

NMI/Starmet Site Reuse Concepts

Presented to Town of
Concord Select Board

February 10, 2020

Gary Kleiman, NMI/Starmet
Reuse Committee

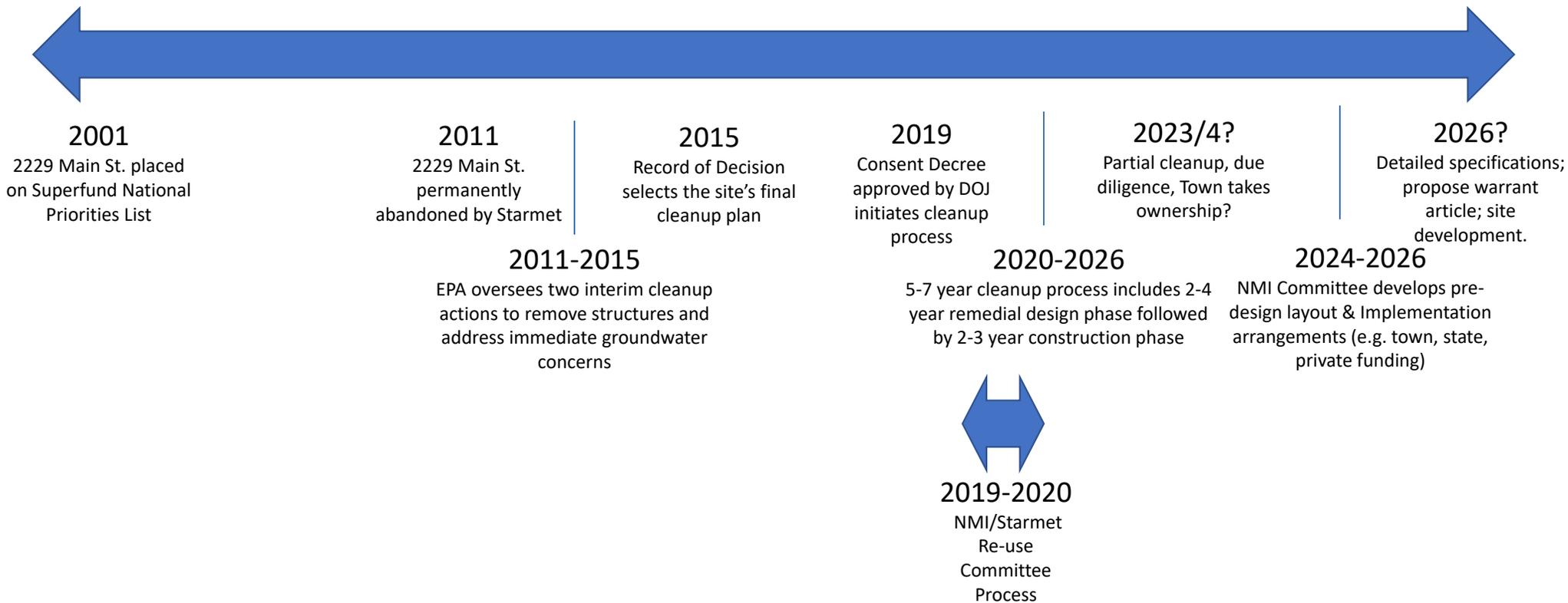
Pam Rockwell, 2229 Main St.
Committee

Bruce Thompson
de maximis, Inc.

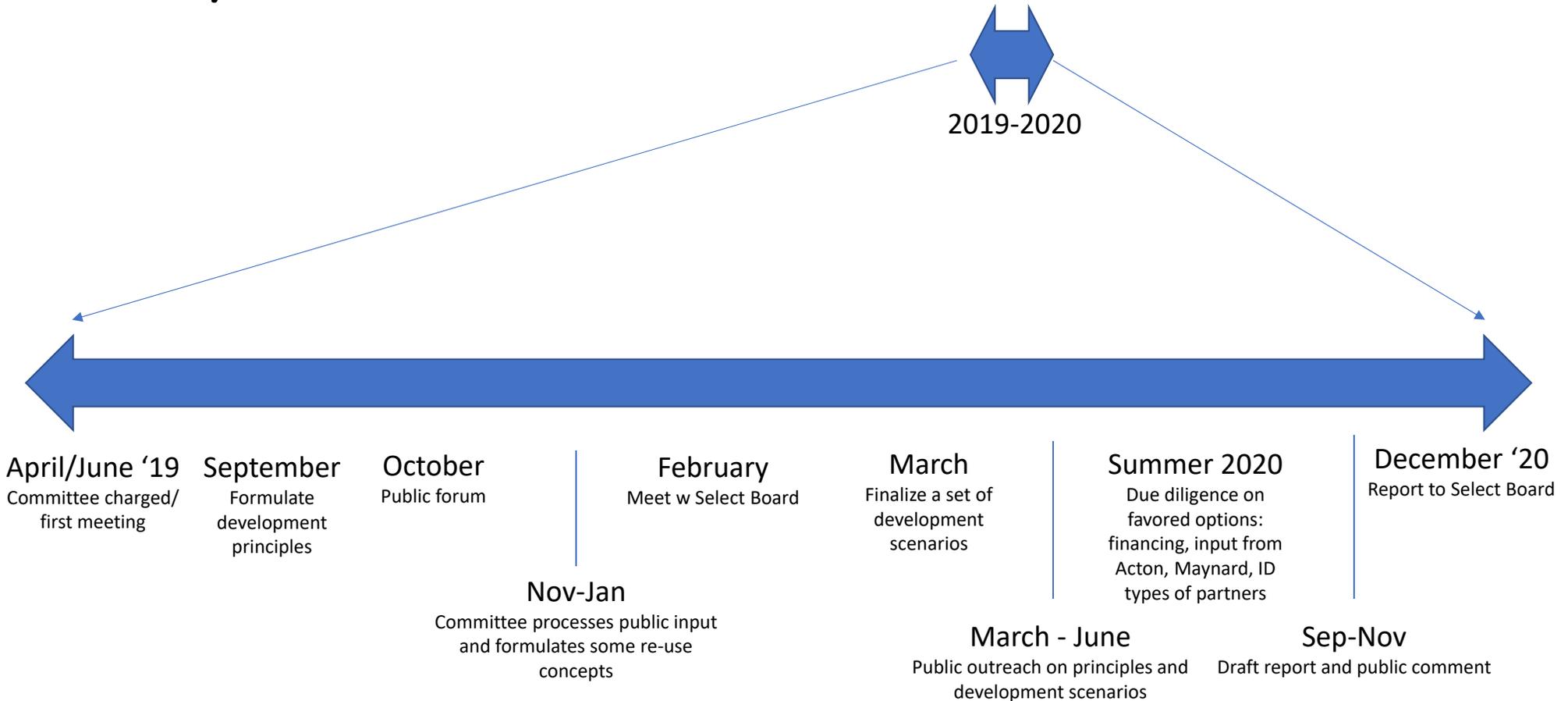
Executive Summary:

