

MALDEN RIVER WORKS

FOR WATERFRONT EQUITY + RESILIENCE



WELCOME to the 3rd Public Meeting!

6:20 pm	Zoom introduction
6:30 pm	Meeting starts & welcome
6:50 pm	Concept design overview
7:15 pm	Breakout sessions
7:45 pm	Report back
8:00 pm	Adjourn





Speaker View

 Alice Brown	 Amber, Mystic River ...	 Emma Bird	 Nick Black
 ruthraphael	 Gustavo Q.	 Jenny Effron	 Liza
 Nick Iselin	 Gretchen Rabinkin	 cheri ruane	 Richard McGuinness
 Brie Hensold	 Amy Whitesides	 GORDON CARR	 Vivian Ortiz

 Jesse Brackenb...	 Laura Jasinski, C...
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Participants (18)

Find a participant

- AM Amber, Mystic River Waters... (Me)
- Alice Brown (Host)
- RM Richard McGuinness
- NI Nick Iselin
- AW Amy Whitesides
- Brie Hensold
- cheri ruane

Invite Unmute Me **Raise Hand**

Zoom Group Chat

To: Everyone

Type message here...

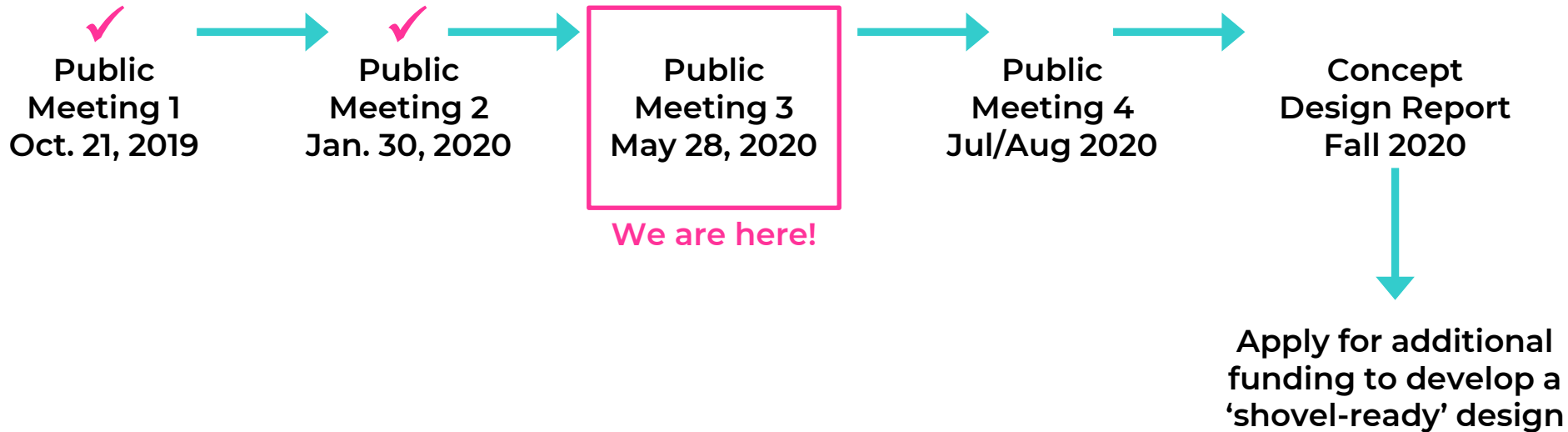
Unmute Stop Video

Participants Chat

Share Screen Record Reactions

Leave

Where we're headed



Where we're headed

- Tonight:** **Share** an updated design based on community feedback for a new park on the Malden River
- Discuss** with Breakout Groups and give **feedback** on the design
- After tonight:** **Refine** what we heard into a 'nearly final' concept design to share again at the next public meeting in July/August

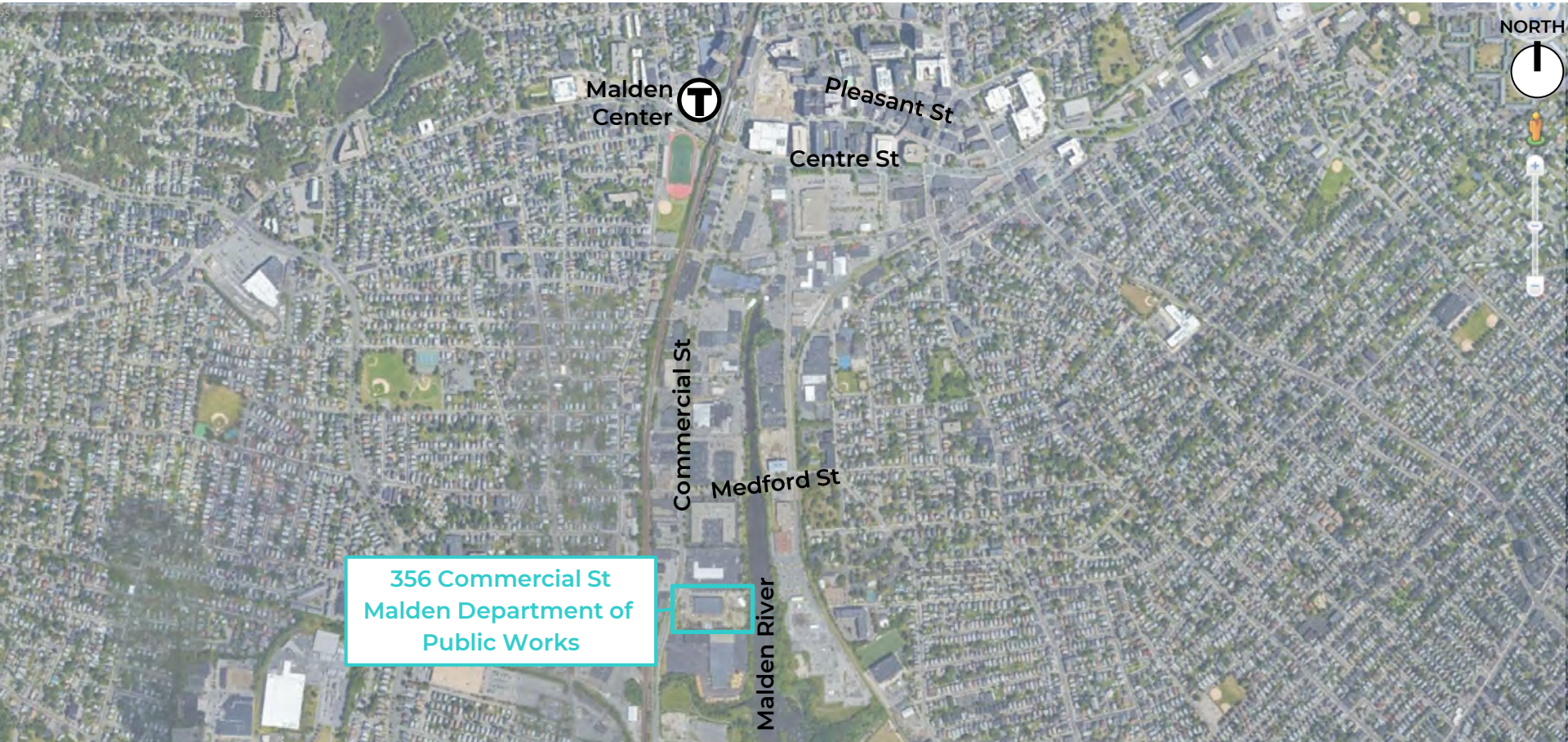
Our design process

Analyze what we heard from Malden communities (two public meetings, survey, online feedback) about 3 initial design concepts for a new park on the Malden River

AND

Translate what we heard into a single updated design

Malden River Works – Project location



356 Commercial St
Malden Department of
Public Works

Malden Center

Pleasant St

Centre St

Commercial St

Medford St

Malden River

NORTH

DPW (Department of Public Works)



Parking

Boathouse

Main Building

Materials +
Equipment

Commercial St

Malden River



DPW (Department of Public Works) BUILDING



MATERIAL FROM STREET REPAIR WORK



WINTER ROAD SALT SUPPLY



EQUIPMENT STORAGE



BOAT HOUSE



DOCK

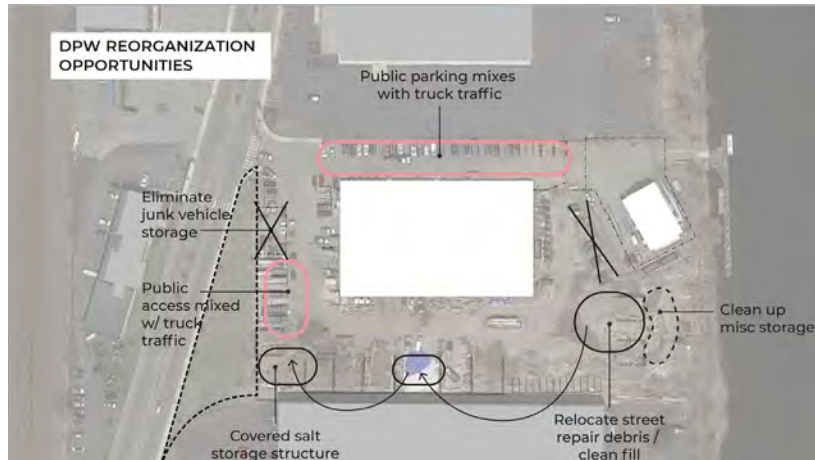


Cruise in a Canoe event, Sept. 2019; photo by Khalil Kaba

Recap of key issues from Public Meeting 2

Reorganize DPW operations

- To create safe and inviting public access to the river
- To create more space for public access along the river
- For better resilience: the DPW is a key responder during emergency and recovery events



