



Community Preservation Committee

Community Preservation Committee Funding Recommendation

June 10, 2021

To: The Honorable City Council

Applicant Name: City of Malden, Public Facilities

Co-Applicant: Oak Grove Improvement Association, Inc.

Applicant Address: 215 Pleasant Street Malden MA 02148

Project: Oak Grove Community Center

On June 9, 2021 the City of Malden Community Preservation Committee (“CPC”) voted 6-0-0 to recommend approval to City Council that the City of Malden Department of Public Facilities be awarded \$60,000 of Community Preservation Act funds to create a Master Plan and Feasibility Study for the Oak Grove Community Center. The current Oak Grove Community Center application was discussed at a public hearing held on June 9, 2021.

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 funding recommendation was made with the following conditions:

1. Planning for reuse of the building will entail a public process with at least 3 community meetings.
2. There will be multilingual outreach to obtain public input on the project.
3. The CPC will be notified of public meetings and presentations regarding this project.

CPA Project Funding Recommendation: FY22 Off-Cycle Application		
Category: Historic Preservation	Recommended Funding Source	Amount
Oak Grove Community Center Master Plan and Feasibility Study	Historic Reserve	\$60,000

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

Strong Past...Proud Future



Project Description

The goal of this project is to historically preserve, restore, and revitalize the building to its original and longstanding historic use as a community center, improve access to all members of the community, provide ADA accessibility, and to beautify and improve the landscaping to increase native plantings and enhance public use with benches and outdoor event space.



Previous applications submitted by the Oak Grove Improvement Association provided for the replacement of windows and doors, installation of a lift and other handicapped accessibility improvements, and landscaping improvements. In order for the project to be carried out in compliance with municipal procurement rules, architectural plans would be required that provide bid specifications. This Master Plan and Feasibility Study is the first step toward bringing the building up to code to enable it to return to public use.

Based on a scope and estimate provided by Building Conservation Associates, Inc. a scope for the study would include:

- 1) Review of historic documents and prior studies
- 2) Evaluation of the building interior, mechanical systems, exterior, and surrounding landscape
- 3) Feasibility study for building reuse
- 4) Opinion of probable cost

The Master Plan process should also provide an opportunity for public input, entailing at least 3 public meetings.

A budget of \$60,000 for this project would provide sufficient funds to carry out a process as described in BCA's proposal, in addition to public meetings and provide a contingency in case a site survey or other services are needed to complete this phase.

The full Returning Application can be found at <https://www.cityofmaiden.org/DocumentCenter/View/3886/Oak-Grove-Community-Center--Re-Application>

BCA Proposal/Scope:

https://www.cityofmaiden.org/DocumentCenter/View/3887/OakGroveCommunityBuilding_BCA_Proposal5-14-21

Or find information about prior funding round applications at <https://www.cityofmaiden.org/768/CPA-Funding-Applications>