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August 11, 2023

BY HAND

Theo Kindermans, Chair
 Zoning Board of Appeals
 Town of Concord
 22 Monument Square
 Concord, Massachusetts 01742

RE: Application for Comprehensive Permit
 Project: NOVO Riverside Commons
 Applicant: NOVO Riverside Commons LLC
 Owner: CD 211 Property LLC
 Property: 300 & 310 Baker Avenue

Dear Chair Kindermans and other Board Members:

On behalf of NOVO Riverside Commons LLC, I am pleased to submit the enclosed Comprehensive Permit Application with supporting documentation for a proposed residential community known as NOVO Riverside Commons, which consists of 201 rental units in two buildings to be located on a 10.2-acre portion of the existing Concord Meadows site known and numbered as 300 & 310 Baker Avenue in Concord. As described in the attached Application, the Project is consistent with a number of the Town's planning efforts, and the site was specifically identified in the Town's recently updated 2022 Housing Production Plan as a site appropriate for residential development through Chapter 40B.

The community is transit-oriented in that it is located within walking distance to the West Concord Commuter Rail Station, and will also include pedestrian access to connect with the future Assabet Pedestrian Bridge & Trail Project, an initiative that representatives of the Project Team have been working on with Town Planning Staff. NOVO Riverside Commons is also walkable to the adjacent West Concord Junction Cultural District which offers a wide range of arts, dining, shopping, entertainment, and recreational activities available for residents and visitors alike. Primary access to NOVO Riverside Commons will be via the existing Concord Meadows entrance onto Baker Avenue, with secondary access provided through Baker Avenue Extension.

On behalf of NOVO Riverside Commons LLC and its project team, we look forward to working with the Zoning Board of Appeals, other Town officials, and the public in the review process for this Application. Thank you in advance for reviewing our application.

Sincerely,

Peter A. Merrigan
 CEO and Managing Partner

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Town of Concord
 Board of Appeals

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PLANNING DIVISION
 TOWN OF CONCORD MA

cc: Kerry Lafleur, Town Manager
 Henry Dane, Chair, Select Board
 Megan Zammuto, Interim Director of Planning & Land Management
 Elizabeth Hughes, Town Planner
 Kaari Mai Tari, Town Clerk
 Distribution List

RELIABILITY, TRUST, RESULTS



Comprehensive Permit Application

Filed Pursuant to M.G.L. c.40B, §§ 20-23, and 760 CMR 56.00 et seq:



NOVO Riverside Commons 292 & 294 Baker Avenue, Concord

(A 10.2 acre portion of Property Known and Numbered as 300-310 Baker Avenue)

Submitted By:
NOVO Riverside Commons LLC (the "Applicant")
August 21, 2023

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PLANNING DIVISION
TOWN OF CONCORD MA

Town of Concord
Board of Appeals



NOVO Riverside Commons
292 & 294 Baker Avenue, Concord

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I. SUMMARY OF THE APPLICANT, PROJECT PROPOSAL, LOCAL NEED AND PERMIT REQUEST

A. Description of Applicant

NOVO Riverside Commons LLC, as the Applicant, is a single purpose entity controlled by Taurus Investment Holdings, LLC (Taurus) which will be subject to the limited dividend requirements, and is qualified to undertake the planning and development of multifamily housing under Chapter 40B in Concord. Taurus is led by Peter A. Merrigan, its CEO and Managing Partner, and the project lead will be Allen H. Peacock, LEED AP, its Senior Vice President of Development, as well as support from staff. Taurus is a global real estate private equity firm having substantial experience developing, managing, owning and investing in multifamily housing in Massachusetts and nationally. For the NOVO Riverside Commons project, the Applicant has assembled a strong team with extensive experience in multifamily and 40B housing permitting, development, and management.

