COMMUNITY PRESERVATION COMMITTEE
AGENDA
June 8, 2021 at 7:00 P.M.

The Community Preservation Committee (CPC) will hold this meeting as a virtual meeting. No in-person meeting will take place at City Hall.

To view and participate in this virtual meeting on your phone, download the "Zoom Cloud Meetings" app in any app store or at www.zoom.us. At the above date and time, click on "Join a Meeting" and enter the following Meeting ID: 87913136176

To join this meeting on your computer, go to:
https://us02web.zoom.us/j/87913136176

One tap mobile: +16465588656,,87913136176#

PROPOSALS AND PROJECTS

7:00 P.M. – Public Hearing on Levingston Cove Improvements Project
($1,125,900 in CPA Recreation category funds)

OTHER BUSINESS

1) Election of New Officers
2) Signage – Permanent and Temporary Project Signage
3) Review of Current Finances
4) Approval of May 11 Minutes
5) Other

REMINDERS

- New CPA Program Financial Summaries are now available for review on Reports and Presentations page of the CPC website

Please note that the times noted above are approximate and discussions may happen earlier or later in the meeting as needed. Pre meeting packets with additional information on each agenda item are posted on the website before each meeting.

The location of this meeting/event is wheelchair accessible and Reasonable Accommodations will be provided to persons with disabilities who require assistance. If you need a Reasonable Accommodation, please contact the city of Newton's ADA/Section 504 Coordinator, Jini Fairley, at least two business days in advance (2 weeks for ASL or CART) of the meeting/event: jfairley@newtonma.gov or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

Program Staff
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Community Preservation Program Manager
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617-796-1144

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Newton
Community Preservation Program
Projects and Proposals

Proposals and Project Reviews

Public Hearing for Levingston Cove Improvements Project

The pre-proposal for this project was reviewed and approved at the May 11 meeting. This Parks, Recreation and Culture Department proposal is for construction funding of the Levingston Cove Improvements Project. Located along Crystal Lake, the Cove has been the subject of several years of planning and study to correct erosion, accessibility, and other issues at the stie. CPA funding would go towards the construction of a new overlook and seating area, accessible walkways, and erosion control including new plantings and design features to deal with the runoff. Since last month's pre-proposal discussion, PRC has received new estimates which has raised the cost of the project. As a result, the CPA funding request has been risen to $1,440,344, or 88% of the project's total funding. The CPC has received letters of support from the Newton Conservators, Ward 6 City Councilors, and State Representative Ruth Balser for the project and letters of support with concerns for specific elements of the project from two other Crystal Lake specific friends groups.

The Reader's Guide and full proposal are attached here for your review. Please note that due to the size of the Plan File, I have not included it here but it is available on the website at: https://www.newtonma.gov/home/showpublisheddocument/70091/637572064326970000

Election of New Officers

As discussed at the last meeting, June is the month for the CPC's annual elections for the Chair and Vice Chair positions.

Signage – Permanent and Temporary Project Signage

The CPC has discussed creating new temporary signs and I would like to expand the discussion to permanent signage as well. Projects where the majority of funding is from the CPA fund are a great opportunity to advertise the program. Right now, we are using temporary signs at the Highland Playground and Allen House, but they are not meant to be there forever. PRC has offered a suggested solution for Waban Hill Reservoir that I would like to discuss, as well as possible guidelines for signage at future projects.

Newton Community Preservation Program

CPC Staff *READER'S GUIDE* to New Proposal

Levingston Cove Improvements Project

CPA REQUEST: $1,440,344 – Approximately 88% of total project costs

TOTAL COSTS: $1,629,772

This proposal requests CPA funding to complete necessary improvements to address erosion problems and recreational needs in the Levingston Cove area of Crystal Lake. Proposed work will include construction, plantings, accessibility improvements, and the installation of new amenities.

RECOMMENDED CONDITIONS for CPC FUNDING

1. CPA funding is intended to be used for the construction of the Levingston Cove Improvements and the purchase of any materials necessary to complete the approved plans.
2. The CPC shall receive a copy of the 100% construction documents as soon as they are available.
3. Any periodic reports or interim deliverables prepared as part of this project, and any City or State reviews of those deliverables, must be shared with the CPC for online posting.
4. The CPC or its staff may conduct periodic site visits to the project and request photos or updates from time to time for the Committee and public's information.
5. All recommended CPA funds should be appropriated by the City Council within 6 months and expended within two years of the date of any CPC recommendation. If either deadline cannot be met, the applicant should request a written extension from the CPC, which the CPC may grant at its discretion.
6. Any CPA funds appropriated but not used for the purposes stated herein shall be returned to the Newton Community Preservation Fund.

DETAILED NOTES & QUESTIONS

This project is eligible for CPA funding under two funding categories: Recreation, for the Preservation, Rehabilitation and Restoration of a passive and active recreation site, and Open Space, for the Preservation, Rehabilitation and Restoration of a popular natural resource. Work funded under Open Space could center around the costs of restoring the natural elements of this area and controlling the rainwater and storm runoff which is damaging both the park area and lake.

COMMUNITY NEEDS

Crystal Lake is Newton's only designated state pond and an important recreational resource not only for the surrounding neighborhood but for the City as a whole. Levingston Cove is one of only four open space parcels that are available for public use on the lake and provides opportunities for fishing and direct water access as well as walking paths and park space. The park has been badly damaged by water erosion and suffers from the same over-use and environmental stresses which effect the Crystal Lake area as a whole. The City has been working with Weston and Sampson for several years now to study the existing conditions of the site and develop restoration plans which also meet the public's needs and the neighborhood's goals. Initial meetings with the public were held in 2018 and a preliminary plan for the site was submitted to the Parks and Recreation Commission in 2019.

This project is listed on the City's Capital Improvement Plan (CIP) as #26 with a score of 53.8 out of 100. The CIP notes that the proposed work will improve the area's accessibility, drainage, and water quality and prevent further erosion. Improving the existing shoreline at Levingston Cove is also specifically noted in the CIP as part of the City's goal (page 11) to protect existing woods and open spaces and care for the City's Parks and Recreational Spaces.

In addition to the CIP, this work also meets goals in Section 8 and 9 of the Open Space and Recreation Plan which was updated last year for 2020-2027. The project is anticipated to meet Goal 2, Objective 2B (Improved City parks, playgrounds, and other recreational facilities) and Goal 3, Objective 3A (Increased accessibility in the City's park land) of Section 8, and Goal 2, Objective 2B #26 (Implement recommendations from the…Restoration of Levingston Cove, Crystal Lake, Weston & Sampson (2019)) of Section 9. While this work will not meet the additional goal expressed in this section of creating a Crystal Lake Master Plan, it does address the site improvement needs of one of the Lake's key parcels.

DEVELOPMENT USES & SOURCES

CPA funding is requested for the construction and material costs associated with implementing the Weston and Sampson plans for the Levingston Cove Improvements. As previously noted, the City has already spent several years working on the design documents, which are now at 60%. The City, with some actual and expected assistance from State grant funding, has handled all of the costs associated with the creation of the plan and City staff will complete the survey work needed for the plans and their permitting. The City will continue to provide staff support throughout the final design period as well as to complete the requisition and bidding process and oversee the construction through its completion.

PROJECT FINANCES

This funding request is for the construction phase of the project and will allow the City to complete the actual improvements including new accessible features and trails, drainage improvements, erosion controls, and site amenities including benches, a viewing and fishing platform, at-grade access to the pond, and seating areas. The City has provided the funding and staff time to complete the public review and design process and will continue to provide support for the permitting of this project. State funding has been requested to cover the construction oversight for the project. This is the first request for CPA funding for Levingston Cove, but CPA funding has been used in the past to purchase and improve existing public areas located between the Cove and the Crystal Lake Bath House.

FUNDING IN RELATIONSHIP TO PROGRAM FINANCE

Below is a breakdown of the CPA program's available funding as of June 2, 2021. Please note that this does not include the FY22 funds which the program will have access to in July, but only those currently available at this time. The breakdown includes the possible CPA funding accounts that could be used for this project, as well as their current totals. The last two lines include the cost of the current project and the total CPA funding which would be remaining in all CPA accounts if this project was funded at this time.

Staff recommends that the CPC consider the funding category as well during their review as both Recreation and Open Space could apply to this project. Often projects which qualify for multiple funding categories are divided on a percentage basis, or specific project costs are assigned to each category.

CPA Funds Available for Use	Amount
Open Space Prior Year Reserve Account	$409,689
FY21 Undesignated Funds	$858,271
Prior Year Undesignated Funds	$5,651,256
Funds Currently Available for All CPA Projects	$6,919,216
Levingston Cove Improvements Project	$1,440,341
Remaining CPA Funding Available if THIS Project is Approved	$5,478,875

SPONSOR QUALIFICATIONS AND INSTITUTIONAL SUPPORT

The project will be overseen by Open Space Coordinator Luis Perez Demorizi, a member of the Parks, Recreation and Culture Department. Mr. Demorizi is already overseeing the design of this project and has successfully completed similar projects for the City including the new Heartbreak Hill Park at Waban Hill Reservoir. The proposal also received institutional letters of support from all three Ward Councilors as well as the Newton Conservators, Crystal Lake Conservancy, State Senator Cynthia Creem, and State Representative Ruth Balser. Some organizations, including the Crystal Lake Conservancy and the Friends of Crystal Lake, have offered qualified letters of support which encourage the overall project but take issue with specific elements of its design.

PERMITTING STATUS

Because Crystal Lake is a designated Great Pond, any work on its banks and surroundings must first receive permitting review and approval from both the State and Newton Conservation Commission. Mr. Demorizi has explained that this has yet to take place as they are still working on the 100% design but will be completed prior to construction.

SITE CONTROL

Levingston Cove is a publicly accessible area along Crystal Lake which is owned by the City of Newton and maintained by the Parks, Recreation and Culture Department.

City of Newton

Ruthanne Fuller
Mayor

Newton, Massachusetts Community Preservation Program
FUNDING REQUEST

(For staff use)
date rec'd:

☐ **PRE-PROPOSAL** ☒ **PROPOSAL**

Last updated October 2020.

Please submit this completed file directly – do not convert to PDF or other formats.
For full instructions, see **www.newtonma.gov/cpa** or contact:

Lara Kritzer, Community Preservation Program Manager
City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459
lkritzer@newtonma.gov 617.796.1144

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE	**Louise Levingston Cove Improvements Project**			
Project LOCATION	Lake Avenue, Newton Highlands, MA 02459. Lakefront Land across from 183,193 and 203 Lake Avenue			
Project CONTACTS	Name & title or organization	Email	Phone	Mailing address
Project Manager	Luis Perez Demorizi, Open Space Coordinator Parks, Recreation & Culture	lpdemorizi@newtonma.gov	617-796-1507	246 Dudley Road, Newton MA, 02459
Other Contacts	Nicole Banks, Commissioner Parks, Recreation & Culture	nbanks@newtonma.gov	617-796-1502	246 Dudley Road, Newton MA, 02459
Project FUNDING	**A. CPA funds requested:** $ 1,440,344	**B. Other funds to be used:** $189,428	**C. Total project cost (A+B):** $1,629,772	
Project SUMMARY	Explain how the project will use the requested CPA funds. You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW. Use a cover letter for general information about the sponsoring organization's accomplishments.			

Levingston Cove is one of the 4 public open space parcels set along the shore of Crystal Lake in Newton. Crystal Lake is designated as one of the state's Great Ponds; it is a 33-acre glacial kettle pond (actual pond area is 27.5 acres), roughly 10 miles west of Boston. The crescent-shaped Levingston Cove is roughly one-half of an acre; it sits on the shore of Crystal Lake at the intersections of Lake Avenue and Lakewood and Berwick Roads in the Newton Highlands neighborhood. The existing grassy slope and its mostly inaccessible shoreline pathway have eroded severely. There are mature trees and a sparse shrub buffer on the shoreline. The park provides opportunities for sitting and viewing, fishing, nature study, sunbathing, picnicking, and walking. The park also serves as habitat for land- and water-based wildlife. Located further south along the shore is Newton's only supervised, natural area for public swimming known as Crystal Lake Park and Bath house. Crystal Lake currently suffers from extreme stress and overuse within its watershed. Expanded use of the lake for swimming, demand for fishing and boating, increased on-street parking, the encroachment of invasive plants on the natural habitat, and cyanobacteria algal blooms in the water are the primary stressors on the health of the great pond.

Given the parks location within an ecologically sensitive area, this small, well-used area will be receiving improvements that are packed with environmental performance innovation. The current improvements plan will enhance accessibility, slow and redirect stormwater surface run-off, protect and enhance wildlife habitat, overall recreational value and ensure public safety. The conceptual design and current plan has been conducted and produced by Weston & Sampson Inc. and approved by the Newton Parks and Recreation Commission along with many other stake holders, including members of the public. Public meetings were held to request input from the public. Public comment has been considered and incorporated into the preferred plan where feasible within the park's current program.

The plan is in the construction documentation phase and moving toward a shovel-ready project. With CPC funding, the city will be able to move forward with construction. The PRC department has and will continue commitment expend staff time and other resources to manage the project through construction completion.

Luis Perez Demorizi, Open Space Coordinator, has 7 years of experience as a landscape designer 5 of which were spent designing parks, playground, streetscape and inspecting post-construction contractor work in the private sector. He helped manage an 11-million-dollar contract with the City of New York's Department of Environmental Protection's green infrastructure program retrofitting sidewalks, schools, and parks to manage stormwater. For PRC, Luis has managed and supervised the construction of Heartbreak Hill Park at Waban Hill Reservoir (368K value), the design and construction of the athletic field lights at Newton South High School (~450K value), structural field and court lighting assessment at Albemarle Park, Forte Park and Newton South High School tennis courts, retaining wall assessment at Burr Park, Life course trail renovation at Cold Spring Park, and landscape improvements at the Newton Corner traffic islands. He is currently overseeing the design and engineering of the Improvements to Levingston Cove. He is also in the process of developing trail improvements plan at the Marty Sender greenway. Under his oversight, Luis has been able to deliver quality open space projects to the city of Newton. He puts extra focus on minimizing project unknowns when possible. He is also able to connect effectively with other departments, various city commissions and the public.

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE	**Louise Levingston Cove Improvements Project**
USE of CPA FUNDS	**RECREATION**
Preservation	x
Rehabilitate/ Restore	x
COMMUNITY NEEDS	From each of at least 2 plans linked to the *Guidelines & Forms* page of **www.newtonma.gov/cpa**, provide a brief quote with plan title, year, and page number, showing how this project meets previously recognized community needs. You may also list other community benefits not mentioned in any plan.

Open Space and Recreation Plan Update 2020-2027

- Section 8, Page 141 Goal 2 Objective 2B: Improved City parks, playgrounds, and other recreational facilities.
- Section 8, Page 141 Goal 3 Objective 3A: Increased accessibility in the City's park land.
- Section 9, Pages 152 Goal 2 Objective 2B #26: Crystal Lake: Implement recommendations from the Crystal Lake Management Plan by Woodard & Currant (2020), Crystal Lake Task Force Bath House Study (2010), and **Restoration of Levingston Cove, Crystal Lake, Weston & Sampson (2019)**. Consider an overall Crystal Lake Master Plan for improvements on all the publicly owned parcels:
  - Water quality improvement efforts in the lake and watershed (underway).
  - Crystal Lake Bath House, Beach and Park: Upgrade/replace the existing bath house building, curtail erosion, increase accessibility, expand utility of existing amenities and parking improvements.
  - **Levingston Cove: Implement site improvements to improve erosion, increase accessibility, and utility.**
  - Cronin's Cove: Consider implementing an improvement and restoration plan to curtail erosion, increase accessibility and utility of existing amenities while preserving some of the site's historic character.

Capital Improvement Plan FY2022-2026

- Page 11, *Protecting Woods and Open Spaces & Caring for our Parks and Recreational Spaces* – "…Over the next several years, the FY2022 – FY2026 CIP includes a number of important parks and recreation projects. These include shoreline improvements at Crystal Lake's Levingston Cove…"
- CIP by Priority FY 2022-2026, Priority 26:
  "Renovation of entire lakefront park to include improvements to accessibility, drainage, erosion and water q uality."

COMMUNITY CONTACTS

List at least 3 Newton residents or organizations willing and able to comment on the project and its manager's qualifications. No more than 1 should be a supervisor, employee or current work colleague of the project manager or sponsor. Consult staff on the community contacts required for your specific proposal.

Name & title or organization	Email	Phone	Mailing address
Arthur Magni, Chairman Parks & Recreation Commission	magni@rcn.com	617-821-8351	107 Mt. Vernon Street Newton, MA 02465
Janice Bourque, Co-President Crystal ake Conservancy	jbourque@htgc.com	617-967-0797	
Schuyler Larrabee, Co-President Crystal ake Conservancy	schuyler.larrabee@verizon.net	617-864-3870	
Sonya Kurzweil, President Friends of Crystal Lake	sonya@skdc.org		203 Lake Ave. Newton, MA 02461

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.
Full proposals must include separate, detailed budgets in addition to this page.

