

Malden MBTA Communities Survey Results

12/6/23

Executive summary

The City developed and distributed a survey from June to mid-September 2023 to understand resident preferences related to multi-family housing in Malden. The results directly informed the City's proposal for compliance with the MBTA Communities Law, which requires communities with access to MBTA transit to zone for by-right multi-family housing.

The survey was available in print and online, hosted on Google Forms, in 7 languages. It was distributed and advertised via the website, with water bills, to the school email list (public and private, K-12), at Malden City Hall and the Malden Public Library, on digital sidewalk kiosks, through various community and cultural organizations, and through City social media and press releases.

1,529 responses were received (50 in print). The questions related to (in order):

1. Where do you live? (by ward) - 1,044 responses
2. Which best describes where you currently live? (housing type) - 1,500 responses
3. Do you rent or own your home? - 1,494 responses
4. Would you like to see more multi-family housing built in Malden? - 1,492 responses
5. If the respondent wanted to see many, some, or very few net new units created as a result of compliant zoning - 1,482 responses
6. Where the respondent would like to see multi-family zoning adopted - 1,392 responses
7. Do you support lowering the Malden off-street parking requirements for multi-family housing? - 1,506 responses
8. Do you support changing the minimum lot size to allow for similar housing? If so, where? - 1,506 responses
9. Do you support lowering the minimum density requirement (square feet of lot area per unit) for multifamily housing? - 1,497 responses
10. What is your age range? - 1,513 responses
11. How do you typically get around Malden? - 1,471 responses

A comment box was also provided.

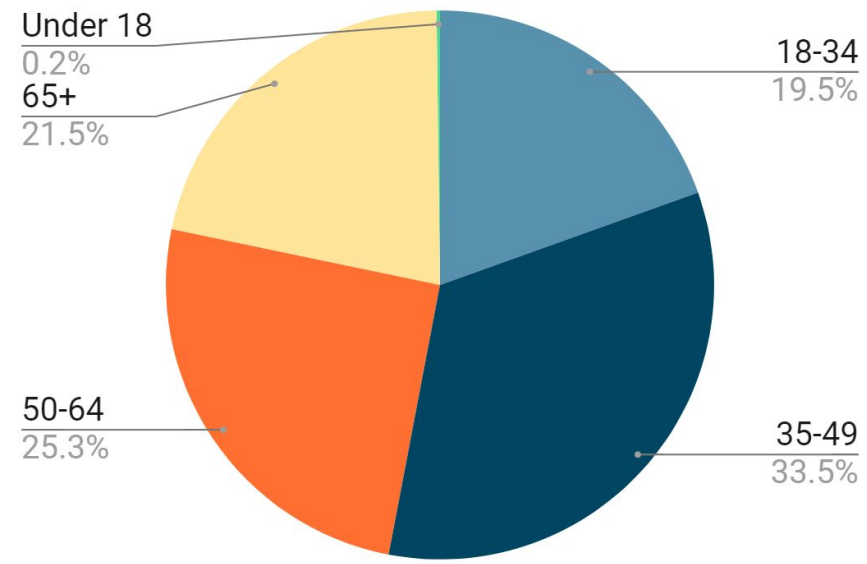
Executive summary

As part of the survey, respondents were asked to answer questions about themselves and their living situation. These questions were not all required or answered by every respondent. Demographic questions included:

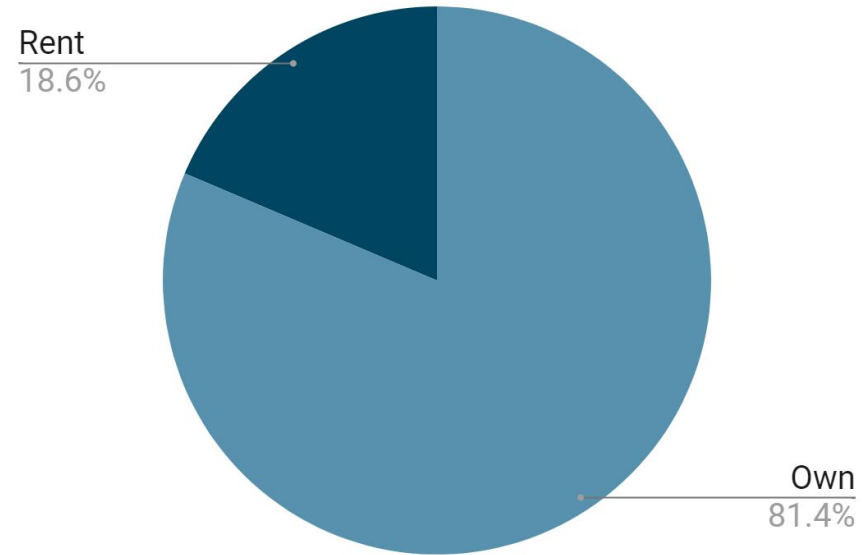
- Where do you live? (by ward)
- Which best describes where you currently live? (housing type)
- Do you rent or own your home?
- What is your age range?
- How do you typically get around Malden?

Overall, support for adding multi-family housing - and for adopting zoning changes to facilitate the addition of multi-family housing through MBTA Communities law compliance - was split among respondents. Many questions related to adding multi-family housing received roughly a 50-50 split in responses (for/against). Renters, younger residents, and residents of existing multi-family properties were more likely to support multi-family housing and the zoning changes that would facilitate its development. Homeowners and residents of single-family homes who responded were more likely to be unsupportive of multi-family housing and associated zoning changes.

Responses by age group



Responses by tenure

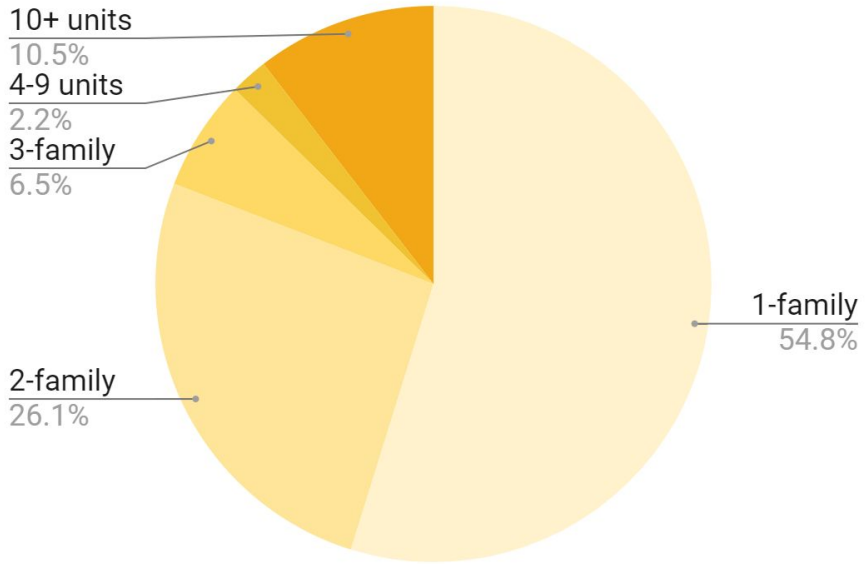


Executive summary

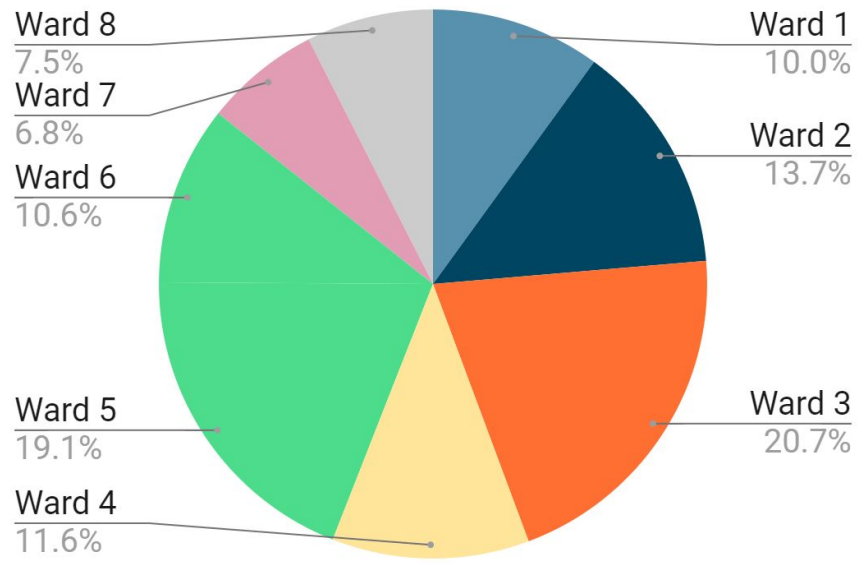
When asked about where they might prefer to add multi-family housing in Malden, the most respondents showed support for adding multi-family housing to Oak Grove and Malden Center. Importantly, the map attached to the survey to show potential areas to include in an MBTA Communities-compliant overlay represented a draft compliance scenario which has since been meaningfully updated, to respond to changing guidelines and the results of the survey.

Applying the survey results: The final map and dimensional standards now reflect these preferences, adding capacity in Oak Grove and Malden Center, while diverting capacity away from lower-density neighborhoods. The compliance scenario has also been updated to maximize application of inclusionary zoning (by prioritizing larger developments), to result in a larger number of affordable units at maximum buildout. Additionally, the compliance scenario has been updated to exclude all existing 1-, 2- and 3-family properties so as to preclude their conversion to larger multi-family developments. The final compliance scenario is the result of an iterative process to minimize impacts in lower-density neighborhoods, and to prioritize housing development in existing high-density neighborhoods and near transit, in a way that meets all MBTA Communities compliance requirements.

Responses by housing type



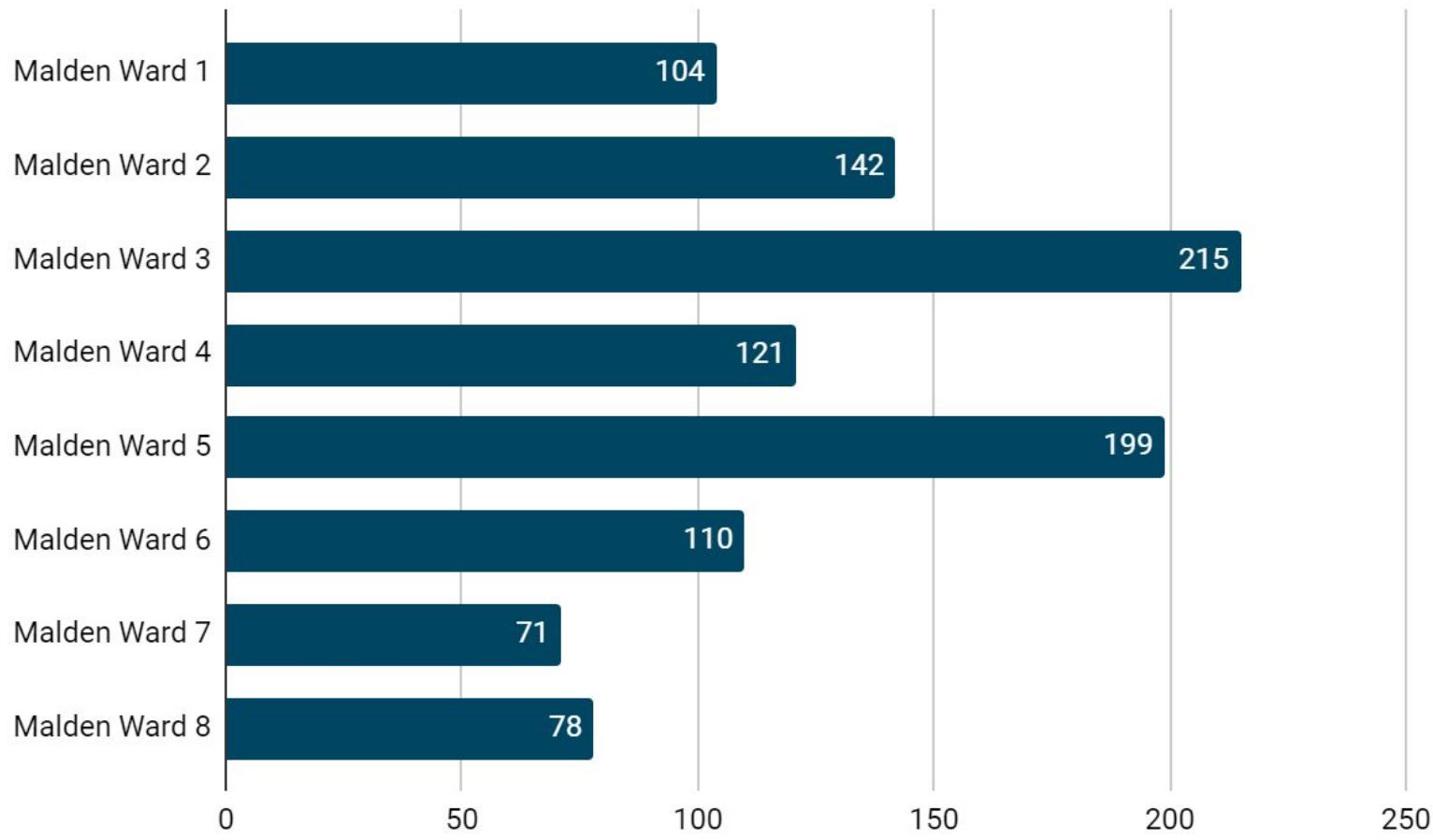
Responses by ward



Reach: Details

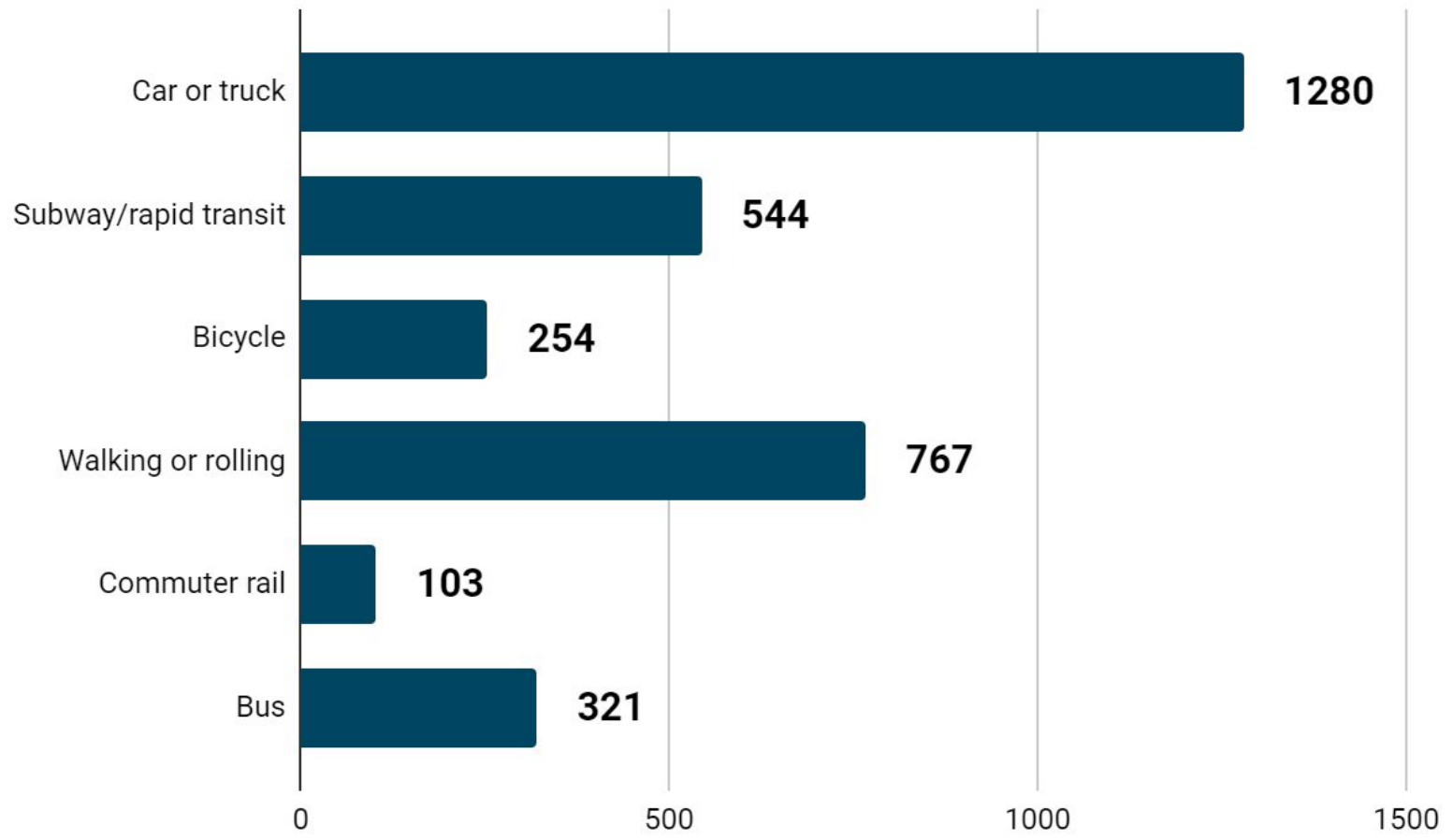
Reach by demographics

Responses by ward



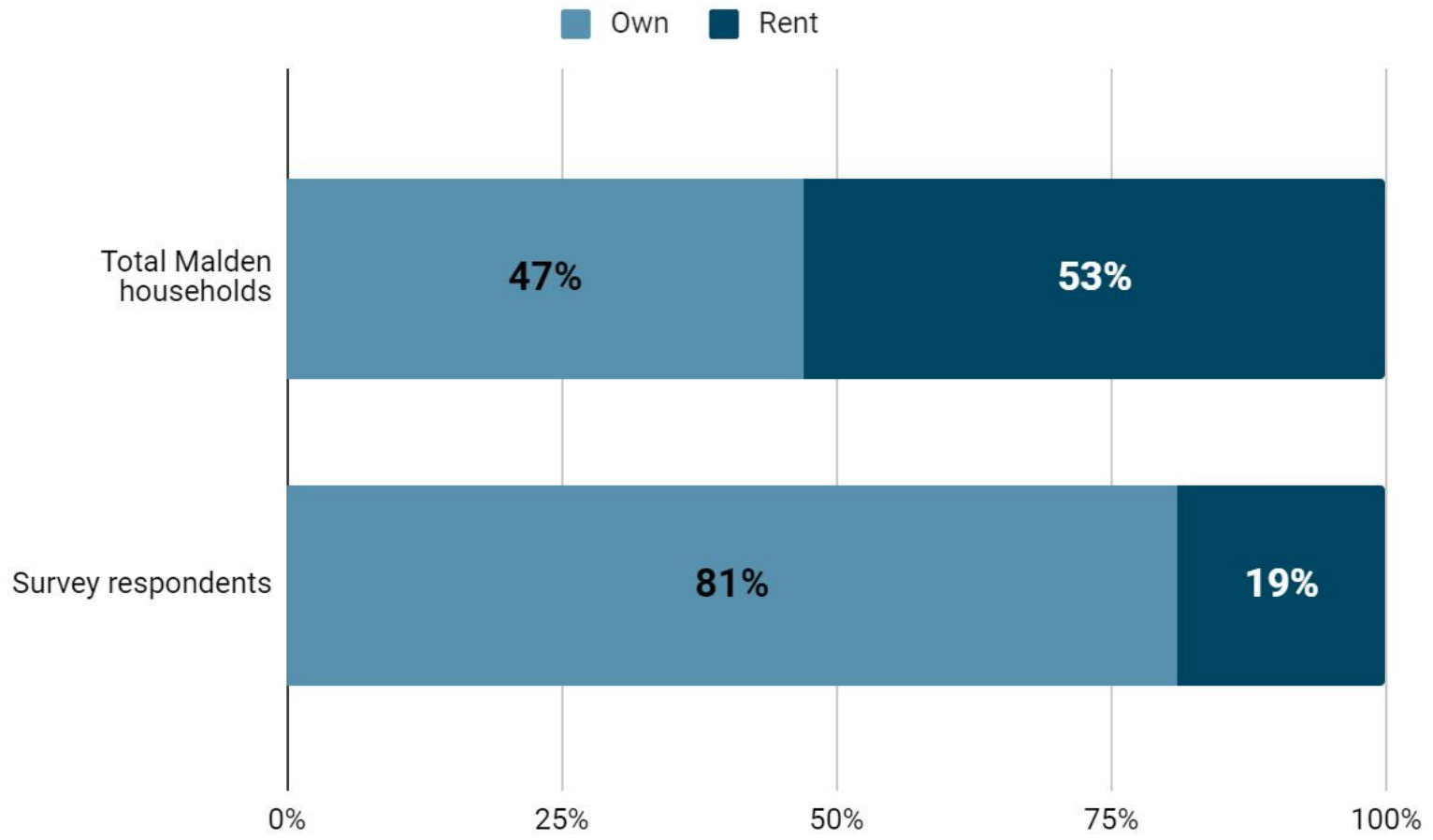
Reach by modes of getting around Malden

Responses by mode



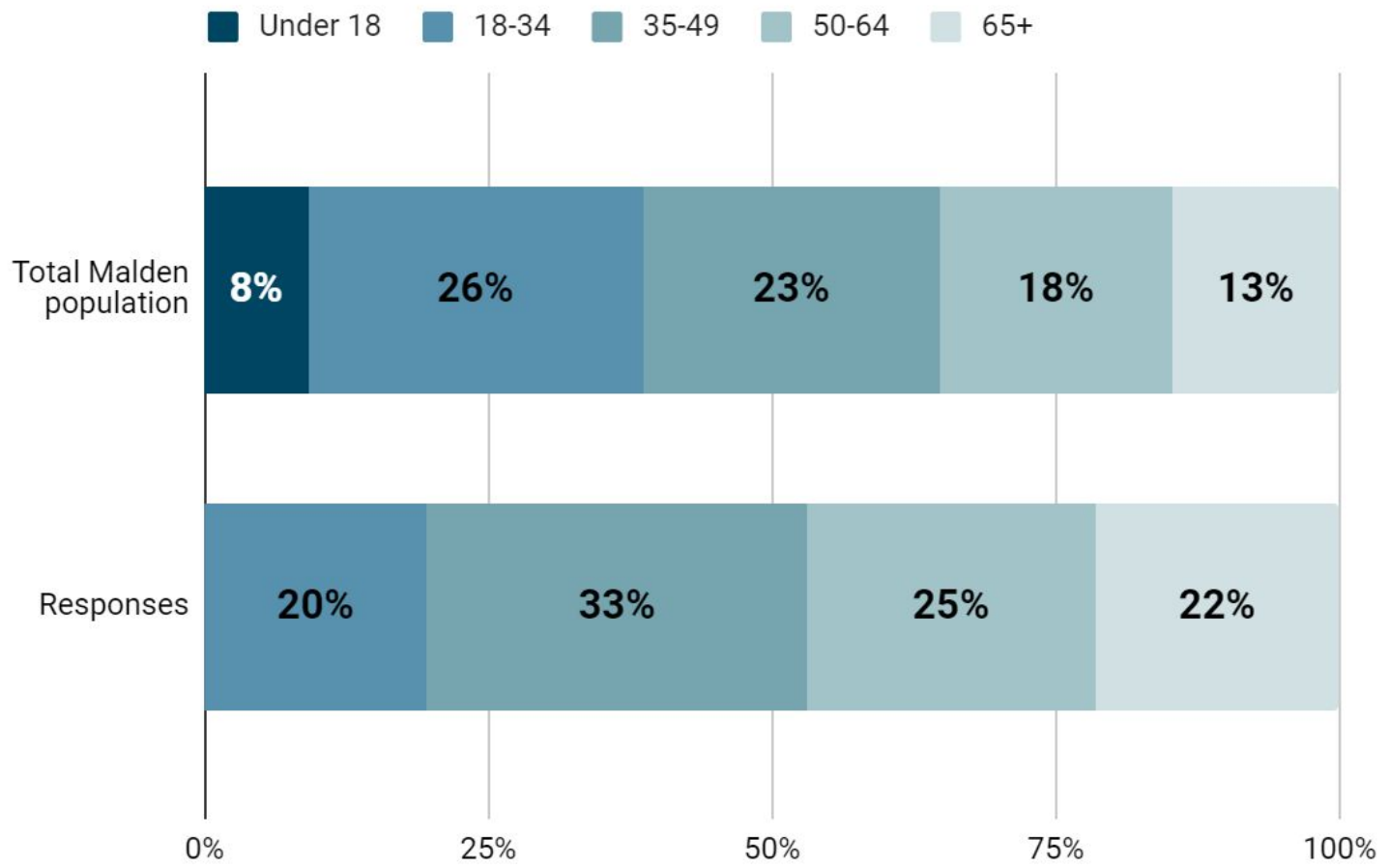
Reach by demographics

Responses by tenure (rent/own)



