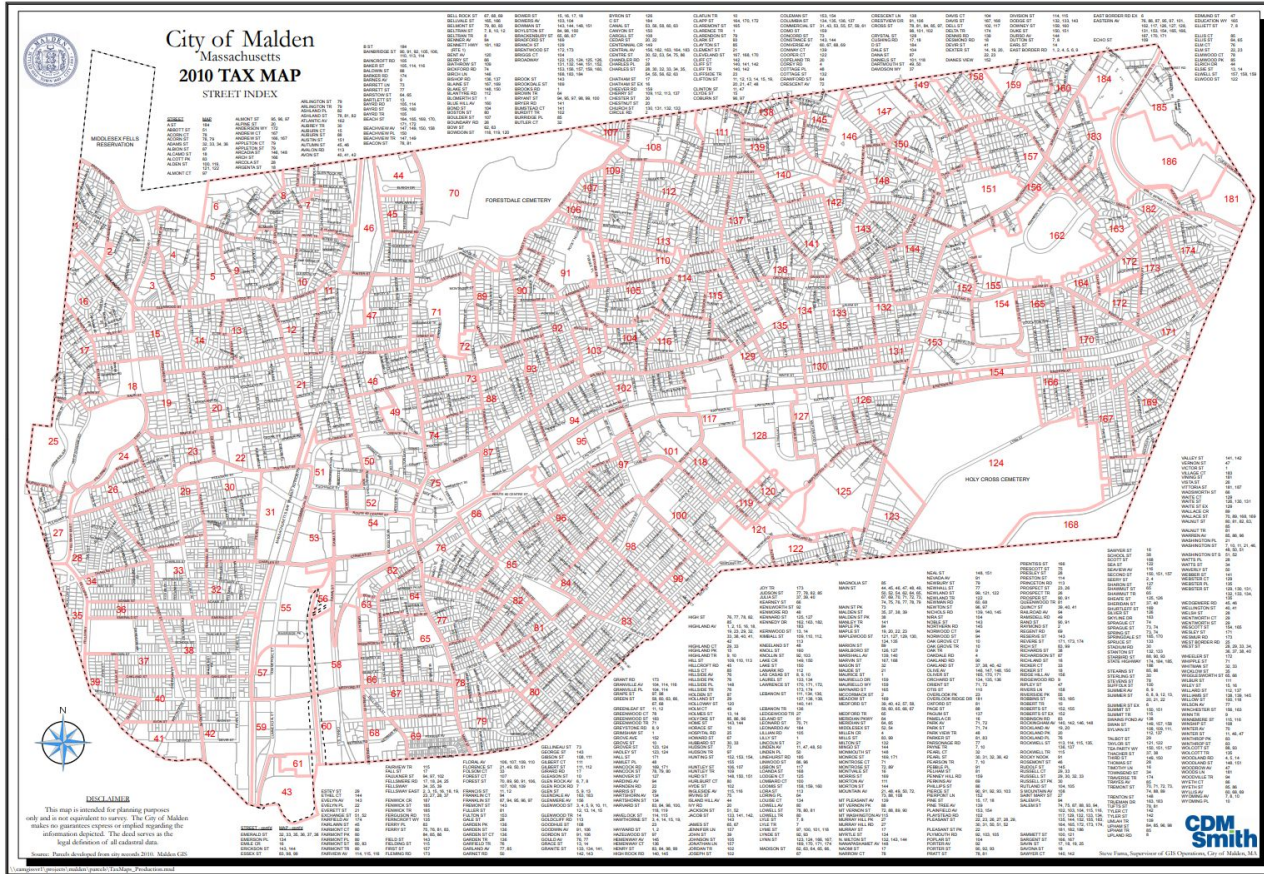


Fellsmere: It takes a Village

Brian DeLacey, Discussion Slides, 4/23/18



Malden



Background

Malden History (<http://www.maldenhistory.org/>)

Friends of Fellsmere Park (<http://www.friendsoffellsmerepark.org/>)



Around the City



Citywide 71% say Yes!

