



DCAMM MCI-Concord Overview

July 8, 2024



DIVISION OF
CAPITAL ASSET
MANAGEMENT &
MAINTENANCE



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Introduction



Introduction: Project Origin

BREAKING NEWS

State closing MCI-Concord, the oldest operating men's prison in Massachusetts, senator says



With the **lowest state prison population in 35 years**, the Healey-Driscoll Administration announces the closure of MCI-Concord.

Introduction: Transition

- DCAMM is tasked with **facilitating redevelopment and reuse** of the MCI-Concord site after closure.
- The Department of Corrections spent early 2024 working towards an **inmate departure date of June 30**.
- **DOC is undertaking an extensive facility turndown process**, which is expected to take several months.



Introduction: Path Forward

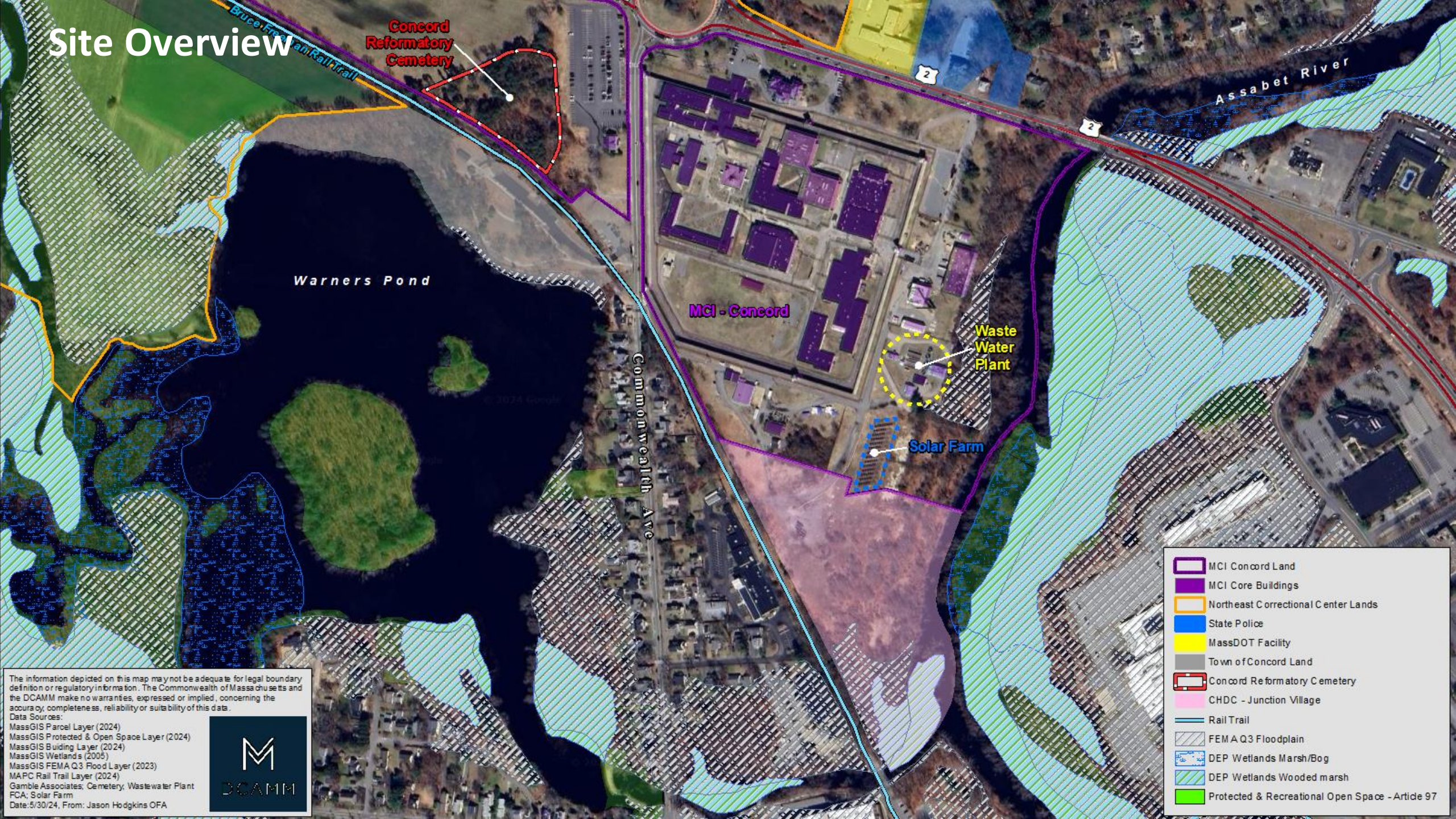
- The Healey-Driscoll Administration has outlined key priorities, including addressing pressing **housing** and **climate change** concerns.
- Budget Legislation outlines a **planning process** to create a plan for the future.
- DCAMM anticipates that the **Town of Concord would enact updated zoning** for the future of the site.
- Legislation authorizes DCAMM Commissioner to undertake a **competitive disposition process** following the planning process.



