

## APPENDIX D: SMART GROWTH ANALYSIS SUPPLEMENT

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This is a supplement to the Smart Growth Analysis described in Section 4.4 Land Use. A build-out analysis of potential development was prepared as part of Concord's 2005 Comprehensive Long Range Plan (CLRP). The 2005 residential build-out analysis and projection was conducted and heavily influenced by the housing goal to reduce the 40B affordable housing deficit, and the Town reached its ten percent goal in 2011 and has remained in compliance. However, it is important to note that even with a small or modest addition of new housing units, the Town will need to continue to add a proportionate number of affordable units to remain in compliance with the 40B ten percent threshold, which the Town will be able to balance with the proposed assisted living development of Junction Village.

The residential, commercial, and mixed-use growth analysis conducted for this plan focuses on potential growth capacity within the village centers and existing commercial/ industrial clusters along the main roadways, as noted by the boundaries shown in the Smart Growth Map, Concord Center/ Thoreau Depot Area, and West Concord Center Area below.

"Smart Growth" is an approach to development that concentrates growth in and around existing town centers to utilize existing infrastructure, transportation options, and community amenities while protecting natural resources. The parameters for the Smart Growth analysis were informed by four high priorities that emerged from the public outreach process:

- Protect the historic, natural, and agricultural character of the town, including sustainable development practices.
- Support the independent businesses, cultural and historic organizations, and character of the town commercial centers.
- Provide more housing choice to allow Concord residents to remain in Concord and provide housing for a diversity of residents, including young professionals and families, empty nesters, seniors, and those increasingly squeezed out by high housing costs.
- Embrace fiscally responsible decisions to achieve goals.

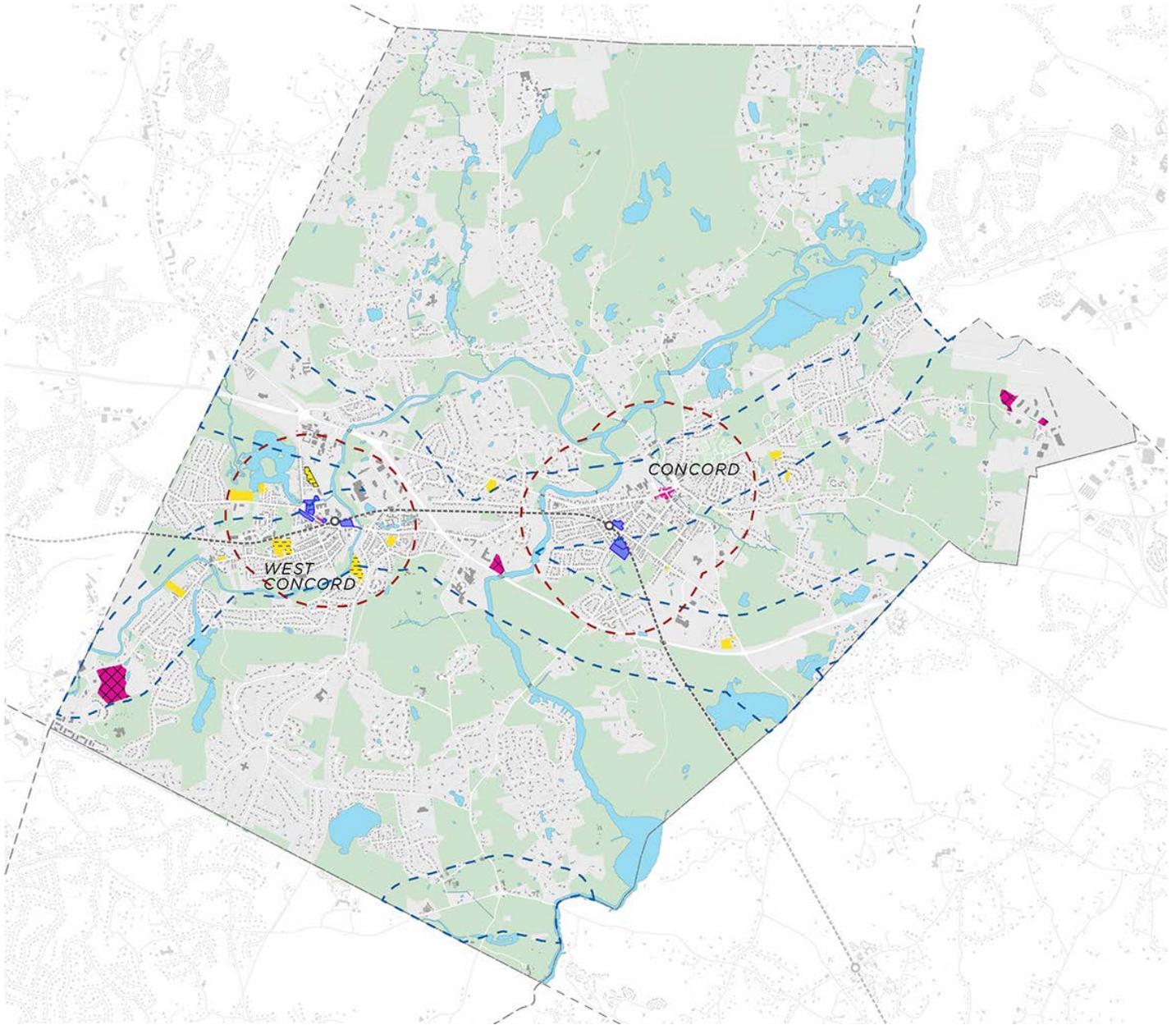
The Smart Growth analysis for this exercise focuses on targeting areas appropriate to meeting the above goals. Therefore, the following assumptions were made:

- New development, if it occurs, should be targeted near the existing denser areas of commercial and residential uses to:
  - Take advantage of existing infrastructure and roadway networks.
  - Provide social connectivity for the goods and services residents need.
  - Promote walkable, sustainable development.
  - Encourage use of transit and less dependence on vehicles.
  - Support existing businesses by providing more foot traffic and "market area" of customers.
- Avoid development on larger undeveloped parcels of land (outside of the development focus areas) that are contiguous with wetlands, flood plains, difficult topography or soils,

and open space to protect wildlife and natural habitat corridors and avoid hopscotch development that erodes the rural character and landscape of the town.

- Focus on undeveloped or underdeveloped parcels that are 2+ acres for small-home neighborhoods or co-housing-type communities with possible mixed-use that are within ½-mile radius of a village center, within ¼-mile of a major roadway.
- Concentrate residential, mixed-use, or commercial uses in the parcels identified by the Town as vacant and developable within the focus areas.
- Explore the potential addition of upper floors on existing buildings meeting certain criteria within the focus areas.
- Identify appropriate development or redevelopment parcels for small-home neighborhoods or co-housing-type communities, mixed-use opportunities, and commercial uses so clear policies can be articulated about the limits to development in other areas.

While development will occur outside of the focus areas, the intent of this analysis is to show potential capacity for additional housing and commercial space that is more environmentally and socially sustainable. Location, transportation accessibility, and walkability are significant factors for allowing appropriately denser projects to occur with fewer traffic and environmental impacts while increasing housing variety/choice and the overall market base for local businesses.



**Smart Growth**

- 1/4 Mile Buffer- Class 2 and 3 Roads
- 1/2 Mile Radius - Village Centers
- Commercial - Infill/Redevelopment
- Commercial - Upper Floor Addition
- Mixed-Use Redevelopment Opportunities
- Residential - Infill Development
- Residential - Cluster Opportunity
- Residential - Redevelopment Potential
- Wetlands
- Water

Figure 1. Smart Growth Analysis Areas (1/2-Mile Radius around Concord Center/ Thoreau Depot Area and West Concord Center and 1/4-Mile Radius around Route 2 and Route 62)  
 Source data: Town of Concord GIS and Assessing

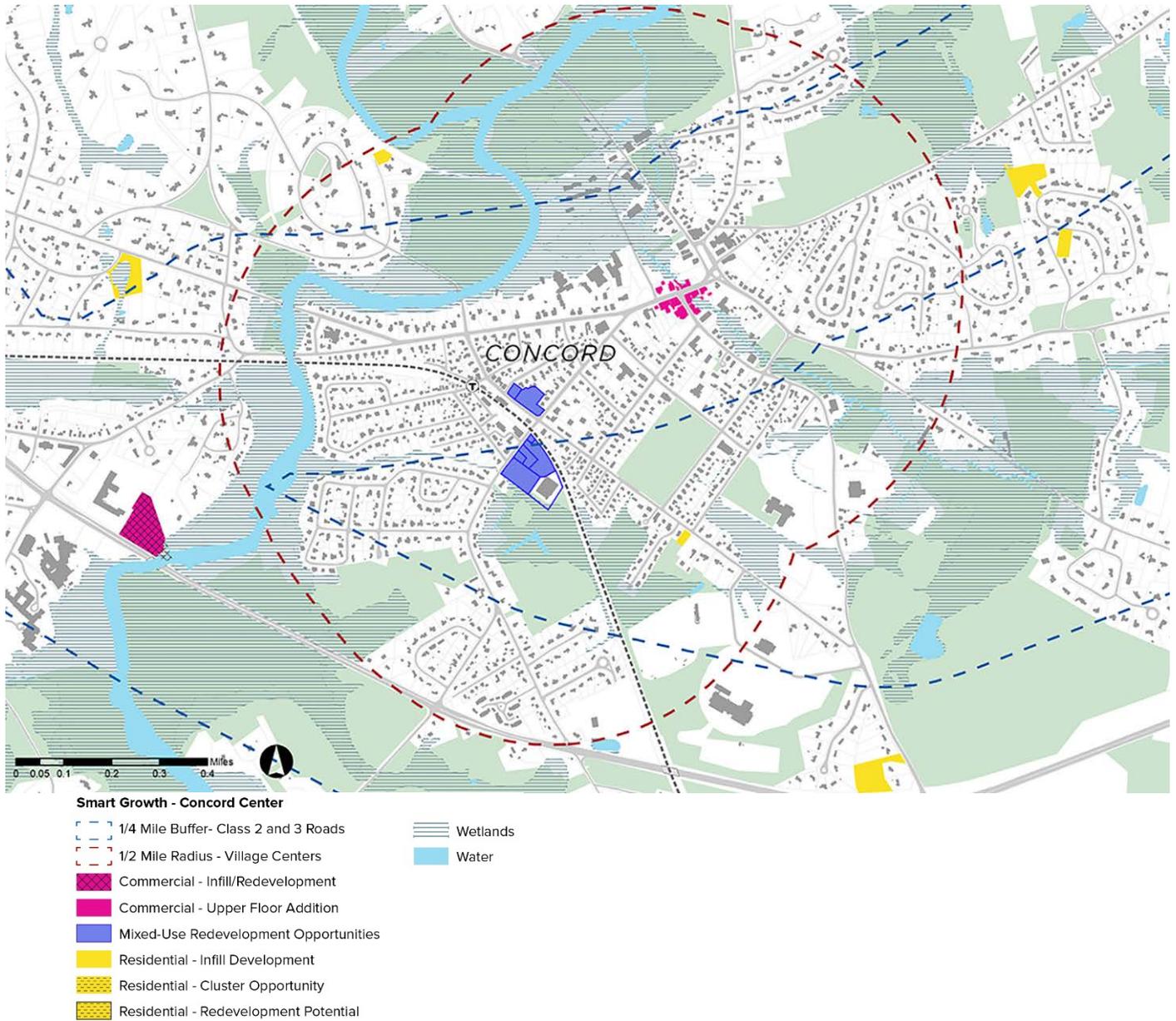


Figure 2. Concord Center/ Thoreau Depot Area 1/2-Mile Radius Potential Smart Growth Analysis