B. General Project Overview

NOVO Riverside Commons (NOVO or the Project) is a proposed Chapter 40B transit-oriented rental unit apartment community, consisting of 201 units, to be located in the center of West Concord on a 10.2± acre parcel (the "Site" or "Property") which is currently a part of Concord Meadows on property currently known and numbered at 300 & 310 Baker Avenue. Concord Meadows is a mixed-use office, medical and extended-stay hotel park located at 300, 310, 320 and 330 Baker Avenue that is within walking distance of the center of West Concord and the West Concord MBTA commuter rail station. Located to the southeast of the project Site is Concord Green, a 220-unit residential condominium development comprised of attached townhouses and multi-unit buildings.

The proposed NOVO rental apartment community will be undertaken by Taurus Investment Holdings (Taurus) through the Applicant, NOVO Riverside Commons LLC, as a redevelopment and reuse of existing surface parking facilities. The apartment community will include two complimentary multi-family buildings, proposed to be known as NOVO Riverside Commons, and being numbered as 292 and 294 Baker Avenue. Both proposed residential buildings will be sited on opposite sides of the existing pond, and centrally located on the Site.

The proposed multifamily building at "292 Baker" contains 118 units in five stories of wood frame type IIIA construction over 2 levels of basement podium parking containing 121 parking spaces. The proposed multifamily building at "294 Baker" contains 83 units in five stories of wood frame type IIIA construction over 1 level of basement podium parking containing 40 parking spaces. The project includes a total of 304 parking spaces, including 161 podium, or basement, parking spaces and 143 surface parking spaces, providing an average of 1.5 parking spaces per unit.

The NOVO Riverside Commons project aligns with a number of the Town's goals and objectives, including the following:

- Alignment with Concord's Housing Goals. Provision of 201 multifamily rental units, of which a total of 51 units (or at least 25%) will be affordable units rented to Income Eligible Households earning no more than 80% of the Area Median Income (AMI) for the Boston-Cambridge-Quincy, MA HUD Metro Fair Market Rents (FMR) area. The Project will increase the diversity of affordable rental housing options, including for families, in an area near a transit station and village center, to promote smart growth, and will consist of a project employing the latest housing design which will incorporate measures addressing climate change adaptation and resilience, consistent with a number of goals and objectives as reflected in the Town of Concord Housing Production Plan FY 2023-2028 (Adopted on December 19, 2022, and approved by the Massachusetts Department of Housing and Community Development (DHCD)¹ on January 25, 2023)(the "HPP"). The HPP has also identified the Project Site as an appropriate area for residential development
- Alignment with Concord's Sustainability Goals. The Project aligns with the Town's sustainability goals by the electrification of the proposed buildings such that no fossil fuels will be used to heat or cool the buildings. The buildings will be Energy Star certified or have a similar energy-related certification consistent with the goals and objectives of the Town's Sustainable Concord Climate Action and Resilience Plan.
- Alignment with Concord's Climate Change Goals. All 201 rental units will: (a) be eligible for inclusion on Concord's Subsidized Housing Inventory (SHI); (b) enable the Town to qualify for and locally implement the State Department of Energy Resource's (DOER's) demonstration project to prohibit fossil fuel use in new buildings or major renovation projects pursuant to Chapter 179 of the Acts of 2022, "An Act Driving Clean Energy and Offshore Wind"; and (c) reduce dependence on motor vehicles by providing a variety of new housing opportunities within walking distance of the center of West Concord and the West Concord MBTA Commuter Rail Station.

¹ As of May 30, 2023, the DHCD has been superseded by a new housing secretariat and organization known as the Executive Office of Housing and Livable Communities (EOHLC) which was created by Chapter 7 of the Acts of 2023, "An Act to Create The Executive Office of Housing and Livable Communities and to Rename the Executive Office of Economic Development," and which became effective on May 4, 2023. For purposes of this Application, the EOHLC shall be known as the DHCD unless otherwise provided herein.

