

# COMMUNITY VISION STATEMENT Goals and Recommendations

Adopted by the Malden Planning Board on March 12, 2008 Endorsed by the Malden City Council on May 20, 2008

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#### **EXECUTIVE SUMMARY**

Visioning is a community planning process that creates a collective future through the sharing of ideas, hopes, and dreams for the future. This process can help a community to come together to shape goals for the future and address critical issues to achieve those goals. The Malden Visioning Project has done this. Community leaders, residents, business, and property owners worked collaboratively to create goals, share ideas and consider new approaches for addressing Malden's challenges and enhancing Malden's strengths.

The Malden Visioning Project is part of on-going master planning activities conducted by the Malden Planning Board and Planning Department with assistance provided by the Metropolitan Area Planning Council (MAPC) and funded by the City's Community Development Block Grant Program. Using a community-based planning process, the Malden Vision forms a concise statement of our community's goals and provides a guide for future planning and development. The process included a citywide workshop, a community survey, and a series of ward-level workshops which led to the development of the Malden Community Vision Statement, accompanying goals and actions.

The three core components of the Malden Vision are that Malden: values its neighborhood and city-wide pride; has an unrivaled public education system; and boasts access to multiple transportation options. The Visioning Project identified the following main issues of importance: maintaining viable community facilities and providing quality public services; capitalizing on redevelopment and preservation opportunities; identifying and addressing high-priority housing needs; revitalizing Downtown/ Malden Square and addressing other commercial area needs by developing a comprehensive economic development plan; and ensuring that City infrastructure is well-maintained. Given the high value of Malden's open spaces, natural and cultural resources, the community seeks full protection and promotion of those resources.

To successfully carry out the Malden Vision, the community seeks excellence in communications within the city and by the City, coordination among community-based groups, and the leadership to champion new and emerging ideas and concepts that promote the health and viability of Malden to 2030. The Malden Vision is a decision-making guide and it is also a launching place for the community to formalize a comprehensive master plan and to work together with the City to implement it.

## The Malden Vision Background

#### INTRODUCTION

The Malden Visioning Project is part of on-going master planning activities conducted by the Malden Planning Board and Planning Department and assisted by the Metropolitan Area Planning Council (MAPC). Per Massachusetts General Laws, Chapter 41, Section 81D1, the Malden Planning Board is enabled and authorized to create a master plan to provide a basis for decision-making regarding the long-term physical development of Malden. A master plan begins with a vision statement and is followed by various elements which include land use, housing, economic development, natural and cultural resources, open space and recreation, services and facilities, circulation, and implementation.

The goals and policies communicated in this document reflect the input and participation of the Malden community. Using a community-based planning process, the Malden Vision forms a concise statement of our community's goals and provides a guide for future planning and development. The Malden Vision provides guidance to the Malden Planning Board in reviewing zoning petitions and making decisions, direction for additional zoning updates and areas for further study, and suggested actions for immediate and future implementation for each Planning Element. An Action Plan for General Action Items is found in Appendix C.

#### PLANNING IN MALDEN: PAST AND PRESENT

#### **Past Planning Initiatives**

During the late 1970s, the City of Malden adopted the Zoning Ordinance, completed its last comprehensive master plan and prepared its first survey and inventory of historical properties. The master plan was updated periodically during the 1980s. Over the last decade, a Downtown plan, citywide open space plan and a second inventory of historic properties were completed. In 2006, the City considered the impacts of on-going multifamily residential growth and studied the vacancy rates of apartment buildings; major traffic intersections across the city; and the status of our utility infrastructure systems. The City also updated its open space plan and is working on a third survey and inventory of historic properties.

The Malden Zoning Ordinance is the primary means of regulating how land is used in the city. While period updates to the Zoning Ordinance have occurred,

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<sup>&</sup>lt;sup>1</sup> See Appendix H.

since 2005, the City Council has made substantial revisions to:

- Increase the minimum lot sizes for new single-family homes;
- Improve outdated parking requirements for multi-family properties and religious facilities;
- Create regulations for drive-thru businesses;
- Regulate ledge removal;
- Establish uniform requirements for residential and commercial development;

and since 2007, changes to:

- Allow artist live/ work units in the downtown;
- Increase open space and lot sizes for multifamily homes;
- Establish bicycle parking requirements;
- Create uniform sign regulations through a citywide sign design review ordinance;
- Protect existing residential, business, and industrial districts; and
- Expand the notice requirements for public hearings so that more citizens and property owners are notified about proposals in their neighborhoods.

Everyday, new residents move to Malden and residential growth continues to occur citywide. Residential development planned and permitted over recent years includes the new construction of single-family homes, high-rise apartment buildings and transitional housing, the conversion of institutional and industrial sites for townhouse complexes, condominium buildings and a senior/ assisted living facility. We also share on-going mixed-use residential developments with our neighboring cities, Revere, Melrose, Everett and Medford.

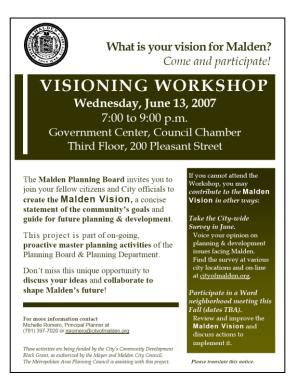
Everyday, new businesses come to Malden and commercial growth continues to occur citywide. Commercial development planned and permitted over recent years has consisted of a variety of new businesses, including a supermarket and health clinic; bank branches, offices, restaurants, auto body shops, convenience stores, hair salons and upgraded gas stations.

#### Current Planning Initiatives: The Visioning Project

In early 2007, the Malden Planning Board initiated the Visioning Project consisting of three components: a Citywide Visioning Workshop; a Citywide Community Survey; and Ward-level Visioning Workshop Series.

#### **Community Engagement**

The importance and significance of citizen participation cannot be understated. Throughout the Visioning Project process, the Planning Board and Planning Staff actively worked to engage and reach out to the community at large with the intent of gaining maximum involvement and input into the Vision. The outreach strategy used for each phase of the Project included creating



and disseminating flyers, postcards and posters, advertising in all local newspapers and on local cable networks, and making announcements at various community meetings.

The City also created a webpage on their website <a href="www.cityofmalden.org">www.cityofmalden.org</a> about the Visioning Project. All information about the process, including a Question and Answer Sheet about Visioning by MAPC and a Master Planning Overview by the Planning Department, was posted on the site. On an on-going basis as they became available, detailed results from the Citywide and Ward Workshops and Community Survey were posted on the website.

For the Citywide and Ward Workshops and Community Survey, the Planning Board invited all members of the Malden community by direct mailings to taxpayers and residents, leaders and members of the City's civic, social, youth and non-profit groups, educational, religious and cultural organizations, City Boards and Commissions, government officials and leaders. Publicity for the Workshops and Survey included weekly advertisements in all local newspapers and on MATV and flyers sent to all members of the Malden Chamber of Commerce and parents of all students of the Malden Public Schools and the Cheverus School.

#### Citywide Visioning Workshop

The first event of its kind in the City, the Visioning Workshop held on June 13, 2007 was attended by a diverse group of over 300 residents, business and property owners, representatives of the Malden's civic, social, youth and non-profit groups, leaders of educational, religious and cultural organizations, members of the City's various Boards and Commissions, and elected and unelected government officials. From all neighborhoods and areas of the City, all were there to discuss Malden's strengths and the



Participants provide comments at each Planning Station. Photo by Jennifer Raitt,

challenges they see the City facing, and to describe a vision for Malden's future.

Workshop attendees were greeted by Planning Board and Planning staff and provided with a name tag, a random assignment to one of nine groups, and a workshop package that included a Workshop Agenda, an Overview of Past Planning Activities, a notice about the Community Survey, and a Malden map with various landmarks for reference. Each group was also provided with extra

note paper and pens for attendees.



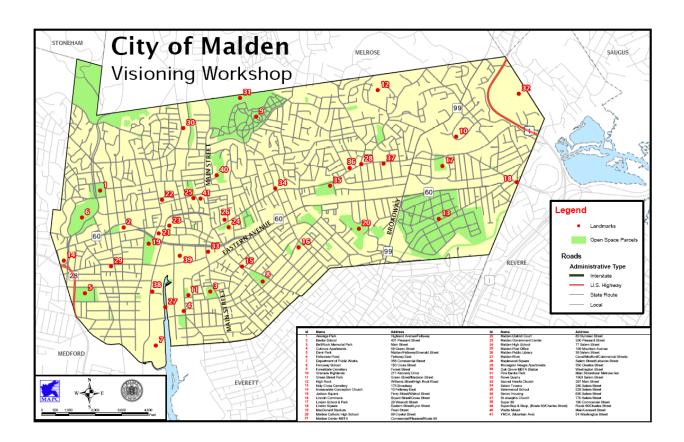
activity. Photo by Jennifer Raitt, 2007.

Addressing the standing-room only crowd gathered in the City Council Chamber, Mayor Richard Howard gave opening remarks, followed by a welcome by Timothy Glynn, Chairman of the Malden Planning Board, and an explanation of the Workshop's format by Jennifer Raitt of the Metropolitan Area Planning Council. Michelle Romero, the City's Principal Planner, served as host.

The first activity of the evening was a small-group exercise. Each group of 25-30 participants was led by a trained facilitator from the MAPC, Planning Board, Planning staff or City. As group members identified Malden's strengths, challenges and visions or future headlines for the City, a trained scribe recorded the ideas for all to see on large posters. Each group member then voted by posting sticker dots next to their top three items within each category. The posters from each group remained on display throughout the evening for all to review.

The second activity allowed individuals to move away from the group activity and visit any of the five Planning Stations set up in the Chamber: Economic Development, Natural and Cultural Resources, Residential Development, Community Facilities and Services and Getting Around. At each Station, participants wrote and posted their ideas of strengths, challenges and opportunities related to the topic. A facilitator was available to assist participants with questions. Chairman Glynn and Ms. Raitt thanked participants and closed the meeting.

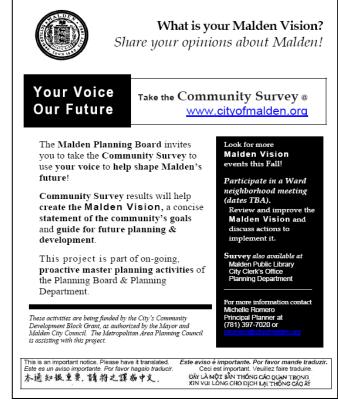
The Workshop was a success with high attendance and participants' willingness to thoughtfully contribute. Participants remarked that activities were well-orchestrated and user-friendly. Substantive information was gathered. More importantly, the Citywide Workshop inspired and re-invigorated a deep sense of place and community in Malden. Participants remarked on the fact that they shared so much common-ground and ideas with each other.



#### The Community Survey

Following the successful Citywide Workshop, the second part of the Visioning Project was the Community Survey Your Voice: Our Future. The Survey was launched on-line on the night of the Workshop and available to the community through September. The Survey was accessible online through the City's website and in paper-copy at the Malden Public Library, City Clerks' Office and Planning Department. The Community Survey provided information about how the Malden community views current conditions and gain insight into community values and the results will be compiled and used to formulate the Malden Vision.

A total of 1,001 people responded to the Survey. Only 11.8% or 119 had



attended the June Citywide Workshop, which means that many new people were brought into the visioning process. The Survey was primarily taken by individuals who have resided in Malden for 10 or more years. Only 35% of Survey-takers resided in Malden for 10 years or less. Response rates varied by Ward, with the top Ward respondents as follows: Ward 3 at 17+%, Ward 4 at 17%, and Ward 6 at 14%.

Results of the Survey revealed that neighborhood satisfaction was strongest in Maplewood, Forestdale and the West End with the strengths cited as location, walkability, neighbors, and upkeep of surrounding properties

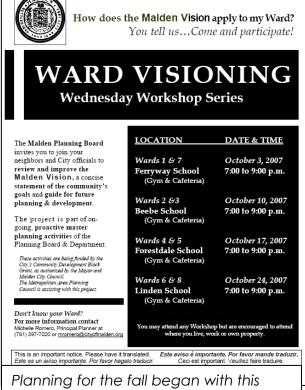
Survey results also showed that the Downtown-Malden Square was the top shopping destination due to its specialty stores. Primary reasons to shop both Downtown-Malden Square and Maplewood Square pointed to the support to local businesses and walkability. Primary reasons to shop along Route 60 (Centre Street) and Broadway Plaza were due to parking availability and the variety of shopping options.

The Survey also pointed to those issues Maldonians felt were most important to Malden's future. These included schools, crime, city services, litter and downtown development. The types of development Maldonians voted for much more of included retail and affordable housing. There was also an

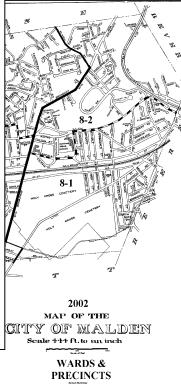
overwhelming response to the need for more passive and active recreational opportunities.

While affordable housing was cited as a strong need, it was conversely chosen as a type of development not needed. Other development types considered not needed were apartment and condominium buildings.

Finally, the Survey provided respondents with an opportunity to voice their opinion about key funding and development issues. The idea of establishing a fund for open space, affordable housing, and historic preservation received support, particularly the open space and historic preservation components. With further regard to affordable housing, while 39% of respondents said they would support a measure to fund affordable housing in the city, 38% of respondents said they would not.



Planning for the fall began with this flyer to announce the Ward Workshops. The Wards & Precincts Map was on the reverse side.



Key development questions showed that 53% of respondents would like to encourage more housing and commercial development near the T Stations through special zoning.

While survey respondents showed a strong preference for mixed-use zoning near the T stations, 75% would not allow developers of larger commercial or mixed-use developments a so-called fast-track permitting process.

There were similarities, though different rankings, between the overall strengths cited at the June Workshop and the Survey as follows:

June Workshop	Survey
Diversity (37%) <sup>2</sup>	Location (83.9%)
Location (36%)	Public Transit (83.1%)
Public Transportation (27%)	Diversity (47.5%)
Affordable Living (8%)	Affordable Living (33.8%)

The overall challenges cited at the June Workshop versus those selected in the Survey were different but share some similarities. Issues related to community maintenance and upkeep spill over from public facility and infrastructure improvements to community attitude.

June Workshop	Survey
Downtown (50%)	Overcrowding (48.3%)
Appearance/	Traffic (41.5%)
Maintenance of	Lack of Community
Public Amenities &	Pride (40.5)
Infrastructure (31%)	Lack of Business
Building and Code	Variety (36.2%)
Enforcement (19%)	

#### The Ward Workshops

The third part of the Visioning Project occurred in October at four neighborhood-level Ward Workshops. Locations for the meetings were chosen based on the proximity and centrality in relation to specific Wards and the convenience of the facilities. All four Workshops took place in City elementary schools. While there are eight Wards in Malden, the Workshops were designed and staffed to accommodate two Wards per night.

At each Workshop attendees were greeted by Planning Board members and Planning staff. They were provided a workshop packet that included an agenda and the draft Malden Vision and Goals Statements for each of five Planning Elements: Transportation, Residential Development, Economic Development, Community Facilities and Public Services, and Cultural and Natural Resources. These documents were created based on input provided at the Citywide Workshop and Community Survey.

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<sup>&</sup>lt;sup>2</sup> Meaning that 37% of those at the workshop voted for diversity as Malden's top strength.

A total of 236 community members attended the Workshops. Public participation and attendance at all Workshops was as follows: Wards 1 and 7 had a total of 40 participants; Wards 2 and 3 had a total of 84 participants; Wards 4 and 5 had a total of 52 participants; and Wards 6 and 8 had a total of 60 participants. Participants were tracked by Ward prior to entering the workshop room, and, given limited attendance by some Wards, each Workshop was conducted as a single group that included both Wards.

MAPC launched each meeting with a presentation showing the results from the Citywide Workshop and the Community Survey. The presentation included an

outline of the next steps in the planning process, an emphasis on the important role of the Wards, and the need for feedback on the draft Vision Statement and the Key Actions needed to move forward with that vision.

Following MAPC's presentation, a 10 minute break was given for participants to review and discuss the draft Vision and Goals statements with their neighbors at each table. Comments were then

provided in the larger group to refine the Vision Statement; hand-written feedback and comments were also provided.



Participants discuss the vision and goals. Photo by Brad Stoler, 2007

MAPC facilitators then engaged participants in an active review of the Goal Statements for each Planning Element. A short list of Key Actions was also reviewed by participants. They were asked if the short list reflected the most important actions to fulfill the stated goals. They were then given the opportunity to vote on their top priority for each Planning Element. Despite the challenge of voting on "only one", clear priorities were drawn from this exercise. Many of those votes echoed the same priorities that emerged from the Citywide Workshop and Survey.

#### The Malden Vision – a preface

In preparing this Vision document, the Planning Board met to review the progress at various stages of the Visioning Project, including periodic reviews of all raw data collected at the Citywide Workshop, the Community Survey and the Ward Workshops. The Planning Board, Planning Staff and MAPC met on numerous monthly occasions and MAPC provided on-going one-on-one staff assistance to Planning Staff.

Community-based processes can be challenging and riddled with ideas that become difficult to navigate when they compete in priority. The Malden Vision Statement and related Key Elements with actions is a compilation of the multiple inputs and processes throughout the Visioning Project. While not all issues have been fully reconciled, such as whether or not the community needs more affordable housing or already has the right amount, one can find agreement in the following visions and actions. Simultaneous, separately-facilitated dialogues about the City's strengths, challenges, and vision at the June Citywide Workshop were nearly identical. The Ward Workshops netted similar results: separately-facilitated ward-level dialogues showed that Maldonians have similar hopes for their community. These opportunities to talk with neighbors resonated strongly. The people of Malden voiced their desire for more such opportunities.

Once adopted by the City, the work of this Vision does not end; it is just beginning. It will be carried forward by the thoughtful and forward-thinking individuals of Malden. The work is multi-faceted; some ideas can be addressed in the short-term, while others require a longer-term strategy. Regardless of the timeframe required to carry out goals, many hands and minds and expertise will be needed to make the Malden of 2030 a reality.

#### **Report Organization**

This report includes input provided at the Citywide Workshop, the Community Survey, and the Ward Workshops. The Community Vision Statement conveys Malden's hopes and dreams and provides readers with an understanding of the city's top priorities, how the city operates, and the overarching image that Malden wishes to project in 2030.

Five Planning Elements follow that statement. Next, key elements for the Vision, Goals and Recommended Actions are provided for each Planning Element: Transportation; Residential Development; Economic Development; Public Facilities and Infrastructure; and Natural and Cultural Resources. The goals are numbered to reflect their priority as ranked by the community throughout the visioning process. The Recommended Actions section functions as both a decision-making guide for the Planning Board and an action plan for immediate and future activities to implement goals.

## Malden Community Vision Statement

North of the Mystic River, what began as a small village settled by the English, Malden in 2030 is now a vibrant, dynamic, and beautiful city. The city values its neighborhood and city-wide pride, an unrivaled public education system and multiple transit choices. We welcome the contributions made by our citizens and strongly believe that our diversity strengthens Malden. Proactive communication is the centerpiece of our



vision, conveying our values, services and standards to all.

Our excellent location attracts growth and development. Those opportunities mirror our values and our well-managed resources are a benefit to the entire community. Our clean streets, sidewalks and properties and commitment to safety and security ensure an attractive, pleasant and welcoming place for all.



Our neighborhood integrity is preserved by a well-planned mix of residential, commercial and retail venues that is pedestrian-oriented and at a human scale. Our city accommodates new growth that is compatible with existing neighborhood aesthetics, density, and scale and preserves important historic elements. The heart of our city, Malden Square, is viable and vital, accessible, and useful to all. As a city of many neighborhoods, many focused around a commercial square, we wish to preserve, protect, and enhance these resources.

Those who wish to develop or own property follow the City's standard for constructing and maintaining attractive buildings, parks and open spaces, cultural and historic treasures and infrastructure that represent our city and generate civic pride. The City provides and enforces innovative and understandable standards that ensure protection of our resources and protect the environment and our community's sustainability.

The Malden Vision is actively used as a guide for making decisions based upon the community's collectively identified needs and goals.

# Transportation Vision

Malden will provide, maintain, and encourage safe and efficient networks for all modes of transportation, including public transit, vehicles, bicycles, and pedestrians. Convenience and ease will remain a priority to accessing our community.

Neighborhood quality of life will be enhanced by safe streets, walkability, and connectivity to community and regional resources such as schools and recreational amenities. In support of viable neighborhoods and economic activity, Malden will boast pedestrian-oriented streetscapes and thoroughfares while providing adequate parking for its multiple destinations and attractions.



# Transportation Goals

#### 1. Safe Streets and Neighborhoods

Malden will reduce traffic congestion, speed and volume and address traffic safety problems while preserving the character of roadways and neighborhoods to encourage pedestrians, bicyclists, and vehicle safety.

#### 2. Pedestrian, Bicycle, and Vehicle Safety

Malden will provide multiple transit options by identifying and providing ways to enhance pedestrian, bicycle, and vehicular connections within the city and to surrounding communities. Bicycle lanes and the Bike-to-the-Sea shall be created, implemented, and promoted.

#### 3. Public Transportation Options

Malden will provide multiple public transportation options and encourage their use. Existing MBTA T-Stations at Oak Grove and Malden Center will be maintained and new transit routes, such as the Outer Ring, will be promoted.

#### 4. Transit Planning

Malden will create a transportation plan to best assess the current and projected transportation needs and demands of the community.

#### 5. Snow and Ice Removal

Malden will create and enforce a snow and ice removal method to ensure pedestrian safety. Sidewalks will be cleared of snow in a timely manner by the City, residents and businesses to ensure access and mobility.

#### **Recommended Actions**

#### Planning Board Reviews and Decisions:

The following shall be considered by the Planning Board when reviewing proposals and making future planning decisions relative to specific sites and developments:

- 1. The proximity of and access to major transportation corridors in Malden;
- 2. Driveway(s): access, location, size, and share use;
- 3. The need for and extent of sidewalk improvements;
- 4. The need for and extent of pedestrian safety improvements, i.e. crosswalks and lighting
- 5. The relationship of existing or future bike routes, i.e. Bike-to-the-Sea;
- 6. The provision of site amenities for pedestrians and bicyclists, i.e. bike racks, benches, lighting and trash receptacles.
- 7. The proximity of public transportation;
- 8. The provision of handicapped-accessible parking;
- 9. The removal of architectural barriers and site accessibility;
- 10. The provision of on- and off-street snow and ice removal; and,
- 11. The property management and maintenance plan.

#### Planning Board Immediate Action:

Working with the Traffic Commission, the Planning Board will review and request the City to fund recommendations in the city-commissioned Traffic Infrastructure Assessment (2006). The recommendations include signal timing changes and minor physical changes which would promptly reduce traffic congestion. The Planning Board will begin to achieve Goal 1 through this action.

The Planning Board will recommend that the MRA provide a status report on implementation activities relative to transportation issues raised in the Malden Square Zoning and Design Plan (1998) and review and update the plan as needed.

The Planning Board will review the Zoning Ordinance to determine if the above considerations for reviewing proposals and applications to the Board are included and make recommended changes to the Ordinance as needed.