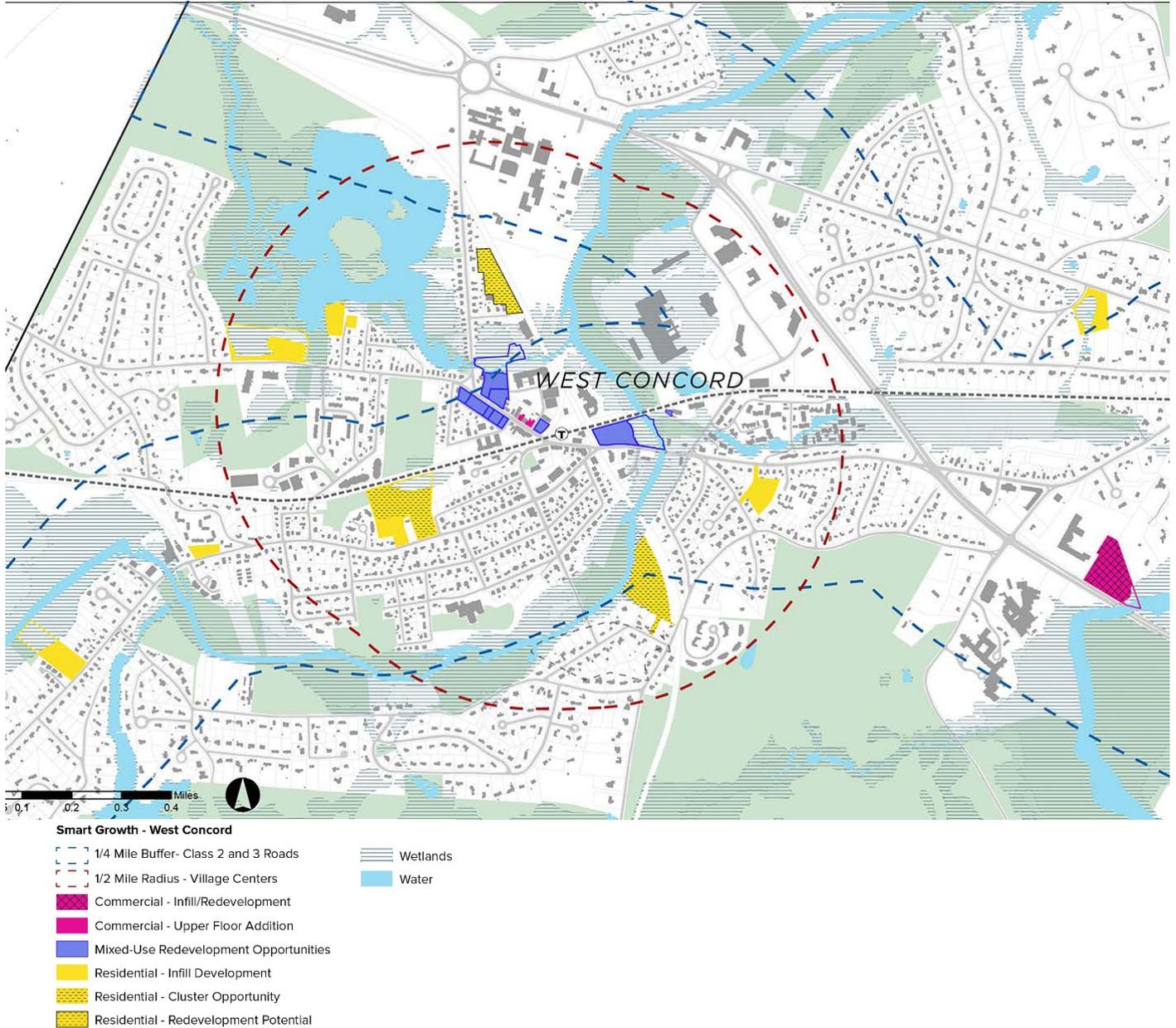


Figure 3. West Concord Center Area 1/2-Mile Radius Potential Opportunity Areas for Smart Growth Analysis

The following analyses are exercises using zoning, existing buildings and developments for reference, Town Assessing data, and Town GIS data. Since whole parcels were not always used for calculations due to removal of portions indicated as being wetlands, conservation or protected lands, etc., the resulting numbers are intended to provide a sense of scale versus exact figures for new housing units or square feet (SF) of commercial use. Also, important to note, a majority of the properties are privately owned, and these analyses did not include notification or discussions with property owners.



The analyses were prepared by land use – residential, commercial (which includes business and industrial), and mixed-use. For most parcels, the underlying zoning dictated which use could appropriately be anticipated for growth. The following estimates are parcel-size dependent, and there is no associated timeline for any potential development, particularly on privately owned property.

## **Smart Growth Analysis – Residential Use**

### **Scenario A - Base Scenario with Current Zoning**

This base scenario of the Smart Growth identifies all land parcels within the radius in each focus area that meet the following selection criteria regardless of ownership<sup>°</sup> (data from Town GIS and Assessing Departments):

- Within 1/2-mile of commercial center or 1/4-mile of major roadway for accessibility.
- Identified as vacant in GIS and tax assessment database.
- Identified as developable or potentially developable land in the tax assessment database.
- Outside of estimated Wetlands or Conservation Areas.\*
- Not under Chapter 61, 61A, or 61B.
- Not already a proposed development site for a project or under construction.

\*Note: Several parcels identified through the Town GIS as “developable” partially included portions of waterbodies or Conservations Areas. Those parcels were re-sized to omit the protected/undevelopable areas that fall under municipal conservation lands, water supply lands, and recreation lands. Chapter lands were not included in these analyses but some may be identified as suitable for development on a case-by-case basis.

<sup>°</sup> These analyses did not include notification or discussion with any property owners. The estimates generated from these analyses are for illustrative purposes.

The first analysis uses the current zoning that exists for each district to for potential housing calculation (see following **Potential Residential Growth – Current Zoning**). Seventeen residentially zoned parcels and one industrial zoned parcel were identified as potential residential sites. The vacant developable parcels were reviewed under their existing residential zoning codes to determine the number of as-of-right housing units that could be developed (utilizing the parcels’ land area divided by the minimum required lot areas per residential zoning category and rounding down to the nearest whole number). For this analysis, the single identified parcel in the industrial zone differs from the residentially zoned parcels in that it has an existing building and would therefore only be viable for housing in the event the current owner redeveloped the parcel. This parcel was not included for mixed-use or higher density commercial use analysis due to it being surrounded by existing residential and its lack of any direct street frontage. The plan does not recommend that residential uses replace any existing, thriving commercial and industrial uses but included this parcel for this exercise only because of its size.

The three parcels under “Greater Residential Opportunity Parcels – Parcels over 2 Acres” were not necessarily identified as “vacant” or “undeveloped”, but because they are larger in size, they

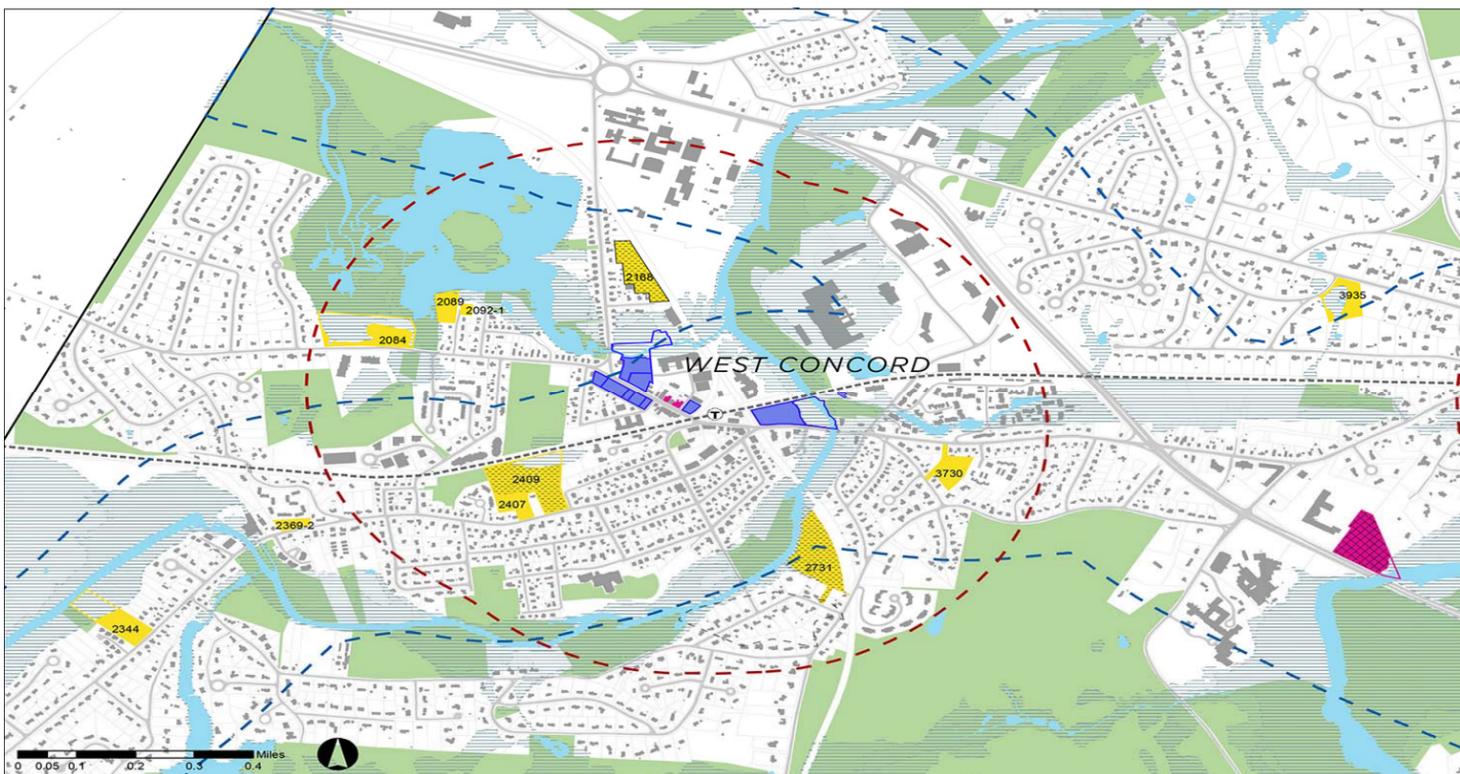
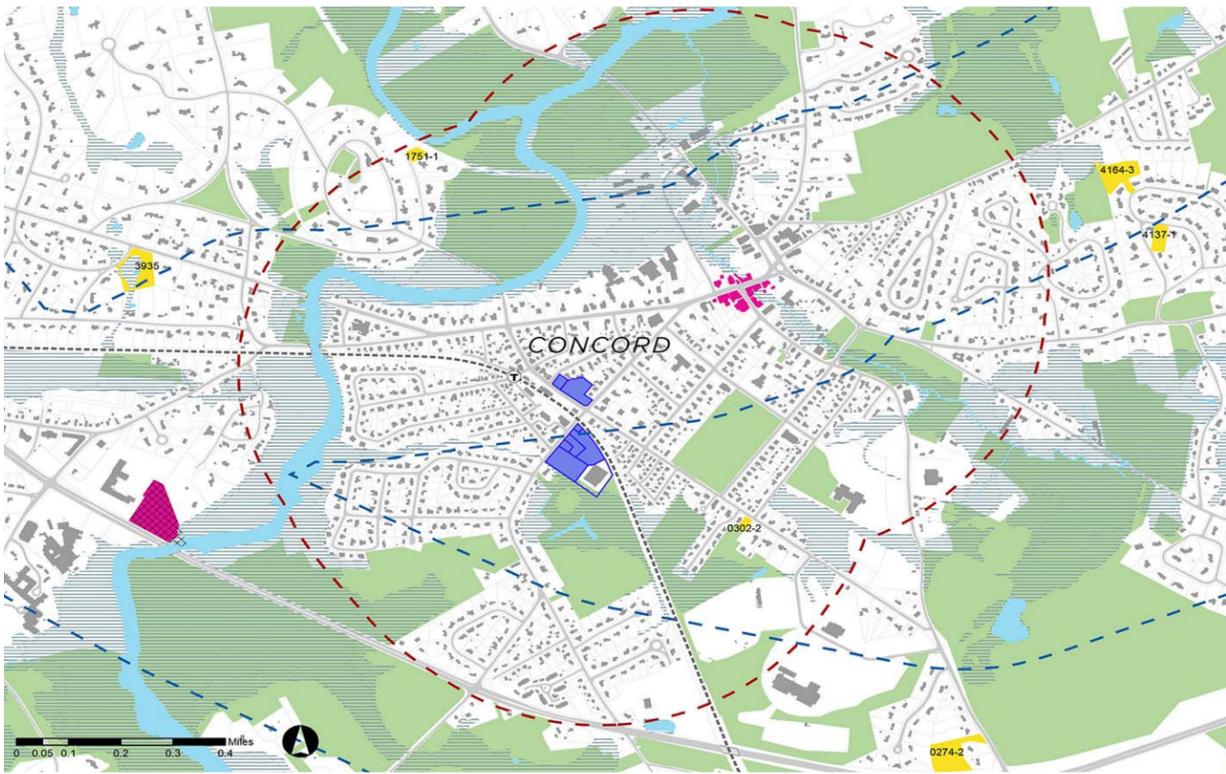


were identified as “Residential - Cluster Opportunity.” Selection criteria for these “Potential Opportunity” land parcels, regardless of ownership,° added an additional criterion (data from Town GIS and Assessing Departments):