Other community benefits include:

- Construction, at NOVO's expense, of a 900± foot long by 10 foot wide public access trail on the Project Site which will provide a pedestrian and bicycle access link to the proposed MassDOT/Town of Concord Assabet River Multi-Use Bridge/Trail to Baker Avenue;
- Conveyance to the Town of Concord for open space purposes the sensitive habitat located within Parcel B which contains 6.8± acres of land with 1,290± feet of frontage on the Assabet River;
- Development of a plan to establish pre- and post-construction guidelines for protecting and enhancing the pond located in the center of the Project Site; and
- As a multifamily residential community, NOVO will provide the Town with the opportunity to leverage State Mass Works infrastructure and other local supporting grant funding through the Commonwealth's Community One-Stop program funding process.

A summary and tabulation of the proposed building program and unit mix for the Project is below:

Building Program

Buildings	Gross SF Building Area	# of Rental Units	1BR Units	2 BR Units	3BR Units
292 Baker Building	181,690	118	48	58	12
294 Baker Building	113,585	83	30	44	9
Total		201	78	102	21
Unit Mix (%)			38.8%	50.7%	10.5%

** Site constitutes a 10.2-acre portion of the 64.97-acre property currently known and numbered as 300 & 310 Baker Avenue (Concord Assessors Parcel ID# 3794-1), along with rights for parking, access and related improvements for the Site.*

Unit Mix

Unit Type	Bedroom Type	Bathroom Type	Number of Units	Unit Square Footage (Avg.)
Affordable**	1 BR	1 Bath	19	630
Affordable**	2 BR	2 Bath	26	1,031
Affordable**	3 BR	2 Bath	6	1,183
Market	1 Bedroom	1 Bath	59	630
Market	2 Bedroom	2 Baths	76	1,031
Market	3 Bedroom	2 Baths	15	1,183

** All affordable units will be affordable at or below 80% of area median income (AMI).

The Project is to be constructed in accordance with a set of preliminary civil engineering plans, consisting of ten (10) sheets, entitled, "NOVO Riverside Commons, 292 & 294 Baker Avenue, Concord, MA" dated May 22, 2023 (Revised July 31, 2023), prepared by Beals & Thomas, Inc. (the "Civil Plans").

The architectural, design, layout and elevations for NOVO Riverside Commons are shown on a set of plans, consisting of twenty (20) sheets entitled "NOVO Riverside Commons, 292 & 294 BAKER AVE., CONCORD, MA," dated May 22, 2023 (Revised July 31, 2023), prepared by CUBE 3 STUDIO LLC (the "Architectural Plans").

The Project landscape design is depicted on a landscape plans, consisting of three (3) sheets, entitled "PRELIMINARY LANDSCAPE PLAN, 292 & 294 BAKER AVE, CONCORD, MA," dated May 22, 2023 (Revised July 31, 2023), prepared by Hawk Design Landscape Architects (the "Landscaping Plan"). Collectively, the Civil Plans, Architectural Plans, and Landscaping Plan, the "Site Plans." The Site Plans are attached as Exhibit VI.B.

C. Local Need

According to the latest information obtained from the Massachusetts Executive Office of Housing and Livable Communities (EOHLC), the Town of Concord's subsidized housing inventory includes 715 Low or Moderate Income Housing units, which is below the 10% threshold established by Chapter 40B and the Chapter 40B Regulations at 760 CMR 56.00, 56.03(3)(a).

The Project is consistent with a number of Town goals as articulated in the Town of Concord Housing Production Plan FY2023-2028, adopted on December 19, 2022, and approved by the DHCD on January 25, 2023 (the "HPP") in several important ways. First, since all 201 units would count toward the Town's SHI, the Project will enable the Town to maintain the state's goal under Chapter 40B such that at least 10 percent of Concord's year-round housing units are countable on its Subsidized Housing Inventory while additionally meeting other stated housing goals allowing the Town to control future housing growth in areas deemed appropriate by the Town. Second, the Project supports healthy aging in the community by expanding the range of

affordable and intergenerational housing options. Third, the Project increases the variety of rental housing options, especially for families, near a transit station and village center, to promote smart growth. Fourth, the HPP specifically identifies the site as an appropriate location for residential development. Lastly, the Project is an example of new development which promotes a design which addresses climate change adaptation and resilience.