#### Planning Board Recommendation Future Actions:

The Planning Board shall recommend to the City Council formation of a Transportation Vision Action Team – comprised of a Planning Board member, Traffic Commission member, City Council Public Safety Committee member, community members, including residents and business owners. This Action Team will review the Transportation Vision and Goals, provide additional guidance and oversight to coordinate efforts and implement recommendations such as the following:

- 1. Hire a consultant to conduct a more thorough transportation analysis, including surveying current and projected transportation needs and recommendations for existing system improvements.
- 2. Prepare an inventory of where sidewalk improvements are needed and establish a system to update this information regularly.
- 3. Provide enhanced crosswalks at key locations either through enhanced striping and signage, raised or textured surface materials.
- 4. Prepare a map of bicycle routes and walking trails/paths in the city and distribute through schools and other recreational venues.
- 5. Develop a City policy to guide funding for pedestrian and bicycle transportation improvements.
- 6. Secure funding for pedestrian and bikeway improvements, including Biketo-the-Sea.
- 7. Explore implementation of alternative transportation services that are offered by the MBTA, such as demand response transportation, and identify methods to expand upon services provided from Oak Grove and Malden Center to provide improved access to regional amenities and transportation connections.
- 8. Work with the MBTA to provide and enhance shelters, bike racks, park-n-ride lots and other services and amenities at T locations.
- Schedule regular meetings with the MBTA to review service needs and problems, and identify methods to collaborate on providing enhanced transit services.
- 10. Involve the MBTA in site plan review for major development projects to identify the potential for connections to transit services.

# Residential Development Vision

Malden will be a clean, litter-free, and safe place for all who live, work, and visit our city.

Our quality neighborhoods will offer a diverse housing stock with a range in home price and rent that suit a variety of income levels, age groups, and needs. Malden will offer housing opportunities that meets the needs of all ages and income levels, including choices close to public transit.

We will preserve and maintain neighborhood integrity by: providing a balance of homeownership and rental opportunities; protecting our historic homes; and providing neighborhood open space and recreational opportunities for all ages and abilities to enhance the quality of life.

# Residential Development Goals

#### 1. Safe, Clean, and Secure

Malden's image, pride and confidence depend on safe, clean, and secure neighborhoods.

#### 2. Redevelopment and Preservation

Malden is dedicated to redevelopment and preservation opportunities. New housing will be supported by existing infrastructure, including streets, sidewalks, and public utilities.

#### 3. Housing Needs

Malden will assess housing needs including those of specific groups such as first-time buyers, seniors, lower-income households, and people with disabilities.

#### 4. Housing Choice

Malden will be an inclusive community, providing and maintaining housing options for many income levels, family sizes, and needs.

#### 5. Code Compliance and Enforcement

Malden will offer safe, decent and quality housing options. The City will ensure that properties abide by all State and Local Building Codes and Zoning and will work with owners to achieve compliance.

#### 6. Tenants and Landlords

Malden will provide the necessary education and support to ensure that neighborhoods are viable places, that property owners comply with City ordinances, and that fair housing and equal opportunities are met.

#### **Recommended Actions**

#### Planning Board Reviews and Decisions:

The following shall be considered by the Planning Board when reviewing proposals and making future planning decisions relative to specific sites and developments:

- 1. The availability of sewer and water connections and determine impact, if any, of increased service;
- 2. The context of a proposed development or project to the neighborhood and determine impact, if any, of added units or changes to streetscape;
- The extent to which an historic property can be preserved and historic resources managed (the Planning Board shall cross-reference the City's historic survey to determine possible impact or refer proponents to Malden Historic Commission when necessary);
- The affordability of housing units, if proposed, relative to current housing needs, including unit type and location of affordable housing units if in a mixed income development;
- 5. Exterior site lighting and any related site safety provisions.
- 6. The provision of any public open space;
- 7. The design relative to the architectural vernacular of the neighborhood;
- 8. The property management and maintenance plan.

#### Planning Board Immediate Actions:

Working with the Malden Redevelopment Authority (MRA), the Planning Board will assess available resources and provide follow-up to the Multifamily Inventory Study conducted in May 2006. The Planning Board and MRA will review and make recommendations with regard to the various collected inventories in the study. These inventories include: nonconforming uses in the Residence A - Zoning District; public and private parking citywide; vacant land; and the occupancy and capacity of existing public schools. The Planning Board will begin to achieve Goals 1 and 2 through this action.

The Planning Board will work with the MRA to achieve Goals 3 and 4 to create a housing needs analysis that includes but is not limited to a: review of the most recent community demographic information as provided by the Metropolitan Area Planning Council's Data Center; review of existing housing stock, including amount, unit type, and household composition; a review and map of available affordable housing stock, affordability terms, locations, and expiring uses; determination of development constraints and the City's ability to mitigate them, and housing and production goals for the City that determines the mix of housing needed and desired.

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The Planning Board will recommend to the City Council a review and study committee for the Community Preservation Act to be adopted by the City.

The Planning Board will initiate a meeting with the Malden Police Chief, a member of the City Council's Public Safety Committee, the MRA, a representative(s) of a community-based nonprofits focused on housing, community development and/ or social service needs or committees to determine what resources are available to implement public safety goals to achieve Goal #1.

The Planning Board will review the Zoning Ordinance to:

- 1. Determine if the above considerations for reviewing proposals and applications to the Board are included and make recommended changes to the Ordinance as needed;
- 2. Identify zoning changes to promote housing affordability, transit-oriented development or smart growth;
- 3. Evaluate current policy relative to property reuse and redevelopment in a manner that is consistent with goals to preserve and maintain historic resources; and
- 4. Review any design criteria or guideline used to review applications.

#### Planning Board Recommendation Future Actions:

The Planning Board shall recommend to the City Council formation of a Residential Development Vision Action Team – comprised of a Planning Board member, MRA, Mayor's Housing Task Force member, member of the City Council's Housing and Community Development Committee, non-profit housing or community development organization representative, community members, including residents and business owners. This Action Team will review the Residential Development Vision and Goals, provide additional guidance and oversight to coordinate efforts and implement recommendations such as the following:

- 1. Create gateways to each distinct neighborhood with special landscaping, signage, or other special markers that symbolize a transition from one Malden neighborhood to another.
- 2. Work with Waste Management and the City to determine strategies to maintain clean, litter-free neighborhoods.
- 3. Identify and develop an inventory of abandoned or underutilized buildings, properties and other sites, and conduct site assessments to evaluate reuse potential, including any limitations, deterrents or obstacles which would limit redevelopment.
- 4. Complete a comprehensive analysis of the City's permitting process, including defining the precise legal role of each reviewing board, the bounds of each

board's discretion, permissible development timelines, and recommendations for methods to improve its effectiveness.

- a. Consult with current Building Inspector as to the scope of their work, what resources are needed to better accomplish work goals, and what, if any, required tasks prevent timely completion of inspections.
- b. Consult with recent contractors/developers as to their perspective on policies and procedures for permitting, obtaining inspections and/or enforcement, and on interactions with the City.
- c. Determine staffing needs for Planning Division relative to plan review, permitting oversight, and enforcement in concert with the Building Inspection Office.
- 5. Develop inventory of affordable housing currently in the community; determine what type(s) of affordable housing might still be needed.
- 6. Review M.G.L. Chapter 40R, Smart Growth Zoning and Housing Production, which provides incentives for both developers and the community<sup>3</sup> and is used by municipalities to encourage residential development in appropriate, transit-oriented locations; consider its application to property in Malden.

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<sup>&</sup>lt;sup>3</sup> For further information, refer to http://www.mass.gov/legis/laws/mgl/gl-40r-toc.htm and Appendix I.

## Economic Development Vision

Our vibrant community has a diverse tax base that protects and improves our quality of life while respecting the existing culture and community character. Planned business and economic development opportunities will stimulate economic growth and development and keep Malden an affordable place to live.

Businesses and entrepreneurs will be supported with training and education and a navigable permitting and licensing process to encourage their development, growth, and retention. Our job and talent force will be equally diverse, trained, educated, and able to access opportunities. Exceptional learning opportunities will be available for all ages and abilities.

Malden Square will be our economic pride, a showcase of cohesive, thoughtful planning and design with a variety of shopping, cultural, recreational and entertainment choices, offices and commercial opportunities, living options, and clean, safe streets and sidewalks that are easy for all to enjoy and access. We will spotlight all of our shopping destinations and commercial squares, ensuring that they are well maintained and accessible by all.

# Economic Development Goals

#### 1. Downtown

The heart of our community, Downtown/ Malden Square, will be a revitalized, vibrant and livable place that: encourages a mix of uses; provides daytime, evening and weekend attractions; offers a variety of restaurants, coffee shops, cultural venues and activities; and encourages a viable retail district. Methods to promote, attract, and sustain this viability will be employed.

#### 2. Assessment, Analysis, and Planning

Malden will develop and maintain an economic development plan that keeps up-to-date on current needs and trends, including retail and cultural resources needs. Malden will also ensure viability of its many commercial areas and squares.

#### 3. Job Choice

Malden will offer multiple employment opportunities, from entry- to executive-level jobs, to ensure economic mobility and prosperity. Malden will retain its diversity of local employers while meeting the employment needs of the business community and local residents.

#### **Recommended Actions**

#### Planning Board Reviews and Decisions:

The following shall be considered by the Planning Board when reviewing proposals and making future planning decisions relative to specific sites and developments:

- The development's impact on Malden's workforce number of jobs created or retained), retail activity, and economic/ employment needs;
- 2. Site circulation and connectivity if located in a commercial square to ensure pedestrian activity and linkages to public space(s) and walkways;
- 3. Site buffer zones, including landscaping or pavers;
- 4. Signage that conforms to current guidelines and requirements;
- 5. Pedestrian-scale lighting;
- 6. Storefront design elements that are open and welcoming;
- 7. Pedestrian safety improvements, i.e. crosswalks, lighting and sidewalks;
- 8. Driveways and parking: access, location, size, and share use;
- 9. Proximity of alternative transportation choices to site/project;
- 10. Site amenities for pedestrians and bicyclists, i.e. bike racks, benches, lighting and trash receptacles;
- 11. Handicapped-parking and short-term parking;
- 12. Architectural barrier removal and accessibility.

#### Planning Board Immediate Action:

The Planning Board will hire a consultant to prepare a comprehensive Economic Development Plan that will analyze and review economic data, trends and indicators to inform future economic development efforts, including relevant comparisons with national, state, and regional data and trends.

The Planning Board will recommend that the MRA provide a status report on implementation activities relative to the Malden Square Zoning and Design Plan (1998) and review and update the plan as needed.

The Planning Board will review the Zoning Ordinance to determine if the above considerations for reviewing proposals and applications to the Board are included and make recommended changes to the Ordinance as needed.

#### Planning Board Recommendation Future Action:

Planning Board will recommend formation of an Economic Development Vision Action Team – consisting of a Planning Board member, Downtown Revitalization Committee of the City Council, business and citizen representatives to implement the following recommended future actions. This Action Team will review the Economic Development Vision and Goals, provide additional guidance and oversight to coordinate efforts and implement recommendations such as the following:

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- Create a comprehensive economic marketing program for Malden under the auspices of the Malden Redevelopment Authority that incorporates all regional data and trend indicators, development action plans, a resident workforce report, a business employment needs survey business guidance, and the cultural assessment and promotion efforts.
- 2. Create a needs assessment for all commercial squares and develop revitalization plans and retail strategies for each as needed.
- 3. Identify areas for growth near Malden T stations or other transit-oriented locations to spur housing and economic development;
- 4. Develop a report that details the skills and qualifications of resident workforce that can serve as a marketing tool for prospective commercial and industrial prospects.
- 5. Provide convenient access and support to local adult education programs that provide basic literacy skills and career retraining, coordinating with local initiatives such as the Immigrant Learning Center, and with regional educational resources, such as community colleges and nearby universities.
- 6. Implement a focused business Retention and Expansion (R&E) strategy for the City utilizing assistance from the Malden Chamber of Commerce.
- 7. Assess the space needs of City Offices, consider relocation, and determine the highest and best use, if any, for Government Center.
- 8. Review M.G.L. Chapter 43D, Expedited Permitting, legislation designed to address the need for more commercial and/ or industrial space, to create priority development sites, and to expedite the permitting process to bring forward new business in the community. <sup>4</sup> Consider its application to the community.

<sup>&</sup>lt;sup>4</sup> For further information, refer to http://www.mass.gov/legis/laws/mgl/gl-43d-toc.htm and Appendix J.

Community
Facilities and
Public
Services
Vision

Malden's community facilities and services support community needs and enhance quality of life. We will implement, maintain, and upgrade essential community facilities and services to meet existing demand and support growth where feasible and appropriate. Our community facilities will be high quality public spaces for all to enjoy and access.

A high level of public safety and security will be ensured and enforced in all places. Fairness in permitting and compliance with State and Local Building Codes and Zoning will be paramount. We will showcase that we are a community of high standards. We will ensure personal and public safety and uphold a trusted, well-regarded system of oversight.

As a community we will efficiently and openly communicate, educate, collaborate, and cooperate on projects and issues of concern to Malden and the region.

# Community Facilities and Public Services Goals

#### 1. Maintenance

Viable public facilities and infrastructure are critical to Malden's future. All city streets and sidewalks will be cleaned, plowed, and maintained. Stormwater management and drainage systems will be maintained using Best Management Practices. Street signs and street painting will also be maintained. The city will be lead-free, removing all lead pipe connections.

#### 2. Communication

The City will ensure strong communication, access and accountability by utilizing a required response system to enable timely communications regarding all infrastructure and related issues.

#### 3. Code Compliance and Enforcement

Malden will provide safe, decent and quality community facilities. The City will ensure that properties abide by all State and Local Building Codes and Zoning.

#### 4. Improvements to Key Public Facilities

Malden's community facilities, such as schools and libraries, will be top-notch learning environments.

#### 5. Public Safety

Malden will provide the utmost in public safety, including neighborhood-level and community policing.

#### 6. Youth Needs

The City will assess and plan for the community space needs of youth, elders, immigrants, families, and single and young adults.

#### **Recommended Actions**

#### Planning Board Reviews and Decisions:

The following shall be considered by the Planning Board when reviewing proposals and making future planning decisions relative to specific sites and developments:

- 1. The development's impact on Malden's infrastructure, including sidewalks, sewer and water connections, drainage, and stormwater.
- 2. The development's impacts on electric service, fie protection, waste management and recycling, and traffic/pedestrian safety.
- 3. Upon assessment of any of the above, determine if impact would cause service to fall below established service standards and negotiate mitigation measures with the proponent such that the service standards continue to be met.
- 4. Impact on public schools, libraries, senior center, and other community facilities.

#### Planning Board Immediate Action:

The Planning Board will work with the Inspectional Services/Building Department and the Mayor's Office to hire a consultant to complete a comprehensive analysis of the City's permitting process, including defining the precise legal role of each reviewing board, the bounds of each board's discretion, permissible development timelines, and recommendations for methods to improve the effectiveness of the process.

The Planning Board will request the Department of Planning, Engineering and Waterworks to provide a status report on implementation activities relative to the recommendations of the Utility Infrastructure Assessment (2006). Depending upon the extent to which recommendations have been implemented, the Planning Board will recommend further implementation by the City through the City Council. Critical findings from this assessment include: tuberculation and closed valves suppress some portions of the City's water distribution system; drain pipe and culverts throughout the City are in varying states of degradation and disrepair; and ensure that the City's stormwater regulations are consistent with current DEP Stormwater regulations.

The Planning Board will review the Zoning Ordinance to determine if the above considerations for reviewing proposals and applications to the Board are included and make recommended changes to the Ordinance as needed.

#### Planning Board Recommendation Future Action:

The Planning Board will recommend formation of a Community Facilities and Public Services Vision Action Team – consisting of a Planning Board member, City Councilor, Department of Public Works, Inspectional Services/Building Department, business and

citizen representatives to implement the following recommended future actions. This Action Team will review the Community Facilities and Public Services Vision and Goals, provide additional guidance and oversight to coordinate efforts and implement recommendations such as the following:

- Prepare an infrastructure management plan to prioritize needed upgrades to utility systems, improvements to streets and sidewalks, and enhancements to parks and open spaces to improve efficiency of infrastructure and maximize capacity.
- 2. Develop a Capital Improvement Plan to program funding on an annual basis for ongoing maintenance needs for existing facilities and to identify priorities for immediate and long-term public improvements.
- 3. Assess the City's current communications plan and management and make enhancements as needed.
- 4. Conduct a Government Study to evaluate the effectiveness of the City's organizational structure and management systems and report to the City Council with recommendations for further study and/or change.
- 5. Determine the feasibility of administering a 311 system to accommodate resident and visitor requests and inquiries about City or neighborhood services or be connected with a specific department.
- 6. Prepare a Facility Capital Plan to identify programming needs for City departments and to address ongoing needs for maintenance and future improvements.
- 7. Form a building committee and prepare a programming study of Government Center to define space needs to accommodate needed functions for the facility in order to facilitate its relocation.
- 8. Conduct a study of school goals and operations to develop recommendations for maintaining facilities and programs in accordance with State standards and to promote academic excellence at a level of local spending the City will support.
- 9. Assess current public safety plans to determine their scope and impact.

### Natural and Cultural Resources Vision

Malden highly values, preserves, and protects our open spaces, natural and cultural resources. Our community boasts unique geographic and natural features and recreational opportunities, including Fellsmere Pond, Waitt's Mount, and the Malden River. Parks, playgrounds, and tree-lined streets benefit our economy and the region at large.

These important assets contribute significantly to the quality of living and doing business in our community. We will provide superior recreational and cultural facilities and opportunities that support access to and appreciation of our resources. We will encourage and foster a social and economic climate that nurtures creativity in all forms.

We will promote our resources, including coordination with local and regional initiatives and organizations, and celebrate them as a community. Malden will strive to provide cultural and educational facilities in support of all citizens.

## Natural and Cultural Resources Goals

#### 1. Preserve, Enhance and Maintain

Malden will ensure that all open spaces and natural resources are preserved, enhanced, and maintained in accordance with the City's Open Space and Recreation Plan and related plans or policies.

#### 2. Protect and Promote

Malden will coordinate the protection and promotion of open spaces and natural resources to encourage optimum use and enjoyment.

#### 3. Protect Historic Resources

Malden's architecturally-significant buildings and neighborhoods will be protected and maintained. The City's current Communitywide Survey of Historic Resources shall be used as a basis for this planning.

#### 4. Support the Local Arts Community

The City will promote local arts and cultural resources to encourage visitors, community engagement, and leisure opportunities for the region to encourage its growth and development.

#### 5. Recreation Opportunities

Passive and active recreational opportunities will be preserved, protected and promoted in accordance with the City's Open Space and Recreation Plan.

#### 6. Environmental Awareness and Practices

Malden will promote sustainability awareness and understanding of environmentally- sound practices and green building technologies for the health of the community.

#### **Recommended Actions**

#### Planning Board Reviews and Decisions:

The following shall be considered by the Planning Board when reviewing proposals and making future planning decisions relative to specific sites and developments:

- 1. Improvement and maintenance to critical areas identified in the City's Open Space and Recreation Plan (OSRP).
- 2. Impact to any critical areas identified in the City's OSRP.
- 3. Contribution of public open space or use of private open space.
- 4. Sustainable development practices are being used, including achieving Leadership in Energy and Environmental Design (LEED) standards or certification.
- 5. Low Impact Development strategies, including in site design, roadways and parking, permeable paving, bioretention, vegetated swales, filter strips, infiltration trenches and drywells, cisterns and rain barrels and green roofs.
- 6. Sustainable site development, including the level of proposed water savings, energy efficiency, materials selection and possible environmental quality.
- 7. Pedestrian-scale lighting and safety;
- 8. Proximity of alternative transportation choices to site/project;
- 9. Site amenities for pedestrians and bicyclists, i.e. bike racks, benches, lighting and trash receptacles;
- 10. Handicapped-parking and short-term parking;
- 11. Architectural barrier removal and accessibility.

#### Planning Board Immediate Actions:

The Planning Board will review the Zoning Ordinance to determine if the above considerations for reviewing proposals and applications to the Board are included and make recommended changes to the Ordinance as needed.

The Planning Board will request a status report from the Malden Historical Commission on implementation of the recommendations in the Comprehensive Communitywide

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Survey Project 2001-2002 Final Report. The Planning Board will support the work of the Malden Historical Commission to move forward with implementation.

The Planning Board will recommend to the City Council a review and study committee for the Community Preservation Act to be adopted by the City.

#### Planning Board Recommendation Future Actions:

The Planning Board will recommend formation of a Natural and Cultural Resources Vision Action Team – consisting of a Planning Board member, City Councilor, business and citizen representatives to implement the following recommended future actions.<sup>5</sup> This Action Team will review the Natural and Cultural Resources Vision and Goals, provide additional guidance and oversight to coordinate efforts and implement recommendations such as the following:

- Implement Open Space and Recreation Plan recommendations, including adoption of a formal policy on the preservation and maintenance of community open space.
- 2. Develop a program of public awareness and education towards the needs and benefits of conservation and preservation of open space and explore feasibility of implementation.
- 3. Create a brochure of trails, parks, waterways and recreational facilities and other natural resource amenities.
- 4. Increase owner awareness of the values of maintaining historic properties, including promotional efforts such as the creation of an historic house plaque program.
- 5. Formalize a Malden Arts Association dedicated to mounting events, exhibits, and activities that promote greater cultural awareness and enrichment for the community.
- 6. Create informational materials in a cohesive and appealing format, such as brochures, web sites or periodicals, to help create informational programs that promote the various historic and cultural preservation initiatives.
- 7. Encourage use of environmentally sustainable building materials and supplies to be used for any City construction project and City offices.

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<sup>&</sup>lt;sup>5</sup> The Planning Board may recommend formation of a Cultural Resources Action Team to develop a separate and distinct Vision, Goals, and Actions and spearhead implementation.

# APPENDIX A Vision Endorsement

#### **Draft for Malden City Council**

Resolution of Support for the Malden Vision A Resolution to Endorse the Malden Vision

WHEREAS, the Malden City Council has initiated and funded from the Community Development Block Grant fund, money to assist in the development of a visioning process for the Malden community, and;

WHERERAS, the Malden Vision is a broad, inclusive, community-based effort involving thousands of community members and stakeholders to develop a vision statement to guide community planning and development efforts in creating a better future for Malden, and;

WHEREAS, the Mayor's Office, Malden Department of Engineering, Planning and Waterworks, and the Malden Planning Board has advised and provided support in the development of a community vision for the future of Malden, and;

WHEREAS, the Malden City Council recognizes that the Malden Vision will be an important tool in informing the development and implementation of the City's on-going master planning activities per M.G.L. Chapter 41, Section 81D;

NOW THEREFORE, the Malden City Council DOES RESOLVE:

To endorse the Malden Vision Statement, Vision, Goals and Recommended Actions for Transportation, Residential Development, Economic Development, Community Facilities and Public Services, and Cultural and Natural Resources, as the expression of the community's aspirations for the future of Malden, to review Malden's long-range policies, plans, and strategies to promote their overall consistency with the Vision, and to help implement the vision in order to achieve a bright future for the citizens of Malden and the greater Malden community.

Further, we resolve to continue working with key stakeholders as part of the Malden Vision to implement the Recommended Actions and other projects and programs to see the Malden Vision to fruition.

