

Jefferson Apartment Group  
Proposed Conditions  
184-200 Pleasant Street

The Petitioner respectfully requests the following underlined revisions to the conditions recommended by the Planning Board:

1. File petition and record plan for Approval Not Required subdivision to merge five parcels that comprise the development site: 200 Pleasant Street, 184 Pleasant Street, an unnumbered lot on Florence Street (City PID 051 252 201), land known as Congregational Way and land known as Pleasant Street; no further subdivision is allowed.
2. All residential development shall be as per plans, with minor modifications of floor plans allowed, only as to configuration of dwelling units, back of house (trash and mechanical areas) and core and hallway locations, not number of units or number of bedrooms; the maximum number of dwelling units is 320; the maximum number of bedrooms is 445; no three bedroom units allowed. Uses will not be moved from the floor on which they are proposed.
3. All non-residential development shall be as per plans, with minor modification of floor plans allowed but not as to location within the building; any business use may be located on a street-level floor only, and office use may be located on all floors of the building; ~~except general offices may be located on a street-level floor only~~; any business use must comply with use regulations and other requirements of the zoning ordinance; no institutional use of the property, except daycare, is allowed; no industrial use of the property is allowed.
4. Building exteriors shall be as per plans, except minor modifications of façade as to materials, windows and colors allowed, subject to reasonable approval of Malden Redevelopment Authority, Mayor and Ward City Councilor.
5. Exterior open space on the ground level of the site shall be privately maintained with public use and public access rights to be established and maintained in perpetuity per a recorded easement.
6. Pleasant Street adjacent to the property shall be privately owned, subject to public use and access rights to be maintained in perpetuity per a recorded easement; the City shall maintain Pleasant Street and regulate all on-street parking.
7. A minimum of 310 parking spaces shall be provided on-site in the proposed garages; a minimum of 0.75 spaces per dwelling unit shall be for use of the residents of the building.
8. Install pedestrian alert sensors at garage entrance/exit on Exchange Street and Abbott Street.
9. Reconstruct all sidewalks, driveways and perform necessary incidental work, including but not limited to: realignment or resetting of curbing; adjustments of sidewalks and raising or relocating gateboxes, due to grade or elevation changes; installation of handicapped accessibility ramps on corresponding opposite sides of the street; repairs to sidewalks, curbing, roadways, catch basins, and any City property, damaged by and during construction; unforeseen work and details not shown on the plan that arise during the course of excavation and construction; around the perimeter of the site and on ways open to the public within the site, subject to reasonable approval of DPW Director. All new and reconstructed sidewalks on Pleasant Street shall be consistent with existing sidewalks on Pleasant Street.
10. All new and/or modified curb-cuts shall require approval of DPW.
11. Install within the building a fire control room with appropriated radios for internal communications and appropriate antenna integral to the building structure, location and equipment, subject to reasonable approval of Malden Fire Department.
12. No permanent exterior dumpster is permitted on site after completion of construction; any dumpsters during construction or temporary dumpsters must comply with requirements of Malden Public Health Department; the permanent building must have trash room(s) with compactor(s), and is subject to requirements of the Board of Health and City Ordinances.

13. Provide funds to the City to purchase and install external surveillance security cameras in locations on and around the site, to be determined by Chief of Police and Ward City Councilor, and the proponent to be monitored by the City.
14. All antennas on the rooftop and any part of the exterior of the building are prohibited except for emergency City antennas.
15. Purchase and install period lighting and associated equipment and perform incidental work, per city specifications, on all sidewalks around the perimeter of the site and on ways open to the public within the site, including the proposed new portion of Pleasant Street. Publicly accessible open spaces, both programmed and passive, will use lighting and sidewalk treatments as shown on the plans.
16. Landscape the site per plans, install trees along all sidewalks around the perimeter of the site and on ways open to the public within the site and along proposed new portion of Pleasant Street; any revisions subject to reasonable approval of Malden Redevelopment Authority, Mayor and Ward City Councilor.
17. Install and maintain an interim beautification plan during construction along the Commercial Street, Florence Street and Exchange Street sides of property to promote and showcase Malden, ~~and excluding any marketing/promotion of the site,~~ subject to the reasonable approval of the Mayor, Malden Redevelopment Authority and Ward City Councilor.
18. Participate with the Malden Redevelopment Authority and Mayor's Office in a joint marketing effort to attract appropriate tenants for the non-residential space.
19. As voluntarily proposed by the developer, contribute a one-time payment of \$2,000.00 per dwelling unit to the City of Malden Expendable Trust Fund, to be used at the City's discretion to mitigate the future impacts of the development and/or infrastructure improvements.
20. Implement and/or install all traffic and safety mitigation and improvements on site and at adjacent and impacted intersections and roadways, as proposed by the proponent and with the additional mitigation recommended by the City peer reviewer, as described in the correspondence dated October 14, 2015 from BETA Group Inc., as follows:
  - 1) Restrict on street parking along the north curb of Exchange Street for 125 feet to the west of the driveway, increasing the sight distance to 190 feet.
  - 2) Modify the pedestrian crossing times at the following intersections:
    - a. Pleasant Street/Commercial Street/Florence Street
    - b. Commercial Street, Exchange Street/MBTA driveway
21. This special permit shall expire on December 31, 2017.