

“Hospital Hill”

A “work-in-process proposal”

For the old hospital site

Incorporating new ideas and innovation.

Open for comment. Subject to change.

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



Revised: 04/23/19

“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.



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



Citywide Needs and Concerns

- Housing - Skyrocketing Housing Costs
- Traffic - Crushing Traffic Congestion
- City Services - Efficient Delivery by Schools, Public Safety, Public Works
- Open Space - High Quality, Sustainable, Maintainable
- Budget Balancing - both costs and benefits - across Malden
- Varied Interests - Private Interests AND the Public Good
- Transit-Backbone of Malden - Leveraging walking, biking, busses, MBTA
- Past and Future - Recognizing Historical and Future Considerations
- Progress in the midst of neighbors and the surrounding region

The Hospital Hill Opportunity ...To Be Negotiated ...

This Health Care Property is For Sale.

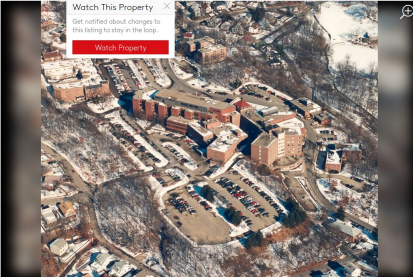
100 Hospital Rd
Malden, MA 02148 - 300,000 SF -
Health Care (Sale Pending)

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	MALD-000025-000104-000401

[Find out more...](#)

Listing ID: 3770888 Date Created: 07/29/2009 Last Updated: 04/30/2018

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/>

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	

Proposals Related to the Hospital Site

May 2018

- Fellsmere Housing Group
- Friends of Fellsmere Heights
- Hospital Hill (earlier Fellsmere: It takes a Village)

June 27, 2018

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

April 19, 2019

- Hospital Hill Proposal Updated / Revised
- Incorporates “Atlantic Hotel, Malden”
- Incorporates “Veterans Village”

April 23, 2019

- Hospital Hill Proposal Updated / Revised
- Improved Land Utilization

The Hospital Hill proposal has been revised and updated multiple times. Public, draft versions are available at <http://www.maldenhistory.org/hospital/>

Overall Goals of the “Hospital Hill” proposal

Aims

Open Space with Active / Passive Enjoyment

Historic Preservation (Strong Past)

Fiscal Prudence (Proud Future)

Housing (Seniors, Veterans, Young Professionals)

Moving Forward for Malden and Medford

Outside box, creative, innovative improvements

Commercial Revenue and Tax (from Hotel)

Obstacles

Traffic Burdens & Overly Dense Population

Risks: 40B, construction, financing

Negative school impacts (capacity, cost, quality)

Citywide Financial Burdens / Tax Increases

Infrastructure (roadway, water, sewer, public safety)

Unmaintainable? / Unsustainable?

Creating the Future

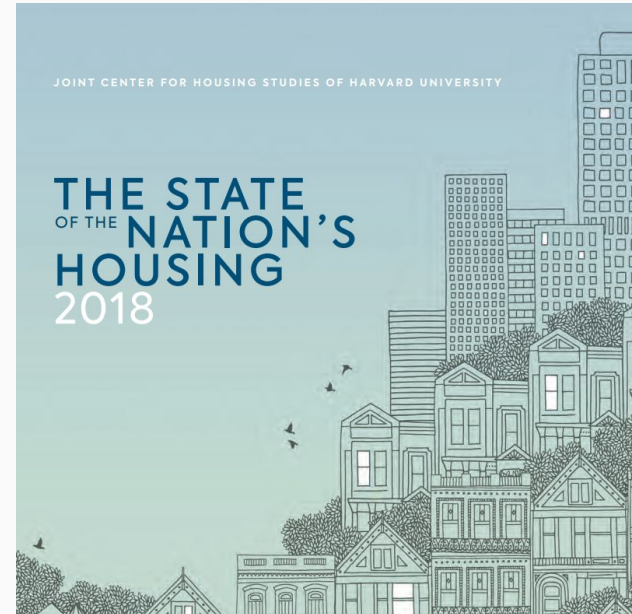
Briefly: What is this “Hospital Hill” proposal?