- **Charge:** NSRC to assist the Town with identifying possible ways to reuse the 2229 Main Street site for maximum public benefit
- **Key Issues:** Committee has identified a reuse “master plan” concept, but key issues remain:
 - Mixed-use development vs clustered development (i.e. housing separate from commercial, retail or municipal uses)?
 - Number and type of indoor and outdoor recreational uses that would maximize public benefit?
 - Intensity of development: Use A2 for fill or leave as undisturbed open space? Develop A3 and A4? ~50% of site will remain open space.
 - Due diligence around financing development (i.e. balance of market rate vs subsidized; 3rd party development options; public-private or grant funded development options)?
- **Timetable/implications for Select Board**
 - Risk communication remains an issue the Town must deal with before taking a plan to the community
 - General redevelopment framework to shared with EPA/de maximis by April; enhanced detail by late summer
 - What are the “Town needs” in order to take ownership? (taking ownership by entity that will implement “institutional controls” may be a requirement of 95% remedial design... before remedial design is complete!)
 - Final plan needs to be put in larger context of other Town redevelopment projects (i.e. Peabody, Harvey Wheeler, Keyes Road, Everett St., etc.)

A Tale of Two Timelines



NMI/Starmet Reuse Committee Timeline



Step 1: Remedial Design/Remedial Action Workplan

1. Site-wide soil and sediment testing
2. In-situ sequestration (ISS) testing (**testing agents** within holding basin and deep sub-surface plume)
3. Holding Basin containment structure design
4. **Bedrock 1,4 dioxane flow and stabilization testing**
5. **Identifying stabilization agents for DU in, and down-plume, of holding basin and U in bedrock**

Timeframe: March 2020



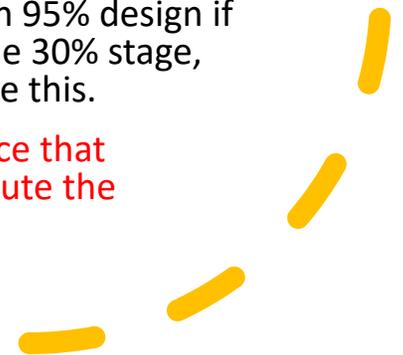
Subsequent Remedial Design Submittals and Remedial Action

1. Preliminary (30%) RD
2. Intermediate (60%) RD*
3. Pre-final (95%) RD†
4. Final (100%) RD
5. Remedial Action (the cleanup!)

Timeframe: 4-6 years

*Intermediate design may be skipped/combined with 95% design if there is a clear direction/concept for the design at the 30% stage, subject to EPA approval; de maximis plans to propose this.

†The 95% RD will need to include record title evidence that demonstrates that the person or entity that will execute the institutional control is the owner of that property.



Reuse Concepts



Re-use Principles



Potential uses and public input



Re-use zones and 'Use typology'



Phased use definition with due diligence

Reuse Principles



MULTIPLE INTEGRATED USES:
REDEVELOPMENT SHOULD
ADDRESS MULTIPLE NEEDS
IDENTIFIED BY THE COMMUNITY



ENVIRONMENTAL STEWARDSHIP:
REDEVELOPMENT SHOULD BE
SUSTAINABLE AND PRESERVE
ENVIRONMENTAL ASSETS, BE
CARBON NEUTRAL AND IMPROVE
LANDSCAPE RESILIENCE



**FISCAL SUSTAINABILITY: FIND
CREATIVE WAYS TO FUND REUSE**



COMMUNITY SYNERGY:
STRENGTHEN COMMUNITY AND
OUR RELATIONSHIP WITH
NEIGHBORING TOWNS. PROVIDE
OPPORTUNITIES FOR PEOPLE FROM
DIVERSE SOCIAL GROUPS TO
INTERACT AS THEY ACCESS
SERVICES AT THE SITE, AND
SUPPORT ACCESSIBILITY TO LOCAL
NEIGHBORHOODS AND
SURROUNDING COMMUNITIES.