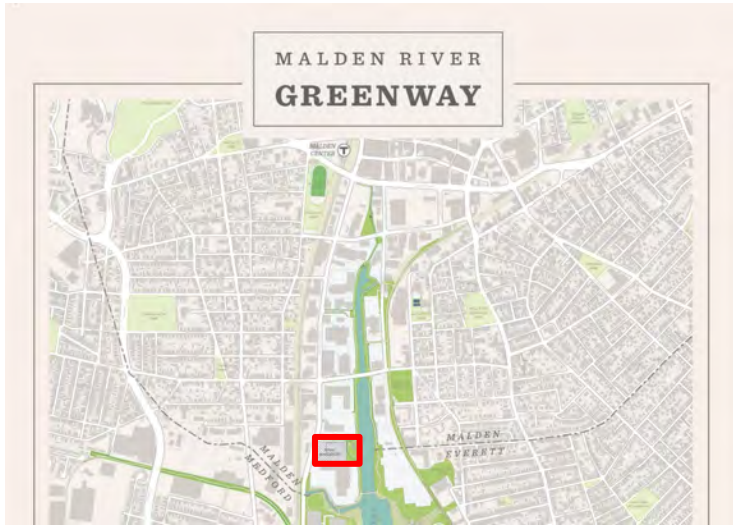
DPW design slides from Public Meeting 2 presentation

(See the full presentation from Public Meeting 2 at maldenriverworks.org or mysticriver.org/maldenriver)

Recap of key issues from Public Meeting 2

Use the park to improve climate resilience

- For flooding from sea level rise: create a flood resilient Malden River Greenway
- For flooding from storms: Use nature-based processes (green storm water infrastructure such as bioswales and bioretention basins) to manage stormwater
- For urban heat island effect: Increase tree and plant coverage



Climate resilience example pictures from Public Meeting 2 presentation
(See the full presentation from Public Meeting 2 at maldenriverworks.org or mysticriver.org/maldenriver)

SITE FRAMEWORK PLAN - RECAP

Park signage at Commercial St

Public pathway
DPW Parking

Swale

Interpretive signage & lighting

Public Dock

Crew Teams Dock

Parking
(Public + DPW employees)

