

TOWN OF WAYLAND - TOWN CLERK'S OFFICE
NOTICE OF MEETINGS OF TOWN BOARDS/COMMITTEES/COMMISSIONS

Posted in accordance with the provisions of the Open Meeting Law
www.mass.gov/ago/openmeeting

PLEASE TYPE OR PRINT LEGIBLY

NAME OF BOARD/COMM: Route 20 South Landfill Visioning Committee
FILED BY: Thomas J. Fay
DATE OF MEETING: March 6, 2024
TIME OF MEETING: 8:00 a.m.
PLACE OF MEETING: Remote Participation Only

Note: Items may not be discussed in the order listed or at the specific time estimated. Times are approximate.

One may watch or may participate remotely with the meeting link that can be found at <https://www.wayland.ma.us/public-body-meeting-information-virtual-inperson-and-hybrid>

Pursuant to Chapter 2 of the Acts of 2023, and other pertinent statutes, this meeting will be conducted via remote means, in accordance with applicable law. This meeting may be recorded which will be made available to the public on WayCAM as soon after the meeting as is practicable.

When required by law or allowed by the Chair, persons wishing to provide public comment or otherwise participate in the meeting, may do so remotely by accessing the meeting remotely, as noted above. We request public comment be limited to two minutes per person.

AGENDA

- 8:00 a.m. 1. Call to Order; review agenda
- 8:01 a.m. 2. Public Comment
- 8:03 a.m. 3. Discussion of minutes of December 19, 2023, meeting, and potential vote to approve
- 8:05 a.m. 4. Presentation by Ed Shoucair, President of The Collaborative, regarding its work in exploring the best uses of the South Landfill, and his recommendations. The presentation may include other members of his company's staff. The presentation will be followed by a discussion of the presentation by committee members, including questions for Mr. Shoucair and any of his staff members present.
- 9:30 a.m. 5. Topics not Reasonably Anticipated 48 hours in advance, if any
- 9:31 a.m. 6. Adjourn

8 Jan 24

Thomas J. Fay, Chair, Wayland Route 20 Landfill Visioning Committee
Town of Wayland
41 Cochituate Road
Wayland, MA 01778

Re: Support to Route 20 South Landfill Visioning Committee

Dear Tom,

We are writing to offer our firm's services in the amount of \$9,900 to support to the Route 20 South Landfill Visioning Committee. We understand the Committee has been convened to assist the Board study the future disposition and use of the Town-owned South Landfill parcels.

The Collaborative would support the Committee as it explores a range of redevelopment and conservation options; the goal being reaching consensus in support of a general strategy for moving forward. This strategy could then be used by the Town to develop future RFPs.

Specific professional services would include the following:

- conduct preliminary parcel research
- review pertinent reports germane to the landfill's potential future use
- communicate with Weston and Sampson's Mike Sipiano regarding its assessment of the landfill and future use
- facilitate a 2-3 hour "Visioning Workshop" with the Landfill Visioning Committee to enable its members communicate their aspirations and concerns regarding the parcels
- develop and present slides to the Committee of 2-3 concepts that illustrate scenarios emerging from the workshop

the Collaborative

The Collaborative is an accomplished team of landscape architects, planners, and public engagement professionals based in Boston, with offices around the country. Since 1990, the firm has promoted positive change by applying thoughtful analysis and rigorous insight to a variety of challenges facing communities, private clients, and government agencies.

Firm staff work with local residents, businesses, and civic organizations to gain a thorough understanding of a community's needs. This understanding is coupled with an appreciation of an area's natural environment, history, and culture to create plans and designs that build healthy, equitable, and environmentally sound communities.

The resumes of 4 staff who would support this project are included: Kaye Lynn Johnson, Bill Giezentanner, Alison Goyer, and myself. We are also including a few representative project sheets. More examples of our work could be found at the Collaborative's website.

Please feel free to contact us if you have any questions.



