



April 28, 2021

Dear Philip Farm and Kenney Lane Neighbors,

I met some of you in February 2020 at a coffee held at the home of Hank and Liz Haff to introduce Concord Children's Center to our new neighbors. At that time Concord Children's Center was in the process of purchasing 250 Old Bedford Road. Now, over a year later, we have finalized site plans and concept drawings of our planned classroom addition to the farmhouse to share with the neighborhood.

While we have tried to meet many of our neighbors along Old Bedford, Philip Farm, Virginia Road, and Kenney Lane, we know we have not met with everyone. We hope that the enclosed prospectus will serve to introduce us and provide a glimpse of our project. We are more than happy to hear from anyone with questions or concerns. I can be reached by phone on 978-369-3747 or by email to executive@concordchildrenscenter.org. You can also learn more about our non-profit early education program at www.concordchildrenscenter.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Pat Nelson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Pat Nelson, M.ED
Executive Director

Concord Children's Center *Reimagined*

Concord Children's Center

- Concord Children's Center (CCC) is an accredited, non-profit school in Concord committed to the development and early education of young children from the age of 10 weeks through preschool.
- CCC has been in Concord since 1975, and we have been part of the East Quarter since opening our site at Ripley in 1981. We are an important part of the fabric of Concord.
- CCC currently has three sites in town – in West Concord, across from Emerson Hospital, and at the Ripley School administration building.
- 36% of our Ripley families live within one mile of our Ripley site.
- 17% of our families have at least one parent who works for a local school (public or independent), including Concord Children's Center.
- After more than 30 years as a tenant of the Town at Ripley and 25 years as a tenant of Emerson Hospital, the needs of both of these landlords have changed. Our situation has therefore changed as well. CCC will therefore be moving to a two-site model as of fall 2022, keeping our West Concord location and building a new site at 250 Old Bedford Road,



250 Old Bedford Road

- Anticipated construction start and completion dates: September 2021, July 2022.
- The style of the site is based on a traditional New England farm, keeping the existing farmhouse and adding an attached barn.
- CCC has conducted a traffic study around the planned project, and the results are available on the Town of Concord Planning Board website.
- Scope of work:
 - renovations to the farmhouse, including addition of administrative offices;
 - construction of an addition with six classrooms and a community room;
 - addition of infant-toddler and preschool play spaces and a parking lot.

250 Old Bedford Road: Conceptual Drawings



*Top: The new site viewed from the intersection of Old Bedford Road and Virginia Road.
Bottom: An aerial perspective of the new site.*

*Top: Section of the infant-toddler playground at the new CCC site.
Bottom: Section of the preschool playground at the new CCC site.*



CCC West Concord

- Almost 20 years ago, CCC built a state-of-the-art early childhood care and education facility in West Concord on Main Street. The proposal was warmly received and was approved with no opposition. CCC went above and beyond to comply with all of Concord's building laws.
- This building today is a pillar of the West Concord community, and CCC is an important and valued part of the neighborhood.
- Similarly, CCC is committed to continuing to be a great neighbor to the community it serves in East Concord and will continue to work tirelessly toward this end.

What Our Main Street Neighbors Say

"The East Quarter neighborhood will be lucky to have another quality center for childcare and education. This project deserves the support of the community."

Pat Pluskal

Fowler Branch Librarian, Concord Free Public Library

"I particularly appreciate [CCC's] investment in building strong relationships among parents, between families and staff, and with community partners such as Concord Park."

Rev. Hannah C. Brown, Pastor

West Concord Union Church

"We have lived at our house for 7 years and have never had any issues with Concord Children's Center parking, traffic or noise. Parents are respectful of the parking and space surrounding the Center and do not use the surrounding streets to park while dropping off or picking up their children. You will thoroughly enjoy having the Concord Children's Center as your neighbor. "

Heather Leonardo

Neighbor, Concord Children's Center West Concord



Concord Children's Center, 1300 Main Street