In summary, the Project fulfills a number of important objectives to advance affordable housing goals in Concord:

- By developing high quality, sustainable buildings that will provide a healthy and cost efficient environment for residents;
- By developing a rental community which provides a much-needed variety of rental housing options;
- By developing a project which concentrates the development of a multifamily residential community located adjacent to the West Concord Junction Cultural District, an area of West Concord Village within walking distance via a sidewalk network on Baker Avenue to a mix commercial, civic, cultural, educational, recreational (including the Bruce Freeman Rail Trail) and employment activities;
- By aligning strongly with Concord's sustainability goals through the electrification of the proposed building such that no fossil fuels will be used to heat and cool the buildings, with the intention to provide heating and cooling by a geothermal loop and electrical service supplemented by solar panels.
- By providing an additional 201 units of SHI eligible housing in a location identified in the HPP as appropriate for residential development, and by enabling the Town to meet and exceed the 10% affordable housing threshold and thereby giving the Town the ability to determine and plan future affordable housing projects, whether under Chapter 40B or under other proposals.

D. Proposed Findings of Fact

The Applicant respectfully requests the Zoning Board of Appeals (the Board or ZBA) to make the following proposed findings of fact in connection with this Application:

1. The Applicant is eligible to receive a Subsidy from a Subsidizing Agency (Federal Home Loan Bank of Boston's New England Fund (NEF) Program using MassHousing as the Project Administrator) after a Comprehensive Permit has been issued and which, unless otherwise governed by a federal act or regulation, complies with the requirements of the Subsidizing Agency (MassHousing) relative to a reasonable return for the Project;
2. The Project is fundable by a Subsidizing Agency within the meaning of Section 56.04(1)(b) of the Chapter 40B Regulations since the Subsidizing Agency, MassHousing, issued a written Determination of Project Eligibility under a Low or Moderate Income Housing subsidy program;

3. MassHousing will be the Subsidizing Agency within the meaning of Section 56.02 of the Chapter 40B Regulations (760 CMR §56.02);
4. The Applicant controls the Site sufficient to qualify it as a recipient of a Comprehensive Permit for this Project since the Applicant entered into an Option Agreement with the Site Owner and thereby maintains sufficient interest in the Site as is deemed by the Subsidizing Agency to be sufficient to control the Site as required under Section 56.04(1)(c) of the Chapter 40B Regulations; and,
5. The Project as proposed in the Application and other supporting documentation is “Consistent With Local Needs” within the meaning of Massachusetts General Laws, Chapter 40B, Section 20, and Section 56.02 of the Chapter 40B Regulations (760 CMR §56.02).

E. Request for Comprehensive Permit

The Applicant, the Property and the Project are more particularly described in the plans, drawings and other exhibits included with this Application, and also submitted under separate cover with this Application, and which may be supplemented by the Applicant during the hearing process, all of which are incorporated herein by reference and constitute the documents required to be submitted by the 40B Regulations (760 CMR § 56.05), as well as the requirements of the Town of Concord Zoning Board of Appeals.


For the reasons presented in this Application, and the additional reasons that the Applicant will present at the scheduled public hearing on the Application, the Applicant respectfully requests that the Zoning Board of Appeals, after complying with the procedures as required by law, including G.L. c.40B, §§20-23 and 760 CMR 56.00 et seq., vote to make the Findings of Fact set forth in Section I.D above, and issue a Comprehensive Permit to the Applicant for the proposed Project.

Respectfully submitted,

NOVO Riverside Commons LLC

By its attorneys,

Smolak & Vaughan LLP


By: John T. Smolak, Esq., duly authorized.

II. JURISDICTIONAL REQUIREMENTS

A. The Applicant

NOVO Riverside Commons LLC, as Applicant, and with its affiliate, Taurus Investment Holdings, LLC, is an experienced multifamily real estate owner, developer, manager and investor which strives to create vibrant communities through the development of high quality affordable and mixed income housing, where people of modest means and others can live with dignity and respect in homes they can afford.