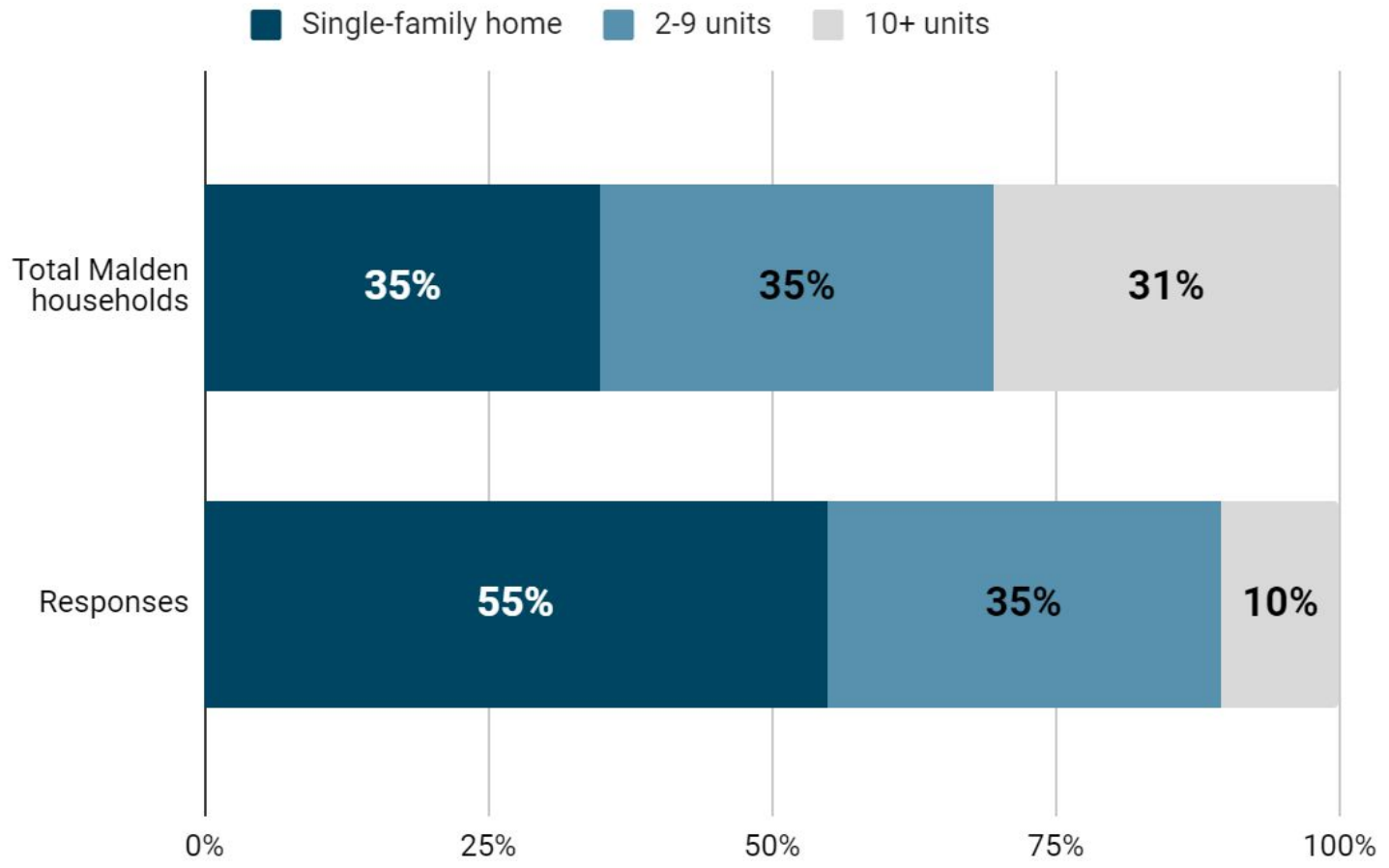
Reach by demographics

Responses by age



Reach by demographics

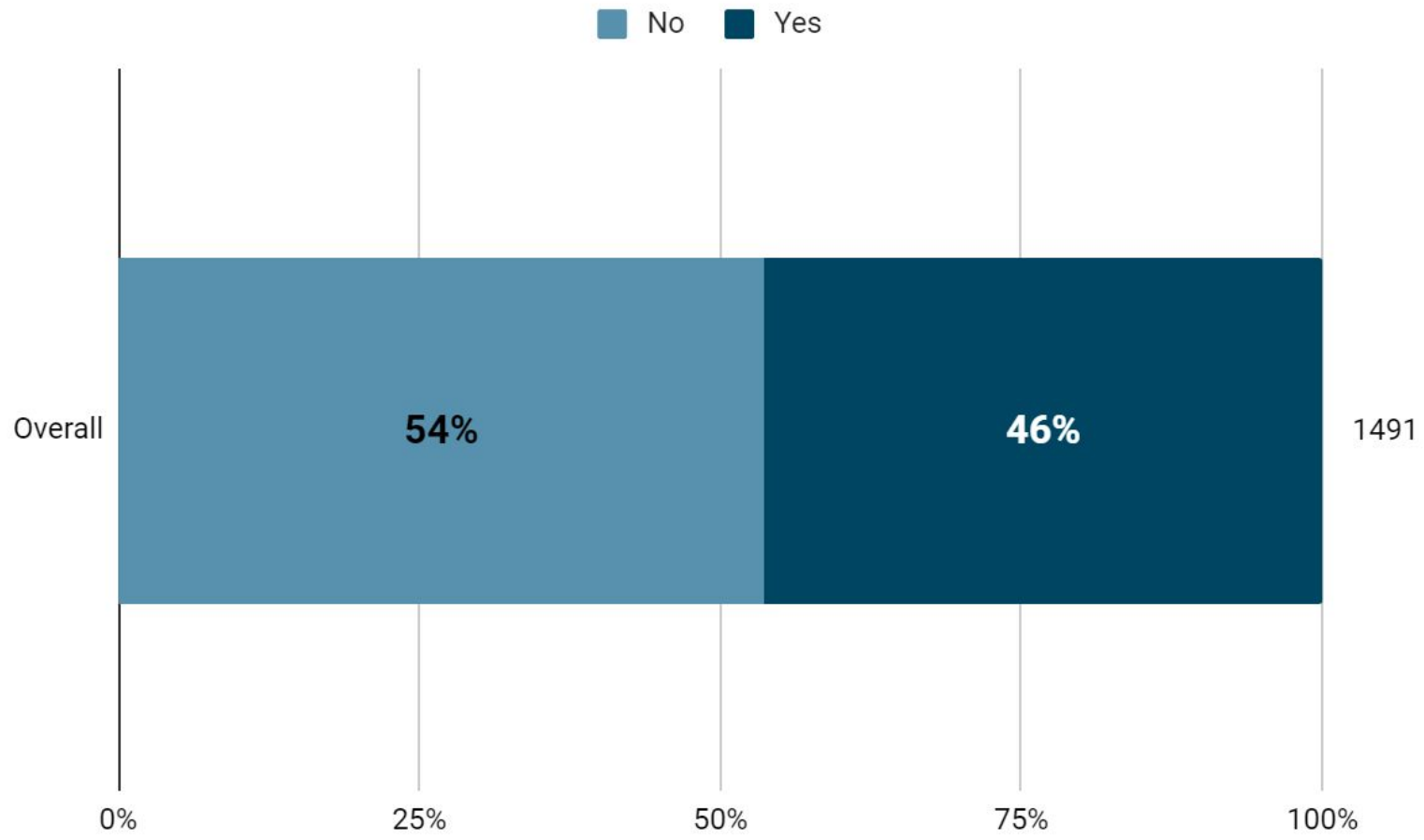
Responses by house type



**Do you want to see more
multi-family housing built
in Malden?**

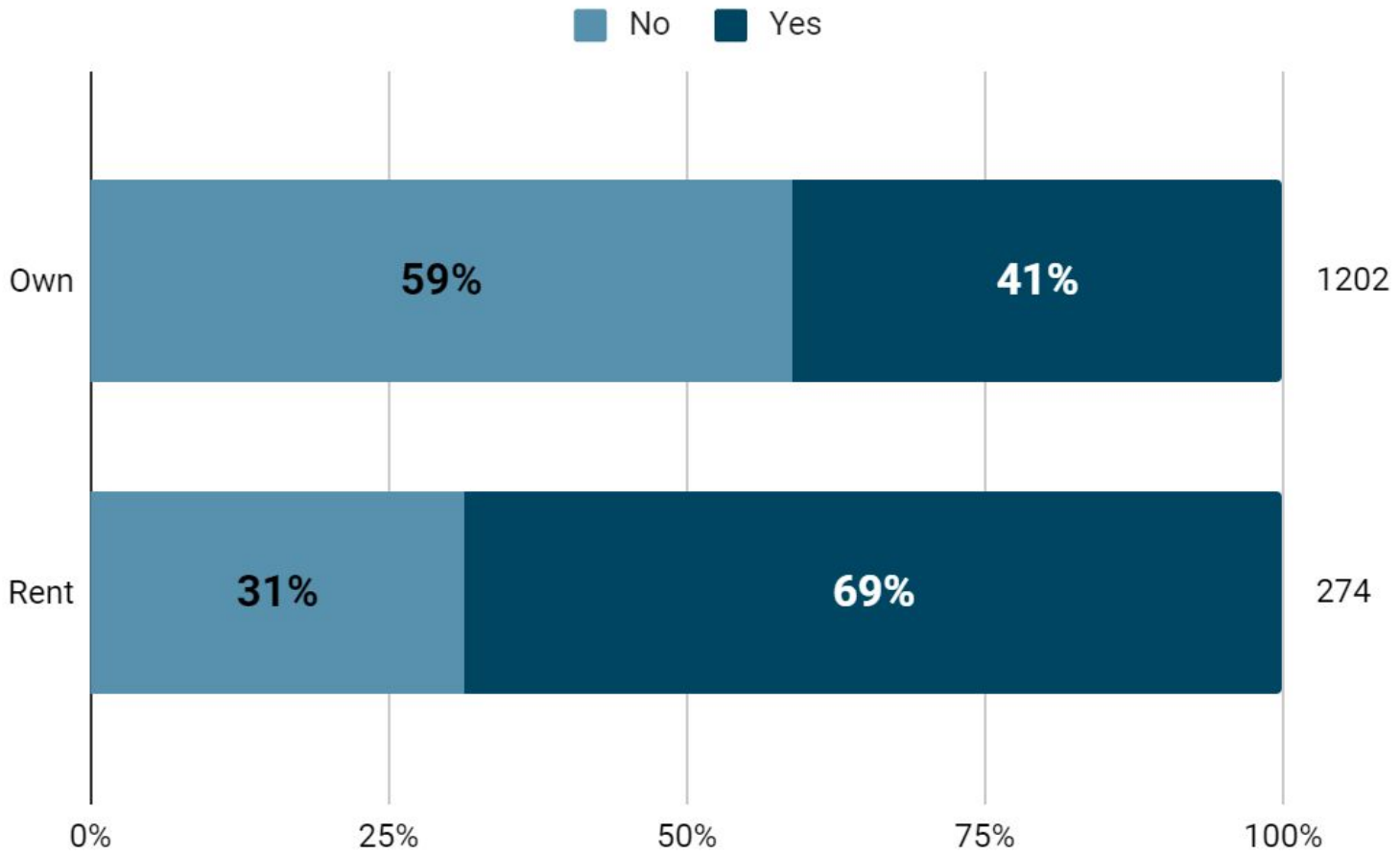
Do you want to see more multi-family housing built in Malden?

Overall



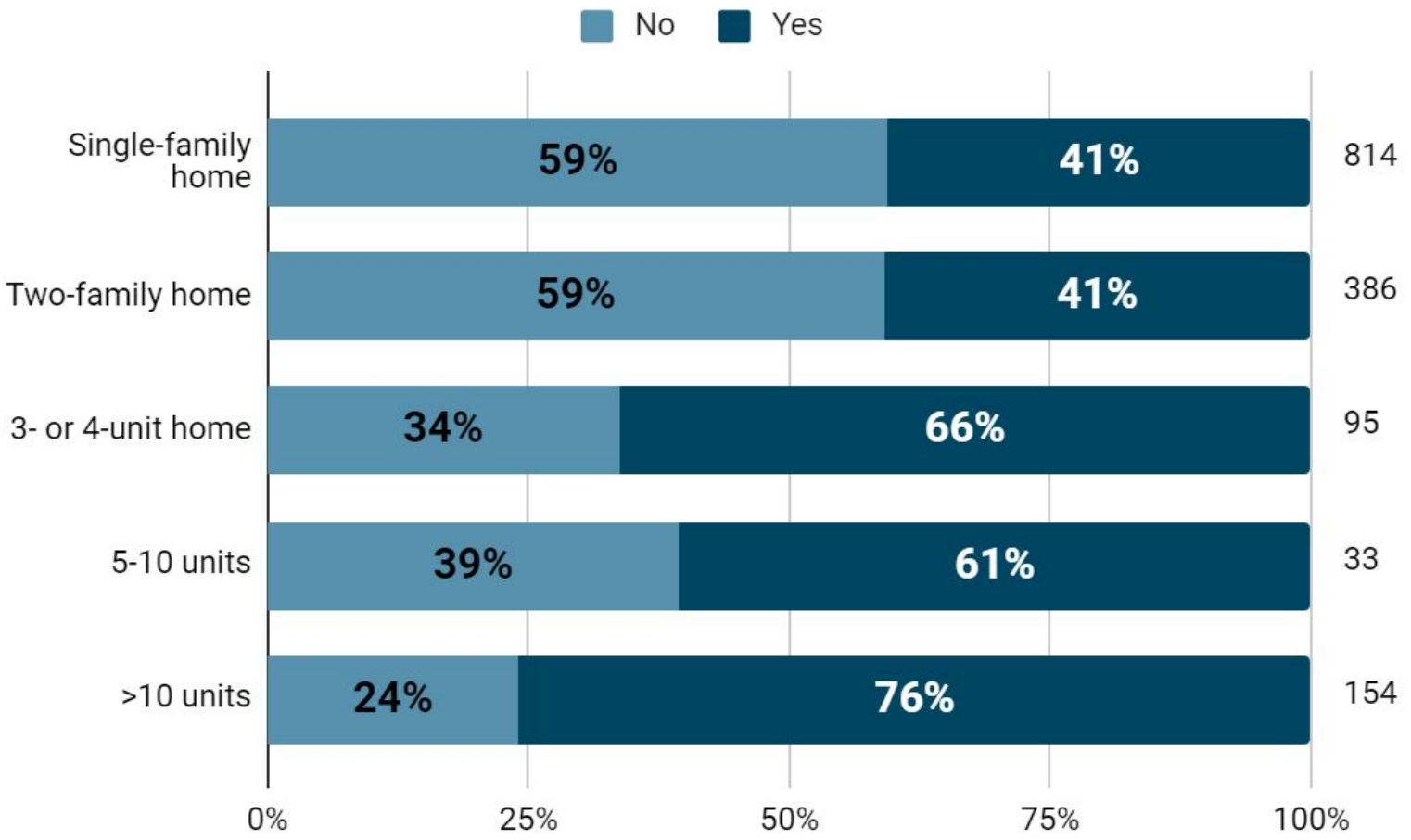
Do you want to see more multi-family housing built in Malden?

By respondent's tenure (rent/own) (n=1476)



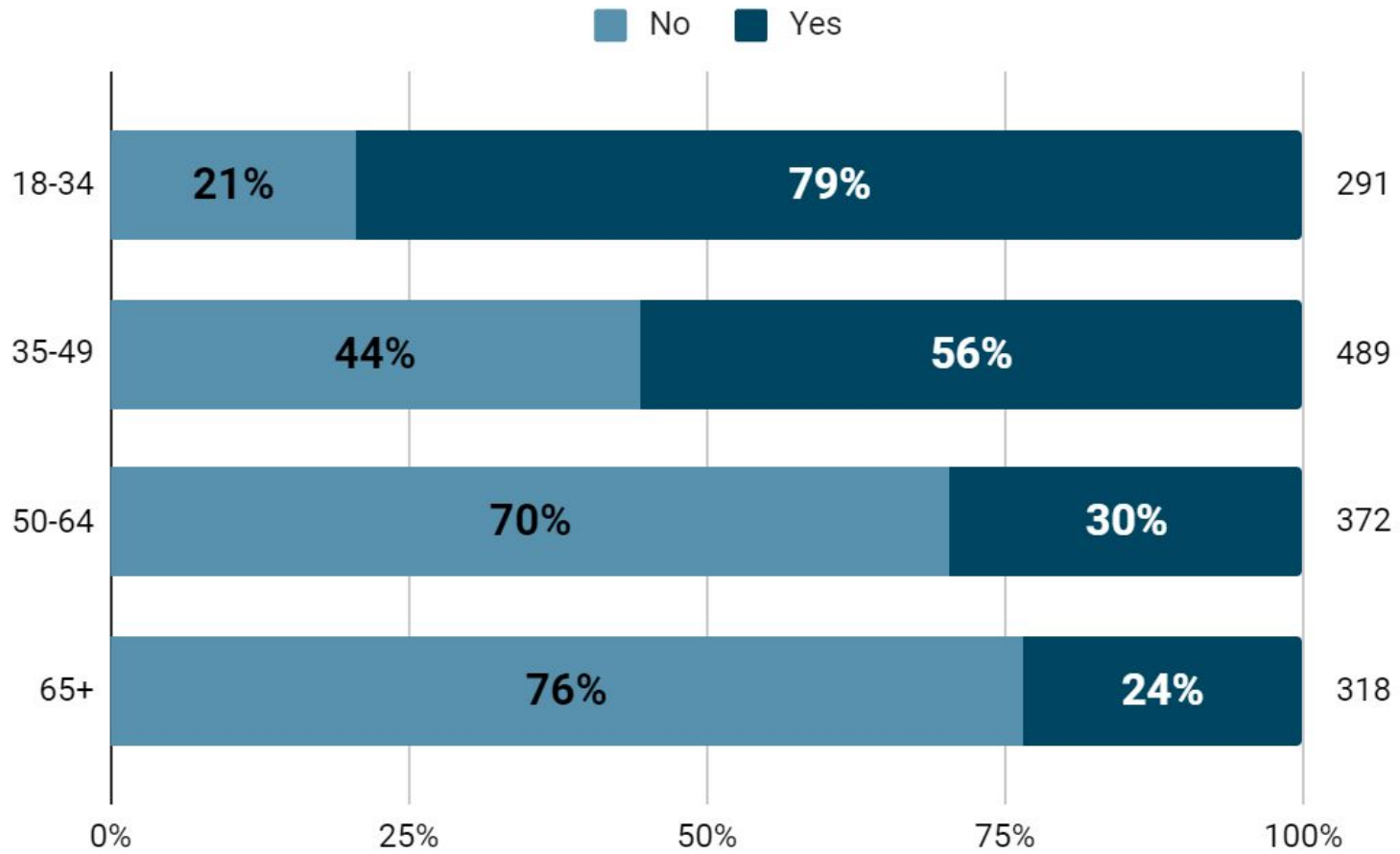
Do you want to see more multi-family housing built in Malden?

By respondent's current housing type (n=1482)



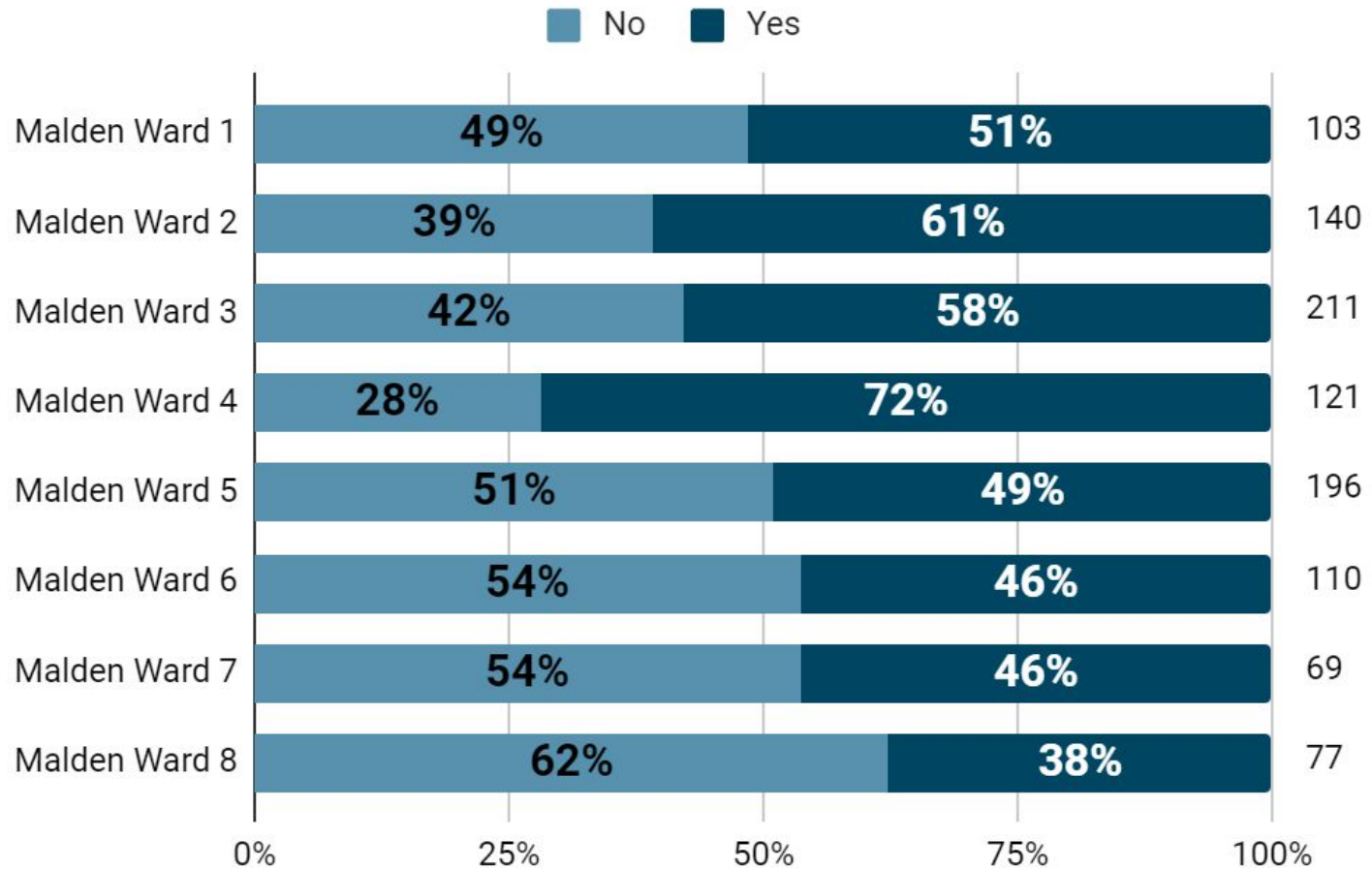
Do you want to see more multi-family housing built in Malden?

By respondent's age (n=1470)



Do you want to see more multi-family housing built in Malden?

By respondent's ward (n=1027)



**In which areas of Malden
would you prefer to allow
multi-family housing
as-of-right?**

In which areas of Malden would you prefer to allow multi-family housing as-of-right?

Overall

	Oak Grove	Malden Center A	Malden Center B	Summer St	Neighborhoods	Main Street	Overlook or Granada	n
Overall	48%	46%	40%	33%	33%	32%	42%	1529

Names of these areas correspond to a previous version of the map. Some of the boundaries have changed, and some areas have been partially combined.

In which areas of Malden would you prefer to allow multi-family housing as-of-right?

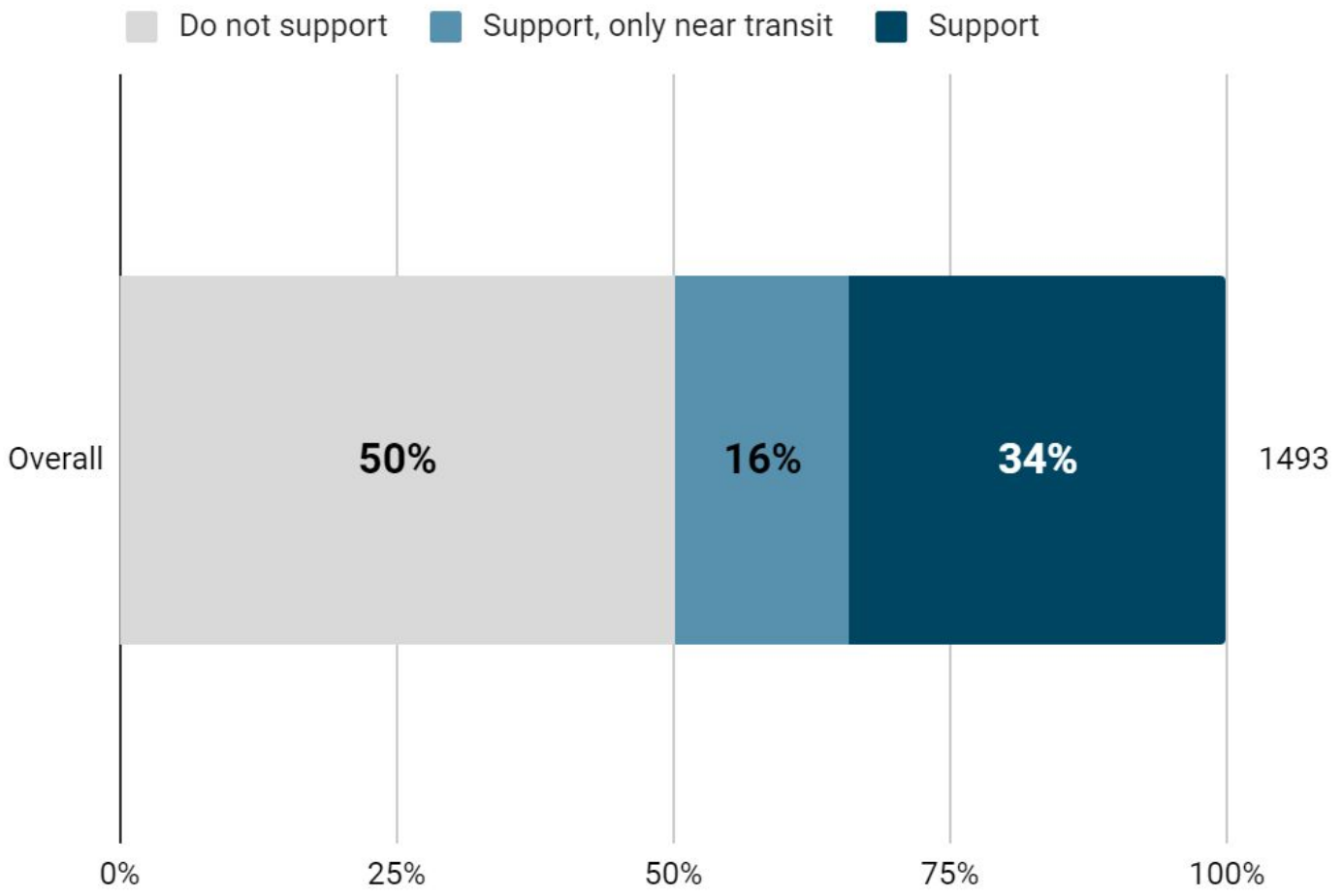
	Oak Grove	Malden Center A	Malden Center B	Summer St	Neighborhoods	Main Street	Overlook or Granada	<i>n</i>
Tenure								
Own	46%	44%	38%	31%	30%	30%	41%	1216
Rent	58%	56%	50%	45%	47%	42%	47%	278
Home type								
5-10 units	58%	64%	55%	52%	52%	36%	33%	33
>10 units	62%	61%	61%	51%	53%	47%	50%	157
1-family	46%	45%	39%	31%	29%	30%	40%	822
3- or 4-family	62%	48%	43%	44%	42%	44%	51%	97
2-family	41%	41%	33%	28%	30%	29%	42%	391
Age								
18-34	73%	68%	69%	61%	61%	57%	47%	293
35-49	56%	55%	50%	41%	41%	40%	48%	502
50-64	38%	35%	26%	19%	21%	21%	35%	379
65+	28%	28%	20%	16%	13%	13%	37%	323
Ward								
Malden Ward 1	63%	55%	44%	50%	42%	38%	57%	104
Malden Ward 2	58%	54%	51%	41%	42%	41%	53%	142
Malden Ward 3	57%	55%	52%	46%	42%	46%	54%	215
Malden Ward 4	64%	60%	64%	55%	59%	50%	48%	121
Malden Ward 5	46%	56%	45%	37%	36%	38%	48%	199
Malden Ward 6	47%	46%	40%	33%	25%	30%	25%	110
Malden Ward 7	61%	41%	37%	30%	32%	35%	45%	71
Malden Ward 8	49%	44%	38%	26%	24%	23%	22%	78

Names of these areas correspond to a previous version of the map. Some of the boundaries have changed, and some areas have been partially combined.

