

February 13, 2003

S A S A K I

Ms. Jennifer M. Goldson, AICP
 Community Preservation Planner
 Planning & Development Department
 City of Newton
 1000 Commonwealth Avenue
 Newton, MA 02459

Dear Ms. Goldson:

Sasaki Associates, Inc. (Sasaki) appreciates having this opportunity to submit a revised proposal to assist the City of Newton in considering options and developing plans for preserving all or parts of the Kessler Woods property.

The attached scope and detailed budget is distinct from our February 12, 2003 submission in the following ways:

- Now that we have a better understanding of the range and quality of data the City possess for the site, we have reduced the budget associated with the data gathering and analysis. Given our conversation of earlier today, I am now confident that Sasaki can accomplish the necessary, rigorous understanding of the site that we need in order to develop design options from the readily available information.
- The traffic engineer has been eliminated from the project team. Our assumption is that whatever development might occur on this site could be handled by the supporting street network and specific problems that might be occurring or occur on directly abutting streets will be observed and/or anticipated by the project staff.
- The civil engineering element of this project was revised. The due diligence consideration of existing infrastructure is now replaced with specific consideration of stormwater, drainage, and floodplains. John Hollywood, PE and Principal at Sasaki will advise during design development, specifically the creation of the Net Useable Land Analysis and alternative concepts.
- We modified our plan for the three meetings so that only one of the project team members will attend. (Note: is any of the meetings are in the evenings, an additional team member will attend without billing their effort to the project).
- We have modified our proposal for the optional, additional community meeting. This task will be billed on an hourly basis, assuming that no new information or presentation materials will be needed to prepare for the meeting.

I hope you find this revised proposal attractive. We have endeavored to find every reasonable way to accommodate budget expectations without eliminating the quality of site analysis and design or presentation that we feel this important endeavor deserves. The excellence of Sasaki's design and engineering relies on the rigor of our planning efforts. We have strived, therefore, in revising this proposal to scope the work and assign

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 Watertown Massachusetts
 02472 USA
 † 617 926 3300
 ‡ 617 924 2748
 w www.sasaki.com

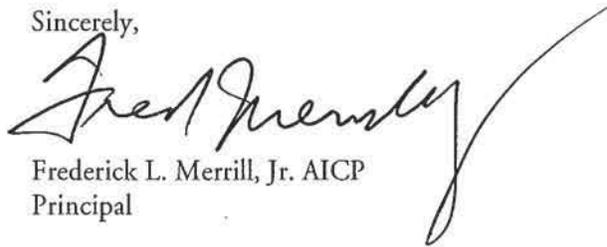
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staff in order to maintain the balance between understanding the site and developing design alternatives.

Please feel welcome to call me (617-923-7327) should you have questions or wish to discuss this proposal further.

Sincerely,

A handwritten signature in cursive script, appearing to read "Fred Merrill, Jr.", with a long, sweeping flourish extending to the right.

Frederick L. Merrill, Jr. AICP
Principal

1. REVISED SCOPE OF WORK

Task 1: Vision, Goals and Issues, Site Inventory and Analysis

February 18, 2003 through February 26, 2003

1.1 Sasaki will review information provided by the City of Newton. It is suggested that this information be provided at the start of this project so that it can inform every element of effort, including the site tour mentioned below. A suggested list of information is:

- Aerial photographs of the properties and context area.
- Base information in electronic form for the site and surroundings, if possible, including topography, property boundaries and easements, wetlands boundaries, roadway alignments, existing development footprints within the western and eastern core land holdings, and rail line alignments. Electronic information would be preferred in the DGN, DWG, or DXF format.
- Soil Conservation Service maps, and maps showing significant subsurface geologic conditions that could affect master planning.
- Map showing any part of the property believed to have historical or cultural significance.
- Regional access map showing approaches to the property (regional or neighborhood roadways).
- Utility maps showing locations and sizes of any existing and proposed services (including natural gas, telephone, communications, sanitary, and stormwater).
- Record documents that define easements, encumbrances, etc.
- Site Contamination studies and mitigation reports, if applicable.
- All municipal planning documents that reference the Kessler property.
- The Preliminary Plan of Subdivision for the site dated January 2, 2003 and submitted to the City Clerk and Engineer.

1.2 Sasaki will tour the site to understand land features such as natural resources, road access, and existing circulation routes.

1.3 Sasaki will review pertinent planning, development, and design factors for their effect on the planning for proposed projects, including:

- *Land Use:* Examine the existing natural and man-made character of the site and surrounding area. Understand the resources and land use characteristics of adjacent sites.
- *Site Resources:* Identify distinctive features of the site such as landforms, view corridors, and vegetation that have either restrictive and/or attractive influences on development.
- *Historic and Cultural Resources:* Identify historic and cultural resources within the property and adjacent areas and assess their relationship to planning for the site.
- *Zoning:* Review and analyze local zoning regulations pertaining to the site to determine permissible uses, densities, and dimensional requirements currently applicable to the site.

