

**NOVO RIVERSIDE COMMONS
REVISED CIVIL, LANDSCAPE AND ARCHITECTURAL
PLANS AND SPECIFICATIONS**

December 18, 2023

Civil Engineering Plans and Specifications by Beals and Thomas

The Civil Engineering Plans and Specifications submitted to the Board of Appeals on August 21st for NOVO Riverside Commons (Riverside) consisted of a ten (10) page set of plans and on or about September 19th a Stormwater Management Report was submitted to the Town Planner. Enclosed herewith are the following Civil Engineering Plans and Specifications:

1. Plans entitled “NOVO Riverside Commons 292 & 294 Baker Avenue in Concord, Massachusetts” consisting of twelve (12) pages.
 - a. Sheet C1.0 – No changes except to date the plans December 18, 2023.
 - b. Sheet C1.1 – A Traffic Sign Summary Table was added to this sheet.
 - c. Sheet TP-1 – No changes.
 - d. Sheet TP-2 – No changes.
 - e. Sheet TP-3 – No changes.
 - f. Sheet PL – No changes.
 - g. Sheet C2.1 – The following modifications were made to this sheet:
 - i. 10’ Wide Public Access Trail – The proposed 10’ wide public access trail has been extended 224 feet westerly (78 linear feet of which is outside the Conservation Restriction area and 146 feet is within the Conservation Restriction area). The 224 feet is proposed as an 18’ wide (plus railings) pier-supported elevated deck. However Riverside has initiated a request to MassDOT to reduce the proposed width from 18 feet to 12 feet. The 224 foot extension brings the total 10’ wide public access trail to be built and maintained by Riverside to 1,160 linear feet.
 - ii. Sidewalks and Existing Footpath to River – Several additional proposed sidewalks have been added per comments made by the Board of Appeals (Board) and the Town’s consultant GPI. In addition the location on an existing onsite 5 foot wide footpath to the Assabet River has been located by field survey and added to the site plan.
 - iii. Site Entrance at Baker Avenue and On Site Traffic Included Controls – The proposed Baker Avenue site entrance improvement specifications previously included on a plan in the VHB Traffic Impact Assessment have been added to

Sheet C2.1. In addition per the recommendations of GPI traffic line and crosswalk striping and traffic signage has been added to Sheet C2.1.

- iv. Parking – The proposed parking has been reduced by 20 spaces from a previous total of 304 spaces to a proposed total of 284 spaces (157 podium and 127 surface). The reduction of parking consists of the following:

<u>Location of Reduction</u>	<u>Number of Spaces Eliminated</u>
▪ 292 Podium Parking	1
▪ East of 292 Drop Off for pedestrian access	1
▪ East of 292	9
<p><u>NOTE:</u> The elimination of these 9 spaces together with other modifications will allow a 5± foot reduction of the highest point of the proposed retaining wall and achieve greater setbacks of the proposed wall from the trees to be retained and from abutters.</p>	
▪ North of the 20’ wide Fire Lane	5
<p><u>NOTE:</u> This land area will be added to and made part of the adjacent open space to be used as a Common Patio and Play Structure Area.</p>	
▪ 294 Podium Parking	3
▪ West of 294 for pedestrian access to the existing 5 foot wide footpath to the Assabet River.	1
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Total Reduction in Parking	20 spaces

The proposed provision of 284 spaces is based in part on the following:

<u>Unit Type</u>	<u>Number of Spaces</u>
81 One Bedroom Units x 1.0 =	81
99 Two Bedroom Units x 1.5 =	149
<u>21 Three Bedroom Units x 2.5 =</u>	<u>53</u>
Total Units 201	Total Parking Spaces 283
	Parking Spaces Per Unit 1.4

NOTE: The parking ratios of 1.0, 1.5 and 2.5 are based upon the Concord Planning Board's parking consultant's recommended Zoning Bylaw parking amendments and other applicable parking studies including the Metropolitan Area Planning Council's July 2023 Parking Utilization Study.