**Do you support lowering
the off-street parking
requirement for
multi-family housing?**

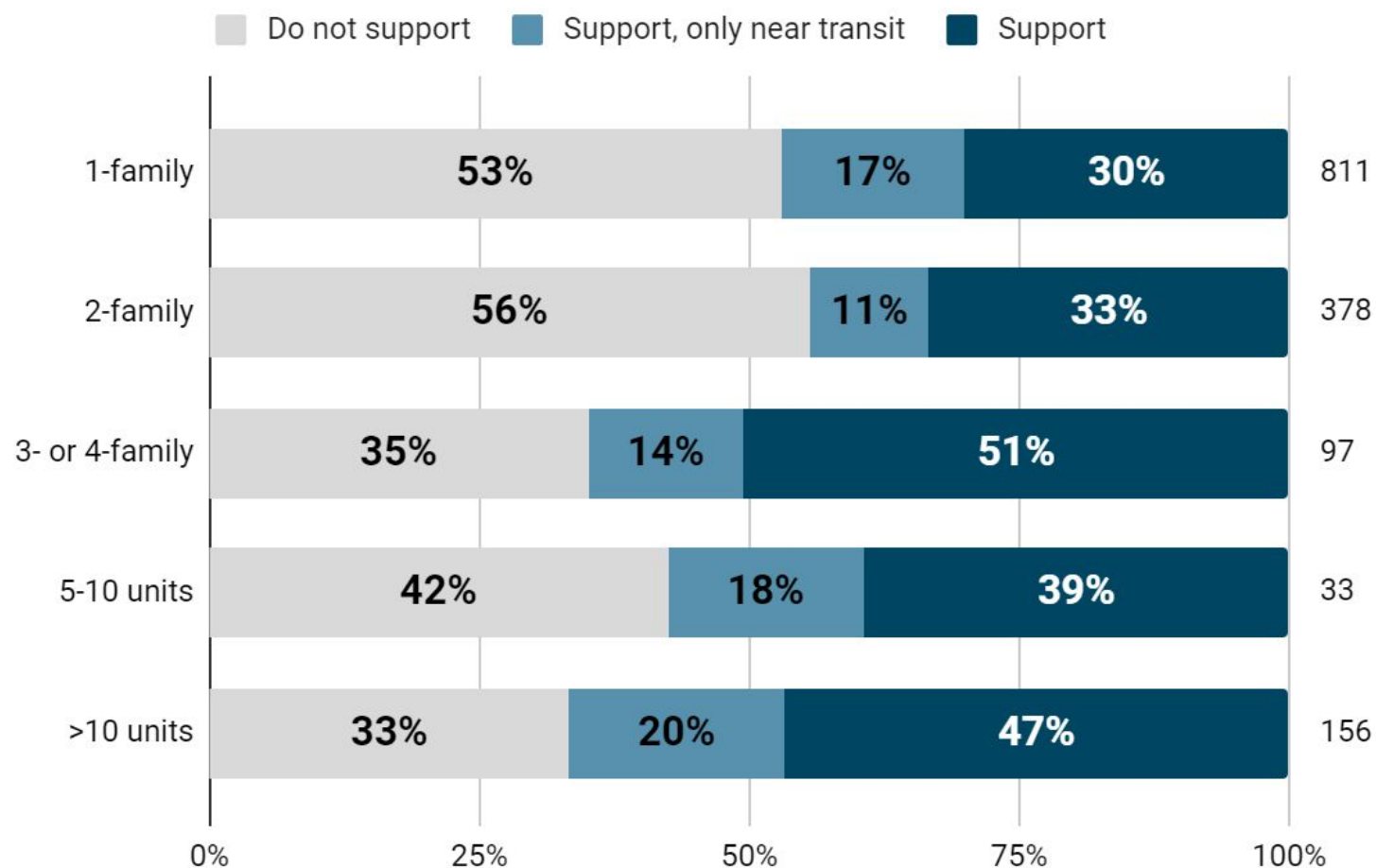
Do you support lowering the off-street parking requirement for multi-family housing?

Overall



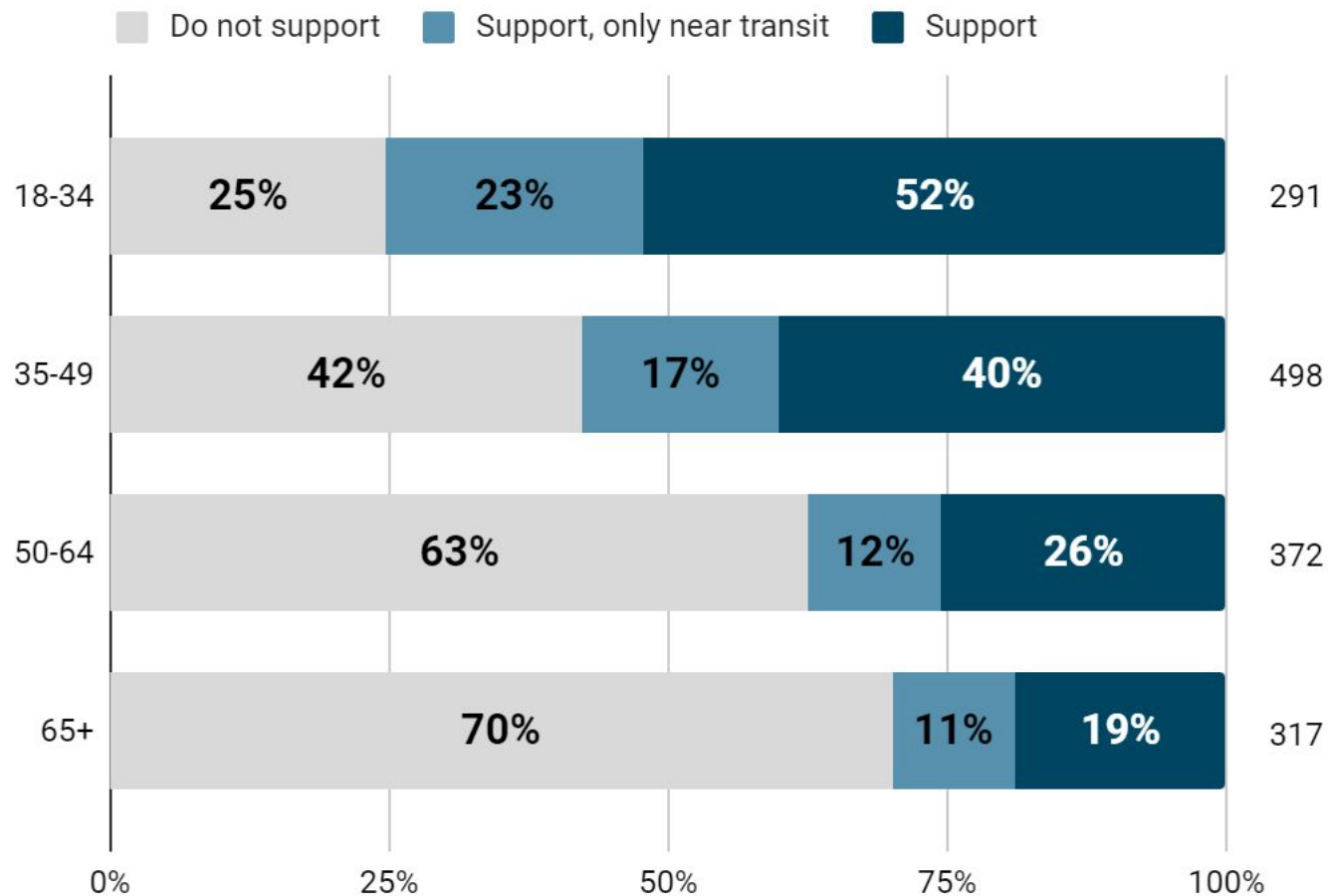
Do you support lowering the off-street parking requirement for multi-family housing?

By respondent's current housing type (n=1,475)



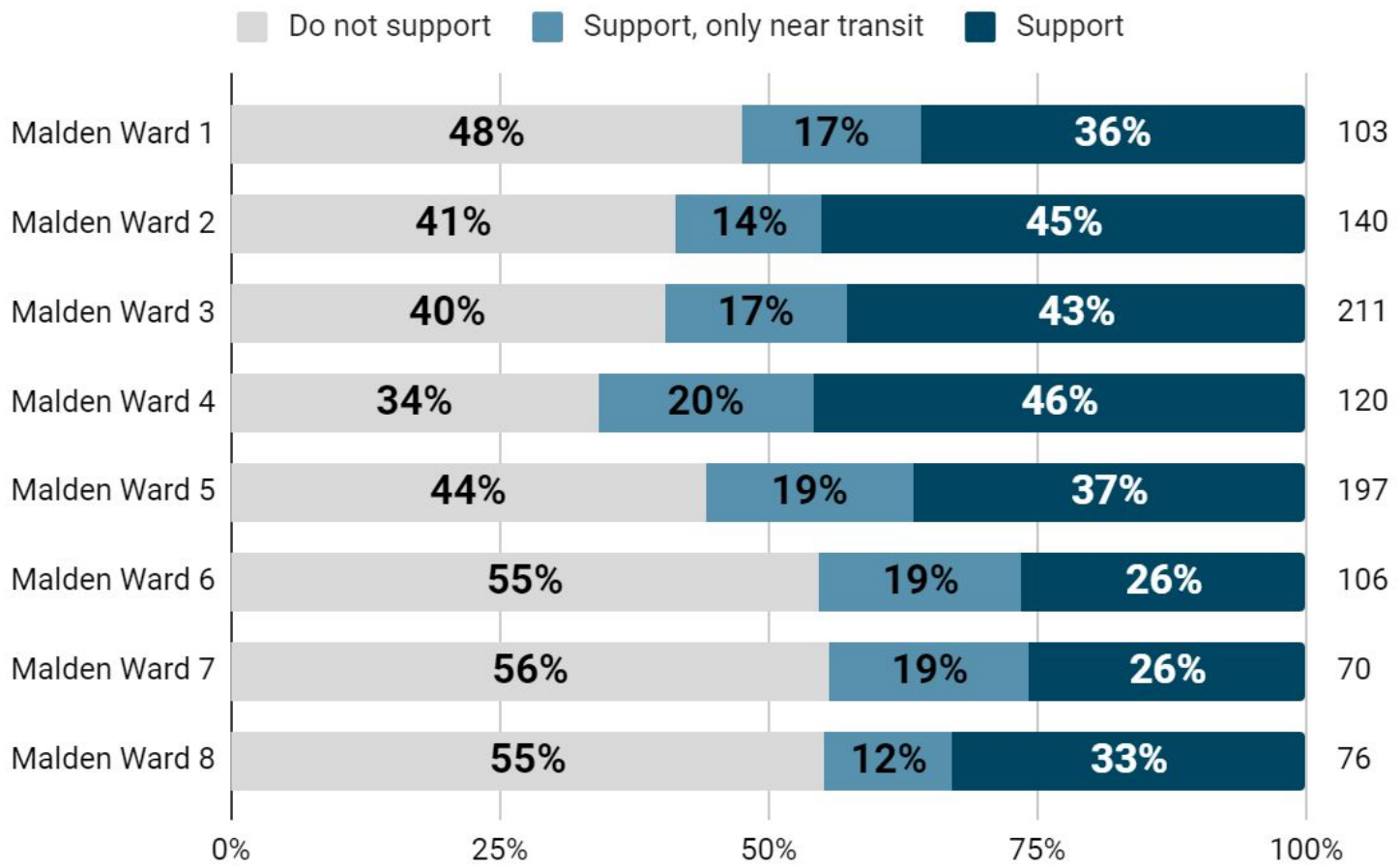
Do you support lowering the off-street parking requirement for multi-family housing?

By respondent's age (n=1,478)



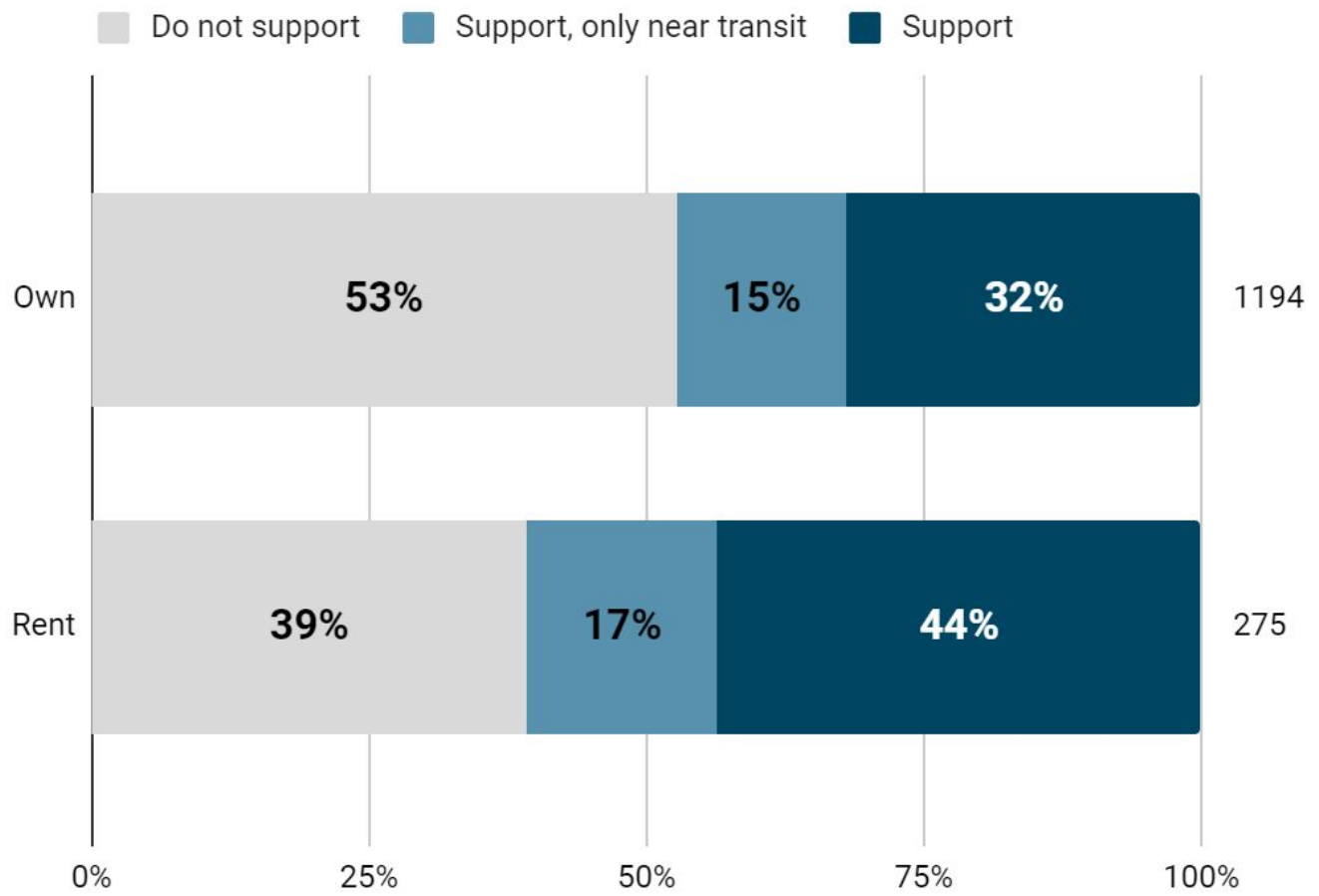
Do you support lowering the off-street parking requirement for multi-family housing?

By respondent's ward (n=1,023)



Do you support lowering the off-street parking requirement for multi-family housing?

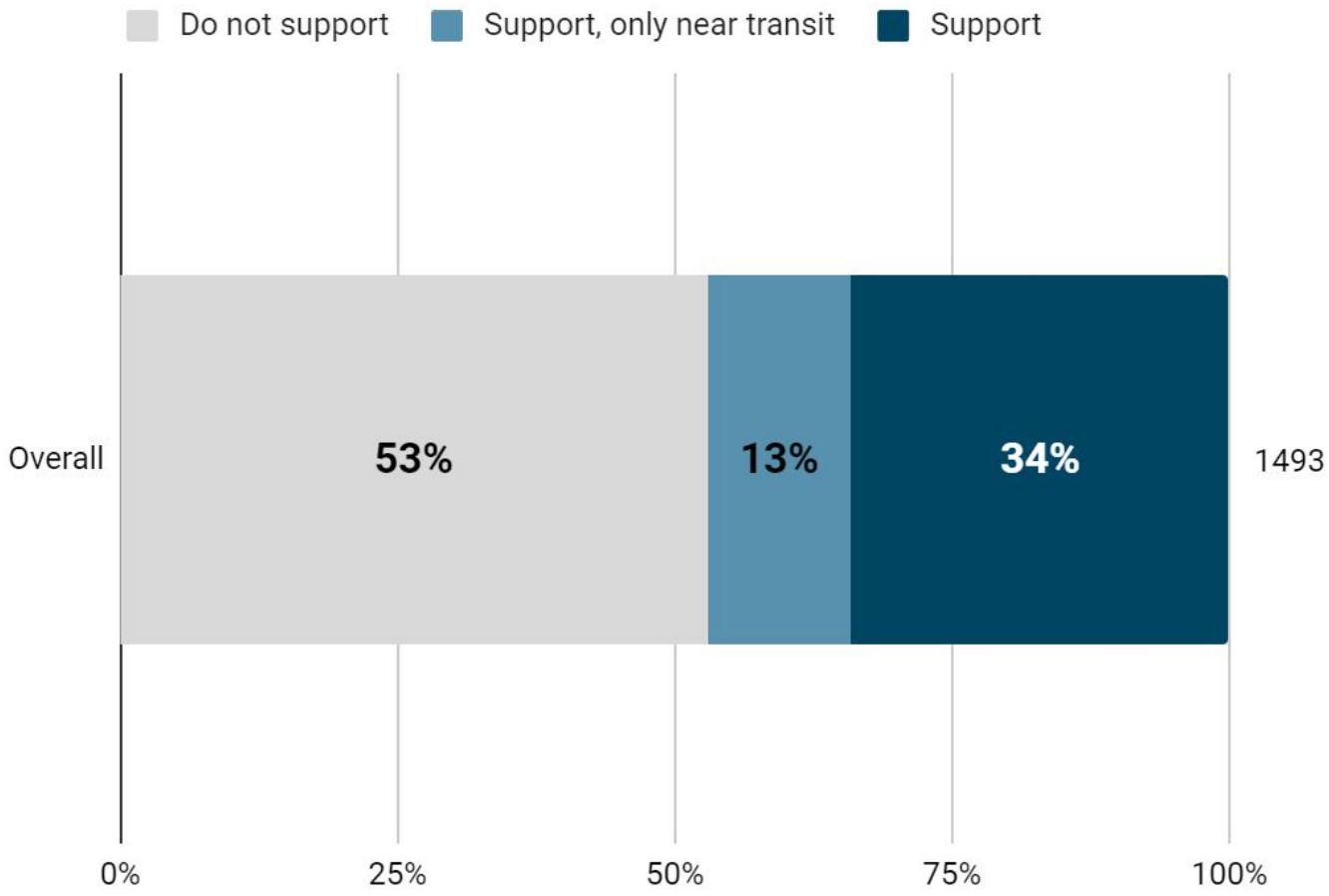
By respondent's tenure (rent/own) (n=1,469)



**Do you support lowering
the lot size requirement
for multi-family housing?**

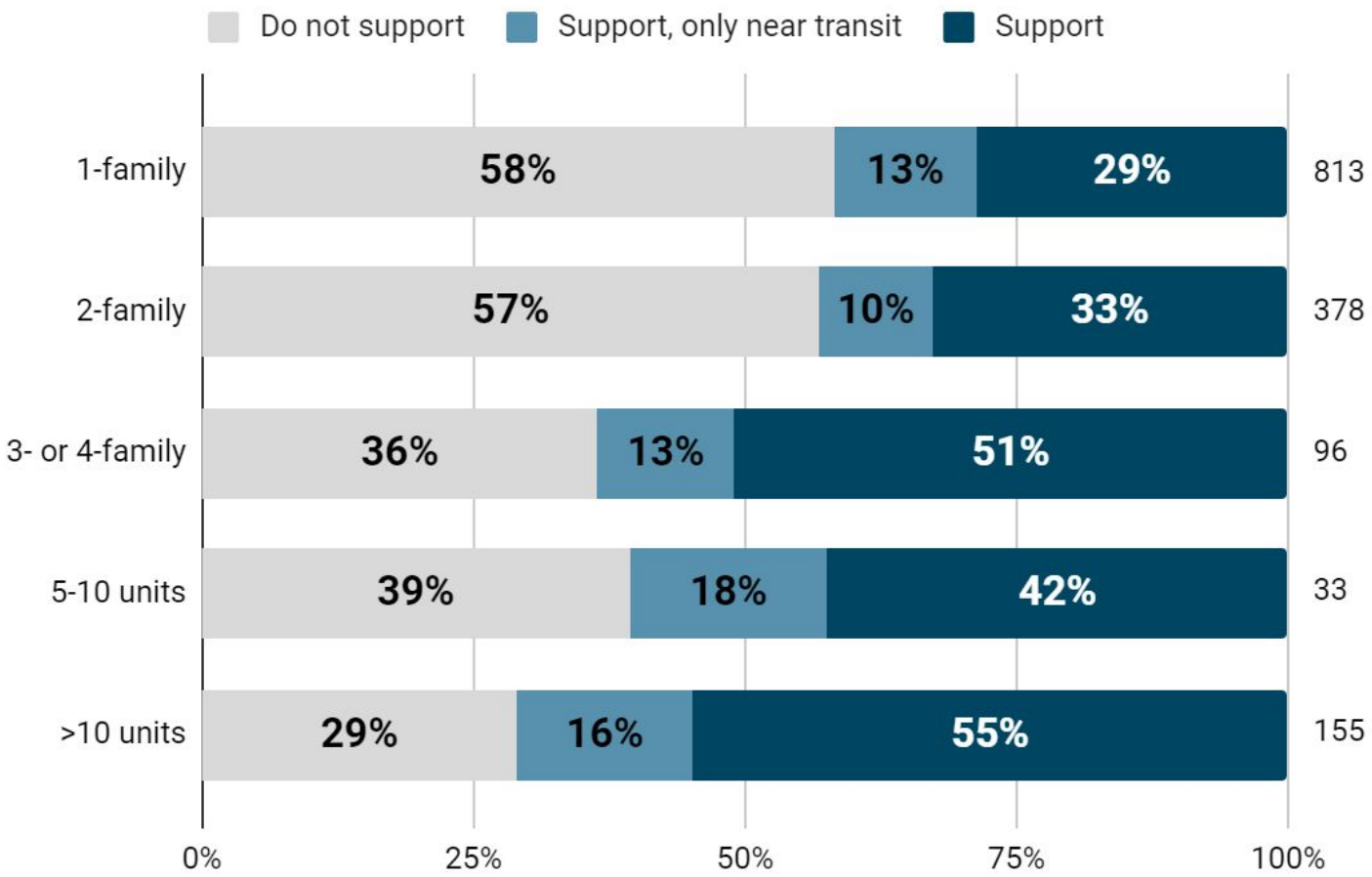
Do you support lowering the lot size requirement for multi-family housing?

Overall



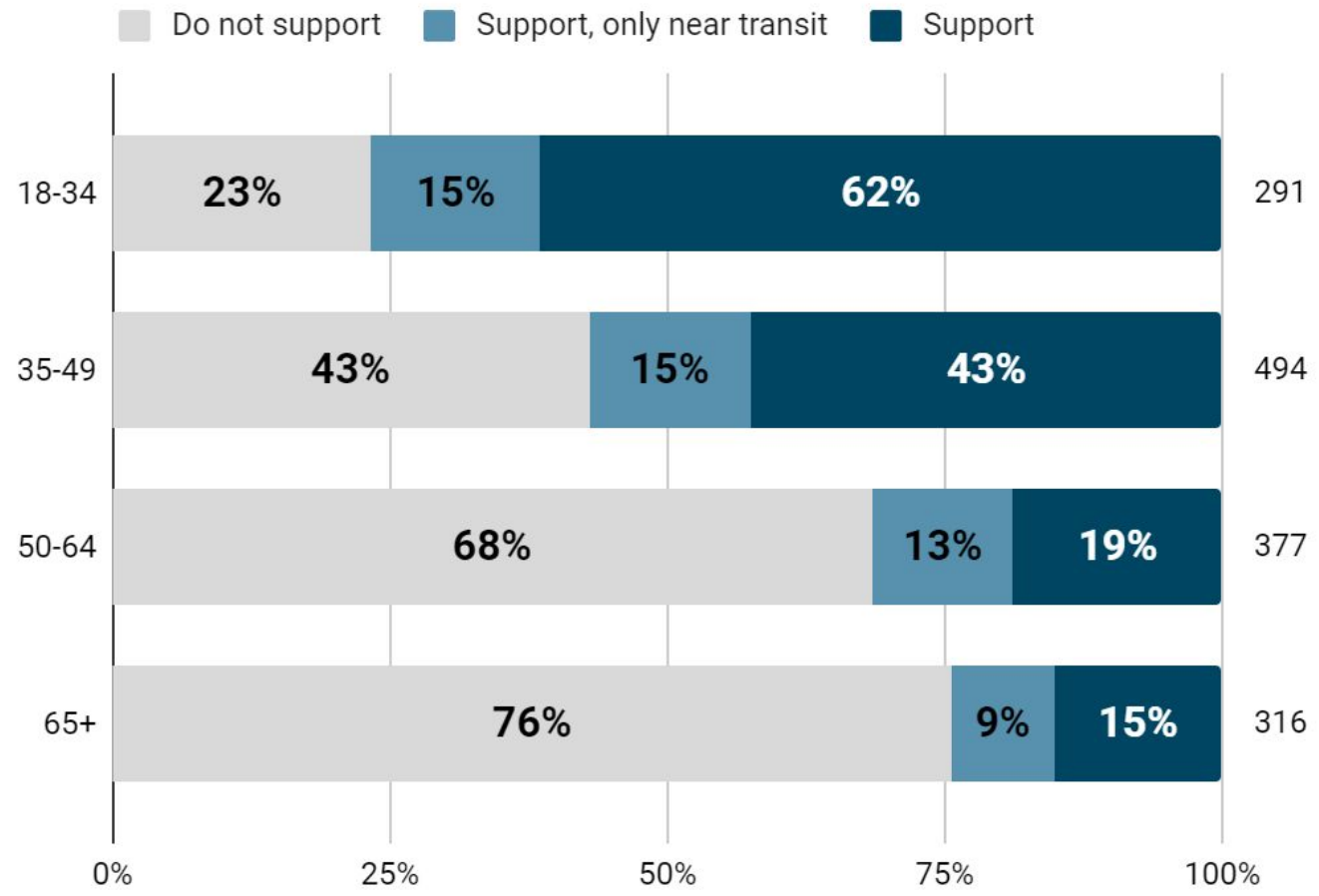
Do you support lowering the lot size requirement for multi-family housing?

