



Malden Master Planning Meeting

April 30, 2009

City of Malden
Richard C. Howard, Mayor

Malden Planning Board and
Master Plan Steering Committee

Presentation by:

Metropolitan Area Planning Council



Welcome

Charles Ioven

Chair, Master Plan Steering Committee

Vice Chair, Malden Planning Board





Welcome

Jennifer Raitt

*Chief Housing Planner,
Metropolitan Area Planning Council*



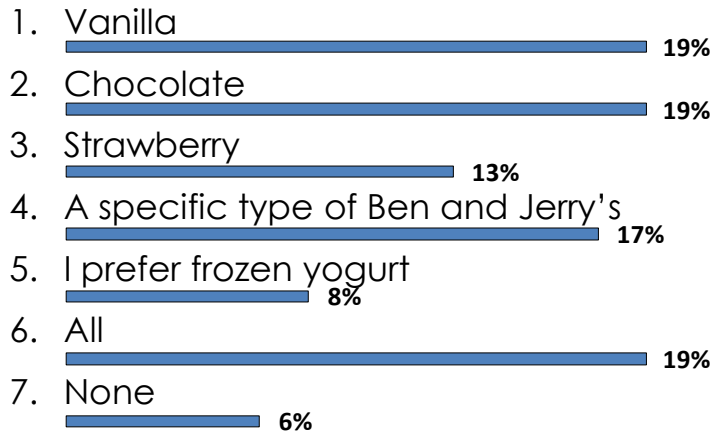
Who is in the room?





Who is in the room?

What is your favorite ice cream flavor?

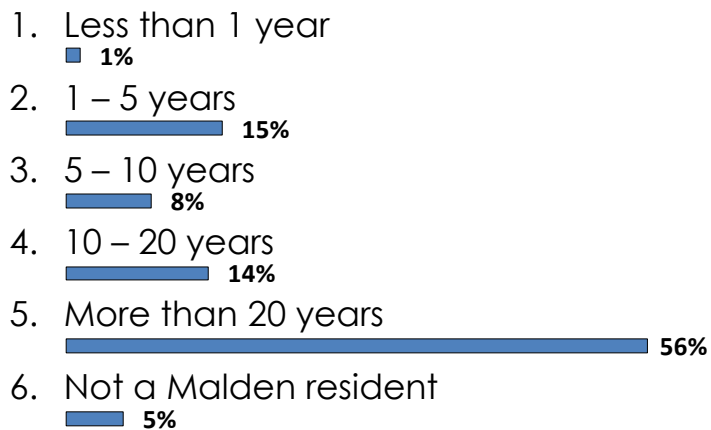


64 / 200



Who is in the room?

How long have you lived in Malden?



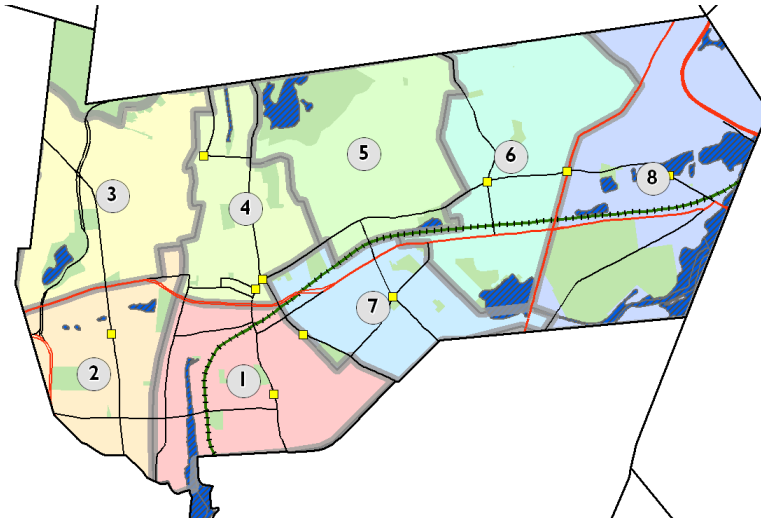
73 / 200



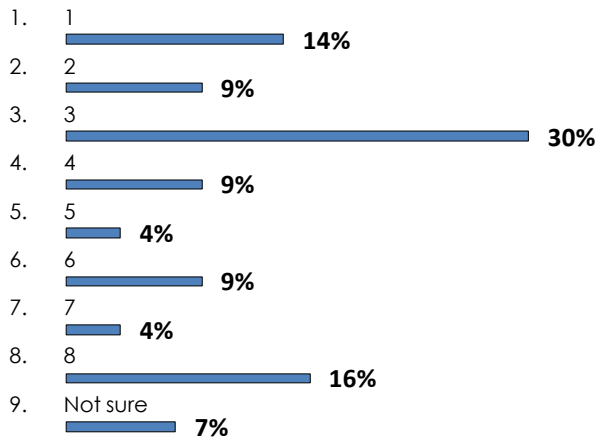


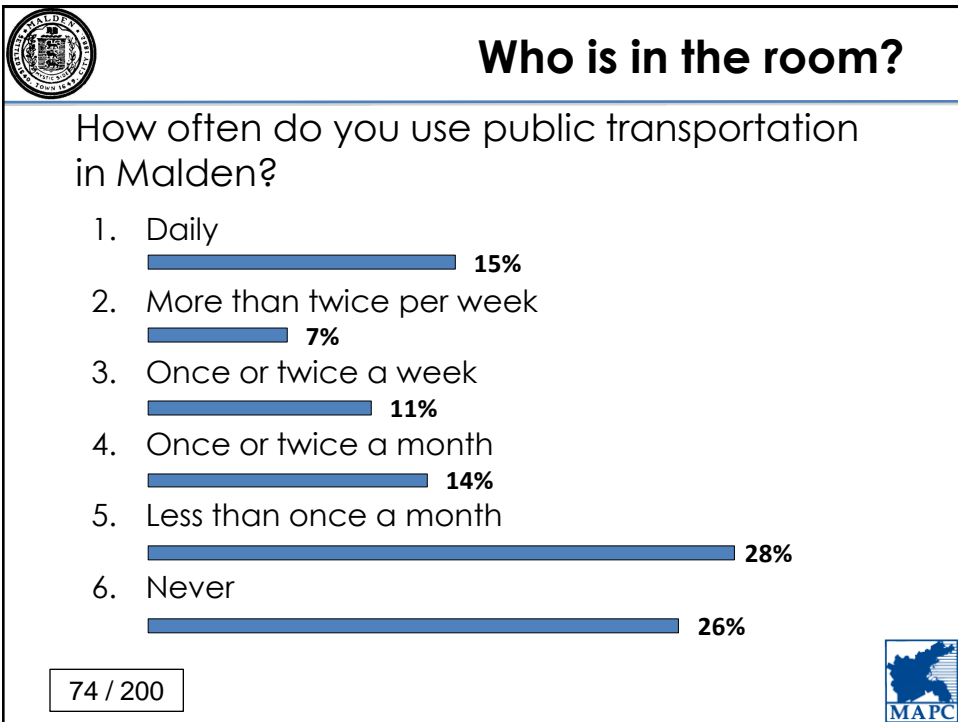
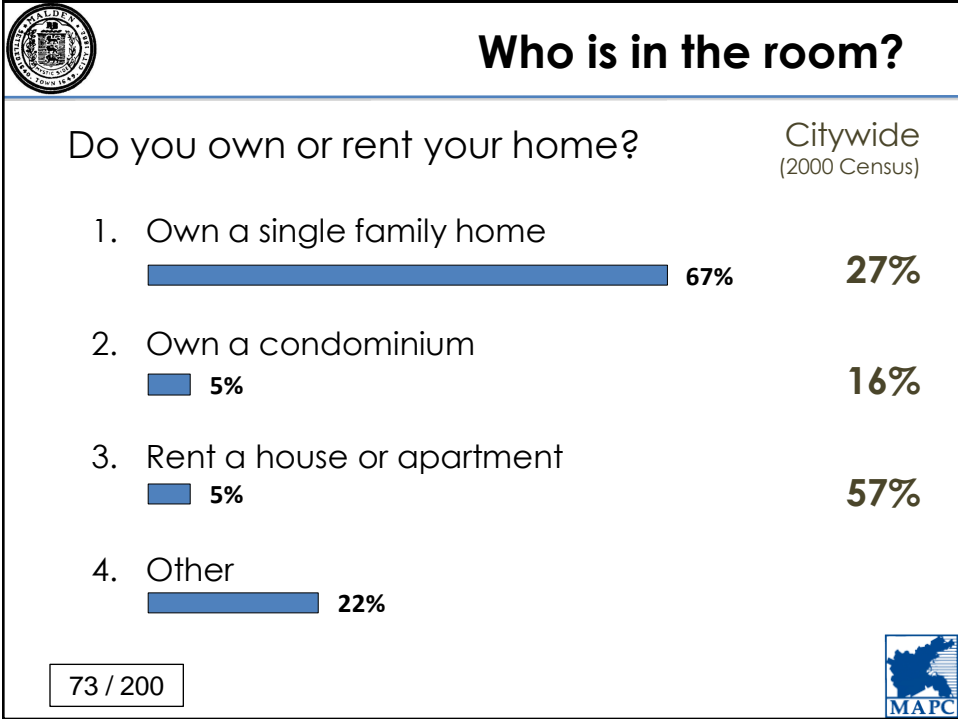
Who is in the room?

