



## Community Preservation Committee

April 17, 2023

**To:** The Honorable Mayor and City Council

**Applicant Name:** Robert Knox, Director of Public Works, Malden Department of Public Works (DPW)

**Co-Applicant:** Joseph Gray

**Applicant Address:** Malden Department of Public Works, 356 Commercial Street, Malden, MA 02148

**Project:** Trafton Park Phase II Construction

The City of Malden Community Preservation Committee (“CPC”) is pleased to inform you that on March 15, 2023 the CPC voted 6-0-0 to recommend for approval to City Council that the City of Malden Department of Public Works (DPW) be awarded \$160,000.00 to construct improvements at Trafton Park at 0 Granite Street, Malden MA, 02148. The Trafton Park Phase II Construction Project was discussed at a Public Hearing held on January 18, 2023.

In reaching their decision, the CPC found that the project meets eligibility requirements and aligns with the priorities stated in Malden’s Community Preservation Plan. The CPC recommends this project with the following conditions:

1. The park shall be constructed with 2 separate water facilities one for humans to be located outside the enclosed pet area and one for pets, located inside the enclosed pet area.
2. Up to five (5) solar lights shall be installed at the park consistent with the \$50,000.00 cost estimate as described in the “CPC Follow-up Letter” dated January 24, 2023. In the event that solar lights may not be installed during the term of the project, the Grantee shall repay the CPC \$50,000.00.

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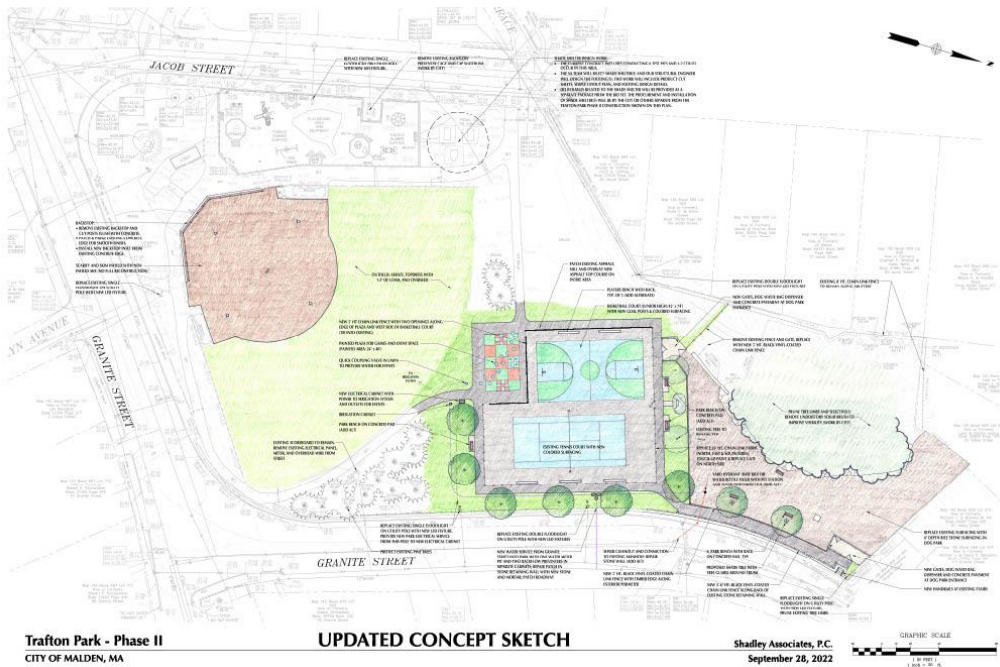
CPA Project Funding Recommendation: FY23 Application		
Category: Open Space	Recommendation Funding Source	Amount
Trafton Park Improvement Project	FY23 General Reserve	\$160,000.00
	<b>TOTAL</b>	<b>\$160,000.00</b>

**Project Funding Sources**

Trafton Park Improvement Project Funding Sources				
<b>Total Project Cost</b>	<b>\$1,190,000.00</b>	<b>CPA Funds Requested</b>	<b>Cost Share Amount</b>	<b>Cost Share Percent</b>
		\$160,000.00	\$1,800,000.00	87%
Cost Share Funding Sources		Secured Y/N	Amount	Type
City Council Mitigation Funds		Y	\$30,000.00	Cash, secured
Malden ARPA Funds		Y	\$1,000,000.00	Cash, secured

The following project summary describes the project proposal recommended for CPA funding:

**Project Description**



The goal of this project is to complete Phase II of the 2019 Trafton Park Master Plan. In FY19 CPC awarded \$45,000.00 to complete the Trafton Park Master Plan and Feasibility Study, and in FY20 CPC awarded \$225,000.00 for Phase I Construction for Trafton Park at 0 Granite Street, Malden, MA 02148.

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After creating a master plan during which three public meetings were held, the applicant worked with Shadley Associates to advance the Concept Plan through Phase I construction, and have held at least one more community meeting in preparation for Phase II construction (see Application).

The Trafton Park Phase II Construction will facilitate the replacement of the existing backstop and convert the existing baseball field into one that may be used for baseball, softball and soccer. The existing two tennis courts will be adapted to one improved court, a basketball court, and a free play area. The dog park will be improved with new surfacing, benches, shade trees, and water for dogs and humans. Electrical connections will be established at the plaza for community events including July 4 and Halloween. And the circular loop around the park will be completed for walkers and bicyclists.

Eight (8) new trees of diverse species will be planted throughout the park. A new water service will be installed to irrigate the field and provide fresh water to dogs and humans. Solar lighting will be installed to illuminate the field and park. Trash receptacles will be installed at the entrances to the park and new pathways will be built to ADA specifications.

This recommendation includes funding for the entirety of the Trafton Park Phase II Construction project.

### **Additional Information**

The full Application, including the updated Concept Plan from January 4, 2023, may be found at:

<https://www.cityofmalden.org/DocumentCenter/Index/643>

<https://www.cityofmalden.org/DocumentCenter/View/6378/CPC-Follow-up-Letter-01242023-Gray-Knox>

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