Project TITLE	**Louise Levingston Cove Improvements Project**

SUMMARY CAPITAL/DEVELOPMENT BUDGET	
Uses of Funds	
Planning, design, construction oversight and city staff time (16% of total estimated project cost)	189,428
Site Preparation / Demolition	120,532
Earthwork / Drainage and Utilities	$142,994
Paving / Curbing	$36,220
Decking – Cantilevered and On-Grade	$533,325
Retaining Walls and Stairs	$124,598
Site Amenities and Improvements	$63,929
Planting	$86,358
Construction year 2022 escalation (3%)	$33,239
Mobilization, Overhead and Profit (12%)	$132,955
Contingency (20%)	$166,194
D. TOTAL USES (should equal **C.** on page 1 and **E.** below)	**$1,629,772**

Sources of Funds	**Status** (requested, expected, confirmed)	
CPA funding	Requested	$1,440,344
Approximate staff time for the duration of project @ 10 Hrs. a week for Duration of project (approx. 1.5 yrs)	Expected	$24,255
Conceptual Plan development	Confirmed	$42,878
Topographic Survey Conducted by City of Newton DPW	Confirmed	$8,295
Design Development through Bidding	Confirmed	$89,000
Construction Oversight -	Expected	$25,000
E. TOTAL SOURCES (should equal **C.** on page 1 and **D.** above)		**$1,629,772**

SUMMARY ANNUAL OPERATIONS & MAINTENANCE BUDGET (cannot use CPA funds)	
Uses of Funds	
Tree Pruning	$50
Site Mowing and String Trimming	$780
Leaf Litter and Branch Removal	$1000
Vegetation Maintenance (Shoreline)	$75
Vegetation Maintenance (landscape plants)	$112
Rain Garden Maintenance & Cleanup (2.3% of Total Capital Cost)	$906
F. TOTAL ANNUAL COST (should equal **G.** below)	**$2,923**
Sources of Funds	
Operating Budget	$2,923
	${amount}
G. TOTAL ANNUAL FUNDING (should equal **F.** above)	**$2,923**

Project TIMELINE	Phase or Task	Season & Year
Conceptual Design		2018-2019
Construction Documents through Bidding		Winter 2021 thru Fall 2022
Expected Construction Duration		Fall 2022- Late Spring 2023

Project TITLE	Levingston Cove Preservation/Rehabilitation Project		
↓ Check off submitted attachments here.			
REQUIRED.		**PHOTOS**	of existing site or resource conditions (2-3 photos may be enough)
		MAP	of site in relation to nearest major roads (omit if project has no site)
Pre-proposals: separate attachments not required, just use page 3 of form. **Full proposals: separate, detailed budget attachments REQUIRED.**	**PROJECT FINANCES** printed and as computer spreadsheets, with both uses & sources of funds		
		Development budget: include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed) **Operating/maintenance budget, projected separately for each of the next 10 years** (CPA funds may not be used for operations or maintenance)	
		Non-CPA funding: commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions	
		Purchasing of goods & services: briefly summarize sponsor's understanding of applicable state statutes and City policies	
REQUIRED for all full proposals.	**SPONSOR FINANCES & QUALIFICATIONS, INSTITUTIONAL SUPPORT**		
		For sponsoring department or organization, most recent annual operating budget (revenue & expenses) **& financial statement** (assets & liabilities); each must include both public (City) and private resources ("friends" organizations, fundraising, etc.)	
		For project manager: relevant training & track record of managing similar projects	
REQUIRED for all full proposals involving City govt., incl. land acquisition.		**CAPITAL IMPROVEMENT PLAN**	current listing/ranking & risk factors for this project
		COVER LETTER	from head of City department, board or commission confirming: current custody, or willingness to accept custody, of the resource and commitment of staff time for project management
	ZONING & PERMITTING		
		Permits required: including building permits, environmental permitting, parking waivers, demolition, comprehensive permit or special permits (if applicable)	
		Other approvals required: Newton Conservation Commission, Newton Historical Commission, Newton Commission on Disabilities, Parks and Recreation Commission, Massachusetts Historical Commission, Massachusetts Architectural Access Board, etc.	
	DESIGN & CONSTRUCTION		
		Professional design & cost estimates: include site plans, landscape plans, etc.	
		Materials & finishes; highlight "green" or sustainable features & materials	
OPTIONAL for all proposals.		**LETTERS of SUPPORT**	from Newton residents, organizations, or businesses

City of Newton, Massachusetts
Improvements to Levingston Cove at Crystal Lake
5/7/2021

DRAFT

60% Progress Cost Estimate

	Quantity	Unit		Unit Price		Total	Notes
SITE PREPARATION/ DEMOLITION							
Temporary Construction Fence	670	LF	$	10	$	6,700	
Erosion Controls	1,060	LF	$	8	$	8,480	
Shoreline Protection (Turbidity Curtain)	480	LF	$	35	$	16,800	
Construction Entrance	1	LS	$	5,000	$	5,000	
Tree Pruning	20	EA	$	500	$	10,000	
Tree Protection	31	EA	$	200	$	6,200	
R&S Flat and Rounded Granite Boulders	27	EA	$	250	$	6,750	For reinstallation
R&D Handrails	310	LF	$	12	$	3,720	
Arborvitae Removal	11	EA	$	200	$	2,200	
Tree Removal	1	EA	$	1,500	$	1,500	10" cal. multistem
R&D Walls	265	LF	$	15	$	3,975	
R&D Concrete Paving	2,134	SF	$	10	$	21,340	
Strip & Stockpile Topsoil (6" depth)	1,076	SY	$	12	$	12,907	
R&D Utility Pole	2	EA	$	1,500	$	3,000	
Removal of Invasive Plant Species along shoreline (+/-600 sf)	24	HOUR	$	290	$	6,960	Assumes 25% of the square footage of shoreline zone has invasives present; 2 laborers, a foreman and a PWS for 1 day
Misc. Salvage and Demolition	1	LS		$5,000	$	5,000	
			Subtotal		**$**	**120,532**	
EARTHWORK / DRAINAGE AND UTILITIES							
Boulder Excavation	106	CY	$	350	$	36,944	Assumes no removal of ledge
Cut/Fill Excavation	1,646	CY	$	35	$	57,601	
Rough/Fine Grading	1,646	SY	$	5	$	8,229	
6" Perforated Pipe	30	LF	$	20	$	600	
6" HDPE Solide Pipe	76	LF	$	20	$	1,520	
12" HDPE Solid Pipe	20	LF	$	30	$	600	
Overflow Drain with Beehive Dome	5	EA	$	1,500	$	7,500	
Communication Line Undergrounding by Comcast	1	LS	$	30,000	$	30,000	
			Subtotal		**$**	**142,994**	
PAVING / CURBING							
Vertcal Granite Curb	75	LF	$	35	$	2,625	
Flush Granite Curb	515	LF	$	35	$	18,025	At stonedust paving
Steel Edger	515	LF	$	7	$	3,821	
Cast-In-Place Concrete Paving (4" depth)	88	SY	$	65	$	5,722	
Gravel Base (8" depth)	60	CY	$	35	$	2,085	
Detectable Warning Mat at Curb Cut	2	EA	$	300	$	600	ADA Solutions
Accessible Stone Dust Surfacing (stabilized)	24	TONS	$	225	$	5,400	Quote from Read Custom Soils
Stone Dust Delivery	1	LS	$	536	$	536	
Gravel Base (8" depth under stone dust.)	35	CY	$	35	$	1,226	
			Subtotal		**$**	**36,220**	
DECKING - CANTILEVERED AND ON-GRADE							
Guardrail at Cantilevered Decking	223	LF	$	225	$	50,175	Steel post and rail with mesh insert
Steel Structure	705	SF	$	250	$	176,250	Estimated between $150k - $200k
Concrete Pile Cap (2' depth)	147	CY	$	1,000	$	146,667	
Gravel Fill (4" depth)	24	CY	$	65	$	1,587	
Micropiles	40	EA	$	2,500	$	100,000	
Cantilevered Decking (Composite)	405	SF	$	88	$	35,640	Trex or equal
On-Grade Deck at Shoreline (Composite)	240	SF	$	88	$	21,120	Trex or equal; Note that helical piers will NOT be required
Granite Curb surrounding On-Grade Deck	45	LF	$	35	$	1,575	
Crushed Stone under On-Grade Deck (4" depth)	9	CY	$	35	$	311	
			Subtotal		**$**	**533,325**	
RETAINING WALLS AND STAIRS							
Cheek Wall	32	CY	$	700	$	22,463	On top of ex. retaining wall
Cast-In-Place Concrete Stairs	6	CY	$	700	$	3,928	
Granite Block Stair Treads	15	EA	$	675	$	10,125	Quote from Swenson Granite
Concrete for Granite Block Stairs	4	CY	$	700	$	3,098	
Handrail at Stairs and Ramps	241	LF	$	175	$	42,175	
CIP Concrete Foundation for Stone Veneer Walls	7	CY	$	700	$	4,896	
Granite Cap for Retaining Walls	333	LF	$	89	$	29,471	Quote from Swenson Granite
Stone Veneer for Ex. Retaining Wall	880	SF	$	17	$	14,758	Phone quote from Stoneyard
Stone Veneer for CMU Block Wall	412	SF	$	17	$	6,909	Phone quote from Stoneyard
CMU Block Wall	1,015	EA	$	2	$	2,223	Phone quote from Linden and Malden Cement Block Co.
Unit Block Retaining Wall	412	FF	$	55	$	22,660	Redirock precedent
			Subtotal		**$**	**124,599**	
SITE AMENITIES AND IMPROVEMENTS							
Wood Guardrail	515	LF	$	30	$	15,450	
Backed Bench with 2 Armrests	3	EA	$	1,833	$	5,499	Dumor Bench 160
Back Bench mounted on Seat Walls	3	EA	$	3,000	$	9,000	Bench TBD
Relocated Memorial Plaque	1	EA	$	1,000	$	1,000	
Reinstalled Granite Blocks and Boulders	27	EA	$	500	$	13,500	
Stabilizing Riverstone at Lake Edge (6" depth)	15	TON	$	250	$	3,733	
Granite Blocks for Sign Wall (6' length)	4	EA	$	450	$	1,800	Quote from Swenson Granite
Sign Wall Etching	2	EA	$	3,000	$	6,000	Quote from Newton Memorial Art
Bike Racks	3	EA	$	267	$	801	Bike Rack 290
Dog Waste Receptacle	1	EA	$	2,382	$	2,382	Model #TBD
Trash Receptacles	2	EA	$	2,382	$	4,764	VS Model SD-42 with Domed Lid and Black Plastic Liner and Plaque Decal
			Subtotal		**$**	**63,929**	
PLANTING							
Loam and Seed (6" loam borrow)	995	SY	$	6	$	5,969	
Erosion Control Matting	15,951	SF	$	0.20	$	3,190	
Tree Planting	7	EA	$	1,200	$	8,400	
Bank Restoration Planting Area							
Shrub Planting	40	EA	$	65	$	2,600	
Groundcover/Herbaceous Perennial Plugs	526	EA	$	4	$	2,104	4" plug
Bank Stabiliation Area TBD	269	EA	$	35	$	9,293	Assumes 18" o.c. avg; assumes 25% coverage of area shown on the plans; mix of shrubs and groundcovers
Slope Planting Area							
Shrub Planting	80	EA	$	65	$	5,200	
Slope Stabilization Seeding	361	SY	$	8	$	2,889	
Groundcover/Herbaceous Perennial Planting	380	EA	$	35	$	13,300	
Rain Garden / Infiltration Planting Area							
Shrub Planting	28	EA	$	65	$	1,820	
Groundcover/Herbaceous Perennial Planting	633	EA	$	35	$	22,155	
Bioretention Soils (12" Depth)	107	SY	$	60	$	6,393	
Aquatic Edge Planting	60	EA	$	4	$	239	Assumes 18" o.c. avg; assumes 25% coverage of area shown on the plans; 4" plug
Pine Bark Mulch (3" depth)	37	CY	$	75	$	2,806	In slope planting and rain garden areas
			Subtotal		**$**	**86,358**	
SUBTOTAL					**$**	**1,107,957**	
Construction year 2022 escalation 3%					$	33,239	
Mobilization, Overhead & Profit (12%)					$	132,955	
Contingency (15%)					$	166,194	
TOTAL BASE BID					**$**	**1,440,344**	
			CPC Estimate 4/21/2021		$	1,125,900	

SUMMARY RESUMES

Weston & Sampson has assembled a collection of professionals with the qualifications and experience needed to provide planning and design services for Levingston Cove at Crystal Lake. To provide comprehensive services, our team includes highly qualified landscape architects, engineers, and environmental professionals licensed in Massachusetts, as well as technical and support specialists, who have successfully worked on similar projects in Massachusetts and throughout New England over the past several years. **The multi-disciplinary nature of our firm allows us to address important project issues efficiently and seamlessly using in-house staff familiar with the unique aspects of open space/recreational requirements.** Our project team allows us to bring expert credentials to every aspect of this project.

Weston & Sampson has the depth of resources to respond to your project needs and can assure the assignment of highly qualified personnel for all your project tasks and deliverables.

Our project management team of **Eugene Bolinger, RLA** as principal-in-charge and **Cassandra Bethoney, RLA** as project manager will have overall responsibility and accountability for project execution. They will manage the performance of our team members, ensure technical quality at each stage of the project, and monitor personnel assignments and allocations to meet project deliverable and schedule milestones.

Members of our team recently performing site reconnaissance work at a park and open space property on Boston Harbor.

Upon authorization to proceed, our proposed key team members will be immediately available for work. Weston & Sampson is committed to providing quality services and will perform the scope of work using the appropriate staff levels to meet your required schedule and remain within budget. With more than 650 multi-disciplinary professionals, we are confident that we have the depth of staff and resources to successfully complete all obligations associated with your project. We are committed to fully attending to this project and exceeding your expectations at every turn. We will manage your project from our design studio in Boston, with support from our other offices in Foxboro, Reading, and Worcester, as needed.

On the following page, we provide our project team organization chart that details the lines of communication among all our team members, their respective roles and responsibilities, as well as the estimated commitment of time for each member of the team. All team members on the chart will be made available, as needed, to participate in this planning and design effort. At certain points (a given week for instance) 100% of a team member's time may be allocated to the project. We have included summary biographies of our proposed team following our team chart and professional resumes for our team members at the end of this section.

SUMMARY RESUMES

Weston & Sampson

PROJECT MANAGEMENT

Eugene Bolinger, RLA
PRINCIPAL-IN-CHARGE

Cassandra Bethoney, RLA
PROJECT MANAGER

TECHNICAL REVIEW

Brandon Kunkel, RLA

ENVIROMENTAL RESOURCES & PERMITTING

Blake Martin

Anthony Zerilli

Melvin Higgins, PWS

LANDSCAPE ARCHITECTURE

Cassidy Chroust, RLA

Michael Easler, ELA, CPSI

Rachelle McKnight, RLA, ISA

PUBLIC ENGAGEMENT

Eugene Bolinger, RLA

Cassandra Bethoney, RLA

ENGINEERING SUPPORT

Thomas Strike, PE
GEOTECHNICAL

Nathan Seifert, PE, LEED®AP
STRUCTURAL

James Pearson, PE
CIVL/SITE

PROJECT MANAGEMENT

Eugene Bolinger, RLA will serve as principal-in-charge of your project and will ensure that your project remains a priority of the firm. Gene is a **Massachusetts Registered Landscape Architect** with 30 years of experience in the planning, design, and implementation of open space and recreational facilities. During his accomplished career, he has successfully managed master planning, final design, and construction administration efforts for multi-disciplinary design/streetscape corridors, park, recreation, and open space projects. Gene has led many of our firm's efforts on programs with significant community input and outreach components, helping multiple stakeholders work together to develop long-term solutions to community planning needs, and brings to this project a successful track record of assisting clients in procuring funding for recreational open space projects through the PARC grant funding program.

In addition, Gene has led efforts related to recreational facilities and neighborhood playground amenities at properties in Boston, Danvers, Falmouth, Framingham, Natick, Newton, Somerville, Waltham, Wilbraham, and Worcester. Gene's recent project experience also includes his work on the highly successful redevelopment of Parcel 5 into Mayor Thomas M. Menino Park in Charlestown, Massachusetts (Received 2016 BSA Accessible Design Award). This project required an accelerated schedule and included ADA accessibility/compliance as well as an extensive public engagement component.

Cassandra Bethoney, RLA is a **Massachusetts Registered Landscape Architect** with experience that spans a broad range of projects from planning to built work, with a focus on public parks and open spaces, streetscape design, and urban improvement projects. Cassie brings to each project strong critical thinking, pragmatism, and a commitment to quality. Cassie worked on the design and development of landscape architecture improvements to John Harvard Mall in Charlestown; a range of improvements to Boston Common and the Public Garden; master planning and conceptual designs for the Kendall Block of Commonwealth Avenue Mall; and planning and design for improvements to Children's Park, Fallon Field Playground, Harambee Park, LoPresti Park, and Menino Park. She also provided support for Weston & Sampson's efforts on the revitalization of Town Hall Plaza in Arlington; development of a strategic plan for Peddocks Island; and improvements to Lincoln Park, Conway Park, and the North Street Veterans Playground in Somerville.

LANDSCAPE ARCHITECTURE

Cassidy Chroust, RLA is a landscape designer with a background that includes master planning, schematic design, design development, construction documentation, and project management. A newly licensed **Registered Landscape Architect**, Cass has successfully managed numerous park/recreation projects, including the Wayland Parks and Open Space Plan, Harambee Park Master Plan (Dorchester), a comprehensive Master Plan for Crompton Park in Worcester, and the Boston Common Master Plan. His Massachusetts experience also includes multiple urban design projects for the Boston Parks and Recreation Department, including our work at the John Harvard Mall and LoPresti Park; for Foss Park master plan and at Lincoln Park in Somerville; for the redevelopment of Riverfront Park in Springfield; for a high school athletic facility design project in Danvers; for Phases 4 and 5 of the Cushing Memorial Park open space improvement project in Framingham; and for the improvements to Institute Park in Worcester.

Michael Easler, RLA, CPSI is a landscape architect with specialized skills in 3D modeling and visual representation. He will support the landscape architecture tasks for this project. A **Massachusetts Registered Landscape Architect**, Mike is also experienced in native landscape planting, environmental research, construction detail development, and playground safety systems. His experience includes his current work at Riverfront Park in Springfield, as well as his efforts on the JJ Lane Park improvement project in Natick, and Mayor Thomas M. Menino Park, for which he developed paving designs and colors for the universally accessible playground area, detailed the historic reuse of industrial keel blocks as seating elements, and developed a low-cost construction system and native sedum/grass planting mixes for the proposed bulkhead meadow. Mike's other Massachusetts project experience includes his work for LoPresti Park in Boston with its synthetic turf field; the athletic complex at Danvers Hill School in Danvers; Albion Park, Lincoln Park, the North Street Playground, and at the Quincy Street open space property in Somerville; for Newton Highlands Park in Newton; and for the Warren and Waldstein neighborhood parks in Brookline.

Rachelle McKnight, RLA, ISA is a landscape architect and arborist whose background includes landscape and site design services for a variety of municipal, park, religious institutions, and higher education projects. Her experience includes: parks and recreation master planning, planting design, plaza and public space design, site grading, botanical inventories, trail layout, as well as digital rendering and modeling. Rachelle is proficient in the Adobe Creative Suite, a variety of fine arts, SketchUp, and AutoCAD software. She recently served as Landscape architect/designer responsible for the revitalization of Mill Brook corridor and Wellington Park in Arlington, which included site improvements, vegetation management planning, invasive species removal/control, and bank restoration.

ENVIRONMENTAL RESOURCES & PERMITTING

Blake Martin, Weston & Sampson's environmental resources manager, has over 30 years of specialized experience in water resources and watershed studies. He currently chairs the New England Water Works Association committee on sustainability, focusing on water resource protection and watershed improvements. Recently, Blake's efforts have led to the development of three Water Congresses (2010, 2011, 2012), which brought watershed associations and municipal utility members together to discuss, evaluate, and plan a proactive approach to watershed health. Blake has created innovative GIS approaches to mapping watershed impacts from point/non-point sources. He has managed all our projects for community-wide resource planning and zoning by-law development, including surface water protection plans. His experience includes his watershed and stormwater management work with the Cambridge Water District and close coordination with the Charles River Watershed Association on various water resource protection endeavors.

Anthony Zerilli will lead the environmental permitting services required for your project. Tony is an environmental scientist with more than 10 years of professional experience in the environmental and natural resource management field. He has provided permitting and wetland delineation services at various locations and monitored wetlands and construction sites for impacts caused during project construction for numerous communities throughout Massachusetts. His experience includes park/recreation-related permitting for Massasoit State Park in East Taunton for DCR, Mayor Thomas M. Menino Park, LoPresti Park in East Boston, the Whispering Hill Woods project in Woburn, and various park/recreation improvements in Framingham and Worcester. In addition, Tony is certified in the US Army Corps of Engineers methods of wetlands delineation.