Potential uses and public input

Nature viewing
area/outdoor
classroom

Senior center

Revenue generating
retail/office/industrial

Coffee Shop, bowling
alley, movie,
restaurants

Emergency shelter –
Other municipal uses

Indoor recreation/
field house

Co-work/start-up
office space

Trail network –
connected open space

Local transit hub

Artisan incubator
space

Open
space/landscape
resilience

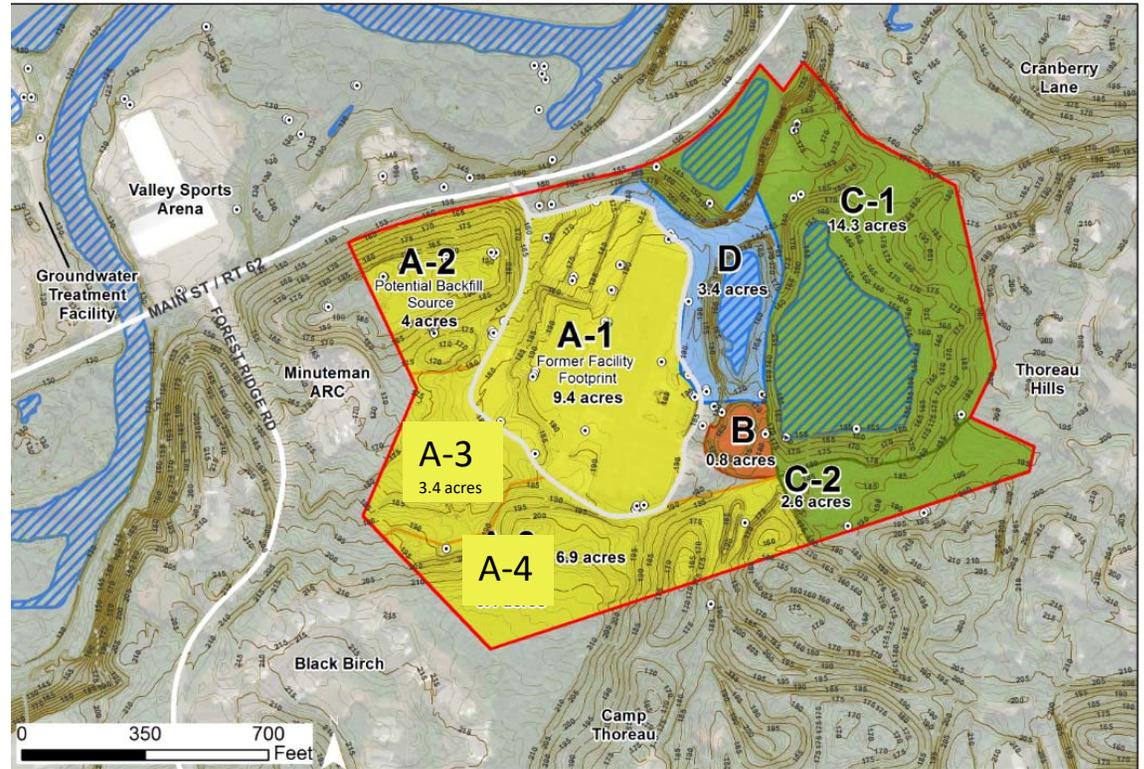
Alternative housing
options

Solar generation/grid
storage

Childcare center

Innovation hub/
University satellite
campus

Reuse "Zones" Established



Potential Reuse Zones Map

- | | | | |
|------------------|--------------------------------------------------------------------|-----------------------|-------------------|
| Site Boundary | Zone A. Potential Development | 5' Elevation Contours | 1 inch = 333 feet |
| Monitoring Wells | Zone B. Holding Basin Consolidation | 1' Elevation Contours | |
| Surface Water | Zone C. Open Space - Habitat/Buffer; Potential for Development TBD | | |
| Existing Roads | Zone D. Open Space - Drainage/Infrastructure | | |
| Onsite Access | | | |

Use 'typology'

Indoor uses

1. Housing
2. Commercial/Light Industrial
3. Recreational/Municipal/Artisanal

Outdoor uses

1. Active recreation (sports fields, etc)
2. Passive recreation (nature viewing, trails)
3. Parking/transit node
4. Open space

