



**CITY of MALDEN PLANNING BOARD  
NOTICE of DECISION**

CASE NUMBER 23-10

LOCATION of SUBJECT PROPERTY 100 Hospital Road, Malden, MA

NAME of PETITIONER Tufts Medicine, Inc.

NAME of PROPERTY OWNER Hallmark Health Systems, Inc./Melrose Wakefield Healthcare

DATE of PUBLIC HEARING June 28, 2023

DATE of DECISION June 29, 2023

DATE of FILING DECISION with CITY CLERK July 12, 2023

DATE of NOTIFICATION to BUILDING INSPECTOR July 12, 2023

FINAL DATE for FILING APPEAL of DECISION with SUPERIOR COURT August 1, 2023

*[Any appeal must be made pursuant to M.G.L. c. 40A, §17 and filed within 20 days after date this Notice is filed with City Clerk.]*

**PROCEDURAL HISTORY (Case #23-10):**

1. The subject property is known as and numbered 100 Hospital Road and by City Assessor's parcel identification number 054 237 707.
2. Petitioner is Tufts Medicine, Inc., the parent company of the property owner, Hallmark Health Systems, Inc./Melrose Wakefield Healthcare, 585 Lebanon Street, Melrose, MA.
3. At the public hearing on June 28, 2023, petitioner was represented by Lori Howley, Executive Director, Corporate Communications, Tufts Medicine, 585 Lebanon Street, Melrose, MA; Ryan Fuller, Vice President, Strategic Alliances, Tufts Medicine, 800 District Avenue, Burlington, MA; Miles Kramer, LCSW, Vice President of Strategic Growth, Acadia Healthcare Company, Inc., 6100 Tower Circle, Franklin, TN; Dr. Helen Boucher, Chief Academic Officer, Tufts Medicine and Dean of Tufts University School of Medicine, 800 Washington Street, Boston, MA; Charles Chip Hill, Architect, Stengel Hill Architecture, 613 West Main Street, Louisville, KY; Melissa Restrepo, Transportation Permitting Project Manager, Howard Stein Hudson, 11 Beacon Street, Boston, MA; Amy Sowersby, Construction Executive, Turner Construction Company, 2 Seaport Lane, Boston, MA; Adam Crunk, Professional Engineer, Crunk Engineering, 7112 Crossroads Blvd., Brentwood, TN; and Felicia Risick, Division President, Acadia Healthcare Company, Inc., Franklin, TN.
4. The petition filed in permit application #CMID 056812-2023 seeks a special permit under Title 12, Chapter 12, Section 030, of the Code of the City of Malden (the Ordinance) to allow hospital use of property in the Residence A zoning district, namely, a new behavioral health hospital.
5. Petitioner submitted the following plans and information in support of the petition:
  - a. set of plans, "AHC Malden Medical Center, Malden, MA 02148," prepared by Crunk Engineering LLC, Brentwood, TN, that includes Site Layout Plan Overall (C5.0), Site Layout Plans (C5.1 and C5.2), Grading Plans (C6.0, C6.1 and C6.2), Landscape Plan (L1.0) and Landscape Detail (L2.0).
  - b. set of plans, "New Behavioral Health Hospital, Acadia: Tufts Medicine Joint-Venture, Malden, Massachusetts," dated March 6, 2023, Stengel-Hill Architecture, Louisville, KY, that includes Schematic First Floor Plan (A1-1), Schematic Second Floor Plan (A1-2), Schematic Third Floor Plan (A1-3), Schematic Fourth Floor Plan (A1-4), Schematic Roof Plan (A1-5).
  - c. set of renderings, "New Behavioral Health Hospital-Malden, Massachusetts, Acadia Healthcare + Tufts Medicine," dated March 14, 2023, prepared by Stengel-Hill Architecture, that includes Conceptual Exterior Renderings, View 01: Composite Site, View 02: Composite Aerial View, View 03: Enlarged Site Plan View, View 04: Aerial View Looking Northeast, View 05: Aerial View Looking Northwest, View 06: Aerial View Looking Southwest, View 07: Aerial View Looking Southeast, View 08: Site Perspective, View 09: Commemorative Garden Overhead View, View 10: Commemorative Garden Site Perspective, View 11: Site Perspective, View 12: Site Perspective, View 13: Site Perspective – Dusk View.
  - d. proposed subdivision plans, prepared by Crunk Engineering LLC, Brentwood, TN, "AHC Malden Medical Center Malden, MA 02148, Site Layout Plan Overall" (EX1.0), dated January 5, 2023, "AHC Malden Medical Center Subdivision Exhibit, Existing Property Boundaries Malden, MA 02148" (EX 1.0) dated June 16, 2023, "AHC Malden Medical Center Subdivision Exhibit Proposed Property Boundaries Malden, MA 02148," (EX 2.0). dated June 16, 2023, revised June 27, 2023
  - e. memorandum, "Acadia Malden Behavioral Health Hospital, Subdivision Narrative," dated June 19, 2023, revised June 27, 2023, prepared by Will Crunk, PE, Crunk Engineering LLC.
  - f. memorandum, "Acadia Malden Behavioral Health Hospital, Stormwater Design Narrative," dated May 22, 2023, prepared by Will Crunk, PE, Crunk Engineering LLC.