- Parcel size of two or more contiguous acres
  - ° These analyses did not include notification or discussion with any property owners. The estimates generated from these analyses are for illustrative purposes, and though the parcels used for this analysis were vetted through a series of criteria, it is possible that other parcels meeting similar criteria could become available for redevelopment.

**POTENTIAL RESIDENTIAL GROWTH - CURRENT ZONING**

PARCELS IN YELLOW IDENTIFIED AS "VACANT" AND "DEVELOPABLE" FOR RESIDENTIAL USE ONLY (Source: Town Assessing Data)



**PARCELS IDENTIFIED AS "VACANT" AND "DEVELOPABLE" - RESIDENTIAL ZONING**

Parcel ID	Address	Land Use Code	Parcel SF	Zoning	Parcel SF after removing Conservation areas	Area/Min Lot Area according to Zoning	Dwelling Units	Zoning District	Minimum Lot Area (SF)
3935	3A CRESCENT RD	1300	129,353.40	A	73,993.69	1.85	1	AA	80,000
1751-1	10B SQUAW SACHEM TRL	1313	18,404.20	A	18,404.20	0.46	0	A	40,000
0274-2	61B WALDEN ST	1300	120,609.84	A	120,609.84	3.02	3	B	20,000
4137-1	157 ALCOTT RD	130V	36,980.60	B	36,980.60	1.85	1	C	10,000
2084	22B LAWS BROOK RD	1300	288,222.90	B	106,166.77	5.31	5	I	20,000
4164-3	123 INDEPENDENCE RD	1310	96,874.81	B	95,188.97	4.76	4	WCI	20,000
2344	1854 MAIN ST	1300	176,063.07	B	101,277.82	5.06	5		
0302-2	33B THOREAU ST	1300	11,682.76	C	11,682.76	1.17	1		
2369-2	167B MAIN ST	1300	29,248.17	C	29,248.17	2.92	2		
2089	5A SUNNYSIDE LN	1300	58,299.94	C	54,610.80	5.46	5		
3730	80X MAIN ST	1300	87,524.74	C	87,524.74	8.75	8		
2092-1	5B SUNNYSIDE LN	1300	11,080.65	C	11,080.65	1.11	1		
2407	146B MAIN ST	1300	66,294.64	C	66,294.64	6.63	6		
SUBTOTAL POTENTIAL UNITS							<b>42</b>		

**GREATER RESIDENTIAL OPPORTUNITY PARCELS - PARCELS OVER 2 ACRES (NOT NECESSARILY IDENTIFIED AS "VACANT" OR "DEVELOPABLE")**

Parcel ID	Address	Land Use Code	Parcel SF	Zoning	Parcel SF After Conservation areas	Area/Min Lot Area according to Zoning	Dwelling Units
<i>RESIDENTIAL ZONING</i>							
2409	1440 MAIN ST	1040	302,765.79	C	253,425.56	25.34	25
2731	2B UPLAND RD	1300	277,627.60	B	249,322.41	12.47	12
SUBTOTAL POTENTIAL UNITS							<b>37</b>
<i>INDUSTRIAL AND BUSINESS ZONING</i>							
2168	45 WINTHROP ST	4040	146,558.99	WCI	146,558.99	7.33	7
SUBTOTAL POTENTIAL UNITS							<b>7</b>

**TOTAL POTENTIAL UNITS WITH CURRENT ZONING**

42  
37  
7

**TOTAL ADDITIONAL HOUSING FOR CURRENT ZONING SCENARIO 86**

Note: Two additional parcels (Parcel ID 4042-5 and 2000-15-1) were identified through Town Assessing Data as "vacant" and "developable." However, due to parcel size and existing zoning, zero units of housing could be developed on them.

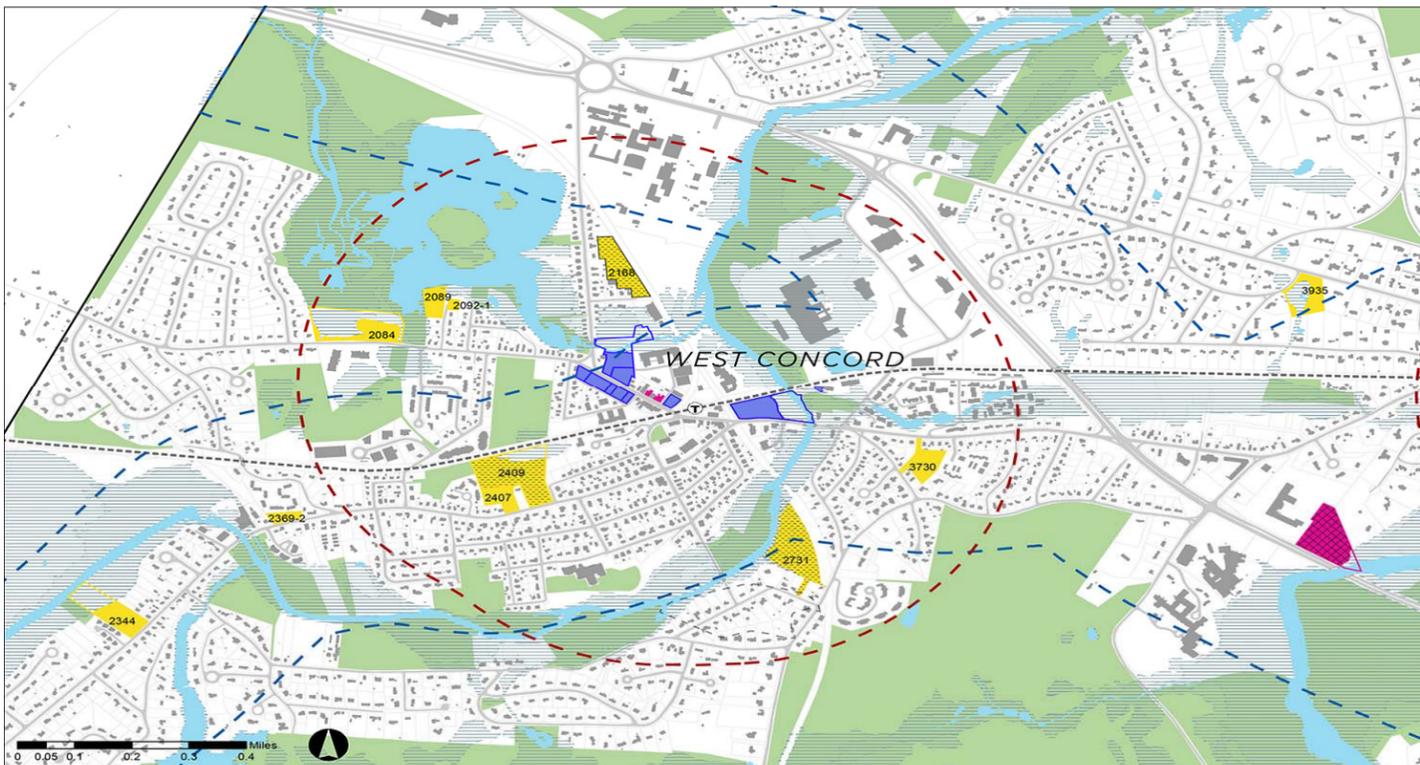
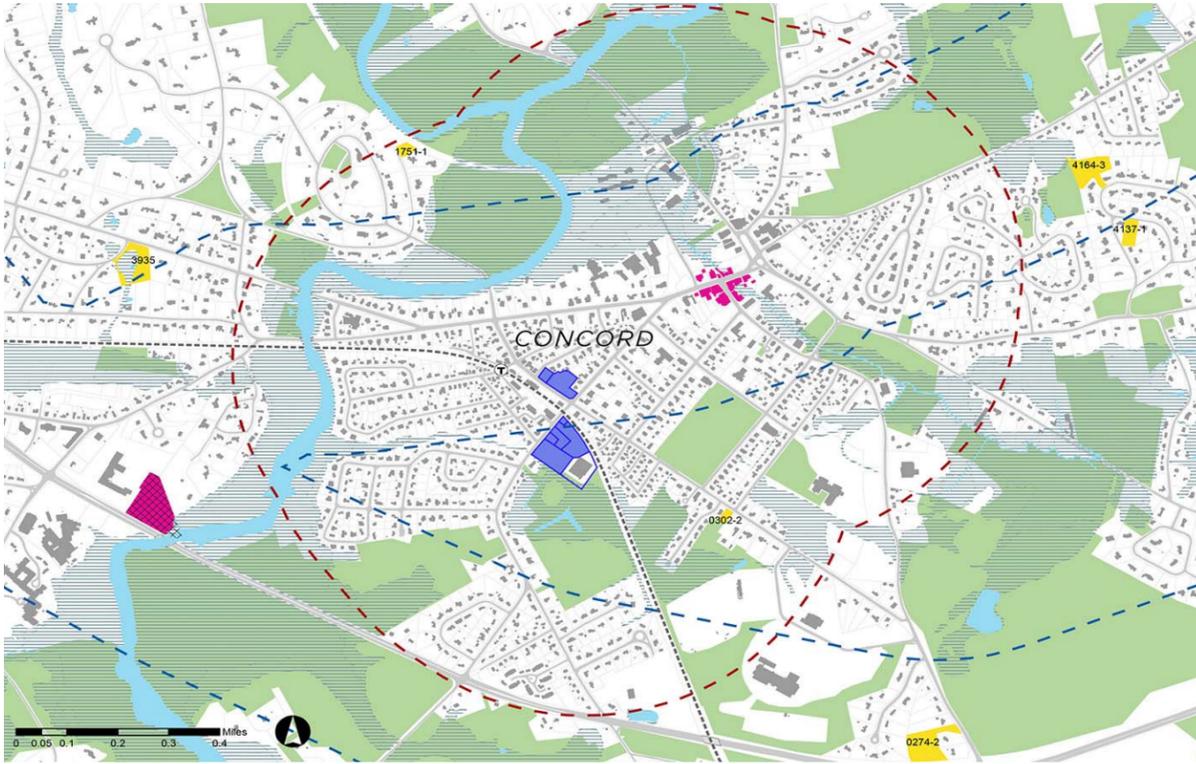