- *Drainage Patterns and Wetlands:* Identify on- and off- site drainage characteristics including topography, floodplains, natural and man-made drainage courses; review existing wetlands, and identify additional areas where wetland delineation may be necessary.
 - *Habitat and Species:* Review the City-provided information on rare, threatened and endangered species habitats within the property.
- 1.4 Sasaki will perform a land capacity analysis to be used as the basis for site accommodation studies for alternative types and forms of development.
- *Net Usable Land Area:* Sasaki will prepare a net usable land area (NULA) map illustrating natural features (wetlands, water bodies, steep slopes, vegetation patterns, critical habitats, and the like), development restrictions, external influences, critical views, required buffers, potentials for connections to abutting open space, and other factors related to development opportunities and constraints.
 - *Evaluation:* Site inventory mapping and data will be evaluated to identify the site as physical sub-units; access and movement patterns to, around, and through the property; relationships to surrounding areas; areas possessing special physical characteristics and development potential that may be given priority for development; areas most suitable for a range of open space uses such as conservation, passive use and active recreation; and potential phasing patterns.

Sasaki Associates Inc.

1.5 Client Meeting #1 (February 26, 2003)

Sasaki will conduct its first meeting with the staff/other City officials to confirm work scope, schedule, reporting practices, milestone data and project management practices. At this meeting Sasaki will identify and confirm the City's goals, preservations and redevelopment concerns, and identify interests of relevant agencies, neighborhood groups, adjacent property owners, and other stakeholders. Sasaki will present and discuss the findings of the site and land capacity analyses to establish direction for the preparation of alternative concept plans. Discussion of potential direction will include consideration of planning for site use in configurations unconstrained by its legal designation as the north and south parcels.

Products

- Net usable land area (NULA) map at 1" = 200'.

Task 2: Program Alternatives

February 27, 2003 through March 11, 2003

- 2.1 Sasaki will prepare three (3) alternative land use plans to show conceptual land use alternatives. Our present understanding is that the City is interested in holding the land as open space or as a combination of open space and residential development. Sasaki will consider these combinations with plans that show residential development showing locations for buildings that best preserves the quality (i.e. stormwater drainage) and amount of remaining open space. These concept sketch plans will

respond to the City's interests and the site's identified constraints and opportunities (the NULA plan), including regulatory restrictions. They will identify land use and potential development densities and potentials to arrange buildings and impervious surfaces to minimize environmental impact, internal circulation and access, and open space. The alternatives will suggest street layout and connections; pedestrian circulation; residential, recreational open space uses, and natural open space locations and connections to abutting parcels. The concept plans and documentation will illustrate, compare, and test alternative arrangements of the development program on the site

2.2 Client Meeting #2 (March 11, 2003)

A review meeting will be conducted to present and discuss the alternative plans. Sasaki will assist the City in critiquing the plans for purposes of refinement and further testing.

Products

The products of this work phase will include the following:

- Up to three (3) alternative site concept plans at a scale of 1"=200'.

Sasaki Associates Inc.

Task 3: Refinement of Land Use Plans

March 12, 2003 through March 14, 2003

3.1 Sasaki will refine the three (3) land use plans, as directed by the City; at a scale of 1"=200'. These plans will include the following elements:

- Location of all principal open space elements including natural areas, recreation facilities, and pedestrian paths, as appropriate.
- Location and character of proposed land uses.
- Overall circulation and access.
- Phasing of the preservation/development program.

3.2 Client Meeting #3 (March 14, 2003)

Sasaki will make a presentation to the Community Preservation Committee, the Mayor and other municipal officials to present the completed plan and an overview of the planning process.

Products

The products of this work phase will include the following:

- Up to three (3) land use and circulation plans at a scale of 1"=200'.
- A report (ten copies) consisting of an executive summary, supported by a tab-indexed "appendix" containing project technical memoranda

2. PROJECT TEAM

The project team assembled includes professionals whose multidisciplinary skills, similar project experience and strong working relationships will well serve this project. Brief descriptions of key team members are provided below with accompanying resumes:

- *Frederick L. Merrill, AICP, Principal:* Fred, who has extensive experience in development of mixed-use projects, will have overall responsibility for Sasaki's work for the City of Newton. Fred is also a former member and Chairman of the Town of Lexington Planning Board and has experience in similar land planning projects in this setting.
- *Willa Small Kub, Project Manager:* Willa, a planner experienced in feasibility, programming, design and management of large, complex projects, will serve as project manager.
- *Elizabeth Foster, AICP:* Beth is a landscape designer and planner assigned to this project. She will bring her experience in large scale land planning and open space management to the project.
- *John Hollywood, P.E.:* John is a Principal civil engineer who will advise the project team on stormwater management, drainage, utilities and traffic considerations.

