



February 5, 2024

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To: Elizabeth Hughes

From: Kevin Hurley

Subject: Information Requested in 1/22/24 Email and Other Riverside Related Information

In response to your email of 1/22/24 please note the following:

1. Easterly Retaining Wall Section – Enclosed herewith is a cross section of the proposed easterly retaining wall. This cross section is at the highest point of the wall.
2. Office Parking Garage – Enclosed herewith is a plan entitled “Proposed Site Plan Modification” dated 11/23/24 rev. 2/2/24 together with a set of plans entitled “Proposed Office Parking Garage”, Sheets 1/3, 2/3 and 3/3 dated 1/23/24 showing the Grade Level, Intermediate Level and Roof Level of the garage.

On August 8, 2016 John Minty notified the Planning Board, the Natural Resources Committee and Dan Holmes that the then existing uses at 300/310 Baker Avenue required 1,549 parking spaces per the Zoning Bylaw (see enclosed 2016 Tabular Summary of required parking). As the warehouse referenced on the Tabular Summary at the rear of 300/310 Baker Avenue, which required 14 spaces, has been removed the required parking at 300/310 Baker Avenue based on the 2016 Tabular Summary is 1,535 spaces and the existing 2024 uses are substantially the same as those referenced on the 2016 Tabular Summary.

Based on the proposed division of Taurus’s 65 acres (Lot A = 48.0 acres, Lot B = 10.2 acres and Parcel B = 6.8 acres) the proposed parking on Lot A at 300/310 Baker Avenue will consist of the following:

<u>Location</u>	<u>Number of Spaces</u>
Total Existing Surface Parking on Taurus’s 65 Acres	1,358
Less Existing Parking on Lot B which will be used for the development of Riverside	-293

Less Existing Parking on Lot A lost by the transition to the development of Riverside on Lot B	-7
Less Existing Surface Parking on Lot A lost by development of a 3 bay wide Office Parking Garage at 312 Baker	<u>-166</u>
Subtotal – Surface Parking on Lot A	892 Spaces
Plus Parking Spaces to be built on Lot A in a newly designed 3 bay wide Proposed Office Parking Garage at 312 Baker	<u>402</u>
Total – Proposed Parking on Lot A	1,294 Spaces
Existing 300/310 Exclusive Use Parking at 320 Baker	83
Existing Joint Parking Agreement for 300/310 at 320 Baker	92
Proposed Joint Parking Agreement on Lot B for 300/310 Baker	36 Spaces

NOTE: Twenty nine (8+21 = 29 spaces) of the 36 spaces proposed Joint Parking Spaces on Lot B are adjacent to the southerly end of the existing building at 300/310 Baker.

Total – Proposed Parking for 300/310 Baker 1,505

Based on the following: (a) the total proposed parking consisting of 1,505 spaces is 30 spaces less than required; (b) portions of the proposed Office Parking Garage are in the flood plain; (c) Taurus intends to seek approval of a Joint Parking Agreement allowing 36 spaces on Lot A at 300/310 Baker to be used by Lot B and allowing 36 spaces on Lot B at 292/294 Baker to be used by Lot A; (d) existing surface parking located on the easterly side of 300/310 Baker will be modified and (e) Taurus proposes to convert the existing volleyball court located on the westerly side of 300/310 Baker to a multi-purpose synthetic turf recreation area, as a result Taurus intends to apply for the following Lot A permits:

BOARD OF APPEALS

- Section 7.2 Flood Plain Conservancy District
- Section 7.7.2.12 Relief from Parking Requirements

NOTE: The 2016 parking determination by Minty classified the existing Baker Café as a restaurant that required 100 parking spaces. The largest shift

of café employees totals 8 persons and, while the café is open to the public, the principal users of the café are on-site office employees who do not generate parking beyond those spaces provided for the existing professional office and medical spaces they work in. Therefore Taurus will request that the parking required for the café be reduced from 100 spaces to 70 spaces. Upon approval of that reduction the total required parking on Lot A for 300/310 Baker will be 1,505 spaces.

