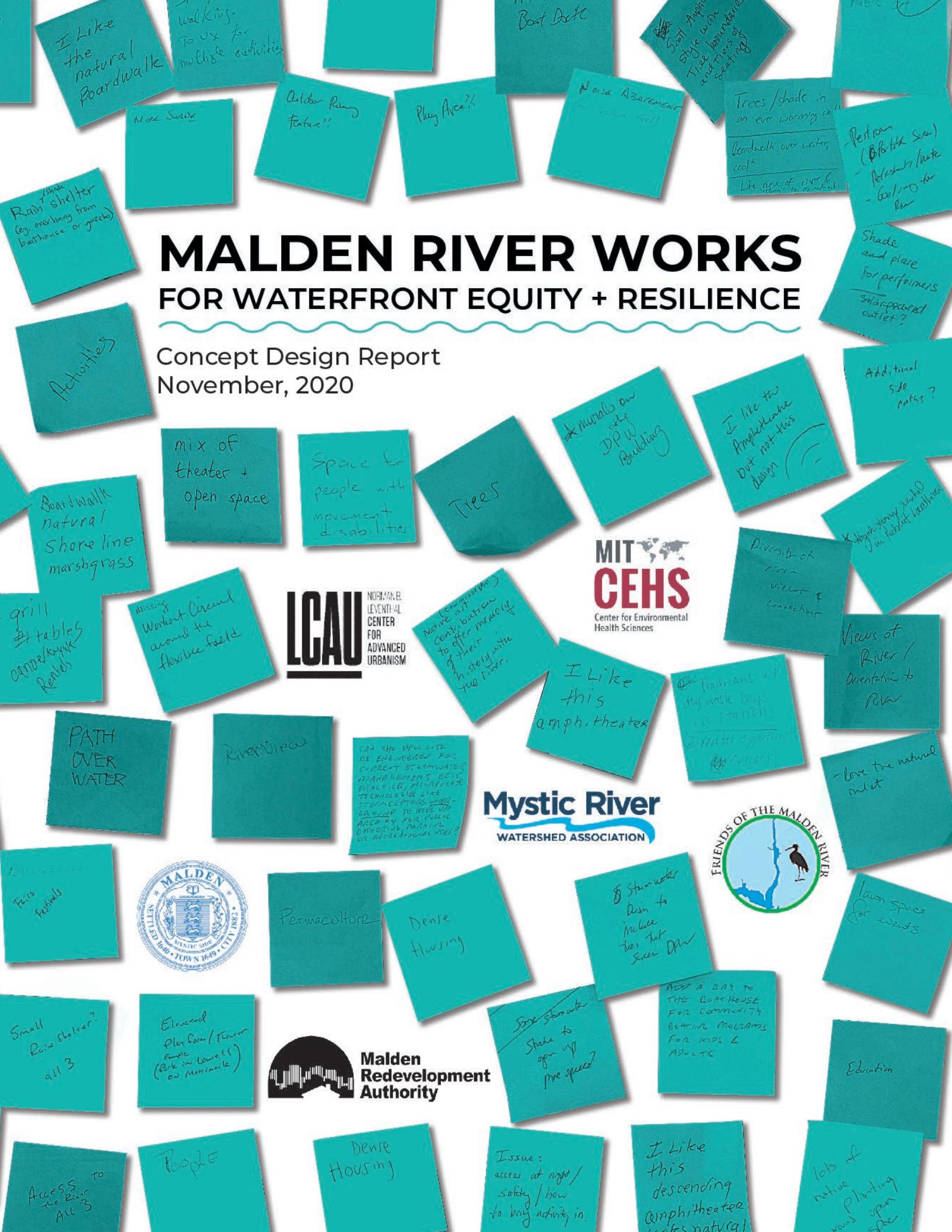


MALDEN RIVER WORKS FOR WATERFRONT EQUITY + RESILIENCE

Concept Design Report
November, 2020



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PROLOGUE

Malden River Works

By Terry Carter

These Malden waters have their flow.
Into the greater Mystic they go.
Once salty marshes and tidal flats,
marked the river's habitats.
Flanked by Medford and Everett too,
the Blueback Herring were more than few.
All who keep the river's lore,
still long for simple days of yore.

In time, the industries would come,
with chemical leaks and toxic scum.
They left a mark that haunts us still...
from metal refiner to textile mill.
History isn't always kind
to the natural beauty it may find.
So restoration lies with those,
who move to save what nature chose.

The soul of the river must always grow.
It must run fast and amble slow.
It must bold be enough to go,
despite the damming status quo.
The soul of the river must always live.
It has so much to tell and give.
It must befriend both creek and lakes.
It can't bound by man's mistakes.

You may have seen us gather 'round,
and pluck the trash up off the ground.
Every time we walk these shores,
we gather bottles by the scores.
We pick up plastics as we roam,
and non-degradable styrofoam.
We find old tires and metal cans,
we fill up bags with many hands.

The volunteers that that join our team,
inspire such an awesome dream...
a dream we celebrate tonight,
and vow to win this constant fight.
Along the way the river goes,
nearby streets add to the flows.
Litter moves into the sewers,
and ends up on our rakes and skewers.

Orange booms hold back the trash,
and isolate the filthy mash.
Lots of energy floods the field,
where people power is revealed.
We're doing our best to keep it clean,
and make the banks all pretty and green.
With riding paths and walking trails,
We're looking to add the best details.

We seek to create a riverside,
where flowers and trees and birds abide,
and even where some fishing holes,
invite our friends with hooks and poles.
We're building an awesome coalition,
to bring our work to green fruition.
Envisioning parks and recreation,
and even a litter reduction station.

See yourself as a partner in this.
Let's give the river a loving kiss.
It can't be left for others to do.
Solutions rest with me, and with you.
Young and old and black and white.
Now is the time to stand and fight.
To make these Malden waters stream,
Let's build a dynamic neighborhood team.

So come and join our robust band,
reclaiming the beauty of the land.
Imagine the day and take command.
Together we'll make a powerful stand.
Feel the fire our flame has fanned.
We'll change the image of this brand.
Imagine the day and place a demand,
Then sink your toes in the river's sand.

Dedicated to the members of Malden River Works, January, 2020
Copyright by the author, Terry E. Carter...
contained in the published volume,
"Brown Skin and the Brave New World: A Poet's Anthem" (Xulon Press, 2020)
www.brownskinnedpoet.net

PREFACE

MALDEN RIVER WORKS FOR WATERFRONT EQUITY + RESILIENCE

A Statement from Malden River Works in Solidarity with Black Lives Matter August 3, 2020

The Malden River Works Team stands in solidarity with the Black Lives Matter movement and condemns the murder of Black people at the hands of police or racist vigilantes. We reject anti-Black violence, white supremacy, and the system of racial injustice and oppression that has allowed racism to flourish in our country for more than 400 years.

“Malden River Works for Waterfront Equity and Resilience” isn’t just the name of our project – it is a rejection of the status quo and a demand for change. Racial justice is an essential part of our work. The same system of racial injustice that allows for the murder of Black people at the hands of police perpetuates the environmental injustice that prioritizes the needs of white communities over the resiliency of communities of color. This system deprives communities of color of decision-making power in projects such as ours, ensuring inequitable outcomes.

We are redefining the practice of meaningful public engagement in Malden to create a power structure that represents the diversity of our community. We will continue to foster an equitable process that amplifies the voices of those who are silenced and oppressed.

Too often, climate resiliency projects have gentrifying results, pushing communities of color from their homes. Our vision is of a space that is designed and owned by the whole community, and not just a subset of residents. The Malden River Works for Waterfront Equity and Resilience project will create a space that boosts our resiliency in the face of climate change while reversing existing injustices.

The Black Lives Matter movement reflects the ideals that we have set for ourselves in this project – to empower our communities and strengthen our resilience. The Malden River Works Team proudly proclaims our support, as it is incumbent upon all of us to speak out against oppression wherever it may be.


Marie Law Adams


Souad Akib

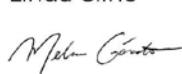

Carlos Aragon


Karen Buck

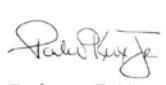

Gary Christenson


Amber Christoffersen


Linda Cline


Melanie Garate

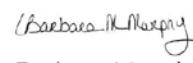

Khalil Kaba


Robert P Knox Jr.


Laura Le


Marcia Manong

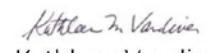

Emmanuel Marsh


Barbara Murphy


Ramon Norales


Tanvi Sharma


Evan Spetrini


Kathleen Vandiver

INTRODUCTION

Context

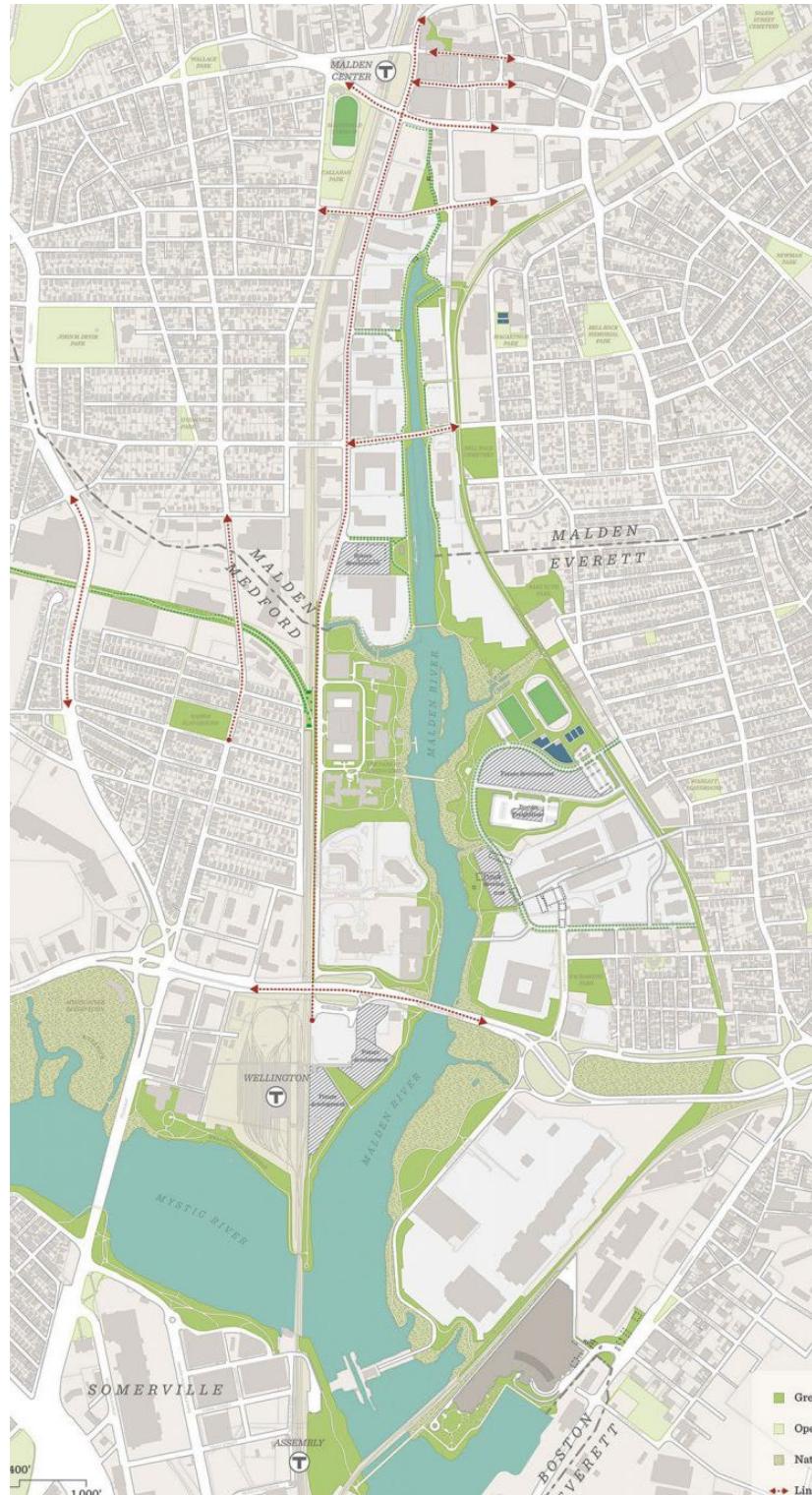
Malden's History

As a Gateway City¹, Malden was a historic industrial employment anchor in the Metro Boston region, where mills and factories such as the Boston Rubber Shoe Company and the Converse Rubber Company once utilized its network of streams, ponds, and the Malden River for power. After years of industrial development and subsequent decline, Malden's portion of the Malden River is bracketed by a sea of asphalt parking lots and light industrial businesses today that offer little to no river access, and exacerbate water quality and surface flooding risks through poor site design and stormwater management.

While the other two cities on the Malden River, Medford and Everett, have effectively leveraged recent large-scale redevelopment projects to introduce waterfront open space, pathways, and recreational amenities along lower reaches of the River², Malden has been overlooked in terms of community benefits, with very little public access to the river. Additionally, the characteristics that once made Malden attractive for early industrial development are directly linked to climate change vulnerabilities today. Flooding now threatens a large portion of the city's low-lying areas as early as 2045 from multiple floodways, including the Malden River from the south and coastal flooding through Revere to the east.

Malden Today

Due to its transit assets with two Orange Line stops connecting to downtown Boston, and comparatively lower housing costs, Malden is recognized as an attractive place for families and newly arrived immigrants. 45% of its population was born outside of the US. Malden's increasing racial and ethnic diversity is an often-cited source of civic pride, as it is home to the most diverse public high school in the Commonwealth, and growing



Malden River Greenway Plan

Asian, African, and Latinx populations. However, Malden's communities of color are facing increasing stresses from rising housing costs across the Metro Boston region, with 46% of households considered housing cost burdened, compared to 38% across the state³. In 2017, Malden's neighborhood of Edgeworth, formerly a working class and immigrant community largely employed in the factories along the Malden River, was named by Redfin as the 6th most desirable neighborhood in the United States⁴. Housing stresses, especially for communities of color, have been exacerbated due to the effects of the COVID-19 pandemic.

Planning Context

In recent years, with advocacy from such groups as Friends of the Malden River and the Mystic River Watershed Association (FoMR and MyRWA, both part of the Project Team) through community boating, bike tours, and other forms of education and outreach, the Malden River has been rediscovered as an underutilized and highly desired open space resource. Recent planning studies (the 2018 Commercial Street Corridor Framework Plan initiated by the City of Malden and the Malden Redevelopment Authority (MRA), the 2018 Malden River Greenway Plan initiated by the MyRWA, and the 2017 Open Space and Recreation Plan initiated by the City of Malden) have documented widespread interest in the river as a future civic asset from Malden residents and local stakeholders. The Malden River Greenway Plan, in particular, outlines a contiguous greenway network connecting riverfront open space in Malden, Medford, and Everett. The Malden River Works project builds on these planning efforts through the design of the first public open space on the river in Malden.

The Malden River Works (MRW) Project

In 2019, Malden River Works was awarded the first ever Leventhal City Prize from MIT's Leventhal Center for Advanced Urbanism, focused on supporting innovative urban design and planning approaches for equitable resilience. The Malden River Works project was first initiated by MIT's Center for Environmental Sciences (CEHS) Director of Community Outreach Kathleen Vandiver (Project Lead), who recruited Marie Law Adams (Design Lead) and Marcia Manong (Steering Committee chair)

Presented to:
Melissa Cryan
Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
Division of Conservation Services
100 Cambridge Street, Suite 900
Boston, MA 02114

Prepared by:
Malden Open Space Steering Committee
with assistance from the Metropolitan Area Planning Council
photos courtesy of City of Malden

Open Space and Recreation Plan (2017)

COMMERCIAL STREET CORRIDOR FRAMEWORK PLAN

Prepared for The City of Malden
Sponsored by the Office of Mayor Gary Christenson,
the Malden Redevelopment Authority,
and MassDevelopment

MARCH 2018

Commercial Street Corridor Framework Plan (2018)

to develop a proposal for the Leventhal City Prize, along with Karen Buck (Friends of the Malden River), Amber Christoffersen (Mystic River Watershed Association), and Evan Spetrini (Malden Redevelopment Authority).

The objective of the Malden River Works project is to bring together a new coalition of community leaders of color, environmental advocates, and government stakeholders in action to achieve a common goal: to create a climate resilient waterfront park for all on the Malden River. The project and its process, led by residents of color, is intended to serve as a model for equitable and resilient waterfront development in Malden.

The Malden River Works project was made possible by a public health study spearheaded by MIT's Center for Environmental Sciences (CEHS) Director of Community Outreach Kathleen Vandiver, in collaboration with MyRWA and Gradient Corporation. The Human Health Risk Study for Boating on the Malden River showed results that were favorable for boating activities like canoeing, rowing, and kayaking, representing a breakthrough for recreational use of the river. The river sediments contain contaminants from legacy manufacturing of coal tar, rubber, steel, and numerous industrial chemicals, but exposure data indicating safe conditions for boating uses provided a turning point for the City of Malden to see the river as a potential public amenity.

¹ "Gateway Cities are midsize urban centers that anchor regional economies around the state. For generations, these communities were home to industry that offered residents good jobs and a "gateway" to the American Dream. Over the past several decades, manufacturing jobs slowly disappeared. Lacking resources and capacity to rebuild and reposition, Gateway Cities have been slow to draw new economy investment." <https://massinc.org/>

² See Medford's 30-acre mixed use River's Edge development that included a community boating center and riverfront path network by Preotle, Lane & Associates; and Everett's Rivergreen Playground and Riverwalk, a 3 1/2 acre playground entirely funded by the Encore Casino in Everett. Both projects create high-quality, new public open space on the Malden River.

³ See 2015 Wellbeing of Malden Report <https://www.challiance.org/uploads/public/documents/community/2015%20wellbeing%20of%20malden%20report%20cha%20web.pdf>

⁴ Boston Magazine, "An Unsuspecting Neighborhood Was Predicted the Sixth Hottest in the U.S."

The Site

The Malden River Works project site at 356 Commercial Street is a five-acre waterfront parcel that is home to **Malden's Department of Public Works (DPW)**, and owned by the **Malden Redevelopment Authority (MRA)**. The MRA and the City have agreed to consider the introduction of public open space along the river's edge as part of this project.

The DPW is responsible for city services that include street sweeping, street and sidewalk maintenance, snow removal and road de-icing, tree maintenance, stormwater maintenance and repairs, signage and traffic signalization, parks maintenance, and waste management⁵. The site includes a 34,000 square foot office and garage building, employee parking, a fuel station, and open-air materials and equipment laydown areas, in addition to a tent structure boat house along the river's edge that is used by the Malden High School crew team.

The transformation of the DPW site into a civic waterfront space is envisioned as a two-part project, involving the **redesign of the DPW operations**, and the **new design of the waterfront park**.

The first part involves working with the DPW team to study and redesign their site operations for **climate change preparedness**, **improved stormwater management**, and **spatial efficiency** to make room for the new waterfront park. The DPW is a **second responder** in Malden's disaster recovery system, responsible for drainage repair, tree and debris removal, and waste management as a result of climate events like heavy storms.

Malden will lead by example in the second part, transforming the only city-owned parcel along the Malden River into a **climate-resilient greenway park**. The park will create quality public access to the river for all, while building resilience from climate impacts of inland and coastal flooding, and urban heat island effect.



DPW site, with current yard and boat house.
Aerial from Google

The Report

This report is a record of the community-led concept design process for the Malden River Works project, conducted in 2019-20. The purpose of the report is to serve as a guide so that subsequent phases of project development maintain the community's vision. The report is organized in the following sections:

- 1 Public Design Process: an overview of the process that included four public meetings, Steering Committee meetings, and weekly project team meetings.
- 2 The Design: a description and visual material communicating the concept design.
- 3 Cost Estimate: conceptual cost estimate with an explanation of assumptions made.
- 4 Recommendations and Next Steps: an outline of next project phases and key decisions.
- 5 Appendix: all original notes from public meeting small group discussions, stakeholder meetings, and survey questions and results.

⁵ Cityofmalden.org. 2020. Public Works | Malden, MA. [online] Available at: <<https://cityofmalden.org/228/Public-Works>> [Accessed 14 October 2020].

WORKS CONTROL

OFFICE

781-397-7040
cityofmalden.org

City of Malden
WATER METER DIVISION

E11

cityofmalden.org
@the city of malden

Entry view of the Department of Public Works building from Commercial Street



Contributors

Steering Committee

Marcia Manong*, Chairperson
Malden Resident

Carlos Aragon
Malden Resident

Linda Cline
Malden Resident

Emmanuel Marsh
Malden Resident

Ramon Norales
Malden Resident

Souad Akib
Malden Resident

Laura Le
Malden Resident

Karen Buck*
Friends of the Malden River

Evan Spetrini*
Malden Redevelopment Authority

Barbara Murphy
Malden City Council

Bobby Knox
City of Malden Dept of Public Works

Khalil Kaba
Malden Resident

Project Team

Amber Christoffersen
Mystic River Watershed Association

Melanie Gárate
Mystic River Watershed Association

Marie Law Adams, Design Lead
Massachusetts Institute of Technology

Kathleen M. Vandiver, Leventhal City Prize
Project lead

Massachusetts Institute of Technology

Xio Alvarez
Massachusetts Institute of Technology Student

Tanvi Sharma
Massachusetts Institute of Technology Student

City of Malden

Gary Christenson
Mayor of City of Malden

Deborah Burke
Executive Director of the Malden Redevelopment Authority

Public Meeting Volunteers

Philip Bronder-Giroux

Jayana Burdine

Nick Cohen

Anne D'Urso

Renee Hoekstra

Alexis Hosea

Mei Hung

Naomi Kahn

Dan Koff

Isaac Mudge

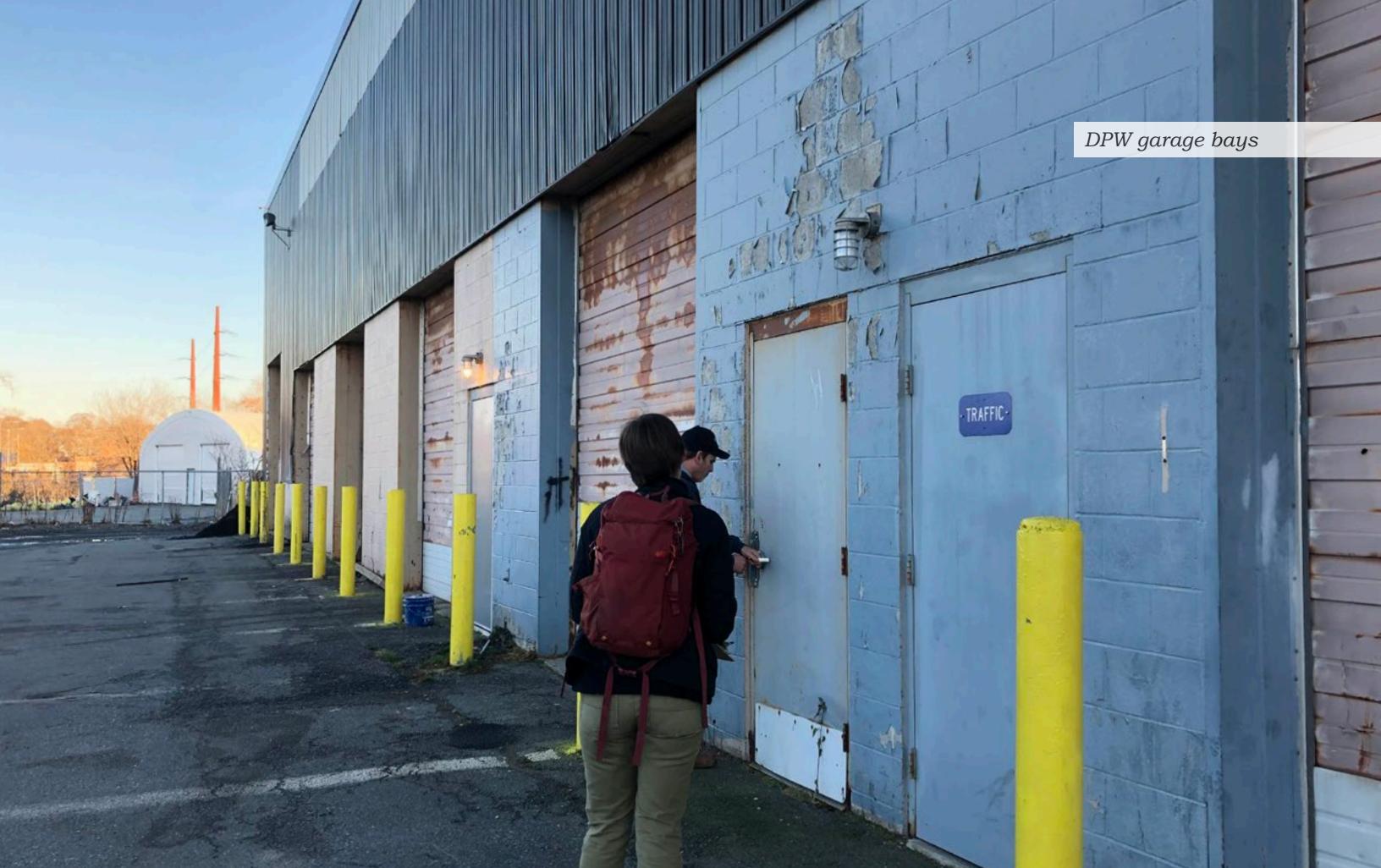
Ryan O'Malley

Rich Whelan

Erica Wood

*Member of Steering Committee and Project Team

DPW garage bays



DPW salt storage pile



Current boat house



DPW storage

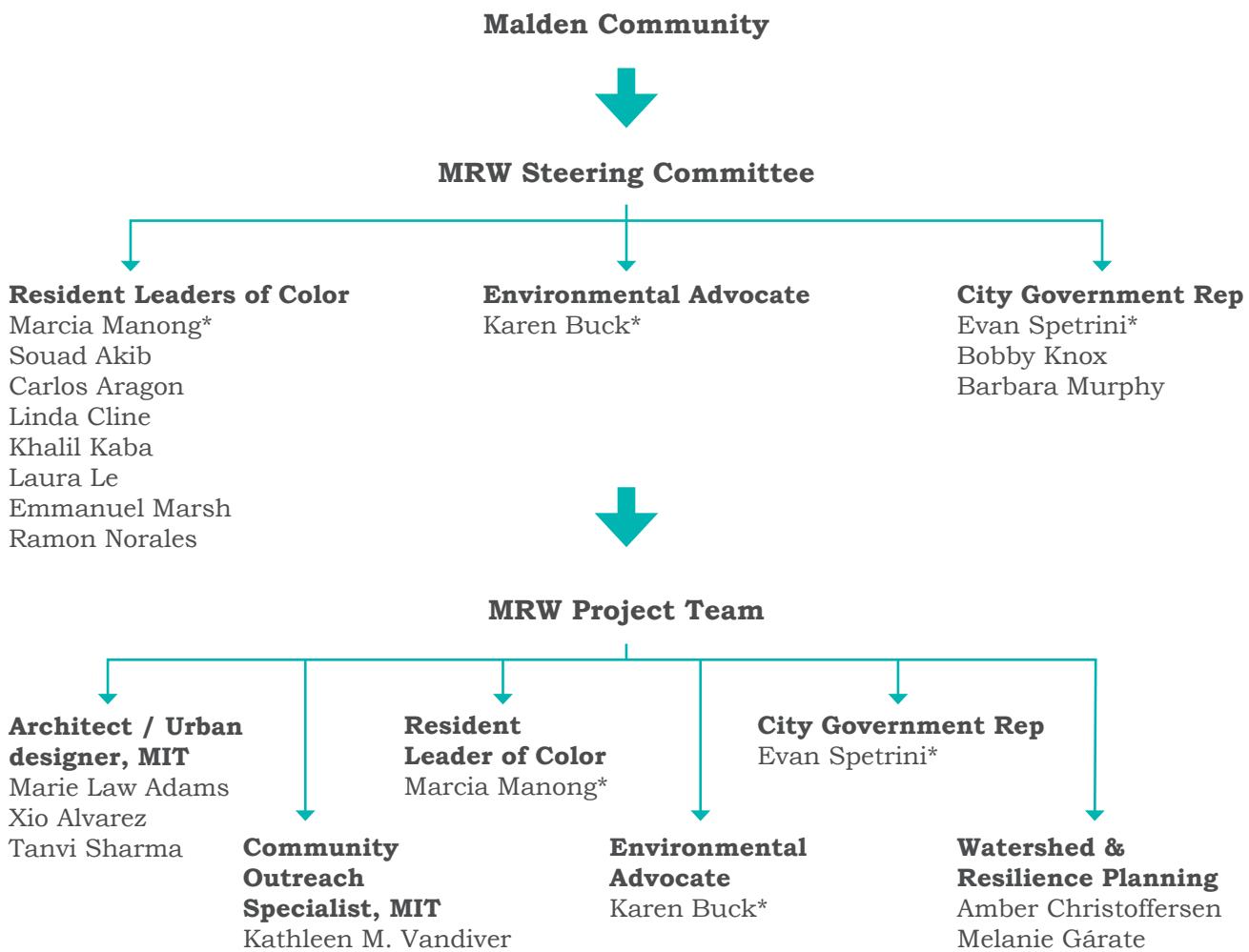


PUBLIC DESIGN PROCESS

Malden River Works Team Organization

The Malden River Works (MRW) Team is organized to promote equitable project outcomes by centering the voices of Malden residents of color. The MRW Steering Committee is made up of a majority of resident leaders of color, along with city government representatives, and a resident environmental advocate. The responsibilities of the MRW Steering Committee were to oversee the development of the concept design by giving direction to the MRW Project Team, and lead the outreach effort for the

public design process. The MRW Project Team includes urban designers, watershed and climate resilience planners, and a community outreach specialist. Three members of the Steering Committee also serve on the MRW Project Team to ensure communication between the two groups. The MRW Project Team was responsible for the technical development of the concept design and public outreach and engagement materials, survey analysis, as well as grant applications for further project funding.



* On both Steering Committee and Project Team

Meet the Team



Marcia
Manong
(Chairperson)

Manong's first participation in civic action occurred in Mississippi during the summer of 1964, when as a high school student, she volunteered in National Association for the Advancement of Colored People (NAACP) voter registration campaign effort. This experience sparked her passion for social justice. As a social worker at the Dimock Street Preschool in Roxbury, MA, Manong produced a documentary about the school and this film led her to complete a master of arts at Goddard College, VT in 1977. When Manong moved to South Africa in 1994, she again became directly engaged in social justice as the Regional Manager for a non-profit called Operation Hunger that assisted rural communities in combating food insecurity through communal cultivation. This work led to other major leadership positions, including an appointment with the Board of the National Development Agency and to serving as a National Mediation Panelist. Upon returning to Malden, MA, Manong continued her civic work participating as a citizen journalist and board member of Malden Access TV (MATV). She is a member of Malden's Community Organizing for Racial Equality (Malden CORE) and Mass Senior Action Council as well. Manong presently works an office manager at Bread of Life in Malden, which organizes and provides community food services to Malden and to numerous surrounding cities.



Souad Akib

Akib is a native of Morocco, has been a member of the Malden Community for over 20 years. She is the mother of two daughters and is well known for her work at Century Bank. Souad, who is fluent in Arabic, French and English, helped as much as she could as she met many Arab families, through her work, who were facing various difficulties and needed translation services. However, she felt the need to do more to make a difference in the Arab community. She wanted to make new arrivals feel welcome, safe and accepted. In 2010, Akib formed the American Association for Arab woman (AAAW) with the help of a group of intellectuals, actors and individuals who were also interested in the issues of immigrant Arab families. The AAAW is non-profit with the mission of "Empowering Arab woman to be leaders in their families and communities in an American Society, through becoming knowledgeable on their rights, making informed decisions on issues, foster networks and opportunities, sustaining an organized community, learning the necessary communication skills and overcoming cultural and language barriers. Arab woman are at the core of family strength in our community."



Carlos Aragon
Aldana

Aragon is a youth member on the Malden River Works (MRW) Steering Committee, and a Malden High School rising junior who is an active reporter for the Malden High School Newspaper, Blue and Gold. Aragon's first experience with Friends of the Malden River Works Project was participating in the "Cruise in A Canoe Event" down at the river in October 2019, sponsored in part by Friends of the Malden River. Aragon loves the way the river sparkles in the sunlight and he is looking forward to continuing to contribute to the MRW Project. He has already contributed a report on the first Malden River Works Public Meeting in Malden. This article was published in the Blue and Gold.



Linda Cline

Linda Cline, a native Maldonian, is an environmental activist. Linda is passionate about engaging with local residents to create knowledge around issues that matter most –reduce/reuse/recycling; urban transportation initiatives, and interactions between the environment and human well-being. She enjoys being part of a local team effort that ramps up activism in order to protect the Malden River for the benefit of the local community and a healthy planet. Linda attended Emerson College, Boston, MA where she holds a Bachelor of Science degree in Mass Communications. She earned a Master of Management degree with a concentration in Health Care from Cambridge College. In 2018, she received a Certificate for participation in Brown University's Social Enterprise Greenhouse, a cohort of Health and Wellness entrepreneurs. Linda generously volunteers her time to organizations addressing the needs of African Americans, children, arts, education, and economic empowerment. She is an avid collector and researcher of 19th century African American historical artifacts.



Khalil Kaba

Khalil Kaba graduated in 2018 from Suffolk University, having earned a B.S. in Communications and he is pursuing a Master's in Design Studies at Harvard Graduate School of Design. He has an interest in approaching the public sector and sustainable development field with a motivation that aims to remove disparities at their root cause. Being raised in Malden as a Kenyan-American, Kaba joined Malden River Works to enhance the public's relationship to community engagement and maintain an atmosphere that encourages equity and resilience in his hometown.



Laura Le

Laura Le is a young science teacher in the Boston Public Schools. Her passion has always been in marine biology and environmental conservation among other interests. Le is also a Kung Fu instructor who teaches for Wah Lum Kung Fu Academy and at the Tai Chi Academy in Malden and in nearby Quincy, MA. Le interacts with many young people in these organizations where she serves as an important community role model. Le is a Vietnamese American, native to Greater Boston, and she is very pleased to represent the Asian American and Pacific Islanders (AAPI) community while serving on this Committee.



Emmanuel Marsh

Emmanuel Marsh is a graduate of Malden High School and his family emigrated from Haiti. He attended Suffolk University receiving a B.A in Broadcast Journalism and an M.A. in Government. Most recently he completed the Massachusetts School of Law with a Juris Doctor. Marsh has also served the City of Malden as the School Committee Representative from Malden's Ward 2. Currently Marsh works for the Massachusetts State Lottery Commission, helping to raise revenue for local aid contribution for the Commonwealth's 351 cities and towns and he was recently elected as an executive board member representing members of the Massachusetts State Lottery workforce on Service International Employee Union 888 (SEIU 888) e-board.



Ramon Norales

Ramon Norales was born in Honduras and grew up in (20yrs) Harlem, New York. He is a Northeastern University, Boston graduate with a Business Management Degree and he is married with two children, Monet (21) and Jackson (15). Norales is currently employed at Oracle+NetSuite as Global Sales Enablement Advisor and in that role, he supports and enables sales reps in their efforts to improve their selling skills and helps them meet their annual quotas. He is responsible for hosting "Soft Skills" training sessions, including objection handling, emotional intelligence, professional communication, and active listening for numerous sales teams. Norales is also a real estate investor with rental income properties in Malden and Lawrence, MA.