Sasaki Associates Inc.

3. PROFESSIONAL FEES

The fee for the scope of work described in this proposal, including associated expenses, will be on a time and expense basis not to exceed \$23,800. Additional community meetings, if required, will be budgeted an hourly basis. If no new materials or additional analysis are required for these meetings, the fee will not exceed \$500 per meeting. Otherwise, they will be billed at an hourly rate based upon an agreed to budget per meeting.

4. RELEVANT EXPERIENCE

Please see the attached documents relating to Sasaki's relevant experience.

5. SCHEDULE OF TERMS AND CONDITIONS

This proposal is governed by Sasaki's Schedule of Terms and Conditions (Revised 10/29/02) attached and incorporated herein by reference. Upon acceptance of this proposal, the two documents together shall constitute our contract for the project.

Sasaki Associates Inc.

6. AUTHORIZATION

If you are in agreement with this proposal please sign both copies of the proposal, initial both copies of the terms and conditions, and return one complete copy of the proposal to Sasaki for our records.

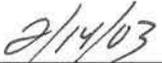
AGREED AND ACCEPTED:

Authorized Signature for
City of Newton

Date



Authorized Signature for
Sasaki Associates, Inc.



Date

KESSELER WOODS

KESSELER WOODS: TASKS BY HOURS

	Fred Merrill	Willa Kuh	Elizabeth Foster	John Hollywood	Total Hours
1.1	2	2	8		12
1.2	3	3	3		9
1.3	2	4	8		14
1.4	2	5	16	2	25
1.5	4	2	3		9
2.1	4	12	48		64
2.2	4	2	4		10
3.1	4	16	16	2	38
3.2	4	2	2		8
Total	29	48	108	4	189

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Sasaki Associates Inc.

Frederick L. Merrill, Jr., AICP, *Principal*
Planner

Mr. Merrill has extensive experience in planning for real estate development, large-scale land planning, and master planning for master planned communities, mixed-use urban districts, corporate campus, residential, institutional land holdings, resorts and military base reuse projects. Mr. Merrill's current work includes a 6,000 acre master planned community, a mixed use medical campus, downtown and town center master plans, a military base reuse plan and corporate/commercial land planning.

Mr. Merrill is a frequent presenter at national planning and real estate development conferences and has been a guest lecturer on planning and development issues at the Harvard University Graduate School of Design, and the Massachusetts Institute of Technology School of Architecture and Planning and Center for Real Estate Development. He served seven years on the Town of Lexington, Massachusetts Planning Board including two years as Chairman.

Mixed Use, Corporate and Commercial Planning Experience

- A.D. Makepeace Company Land Use Master Plan; Plymouth, Carver and Wareham, Massachusetts
- Charles Stewart Mott Foundation Headquarters Master Plan Feasibility Study; Flint, Michigan
- Crown Colony Corporate Center; Quincy, Massachusetts
- Devens Commerce Center Implementation Master Plan; Devens, Massachusetts
- Fair Lakes; Fairfax, Virginia
- Fort Benjamin Harrison Implementation Plan; Indianapolis, Indiana
- Fort Ritchie Comprehensive Redevelopment Plan; Cascade, Maryland
- Herman Gardens Revitalization Plan; Detroit, Michigan
- Hilltop State Office Complex Master Plan; Columbus, Ohio
- Lakeside Corporate Center at PenMar; Cascade, Maryland
- Letterkenny Army Depot Reuse Plan; Franklin County, Pennsylvania
- MetroHealth East Campus Master Plan; Village of Highland Hills, Ohio
- Metropolitan Corporate Center; Marlborough, Massachusetts
- Potomac Greens; Alexandria, Virginia
- Princeton Forrestal Center Village, South and North Campus Master Plan; Plainsboro Township, New Jersey
- Rochester Science Park; Rochester, New York
- Rochester Technology Park; Gates, New York
- Savanna Army Depot Reuse Plan; Savanna, Illinois
- Southwood New Community Master Plan; Tallahassee, Florida

Frederick L. Merrill, Jr., AICP, Principal

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Resort Planning

- Long Bay; Laconia, New Hampshire
- Silver Mountain Concept Plan; Kellogg, Idaho
- Sugarloaf/USA; Carrabassett Valley, Maine
- Sugarbush Resort Master Plan; Waitsfield, Vermont
- Turner Hill Executive Resort & Conference Center Master Plan; Ipswich, Massachusetts

