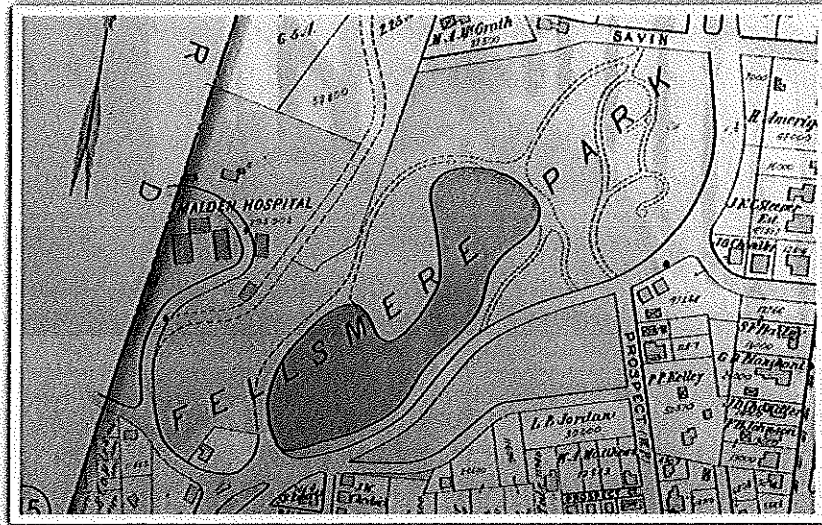


AN EQUITABLE COMMUNITY VISION

- A Vision for the Hospital Land Based on Listening to the Wishes of Communities
- Outreach to Bring People Together to Establish Such a Vision
- Current Sources of Available Funding

FELLSMERE PARK & MALDEN HOSPITAL INTENDED AS PUBLIC OPEN SPACE FROM THE START



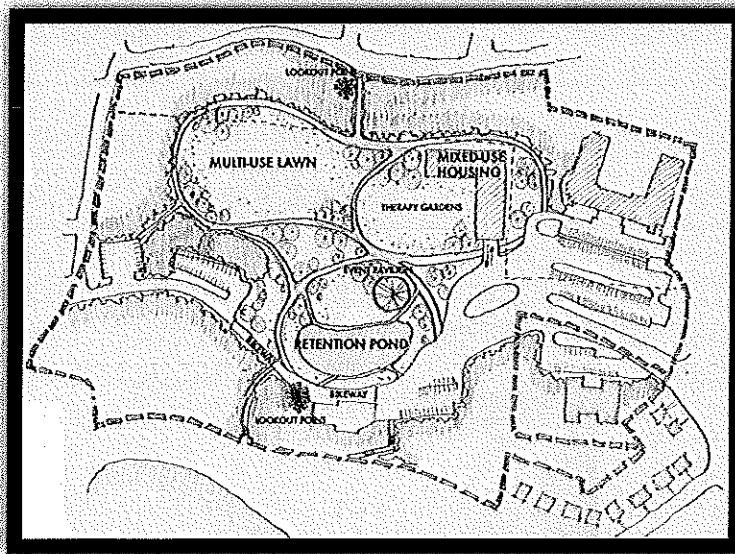
FRIENDS OF FELLSMERE HEIGHTS PROPOSAL

- Since Our Founding in the Fall of 2014 the Friends of Fellsmere Heights (FoFH) has been a joint Medford-Malden Citizen's Alliance
- The 16 + 2-acre FoFH Community Vision was first presented in June 2015
- Preservation Funds of both Malden and Medford for grant match

MALDEN-MEDFORD INTER-CITY ALLIANCE

- We are Pleased Both City Councils Allied Themselves Through Joint Meetings of Their Ad Hoc Committees to Create a Plan for the Malden Hospital Land That Benefits Both Communities
- The Outcome Depends on Malden & Medford City Governments, State Officials, Hallmark Health & Wellforce Working Together with Granting Agencies, Foundations, and a Responsive Developer

VISION FOR PARK & BUILDING RESULTING FROM MEETINGS IN 2015



LISTENING TO RESIDENTS

In 2015 Malden's Ballot Referendum YES-Votes
Underscores the Desire for Additional Open Space

- YES: Development Moratorium 3 to 1
- YES: Community Preservation Act 3 to 2
- YES: Part of Hospital Land for Open Space 3 to 1

LISTENING TO RESIDENTS

In November 2015 Malden and Medford each
adopted the Community Preservation Act (CPA).

The CPA was put on the ballot by residents, primarily
in response to the need to fund open space on the
Malden Hospital land and elsewhere, as
well as fund affordable housing and historic
preservation projects in each city.