Melvin Higgins, PWS will provide permitting and environmental resource assistance. A **Professional Wetland Scientist** in our Environmental Resources group, Mel has nearly 20 years of environmental permitting, environmental analysis, and water quality experience, including numerous environmental permitting projects for submittal to local conservation commissions and state/federal agencies. His extensive project experience includes his work on Mayor Thomas M. Menino Park in Charlestown, Massachusetts; various park/recreation improvements in Somerville, Waltham, and Worcester; and for the Whispering Hill Woods project in Woburn; and current work providing permitting and environmental resource services at Massasoit State Park in Taunton and at Draw Seven Park in Somerville on behalf of the Massachusetts DCR.

PUBLIC ENGAGEMENT

Our professional staff has extensive experience in conducting public participation and communication programs through our work on numerous projects throughout New England. **Gene Bolinger** and **Cassandra Bethoney** have extensive community outreach and public participation experience. In addition to their other assignments, they will support our community engagement efforts for your design project. We have detailed their qualifications elsewhere within this section.

Public participation and engagement is a core component of our expertise and something we take great pride in. Our past design and improvement work at parks, fields, and playgrounds throughout Massachusetts and New England has included many projects with a range of challenges and varying opinions related to specific aspects of a design or improvement. Through careful leadership, everyone can be heard and enrolled into a successful outcome that provides the greatest benefit to the community, its visitors, and the city. No project can be successful without a comprehensive and meaningful public outreach process. To achieve success in this endeavor, an effective design for a revitalized signature park must be authentic in its service to users, visitors, and the surrounding community while honoring its history and its prime location. Our team seeks to establish and maintain valuable communication and cooperation among all those with a vested interest in the project. **To this end, we pledge to work closely with the City of Newton, all project stakeholders, and, of course, residents in an honest, open, and truly productive dialogue that builds trust and promotes the redevelopment of Levingston Cove into a multi-generational recreation amenity that offers spectacular views, access to nature and wildlife, passive recreation, and community gathering spaces.**

ENGINEERING SUPPORT

Thomas Strike, PE is a senior project manager in the firm's environmental and geotechnical program. He has over 20 years of experience with geotechnical engineering design and has been responsible for managing multiple ongoing construction projects. **A Massachusetts registered Professional Engineer,** his specific areas of expertise include foundation design, retaining wall and slope stability analyses, and dam safety engineering.

Nathan Seifert, PE, LEED®AP, a team leader in Weston & Sampson's structural engineering department, has more than 25 years of engineering and construction experience. His areas of expertise include reinforced concrete, masonry, structural steel, and timber design, and he is well versed in the International Building Code. **A Massachusetts registered Professional Engineer,** his project experience includes design for new construction and renovation of commercial, multi-unit residential institutional and pharmaceutical/industrial buildings; water/wastewater treatment facilities; and bridges. Nathan also has construction management experience and is a LEED® Accredited Professional.

James Pearson, PE will also contribute to our environmental resources/permitting efforts. James is a Massachusetts registered Professional Engineer with more than 12 years of experience in design, analysis, and construction for a diverse range of projects, including work involving storm drainage conveyance and treatment systems, site planning and design, water distribution systems, sewer pipelines, and structural and roadway design. His skills include computer-aided site/infrastructure design and modeling, hydrology and hydraulic analysis, floodplain modeling, structural modeling, and surveying. James offers specialized expertise in the design of sustainable stormwater management systems. He has designed new and replacement utilities for both urban and suburban settings, and is experienced in the management of design, bidding, and construction administration project phases.

TECHNICAL REVIEW

Weston & Sampson is committed to quality assurance and control. To assure that our firm's high standards are maintained, we routinely assign senior staff members to review the project team's work at regular intervals. This quality review is an important element of our approach to provide clear, biddable documents and avoid change orders during construction.

Brandon Kunkel, RLA is a Massachusetts Registered Landscape Architect with more than 10 years of experience in innovative design and master planning, Brandon's areas of expertise include parks, high-density mixed-use developments, academic and corporate campuses, and natural resource conservation and rehabilitation. Brandon's is currently responsible for the construction administration phase of the new high school athletic facility in the Town of Danvers. Brandon's experience also includes work on the design services for the development of Weir Riverfront Park in the City of Taunton; the design of improvements to LoPresti Park in East Boston, including the artificial turf soccer field; an athletic fields project at the University of Massachusetts Lowell; redevelopment of Riverfront Park in Springfield; Lincoln Park in Somerville; development of a master plan for the 80-acre Merrymount Park in Quincy; and planning/design for the Charles River parklands restoration in Boston.

EUGENE BOLINGER, RLA

BACKGROUND

2004-Present
Vice President
Weston & Sampson

2000-2004
Landscape Architect
Weston & Sampson

1988-2000
Landscape Architect
Levy, Eldredge & Wagner Associates, Inc

1986-1988
Landscape Architect
Johannes H. Wagner Associates

1984-1986
Landscape Architect
Storch Associates

EDUCATION

1983
Master of Landscape Architecture
North Carolina State University

1981
Bachelor of Science
Environmental Design
University of Massachusetts

PROFESSIONAL REGISTRATION

Registered Landscape Architect
Massachusetts No. 906
New York No. 002213-1
Rhode Island No. 174
North Carolina No. 2153

PROFESSIONAL SOCIETIES

American Society of Landscape Architects

National Trust for Historic Preservation

Friends of the Boston Public Garden

As a vice president of Weston & Sampson, Gene currently manages more than two dozen municipal projects involving the reconstruction or restoration of city and town commons, parks, playgrounds, athletic facilities, open space properties, and urban design/streetscape corridors. During his more than 30-year career, he has successfully led master planning, final design, and construction administration efforts for multi-disciplinary park, recreation, and open space projects requiring expertise in landscape architecture, civil, structural, geotechnical and electrical engineering, architecture, metals and stone conservation, hazardous waste remediation, and environmental permitting.

For many of his projects, Gene has worked closely with the client to prepare the content for and execute the community outreach/public participation effort. This component of a project can be instrumental in generating constituent goodwill and fostering consensus among the various stakeholders.

SPECIFIC PROJECT EXPERIENCE

Master Plan for Two Playgrounds, Newton, Massachusetts. Principal-in-charge for a master plan for playgrounds serving Newton Upper Falls and Newton Highlands to provide a site improvements plan that would reflect the needs of these diverse communities, guide future park development, and serve as a tool to secure funding from multiple sources. Collaborated with the city's Parks and Recreation Department to develop conceptual and final "preferred" master plans for both properties in response to the needs expressed by various community representatives at public hearings and through a comprehensive park user survey.

Cheesecake Brook Master Plan, Newton, Massachusetts. Project manager for a master plan for a section of Cheesecake Brook between Eddy Street and Watertown Street. Worked closely with the city's Planning and Development Department, and held a series of community meetings regarding the potential passive recreational use of the site. Addressed divergent opinions to develop an enhancement program that would satisfy all interested parties. Finalized the master plan and prepared documents for the construction of a Phase 1 program for the site.

Coes Reservoir Park Master Plan & Design, Worcester, Massachusetts. Project principal/project manager for the development of a master plan and multiple phases of park improvements for public open space lands surrounding Coes Reservoir. Worked collaboratively with our environmental team on this project that involves cleanup of the former Coes Knife property and dam in conjunction with the park design.

Warren and Waldstein Parks, Brookline, Massachusetts. Principal-in-charge for extensive public outreach efforts to craft renovation solutions for these two neighborhood parks to respond to the recreation and open space needs of the community. The designs incorporated a comprehensive restoration approach, including construction of a reoriented and reconfigured baseball field, tennis and

basketball courts, park support building, playground, splash pad, stormwater management systems, and sports lighting, among other features.

LoPresti Park Improvements, East Boston, Massachusetts. Principal-in-charge for the design, permitting, and construction administration work for this waterfront park project, which involved constructing a state-of-the-art synthetic turf field (funded in large part by the United States Soccer Association), realigning pedestrian connections, rotating fields for game play and practice to allow for a more efficient use of the site, and positioning the most-used play elements for improved safety and access. Considerations included sea level rise and site resiliency throughout the design process and exploring iterations of sea wall protection to balance defense against the rising sea and day-to-day access. Ultimately, the design includes granite sea wall blocks installed in a staggered pattern to diffuse wave action during extreme high tide conditions.

Langone Park & Puopolo Playground, Boston, Massachusetts. Principal-in-charge of design services and landscape architecture for the complete refurbishment of this signature waterfront park in Boston's historic North End. The recreational lifeline for Boston's most densely developed community, the park also provides a critical link within Boston's HarborWalk network. Design efforts include lighting, benches, interpretive signage conveying the unique historical and environmental heritage of this site, and coastal resilient strategies.

Improvements to Lincoln Park, Somerville, Massachusetts. Principal-in-charge for design services and landscape architecture improvements to the existing park, including open space improvements, active and passive play recreational features, athletic fields, educational opportunities, and a unique stormwater collection and management system. Designs include interactive education-based elements including an outdoor classroom, rainwater harvesting, and teaching gardens in collaboration with the Dr. Albert F. Argenziano Middle School, which is located adjacent to the park.

Fallon Field Playground, Roslindale, Massachusetts. Principal for this playground improvement project. Responsibilities included planning, design, community outreach, and construction administration. Community input was a huge driver to create this unique and innovative playground space built into a hillside. This playground includes many non-traditional play elements, features universal accessibility throughout and is home to the tallest slide structure in Boston.

North Union Spray Park and Hibbert Playground, Arlington, Massachusetts. Project principal for the development and presentation of separate park designs as part of a commission to re-imagine two public open spaces to meet the varied needs of the community and the distinct site conditions at each location. Also responsible for construction documents and construction administration.

Albion and Grimmons Parks Improvements, Somerville, Massachusetts. Principal-in-charge for the master planning, construction document design, and community outreach process for two parks in different city neighborhoods, including multi-use courts, community gardens, splash pad areas, shaded seating plazas, and new play equipment.

CASSANDRA BETHONEY, RLA

BACKGROUND

2020-Present
Senior Project Landscape Architect
Weston & Sampson

2017-2020
Project Landscape Architect
Weston & Sampson

2016-2017
Associate Landscape Architect
Sasaki

2013-2016
Landscape Architect
Weston & Sampson

2012-2013
Design Intern
Landscape Architecture
Weston & Sampson

2012
Community Service
Fellow/Brownfields Program Intern
US Environmental Protection Agency

2010
Landscape Architect Intern
Olmsted Center for Landscape Preservation

2007-2010
Contract Landscape Designer
The S/L/A/M Collaborative
Architects and Engineers

2009
Landscape Intern
The Fells Historic Estate and Gardens

EDUCATION

2013
Master in Landscape Architecture
Harvard University

2009
Bachelor of Science
Landscape Architecture
Ecological Design Concentration
Cornell University

2008
Art History Study Abroad
Florence University of the Arts, Italy

Cassie is a registered landscape architect with experience that spans a broad range of projects from planning to built work, with a focus on public parks and open spaces, streetscape design, and urban improvement projects. She has specialized skills in ecological restoration along waterways and stormwater detention basins, and she is interested in the role that an engaged public process plays in making vibrant landscape spaces. Cassie brings to each project strong critical thinking, pragmatism, and a commitment to quality.

SPECIFIC PROJECT EXPERIENCE

Comprehensive Design for Centennial Beach Refurbishment, Hudson, Massachusetts. Landscape architect for design and permitting services for the renovation of a popular town-managed swimming beach. Project includes a new bathhouse, renovated old bathhouse for storage, open air pavilion space, beach and landscape restoration, a new accessible path system, extensive stormwater management upgrades, and parking area improvements.

Eastman Conservation Area Improvements, Needham, Massachusetts. Landscape architect for design of upgrades for the Eastman Conservation Area, an outdoor learning laboratory with a varied landscape that includes wetlands, meadows and streams, open bodies of water, uplands, and rock outcroppings. Project included design of boardwalks, at-grade trails, overlooks, piers, and a wide range of other site amenities that help to support the storytelling about wildlife and other environmental features that are unique to this rich and varied conservation landscape.

Arlington Reservoir Master Plan, Arlington, Massachusetts. Landscape architect for the development of a master plan for the Arlington Reservoir property, including an environmental assessment and a land survey. Responsibilities include a comprehensive public engagement program and collaboration with project stakeholders to establish a strategy for the implementation of compelling, appropriate, and sustainable site improvements.

Hedges Pond Recreation Area and Preserve Master Plan, Plymouth, Massachusetts. Involved in the development of the master plan for this area (former Camp Dennen property). Project involved identifying realistic opportunities for uses that considered environmental protection and enhancement; potential reuse of former camp infrastructure; implementation of improvements to meet important recreational needs of residents and the larger community; and potential for revenue generation to offset future maintenance and operations costs.

Percy Rideout Playground, Concord, Massachusetts. Landscape architect responsible for the design of the park expansion and improvements, including tennis and basketball courts, sidewalks/pathways, increased/redesigned parking, a baseball field, and ADA accessible restrooms. Other improvements included the design of a biorentention pond and rain garden for stormwater management, as well as the use of biodegradeable mulch under the playground structure, and fencing.

CASSANDRA BETHONEY, RLA

PROFESSIONAL REGISTRATION

Registered Landscape Architect
Massachusetts, No. 4209

HONORS & AWARDS

2009
American Society of Landscape Architects Award of Merit

Public Outreach Facilitation | Redevelopment of the McIntyre Building, Portsmouth, New Hampshire. Facilitated a comprehensive public outreach process to give all citizens a voice in identifying the elements essential to a successful redevelopment of the Thomas J. McIntyre Building site in downtown Portsmouth. Worked with the city to develop and refine the information and graphic content presented and discussed at each public engagement session. Prepared written meeting summaries for posting to the city's website and use as the 'essential framework' for the city and the development team to follow for the design development phase of the project.

Restoration of John Harvard Mall, Charlestown, Massachusetts. Landscape architect for the development of a master plan and design for the restoration of this historic park/plaza in the Charlestown neighborhood. The project included a robust community involvement program, new pavement treatments, an inclusive playground, accessible routes through the site, a redesigned park entrance, and sustainable design solutions.

Town Hall Plaza Improvements, Arlington, Massachusetts. Landscape architect for the design and construction administration services for improvements to historic Town Hall Plaza. Responsible for establishing an important town gateway, safe and accessible pedestrian connections, carefully selected landscaping, and a vibrant public space for community events, including a wide range of other aesthetic enhancements that are accessible, multi-generational, historically and culturally appropriate. Efforts also include a comprehensive public engagement process.

Peddocks Island Management & Conceptual Development Plan, Boston Harbor Now. Landscape architect for the development of a master plan for improvements at this historic Boston Harbor Island. Working together with our multi-disciplinary team, subconsultants, BHN, DCR, and the National Park Service, project efforts include extensive site research, public engagement, and a sustainable model for redevelopment. The island is open to the public as a natural, recreational park accessed via ferries.

Fallon Field Playground, Roslindale, Massachusetts. Led the design effort for this playground improvement project and was pivotal to the community outreach process with Roslindale residents. Cassie also completed construction documentation for bidding. Community input was a huge driver to create a unique and innovative playground space, which was built into a hillside. This playground includes many non-traditional play elements, features universal accessibility throughout, and is home to the tallest slide structure in Boston (now an iconic park feature).

Riverfront Park, Watertown, Massachusetts. Landscape architect responsible for developing schematic and design development drawings for the second phase of improvements to this linear park, a Department of Conservation property located along the Charles River. The main component to this second phase of work is to renovate an existing playground that explores adventure/sensory play and serves students at the neighboring Perkins School for the Blind. Improvements also include walking trails, slope stabilization, habitat restoration, and fishing piers along the park's ½-mile-long riverfront edge. *(With previous employer)*

BRANDON KUNKEL, RLA

BACKGROUND

2018-Present
Team Leader
Weston & Sampson

2017-2018
Project Manager
Weston & Sampson

2014-2017
Landscape Architect
Weston & Sampson

2012-2014
Landscape Architect
Copley-Wolff Design Group

2012
Landscape Architect
The Cecil Group

2011-2012
Landscape Architect
Independent Consulting

2007-2011
Landscape Architect/Associate
DLR Group

2005-2007
Landscape Designer
Geller Devellis Inc.

2003-2005
Assistant Landscape Designer
Mia Lehrer and Associates

2001-2003
Assistant Landscape Designer
Geller Associates

EDUCATION

2001
Bachelor of Landscape Architecture
University of Rhode Island

PROFESSIONAL REGISTRATION

Registered Landscape Architect:
Massachusetts No. 4040

PROFESSIONAL SOCIETIES

American Society of Landscape Architects (ASLA, BSLA)

Council of Landscape Architecture Registration Board (CLARB)

Brandon is a landscape architect with more than 15 years of experience in innovative design and master planning. His areas of expertise include urban parks, natural resource conservation and rehabilitation, academic and corporate campuses, and high-density mixed-use urban developments. He has managed projects associated with planning land use area development, including work with sensitive and complex issues related to environmental concerns, sustainability, and historic preservation. Brandon routinely collaborates with public officials, state agencies, and external consultants on multiple projects concurrently.

SPECIFIC PROJECT EXPERIENCE

Redevelopment of Riverfront Park, Springfield, Massachusetts. Landscape architect for the development of renovation/restoration strategies as part of a master plan for this riverfront property, including park upgrades and infrastructure improvements. Plans for redevelopment of the park include universal accessibility; site/pedestrian access and connectivity; horticultural and landscaping; an interactive water feature; and improvements to signage, performance spaces, lighting, and utility connections.

Boston Common Master Plan Update, BPRD, Boston, Massachusetts. Provided landscape architecture/project management services for recently completed updates to the "Boston Common Management Plan," which was first adopted by the Boston Parks Commission in 1996.

Pathway and Entrance Improvements at Boston Common and Public Garden, Boston Massachusetts. Provided landscape architecture/project management services for pathway enhancements, including landscape site design/improvements and historic preservation/restoration. improve the pathways and entrances to the Boston Common, the Public Garden, and Commonwealth Avenue Mall. Responsible for completing a thorough assessment of existing entrance and pathway conditions and a prioritized improvement program. Efforts involved working closely with multiple stakeholders and the Boston Landmarks Commission.

Langone Park and Puopolo Playground, Boston, Massachusetts. Project manager responsible for working with the Boston Parks and Recreation Department to develop final designs and obtaining permits for the complete refurbishment of this signature waterfront park in Boston's historic North End. The recreational lifeline for Boston's most densely developed community, the park also provides a critical link within Boston's HarborWalk network. Design efforts include lighting, benches, interpretive signage conveying the unique historical and environmental heritage of this site, and coastal resilient strategies.

Improvements to Buzzards Bay Park, Bourne, Massachusetts. Project manager responsible for improvements to Buzzards Bay Park, a signature waterfront park located on the Cape Cod Canal. Led the planning, design, and construction of park improvements including a splash pad, pathways/connections, landscaping/plantings, seating areas, and a picnic/gathering pavilion, among other amenities

and enhancements.