Urban Planning and Design

- Brooks City Base Master Plan; San Antonio, Texas
- Crown Center Master Plan; Kansas City, Missouri
- Dallas Arts District; Dallas, Texas
- Dallas Town Lake; Dallas, Texas
- Flint Cultural Concept Master Plan; Flint Michigan
- G Street Mole Mixed Use Development; San Diego, California
- Grays Lake Park Master Plan; Des Moines, Iowa
- Hershey Town Center Master Plan; Hershey, Pennsylvania
- T.F. Green Airport Area Economic Development Plan; Warwick, Rhode Island
- T.F. Green Airport Area Economic Development Plan-Phase II; Warwick, Rhode Island
- LTV Steel South Side Works; Pittsburgh, Pennsylvania
- Parcel 49 Mixed Use Development Plan; Bethesda, Maryland
- Quincy Center Redevelopment Plan; Quincy, Massachusetts
- Reedy River Corridor Master Plan; Greenville, South Carolina
- Routes 1/128 Economic Development Strategy; Peabody, Massachusetts
- San Jose Civic Plaza Redevelopment Project; San Jose, California
- Sault Ste. Marie Waterfront Gateway Study; Sault Ste. Marie, Ontario
- Tent City EIR/EIS; Boston, Massachusetts

Institutional Land Planning Experience

- Amherst College Land Holdings Assessment; Amherst, Massachusetts
- Brandon Training School Reuse Plan; Brandon, Vermont
- Dartmouth College Land Holdings Master Plan; Lebanon, New Hampshire
- Graymoor Master Plan; The Franciscan Friars of the Atonement; Garrison, New York
- Mayo Clinic Medical Campus Master Plan; Phoenix and Scottsdale, Arizona
- Middlesex County Training School; Chelmsford, Massachusetts
- Metropolitan Corporate Center; Marlborough, Massachusetts
- Princeton Forrestal Center, Forrestal Campus Joint Library Book Depository Siting Study; Princeton, New Jersey
- Rocky Fork Blacklick Accord Master Plan; New Albany, Ohio
- Sisters of Notre Dame Land Use Study; Ipswich, Massachusetts
- Sprague Corporation Master Plan; Cape Elizabeth, Maine
- University of South Carolina Housing Study; Columbia, South Carolina
- The Villages at Vanderbilt, Vanderbilt University; Nashville, Tennessee
- University of Illinois South Campus Master Plan; Urbana-Champaign, Illinois
- Vanderbilt University Trustee Land Assessment Study; Nashville, Tennessee

Frederick L. Merrill, Jr., AICP, Principal

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Previous Professional Experience

- Ascutney Mountain Resort Asset Management and Marketing/Disposition Process; Peru, Vermont
- Bear Run Condominium Disposition Process, Bolton Valley Ski Resort; Bolton, Vermont
- Bromley Mountain Marketing and Disposition Process; Peru, Vermont
- Burke Mountain Resort Asset Management and Master Plan; East Burke, Vermont
- Due Diligence, Value Enhancement and Implementation Strategies for Numerous Developed and Undeveloped Properties for the Federal Deposit Insurance Corporation and RECOLL Management Corporation.
- Disalced Carmelite Monastery/Cabot Estate Land Development Plan; Brookline, Massachusetts
- Long Bay Master Plan, Asset Management and Disposition Process; Laconia, New Hampshire
- Quechee Lakes Asset Management and Disposition Process; Quechee; Vermont
- U. S. Department of Housing and Urban Development, Areawide Environmental Impact Assessment Guidebook
- Wheaton College Mixed Use Development Study; Norton, Massachusetts

Professional Affiliations

American Planning Association

American Institute of Certified Planners

Urban Land Institute (Community Development Council Member)

Academic Positions

Instructor of annual *Master Planning* professional development course, Harvard University Graduate School of Design; Cambridge, Massachusetts, 1997-present.

Guest lecturer on urban planning and development issues at various colleges and universities including Harvard University, Massachusetts Institute of Technology, Suffolk University, Boston College, Tufts University and Northeastern University.

Public Policy Boards

Lexington, Massachusetts Planning Board, Chairman; 1998-2000.

Lexington, Massachusetts Planning Board; 1994-2000.

Lexington, Massachusetts Town Meeting Member; 1994-2000.

Publications

"Lessons from Local Experience - Urban Environmental Design," U.S. Department of Housing and Urban Development, 1983 (contributing author).

"Area-wide Environmental Impact Assessment Guidebook," *Environmental Impact Assessment Review*, Volume 2, Number 2, June 1981.

Frederick L. Merrill, Jr., AICP, Principal

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Presentations

Urban Land Institute Annual Conference; Las Vegas, Nevada, "The University of Virginia Research Parks – Plan Analysis Review," 2002.

Urban Land Institute Annual Conference; Boston, Massachusetts, "Master Plan Community for the A.D. Makepeace Company – Plan Review" for the Community Development Council, 2001.

National Association of Installation Developers Winter Conference; Tempe, Arizona, "Analyzing the Deal: The Team, The Dream, The Green," 2002

National Association of Installation Developers, Annual Conference; San Antonio, Texas, "Installation Redesign," 2001.