ADOPTED by the Malden City Council this	$\_\_$ day of $\_\_$	, 2008.
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# APPENDIX B Action Planning

The first steps in continuing the planning process begin with the following **General Action Steps**:

- 1. The Planning Board will convene a meeting with the Mayor and City Council to begin implementation planning.
- The Planning Board recommends the City Council appoint a Master Plan Steering Committee and related Action Teams to oversee and monitor the development of further plan elements and status of implementing the action items contained in the Plan.
- 3. The Planning Board recommends to the City Council that representatives from the School Department, School Committee, private schools in Malden, nonprofits focused on adult education, and other key parties to review the Malden Vision document and develop an Education Vision, Goals and Actions.
- 4. The Planning Board will hire a consultant to begin additional master plan components, including but not limited to: mapping, land use planning, data collection and analysis, economic development, and other plan elements as noted in various sections above.
- 5. The Planning Board will:
  - a. Provide copies of the Malden Vision to all City Departments, Boards and Commissions, and other community stakeholders.
  - b. Convene a meeting among the Metropolitan Area Planning Council, City Council, and Planning Board with Department Heads to review each Element of the Vision.
  - c. Maintain the Malden Vision as a policy guide for use in making decisions affecting future growth and development in Malden.
  - d. Include a report in the Annual City Report that provides an update of the status of implementation of the Malden Vision actions and strategies.
  - e. Ensure that the Zoning Ordinance and other ordinances affecting land use are consistent with the Malden Vision and master plan.

- f. Coordinate ongoing study sessions for elected officials, boards and commission members, and appropriate City personnel, especially when newly elected or appointed, to provide an overview of the Malden Vision and its importance as a guide for future planning implications for the city.
- 6. Develop an annual forum for citizens to learn how the Malden city government works and how they can become more involved in a proactive and productive manner.
- 7. Continue to engage Malden citizens in the planning process and work with them to identify and prioritize neighborhood needs and create neighborhood action plans.

# APPENDIX C Citywide Visioning Workshop Results

The following is from the first part of the citywide Visioning Workshop from each Small Group, as indicated by G#1, G#2, etc. A facilitator guided the group through discussions about Malden's Strengths, Challenges, and Visions. A scribe recorded all information. Participants were then able to vote on their top three priorities for each. The "V" Column indicates the number of votes a specific item received.

Malden Visioning Workshop, June 13, 2007

Facilitator: Mark Racicot, MAPC

Scribes: Karen Anderson, Malden City Clerk

Jay Ash, MAPC Executive Committee

G#	Strengths	٧	Challenges	٧	Visions	٧
1	Proximity to Boston/ Ocean/ NH	9	Pedestrian safety (lights for crossing)	3	Contemporary - Not in the Dark Ages	1
	Accessible to highways	1	Parking	5	Safe School System with Academic Excellence	8
	Walkability of downtown	1	High cost of living	1	Dynamic	0
	Variety of housing	1	Absence of sidewalks	1	Many Voice but All are Heard	3
	Malden Access TV	0	Lack of shopping center planning	4	Think Arts - Think Malden!	5
	Cyber café in downtown	0	Overdevelopment (parking, traffic, density)	6	Structure Growth (Master Plan for Future)	0
	Variety of open spaces (woods/ playgrounds)	1	Proactive code enforcement	15	Small Town Feel within a City	11
	Programs for hazardous waste	0	Too many condos	3	Safe City	0
	Bike to Sea path	2	Needs welcoming gateway	0	The City Next Door	1
	T Stations (rapid transit/bus)	8	Speeding on side streets	1	Harmonious, Prosperous Community	6
	Restaurants in Downtown	3	Cleanliness of streets/ sidewalks (trash)	1	Accessibility - A powerful influence to improve the quality of people's lives	1
	Nice recreational areas	0	Illegal rooming houses	3	Hospitable and Welcoming	2
	Kind & cordial city for seniors	0	Too many renters without a stake in community	1	Eclectic, Dynamic and Partnering with Universities	9
	Growing arts community	5	Only one public high school (too crowded)	0	Culturally Diverse	5
	Great place to raise family	4	Growing crime	5	"I'm Proud to be From Malden"	7

Close to best hospitals/ universities	3	Downtown is dying/ No anchor retailer/ Kids hanging out	9		
Relatively safe to walk	1	City Hall in wrong place	7		
Mix of old/ new housing	1	Rental increases in senior housing	0		
Playgrounds and parks	1	Need to attract medium sized businesses	1		
Curbside recycling	0	White goods stickers (surcharges for trash)	0		
Youth programs (summer and after school)	0	No website/ email for each councilor	1		
Waterfront property that could be developed	13	Congestion outside MBTA/ unsafe pedestrian issues	0		
YMCA	0	Lead pipes	0		
Senior Center/ things for seniors to do	0	Potholes	1		
Library is excellent	1	Need Yahoo group for each Ward	2		
School system	0	Lack of identity	0		
Great diversity	3	Condo tax payers should be treated the same as others (trash pickup)	3		
Cultural and economic diversity	11	Lack of qualified renters, especially younger renters	0		
Fire/ Police departments	1	Poor upkeep of common trees/ gardens	0		
Religious diversity	0	How to talk with City government	2		
Mayor's commitment to arts	3	T needs better station maintenance	1		
		Off hour parking of cabs and other commercial vehicles	0		
		Water quality poor	0		
		Poor city website (content/ usability)	4		
		How to meet needs of immigrants	2		
		Rodents	0		
		Population turnover too high (20%)	0		
		Flooding (catch basins)  Lack of upkeep of properties	9		

	Promptness of sidewalk improvements	0		
	Poor reputation/ needs PR campaign	1		
	Street light improvements	1		
	Number of sober houses/ lack of policing them	9		
	Insufficient collection of construction waste for homeowners	1		
	Pros/ cons of taking Federal \$	1		

Facilitator: Heidi Samokar, MAPC

Scribe: Diane Chuha, Malden Planning Board

G#	Strengths	٧	Challenges	V	Visions	٧
2	Park system	2	Lack of postal accommodations	5	Malden - A Cosmopolitan City (Sign should be at all borders)	0
	Public Safety	0	Location of City Hall	2	City Hall Removed Pleasant Street Flow is Restored	7
	Public Library	4	East Side excluded b certain city services	y 0	Pedestrian/ Bike-Friendly City	6
	Proximity/ location to Boston	12	Making downtown mo pedestrian friendly	ore 7	New High School	3
	Malden River	2	Lack of a good recycle plan	ing 2	Good Feng Shui Balance/ Harmony	7
	Housing Stock/ walkability	1	Too transient/ popula turnover	tion 3	Pleasant Street A Great Place to Shop, East, and Entertain	5
	Mom and Pop Local Business Community Spirit	1	Affordable food mark	ets 0	Explore MaldenAn "All American City"	0
	Community involvement	3	Traffic	4	Malden Amphitheatre	1
	Cultural/ Arts	9	Image problem	9	Cultural Center	12
	Community oriented spaces	0	Trash	3	Trade Schools	3
	Teachers/ Quality of teachers	0	Dog poop	0	"Green City" More Trees, Better Recycling	4
	Business owners who are residents	1	Trees, greenspace, p (saving)	arks 5	Malden: A Safe Place to Live	1
	Exceptional human services	1	Lack of progress on E to Sea path	Bike 6	Safe, Affordable Effective, Fun, Diverse	11
	Affordability	5	Park maintenance/ condition	10	MCAS Superiority, Best Schools	6
	Cultural Diversity	6	Affordable adult education/ ESL	4	Maintain Identity as Strong Working Class Community	6
	Historic fabric	3	Diversity of merchant types	2	Good Places to Dance	5
	Trees/ greenspace	5	Permitting process	0	Better Stores Everywhere	6
	Public education	4	Affordable housing	9	Stronger Voter Participation	2
	Public transportation	9	Illegal rooming house	s 4	No More High Rises	7
	Ethnic diversity	5	Saving historic fabric	1		
	Mass transportation	3	No cultural center	6		

Fraternal organizations	0	Too m	nany Keno/ cash ing	0		
			of neighborly pation	3		
		Lack of group	of interaction among s	0		
			ason to attracting e revenue	3		
		"Welc	of progress/ ome to Malden" sign rth Main Street/ All ity	0		
		Sewe	r drain cleaning	2		
		Lack	of function halls	1		

Facilitator: Sam Cleaves, MAPC

Scribe: Carolyn Cronin, Malden Planning Staff Intern

G#	Strengths	٧	Challenges	٧	Visions	٧
3	Special Needs programs in schools	1	Animal rescue	2	Take down City Hall	13
	Convenient transit	11	City park improvements (Waits Mount)	2	80% of MHS students go on to college	7
	Schools	4	Community college education	1	Malden wins architectural award downtown	4
	Affordable housing	5	Student Financial Aid	1	Congestion solved by Bike trail	3
	Senior medical services	0	Need for Boys & Girls Club type program	8	Legal services for seniors	2
	Asian Studies Center	3	Walkability/ Bicycle Use	6	Replace parking garages with housing	1
	Pine Banks Park	3	Streets/ sidewalks	1	Stays Affordable	6
	Extended school days (Salemwood)	1	Bike Path	10	One of the Best Cities to Live in	8
	Downtown Services	3	Congestion/ parking	2	500 Trees Planted	2
	Acceptance of diversity	12	MBTA station	3	#1 Schools in State	3
	Senior services	4	Free downtown parking	1	All potholes fixed	0
	"Well kept"/ clean	3	Parking compliance	0	Highest Income per Capita	1
	Progressive administration	1	Illegal apartments	1	Mold Kids as Leaders	2
	New schools	7	HC accessibility/ sidewalks	3	Stronger Bond between Neighborhoods	2
	Good parks	3	Snow removal/ sidewalks	3	Safest City in Country	4
	YMCA and Library	6	Library parking	0	Vibrant Downtown	12
	Police & Fire Services	5	Vibrant downtown	13		
	Malden Redevelopment Authority	2	City should reflect its diversity	0		
	Youth Athletics programs	1	Pleasant Street "facelift"	5		
	Sanitary services	0	Preserve Maplewoods Highlands	0		
	Street sweeping	1	Fire hydrants	0		
			Take care of all neighborhoods (not just downtown)	5		
			Needs for multicultural students	1		

# Malden Visioning Workshop, June 13, Facilitator: Joan Blaustein, MAPC Scribe: Paul Mooney, Malden Planning Staff Consultant

G#	Strengths	٧	Challenges	٧	Visions V
4	Historical buildings	3	Illegal multi-family units and great enforcement of existing regulations	8	Inventory of Community Resources 3
	New "blood" [people moving to Malden]	3	Opportunities for citizens to participate in city government	4	Task group as citizen 3 involvement
	Good parks	1	Better referral system for contractors	0	Transparency in 2 government 2
	New schools	5	Recycle run-off (replenish river)	7	Eliminate parking permit 2 system
	Pine Banks Park	1	Education programs needed for new schools	0	Youth Center (recreation) 6
	Restaurants, good	3	Control of parking (commuter related)	3	Leaf composting 0
	Good leadership	2	Absentee landlords, greater responsibility (Rooming houses) off- street parking	11	More Community 1 Celebration (Malden Day)
	Diversity	10	Moratorium on apartments	5	Open Riverfront (e.g. 9 Tufts)
	Rich history	7	Fewer concessions to developers	3	Multi-cultural Center 5
	Supporting artists	6	Not enough affordable housing	1	Less grants/ permits 1 halfway houses
	Many houses of worship	2	Make good use of public energy	1	Host regional museum 4
	School system	2	Reduction of real estate taxes	2	More greenspaces 6
	Multi-media [modal] transit system	8	Need for Community Hospital	4	More theater 6
	Small businesses	4	More recycling	5	Multi-income housing 2 development
	Library	6	Downtown revitalization	18	Tax relief for elderly homeowners 7
	Location (access to Boston and topography)	9	More of a "people scale"	1	Thriving downtown 17
	Interesting housing stock	1	More business	1	New City Hall 3
			Open up Pleasant Street (narrow sidewalks)	1	Public parking for 0 riverfront access
			Traffic	3	Establish Historic District 3

	Encourage more citizen participation in planning	3	City support of homeowner renovations	5
	Better notification of meetings	1	Pleasant Street a pedestrian way	1
	Ward meetings participation	4		
	Social Ills: drugs, crime, etc.	3		
	Streets and sidewalks crumbling	7		

Facilitator: Chuck Ioven, Malden Planning Board

Scribe: Chelsea Planning Board member

G#	Strengths	٧	Challenges	V	Visions	V
5	Nothing Bad	0	State/ local cooperation	1	Place Where Young Families Can Live	7
	Accessible to train	2	Learn to embrace diversity	2	Community that supports teens and youth	6
	Close to Boston	2	Support local retailers	3	Malden City Hall @ 83 Pleasant Street	5
	Wooded areas in MWH	1	Signage/ markings/ signals - not easy to get around	1	Welcoming, Friendly, Wonderful Place to Live	3
	Great old houses	1	Promote more neighborhood identity	2	Diverse community with a downtown which is a real destination!	21
	Location	9	Youth/ teen violence	2	Malden: the destination community	0
	Proximity to airport (many routes)	0	More youth activities - halfway houses	3	A place to get around easily	1
	Diversity	3	Rejuvenate downtown	9	For all ages	0
	Sense of community	3	Elementary school good, HS, not so much	2	A Place to Live, Work, and Enjoy Diversity	2
	Walkable city	6	Public Schools - MCAS scores	1	1st Asian Mayor	1
	Public Safety	2	Condition of streets	2	Cleanest and Greenest	9
	Public Education	1	Petty crime, breaking and entering/ vandalism	1	Use our diversity to create interactivity	1
	Hospitals locally (close to Boston's hospitals)	0	Cultural diversity/ phobia	2	Embrace the diversity	4
	Many education options	0	Technology/ information/ communications	1	More community planning/ visioning	4
	Close to city/ still affordable	8	Language barrier	4	Malden: a well planned community	0
	Lots of green, open space, even cemeteries	9	Including everyone!	1	Hold on to the best for the past, get the best for the future	3
	Easy to get around inside Malden	0	Keeping Malden attractive!	3	Best education!	6
	Bustling city, lots of energy	0	Infrastructure/ how to fund ongoing maintenance	3	All American City	3
	New Schools	0	Parking/ traffic	5	Regionalization of services	2

Strong local economy, i.e. Panetedosi (?)/ N.E. Coffee	1	City Hall/ location	7	Be specific/ not generic	0
Housing and programs for seniors	1	Rising cost of housing	1	Open Pleasant Street	5
Racial diversity/ racial harmony	1	Our reputation/ image management	2		
Strong municipal government/ State government	1	Lack of awareness of fun things to do in Malden	1		
New Senior Center	1	More effort on keeping streets clean	5		
Historic buildings	1	Luxury housing development	2		
Local athletics	0	More renters/ less owners	0		
Local pride	0	Economic development, more stimulation	4		
Strong service organizations	1	Neighborhoods destabilization	2		
Local artist community	1	More home ownership/ tax incentives	3		
FALLON (?)	0	Overdevelopment of large complexes	5		
		Do we have adequate services?	0		
		Hospital beds/ Healthcare services	2		
		Not enough retail stores/ need a strategic plan to create more	5		
		Environmental/ Water quality	3		
		Leverage Malden River as an asset	1		
		Keep more consumer \$ in Malden	0		
		Make trash/ recycling rules better known	2		

Facilitator: Jack Russell, Malden Engineering, Planning,

Waterworks

Scribe: David D'Arcangelo, Malden Planning Board

G#	Strengths	٧	Challenges	V	Visions	٧
6	Architecture	7	Not enough fire stations and understaffed	1	We Care	2
	Religious diversity	2	Lack of pride, e.g. litter	2	Malden Fits You to a "T"	3
	Vibrant citizen participation	0	Poor Infrastructure/ street	s 1	Inclusion Works	2
	Culinary choices	3	Poor snow plowing and enforcing private clearing	0	MHS Wins Science Award	0
	Proximity to Boston	13	No hospital or medical facility	3	State's Greatest Success Story	0
	Community Pride	0	Poor community involvement	1	Community that has maintained its neighborhood streetscapes, historic character	1
	Concerned City Councilors	2	Maintaining streets, e.g. Florence, Commercial	2	Old library restored and open to all	5
	Home prices	0	Downtown	16	Families Remain	2
	Police, Fire, Ambulatory Services	0	Overdevelopment of large complexes	8	Plenty of free parking	0
	Artist Community	0	Ratio of homeowner to short-term owners	6	Malden boasts highest percentage of Republican Voters	2
	Library programs for all	3	Overworked, understaffed police force	1	Waitts Mount hosts nature walk	4
	Future new Senior Center	2	Not enough retail for seniors	1	Students and parents finally get along	0
	Walkable	0	Illegal apartment and roor rentals		New Attractive City Hall	8
	High quality of health and human services	2	Lack of parking, e.g. near courthouse		Seniors are our best source	0
	Affordable rentals	1	Lack of engagement of newcomers	3	Bike path brings community together	4
	Ethnic shopping choices	0	Increased gang activity	5	Malden averts disastrous tax increase	1
	Potential for growth	6	Marketing city strengths	1	Malden celebrates vibrant downtown	16
	Diversity	12	City government sets bar too low	0	A Good Place to Live and Work	5
	"T" Transportation	8	Lack of open space, e.g. Bike trail	5	Malden hosts region's largest multicultural festival	4

	General transportation	1	Historic preservation	8	Green Line extension reaches Maplewood	1
	Public Schools	1	Parking/ traffic situation	0	Best Kept Secret	1
,	Safety	1	Lack of signage	1	Malden crime at 20 year low	1
	Parks	1	Over-regulation on parking, commercial and residential parking permits, e.g. near Courthouse	2	Malden residents can come together and work it out	1
	Neighborhoods	4	Lack of arts and cultural center	3	More interface at local churches	1
			Pedestrian safety	0	Malden designated "No Place for Hate" Community	2
			Streetscape	3	Education and Arts for All Ages	6
			Traffic around schools	0		
			Residents with disabilities/ needs	1		

Facilitator: Debbie Burke, Mayor's Office and MRA Scribe: Peter Chiu, Malden Planning Board

G#	Strengths	٧	Challenges	٧	Visions	V
7	Diversity - selling point/ business and religious	9	Recycling/ uniform and citywide	2	More artistic opportunities	1
	Transportation/ accessibility of	4	Potholes	1	Cultural events	3
	Affordability	0	MHS Student loitering downtown	2	Tree City	1
	Location	8	Inaccessibility downtown	6	Better streetscapes	2
	Safety	1	Youth program	4	"Cool Place to Live"	0
	New school building	0	Different language in communication	1	More recreational options for 18-25 year olds	1
	Green spaces/ active and passive	2	Schools don't welcome parents	1	Diversity - Business/ Ethnic restaurants, coffee houses, jazz club	3.5
	Library	2	School Committee reform	5	Communication with Church leaders	7
	Arts community	1	Government not reflect/ Lack of accountability/ Old boy network	8	A place young adults will stay	6
	Grade School Extra Curriculum	0	Bullying by City officials	10	Hospital	2
	New "Y"	1	Cleanliness	0	Bike to the Sea trail	4
	Community access	0	Communication	2	More green space	1
	Immigrant Learning Center	3	Parking policy uniform/ citywide	1	Leader reflect diversity	6
	Vested residents	2	Charter School	1	Teacher reflect diversity	1
			Insufficient infrastructure support for new development	3	New Boys/ Girls Club	1
			School overcrowding	1	Access to Malden River	1
			Mayor as Head of School Committee	5	Schools Rated Top 10% in State	9.5
			Park not available for events	4		
			Crime wave	4		

Facilitator: Michelle Romero, Malden Planning Division Scribe: Tom Lieu, Malden Department of Public Health and Board of Health

G#	Strengths	V	Challenges	٧	Visions	٧
8	Restaurants	0	Parks/ playgrounds need better maintenance	4	Thriving, Accessible Downtown	4
	Rich history	6	Ugly T station	1	Take Down City Hall	7
	Opportunity - open to new business	3	Lack of street maintenance, i.e. snow, potholes, sidewalks	10	More aesthetically pleasing signage	1
	Proximity to world class educational facilities	1	Lack of City response re: maintenance of street conditions	2	More downtown parking	7
	Easy access to T, and highways, airport, South Station	6	Negative perception by outsiders	4	More pedestrian/ community interaction	0
	Multi-cultural/ Diversity	7	School System	6	Better maintained streets	5
	Affordability/ Value	7	Vacant storefronts	2	Better schools, quality education	7
	Neighborly	1	Unresponsive City Council/ no accountability, including Planning Board and other City officials	3	Community Advocacy, i.e. schools	1
	YMCA/ YWCA	2	Lack of kids activities, esp. teens	2	Greenspaces	2
	Worship/ many churches, etc.	2	Parking	0	Welcoming Place for Diverse Groups	1
	Library	3	Downtown flow	3	Connecting youth with seniors	3
	Regional identity - North Shore	1	Traffic flow/ Bottlenecks - too many one way streets, especially at school time	1	Good planning	3
	Community groups	3	Gangs in Maplewood Square/ Lack of Police response	0	More parent involvement	3
	Responsive City Council	2	Lack of drug, gang awareness	4	Community festivals/ community pride	4
	Historical buildings/ architecture	7	Poor City promotion of environmental concerns	3	Night school and meeting places to promote adult education	3

Greenspace - parks, recreation	1	Lacking cleanliness	5	More youth jobs	2
		Lack of coherent development plan and zoning	1	Neighborhood pride	2

Facilitator: Robert Foley, Malden Planning Board

Scribe: Lorraine Danca, Malden Planning Board

G#	Strengths	٧	Challenges	٧	Visions	V
9	Public Transportation	11	Lack of pride	0	Partnership with many residents and businesses	9
	Sense of neighborhood	0	No enforcement of laws	1	Malden preference	0
	Open space	3	Street and sidewalk cleaning	10	"Drug free Community"	8
	New school facilities	1	Yard waste	2	Progressive and innovative educator and leader	3
	New Senior Center (All ages)	0	No response from City	4	Malden businesses and services	3
	Public Library	3	Affordable housing policies	5	Malden teacher resident to call at City Hall	1
	Great potential for growth	4	Crimes and Police	7	Malden Art Open Studio Wildly Successful	6
	Community pride	1	Insurance rate for motor vehicles	0	Malden River is swimmable	5
	Affordable housing for all ages	4	Downtown appearance	9	Northern Borough is an exciting place to live = Malden	3
	Location	7	Follow through by City on jobs	1	Best Schools in the Country	11
	Maintain property value	1	Education - High School level	6	"Most affordable City to live"	3
	Diversity	8	Lack of variety of business, e.g. coffee shop	4	All Female diversity/ Councilors and Mayor	3
	Tax rate	3	[Lack of] park and community garden	3		
			More attractive to live	0		
			Mixed-income housing in apartment buildings	3		
			Different home ownership option	2		
			Malden full of pollution	0		
			Maintenance of facilities	7		
			Communication between City and residents	4		
			Diminishing business in	9		
			downtown area			

The following is the raw material gathered in the second part of the citywide Visioning Workshop from each Planning Station. Some stations contained similar or the same comment for strengths, challenges, and opportunities. Each comment is included, even repeated items.

