

Submission 5

Deborah Burke

Submitter

Sherrill Hachey

Submission Date

Sep 12, 2023 6:02 PM

APPLICANT NAME/ORGANIZATION

Deborah A. Burke, OSPCD

CO APPLICANT (if applicable)

Ronald Hogan, Chief Strategy & Innovation Officer

PROJECT CONTACT PERSON & TITLE

Deborah A. Burke, Director

MAILING ADDRESS

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EMAIL

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DATE

Sep 12, 2023

Project ID#

CPC_FY24_0010

Please upload a copy of your approved CPC pre-application.



FY24_0010_Malden-Hospital-Open-Space... .pdf
283.58 KB



Malden-Hospital-Open-Space-Acquisition... .pdf
52.75 KB

Is the main Applicant a 501c3 Non-Profit?

No

PROJECT NAME	Malden Hospital Open Space Acquisition
PROJECT ID#	CPC_FY24_0010
CPA FUNDS REQUESTED	\$750,000
PROJECT ADDRESS	100 Hospital Road, Malden, MA 02148
ASSESSOR'S PARCEL ID	025 104 401
Interested Municipal Party or Community Organizations (if any)	Historical Commission, Friends of Fellsmere Pond, Councillor Amanda Linehan, Mayor Christenson
Will this project be independent or is it part of another existing project? Please explain.	Tufts Medicine, owner of the former Malden Hospital site shuttered in 1999 and vacant ever since, is partnering with Acadia Healthcare to construct a 144-bed behavioral health hospital on the site and dedicate approximately 6.7 acres of open space in the City of Malden. The 6.7 acres will become Malden property to own, use and maintain like all other open space in the city. While the open space is situated on the redevelopment site, this is a standalone application to the CPC from the City seeking \$750,000 to subsidize the costs to acquire the open space. The redevelopment proposal has received a Special Permit from the Malden Planning Board. One of the conditions placed on the special permit states that "the city of Malden and Tufts Medicine shall execute an agreement satisfactory to both parties for the transfer of approximately 6.7 acres of land in Malden, intended for use as open space.."
Brief Project Description	Malden is prepared to purchase the property as soon as funding is available. The sale could occur sometime in 2024. Tufts proposes to dedicate 6.7 acres of open space to Malden. It will become Malden property. The property is made up of about 2/3rd wooded, hilly land possibly appropriate for walking trails & connectivity to Fellsmere Pond. The other third is sufficiently flat to allow for new additional passive recreation space that fits the community's needs.. This project meets CPC goals because it protects natural resources & creates new open space accessible to the entire community.
Is this proposal for the design, construction, or other phase of a project?	Acquisition
Has this project received CPC funding in the past?	No
Lot Size	296503
Zoning District(s)	Residence A

Ward

Ward 3

Property Owner

Tufts Medicine Melrose Wakefield Hospital

Are there any restrictions or easements that apply to the property?

No

LETTER(S) OF APPROVAL - Please upload letter(s) of approval from direct project stakeholders including, but not limited to, property owners and abutters.



Letter of Support_Kelly Corbi.pdf
979.43 KB

PROOF OF OWNERSHIP/SITE CONTROL - Please upload all of the following as applicable: Deed, purchase and sales agreement, option to purchase, written consent of property owner. Also include any existing deed restrictions that may apply to the property.



Malden Hospital Deed.pdf
142.89 KB

MAPS, PLANS, PHOTOGRAPHS - Provide a map indicating the project's location, along with any additional pertinent maps (i.e., aerial, zoning, vegetation, and abutting buildings), architectural plans, site plans, photographs, etc.



Malden Hospital Site _CPC Slides.pdf
875.25 KB



Reduced Footprint on Site.pdf
567.09 KB

Project Categories

	Open Space	Recreational Land	Historic Resources	Community Housing
Acquisition	<input checked="" type="checkbox"/>			
Creation (not an available category for Historic Resources)	<input checked="" type="checkbox"/>			
Preservation	<input checked="" type="checkbox"/>			
Support (Community Housing only)				
Rehabilitation				

RESTRICTIONS (for ACQUISITION Projects only) - Please explain how public benefits from the CPA

The City has not yet identified the entity that may hold the Conservation Restriction for the open space. In consultation with OSPCD's legal counsel at KP Law, the city is not required to locate an eligible holder in order to apply for

investment will be protected. Please identify any entities who may hold a Conservation Restriction (CR) for your Open Space or Recreational Land Project.*

CPA funds; the holder can be located within a reasonable time following the closing.

APPRAISAL (for ACQUISITION Projects only) - Please upload an appraisal if the requested funds are for a real estate Acquisition. No funding decisions will be made without the required independent appraisal. Additional appraisals may be required for final approval.



