

“Hospital Hill”

A “work-in-process proposal”

For the old hospital site

Incorporating new ideas and innovation.

Open for comment. Subject to change.

[*www.maldenhistory.org/hospital*](http://www.maldenhistory.org/hospital)



Revised: 10/09/18

“Hospital Hill”

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.

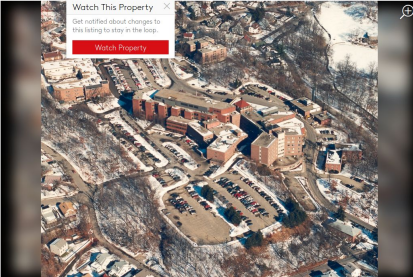
100 Hospital Rd
Malden, MA 02148 - 300,000 SF -
Health Care (Sale Pending)

Price Not Disclosed

Share Watch Property Create Report Print Get Financing

Watch This Property
Get notified about changes to this listing by email or text.

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 More...	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	MAJD-000025-000104-000401

[Find out more...](#)

Listing ID: 3770888 Date Created: 07/29/2009 Last Updated: 04/01/2018

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/>

Hospital Proposals in Circulation

As of May 2018

- Fellsmere Housing Group
- Friends of Fellsmere Heights
- Hospital Hill

As of June 27, 2018

- Fellsmere Housing Group
- Friends of Fellsmere Heights
- Hospital Hill
- The Matheson Plan

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

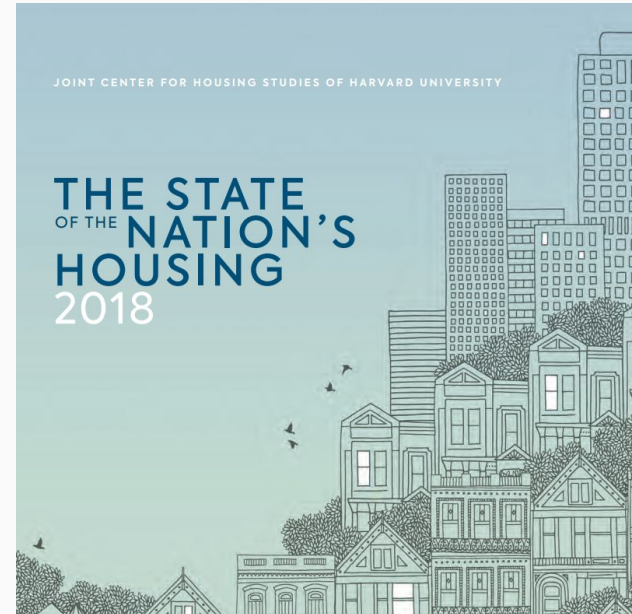
Briefly: What is this “Hospital Hill” proposal?

