

Submission 4

Joseph Gray

Submission Date Sep 20, 2022 3:58 PM

APPLICANT NAME/ORGANIZATION Malden DPW, Bob Knox Director

CO APPLICANT (if applicable) Malden Ward 6 Association, OSPCD

PROJECT CONTACT PERSON & TITLE Joseph Gray

MAILING ADDRESS 295R Lebanon St

PHONE (781) 248-7354

EMAIL maldentalks@outlook.com

DATE Sep 19, 2022

Project ID# 22-1199

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



Is the main Applicant a 501c3 Non-Profit?

No

PROJECT NAME Trafton Park Phase II

PROJECT ID# 22-1199

CPA FUNDS REQUESTED 100000

PROJECT ADDRESS O Granite Street

ASSESSOR'S PARCEL ID 142 669 901

Interested Municipal Party or Community Organizations (if any) Malden DPW

Will this project be independent or is it part of another existing project? Please explain. Independent

Brief Project Description This project will implement Phase II of the 2019 Trafton Park Master Plan

including:

1. converting the existing baseball field so it can be used for youth baseball / softball / soccer & replacing the backstop
2. adapting the court area to have a tennis and basketball courts and another area for free play
3. improving the dog park with new surfacing, benches, shade trees and a water
4. creating an electrified plaza area for Ward events including 4th of July and Halloween
5. completing the circular loop in the park which has been popular with walkers and young bicyclists.

Is this proposal for the design, construction, or other phase of a project?

Design

Lot Size

133729

Zoning District(s)

Resident A

Ward

Ward 6

Property Owner

City of Malden

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

Yes

If applicable, please identify any interested parties whose approval may be needed.

Article 97 Restriction for Parkland

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



[Trafton Phase II Pre-App v2.pdf](#)

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



[Book 1950, Pg 576-580.pdf](#)

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



[0 GRANITE ST - 2021 Aerial.pdf](#)

buildings), architectural plans, site plans, photographs, etc.



[0 GRANITE ST - Assessor.pdf](#)



[0 GRANITE ST - Zoning.pdf](#)



[091222_Trafton II-Concept Sketch.Utilities.pdf](#)



[091222_Trafton II-Product Material Images.pdf](#)

Project Categories

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

RESTRICTIONS (for ACQUISITION Projects only) - Please explain how public benefits from the CPA investment will be protected. Please identify any entities who may hold a Conservation

Existing Article 97 Restriction

Restriction (CR) for your Open Space or Recreational Land Project.*

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

This project, Trafton Phase II Improvements, focuses on substantially completing the remaining elements of the 2019 Trafton Park Master Plan. This project includes the development of 100% construction plans, scopes and estimates, the issuance of a bid package, project construction and construction oversight.

Shadley and Associates PC has developed a detailed description of the project elements (attached) which are described as follows:

1. Demolition and Site Preparation: Includes: a. milling (grinding) off the surface of the existing tennis courts, b. removing the existing chain link fencing around the tennis courts, dog park as well as the baseball backstop, c. removing benches, tennis posts and various other site fixtures, d. scraping soil from the baseball infield and stone from the dog park, and e. removing electrical wiring and light fixtures. Note: Removal of non-functional water gate and tree pruning will be done by DPW as a cost-saving measure.

2. Earthwork: a. the infield area and other areas will be regraded, b. new loam will be installed, c. the outfield will be "top-dressed" and aerated to allow for re-seeding, and d. the dog park will be re-surfaced with rice stone. Note: The proposed installation of geotextile at the dog park has been recommended to be eliminated due to maintenance concerns.

3. Paving and Curbing: a. the court area will be patched, entirely resurfaced and then repainted with tennis, basketball and free play details, b. paths around the courts and by the dog park will be repaved, c. edging will be installed or repaired by the dog park and baseball backstop and d. repairs necessary after installation of new utilities will be made (including restoration of a spot on the historic WPA wall along Granite Street which is currently plain concrete). Notes: i. resurfacing rather than replacing some or all of the court area results in cost savings of well over \$100,000 will still including the key recreational and community elements called for in the Master Plan and ii. the need for under drainage for the dog park area is being re-evaluated.

4. Drainage and utilities: a. a new water service will be added from Granite Street that will provide water for a new irrigation for the ballfield as well as a yard hydrants that can provide water at the dog park and for 4th of July water slides. Note: Water will be provided via locking yard hydrant rather than a water fountain as proposed by Shadley & Associates to eliminate the costs both of the water fountain (which was not specifically requested in any public meeting) and associated sewer drainage.