With respect to the Project, the Applicant agrees to abide by the terms and conditions imposed upon it under M.G.L. c.40B and the 40B Regulations, and to conform to the requirements of the subsidy, the Federal Home Loan Bank of Boston's NEF Program where MassHousing acts as the Project Administrator. In that regard, the Applicant will enter into a Regulatory Agreement with MassHousing, which will be finalized, signed and resubmitted to the Zoning Board of Appeals as part of Final Approval after the issuance of a Comprehensive Permit.

B. Site Control

The Applicant's control of the Property within the meaning of 760 CMR 56.04(1)(c) of the 40B Regulations is evidenced by MassHousing's issuance of a written determination of Project Eligibility, and is further evidenced by the Applicant's execution of an Option Agreement with the Site Owner and therefore maintains such interest in the Site as is deemed by MassHousing, as the Subsidizing Agency, to be sufficient to control the Site as required under Section 56.04(1)(c) of the Chapter 40B Regulations. A copy of the Option Agreement is attached hereto in Section IV.E.

C. Project Eligibility

As evidenced by the written determination of Project Eligibility, dated August, 2023, issued by MassHousing pursuant to 760 CMR § 56.04(7), the Project is presumed fundable under the Federal Home Loan Bank of Boston's New England Fund Program with MassHousing acting as Project Administrator. A copy of the MassHousing Project Eligibility Letter is attached in Section IV.F herein.

III. SITE/EXISTING CONDITIONS REPORT

A. Site Location, Access and Topographical Features

The Site of NOVO Riverside Commons is located in West Concord, adjacent to the West Concord Junction Cultural District which offers a wide range of arts, dining, shopping, entertainment, and recreational activities available for residents and visitors alike. The Site is bounded by Assabet River to west and north, including existing commercial office complex, beyond which is open space conservation land and Route 2 to the north; to the south is the MBTA rail line/West Concord Station beyond which is commercial and retail space; and to the

east are medical and dental offices, as well as a hotel, beyond which is Baker Avenue Extension.

The Junction is named after the historic crossing of the Fitchburg Railroad (now the West Concord Station on the Fitchburg Line of the MBTA Commuter Rail service) and the Framingham/ Lowell Railroad (which is now the Bruce Freeman Rail Trail). The Site is a part of West Concord Village, and is walkable to a mix of shops, restaurants, businesses, and cultural locations in an ideal to live, work and play area. Amenities within one mile of the Subject Property include several banks, Concord Library Fowler Branch, Rideout Playground, Debra's Natural Gourmet, Dunkin', West Concord Pharmacy, OrangeTheory Fitness, 7-Eleven, West Concord Union Church, a post office, Concord Youth Theatre, and several restaurants, services, small shops, and other amenities. Other amenities within a five- to ten-minute drive include Thoreau Elementary School, Concord Country Club, several supermarkets, public and private schools, assisted living facilities, and more. The Subject Property is also within walking distance to the West Concord MBTA commuter rail station, which is located at Commonwealth Avenue and Route 62/Main Street in West Concord. This station is on the Fitchburg Commuter Rail Line and provides service outbound to Wachusett and inbound to Boston's North Station.

The Site is located in the center of West Concord on a 10.2± acre parcel which is currently part of Concord Meadows, and consists of parking, driveway access and open space currently providing parking and access associated with 300 & 310 Baker Avenue, on which is located an existing 419,000+/- s.f. commercial building with multiple tenants including office, medical and other commercial uses, along with associated improvements. The current Owner, CD 211 Property LLC, which is an affiliate of Taurus, acquired 300-310 Baker Avenue (including the Site) in 2020. The Site is located within the Industrial Park A Zoning District within which multifamily residential use is not a permitted use under the Zoning Bylaw of the Town of Concord (Zoning Bylaw). The Site is also located within the Flood Plain and Wetlands Conservancy Districts as described under the Zoning Bylaw. The Applicant has requested certain waivers from the Zoning Bylaw requirements such as building height and other waivers from local Town of Concord requirements listed and attached hereto in Section IV.G. Other than the requested waivers detailed in Section IV.G, the Project will comply with all other local bylaws, regulations and other local requirements, and must comply with applicable federal and state laws, regulations, and policies. Primary access to NOVO Riverside Commons will be via the existing Concord Meadows entrance onto Baker Avenue which will continue to be used and shared with Concord Meadows.