Master Reuse Concept

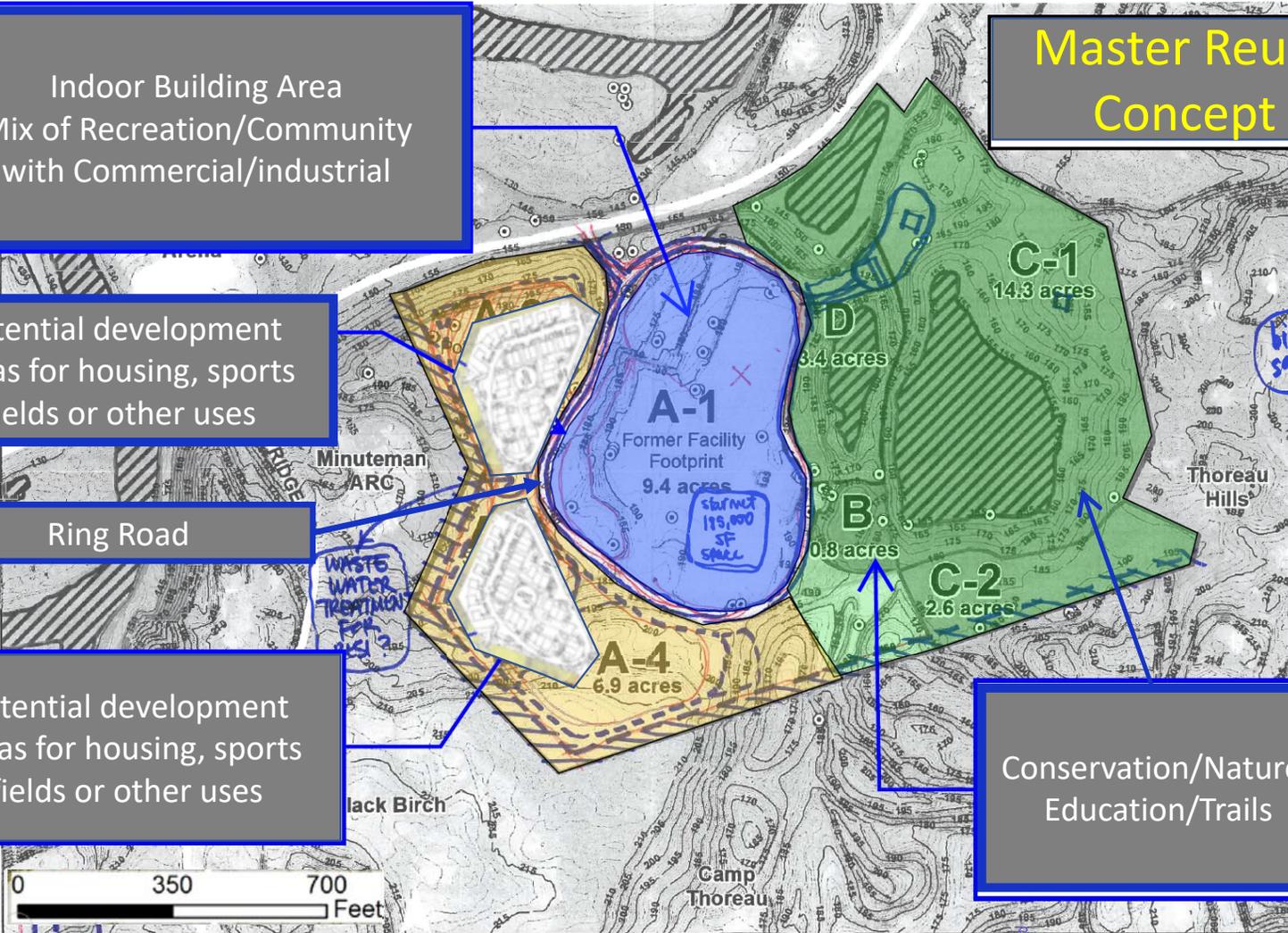
Indoor Building Area
Mix of Recreation/Community
with Commercial/Industrial