- g. “Transportation Impact Study, Malden Hospital Redevelopment, Malden Massachusetts,” prepared for Acadia Healthcare, Inc. dated December 2022, prepared by Howard Stein Hudson, Boston, MA.
  - h. “Memorandum, Malden Hospital Redevelopment – 100 Hospital Road, Responses to Peer Review Comments,” dated May 17, 2023, and Memorandum, Malden Hospital Redevelopment – 100 Hospital Road, Follow-up Responses to Peer Review Comments, dated June 21, 2023, prepared by Keri Pyke, PE, PTOE, Howard Stein Hudson
  - i. set of plans, “Pavement Marking and Signage Plan AHC Malden Medical Center, The City of Malden, Massachusetts, Middlesex County,” dated June 20, 2023, prepared by Howard Stein Hudson (stamped DRAFT).
6. Petitioner obtained all applicable Determinations by the Malden Historical Commission under the Demolition and Alteration Delay Ordinance, per §12.12.010.C of the Ordinance; and the Malden Historical Commission reviewed and approved the demolition of the building at the subject property, and buildings at the abutting property, 57 Hospital Road, subject to compliance with requirements of the Commission’s decision dated April 20, 2023 regarding permit application # CMID-051597-2022.
  7. The Planning Board held a public hearing on June 28, 2023; and immediately following the hearing, the Planning Board began its deliberations on June 28, 2023, continued deliberations through midnight into the next day, June 29, 2023, and concluded deliberations and rendered its decision on June 29, 2023.
  8. The public hearing complied with the notice requirements of §12.32.020(K) of the Ordinance and Massachusetts General Laws, Chapter 40A, §11.

**FINDINGS of FACT (Case #23-10):**

The City of Malden Planning Board finds the following facts:

1. The subject property is located on the western side of Hospital Road, contains approximately 417,470 square feet (9.59 acres), and is the site of a vacant building with six stories and gross floor area of approximately 299,403 square feet, formerly used for the Malden Hospital, and associated paved parking lots; and the subject property is the Malden portion of a larger contiguous site that has a total of 547,506 square feet (12.57 acres), and includes land to the west in Medford, containing 130,036 square feet (3 acres).
2. Under the proposal, the project site will consist of a new parcel, approximately 6.06 acres in size, to be created from the existing subject property through subdivision and reconfiguration of lot boundary lines.
3. Under the proposal, the existing building will be demolished and a new building constructed on the project site.
4. The proposed new building will have four stories, a footprint of 32,000 square feet and an approximate total gross floor area of 106,230 square feet.
5. The proposed new building will be designed as and used for a state-of-the-art behavioral health hospital.
6. The proposed hospital is a joint venture partnership between the petitioner and the proposed hospital operator, Acadia Healthcare, the largest behavioral health organization in the country, with over 250 behavioral health facilities, including two hospitals in Massachusetts.
7. The proposed hospital will be an accredited teaching hospital with a Physician Residency Training Program and will be a “center of excellence” for the Tufts University School of Medicine and Tufts Medical Center.
8. The proposed hospital will provide inpatient healthcare services on floors two, three and four, configured as 72 patient rooms with 144 beds, namely, 24 beds for Child/Adolescent, 24 beds for Older Adult, 48 beds for Adult Dual Diagnosis, 48 beds for Adult Thought Disorders; nurse stations; rooms for activities, group therapy, dining, consult, exam, treatment planning; administrative offices; workrooms; and conference/training rooms.
9. The first floor will be used for hospital admissions, including assessment rooms, a waiting room, and the ambulance Sallyport; gymnasium; and access to patient activity yards outside at the rear of the building, which will be enclosed with a specialized concrete wall, fourteen feet in height.
10. The first floor will also be used for the hospital administrative offices for the Medical Director, Chief Nursing Officer, CFO, CEO, HR, payroll, controller, and various directors and managers.
11. The proposed hospital will provide outpatient services, consisting of a Partial Hospitalization Program/Intensive Outpatient Program, containing 2,730 square feet on the first floor, configured as group therapy rooms, consult rooms, workroom, waiting room; and an ECT (Electroconvulsive Therapy) and TMS (Transcranial Magnetic Stimulation) Clinic, containing 1,880 square feet on the first floor, configured as treatment rooms, patient care stations, waiting room and nurse station.
12. The proposal includes an area on the first floor, labeled, “Shell Space,” containing 3,250 square feet, which petitioner states is for potential future use for a Physician Residency Training Program, inpatient services or outpatient services.
13. The proposed interior layout is still conceptual and may need to be modified to meet code requirements.