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

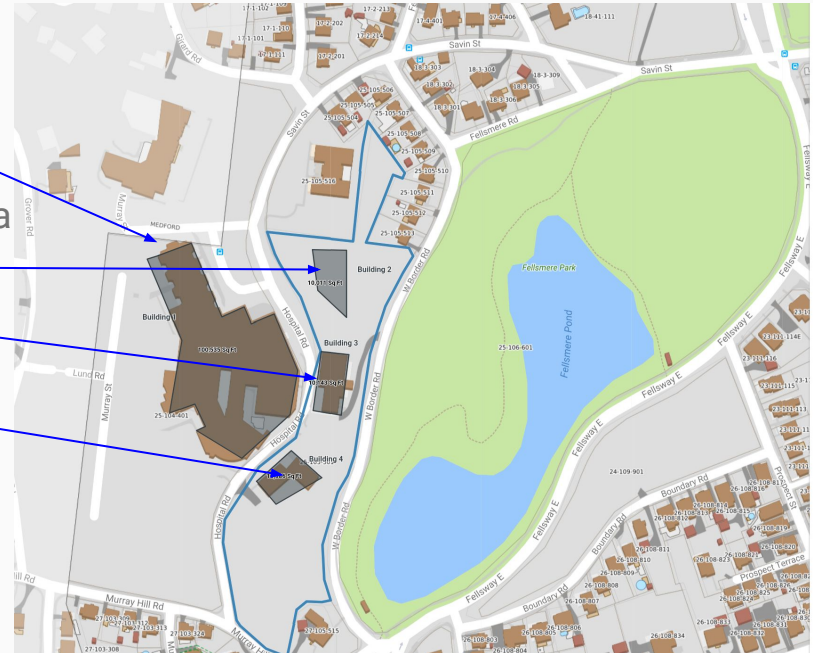


http://maps.massgis.state.ma.us/map_ol/medford.php

Layout of Proposed Key Structures on “Hospital Hill”

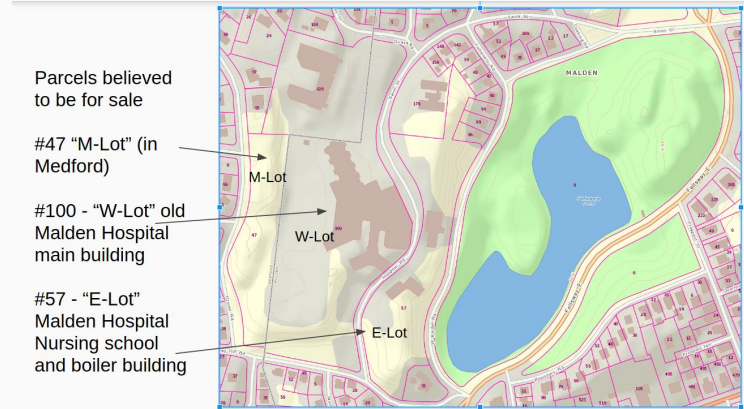
1. Building 1 - Senior Housing (55+, est. 100 units in one-story on existing footprint, including Affordable)
2. Building 2 - Restaurant - Diner to Dinner, overlooking vista views of Malden, Fellsmere/Pond, Boston
3. Building 3 - Parks and Forestry (10,000 sq ft, 50%)
4. Building 4 - Senior & Multi-Generational (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



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



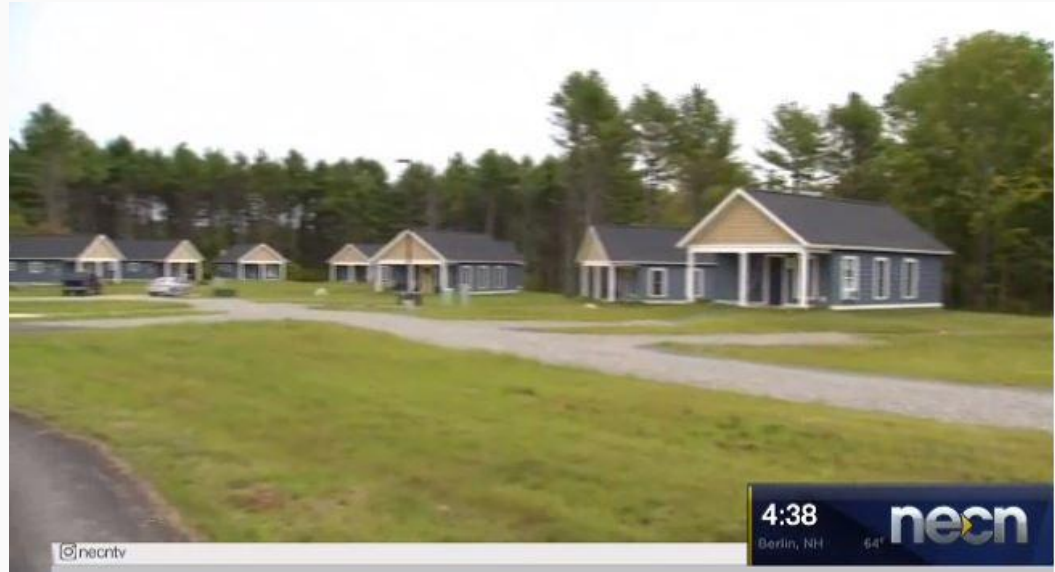
Tiny
Urban
Living



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

Housing for Homeless Veterans

“A veterans housing project, believed to be the first of its kind, is giving homeless veterans a place to live and a community of support.”



