

Submission 6

Deborah Burke

Submission Date Sep 12, 2023 6:57 PM

APPLICANT NAME/ORGANIZATION City of Malden Office of Strategic Planning and Community Development (OSPCD)

CO APPLICANT (if applicable) N/A

PROJECT CONTACT PERSON & TITLE Andrew Mikula; Senior Planner and Policy Manager

MAILING ADDRESS 215 Pleasant St., Malden, MA 02148; Third Floor

PHONE (781) 324-5720

EMAIL amikula@cityofmalden.org

DATE Sep 12, 2023

Project ID# CPC_FY24_0009

Is the main Applicant a 501c3 Non-Profit?

PROJECT NAME Malden River Works Construction

PROJECT ID# CPC_FY24_0009

CPA FUNDS REQUESTED 1000000

PROJECT ADDRESS 356 Commercial St., Malden, MA 02148

ASSESSOR'S PARCEL ID

43-230-2; 43-230-3; 61-230-4; 61-230-5

Interested Municipal Party or Community Organizations (if any)

Malden River Works Steering Committee, Friends of the Malden River, Mystic River Watershed Association

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

This \$1 million scope of work is part of a \$13 million, two-phase construction project, which in turn follows a \$1.3 million design phase. It is not independent.

Brief Project Description

Malden River Works will transform a 4.7-acre City-owned industrial parcel into a publicly accessible riverfront park in an Environmental Justice community. This \$1 million scope of work in particular consists mainly of tree plantings, canopy pruning, fertilization, and related material costs.

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

Construction

Has this project received CPC funding in the past?

Yes

Lot Size

204732

Zoning District(s)

Industrial I

Ward

Ward 1

Property Owner

Malden Redevelopment Authority

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

No

Project Categories

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

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

Task 1: Architectural and engineering work - \$87,000

This task covers architect and engineering consultant work to perform construction administration tasks during the construction phase of the project. More specifically, this includes review of contractor submittals such as shop drawings and product data, periodic site visits to observe the work, participation in regular meetings with the contractor, and review of payment applications. The Outdoor Recreation Legacy Partnership (ORLP) Grant Program will cover the associated costs.

Task 2: Project inspections - \$500

Task 2 includes city inspections, such as for electrical work (park lighting and power). The ORLP will cover the associated costs.

Task 3: Site work - \$650,000

This task includes the earthwork activities to achieve new grades as indicated in the design for the park, and construction of the direct contact barrier or environmental cap. The earthwork is a key aspect in achieving the project's goal for climate resilience by elevating the grade of the lawn and plaza above future flood levels, and it is a necessary step in terms of creating the environmental barrier that will make the site safe for recreational use. The ORLP will cover the associated costs.

Task 4: Demolition and removal - \$192,500

This task includes the removal of invasive plant species and demolition of pavement and structures such as the temporary boat house in preparation for construction activities. Invasives removal is a necessary step in planting the restored riverbank landscape, so that new plantings will not have to compete with invasives during their establishment phase. The demolition of pavement and structures is necessary to clear the site area of obstructions for park construction activities. The ORLP will pay the associated costs.

Task 5: Construction - \$2,623,600

The construction task includes labor and materials to install new green stormwater infrastructure and related drainage infrastructure, shoreline restoration including vegetative and non-vegetative stabilization techniques along the riverbank, porous pavement of all pathways and the plaza area, all planting materials for the recreational lawn and green stormwater features, site structures such as fences, gates, furniture such as benches, signage, and a mural installation. This category also includes the General Conditions of the construction contract for project and construction site management. These construction costs will be paid for with a combination of CPA funds (\$952,435), and the ORLP grant (\$1,671,165), with the CPA funds primarily covering the vegetative riverfront stabilization techniques and recreational lawn planting materials.

