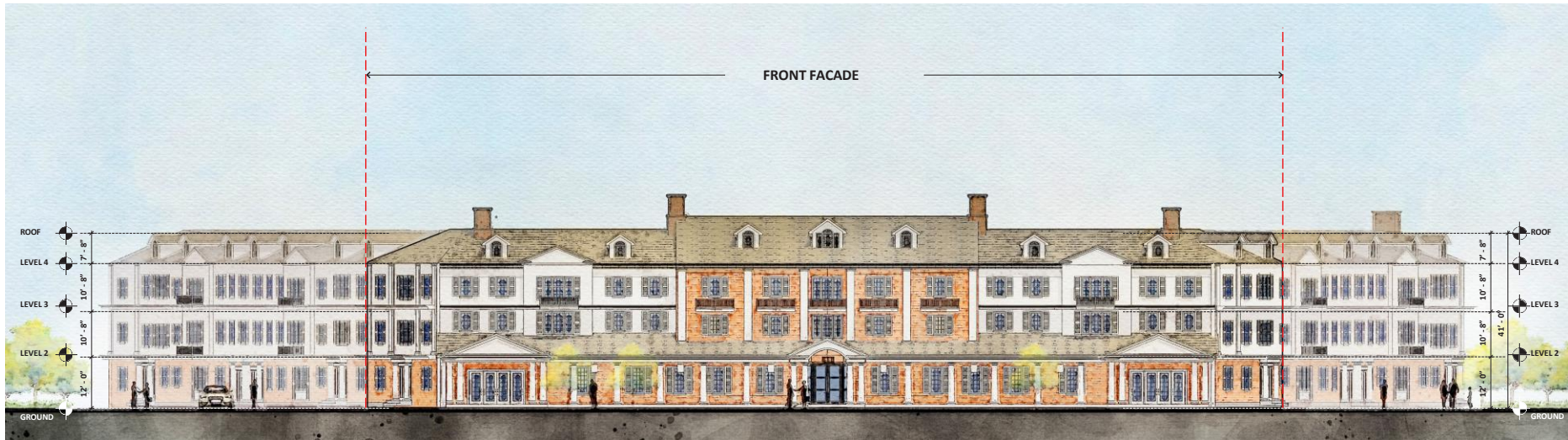
ARCHITECTURAL DESIGN: TYPICAL LEVEL 2-3 PLAN



Schema 1 Legend

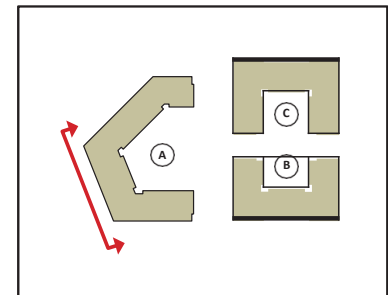
- 1 BED
- 2 BED
- 3 BED
- BACK OF HOUSE
- CIRCULATION





BUILDING A - ELEVATION

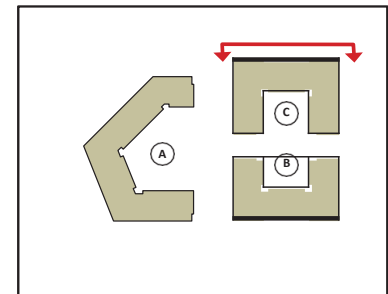
SCALE: 3/32" = 1'-0"



ARCHITECTURAL DESIGN: BUILDING C ELEVATIONS



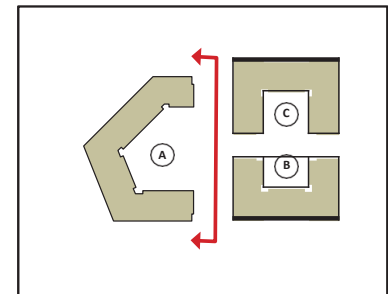
BUILDING C - ELEVATION
SCALE: 3/32" = 1'-0"



