



DESIGN PUBLIC HEARING

Thursday, October 25, 2018

AT

**JOHN & CHRISTINA MARKEY SENIOR COMMUNITY CENTER
7 WASHINGTON STREET**

MALDEN, MASSACHUSETTS

7:00 PM

**FOR THE PROPOSED
Exchange Street Improvements
MassDOT Project No. 608275**

IN THE CITY OF MALDEN, MASSACHUSETTS

**COMMONWEALTH OF MASSACHUSETTS
MASSACHUSETTS DEPARTMENT OF TRANSPORTATION
HIGHWAY DIVISION**

**JONATHAN GULLIVER
HIGHWAY ADMINISTRATOR**

**PATRICIA A. LEAVENWORTH, P.E.
CHIEF ENGINEER**

THE COMMONWEALTH OF MASSACHUSETTS
MASSACHUSETTS DEPARTMENT OF TRANSPORTATION – HIGHWAY DIVISION
NOTICE OF A PUBLIC HEARING
Project File No. 608275

A Design Public Hearing will be held by MassDOT to discuss the proposed Exchange Street Improvements Project in the City of Malden, MA.

WHERE: John & Christina Markey Malden Senior Community Center
7 Washington Street
Malden, MA 02148

WHEN: Thursday, October 25, 2018 at 7:00 PM

PURPOSE: The purpose of this hearing is to provide the public with the opportunity to become fully acquainted with the proposed corridor improvement project. All views and comments made at the hearing will be reviewed and considered to the maximum extent possible.

PROPOSAL: The proposed project extends on Exchange Street from Abbott Street to Main Street. The proposed project consists of roadway and safety enhancements along the Exchange Street corridor including pavement resurfacing; minor geometric improvements; a separated bike lane; sidewalk reconstruction including curb extensions, driveways and wheelchair ramps; parallel parking accommodation; LED pedestrian scale lighting; drainage modifications; street furnishings (i.e., bicycle racks, benches, trees and ADA compliant tree grates, trash receptacles, etc.); traffic signs and pavement marking improvements.

A secure right-of-way is necessary for this project. Acquisitions in fee and permanent or temporary easements may be required. The City of Malden is responsible for acquiring all needed rights in private or public lands. MassDOT's policy concerning land acquisitions will be discussed at this hearing/meeting.

Written views received by MassDOT subsequent to the date of this notice and up to five (5) days prior to the date of the hearing/meeting shall be displayed for public inspection and copying at the time and date listed above. Plans will be on display one-half hour before the hearing begins, with an engineer in attendance to answer questions regarding this project. A project handout will be made available on the MassDOT website listed below.

Written statements and other exhibits in place of, or in addition to, oral statements made at the Public Hearing regarding the proposed undertaking are to be submitted to Patricia A. Leavenworth, P.E., Chief Engineer, MassDOT, 10 Park Plaza, Boston, MA 02116, Attention: Roadway Project Management, Project File No. 608275. Such submissions will also be accepted at the hearing. Mailed statements and exhibits intended for inclusion in the public hearing transcript must be postmarked within ten (10) business days of this Public Hearing. Project inquiries may be emailed to dot.feedback.highway@state.ma.us

This location is accessible to people with disabilities. MassDOT provides reasonable accommodations and/or language assistance free of charge upon request (including but not limited to interpreters in American Sign Language and languages other than English, open or closed captioning for videos, assistive listening devices and alternate material formats, such as audio tapes, Braille and large print), as available. For accommodation or language assistance, please contact MassDOT's Chief Diversity and Civil Rights Officer by phone (857-368-8580), fax (857-368-0602), TTD/TTY (857-368-0603) or by email (MassDOT.CivilRights@dot.state.ma.us). Requests should be made as soon as possible prior to the meeting, and for more difficult to arrange services including sign-language, CART or language translation or interpretation, requests should be made at least ten (10) business days before the hearing.