1. Sale of existing Senior Center and DPW facility
2. Use of those proceeds, grants, and other funds in partnership to acquire the hospital site, in whole or part, in a negotiated, arms-length transaction
3. City government and municipal staff drive this project forward with community participation and support from regional and state agencies
4. City builds a new Senior Center and DPW operations at “Hospital Hill”
5. Housing developed by 3rd Party with amenities. Includes affordable, non-automobile segments: seniors, veterans, and young professionals
6. “Atlantic Hotel, Malden” 95 rooms, state of art, access to Greater Boston

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



What is Compact, Affordable Housing?

Think like Boston ...

COMPACT LIVING PILOT

The City is allowing new buildings to include small, efficient housing units as long as they meet certain requirements.



HAVE QUESTIONS OR COMMENTS?

You can share your thoughts through our
online form:

<https://www.boston.gov/departments/new-urban-mechanics/housing-innovation-lab/compact-living>

Compact Living aspires to ...

Increase Affordability

Build Community

Promote Sustainability

Support Creativity

https://www.boston.gov/sites/default/files/compact_living_guidelines_181012.pdf

Compact Living aspires to...

increase affordability.



Encouraging creative design to promote housing affordability is a major goal of Mayor Walsh's *Housing Boston 2030* plan. Reduced unit size allows for the creation of more units overall, including more Inclusionary Development Policy Units. Diversifying the housing stock for individuals and roommates will alleviate market pressure on family-style homes. The Compact Living Policy also encourages transit-oriented development, reducing automobile dependence and transportation expenses.

Increasing the number and type of affordable units in the city is the primary objective, but these units should still function for a diversity of users. Where significantly greater affordability is provided, some flexibility in the guidelines may be tolerated.

build community.



Proposed projects with Compact Living units should aspire to facilitate community-building and cohesion on both a building and neighborhood scale. All projects with Compact Living units should include shared spaces that provide a physical setting for common use and incorporate programming and design that encourage people to connect.

promote sustainability.



Compact Living units promote environmental and social sustainability in new residential development. Construction of compact units requires less energy and construction waste per unit, as the overall square footage of each unit is smaller. Additionally, the Compact Living Policy incentivizes use of public transit over single occupancy vehicle trips. The Policy aims to increase diversity of Boston's housing stock, contributing to social sustainability by alleviating market pressure on family-style dwellings and homes, which are largely occupied by individuals and roommates.

support creativity.



The Compact Living Guidelines are flexible. They intend to encourage developers' and designers' creativity and innovation to ensure that proposed projects meet the needs of Boston residents. The Guidelines are not meant to be prescriptive, and we encourage solutions beyond those previously tested.

Think even smaller: Micro Affordable



- No Cars
- No Parking
- Energy Efficient
- Transit Oriented
- 260 Sq Feet Living Space
- Shared Common Space
- Studio Singles

<https://www.141westville.com/>

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/>

Flyover Map

Parcels believed
to be for sale

#47 “M-Lot” (in
Medford)

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

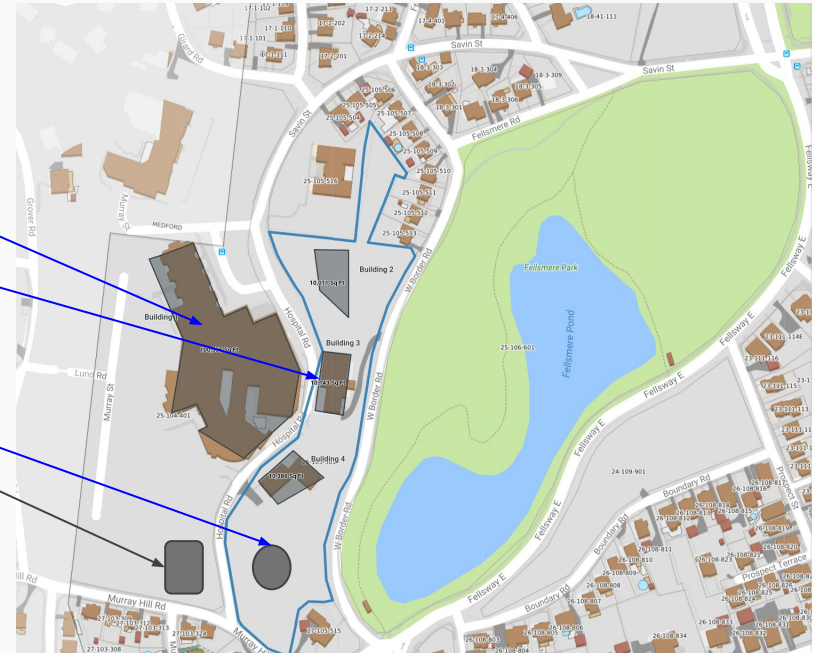
#57 - “E-Lot”, east
Malden Hospital
Nursing school
and boiler building