### Scenario B – Reduced Minimum Lot Size Requirement (by 50%)

For the second analysis, the seventeen residential and one industrial parcel previously identified as “vacant” or “developable” are held constant for the exercise as remaining under existing zoning for each district. The three “cluster opportunity” parcels were calculated for housing potential if the existing minimum lot size requirements by zoning were reduced by 50%, which would increase the allowed number of homes per acre. The reduced zoning requirement was applied only to the three identified parcels under “Greater Residential Opportunity Parcels – Parcels over 2 Acres” because the first group of eighteen parcels vary greatly in size and location within their neighborhoods. Adding the Group 1 parcels under Scenario A to Groups 2 and 3 parcels under Scenario B, the possible number of new housing units increases to approximately 130 homes. (See following **Potential Residential Growth – Current Zoning + Reduced Minimum Lot Size.**)

**POTENTIAL RESIDENTIAL GROWTH - CURRENT ZONING + REDUCED MINIMUM LOT SIZE**

PARCELS IN YELLOW IDENTIFIED AS "VACANT" AND "DEVELOPABLE" FOR RESIDENTIAL USE ONLY (Source: Town Assessing Data)



**PARCELS IDENTIFIED AS "VACANT" AND "DEVELOPABLE" - RESIDENTIAL ZONING**

Parcel ID	Address	Land Use Code	Parcel SF	Zoning	Parcel SF After Conservation areas	Area/Min Lot Area according to Zoning	Dwelling Units	Zoning District	Minimum Lot Area (SF)	HALF of Minimum Lot Area (SF)
3935	3A CRESCENT RD	1300	129,353.40	A	73,993.69	1.85	1	AA	80,000	40,000
1751-1	10B SQUAW SACHEM TRL	1313	18,404.20	A	18,404.20	0.46	0	A	40,000	20,000
0274-2	61B WALDEN ST	1300	120,609.84	A	120,609.84	3.02	3	B	20,000	10,000
4137-1	157 ALCOTT RD	130V	36,980.60	B	36,980.60	1.85	1	C	10,000	5,000
2084	22B LAWS BROOK RD	1300	288,222.90	B	106,166.77	5.31	5	I	20,000	10,000
4164-3	123 INDEPENDENCE RD	1310	96,874.81	B	95,188.97	4.76	4	WCI	20,000	10,000
2344	1854 MAIN ST	1300	176,063.07	B	101,277.82	5.06	5			
0302-2	33B THOREAU ST	1300	11,682.76	C	11,682.76	1.17	1			
2369-2	167B MAIN ST	1300	29,248.17	C	29,248.17	2.92	2			
2089	5A SUNNYSIDE LN	1300	58,299.94	C	54,610.80	5.46	5			
3730	80X MAIN ST	1300	87,524.74	C	87,524.74	8.75	8			
2092-1	5B SUNNYSIDE LN	1300	11,080.65	C	11,080.65	1.11	1			
2407	146B MAIN ST	1300	66,294.64	C	66,294.64	6.63	6			
SUBTOTAL POTENTIAL UNITS							<b>42</b>			

**GREATER RESIDENTIAL OPPORTUNITY PARCELS - REDUCED MINIMUM LOT SIZE**

Parcel ID	Address	Land Use Code	Parcel SF	Zoning	Parcel SF After Conservation areas	Area/Min Lot Riverwalk	Dwelling Units
<i>RESIDENTIAL ZONING</i>							
2731	2B UPLAND RD	1300	277,627.60	B	249,322.41	24.93	24
2409	1440 MAIN ST	1040	302,765.79	C	253,425.56	50.69	50
SUBTOTAL POTENTIAL UNITS							<b>74</b>
<i>INDUSTRIAL AND BUSINESS ZONING</i>							
2168	45 WINTHROP ST	4040	146,558.99	WCI	146,558.99	14.66	14
SUBTOTAL POTENTIAL UNITS							<b>14</b>

**TOTAL POTENTIAL UNITS WITH CURRENT ZONING + REDUCED MIN LOT SIZE ON OPPORTUNITY PARCELS**

42
74
14
<b>TOTAL ADDITIONAL HOUSING FOR CURRENT ZONING + REDUCED MIN LOT SIZE SCENARIO</b>
<b>130</b>

Note: Two additional parcels (Parcel ID 4042-5 and 2000-15-1) were identified through Town Assessing Data as "vacant" and "developable." However, due to parcel size and existing zoning, zero units of housing could be developed on them.



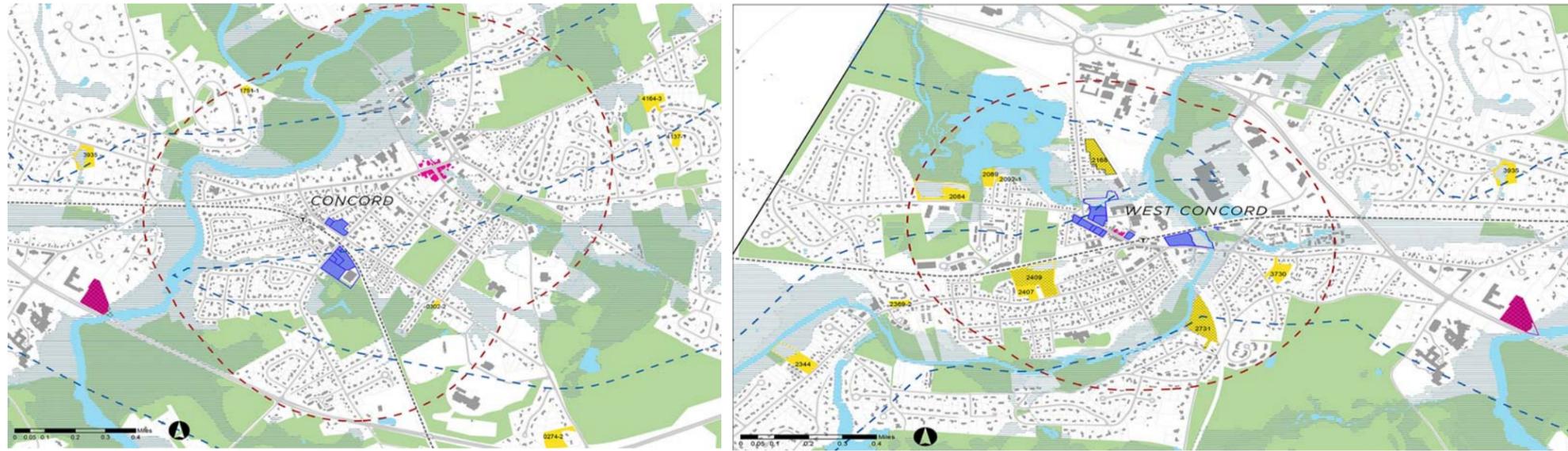
### Scenario C – Cluster Housing Opportunity

Examining the three “cluster opportunity” parcels, with an even more focused increase in allowed density, a minimum lot size of 6,500 SF was applied to the potential opportunity parcels based on the approximate developable square feet of land area per housing unit for the Concord Riverwalk community. The Town has been supportive of new housing typologies that would create smaller homes that are more compactly organized and are more sustainable in design at lower prices. The 6,500 SF lot size was calculated based on the developable portion of the Riverwalk site. Similarly, and for the purposes of this exercise, all of the parcels were decreased in size for the purposes of the calculations to remove any portions that are in wetlands or floodplains. (See following **Potential Residential Growth – Current Zoning + Cluster Housing**.)

Using the 6,500 SF lot size to calculate potential new housing on the three “cluster opportunity” parcels and then adding to the number of potential units from Group 1 under current zoning, the total estimate of possible new housing units is approximately 145.

**POTENTIAL RESIDENTIAL GROWTH - CURRENT ZONING + CLUSTER HOUSING**

PARCELS IN YELLOW IDENTIFIED AS "VACANT" AND "DEVELOPABLE" FOR RESIDENTIAL USE ONLY (Source: Town Assessing Data)



**PARCELS IDENTIFIED AS "VACANT" AND "DEVELOPABLE" - RESIDENTIAL ZONING**

Parcel ID	Address	Land Use Code	Parcel SF	Zoning	Parcel SF After Conservation areas	Area/Min Lot Area according to Zoning	Dwelling Units
3935	3A CRESCENT RD	1300	129,353.40	A	73,993.69	1.85	1
1751-1	10B SQUAW SACHEM TRL	1313	18,404.20	A	18,404.20	0.46	0
0274-2	61B WALDEN ST	1300	120,609.84	A	120,609.84	3.02	3
4137-1	157 ALCOTT RD	130V	36,980.60	B	36,980.60	1.85	1
2084	22B LAWS BROOK RD	1300	288,222.90	B	106,166.77	5.31	5
4164-3	123 INDEPENDENCE RD	1310	96,874.81	B	95,188.97	4.76	4
2344	1854 MAIN ST	1300	176,063.07	B	101,277.82	5.06	5
0302-2	33B THOREAU ST	1300	11,682.76	C	11,682.76	1.17	1
2369-2	167B MAIN ST	1300	29,248.17	C	29,248.17	2.92	2
2089	5A SUNNYSIDE LN	1300	58,299.94	C	54,610.80	5.46	5
3730	80X MAIN ST	1300	87,524.74	C	87,524.74	8.75	8
2092-1	5B SUNNYSIDE LN	1300	11,080.65	C	11,080.65	1.11	1
2407	146B MAIN ST	1300	66,294.64	C	66,294.64	6.63	6
SUBTOTAL POTENTIAL UNITS							<b>42</b>

Zoning District	Minimum Lot Area (SF)
AA	80,000
A	40,000
B	20,000
C	10,000
I	20,000
WCI	20,000

**Concord Riverwalk - Reference**

Parcel Area	161,964
Open Space	80,982
Number of units	13
Lot size per unit*	6,229.37

\*Calculated without including the preserved open space portion of the parcel/ site

**GREATER RESIDENTIAL OPPORTUNITY PARCELS - CLUSTER HOUSING LOT SIZE**

Parcel ID	Address	Land Use Code	Parcel SF	Zoning	Parcel SF After Conservation areas	Area/Min Lot Riverwalk°	Dwelling Units
<i>RESIDENTIAL ZONING</i>							
2409	1440 MAIN ST	1040	302,765.79	C	253,425.56	40.68	40
2731	2B UPLAND RD	1300	277,627.60	B	249,322.41	40.02	40
SUBTOTAL POTENTIAL UNITS							<b>80</b>
<i>INDUSTRIAL AND BUSINESS ZONING</i>							
2168	45 WINTHROP ST	4040	146,558.99	WCI	146,558.99	23.53	23
SUBTOTAL POTENTIAL UNITS							<b>23</b>

°Unit count calculated using the 6,229SF "Lot size"

**TOTAL POTENTIAL UNITS WITH CURRENT ZONING + CLUSTER HOUSING LOT SIZE ON OPPORTUNITY PARCELS**

42  
80  
23

**TOTAL ADDITIONAL HOUSING FOR CURRENT ZONING + CLUSTER LOT SIZE SCENARIO** **145**

Note: Two additional parcels (Parcel ID 4042-5 and 2000-15-1) were identified through Town Assessing Data as "vacant" and "developable." However, due to parcel size and existing zoning, zero units of housing could be developed on them.

