



Malden Planning Report

Adopted: June 22, 2021

Table of Contents

1.0	Introduction.....	5
1.1	Overview.....	5
1.2	Process.....	6
1.3	Town Demographics.....	6
1.4	Who are we? Where are we going?	8
2.0	Vision & Goals	10
2.1	Vision.....	10
2.2	Goals	10
3.0	Land Use.....	12
3.1	Overview.....	12
3.2	Mixed-Use Town Center	14
3.3	Low-Density Residential.....	15
3.4	Open Space Residential	16
3.5	Future Land Use Considerations	17
3.6	Land Use Policy Recommendations.....	18
4.0	Housing	19
4.1	Overview.....	19
4.2	Housing Types.....	19
4.3	Cluster Housing	24
4.4	Housing Policy Recommendations	25
5.0	Parks, Recreation & Open Space.....	26
5.1	Overview.....	26
5.2	Recreational Amenities.....	26
5.3	Parks & Recreation Recommendations.....	27
6.0	Utilities & Infrastructure.....	28
6.1	Overview.....	28
6.2	Water.....	28
6.3	Sewer.....	29
6.4	Roads.....	31
6.5	Power & Gas	31
6.6	Fiber.....	31
6.7	Utilities & Infrastructure Policy Recommendations.....	32
7.0	Funding & Programs	33



8.0	Actions.....	36
9.0	Conclusion	38
	Appendix A: Maps	40
	Appendix B: Public Outreach.....	41
	B1: Stakeholder Interviews	41
	B2: Development Community Interviews.....	44
	B3: Community Workshop	46
	Appendix C: Draft Regulations	53



Acknowledgments

Malden Elected Officials and Town Staff

Dan Harwood, Mayor	Tami VanDyke, Council member
Robert Law, Council member	Janell Turner, Council member
Lori Dickinson, Council member	Micki Harnois, Town Clerk
Scott Hokonson, Council member	John Goyke, Water System

Pine Creek Community Restoration Long Term Recovery Organization (LTRO)

Misty Herrimin	Janell Turner
Heather Van Dyke	Rachel Blakeley
Tonya Nelson	Mark Posthuma

Department of Commerce

Genevieve Dial
Julia Havens

SCJ Alliance Consulting

Rachel Granrath, Project Manager	Chelsea Lee
Aren Murcar	William Grimes
Scott Rivas	Laura Barker



1.0 Introduction

1.1 Overview

This plan is intended as an assessment of Malden's current conditions and a pathway towards continued recovery. The September 2020 Babb Road Wildfire devastated the town, destroyed more than 80 percent of the community's structures, displaced most residents, and gutted the Town Hall and all of its municipal records.

Since the fire, community members have worked to reassemble the pieces, surviving as best they can, and cobbling together whatever resources have been available. The Washington State Department of Commerce has funded this report to coalesce the work into a collaborative effort toward community recovery. It identifies several priority actions designed to manage the most critical needs, and, importantly, it stands as the result of focused, collaborative community effort to face the future and look it in the eye.

While this report offers multiple implementation recommendations, it is also an early step in what will be a multi-stage effort to plan for and invest in recovery, rebuilding, and revitalization.

Purpose of the Plan

The purpose of this plan is to establish a basic planning foundation for Malden as the community rebuilds, aiming to fulfill immediate needs, but also look at the long-term vision and what Malden should look like down the road.

While this plan is considered to be a Comprehensive Plan, it focuses on those items most critical as Malden considers its recovery from the fire. It is not a traditional plan, and, since Whitman County is not planning under the Growth Management Act (GMA), the community has the latitude to prepare the plan it needs. However, Malden does need to adopt policy for resource lands of long-term commercial significance including policy and regulations for critical area. This plan

Includes policy for both and is in the process of updating its critical areas ordinance.

This plan is not law, but rather a vision document that establishes town policies, goals, and actions. A Comprehensive Plan is intended to guide decisions to support the development and vision of the Malden community. This plan should be a living document that is amended and studied as needed.

This plan aims to provide a basis for land use and housing, and will also provide a framework for the town's parks, open space areas, utilities, and infrastructure. The community has expressed goals and desires which directly inform the policies and actions outlined in this document.

The intent of the following chapters is to guide development and land use choices.

The plan is organized into the following sections:

- Vision & Goals
- Land Use
- Housing
- Parks & Recreation
- Utilities & Infrastructure
- Funding & Programs
- Action Plan (Implementation)



1.2 Process

The public process summaries and results are outlined in greater detail in Appendix B.

Stakeholder/Community Interviews

Key stakeholders were identified by the Town, including elected officials and employees of Malden, Pine Creek Community Restoration Long Term Recovery Organization (LTRO) Board Members, Whitman County elected officials and employees, and regional emergency management personnel.

Interviews were conducted by phone or by video call. Stakeholders were asked questions regarding their ideas for the town's future, what the town needs to recover and rebuild, and about key issues and opportunities relating to the rebuilding process. The interview summaries are included in Appendix B.

Developer Discussions

The consultant team had discussions with various local and regional developers on interest and ideas for developing housing in Malden. The conversation summaries are included in Appendix B.

Community Workshop

A community workshop was held on Thursday, May 13, 2021 from 6:30-8:30 pm in Malden City Park. The event was also live-streamed via Zoom.

About 40 Malden residents and stakeholders showed up to the event, and participants were invited to partake in multiple activities that helped gauge the community's thoughts on zoning, land use, and housing. The meeting materials and input summaries are included in Appendix B.

Council Meetings

The consultant team attended various council meetings and committee meetings to learn about the needs of the community and present planning information associated with this effort.

1.3 Town Demographics

Population

Malden was founded in 1909. The town saw its largest growth in its early years as the headquarters for the Chicago, Milwaukee, and St. Paul Railway, reaching a population of over 1,000 people by 1920. After the railroad moved its headquarters in the 1920s, the population took a dive, sinking to 375 people by 1930. The town saw a steady decline of population through most of the rest of the 1900s, with a small resurgence in the 2000 Census.

The 2020 Census numbers have not been published, but according to the Washington State Office of Financial Management estimates, the population of Malden was 200 people in 2020. The 2010 Census counted 203 people in Malden, indicating the town's population has remained steady in the past 10 years.

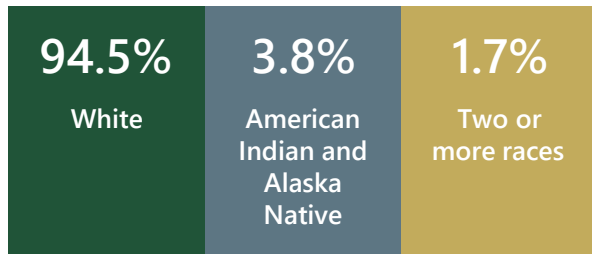
**Data has drastically changed in the last year; data was collected pre-fire.*

Year	Census Count
1910	798
1920	1,005
1930	375
1940	325
1950	332
1960	292
1970	219
1980	209
1990	189
2000	215
2010	203
2020*	200

*OFM Estimate



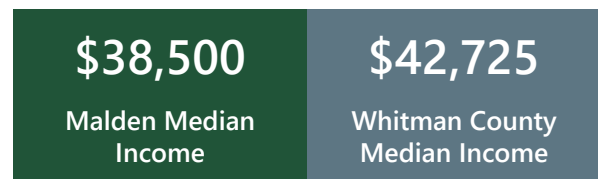
Race & Ethnicity



0% for Black/African American, Asian, Native Hawaiian and Other Pacific Islanders, Some other race, Hispanic or Latino (of any race). Source: 2019 ACS 5-Year Estimates

Income

2019 Median Income Comparison



Age & Gender

Population Pyramid

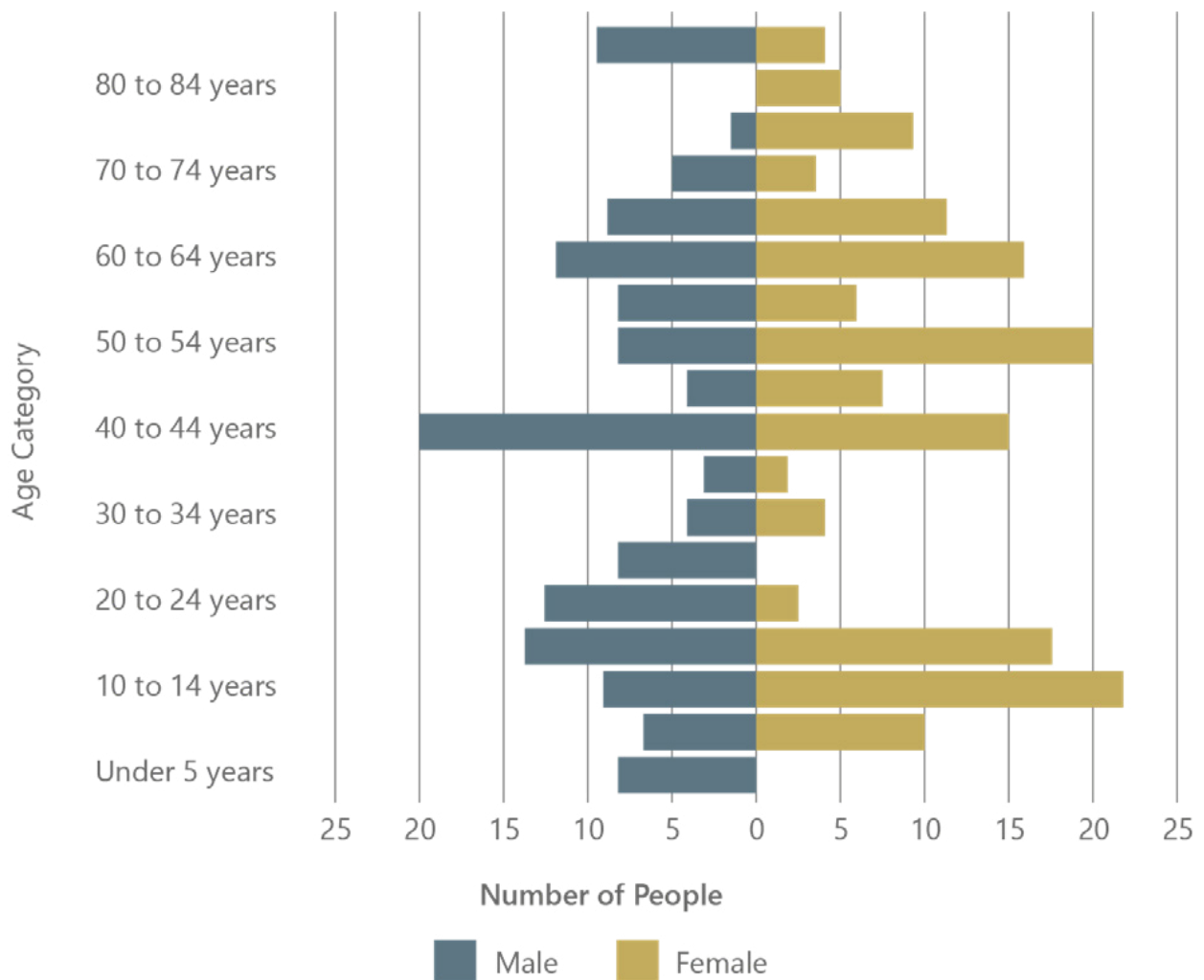




Figure 1: The Chicago, Milwaukee, and St. Paul Railroad Depot in Malden 1909, Source: Spokane Historical Society/Whitman County Rural Heritage



Figure 2: Malden as seen from the other side of Pine Creek in 1911, Source: Spokane Historical Society/Whitman County Rural Heritage

1.4 Who are we? Where are we going?

Historic Malden

The town got its name from a Chicago, Milwaukee, and St. Paul Railway executive's hometown – Malden, Massachusetts. The town was once home to 1,000 people in the early 1920s, due to the booming railroad. Prior to being the divisional headquarters for the railroad, the town was a sleepy agricultural home to farmers and ranchers. The railroad brought a lot of development to the area, including the Malden and Empire Hotels. There was a local newspaper, multiple grocery stores, restaurants, and saloons.

However, by the end of the 1920s, the railroad moved its headquarters and the town's population and economic activity plummeted. In the 1930s, there were just under 400 people residing in Malden. Malden has remained a sleepy agricultural town with a population hovering around 200 people for decades.