Barcelona Meeting Point, Annual Conference; Barcelona, Spain, "Master Planned Communities in the United States," 1999.

American Planning Association, Annual Conference; Boston, Massachusetts, "Lexington and Concord - Then and Now," 1998.

American Planning Association, Annual Conference; Orlando, Florida, "Regenerating the City - Implementing Urban District Plans," 1996.

"Real Estate Due Diligence" Seminar, RECOLL Management Corporation, 1993.

"Marketing and Disposition of Bank-owned Properties" Seminar, Vermont Bankers Association, 1992.

"Land Analysis and Assessment for Bank-foreclosed Properties," Senior Loan Officer Seminar, 1st New Hampshire Banks, 1991.

Education

Massachusetts Institute of Technology, Master of City Planning, 1980.

Massachusetts Institute of Technology, Master of Science in Architectural Studies, 1980.

University of Wisconsin/Madison, Bachelor of Science in Land Economics, 1977.

Willa Small Kuh, Senior Associate
Planner

Ms. Kuh is a senior planner with expertise in development capacity studies, project permitting, and redevelopment. Ms. Kuh is responsible for project management and coordination, land-use planning, environmental consulting, and permitting for corporate, institutional and municipal clients. Before joining Sasaki Associates, Ms. Kuh directed land and environmental planning for the developer of a new community, mediated a long-standing, multi-party land-use dispute, and served as Associate Commissioner at the Massachusetts Department of Environmental Protection.

Land Development Planning and Design Experience

- A.D. Makepeace Company Land Use Master Plan, Environmental Planning, and Detailed Land Development Planning; Plymouth, Carver and Wareham, Massachusetts
- Pinehills; Land Use Master Plan, Environmental Impact Reports and Detailed Land Development Planning; Plymouth, Massachusetts
- Sisters of Notre Dame Land Use Plan; Ipswich, Massachusetts

Institutional Planning and Design Experience

- American University in Cairo Environmental Guidelines; Cairo, Egypt
- Mayo Clinic Campus Plan; Phoenix, Arizona
- MIT Sloan School Master Plan; Cambridge, Massachusetts
- Northfield Mount Herman School Master Plan; Northfield, Massachusetts
- Wesleyan University Development Assessment; Middletown, Connecticut
- Utah State University Residential Master Plan; Logan, Utah
- Utah State University School of the Arts Master Plan; Logan, Utah
- Utah State University Innovation Campus Research and Development Master Plan; Logan, Utah

Mixed-Use and Office Experience

- Beacon Capital Partners Fort Point Technology Park; Boston, Massachusetts
- Due Diligence; Miscellaneous Clients
- Landmark at Eastview redevelopment plan; Greenview and Mt. Pleasant, New York
- Longwood Medical Area Urban Plan; Boston, Massachusetts
- Martignetti Realty Trust redevelopment plan; Cambridge, Massachusetts
- Narragansett Landing Master Plan and Phased Development Planning; Providence, Rhode Island
- North Point zoning and urban design; Cambridge, Massachusetts
- One Kendall Square Redevelopment; Cambridge, Massachusetts

Selected Previous Experience

The Pinehills LLC, Director of Environmental and Land Planning

Consensus Building Institute, *Consultant and Mediator*

Massachusetts Department of Environmental Protection, *Associate Commissioner*

Massachusetts Department of Environmental Management, *Director, City and Town Commons Program*

Willa Small Kuh, Senior Associate

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Selected Previous Experience (continued)

Massachusetts Executive Office of Communities and Development, *Community Development Specialist*

Publications

"Common Sense: A Citizen's Guide to Creating & Restoring Commons and Squares",
Massachusetts Department of Environmental Management, December 1984
(contributing author)

Education

Master of City and Regional Planning, Harvard University John F. Kennedy School of
Government, 1983.

Bachelor of Arts, Hampshire College, 1977

David M. Hirzel, Principal
Planner

Mr. Hirzel is a Principal-in-Charge for planning and urban design projects that involve office, commercial, institutional, and residential development. Mr. Hirzel's professional practice has included district-wide planning and urban design; planning and design of mixed-use centers and urban waterfronts; the planning and preservation of new and historic communities; reuse planning for "brownfields" and military facilities; institutional planning and design; environmental impact analysis; and planning in environmentally sensitive urban and rural settings.

A member of Sasaki Associates since 1969, Mr. Hirzel was the Managing Principal for several award-winning projects. The Gateway project in Cleveland, Ohio was awarded an Urban Design Citation from Progressive Architecture in 1990, an Honor Award for urban design from the American Society of Landscape Architects in 1991, and the AIA Urban Design Award in 1996. The Erie Canal Master Plan was awarded the Waterfront Center Planning and Design Awards in 1995 and the AIA Urban Design Award in 1966. The Governor Island Master Plan was awarded an Urban Planning Citation from the GSA. The Herring Creek Farm and The Nature Conservancy projects were awarded the Boston Society of Architects Sustainable Design Award in 1993.