Which ward do you live in?



Which ward do you live in?







Who is in the room?

How often do you walk or ride a bike to work, school, or shopping?

1. Daily 6%
2. More than twice per week 9%
3. Once or twice a week 14%
4. Once or twice a month 9%
5. Less than once a month 17%
6. Never 45%

78 / 200



Who is in the room?

Did you participate in previous phases of the Malden Visioning and Master Planning effort?

1. Ward or citywide workshop 17%
2. Survey 7%
3. Workshop and survey 46%
4. Participated in some other way 8%
5. Did not participate 22%

72 / 200





About MAPC

Created by an act of the Legislature in 1963

Region contains 22 cities and 79 towns with a combined population of 3+ million

40 professional staff regularly undertakes planning, mapping, and data analysis projects for municipalities

Create the regional plan: MetroFuture



The Malden Vision

A concise statement of the community's goals and a decision-making guide for future planning and development, leading to a comprehensive master plan.



Adopted by the Malden Planning Board and endorsed by the Malden City Council in 2008.





The Malden Vision

1. Citywide workshop
2. Survey
3. Ward Workshops
4. Malden Vision Statement
(Goals/ Actions)



The Malden Vision

Five Planning Elements support the Malden Vision:

1. Transportation
2. Residential Development
3. Economic Development
4. Public Facilities and Infrastructure
5. Natural and Cultural Resources





The Malden Vision

Key Residential Development Goals:

1. Safe, Clean, and Secure
2. Redevelopment and Preservation
3. Housing Needs
4. Housing Choice
5. Code Compliance and Enforcement
6. Tenants and Landlords



The Malden Vision

Key Transportation Goals:

1. Safe Streets and Neighborhoods
2. Pedestrian, Bicycle, and Vehicle Safety
3. Public Transportation Options
4. Transit Planning
5. Snow and Ice Removal





Implementation Phase

How can Malden's *planning policies* change to help achieve the Vision?



MAPC role:

- Review zoning
- Study future growth
- Planning recommendations

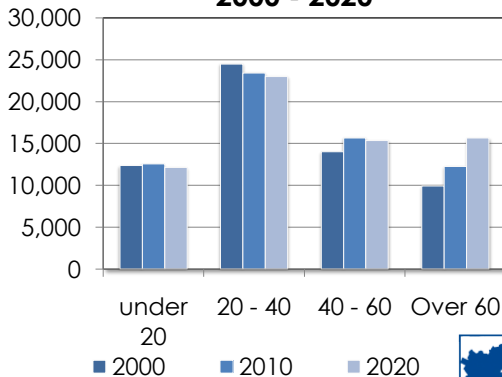


Malden's own housing needs

Existing residents will need over 1,000 new homes over the next decade

- 24,000 Malden residents between ages of 20 – 35
- Over-65 population likely to increase by 3,700 people from 2000 – 2020 (48% growth)

Malden Population Change, 2000 - 2020

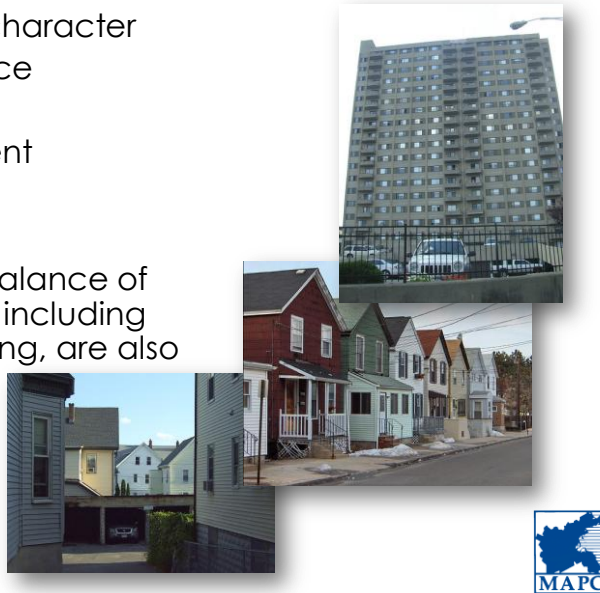




Housing challenges

- Neighborhood character
- Code compliance
- Parking
- Overdevelopment
- Crime

The diversity and balance of housing options, including affordable housing, are also important.



Malden Zoning Ordinance

A dozen zoning districts/sub-districts

- Allowed uses
- Lot size
- Density
- Height
- Setbacks
- Parking

Zoning controls most development,
but still some exceptions and
“nonconforming” uses





Future Growth

What type of development is possible **under the current zoning**?



What type of development might occur **if the zoning is changed**?



What are the impacts of different changes?



Community Viz Computer Model

Useful for:

- Comparing different scenarios
- Understanding relative impacts
- Identifying community preferences

But:

- Not specific recommendations
- Not fully comprehensive
- Not perfect





Residential Zoning Districts

Three residential districts:

- *Residence A*
- *Residence B*
- *Residence C*

Two districts downtown:

- *Central Business*
- *Residential Incentive Overlay*

Two districts that allow both residential and commercial uses:

- *Residential Office*
- *Neighborhood Business*



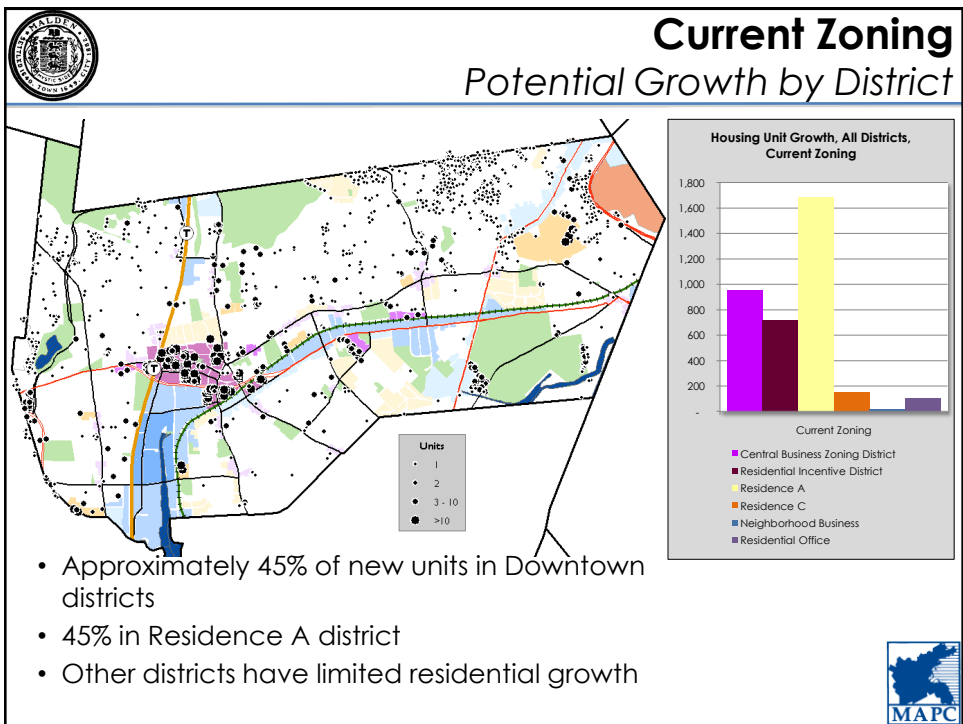
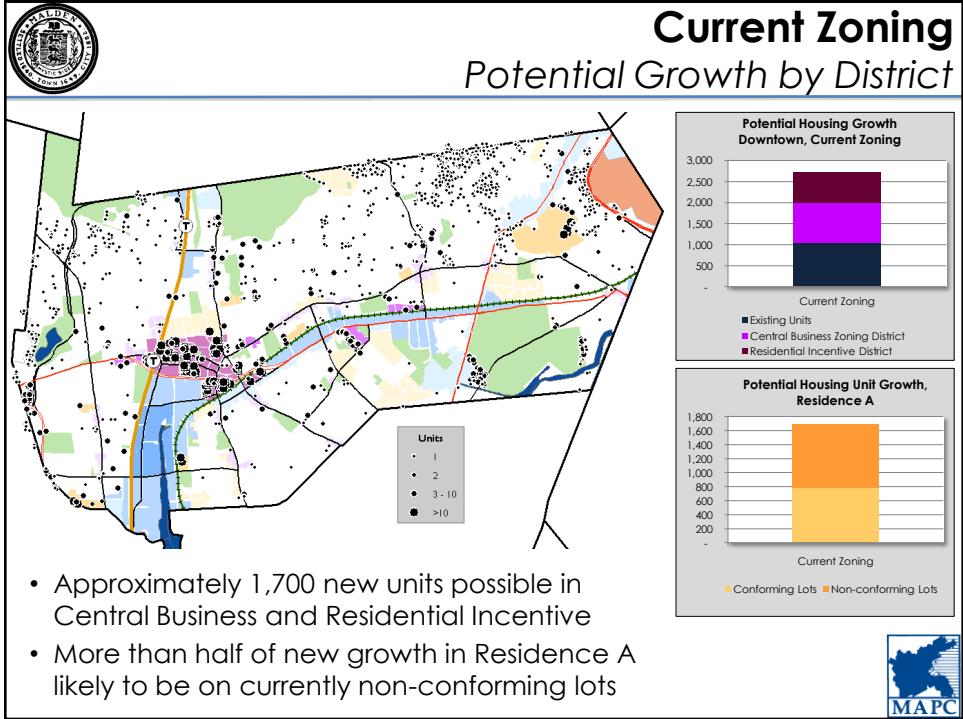
Current Zoning

