

NMI/Starmet Site Reuse Concepts

Presented to Town of
Concord

June 12, 2020

NMI/Starmet Reuse
Committee

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

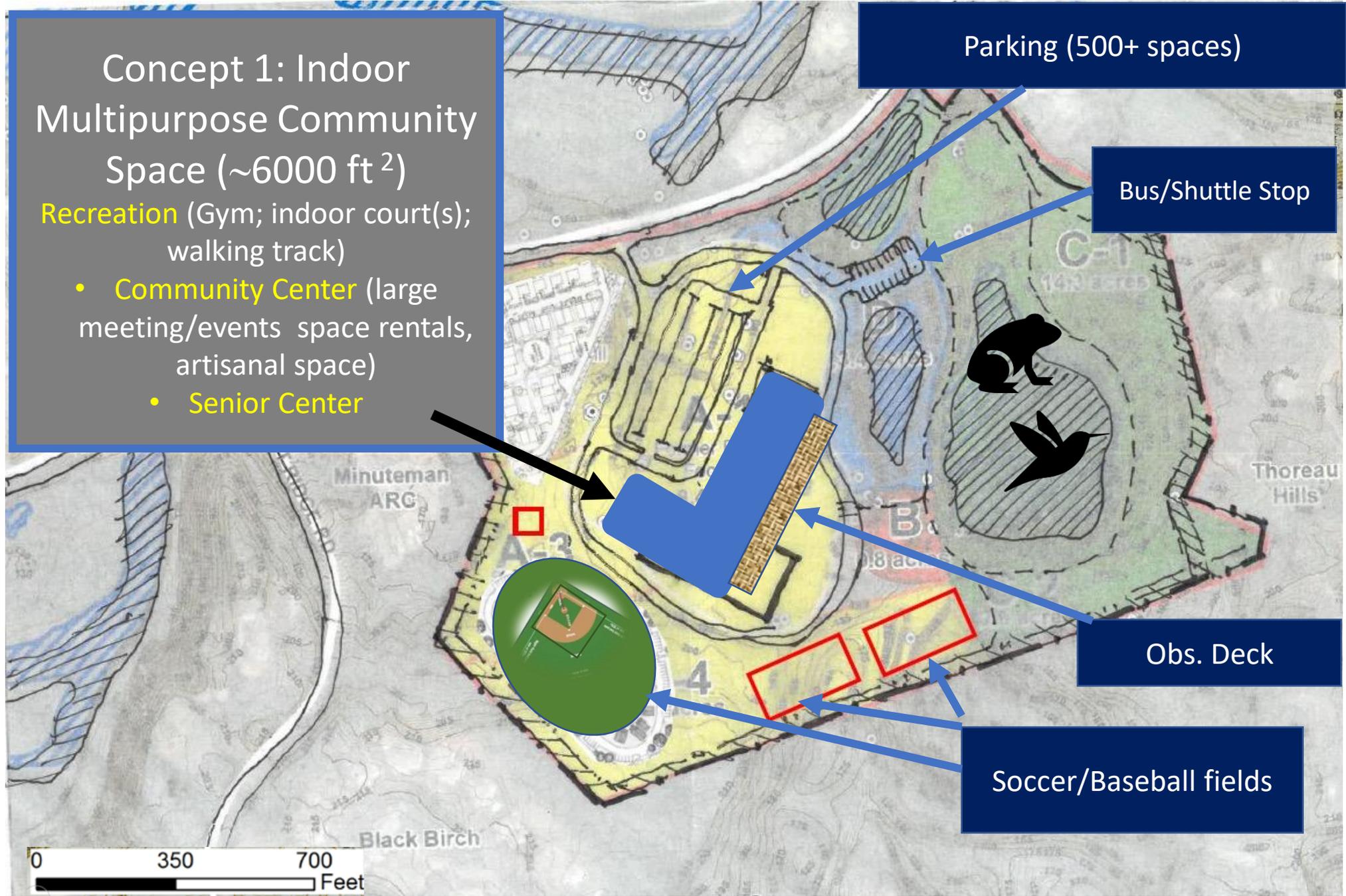
- Recreation** (Gym; indoor court(s); walking track)
- **Community Center** (large meeting/events space rentals, artisanal space)
- **Senior Center**

