

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



WATERSIDE COMMONS – CONCEPT PLAN



WATERSIDE COMMONS

PROPOSED SITE LAYOUT

APRIL 20, 2020

SCALE: 1"=30'-0"



WATERSIDE COMMONS - PARKING

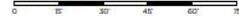


WATERSIDE COMMONS

PARKING DISTRIBUTION DIAGRAM

APRIL 20, 2020

SCALE: 1"=30'-0"



PAGE 3

NOW Communities



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

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 (approximately 70%)
- Manage operations by HOA
- Project team

WHAT'S NEW

- **Two duplex 1+ bedroom units
Flats (LIDU 80% & ADU 150%)**
- **EV ready 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



NOW Communities