



February 2025 Update

February 5, 2025



Agenda

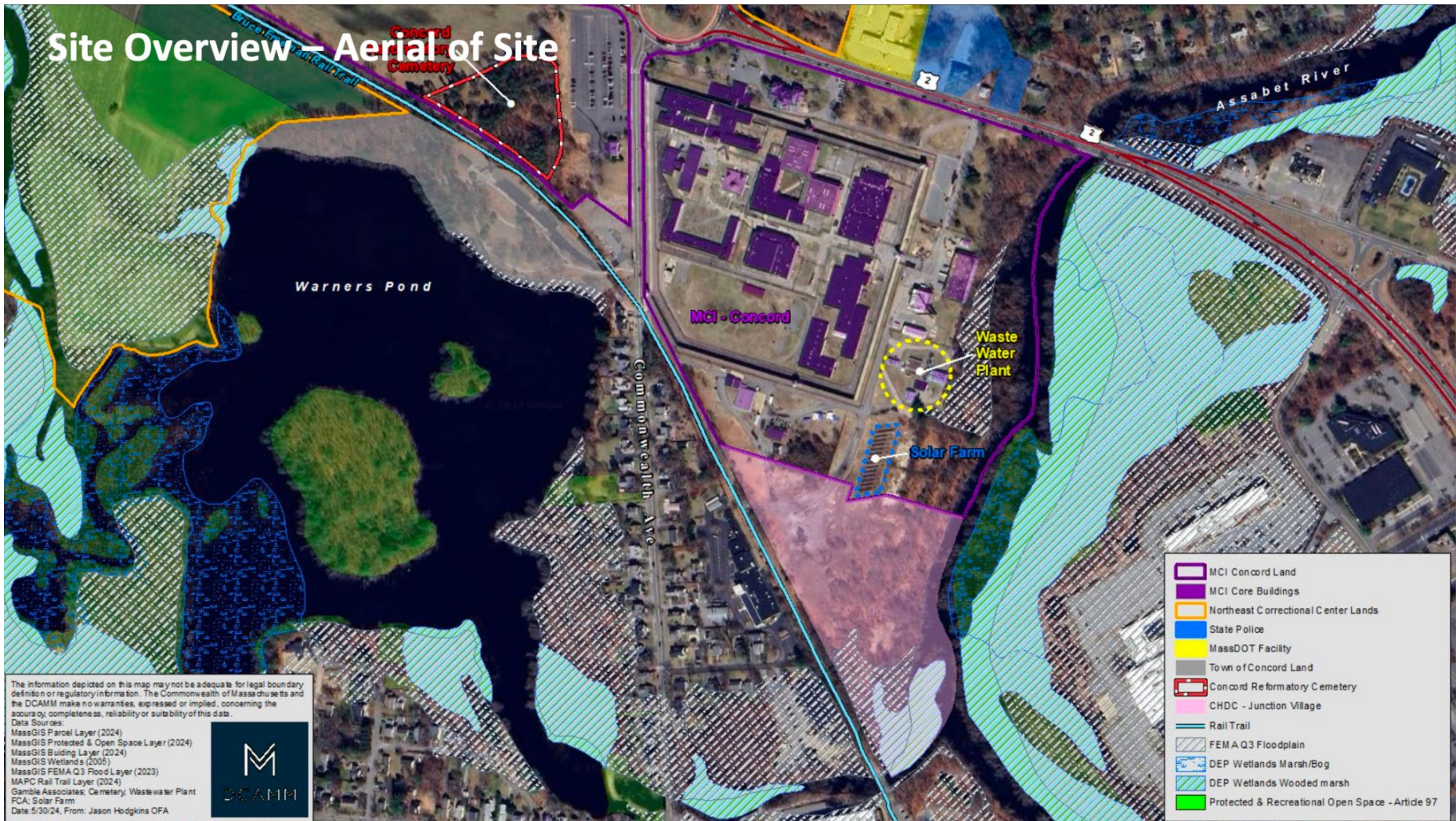
- Project Overview
- Advisory Board Role & Structure
- Process & Timeline
- Committees at Work
- RFP for Consulting Services
- Community Outreach Priorities
- Q&A
- Helpful Resources



