



MCI-Concord Redevelopment Public Hearing: Questionnaire Responses

Date of Hearing: 9/12/2024




DIVISION OF
CAPITAL ASSET
MANAGEMENT &
MAINTENANCE

Overview

DCAMM, in conjunction with the Town of Concord, held a public hearing and information session about the MCI-C Redevelopment Planning process on Sept. 12, 2024. The video recording of the public hearing is available on [DCAMM's MCI-Concord Redevelopment Webpage](#). In conjunction with the public hearing, DCAMM used both digital and printed questionnaires to gather perspectives from residents and interested parties, the results of which are summarized here.

This deck outlines the following:

- Data Collection & Method
- Respondent Details
- Common Themes



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MCI-Concord Public Hearing & Information Session

Hosted by the State Division of Capital Asset
Management and Maintenance (DCAMM)
in collaboration with the Town of Concord


**Thursday,
Sept. 12
@ 7:00 pm**

DCAMM to provide
overview of site and
upcoming planning
process.

Public comment
welcome.



Concord Town House
22 Monument Square
2nd Fl. Public Hearing Room



HYBRID MEETING: IN-PERSON & ZOOM (LINK IN QR CODE)

Data Collection & Method: Questionnaire (Paper & Digital)

Questionnaire received 317 responses in the form of:


- Paper questionnaires
- Digital questionnaires
- Emailed comments

Responses by Method	
Paper Questionnaire	42
Digital Questionnaire	273
Email Comment	2
Total Responses	317

Questionnaire included the following questions:

- How would you describe yourself?
 - *e.g. resident of Concord, work in Concord, etc.*
- How would you like to be kept informed about the progress of redevelopment planning?
 - *To support ongoing engagement with those interested*
- What has been your past engagement with MCI-Concord, if any?
 - *e.g. worked there, volunteered there, drive past the site, etc.*
- What are you most excited about in the upcoming redevelopment process?
- What, if anything, about a prospective redevelopment gives you pause?
- What would you like to see developed on the MCI-Concord site in the future?

MCI-Concord Redevelopment Public Hearing & Information Session: Questionnaire
(September 12, 2024)



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First & Last Name (Optional):

Email (Optional):

How would you describe yourself?
(Check all that apply):

☐ I am a resident of Concord

☐ I work in Concord

☐ I own and/or operate a business in Concord

☐ I go to school in Concord

☐ I have a connection to MCI-Concord
(please elaborate below if willing)

☐ I am an elected official representing Concord

☐ Other (please elaborate below)

How would you like to be kept informed about the progress of the redevelopment planning?
(Check all that apply):

☐ Email (please provide in space above)

☐ The Concord Bridge

☐ Town of Concord Website

☐ DCAMM Website

☐ Through another local organization
(please specify below if willing)

☐ Other (please elaborate below)

What has been your past engagement with MCI-Concord, if any?

☐ I worked at MCI-Concord

☐ I volunteered at MCI-Concord
(please elaborate below if willing)

☐ I drive past the site

☐ I live nearby

☐ I utilize nearby recreation facilities (bike trail, pond, etc.)

☐ I have been following developments in the news

☐ I am an interested resident

☐ Other (please elaborate below if willing)

What are you most excited about in the upcoming redevelopment process?

What, if anything, about a prospective redevelopment gives you pause?

What would you like to see developed on the MCI-Concord site in the future?



Respondent Details

How would you describe yourself?

(Check all that apply)

I am a resident of Concord	284
I work in Concord	40
I own and/or operate a business in Concord	15
I go to school in Concord	13
I have a connection to MCI-Concord	5
I am an elected official representing Concord	2
<u>Other (please elaborate)</u>	
Live in neighboring Town of Acton	4
Live in neighboring Town of Carlisle	8
Have school-aged children (in school or CCYS)	8

How would you like to be kept informed about the progress of the redevelopment?

Email (those interested added to DCAMM mailing list)*	194
The Concord Bridge	228
Town website	140
DCAMM website	19
Through another local organization (please specify)	5
<u>Other (please elaborate)</u>	
Social Media (Town, Concord Community Group)	1
PTG emails	1

What has been your past engagement with MCI-Concord, if any?

I worked at MCI-Concord	2
I volunteered at MCI-Concord	8
I drive past the site	236
I live nearby	241
I utilize nearby recreation facilities (bike trail, pond, etc.)	176
I have been following developments in the news	178
I'm an interested resident	227
<u>Other (please elaborate)</u>	
Concord Housing Foundation	1

**Note: Some provided emails but did not indicate they wish to be informed about the progress of the redevelopment via email. These individuals have not been added to the mailing list at this time.*



Common Themes: What are you most excited about in the upcoming redevelopment process?