57 Hospital Road, Malden - Appraisal_v.1.pdf
6.94 MB



MHospitalVals.pdf
419.79 KB

Provide a detailed description of the steps or tasks that the project entails.*

The City is seeking \$750,000 in CPA funds to subsidize the acquisition of 6.7 acres of open space at the site of the former Malden Hospital which closed in 1999. Property owner Tufts Medicine/Melrose Wakefield Hospital in partnership with Acadia Healthcare plans to construct a new 144 bed inpatient behavioral health hospital at the site. A key component of the redevelopment plan is to make available more than nine acres for use of conservation and open space, the majority of which, 6.7 acres+/- is located within the City of Malden; the remainder is within the City of Medford. It will provide an opportunity to create additional open space and reconnect aspects of Fellsmere Pond/Park in alignment with the land's original intended use. The City and Tufts Medicine are currently negotiating the terms of an option agreement that would give the city an exclusive option to purchase a parcel of land located on the northerly sideline of Murray Hill Road containing 6.7 acres +/- . This option is contingent on the City using good faith and diligent efforts to obtain gifts and/or grants from available public and private funding sources to pay the owner an acceptable purchase price. The property owner's appraiser valued the 6.7 acres at a range between \$660,000 to \$2.7 million—its highest and best use. Originally, the hope was that a third party, The Trust for Public Land, would secure the funding for the acquisition but that did not materialize. The property is made up of about two thirds wooded, hilly land that might be most appropriate to provide walking trails and connectivity to Fellsmere Pond. The other approximately one third is sufficiently flat to allow for the creation of additional passive recreation space that fits the community's needs and to be developed during a robust community engagement process with various stakeholders including the Friends of Fellsmere Heights (FoFH). The Malden Planning Board at its meeting on June 28, 2023 voted to grant a Special Permit to Tufts Medicine/Acadia Healthcare's redevelopment proposals. Several conditions were placed on the Special Permit including a condition that the city and Tufts Medicine shall execute an agreement by January 1, 2024 that is satisfactory to both parties for the transfer of approximately 6.7 acres of land in Malden intended for use as open space. The CPA funds being sought in this application are solely for the purposes of acquisition.

Please explain why the project should be funded and state examples of how the project upholds the values and priorities of the CPA Plan, including other plans that outline support services by the City of Malden

The acquisition of open space is eligible for CPA funds as it creates new open space and recreational land. The project is consistent with the community's values as stated in the Community Preservation Plan. It will protect natural resources by preserving this open space in perpetuity. Additionally, the project is consistent with the specific priorities for Open Space and Land for Recreational Use as detailed in the Community Preservation Plan. The project creates new publicly-accessible open space and recreational land to benefit current and future generations in a Gateway City that is sorely in need of additional open space. This property is considered one of the most significant

open space acquisition opportunities in the city.

Please provide background information about the applicants & co-applicants including the person acting as the project manager.*

The City of Malden’s Office of Strategic Planning & Community Development (OSPCD) and Ron Hogan, City of Malden Chief Strategy & Innovation Officer are the lead applicants and will manage CPA funds related to this project. Deborah Burke, OSPCD Director, will serve as project manager. OSPCD has led the implementation of a number of CPA funded projects including the Malden River Works, Trafton Park Revitalization Design and Rehabilitation, Devir Park Rehabilitation, Roosevelt Park Improvement Project Design, the Fellsmere Park Master Plan, the Spot Pond Brook Greenway Design, the Affordable Housing Trust Fund and the Malden Center for Arts and Culture.

Describe how the project will comply with all Americans with Disabilities Act/Massachusetts Architectural Access Board Regulations (ADA/MAAB) if applicable.

This grant application is for acquisition purposes only. The next phase will be a community planning process to determine what type of open space will be created. At this juncture (acquisition) this question is not applicable.

Please describe: A) All attempts to secure funding (successful and unsuccessful). B) How was the CPA amount determined? C) What will happen to the project if CPA funding is rejected or reduced? D) How might potential overages be funded if bids come in over budget or if projects necessitate a change order?

The City was unsuccessful earlier this year in submitting this project for consideration for a federal earmark. There were too many competing projects and the Congressional delegation had to narrow the field of applications. This project did not make the cut. The City will be pursuing additional sources of funding including state grant programs run by the Department of Conservation Services and Energy and Environmental Affairs (applications for those grant programs become available in spring/summer 2024) as well as private funders such as the Adelaide Breed Bayrd Foundation and the Malden Industrial Aid Society. The acquisition price at this time is fluid. The City is working to negotiate an option to purchase agreement with Tufts Medicine. The property owner’s appraisal valued the parcel at a range of pricing for a low use scenario to a highest and best use scenario. The value ranges on the lower end at \$660,000 and a high of \$2.7 million. The negotiations along with the City’s success in pursuing additional grant opportunities will ultimately dictate the acquisition price.

FUNDING REQUEST - Please fill out the fields for "Total Project Cost", and "CPA Funds Requested", and the cost share will be automatically calculated.


	Total Project Cost	CPA Funds Requested	Cost Share Amount	Cost Share Percent
Project Cost	750000	750000	0	0

BUDGET CATEGORIES - If a relevant category is missing for your project, please add the total amount in the row for "Other" and break out the costs (with explanation) in your itemized budget. Please use "N/A" for any category not applicable to your project.