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

Proposed Key Structures of “Hospital Hill”

1. “Atlantic Hotel”, views of Malden, Fellsmere/Pond, Boston, Massachusetts Bay (20,000 sq ft)
2. Parks and Forestry (10,000 sq ft, 2nd floor)
3. Senior & Multi-Generational Ctr (10,000 sq ft first floor)
Arts/Music/Media/Library/Crafts/Cafe
4. Veterans Village (Affordable) (26,253 sq ft)
5. Senior, Young Professionals (Affordable) (38,235 sq ft)
6. 15 acres of passive and active open space, gardens, trails, walks - handicapped accessible, usable by seniors
7. On-site parking (metered / permitted) and MBTA stop



Land Utilization in the “Hospital Hill” plan

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



Existing Available Land

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

Existing Built Land

E-Lot	45,000 sqft
W-Lot	100,000 sqft
M-Lot	0 sqft
=====	
Land	130,000 sqft
	2.98 acres

Proposed Land Use	Sq Feet Land Footprint	Capacity
Parking	67,600	150 cars
Atlantic Hotel	20,000	92 rooms
Veterans Village	26,253	12 units
Sr and Young Pros	38,235	18 units
Tree & Forestry	10,000	
Sr, Multi Generation, Arts and Music Center	10,000	

Proposed Built Land approximately 104,488 Square Feet

Open Space available for public use - gardens, walkways, exercise areas, picnic, bench, parking and outdoor use - is approximately 15 acres

Build new structures on top of existing structure foundation locations



Image from Google Earth

What are the benefits for Seniors?

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)



More details...

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

New Senior & Multi-Generational Markey Center (10,000 sq ft) Arts/Music/Media/Library/Crafts/Cafe

Compact Affordable Housing - Seniors, Young Professionals, Veterans - favor car-free residents

Atlantic Hotel, Malden - Breakfast to Dinner with scenic 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 prime Malden R/E for (commercial) development - Malden welcomes all ages!
- Taps emerging, growing economy blossoming around Boston, affords new cultural opportunities
- 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 city budget and fiscal backbone
- Averts development impact on schools with minimal school burden expected from housing
- Open space for citizens (compare investments in High Rock, Howard Park, and Waitt's Mount)
- Unlocks hospital "stalemate" - city, state, and federal work forward together, with community
- Provides much-needed housing on manageable scale
- Brings new commercial activity, through hotel, to Malden's downtown area

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 (“Forestry”) to “Hospital Hill” (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>

Seniors, Young Professionals and Veterans Housing Innovation and 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