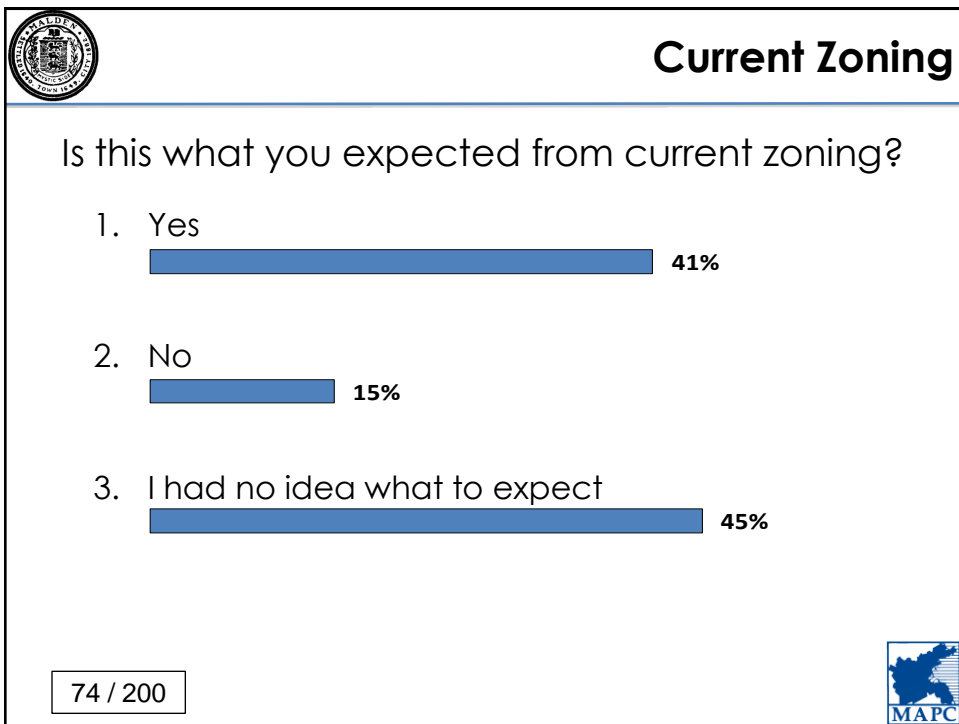
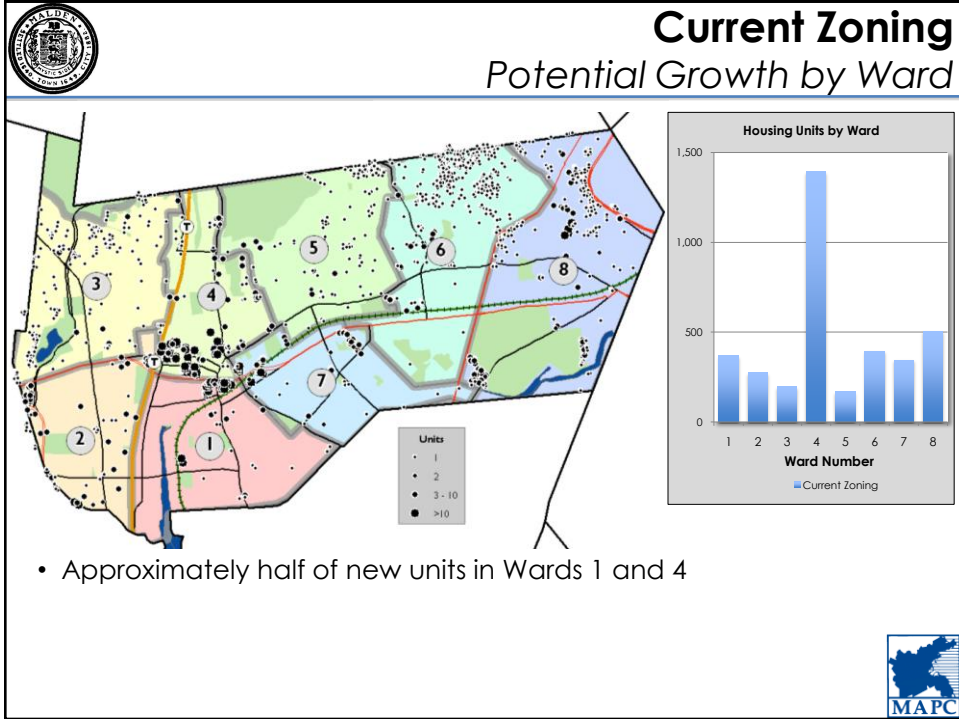
Key assumptions:

No changes to existing zoning ordinance or map

Nonconforming properties in Residence A will gradually convert to residential uses















Current Zoning

Overall how do you feel about the future of Malden as depicted in this scenario?

1. Very positive
 8%
2. Somewhat positive
 23%
3. Neutral
 16%
4. Somewhat negative
 26%
5. Very negative
 12%
6. Can't decide / Not enough information
 14%

73 / 200



Neighborhood Infill

Key Features:

Elimination of Residential Incentive Overlay
 Smaller lot sizes in Residence A to encourage development of single family homes

Accessory apartments as new allowed use in owner-occupied homes in Residence A

Density limits for reuse of nonconforming properties





Neighborhood Infill

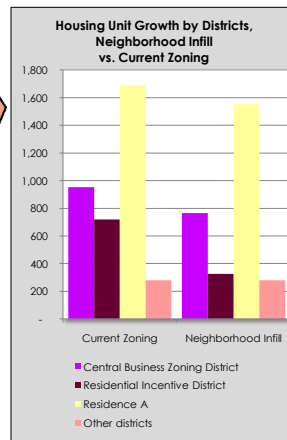
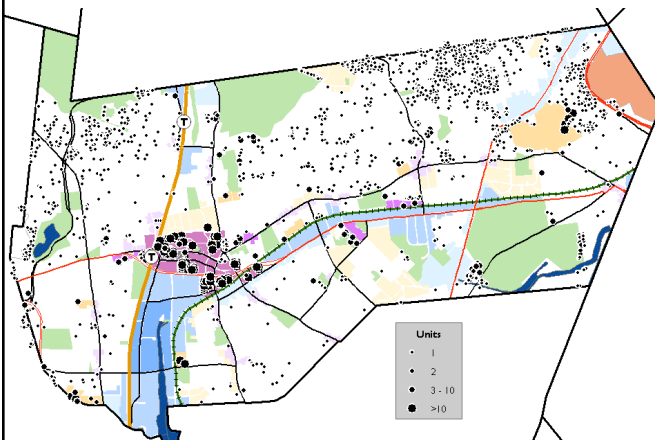
Single Family Homes