Weir Riverfront Park (former FB Rogers site), Taunton, Massachusetts. Worked with Weston & Sampson's in-house licensed site professionals, engineers, and permitting specialists to fully integrate the design of Weir Riverfront Park with the site cleanup strategy for the former FB Rogers site. Created the new park on the edge of the Taunton River, adding to the city's open space system.

Improvements to John Harvard Mall, Boston Parks and Recreation Department, Charlestown, Massachusetts. Provided landscape architecture and design services related to the historic restoration and improvements to this urban park and plaza, including entry areas, pathways, sitting areas, and a playground. This project involved a rigorous public engagement process, ADA compliance/accessibility accommodations, tree preservation, and sustainable design solutions.

Improvements to Lincoln Park, Somerville, Massachusetts. Landscape architect for design/landscape architecture services for the existing park, including open space improvements, active and passive play recreational features, athletic fields, educational opportunities, carefully curated planting selection, and a unique stormwater collection and management system. Project work also included a comprehensive public participation program, including a detailed visual representation effort, and construction administration services.

Harambee Park Master Plan, Boston Parks and Recreation Department, Dorchester, Massachusetts. Landscape architect for the master planning of Harambee Park, one of the city's largest open space assets. Efforts included inventory and analysis of all park features, identification of deficiencies and safety hazards, soil and survey analysis, circulation analysis, athletic facilities assessment and recommendations, vegetation enhancement and management recommendations, a public participation/communication program, and a detailed construction cost estimate for the final recommended improvements.

Children's Park Improvements, Boston Parks and Recreation Department, Roxbury, Massachusetts. Landscape architect for the renovation of and updates to the current Children's Park, which involved acquisition of two vacant properties, expansion of the site, inclusion of multi-generational park amenities, and a significant community participation component. Design efforts included park layout/design, equipment selection, site-specific vegetation/plantings, and development of before/after site imagery for use in community outreach/involvement efforts.

Improvements to LoPresti Park, East Boston, Massachusetts. Provided design, permitting, and construction administration work for this Boston Parks and Recreation Department project, which involved construction of a state-of-the-art synthetic turf field (funded in large part by the United States Soccer Association), realigning pedestrian connections, rotating fields for game play and practice to allow for a more efficient use of the site, and positioning the most-used elements of play for improved park safety and access.

Kennedy Senior Center Park, Quincy, Massachusetts. Developed park plans that included a universally accessible walking trail, open air pavilions, a greenhouse, formal gardens, open lawns, fitness amenities, and bocce and horseshoe courts for a new $1.6 million, 4.25-acre park with activities to promote successful aging and provide senior residents with opportunities for staying engaged in the community.

CASSIDY CHROUST, RLA

BACKGROUND

2020-Present
Senior Project Landscape Architect
Weston & Sampson

2017-2020
Project Landscape Architect
Weston & Sampson

2014-2017
Landscape Architect II
Weston & Sampson

2012-2014
Landscape Designer
Landworks Studio

2012
Landscape Design Intern
Hargreaves Associates

2011-2012
Landscape Design Intern
Boston Parks/Urban Wilds/Student Conservation Association

2011
Design+Build Intern
Sol LeWitt Summer House

2010
Landscape Design Intern
Weston & Sampson

EDUCATION

2012
Master of Landscape Architecture
Rhode Island School of Design

2001
Bachelor of Arts
Economics
Denison University

PROFESSIONAL REGISTRATION

Registered Landscape Architect
Massachusetts No. 4236

Cassidy is a landscape architect in the firm's design program. His background includes schematic design plans, design development, construction documentation, and project management. He has developed designs through a variety of mediums, including hand sketches, AutoCAD, digital graphics, and model making.

SPECIFIC PROJECT EXPERIENCE

Mill Brook Corridor and Wellington Park, Arlington, Massachusetts. Provided landscape design services for the revitalization of Mill Brook corridor and Wellington Park. Project includes site improvements, vegetation management planning, invasive species removal/control, and bank restoration.

First & Railroad Street Park/Playground, Fitchburg, Massachusetts. Landscape designer for renovations to this important community park. Upgrades included benches, picnic areas, pathways, plantings, informational signage, and a basketball court. Coordinated our efforts in partnership with the Montachusett Opportunity Council, a local community group.

Improvements to Parkhill Park, Fitchburg, Massachusetts. Landscape designer for the development of state-of-the-art play facilities and the restoration of passive wetland resource areas within this dramatic 50-acre Works Progress Administration (WPA)-era park. The playground and water spray park improvements added to the range of existing facilities at this regional park. Improvements also included storm drainage and a renovated bathhouse.

Coes Reservoir Park, Worcester, Massachusetts. Provided landscape architecture services for the development of a master plan and multiple phases of park improvements for public open space lands surrounding Coes Reservoir. Worked collaboratively with our environmental team on this project that involves cleanup of the former Coes Knife property and dam in conjunction with the park design. Improvements to date include a pedestrian bridge, relocation of historic structures, parking facilities, design and construction of the city's premier universally accessible children's playground, and establishment of a continuous greenway corridor along the western, southern, and eastern edges of the reservoir.

Children's Park Improvements, Boston Parks and Recreation Department, Roxbury, Massachusetts. Provided landscape design services to renovate and update the current Children's Park, which involved acquisition of two vacant properties, expansion of the site, inclusion of multi-generational park amenities, and a significant community participation component.

Improvements to Lincoln Park, Somerville, Massachusetts. Landscape designer for design services and landscape architecture improvements to the existing park, including open space improvements, active and passive play recreational features, athletic fields, educational opportunities, and a unique stormwater collection and management system.

Improvements to LoPresti Park, Boston Parks and Recreation Department, East Boston, Massachusetts. Design, permitting, and construction administration work for this project, which included realigning pedestrian connections, rotating fields for game play and practice to allow for a more efficient use of the site, and positioning the most-used elements of play for improved park safety and access. Also worked on the initial conceptual design for a fountain plaza in the park.

Worcester Common Restoration, Worcester, Massachusetts. Landscape architect for the $5 million restoration of historic Worcester Common, located downtown adjacent to the historic high-empire style Worcester City Hall. Provided landscape architect support for the reestablishment of historic pedestrian linkages and entrances; enhancement of the site's monuments, memorials, and burial grounds; expansion of green space; and new amenities for civic and cultural events and activities.

Improvements to Byram Park, Greenwich, Connecticut. Provided landscape architecture assistance as part of the design and engineering of a new park and public outdoor pool facility with a large zero-depth entry pool with lap lanes, splash pad, and kiddie pool to replace an outdated facility on the site.

Institute Park Comprehensive Master Plan, Worcester, Massachusetts. Provided landscape architecture assistance for the construction administration phase resulting from the comprehensive master plan for this important property adjacent to Worcester Polytechnic Institute (WPI), including significant public participation. The project included improved performance facilities; improved park aesthetics; active and passive recreation options; edge improvements; utility system upgrades; a cleaner, safer, and "greener" park; improved access and circulation; and ADA compliance.

Universal Playground Design, Cambridge, Massachusetts. Landscape architect for the design and construction of a new universal playground within the existing Danehy Park located in North Cambridge. The new accessible playground will include accommodations for physical, sensory, and social needs. Park design efforts also involve a water play area, site access/circulation, parking, and stormwater management.

Robbins Farm Field Renovations, Arlington, Massachusetts. Project manager responsible for providing schematic design, design development, construction documents, bid phase services, and construction administration for upgrades and improvements to Robbins Farm Park. Project included a comprehensive community outreach and engagement component.

Nipper Maher Playground Improvements, Waltham, Massachusetts. Provided landscape architecture assistance for Phase 6 of a multi-phase improvement project at this important park and open space facility. Site improvements included concession building renovations, major baseball and Little League field improvements, installation of bleacher systems with shade shelters, pathway systems, park landscaping, and the placement of a variety of site furnishings and amenities throughout the property.

MICHAEL EASLER, RLA, CPSI

BACKGROUND

2020-Present
Senior Project Landscape Architect
Weston & Sampson

2018-2020
Project Landscape Architect
Weston & Sampson

2013-2018
Landscape Architect
Weston & Sampson

2012-2013
Interpretive Ranger and Historic Researcher
National Park Service

2011
Modeling Consultant for Local Office Landscape Architecture, as well as Harvard Professor Jane Hutton

2011
Intern
Michael Van Valkenburgh and Associates

2011
Labor and Prairie Restoration Foreman
Willow Lake Farm

2006
Environmental Research Assistant
California Institute of Technology

EDUCATION

2013
Master in Landscape Architecture
Harvard University

2010
Bachelor of Environmental Design
Sustainable Studies Concentration
University of Minnesota

PROFESSIONAL CERTIFICATION

Registered Landscape Architect
Massachusetts, No. 4221

Certified Playground Safety Inspector (CPSI) No. 33340-1218

Michael is a landscape architect with specialized skills in 3-D modeling and visual representation. He is also experienced in native landscape planting, environmental research, construction detail development, and playground safety systems.

SPECIFIC PROJECT EXPERIENCE

Field and Playground Master Plan, Highlands Park, Newton, Massachusetts. Provided landscape design services for a preferred site improvements plan that serves as a guide for future development of this park, as well as a tool to secure funding from various private, city, state, and federal sources. Responsibilities included helping to develop a conceptual and final "Preferred" master plans in response to the needs of the city, as expressed by various community representatives at a series of public hearings and through the issuance of a comprehensive Park User Survey.

Revitalization of Draw Seven Park, Massachusetts Department of Conservation & Recreation. Landscape architect for the revitalization of signature park along the banks of the Mystic River in Somerville, Massachusetts. Work includes providing urban design/landscape architecture, sustainability/resiliency, utility infrastructure, waterfront engineering, environmental permitting, architecture, facilities planning, public participation, and cultural resource planning services to redesign and revitalize this high-visibility waterfront space.

First and Railroad Street Park/Playground, Fitchburg, Massachusetts. Landscape designer for renovations to this important community park. Upgrades included benches, picnic areas, pathways, plantings, informational signage, and a basketball court. Coordinated our efforts in partnership with the Montachusett Opportunity Council, a local community group.

JJ Lane Park, Natick, Massachusetts. Landscape design services for the development of a new neighborhood park and playground that involved the creation of a children's play area with seating/shelter, loop pathways, a small park support structure, new parking areas, innovative stormwater management techniques, a pedestrian bridge, and a variety of other passive and active recreational elements.

Conservation Area, Outdoor Classroom, Boardwalk, and Sports Field Upgrades and Improvements, Needham, Massachusetts. Landscape designer for the athletic fields (youth baseball and multi-purpose rectangular fields) and accessible trail, boardwalk, and outdoor classroom for the Eastman Conservation Area at Newman Elementary School in Needham.

Improvements to LoPresti Park, Boston Parks and Recreation Department, East Boston, Massachusetts. Provided design, permitting, and construction administration work for this waterfront project, which included realigning pedestrian connections, rotating fields for game play and practice to allow for a more efficient use of the site, and positioning the most-used elements of play for improved park safety and access. Sea level rise and site resiliency were researched and considered throughout the design process. Iterations of sea wall protection were explored to find balance between defense against the rising sea and day to day

HONORS & AWARDS

2008
Engineering Design for the Developing World Contest Winner

access. Ultimately, granite sea wall blocks in a staggered pattern were installed to diffuse wave action during extreme high tide conditions.

Mayor Thomas M Menino Park, Charlestown, Massachusetts. Landscape designer for the development of this waterfront site into a new, highly successful and universally accessible park and playground that incorporates adaptations for anticipated sea level rise. Developed paving designs and colors for the universally accessible playground area, detailed the historic reuse of industrial keel blocks as seating elements, and developed a low-cost construction system and native sedum/grass planting mixes for the proposed bulkhead meadow. The park also includes an accessible harborwalk with informational signage and spectacular views of the city and the water.

Warren and Waldstein Parks, Brookline, Massachusetts. Supported the design team in leading extensive public outreach for these two neighborhood parks to craft renovation solutions that would respond to the recreation and open space needs of the community. Assisted with initial design conceptions, construction document production, and presentation graphics for public meetings.

Lincoln Park, Somerville, Massachusetts. Provided design and construction services for the development and refinement of the Lincoln Park design throughout the public participation and construction documentation phases. Also assisted with the on-site layout of materials and patterns for the school yard and playground areas. Work at the park included open space improvements, active and passive play recreational features, athletic fields, educational opportunities, and a unique stormwater collection and management system.

North Street Veterans Playground, Somerville, Massachusetts. Assisted with improvements to this neighborhood park, including updated playground equipment, accessible rubber safety surfacing, a half-basketball/soccer court, tennis bounce board, splash pad, a café seating area, much-needed green space and plantings, and sustainable design features.

Improvements at Crocker Playground, Fitchburg, Massachusetts. Landscape architect for this important park that supports the neighborhood and larger surrounding community. Work included the addition of a new interactive water play facility to the existing park that includes the playground, a basketball court, and two open play fields. Improvements included the construction of the splash pad, installation of new utilities improvements, as well as a shade shelter, park benches, pathway systems, and related site amenities.

Powers Farm Conservation Area, Randolph, Massachusetts. Landscape designer for the planning and design of this former working farm acquired by the town for use as a passive recreation resource that connects directly to downtown. Project work involved incorporating a pavilion, parking facility, play area, and perimeter pathway to allow for universal access and community use.

RACHELLE MCKNIGHT, RLA, ISA

BACKGROUND

2020-Present
Project Landscape Architect
Weston & Sampson

2019-2020
Landscape Architect II
Weston & Sampson

2016-2019
Landscape Designer
Weston & Sampson

2015
Researcher
Rewilding Europe

2014
Research Assistant
US Forest Service

2008-2013
Scenic Artist/Production Assistant
Hudson Scenic/Warner Bros.

2001-2007
Landscape Designer/Gardener
Western Kentucky University

2004-2005
Habitat Restoration Associate
Mammoth Cave National Park

EDUCATION

2016
Master of Landscape Architecture
State University of New York
College of Environmental Science and Forestry

2013
Graphic & Web Design Certificate
Hunter College

2007
Bachelor of Arts
Anthropology
Western Kentucky University

CERTIFICATIONS

Registered Landscape Architect:
Connecticut No. LAR.0001519

ISA Certified Arborist

Erosion & Sediment Control Training
Trainee SWT#0020-T

OSHA 10-hour Construction Safety Training

Rachelle is a landscape architect and arborist whose background includes landscape and site design services for a variety of municipal, park, religious institutions, and higher education projects. Her experience includes: parks and recreation master planning, planting design, plaza and public space design, site grading, botanical inventories, trail layout, as well as digital rendering and modeling. Rachelle is proficient in the Adobe Creative Suite, a variety of fine arts, SketchUp, and AutoCAD software.

SPECIFIC PROJECT EXPERIENCE

Mill Brook Corridor and Wellington Park, Arlington, Massachusetts. Landscape architect/designer responsible for the revitalization of Mill Brook corridor and Wellington Park, including site improvements, vegetation management planning, invasive species removal/control, and bank restoration.

Bridge Street Pocket Park, Waitsfield, Vermont. Prepared design documents for the construction of a pocket park adjacent to the "Big Eddy" covered bridge in Waitsfield. The park was designed to provide visitors and residents with access to a popular swimming spot on the Mad River, while commemorating the historic footprint of a building destroyed by flooding during Hurricane Irene.

Halfmoon Dog Park Feasibility Study, Halfmoon, New York. Conducted a feasibility study for the development of a dog park with two areas (one for large dogs and one for small dogs). Conceptual design included parking, utility considerations, and site amenities to provide a safe environment for dogs and people.

Portland Park and Fields Complex, Portland, Connecticut. Provided planning and site design services for the development of a multi-field athletic complex and park facility for the town. The complex includes two soccer fields, two baseball fields, an outdoor splash pad, a playground, a recreation building, concessions building, and a multi-use trail network with outdoor fitness stations. Also provided site grading services for this project.

Simsbury Parks & Open Space Master Plan, Simsbury, Connecticut. Landscape architect responsible for the development of the Simsbury Parks & Open Space Master Plan. Conducted extensive field investigations of town owned parks and open spaces to develop recommendations for improvements to facilities and the restoration of degraded natural systems. Developed mapping and recommendations to guide future acquisition of open space to facilitate wildlife passage and to preserve intact landscape corridors.

Development of a Riverbank Vegetation Management Plan, Massachusetts Department of Conservation and Recreation (DCR). Landscape architect responsible for the for development of a Riverbank Vegetation Management Plan for the Charles River Basin within the municipalities of Boston, Cambridge, Newton, and Watertown. The plan included extensive inventory and mapping of 17 miles of existing vegetation, riverbank typologies, and declining trees. Recommendations included phased installations of native vegetation restoration pilot projects

PROFESSIONAL AFFILIATIONS

American Society of Landscape Architects

International Society of Arboriculture

Society for Ecological Restoration

representing a wide array of shoreline stabilization and biodiversity objectives, as well as guidelines for the removal and management of invasive and noxious vegetation along the shore.

Resilient Massachusetts Action Team (RMAT): Technical Support, Executive Office of Energy and Environmental Affairs (EOEEA), Massachusetts. Landscape architect/arborist for the RMAT Technical Support project for the Massachusetts EOEEA, which will advance priority actions from the State Hazard Mitigation and Climate Adaptation Plan for climate resilient projects throughout the Commonwealth. Work includes developing consistent standards for using climate projection data, guidelines and best practices for implementing the climate resilient standards, and a resilient benefit evaluation web-based tool for use in capital planning.

Vegetative Management Plan for the Head of the Charles Regatta® Reunion Village Hospitality Area, Cambridge, Massachusetts. Landscape designer for the preparation of a vegetation management plan (VMP) on behalf of the HOCR and in cooperation with the Massachusetts Department of Conservation and Recreation (DCR). Developed this plan on an accelerated schedule to address the need for vegetation/species management by targeting selective invasive and noxious plants along the riverbank at the location of the Reunion Village.

Rondout Riverport Shoreline Restoration and Public Access, Kingston, New York. Site designer for the restoration and stabilization of the shoreline of the Rondout Historic Waterfront area. Conducted extensive desktop and site analysis to understand existing river edge and adjacent property conditions. Design elements include site-specific living shoreline installations to provide riverine and land-based habitat and flood protection, as well as engineered shore stabilization techniques to protect important infrastructure and historic properties.

County of Rensselaer Hudson River Access Plan (with Planning4Places), Rensselaer, New York. Site designer for the preparation of a river access study for the County of Rensselaer. Analyzed potential sites along the river, engaging stakeholders through public meetings, developing and prioritizing recommendations, and creating preliminary concept plans. Sites were evaluated to determine whether improvements would accomplish the goal of providing paddleboat access and which sites would most likely benefit from local stewardship.

