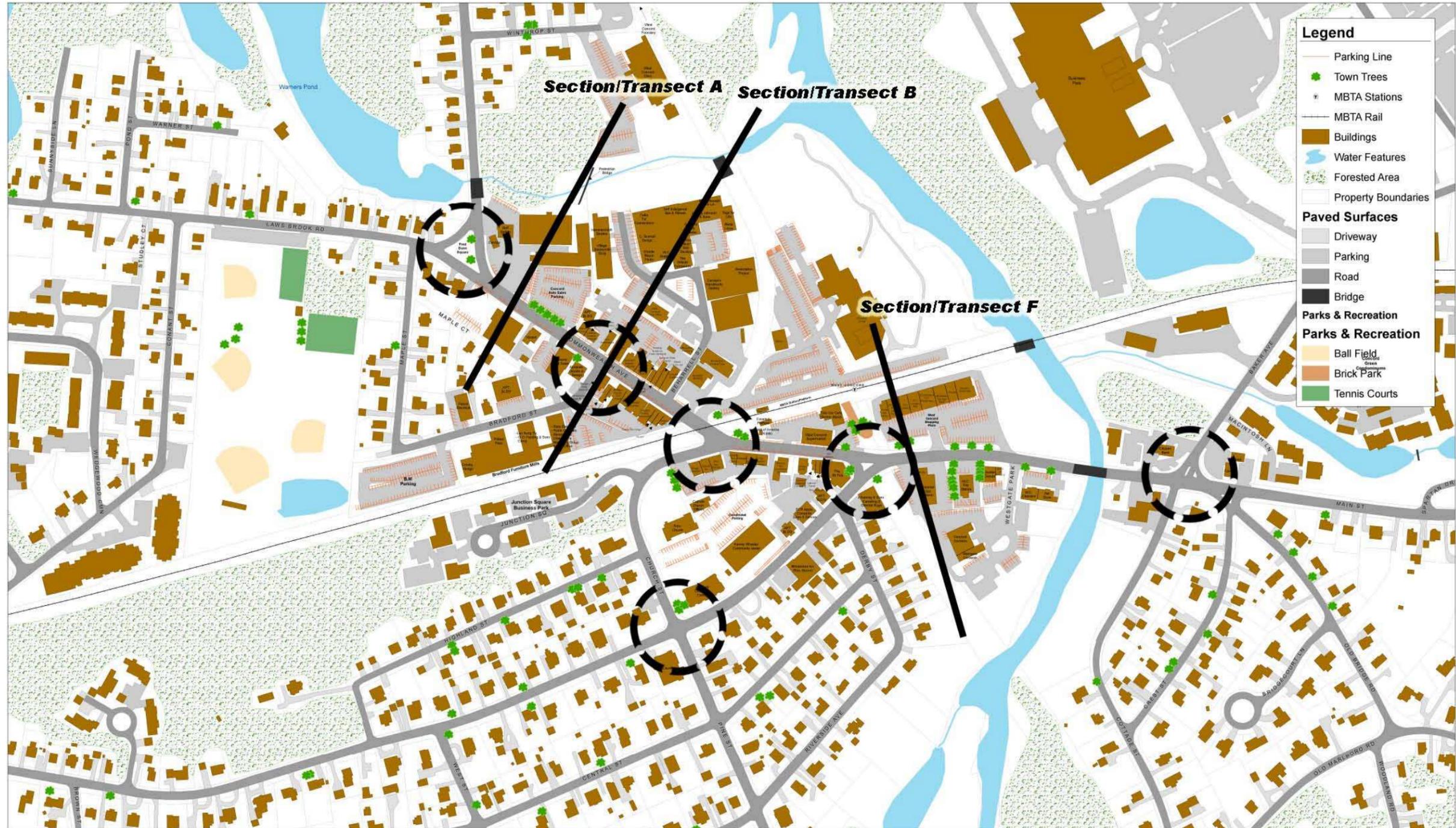


West Concord Existing Conditions Base Map
Concord, MA

Date: 8.03.2009
Date Source: Concord, MA DPW GIS


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 Boston, MA 02714





West Concord Village Center - Key Intersections, Cross-sections and Transects
Current Land & Building Uses
Concord, MA

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141 Portland Street
Boston, MA 027114