Existing DPW Building

New Boat House

Malden River Greenway

Retention basin

Materials storage

Retention basin

Public amenity area

COMMERCIAL STREET

MALDEN RIVER

Recycling

Salt shed

Swale

Materials storage

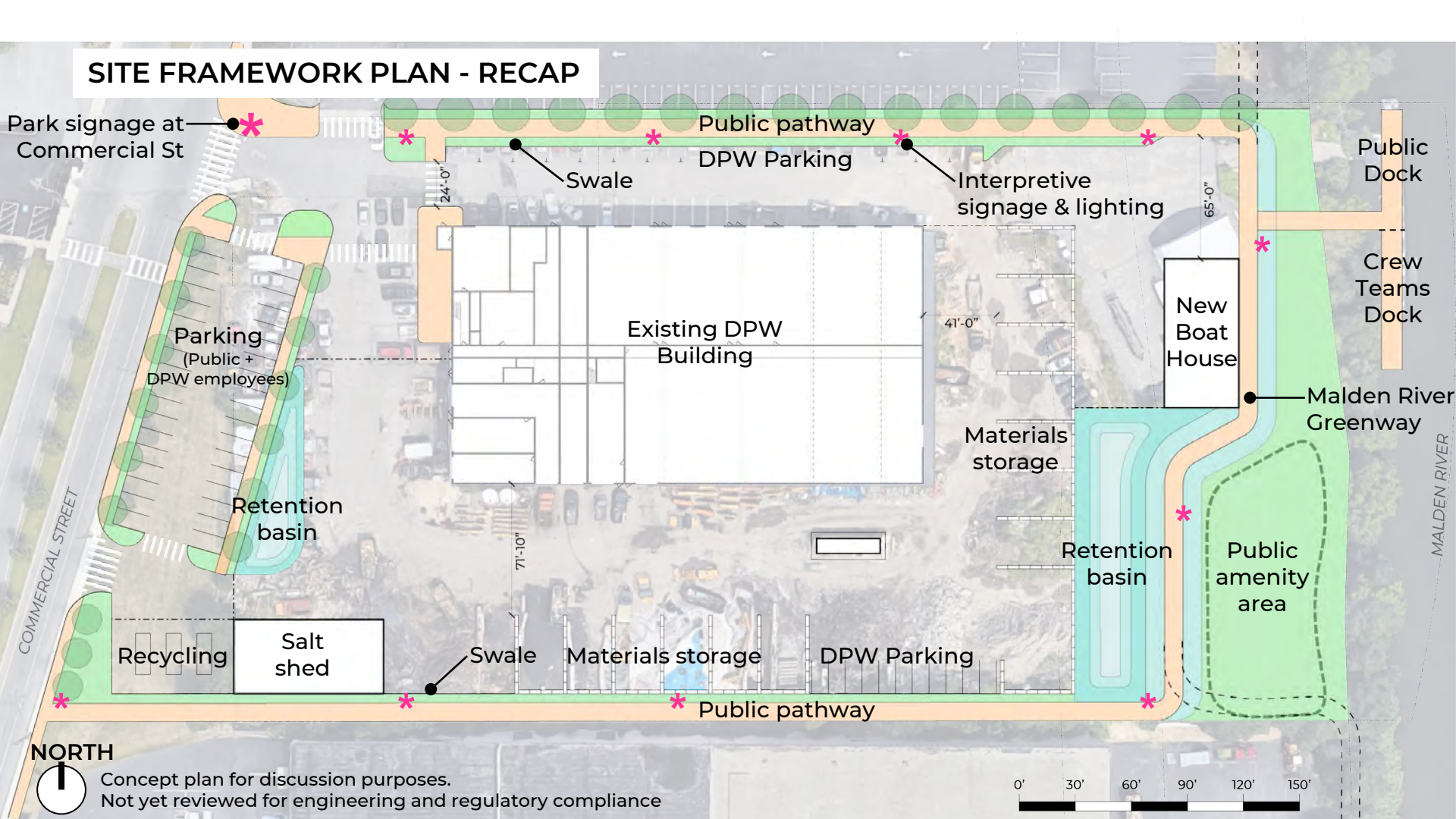
DPW Parking

Public pathway

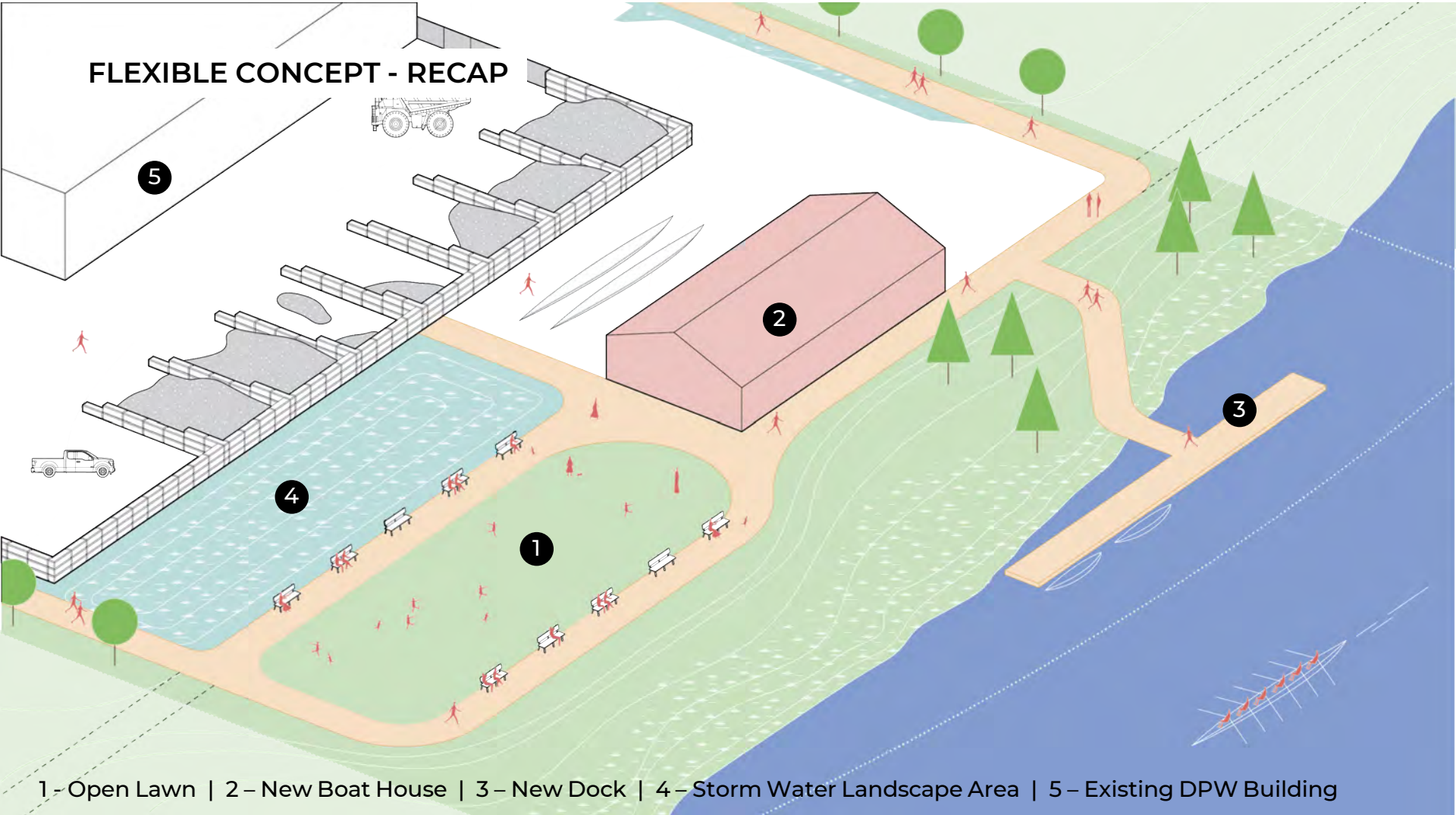
NORTH

Concept plan for discussion purposes.
Not yet reviewed for engineering and regulatory compliance

0' 30' 60' 90' 120' 150'

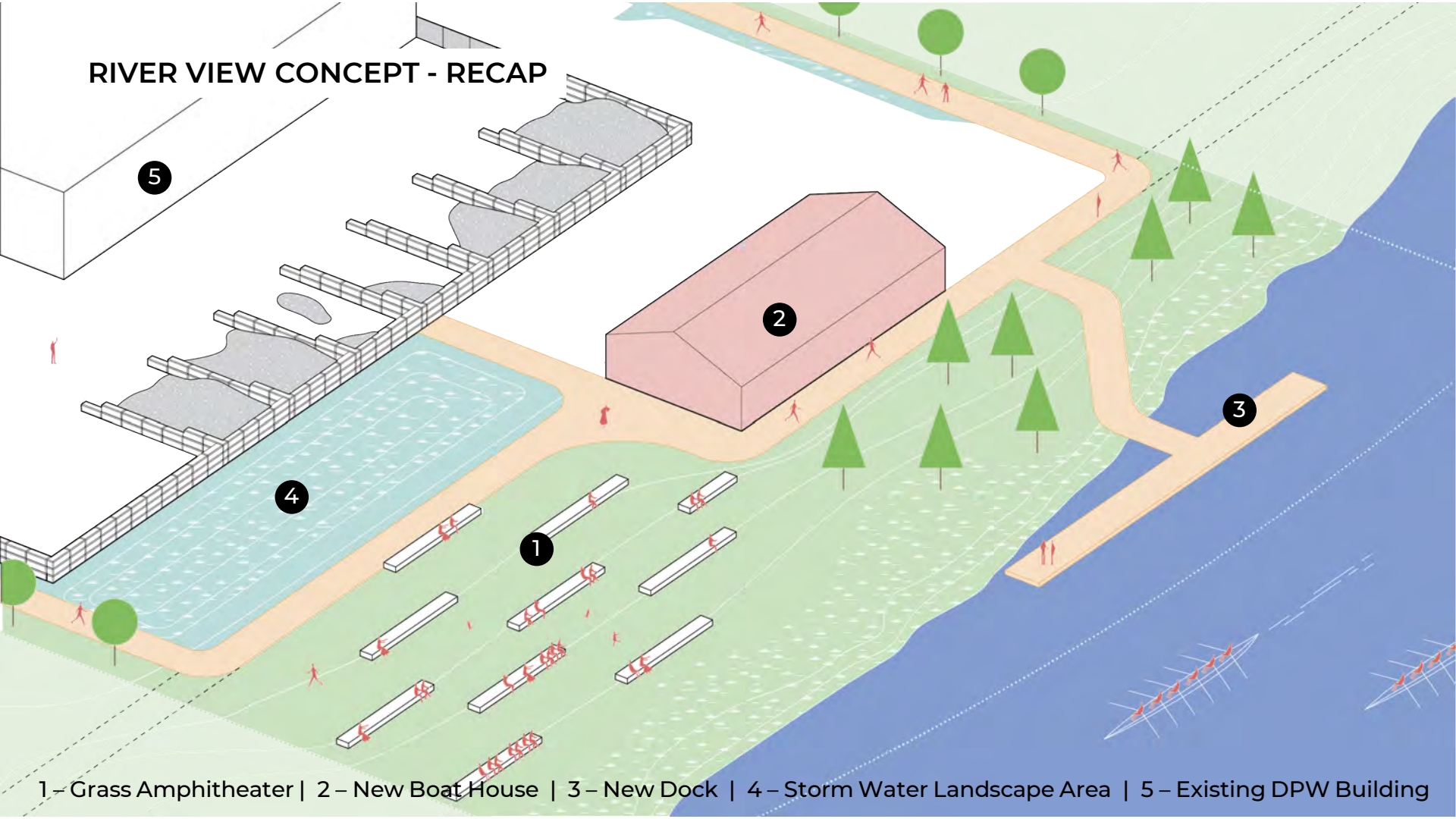


FLEXIBLE CONCEPT - RECAP



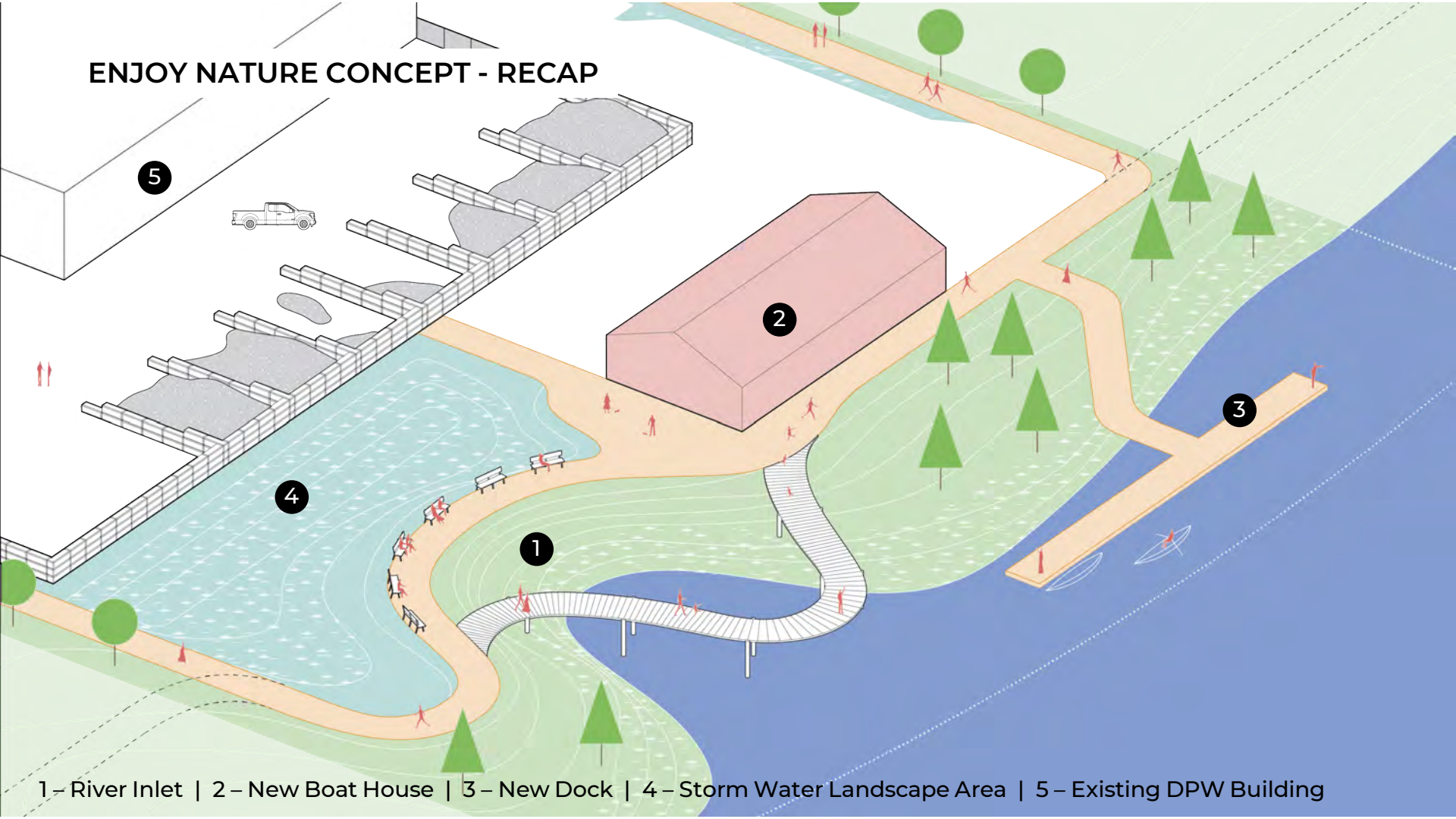
1 - Open Lawn | 2 - New Boat House | 3 - New Dock | 4 - Storm Water Landscape Area | 5 - Existing DPW Building