Malden Today

As previously stated, Malden was destroyed by the Babb Fire in September 2020. The fire devastated over 15,000 acres in the region and more than 85% of all buildings in Malden and Pine City.

About 100 homes were destroyed in Malden, leaving approximately 25 housing units remaining. A few new structures have been built or are in the process of being rebuilt at the time of this report. There are also between 20 and 24 households currently residing in RVs after having lost a housing unit in the fire. Many properties still need to be cleared of debris, and rebuilding will require a plan for infrastructure connections, including sewer, water, electricity, and fiber hookups.

Since the September fire, the community has come together to support one another. The recovery efforts have been held together by a group of dedicated volunteers, elected officials, and agency representatives. Folks are dedicating time and expertise to support the town, public funding and grants have been awarded, and private donors and nonprofit groups have contributed to rebuilding efforts. Malden is in the midst of disaster recovery but is also establishing a vision toward the future.





From top to bottom: Figure 3: Post Babb Fire, Source: Pine Creek Community Restoration Photos, Figure 4: Amish Housing Project, Source: Pine Creek Community Restoration Photos, Figure 5: Recovery Meeting, Source: Department of Commerce Gerry

The Future of Malden

Preparations for the future are shaping Malden to become an ideal location for remote workers, students, and those who want to start small businesses, because housing is affordable and resources such as high-speed internet and co-working spaces will be available. The town is ideally located, as it is roughly a 45-minute drive to Spokane, and has a variety of nearby lakes for fishing and recreation. The Snake River and Mount Spokane are each a 90-minute drive away. Malden is close to Cheney, with Eastern Washington University just 22 miles away, and Washington State University just a 45-minute drive away in Pullman.

Malden is positioned to attract new residents seeking a simpler way of life close to nature and outdoor recreation possibilities. The town is preparing for a future focused on outdoor recreation as the Palouse to Cascades Trail, which runs through the heart of town, continues to gain popularity both state- and nation-wide.

This plan contemplates land uses in Malden to allow for a wide range of housing types but preserve the small-town nature of the community and the quiet neighborhoods cherished by residents. At the heart of the community, the walkable Town Center hosts city services, Malden City Park, and an array of retail shops, dining establishments, cafés, offices, and homes. The Town Center is a place for all Malden residents to gather, work, shop, and seek resources when needed. The quieter neighborhoods outside the Town Center provide privacy for residents and peaceful streets safe enough for children to play in, while leaving a significant amount of land within city limits for open space and recreational purposes, such as those on the outskirts of town, near Pine Creek, and near the Palouse to Cascades Trail.

The vision for Malden will keep evolving as the town rebuilds and redevelops. Establishing these cornerstone elements in this vision provides a foundation for the town's future that will set in motion a recovery that will ultimately lead to a complete revitalization. While Malden will maintain its small-town charm, its future is bright with possibility and hope.



2.0 Vision & Goals

Malden has a lot of potential, and it has the chance right now to choose one of multiple paths forward, depending on what citizens want to see as the town rebuilds and looks toward the future. Public input guided some of the main considerations for determining a path forward:

- The historic small-town nature of Malden is near and dear to most of its residents, and many of them chose to live here because of that. There are no state routes through Malden, only county roads, meaning the town is very quiet. It will be important to maintain the quiet nature of Malden and its “off the beaten path” vibe.
- Malden is situated in a prime location on the Palouse, with nearby access to many different amenities. Malden is within short driving distances to multiple recreational opportunities (including lakes and golf courses), educational facilities (including Eastern Washington University and Washington State University), and economic development opportunities (including access to Spokane and its economy, the Spokane International Airport, and the smaller Rosalia Airport).
- Malden is also working on developing a strong fiber-optics system. Providing fast internet fiber means a lot of new opportunities in Malden, including making it feasible for more residents to work remotely.
- The Palouse to Cascades Trail, a Washington State Park, runs directly through the heart of Malden. Currently the trail is lightly used, with only occasional cross-state or cross-country trail users passing through town. However, statewide and national plans indicate that the future may bring significantly more trail traffic, and with that the potential for new economic development opportunities in Malden centering on trail-based recreation.
- Malden’s location, off the beaten path, but close to so many amenities, puts it in a

unique position to become a place where people can live quietly and peacefully while enjoying some of the perks often only seen in larger towns. The town should plan strategically so it can capitalize on its many opportunities while maintaining the pieces that make it feel like home to its residents.

2.1 Vision

Malden is a resilient small town characterized by its charm, its grit, and its close-knit community. The town is ripe for rebuilding and prepared for any future challenge that comes its way. Malden’s residents are committed to the town and have charted a path forward based on a solid foundation of emergency-preparedness, affordable living, innovative economic development, proximity to nature, and strong community relationships where neighbors feel more like family.

2.2 Goals

The following goals are organized by the corresponding chapters of this plan. These goals were established from community conversations, public outreach, and local needs.



Land Use

1. Invest in improvements to a walkable town center, allowing flexibility in development to incentivize economic growth.
2. Maintain quiet neighborhoods with less intense land uses.
3. Preserve open space areas for critical area protection and recreation.

Housing

1. Develop safety and emergency standards to protect the housing stock from hazards and natural disasters.
2. Integrate a range of housing options throughout the town, ensuring all who want to live here can afford to do so.

Parks & Recreation

1. Advance economic development opportunities relating to regional recreation, including further improvements to the Palouse to Cascades Trail.
2. Provide recreational opportunities accessible to all residents and visitors of Malden.

Infrastructure & Utilities

1. Develop efficient and reliable utility systems and infrastructure to ensure Malden's residents have a high quality of life and access to modern resources.

Action/Implementation

1. Act immediately to implement the top priorities identified in this plan, while ensuring proper funding, and without sacrificing quality.
2. Regularly update the Comprehensive Plan as projects are implemented, and adapt as conditions change.



3.0 Land Use

3.1 Overview

Malden's history and development as a booming railroad town to a quiet agricultural community means the foundation for land use planning and zoning has not been formally memorialized until now. This plan creates distinct areas for planning purposes, including a town center and residential neighborhoods.

The land use section of this plan is intended to help guide the town in its rebuilding efforts. Zones were mapped based on historic development patterns and adjusted per community feedback. The aim in designating these zones is to provide the most flexible development possible - a need that the town has identified - while only restricting development types that are inappropriate for the overall goal of the zone.

Providing flexible land uses in Malden will be vital to its recovery. The development process needs to be easy for developers and property owners to make rebuilding efforts possible and help future growth flourish. The development process should therefore be very straightforward, creating more potential to attract new developers and residents who want to invest in the community. The town's development regulations and procedures will use the zones provided in this section to guide which uses are allowed in each zone, and the zoning map will determine where those uses are allowed.

Land Use Concept

Malden's land use plan will be defined by three distinct zones, defined as:

- Mixed-Use Town Center (MUTC)
- Low-Density Residential (LDR)
- Open Space Residential (OSR)

These zones will be coordinated to achieve an overall land use goal of providing a community-

based, small-town environment, including a town center, quiet neighborhoods, and semi-rural areas prime for recreation and open space.

At the core of the land use plan is the Mixed-Use Town Center, which allows for medium-intensity land uses that are consistent with rural small-town downtowns, such as small mixed-use buildings and municipal services. Just outside of the town center are the Low-Density Residential zoned neighborhoods that restrict the more intense uses in the town center, but still allow for a great deal of flexibility in residential development types and allow for home-based and small scale businesses. Outside of these zones, the rest of the town is made up of the Open Space Residential zoning, which aims to preserve the more rural parts of Malden, encouraging very low-density residential and light agricultural development, open space and recreational uses, and environmental conservation.

These three zones will help Malden preserve parts of its historic character while also supporting rebuilding and economic development efforts that can help bring new life to the town, ensuring its future success. The following section outlines each of these zones in more detail, and the zoning map, on the following page, shows where these zones are located.



Land Use & Zoning Map | Malden, WA

Legend

- City Limits
- Pine Creek
- Palouse to Cascades Trail
- Roads
- State Park Boundary

Land Use Types (Zones)

- Town Center Mixed Use
- Low Density Residential
- Open Space Residential

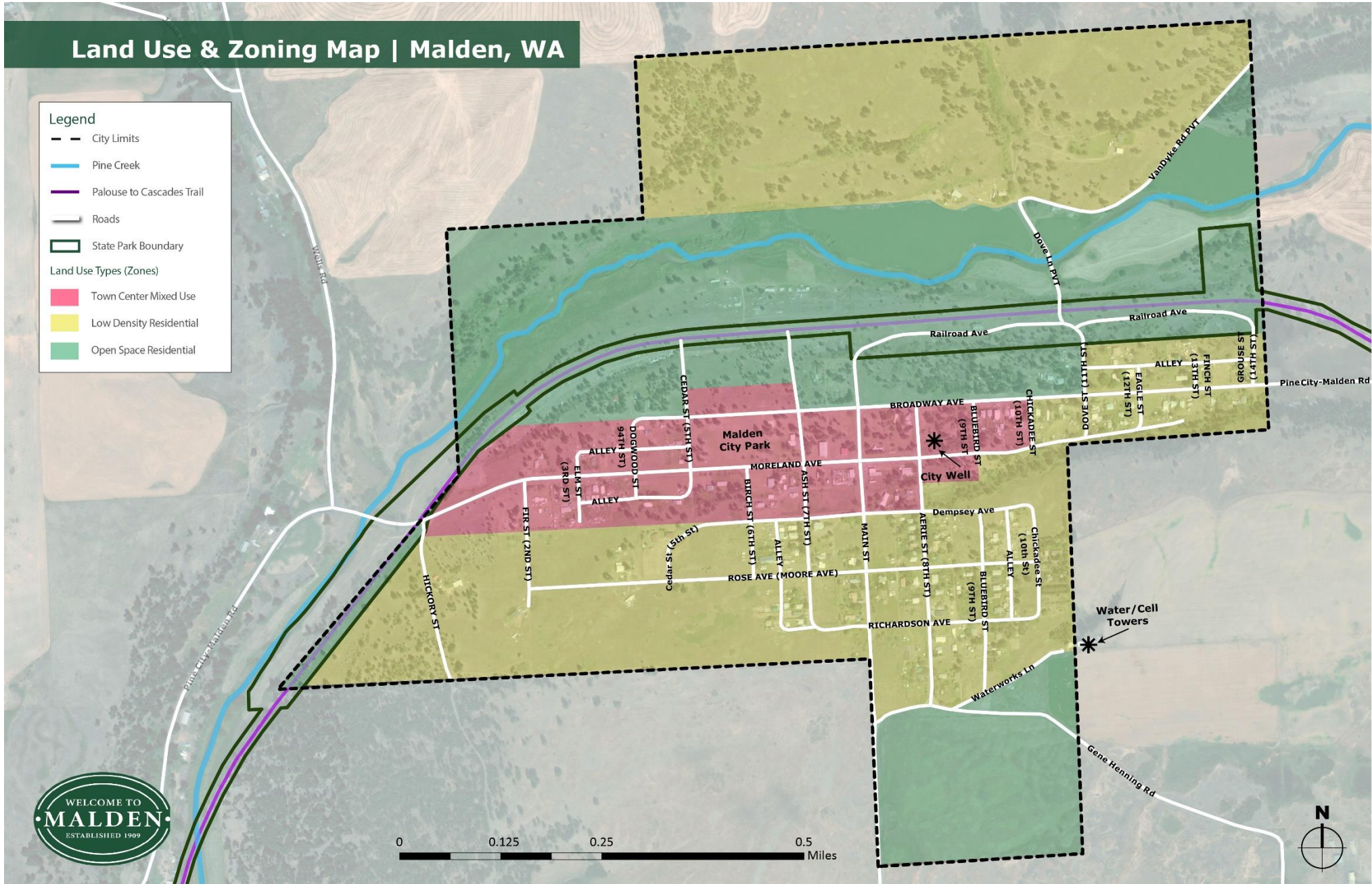


Figure 6: Land Use & Zoning Map





3.2 Mixed-Use Town Center

Description

Malden’s Town Center will provide a central location for a variety of different land uses. The Town Center will be zoned “Mixed Use” which will allow for residential, commercial/retail, and municipal/public uses.

The Town Center is the central node of Malden, where public amenities such as City Hall, City Park, the community center, fire house, and library are located, as well as most commercial buildings. Moreland Avenue serves as Malden’s “Main Street,” with its central location and availability of services and businesses. The “Mixed Use” zone generally follows Moreland Avenue to keep the more intense land uses centralized within the city, so they are accessible to all residents, allowing for a quieter and more rural environment in other parts of town.