Watervliet Reservoir Water Chestnut Project, Guilderland, New York. Conducted extensive field analysis to map the extent invasive water chestnut in the Watervliet Reservoir and developed recommendations for the effective removal and maintenance of the species over the long-term. Water chestnut outcompetes a variety of other aquatic vegetation and creates nearly impenetrable mats across wide areas of water. These mats can be as much as a foot thick and reduce passage of light into the water, which, in turn, reduces dissolved oxygen levels and influences nutrient cycling. The study assessed the current infestation of water chestnut and analyzed the influx of sediment at the inlet of the reservoir at the Normanskill Creek. Costs and recommended removal of water chestnut and wetland restoration in the northern portion of the reservoir were included in the study.

BLAKE MARTIN

BACKGROUND

2013-Present
Vice President | Practice Leader
Weston & Sampson

2003-2013
Associate
Weston & Sampson

2001-2003
Project Manager/Team Leader
Weston & Sampson

2000-2001
Senior Hydrogeologist
Geosphere Environmental Management, Inc.

1999-2000
Senior Hydrogeologist
Talkington Edson Environmental Management, LLC

1998-1999
Eastern Regional Coordinator
Layne New England

1996-1998
Regional Manager
HydroGroup, Inc./
Ground Water Associates, Inc.

1991-1996
District Manager
Ground Water Associates, Inc.

EDUCATION

1984
Bachelor of Arts
Geology, Economics, Environmental Studies
Williams College

PROFESSIONAL CERTIFICATIONS

40-Hour Training Course for Hazardous Materials Site Training, OSHA 29CFR1910.120

PROFESSIONAL SOCIETIES

American Water Works Association

Association of Ground Water Scientists and Engineers

National Ground Water Association

New England Water Works Association 2000 Annual Conference

Blake is Weston & Sampson's Environmental Resources Manager and has over 30 years of experience evaluating groundwater systems, designing permanent systems for extraction and supply, and supervising rehabilitation efforts at municipal groundwater supplies. He has managed over 900 projects involving well rehabilitation, well design, safe yield analysis, hydraulic modeling, and water quality sampling. He has evaluated groundwater supply sources for contamination migration, water quality impacts, emerging contaminants, efficiency, and yield improvements throughout New England, New York, and Pennsylvania for a variety of municipal clients.

SPECIFIC PROJECT EXPERIENCE

WASM 3 to Shaft 7 Connecting Mains, MWRA, Greater Boston, Massachusetts. Provided environmental, permitting, and regulatory support to MWRA's WASM 3 to Shaft 7 connecting mains for planning and design of construction of new 48-inch water pipeline and rehabilitation of Section 59 and 60 of the existing 20-inch water pipeline that traverses through the communities of Arlington, Belmont, Boston, Newton, and Watertown.

Various Water Services, Mixed-Use Housing Development, Plymouth, Massachusetts. Developed stormwater management, water conservation, and water reuse strategies for a 1,500-home mixed-use development in Plymouth. Work included permitting under local state and federal agencies, designing infiltration systems for recharge of treated effluent, capital costs, and design of a wastewater reuse system for landscape irrigation, and stormwater management designs for over 600,000 square feet of impervious surfaces.

Geothermal Systems for Municipal Buildings, Various Locations, Massachusetts. Evaluated operational and capital costs, system designs, and permitting requirements for geothermal systems for municipal building projects in Newburyport, Westford, Nashoba, and Stoughton, Massachusetts. These feasibility level assessments ranged from individual municipal facilities (e.g., small fire stations) to large municipal compounds (e.g., wastewater treatment facilities).

Taunton River Watershed Management Plan, Massachusetts. Project coordinator for a portion of the Taunton River watershed management plan. Evaluated infrastructure impacts on water and wastewater distribution within 40+ towns. This GIS-based analysis included groundwater supply extraction, and domestic and municipal wastewater discharge.

Comprehensive Water Resources Management Plan, Norton, Massachusetts. Responsible for evaluating water resource issues related to the development of a comprehensive water resources management plan. Work involved scheduled meetings with Citizens Advisory Council to discuss data results, public education methods, and institutional modifications for Norton's future.

PAPERS & PRESENTATIONS

February 2017
Martin, B.A., "Emerging Contaminants: PFAs," MWUA

September 2016
Martin, B.A., "Emerging Contaminants: A Tale of Two Cities," NEWWA

June 2016
Martin, B.A., "Emerging Contaminants: Update on an Evolving Landscape,"MCWRS

September 2016
Martin, B.A., "Emerging Contaminants: How Low is Low Enough?," GSWRA

May 2016
Martin, B.A., "Water System Responds to Perfluorochemicals: A Case Study," EBC Site Remediation and Redevelopment Program

March 2015
Martin, B.A., "How to Save an Aquifer-The Pease AFB Story," NEWWA

October 2015
Martin, B.A., "2015 Water Resources and Sustainability Symposium," NEWWA

October 2015
Martin, B.A., "The Water Management Act and I/I," MWWA

September 2015
Martin, B.A., "The Outer Cape Future Water Resource Strategies" 134th NEWWA Conference

September 2002
Martin, B.A. presented "The Use of Low-Cost Micro-Measurement Techniques for Aquifer Monitoring and Safe yield Analysis: A Case Study, Portsmouth, New Hampshire"

October 1990
Martin, B.A. and R.A. Francis, "Long-term VOC treatment effectiveness using pump and recovery methods in a multi-layered aquifer setting," Plainville, CT. Water Pollution Control Federation, 63rd Annual Conference, Washington, DC

Environmental Evaluations for Water Supply, Salem, New Hampshire. Evaluated watershed protection bylaws, landfill impacts, and water quality monitoring programs for town's water supply. Developed a watershed protection initiative consisting of education programs and a water protection committee.

Source Water Asset Program, DEP, Massachusetts. Identified land use patterns, resource protection areas, watershed yields, and potential contamination sources for 27 municipal systems. The grant program included review of protection by laws and the recommendation of necessary changes and implementation plans. The project required coordination of GIS mapping for input in the Massachusetts GIS program.

Comprehensive Water Resource Management Plans, Various Locations, Massachusetts. Managed hydrogeologic investigations for wastewater discharge and nutrient load modeling for comprehensive water resource management plans in Concord, East Bridgewater, Norton, North Reading, and Sudbury, Massachusetts.

Water Supply Services, Various Locations. Evaluated watershed yield and zones of contribution for water supplies in Berwick, East Boothbay, Houlton, and Sunday River, Maine; Derby Center, Jericho, and Ludlow, Vermont; Lee and Troy, New Hampshire; and Frankfurt, Middleville, Newburgh, and Poughkeepsie, New York.

Watershed Evaluations, Various Locations, Massachusetts. Developed and implemented watershed evaluations for point and non-point pollution sources under the State Lakes and Ponds Grant Program. Completed studies in Tyngsborough, Leominster, and Seekonk.

Hobbs Brook Reservoir Evaluations, Cambridge, Massachusetts. Project manager for evaluations for Hobbs Brook Reservoir, a drinking water source for the city. Evaluated limnologic conditions, characterized nutrient inputs from stormwater systems, and developed recommendations for cost-effective stormwater BMPs and an in-lake management program. The characterization included an evaluation of nuisance aquatic vegetation, water quality profiling and an evaluation of historic water quality sampling efforts, both within the reservoirs embayments as well as from stormwater systems.

Watershed Recharge Plan, Sharon, Massachusetts. Developed an integrated GIS-based watershed recharge plan for the town. The plan identified water balance issues from current water withdrawals and return flows from wastewater and stormwater. Using GIS systems, areas were prioritized for recharge and infiltration providing a foundation for future projects and town-based regulation.

ANTHONY ZERILLI

BACKGROUND

2012-Present
Permitting Manager
Weston & Sampson

2002-2012
Environmental Scientist
Weston & Sampson

2002
Laboratory Technician
Biomarine Laboratories

1998-2002
Environmental Science Student
Bates College

1998 and 1999
Department of Public Works
Gloucester, Massachusetts

EDUCATION

2002
Bachelor of Science
Environmental Science
Bates College

PROFESSIONAL CERTIFICATION

OSHA HAZWOPPER 40 Hour
Regulations 29 CFR
1910.120 and 1926.65

Army Corps Certified
Wetlands Delineation
June 2003

Tony is an environmental scientist with nearly 20 years of professional experience in the environmental and natural resource management field. He coordinates all aspects of environmental permitting for Weston & Sampson. Working within the fields of hydrogeology, engineering, water resource development, wetlands sciences, renewable energy and construction oversight, Tony has specialized experience with developing permitting strategies that follow stringent permitting requirements for a variety of environmental engineering projects including municipal infrastructure and construction projects, renewable energy siting and development, lake management and dredging, and wetland creation/ restoration.

SPECIFIC PROJECT EXPERIENCE

Charles River Riverbank Vegetation Management Plan, Massachusetts Department of Conservation and Recreation. Permitting manager for development of the Charles Riverbank Vegetation Management Plan (RVMP), which utilizes an ecological-functions approach and incorporates parts of four communities (Boston, Cambridge, Newton, and Watertown) that play a role in permitting the plan.

Moakley Park Master Plan, Boston Parks and Recreation Department (BPRD), Boston, Massachusetts. Providing support for project management, climate resilience, and interdisciplinary engineering services for the advancement of the Moakley Park Vision Plan. Moakley Park is the largest waterfront park in Boston and is increasingly vulnerable to flooding due to climate change. The project scope includes baseline technical assessments, community engagement, and schematic flood barrier design. Responsibilities for this project include evaluation of permitting requirements for implementation of the Master Plan.

Parks and Recreation Projects, Boston, Massachusetts. Permitting manager for all aspects of the permitting tasks for various parks and recreational projects involving environmental due diligence support, engineering evaluation, and wetlands permitting. Working with landscape architects to provide delineation of resource areas, identification of altered wetlands areas, development of permitting strategies and schedules, permitting of final designs (including playgrounds, turf fields, and water access), and expert testimony at public hearings. Projects included two waterfront parks: LoPresti Park and Mayor Menino Park.

High School Athletic Complex, Danvers, Massachusetts. Provided permitting services for the development of a sports complex at Danvers High School. Work included the development of new synthetic turf field, relocation of practice fields, and the baseball field, all located near a perennial stream and within the 200-foot riverfront area. Worked with the project team to develop a permitting strategy based on several alternatives and permitted the preferred alternative. Provided expert testimony and construction oversight.

Newman School Fields, Needham, Massachusetts. Provided permitting services for the redevelopment of athletic fields behind Newman School, located adjacent

to a conservation area and wetland resource areas. Worked with the project team to develop a permitting strategy for the fields as well as a passive recreational trail through the conservation land. Successfully permitted the project through the local wetland process. Provided expert testimony and construction oversight.

Atlantic Sports Center, Amesbury, Massachusetts. Provided permitting services for the private development of a sports complex, including hockey rinks, office building, and ancillary structures. Worked with the project team to develop a permitting strategy based on several alternatives. Worked to reduce or eliminate the permitting needs by developing a working alternative for development and taking the project through design.

Environmental Permitting Assistance, Various Locations, New England. Provided environmental permitting assistance associated with wetlands impacts and restoration in several communities. Permits included MEPA certification, ACOE General Permit, MassDEP 401 Water Quality Certification, Chapter 91 Licensing, NHESP Notification, and wetlands permitting. Permitting projects have included remediation within Mill Creek and Ashuelot River in Keene; Medfield State Hospital Remediation for the DCAMM; Miller's River restoration and monitoring for MassDOT; Willow Pond Dredging for Look Park in Northampton; Weymouth Sewer Main Replacement and wetland restoration; Salisbury Industrial Park for Salisbury; Kingman Pond Dam for Mansfield; and the Arlington Reservoir Dam, Mill Brook Corridor & Wellington Park, and Robbins Farm Field Renovations and Upgrade project in Arlington.

On-Call Environmental Services, Massachusetts Port Authority Sites, Various Locations, Massachusetts. Provided environmental permitting support for multiple task orders for on-call environmental services, including the dredging of PCB-impacted sediment at Hanscom Field in Bedford, Massachusetts. Supervised wetland monitoring and stormwater compliance of construction impacts associated with the runway improvements at Logan Airport, Boston Massachusetts. Work included filling/dredging of coastal resource areas and associated construction impacts, including stormwater management.

Sailor's Home Pond Dredging, Quincy, Massachusetts. Assisting with the wetlands component of this project which involves the completion of in-pond sediment removal and modification of the local stormwater infrastructure through retrofit stormwater BMPs.

Water Quality and Sediment Sampling, Various Locations, Massachusetts. Designed and ran water quality and sediment sampling and analysis on lakes and ponds throughout Massachusetts. Work was coordinated through grants received by various town agencies, including conservation committees and parks and recreation departments, and consisted of installing piezometers and running tests for bacteria, metals, waste effluent, etc. Projects included the Runnins River in Seekonk, Rockwell Pond in Leominster, Lake Mascuppic in Tyngsboro, and Lake Pearl in Wrentham, Massachusetts.

MELVIN HIGGINS, PWS

BACKGROUND

2002-Present
Senior Environmental Scientist
Weston & Sampson

1995-1999
Hydrologist
ENSR
Acton, Massachusetts

1995
Consultant
The Nature Conservancy
Durham, North Carolina

1994
Environmental Specialist
Water Quality Management Division
U.S. Environmental
Protection Agency
Philadelphia, Pennsylvania

1990-1992
Environmental Education/Forestry
Extensionist
United States Peace Corps Benin,
West Africa

EDUCATION

2009
Post-baccalaureate Certificate
Geographic Information Systems
Pennsylvania State University
(Masters level courses in problem
solving with GIS, GIS Database
Development and Environmental/
Water Related GIS Applications

1995
Master of Environmental
Management
Duke University

1987
Bachelor of Arts
Economics/French

PROFESSIONAL REGISTRATION

Professional Wetland Scientist
(PWS #2520)

PROFESSIONAL SOCIETIES

Society of Wetlands Scientists

Association of Massachusetts
Wetland Scientists

Melvin is a senior environmental scientist in the firm's Environmental Resources group. He has over 20 years of water quality, environmental analysis, and environmental permitting experience.

SPECIFIC PROJECT EXPERIENCE

Sailor's Home Pond Environmental Assessment and Management Plan, Quincy, Massachusetts. Conducted an evaluation of Sailor's Home Pond, located at the intersection of Rice Road and Wendell Avenue in Quincy, to address concerns regarding pond water quality due to land use practices, increased fill and sediment, impacts from phosphorus and nitrogen, algal blooms, and reduced vegetation. Collected and reviewed available documents to understand general pond and watershed characteristics and to identify what data gaps needed to be filled. Proposed management options included dredging, increased street sweeping and catch basin cleaning, stormwater pollutant removal (retrofit stormwater BMP), chemical and aeration treatment, modified stormwater infrastructure, and long-term annual monitoring.

Maskwonicut Street Bridge, MassDOT, Sharon, Massachusetts. Identified protected environmental resources within project limits for the replacement of an existing single-span bridge, currently out of service, which carries Maskwonicut Street over the AMTRAK/MBTA railroad tracks in the Town of Sharon. Guided the project through the environmental and historic permitting process for state regulations.

Intersection Improvements Design, Colrain, Massachusetts. Provided services in conjunction with the complete design of intersection improvements at Main Road, Jacksonville Road (Route 112), and Greenfield Road to facilitate traffic movements through the area. Conducted field efforts to identify protected environmental resources and help design the project to minimize environmental impacts.

Charles River Riverbank Vegetation Management Plan, Massachusetts Department of Conservation and Recreation (DCR). Provided permitting services for the development of the Charles Riverbank Vegetation Management Plan (RVMP), which utilizes an ecological-functions approach and incorporates parts of four communities (Boston, Cambridge, Newton, and Watertown) that play a role in permitting the plan.

Vegetative Management Plan for the Head of the Charles Regatta® Reunion Village Hospitality Area, Cambridge, Massachusetts. Senior environmental scientist for the preparation of a vegetation management plan (VMP) on behalf of the HOCR and in cooperation with the Massachusetts Department of Conservation and Recreation (DCR). Provided permitting guidance for VMP development on an accelerated schedule to address the need for vegetation/species management by targeting selective invasive and noxious plants along the riverbank at the location of the Reunion Village.

North American Lake Management Society

New England Water Works Association

PAPERS & PRESENTATIONS

Gong, Gavin; Hickey, Ken; and Higgins, Mel, "Hydrodynamic Flow and Water Quality Simulation of a Narrow River System Influenced by Wide Tidal Marshes," Presented August 1998.

Sung, Windsor and Higgins, Mel, "Trace Metal Levels in the Municipal Wastewater of Greater Boston, " Water Environment Research, July 1998.

Sung, Windsor and Higgins, Mel, "Boston Harbor as a Continuous-Flow Stirred Tank Reactor, Use of Mussel Biomonitoring and Effluent Discharge," Boston Society of Civil Engineers, February 1998.

Permitting for the Nantucket Harbor Shimmo and PLUS Parcels Sewer Extension Project, Nantucket, Massachusetts. Providing permitting and wetlands consulting services related to the comprehensive sewer extension project on the island. Responsible for ensuring that all project work meets the stringent environmental permitting requirements. Compiled and submitted permits to the Nantucket Conservation Commission (Notice of Intent), Nantucket Historic Commission (Certificate of Appropriateness) and Massachusetts Endangered Species Act (MESA) office (Project Review).

Phase II Remediation of Former Manufactured Gas Plant, Keene, New Hampshire. Assisting with the wetlands and permitting component of this impacted sediment dredging project. Assisted with preparation of ACOE, NHDES, and local permit applications, including Programmatic General permit, Dredge and Fill permit, and Alteration of Terrain permit.

Furnace Pond Dredging, Pembroke, Massachusetts. Assisting with the wetlands and permitting component of this project which involves improving the ecological and recreational value within Furnace Pond by deepening the pond through the dredging process.

Sailor's Home Pond Dredging, Quincy, Massachusetts. Assisting with the wetlands and permitting component of this project which involves the completion of in-pond sediment removal and modification of the local stormwater infrastructure through retrofit stormwater BMP's.

Stormwater Recharge Siting Study, Pembroke, Massachusetts (SWMI Grant # BRP-2012-06). Worked with the town to create a watershed-based planning tool for enhancing the effectiveness of the Water Management Act permitting process, and to clarify ways to measure and implement mitigation concepts under the SWMI framework. Used advanced GIS technology to select recharge sites through the development and analysis of overlay maps, including soil permeability, saturated thickness, depth to groundwater. LiDAR topography, wetland resources, Water Resource Protection districts, land ownership, impervious cover, and stormwater infrastructure.

NATHAN SEIFERT, PE, LEED®AP

BACKGROUND

2018-Present
Team Leader
Weston & Sampson

2014-2018
Project Manager
Weston & Sampson

2008-2014
Structural Engineer
Hart Design Group, LLC

2007-2008
Project Manager
The Torrey Company

2005-2007
Project Manager
Churchill & Banks, LLC

1999-2005
Structural Engineer
Lin Associates, Inc.