In case of inclement weather, hearing cancellation announcements will be posted on the internet at <http://www.massdot.state.ma.us/Highway/>

JONATHAN L. GULLIVER
HIGHWAY ADMINISTRATOR

PATRICIA A. LEAVENWORTH, P.E.
CHIEF ENGINEER



Dear Concerned Citizen:

The Massachusetts Department of Transportation (MassDOT) is committed to building and maintaining a transportation infrastructure that is both safe and efficient for all who use our roadways, bridges, bicycle facilities and pedestrian paths, while maintaining the integrity of the environment.

As part of the design process for this project, we are conducting this public hearing to explain the proposed improvements, listen to your comments and answer any questions you may have. At the conclusion of the hearing, MassDOT will review all of your comments and, where feasible, incorporate them into the design of the project.

We recognize that road and bridge construction can create inconveniences for the public. MassDOT places a great deal of emphasis on minimizing the temporary disruptive effects of construction.

MassDOT encourages input from local communities and values your opinions. Please be assured that we will undertake no project without addressing the concerns of the community.

Sincerely,

Patricia A Leavenworth, P. E.
Chief Engineer

WHAT IS A PUBLIC HEARING?

WHY A PUBLIC HEARING?

To provide an assured method whereby the Commonwealth of Massachusetts can furnish to the public information concerning the State's highway construction proposals, and to afford every interested resident of the area an opportunity to be heard on any proposed project. At the same time, the hearings afford the Commonwealth an additional opportunity to receive information from local sources which would be of value to the State in making its final decisions to what design should be advanced for development.

WHY NOT A VOTE ON HIGHWAY PLANS?

The hearings are not intended to be a popular referendum for the purpose of determining the nature of a proposed improvement by a majority of those present. They do not relieve the duly constituted officials of a State highway department of the necessity for making decisions in State highway matters for which they are charged with full responsibility.

WHAT DOES A PUBLIC HEARING ACCOMPLISH?

It is designed to ensure the opportunity for, or the availability of, a forum to provide factual information which is pertinent to the determination of the final alternative considered by the state to best serve the public interest, and on which improvement projects are proposed to be undertaken.

It is important that the people of the area express their views in regard to the proposal being presented, so that views can be properly recorded in the minutes of the meeting. These minutes will be carefully studied and taken into consideration in the determination of the final design.

RIGHT OF WAY ISSUES

A secure right of way is necessary for this project. Temporary construction easements may be required. Your *municipality* is responsible for acquiring all necessary rights in private or public lands. If your property is affected, your rights are fully protected under law.

1. REASON FOR PROJECT

The completion of this project will serve local needs. The proposed enhancement will also be in the interest of others in the greater community, and provide for the public good.

2. WHO CONTACTS ME?

Representatives of the municipality have already contacted or will contact you. They will explain the procedures used in acquiring any necessary rights in land.

3. WHAT ABOUT DONATIONS? WHAT IS A RIGHT OF ENTRY?

City officials will often seek donations, of parcels, where permanent rights are required. This procedure will minimize the acquisition cost for your community.

A Right of Entry is a document that is signed by the owner. It allows the Contractor to perform certain types of work on the owner's land. The work is usually minor in nature and frequently consists of loaming/seeding behind sidewalks, new driveway apron work, grading/sloping, and wetland protection, etc. The rights granted are temporary in nature.

4. WHAT IS A FAIR PRICE FOR THE ACQUIRED PARCELS?

In the event that donations are not considered, or completed, every effort will be made to ensure that an equitable value is awarded. Municipal and/or outside appraisers will complete an appraisal. Consideration is given to the type of rights needed, whether in fee, permanent or temporary easements. The appraisal will be the basis for arriving at a fair price (for damages that result).

5. MUST I ACCEPT THE MUNICIPALITY OFFER?

No, if the owner feels that the offer is not fair the owner may petition the courts. This action does not stop or delay the acquisition. The action must occur within 3 years. The owner(s) may be paid pro tanto (for the time being). The pro tanto payment will not prejudice the court's final decision.

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Figure 1: Locus Map

Exchange Street Improvements
Malden, Massachusetts



0 1,000 2,000 4,000 Feet



Map Source: Office of Geographic and
Environmental Information (MassGIS),
Commonwealth of Massachusetts Executive
Office of Energy and Environmental Affairs.

