

“Hospital Hill”

*A “work-in-process proposal”
for the old hospital site.
Open for comment. Subject to change.*

www.maldenhistory.org/hospital



“Hospital Hill”

Revised: 6/22/18

www.maldenhistory.org/hospital

Special thanks to the dozens of people who shared ideas and input in preparation of this proposal. Slides compiled by Brian DeLacey.

Frederick Law Olmsted wrote

“take it as it stands, develop to the utmost its natural characteristics, and make a true retreat not only from town but from suburban conditions” and that “every inducement should be offered visitors to ramble and wander about.”



*Sylvester Baxter Delta and Plaque
At Savin St and Fellsmere Rd*

Background to this Proposal

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

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

Looking Back



Fellsmere Park Management Plan, Draft
<http://www.friendsoffellsmerepark.org/plan.html>

Looking Forward



What happened after this 2015 Ballot Question was put to voters?

Nov 2015 - Question #2 (This is a non-binding question.) *Do you support City acquisition of a portion of land at the location of the former Malden Hospital to create open green space and a historic park dedicated to the hospital's place in Malden history, including the groups and individuals who share that history?*

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

The Opportunity - To Be Negotiated ...

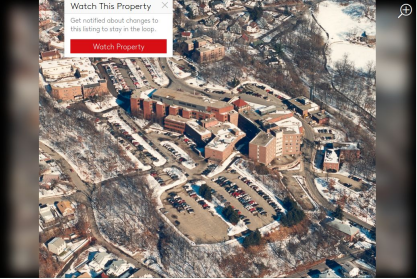
This Health Care Property is For Sale.

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

Sale Price?

Demolition Costs?

Hazardous Waste?

Deed Restrictions (from prior sales)?

State, Regional, Seller Funding?

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

Proposals in Circulation as of May 2018

Friends of Fellsmere Heights

Fellsmere Housing Group

Hospital Hill

Overall Goals of the “Hospital Hill” proposal

Aims

Open Space with Active / Passive Enjoyment

Historic Preservation (Strong Past)

Fiscal Prudence (Proud Future)

Senior Housing for 55+, 20% Affordable

Moving Forward for Malden and Medford

Outside box, creative, innovative improvements

Obstacles

Traffic Burdens & Overly Dense Population

Risks: 40B, construction, financing

Negative school impacts (capacity, cost, quality)

Citywide Financial Burdens / Tax Increases

Crushing Infrastructure Burdens

Unmaintainable / unsustainable

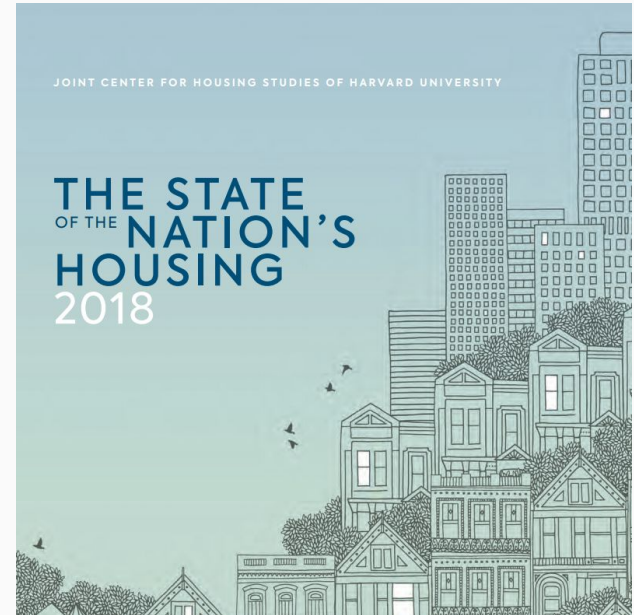
Briefly: What is this “Hospital Hill” proposal?