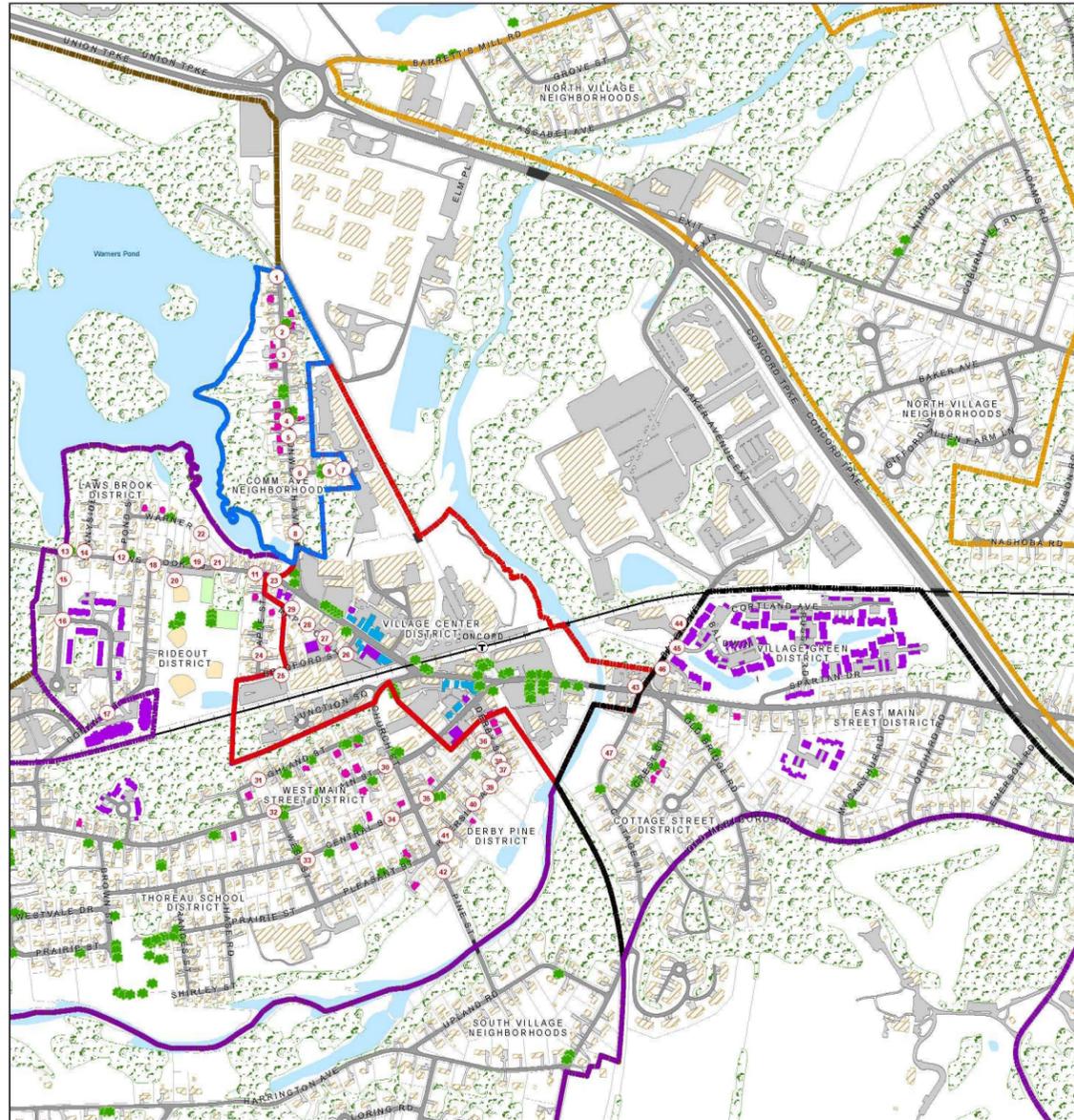


Date: 6.24.2009
Date Source: Concord, MA DPW GIS

1 inch equals 100 feet

WEST CONCORD VILLAGE - LAND USE TRANSECTS				
VITA Village Industrial Transition Areas	VCG Village Center Gateway	VCC Village Center Core	TVN Traditional Village Neighborhood	VOS Village Open Space
<p>Predominate Current Zoning: Industrial (I), Limited Business (LB), Industrial Park (IP)</p> <p>Description: This transect include several older industrial buildings and properties associated with the history of the Village. Examples include Bradford Furniture Mills off Bradford St., West Concord Forge and West Concord Clinic off Winthrop St., and the old railroad buildings off Beharrel St. Common characteristics include rambling industrial spaces and significant expanses of pavement for parking and production. VITA also includes new developments on industrially zoned lands such as Junction Square (a conventional business park) and Concord Park (a modern assisted living complex). Potential future changes in the VITA may include significant redevelopment and reuse along Bradford Street and Beharrel Street for mixed uses as well as housing and open space at the eastern end of Winthrop Street.</p>	<p>Predominate Current Zoning: Business (B), Residence C (RC)</p> <p>Description: VCGs are the transitional areas between the West Concord neighborhoods and the Village Center core area. Village Center Gateways include the eastern portion of Main Street between Concord Green and the Assabet River, the Pine Street and Main Street intersection area, Commonwealth Ave from Winthrop St. to the triangle, Laws Brook Rd., from the park to the triangle. These corridor-based transects are fairly diverse in terms of building types, uses, signage and streetscapes as the transition is made between residential and commercial/mixed use areas. For the most part, gateway treatments and wayfinding signage are lacking.</p>	<p>Predominate Current Zoning: Business (B), Industrial (I)</p> <p>Description: The Village Center Core is the oldest part of West Concord. It is characterized by what many would consider to be a traditional and typical American small central business district development pattern. There are predominately 2 and 3 story buildings with short or no setbacks from the sidewalk. Most are constructed in traditional architectural styles are materials including wood, brick and stone. There is a consistent mix of uses both vertically and horizontally. First floor retail spaces tend to have large, plate-glass windows, while upper floor windows are vertically oriented and form regular patterns across the façade of the building. The VCC is centered on the Main Street and Commonwealth Avenue corridor between Cottage Street and Kenneth Dunn Square.