



Zoning & Planning Committee Agenda

City of Newton In City Council

Monday, November 14, 2022

7:00 pm

Council Chambers (Room 207)/Room 204

The Zoning and Planning Committee will hold this meeting as a hybrid meeting on Monday, November 14, 2022 at 7:00 PM that the public may access in-person or virtually via Zoom. To attend this meeting via Zoom use this link: <https://us02web.zoom.us/j/87954934347> or call 1-646-558-8656 and use the following Meeting ID: 879 5493 4347

Items Scheduled for Discussion:

#489-22 Requesting review and discussion for the creation of as-of-right zoning for animal service establishments

HER HONOR THE MAYOR requesting amendment to Chapter 30, Newton Zoning Ordinance, to allow animal service establishments by-right in BU1 and BU2 zones.

Chair's Note: *There will be a presentation and discussion regarding the results from the recent Community Engagement period and feedback tool, along with follow-up Councilor questions from and subsequent to the 10/24/2022 Zoning & Planning Committee meeting.*

#38-22 Discussion and review relative to the draft Zoning Ordinance regarding village centers

ZONING & PLANNING COMMITTEE requesting review, discussion and possible ordinance amendments relative to Chapter 30 zoning ordinances pertaining to Mixed Use, business districts and village districts relative to the draft Zoning Ordinance. (formerly #88-20)

Zoning & Planning Held 8-0 on 10/24/22

The location of this meeting is 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 Coordinator, Jini Fairley, at least two business days in advance of the meeting: 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.

#490-22 Reappointment of Michael Kaufman to the Urban Design Commission
HER HONOR THE MAYOR reappointing Michael Kaufman, 24 Turner Terrace, Newtonville as a full member of the Urban Design Commission for a term of office to expire on December 31, 2025. (60 Days: 01/06/2023)

#491-22 Reappointment of Visda Saeyan to the Urban Design Commission
HER HONOR THE MAYOR reappointing Visda Saeyan, 7 Marcellus Drive Newton Centre as a full member of the Urban Design Commission for a term of office to expire on December 31, 2025. (60 Days: 01/06/2023)

Respectfully Submitted,

Deborah J. Crossley, Chair



RUTHANNE FULLER
MAYOR

RECEIVED
2022 OCT 31 PM 3:08
City of Newton, Massachusetts
Office of the Mayor

CITY CLERK
OCT 31 2022

#489-22

Telephone
(617) 796-1100

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(617) 796-1113

TDD
(617) 796-1089

E-mail
rfuller@newtonma.gov

October 31, 2022

Honorable City Council
Newton City Hall
1000 Commonwealth Avenue
Newton Centre, MA 02459

Councilors:

I respectfully submit a docket item to your Honorable Council requesting the amendment of Zoning Ordinances to allow animal service establishments by right in BU1 and BU2 zones.

In 2012, a zoning amendment created a definition for “animal service” establishments and, without a rationale, omitted the use in BU1, BU2, BU3, and BU4 zones. This has caused ISD to prohibit new dog grooming businesses from opening. Six existing animal grooming businesses—now non-conforming—operate in BU1 and BU2 zones in Auburndale, Newton Center, Newton Highlands, Newtonville, and Waban.

Given the erosion of retail business and the growth of personal service and service establishments in village centers and the nature of this type of business, enabling animal services in business zones BU1 and BU2 will be good for Newton.

On Tuesday, October 11, 2022, the Economic Development Commission voted 9-0 to support a request for the creation of as-of-right zoning for animal service.

A memo from Director of Economic Development John Sisson is attached.

Thank you for your consideration of this matter.

Sincerely,

Ruthanne Fuller
Mayor



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

#489-22

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(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

MEMORANDUM – Updated 10/21

Date: October 12, 2022
From: John Sisson, Economic Development Director
To: Mayor Ruthanne Fuller
CC: Economic Development Commission
Jonathan Yeo, Chief Operating Officer
Barney Heath, Director, Planning and Development
RE: “Animal Services” zoning issue

Dear Mayor Fuller:

On behalf of the Economic Development Commission, I am writing to ask your office to docket a request for the City Council to review and discuss zoning regulations for animal services, such as dog grooming.

Over the past seven weeks, I have been assisting three Newton resident-entrepreneurs who want to open a dog grooming business in a vacant Newtonville storefront. We were surprised to discover that City zoning currently prohibits new animal service establishments from opening in village centers. This was not always the case.

In 2012, a zoning amendment created a definition for “animal service” establishments and, without a rationale, omitted the use in BU1, BU2, BU3, and BU4 zones. This has caused ISD to prohibit new dog grooming businesses from opening. (Prior to the zoning change, we assume ISD approved animal service establishments as personal service or service establishment, which are both allowed as-of-right in those zones.)

Six existing animal grooming businesses—now non-conforming—operate in BU1 and BU2 zones in Auburndale, Newton Center, Newton Highlands, Newtonville, and Waban. Given the erosion of retail business and the growth of personal service and service establishments in village center, it only makes sense to enable animal services in these areas.