RIVER VIEW CONCEPT - RECAP



1 - Grass Amphitheater | 2 - New Boat House | 3 - New Dock | 4 - Storm Water Landscape Area | 5 - Existing DPW Building

ENJOY NATURE CONCEPT - RECAP



1 – River Inlet | 2 – New Boat House | 3 – New Dock | 4 – Storm Water Landscape Area | 5 – Existing DPW Building

Table Activity Recap

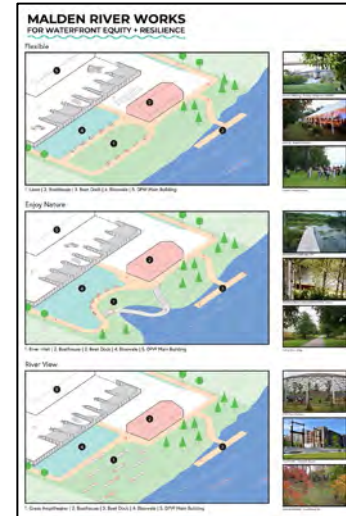
From Public Meeting #2:

1. What do you see that you like the most?

Write down one word on a **blue** post-it, and stick on the poster. Then share with the group.

2. What would you like to see that is missing?

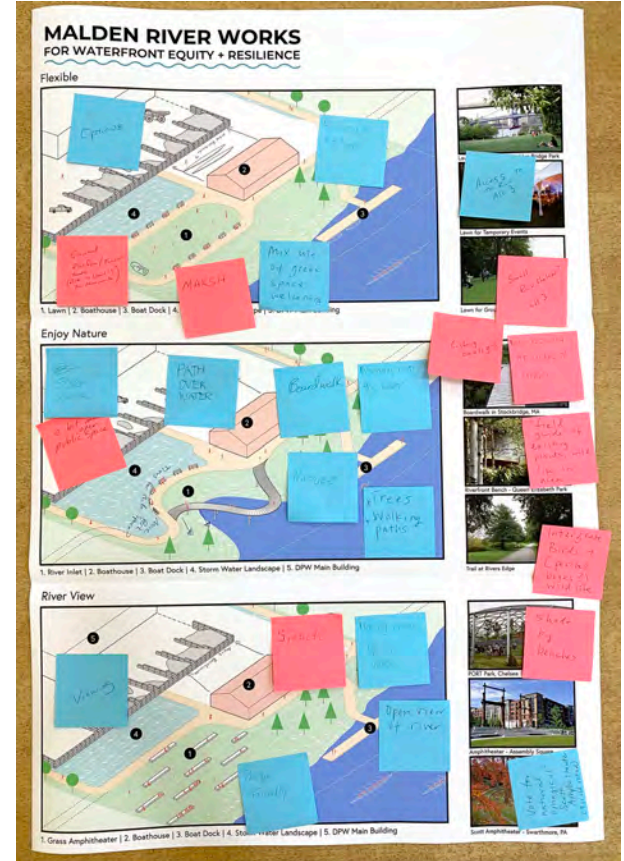
Write down one word on a **pink** post-it, and stick on the poster. Then share with the group.



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Table Activity Recap



What We Heard

Access considerations

- Lack of public transportation to the river is a concern
- Plan connections between parcels along the river
- Create opportunities for public boating

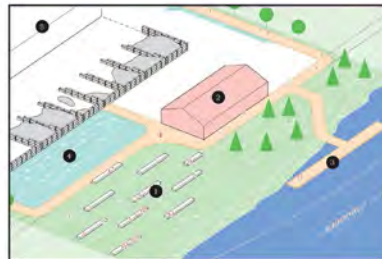
Safety & comfort considerations

- Boathouse location
- Lighting for security
- Shade
- Restrooms

All Schemes

Like

Missing



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

- 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
- 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)

Poster Notes

- access to river

- small rain shelter
- lighting

What We Heard

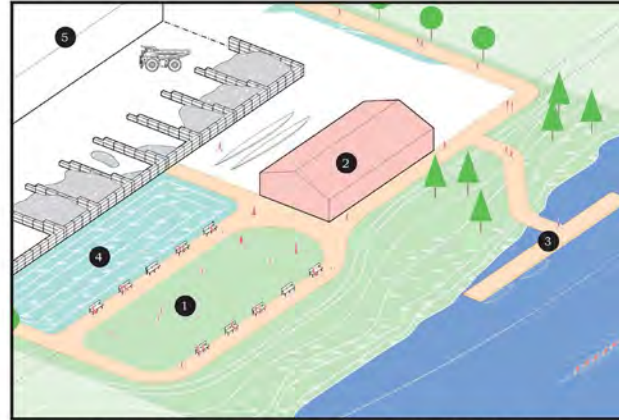
Flexibility is good, but:

- Needs more connection to nature – including trees for shade and screen views to DPW
- Needs character

Flexible

Like

Missing



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



Lawn for Relaxing - Brooklyn Bridge Park



Lawn for Temporary Events



Lawn for Group Exercise

- I really like this!

- Healthy

- 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 landscaping in a U facing the river, as a buffer for 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)

- 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)

What We Heard

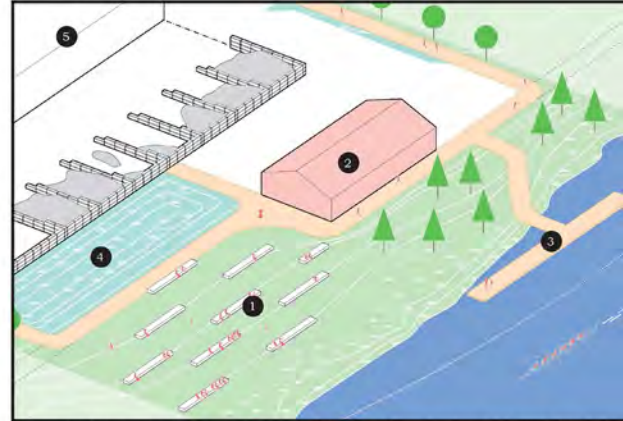
River views are good, but:

- Not enough flat area for performance in this scheme
- Precludes some types of uses (ie, not flexible enough)

River View

Like

Missing



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



PORT Park, Chelsea

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



Amphitheater - Assembly Square

- Mix of theater & open space



Scott Amphitheater - Swarthmore, PA

- Like descending amphitheater, looks natural

- 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

- Moving 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 that 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

- 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

What We Heard

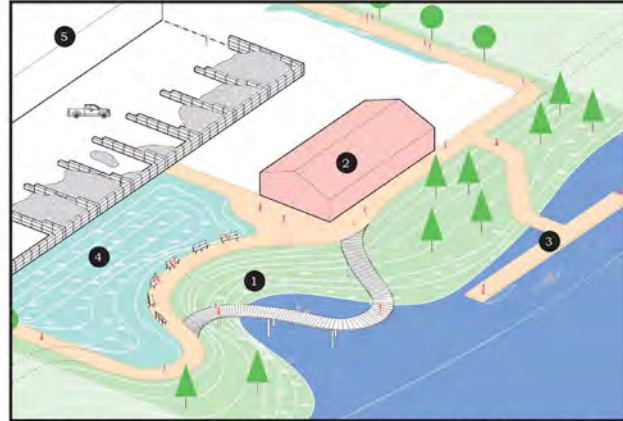
Connection to nature is good, but:

- Doesn't allow for community gathering
- Accessibility and safety concerns (with boardwalk)
- Could be more costly

Enjoy Nature

Like

Missing



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



Boardwalk in Stockbridge, MA



Riverfront Bench - Queen Elizabeth Park



Trail at Rivers Edge

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

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

- Integrate birds & (perches, boxes?) wildlife

- 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 amphiteater, #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
- 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
- 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 stormreplicles 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

- boathouse
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Online feedback

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

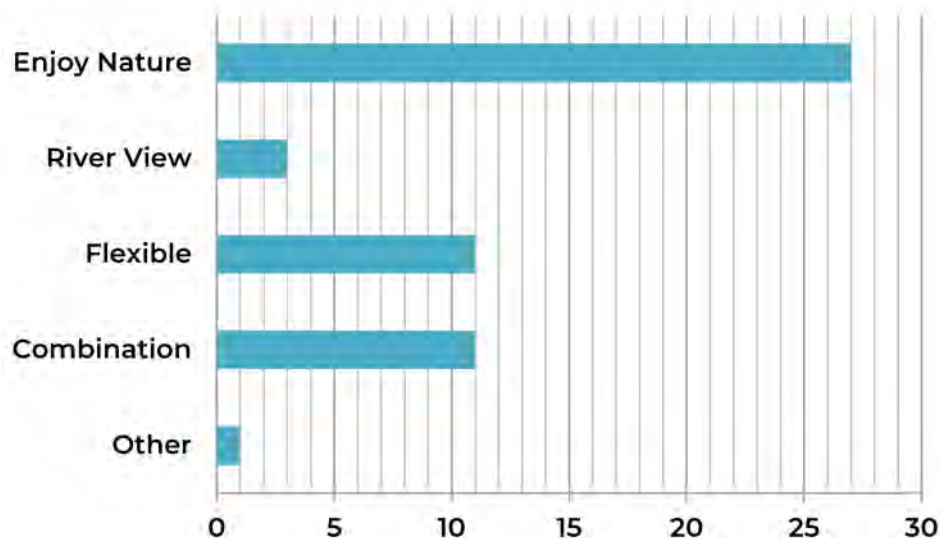
“the lawn gives the park presence on the riverfront and allows for the **most types of users**”

“a space for local vendors to have a summertime Malden Food Festival **where different folks of different cultures can come together** and break bread, and local businesses can showcase their product”

“site should be fully **universally designed**”

“Malden is in dire need of **gathering space**”

“I can already picture a springtime **environmental-themed class field trip** to the river waterfront”



Design Goals

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.

