



FY22 FUNDING CYCLE PRE-APPLICATION FORM

Submit an electronic copy no later than **11:59 PM the first Tuesday in May** via email to maldencpc@cityofmalden.org.

PROJECT NAME: Malden River Works

PROJECT LOCATION/ADDRESS: Department of Public Works, 356 Commercial Street, Malden

APPLICANT(S) NAME & TITLE/ORGANIZATION: Malden Redevelopment Authority

CO-APPLICANT (IF APPLICABLE) _____

CONTACT PERSON: Evan Spetrini, Senior Planner

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DATE: 05/14/21

In the chart below please check all categories that apply to this project (at least one). For more detailed information on these categories, refer to the "Community Preservation Act Funding Allowable Uses" chart in the application instructions.

	Open Space	Recreational Land	Historic Resources	Community Housing
Acquisition				
Creation	X	X		
Preservation	X	X		
Support				
Rehabilitation/ Restoration	X	X		

Signatures Required for projects entailing City-owned property:

For purposes of coordination; does not indicate approval or endorsement of project.

_____ Mayor

Assigned to staff liaison _____

Signature of staff liaison _____

Have you reviewed the Malden CPC Plan? Yes No

Have you attended a CPA informational session in Malden or surrounding cities? Yes No

Have you spoken with any boards, commissions, community organizations, or elected officials about your project? Yes No

If yes, please list here: Mayor Christerson and office, Friends of the Malden River, Conservation Commission

PROPERTY OWNERSHIP

Legal Property Owner of Record: Malden Redevelopment Authority

Is the owner the Applicant? Yes No

For all projects on City property, The City Department with Care, Custody and Control must be the Applicant or project will be deemed ineligible for this Applicant.

If applicable, City Department with Care, Custody and Control: _____

If the Applicant is not the owner, does the Applicant have site control or written consent of the property owner to submit an application? Yes No

If Yes, please attach written documentation. If No, project will be deemed ineligible for this Applicant.

PROJECT FUNDING

Have you identified other potential funding sources? Yes No

If yes, please list the potential funding sources here: Municipal Vulnerability Preparedness Action Grant;

EPA Brownfields; Accelerating Climate Resilience Grant

PROJECT DESCRIPTION: *(Please describe the community needs this project is addressing and how this project aligns with CPC goals)*
Please see attached document

PROJECT STATUS: *(Please describe what level of planning, research and discussions have already been undertaken to inform this proposal)*
Please see attached document

FOR HISTORIC RESOURCES PROJECTS:

Is the resource listed on the State Register of Historic Places? Yes No

(You can check designation at mhc-macris.net)

If no, has the Malden Historical Commission determined that the resource is significant? Yes No

(Please submit documentation of State Register listing or MHS letter of determination.)

PROJECT DESCRIPTION: *(Please describe the community needs this project is addressing and how this project aligns with CPC goals)*

Malden River Works aligns with the Community Preservation Committee's goals in the following way and are applicable:

Malden River Works is our effort to reimagine and redesign Malden's DPW yard to incorporate public open space along the river while streamlining DPW operations and incorporating climate resiliency measures. This project is a partnership between the MRA, the City of Malden, Friends of the Malden River, Mystic River Watershed Association, and the Massachusetts Institute of Technology. In addition to the park design, Malden River Works is reorganizing the layout of the DPW yard to improve operations and the aesthetics of the site, and consolidate material storage to increase space available for the riverfront park. This project will involve cleaning up the DPW Yard, capping the contaminated land, using native vegetation and other means to protect our Malden River, and creating a community park with public access to the Malden River.

A Riverfront Community Park aligns with the Community Preservation Plans' general priorities including: whole community engagement, cleaning up contaminated land, and protecting our natural resource of the Malden River. The Malden River Works Community Park will use renewable energy sources, achieving high standards of energy, expanding permeable surface and public recreation spaces. This project will increase the number of trees and native perennial plantings for a healthy environment and climate resiliency.

Malden River Works aligns with the CPC's priorities within a CPA focus area. According to the community survey conducted for the updated Open Space and Recreation plan, access to the Malden River is the number one priority for Malden residents. Malden River Works will ensure access and reuse of land adjacent to the Malden River at the Malden City Yard for a riverfront park and open space.

PROJECT STATUS: *(Please include what level of planning has already been undertaken to inform the proposal)*

The Friends of the Malden River engaged a diverse set of Malden residents to create an application for the Massachusetts Institute of Technology's Leventhal City Prize. During this application process, municipal entities including the Malden Redevelopment Authority, the Mystic Valley Development Commission, The Department of Public Works, the Mayor of Malden, and the Waterfront Access Committee of the City Council endorsed this project. The theme for this prize is equitable resiliency which incorporates important factors of environmental justice and protection against climate change. The Malden River Works application was accepted by the Leventhal City Prize selection team as one of the top five applicants. We won! Malden River Works was given the green light in September of 2019. The \$100,000 grant from MIT funded the concept plan phase of the project. The Concept Design Report is the result of a year-long community engagement process that included four public meetings, three community-wide surveys, and countless volunteer hours to develop a concept design for the site. It was

completed and shared with the City Council on October 20, 2020 and can be viewed at <http://www.maldenriverworks.org/>.

We are currently working to develop a 25% design for the site and begin permitting conversations. We secured two grants for this phase of the project: the Municipal Vulnerability Preparedness (MVP) Action Grant from the State's Executive Office of Energy and Environmental Affairs (EEA) and the Accelerating Climate Resilience (ACR) Grant from the Metropolitan Area Planning Council and Barr Foundation. The MVP Action Grant is for \$150,015 and the ACR Grant is for \$52,250. We hired two consultants to lead this phase of the project. Landing Studio, which worked on the Concept Design Report, serves as the Design Lead and Horsley Witten Group and their sub-consultants make up the Engineering Team.

We held a public meeting on February 11, 2021 to give the community an overview of the 25% design process and discuss potential nature-based solutions for climate resiliency at the site. We are currently working to refine the design based on additional data collected through site surveys and assessments completed earlier this year.

At the end of June 2021 Malden River Works will achieve 25% of the total engineering design, including all necessary permit applications. We recently submitted an application for an MVP Action Grant that would help us develop a 75% design and obtain all of the necessary permits over the next two fiscal years. We requested \$354,600 in MVP funds and intend to apply for \$200,000 in Community Preservation Act (CPA) funds to cover the cost to complete the 75% design and permitting processes. The MVP Action Grant requires a 25% match so the success of our application hinges on our ability to secure additional funding. We are exploring other funding possibilities as well, including a Gateway City Parks Grant and an EPA Brownfields Assessment Grant.

Permitting for the project is complex because of its connection to the Malden River so we expect that process will take at least a year. Once permitting is complete, we will be able to develop construction documents and put the project out to bid, hopefully by the end of 2023 or beginning of 2024.