**Table 1. Smart Growth Analysis – Summary of Potential Residential**

			Potential Number of New Housing Units by Zoning Scenario				
				A	B	C	
	Zoning District	# Parcels	Min Lot Size (SF) / Housing Unit	Current Zoning	Reduce Min Lot Size (by 1/2 of Current Zoning)	Cluster Development*	
<b>Group 1: Vacant Developable Parcels</b>							
	Residence AA	4	80,000	4			
	Residence A	1	40,000	0			
	Residence B	4	20,000	15			
	Residence C	6	10,000	23			
<b>Estimated Total</b>		15		42			
<b>Group 2: Identified Greater Residential Opportunity Parcels (Vacant)</b>							
	Residence B	1	20,000	12	24	40	
	Residence C	1	10,000	25	50	40 <sup>□</sup>	
<b>Estimated Total</b>		2		37	74	80	
<b>Group 3: Identified Potential Mixed-Use or Redevelopment Opportunity Sites</b>							
	WCI ✧	# Sites	1	20,000	7	14	23
<b>Estimated Total</b>		1		7	14	23	
<b>Estimated Total of 1A + 2A + 3A</b>				86			
<b>Estimated Total of 1A + 2B + 3B</b>					130		
<b>Estimated Total of 1A + 2C + 3C</b>						145	

<sup>□</sup>Note: There are fewer potential units in Residential Zone C from modifying the zoning to 1/2 of the existing zoning to the fixed minimum lot size since 1/2 of Zone C's minimum lot requirement is 5,000SF vs the fixed minimum lot size of 6,500SF.

✧ WCI: This parcel includes an existing commercial/ industrial use. The Plan does not recommend replacing this use with residential but illustrates that if the parcel were to be redeveloped in the future, it could be a cluster housing opportunity site.

\*Cluster Development was calculated using a minimum lot size of 6,500 SF, using the recent Concord Riverwalk as a reference for appropriate FAR on the developable land.



### **Smart Growth Analysis – Mixed-Use/ Residential**

Eight sites<sup>o</sup> were identified as having potential for mixed-use redevelopment because of their location near Concord Station or West Concord Station, frontage onto a main street, or previous identification by the Town or in the West Concord Master Plan. For the analysis, the following assumptions were used:

- Mixed-use program included a single floor of commercial/ light industrial use with two upper floors of residential multi-family housing.
- Housing was calculated as a 50% of residential SF for 1-bedrooms (800 SF) and the other 50% of residential SF for 2-bedroom (950 SF) units.
- The recent Brookside Square was used for reference to help calculate an approximate FAR for the developable portion of the site.

This analysis indicates that approximately 227 units of multi-family housing could be added over eight sites of mixed-use development within the Thoreau Depot Area and West Concord Center focus areas. Adding this figure to the previous total estimate of 145 homes on the vacant parcels and cluster opportunity parcels, the new estimated total number of residences within the Smart Growth Analysis areas would be approximately 372 housing units. (See the **Potential Commercial and Residential Growth – Thoreau Depot Subarea and Potential Commercial and Residential Growth – West Concord Subarea** as shown below as part of the **Smart Growth Analysis – Commercial/ Industrial and Mixed-Use** below.)

<sup>o</sup> These analyses did not include notification or discussion with any property owners. The estimates generated from these analyses are for illustrative purposes, and though the parcels used for this analysis were vetted through a series of criteria, it is possible that other parcels meeting similar criteria could become available for redevelopment.

**Table 2. Smart Growth Analysis – Summary of Potential Residential including Mixed-Use**

				Potential Number of New Housing Units by Zoning Scenario			
				A	B	C	D
	Zoning District	# Parcels	Min Lot Size (SF) / Housing Unit	Current Zoning	Reduce Min Lot Size (by 1/2 of Current Zoning)	Cluster Development*	Mixed-Use Development†
<b>Group 1: Vacant Developable Parcels</b>							
	Residence AA	4	80,000	4			
	Residence A	1	40,000	0			
	Residence B	4	20,000	15			
	Residence C	6	10,000	23			
<b>Estimated Total</b>		15		42			
<b>Group 2: Identified Greater Residential Opportunity Parcels (Vacant)</b>							
	Residence B	1	20,000	12	24	40	
	Residence C	1	10,000	25	50	40	
<b>Estimated Total</b>		2		37	74	80	
<b>Group 3: Identified Potential Mixed-Use or Redevelopment Opportunity Sites</b>							
		<b># Sites</b>					
	TDB	3					117
	WCI ⇨	1	20,000	7	14	23	
	WCV/ WCB/ WCI	5					110
<b>Estimated Total</b>		9		7	14	23	227
<b>Estimated Total of 1A + 2A + 3A</b>				86			
<b>Estimated Total of 1A + 2B + 3B</b>					130		
<b>Estimated Total of 1A + 2C + 3C</b>						145	
<b>Estimated Total of 1A + 2C + 3C + 3D</b>							372

⇨ WCI: This parcel includes an existing commercial/ industrial use. The Plan does not recommend replacing this use with residential but illustrates that if the parcel were to be redeveloped in the future, it could be a cluster housing opportunity site.

\*Cluster Development was calculated using a minimum lot size of 6,500 SF, using the recent Concord Riverwalk as a reference for appropriate FAR on the developable land.

† Mixed-Use Development was calculated assuming a three-story building with two upper floors of residential, a combination of 1- and 2-bedroom units and using the recent Brookside Square as a reference for developable FAR of 0.7.



## **Smart Growth Analysis – Commercial/ Industrial and Mixed-Use**

Seven distinct non-residential areas were identified during the initial criteria assessment and were analyzed for potential commercial/ industrial and potential mixed-use redevelopment. For this analysis, the commercial/ industrial subareas were referred to as: Concord Center, Thoreau Depot, West Concord Center, Baker Avenue, Concord Turnpike, Virginia Road, and 2229 Main Street (Starmet). These analyses did not include notification or discussion with any property owners. The estimates generated from these analyses are for illustrative purposes. Though the parcels included in the analysis were vetted through a series of criteria, it is possible that other parcels meeting similar criteria could become available for redevelopment.

## **Summary Smart Growth Analysis – Commercial/ Industrial and Mixed-Use by Subarea**

### **Concord Center**

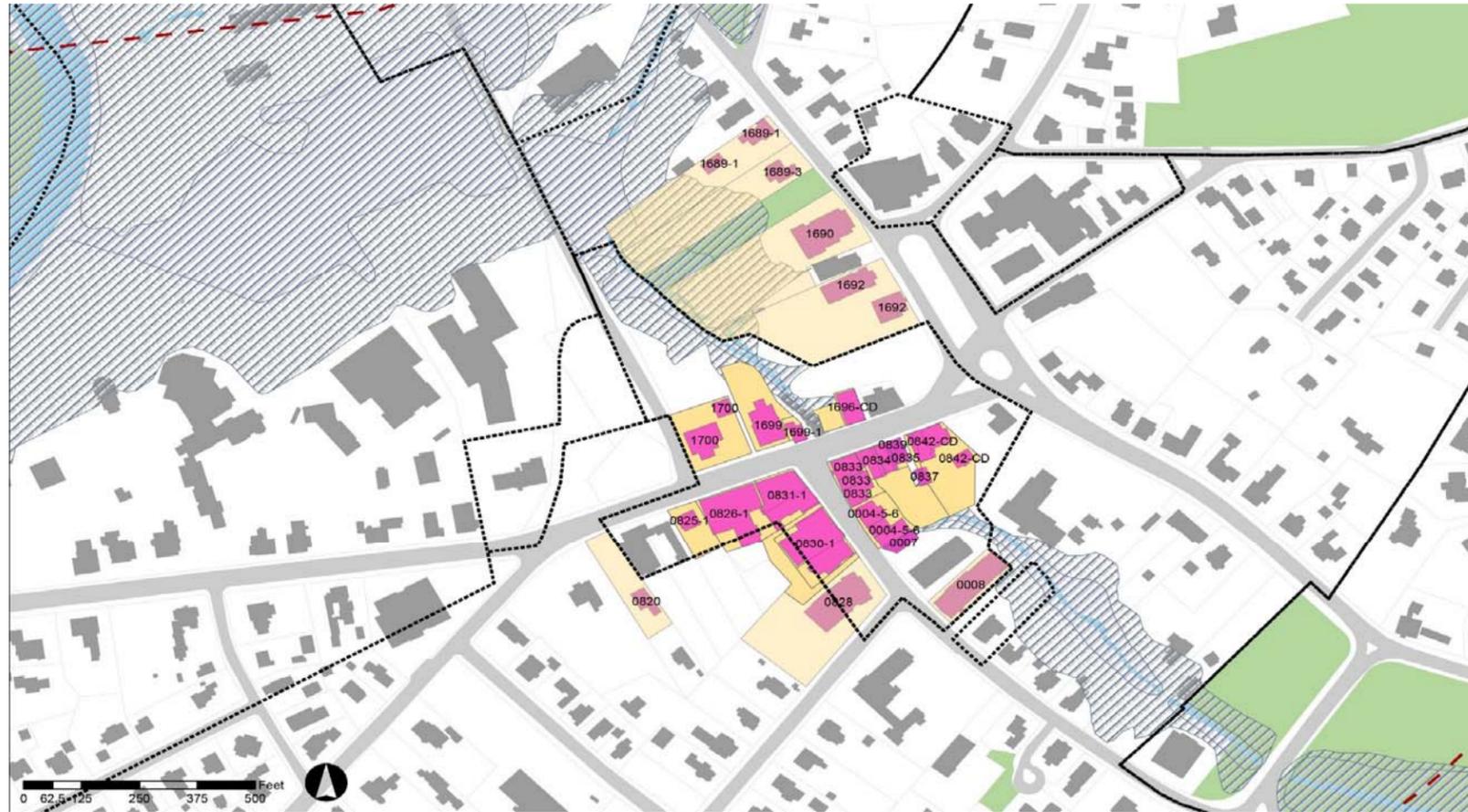
For the Concord Center Subarea analysis, the analysis sought to calculate what additional commercial space could be added above existing buildings instead of new construction or redevelopment. Residential use for new additions was not assumed at this time due to significant building and construction requirements and costs. For this analysis, the criteria included:

- Include parcels within the Concord Center Business District that are two stories or less.
- Exclude parcels with single family residential or tax-exempt, non-commercial, uses e.g., churches.
- Estimate a maximum of 3.5 floors based on existing height limit of 35 feet.
- Additional new square footage calculated by multiplying extra stories (3.5 minus existing) by existing building shape area.