## **Transportation**

#### Strengths

- Near Boston
- 7 miles to Boston
- Proximity to Boston
- Public transportation
- Public transportation
- Public transportation
- Good public transportation and Route 60
- T availability
- 2 T stations
- 2 T stations close to Boston
- Good T/buses
- Good bus system
- Diversity
- Talk of a bike path
- Potential path for pedestrians and bikes

### Challenges

- Need bike paths
- Bike to the sea
- Bike path
- Bike to sea!
- Bike parking at T and new development lacking
- Stop fencing off Saugus branch bike to the sea path
- Increase safety and security around T stations monitor flux
- Provide more parking areas!
- The Malden T and city hall are U-G-L-Y (although both have nice landscaping) they give terrible first impressions of our city
- Lack of parking in downtown Malden
- Bad street parking in town center
- Need more parking or new ideas
- Safe pedestrian sidewalks
- Safe pedestrian walkways
- Improve pedestrian safety
- Keep downtown pedestrian friendly

- Change lights from pedestrian cross on parallel traffic to <u>protected</u> pedestrian cross
- Littering at bus stops
- Trash on streets
- Litter is ugly, dog waste
- Dog waste/litter leaving dog waste bags behind on streets is not picking up after your dog
- Poor maintenance of sidewalks during winter
- Poor snowplowing
- Roads are poorly maintained. I can tell when I go from Malden to Melrose or Medford just by the quality of roads. My street hasn't been paved in the 20 years I've lived there.
- Lower speed limits on all streets going through Malden but not Commercial! 30mph for 4 lanes - too much!
- Buses drive dangerously fast in some neighborhoods, needs monitoring
- Traffic speeding violations, residential and main streets
- Traffic is awful
- Need a Malden cross town transportation system
- Better elder transportation services more reliable

## **Opportunities**

- Bike path to Boston
- Bike lanes
- Bike ability
- Bike to the sea or NH
- Bike path to the sea
- Bike path to Boston
- Bike lanes on roads
- More bike racks
- Bike path, bike path, bike path, NOW!
- Please support bike path through Malden to neighborhood communities!
- Make nice street slopes for bike riders and walkers
- A city bus cross Malden only
- Develop city bus service for employment and Revere
- Work with T to better organize bus access especially weekend and evenings
- Public transportation much of the city is walk able
- Extended green line Medford, Maplewood, RT 1 Rotary
- No more street tickets, or lower the street cleaning ticket. \$5.00 only.
   We don't have enough parking spaces around the house (around downtown).

## **Residential Development**

#### Strengths

- Affordable housing
- More retail for seniors
- Existing historic structures, neighborhoods, parks, ECT.
- Economic development
- Citizen involvement trash force
- Tax relief for seniors
- Greater unification of downtown retailers in terms of facades
- More permanent Charlie cards instead of disposable cards
- Great old housing stock
- Affordable homes for young/starter families
- Many different kinds of houses available.
- Preserve character and integrity of Malden's older neighborhoods
- Wonderful historic housing stock
- Historic homes (funding to keep them beautiful!)
- Old house, old neighborhoods
- "Character" houses
- Affordable housing
- Education for all
- Classic Victorian homes
- Diversity of housing (huge asset of city)
- Affordable, comfortable rental spaces available (please keep it this way)
- Older homes
- Transitional, affordable housing

## Challenges

- Please do not keep increasing any more House Estate Tax every year.
- Illegal rooming houses bring down the value of neighborhoods.
   When neighborhood value declines, people don't want to live there
- Illegal housing, rooming houses
- Home values
- Plow and shovel snow
- Green businesses
- Lack of community development corporation
- Need open government so all citizens know what is going on "behind the scenes" of government
- No more low income apartments

- Limit size of all new multiunit buildings condos/apartments
- Getting people to want to stay in Malden when they can afford more
- No more luxury condos
- Clean tree strings from sidewalks
- Preserve and improve existing park especially Fellsmere Pond very underutilized (unless you are a teen drinker) Waitts Mt
- Police should walk downtown area
- Make absentee landlord a business tax base
- Cleaner streets
- Lack of consistent enforcement of housing and parking
- Keep "skyline" and open space needs in mind
- Code enforcement to protect home values, no offending neon colors
- Increase home ownership percentage
- Clean all streets
- No more sober houses
- The permit process is not equitable, residence vs. big business development
- Better communication with residents
- No more apartments
- Downtown needs help
- Road in small public road should be maintained at least once a year (Neal St and Hurt St)
- Control development of large complexes, ensure units of development to create stable home ownership
- Monitor code enforcement
- Apartments are growing faster than keep up older neighborhoods
- To many luxury apartments, rent to high and making one person to rich
- Maintain neighborhoods
- Control illegal apartments
- Litter and trash removal (sanitation workers leave lots of "dropped" trash)
- No more drug houses
- Cleaner streets (do not allow trash to be put out too early prior to collection)
- Affordable rents and housing to all. Also to create a theme of RESPECT for the properties and their upkeep.
- Sidewalk, pothole, and catch basin improvements
- Breaking up beautiful old houses into multi-families
- No more apartments
- Updated zoning with compliance
- Less development

- Not enough owner occupied
- No more multiple dwellings
- Too many multifamily
- Overcrowding
- No more sober houses
- No more sober houses
- Increase owner occupancy stop the flight of residents attract former residents back
- Heat loss come from around the window
- Need to keep it affordable and allow for low cost housing.
- Trash pickup a huge problem! No more sticker nonsense.
- No more apartments!
- To much development/density
- Preserve neighborhood integrity (housing types)
- Historic homes of west end not protected
- Enforcement of building regulations
- Cleaner streets. By providing more trash cans and enforce law on throwing trash. Families have to teach the children not to litter. No litter and recycle knowledge.
- Uprooted tree trunks on sidewalks
- Control of overgrowth, over development
- Clean up the city, enforce <u>codes</u>, post codes cant use "ugly house paint! Clean up yards and porches.
- Need adults educated, cultural understanding
- Control halfway housing permits and control those in Malden
- Protect the home owners who keep up homes fine neighborhoods wont – the lessen the value of homes
- Need better screening of renters
- Set limits on high-rise buildings and on apartment permits
- Not enough homogeneous stock
- Residents should control trash on pick-up day
- Affordable rentals
- Each water-meter should be read by water department office for condo houses!

### **Opportunities**

- Keep rental properties in balance with homeownership.
- No more apartments
- Work to retain and acquire open space
- Need garden club
- Public gardens would be good
- Lets make Malden affordable and respectable, personal responsibility counts, let's be accountable for it.

- Exclusionary zoning will create affordable units without "NIMBY" effects
- Keep green spaces
- Less new development more upkeep on what is already here
- Increase/establish incentives for green building and energy efficiency
- Look beyond West End
- Prevent paving of residential green spaces. (E.g. paving front yards to make 6-car parking lots.)
- High rise, high density housing is good for downtown
- Try to build green!
- Keep housing affordable for long time residents (maybe discount for years?)
- Increase number of home owners and neighborhood pride
- CPA adoption
- Continue to concentrate density in Malden Center
- More green incentives
- Embrace transportation oriented development
- Decrease city dependence on large multi-unit residences. Malden should be more than a bedroom for workers that commute to more affluent communities.
- Beautifications
- Keep a range of economic levels in the hosing available
- Lets be innovators not followers in our development efforts

# **Economic Development**

#### Strengths

- Location as long as good balance in maintained with the neighborhood and other sections
- Location! With the proximity to Boston and public transportation
- Location and transportation to Boston
- LOCATION, LOCATION
- Location and numerous parks + wooded areas
- Location, good for growth and development great transportation.
- Location
- We have the capital, let's use it for the arts and cultural events
- More city WIFI
- The light industry + manufacturing
- This planning meeting is a good beginning
- Great products sold at affordable prices (i.e. sparks, the dollar store, etc.)
- New restaurants
- Great new restaurants to attract retail customers
- Make a space out in the open for the farmers' market vendor!!!
- Education 'Plus'

### Challenges

- Lack of postal, adult education of the city, get more theaters
- Better development of Square bring in small retail stores
- Improve downtown Malden (pleasant St) more upscale restaurants, park for young children, coffee shop, book store, attract all ages similar to what Somerville did for Davis Square
- More retail
- You lost economic strengths. You lost historic character + built high rise apartments + condos
- Internal audit by CPA on a scheduled routine
- Malden can't be great unless all of Malden is great include the East Side
- Need to have one or two "destination" stores or venues
- Need more bookstores, poetry, cultural centers
- Clean streets
- Cleaner neighborhoods, residents keep up property
- Can't see where the downtown is from the Malden Center T stop
- Attract high tech business startups
- Lack of entrepreneurs and jobs
- To make a plan and act on it in a timely manner

- Cleaner city, rate of living drops
- Improvement of many parking areas encouragement of diversity
- Development plan for business growth in downtown
- To see Malden become again the vibrant, elegant city it once was
- Attract diverse employees to <u>downtown</u> areas i.e. stores, restaurants, ect.
- Downtown revitalization
- To make Malden desirable take better care of green spaces please, please, please do!
- Code enforcement a major issue
- A more user friendly downtown area a bookstore, fun, cool shops and restaurants, a small theater (?), ect
- A book store and coffee shop
- Having River's Edge benefit job training for low income residents
- Support creative economic funding
- Outreach for different nationalities; provide translation for the different cultural groups since Malden is so diverse.
- More retail, more restaurants, more music!
- Clean-up the parks
- Make downtown thrive
- Lack of jobs and training programs for immigrants
- Good quality office/business spaces and buildings
- Lack of jobs for youth. Need an ABCD [Action for Boston Community Development] program
- Make downtown center visible with more free parking, more pedestrian friendly
- The post office is too small to serve populations needs!
- Not enough planning/research
- Try to get back that you lost with urban development (you lost historic character and any reason to be downtown why do you still go in the same losing direction.
- Lack of employment opportunities include youth summer jobs
- Create a better downtown
- Reinforcing owners and family to park in their driveway
- Develop the waterfront area with shops city hall water taxi to Boston! Gateway to Boston.
- Asian study center
- Keep taxation low! Attract stable retail!
- Not sacrificing neighborhoods, keeping overall balance, controlling physical plant, keeping local businesses with no big box stores
- Only one major supermarket chain monopoly –
- To keep it balanced with other communities financially.
- Low income people being pushed out due to high rents
- Overdevelopment

- Need to keep the downtown revitalization effort on track
- A good organic farmers' market

#### **Opportunities**

- Farmer's Market
- Need community health facility
- Look around at the numbers here, people like to CARE
- Bring more jobs to Malden residents
- Downtown development
- Need to encourage diverse businesses to come to Malden
- Make Malden an artsy, cool, diverse city like Cambridge
- We have a lot of good restaurants, it would be nice if we could support smaller retail shops in the same way
- Give incentives to local and small businesses. Owners don't let Malden become one big chain mall.
- Leverage "Rivers Edge" Project
- Need to attract more great businesses (retail, restaurants)
- Partner with the seniors + high school students to take out their trash, clean their yards, etc.
- Main Streets Programs to give businesses incentive to improve
- Bring downtown back! More businesses, especially local not chain!
- More programs that create teen involvement in the community.
- Should I open a bakery/coffee shop?
- Capitalize on proximity to Boston, transportation to create "corridor" of jobs, housing
- Malden should advertise for interesting new businesses proximity to Boston affordable
- Asian study opportunity for understanding
- Neighborhoods sense of total community city
- Planning Malden Square so as to attract small retail stores and restaurants
- Simplify + make affordable the permit process for new businesses
- Allow developers to build affordable housing
- We need a second post office for expansion
- Malden, due to its low costs, convenient public transportation, and proximity to Boston has the potential to open numerous profitable retail businesses. However, it needs to attract businesses that attract people (dare I suggest Starbucks or a similar coffee shop?)
- Need rent control
- Tax abatement for restoration of historic homes
- Renewed retail activity in Square
- More community program adult continued education, introducing Malden activity to new resident

- Demand the developers set aside truly affordable housing (i.e. under Section 8 income guidelines)
- Leverage the incoming young professional population
- Put effort in developing creative economy in the city
- A local bookstore and coffee shop that we could walk to on Main or Pleasant St would be a nice combo

## **Community Facilities and Services**

#### Strengths

- Affordable please keep it this way! ☺
- Malden has great parks we need to keep them up! ☺
- Immigrant learning center
- Asian-oriented nonprofit groups can help
- Some young and innovative teachers!
- Veterans services

#### Challenges

- Keep the parks clean and safe for children to enjoy. Don't allow gang clusters to hang out in the parks.
- Lack of public spaces
- Dever Park needs a backboard for its basket hoops one is missing.
- Proceed with a bicycle path for families to enjoy.
- Create <u>active</u> plan to ensure safety of <u>all</u> residents, patrons, workers and businesses
- Need more youth activities for teens
- Malden needs an arts and cultural center music, dance, film, art, theater
- More arts! Links to arts and culture on all councilors websites
- Need youth activities
- New facilities for youth activities
- More tennis courts and other sports while keeping the green, make sure equipments are being treasured.
- Funding ESL programs
- ABCD programs for youths and students
- City lack of interpreters for diverse population
- More visibility of police officers, no more gas stations and/or automobile dealers, city of Malden picnic for residents
- Law enforcement in taking good care of the community such as parks, playgrounds. Keeping the environment clean and equipments in good condition.
- More staffing for fire and police
- Need free advocacy, need for parents with children in Malden schools.
- What are the needs of different people e.g. immigrants, elderly, youth groups, and families?
- Lack of bilingual services for Chinese residents
- Lack of outreach; residents may not know of facilities and services available. Should do an assessment to see

- Teachers, government officials, and elected officials do not reflect the diversity of the city
- Top school people say they want parent involvement but parents aren't welcome in schools
- Improve all schools get Malden in the top 10%, better teacher accountability, better communication with parents improve communication between parents and teachers and students and elected officials, extended day in all schools improve MCAS scores
- High school location needs to move out of square
- Get rid of the teachers union!
- Some areas of Malden are clean but not mine! The area of Salem St between Malden Center and Maplewood is always covered in trash. Simple answer: more trash barrels!
- Clean storm drains
- To keep city clean.
- Enforce snow removal on sidewalks
- Code enforcement is a priority!
- Hold landlords accountable for the overall appearance of their properties.
- Residential exemption on property tax
- Funding to <u>keep</u> great free (tax-paid) services: trash collecting, recycling
- Keeping lower property taxes while serving a diverse community
- Tri-CAP needs more money
- Need to live where you work for all city employees
- Water reading department should read two water meters that installed to a duplex house.
- Two-family twin houses should have two water meters.
- More funding to keep library open and add Sunday hours.
- New library director would be good, more innovation
- Add stop signs where missing on streets, add street signs where missing, mailing of calendar with city hall meetings
- Vacant buildings turn into housing, allow parking only on side of side streets all the time not just winter
- Reduce the number of halfway homes and sober houses
- Allow another supermarket in the Malden area with more affordable prices ex: DeMoulas
- A new look for downtown
- Support the homeowners
- Good flow of energy through downtown area take down city hall!

### **Opportunities**

• Youth community services after school

- Kids turn to gangs because they have nothing better to do find out what interests them and provide to getting into trouble.
- Adult education, ESL teaching and study
- Performing arts center and community theatre program (please!)
- Headline For 2017- "Street Corner Now Boring, Disaffected Youth Now Indoors!"
- Safe, effective, affordable community care for underserved (i.e. the mentally ill populations
- Activities to encourage community interaction and pride
- A new hospital
- Need community health care facility (hospital)
- Move city hall to Brunelli Blag!! Creates and enhances city flow.
- Fix roads, repair potholes, set dates for fixing
- Sidewalks for all streets where children walk to school
- Enforce current codes, for example sidewalk shoveling
- New East Side forestation
- Get cops on foot
- Make absentee landlords a business raise their taxes
- Trader Joes market
- Farmers' market
- Green and clean!
- -City subsidies to de-lead, improve "green" aspects of Malden homes
- City funded removal of lead pipes.
- City funded removal of lead pipes.
- City funded removal of lead pipes.
- More easily available trash containers
- Develop Malden River for water shuttle boats to Boston harbor
- Spectacular water way with the Malden River
- Better/larger street signs
- Recycle drop off points more prominent, as well as used clothing drop off points
- Include low-income rentals in new development
- Put trashcans on city streets.
- Get cops on bikes
- Would like to see Waits Mountain landscaped or at least cleaned up and maintained so that it can be a safe asset to out community instead of a hang out for bums and the homeless.
- A local farmers' market if it could include organic locally grown produce as well that would be great!
- Police need more outreach need to love city.
- Add bike path as a community resource!
- Streets are not cleaned tracks area to be maintained, cleaned, or removed

#### Natural + Cultural Resources

#### Strengths

- Super 88
- Good parks for an urban area
- WAM 06 was great more please
- New YMCA
- Green spaces parks + Waitts Mt
- The Fells!
- I love the parks, playgrounds, and cemeteries
- Great green spaces Waitts Mt, Pine Banks, Fells, etc.; Trees PLEASE help preserve them
- Attention and care for our present and future seniors
- Preserve library
- Historic architecture
- Students are our best assets. Ask them how to make Malden great. Believe me they might surprise you with their answers.
- A number of nice places
- We have such great resources in Malden like the Fells and other parks
- Window arts in Malden
- History
- Natural rock formations
- Malden River
- Crime in Broadway area
- Malden River

#### Challenges

- Linden area is filthy
- Have the high school improve!
- Lack of accountability of city officials bullying by city councils
- Stronger conservation commission
- Crime drugs
- Clean up Waitts Mt park create a beautiful scenic point
- Better maintenance of common spaces, example keep sidewalks free of debris and overgrown vegetation and keeping trees trimmed up so people can walk under trees
- Plant more trees and care for them!
- Abandoned train tracks could be a linear park connecting the entire city together. Build the bike path.
- Preserve and reuse historic resources
- Full-time staff member for the Malden cultural council.

- Lack of connectivity
- Over population
- The parks, particularly Waitts Mt. are an unexploited resource and visual blight that should be cleaned up for everyone
- Downtown area is to ghetto. Should be a place you want to spend time.
- Nothing for minority youths
- Enforce existing codes such as maintenance, use, and upkeep
- Proactive code enforcement
- Adult education/ ESL
- Need to preserve open spaces High Park, Waitts Mt and other parks
- Malden needs to its great resources like the outdoor community if the DCR gives it up and invests the money to keep it up and running.
- Need more park spaces for youths
- Updated Malden open space and recreational plans to include all open space
- Small public road should be maintained at least once a year. (Inspection first)
- Create bike safety areas for a community strangely blessed with public transportation, bike and pedestrian safety is low
- Salem street traffic
- Malden cultural council needs a website!
- Getting the diverse communities to work together
- Clean Fellsmere Pond
- Community cultural center art, music, theater, film
- Save what we still have for conservative and historic fabric
- Expanded library hours
- To properly maintain natural resources
- To develop and maintain cultural resources and cultural centers
- Links to arts and cultural venues in Malden
- Finish and maintain YMCA
- Keep the outdoor MDC pool so many families use it, it would be a crime to shut it down
- Access for residents with parking picnic grounds park
- Lower all speed limits on roads going through Malden
- Councilman and mayors office returning phone calls
- Open the old portion of library to general public (all citizens)
- Sloppy renovation
- Need city-wide support for the arts
- Please preserve and maintain our parks! Waitts Mt looks like an unwanted stepchild when it should be sacred.

#### **Opportunities**

- Always set aside the City lottery money for nature, parks, etc.
- More bike paths
- Purchase and preserve HIGH ROCK
- Celebrate different cultural events and encourage residences attendance. Try to focus attraction for the younger generation for educational knowledge.
- Better education
- More cultural events
- Malden river
- Please stop cutting down all the trees along the streets!!!
- Have festivals celebrating our diversity and beauty
- Open up Pleasant St. to traffic, widen road.
- Various cultures display their heritage open square day
- City funded multi use arts center
- Could have public cleanup days with lookout
- Diversity
- More mailings to involve the community like this!
- Find away to use the canal to enrich community
- Our community is growing get inspired get involved take action.
- Cleanup and make us of waterfront
- Have a raffle to raise money to convert high school to new city hall, winner of raffle gets to push button to blow up old city hall.
- A farmers' market
- We need to keep our great resource pools and parks and create new ones as well like the bike path
- Support the arts and art organizations check out spring step in Medford www.springstep.org for ideas
- Bike path to the sea
- Waitts Mt is one of our best gems
- Bike path DO IT NOW!
- More housing for seniors
- There is a rich history in this city and many of the people who have worked to preserve the history are getting older. We have a need to educate present and future generations on Malden's history
- Adult education, cultural understanding
- Bike path
- Malden pride
- Cultural center and activities, with ESL classes and food festivals
- More arts!
- Art groups partnering with schools, colleges, etc.
- ESL

- Public access to Malden River
- Use the available talent in the city
- Attract artists (studious) link with art programs in schools
- Cultural diversity need to encourage events, restaurants, artist studios, etc. be more like centers in Cambridge
- Farmers' market
- Bike path at least!
- Cultural diversity
- Remaining green space and trees
- Farmers' market
- Waitts Mt Park
- A book + coffee shop
- We need a cultural center to bring our diverse people together

## APPENDIX D Citywide Survey Results

#### Malden Community Survey: Your voice, Our future

Please check off as many of the following that apply. (One answer per row).					
	Yes	No	Response Count		
l own a business in Malden	9.3% (73)	90.7% (712)	785		
l own a home in Malden	80.4% (751)	19.6% (183)	934		
l rent a home in Malden	27.0% (205)	73.0% (554)	759		
l own residential property in Malden	47.5% (361)	52.5% (399)	760		
l own commercial property in Malden	2.1% (15)	97.9% (693)	708		
l own industrial property in Malden	0.1% (1)	99.9% (703)	704		
I rent commercial property in Malden	2.8% (20)	97.2% (687)	707		
l rent industrial property in Malden	0.3% (2)	99.7% (694)	696		
		answered question	989		
		skipped question	12		

2. For what period of time have you done the following in Malden? (One answer per row).						
	0 to 5 years	6 to 10 years	11 to 20 years	20+ years	Response Count	
Owned a business	86.1% (327)	3.4% (13)	4.2% (16)	6.3% (24)	380	
Owned a home	35.2% (292)	18.3% (152)	20.0% (166)	26.4% (219)	829	
Rented a home	64.3% (329)	13.5% (69)	10.4% (53)	11.9% (61)	512	
Owned residential property	56.4% (259)	10.2% (47)	15.7% (72)	17.6% (81)	459	
Owned commercial property	95.0% (302)	2.5% (8)	0.9% (3)	1.6% (5)	318	
Owned industrial property	99.0% (302)	0.7% (2)	0.0% (0)	0.3% (1)	305	
Rented commercial property	93.5% (304)	2.5% (8)	1.8% (6)	2.2% (7)	325	
Rented industrial property	98.7% (305)	1.0% (3)	0.0% (0)	0.3% (1)	309	
			i	answered question	977	
				skipped question	24	

3. What type of house do you live in?	(Please select one of the following).		
		Response Percent	Response Count
Single Family House		55.6%	518
Two-Family House		26.2%	244
Three-Family House		4.4%	41
Four-Family House	E	1.1%	10
Five units or greater in building		12.8%	119
	Other Housing Type (ple	ase specify)	68
	answere	d question	931
	skippe	d question	70

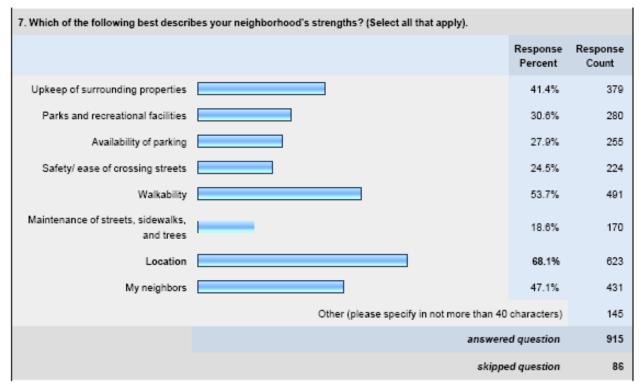
4. Where do you live or own a business or property in Malden? (Please specify which street(s) here).	
	Response Count
	860
answered question	860
skipped question	141