Land Development Planning and Design Experience

- Ashland Transit Village; Ashland, Massachusetts
- Cadillac Fairview Residential Development; Burlington, Massachusetts
- Herring Creek Farm; Martha's Vineyard, Massachusetts
- Highpoint Residential Community; Quincy, Massachusetts
- Lake Amistad Recreation Area; Del Rio, Texas
- Mattapoisett Golf Community; Hingham, Massachusetts
- New Albany Community Master Plan; New Albany, Ohio
- New York State Canal Master Plan; New York
- Pine Hills New Community; Plymouth, Massachusetts
- Sterling Forest Visual Impact Analysis; Tuxedo, New York
- Virginia Coast Reserve/The Nature Conservancy; Virginia

Urban Design and Waterfront Experience

- Anacostia River Development Visual Impact Study; Washington, DC
- Cleveland Waterfront Transit Line; Cleveland, Ohio
- Dual Hub Corridor; Cleveland, Ohio
- Governor's Island Master Plan; New York, New York
- Norfolk Town Center; Norfolk, Massachusetts
- North Coast Harbor Master Plan; Cleveland, Ohio
- Pier 4 Redevelopment Study; Boston, Massachusetts
- Pittsburgh Riverfront Planning Study; Pittsburgh, Pennsylvania
- Portland Waterfront Plan; Portland, Maine

David M. Hirzel, Principal

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Urban Design and Waterfront Experience (Continued)

- Pottstown Parking Study; Pottstown, Pennsylvania
- Union Township Town Center; Cincinnati, Ohio
- Waterfront Master Plan; New London, Connecticut
- West Virginia State Capitol Master Plan; Charleston, West Virginia
- Yorktown Master Plan; Yorktown, Virginia

Mixed-Use and Office Experience

- Biogen Master Plan; Cambridge, Massachusetts
- Boston Science Center, EIR; Boston, Massachusetts
- Fort Point Technology Park; Boston, Massachusetts
- Fresh Pond Technology Center; Cambridge, Massachusetts
- Green Airport Area Redevelopment Plan; Warwick, Rhode Island
- Homart Development; North Bergen and Secaucus, New Jersey
- Longwood Medical Area Urban Plan; Boston, Massachusetts
- Morgan Stanley Company, Urban Design Plan and Design Guidelines; Norwalk, Connecticut
- Northpoint, Urban Design and Design Guidelines; Cambridge, Massachusetts
- Norwich Hospital, Reuse Plan; Norwich, Connecticut
- South Bay Mixed-Use Urban Design Plan; Boston, Massachusetts
- Southpointe Corporate Center; Middleborough, Massachusetts
- Technology Square @ MIT; Cambridge, Massachusetts

Institutional Planning and Design Experience

- Brown University, Mt. Hope Property; Bristol, Rhode Island
- Cambridge Main Library Site Study; Cambridge, Massachusetts
- Embry-Riddle Aeronautical University Land Use and Development Plan; Prescott, Arizona
- Harvard University Master Plan; Cambridge and Boston, Massachusetts
- Lawrence University Master Plan; Appleton, Wisconsin
- Northeastern University Master Plan; Boston, Massachusetts
- University of Akron Master Plan; Akron, Ohio
- Wentworth Institute of Technology Master Plan; Boston, Massachusetts
- Wesleyan University, Long Lane Land Plan; Middletown, Connecticut
- West Virginia State Capitol Master Plan; Charleston, West Virginia
- Worcester Polytechnic Institute Traffic and Open Space Study; Worcester, Massachusetts

Professional Affiliations

National Association of Industrial and Office Parks
 National Association of Installation Developers

David M. Hirzel, *Principal*

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Academic Positions

Harvard University Graduate School of Design, Continuing Education, Course Coordinator, "Master Planning," 1996-present.

Harvard University Graduate School of Design, Continuing Education, Course Coordinator, "Management of Design and Planning Firms," 1971-88.

Harvard University, Graduate School of Design, Lecturer, 1970-80.

Washington State University, Department of Architecture Advisory Board, 1986-present.

Publications

"Cleveland Gateway Revisited," *Urban Land*, April 1996.

"Cleveland Gateway," *Urban Land*, May 1993.

"Landfill Development; Getting a Second Look," *New England Real Estate Journal*, June 1990.

Co-author, "Three Decades of Campus Planning," *Connection: New England's Journal of Higher Education*, Fall 1986.

