

## PLANNING BOARD REPORT & RECOMMENDATION

**To:** Malden City Council  
**From:** Malden Planning Board  
**Date:** December 9, 2020  
**Subject:** 11 Dartmouth Street (Parcel ID # 050 259 918)  
17 Dartmouth Street (Parcel ID #050 259 902)  
Special Permit/§12.12.100, Ch. 12, Revised Ordinances of 2020 (MZO)  
All Structures More than Six Stories/9-Story office building  
Permit # CMID-035044-2020

**PROCEDURAL:** This advisory report and recommendation is submitted to the special permit granting authority, the City Council (§12.32.030.B.2, MZO).

**SUBJECT PROPERTY:** The subject property consists of two separate parcels held in common ownership (hereinafter collectively referred to as the subject property):

Property Address	Assessor's Parcel ID	SF	Existing Use	Building size (SF gfa)/Stories
11 Dartmouth Street	050 259 918	5,443	General offices	11,624 /three
17 Dartmouth Street	050 259 902	19,923	Offsite Parking Facility	N/A

**PETITION:** Petitioner is the owner and developer. The proposal is to demolish the existing building, construct a new building with nine stories and approximate total gross floor area of 188,076 SF. The proposal is to use floors two through nine (2-9) for general offices (150,000 SF total); the first floor for “smaller” restaurant and retail uses (tenants to be determined) (total 3,000 SF); and a portion of the first floor and one underground level for parking of 160 vehicles, using an “automated” lift system.

The following plans and information were submitted with the petition:

- 1) “APPLICATION FOR SPECIAL PERMIT MIXED-USE BUILDING 11 Dartmouth Street Malden, Massachusetts Prepared for Quaker Lane Capital 200 Portland Street Boston, MA 02114,” prepared by Howard Stein Hudson, Boston, MA, that includes:
  - a) Project Narrative.
  - b) Shadow Study, correspondence dated October 8, 2020 to Mark Barer, Quaker Lane Capital, from Gensler, with attachment, “11 Dartmouth Street shadow study.”
  - c) Traffic Study, “MALDEN, MASSACHUSETTS 11 Dartmouth Street TRANSPORTATION STUDY Prepared for Quaker Lane Capital,” dated October 2020 Prepared by Howard Stein Hudson, Boston, MA.
  - d) Memorandum, “Response to Peer Review Comments, “ dated October 9, 2020, prepared by Keri Pyke, P.E. PTOE, Howard Stein Hudson.
  - e) “Stormwater Management Report, 11 Dartmouth Street, Malden, Massachusetts,” dated March 25, 2020, prepared by Howard Stein Hudson.
  - f) Proposed plans, “Quaker Lane Capital Mixed Use Proposal,” undated, prepared by Gensler, that include: Context Plan, Floors Plans, Elevations, Perspective Views, Façade Design (9 pages total).
  - g) Set of plans, “SPECIAL PERMIT PLAN SET FOR 11 DARTMOUTH STREET MALDEN, MA,” dated October 20 with Revisions dated April 1, 2020 and May 27,

- 2020, prepared by Gensler (Architect), that include: Site Preparation Plan, Site Layout and Materials Plan, Drainage and Utility Plan, Detail Sheets (8 pages total)
- 2) Memorandum, “Response to Final Peer Review Comments, “ dated November 16, 2020, prepared by Keri Pyke, P.E. PTOE, Howard Stein Hudson.
  - 3) “Preliminary Geotechnical Engineering Report Proposed Commercial Development 15-23 Pleasant Street/11-17 Dartmouth Street Malden, Massachusetts,” dated February 17, 2020, prepared by GZA GeoEnvironmental, Inc., Bedford, NH.

**ZONING:** The property is located in the Central Business zoning district. The proposed general offices, restaurant and retail uses are allowed “by right” in this district (§12.12.030, MZO).

