



## Concord Commons

Concord Commons is a transit-oriented, mixed-use development in West Concord that was developed in conjunction with Concord Crossing in the downtown. This 1.93-acre site is ideally located not only adjacent to the train tracks, but to a nearby industrial park and active/passive recreation resources. Community members were very receptive to this project as the previous site was the former Atlantic Pre-Hung-Door factory, and was a major eyesore in the town. The site was made possible in the early 2000s because of a provision for a special permit process which allowed for a combination of uses in an industrial zone.<sup>1</sup> The Commons consists of 20 apartment units, 5% of which are affordable, as well as restaurant, retail and office uses. Under the plan, 146 parking spaces were provided, totalling a 15% parking reduction. There are 15 spaces dedicated strictly to commuter parking.

Walkable connections to the West Concord Center Village, the Concord commuter rail station and the Concord-Acton Industrial Park have vastly expanded options for residents, affiliated local businesses, and created job opportunities, particularly along Thoreau and Sudbury Roads. A push on behalf of the town for more greening has made these connections more pleasant and popular. The town also advocated for a reduction in lot size from 2.15 to 1.93 acres, hugely contributing to these pathway improvements.<sup>2</sup>

Concord Commons demonstrates an almost effortless transition from an underutilized lot to a quaint yet activated space. The development fulfilled the goals of revitalizing the West Concord Center Village, strongly engaged with the community throughout the development process, and provided more affordable housing options with funding provided solely by private developers.

Conclusions from this study were as follows:

- **Town's must advocate for uses they know will best service their constituents, despite the fact that it might not be the developer's first option**
- **Transparency and proper community outreach can virtually eliminate pushback throughout the TOD (re)development process**
- **Reduction of impervious surfaces can have multiple economic benefits including on stormwater management systems and on parking requirements**



- **Continue to engage those property owners interested in furthering smart growth initiatives throughout the town**
- **Integrate tactics that employ form over use, not only to create human-scale spaces, but spaces that are uniform with existing development outside the station area plan**
- **Advocate for greening/landscaping and streamlined architectural design in new connections to encourage usage and promote smart growth. Also request commercial businesses to follow these guidelines.**

<sup>1</sup> Concord Commons and Concord Crossing, Metropolitan Area Planning Council, 2019

<sup>2</sup> "Concord Commons, Concord MA", *Transit-Oriented Development (TOD) Success Stories*, Massachusetts Government Smart Growth Toolkit



## FACT SHEET<sup>3</sup>

### POPULATION: 19,357

#### DEMOGRAPHICS:

- White: 16,339
- Black: 651
- Asian: 1,217
- American Indian and Alaska Native: 0
- Native Hawaiian and Other Pacific Islander: 0
- Latino: 1,232
- Other: 672
- Two or More Races: 478
- Male: 9,980
- Female: 9,377
- Under 18: 4,463
- 18 and Over: 14,894
- 65 and Over: 3,760
- Median Age: 46

#### LABOR FORCE

- Civilian labor force: 8,573
- Employed: 8,269
- Unemployed: 304

#### EMPLOYMENT

- Unemployment Rate: 3.5%
- Service occupations: 569
- Management/business/science/arts: 6,132
- Sales/office: 1,063
- Natural resources/construction/maintenance: 372
- Production/transportation/material moving: 133

#### INCOME

- Median Household Income: \$137,743
- Mean Income: \$193,742
- Median Earnings: \$69,627
- Per Capita Income: \$68,012

#### EDUCATIONAL ATTAINMENT

- Percent high school graduates or higher: 94.6%
- Percent bachelor's degree or higher: 71.4%

#### COMMUTING TO WORK

- Car/truck/van alone 5,588
- Car/truck/van carpooled: 332
- Public transportation: 638
- Bicycle: 72
- Walk: 278
- Other: 181
- Worked at home: 1,150
- Mean travel time to work: 32 minutes

#### HOUSING:

- Homeowner vacancy rate: 2.9%
- Renter vacancy rate: 6.5%
- Total Housing Units: 7,319
- 1-unit: 5,513
- 2-4 units: 547
- 5+ units: 1,259
- Mobile homes: 0
- Median Sales Price: \$1,260,226<sup>4</sup>
- Median Gross Rent: \$2,006

<sup>3</sup> U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, DP05, Concord Town, Middlesex County, MA

<sup>4</sup> Banker and Tradesman, Median Sales Price, "Town Stats," *Historical Statistics Table*, 2019