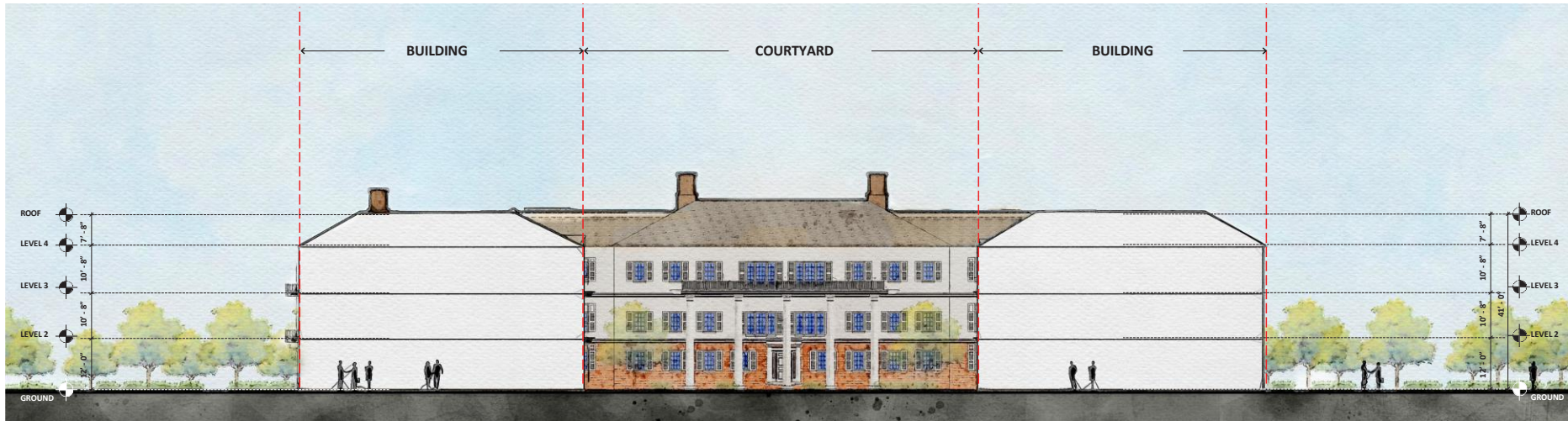


BUILDING A - ELEVATION

SCALE: 3/32" = 1'-0"

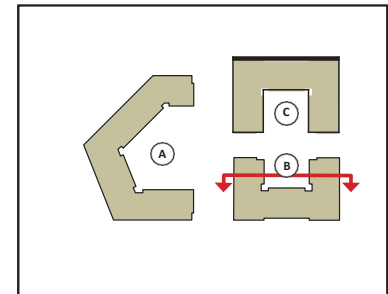


ARCHITECTURAL DESIGN: BUILDING B ELEVATIONS

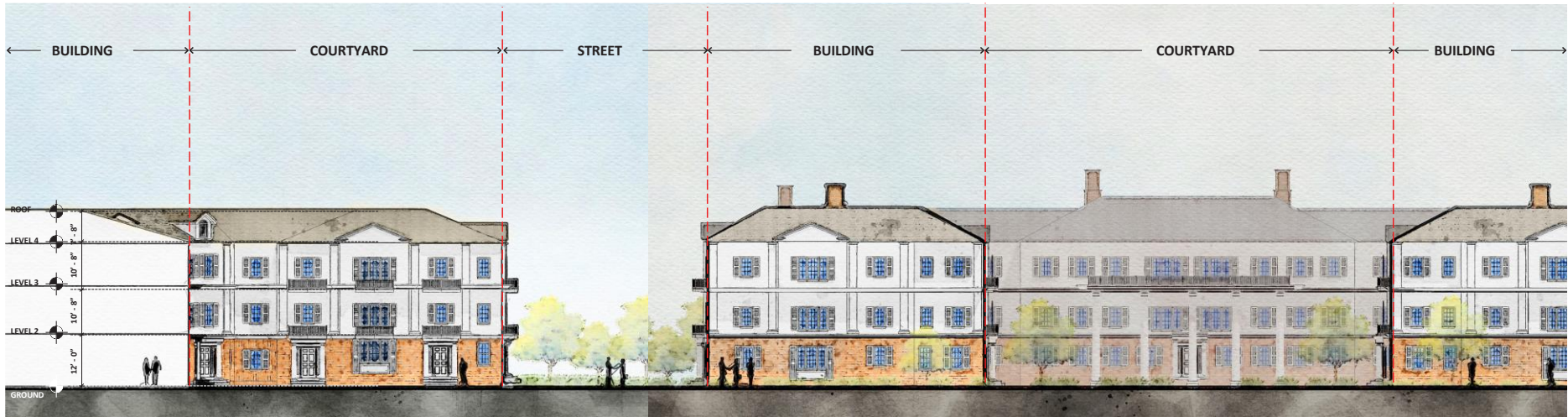


BUILDING B - ELEVATION

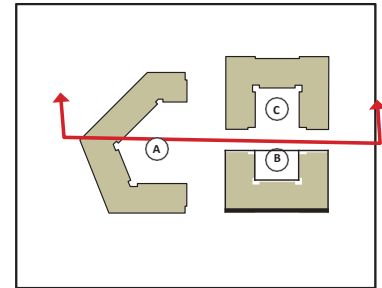
SCALE: 3/32" = 1'-0"