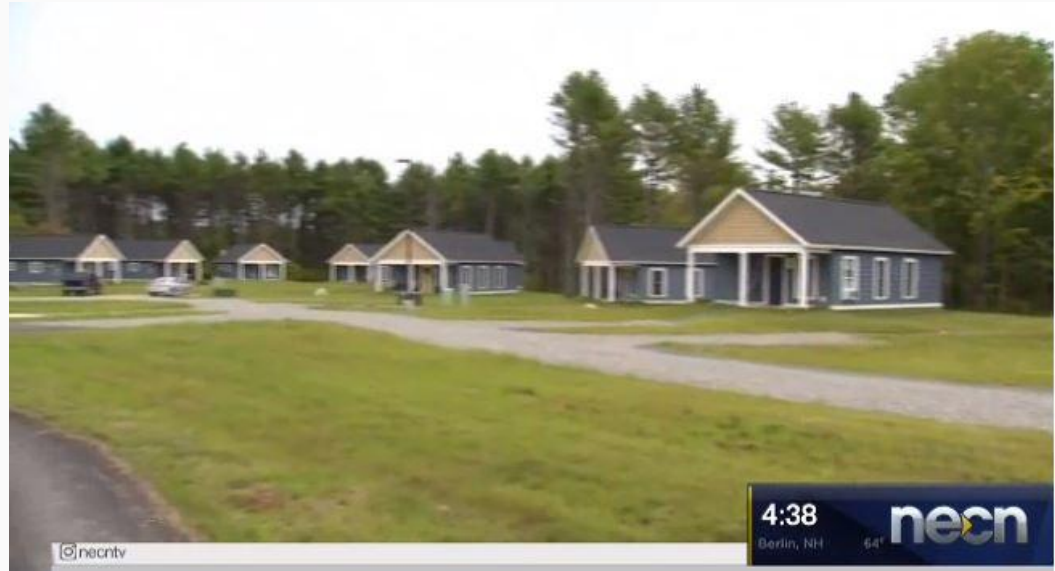
Tiny
Urban
Living



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

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>

Veterans Village

Veteran: Tiny houses for homeless vets make a lot of sense

By Kathleen Toner, CNN

Updated 8:10 PM ET, Sun December 9, 2018

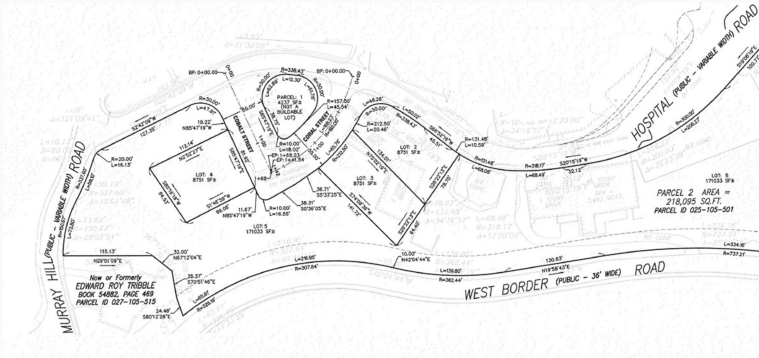


<https://www.cnn.com/2018/10/18/us/cnnheroes-chris-stout-veterans-community-project/index.html>

<https://www.veteranscommunityproject.org/>

Veterans Village

The single occupancy Tiny House is 240 sq. ft. The family house is 360 sq. ft.