Accessory Apartments

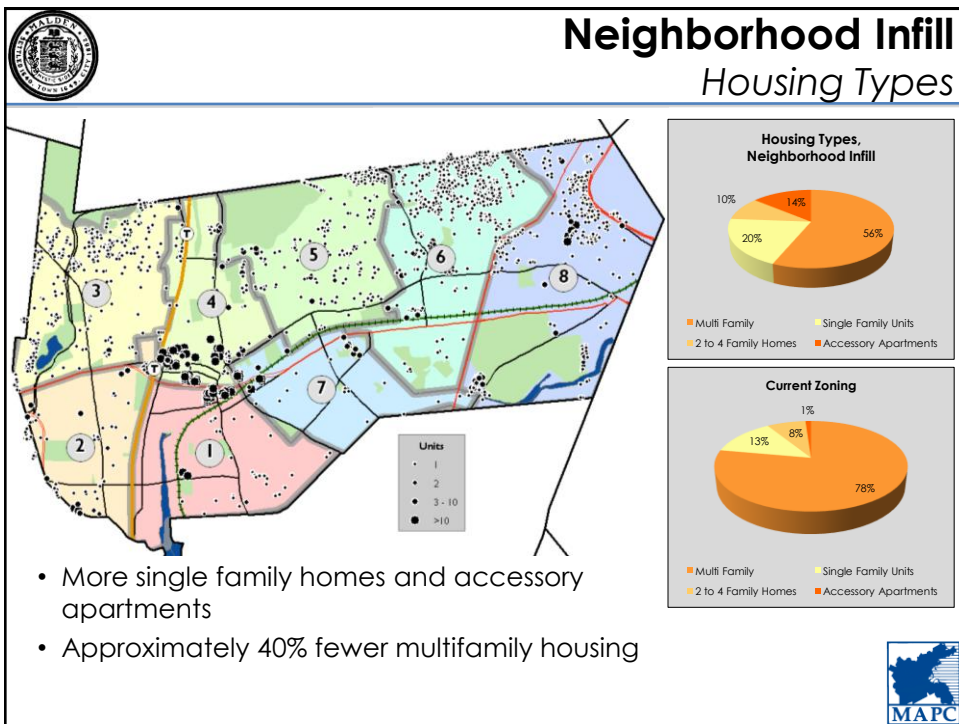
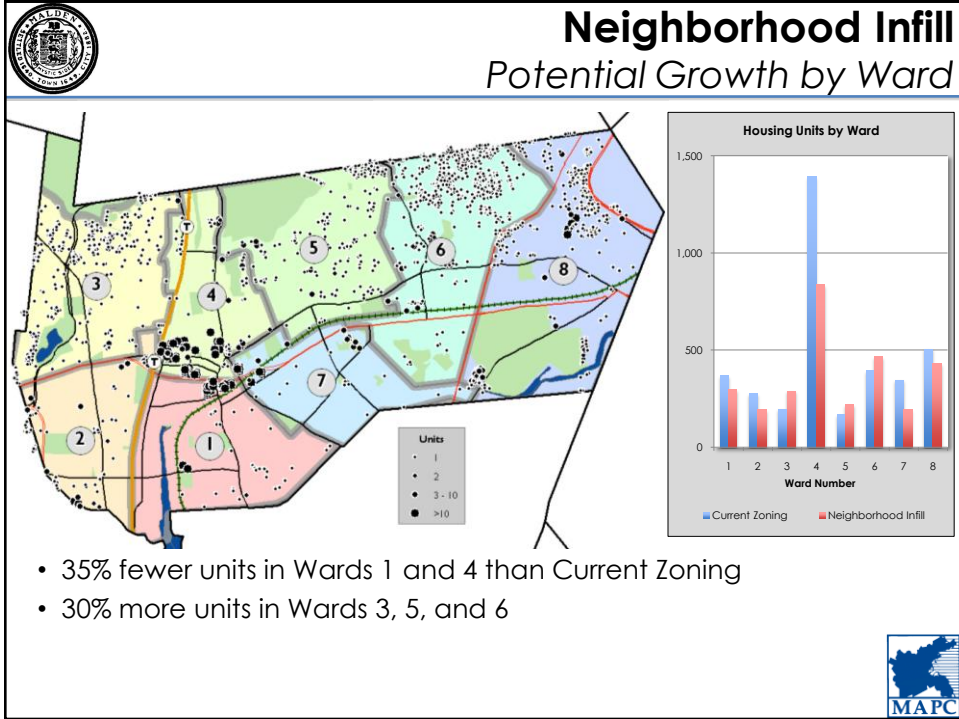


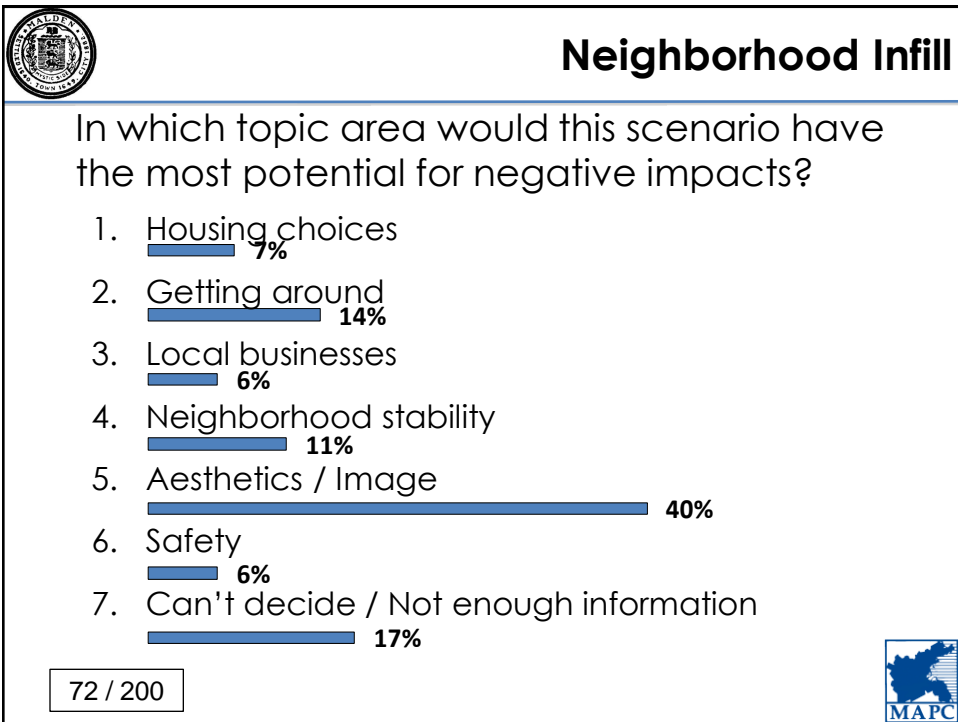
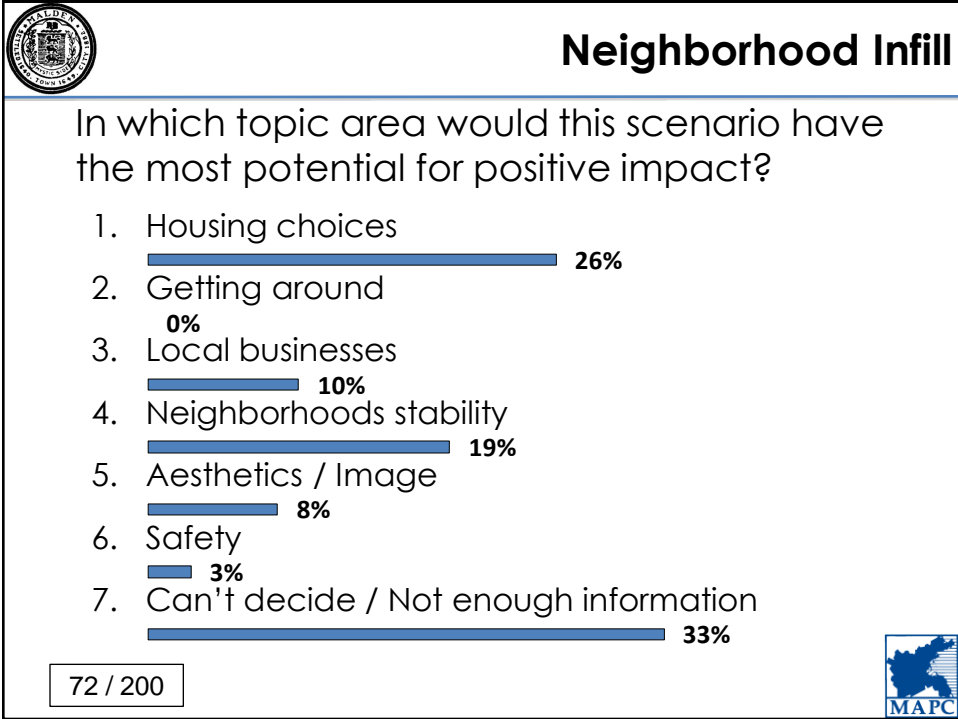
Neighborhood Infill Potential Growth by District



- Total units approximately 20% less than Current Zoning
- 35% fewer units downtown
- Comparable number of units in Residence A, but far fewer on currently nonconforming lots.