14. The proposed hospital does not include an emergency room, urgent care, or any walk-in services.
15. Inpatient admissions will be scheduled and done via referrals from other hospitals or healthcare providers.
16. Outpatient services may be used as hospital patients or by patients referred by other healthcare providers.
17. The proposal does not include medication-assisted treatment services, used to treat opiate abuse disorder.
18. All patients of the proposed hospital will have a primary behavioral health diagnosis or psychiatric condition.
19. The proposed hospital will be a secure facility with controlled access to, from and within areas of the building.
20. The property is located in the Residence A zoning district.
21. The proposed hospital use is allowed by special permit in this zoning district, per §12.20.030 of the Ordinance.
22. The proposed outpatient services and administrative offices are proposed as accessory uses to the principal hospital use, and the proposal includes no other principal use, such as medical center or general offices, which are prohibited in this zoning district, per §12.20.030 of the Ordinance.
23. The direct abutter to the north is a nursing/convalescent home in Medford; to the east, a medical center containing doctors' offices at 178 Savin Street, and the former Malden Hospital powerplant, nurses school and parking lot at 57 Hospital Road, to the east of which is the Fellsmere Park and Pond; to the south, on the other side of Murray Hill Road, single-family dwellings; and to the west, residential dwellings in Medford.
24. Surrounding land uses are residential and institutional.
25. As modified by the conditions of the special permit, the proposed hospital use is not in conflict with surrounding land uses.
26. The proposal complies with all dimensional controls, per §12.16.010 of the Ordinance.
27. The proposed hospital use requires a total of 181 parking spaces, per §12.20.010 of the Ordinance; and the proposed accessory uses, outpatient services and administrative offices, are treated as part of the principal hospital use, per §12.20.020.I.10 of the Ordinance.
28. Under the proposal, 185 parking spaces will be provided in a paved parking lot on-site, located on the eastern side, at the front of the proposed new building.
29. The proposed parking layout is conforming, per §12.20.020 of the Ordinance.
30. Access and egress for the parking lot will be via two-way driveways off Hospital Road, with conforming widths, as required by §12.20.020.C of the Ordinance.
31. The proposal requires bicycle parking for twenty-two, per §12.20.020.I.14 of the Ordinance; none is depicted on the plans; according to petitioner, the required number of bicycle racks will be provided adjacent to the front door; and interior bicycle parking will be provided for employees.
32. Yard areas not paved for parking or access will be landscaped, and twenty-one trees will be provided in the parking areas, more than the nineteen required by §12.20.020.10 of the Ordinance.
33. Onsite snow storage, without dimensions, is depicted on the site plan; petitioner states that a total 7,600 square feet is provided, which exceeds the 7,400 square feet required by §12.20.020.11 of the Ordinance.
34. The proposed trash dumpsters with enclosure comply with the siting and visual screening requirements of §12.20.030.H of the Ordinance; and the exact configuration may change but remain in the same area.
35. The one loading area, proposed at the northwestern corner of the building, appears large enough to accommodate the two loading spaces required by §§12.20.020 and 12.20.030 of the Ordinance.
36. The proposal complies with all parking and loading requirements of the Ordinance.
37. The proposal includes realignment of the Hospital Road right-of-way for approximately 400 feet in length to eliminate a "wide" portion of the roadway, on the western side, near the intersection with Savin Street, and to transfer portions of the right-of-way to 100 Hospital Road, which will require review and approval of the Malden City Engineer, Department of Public Works Commission and City Council.
38. The City's peer review of petitioner's traffic study and follow-up memoranda is described in correspondence dated February 23, 2023, correspondence dated June 13, 2023 and correspondence dated June 23, 2023 from Jeffery S. Dirk, PE, PTOE, FITE, Vanasse & Associates, Inc., Andover, MA, and recommends the following traffic and safety mitigation on-site and in the surrounding area be included as conditions of any approval for the project: reconstruction of Hospital Road to City standards with sidewalk infrastructure to comply with Americans with Disabilities Act; relocation of STOP Sign and STOP line on Hospital Road at Murray Hill Road; design and implementation of optimal signal timing and phasing for the intersection of Fellsway East/Pleasant Street/Murray Hill Road Connector; review of traffic signal timing and phasing, design and implementation of an optimal traffic signal timing and phasing plan for the intersection of Fellsway East/Highland Avenue; implementation of a Transportation Demand Management program that includes various measures; continue work with the City and MBTA to establish bus service to the project site; deliveries (arrival and departure) by semi-tractor trailers via Savin Street; implementation of improvements on "Pavement Marking and Signage Plan," with pedestrian crossing warning signs in advance of proposed crosswalk on

- Hospital Road; and conduct a traffic monitoring program, as described in, “Traffic Monitoring Program 100 Hospital Road, Behavioral Health Hospital, Tufts Medicine/Acadia Healthcare (Permit # CMID 056812-2023).”
39. The projected traffic impacts for the proposal are based on the expectation that 29% of the trips generated by the new hospital will be made using public transportation.
  40. The existing MBTA bus route serving the site on Savin Street and Hospital Road is proposed to be eliminated.
  41. Petitioner intends to work with the City and MBTA to establish bus service to the site.
  42. As modified by the conditions of the special permit, the traffic and traffic patterns generated by the proposed use will not adversely impact any of the surrounding streets or create a traffic or safety hazard.
  43. Petitioner has not completed its stormwater management plan; petitioner prepared a narrative that describes the design of the proposed stormwater system, which includes a bio-retention pond and drainage swales; and petitioner intends to comply with City and state requirements.
  44. The City Engineer recommends that petitioner be required to submit a Stormwater Permit for review and approval per the Stormwater Ordinance, Title 11.28.010 of the Code of the City of Malden.
  45. Under the proposal, existing impervious areas will be removed and there will be less new impervious areas.
  46. The proposal incorporates the recommendations of the Malden Historical Commission regarding preservation and reuse of historical elements of the existing building, as specified in its decision dated April 20, 2023.
  47. The proposal includes preservation of portions of the original Malden Hospital site for open space and the transfer of the southern portion of the subject property, approximately 131,283 square feet (3.01 acres), and a portion of the property also owned by petitioner, 57 Hospital Road, approximately 165,220 square feet (3.79 acres), to the City of Malden for open space/conservation land.
  48. As stated by petitioner at the public hearing, and as stated by Mayor Gary Christenson in his Memorandum re: Malden Hospital Site Redevelopment dated June 28, 2023, the City and Tufts Medicine have a mutual commitment to execute an agreement satisfactory to both parties for the transfer of approximately 6.7 acres of land in Malden, intended for use as open space, as shown on the plans; the parties are actively working on the agreement; and the terms of the agreement have not been decided.
  49. The Medford portion of the original Malden Hospital site, 2.90 acres, is labeled, “Hospital Conservation” on the plans, and will remain as wooded conservation area, as stated in petitioner’s Subdivision Narrative.
  50. The proposal includes subdivision of the northern portion of the subject property, to create a new parcel with 32,159 square feet, for continued parking use by the abutting property, 120 Murray Street, Medford.
  51. The proposal includes demolition of the two vacant buildings on 57 Hospital Road, formerly used as the Malden Hospital “powerhouse” and nursing school; and the proposal also includes subdivision of 53,863 square feet of this property, including the parking lot, for transfer to the abutting property to the north, 178 Savin Street.
  52. At full occupancy, the proposed hospital may have 120 to 160 employees during peak daytime hours, including hospital administration staff, direct care/nursing staff, support staff, and staff for outpatient services, and 180 employees during the time periods when shifts change.
  53. The proposed building has no basement and will be located in the same area as the existing building; petitioner has done geotechnical testing and anticipates ledge removal only for utilities.
  54. The Mayor; Ward 3 City Councilor; two of three City Councilors-at-Large; Ward 4 City Councilor; the Malden state senator; all three Malden state representatives, one of whom also represents Medford; Malden Disability Commission; the neighborhood organization, Friends of Fellsmere Heights; several Malden residential abutters; one Medford residential abutter; several Malden residents; two members of the Mystic Valley Regional Behavioral Health Coalition; and several employees of Tufts Medicine, are in favor of the proposal.
  55. There is no public opposition to the proposal.
  56. As modified by the conditions of the special permit, the proposed hospital use will not be more detrimental to the neighborhood.
  57. As modified by the conditions of the special permit, the proposal is in the interest of the common good.