The Town Center is also a very walkable area. The streets should have sidewalks, safe street crossings, and traffic calming measures to keep through-traffic traveling at safe speeds.

Features of the Mixed-Use Town Center Zone

Feature	Description
Mixed Uses	A mixture of uses allows for more efficient use of space and can provide a great deal of flexibility in development, even in small towns like Malden. At a small scale, mixed-use buildings could be as simple as a retail shop on the street level with an apartment on the second floor.
Retail/Dining	Small retail shops, a restaurant or two, or a café in Malden’s Town Center would bring some new life to the community and energize the town.
Office & Co-Working	Office spaces for small businesses and co-working spaces for remote workers.
Essential Services & Grocery	Essential services, such as a small grocery store or medical clinic
Public & Municipal Uses	Includes city-run entities like city hall, the library, and community center
Parks & Recreation	City Parks





3.3 Low-Density Residential

Description

The goal of this zone is to create a quiet, small-town neighborhood. Housing types allowed in this zone will be flexible but low density, allowing for single-family homes but also other less-intense housing types, such as cottage-style homes, accessory dwelling units (ADUs), shop homes (shomes), cabins, tiny homes, and manufactured/prefab homes.

While mainly focused on residential development, this zone will allow for home-based or small-scale businesses to maintain flexibility for property owners. This zone will help create quiet and friendly neighborhoods where people can maintain their privacy and share common spaces to engage with the community.

Features of the Low Density Residential Zone

Feature	Description
Low Density Homes	Largely single-family homes, with more flexibility to allow other less-intense housing.
Home-based & Small-scale businesses	Homeowners can operate small and home-based businesses if the impacts aren't too disruptive to neighbors.
Affordable Housing	By allowing alternative housing, there will be more options that are affordable to a wider range of residents.
Community Minded Housing	Cottage housing, tiny home communities, and calm streets will help provide a quaint, small-town vibe where neighbors feel like family.
Non-Residential Uses	Allows for some non-residential developments if they are community-oriented, such as churches, parks, and schools.





3.4 Open Space Residential

Description

This zone allows for most of the uses in the low-density residential zone, minus cottage-style homes, to provide a place for very low-density development on the edges of town as town-focused land uses transition to rural land uses. Open Space Residential also allows for recreational and open space areas, such as the area near the Palouse to Cascades Trail. As Open Space Residential, this zone allows for certain recreational uses, such as campgrounds, parks, conservation, or lodging.

Features of the Open Space Residential Zone

Feature	Description
Low-Density Outskirts	The rural edges of town where single-family homes, larger properties, and much less intense land uses are allowed.
Recreation-Focused	Campgrounds, RV parks, lodging, trail-oriented businesses/services like bike or fly-fishing shops.
Conservation	Environmental buffers near Pine Creek and other sensitive lands.
Farm & Agricultural	Small farms and agricultural operations (please note this plan does not address the town's farm animal ordinance or farm animals/acre allowed).
Crafting Space	Agritourism, craft businesses (such as furniture makers, artist incubators, small breweries/wineries/distilleries)

3.5 Future Land Use Considerations

Future planning efforts in Malden may need to consider changes to the current land use and zoning plan, depending on development patterns and how quickly they take shape as the town rebuilds. The following considerations provide a glimpse into what the town may need to be prepared for in the long-term regarding land use patterns and zoning.

Residential

The north side of Malden was platted along with the rest of the town in its early days. This part of town, however, was never developed and remains in private property ownership. Depending on the level of growth Malden experiences in the future, the properties north of Pine Creek may change ownership and become prime real estate for a new residential neighborhood. At this time, no development is planned for this area, but the town may want to consider rezoning this area to accommodate low-density residential in the future, upgrading it from the existing open space residential zone.

Commercial & Town Center

Depending on the extent of future growth in Malden, it might make sense to expand the Mixed-Use Town Center Zone to accommodate additional mixed-use development in the town's core. This may help reduce future pressure for more intense development in the Low-Density Residential and Open Space Residential zones.

Manufacturing & Industrial

Another consideration is the potential for light industrial or light manufacturing uses. The Open Space Residential zone allows for small-scale manufacturing, but it may be economically beneficial for Malden to consider allowing larger scale manufacturing and light industrial at some point in the future.

Urban Growth Area

Malden has plenty of room to rebuild, redevelop, and grow. However, future changes in conditions and levels of growth may spark conversations about developments in new areas, currently outside of city limits, but nearby. Malden may want to consider establishing an urban growth area to plan for this future growth, especially if the town decides to allow light industrial uses, which may be more appropriately located on the town outskirts, rather than in existing neighborhoods.

Recreational

The Palouse to Cascades Trail has potential to become a much more popular attraction in the coming years as the state invests in further improvements, and as the Great American Rail-Trail takes shape. If this trail realizes its potential, Malden will be in a good position to capitalize on the economic development associated with trail tourism. This could require the town to reconsider its orientation around the trail and what land uses it wants to encourage directly surrounding the trail and nearby.

3.6 Land Use Policy Recommendations

The following recommendations were identified in the land use planning process as additional measures to address the various needs and capitalize on the many opportunities in Malden's rebuilding process. These recommendations further inform the action plan in Section 8.

Walkability & Traffic Calming

- Require separated pedestrian facilities, such as sidewalks and designated crosswalks in the Mixed-Use Town Center zone and on designated arterials.
- Implement traffic calming measures on Moreland Avenue through town.
- Install gateway features that aid with traffic calming at all town entrances.

City Services

- Develop a new city hall and congregation hall in the Town Center.
- Develop a new fire station in the Town Center with the capacity to provide excellent and reliable fire protection.
- Develop a Community Center in the Town Center that provides resources for all community members, including educational, recreational, and basic health services.
- Maintain a beautiful and accessible Malden City Park.

Economic Development

- Incentivize private development of core/essential commercial services such as a small grocery store or hardware store.
- Incentivize development of a co-working and/or remote learning facility where residents can access shared office resources such as internet, printing, and meeting space.



Figure 7: 1 Coworking Space,
<https://www.workatfellow.com/suites>

Open Space

- Ensure environmental critical areas are identified and sufficiently protected as identified in Appendix A, Figure 1. This includes:
 - Wellhead Protection Areas: Malden should restrict uses that could threaten to pollute groundwater near the city's wells.
 - Wetlands: Malden has designated wetlands near Pine Creek where development and other activities should be restricted.

- Steep Terrain: Malden is a hilly town and proper protection against erosion and landslides should be considered during development.
- Shorelines: Pine Creek is a designated shoreline of the state, meaning appropriate conservation and buffering needs to be followed.
- Ensure city ordinances concerning the keeping of farm animals are consistent with the new zoning code and development regulations.
- Establish standards for maintenance of yards and outdoor space on private property to avoid potential fire hazards. Standards should include fire resistant landscaping, especially in the Open Space Residential zone, and prohibiting accumulation of debris to avoid easier spreading of fires.

Establish Development Regulations that protect the scale and development of the small-town rural lifestyle that Malden cherishes. Some recommendations to consider in development regulations could include:

- Setbacks (none in MUTC)
- Height restrictions (2-3 stories)
- Parking requirements (none)
- Housing unit density maximums:
 - MUTC: 8 units/acre
 - LDR: 4 units/acre
 - OSR: 2 units/acre

4.0 Housing

4.1 Overview

Housing is the top priority to get Malden back on its feet. About 100 households were displaced after the fire, with many finding temporary shelter in nearby towns, finding families to stay with or moving into RVs on their properties. About 20-24 households are residing permanently or semi-permanently in RVs.

New housing development will need to meet current building codes and safety standards, and the main focus for Malden will be building homes that are fire resistant, with reliable septic and water systems that meet current standards. There is currently no sewer system in Malden, and historically, each individual development has had its own septic system.

The town is investigating development of a LOSS (Large On-Site Sewage System) to assist with this, and water systems will also become more available when the city installs its new well.

Housing Conditions Before the Fire

The Washington State Office of Financial Management housing unit estimates showed a total of 116 housing units in Malden in 2020. Of those, 103 were single-unit structures and 13 were mobile homes (or specials). There were zero structures with two or more housing units (no multi-family housing units).

However, very few of these housing units remain after the September 2020 Babb Road Wildfire. Malden needs to rebuild its housing stock, which brings with it the opportunity to set a standard for housing types and conditions and improve the quality of life for all residents.

Existing Conditions

The Babb Road Fire destroyed 121 homes, about 100 of which were in Malden. Approximately 25 housing units remain in Malden today. A few new structures have been built or are in the process

of being rebuilt at the time of this report. There are also between 20 and 24 households currently residing in RVs after having lost a housing unit in the fire.

Therefore, it is estimated that approximately 50 households remain in Malden, half of which are living in RVs. Many properties still need to be cleared of debris, and rebuilding will require a plan for infrastructure connections including sewer, water, electricity, and fiber hookups.

4.2 Housing Types

As discussed in the land use chapter, the town can benefit from allowing a range of housing options in its different zones. Community feedback and stakeholder interviews revealed that Malden residents want to maintain a small-town feel when the city rebuilds, meaning low-density housing development with plenty of space between homes, open space, and quiet neighborhoods.

However, the town also faces challenges of providing affordable housing for those who cannot rebuild the homes they had before the fire. Many residents who have been displaced, or who are living in RVs, simply do not have the resources to rebuild their homes, but they also want to stay in Malden because many of them have lived there for years, some for decades.

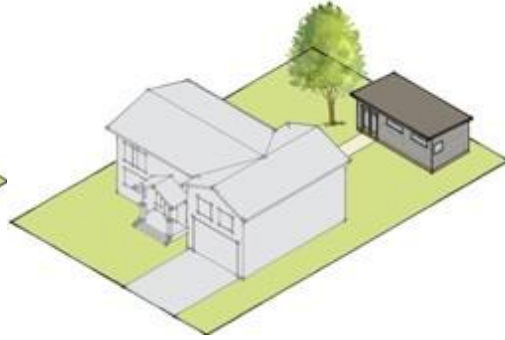
The proposed housing options in this chapter, paired with the land use chapter, aim to find a balance between maintaining a small-town vibe in Malden and providing quality, affordable housing to those in need. This section includes a diversity of housing types, appropriate to the small town scale of Malden. Not all uses are allowed by right in each zone but are conditional depending on certain elements proposed by the property owner/developer. All options will be identified in the development code to follow this plan. The following housing types are highlighted in this section:



The following housing types are highlighted in this section:



Single Family Homes



**ADU
(Accessory Dwelling Units)**



Cottage Style Homes



Tiny Homes



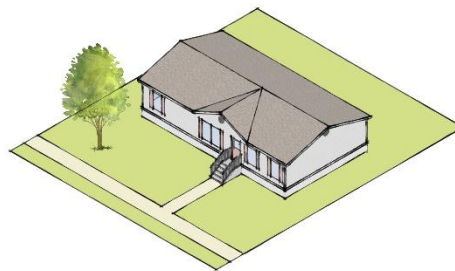
Small Multifamily



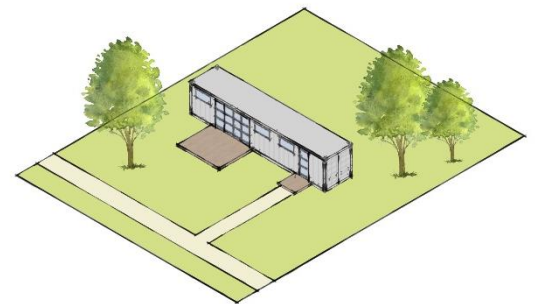
Multifamily



Light Mixed Use



**Modular/ Manufactured
homes**



**Non-Traditional
Housing**

Single-Family Homes

These are the housing types that the residents of Malden are most familiar with. Single-family homes in Malden will likely be of modest size and built to house small families.

These will be the cornerstone housing type in this community, allowing people to have their own homes with their own yards.

Zones Allowed In: MUTC, LDR, OSR



Accessory Dwelling Units (ADUs)

ADUs can provide additional, smaller housing units located on the same property as a single-family home. ADUs have all the amenities to be independent from the main unit on the property, including a kitchen and bathroom. ADUs help provide additional housing and slightly greater residential densities. They can be used as rental units or as extra space to house family or friends. ADUs are smaller in scale, and share property with the main housing unit, making them typically more affordable than other types of housing.