Source:

<https://www.necn.com/news/new-england/Housing-Project-The-Cabin-in-the-Woods-Homeless-Veterans-Opens-Augusta-Maine-493874701.html>

History of Habitat for Humanity Homes

On the farm, Jordan and Habitat's eventual founders Millard and Linda Fuller developed the concept of "partnership housing." The concept centered on those in need of adequate shelter working side by side with volunteers to build decent, affordable houses. The houses would be built at no profit. New homeowners' house payments would be combined with no-interest loans provided by supporters and money earned by fundraising to create "The Fund for Humanity," which would then be used to build more homes.

Habitat for Humanities



Pioneer Valley Habitat built four single-family homes between 2006 and 2011. College students were active on the building crews, supplemented by other PVH construction volunteers. The homes were designed by Kuhn Riddle Architects for great energy efficiency, including solar panels, which helps keep them sustainable and affordable.

<https://www.pvhabitat.org/about/homes/amherst/>

Smart Zoning Review is now Underway

“The zoning reform bill sets new statewide standards allowing for multifamily housing, accessory dwelling units, cluster zoning to preserve open space, and other “smart growth” initiatives. It eases the current statewide requirement of a super-majority vote to change local zoning or to grant special permits.”

Boston Globe, January 16, 2018

Zoning reform offers a path to economic equality and social integration

MA \$1.8B Housing Bond Bill

“On May 31, Governor Charlie Baker signed the \$1.8 billion Housing Bond Bill ([H.4536](https://malegislature.gov/Bills/190/H4536)) into law. The legislation, the largest housing bond bill in the state's history, will increase the production of affordable housing, diversify the state's housing portfolio, modernize public housing, preserve the affordability of existing housing, and invest in new, innovative solutions to address Massachusetts' rising demand for housing.

The bill authorizes \$1.8 billion in new capital spending over the next five years for the production and preservation of affordable housing for low- to moderate-income households, supportive housing, and housing serving vulnerable populations. It expands tax credit programs that support affordable housing, including the state Low Income Housing Tax Credit, the Community Investment Tax Credit, and the state Historic Tax Credit. It also extends the Brownfields Tax Credit and the Housing Development Incentive Program. Finally, it re-authorizes the Early Education and Out of School Time Fund, which supports quality early education centers for children.”

Sources

<https://malegislature.gov/Bills/190/H4536>

<https://www.mass.gov/news/governor-baker-signs-18-billion-affordable-housing-bill-to-increase-housing-production>

Great Neighborhoods and Housing

"reflects a balance and compromise of concerns and impacts expressed by interested parties in the fields of housing, planning, environment and municipal government."

Sources

- <http://www.wbjournal.com/article/20180608/NEWS01/180609963/baker-eyes-housing-bill-signing>
- <https://ma-smartgrowth.org/issues/placemaking-zoning/policy-agenda/>
- <https://ma-smartgrowth.org/wp-content/uploads/2018/06/Signed-Zoning-Reform-Letter-to-Speaker.pdf>
- <https://www.mape.org/planning101/support-the-house-zoning-and-housing-initiative/>



The Commonwealth of Massachusetts
House of Representatives
State House, Boston 02133-1054

May 22, 2018

Honorable Robert A. DeLeo
Speaker of the House of Representatives
State House, Room 356
Boston, MA 02133

RE: Zoning Reform and Housing Initiatives

Dear Mr. Speaker:

We are writing to express our support for a zoning reform and housing initiative package that reflects a balance and compromise of concerns and impacts expressed by interested parties in the fields of housing, planning, environment and municipal government.

Massachusetts families, especially seniors and young people, face a housing crisis that threatens to tear them from their communities and undermine our economic success and quality of life. Businesses indicate that housing scarcity makes it difficult to attract and retain employees, while many cities and towns struggle to create vibrant, walkable places that can attract new investment.