Marie Law
Adams,
Design Lead

Marie Law Adams is a lecturer in urban design and planning in the Department of Urban Studies and Planning at MIT, and co-founding partner of Landing Studio, an architecture and urban design practice based in Boston. The work of Landing Studio is focused on the design of industrial and infrastructural systems in cities through shared-use landscapes, buildings, light installations, festivals, exhibitions, tours, and industry/community operations agreements. Landing Studio's work has been recognized with multiple AIA National Honor Awards, a Progressive Architecture Award, the American Planning Association Gold Achievement Award, Waterfront Center Awards, and the Architectural League Prize and has been exhibited at institutions including MIT, RISD, Parsons, and the City College of New York. Adams is a registered architect, and holds a BSArch degree from the University of Michigan and an MArch from MIT, where she was a Presidential Fellow and recipient of the AIA Medal.



Karen Buck

Karen Buck's early involvement with urban waters began on New York's Hudson River and its tributary, the Rondout Creek in 1987. She volunteered with the Hudson River Sloop Clearwater initiatives and worked with the Rondout Creek business community. When Karen Buck moved to Malden, MA in 2004 she continued to engage in environmental activism. She taught in Malden Public School's after-school clubs and programs (grades 3-8), incorporating environmental education, gardening, and green team projects with youth from 2009-2015. She has been volunteering with Mystic River Watershed Association (MyRWA) for the past ten years as well. Her consistent participation has included invasive species removal, monthly water quality sampling, seasonal herring and American eel counting, and community outreach. In 2012, MyRWA and Tri-City Community Action Program founded the Friends of the Malden River (FoMR). Karen was an early and active FoMR member. She currently is the acting FoMR President and the project manager of FoMR's recently awarded Massachusetts Environmental Trust grant, the "Trash Free Malden River Initiative."



Amber
Christoffersen

Amber Christoffersen is the Greenways Director at the Mystic River Watershed Association. She is a designer and urban planner who has worked on open space, active transportation, and affordable housing projects in the Boston area and around the country. She is leading the participatory planning process for dozens of waterfront park and path projects across the watershed. She holds a master's degree in landscape architecture from the University of Georgia and a bachelor's degree in economics from the College of William and Mary. As an avid long distance runner, she is constantly exploring the region's many waterfronts and parklands, looking for opportunities to make them more beautiful and accessible.



Melanie
Gárate

Melanie Gárate is the Climate Resiliency Project Manager for the Mystic River Watershed Association (MyRWA). She started her career as a marine scientist examining how people impact climate change. Through her research projects, she was struck by the disproportionate access to green spaces within low-income communities and people of color, which sparked her passion for environmental justice work. Now she focuses on understanding how climate change affects people. At MyRWA, Melanie works with municipal CEOs, grassroots organizations, public health officials, and local residents in the Boston area to understand who the most vulnerable populations are during and after extreme weather and ways the municipalities within the watershed can work collectively to enhance climate equity and resilience. Melanie holds a M.S. degree in Marine Ecology and Climate Change from the University of Rhode Island, where she obtained a NSF Graduate Research Fellowship to study human impacts on mangroves in Puerto Rico. Prior to MyRWA, she focused on coastal conservation and educating community members of the greater Boston area at Mass Audubon and the New England Aquarium.



Evan Spetrini

Evan Spetrini is the Senior Planner & Policy Manager at the Malden Redevelopment Authority. Since joining the MRA in February 2019, he has drafted inclusionary zoning and waterfront zoning ordinances, managed the development of a land use and economic development plan for the Broadway Corridor, and assisted in the creation of the MRA's COVID-19 Emergency Rental Assistance and Small Business Assistance Programs, in addition to serving as a member of the Malden River Works Project Team and Steering Committee. Evan serves as staff to Malden's newly established Affordable Housing Trust Fund and is leading the Trust's first strategic planning process. He is also the Project Manager for the Mystic Valley Development Commission, a partnership created by the cities of Malden, Everett, and Medford to remediate and redevelop historically contaminated properties along the Malden River.

Evan has a BA in Political Science and Economics from Northeastern University and a Master's in City Planning from the Massachusetts Institute of Technology. While at MIT's Department of Urban Studies and Planning, his work focused on urban design and land use regulations that support the development and preservation of creative workspace. Evan is a musician and devoted consumer of pop culture.



Kathleen M.
Vandiver,
Leventhal City
Prize Project
Lead

Dr. Kathleen M. Vandiver earned her Ph.D. in 1982 from the Tufts University School of Medicine from the Anatomy & Cellular Biology Department and joined the research team at OPTRA, Inc. an optics instrumentation startup. Later in a career shift, she obtained a M.Ed. from Harvard University and taught science in the Lexington Public Schools (Lexington, MA) for 16 years. Vandiver received the 'Educator of the Year Award' in 2009 and was inducted into the Massachusetts Science Educators Hall of Fame in 2011 by the Massachusetts Association of Science Teachers (MAST).

In 2006 Vandiver joined the MIT Center for Environmental Health Sciences. As the Director of Community Outreach Education & Engagement Core for the MIT center, she partners with communities to improve environmental public health through science education and community engagement. For environmental justice in Malden for example, Vandiver is an active member of Friends of the Malden River and the Mystic River Watershed Association. Her MIT role also includes working with the MIT Superfund Research Program (SRP) with tribal communities in Maine. Vandiver is the recipient of the Office of the Vice President of Research 2019 MIT Infinite Mile Award.



Tanvi Sharma

Tanvi Sharma is an architect with a bachelor's degree from Rice University and four years of experience at Huitt-Zollars, in Houston, Texas. She is currently enrolled in the Master's of City Planning program at Massachusetts Institute of Technology. She has designed skyscrapers, a senior home, and worked with several city offices in and in Texas on city planning efforts. She has also published an article on the environmental injustice of park planning in Houston. Her most recent work includes being the point of contact on the project management team for the Greater Houston Flood Mitigation Consortium, formed after Hurricane Harvey to bring engineers, researchers, non-profits and the city together to plan better for the next flood.



Xiomara Alvarez

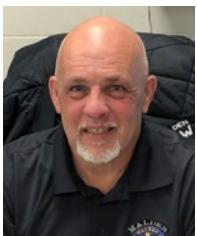
Xiomara Alvarez is a joint masters candidate in the departments of urban studies and planning and architecture at MIT. Prior to MIT, she worked in the open data movement, helping cities and residents use the wealth of data they produced to create more effective, equitable, and sustainable policies and places. More recently, her research looks at how responses to natural hazards and urban risk can be designed to further related efforts of climate justice and community health. She is currently a Schlossman Research Fellow in the Department of Architecture at MIT, where she is researching patterns of shelter and un-shelter as they have been built in response to contemporary crises.



Gary
Christenson

Mayor Gary Christenson, an alum of Malden High School, has served the City of Malden since January 2012. He has a bachelor's degree in political science, master's in public administration, and a juris doctorate all from Suffolk University. Since becoming the Mayor of Malden, Gary Christenson has worked in unison with residents and businesses to tackle the many challenges facing the City. He embodies the belief that we are in this together to make our community the best it can be. Gary Christenson also believes that communication is critical to a better Malden. He can regularly be found on social media sharing the great things happening throughout the city. Finally, he has been committed to fostering an inclusive environment for Malden's vibrant and diverse community by encouraging citizen engagement and enhancing the delivery of services for all residents.

His political career began with working for the Massachusetts House Ways and Means committee from 1994-1997. He then worked at the Middlesex County Sheriff's Office where he assumed the role of budget director from 1998 to 2011. Gary Christenson was appointed to the Malden School Committee by then-Mayor Richard Howard, the man he would eventually replace as Mayor of Malden. He was encouraged to join the school committee by his mentor, James DiPaola, a Malden resident, and former head of the Middlesex County Sheriff's Department, where Gary had worked for him. Gary Christenson served as a city councillor of Ward 1 in Malden for seven years after taking office in January 2004. In 2006, he was elevated to Chairman of the Finance Committee and in 2008 he was voted unanimously by his peers as City Council President. Gary Christenson was elected mayor of Malden in 2011 and took office on January 2, 2012.



Bobby Knox

Robert Knox, Jr. is the Director of Public Works for the City of Malden. The Director is responsible for public streets/sidewalks, trash/recycling, parks, street lighting, water/sewer, public trees, snow removal and contractors. Before becoming the Director, Robert served as the Highway Supervisor. Robert was originally hired as a laborer learning the daily tasks until he had the knowledge and expertise of becoming the Supervisor. Robert has dedicated himself to the City of Malden for 26 years. He takes great pride in providing the upmost service to the public. Robert absolutely loves hockey and golf. He is very involved with his son Ryan who plays goalie on multiple hockey teams. He also has a daughter Kaitlyn who loves to dance and do gymnastics with an outgoing personality like her dad.



Barbara
Murphy

Barbara Murphy is a lifelong resident of Malden where she and her husband Jeff raised their family. She set her sights on public service in 2010 after concluding a long and successful career in the private sector. In 2010, with the backing of 74% of those who voted, Councillor Murphy was elected to represent the residents of Ward 5 in Malden. Throughout her various leadership roles as City Council President, Chair of Finance and Chair of License, Councilor Murphy has been driven by her love of the outdoors. As Council President in 2016, Councillor Murphy established the Waterfront Access Committee with the goal of providing a legislative focus on the unique opportunities and challenges of the waterfront along the Malden River. Councillor Murphy has worked collaboratively with the Friends of the Malden River and the Mystic River Watershed Association to promote the protection of this beautiful natural resource while expanding public awareness and enjoyment. Prior to her focus on the waterfront, in 2015, Councillor Murphy established the first Community Gardens in Malden. The success of the first Community Garden prompted Councillor Murphy to spearhead the addition of three additional gardens. Each day, residents from across the City can be found tending to their gardens and saying hi to friends new and old.

In her spare time, Councillor Murphy takes her love of the outdoors north, where she enjoys kayaking on the waters of Maine and taking walks through the woods with her beloved dog Duke.

Process and Timeline

August, 2019

Leventhal City Prize Awarded to Malden River Works

September, 2019

MRW Steering Committee Meeting 1

October 21, 2019

Public Meeting 1

November, 2019

MRW Steering Committee Meeting 2

January, 2020

MRW Steering Committee Meeting 3

January 30, 2020

Public Meeting 2

March, 2020

MRW Steering Committee Meeting 4

April, 2020

MRW Steering Committee Meeting 5

May 28, 2020

Public Meeting 3

June, 2020

MRW Steering Committee Meeting 6

July, 2020

MRW Steering Committee Meeting 7

August 13, 2020

Public Meeting 4

September, 2020

MRW Steering Committee Meeting 8

October, 2020

Concept Design Report

November, 2020

Start Design Development process

2021

The objective of the Malden River Works design and outreach process was to develop a **community-driven concept design**. The process was structured around **four public meetings**, and supported by community **surveys**, presentations to **stakeholder groups** such as the MRA and the Friends of the Malden River, tabling at **community events**, and regular Steering Committee meetings. The project involved different modes of outreach, including broadcasting through media and citizen journalism with the involvement of Malden High School students, and maintaining a Malden River Works project website.

Each public meeting included **facilitated small group discussions** to engage residents and stakeholders in dialog about the concept design. The MRW Project Team collected notes from all small group discussions to incorporate in the development of the concept design.

The number of public meetings was chosen to create an accountability structure where the MRW Project Team would be responsible for showing how the goals, ideas, and comments of community participants from previous meetings were incorporated in the design throughout the process, and invite feedback on whether the design actually reflected the community's intentions.

MRW Steering Committee meetings were convened twice between each public meeting, to review meeting results, design progress, and to strategize the format and modes of outreach for the next meeting. The final step of the concept design process was the production of the Concept Design Report, which was publicly presented to Malden City Council in October, 2020.

EXIT

MALDEN RIVER WORKS FOR WATERFRONT EQUITY + RESILIENCE

MaldenRiverWorks.org #MaldenRiverWorks



Public Meeting 1



Photo by Khalil Kaba

October 21st, 2019, 6:30PM
Malden Senior Center
90 attendees

About the Meeting

Goal: To establish the values and priorities of Malden residents for this project and the riverfront overall.

Agenda: Invited guest speaker Alexie Torres, co-founder of the Bronx River Alliance, kicked off the meeting with an inspiring and empowering story of community-led change in her own home, the Bronx. Marie Law Adams followed with a presentation explaining the context for the project and the meeting objectives. After the presentations, facilitators led small group discussions with up to 10 attendees each. The meeting ended with a report back from each group, and a brief statement of next steps from the project team.

Survey: Meeting attendees were asked to fill out a short survey, offered in various languages, that asked how folks used the river,

what mode of transportation they used to get there, and what kinds of activities they would like to see along the river. The survey was also available online after the meeting, and yielded over 450 responses that were incorporated into materials for the second public meeting.

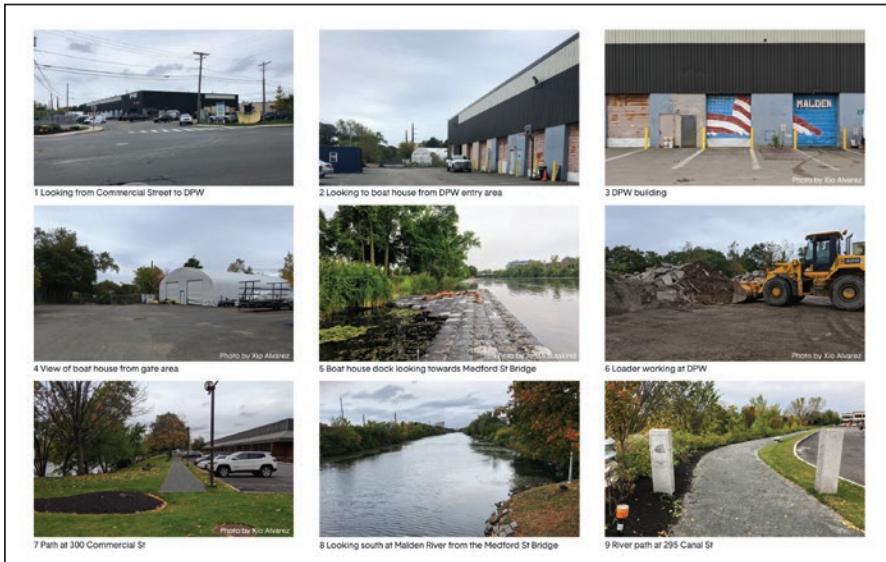
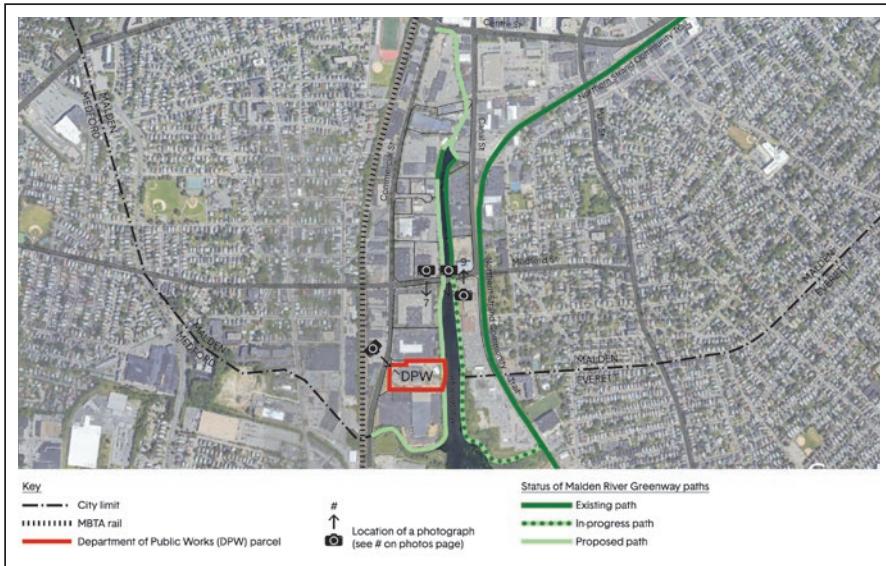
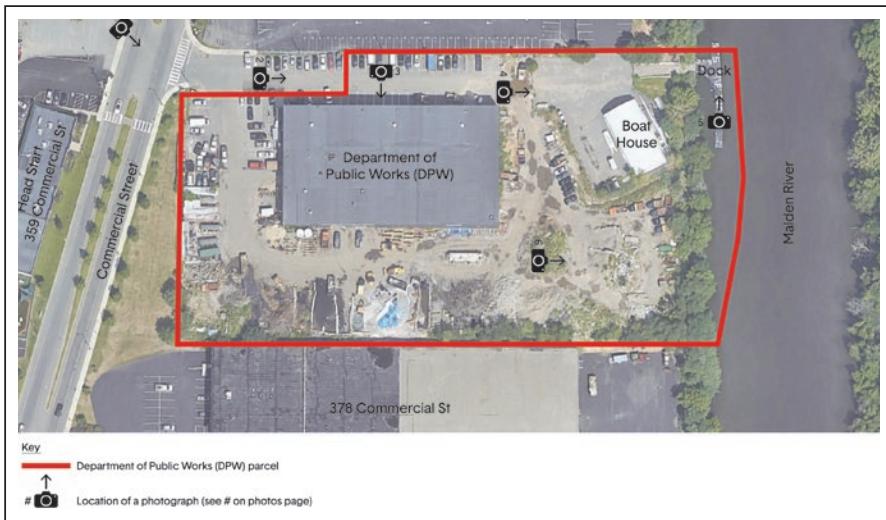
What We Heard

Small group discussion questions:

- What are some words you would use to **describe** the Malden River?
- What aspects (physical, natural, social, cultural) of the Malden River today would you like to see **preserved or enhanced** and why?
- What aspects of the Malden River today would you like to see **change** and why?

Meeting materials for table discussions

Mark what you like or would like to see improve about the Malden River



Results

The most recurrent ideas in the notes taken during the small group discussions were a desire for a cleaner river and better access to the river. There was a strong interest in cleaning up historic contamination from industrial uses, as well as trash that flows into the river today. It was also pointed out that access to the river is limited in that there is no nearby public transportation or public amenities along the river, and it is perceived as unsafe. In terms of access, people also want to spread awareness that the river even exists, and would like to see more parking and restrooms.

Ideas for improvements varied between programming for community events like regattas to individual activities like jogging, boating, and fishing as well as just being able to sit and relax at the waterfront.

There was widespread excitement about the potential of the river; interest in preserving wildlife and the **natural ecosystem** of the river and providing spaces for **relaxation**, and riverfront or **river-based recreation** such as canoeing or kayaking. Additionally, multiple people indicated an interest in beautification of the river so it could be used for wedding/

quince photography. Lastly, there was also mention of facilities for performances and **community events**.

Survey results indicated that most people get to the site by driving, and they usually come to walk along the river. Trails and nature were the top two things respondents would like to see more of, followed by public art and space for relaxation. Lowest on the list of priorities were sports and outdoor gym facilities.

Further details on Public Meeting 1 can be found in the Appendix.

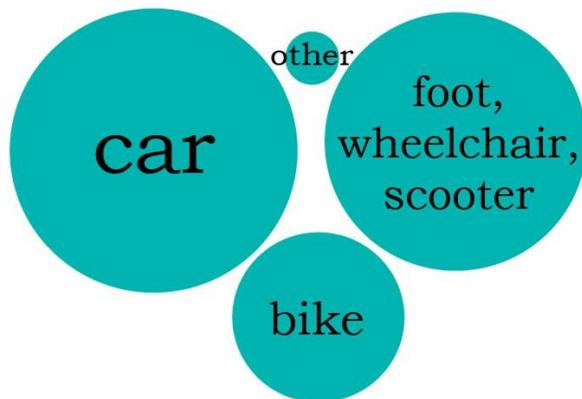
Project Development

Based on the feedback received from this public meeting and additional interviews with people at the DPW on current usage and needs of their yard, the design team developed a concept plan for reorganizing the yard functions for climate resilience and to make room for a waterfront park.

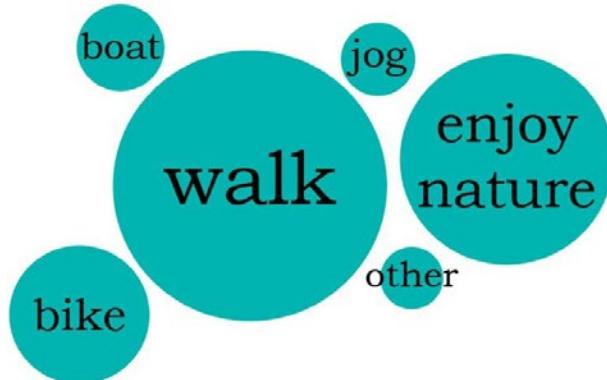
Additionally, the team developed three design options that each prioritized a different theme expressed by residents in the meeting and surveys: flexible space, nature, and viewing the river.

Survey results

How do you get to the Malden River?



What do you do along the Malden River?



What would you like to see (or see more of) along the Malden River?

"make it more **visible and inviting** from the roads like Commercial St / Medford St"

Cleaning [the river] should be the first priority"

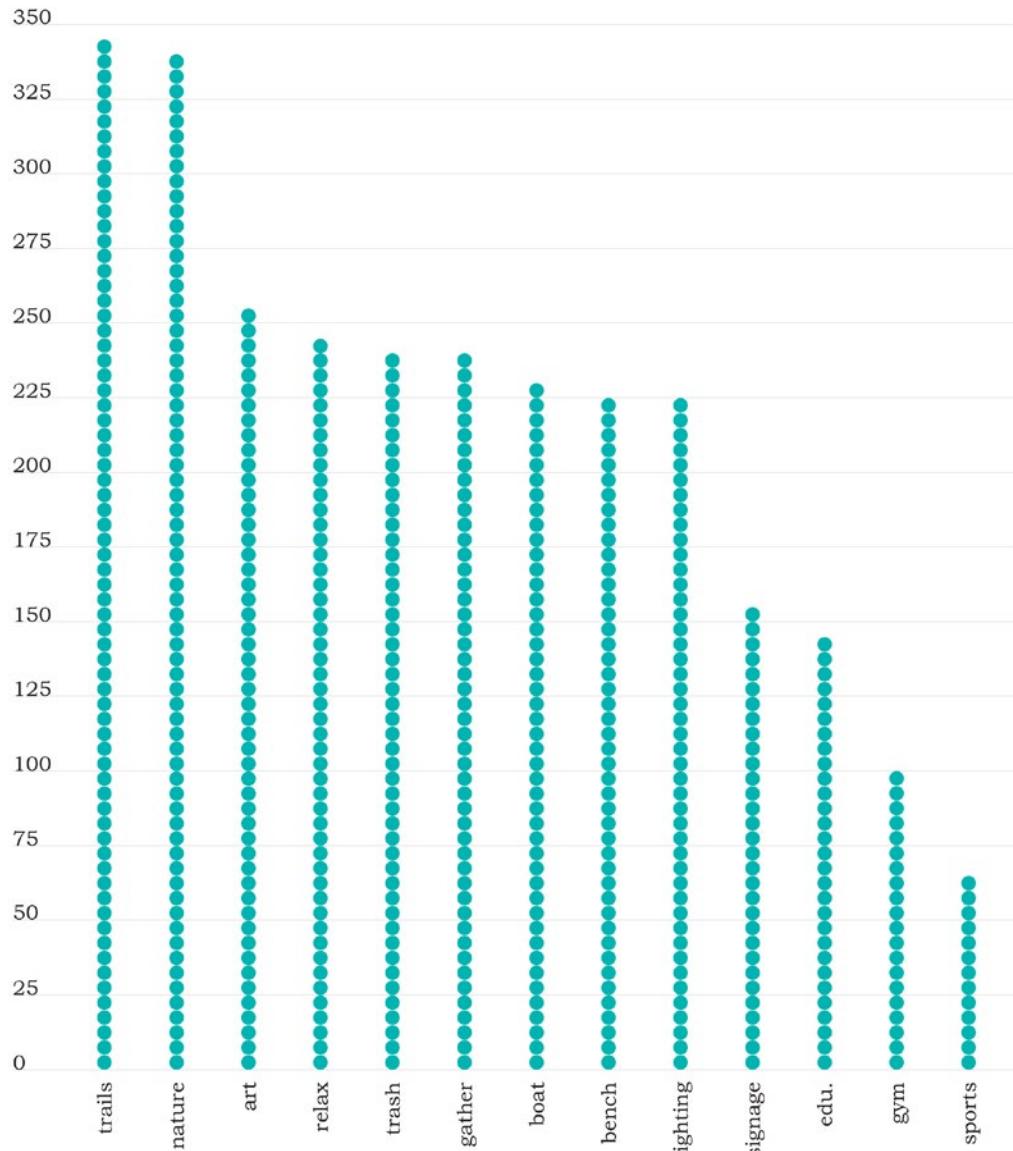
Gathering & event space-

"Outdoor stage," "Space for small events," "Concerts," "Outdoor movies," "Gathering spaces," "Pop-ups"

"Snapshot of nature,"
preserve wildlife +
 "create greenway," "river,
 tall grass, lily pads,
ecosystem preserved"

Views across the river"
 "Visibility for racing"

"Safe **access to water**"



Public Meeting 2



Photo by Khalil Kaba

January 30th, 2020, 6:30PM
Malden Senior Center
85 attendees

About the Meeting

Goal: To discuss preferred features and priorities based on the three design options, which were developed in careful consideration of the feedback received in the first meeting.

Agenda: The meeting began, like last time, with a guest speaker, Terry E. Carter, the Brown-Skinned Poet. Carter grew up in West Medford which is adjacent to Malden, and delivered a moving original long poem about the Malden River that is included in full in the Prologue of this report. This was followed by a presentation of the progress of the design so far by Marie Law Adams, highlighting the strategy to reorganize the DPW yard to make space for the new park, climate resilience strategies including green stormwater infrastructure and a flood resilient greenway, and three design schemes for the riverfront park, called '**Flexible**', '**Enjoy Nature**', and '**River View**'

based on themes in the first public meeting and surveys. The Flexible scheme featured a large open lawn that could be used for events, picnics, or group recreation. The Enjoy Nature scheme restored the riparian habitat zone, and included a constructed inlet that resembled the historic shoreline of the river, as well as a boardwalk path that encourages viewing and interaction with water and plants. The River View scheme was focused on a stepped, grassy amphitheater-like space that supported viewing of the river for enjoyment or during rowing events. Next, during small group discussions, groups were asked to describe what they liked or what was missing from each design scheme. The meeting ended with report backs from each group to the whole room.

What We Heard

Small group discussion questions:

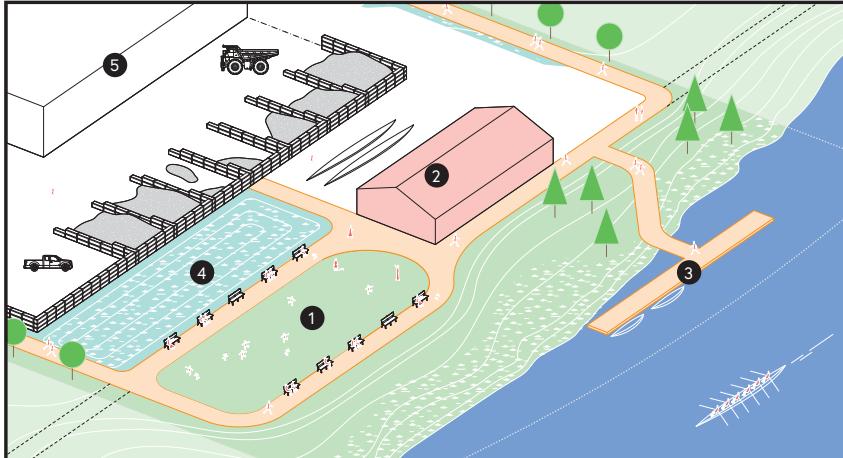
Write down one word on a sticky note, put it on the poster. Describe your thoughts to the group.

- Blue Sticky: What do you like the most?
- Pink Sticky: What is missing?

Meeting materials for table discussions

Indicate what you like about each design on a blue post-it and what is missing on a pink post-it.

Flexible



1. Lawn | 2. Boathouse | 3. Boat Dock | 4. Bioswale | 5. DPW Main Building



Lawn for Relaxing - Brooklyn Bridge Park, DUMBO

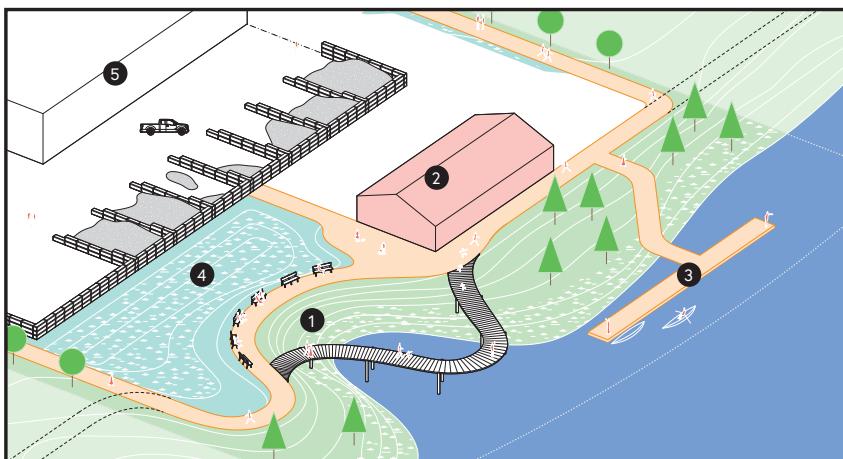


Lawn for Temporary Events



Lawn for Group Exercise

Enjoy Nature



1. River Inlet | 2. Boathouse | 3. Boat Dock | 4. Bioswale | 5. DPW Main Building



Boardwalk in Stockbridge, MA

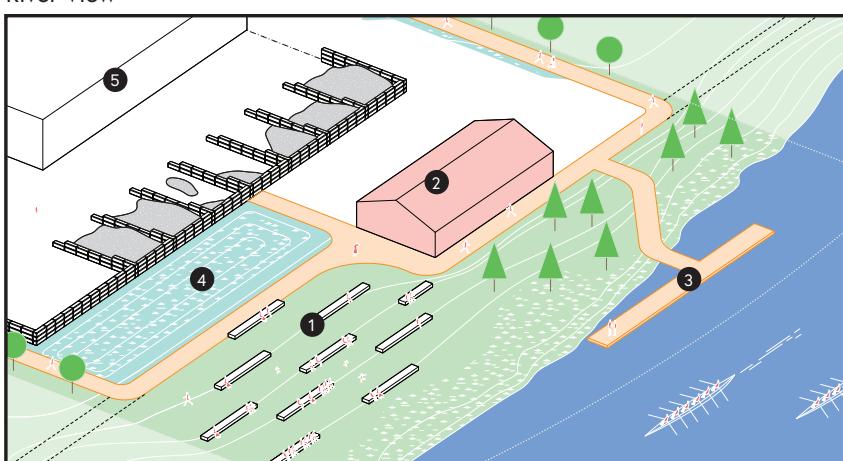


Riverfront Bench - Queen Elizabeth Park, London



Trail at Rivers Edge

River View



1. Grass Amphitheater | 2. Boathouse | 3. Boat Dock | 4. Bioswale | 5. DPW Main Building



PORT Park, Chelsea



Ampitheater - Assembly Square



Scott Amphitheater - Swarthmore, PA

MALDEN RIVER WORKS
FOR WATERFRONT RECREATION + RESTORATION

Flexible

1. River Inlet | 2. Boathouse | 3. Boat Dock | 4. Storm Water Landscape | 5. DPW Main Building

Feedback notes (approximate text):

- Not enough seating
- More waterfront areas
- Good to incorporate with future development
- A lot of events or opportunities
- How could you expand more future development?
- Look at apparel and "sweatshirts"
- Opportunity to maintain "green" nature and "view" concept
- Multi-use space
- We don't have much waterfront. Is this our only waterfront we will have?
- Recycling/compost bin
- There's space to add new things in

Enjoy Nature

1. River Inlet | 2. Boathouse | 3. Boat Dock | 4. Storm Water Landscape | 5. DPW

Feedback notes (approximate text):

- Formerly unsafe
- Expensive
- Requires dredging
- I would fall in the water
- Storm Water Landscape Even though it's far away, the nature there isn't enough plantation.
- Immersed with nature
- NO railings on walkway seems dangerous for children!
- I + would be more attracted to jogging, walking, or running.
- Should have more trees and is enclosed for safety purposes
- Smooth bumpy
- Smooth up
- Smooth down

River View

1. River Inlet | 2. Boathouse | 3. Boat Dock | 4. Storm Water Landscape | 5. DPW Main Building

Feedback notes (approximate text):

- God to incorporate with future development
- Not enough room for other activities
- Amphitheater seating is great for seating, eating, watching activities, movies in the park
- Lack of space for activities
- Children, teens or adults attraction
- Doesn't currently fit well with surrounding area
- Underdeveloped

Images:

- Lawn for Relaxing - Brooklyn Bridge Park
- Lawn for Temporary Events
- Lawn for Group Exercise
- Boardwalk in Stockbridge, MA
- Riverfront Bench - Queen Elizabeth Park
- Trail at Rivers Edge
- SPORT Park, Chelsea
- Amphitheater - Assembly Square
- Scott Amphitheater - Swarthmore

A poster with feedback

Results

In general: Across schemes, attendees expressed appreciation for the **access** to the river and the integration of the design with the **river ecosystem**. There was also a positive response to **flexible** areas with seating and relaxation spaces.

Several groups noted that any design will need basic facilities like public restrooms, trash, recycling, lighting, shaded areas, and safety features. It was also noted that there should be deliberate coordination with adjoining properties to achieve seamless **continuity** of the greenway path along the river, and that access and public transit to the site should be improved. Attendees also expressed interest in other amenities such as **public boat rentals**, and public art that celebrates Malden's history and culture.

Flexible: A predominant number of comments indicated a liking for having multipurpose/multi-use space that could provide a lot of options for different uses, especially open space for relaxing, but also including larger gatherings or events. However, meeting attendees also expressed a desire for more trees, shade, and a stronger buffer between the publicly accessible area and the DPW functions. There were some additional comments for more programmed recreational activity like playgrounds, outdoor workout equipment to complement the greenway trail. Lastly, there were a few comments on the potential lack of character of this design.

Enjoy Nature: Meeting attendees particularly liked the natural feel of the inlet, as opposed to the more planned aesthetic of the other schemes, as well as the fact that it seems to address the flooding issue more than the others by creating more room for the river. The boardwalk was also a popular feature for its aesthetic nature and connectivity. However, the same design elements also invited some concerns about potential safety hazards of the inlet for children and the boardwalk for people with disabilities. Folks also felt the need for more space to gather. Finally, some also raised the issue of the cost of land-forming involved in this scheme to create the inlet.

River View: The amphitheater received a lot of positive interest for community events and its ample amount of seating. The Scott Outdoor Amphitheater design precedent (at Swarthmore College) seemed to be the most popular. Respondents also commented on not having enough flat space for a performance area, and how it seemed less symbiotic with its surroundings. There was also concern about not having enough flexible room for any other activities.

