

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

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

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

1) Section 12.28.140.B. Definitions. To add the following definitions:

1. Affordable Housing Unit. A residential unit that is reserved for households earning income up to 50% or up to 80% of the median income of the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area published annually by the U.S. Department of Housing and Urban Development. All Affordable Housing Units shall comply with the following requirements:

- a. Affordable Housing Units shall remain affordable to the designated income group in perpetuity, or for as long as legally permissible.
- b. Sales prices, resale prices, initial rents and rent increases for Affordable Housing Units shall be restricted by legally permissible instruments such as, but not limited to, deed covenants or restricts, contractual agreements, or land trust arrangements, to ensure long-term affordability and compliance with this Ordinance.
- c. Affordable Housing Units in RQ3 shall be subject all Inclusionary Zoning provisions of this Ordinance in Section 12.12.300, except with respect to the mandatory required percentage of Affordable Housing Units, which shall be regulated by Section 12.28.140.C.4 of this Ordinance (Required Uses in RQ3).

2. Middle-Income/Workforce Housing Unit. A residential unit that is reserved for households earning income between 80 to 120% of the median income of the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area published annually by the U.S. Department of Housing and Urban Development (80 to 120% AMI). All Middle-Income/Workforce Housing Units shall comply with the following requirements:

- a. Middle-Income/Workforce Housing Units shall remain affordable at 80 to 120% AMI, in perpetuity or as for long as legally permissible.
- b. Sales prices, resale prices, initial rents and rent increases for Middle-Income/Workforce Housing Units shall be restricted by legally permissible instruments such as, but not limited to, deed covenants or restricts, contractual agreements, or land trust arrangements, to ensure long-term affordability and compliance with this Ordinance.

3. Income-restricted Housing Unit. A residential dwelling unit that is reserved for households earning income up to 120% of the median income of the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area published annually by the U.S. Department of Housing and Urban Development. Income-restricted Housing Units shall include Affordable Housing Units and Middle-Income/Workforce Housing Units, as defined by this Ordinance.

2) Section 12.28.140 C. Uses. To amend to read as follows:

All development shall comply with 1) the terms of the Land Reclamation Agreement, dated January 30, 2007 *as amended and extended by subsequent amendments*, between Overlook Ridge, LLC, the City of Malden and the City of Revere (hereinafter, “the Land Reclamation Agreement”) incorporated herein by reference and available for public inspection in the City Clerk’s Office 2) the “~~Full Build Master Plan, Malden & Revere, The Highlands at Overlook Ridge~~”, prepared by CDM, ADD Inc. and Roseland Properties Co., revised September 29, 2007 “*Master Site Plan, Overlook Ridge, Malden & Revere, Massachusetts,*” prepared by Lessard Design and Veris Residential- Winn Companies, dated March 29, 2023 (hereinafter, “the Master Plan”).

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

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

4) Section 12.28.14C.2. Restrictions on Residential Units. To amend to read as follows:

Residential units shall be limited to *no more than* two bedrooms, except on the top story of any building, where units shall be limited to *no more than* three bedrooms; *provided, that, within the RQ3 subdistrict, residential units shall be limited to no more than two bedrooms on the first floor and to no more than three bedrooms on any floor above the first floor, and not more than 5% of the total number of units in any proposed building shall be three-bedroom units.*

- 5) Section 12.28.140.C.3. Prohibited Uses. To amend as follows:
The following uses shall be prohibited in all subdistricts:
- a. Any use not specifically allowed by ~~Paragraph B~~ Section C.1 herein;
 - b. Batching Plant;
 - c. Automotive sales and sale of automotive parts;
 - d. Stand alone buildings for retail use containing a single tenant occupying more than 30,000 square feet.”
- 6) Section 12.28.140.C.4. Required Uses in RQ3. To add the following new subsection C.4.
- A. Income-restricted Housing Units in RQ3.
 1. Affordable Housing Units.
 - a. A minimum of 15% *(or alternative: specify lower percentage)* of all dwelling units in RQ3 shall be Affordable Housing Units reserved for households earning income up to 50% of the median income of the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area published annually by the U.S. Department of Housing and Urban Development..
 - b. A minimum of 15% *(or alternative: specify lower percentage)* of all dwelling units in RQ3 shall be Affordable Housing Units reserved for households earning income up to 80% AMI.
 - c. Middle-Income/Workforce Housing Units. A minimum of 12% *(or alternative: specify lower percentage)* of all dwelling units in RQ3 shall be Middle-Income/Workforce Housing Units reserved for households earning 80 to 120% AMI.
 - B. Age-restricted Housing Units in RQ3. A minimum of 24% *(or alternative: specify lower percentage)* of all dwelling units in RQ3 shall be reserved for adults aged 55 years and older.
 - C. Hotel Use in RQ3. No final certificate of occupancy for any building in RQ3 may be issued unless and until the City of Malden has issued a building permit for a hotel in RQ3, with a minimum of 112 keys and of limited-service or full-service category.

