



MCI Concord

Discussing Ideas and Opportunities

Select Board

January 29, 2024

More Questions Than Answers!



WHAT DO WE
KNOW RIGHT
NOW?



MASTER
PLANNING / WISH
LIST



COMMUNICATION



VIRTUAL TOUR



NEXT STEPS

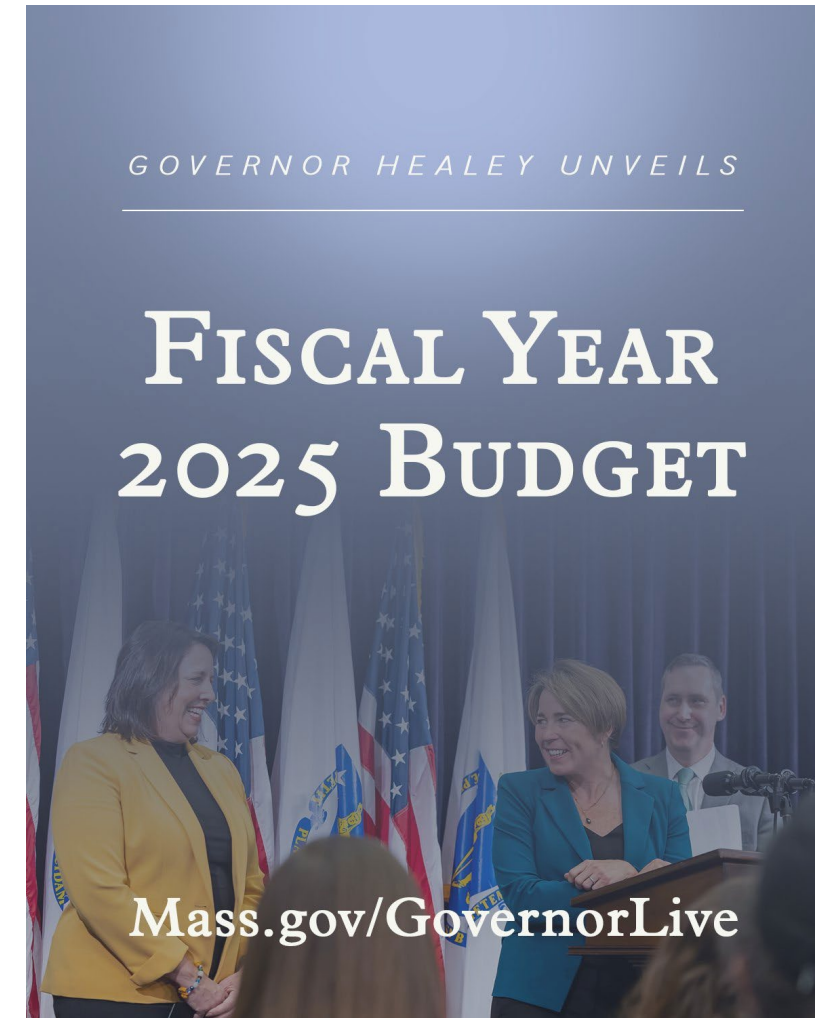
What do we know?

MCI Closing June 30, 2024

Announcement as part of the Governors FY25 Budget

DCAMM will facilitate the sale, lease or transfer of the property.

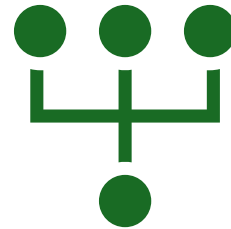
DCAMM May transfer the water treatment facility to the Town of Concord for a direct public use!



Options for Disposition of Property



Standard Competitive Process



Sales-Partnership Agreement

Route 2 Rotary



Governor Healey

”The [lieutenant governor] and I have talked for a long time about identifying state properties that we could repurpose and use for housing, for other things,” Healey said, though she declined to say what she specifically envisions for the site.

”We just know that the purpose that it’s being used for right now doesn’t really right-size to the moment,” she added, “or the needs that we face.”