Task 6: Construction contingencies - \$666,000

Contingencies are intended for any changes to the construction contract due to modifications of the design during construction to accommodate unforeseen field conditions (e.g. addressing obstructions like rock outcroppings during excavation for foundations), or product or material substitutions due to delays in lead times or availability. The design team has taken all reasonable due diligence measures within the limits of practicality and cost effectiveness to pre-characterize existing and soil conditions to reduce the chance of changes due to unforeseen field conditions. Planning for possible material changes or substitutions is recommended due to the unpredictability of the construction materials supply chain related to lingering impacts of Covid-19. These contingencies will be paid for with a combination of CPA funds (\$47,565), and the ORLP grant (\$618,435), with the CPA

contingencies covering the vegetative riverfront stabilization techniques and recreational lawn planting materials.

Please explain why the project should be funded and state examples of how the project upholds the values and priorities of the CPA Plan, including other plans that outline support services by the City of Malden

The Malden River Works (MRW) project will transform the City's Department of Public Works (DPW) yard on the Malden River for better climate change preparedness and create a vibrant, resilient public riverfront park for all. This project will reduce climate vulnerability by introducing nature-based solutions at the DPW that also benefit the park, including green stormwater infrastructure to reduce surface flood risk, increased tree canopy to mitigate the urban heat island effect, restored riparian landscape, and an elevated greenway path to serve as a flood barrier from sea level rise.

The project satisfies an open space priority as identified by the city's Community Preservation Plan and Open Space and Recreation Plan, by introducing the first-ever public park on the Malden River, a historically industrial area that has been lined with a sea of parking lots and private industrial businesses leaving little to no river access for residents for generations. The MRW project also aligns with Malden's priorities in the Municipal Vulnerability Preparedness Plan, including improved stormwater management, equitable and safe access, reducing the urban heat island effect, mitigating inland and coastal flooding, and aiding economic development. The improvements to the DPW yard have an additional climate resiliency benefit, recognizing the importance of the DPW as a critical municipal facility as the City's second responder after disasters (for tree and debris removal, water and drainage utilities, and repair, etc).

The project also exemplifies a new model for community-led design in Malden that centers the leadership of communities of color through the MRW Steering Committee. The Steering Committee was established at the start of the MRW project as a new coalition of Malden resident community leaders of color, environmental advocates, and city government representatives to work together to shape the direction and outcomes of the project, and to implement strategies to achieve meaningful input in the process from Malden's diverse communities across age, ethnicity, and economic status. Members of Malden's Environmental Justice populations, including African-American, Arab, Haitian, Latinx, Vietnamese, and high school youth communities are represented on the Steering Committee, and all members are compensated for their effort as project leaders. The Malden River Works Steering Committee is empowered with decision-making abilities on the project and has driven the extensive community engagement process on this project.

Access to the River was one of the priority goals of Malden's Open Space and Recreation Plan (OSRP) because it was heavily featured in public comments and feedback during that planning process. To date, the MRW project has further engaged over 1,000 community members, through 6 public meetings that have been attended by nearly 400 residents, 700 survey responses, and on-site activities that have reached over 100 people. As a result, Malden River Works has set a new standard for community engagement and ownership in City projects. The Malden River Works Steering Committee has made decisions about project design and conducted community outreach initiatives that have created lasting additional capacity for resident leadership in City projects.

Malden River Works is eligible for CPA funds as it creates new open space and recreational land. The completed park will restore a portion of the Malden River shoreline, create a new open lawn area for passive recreation, and provide a crucial section of the envisioned Malden River Greenway trail. The project is consistent with the community's values as stated in the Community Preservation Plan. It improves accessibility to the Malden River and incorporates sustainable practices and design, including protecting natural resources, cleaning up contaminated land, expanding permeable surfaces, and increasing trees and vegetation. Malden River Works has received the endorsement from numerous City departments and elected

officials, community groups, and state agencies.

Malden River Works is intended to be a precedent-setting project that can inform how open space and climate resiliency measures can be incorporated into other industrial waterfront properties along the Malden River, which would ultimately achieve the Malden River Greenway vision, connecting Malden, Medford, and Everett.