5. Site Improvements: a. two basketball hoops will be installed to serve the new junior basketball court as strongly supported at the June 2022 community meeting, b. for the dog park fencing will be replaced with 5-foot fencing (as requested by dog park users who find that some dogs can leap over the existing 4-foot fence especially in winter), new dog bag dispensers installed, new signs will be posted and new shade trees will be added with tree guards to prevent root damage by digging. c. new chain link fencing around the court area, primarily placed on existing poles, will replace the existing fencing that has been warped over time, d. a new backstop will be installed, e. new tennis net posts will installed and f. if funding is available, benches will be installed along paths, the dog park and court areas. Notes: i. the picnic area originally to be located by the courts had been constructed by the playground in Phase I and has proven popular at that location so it will be eliminated from future design in Phase II, ii. special site improvements for baseball such as foul poles

and bases (besides home plate) have been eliminated as unnecessary for a more multi-use field.

6. Landscaping: a. 8 new trees will be installed, including 2 in the dog park area to provide better mid-day shade as requested at community meetings, and b. the "outfield" will be aerated and re-seeded (particularly critical after this year's drought). Note: the baseball infield will be done entirely with infield mix rather than planted as grass.

7. Electrical: In response to a detailed inspection of the existing electrical services at Trafton, the entire electrical and lighting fixtures at Trafton will be upgraded to code and made more energy efficient including: a. including a new electrical cabinet served by a new power line that meets current code requirements, b. replacing 6 existing floodlights with energy efficient LED lights and c. replacing irrigation system controllers that are over 20 years old and have not been used in over 10 years. Note: A second small electrical cabinet to serve community events near the court area will not be included since the main electrical cabinet is located in close proximity to this area.

8. Irrigation: a new irrigation system will be installed to help ensure the growth and long-term viability of the grass field.

PLEASE NOTE: This project is not in a flood plan so it does not require any review by the Conservation Commission. No contaminated soils are expected to be encountered or removed as part of this project. Permits and approval will be limited to the routine review and approval of Electrical Plans by the Inspectional Services Department and the co-ordination of water and electrical connections with the DPW. This work requires no zoning variants or review by the Planning Board, Zoning Board of Appeals or Historic Commission. No other City Board or Department will be required to review and approve this work.

Please provide a detailed description of the steps or tasks that the project entails and its proposed use relative to the CPA and the City of Malden.

Going forward the following steps will be taken:

1. Shadley Associates and their design team will complete 25%, 75% and 100% designs, specification and engineering cost estimates that will be reviewed by the applicants. The plan will be to have the bid package ready by March 2023 or earlier.

2. A public bid package will be issued by March 2023 or earlier.

3. Construction of the project will start on or before July 5, 2023. The construction may be phased to first ensure completion of the dog park and court area by Fall 2023 with the field area being released upon full establishment of the grass sometime in mid 2024.

Why should this project be approved for funding?*

Trafton Park continues to be one of the most frequently use parks in Malden and serves a broad range of users from families using the playground, daily dog walkers and its historic use as for nearby students. Phase I improvements have been very successful. More families have flocked to the expanded playground with its unique mix of play equipment serves, tots, tweens and even adults who use the 4-seater teeter-tot. The nearly complete walking path allows walkers and young bicyclists a safe loop for exercise and joy-riding. The picnic area allows small group gatherings as well as place for children to eat summer meals.

Trafton Park and the entirety of Ward 6 sits in an Environmental Justice area as recognized by the MA EEA based on the percentage of minorities and income of residents.

Phase II will provide the following further benefits requested by the community at thru a series of 6 meetings, including the latest one held in June 2022: (a) basketball hoops will return Trafton Park after a 15-year hiatus allowing the return of an activity that particularly popular with teens and young adults that

had been eliminated without an community meetings, (b) the extremely popular Trafton Dog Park will be completely renovated with new surfacing, more secure fencing, benches and the addition of trees and water as requested by users, (c) the grass field at Trafton will be repurposed for multiple activities beyond baseball and will include irrigation to help keep it better condition (d) a portion of the court area will be freed up for play during the week and for community events including the annual Ward 6 4th of July and Halloween events and potentially movie and music nights, (e) the missing section of the walking / cycling loop path near the courts will be completed, (f) the unsafe baseball backstop and fencing in the court area and along Granite Street will be replaced, (g) new energy efficient lighting will be added, (h) electrical upgrades will support community events and the new irrigation system and (l) new trees at critical locations will add shade and greenery to cool park users, both human and canine.