By respondent's current housing type (n=1475)



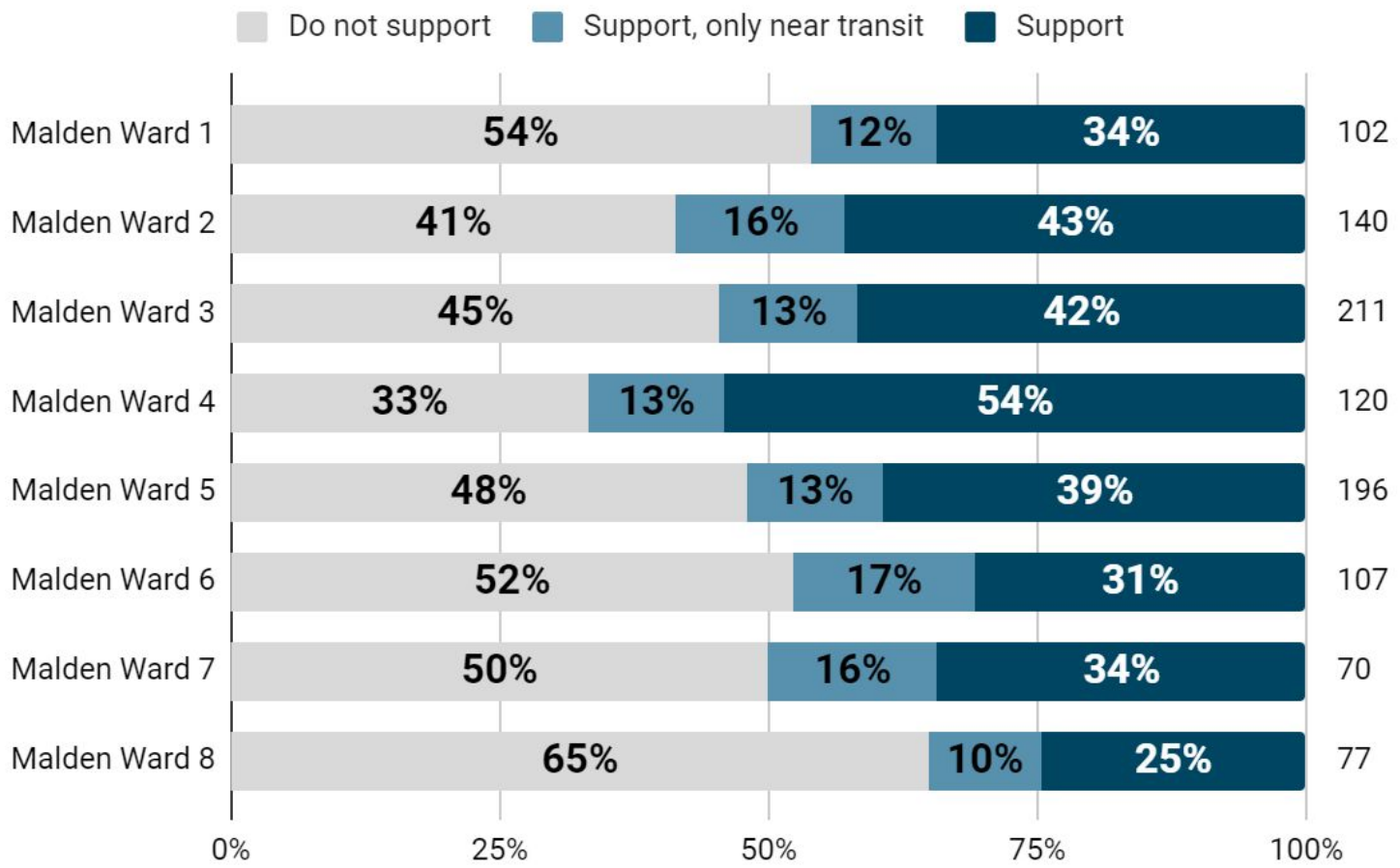
Do you support lowering the lot size requirement for multi-family housing?

By respondent's age (n=1478)



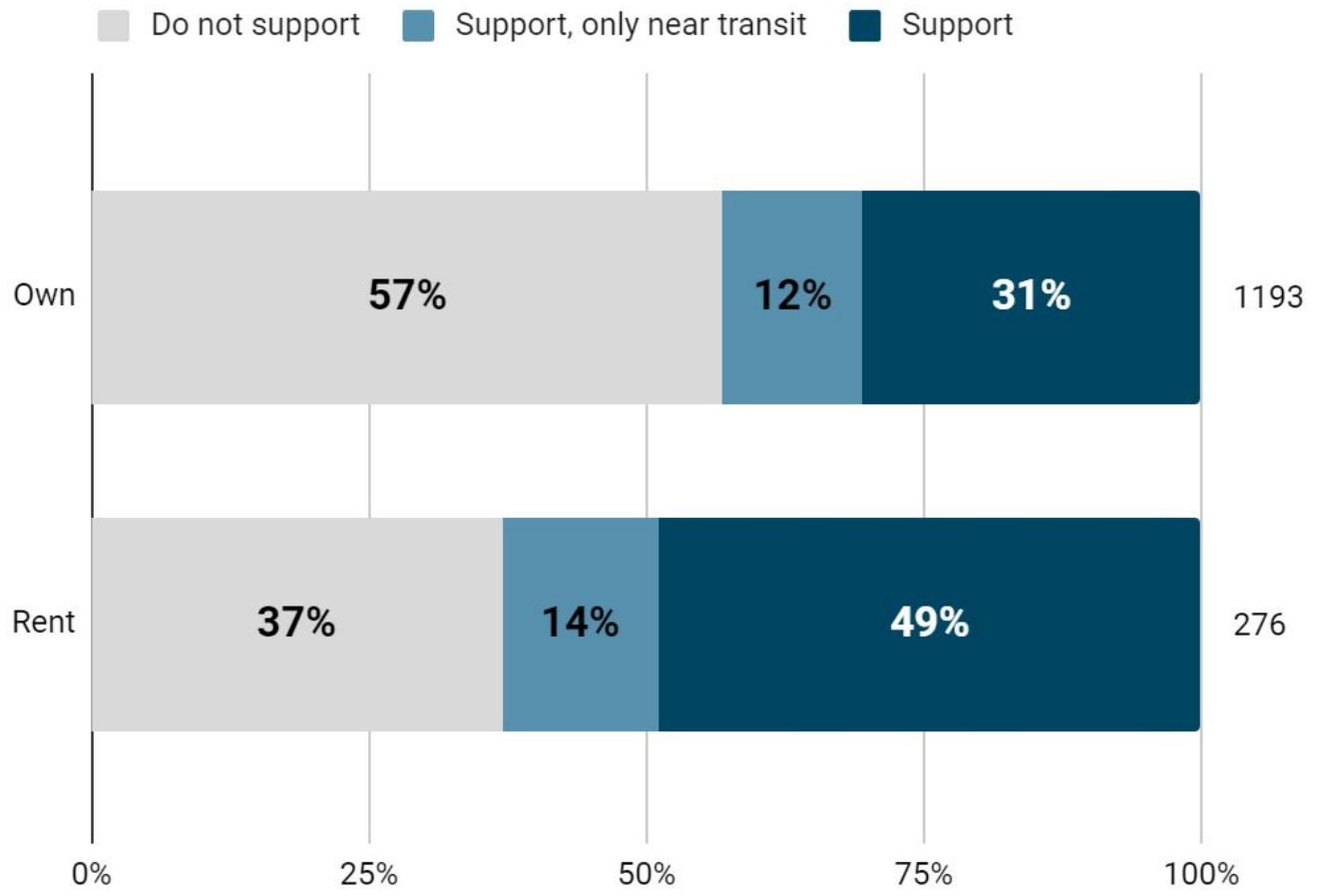
Do you support lowering the lot size requirement for multi-family housing?

By respondent's ward (n=1023)



Do you support lowering the lot size requirement for multi-family housing?

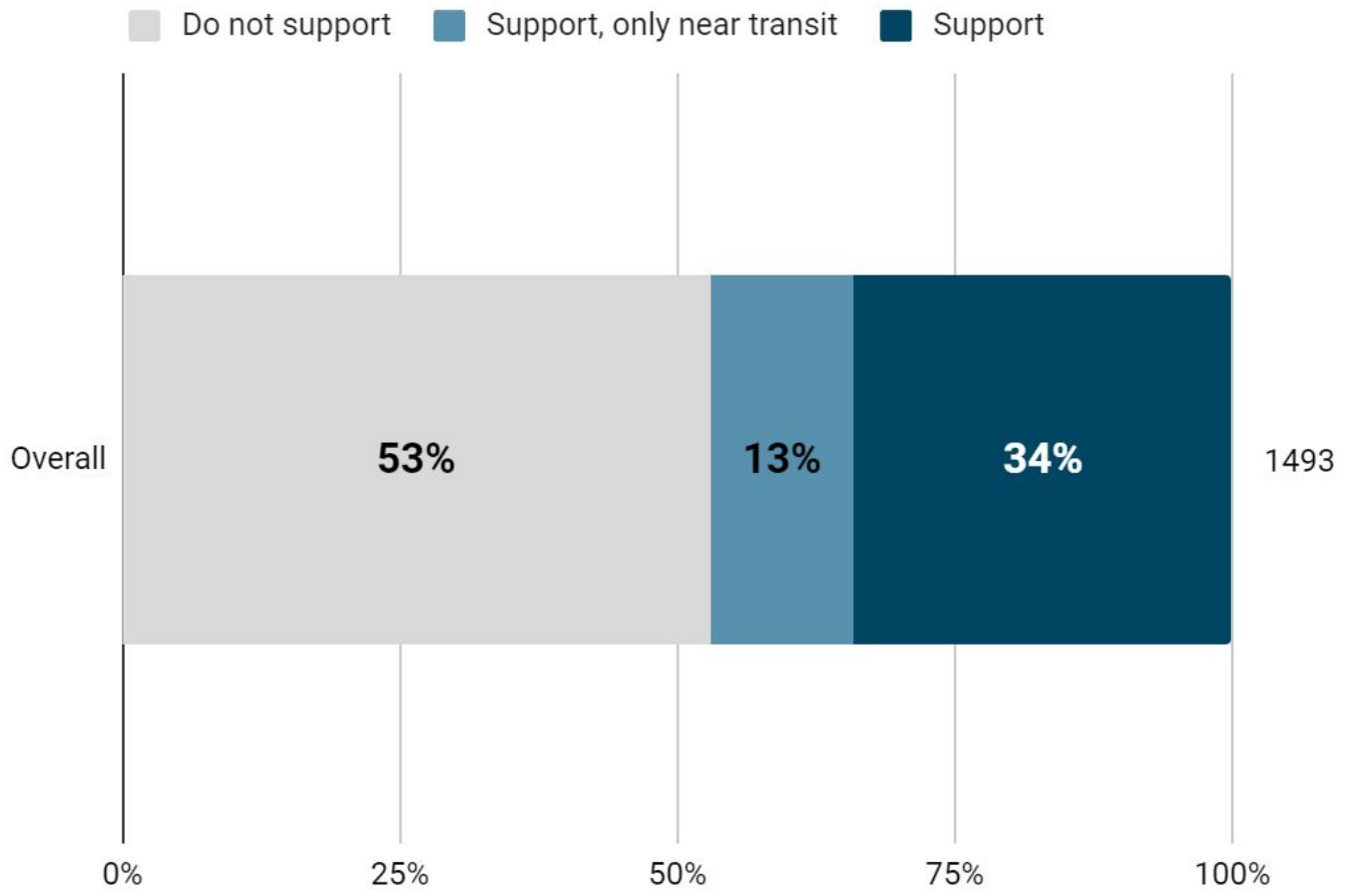
By respondent's tenure (n=1469)



**Do you support lowering
the density requirement
for multi-family housing?**

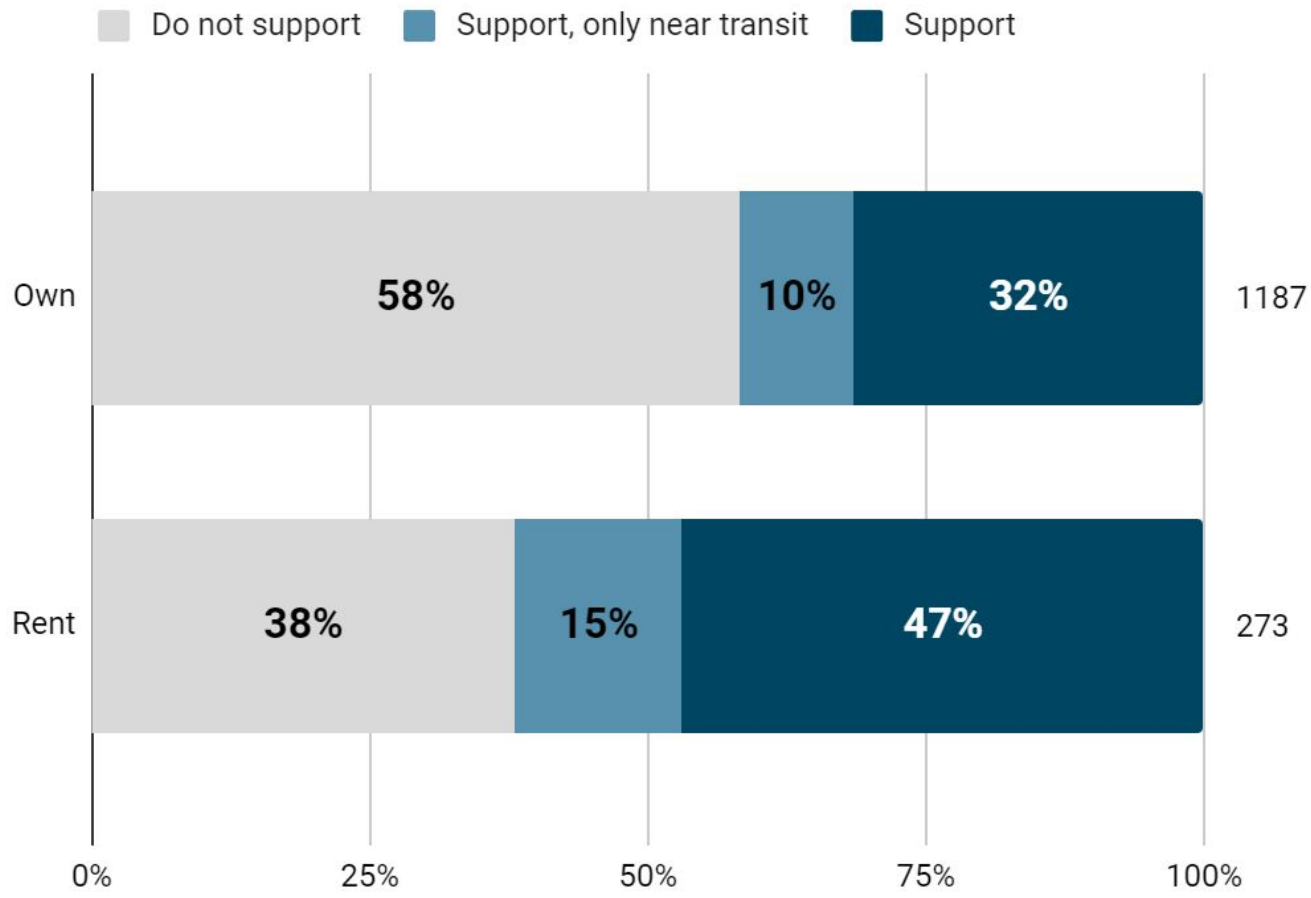
Do you support lowering the density requirement for multi-family housing?

Overall



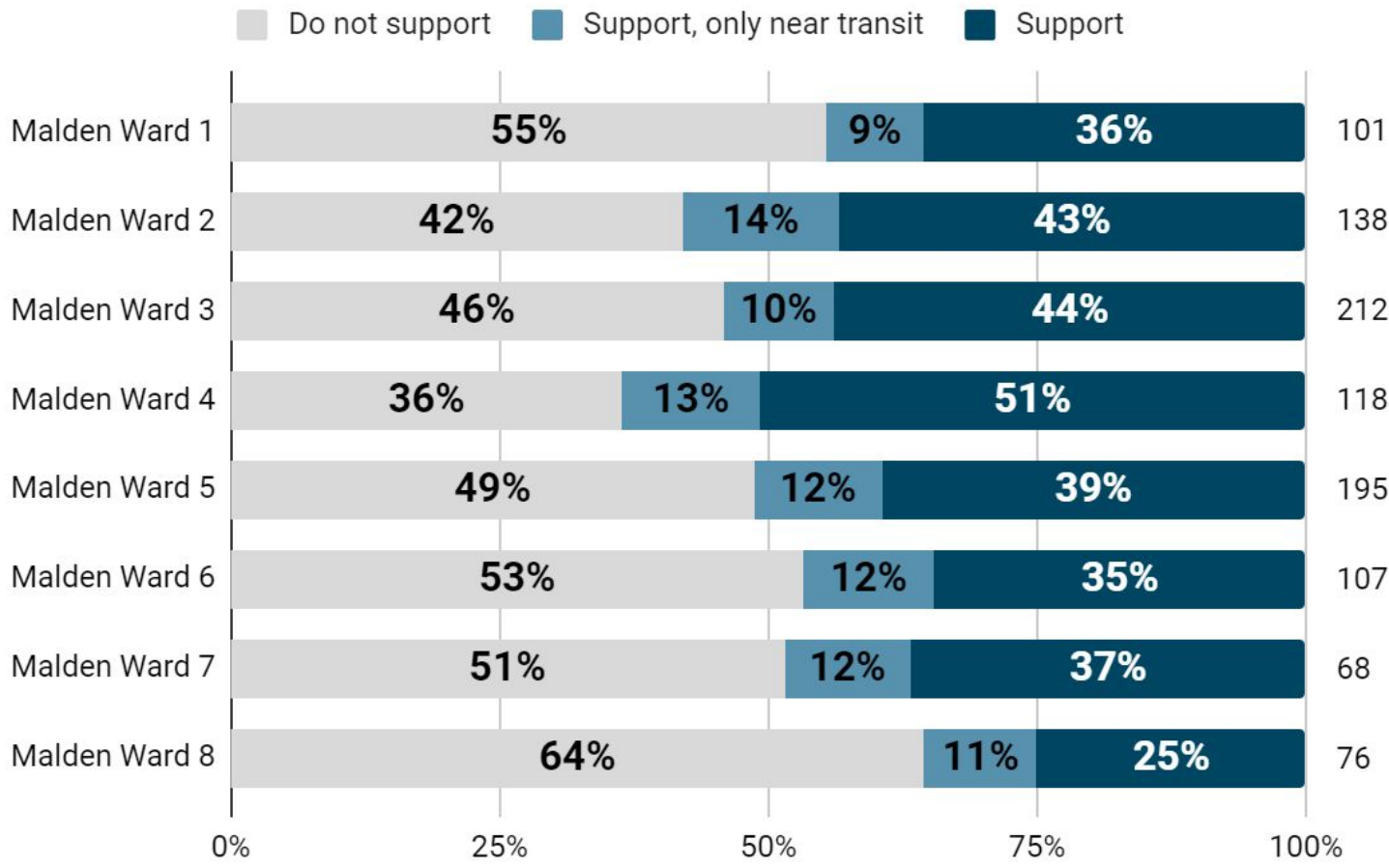
Do you support lowering the density requirement for multi-family housing?

By respondent's tenure (n=1460)



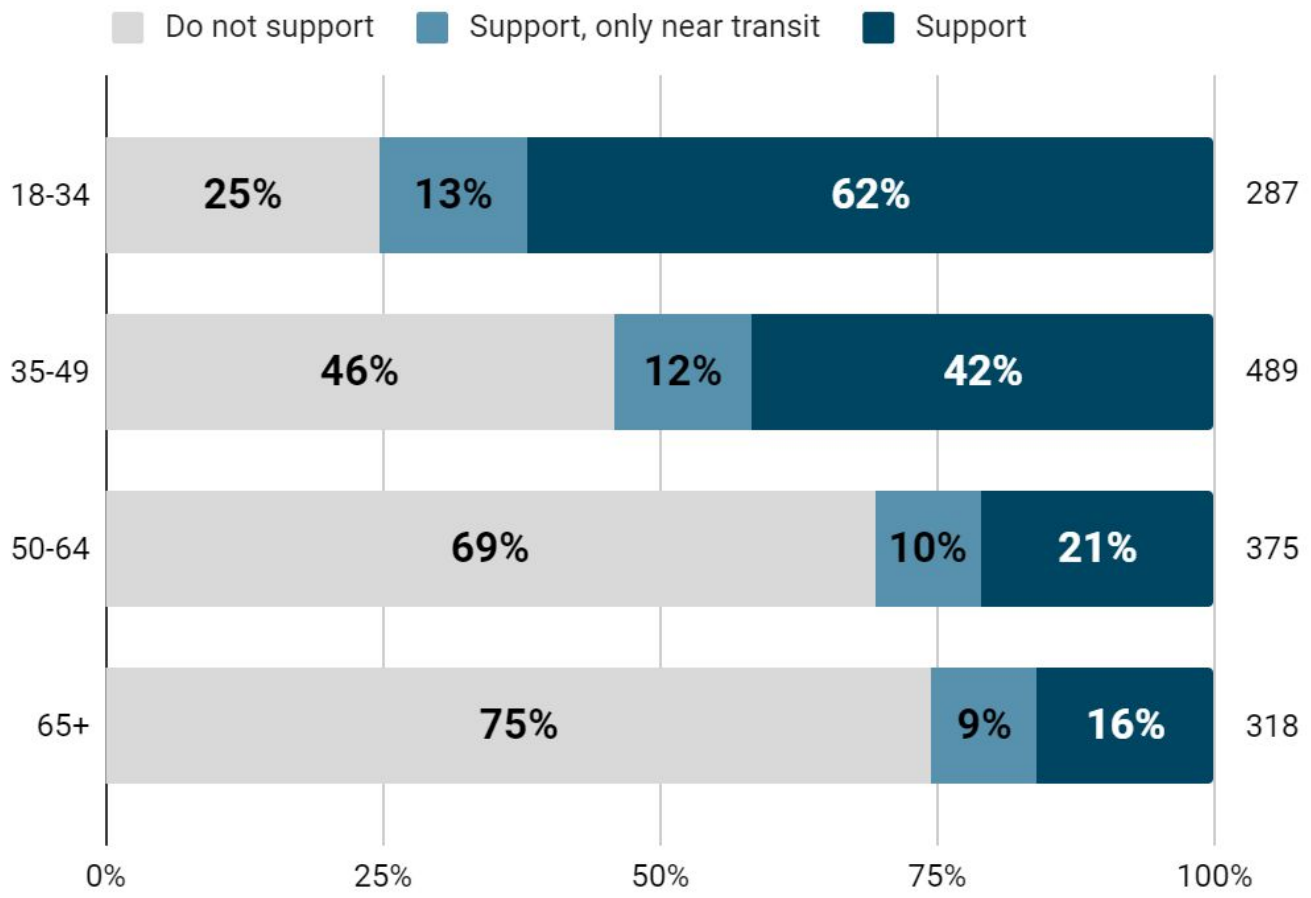
Do you support lowering the density requirement for multi-family housing?