Zones Allowed In: MUTC, LDR, OSR



Cottage Style Homes

Cottage style homes are a type of shared housing. Housing units are typically smaller in size and centered around shared spaces such as common yards or gardens.

Cottage style housing can lend itself well as a cluster housing development, allowing additional designated room for larger shared wastewater systems or shared recreation areas.

Cottage style homes are another more affordable housing option, where shared spaces and smaller units allow people to own or rent homes at lower rates.

Zones Allowed In: MUTC, LDR, OSR* (* is conditional use approval only)



Tiny Homes

Tiny homes and tiny home villages provide one of the most affordable housing types because of their size. Tiny homes can typically provide most of the essential amenities needed for living, including access to sewer, water, and electricity.

Depending on the size, tiny homes may be best suited for one or two residents. Clustering of tiny homes, or tiny home villages, allows multiple tiny homes to be placed on one lot, or combining multiple small lots to cluster tiny homes and create larger shared spaces for yards, gardens, and wastewater treatment.

Zones Allowed In: MUTC, LDR, OSR* (* is conditional use approval only)



Small Multi-Family (2-3 units)

Small multi-family developments provide options for slightly more intense land uses than single-family development. Structures such as duplexes, triplexes, and townhouses are examples of small multi-family development. In Malden, these types of structures would only be found in the town center, and occasionally placed throughout the low density zone.

Zones Allowed In: MUTC, LDR* (* is conditional use approval only)



Multi-Family (4-8)

Medium-sized multi-family developments of between four and eight housing units could find their place in Malden's town center to provide affordable homes to those with immediate housing needs. These could be fourplexes, small apartments, or even combined with mixed-use developments like apartments above shops or offices. These developments would only be allowed in the town center, ensuring the traditional small-town neighborhood environment throughout the rest of the town.

Zones Allowed In: MUTC



Light Mixed Use

Light mixed-use buildings are typically two- or three-story buildings, often with commercial uses, such as a shop or café on the first floor, providing streetside access to the business. The upper floor(s) are typically apartments or condos and are more affordable than single-family homes. These developments can be organized many different ways, but this type of mixed-use building would be ideal for Malden's town center. Mixed-use developments provide residents with affordable options that are in close proximity to commercial services.

Zones Allowed In: MUTC



Modular/Manufactured Homes

Modular and manufactured homes are housing units that are built in factories and then transported to a permanent location and placed on a foundation. Units are typically for single-family use, but these homes are also more affordable than stick-built single-family homes. Single-family modular and manufactured home will be treated like single-family homes and the same zoning requirements apply.

Structurally Insulated Panels (SIP) are one option. The minimum size is 400 square feet and the unit needs to be on a permanent foundation. SIPs are USDA approved homes and funding is available. SIP manufacturers are more than willing to work with local contractors.

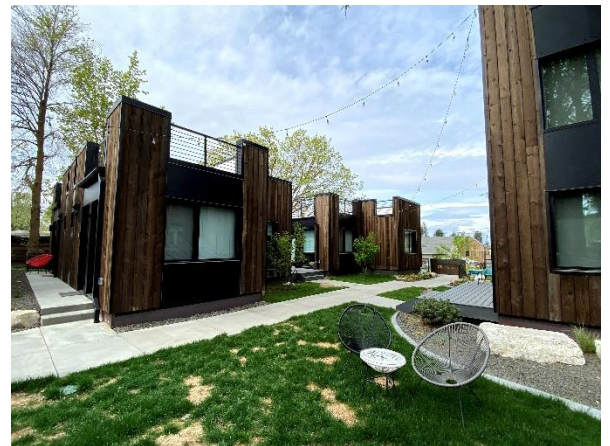
Zones Allowed In: MUTC*, LDR*, OSR* (* is conditional use approval only)



Non-Traditional Housing

Malden will remain open to innovative and creative housing solutions as a way to incentivize rebuilding and revitalization efforts. This category covers most other non-traditional and alternative housing types, and Malden will work with those interested in developing alternative housing to permit construction and specify requirements.

Zones Allowed In: MUTC*, LDR*, OSR* (* is conditional use approval only)



4.3 Cluster Housing

Cluster housing development is a method that groups housing units together on a piece of land that may consist of one or multiple parcels, leaving the potential for larger shared or open spaces, rather than if one unit were developed per parcel. Cluster housing also maintains density maximums. It allows a denser cluster of housing units, but preserves larger tracts of open space, causing the net density to even out.

For example, someone who owns four contiguous parcels may want to develop four housing units. But rather than developing one unit per parcel, the developer builds the four homes in a cluster together and leaves the remaining space on the four properties for shared yard space or infrastructure such as wastewater systems.

This type of development would be helpful in Malden for multiple reasons. First, the town does not have a sewer system, requiring each housing unit to have its own septic system. This creates inefficiencies in infrastructure. Cluster housing would allow homes to share sewage and wastewater systems that serve multiple units. Second, there are quite a few very small parcels in Malden, mostly in the town's center and along Moreland Avenue. These parcels don't have sufficient space to build a home with its own septic system, which limits development possibilities, especially in the town center. Cluster developments would allow flexibility for anyone who owns multiple small parcels to develop housing units in cluster formations, allowing for flexibility in shared open space and infrastructure systems.

Cluster developments lend themselves well to cottage homes, tiny houses, multi-family units, and some non-traditional housing such as blockhouses.

Cluster housing will be allowed outright in the Mixed-Use Town Center zone and will be conditional in the Low Density Residential and Open Space Residential zones.

4.4 Housing Policy Recommendations

The following recommendations were identified as measures to address the various housing needs and capitalize on the many opportunities in Malden's rebuilding process. These recommendations further inform the action plan in Section 8.

Immediate Solutions

- Decide on an immediate solution to house the 20-24 households currently residing in RVs. This could include construction of temporary housing, and construction of centralized multi-family structures in the town center to house as many people as possible, as quickly as possible.
- Help residents needing financial assistance with housing. Find grants that can help the city subsidize housing for those in need, or partner with charitable organizations that can connect residents with programs for rental assistance and housing cost assistance.

Housing Types

- The town should work with property owners and developers to allow for ease in development of housing, and flexibility and creativity in types of housing allowed.

Housing Standards

- Require housing construction and building standards to meet appropriate building codes.
- Adopt town-specific building codes requiring fire-resistant building styles and materials such as metal roofing, and non-wooden decking.
- Adopt standards for landscaping surrounding housing units to require fire-resistant vegetation.
- Adopt standards for property maintenance to avoid accumulation of flammable debris.

Community Connections & Buy In

- Invite residents to form groups and partnerships in redevelopment of housing. Identify groups that may be interested in cottage housing or multi-family living and work with them to find resources and funding to begin developing or incentivize developers to construct such units.
- Host open discussions on the benefits of alternative housing types, and why Malden should incentivize more than just single-family homes to regularly address any concerns about housing development.



5.0 Parks, Recreation & Open Space

5.1 Overview

One of Malden's assets is its proximity to nature and its plentiful open space. Outdoor recreation is something many residents value, and it is vital that future plans for the city improve and expand on these amenities.



Figure 8: Community Park Concept, SCJ Alliance

5.2 Recreational Amenities

City Parks

Malden City Park is the town's only city-owned park. The park has a playground, open fields, and a volleyball court. Part of the rebuilding efforts in Malden include a Malden City Park improvement project, which is currently underway.

Palouse to Cascades Trail

The Palouse to Cascades Trail is a rail-trail running through the middle of Malden and is a designated Washington State Park. The trail is a segment of the Great American Rail-Trail, which runs across the nation from Washington, D.C. to the Pacific Ocean on the Washington State Coast.

The Palouse to Cascades Trail, formerly known as the John Wayne Trail, has long been cherished by the community. The town throws an event each

year when the John Wayne Trail Riders, a group that rides the Palouse to Cascades Trail annually on horseback and wagon, moves through town, typically staying overnight in Malden.



Figure 9: The Palouse to Cascades Trail, SCJ Alliance

In recent years, there have been increasing efforts at both the state and national levels to further develop the trail. Improvements could include paving the trail, or at least improving some of the most damaged/unusable sections to make the trail more usable over long distances. There are current projects to repair a trestle in nearby Tekoa, and another to repair the Beverly Bridge, which connects the trail across the Columbia River in Central Washington. Washington State Parks and Recreation is planning to build a trailhead in Malden in the summer of 2021. As these improvements occur, the popularity of long-distance cycling may increase, and that brings new potential for Malden to play host to these trail users.

The economic development potential of the Palouse to Cascades Trail provides an opportunity in Malden to capitalize on increased trail activity. Lodging (such as campgrounds and hotels), bike repair shops, and dining and grocery services are just some of the trail-oriented services that could bring economic activity to Malden.

Open Space & Critical Areas

Outside of Malden City Park and the Palouse to Cascades Trail, Malden has plentiful open space, which includes some natural features and critical environmental areas. The town should designate these open space areas and provide guidance for preservation of critical areas.

5.3 Parks & Recreation Recommendations

Parks & Recreation Improvements

- Implement the new design of Malden City Park.
- Stay updated on planned improvements to the Palouse to Cascades Trail.
- Provide a direct connection in the form of a paved shared-use path between the town center, Malden City Park, and the Palouse to Cascades Trail.
- Explore participating as a Tree City USA community. Focus on planting a diversity of tree species in parks, public spaces, and encourage private property owners.

Open Space & Critical Areas

- Designate critical areas and adopt development standards within critical areas and their buffers to provide appropriate protection and preservation of natural resources.



Figure 10: Malden City Park, SCJ Alliance

6.0 Utilities & Infrastructure

6.1 Overview

In order to service and rebuild for displaced residences and to attract new residents, the town is faced with expensive and important decisions regarding utilities and infrastructure needs.

One of the greatest limiting factors is that the town has many platted lots that are quite small, measuring approximately 50 feet by 150 feet. This is limiting because there is not enough space onsite to accommodate a legal septic system. If a property already has septic that survived the fire, they are grandfathered in, however, the majority of properties do not have this option in rebuilding. The major need for Malden's rebuild is a sewer system, which would allow development on the smaller lots primarily located in the heart of town.

In addition to sewer, this section also addresses water, roads and stormwater, power and gas, and fiber. The success and implementation of infrastructure improvements are vital to Malden's future.

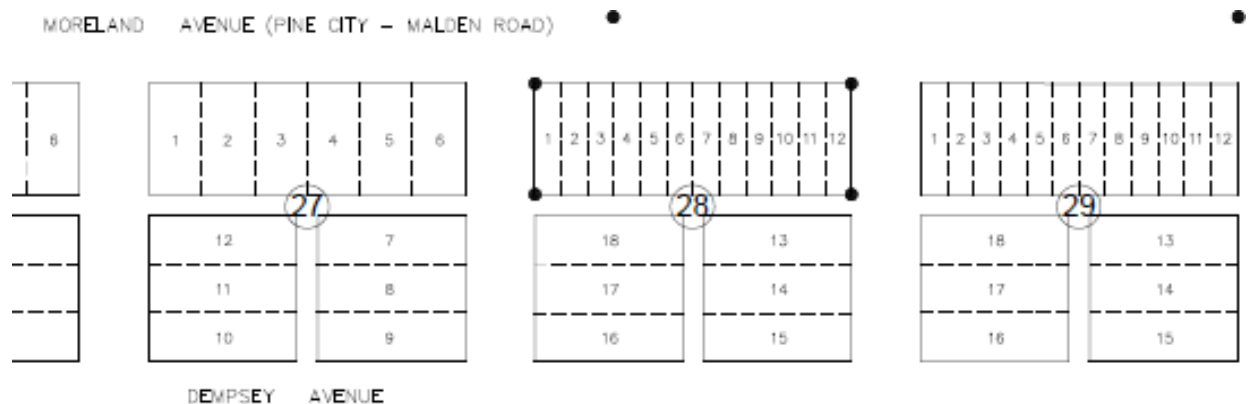


Figure 11: Parcel Map illustrating limiting lot sizes

6.2 Water

Malden currently owns and operates a Group A water system consisting of a well, a 250,000-gallon tank, and a booster pump. The water system was built in 1917, followed by a significant upgrade in the 1930s. In 1996, a bolted-steel, 250,000-gallon reservoir was constructed to replace the original reservoir. In 1998, the distribution system piping was abandoned in place and new system piping installed. About the same time, a booster pump station was constructed to improve pressures in the distribution system. In addition, new meters were reportedly installed on most service lines.

