

**72 Chestnut Street
Concord, MA 01742**

12 June 2019

Ms. Marcia Rasmussen
Senior Planner, DPLM
141 Keyes Road, Concord

VIA EMAIL

Re: 2229 Main Street

Dear Marcia:

I was in a meeting yesterday with Mike Lawson and the subject of 2229 Main Street ("2229") came up. It was mentioned that you are looking for input on how 2229 might be used in the future and, having thought about this, I appreciate the chance to throw my thoughts into the discussion!

I believe strongly that 2229 is best used for commercial development. Why?

1. We should be extremely judicious about encouraging large residential projects to town given the heavy demand on local services. Our elementary schools are at capacity, we have an \$80M+ middle school project on the horizon, and there are tens of millions of dollars in other capital projects in the Town's pipeline. More residential means more families which means more capacity required in our schools. We love our children and our schools, but the last thing this town needs right now is to start rebuilding elementary schools to service an influx of new students.
2. Unlike many of our neighboring towns, Concord's tax base is 90%+ residential and growing. Commercial real estate is typically lower cost to serve and we should act on opportunities to further diversify our tax base toward commercial.
3. Many industrial and light industrial businesses have left Concord over the past 10+ years as rents have continued to escalate. There is very little commercial space available in the \$10-15/SF range. Building industrial space at 2229 may help us retain existing businesses and attract others.
4. More commercial space means the potential for more Concordians to work locally which helps to reduce commuting times and GHG emissions. It is good for the environment!
5. Finally, who will want to live on top of a cleaned up superfund site? I don't see 2229 being an attractive destination for our residents. There was concern about "stigma" when housing options were being considered for the parcel adjacent to the prison. I can imagine a similar issue at 2229.

I can imagine some very interesting models by which the Town could take advantage of the cleaned up land. Here are a couple ideas:

- A portion of 2229 could be used to build a new CPW facility. It makes much more sense to be storing sand and salt and parking and maintaining Town vehicles at 2229 (or Knox Trail, for that matter) than in the center of town. Freeing up space at Keyes Road would provide immediate relief to our Concord

Center parking problem and would allow for expanded tour bus parking that would permit the integration of tourism and shopping envisioned in the Comprehensive Long Range Plan.

- Another option would be to zone 2229 as industrial and sell the land to developers, thereby generating significant revenue for the Town. We ought to be able to generate significant revenues that could defray the tax impact of the upcoming capital projects.

I hope these thoughts are helpful, and I would appreciate you sharing this with members of the Planning Board.

Best regards,

A handwritten signature in blue ink, appearing to read 'J. Boynton', with a stylized flourish at the end.

John Boynton

cc: Mike Lawson, Chair of Concord Select Board
Kate Hodges, Deputy Town Manager
Greg Higgins, President of Concord Business Partnership