- Section 11.6 Special Permit
- Section 11.8 Site Plan Review

PLANNING BOARD

- Section 7.7.2.4 Joint Parking Facilities
- Section 11.6 Special Permit

NATURAL RESOURCES COMMISSION

- Concord Wetlands Bylaw

3. Landscape Plans – Hawk Design’s Sheet L1.2 entitled “292 Baker Avenue Typical Planting Plan” and Sheet L1-3 entitled ”Pond Restoration Plan” both have Plant Schedules. Hawk Design will add a plant schedule to Sheet L1.1 which is entitled “Site Master Plan”.
4. Proposed Reduction in Parking for 292 and 294 Baker – The proposed parking reduction for 292 and 294 was part of the December 2023 submission of the revised Civil, Landscape and Architectural Plans. As stated in that submission the proposed parking was 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 consisted 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

NOTE: The elimination of these 9 spaces together with other modifications allows a 5+ foot

reduction of the highest point of the proposed retaining wall and achieves greater setbacks of the proposed wall from the trees to be retained and from abutters.

- North of the 20' wide Fire Lane 5
- NOTE: This land area has been added to and made part of the adjacent open space to be used as a Common Patio and Play Structure Area.
- 292 Podium Parking 3
- West of 294 for pedestrian access to the existing 5 foot wide footpath to the Assabet River. 1
- Total Reduction in Parking 20 spaces

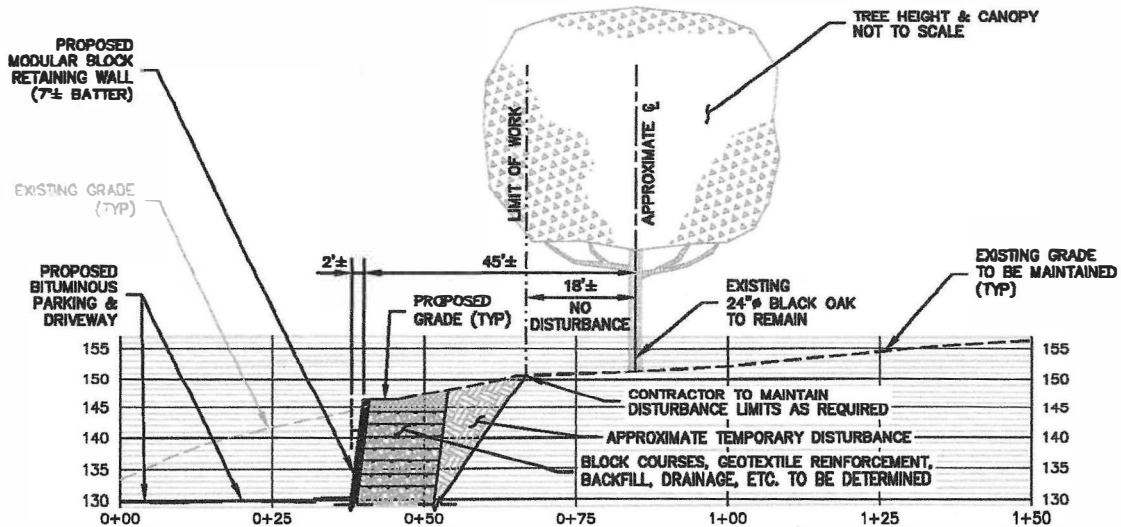
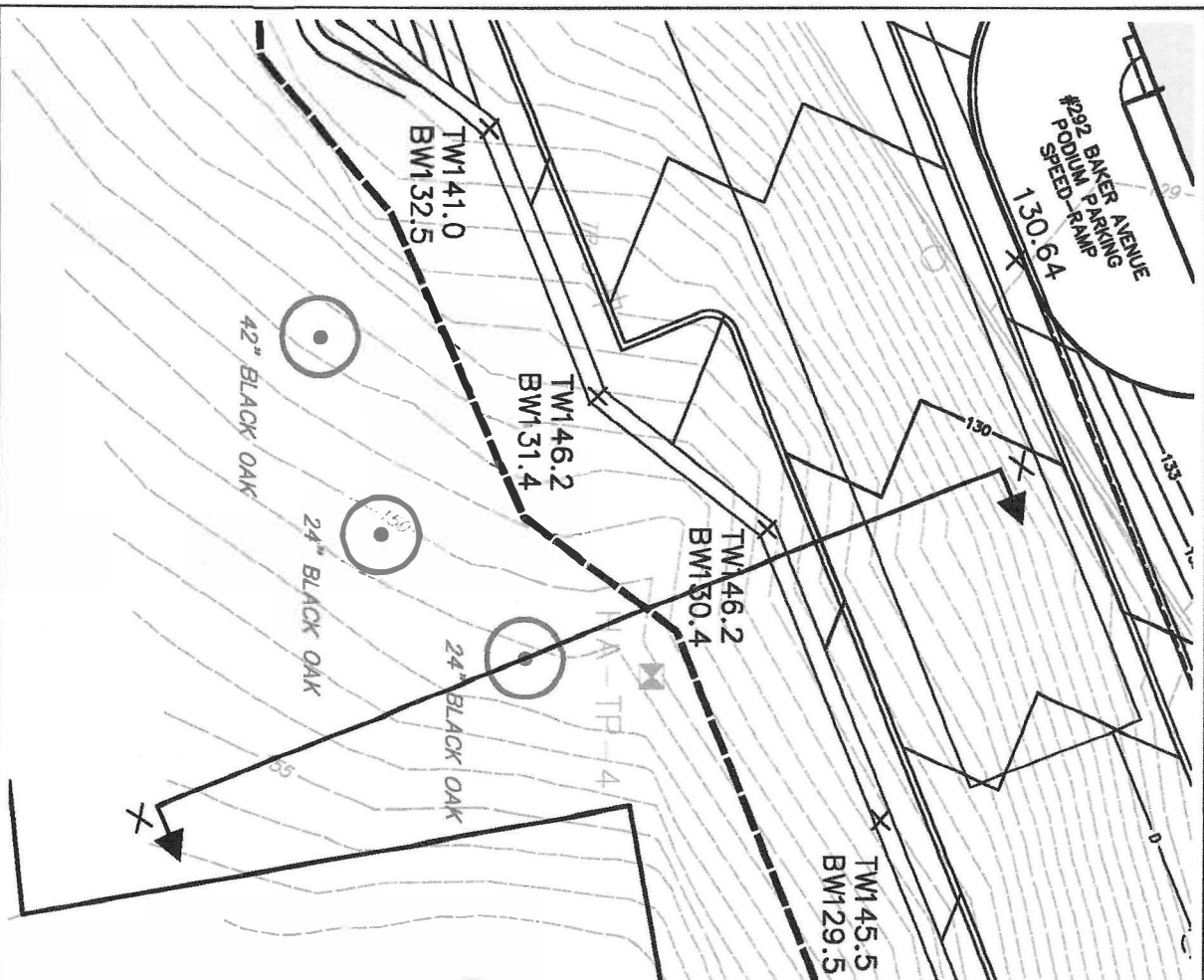
The proposed provision of 284 spaces is based in part on the following:

<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

In addition as noted above Taurus will apply for approval of a Joint Parking Agreement that allows 292/294 Baker to use 36 of the surface parking spaces on Lot A at 300/310 Baker. No further reduction in parking on Lot B for 292/294 Baker is proposed as Taurus believes the parking ratio should not be further reduced.

Please also note that questions were raised at the hearing regarding access to the 4 surface HP parking spaces (2 each at 292 Baker and 2 each at 294 Baker). The existing site plan by Beals and Thomas shows but does not dimension a 42 foot distance from the head of the HP parking spaces to the back of the adjacent access drive (18' deep stall + 24' wide drive = 42'). These dimensions will be added to Beals and Thomas's site plans.

Under a separate email I am also going to send you a copy of an email sent to the Natural Resources Commission via Delia on June 29th. This email to the NRC contained revisions to Taurus's plans. In addition other plan revisions will also be made including those being worked on by CUBE 3 which raises the question as to when the Taurus Team should submit a final set of revised Civil, Landscape and Architectural Plans and Specifications. I don't think the question of when a final set of plans and specifications should be submitted can be answered at this time but hopefully during or after the Board of Appeals meeting on February 14th we can pick a date for submission of a final set of plans.



SECTION X-X
1"=20' H & V

NOTE:
FINAL WALL DESIGN TO BE PROVIDED BY
STRUCTURAL/GEOTECHNICAL ENGINEER



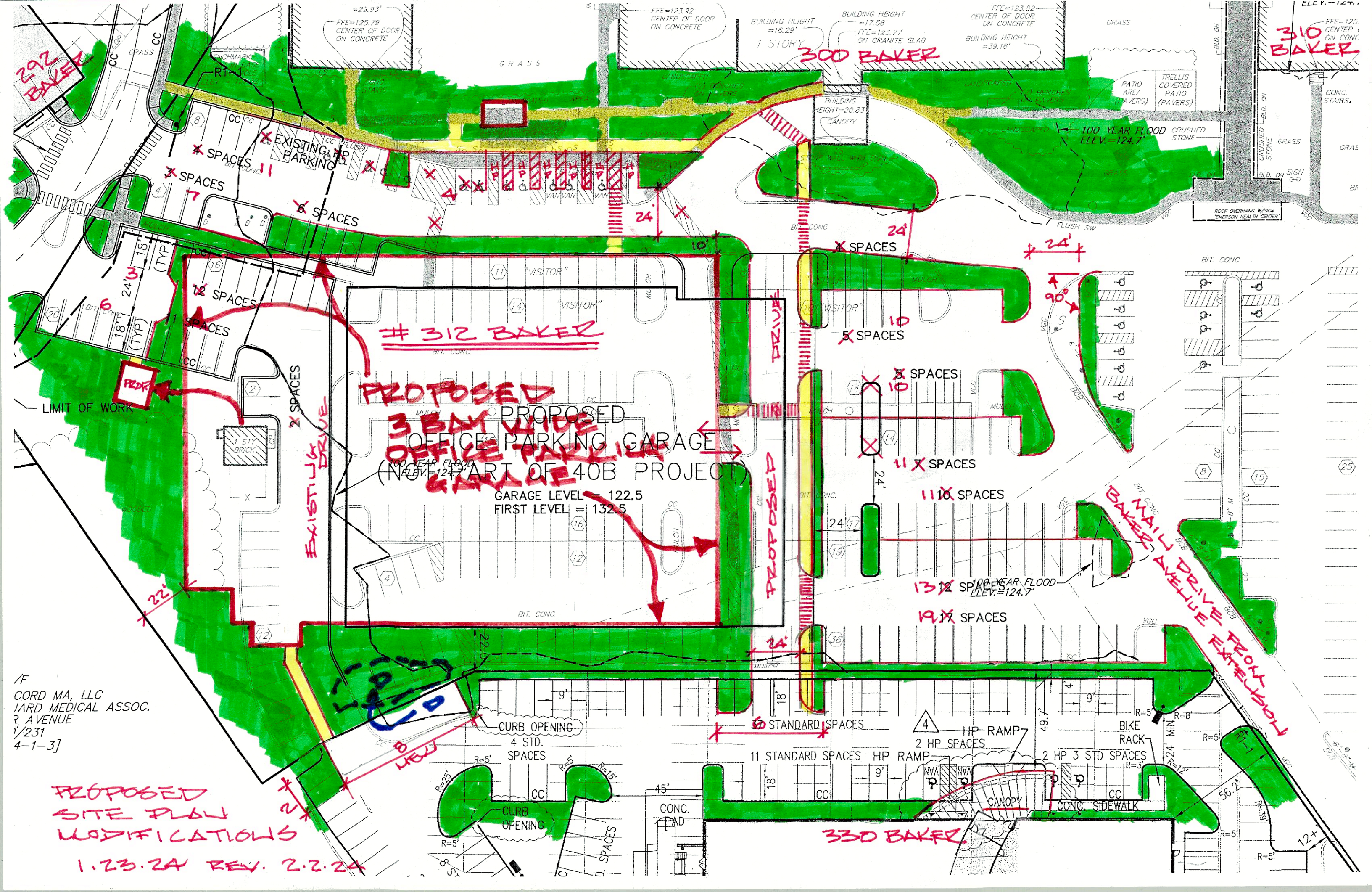
NOVO Riverside Commons
#292 & #294 Baker Avenue
Concord, Massachusetts