This analysis indicates that Concord Center could theoretically add an additional 165,000 SF of commercial space in upper floor additions. However, any addition or renovation would have to be financially feasible for property owners, and this exercise did not take into account parking requirements for new commercial space. Also, given the important historic character and design of the center, the build-out of significant numbers of the existing buildings would not be recommended. (See **Potential Commercial Growth – Concord Center Subarea.**)

**POTENTIAL COMMERCIAL GROWTH - CONCORD CENTER SUBAREA**

PARCELS IN BRIGHT PINK IDENTIFIED FOR POTENTIAL ADDITIONAL STORIES OF COMMERCIAL ABOVE EXISTING BUILDINGS



**PARCELS WITH EXISTING BUILDINGS OF 2 STORIES OR LESS - CONCORD CENTER BUSINESS ZONING DISTRICT**

FCODE	Parcel ID	Address	Building Shape Area	Parcel SF	Land Use Code	Existing Use	Existing Stories	Zoning	Add'l Stories	Net New SF
Building	0004-5-6	17-33 WALDEN ST	1,189	10,271	3250	SM RETAIL	1.00	CCB	2.5	2,973
Building	0004-5-6	17-33 WALDEN ST	2,624	10,271	3250	SM RETAIL	1.00	CCB	2.5	6,560
Building	0004-5-6	17-33 WALDEN ST	2,521	10,271	3250	SM RETAIL	1.00	CCB	2.5	6,303
Building	0825-1	75 MAIN ST	1,571	8,490	3410	BANK BLDG	2.00	CCB	1.5	2,356
Building	0826-1	59-73 MAIN ST	12,460	17,509	3250	SM RETAIL	1.00	CCB	2.5	31,150
Building	0830-1	14-18 WALDEN ST	14,871	11,358	3250	SM RETAIL	1.00	CCB	2.5	37,177
Building	0831-1	59-73 MAIN ST	10,718	5,242	3250	SM RETAIL	2.00	CCB	1.5	16,077
Building	0833	37-41 MAIN ST	2,274	8,402	3250	SM RETAIL	2.00	CCB	1.5	3,411
Building	0833	37-41 MAIN ST	2,828	8,402	3250	SM RETAIL	2.00	CCB	1.5	4,242
Building	0833	37-41 MAIN ST	1,738	8,402	3250	SM RETAIL	2.00	CCB	1.5	2,607
Building	0834	37-41 MAIN ST	2,603	2,242	3260	REST/CLUBS	1.00	CCB	2.5	6,508
Building	0835	37-41 MAIN ST	2,134	2,053	3250	SM RETAIL	2.00	CCB	1.5	3,201
Building	1699	52 MAIN ST	5,500	17,201	3410	BANK BLDG	2.00	CCB	1.5	8,250
Building	1699-1	42 MAIN ST	1,359	2,107	3250	SM RETAIL	2.00	CCB	1.5	2,038
Building	1700	64 MAIN ST	4,687	19,841	3410	BANK BLDG	1.00	CCB	2.5	11,716
Building	1700	58 MAIN ST	1,297	19,841	3410	BANK BLDG	1.00	CCB	2.5	3,242
Building	0842-CD	9-13 MAIN ST	5,009	18,576	995	CONDO MAIN	2.00		1.5	7,514
Building	0842-CD	5 MAIN ST	1,265	18,576	995	CONDO MAIN	2.00		1.5	1,897
Building	1696-CD	32 MAIN ST	3,371	3,620	995	CONDO MAIN	1.00		2.5	8,429
<b>TOTAL NET NEW COMMERCIAL SF</b>										<b>165,650</b>

**Methodology:**

- \* Only parcels that intersected with Concord Center Business Zoning District
- \* Only parcels that contained buildings of 2 stories or less
- \* Excluded parcels with government buildings, churches, or single family homes
- \* Estimated a maximum of 3.5 stories based on the existing height limit of 35 ft
- \* Additional stories calculated as: 3.5 minus the current number of stories
- \* Net New Commercial SF calculated by multiplying the extra stories by the existing building footprint area
- \* Additional open space and parking requirements for new commercial SF were not included in the exercise
- \* Assumed that new SF would be for commercial use at this time. While possible to add residential above existing commercial space, financial feasibility would require significant demand to cover additional design and construction costs for upper floor housing compared to commercial use.



### Thoreau Depot

In the Thoreau Depot Subarea, there were three potential sites reviewed for possible mixed-use redevelopment. This subarea includes the Crosby Market parcel previously identified for potential housing development in the 2015 HHP and currently has undetermined zoning. The number of potential housing units is described as part of the residential analysis; this analysis focuses on commercial use. The methodology included the following assumptions:

- Include sites on main road over 1.5 acres within the Thoreau Depot Business District.
- Without specific FAR guideline for mixed-uses, Brookside Square was used as a reference for FAR (not including the Post Office building and area).
- Assume three floors of development (ground floor commercial/ amenities; upper floor residential with 50-50% SF mix of 1BR and 2BR units).
- Crosby Market parcel analysis only includes the parking area, leaving the building intact.

Using this methodology and assuming redevelopment (not renovation) of existing buildings, the three sites can accommodate over 12,000 SF of net new ground floor commercial and over 100 units of multi-family housing units. (See **Potential Commercial and Residential Growth – Thoreau Depot Subarea.**)

**POTENTIAL COMMERCIAL AND RESIDENTIAL GROWTH - THOREAU DEPOT SUBAREA**

PARCELS IDENTIFIED BY LETTERED SITE FOR POTENTIAL MIXED-USE REDEVELOPMENT NEAR CONCORD TRAIN STATION



**POTENTIAL SITES FOR MIXED-USE REDEVELOPMENT**

*A - Adjacent Parcels to Crosby's Market*

Parcel ID	Address	Land Use Code	Land Use	Zoning	Parcel SF	Existing Building SF
0369	175 SUDBURY RD	3400	OFFICE BLD	TDB	4,776	1,856
0370	195 SUDBURY RD	3220	STORE/SHOP	TDB	69,370	17,262
0371	191 SUDBURY RD	3400	OFFICE BLD	TDB	24,820	14,272
0372	199 SUDBURY RD	3400	OFFICE BLD	TDB	10,474	4,250
<b>TOTAL</b>					<b>109,440</b>	<b>37,640</b>
<b>SUBTOTAL NET NEW SF</b>						<b>(12,104)</b>
		<b>FAR</b>	<b>0.7</b>			
Total Potential Development SF		<b>76,608</b>	Commercial Ground Flr	<b>25,536</b>		
Floor Plate SF (3 floors)		<b>25,536</b>	Residential SF (2 floors)	<b>40,858</b>		
			1BR	<b>26</b>		
			2BR	<b>22</b>		
<b>SUBTOTAL HOUSING UNITS</b>						<b>47</b>

**Methodology:**

- \* Only parcels within the Thoreau Depot Business Zoning District
- \* Utilized Brookside Square as a development reference (see numbers below)
- \* Brookside Square parcel was divided to extract the Post Office building and related parking to better reflect the development parcel for Brookside Square to determine a realistic development FAR
- \* Considered 3 floors of development: ground-floor mixed commercial and amenities and 2 floors residential (50% of SF for 1BR and 50% SF for 2BR)
- \* The Crosby's Market Parcel only considered the parking lot area and not the area with the existing building (store would remain in place).

**BROOKSIDE SQUARE - FOR REFERENCE**

Parcel Area TOTAL	214115.45
Parcel Area CUT	170427.41
Developable SF	116,968
Estimated FAR	0.7

*B - Crosby's Market Parcel (not including portion of site with existing building)*

Parcel ID	Address	Land Use Code	Land Use	Zoning	Parcel SF	Existing Building SF
0373	203 SUDBURY RD	3240	SUPERMKT	TDB	175,054	29,800
	Only the parking		PARKING	TDB	86,000	
<b>TOTAL</b>					<b>86,000</b>	<b>29,800</b>
<b>SUBTOTAL NET NEW SF</b>						<b>20,067</b>
		<b>FAR</b>	<b>0.7</b>			
Total Potential Development SF		<b>60,200</b>	Commercial Ground Flr	<b>20,067</b>		
Floor Plate SF (3 floors)		<b>20,067</b>	Residential SF (2 floors)	<b>32,107</b>		
			1BR	<b>20</b>		
			2BR	<b>17</b>		
<b>SUBTOTAL HOUSING UNITS</b>						<b>37</b>

**NET NEW COMMERCIAL SF FROM MIXED-USE REDEVELOPMENT**

Site A	(12,104)
Site B	20,067
Site C	4,725
<b>TOTAL NET NEW SF</b>	<b>12,688</b>

**NEW RESIDENTIAL UNITS FROM MIXED-USE REDEVELOPMENT**

Site A	47
Site B	37
Site C	32
<b>TOTAL UNITS</b>	<b>116</b>

*C - Parcels across from Concord Train Station*

Parcel ID	Address	Land Use Code	Land Use	Zoning	Parcel SF	Existing Building SF
0749	109 THOREAU ST	3230	SHOPNGMALL	TDB	60,626	3,430
0750	89 THOREAU ST	3400	OFFICE BLD	TDB	14,251	9,316
<b>TOTAL</b>					<b>74,877</b>	<b>12,746</b>
<b>SUBTOTAL NET NEW SF</b>						<b>4,725</b>
		<b>FAR</b>	<b>0.7</b>			
Total Potential Development SF		<b>52,414</b>	Commercial Ground Flr	<b>17,471</b>		
Floor Plate SF (3 floors)		<b>17,471</b>	Residential SF (2 floors)	<b>27,954</b>		
			1BR	<b>17</b>		
			2BR	<b>15</b>		
<b>SUBTOTAL HOUSING UNITS</b>						<b>32</b>



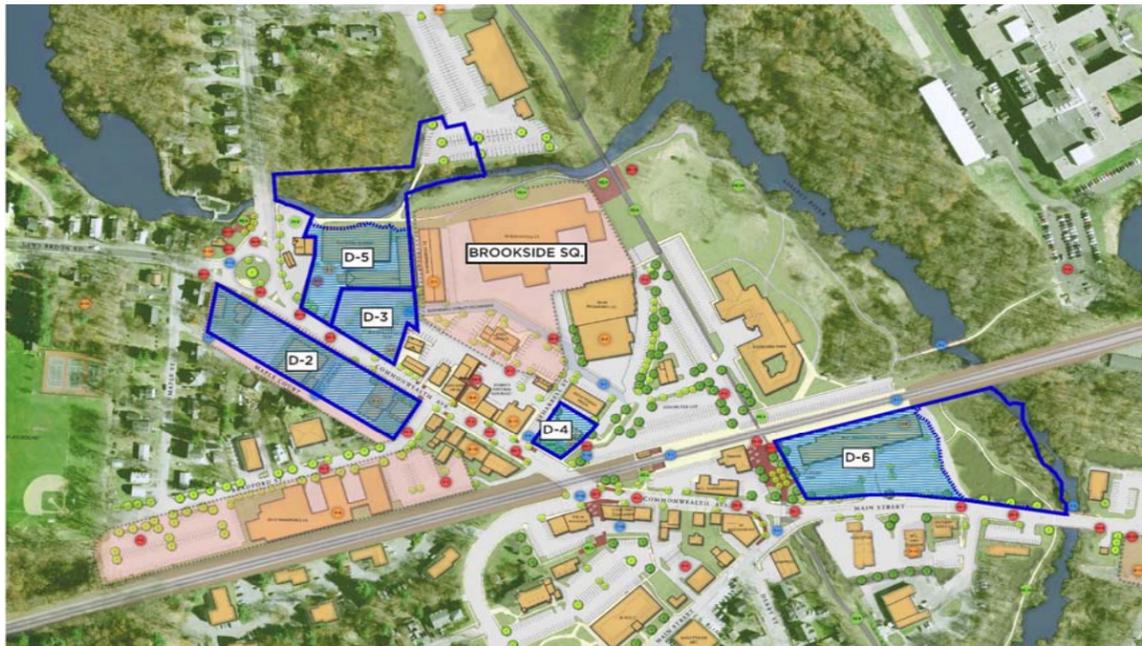
### West Concord Center

Using the 2010 West Concord Village Master Plan's assessment of potential renovation and redevelopment parcels, analysis included seven previously identified sites that have not been redeveloped. This subarea was the only one to include both mixed-use redevelopment potential and renovation/ additions to existing buildings. The upper floor additions, similar to the Concord Center analysis, only include commercial uses at this time due to significant building and construction requirements for residential uses.