- v. Other Modifications
 - Addition of a bus shelter;
 - Location of Landscape Amenities; and
 - Location of a 5 wide unpaved connecting path between the westerly end of the 10' wide public access trail and the existing footpath to the Assabet River.
 - h. Sheet C3.1 – Modifications include the addition of subsurface Stormwater Management Structure #1, #2 and #3 and the addition of flood compensation storage chambers.
 - i. Sheet 4.1 – Sheet 4.1 is a new sheet entitled Utility Plan which shows the location of hydrants and includes an inset showing details of the existing sewer system at the Assabet River.
 - j. Sheet C5.1 – Sheet C5.1 replaces former sheet C4.1 with no changes.
 - k. Sheet C5.2 – Sheet C5.2 replaces former Sheet C4.2 with no changes.
 - l. Sheet C5.3 – This is a new sheet which shows the Flood Compensation Sections and Elevations.
2. Stormwater Management Report NOVO Riverside Commons dated December 18, 2023 – The revisions to the Stormwater Management Report are summarized as follows:
- a. Attachment #2 – Pre-Development Hydrologic Analysis;
 - i. Revisions to the existing conditions hydrology model given a minor catchment area increase.
 - ii. This is warranted for an accurate basis of comparison to the proposed conditions hydrology (see below).
 - b. Attachment #3 – Post-Development Hydrologic Analysis
 - i. Revisions to the proposed conditions hydrology model given a catchment area increase as a result of modifications to the grading south of #300 Baker Avenue.
 - ii. Associated revisions to the stormwater drainage infrastructure and routing south of #300 Baker Avenue.

- iii. Associated modifications to Subsurface Stormwater Management Area #3.
 - iv. Additional subcatchment delineation edits adjacent to proposed #294 Baker Avenue due to enlarging of the compensatory storage area;
- c. Attachment #4 – Floodplain and Proposed Compensatory Storage Analysis
- i. Revised analysis of proposed flood plain fill given subsequent site layout and grading modifications.
 - ii. Calculations demonstrating the revised subsurface vault chamber system will provide flood compensation at each respective contour interval.
- d. Stormwater Hydraulics
- i. Calculations to demonstrate the proposed stormwater system can adequately convey the required design flows.
- e. Miscellaneous edits to the stormwater management report narrative.
3. Letter to the Director of Public Works Dated December 18, 2023 – This letter follows a meeting by and between Public Works and members of the Taurus team. The letter acknowledges that sewer inverts provided by Public Works will be confirmed by field survey and that, subject to the confirmation of existing inverts, the sewer pipe under the Assabet River is adequate to accept the sewer design flows from Riverside.

Landscape Architecture Plans by Hawk Design

The Landscape Architecture Plan submitted to the Board of Appeals on August 21st for Riverside consisted of a three (3) page set of plans. Enclosed herewith are the following Landscape Architecture Plans:

- 1. Plans entitled “292 & 294 Baker Avenue”, Concord, Massachusetts consisting of eleven (11) pages.
 - a. Cover Page – List of plans included in Landscape Architecture set.
 - b. Sheet L1.1 – The Site Master Plan has been updated to show the extension of the 10’ wide public access trail, the connection to the existing footpath to the Assabet River, the easterly portion of the existing footpath to the Assabet River, all proposed sidewalks and proposed landscape amenities.
 - c. Sheet L1.2 – This sheet is a new plan entitled “292 Baker Avenue Typical Planting Plan” and shows the location, number and type of plant materials. The plan also contains a “Plant Schedule 292 Typical Planting”.