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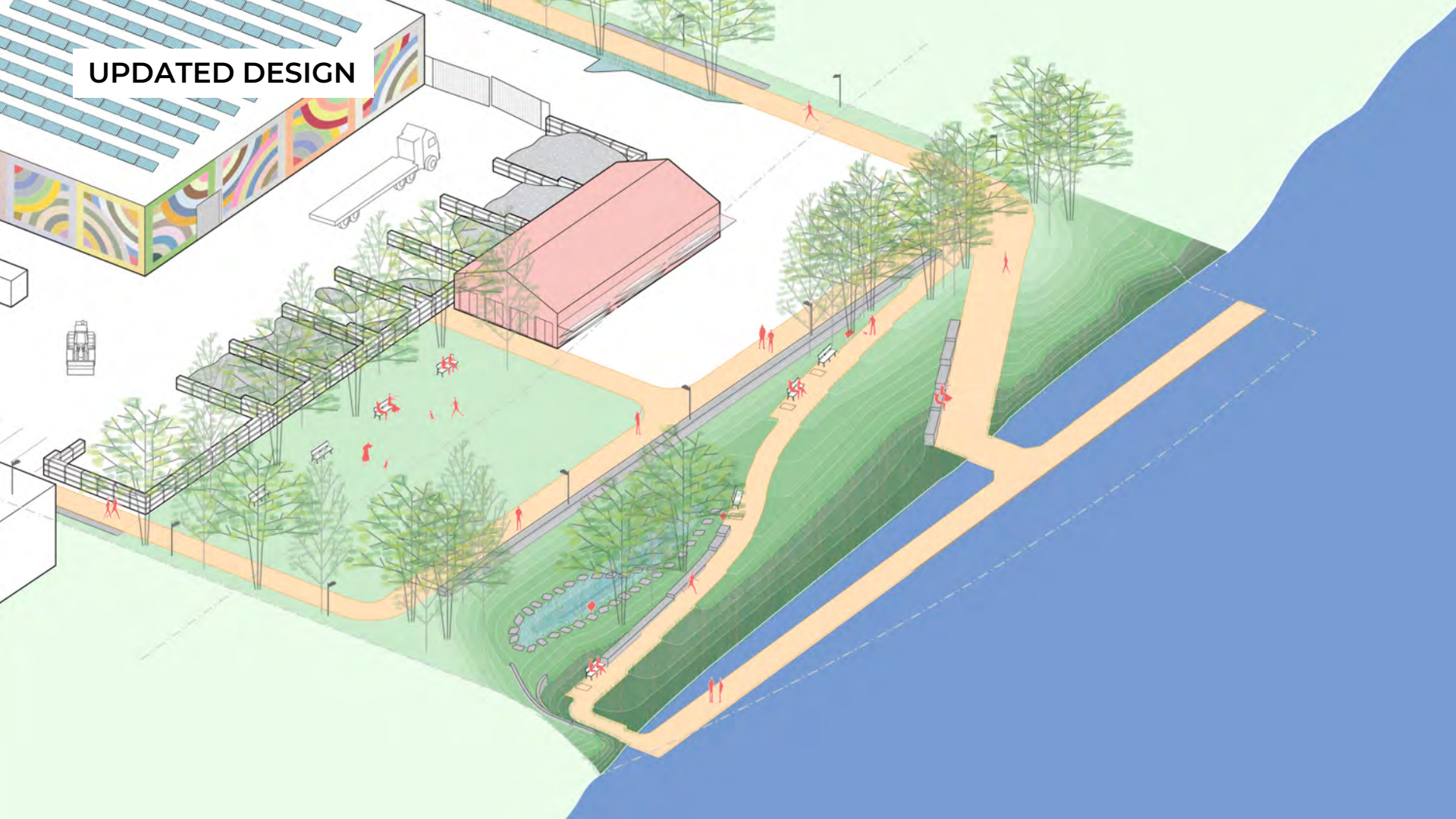
Incorporate trees and plants, wildlife habitat, create opportunities for learning about natural systems, and create a sense of being in nature.

Celebrate Malden

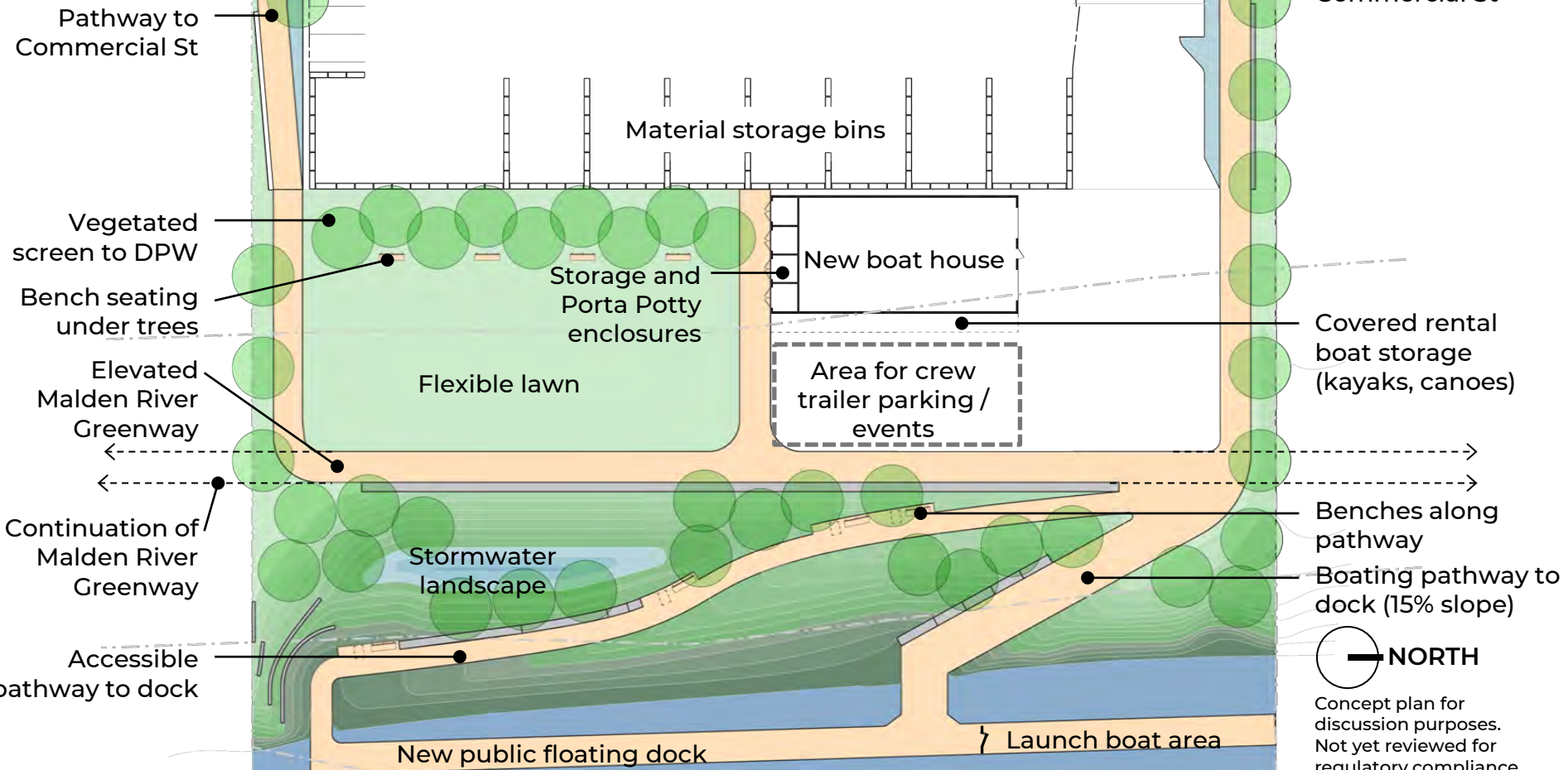
To be discussed at an
upcoming meeting!

