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Gary Christenson, Mayor

Tuesday, January 23, 2018

The Honorable Malden City Council
Deborah DeMaria, President
110 Pleasant Street
Malden, MA 02148

RE: The Malden Hospital Site

Dear President DeMaria and Members of the Council:

I write to inform you that there has been a significant change in Fellsmere Housing Group's plan to develop the former Malden Hospital site. I am requesting that the City Council refer this matter to the Hospital Site Review Committee for public discussion since this committee is tasked with identifying and recommending proposals that make sense for our community.

The major change is less density and that all of the units will now be owner-occupied. There will also be a walking trail that will be privately managed and open to the public as well as the preservation of seven acres of trees. Additionally, two acres will be donated to the City as an addition to Fellsmere Park.

From a financial perspective, the level of private investment will approach \$100 million and when completed, the project will generate an estimated \$1.2M in tax revenue after expenses on an annual basis. The proposal also includes nearly \$500,000 in one-time infrastructure improvements that could be used to make further enhancements to the nearby pond and park and/or be used for affordable housing. Moreover, I believe that this proposal will be attractive to the state and serve as a catalyst to the City's ability to seek Massworks funding for associated infrastructure improvements, including but not limited to, adjoining streets and sidewalks, water mains, and traffic improvements along the nearby Falls.

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I realize that density remains an ongoing concern in our community but I believe that this particular proposal is worthy of review and public discussion. This will allow us to truly gauge whether the benefits outweigh the costs of allowing this proposal to move forward.

Thank you for your consideration and please contact me if you have any further questions at 781-397-7000, ext. 2001 or mayor@cityofmalden.org.

Sincerely,



GARY CHRISTENSON
Mayor, City of Malden

cc: John Matheson, City Councillor Ward 3, Chair of the Hospital Site Review Committee