In the West Concord Center Subarea, five parcels were previously identified as potential redevelopment parcels, and these sites are considered mixed-use opportunities in this analysis. Two additional existing buildings were identified as targets for potential one-story additions. For all eight sites, the potential net new commercial space is just under 12,000 SF. The mixed-use sites also have the potential for over 100 housing units. (See **Potential Commercial and Residential Growth –West Concord Subarea.**)

**POTENTIAL COMMERCIAL AND RESIDENTIAL GROWTH - WEST CONCORD SUBAREA**

PARCELS IDENTIFIED IN WEST CONCORD VILLAGE MASTER PLAN FOR POTENTIAL MIXED-USE REDEVELOPMENT AND COMMERCIAL GROWTH



Source: Base Map and Parcel Identification from 2010 West Concord Village Master Plan

**WEST CONCORD VILLAGE MASTER PLAN LABELLED PARCELS IDENTIFIED FOR POTENTIAL REDEVELOPMENT OR ADDITIONS**

**MIXED-USE REDEVELOPMENT**

D-2							
Parcel ID	Address	Land Use Code	Land Use	Zoning	Parcel SF	Existing Building SF	
2232	135 COMMONWEALTH AVE	3300	AUTO V S&S	WCV	28,445	11,251	
2231	129 COMMONWEALTH AVE	0340	OFFICE BLD	WCV	8,364	2,061	
2239	5 LAWS BROOK RD	1120	APT OVER 8	WCB	14,665	3,456	
2219	119 COMMONWEALTH AVE	3220	STORE/SHOP	WCV	14,940	3,000	
2218	113 COMMONWEALTH AVE	3250	SM RETAIL	WCV	7,428	3,488	
					TOTAL	73,842	23,256
					<b>SUBTOTAL NET NEW SF</b>		<b>(6,026)</b>
		FAR	0.7				
Total Potential Development SF		51,689	Commercial Ground Flr	17,230			
Floor Plate SF (3 floors)		17,230	Residential SF (2 floors)	27,568			
			1BR	17			
			2BR	15			
					<b>SUBTOTAL HOUSING UNITS</b>	<b>32</b>	

**Methodology:**

- \* Parcels identified as potential redevelopment scenarios in the West Concord Village Master Plan
- \* Utilized Brookside Square as a development reference (see numbers below)
- \* Brookside Square parcel was divided to extract the Post Office building and related parking to better reflect the development parcel for Brookside Square to determine a realistic development FAR
- \* Considered 3 floors of development: ground-floor mixed commercial and amenities and 2 floors residential (50% of SF for 1BR and 50% SF for 2BR)

**BROOKSIDE SQUARE - FOR REFERENCE**

Parcel Area TOTAL	214115.45
Parcel Area CUT	170427.41
Development SF	116,968
Estimated FAR	0.7

**NET NEW COMMERCIAL SF FROM MIXED-USE REDEVELOPMENT**

Site D-2	(6,026)
Site D-3	7,257
Site D-4	159
Site D-5	(656)
Site D-6	2,374
<b>Net New Total from Mixed-Use</b>	<b>3,108</b>

Net New Total from Mixed-Use 3,108

**NET NEW TOTAL COMMERCIAL SF**

Net New Total from Mixed-Use	3,108
Net New Total from Additions	8,718
<b>TOTAL NET NEW SF</b>	<b>11,825</b>

**NEW RESIDENTIAL UNITS FROM MIXED-USE REDEVELOPMENT**

Site D-2	32
Site D-3	13
Site D-4	6
Site D-5	22
Site D-6	38
<b>TOTAL UNITS</b>	<b>111</b>

D-3						
Parcel ID	Address	Land Use Code	Land Use	Zoning	Parcel SF	Existing Building SF
2184-1-2	13B COMMONWEALTH AVE	3370	PARK LOT MDL-00	WCV	31,102	-
					TOTAL	31,102
					<b>SUBTOTAL NET NEW SF</b>	<b>7,257</b>
		FAR	0.7			
Total Potential Development SF		21,771	Commercial Ground Flr	7,257		
Floor Plate SF (3 floors)		7,257	Residential SF (2 floors)	11,611		
			1BR	7		
			2BR	6		
					<b>SUBTOTAL HOUSING UNITS</b>	<b>13</b>

D-4						
Parcel ID	Address	Land Use Code	Land Use	Zoning	Parcel SF	Existing Building SF
2195	74 COMMONWEALTH AVE	4000	FACTORY	WCV	13,299	2,944
					TOTAL	13,299
					<b>SUBTOTAL NET NEW SF</b>	<b>159</b>
		FAR	0.7			
Total Potential Development SF		9,310	Commercial Ground Flr	3,103		
Floor Plate SF (3 floors)		3,103	Residential SF (2 floors)	4,965		
			1BR	3		
			2BR	3		
					<b>SUBTOTAL HOUSING UNITS</b>	<b>6</b>

D-5						
Parcel ID	Address	Land Use Code	Land Use	Zoning	Parcel SF	Existing Building SF
2184-1-1	152 COMMONWEALTH AVE	4000	FACTORY	WCI	127,959	12,766
					DEVELOPABLE PART	51,899
					TOTAL	51,899
					<b>SUBTOTAL NET NEW SF</b>	<b>(656)</b>
		FAR	0.7			
Total Potential Development SF		36,330	Commercial Ground Flr	12,110		
Floor Plate SF (3 floors)		12,110	Residential SF (2 floors)	19,376		
			1BR	12		
			2BR	10		
					<b>SUBTOTAL HOUSING UNITS</b>	<b>22</b>

D-6						
Parcel ID	Address	Land Use Code	Land Use	Zoning	Parcel SF	Existing Building SF
2452	1200 MAIN ST	3230	SHOPNGMALL	WCB	172,931	18,100
					DEVELOPABLE PART	87,745
					TOTAL	87,745
					<b>SUBTOTAL NET NEW SF</b>	<b>2,374</b>
		FAR	0.7			
Total Potential Development SF		61,421	Commercial Ground Flr	20,474		
Floor Plate SF (3 floors)		20,474	Residential SF (2 floors)	32,758		
			1BR	20		
			2BR	17		
<b>NET GAIN IN SF</b>		<b>43,321</b>				
					<b>SUBTOTAL HOUSING UNITS</b>	<b>38</b>

**POTENTIAL ADDITIONAL STORIES OF COMMERCIAL ABOVE EXISTING BUILDING**

Parcel ID	Address	Land Use Code	Land Use	Zoning	Building Shape Area	Existing Stories	Add'l Stories <sup>o</sup>	Net New SF	
2194-CD	84-84 LL COMMONWEALTH AVE	995	CONDO MAIN		5,569	1.00	1.0	5,569	
2193-CD	92-100 COMMONWEALTH AVE	995	CONDO MAIN		3,149	1.00	1.0	3,149	
								<b>SUBTOTAL NET NEW COMMERCIAL SF</b>	<b>8,718</b>

<sup>o</sup>Only 1 additional floor was estimated following the suggestion in the West Concord Village Master Plan

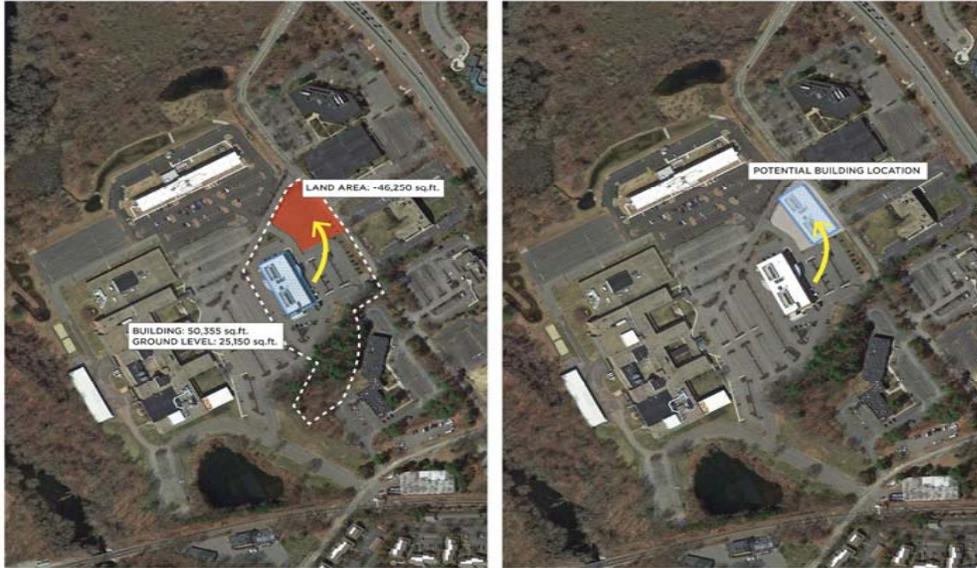


### Baker Avenue, Concord Turnpike, and Virginia Road Subareas

The three Subareas are referred to as Baker Avenue, Concord Turnpike, and Virginia Road. While the Virginia Road Subarea is outside of the Focus Areas, it is a significant industrial and research cluster in Concord. These areas were evaluated for potential commercial development using existing commercial/ industrial buildings in Concord as references for FAR. These subareas consist of vacant parcels that were adjusted to omit wetlands, floodplains, or conservation lands from the calculable area. The total potential new commercial development for all three subareas is approximately 180,000 SF.

**POTENTIAL COMMERCIAL GROWTH - BAKER AVENUE**

POSSIBLE INFILL COMMERCIAL WITHIN BAKER AVENUE SITE



POSSIBLE INFILL DEVELOPMENT WITHIN BAKER AVENUE SITE

Parcel ID	Address	Land Use Code	Land Use	Zoning	Parcel SF
3794-1-3	330 BAKER AVE	3420	PROF BLDG MDL-94	IPA	269,875
			GREEN SPACE	IPA	46,250

Existing Building	
Total Building SF	50,355
Ground Floor	25,150
Stories	2

TOTAL NEW COMMERCIAL SF **50,355**

**Methodology:**

- \* One adjacent building used as a comparison reference
- \* No parking area was selected or used to overlay potential infill building
- \* Additional open space and parking requirements for the potential new commercial SF were not included for this exercise



Adjacent Building (Harvard Vanguard Medical Associates)

**POTENTIAL COMMERCIAL GROWTH - CONCORD TURNPIKE**

POSSIBLE INFILL COMMERCIAL NEAR CONCORD TURNPIKE AND EMERSON HOSPITAL



**SITE LABELLED FOR POTENTIAL INFILL COMMERCIAL DEVELOPMENT**

*Site A*

Pacel ID	Address	Land Use Code	Land Use	Zoning	Parcel SF	Potential Building SF
3988-1	4B OLD RD TO 9 ACRE COR	3900	DEVELOPABLE LAND	LB	218,360	43,672
<b>TOTAL NEW BUILDING/ COMMERCIAL SF</b>						<b>43,672</b>

*Existing Developed Adjacent Parcel to Estimate Allowable FAR*

Pacel ID	Address	Land Use Code	Land Use	Zoning	Parcel SF	Building SF	FAR
3988	57 OLD RD TO 9 ACRE COR	3040	NURSING HM	LB	513,693	100,170	0.19
TOTAL					513,693	100,170	0.19
							<b>~0.20</b>

**Methodology:**

\* The existing developed adjacent parcel was used as reference to determine the possible FAR for the developable parcel.

**POTENTIAL COMMERCIAL GROWTH - VIRGINIA ROAD**

POSSIBLE INFILL COMMERCIAL ALONG VIRGINIA ROAD



**SITES LABELLED FOR POTENTIAL INFILL COMMERCIAL DEVELOPMENT**

Site A						
Parcel ID	Address	Land Use Code	Land Use	Zoning	Parcel SF	Potential Building SF
4287-1-2	50A VIRGINIA RD	4400	IND LD DV	IPB	238,893	71,668
<b>SUBTOTAL NEW BUILDING SF</b>						<b>71,668</b>

Site B						
Parcel ID	Address	Land Use Code	Land Use	Zoning	Parcel SF	Potential Building SF
4289	61A VIRGINIA RD	4420	IND LD UD	IPB	59,535	17,861
<b>SUBTOTAL NEW BUILDING SF</b>						<b>17,861</b>

**TOTAL NEW COMMERCIAL INFILL SF**

Site A	71,688
Site B	17,861
<b>TOTAL NEW COMMERCIAL SF</b>	<b>89,549</b>

**Methodology:**

\*There are 4 surrounding parcels to the existing developed industrial parcels that are not completely limited by wetland and green space restrictions.  
 \* The existing developed parcels were used as reference to determine the possible FAR for the developable parcels.