The basketball court improvements and the lay-out of the grass field to accomodate multiple uses helps achieve goals of the Malden 2017 Open Space and Recreation Plan to provide more recreation and field space that reflects the shifting interest and needs of Malden's current diverse youth population.

Regarding CPC general and specific priorities expressed in its 2020 plan update: (1) includes completion of the walking loop and reconstruction of walking paths to ensure long-term accessibility to the park as well as new lighting to allow extended use during the fall, winter and spring, (2) re-uses pavement and fence posts in the court area and will recycle worn-out fencing material, (3) install news LED flood lights will re-using existing poles, (4) adds 8 shade trees and re-vitalizes a natural grass surface that has been particular debated by the 2022 summer drought. The project has been support through a series of 6 community meetings, including the most recent one in 2022 and has been endorsed by the Malden Ward 6 Association and Ward 6 Councillor Stephen Winslow, Ward 6 School Committee member Joseph Gray and Mayor Gary Christenson and certainly the ad hoc Facebook Group the Friends of Trafton Dog Park.

CPA funds used at Trafton will be used in conjunction with \$1 million in ARPA funds Mayor Christenson has dedicated to the project as well as additional Ward 6 Improvement funds totaling \$30,000 that Councillor Winslow has agreed to reserve towards project construction contingencies. ARPA projects must be under way by 2024.

On specific 2022 CPC priorities, the project (1) adds 8 trees to Malden's tree canopy as includes new water service lines that will allow better watering of those trees, (2) addresses park equipment improvements by adding basketball hoops and replacing tennis net posts and fencing and the baseball backstop, (3) improves the natural grass field at Trafton and adds an irrigation system that will help protect that field into the future and (4) adds play and plaza areas that support child and community active and passive activities.

Phase II of the Trafton Park Improvements substantially completes the vision for Trafton Park as set forth in the 2019 Master Plan.

Please provide background information about the applicants & co-applicants.*

The City of Malden Department of Public Works oversees the improvements and maintenance of City of Malden Parks includes departments dedicated to Parks and Trees and Water services. The DPW will provide feedback on the design as it develops and take responsibility for maintenance of improvements once they have been completed.

The Office of Strategic Planning and Community Development serves as project manager to the Trafton Park Phase II project. In this role, it oversees the work of Shadley Associates in the design of the project, will be the entity

reviewing construction bids, the work of the contractor and payments under the design and construction contract.

The Malden Ward 6 Association consists of Ward 6 residents who help organize annual community events including the Ward 6 4th of July Celebration that has been held for decades at Trafton Park and the more recently started Ward 6 Halloween event. Malden Ward 6 members participate in other Ward 6 Events such as this year's Mayplewood Fest and serve some also serve on the Future of Maplewood Square Committee. Ward 6 City Councillor serves as Chair of the the Association. Joseph and Rachana Gray, Kay Allen, Lori Ardai and Naomi Kahn also serve as lead volunteers of the Association. The Association provides guidance on the development of the design.

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

A full site topographic survey has been completed, design plans will use that survey information to ensure that ADA requirements are met in terms of the width and slopes of pathways and the compliance of gates and other openings.

TIMELINE - Provide a detailed project timeline describing the steps or phases for completion, major milestones as well as the processes needed for approval and oversight for each phase.



[TRAFTON PHASE II - TIME LINE.pdf](#)

Please upload SUPPORTING DOCUMENTATION (see below for examples - if applicable).



[031022_Proposal for Trafton II 10 Plan.pdf](#)



[203_091222_Trafton II-Concept Sketch.Utilities_538.pdf](#)



[203_091222_Trafton II-Product_Material Images_3462.pdf](#)




[091222_Trafton Park II Prelim Cost Est.pdf](#)

Additional Supporting Documentation (Optional)



PDF

[EJ Map Trafton 2020v3.pdf](#)



PDF

[062119_Trafton-Master Plan \(2019\).pdf](#)

Please describe: A) All attempts to secure funding (successful and unsuccessful). B) How was the CPA amount determined? C) What will happen to the project if CPA funding is rejected or reduced?

Funding Requests:

1. A request for \$1 million of ARPA funds has been submitted to and approved by Mayor Gary Christenson
2. Councillor Winslow has agreed to reserve \$30,000 in Ward 6 funds to be used for construction contingencies.
3. Councillor Winslow requested \$100,000 in dedicated FY 2023 funds from Senator Lewis' office. Senator Lewis did secure \$100,000 in funds for "Malden Parks at this moment those funds may be dedicated to Kierstead Park.
4. A PARC grant application was discussed, given other worthy projects, the City decided to prioritize the Kierstead Park project.