#### DECISION (Case #23-10):

On June 29, 2023, pursuant to the foregoing Findings of Fact, the Planning Board granted the petition for a special permit, subject to the following thirty-two conditions:

1. The rights authorized by this special permit may be exercised only by Tufts Medicine and Acadia Healthcare (“Tufts & Acadia”), or affiliates controlled by Tufts & Acadia.
2. This special permit is non-transferable and non-assignable.
3. This special permit authorizes only hospital use of the property; the hospital use shall be only for a behavioral health hospital with a maximum of 144 beds; any increase in the number of beds shall require an amendment of this special permit.


4. Any outpatient services must be accessory to the principal hospital use. Any outpatient services must be accessory to the principal hospital use. Outpatient services may be only Partial Hospitalization Program, Intensive Outpatient Program, ECT Clinic, TMS Clinic or similar healthcare program/clinic, and occupancy shall be limited to 4,700 SF of the first floor. Any other outpatient services shall require an amendment of this special permit.
5. Substance abuse treatment services may be provided as inpatient hospital services. A methadone clinic or other “medication-assisted treatment” clinic is expressly prohibited.
6. There shall be no emergency room/department, urgent care, walk-in clinic, or similar services at the property.
7. All development shall be as per plans, except as modified by these conditions; minor modification of floor plans may be allowed, if required by state Department of Mental Health, subject to reasonable approval of Building Commissioner; minor modification of landscape plans may be allowed, subject to reasonable approval of Ward 3 City Councilor; dumpster enclosure may change and must comply with siting and screening requirements.
8. Property owner shall reconfigure the property lines of the subject property to establish a project site containing approximately 6.06 acres, as per the site plan; prepare and file a plan with the City for endorsement under the Approval Not Required subdivision control process; and record the plan at the Registry of Deeds. No further subdivision of the project site is allowed.
9. By January 1, 2024, the City of Malden and Tufts Medicine shall execute an agreement satisfactory to both parties for the transfer of approximately 6.7 acres of land in Malden, intended for use as open space, as shown on the plans; and in the event there is no agreement with the City of Malden, property owner shall seek an amendment of the special permit.
10. Compliance with the requirements of Malden Historical Commission as stated in its determination dated April 20, 2023, regarding preservation of historical features of the existing buildings, which is attached hereto and incorporated herein by reference.
11. Prior to issuance of any occupancy permit, property owner shall reconstruct Hospital Road between Savin Street and Murray Hill Road, subject to City standards and including the following:
  - a) Installation of infrastructure, including sidewalks and ramps, to comply with the Americans with Disabilities Act (ADA) pedestrian accommodations.
  - b) Compliance with life safety requirements of 527 CMR Massachusetts Comprehensive Fire Safety Code.
  - c) Redesign and reconstruction of the Hospital Road/ Murray Hill Road intersection so that a single-unit truck (SU-30) and a fire truck are able to turn to and from Hospital Road without crossing into the opposing travel lane.
12. Prior to issuance of an occupancy permit, property owner shall implement the following traffic mitigation and safety measures at the site and project area, and submit written verification from its traffic engineer that all work is complete:
  - a) Relocate the STOP-sign and STOP-line on the Hospital Road approach to Murray Hill Road closer to Murray Hill Road.
  - b) For the intersection of Fellsway East/Pleasant Street/Murray Hill Road Connector: design and implement (subject to receipt of all necessary rights, permits and approvals) an optimal traffic signal timing and phasing plan, with a particular focus on the “yellow” and “all-red” clearance intervals and the pedestrian phase times.
  - c) Implement improvements shown on the “Pavement Marking and Signage Plan,” dated June 20, 2023, prepared by Howard Stein Hudson, including the following revision: provide pedestrian crossing warning signs (W11-2) in advance (north and south) of the proposed crosswalk across Hospital Road.
  - d) Re: the intersection of Fellsway East/Highland Avenue, review traffic signal timing and phasing and, subject to approval by DCR, design and implement an optimal traffic signal timing and phasing plan with a focus on the “yellow” and “all-red” clearance intervals and pedestrian phase times.
13. The hospital shall implement a Transportation Demand Management program that includes:
  - a) Designate a transportation coordinator (TC) to manage and oversee all transportation issues associated with the facility, including parking, service and loading activity.
  - b) Provide Rideshare Information re: area carpool and vanpool participants.
  - c) Provide Internal Ride-matching program for employees.
  - d) Provide “welcome packet” to employees re: available public transportation services, bicycle and walking alternatives, and commuter options; include contact information for TC and enrollment info. re: employee rideshare program.
  - e) Provide “guaranteed ride home program” at no cost to employees that arrive to facility/site using an alternative mode of transportation to a single-occupancy vehicle (SOV) at least three (3) times per week