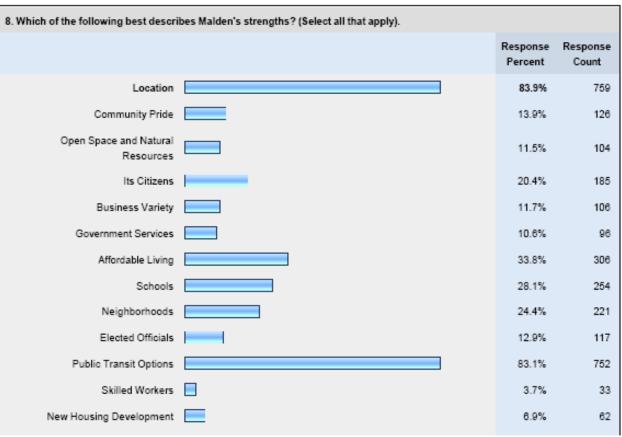
5. Where is your home, business or p	5. Where is your home, business or property located? (Please select one ward or neighborhood by landmark).					
		Response Percent	Response Count			
Ward 1		6.2%	58			
Bell Rock	E	1.7%	16			
Belmont Hill	E	1.8%	17			
Green Street	I	0.3%	3			
Malden River	I	0.1%	1			
Ward 2	H	3.2%	30			
Edgeworth		5.1%	47			
Highland Avenue	I	0.3%	3			
Pearl Street	I	0.5%	5			
McDonald Stadium	I	0.2%	2			
Ward 3		3.9%	36			
West End		7.4%	69			
Upper Highland	I	0.8%	7			
Fellsmere Pond		2.7%	25			
Glenwood		2.0%	19			
Fellsway East	E	1.9%	18			
Ward 4		4.9%	46			
Downtown/ Malden Center	<b>—</b>	6.1%	57			
Waitts Mount	E	1.6%	15			
Island Hill	I	0.3%	3			
Oak Grove		5.2%	48			
Converse Square		0.0%	0			
Ward 5	<b>—</b>	5.4%	50			
Forestdale		7.6%	71			
Salemwood	E	1.1%	10			
Faulkner		0.4%	4			
Pine Banks		0.2%	2			
Ward 6		3.8%	35			
Maplewood		8.8%	82			

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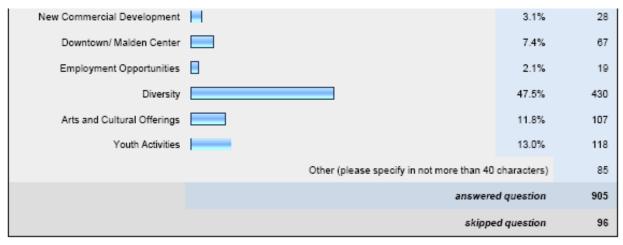
Maplewood Highlands		2.3%	21
South Broadway	I .	0.3%	3
North Broadway	I	0.4%	4
Ward 7		3.9%	36
Suffolk Square	I	0.3%	3
Lincoln Commons	I	0.5%	5
Judson Square	I	0.6%	6
Newland Street	I	0.3%	3
Ward 8		2.3%	21
Linden		3.9%	36
Rowe Quarry	I	0.2%	2
Holy Cross Cemetery	I	0.4%	4
Granada Highlands	I	1.0%	9
	answere	d question	931
	skippe	d question	70

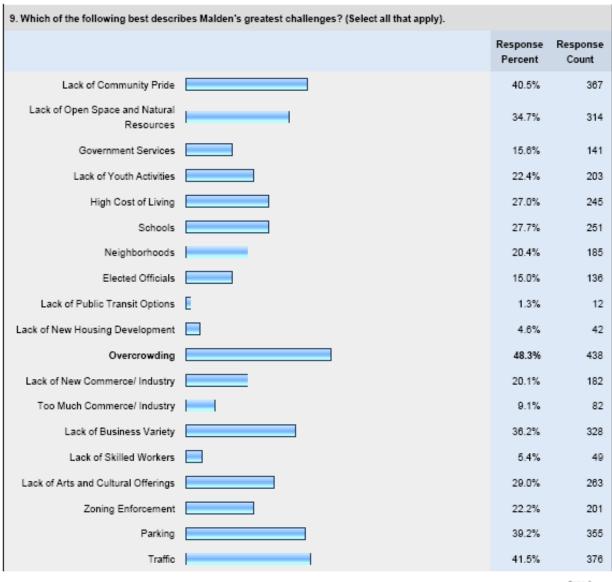
6. How satisfied are you with your neighborhood? (Please select one of the following).				
		Response Percent	Response Count	
Very satisfied		22.9%	220	
Somewhat satisfied		50.7%	487	
Somewhat dissatisfied		17.9%	172	
Very dissatisfied	<u> </u>	8.5%	82	
	answere	ed question	960	
	skippe	ed question	41	





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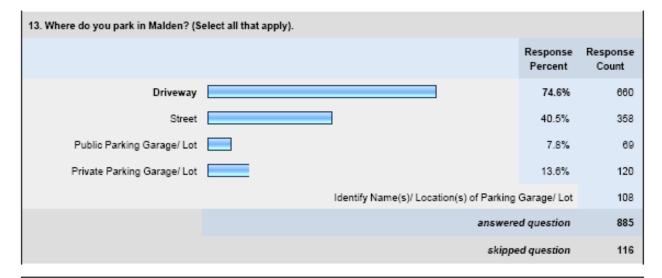
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287	Other (please specify in not more than 40 characters)
906	answered question
95	skipped question

10. How important are the following to the success of Malden's future? (Select one answer per row).							
	Very Important	Somewhat Important	Neutral	Not Important	Response Count		
City Services	76.0% (690)	19.5% (177)	4.1% (37)	0.4% (4)	908		
Parks and Recreation	63.4% (569)	30.6% (275)	5.6% (50)	0.4% (4)	898		
Arts and Culture	43.1% (382)	38.3% (339)	15.2% (135)	3.4% (30)	886		
Schools	86.2% (775)	8.6% (77)	4.4% (40)	0.8% (7)	899		
Youth Activities	60.4% (539)	29.9% (267)	8.6% (77)	1.1% (10)	893		
Downtown Development	67.1% (604)	23.6% (212)	7.0% (63)	2.3% (21)	900		
Residential Development	27.9% (238)	29.1% (248)	29.9% (255)	13.0% (111)	852		
Commercial Development	26.0% (219)	41.1% (346)	24.5% (206)	8.4% (71)	842		
Industrial Development	12.9% (108)	28.8% (241)	38.2% (320)	20.1% (168)	837		
Zoning Enforcement	43.1% (367)	30.3% (258)	24.1% (205)	2.6% (22)	852		
Signage	25.3% (212)	35.9% (301)	32.8% (275)	6.1% (51)	839		
Traffic	48.7% (426)	34.1% (298)	15.4% (135)	1.8% (16)	875		
Parking	46.5% (407)	34.4% (301)	17.0% (149)	2.2% (19)	876		
Speeding Enforcement	42.8% (368)	29.6% (254)	23.1% (198)	4.5% (39)	859		
Crime	83.6% (748)	13.2% (118)	2.8% (25)	0.4% (4)	895		
Litter	68.0% (611)	27.2% (244)	4.5% (40)	0.3% (3)	898		
Graffiti	58.6% (511)	29.0% (253)	9.9% (86)	2.5% (22)	872		
		Other (pleas	se specify, not to exc	eed 120 characters)	172		
			i	nswered question	936		
				skipped question	65		

11. Which of the following type of development is needed in Malden? (Select one answer per row).						
	Much More is Needed	Some More is Needed	Not Much More is Needed	Not Needed	Response Count	
Single Family Homes	19.9% (165)	22.3% (185)	32.2% (267)	25.5% (211)	828	
Apartment Buildings	3.5% (29)	10.0% (83)	29.0% (240)	57.4% (475)	827	
Condominium Buildings	4.6% (38)	15.4% (127)	29.6% (244)	50.3% (414)	823	
Senior Housing	16.8% (137)	36.8% (301)	26.8% (219)	19.6% (160)	817	
Affordable Housing	27.2% (230)	25.9% (219)	19.8% (168)	27.2% (230)	847	
Retail Businesses	41.8% (357)	39.3% (336)	11.9% (102)	6.9% (59)	854	
Restaurants	37.6% (326)	38.5% (333)	16.9% (146)	7.0% (61)	866	
Industrial	6.2% (50)	20.6% (166)	40.4% (326)	32.8% (264)	806	
Offices	10.7% (87)	33.8% (274)	35.8% (290)	19.6% (159)	810	
Active Recreational Parks/ Activities (i.e. playing courts, playing fields, trails, skating rinks)	44.5% (386)	37.6% (326)	15.2% (132)	2.7% (23)	867	
Passive Recreational Parks/ Activities (i.e. benches, picnic areas, common areas)	46.7% (405)	37.4% (324)	12.1% (105)	3.8% (33)	867	
		Other (plea	se specify, not to exce	ed 120 characters)	155	
			aı	nswered question	925	
				skipped question	76	

12. Which commercial areas of Malden do you frequent most often and why? (Select all that apply per row).							
	Close to Home	Parking Availability	Walkability	Specialty Stores	Shopping Options	Supports local Malden businesses	Response Count
Bell Rock Square (Main, Medford and Cross Streets)	38.1% (75)	7.1% (14)	25.9% (51)	4.1% (8)	5.1% (10)	19.8% (39)	197
Broadway Plaza (Broadway near Everett line)	27.0% (165)	26.4% (161)	7.4% (45)	10.5% (64)	19.0% (116)	9.7% (59)	610
Broadway Square (Broadway, Salem and Hunting Streets)	33.6% (45)	6.7% (9)	11.2% (15)	11.2% (15)	12.7% (17)	24.6% (33)	134
Converse Square (Main, Salem and Ferry Streets)	27.1% (96)	7.3% (26)	22.3% (79)	10.5% (37)	10.5% (37)	22.3% (79)	354
Ferry Street (between Eastern Avenue and Route 60)	28.7% (85)	10.1% (30)	16.2% (48)	10.8% (32)	12.2% (36)	22.0% (65)	296
Judson Square (Ferry and Walnut Streets)	33.6% (37)	6.4% (7)	20.9% (23)	9.1% (10)	5.5% (6)	24.5% (27)	110
Linden Square (Beach and Lynn Streets)	33.0% (71)	15.8% (34)	12.6% (27)	7.9% (17)	15.3% (33)	15.3% (33)	215
Malden Square/ Downtown (Main and Pleasant Streets)	26.9% (364)	8.8% (119)	20.4% (277)	9.5% (129)	12.4% (168)	22.0% (298)	1355
Maplewood Square (Lebanon, Salem and Maplewood Streets)	31.0% (222)	9.3% (67)	17.2% (123)	12.6% (90)	9.3% (67)	20.6% (148)	717
Route 60 (Center Street)	27.5% (210)	19.2% (147)	11.1% (85)	9.4% (72)	18.7% (143)	14.0% (107)	764
Summer Street	32.8% (90)	7.3% (20)	23.0% (63)	8.0% (22)	5.1% (14)	23.7% (65)	274
Townline Plaza (Highland Avenue near Medford line)	25.1% (99)	23.8% (94)	5.6% (22)	15.7% (62)	14.4% (57)	15.4% (61)	395
	Other (please specify, not to exceed 120 characters)					113	
	answered question					831	
					skipj	oed question	170

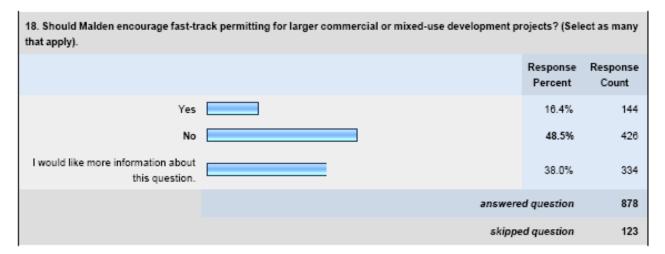


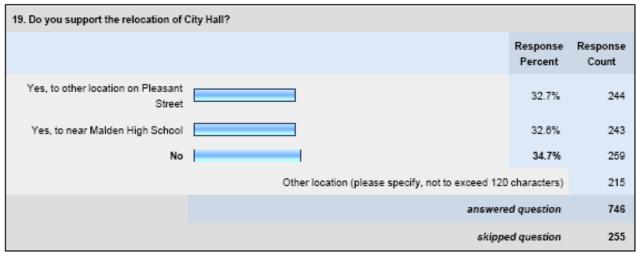
14. If you have ever applied to the City, please select which you applied for and the statement which best describes y experience. (Select all that apply per row).						our
	Very satisfied	Somewhat satisfied	Somewhat dissatisfied	Very dissatisfied	l have never applied	Response Count
Building Permit	25.9% (164)	14.6% (92)	4.0% (25)	2.8% (18)	52.7% (333)	632
Occupancy Permit	9.6% (47)	4.5% (22)	0.6% (3)	1.2% (6)	84.1% (412)	490
Special Permit	5.9% (29)	3.3% (16)	1.6% (8)	2.4% (12)	86.8% (427)	492
Variance	5.6% (27)	2.5% (12)	1.2% (6)	2.5% (12)	88.2% (425)	482
		Ot	ther (please spec	ify, not to exceed	d 40 characters)	37
				answ	rered question	659
				ski	pped question	342

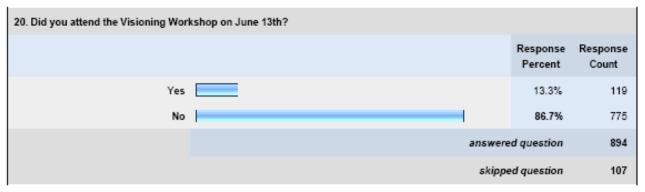
#### 15. If you have ever attended a Planning Board meeting or hearing, please select the statement which best described your experience. (Select one answer per row). The meeting was The meeting was run The meeting was poorly somewhat well run and Response fairly and most issues run and issues were not some issues were Count addressed. addressed. addressed. I attended as a petitioner 52.9% (36) 30.9% (21) 16.2% (11) 68 I attended as a neighbor 41.4% (58) 44.3% (62) 14.3% (20) 140 I attended as a concerned resident 38.6% (78) 45.0% (91) 16.3% (33) 202 Other (please specify, not to exceed 40 characters) 45 answered question 262 skipped question 739

16. Should Malden establish a fund for open space, affordable housing, and historic preservation? (Select one answer per row).					
	Yes	No	I would like more information about this option.	Response Count	
Open Space	69.4% (591)	9.3% (79)	21.3% (181)	851	
Affordable Housing	39.0% (323)	38.1% (316)	22.9% (190)	829	
Historic Preservation	67.1% (572)	10.0% (85)	23.0% (196)	853	
			answered question	894	
			skipped question	107	

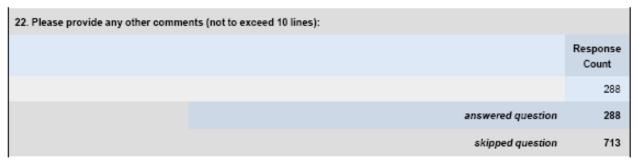
17. Should Malden encourage housing and commercial development near T stations through special zoning? (Select as many that apply).					
		Response Percent	Response Count		
Yes		36.0%	321		
No		32.1%	286		
I would like more information about this question.		35.8%	319		
	answere	ed question	892		
	skippe	ed question	109		

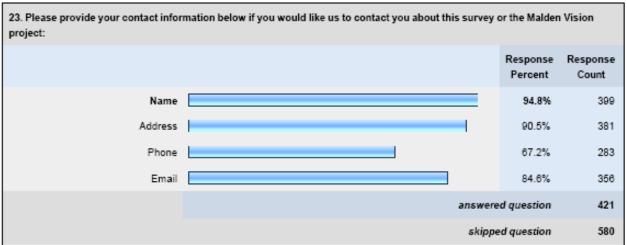


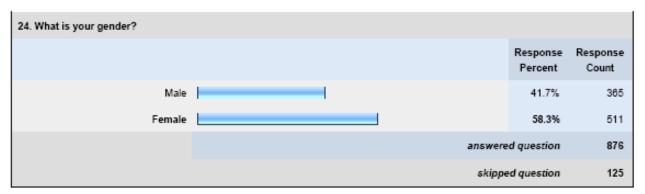




21. Do you plan to attend a neighborhood meeting in your Ward this Fall as part of the Malden Vision?					
	Response Percent	Response Count			
Yes	75.2%	648			
No	24.8%	214			
answere	ed question	862			
skippe	ed question	139			





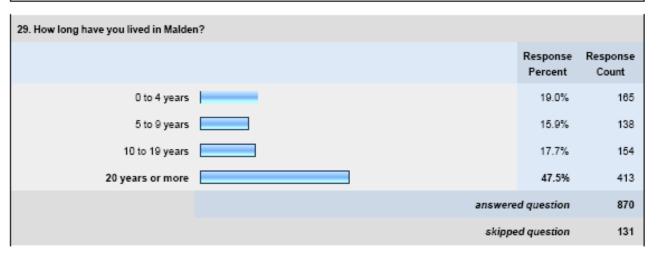


25. Which ethnic or racial group do you most closely identify with?				
		Response Percent	Response Count	
White/ Caucasian		87.7%	740	
Black/ African-American		4.4%	37	
Asian		5.3%	45	
Hispanic/ Latino		2.6%	22	
	Other (ple	ase specify)	28	
	answere	d question	844	
	skippe	ed question	157	

26. What is your age?			
		Response Percent	Response Count
Under 19		0.0%	0
20 to 24	E	1.6%	14
25 to 44		40.4%	355
45 to 54		30.6%	269
55 to 64		16.0%	140
65 to 74		7.5%	66
75+		2.4%	21
	answere	d question	878
	skippe	d question	123

27. What is your annual gross housel	hold income?		
		Response Percent	Response Count
Less than \$15,000		2.9%	22
\$15,001 to \$34,999		8.4%	63
\$35,000 to \$49,999		11.1%	83
\$50,000 to \$74,999		26.9%	202
\$75,000 to \$99,999		24.4%	183
\$100,000+		26.4%	198
	answere	d question	751
	skippe	ed question	250

28. What level of eduction did you complete?				
		Response Percent	Response Count	
Less than a high school diploma	E	1.6%	14	
High school diploma/ GED		13.6%	117	
Some college		21.7%	186	
College graduate		33.6%	289	
Post-graduate study		29.5%	253	
	answere	d question	859	
	skippe	ed question	142	



30. How many people are in your household and how many people are under the age of 18?							
	1	2	3	4	5	6+	Response Count
Number of people in household	18.9% (161)	34.1% (290)	18.1% (154)	17.9% (152)	7.2% (61)	3.8% (32)	850
Number of people under age 18	45.2% (142)	42.4% (133)	9.2% (29)	1.6% (5)	1.3% (4)	0.3% (1)	314
					answer	ed question	854
skipped question					147		

31. Where do you work and how do you travel to get there?						
	Bicycle	Car	Walk	Bus	Train	Response Count
Malden	4.3% (12)	60.8% (169)	24.5% (68)	5.4% (15)	5.0% (14)	278
Boston	1.9% (8)	26.4% (110)	7.4% (31)	10.6% (44)	53.7% (224)	417
Other Location	4.4% (19)	73.9% (322)	4.4% (19)	5.0% (22)	12.4% (54)	436
				Please	specify location	373
				answ	rered question	768
				ski	pped question	233

# APPENDIX E Ward Workshop Series Results

#### Malden Ward Workshops - October 2007

#### About the workshop exercise:

At the start of each Ward Workshop, participants were provided a packet of the Draft Maiden Vision and Goals and Action for five Planning Elements. One hour of the workshop engaged participants in an active review of the Goal Statements for each planning element and to determine if the short list of Key Actions were the most important items to fulfill the stated goals. The Goals and Actions were created based on input provided at the City wide Workshop and Community Survey. After participants discussed Key Actions, they were asked to vote for their individual top priority. Participants were asked to vote once for each element. Participants were able to provide feedback on the Draft Maiden Vision prior to this exercise. The following pages show the Key Actions, including additions provided by Wards, and the associated votes. Top votes are boilded.

#### Transportation

#### Votes

Wards 1 and 7	
Consider current and projected transportation needs and demands of	
community, including seniors	3
Identify ways to enhance pedestrian, bicycle, and automobile connections	
within the City and to surrounding communities	8
Reduce speed and volume of traffic on neighborhood roads	16
Provide safe and convenient connections between neighborhoods, parks and	
open space areas, commercial areas, and other community resources	8
Clear sidewalks of snow: residents and businesses	8 2 0
Public transit/bring in MBTA- parking, safety, reliable, accessible	
Northern Strand Community Trail	0
Face	
Wards 2 and 3	
Consider current and projected transportation needs and demands of	
community, including seniors and disabled	4
Identify ways to enhance pedestrian, bicycle, and automobile connections	
within the City and to surrounding communities	13
Reduce speed and volume of traffic on neighborhood roads	7
Identify and Provide safe and convenient connections between neighborhoods,	
parks and open space areas, commercial areas, and other community	
resources	12
Create a method enforcement of clean sidewalks relative to snow removal	7
Consideration of Pedestrian and bicycle needs	3
Mass Transit – integration of mass transit with pedestrian with bike and auto,	
etc,	11
Consideration of Parking Needs	0
Making Malden T-stops safest in the region	1
Improving traffic flow through town, better timing & turn lanes, keeping safety in	7
mind	7
Identify ways to enhance current and projected transportation needs to meet	0
demands of community	3
Wards 4 and 5	
Consider current and projected transportation needs and demands of	
community, including seniors	4
Identify ways to enhance pedestrian, bicycle, and automobile connections	
within the City and to surrounding communities	8
main are only and to carroan any communities	
Reduce speed and volume of traffic on neighborhood roads-SEE Comments	12
Provide safe and convenient connections between neighborhoods, parks and	
open space areas, commercial areas, and other community resources	3
Encourage a decrease in cars by using public transportation: new routes, like	
the outer ring; maintain existing T Stations (Malden Center and Oak Grove).	8
Construct parking garage at Oak Grove.	0
Encourage shared cars, like ZipCar to decrease car ownership	0
Traffic signals: synchronization, arrows	2

Transportation

#### Transportation Votes

Encourage Bicycles	0
Assess public ways for safety to encourage pedestrians	0
Directing traffic through Pleasant Street	1
Traffic enforcement	1
Neighborhood parking lots	1

Wards 6 and 8	
Consider current and projected transportation needs and demands of	
community, including seniors	1
Identify ways to enhance pedestrian, bicycle (including bike lanes and the bike to the sea on the railroad tracks), and automobile connections within the City and to surrounding communities	18
Reduce speed and volume of traffic (including no turns on red at dangerous intersections) on neighborhood roads, and increase efficiency of traffic flow	21
Provide SAFE and convenient connections between neighborhoods, parks and open space areas, commercial areas, and other community resources	7
Improving public transit including bus service (such as bus ports & stops)	1
Promote "green" transportation alternatives that also promote physical activity	1

#### **Residential Development**

#### Votes

Wards 1 and 7	
Provide/ maintain housing for many incomes	0
Balance new rental development with homeownership development	
opportunities	0
Assess housing needs for specific groups, including first-time buyers, seniors, lower-income residents, and those with disabilities	3
Provide Tenant/ Landlord education about the rights and responsibilities of	
each party	0
Ensure safe, clean, and secure neighborhoods	23
Strong code enforcement	7
Stop permitting large condo developments, focus on single and two family	
homes	3

Wards 2 and 3	
Provide/ maintain housing opportunities for many income levels	3
Balance new rental development with homeownership development	
opportunities	1
Assess housing needs for specific groups, including first-time buyers, seniors,	
lower-income residents, and those with disabilities	10
Provide Tenant/ Landlord education about the rights and responsibilities of	
each party	2
Ensure safe, clean, and secure neighborhoods	22
City should facilitate the acquisition of state and federal funding for historic	
preservation	3
Enforcement of code regarding rental properties and illegal rooming houses	5
Try to reduce the number of sober and halfway houses in the city	2
Need emphasis on human scale buildings and stop development of high rise	
structures	9
Limit large scale residential development for certain areas of town, not	
eliminate	0