1. Sale of existing Senior Center and DPW facility
2. Using proceeds, grants, and other funds to acquire the hospital site, in whole or part, as part of a negotiated, in-market transaction
3. City government and municipal staff drive this project forward with community participation and support from regional, state agencies
4. City builds new structures on “Hospital Hill” for Senior Center, DPW
5. Relocate Senior Center and DPW Parks and Forestry to hospital site
6. Independent, third party development of senior housing (including an affordable component) along with a restaurant or other key service

Senior Affordable Housing

“[W]hether they own or rent, the growing population of older adults will require better access to transportation and support services, adding to the pressures on local governments to expand the supply of good-quality, affordable, and accessible housing.”

The State of the Nation's Housing 2018, Joint Center for Housing Studies of Harvard University, June 2018, Page 2



Flyover Map

Parcels believed to be for sale

#47 “M-Lot” (in Medford)

#100 - “W-Lot” old Malden Hospital main building

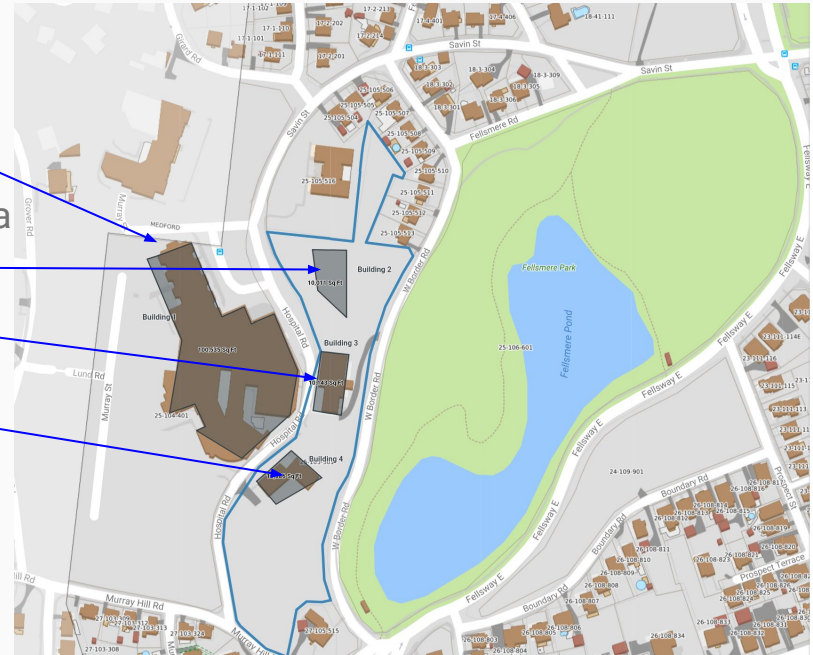
#57 - “E-Lot” Malden Hospital Nursing school and boiler building



Layout of Proposed Key Structures on “Hospital Hill”

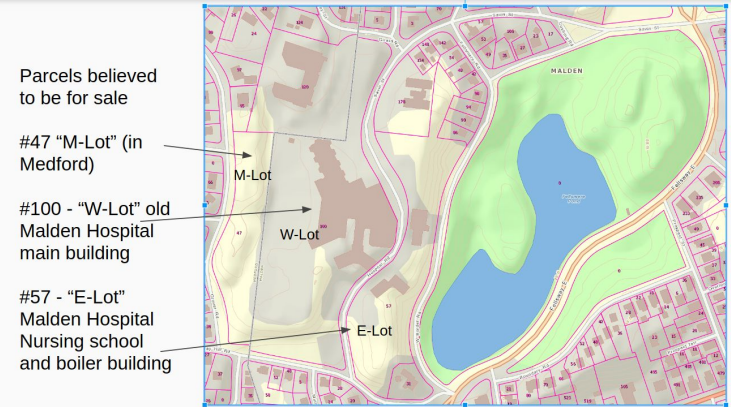
1. Building 1 - Senior Housing (55+, est. 100 units in one-story on existing footprint, including Affordable)
2. Building 2 - Restaurant - Diner to Dinner, overlooking vista views of Malden, Fellsmere/Pond, Boston
3. Building 3 - Parks and Forestry (10,000 sq ft, 50%)
4. Building 4 - Senior & Multi-Generational (20,000sqft on two floors) Arts/Music/Media/Library/Crafts/Cafe
5. 15 acres of passive and active open space, gardens, trails, walks - accessible and usable by seniors
6. On-site parking (metered / permitted) and MBTA stop