Awards

Donald Kirk David Scholar, Harvard University, Graduate School of Business Administration

Fulbright Scholar in Architecture, Norwegian Institute of Technology

Phi Eta Sigma, Sigma Tau, Tau Beta Pi, Phi Kappa Phi, Omicron Delta Kappa, President's Medal; Washington State University

Presentations/Lectures

Harvard Business School, "Enhancing Corporate Creativity," Boston, Massachusetts, 1994.

IIPT International Institute for Peace Through Tourism, "Planning for Sustainable Development," Montreal, Canada, 1994.

AIA, Sustainable Strategies Symposium, "The Virginia Coast Reserve: Planning for Sustainable Development," Seattle, Washington, 1993.

Norwegian Institute of Technology, "The Creation of Place," 1991.

Washington State University, "The Creation of Place: Sustainable Planning and Design," 1990, 1995; "Cleveland Gateway," 1996.

Harvard Graduate School of Design, "Lectures on Professional Services Management," 1979-90.

Society for Marketing Professional Services, "Marketing Professional Services," National Convention, 1987, Dallas Chapter, 1986, New England Chapter, 1984.

Professional Services Management Association, National Convention Seminar, "Managing Project Cost," 1985.

Harvard Club of Dallas, "Value Creation Through Planning and Design," 1984.

Connecticut Society of Architects, "Professional Services Management," 1983.

Design Management Institute, "Managing the Design Process," 1979.

Princeton University, "Professional Services Management," 1975.

David M. Hirzel, Principal

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Presentations/Lectures (continued)

National Seminars on Corporate Asset Management for the Society of Industrial Realtors and the American Association of Real Estate Counselors, in conjunction with the MIT Center for Real Estate Development, 1975-76.

Education

Harvard University, Graduate School of Business Administration, Master of Business Administration with Distinction, 1969.

Norwegian Institute of Technology, Fulbright Scholar, 1963-64.

Washington State University, Bachelor of Architectural Engineering with Highest Honors, 1963.

Andrew J. McClurg, AICP, Senior Associate
Transportation Planner

Mr. McClurg has extensive experience in municipal and regional planning with particular emphasis on transportation, master planning, community and agency process management, neighborhood and campus planning, development impact assessment, and transportation demand management.

Prior to joining Sasaki in 1995, Mr. McClurg was Assistant Director for Policy and Planning with the Boston Transportation Department from 1986 to 1995. In this capacity, he created and managed the city's Access Plan program, reviewing major development and negotiating impact mitigation agreements. He also managed a number of local planning studies and served as the City's liaison to regional transportation planning and funding agencies. He was Principal Planner for the Boston Metropolitan Area Planning Council from 1984 to 1986 and Associate Planner for the City of Oklahoma City from 1982 to 1984.

Planning/Urban Design Studies

- Downtown Redevelopment Study; Flint, Michigan
- Mill River Corridor; Stamford, Connecticut
- Downtown; New London, Connecticut
- Lynchburg Downtown and Riverfront Redevelopment; Lynchburg, Virginia
- Portsmouth Northern Tier Redevelopment Plan; Portsmouth, New Hampshire
- South Lowell Traffic/Pedestrian Improvements; Lowell, Massachusetts
- South Boston Local Street Reconstruction Plan; Boston, Massachusetts
- South End Neighborhood Transportation Plan; Boston, Massachusetts
- Fenway Neighborhood / Medical Area Transportation Study; Boston, Massachusetts
- Lower Roxbury Transportation and Urban Design Study; Boston, Massachusetts

Campus Transportation and Parking Planning

- University of Texas Transportation Plan, Austin, Texas
- Cornell University Circulation Study, Ithaca, New York
- University of Arkansas Transportation Plan, Fayetteville, Arkansas
- Union College, Schenectady, New York
- Ithaca College, Ithaca, New York
- Auburn University, Auburn, Alabama
- Vanderbilt University, Nashville, Tennessee
- University of Missouri at St. Louis, St. Louis, Missouri
- Oberlin College, Oberlin, Ohio
- Lehigh University, Bethlehem, Pennsylvania
- Lawrence University, Appleton, Wisconsin
- Ohio State University Transportation and Parking Master Plan; Columbus, Ohio
- Worcester Polytechnic Institute, Traffic and Parking Study, Worcester, Massachusetts
- University of Southern Florida, Tampa, Florida
- Pennsylvania State University, State College, Pennsylvania
- Bloomsburg University, Bloomsburg, Pennsylvania

Andrew J. McClurg, AICP

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Municipal Transportation Planning Experience

- Reviewed and approved all transportation impact analyses for development proposed within City of Boston.
- Developed state-of-the-art impact mitigation measures and programs.
- Wrote Boston Transportation Department Access Plan Guidelines.
- Oversaw City of Boston policies for parking, development impact mitigation, bicycles, and transportation demand management.
- City liaison with regional transportation agencies on issues of transportation funding and planning.
- Developed transportation demand management and mobile-source air quality policies including parking, paratransit, bicycles/pedestrians and ridesharing.