NOVO Riverside Commons, LLC
Two International Place
Boston, Massachusetts

Eastern Retaining Wall Section
Figure 001

Scale: 1 Inch = 20 Feet Date: 2/5/2024

206327P129A-001
B+T Project No. 2063.27



312 BAKER
PROPOSED
3 BAY WIDE OFFICE PARKING GARAGE
(NO PART OF 40B PROJECT)

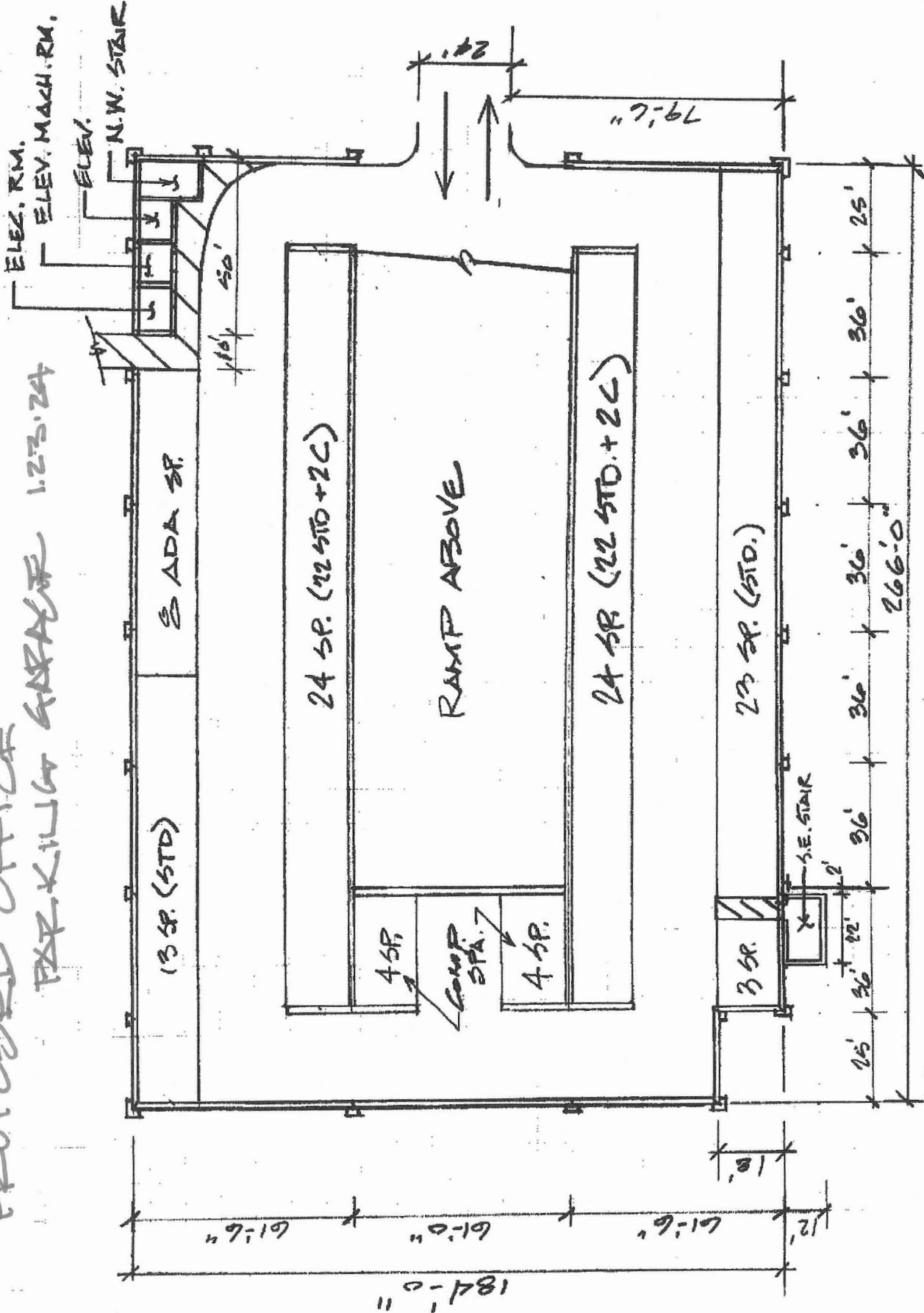
GARAGE LEVEL = 122.5
 FIRST LEVEL = 132.5