New structures 1, 3, 4 sited where existing foundations already exist



Land Utilization in the “Hospital Hill” plan

Footprint	Land Use Building Description
100,000 sq ft	1 - Senior Housing (1 or 2 story)
10,000 sq ft	2 - Restaurant - Diner to Dinner (TBD)
10,000 sq ft	3 - Parks and Forestry (1 story)
10,000 sq ft	4 - Senior & Multi-Generational Center Arts/Music/Media/Library/Crafts/Cafe (2 story)



Available Land

E-Lot	219,083 sqft
W-Lot	417,780 sqft
M-Lot	160,460 sqft
	=====
Total	797,323 sqft
	18.30 acres

Built Land

E-Lot	30,000 sqft
W-Lot	100,000 sqft
M-Lot	0 sqft
	=====
Total:	130,000 sqft
	2.98 acres

Open Space available for public use - gardens, walkways, exercise areas, picnic, bench and other outdoor settings - is approximately 15.32 acres

Build new structures on top of existing structure foundation locations



Image from Google Earth

Restaurant Perspective



What are the benefits?

Seniors 8 AM - 2 PM; All 2 PM - 9 PM, est.20,000 sq ft

Access via MBTA (#99); Space available for parking

Serves both Malden and Medford communities

Bucolic, scenic senior setting (Stoneham / Wakefield)

Balances downtown development with new open space

Taps into MRA to develop Commercial St Corridor and the DPW riverfront

Addresses Senior Center concerns: parking, access, space utilization, recreation

Provides Active / Passive Open Space for Seniors (\$\$millions\$\$ spent recently on Malden parks have not served seniors)



A few more details...

New Senior & Multi-Generational Markey Center (20,000 sq ft) Arts/Music/Media/Library/Crafts/Cafe

Senior Housing (55+, est. 100 units in one-story complex on existing footprint, including Affordable)

Parks and Forestry Facility constructed (10,000 sq feet, est. 50% of DPW)

Restaurant - Diner to Dinner with scenic vista views of Malden, Fellsmere/Pond, Boston

Outdoor (passive and active) space, gardens, trails, walks - fully accessible and usable by seniors

On-site parking (metered / permitted / fee-supported)

MBTA drop-off / pick-up

If successful, this proposal ...

Opens up prime Malden R/E for (commercial) development - Malden is a happening place for all ages!

Addresses Senior Center access issues (parking / transit) of particular concern to citizens

Incorporates emerging DPW plans into larger community planning process

Generates new (commercial) tax revenues and strengthens budget

Averts negative budget impact on schools with no additional students from 55+ senior housing

Stops the ticking time clock of a “40B Battle” down the road at this site (after 2020 census)

Provides open space for seniors (compare past big investments in High Rock, Howard Park, and Waitt’s Mount)

Unlocks hospital “stalemate” - city, state, and federal officials move forward together, with citizens and community

Senior Center Activities include ...

Aerobics	Knitting & Crocheting
Billiard (Pool)	Line Dancing
Bingo	Meal Site (Asian & American)
Blood Pressure	Movies
Book Club	Ping Pong
Bowling	Sewing Class
Chair Exercise	Tai Chi
Chinese Outreach	Transportation
Core & Balance	Trips
Cribbage	Writing Class
Fabric Art	Yoga
Floor, Core & Strength	Zumba Fitness



Malden
Wakefield
Winchester

(Commercial) Future of Washington St Senior Center spot?



Downtown Shopping Area



Malden's Version of Faneuil Hall

DPW Facility Relocation

Re-locate 50% of DPW to “Hospital Hill” (est 10,000 sq ft)

DPW relocation already under consideration

DPW benefits from modernization, makes available prime R/E

Establish DPW assets on both East side and West side

Hospital site offers good location for DPW educational, volunteer, tour, community project activities



Watertown DPW



Winchester DPW

An Important Note on Affordable Housing

DHCD oversees funding and resources to help people in Massachusetts live affordably and safely.