Master Planning & Wish List

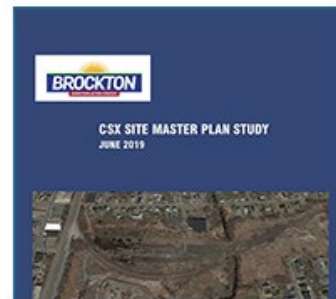
Working together to create a vision for the future of the site.

What is on our wish list?

What growth can we accommodate?



The Union Square Neighborhood Plan

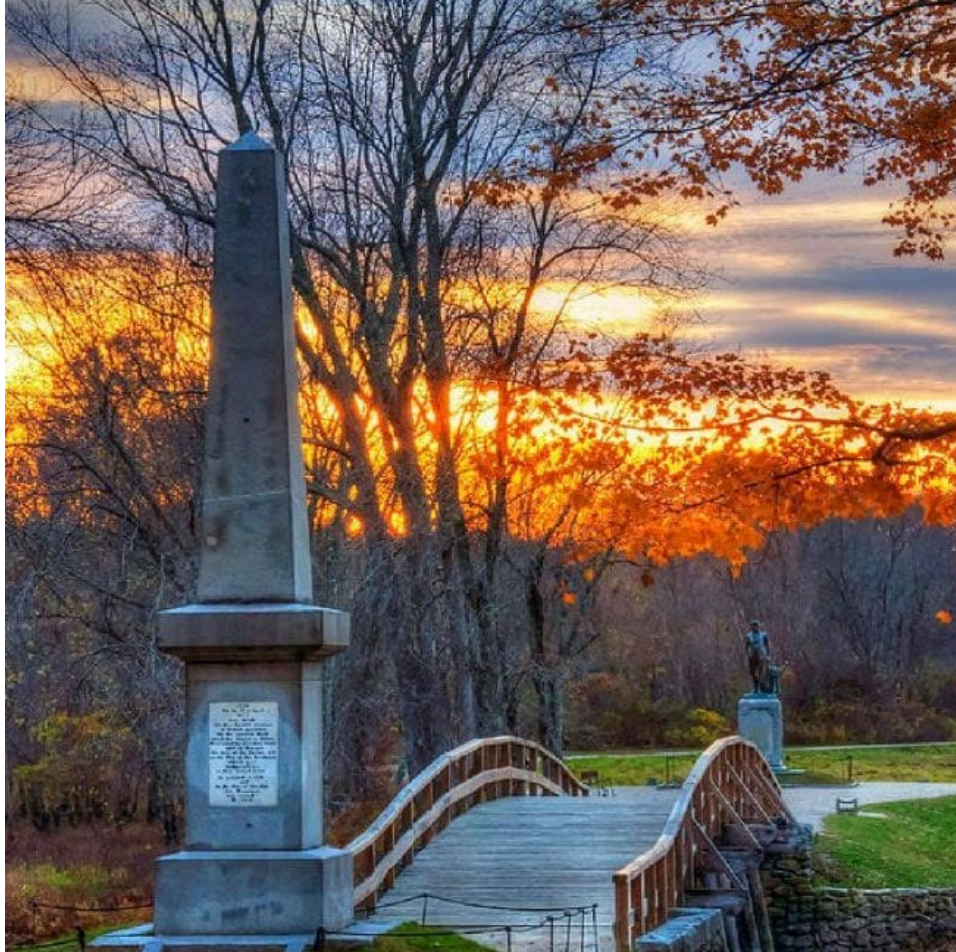


CSX Site Master Study Plan,
Brockton - June, 2019



Tremont Nail Factory, Wareham -
August, 2017



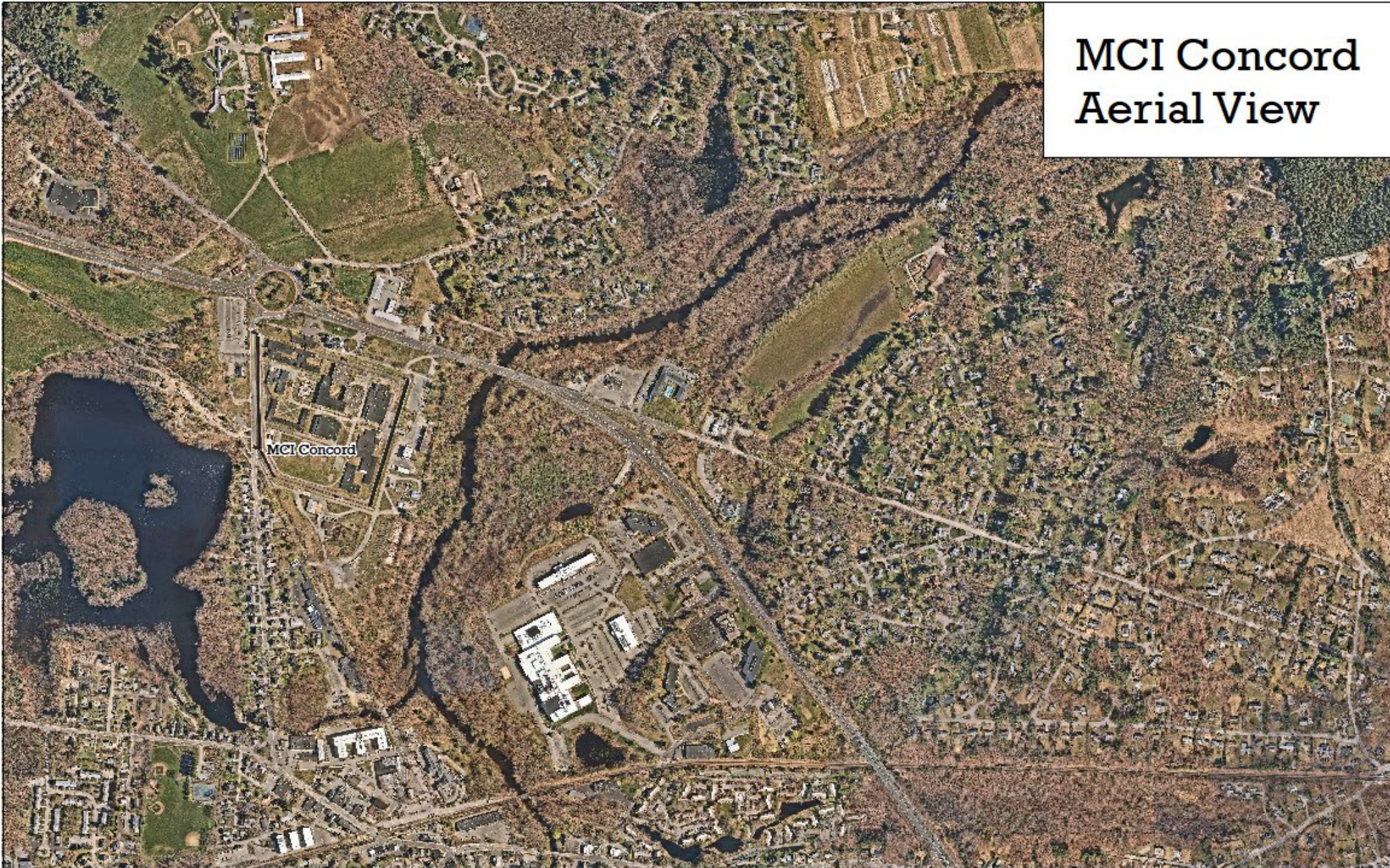


Communication

Communicating using one voice

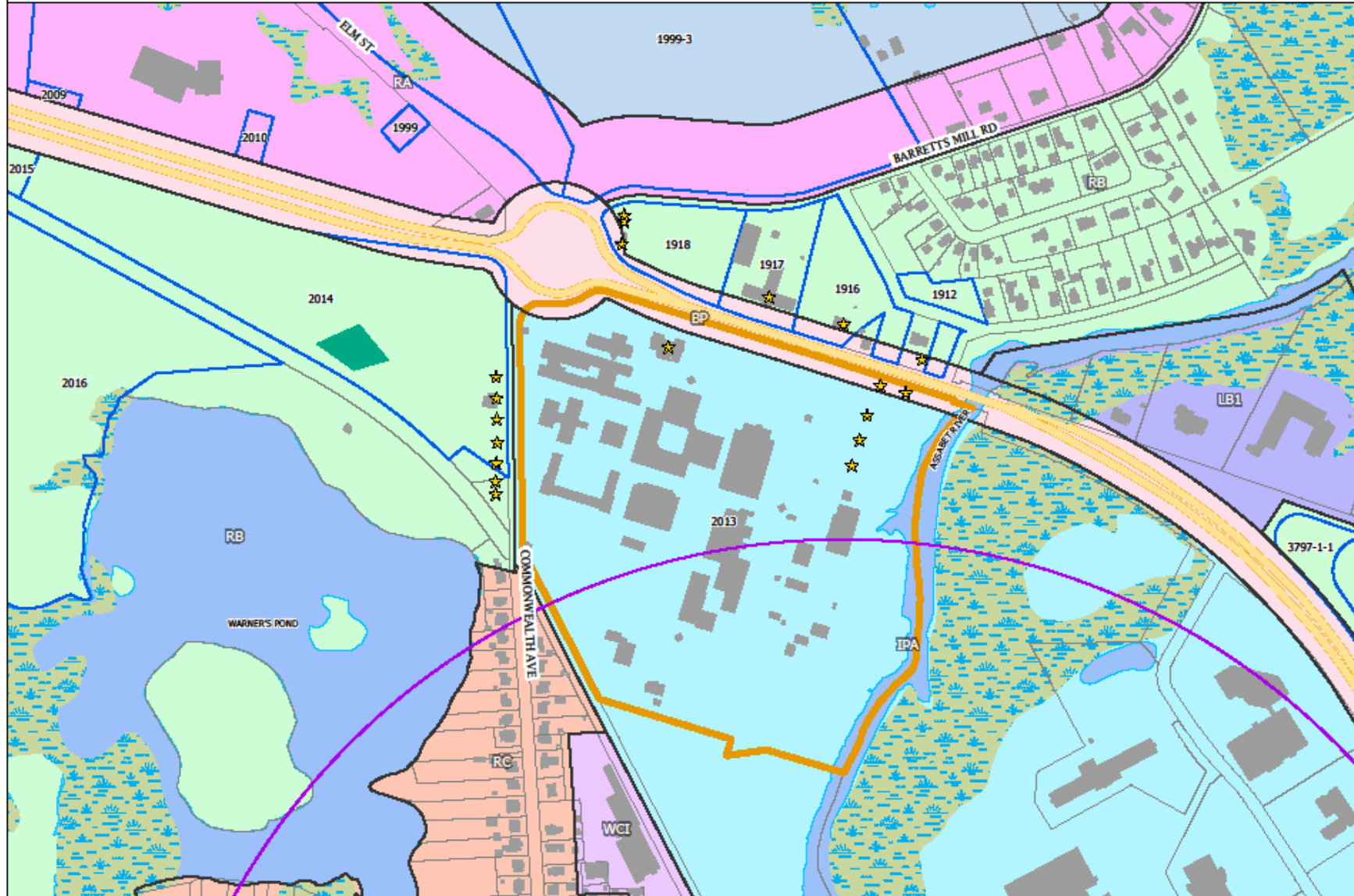
Mixed messages could cost us an opportunity

MCI Concord
Aerial View



MCI - Concord & Rt. 2 Rotary

JANUARY 2024



Parcels

- Parcel
- State-Owned
- MCI Concord
- MCI Concord
- Prison Cemetery
- Water
- Wetlands
- Historic Property