1/F
 CORD MA, LLC
 JARD MEDICAL ASSOC.
 2 AVENUE
 1/231
 4-1-3]

PROPOSED SITE PLAN MODIFICATIONS

1.23.24 REV. 2.2.24

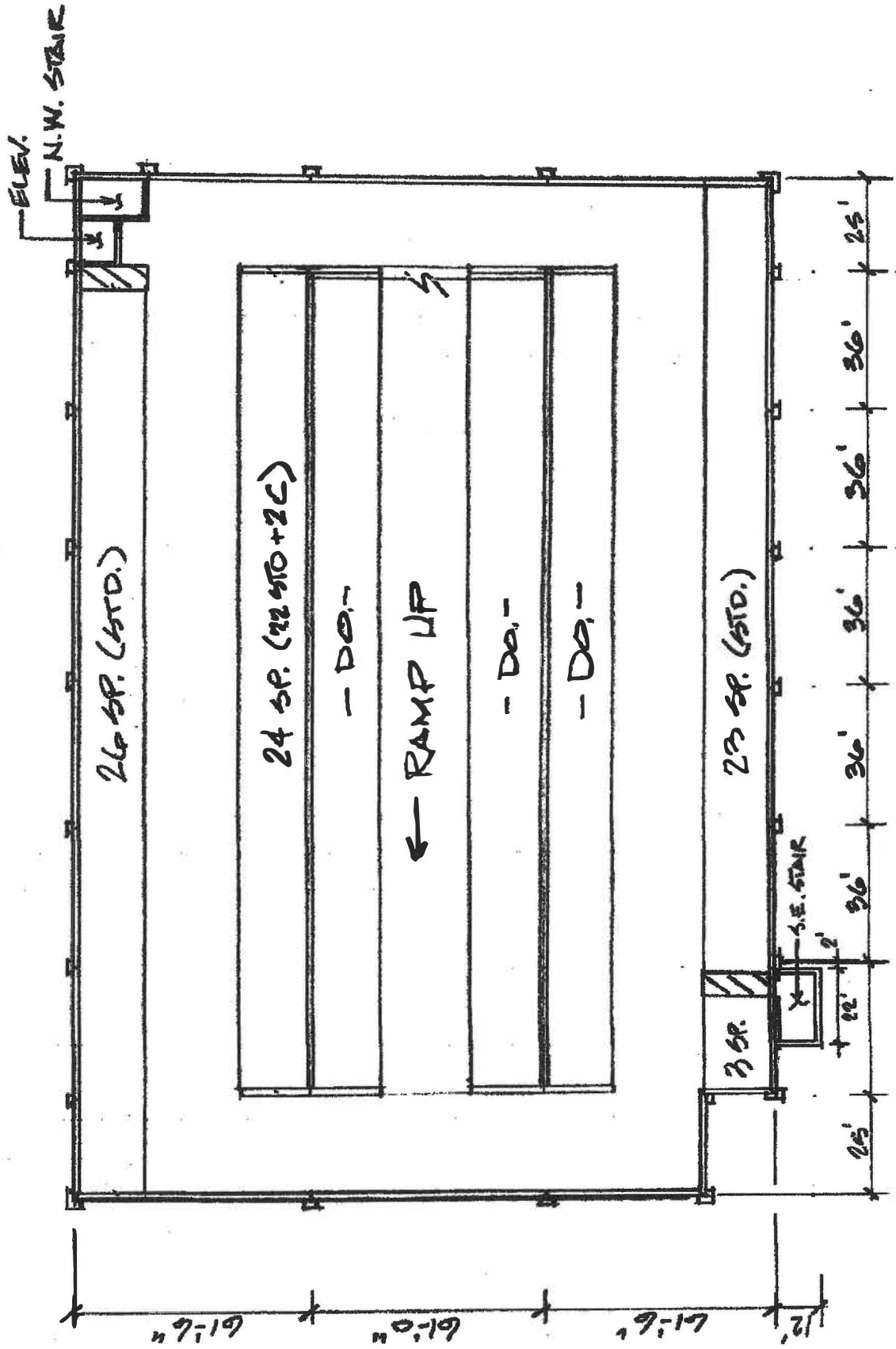
PROPOSED OFFICE PARKING GARAGE 1.23.24



GRADE LEVEL
100 SPACES

1.23.24

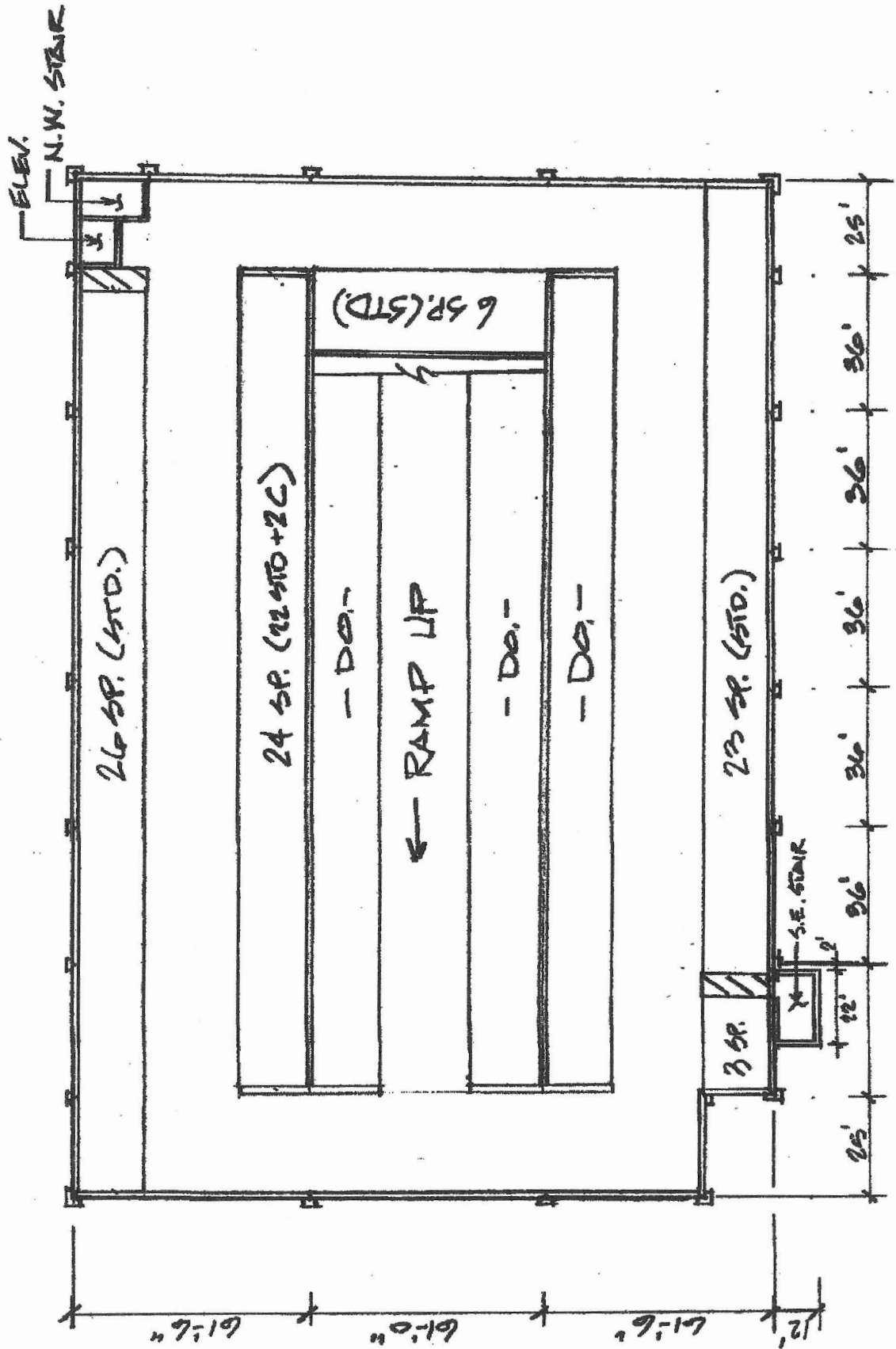
2/3
1AE



INTERMEDIATE LEVEL
148 SPACES

1.23.24

12/3/54



ROOF LEVEL

154 SPACES

Parking Demand
300-310 Baker

2016

	Tenant	RSF (cafeteria in AAF)	Revised RSF (no caf in AAF)	Use	Minimum Parking Need	Rounded
306	Kayak Software Corporation	14,397	14,023	Office	46.74	47
304	Lexia Learning Systems LLC	17,915	17,449	Office	58.16	58
303	Avention, Inc.	33,791	32,912	Office	109.71	110
302	Lexia Learning Systems LLC	13,385	13,037	Office	43.46	43
301	Vacant	16,930	16,490	Office	54.97	55
300	RGN-Concord II, LLC	14,397	14,023	Office	46.74	47
207	Lexia Learning Systems LLC	7,356	7,165	Office	23.88	24
206	Welch Foods Inc.	36,106	35,167	Office	117.22	117
205	UL Inc.	11,008	10,722	Office	35.74	36
204	Lexington Eye Associates, Inc.	12,186	11,869	Medical	49.00	49
	Lexington Eye Associates, Inc.	0	0	Medical - Patients	50.00	50
203	Konica Minolta Business Soluti	4,328	4,215	Office	14.05	14