Additionally, the project is consistent with the specific priorities for Open Space and Land for Recreational Use as detailed in the Community Preservation Plan. The project creates new publicly-accessible open space and recreational land to benefit current and future generations and expands access to, and the use of, the Malden River. It improves the health of the wetlands and shores of the City's water resources through green stormwater infrastructure and erosion controls. This project epitomizes Malden's sustainability and resiliency efforts and the city's dedication to reducing our environmental impact.

Please provide background information about the applicants & co-applicants including the person acting as the project manager.*

The Office of Strategic Planning and Community Development (OSPCD), a municipal government agency affiliated with the City of Malden, is the lead applicant and will manage CPA funds related to this project. It is based at 215 Pleasant Street (City Hall) in Malden.

OSPCD has led the implementation of a number of CPA funded projects including the Trafton Park Revitalization Design and Rehabilitation, Roosevelt Park Revitalization, Devir Park Rehabilitation, and Fellsmere Park Master Plan. Phase 2 of the Trafton Park improvements is expected to start construction later this summer, the design of Roosevelt Park is complete, the Devir Park Master Plan is finalized, and phase 1 of the Devir Park improvements is currently under construction. These projects are managed primarily by Alex Pratt, the OSPCD's Deputy Director of Housing and Community Development, whose experience administering CPA funds will be an important resource for managing the funds associated with the Malden River Works project as well.

Since its inception in 2019, the Malden River Works project has secured over \$1,300,000 in discretionary funding for park design, including a \$200,000 grant from the Malden Community Preservation Committee in Fiscal Years 2022 and 2023. As a result, the project team recently completed 90% design documents, and design is scheduled to be 100% complete in December 2023.

The \$200,000 CPC grant was primarily administered by Evan Spetrini and Emily Granoff, neither of whom are currently employed by the OSPCD. However, in the absence of Mr. Spetrini and Ms. Granoff, the OSPCD has ensured that the \$200,000 has been fully spent, and that the allocation of funds has been accounted for in a prompt and transparent manner. As of this writing, there are \$2,990.55 left to disburse from the Fiscal Year 2023 CPC grant, and such disbursement will occur once Landing Studio's June 2023 invoice is processed.

Pending the availability of funding, the OSPCD hopes to go out to bid for this project in January of 2024 and begin construction in the spring of 2024. Construction is estimated to take 13-15 months. Currently the OSPCD has secured \$4,875,101.13 in funds for construction, submitted applications for an additional \$5,663,387.20, and has planned applications for an additional \$1,400,000.00 in the next few months.

The overall governance structure of the project includes the Malden River Works Steering Committee and Project Team in addition to our consultant Design Team:

MRW Steering Committee - Malden resident leaders of color, environmental advocates, and city government representatives, charged with guiding the overall direction of the MRW project and the community-led participation

process.

MRW Project Team - A smaller working group that includes members of the MRW Steering Committee and the Design Team, charged with implementing the day-to-day tasks for community participation and outreach. Representatives of the Friends of the Malden River, Mystic River Watershed Association, and MIT also serve on the Project Team.


Design Team - design and engineering consultants including architect, civil engineer, green infrastructure engineer, horticultural specialist, geotechnical engineer, Licensed Site Professional, permitting consultant, electrical engineer, structural engineer. Landing Studio, Horsley Witten Group, Offshoots, and Nangle Consulting Associates make up the Design Team.

The OSPCD serves as project manager for the Malden River Works, acting as a liaison between the resident-led Steering Committee and the technical experts working on the project. The two primary vendors for design and engineering services include Landing Studio and Nangle Consulting Associates, with Horsley-Witten Group serving as a sub-contractor under Landing Studio. The Malden Redevelopment Authority, which owns the site, is a legal entity that is controlled de facto by the City of Malden as well, with former MRA staff having been fully incorporated into the OSPCD in July 2021.