Reflect the communities, stories, and cultures of Malden in the design of the park and the DPW!

UPDATED DESIGN

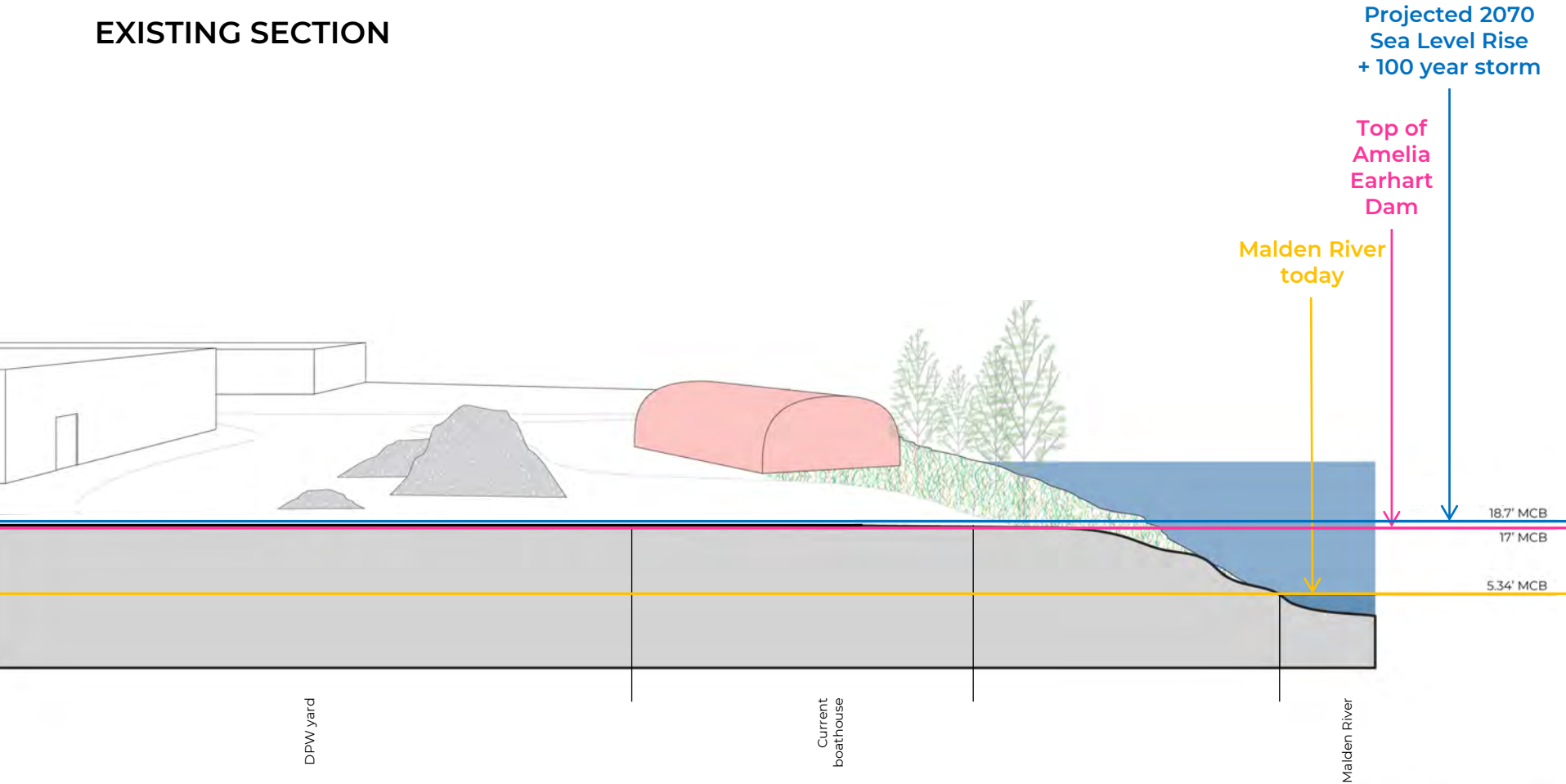


UPDATED AMENITY AREA PLAN



Concept plan for discussion purposes. Not yet reviewed for regulatory compliance.