</p>	<p>Predominate Current Zoning: Residence C (RC), Residence B (RB)</p> <p>Description: This transect includes the oldest and best preserved traditional village neighborhood in Concord. Some model streets include Highland, Pine, Main (east of Pine), Riverside, Derby, Central, Maple, Cottage, Crest, Conant, Laws Brook, Pond, Winthrop, and Commonwealth (north of triangle). Future development potential is limited and should generally follow the established residential development patterns and characteristics including tree-lined streets, sidewalks, narrow frontages, modest setbacks, and traditional architectural styles.</p>	<p>Predominate Current Zoning: Residence B (RB), Residence C (RC), Industrial (I), Industrial Park (IP), Limited Business (LB), Business (B)</p> <p>Description: This transect is interwoven with several others, and includes several natural resources, open spaces as well as active and passive recreational areas. These are scattered throughout the West Concord Village Area including Warner's Pond southern shoreline, Assabet River Corridor, Concord Child Center playground, Neshoba Brook, the triangle commons, Percy Rideout Playground, Depot Square, and Bruce Freeman Trail Corridor. Several open space enhancements and connections are attainable in the village area.</p>
<p>A Transect is a system of ordering human habitats in a range from the most natural to the most urban. The Transect defines common physical characteristics of place and scale, density and intensity of land use, and urbanism. The Transect Districts are similar to the land-use zones in conventional codes, except that in addition to the usual building use, density, height, and setback requirements, other elements of the existing or intended habitat are integrated, including those of the private lot and building and the fronting public streetscape.</p>				

NEIGHBORHOODS OF WEST CONCORD



NEIGHBORHOODS OF WEST CONCORD
 The Neighborhoods
 A. Village Center
 B. Commonwealth Avenue Neighborhood
 C. Southwest Village Neighborhoods
 a. Laws Brook District
 b. Rideout District
 c. West Main Street District
 d. Derby Pine District
 e. Thoreau School District
 D. Southeast Village Neighborhoods
 a. East Main Street District
 b. Cottage Street District
 c. Village Green District
 E. South Village Neighborhoods
 a. Upham Road District
 b. Concord Country Club District
 F. North Village Neighborhoods

