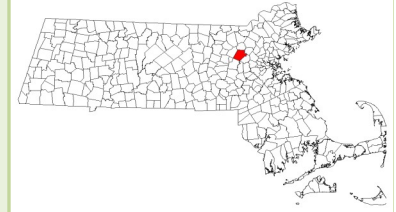


# Concord Commons and Concord Crossing



**Site Details:** Mixed Use Development and Housing Development; Concord Crossing: 2.71 acres; Concord Commons: 2.33 acres  
**Zoning:** Crossing: Downtown Business; Commons: Residential  
**Funding:** Private Developers  
**Date(s):** 1990s; Early 2000s  
**Goals:** Revitalize the downtown area in Concord and West Concord.



## Background

After the creation of the automobile, Concord experienced a large amount of sprawl away from their main train stations. The town wanted to refocus on their downtown and to center development around the train stations in both Concord Center and West Concord. In Concord Center, Concord Crossing was created as a mixed use development with retail, office space, a 180 seat restaurant, and 20 rental apartments. In West Concord, Concord Commons was constructed as a residential and office space development close to the Center Village. Both developments are located adjacent to the train tracks and Concord Commons is located near an industrial park, Percy Rideout Playground, and Warner's Pond.



Residences at Concord Commons

## Site Development

The first site was developed in the 1990s as Concord Crossing. This site is adjacent to the Thoreau Street train station and was previously the site of a lumber yard. When the owners of the lumberyard passed away, the town saw potential to create a high density commercial and residential development. The developers, Guy and Jim DiGoivanni with Period Realty Trust, originally wanted to construct only commercial buildings, but the planning board and selectman approached them and they agreed to include housing in the development as well.



Residences at Concord Crossing

There were not a lot of obstacles encountered in the development of Concord Crossing as a great deal of outreach was done to eliminate any potential pushback. The second development was constructed in the early 2000s as Concord Commons. A factory called Atlantic Pre-Hung-Door was previously located on the site. The developer, Nick Boynton, created housing and office space here with 56 residential units. Residents were engaged with this development through a public hearing process, but there were not many objections raised because the previous use was so unappealing. The developer included 3 units of affordable housing (5%) and he gave the town money to extend walkways through an adjacent park.

## Development Process

The site where Concord Crossing now stands was originally zoned as a Downtown Business District which did allow for combined businesses and residences as of right. The site where Concord Commons now stands was zoned industrial, but there was a provision for a special permit process that would allow the combination of industrial, retail, and residential uses. Both projects were privately funded by local developers and both can be seen as substantial visual improvements. Concord Crossing in particular has had a positive economic impact on the town in expanding businesses and job opportunities.



Mixed Use at Concord Crossing

## Concord and MetroFuture Goals

### *Housing Choices*

In addition to providing affordable housing at

Concord Commons, both Concord Crossing and Concord Commons offered residents the chance to live downtown and closer to a train station.

### *Transportation Choices*

Both Concord Crossing and Concord Commons are located adjacent to train stations, allowing residents to be less dependent on cars. Concord Crossing is located near downtown Concord so residents can walk to the center to run errands, pick up food, or go out to eat. Concord Commons is also located nearby West Concord Center Village allowing residents to take advantage of the sidewalks across the street by walking instead of driving.



Offices at Concord Crossing



The railroad behind Concord Commons

### *Sustainable Growth Patterns*

Both Concord Crossing and Concord Commons are located near downtown areas. Concord Crossing in particular was built as a walkable mixed use development in a currently developed area where people can live, eat, work, and play.

## Contact Information

For more information about the Concord developments, contact Marcia Rasmussen, Planning Director, Concord at [mrasmussen@concordma.gov](mailto:mrasmussen@concordma.gov)

*“It’s a good idea to approach property owners who might be interested in creating mixed use developments. This might be one way to further smart growth in your town”-Marcia Rasmussen, Planning Director, Concord*