202	Kayak Software Corporation	14,984	14,594	Office	48.65	49
201	Wavemark, Inc.	19,994	19,474	Office	64.91	65
200	Vacant	14,394	14,020	Office	46.73	47
195	Tencent Boston, Inc.	10,459	10,187	Office	33.96	34
193	Tencent Boston, Inc.	6,455	6,287	Office	20.96	21
191	Emerson Hospital	20,723	20,184	Office	67.28	67
175	Emerson Hospital	21,008	20,462	Medical	81.85	82
165	Emerson Hospital	15,020	14,629	Vacant - assume Medical	58.52	59
160	Emerson Hospital	11,955	11,644	Vacant - assume Medical	46.58	47
155	Oxford Instruments America Inc.	2,349	2,288	Office	7.63	8
150	Oxford Instruments America Inc.	18,901	18,409	Office	61.36	61
140	Normandy FundSub Management Co	2,144	2,088	Office	6.96	7
102	Vacant	1,156	1,126	Office	3.75	4
101	Welch Foods Inc.	48,000	46,752	Office	155.84	156
100	Emerson Hospital	24,034	23,409	Office	78.03	78
	MAIN BUILDING TOTAL	413,375	402,625			1435
s100	Warehouse	14,140	14,140	Storage	14.14	14
	Cafeteria		10,750	Restaurant	99.67	100
	TOTAL	427,515	427,515			1549

1549

Notes: Office ratio is one space per
Professional Office ratio is one space per
Warehouse ratio is one space per
Restaurant ratio is one space per
Cafeteria seats
Cafeteria staff

