



Deborah A. Burke
Director

OFFICE OF STRATEGIC PLANNING AND COMMUNITY DEVELOPMENT

215 Pleasant Street, 3rd Floor, Malden, MA 02148
781-324-5720

DATE: March 19, 2024

TO: Councilor Peg Crowe

FROM: Jack Witthaus, Transportation Planner

Through: Deborah Burke, Director

SUBJECT: Consideration of Acquisition of Property at 0 Canal Street, Malden

This memorandum transmits information and request for sponsorship on the Council docket regarding the possible acquisition by means of donation of a parcel of land at 0 Canal Street, heretofore referred to as the Bike Kitchen parcel. The Bike to the Sea organization has requested that the City support their efforts to provide bicycle recreation and service facilities appurtenant to the Northern Strand Community Trail at this location by acquiring the property. Acquisition of the property by the City by means of donation provides a more stable assurance of the continued availability of the property to support the Bike Kitchen.

Bike to the Sea has secured a lease of the property from the current property owner, 35 Green Street LLC, DBA Hoffs Bakery. Bike to the Sea is operating a support facility for the bicycling public on the site, which is immediately adjacent to the Northern Strand Trail. The lease agreement was partially brokered by the City in support of establishment of the support facility. The property is orphaned from other properties owned and occupied by Hoffs Bakery on the far adjacent side of the Northern Strand Trail, and is considered superfluous and unnecessary to the Hoffs operation and of no added value. The owner at this time wishes to donate the property.

An Environmental Site Assessment has been performed for the City by Nangle Consulting Associates, Inc. and is attached for reference. This assessment was performed to provide information on historic uses and the potential for contamination and consequent liability to the City. The study found that while there is likely typical urban contamination on the site, this contamination is subsurface and non-migratory and of a typical nature that would require only

assessment and potential reporting if any site excavation is done. No formal restriction of use of the property is necessary.

At this time City staff recommend support of the acceptance of the donation of the property., The presence of contamination on the property is deemed typical for historically industrial land uses and does not require any specific attenuation or property use restriction. A limited fiscal impact to the City would occur on the Department of Public Works or Facilities Management for property management associated with accepting the property donation. Any fiscal impact or liability incurred or proposed by subsequent use of the land by a third party can be addressed through any use agreement at that time and may offset property management impacts through the charging of a use fee or lease. The City is considering the site for installation of a BlueBikes station in partnership with Cambridge Health Alliance. Further, the property may be integral to completion of a Spot Pond Brook Greenway Trail, by providing property to connect the Northern Strand Trail to a proposed separated bikeway facility on Canal Street.

Should the City act to accept the property donation, the City solicitor will work with Bike to the Sea to execute an agreement for continued use of the land. This agreement, the form of which would be determined by the City Solicitor, would provide for appropriate allowable uses and indemnification. Having an active tenant providing a public service on the site constitutes a positive impact of property acquisition.

At this time, staff and Bike to the Sea request your sponsorship of a Docket request to consider acceptance of the property donation. In order to assure the continued permission for use of the property by the Bike Kitchen, and to facilitate potential bikeshare opportunities and bike trail construction at the site, your consideration of this request at the earliest opportunity is appreciated.

Attachments:

Attachment 1: Nangle and Associates ESA