Common Characteristics and Development Patterns

- Primarily single-family homes with a limited number of 2-family and multi-family developments (townhouses, condos, apartments).
- Most neighborhoods are located in the Residential-C Zoning District with the following dimensional requirements:
 - 10,000 S.F. Minimum Lot Size
 - 20 Feet Minimum Frontage
 - 20 Feet Minimum Front Yard Setback
 - 15 Feet Minimum Side and Rear Yard Setback
 - 35 Feet Maximum Building Height
 - 22 Family and Multi-Family Allowed By Special Permit
- Predominantly quiet tree-lined streets with sidewalks on one or both sides.
- Traffic moves slow through neighborhoods with 20 mph speed limit and "Chimes at Play" signs.
- Most homes are modest (2 to 4 bedrooms) and built before 1920.
- Many architectural styles are prevalent:
 - Colonial
 - Greek Revival
 - Queen Anne
 - Shingle
 - Bungalow and Cottage (Craftsman)
- Several homes have detached garages (carriage house) located behind the main residence.
- Many public green spaces and most homes have easy access to parks, playgrounds, open spaces, and conservation lands.
- Several undeveloped and wooded parcels throughout the neighborhoods.
- Most homes are within walking distance (1/4 to 1/2 mile) from services including schools, religious institutions, library, senior center, day care center, food and entertainment, general retail, professional and medical services, parks and playgrounds, and emergency services (fire station).
- The traditional neighborhood development pattern creates a self-sufficient, sustainable, and desirable environment for village residents.

Based on survey conducted by David Hordorf, August 11, 2009. Neighborhood "districts" are approximate.

Legend

- Town Trees
- MBTA Stations
- MBTA Rail
- Forested Area
- Water Features
- Property Boundaries
- Ball Field
- Brick Park
- Tennis Courts

Zoning

- A
- B
- C
- D
- E
- F

Paved Surfaces

- Driveway
- Parking
- Road
- Bridge

Building Label

- 2-Family
- Multi-Family
- Mixed-Use
- Photo Label

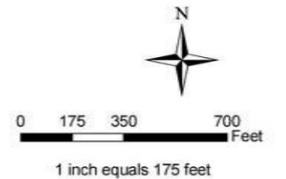
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 Date: 9/28/2009
 Date Source: Concord, MA DPW-GIS