What is a Group A Water System? Group A water systems have 15 or more service connections or serve 25 or more people 60 or more days per year.

In 2012, the town completed a Comprehensive Water System Plan (WSP). This plan informs existing system assessments, system needs, proposed improvements, and next steps. Discussions with others involved in the fire recovery process have indicated that the water system generally survived the fire intact. TD&H,



Malden's Town Engineer confirmed that a formal post-fire evaluation was not completed, but that a high-level evaluation was conducted in which no visible damage and no complaints or water system problems were found.

Since waterlines in this area are buried relatively deep for frost protection, the heat from the fire may not have been able to penetrate deep enough to damage the system, or at least minimize any damage below grade. Appurtenances at or above grade (meter boxes, hydrants, well, tank, etc.) are the more likely candidates for damage and are easier to assess.

The WSP lists the following system deficiencies:

- No backup power available to system
- Excessive leaking from reservoir
- Inoperable three-horsepower pump
- Unknown well characteristics, no static water level gauge
- Leaking wellhouse roof
- Failed remote meter reading equipment
- DSL (Distribution System Leakage) and water theft

It should be noted that a wildfire can impact water quality within the water distribution system. Malden is currently served by a well, therefore, source contamination is less likely than from surface water sources. However, there is the potential for contamination to occur within a water system supplied by a well during a fire event. A recent study¹ found volatile organic compounds in the water system after the Camp Fire (Paradise, California) and Tubbs Fire (Santa Rosa, California) that appear to have originated within the water system. The study was not able to determine the source of contamination but mentioned the possibilities of contaminants being sucked back into the system, or "thermal degradation of plastics installed within the distribution system and building plumbing." Malden may wish to take water samples to determine if water quality has been affected by the fire. The sampling may have already occurred as part of the normal, required Washington State Department of Health sampling program.

Land use planning should include provisions to protect the 100' (radius) well head protection zone around the existing and future wells.



Figure 12: Town Well, SCJ Alliance

6.3 Sewer

Malden does not have a public sewer system. Wastewater is currently disposed of using private onsite septic systems, which is a limiting factor for redevelopment. An assessment of the existing private septic systems has not been conducted. It is anticipated that some of the existing septic systems may have been damaged during the fire, and more were likely damaged after the fire from heavy equipment operations.

The existing private onsite septic systems have become a major issue for reconstruction of properties in Malden. The platted lots are typically small and reconstructed homes and septic systems cannot be constructed on the small lots while meeting current building and septic system code requirements. This problem does not affect homes that did not burn down. Malden, Whitman County, and the recovery team are investigating potential solutions. Meanwhile, this is a major roadblock for the reconstruction and new construction within Malden.

Currently, the possibility of constructing a public sewer system for Malden is being considered. One method of accomplishing this would be to design and construct a Large On-Site Septic System (LOSS). In general, this is a large septic

1 Caitlin R. Proctor, Ph.D.; Andrew J. Whelton, Ph.D.; Amisha D. Shah, Ph.D.; and Juneseok Lee, Ph.D., P.E.. (2021, January/February). Fire & Water, Civil Engineering, January/February 2021 Issue, Pages 42-47.

system, sometimes with secondary or tertiary treatment, which disposes of wastewater via infiltration into the soils. A Zoom meeting on May 5, 2021 with the Washington State Department of Ecology (DOE) indicated that a LOSS system (drain field only) for 100 home could be approximately 2.75 acres to 7 acres, depending on the type of existing onsite soils. During the meeting, it was reported that the town would need 130 connections, but growth should be accounted for in the design of the system. DOE noted that LOSS systems are allowed for systems with a wastewater flow of up to 100,000 gallons/day, which is equivalent to about 360 homes.

Another idea that has been mentioned is the possibility of constructing several shared septic systems throughout the town. One of the complications to this approach is that land may not be available (owned by the Town of Malden) where the septic systems need to be installed.

Other options that have been discussed in various venues include:

- Shared septic systems – Several property owners share a septic system or cluster developments can share systems, land availability at various locations in town might be an issue, increased maintenance also an issue.
- Reclaimed water – Treat water and then reuse for irrigation in the park, yards, or other locations.
- Grey water reuse system – Noted as not being viable solution for Malden during May 5, 2021 meeting.
- Composting toilets – Requires lots of management for individual property owners.
- Evaporative sewage lagoon – Not desirable in or near town.
- Subsurface drip-irrigation – Requires significant treatment. Wastewater could be disposed of within the park and/or in other natural areas.
- Groundwater recharge – Requires significant treatment.

Regardless of which sewer alternative is used, the system will require land for the treatment and/or disposal components. The location of these facilities should mesh with applicable land use plan whether located in Malden or in a nearby area in unincorporated Whitman County.

It is anticipated that implementing a permanent long-term solution to the sewer system problem could take several years. Significant funding for design, construction, and operations and maintenance (O&M) will be needed and is currently being pursued.

Meanwhile, it is important to find an appropriate short-term solution so current landowners can rebuild on their property and connect to sewage system that is safe. The town and the reconstruction team should continue to make this a high priority. It is recommended that Whitman County be approached about the possibility of issuing temporary emergency variances on a case-by-case basis so homes can be reconstructed with non-standard septic systems or revised building to property line setbacks. Provisions in the new septic systems should be included to allow the sewer service to connect to a future public sewer system. This could be done by installing a future service stub into the public right-of-way and capping both ends. The approved variances could require connection to the future public sewer system. Variances would be issued for each reconstruction site since each site and home layout will likely vary. Another less desirable option is to install sewage holding tanks for each rebuilt home that cannot comply with existing standards. The primary problem with this option is that the holding tanks would need to be pumped regularly and the cost for pumping, transportation, and disposal would be significant. Transportation costs could be reduced if a temporary evaporative sewage lagoon were constructed somewhere close to Malden.

Soil Type	Minimum Infiltrative Area (ft ²)	Approximate Drainfield and Reserve Drainfield Area
1*	30,000	2.75 acres
2	30,000	2.75 acres
3	37,500	3.5 acres
4	50,000	5.6 acres
5	75,000	7 acres

*Type 1 soils require Treatment Level B (sand lined trenches/beds common)

Currently, many of the residents are living in RVs located on their properties and have needs for adequate shower and laundry facilities.



Providing temporary shower and laundry facilities is difficult at best since there is not a sewage system to discharge the wastewater. It is out of the scope of this report to address this issue other than to underscore the need for short-term solution.

6.4 Roads

The Town Engineer indicated that a visual assessment of the roads has recently occurred. The major finding of the assessment is that a majority of the roads have received significant damage "due to the excessive dump truck traffic over the past 8 months." The town has applied for funding to address this issue from the Federal Emergency Management Agency (FEMA). In general, the current plan is for the road improvements to be completed after the underground utility work has been completed. It is anticipated that this will take several years and occur in phases as utility work is completed.

Road improvements should consider the anticipated land uses in their design. Such items as on-street parking (especially in the Town Center area), sidewalks, bike lanes, road width, and structural pavement section should be considered. Providing a bike-friendly transportation system will allow residents to connect to the nearby Palouse to Cascade Trail, which can enhance the attractiveness of the community.

6.5 Power & Gas

Power

Avista Utilities provides power in the Town of Malden. Avista reports that "the power circuit is up and serving all the current customers." They are connecting new services when requested by customers. Based on this information, it appears the power system is not hindering reconstruction or new development.

Avista indicated that Malden has three-phase power available, but "not a very large capacity." The existing system appears to be capable of handling the power demand from development similar to the pre-fire condition. However, dramatic expansion or new large load customers would require significant system upgrades. At this time, there are no industrial uses anticipated, and development is expected to be primarily

residential and mixed commercial/residential development at a lower density. Therefore, no significant capacity issues are anticipated as part of the Malden reconstruction and small-scale expansion.

It should be noted that undergrounding powerlines can improve the robustness of the community when faced with disasters such as wind, fire, snow, and ice. However, there is a significant expense to relocating powerlines from overhead to underground.

Gas

Avista currently does not serve Malden with gas.

6.6 Fiber

Zipty Fiber is the phone purveyor in Malden. Zipty Fiber indicated that they have "walked all of our existing facilities to ensure we have them documented correctly and designed a replacement network that is largely underground." The next step is for Zipty Fiber to apply for the appropriate permits. Zipty Fiber is self-funding the reconstruction of the system in Malden.

Fiber-Optic Cable is a faster data transmitting technology that provides homes and businesses with high speed internet, phone and TV services.

Zipty Fiber indicated that the major hurdle slowing them down right now is the location of existing utilities. SCJ understands that TD&H is working with Zipty Fiber on this issue including field locates. Construction drawings for the existing water system are available from DOH, but the actual installed locations may differ from the drawings. Zipty indicates once they have the existing underground utility information, they will be able to confirm/modify their system design and then construction should take 120 days or less.



6.7 Utilities & Infrastructure Policy Recommendations

Water

- Manage and complete the construction of a new backup well (\$1.4 M) and water main replacement (\$2.4M) as awarded by the Washington Public Works Board.
- Continue to study water quality of Malden's water system.
- Enact provisions to protect the 100' (radius) well head protection zone around the existing and future wells.

Sewer

- Explore creative ways to rebuild on a case-by-case basis by working with Whitman County through temporary emergency variances to allow temporary septic systems until a more permanent sewer facility is available.
- Work towards a viable sewer system to rebuild the town and consider future growth with visioned future land uses.
- Explore the feasibility of a Large On-Site Septic System (LOSS).

Roads

- Assess road needs and infrastructure needs as the town develops according to land use projections and the community's vision.
- Consider regulations and requirements for infrastructure such as sidewalks, crosswalks, and other transportation-related improvements that could improve neighborhoods and the town center.

Power & Gas

- Assess power and gas needs as development occurs and land use needs change.

Fiber

- Provide infrastructure to draw remote workers and startup businesses.



7.0 Funding & Programs

Whitman County

Whitman County is a critical partner in the success of Malden. There are many opportunities to collaborate, including cost share opportunities, resources such as technical support and expertise from larger staff at the County, support in regulations such as variances and procedural needs, and emergency management assistance.

USDA

- USDA low-income loan program: Single-family housing direct program (low-income applicants must meet the credit requirements of the program). It is an option to have a new house with infrastructure built. Subsidized program with down payment assistance; the cap is \$285,000.
- USDA can potentially assist with Emergency Funding for the control board that went out on current system. Re-emphasizing the need for planning documents for water/wastewater systems that characterize a proposal that is modest in size, cost, and operating cost.
- USDA has a community facilities program. Can fund community centers, food banks, town halls, etc. Loan program. Interest rate of 2.25% until April, then rate would change. Requires an architectural plan. We can partner with Community Developing Block Grants (CDBG).

Recreation Groups

Recreation and Conservation

Outdoor Grants Management for Whitman County: opportunity for recreation-based industry resource in Whitman County.

Washington State Parks and Recreation

Funding available for state park land improvements, such as the Palouse to Cascades trail and planning opportunities.

Recreation and Conservation Office (RCO)

RCO invests in grants that build and renovate parks, trails, waterfront access opportunities, and other outdoor spaces. The main funding opportunity that could support Malden is the Land and Water Conservation Fund, which is funding to buy and improve parks, trails, wildlife lands, and other outdoor recreation resources.

Nonprofit Groups

Habitat for Humanity

Habitat for Humanity in the Palouse region has a variety of programs that can assist Malden. The first is the repair program, which could help winterize properties or assist in ADA access. The group builds one new home per year in the area. Other opportunities include vouchers for Habitat Store Shopping (work with unmet community needs, serious and critical; funding for United Way to match vouchers) and volunteer labor.

Church Groups

Malden has worked with an Amish group out of Montana which has graciously built two homes in the town. This group continues to work closely with the town and community members and projects building another four homes in December of 2021.



Washington State Department of Commerce Funding

Housing Programs:

- **Utility Connections: SHB 1080, Section 1074 New Grant** – utility connection to affordable housing – Commerce (very new) good through 2024 – Capital budget substitute house bill 1080 section 1074 – requires coordination with governor’s office and OFM (takes lots of time)
- **Cottage Communities Funding** - According to legislature are groupings of housing that are in four individual structures in same locations with electricity, could have shared bathrooms in a different structure. Housing trust fund can only support 80% below poverty (between \$41,000 a year for single family and \$78,000 for eight-person household).