By respondent's ward (n=1015)



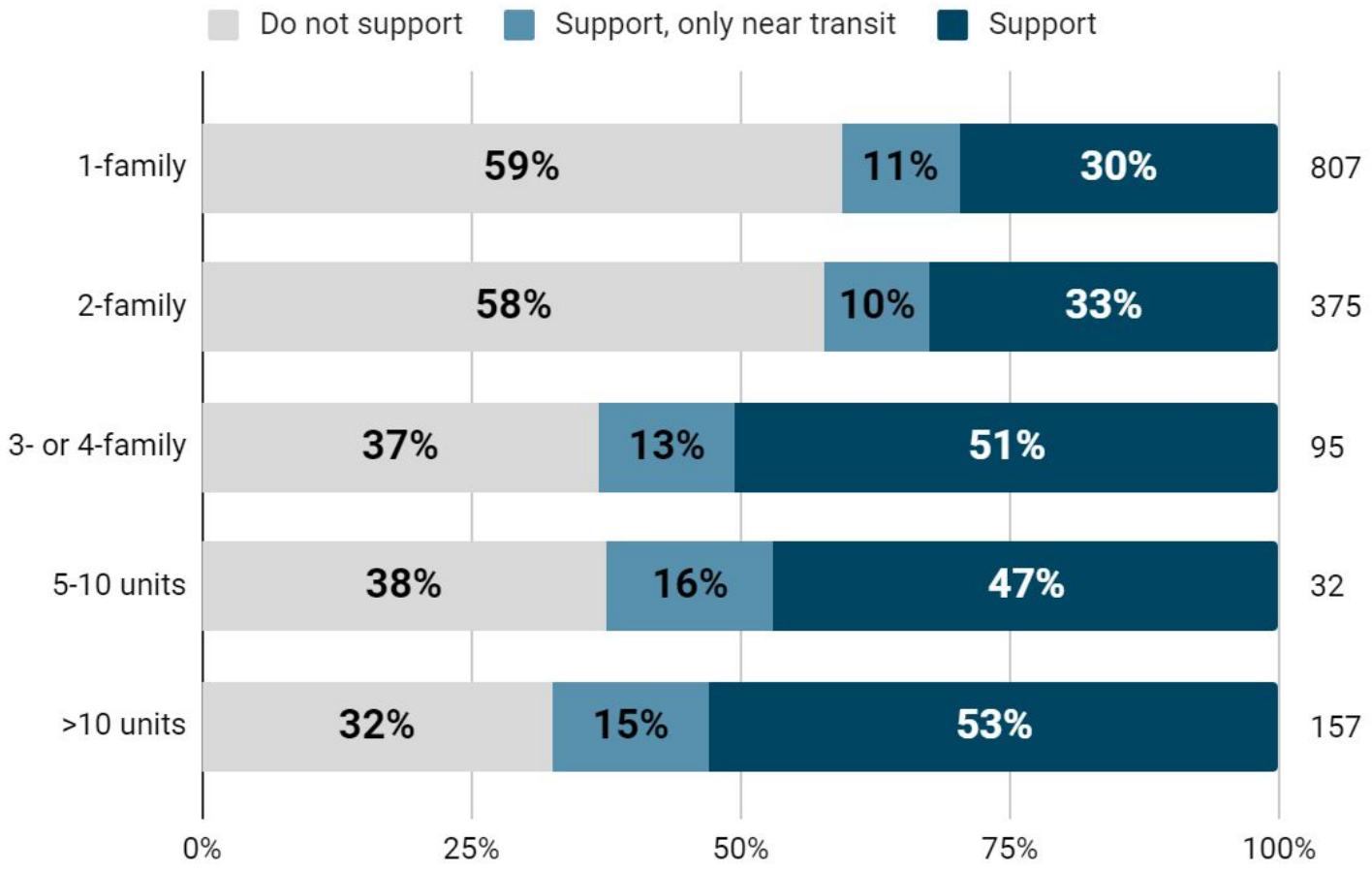
Do you support lowering the density requirement for multi-family housing?

By respondent's age (n=1469)



Do you support lowering the density requirement for multi-family housing?

By respondent's current housing type (n=1466)



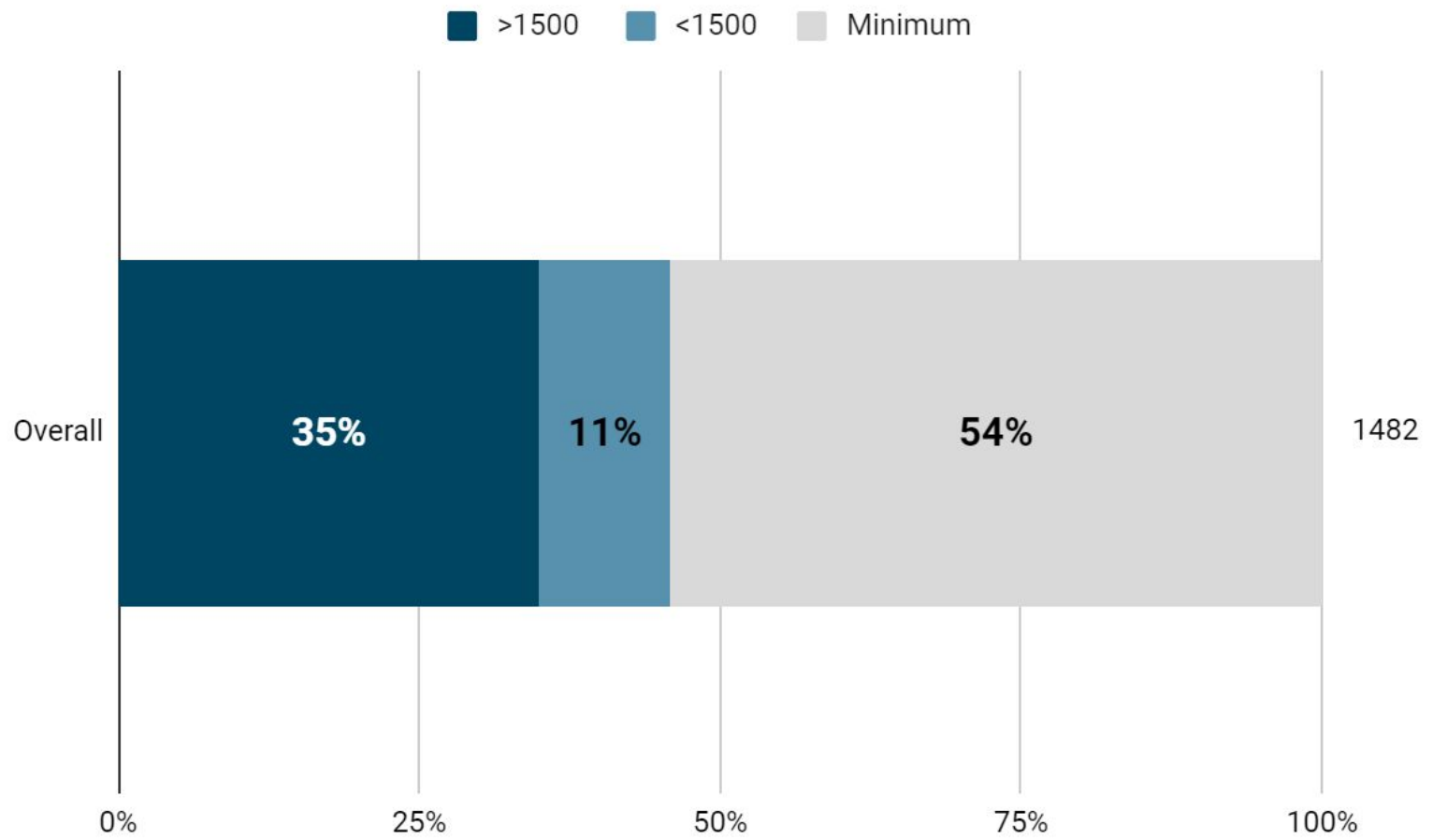
**How would you like to see
Malden's zoning changed
to comply with the new
law?**

(How much “net new”* housing?)

***An outdated measure, but results still useful to get a general sense of if respondents want to see a lot, a little, or no new multi-family housing made possible by-right.**

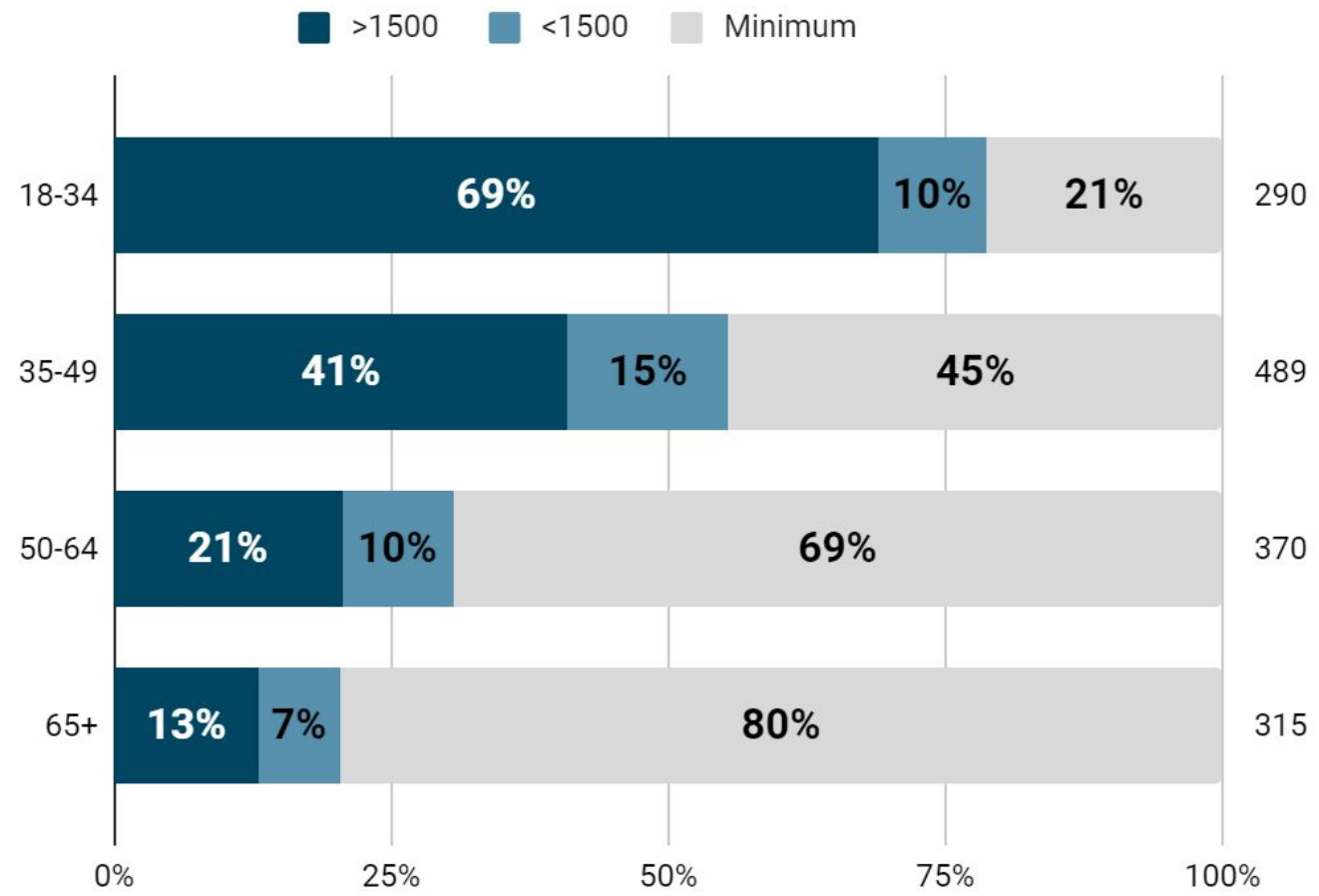
How would you like to see Malden's zoning changed to comply with the new law? (How much "net new" housing?)

Overall



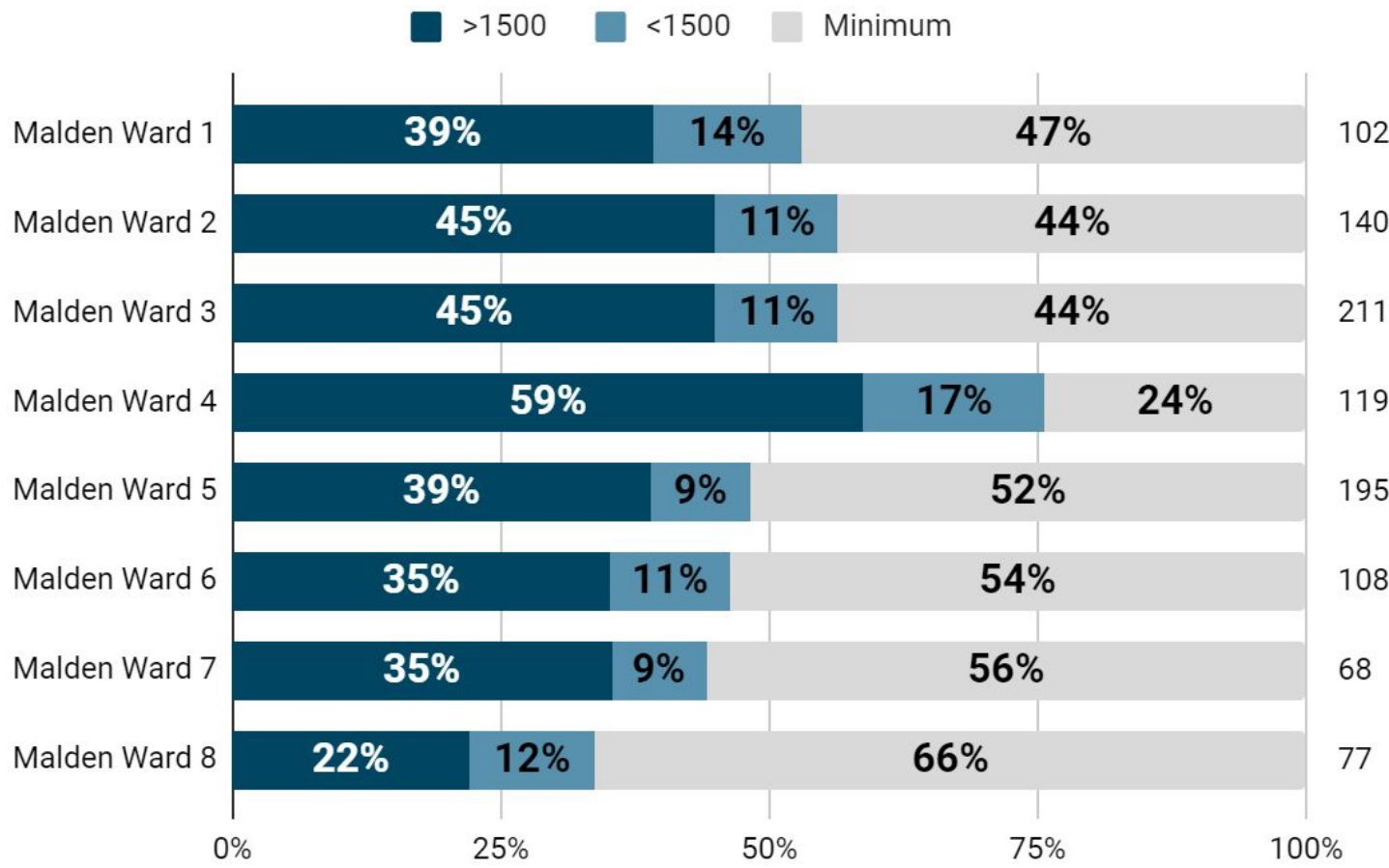
How would you like to see Malden's zoning changed to comply with the new law? (How much "net new" housing?)

By respondent's age (n=1478)



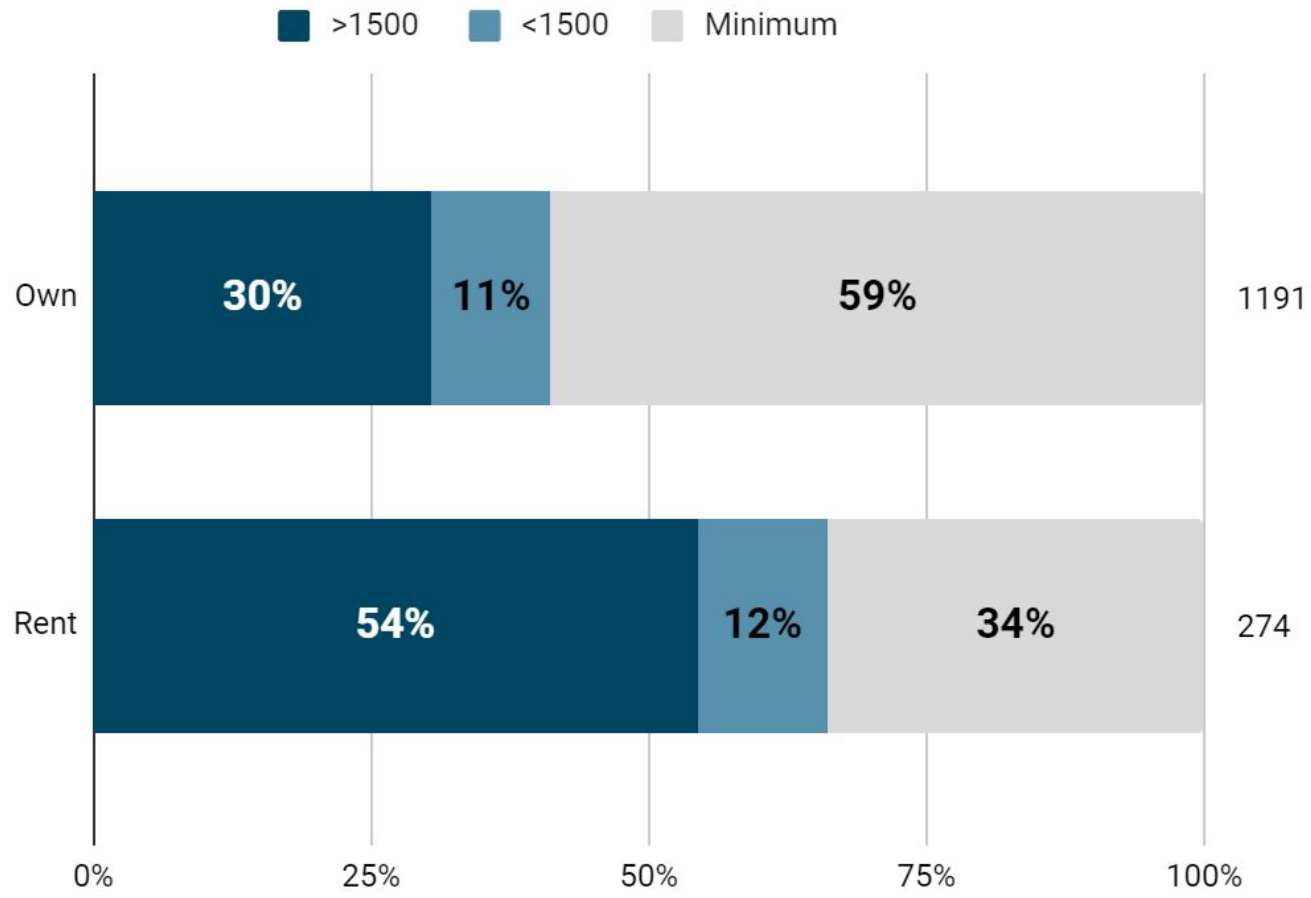
How would you like to see Malden's zoning changed to comply with the new law? (How much "net new" housing?)

By respondent's ward (n=1023)



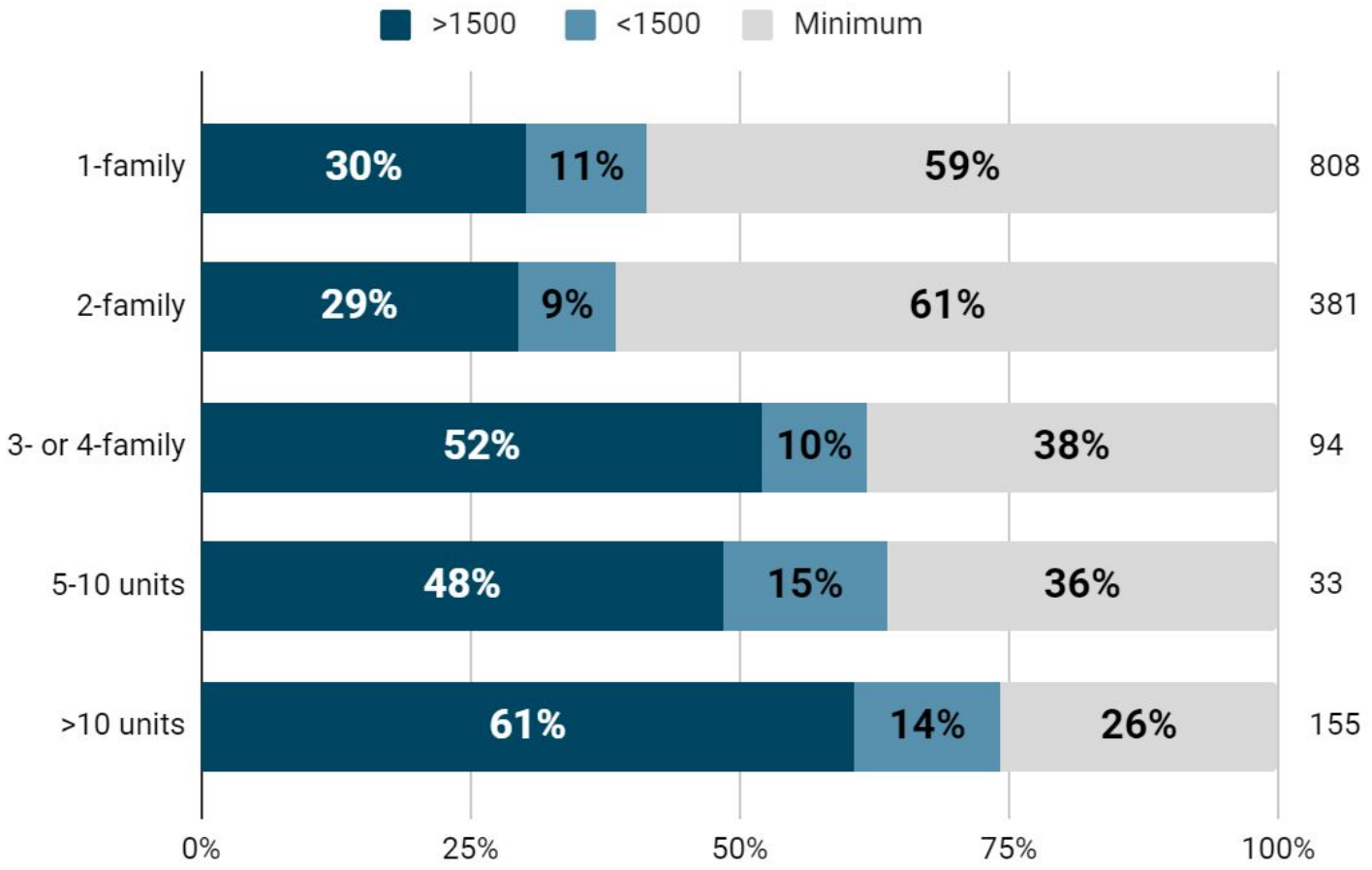
How would you like to see Malden's zoning changed to comply with the new law? (How much "net new" housing?)

By respondent's tenure (n=1478)



How would you like to see Malden's zoning changed to comply with the new law? (How much "net new" housing?)

By respondent's current housing type (n=1475)



Malden MBTA Communities Survey Comments Received (Comment Box)

Malden has too much multi-family housing and should not add any more.

Malden has already built dense housing around the MBTA train stations, which was the point of this law. Malden shouldn't be punished for being ahead of the curve on this issue.

I'm a life long resident of Malden that would love to keep this city affordable for people like me and for all looking to live or seeking to stay here.

I do not believe in more multi family dwellings to appease the mbta. Back when when the voters voted on the station the people rejected it and city hall over ruled the the vote. There are enough multi family buildings in the city and we do not need anymore. As history can prove, the more apartment bulidings the more problems. Malden Square is already a joke. I refuse to drive in and around the area unless absolutely necessary.

Everyone will complain about the red lights at Exchange/Pleasant/Main St, and Charles St by each parking garage. Barely used and not necessary, slows down even the bus lane!

Malden is becoming known as the city of very long traffic signal changes and excessive restricted car/truck travel lane issues. In Malden a yellow traffic light no longer means prepare to stop. It now means speed up and hope you do not block the intersection. People I do business (real estate), with that are previously unfamiliar with current Malden traffic, comment these changes are bad for business and a detriment to current real estate values. Malden, the city unfriendly to local vehicular traffic and streets that were formerly lightly travelled that are now much busier as a short-cut or pass through road.

"I strongly support building more housing, with priority for accessible and affordable housing. Ideally all new construction would be accessible, and as much as possible would be affordable, and there would be a large overlap between the two.

There were a few questions where I don't understand the implications fully enough to pick one of the options, so to elaborate on my opinions:

For the question on which areas of Malden in which to allow multi-family housing as-of-right: I would prioritize areas near to transit, grocery stores, schools, healthcare, and parks, and areas with good sidewalk infrastructure. I would deprioritize areas near industrial spaces or highways that will cause noise or particulate pollution. I am not familiar enough with all of the areas listed to say which of them do or do not meet those priorities.

For the questions about lot size and density: I am definitely in favor of increased vertical density. I am not in favor of solutions that allow individual units to have significantly reduced area, as I worry that this would lead to a size disparity between affordable units and market rate units, as well as disincentivizing developers from building accessible units. If lowering the minimum lot size/density requirements would allow for more living space overall, then I am in favor. If it would only allow for reducing the size of the units to fit more units in the same space, then I am not in favor.

On a related note, I notice that this is referring to multi-family housing as being buildings with 3+ units, whereas Fair Housing Act requirements for accessibility don't kick in until 4+. I strongly encourage you to build additional accessibility requirements for 3 unit buildings in to the zoning code however possible to avoid incentivizing developers to limit themselves to 3 units to avoid needing to make their buildings accessible. "

Would like to see Malden have apartments for folks 55 and older available on smaller lots.

Thank you for the opportunity to weigh in!

prefer ownership (multifamily housing, condos) over rental properties (apartment complexes)

it makes sense for denser housing intended for MBTA use be near the T stations rather than requiring additional bus service to get there. However, the T is currently over capacity during peak commuting times, so how is this to be addressed when talking about adding additional commuters

"Malden schools are overcrowded now. Traffic is heavy on main streets. Crime is increasing. Our elected officials should not have passed that law.

Everett was smart to get rid of Everett station years ago. "

"I've lived in Malden for over 25 years and seen plenty of changes. Yes, the high-rise buildings downtown felt jarring at first, but now I can hardly remember what they replaced. So I think we can all handle more change, and more people.

I think that we need some housing that specifically emphasizes how easy it is to get around much of Malden without a car and aims to attract car-free residents (I know a few others) so as not to be putting too much parking pressure on all these narrow streets and driveway-less houses -- I do realize that parking is a major issue here.

The housing shortage is a true crisis and a terrible burden on many people in this region. Let's aim big."

The region is experiencing an acute housing shortage. Rents are way too high everywhere and it's tough to afford to live here. The only way to fix this is to make it easier to build more housing. We need to do this, for the sake of our children and our less fortunate peers.

Replace the Malden Center Parking lot with a very tall building. It's too prime of a location to not be housing. Especially with ground floor retail.

The off street parking requirement is a joke! My neighbor puts his snow mobile on a trailer on my street, but I have to chop down a one hundred year old oak tree if I want to add a bedroom to my house? Our parking requirements are not backed by science and a horrible use of land. Minimum size for a multi family barely makes sense. Many older multi families below the current minimum are perfectly fine and make for great housing that is healthy for our city.

I was fortunate to purchase a condo near Malden center before interest rates rose. I thought I would never be able to afford to buy a home. We need to build more housing. We need more bars, restaurants, and coffee shops. We have two Twain stops, we should be just as vibrant as Davis and Porter square.