On Tuesday, October 11, 2022, the Economic Development Commission voted 9-0 to support forward a request, “to the City Council requesting review and discussion of the creation of as-of-right zoning for animal service.”

The current ordinance provides the following definitions:

6.4.1. Animal Service

A. Defined. Animal Services, including but not limited to sales and grooming and veterinary services; excluding overnight boarding. (Ord. No. A-4, 10/01/12).

Please note that related animal services are regulated separately: 6.4.19. Kennel and 6.4.36. Veterinary Hospital. Kennels are prohibited in all business zones. A Veterinary Hospital would be allowed in BU2 only by Special Permit or in BU4, where it's Allowed Subject to Listed Standards.

6.4.25. Personal Service

A. Defined. Personal services, including but not limited to barbershop, salon, tailor, cobbler, personal trainer or fitness studio, and laundry, and/or dry cleaning drop off. (Ord. No. Z-108, 04/17/12; Ord. No. A-99, 01/17/17)

6.4.31. Service Establishment

A. Defined. Business service establishments, including but not limited to copying and printing establishments and shipping services. (Ord. No. Z-108, 04/17/12)

I am pasting related sections of the use table below:

Business, Mixed Use & Manufacturing Districts	BU1	BU2	BU3	BU4	BU5	MU1	MU2	MU3	MU4	M	LM
Animal service, excluding overnight boarding	--	--	--	--	--	SP	SP	P/SP	SP	--	--
Personal service, up to 5,000 square feet	P	P	P	P	--	--	P	P	P	--	P
Personal service, over 5,000 square feet	P	P	P	P	--	--	P	SP	SP	--	P
Service establishment, up to 5,000 sq. feet	P	P	P	P	--	SP	P	--	P	--	--
Service establishment, over 5,000 sq. feet	P	P	P	P	--	SP	P	--	SP	--	--

Source: <https://www.newtonma.gov/home/showpublisheddocument/29823/637922895054470000>

Multiple conversations with planning staff lead me to believe the simplest solution would be to allow the use by right in BU1 and BU2.

These changes to the use table would:

- Redress an unintended consequence of an amendment written to create the MU4 zoning, a purpose arguably unrelated to the regulation of animal services.
- Bring the regulation of this use more in line with similar operations defined as either Personal Service or Service Establishment.
- Make six existing animal grooming businesses in Newton compliant with zoning, and
- Enable the proposed business to open in the vacant Newtonville storefront.



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#490-22 ⁴⁹⁰⁻²²

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(617) 796-1100
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(617) 796-1089
Email
rfuller@newtonma.gov

October 28, 2022

Honorable City Council
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

RECEIVED
Newton City Clerk
2022 OCT 31 AM 9:09

To the Honorable City Councilors:

I am pleased to reappoint Michael Kaufman of 24 Turner Terrace, Newtonville 02460 as a member of the Urban Design Commission. His term of office shall expire on December 31, 2025 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

Application Form

Profile

Michael K Kaufman
First Name Middle Initial Last Name

[Redacted]
Email Address

24 Turner Terrace
Home Address Suite or Apt

Newtonville MA 02460
City State Postal Code

What Ward do you live in?

[X] Ward 2

[Redacted] [Redacted]
Primary Phone Alternate Phone

Kaufman & Arnold Principal
Employer Job Title

Which Boards would you like to apply for?

Urban Design Commission: Submitted

Interests & Experiences

Please tell us about yourself and why you want to serve.

Why are you interested in serving on a board or commission?

I have been serving as Chair of the Urban Design Commission and would like to continue in that role.

Michael_Kaufman_resume_2022.pdf

Upload a Resume

**Years Experience**

40+ years as Project
Manager and Architect

Background

1991-2014, 2021-present
Principal
Kaufman & Arnold LLC

2014-2021
Associate/Senior Project
Manager
DHK Architects

1988-1991
Director of Development
The John Drew Company

1985-1988
Director of Design
The Green Company

1978-1985
Associate
Sasaki Associates

Education

Master of Architecture
Washington University, St. Louis, MO

BA in Architecture, *cum laude*
Washington University, St. Louis, MO

Harvard University Graduate School of
Design, Certificate, Fundamentals of
Real Estate Investment Analysis
Cambridge, MA

Registrations

Architect, MA #4658

MCPPO - Massachusetts Certification
for School Designers and Owner
Project Managers
Certified Owner's Project Manager
and for CM-at-Risk

Community

Urban Design Commission, Chair
City of Newton, MA

New Art Center Board of Governors
Chair, Building Committee
Newton, MA

Michael K. Kaufman, AIA, MCPPO

Principal, Kaufman & Arnold

Michael Kaufman is an architect with over forty years of professional experience in the planning, design, and project management of projects in new construction, renovation, and adaptive re-use. Clients rely on Mr. Kaufman for his team leadership and management skills, cross-disciplinary knowledge, and the ability to bring out the best in his professional colleagues. As an architect and an owner's representative he has had a variety of responsibilities for a wide range of residential, institutional, commercial, educational, and medical projects.

