



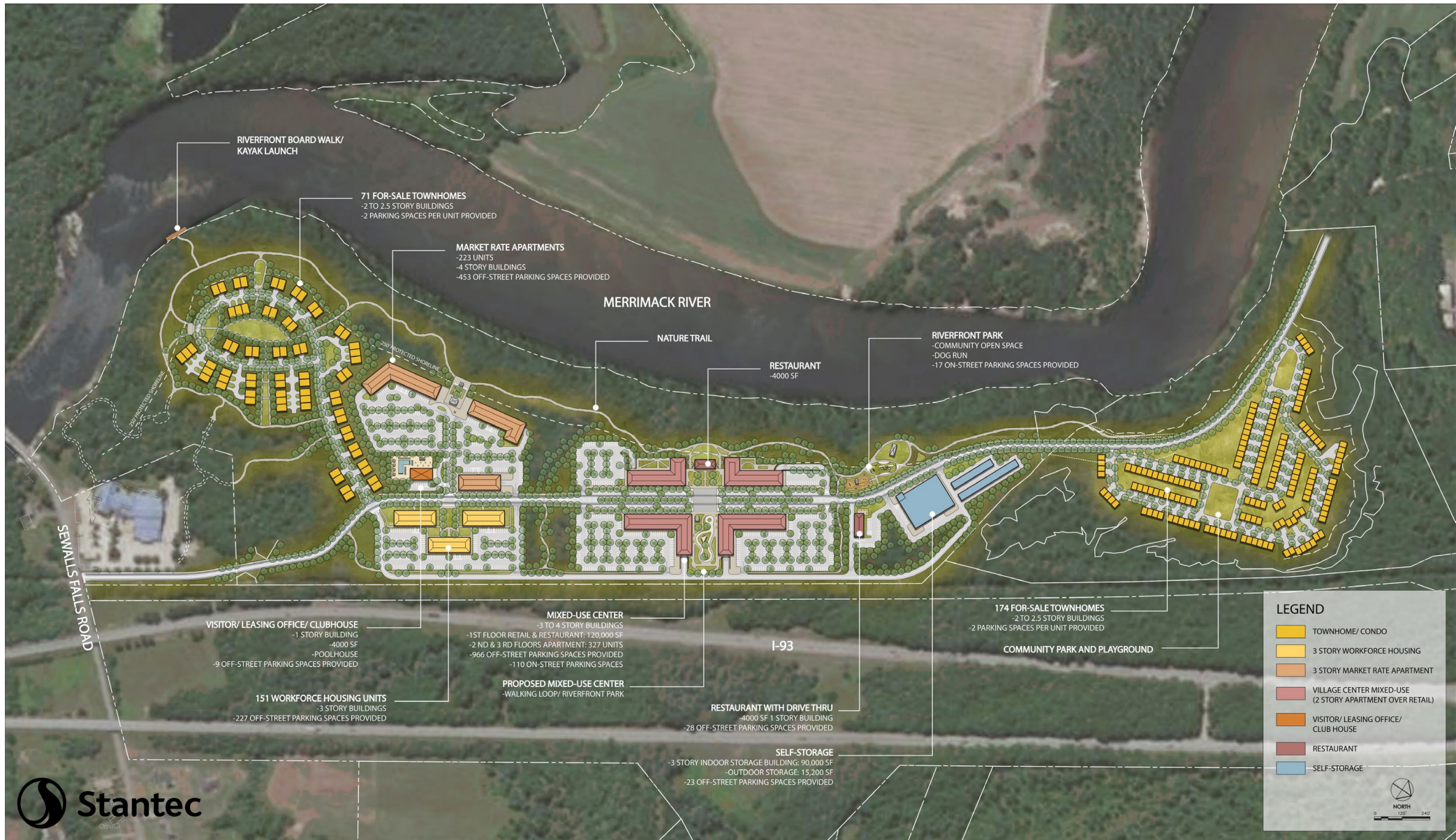
Monitor Way, Concord

A mixed-use solution to New Hampshire's housing crisis



Home Ownership Conference
March 26, 2024





Conceptual Design



Perspective View | West Along Village Center Commercial Corridor