1994-1999
Field Engineer
Bechtel Corporation

EDUCATION

1994
Bachelor of Science
Civil Engineering
Worcester Polytechnic Institute

PROFESSIONAL REGISTRATION

Massachusetts (No. 41693)
Rhode Island (No. 7663)
Connecticut (No. 29660)
Kentucky (No. 29965)
Florida (No. 79595)
South Carolina (No. 35047)
Vermont (No. 018.0134531)
North Carolina (No. 048585)

LEED® Accredited Professional

PROFESSIONAL SOCIETIES

American Society of Civil Engineers

Nathan, a team leader in Weston & Sampson's structural engineering department, has more than 25 years of engineering and construction experience. His areas of expertise include reinforced concrete, masonry, structural steel, and timber design, and he is well versed in the International Building Code. His project experience includes design for new construction and renovation of commercial, multi-unit residential institutional and pharmaceutical/industrial buildings; water/wastewater treatment facilities; and bridges. Nathan also has construction management experience and is a LEED® Accredited Professional.

SPECIFIC PROJECT EXPERIENCE

Municipal Services Facility, Andover, Massachusetts. Responsible for structural design and construction administration for a new 60,000-square-foot public works facility with vehicle storage, vehicle maintenance, and administration areas. Structure was a one- and two-story pre-engineered metal building.

Department of Public Works and Natural Resources Facility, Orleans, Massachusetts. Responsible for structural design and construction administration for a new 42,000-square-foot public works facility with vehicle storage, vehicle maintenance, and administration areas. Structure was a one-story pre-engineered metal building.

New Public Works Facility, Hopkinton, Massachusetts. Responsible for structural design and construction administration for a new 40,000-square-foot public works facility with vehicle storage, vehicle maintenance, and administration areas. Structure was a one- and two-story pre-engineered metal building.

Consolidated Public Works Department Facility, Waterbury, Connecticut. Responsible for structural design and construction administration for a new 120,000-square-foot facility designed to house all public works operations (administration, shops, highway, parks, refuse) plus a central DPW vehicle maintenance shop, and separate shops for maintenance of fire department vehicles, and police department vehicles. Structure was a combination of new pre-engineered and conventional steel additions on an existing steel structure. Substantial structural modifications were performed on the existing building.

Bridge Reconstruction Services for the Mountain Road over Mill Brook C-05-06 Bridge, MassDOT, Charlemont, Massachusetts. Engineer responsible for providing services as part of the complete reconstruction and relocation of the roadway and the Mountain Road Bridge over Mill Brook. The 16-meter single-span bridge included pre-stressed, pre-cast concrete butted box beams and integral abutments. In accordance with MassDOT requirements, work included survey, final roadway design, design of sidewalks to ADA standards, utility/drainage improvements, geotechnical engineering, detour route selection, and contract documents preparation.

Ireland Street over West Branch Bronson Brook, MassDOT, Chesterfield, Massachusetts. Provided structural engineering services for the replacement of an existing 56-foot single span, steel thru-girder bridge. Responsibilities included performing a bridge type study; developing conceptual bridge plans, evaluating bridge superstructure replacement options of prestressed concrete NEXT beams, steel girders with precast concrete deck panels, and steel girders with shop fabricated concrete decks; and analyzing existing abutments.

Water Street over Blackstone River Bridge, Millbury, Massachusetts. Responsible for structural design and construction administration for the bridge substructure and superstructure design for Mass Highway Department. The superstructure was constructed with prestressed concrete box beams.

Central Artery/Tunnel Project, Boston, Massachusetts. Worked on project to depress a major artery through the city and adding a third harbor tunnel. Responsible for field construction inspection and other construction management duties on portions of the project.

Ayer Commuter Rail Parking Facility for Montachusett Regional Transit Authority (MART), Ayer, Massachusetts. Structural Engineer of Record for the design of a one-level, 79-space elevated parking deck servicing the local commuter rail station. The elevated parking deck was constructed in precast concrete supported on cast-in-place concrete foundations.

Repairs to Existing Marine Industrial Park Central Parking Garage for Boston Planning and Development Agency (BPDA), Boston, Massachusetts. Responsible for managing the repairs to an existing five-level precast parking garage. Scope of work includes structural repairs, waterproofing repairs, joint replacement, drainage replacement, fire protection replacement, and fire alarm renovation. The parking garage remains in service during the repairs.

Brunswick Gardens Middle School (currently Lilla G. Frederick Pilot Middle School), Boston, Massachusetts. Structural engineering for a new 144,000-square-foot composite steel framed structure.

Copeland Building, Mass Maritime Academy, Buzzard's Bay, Massachusetts. Responsible for analyzing the existing structure, developing structural details, and construction administration for the structural renovation of a historic building that included jacking and underpinning the foundation, and seismic and wind bracing.

THOMAS STRIKE, PE

BACKGROUND

2018-Present
Senior Project Manager
Weston & Sampson

2015-2018
Project Manager
Weston & Sampson

2013-2015
Project Engineer
Weston & Sampson

2005-2013
& 1999-2004
Staff Engineer
Miller Engineering & Testing, Inc.

2004-2005
Geotechnical Engineer
PSI, Inc.

1998-1999
Field Engineer
SMW Seiko, Inc.

EDUCATION

2005
Master of Science
Geotechnical Engineering
University of Massachusetts, Lowell

1998
Bachelor of Science
Civil & Environmental Engineering
University of Massachusetts, Amherst

PROFESSIONAL REGISTRATION

Professional Engineer:
Massachusetts No. 50328
New Hampshire No. 13858

Tom is a senior project manager in the firm's environmental and geotechnical program. He has over 20 years of experience with geotechnical engineering design and has been responsible for managing multiple ongoing construction projects. His specific areas of expertise include foundation design, retaining wall and slope stability analyses, and dam safety engineering.

SPECIFIC PROJECT EXPERIENCE

Massasoit State Park Dam Rehabilitations, Taunton, Massachusetts. Project manager and dam safety engineer for rehabilitation of five earthen embankment dams in Massasoit State Park ranging from 180 to 365 feet long and 10.5 to 18.5 feet tall. The dams are Intermediate Size, High Hazard Structures. The project includes coordination with Massachusetts DCR Office of Dam Safety, environmental permitting, repair of concrete outlet structures, raising the crest of one of the dams, and embankment improvements including slope armoring, and mineral filter construction. Coordinated and completed engineering analyses; prepared drawings and specifications; coordinated environmental permit preparation and presentations; and provided bidding assistance.

East Park and Navy Yard Park, Natick, Massachusetts. Geotechnical engineer for the project which involved renovations to these two parks, including underground utilities, ADA compliant pathways, play equipment, park and drive improvements, restrooms, lighting, sports fields, court replacement, stormwater management systems, and signage.

South Mill Pond Courts and Leary Field Lighting Improvement Project, Portsmouth, New Hampshire. Geotechnical engineer for the project which involved the complete refurbishment of six tennis courts and two basketball courts and the addition of court lighting.

Beach Revetment, Manchester-by-the-Sea, Massachusetts. Geotechnical engineer for the revetment efforts at Singing Beach in the coastal town. The goal of improving the existing revetment structure is to preserve and protect the shoreline at Singing Beach against erosion and sea level rise. Responsible for coordination with the Conservation Agent and the contractor.

East Park and Navy Yard Park, Natick, Massachusetts. Geotechnical engineer for the project which involved renovations to these two parks, including underground utilities, ADA compliant pathways, play equipment, park and drive improvements, restrooms, lighting, sports fields, court replacement, stormwater management systems, and signage.

White Memorial Pool, Rutland, Vermont. Senior geotechnical engineer assisted with constructability issues and a dewatering plan for the contractor to successfully implement in a deep excavation adjacent to Moon Brook with a high-water table and soft soils.

Arbor Way Retaining Wall Assessment, Fitchburg, Massachusetts. Project manager for the Arbor Way retaining wall assessment, which included a condition

assessment of the failing wall and recommendations for design repairs.

Newman School Athletic Fields & Eastman Conservation Area Improvements, Needham, Massachusetts. Geotechnical engineer for this project to design boardwalks/trail improvements and sports field upgrades to the Eastman Conservation Area, which serves as an outdoor learning laboratory for the elementary school.

Emery Field Multi-Use Fields and Pathways Project, Kittery, Maine. Geotechnical engineer for the project which included the construction of a multi-use athletic field with subsurface drainage system and irrigation system and an ADA-compliant walking path that links all facilities, to be shared by service vehicles and emergency vehicles.

Clesson Brook Road State Bridge #B-28-010 Replacement, Buckland, Massachusetts. Geotechnical engineer for replacement of the existing bridge over Clesson Brook. The project included removal of the existing single span bridge (33-foot-long span) with a new concrete arch bridge with a 51-foot-long span. Coordinated geotechnical fieldwork and laboratory testing, completed engineering analyses, and prepared a technical report including geotechnical earthwork and design recommendations. It was recommended that the abutments and wing-walls were supported by conventional shallow spread footings bearing on the native glacial till.

Shady Hill School Repair, Cambridge, Massachusetts. Geotechnical project manager for the 6th and 8th grade building repair and modification project at the Shady Hill School. Prepared project scope and budget, coordinated geotechnical fieldwork, completed engineering analysis, and prepared a technical report. Conducted a geotechnical evaluation of the perimeter foundations of the 6th grade building that had exhibited structural distress, and the 8th grade building where water had infiltrated the basement level and the non-structural basement slab had partially collapsed. Recommended underpinning the 6th grade building foundation with helical piers to correct the structural deficiencies. Recommended replacement of the 8th grade basement slab with a slab structurally connected to existing pressure-injected-footing deep foundations. Also recommended a perimeter cut-off wall and drainage system to prevent water infiltration into the basement area.

Alewife Brook Shopping Center, Cambridge, Massachusetts. Geotechnical engineer for the approximately 50,000-square-foot building. Coordinated geotechnical fieldwork and laboratory testing and completed engineering analyses and a technical report including recommendations the proposed site development. Addressed geotechnical considerations including up to 15 feet of urban fill and organic materials and relatively shallow groundwater below the building area. Recommended compacted stone columns for improvement of the existing fill and organic soils to support a conventional shallow foundation and slab-on-grade and reduce excavation and disposal of potentially contaminated soils. Provided the design and construction teams with geotechnical engineering support and managed observation of geotechnical-related aspects of earthwork, ground improvement, and foundation construction.

JAMES PEARSON, PE

BACKGROUND

2019-Present
Senior Project Manager
Weston & Sampson

2015-2019
Project Manager
Weston & Sampson

2013-2015
Project Engineer
Weston & Sampson

2011-2013
Project Engineer
RH2 Engineering

2002-2011
Engineering Technician
Thornton Engineering

2001-2002
Engineering Technician
Precision Structural Engineering

EDUCATION

2002
Bachelor of Science
Civil Engineering
Oregon Institute of Technology
Magna Cum Laude

PROFESSIONAL REGISTRATION

Professional Civil Engineer:
Massachusetts No. 50675
Maine No. 13334
New Hampshire No. 14212
Oregon No. 69365
California No. 80272

PROFESSIONAL AFFILIATIONS

Boston Society of Civil Engineers Section of the American Society of Engineers (BSCES)

American Water Works Association (AWWA)

New England Water Works Association (NEWWA)

Professional Engineers of Oregon

James, a project manager at Weston & Sampson, has more than 15 years of experience in design, analysis, and construction for a diverse range of projects, including water distribution systems, sewer pipelines, storm drainage conveyance and treatment systems, site planning and design, and structural and roadway design. His skills include computer-aided site/infrastructure design and modeling, hydrology and hydraulic analysis, floodplain modeling, structural modeling, and surveying.

SPECIFIC PROJECT EXPERIENCE

Newton Highlands Playground, Newton, Massachusetts. Site/civil engineer for park/playground improvements generated in response to the needs of the city as expressed by various community representatives at a series of public hearings and through the issuance of a comprehensive Park User Survey.

Langone Park and Puopolo Playground, Boston, Massachusetts. Site/civil engineer responsible for reviewing on-site grading and drainage to ensure project compliance with Massachusetts DEP stormwater policy and BWSC criteria and ensure proper site drainage. Design efforts include sizing, design, and specifications of on-site drainage facilities and coordination with landscape design to ensure a seamless design.

Harambee Park, Boston Parks and Recreation Department, Dorchester, Massachusetts. Site/civil engineer for Phase 1 Improvements to Harambee Park, one of the city's largest open space assets. Efforts included record research of existing utilities, field investigation of on-site drainage, sewer and water infrastructure, and coordination with proposed design to mitigate utility conflicts. Design effort also included sizing of on-site storm drainage systems to meet BWSC criteria.

Fallon Field Playground, Boston Parks and Recreation Department, Roslindale, Massachusetts. Site/civil engineer for improvements to Fallon Field Playground in Roslindale. The project involved the installation of new playground equipment, surfacing, and pedestrian walks. Efforts included review of landscape grading and drainage design and recommendations and design direction to the design team to ensure compliance with BWSC stormwater policy.

Hobart Park Improvements, Boston Parks and Recreation Department, Brighton, Massachusetts. Site/civil engineer for improvements to Hobart Park in Brighton. The project involved the re-design of recreational space and the addition of a water play feature. Efforts included review of landscape grading and drainage design and recommendations and design direction to the design team to ensure regulatory compliance and technical feasibility for proposed stormwater improvements and water service connections.

Improvements to Buzzards Bay Park, Bourne, Massachusetts. Site/civil engineer responsible for improvements to this signature waterfront park located on the Cape Cod Canal. Park improvements include a splash pad, pathways/connections, landscaping/plantings, seating areas, and a picnic/gathering pavilion, among

other amenities and enhancements.

Comprehensive Design for Centennial Beach Refurbishment, Hudson, Massachusetts. Site/civil engineer for renovation of a popular town-managed swimming beach. Project includes a new bathhouse, renovated old bathhouse for storage, open air pavilion space, beach and landscape restoration, a new accessible path system, extensive stormwater management upgrades, and parking area improvements.

Distribution Center Site Work, Taunton, Massachusetts. Developed site design plans, drainage plans and calculations, and wetland replication design and grading for the expansion of a private developer's distribution center.

Site Plan Peer Review, Tewksbury, Massachusetts. Performed peer review services for site development plans in conformance with the town's subdivision rules and regulations.

Water Treatment Plant Site Work, Chatham, Massachusetts. Designed yard piping, site grading, and infiltration system for a 1-mgd water treatment plant.

Water Treatment Plant Site Work, Norton, Massachusetts. Designed yard piping, site grading, and residuals lagoons for a new treatment plant.

DPW Facility Roadway Plans, Wayland, Massachusetts. Developed roadway design plans for an access route to the new Wayland DPW facility. Design included roadway grading, culvert replacement, critter passages, drainage design/calculations, and habitat/wetland mitigation measures.

Mill Brook Corridor and Wellington Park, Arlington, Massachusetts. Provided site/civil engineering support for the revitalization of the Mill Brook corridor and Wellington Park. Project work includes site improvements, vegetation management planning, and bank restoration.

Atlantic Sports Center, Amesbury, Massachusetts. Worked with a private developer to develop site plans for a 400,000-square-foot ice hockey facility on a 40-acre parcel of land. Work included development of existing conditions mapping, conceptual design, planning board and conservation commission permitting, and development of construction plans. Design included 800 parking spaces, utilities, stormwater management features, an access road network and large retaining walls to make a challenging hilltop site suitable for development of a large facility.

Parks Recreation & Culture Department

Levingston Cove Estimated Annual Operating & Maintenance Costs (2021 Dollars)

Operation Item	Unit of Measurement per Ye	Quantity	Annual Unit Co	Total Annual Cost
Tree Pruning	Annual	1	$ 250	$ 50
Site Mowing and String Trimming	Annual	1	$ 780	$ 780
Leaf Litter and Branch Removal	Season	2	$ 500	$ 1,000
Vegetation Maintenance (Shoreline)	Acre	0.12	$ 625	$ 75
Vegetation Maintenance (landscape plants)	Acre	0.08	$ 1,400	$ 112
Rain Garden Maintenance & Cleanup (2.3% of Total Capital Cost) ***Estimated Rain Garden Construction Cost @ 39,413*	Annual	1	$ 906	$ 906
	Grand Total Annual Operations & Management Cost:			**$ 2,923**

Newton
Community Preservation Program

Finances

- **CPA Funding At A Glance (formerly Currently Available Funds)**

  This form provides information on current and future available funds and the percentage spent by category. Information on specific project funding amounts can still be found below on the Current Projects Status Report. Please note that the information included in the attached documents is for the June 8, 2021 meeting and does not reflect the "Date Updated" as listed on the document.

  This form is also now available on the CPC website under Reports and Presentations at CPA Projects At A Glance

- **Community Preservation Plan**

  Regularly updated on the program website, www.newtonma.gov/cpa, under Instructions, Guidelines and Sample Forms

  Until the Committee has had time to review the proposed revisions to the Guidelines, I will continue to include the approved draft in this location. The project list on Pages 3-4 has been updated to reflect current projects and known potential projects.

- **Current Project Status**

  This list has been updated to show the current status of the CPA projects that have had their funding approved and are currently in-progress.