At DHK Architects, he was an Associate and Senior Project Manager where he managed the project management discipline in the Boston office. Prior to DHK, Mr. Kaufman founded and ran a project management and design practice for over twenty years, and worked for several real estate development companies and architecture firms in the Boston area working on a wide range of projects. His project experience includes:

2101 Washington Street - Roxbury, MA

Project Manager for adaptive re-use of 44,000 SF historic building in Dudley (Nubian) Square in Roxbury, MA for mixed-income residential and commercial uses. The construction required substantial structural repair and reconfiguration of a challenging building structure what were originally three separate but attached buildings. Worked with the National Park Service in determining historical window and facade features for preservation. The project received a preservation award from the Boston Preservation Alliance. (DHK)

Brighton Marine Veterans' Housing - Brighton, MA

Project Manager for the adaptive reuse of the mid-1930's historic, military brick masonry Building #9 at the Brighton Marine health campus to affordable supportive housing for veterans. This gut rehab project, which includes 13,000 SF on four floors, comprises a new layout of 26 efficiency units with all new systems, and additional ancillary spaces to support the program. The historic nature of the Brighton Marine campus required that the exterior features of the building remained as they were historically. The exterior work consisted of new windows throughout, new entrances, and structural support of two existing brick chimneys. (DHK)

West Newton Armory Study - Newton, MA

Project Manager for a study for the City of Newton to determine the feasibility of, and options for, using the existing 1912 West Newton Armory building and site for 100% affordable housing. DHK produced several conceptual design alternatives and development scenarios as part of a comprehensive report to the Mayor and City Planning & Development Department, which became the basis for an RFP for housing developers. (DHK)

New Art Center Feasibility Study- Newton, MA

Owner's Project Manager for the New Art Center, an art school and exhibition space in Newtonville, for potential renovations to the Center's existing home. Housed in a 19th century former church, the building was great need of general repair, accessibility upgrades, and increased energy efficiencies. Mr. Kaufman led the schematic design process, which included facilitating user meetings, conducting an architect RFQ, interview and selection process, obtaining construction cost estimates, and preparing a project budget and schedule, to be utilized in the development of a capital campaign. (DHK)

Boston Water and Sewer Commission Headquarters - Boston, MA

Project Manager for a variety of design projects requested by the Commission, which were derived from the results of a space planning assessment of the BWSC Headquarters conducted in 2015 by DHK. The objective of the study was to evaluate the space usage of the office areas in the building and identify alternatives to utilize the space more efficiently, maximize the flexibility of interior spaces to accommodate the organizational structure and workflows, as well as future needs for new work processes and/or employees. On the basis of this study, the firm produced the design, and oversaw the construction of these modifications, inclusive of all FF&E. DHK later performed a comprehensive facility programming study in 2018. (DHK)

Michael K. Kaufman, AIA, MCPPO

Page 2

Mount Greylock Summit Improvements - Adams, MA

Project Manager for design improvements to address critical structural and envelope issues, evaluate alternatives, and recommend solutions to preserve the granite block Massachusetts War Memorial Tower as well as the Bascom Lodge at the top of Mount Greylock, both on the National Registry of Historic Places. Improvements included new accessible paths of travel, interior finish repairs, new lighting and dehumidification, hazardous materials mitigation, and planning and phasing the work for two short construction seasons. Historic window replacement plans for the Bascom Lodge were also prepared. The monument work was procured under Ch.149, the state public facility construction law. The project received a preservation award from Preservation Massachusetts. (DHK Architects)

Newton South High School Addition and Renovations - Newton, MA

Owner's project management for a new 20-classroom addition, new 5,000 square foot field house, and major renovations to the cafeteria of the 1,800 student high school. (Kaufman & Arnold)

Whittier Street Health Center - Roxbury, MA

Owner's Project Manager for relocation project involving the 30,000 square foot fit-out of a university-owned office building into a new state-of-the-art primary care facility in an urban Boston neighborhood. Responsibilities included project feasibility and program development, managing preparation of proposals for federal grants and project submissions, preparing and maintaining project budgets and schedules, interfacing with stakeholder groups, leading prequalification and selection of architectural teams and general contractors, and serving as Owner's Representative during design, construction, and occupancy. (Kaufman & Arnold)

Beth El Congregation Renovations - Newton, MA

Owner's Project Manager for extensive interior renovations to a 1960's-era synagogue in Newton, MA. Reconfigured the sanctuary, social hall, and building entries with all new finishes, new accessibility upgrades, including a new multi-level elevator and new exterior ramps, and new HVAC and fire protection systems. Sanctuary upgrades included new seating, new lighting, new energy-efficient windows, and a new accessible *Bimah* stage with new millwork for the Holy Ark. (Kaufman & Arnold)