Building for the Arts

- This funding program awards state grants to nonprofit organizations to defray up to 20% of eligible capital costs for the acquisition and major new construction or renovation of performing arts, art museums, and cultural facilities. Historical museums are not eligible. Facilities must focus on the active interpretation, performance, or exhibition of aesthetic traditions, practices, or works of art that characterize cultural values. Up to \$2 million per award was available for the most recent awards.
- Commerce issues a call for projects in the “even year” before the new biennium. For example, the application period closed in August 2020 for projects to be considered for funding in the 2021-2023 biennium. The next funding opportunity will open in Fall 2022.
- For more information: <http://www.commerce.wa.gov/building-infrastructure/capital-facilities/building-for-the-arts/>

Building Communities Fund

- This funding source provides grants for nonresidential community and social service capital projects. Eligible applicants must be registered as a nonprofit organization

in the state of Washington with a legally constituted board of directors. The goal is to improve the economic, social, and educational climate in economically distressed communities. The program can defray up to 25% of eligible capital costs; there is no minimum or maximum grant award. Awards are of state funds.

- Commerce issues a call for projects in the “even year” before the new biennium. For example, the application period closed in August 2020 for projects to be considered for funding in the 2021-2023 biennium. The next funding opportunity will open in Fall 2022.
- For more information: <http://www.commerce.wa.gov/building-infrastructure/capital-facilities/building-communities-fund/>

Community Development Block Grants (CDBG)

- CDBG funds can be used as local match for other federal or state grant programs used to fund CDBG-eligible activities.
- For more information: <http://www.commerce.wa.gov/serving-communities/current-opportunities/community-development-block-grants/>

Community Services Block Grant

The Washington State Community Services Block Grant (CSBG) program receives state and federal funds to:

- Help alleviate poverty
- Revitalize communities
- Empower low-income families to become fully self-sufficient through a network of public and nonprofit agencies

The program contracts with community action agencies to administer funds locally and provide assistance. CSBG eligibility criteria include households with incomes at, or below, 125 percent of the federal poverty level as defined by the Office of Management and Budget and is based on the Census Bureau’s most recent data.

Malden has currently submitted an application for the 2021 cycle to fund a \$30,000 planning grant for Parks Planning.



Community Economic Revitalization Board (CERB)

- Planning feasibility studies for industry recruitment. Up to \$50k, with a 25% match clause.
- The Community Economic Revitalization Board (CERB) was formed in 1982 to respond to local economic development in Washington communities. CERB provides funding to local governments and federally-recognized tribes for public infrastructure which supports private business growth and expansion. Eligible projects include domestic and industrial water, stormwater, wastewater, public buildings, telecommunications, and port facilities.
- For more information: <https://www.commerce.wa.gov/building-infrastructure/community-economic-revitalization-board/>

Washington Department of Archaeology and Historic Preservation: Third Places Grant Program

- This is a brand-new program, which is a brick and mortar historic preservation grant program that will serve rural communities throughout the state of Washington.
- The intent of this program is to foster communal gathering spaces, which are vital for rural communities. These spaces are physical environments that promote social interaction where people connect and spend time together outside of home and work. They are locations where citizens exchange ideas, build relationships, and create a shared feeling of belonging in a community. As communities recover from the pandemic, these venues will be essential in promoting long-term mental health and enabling people to heal and reconnect. They will continue to foster place-making and catalyze locally based economic development.
- For more information: <https://dahp.wa.gov/thirdplacesgrant>

Future options and considerations:

Creative District: Small towns use a small funding source to revitalize their communities. The program is through the Washington State Arts Commission. Current contact is Annette Roth - annette.roth@arts.wa.gov or 360-252-9982.



8.0 Actions

The following table outlines a community driven list of actions that are intended to implement the goals and policies contained in this plan. The community should regularly review this plan and amend as conditions and needs change.

The table is organized with actions, projects descriptions, funding opportunities and local prioritization from low (L), medium (M), high (H), and ongoing (O).

Action	Projects	Funding opportunities	Priority
Land Use			
Improve connectivity and walkability.	<ul style="list-style-type: none"> Gateways Traffic calming on Moreland Sidewalks and crossings on Moreland 	Department of Commerce	M
Develop a municipal-service-oriented town center to act as an anchor for redevelopment and essential services.	<ul style="list-style-type: none"> Build a municipal building to include community services such as the town hall, post office, food bank, library, and fire station. Integrate city park as an expansion of the civic center and community pride. 	Avista; Private donors; Department of Commerce; CBDG	H
Facilitate a conversation with the community on appropriate policies and regulations relating to farm animals and household pets within the town limits.	<ul style="list-style-type: none"> Host community discussions to build consensus relating to private ownership of animals in the town limits Develop appropriate standards and regulations 	Town-led	M
Housing			
Support immediate and long-term housing development and redevelopment consistent with the community's vision.	<ul style="list-style-type: none"> Innovative and rapid housing products Streamline development processes, regulations, and zoning to allow for a variety of housing options. 	Department of Commerce; USDA; Nonprofits	H
Prioritize providing essential services for displaced persons living in RVs without water or sewer.	<ul style="list-style-type: none"> Rental pads for RVs to support displaced persons living in temporary housing to allow for septic and water access for people to remain local 	Department of Commerce; USDA; Nonprofits	H
Explore sites, locations, and suitability for a manufactured home park for prefabricated housing, tiny homes, and other innovative housing options.	<ul style="list-style-type: none"> Assess appropriate sites for development Feasibility of temporary or permanent infrastructure systems 	Department of Commerce; USDA; Private donors and developers	H



Parks, Recreation & Open Space			
Community conversations and design of the central City Park and other parks planning efforts.	<ul style="list-style-type: none"> • Create a city park that meets the needs of current and future Malden residents • Assess current and future parks and recreation needs 	CBDG; Department of Commerce; Washington Recreation & Conservation Office	M
Update critical areas, shoreline master program, and development regulations to support environmental and ecological protection.	<ul style="list-style-type: none"> • Code updates for compliance 	Town; Department of Commerce	H
Work with the Department of Parks and Recreation to improve the Palouse to Cascades Trail as a local, regional, and state amenity.	<ul style="list-style-type: none"> • Palouse to Cascades Trailhead in Malden • Improve trail connections, access, and promotion 	Department of Commerce; Washington Parks and Recreation	L
Infrastructure & Utilities			
Study the feasibility, funding, and development of a sewer system to support redevelopment.	<ul style="list-style-type: none"> • LOSS System - Large On-Site Septic • Facilitate immediate residential needs through temporary variances in coordination with Whitman County 	Department of Health; Department of Commerce; Department of Ecology; Whitman County	H
Support development of broadband and fiber infrastructure.	<ul style="list-style-type: none"> • Fiber Optics System • Immediate service and phasing of areas as appropriate 	Zipty Fiber	H
Fund water infrastructure upgrades and expansions and drill an additional well.	<ul style="list-style-type: none"> • Infrastructure could include additional mainline, fire hydrants, and an additional well. 	Washington Public Works Board; Department of Health; Department of Commerce; Department of Ecology	H
Establish fire protection programs and infrastructure.	<ul style="list-style-type: none"> • Green lawn program • Develop fuel breaks through open space, trails, and recreation • Encourage defensible space around homes • Encourage new buildings to use ignition-resistant construction materials (such as metal, asphalt, slate, clay, or tile roof products) • Install hydrants and water systems at appropriate town boundaries 	FEMA; Department of Commerce; Avista;	H
Future studies and planning			
Undertake a Long-Term Recovery and Redevelopment Plan.	<ul style="list-style-type: none"> • Explore funding and timeline for a long-term recovery and redevelopment plan. • Connect to EWU for planning support 	Avista; Department of Commerce	H
Continuously update the Comprehensive Plan as the community achieves elements and/or as needs change.	<ul style="list-style-type: none"> • Annual or bi-annual updates to the plan 	Town-initiated	O



9.0 Conclusion

This plan is meant to be a first step in planning the future of Malden's recovery and redevelopment. It is meant to be a living document that is reviewed, revised, and amended as appropriate by the community. This is a tool for elected officials and community members to hold each other accountable for the joint vision of Malden's future.

