

Purpose of Proposed Amendments: To allow multifamily dwelling use of property in the Rowe's Quarry Reclamation and Redevelopment District (RQRRD), subdistrict RQ3 (remaining vacant/undeveloped land) and to amend use regulations, dimensional requirements, parking requirements and Inclusionary Zoning requirements for development of property in the RQRRD RQ3, in order to encourage more expedient redevelopment of the remaining vacant/undeveloped land.

To establish a six-story maximum height for multifamily dwellings allowed by right/by Site Plan Review, which corresponds to existing development to date in RQRRD subdistricts RQ1 and RQ2.

ORDER: Be it hereby ordained that Title 12, Chapter 28, Section 140 of the Code of the City of Malden (General Regulations, Rowe's Quarry Reclamation and Redevelopment District) be amended as follows: *(proposed new language is in bold and underlined)*

1) Section 12.28.140 C. Uses. To amend as follows:

All development shall comply with 1) the terms of the Land Reclamation Agreement, dated January 30, 2007 **as amended and extended by subsequent amendments**, between Overlook Ridge, LLC, the City of Malden and the City of Revere (hereinafter, "the Land Reclamation Agreement") incorporated herein by reference and available for public inspection in the City Clerk's Office **and 2) "Master Site Plan, Overlook Ridge, Malden & Revere, Massachusetts," prepared by Lessard Design and Veris Residential- Winn Companies, dated March 29, 2023** (hereinafter, "the Master Plan").

2) Section 12.28.140.C.1. Allowed Uses.

To amend table as follows:

Use	RQ1	RQ2	RQ3
Dwelling, Multifamily up to <u>6</u> stories inclusive	SPR	SPR	<u>SPR</u>
Dwelling, Multifamily more than <u>6</u> stories but not exceeding 10 stories	SPR & SP	SPR & SP	No
Retail Sales	SPR	SPR	SPR
Retail Services	SPR	SPR	SPR
Restaurant, All Other and including coffee shops	SPR	SPR	SPR
Excavation/Gravel Operations	Yes	Yes	SPR
Hotel not exceeding 12 stories	No	SPR	SPR
Offices, General not exceeding 12 stories	No	SPR	SPR
Medical Centers not exceeding 12 stories	No	No	SPR
1st and 2nd floor Retail Sales, Retail Services, Restaurants including coffee shops, and General Offices	SPR	SPR	SPR
Uses Accessory to Allowed Uses	SPR	SPR	SPR
Load Dock & Exterior Dumpsters	No	No	SPR

And to add the following provision: **No use variance shall be allowed.**

- 3) Section 12.28.140.C.2. Restrictions on Residential Units. To amend as follows
- a. Delete, “except on the top story of nay building, where units shall be limited to three bedrooms.”
 - b. **“Provided that, only in RQ3, residential units with three bedrooms may be allowed, provided that the number of residential units with three bedrooms shall be limited to the lesser of 30 units or 10% of the total units in each separate building, and, all three-bedroom units shall comply with Malden’s Inclusionary Zoning Ordinance.**
 - c. **Affordable Housing Unit shall be defined as a housing unit subject to Malden’s Inclusionary Zoning Ordinance.**
 - d. **There shall be no variance of any provision re: Inclusionary Zoning.**
- 4) Section 12.28.140.C.3. Prohibited uses. To amend as follows:
- Subsection a. Any use not specifically allowed by **Section C.1 herein:**
 - Subsection d. Delete in its entirety (regulated by existing Section 12.28.140.D.9).
- 5) Section 12.28.140.D.2. Dimensional Regulations.
- Subsection 2. To correct misnumbering of subsections (a)- (g).
 - Subsection 2. Add new subsection (h):
(h) In RQ3, the Minimum Setback from Property Lines shall be 20 feet.
 - Subsection 9. To amend as follows:
 - e. Delete, “Convenience” and “General Retail Sales and Services.”
 - f. Delete, “Convenience” and “General Retail Sales and Services.”
 - g. Add new subsection g:
In RQ3, a stand-alone building used for a hotel may not exceed 70,000 square feet.
- 6) Section 12.28.140.F. Parking.
- To amend table as follows:
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Use
Dwelling, Multifamily up to <u>6</u> stories inclusive
Dwelling, Multifamily more than <u>6</u> stories but not exceeding 10 stories
Retail Sales
Retail Services
Restaurant, All Other and including coffee shops
Excavation/Gravel Operations
Hotel not exceeding 12 stories
Offices, General not exceeding 12 stories
Medical Centers not exceeding 12 stories
Uses Accessory to Allowed Uses

- To add the following new subsection:
3. Parking Requirements for Multifamily Use in RQ3.
 - a. **Notwithstanding any contrary provision of this Ordinance, in RQ3, the minimum number of parking spaces required for multifamily dwellings, up to 6 stories, inclusive, shall be 1.50 spaces per non-AHU dwelling unit and 1.0 space per Affordable Housing Unit (AHU).**

b. Bicycle Parking in a designated secured area shall be provided for multifamily dwellings in the form of one inverted U shaped rack to accommodate 2 bikes for every 20 units or part thereof above the first 20 units.

7) Section 12.28.140. To add the following new subsection J.

J. General Requirements for Development in Subdistrict RQ3 of RQRRD.

1. Transportation Demand Management Plan. Developer shall continue to comply with the Section 61 findings in the MEPA Certificate dated January 22, 2024 for this site pertaining to the shuttle service and Transportation Demand Management Plan. In the event that the MEPA Certificate is modified to no longer require shuttle service and a TDM Plan, then development shall comply with the shuttle service and TDM Plan requirements of the MEPA Certificate dated December 22, 2017.

2. Traffic and Safety Improvements. Prior to issuance of the final certificate of occupancy for the last building constructed in RQ3, all requirements under the Section 61 findings in the Final MEPA Certificate shall be completed and implemented.