Potential development
areas for housing, sports
fields or other uses

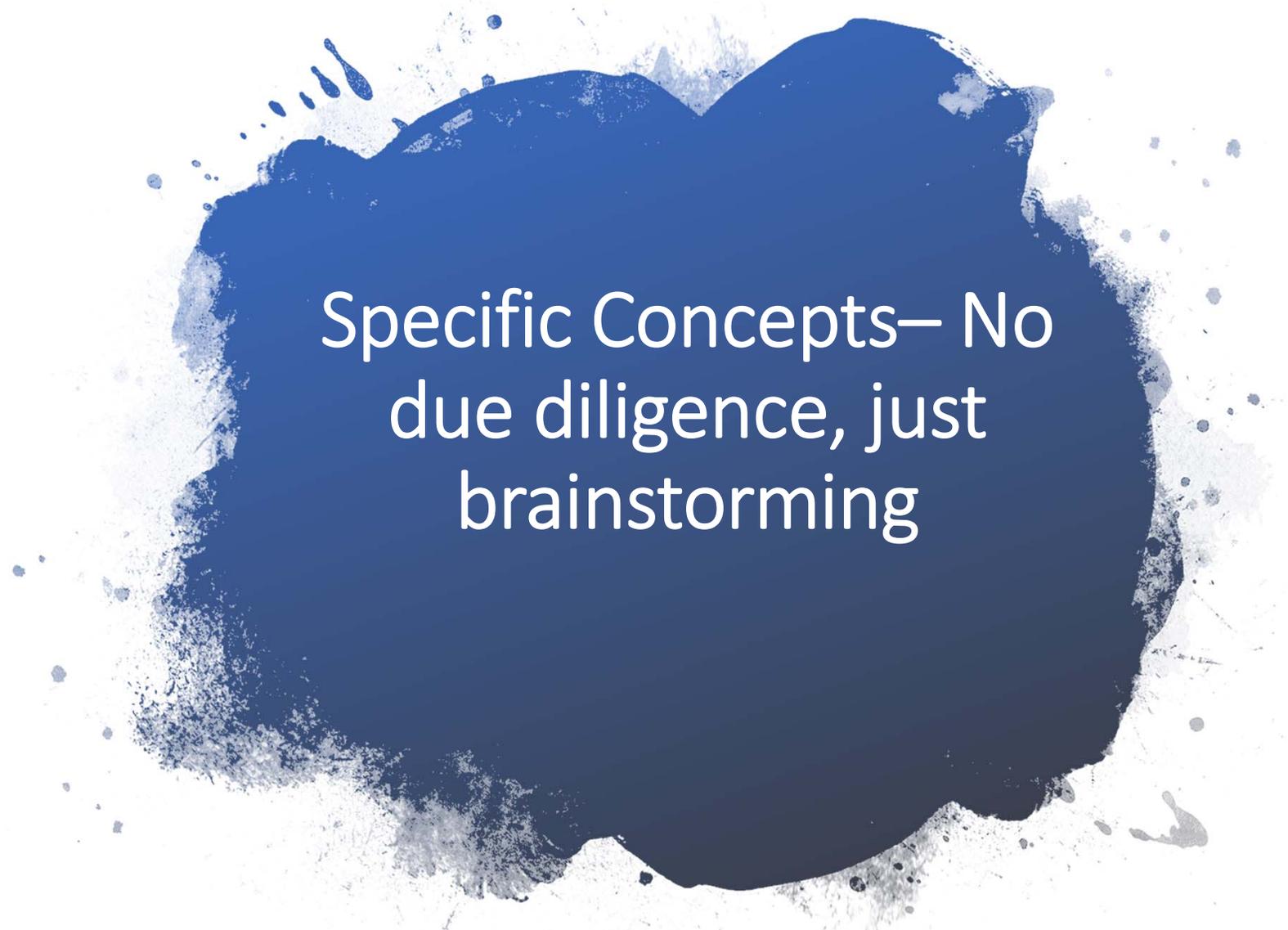
Ring Road

Potential development
areas for housing, sports
fields or other uses

Conservation/Nature/
Education/Trails



Potential Reuse Zones Map



Specific Concepts– No
due diligence, just
brainstorming

Concept 1: Indoor Multipurpose Community Space (~6000 ft²)

Recreation (Gym; indoor court(s); walking track)

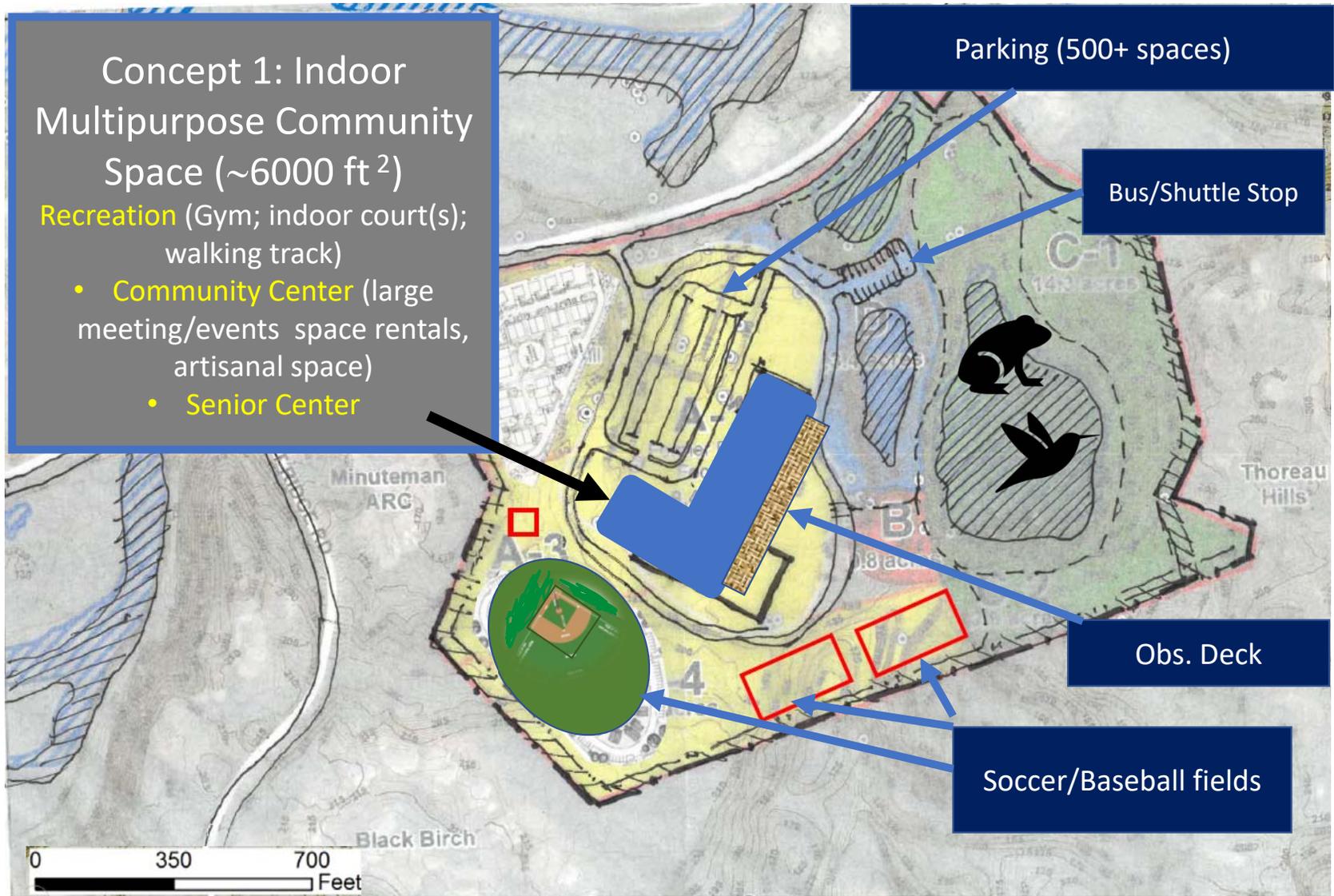
- **Community Center** (large meeting/events space rentals, artisanal space)
- **Senior Center**