Ed Shoucair
President

Change for Good[®]



ED SHOUCAIR

President

INTRODUCTION

Ed creates plans and designs that help shape healthy, sustainable communities. For over 40 years, he has led complex interdisciplinary planning projects, including: comprehensive plans to help communities achieve their visions for the future; site plans for the re-use of urban properties, downtown redevelopment plans, streetscape plans for transit-oriented development, neighborhood and small-area plans, and park and multi-use pathway plans. Before co-founding the Collaborative, Ed served as: Senior Planner with Wallace, Floyd, Associates; Senior Planner in the Massachusetts Office of Environmental Affairs where he started the Massachusetts Riverways Program; and Community Planner in Durham, NC. He has been a panelist and guest lecturer at MIT and Boston University, his projects have received awards from the American Planning Association, and his articles on urban planning and the environment have appeared in the Boston Globe, Newsday and Miami Herald.

EDUCATION

Master of City Planning
MIT

B.A., History
Duke University

CERTIFICATIONS & PROFESSIONAL ACTIVITIES

Panelist, Massachusetts Institute of Technology Alumni Speaker Series

REPRESENTATIVE PROJECTS

City of Sandy Springs *Sandy Springs, GA*

- Served as Principal-in-Charge and Community Development Director for the Collaborative’s on-site contract managing the City of Sandy Springs’ Community and Economic Development Departments.
- Co-led visioning process in support of the development of City's "Next Ten" Comprehensive Plan.

City of Tucker Master Plan *Tucker, GA*

- Primary writer and developer of City’s first Comprehensive Plan. The Plan established a new downtown civic center to promote the area’s redevelopment that included a new city hall, multipurpose arts center, an outdoor park, and multiuse trail for residents to safely walk, jog, ride bicycles, and exercise.

West End LCI Plan *Atlanta, GA*

- Principle author of the Atlanta West End LCI Plan update, a plan that focused on the development of strategies for the enhancement of the West End neighborhood of Atlanta, focusing on improved mobility, safe roads, affordable housing, economic development and job creation.

Streetscape Revitalization Planning *Onset Village, Wareham, MA*

- Ed co-led the development of a streetscape revitalization plan for Onset Village that addressed issues of historic preservation, traffic calming, and the preservation of downtown vitality.

Wilmington Town Center Revitalization Plan *Wilmington, MA*

- Developed a town center revitalization plan for the Town of Wilmington, MA. The plan called for new streets, new retail and office space, parking, and urban design and zoning measures to join new development to the existing downtown.

Downtown and Neighborhood Plans *Durham, NC*

- Developed a revitalization plan for downtown Durham, NC, that included constructing an outdoor food and activities pavilion, and converting vacant building into miniature malls. Also prepared a commercial revitalization strategy for an economically depressed area of the city, including design improvements, a plan for a mixed-use “parking-park,” and a package of business loans.

ED SHOUCAIR

President

CERTIFICATIONS & PROFESSIONAL ACTIVITIES

Guest Lecturer, Urbanization and Environmental Impact Assessment and Regional and Metropolitan Planning, Boston University's Department of Urban Affairs and Planning

Moderator, APA's Nation Conference Panel on National Historic Landscapes

Panelist at Growth and Rural Communities Conference, UMASS Amherst

Recipient, Environmental Action Award, Massachusetts Campaign to Clean Up Hazardous Waste

Recipient, "Outstanding Planning Project," as Chair of Restore Olmsted's Waterway Coalition, American Planning Association, New England Chapter

Recipient, Youth Development Award, North Shore YMCA

Nahant Site Plan Development *Nahant, MA*

- For Nahant, MA, Ed developed a site plan for reusing a former military base with the goal of creating a new residential community. Following the development of three development scenarios, Nahant chose a "village scale" approach that increased site densities, while enabling the town to make important advances toward its fiscal, housing affordability, and open space goals.

Reading Zoning Bylaw Development *Reading, MA*

- Ed authored a 15-page zoning bylaw creating a Planned Unit Development Overlay District in the Town of Reading, MA which allowed for the creation of up to 750,000 square feet of new commercial, retail and office space to permit the development of more than 1,200,000 square feet of office-hotel space on the site of a capped landfill. The bylaw was written and approved by a Special Town Meeting in two months and included rigorous design guidelines and measures to limit potential negative visual, environmental, and traffic impacts.