The Preserve Malden and Preserve Medford groups
that led the effort and helped each other were an
outgrowth of Friends of Fellsmere Heights.

LISTENING TO RESIDENTS

In 2016 Medford's City Council launched ad hoc committee to study community impacts from the reuse of the hospital land

In 2017 Malden's Moratorium Survey and Open Space and Recreation Survey both show over 80% of residents want the city to acquire increased public open space.

Of 351 Massachusetts communities, Malden has the 5th-lowest per-capita protected open space (only better than Cambridge, Lawrence, Somerville, and Chelsea)

Malden Open Space Plan includes review of open space opportunities

HOSPITAL LAND IS THREE PARCELS



16 + 2 ACRE PLAN

Under current zoning of Medford and Malden, approximately 60 units of housing are possible.

Proposal is to put this housing into a single structure on a small footprint, 2 acres or less, through cluster zoning overlay.

The majority of the 18.3 acres, over 16 acres, would continue to serve community healthcare needs, as Elisha and Mary Converse intended, as open space.

SENIOR AFFORDABLE HOUSING

If the building includes significant affordable housing, then CPA funding can be used.

Senior housing would be complementary to nursing home and medical office building.

Inclusion of community and arts space would benefit both Malden and Medford.

LAND AND PARC GRANTS

Local Acquisitions for Natural Diversity (LAND): up to \$400,000 (Grover Road and 57 Hospital Road parcels)

Parkland Acquisitions and Renovations for Communities (PARC): up to \$400,000 (100 Hospital Road parcel)

– annual grants, deadline early July; certified appraisal report required.

GATEWAY CITY GRANT

Gateway City Parks Program: For creation and restoration of parks and recreational facilities in underserved communities

According to program administrator, Kurt Gaertner, "More than \$1 million is possible, as are demolition and remediation."

Malden in cycle for getting grant, need letter from Mayor to show interest. Request for 100 Hospital Road parcel.

Due to the lack of protected open space in Malden and in Fulton Heights, high likelihood in winning these grants.

FOUNDATIONS

Adelaide Breed Bayrd Foundation – recreation

Bloomberg Foundation – arts, community space

COMMUNITY PRESERVATION ACT (CPA) FUNDING

Medford CPA revenue is \$1 million annually

Malden CPA revenue is \$500,000 annually

State match is expected to be 11.5% this year, yet will increase when state updates fees at Registry of Deeds.

Malden CPA fund can accept other non-state revenue for state match up to 3% limit, thereby leveraging municipal funding; for example, from mitigation fees or meals tax.

MALDEN funding 80% STATE REIMBURSEMENT RATE FY2016: 68%	GRANTS & DONATIONS	CPA FUNDING	TOTAL
Gateway Community Grant	\$1,000,000	\$470,588	\$1,470,588
Maximum LAND Grant 57 Hospital Road 5.03 acres, 2.2 acres already protected	\$400,000	\$188,235	\$588,235
Maximum PARC Grant 100 Hospital Road 9.59 acres	\$400,000	\$188,235	\$588,235
Private Fundraising & Foundations	\$1,400,000	\$752,942	\$2,152,942
MALDEN Total	\$3,200,000	\$1,600,000	\$4,800,000
MEDFORD funding 20% STATE REIMBURSEMENT RATE FY2016: 62%			
Maximum LAND Grant: 47 Grover Road 3.68 acres	\$400,000	\$245,161	\$645,161
Private Fundraising & Foundations	\$350,000	\$204,839	\$554,839
MEDFORD Total	\$750,000	\$450,000	\$1,200,000
TOTAL OPEN SPACE FUNDING	\$3,950,000	\$2,050,000	\$6,000,000

MALDEN-MEDFORD COLLABORATION

Medford residents are keenly interested in helping.

Medford has twice the Community Preservation funds as Malden (\$1,000,000 vs. \$500,000 annually).

A Malden-Medford collaboration, perhaps similar to Pine Banks, is appropriate to bring our communities together.

TIMELINE MOVING FORWARD

Spring/Fall 2018 – Work and/or developer to apply for funding through Malden and Medford Community Preservation Committees to develop plan for open space and affordable housing

Fall 2018 – Apply to Malden and Medford Community Preservation Committees for funding for PARC, LAND, Gateway Community, and other grants

2019 – Malden and Medford apply for grants (PARC and LAND due July)

Throughout – Malden, Medford, DCR, and Trustees of Reservations work out long-term management agreement, perhaps similar to Pine Banks