Parking (500+ spaces)

Bus/Shuttle Stop

Obs. Deck

Soccer/Baseball fields



Concept 1 is Patterned After Community/Recreation Center in East Boulder Colorado

600 feet

Indoor/Outdoor Complex
(East Boulder Community Center)

300 feet

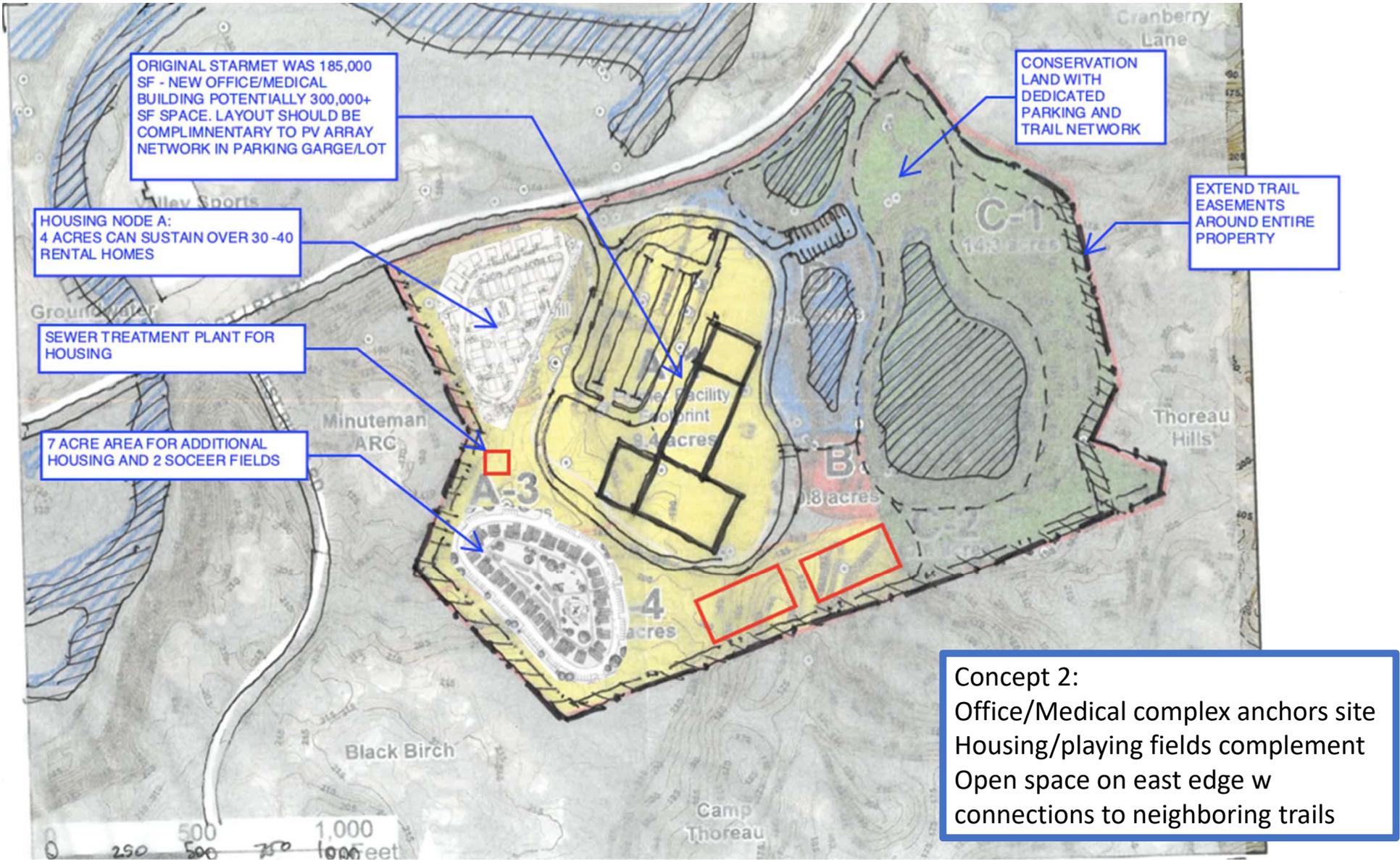
300 feet

East Boulder Community Center

Google Earth

Imagery Date: 10/1/2018 39°59'31.41" N 105°13'09.37" W elev 0 ft eye alt 1046 ft





ORIGINAL STARMET WAS 185,000 SF - NEW OFFICE/MEDICAL BUILDING POTENTIALLY 300,000+ SF SPACE. LAYOUT SHOULD BE COMPLIMENTARY TO PV ARRAY NETWORK IN PARKING GARAGE/LOT