Center & Squares

Key Features:

Elimination of Residential Incentive Overlay

Creation of new "Smart Growth" zoning district south of Centre Street downtown

New mixed-use "Squares District" in selected commercial and industrial areas

Larger lot size requirements in Residence A; accessory apartments allowed

Some nonresidential uses allowed to continue on nonconforming properties



Center & Squares

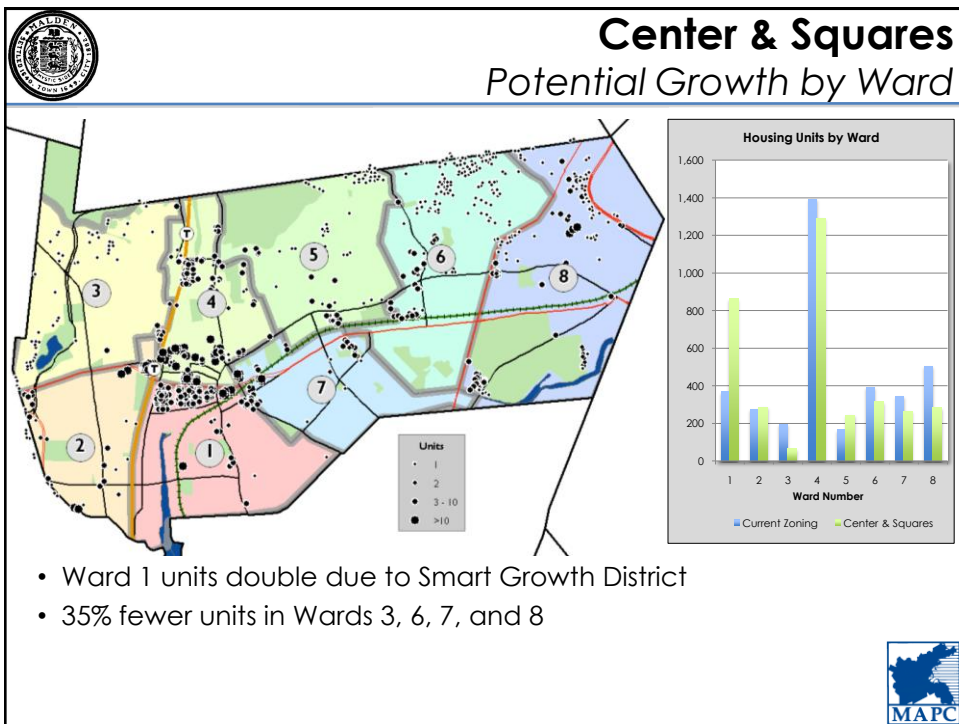
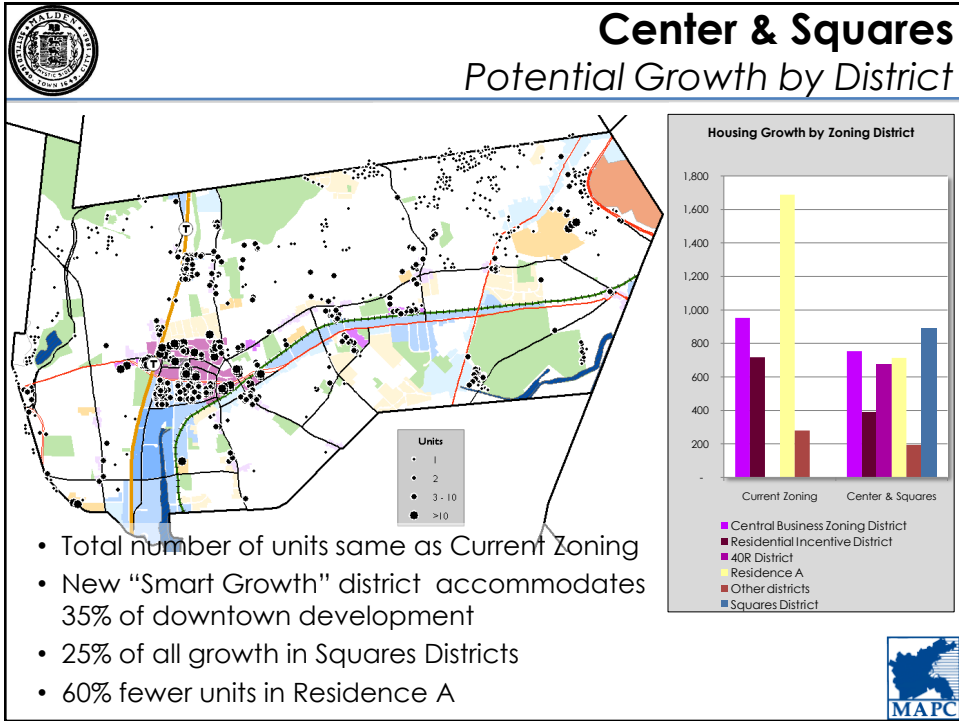


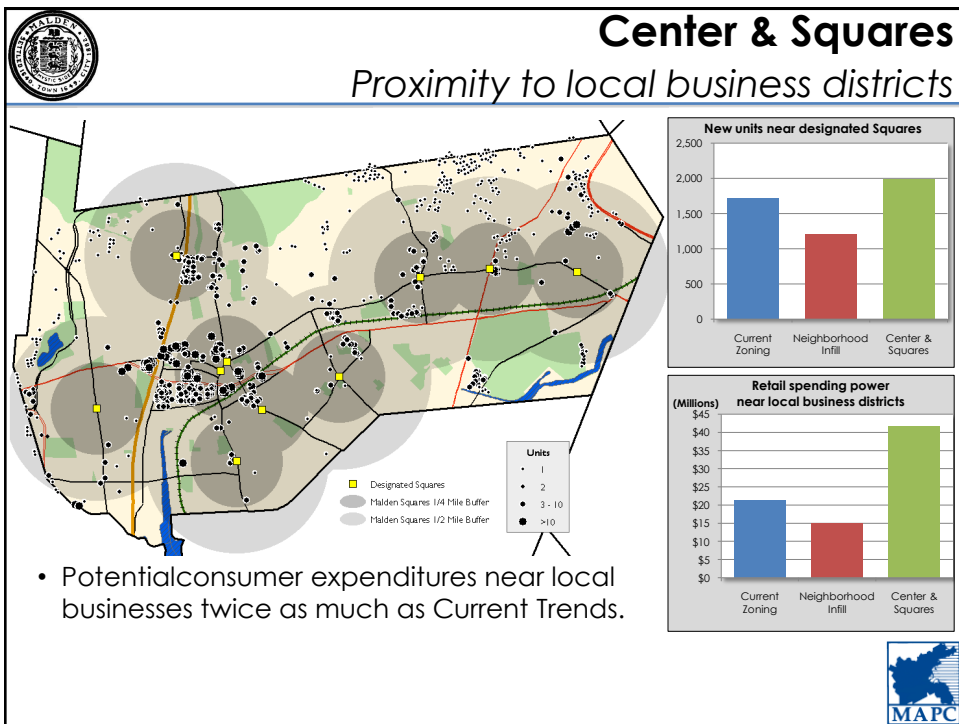
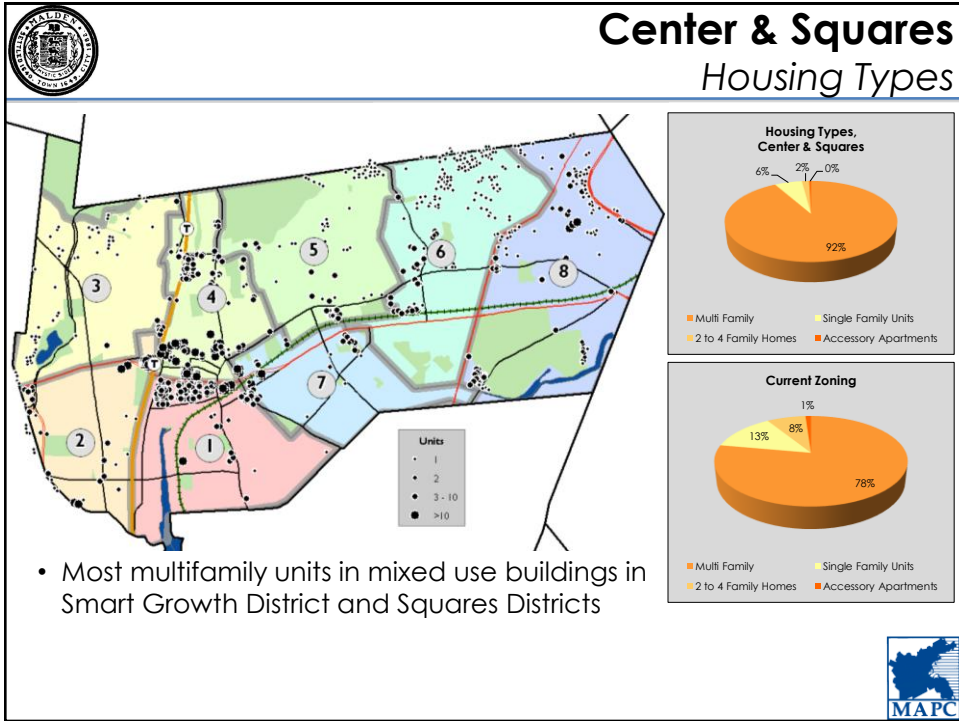
Squares Districts

