



Community Preservation Committee

March 1, 2023

To: The Honorable Mayor and City Council

Applicant Name: Toni Mertz, Finance Director, Malden Public Schools

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

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

Project: Early Learning Center Playground 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 Malden Public Schools and the City of Malden be awarded \$550,000.00 to construct playground improvements at the Early Learning Center at 240 Mountain Ave Malden MA, 02148. The Early Learning Center Playground Project was discussed at a Public Hearing held on January 18, 2023. Two comments were subsequently received in writing in support of the project.

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 Playground shall be open and accessible to the general public outside of normal school hours.
2. The City shall produce a deed for the property by the end of the grant period. If a deed cannot be secured, the City must return any expended funds to CPC.
3. The applicant shall design a sign in consultation with the CPC Coordinator, and as part of the project budget, must fabricate and install the sign on a public right-of-way adjacent to the entrance to the park to promote public access to the playground.

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4. The park shall be bid consistent with the Concept Plan dated January 11, 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 "Project Budget" listed in the Estimate of Probable Construction Cost dated January 11, 2023.
5. Per CPA legislation (MGL ch. 44b) use of CPC funds shall be restricted to the approved scope of work of improvements to the dedicated open space in the playground area and shall not be used to fund the realignment of vehicular parking and/or surface treatments on the right-of-way that provides access to the school.

CPA Project Funding Recommendation: FY23 Application		
Category: Open Space	Recommendation Funding Source	Amount
Early Learning Center Improvement Project	FY23 General Reserve	\$100,000.00
	Fund Balance	\$450,000.00
	TOTAL	\$550,000.00

Project Funding Sources

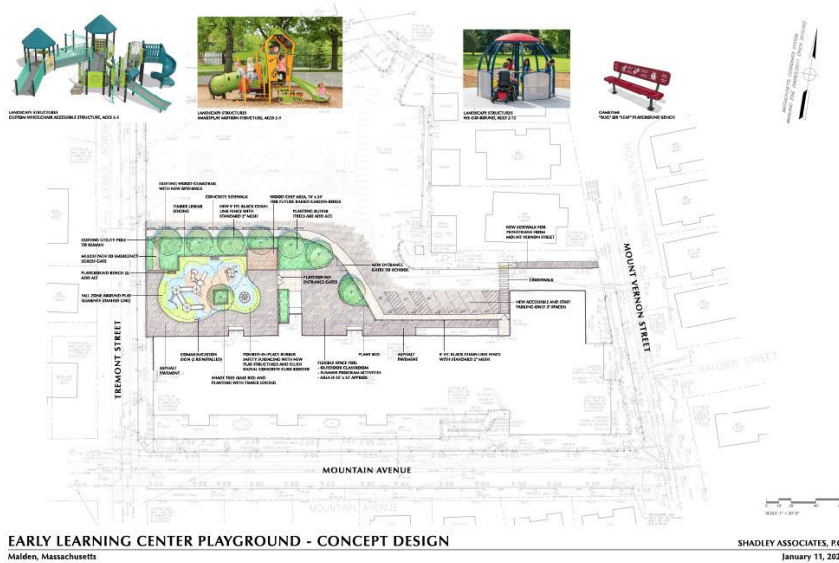
Early Learning Center Playground Funding Sources				
Total Project Cost	\$900,000.00	CPA Funds Requested	Cost Share Amount	Cost Share Percent
		\$550,000.00	\$900,000.00	39%
Cost Share Funding Sources		Secured Y/N	Amount	Type
CDBG City of Malden		Y	\$350,000.00	Cash

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

Project Description



The goal of this project is to create a new and accessible playground behind the Early Learning Center at 240 Mountain Ave. The existing playground is approximately 20 years old and accommodates +/- 60 students on .4 acres of the total 2.1 acre site.

After holding three public meetings with the project team including teachers and the Principal of the

school, representatives from the Mayor's Office, OSPCD, and SEPAC, the applicant worked with Shadley Associates to create a Concept Plan (see Application).

The Early Learning Center Concept Plan will develop a new, inclusive, accessible, and modern playground that will create new opportunities for play that will be age appropriate and appeal to children of varying abilities. The plan will also improve safety from exposure to the sun with 8 new shade trees and ground cover to replace hard surfaces, and safety from vehicles due to a redesigned circulation in the adjacent parking lot.

The Playground will include a new and enlarged play structure for older children, a smaller play area for younger children, and an accessible merry-go-round. The surface of the play area will be multi-colored poured-in-place rubber. There will also be a paved area for imaginative play, an area surfaced with wood fiber that could become the site of a future garden, and there will be a large green space with 8 new trees and native shrubs that will serve as a buffer between the playground and parking lot to provide shade, cool temperatures, and attract local pollinators.

This recommendation includes funding to construct the Playground in its entirety.

Additional Information

The full Application, including the updated Concept Plan from January 11, 2023, may be found at:

<https://www.cityofmalden.org/DocumentCenter/Index/647>

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