Further details of Public Meeting 2 can be found in the Appendix.

Project Development

The design team used the qualitative feedback on the three design options to create the next iteration -- a single design that balanced the preferred features of the three schemes. The design team also began to add another level of detail, examining the topography of the site and what was possible in terms of flood mitigation through bioretention basins and an elevated greenway, while maintaining wheelchair accessibility.

Public Meeting 3



Virtual public meeting over Zoom

*May 28th, 2020, 6:30PM
Virtual
75 attendees*

About the Meeting

Goal: The primary objective of the meeting was to discuss a new design scheme that incorporated feedback on the three design options from the previous public meeting. Also, to gather feedback on the first draft of the Design Goals that were created to guide the design decisions.

Agenda: The third meeting was delayed from the original schedule and conducted online due to the onset of the COVID-19 pandemic. While the number of attendees dropped a little, there was still robust participation. Tutorials were offered prior to the Zoom meeting for anyone who was unfamiliar with the technology.

The meeting was structured to start with a welcome to everyone by Marcia Manong, followed by a presentation from Marie Law Adams on what was heard during the previous meeting,

and how that informed the current design and design goals. Next, the meeting was divided into small group discussions of 8-10 people with a facilitator, a note-taker, and a Zoom lead to discuss the updated design. Finally, the meeting closed with a report back identifying a key takeaway from each small group.

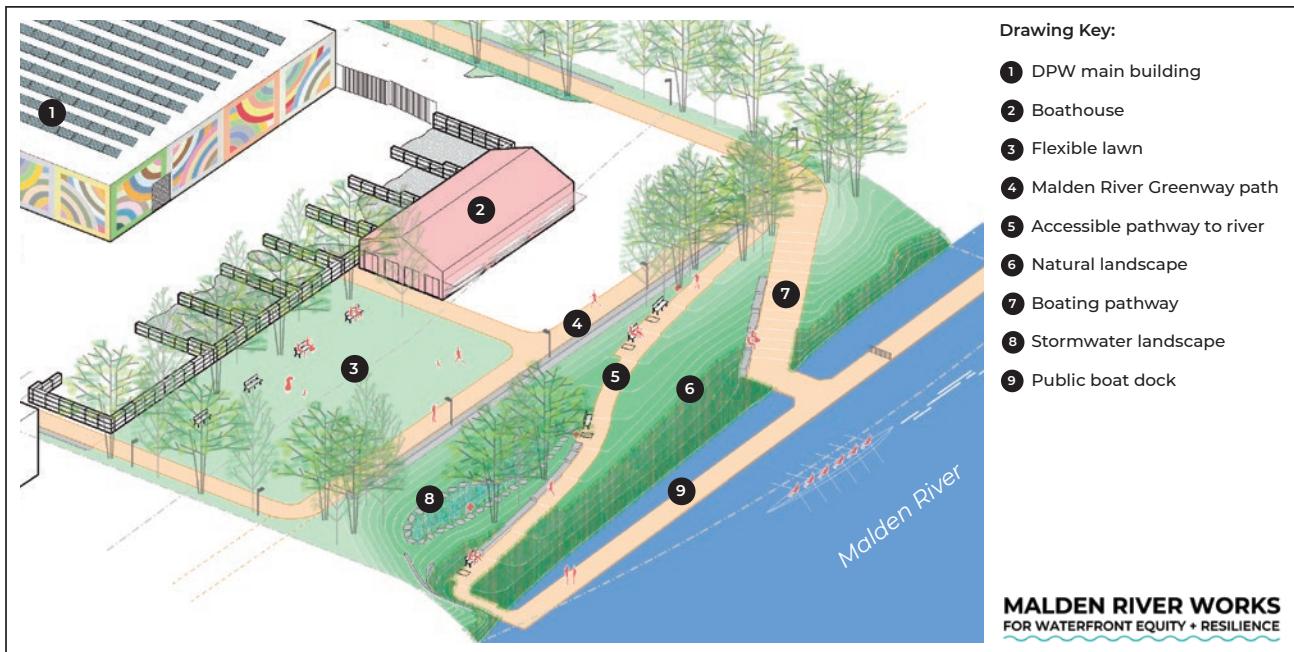
What We Heard

Small group discussion questions:

- What do you like about the design and why?
- What would you change about the design and why?
- What goals is the design already meeting well?
- What aspects of the design need more work to meet the goals?
- Should anything be added to the design goals?

Meeting materials for breakout room discussions

Part 1: What do you like about the design and what would you like to change?



Part 2: Please share with the group any comments you have on the Design Goals.

Examples:

- What goals are the design already meeting well?
- What aspects of the design need more work to meet these goals?
- Is there anything missing that should be added as a design goal?

A. Flexibility

Accommodate a variety of different uses and types of experiences.

B. Connectivity

Plan for greenway connections to the north and south along the river. Identify opportunities for better public transportation to the river.

C. River Access

Make connections visually and physically to the river. Create public boating opportunities.

D. Inclusivity

Create welcoming and safe access for people of all ages and abilities.

E. Nature

Incorporate trees and plants, wildlife habitat, create opportunities for learning about natural systems, and create a sense of being in nature.



MALDEN RIVER WORKS
FOR WATERFRONT EQUITY + RESILIENCE

Results

The response to the new design and design principles was overwhelmingly positive and meeting attendees quickly moved into discussing finer details rather than commenting on the design more generally. This was an indication that folks found that the design satisfied their overall vision for the project, and that this concept phase was coming to an end. The feedback from this public meeting can be organized into the following categories.

- Access & Transportation: Ensure multimodal access to the park.
- Cultural Inclusivity: Ensure design and art on site are sensitive to and reflective of all of Malden's diverse cultural communities.
- Boat house & Dock: Ensure space for boat maneuvering.
- DPW: Mitigate noise and views of DPW functions.
- River Views: Ensure visual access to the river.
- Bioretention & Landscaping: Want more natural landscaping and flood mitigation.
- Signage: Educational signage ranging from wildlife/environment to Malden's history.
- Program: Request for boating (canoe/kayaking) rental.
- Operations & Maintenance: Ensure maintenance and clean up/provide adequate trash receptacles.

Additionally, there were several questions about park rules and regulations, as well as detailed design inputs, such as bike racks and adequate lighting in the evenings.

Further details of Public Meeting 3 can be found in the Appendix.

Project Development

Because the feedback on this design scheme quickly dove into a higher level of detail, the design team concluded that attendees were satisfied with the overall concept design. Thus, the next step involved creating visual materials to address specific questions raised by attendees and refine some of the less integrative details of the design such as furniture and lighting.

Public Meeting 4



Virtual public meeting over Zoom

*August 13th, 2020, 6:30PM
Virtual
55 attendees*

About the Meeting

Goal: To discuss how best to celebrate Malden through this park design.

Agenda: Prior to the meeting, a survey was circulated in English, Spanish, Portuguese, Chinese, Vietnamese, Arabic, and Haitian-Creole to ask residents what “Celebrating Malden” meant to them. This survey informed the discussion topics for the public meeting. Results of the survey can be found in the Appendix.

The fourth public meeting, also held virtually due to COVID restrictions, began with a statement from the Malden River Works team in solidarity with the Black Lives Matter movement. This was followed by a brief recap of previous meetings and updates to the design. After the presentation, attendees were asked to indicate their topic of interest to discuss in small group discussions: art, history, culture,

or education. There were six discussion groups, consisting of two groups discussing art and education, and one group each for education and history. Finally, the meeting ended with a report back and next steps for the project.

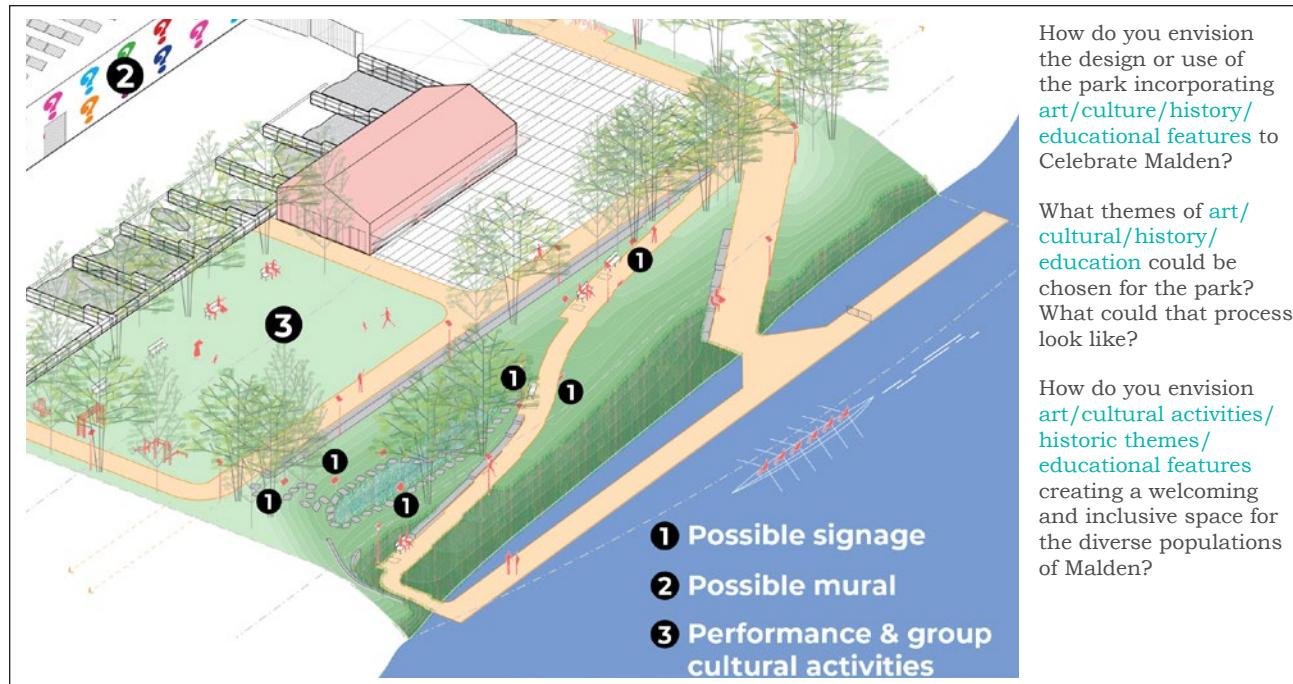
What We Heard

Small group discussion questions:

- How do you envision the design or use of the park incorporating art/culture/history/educational features to Celebrate Malden?
- What themes of art/cultural/history/education could be chosen for the park? What could that process look like?
- How do you envision art/cultural activities/historic themes/educational features creating a welcoming and inclusive space for the diverse populations of Malden?

Meeting materials for breakout room discussions

Four separate questions based on topic selected by participants.



Results

Art

The groups were asked how art could celebrate Malden, what themes people were interested in seeing, and what the process for selecting artists might look like. There was significant support for a collaborative community and youth based creation of art, both for murals on the DPW building and for signage around the park.

Themes varied but emphasized the importance of representing the diversity in Malden's cultural, racial, LGBTQ, and age groups. There was also interest in sculptures, poetry written and performed, interactive art, and multi-media art. The idea of rotating or art created by multiple artists was popular, and it was noted that a digital format may allow the most flexibility for this.

Ideas for the process of selecting artists included appointing a local committee to oversee the process, create a class in the high schools to engage youth, and creating a call or competition for local artists. One of the more

unique ideas was to create a library of people in the community that others could "check out" using a library card, to meet for a coffee, lunch, or dinner.

History

The discussion on history examined the questions of how residents saw history being incorporated in the design of the park, what themes they wished to see, and who might be celebrated in the history of Malden.

The attendees talked about two approaches for who to spotlight. One would be to commemorate big-name individuals, while the other would be to highlight every-day workers and residents of Malden, especially historically overlooked members of the community. Other ideas included showing visuals of the evolution of the river over time and depicting the industrial history of Malden.

The discussion of the process for choosing historic themes for the park included a survey asking residents for their top five choices.

Culture

The questions around culture asked attendees how they saw culture being incorporated at the park, what special design features might be required to accommodate cultural activities, and how the park may be most inclusive and welcoming of all communities in Malden.

Several different ideas for cultural events and festivals were proposed by attendees, such as a festival where folks can use “passports” to travel to different countries, and Dragon Boating. The idea of a stage was popular to accommodate performances and cultural shows. It was noted that this would require a power source close to the stage.

In order to promote inclusivity at the park, attendees proposed using various languages in signage and in the art, having panels in murals created by different communities in Malden, and hosting events in different months to celebrate different communities, such as Black History month, Pride, etc. These would require funding sources communities could use to host such events, and events could in turn raise money for related causes. Lastly, attendees mentioned that while too many “gatekeepers” for the park would add to barriers in hosting events, having some involvement of the Steering Committee or some “board” might be a way to manage and promote events.

Education

The final topic of discussion asked meeting attendees how the park could incorporate educational features, what educational themes would be appropriate, and how educational features might be best suited for all age groups and different communities.

The main ways suggested to incorporate educational features include partnering with school and science programs, having outdoor exercise classes, community gardens, a story-walk, and including multilingual signage on the river, ecology, and marine biology. Other educational themes attendees were interested in include a sailing program for blind people, sensory garden for people on the autism spectrum, signage on the history of the river,

diversity of Malden, history of climate change, and information on alternative energy and sustainable practices.

In order to reach people of different ages and backgrounds, attendees recommended increasing collaboration with students and the senior center, offering translation services through apps for signage, and creating an app that can communicate information about the park and river.

Detailed notes from small group discussions can be found in the Appendix.

Project Development

The results of this public meeting were used to create a set of recommendations for further work on the inclusion of art, culture, history, and education, included in the final section of this report. This public meeting effectively began a conversation on how to proceed beyond the concept design phase of this project.

THE DESIGN

Overview

As Malden's only city-owned parcel on the river, the Malden River Works (MRW) project serves as a model for introducing climate resiliency improvements and open space while preserving existing industrial uses on the Malden River. The project will be a step toward realizing the community's larger Malden River Greenway vision for a public trail network along the length of the river.

The design integrates three major priorities identified through the public process: visual and physical access to the river, flexible multi-use space, and space for relaxation in nature.

The community benefits of the design include:

- A park with flexible lawn space for events and group and individual activities
- An accessible pathway for river access for all ages and abilities
- A boat house and ramp to a boat dock
- A restored riparian ecosystem with environmental benefits and educational opportunities
- Signage in various languages for people of all backgrounds
- Public art walls on the exterior of the DPW building -- an opportunity for the project to reflect Malden's local cultures and talent.

The MRW project incorporates **climate adaptation and resilience** measures based on climate change predictions for the region. Among other natural disasters, the Massachusetts State Hazard Mitigation and Climate Action Plan (SHMCAP) predicts greater inland flooding, coastal flooding, higher average and extreme temperatures, invasive species, and rain events in the coming decades⁶.

Once tidal, the Malden River water level is now controlled by the Amelia Earhart dam, which could be overtopped by rising seas as early as mid-century. The 2016 "Climate

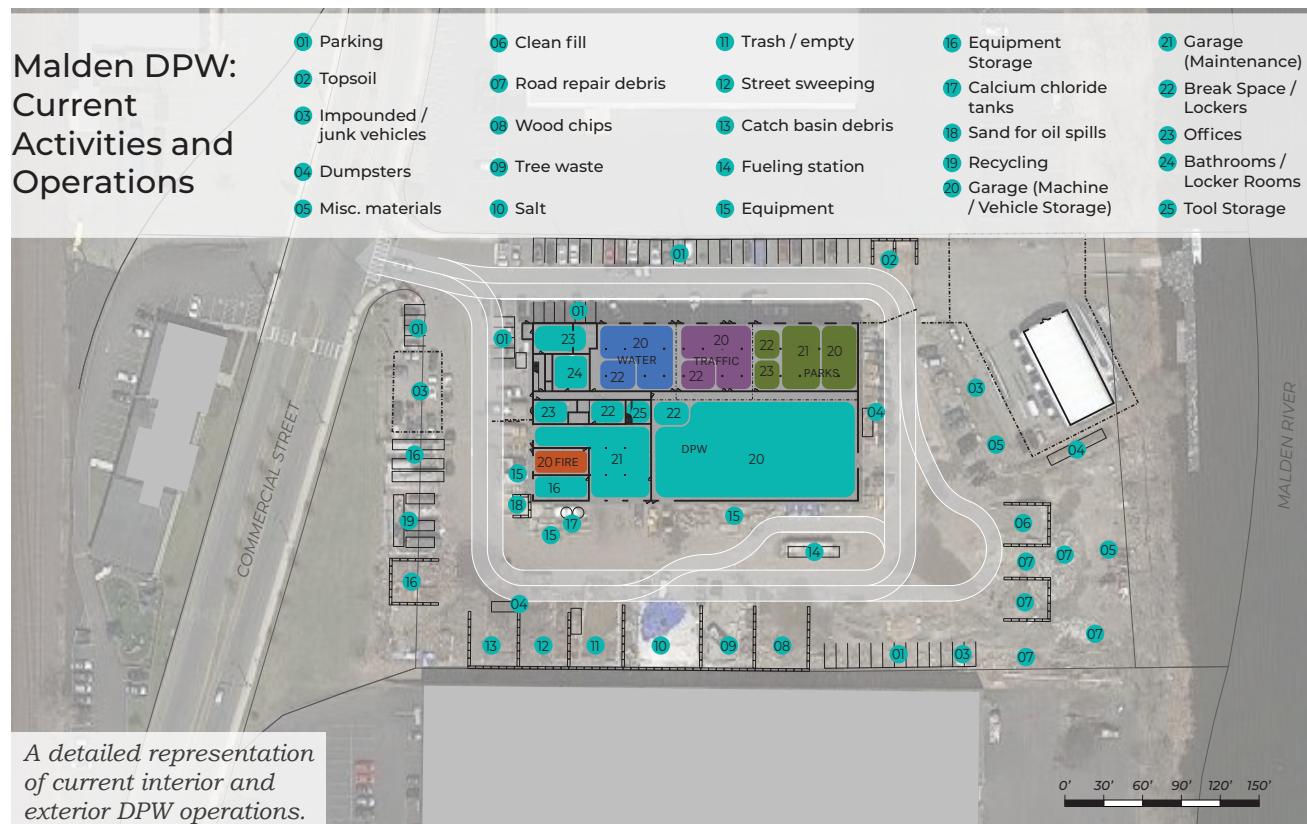
Ready Boston" report⁷ presents possibilities of 1.3 to 3.1 feet of **sea level rise** by 2070, and 2.5 to 7.4 feet by 2100. While it is likely that the dam will be adapted for sea level rise, the MRW design also incorporates localized flood protection, where an **elevated Malden River Greenway serves as a coastal flooding barrier**. Based on the wide range of sea level rise projections, the design plans for 2 feet of freeboard above the 3.1 foot projection, and the option to incrementally increase flood protection in the future by adding a low flood wall along the greenway path that will still provide views and access to the river.

To **mitigate inland precipitation flooding, reduce the urban heat island effect, and allow the local ecosystem to thrive**, MRW introduces **green stormwater infrastructure, pervious paving, a restored riparian landscape near the river, and nearly 80 new trees**. While the DPW activities require a paved yard, all of the stormwater will drain to bioretention basins to reduce flooding and improve water quality to the river. The bioretention areas are incorporated as **nature-based educational features** in the park. Areas that are required to be paved in the park use pervious paving materials, like porous asphalt to reduce stormwater runoff and mitigate the urban heat island effect. Altogether, the design of the park and the DPW yard are informed by, and serve to mitigate the latest available future hazard predictions due to climate change.

⁶ Mass.gov. 2018. Massachusetts State Hazard Mitigation and Climate Adaptation Plan. [online] Available at: <<https://www.mass.gov/files/documents/2018/10/26/SHMCAP-September2018-Full-Plan-web.pdf>> [Accessed 4 November, 2020]. p5.

⁷ Boston.gov. 2016. Climate Ready Boston Executive Summary. [online] Available at: <https://www.boston.gov/sites/default/files/file/2019/12/02_20161206_executivesummary_digital.pdf> [Accessed 4 November, 2020]. p11

Existing Site Conditions



Design Goals

The following Design Goals were identified through the public design process:

Flexibility

Accommodate a variety of different uses and types of experiences.

Connectivity

Plan for greenway connections to the north and south along the river. Identify opportunities for better public transportation to the river.

River Access

Make connections visually and physically to the river. Create public boating opportunities.

Inclusivity

Create welcoming and safe access for people of all ages and abilities.

Nature

Incorporate trees and plants, wildlife habitat, create opportunities for learning about natural systems, and create a sense of being in nature.

Celebrate Malden

Reflect the communities, stories, and cultures of Malden in the design.

Site Plan Organization

The MRW project proposes the reorganization of existing uses at 356 Commercial Street (including the DPW yard and boat house) for better climate change preparedness, improved stormwater management, and greater spatial efficiency to make room for a new waterfront park.

356 Commercial Street has three parts that will be incorporated in the proposed site plan:

1 The MVDC Parcel

A nearly half-acre wedge-shaped parcel of land owned by the Mystic Valley Development Commission (MVDC) that exists between the DPW yard and Commercial Street. The parcel, produced by the realignment of Commercial Street in 2002, is a flat grassy buffer zone between the DPW yard and Commercial Street, with 8 trees along the sidewalk edge.⁶

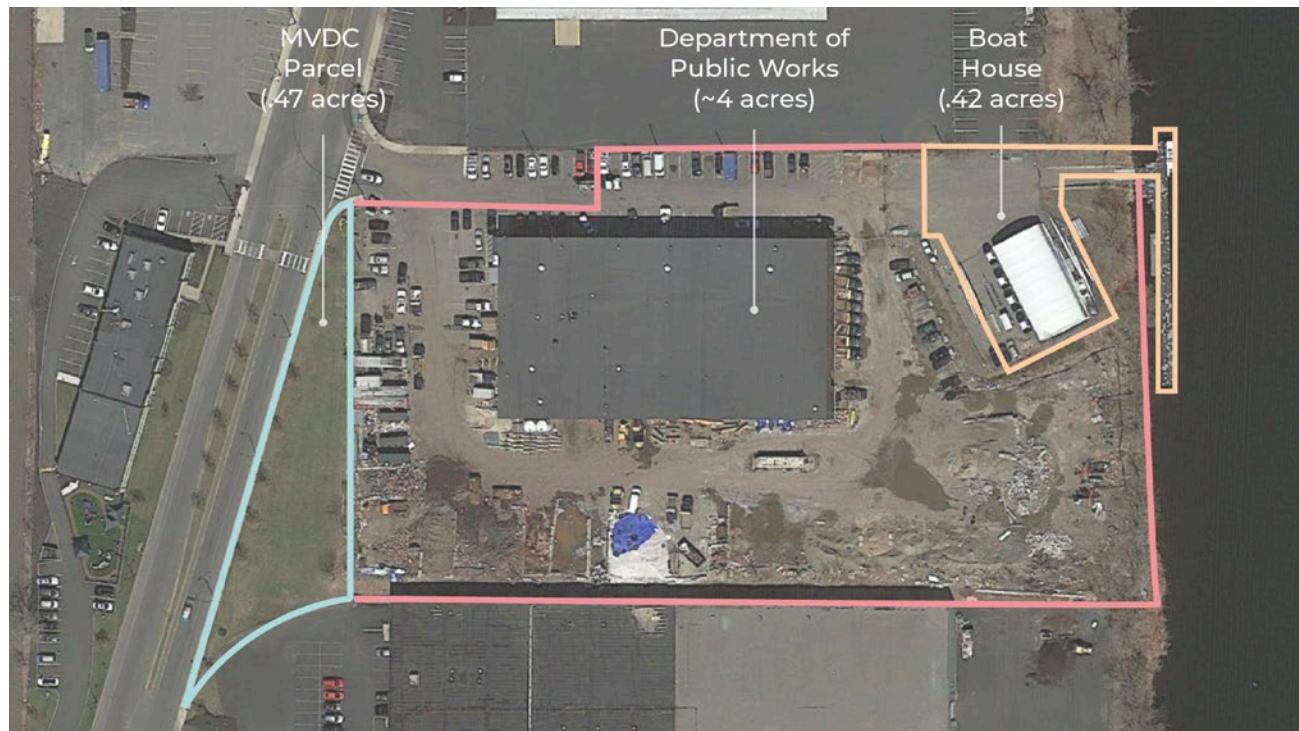
2 The Department of Public Works

A 4-acre area that includes the DPW yard for materials and equipment storage and parking, and the DPW building which has an approximately 34,000 square foot footprint. It is a steel-framed structure with a partial mezzanine level. The DPW yard is partially paved in asphalt.

3 The Boat House

A nearly half-acre fenced area that is paved with asphalt and includes a 3,200 square foot tent structure boat house that is positioned at an angle to the river, a gravel paved boat ramp, and a modular floating dock on the river. The boat house is currently used by Malden High School crew team, and is only open for public boating during specially planned events.

Existing Conditions On Site



Assessment of Existing Conditions

The design team met with DPW Director Robert Knox early in the design process to tour the current DPW facilities and understand how Director Knox envisioned changes to the DPW yard operations.

The DPW building is well-positioned in the center of the MRW project site. The central position allows for a number of entrances (both for vehicles and for people) around the entire building, which reduces the amount of interior circulation space needed - making the building very spatially efficient. The position of the building also leaves plenty of space for vehicular circulation around the building on the site, which allows for truck queuing on-site and avoids unnecessary congestion on Commercial Street (for instance, after winter storms when salt trucks are loading for de-icing). The DPW building was first constructed in the late 1970's, and a new roof was installed recently. In 2019, a solar panel array was added to the roof.

The DPW yard accommodates a very diverse range of activities, including parking, seasonal equipment storage (such as plows), materials storage (road salt, sand, soil), waste storage (debris from street sweeping, catch basin clean-out, road repair, yard waste), municipal vehicle fueling, and junk vehicle storage (impounded vehicles, defunct city-owned vehicles). Director Knox walked the design team through each of these activities, and identified ones that could be moved off-site or changed in some way. For instance, the road salt stockpile should be stored in a structure to better protect it from rain and for stormwater permitting compliance (it is currently stored in the open air with a tarp covering during the off-season). Additionally, the DPW plans to discontinue storage of junk vehicles, which will open up new storage space for other more essential activities.

⁶ The MVDC was established to oversee the redevelopment of 200 acres around the Malden River in Malden, Everett, and Medford, originally called "Telecom City".

Reorganizing Yard Functions



All vehicles, from personal vehicles of employees and visitors to street sweepers to salt trucks, enter and exit the DPW yard through a single curb cut on Commercial Street. Parking for employees and visitors is located along the northern edge of the site.

In terms of stormwater management, paving is in poor condition across many parts of the yard, likely due to traffic from heavy vehicles like tractor trailers and loaders, resulting in large puddles after rain where areas fail to drain.

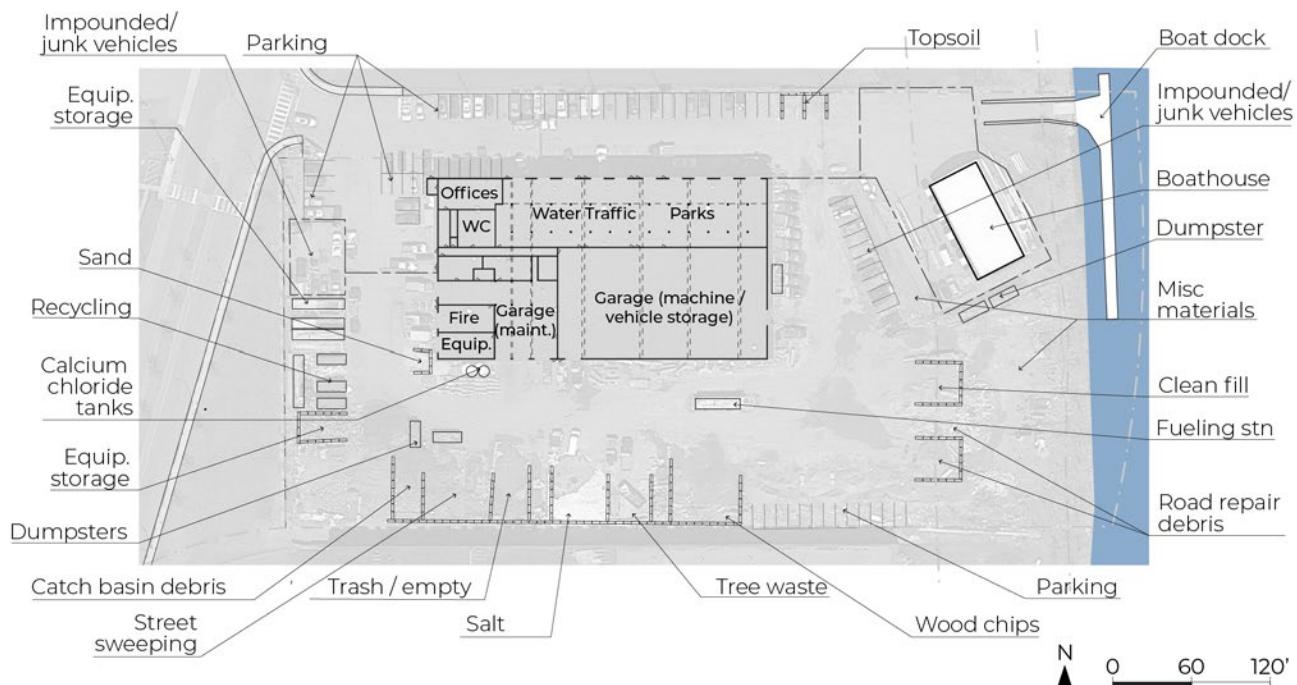
The design team also interviewed members of the boating community, including (former) Malden High School crew coach Shauna Campbell, Rich Whelan from Gentle Giant Rowing Club, and Mark Jacobson with Paddle Boston to gain an understanding of what about the current boat house works well and what could be improved, and how the new plan might incorporate opportunities for recreational boating rentals.

The key takeaways from the boating community interviews included the following:

Security: The high school crew teams have experienced property theft in recent years, in part because the current boat house fabric structure offers almost no security. The Malden High School crew coaches have gone so far as to purchase their own trailer storage unit so that the team members can securely store their belongings during practice and competitions.

Storage: Storage is currently a challenge for the crew teams, and would be exacerbated with the addition of public boat rentals. Some rowing shells are stored in between bays because there is not enough room on the racks. This problem could be addressed if the teams owned lift equipment to store the shells higher in the boat house space.

Current Site Plan



Accommodating movement of shells:

Maneuvering of the longest shells (that are around 65 feet long), in terms of how they are transported to the boat house on trailers and how they are walked to the dock, should be a serious site planning consideration. The current site configuration makes it very challenging to move the boat trailers into and out of the DPW yard (often requiring partially entering the boat ramp, and then backing out the full length of the DPW yard). In terms of walking the shells from the boat house to the dock, an unconsidered light pole, fence post, or tree could cause hardship for the rowers.

Address: Currently, Malden High School students walk or jog from school to the boat house for practice in the afternoons, often arriving before the coaches, meaning that they must navigate the truck traffic of the DPW yard to reach the boat house at the river's edge, which presents a safety consideration. Furthermore, the boat house lacks visibility from Commercial Street and/or an independent sense of address at the DPW yard, which makes crew team members feel somewhat like they're trespassing through the DPW, and sometimes creates confusion when newcomers try to find the boat house. Visibility is also an important consideration for any prospective boat rental businesses to attract customers.

River views

There are currently very few opportunities for people to watch crew races because there is a lack of seating accommodations and because of plant overgrowth along the river's edge.

River width

The Malden River is narrow for crew racing in this area. The current dock already presents some constraints for practice and competitions, so a new dock should not project any further into the river.

Proposed Site Plan

In order to accommodate increased activities with a new riverfront park at 356 Commercial Street, the MRW project utilizes the MVDC parcel to create a second curb cut on Commercial Street and a dedicated employee and visitor parking area. This organization strategy separates personal vehicles and visitors from truck and heavy machine activities on the yard, which ultimately benefits traffic safety. Following the guidance from Director Knox, the plan incorporates a salt storage structure in the southwest corner of the DPW yard that is currently under-utilized. For the open-air material and waste storage, the plan includes regularized storage bays (or "U's" as they are called by the DPW) along the southern and eastern edges of the yard. Recycling and yard waste bins are located within the former MVDC parcel near the street to allow for resident drop off without requiring entry to the yard. A fence and gate around this area would be required to prevent off-hours dumping. Plantings along the Commercial Street edge can provide visual screening.

The plan introduces a shared-use public pathway along both the north and south edges of the site, linking to the greenway path along the river, and creating a continuous loop of circulation with the Commercial Street sidewalk. Bioswales line both pathways, and convey drainage from the DPW yard to three bioretention areas for flood protection and filtration. A new boat house is relocated to the land side of the greenway path for flood protection. Space for a new park is created along the river due to the incorporation of the MVDC parcel and the reorganization of the DPW yard operations.



Proposed Design

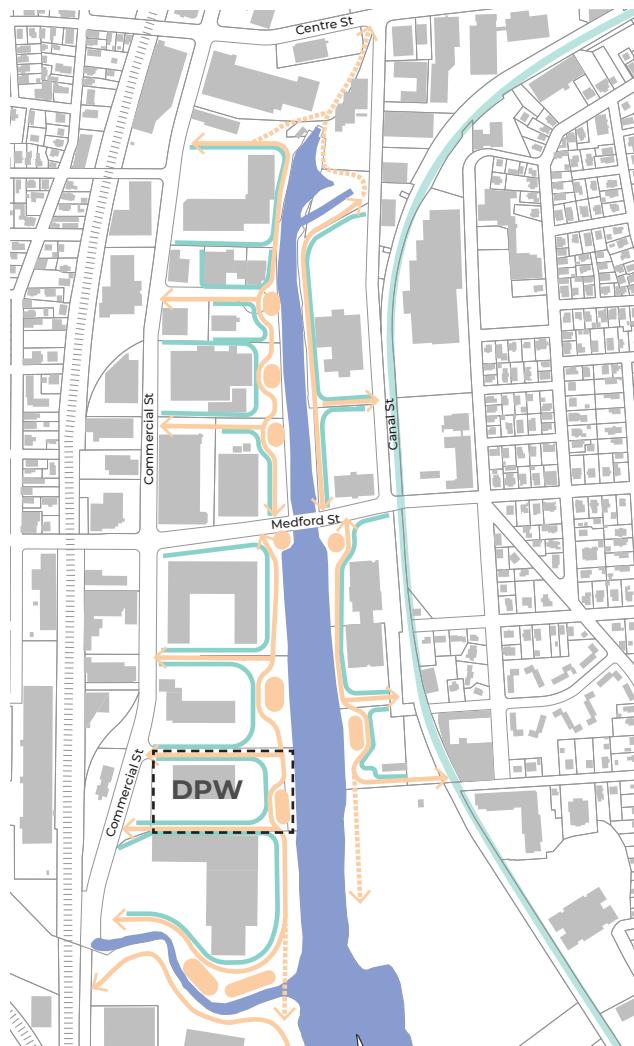
This project aims to create better climate change preparedness, and a vibrant, public riverfront park that boosts social resilience in Malden.