<https://www.mass.gov/orgs/housing-and-community-development>

Chapter 40B is a state statute, which enables local Zoning Boards of Appeals to approve affordable housing developments under flexible rules if at least 20-25% of the units have long-term affordability restrictions.

<https://www.mass.gov/chapter-40-b-planning-and-information>

40B is a critical consideration for Malden citizens and officials for 2020 and the future



Already underway: Housing Production Plan

Malden has a Housing Production Plan in development. Other communities have completed these, such as Harvard, Massachusetts: “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>

Senior and Veterans Housing Ideas

“Granny”
Cottage



As next steps, the Senate is working to ... Improve access to and preservation of housing opportunities. See the 2017 MA Senate “A Report on Our Findings Supporting Healthy Families, Vibrant Communities and a Prosperous Economy”

Micro-Dwellings

Veterans’ Housing with a Front Door

Tiny
Urban
Living



Though this beauty in Barcelona looks rather large, it's still under 500 square feet. | Photo by Altor Estévez via Dezeen



© 2018 MCMCMCM

Affordable Housing 'Micro-Units'?

“These developments are efficient, much less costly to build, and can be much more affordable for residents. “Micro-units” are compact, hyper-efficient and affordable apartments meant for anyone who wants to live in a dense urban neighborhood at an affordable price.”

-- February 2, 2018 By Independent Staff

-- <http://www.everettindependent.com/2018/02/02/city-looking-into-affordable-housing-micro-units/>

How to make “Hospital Hill” happen?

Through a coordinated set of steps, including ...

Sale and relocation of Senior Center

Sale and relocation of DPW operations (apply 50% of proceeds and work activity to “Hospital Hill”)

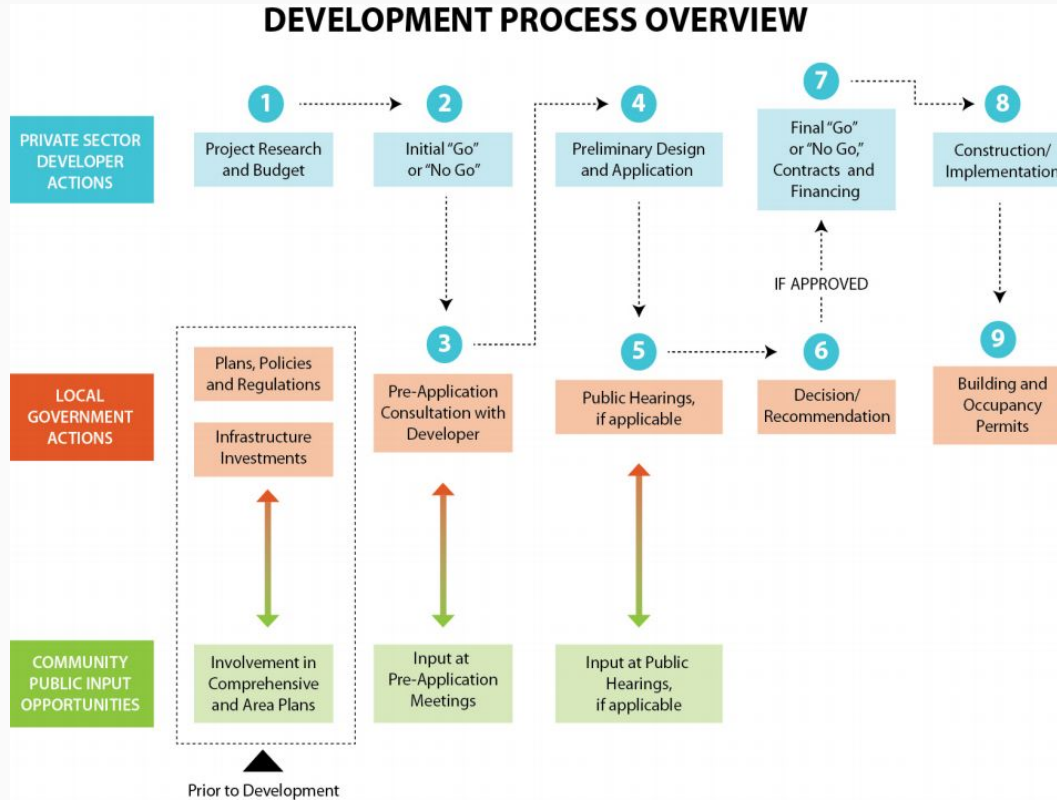
Letter from Hospital site owners & option holders with permission to initiate CPA research