ARCHITECTURAL DESIGN: BUILDING A & C ELEVATIONS



ELEVATION
SCALE: 3/32" = 1'-0"







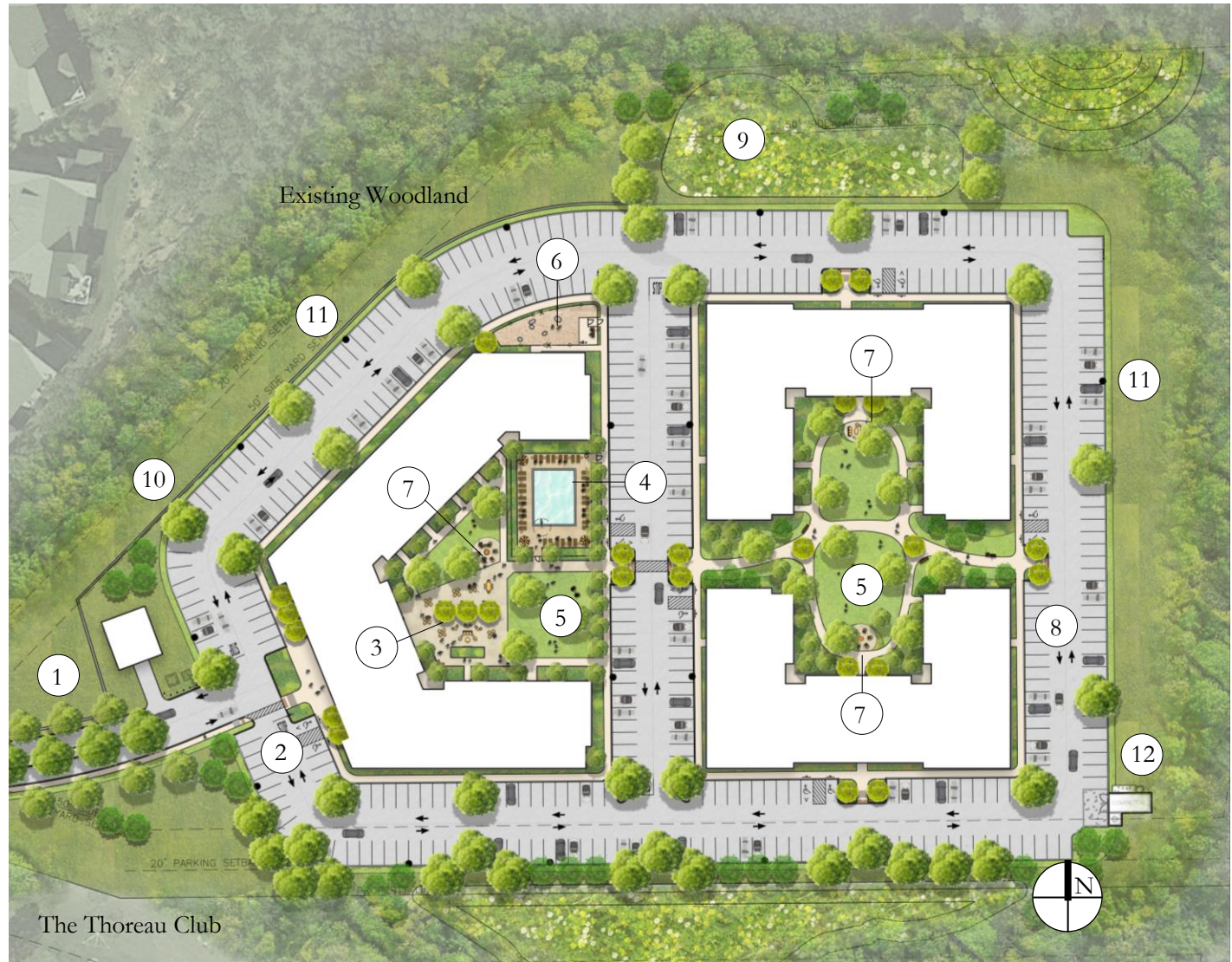
LANDSCAPE OVERVIEW: CONCEPTUAL SITE PLAN