[or an alternative provision, such as: “The developer of the hotel identified shall be required to make commercially reasonable efforts to commence permitting for the hotel within one year from the date that the Traffic and Safety Improvements referenced in Section 12.28.140.J of this Ordinance are completed.”]
 - D. All provisions of this Section 12.28.140.C.4. are use regulations and there shall be no variance of any provision.
- 7) Section 12.28.140.D. Dimensional Regulations. To correct misnumbering of subsections (a) through (g), and to amend to add the following new subsection (h):

In RQ3, for residential use and hotel use, the Minimum Setback from Property Lines shall be 20 feet.
- 8) Section 12.28.140.F. Parking. To add the following new subsection 3.

Parking Requirements for Multifamily Use in RQ3.
- a. Notwithstanding any contrary provision of this Ordinance (Section 12.28.140.F), in RQ3, the minimum number of parking spaces required for multifamily dwellings, up to 6 stories, inclusive, shall be 1.75 spaces per market rate dwelling unit and 1.0 space per Income-restricted Dwelling Unit.

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

9) Section 12.28.140.J. General Requirements for Development in Subdistrict RQ3 of RQRRD.

To add the following new subsection J.

- 1. Transportation Demand Management Plan. A Transportation Demand Management (TDM) Plan shall be implemented and maintained. The TDM plan shall include, but not be limited to, the following:
 - a. Daily shuttle service for residents shall be provided between the site and the closest MBTA rapid transit station.
 - b. Daily shuttle service for residents shall be provided between the site and Downtown Boston/Haymarket Station.
 - c. Participate in a car sharing program; provide on-site dedicated parking spaces for car sharing program vehicles (specify formula: number of spaces/number of units).
 - d. Provide ride-matching services for residents to identify carpool/vanpool partners.