Wards 4 and 5	
Provide/ maintain housing for many income levels	0
Balance new rental development with homeownership development	
opportunities	2
Assess housing needs for specific groups, including first-time buyers, seniors,	
lower-income residents, and those with disabilities	1
Provide Tenant/ Landlord education about the rights and responsibilities of	
each party	2
Ensure safe, clean, and secure neighborhoods	15
Tree Plan with residential developments	0
More transparency when new development is proposed. Consult abutters, hold	
public meetings	0
Moratorium on new residential development	13
Mandate green buildings	2
Enforce code regulations	2
Encourage home ownership	3

Residential Development	Votes
Wards 6 and 8	
Assess housing needs for specific groups, including first-time buyers, seniors, lower-income /affordable housing residences, and those with disabilities AND	
Provide / maintain housing for many income levels and family sizes	11
Balance new rental development with homeownership development opportunities	1
Provide Tenant/ Landlord education about the rights and responsibilities of each party	0
Ensure safe, clean, and secure neighborhoods, and to ensure infrastructure (streets, sidewalks, sewers, etc) is there to support development	38
Enforce building code and Board of Health code violations	0

#### **Economic Development**

Streetscape improvements in downtown

#### Votes

Wards 1 and 7	
Diversify employment opportunities for lower-income workers to	
high-tech start up entrepreneurs	1
Revitalize Malden Square, provide more retail options	9
Create a plan for cultural resources and promote them	3
Simplify permitting and licensing process	1
WIFI	2
Preference for Malden residents in new jobs, all things being equal	3
Partnerships with universities	2
Diversify retail businesses	1
Revitalize all squares in Malden	9
Wards 2 and 3	
Diversify employment opportunities for lower-income workers to	
high-tech start up entrepreneurs	2
Revitalize Malden Square, provide more retail options	12
Create a plan for cultural resources and promote them	0
Simplify permitting and licensing process	1
Foster mixed use development (residential mixed with retail) within	
key areas	10
Limiting signs in front of storefronts	1
Relocating city hall and creating a connection from the T to	
downtown shopping	19
Design guidelines for downtown – master plan for downtown	8
Exclude more condos & apartments in Malden Sq	0
Create grants administrator position	2
Refocus development to neighborhood squares besides Malden sq	1
Wards 4 and 5	
Diversify employment opportunities for lower-income workers to	
high-tech start up entrepreneurs	3
Revitalize Malden Square, provide more retail options	15
Create a plan for cultural resources and promote them	2
Simplify permitting and licensing process	0
Revitalize Malden Sq. and Maplewood Sq.	5
Coffee Shop in Malden Square	0
Farmers Market in Malden Center	0
More retail development at Oak Grove	0
Add entertainment opportunities downtown, i.e. theatre, dance hall,	
social hall	4
Encourage a campaign to "Shop Malden First"	2
Ctractacana imprayamenta in dountours	2

#### Economic Development Votes

Wards 6 and 8	
Diversify employment opportunities from lower-income workers up to high-tech start up entrepreneurs	0
Revitalize Malden Square and other neighborhoods, provide more retail options, free parking/review parking policies	31
Create a plan for cultural resources (such as arts, dance, diversity, historic properties, etc) and promote them	8
for example dedicated personnel	1
Create a department and plan and provide business incentives	0
Develop an economic development plan that focuses on flagship areas such as Malden sq and Maplewood sq and Highland avenue	2

#### Community Facilities and Public Services

#### Votes

Wards 1 and 7	
Ensure compliance and enforcement of State and Local Building Codes and	
Zoning	9
Clean, plow, and fix (catch basins, street signs, sidewalks, lead pipe removal;	
repave streets)	7
Increase law enforcement: provide more police on foot/ bikes	6
Assess community space needs for youth, elders, immigrants, and families	1
Assess permitting process for fairness, timeliness, and consistency with local	
planning	1
Law enforcement against drug dealing	1
Increase enforcement of local ordinances	4
Increase health care facilities	2
Environmental education and enforcement/ordinance review/revise recycling	
requirements	3

Wards 2 and 3	
Ensure compliance and enforcement of State and Local Building Codes and	
Zoning	11
Clean, plow, and fix (catch basins, street signs, sidewalks, lead pipe removal,	
tree branches)	4
Increase law enforcement: provide more police on foot/ bikes	5
Assess community space needs for youth, elders, immigrants, and families	1
Assess permitting process for fairness, timeliness, and consistency with local	
planning	0
Adopt a simple system for citizens to communicate with City in timely manner	
regarding infrastructure. issues, with a required response (i.e. 311 in	
Somerville)	16
Timely listing of agendas, city board meetings, etc	0
Develop youth recreation dept/program	6
Provide assistance to seniors for snow clearing	3
Improve quality of education provided by schools, libraries, continuing	
education	7

Wards 4 and 5	
Ensure compliance and enforcement of State and Local Building Codes and	
Zoning	1
Clean, plow, and fix (catch basins, street signs, sidewalks, lead pipe removal)	22
Increase law enforcement: provide more police on foot/ bikes	4
Assess community space needs for youth, elders, immigrants, and families	1
Assess permitting process for fairness, timeliness, and consistency with local	
planning	0
Ensure cemetery space for future	2
Assess distribution of Chapter 90 road repair funds	2
More trash cans in streets: side and main streets	2
Enforce fines for littering, particularly around the T	1

#### Community Facilities and Public Services

#### Votes

More environmentally pro-active DPW	4
Maintain McFadden Manor for future citizens	3
High quality public facilities: think long-term	2
Encourage green public buildings	0

Wards 6 and 8	
Ensure compliance and enforcement of State and Local Building Codes and Zoning	1
Clean, plow, and fix city-wide (for example: catch basins / sufficient storm drainage systems to alleviate flooding, street signs, street painting, sidewalks, lead pipe removal, streets, pot holes, hazardous waste locations)	22
Increase law enforcement: provide more police on foot / bikes	7
Assess community space needs for youth, elders, immigrants, and families, and single/young adults	3
Assess permitting process for fairness, timeliness, and consistency with local planning	1
Alleviate traffic issues on Route 60, assess traffic patterns	2
Maintain the level of public safety and protection through a neighborhood fire station location to be created and maintained within the east side	
neighborhoods (of Maplewood and Linden) Technological tracking system of repairs	10
Libraries: keep accessible to wide range of population	2

#### **Cultural and Natural Resources**

Votes

Wards 1 and 7	
Preserve, enhance, and maintain open space and natural	
resources/Coordinate protection and promotion of Malden's natural and cultural	
resources	22
Protect architecturally-significant buildings and neighborhoods	4
Promote local arts and cultural resources	5
Improve passive and active recreational opportunities	4
Wards 2 and 3	

Wards 2 and 3	
Preserve, enhance, and maintain open space and natural resources	10
Coordinate protection and promotion of Malden's natural and cultural resources	7
Protect architecturally-significant buildings and neighborhoods	14
Promote local arts and cultural resources	1
Improve passive and active recreational opportunities	1
Revive and implement the community preservation act	1
Ordinance to prevent the conversion of parks to other uses	4
Provide better parking around the library	2
Promoting green awareness and environmental sound practices	7

Wards 4 and 5	
Preserve, enhance, and maintain open space and natural resources	20
Coordinate protection and promotion of Malden's natural and cultural resources	0
Protect architecturally-significant buildings and neighborhoods	5
Promote local arts and cultural resources	8
Improve passive and active recreational opportunities	0
Promote bike paths, bike lanes, bike to sea path	2
More centralized, organized cultural events-not a parade, like Salsa lessons	1
Coordinate PR efforts to promote local arts and resources –specific PR person	0
Create more pocket parks	1
More animal exhibits at Pine Banks	2

Wards 6 and 8	
Preserve, enhance, and maintain and create open space (i.e. acquire high rock)	16
Preserve, enhance, and maintain natural resources (i.e. water conservation, recycling, composting)	5
Coordinate protection and promotion of Malden's natural and cultural resources	1
Protect architecturally-significant buildings and neighborhoods	9
Promote and cultivate local arts and cultural resources	4
Improve passive and active recreational opportunities	5

Cultural and Natural Resources

# APPENDIX F Selected Media Coverage

# City to discuss 'visioning'

In one week, the principal planner and representative of the Planning Board will appear before the Malden City Council to discuss upcoming citywide visioning activities.

Ward 4 City Councilor Jeff Donahue said that City Planner Michelle Romero "wanted to get the ball rolling" and to begin the planning process before the summer.

Donahue said that to form a new master plan would cost approximately a quarter of a million dollars, and that Romero hopes to discuss creating a visioning statement.

According to Donahue, Romero has gained the Mayor's approval and there is a possibility of having meetings and surveys throughout the city to address Malden's future.

"Realistically, we don't have that kind of money right now for a complete master plan," he said. Councilor Martin Gately emphasized the importance of establishing a visioning statement.

"I think this is a very good idea," he said.

He also said that the visioning statement is an important step for Malden to take in' order to look forward to future and discuss where they want to city to be.

"(It) is a good opportunity for the city to act on," Gately world

# MALDEN OBSERVER.

# Malden Planning Board hosts "Vision Workshop"

By William J. Craig
 For The Advocate

The Malden Planning Board is announcing that they will be hosting a "Vision Workshop" on June 13, 2007 at Malden City Hall from 7pm to 9pm.

Malden Mayor Richard Howard said, "We would like as many residents, business owners, civic leaders and community officials to participate as possible. This workshop will allow people from all walks of life to have a stake in establishing the Master Plan for the city of Malden." The workshop is designed to help set forth the future goals for the city of Malden and help create a shared vision for the city.

Malden City Councillor Gary

Christenson stated, "I am very excited about this workshop and I hope that everybody else is excited too. This workshop is about to embark on establishing the Master Plan for the city of Malden which will set our gals ahead of us for the next few years. We need to have as much input as possible to ensure that we can set forth a common vision and move towards that vision as a whole unit."

For those residents who won't be able to attend the workshop, the city of Maiden has set up a website which will allow a survey to be taken which will also be implemented towards the workshop. The website is www.cityofmalden.org.

THE MALDEN ADVOCATE - Friday, May 25, 2007

# Malden Planning Board seeks input in crafting city's future

City planner says 'creating a shared vision' vital to new approach

**Visioning** project' will include a workshop in mid-June

By KEVIN MACCIOLI

MALDEN - The Malden Planning Board is launching on effort to "create a shared vision" for the city's future.

Speaking yesterday, Principal Planner Michelle Romero said the board is seeking to reach out to people from all corners of the city for their opinions, beginning with a June 13 workshop.

"This is part of our master planning activities," said Romero. "The planning board wants everybody's input.

The effort is being paid for with \$50,000 in federal funding from money coming to the city Community through the Development Block Grant (CDBG) program. The Fine

'Visioning is an upcoming and coming thing. It's samething that can be very helpful... It's a gool state ment with an action plan inside it."

> Michelle Remore Prindpol Planner City of Mulden

workshop will be facilitated by officials from the Metropolitan Area Planning Council (MAPC).

"Visioning is an upcoming and coming thing. It's something that can be very helpful." Romero told the Malden Evening News.

She said the resulting document can help set the tone for what the city will look like in the

"Essentially it's a goal statement with an action plan inside it," Romero said. "We hope to use it for consensus building."

Iraide the document, Romaro MALDEN'S VISION, P.S.

#### Malden 'Visioning Program': Malden Planning Dept. seeks input from 'all corners of the city' to help develop an idea of 'what Malden will look like'

Continued from Page One

hopes to have both short term and as the participation is," she said. long term goals for the city. She said it can also be used as a tool to get the city where it wants to get once that consensus has been reached.

"This can be a tremendous thing," said Councilor at lurge Martin Gusely. "I think the planning board is on the right track with this and hope people will participate.

According to Romero, it's the per-

ticipation that's the key to success The project really will be as good

Following the June workshop, the planning board will release a survey for residents to complete and then will begin a series of ward-based meetings to uddress topics of both neighborhood and citywide impor-

The results and final recommendations will be presented to the Maldes City Council when they stre completed.

## Malden Evening News

Th⊜⊝SDAY Way 3, 2007

# THE MALDEN ADVOCATE - Friday, June 8, 200

#### ~ From The Mail Bag ~

#### Malden residents urged to participate in Visioning Workshop

To The Citizens of Malden:

Please take part in a very significant community meeting. The City of Malden has embarked on an important mission to develop a shared vision for our future and your input is vital to the success of this project.

Now is the time to express your view of what Malden should be or become. Your participation will be an important contribution as we endeavor to plan and develop a concise statement of goals that will guide future planning and development throughout the city.

The Malden VISIONING WORKSHOP will take place on Wednesday, June 13, 2007 from 7:00 to 9:00 p.m. at Malden Government Center, Council Chamber Third Floor, 200 Pleasant Street.

This workshop, and the subsequent Survey's and Ward meetings, will be a time to engage in small group discussions about Malden's strengths, challenges and opportunities. You, as a resident, citizen or business owner, will help create a vision of what you want Malden to become. One of our goals is to construct an action plan, which will provide a strategic guide to achieving Malden's vision in the near term (1-5 years) and long term (10-25 years).

As a member of the Planning Board, I know full well that the decisions we make have a profound impact upon the quality of life here in Malden. Now is your opportunity to guide and shape Malden's future.

What is you vision for Malden? Come on down to City Hall and let us know on June 13th.

> Sincerely, David D'Arcangelo Member, Malden Planning Board

#### Malden Planning Board Visioning workshop tonight

MALDEN - The Maiden Planning Board will hold a workshop tonight/to discuss a vision for the city's future.

The meeting is the first in what is slated to be a series of sessions over the coming VISIONING, Page 8

Malden visioning tonight statement of the community's goals: and guide for future planning and

Continued from Page One

months. It will begin at 7 p.m. in the city council chambers at city

Tonight's workshop is part of the planning department's master planning activities.

The vision will serve as "a concise

development." Anyone seeking more insurnations regarding tonight's meeting or future activities and sessions cars contact Principal Plarner Michelle. Romero at 781-397-7020.

# Malden Evening News

# **ETTERS** TO THE EDITOR

Malden Observer • Friday, June 22, 2007

groups and utilized the two bours in Council ran nine well-organized

Visioning Workshop a

to the editor:

estimated that approximately 250 to I took the opportunity to attend the Visioning Workshop the evening of June 13 and was overwhelmed by the number of attendees and their commitment to the city of Malden. I 300 residents and businesspersons see the large diverse numbers who were in attendance that evening. It was refreshing and awe inspiring to took the time to take an active role in belping to shape the future of their

A special "thank you" to principle planner, Michelle Romero; chief engineer, John Russell; and their Board, the City Council Zoraing and Ordinance Committee, in particular and Jeff Donshue, city clerk, Karen Ward 5 School Committee vicededicated staff, the Malden Planning Omis Spadafora, Michael Sheeban Anderson, Mayor Richard Howard, Police Chief Ken Coye, councilors Paul DiPietro and Gary Christenson, chair, Greg Lucy, Rep. Claris Fallon. apologize to any public officials I may have omitted. Most of all, thank ou to the residents and business owners who came out on a chilly late

the best manner possible, with clear, concise instructions and professionalism, gently encouraging all to par-

attending spoke volumes about the The sheer number of individuals mix of young and old, lifetime resicaring and concern that residents and business owners have for their city. A large culturally diverse crowd, a landfords, and business owners, dents and new residents, condo owners and home owners, renters and indeed a true picture of Malden today.

the willingness the residents have to rect the inadequacies in their city and It indicated that people are hungry for positive change, hungry to cartake an active role to see those changes through. It is my hope this and will help to solve some of the ives of living in Malden and correct the negatives as Malden moves for session is viewed in a positive ligh ssues Malden has, enhance the postward into its own futtine.

l encourage all residents to particiand for those without access to the nnemet, please, pick up a copy of the sate in the online survey on the city's Neb site, www.cityofmalden.org. survey at City Hall or the Malden ublic Library.

Visioning Workshops are being Later this year, individual Ward in your ward. Take part in this unique opportunity to shape the city planned; please attend the workshop you chose to live in.

Judy Griffin Rockingham Avenue Malden

The Metropolitan Area Planning

pring evening to participate.

THE MALDEN AD VOCATE - Friday, July 20, 2007

# Visioning Workshop $\sim$ From the Mailbag $\sim$ huge success

Dear Editor:

On behalf of the Maiden Planning Board and Staff, I write to thank all those who came to the Visioning Workshop on June

The presence of so many Maldonians was truly inspiring and their participation made the Workshop a success for

working on transcribing all the ideas generated at the www.cityofmsiden.org (under the Visioning Project link), in The Metropolitan Area Pfanning Council (MAPC) is diligently Workshop. We will be posting "results" on the City's website, the very near future.

locations: at City Hall, in the City Clerk's Office and Planning On-going now is the second part of the Visloning Project: the Community Survey. The Survey is available on-line on the City's website, www.cityofmalden.org and in several Department, and at the Malden Public Library.

Maiden Vision statement (formulated from the results of the We encourage all residents, business owners and property owners to take the Community Survey before August 31, 2007. Participants will have the opportunity to review the draft /Islaning Workshop and Community Survey) and discuss ways to improve and implement it. The dates and locations This Fall we will hold a neighborhood meeting for each Ward. For more information, I can be reached at (781) 397-7020 of these meetings will be announced as soon as scheduled or mromero@cityofmalden.org. Thank you for your support.

Wichelle A. Romero Sincerely, Principal Planner

# Malden Visioning Project is off to a strong start, officials say

Principal Planner Romero hoping to create 'goal statement for future'

Over 300 from Malden attended wellpublicized workshop

By KEVIN MACCIOLI

MALDEN - Officials conducting the city's first visioning project hope to build on the momenturn created by last month's visioning workshop, Malden Principal Planner Michelie Romero told the Malden Evening News.

The visioning project will help the planning board and other city agencies by creating what Romero described as a "goals statement for the future."

It is part of the overall master planning for the city and is expected to serve as both a policy and reservelopment tool.

The June 13 workshop, at which residents and business

"The workshop was a success because so many Meldonians not only come, but were ready and willing to thoughtfully participate in the workshop through activities that were wellorchestrated and user friendly."

Michalle Romero Principal Flanner City of Molden

people discussed the city's strengths and weakness, among other things, was mireded by over 300 people. Amendess were broken down into nine groups, in which they talked about "future headlines" for the city.

"The workshop was a secress because so many Maldonians not only came, but were ready and willing to thoughtfully participate in the workshop through activities that were well-orchestrated and user friendly," said

MALDEN VISIONING, P.B.



Above, Maldem Planning Director Michelle Romero leads a group discussion as part of the Visioning Project now under way in the city, where municipal efficials are enlisting the ideas and impot of local citizens, business owners, employees and community activists to help plan Maldem's future in development and other areas. Below, citizens involved in the visioning project check out a map of some proposals.

Malden Evening New

### Malden Visioning Project is off to a strong start; Input still being sought

Continued from Page One

Ramero.

"All workshop participants worked together to gain the valuable insights that will be necessary to create the Malden Vision, a statement of our goals and guide for future planning and development in the city. The ideas generated at the workshop will be compiled and used to formulate the basis for a draft of the Malden Vision statement."

With the first phase complete, Romero and others are hoping the second phase - a community survey - will generate as much input. The

survey can be found online (www.cityofmalden.org) or a copy can be picked up at the library or in city hall.

As of early last week, Romero said a few hundred people had already taken the survey, with hearily two-thirds of those participating being new to the process. "We expect the survey return rate to pick up over the next month," said Romero, adding surveys must be returned by Aug. 31.

The survey is slated to be followed up by ward-based meetings expected to begin this fall.



# 2020' vision

Residents get a chance to craft Maldens future look

By James McEvey

There's still time to give your input on the future of Malden.

Resident opinious are being actively sought this munth, as part of the blossoming "Malden Visioning Project" meant to refurbish the downtown, attract mixed development and tailor the city's future to the desires and needs of



Residents packed a recent violering mosting bested by the city of Maiden.

its residents.

As Maldan prepares for the third phase of its ongoing Visioning Project, organizers said they are pleased with the results of a June 13 "visioning workshop" the city's planning department housted as a public resident forum.

The Visioning Project, a series of meetings and surveys organized and conducted by the Maldan Planning Board and Planning Department, aims to generate future goals for the community. The workshop, the fast of its kind in Maldan, was steeded by approximately 300 participants, according to Principal Planner from the Department of Engineering, Planning and Waterworks Michelle Romers.

After results are compiled, them will be further meetings held in each ward and surveys available entire for residents who still

VISION, PAGE 11

The 70s tried to pinn Pleasant Street as an urban mall (like Downtown Cressing in Boston), with Government Center at the end in the middle of the street. It wan't worked out that way," the myar said, "A lat of people think that building has been an impediment to development, so we've booked at the idea of knocking

Part of that plan may include moving City Hall to a section of the high school to open the Pleasant Street area up to residential development, and there's funding nesses it alpeady has in place to available but no strict timeline hid out yet. And for now, the city hoping to loop the good busispurfuling growth.

According to Deborah Burke. the Malden Redevelopment Authority and the Mayor's Office, the city is working to improve streets and signage

Burlington and other suburbs, no plan regulated what businesses

fewniows, and has bold meet-ngs in recent mosths to court

Restaurants, we believe, play a critical rate in the vibrancy of the downtown," she said in a letconts in April, inviting them to the brainstornaling session held in br sent to all downtown resun-"They are the magness that people downnown. The city is thrilled about the new diving establishments that have discovexed Malden in secent months, and is also proud of the exteries that have maintained longitue Malden Square addresses."

All Seasons Table is the newest restpurant to open on Phessaud Street, and offers live fazz, a full City officials said it complements oar, and modern Aslan cubine. Street bistro on the next street wee, just blocks from the MBTA

Til-City Mental Health, etc.) are service agencies (such as DSS) apother issue. It's not that we don't want any, we just want the tor Stephen Wishaski, prict on Princeton Road won in Walther's artSPACE@16 exhibit The city is also looking to potentially make zoning changes,

seart gallery category.

Beautification effects are also coming to the MBTA station, and the city is hoping to decrease the number of vacant storefronts delates to be typed better." would allow for artists and to codify the look of offs above downown business-

"We're trying to the extent we can to agree on the different type of businesses we'd like to see, said Mayor Howard, "I think you try to do as much as you can pub loly, with the infrastructure, the and feel of the streetscape. and you hope for those other small gains. It's crigiting. Malden Center's storefronts. Officials are also working with of husinesses" they allow to rent lastlacts to streamline the "type downtown, instead of tolding the be it another dollar store or takefirst testing that shows interest

always trying to attract a quality "We've been able to convince the landloods not to cent to the first warm body that shows up with the first month's reat in hand," said Maldea Redevelop-

LUEN UBS

He said skyrocketing living prices in Beston, Cambridge and other eities should help Malden pull in commuters and families city's behest has confirmed that

growth, with effective visioning and business planning.

that building down." ě

'A's a question of being in the right stage to ottract the right use;" he said in an interview last He said meny of Malden's older residents remember the center of town as a hub of shap

the downtown would welcome -giving way to shopping malls in sendent apparel and shoe stories. flen that declined in the 1970s. things they love about Maiden and the challenges they see the The workshop represented the first of the three parts of the over-all Visioning Project. The record pact, which is currently being Information and feedback from

nembers of the Malden commu

endothop (hrough a survey.

downtown as on uses to atmost loft style living, arists residences there's still on apportunity to have and the types of esteries that will Osurge Line to Midden, "I think lure city dwellers down the The surveys are available at the Maiden Public Library as well as the City Clerk's Office and Plansing Department. The surveys enn also be taken ealine at eityofmalden.org, or at meldenob-

> vant to give their opinion on Remero said participants at dents and leaders of Malden's fune's workshop included resicivic, municipal, secial and religlous groups. Romero sald she was pleased with the turnout, especially because the workshops past of the city's overall from were considered such an integral

Volident's fature."

