

From: [John Saia](#)
To: [Carol Ann Desiderio](#)
Cc: [Lisa M. Cagno](#); [Michelle A. Romero](#)
Subject: Re: 5/7/24 Public Comment
Date: Tuesday, May 7, 2024 4:01:52 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Dear Malden city council,

Please take this comment regarding tabled paper 99-25, "Resolve: That it is the sense of the City Council that the Body would like the Community Preservation Committee to reconsider the application for historic preservation of 15 Ferry Street, the M. Ida Converse Building, (known by City Assessor's Parcel ID 075 272 211) in a modified form so as to preserve the building through an alternative location for the building".

It has been communicated in the past that it is both costly and risky to relocate the historic building located at 15 Ferry Street. If the city is able to identify any land where that building could be relocated, I would like to suggest that the city also consider offering negotiable land to The Developer so that new construction could be built elsewhere and the building at 15 Ferry Street could remain in place.

As this might pertain to the idea of moving the building to the adjacent parking lot at 215 Ferry Street, that lot is slightly larger than the combined footprint of 15 Ferry Street and 1 Salem Street. I would request that the language of the current paper be amended to explore not just relocation of the building at 15 Ferry Street, but land swaps as well, if other options are going to be discussed.

Regards,

John Saia

39 Pierce Street, Malden

On Mon, May 6, 2024 at 1:00 PM John Saia <j.saia.health@gmail.com> wrote:

Hi Carol Ann,

Sorry, thanks, I think I can pare it down for public comment. I'll get back to you with something shorter.

John

On Mon, May 6, 2024 at 11:20 AM Carol Ann Desiderio <CDesiderio@cityofmaiden.org> wrote:

Hi John,

Public comment submitted in writing is limited to 300 words. This email is 608 words. Would you like to edit your comments and resubmit or do you prefer I read only half of the letter?

Thank you,

Carol Ann

From: John Saia <j.saia.health@gmail.com>

Sent: Sunday, May 5, 2024 10:14 AM

To: Carol Ann Desiderio <CDesiderio@CITYOFMALDEN.ORG>; Lisa M. Cagno <lcagno@CITYOFMALDEN.ORG>; Michelle A. Romero <mromero@CITYOFMALDEN.ORG>

Subject: 5/7/24 Public Comment

Hi Carol Ann,

I'm just sharing this if it can be included in public comment for the next city council meeting related to discussion of 15 Ferry Street.

John

Dear Malden city council,

Please take this comment regarding tabled paper 99-25, "Resolve: That it is the sense of the City Council that the Body would like the Community Preservation Committee to reconsider the application for historic preservation of 15 Ferry Street, the M. Ida Converse Building, (known by City Assessor's Parcel ID 075 272 211) in a modified form so as to

preserve the building through an alternative location for the building".

I support the spirit of councilor O'Malley's paper to preserve the building at 15 Ferry Street. However, I would ask that the language be amended to consider all options and assets that the city is willing to negotiate, not limited to the building's relocation.

Whereas it is my understanding that the city would like to preserve the building that is currently located at 15 Ferry St,

whereas it has been communicated that the municipal parking lot located at 215 Pleasant St. could be part of negotiations to save the building,

whereas The Developer has already communicated an interest to request use/an easement via 215 Pleasant st.,

whereas The Developer's plan for construction already includes covered parking,

whereas it has been communicated that moving the building anywhere could subject it to structural risks and ensuing repair costs to the city,

whereas moving the building anywhere is already costly,

For any land that the city deems a viable relocation spot for the building currently at 15 Ferry Street, I ask that the city also consider that land negotiable to The Developer for new construction as an alternative to demolishing or relocating the building currently at 15 Ferry Street. As this would pertain to the idea of relocating that building to the adjacent parking lot at 215 Pleasant St., I would suggest offering the parking lot to the Developer in exchange for both 15 Ferry St. and 1 Salem St. This could allow the building at 15 Ferry St. to remain in place. According to the city's GIS parcel map,

-The two parcels that the Developer would like to build upon are 1 Salem Street and 15 Ferry street. Their land areas are 6,140 square feet and 6,767 square feet respectively, for a combined total footprint of 12,907 square feet.