The overall design of the project addresses climate mitigation and adaptation, while also producing the co-benefits of **boosting social resiliency**. The park design seeks to actively invite visitors of all backgrounds, ages, languages, and socioeconomic statuses. The **diverse cultures** of Malden will be represented on the site through art on the

DPW walls and signage, cultural events, and outdoor classes. Bioretention and riparian areas will be complemented by **signage in various languages** to allow visitors to learn about the natural environment or history of Malden. Additionally, the flexibility of spaces and the ADA-compliant design will welcome people of **all age groups and abilities**. The community-led process for inclusivity on site is still underway and will be discussed in the next section.

The following set of drawings and images visually communicate the design intentions of the park and DPW yard.

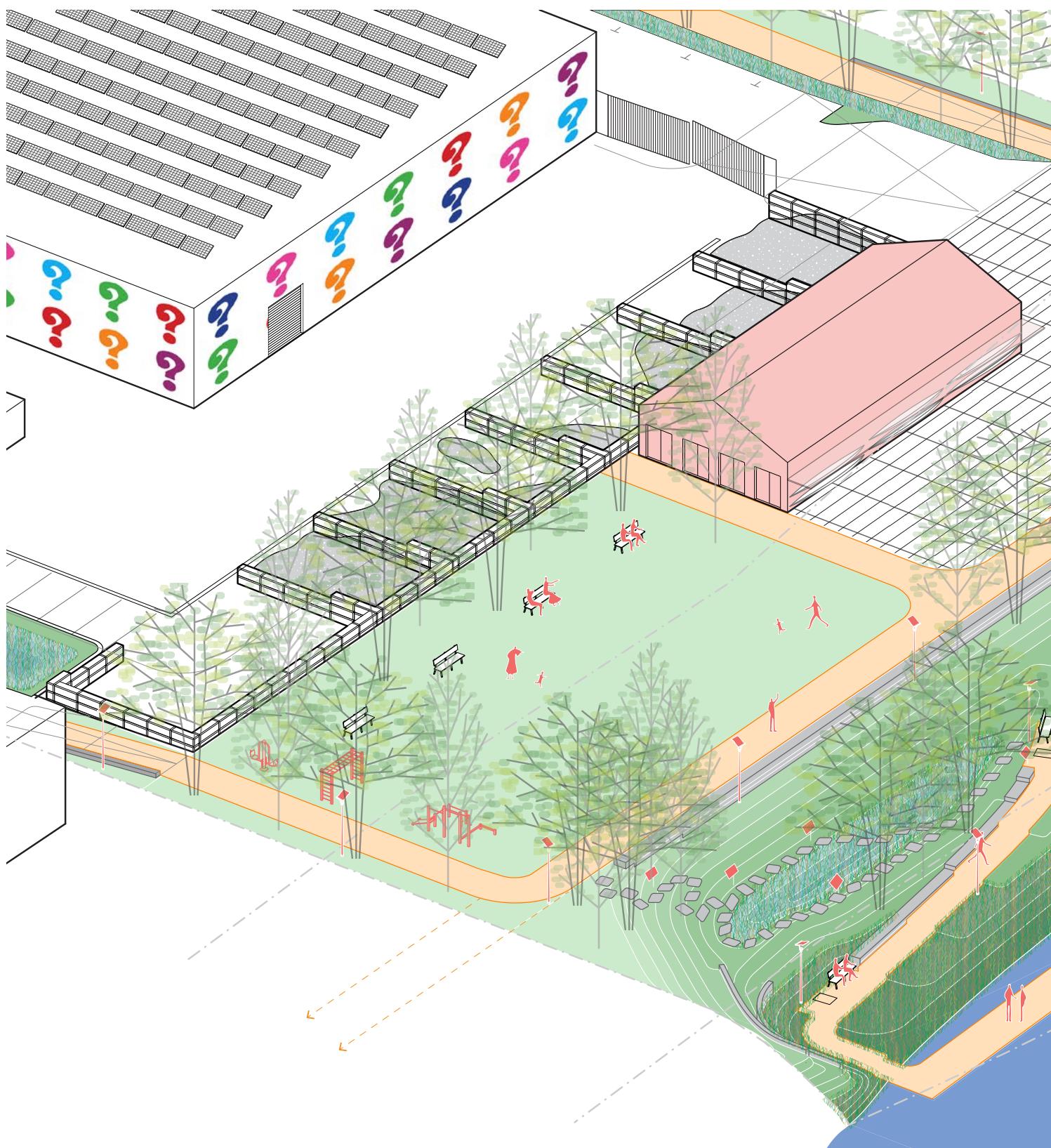
River Strategy

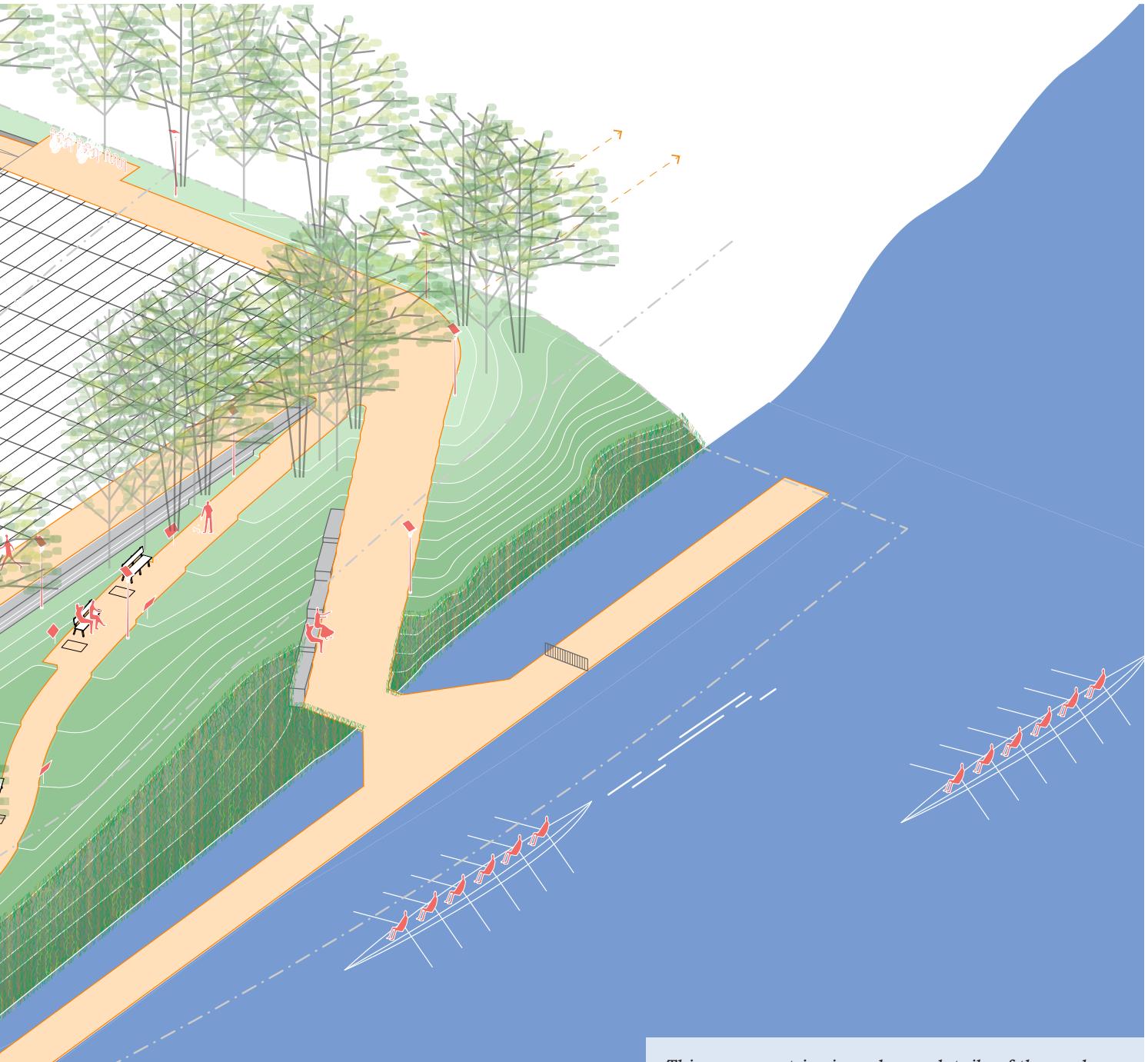


Opposite page (40): River and Open Space Amenities Map -- The amenities and features proposed for the Malden River Works project were considered within the context of existing and proposed open spaces on and around the Malden River.

Left: The site planning strategy developed at 356 Commercial Street, including the elevated greenway path, a public open space when possible, green stormwater infrastructure, and connections from the greenway back to Commercial Street, is a model that could be repeated at other sites along the Malden River, while preserving current industrial uses.

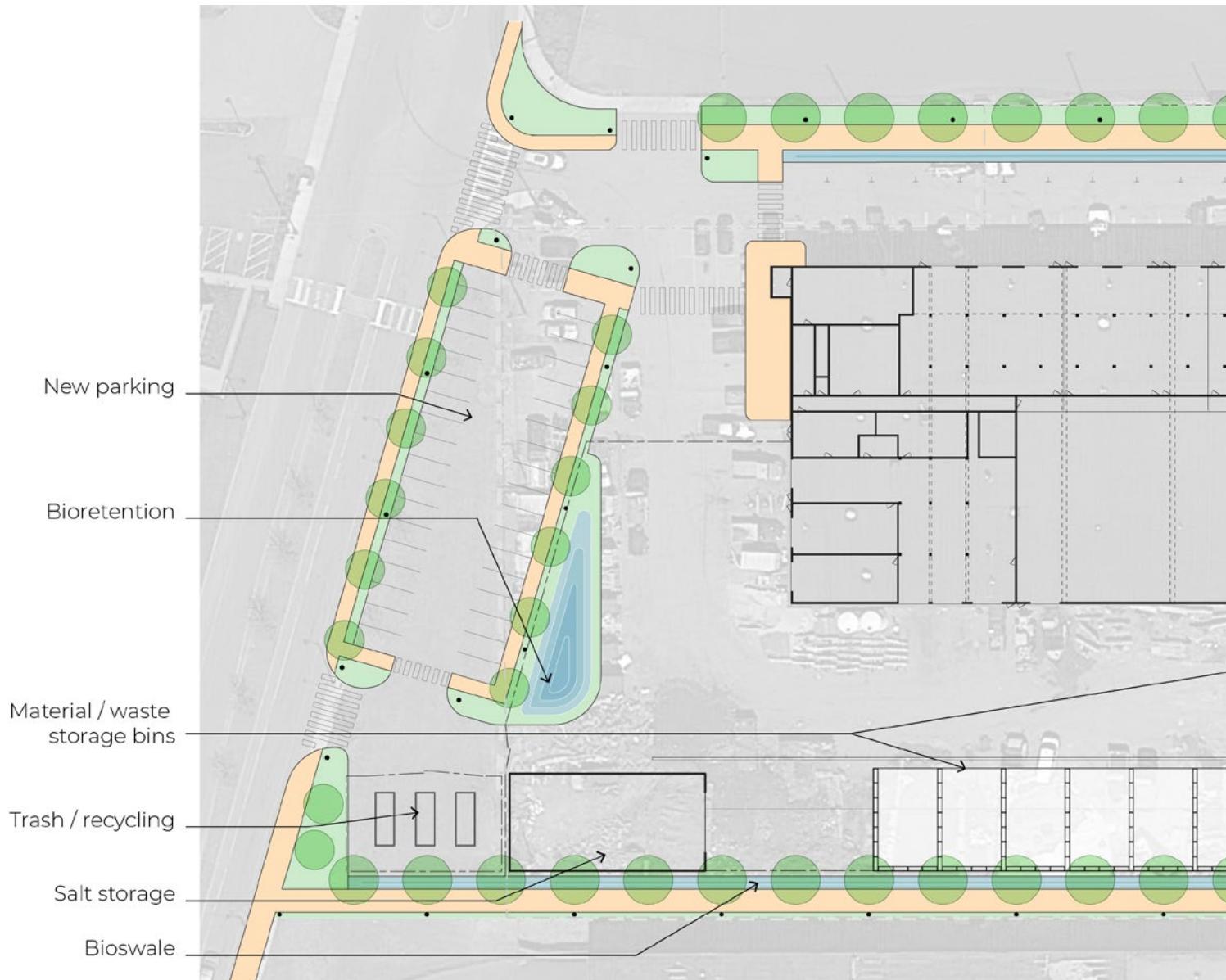
Proposed Park





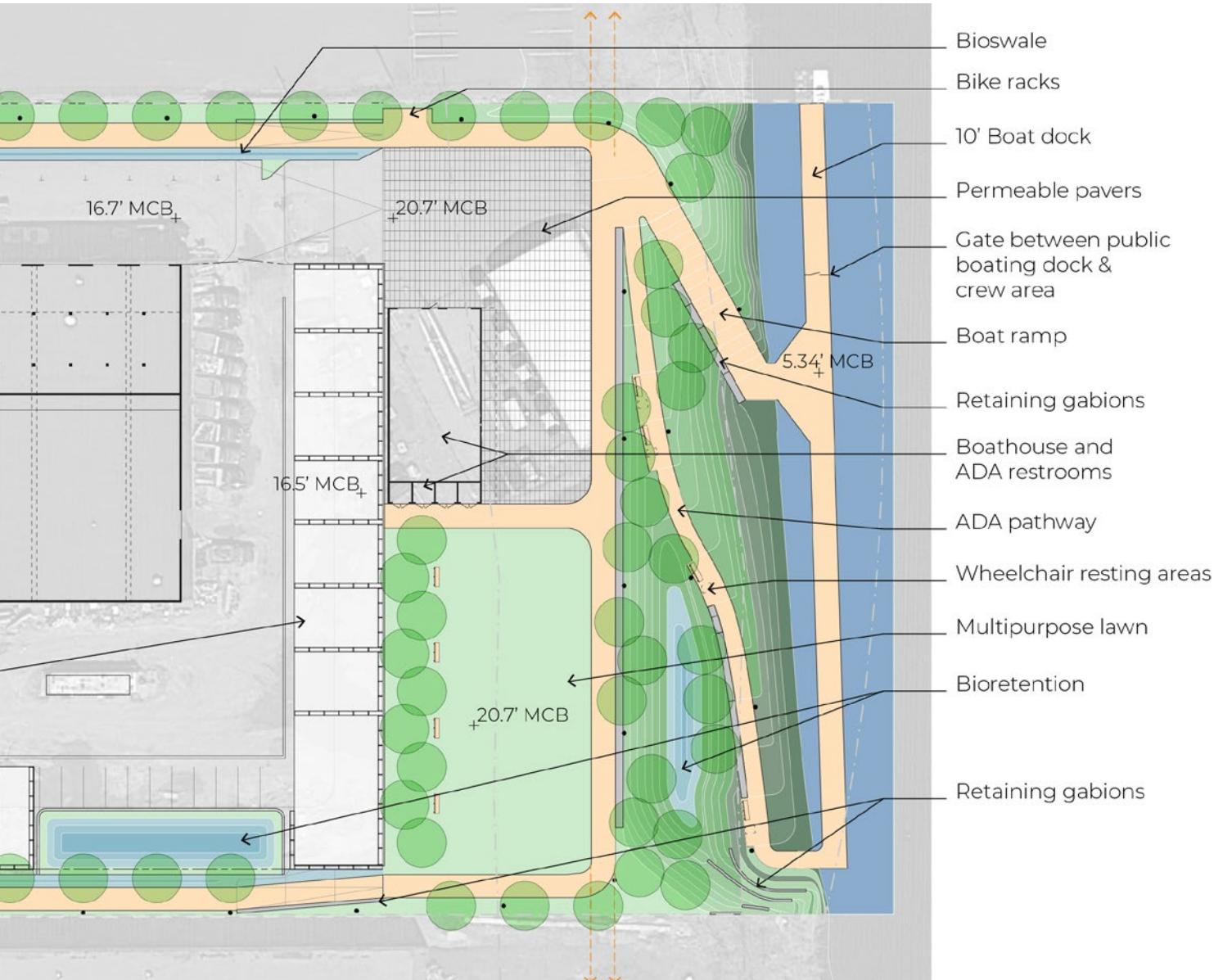
This axonometric view shows details of the park including the flexible lawn surrounded by trees for shade, the elevated greenway path that is intended to connect to the north and south in the future, the boat house, the accessible pathway to the river and the boat launch, and the bioretention pond for flood control, water quality, and restoring a more natural ecosystem along the river.

Site Plan



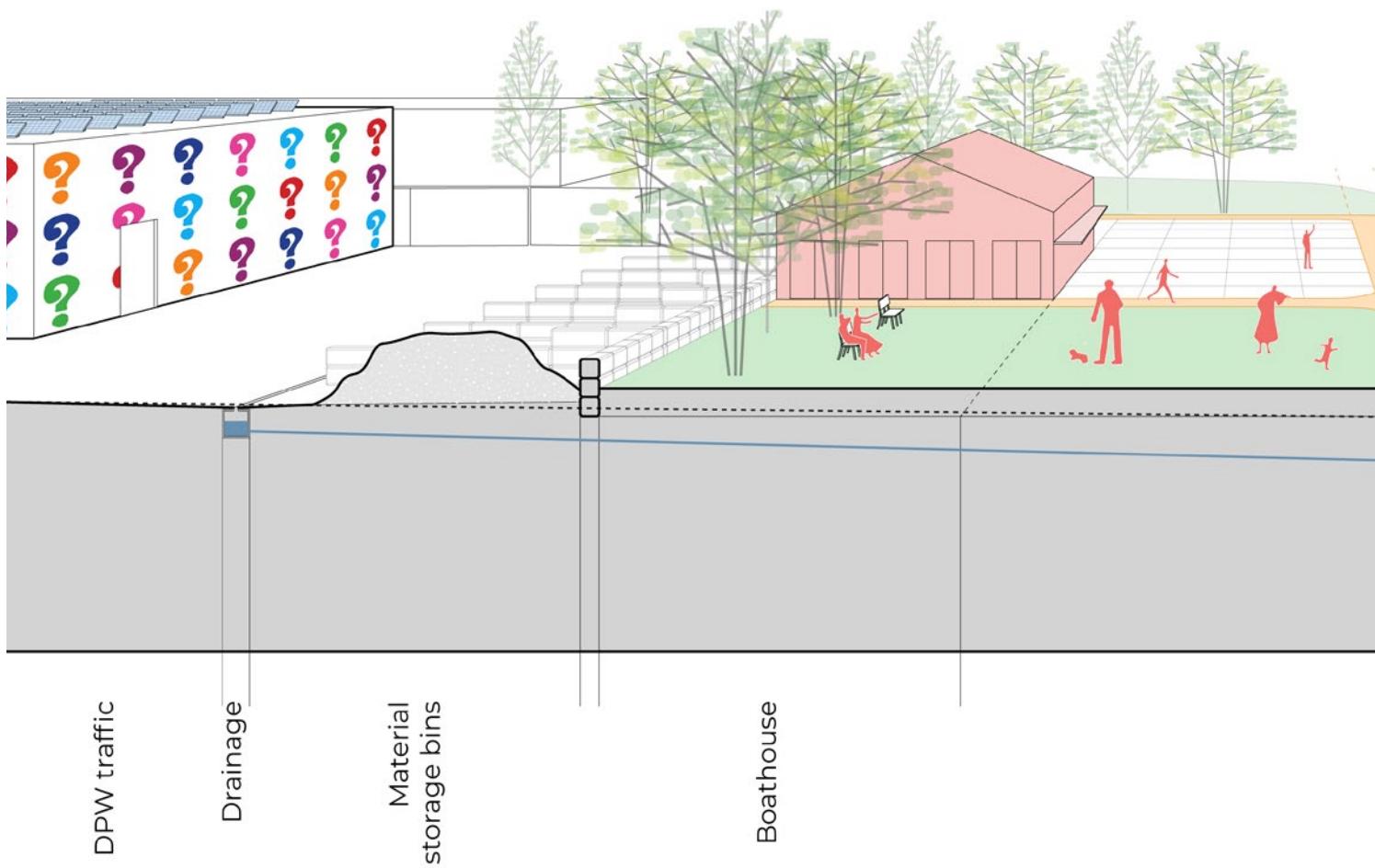
This detailed site plan shows the new parking configuration at the Commercial Street entrance with an adjacent bioretention basin to capture runoff from the western areas of the site. Two bioswales on the north and south carry stormwater runoff to bioretention areas closer to the river. Within the DPW yard, new precast concrete block storage bins organize

material and waste stockpiles. On the east side, a new boat house, accessible restrooms, and flexible lawn area are programmed and designed to be on permeable ground. Pathways are designed to allow wheelchair access down to the bioretention area and the boat dock. The boat ramp is for easy access to the boat launch.

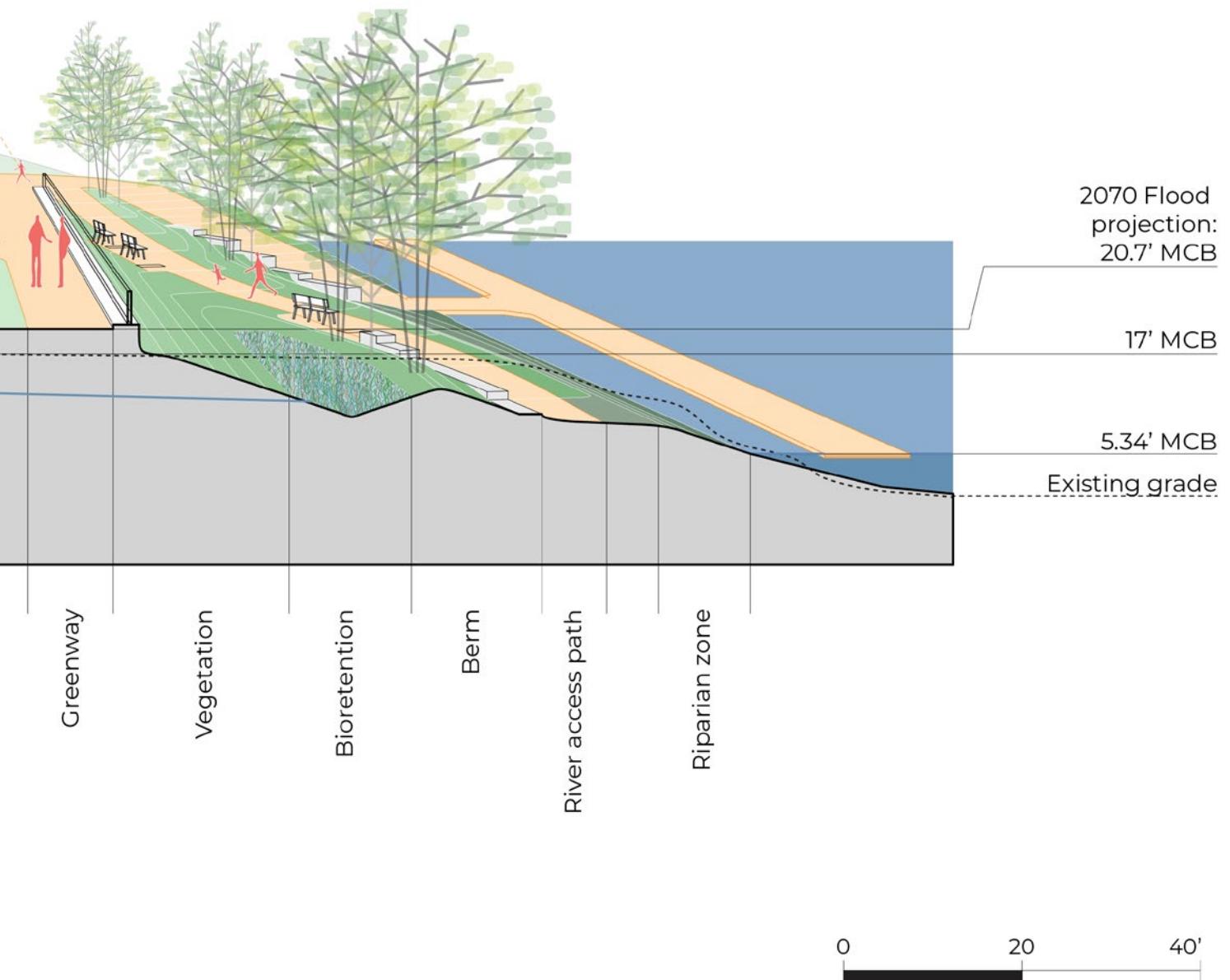


0 30 60 90'

East-West Section



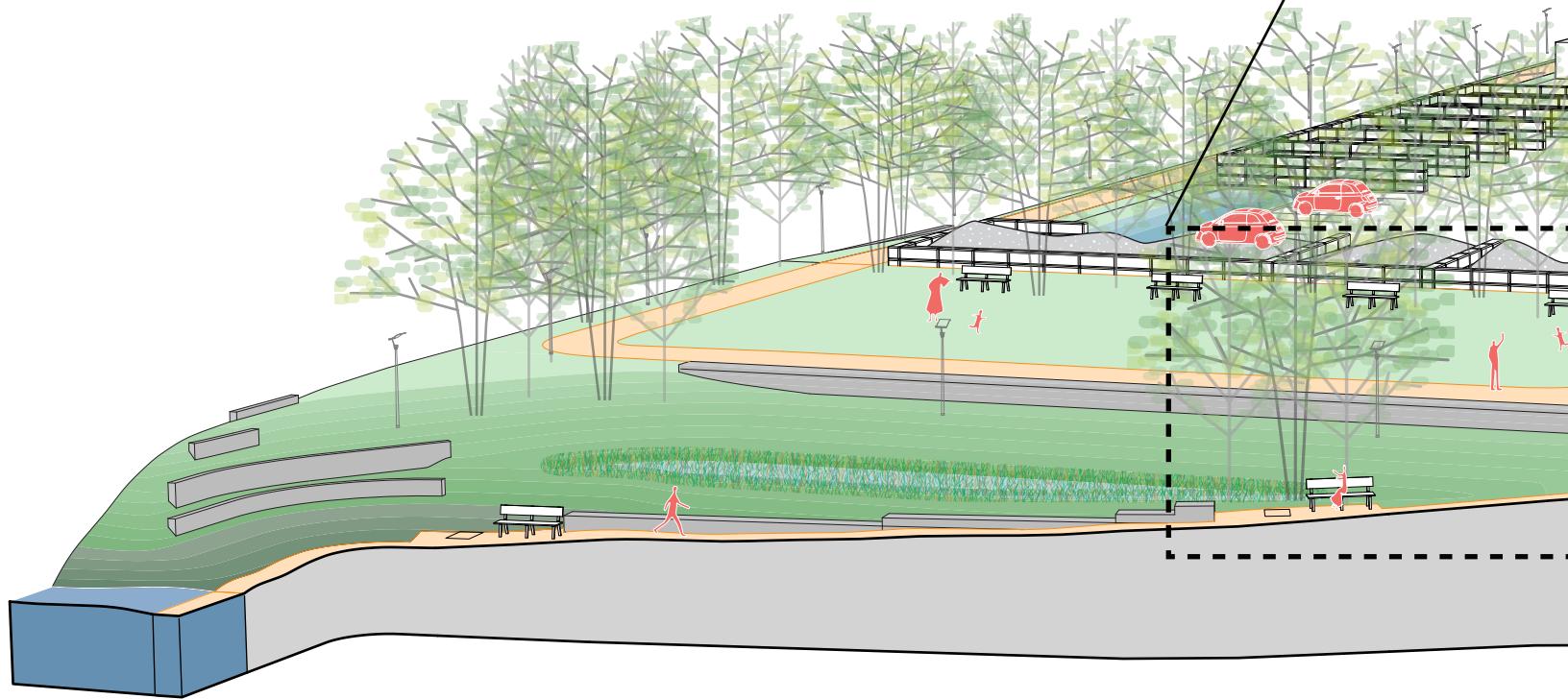
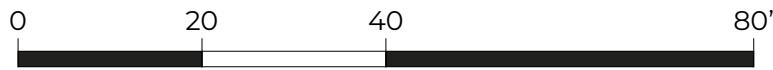
This section of the park shows how stormwater runoff from the DPW yard will be collected and piped to the bioretention pond in the park area for treatment. The lawn and boat house area are elevated by four feet relative to the DPW yard for coastal flood protection. An optional future flood wall offers the possibility of more flood protection. To the east, the grade begins to drop more significantly to create a bioretention pond, with a gently sloping river access path and then a riparian zone along the river's edge.

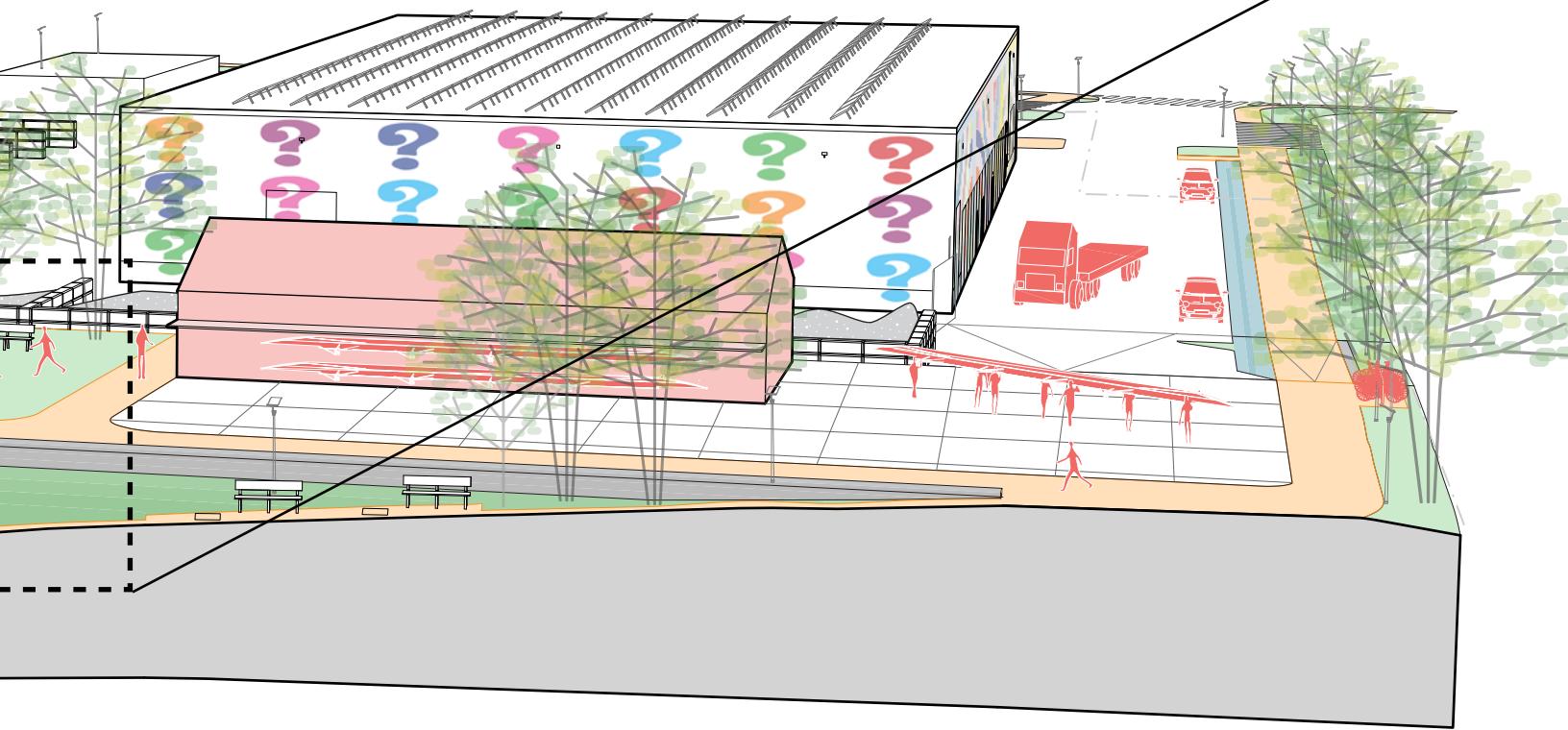
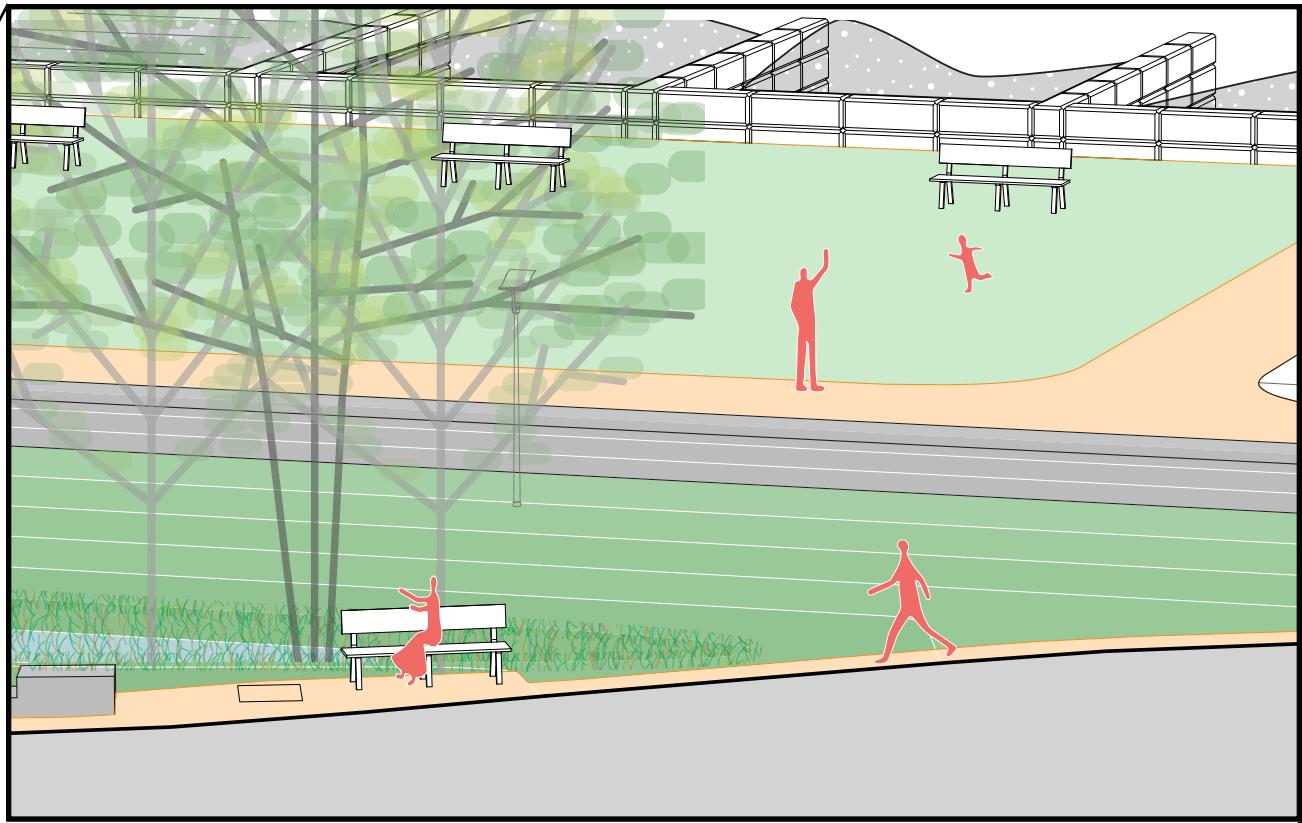


Section Along River Pathway

This section, looking westward from the river, shows the gentle slope of the wheelchair-accessible pathway. Concerns were raised at public meetings about the ease of access down to the river and to the bioretention area. The slope of this pathway is designed at a slope of less than 1:20 which is considered acceptable for using a wheelchair without railings.

