



memorandum

TO: Theo Kindermans, Zoning Board of Appeals Chairman, Town of Concord

FROM: Elizabeth Peabody, Associate, AIA NCARB, The Architectural Team, Inc.

DATE: November 13, 2024

CC: Jay Syzmanski, Principal, AIA NCARB LEED AP, The Architectural Team, Inc.
Mark Seck, Director, Wood Partners

REGARDING: The Residences At Thoreau Site and Building Design: Methodology and Approach

Dear Mr. Kindermans,

In support of the above referenced project application, a narrative of the site and building design methodology approach is included herein.

The proposed Residences at Thoreau features two residential buildings that are arranged around large courtyards. The layout and massing of the buildings are designed such that it provides a sense of order to the users and surroundings.

The architectural character of the buildings brings a fresh look to the property. With modern massing and fenestration, the buildings will anchor visitors and residents in the present day.

The main massing and the character are envisioned to be a modern form with clean lines, with a playful expression at the amenity gathering areas. The main arrival massing is set just off axis to the road, providing a focal point in the angled roof pitch and footprint, as well as the prominent framed corner elements that greet you as you arrive. The main entry is emphasized with a unique central form, elevated above the adjacent amenity spaces. The canopied entry provides a sense of arrival, and similar, smaller scaled canopies mark the building entries throughout the site. Individual unit balconies are organized around both buildings, with open patios at ground level, giving an active pedestrian realm. The form and scale of the buildings create rhythm and order with repeating balconies and corner frame details, while capturing views of the surrounding green.

The modern window expression fits in context with the building forms. These highly efficient windows have clean lines and minimal muntins, offering unobstructed views to the surroundings. With these modern details and proportions, the design takes on its own distinct look, putting the residents and visitors contextually in the here and now. The buildings utilize the framed corners to emphasize massing, anchor the building ends, and provide a common language amongst the structures. The architectural character applies a system of balance, proportion, and material expression such that buildings dialogue in a common rhythm. The siding on the buildings is smooth lap siding with clean trim lines, and accent lap siding at critical locations with rich wood texture and tones.

The parking spaces are arranged equally surrounding the two buildings, providing easy access for residents to their units. The project is sited at a lower elevation with respect to the surroundings, reducing the visual impact of the buildings as viewed from surrounding properties.

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