The existing site is comprised of existing surface parking lot facilities and driveway extending from Baker Avenue onto the Site, an existing pond, and an extensive undeveloped area along the Assabet River. The Site generally slopes to the west toward the Assabet River. Slopes range from 1-4% in the parking lot, and approximately 15-25% near the eastern Property line adjacent to Baker Avenue. Approximately 70% of the Site will remain as open space, primarily serving as a buffer to the Assabet River and preserving significant vegetation surrounding the existing pond.

B. Utilities.

The project will use existing water and sewer infrastructure readily accessible to the Site. An existing 8-inch water line currently loops through the site from Baker Avenue to Baker Avenue extension and provides water service to the 300-310 Baker Avenue office building and the hotel located at 320 Baker Avenue. Hydrant flow tests, if necessary, will be performed in the area to confirm adequate flow and volume exist prior to design of the fire suppression system. An existing sewer line is located just north of the site to the west of the 300-310 Baker Avenue office building. The sewer line flows underneath the Assabet River and connects to the existing municipal sewer system. Electric and broadband internet service will be provided through the Town-owned Concord Municipal Light Plant (CMLP). Preliminary design for utility layouts are depicted on the Site Plans. Other utility enhancements are discussed in Subsection III.G. below.

C. Wetland Features/Estimated Habitat

A delineation of wetland resource areas and associated buffer zones was performed by Beals and Thomas in February of 2023. Wetlands associated with the Assabet River were taken from a plan entitled "Existing Condition Plan, Assabet River Trail and Bridge Project, Concord, Massachusetts", prepared by GPI, dated April 26, 2021. Portions of the Property lie within a designated ZONE AE, depicted on the Civil Plans as elevation 124.7 on FEMA FIRM Community Panel 359 of 656, Map Number 25017C0359F. The limits of the Zone AE are also depicted on Sheet C2.1 of the Civil Plans. Wetland resources areas, consisting of the 200-foot Riverfront Area associated with the Assabet River, Bordering Land Subject to Flooding (BLSF), Bordering Vegetated Wetlands, and Buffer Zones are depicted on Sheet 2.1 of the Civil Plans. Work will be limited to wetlands buffer zone and BLSF where the work will meet the applicable performance standards under the State Wetlands Protection Act regulations. A Wetlands Notice of Intent will be filed with the Concord Conservation Commission in order to obtain an Order of Conditions to perform the work in jurisdictional wetland areas for the Project. Delineation of the wetlands and the relationship to the building's footprint and associated Project improvements can be found in the Site Plans attached in Section IV.B.

The Bordering Vegetated Wetlands, Riverfront Area and floodplain are generally located along the westerly portion of the Site and are associated with the Assabet River, and to the southerly side of the Site associated with an existing pond. There is a limited scope of work proposed within the 100 foot wetland buffer.

Based upon a review of the most recent edition of the (15th Edition) Natural Heritage Atlas, dated August 1, 2021, the Property is not located within any mapped Priority & Estimated Habitats. The Site does not contain Certified Vernal Pools and is not located within an Area of Critical Environmental Concern (ACEC).

D. Stormwater Management

The proposed Project represents an opportunity to implement new stormwater management controls and measures in existing paved and other areas designed to treat stormwater. The project will also preserve open space near sensitive wetland areas including portions of the buffer zones to the wetland resource areas associated with the wetland pond and the Assabet River, and develop pedestrian connections around the Site which will also connect with the future Assabet Pedestrian Bridge & Trail Project, a Town/MassDOT project creating a 16-foot wide pedestrian/bicycle trail link extending approximately 900 feet between the Site (over the Assabet River) to the West Concord Commuter Rail Station which is under design.