Add an infill stop between Malden Center and Wellington and upzone Commercial Street a ton

As a renter who would love to purchase a home in Malden, home prices are absolutely out of control. We need more housing in this city (and in all other cities and towns in the Boston metro area). I would also encourage more mixed use zoning. Having more options to reach businesses in short walking distance would offset the risk of higher density leading to more traffic. The entire Oak Grove area west of the station currently only has a single takeout restaurant and a convenience store, making it far less walkable than it should be given its density and transit coverage.

The last question is very poorly structured. Or there should be another question. If I work outside of Malden I may drive all the time. However getting around Malden when I'm not working I may walk. I'm hoping this wasn't done in purpose to bolster biking and bike lanes and bus lanes and lane diets but given who helped create this survey count me as a doubting Thomas.

Most existing multi-unit buildings do not have accessible housing. I appreciate the opportunity here to push for more accessible housing in new units created.

I live in 3-1A, so my neighborhood is not likely to be as impacted by these changes, so I'd take that with a grain of salt. That said, the impulse to build more multifamily housing in the city is one that I support. Particularly in Malden center and Oak Grove, I imagine that more housing units will not only help make the city more affordable, but might lead to a more vibrant street life in our transit-communities and downtown. Not sure if Maplewood square is being considered here, but that's another area that might gain some life with more multifamily housing.

Please do not be held hostage by the state. Do not conform to their requirements. Forget their grant money that the city MAY not be eligible for. In the end the strain on residents, schools, infrastructure, and overall quality of life on residents who have a vested interest in the city far outweigh what the state offers up in grants. Let's not forget the MBTA is no longer trustworthy or efficient for its current ridership. Stop attracting transients to the city who come and go.

I appreciate the survey. I hope a lot of attention is paid to infrastructure demands.

This city is one of the most populated in the country. Can't another town take on in more responsibility.

The MBTA is a mess. Look at the crime around the stations. We want less of this not more.

We are so congested already--bursting at the seams. We do not need to increase the density in the City of Malden. Enough already!

Commercial real estate in Boston is empty. Why not make the commercial areas units instead of adding and building more in Malden. The idea that the MBTA or state cN mandate this is ridiculous. The MBTA runs horrific. The orange line was shut down for a full month last year. They still have massive delays. People ride enormous scooters and bikes during rush hour and nothing is done about it. Passengers have to wait for many trains. The new cars still don't run correctly.

I would hope any new construction would have the max amount of affordable housing. We need more housing, but want rents to remain stable, lower if possible, so working/middle class people can continue to live here.

I think more density will bring energy and new business to the downtown area.

Rent prices are much too high. Development needs to focus on AFFORDABLE units! No more over priced "luxury" units downtown that push out our vibrant and diverse community.

the city better think about bussing students bc the most packed schools will get even more students. there is already is racial and economic disparities between schools (for decades now). the poorer and more diverse the school the larger the class size. also, this is not going to help traffic either or lack not green spaces. despite the grants, this may not be the best for malden whose infrastructure isn't the greatest.

MBTA is a mess. Why don't they worry about fixing their issues and ensure safe and reliable service before implementing anything else.

We absolutely need more housing and retail. We need less industrial zoning in Malden.

Both the City of Malden and the MBTA need to get their act together long before they implement something else.

The biggest area of underdeveloped land are the lots south of Centre Street and East of the MBTA, near Malden Center. Single-use commercial buildings sitting in vast parking lots is not an appropriate use of land so close to a public transportation hub. This is made even more apparent by the recent developments around Malden Center. Adding similar high-density mixed-use residential developments to this area would outweigh the benefits that would come from adding incentives or altering the zoning requirements for other areas of the City.

Please work with less populated cities.

Malden does not need more apartments or more people !

My main concern is that these new units will not be affordable. We need more housing in Malden that Maldonians can afford to live in. It feels like all of the new housing that has been recently built in Malden has been luxury apartment buildings that few locals can afford to live in. Section 8 vouchers are exceedingly difficult to obtain, as is placement in public housing, where maximum household income limits bar the middle and working class families that make up the bulk of Malden's residents from qualifying. I experienced homelessness as a child and moved to Malden for a fresh start, and have had a happy life here. I worry about my own family and others having to relocate often, especially when new housing units are discussed.

Stop with the ludicrous bike bus lanes you have destroyed Malden our school system suffers. The traffic is absurd and snow rain freezing cold you don't see a single bike STOP

"There should be no industrial zoning around the orange line T stations.

These areas are prime real estate for mixed use of dense housing and commercial fronts on the ground floor.

As soon as you cross the border from Melrose to Malden next to Oak Grove, the amount of wasted space from parking lots and empty business fronts is very apparent."

We don't need more high rises.

I believe the City should fight this in court and do everything in it's power to slow the growth of apartments/homes in Malden .

We have enough already

I support more housing near Oak Grove

Anyone that has taken the T, driven, or walked in these areas would all say we do not need anymore units or people.

The city is over crowded. Traffic is a nightmare. The alternative of relying on the MBTA is ridiculous. The shut down the Orange line for a month and there is no improvement. The only thing you add is more people. Whatever incentives the state/MBTA is offering with not cover the additional costs to the Malden.

There is no parking available now. Schools are at capacity. Traffic is absolute gridlock in the morning. Why would the Malden want to adhere to anything the MBTA does. The MBTA is not safe, not reliable, and clean.

"Malden should greatly reduce or eliminate off street parking requirements and significantly expand bus and bike lanes, ideally by creating protect bike lanes across the city.

As a car owner it's more important to me that cyclists, public transit riders, pedestrians be able to safely and quickly get around than single-person cars. I'd rather not have to drive anywhere within Malden. Adoption of bike and bus-focused infrastructure should be a priority to disincentivize car use and encourage public transit. "

In counting existing multi-family units, it is important to identify preexisting one and two family homes that are currently illegally subdivided and used as multi-unit living spaces for 3+ units. I believe there are more than are identified and this impacts the current baseline density in these areas.

It seems that Malden is already well in compliance if "48% of all Malden households living in multi-family housing" so I'm confused why more multi-family housing is needed under the law. However, I'm very much in favor especially if it can serve lower income residents.

It is almost impossible to get around this city because of the amount of traffic. I am not opposed to more housing jut opposed to more traffic .

The last question is a setup asking how you get around Malden I believe they put that there so they can sneak more bike and bus lanes in and if that's the case all bikes using the bus lane should have to pay what people pay for their cars to be legitimate on the road

Zoning laws and restrictions were originally put into place for a reason. We are too quick to change laws, rules, and regulations when they become inconvenient, especially when they were put into effect to become an inconvenience. Malden is a dense urban city and we need to give careful consideration to tax revenue if we are allowing further development, especially when you have organizations like the Charter School buying property that reduces tax revenue that would otherwise support City services.

Gey rid of all the bike and bus lanes

Malden should have permit parking city/wide as many of the people who rent in Malden do not have their cars registered here. It would be a revenue stream. We have numerous "transient" cars parked in our neighborhood. It's not fair to the taxpayers in the city.

Some of these changes would also support the rehab of older single family homes that currently require extensive bureaucratic hoops. We are a single family home and to have to have a driveway that can hold four cars to have been allowed to add a fourth bedroom was absurd.

In general, I'm all for dense housing, however, I am concerned about expanding impervious surfaces and the effects of 'heat island' as well as rain/storm run off/flooding issues. (for the record, we live in a 4 unit building, totally 8 bedrooms, but our building only has 4 off-street parking spots.)

I believe Malden is already overcrowded. Adding more units is just going to make it more difficult to get around town. Whether you believe it or not, people are always going to have cars. The T is absolutely terrible with service, not reliable and ALWAYS behind schedule. Always has been and always will be. Don't even get me started on the foolish bike lanes and the pipe dreams of people replacing cars with bikes.

Traffic around Malden center is already at peak. We have to cross that area everyday to get to Rte 93. Having more housing in that area without fixing the traffic flow is major concern. Would the commuter rail be running more regularly? Thank you

There are many single and two family homes that are being used as illegal boarding houses, which increases the population density. The City needs to address that issue before it can address the issue of increasing multi-unit dwellings.

"RE net new units, I think we should make a good-faith effort to adjust our zoning in a way that will lead to a meaningful number of added units - I don't support trying to evade the intent of the law - but I defer the question of how many units are a good idea to people who have a better idea of how different numbers of units would affect the city's functioning.

RE lot size and minimum density requirement, I'm generally in favor of lowering them but think it should be done with an eye to the current neighborhood setup (having zoning rules that make it impossible to build the neighborhood that's there now is silly) and consideration of infrastructure needs (sewer, stormwater, etc.)"

I would bike and take public transportation if it was safer and more frequent.

There is such a high need for housing, so I definitely support building more. Malden has many commercial areas that are underutilized and would benefit from more residents, which could support local businesses.

The 1-car parking space per bedroom rule is terrible and should be removed. Please read Parking by Henry Grabar.

If we are going to build more housing we need to look out for pedestrian safety and put in more infrastructure to protect pedestrians from speeding cars. Also would like to see more bike lanes in and around Malden specifically in Ward 8. Also, bus stops need more shelter people are out there in the elements waiting fire buses.

My only caveat to supporting an increase in multi-family housing is that we have to do something about the overcrowding of the schools at the same time. I work in one of the public schools here and we are headed towards a crisis point very quickly.

Malden needs to incentivize investors/developers into building more multi family units, but it is crucial that you do not allow them to resize the minimum density requirement or reduce the min lot size. Malden also needs to create a better process for getting small businesses from conception to physicality. The process now is confusing and expensive and deters people from opening a business which would lead to jobs, thus helping support the local growing population as well as allows people the ability or option to make more money as inflation and cost of living rise. Malden also needs another grocery store. Please reach out to market basket about the old crunch fitness location. The problem is, Malden only has stop and shop, who charges extremely high amounts for basic grocery items. Another option would help people become more efficient with saving money and cutting costs. We also could really use some upgrades at the MBTA stop itself. The stop is worn and in need of repair and technology upgrades to keep Malden in competition with other outlying towns.

The off street parking requirements are not even enforced in the city so I don't understand why they are even being brought up.

Malden is going way downhill in general. It is becoming corrupt. It is time for some major changes.

By creating more housing, you will impact our schools and class sizes. Will we need another school? And where would that be built? And traffic in Malden is ridiculous right now! It's hard enough getting around with less lanes on Route 60 due to the Bike Lane, so let's add more people!

Why would we want more cars or more people. The city is gridlocked because traffic and the ridiculous bike lanes that have added negative value. The MBTA is completely incompetent. 30 day shutdown last year and we are still at a speed restriction, escalators do not work, bathrooms are out of order, pan handlers on cars and platforms. Try taking the train during rush hour. There are mopeds on the train every day during rush hour. Does anyone think adding 1500 units (for whatever the city will get financially) will offset any of this.

My main concern is the closing/selling of the fire station in my area I had a 911 call and the engine had to come from the main station 11 minutes is not good enough BUILD ANOTHER FIRE STATION

"at the meeting you said that state law does not call for a low income housing %. why are you saying that you may get them to comply, when you know that you would not get the 10% requirement, never mind the outrageous 15% your asking for. why would suggest the orange area near Oak Grove, when at the meeting you discussed not wanting to lose the commercial base for the tax revenue without explaining that on the survey.

"Fighting now for green space Malden cannot handle more housing. Over crowded, schools over capacity, vacant buildings, no parking, square has nothing to offer but food and the list goes on. We don't need housing, we need to take back our city, not grow it. Traffic is out of control. Parking and driving in city is horrific. 13 minutes to make it across town is crazy. MBTA should not have control over Malden pack and stack. MBTA uses city services and should be answering to the City not the other way around. (Rte 60 lights still not done). The list goes on yet the city and all their councils push for more instead of dealing with all the past mistakes that are taking over and taking away from Malden. Need to address the basics and make Malden better for the people who live here now.

I think you're looking at too many few areas in the city. Look at underutilized areas of the city to boost the entire city. Not just specific areas that have already seen development interest. More by right less special permits.

What do you plan to do about parking for the cars owned by new residents. Parking is horrendous now, especially when winter parking regulations are in effect. Also what about traffic, been on route 60 going east in late afternoon or early evening. Medford Street from Fellsway to Commercial is even worse at that time.

The T is a disaster.

This city is crowded enough and the schools are over capacity and yet you want to build more!

No more building!!!!

Malden needs higher density housing. I know many young professionals and families who would happily move to Malden (good community, easy to get downtown for work) but cannot find places to rent or own. I feel very lucky that my husband and our two friends found the duplex we own. Apparently it wouldn't even be able to made into a multifamily today since it has a lot size 6kft! And to think we were so excited by that big yard!

Malden should not be burdened with being required to build or rebuild housing. Too much traffic Shit MBTA schedules and unsafe travel. This law should be canned until the MBTA is safe and efficient

Yay for more dense housing! This is how we build a thriving city.

I would like to see more home owners not rentals

Maybe start with resurfacing roads and improving our street infrastructure before any of this goes in motion.

The bike lane on rte 60 is not well thought out. Cars often travel that route. It makes it harder for Malden residents to get from one side of Malden to the other. Putting more stress and congestion on secondary roads. Disrupting neighborhoods

Malden should renovate the buildings already in place. No more building. We can't afford to lose any green space!

Don't let the NIMBYs hold Malden back. We need more housing and safe transit, without an over-reliance on cars.

This survey misses the two most significant issues, we need more than 15 % affordable housing requirements and we need RENT CONTROL!

It should be houses to purchase at an affordable price for Malden residents to purchase and have a home of their own. It shouldn't be apartments that will take away from people trying to purchase. These apartments will probably not be affordable and overpriced. Do something for the residents currently.

Please stop with the building of housing. We have enough!

Offer incentives for present housing to become affordable. what is the Malden vacancy rate?

Please add more protected bike lanes and bus lanes.

Bike lanes next to sidewalks with parking on the other side of that, so no cars in bike lanes

I think the key to developing Malden is creating new housing without destroying life quality: keep crime low, improve the quality of the schools, improve green areas and figure out how to revitalize the commercial spaces.

We need more housing

Malden EXCEEDS "MBTA" requirements! I do t care if they are not zoned to their liking, kick the hell out of our city then! STOP BUILDING! This city is full beyond capacity. It has become a horrible existence! - Also take responsibility for the damn rats everywhere. We have owned our home 35+ years and NEVER had a rat or even a mouse until the quarry development! Health department states rats are part of urban life - BS!

Please remove bike lane from route 60 it's a nightmare.

We have an affordable housing CRISIS. I support removing all barriers to building housing. And we need to stop putting cars over people. Cars should NOT be preventing human beings from being sheltered. We have decent transit options in the city. Let's prioritize biking and buses with dedicated lanes and start ticketing folks who put their cars in bike lanes. We can be the next Somerville, but more affordable. Let's do it.

We need a lot more housing. I hope we allow more neighbors and don't let people get priced out due to a housing shortage

Please change the zoning laws to allow as many multi-family dwellings to be built as possible.

Is there a plan to increase the capacity of public elementary schools to be able to offer education to all the children of new Malden residents? The class rooms have been over capacity for at least 10 years that I know of. Please don't add new housing without adding new schools/classrooms to meet the demand of children's education. Have a plan to address overcrowding in schools before adding new housing.

Malden EXCEEDS "MBTA" requirements! I do t care if they are not zoned to their liking, kick the hell out of our city then! STOP BUILDING! This city is full beyond capacity. It has become a horrible existence! - Also take responsibility for the damn rats everywhere. We have owned our home 35+ years and NEVER had a rat or even a mouse until the quarry development! Health department states rats are part of urban life - BS!

Please consider housing needs for all kinds of households, large and small, young and old, owners and renters. We need a diversity of new multifamily buildings and types of units including less common models like co-living/co-housing with small personal spaces and lots of shared communal spaces, for example.

Would be great to build up part of Stop & Shop's parking lot to make more mixed commercial/residential buildings. We should get rid of minimum parking requirements and actively work towards making Malden more walkable, so traffic doesn't increase too much as we build new housing

N/A

The city needs to focus on controlling the expansion of bike paths on main streets and the overdevelopment of mvcs

"MALDEN IS OVER populated as is we do not need more people within Malden. Traffic is already a major issue and the roads are destroyed or being painted for the sub 1% that travel via bicycle. Maybe we should look into taxing bicycle commuters similar to the way we use excise taxes.

Cheers,"

Oak grove needs housing and retail

The city should not be told how to run by the MBTA. The MBTA can not run itself. The city is over crowded and has too much traffic. Adding more units will only add to this problem.

Malden is over populated already. Houses are over crowded. Land lords do not care how many people are leaving in the house, once the rent has being paid. The excess of cars parked on the streets, specially at night, make a challenge to drive. City Hall should be more effective and proactive

I support allowing 2-3 family homes to be built/rebuilt where they are. This would preserve the character of existing neighborhoods. Allowing larger buildings in these neighborhoods would significantly change their character. I also strongly support preserving the "human size" (2-3 story buildings) along our Pleasant Street/Main Street business district. This is an important part of Malden, making it a very livable, walkable city.

I am a fortunate homeowner; condo purchased in 2010. Malden needs to do everything possible to create more housing and affordable housing ultimately to allow our community to thrive. Rent currently much too expensive, more expensive than my mortgage, condo fees, property taxes combined.

It would be unfortunate to allow more new residents in to Malden because the city is clearly burdened already: traffic, schools, not enough 1st responders to grow with a population growth etc. We have many 2 family homes in our neighborhood that are NOT owner occupied and it is often a problem or nuisance house.

"i would like to have 54 Winter St & 59-65 Clinton St considered for the new MBTA Communities law,

Thank You

John Anderson "

Please consider the middle class! New developments in and around Boston only provide units for Low income gets affordable housing, and luxury condos for the wealthy. Please build more for the middle class!

"I support responsible new development in the city. I support greater density, especially near the T. I highly support reducing the parking minimum requirements (1 per bedroom is particularly antiquated and counter-productive for traffic mitigation).

I hesitate to allow the parameters of this law to dictate planning for our city - including our desire for mixed-use development, control of design review, new inclusionary/affordable housing.

We should get credit for our existing multi-family stock as much as possible. The 'yellow' district is curiously gerrymandered, and omits the several hundred units at Jefferson Malden (is this because of fears of imperiling its mixed-use program? the parcel is unlikely to be redeveloped as single-use residential).

15 units per acre is not particularly dense. Create an overlay complying with the Law at that minimum density. Then allow significant density bonuses at the central districts (yellow, pink, orange) - still well within the planning goals that the City should have here, while also economically viable for developers - for mixed-use development contingent on more stringent design review.

I support enabling the incremental increase in density of 3-family+ developments (say, 3F-8,000 overlay zoning) in the residential districts within 1/2 mile of the rapid transit stations.

This is a significant moment to shape the future of Malden, but we should not let this derail planning goals to make Malden a more vibrant, accessible, inclusionary place to thrive."

We used to allow housing to be built, it's why we have a lot of great houses. But then we changed zoning to stop development even though more people are born every year. It is a moral imperative to allow dense housing to be built by right, we've been listening to NIMBYs for long enough

Malden is already doing it's fair share toward housing

malden is currently over developed

Malden is a nice city to live in, moved here because it is not over crowded Let's keep it that way !

no comment

The off street parking requirement has personally impacted my ability to provide housing to tenants, preventing me from finishing multiple bedrooms in my home because of the lack of offstreet parking despite my area having an abundance of on street parking. This system is so backwards and is hurting Malden housing supply and homeowners.

Prefer not to have more multi-family dwellings constructed in Malden

Another apartment building or a multi family house going out

Put all the new housing in Ari Taylor's neighborhood

Malden is overcrowded no more building

Malden is congested enough especially those older established areas. If any addition is to be made it would have to high rise and near the stations. These additions, if done, will impact Malden in a negative way by adding more people and vehicles. The current code of 1 off street parking spot per bedroom is impossible to meet in the older

sections of Malden. In order to meet that any new building must have additional parking space to keep cars off the streets especially during winter months.

I support more transit oriented development

I am sure there are experts who know how to plan out urban development better than I do, so in all areas I would defer to the experts, but I do support more multi-family housing over all, especially if it is for low or middle income residents.

I support to get more available units built for more families to stay. I am hoping the rental price can be somewhat under control though even though I own my house. I appreciate the city initiate this survey so that more people can give their opinions.

Traffic is terrible currently so more unit means more congestion.

Stop making changes stop destroying Malden

Don't let renters and slum lords buy and create housing where there are a 3 bedroom unit with 3 TENANTS. Renters suck. Need more owners. Also the expectation of PARKING, no don't give them any.

Enough with expansion

Malden is densely populated. Malden should fill the apartments in existence with families before considering new buildings.

Malden's is too dense as it is... Too much traffic too many bike lanes too many bump outs

The city's roads are fully congested, especially in the Malden Square area.

Get rid of bus and bike lanes

Go back to two lanes. More people on road with less lanes. Make it make sense.

Malden is overcrowded as it is. We do not need more housing. There aren't enough parking spaces in most neighborhoods. Adding housing is adding more cars and no parking.

"Malden is overbuilt. The traffic is horrific. We. Need to stop building. The schools are over

Crowded. Taxes and utilities are waY out of control. Multi family houses and illegal multi family homes have multi cars taking up street parking. The city has taking up all the roads to accommodate bikes / and parking. There is no place to drive. People who own cars have to have them inspect, pay for a driver's license, pay insurance ,pay excise tax and buy a car. Why aren't the people on bikes required to do all the same. They are on the road with us. If there's an accident who pays! The driver of the car. If you want to build and have more taxes start implementing requirements for all people who use the roads . stop building and make the apartment complexes pay more.

If you want to be inclusive then building complexes need to pay more.

There are way too many multi-family units in Malden as it stands. I do not support more.

Bike and bus lanes cause traffic congestion.

Stop overbuilding in Malden near the trains Causing congestion increased CRIME near Malden center. Less parking for owners /current renters

If the objective is to develop along the MBTA corridor it makes no sense to remove parking restrictions.

There are plenty of existing buildings already around Malden Station that should be occupied or rent should be lowered to accommodate the housing crisis. Certainly do not need more construction of additional multi family units. Use what we already have.

Malden's population is currently too dense. Adding more multi-family dwellings will only increase the density. And it is a very poorly kept secret that there are many multiple dwelling units in buildings that are listed as singles or 2

families that are actually 3 and 4 families. Maybe an inventory should be conducted of actual dwelling units before we look to increase multi family dwellings.

Malden has become so over crowded and traffic is absolutely horrific. I cannot BELIEVE what is happening in Maplewood square and Malden in general. Who is making these ridiculous decisions?? It is certainly not the voters or what the majority of voters want! Starting to feel like a huge can of sardines!

The City of Malden already have enough multi-family properties becoming illegal apartments everywhere causing on-street parking and traffic problems. Don't make it worse!

DO NOT make Malden the next congested Boston !!!!! It is a safe, family-friendly city.

I do not want to live in a crowded city like Boston! Please, we do not want to convert our beautiful Malden into a mess!

I do not support adding more multi family developments. Malden streets are already congested. There will be more traffic and buses will continue to run late.

Too many absentee landlords, more fire and police and higher taxes, city too dense,

I think Malden is congested enough actually.

This city is terribly congested. Where are the multiple cars for these multi-families going to park? On these tiny streets? It takes 30-40 minutes to go 3 miles. I know this is to better the MBTA - but these projected multi families are still going to have multiple cars. I currently live near a two unit condo and between the supposed two families that live there they have 8-9 vehicles. There's no street parking for anyone else.

Malden is overcrowded now and can not handle additional homes. The town has added a large amount of apartments and reduced the size of Centre St. The town is too congested. Please do not become Another Everett.

I fail to see how the MBTA should dictate housing policy in Malden. Not OK!!

There's housing shortage

Limit where to rent, not enough housing

Malden is nice but getting expensive

Lack of housing

Allow houses with large lot to be able to build multi family homes to end housing shortage

I would like to buy a house.

Not enough choices

I support denser housing near oak Grove, which could bring mixed use and retail to the area. I find it so bizarre that there are large industrial businesses right next to a major subway line, where most if not all of the staff literally need to drive trucks to work. Absolutely bizarro.

As stated above, I am in favor of ending single-family-only zoning entirely. We need affordable housing to solve a wide swath of social issues. I'm also in favor of lowering parking requirements (particularly for businesses, which are often based on guesswork and not real evidence for what is appropriate). This is all in favor of making a more pedestrian-centric, rather than car-centric, city.

Enough is enough. Parking in some residential areas is out of control. People Park on the street and you see them walking to the trains. With the amount of cars parking on both sides of the street, sometimes you can't get down the street to you own house.

Old multi family houses are also needed to support to continue improvement of safety portions of buildings such as chimney and building structures. The cost to repair is too expensive. These buildings were builder before 1940.

I would like Malden to take into consideration the amount of sunlight they block by these multi family units. Florence st already seems like late afternoon all day long.

My major concerns are traffic congestion, overstretched resources and that people are not forced into tiny living spaces that create stressful living that could easily lead to frustration and crime.

Housing for Families should supervise properties. There is always broken bottles, used hygiene and diapers, food and liquor containers strewn about the residence.

Even though this is an MBTA community zoning law, more housing units equals more traffic congestion.

Malden is severely overcrowded. We already are a pavement jungle, something that is against your so-called green agenda. For such a dense population, about to become denser, it would only further raise the atmospheric temperature of the overall community, and surrounding communities, and the Earth. There should be more trees per square mile than housing in order to cool the Earth, fact. Any further building is bad for our wildlife. Where will our wildlife go? The street noise in general, from increased foot traffic, from police, ambulances and firetrucks has increased exponentially. So have the amount of Honda's, etc. using the roads with loud muffler kits. For those of us who must use our car for our livelihood, it already takes forever to navigate the roads. If this sadly goes forward, will Malden's current real estate tax rate decrease significantly for all of the City's gained revenue? Stop the insane overbuilding. Just stop!!! You are pushing out long-time homeowners who have made a permanent home here. How sad.

Build in melrose, Wakefield the MBTA is there as well

Decreasing lot size requirements will lead to more height and less sky. Increasing multi-unit buildings increases crowding in the streets and public areas, an increased burden on schools, an increase in traffic - it is already a time consuming drive from one end of Malden to another. Parking downtown is limited and people will stop supporting businesses there if it gets more difficult. The MBTA has not increased its frequency, reliability, or efficiency on the Orange Line to accommodate the new multi-unit buildings already built. It can't handle more ridership. Multi-unit buildings bring more turn-over in neighborhoods due to transient residents, leading to less community building and less potential for people to know their neighbors. Malden is already a dense city doing its best. An increased population will strain all its resources.