Neponset River Master Plan *Boston, MA*

- Project manager for the award-winning Neponset River Master Plan, that sparked the transformation of a brownfield into a park used by hundreds of thousands of people each year. The park and multiuse trail along the river were named one of America's "Great Places" by the American Planning Association.

Massachusetts Statewide Bicycle Plan

- Principal-in-Charge of Collaborative's role as prime contractor to develop the Massachusetts Statewide Bicycle Plan for the Mass. Highway Department. This effort produced planning, land use, and landscape architecture recommendations for stimulating the statewide expansion of bike routes and use.

Master Plan, Northeast Campus MIT *Cambridge, MA*

- Helped develop a Master Plan for sixteen-acre Northeast Campus of the Massachusetts Institute of Technology. The plan included the development of nearly 900,000 square feet of space for academic purposes, MIT community facilities, open space, and commercial uses.



KAYE LYNN JOHNSON

Senior Vice President of Landscape Architecture and Design

INTRODUCTION

Kaye Lynn is the lead of our Landscape Architecture Department, bringing a wealth of experience, imagination and energy to her work. She is known for developing creative designs that reflect and express the cultural and historic identity of a place. She has a broad range of experience including projects involving streetscapes, multi-use trails, park and campus design. In addition to her professional practice, Kaye Lynn is a teacher, having served on the faculties of the Rhode Island School of Design and Rutgers University, where she taught design, site grading, and construction. For her work redesigning Boston Schoolyards, Kaye Lynn received the Community Service Award by the American Society of Landscape Architects.

EDUCATION

Master of Landscape Architecture
Harvard Graduate School of Design

B.A., Fine Arts
Kenyon College

CERTIFICATIONS & PROFESSIONAL ACTIVITIES

Registered Landscape Architect
in Massachusetts, Rhode Island, Maryland, and Georgia

Member, American Society of Landscape Architects

Former Faculty Member, Rhode Island School of Design and Rutgers University

REPRESENTATIVE PROJECTS

Lower Neponset River Master Plan *Massachusetts*

- Served as Lead Landscape Architect on three award-winning recreation projects in Massachusetts: the Lower Neponset River Master Plan, the 75-acre Pope John Paul II Park design, and design and construction of the first segment of the 2.2-mile Neponset River Trail. As a result of the Collaborative's master planning work and Kaye Lynn's park designs, the Massachusetts Legislature passed a \$40 million bond bill to implement this Master Plan and to construct the 75-acre riverfront Pope John Paul II park. Today, the Neponset River park system is used by hundreds of thousands of visitors each year.

Mattapan Station Multi-Use Redevelopment *Mattapan, MA*

- Leads the landscape architecture team for the Mattapan Station Project, a major transit-oriented development in the Mattapan neighborhood of Boston. Situated adjacent to a light rail station, it includes 135 units of affordable housing, retail, and open spaces to serve the larger community.
- Designs embrace the history of the site as the location of the first paper mill in New England while creating open spaces that include the River Street streetscape and outdoor spaces for dining, family play, farmers' markets, and performances. Pedestrian and bicycle paths through the site connect to the Neponset River Greenway.
- Conducts construction administration during current construction.

Sandy Springs Intersections *Sandy Springs, GA*

- Created landscape designs and planting plans for several roadway intersections along I-285 for the City of Sandy Springs and Georgia Department of Transportation. Constructed in 2017, her design for two roundabouts at Riverside Drive and I-285 incorporates visual qualities of the nearby Chattahoochee River. For example, grey-blue fescue grass recall the flowing river. Brown stones, shrubs and trees represent the shoreline. Street pavers and stonewalls visually connect the flowing course of the river across the intersections. Along with facilitating vehicular traffic, sidewalks support pedestrian circulation.

Green Line Extension *Cambridge, Somerville and Medford, MA*

- Serves as Project Manager and Lead Landscape Architect for the Collaborative's subcontract to STV on the Green Line Extension (GLX) project. This \$2.3 billion, 4.7-mile light rail extension will improve mobility and regional access for residents in the densely populated cities of Cambridge, Somerville, and Medford.
- Develops planting and entrance designs for station plazas, numerous auxiliary buildings and facilities, and the community path.