	CPA FUNDS	OTHER FUNDS (cost share)	TOTAL
Personnel	0		0
Equipment	0		0
Supplies	0		0
Soft Costs/ Contractual	0		0
Acquisition	750000		750000
New Construction	0		0
Alteration/Addition	0		0
Restoration/Remodel	0		0
Other	0		0


	CPA FUNDS	OTHER FUNDS (cost share)	TOTAL
TOTAL	750000	0	750000

Please upload your itemized budget.*



Budget.xlsx
8.97 KB

Please upload at least two ESTIMATES (preferably 3) on vendor letterhead or a detailed description of how the proposed budget was determined.



Estimate.pdf
132.72 KB

COST SHARING - Identify the amount of cost sharing for this project from other sources of funding (if applicable) including but not limited to private, federal, state, or local government, or private, etc. Applications will not be accepted without Letters of Commitment attached for funds listed as "secured". Note that in-kind donations may be included as a source below.

	Source Name	Source Type	Secured (Y/N)	Status (if not secured)	Amount	Source Type
Source 1	0				0	
Source 2	0				0	
Source 3	0				0	
Source 4	0				0	
Source 5	0				0	
Source 6	0				0	

If additional sources of funding are pending or are dependent on the commitment of CPA funds, please describe the process by which additional funds will be sought, including the names of grant programs and anticipated grant application deadlines.

The City as previously mentioned will continue to pursue additional funding opportunities in the event that negotiations with the City on the option to purchase exceeds the requested \$750,000 grant from CPC.

Please explain any potential secondary effects your project may have on the city's operating budget. Per M.G.L c44b CPA Funds may not be used for maintenance.*

There are no potential secondary effects anticipated on the City's operating budget. The DPW which maintains all open space in the City will undertake the maintenance at this new open space if acquired.

MAINTENANCE BUDGET (if necessary) - Reminder: CPC cannot fund the maintenance costs for any projects and will prioritize projects with no maintenance required. Please identify the source of

	Year 1	Year 2	Year 3	Year 4	Year 5
Amount	TBD	TBD	TBD	TBD	TBD
Source(s)	City budget	City budget	City budget	City budget	City budget

maintenance funding in addition to the expected amount.

ENVIRONMENTAL SITE CONSTRAINTS - Please select any and all potential environmental site constraints that may impact the project.

	Known to be present	Possible/ Unknown	Not Present/ Not Applicable
Presence of hazardous materials		<input checked="" type="radio"/>	
Topography, soils, or other physical challenges		<input checked="" type="radio"/>	
Wetlands or Floodplain		<input checked="" type="radio"/>	

Does this project entail property alterations that would require permitting?

No

Please provide a narrative description of feasibility constraints that must be addressed in completing this project.

N/A

Applicant Signature



Date Signed

Sep 12, 2023

Applicant Name

Deborah Burke

Applicant Title/Organization

Director/OSPCD

Property Owner Signature (if different).

Date Signed by Property Owner Sep 12, 2023

Property Owner Tufts Medicine Melrose Wakefield Hospital

LETTER(S) OF SUPPORT - Please include (in one file) any letters of support your project has received from local community groups, elected officials such as Ward Councillors, the Mayor, etc.



Letters of Support_Malden Hospital Openpdf
828.66 KB

FINAL APPLICATION REQUIRED COMPONENTS

FY23 CPA Funding Application (Sections 1-10)

Scope & Project Narrative (Section 5)

Project Timeline Narrative (Section 5)

Project Budget Overview (Section 6)

Feasibility Check-list (Section 7)

REQUIRED ATTACHMENTS - please ensure that the following attachments have been uploaded in their designated sections

Approved FY23 Funding Cycle PRE-APPLICATION Form (Section 1).

PROOF OF OWNERSHIP/SITE CONTROL (Section 3) - All of the following as applicable: Deed, purchase and sales agreement, option to purchase, written consent of property owner. Also include any existing Deed Restrictions that may apply to the property.

Detailed PROJECT BUDGET (Section 6) - Please use the budget template provided at cityofmalden.org//313/Community-Preservation-Committee-CPC.

DOCUMENTATION TO SUPPORT PROJECT BUDGET (Section 6) - at least two (2) but preferably three (3) estimates or a "ball park" estimate with detailed explanation.

PROGRAM-SPECIFIC REQUIRED ATTACHMENTS - please ensure that the following attachments have been uploaded

APPRAISAL (Section 4 for Acquisition Projects) If the requested funds are for a real estate acquisition, an independent appraisal is required, which the Applicant will be required to fund. No funding decisions will be made without an independent appraisal. Additional appraisals may be required for final approval.

OPTIONAL ATTACHMENTS -
Please upload the following attachments if applicable and available.

MAPS, PLANS, PHOTOGRAPHS (Section 3) - Provide a map indicating the project's location, along with any additional pertinent maps (i.e., aerial, zoning, vegetation, and abutting buildings), architectural plans, site plans, photographs, etc..

LETTER(S) OF SUPPORT (Section 9).