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

One of the six stated project goals of the Malden River Works project is to create inclusive access to the park and the river for all ages and abilities. As such, the project will meet or exceed all relevant ADA/MAAB regulations. The Malden River Works park qualifies as new construction for the use of the public and is designed to be readily accessible and usable by individuals with disabilities. The following describes accessibility measures related to key features of the project. The park includes fully accessible pathways to and through all recreational amenities, including a scenic pathway down to the river, designed with less than 5% slopes, which is more gradual and less strenuous to navigate than ADA compliant ramps (8.33% slope) for individuals who use mobility aids. For the public dock feature, the design team is currently researching best practices for accessible boating piers by consulting with dock manufacturers and local community boating providers who offer wheelchair accessible non-motorized boating activities. All fixed seating areas (benches) in the park are located along an accessible path of travel and are paired with wheelchair companion spaces offering equal views of the river and park. The flexible grass lawn, one of the main recreational amenities of the park, will feature stabilized zones with synthetic mesh underlayments that enable wheelchair access. The new boathouse will have a barrier free entrance, and all toilet facilities will meet ADA/MAAB regulations.

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.



MRW_ProjectTimeline.docx

12.58 KB

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? D) How might potential overages be funded if bids come in over budget or if projects necessitate a change order?

The OSPCD has successfully secured funding for the Malden River Works design from many sources. In 2019, we were granted a Leventhal City Prize of \$100,000 from the MIT Leventhal Center for Advanced Urbanism, along with a Community Engagement Core grant of \$25,300 from the National Institute of Environmental Health Sciences. In fiscal year 2021, the Barr Foundation-funded Accelerating Climate Resiliency program, which is administered by the Metropolitan Area Planning Council, granted us \$52,250. In fiscal years 2021-23, the Massachusetts Executive Office of Energy and Environmental Affairs awarded us a combined \$704,665 under their Municipal Vulnerability Preparedness Action Grant Program. In the grant cycle ending in fiscal year 2023, the Malden Community Preservation Committee awarded us \$200,000. Lastly, in both fiscal years 2022 and 2023, the Massachusetts State Legislature

awarded Malden a combined \$236,880 in American Rescue Plan Act grants.

More recently, the OSPCD has applied for several other grant opportunities to secure funding for the construction phase of the project. In 2021, we sent an application to the National Park Service’s Outdoor Recreation Legacy Partnership Program for more than \$2.3 million, which was rejected. We also have outstanding applications for more than \$3.2 million for fiscal year 2024 and 2025 funds from the National Park Service, under both their Outdoor Recreation Legacy Partnership and Land and Water Conservation Fund programs. Other outstanding grant applications include \$500,000 in Parkland Acquisition and Renovations for Communities funds from the Massachusetts Division of Conservation Services, \$396,000 in Community One Stop for Growth funds from the Commonwealth of Massachusetts, and nearly \$1.6 million in congressionally directed spending from Malden’s federal delegation. We also anticipate applying for up to \$400,000 in Community Development Block Grant funds in February 2024.

Successful grant applications secured for Malden River Works construction thus far total nearly \$5 million. This includes more than \$1.3 million in funds jointly administered by Malden’s federal delegation and the Federal Emergency Management Agency, a \$542,552.13 Transportation Construction Grant from the Massachusetts Gaming Commission, and nearly \$3 million in Municipal Vulnerability Preparedness Action Grants from the Massachusetts Executive Office of Energy and Environmental Affairs.

The CPA grant amount was determined primarily by identifying the scope of work eligible for this grant that was previously unfunded by other grants to be \$1,095,300 (see the attached budget). Because of the competition for CPA funds among other OSPCD-managed projects, we decided to pursue funding for only \$1,000,000.

If CPA funding is rejected or reduced, the OSPCD may explore other grant opportunities, including the U.S. Department of Transportation’s Reconnecting Communities and Neighborhoods Grant. Although this grant is generally limited to transportation infrastructure, the pathways connecting Commercial Street to the Malden River may qualify as transportation infrastructure under the grant program’s definition.