QUESTION #2 (NON-BINDING ACQUIRE HOSPITAL SITE)	1/1	1/2	2/1	2/2	3/1	3/2	4/1	4/2	5/1	5/2	6/1	6/2	7/1	7/2	8/1	8/2	TOTAL
BLANKS	12	21	26	47	34	19	19	34	17	21	36	49	20	23	38	3	419
YES	160	228	290	307	420	550	233	183	216	414	342	308	124	188	239	113	4315
NO	36	69	65	104	99	160	72	48	74	160	69	113	39	66	103	43	1320
TOTAL	208	318	381	458	553	729	324	265	307	595	447	470	183	277	380	159	6054

November 3, 2015 Voting Outcomes

Question #2 Non-Binding Acquire Hosital Site

Registered Voters	29,183	Blanks	419	6.92%
Total Vote	6,054	Yes	4,315	71.28%
Turn-Out	20.74%	No	1,320	21.80%
		Total Votes	6,054	

Aims & Obstacles

Aims

Open Space / Environmental Enjoyment

Historic Preservation (Strong Past)

Fiscal Prudence (Proud Future)

Regional Housing (Affordable, 55+, Seniors)

Moving Forward for Malden and Medford

Outside box, creative, innovative improvements

Obstacles

Traffic Burdens & Overly Dense Population

40B

Negative school impacts (over-crowding, cost)

Citywide Financial Burdens / Tax Increases

Crushing Infrastructure Burdens

Unmaintainable / unsustainable changes

An Easy Step: Housing Production Plan

“Harvard will be proactive in the production of new affordable housing, using a combination of local resources and public-private partnerships. Harvard will work to achieve the creation of new units in order to reach the Chapter 40B goal of providing affordable housing units equal to at least 10% of its year-round housing stock. Attaining an increase of 0.5% affordable housing units annually will enable Harvard to reach this 10% goal in approximately 11 years.” - <https://www.mass.gov/files/documents/2017/06/zw/Harvard.pdf>

Is the hospital for sale?

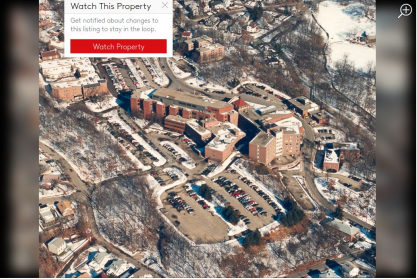
This Health Care Property is For Sale.

100 Hospital Rd
Malden, MA 02148 - 300,000 SF -
Health Care (Sale Pending)

Price Not Disclosed

Share Watch Property Create Report Print Get Financing

Watch This Property
Get notified about changes to this listing to stay in the loop.
Watch Property



CCRC/Senior Housing/Medical - Malden

Price	Price Not Disclosed	Building Size	300,000 SF
Property Type	Health Care	Sale Conditions	Sale Leaseback Lease Option Redevelopment Project
Property Sub-type	Congregate Senior Housing	No. Stories	5
Building Class	C	Year Built	1951
Sale Type	Investment	Parking Ratio	1.06/1,000 SF
Lot Size	18.82 AC	APN / Parcel ID	MALD-000025-000104-000401

Find out more...

Listing ID: 3770888 Date Created: 07/29/2009 Last Updated: 04/09/2018

Demolition Costs?

Hazardous Waste?

Deed Restrictions (from prior sales)?

State and Regional Goodwill?

Listing Price Not Disclosed - <http://www.loopnet.com/Listing/100-Hospital-Rd-Malden-MA/3770888/>

Flyover



100 HOSPITAL RD aka "W-Lot"

Property

Address 100 HOSPITAL RD
PID 025 104 401
Use Code 374 - HEALTH
Inspected Sep 16 2010

Ownership

Name 1 HALLMARK HEALTH SYSTEM INC
Name 2 c/o JOHN A DONOFRIO CHFM MBA
Mailing 585 LEBANON STREET MELROSE, MA 02176
Last Sale \$3,000,000 on 2009-06-29
Book/Page 53096/6-507

