

MCI-Concord Redevelopment: Public Hearing & Information Session

Thank you for joining us.

This meeting will begin shortly.

DIVISION OF CAPITAL ASSET MANAGEMENT & MAINTENANCE



MCI-Concord Redevelopment
First Public Hearing & Information Session

Thursday, September 12, 2024 @ 7:00 p.m.

DIVISION OF CAPITAL ASSET MANAGEMENT & MAINTENANCE

Public Hearing Notes and Procedures

Notice:

- This hearing will be recorded via Zoom.
- This hearing is being recorded and shared via Minutemen Media.
- All parts of this meeting are considered public record.

Important Notes:

- For Zoom webinar attendees, Audio is automatically muted, and Video has been disabled.
- The meeting will be open to public comment at the end of the formal presentation. Moderators are monitoring the Zoom chat box.
- Please provide you input via the questionnaire available (QR Code at end of presentation and paper copy for in-person attendees).

Your questions and comments are welcome and appreciated. The public comment period will last 1 hour.

Zoom Meeting Controls



Note: Audio is automatically muted, and Video has been disabled for webinar attendees



- Share public comments or ask Zoom moderators for assistance



- Drop down menu to check microphone and speakers



- Raise your hand: *9 for users dialing in; and Alt + Y to raise your hand



- Closed captioning automatically generated by Zoom

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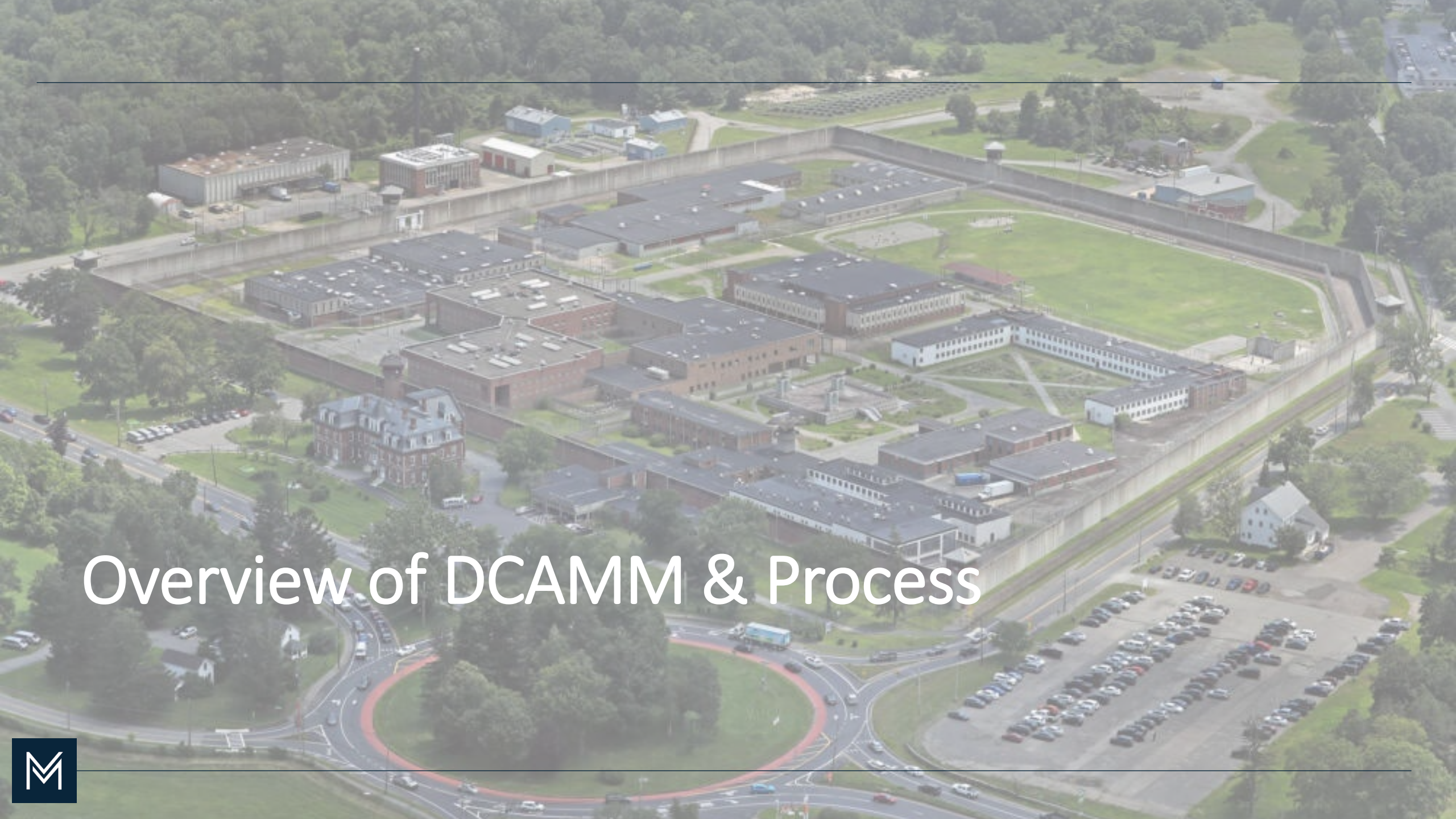
Adam Baacke DCAMM Commissioner