-The municipal parking lot at 215 Pleasant street has a footprint of similar size, 13,969 square feet. That would provide the Developer with an additional 1,062 square feet per level, an 8.2% increase.

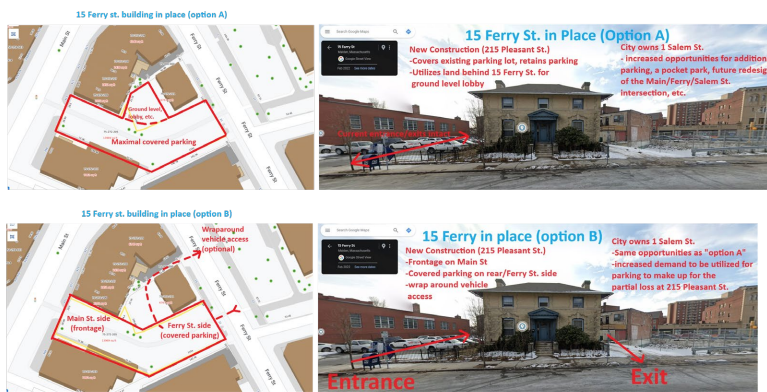
If the Developer would be interested in building on a larger footprint at 215 Ferry St., that would significantly expand and design options for the area. I have attached 2 options that

communicate how it might be possible to leave the building at 15 Ferry St. in place. If The Developer were allowed to create a ground level entrance in the rear of the 15 Ferry Street parcel, that could allow for nearly all of the current parking spaces to be preserved in the 215 Pleasant Street lot.

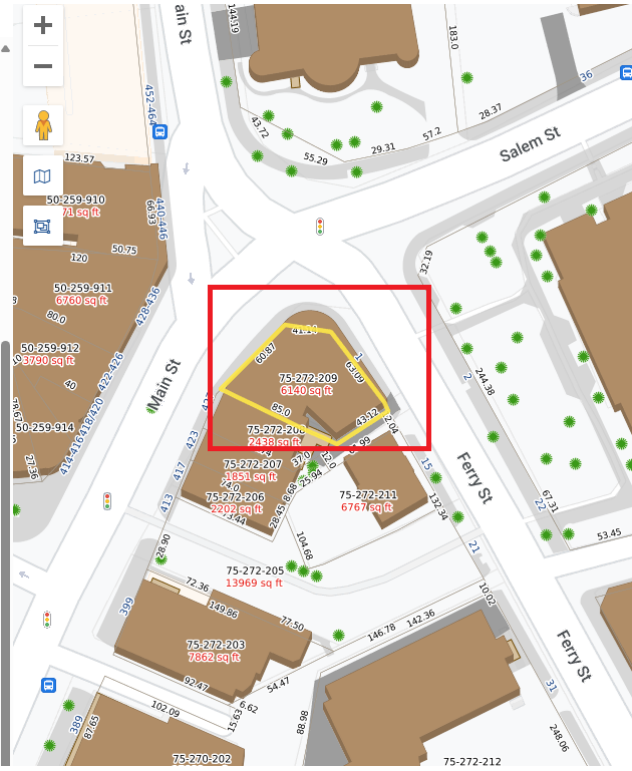
The main idea is that if there is space anywhere else in the city to relocate a building, then that space might also be used by The Developer to create a new building instead. Leaving the building at 15 Ferry St. in place would be less risky, and I think that option should be part of community discussions going forward if they are going to be taking place on this subject. Furthermore, if the city were to acquire 1 Salem Street through these negotiations, that would create a number of additional opportunities such as more parking space, a pocket park, future redesign options for intersection of Salem, Ferry, and Main Street.

