



www.cityofmalden.org

Gary Christenson, Mayor

Tuesday, April 6, 2021

Malden City Council
Attn: Neal Anderson, President
215 Pleasant Street
Malden, MA 02148

Dear Members of the City Council:

I write to express my support for the applicant requesting a Special Permit for 11 Dartmouth Street.

With its proximity to the MBTA Malden Center Station, this project is consistent with our vision to bring transit-oriented developments to our downtown, while preserving the nature and character of our residential neighborhoods. Bringing jobs for our residents is paramount, but this will also result in the substantial repositioning of Malden Center as a home for office tenants that will further diversify and strengthen our commercial base. At the same time, it will increase the number of potential customers within walking distance of Malden Center restaurants, shops and retail businesses.

As you know, the redevelopment of 11 Dartmouth Street and the adjacent parking lot will result in the creation of a nine-story office building with state-of-the-art parking facilities and a modern design. It will bring light to that end of Pleasant Street with regard to its glass-walled design and will bring life to the many businesses in the vicinity with its tenants from the innovation and incubation sectors of the economy.

During the planning process, the developer, Quaker Lane Capital, has listened to the feedback from the community and has revised the proposed height from the original plan of twelve-stories down to the previously mentioned nine-stories, and has addressed concerns regarding parking by adding 160 automated parking spaces below ground. This highly innovative parking system, which far exceeds the current parking requirements for our Central Business zone, has come at a significant cost. These concessions, along with the quality of Quaker Lane's prior project, The Granada at 21 Pleasant Street, in which they invested \$1.2 million to upgrade part of the former Granada Theater entrance to make it a modern office space with significant architectural details, shows their commitment to their Malden properties. Furthermore, with their contribution of \$250,000 to the Affordable Housing Trust to help address one of our city's highest priority concerns, they are demonstrating their desire to be *part* of the community as opposed to simply being *in* the community.

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Strong Past... Proud Future

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In closing, it is my strong sense that approval for this addition to our office space inventory in our downtown shows that Malden is poised to become a center for jobs and business opportunities in the Greater Boston area, which has significant benefits for all our residents. It is for this reason and the reasons above that I respectfully request that you grant the applicant's petition for a Special Permit.

Thank you and please contact me if you need any further information.

Sincerely,



GARY CHRISTENSON

Mayor, City of Malden