Shawn Jenkins DOC Commissioner

Abi Vladeck DCAMM Director, Public/Private Partnerships

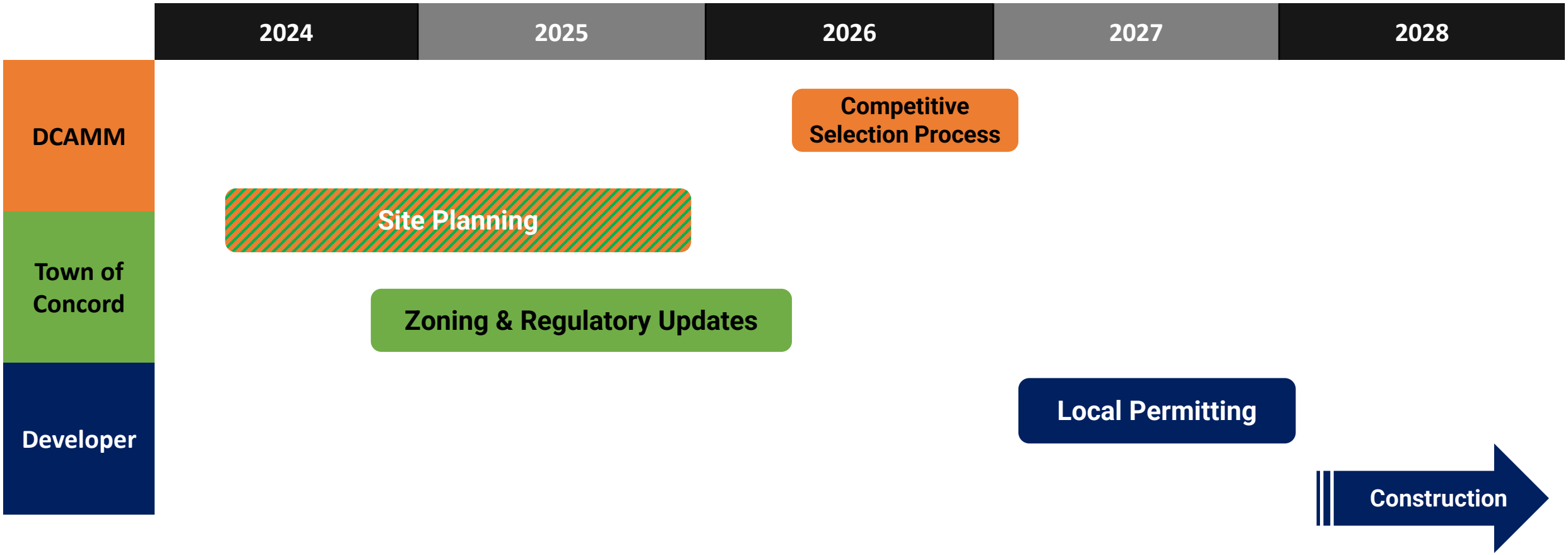
Agenda

- **Introduction**
  - Overview of DCAMM & Process
  - Remarks from Town of Concord
  - Site Overview & Planning Efforts
- **Public Comment** (1 hour)
- Preview: **Upcoming Engagement**



Overview of DCAMM & Process

Overview: High-Level Process Overview



- **Competitive process** informed by planning process to select a **private developer**
- Developer will be expected to undertake a **local permitting process**

Overview: Town of Concord's Role

- DCAMM and Town staff **coordinate throughout the process**.
- Town Select Board has established an **MCI-Concord Advisory Board** to provide resident input on this process.
- DCAMM anticipates that the **Town of Concord would enact updated zoning** for the future of the site.