John Saia

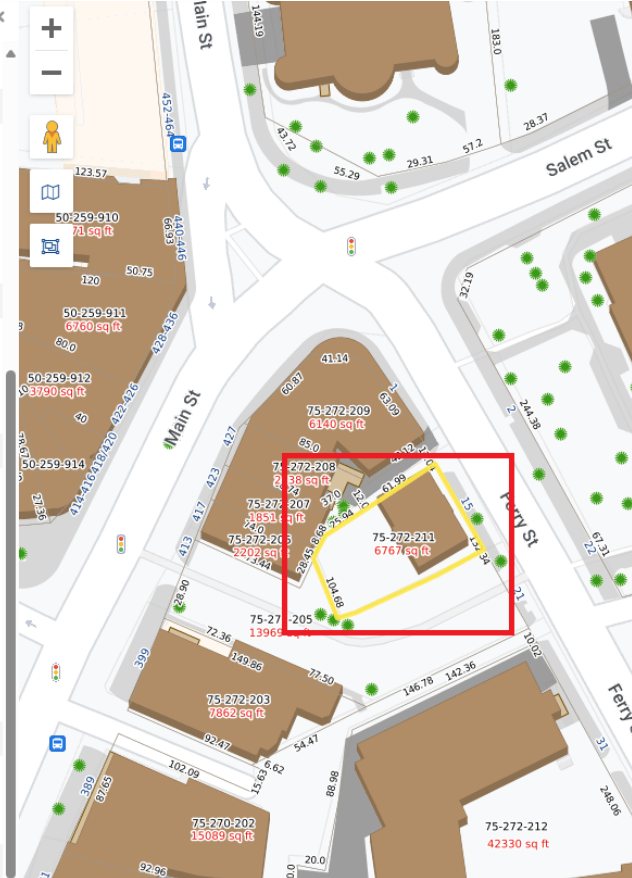
39 Pierce St., Malden



1 SALEM ST	
Use Code	390 - LAND-C
Inspected	Aug 27 2013
Ownership	
Name 1	ALPHA BUSINESS CENTER LLC
Mailing	32 SUFFOLK STREET CAMBRIDGE, MA 02139
Last Sale	\$2,550,000 on 2017-09-01
Book/Page	69875/5-472
Valuation	
Total	\$643,800
Buildings	\$0
Land	\$643,800
Yard Item	\$0
Residential Tax Exemption	
Taxes	\$0.00
Receiving Exemption	No
Savings (if Yes above)	\$0.00
Tax After Exemption (if Yes above)	\$0.00
More Info	http://www.cityofmalden.org/ResidentialExemption
Land	
Area	6,140 SF
Zone	CB
State Class	390



15 FERRY ST	
Use Code	340 - OFFICE
Inspected	Apr 19 2019
Ownership	
Name 1	ALPHA BUSINESS CENTER LLC
Mailing	32 SUFFOLK STREET CAMBRIDGE, MA 02139
Last Sale	\$1,500,000 on 2018-11-07
Book/Page	71857/7-490
Valuation	
Total	\$811,900
Buildings	\$366,100
Land	\$445,800
Yard Item	\$0
Residential Tax Exemption	
Taxes	\$0.00
Receiving Exemption	No
Savings (if Yes above)	\$0.00
Tax After Exemption (if Yes above)	\$0.00
More Info	http://www.cityofmalden.org/ResidentialExemption
Land	
Area	6,767 SF
Zone	CC
State Class	340
Building	



413 415 MAIN ST

Use Code 903 - MUN/PL
Inspected Jul 20 1994

Ownership

Name 1 MRA
Mailing 215 PLEASANT STREET
MALDEN, MA 02148
Last Sale \$240,000 on 1997-10-15
Book/Page 1178/B-154

Valuation

Total \$547,500
Buildings \$0
Land \$535,500
Yard Item \$12,000

Residential Tax Exemption

Taxes \$0.00
Receiving No
Exemption
Savings (if Yes above) \$0.00
Tax After Exemption (if Yes above) \$0.00
More info <http://www.cityofmalden.org/ResidentialExemption>

Land

Area 13,969 SF
Zone CB
State Class 903

Building

Gross Area 0 SF
Living Units 0

