



Community Preservation Committee

April 12, 2022

To: The Honorable City Council

Applicant Name: Yem Lip with support of Mayor Christenson on behalf of the City of Malden

Co-Applicant: Bike to the Sea

Applicant Address: 215 Pleasant Street, Malden, MA 02148

Project: Spot Pond Brook Greenway Phase II 25% Design Project

The City of Malden Community Preservation Committee (“CPC”) is pleased to inform you that on March 16, 2022 the CPC voted 6-0-0 to recommend for approval to City Council that the City of Malden Engineering Department be awarded \$25,000.00 to complete 25% design plans for the Spot Pond Brook Greenway Phase II. The Spot Pond Brook Greenway Phase II Project was discussed at a Public Hearing held on February 16, 2022.

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 CPC will pay no more than 20% of the consultant costs concerning tasks that address both open space and streetscape improvements (see memo from Pare Corporation dated 3/15/2022)
2. Planning for the Greenway will entail a public process with at least 3 community meetings.
3. There will be multilingual outreach to obtain public input on the project.
4. The CPC will be notified of public meetings and presentations regarding this project.

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215 Pleasant Street, Malden, MA 02148 | maldencpc@cityofmalden.org

CPA Project Funding Recommendation: FY22 Application		
Category: Open Space	Recommendation Funding Source	Amount
Spot Pond Brook Greenway Phase II	General Fund	\$25,000

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

Project Description



The goal of this project is to conduct preliminary engineering studies and design work to document existing conditions so that access to open space may be enhanced through the construction of a pedestrian and bicycle trail that may connect the Northern Strand Community Trail to the Spot Pond Brook trail at Oak Grove.

Funding from the CPC is proposed to provide the required match to a \$100,000.00 grant that has been awarded to the City of Malden from the Department of Conservation and Recreation. Completion of this 25% design phase would enable the City to apply for additional federal and state grants to cover further design and construction.

Three community meetings with Ward 4 City Councillor, Ryan O’Malley have already taken place as part of the Spot Pond Brook Greenway Phase I project. The applicant has proposed for two community meetings to take place with

the consultant, Pare Corporation, and that the City could convene a third community meeting on the project as required by the CPC.

The Spot Pond Brook Greenway Phase II will cover a geographic area from Coytemore Lea Park to the Northern Strand Community Trail. The area north of Coytemore Lea Park on Clifton Street to Winter Street will not be included as part of this phase.

The Spot Pond Brook Greenway Phase II project may lead to the creation of a new urban pedestrian and bike trail that may include: the enhancement of historic features of Coytemore Lea Park, new pocket parks, and streetscape redesigns to accommodate a separated pedestrian right-of-way.

Project Funding Sources



Devir Park Phase A & B Project Funding Sources				
Total Project Cost	\$125,000.00	CPA Funds Requested	Cost Share Amount	Cost Share Percent
		\$25,000.00	\$100,000.00	0.80
Cost Share Funding Sources		Secured Y/N	Amount	Type
Department of Conservation & Recreation		Y	\$100,000.00	Cash

Proposed Project Schedule

- Dec -Mar 2022 Preliminary engineering research conducted internally
- Mar 2022 Pare Corporation services secured
- Mar – Apr 2022 High resolution aerial imaging and survey work completed
- May 2022 Community Meeting 1 with consultant
- June 2022 Engineering work complete
- Summer/Fall 2023 - Community Meeting 2 with consultant
- Summer/Fall 2023 Community Meeting 3 with City

Additional Information

The full Application may be found at:

- Narrative: [Spot-Pond-Brook-Greenway-Narrative-2022 \(cityofmalden.org\)](https://www.cityofmalden.org/DocumentCenter/View/4289/Devir-Park-Revitalization-Project-Final-Application-9-3-21)
- Application: [CPC-FY22-Application-Form---Spot-Pond-Brook-Greenway \(cityofmalden.org\)](https://www.cityofmalden.org/DocumentCenter/View/4289/Devir-Park-Revitalization-Project-Final-Application-9-3-21)

<https://www.cityofmalden.org/DocumentCenter/View/4289/Devir-Park-Revitalization-Project-Final-Application-9-3-21>.

Additional information regarding the breakdown of anticipated property type uses associated with the preferred alternative of the Spot Pond Brook Greenway through the City of Malden.

- Memo from Pare Corporation dated 3/15/2022 in response to CPC’s questions regarding the property type uses in the project area: [ROW-Use-Memo_031522 \(cityofmalden.org\)](https://www.cityofmalden.org/DocumentCenter/View/4289/Devir-Park-Revitalization-Project-Final-Application-9-3-21)

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