Mary Hartman Town Select Board Chair

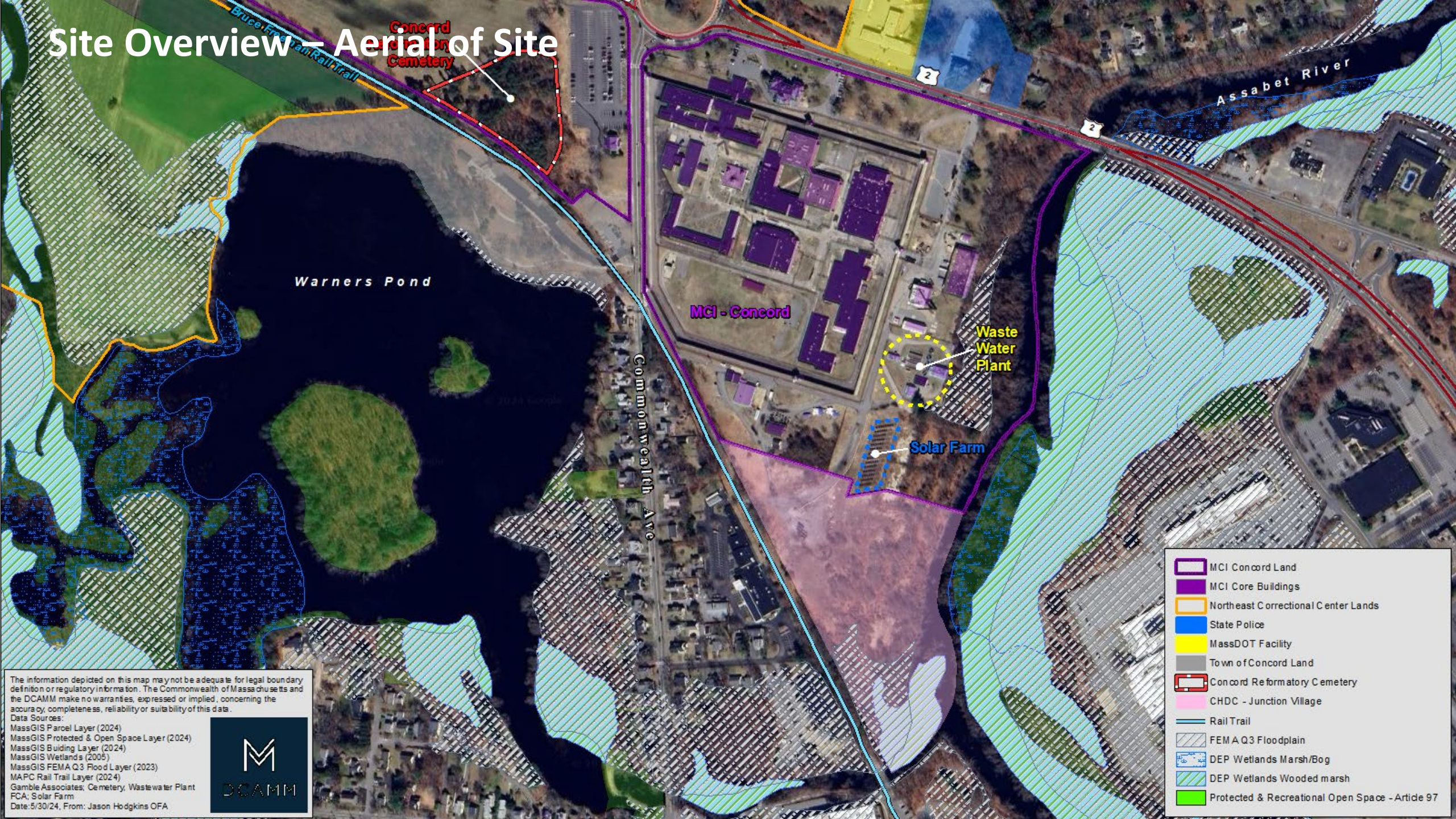
Patrick McCurdy Town Advisory Board Co-Chair