- d. Sheet L1.3 – This is a new plan entitled “Pond Restoration Planting Plan” and shows the location of existing invasive plants to be removed and the proposed replanting on those areas.
- e. Sheet L2.1 and L2.2 – Sheet L2.1 is a new plan entitled “Site Lighting Plan” and Sheet L2.2 is a new plan entitled “Site Lighting Specifications”. Sheet L2.1 shows the proposed lighting photometrics.
- f. Sheet L3.1 and L3.2 – Both Sheet L3.1 and L3.2 are new plans entitled “Conceptual Amenity Area Sketches”. Sheet L3.1 shows: Area #1 – Common Patio & Play Structure Area; Area #2-Bus Shelter (5± feet by 10 ± feet); and Area #3 – Seating Area plus a Locus Plan of Area #1, #2 and #3. Sheet L 3.2 shows: Area #4 – Dog Park, Bike Repair Bench and potential area for raised planters; Area #5 – Pergola with picnic table and grill, a potential area for raised planters, a 10’ diameter granite slab with picnic table and grill, a kayak rack and a 5’ wide unpaved connector path between the 10’ wide public access trail and the existing footpath to the Assabet River; and Area #6 – Multi-Purpose Synthetic Turf Recreation Area (said synthetic turf recreation area to be permitted and built in conjunction with the Office Parking Garage) plus a Locus Plan of Area #4, #5 and #6.
- g. Site Section A-A – No changes.
- h. Site Section B-B – No changes.
- i. Site Section C-C – Section C-C is a new plan which shows the relationship of the height of the existing building at 300 Baker Avenue and the height of the proposed building at 294 Baker Avenue together with the height of existing trees to be retained.

Architectural Plans by CUBE 3

The Architectural Plan submitted to the Board of Appeals on August 21st for Riverside consisted of a twenty (20) page set of plans. Enclosed herewith are the following Architectural Plans:

- 1. Plans entitled “NOVO Riverside Commons, 292 and 294 Baker Avenue, Concord, MA” consisting of twenty three (23) pages.
 - a. Sheet A-000 – The Cover Sheet remains the same except: the number of one bedroom units has been increased by 3 and the number of two bedroom units has been decreased by 3 resulting in a 3 bedroom reduction of the total number of bedroom to 342; the number of proposed surface parking spaces has been reduced to 127 and the number of proposed podium parking spaces has been reduced to 157; and the list of plans has been revised to include three additional plans.
 - b. Sheet A-001 – No changes.
 - c. Sheet A-002 – New Rendering showing the proposed building at 294 Baker Avenue.

- d. Sheet A1-000 – Shows minor adjustments in floor areas and the addition of a breakdown of the type of parking spaces.
- e. Sheet A1-100 – Shows modifications of the proposed parking layout on both podium levels, direct access from the outside via Stair #1 to the Water/Fire Room, the addition of elevator vestibules, EV charging locations, bike storage for 24 bikes (total inside storage at 292 & 294 = 41 bikes plus 16 outside spaces); and the addition of recycling and energy center rooms.
- f. Sheet A1-101, A1-102 & A1-103 – Increase in amenity space and minor modifications of elevator, trash and type B-6 unit.
- g. Sheet A1-104 – Adjust unit mix to one less bedroom unit and one additional two bedroom unit.
- h. Sheet A1-150 – New ¼ scale plan showing amenity space layouts.
- i. Sheets A1-200, A1-201 and A1-300 – No changes.
- j. Sheet A2-000 – The number of one bedroom units has been increased by 3 and the number of two bedroom units has been decreased by 3 resulting in a 3 bedroom reduction of the total number of bedrooms to 342; minor changes in floor areas; and the addition of a breakdown of the type of parking spaces.
- k. Sheet A2-100 – Shows modification of the proposed parking layouts, direct access from the podium ramp to a relocated Stair #1 and to the Water/Fire Room, the addition of elevator vestibules on the podium level, EV charging locations, bike storage for 17 bikes (total inside storage 292 & 294 = 41 bikes plus 16 outside spaces) and the addition of a recycling and energy center rooms.
- l. Sheet A2-101 and A2-102 – Minor modification for elevator/stairs/trash and the relocation of one unit from the first floor to the fifth floor to accommodate an energy center room on the first floor.
- m. Sheet A2-103 – Adjust unit mix to one more one bedroom unit and one less two bedroom unit.
- n. Sheet A2-150 – New ¼ scale plan showing amenity space layouts.
- o. Sheet A2-200 and A2-201 – No changes.
- p. Sheet A2-300 – Update building sections to match plan changes.
- q. Sheet A-600 – No changes except to flip the order of the 1, 2 and 3 bedroom floor plans shown on this sheet.