Respondents are excited to see...	Examples given include...	Quotes from Respondents:
Commercial Development	<ul style="list-style-type: none"> • Retail & restaurants • Grocery stores • Fitness facilities 	<p><i>"Increase tax base and increase diversity"</i> – Resident</p> <p><i>"The potential for an influx of more diverse food and retail options (a hardware store, ethnic restaurants, and a lower priced fitness facility would be nice)"</i> – Resident</p>
Community & Recreational Spaces	<ul style="list-style-type: none"> • Recreation space for children • Fields for youth sports • More green space that highlights the Assabet River and connection to the trails and Warner's Pond 	<p><i>"Opportunity to restore the land for public access, space for children to play on a playground or a sports field"</i> – Resident</p>
Housing	<ul style="list-style-type: none"> • Affordable, workforce, and senior/assisted living housing • Public housing • Reaching affordable housing goals • Incorporation of Junction Village 	<p><i>"Creating opportunities for advancement for lower income and/or immigrant families"</i> – Resident</p> <p><i>"The potential for housing options for people who work in the area and are moderate income"</i> – Resident</p>
Sustainable Development & Infrastructure	<ul style="list-style-type: none"> • Housing / buildings designed for Net Zero • Conservation lands • Geothermal • Solar array • Cultivating native plant species and pollinators 	<p><i>"Potential for SMART Growth w/ sustainable development and mixed use blended w/ natural resources"</i> – Resident</p> <p><i>"Transparency and an eye toward broader fiscal sustainability"</i> – Resident</p>
Town & State Collaboration on Public Engagement	<ul style="list-style-type: none"> • The Town and the State working together • An opportunity to learn about similar redevelopments in other places 	<p><i>"Excited that there is a collaborative approach and thoughtful planning"</i> – Resident</p> <p><i>"This presents a huge opportunity for the town and the state - we have the chance to get this 'right'!"</i> – Resident</p>
Traffic & Rotary Improvements	<ul style="list-style-type: none"> • Creation of an underpass instead of the existing rotary • Prioritizing multi-modal transportation • Addition of bike trails and footpath across Route 2 	<p><i>"Sorting out the ridiculous and dangerous nearby rotary. Horrific!"</i> – Resident</p>

Common Themes: What, if anything, about a prospective redevelopment gives you pause?

Respondents have hesitation about...	Examples given include...	Quotes from Respondents:
Commercial Development	<ul style="list-style-type: none">• Preference to avoid chain stores, strip malls, and "big box" developments• Development that hinders access to natural elements, like Assabet River	<p><i>"Tons of commercial development will produce even more traffic and put stress on town roads" – Resident</i></p> <p><i>"Don't want strip malls or fast food!" – Resident</i></p>
Community Character & Aesthetics	<ul style="list-style-type: none">• Development that does not maintain or add to the charm and identity of Concord	<p><i>"Plastering the site with buildings of cookie-cutter design and cheap materials." – Resident; Attends School</i></p>
Housing & Town Service Impacts	<ul style="list-style-type: none">• Worry about overdevelopment, which could strain public services, particularly schools, police, wastewater treatment, and other town services• Concerns about the type of housing being developed	<p><i>"I am concerned for the community if the development increases use of hospital, police, schools and sewage systems – all at capacity. I'm also concerned about the traffic at the rotary" – Resident</i></p> <p><i>"I think too much housing will put increasing pressure on town resources, including the public schools" – Resident</i></p>
Process & Community Involvement	<ul style="list-style-type: none">• Concern that visioning could be stalled by conflicting stakeholder priorities• Concern about potential for State imposing its will on Town• Ensuring DEI considerations	<p><i>"My hesitation is the risk of being paralyzed by disagreement. I value an open process for community input, but it's important that feedback doesn't hinder progress" – Resident; Elected Official</i></p> <p><i>"Concern that DEI is not addressed in the final redevelopment process" – Resident</i></p>
Traffic Congestion & Route 2	<ul style="list-style-type: none">• A fear that more housing or commercial development will worsen already congested areas and make commuting more difficult• Interim traffic congestion during development and construction	<p><i>"Increased traffic if not managed. Lack of parking" – Resident</i></p> <p><i>"I worry about the potential for increased traffic congestion at the rotary" – Resident</i></p>

Common Themes: What would you like to see developed on the MCI-Concord site in the future?

Respondents would like to see...	Examples given include...	Quotes from Respondents:
Affordable & Workforce Housing	<ul style="list-style-type: none"> • Affordable housing units for an array of income limits • Housing for seniors • Non-luxury construction • Housing designed to fit the existing character of West Concord 	<i>"I envision the MCI space as a vibrant blend of open green areas, affordable housing, and local businesses like restaurants and storefronts with housing above. This development should enhance the town's tax base while preserving Concord's historic charm and fostering a strong sense of community"</i> – Resident; Elected Official
Mixed-Use Development	<ul style="list-style-type: none"> • Residential, retail, hotel, and office space • Other retail uses like supermarkets, restaurants, cafés, and other local/small businesses • Non-profit offices, childcare facilities, and other social services/programs 	<i>"A combination of multi-family housing, commercial space, and civic space, creating a whole new town center complementing the nearby West Concord center"</i> – Resident; Town Committee Member
Preservation of Local Identity	<ul style="list-style-type: none"> • Maintaining use of the fountain in front of Overflow Building • Maintaining the historical character of the community • Addressing connection of West Concord and the rest of the Town 	<i>"Retention of the historic former warden's home. Retention of the fountain"</i> – Resident
Public Open Space & Recreation	<ul style="list-style-type: none"> • Creation of walkable park with access to Assabet River • General creation of green spaces • Creation of sports fields for youth use 	<i>"Community recreation center to support athletics indoors and outdoors, maybe in addition to affordable housing"</i> – Resident; Business Owner
Sustainability	<ul style="list-style-type: none"> • Buildings designed with energy efficiency in mind • Eco-friendly infrastructure 	<i>"What ever the specific uses please be mindful of sustainability, biodiversity of native plants, trees and creatures"</i> – Resident
Traffic & Roadway Improvement	<ul style="list-style-type: none"> • Addressing Route 2 rotary safety and congestion • Improving roadways and access to public transportation to the rest of Concord • Incorporation of parking 	<i>"I would like to see an improved roadway to decrease traffic, and I would like to see recreational fields and property with ample parking"</i> – Resident