Aerial View of the 51-acre Site



Zoning View of the 51-acre Site



Charge from the Select Board

Approved: April 16, 2024

Amended: May 20, 2024

Amended: June 17, 2024

Town of Concord
MCI Concord Advisory Board

Goals

The purpose of the Advisory Board is to educate and advise the Select Board on the most effective strategy to achieve a disposition of the MCI Concord property most favorable to the interests of the Town. The Board will rely on community input and the expertise of its members.

Background

The FY25 Recommended Governor's Budget Bill explicitly includes the Closure of MCI Concord (Section 107) and provides for the sale, lease, transfer, or disposal of the property by the Commonwealth's Commission of Capital Asset Management and Maintenance (DCAMM). The budget bill has not yet been approved and is moving through the process. It is reasonable to assume the budget bill will be approved late summer, 2024.

**Advisory
Board
was
formed
last
spring**



Advisory Board Structure



Land Use
Planning &
Strategy

Legislative &
Government
Affairs

Community
Outreach

Dan Gainsboro (Co-Chair)	Member		
Patrick McCurdy (Co-Chair)			
Elizabeth Akehurst-Moore		Chair	
Scott Bates	Vice Chair		
John Boynton			Chair
Erin Cusker	Member		Member
Peter Lowitt	Chair		
Linda Miller	Member		
Emily Rush			Member
Lee Smith		Member	
Mark Howell (SB Rep)		Member	