Valuation

Total \$15,273,500
Buildings \$13,205,500
Land \$2,068,000
Yard Item \$0

Residential Tax Exemption

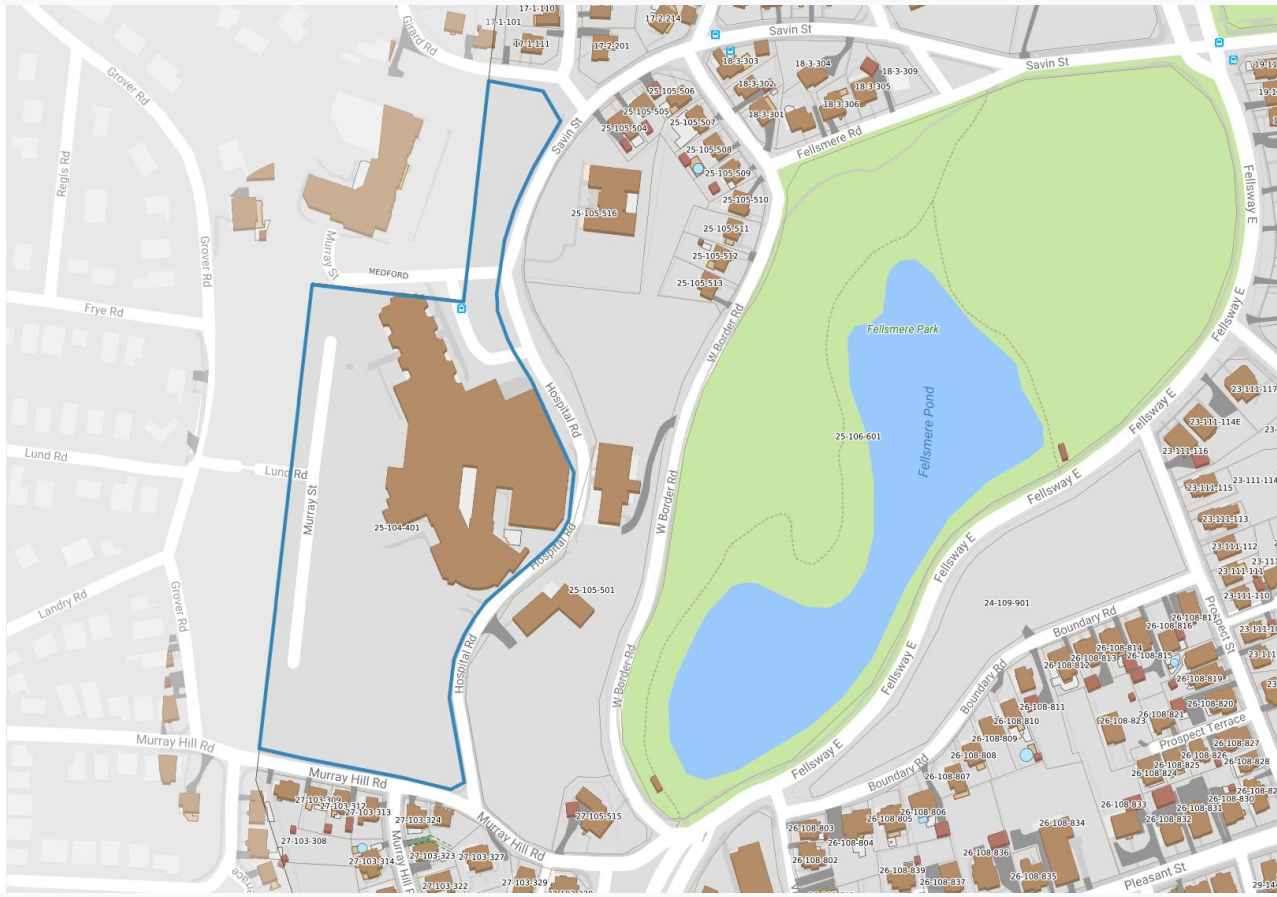
Taxes \$0.00
Savings \$0.00
Tax After \$0.00
Exemption Savings
Currently No
Receives Exemption
More Info <http://www.cityofmalden.org/R>