- and that register with the TC. Employee use of the GRH shall be limited to not more than four (4) times per year.
- f) Provide Transit Information service such as Action Figure, which displays up-to-date arrival and departure information relating to different mobility options within the area.
  - g) Provide bicycle storage room or weather-protected bicycle parking inside the building for employees and bicycle parking for 22 outside the building.
  - h) Provide amenities to discourage off-site trips, including, provide a breakroom equipped with microwave and refrigerator; offer direct deposit of paychecks; other such measures to reduce overall traffic volumes and travel during peak traffic volume periods.
14. Property owner shall continue to work with the City and MBTA to establish and maintain bus service to the project site; in the event there is no MBTA bus service to the site at the time of issuance of an occupancy permit or anytime during the operation of the facility, property owner/hospital shall provide daily shuttle service to an MBTA rapid transit station on a schedule that coincides with employee shifts and outpatient services.
  15. Property owner shall conduct the traffic monitoring program described in, "Traffic Monitoring Program 100 Hospital Road, Behavioral Health Hospital, Tufts Medicine/Acadia Healthcare (Permit # CMID 056812-2023)," which is attached hereto and incorporated herein by reference.
  16. Any reconfiguration of the right-of-way, Hospital Road, shall require review by the City Engineer and approval of the DPW Commission, and any abandonment and transfer by the City of portions the existing public right-of-way shall require approval by the City Council.
  17. All hospital deliveries (arrival and departure) by semi-tractor trailers shall be via Savin Street, and appropriate signage shall be posted on Hospital Road and Murray Hill Road.
  18. Vehicular access via Grover Road, Medford shall be prohibited.
  19. Property owner, Ward 3 City Councilor and Police Chief shall develop a Traffic Access Management Plan for Demolition and Construction, which shall remain in effect during all demolition and commercial construction.
  20. During all phases of demolition and commercial construction, the property owner and its construction manager shall meet as needed with the Building Commissioner and Ward 3 City Councilor to discuss and resolve any issues regarding demolition and construction.
  21. Property owner, hospital operator, Police Chief and Ward 3 City Councilor shall design a security plan that includes the premises and surrounding neighborhood, which shall be implemented by property owner and hospital operator.
  22. Excluding routine utility work, any and all ledge/rock removal shall require a special permit per City zoning ordinance.
  23. Property owner shall install and maintain stormwater management system onsite, subject to reasonable approval of City Engineer; and submit Stormwater Permit for review and approval per Stormwater Ordinance (Title 11.28.010, MCC).
  24. Use of Shell Space (3,250 SF) on first floor may be only for a Physician Residency Training program or similar training program, or use related to inpatient services of the facility that will not impact the neighborhood or traffic impact previously studied. Any other use shall require an amendment of this special permit.
  25. Amendment of any condition of this special permit shall require an amendment of this special permit.
  26. Install fourteen (14) foot high walls around outdoor activity yards.
  27. Maintenance of all areas, parking and grounds shall use materials that minimize adverse effects to the watershed.
  28. Screen rooftop mechanicals visually and for noise reduction.
  29. All required on-site parking may only be used for the hospital on-site.
  30. Demolition and animal control plans shall take into account the riparian corridor that runs through the conservation land; the use of poison baits should be a last resort.
  31. The cleared open space shall be hydroseeded before transfer to the City.
  32. All trash and debris shall be removed from all wooded areas and the site shall be maintained clean.

RECORD of VOTES (Case #23-10):

On June 29, 2023, on the motion by MacCuish, seconded by Antonucci, to grant the petition for a special permit, subject to thirty-two conditions, the vote was nine in favor, none opposed, and the motion passed (9-0):

Antonucci, yes; Chuha, yes; Gebreselassie, yes; Gray, yes; Hayes, yes; Henry, yes; MacCuish, yes; Soucy, yes; Ioven, yes. *[Stone, Verma, present, not voting].*

I hereby certify that the above is a true copy of the decision of the Malden Planning Board. By:   
Michelle A. Romero, City Planner

**Traffic Monitoring Program for 100 Hospital Road, Behavioral Health Hospital  
Tufts Medicine/Acadia Healthcare (Permit # CMID 056812-2023)**

The Project proponent shall conduct a post-development traffic monitoring program in order to confirm and validate the trip projections for the Project. The monitoring program shall include:

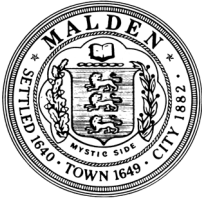
- i. Obtaining Automatic Traffic Recorder (ATR) count data to provide hourly and daily entering and exiting traffic-volume information over a continuous seven-day, weeklong period on the driveways serving the Project site;
- ii. Performing turning movement and vehicle classification counts (TMCs) at the Project site driveway intersections and at the intersection of Murray Hill Road at Hospital Road during the weekday morning (7:00 to 9:00 AM) and weekday evening (4:00 to 6:00 PM) peak periods; and
- iii. Evaluating motor vehicle crash data at the Project site driveway intersections and at the intersection of Murray Hill Road at Hospital Road using the most recent data provided by the Massachusetts Department of Transportation (MassDOT) and the City of Melrose Police Department.

At building permit issuance, the Proponent shall provide the sum of \$150,000.00 to be held in escrow at the direction of the City to fund any improvements as described below, as well as any other costs incurred by the City under the traffic monitoring program, including any reasonable peer review costs (“Traffic Mitigation Monies”).

The monitoring program will take place twice: first, within six (6) months after issuance of the final Certificate of Occupancy for the Project, and, again, one (1) year subsequent to the issuance of the final Certificate of Occupancy. The days for the traffic monitoring will be confirmed with the City of Malden prior to conducting the data collection. The results of the monitoring program will be summarized in a report to be provided to the City of Malden within 2-months after the completion of the two data collection efforts. The reports will document: i) traffic volumes associated with the Project as measured at the Project site driveways; ii) crash severity and calculated crash rates at the Project site driveway intersections; and, iii) any recommended mitigation.

If any of the following conditions are documented as a part of the monitoring program: i) the measured traffic volumes generated by the Project exceed the estimated traffic volumes that are presented in the “May 17, 2023 Responses to Peer Review Comments” memorandum prepared by Howard Stein Hudson by more than 10 percent (10%) on a regular and sustained basis during the monitoring period; or ii) there is a material increase in the number of motor vehicle crashes occurring at or in the immediate vicinity of the Project site driveway intersections or at the Murray Hill Road/Hospital Road intersection that are attributable to the Project; the Project proponent will identify corrective measures to address the documented impact.

To the extent that physical (vs. operational) improvements are identified, an estimated cost to design and construct the identified improvements will be provided to the City. If operational improvements are identified, those changes will also be documented for further discussion. The City and Proponent will meet to discuss any proposed improvements. The City may then use the requisite portion of the escrowed Traffic Mitigation Monies to design and construct the improvements. The balance of the escrowed Traffic Mitigation Monies shall be released back to the Proponent within 2 months of: 1) the completion of the monitoring report process if no additional needed mitigation measures are identified; or 2) after resolution or completion of any recommended improvements.