Survey Subdivision Drawing Nitsch Engineering

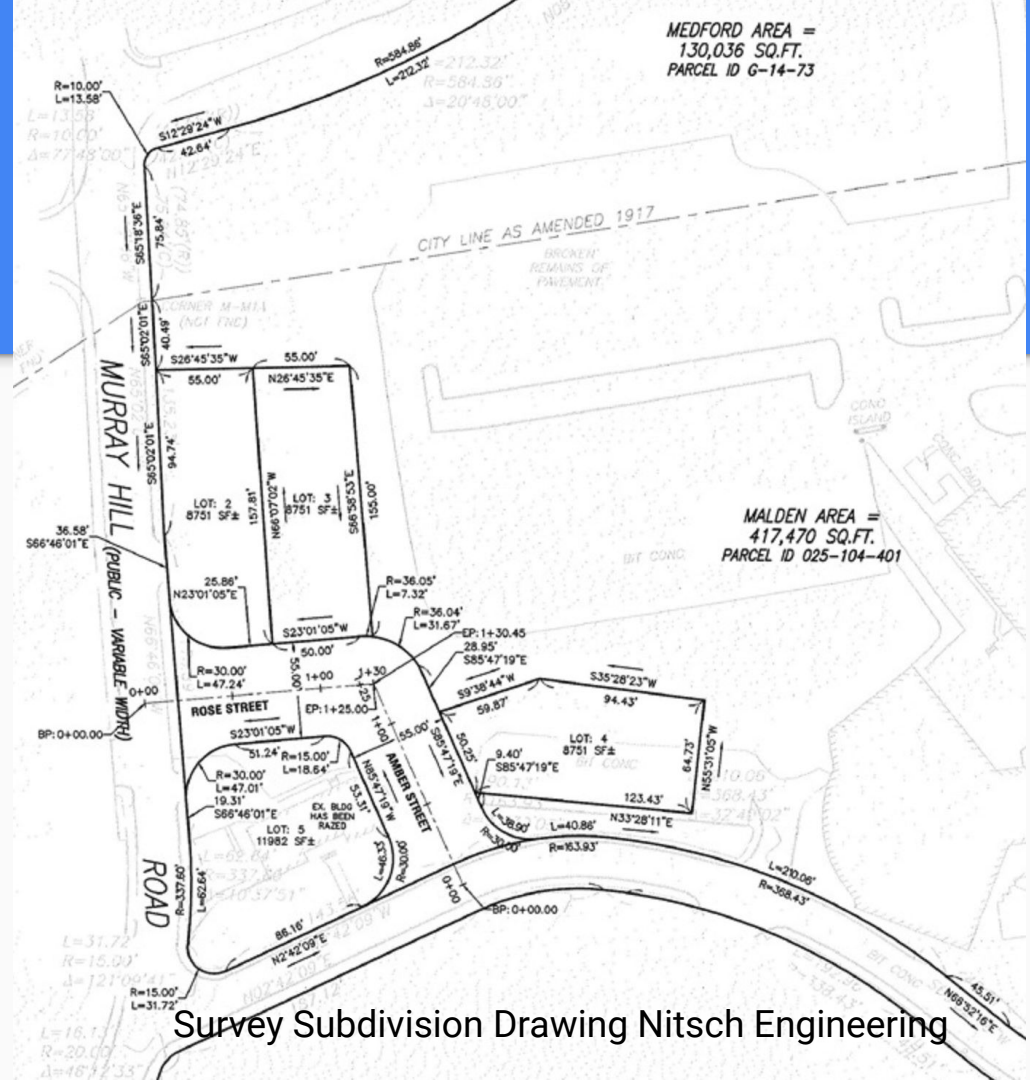
See <https://www.veteranscommunityproject.org/faq-s>

Seniors and Young Professionals



Senior Housing

Young Professional Housing



Survey Subdivision Drawing Nitsch Engineering

The Atlantic Hotel

“Atlantic Hotel, Malden” Vista



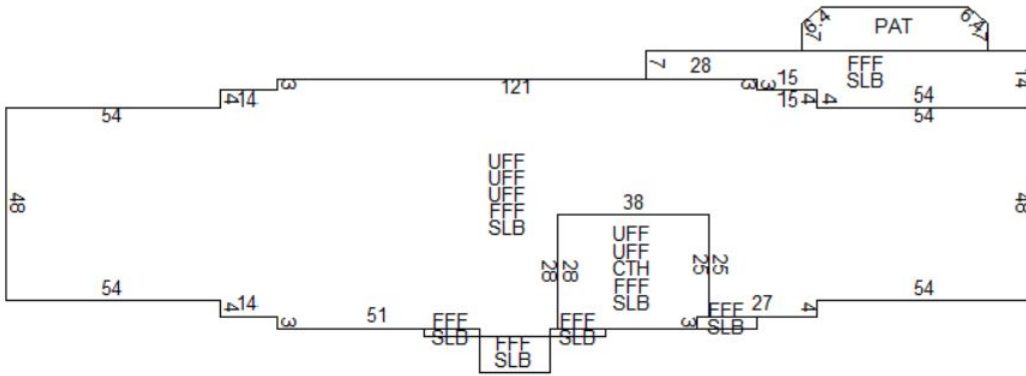
Cost to Build a Hotel
National average
\$22.2M