CONSERVATION LAND WITH DEDICATED PARKING AND TRAIL NETWORK

EXTEND TRAIL EASEMENTS AROUND ENTIRE PROPERTY

HOUSING NODE A: 4 ACRES CAN SUSTAIN OVER 30-40 RENTAL HOMES

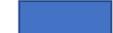
SEWER TREATMENT PLANT FOR HOUSING

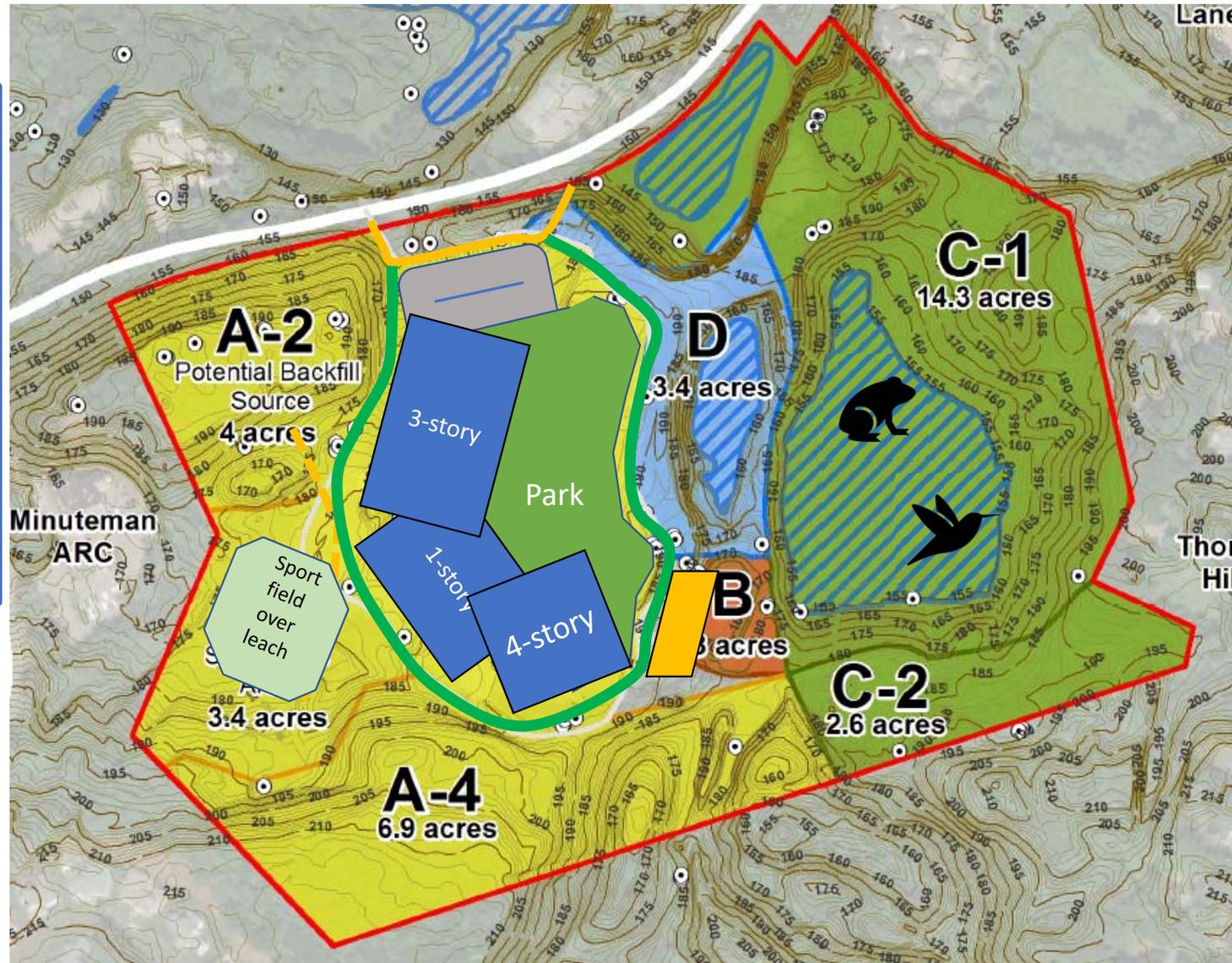
7 ACRE AREA FOR ADDITIONAL HOUSING AND 2 SOCCER FIELDS

Concept 2:
 Office/Medical complex anchors site
 Housing/playing fields complement
 Open space on east edge w
 connections to neighboring trails

Concept 3: Mixed-use

- Housing [~200 units; 220,000 sq ft]
- Recreation/entertainment (e.g. trampoline park, movie theatre, senior center) [~50,000 sq ft]
- Dining/retail/office [~35,000 sq ft]
- Artisan studio/co-work space [~15,000 sq ft]
- Trail links to open space, nature viewing and surrounding trail network
- Athletic field or outdoor recreation use over leach field
- Retains future development possibilities (A4, A2)

-  Transit link
-  Ring road
-  Tiered parking
-  Mixed use
-  Athletic field
-  Bus Parking
-  Park/al fresco dining