Kings Way - Yarmouth Port, MA

Development manager for the master planning and design of a 450-unit townhouse community on Cape Cod, including an 18-hole executive golf course, clubhouse, and self-contained sewage treatment plant. (The Green Company)

Nickerson Mansion Ocean Edge Resort - Brewster, MA

Restoration of former estate mansion overlooking Cape Cod Bay for new use as a resort hotel, retaining many interior features including the main entrance hall with an intricately carved oak staircase. A new dining room wing was added and carefully sited so that it could not be seen from the historic scenic byway. The exterior design renovations, including the porte-cochere entrance, received approval from the Town of Brewster Old King's Highway Historic Commission. (Sasaki)



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#491-22

491-22

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rfuller@newtonma.gov

October 28, 2022

Honorable City Council
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

2022 OCT 31 AM 9:09

RECEIVED
Newton City Clerk

To the Honorable City Councilors:

I am pleased to reappoint Visda Saeyan of 7 Marcellus Drive, Newton Centre 02459 as a member of the Urban Design Commission. Her term of office shall expire on December 31, 2025 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

Application Form

Profile

 First Name

 Middle Initial

Saeyan

 Last Name

 Email Address

7 Marcellus Drive

 Home Address

 Suite or Apt

Newton Center

 City

MA

 State

02459

 Postal Code

What Ward do you live in?

Ward 8

 Primary Phone

 Alternate Phone

HGA architect s

 Employer

Senior associate Registered
 Architect, Real estate agent

 Job Title

Which Boards would you like to apply for?

Urban Design Commission: Submitted

Interests & Experiences

Please tell us about yourself and why you want to serve.

Why are you interested in serving on a board or commission?

I welcome the opportunity to get more involved in the City of Newton Community and new Construction projects. I am a registered senior Architect and a registered Real Estate Agent in the State of Massachusetts. I work both in real estate and Architectural projects in Newton MA including other towns.

[Newton-VisdaSaeyan-resume_2_.pdf](#)

 Upload a Resume

From: VISDA SAEYAN RA,RE
To: Office of Director of Community Engagement & Inclusion
City of Newton, Mayor's Office

August 06 2019

Dear Ms. Dana Hansen

I have enclosed a copy of my Resume, Letters of recommendation and Project samples. I welcome the opportunity to get more involved in the City of Newton Community and new Construction projects.

I am a registered senior Architect and a registered Real Estate Agent in the State of Massachusetts. I have over 30 years of experience in architectural design, planning, staff mentoring, construction practice, project management and construction administration. I have worked with different levels of clients and professional teams. I have been involved in the construction of multiple projects of moderate scope and complex large scale, including several award winning projects, both new and renovation projects with demanding schedules. My focus is always on serving and managing the Client to the best and leading by inspiring the project's team.

I have been responsible in addressing complex issues in Institutional buildings; Higher Educational, Medical Schools, Science, Laboratory, Healthcare and K-12 School buildings as well Residential & Multifamily housing, Corporate offices, Commercial projects including food service & Restaurant projects, from inception to completion.

My responsibilities included working directly with the clients and users, conducting project meetings, coordination of all project efforts including; master planning analysis, space planning, strategic planning, design, programming, cost analysis, investigating variances, feasibility studies, managing consultants, construction administration; overseeing construction process and project implementation

As an Architect, I have worked as a Project Manager, Designer and a Planner, working closely & successfully with the facilities department clients, major stake holders, senior executives, commercial & corporate clients, users and consultants, clinical & laboratory department personnel's, various city and state authorities, developers, committees and government institutional clients.

I have held an active role from the early stages of project conception to site selection, zoning and code studies, feasibility & fit test studies, conceptualizing, participating in pre-planning activities, performing field investigation & verifications, cost estimate analysis for all phases of work in controlling time and cost.

My responsibilities included managing the project's planning and leading the design team, the project management including scheduling and coordinating design and construction processes, coordination with all engineering disciplines, the preparation of project schedules, phasing studies and development, space planning, overseeing the design development, delivery of the project Construction Documents, utilizing CAD & Excel, managing & coordination with the Consultants, reviewing the contract, coordination with facility standards, preparing plans for removal of hazardous material, specifying building material, interior finishes, lighting, furniture, landscaping, preparation of evacuation & life safety building maps, validating the project budget and program assumptions at each design phase, preparing total cost estimate based on contractor's pricing. Reporting to the department head in charge, coordinating project completion, construction site inspections, overseeing project close outs and occupancy. In real estate, I have worked with developers, assisting them in the design, construction, and sales or leasing of their properties.

I have been involved in the selection of engineering consultants and other contractual arrangements, proposal writing, negotiations with the contractors, construction bid process. I have worked closely with the client and construction estimators in budget evaluation, in addition to creative cost reduction solutions, participation in owner construction meetings to review construction progress, quality, and schedule compliances. I have worked with the building officials, e.g., BRA, DPH, Inspectional Services, TJC, OSHA, NFPA, and ADA with respect to the guidelines, accessibility provisions & State Building Code requirements in programming, planning, design, construction and occupancy of projects.

