WATERSIDE COMMONS

NOW Communities

RECOGNITION

Concord Riverwalk has been recognized with some of the most prestigious architecture and urban development industry awards:

- Best of America Living Award (BALA)
- Builder Magazine's Project of the Year
- National Association of Homebuilder's Community of the Year
- American Institute of Architects' New England Design Honor Award

Riverwalk = the gold standard for sustainable smart growth development throughout the region by Planning Boards

NEIGHBORHOOD

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WATERSIDE COMMONS – CONCEPT PLAN

WATERSIDE COMMONS

PROPOSED SITE LAYOUT

APRIL 20, 2020

SCALE: 1"=30'-0"

UNION STUDIO

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WATERSIDE COMMONS - PARKING

WATERSIDE COMMONS

PARKING DISTRIBUTION DIAGRAM

APRIL 20 , 2020

SCALE: 1"=30'-0"

UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

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BUILDING ON SUCCESS

- Easy walk to West Concord Center
- Live on a park not park where you live
- Orient to sun
- Not-So-Big footprints and HP/ NZP Solar Ready building envelopes
- Cottage style architecture
- All electric/ no fossil fuels/ Low flow & Energy Star/ LED
- LID managed storm water systems
- River access, trails, outdoor fireplace & community gardens
- Preserve existing trees & build outside of resource areas
- Night Sky Friendly exterior site lighting
- Low maintenance, long lasting, sustainable materials
- Reuse existing building elements where possible
- Reach out to abutters early & often
- Protect open space via a Conservation Restriction
- Manage operations by HOA
- Project team

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WHAT'S NEW

- Two duplex 1+ bedroom units Flats (LIDU 80% & ADU 150%)
- EV charging stations
- Four-season community building
- Residential fire protection throughout
- Looped lines for higher water quality
- Shared drive: single point of entrance/ exit on to Main St
- Emergency vehicle access to each unit on lower court
- Technological material and fabrication advances
- Trash & recycling area for RW & WC

PRD purpose

- ✓ Encourage conservation of open space
- ✓ Provide mixture and diversity of housing types
- ✓ Pursue somewhat greater dwelling unit densities
- ✓ Appropriate clusters, harmonious with neighborhood
- ✓ Do not detract from ecological & visual qualities of area
- ✓ Site design and amenities should enhance quality of living for residents, the immediate neighborhood and the Town generally
- ✓ Avoid carbon-based fuels and harvest sun where possible
- ✓ Manage storm water by LID techniques

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