# City of Malden

## Massachusetts

### MALDEN HISTORICAL COMMISSION

215 Pleasant Street, Room 330  
Malden, Massachusetts 02148  
(781) 397-7000 ext. 2044

April 20, 2023

Nelson Miller, Building Commissioner  
City of Malden  
215 Pleasant Street  
Malden, MA 02148

**RE: 100 Hospital Road (Parcel ID 025 104 401) & 57 Hospital Road (Parcel ID 025 104 501)**  
**Notice of Intent to Demolish Buildings/Permit Application # CMID-051597-2022**  
**Title 4, Chapter 24, Code of City of Malden (MCC 4.24)**

Dear Mr. Miller:

In accordance with Title 4, Chapter 24 of the Code of the City of Malden, the Demolition and Alteration Delay Ordinance (the Ordinance), this serves to notify you of the decision made by the Malden Historical Commission (the Commission) on April 20, 2023 regarding the above-referenced Application.

Pursuant to its Determination on March 22, 2023 that the existing buildings are Preferably Preserved Buildings, the Commission finds that the intent and purpose of the Ordinance is served even with the issuance of the Demolition Permit, and the Commission agrees to allow the demolition of these buildings prior to the expiration of the fifteen-month Delay Period, subject to owner/applicant's compliance with the following recommendations:

1. Removal, preservation and storage of the following historical elements of the existing buildings for reuse on the project site and/or by the City:
  - A) 1930 Tower Architectural Elements: Brick Cladding (Element 1930-01) and others as specified below.
  - B) 1959 South Wing Architectural Elements: as specified below.
  - C) 1900 Laundry Building Architectural Elements: as specified below.
2. Removal of the following elements shall be done by a licensed contractor who specializes in historical preservation and in consultation with a historical preservation consultant, and if any element cannot be removed for preservation, a written evaluation/report with the reason shall be provided to the Commission prior to or during the demolition:
  - a) Clay roof tiles (Element 1930-02)
  - b) Obelisks/pinnacles (Element 1930-03)
  - c) Window apron and parapet panels (Element 1930-06)
  - d) Carved stone brackets supporting window ledges (Element 1930-08)
  - e) Stonework/concrete ornamental panels (Element 1959-02)
  - f) Granite window sills (Element 1900-03)
  - g) Stylized Frieze on the Tower (Element 1930-04)
  - h) Stylized Corner Quoins (Element 1930-05)
  - i) Round-arch Window Openings (Element 1930-07)
  - j) Brick Parapet Wall with Molded Cornice (Element 1930-09)
  - k) Corbeled Brick Cornice (Element 1900-01)
  - l) Brick Segmental-Arched Window Openings (Element 1900-02)
3. Installation and maintenance of Commemorative Garden with salvaged elements.
4. Installation and maintenance of Commemorative Marker with salvaged elements, content to be reviewed and approved by the Malden Historical Commission and City.



5. Installation and maintenance of Historical Signage and Exterior Education Information (“story boards”) at three locations proposed, content to be reviewed and approved by the Malden Historical Commission and City.
6. Commemorative Markers, Plaques and Memorials from Hospital Buildings/site: preservation, storage and donation to City and/or Malden Historical Society.
7. Installation and maintenance of memorial to nurses/nursing school on the Commemorative Marker in the Commemorative Garden.
8. The above recommendations reference elements and proposals described in a memorandum to the Malden Historical Commission, “Summary Historic Recognition to Malden Hospital, Former Malden Hospital, 100 Hospital Road, Malden, MA 02148,” dated April 5, 2023, signed by Kelly Corbi, President, MelroseWakefield Hospital & Lawrence Memorial Hospital, Executive Vice President, Tufts Medicine, (9 pages), which is incorporated herein by reference. (attached)

Please be advised that prior to the Commission’s rendering this decision, the property owner/applicant stated its agreement to comply with the recommendations of this decision.


The Commission notes that the applicant is required to comply with the following provisions of the Ordinance (Title 4.24.120.C):

1. Recognize that time is of the essence and work diligently toward any and all recommendations made in this determination.
2. Provide the Commission with at least one written progress update per month and attend at least one meeting of the Commission per month to supplement and answer any questions.
3. Regarding any application for a building permit to be filed, file plans and specifications with the Building Commissioner that incorporate the recommendations the Commission regarding the preservation and reuse of any historical features of the building.

And finally, the Commission understands that in accordance with Title 12.12.010 of the Code of the City of Malden, the Commission’s recommendations shall be received by the special permit granting authority, which in this case, will be the Planning Board, and incorporated into the special permit that may be granted for the project.

Please do not hesitate to contact me with any questions. Thank you.

Sincerely,



Michelle A. Romero, City Planner  
Clerk to the Historical Commission

Attachment  
CC: Applicant

**Summary Historic Recognition to Malden Hospital  
Former Malden Hospital  
100 Hospital Road  
Malden, MA 02148**

April 5, 2023

Chairman John Tramondozzi  
Malden Historical Commission  
215 Pleasant Street  
Malden, MA 02148

Dear Chairman Tramondozzi and Honorable Commissioners,

The following summary itemizes Tufts Medicine/MelroseWakefield Hospital's commitment to preserve physical building elements, provide exterior signage and educational information on the history, and preserve/return plaques and photos found in Malden Hospital to the Historical Commission. The below inventory identifies the conditions and their associated proposed disposition, where technically and reasonably feasible, based on the determination that the buildings located at the former Malden Hospital Site are Preferably Preserved.

All architectural features deemed historically significant below were identified in the December 2022 Inventory Form prepared for the Massachusetts Historical Commission by Kathleen Kelly Broomer. Of approximately nine (9) building periods on the Hospital Campus spanning the time period from ~1900 to 1986, "character-defining features" are noted in the Inventory Form on three – the 1930 Tower, the 1959 South Wing, and the 1900 Laundry Building. Each of these features are identified below.

