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Gary Christenson, Mayor

September 17, 2020

The Honorable Malden City Council
215 Pleasant Street
Malden, MA 02148

Dear Members of the Council:

In an effort to further advance the Roosevelt Park Improvement Project, I am herewith submitting for your review and consideration a finance paper that would give the City authorization to apply for a \$1.2 million federal loan from the U. S. Department of Housing and Urban Development to complete the funding necessary for the project.

Application would be made to the Section 108 Loan Guarantee Program, which provides Community Development Block Grant recipients like Malden with the ability to leverage their annual grant allocation to access low-cost, flexible financing for public facility/infrastructure projects. This Section 108 Loan is needed to bridge the funding gap that has been identified between the \$2.36M in funding currently available for the project (\$1.7M in Community Preservation Act (CPA) funds and a \$660,000 grant from the Adelaide Breed Bayrd Foundation) and the \$3.55M budget being currently projected.

Upon authorization of \$250,000 in CPA funding earmarked to fund a large portion of the design services associated with the project, the project team has performed various investigations to determine the existing conditions on the site that inform the design. These investigations have included survey; delineation of resource areas subject to the Wetland Protection Act; soil borings and testing and camera inspection of some of the drainage system on the site.

Equipped with the outcomes of these investigations together with comments and concerns expressed in various public meetings and forums and further input and feedback from the City, the team has developed a design that responds to the site conditions and incorporates provisions that address many of the public and stakeholder comments and City feedback. A plan illustrating the current design is attached for reference.

Some of the elements that have been incorporated into the project as a result of the investigations and design development since the last presentation to the Malden City Council and that are driving the increase in the project budget are as follows:

- A 10 percent reduction in the size of the synthetic turf surface resulting in a modest increase in the natural grass area around the field's perimeter;
- An increase in the soil management costs associated with the increase in the area of natural grass;

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- The use of organic infill (Brockfill) to allay concerns surrounding the use of crumb rubber and to lessen the heat island effect resulting from synthetic turf;
- The incorporation of a resilient shock pad to protect users from concussions and other impact related injuries;
- The addition of portable pitching mounds to allow Little League baseball play as well as softball;
- The addition of 10 new trees to provide more natural landscape and shade;
- The addition of four basketball shooting areas in response to comments from the Salemwood School community;
- Extensive work required to make the walkways around the perimeter of the field, to the field and the player benches and to the outdoor classroom ADA compliant and to make these areas accessible to all users;
- The addition of low retaining walls, curb walls and seat walls in several locations around the field perimeter and in the outdoor classroom that are needed due to grade changes between the field and the outdoor classroom and the surrounding areas. In some instances, these walls are needed to provide ADA compliant walks and surfaces.
- The replacement of municipal storm drains that run beneath the field;
- A more extensive drainage system to effectively manage stormwater runoff in compliance with the Massachusetts Stormwater Standards;
- A better-defined program and increase in cost to address the contaminated soils that are on the site; and
- The addition of game lines for the various sports and 50-yard dash lanes in memory of Malden Olympian Louise Stokes Fraser.

Roosevelt Park is a key recreational asset that has served the City since 1904. It is undeniable that improvements to the park are sorely needed and long overdue. I firmly believe that an improved park with a synthetic turf surface and the program elements incorporated in the current design will best address longstanding issues with the conditions of the field and will better support the needs of all users including the general public, the Salemwood School and the Malden Public Schools in general, local youth sports programs and adult leagues.

Please do not hesitate to contact me with any questions about this proposal. In the meantime, thank you for your time and consideration.

Sincerely,



GARY CHRISTENSON
Mayor, City of Malden

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