VISION, SEDAN PACE 1

a good residential core close to the tuthen core."

and a study conducted at the Malden could support such

The third part of the Visioning Project is set to take place this fall and will include more concentrated discussions between the city hood meetings in each Individual and its citizens through neighbor

The locations, dates and times of the more in-depth ward meetmeetings are expected to begin in according have not announced

the insights that will be neces-

that Malden

to create

statement of our goals and

development in the city."

For Malden Mayor Richard www.cityofmalden.org. "All workshop participants worked tapether to gain the valuvision," she said, "(The vision ls)

better businesses, refurbibling its Howard, the visioning workshop is just one rung on a helder the city is climbing toward attracting commuter-friendly center and serving as a locus of the arts comuide for future planning and She said the friedback from the articipants will be compiled and used to formulate the basis for a The Whylothop was a success sectore so many Maddoniaus acc came, but were ready and draft of the Majden Vision State

willing to thoughtfully participate the Workshop through activities that were well-orchestrated

ping, from Jordan Marsh to Inde-Trom all neighborhoods and unas of the City, all were there to and user-friendly," she said. broinstorm" and talk about the

herne or vision.

"The city suffered a kind of exodus," said the mayor, who topes to use the MBTA station

have invested money in the

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### City to discuss 'visioning'

GateHouse Media Fri Apr 27, 2007, 04:07 PM EDT

### Malden -

In one week, the principal planner and representative of the Planning Board will appear before the Malden City Council to discuss upcoming citywide visioning activities.

Ward 4 City Councilor Jeff Donahue said that City Planner Michelle Romero "wanted to get the ball rolling" and to begin the planning process before the summer.

Donahue said that to form a new master plan would cost approximately a quarter of a million dollars, and that Romero hopes to discuss creating a visioning statement.

According to Donahue, Romero has gained the Mayor's approval and there is a possibility of having meetings and surveys throughout the city to address Malden's future.

"Realistically, we don't have that kind of money right now for a complete master plan," he said.

Councilor Martin Gately emphasized the importance of establishing a visioning statement.

"I think this is a very good idea," he said.

He also said that the visioning statement is an important step for Malden to take in order to look forward to future and discuss where they want to city to be.

"(It) is a good opportunity for the city to act on," Gately added.



### Down town

## Following one failed comeback scheme after another, Malden may finally get smart

By Robert David Sullivan Illustration by Alison Seiffer Photos by Robert David Sullivan

Summer 2007

**SMART-GROWTH POLICIES** are often associated with leafy suburbs in commuter rail territory (see <u>Town Meeting Monitor</u>). So <u>it</u>'s easy to forget that there are older cities in Massachusetts that already have all the right elements—high density, mixed-use zoning, extensive public transit—and have still fallen short of the urban village <u>ideal</u>.

The city of Malden, where I grew up, is a particularly frustrating example. Its once-vibrant downtown has few pedestrians, and there are as many empty storefronts as viable businesses. This lack of activity has continued despite the area's advantages: Malden has recently added a significant number of housing units, it's on a subway line, it has a poverty rate



slightly below the state average, and the crime rate is no worse than in thriving parts of Boston or Cambridge. But the city of 56,000 just hasn't been fertile ground for the principles of smart growth—or New Urbanism, to use the older term. (It may also be the more accurate term, given that many cities in need of smart planning have already reached their population limits.)

Many Malden residents are unhappy with this situation, and about 300 of them were at City Hall on a Wednesday night in June, attending a "Visioning Workshop" facilitated by the Metropolitan Area Planning Council. The turnout "elated" City Councilor Gary Christenson, who said he expected to find 30 or 40 participants, given how few people attend regular government meetings.

I attended one of nine smaller discussion groups at the Visioning Workshop and was impressed by the enthusiasm of participants, if not totally sold on their chances of achieving consensus. A poll of the two dozen or so members of my group revealed that the two most popular goals were revitalizing downtown and limiting development, but the first may be incompatible with the second.

Still, things are happening. Strolling through downtown after the workshop, I came across several places buzzing with activity—a new pan-Asian restaurant, a martini bar, a couple of Italian eateries, two Irish pubs. Unfortunately, no two were next to each other, and there were no way stations—no cafés or convenience stores—to help glue the area together. The upscale Asian restaurant, for example, was between a discount store that closes early in the evening and a space formerly occupied by a lingerie store. (The sign in the window informed customers that Lady Grace had moved to a site in Woburn with "plenty of free parking" and "easy access" from major highways.)

The city touts its accessibility via public transit, but visitors who take the Orange Line to Malden Center

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can look toward downtown and see nothing but parking garages and the plain brick cube that serves as City Hall, though the city is promising to put up signs that indicate life beyond these forbidding structures.

If you turn south from the T stop, you're within walking distance of two supermarkets, but don't expect any window shopping along the way, since you must walk past more parking areas and such anti-pedestrian businesses as a muffler shop and a liquor mart. The Super Stop & Shop has been here for years, but the Super 88, farther down on Commercial Street, just opened this February, extending a chain of Asian supermarkets that had been highly successful in Chinatown, Dorchester, and Quincy. Many of the staff did not seem to understand English, reported a longtime resident (my mother), but eggs were cheap, and the fish selection was mind-boggling. I haven't seen the fish yet, but I am bemused by the changes that have taken place in a city where I remember "Chinese food" as something you got in Polynesian restaurants—and where there were twice as many supermarkets as there are now, but none of them carried anything you couldn't get at the A&P.

Disembarking Orange Line passengers can also walk north on Summer Street, past a family-style restaurant in a converted train depot. The next block features mixed-use zoning, with apartments above first-floor storefronts, but none of the businesses attract many pedestrians (certainly not the gutted remains of a typewriter-repair shop), and the neighborhood convenience store turns out the lights at 9 p.m. A couple of years ago, I was elated to see a café with an art gallery open on this block, but it didn't last very long. "I was making money but not enough to hire somebody to help me," the café's former owner, Sylvie Moretto, e-mailed me from her new home in Paris, "and doing it all by myself was just too much. Besides, the Dunkin' Donuts was just a few blocks away [right next to the T stop]; it didn't help." After the café closed, it became an office for a home-mortgage company.

### MYSTERY TOWN

Perhaps the lack of a "brand" has hampered commercial development in Malden. The city seems to be an enigma to most people I talk to, even though it has almost twice as many people as (admittedly more cinematic) South Boston. When the *Boston Globe* named Kevin Cullen as a columnist for its Metro section in June, editor Martin Baron pronounced Cullen "Boston to the core," even though the writer grew up in Malden and graduated from Malden High.

You probably have been in Malden, even if you don't realize it. Its most heavily traveled road is a stray-hair section of Route 1, between Saugus and Revere, that's too short to have any exit ramps. If Boston is "All That Jazz," Malden is "Mr. Cellophane."("You can drive right through me/And never know I'm there.")

Or you might have a dim knowledge of it as one of those "M" cities to the north of Boston, along with Medford (Malden's opponents in a 101-year-old high-school football rivalry) and Melrose. Its name brings to mind such words as middling,

mediocre, and run-of-the-mill—unlike those wonderfully wealthy "W" towns of Wellesley, Weston, and Westwood. ("There's just a lack of grace and beauty in this town," said an older woman at the Visioning Workshop.)

It doesn't have the glitziness of Boston or the teetering-ondisaster problems of Springfield and Lawrence. The city rarely appears in newspaper datelines unless there's a press release from the state Department of Education, whose headquarters are in a nondescript office building downtown. Malden was the site of one of the biggest Boston-area stories of the 1980s: the accusations (and the still-controversial convictions) of child abuse involving the Amirault family and the Fells Acres daycare center, which was about six blocks from my family's



Malden's fortress of a City Hall.



A business strip enlivened by a new Asian restaurant.



The looming towers of 160 Pleasant Street.

The city is neither glitzy nor teetering on the brink of disaster.

house. But I don't remember and can't find any stories speculating on why it happened in Malden, perhaps because it was too hard to plug the city—not entirely urban but not quite suburban, no longer working-class but not really white-collar —into any cultural stereotypes.

The city brings to mind Gertrude Stein's famous quip about Oakland, Calif.: "When you get there, there isn't any there there." In Massachusetts, that means it has no college, no hospital (Malden Hospital closed in 2001), and few entries in the Zagat's restaurant guide.

Cities like Malden are especially prevalent in Massachusetts, thanks to Boston's failure to annex much of the territory to the north and west of its downtown. In 2005, the Hub accounted for only 13 percent of the population in its own metropolitan area; the comparable numbers were 43 percent for New York, 30 percent for Chicago, and 25 percent for Philadelphia. There are 13 communities in the Bay State with a population of between 30,000 and 100,000 and a density of more than 5,000 people per square mile; only California and New Jersey have more. Besides Malden, they include: Arlington, Brookline, Cambridge, Chelsea, Everett, Lawrence, Lynn, Medford, Quincy, Revere, Somerville, and Watertown. Malden is at the high end of this category, with 11,103 residents per square mile. It has an area of 5.12 square miles, or half a Wellesley, and 61 percent of its land has housing on it. (The comparable figure for Boston is 41 percent.)

In France, a place like Malden might be considered part of the *banlieue*, or the crowded outskirts of a major city. Paris's *banlieue* received worldwide attention two years ago, thanks to several nights of rioting by people who will probably never be able to afford living in the "inner city." That frustration, if not the violence, is becoming familiar to people priced out of Boston. None of Boston's older suburbs is as badly off as Newark and Passaic, both in northern New Jersey, where per-capita income is less than half of the citywide average in New York. But Chelsea, Lynn, and Revere are already poorer than the Hub, and incomes in Everett, Malden, and Quincy did not grow as fast during the 1990s as they did in Boston itself. The pawnshop and half-dozen "dollar" stores in downtown Malden, only a few blocks away but completely out of sight to shoppers at the more respectable chain stores along Route 60, also suggests a kind of economic segregation.

### NO MIRACLE CURES

Malden's population peaked at 59,804 in 1950 (when it was almost entirely white), gradually declined to 53,386 by 1980, and is now estimated at 55,871 (with a white population of 70 percent). For decades its most famous export was Converse footwear. Converse was founded here in 1908, and until the 1970s, it had a near-monopoly on basketball sneakers.

Converse's demise was at the hands of newer sneaker manufacturers such as Reebok and Nike, which bought the company in 2003. And the overall decline in manufacturing jobs in Malden (down to 8 percent of the city's total employment in 2005) coincided with the deterioration of a once-thriving downtown and the rise of shopping malls in nearby Medford and Saugus. Before then, Jordan Marsh was the district's anchor store, where I'd rifle through LPs on the top floor while my mother inspected linens in the basement, but there was also a movie theater (the Granada), a Brigham's ice cream parlor, and the family-owned Dandy Donuts (instead of the two Dunkin's there now).

There has been one reason after another to hope that the downtown would come back. When the Orange Line was extended to Malden in 1975, city leaders hoped that shoppers would come from elsewhere. Instead, the subway seemed to make it easier for Maldonians to get to the bigger Jordan Marsh in Boston (and for me to get to the more interesting movie theaters in Harvard Square). At about the same time, Malden built a new City Hall literally in the middle of Pleasant Street, blocking traffic from the West End of the city and ensuring that people disembarking from the Orange Line could not see that there was a shopping district a few yards away. The idea was to create a pedestrian area similar to that in Boston's Downtown Crossing, but it didn't help that City Hall was nothing but a brick-and-glass cube with a windswept plaza—a more mundane version of Boston's "Brutalist"-style seat of government.

As walkers and subway riders proved elusive, the city turned back to the auto, approving the construction of two huge parking garages downtown and a bypass road that made it possible for residents to go for years without seeing Pleasant Street. Indeed, Route 60's lower elevation makes the apartment towers and the largely vacant two- or three-story retail buildings seem rather menacing to strip-mall shoppers, like a cut-rate Gotham City. A florist and an ice cream shop—two independent businesses that would seem a natural fit for a downtown district—are instead hunkered down in a little building in the middle of a Route 60 parking lot that was built in 1994, not even allowed to touch the Walgreen's and the Blockbuster videostore behind them.

After Route 60 made downtown even more irrelevant, the city looked elsewhere for economic growth. In 1995, Malden joined Everett and Medford as the host communities for TeleCom City, a 200-acre site on the Malden River that's little more than a mile south of downtown. But in 2004, after nine frustrating years of trying to lure high-tech industry to the area, a multi-city commission changed the name of the development to River's Edge and announced that it would consider other options for the land—including more housing. As it turns out, being within a couple of miles of Boston and Cambridge doesn't necessarily mean you can be a big player in the New Economy.

### **TEAR DOWN THIS HALL**

Malden's latest strategy seems to be an embrace of the people who are moving here anyway: students, single adults just out of school, and mostly Asian immigrants, all priced out of Boston. Many of these people may not even realize that Malden is a separate city from the Hub, and they may wonder why Mayor Menino doesn't extend his Main Streets program out here. (Suburbs such as Malden resisted becoming part of Boston because they wanted no part of the big city's problems, but they also don't get the benefits of large-scale revitalization programs.)

These newer residents are largely responsible for the scattered signs of life downtown. There are Vietnamese, Indian, and Haitian restaurants among the dollar stores, as well as the Irish pubs and Italian restaurants that recall Malden Square's heyday in the previous century. More diversity is probably on the way: The demographics of Malden, the state's 18th largest and fifth most densely populated community, are changing at least as rapidly as in Boston—or in relatively well-known cities such as Worcester, Lowell, and New Bedford. From 1990 to 2000, Boston's Hispanic and non-white population rose by 26 percent; in Malden, it went up by 163 percent. At the same time, Boston's foreign-born population increased by 32 percent; in Malden, it was up by 98 percent. Indeed, I hear more non-English-speakers on the Orange Line platform at Malden Center than at Boston's Downtown Crossing station. In my subgroup at the Visioning Workshop, "diversity" was voted the biggest strength in Malden—but several participants cited what they diplomatically called the "transient population" as one of the city's biggest challenges.

In accordance with the smart-growth principle that the best new housing is near public transit and already-existing housing, Malden has also been getting even more crowded. The city approved 892 permits for new housing units between 1997 and 2006 (more than two-thirds of them in multifamily buildings). Compare that with two communities of roughly the same population: Over the same period, the more affluent "streetcar suburb" of Brookline approved 342 units, and the western Massachusetts city of Chicopee—with cheaper home prices but far from Boston's economic sphere—approved 560.

But several participants in the Visioning Workshop said that there are already enough residents to support a revitalized downtown.

"There's a way to do it [revitalization] without piling on more," agrees Christenson, the city councilor, adding that developments such as 160 Pleasant Street—an 11-story, 204-unit luxury apartment building primarily responsible for the rather spooky look of the downtown skyline—have sparked something of a backlash against more high-density housing.

Malden may be developing a healthy skepticism of quick fixes, but there is another Big Idea to try, and it happens to be something that Boston is also considering: Tear down City Hall. Mayor Richard Howard reiterated his support for knocking down the building in his "State of the City" address in February, a move that could reconnect the two halves of Pleasant Street and allow subway riders to see downtown Malden from the Orange Line platform. Rather than build a new structure, Howard supports a move of City Hall operations to the "Art Deco wing" of the underused Malden High School on Salem Street, across from the H.H. Richardson–designed public library.

More modestly, Christenson says that angled parking on Pleasant Street, which could replace parallel spots as early as this fall, would encourage quick visits to the business district.

"It makes all the difference," he says of easier parking. "You don't fear going downtown."

There's also hope that, with more people actually living downtown, Malden will reach a tipping point, with too many potential café and boutique customers for entrepreneurs to ignore. The 60-unit Central Place Apartments opened across from the T stop in 2005, and tenants have just begun moving into 160 Pleasant Street (with one-bedrooms starting at \$1580 a month). Of course, that complex does include parking, and its Web site touts its location "near major highways," but the city can hope that some of the new residents get around to exploring their immediate surroundings.

There's already some evidence of that. The startlingly chic All Seasons Restaurant, which features a sushi bar and live jazz, seems to have established a steady clientele since opening in May. At the nearby Exchange Street Bistro, one patron told me that the 120-seat restaurant is "more South End than Malden," and it seems to be doing a good business in drinks with South End prices; all of the seats at the bar were occupied during both of my visits there. It has a modern, attractive exterior, even if the location is a bit more cautious—not among the ghosts of Pleasant Street but on a lower-level block facing the parking lots and strip malls.

"You saw how Davis Square changed," says Bistro owner John Carlino, who formerly worked at 29 Newbury St. in Boston's Back Bay. "We need three or four more restaurants to become a destination place."

Perhaps this historically working-class city may finally experience a rebirth—and prove that smart development isn't just for towns with new growth. How will we know that Malden has finally arrived? Carlino has one suggestion that's not terribly original but has worked in plenty of other places: "If only we can get a Starbucks..."

Malden's now a place for visionaries - The Boston Globe

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THIS STORY HAS BEEN FORMATTED FOR EASY PRINTING

### Malden's now a place for visionaries

The Boston Globe

By Erin Ailworth, Globe Staff | October 11, 2007

At first glance, the two women at the back table agreed, their city's vision of the future seemed a bit too utopian.

The "Malden Vision" draft unveiled to residents last week calls for a city adept at "proactive communication" that would strategically manage growth and development.

The Malden it envisions would find room for diverse housing and pedestrian-oriented retail, while maintaining neighborhood integrity and preserving parks, open spaces, and the like.

"It sounds nice," 15-year resident Stacey Moore said. "It sounds like the perfect community."

"It's a little bit of an exaggeration," replied Susan Rojas, a Malden resident for 14 years. "We have to shop in other towns, go to other towns. I have a 5-year-old son; I have to take him to the park in another town."

Still, Moore and Rojas said, they would love to see Malden, first settled in 1629, become a place with a quaint downtown, hip gathering places, and more for residents to do with their free time.

"I think what I want to see is more pride in the community," Moore said. "I want Malden to kind of like be a place people want to come to . . . something like Somerville - the Davis Square-type of area."

About 30 residents gathered with Moore and Rojas at the Ferryway School Oct. 3, and outlined other priorities that included clean, safe neighborhoods; enforcement of town codes and building regulations; and preserving and enhancing the city's natural areas and resources. Another workshop was scheduled for yesterday, and two others are planned this month.

The sessions are a follow-up to a citywide community meeting held in June that was attended by about 300 residents. The topic: What residents want to see in Malden's future. About 1,000 residents also were polled over several months about how they wanted the city to improve.

" 'Visioning' is a community-based planning process," Michelle Romero, Malden's principal planner, told the crowd gathered at Ferryway. "The ideas that were generated in the workshop and through the survey . . . were used to build the draft 'Malden Vision' that you are going to see tonight."

Romero estimated that the city has used less than \$75,000 in federal community development block grant funds for the process. She sees the vision as a mission statement or road map to guide the city on how it should grow.

"What do we want to become?" Romero asked in a phone interview. "Do we want more residential development? If so, where? Do we want more commercial development? If so, where? Do we want to work on transportation issues? Open space?"

The Metropolitan Area Planning Council has been hired as a consultant to help Malden - a city of about 55,600 residents - through the process of crafting a vision. Jennifer Raitt, chief housing planner for the council, said Malden's approach is somewhat unique because of how much the city is involving the community.

Because it's "driven by the input of those who participated," Raitt said, Malden's vision will go beyond the usual "land-use-planning document."

http://www.boston.com/news/local/articles/2007/10/11/maldens\_now\_a\_place\_for\_vision... 10/12/2007

Malden's now a place for visionaries - The Boston Globe

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The community-based approach appeared casual Wednesday as participants sat at child-size cafeteria tables set with markers, pens, and note paper. Residents were shown a PowerPoint presentation, then asked to briefly discuss the vision and come up with anything they thought might be missing. Some wanted a more cohesive public-transit system; others wanted to focus on promoting the city's arts culture and a new bike trail. A few spoke of improving access to healthcare and beefing up the city's law-enforcement presence.

"If you were elected mayor suddenly tonight . . . what would be the take-home message you heard from residents?" Mark Racicot, manager of government services for the Metropolitan Area Planning Council, asked the crowd. "Or if you were having breakfast tomorrow with the mayor, what would you tell him to do?"

Residents were asked to name their priority in five categories - transportation, residential development, economic development, community facilities and services, and natural and cultural resources. During a slightly haphazard process in which some residents mistakenly voted multiple times in one category, participants named nice neighborhoods, improved code enforcement, more historic and natural preservation, and enhanced shopping and gathering areas as their goals.

Those picks, Racicot said, would be merged with the priorities chosen at the other visioning meetings and presented to Malden residents at a later date.

Romero said she expected to see a final vision by about the end of next month, and said the city could start implementing changes next year.

Two-hour "visioning sessions" are scheduled to start at 7 p.m. Wednesday at the Forestdale School at 74 Sylvan St., and Oct. 24 at the Linden School at 29 Wescott St.

Erin Ailworth can be reached at eailworth@globe.com.

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Residents of wards 1 and 7 take a visionary stance - Malden, MA - Malden Observer

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### Residents of wards 1 and 7 take a visionary stance

James McEvoy/malden@cnc.com

Thu Oct 11, 2007, 03:45 PM EDT

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MALDEN - Residents in wards 1 and 7 have gotten a glimpse of the city's future, thanks to the first of fc workshops provided by the city last week.

The workshop, which took place Oct. 3, showed residents a first draft of Malden Vision and provided the opportunity to give some feedback. The workshops are the third phase of the city's visioning project func federal Community Development Block Grants with the assistance of the Metropolitan Area Planning Co

The draft, compiled from data collected through first two phases of the project — a survey and a city-wic back in June — focuses on five elements: goal statements regarding transportation, residential and econo development, community facilities and services and assessing the permitting process for fairness and con local planning.

Residents at the workshop were encouraged to break up into smaller groups and discuss issues pertinent t elements.

Some residents took the opportunity to suggest education be added as another element, noting how school be one the most important issues according to citizens who took the survey or participated in the previous workshop.

Jennifer Raitt, housing planner for the MAPC, said discovering additional concerns was one of the main workshops in order to figure out resident priorities.

"Education and the public schools are recognized as top priorities in the draft Malden Vision. Greater de key actions, may be needed on multiple important issues," she said. "Other ward workshops may ask for to be placed on other issues cited as 'very important' in the community survey. The ward workshops will determine which issues in the draft Malden Vision and goal statements resonate for residents."

Raitt added all the input gathered from each workshop will be used to create a "more expansive documen the new information with the previous data.

"The significant contribution from the ward workshops will help add to and prioritize the key actions for element and gaining feedback on the draft Malden Vision," she said. "The workshops are designed for re provide input and participate in helping further focus and prioritize issues and actions."

Addressing the MBTA stop in Malden as well as compensating for lost healthcare due to hospital closure

http://www.wickedlocal.com/malden/news/x1967340260

10/12/2007

Residents of wards 1 and 7 take a visionary stance - Malden, MA - Malden Observer

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the several other issues brought up by residents, but not addressed by the elements. Additionally, resident encouraged to suggest other key actions for each element of the visioning draft and then vote on which the most important to them.

Principal planner Michelle Romero said the city was fortunate to have the assistance of the MAPC for the said she was thrilled with results thus far. Romero additionally suggested the different format of the indix workshops offered a different perspective and an opportunity to gain more feedback.