DCAMM Presentation from 9/12/24

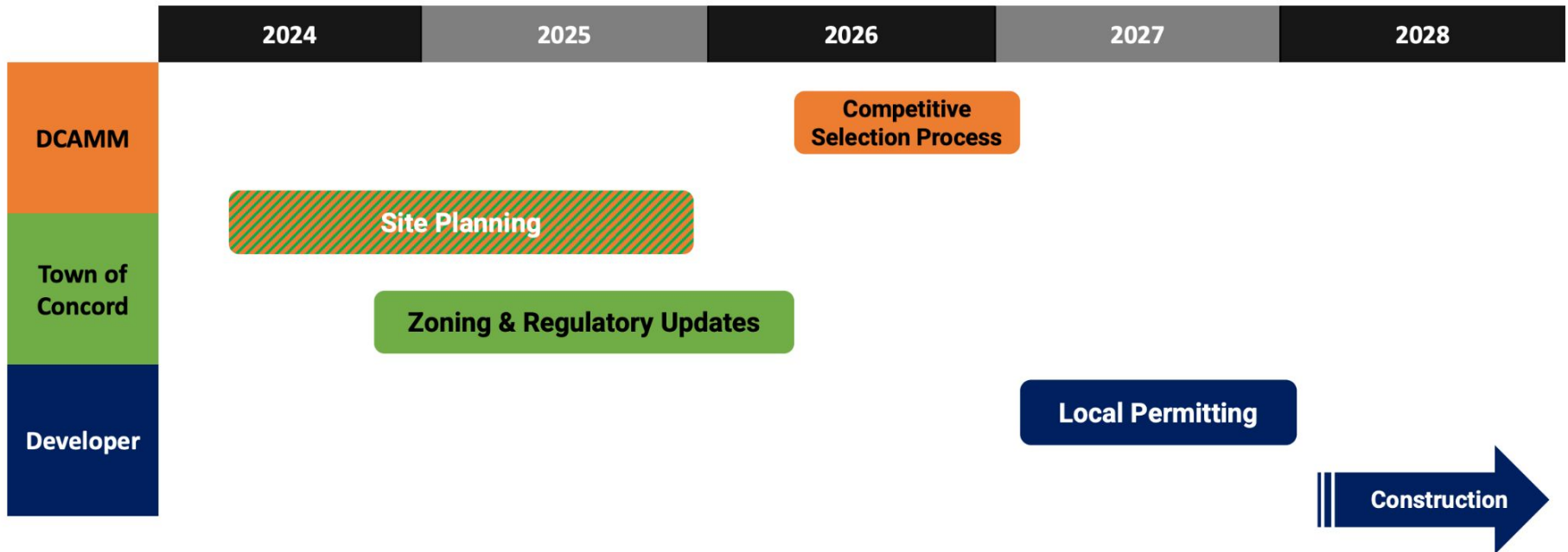


MCI-Concord Redevelopment
First Public Hearing & Information Session
Thursday, September 12, 2024 @ 7:00 p.m.



Process Overview 2024-2028

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**



Committees at Work



Land Use Planning & Strategy	Legislative & Government Affairs	Community Outreach
Recommended a visioning process	Identifying appropriate contacts at state agencies	Refined stakeholder list with 100+ organizations
Approved a timeline for the project	Brought in MassDOT for initial meeting with Town officials and Adv. Board	Sent initial letter to all stakeholders, met with key stakeholders
Developed criteria for reviewing proposals, recommended interview questions	Currently working to engage Mass Historical Commission	Enhanced Town web page, now gearing up for an Advisory Board website
Drafted an RFP for the visioning process	Will work to identify sources of additional funding past FY25	Developing schedule for intensive community input across multi channels



RFP for Consulting Services

Town of Concord

Request for Proposals (RFP 25-2008)

Concept Planning, Economic and Market Analysis, and proposed Zoning

Site of the now-closed Massachusetts Correctional Institution at Concord (MCI-Concord)

Responses Due: Monday, January 27, 2025 at 11:00 AM

The Town of Concord is inviting proposals from a qualified firm or firms to provide consulting services for concept planning, economic and market analysis, and proposed zoning for the redevelopment of MCI Concord, 965 Elm Street, Concord, MA.

- **\$440,000** from the Commonwealth available for services
- Published **1/6/25**
- Responses due on **1/27/25**
- Interviews held, and selection made, on **2/4/25**



RFP for Consulting Services

GOALS

- Livable Built Environment
- Housing
- Sustainability & Climate Resiliency
- Fiscal Impact Scenarios
- Historic Preservation
- Transportation, Mobility, Accessibility
- Community Cohesion & Interaction

TASKS

- Discovery Phase
- Public Outreach
- Concept Plan
- Economic Impact Analysis
- Draft Zoning
- Final Zoning