Site Overview



Site Overview



Warners Pond

MCI - Concord














Waste Water Plant

Solar Farm

Commonwealth Ave

Assabet River


Concord Reformatory Cemetery

-  MCI Concord Land
-  MCI Core Buildings
-  Northeast Correctional Center Lands
-  State Police
-  MassDOT Facility
-  Town of Concord Land
-  Concord Reformatory Cemetery
-  CHDC - Junction Village
-  Rail Trail
-  FEMA Q3 Floodplain
-  DEP Wetlands Marsh/Bog
-  DEP Wetlands Wooded marsh
-  Protected & Recreational Open Space - Article 97

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 Building 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



Site Overview: Area for Disposition

- 51-acre main MCI-Concord property (bounded in the large purple outline)
- Potential: a portion of the parking lot and historic white row house to the west of Commonwealth Avenue
- 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 Division of Resource Management offices, reception, conference, storage

Site Overview: Wastewater Treatment Plant



Wastewater Treatment Plant (WWTP)

- Built: 1975 with updates in 1992
- Buildings include Headworks, Filter, Sludge, Operations, Grit Chamber & Sheds

Technical Details:

- Capacity 310k gallons/day
- Permit limit – Spec flow for minimum 150K gal/day; maximum capacity 310k gal/day
- Serves other state properties, including NECC Farm, State Police barracks, and MassDOT

Site Overview: Solar Farm

- Built: 2009
- Capacity: approximately 60kw solar photovoltaic array
- To be evaluated for refurbishment or reuse potential



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**

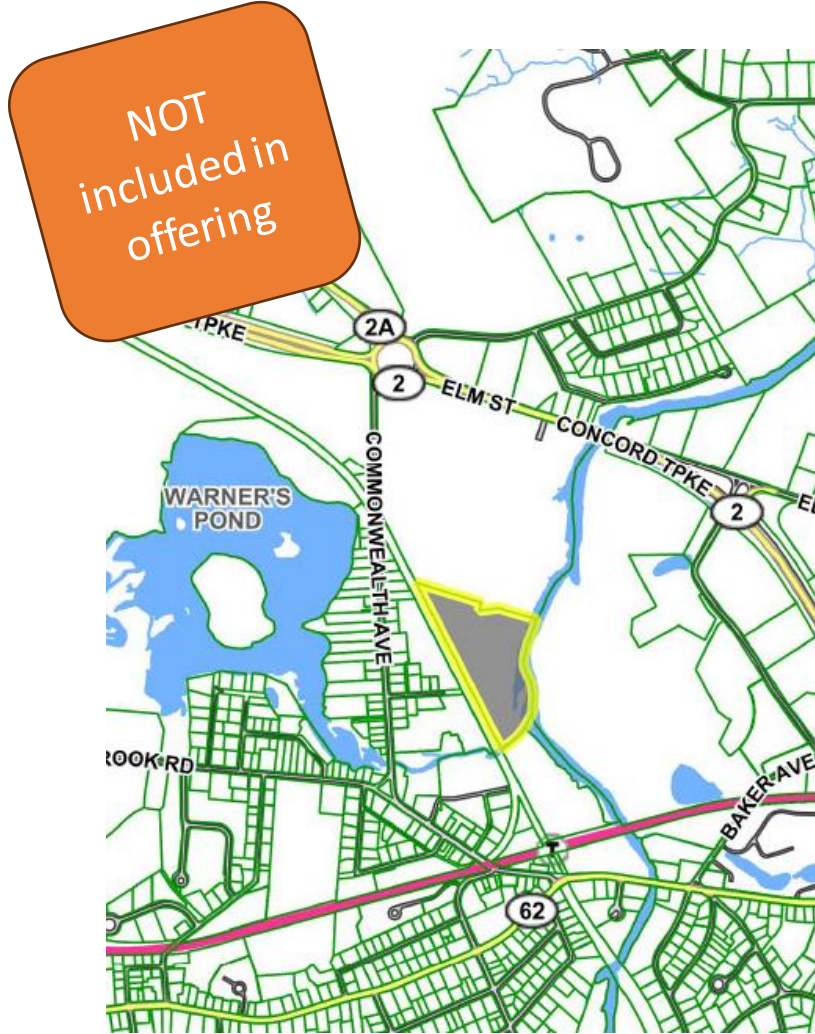


NOT
included in
offering

MassDOT Garage

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

Site Overview: Junction Village



- DCAMM transferred ~13 acres to Concord Housing Development Corporation (CHDC) in 2013 to produce **affordable housing** and **open space**
- Part of Concord's MBTA Communities zoning
- Solicitation process for a developer paused due to announcement of the MCI-Concord closure
- Closure of MCI-Concord provides an opportunity to **strategically coordinate** the redevelopment of **the two sites**



