

**From:** [FriendsOfRooseveltPark](#)  
**To:** [Amanda Linehan](#); [Carey McDonald](#); [Paul Condon](#); [Karen Colón Hayes](#); [Ryan O'Malley](#); [Carol Ann Desiderio](#); [Chris Simonelli](#)  
**Subject:** Fwd: Please review: Questions for finance  
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### 3 Key Items of Financial Concern

1. Artificial turf project is not insurable because it is being constructed within a 100 year flood zone.
2. The natural grass field is key to absorption and mitigating flooding. Will there be municipal and residential costs associated with an increased potential for flooding in a 100 year flood plain?
3. Investing in a natural grass sports field maintenance is more fiscally responsible than paying for artificial grass replacement and disposal every 8-10 years.

Additional details associated with each item of concern.

1. Is the finance committee aware project is uninsurable because it is in a flood zone. The City acknowledges this in Appendix B. Their response was it's a risk they are willing to take.

- Section 108 Loan Application Appendix B Q and A: *"The City believes that the risk of damage to the field resulting from flooding is limited and, after weighing the considerable benefits of the synthetic turf against the likelihood of flood damage, the City accepts that risk"* (Appendix B #24, <https://www.cityofmalden.org/781/Roosevelt-Park-Project>)

2. The natural grass root system and soil is "absorbing" 27,000 gallons of water per acre of grass of rain water and snow melt. The artificial turf drainage system "stores" the water and is then sent through the stormwater system increasing stormwater flow.

If the water storage under the artificial turf is or becomes inadequate or the system fails will this cause an increase in flooding for a neighborhood that already experiences flooding during heavy rains?

Since the neighborhood drainage and flooding is NOT being addressed as part of this project will the City be legally liable if, after the natural grass is removed and, flooding increases for residents in this low lying neighborhood?

Which system natural grass drainage or artificial turf drainage is the best to mitigate potential flooding and decreasing the amount of stormwater?

The park and some parts of this neighborhood are within a 100 year flood zone. (Simplified meaning of flood zones)

<https://www.massivecert.com/blog/fema-100-year-flood-zone-explained>

3. GZA Environmental (climate change sustainability report) report highlighted Roosevelt Park as an area of concern and key to mitigating flooding and heat island effects. With this

knowledge, wouldn't it make more sense fiscally to invest in a sports field grass maintenance plan for Roosevelt and city wide rather than paying for artificial turf and paying for replacement (\$700k-1M plus) every 8-10 years? Malden already has one artificial turf field in need of replacement. Two others up for replacement in the next few years. Why add a 4th artificial turf field when natural grass is less costly over all and more sustainable?

☐ RP Vulnerabilty Highlights ...

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