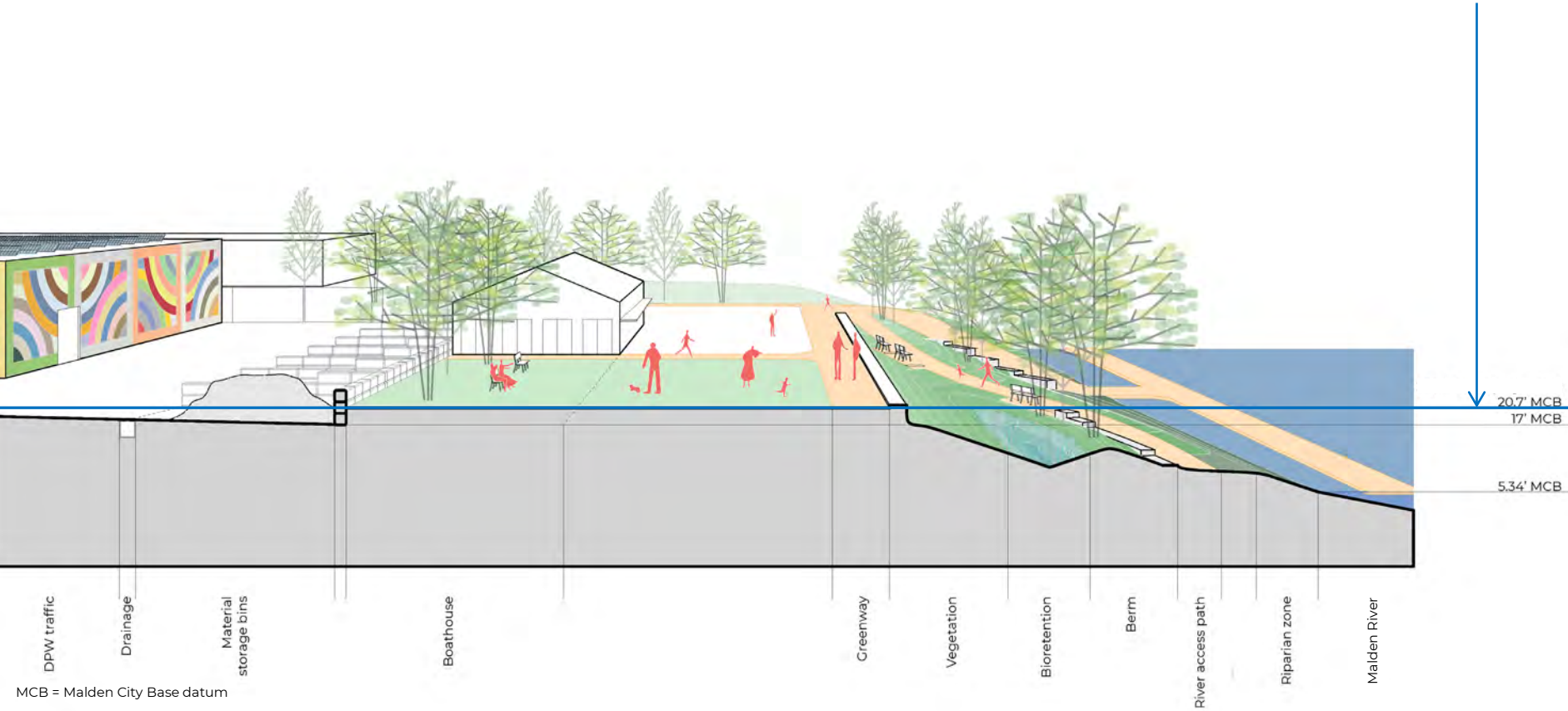
EXISTING SECTION



MCB = Malden City Base datum

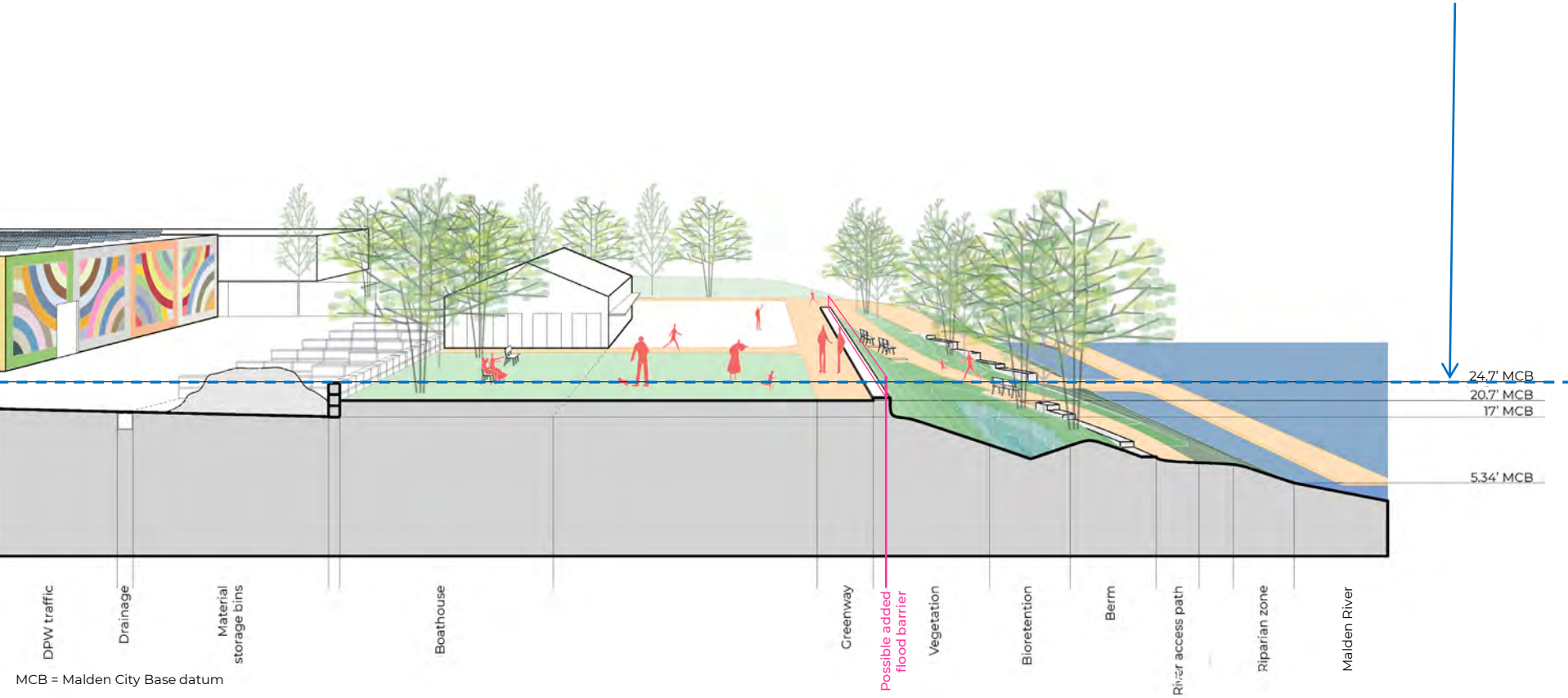
PROPOSED SECTION

Projected 2070
Sea Level Rise
+ 100 year storm
+ 2 ft freeboard

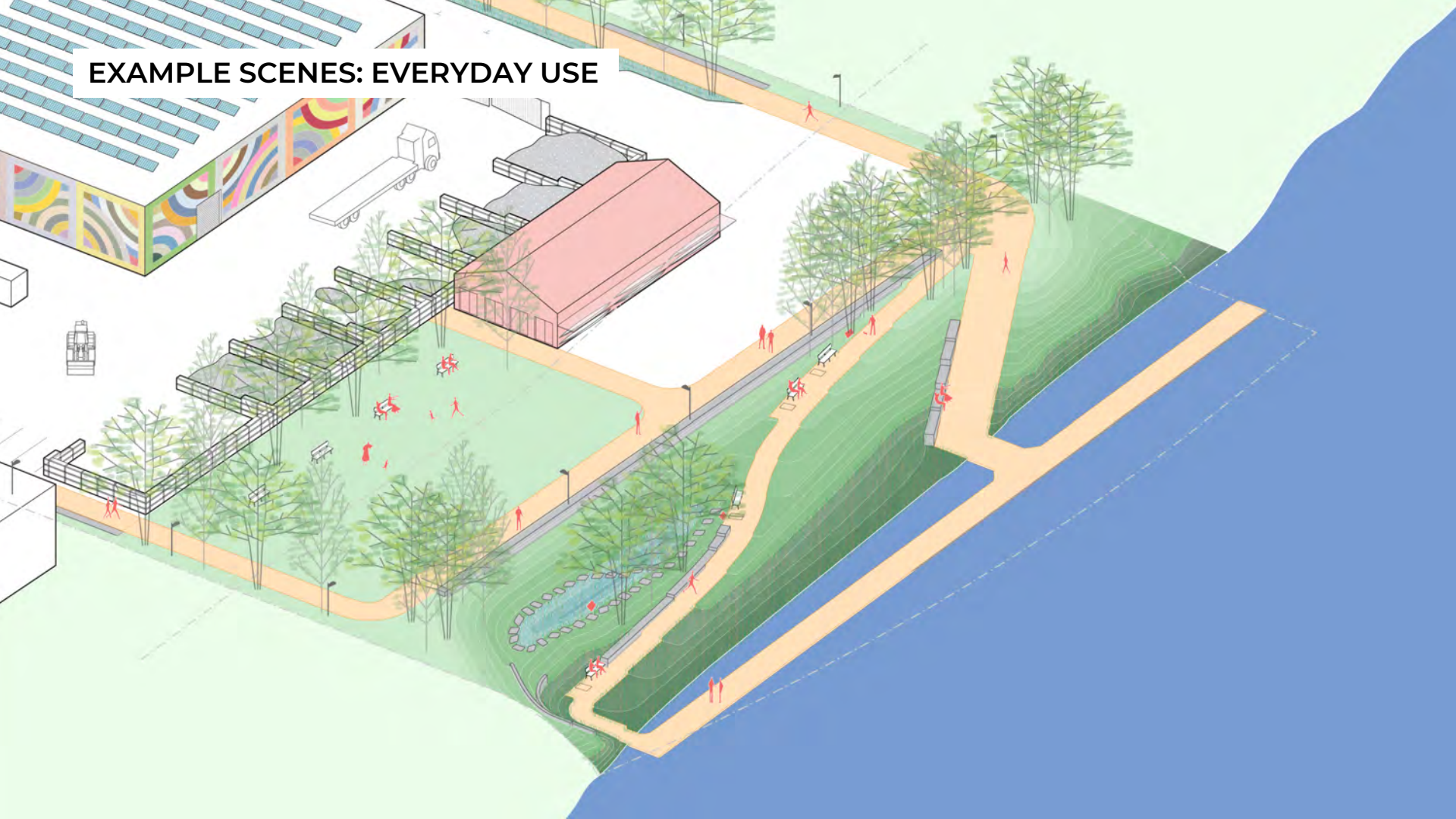


PROPOSED SECTION + POSSIBLE ADDED FLOOD BARRIER

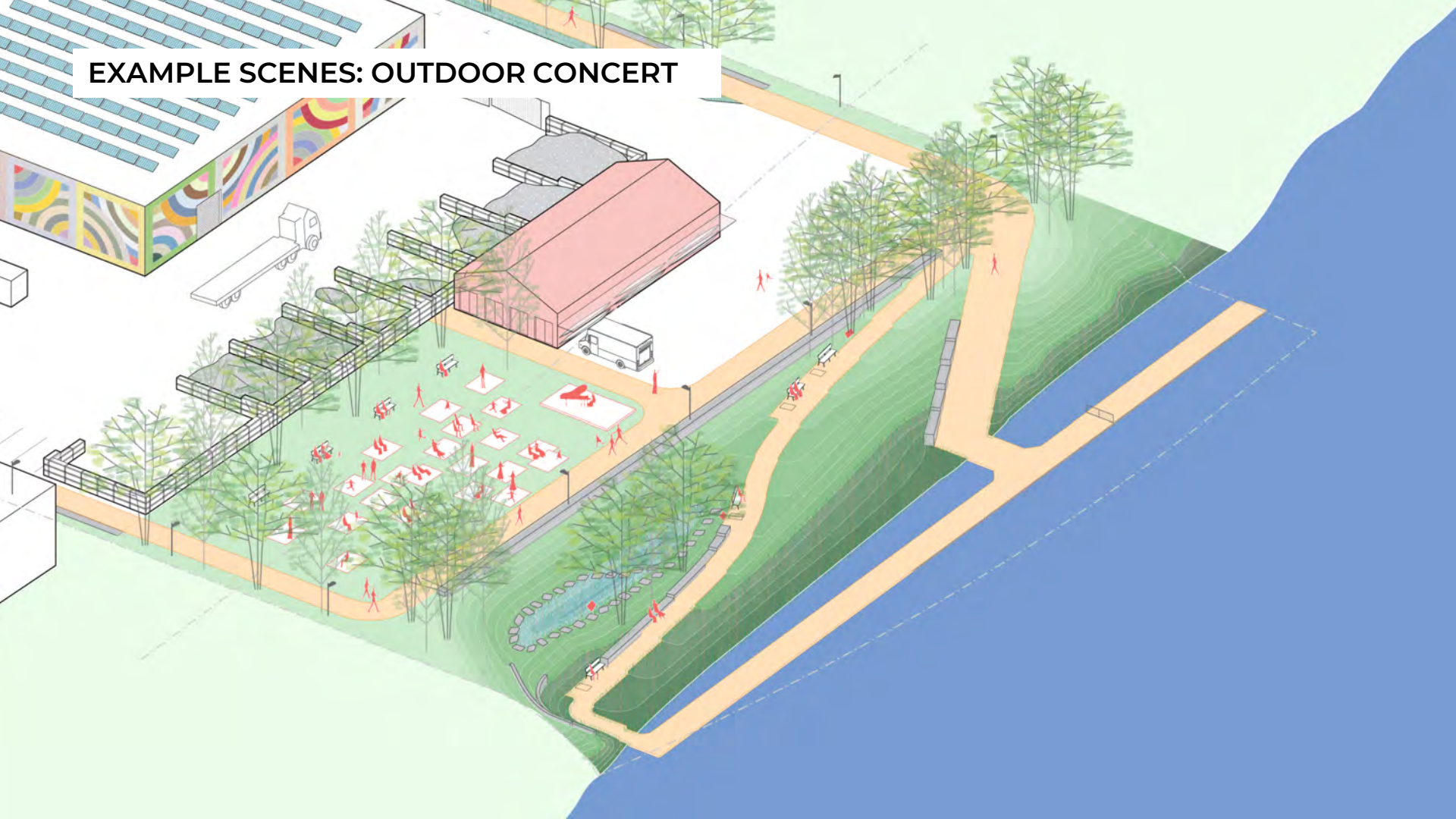
NEW Projected
2070 Sea Level Rise
+ 100 year storm
+ 2 ft freeboard