A Preliminary Stormwater Management Report, dated July 31, 2023, was also commissioned and completed by Beals & Thomas, Inc., a copy of which is attached in Section IV.I. The results of the study determined that there will be no material difference between post-development and existing conditions with regards to the peak rates of runoff. The Project will result in an increase in impervious area of approximately 1-acre. The increased in runoff rates from the additional impervious areas will be mitigated through the implementation of rain gardens, increased floodplain volume underneath parking areas, and subsurface stormwater chambers. Proprietary water quality structures will be utilized to assist in providing water quality treatment from paved surfaces.

The Project will be designed in compliance with the Massachusetts stormwater management standards in accordance with 310 CMR 10.05(6)(k) through (q) and defined in detail in the Mass. DEP Stormwater Management Handbook. The stormwater management system incorporates Best Management Practices to facilitate Total Suspended Solids (TSS) removal and detention of stormwater flows. Stormwater shall be managed in accordance with the Massachusetts Stormwater Management requirements contained within 310 CMR 10.00, as well as the Wetlands Order of Conditions to be issued by the Concord Conservation Commission.

E. Traffic and Parking

A traffic and parking analysis entitled "Traffic Impact Assessment," dated August 8, 2023, was prepared by Vanasse, Hangen Brustlin, Inc. (VHB) (the "Traffic Assessment"), and a copy of the Executive Summary is attached in Section IV.J. As further described in the Traffic Report, the analysis was conducted to determine the potential impacts on the transportation infrastructure associated with the construction of the Project. The Traffic Assessment includes an evaluation of existing traffic operations, an assessment of future conditions, an estimate of traffic volumes for the project project's access requirements together with conclusions and recommendations. The Traffic Assessment was performed in accordance with MassDOT's Transportation Impact Assessment guidelines and the standards of the Traffic Engineering and Transportation Planning professions. VHB conducted its analysis in three phases: the first stage was an assessment of existing conditions in the study area; the second stage was to project

future traffic demand using a seven-year time horizon; and the third stage was to conduct traffic analysis to identify projected future roadway capacities and demands. The study found that the existing traffic volume on Baker Avenue, in the vicinity of the project was found to be approximately 4,100 vehicles on an average weekday. The project is expected to generate approximately 860 vehicle trips (430 entering/430 exiting) on an average weekday.

The Traffic Assessment concluded that upon review of the proposed project and access plan that in relation to roadway capacity traffic of the existing roadway network, the project will have a minimal impact on existing traffic conditions. VHB also determined that in conjunction with recommendations described within its report, which the Applicant has adopted or intends to adopt upon receipt of approvals as may be necessary, safe and efficient vehicular and pedestrian access will exist within the site and within the study area.

F. Approach to Site and Building Design

The Project's building design and placement includes minimizing building footprints to allow for natural areas and vegetation but also to provide for pedestrian access within the Site and beyond. Likewise, the two buildings are designed to subtly bend horizontally to follow the curve of the pond and minimize the visual length of the buildings from multiple vantage points. The 292 Baker building is set back and perpendicular to Baker Avenue to provide a linear view with its main entrance and drop off area facing the roadway. Surface parking and a continuation of the entrance drive run along the eastern side of 292 Baker to the 294 Baker building and its main entrance and reception area. A proposed pedestrian trail weaves between the residential buildings and the pond as an amenity and access linking to the open space.

The multifamily building shown on the Site Plans as "292 Baker" contains 118 units in five stories of wood frame type IIIA construction over 2 levels of basement podium parking containing 121 parking spaces. The multifamily building shown on the plans as "294 Baker" contains 83 units in five stories of wood frame type IIIA construction over 1 level of basement podium parking containing 40 parking spaces. Both buildings are fully elevatorated, including all basement levels with the main entrances and all internal amenity spaces located at the ground-level/first floor of each building.