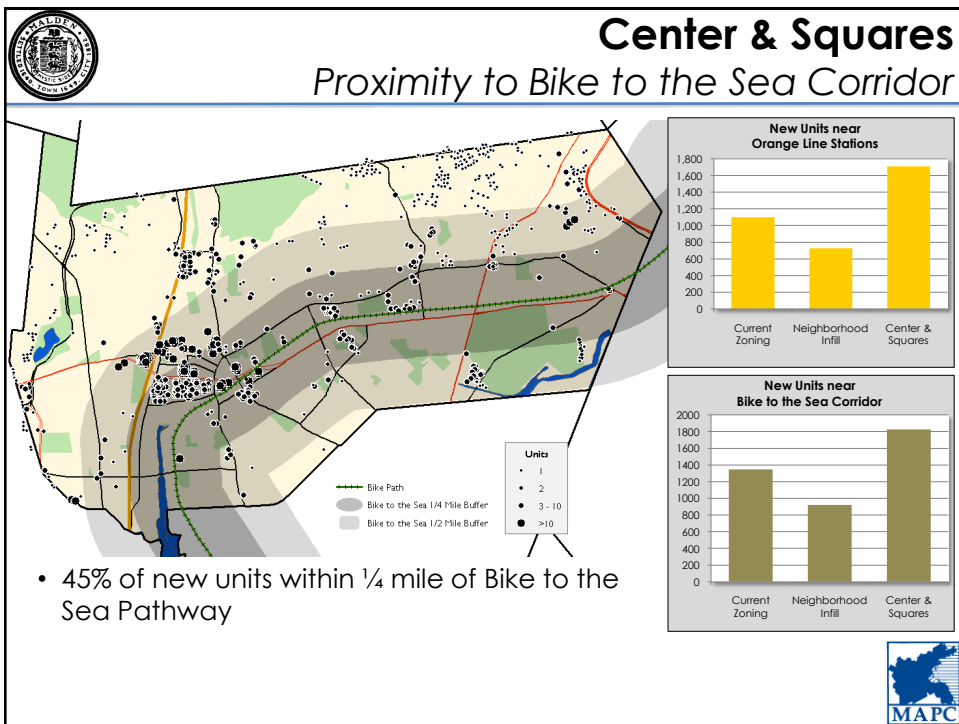
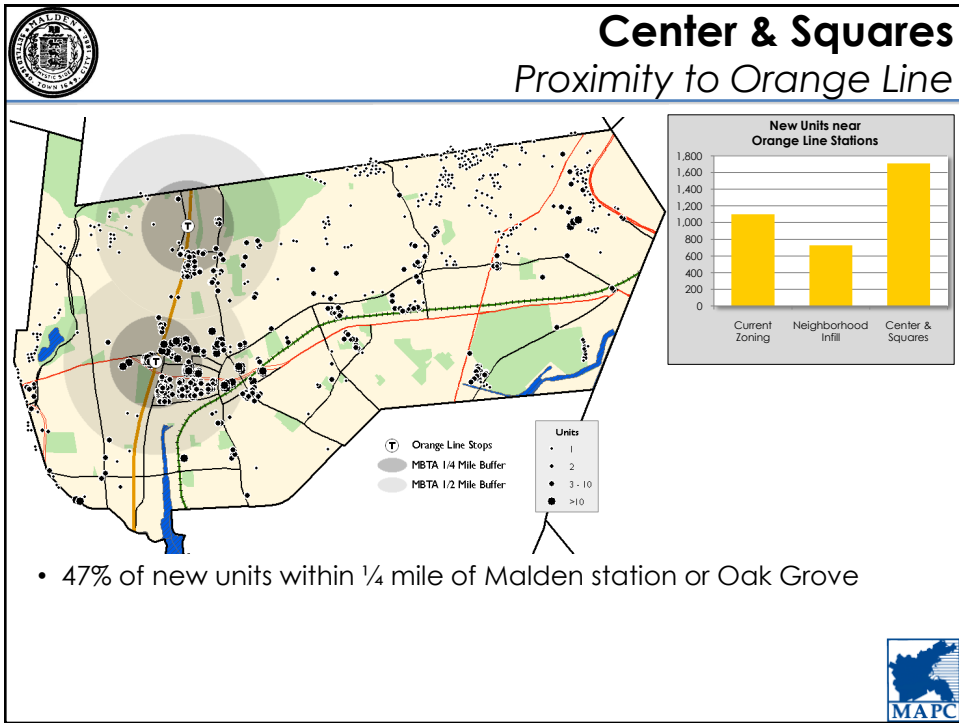


Smart Growth Zoning District











Center and Squares

In which topic area would this scenario have the most potential for positive impacts?

1. Housing choices
8%
2. Getting around
11%
3. Local businesses
39%
4. Neighborhood stability
15%
5. Aesthetics / image
18%
6. Safety
0%
7. Can't decide / Not enough information
10%

63 / 200



Center and Squares

In which topic area would this scenario have the most potential for negative impacts?

1. Housing choices
19%
2. Getting around
10%
3. Local businesses
0%
4. Neighborhood stability
14%
5. Aesthetics / Image
7%
6. Safety
9%
7. Can't decide / Not enough information
41%

69 / 200





Slow Growth

Key Features:

Elimination of Residential Incentive Overlay
Reduced density and height in Central Business District

More restrictions on development in Residence A; variance for 2-families eliminated

Some nonresidential uses allowed to continue on nonconforming properties



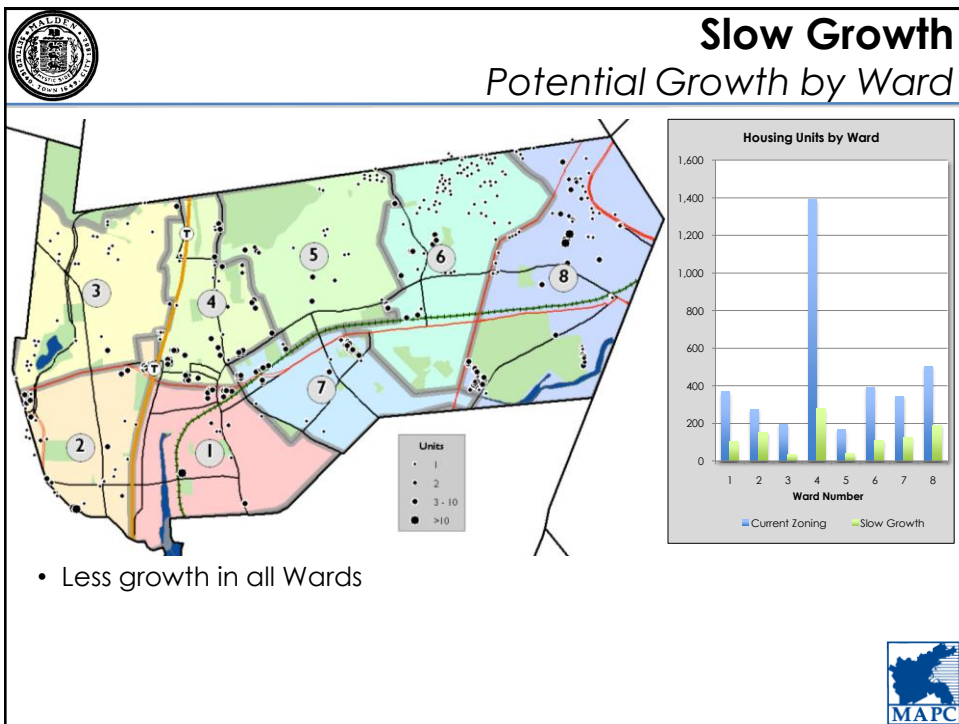
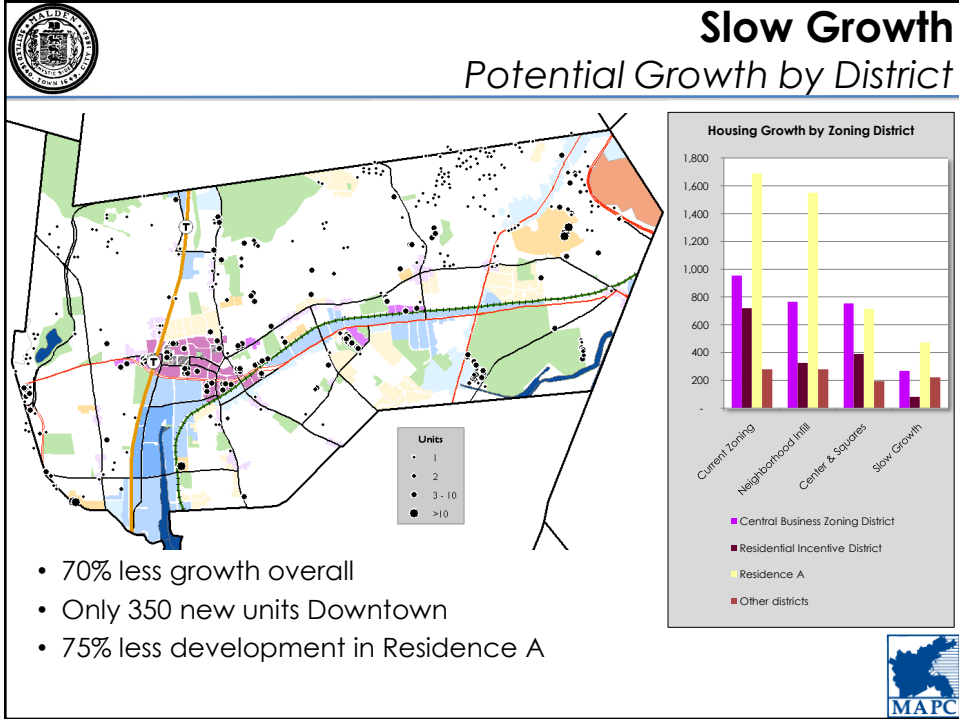
Slow Growth