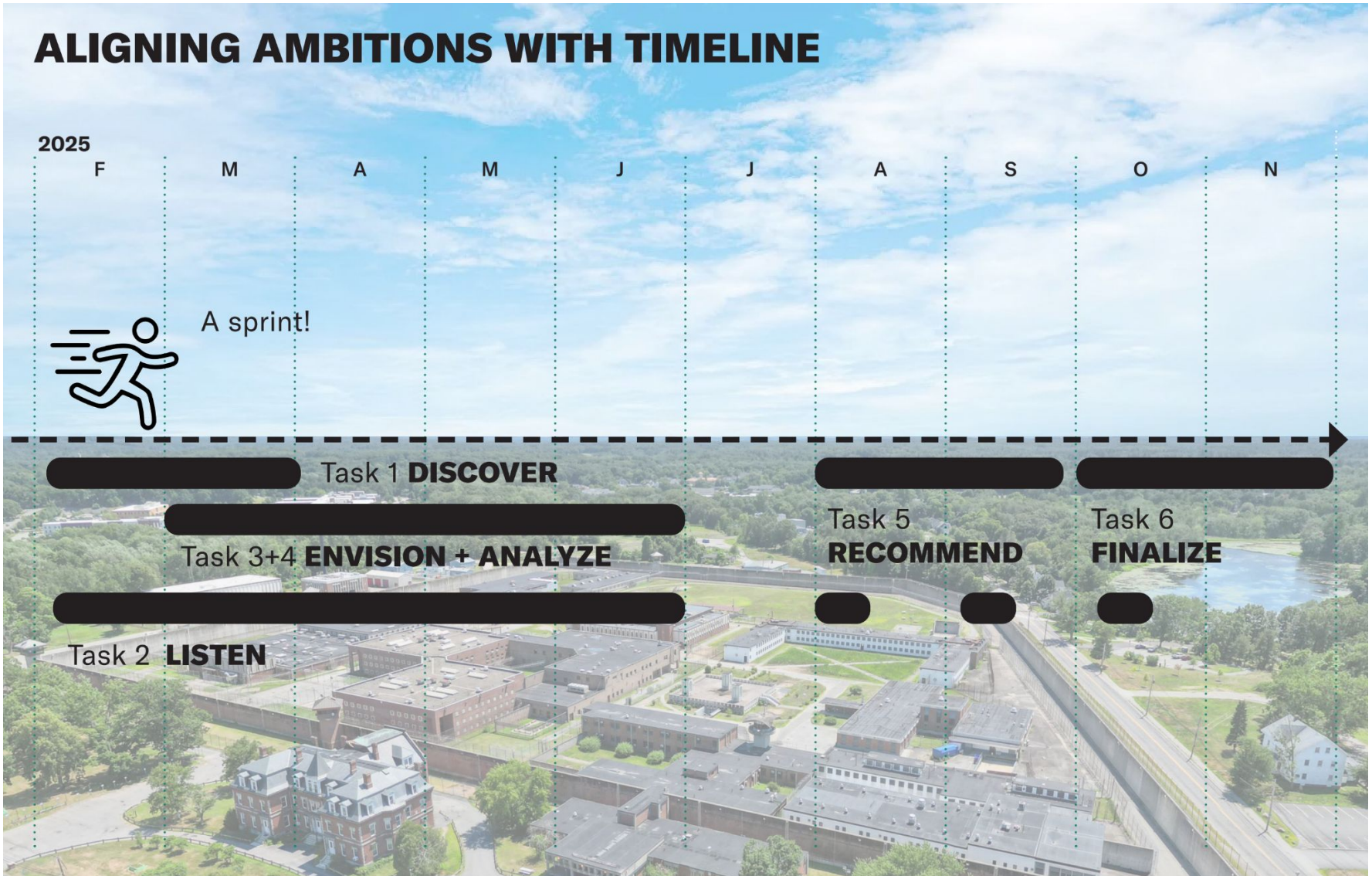


RFP for Consulting Services



RFP for Consulting Services

ALIGNING AMBITIONS WITH TIMELINE



Community Outreach Priorities

Facilitate **effective communication**, foster **community involvement**, and ensure **transparency**.

Key Responsibilities

- Stakeholder Outreach
- Public Meetings & Workshops
- Communication Materials
- Feedback Mechanism
- Regular Reporting



Coming soon!



MCI Aerial Tour (teaser)

February 5, 2025



Aerial tour of MCI Concord

Drone footage courtesy of Minuteman Media Network





Happy to field your
questions and
comments!

Helpful Resources

Lots of good info on the Town website

Access [here](#)



Community Engagement

Meetings and presentations

[Link to page](#)

FAQ

Frequently asked questions about the closure of MCI Concord.

[Link to page](#)

Maps

Maps of the MCI Concord property

[Link to page](#)

MCI Concord Advisory Board

[Link to page](#)

Related Documents

Documents related to the MCI Closure

[Link to page](#)

Updates

[Link to page](#)

- Select Board charge to the Advisory Board - read [here](#)
- MCI Concord Stakeholder List (additions welcome) - view [here](#)
- DCAMM Presentation from 9/12/24 - view [here](#)
- Analysis* of the DCAMM survey from September - read [here](#)
- Podcast discussion* of the DCAMM survey results from September - listen [here](#)

- Reach us at:

MCIConcordBoard@concordma.gov

* The Community Outreach committee is testing whether AI can be used to support our outreach efforts. We used AI tools to assist with the analysis of the survey results and production of the podcast referenced above.