*Existing Developed Parcels to Estimate Allowable FAR*

Parcel ID	Address	Land Use Code	Land Use	Zoning	Parcel SF	Building SF	FAR Estimate
4288-1	521 VIRGINIA RD	905C	P/HOS CHAR MDL-94	IPB	224,067	60,168	0.27
4288-3	561 VIRGINIA RD	3400	OFFICE BLD	IPB	190,023	61,354	0.32
4288-4	575 VIRGINIA RD	3400	OFFICE BLD	IPB	203,358	62,172	0.31
4288-5	555 VIRGINIA RD	3400	OFFICE BLD	IPB	174,374	44,380	0.25
4288-6	56A VIRGINIA RD	4420	IND LD UD	IPB	15,912	-	-
<b>TOTAL</b>					<b>807,734</b>	<b>228,074</b>	<b>0.28</b>
							<b>~0.30</b>



### 2229 Main Street (Starmet) Subarea

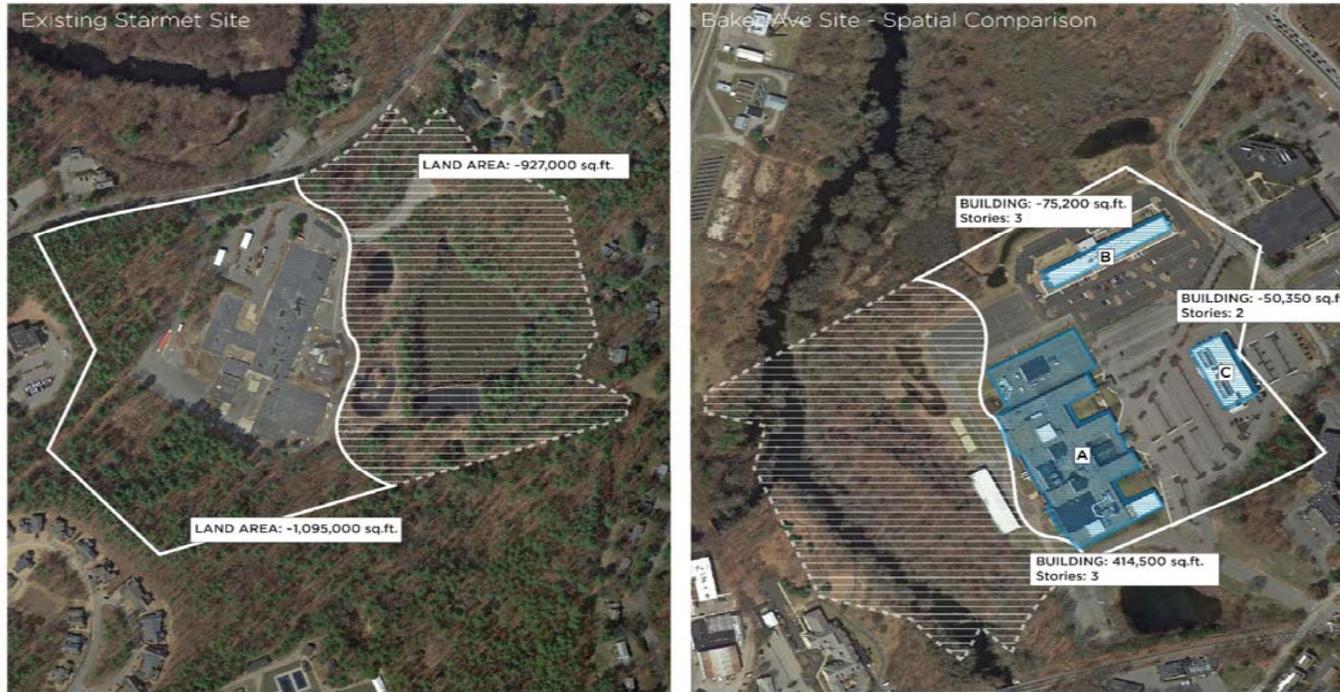
The 2229 Main Street Oversight Committee has been working diligently to monitor the cleanup of the former Starmet and Nuclear Metals site. While the committee has been supporting the Town in efforts to acquire the site, they have also been the driving force behind the call for site and development planning by the Town to turn the Superfund site into an asset for the community. Though the 2229 Main Street Oversight Committee is not charged with planning for the site, it has suggested a variety of uses, including limited residential, recreation, conservation, transportation, public facilities maintenance, energy production, among others.

Following Smart Growth strategies, the suggestion of residential uses on the site may be sound in terms of certain amenities nearby, such as the Stop & Shop in Acton. However, the location is not easily accessible for Town-related programs, social and emergency services, and non-driving residents. The site could, as suggested by the Oversight Committee, easily host multiple uses for Town departments and facilities, public recreational space, temporary or seasonal shuttle/ remote parking, etc. Permanent uses would require further site planning and community discussion.

For the purposes of this analysis, the 2229 Main Street site was examined as a potential commercial site similar to the Baker Avenue business park. While currently there is not a strong demand for another significant commercial hub, the size and location on Main Street would make it a possibility. (See **Potential Commercial Growth Scenario – 2229 Main Street/ Starmet.**)

While it is not likely that the former Starmet site would be redeveloped for only commercial or light industrial uses, the developable portion of the site is comparable to the developed portion of Baker Avenue area, which currently includes approximately 540,000 SF of commercial use. This plan does not specifically advocate for a specific or single use for the site.

**POTENTIAL COMMERCIAL GROWTH SCENARIO - 2229 MAIN STREET/ STARMET**  
 ANALYSIS FOR POSSIBLE INFILL COMMERCIAL ONLY WITHIN 2229 MAIN STREET/ STARMET SITE



**2229 MAIN STREET/ STARMET SITE - LAND AREA COMPARISON TO DEVELOPED PORTION OF BAKER AVE SITE**

*2229 Main Street/ Starmet Site*

Parcel ID	Address	Land Use Code	Land Use	Zoning	Parcel SF
2970-1	2229 MAIN ST	4420	IND LD UD	I	2,021,370
			GREEN SPACE/WETLAND		~927,000
			APPROXIMATE BUILDABLE AREA		~1,094,000

*Baker Ave. Buildings for comparison*

Parcel ID	Site/ Address	Zoning	Ground Floor SF	Stories	Total Building SF
3794-1	A/ 300 BAKER AVE	IPA	197,850	3	414,500
3794-1-2	B/ 320 BAKER AVE	IPA	27,736	3	75,182
3794-1-3	C/ 330 BAKER AVE	IPA	25,150	2	50,355

**TOTAL APPROXIMATE COMMERCIAL SF ~540,000**

**Methodology:**

\* 2229 Main Street/ Starmet parcel was compared with the existing industrial uses at Baker Ave.

\* An approximate division was done on the 2229 Main Street/ Starmet parcel to exclude wetlands and green areas from the buildable side of the parcel.



**Table 3. Smart Growth Analysis – Summary of Potential Commercial including Mixed-Use**

Geographic Area	Predominant Zoning	# Parcels/Sites	Building Addition, Redevelopment, or Infill	Estimated Potential New Net Commercial SF
Concord Center	CCB	19 Parcels	Additions only to existing buildings with ≤ 2 stories; assumes maximum of 3.5 floors based on maximum height	165,700
Thoreau Depot	TDB	3 Sites	Mixed-Use redevelopment of each site; assumes ground floor commercial with 2 floors residential	12,700
West Concord Center	WCV	5 Sites	Mixed-Use redevelopment of identified sites from WCV MP; assumes ground floor commercial with 2 floors residential	3,100
	WCV	2 Parcels	Addition to identified existing buildings; assumes 1 floor addition per WCV MP	8,600
Baker Avenue	IPA	1 Site	Infill development; assumes building footprint and SF similar to adjacent existing 2-story building	50,400
Concord Turnpike	LB	1 Parcel	Infill development; assumes FAR similar to adjacent developed parcel	43,700
Virginia Road*	IPB	2 Parcels	Infill development; assumes FAR similar to adjacent developed parcels	89,500
<b>Subtotal</b>				<b>373,700</b>
2229 Main Street (Starmet)	LIP1	1 Parcel	Redevelopment assumes just over 1/2 of parcel is developable; assumes FAR comparable to existing buildings at Baker Ave	540,000
<b>Total, if including maximized 2229 Main Street (Starmet)</b>				<b>913,700</b>

Using the analyses for the seven subareas, the potential net new commercial development is approximately 370,000 SF not including the 2229 Main Street (Starmet) site and just over 900,000 SF with a significant development at 2229 Main Street. Each commercial subarea has a distinct real estate market with its own set of potential users and developers – the smaller spaces within the village centers compared to the larger business park-like buildings outside of the village centers would attract different users with different space needs. If the Town were to actively encourage additional commercial growth, it could do so with targeted recruitment.

Additionally, though the location of Smart Growth development includes taking into account infrastructure (roads, water, sewer, etc.), as the analyses areas follow, the existing capacity of



that infrastructure varies throughout the system and may require increased capacity in order to service new development, even with new sustainable development technologies. As with any proposed development, an investigation of capacity is required during the development review process with the Town.

The potential housing estimates in the Tables above are not linked to a specific timeframe. The data in Table 4 below, showing the number of permits pulled for residential development projects, indicates that the permits issued each year have ranged between 29 to 57 (except for 2014) for the entire town. These figures suggest that housing development will continue to grow at a similar rate.

**Table 4. Concord Building Permits by Year**

Building Permits (excluding additions/alterations)	2011	2012	2013	2014	2015	2016	2017
New Single Family homes	30	29	55	38	51	43	39
Multi-family attached units	0	0	0	75	6	6	4
<b>Total Residential only</b>	<b>30</b>	<b>29</b>	<b>55</b>	<b>113</b>	<b>57</b>	<b>49</b>	<b>43</b>
Commercial	90	73	100	114	115	100	88
<b>Total Building Permits</b>	<b>120</b>	<b>102</b>	<b>155</b>	<b>227</b>	<b>172</b>	<b>149</b>	<b>131</b>

Source: Town of Concord

Estimated Population Projection from Smart Growth Analysis:

Using the housing unit estimates from the Smart Growth Analyses, a simplified population projection from possible development on these specific sites can be made based on the average household sizes. The most current average household size is 2.46 according to the 2010 U.S. Census. This is a decrease from the 2000 Census which listed Concord's average household size as 2.62. This follows the trend of smaller household sizes as children have grown and moved out.

**Table 5. Smart Growth Scenario Population Projection Estimates\***

Smart Growth Analysis Scenario	# of Possible Units from Analysis	Estimate of Additional Population*
Scenario A (1A + 1B + 1C)	86	211
Scenario B (1A + 2B + 3B)	130	319
Scenario C (1A + 2C + 3C)	145	356
Scenario D (1A + 2C + 3C + 3D)	372	915**

\*Based on Average Household Size of 2.46 from 2010 Census Data.

\*\*Note that the Mixed-Use units in the Thoreau Depot Subarea would include 50 - 1BR and 50 - 2BR units but the 2.46 Household size was still used for estimation.

Since the Smart Growth analysis does not take into account a specific timeframe for future development, the more accurate projection for overall town population growth would be MAPC's projections, which are included in Section 1 Demographics. Due in part to the excellent schools and related town services, Concord is, and will continue to be, an excellent place to raise a family. Projecting population growth is exceedingly difficult and Concord can do a better job of coordinating development initiatives (such as the 350 unit residential development on its



western border) with various Town boards and the school administration to minimize the strain on Town services and school budgets. In 2018, Concord’s schools are near 100% capacity. Expanding the population of school-aged children will require consideration of expanding school facilities.

**Table 6. MAPC Household and Housing Unit Projections for Concord**

Housing and Household Units				
	2000	2010	2020	2030
Households	5,948	6,484	7,028	7,502
Housing Units	6,153	6,947	7,456	7,943

*Source: 2014 MAPC Metro Boston Population and Housing Demand Projections*