This view also illustrates the relative size of the bioretention pond, low retaining walls, the lawn, and boat house area. Additionally, in the distance DPW yard and its operations are visible.





Commercial Street Entrance





After: This perspective, viewed from Commercial Street at the current entrance of the DPW, shows a more welcoming and identifiable entrance to the park, along with a future mural on the DPW walls.



Shaded Lawn





This view is taken from the south side of the lawn area, to show the scale of the space and flexibility of use, shading from trees at mid-day, and the boat house and restrooms in the distance. Additionally, on the right side, the main greenway path and river are visible.

Bioretention Area





This is a view of the bioretention area and the accessible pathway down to the river. This area shows host local plant species, detain stormwater, and treat runoff from the rest of the site after a rainfall.

Paths to the River

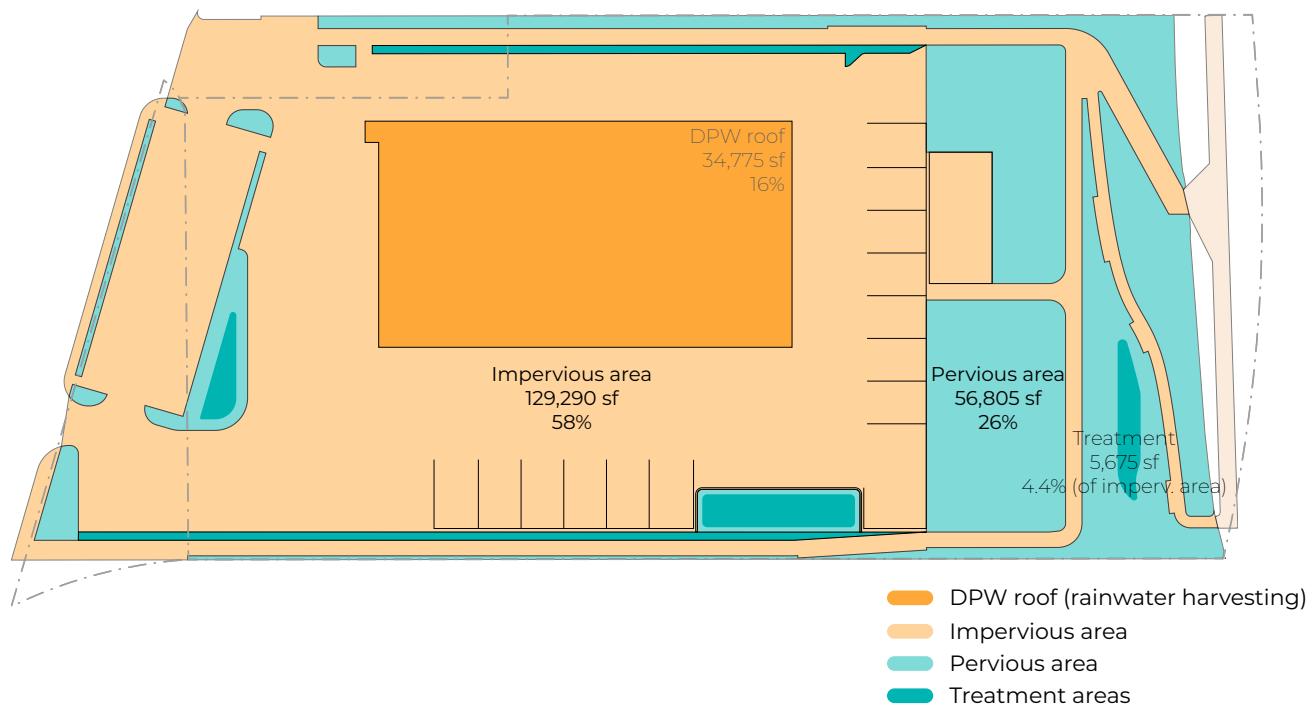




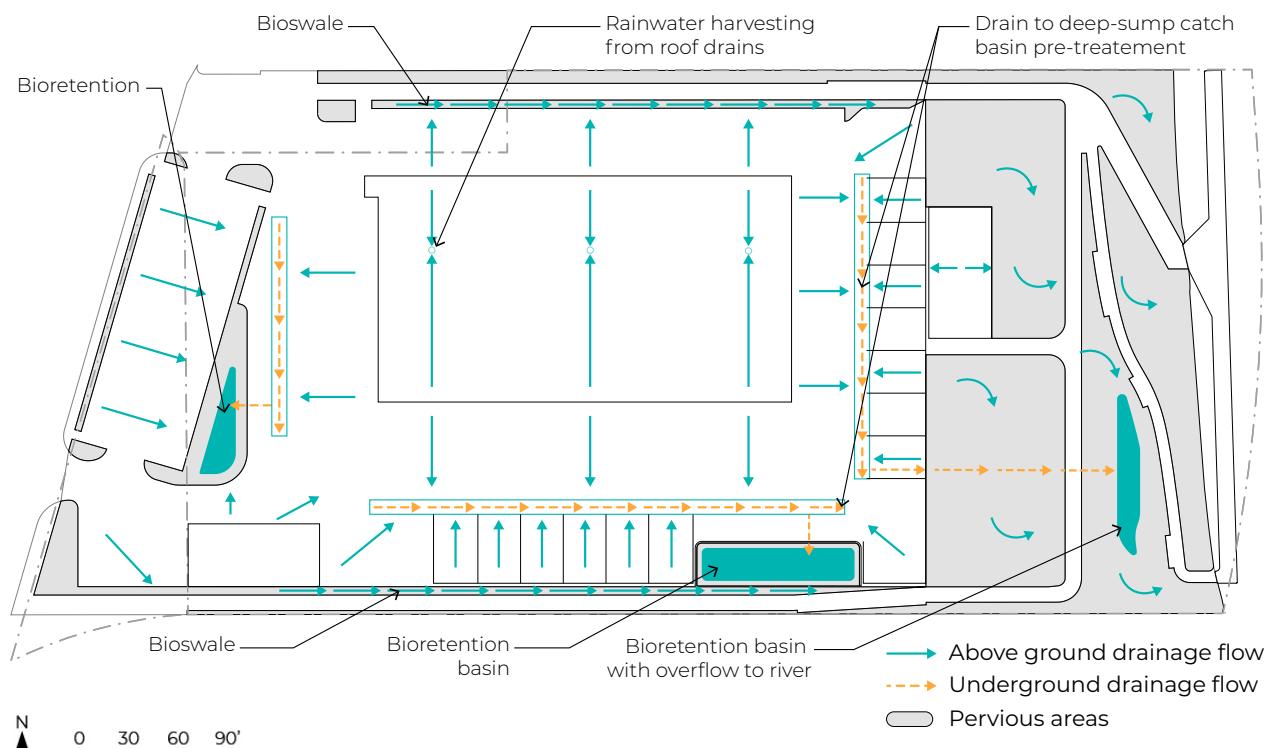
This view is taken where the three paths converge, with the boat house to the right. It is intended to show how the main greenway path and lawn are elevated, while the boat ramp and accessible path slope toward the river and support local plant species and wildlife.

Site Diagrams

Pervious vs Impervious Surfaces



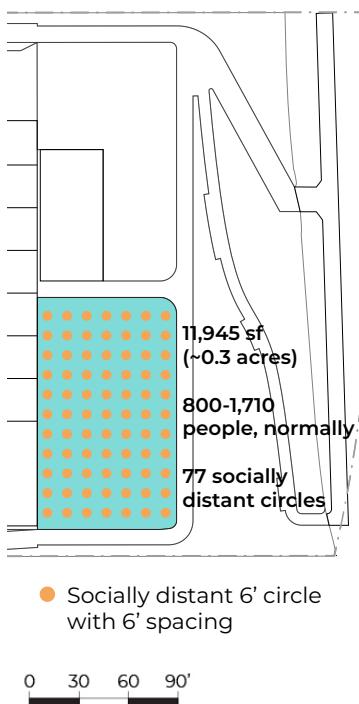
Stormwater Management



Boat Turn Movement



Lawn Area Occupant Capacity



The participants of the third public meeting raised several questions about details of the park and site design. These diagrams were created between the third and fourth public meetings to address those questions.

Top left shows pervious surface coverage versus impervious. The pervious cover is a combination of grass, permeable pavers, bioretention, and riparian landscape.

In order to meet the community's goals of restoring the river ecosystem and climate resilience, landscaping around the site should be chosen to minimize stormwater runoff. Plant species should be native when climate-appropriate, absorptive, durable along the river, provide shade, and permit views of the river. Plantings, in particular around the drainage area of the salt storage shed, should be salt tolerant.

The bottom left diagram shows the proposed stormwater management system. The design proposes utilizing green stormwater infrastructure to manage and treat runoff to the greatest extent practicable. Runoff from the DPW yard drains into deep sump catch basins for pretreatment, before it is piped into bioswales and bioretention ponds. The design of the green stormwater infrastructure should include strategies to minimize stagnation and mosquito breeding, in consideration of mosquito-borne disease risks. The design proposes interior cisterns (or rain barrels) to harvest rain water from the DPW building roof that is conveyed through roof drains and interior drain leaders. The harvested rain water can be recycled for DPW activities such as washing down vehicles and for dust control.

Top right is a diagram of an 8-person rowing shell maneuvering from the boat house to the boat dock. Several participants were concerned about the crew boats having enough room to avoid obstructions, so the purpose of this diagram was to illustrate the maneuverability with actual rowing shell dimensions.

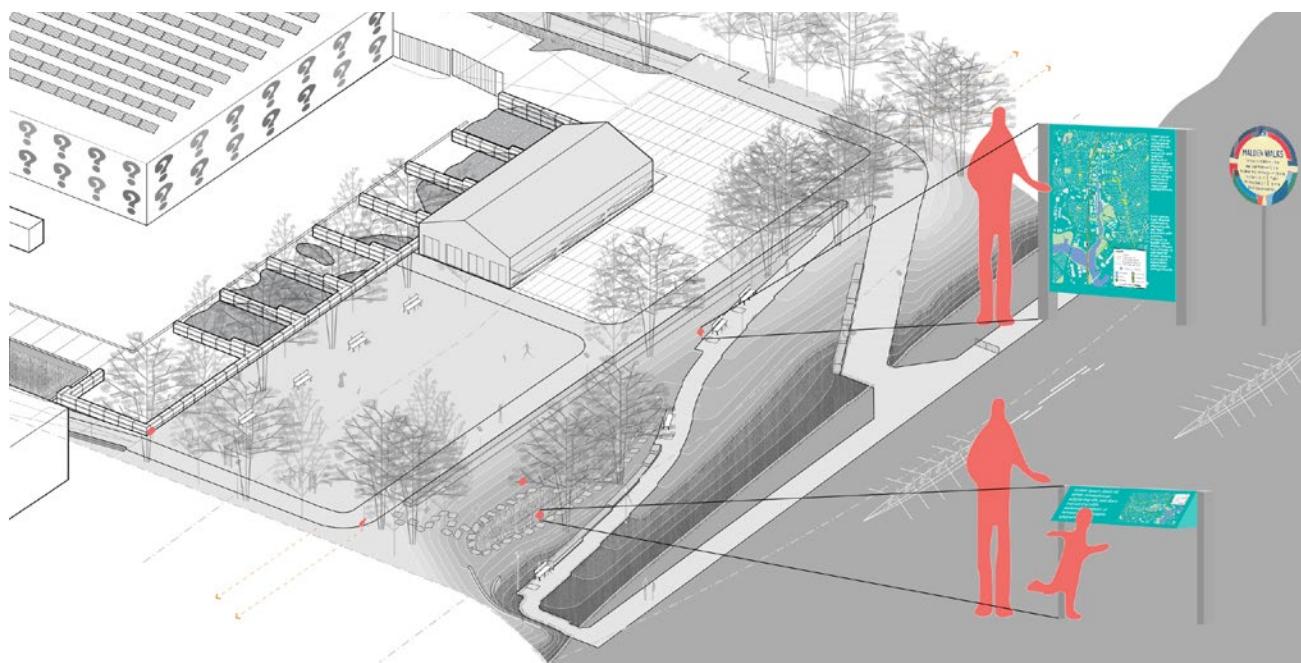
Bottom right is a diagram of the occupant capacity of the lawn area, both with COVID-19 social distancing restrictions and without.

Design Details

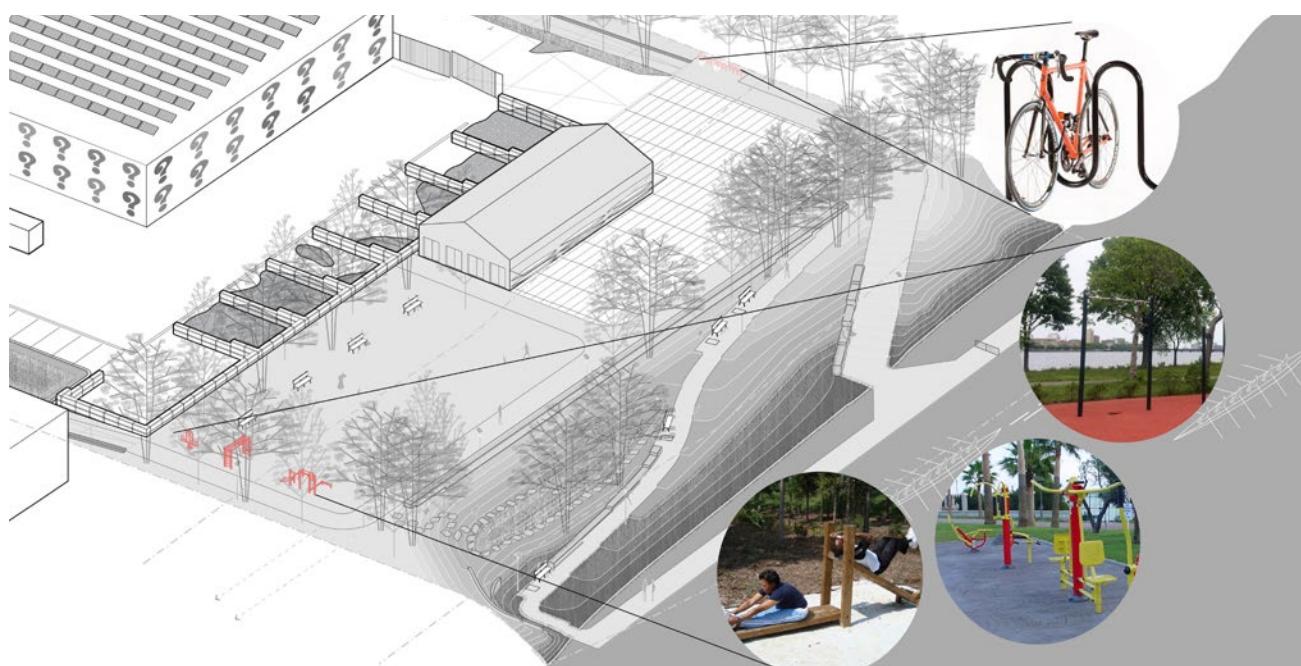
The following additional design details represent the priorities of Malden residents.

Wayfinding: A suggestion for types and locations of wayfinding, educational, or interpretive signage around the park.

Wayfinding and Interpretive Signage

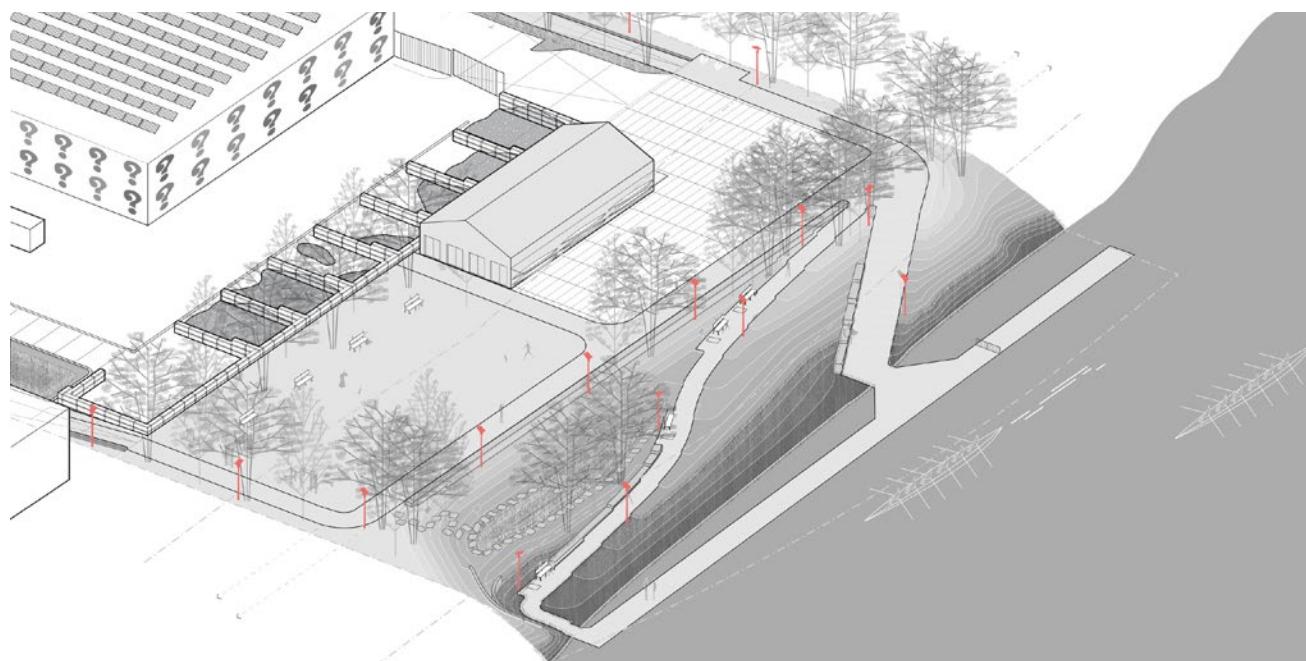


Park Furniture and Equipment

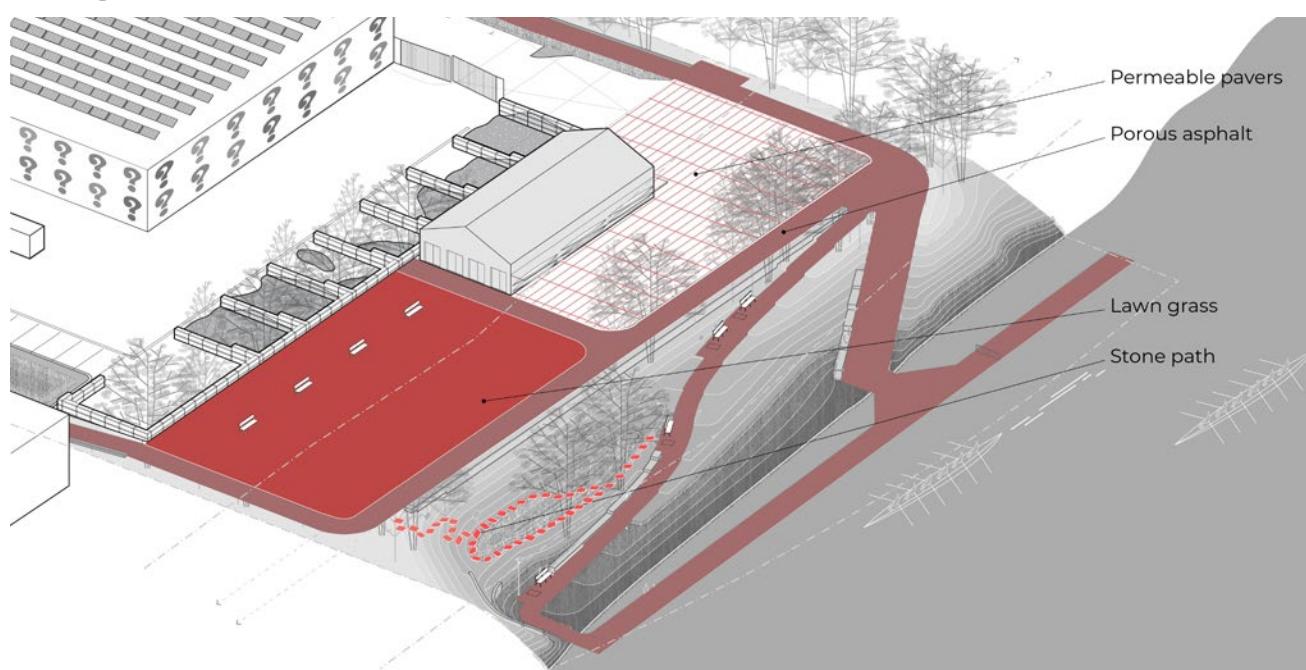


Lighting: Park lighting should be adequate for safety and comfort after dark, but should be directed downward and oriented away from the river to minimize light pollution.

Lighting



Paving Materials



Materials: Porous asphalt will allow maximum ground permeability for stormwater management while allowing wheelchair & bike accessibility. Sand, salt, or other solutions should be carefully considered for snow/ice removal to be safe and environmentally friendly.

Example Park Activities

Concert



Regatta



Farmers' Market



These drawings show three possible ways the site may be used by Malden residents and visitors. Top left shows a concert in the lawn area. Bottom left shows a regatta with boats being brought out of the boat house, and spectators using seating along the pathway to watch the races and concessions around the boat house. Top right shows a farmers' market, with temporary tents on the permeable paving outside the boat house.

COST ESTIMATE

Item	Unit	Quantity	Unit Cost	Total
Park Area	acre	1.8	\$1,500,000	\$2,700,000
Boat house	lump sum	1	\$500,000	\$500,000
Dock	square feet	3,370	\$120	\$404,400
Signage	allowance	1	\$50,000	\$50,000
Murals	allowance	1	\$50,000	\$50,000
DPW Yard	acre	2.5	\$400,000	\$1,000,000
Salt shed	lump sum	1	\$300,000	\$300,000
Gates/fencing	lump sum	1	\$150,000	\$150,000
Concrete pads	cubic yard	700	\$45	\$31,500
DPW building cisterns	lump sum	1	\$100,000	\$100,000
Licensed site prof.	lump sum	1	\$150,000	\$150,000
Subtotal				\$5,435,900
20% Contingency				\$1,090,000
Total Construction				\$6,525,900
10% Design/engineering				\$650,000
3% Permitting				\$195,000
3% Construction Admin				\$195,000
Total Project Cost				\$7,565,900

*Assumptions related to soil capping to be discussed with LSP



RECOMMENDATIONS & NEXT STEPS

This final section presents recommendations for how to move forward with the concept design and ensure values and priorities expressed by the members of the Malden community are upheld.

Maintain Established Partnerships

This concept design phase of the Malden River Works project has established a robust team, led by community members of color, with environmental advocates, city government, and technical experts. The following phases of this project must continue to engage all of these various perspectives and maintain these partnerships in order to realize equitable outcomes.

The MRW Steering Committee should continue to oversee the design and community outreach process, to make sure the final project represents community values and priorities. The MRW Project Team should continue its role in guiding the technical development and day-to-day logistics of the design and outreach process. The involvement of environmental advocacy groups such as Friends of the Malden River, Mystic River Watershed Association and their planning and environmental stewardship expertise, and volunteer networks, are invaluable to the process, and should be maintained in the next phases.

Continue Community Involvement

During the next phase of design development and permitting, the design and project scope will evolve as more information about site conditions, engineering, construction costs, and permitting develops. Throughout this process, the MRW Team should continue outreach and engagement so that Malden communities are able to inform the continued development of the project. Additionally, the

Design Goals outlined in this report should be maintained through this stage of project development:

- Flexibility: there must remain dedicated space that is flexible and usable for a variety of outdoor activities.
- Connectivity: the greenway path is designed with the intention and ability to connect to adjacent properties along the river.
- River access: there is a visual and physical connection to the river. Creating an opportunity for community boating is a high priority.
- Inclusivity: people of all age groups, abilities, races, sexual orientations feel welcome.
- Nature: the landscaping respects native species and ecology.
- Celebrate Malden: every member of the diverse Malden community feels welcome at the park and DPW yard.

Advocate for Access and Connectivity in Future Projects and Planning Initiatives

Some key design goals that were developed during this process cannot be realized through the scope of the MRW project alone. The MRW Team should advocate for the community's stated priorities to gain better public access and connectivity along the river in ongoing and future Malden River planning initiatives and development projects.

Public transportation

There is a need for better public transportation access to the DPW site. The Malden Center T station is almost one mile away, and bus service is lacking in routes and frequency.

Parking

Several Malden communities, including seniors, disabled people, and families with young children could utilize parking accommodations in addition to what is accounted for as on-site parking in the concept design. Additional opportunities to meet parking needs for park visitors should be identified both on the site and nearby if possible.

Connectivity

The width and alignment of the greenway path around the Malden River must be coordinated between adjoining properties. The majority of properties along the river are privately owned, so as redevelopment and improvement opportunities arise, the MRW Team and the City should advocate for a consistent ten-foot wide Malden River Greenway path that allows for shared-use (cycling, walking, wheelchairs, and so on), as well as for coordinated alignments at property lines.

Wayfinding

Many community participants had never heard of the Malden River or had not visited it before attending an MRW public meeting. As such, wayfinding signage from public transportation stops and along Commercial Street for drivers would spread more awareness of the park and the river.

Celebrate Malden

The last public meeting in the concept phase began a conversation with Malden residents on how the design of the park and the DPW could best celebrate Malden. Some of the ideas generated during this meeting involved collaborative and local creation of art, hosting a variety of cultural events, incorporating educational signage on environment and wildlife, and incorporating the history of Malden. Details of this discussion are summarized in the Public Design Process section and raw

notes are included in the Appendix. This first conversation produced a variety of ideas that may not all be compatible with each other. Further conversations are necessary to identify community priorities with regards to questions that include but are not limited to:

- Which artist(s) should create the DPW murals?
- Whether rotating or static art should be displayed?
- What information should signage focus on?
- What will be the process to hold events and activities, and who will oversee it?

Participants brainstormed ways in which a process could be developed to ensure equitability in representation, which would require close collaboration with the MRW Steering Committee and various other community members. A list of community members and organizations that should be involved in further decision-making around Celebrating Malden is included in the Appendix.

Further sub-committees may be formed around the themes of art, culture, education, and history. These topic ideas were generated from the pre-meeting survey prior to Public Meeting 4 but may not be exhaustive.

Finally, dedicated funding streams may need to be set up to ensure the incorporation of art, culture, history, and education on site.



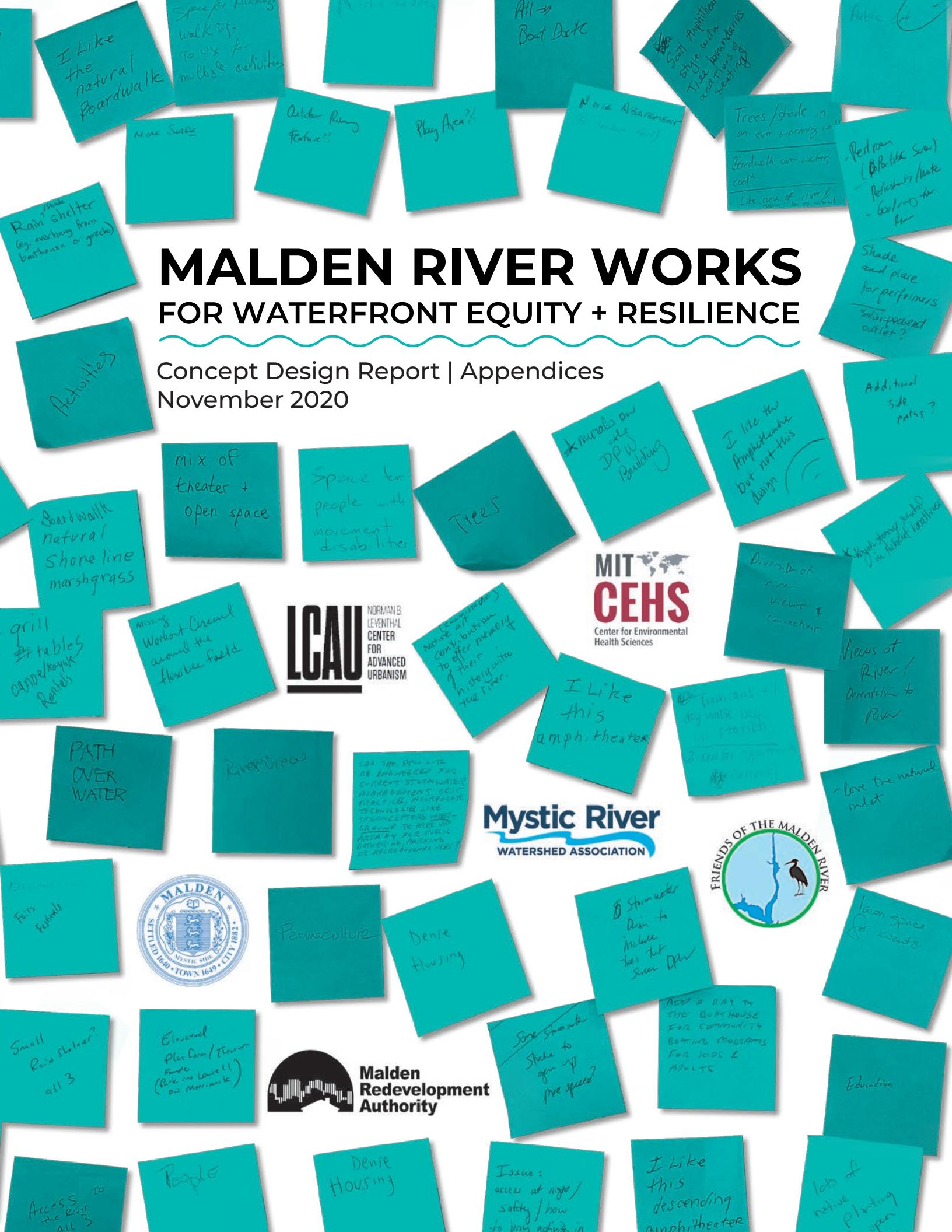
MALDEN RIVER WORKS

FOR WATERFRONT EQUITY + RESILIENCE

Concept Design Report | Appendices
November 2020



Malden
Redevelopment
Authority



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Appendix A: Notes from DPW Site Visit

Meeting Notes – Meeting with Bobby Knox, DPW Director

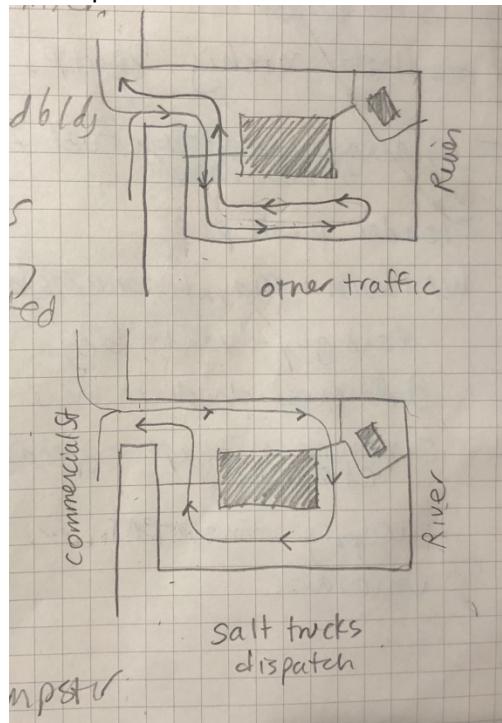
Oct. 26 2019

Present: Evan Spetrini, MRA
Bobby Knox, DPW
Marie Law Adams, MIT

Location: DPW

- Interior
 - Public counter/reception area open M-F, 8am-4pm
 - For permits, recycling stickers, constant trickle
 - Lunch room used in winter season for group lunches
 - Equipment bay on southeast corner of building: have to choreograph parking of equipment at EOD because garage gets fully occupied. Morning crew (street sweepers) need to be positioned closest to the garage doors on east side so they can exit first.
 - 4 staff mechanics
 - Wash bays to wash down vehicles/equipment – have to wash out sweepers after each deliver to prevent conveyors from getting jammed
 - Sidewalk plows
 - Salt trucks
 - Whatever doesn't fit inside building is parked outside
 - Loft area not fully utilized, but mostly storage and things not needed on daily basis – decorations, banners, flower pots, holiday things
- Exterior
 - Employee parking
 - Junk car storage – near Commercial St as well as in back on western edge of site
 - Impounded vehicles, broken down police cars, other city vehicles
 - 'Runway' to the boat house (driveway entrance along northern strip of DPW)
 - 1st 3 garage bays: Water and Sewer department and equipment including 2 backhoes, bucket truck, sign shop
 - They do roadwork, hydrants, sewer blockages, broken drains
 - Parks department: 7 people
 - Tree work
 - Grass cutting
 - Private contractor does the M-F trash pickup at parks, weekends by City
 - Holiday decorations (stored in loft above)
 - Tree truck
 - All departments switch over to help with snow plowing and salting during winter

- Traffic patterns:



- Stockpiles (mostly along south edge):

- Good/clean fill pile: receive about 5 truckloads of fill 2x/month, about ~33 yards of fill per truck, goes to drainage/leak repair
- Hauling waste piles for water line and sidewalk repair – material goes to dump site in Revere, via tractor-trailers, less material stockpiled in the winter season
 - Approx. \$100k (to \$200k +) in waste hauling budget, important to get this funding to avoid overfilling the facility, has happened in the past
- Wood chips for parks (treated)
- Tree stumps
- Salt pile, 2 loaders to load trucks
 - Idea of locating salt shed at southwest corner of site
 - Got quote for \$200k for 1500 ton shed structure
- Trash – from emptying city barrels
 - Trucks dump directly in storage pen, then load into dumpster
- Chip tree branches and limbs
- Street sweeping debris, provide street sweeping services year-round, every day, 3 sweepers, sweepers go out at 5am, first to arrive each day
- Catch basin cleanout debris – has to be tested before exporting to dump site
- Junk tires
- Extra pen for other/flexible materials
- Small sand stockpile for oil spills along west edge of building

- Gas pump:

- Serves all city vehicles for fueling, self serve
- Underground fuel storage, replenished 2x/month typically, more in the winter

- Calcium chloride tank storage along south edge of building

- Recycling day for public, dumpsters along west edge
- Extra parts (for?) in shipping containers along west edge
- Emergency management trailer – for crowd management, stored along west edge of building
- Asphalt patching equipment
- Could relocate employee parking to area of junk vehicles along west edge of site
- During boating regatta – have to notify weekend employees and others not to park along the ‘runway’