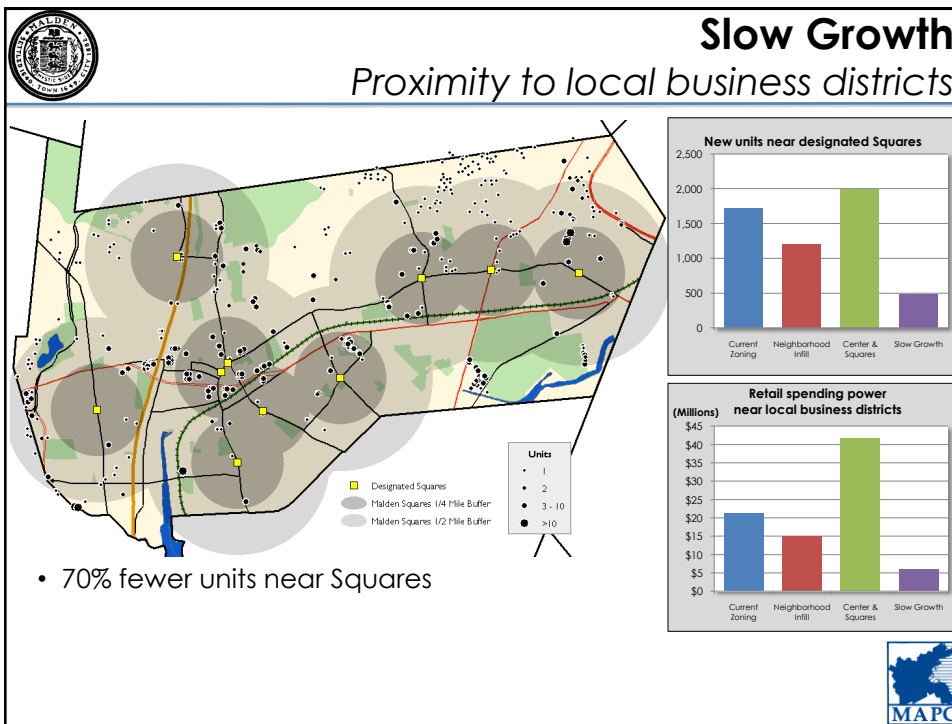
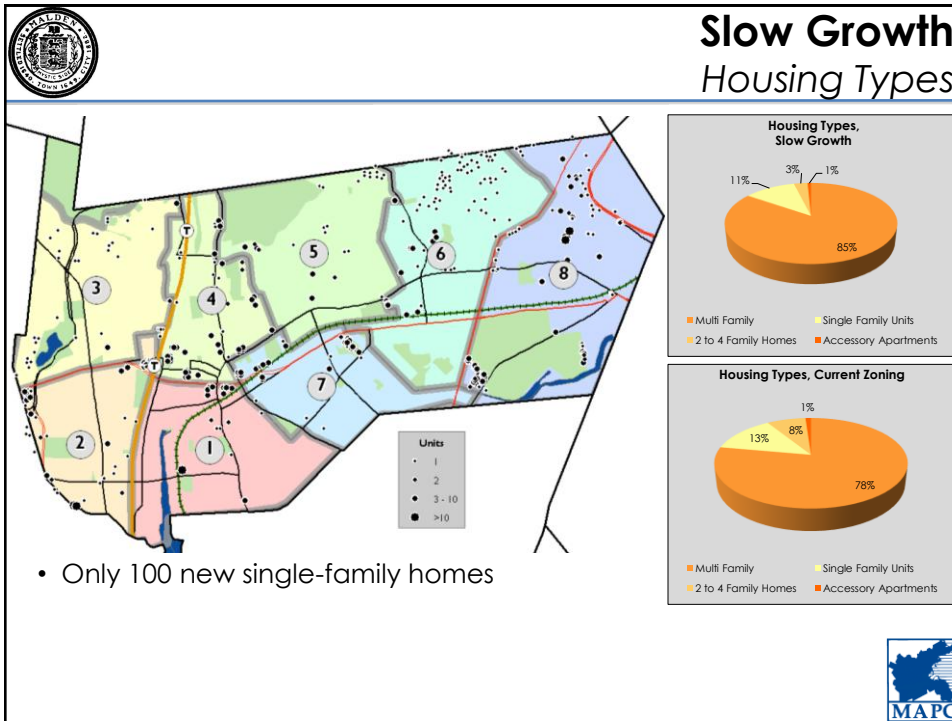


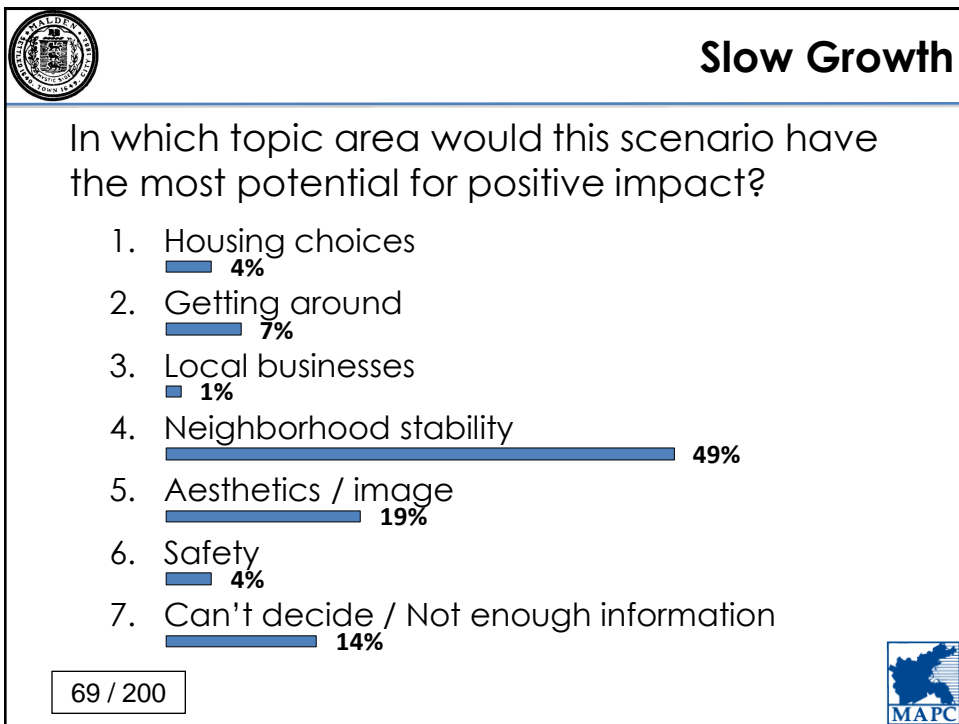
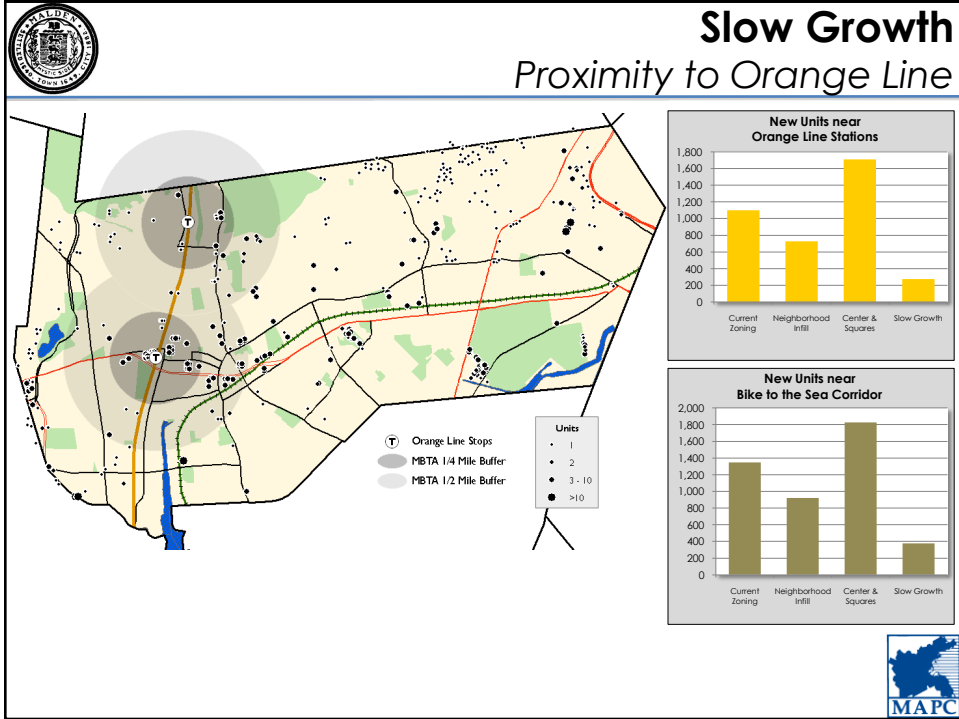
**Limited Development
Downtown**