Governor Baker's "Housing Choice" bill, as reported out by the Housing Committee, can serve as a starting point to modernize the Commonwealth's planning, zoning and permitting rules. It contains simple majority approval for zoning improvements and special permits that help to produce and preserve housing, along with local option inter-municipal agreements to share costs and revenue from development.

In addition, we support including the following provisions:

1. A training program for residents who serve on local planning and zoning boards. Funding has been included in a supplemental budget and will be distributed through the Department of Housing and Community Development.
2. Expediting certain kinds of appeals by limiting court review to whether or not the local permit decision was made appropriately.
3. A mediation process at the local level to resolve permitting disputes.
4. When a zoning change is considered, requiring the planning board to provide an advisory report on whether the proposed change is consistent with the master plan.
5. Providing notice to the board of health when a development project application is submitted to a municipality.

Great Neighborhoods Campaign

We need to reform our state's planning, zoning, and permitting laws to support communities that work for families and seniors. Great neighborhoods offer housing choices, are vibrant and healthy places that protect open space and natural resources, allow cities & towns to plan for the future, and establish predictable permitting for small businesses and property owners.

We urge the Legislature to pass a "Great Neighborhoods" bill by July 31, 2018 that builds on Governor Baker's Housing Choice proposal and includes a number of additional provisions to improve local board training, site plan review, reduce frivolous appeals, encourage mediation for development projects, promote accessory apartments (ADUs), cluster zoning and more.

See the [letter to Speaker DeLeo](#) signed by 82 State Representatives—a majority of the House!

[Join the campaign and take action!](#)

Gov. Baker's Housing Choice Initiative

- [Our Statement on the Proposal](#)
- [Baker-Polito Press Release](#)
- [One-page Summary](#)

Great Neighborhoods - Proposed Reforms

1. Simple majority approval for zoning improvements and special permits that help to produce and preserve housing
2. Local option inter-municipal agreements to share costs and revenue from development
3. A training program for residents who serve on local planning and zoning boards. Funding has been included in a supplemental budget and will be distributed through the Department of Housing and Community Development
4. Expediting certain kinds of appeals by limiting court review to whether or not the permit decision was made appropriately
5. A mediation process at a local level to resolve permitting disputes
6. When a zoning change is considered, requiring the planning board to provide an advisory report on whether the proposed change is consistent with the master plan
7. Providing notice to the board of health when a development project application is submitted to a municipality
8. Authorizing “site plan review,” a tool that helps communities improve project design while ensuring prompt approval for developers
9. Making it easier for developers to “cluster” homes in a subdivision to conserve land and reduce construction costs
10. Enabling more single family homeowners to create a modest “accessory apartment” within the homes for relatives, caretakers, or rental
11. Extending the time for municipalities to exercise a right of first refusal to purchase agricultural land or recreational land
12. Reform of unregulated “Approval Not Required” development if a community is willing to adopt a Minor Subdivision Ordinance or By-Law
13. Encouraging more multifamily housing in sensible locations
14. Clarifying that discriminatory actions in zoning and permitting are not allowed under Massachusetts law
15. Establishing sensible parameters for property owners to vest their property rights, which will encourage municipalities to update their zoning

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”)