Appendix B: Boat House Interviews

Malden River Works – Boathouse area phone interview notes

Karen Buck, Friends of the Malden River - Jan. 6, 2020

- Users of the boathouse: Malden High School crew, Mystic Valley Charter School crew, Gentle Giant youth programs and boat storage during winter
 - Only the HS coaches, Gentle Giant, and DPW have key to gate
 - Not accessible to the public
- Rowing season for high schools
 - Malden High: Spring season sport, start indoor conditioning in March after spring break
 - MVCS: might row in fall and spring
- Access
 - Students walk to DPW
 - Coaches drive and park in DPW lot
- Events
 - Crew teams host meets at the boathouse
 - Moose on the Malden regatta: parking lots full at Combined Properties to north and at River's Edge
 - Hard to see the river/watch races through the vegetation
- Security issues
 - Launch motor recently stolen
 - Folding tables have been stolen
 - Tent structure offers almost no security at all
 - Fence and gates are the first/only security for the boathouse
- Tent structure
 - In pretty good condition
 - Gifted from Tufts when they moved to River's Edge
 - Would be good to have protection over launch boats
- Dock
 - Gifted by Gentle Giant Rowing Club
- Utilities
 - No electricity or water to boathouse, no lighting
 - Use portable showers
- Boats
 - Longest is 8 person shell
- Drainage
 - Runoff from the yard goes through the boathouse area

- Other ideas/comments
 - Would be nice to have kiosk to post events
 - Elevated seating area (Assembly Row amphitheater – blends well with shoreline and useful for events on occasion but other times good for casual uses, playground nearby for kids)
 - DPW often uses the boathouse area to store vehicles
 - Paddle Boston might be interested in renting boats out of there
- Other boat launches on the Malden River
 - None in Malden
 - Modera had/has a boat ramp
 - Tufts boathouse not public
 - Rivergreen – planned to have boat launch?, has been delayed
 - Used to be a dock closer to Wellington Station

Rich Whelan, Gentle Giant Rowing Company, Jan. 9, 2020

- Connection to the boathouse: Gentle Giant rowed out of Malden before moving over to Blessing of the Bay in Somerville, like Malden River because more protected and less choppy
 - Gentle Giant works with the high school rowing teams, helps with repairs, volunteers with Moose on the Malden regatta, stores boats in the boathouse in the winter and then high school stores boats there in the spring
- Security
 - High school boats are not insured, would be a big hit if boats are stolen
 - Trash blows into boathouse area from DPW yard, overgrown vegetation, extra police vehicles are parked there, appearance of lack of care might contribute to illicit activities (theft)
 - Don't need to use boathouse area in winter, so DPW tends to use the site area, but sometimes doesn't move their stuff out of there in time for rowing season to begin
 - Fence not totally secure
- Tent structure
 - The amount of space (2 storage bays for shells) is 'ok.' More would be ideal for the high schools. Amount of HS rowers fluctuates year to year, sometimes up to 100, other times around 60-70.
 - For a new boathouse, would add another bay (3 bays total)
 - Concern about collapse with snow fall – used oars to push snow off of tent from inside during a bad storm a couple of years ago
- Maneuvering/circulation space for boats on land
 - Crossing path with walkers poses some issues occasionally at Blessing of the Bay, need to make sure rowing events not at same time as running races, cyclists are generally alert enough to avoid conflicts with rowers moving boats to dock. Rowers are trained to stay alert when carrying boats.
 - Boathouse maneuvering area works perfectly now
- Events
 - During Moose on the Malden regatta, trailers parked along DPW driveway
 - Occurs on Sundays because not an active day for DPW
 - Spectators at Comcast area, tents set up
 - HS races are 1500 m length
 - For HS races, other teams drive or row over and leave boats on ground overnight or on trailer
- Other boathouse examples
 - Weston – wooden barn, very simple – boats and locker space

- Dock
 - The floating dock is decent
 - Should not project further east into river or else it would obstruct races (2 race lanes, travel lane to return, already need to slow down on return at boathouse dock due to constriction of river)
 - River gets too narrow north of Medford St bridge without an experienced coxswain
 - Metal ramp accommodates fluctuation of river with the dam, observed at Blessing of the Bay that when there is 2-3" rain predicted, DCR lets a lot of water out, might vary in water level by 12" or so

Shauna Campbell, (ex) Malden HS rowing coach, Jan. 16, 2020

- Relationship to boathouse
 - 12 years as coach of Malden HS rowing
- Access to boathouse in general
 - People in Malden don't know there is a boathouse there, some don't even know Malden has a river, might not know that the boathouse site is part of Malden
 - The DPW doesn't seem like a place you should be (feel out of place entering DPW to use boathouse), seems like a construction site (that you're trespassing)
 - There is no visibility from the street, the boathouse doesn't have its own address and people don't know its there
 - In past they've had trouble directing police or ambulance because of this
 - Students access site through a warmup run. Put bags into coaches car, run to DPW. DPW asked them to have students walk once they arrive on site for safety reasons.
 - Used to access site from north through Comcast path, but Combined stopped them from doing this. Faster and more direct to come from north/Comcast pathway.
 - Students not allowed in gated area until coaches arrive. Have had some times when a bunch of students are waiting outside the gates.
- Security
 - Just a tent structure, the lock on the gate is the security
 - Boating is a very expensive sport, coaches have spent a lot of money on equipment and to secure the site
 - 3rd motor was stolen in past 12 years, \$7,000 loss, self-funded, very hard to recover
 - \$6k trailer stolen?
 - Can't control who goes in and out of the fenced area
 - Police used fence area for impound lot
- Uses and fit of boathouse
 - MHS rowing uses 3 storage racks for boats, MVCS uses one rack
 - MHS is outgrowing the space, currently need to store boats ((1) 8 person and (2) 4 person boats) on floor in middle of bay, have to carry them in and out every time to access the racks
 - Solutions:
 - If MVCS didn't use the boathouse, MHS would have enough space to store all of their boats. Also, safety issues with MVCS because they have 6th grade rowers, different age group, and dangerous sport
 - If they had taller storage racks and could utilize height of boathouse to store more boats per bay, it would work. Would need equipment or pulley system to move boats to and from higher areas on racks.
 - No place for students to change. Currently have to use a small area inside of boathouse and yell to see if anyone is in there changing.

- Ideal for it to be one team in the boathouse, not two
 - Need to stagger practice times between MCVS and MHS in order to access dock area. MHS will go into water first, then MCVS arrives and goes into water, MHS comes back first, then MCVS
- Uses and fit of site area around boathouse
 - Boat trailer belongs to MCVS, MHS has to borrow trailer from Gentle Giant to move boats for meets or regattas.
 - Need lots of maneuvering area to bring trailer into paved area next to boathouse. Truck needs to pull straight in past the boathouse tent, almost like going into water, then turn and back into space by boathouse. Need to repeat this motion when leaving, even though truck is facing forward, unless very skilled driver, because the gates are too close to the turn to pull out forward when leaving. Then have to go in reverse through full DPW 'runway' area to exit with trailer.
 - Cargo trailer: MHS bought this to store belongings because there is nowhere else secure to do this. Life jackets, food, blankets. Everything they take to meets. Would ideally have a place to unpack all of this stuff between uses, rather than always keep it stored in cargo trailer.
 - 3 outboard engine boats/dingys, plus one launch on water (4 boats total)
- Dock
 - Launch boat usually stays in water tied to dock during season. Can be a problem because people will come and sit in boat, it is expensive. Need to prevent people from accessing the boat – separate dock for rowing vs public use?
 - Mentioned gate on Tufts Rivers Edge dock to block public use
- Ramp
 - Stormwater runs under the boathouse paved area and floods through the ramp area, causes erosion and rivulets/big crevices, is dangerous – can't avoid stepping in certain areas of ramp in order to maneuver the boats into the water, kids have rolled their ankles doing this because of the erosion issue
- Utilities
 - Water for hand washing
 - Power
 - Lighting: too dark in mornings
 - Need to charge megaphones for coxswains/coaches
 - Warming food for regattas
 - Stereo system
- Ideas about increasing public access
 - Shauna and Sarah (other MHS coach) talked to Mayor about developing a waterfront program, with canoe/kayak rentals to get people to the river, treat Malden River as an aquatic center, crew is too niche to get much interest, need a separate ramp and dock (can't use the same as the crew)
 - There is no public access on Malden river. Boathouses just for crew teams, not the public.

Mark Jacobsen, Paddle Boston general manager, Jan. 21, 2020

- Compatibility of crew and public boat rental
 - Very compatible, need cooperation between organizations
 - Blessing of the Bay is the only boathouse where rowing and paddling happen together
- Boat rental space needs
 - Ideal if you can store boats year-round at a location, otherwise need to find a place to store during winter
 - Recreational/plastic boats can be stored outside with locks and cables

- High performance boats have to be stored indoors to prevent theft and weather damage.
 - Use same storage racks as crew (compatible)
 - Kayaks don't use rigging so take up less space
 - Need to store life jackets and paddles
 - Paddles can usually be stored in wood boxes outside
 - Life jackets – can use an a-frame rack with a cover
 - Number of boats at a facility depends on demand. Blessing of the Bay is about their lowest demand area, Kendall is busiest.
 - Shelter from sun/rain is very important for staff – can use a tent, but they get a lot of pushback on placing tents in parks (takes away public open space). Usually leave tent up for full season, every location works a little differently (15-20' x 40' tent? Vs 10x10 tents, need to verify)
- Rental season
 - From 2nd or 3rd weekend in May until Columbus day
 - Differs from crew season in that water needs to be warmer for rentals because there is not as much supervision, need to be careful in the case that someone falls into water
 - HS crew not happening in summer, complementary schedules in that boat rental really only happens on weekends before school is out, then becomes more of a daily activity once crew season is finished (after school is out).
 - Open at 10am in summer in busier locations (noon in less busy areas), close at sunset
- Utilities
 - Bathrooms are nice, but portapotties work
 - Washing hands
 - Power
 - Access to power is good, need to charge 2 laptops and batteries to do transactions, charge phones, etc
- Access/Visibility/Appearance
 - Visibility is really important for boat rental to get customers, busy locations work well when the facility is visible from street and when people are driving by
 - Social media helps but street traffic is key
 - It would take a lot of effort to currently get people to the Malden boathouse – not very visible
 - Signage important
 - Appearance – people will be more willing to come out if the place looks good, flowers at the Blessing of the Bay help a lot when in season
 - Could stage level of rental/boating activity over time:
 - Only have planned events rather than open rentals a few times during summer at first, would help to be able to store boats there so its easier to put on multiple events
 - Could start with about 10 canoes and 10 double kayaks
 - Then transition into a smaller rental operation and build up number of boats over time
 - Blessing of the Bay is one of their least busy, and has about 50 boats. 10-15 canoes, 15-double kayaks, and 20 single kayaks
- Dock
 - Floating dock is ok for beginners

Appendix C: Public Meeting 1 Pre-Survey Questions

MALDEN RIVER WORKS FOR WATERFRONT EQUITY AND RESILIENCE SURVEY

* Required

1. How frequently have you visited the Malden River in the last year or so? *

Check all that apply.

- Frequently (once a week or more)*
- Occasionally (a few times per year)*
- Never**

2. *If your answer to question 1 was "Frequently" or "Occasionally," what do you do along the Malden River? (check all that apply)

Check all that apply.

- Walking
- Boating (kayak, canoe)
- Jogging
- Bicycling
- Enjoy nature

Other: _____

3. *If your answer to question 1 was "Frequently" or "Occasionally," how do you get there? (check all that apply)

Check all that apply.

- On foot/wheelchair/scooter
- By bicycle
- By car
- On public transportation (bus, subway)
- By water (canoe, kayak)

Other: _____

4. **If your answer to question 1 was "Never," what are some reasons why you do not visit the Malden River?
-

5. Have you visited the Malden Department of Public Works (DPW) yard in the last year or so? *

Mark only one oval.

- Yes
 No

6. If you answered yes above, how did you get there?
-

7. What kinds of activities, features, or amenities would you like to see (or see more of) along the Malden River? *

Check all that apply.

- Trail network for walking/jogging/biking
 Boating access (kayak, canoe, etc.)
 Trees, plants, animals, nature
 Gathering/social spaces (outdoor picnic shelter, tables, bbq grills)
 Outdoor gym
 Space to relax, rest, meditate
 Targeted for children
 Targeted for teenagers
 Targeted for the elderly
 Sports/recreation (please list what kind under "other")
 Trash receptacles
 Lighting
 Benches
 Directional signs (wayfinding, pathfinding)
 Public art
 Educational signs

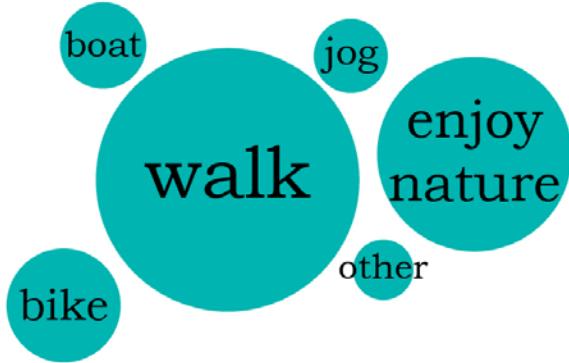
Other: _____

8. Please share any questions about this process, or comments/thoughts about the Malden River
-

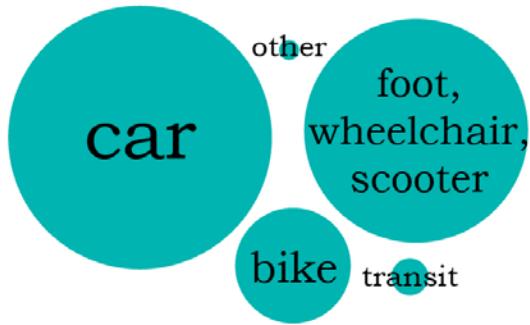
9. If you'd like to stay involved in this process, please enter your email address:
-

Survey Results

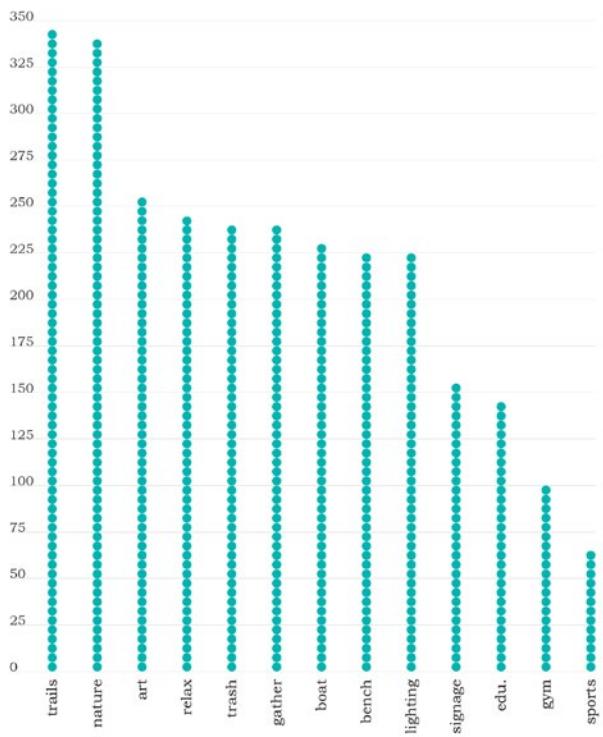
What do you do along the Malden River?



How do you get to the Malden River?



What kinds of activities, features, or amenities would you like to see (or see more of) along the Malden River?



Appendix D: Public Meeting 1 Small Group Discussion Notes

The most recurring ideas by far in these notes are cleanliness and access. There is a huge interest in community clean up events. Current access is limited and is perceived as hidden or hazardous. In terms of access, people want to spread awareness that it even exists, and would like to see more points of access with parking and restrooms.

Ideas for improvement vary from neighbourhood level events like regattas to individual activities like jogging/boating/fishing as well as just being able to sit and relax at the waterfront.

There is a widespread excitement about the potential of the river; interest in using the river for preserving wildlife and natural ecosystem and providing spaces for relaxation, riverfront recreation, and commute/on river recreation. Additionally, multiple people indicated an interest in beautification of the river so it could be used for wedding/quince photography. Lastly, there is some appetite for facilities for concerts and community events, including a community garden.

Word analysis:

- **Access:** 38
- **Clean/trash/dirty** = 31
- **Wildlife/green/nature** = 24

Unknown

"There is an issue regarding **access** to the river the DPW is a less than desirable entrance to the river. However, why not instead of looking for ways to improve the DPW, why not look for different ways of **accessing** the river? Medford St. runs right through it, so I'm supposing something can be done there especially since it's one of the more noticeable streets on the map we were given, which could replace commercial st as the main **access** street for the river."

Xio & Marsha

- Energy interest
- Political interest
- ABCD – works with low income residents
- Canoe the malden river event
- Wakefield resident on their own resilience project

Question 1

- "museable" - blocked for water passage
- "not **accessible**"
 - can see it but not reach it, even at rivers edge
- "didn't know it was there"

Question 2

- Water **access**
- Not just a park for sitting & watching boats get by
- Methods of getting there – bike paths to the river east side + west side – bridging the two together
- Misconception of the river as dirty
- Esplanade along the charles as an example
 - Bike paths, running paths, benches, music space

Question 3

- **Access!**

Ideas

- Benches
- Space for music
- Ferry/public transit
- Gathering space grills
- Schools field trips – environmental curricula
- Water station – refillable/water fountain
- Popups – breweries, food trucks
- Community garden
- Bleachers – space for movie screening
- More public water **access**

Unknown

- Daylight more of the Malden River
- A better river than Medford/Somerville - **access** for everybody
- Public **access** + education for how to use the resource (awareness)
- Building awareness of where river is
 - Wayfinding
 - Build a loop
 - **Accessibility**
- Where is the Malden river – awareness
 - **Trash** safety pollution wildlife need to **clean** the river
- Make safe for fishy, boating
 - Recreation
 - Gardens
 - Marriage photos + quince photos on river
- **Accessibility** for all ages, all stages of life, school age, older people – like esplanade as inspiration
- Space for community events, concerts
- **Accessibility**. DPW is a main way to **access** it try to find many/different gateways to **access** river instead of DPW – hard to get around
- Preserve **wildlife** + create **greenway**
- Help **clean** the river, ask for fees to expand ability to **clean** river
- Preserve as much of riverbank as possible, reduce contamination other than just capping
- Scenery for wedding photos
 - Concerts – students from Berkeley – bring people together – gazebo

- Hidden treasure that will come out only been there once in 20 years

Daniel Koff

Question 1

- Disgusting
- Polluted
- **Dirty**
- Full of potential
- Hazard
- Unsafe for aquatic life/bacteria
- Dream of cinty – we've made it known was dumping ground
- NOT a lost cause
- Not very visible
- Underutilized
- Hidden
- Stagnant
- **Natural beauty**
- Asset
- Location – near path + train

Question 2

- Behind CHA --> get to river --> holes (hazard!) in grass by cement hole
- The entire river
- **Cleaned** up (photo 5) - water **cleaner** (to keep fish alive)
- Boat camp – make it **accessible** (have **trash** bags for people to pick up)
- Lighting (behind CHA) - for safety
- Not much visible shoreline – behind businesses – more visible from the street
- Concern with contaminated land – if it's disturbed – will it hurt the water?
- Keep public **access** separate from **trash**
- Increase visibility of park from commercial st

Question 3

- **Greenery** – save trees
- **Wildlife**
 - Aquatic life – fish
 - Birds – swans, blue herons
- Views across the river preserved
- Preserve boating programs from schools
- Split up DPW into 3 functions --> bigger park
- Add signs to show there's **access** behind super 88
 - Encourage business owners to become better stewards
- Add signage
- Need parking for the new park
- More inspirational signs like the ones at the DPW site

Andrew

Q1

- Inaccessible
- Rough – dirty in appearance
- Snap shot of nature
- Sad
- Potential
- Mysterious / mystical
- Homelessness under bridge

Q2

- We have one
- Wildlife preserved + protected
- Invasive chinese soft shells
- Preserve swans limited
- Kayaking / canoeing boating
- Crew
- Walkways / more access
- CP isolated
- Education – on access, website / lock system

CHA – spantan no purpose no connection more preserve

Q3

- Invasive plant, invasive wildlife
- More ammenities on trails
- Website access info
- Build it they will come
- Tables
- Access
- Parking (outside of 2 acres)
- Bathroom
- Malden rec opportunities

Public accessibility to river & education about how to utilize access the resource

Public accessibility and education

Amber & Christoffersen

Table #5 --> 7 people

- Dragon boat folks
 - Youth program
 - 22 ppl in a boat

- Team building

Question 1

- Area by comcast --> wasn't enticing
- Houses basement flood in Malden
- Limited **access**
- River seems small bc of trees algae
- Comcast area – loud by cars/Medford St
- Not good condition
- Not “**nature-y**”
- Looks very commercial

Question 2

- Seating, benches, **trashcans**
- Barrier to medford st
- Could there be loop to a new pedestrian bridge
- Want to walk+bring kids see **nature**
 - Reminds her of countryside
- Like the MAPC design
- Walking loops

Question 3

- Multiple age groups, for people with disabilities
- Similar values to what northern strand community has
- Stable docks for boating
- Visibility for racing
- No mud for getting in – safe place
- **Wildlife**

Ramon + Marie

Introduction

- Barriers to the river – private properties
- Concern about **trash** in river – problems with **trash** collection, wind blown **trash**
- **Pollution**, wouldn't consider using it, heard about HS students rowing on river

Q1

- Free for all
- Icky
- Depressing
- Secluded
- Lack of **access**/awareness
- Never been there – where is it
- Hidden
- Unconnected

Q2

- Wildlife – enhance
- Children/kids use, HS rowing team (but they deserve better, **cleaner**)
- Nature habitat
- Need a Malden River **cleanup boat**
- Could it become safe for swimming
- Concerns about Monsanto – what happens when it floods in future

Q3

- More connectivity
 - Pedestrian footbridges
 - CHA Cambridge Health Alliance – what does it connect to?
 - Pollution + **garbage** = # 1 thing to change
 - Want to be able to boat on it
 - Want to see more people traffic - people don't know about it
 - Continuous promenade
 - Water is murky and not **clean**
 - Super 88 supposed to be **access** point - “point **access**” point but no one knows it
 - They don't want you to **access** there (Super 88)
 - Haitian Day center – get feedback south cove
 - Middlesex school studies – interdisciplinary studies in the middle school, potential to develop curriculum in schools
 - Ecological center – catalyst
-
- **Trash**
 - Safety
 - Pollution
 - **Accessibility**
 - **Wildlife**
 - Awareness it is there

Unknown

As a community we can all help volunteer to help **clean** the river. Then if possible we can ask for a small fee to go on the river. This money can be used to get **access** to more tools to help further **clean** the river. If we get the river **cleaned** more jobs could be created.

Unknown

1) beginning, **cleaner** than it was, invisible, healing , possibilities (x2). Opportunities poised hope, growth, mucky

2) **natural** banks (x2), vegetation (cattails), public **access** points (x2), **green** space (by rivers edge), boat house for HS + public trees, **accessibility** (x2), **cleanup**

3) eliminate parking requirements, remove contaminations (notcap) (x3), poras parking lots, new docks replacing old, daylighting, more green space + add pagoda, composting, solar digesters, park, benches, gallery or performance space, educational signage, dial with rash from stormwater, connected paths around river. Art project of trash collected

Daylighting + expanding greens pace

Anna.e.geoffrey@gmail.com

Souad

Question 1

- Dirty
- Neglected
- Unknown
- Undiscovered treasure

Question 2

- Things we want to keep
- Walkway
- Keep the boat house
- Keep natural grass
- Run connections to the bike path
- Fishing
- Access to the river banks

Question 3

- More access to river
- Remove the sediment
- More lighting (no darkness for safety)
- Playground for youth & elderly, different group ages
- Benches – security cameras
- Parking with restrooms
- Bike racks --> signage directions
- Add river festival

Kathy + Tanvi

- Polluted
- Under utilized
- More nature!
- More beautiful
- Better habitat
- Like to have it cleanup and used
- More recreational

- Ferry service
- Head of the regatta
- Like: river, tall grass, lily pads, ecosystem preserved
- More regattas
- Boats
- Want to see: cleanup + recreation
- Community events
- Walking jogging
- Boat
- Wedding pictures
- Need easy access for scenarios
- Too much trash
- Cleaning
- The water first
- Add public access offering bike parking, car parking etc. at DPW

Appendix E: Public Meeting 2 Post-Survey Questions

Malden River Works: Give your input!

Please share your ideas on the three design concepts for the Malden River Works waterfront park at the Malden DPW site. The feedback collected will inform the final design of park.

For more background and details, please view the entire January 30th public meeting presentation online:
mysticriver.org/maldenriver or maldenriverworks.org.

Our next public meeting, previously scheduled for Thursday, April 16, has been postponed. We will be rescheduling this at a later date.

* Required

Currently there are three concept designs. See descriptions and share your feedback below.

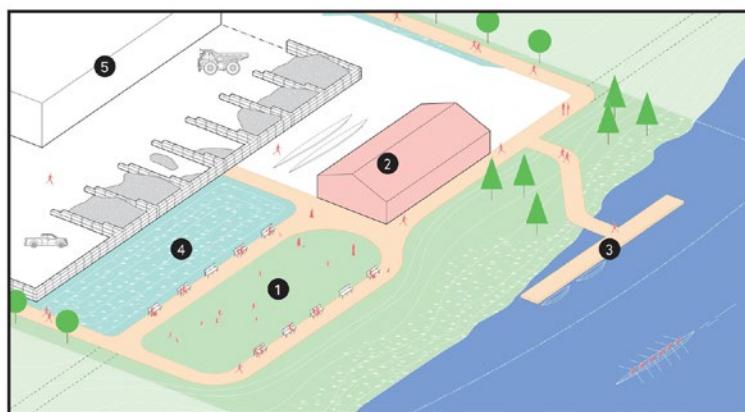
All designs include the existing boat dock and DPW building, a new boathouse and a bioswale. To see a description and photos of a "bioswale" see page 18 in the below presentation.

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Click on this link to zoom in on the concepts.

https://static1.squarespace.com/static/563d6078e4b0396c216603c8/t/5e3dc2b4db5bf24db55b3afdf/1581105853255/20200130_Table+layouts_draft_sm.pdf

#1 FLEXIBLE: this concept centers on a large lawn area for various activities like open play, special events, exercise, relaxation and picnics.

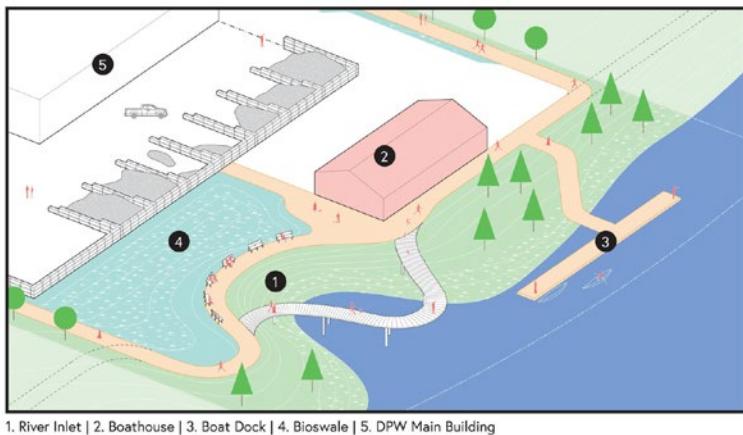


1. Lawn | 2. Boathouse | 3. Boat Dock | 4. Bioswale | 5. DPW Main Building

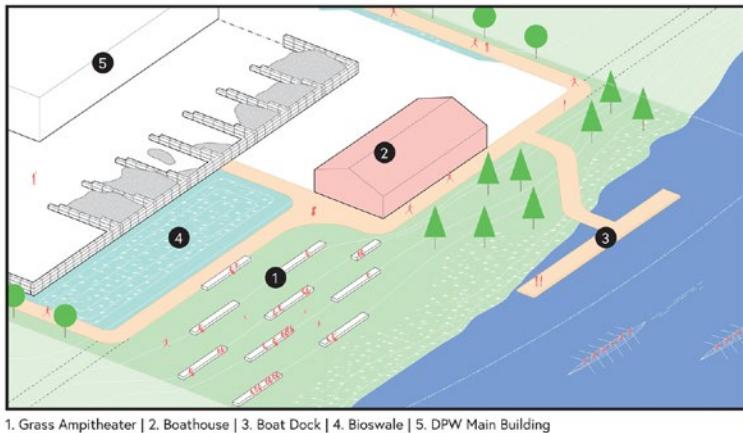


Lawn for Relaxing - Brooklyn Bridge Park, DUMBO
Lawn for Temporary Events
Lawn for Group Exercise

#2 NATURE: this concept proposes a boardwalk trail over a wetland area and a restored shoreline that references the Malden River in its natural state more than 100 years ago.



#3 RIVER VIEW: this design features a large amphitheater for viewing the water, rowing events and wildlife on the river.



1. Which design do you prefer and why? What do you think is missing? *

2. Share any additional thoughts or questions about the designs and/or Malden River Works.

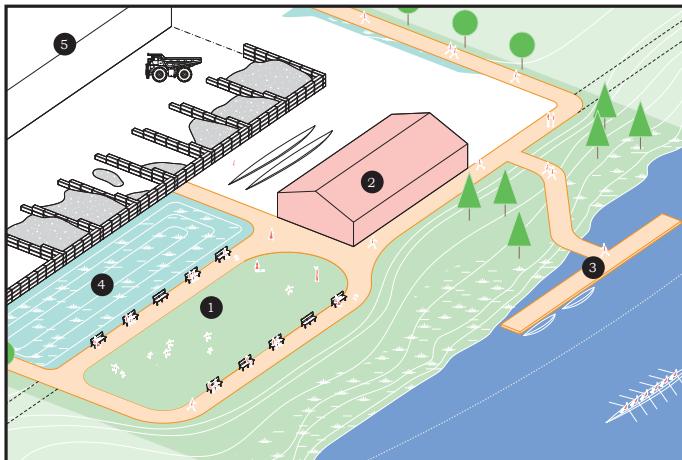
3. To get on our mailing list, please provide your first and last name.

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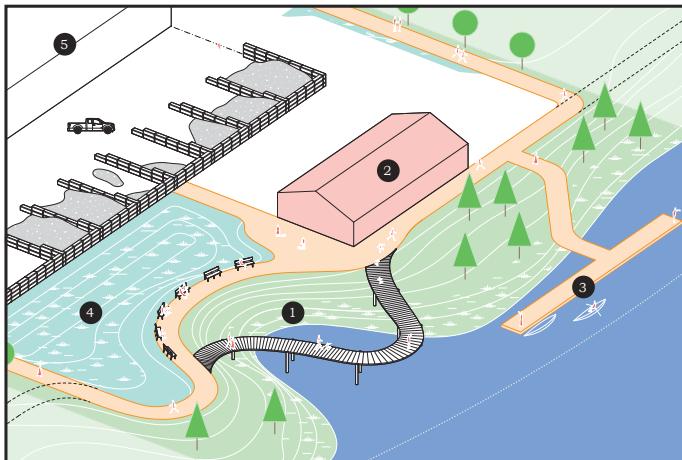
Google Forms

Appendix F: Public Meeting 2 Small Group Discussion Notes



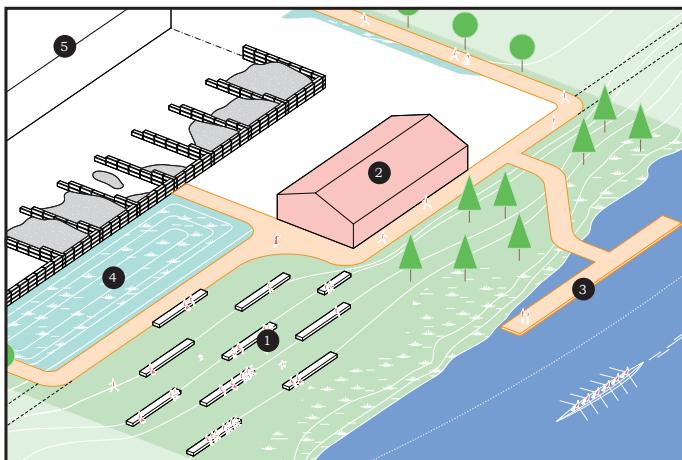
Facilitator Notes

- natural shoreline
- on all plants - allows people to touch + interact w/ the water - get right down on it - see wildlife beef up existing dock make it nice
 - two levels of docks - higher and lower
- navigable, gainfully employed harbor master
- relaxing lawns
- mix use of green space - welcoming
- integration of nature
- like connection between lawn + docks



Poster Notes

- access to river



- public restrooms, trash, recycling
- restaurants or food carts, fairs/festivals, fountains/manicured gardens
- night access can be an issue, schedule of activities, busy always
- environmental concerns, get the school kids back involved
- rain and shade shelter is missing for people to use in case it rains
- make the boat rentals a public service so people and families can take a boat out
- public art in the park + use the walls of DPW and storage areas for public art murals
- no access N/S negotiate sidewalk to fit there
- can show what can be done for other developments
- parks are a magnet when housing is adjacent; spending \$ to improve & mobility, but no point doing if people aren't living in proximity & taking ownership. Put housing in adjacent lots (vertical) Rivers edge
- in order to be used, need to easier access/continuity transit, pedestrian/bike access, non vehicular bridge
- public restrooms in boathouse
- make boat house more public, have public rental and/or storage
- provide a reason to attend --> in the north end, recreation can be a focus
- wall describing different cultures
- public facilities for restroom breaks and mothers to take care of infants
- add hammocks for the summer to relax and rocking swings, recycling bins, paddling boats, outdoor exercise equipment
- outdoor bbq grills for family and friends, water refillables (for bottles)

- small rain shelter
- lighting

Summary

In general, across schemes, attendees expressed appreciation for the access to the river and the integration of schemes with natural elements of the river. They also responded positively to flexible areas with seating and relaxation spaces.