**Minimal
Neighborhood
Impact**









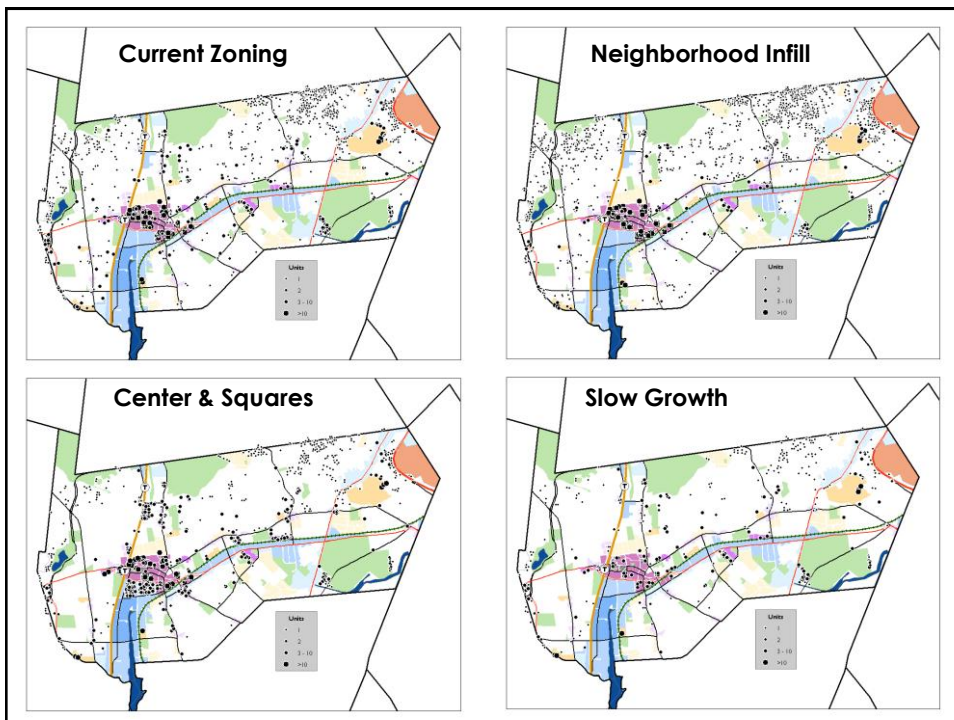


Slow Growth

In which topic area would this scenario have the most potential for negative impacts?

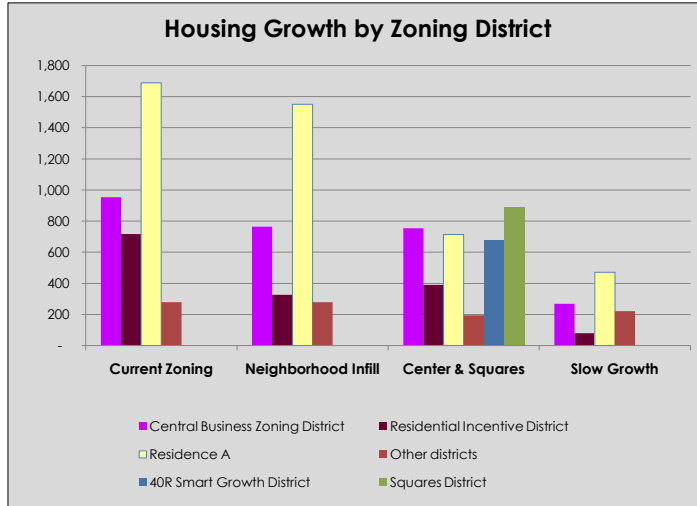
1. Housing choices 31%
2. Getting around 1%
3. Local businesses 40%
4. Neighborhood stability 1%
5. Aesthetics / Image 4%
6. Safety 3%
7. Can't decide / Not enough information 19%

68 / 200

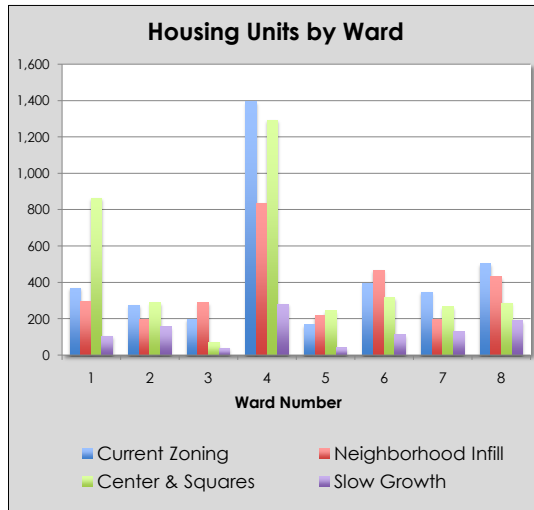




Comparing Scenarios Growth by Zoning District

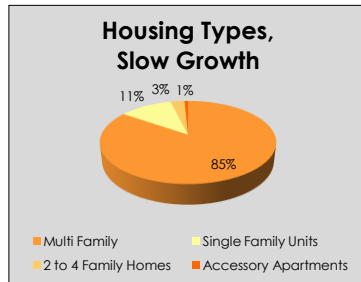
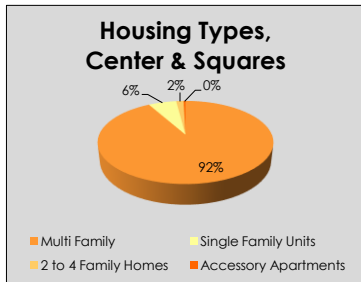
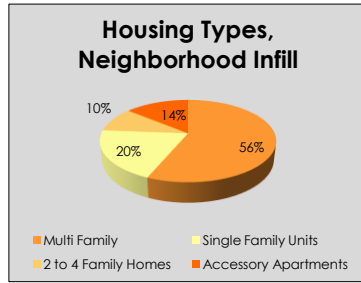
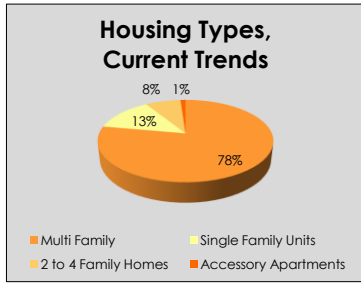


Comparing Scenarios Growth by Ward





Comparing Scenarios *Housing Types*



What do you think?







Keypad Questions





Scenario Comparison

Which scenario provides the best mix of housing opportunities?







1. Current Trends
 11%
2. Neighborhood Growth
 11%
3. Center and Squares
 59%
4. Slow Growth
 12%
5. None
 2%
6. Can't decide / Not enough information
 6%

66 / 200




Scenario Comparison

Which scenario has the best potential for bike, pedestrian, and transit opportunities?

1. Current Trends
 3%
2. Neighborhood Growth
 6%
3. Center and Squares
 65%
4. Slow Growth
 21%
5. None
 2%
6. Can't decide / Not enough information
 3%

66 / 200







Scenario Comparison

Code enforcement has been identified as a major issue in Malden. Which scenario might improve this?

1. Current Trends 5%
2. Neighborhood Growth 9%
3. Center and Squares 25%
4. Slow Growth 30%
5. None 13%
6. Can't decide / Not enough information 19%

64 / 200






Scenario Comparison

Which scenario is the right *general direction* for Malden's planning and growth?

1. Current Trends 3%
2. Neighborhood Growth 5%
3. Center and Squares 75%
4. Slow Growth 16%

61 / 200





What do you think?

Discussion



Meeting Evaluation

Did the technology used tonight (keypads, scenario presentation) help you learn about the scenarios and other people's opinions?

1. Very helpful 67%
2. Somewhat helpful 26%
3. Somewhat confusing 6%
4. Very confusing 0%
5. Can't decide 2%





54 / 200





Meeting Evaluation

Please rate the effectiveness of the meeting facilitation tonight

- 1. Very effective  57%
- 2. Somewhat effective  41%
- 3. Not effective  2%
- 4. Can't decide  0%

54 / 200



Thank You!