City of Newton Community Preservation Committee

Finances At a Glance

As of April 15, 2021

Fiscal Year 2021

Revenue	
Beginning balance	11,683,009
Local CPA surcharge	3,658,144
State match	
Budget for this FY	713,784
Additional from prior FY	425,445
Total Available Resources	16,480,382
Expenses	
Bond repayment obligations	697,699
New funding authorizations	8,245,768
Administrative costs	202,845
Total Expenses	9,146,312
Current Fund Balance	7,334,070

Fiscal Year 2022

Revenue	
Beginning balance	7,334,070
Local CPA surcharge	3,761,719
State match	
Budget for this FY	731,629
Additional from prior FY	295,422
Total Available Resources	12,122,840
Expenses	
Bond repayment obligations	693,103
New funding authorizations	441,755
Administrative costs	180,910
Total Expenses	1,315,768
Projected Fund Balance	10,807,072

City of Newton Community Preservation Committee

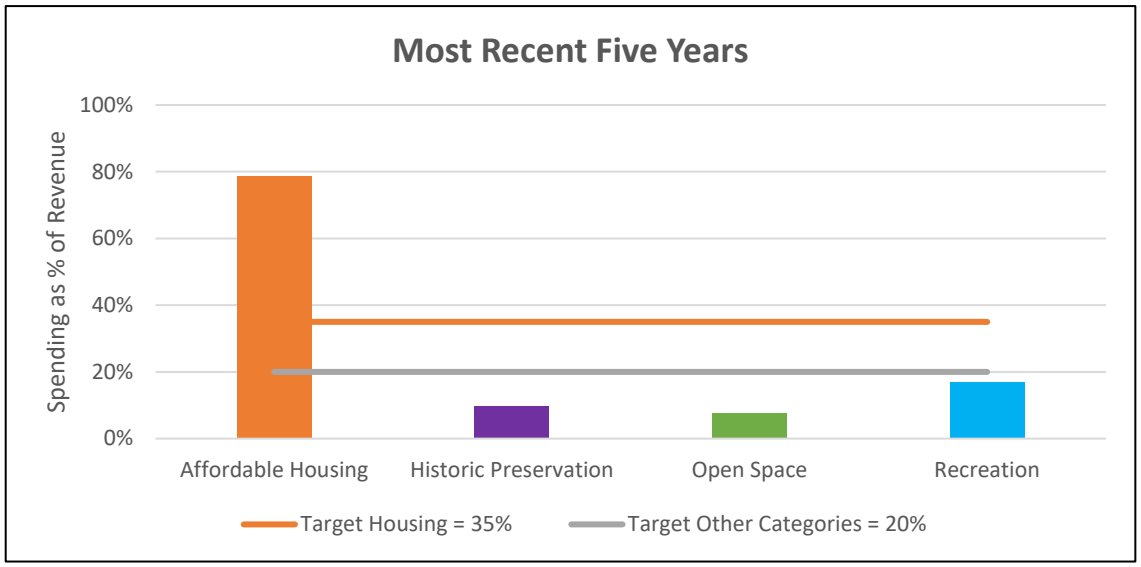
Spending Compared to Program Area Targets

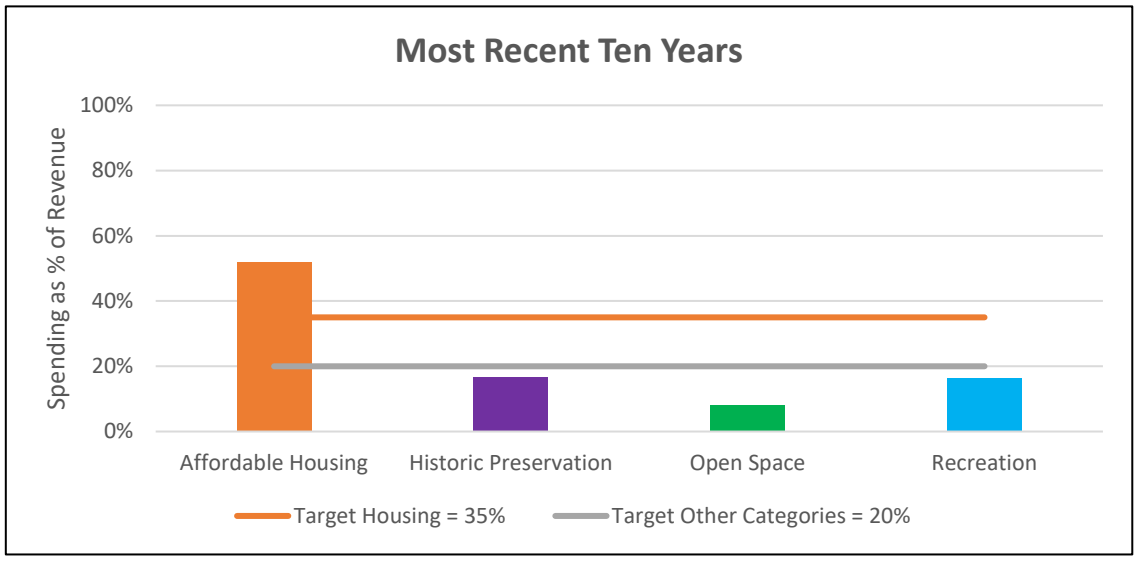
As of April 15, 2021

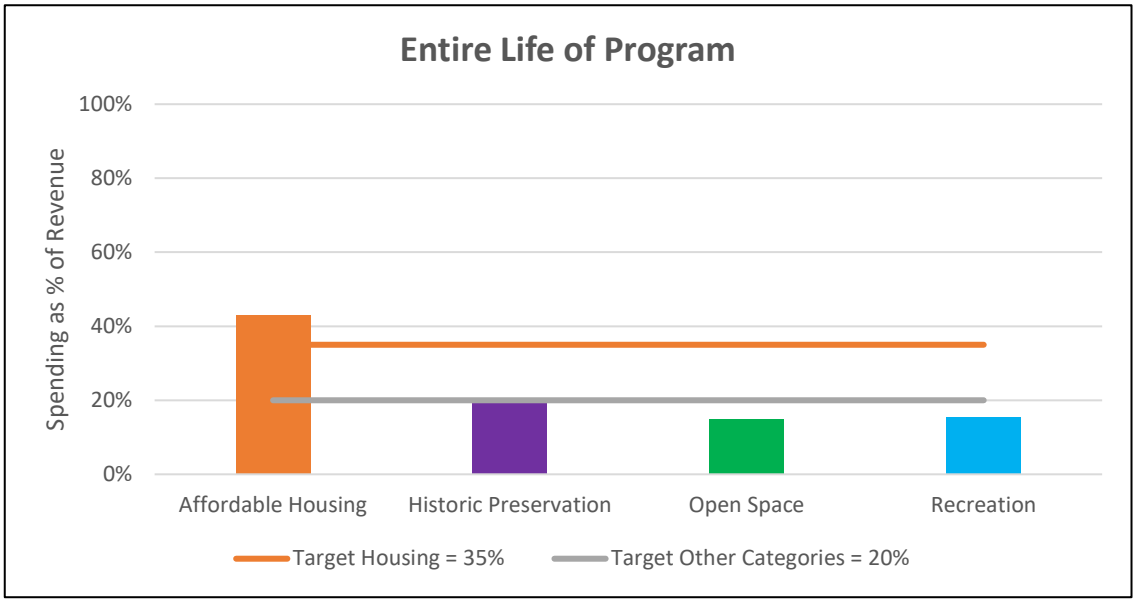
Note: spending on projects funded through bond issues is recorded as a series of annual debt service payments

	Program Area						
	Affordable Housing	Historic Preservation	Open Space	Recreation	Administration	Total Spending	Total Current Revenue
Most Recent Five Years							
Spending	16,089,727	1,997,119	1,560,199	3,438,903	742,833	23,828,781	20,463,133
% of Total Current Revenue	79%	10%	8%	17%	4%		116%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	44%	-10%	-12%	-3%	-1%		
Most Recent Ten Years							
Spending	19,880,624	6,391,458	3,138,574	6,288,153	1,313,222	37,012,031	38,181,520
% of Total Current Revenue	52%	17%	8%	16%	3%		97%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	17%	-3%	-12%	-4%	-2%		
Entire Life of Program							
Spending	31,007,703	14,070,741	10,672,077	11,186,242	2,243,117	69,179,880	72,099,985
% of Total Current Revenue	43%	20%	15%	16%	3%		96%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	8%	0%	-5%	-4%	-2%		

Spending as % of Revenue, Compared to Guidelines







City of Newton

Ruthanne Fuller,
Mayor

Newton, Massachusetts
Community Preservation Committee
COMMUNITY PRESERVATION PLAN

Funding Guidelines (pp. 1-2) adopted: April 3, 2018
Future Proposals (pp. 3-4) last updated June 2, 2021

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Barney S. Heath
Director of Planning
& Development

Massachusetts' Community Preservation Act (CPA) provides local and state funds for community housing (affordable housing), historic resources, and land for open space or recreation, within certain constraints:

ALLOWABLE SPENDING PURPOSES under the Community Preservation Act				
RESOURCES → / ↓ ACTIVITIES	COMMUNITY HOUSING	HISTORIC RESOURCES	OPEN SPACE	LAND for OUTDOOR RECREATION
ACQUIRE	YES	YES	YES	YES
CREATE	YES	NO	YES	YES
PRESERVE	YES	YES	YES	YES
SUPPORT	YES	NO	NO	NO
REHABILITATE / RESTORE	YES, IF acquired or created with CPA funds	YES	YES, IF acquired or created with CPA funds	YES

The Guidelines & Forms page of Newton's CPA program website, at **www.newtonma.gov/cpa,** includes a more detailed allowable uses of funds chart, with the state statute's full definitions of these eligible resources and activities, as well as Newton-specific proposal instructions and upcoming deadlines. The CPC works with the sponsors of CPA-appropriate proposals to help them meet program requirements.

Like most CPA communities, Newton does not have enough CPA funding for all current and anticipated requests, even those that are both CPA-eligible and CPA-appropriate. The Community Preservation Committee (CPC) uses the following guidelines to decide which projects it will recommend for funding by the City Council.

1. Use Newton's regularly updated community-wide plans to guide funding decisions.

The CPC relies on Newton's *Comprehensive Plan* and other regularly updated community-wide plans to prioritize Newton's CPA-eligible needs. Each funding proposal must cite at least two of these plans, most of which are linked to Guidelines & Forms at **www.newtonma.gov/cpa**.

2. Balance funding across all CPA-eligible resources and activities.

The CPA statute requires communities to spend at least 10% of each year's new funds on each of three resources – housing, historic resources, and the combination of open space and land for recreation. Funds may be allocated in the year they are received or retained for future projects. Unless exceptional needs require otherwise, Newton's CPC aims to end each year with a remaining balance of about one year's worth of funds (currently about $3 million), so the program can respond quickly to unanticipated future opportunities. Unusually expensive projects, such as land acquisition or major capital improvements to public buildings or parks, may also be funded by borrowing – selling bonds that will be repaid from future local CPA revenue.

Newton's allocation targets for CPA funding of the different eligible resources (see next page) are flexible guidelines, not rigid quotas. These targets reflect Newton's past funding patterns, available information about possible future proposals, and feedback the CPC has received through community surveys and public hearings. The targets also reflect cost differences among different types of projects. For example, in Newton projects

that involve land acquisition, such as creating new affordable housing or a new conservation area, tend to cost more than projects that preserve or rehabilitate buildings and land already in public ownership.

Newton CPA Allocation Targets: Balancing Funds Across Resources	± 5%
affordable housing: development & preservation	**35** ±5%
historic resources: all purposes	**20** ±5%
open space & recreation land: acquisition	**20** ±5%
open space & recreation land: rehabilitation / capital improvements	**20** ±5%
total, min. - max.	**75-115%**

The final two pages of this *Plan* compare the allocation of current and future funding requests to these targets.

3. Support projects that are CPA-appropriate and that leverage non-CPA funds.

Newton's CPC prioritizes projects that are not only CPA-eligible but also CPA-appropriate, and that leverage the maximum possible funding from other sources. The CPC also recognizes that a project may need a relatively high share of CPA funding in its initial phases (such as design) in order to raise funds primarily from non-CPA sources for its later phases (such as construction).

project categories	CPA appropriateness & funding leverage
special public resources and **public-private partnerships:** publicly or privately owned assets that benefit all Newton residents & neighborhoods, including housing that is both deed restricted to ensure permanent affordability and proactively marketed to all eligible households	**highest priority for CPA funding,** with these minimums from other sources: 30% for public projects, 50% for private projects
limited-benefit special public resources: publicly owned assets that benefit only some Newton residents or neighborhoods	**lower priority for CPA funding,** with a target of at least 60% non-CPA funding
core public resources: assets already in public ownership and that the City of Newton would be obligated to rehabilitate even if Newton had not adopted the CPA	**usually not appropriate for CPA funding,**
with one primary exception: CPA funding may be appropriate for the *difference* between lowest-cost and historically appropriate methods or materials for the rehabilitation of publicly owned historic resources	
limited-benefit private resources: privately owned assets that benefit only some Newton residents or neighborhoods	**not appropriate for CPA funding**

4. Support proposal sponsors with a proven capacity for project management and long-term maintenance.

Newton's CPC requires each proposal to identify both a qualified, available project manager and a reliable source of non-CPA funding for future maintenance. The CPC also considers each proposal sponsor's past record of project management and maintenance when reviewing new proposals from that sponsor.

These requirements help Newton to avoid repeating past experiences with projects that took far more time or public funding to complete than originally anticipated or promised, and to comply with the state CPA statute's prohibition on using CPA funds for maintenance and operations.

5. Evaluate completed projects to ensure accountability & improve future projects.

Once a project is funded, the CPC requires regular progress reports. For all non-City projects, the final release of CPA funds is contingent on presentation of a final in-person and written report to the CPC. City departments are also expected to provide final reports to the CPC on CPA-funded City projects.

The CPC monitors completed projects indefinitely, to evaluate the community's long-term returns on its CPA investments, and to learn how well – and why – different projects are maintained with non-CPA funds.

Newton Community Preservation Plan

Current & Future Proposals Compared to Available Funds & Allocation Targets				
	Affordable Housing	**Historic Resources**	**Open Space**	**Recreation**
Total Funded Projects, FY15-FY20 = $37,215,223	$12,298,224	$5,295,287	$15,862,500	$3,759,122
Fy15-Fy20 - Percentage of allocation by resource	**#VALUE!**	**#VALUE!**	**#VALUE!**	**#VALUE!**
CPC target allocations by resource, ± 5%	**30%**	**25%**	**20%**	**20%**
Current Proposals and Pre-Proposals **?** = recommended by CPC but not yet funded ***** = cost revised or estimated by CPC staff				
CIP = City of Newton *Capital Improvement Plan.* In this plan, for "Priority," lower numbers = higher priorities; for "Urgency," **100** = highest, **1** = lowest.				
Current Proposals				
Sources & CIP Priority (Urgency) May 2021	**Project Title**	**Affordable Housing**	**Historic Resources**	**Open Space**	**Recreation**
CIP 25, 31 (54) CPA proposal on hold	70 Crescent Street *(in addition to prior CPA funding already incl. in Fy13-18 totals above: $100,000 for site assessment, Apr. 2016; $260,000 for feasibility & design, Mar. 2017)*	TBD			TBD
CIP 64 (40.7) Pre-proposal discussed by CPC	Fy21 City Hall (Front) & War Memorial Exterior Stairs *In April 2019 the CPC voted 9-0 to condition any consideration of a full proposal for initial design ($68,250) on a commitment of matching non-CPA funds. The CPC has not yet agreed to consider a request for final design or construction funding.*		TBD		
CIP 26 (53.8)	Levingston Cove improvements Project (Pre-Proposal accepted at 5/11 Meeting)				$1,440,344
Current (Pre)Proposals (including debt service)					
FY22 Funds only	**Webster Wood Debt Service**			$693,103	
NA	Nonantum Village Place Senior Housing Preservation (Pre-Proposal accepted at 5/11 Meeting)	$400,000			
Total Potential Funding Expenses by Category		**$400,000**	**$0**	**$693,103**	**$1,440,344**
Percentage of Allocation by Resource		**16%**	**0%**	**27%**	**57%**
Following amts include current fund balance. For funds available once that balance is spent down, see separate funding forecast.					
FIVE-YEAR FORECAST: Total Available Funds for FY21-FY25 = $22,936,366					
target allocations. – 5%		$6,880,910	$3,440,455	$3,440,455	$3,440,455
target allocations + 5%		$9,174,546	$5,734,092	$5,734,092	$5,734,092
TEN-YEAR FORECAST: Total Available Funds for Fy21-FY30 = $60,727,016					
target allocations. – 5%		$18,218,105	$9,109,052	$9,109,052	$9,109,052
target allocations + 5%		$24,290,806	$15,181,754	$15,181,754	$15,181,754
Cumulative Debt Service for Webster Woods/300 Hammond Pond Parkway land acquisition (30 year debt):					
First Five Years (FY21-FY25):				*$3,474,609*	
First Ten Years (FY21-FY30):				*$6,950,872*	

Other Potential Future Proposals (in order by highest CIP ranking for each site)

Sources & CIP Priority (Urgency) May 2021	Project Title	Affordable Housing	Historic Resources	Open Space	Recreation
CIP 44 (33.1)	Gath Pool *(replacement)*				$9,200,000
CIP 97 (34.7)	West Newton Armory Reuse - Affordable Housing	TBD			
CIP 103 (33.6)	Waban Library Accessibility Upgrades		$428,500		
CIP 114 (33.0)	Old Cold Spring Field				$350,000
CIP 113 (31.7)	Burr Park Fieldhouse Accessibility/Site Upgrades		$474,000		*could also be listed here*
CIP 115 (31.6)	Forte Park *(including synthetic turf, which cannot be purchased with CPA funds)*				$2,000,000
CIP 121 (30.7)	Kennard Estate *(Parks & Rec. Dept. HQ)*		$740,000		
CIP 122 (30.5)	Crafts Street Stable *(DPW)*		$5,000,000		
CIP 124 (30.4)	Auburndale Library - Exterior Windows and Doors		$520,000		
CIP 132(29.6)	West Newton Police Annex Building Envelope, Windows, Doors		$200,000		
CIP 130 (29.9)	Senior Center *(existing, use changing)*		$689,000		
CIP 135 (29.3)	* City Hall Archives *(facilities)*		$1,500,000		
CIP137 (29)	Vernon Street Building - Building Envelope		$114,500		
CIP 142 (28.5)	Burr Park Fieldhouse Building Envelope and Window Restoration		$313,500		*could also be listed here*
CIP 144 (28.4)	Senior Center Sprinklers and Fire Alarm Upgrades *(existing, use changing)*		$170,000		
CIP 145 (28.2)	West Newton Police Annex Roof Restoration/Repair		$250,500		
CIP 153 (27.5)	Crystal Lake Bathhouse *(previously est. full project cost $8m)*				$5,000,000
CIP 154 (27.5)	Upper Falls/Braceland Playground				$1,675,000
CIP 158 (27.1)	Former Newton Centre Library Building Envelope		$1,500,000		
CIP 160 (26.9)	Auburndale Library - Accessibility and Site Upgrades		$265,000		
CIP 164 (26)	Newton Centre Library Windows and Exterior Doors		$217,000		
CIP 165 (26)	Senior Center Building Envelope *(existing, use changing)*		$150,000		
CIP 169 (25.6)	Nonantum Library - Accessibility/Site		$204,000		
CIP 172 (24.7)	Kennard Estate Building Envelope, Windows and Doors		$240,000		
CIP 173 (24.7)	City Hall Historic Landscape		$1,500,000		

Other Potential Future Proposals (in order by highest CIP ranking for each site)

Sources & CIP Priority (Urgency) May 2021	Project Title	Affordable Housing	Historic Resources	Open Space	Recreation
CIP 174 (24.4)	Chaffin Park Wall (Fy21) *(abutting Farlow Park)*		$200,000		
CIP 176 (23.7)	East Parish Historic Burying Grounds Restoration		$85,000		
CIP 177 (23)	Senior Center Roof Replacement/Restoration		$244,000		
CIP 178 (30.5)	Crafts Street Stable Building Envelope Restoration		$2,000,000		
CIP 185 (20.8)	Waban Library Building Envelope and Entrance		$200,000		
CIP 189 (20.7)	Jackson Homestead Doors & Windows		$192,000		
CIP 196 (20.0)	City Hall Doors & Windows		$3,000,000		
CIP 197 (23.7)	West Parish Historic Burying Grounds Restoration		$75,000		
CIP 198 (19)	Jackson Homestead Basement		$150,000		
CIP 199 (18.7)	South Burying Grounds Restoration		$75,000		
CIP 200 (17.9)	Waban Library Exterior Windows and Doors		$118,500		
CIP 203 (15.4)	Auburndale Library Building Envelope and Roof		$128,000		
CIP 141, 166 (26.0, 29.0)	Newton Corner Library *(use changing)*		$331,500		
CIP 180 (23.8)	Nonantum Library		$204,000		
CIP 194 (20.2)	Nahanton Park *(renovate parking areas, path*				$150,000
Other Potential Future Proposals Subtotal = $39,854,000		$0	$21,479,000	$0	$18,375,000
% Allocation by Resource		**0%**	**54%**	**0%**	**46%**
TOTAL Current (Pre)Proposals + Other Potential Future Proposals = $42,387,447		$400,000	$21,479,000	$693,103	$19,815,344
% Allocation by Resource		**1%**	**51%**	**2%**	**47%**
CPA Target Allocations by Resource		**35%**	**20%**	**20%**	**20%**

