

Concord Center for the Visual Arts  
37 Lexington Road  
Concord, MA  
10/1/22

**ZBA SUBMITTAL | APPLICATION NARRATIVES**

Section 2 : Is any Zoning relief being requested? If yes, explain:

This project will require a Special Permit with Site Plan review from the Zoning Board of Appeals because of the required relief from parking and the philanthropic use in a residential zone district requires a special permit. We will also be going to the Planning Board, which is required to make a recommendation to the ZBA. This path was confirmed when we discussed the project with all the required departments from the Town of Concord.

Section 3: Proposed Project: Provide a brief narrative of the project description:

The major portion of the project is to demolish the existing Coleman Gallery (small classroom constructed in the 1970's) and replace it with what we are calling the "Art Barn" consisting of two larger classrooms that can function as one space for special events. The exterior of the "Art Barn" is to have a more modern feel with grey vertical siding and simple exterior details with dark trim. The rear wall of the addition will be composed of glass which complements the large skylight in the main portion of the building completed in 1921. There will be a small addition to the right side of the building which is an expanded ADA compliant entrance, new kitchen and entry into the rear of the building. One the second floor, there will be two new dormers also on the right side which will expand the executive offices. For the landscape, there will be a new path from the front of the property that will lead to the rear entry and a large terrace outside the rear glass wall used for outdoor learning. There is an additional 1,050 SF of exterior paving (new rear patio wall and existing patio and front walkway expansion.

Gross Floor Area (GFA)

Existing Square Footage

1st: 3,239 sf

2nd: 2,498 sf

Base: 1,612 sf

TOTAL: 7,349 sf

Portion to be Demolished

1st: 564 sf

Proposed New Construction

1st: 1,052 sf

2nd: 159 sf

Base: 1,382 sf

TOTAL: 2,593 sf

TOTAL SF before construction: 7,349 sf  
 TOTAL SF after demo: 6,785 sf  
 TOTAL SF after construction: 9,637 sf

Section 3: Describe in terms of any other units of measurement the use of occupancy of the building(s) such as maximum seating capacity, number of employees, number of tables, etc...:

2015 IBC | Occupant Load Calculation (Section 1004):

Table 1004.1.2: Exhibit Gallery and Museum: 30 net  
 Classroom Area: 20 net  
 Storage: 300 gross  
 Office (Business): 100 Gross

Existing Calculations

Second Floor Gallery:	1,545 SF	$1,545/30 =$	52 Occupants
Second Floor Storage:	375 SF	$375/300 =$	2 Occupants
Second Floor Office:	578 SF	$578/100 =$	6 Occupants
Total Second Floor:	2,498 SF		60 Occupants
First Floor Gallery:	2,413 SF	$2,413/30 =$	81 Occupants
First Floor Storage:	250 SF	$250/300 =$	1 Occupant
First Floor Classroom:	576 SF	$576/20 =$	29 Occupants
Total First Floor:	3,239 SF		111 Occupants
Basement Storage:	1,612 SF	$1,612/300 =$	6 Occupants
<u>Total Occupants</u>			<u>177 Occupants</u>

Proposed Calculations

Second Floor Gallery:	1,545 SF	$1,545/30 =$	52 Occupants
Second Floor Storage:	400 SF	$400/300 =$	2 Occupants
Second Floor Office:	712 SF	$712/100 =$	8 Occupants
Total Second Floor:	2,657 SF		62 Occupants
First Floor Gallery:	2,432 SF	$2,432/30 =$	81 Occupants
First Floor Storage:	419 SF	$419/300 =$	2 Occupant
First Floor Classroom:	1,440 SF	$1,440/20 =$	72 Occupants
Total First Floor:	4,291 SF		155 Occupants
Basement Storage:	2,994 SF	$2,994/300 =$	10 Occupants
<u>Total Occupants</u>			<u>227 Occupants</u>

Approximate planned amount of people using the building throughout the day

	Existing	Proposed
Storyteller Events and Lectures: Once a month	70	75
Juried Shows (once every 4 months): Not all people are in the building as once, during the course of the show	200	200
Curated Shows (once every 4 months)	75	75
Night Classes (weekly)	15	30
Weddings (4-5 times a year)	100 passed food 50 seated dinner	100 passed food 50 seated dinner

Effect of the project on public services, such as water, sewer, schools, police, fire, waste disposal, and recreational facilities:

The project will not have significant impact on the Town's public services. Per the Town of Concord's Sustainable Initiatives, the existing plumbing fixtures are to be replaced with more water conscious fixtures (Ex: All toilets to have minimum of 1.3 gpf). Water use impact report (water conservation) is required and will be submitted with the permit. Please see the attached Traffic Study as part of this submittal. Project will be submitted for the Title 5 Review. Per the Town of Concord's Sustainable Initiatives, the new construction will not be dependent on fossil fuels. Landscape will complete the irrigation system registration for the existing system. Specifications for the new system will be determined closer to the time of installation. The new system will include a rain sensor, as well as a smart watering wi-fi based irrigation controller.