LANDSCAPE OVERVIEW: CONCEPTUAL SITE PLAN ENLARGEMENT



- ① Waste Water Treatment
- ② Main Entry
- ③ Amenity Area
- ④ Pool
- ⑤ Flexible Lawn
- ⑥ Dog Park
- ⑦ Gathering/Fire Pit
- ⑧ Parking
- ⑨ Green Infrastructure
- ⑩ Retaining Wall
- ⑪ Parking Lot Light
- ⑫ Trash/Recycling Enclosure



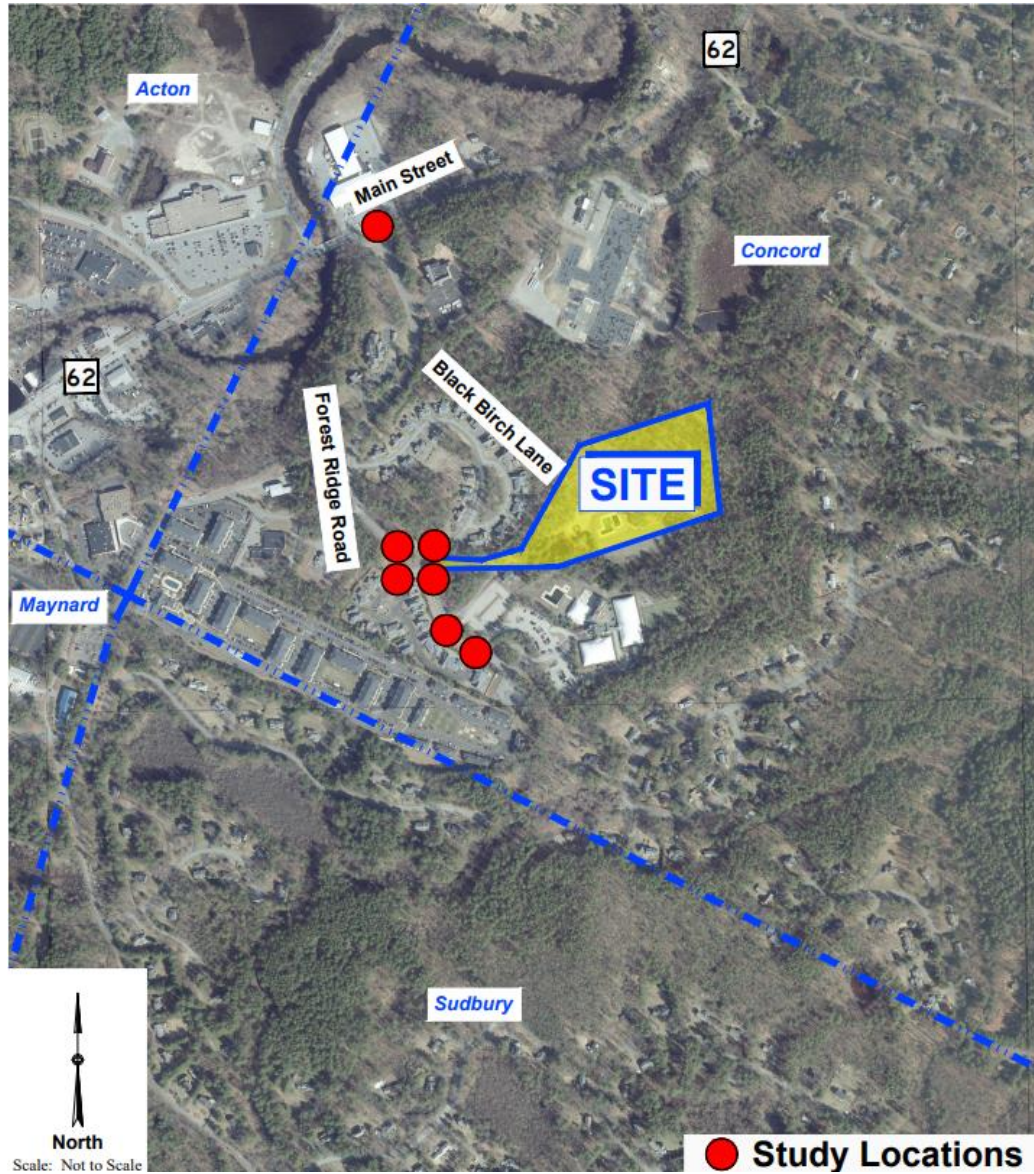
LANDSCAPE OVERVIEW: CONCEPTUAL LANDSCAPE PLAN ENLARGEMENT



- ① 3"-3 1/2" Cal. Shade Trees
- ② 8'-10' Evergreen
- ③ Retaining Wall
- ④ 2"-2 1/2" Cal. Ornamental Tree
- ⑤ Meadow
- ⑥ Wet Meadow
- ⑦ Lawn
- ⑧ Shrub and Groundcover