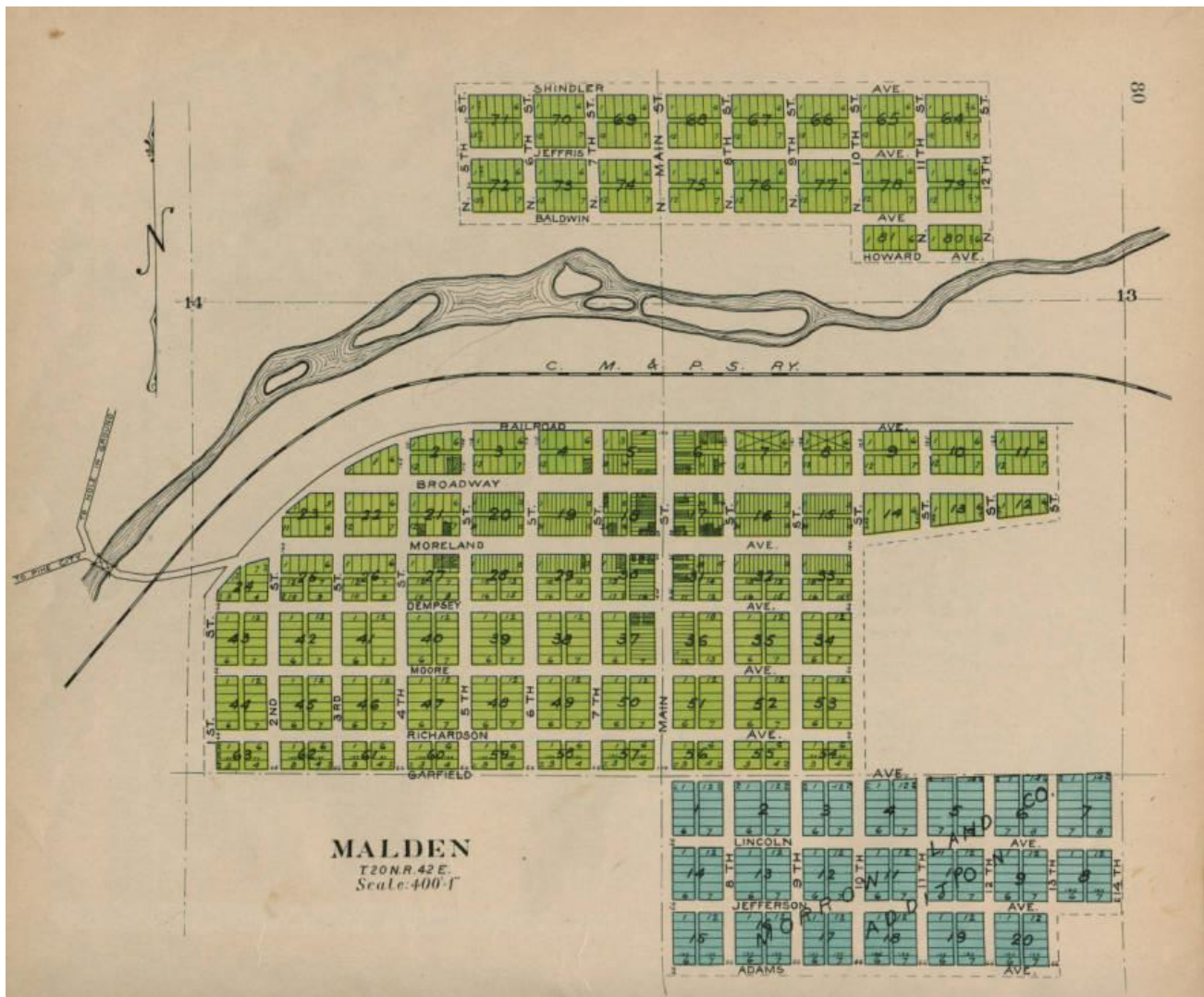


Figure 13: Malden Historic Plat - 1910, Source: WSU Library

Appendices/Attachments

Malden Planning Report

June 2021

Appendix A: Maps

Appendix B: Public Engagement Summaries

Appendix B1: Stakeholder Interviews

Appendix B2: Development Community Interviews

Appendix B3: Community Workshop

Appendix C: Draft Development Regulations



Appendix A: Maps

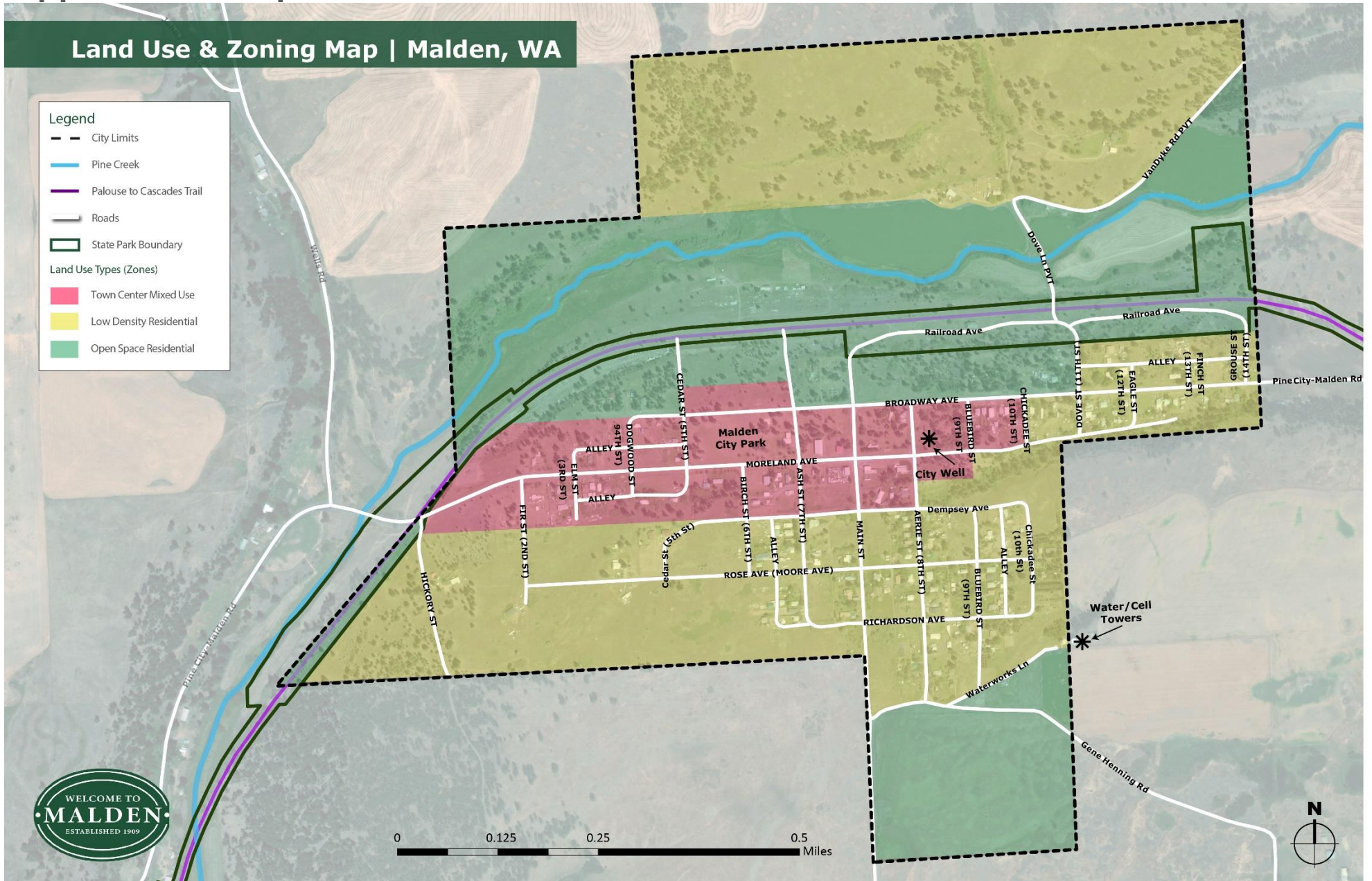


Figure 14: Zoning Map

Critical Areas Map | Malden, WA

Legend

Wellhead Protection Areas

- 6 Months Travel Time
- 1 Year Travel Time
- 5 Year Travel Time
- 10 Year Travel Time

Terrain: Slope Map

- Strongly sloping (6° - 10°)
- Gently steep (11° - 15°)
- Moderately Steep (16° - 20°)
- Steep (21° - 30°)
- Very steep (31° - 90°)

Wetland Types

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine



Figure 15: Critical Areas

Appendix B: Public Outreach

B1: Stakeholder Interviews

Overview and Interview questions

These interviews are instrumental in preparing this planning report. Project objectives are to create a list of short-term priorities, informed by the community's immediate needs, available resources, what has occurred to date, and the likelihood of the community's repopulation by residents who have been displaced. Project consultants, SCJ Alliance, reached out to over 20 people ranging from elected officials, LTRO members, agency representatives and community members.

This process helped the project team understand a bit about the hopes, visions, and needs of those who reside in Malden. These interviews help establish the community's priorities and the context in which they will be most effectively addressed. These conversations aspire to build empathy with the community's residents and learn how the next steps in the rebuilding process can best suit their needs, encourage them to participate, and empower them to shape the direction their town takes as it comes back to life.

The interviews are important, both for the information they provide for the plan and for the opportunity to invite individuals to express their experiences and enter a meaningful healing and rebuilding process. The conversations were relatively informal, intended to be organic in how they involve rather than strictly structured.

There are some important topics addressed in each of the interviews, that touch on how interviewees feel or think about specific aspects of their community's future. These topics included:

- **Timing of return** – The rate at which people expect to return to Malden will influence the approach to infrastructure reconstruction and guide rebuilding efforts. It will also help us understand how many interviewees will have put Malden in their rearview mirror, ready to move on to other places.
- **Housing needs** – This gives some insight into the type and scale of housing residents will need upon their return. Existing housing in Malden prior to the fire was older and substandard in some cases, so any replacement construction will be different than what was there.
- **Ability to afford new housing** – Few of Malden's residents were insured, and the community's median household income was substantially lower than elsewhere in Eastern Washington. Housing prices have skyrocketed, making it harder than ever to replace homes. This discussion helps shed light on individual struggles and frustrations, which will guide the action recommendations.
- **Improvements to Malden** – This crisis also brings opportunity to reimagine Malden, identifying elements of the community which worked well and those which might benefit from a different approach. This is an opportunity to imagine what the community might look like, how it might function, and who may be living in Malden in the future. It's not yet a full vision exercise, but it provides an opportunity to speak to the dreams and explore hope.
- **What would be most helpful right now** – Malden is still in crisis recovery mode, and people have immediate needs. The plan will associate these immediate needs with immediate action recommendations, and a list from these interviews will make our recommendations stronger and more persuasive.
- **What would be most helpful in a year** – This topic considers what should happen next as the community transitions from recovery to rebuilding. It is near enough to be tangible, but distant enough to create assurance the most immediate, crisis-induced issues are being addressed.
- **What would be most helpful in five years** – This examines Malden in an almost-normal state, where rebuilding is underway, and the community focuses on restoring a lifestyle which reinstates Malden as the type of hometown folks want it to be.
- **What is most important right now** – This question, intended to be asked after the sequencing above, helps respondents consider their immediate needs in the context of their longer-range hopes and, ideally, can translate directly to our report's list of prioritized recommendations.



Topics and Issue Summary

The following table illustrates the main topics, issues, and themes from the stakeholder conversations.

Topic	Notes	Issue
Trust	Interviewees noted there is a healthy amount of skepticism among residents, and they're slow to trust the government or the promises of "experts".	Any plan's success will rely on a level of trust between the community and those positioned to offer help. A break in trust will hinder recovery and rebuilding. There is already concern about false rumors and unfulfilled commitments, and the community has suffered at the hands of political conflicts and the perceived cumbersomeness and complexity of governmental bureaucracy.
Rebuilding obstacles	The ability to rebuild a home in Malden is not shared equally among residents. Those with lots too small to accommodate permissible septic systems are prevented from building. Others may also suffer from a damaged water service.	Some can rebuild today, while others cannot. This seems unfair, and it fuels impatience among and conflict between community members.
Agency complications	Multiple layers, multiple funding opportunities, each with their own jurisdictional responsibilities, funding requirements, and program needs make navigating recovery complex.	Individual residents have pressing needs, and some are in crisis. This makes it difficult to chart an individual course through to recovery and rebuilding. And most agency programs focus on dealing with organizations, not individuals, making residents rely on the Town or others to take care of their needs. Despite the Town's moves to learn more about recovery and rebuilding assistance, the field of play is complex, and the Town's resources to manage the various grant, loan and in-kind opportunities are limited.
Gentrification	Residents want to be able to afford the rebuilt Malden and fear newcomers may price them out of the market.	Malden as it was cannot be recreated. Any new investment in housing must meet current code and respond to current market conditions. Construction is expensive, meaning any new housing will either require extensive subsidy or be more expensive than many of the town's current residents can afford.
Pace	Interviewees noted the pace of rebuilding is frustratingly slow for many residents. One winter in a trailer is difficult, and another is on the way without much house-building happening now.	Residents are losing confidence, enduring one winter after the fire and concerned they will need to live through another without a home in Malden. Whether it's the availability of FEMA support or the steps to design a new wastewater solution, the process takes an amount of time that seems completely insensitive to the community's needs.
Vision	Interviewees are curious about what Malden will look like in the future and how the community's current residents will be able to influence it.	A discussion on vision relies on the community's acceptance of current conditions and collective ability to think about something as abstract as a 20-year future. Malden is still suffering from almost total destruction, with residents in a variety of states of recovery. While a vision is important to set direction, anything produced now will almost certainly need to be revisited as the community heals.
Reinvestment vitality	There are concerns among interviewees that the community will not be able to afford rebuilding – given that any new construction must meet current code requirements – or be able to sustain community-wide payments for loans on new infrastructure.	Rebuilding is expensive, and grants for reconstruction are scarce. It may be difficult for the community to repay infrastructure loans, but any level of reinvestment will rely on reliable water and wastewater services. The Town will need to be able to guarantee any loan it receives, committing to repay based on the community's prosperity.

Pragmatism	Interviewees repeated the need for making progress, with any plan or program including short-term, achievable objectives.	Finding resources to make something helpful happen quickly is a challenge. Even the recent faith community or volunteer work by the Mennonites or Habitat for Humanity depend on available land upon which to build. Some properties are better positioned for quick action than others.
Strategy	There is also hope among interviewees that any short-term investment to meet the need for pragmatism make strategic sense, with a view of the long-term informing what's done right now.	Strategy relies on clarity of objectives, and Malden is focused on being able to return to its "before the fire" lifestyle. But any rebuilding will also bring change, an eventuality that may not be universally accepted. This will influence how effective strategy can now be, with targets set today likely to need adjusting as rebuilding begins.



B2: Development Community Interviews

Housing is a priority in Malden, both because of the destruction of 80 percent of the town’s residences and the need to provide safe and affordable places for families to live. Rebuilding Malden – and improving the overall condition of the community’s housing – must involve the regional development community. Introducing housing into a place where the market has been historically weak and where the community is strapped for resources is a challenge. But Malden stands to receive financial support, and this may be enough to attract developer interest and make Malden a compelling residential location, luring households from elsewhere seeking an affordable, small-town lifestyle.

This process will initiate conversations with representatives of the development community to understand what might make Malden an interesting candidate for development, how they would approach development opportunities there, and if the community can entice investment in new housing and community rebuilding. These initial conversations will draw from different sectors of the development community, including land developers, lenders, architects, and builders.

The table below provides a list of potential developer contacts, along with notes summarizing results of the initial conversations held while building this list.