300	square feet
250	square feet
1,000	square feet
3	seats rated capacity plus
275	
8	

1 space per employee

Aggregate Rentable Square Footage is
Add on factor (AAF) is
Useable square footage is thus
Common Area is thus:
Common Area ex cafeteria is thus

413,375
1.16
356,358
57,017
46,267

Useable square footage is
Common Area ex cafeteria is
Total Revised Rentable Area is thus
Revised Add-On Factor is

356,358
46,267
402,625
1.13
97.40%

Revision Factor

Parking Demand

Marriott Hotel

Total Parking Demand

150

1699

Parking Supply

Parcel ID	Owner	Parking Available
3794-1-2	WDC Concord Hotel LLC	151 (23) on site, minus 80 granted to 300-310 Baker by exclusive easement. Of 151 spaces, 92 spaces shared with Parcel 3794-1 and 59 spaces reserved for exclusive use by hotel.
3794-1	Normandy 300 Baker LLC	On completion of combined parking lot expansion by hotel developer, a total of 1,401; 1,229 owned in fee, 80 by exclusive easement, and 92 shared by Parcel 3794-1-2

Lot A
Lot B (fee)
Lot B (easement)
Lot B (shared)
Total Parking Supply

151

1229

80

92

1552

Deficit
Spaces eliminated due to removal of warehouse

1699 minus 1552 equals

147

14