Paul Lillehaugen DCAMM Senior Project Manager



Site Overview

Site Overview – Aerial of Site



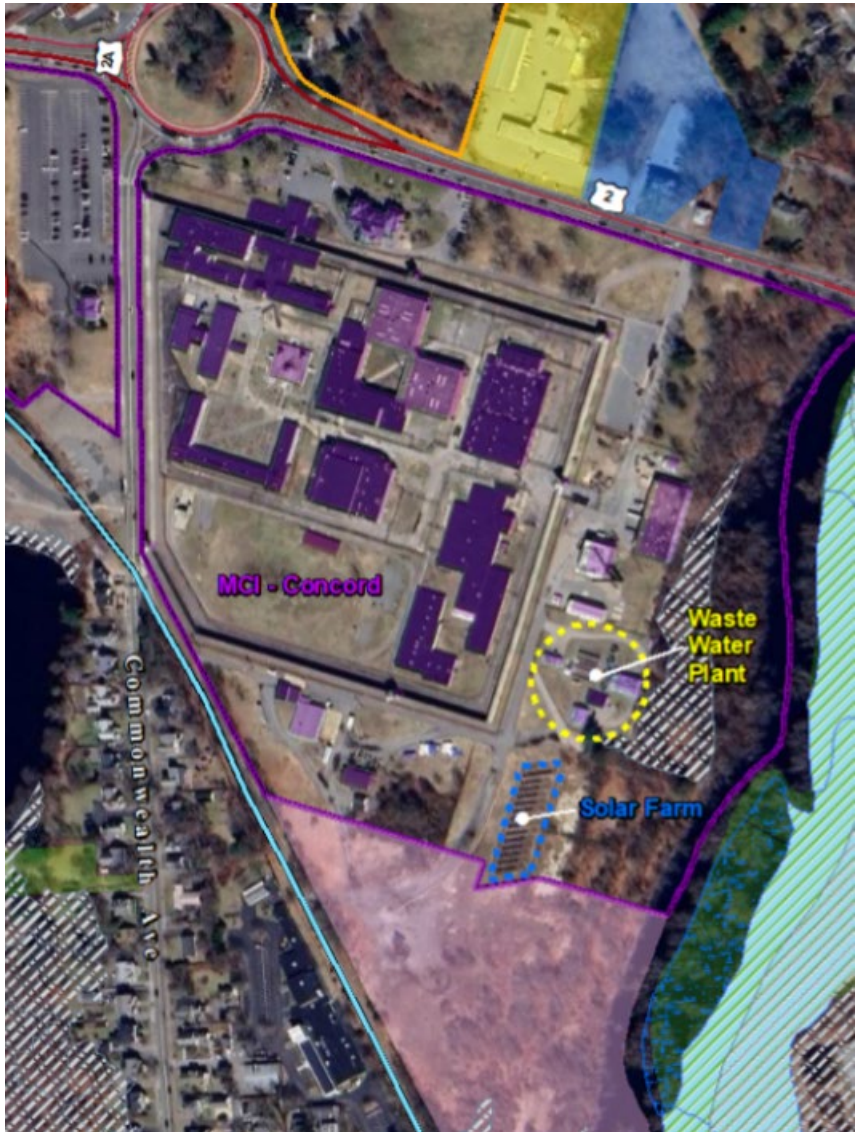
The information depicted on this map may not be adequate for legal boundary definition or regulatory information. The Commonwealth of Massachusetts and the DCAMM make no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this data.