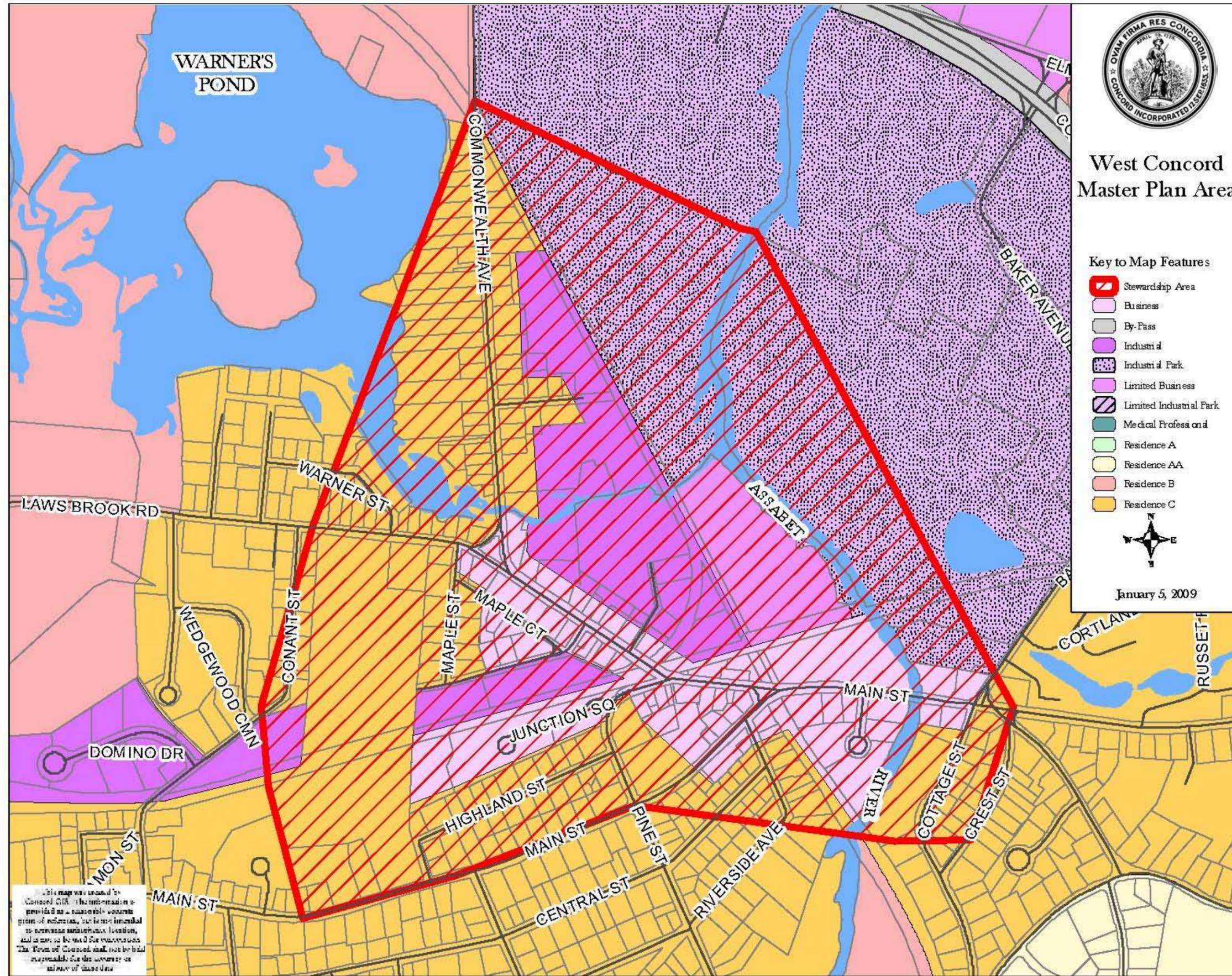


West Concord Existing Conditions - Challenges & Opportunities Series
Pedestrian Walkability Map
Concord, MA

Date: 7.16.2009
 Date Source: Concord, MA DPW GIS

 Stantec
 Planning and Landscape Architecture, PC
 141 Portland Street
 Boston, MA 027114





This map was created by Concord GIS. The information is provided as a general overview of the information and is not intended to be used for any other purpose. The Town of Concord shall not be held responsible for the accuracy or reliability of this data.