KAYE LYNN JOHNSON

Senior Vice President of Landscape Architecture and Design

REPRESENTATIVE PROJECTS (cont.)

Connecticut Riverwalk and Bikeway Project *Springfield, MA*

- Served as Lead Landscape Architect for the popular eight-mile long Connecticut Riverwalk and Bikeway Project. Running along the Connecticut River in Springfield, MA, this multiuse trail encompasses a striking diversity of settings, including the urban Springfield waterfront and adjacent wooded and residential areas.

Bartram's Garden Master Plan *Philadelphia, PA*

- Developed the master plan and design for one of Philadelphia's most important park and recreation projects: enhancement of the 47-acre Bartram's Garden along the Schuylkill River.
- Incorporated an outdoor amphitheater, outdoor classrooms, a natural sciences education center, and a conference/event center. Programmed the space to include a recreational boating center, walking path, and facilities to accommodate 9,000 students each year for lessons in science, nature, and healthy living.

MBTA Fairmount/Indigo Corridor Improvement Project *Massachusetts*

- Served as Lead Landscape Architect for the MBTA Fairmount/Indigo Corridor Improvement Project, transforming a commuter rail line to rapid transit by adding and rehabilitating stations. She developed the Collaborative's designs for new and upgraded stations and other facilities along the corridor, including specification of plant materials, and streetscape designs. Her urban design work addressed transit-oriented development opportunities, pedestrian and bicycle circulation, and neighborhood enhancements.

Atlanta Beltline Master Plan, Areas 9 & 10 *Atlanta, GA*

- Supported the Collaborative's master planning team for the BeltLine as a landscape architect. The BeltLine is the most comprehensive transportation and economic development effort ever undertaken in Atlanta, ultimately connecting 45 neighborhoods via a new transit network, multi-use trails, and parks. The team's work focused on the creation of affordable workforce housing, economic development, job creation, public health, streetscapes, public art, environmental clean-up, and historic preservation.

Compound Semiconductor Laboratory/Microsystems Integration Facility, MIT/Lincoln Laboratories *Lincoln, MA*

- Served as Lead Landscape Architect for the Collaborative's subcontractor role as landscape architect for a 300,000 SF, state-of-the-art nanotechnology research and development facility located on MIT's Lincoln Laboratory campus.



BILL GIEZENTANNER

Senior Associate

INTRODUCTION

Bill is a senior environmental and landscape planner and resource management specialist. He is a nationally respected expert in the protection and enhancement of conservation, environmental education and recreation areas. His experience includes projects involving recreation, tourism, commercial area revitalization, conservation, historic preservation, natural resources interpretation, trails development, ecological management, public education, and non-profit facility development.

Bill is also an expert in Geographic Information Systems having worked with a variety of programs including ArcGIS. Bill is responsible for all mapping for planning projects and many landscape design projects, including base maps, natural resource analyses, visual resource management, build-out analyses, land use mapping, zoning maps, and other mapping as required in various planning and design projects for many clients.

He spent 15 years as Chief Planner for the Massachusetts Audubon Society, with responsibility for the planning, design and construction of nature trails, visitor centers, and other conservation facilities. His prior positions include: Boston Harbor Islands Park Planner for the Massachusetts Department of Environmental Management; and Director of Open Space and Development Planning for the Metropolitan Area Planning Council.

REPRESENTATIVE PROJECTS

Mass Audubon Ecological Extension Service *Massachusetts*

- Working with Mass Audubon Ecological Extension Service, Bill prepared Land Management Plans for conservation land in Wayland (Heard Farm and Greenways) and for the Case Estate in Weston. He is currently working on a Land Management Plan for Wright Farm for the Conservation Commission in Lexington.

Concord Trail Design *Concord, MA*

- He is currently completing a design plan for a trail in Concord linking the Thoreau Farm and the NPS Battle Road trail.