(325 square feet. Room:
13'x25', full bathroom. 115
rooms)



Cost to Build Wynn
Resorts Hotel
Est. \$2.4B

The Atlantic - Floorplan and Exterior Design Concepts



*As a four story building, The Atlantic would occupy approximately 16,000 square feet of land.
If constructed as a six or seven story building it could occupy less land.*



Hotel Accommodations

- 90 rooms
- Fitness Center
- Pool/Hot Tub
- Restaurant/Fine Dining
- Resident Laundry
- Shuttle
- Meeting Space for 50



<https://arcmaxarchitect.com/service/hotel-design>

Atlantic Hotel, Malden - Interior Design Concepts



Four Seasons Hotel Philadelphia



Al Bait Sharjah, UAE



Raffles Singapore



Capella Bangkok, Thailand



Nobu Hotel Barcelona, Spain

A great dining and visiting destination?

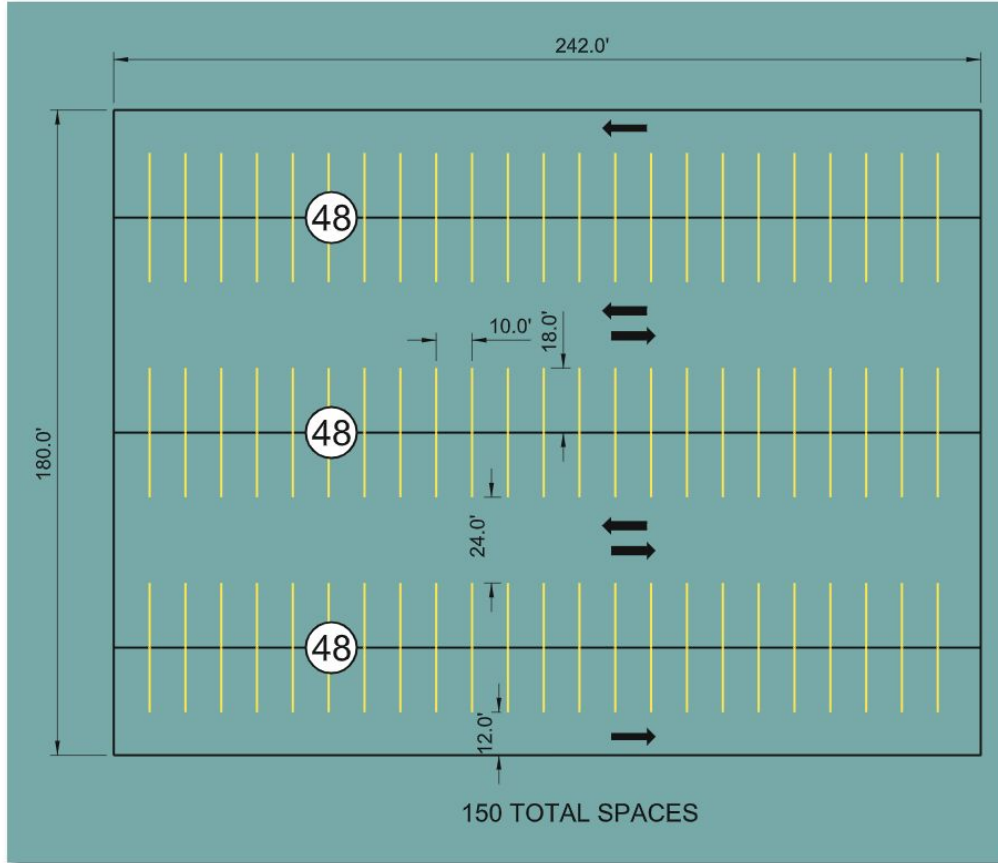
April 10, 2019

“the City of Medford received news from the Department of Revenue that our hotel and meal tax topped \$450,000 for the first quarter of 2019! Last year, in 2018, for the same time period, the City received just over \$320,000. The 2019 funds amount to a 40% increase over last years payment! These numbers clearly show Medford as a destination for not just living, but entertainment and dining too! Thank you to all of our hardworking restaurants and hotels that make Medford a great dining and visiting destination!”