Roadway Improvement Project Exchange Street in Malden

PROJECT LOCATION

The project includes roadway and pedestrian safety improvements to the Exchange Street corridor and portions of Abbott Street, Jackson Street, Washington Street and Middlesex Street within the City of Malden. The attached Locus Map shows the Exchange Street corridor location and identifies project limits.

PROJECT PURPOSE

The purpose of this project is to provide improved roadway and pedestrian safety improvements along the Exchange Street corridor and intersecting streets within the City of Malden. New facilities and infrastructure such as ADA compliant sidewalks, crosswalks, and pedestrian ramps; pavement resurfacing; sidewalk extensions and curb adjustments; minor drainage modifications; bicycle accommodation and amenities; pedestrian scale, ornamental LED lighting; street furnishings (i.e., bicycle racks, benches, trash receptacles, etc.); trees and ADA compliant tree grates; traffic signs and pavement markings are proposed along the Exchange Street corridor and intersecting streets in an effort to further revitalize the Central Business District in Malden.

Exchange Street is classified by MassDOT as an urban minor arterial roadway. Middlesex Street North is classified as Urban Collector. Abbott Street, Jackson Street and Middlesex Street South are classified as Local.

Enhanced safety and accessibility improvements along Exchange Street and other streets within the project limits will help improve safety and mobility for local residents and all users of the corridor (i.e., pedestrians, vehicles, bicyclists and transit users).

PROPOSED IMPROVEMENTS

A brief detailed description of the proposed improvements to the Exchange Street corridor is as follows:

- Pavement Mill & Overlay of Exchange Street, Washington Street South, Middlesex Street North and portions of Jackson Street and Middlesex Street South.
- Reconstruction of cement concrete sidewalks, new crosswalks and construction of Americans with Disabilities Act (ADA) / Architectural Access Board (AAB) compliant accessible ramps at Exchange Street intersections with Abbott Street, Jackson Street, Washington Street and Middlesex Street.
- Construction of curb extensions, or “bump outs,” along Exchange Street and curb adjustments at Jackson Street and Washington Street South.
- Construct stormwater drainage system modifications within the project limits.

- Installation of ornamental, pedestrian scale LED light poles along all streets within the project limits.
- Striping of the Exchange Street corridor to consist primarily of an 18-20 foot travel lane, 7-foot parking lanes on both sides of the travel lane, and a separated, street-level 7-foot bicycle lane along the south side of Exchange Street.
- Application of pavement markings and installation of new signage along all streets within the project limits.

TRAFFIC MANAGEMENT

Exchange Street as well as all intersecting side streets within the project limits will remain open to traffic at all times throughout construction. Final pavement mill & overlay construction on Exchange Street will be performed during off-peak hours with traffic under police officer control. Side street traffic may experience short-term detours when construction operations are being performed at the respective intersections. Occasional short traffic disruptions may occur, but every effort will be made to minimize inconvenience to the public. Pedestrian and vehicular access to abutting properties will be maintained at all times, except for brief periods of time prior to which abutters will be notified in advance. During sidewalk construction, it may be necessary to detour pedestrians to the opposite side of the street or use the parking lane with protection.

RIGHT OF WAY IMPACTS

The proposed improvements will require temporary easements from adjacent property owners for installation and/or minor re-grading of sidewalks, landscaped areas, walkways, driveways and business/residential access locations or thresholds. The City of Malden is responsible for acquiring all needed rights in private and public lands. MassDOT's policy concerning land acquisition will be discussed at this hearing.

PROJECT COST

The preliminary construction cost of this project at this design stage is approximately \$1,787,000.

PROJECT SCHEDULE

The design plans presented this evening are at the 25% design stage. Design, permitting, and right of way acquisition must be completed by June 30, 2019. Construction is anticipated to begin in the Fall of 2019.

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Please Place
Appropriate
Postage Here

Patricia A. Leavenworth, P.E.
Chief Engineer
MassDOT – Highway Division
10 Park Plaza
Boston, MA 02116-3973

RE: Public Hearing
 Exchange Street Improvements
 MALDEN
 Project File No. 608275
 Roadway Project Management