TRAFFIC: SITE LOCUS/STUDY LOCATIONS



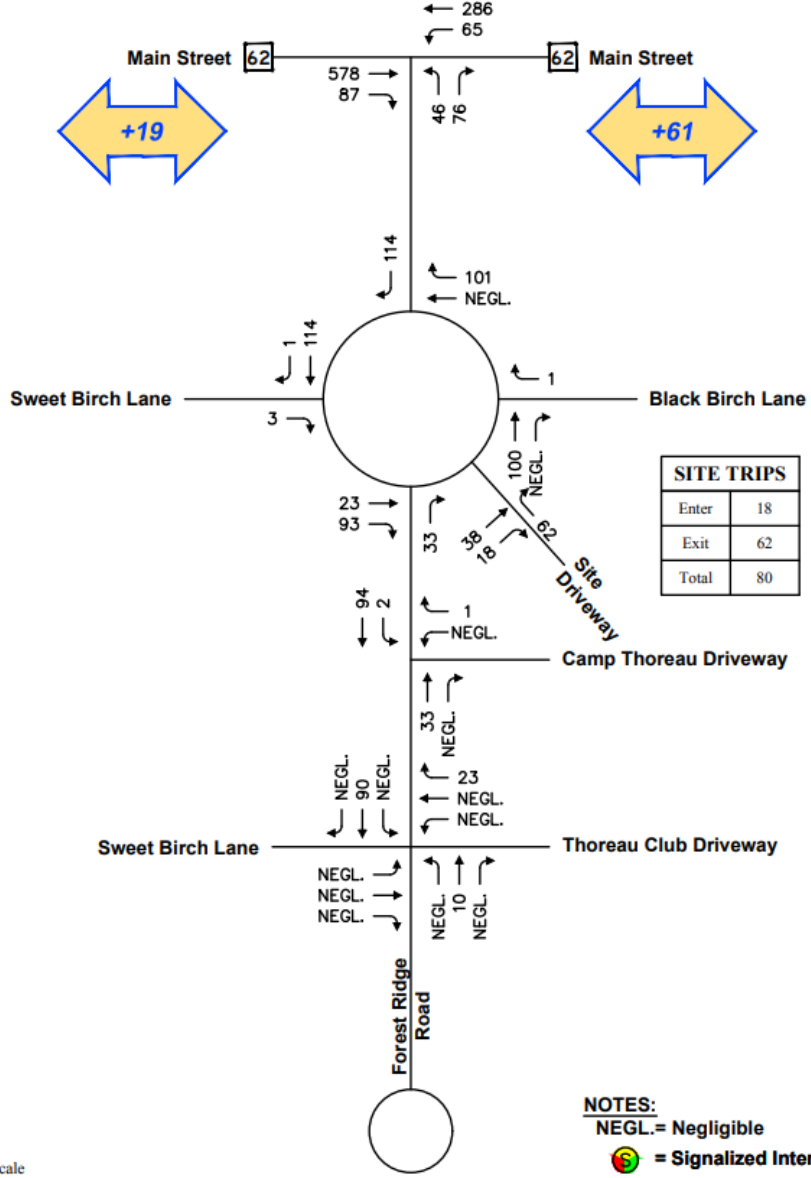


Peak Hour/Direction	Site Trips ¹
<i>Weekday Morning Peak Hour:</i>	
Entering	18
<u>Exiting</u>	<u>62</u>
Total	80
<i>Weekday Evening Peak Hour:</i>	
Entering	51
<u>Exiting</u>	<u>33</u>
Total	84
<i>Weekday Daily (24 hours)</i>	980

Source: ITE *Trip Generation*, 11th Edition; 2021.

¹ITE LUC 221 – Multifamily Housing (Mid-Rise) to 216 units.

