



# Thoreau Residences

275 Forest Ridge Rd – Concord, MA

237-Unit Multifamily Rental Community

Concord Zoning Board of Appeals

March 13, 2025

## Items submitted since February 27<sup>th</sup> hearing

1. Peer Review Response to GPI and associated plans
2. Sustainability Narrative
3. Mechanical Screening Plan
4. Indoor Amenity Area Program Summary
5. Bicycle Storage Plan

## Other items for discussion

1. Neighborhood meeting for screening – Black Birch and Sweet Birch
2. Building color study
3. Fire Department letter on access
4. Cliff Boehmer email



# Mechanical Screening



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# Mechanical Screening





## Residences at Thoreau

Amenity Program Memo

March 12, 2025

The indoor Amenity program will contain the following spaces:

- Main Entrance Lobby
- Leasing Office Area
- Mail and Package Rooms
- Clubroom/Lounge
- Work from Home Space/Business Center
  - Fitness Center/Yoga
- Dining/Supper Club (for residents only)
  - Amenity Restrooms

We propose to replace (1) at grade parking space with an enclosed bicycle storage bay at the garage structure highlighted in in the diagram below in yellow. This will provide storage for (27) bicycles plus a repair station. This is a central location between Buildings A and B.



# Proposed Black Birch Screening



# Proposed Sweet Birch Screening



# Color Study - Previous



PREVIOUS DESIGN

# Color Study - Previous



PREVIOUS DESIGN

# Color Study - Revised



REVISED DESIGN

# Color Study - Revised



REVISED DESIGN