Investigate regional / state funding, grants, matching CPA etc. (preliminary est. are available)

Collaborate and Cooperate: Malden/Medford, State Legislature, US Reps and Senators

What might funding look like? ...

Timeline of Events



The Financing Problem

“Investment in a constructed facility represents a cost in the short term that returns benefits only over the long term use of the facility. Thus, costs occur earlier than the benefits, and owners of facilities must obtain the capital resources to finance the costs of construction. A project cannot proceed without adequate financing, and the cost of providing adequate financing can be quite large. For these reasons, attention to project finance is an important aspect of project management.”

Source: https://www.cmu.edu/cee/projects/PMbook/07_Financing_of_Constructed_Facilities.html

Is it Possible? YES!

The successful redevelopment of South Broadway Park is evidence “big” projects are doable

September 21, 2015

“[T]he 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>

Sources of Funds (Malden & Medford)

Gateway Community
CPA Matching Funds
CPA new Projects (Open Space, Affordable, Historic)
LAND Grant
PARC Grant
Gateway City Park Program
Adelaide Breed Bayrd Foundation
Private Sources (Naming Rights, Donations)
MassWorks and other state support
MassDevelopment Brownfield Cleanup Fund
Federal Funds for Vets Affordable Housing
Wynn Casino Funding
Sale of Senior Center
Sale of DPW Yard - Building

Proceeds from sale of (new) Senior Housing
Mitigation Money from Downtown / Citywide Dev
Parks and Recreation
CHA (Cambridge Health Alliances) and others
Malden Redevelopment Authority (Affordable Housing)
Malden Housing Authority (Seniors, Affordable)
Federal Funding for Malden
Sale / Lease of Restaurant Location
Development Rights Transfer
Trustees of Reservations (Mgmt Agreement)
Recurring Revenues
"55+" Taxes from new units
"Washington St" new Taxes from old Senior Center parcel
"Commercial St" new Taxes from old DPW Riverfront
Other sources of funds?

Uses 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 - "M"
Construction, Site Prep, Site Modifications
NEW, improved Senior Center Facility @ 20,000 SqFt
NEW, improved DPW Parks & Forestry Facility @ 10,000
SqFt (half of 20,000 SqFt DPW operation)
Other Uses of Funds?

Recurring Expenses

Police
Fire
Roadways
Maintenance of Public Space
Schools
Other recurring expenses?

“MassDevelopment administers the Brownfields Redevelopment Fund, which helps to transform vacant, abandoned, or underutilized industrial or commercial properties. In most cases, redevelopment is complicated by real or perceived environmental contamination and liability.”

Source:
<https://www.massdevelopment.com/what-we-offer/financing/loans-and-guarantees/#brownfields-remediation>

We All Win

When citizens and municipal officials share information transparently, evaluate options collaboratively, and act in a timely manner as part of an informed decision making process, we all win.

Questions / Discussion - Thank you!