Land

Area 417,780 SF
Zone ResA
State Class 374

Building

Gross Area 299,403 SF
Living Units 1
Finish Area 239,577 SF



57 HOSPITAL RD aka "E-Lot"

Property
Address 57 HOSPITAL RD
PID 025 105 501
Use Code 374 - HEALTH
Inspected Nov 16 2015
Ownership
Name 1 HALLMARK HEALTH SYSTEM INC
Name 2 c/o JOHN A DONOFRIO CHFM MBA
Mailing 585 LEBANON STREET MELROSE, MA 02176
Last Sale \$3,000,000 on 2009-06-29
Book/Page 53096/6-507
Valuation
Total \$1,920,400
Buildings \$835,900
Land \$1,084,500
Yard Item \$0
Residential Tax Exemption
Taxes \$0.00
Savings \$0.00
Tax After \$0.00
Exemption Savings
Currently No
Receives Exemption
More Info http://www.cityofmalden.org/ReceivesExemption
Land
Area 219,083 SF
Zone ResA
State Class 374
Building
Gross Area 33,726 SF
Living Units 2
Finish Area 19,913 SF




Key Proposal Elements

- Outdoor recreational (passive and active) space
- Community Gathering Place, indoor and outdoor
- Senior Housing (55+, residential one-story complex on existing footprint)
- Restaurant (with view of Malden, Fellsmere/Pond, Boston Skyline)
- Arts / Music / Theatre / Media Center
- Senior Center Relocation (Library, classroom, crafts, coffee room)
- Park and Forestry Department Relocation (aka 70% of DPW)
- Collaborate and Coordinate with Medford

Sell and Relocate 7 Washington - aka Senior Center

Street View



Google Directions Zoom

Property Record Card

Google Maps Link
Assessors Database
City of Malden GIS Home Page
Residential Exemption Details
Report an Issue using 311 'See Click Fix'

Property

Address 7 WASHINGTON ST
PID 050256601
Use Code 903 - MUNICPL
Inspected Aug 5 2016

Ownership

Name 1 CITY OF MALDEN
Mailing 200 PLEASANT ST MALDEN, MA 02148
Last Sale \$2,300,000 on 2006-10-05
Book/Page 48284/4-280

Valuation

Total \$4,559,600
Buildings \$4,002,200
Land \$557,400
Vand Items \$0

Residential Tax Exemption

Taxes \$0.00
Savings \$0.00
Tax After \$0.00
Exemption
Savings
Currently No
Receives Exemption

More info <http://www.cityofmalden.org/RI/>

Land

Area 27,050 SF
Zone CB
State Class 903

Building

Gross Area 23,142 SF
Living Units 1
Finish Area 19,846 SF



Senior Center Opportunities

Parking

Public transit

Outdoor Walking / Exercise

Indoor services / space

Location in “downtown-scape”



Sell and Relocate 356 Commercial - aka DPW

Property
Address 356 COMMERCIAL ST
PID 061 230 004
Use Code 903 - MUNICPL
Inspected Aug 5 2016

Ownership
Name 1 MALDEN REDEVELOPMENT AUTH
Mailing 200 PLEASANT ST MALDEN, MA 02148
Last Sale \$0 on
Book/Page /

Valuation
Total \$4,449,900
Buildings \$1,357,900
Land \$2,992,300
Yard Item \$99,700

Residential Tax Exemption
Taxes \$0.00
Savings \$0.00
Tax After \$0.00
Exemption Savings
Currently No
Receives Exemption
More Info <http://www.cityofmalden.org/R/>

Land
Area 187,019 SF
Zone I1
State Class 903

Building
Gross Area 41,220 SF
Living Units 1
Finish Area 41,220 SF

Property
Address COMMERCIAL ST
PID 043 230 003
Use Code 903 - MUNICPL
Inspected Oct 6 2010