West Concord Commuter Rail

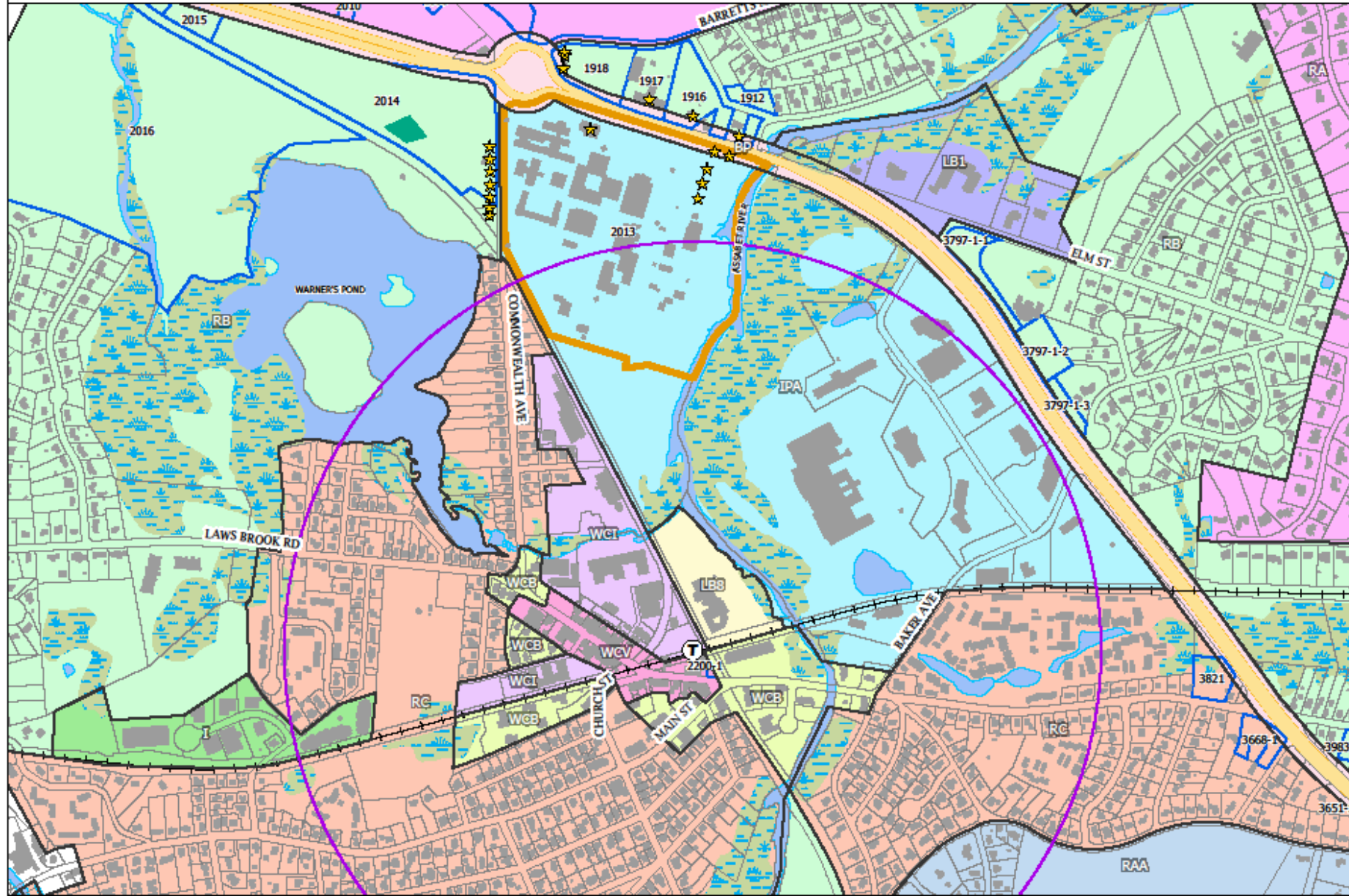
- Station
- 1/2 Mile Buffer
- Route 2

Zoning Code

- BP
- IPA
- LB1
- RA
- RAA
- RB
- RC
- WCI

MCI - Concord & Southward

JANUARY 2024



Parcels

- Parcel
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West Concord Commuter Rail