Perspective View | West Along Village Center Commercial Corridor

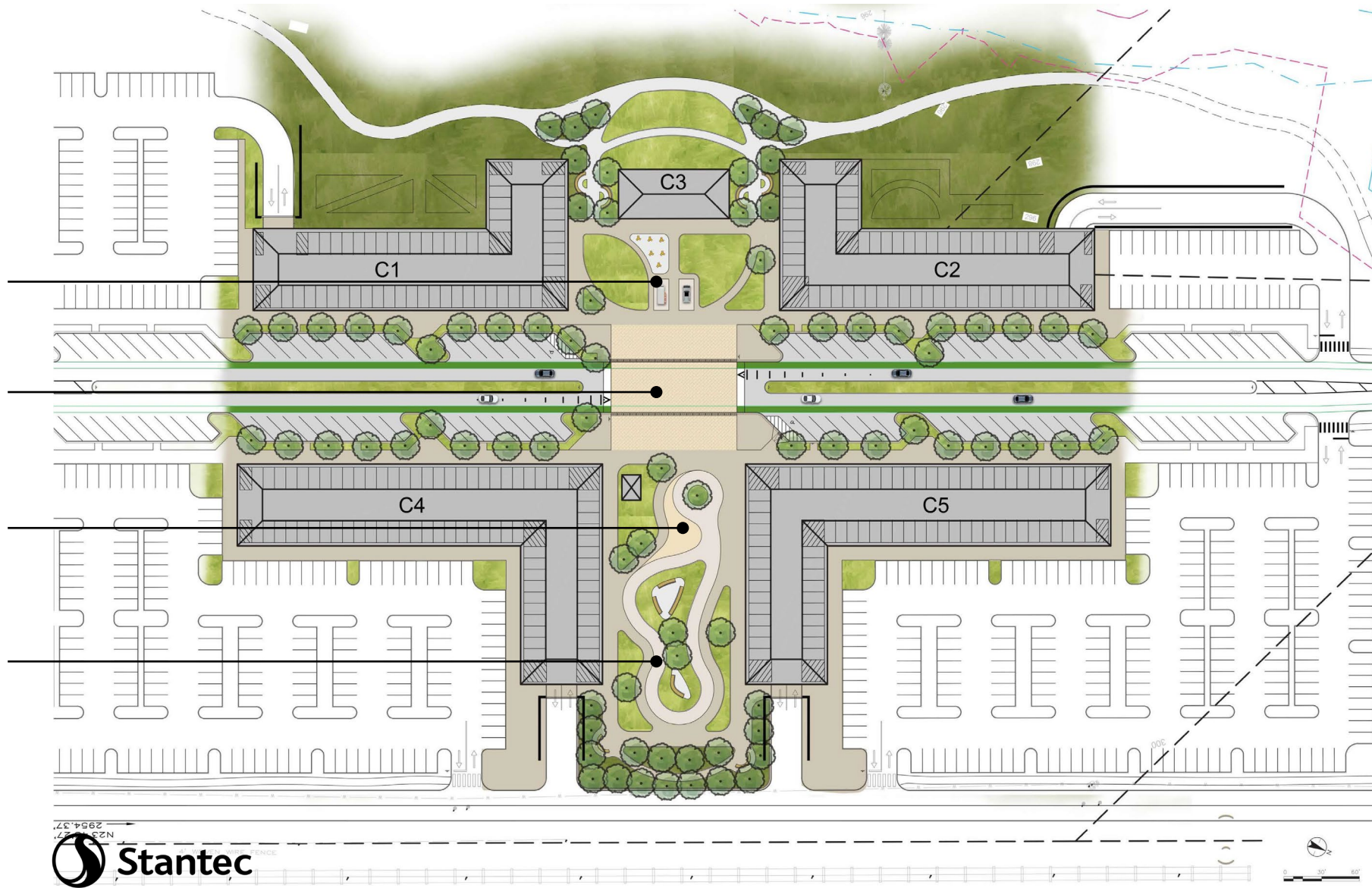


FOOD TRUCKS
AND OUTDOOR
SEATING

TABLED
INTERSECTION

FLEXIBLE PLAZA
SPACE

WALKING LOOP



Market Rate Apartments – 223 Units

Required Parking:

1.25 spaces/unit = 279 spaces

Proposed Parking:

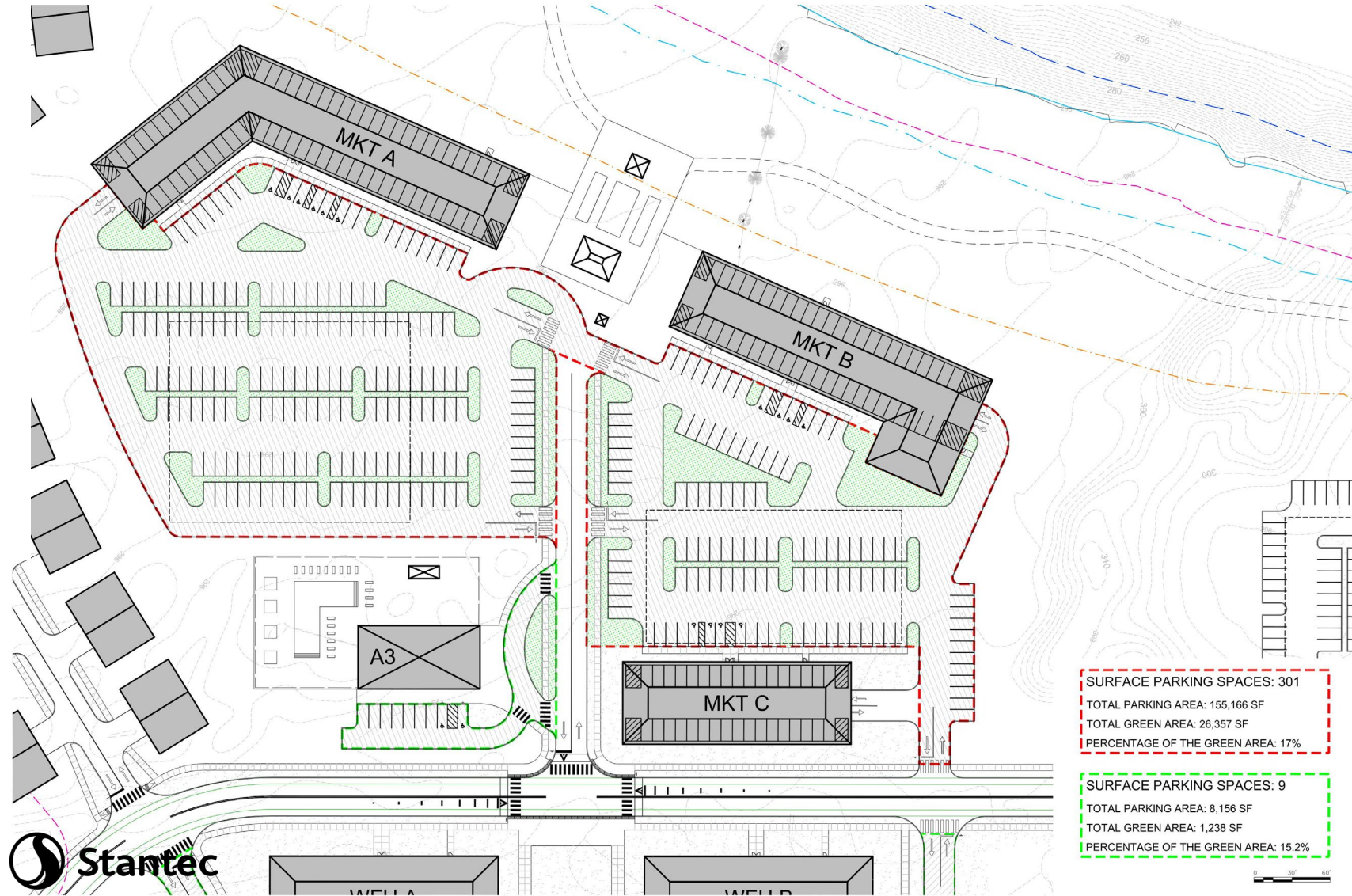
Surface Spaces = 301 spaces

Garage Spaces = 152 spaces

Total Parking Spaces = 453 Spaces

Proposed Parking Ratio:

Parking Ratio = 2.03 spaces/unit



Workforce Housing Apartments – 151 Units

Required Parking:

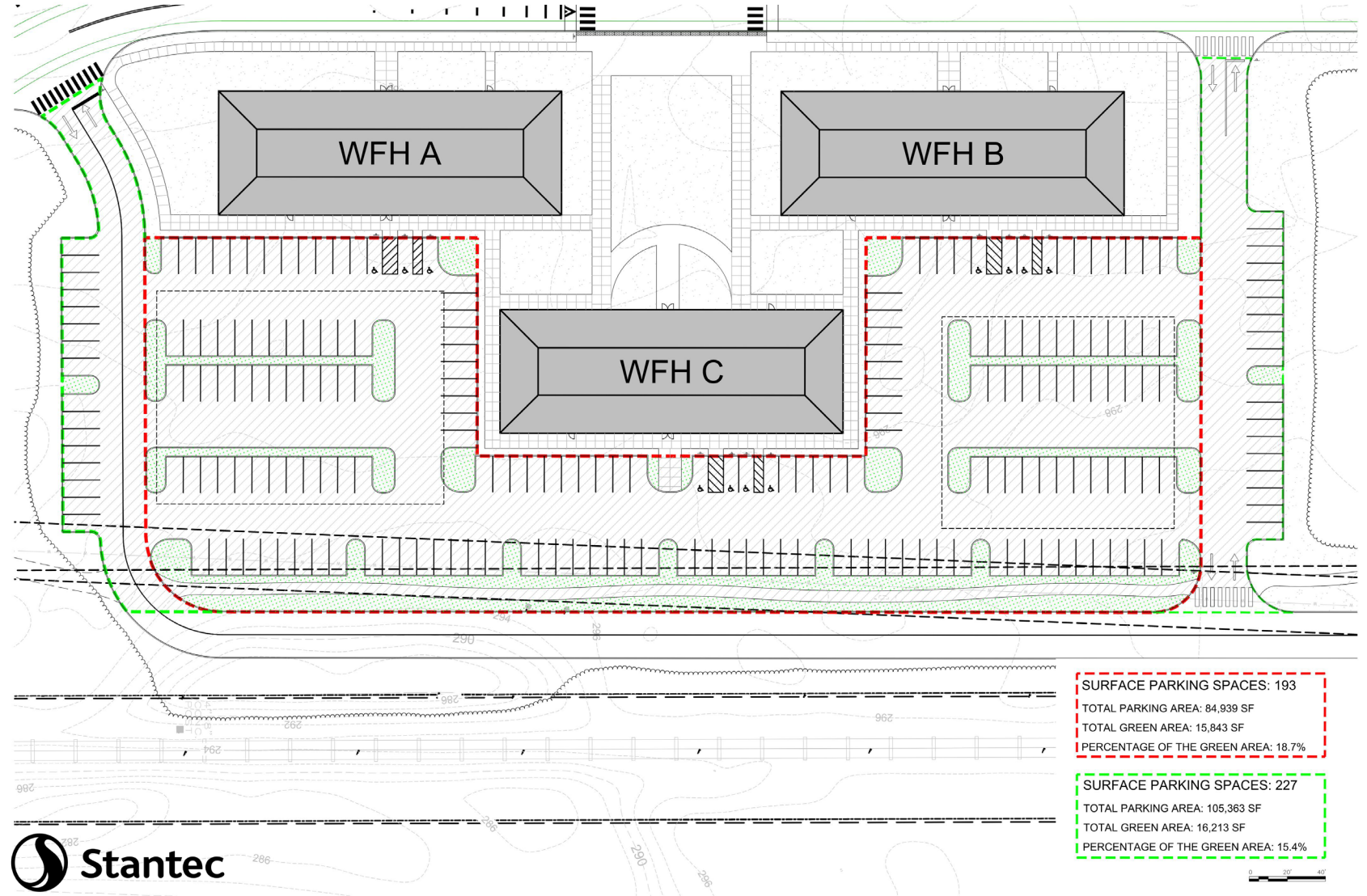
1.25 spaces/unit = 189 spaces

Proposed Parking:

Surface Spaces = 227 spaces

Proposed Parking Ratio:

Parking Ratio = 1.5 spaces/unit



Village Center At Sewalls Falls

Required Parking (Residential):

1.25 spaces/unit = 409 spaces

Required Parking (Commercial):

Commercial-Office - 27,500 SF = 98 Spaces

Commercial-Retail – 55,300 SF = 389 Spaces

Commercial-Hotel – 20,000 SF = 50 Spaces

Total Residential/ Commercial Spaces

Required = 946 Spaces

Proposed Parking:

Surface Spaces = 702 spaces

On-street Parking = 110

Garage Parking = 264

Total Parking Spaces = 1076