Additional Reference Information

47 Grover Road aka "M-Lot"

Land

Land Use

Use Code	9550
Description	Hospital V ⓘ
Neighborhood	4
Alt Land Appr	No
Category	



Land Line Valuation

Size (Sqr Feet)	160460
Frontage	0
Depth	0
Assessed Value	\$317,500

Source: <http://gis.vgsi.com/medfordma/Parcel.aspx?pid=3439>

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

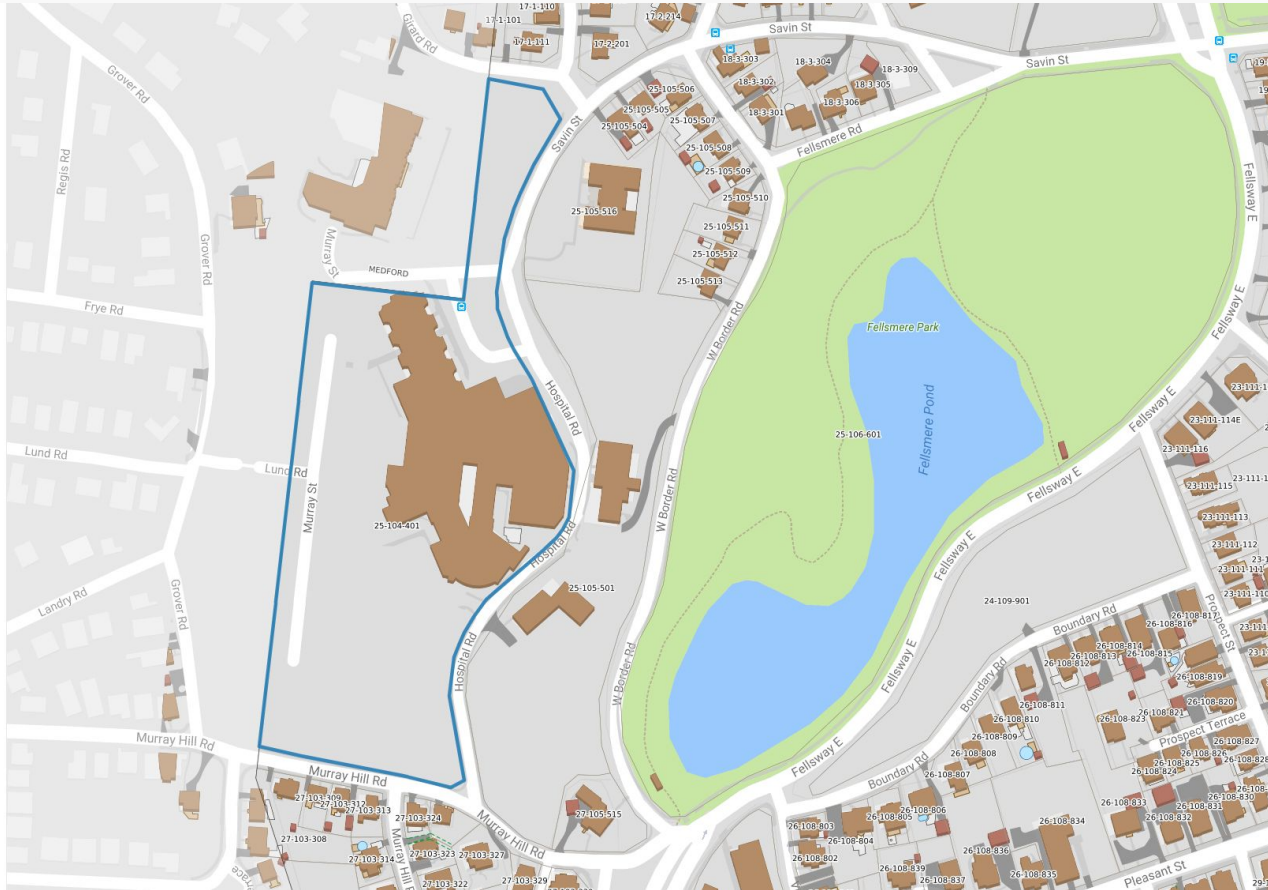
Taxes \$0.00
Savings \$0.00
Tax After \$0.00
Exemption Savings
Currently No
Receives Exemption
More Info <http://www.cityofmalden.org/R>