Community Preservation Act Funds
Current Status of Active Funded Projects

Fiscal Year	Project Title	Address	Funding Category	CPA Funding Appropriated	Total Expended to Date	CPA Funds Remaining	Notes on Progress
FY18	AUBURN STREET (affordable housing & historic preservation)	236 Auburn Street, Auburndale, MA 02466	Community Housing/Historic Preservation ($677,700/$300,000)	$977,700	$977,700	$0	Property sold to Housing Authority along with other CANDO properties - Law Dept. working with NHA attorney to finalize Preservation Restriction
FY21	Coleman House Senior Housing Preservation	677 Winchester Street, Newton Highlands	Community Housing	$4,214,622	$0	$4,214,622	Project approved by City Council March 15
FY21	Commonwealth Avenue Carriageway Redesign	Auburndale - Charles River to Lyons Field	Recreation	$390,000	$33,516	$356,484	Approved in October 2020 - Design work in progress
FY20, FY21	COVID-19 Emergency Housing Relief Program	Citywide	Community Housing	$3,200,000	$2,620,984.77	$579,015.23	The program was expanded with the CPC's approval from 12 months in Feb 2021. Accepting Applications through June 2021.
FY16, FY17	Crescent Street Site Assessment, Feasibility and Design	70 Crescent Street, Auburndale	Community Housing/Recreation	$360,000	$225,403.00	$134,597.00	Project on hold since 2018.
FY21	Durant-Kenrick Gutter and Window Repairs	286 Waverley Avenue Newton Corner, MA 02458	Historic Resources	$16,884	$0	$16,884	May 2021 - Restoration and repair work nearly complete. Funding Request submitted
FY15	HISTORIC BURYING GROUNDS 3, East Parish Burying Ground	Newton Corner, MA 02458	Historic Resources	$208,700	$132,502	$76,198	CPC approved the reallocation of funds to the South Burying Ground fence replacement project in Oct. 2020
FY21	Gath Memorial Pool Feasibility Study	256 Albemarle Road Newtonville	Recreation	$60,000	$0	$60,000	Funding approved May 17, 2021
FY19, FY21	Golda Meir House Senior Housing Expansion (Stanton Avenue)	160 Stanton Ave, Auburndale, MA 02466	Community Housing	$4,494,857	$0	$4,494,857	Working with 2Life on grant agreement - Construction closing pushed back to June/July
FY21	Grace Episcopal Church Tower Restoration	70-76 Eldredge Street, Newton Corner	Historic Resources	$1,433,000	$0	$1,433,000	May 2021 - FY21 Funding approved, project beginning work on procurement process
FY19, FY21	Haywood House Senior Housing Development	Jackson Road (behind 83-127 Kennedy Circle), Newton Corner, MA 02458	Community Housing	$3,077,900	$500,000	$2,577,900	May 2021 - Project Closed April 29, Construction anticipated to begin in May
FY21	Jackson Homestead Fence Replacement	537 Washington Street, -2458	Historic Resources	$28,990	$0	$28,990	Project approved by City Council Feb. 1
FY14	Myrtle Village Affordable Housing Development	12 and 18-20 Curve Street, West Newton, MA 02465	Community Housing	$910,179	$910,179	$0	Waiting for Final Report - Reached out to Applicants Spring 2020
FY18	NEWTON CEMETERY Whipple-Beal Cast Iron Fence	791 Walnut Street, Newton Center, MA 02459	Historic Resources	$60,000	$54,000	$6,000	Final Report Approved; Preservation Restriction under review with MHC as of 4/29/21
FY20	NEWTON CONSERVATORS, Conservation Restrictions (Kesseler Woods)	200 Vine Street (bordered by La Grange St.), Chestnut Hill, MA 02467	Open Space	$15,000	$0	$15,000	On hold pending completion of Conservation Restriction
FY04, FY06, FY09, FY14,FY15	Newton HOMEBUYER ASSISTANCE Program, Phases 1-5	Citywide	Community Housing	$3,209,050	$2,446,327	$762,723	May 2021 - three resales in progress. Anticipating bill for administrative expenses before end of FY21.
FY20	PIGEON HILL TRAIL (Riverside Greenway) Design	Connecting Evergreen Street to Lasell Boathouse to Charles Street in Auburndale, including two underpasses under Interstate 90	Recreation	$50,000	$3,737.93	$46,262	Design work complete and working with DCR on design and future maintenance responsibility for pathway. Expect to be back to CPC in future to reallocate funding to construction work
FY20	Webster Woods/ 300 Hammond Pond Parkway (Land Acquisition)	300 Hammond Pond Parkway, Chestnut Hill, MA 02467	Open Space	$15,740,000	$15,200,000	$540,000	Includes both purchase funds and legal fees. Remaining funds include legal fees and discount received from bond sale; Conservation Restriction in Progress.
FY21	West Newton Armory Affordable Housing Development	1135 Washington Street West Newton	Community Housing	$21,270	$0	$21,270	Project Approved May 3 - Study work now underway.
			Project Totals	**$38,468,152.00**	**$23,104,349.20**	**$15,363,802.80**	

Newton
Community Preservation Program

Minutes

- May 11, 2021 Draft Meeting Minutes

City of Newton

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Barney S. Heath
Director

Community Preservation Committee

MINUTES

May 11, 2021

The virtual meeting was held online on Tuesday, May 11, 2021 beginning at 7:00 P.M. Community Preservation Committee (CPC) members present included Mark Armstrong, Dan Brody, Eliza Datta, Byron Dunker, Susan Lunin, Robert Maloney, Jennifer Molinsky, and Judy Weber. Committee member Martin Smargiassi was not present at this meeting. Community Preservation Program Manager Lara Kritzer was also present and served as recorder.

Chair Mark Armstrong opened the Community Preservation Committee's public meeting at 7:00 P.M and welcomed those in attendance. Mr. Armstrong also reviewed the items to be discussed during the meeting and introduced the Committee Members.

Pre-Proposal Review of Levingston Cove Improvements Project

Open Space Coordinator Luis Perez Demorizi presented the pre-proposal for CPA funding of the proposed improvements project at Levingston Cove on Crystal Lake. Mr. Demorizi presented a PowerPoint presentation on the project, explaining that this was a small site with a lot of activity. The City had already completed an initial study and plan for the site. Mr. Demorizi reviewed the proposed project schedule, stating that they hoped to have the full proposal ready for the CPC's review in June. The project's permitting with the State and Conservation Commission was anticipated to take about 9 months and they hoped to be able to break ground on the project in Fall 2022. Mr. Demorizi stated that Crystal Lake was Newton's only Great Pond and was annually stocked with Rainbow Trout. Levingston Cove was one of three public access points to the Lake and Mr. Demorizi pointed out the other ones on an aerial view of the Lake. He noted that the topography at this location could be steep and that there was significant erosion in the area at both the beach and fishing wall.

Mr. Demorizi next reviewed the proposed improvements to the site, which will include an accessible walkway and paths, railings, and a cantilevered path/deck which would extend out over the pond for both fishing and viewing. The upper walkway could be used by those just walking by and would include retaining walls to address the grade and erosion issues and provide seating. This area provides access to the Pond and they wanted to maintain a water access but also needed to stabilize the landscape. Mr. Demorizi explained that they planned to add stones and river rocks to prevent erosion and create seating areas along the beach. To the south, the project would add benches and low shoreline vegetation, code compliant stairs, and bike racks. The project was designed to funnel people towards the access points on the site, and guardrails would also be added to help with that function. Mr. Demorizi also reviewed the stormwater flow and planting areas, noted that the upper slopes and banks would have more plantings to stabilize them. Mr. Demorizi also noted that there would be opportunities in the project for adopt-a-space gardens as well.

Reviewing the existing site, Mr. Demorizi noted that the existing concreate retaining wall along the shore was 90 years old. The cantilevered deck would extend past it on either side, providing accessibility and easing the slope in that area. The design of the new deck was reviewed and noted to be anchored in front of the wall using micro piles and light weight fill to minimize the weight against the existing retaining wall. They also planned to plant new vegetation on the slope above the deck to control erosion. Mr. Demorizi explained that the existing shoreline was badly eroded and the hillside washes into Crystal Lake with each rainstorm.

At the existing beach access, the City proposed to install a new at-grade deck for accessibility. The area would still include access into the water with crushed stone and stepping stones installed at the beach to prevent further erosion. Mr. Demorizi presented a section of the area to show how the project steps down to grade in this area. The south lawn would remain mostly untouched, but a rain garden was proposed here to control runoff. The remainder of the shoreline would have a few plantings added but would otherwise remain untouched.

Mr. Demorizi shared samples of the materials under consideration for this project, explaining that they wanted to ensure whatever was used here would be long lasting and easy to maintain. The new pathways would be a mix of concrete for accessibility and stonedust for a more natural appearance. Views of the seating wall were also shown along with the plants under consideration in this area. It was noted that as of April 30, the City had received the 60% Constriction Documents and Specifications, and that the 90% documents were anticipated to be ready by mid-late June.

Parks, Recreation and Culture Commissioner Nicole Banks was also present for this discussion. Mr. Armstrong asked how this project played into the department's overall project plans. Commissioner Banks answered that the Department was doing well in putting together its list of future projects and explained Levingston Coves importance. She explained their project review process and that they next anticipated coming back to the CPC for a playing fields project. She added that they wanted to stay focused on moving these projects which were already in development towards completion. Mr. Armstrong noted that Parks and Rec had a number of projects in progress and asked who would be managing this one. Ms. Banks answered that Weston and Sampson had previously overseen the design team for the project and would continue to work with Mr. Demorizi, who would be managing the project. She thought that a key element in managing the project would be to minimize the procurement process and that they were looking to work with in-house landscape architects and engineers to cut back on the time needed for procurement. They also anticipated that they would have Department interns to assist in the project. Commissioner Banks added that she was conscious of the CPC's concerns with project management and would continue to look carefully at this issue.

Mr. Armstrong asked what jurisdictions had review over work along the waterfront. Mr. Demorizi explained that the project team has been looking into this issue. Because there was no digging in the water, the project did not need to be reviewed by the Army Corp of Engineers, but it would require state and Newton Conservation Commission approval. He noted that using the cantilevered deck minimized the permitting process but that this did come at a premium.

Ms. Weber noted that several of the letters of support had raised concerns about limited access to the water. Mr. Demorizi stated that they were conscious of this concern and were working with the project engineers to find a creative way to balance continued water access with the best practices

necessary to preserve the lake. Ms. Weber asked whether there were questions as to whether and how the lake should be used. Mr. Armstrong asked if the Levingston Cove area had deteriorated because of how it was used or water erosion. Mr. Demorizi answered that both had caused damage to the site. Mr. Armstrong asked how this would be controlled in the future. Mr. Demorizi explained that they were proposing to control how the site was accessed as when people walked through the landscape, the ground was trampled and compacted which made erosion easier when it rained. The City was working closely with the design team to deal with this issue by guiding people to pathways on the site and installing new vegetation to slow down water and erosion.

Mr. Armstrong asked if the at-grade deck could be used for swimming access. Mr. Demorizi answered that it could provide access and that this seemed to be the best approach so far for both accessibility and water access. It was also noted that Cronin Cove had a dock with additional water access. Mr. Dunker noted that whether swimming should be prohibited was a constant debate here. Ms. Weber noted that the proposed plantings seemed to discourage rather than encourage swimming here. Both Mr. Dunker and Mr. Demorizi agreed that they would be maintaining the existing 40' wide beach access. Mr. Demorizi showed photos of the existing site and explained how it would be altered. Mr. Dunker also noted that there were more accessible locations to the south towards the Crystal Lake Bath House, where there was a significant open area with available access to the lake. Mr. Armstrong asked if the proposal would try to organize rather than eliminate access and Mr. Demorizi answered yes.

Ms. Molinsky asked how close the project was to construction. She noted that the project had some great features and was concerned that they would not all survive the planning and permitting process. Mr. Demorizi stated that they were looking to keep as much of the current plan as possible, noting that there would be more options for public comment before the 90% design was complete, and that the planting and public access design was still evolving. Mr. Dunker noted that this plan had been approved several years ago and that this would not be the first public process for this site. Mr. Demorizi agreed but noted that this would be the first time that the Conservation Commission had reviewed the plan and that they would be concerned with the treatment of the pond and surrounding banks. For example, they knew that Conservation would not approve the use of sand here and so had not included it in the beach design as they were trying to minimize any hiccups in the process. Commissioner Banks added that the project had had a public meeting several months ago and that representatives from the Crystal Lake Conservancy and other neighborhood groups had sent letters in support of the project.

Ms. Lunin liked the native plants chosen for the project and that the project would not be losing many trees. Mr. Demorizi agreed, noting that one tree would be coming out near the water but that another one would be planted elsewhere. Ms. Lunin moved to invite the applicants to submit a full proposal for the Levingston Cove Improvements Project as detailed in the pre-proposal. Mr. Dunker seconded the motion which passed by unanimous roll call vote.

It was noted that this project had been submitted as a Recreation project but that there were elements that could be considered Open Space as well. Members agreed to consider the funding category further after the full proposal was submitted.

Pre-Proposal Review of the Nonantum Village Place Senior Housing Preservation Project

Ms. Weber noted that she is on the board of the Newton Housing Authority which had made contributions to this project when it was constructed. She did not believe that she had a conflict but wanted to make this association clear in case anyone thought she should recuse herself. No one had any concerns and Ms. Weber continued to take part in this discussion.

Marcia Hannon, Senior Project Manager for CASCAP, a local non-profit affordable housing organization, was present to explain their pre-proposal for funding to restore Nonantum Village Place, a 100% affordable senior housing facility. Ms. Hannon explained that CASCAP was invited to work in Newton because of its experience with HUD's 202 program. The project was built in the early 2000s using CPA, CDBG, and Newton inclusionary zoning funds. The property has 35 units including seven handicap accessible units and one unit for a residential manager. Their residents are in their 60s to 80s with annual incomes between $9,000 – $21,000. She noted that residents regularly hold common area events and teach art classes to the community, have welcomed formerly homeless residents to the building, and include several who are frail and disabled.

Ms. Hannon next shared photos of the building and explained the project's scope which includes both building envelope rehabilitation and energy conservation. The building has three roof levels, all of which need to be replaced. She explained that water was ponding on and leaking through the roof, which had been repaired but was deteriorated to the point that it needed to be replaced. The proposed new roof would be a white TPO roof and they planned to add additional insulation during the installation. The work on the building would also include replacing damaged wood trim with Hardiplank/composite trim and replacing the 35 individual HVAC units located on the roof. Ms. Hannon shared the proposed budget and explained that the facility had not been able to build up a sufficient reserve to deal with this work. She had received bids for the lower and middle roof, siding, and HVAC at this time. She stated that they appreciated the support they had received from the community, including City Councilors Leary and Greenberg, and multiple area residents.

Mr. Armstrong agreed with using Hardiplank or Azek in place of wood trim as it would last longer. Mr. Dunker asked about the estimates and whether the applicant was worried about increases in construction costs at this time. Ms. Hannon stated that the quotes had all been received in just the last few weeks but agreed that construction prices were becoming an issue. Mr. Brody asked if they had considered installing solar panels on the roof. Ms. Hannon explained that they had considered it in the past but had been stopped by the condition of the existing roof. The currently proposed work would make the building ready for a future solar project. Ms. Weber noted that this is a HUD 202 project and asked if they had considered refinancing. Ms. Hannon explained that the building did not have a mortgage. Ms. Weber wondered if refinancing and tax credits might be considered for future renovation projects. Ms. Hannon explained that they had not considered those options at this time because refinancing for 202 projects was very limited and had only recently become an option for existing projects. She thought that it might be a potential option in the future but was concerned that going that route would require them to cap their rent increases in the future. She explained that they had been trying to work with HUD for some time to raise rents to meet the building's needs.

Ms. Molinsky asked if they had any sense yet as to how much energy this work would save. Ms. Hannon stated that she was working the Massachusetts Low-Income Energy Affordability Network

(LEAN) on this question. They expected a 35% increase in efficiently with the new HVAC systems and were currently modeling a 5,000 – 6,000-watt savings.

Ms. Datta appreciated the overview of the program. In terms of energy savings, she wondered if they had looked into the Mass Save program which was great in looking at resident energy systems. She asked that they also look at the project costs on a per unit basis so that the CPC could better understand if this is a reasonable amount to be investing into the building.

Councilor Leary stated that she was pleased to support this project which served very low income, vulnerable Newton residents. She suggested that Ms. Hannon reach out to the new City Energy Coach and explained that she would like to see more projects take advantage of the City's resources in approaching sustainability. It was also suggested that CASCAP consider changing the building from gas to electricity and other more environmentally sensitive energy options.

Ms. Hannon was asked if they had money in the bank for other future improvements. She answered that the HUD 202 program worked under the theory that rent increases would be able to handle the costs of maintaining the building over time. This did not work in practice, though, and they were forced to consider future rent increases versus debt. She agreed that it would be beneficial to work towards reducing the environmental impact of the building. It was noted that while they had 34 senior units, they only had 12 parking spaces as not every resident had a car. Instead, residents relied on local transportation services when necessary. Mr. Armstrong asked if the building would have any insulation upgrades. Ms. Hannon noted that they would go from an R30 to R50 in roof insulation. The windows were noted to still be in good condition.

Ms. Datta moved to invite the applicant to submit a full proposal for improvements to the Nonantum Village Place development. Mr. Maloney seconded the motion which passed by unanimous roll call vote.

OTHER BUSINESS

Review of Current Finances

Ms. Kritzer noted the changes in current finances since the last meeting. Ms. Weber stated that she did not feel well informed about the financial side of the CPA programs. She found it hard to decide whether it made sense to fund a project without having a better sense of the CPA fund balance and was concerned with seeing a fuller financial picture. She noted that the project reviews were generally less focused on financial options and was concerned that they could not compare the merits of current proposals to potentially more worthy project in the future.

Members discussed the proposal process and the timing of funding requests over the course of the year. Mr. Brody suggested that the Committee look more closely at finances in the future. Ms. Kritzer offered to include more information on the program's financial status in the Reader's Guides for individual projects.

Approval of April 13 Minutes

Members had reviewed the draft minutes prior to the meeting. Mr. Armstrong moved to approve the April 13 minutes as submitted. Mr. Brody seconded the motion which passed by unanimous voice vote.

Other Business

Mr. Armstrong reminded members that elections would be held at the June meeting. He stated that he had spoken with Ms. Molinsky about serving as Vice Chair and that she had agreed to be nominated.

Mr. Maloney moved to adjourn the meeting. Mr. Armstrong seconded the motion which passed by unanimous voice vote. The meeting was adjourned at 8:15 P.M.