The OSPCD is also in the process of soliciting private philanthropists to supplement the funds used for project construction. It is difficult to anticipate how much private philanthropists would be willing to contribute to the project, although the OSPCD is seeking contributions from both private foundations and individuals.

The OSPCD is fully committed to constructing the Malden River Works, even if the CPA funding request is rejected or reduced. However, the CPA funds could substantially influence the timing and scope of work for the project. Delaying the project beyond the original 2024-25 construction timeline would likely lead to further cost escalations, and difficulty in securing funding could necessitate changes to the design of the facilities, particularly the boathouse and salt shed.


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	3553600	1000000	2553600	0.72

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
Equipment			0
Supplies			0
Soft Costs/ Contractual	0	87500	87500
Acquisition			0
New Construction	1000000	2466100	3466100
Alteration/Addition			0
Restoration/Remodel			0
Other			0
TOTAL	1000000	2553600	3553600

Please upload your itemized budget.*



20230912_MRW CPA budget.docx
21.01 KB

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



_20138_Cost Estimate 90.pdf
88.3 KB

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-kind donations may be included as a source below.

	Source Name	Source Type	Secured (Y/N)	Status (if not secured)	Amount	Source Type
Source 1	ORLP	State	No	Application Pending Review	2553600	Cash
Source 2	N/A					
Source 3	N/A					
Source 4	N/A					
Source 5	N/A					
Source 6	N/A					

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.

The Outdoor Recreation Legacy Partnership (ORLP) grant program is expected to respond to our application sometime in September. ORLP is both a match for and matched by the CPA funds we have applied for above.

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.*

Some future DPW improvements may be dependent on the successful completion of the riverfront park construction, as the drainage improvements will make it substantially easier to upgrade DPW yard facilities that are currently characterized by standing water and noxious garbage.

We also hope and expect that the riverfront park construction will catalyze efforts by adjacent private landowners to build and improve points of public access to the Malden River on their properties.

When completed, the park will have associated maintenance costs. As a part of the construction phase of work, our consultants will help us develop a maintenance plan that will detail those costs and identify potential funding sources that will include the city's operating budget, but could also be supplemented by a volunteer stewardship program.

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)	N/A	N/A	N/A	N/A	N/A

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

	Known to be present	Possible/ Unknown	Not Present/ Not Applicable
Presence of hazardous materials	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Topography, soils, or other physical challenges	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wetlands or Floodplain	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Does this project entail property alterations that would require permitting?

Yes

Building Department

Building Permits

Development in floodplain - requires special permit

Engineering

Connection to City systems

Land Disturbance Permit (more than 2 acres)

DPW

Curb-cuts

Sidewalks

Connection to Infrastructure

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

There is overwhelming evidence to suggest that the project site contains a significant quantity of contaminated soil due to the history of heavy industry in the vicinity. Toxic chemicals and other industrial waste, once they leach into the soil, often remain for decades. Further, the site is included in the Malden River floodplain, leaving it vulnerable to riverine and storm surge flooding in addition to soil erosion.

Applicant Signature



Date Signed

Sep 12, 2023

Applicant Name

Deborah Burke

Applicant Title/Organization

City of Malden Office of Strategic Planning & Community Development

Property Owner Signature (if different).



Date Signed by Property Owner

Sep 12, 2023

Property Owner

Deborah Burke

LETTER(S) OF SUPPORT - Please include (in one file) any letters of support your project has received from local community groups, elected officials such as Ward Councillors, the Mayor, etc.



AllLettersOfSupport.pdf

2.1 MB

FINAL APPLICATION REQUIRED COMPONENTS

FY23 CPA Funding Application (Sections 1-10)

Scope & Project Narrative (Section 5)

Project Timeline Narrative (Section 5)

Project Budget Overview (Section 6)

Feasibility Check-list (Section 7)

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

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 cityofmalden.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.

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

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).