I have so many friends getting driven out of the area due to rising costs. Apartments have gone up 50%+ in Malden. It's time to increase supply

While I think the state desperately needs new housing, and Malden is a good place for it, benefitting from the new blood and activity it would bring, I do think we should take a cautious approach initially. Some of the developments from the 70s & 80s are atrocious. I support dense mixed-used housing (with retail on the first floor to increase street level activity) in downtown Malden, but townhouses or garden-style apartments in traditionally residential areas like Oak Grove, which I did not check off, because I didn't want my conditional approval to be considered too broadly. Likewise I did not check off other areas of high-density housing in the east of the city, not because I disapprove of them, but because I'm not that familiar with that part of Malden, and I'd prefer to let the people who are have their opinions weighted more heavily.

For the draft map, you should prioritize those available vacant lot close to the railway for consideration.

Fix the traffic before allowing more units in the city

Malden is bursting at the seams. Enough already with more buildings /homes. Use to be such a. Safe place to live. That is now the exact opposite. Gangs, traffic, noise, no parking available etc

Please stop adding housing to this city, there are so many improvements that this city needs, additional housing should not be the priority

I only support building affordable multifamily housing in Malden! Affordable as in housing for low income families! Enough of these high rise condos that only high income single people can afford. In addition, the more housing units built and occupied, the bigger the strain is on Malden's infrastructure--things like water/sewer system, electrical grid, roads, which are in deplorable condition as it is without adding hundreds of more vehicles that come with more housing. I bought a 2 family home on Upham Street in 1995. Since then only one side of one half of Upham Street as ever been repaved (that's in 28 years by the way). In addition to that, Upham Street is supposed to be a one way street going down to where it "T"'s with Ferry Street. This is no longer a one way street. I have counted over 10 vehicles a day going up the wrong way on this street, including school buses, mail carriers, city marked vehicles,

delivery trucks, motorcycles, cars. Ferryway Elementary School is at the bottom of this street, so there are kids walking to and from the school every weekday. Someday someone's child is going to be hit by a car going the wrong way--it's bound to happen, it's just a matter of time.

Malden does NOT need more people / housing making the streets more congested. What Malden needs to do is provide a better way for existing residents (+44 yrs) to traverse the city by automobile, and NO at 71 years old neither myself nor my wife utilizes the useless bicycle lanes. Have you forgotten the Senior Citizens of this city?

The neighborhood adjacent to the railway line should be included to the draft map.

More multi housing units being built will strain the current resources of the city, namely, schools, parking, traffic and other essential resources. We do not want to become a city where the majority of inhabitants are renters. Unfortunately most multi unit housing does not offer the ability of ownership.

The city is too congested to begin with. No housing at all

Is there not sufficient housing at present? Use public, government funds maintaining/improving existing infrastructure, resurfacing streets/roads/creating more green spaces; the "river walk" is an embarrassment, totally unappealing. Malden is too congested, traffic impossible; more attention to improving traffic lights/signage, street lighting

City should consider those vacant properties for the multiple-family development with high priority. This will be beneficial to the community and bring more revenue to the city.

There are already too many multi-family units in Malden and too many ugly housing developments. It has ruined the city.

I am concerned about over crowding. Increase in trash. Increase in pests and up tick in crime

Allow more housing, and more density of housing, everywhere. Restrictive zoning is terrible.

Malden is already overpopulated without the infrastructure to support the current population, traffic is abysmal. It seems like a horrible idea to add more housing units even at the risk of losing some grant money. Plus the city is well over 50% renters. More apartment buildings will skew that even further and just continue to add to a population that does not have pride of ownership and doesn't care about the city, their home, or neighborhood.

Malden already exceeds the minimum requirement. I do not want more than there are now.

Most streets in Malden are densely populated with little off street or underutilized parking for cars which causes congestion on street making it difficult to drive/navigate in and out of your house/or for kids to play. Do not support any adjustments to regulations that would increase the current congestion.

"Malden has been rapidly changing over the last few years. NOT FOR THE BETTER.

The bicycle lanes are so hard to navigate around, causing confusion and making it dangerous to drive around.

As for the housing situation, we are already VERY congested in all neighborhoods. Parking is very limited, and neighbors DO NOT use their driveways when available, because multi-units don't want to block in the other cars that are in their building.

Malden Square is very busy on weekends, making it undesirable for shopping or dining.

Traffic is always thick on the main roads.

I'm sure the schools are overwhelmed with students too.

I believe in growth; however, we are becoming overgrown, congested, and losing the community atmosphere. Malden is now a very inner-city environment. My neighborhood is becoming a rooming house street. NOT GOOD

We need to STOP building houses and use our open land for enjoyment. "

There is so much traffic in Malden right now that building more units of housing can only lead to bottlenecking everywhere. In some places parking is limited. Where will all these additional cars be put???

Totally opposed to "as of right". Long time homeowners property rights need to be protected from developers coming into Malden and creating multi units in order to make money with no or little regard for the owners who have lived here for years. The neighborhood feel of our city needs to be protected. With multi units and the possibility of people moving in and out frequently will make the city and its neighborhoods extinct. Lets think before we do anything that will change drastically what we have here.

Malden is already very densely populated! Let other towns share the burden! Stop building!

We need a city that is more walkable and vibrant and less car dependent and sleeper community

Malden traffic is currently very problematic. We have lost all semblance of our small town feel.

It sounds like it is a done deal. You ask if I support more multifamily units and then all of the questions are related to multifamily units. From your information above it looks like Malden doubled in multifamily units in what is required by the MBTA Communities. I do "not" support more multifamily units.

Allow more four floors multi family building.

The city has many illegal boarding houses with multiple residents in a house not zoned for this purpose. Before we allow the above the elected officials need to deal with this problem before we add any more legal residences. Letting this go shows complicity towards an illegal situation that permeates our city. It effects parking, the number of cars at a residence and all of the questions you are asking above except it is illegal and not zoned. I would like to know why this is not being dealt with in a serious fashion.

Expanding housing density across the city is critical to meeting the housing needs of residents, both owners and renters. Allowing 2+ units on every lot by right would accomplish this while not detrimentally impacting the character of our neighborhoods.

I think the city should consider the neighborhood along the subway line and bus route located not more than 0.5 mile from T stations and bus station first instead of cutting the areas piece by piece as shown in the draft map. Why some area far away from T station is included in the draft blue map like the cross area between Summer St and Glenwood St but the area closer to T stations along Washington St, Clifton St, Lincoln St not included? Also the City should give those vacant buildings more support and flexibility for development. Vacant buildings won't bring any benefit to the community. Redeveloping the vacant buildings will reshape the community, not mention to bring more revenue for the city.

I strongly support multi-family housing. Malden's racial and socio-economic diversity is its strength, and I would want our housing policy to be constructed in a way that sustains that diversity over time.

Creativity is needed to provide affordable housing. Perhaps look at empty office, retail space and property such as the hospital that has been empty for years.

I support eliminating parking minimums altogether. If there is demand for off street parking, developers will build it anyway, but for families that don't own a car, or share one between multiple people it only adds to the cost of housing.

"Malden city should really pay attention and consider a golden block, a best big lot in Malden to develop commercial and residential, right across the Malden center T station.

It only used as National Grid parking lot for long time. What a pity and a huge waste of such a precious location. I live in Malden more than twenty years, every time I pass the corner, I just couldn't understand and so regret.

Why Malden city cannot work with National Grid to find a solution a plan, to move the parking lot to somewhere east or south of Malden, suitable but doesn't need near subway and bus. Both party should benefit greatly given such a good location and tremendous potential.

There must be some ways to work out to develop this space, whether by joint development or have a share or something else. I do have architecture and construction background, but not a developer or expert. Even by common sense this location shouldn't be a parking lot, let alone most of time is empty."

Lower property taxes

In off-street parking adjustments I would suggest also considering it along MBTA corridors such as Salem or Main streets

We don't have the infrastructure for more people!! It takes 1/2 hr to get out of Malden. There are mopeds mini bikes no plates no helmets and no one doing anything about it

Make the new multifamily stuff mixed use! Cafes, restaurants, etc on street level :)

We gave enough apartments now we don't need anymore

In all decisions remember that the existing rules and restrictions were put into place for a reason, even if we no longer remember it. There should be strong justification for overturning existing rules.

Malden is already overdeveloped and overpopulated. Leave it alone.

I do not wish to see any more multi's in Malden. The traffic in Malden center is extreme already. The bike and bus lanes on route 60 are a mess. It is impossible to get through the city and I will avoid it at all costs. I will travel to other city to do my shopping just to avoid the traffic that is now the norm.

Malden is over populated now and very hard to drive from one end of Malden to the other.especially with the way the traffic lights are programmed to create more fumes having to stop at every light.

No more housing - we cannot get around the city now.

"I am not sure if I truly understand this. I thought that we had many units of affordable housing and would not want people not to have opportunities to live in a nice home they can afford. I know that I have grown up here and the city , to me, seems to be getting way too busy and overcrowded.

Sorry. I hope this goes not sound like I do not want to help people. I just don't want to lose the atmosphere of "Malden".

Thanks for asking for input. "

Malden is currently too densely populated for the area. Please, no more new housing!

Malden is way over developed already and we do not have the infrastructure to support it. STOP BUILDING!!!!

Malden is already congested with infrastructure stretched, do not see need for more multi family homes.

I feel that the center of Malden is already too congested. I have lived here for 63 years and getting around the center is a nightmare. I like the new center of Malden and would like you to encourage more people from Malden to take advantage of the restaurants and stores. It will be much easier with less people moving in and taking up the parking spaces that we, the residents, need to get into the center. Thank you

Too many multi-family/condos/apartment buildings in this City now.

The population density of Malden is already too great! Traffic and parking is too congested bordering on unsafe and dysfunctional. The school system needs to be preserved and not allowed to get anymore crowded. Safety should be our first priority, not overbuilding the city for the sake of the T which brings it's own overcrowding and traffic from people and cars from unserved cities and towns driving to Malden to take the train.

This city is dense enough already!

I support to add the requirement of green space per units, or roofs with vegetation or house sidings with vegetation to lower the temperature within the city. Without this green requirement, I do not support any addition of more units.

Melrose has already overbuilt on the border of melrose and malden in oak grove area

Malden is too crowded. In the West End, we are warily watching the evolution of the Hospital Site, so how this progresses will determine who stays and who leaves. Past surveys have shown that most people feel Malden has

become overdeveloped. The taxes are very high compared to surrounding towns (I believe second only to Lexington?). Malden needs to focus on being more livable, not less.

Need more housing development in Malden area.

This survey is BS nothing is ever going to change because of all the liberals

I think Malden lacks green space already. When you decrease the density requirement where there'll be even less outdoor space for residents, it increases psychiatric illness. I am all for affordable housing, but when you pile everyone together, people can't get away from others and problems start to arise. Backyards are becoming a thing of the past, which makes people spend time either inside the house or at work. This becomes a health issue. Also street parking during Winter is bad enough under current circumstances without the burden of an increased population. I already have people living one street over parking on my street, and it's Summer now.

I would like to see that all housing be made affordable for the people struggling the most.

Please stop contesting this small space, please remember the home owners, the apartment density is forcing out homeowners. There are too many apartments here!

Parks, playgrounds, and versatile playing fields should keep pace with development.

Does the current Malden Center B include where Stop & Shop is? If so, where shall we shop if this area is changed to high-rise housing? Strongly against Malden Center B included. We don't want to see more luxury apts in Malden center. This luxury option is not affordable to average families with children. You should only consider the area located no more than 0.5 mile from T stations per MBTA requirements. Also those vacant buildings within this area should be prioritized for development. Keeping buildings vacant won't bring any positive impact on our community. The city should provide more support for development especially if those buildings meet MBTA multi-family zoning law. Which area should be included and by what criteria? This should be fair and transparent. The current maps seem weird and play games with the required number to be met instead of considering where has the best access to the public transit and best fit families with children.

Malden is already is overpopulated and to much traffic that's why I don't shop in Malden anymore

The city has reached a breaking point. The schools and infrastructure cannot handle any more apartments.

Please do not build anymore stack and pack residential buildings.

"Malden is not taking care of their residents. We literally built an apartment building in front of the balconies of a long-time senior housing facility so our seniors now look at a building if they go out on their deck. It is unacceptable and needs to stop!

Malden is overcrowded now. Why should we have to get involved with ANYTHING that the MBTA is involved with. This agency has been a FAILURE since its inception. Bottomless money pit. It should be abolished and privatized. This is nothing but a disaster waiting to happen. Makes me want to sell my house and get out of Malden after living here 70 years.

I walk

Now if the council would work for the people of this city it would be great. All the surveys and the results are a long time coming and then blatantly ignored. Starting with the misleading info that we have to do this, don't take the grants, clean up the mess that these grants have brought to our city starting with the MBTA.

City and roads are congestive enough

I've lived in Malden for over 40 years and I question why I stay!

Malden is already too densely populated! Schools are already overcrowded and the streets are too congested due to crazy lanes !

Stop building around the MBTA!

Parking is not resolved in this form

More housing is desperately needed in Boston's urban metro area. And despite the issues of recent years, the T is incredibly valuable for the city. It offers an opportunity (unique to a small number of US cities with functioning rapid transit systems) for higher density and consequently higher economic efficiency. Sprawling single-family developments are proving to be economically unsustainable -- not to mention environmental health -- due to the rising cost of infrastructure installation & maintenance (water/sewer/roadways/etc.) and the massive costs associated with personal automobiles. More people per square mile means less money to taxes and government. It blows my mind that self-proclaimed fiscal conservatives are not pushing for lower cost housing and taxes. Clearly the conflict of interest of owning a single family home and wanting housing supply/housing demand to remain at its current levels is pushing homeowners into a cruel and selfish territory. As most people are only concerned with themselves and their near-term economic advantage, Malden leadership must take the lead, look forward, and establish a healthy future for our city's children. Get rid of the parking minimums, and increase the density of Malden through significant zoning changes. Please take advantage of the T station and our access to Boston/Cambridge/Somerville. It will benefit the working class, the thousands of college students, and the folks that cannot use automobiles for various reasons.

Traffic is already terrible on many main roads in Malden due to recent changes in designated lane usage. Future impact on traffic flow MUST be considered if we are going to increase the population density of Malden. Actual usage of bike lanes should be accurately monitored before adding additional bike lanes on main roads near areas of new development.

I think we've built enough apartments/multi-family dwellings in the City of Malden for now. We can review this again in ten years time.

I live near both T stations and the amount of cars that park on my street has increased substantially in the past few years. I know that many of these folks have valid resident parking stickers but many of them do not live on this street. At times the cars park on both sides of the street and makes navigation difficult especially when the street narrows. Malden has built up with these new apartment buildings all over the place and increasing more housing and more residents will only make the situation worse.

Malden is already over built.

We have enough building in Malden as of now

It takes me so much longer to get anywhere in Malden or to just drive through Malden to get to another city. There are too many people and cars in Malden now.

I struggled with answering the questions without being able to add a caveat to each. I don't want large development companies coming in and changing the fabric and culture of our city. I do, however, want existing homeowners in owner-occupied homes to be able to modify/add to units or bedrooms to our homes in a way that can be beneficial to the homeowner as well as to our renters, without putting excess burden on the current land/homeowner (which often gets passed on to the renter). Right now, the permitting process, the parking requirements, on top of general building cost make it impossible for responsible homeowners who love this city to stay, make good on their (our) investment and keep rent reasonable for our tenants. Growth doesn't have to be rapid and disruptive. We can do it right. No giant new multifamily buildings. Instead, allow single and smaller (1-3) unit homeowners add units or bedrooms to meet this housing need.

Gary sounds like he's turning this city "WOKE." And that's not the only thing that peeves me off. Can't wait for elections.

City is already over crowded

City should look at current zoning of single family homes. I'd like to convert my single family into a two family, but the zoning laws won't allow this. If, it did then numbers of residents would go up without taking up more land. What about two story little homes on existing spaces? More family members are living under one roof and the parking should be increased.

I believe that implementing resident parking only throughout all of Malden would be the only way to absorb lowering the requirement of off street parking. By keeping the parking for Malden residents only it will ensure that all residents will be able to find parking close by their home. I also think the city should mark parking spaces on all streets. This way there are formal parking spaces and more cars will be able to park. For example in front of my house and my neighbor's you can park two cars but people park in the middle and take away a space for someone else. I believe that Malden should get rid of minimum parking requirements. By just making a few changes (resident only, clearly marked spaces throughout the city and side streets) we can absorb the cars. Also if Malden were to beef up it's

infrastructure for non car traffic (expanded bus routes, bike lanes that are safe and making Malden more walkable) than people wouldn't need to have to drive everywhere.

Malden already has too much multi family housing developments and I truly believe that they do not need any more. This is a bad thing and could definitely increase the crime rate which I feel is way too high currently. Thank you for allowing me to express my opinion and have a great weekend!!

I'd be happy to see more accessible and affordable housing in Malden, but these units should be built near the T, otherwise they aren't really accessible to the people who probably need them.

Retail development to go with large multifamily development preferred

Would like to have ADU's considered in future zoning changes.

"Malden doesn't need more multi family homes.

Most of the existing ones are in disrepair due to absentee landlords who in many cases live outside of our community. Furthermore, tenants do not take care of the property as well as owners do if they live in the building."

No more multi family homes please. The ones we already have aren't well maintained causing abutting properties to lose value . They can also be harmful to our community in general .

i support multi-family housing particularly if it helps retain and attract a diverse population. the amount of affordable housing must be increased, and the diversity which makes this city so great must be retained.

Thanks

Stop people from subletting apartment (illegal rooming) as this congests street parking from parking legally on their streets. Enforce parking requirements on streets that have permit parking (i.e.. not allowing people with no sticker to park with guest permit pass). Bottom line there will not be enough on street parking for what is built. There is not enough space here to submit all my negative comments about this proposal and parking enforcement in Malden in general. Bike lanes is another sore spot...

Malden restrictions on multi family owner is oppressive.

Traffic is one major concern for any city adding housing. In addition to clustering housing near transit hubs, Malden should continue to make the city more pedestrian and bike safe. More dedicated bike lanes, safer ways to cross streets against turning traffic, etc. The more bike and pedestrian safe this city is, the more people will feel comfortable biking and walking. This could attract more people who do not own cars to new housing, and relieve some of the current traffic issues. (Also PLEASE enforce restrictions of e-bikes and e-scooters on the Northern Strand! They are very dangerous to bikers and walkers!).

Consider traffic and quality of life, noise, etc. as well impact of schools and other services

We need more multi family housing and less parking in Malden!

Vacant buildings within 0.5 mile from T stations should be definitely included and considered with higher priority.

Density is good. Density near transit stations should be mandatory.

Malden is starting to look like Boston traffic is awful to many people do not feel safe anymore.

If development proceeds, then there must be more enforcement on parking, especially on Commercial Street, outside of Malden Station. There has been more car traffic and some people decide to park on the main street with NO PARKING signs. It causes traffic and hazard on the road since now a two lane road becomes a one lane road. People have to turn into the other lane because of blocking vehicles. This happens very commonly outside of the restaurants near Starbucks.

stop bus lanes and bike lanes. Too much traffic already

Keep and expand on the designated bus lanes too! The campaign against them is rooted in the fear of change.

"Malden is in danger of overpopulation. The schools can't handle the population as it is, and adding even more will not help.

The trains are already overcrowded.

There is not enough public parking, and add more people will only make this worse. "

When Malden brought the MBTA Station to the downtown area, there was a plan on the table for building up the Square area. Over the years, the city fathers couldn't agree on what they wanted the downtown to look like. Now the neighborhoods outside the Square are all losing their identities. And that's okay. Is there an ultimate plan for the City? I often wonder.

People are starting to do illicit drugs in plain sight right outside of Malden center station and there is no recourse. Rectifying this should be top priority for city administrators. Though I'm glad that Pleasant Street was opened up, this flagrant behavior was not the norm until it was opened.

This city is getting crazy . Too much traffic

I strongly support this program, and hope that commercial zoning and green space are also being considered as part of these potential changes. Combining small businesses on the bottom with apartments or condos on top, along with well-planned bike infrastructure, street trees, and pocket parks creates lively, walkable neighborhoods that people want to live and work in. Well-planned density increases our tax base more than it costs us as a city. Twenty feet of road, sidewalks, streetlights, and water mains can either serve four families in a multi-family building, or one single family home, but we need to pay to maintain the twenty feet of infrastructure either way, and four families, even with low incomes, generally pay more in taxes to support that cost. The need for a car is greatly diminished when T access is combined with local businesses in easy walking or biking distance. Thinking about trees and green space early in the plan makes walking or biking a pleasant option for small errands, not a chore, while muffling street noise and cooling the urban heat island effect. This all cuts traffic and the need for parking and potentially can eliminate some lanes of travel while relieving a significant budget expense for many families if they can do without a car or reduce to a single shared car. Remember that anything involving access to the T is also a social justice issue. During redlining, existing Orange Line T infrastructure was ripped out of Everett (Redlining Grade 4: Hazardous, because of the number of non-white families there) and replaced with buses, and added to Malden (Grade 2: Desirable, because of the number of white families). We have the T. If we seek to keep people out of our existing neighborhoods using zoning regulations, strangling the usefulness of our T access, how is that any different than historic redlining, which sought to keep people out of existing neighborhoods using zoning, and by manipulating T access? We are living through climate change and a housing crisis. People really enjoy walkable neighborhoods. This is a no-brainer. Don't think of it as losing single-family housing. Think of it as gaining an affordable apartment for your kids, and a neighborhood playground, and an accountant, dentist, and piano teacher that you can easily walk to on a nice day.

Wonderful job we need for Malden.

For the financial health of Malden, we must allow the city to continue to become more dense and less car-dependent, with fewer antiquated zoning rules that prevent truly livable city spaces from developing. I hope city planners can work towards the ideas espoused by the Strong Towns movement. See: <https://www.strongtowns.org>

Upzone the parking lots! they are a waste of space and never full!

I appreciate the survey

No more high rise apartment / condo buildings—Malden has too many already

Malden Center A and B areas should NOT be rezoned for this initiative, but rather prioritized for commercial development.

Malden is over crowded as it is now. Schools r busting at the seams. Parking is terrible as it is now- I live on Presley St. Where majority of house r 2 family homes—each with at least 4-5 cars per household. In my option there should be NO MORE BUILDING of multiple unit homes.

Stop building we can't even move anymore in this city

Stop building

We do not want/need more multi-family dwellings in Malden. We do not need more bike/bus lanes. There is already too much congestion because of the dedicated bike/bus lanes.

Get rid of the bus lanes

Allowing denser housing and use of the T requires more necessities to be in walking distance for residents without cars. This type of development should come with plans to add more commercial buildings to areas outside of Malden center such as food stores and restaurants. Thank you!

I've answered these questions but I don't feel that they give enough information for me to confidently answer. They are my best guess given the information provided. It would be nice to know more of the math, for example: if we do X, it would be Y number of units, etc.

We need to increase housing supply to keep up with demand and make home ownership a possibility for more young people. More housing brings more customers to Malden's downtown. I would love more food and entertainment options. Density is better for the environment. No good arguments against housing expansion.

Malden center is becoming a very nice/ appealing place however, I see unquestionable gentrification and price increases to come. Malden should remain an affordable, diverse and well represented city.

Support ADU

"People need a certain amount of space to live, *especially* in multi-family units.

If adjusting public transit to be more robust we're included with housing development, maybe size per unit per lot, and parking per bedroom, would be negotiable. Until supported plans for more public transit are included, lowering the number of parking spots per bedroom available is unattainable."

Malden is becoming over crowded with high rent condominiums .

Please do not add anymore of anything. No matter what the city loses in funding. The cost of extra people will be much more than the funding we would get.

Please do not add anymore of anything. No matter what the city loses in funding. The cost of extra people will be much more than the funding we would get.

The traffic problems we are currently experiencing will only get worse if we allow for more condos/multifamily dwellings!

Malden is already overcrowded with out of control traffic and on street parking will you be using eminent domain AGAIN to provide land for these new complexes?

I wish owners live in Malden, not tenants. Stop building big apartment buildings with apartments for lease.

The MBTA is very poorly managed. Why would the city feel they are knowledgeable about housing when they can not manage themselves. The orange line is a disaster even after the month long shutdown last year.

I think density will bring more new business into the area and keep it affordable for working people.

My opinion doesn't matter because you're gonna do what you want. Can't fight City Hall.

I have lived in Malden for 32 years and it is beyond over crowded! Enough already!! No new housing is needed!!!

If Malden already has enough multifamily housing to comply, why are we not focused on the areas that are already dense with people? We cannot keep up with demand for resources with the housing we currently have, why are we even contemplating adding more housing?

Don't we have a lot of multi family properties already?

Traffic is so bad on any of the Main streets in Malden, such as Main, Medford, Ferry, Eastern Ave, that drive times are greatly increased. Our infrastructure needs to be reworked, along with additional school space, before any additional housing is built.

We need to increase housing and public transportation options.

End only sfh in Malden.

I own a large single family home on Mountain Ave. I called the building department to discuss condo-izing it or making it into a multi family with rentals. They were rude and both basically hung up the phone on me. There are only two of us in the house. It could easily be a 3 family. No flexibility means less housing options.

No one wants this. If people have a choice between tranquility and a densely populated community, I'm sure they would choose tranquility.

make Malden more walkable. Elwell street needs a sidewalk

You can't have more density without figuring out how to offset rush hours and getting kids & parents to school & work en masse safely to avoid a juggernaut of traffic. More housing for families means kids. If the current developers of all the recent highrise apartment buildings (last 20 years) were not included to provide more of this multi family housing - then this should be something they are also made to do. Don't squeeze the lots tighter. Make sure we have green spaces, gardens, playgrounds and parks interspersed in this new density you are searching for. Because if you can't get it right as it is. You shouldn't be scaling it up.

Why does the MBTA get to tell cities how many dwellings they should be building? This is absurd! Stop the multi-family building; stop the bike and bus lanes that are making our cut congested and that minimal people use.

Absolutely no more multi unit housing! Your ruining Malden!!!

You can't buy a house for less than half a million, that's bad. We need more housing and should allow more to be built.

