



# Thoreau Residences

275 Forest Ridge Rd – Concord, MA

237-Unit Multifamily Rental Community

Concord Zoning Board of Appeals

October 30, 2024

# Site Plan – Current 237 Unit Plan

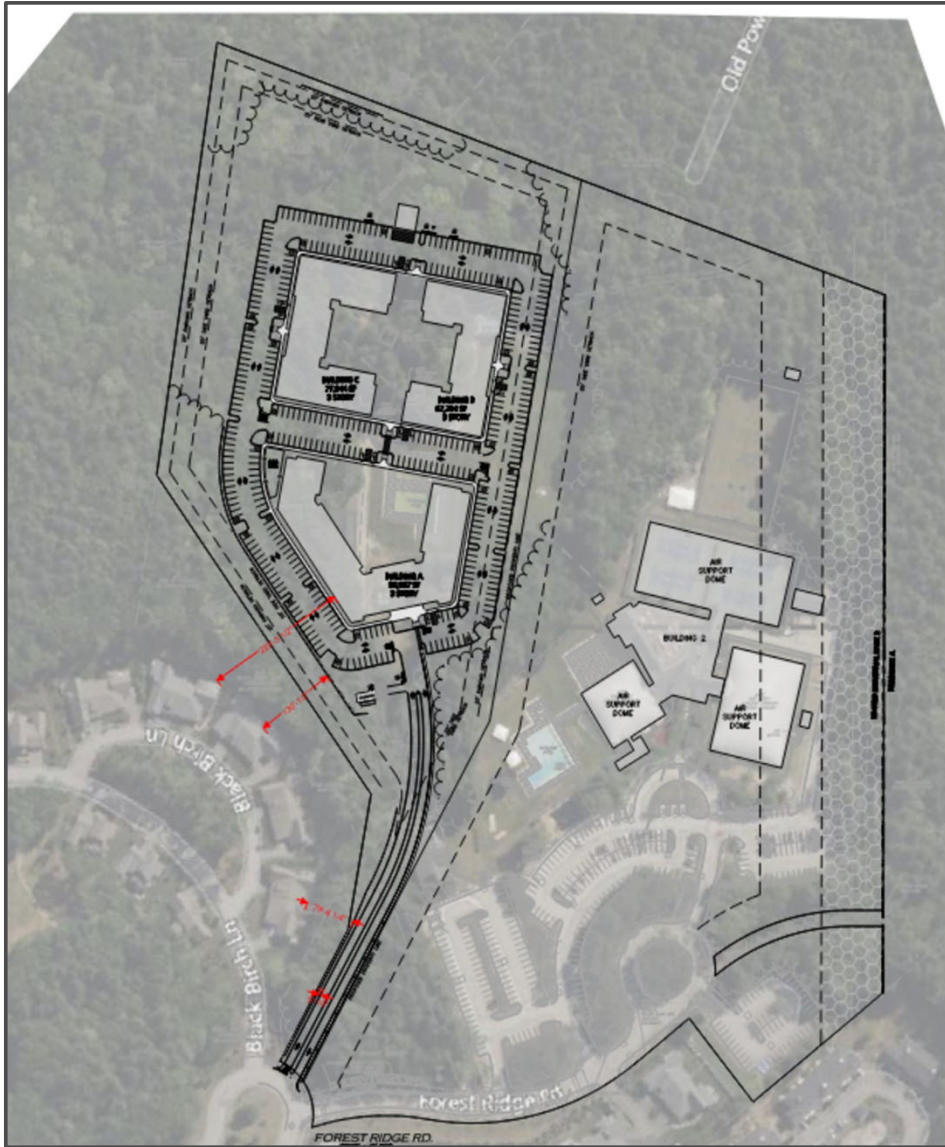


The Residence at Thoreau  
Concord, Massachusetts



# Old Site Plan vs New Site Plan

## Old Site Plan



## New Site Plan



- Decreased total lot coverage from 72% to ~41%
- Decreased building coverage from 14.4% to ~13.3%
- Increased undisturbed area by ~1.6 acres.
- Increased distance from abutting neighbors to road from 156' to 184'
- Increased distance from abutting neighbors to road from 200' to 230'
- Removed westerly retaining walls in favor of naturalized slopes and tree retention
- Decreased surface drainage to allow for more tree retention
- Increased balconies for tenant space from 11% to 75%
- Added 40 private garages

- Sustainability consultant dedicated to the project with the design team
- Environmentally friendly site design, reduced building footprints, consideration of landscaping and heat island effect to benefit both residents and the surrounding neighborhood
- 20% of resident parking dedicated to EV parking
- Utilize EPA water sense technology low flow faucets at all
- Fresh air and bathroom exhaust will go through an Energy Recovery Ventilator (ERV) at all residential units
- ERV's will provide continuous ventilation and fresh air to the unit
- Smart thermostats in all residential units
- Roof Top Solar Panels

- Energy efficiency through a high-performance envelope, installation of high-efficiency equipment, and a right-sized all electric HVAC system
- Increased continuous roof insulation at R-45
- Windows will have a U value of 0.17 or below. (Standard 0.30)
- Blower door testing to confirm air infiltration rates
- All electric heat pump system in all residential units
- Heat pump hot water heaters in all units with a minimum UEF of 3.8 (standard 0.8)
- Use of Energy star rated appliances
- 100% use of LED light fixtures
- Decreased surface drainage to allow for more tree retention

# Architectural Rendering – Front Entrance



# Architectural Rendering





2 BUILDING A ELEVATION - SOUTH-WEST



1 BUILDING A ELEVATION - SOUTH



4 BUILDING B ELEVATION - EAST

# Questions and Discussion