In addition, Tufts Medicine/MelroseWakefield Hospital is committed to working with the Historic Commission or the Malden Historical Society on the language and layout of the exterior signage and education material, "story-boards". A brief description of our intentions are identified below for record purposes.

#### COMMEMORATIVE MARKERS, PLAQUES, AND MEMORIALS

All plaques, photos, staged photos, and portraits have been removed from the Malden Hospital.

The following items will be handed over to the Malden Historical Society:

1. 35 portraits of MD leadership and past presidents
2. 13 staged action shots
3. Over 20 plaque dedications
4. Plaque, granite block, and architectural rendering from 1962 addition construction
5. Over 80 photos from the 1984 expansion

All items have been stored at a MelroseWakefield Hospital facility in a controlled environment. These plaques and photos will continue to be stored at this location until delivered to Malden Historic Society.

Examples are provided for reference.





## 1930 TOWER ARCHITECTURAL ELEMENTS

### Element 1930-01

#### Brick Cladding

Two quantities of brick cladding from the 1930's-era tower shall be selectively removed by the awarded demolition contractor and stored on the premises via a secured conex storage container.

As is feasible, bricks will be scraped to remove existing caulking and/or mortar so that they can be made ready for reuse.



#### Commemorative Garden with Salvaged Brick Bench Base

All brick removed and salvaged from the tower are intended for reuse as possible in the following manners:

1. Bricks removed from the tower will be reused as the base of the stone-capped benches within the proposed Commemorative Garden (see rendering).
2. Approximately 500 bricks will be removed from the tower and shall be similarly scraped to remove existing caulking and/or mortar to further the intent that these bricks are able to be used as commemorative items throughout the City of Open Space, or as community mementos, as determined by the City of Malden. If used as resident mementos, Tufts Medicine will coordinate with city on pick up date, communications, and logistics.



### Element 1930-02

#### Pyramidal Red-Tiled Roof

If technically feasible, clay roof tiles shall be attempted to be removed and salvaged for reuse, quantity (TBD).

The process for removal shall be to carefully remove via crane by the awarded demolition contractor and stored in a secured conex storage container that will remain on site to ensure that they are not further damaged ahead of planned reuse within the future City Open space.

Removal will be evaluated by the awarded demolition contractor based on the installation method of the tile, and efforts will be taken to ensure that the tiles are able to be delaminated from the underlying substrate without fragmentation of the tile pieces.

If it is not technically feasible for removal and possible reuse, professional photographs of this element have been prepared for use on commemorative exterior story boards detailing the history of Malden Hospital for display on the new Hospital Campus.



### Element 1930-03

#### Pinnacles on the Tower



Original documentation indicates twelve (12) pinnacles were present when the Tower was constructed in 1930. In the late 1950's, the construction of the South Wing removed these pinnacles to allow the building to connect to the Tower. Only three (3) pinnacles remain to date.

Drone footage has been obtained to inform the awarded demolition contractor as to how best remove the existing obelisk/pinnacles on the main hospital tower.

Pinnacles are to be carefully removed so as to ensure that the concrete features are not further damaged during removal via crane. The underlying plinths shall be assessed for best point at which the pinnacles are suited to be separated from the building. We will remove these pinnacles as carefully as possible but anticipate the first pinnacle removed will provide lessons learned for the remaining two pinnacles. Therefore, reuse of two (2) of the pinnacles is proposed to be included in the proposed Commemorative Garden.

Reuse of two (2) of the pinnacles is proposed to be included in the proposed Commemorative Garden (see rendering) planned to be built in the future development of the site.



**Commemorative Garden with Salvaged Pinnacles**



#### **Element 1930-04**

Stylized frieze has been reviewed, due to installation methods used, salvage and reuse is not technically feasible.

Professional photographs of this element have been prepared for use on commemorative exterior story boards detailing the history of Malden Hospital for display on the new Hospital Campus.

**Stylized Frieze on the Tower**





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**Element 1930-05****Stylized Corner Quoins**

The stylized corner quoins have visible signs of spalling. It is believed that the rebar and installation methods used are failing and salvage of these quoins is not technically feasible.

Professional photographs of this element have been prepared for use on commemorative exterior story boards detailing the history of Malden Hospital for display on the new Hospital Campus.



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**Element 1930-06****Paneled Window Aprons and Parapets**

Once demolition has begun, if technically feasible, salvage of a quantity (TBD) of existing window apron or parapet panels shall be attempted for use within the City Open Space (use to be determined by City).

The process for removal shall be reviewed with awarded demolition contractor and attempted to be carefully chipped away from the underlying structure so that each can be separately removed via crane and stored in a secured conex storage container that will remain on site to ensure that they are not further damaged.

These panels will be given to the City of Malden for planned use either in the City Open Space or per the Historic Commission's preference and vision.

Professional photographs of this element have been prepared for use on commemorative exterior story boards detailing the history of Malden Hospital for display on the new Hospital Campus.



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**Element 1930-07****Round-Arched Window Openings**

The Round-arch window openings have been reviewed, due to installation methods used, salvage and reuse is not technically feasible.

Professional photographs of this element have been prepared for use on commemorative exterior story boards detailing the history of Malden Hospital for display on the new Hospital Campus.



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**Element 1930-08****Carved Stone Brackets**

In review of this elevation, there are two small window ledges with 4 carved stone brackets. The balconies are damaged and unable to be salvaged.

However, if technically feasible, the removal and salvage of ~4 carved stone brackets supporting window ledges shall be carefully chipped away from the existing brick/stone cladding typical to the building. These 4 pieces will be removed by mobile lift to ensure, to the best of the demolition contractor's ability, that they are not damaged during removal. These pieces shall be stored onsite in the secured conex storage container provided onsite dedicated for preservation of architectural building elements.



The ~4 carved stone brackets supporting window ledges shall be given to the City of Malden for reuse within the City Open Space (use to be determined by City).

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**Element 1930-09****Brick Parapet Wall with Molded Cornice**

The brick parapet wall with molded corning element has been reviewed, due to installation methods used, salvage and reuse is not technically feasible.

