

**Tufts**Medicine

MelroseWakefield Hospital  
Lawrence Memorial Hospital



# Malden Hospital Site Demolition



September 20, 2023

**Tufts**Medicine



## Tonight's Presentation

- Introductions
- Demo Phase Specifics
  - Timeline
  - Logistics (Perimeters, Security, Access, Worker Parking)
  - Traffic Routes
- Additional Site Activities
  - Pest Abatement
- Contact Us/Updates
- Questions



# Community Presentation Introductions



## Introductions

### **Tufts Medicine Inc.**

Ryan Fuller - Vice President, Strategy & Business Planning

Lori Howley - Executive Director, Corporate Communications

Elizabeth Bahnuk - Director, Planning Design & Construction

### **Turner Construction Company**

Amy Sowersby – Construction Executive

### **Waterville Consulting**

Sean Curran – Community Relations

### **Brio Project Management**

Rebecca Jablonowski – Project Management Services



## Future: Return to healthcare use & adding open space



- Bringing 144 Behavioral Health hospital beds to the region
  - Serving patients of all ages: child/adolescent, adult, seniors
  - Licensed by Department of Mental Health
  - No emergency room, no walk-in services
- Teaching Center of Excellence with Tufts Medical Center/Tufts University School of Medicine



	EXISTING	PROPOSED	EXISTING:PROPOSED
<b>BUILDING AREA COMPARISON</b>			
Building Footprint Area:	105,510 SF	32,115 SF	73,395 SF Reduction
Total Building Area:	297,000 SF	106,230 SF	190,770 SF Reduction
<b>IMPERVIOUS AREA COMPARISON</b>			
Site Impervious Area	345,452 SF	240,451 SF	2.4 Acre Reduction
<b>PARKING SPACE COMPARISON</b>			
Number of Parking Spaces:	378	206	172 Space Reduction

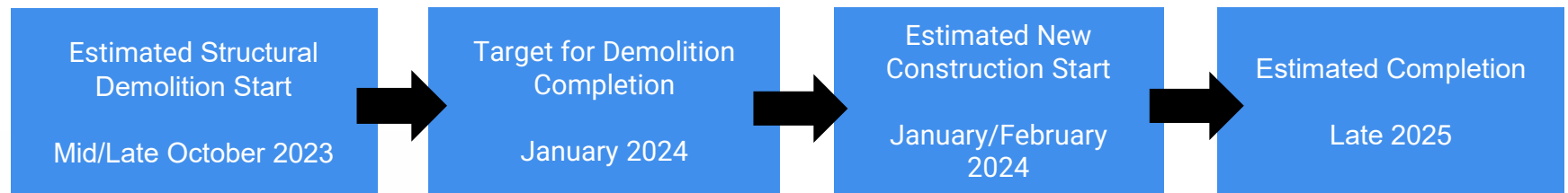
- Hospital project approved by Malden Planning Board
- Adding 9 acres of land dedicated to conservation and open space



# Building Demolition Plans and Management



## Demolition Specifics – Timeline and Hours of Operation



### What you need to know:

- Demolition Working Hours:
  - Monday thru Friday, 7a.m. - 5 p.m. (no evenings/weekends)
  - Construction team members will park on site in designated area
- DEP, EPA, State & Federal Regulations
  - All federal, state and city regulations and ordinances will be followed
- Noise and Dust Mitigation
- Recycling





## Demolition Specifics – Site Logistics







# Demolition Specifics – Site Logistics







## Demolition Specifics – Site Logistics





## Pest Abatement

- Comprehensive pest/rodent abatement plan in place by pest control contractor experienced in construction.
  - Proactive abatement measures internally and externally have been underway since the summer 2023
  - Early assessments show less than expected activity for a structure this size, primarily due to 20+ years of eliminated food source
  - Progressively experiencing less activity as site is continuously monitored
- Pest abatement will continue throughout demolition phase

What to do if you have questions or concerns:

Residents of Malden and Medford have the right to request exterior baits be placed on their property if you believe you have activity resulting from demolition:

Malden Residents: contact Malden Board of Health at 781-397-7000

Medford Residents: contact Medford Board of Health at 781-393-2560



Contact us



## Where to go for Updates

- Email questions to [Community@tuftsmedicine.org](mailto:Community@tuftsmedicine.org)
- Updates will be shared via the website at [www.melrosewakefield.org/maldenhospitalfuture](http://www.melrosewakefield.org/maldenhospitalfuture)
- Sign up for emails at [www.melrosewakefield.org/maldenhospitalfuture](http://www.melrosewakefield.org/maldenhospitalfuture)



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**Thank You**

[MelroseWakefield.org/MaldenHospFuture](https://MelroseWakefield.org/MaldenHospFuture)

[tuftsmedicine.org](https://tuftsmedicine.org)