Professional and Civic Affiliations

Belmont, Massachusetts Planning Board

Institute of Transportation Engineers

American Institute of Certified Planners

American Planning Association

Brookline, Massachusetts Transportation Board, 1996-97

Joint Regional Transportation Committee, 1986-95; Chairman, 1990-91

Presentations and Publications

"Development Review for Traffic Mitigation: Boston's Access Plan Experience," Institute of Transportation Engineers International Conference on Traffic Congestion: Issues and Answers, Tampa, Florida, 1988. (With Richard Dimino and Chi-Hsin Shao)

"Integrating Local Roadway Improvements with Major Regional Highway Improvements and Land Use Planning," Third National Conference on Applications of Transportation Planning Methods, Dallas, Texas, 1991. (With Gary Hebert)

"Development Impact Fees: Transportation", Guest Lecturer, Land Policy and Real Estate Finance Development, Tufts University, Fall 1997.

"Transportation Planning for the Canal District of Old San Juan, Puerto Rico", Guest Lecturer, Engineering System Design, Massachusetts Institute of Technology, Fall 2000.

Education

Cornell University, School of City and Regional Planning, 1980-82.

Duke University, Master of Arts in American History, 1979.

Cornell University, Bachelor of Arts, 1976.

Elizabeth Foster AICP
Planner/Landscape Designer

Ms. Foster has recently joined Sasaki and brings to the firm a broad range of professional experience. Approaching her work with the perspective of both planner and landscape architect, she is particularly experienced in park master planning and community revitalization involving both large scale planning and small scale design. Her expertise is in identifying land use solutions that protect the land's environmental features and ecological systems while accommodating efficient development programs.

Project Experience

- Auburn University Research Park Study; Auburn, Alabama
- Watersound North Master Plan; Walton County, Florida
- Quantico Marine Corps Base Redevelopment Proposal; Quantico, Virginia
- Southwood Town Plan; Tallahassee, Florida
- Bonita Bay Hawk's Haven Community Design, Ft. Meyers, Florida
- US 98 Corridor Visual Quality Analysis, Walton and Bay Counties, Florida
- St. Joe Parkway Study, Bay County, Florida

Previous Project Experience

ICON Architecture, Inc., Boston, MA

- Motor Cities - Automobile National Heritage Area Plan, Detroit, MI
- Franklin Park Visitor Center Feasibility Study, Boston, MA
- Fort Devens Multi-Use Trail Network, Devens, MA
- East Boston Municipal Harbor Plan, Boston, MA
- Green Spring General Management Plan, Colonial National Park, VA
- Fort Stanwix National Monument General Management Plan, Rome, NY
- Middlesex Canal Park, Billerica, MA
- Park Square West Mixed-Use Development, Stamford, CT
- Hurley Schoolyard Improvements, Boston, MA

Kelly/Varnell Landscape Architects, New York, NY

- Lawrenceville School Expansion Plan, Lawrenceville, NJ
- Callaway Gardens Improvements, Atlanta, GA
- Brevoort Apartments Landscape Plan, New York, NY

Detroit Eastside Community Collaborative, Detroit, MI

- City of Detroit Community Reinvestment Strategy, Detroit, MI

Awards

Michigan Society of Planning Outstanding Planning Project Award for Motor Cities - Automobile National Heritage Area, 2002

ASLA Certificate of Honor for technical skill and creativity in graduate work, 1998

Samuel Trask Dana Award, University of Michigan, 1998

Landscape Architecture Superior Teaching Award, University of Michigan, 1997

Rackham Merit Grant, University of Michigan, 1995-1998

Elizabeth Foster AICP
Planner/Landscape Designer

Education

Master of Landscape Architecture, University of Michigan, 1998
Master of Urban Planning, University of Michigan, 1998
B.A. in French, University of Virginia, 1992

Kathryn B. Sayles, PE

Engineer

Ms. Sayles is civil engineer and planner with professional experience on residential, institutional and governmental projects. Prior to joining Sasaki Associates in 2002, Ms. Sayles worked for MacKay & Soms in Pleasanton, California. Her responsibilities included the design of residential subdivisions and serving as a liaison between developers and city staff during the approval process. She has developed land use and design standards, drafted General Plan Amendments, and has managed all aspects of Environmental permitting. She is currently assisting in the schematic design of the Charlotte South Corridor Light Rail project in Charlotte, North Carolina.

Project Experience

- Charlotte South Corridor (LRT); Charlotte, North Carolina
- US Embassy; Seoul, Korea

Previous Project Experience

- Dublin Ranch; Dublin, California
- Norton Air Force Base; San Bernardino, California

Registration

California Registered Professional Engineer, Civil Engineering

Education

Tufts University, Bachelor of Science in Civil Engineering, 1995