Ward 1 Councilor Gary Christenson, who gave some feedback of his own during the workshop, thought well attended, particularly from his ward.

"I thought it was a great success as evidenced by the good showing of Ward 1 residents even with game of Sox playoffs taking place at the same time," he said, adding he believed several important issues address attendees were revitalized squares in Malden as well as safer roads and neighborhoods.

Christenson suggested one action the city may want to prioritize is exploring options to offer Malden resi preference at new employment opportunities in the city "all things being equal."

Mark Raciot, manager of government services for the MAPC, said the workshop was intended to get the us set the priorities" in regards to the elements and possible actions to facilitate said elements.

### ADDITIONAL WORKSHOPS:

Additional workshops are scheduled for October, including wards 4 and 5 at the Forestdale School on Oc 6 and 8 on Oct. 24 at the Linden School.

All three workshops begin at 7 p.m. with registration at 6:30 p.m.

For more information, visit www.cityofmalden.org.

Workshop provides alternatives on education, environment for wards 2, 3 - Malden, MA -... Page 1 of 2

### Homepage 🔊

# Workshop provides alternatives on education, environment for wards 2, 3

James McEvoy/malden@cnc.com

Wed Oct 17, 2007, 02:47 PM EDT

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MALDEN - Residents in wards 2 and 3 this week were given their chance to finally catch a glimpse of the proposal that will change the face of Malden.

On Oct. 10, residents provided feedback to planners of the Malden Vision in the second of four ward visi workships. Similar to last week's workshop in wards 1 and 7, education was an issue brought up frequen not specifically included in the visioning draft itself.

Other issues brought up included raising awareness of environmental protection and preservation as well establishment of responsible energy practices.

The ward workshops are the third phase of Malden's visioning project funded by the city's Community I Block Grant with the assistance of the Metropolitan Area Planning Council.

The draft, compiled from data collected through first two phases of the project, a survey and a city-wide in June, focuses on five elements, including goal statements regarding transportation, residential and econ development, community facilities and services and assessing the permitting process for fairness and con local planning.

MAPC organizers told resident participants that education issues belonged in the community facilities an statement."

Other residents questioned the structure of the ward workshops and asked why the results of one ward we not be available to the others.

Mark Raciot, manager of government services for the MAPC, admitted the system wasn't flawless, but a think it would be.

"There's no way to make it perfect," he said, adding that for some of the meetings the group would be un specific results, but would mention overall themes if they were not mentioned at the current workshop.

Raciot added it was part of the system and that MAPC would have to "anticipate that there are some diffe wards." He also told residents that the final information for the next draft phase will be broken down by which wards prioritized what issues.

http://www.wickedlocal.com/malden/homepage/x357261898

10/25/2007

Workshop provides alternatives on education, environment for wards 2, 3 - Malden, MA -... Page 2 of 2

Jennifer Raitt, housing planner for the MAPC, also explained what would be done with the information g workshops. She said a further draft would be written and used "as a guide" for the planning board and promayor's office and the City Council for hopeful endorsement.

Raitt added the updated draft could be utilized by the council as well as the planning board, saying the co it "for new zoning amendments we may need."

She also told attendees that some of the "key actions" could be initialized for the short-term although the itself is designed to address the long-term.

"We're really looking at both," she said, adding "some actions have different time frames."

After ward 1 and 3 participants prioritized original and additional "key actions," they were asked what th Mayor Richard C. Howard if they were given an opportunity to have breakfast with him.

Although some suggestions were specific, including revamping the downtown area and overall communi were general in nature such as asking why these actions haven't already been initiated.

Two additional ward workshops are scheduled for October, the workshop for wards 4 and 5 at the Forest place Oct. 17 with the final meeting for wards 6 and 8 to be held Oct. 24 at the Linden School.

The Linden workshop will begin at 7 p.m. with registration at 6:30 p.m.

For more information, including comprehensive results of the survey and July city-wide workshop, visit <a href="https://www.cityofmalden.org">www.cityofmalden.org</a>.

APPENDIX G M.G.L. Chapter 41, Section 81D Master Plan

### PART I. ADMINISTRATION OF THE GOVERNMENT

### TITLE VII. CITIES, TOWNS AND DISTRICTS

### CHAPTER 41. OFFICERS AND EMPLOYEES OF CITIES, TOWNS AND DISTRICTS

### IMPROVED METHOD OF MUNICIPAL PLANNING

### Chapter 41: Section 81D. Master plan; economic development supplement

Section 81D. A planning board established in any city or town under section eighty-one A shall make a master plan of such city or town or such part or parts thereof as said board may deem advisable and from time to time may extend or perfect such plan.

Such plan shall be a statement, through text, maps, illustrations or other forms of communication, that is designed to provide a basis for decision making regarding the long-term physical development of the municipality. The comprehensive plan shall be internally consistent in its policies, forecasts and standards, and shall include the following elements:

- (1) Goals and policies statement which identifies the goals and policies of the municipality for its future growth and development. Each community shall conduct an interactive public process, to determine community values, goals and to identify patterns of development that will be consistent with these goals.
- (2) Land use plan element which identifies present land use and designates the proposed distribution, location and inter-relationship of public and private land uses. This element shall relate the proposed standards of population density and building intensity to the capacity of land available or planned facilities and services. A land use plan map illustrating the land use policies of the municipality shall be included.
- (3) Housing element which identifies and analyzes existing and forecasted housing needs and objectives including programs for the preservation, improvement and development of housing. This element shall identify policies and strategies to provide a balance of local housing opportunities for all citizens.
- (4) Economic development element which identifies policies and strategies for the expansion or stabilization of the local economic base and the promotion of employment opportunities.
- (5) Natural and cultural resources element which provides an inventory of the significant natural, cultural and historic resource areas of the municipality, and policies and strategies for the protection and management of such areas.

- (6) Open space and recreation element which provides an inventory of recreational and resources and open space areas of the municipality, and policies and strategies for the management and protection of such resources and areas.
- (7) Services and facilities element which identifies and analyzes existing and forecasted needs for facilities and services used by the public.
- (8) Circulation element which provides an inventory of existing and proposed circulation and transportation systems.
- (9) Implementation program element which defines and schedules the specific municipal actions necessary to achieve the objectives of each element of the master or study plan. Scheduled expansion or replacement of public facilities or circulation system components and the anticipated costs and revenues associated with accomplishment of such activities shall be detailed in this element. This element shall specify the process by which the municipality's regulatory structures shall be amended so as to be consistent with the master plan.

Such plan shall be made, and may be added to or changed from time to time, by a majority vote of such planning board and shall be public record. The planning board shall, upon completion of any plan or report, or any change or amendment to a plan or report produced under this section, furnish a copy of such plan or report or amendment thereto, to the department of housing and community development.

A city or town which has an established master or study plan under section eighty-one A and applies for a state grant from the commonwealth shall prepare and keep on file within such city or town an economic development supplement; provided, however, that such city or town shall not be required to prepare such supplement if such city or town has a supplement on file. Such supplement shall be at least one page in length and shall contain the goals of the city or town with respect to industrial or commercial development, affordable housing, and preservation of parks and open space.

APPENDIX H M.G.L. Chapter 40R Smart Growth Zoning

# SUMMARY OF M.G.L. CHAPTER 40R SMART GROWTH ZONING DISTRICTS PASSED INTO LAW AS PART OF THE FY 2005 BUDGET

(includes a summary of related sections passed as part of the same budget)

Prepared by the Metropolitan Area Planning Council (MAPC) 60 Temple Place, Boston, MA 02111 July 22, 2004

Updated 4/7/05 to include footnotes regarding 40R regulations and 11/14/06 to include Chapter 40S and Section 548 footnotes

Housing production within the Commonwealth has not kept pace with the growing number of households looking for an affordable place to live. To help meet this demand, the Commonwealth adopted Chapter 40R within the General Laws allowing municipalities to encourage housing production that is aligned with the principles of "smart growth." Communities doing so may obtain funds through housing incentive payments.

This document summarizes the new law and related sections passed as part of the FY 2005 budget. We hope you find it useful. Please remember that reading a summary of legislation is not a substitute for reading the legislation itself. The legislation is more detailed and may answer questions the summary cannot.

# M.G.L. Chapter 40R Smart Growth Zoning Districts Section 1. Purpose

It is the purpose of this chapter to encourage smart growth and increased housing production in Massachusetts. Smart growth is a principle of land development that emphasizes mixing land uses, increases the availability of affordable housing by creating a range of housing opportunities in neighborhoods, takes advantage of compact design, fosters distinctive and attractive communities, preserves open space, farmland, natural beauty and critical environmental areas, strengthens existing communities, provides a variety of transportation choices, makes development decisions predictable, fair and cost effective and encourages community and stakeholder collaboration in development decisions.

### **Section 2. Definitions**

This section defines terms used in the new law. A summary of critical definitions includes:

Summary of Chapter 40R Page 2 of 7

• "Affordable housing," housing affordable to those earning less than 80% of the median income, and subject to an affordability restriction lasting for at least 30 years;

- "Approving Authority," a unit of town or city government designated by the municipality to review and approve projects.
- "Comprehensive housing plan," plan prepared by a municipality assessing housing needs within the municipality and strategies to address those needs;
- "Department," the department of housing and community development;
- "Developable land area," that part of the smart growth zoning district that can be feasibly developed as residential or mixed-use development, excluding land already substantially developed, parks, open space, and wetlands, and including land with underutilized residential, commercial, industrial, or institutional buildings that could be recycled or converted into residential or mixed use.
- "Eligible locations," (1) areas near transit stations, including rapid transit, commuter rail, and bus and ferry terminals, (2) areas of concentrated development, including town and city centers, other existing commercial districts in cities and towns, and existing rural village districts, or (3) areas that by virtue of their infrastructure, transportation access, existing underutilized facilities, and/or location make highly suitable locations for residential or mixed use smart growth zoning districts;
- "Multi-family housing," apartment or condominium units in buildings with more than three units;
- "New construction," construction of new housing, substantial rehabilitation of existing buildings, or conversion to residential use;
- "Smart growth zoning district," a zoning district adopted by a
  municipality under this statute that is superimposed over one or
  more zoning districts in an eligible location, within which a
  developer may elect to either develop a project in accordance
  with requirements of the smart growth zoning district ordinance or
  develop a project in accordance with requirements of the
  underlying zoning district.

### Section 3. Authority

A municipality may adopt a "smart growth zoning district," in accordance with the provisions of Section 5, chapter 40A, in any eligible location allowing for primary residential use as-of-right and also permitting businesses, commercial and other uses consistent with primary residential use. Smart growth zoning districts may include areas eligible for Tax Increment Financing ("TIF") and District Improvement Financing ("DIF"). Section 4. Determination of Eligibility

Before adopting a smart growth zoning district, a municipality will apply to the department, which has 60 days to make a preliminary determination of whether the applicant would be eligible for the financial and other incentives in this chapter. The

Summary of Chapter 40R Page 3 of 7

department will communicate this determination via a letter of eligibility. The department may also advise the applicant of deficiencies in the application. If the municipality adopts the district, along with any changes recommended by the department, the department has 30 days to issue a final approval.

### Section 5. Application Requirements

To be eligible for a smart growth zoning district, the municipality must submit to the department an application that:

- identifies the boundaries of the proposed district;
- describes the developable land area within the proposed district;
- identifies other residential development opportunities for infill housing and the residential reuse of existing buildings and under-utilized buildings within already developed areas;
- includes a comprehensive housing plan (see Section 8);
- includes a copy of the proposed smart growth district ordinance or Ordinance; and
- establishes that the proposed district satisfies the minimum requirements of a smart growth zoning district (see Section 6).

### <u>Section 6. Minimum Requirements of Zoning District</u>

- (a) The minimum requirements of a smart growth zoning district include the following:
  - 1. The proposed district must be determined an "eligible location" (see definition in Section 2).
  - 2. The zoning ordinance must provide for residential use to permit a mix of housing such as for families, individuals, persons with special needs, or the elderly.

<ul> <li>3. Housing density allowed in the developable land area of a proposed district must be at least:</li> <li>20 units per acre for multi-family housing,</li> <li>8 units per acre for single-family homes, and</li> <li>12 units per acre for 2 and 3 family buildings.</li> </ul>
<ul> <li>4. The zoning ordinance for each proposed district will:</li> <li>provide that not less than 20% of the residential units constructed in projects of more than 12 units will be affordable, and</li> <li>contain mechanisms to ensure that not less than 20% of the total residential units constructed in each district will be affordable.</li> </ul>

- 5. The zoning ordinance must permit infill housing on existing vacant lots and additional housing units in existing buildings, consistent with neighborhood building and use patterns, and consistent with building, fire, and safety codes.
- <sup>1</sup> The Ch. 40R regulations have clarified this to mean <u>zoning density</u>. For example, the zoning for multi-family must be 20 units per acre in order to qualify, but developers may build at lower densities within the district. Also, a community may include 1, 2 or all 3 development types within its Overlay District.

### Summary of Chapter 40R Page 4 of 7

- 6. Development in the district will not be subject to any limitation on the issuance of building permits for residential uses or any local moratorium on the issuance of such permits.
- 7. No restrictions on age or any other occupancy restrictions in the district as a whole. This provision does not preclude the development of specific projects that may be exclusively for the elderly, the disabled, or for assisted living, provided that not less than 25% of the housing units in such a project will be affordable housing.
- 8. Full compliance with federal, state and local fair housing laws.
- 9. The proposed district may not exceed 15% of the total land area in the municipality, except that the department may approve a larger land area if such an approval serves the goals and objectives of the chapter.
- 10. The total land area of all approved smart growth zoning districts in the municipality may not exceed 25% of the total land area in the municipality. (Note: unlike #9, above, this provision may not be waived.)
- 11. Proposed housing density will not overburden infrastructure as it exists or may be practicably upgraded.
- 12. The proposed zoning ordinance must define the manner of review for individual projects by the approving authority in accordance with Section 11 (see below) and specify the procedure for such review, in accordance with the regulations of the department.

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(b-e) Within the zoning ordinance the municipality may:
□ modify or eliminate dimensional standards;
designate a limited percentage of the developable land
area as dedicated perpetual open space through the use
of a conservation restriction or other means; said open
space will not be considered part of the developable land
area for density calculation purposes.

□ provide for mixed use development;
☐ the district may encompass an existing historic district or
establish an historic district within an approved district; an
□ require more affordability than required by this chapter
provided that affordability thresholds do not unduly restric
opportunities for development.

- (f) Municipalities with fewer than 10,000 persons, for hardship shown, may gain approval from the department for a smart growth zoning district with lower densities than provided in this chapter.
- (g) Any amendment or repeal of the zoning for an approved district will not be effective without the written approval by the department<sup>2</sup>.
- <sup>2</sup> The Ch. 40R regulations have clarified this to state that the zoning authority remains with the municipality, but DHCD retains the right to say whether the zoning change means that the District no longer qualifies under Ch.40R, in which case repayment of Zoning Incentive Funds applies. Summary of Chapter 40R Page 5 of 7
- (h) Nothing in this chapter will affect a municipality's authority to amend its zoning ordinances under chapter 40A, so long as the changes do not affect the smart growth zoning district.

### Section 7. Certificate of Compliance

Each year the department will send a certificate of compliance to all municipalities with approved districts where it has been verified by the city or town that the zoning district has been adopted, that no previous certificate has been revoked, that the district is being reasonably developed consistent with the density and affordability requirements of this chapter, and that projects have not been unreasonably denied by the approving authority within the municipality.

### Section 8. Comprehensive Housing Plan

When applying for a determination of eligibility, the municipality will submit a comprehensive housing plan that estimates the projected number of housing units of new construction (see definition in Section 2) that could be built within the proposed district. Existing comprehensive housing plans may be submitted with additions relating to the newly proposed district.

### Section 9. Housing Incentive Payments

Upon approval of the district, municipalities are entitled to zoning incentive payments for housing creation. Based on number of units of new construction (see definition in Section 2) projected in the smart growth zoning district, payments will range from:

nstruction (see definition in s
ning district, payments will ro
□ \$10,000 for up to 20 units;
□ \$75,000 for 21-100 units;
□ \$200,000 for 101-200 units

\$350,000 for 201	-500 unit	s; to		
\$600,000 for 501	or more	units	of hou	sina.

Additionally, a one-time density bonus of \$3,000 for each unit of new construction will be awarded upon issuance of a building permit. When awarding discretionary funds, the department and the executive offices of environmental affairs, transportation, and administration and finance will use a methodology that favors municipalities with approved smart growth zoning district, or other zoning policies that encourage affordable housing production.

(See Section 14 regarding repayment if no construction occurs.) Section 10. Design Standards

Design standards may be adopted to ensure that the physical character of development within the smart growth zoning district will complement the adjacent buildings and structures, and not conflict with the comprehensive housing plan or any master plan for Summary of Chapter 40R Page 6 of 7

the community<sup>3</sup>. The design standards may not add unreasonable costs to residential or mixed-use development, or unreasonably impair economic feasibility of proposed projects.

### Section 11. Municipal Project Review

- The municipality may prescribe the contents of an application for project approval. It may require payment of reasonable consulting fees for peer review. It may refer applications for review by municipal entities in addition to the approving authority and such entities will have 60 days to comment.
- Zoning in effect at the time an application is submitted will govern
  the review of that application while it is being processed, during
  any appeal, and for three years after approval. If an application is
  denied, zoning will remain in effect with respect to any further
  application for two years after denial unless the applicant chooses
  otherwise.
- The approving authority will hold a public hearing consistent with the provision of Section 11 of Chapter 40A. The approving authority will make a decision within 120 days of filing or it is deemed approved.
- Project approval is subject only to those conditions that are necessary to ensure compliance with the smart growth zoning district ordinance and to mitigate only those impacts that are extraordinarily adverse to nearby properties.
- A court may overrule approval of a project only if it finds that that the approving authority abused its discretion in approving the project.
   A plaintiff seeking to reverse a project approval must post a bond.

• In any court appeal of a project denial by an approving authority, the approving authority will have the burden of justifying its decision by substantial evidence in the record.

### Section 12. Administration of Smart Growth Zoning Program

The department of housing and community development will serve as the administrator of the smart growth zoning district program. It will also be responsible for an annual review and report of data no later than November 15 of each year regarding the status of proposed smart growth zoning districts, the number of approved districts, development having taken place in districts to date, and monies paid to municipalities. Section 13. Existing Zoning Districts

An existing zoning district may gain approval as a smart growth zoning district and receive incentive payments if it meets the requirements of this chapter. The application process will be consistent with that of a new smart growth zoning district. If such districts are approved, the community will not be eligible for the zoning incentive payment, but will be eligible, after the date of approval, for the one-time density bonus

The Ch. 40R Regulations have been written in a manner which provides some authority for communities to deny a proposed development under Ch. 40R if the development does not meet design standards set by the community, once these standards are approved by DHCD. Summary of Chapter 40R Page 7 of 7 payment, and will be eligible for favorable review in the awarding of certain state funds. (See Section 9 for further information on these

### Section 14. Repayment

incentives.)

If no construction in the smart growth zoning district has taken place within three years of the date of the zoning incentive payment (see Section 9),

the municipality must repay all monies paid to it under this chapter  $^4$  . RELATED SECTIONS

M.G.L. Chapter 10, Section 35BB Smart Growth Housing Trust Fund
This section creates a Smart Growth Housing Trust Fund, funded by monies
from the sale of surplus land, appropriations, or sanctions on communities.
Without requiring further appropriation, available funds are to be
disbursed by the department in accordance with the provisions of M.G.L.
Chapter 40R.

M.G.L. Chapter 26, Section 548 Funding of Smart Growth Housing Trust Fund

The first \$25,000,000 of any proceeds realized from the sale of surplus state properties will be deposited into the General Fund. The second \$25,000,000 of any such proceeds will be deposited into the Smart Growth Housing Trust Fund. Any additional proceeds will be deposited into the

Commonwealth Stabilization Fund. (Note: As a result of this section, funds from the sale of surplus state properties will enter the Smart Growth Housing Trust Fund only if total sales proceeds under Section 548 exceed \$25 million, and the amount entering the Trust Fund cannot exceed \$25 million under Section 548.<sup>5</sup>

### Outside Section 367 Impact Study

The department, in consultation with the departments of education and revenue, will study the impact of the adoption of smart growth zoning districts on the educational systems of participating municipalities. The department will report to the Legislature on this study no later than July 1, 2006. The report will recommend a formula for ascertaining any actual additional net public school costs to which municipalities may become subject as a result of the adoption of smart growth zoning districts.<sup>6</sup>

<sup>&</sup>lt;sup>4</sup> The Ch. 40R Regulations have clarified "start of construction" to include improvements to infrastructure necessary to facilitate future redevelopment of a 40R Overlay District. Therefore, communities can prevent activation of this repayment clause by undertaking construction of physical improvements within the Overlay district.

<sup>&</sup>lt;sup>5</sup> Section 548 lapsed as of 7/1/06. A new mechanism for adding money to the Smart Growth Housing trust Fund has not yet been established.

<sup>&</sup>lt;sup>6</sup> Chapter 40S, passed in November 2005, provides partial school cost reimbursement for additional education costs associated with developments in Chapter 40R Smart Growth Zoning Districts.

APPENDIX I M.G.L. Chapter 43D Expedited Permitting

### **EXECUTIVE OFFICE OF ECONOMIC DEVELOPMENT**

### EXPEDITED LOCAL PERMITTING

### CHAPTER 43D FACTS

### HISTORY

On August 2, 2006, Massachusetts General Law Chapter 43D was signed into law. This program offers communities a tool for targeted economic development.

### WHAT DOES CHAPTER 43D DO?

- Provides a transparent and efficient process for municipal permitting
- Guarantees local permitting decisions on priority development sites within 180 days
- Increases visibility of your community and target development site(s)

### WHAT ARE THE BENEFITS OF OPTING-IN?

- Grants up to \$150,000 for such things as professional staffing assistance, local government reorganization, and consulting services
- Priority consideration for PWED, CDAG, brownfields remediation assistance, MORE infrastructure funds, and other financing through quasi-public organizations
- Aggressive online marketing of your site and promotion of your pro-business regulatory climate
- Collection of special fees for priority development site permit applications

### WHAT ARE THE CRITERIA FOR PRIORITY DEVELOPMENT SITES?

- Must be zoned for commercial or industrial development
- Must be eligible for the development or redevelopment of a building of at least 50,000 square feet
  of gross floor area (may include existing structures and contiguous buildings)
- Sites must be approved by the local governing authority
- Must be approved by the state Interagency Permitting Board

### WHAT ARE THE OBLIGATIONS OF OPTING INTO CHAPTER 43D?

- Community must identify a qualifying parcel as a priority development site, and obtain permission of its owner (if private) for participation in the program
- Within 120 days of adopting Chapter 43D, the community must
  - appoint a single municipal point of contact for streamlined permitting;
  - o amend local rules, regulations, bylaws, etc. to comply with 180 day permit timeline;
  - determine and make available the requirements for each permit;
  - establish a procedure for identifying necessary permits for a project;
  - o establish a procedure for determining completeness of the required submissions.
- After the 120 phase-in period is complete, the town must render permitting decisions on priority development sites within 180 days

### WHAT PROTECTIONS DOES THIS PROGRAM OFFER FOR COMMUNITIES?

- The 180 day guarantee is suspended if the governing body determines:
  - o an application is incomplete
  - o an application contains false or misleading information
  - that substantial changes to the project affect the information on the permit applications since the original submission

### HOW DO I OBTAIN MORE INFORMATION ON THIS PROGRAM?

 To request additional information, please contact April Anderson, Chief of Staff for the Department of Business and Technology at 617-788-3667 or april a anderson@state.ma.us.