



To: Malden City Council
From: Ron Hogan, Chief Strategy Officer
Yem Lip, City Engineer
Michelle Romero, City Planner
Date: December 15, 2025
Re: Paper #344 Series of 2025

This memo is intended to accompany the above-referenced paper for purposes of clarifying the record on this matter.

The special permit application submitted by the petitioner, Tufts Medicine, Inc., included a proposed reconfiguration of Hospital Road. The reconfigured roadway adds land the petitioner currently owns to the public way, and conversely, transfers land from the public way to the private portion of the redeveloped site. The draft Widening and Relocation Plan reviewed and approved by the City Council on September 2, 2025 included changes to several portions of Hospital Road, including where the roadway intersects Savin Street and Murray Hill Road. The attached final version of the Widening and Relocation Plan dated August 25, 2025, revised September 10, 2025, was approved by the Department of Public Works Commission on October 14, 2025.

The special permit granted for the project in Case #23-10 includes condition #16, which requires:

Any reconfiguration of the right-of-way, Hospital Road, shall require review by the City Engineer and approval by the DPW Commission, and any abandonment and transfer by the City of portions of the existing right of way shall require approval by the City Council.

On September 2, 2025, the City Council reviewed the proposed Widening and Relocation Plan for the purposes of approving the plan in concept regarding *the abandonment and transfer by the City of portions of the existing right of way* such that the DPW Commission could subsequently vote to approve the reconfigured Hospital Road. It is understood that subsequent steps will need to be accomplished to execute the legal transfer of public and private land shown on the plan.

Separately, the special permit includes condition 11c, which requires:

Redesign and reconstruction of the Hospital Road/Murray Hill Road intersection so that a single-unit truck (SU-30) and a fire truck are able to turn to and from Hospital Road without crossing into the opposing travel lane.

The portion of land involved in the reconfiguration of the Hospital Road/Murray Hill Road intersection, specifically the piece of currently privately owned land that was reconfigured into the public right of way to satisfy this condition, is contained within the parcel that is to be acquired by the City as part of the open space acquisition. The open space acquisition is per the agreement we have with Tufts Medicine, and this transaction will be regulated by the unique property procedures under MGL Chapter 30B, Section 16 and will require City Council approval.

Additional City Council approval of the roadway reconfiguration is not required by the special permit nor for any other reason. Any further City Council action required for the legal transfer of public and private land shown on the plan and land acquisition/disposition component of this project will be through future additional docketed items.