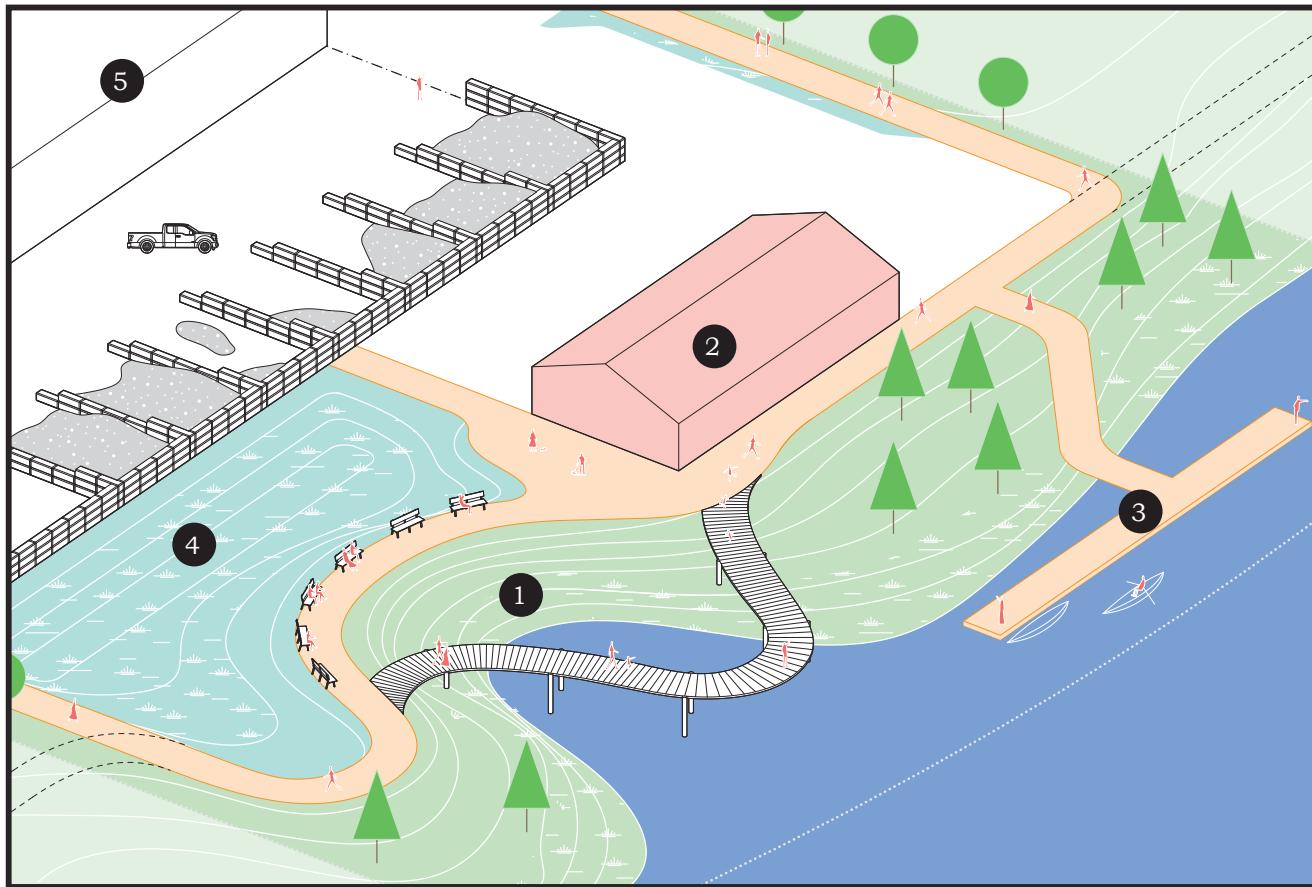
Attendees felt like all the designs needed basic facilities like public restrooms, trash, recycling, lighting, shaded areas, and safety features. They also expressed a desire for better integration with future surrounding developments and seamless continuity along the river. They also expressed interest in other amenities such as public boat rentals, public art that celebrates Malden's history and culture, hammocks, swings, ice skating, and barbecue grills. Lastly, people felt that access and transit connectivity to the site is lacking.

Like

Missing

MALDEN RIVER WORKS
FOR WATERFRONT EQUITY + RESILIENCE

Enjoy Nature



1. River Inlet | 2. Boathouse | 3. Boat Dock | 4. Storm Water Landscape | 5. DPW Main Building



Boardwalk i



Riverfront E



Trail at River

- Interesting
- Like that it promises exposure to the natural environment (builds connection ... environment)
- It would be more attracted to jogging, walking or running
- Beautiful design / flood issue help
- Immersed with nature
- Aesthetically pleasing, the deck looks amazing
- Walkway
- Like water closeness
- Natural
- Diversity of river view connections
- Views of river / orientation to river
- Trees/shade in an ever warming world, boardwalk over water cool, like area of river and 'return' to natural
- Like #1 scott amphitheater, #2 boardwalk
- Boardwalk
- Boardwalk
- Fishing dock
- Nature
- Nature, trees, river, flora

- Trees
- Education
- Permaculture
- The feel of natural continuation of existing trails
- Dock or view area?
- Stormwater
- Path over water
- Boardwalk
- Nature
- Walking near the water
- Trees, walking paths
- Like natural boardwalk
- Walking trail
- Boardwalk

- Stormwater landscape seems like a security hazard
- Possibly unsafe, expensive, requires dredging
- I would fall in the stormwater landscape. Even if it is for enjoying nature, there isn't enough plantation
- No railings on walkway seems dangerous for children
- Should have more trees and be enclosed for safety purposes
- The walkway can be dangerous
- Smaller bioswale
- Space for people with movement disabilities
- Trash cans
- Extension
- Boat rentals
- Engineer stormwater management best practices eg stormcepticles underground to free up area for public gathering, parking, or rec uses
- Noise abatement for nature feel
- Murals on the DPW building
- Kayak storage/rental in rebuilt



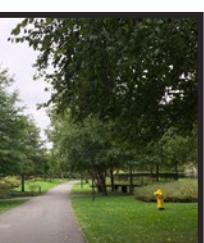
in Stockbridge, MA

- Immersion ecology, environmental school trips
- disturbing construction
- boardwalk: high const. cost, maint. concerns, becomes focal point instead of river



Bench - Queen Elizabeth Park

- Additional side paths?
- Assembly amphi doesn't get used very much (walking trail benches do though)
- Field of guide of existing plants, wildlife in area



Rivers Edge

- Integrate birds & (perches, boxes?) wildlife

Facilitator Comments

- like the boardwalk x3
- free to have space away from crowd
- closeness to water and nature, attractive natural space
- ecological edu., most worried about how to get people there
- natural space
- boardwalk is nice - could occur elsewhere along the river (Everett - National Grid)
- more green there is the nicer looking; Malden River Medford side by boathouse (Rivers Edge)
- landmark for people to visit/to stand out; should move boathouse back to give more space for view
- see fish/turtles/birds also likes PORT park & perform. space
- fits in with existing trails, continuation
- using larger bioswale to engage school groups for science activities
- natural spaces lacking in city, beautiful for nature walks
- good for jogging, biking, walking etc. immersive, aesthetic
- like nature but boardwalk might not make sense - doesn't allow for viewing/flex-space make it handicap accessible
- more natural & permanent plantings
- need more area to gather x5
- think about lighting use + secure so you can feel safe - worry about safety for children
- won't stop here very long
- most expensive due to terraforming and landscaping
- boardwalk has no railing - unsafe, disabilities-unfriendly

Summary

Meeting attendees particularly liked the natural feel of the inlet, as opposed to the more planned aesthetic of the other schemes, as well as the fact that it seems to address the flooding issue more than the others. The boardwalk was also a popular feature for its aesthetic nature and connectivity. However, the same design elements also invited some concerns about the safety hazards of the inlet for children and people with disabilities. Folks also felt the need for more space to gather. Some comments also raised the issue of the cost of the boardwalk.

- a boathouse
- More resting/relax/family space
- Need more gathering space
- ADA compliant
- Dense housing
- People
- Feel like I won't stop here, but I do like it
- A bit more open public space
- Public art on walls of DPW
- Food trucks
- Outdoor hangout shade
- Recycling bins
- Water fountains
- Paddle boats

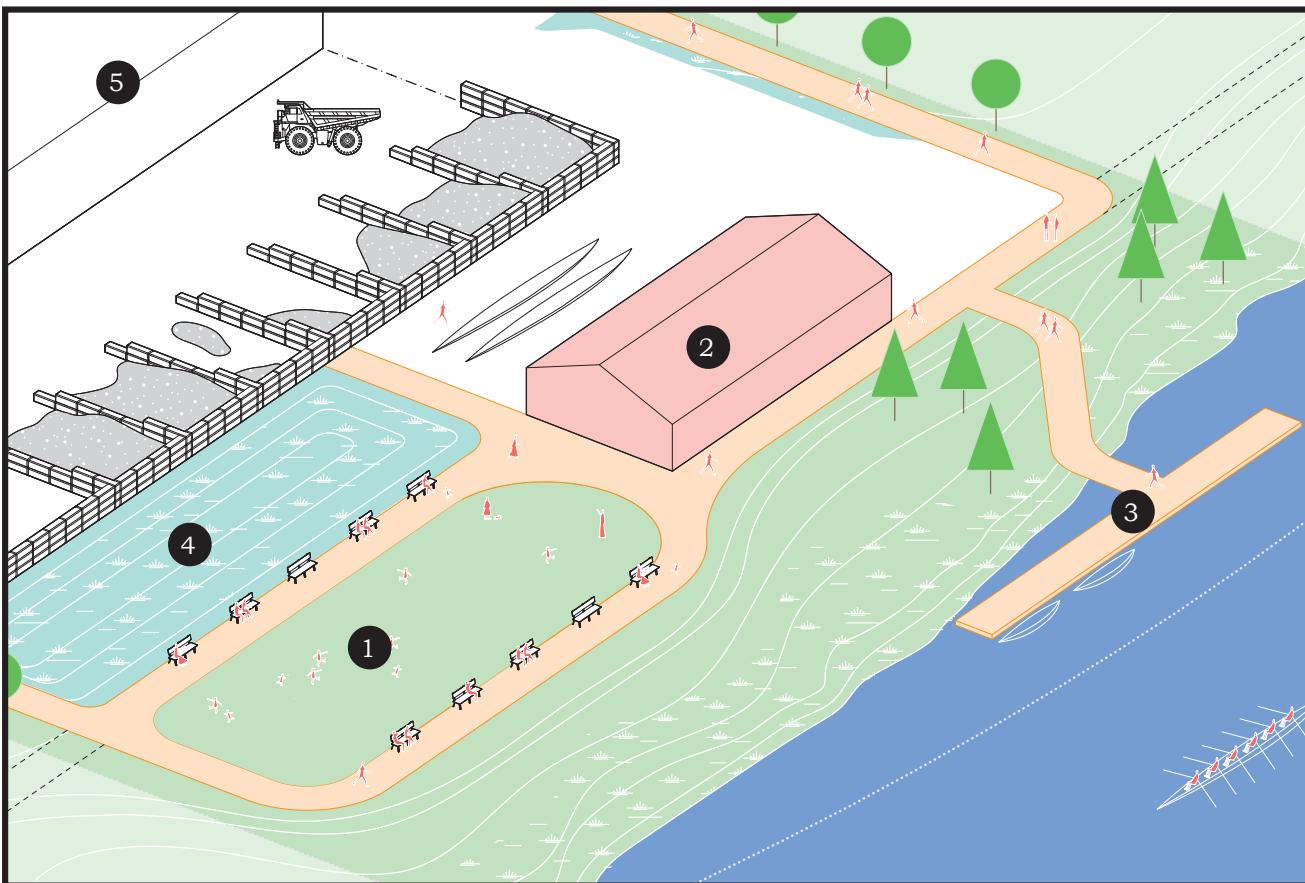
Like

Missing

MALDEN RIVER WORKS

FOR WATERFRONT EQUITY + RESILIENCE

Flexible



1. Lawn | 2. Boathouse | 3. Boat Dock | 4. Storm Water Landscape | 5. DPW Main Building



Lawn for Relaxing
Lawn for Tennis
Lawn for Gathering

- Space for free play and activities, open sightlines
- Lot of events or opportunities
- Good to incorporate with future development
- Multiple use areas
- Multi-use space, we don't have much waterfront is this our only waterfront available? play it safe.
- Opportunity to combine "enjoy nature" and "river view" concepts
- There's space to add new things in
- Flexible
- Big open green space
- Spacious
- Recreational
- Cheapest
- Versatility
- Activities
- Gathering space
- Open space views from many angles
- Multipurpose
- Multipurpose
- Flexible
- Options

- Mix use of green space welcoming
- Relaxing on the lawn
- Options
- I like the open space
- Lawn for exercise
- Exercise
- Lawn for relaxing
- Open lawn relaxing

- More trees and shrub buffer around retention area.
- Redesign: use stormwater landscape in a U facing the river, as a buffer to the lawn area from the rest of the site
- Not enough seating
- More seating/resting area
- Composting toilet
- Lack of appeal and "splendor"
- Plain
- Flowers bloom and they die
- Recycling/compost bins
- Observation platform
- Public restrooms
- Play equipment for kids
- More shade
- Play area?
- Outdoor rowing feature??
- Lots of native planting around open space
- Missing workout circuit around flexible field
- Trashcans w/ dog waste bags in stations
- Rental opps (canoes)



- I really like this!

laxing - Brooklyn Bridge Park



mportant Events



roup Exercise

- Healthy

- No character
- Lack of character
- Want to know if flexible and enjoy nature can be joined little
- Ice skating in winter
- More... and small trees in sitting area
- Business, fairs festival
- Issue: access at night / safety / how to bring activity in
- Continuity of access
- Bocce courts
- Dense housing
- Slowing traffic/commercial street accessibility
- Parking or bus areas
- Lawncare plans? Does this need mowing? Chemical treatments? Sustainable?
- Educated platform/theater (example, park in Lowell on Merrimack)
- Marsh
- Rain shade shelter (eg overhang from boathouse or gazebo)

Facilitator Comments

- rearrange, open & flat, different activities
- go outside in pretty setting get exercise
- could be used for picnic or other activities
- open green space for soccer, yoga, running
- flexible space for group exercises
- like assembly row -> issue -> by dpw - how block that off/ screen -> maybe not weddings etc, flexible is important
- more options for activities
- open space for many uses - relaxing, exercising, attract many people using space differently
- could be multi-use, much potential, space for future changes
- good place to start before extending park to north and south, multi-use is important this is our first waterfront space

- would make more of the river visible?
- play area for young kids, outdoor rowing machines, more shade, extra community boating
- if the space is designed for a large # of people, there needs to be parking or an easy way to get there
- the speed of traffic on commercial street is the first barrier with regard to access
- maintaining a healthy lawn is expensive & can involve chemicals etc
- elevated platform for performances
- exercise equipment for all ages
- maybe add some ideas from "river view" into the empty space, not enough seating

Summary

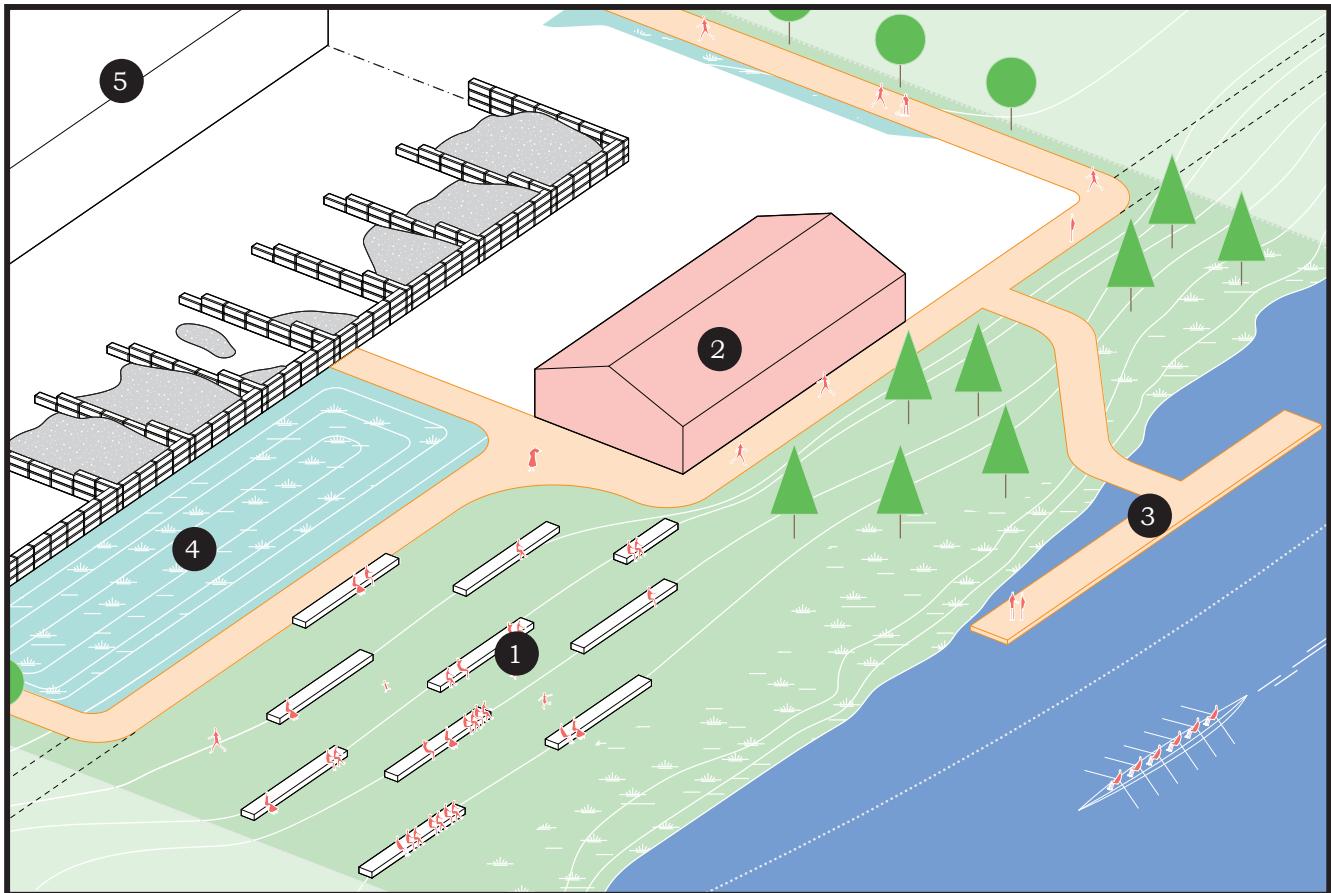
A predominant number of public comments indicated a liking for having multipurpose/multi-use space that could provide a lot of options for recreational use, especially open space for relaxing, but also including event spaces. However, meeting attendees also expressed a desire for more trees, shade, and a stronger buffer between the publicly accessible area and the DPW functions. There were some additional comments for more programmed recreational activity like playgrounds, outdoor workout equipment. Lastly, a few comments on the lack of character of this design.

Like

Missing

**MALDEN RIVER WORKS
FOR WATERFRONT EQUITY + RESILIENCE**

River View



1. Grass Amphitheater | 2. Boathouse | 3. Boat Dock | 4. Storm Water Landscape | 5. DPW Main Building

- Amphitheater
- People to river
- Good to incorporate with future development
- Amphitheater
- Amphitheater seating is great for seating, eating, watching activities, movies in the park
- Children, teens, or adults attraction
- The view will be good
- Community
- Event
- Seating
- Privacy
- View
- Riverview
- Love the natural inlet
- Boardwalk dock
- Redesign: Observation deck along river, handicap accessible and raised viewing at dock
- Seen lots of people watching rowing events, amphi makes sense
- Boat ramp, river view guess amphi is good for boat events

- Boathouse: farmers markets, food trucks, kayak, paddleboard, baddle boat rental, public boat storage
- Dock, lawn
- Having events by water
- Open view of river
- People-friendly
- Viewing
- Like amphitheater
- Scott Amphi style with tree boundaries and tiers of seating
- Amphitheater (Scott)
- More room for people and activities
- Amphitheater

- Mowing difficult
- Only passive usage
- Doesn't currently fit well with surrounding area, underdeveloped
- Not enough room for other activities
- Lack of space for activities
- Missing benches
- Flat
- Restrooms
- Extension of rs
- Flowers
- Benches
- Trash receptacles
- Public art
- Some stormwater structure to open more spaces?
- Stormwater design to make trees screen DPW
- Add a bay to the boathouse for community boating programs for kids and adults
- Seating
- I like the amphitheater but not this design
- No flat areas, amphitheater



PORT Park



Amphitheater



Scott Amphi



k, Chelsea

- Shade by benches
- Grill, tables, canoe, kayak rentals
- Boardwalk natural shoreline marshgrass



ater - Assembly Square

- Mix of theater & open space



hitheater - Swarthmore, PA

- Like descending amphitheater, looks natural

Facilitator Comments

- like flexibility, continuous green space, removable swale(?)
- a place to host events with an int'l/multi-cultural community
- provides view, place for performances+events, nice seating
- likes this style, has seen in other cities, thinks it's a good combo of design 1 & 2
- view to river ampitheater reduces flexibility
- attractive to people for activities, people friendly open view of river viewing events
- balance between open space and seating structure in a certain area of the park, beautiful structure
- teens like modern gathering spaces, performances can appeal to youth
- could host events at the park -- movies, performances, similar to assembly
- ampitheater limiting, flex space for community to gather
- flatter the park the more broadly used it can be
- not so much seating, want more natural look - sports look!
- how many people can fit in the area?
- no shade shown
- might disturb sediments, look at area of less contaminants
- add a community boating to building -- restrooms, refreshments, water
- low level plantings as background for river views - trees around benches for views
- doesn't fit into current underdev neighborhood - could fit into future development?

Summary

The amphitheater received a lot of positive interest, for community events and ample amount of seating. The Scott Amphitheater design seemed to be the most popular. Respondents also commented on not having enough flat space for a stage, and how it seemed less symbiotic with its surroundings. There was also concern about not having enough flexible room for any other activities.

- No flat
- Dense housing
- Symbiotic
- Redesign: move boathouse closer to piles and more open space on the water side
- Shade and place for performers, solar powered outlet?
- Native art contribution to offer memory of their history with the river
- Basketball court
- Outside movie theater
- Outdoor game table
- Snack stand
- Protected dock/boardwalk (railing)
- Outside concerts
- Bathrooms for all
- Hammocks and rocking swings
- Outdoor exercise equipment

Like

Missing

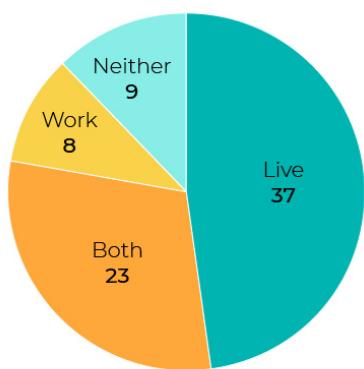
MALDEN RIVER WORKS

FOR WATERFRONT EQUITY + RESILIENCE

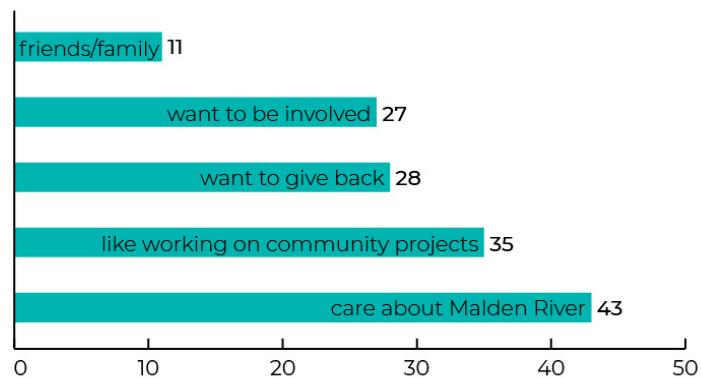
Appendix G: Public Meeting 3 Small Group Discussion Notes

Zoom Poll Results

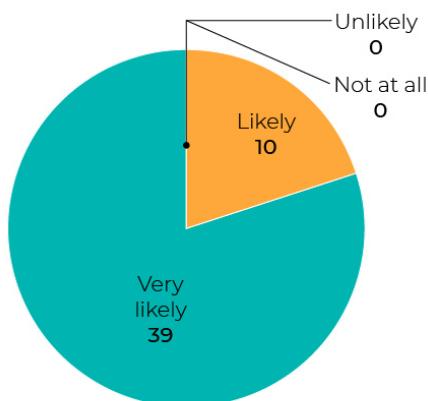
Do you live and/or work in Malden?



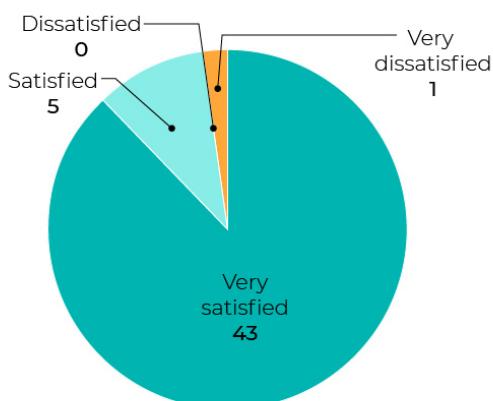
What brought you to this meeting?



How likely are you to attend a future meeting and/or stay involved?



How satisfied were you with this virtual meeting?



GROUP 1: Amber, Linda Cline, Naomi

PART 1

Q1: What I like most about the design is...
because...

Multi-use and flexibility within such a small space
Nature area, and how unique a park it will be
Community Area for food trucks and Farmer's market
Love the art on the DPW building and Solar Panels

Q2: What I would change about the design is...
because...

How to make the park accessible to people without cars
Change paving around boat house to gravel dust
Make path 3 connect to path 8 down to dock
Push the benches in area 3 back, to be in the shade of the trees and allow for more open space activity
Need run off buffer zone between DPW and park

PART 2

Thoughts on Design Goals?

Add a weather station like on the Hancock building with different colored lights, a fog horn and an educational station.
Have signs with nature education that can be changed for different workshops.

GROUP 2: Marie, Barbara Murphy, Renee

PART 1

Q1: What I like most about the design is...
because...

You can literally walk down to the river and it is scenic; a farmer's market. The trees and shaded area.
Elements, the boathouse and the trees being screened/ create a separation. The paths being connected. More public use (accessibility).
Multi-faceted. Farmers markets may be more successful there; bringing more elements. Shade from DPW. Mindful layout. "I would not change anything."
Flexibility of it. You can do so much with the small area. Picnics, crew teams to do the regattas. It is a great space.
Happy to hear about native plants planned for plantings. So important to have small plants/ shrubs/ trees hosts for native insects/ feed baby birds in the spring.

Q2: What I would change about the design is...
because...

Orientation of path cuts through a lot of natural area. This stands out to me as a design consideration.
Good concept for now but like to see more lawn, boat area parking lot. Going towards a more intensive or interesting design. On DPW side, a sound barrier or something. "A front end loader beeping. The noise."
Mural or public art- something the community could get involved in. Any thoughts? Would be interested. Something where you could display things? Something Frank Skull might fit in.
A bike rack?
The connection path could be a loop, like a track. Loop around either to Commercial Street or by the DPW site.
Rental or storage space for kayaks, canoes, or paddleboards in the boathouse.
(added later by note taker as an afterthought...what about pets and pet policy?)

PART 2

Thoughts on Design Goals?

Main path- what is the plan with that? (Shared use/ bikeway)
River's Edge in Medford had to landscape due to contamination- have we factored this in?
In terms of age considerations, a play area or an area for kids? Orientation of acoustics, like if you do have a concert. Sound might require a solid wall behind you, the sound doesn't attenuate as well with the river behind.

GROUP 3: Ramon, Kathy Vandiver, Rich W

PART 1

Q1: What I like most about the design is...
because...

- Access to Nature aspect and incorporated it into design.
- Open space use added in with access to nature
- Flexibility of design - includes ideas of festivals and farmers markets - place to go to vs go through. Most parks are designed to be places that you go through. Multi use is in concept.
- Boathouse moved away from the water - wide open space by the river to allow for better safety and sight lines.
- Better use of the docks - multiple use by kayaks and people while also used by people just relaxing.
- Multi-access is ideal
- Meeting river access very well
- Inclusive design - seating along the ramps to enjoy river - safe and welcoming
- Higher sight line for people to see river - watch what is going on - viewer enjoyment

Q2: What I would change about the design is...
because...

- Concern about space between dock and land - why is the dock closer to land?
- Concern about position of trees at the boat ramp and parking area - making sure there is clearance for boats to make turns onto the dock and a full trailer of boats is able to pull out of the parking lot - sterns of boats hang off the back of the trailer - larger crew hulls are 65 feet long.
- Public access concerns - how to get people there, across the tracks...bus lines?
- How many people can the park accommodate?
- Parking?
- Art work and signage - which plants are invasive to help pull them out. Everett's park has them.
- Signage that speaks to the history of the river and the area of the park - It's the DPW now but what was it in a previous existence?

PART 2

Thoughts on Design Goals?

- Meets goals - programming and multiple uses. Use by summer camps.
- Will trees be skimpy?
- Environmental component is very important.
- Murals on the DPW walls.

GROUP 4: Evan, Laura Le, Isaac M

PART 1

Q1: What I like most about the design is... because...

- Design feels integrated and cohesive
- Lawn rendering captures a lot relative to previous designs - convincing that lawn could support many activities
- Lots of options for activities, people won't feel limited
- Flexibility/thinking about this design in concept of rooms (arch. theory), does well in this respect
- Farmers market in flexible event space
- Bioretention as feature is nice

Q2: What I would change about the design is...because...

- More greenspace - instead of paved space for foodtruck etc access - tradeoff
- Can people continue along longer path beyond park?
 - Would improve feeling of greenspace access
- Connecting with other greenspace in adjacent parcels - major goal of MRA
- Is the boathouse ok? Is it positioned well enough for rowing operation?
- Dust and dirt near main lawn

PART 2

Thoughts on Design Goals?

- C - river access - no clear signage as of now on Commercial St.
 - Short term action that can be done to make more accessible
 - Encourage people to get out there, feedback loop for receiving feedback from community
 - Was signage recently removed?
 - Metropolitan Area Planning Council had installed some signs at the DPW, held events - sought to raise public awareness through these events
- D - add cultural inclusivity as clear design goal
 - Often times, certain groups have regular park use times (eg exercise groups)
 - Does park have times when it is open and closed?
 - Probably will have some hours
 - Currently not a lot of active uses, potential safety risks
 - Planning to add lighting to make it safer
 - Hoping that more activity can raise overall safety
- B - connectivity
 - Not quite in a neighborhood - so getting to the park is a challenge
 - How will this affect regular use?
 - Parking lot along commercial street will improve this
 - Hoping to get other parcels to buy in and create better connectivity - first piece
 - Can we work with MBTA
- D - Designated areas for activities - can you reserve space for regular activities/special events?
 - Up in the air as of now
 - There is a lot of precedent in cities for managing park use that can inform how this park would be managed -- not necessarily an everyday challenge
- F - a lot of comments were relevant to cultural aspects of the park
 - Mural - can local students be involved? - yes
 - Malden High interest?

GROUP 5: Marcia, Philip BG, Ryan O'Malley

PART 1

Q1: What I like most about the design is...
because...

- Boat launch
- Flexible open space (mentioned 4 times)
- Various pathway options down to the water
- Vegetated areas between pathways
- Shade trees
- DPW Murals
- Elevated lawn and barrier

Q2: What I would change about the design is...
because...

- Additional shade trees along Malden River Greenway path
- Add seats facing the river at the top flood barrier
- Make sure there is a connection to the Northern Strand Trail
- Interpretive signage – multiple languages
- Kayak/canoe slide to help people get boats down to the water
- Trash receptacles
- Ensure proper lighting that does not shine on the water
- Bike rack and bus stop

PART 2

Thoughts on Design Goals?

- Celebration of Malden – maybe through art on the site
- Nature - Environmental Remediation: is the 4ft raised area a cap or will the contaminants be removed
- Inclusivity - Multilingual signage
- Inclusivity - Economic opportunity through food trucks/festivals
- Connectivity – Bike racks and bus stop needed
- Connectivity - Parking strategy
- Nature – partially open the dam to allow flow to river
- Nature – testing of site contaminants to see if it effects design
- River access – coordinate with surrounding property owners and work on zoning to ensure minimum design standards to match quality of Malden Works

GROUP 6: Tanvi, Souad, Nick C

PART 1

Q1: What I like most about the design is... because...

- Greenway path and accessible to river (#4 and #5 on graphic)
- “Win-win” for everybody, access to river in an environmentally sensitive way. It can support Malden culture and arts.
- Better for crew site.
- Mixed use and proximity to river.
- Combination of everything. Different spaces for different events and gatherings.
- For a long time, this space was not used to its full capacity. Amazing design.
- Educational and signage opportunity.
- “Absolutely [would go], and I would drag my friends [there] for sure.”
- “This is really really awesome, and I’m so excited... excited to see where it goes.”

Q2: What I would change about the design is...because... (or concerns raised)

- Make sure to include crew coaches in discussions. Area is very intense and can be unsafe when there is a race with boats moving around. There are areas that need to be blocked off when boats come in and out, and this design moves boats farther away from river. Suggest coordinate with crew coaches and whatever they say or recommend.
- Former crew member: crews study the area and know distances very well (e.g., number of steps to move boats), so need to be considerate of that. That routine and consistency is important, especially for teenagers.
- Ensure river is visible from benches & mixed use space and/or include benches closer to river.
- Make sure view to the river
- Will paths connect to Comcast property? That would key.
- Malden River clean-up efforts have been fabulous, but food trucks might bring/create more trash, so threat. Need a plan for cleanup, lots of trash receptacles.

PART 2

Thoughts on Design Goals?

- Maybe include education and signage as a design goal or include under inclusivity design goal, including climate change, environmental. Signage about plants and animals in the area for kids and Malden history.
- Inclusivity and equity. What does that look like? (group had a discussion about project process and design goals)
- Excited about B: Connectivity. Education opportunity with the theme connectivity because river transcends city boundaries and through different communities.
- Environmental science AP class at high school goes to Pine Banks Park (studies soil, plants). Linden School has environmental curriculum. This park could be another great place for environmental education for both students and in a self-paced way.
- Education could be its own design goal or could also fit in any existing design goal or across the board.

Key Takeaway: Broad educational opportunity and ways this park could be used for educational purposes.

GROUP 7: Xio, Emmanuel, Carlos

PART 1

Q1: What I like most about the design is...
because...

The design is very versatile
The way that it's changed compared to ten years ago
The level of accessibility there is
How it's great for events, since waterfronts are less common than say just a park, and not just that, but the way the design is making the area more suitable for events

Q2: What I would change about the design is...
because...

Maybe add a boat rental place, since not many can afford boats, a non profit type deal. It helps a lot since it would boost the amount of access the general public has to the river. Same for life jackets.

PART 2

Thoughts on Design Goals?

Not many critiques of the design in this group; the main consensus is that one of the best things about the design is the level of versatility. It can act as a base for much to come in the future, there are many possibilities.

The group also noted that public funding would be easy to get, since recreational activities are currently something the public holds in high regards. Essentially, to quote directly, it wouldn't be a "hard sell." They also noted that it would be good for mental health.

To put it short: the design is great, especially the potential.

GROUP 8: Khalil, Karen, Mei

PART 1

Q1: What I like most about the design is...
because...

Increased nature aspect; setting the boathouse back is brilliant; increased circulation on site with multiple points of access; opening up to the water & blending it in with nature; the green pathway & the way that is designed; love that they made the dock the length of the park; lot of options for walkways; larger space for community events

Q2: What I would change about the design is...
because...

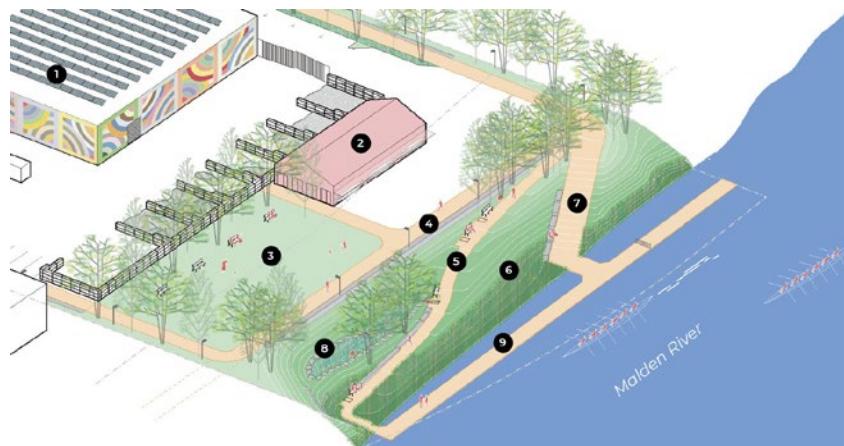
Should we get at the sea level issue now?; really limited stormwater retention; any opportunity to add other retention basins?; anything we can do about the geese? (and the swans)?; bioswale being a little bit small; add more stormwater landscapes (maybe in Area 6 in that triangle); maybe make the dock bigger so people can lay out on the dock; just thinking about parking and other options for a lot of people to get to a community event; large trees shows large trees between stormwater landscape & Area 6 so as trees get larger will block views -- so maybe smaller shrubs? (not sure if I got this part right) -- but someone said larger trees drinking up the water and provide more resilience & trees also provide shade; can we put solar-powered lights along the path to illuminate for safety as it gets dark?; downward facing lighting so as to not add to light pollution; and how late will we light it & what kind of carbon footprint will that add?