I have gained several years of hands on experience and knowledge in listening and working effectively with the Clients and Users to successfully satisfy their needs. I have developed skills to encounter effectively with all levels of the organization and construction. I am experienced and committed to the project delivery through dedication, collaboration, and exceptional design.

Please feel free to contact me by Telephone or Email.

Sincerely

Visda Saeyan

[Redacted signature block]

Resume of VISDA SAEYAN-Mass Registered Architect, Mass Real Estate Licensed Agent**Address: 7 Marcellus Drive, Newton MA. 02459**

I am a registered Architect in the State of Massachusetts with over 29 years of experience in architectural practice. I have worked as a Planner, Designer and a Project manager with a focus on the design of Healthcare, Laboratory, Science, Educational, Institutions and Residential buildings. I am also a registered real estate agent experienced in market analysis, negotiations, leasing and sales transactions.

My responsibilities and involvements in projects include understanding of every aspect of the project development from inception & site selection to programming, planning & client /user meetings, project management & scheduling, facility planning & design, fit test analysis, space planning, site design, coordination and management of the consultants; Landscape/ Civil/ MEP/ Structure/Interiors and Coordination with the equipment vendors.

I am experienced in project cost evaluation & analysis, design & development of comprehensive contract documents utilizing CAD, specifying finishes & material, furnishings, equipment, producing schedules, creating innovative design approaches to meet the construction budget, managing the design development & team in compliance with the regulatory building codes, coordinating removal of hazardous material and infection control with the facility offices, construction administration & field inspection, review of bid documents, processing and approval of change order invoices, monitoring construction progress & field reports to project close out & occupancy.

As part of my project involvement at several firms, I have trained & mentored design teams & conducted teaching seminars in architectural design & specialized clinical, laboratory planning, Interior building detailing, overseeing preparation of construction documents & site work. I have developed and aided in development of architectural standards at several architectural firms. I have worked on implementation of LEED on a major medical project.

I have worked with AutoCAD since 1990's and am proficient in AutoCAD 17, Microsoft word, Excel, outlook and dot loop. I have worked w/ Arris and micro station systems and am familiar with Revit, photo shop, power point, Computer Assisted Facilities Management (CAFM) system and Prolog manager.

EXPERIENCE:

Visda Saeyan Architect, Newton MA- Architectural Consulting, 2016-2019
EDE.INC.-Environmental.Design.Engineering,Inc.Senior.Architect-Consultant.2017-2018
Design Studio Architects, New Haven CT-Senior Architect-Consultant 2015-2016
Centre Realty Group- Real Estate Agent-sales & leasing 2015-2017
Salvatore Associates, Senior Architect-Consultant-2003- 2014 Needham, MA
Thomas McGrath Fondran Architects-Consultant- Spring of 2003, Cambridge MA
Shepley Bulfinch Richardson and Abbott- 1997-2003 Boston, MA
Sasaki Associates Inc., Contracted for Consulting for Architects-1996-1997, Watertown, MA
TAMS Consultants Inc., 1995-1996, Boston, MA
GMT Architects Inc. -Consultant-1993-1995, Boston, MA
The Ritchie Organization, 1992-1993 Newton MA
ARCADD Inc., Senior Associate-1990-1992 Newton MA
CMA Architects, Inc. (Conant, McGrath Architects Developers) 1985-1990 Jamaica Plain, MA

EDUCATION:

Boston Architectural Center Bachelor of Architecture, Professional Degree - 1985
University of Maryland Bachelor of Science in Architecture -1982
Wentworth Institute of Technology Associate Degree in Architectural Technology -1980

PROFESSIONAL SUMMARY: Project Architect, Planner, Project Manager & Staff Architect.

- Site selection studies, master planning, programming, conceptualizing and feasibility studies for a variety of renovation and new projects,
- Project management, including: assisting in preparing Project Scheduling, selecting contractors, evaluation of cost estimates, developing work plan, assist in managing the project budget, Preparing design & construction hours & schedules, Staff supervision
- Proposals, design fees & evaluation of project cost estimates, fee negotiation.
- Client /user meetings, working with Facilities departments in scheduling and coordinating all design and construction processes, Building officials contact, working with BRA & Conservation committees.
- Design Presentation Design & Construction meetings
- Specialized Planning, Architectural & Interior Design, Space Planning,
- Coordination with the engineering disciplines and equipment vendors

- Development of architectural standards,
- Field Investigation & Measurement. Preparation of CADD construction documents,
- CADD and Manual drafting of construction documents, specification writing,
- Supervisory experience and CADD Project Management,
- Project cost estimate evaluation, preparation of cost estimate based on contractor's pricing.
- Preparation of interior schedules,
- Construction Administration and Field Supervision experience, RFI's & Shop drawing review,
- Marketing for privately and publicly funded projects.
- Real estate negotiation and contracts.