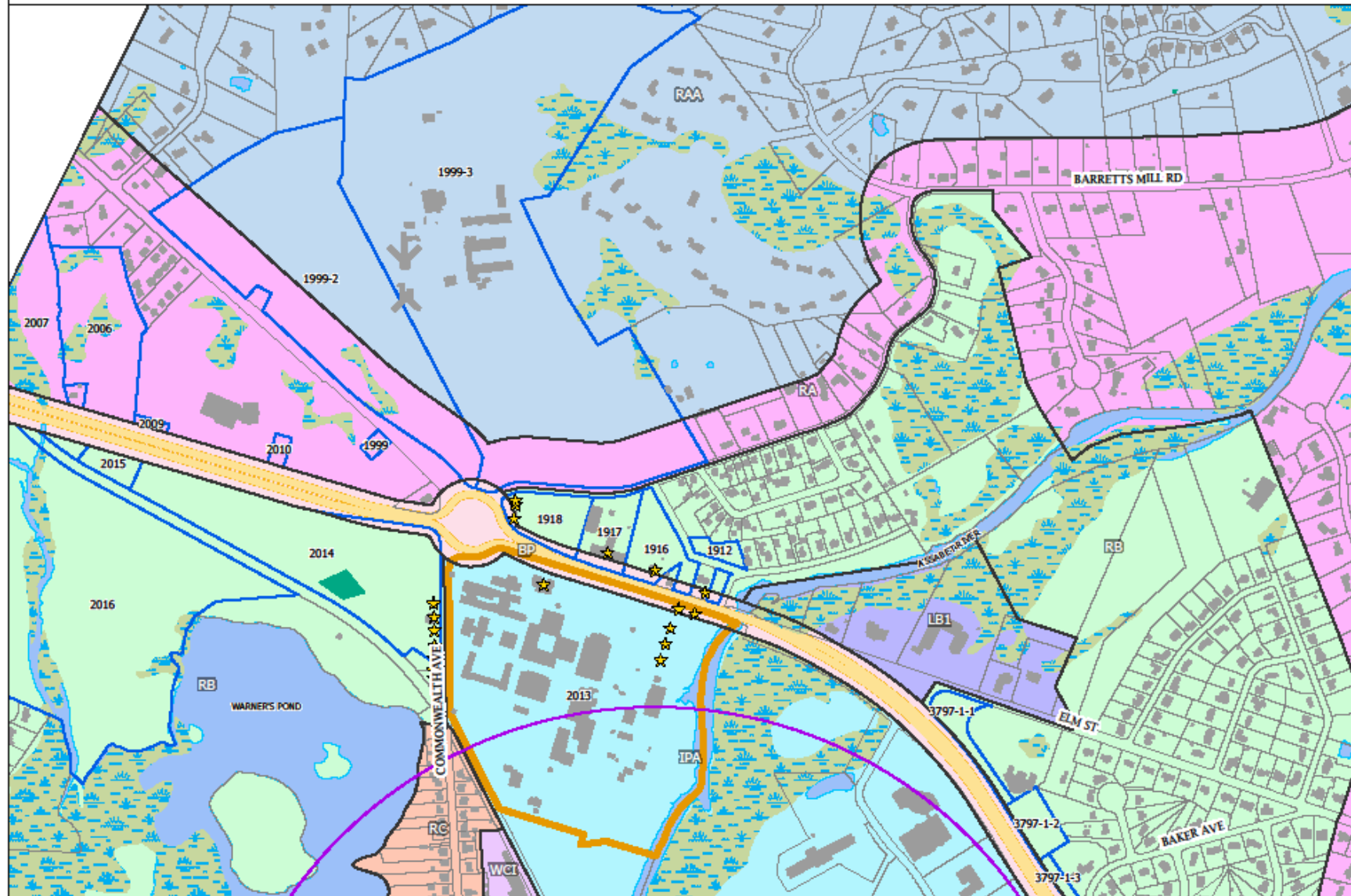
- Station
- 1/2 Mile Buffer
- Route 2

Zoning Code

- BP
- I
- IPA
- LB1
- LB8
- RA
- RAA
- RB
- RC
- WCB
- WCI
- WCV

MCI - Concord & Northward

JANUARY 2024



Parcels

- Parcel
- State-Owned
- MCI Concord
- MCI Concord
- Prison Cemetery
- Water
- Wetlands
- Historic Property

West Concord Commuter Rail

- Station
- 1/2 Mile Buffer

Zoning Code

- BP
- IPA
- LB1
- RA
- RAA
- RB
- RC
- WCI