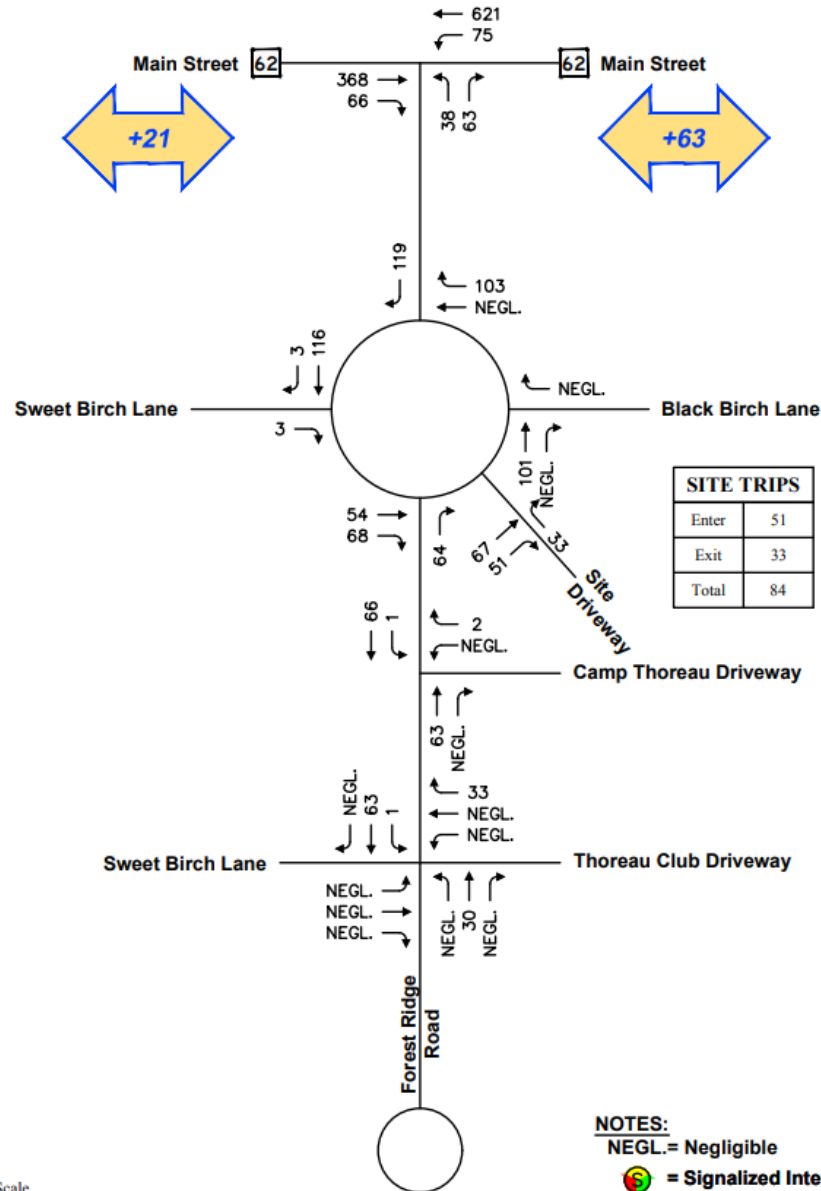
TRAFFIC: SITE TRIP GENERATION – WEEKDAY MORNING PEAK HOUR



North
Scale: Not to Scale

NOTES:
NEGL. = Negligible
[Signalized Intersection Symbol] = Signalized Intersection

TRAFFIC: SITE TRIP GENERATION – WEEKDAY EVENING PEAK HOUR





MAIN STREET (ROUTE 62) AT FOREST RIDGE ROAD

Time Period	Approach	2023 Baseline			2030 No-Build			2030 Build		
		v/c ¹	Delay ²	LOS ³	v/c	Delay	LOS	v/c	Delay	LOS
Weekday Morning Peak Hour	Eastbound	0.00	<5	A	0.00	<5	A	0.00	<5	A
	Westbound	0.06	<5	A	0.06	<5	A	0.08	<5	A
	NB Left	0.12	21	C	0.13	22	C	0.21	25	C
	NB Right	0.06	13	B	0.06	13	B	0.17	14	B
Weekday Evening Peak Hour	Eastbound	0.00	<5	A	0.00	<5	A	0.00	<5	A
	Westbound	0.04	<5	A	0.04	<5	A	0.07	<5	A
	NB Left	0.15	25	C	0.16	26	D	0.25	33	D
	NB Right	0.06	11	B	0.06	11	B	0.11	11	B

¹ Volume-to-capacity ratio

² Average control delay per vehicle (in seconds)

³ Level of service

⁴ n/a = not applicable



- Vehicle Charging Stations
- Bicycle Facilities
- On-Site Amenities
- Pedestrian Infrastructure

QUESTIONS & DISCUSSION