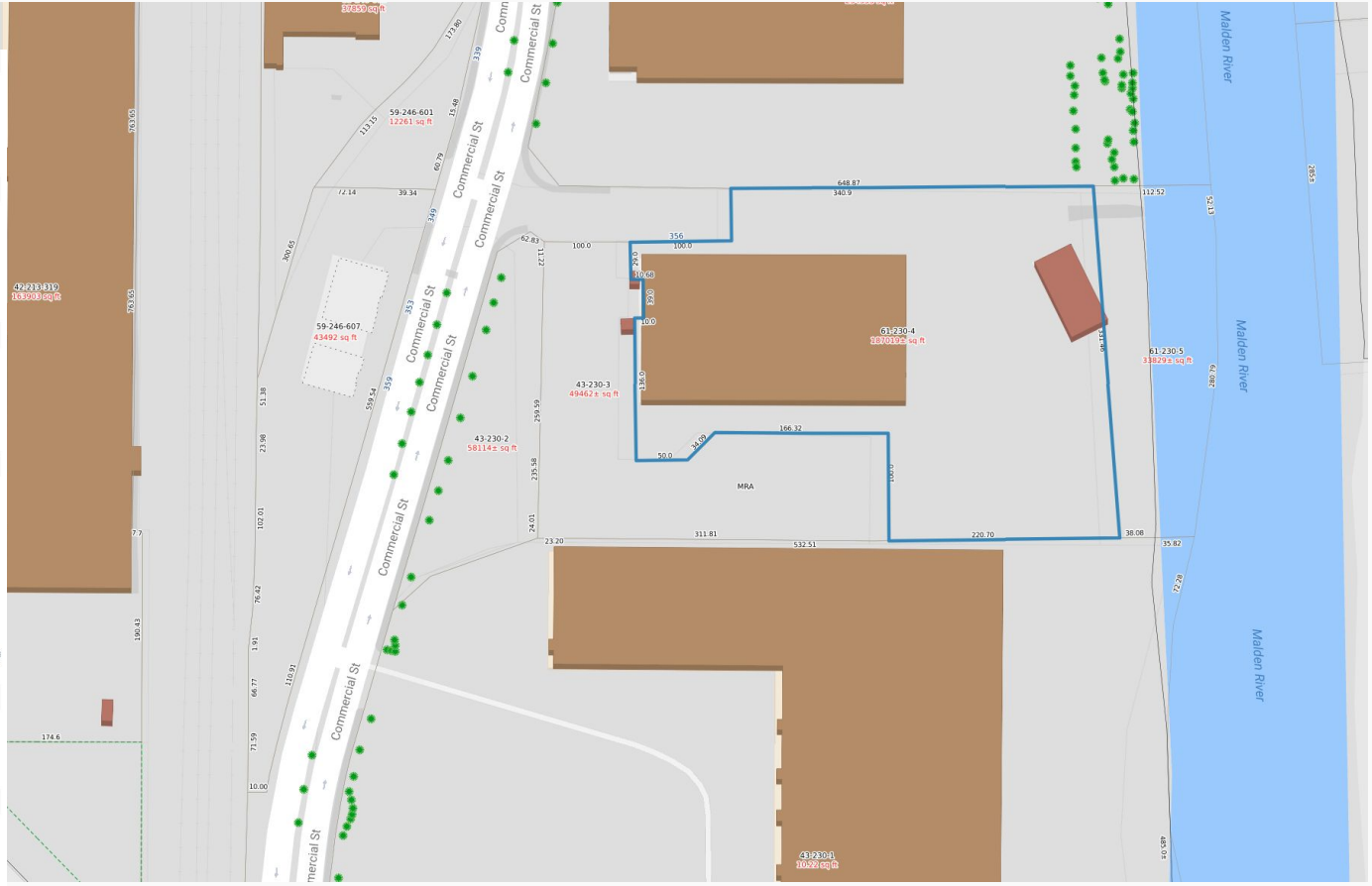
Ownership
Name 1 MRA
Mailing 200 PLEASANT ST MALDEN, MA 02148
Last Sale \$0 on
Book/Page /