<https://www.facebook.com/mayorburke>



The Atlantic, Parking



Parking Layout

- 180 feet by 242 feet
- six rows of parking
- each space 10' x 18'
- traffic lanes 24' wide
- Capacity: 150 cars
- 67,760 Square Feet

Source: "Estimating the Number of Parking Spaces Per Acre", by Rob Holland, The University of Tennessee

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.mopg.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

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”)

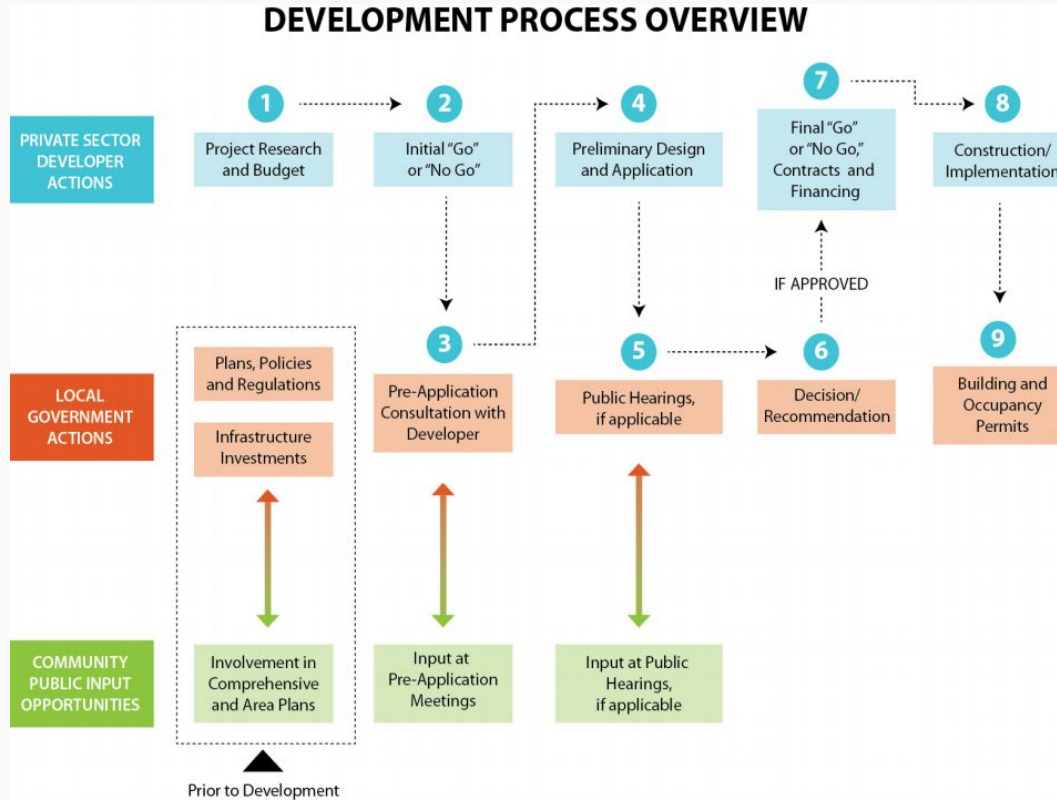
Effort, organization and initiative of city resources

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

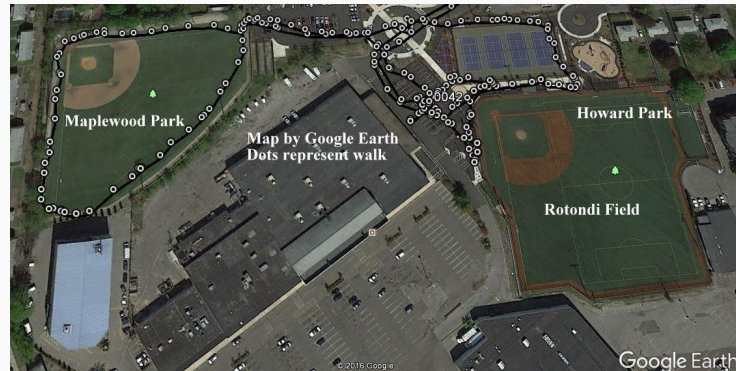
Is it Possible? YES!

