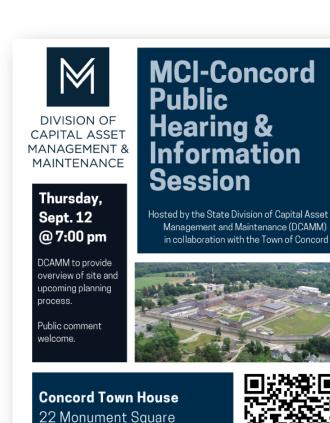


Overview

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



2nd Fl. Public Hearing Room

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

Data Collection & Method: Questionnaire (Paper & Digital)

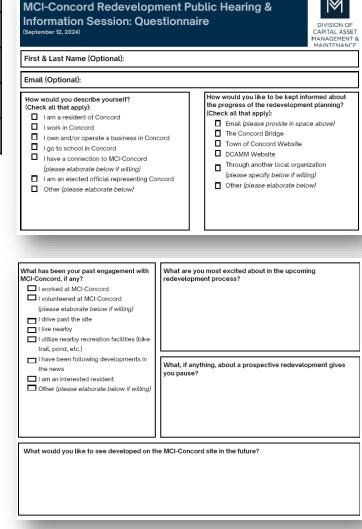
Questionnaire received 317 responses in the form of:

- 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?





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	
Other (please elaborate)	
Live in neighboring Town of Acton	
Live in neighboring Town of Carlisle	
Have school-aged children (in school or CCYS)	
, , , , , , , , , , , , , , , , , , ,	

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

Email (those interested added to DCAMM mailing list)*	
The Concord Bridge	228
Town website	140
DCAMM website	19
Through another local organization (please specify)	5
Other (please elaborate)	
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
Other (please elaborate)	
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	 Retail & restaurants Grocery stores Fitness facilities 	"Increase tax base and increase diversity" – Resident "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)" – Resident
Community & Recreational Spaces	 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 	"Opportunity to restore the land for public access, space for children to play on a playground or a sports field" — Resident
Housing	 Affordable, workforce, and senior/assisted living housing Public housing Reaching affordable housing goals Incorporation of Junction Village 	"Creating opportunities for advancement for lower income and/or immigrant families" – Resident "The potential for housing options for people who work in the area and are moderate income" – Resident
Sustainable Development & Infrastructure	 Housing / buildings designed for Net Zero Conservation lands Geothermal Solar array Cultivating native plant species and pollinators 	"Potential for SMART Growth w/ sustainable development and mixed use blended w/ natural resources" – Resident "Transparency and an eye toward broader fiscal sustainability" – Resident
Town & State Collaboration on Public Engagement	 The Town and the State working together An opportunity to learn about similar redevelopments in other places 	"Excited that there is a collaborative approach and thoughtful planning" – Resident "This presents a huge opportunity for the town and the state - we have the chance to get this 'right'!" – Resident
Traffic & Rotary Improvements	 Creation of an underpass instead of the existing rotary Prioritizing multi-modal transportation Addition of bike trails and footpath across Route 2 	"Sorting out the ridiculous and dangerous nearby rotary. Horrific!" – Resident



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

Respondents have hesitation about	Examples given include	Quotes from Respondents:
Commercial Development	 Preference to avoid chain stores, strip malls, and "big box" developments Development that hinders access to natural elements, like Assabet River 	"Tons of commercial development will produce even more traffic and put stress on town roads" – Resident "Don't want strip malls or fast food!" – Resident
Community Character & Aesthetics	Development that does not maintain or add to the charm and identity of Concord	"Plastering the site with buildings of cookie-cutter design and cheap materials." – Resident; Attends School
Housing & Town Service Impacts	 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 	"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 think too much housing will put increasing pressure on town resources, including the public schools" – Resident
Process & Community Involvement	 Concern that visioning could be stalled by conflicting stakeholder priorities Concern about potential for State imposing its will on Town Ensuring DEI considerations 	"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 "Concern that DEI is not addressed in the final redevelopment process" – Resident
Traffic Congestion & Route 2	 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 	"Increased traffic if not managed. Lack of parking" – Resident "I worry about the potential for increased traffic congestion at the rotary" – Resident



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	 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 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" – Resident; Elected Official
Mixed-Use Development	 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 	"A combination of multi-family housing, commercial space, and civic space, creating a whole new town center complementing the nearby West Concord center" – Resident; Town Committee Member
Preservation of Local Identity	 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 	"Retention of the historic former warden's home. Retention of the fountain" – Resident
Public Open Space & Recreation	 Creation of walkable park with access to Assabet River General creation of green spaces Creation of sports fields for youth use 	"Community recreation center to support athletics indoors and outdoors, maybe in addition to affordable housing" – Resident; Business Owner
Sustainability	Buildings designed with energy efficiency in mindEco-friendly infrastructure	"What ever the specific uses please be mindful of sustainability, biodiversity of native plants, trees and creatures" – Resident
Traffic & Roadway Improvement	 Addressing Route 2 rotary safety and congestion Improving roadways and access to public transportation to the rest of Concord Incorporation of parking 	"I would like to see an improved roadway to decrease traffic, and I would like to see recreational fields and property with ample parking" – Resident