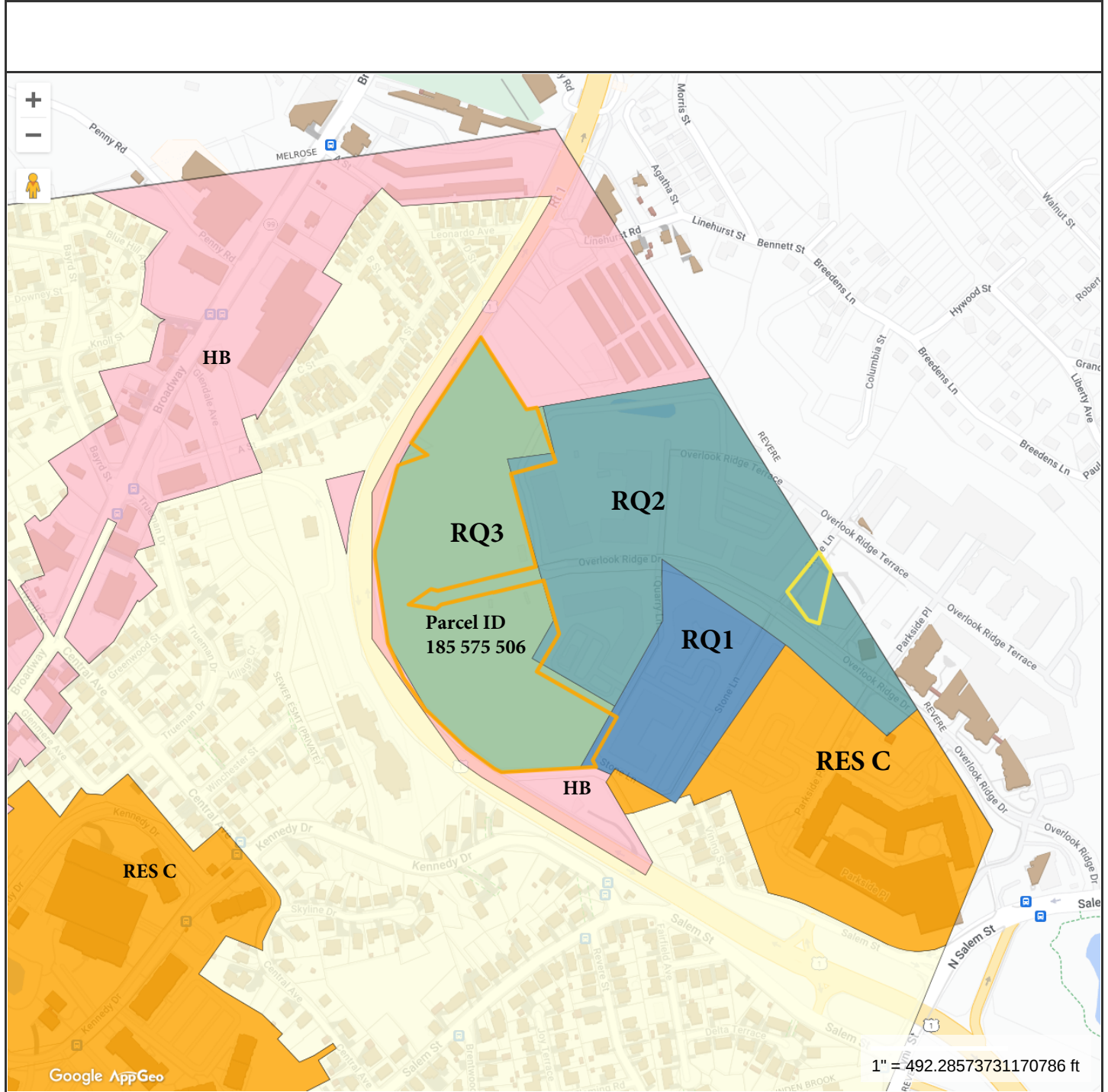
[for an alternative provision, such as: “Developer shall continue to comply with the Section 61 findings in the MEPA Certificate for this site pertaining to the shuttle service and Transportation Demand Management Plan.”]

- 2. Traffic and Safety Improvements. Prior to issuance of any final certificate of occupancy for any building in RQ3, the following traffic infrastructure and safety improvements shall be completed:
 - a. Connection of Overlook Ridge Drive to Route 1.
 - b. Installation of a full traffic control signal at the intersection of Overlook Ridge Drive and Salem Street.
 - c. Removal/closure of the existing ramps for Route 1 at Salem/Vining Streets.
 - d. Obtain MEPA Certificate for Notice of Project Change.

[for an alternative provision, such as:

“Prior to issuance of the final certificate of occupancy for the last building constructed in RQ3, the following traffic infrastructure and safety improvements shall be completed:

- a. Connection of Overlook Ridge Drive to Route 1 North*
- b. Realignment of Overlook Ridge Drive and installation of a full traffic control signal at the intersection of Overlook Ridge Drive and Salem Street.*
- c. Removal/closure of the existing ramps for Route 1 at Salem/Vining Streets.*
- d. Obtain MEPA Certificate for Notice of Project Change”]*



Committed Information

Property ID	185 575 506
Location	STATE HIGHWAY
Owner-1	OVERLOOK RIDGE LLC
Owner-2	C/O VERIS RESIDENTIAL
Land Use	POTENTL
Total Value	\$2,705,400
Building Value	\$0
Land Value	\$2,705,400
Yard Item Value	\$0



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Malden, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/14/2022
Data updated 08/07/2019

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

REVERE	
LOT 1- PROPOSED RETAIL	9,375
LOT 15- PROPOSED RESIDENTIAL	310 UNITS
MALDEN	
LOT 13- PROPOSED 5-STY RESIDENTIAL	307 UNITS
LOT 14- PROPOSED 6-STY RESIDENTIAL	120 UNITS
PROPOSED 4-STY HOTEL	112 KEYS
PROPOSED RETAIL	4,400 SF



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