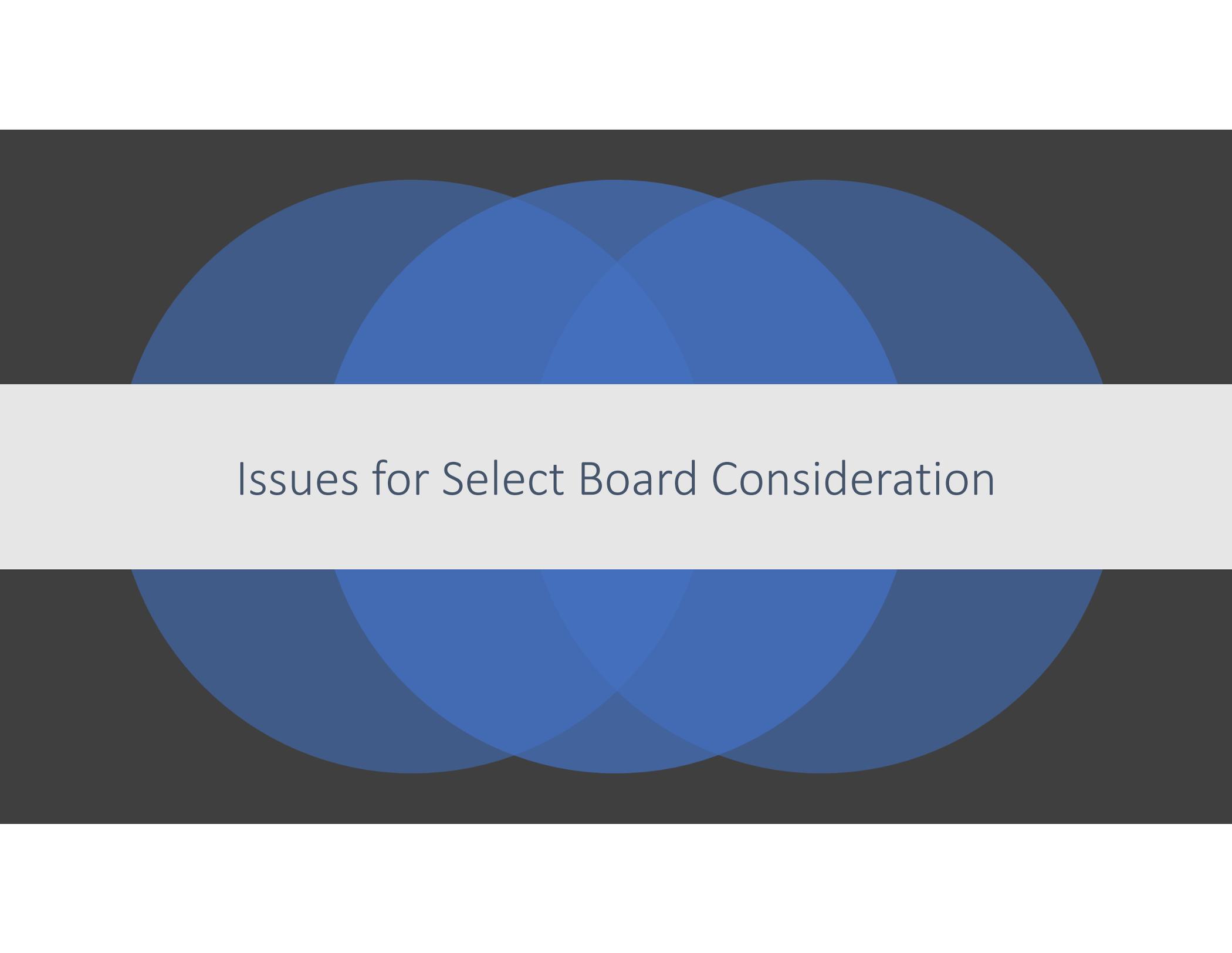
Outstanding
questions for
public input
and due
diligence

Housing: Separate from commercial/office/retail/recreational uses or embrace mixed-use development?

Outdoor sports facilities: Number and type of outdoor recreational uses?

Intensity of development: Use A2 for fill or leave as undisturbed open space? Develop A3 and A4?

Fiscal Implications: ratio of “market rate” vs “cross-subsidized”; cost-benefit; Town, state, federal support?

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Issues for Select Board Consideration

Risk Communication

- Mixed feedback from public regarding risk from prior contamination
 - Many receptive to opportunities afforded by 46-acre parcel
 - Some OK with many uses, but not housing
 - Some remain concerned about re-use of superfund site
- Seems critical that Town put residual risk in perspective
 - Examples of successful risk communication exist
 - Town should consider how to communicate this risk prior to acquisition, Town Meeting warrant (also understand that Textron/Whitaker will “own” risk forever; Army pays!)

Potential
Natural
Resource
Damage
Assessment
Settlement
Funds



Funds could become available
upon settlement



Town advocacy and support for
use of these funds when they
become available

Redevelopment Issues



Fiscal impact

Due diligence process will have to consider the balance of uses that are market rate with those that require subsidization or financed through 3rd party investors; SB will have to provide guidance on level of Town investment that can be supported.



Strategic use of large parcels

Timing of development relative to Peabody availability

Staging of redevelopment to enable other municipal property redevelopment (e.g. Harvey Wheeler, Keyes Road or Everett St.)