

250 Homes for
Ownership in a mix of
18 Cottages,
18 Townhomes, &
214 Condominiums



Public Benefits at No Cost to City of Malden:

- Donates 2 acres with views of Boston as a contiguous addition to Fellsmere public park
- Preserves 7 acres of trees as a natural buffer to neighbors
- Build and maintain continuous walking trail loop through the preserved trees open to the public
- Removes empty existing buildings
- Provides for home ownership in a mix of cottages, townhomes and condominiums
- Narrows Hospital Road with on street parking to discourage cut through traffic while adding continuous sidewalk path
- Supplements MBTA bus service with rush hour shuttle to MBTA Orange Line
- Total new tax revenue of \$1,500,000 per year
- \$500,000 grant to the City for public improvements



- Utilizes 2.4 acres of 17.58 acre total for building footprint, reducing both building footprint and paved surfaces
- Open space covenant restricts any further development and protects trees and trails