Parking (500+ spaces)

Bus/Shuttle Stop

Obs. Deck

Soccer/Baseball fields

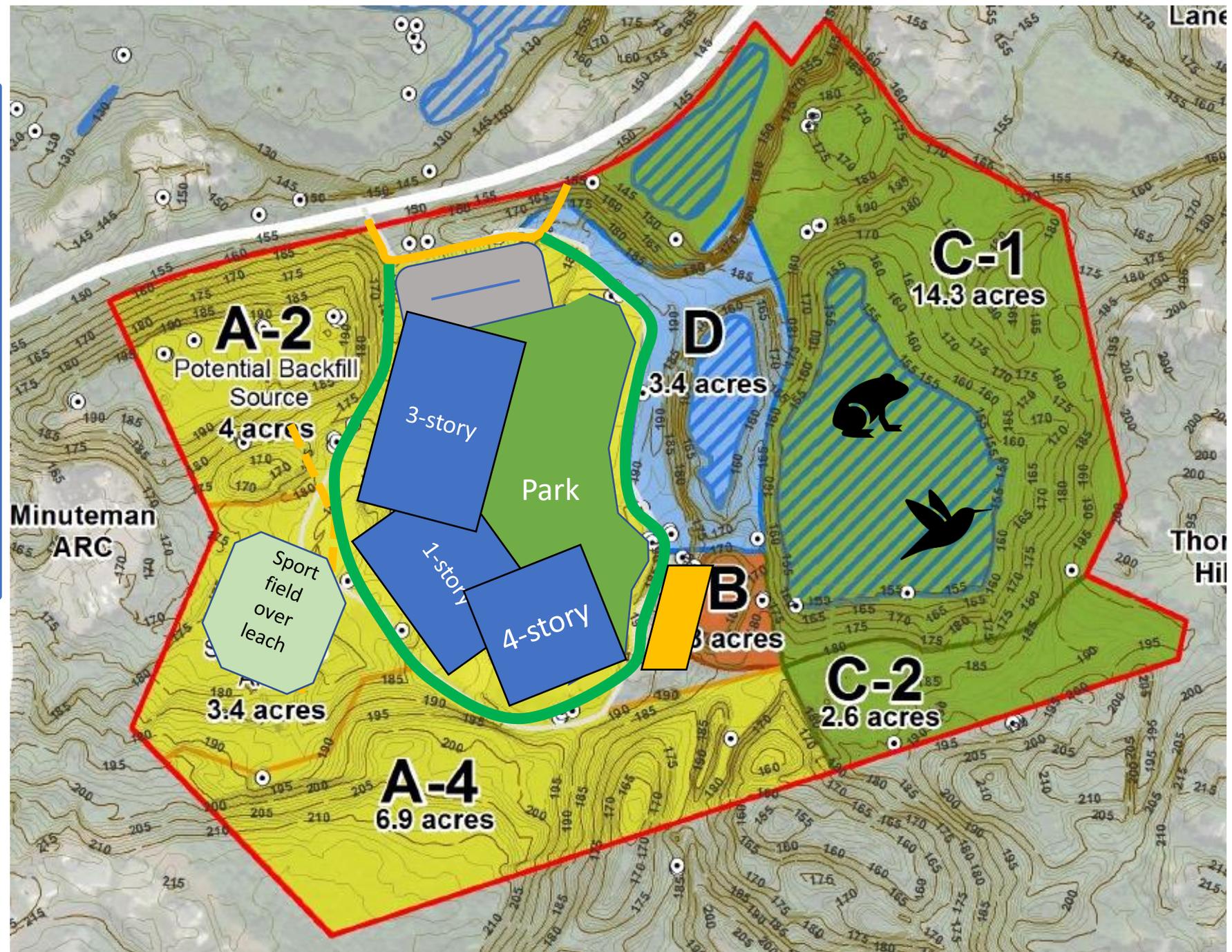


0 350 700 Feet

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 now or later?

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