Data Sources:
MassGIS Parcel Layer (2024)
MassGIS Protected & Open Space Layer (2024)
MassGIS Buiding Layer (2024)
MassGIS Wetlands (2005)
MassGIS FEMA Q3 Flood Layer (2023)
MAPC Rail Trail Layer (2024)
Gamble Associates; Cemetery, Wastewater Plant FCA; Solar Farm
Date: 5/30/24, From: Jason Hodgkins OFA

DCAMM

Site Overview: Area for Disposition

- 51-acre main MCI-Concord property
- Potential: a portion of the parking lot and historic white row house to the west of Commonwealth Avenue
- Wastewater treatment plant offered to Town on 8/28
- The historic cemetery is anticipated to remain with the Department of Corrections
- Agricultural lands will not be impacted by the closure or redevelopment



Site Overview: Building Inventory

- 35 buildings with a total building square footage of **517,000 SF**
- 11 major buildings within the walls
- Major buildings include:
  - Administration & Operations
  - Dormitories
  - Gymnasium
  - Chapel
  - Vocational Workshops
- Most buildings inside wall date to 1960s and 1970s



Site Overview: Historic Structures





Overflow Building

- Built 1878
- 28,960 sq. ft.
- Function: Administrative Building
  - Former Warden's House
  - Contains reception, offices, conference rooms and storage





White Row House

- Built 1884
- 6,300 sq. ft.
- Function: Administrative building
  - Former workers' housing
  - Contains DOC Division of Resource Management offices, reception, conference, storage

Site Overview: Adjacent Commonwealth Properties



NOT included in offering

NECC Farm

- Opened – 1934
- Capacity – 277 individuals
- Remaining in use
- **Serviced by wastewater treatment plant on MCI-Concord site**



NOT included in offering

State Police Barracks

- Opened – 1928
- **Serviced by wastewater treatment plant on MCI-Concord site**



NOT included in offering

MassDOT Garage

- Opened – 1952
- **Serviced by wastewater treatment plant on MCI-Concord site**



Planning Efforts

Planning Efforts: Fiscal Year 2025 Budget Authorization

1. DCAMM offering **wastewater plant** to town within 30 days *(occurred 8/28/2024)*
2. Substantial **stakeholder engagement**
   - 3+ public hearings
   - Ongoing public engagement via various forums
   - Extensive list of consulted parties
3. DCAMM Commissioner filing **planning report** with legislature
   - Summary of existing conditions & plans
   - Recap of public input
   - Potential future uses
4. Site disposition for redevelopment via **competitive disposition process**

Planning Efforts: Redevelopment Planning

- Existing Conditions Review
- Visioning
- Physical Planning
  - Planning context
  - Site planning principles/guidelines
  - Assessment of uses/intensity of use
  - Zoning analysis
- Real Estate Market Assessment



- In coordination with the ongoing planning process, DCAMM anticipates the **Town of Concord will lead any zoning updates** for MCI-Concord site which will set the **guidelines for future development**.

Planning Efforts: Engagement Overview

- DCAMM is coordinating with the Town of Concord public engagement process which will take **more than a year**
- Tonight is the first of a minimum of three formal Public Hearings on the redevelopment of MCI-Concord
- Other engagement opportunities:
  - MCI-Concord Advisory Board bi-weekly meetings
  - Additional public conversations to be scheduled
  - Survey forthcoming
  - Public input to Town leading up to prospective zoning updates, which would require approval at Town Meeting



Public Comment (1 hour)

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Public Comment

- What would you like to see developed on the MCI-Concord site in the future?
- What are you most excited about in the upcoming redevelopment process?
- What, if anything, about a prospective redevelopment gives you pause?

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Upcoming Engagement

Preview: Upcoming Engagement

Next engagement opportunity:

League of Women Voters of Concord-Carlisle

First Friday: An Opportunity to Talk with the Town MCI Concord Advisory Committee

Friday, November 1st from 10:00 – 11:30 am
Goodwin Forum, Concord Free Public Library

Thank you.

DCAMM website:
https://www.mass.gov/info-details/mci-concord-redevelopment

Town website:
https://concordma.gov/3514/MCI-Concord-Redevelopment

To share additional comments or to stay informed about the process, please email:
MCIConcordReDev.DCAMM@mass.gov

MCI-Concord Redevelopment Public Hearing & Information Session: Questionnaire