We need to be open to more multi-family housing

Please do not forget the importance of ground floor retail for the strength of community development. Having a bunch of condo buildings does not make a strong town. Having a bunch of condo buildings with eateries, groceries, and other stores within easy walking distance do. Multi family should require commercial space even in residential neighborhoods. It increases opportunity and access and brings more business to Malden.

"Malden has an ordinance that disallows short term rentals and rooming houses. I think enforcing these regulations would lead to lower housing costs. If a landlord can charge \$800-\$900 room per month (common kitchen, bathroom etc for people living in separate rooms), that increases the amount a landlord can charge for an apartment that contains private amenities.

Also, put some pressure on the MBTA to improve their service!"

Leave the city alone you have over populated the school destroyed driving. Since when does the buses deserve to get to work sooner than those in traffic. Enough

We are in a housing crisis. Please help.

What good is this survey when you're going to do what you want to do and not what's good for the residents of Malden

Please encourage mixed use with retail on the ground level. The whole commercial street corridor is underutilized. It is recommended based on some GIS data, but ignored by this survey, why? Why not sell the land rights to the DPW for a development on the water? There are other areas of this city besides the CBD and the other areas in your recommendations. Those areas are the only places city hall seems to focus their time though. The other area is the areas surrounding the bike path throughout the city. What a unique opportunity to allow people to tap into an alternative transportation method.

"More new affordable housing please. Too many new units are high priced \$2300+.

Also more mixed use developments so residents can easily access shops and other businesses "

Selective zones of high density housing/commercial is the only sustainable way to run cities financial futures. We need to update our city regulations to avoid being grossly outdated and degenerate through loss of spending power.

East Malden/Linden needs more walkable infrastructure and commercial development around Altitude and Overlook. It's difficult to get around by foot or bike and makes communities feel isolated in comparison to the rest of the city.

Malden needs more housing! These are great questions to be asking, and hopefully low density housing can be turn into new apartments (not just re-zoning existing apartment buildings for a higher density). It is much harder to destroy an apartment building than a triple decker.

Please ensure that multifamily units will be accessible to people with a variety of disabilities. If we are going to invest in new housing stock for people that use public transit, we should center the most marginalized users. Hire expert users from these communities to evaluate ideas.

I support new multi-unit housing in Malden, but the "as of right" stipulation is where I pause. I do not necessarily support that kind of development in Malden Center, Oak Grove, or the areas between because I think that the review process is important and there should be some level of control/oversight on development in those areas.

Thanks for the city's work to lessen a housing crises regionally and in Malden.

"Allowing higher density in already-developed neighborhoods - even areas with mostly single family homes is critical to meeting our housing needs without losing open space.

Denser living is more sustainable.

I support completely getting rid of minimum parking requirements. Encourage multi family units in transit zones. Parking makes units more expensive"

I'd bus to places if the bus had my stops or I'd bike if there was better/safer bike lanes or path

The traffic is horrific in and around Malden. It's getting to be too much.

Implement no overnight parking allowed and convert narrow streets to one way.

This city turns a blind eye to illegal apartments in single family homes. Get city assessors and/or code enforcement out throughout the city and that will cover the percentage you need I am sure. It has become a free for all with new homebuyers doing exactly what they want.

We seem to have met the MA guidelines for high density housing. We should focus on developing our schools, commercial spaces and green spaces.

No more housing no more people. We have enough.

"Remove all off street parking requirements. Start enforcing street parking residency requirements more strictly. No more NH plated broken down sports cars that haven't moved in 10 months using guest parking passes. No more trailers with snow mobiles on our streets. Just tow them away.

Multi family homes help generate wealth in our community. They allow home owners to generate rent, and allow more people to live and spend in our city. "

The city is already over populated and running out of resources. People who live here still don't take the train and traffic is getting worse. Adding more housing will only make this worse.

Develop east Malden please and add bike paths on Salem st, Lynn st

First floor commercial with residential above is better than 100% residential

One off-street parking space per bedroom is ludicrous. I don't own a car, and don't plan to. I am only able to live like this thanks to access to public transportation. If this law does lead to more housing in Malden, then there will be more people like me who live without cars, and there's no point in forcing housing to accommodate cars that won't exist. In

many American cities, there may be dozens of useless parking spaces per homeless person. This is an embarrassment and Malden can do better.

The City of Malden's infrastructure, as it currently stands today, cannot feasibly accommodate an additional substantial population growth. Schools, roads, etc are already overcrowded and there are garbage/pest issues throughout the city. There has already been a recent increase in VIOLENT crime. As City Officials, please assess these decisions carefully, otherwise overall quality of life for all Malden citizens may be negatively impacted.

Increasing populations and densities leads to more fiscal and infrastructure issues among others that are difficult to address. We must be reasonable.

Please stop building condominiums in multi family units stop over populating the city you spent money on an MBTA that is never going to pay itself off it's a stupid waste of money and all you're doing is hurting the citizens

Let the other communities expand their affordable housing. Malden has enough!

"Malden already has a significant number of multi family units and is densely populated with a dearth of green space. If there is a way to accommodate more people and still move forward with making malden more liveable and environmentally sound and healthy then I support the expansion. Only if the buildings are low rise. Also parking is already an issue. How would that be addressed? I found the last question confusing. I would use public transportation to get out of malden but not to get around malden. I'm unclear if that was what was meant or if it was referencing going from malden center to oak grove as a way to access different parts of the city.

Additional commercial units should be included below apartment and multi family dwellings. Additionally more grocery options should be considered such as Trader Joe's, Whole Foods, and targets.

The MBTA should pay for the City of Malden to buy 2 Ambulances since 80% of Medical Calls are from Malden Station or Oak Grove, housing now is outrageous and not affordable the MBTA should have there own problems fixed, trains working and clean up the stations they smell and are an Eye Sore driving by, Lots of work needs to be done before a city like Malden is required to build more housing

The city is too congested already. Traffic is terrible. We have many affordable housing units. Aren't there other cities with more area space for building?

eliminate the bus lanes that are causing massive amounts of traffic; stop building apartments Malden is already overcrowded. Is there capacity at the schools?

None.

This city is already too congested and it is getting worse

Living units should be increased to benefit renters and working class people who do most of the existing jobs & can't afford to buy a house . Also keep rent agreements minimum for longer periods of time to retain essential workers in Malden, Boston and Massachusetts overall .

I have lived in Malden my entire life and continue to live in a two-family home in the Edgeworth area. The increase in traffic, apartment buildings, bus and bike lanes has made it impossible to travel across the city. I work from home two days a week and do not leave my house except before 7 am or after 5 pm. Thank you.

I am not happy with the bicycle lanes as traffic has constantly gotten worse "

The main reason for my opposition is parking. In my neighborhood around Bell Rock Park parking is already a nightmare during the winter. The minimum for parking spaces is already too low if a couple buys a one bedroom condo, it comes with one spot to park. If the couple have two cars which a lot of people do today that's one more car parking on the street.

None

We don't need new housing. We need to rehab derelict and foreclosed properties into new housing.

Considering limited parking already near Malden Center and Oak Grove stations; additionally, neighborhood single family parking are already congested, I do not suggest zoning changes and lowering requirements. If you like, you can do census on household car registration. One multifamily may have up to six cars parked nearby. It is most important

to maintain congenial and neighborly atmosphere on Malden streets. When winter/snow parking is enforced, there are more stress residents will endure in lacking parking space.

I do not want more multi family units. The multi family units in Malden are never taken care of and always look run down, never have their grass cut. If people in the multi units actually took care of their property I might reconsider my decision.

Stopped with adding to areas that are bursting at the seams! Too much traffic, parking is ridiculous, space that could have been used for affordable housing are all condos and businesses. Stop the building, concentrate more on the neighborhoods and the people that are living in Malden more!

Malden is already saturated

I think around high density areas (especially around the T), more garages are needed to support parking of multifamily units and commuters. We live within a mile of Oak Grove and we get people parking up near us all the time. I also support changing the zoning around the T to support more commercial development. Why shouldn't the multi family homes right around Oak Grove have retail, cafe, or other commercial entities on the first floor?

Malden is already very crowded and very busy. The schools do not have the capacity to support more students. The traffic is very heavy.

I've been a resident in Malden since I was born at the Malden Hospital in 1942. I graduated from Malden High School in 1959. I'm not happy with what has become of my beautiful city. Mayor Kelliher destroyed the city when he blocked off Pleasant Street with the City Hall. Now that building is gone but too late. The subway system has brought in an influx of people and our small town environment is sadly gone. 😞

I'd like to see the amount and density of housing increase in Malden in any way - I don't care where or how. Housing shortage is one of the Multi-family home/development with more than 10 units problems in the greater Boston area. In addition to more housing, I'd also like to see the re-zoning allow for mixed used development, with the opportunity for ground floor commercial space. Housing alone does not create a healthy neighborhood community, there has to be businesses to support as well.

I thought that this survey had something to do with the T Station/Malden Center. Station needs a face lift.

"Make it easier, by right for residents to do small scale developments to their homes and upgrade their homes, allow an easier process to add a bedroom, or to convert from an existing 1 family to a 2 or 3 family, or from a existing 2 family to a 3 or 4 family, and reduce the mandatory minimum lot size and eliminate mandatory minimum parking requirements.

This would allow small owners to create more housing, allow families to stay together, allow seniors who need help to have their families move in with them, reduce social isolation, help local residents have small rentals to be able to afford to stay in the city. This would empower local residents to earn an income to be able to maintain their properties, provide seniors with an income stream in retirement, create local construction jobs, and provide the city with permitting fees and property tax revenue and provide more people places to live. "

It would be great to see family-friendly housing closer to the schools

The traffic that these bus lanes are creating in Malden is ridiculous. So now we are creating more multi-family house to support the shortage of housing for families which in turn will create more traffic in Malden... Makes perfect sense.

There are too many overpriced apartments now with not enough parking for them. The streets are a mess and congested due to bike and bus lanes.

Please build more housing in Malden! South of Malden center is especially ripe for this with access to the orange line and lots of vacant and underutilized land. Would love to see developments like Everett and Medford have added in this area.

We do not need any more multi-family housing

I grew up and lived here all my life. Please. stop adding people and housing to Malden. The population is much toooooo big now.

Malden is already thickly settled. There isn't any open space available to speak of. Trying to squeeze more into a tight area will only lead to extreme congestion and all the problems that occur in these situations. Parking alone is only one example. Most streets now have cars lined up bumper to bumper on each side of the street causing all kinds of problems trying to navigate the street. Blocking driveways is just one leading to confrontations between neighbors. City plowing and sweeping of streets will be near impossible. These are just some examples that ultimately lead to degradation of living conditions in crowded cities and towns. All of which lead to lowering of property values and leading to slum development.

I'm not an expert and I'm not familiar with every neighborhood in Malden, so I can only speak from personal experience. There is so much under utilized space near Malden Center as well as along Commercial Street, I think it would be great to bring in more housing in these areas. For example, Everett and Medford are putting in lots of new apartments near Wellington, it would be great if Malden could do the same. Commercial street has empty buildings and vacant lots that would be great locations for things like this

Thank you for asking for feedback from members of the community.

We've built a lot of expensive housing in multi-family format. That doesn't help with a housing need in our community. New housing needs to be affordable and not gouge renters. It needs to house people with kids and it needs to house elders -- even though the youngest and oldest may "use" more city services, we need to ensure they are welcome and can find housing here.

More home ownership less huge rentals

Unfortunately, the "T" came to Malden with more deficits than benefits: parking issues for residents because of commuters, traffic, crime, poor road conditions, trash, high number of calls to emergency vehicles to the stations, all which effects Malden resident's quality of life. And we pay the "T" for this. Now, more housing? Malden was so much nicer before the "T". Why would any city or town want this?

Malden is now very dense. At some point higher density could affect our quality of life, especially with more cars thus causing increased traffic misery. I also fear that what little open space (meaning forested, or open areas near the river and streams) Malden has will be sacrificed to developers. There are city-owned unbuilt parcels in Malden that need conservation protection -- what trees we have should be protected not only for their beauty but also for their service as carbon sequesters in the face of climate change.

We need more housing - abandoned hospital near Fellsmere should be redeveloped as well

The city can buy the air rights over the MBTA's parking lots and build above them add extra parking for the residents and leave the ground floor for the commuters.

Mixed use zoning should be expanded along with the increase in housing units

I'd like to see overlay districts with special permits that still gives the city control over the design of projects. As of right zoning changes tend to allow developers to cut corners and create less attractive buildings. More control over buildings produce better long term solutions.

Please do not add anymore people to the city. Traffic, schools, crime will all increase.

I'm sorry but this city is already over populated and so much traffic. It would not be a good idea

1) It would be great to look at programs to help convert big units into smaller ones without changing parking requirements, but suggesting creative 2nd egress solutions. 2) Also insurance companies are creating challenges for 3 family by holding them to 4-family standards or higher - can we work with the state insurance pool? 3) crescent ave has no permit and permit requirements, and some cleaning restrictions haphazardly enforce. This causes friction between neighbors on the dead-end street. It would be great if dwellers could also park on main st as overflow 5pm-8am without permit.

Where in the world would more housing fit? It's out of control.

I dont support this overall bc schools will be over flowing as it tends to go in malden the schools that will get slammed are the poor minority schools for example fway and nothing will be done about it. we say we want equity but neither mps nor the city do anything to really help.

I love Malden for many reasons but one being the good mix of multi unit and single family homes so owners and renters live together instead of segregated

"Developing more multi-family housing with a lower parking requirement is critically important in this part of the 21st century. People who live near mass transit don't need as many cars.

Equally important is to plan for and require green spaces--encouraging native plants--as well as permeable surfaces so that rain can be absorbed rather than increasing flooding risks. Just this year I've twice seen near flooding on Pleasant Street, with parked cars endangered."

Keep our parking space, not everyone use MBTA

We do not need more apartment units in Malden

I really don't know why they are building all this Housing no one can afford. How about doing something about that. Some streets should not have parking on both sides and should be One Way Streets

"Traffic has increased exponentially in Malden.

Salem Street, Forest Street, Mountain Ave, Eastern Ave are impassable in the morning.

Commuting by car in many cases necessary is very challenging. People are sitting in traffic longer. Snow adds more time to this as well. School traffic along with commuting traffic has also increased. Malden must reconsider building more house given the state of saturation that currently exists."

I strongly encourage the city to lower the off-street parking requirement. That is the topic I feel the most knowledgeable about in the survey. I also hope the 15% affordable housing (or at least a good chunk of it) is truly affordable, not all 90% or so of AMI. I think removing or reducing the parking requirement should be used as a bargaining chip with developers to lower the AMI of the affordable housing and to increase the percentage of affordable housing.

Please don't forget to allow for mixed use/small commercial spaces so that there can be restaurants and shops in these areas. Dense housing with nothing else is pretty terrible

The city is already overcrowded.

The T is a mess. I take the orange line to the redline. The connecting pathways are about to cave in. It's a disaster and has been for years. Do not let them tell us what we need.

Malden is overcrowded as it is. We do not need anymore housing.

"Increased hosting with decreased parking must be accompanied by increased mobility, or else traffic will become much worse. Improved, extended, and connected bike lanes and paths; as well as more frequent and direct bus artery routes are needed.

Also the MBTA was planning a ""Ring"" that would connect west roxbury to Revere. If Malden had light rail moving east and west, that would connect normally insulated communities to the network without needing to add garages for park-and-rides. If there's some way to pressure Healey to revive that program using this requirement as a demonstration of aligned interests, that would be huge."

I am definitely in favor of bringing more families to Malden, encouraging home/condo ownership thru affordable housing. However, I cannot agree to these rezoning questions because of the precedents set by existing developments along the Main St/train corridor. Malden Center developments in particular are not successful for families at all. They appear to be shoddy dorm-like constructions with problematic parking — yet are marketed and sold at unaffordably high prices. I'm not in strict favor or strictly against any type of development, whether high rise (Malden center) or the townhouse (such as north of Oak Grove), but I AM strictly against development that doesn't make demonstrable and meaningful efforts in their plans to foster long term family opportunities and long term community building. Housing is so fundamental and important that I believe that Developers that only provide lip service to community-building in their plans will unfortunately detrimentally effect quality of transit and quality of life for a generation or two. They must not be allowed to do such harm — easier to avoid them nowadays, as there are

many others that make the efforts to try to incorporate community-building and affordable housing as they make a buck.

Malden is overcrowded. Traffic is a disaster (bus lanes, traffic light timing and bike lanes taking away a lane of traffic is adding to it). Malden schools are busting at the seams. I do not support more apartment complexes and large buildings

Enough already with the traffic and adding more people to the city . There's already a bad reputation in Malden for rising crimes.

I support building more units and think it is a great way to increase the vibrancy of the city. However, I would prefer it to be in existing high density areas like downtown (to drive more businesses and activity downtown in general)

Malden is becoming increasingly too dense. The MBTA should not be forcing communities to build up or rezone to alleviate a housing shortage. A higher, denser population does not always lead to a greater quality of life.

Traffic is bad enough.

Malden is already too crowded!

Get rid of bus lanes.

Stop overcrowding this city!

Stop the insanity

Let's build more housing and keep Malden affordable!!

Malden is already quite dense, and I've heard the schools are quite crowded. As I noted above, I support the city doing only the minimum needed to comply with this law.

I support housing but not big apt buildings...

Malden has enough buildings. Need more green space!

Malden is not blessed with a great big land mass. I would like whatever work is done well and not built cheaply or without regard for the surrounding area. Habitat built 3 homes on Main St. with no yards or parking. Building is going on behind these structures for what I can't even guess. When all is said and done I want the current citizens of Malden to be proud of Malden's part in this endeavor. One/two family homes with a yard and parking. And don't ask Malden to do what other communities won't. I have noted that some communities go out of their way to skirt requirements. Let's have an equal playing field.

I do not think we should make any changes to current housing issues.

Malden is getting over populated and overpriced which will force residents and businesses to move elsewhere

Stop building!!!!!!

No more multi apartments, people have no vested interest in Malden. More affordable single family homes are needed

Population is too dense for the community. Not fair for those who already live here to feel like we are being squeezed out with all of the development

Easiest fix is to simply rezone the industrially zoned areas along the Malden River and MBTA tracks for dense mixed-use development and lobby the T for an infill station. We should have walking paths inter-mixed with denser vibrant mixed-use developments. There are no SF neighborhoods to disturb in this area and it would generate much more revenue than the existing patchwork of giant parking lots and one-story buildings.

Vacant buildings within 0.5 mile from MBTA stations must be included. Once redeveloped, they will bring more value to the community.

Generally support additional multifamily housing, especially in a city with high-volume commuters, yet limited available housing. Malden should allow for more housing, especially near Malden Center and Oak Grove, where there is growing demand for housing within walking distance of access to Boston. With Boston and surrounding areas being such an education/medical/tech hub, Malden should continuously grow to keep up.

Will there be any efforts made to control rent increases with the addition of new housing increasing the median rent in the area? Malden has rich diversity with multiple communities calling it home, and this push for new housing should not result in rent increases pushing people who already live here out.

This law is a ploy for developers and rental management companies to take further control of the housing market by pushing rezoning of residential areas into their domain. This will increase rent prices and reduce the availability of houses in Malden.

Residential zoning changes should be coupled with easing commercial development to help increase business investment in the city

Malden is overpacked now. I do not support adding any new construction as it will impact our schools and infrastructure. We already have more than we can manage. I have seen a marked increase in population growth, traffic, etc. It's enough

Malden is over populated. I live on a dead end court and people who aren't supposed to be parking there are. The last thing this city needs is more housing to make it more populated/ more crime. Considering Malden has a ton of section 8 residents, if these multi family housing developments get approved I hope you consider lowering the amount of section 8 residents in there. Since that brings crime and rodents as they seem to not know how to clean up their trash properly.

We have plenty of multi-family dwellings all ready, keep Malden from becoming like Boston!

Enough with the building and bike lanes ! City is almost unlivable.

More ownership options. increase Greenspace.

Additional comments: The City should not modify or eliminate dimensional standards, such as height, setbacks, lot coverage, parking ratios and roadway design standards to accommodate more multi-family housing. The City should not approve by right zoning that automatically allows owners of single family homes to convert to multi-family - this is what ruined the City in the 80's and caused residents to move out. The City should look for opportunities for net-new, planned, mixed-used residential development with ground floor commercial and dedicated parking of at least 1 space per unit. Start there. Look for opportunities to develop net-new units in active business areas first to create a vibrant community. Also, Malden is quickly becoming "Brighton on the Orange Line," with single family homes operating a boarding houses for students attending college in Boston and Cambridge. This is creating a large transient population. Apartment complexes are designed for this type of turnover, but single family homes - and the neighborhoods that are primarily comprised of single family homes - are not. As you approach this housing issue, consider the advantage of owner-occupancy on neighborhoods and (conversely) the damage that transient populations can have on a neighborhood. Give priority, for example, to owner-occupied condominiums.

No more units. We are already overcrowded and have already voted to not add more congestion.

I am new to Malden and know very little. Because of my age and wheelchair needs, I get out very seldom.

Lived here all my life and so disappointed with a lot of the new changes. Bus and bike lanes are abominable—until the bikes pay registration and excise tax I don't agree. I live in the west end and never, or very seldom see a bicycle rider.

"Please do not add anymore of anything. The city needs to get traffic under control. It is not realistic to think expanding anything will produce less traffic or cars. The MBTA needs to fix many issues with their infrastructure. They closed the orange line for 30 days and yet trains are still

At a reduced speed and so not run as often as they prior to the pandemic. Can't we agree to fix the current issues before adding more challenges."

Please lower the off-street parking requirement to ZERO. We should be getting rid of cars as they pollute the air. De-incentivize having a car so we can get more bus routes through Malden to other cities.

"With close to 50 home owners still living in their multi family homes and not getting tax breaks like Realestate tax being lowered if you live in home or having some of the grants given to help renovate to keep value of property. Instead we will give the grants to developers and venture groups that keep driving up costs. Also infrastructure must keep up with the rate of building like schools, sewers water electric grid, new buildings must be environmentally responsible with solar panels as an example

These are few thoughts "

I moved here from Somerville to escape the congestion. Now Malden is becoming the same.

Lower lot minimums will create unstable environments where people and pets do not have enough space to live comfortably and with privacy. The construction will cause problems close to the street. The traffic in and around the city is too much so lowering the parking requirements will create more congestion. The housing crisis is due to people not affording the current prices. The solution is higher wages, not more shitty apartments.

Why don't you put in assembly Row style development where you wanna put that stadium behind stop and shop

I live near Everett line and they are taking all our parking. We need more parking for residents

We are already a very densely populated city and don't need more housing with no parking! There are many places in Malden that are vacant that should be addressed before new buildings are added! That includes commercial spaces

I support expanding the density requirement and parking(1 car per bedroom)zoning area, perhaps to within 1/4 mile of the T stations.

We are dense enough. Single family homes only from now on

Thanks for doing this survey.

Too many single family homes are being converted to condos, 2 family and three family. This impacts quality of neighborhood living and should be stopped.

"There are way too many cars now for all the multi family homes we have now, each home should be required to have off street parking for all their tenants, you cannot get down my street with cars on both sides because a lot of homes are renting out single rooms now and it seems everyone has a car. The fire trucks can't get down the street.

Ask the Mayor why he hasn't enforced one side odd or even for parking during the winter because we have too many cars. Plowing the streets cant get done very well due to the cars on both sides. So no too any expansions. "

I am for new housing, especially near the two T stations versus being built on the East side of town where that may lead to more vehicles and traffic. I really like the idea of units being built over first floor commercial space and building vertically. I think we should preserve any remaining open space we have so, for me, building vertically is the way to go.

Less multi-housing in Malden, keep as is.

No more building in an already overcrowded city. We do need JOBS AND AFFORDABLE HOUSING!!

No more rental property the is terrible on enforcing existing rules and health dept regulations.I am surrounded by absentee landlords that don't give a crap about their rental units and the lack of respect the tenants have for the neighborhood .

traffic is a nightmare now, we have enough people in this town.

It is difficult to decide if I "support lowering the minimum density requirement (square feet of lot area per unit) for multifamily housing" without knowing what it is currently. This information could not be found by Google search and ought to have been included in the survey.

How does MBTA prevent duplicate responses?

How does MBTA prevent duplicate responses?

More multi-family housing developments in Malden are making it more and more difficult to get around the city, and the MBTA is not only unreliable but unsafe. I am at the point now where I loathe leaving my house because it's such a hassle to get anywhere. Let's first ensure that we can handle the population we currently have before adding more.

Stop with the bicycle lanes that's first of all why can't you build bigger units in the projects

The current density in Malden is barely manageable. It is difficult to get around by car, as I must do. The lack of traffic enforcement is a huge problem. Perhaps, if we had visible traffic enforcement, many of the cars cutting through Malden would not be so eager to do so. In addition, RT. 60 is a nightmare through the center at rush hour. The bus/bike lanes are a hindrance!

I am all for more multi-family housing so long as it is not J Malden Center or other luxury condos. Maldonians need to not be priced out of our own neighborhoods where we've been for years.

Please start looking into all the single family homes that are illegally being turned into 2 and 3 families

I support high-density neighborhoods, but also think getting community support is important.

I own a 2 family but it is outside the 0.5 mile MBTA radius areas on Converse. I have a 2 story detached carriage house barn with full basement approx 1000-1500 sqft if finished that would make an amazing detached accessory apartment, and I'd develop it in a second if it were allowed. But it's not

Malden is already overpopulated. You can't get around this city now adding more will not help

"I support mixed income housing.

There should be a priority to build more studio and 2 bed apartments. I'm ok with lowering the density requirement solely to support creation of additional low cost studio apartments. Currently many people in Boston (including myself!) live with roommates in larger homes, and it's hard to get privacy.

Seoul has a good model for high density housing; apartment high-rises are small but contain a kitchen, bathroom, living room, and 1-2 bedrooms with a balcony.

I hope the new construction will not be additional luxury apartments, as there are several existing luxury apartments complexes in the Malden Center area. When I previously lived in East Boston, I saw existing low income residents forced out of the area by luxury apartments that no one asked for.

I think it should be easier to switch between the orange and the red line. Currently you have to ride in to Downtown Crossing and back to Alewife, but a bus from Oak Grove to Alewife via Medford and Tufts (or Assembly to Porter) would support flow between the schools and hospitals in Cambridge and the students and medical staff living in Malden. Alternatively, the 89 bus needs to run more frequently."

It is best not to expand,

I think the neighborhood of Washington st, Clifton St and Linden St close to T line should be considered in the draft map. It's close to both T stations and walking distance is much friendly than other blue area. I also think those vacant properties should be considered for development with the high priority