PART 2

Thoughts on Design Goals?

Yes, it has done a great job of meeting those goals; transportation to the park needs to be defined; creating some wildlife habitat -- as much as possible given the small size of the spot; if you use vines more in terms of the landscaping - don't need to be mowed & maintained as much; accomplishes each goal as much as possible given the size and limitations -- great job!! Recommend environmental signage about plant species, etc. including invasive species

Public Meeting 3 Discussion Analysis



Overall Response

- Overwhelmingly positive.
- Appreciation for balance of different types of spaces.

Access & Transportation

- Ensure multi-modal access
- Bus stop
- Bike rack
- Adequate parking
- Trail connectivity along river
- Signage and wayfinding from train stop
- Consider parking and other options for a lot of people to get to a community event.

River Views

- Ensure clear views of the river from seating areas.
- Want lush natural environment.

Cultural Inclusivity

- Different times and uses based on cultural groups.
- Signage art could be more representative of Malden communities.
- DPW mural is an opportunity for cultural inc.
- Add this to design goals.

DPW Building

- Community-representative and community-created art.
- Concern about noise from DPW.
- Concern about noise from concerts or large events.

Bioretention & Landscaping

- Need runoff buffer between DPW and the park.
- Any opportunities for increasing size or number of bioretention ponds?
- Accessible path cuts through too much of the landscaping.
- Don't want skimpy trees.
- Don't want landscaping to block views of river.

Educational Signage

- Nature/wildlife signs flexible for various workshops (work with science teachers).
- History signage of park and DPW area.
- Climate change and environment signage.
- Signage about own design process.
- Signs in various languages.
- Signage art to be culturally inclusive.

Program

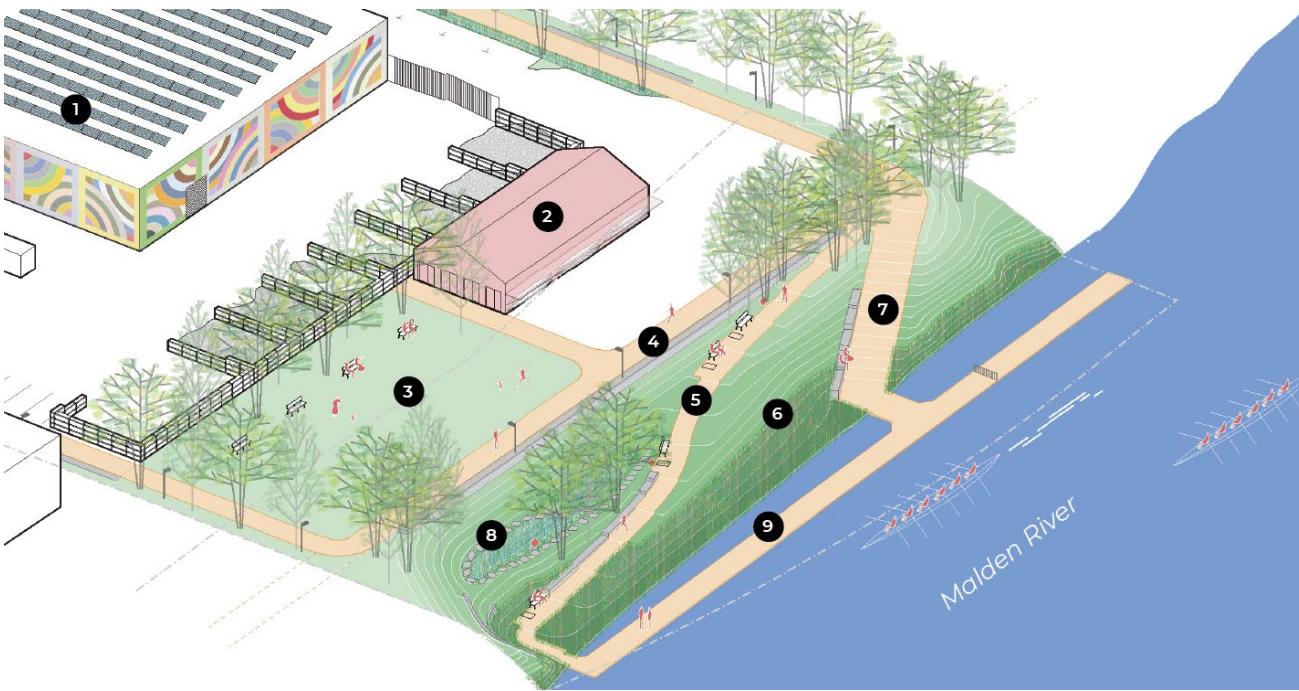
- Rental or storage space for kayaks, canoes, and other equipment so all can enjoy the river.
- Weather station like on Hancock building.

Operations and Maintenance

- Ensure clean up efforts are sustained.
- Trash cans.
- Ensure low-income families have access to boat house and river.
- Park timings? How late will lights be on?
- Are spaces reservable for special events?

Design Questions

- Is the main path multi-modal?
- River's Edge in Medford had to landscape due to contamination – have we factored this in?
- Should we get at the sea level issue now?
- Anything we can do about the geese (and swans?)



Other Comments

- More lawn/permeable surfaces (in boat area parking lot).
- Ensure benches get enough shade from trees.
- More shade along main path.
- Connect lawn to bioretention with more direct path.
- Create loop/track around DPW site – connect to Commercial St.
- Play area for kids.
- More seating facing river.
- Proper lighting, not shining on water, solar powered where possible.
- Partially open the dam to allow flow to the river.

Possible FAQs

- Access and transportation to the park?
- Is the design ADA accessible?
- Occupancy of lawn area?
- Maintenance of bioretention and invasive plant species?
- Will children be able to wade in the pond?
- Is the dock wide enough to support lounging *and* be accessible?
- Can residents collaboratively paint the mural on the DPW building?
- How does this site connect to adjacent properties and across the river?
- What are the parking provisions/capacity on site?

Appendix H: Public Meeting 4 Pre-Survey Questions

How do you Celebrate Malden?

Pre- Public Meeting 4 Survey (also available in the following languages)

Spanish: <https://forms.gle/J5Zw4fwEoQRAxpUW8>

Chinese: <https://forms.gle/FEMrybeG4QPpS3SB7>

Vietnamese: <https://forms.gle/Fci8mAoY2nUQDbqc6>

Portuguese: <https://forms.gle/woroYshe3vJisdpQ6>

Arabic: <https://forms.gle/RvCRyUvicCdmLEPZ8>

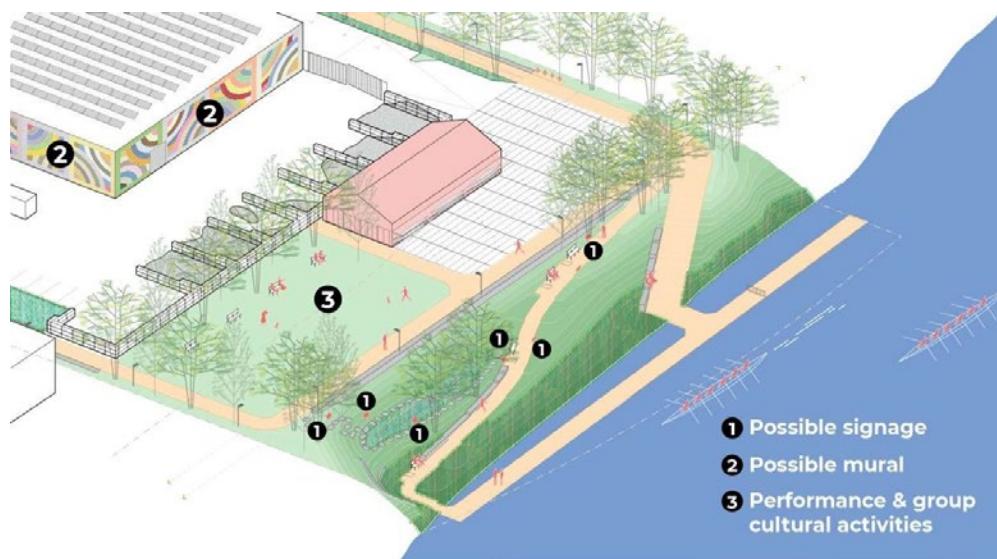
Haitian-Creole: <https://forms.gle/dDSaNZ8BfNjCXMtA7>

During this critical time in history, as the Black Lives Matter movement is picking up momentum, we have an opportunity to celebrate Black, Indigenous, and People of Color in the racially diverse City of Malden. In rejection of the historic use of public art, such as confederate statues, to reinforce systemic racism, we have an opportunity in designing the Malden River Works project to stand against racial injustice.

We want to hear from you about how the design of the new park can reflect the communities, stories, and cultures of Malden. We are proposing “Celebrate Malden” as an explicit design goal and invite you to share your thoughts in the survey below on how we can accomplish this:

Celebrate Malden: Reflect the communities, stories, and cultures of Malden in the design of the park and the DPW.

The picture below shows the proposed design for the park, and some initial ideas for where art or signage could be incorporated.



1. What does “Celebrate Malden” mean to you? Feel free to write an answer, scan in a drawing, submit a photograph, record a performance, tell a story, or respond in any other medium you would like. Please submit any text below and upload any attachments here: <https://drive.google.com/drive/folders/1Sh80IY-tB8QrMW2n9pcKiz0RSVjaflwn?usp=sharing> (you may need to copy-paste this link into a new window).
-
-
-
-

2. In what ways can the design of the park celebrate Malden's cultures, communities, and histories? (Please rank in order of preference, 1=highest preference, 7=lowest)

Mark only one oval per row.

	1 = top preference	2	3	4	5	6	7 = lowest preference
Art on DPW walls	<input type="radio"/>						
Art behind signage and wayfinding	<input type="radio"/>						
Hosting performances (eg theater, concerts, spoken word)	<input type="radio"/>						
Including signage on the history of Malden	<input type="radio"/>						
Including signage on the local wildlife and ecosystem	<input type="radio"/>						
Hosting cultural activities/classes (eg African drum circle, Tai Chi, Zumba)	<input type="radio"/>						
Other	<input type="radio"/>						

3. If you responded "Other" to the question above, please provide a description here.
-

4. Who should we talk to? Is there any person or organization you think should be involved in this process? (Artists, educators, historians, culture bearers, Malden Cultural Council).

5. Describe how you would most often use this park? (time of day, type of activity, number of people you would visit with, anything else you think is important).

6. Are there any other thoughts you'd like to offer.

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Google Forms

Appendix I: Public Meeting 4 Pre-Survey Results

Dates live: July 6, 2020 to present

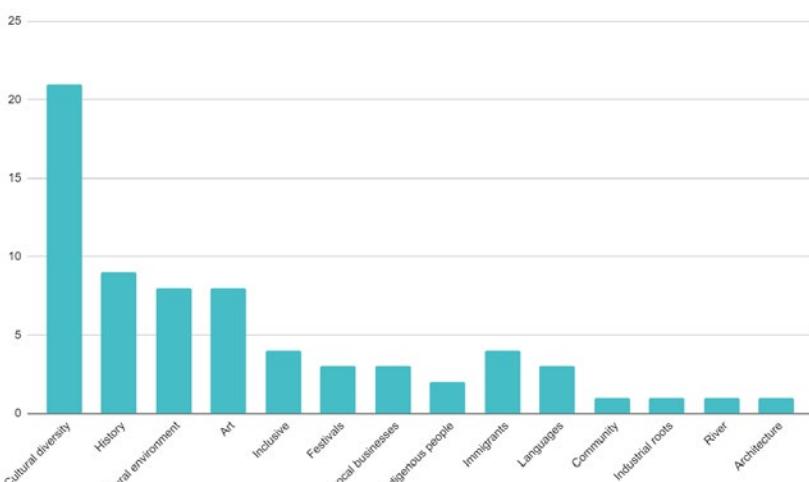
Results as of: August 10, 2020

Responses: 132 English, 3 Chinese

Offered in: English, Spanish, Portuguese, Arabic, Haitian Creole, Chinese, Vietnamese

*"Celebrate Malden means celebrating every single **race, culture, religion, LGBTQ+, disabled individuals, and seniors.** It means translating the signage in all of the **languages** needed so every single resident can read them. It means having the mural designed and painted by a person of color or a group of artists that include people of color, LGBTQ+, and disabled individuals."*

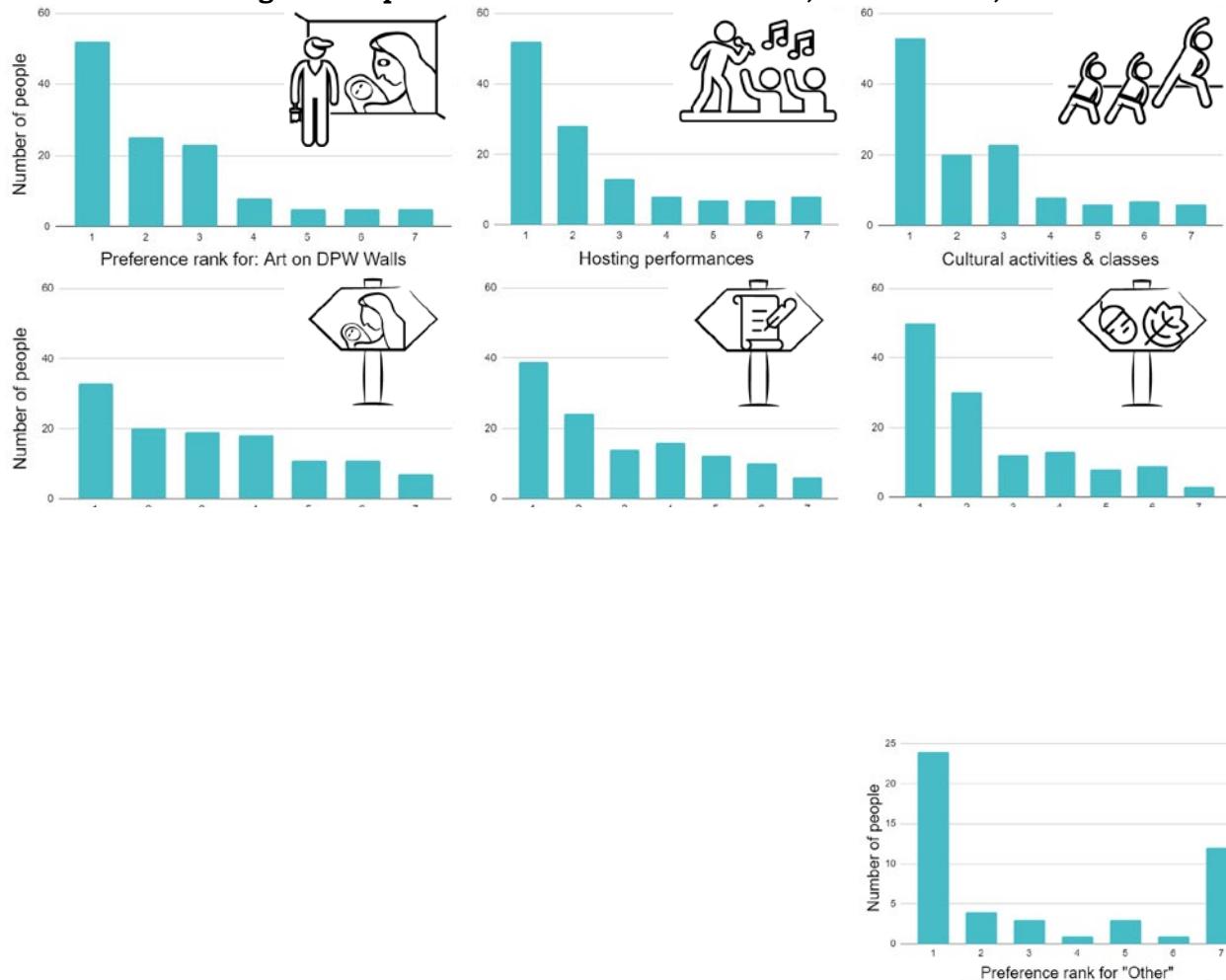
What does Celebrate Malden mean to you?



- Cultural diversity is a big part of what residents appreciate about Malden.
- Inclusive referred to LGBTQ community, elderly, and disabled, in addition to all cultures

Celebrate the diversity, by **honoring the different voices** that may not have been reflected in the commonly written history of the city.

How can the design of the park celebrate Malden's cultures, communities, and histories

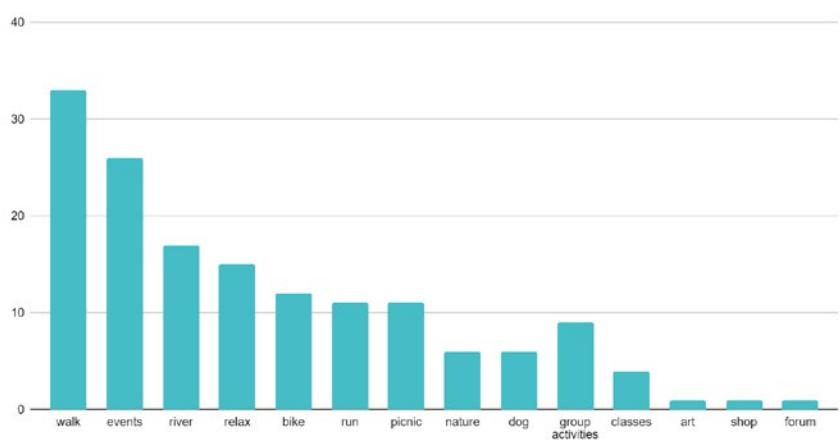


HISTORICAL SIGNAGE/MURALS **BUSA HUSAK FARMERS MARKET** **FREE LIBRARY NATURE SIGNAGE**
YOUTH ENGAGEMENT **ROTATING ART** **COMMUNITY GARDEN**
CULTURAL ART/MURALS **RIVER ACTIVITIES** **RELOCATE DPW**
RECIPES BOARD **OUTDOOR EVENTS**
CONNECTIVITY **MALDEN LOGO** **WATER SHUTTLE** **LIGHTING** **OUTDOOR GYM**
ELISHA CONVERSE **PAINTED BOATS** **PRESERVE NATURE** **SINGLES EVENTS**

New Ideas

*I think you should celebrate the Malden River: the **ecology of the river here is unique and amazing.***

Park Use

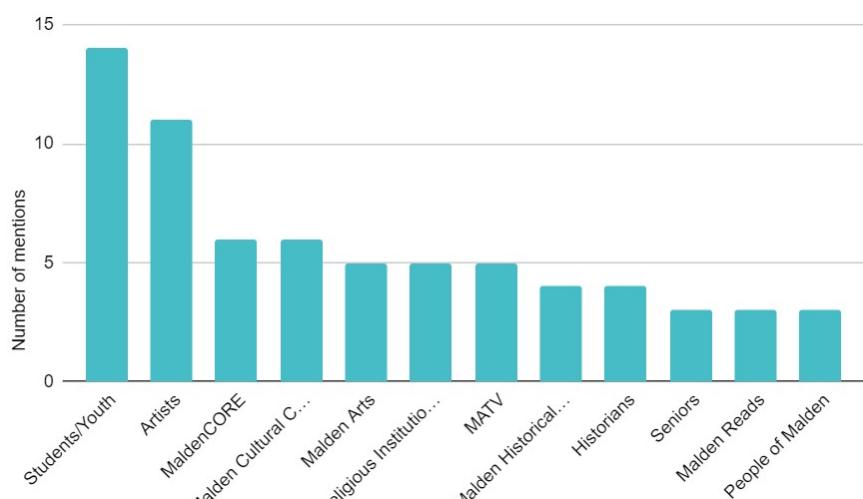


- Times of day and days of week vary inconclusively*
- Most respondents would come alone or with 1-3 other adults**
- Some respondents mentioned kids and wanting kid-friendly activities**

* only 25 respondents mentioned timing at all

** only 31 mentioned anything about who they visited the park with

Who to talk to (highest number of mentions)



- Heavy emphasis on students/youth, artists and art communities, and adequate representation of all cultures/religions including indigenous and immigrant communities

Celebrate Malden means giving **BIPOC a seat at the design table and a voice** in crafting signage, and having art represent all the communities that make up Malden.

Appendix J: Public Meeting 4 Small Group Discussion Notes

Discussion theme: Art (1)

Zoom lead: Erica Wood (Volunteer)

Facilitator: Dan Koff (Volunteer)

Note taker: Naomi Kahn (Volunteer)

Q1: How do you envision the design or use of the park incorporating art to Celebrate Malden?

- Murals on the DPW building, sculptures on land and in or over the water. Maybe an ongoing mural that adds panels each year, hiring high school students to help a lead artist in the summers.

Q2: What themes do you want to see incorporated in art at the park?

- Immigration+Migration, "Welcome Neighbor" said in different forms and languages
- Ecology of the river/The river's clean-up process
- Diversity and History of Malden.
- A graffiti wall that get added onto by juried local artists
- Temporary art on panels
- Art made from plastic bottles and other trash found in the river
- Sculptures in or on the water
- Multi media art-film screenings, music
- Projecting lighting in different ways, by different artists

Q3: How could art work or artists be chosen for the park? What could that process look like?

- A call for local artists
- Reach out to community groups and churches
- Appoint a committee to project manage the art
- Project organizer who works with different teams of artists
- Reach out to notable people who lived in Malden but have left
- Apply for grants that would apply for art projects
- Create a class in the local High Schools that would work on art projects for the park, either temporary or permanent, this would involve working with the teachers

Discussion theme: Art (2)

Zoom lead: Marie Law Adams (MRW project team)

Facilitator: Barbara Murphy (MRW Steering Committee)

Note taker: Renee Hoekstra (Volunteer)

Q1: How to envision design or use of park to incorporate art to Celebrate Malden?

- Electronic sign board in Malden (by Sufa)...maybe we could incorporate poetry from the community? Cultural aspect also. Electronic means that it could change, provide food for thought. Use by students or young people. Capacity for using it as live performance, spoken word, or video. Ryan O'Malley "it is more like a kindle or etch-a-sketch, solar powered."
- <https://soofatalk.com>
- Sculptures that reflect what is underwater. Taking that trash along the river and making art with it.
- Contests/ sculpture for things like marine life, ice sculpture contests. Revere has sand castles, Salem has chocolate festival, what about Malden?
- Having designated graffiti space, so there is not just one mural, maybe the boathouse

Q2: What themes do you want to see incorporated at art in the park

- Poetry, poetry slams, quotes or phrases. Maybe in different languages?
- Maybe churches could be involved with varying viewpoints
- Black Lives Matter
- Trash/ sculpture, sculptures related to life in the Malden River
- Murals related to diversity, LGBTQ, putting people together, maybe the people who live here
- Industrial history of the river, before industry/ Native American tribes what it may have been like, maybe also tie into local businesses, synchronize themes of past/ future
- Nature themes with marine life

Q3: How could art work/ artists be chosen for the park and what would the process look like?

- Involve the public, as many people as possible
- Sculpture contests
- People in the community with different backgrounds, an idea adopted from Canada. "You could take out that person on your library card. Have a conversation with them. Whoever is on the people menu. Like you could get to know the rabbi. Even an activity on a particular day. Because there are so many cool people in Malden. Like I want to take (person in group) out for a half hour, from the library. Get to know them."

Discussion theme: History

Zoom lead: Kathy Vandiver (MRW Project Team)

Facilitator: Ramon Norales (MRW Steering Committee)

Note taker: Jayana Burdine (Volunteer)

Q1: How do you envision the design or use of the park reflecting the histories of Malden?

- Sculptures (profile of someone's history of their impact of malden)
- Histories of different groups (ex: natives, colonials)
- Different views of river / timeline (what it looked like previously & show transformation)
- Industrial history shown in artistic way
- The changes people have driven(to learn)
- Malden river used to be a park but now its a canal/ used to be longer (could make signages or pictures)
- Mimic the tide (possibly a sculpture idea)
- Mural (can convey messages)
- Images of virtual reality of different images

Q2: What historic themes would you want to see incorporated in the park?

- Wetlands? The history of the river had a great spread wet lands
- Climate change/manmade changes
- The first mayor of malden (create a sculpture of him)/ he made a big impact with the converse company as well as most maldonians worked at the shoe factory
- Appeal to as many people of malden

Q3: How can historic features or themes be chosen for the park? What could that process look like?

- Focus on the residents of malden/ someone who was really involved
- A variety of people (ex: people who worked in the factory)
- Focus on the overlooked (could be a challenge)
- A survey (ask others top 5 for their opinions)

Discussion theme: Culture

Zoom lead: Tanvi Sharma (MRW Project Team)

Facilitator: Souad Akib (MRW Steering Committee)

Note taker: Nick Cohen (Volunteer)

Q1: How do you envision the design or use of the park reflecting the cultures of Malden?

- All of the examples listed in the question are key. Make the park a hub for culture. No place like that exists right now. The more people know about it, the more they'll go there.
- Idea: cultural festivals with pretend "passports" to travel to different countries at the festival. There was something similar in Malden Square called Celebrate Malden.
- Jeff W works w/ Boston Dragon Boat Festival. Old race director did event on Malden River with dragon boats. That event stopped because too busy. Jeff would be interested in helping with Dragon Boat Festival again on Malden River. Especially youth and different ages. Connect to food and other cultural events. Logistics can be fine-tuned based on river or park space specifics.

Q2: What special features or accommodations (if any) are necessary to support cultural activities at the park?

- Need basic amenities (like restrooms, shade, etc.) to have events and festivals. Restrooms key. Restrooms are proposed.
- #3 on diagram is key area for festivals.
- Important to have community engagement in processes. Concern about communities' voice and diverse voices in process.
- Once park set-up, more ideas will come for activities, festivals, performances, etc.
- Small stage that gets set-up for different shows would help. Maybe use back of building (proposed crew building?) for that. Area near building is suggested for stage. Key would be to have a way to have power to run there (e.g., for amplification). If stage was back wall of building, it might help with power access.

Q3: How can it be ensured that the park is inclusive and welcoming to different cultures and communities of Malden?

- Use wall as a mural to paint different cultures and information would be welcoming.
- Infrastructure - physical pieces that make space welcoming (like mural described above) - and programming and events - more operational issues (who organizes, who has access) - are both key.
- Decisions not for tonight, but those questions around process and who runs it are key.
- We should think about how to use language to make people feel welcome (different languages, part of the art).

- Art should be done by multiple communities. One spot for each culture and mix different cultures. Including by youth.
- Operations suggestion: Host events around different months like Black History Month, Pride Month, etc. Invite groups to host events and different groups come to different months to raise awareness around park. Funding for that would help for events and park upkeep.
- There are already rules for areas like Senior Center. Could do something similar or use those rules for park.
- Key is to get people to the park for event for and by their community so they feel ownership because they had an event there celebrating their community.
- Events could also raise money for city.
- Could set-up a council or committee to help with this “who” question.
- Is there a Board for a Malden River? No, but there is a Friends of the Malden River. Might help if Friends of Malden River had some involvement and encouragement, similar role to Friends of Magazine Beach.
- “Who and how “ need to be considered, so not afterthought or considered too late.
- Wouldn’t want too many “gatekeepers” to events, but ongoing involvement of Malden River Works Steering Committee would be great. Great if they stay involved to sponsor events, promote uses they want to see, etc. . Not necessarily curators.

Key takeaways:

- Process and physical infrastructure both important for sense of feeling welcome and inclusivity among and between different cultures, as well as reflecting different cultures. Process example: entity that organizes or oversees events (role for existing Steering Committee, FoMR or other). These events could be around existing yearly moments like black history month, pride month, memorial day and key ownership by different groups and interactions between groups.

Phys infrastructure example: mural reflecting different cultures and interactions between.

Ownership and awareness of park are key.

Discussion theme: Education (1)

Zoom lead: Rich Whelan (Volunteer)

Facilitator: Emmanuel Marsh (MRW Steering Committee)

Note taker: Carlos Aragon (Volunteer)

Q1: How do you envision the design or use of the park incorporating educational features?

- bring in facilities for outdoor exercises and safety
- a community garden has a lot of potential to be educational in terms of the gardening field, especially for children.
- has potential for marine biology as well, or biology in general because of the river.
- it would be beneficial for classes and clubs that involve biology to do workshops and stuff like that
- it would look good for universities
- this would be a great area for a story-walk

Q2: What educational themes would you like to see incorporated in the park?

- It has the potential to be a place of gathering for different types of cultures, especially since Malden is such a diverse community.

Q3: How could educational features reach people of different ages and backgrounds?

- It would be a good place for people of different backgrounds and ages to gather, as previously mentioned
- there could be pairings with high school students and smaller kids in workshops for the river, as mentioned in the fourth point in the first question.
- there could be a collaboration with the senior center

Discussion theme: Education (2)

Zoom lead: Alexis Hosea (Volunteer)

Facilitator: Karen Buck (MRW Project Team)

Note taker: Anne D'Urso (Volunteer)

Q1: How do you envision the design or use of the park incorporating educational features?

- Kids research things about the river or historical things in Malden & make sign posts & put them around the park. Posts would be permanent but signage can change & be rotated. Braille on the signage? Use of nearby universities to partner with around river themes. Bunker Hill - science program. Partnership with Metro Rock climbing gym - incorporate a climbing wall somehow? Include signage about native plants & species. Have high school students do water sampling/testing.

Q2: What educational themes would you like to see incorporated in the park?

- Native species & plants. Inclusive training. (CBI in Boston has a huge sailing program for the blind - maybe they would do a satellite program. Handicapped accessible equipment. Sensory garden for people with autism. Something on the history of the river. The history of Converse family. Be consistent with the signage. The history of the climate change movement. Weather station? Include solar cells - alternative energy sources. Storing energy. Teach people how to compost.

Q3: How could educational features reach people of different ages and backgrounds?

- Translation services through an app. Peace pole (like at the YWCA). Get more input from the senior community. Water station to fill up water bottles. Make educational videos to bring people to the river, as well as to possibly run at the park. Creation of an app (maybe crowd-created) that would have all kinds of information about the park & river - including translation. Need shade structures so people can keep cool. A way to project movies. Great place for educational lectures. Maybe a star party. Space for outdoor classrooms. How to make this a four season park? Yurts in the winter time?

Appendix K: Community Outreach List

MALDEN RIVER WORKS Community Outreach	
BLUE TEXT - *text in blue are suggestions from the Public Meeting 4 pre-s	
BLACK TEXT - *text in black are collected from Friends of the Malden Rive	
GROUP	GROUP CONTACT
CULTURAL GROUPS	
Bread of Life	Gabriella Snyder/ Patty Kelly
Chinese Culture Connection	Mei Hung
Immigration Learning Center	Kathy Smith
MHS Haitian Club	Paul DeKalb
Malden Latino Council	Gloria Salazar/Karen Hayes
Malden Cultural Council	
Malden CORE	Erga Pierrete
YMCA	Cindy P
YWCA	Peg Crowe and Chris Murphy
AA for Arab Women	Souad
Chinese Progressive Assoc	Alex T. Tom
MTEC	Cathy MacMullin
BoyScout	Matt Burne
Closest Connections	Edward Lee
ACDC Leadership A	Yugi Wang
Malden Rowing Alumni	
Wah Lum Kung Fu & Tai Chi Academy	Mai Du/ Laura Le
Salvation Army	Fred Clarke
Girl Scout	Denise Keating
Housing Familes	
Malden Public Library	
Malden Reads	Anne D'Urso-Rose; Jodie Zalk
GMAACC	Dr. Jenny Hsi - new director
Malden Historical Society	
Historians of Color	
Asian CDC	
NS Black Womens Assn	Iodiah Henry
North Shore Hispanic Assn	Gladys Rogers
NAACP	Zane Crute
Malden Renters Coalition	Luke Deems
Mass Senior Action Council	Karen Lynch
ART	
MATV	Anne D'Urso-Rose
Malden ARTS	Naomi Brave and Naomi Kahn
FAITH	
Assembly of God	
Baha'i Faith of Malden	David Weigert
Chinese Christian Church	Pastor Daniel Ngan (BOL contact)
Agudas Achim-Ezrath Israel	E. Donald Weiner
Emmanuel Baptist Church	Wayne Gadie
First Baptist Church of Malden	Martha A. Dominy
First Luthern Church	Rev. Emily Hamilton, Pastor
First Parish in Malden UU	Otto O'Conno
Freedom Hill Community Church	Anders Eliason
Good Shepherd Methodist	Rev. Nizzi Santos Digan
Grace Church	Ruby Dorvilier
Grace Tabernacle	Sheryl D. Mann
Haitian Church of Nazarene	Jean-Carne Pierre
High Rock of Malden	Edwin and Kelsey Mennon
Iglesia Cristiana CasadeFey	Ernst Jean
Imani Temple Ministries	Reba Danastrong
Malden First of Nazarene	Gerry Whetstone
Malden Mission A.M.E	Edward Green
Outreach Community Ctr	Hamid Bourote
Philadelphie SDA	Marie Coulanges
Sacred Heart	Rev. Mario Guarino
St. Paul's Episcopal	John R. Clarke
The Potter's House	John Foley
St. Luke's	George Mbugua
Spanish Malden Church	Pastor Eduardo Rodriguez
Malden Islamic Center	
HEALTH	
South Cove Health Center	TBD - Mai Du to help with connect
Sharewood Clinic	
CITY	
City of Malden	Karen Hayes
City of Malden Rec Dept	Joe Levine and Laura Perez

City of Malden Facilities	
Malden CPC	Lisa Sulda
Malden Center	
Malden Police Dep	
STATE	
DCR (Department of Conservation and Recreation)	
BUSINESSES	
Restaurants/Food trucks	
Verizon (for wifi)	
Real Estate professionals	
COMMUNITY GROUPS	
Representatives of all cultures and communities in Malden	
Seniors/Senior Center	
Indigenous community	
Disability community	
Journalists (Greg Cook, Kari Percival)	
LGBTQ Community	
Black Lives Matter	
Residents of Riverside Dr apartments	
EDUCATORS	
Art teachers	
Crew Coaches/team (Sarah Jones, Shauna Campbell)	
Music/performance teachers	
Educators of Color	
ENVIRONMENT	
Environmental Studies professionals/wildlife experts	
Horticultural Society	
Gore Place Gardeners Group	
Audubon Society	
Friends of the Malden River	Karen Buck
INDIVIDUALS	
Ose Schwab	

Naomi Brave	
Naomi Kahn	
Bryan Phillips (Louise Stokes statue at Malden High)	
OTHER	
Everett (for ped bridges)	

