



Community Preservation Committee

March 1, 2023

To: The Honorable Mayor and City Council

Applicant Name: Alex Pratt, Community Development Director, Malden Office of Strategic Planning and Community Development (OSPCD)

Co-Applicant: N/A

Applicant Address: Malden City Hall, OSPCD 215 Pleasant Street Malden, MA 02148

Project: Kierstead Park Improvement Project

The City of Malden Community Preservation Committee ("CPC") is pleased to inform you that on February 15, 2023 the CPC voted 6-0-0 to recommend for approval to City Council that the City of Malden Office of Strategic Planning and Community Development (OSPCD) be awarded \$400,000.00 to construct improvements at Kierstead Park at 635 Eastern Ave. Malden MA, 02148. The Kierstead Park Improvement 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 bid consistent with the Concept Plan dated January 4, 2023. No significant design elements may be removed from the construction bid documents without a substantive replacement and/or CPC approval. During construction, the CPC Coordinator shall be notified of significant alterations to the plan that result in change orders. The CPC shall not be responsible for any additional costs associated with this project that are above and beyond the Estimate of Probable Construction Cost dated January 4, 2023.

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CPA Project Funding Recommendation: FY23 Application		
Category: Open Space	Recommendation Funding Source	Amount
Kierstead Park Improvement Project	FY23 General Reserve	\$400,000.00
	TOTAL	\$400,000.00

Project Funding Sources

Kierstead Park Improvement Project Funding Sources				
Total Project Cost	\$2,200,000.00	CPA Funds Requested	Cost Share Amount	Cost Share Percent
		\$400,000.00	\$1,800,000.00	82%
Cost Share Funding Sources		Secured Y/N	Amount	Type
CDBG City of Malden		N	\$400,000.00	Cash; Application submitted
MA DCS—PARC Grant		Y	\$400,000.00	Cash, secured
State Earmark Budget		Y	\$100,000.00	Cash, secured
Malden ARPA Funds		Y	\$900,000.00	Cash, secured. Available July 1, 2023

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

Project Description



The goal of this project is to create a destination playground for children of all ages and to upgrade the Little League ballfield at Kierstead Park at 635 Eastern Ave. Malden MA, 02148.

After creating a master plan during which three public meetings were held, the applicant worked with Shadley Associates to advance a Concept Plan and in the process held one more public meeting (see Application).

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The Kierstead Park Improvement Project will develop a new, accessible playground that will create new opportunities for play for children of varying abilities. The playground will replace an existing play area with two new structures, including a tall one for children ages 5-12 and a second one for children ages 2-5. The playground will also incorporate a swing set with two strap seats, a bucket seat for young children, and an accessible seat for children with special needs. Benches, tables, and seats will be located within the play area for children and adults. Poured rubber will be installed around the play structures. Adjacent to the play area, and enclosed within a chain-link fence, will be open space for games, running, relaxing, and picnicking.

The plan will also improve the ballfield by realigning its orientation as recommended by the Little League and Malden Recreation. As agreed by these groups, the underutilized scoreboard will be removed, and a new foul pole put in place. A new, larger backstop will be installed, as well as a batting cage, new player benches, and two sets of bleachers. New fencing will be built around the perimeter of the field with varying heights to ensure that balls do not pose a safety hazard from the field or batting cage while also delineating a standard height for a home run.

Thirteen new trees of diverse species will be planted throughout the park. A new water service will be installed to irrigate the ballfield. Trash receptacles will be installed at the entrances to the park and new pathways will be built to ADA specifications.

This recommendation includes funding to construct the Kierstead Park Improvements in its entirety.

Additional Information

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

<https://www.cityofmalden.org/DocumentCenter/Index/646>

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