PROFESSIONAL EXPERIENCE:

Visda Saeyan Architect

Commercial & Residential Projects

Responsible for providing existing condition documents , management of Architectural Project Development, Planning, and Design of construction projects including landscape, accessibility, MEP coordination, Subcontractor selections and construction administration.

EDE INC.-Environmental Design Engineering, Inc. Senior Architect-Consultant

Government Facilities- Commercial Buildings-and Medical Centers

Senior Architect, Project Planning & Design, Drafting, Client Contact.

Design Studio Architects- Senior Architect, Project Architect, Planner

Medical Institution

Senior Architect-Planner, Project Planning, Programming, Management, Client Contact, Project work plan for Cornell Scott Health Center-New Out Patient & Behavioral Health Center.

Salvatore Associates- Senior Architect, Project Architect, Planner & Project Manager-

Medical Institution & Medical School buildings, Laboratory Projects, Housing Projects, Hospice Homes, Senior living Centers.

Senior Architect, Project Planning, Programming, Management, Client Contact, Project work plan, evaluation of cost estimates, Design Presentation, Master planning, feasibility studies, Project Design & Planning, Staff Training & Management, Development of Office CAD detail library, field investigation & measurement, Coordination with Consultants & Equipment vendors, Interior Design, Construction Document preparation on CAD, Shop drawing review, Specification writing, Construction Administration and Site supervision.

Thomas McGrath, Fondran Architects- Project Architect - Multifamily housing and community building Projects

building Projects

Project Design & Planning, Client Contact, Project work plan, Master planning, feasibility studies, Project design, field investigation & measurement, Project Construction Document preparation. Construction Administration and Site supervision.

SBRA- Project Architect, Planner, Project Manager & Project design Team-

Medical Institution buildings, Laboratory buildings, Higher Education Projects, and Corporate Office buildings.

Client Contact, Design Presentation, Master planning, feasibility studies, Staff training & Supervision, Project Design & Planning, Contributed to Office CAD detail library, field investigation & measurement, Coordination with Consultants & Equipment vendors, Construction Document preparation on CAD, Shop drawing review, Conducting Seminars, Staff training, Construction Administration and Site supervision.

Sasaki Associates Inc. & Dyer Brown- Project Architect & Staff Architect-

Educational Facilities, Corporate Bank & Office Projects

Project Management, Client Contact, Project Design & Planning, field investigation & measurement, Construction Document preparation on CAD, Shop drawing review.

TAMS Consultants Inc. – Project Architect- Project Manager- Staff Architect-

K-12 Schools, Central Artery, Airport/Aviation, Court house projects.

Project Design lead, Project Management , Client Contact, Master planning, feasibility studies, Project Design & Planning, CADD staff training for Central Artery Tunnel and substation building, Coordination with Consultants, Shop drawing review, Construction Administration and Site supervision.

GMT Architects Inc. –Consultant-Boston, MA Project designer- CADD Manager.

Transportation & Tunnel Projects- I-93/I-90 Central Artery /Tunnel Fort Point Channel Crossing-D009B and Head house, Massachusetts Highway

Project Design & Planning, Project Design & Planning, Client Contact, Coordination with Consultants, Shop drawing review, Construction Administration and Site supervision

Department, Boston MA.. Bank renovation project.

The Ritchie Organization- Project Architect.-
Medical Institution Projects.

Client Contact, Design Presentation, Project Design & Planning, Contributed to Office CAD detail library, field investigation & measurement , Coordination with Consultants & Equipment vendors, Construction Document preparation on CAD, Shop drawing review.

Arcadd Inc. – Associates
Project Architect & Project Manager-
K-12 Schools, Class rooms and cafeteria design- Laboratory projects, VA Hospitals, Commercial kitchen facilities, Business and Post Office Projects.

Project Management, Client Contact, Design Presentation, Marketing, Preparing Proposals, Design fees & Project Cost estimates, field investigation & measurement, Project Design and Construction Document preparation on CADD, Interior Design, Shop drawing review, Specification writing, Cost estimate, Staff training & Supervision, Contributed to Office CADD detail library, Coordination with Consultants & Equipment vendors, Construction Administration and Site supervision. Project Design & Planning, Project Management, Client Contact, Project work plan, Design fees & Project Cost estimates, Marketing, Preparing Proposals, Master planning, feasibility studies, Development of Project marketing brochures, field investigation & measurement , Project Construction Document preparation, Project Management, Interior Design, Shop drawing review, Specification writing, Cost estimate, Staff training & Supervision. Construction Administration and Site supervision.

CMA Architects- Project Architect & Project Manager- *Multifamily housing and community building Projects, Commercial ;Restaurant & Retail buildings, Medical Office buildings.*

COOP_ WORK & STUDY (Practice & Academic Study Concurrently):

SOEP Bernard Associates-
Architectural Consultant,1995 Allston, MA
Commercial & Business Projects

Project Design, , field investigation & measurement and Construction Document preparation

Robert Zarelli Architects, Architectural Consultant
1984 Boston, MA- Commercial & Business Projects

Project Design and Construction Document preparation

Karlis Grinbergs- Designer, Staff Architect.
1984 To 1985- Brookline MA.
Residential Development Projects in Fisher Hill.