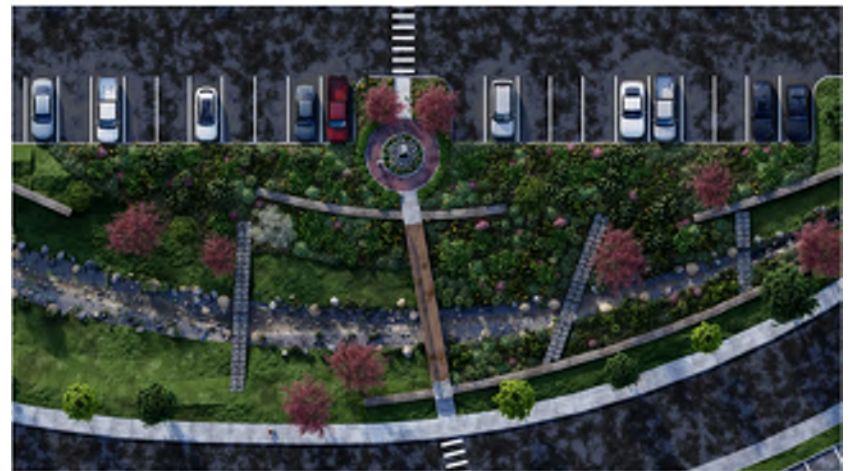
# Appendix



## Demolition Specifics – Historical Committee Preservation

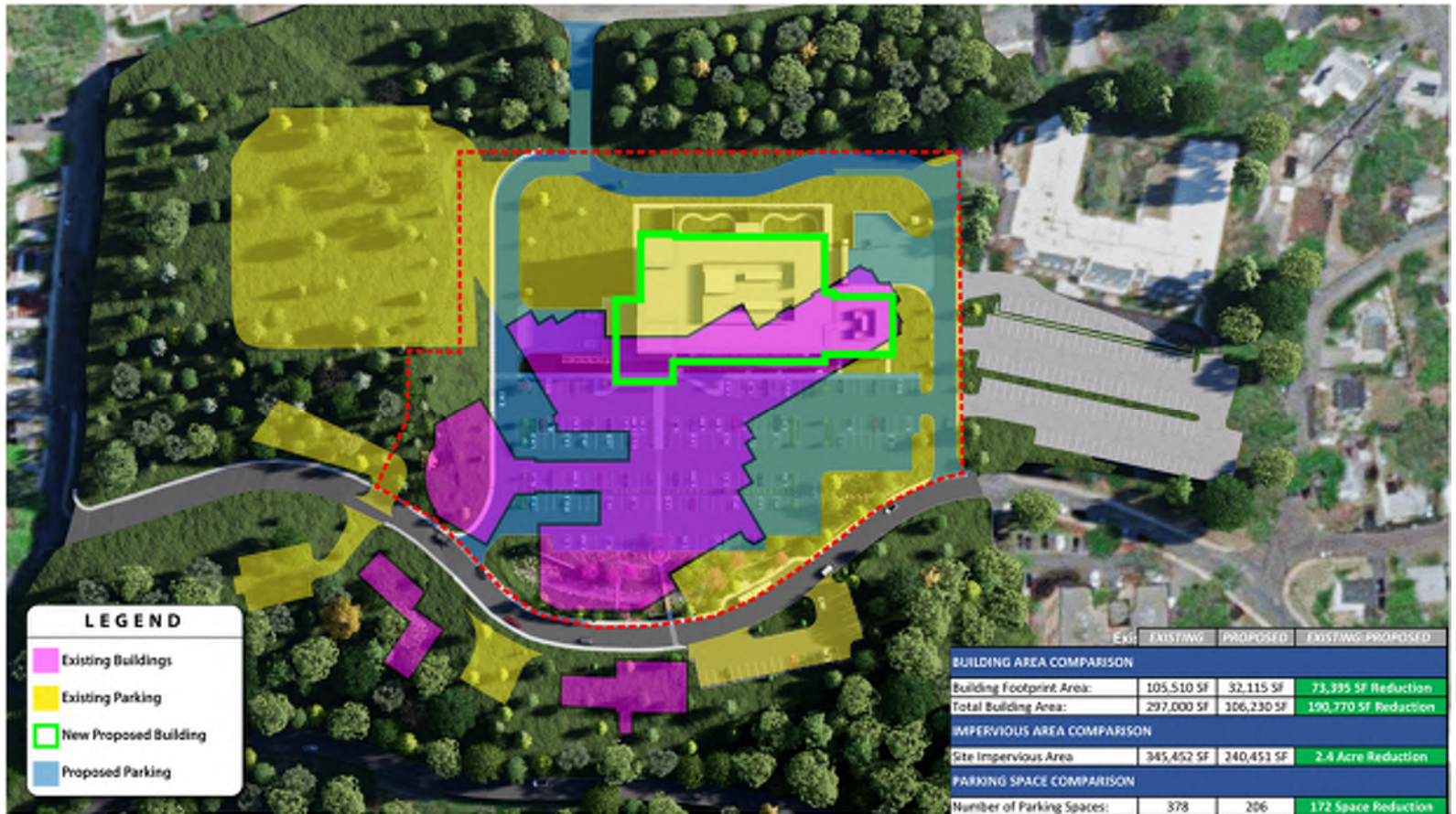
### Historical Commemoration:

- A comprehensive plan has been developed in collaboration with the Malden Historical Commission to memorialize the site.
- Buildings have been evaluated by a third-party historical preservation consultant, and results have been presented to and agreed upon by the Commission.
- Items such as brick and obelisks will be used as part of the commemorative garden, which will include recognition of both the hospital and nursing school buildings.
- Items agreed upon with the Commission will be salvaged and turned over to the City.





# Existing Site Overlay







# Traffic Plan from Hospital Road to I-93