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

	Total Project Cost	CPA Funds Requested	Cost Share Amount	Cost Share Percent
Project Cost	1130000	100000	1030000	0.91

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

	CPA FUNDS	OTHER FUNDS (cost share)	TOTAL
Personnel	0		0
Equipment	0		0
Supplies	0		0
Soft Costs/ Contractual	0		0
Acquisition	0		0
New Construction	100000		100000
Alteration/Addition			0
Restoration/Remodel			0
Other			0

	CPA FUNDS	OTHER FUNDS (cost share)	TOTAL
TOTAL	100000	0	100000

Please upload your itemized budget.*



[091222_Trafton Park II_Prelim Cost Est SPW v2.pdf](#)


[171_091222_Trafton Park II_Prelim Cost Est_1689.pdf](#)

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


[061722_Trafton Park II.Program.pdf](#)


[082622_Trafton Park II PROJECT PROGRAM.pdf](#)


[SPW Cost Estimate Comments.pdf](#)

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

	Source Name	Source Type	Secured (Y/N)	Status (if not secured)	Amount	Source Type
Source 1	ARPA	Federal	Yes		100000 0	Cash (with restrictions)


kind donations may be included as a source below.

	Source Name	Source Type	Secured (Y/N)	Status (if not secured)	Amount	Source Type
Source 2	Ward 6	Municipal	Yes		30000	Cash (with restrictions)
Source 3	Blank					
Source 4	Blank					
Source 5	Blank					
Source 6	Blank					

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


None

Please upload COMMITMENT LETTERS for any additional funding sources that are cited in your budget.




PDF

[Advocate Pg 1.pdf](#)




PDF

[Advocate Pg 2.pdf](#)



DOCX

[Press Release.docx](#)



PDF

[SPW Commitment.pdf](#)

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

None anticipated..

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

	Year 1	Year 2	Year 3	Year 4	Year 5
Amount	0	0	0	0	0
Source(s)	blank	blank	blank	blank	blank

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

Presence of hazardous materials	Not Present/ Not Applicable
Topography, soils, or other physical challenges	Not Present/ Not Applicable
Wetlands or Floodplain	Not Present/ Not Applicable

Does this project entail property alterations that would require permitting?

Yes

Building Department

Building Permits

Engineering

Connection to City systems

DPW

Street openings Connection to Infrastructure

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

The new water and electrical service will require underground connections off Granite Street. Shadley Associates team has fully assessed these needs and has selected a location that will provide a direct connection and the project budget has accounted for these costs.

If applicable, please attach any feasibility reports that may have been prepared, explaining all further



[080522_Malden Trafton Park II.Existing Conditions Summary.pdf](#)



[Trafton Structural Report.pdf](#)

actions that will be required for completion of the project such as zoning, environmental assessment, permits, restrictions.

Applicant Signature



Date Signed

Sep 19, 2022

Applicant Name

Joseph Gray

Applicant Title/Organization

Ward 6 School Committee Member

Property Owner Signature (if different).



Date Signed by Property Owner

Sep 20, 2022

Property Owner

Robert Knox, Jr.

FINAL APPLICATION REQUIRED COMPONENTS

FY23 CPA Funding Application (Sections 1-10)

Scope & Project Narrative (Section 5)

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

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

Please upload any other information useful for the Committee in considering the project

Project Timeline Narrative (Section 5)

Project Budget Overview (Section 6)

Feasibility Check-list (Section 7)

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

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

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

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

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

LETTER(S) OF SUPPORT (Section 9).

TIMELINE: Detailed project timeline (Section 8).

SUPPORTING DOCUMENTS (Section 8) Existing plans, approvals, feasibility assessment, or other supporting documents, including but not- Natural Resource Limitations (i.e. wetlands, flood plain, etc)- Environmental assessment reports or evidence that the proposed site is free of hazardous- Names and addresses of project architects, contractors and consultants.



[Court Fencing.JPG](#)



[Dog Park Gravel 2.JPG](#)



[Field Home Plate Backstop.jpeg](#)



[Field Left Field 1.jpeg](#)



[Trafton Park Meeting Notice June 2022.pdf](#)



[Ward 6 - 4th 2022.jpg](#)