EXAMPLE SCENES: EVERYDAY USE



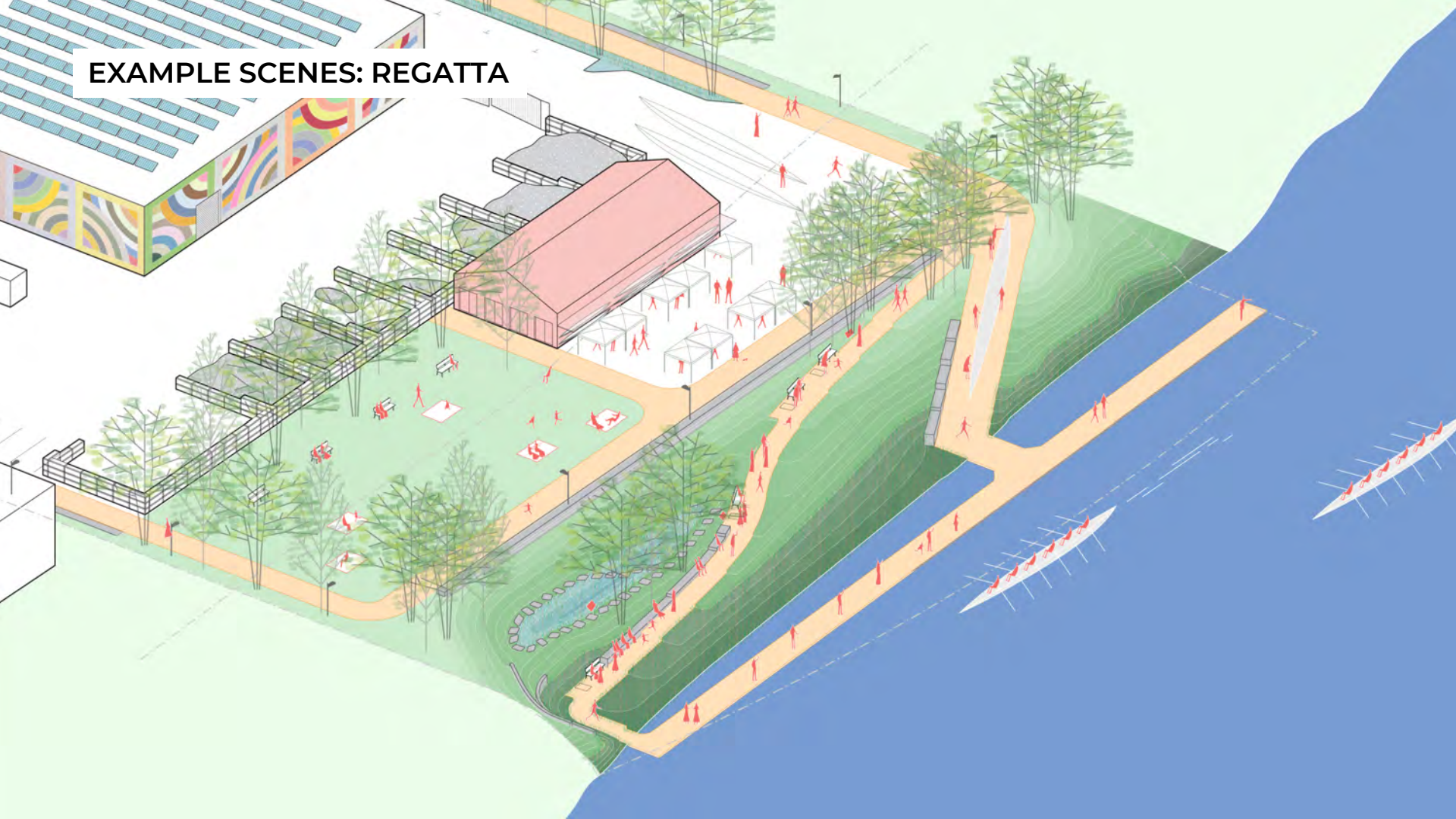
EXAMPLE SCENES: OUTDOOR CONCERT



EXAMPLE SCENES: FARMERS MARKET



EXAMPLE SCENES: REGATTA



THE ELEVATED LAWN



PATHS TO THE RIVER



STORMWATER LANDSCAPE



MALDEN RIVER AMENITIES



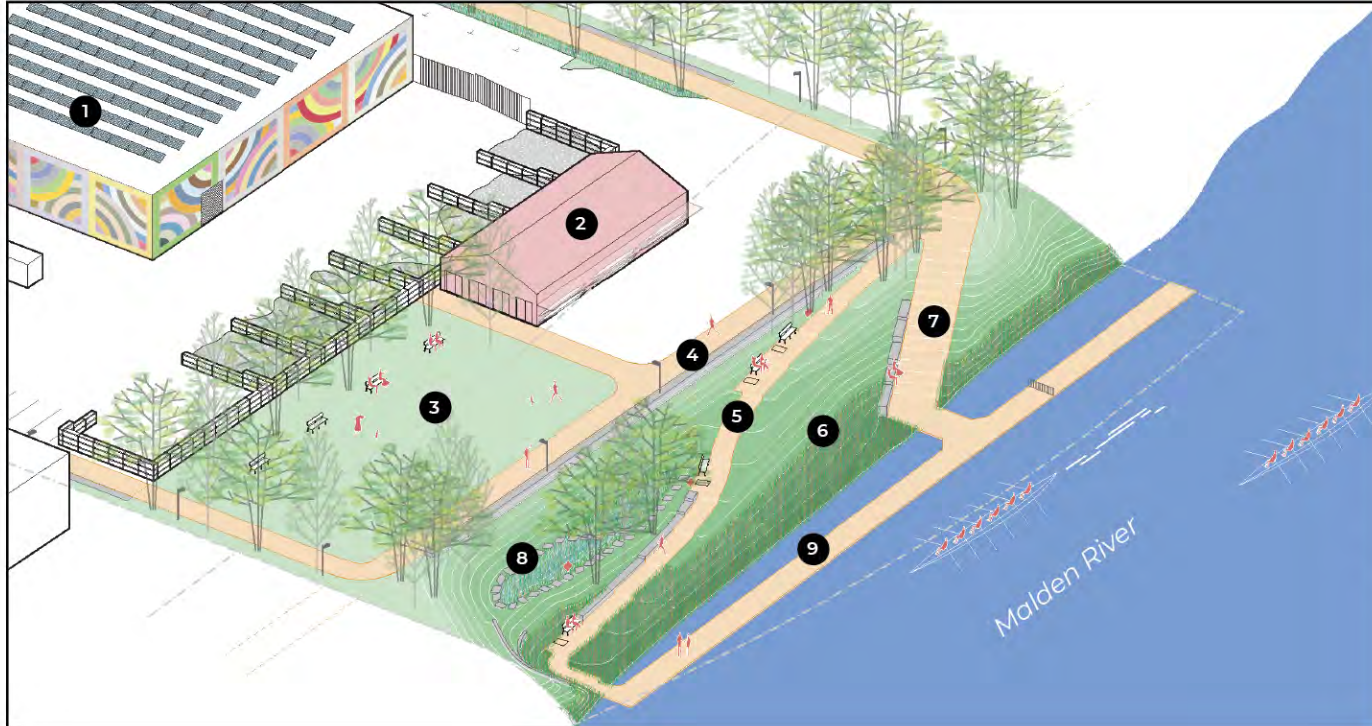
Questions before we start Breakout Group Discussions?

BREAKOUT DISCUSSION PART 1

Each person, please share:

A. What I **like** the most is _____, because _____.

B. What I would like to **change** is _____, because _____.



Drawing Key:

- 1 DPW main building
- 2 Boathouse
- 3 Flexible lawn
- 4 Malden River Greenway path
- 5 Accessible pathway to river
- 6 Natural landscape
- 7 Boating pathway
- 8 Stormwater landscape
- 9 Public boat dock

BREAKOUT DISCUSSION PART 2

Please share with the group any comments you have on the Design Goals that are listed below.

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.