The Project will be designed to contain elements of green, sustainable, and climate resilient design and will promote the conservation of energy resources. Furthermore, the Project will be aligned with the Commonwealth's sustainable development principles as well as climate change goals as further discussed in Subsection III.G below. The Project Team has sought to design a building to be as energy efficient as feasible and contain features such as Energy Star rated kitchen appliances. The Project will also provide electric vehicle parking spaces and bicycle parking spaces, consistent with the Town's Climate Action Plan goals of encouraging the use of electric vehicles and other modes of transportation in Concord.

G. Sustainability and Energy Efficiency

The Project intends to also employ a robust sustainability and energy efficiency program using geothermal and heating and cooling technology and solar energy as power sources. Recycled and non-toxic materials will be used in the common areas and apartment units where appropriate. Residential units will be supplied with Energy Star rated lights and appliances and low flow plumbing fixtures.

Riverside Commons will allow for high-efficiency construction and environmentally responsible energy systems, consistent with the purposes and objectives of the Sustainable Concord Climate Action and Resilience Plan (June 2020). The project will align strongly with Concord's sustainability goals by the electrification of the proposed building such that no fossil fuels will be used to heat and cool the buildings. Subject to further evaluation by the Applicant as the Project review is advanced, the intention is to provide heating and cooling by a geothermal loop and electrical service supplemented by solar panels. Under this design scenario, any required supplemental heating or cooling needs will be delivered electrically and managed by a sophisticated energy management platform. Additionally, on-Site battery systems will be considered as a further sustainability measure designed to reduce peak demand on the electric grid by up to 70% where economically feasible.

As noted above, buildings will be fully electrified to remove the on-Site burning of fossil fuels, including heat pumps and domestic appliances. This measure will contribute to enhanced air quality. In addition, the Applicant intends to install EV charging stations to encourage the rapid adoption of EV use, thus contributing to further improvements in outdoor air quality. Furthermore, we will implement a recycling program, including voluntary bans on single-use plastics, to minimize recycling volumes, incorporate sustainable landscaping, and have a low water use design on Site. Finally, NOVO Riverside Commons will be Energy Star certified or have a similar energy-related certification.

The Applicant will also adopt Taurus' tenant program with Esusu (Esusu | esusurent.com) to help occupants establish or improve credit histories where needed, consistent with the Concord Housing Plan Production Plan goal of seeking new ways to expand local assistance to those most vulnerable populations.

The Project will also present the following affordable, sustainable technology and climate-resilient design opportunities. These opportunities to advance climate-resilient design, to be considered as the Project advances through the review process, are intended to be implemented to the extent economically practicable:

- Climate Resilient Infrastructure: The Project intends to incorporate a naturally protected (buried) geothermal exchange infrastructure as a perpetually managed green energy service for the community.

- Electrification: All heating and cooling will be provided by indoor high-efficiency electric geothermal ground source heat pumps (“GSHP”) which may be interconnected with the localized geothermal infrastructure, while electric domestic hot water supplies are supplemented by GSHP’s “Desuperheater” function.
- On-Site Clean Energy Generation: The Applicant intends to equip and install Site solar PV systems to offset a portion of the energy costs of the heating and cooling systems and provide clean energy to EV charging and battery systems on the Property.
- Electric Vehicle Support: The Applicant intends to install Electric Vehicle charging stations across the lot to encourage the rapid adoption and ongoing support of EV use.
- Grid Stability: The Project design will also consider the installation of battery storage for increased resilience to weather events and grid-related disturbances.
- Energy Management Platform: A proprietary energy management platform will be utilized at the Project to provide ongoing energy generation and consumption reports to educate and inform residents on personal energy behaviors.
- Certified Third Party Energy Performance: The Project will receive an Energy Star or similar energy-related certification.



IV. NARRATIVES AND EXHIBITS