West Concord Village

Existing Conditions, Challenges & Opportunities

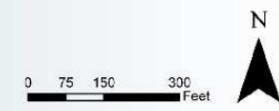
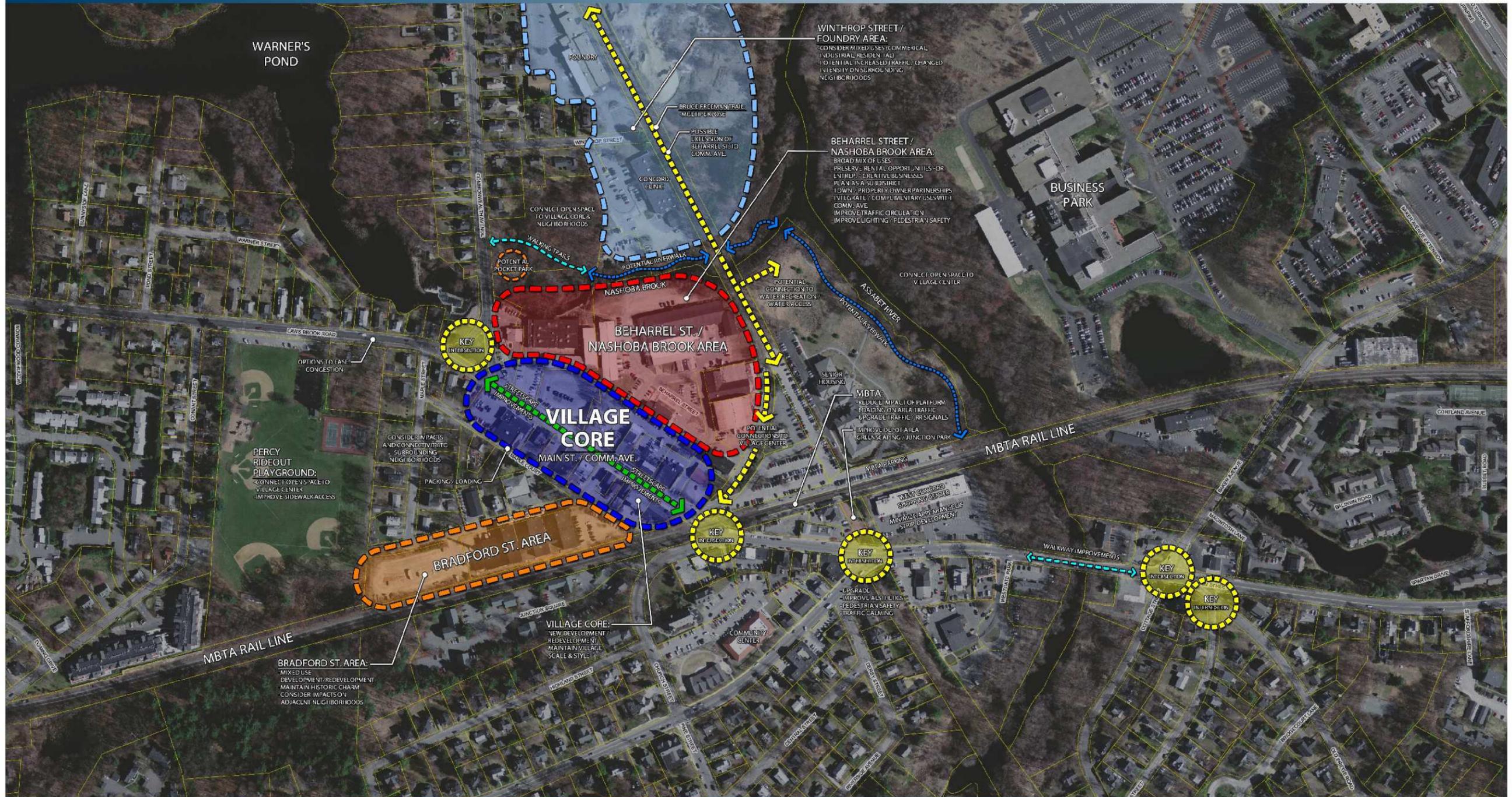


EXISTING CONDITIONS, CHALLENGES & OPPORTUNITIES

- Preserve character and feel of West Concord Village.
- Plan for possible expansion and **redevelopment of mixed-use sites** (sites where a variety of uses are located that may include appropriate industrial, office, retail and/or residential uses) in the older industrial areas that will continue the scale, massing and other relevant urban design features of the village connecting to Main Street/Commonwealth Avenue.
- Define future demand and strategic ideas for **wastewater management**.
- Integrate applications of **sustainability** principals, renewable energy technologies and green building, site and systems designs.
- **Alleviate traffic congestion** by exploring opportunities to reconfigure circulation through the town (for example traffic loops or circles, extending streets or using one-way directions, improving non-motor-vehicle access, or other techniques).
- Address location of **parking and delivery** spaces to discourage "strip-mall" look and encourage a traditional storefront commercial district look and feel.
- Improve the efficiency and **effectiveness of the existing parking** supply with proposed re-design and/or management strategies.
- Improve aesthetics by evaluating existing **design guidelines** and providing for a formal design review/control set of criteria and process.
- Utilize zoning bylaw amendments and **new zoning tools** to facilitate design elements and address other site development concerns identified during the planning process.
- Increase and **facilitate pedestrian movement** throughout West Concord Village considering appropriate lighting and clarity.
- Promote **open space enhancements** and networks/connectivity, particularly along the river, brooks and ponds.
- **Enhance links** to nearby business areas and natural resources.
- Establish effective **graphic identity** and **way-finding signage** while limiting the amount of new signage.
- Support, enhance and help preserve independent **locally owned businesses** (through mechanisms such as formula business restrictions, space restrictions or set-asides for local retail).
- Recognize and provide protection and/or opportunity for **start-up and studio-type small businesses**, including artists' space and potentially live/work space.
- Increase **housing options** within the immediate village area utilizing smart growth principals and appropriate affordable ratios.
- Integrate and accommodate the **Bruce Freeman Rail Trail** as it passes through the village.