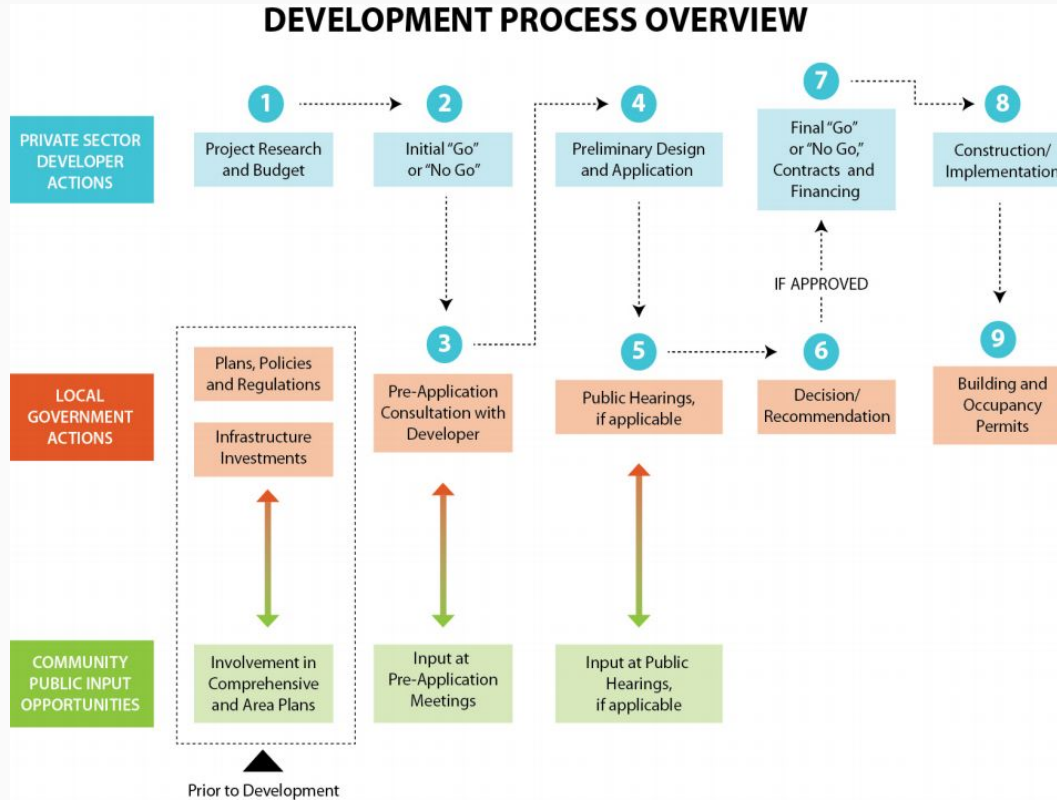
Letter from Hospital site owners & option holders with permission to initiate CPA research

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



Source: <http://www.marc.org/Regional-Planning/Creating-Sustainable-Places/assets/MARCDevProcessCommittee9-21-12.aspx>

State Innovations in Zoning

\$1.8 Billion Housing Bond Bill Signed into Law

May 31, 2018

On May 31, Governor Charlie Baker signed the \$1.8 billion Housing Bond Bill (H.4536) into law. The legislation, the largest housing bond bill in the state's history, will increase the production of affordable housing, diversify the state's housing portfolio, modernize public housing, preserve the affordability of existing housing, and invest in new, innovative solutions to address Massachusetts' rising demand for housing.

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

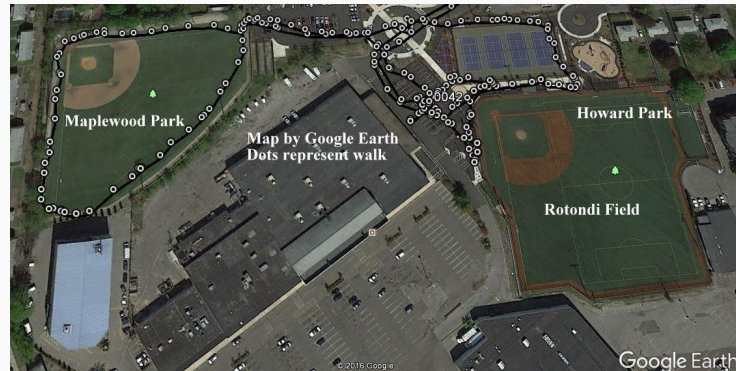
Is it Possible? YES!