Client contact, Project Design, field investigation/ measurement and Construction Document preparation for marketable & luxury Residential projects.

Dyer Brown Associates- Designer, Staff Architect.
1982 to 1983
Commercial & Corporate Projects

Project Design, Space Planning, and Interior Design, Graphics, and Model Making, field investigation & measurement and Construction Document preparation.

D. Baugh & Associates- Designer, Staff Architect.
1979 & 1981-1982 Boston, MA. *Federal & State, Military Base Projects, Accessibility provisions for K-12 Schools, Chapel & Military Renovation Projects.*

Project Design, field investigation/ measurement and Construction Document preparation Providing handicapped accessibility provisions...



Environmental Design Engineering, Inc.

To Whom It May Concern,

I'm been working with Visda Saeyan, as a senior architect consultant, since the year 2016 in some projects for Environmental design Engineering, Inc. These project have ranged from Medical, to laboratory and commercial jobs for both Governmental and private clients.

As an Architect and a project manager, she was involved in site investigation, planning, design, cadd drafting and construction administration. I would say Visda is very talented and she can Organize and manage different tasks with the best ideas and program, to bring a significant data in each project. Visda's passion in teaching as well as learning with other colleagues and collaboration in team working, all together makes for a better presentation and result.

Visda's experience will help her to pursuit her goals and settle a very professional position in the future. She is dedicated, passionate and very caring to each detail and to everyone she works with. She not only cares about her excellent job performance but also her clients and colleagues.

Visda is a very creative thinker with the right architectural skills. She has received the highest recommendation as a project architect and a project manager from EDE, Inc.

I recommend Visda for your organization, and I know that she will make a great effort that everyone will be impressed. Please feel free to contact me if you have any question or concern at [REDACTED]

Sincerely,

Kaz A Safari P.E.
Principal



1185 WASHINGTON STREET, SUITE 4
W-NEWTON, MA 02465

[REDACTED] • [REDACTED]
www.edemep.com





**BETH ISRAEL DEACONESS
MEDICAL CENTER**

A member of CAREGROUP



A major teaching hospital
of Harvard Medical School

Jonathan Edlow, MD.
Associate Chief

*Department of Emergency Medicine
Beth Israel Deaconess Medical Center*

October 3, 2001

To Whom It May Concern:

In building a brand new emergency department, I worked very closely with Visda Saeyan approximately over a one and one half-year period. Ms. Saeyan was the point person from Shepley, Bulfinch, Richardson and Abbott, the architectural firm selected by the medical center. Our objective was to design and build an ED that would support a Level I Trauma Center with an annual volume of over 50,000 patients. In addition, there was the issue of faculty offices for 21 faculty members, and the various support for a residency and ancillary staff who number over 150 persons.

This would have been large enough in scope but in addition, we had an extremely short and very tight timeline, as this project had to dovetail in time with several other medical center projects.

Visda was an enormous resource to us. You can imagine that we had some very clear ideas about what we wanted, but as with any such project, there are limitations – space, preexisting structures with which to contend, structural limitations of materials and most importantly, budget issues. Visda not only had a generous command of the former issues but also was able to guide us, by giving us various options from which we could select whenever there were choices.

Also, given the cast of characters, she was very savvy about her interactions with all of the various stakeholders so that the project continued its forward momentum and did not get bogged down at any of the potential pitfalls that existed. Personally speaking, she was a pleasure to work with and added enormously to the final product, which we've been working on for about 3 months now. The ED is an absolute pleasure to work in and its design, in no small part because of Visda's vision, really meets the needs of the patients and the staff.

It is with pleasure that I can recommend her for any future projects.

Sincerely,

A handwritten signature in black ink, appearing to read "Jonathan A. Edlow".

Jonathan A. Edlow, M.D.

Lahey CLINIC

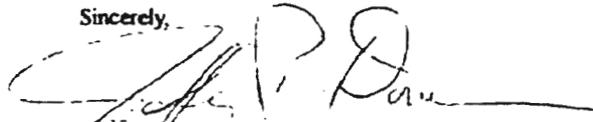
May 6, 2002

To Whom It May Concern:

I am writing a letter of recommendation for Visda Saeyan, with whom I have had the pleasure to work with during the last several months at Lahey Clinic. Visda was the lead architect and designer for our CT Suite and OR projects and did an excellent job working with a variety of clinical and administrative staff in achieving a design acceptable to all parties. Visda displayed creativity and thoroughness during the design planning process and her depth and breadth of knowledge was evident throughout the process. She was very responsive and "doggedly determined" to cover each and every detail that was outstanding.