Representative	Developer	Lender	Architect	Builder	Other	Notes
Jim Frank, Greenstone	X			X	X	He’s not at all interested in looking to Malden for developing housing and believes there is no financially-backed demand for custom homes, no market for spec. housing and no market for investment units (rentals).
Brian Jennings, Spokane Housing Authority	X	X			X	Willing to speak to his Board about interest. Focus will be on rental support via vouchers.
Charlie Wolff, Uptic Studios			X			Interested in designing an affordable, attractive, replicatable housing model, like their “Blockhouse” concept in West Central and Perry. They’d need a development partner.
Viking Homes				X		
Joel White, Spokane Home Builders					X	
Hayden Homes				X		
Brad Stevens, Washington Trust Bank		X				



Questions for this group need to touch on several topics, including:

- **Market demand** – While the Spokane/CdA regional housing market is hot, Malden may be completely different. People in this sector will have a general idea about the level of demand in Malden for new housing, a particularly important consideration in light of household incomes, lack of insurance payouts, and a potentially ambivalent diaspora of potential returning households.
- **Housing type and scale** – Whatever demand exists in Malden will influence the type of housing which gets built and the value of those units. These conversations can help to characterize the shape housing in Malden may take as rebuilding occurs.
- **Financing** – The housing market, whether for ownership or investment, is interdependent with the financial market. Interviewees will provide a window to what it takes to finance a project and whether Malden has the basic elements in place to make lending there feasible.
- **Return on investment** – This is a particularly important consideration, both for the private sector and for the public sector. This group may be able to offer thoughts on how best to optimize investment into Malden’s households, considering how to evaluate the possible return on public and private investment in the community.
- **Magnitude of investment** – Interviewees can help us understand what a critical mass of investment might be to make Malden an active, self-sustaining entity. They will also let us know what a worthy project scale might be, offering enough potential upside to attract a builder to participate in a recovery and rebuilding process.
- **Available incentives or subsidies** – Market demand and the community’s wealth may be insufficient to support construction of market-based housing. Discussions with this group will help us understand to what degree incentives or subsidies might be necessary to attract developers or builders to town, minimizing their risk and assuring a chance at reasonable return.





Add description

B3: Community Workshop

Comments/ Input Summaries:

- Love to see cottage style homes in mixed use
- Townhouses and blockhouses in mixed residential/ duplex
- Single family low density
- Cottage style homes would be great in Malden – retiring boomers to have a clean healthy town
- I feel yellow would be suitable for small livestock – not cattle or horse and low #s no more than 4 of goats or hogs
- Most lots are not large enough or suitable enough for livestock and we want Malden to be a place where people are kind to their neighbors
- Want a quiet town with long term goals for small businesses to be able to service
- Everyone should have some goals and quit fighting over trivial thoughts
- No animals except as ordinance applicable
- I don't want city parcels to allow hooved animals, outlying areas of property with room yes to livestock
- I don't want junk cars, working and licensed cars and maybe a project car is okay
- Lawns should be watered and mowed, weeds are fire hazard, wack 'em
- Grocery store/café/ sandwich shops/ bookstore and café feel for businesses
- Co-op in community building w here we can have a weekly "Farmers Market"
- Old fashioned streetlights lining main street – "May berry RFP look and feel" – Green bluff feel
- Rename to Malden RFD?
- Work loft areas
- Post office
- Retail space for new business
- Anchor tenant – fire training facility, senior housing facility
- Craftsman type development – PUSH the cottage style and shared housing option
- Masonic lodge

Graffiti Wall Summaries:

- Mayberry – that’s why I bought here
- Animals – hooved animals? No pigs, need goats
- Seeing cows grazing on the outskirts of town is the most beautiful thing
- We base this town on the trail riders
- We have got to get along!
 - YES!
- No pigs
- Allow children to have fun on dirt bikes, there is nothing else to do and we live in the middle of nowhere
 - Minimize impact to state land trail
 - Keep it nice and quiet
- Got to be safe
- Septic/ sewer – if updated or new septic should be able to keep the septic
- Animals, animals, animals!
 - Should be able to have animals if you have the space



Town of Malden Comprehensive Plan Information Packet

May 2021

Comprehensive Plan Purpose:

Malden is actively recovering from a wildfire that devastated the community in September 2020. The purpose of this plan is to set a regulatory framework for the community's vision regarding land uses, zoning, and development standards. The plan will aim to move the town forward and set the stage to rebuild.



Plan Components:



Land Use



Housing



Parks & Recreation



Utilities & Infrastructure Assessment



Mapping Analysis



Action List



Draft Development Regulations

Outreach efforts include:

- Community and Stakeholder Interviews
- Community Workshop: May 13, 2021 at 6:30 pm
- City Council Meetings

Important dates:

June 1, 2021 - First draft of plan due to Department of Commerce and Town Council

Tuesday, June 8, 2021 at 7:00 pm - Council meeting to discuss comprehensive plan draft and provide input

Tuesday, June 22, 2021 at 7:00 pm - final draft of plan for adoption and discussion on draft development regulations

Information/Contact:

Rachel Granrath, Senior Planner at SCJ Alliance
Email: Rachel.granrath@scjalliance.com
Cell: 720-273-7172

Town Website: <https://maldenwa.org>

Land Use Descriptions

Low Density Residential

Primarily residential on the outskirts of town. Flexibility in housing types. Includes single-family homes, duplexes, shomes, and tiny homes.

Mixed Residential

Allows for even more flexibility in housing types, incentivizing medium-density housing such as small apartment buildings, blockhouses, and small-town mixed use buildings.

Recreation Residential

Allows for most residential types but also recreation-focused uses such as campgrounds, glamping, RV Parks, or bed-and-breakfasts.

Mixed Use

This is what will be considered the Town Center. You'll see small shops and retail but also a range of residential housing types. This zone also focuses on walkability.

Public Facilities

Provides designated space in the Town Center for municipal and community-oriented buildings such as City Hall, the Community Center, and the Fire House.

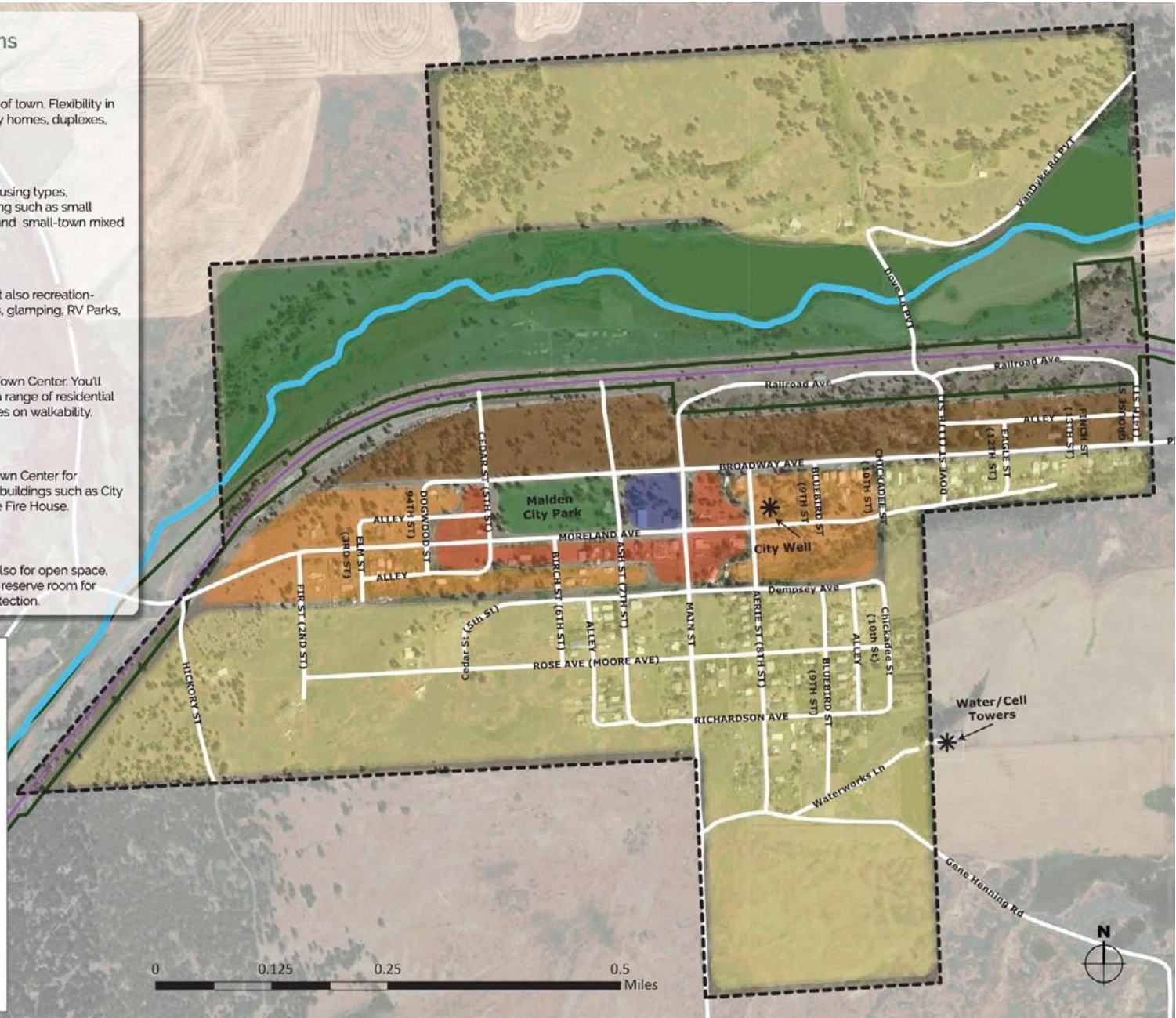
Recreation & Open Space

Land designated for city parks but also for open space, especially surrounding the creek, to reserve room for critical areas and environmental protection.

Legend

- City Limits
- Pine Creek
- Palouse to Cascades Trail
- Roads
- State Park Boundary
- Land Use Types**
- Low Density Residential
- Mixed Residential
- Recreation Residential
- Mixed Use
- Public Facilities
- Recreation/Open Space

0 0.125 0.25 0.5 Miles





Single-Family Homes

Single-family homes are the typical housing types seen in most American suburban areas and smaller towns. These are the lowest density option for housing types because there is typically one unit per parcel. These are usually the least affordable types of housing.



Accessory Dwelling Units (ADUs)

These are additional, smaller housing units on the same parcel as a single-family home. They have all of the amenities (kitchen/bathroom) to be independent from the main unit, but allow for slightly greater residential densities. These are often used to house renters and/or family members, so they are often referred to as "mother-in-law apartments".



Duplexes/Triplexes/Townhomes

These allow for multiple independent housing units to be built on a single parcel. Units usually share a wall with the neighboring units, and there is often shared outdoor space. These are typically more affordable than single-family homes due to shared infrastructure and outdoor space.



Cottage Style & Shared Housing

Cottage style housing is a type of shared housing. Housing units are typically smaller, and units are centered around shared spaces such as yards or gardens. This type of housing is more affordable due to smaller sizes and shared spaces, making it an ideal type for smaller families or elderly residents.



Small Apartments & Mixed Use

Small apartment buildings and mixed use buildings allow for greater densities, and are typically seen near town centers, along busier roads, or near other amenities. Small apartments can range from 4-10 units, and mixed use buildings typically include retail or other businesses in addition to residential units.



Blockhouses & Innovative Types

Blockhouses are modular homes similar to cottage homes, with multiple smaller units sharing a common outdoor space. Tiny homes and shipping container homes offer other creative ideas for housing in Malden. These are the most affordable and can be built quickly, offering opportunities for temporary housing that can be converted to rental or tourist units down the road.



RETURN		Land Use Type <i>(See proposed land use map)</i>			
Housing Types <i>(See Housing Types handout)</i>		Low Density Residential	Mixed Residential	Mixed Use	Recreation Residential
Single Family Homes					
Accessory Dwelling Units (ADUs)					
Duplex/Triplex/Townhomes					
Cottage Style & Shared Housing					
Small-town Mixed Use & Small Apartment units.					
Blockhouses & innovative housing types					

Which land use types should allow for these housing types?

Consider each housing type and the whether you think it is appropriate in each proposed zone. See the proposed land use map and housing type descriptions handouts before making your decision.

Draw **plus signs (+)** to identify the housing types you think should be allowed in each zone. Draw **minus signs (-)** where you think certain housing types should be restricted. For example, if you think townhomes should be allowed in the low density residential zone, draw a plus sign in the corresponding square. **Please return this page to a workshop attendant.**




Housing Type Score Card

Malden, WA | Town Planning Report | May 2021

Comments? Questions? Ideas?

RETURN

This page is for all your other thoughts about planning for town recovery and the future vision for Malden. Let us know what you think about housing, land use, recreation, infrastructure, or any of the other plan components. Thank you for taking the time to complete this packet. Your input is appreciated!

If you want to stay updated about the planning process please provide your name and contact information below
Contact Information:

Name	
Email	
Phone Number	

Comment Card
Malden, MA | Town Planning Report | May 2021



Appendix C: Draft Regulations