Professional photographs of this element have been prepared for use on commemorative exterior story boards detailing the history of Malden Hospital for display on the new Hospital Campus.





## 1959 SOUTH WING ARCHITECTURAL ELEMENTS

### Element 1959-01

### Continuous Band of Oversized Windows

It is not technically feasible to reuse the continuous band of oversized windows.

Due to the damaged and graffiti present on this section of the building, we are proposing that existing archival photographs shall be reviewed to identify appropriate imagery of this element (if available) for use on commemorative exterior story boards detailing the history of Malden Hospital for display on the new Hospital Campus.



### Element 1959-02

### Full-Height Stone/Concrete Ornamental Panels

The full height stone/concrete ornamental panels are not technically feasible for reuse due to installation methods. It is believed that this was built in place with mortar surround.

However, potential salvage of a few pieces may be possible to thematically preserve the existing lattice pattern. A quantity of stonework panels shall be cut away from the adhering substrate in order to preserve this feature in as large a contiguous slab as is possible given the existing conditions and means of adhesion to the building's structure.

All salvaged elements shall be stored onsite in the secured steel storage container provided onsite dedicated for preservation of architectural building elements.

Although we will make every effort to preserve a portion of this feature, we are proposing existing archival photographs shall be reviewed to identify appropriate imagery of this element (if available) for use on commemorative exterior story boards detailing the history of Malden Hospital for display on the new Hospital Campus.





## 1900 LAUNDRY BUILDING ARCHITECTURAL ELEMENTS

### Element 1900-01

### Corbeled Brick Cornice

The corbeled brick cornice in the Laundry building was built in place and is not technically feasible to be salvaged.

Existing archival photographs shall be reviewed to identify appropriate imagery of this element (if available) for use on commemorative exterior story boards detailing the history of Malden Hospital for display on the new Hospital Campus.



### Element 1900-02

### Brick Segmental-Arched Window Openings

The brick segmental-arched window opening in the Laundry building was built in place and is not technically feasible to be salvaged.

Existing archival photographs shall be reviewed to identify appropriate imagery of this element (if any is available) for use on commemorative exterior story boards detailing the history of Malden Hospital for display on the new Hospital Campus.



### Element 1900-03

### Granite Window Sills

The ~8 granite window sills located on the Laundry building can be removed and salvaged for reuse. The granite window sills shall have the surrounding brick carefully chipped away so as to allow extraction of the sills without further damage to the granite.

Eight granite sills are planned for selective demolition and shall be stored in a secured conex storage container that will remain onsite to ensure that they are not further damaged.

These granite window sills shall be given to the City of Malden for reuse within the City Open Space (use to be determined by City).

Existing archival photographs shall be reviewed to identify appropriate imagery of this element (if available) for use on commemorative exterior story boards detailing the history of Malden Hospital for display on the new Hospital Campus.





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**Element 1900-04****Double Door Entry with Marquee Metal Canopy**

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The report referenced a “double door entry with marquee metal canopy that was added to the façade of the Nursing school, at the junction of the two wings”. Upon further investigation and review, the canopy is actually a wood canopy that is painted gray. There are signs of deterioration and water infiltration throughout the canopy.

Given our findings, this is not an architecturally-significant element and we are not proposing reuse or archival photographs. Please see photo of canopy.



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**COMMEMORATIVE GARDEN/MARKER**

A Commemorative Garden will be placed on the main entry from the City Open Space, a prominent approach to the campus. The Garden be designed and constructed as a peaceful node along the path of travel to the new main hospital entry that the community can see as they drive by, experience on foot, or linger in as a place of respite. The design of the Commemorative Garden will have a sophisticated and familiar aesthetic and it will honor the significance of the hospital site and its rich history.

A Commemorative Marker will be constructed made of granite similar to the granite used on the Laundry Building windowsills. We will work as required with the Historical Commission or the Malden Historical Society on how best to portray Malden Hospital's story, including the Nursing School.

The marker is envisioned to be placed in the center of the Garden and will serve as the leading focal point, surrounded by a flower bed and a seating area that will incorporate two of the existing pinnacles found on the existing hospital tower building.

Together, the elements of the marker, the pinnacles, and the flower beds will honor the staff that worked at Malden Hospital and their service to our patients and our community.

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## HISTORICAL SIGNAGE AND EXTERIOR EDUCATION INFORMATION (STORY BOARDS)

A total of three (3) Story Boards with historic photos and narration shall be incorporated at the three seating areas around the perimeter of the site.

These three Story Boards can feature the following:

1. History of Malden Hospital, the Nursing School, and the Converse Family
2. Special architectural elements representing the buildings historical significance of the era.
3. Highlights of specific Benefactors, Nurses, and Doctors of Malden Hospital

The three locations for the story boards have been identified on the adjacent rendering.

Tufts Medicine agrees to working with the Historical Commission and the City of Malden on the content of the storyboards.



If technically feasible, all architectural elements outlined above will be stored in a secured conex storage box on the construction job site behind contractor fencing. Items will be carefully placed in the conex box and reviewed by Elizabeth Bahnuk, Director of Planning Design and Construction at Tufts Medicine to ensure no further damage occurs. All items will be photographed for record purposes. A representative from the City of Malden can request to visualize items in the conex box at an agreed upon mutual time and place.

Tufts Medicine/MelroseWakefield Hospital is committed to continue working with the City of Malden and the Historical Commission on all artifacts found that could be of interest and can be reasonably salvaged. As an example, on another property in Malden located at 178 Savin Street, we identified Converse desks, and are working with Dora St. Martin, Director, Malden Public Library, Converse Art Galleries, on the donation of these desks for display in the Converse Building Reading Room. These desks are scheduled to be delivered this month.

Thank you for your thoughtful approach to this project. We look forward to progressing in this process and returning the site to its intended healthcare use.

Sincerely,

Kelly Corbi  
President  
MelroseWakefield Hospital  
& Lawrence Memorial Hospital  
Executive Vice President, Tufts Medicine