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.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

[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.

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*

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	



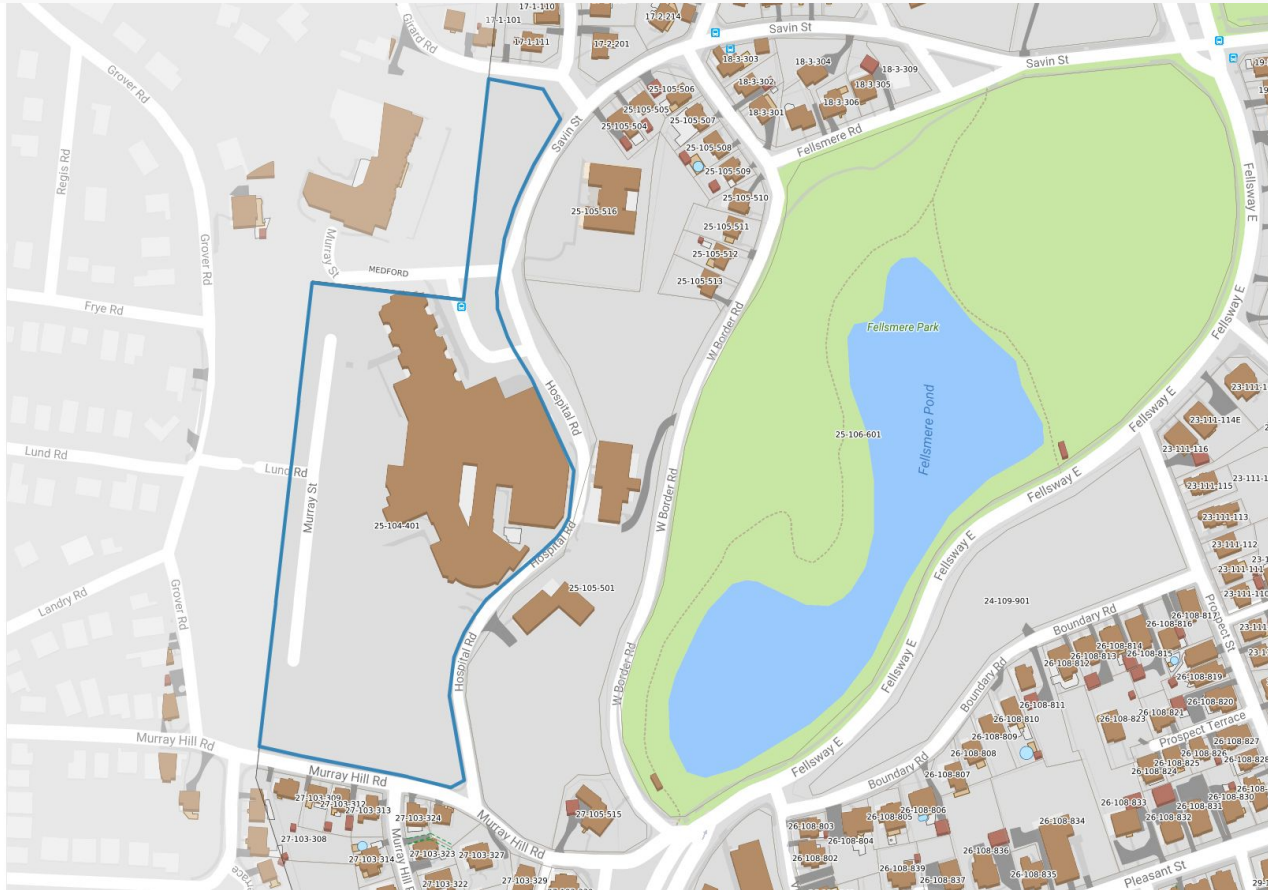
Land Line Valuation

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/Re
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



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>

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/>