

COMMUNITY PRESERVATION COMMITTEE

December 13, 2023

To: The Honorable Mayor and City Council

Applicant Name: Deborah Burke, City of Malden Director of the Office of Strategic Planning and Community Development (OSPCD)

Co-Applicant: Ronald Hogan, Chief Strategy & Innovation Officer

Applicant Address: Malden City Hall, 215 Pleasant Street, Malden, MA 02148

Project: Malden Hospital Open Space Acquisition

The City of Malden Community Preservation Committee (“CPC”) is pleased to inform you that on November 29, 2023 the CPC voted 7-1-1 to recommend for approval to City Council that the City of Malden Office of Strategic Planning and Community Development (OSPCD) be awarded \$730,000.00 to acquire open space property at site of the former Malden Hospital, at 100 Hospital Road, Malden MA, 02148. The Malden Hospital Open Space Acquisition Project was discussed at a Public Hearing held on October 15, 2023.

In reaching their decision, the CPC found that the project meets eligibility requirements and aligns with the priorities stated in Malden’s Community Preservation Plan. The CPC recommends this project with the following conditions:

1. The title shall be deemed clear of any defects by a qualified professional or title company before the land is acquired.
2. Property acquired with the use of CPA funds must conform to guidelines established by M.G.L. 44B requiring that a permanent Conservation Restriction (CR) be filed following the acquisition of the land.

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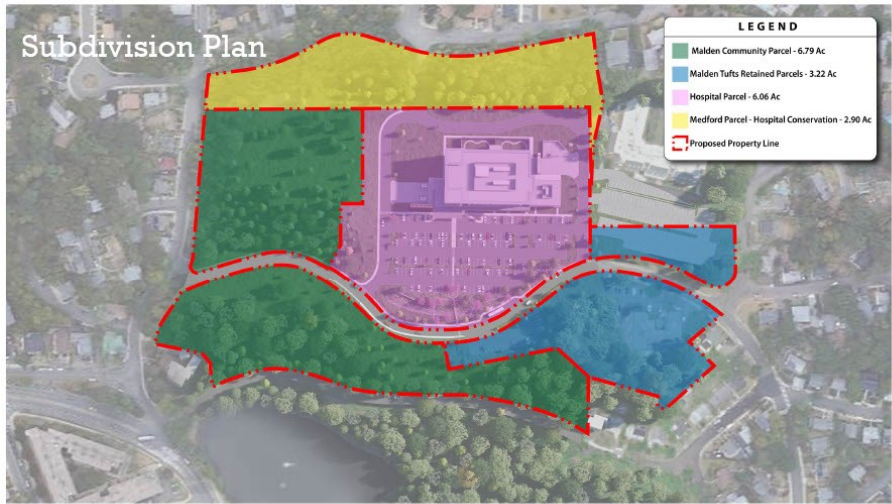
CPA Project Funding Recommendation: FY24 Application		
Category: FY24 General Reserve and CPA Fund Balance	Recommendation Funding Source	Amount
Malden Hospital Open Space Acquisition	FY24 General Reserve	\$677,692.09
	CPA Fund Balance	\$52,307.91
	TOTAL	\$730,000.00

Project Funding Sources

Malden Hospital Open Space Acquisition Funding Sources				
Total Project Cost	\$730,000.00	CPA Funds Requested	Cost Share Amount	Cost Share Percent
		\$730,000.00	\$0.00	0%

Project Description

The following project summary describes the project proposal recommended for CPA funding:



The goal of this project is to acquire open space at the former site of the Malden Hospital and to place it under a permanent conservation restriction to preserve as open space in perpetuity.

Tufts Medicine, owner of the former Malden Hospital site shuttered in 1999 and vacant ever since, is partnering with Acadia Healthcare to construct a 144-bed behavioral health hospital on the site and to

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dedicate approximately 6.7 acres of open space in the City of Malden. The redevelopment proposal has received a Special Permit from the Malden Planning Board. One of the conditions placed on the special permit states that “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...” This option is contingent on the City using good faith and diligent efforts to obtain gifts and/or grants from available public and private funding sources to pay the owner an acceptable purchase price. The property owner’s appraiser valued the 6.7 acres at a range between \$660,000 to \$2.7 million (for its highest and best use).

CPC recommends that City Council award \$730,000.00 in CPA Funds for OSPCD to subsidize the acquisition of 6.7 acres that will become Malden property to own, use and maintain like all other open space in the city. The 6.7 acres of open space property is made up of about 2/3rd wooded, hilly land possibly appropriate for walking trails & connectivity to Fellsmere Pond. The other third is sufficiently flat to allow for new additional passive recreation space that fits the community’s needs. This grant application is for acquisition purposes only. The next phase will be a community planning process to determine what type of open space will be created.

This recommendation includes funding for the entirety of the acquisition of the Malden Hospital Open Space project.

Additional Information

The full Application, including the updated Concept Plan from January 4, 2023, may be found at:

<https://www.cityofmalden.org/DocumentCenter/Index/739>

https://www.cityofmalden.org/DocumentCenter/View/7227/01_Malden-Hospital-Full-App_Deborah-A-Burke-OSPCD-09-12-2023

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