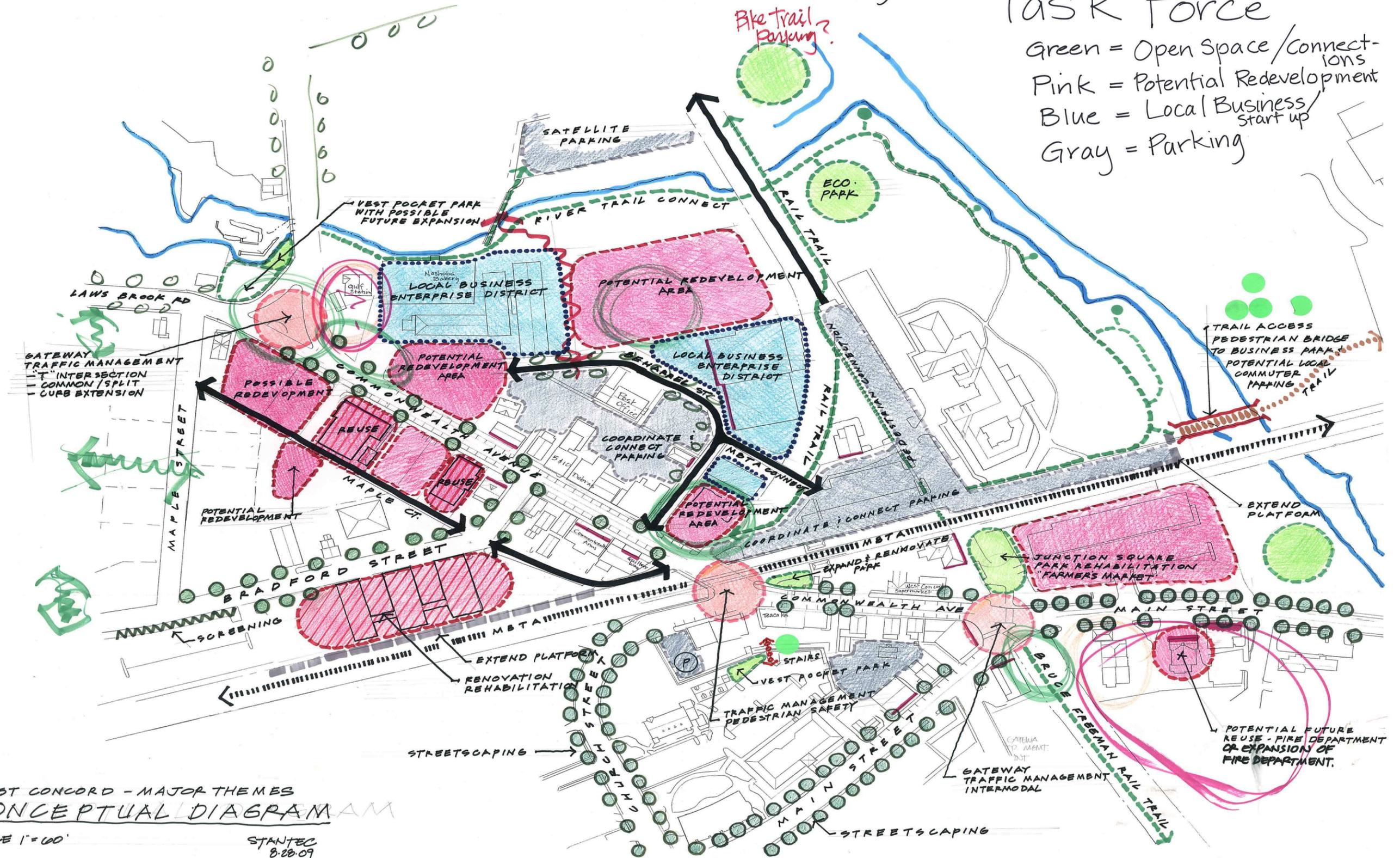
West Concord Village

Village Master Plan - April 2009



Conceptual Diagram by West Concord Task Force

Green = Open Space/connections
 Pink = Potential Redevelopment
 Blue = Local Business/start up
 Gray = Parking



WEST CONCORD - MAJOR THEMES
CONCEPTUAL DIAGRAM
 SCALE 1"=60'
 STANTEC
 8.28.09