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/Re>

Land

Area 219,083 SF

Zone ResA

State Class 374

Building

Gross Area 33,726 SF


Living Units 2

Finish Area 19,913 SF



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



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

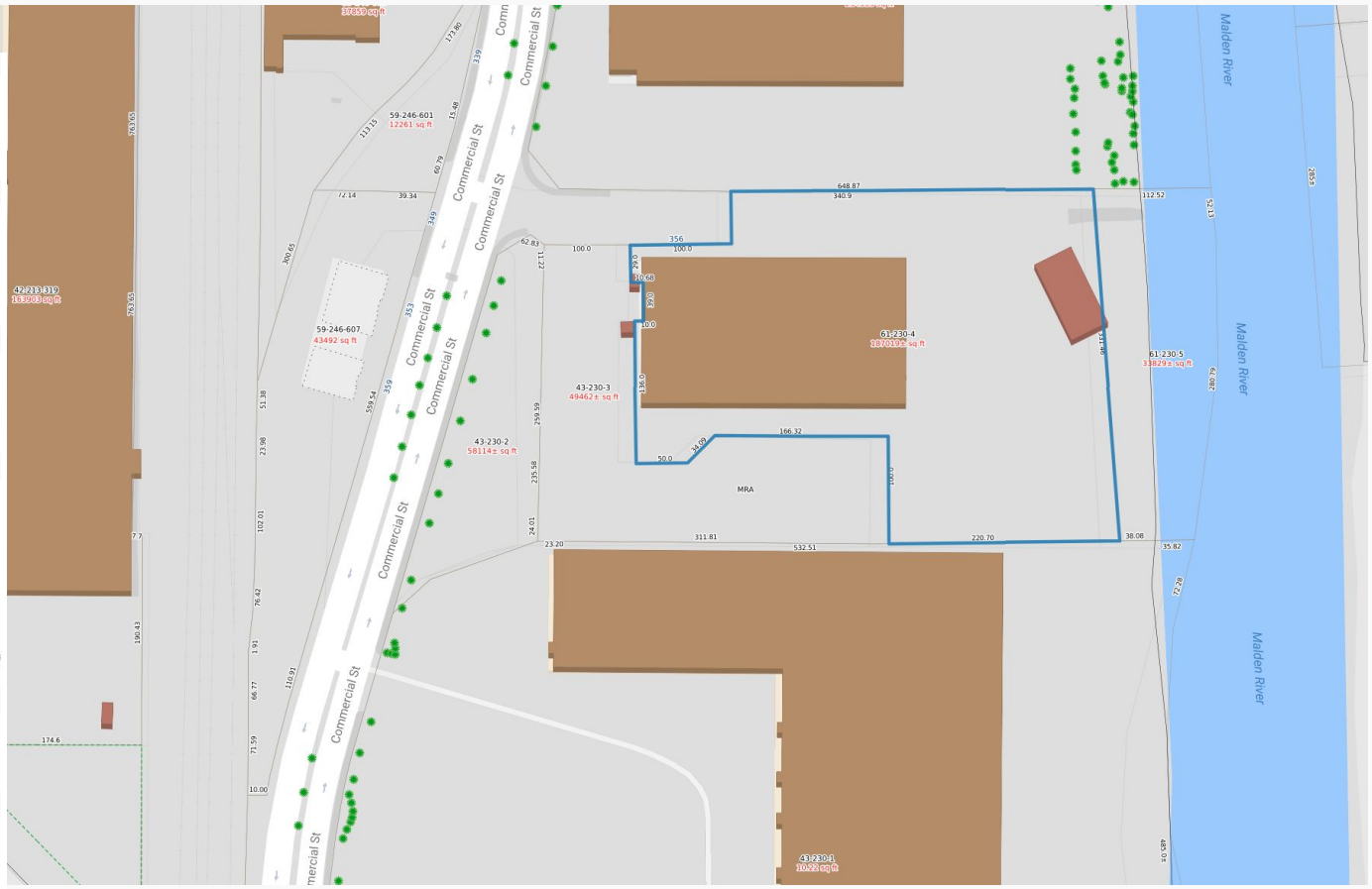
Taxes \$0.00
Savings \$0.00
Tax After \$0.00
Exemption Savings
Currently No
Receives Exemption
More Info <http://www.cityofmalden.org/R/>

Land

Area 49,462 SF
Zone I1
State Class 903

Building

Gross Area 0 SF
Living Units 0
Finish Area 0 SF



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>