Valuation
Total \$791,400
Buildings \$0
Land \$791,400
Yard Item \$0

Residential Tax Exemption
Taxes \$0.00
Savings \$0.00
Tax After \$0.00
Exemption Savings
Currently No
Receives Exemption
More Info <http://www.cityofmalden.org/R/>

Land
Area 49,462 SF
Zone I1
State Class 903

Building
Gross Area 0 SF
Living Units 0
Finish Area 0 SF



Opportunities for DPW

Facility Modernization

Better utilization of riverfront

Meeting market demands

“Replanting” Forestry and Parks Department



End Result - Key Structures / Layout



September 21, 2015

“the official ribbon cutting for the refurbished South Broadway Park and Baseball Field will take place on Saturday, October 3rd at 10 AM. The Park’s \$7.6 million transformation was funded in partnership with the Commonwealth of Massachusetts through its Parkland Acquisitions and Renovations for Communities (PARC) and Gateway Communities Grant Programs, the U.S. Department of Housing and Urban Development’s Community Development Block Grant Program”

<http://www.cityofmaiden.org/content/south-broadway-park-dedication-and-ribbon-cutting-ceremonies>

Is “Fellsmere” Financially Feasible? Yes!

Sources of Funds

Potential Sources of Funds	
Gateway Community	
LAND Grant	
PARC Grant	
Gateway City Park Program	
Adelaide Breed Bayrd Foundation	
Private Sources (Naming, Donations)	
MassWorks and other state support	
Wynn Casino Funding	
Sale of Senior Center	
Sale of DPW Yard - Building	
Sale of DPW - Front Land	
Proceeds from sale of (new) Senior Housing	
Mitigation Money from Downtown / Citywide Dev	
Federal Funding for Malden	
Sale / Lease of Restaurant	
Other Sources?	
Recurring Revenues	
"55+" Taxes from new units	
"Washington St" Taxes from downtown Senior Center parcel	
"Commercial St" Taxes from DPW Riverfront	

Uses of Funds

Use of Funds	
Acquisition of Hospital Land - "W"	
Net payment after cleanup - "W"	
Acquisition of Hospital Land - "E"	
Net payment after cleanup - "E"	
Acquisition of Hospital Medford Lot	
Construction, Site Prep, Site Modifications	
Construction of NEW, improved Senior Center Facility	23,142 SF
Construction of NEW, improved Parks & Forestry Facility	41,220 SF
Recurring Expenses	
Police	
Fire	
Roadways	
Maintenance of Public Space	

How to make it happen?

Through a coordinated set of steps, including ...

Sell and relocate the Senior Center, maintaining and expanding services

Sell and relocate the DPW (70% to hospital site)

Obtain municipal funding, grants, matching CPA applications

Ask Hospital site to acknowledge grant and begin CPA / \$ discussions

Work collaboratively with Medford

Risks and Concerns

Complex, multi-step execution effort

Relocation impact related to Senior Center and DPW

Construction risk and costs

Market and economy fluctuations

Requires community, council and city official participation

Others?

Local Acquisitions for Natural Diversity (LAND) Grant Program

The LAND Grant Program helps cities and towns acquire land for conservation and passive recreation purposes. The grants reimburse cities and towns for the acquisition of land in fee or for a conservation restriction.

<https://www.mass.gov/service-details/local-acquisitions-for-natural-diversity-land-grant-program>

Parkland Acquisitions and Renovations for Communities (PARC) Grant Program

The PARC Program was established to assist cities and towns in acquiring and developing land for park and outdoor recreation purposes. These grants can be used by municipalities to acquire parkland, build a new park, or to renovate an existing park.

<https://www.mass.gov/service-details/parkland-acquisitions-and-renovations-for-communities-parc-grant-program>

“The MassWorks Infrastructure Program provides funds for municipalities and other eligible public entities to support and accelerate housing and job growth in the Commonwealth.”

<https://www.mass.gov/service-details/massworks>

Gateway City Park Program

This program funds the creation and restoration of parks and recreational facilities in underserved urban neighborhoods.

Average Grant Size: \$175,000

<https://www.mass.gov/service-details/gateway-city-parks-program>

Questions? Discussion?

Thank you!