



S Y M E S[®]

December 6, 2019

Elizabeth Hughes, Town Planner
Concord Planning Division
141 Keyes Road
Concord, MA 01742

RE: Center & Main, 1450 Main Street, Concord

Dear Elizabeth,

Enclosed with this letter is an Excel file detailing the diversity of housing for Center & Main as required in Section 10.2.3 of the Concord Zoning Bylaws. Specifically:

10.2.3. (a) There is a mix of 2 and 3-bedroom units. There is the potential for three 4-bedroom units as we have the septic capacity to add 3 bedrooms. This would be accomplished by converting loft space in the B2 unit to a 4th bedroom, this will be offered as an option in the sales process. However, we are limited by septic capacity to only three 4-bedroom units.

10.2.3 (b) We expect the C2 units to sell in the \$790,000 range for the low point and we expect the A1 units to sell in the \$1,150,000 range for the high point. That is a price differential of 45%.

10.2.3 (c) There are four duplex buildings and twenty-six single-family buildings.

In addition to the zoning conformance it should be noted the units as designed will appeal to diverse demographic groups:

The C units are all under 2,000 square feet and will appeal to single people, and first-time homebuyers. There are 15 first floor master bedroom units specifically designed to for the Concord downsizer. They vary in size from 1700 SF to 2478 SF appealing to different economic groups.

The A units are all designed as traditional 3 bedroom up style dwellings for families.

We feel the dwellings as designed will appeal to a broad and diverse socio-economic group.

Thank you

Jeffrey J. Rhuda

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