*Note 1: The following uses are allowed “by right” in the Central Business zoning district: club/lodge, daycare center, hospital, non-profit school, religious facilities, business school, funeral home, general offices, recreation for gainful business, restaurant, retail sales (less than 5,000 SF gfa), retail services, convenience store, supermarket, artist live/work and public service corporation.*

**DIMENSIONAL CONTROLS:** The proposal, to use property in the Central Business zoning district for allowed uses, does not have to conform to dimensional controls, but must have a minimum lot area of 5,000 SF, frontage of 50 feet and maximum height of 55 feet and twelve stories (§12.16.030, MZO). The proposed building more than six stories must comply with the requirements for All Structures More than Six Stories (§12.12.110, MZO) (See herein below).

**PARKING REQUIREMENTS:** The proposed general offices, restaurant and retail uses require no parking: all allowed non-residential uses in the Central Business zoning district do not have to conform with offstreet parking requirements (§12.20.02.H, MZO).

The proposal will provide 160 parking spaces on-site, in two levels of “automated” parking, one on the first floor and one level below ground.

**TRAFFIC IMPACT:** The City’s peer review report of petitioner’s traffic impact and access study and follow-up response are contained in correspondence dated May 5, 2020 and November 5, 2020 from Kenneth Petraglia, P.T.O.E., Malden, MA, and includes the following recommendations for traffic and safety mitigation:

1. Intersections:
  - a) Modify signal timings at intersection of Main Street/Ferry Street/Salem Street.
  - b) At the intersection of Main Street/Centre Street: a) replace the existing doghouse signal head with a four-section signal head that would include a flashing yellow arrow; b) installation of backplates on overhead signals; and c) modify signal timings for AM; with all modifications to include updated analysis, design and installation.
  - c) Install pedestrian tactile warning panels at each crosswalk at the intersection of Main Street/Florence Street.
2. Sidewalks: Install new sidewalks abutting the Project site on both sides of Dartmouth Street from Pleasant Street to Garnet Road.
3. Crosswalks: Restripe existing crosswalks with thermoplastic (ladder pattern) at the intersections of Pleasant Street/Dartmouth Street/Middlesex Street and Garnet Road.

4. Transportation Demand Management (TDM): Implement all proposed TDM measures: Transportation Coordinator; Tenant Orientation Packets; Bicycle Storage; Unbundled Parking; Rideshare Information; Internal ride-matching; Guaranteed Ride Home; and Transit Screen.

**Water, Sewer & Drainage.** Review by the City Engineer of the Stormwater Management Report and Drainage and Utility Plan is necessary to determine whether the water, sewer and drainage systems will be adequate following the project (§12.12.100.D, MZO).

**Demolition Delay.** As required by the Demolition Delay & Alteration Delay Ordinance (Section 4.24.110, Chapter 4, Revised Ordinances of 2020), the Malden Historical Commission reviewed the proposal. The Commission made a determination the building is not Significant and the demolition is allowed to proceed without delay (See Determination dated January 16, 2020).

**Conformance with Malden Master Plan.** The proposal is in conformity with Economic Development Goals of the *Master Plan* (2010) and Recommendations for the Downtown: to develop modern and flexible office space; and to encourage the redevelopment of underutilized buildings and areas of the City, especially downtown (Sections E.3.3 and E.3.3.1, Chapter 5, *Malden Master Plan*, 2010).

**REQUIRED FINDINGS TO GRANT SPECIAL PERMIT** for All Structures More than Six Stories (§12.12.100, MZO):

- 1) Conformance with the dimensional controls.
- 2) Traffic and circulation shall be adequate following project development.
- 3) The proposed structure will create no significant new shadow for any properties in Residence A and B zoning districts.
- 4) The proposed structure will not be detrimental to the health, welfare, safety, peace and enjoyment of the nearby residents, and will not cause increases in loitering, disturbances, disorderly conduct, or excessive noise, or a decrease in air quality, and the proposed use is in the interest of the public good.
- 5) The water, sewer and drainage systems will be adequate following project development and that adequate provisions have been made for solid waste removal and recycling.

**PLANNING BOARD RECOMMENDATION:**

The Planning Board recommends to the City Council that the special permit be **denied**, based on the size of the project not being in the interest of the public good.

*Note 2: The Planning Board voted unanimously to make this recommendation (9-0).*