Visda represented SBRA's firm extremely well and professionally and I would definitely consider her services for future projects. I would be more than happy to discuss this in detail... please feel free to give me a call at [REDACTED]

Sincerely,



Jeffrey P. Doran
Sr. Vice President

JPD:gid

Salvatore Associates

7 January 13

To whom it may concern,

It is with great pleasure that I take this opportunity to recommend Visda Saeyan. I have known Visda for over 15 years. In that time she has demonstrated an unparalleled commitment to her family and any task that she sets her mind to.

Visda is a registered architect that has direct experience in the planning, design and development of contract documents along with construction administration experience. She has taught, managed and supervised others with varying levels of experience. She has also been instrumental in detailed coordination of architectural and engineering documentation.

Visda has demonstrated a natural aptitude to work as part of a team while bringing her heightened level of focus to bear, when required, to assure that all the details of the project are addressed and then documented appropriately. Visda not only has the analytical skills to define the real problems, she has the creative, rigorous thought process and tools to appropriately address them.

I am very impressed with her relentless curiosity, and creative mind. She has the unique ability to process information very quickly. I believe that Visda would be an invaluable addition to any organization and will ultimately become a leader in advancing interdisciplinary, thoughtful, sustainable, and innovative solutions in whatever areas she may choose to focus in.

Please take the time to seriously consider Visda Saeyan for the available position. Should there be questions or comments or the need for additional information please don't hesitate to contact me.

Sincerely,



Alberto Salvatore, AIA, NCARB, EDAC
Principal

The logo for CMA Architects, Inc. features the letters "CMA" in a stylized, red, serif font, enclosed within a blue square border.*Architecture**Land Planning**Aerial Imaging*A small, red-tinted aerial photograph of a building, likely a school or institutional structure, is positioned in the upper right corner of the header banner.

November 23, 1990

Dear Employer,

It is my pleasure to recommend Ms. Visda Saeyan for a position in your firm as Project Manger. Visda has been a key member of our staff for five years, during which time she has distinguished herself as an outstanding team member in areas of client contact, public presentation, staff management, as well as a full range of design and production skills.

Our firm combines an architectural practice with a small residential real estate development company. Visda has been involved with the design and production of single-family home new construction, housing renovation, multi-family design and condominium units. For the last several years she has been our Project Manager in charge of renovation and new construction projects for the McDonald's Corporation, handling the entire process from meetings with individual store operators, coordination of design schemes with the operator, the New England Regional office, and the Chicago corporation offices. Visda has been a steadying influence in coordinating presentations to public and community organizations such as the Boston Redevelopment Authority, Inspectional Services Department, Boston Landmarks Commission, as well as organizing presentations for community groups.

In-house production has been managed effectively by her, coordinating consultant disciplines and our production staff. Other representative projects she has managed include design and construction administration for a five million dollar medical office renovation/ re-use and extensive design alternatives for an addition to the Ronald McDonald House. She has prepared complete construction specifications for us and taken projects through schematics, design development, working drawings, and construction administration.

CMA ARCHITECTS, INC.

793 Centre Street

Jamaica Plain, Massachusetts 02130

Peter W. Conant
Thomas C. Mansfield

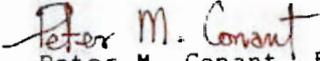
A black rectangular redaction mark is located at the bottom right of the letter, partially overlapping the address information.

Ms. Saeyan is a pleasure to work with. She is well organized, dedicated, and extremely reliable. We regret that the current downturn in our workload does not allow us to continue to utilize her excellent services.

I am sure that you will find her, as we have, to be an invaluable addition to your organization.

Very truly yours,

CMA ARCHITECTS, INC.


Peter M. Conant, President

The Ritchie Organization

Architecture
Planning
Interior Design
Engineering

80
Bridge
Street
Newton
Massachusetts
02158

June 22, 1993



TO WHOM IT MAY CONCERN:

Visda Saeyan joined TRO/The Ritchie Organization in June of 1992 as a CADD Architect. Her assignments included roles on a \$10 million dollar Cancer Center and Medical Office Building at Lehigh Valley Hospital, a \$6 million dollar Laboratory and Storage Building at South Shore Hospital, and a \$1.7 million dollar patient/visitor elevator lobby addition at South Shore Hospital.

On each of her assignments Visda contributed through her strong CADD skills, research and problem solving, ability and dedication to meeting project objectives. She worked effectively in coordination of complex equipment issues and displayed strong communication skills.

Visda worked under considerable deadline pressure on her assignments and cheerfully reorganized her personal plans to accommodate project demands on several occasions. Her level of professional commitment is truly exemplary.

Unfortunately, due to a sudden slowdown in the healthcare design market, we were forced to release a number of staff. It is very difficult to release an employee of Visda's quality and character, but the realities of our current business circumstances compelled us to do so. I am sure she will be a valuable addition to any practice.

Very truly yours,

TRO/THE RITCHIE ORGANIZATION

Michael Keweshan
Director of Operations

MK/lm

Birmingham
Alabama
S...
Florida