

Concord Center Alternative A: Use Management

Concept

This alternative would limit change and focus regulations and actions to shift the mix of uses towards residents' preferences, so that the Town Center is increasingly recognized as a town-center service and shopping area. This alternative recognizes that the Center is physically attractive as it exists today, and only minor changes need be contemplated. Zoning would be refined to ensure that only modest changes would occur.


Programs and Regulations

- Business support – The Town and stakeholders would assemble resources to staff and fund a merchant and marketing support program to retain and strengthen locally-oriented businesses.
- Zoning restrictions – The Town would limit ground floor uses to retail or restaurant businesses, so that offices or service businesses would be directed to upper or lower levels.

Physical Improvements

- Parking improvements – The Town would initiate a process to rationalize the parking layout and circulation patterns among the multiple lots in the block south of Main Street and Walden Street, with benefits of increased efficiency, improved convenience, improved landscape and pedestrian connections, and coordinated signage.
- Traffic calming – The Town would target key intersections to improve pedestrian links and safety for local pedestrian connections.
- Open space preservation and enhancements – The Town would support measures to protect and provide limited access to enjoy open space features.
- Streetscape/site planning improvements along Lowell Road – the Town would promote improved site planning and design aesthetics along commercial frontages on Lowell Road near Keyes Road.
- Pedestrian/bicycle connections – The Town would support use of abandoned rail alignments to extend trail and bicycle connections.

Key Actions/Requirements

- Zoning revisions
 - Resources for physical improvements
 - Funding of business support
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Concord Center Alternative B: Expanded Multiple Use Center

Concept

This alternative would provide for the long-term expansion of the village center so that it has a much broader set of locally-oriented uses and provides the vitality that a more complete range of village-scaled development can provide. This approach would promote actions and regulations to create a new “subvillage” area using Town-owned land and encouraging redevelopment of properties near the intersection of Lowell Road and Keyes Road. The Town would initiative parking investments and other steps to better support a pedestrian-oriented, vital historic center as well.


Programs and Regulations

- Zoning for village mixed use – The Town would set new zoning standards to support feasible redevelopment of lots near Lowell Road and Keyes Road, and provide restrictions such as those suggested in Alternative A to promote a better distribution of locally-oriented businesses.

Physical Improvements

- Parking deck – The Town would help provide a one-level parking deck in the block south of Main Street and Walden Street to support modest expansion in locally-oriented businesses. The Town would sponsor enhanced pedestrian connections from parking areas to Main Street and Walden Street.
- Stream courtyard – Actions would be taken to convert stream edge parking and loading to create a courtyard lined with restaurants, shops and services behind certain Main Street and Walden Street frontages.
- Maximize open space/traffic calming – Street improvements would remove excessive pavement and complex intersections, linking several islands and create “rotary” traffic pattern around Monument Square. There would be improved pedestrian links and safety for local pedestrian connections at the library.
- Mixed use redevelopment – There would be new village-scaled mixed use housing, retail and commercial uses using land owned by the Town and through redevelopment of existing properties.
- Improved pedestrian and bicycle connections – The Town would sponsor enhanced walkway and bike links along Keyes Road.
- Pedestrian bridge, parking/façade improvements – An improved pedestrian link and enhanced “backside” of several buildings would join Town parking to other areas of the center.
- Open space preservation and enhancements – The Town would support measures to protect and provide limited access to enjoy open space features.

Key Actions/Requirements

- Zoning revisions
 - Town facility relocation
 - Resources for physical improvements
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Concord Center Alternative C: Enhanced Local Center

Concept

This alternative would provide for modest expansion of parking and development opportunities to augment the amount and range of uses that would attract increased patronage by Concord residents. This alternative would promote enhanced pedestrian and bicycle links. Streetscape and open space enhancements would also be provided.

Programs and Regulations

- Zoning for village mixed use – The Town would set new zoning standards to support feasible redevelopment of lower floors and other redevelopment in limited locations, such as lots near Keyes Road.

Physical Improvements

- Parking deck and realignment of Keyes Road – The Town would reorganize its parking lot and provide a one-level parking deck to support modest expansion in locally-oriented businesses. This could include realignment of Keyes Road to create a more efficient, well-located facility.
- Parking improvements – The Town would initiate a process to rationalize the parking layout and circulation patterns among the multiple lots in the block south of Main Street and Walden Street, with benefits of increased efficiency, improved convenience, improved landscape and pedestrian connections, and coordinated signage.
- Open space/traffic calming at Monument Square – Improvements would increase pedestrian and open space and provide traffic calming at this complex intersection.
- Traffic calming at the library – Improvements would enhance pedestrian links and increase safety at the intersection of Main Street and Sudbury Road.
- Improved pedestrian and bicycle connections – Improvements would enhance walkway and bike links along Keyes Road.
- Pedestrian bridge, parking/façade improvements – An improved pedestrian link and enhanced “backside” of several buildings would join Town parking to other areas of the center.
- Open space preservation and enhancements – The Town would support measures to protect and provide limited access to enjoy open space features.
- Pedestrian/bicycle connections – The Town would use abandoned rail alignments to extend trail and bicycle connections.

Key Actions/Requirements

- Zoning revisions
 - Town parking reconstruction and Keyes Road improvements
 - Resources for other physical improvements
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