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.cityofmalden.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

[H.4536](#)

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 Exemption Savings	\$0.00
Currently Receives Exemption	No
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

Sell and Relocate 7 Washington - aka Senior Center


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

Property Record Card

Property

Address 7 WASHINGTON ST
PID 050256601
Use Code 903 - MUNICIP
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 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 27,050 SF
Zone CB
State Class 903

Building

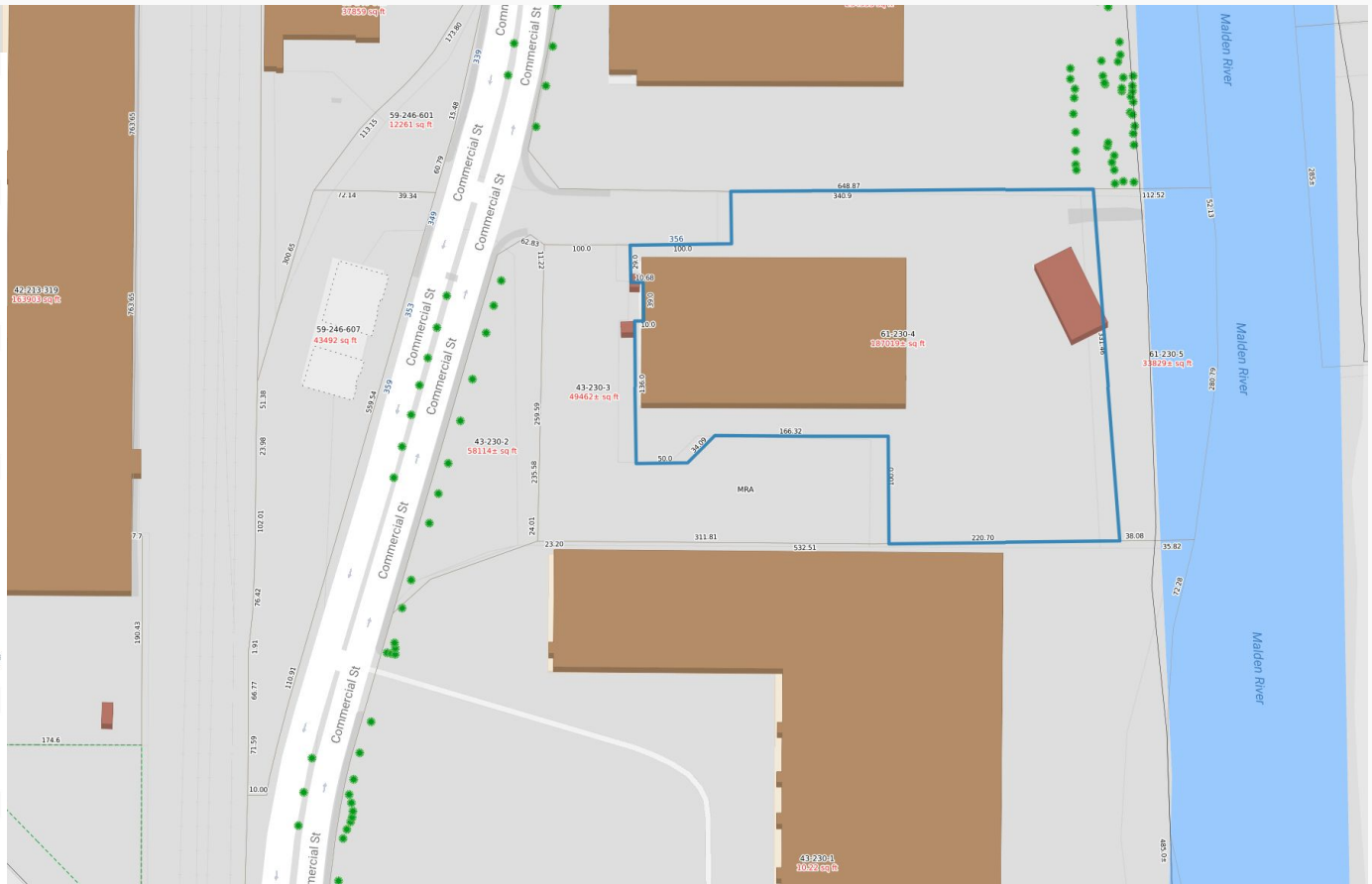
Gross Area 23,142 SF
Living Units 1
Finish Area 19,846 SF



Sell and Relocate 356 Commercial - aka DPW

Property	
Address	356 COMMERCIAL ST
PID	061 230 004
Use Code	903 - MUNICIPAL
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/0
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 - MUNICIPAL
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/0
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>