Planning Efforts

Site Planning & Engagement: Overview

The **FY2025 Budget Amendment** authorizing the disposition of MCI-Concord contemplates:

1. DCAMM offering **wastewater plant** to town within *30 days*
2. Substantial **stakeholder engagement**
 - 3+ public meetings – first within *45 days*
 - Extensive list of consulted parties
3. DCAMM Commissioner filing **planning report** with legislature
 - Summary of existing conditions
 - Summary of other plans affecting redevelopment
 - Recap of public input
 - Potential future uses
4. DCAMM leading **competitive process for site disposition.**

Site Planning & Engagement: Existing Conditions

DCAMM is undertaking a number of baseline studies to provide a full picture of the current state of the MCI-Concord:

- Title & survey
- Historic & environmental considerations
- Engineering evaluation (*inc. WWTP*)

In process of retaining consultants

Site Planning & Engagement: 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



Extensive community and stakeholder engagement, in collaboration with Town

Site Planning & Engagement: Regulatory Updates

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

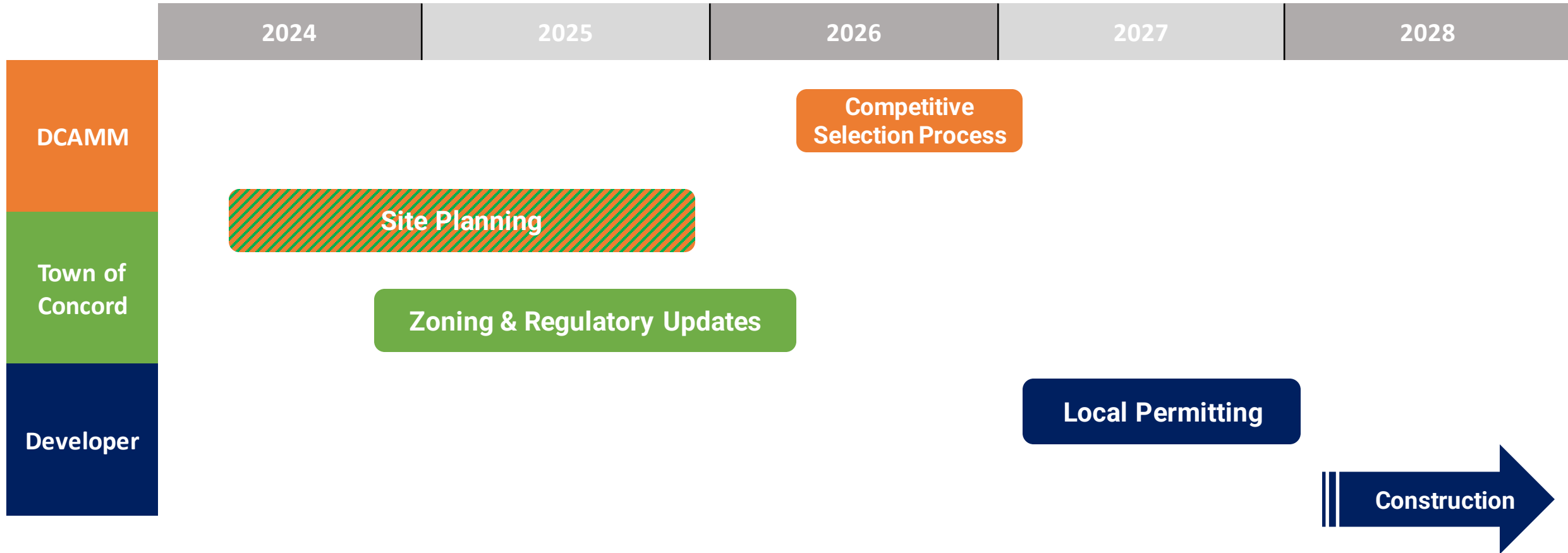
This will set the **guidelines for future development**, aiming for **alignment between initial site planning and local regulatory structures**.

- Zoning Text & Map Updates (*potential for form-based code*)
- Other Local Regulatory Updates (*as needed*)

Disposition Process: Typical DCAMM Approach

- Typical DCAMM Process:
 - Engage local stakeholders in planning work to understand likely permitting pathways.
 - Dispose of property through a **competitive selection process** considering **financial and non-financial** evaluation criteria
 - Finalize sale **only after permits are secured** by selected developer
- DCAMM Priorities:
 - Leverage site value to deliver on Commonwealth **housing and climate change priorities**
 - Advance development project with a **clear pathway to permitting**
 - Identify **common ground** between state / regional and local goals.

Planning & Disposition Process: High-Level Overview



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



Collaboration & Next Steps



Discussion

- Further questions
- Collaboration between DCAMM and Advisory Board
- Public engagement

Thank you.

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