U. S. Fish and Wildlife Service *Massachusetts*

- Bill designed, prepared permit documents, and helped build a trail and boardwalks for the U. S. Fish and Wildlife Service in Sudbury and for the Wellesley Natural Resources Commission.

Massachusetts Audubon Society Projects *Massachusetts*

- While with the Massachusetts Audubon Society, Bill was the Project Manager for the planning, conservation and management of Audubon sanctuaries around Massachusetts. For example, Bill prepared a management plan for the Titicut Conservation Area in Bridgewater, Massachusetts. The site on the Taunton River is a scenic area and popular camping stop for canoeists and is also used for passive enjoyment of nature. Additionally, the area was once a crossroads for Native Americans. Together these factors contributed to the development of a conservation management plan.

Metropolitan District Commission – Lower Neponset River Master Plan *Boston, MA*

- Bill worked on the Collaborative's work preparing a Lower Neponset River Master Plan. He focused on analyzing ways to retain and enhance environmental features to promote their better use and protection. He also advised the project's landscape architects on the selection of native plants appropriate to a variety of different natural habitats.

Pine Hills Development – Natural Resources Management Guidelines *Plymouth, MA*

- For the Collaborative, Bill worked on the review of Pine Hills development in Plymouth, MA. Prior to the development of the new major mixed-use development, Bill and other Collaborative planners developed guidelines for protecting natural resources, including preserving scenic vistas, sensitive wildlife habitat zones, and preservation of groundwater recharge areas.

BILL GIEZENTANNER

Conservation Planner

EDUCATION

Master of Regional Planning
Cornell University

Bachelor of Urban Planning
University of Washington

PROFESSIONAL ACTIVITIES

- **Visiting Lecturer, City/Regional Planning**
Harvard Graduate School of Design
- **Research Associate and Visiting Critic in Landscape Architecture,**
Harvard Graduate School of Design
- **Recipient, National Endowment for the Arts teaching grant for**
“Conservation of the Manmade Environment,” a GSD program for designers, local historical commissions
- **Recipient, National Endowment for the Arts planning and design grant to develop a plan for the rehabilitation of vintage military structures on Peddocks Island in Boston Harbor**
- **Recipient, “Environmentalist of the Year” Award from the Newton Conservators**
- **Member, National Trust for Historic Preservation, American Planning Association**



ASHNA JAISWAL

Landscape Designer, SITES Accredited Professional

INTRODUCTION

Ashna is a Landscape Designer in the Collaborative's Landscape Architecture Department. As a SITES Accredited Professional, she applies nature-based solutions to ensure project outcomes are sustainable, resilient, and regenerative. She brings a strong focus on designing self-sufficient communities, social justice, and the creation of welcoming, diverse spaces. She is skilled in communicating design and planning ideas, proficiently using a wide range of graphical tools and media. Ashna's projects have ranged in scale from multi-unit residential developments, commercial spaces, streetscape, plazas and public spaces, interactive and interpretive public art, rural landscapes, urban forestry

EDUCATION

Master of Landscape Architecture
Stuart Weitzman School of Design
University of Pennsylvania

Urban Design Certificate
Stuart Weitzman School of Design
University of Pennsylvania

Bachelor of Architecture
University School of Architecture and Planning, GGSIPU

CERTIFICATIONS & PROFESSIONAL ACTIVITIES

SITES AP

Registered Architect in
India (Nation Wide), Council of Architecture, India

REPRESENTATIVE PROJECTS

Green Line Extension *Cambridge, Somerville and Medford, MA*

- Serves as a Landscape Designer for the Collaborative's subcontract to STV on the Green Line Extension (GLX) project. This \$2.3 billion, 4.7-mile light rail extension will improve mobility and regional access for residents in the densely populated cities of Cambridge, Somerville, and Medford.

The Loop at Mattapan Station *Mattapan, MA*

- Works as a Landscape Designer on the Collaborative's design team for the Mattapan Station Project, a major transit-oriented development in the Mattapan neighborhood of Boston. Situated adjacent to a light rail station, it includes 135 units of affordable housing, retail, and open spaces to serve the larger community.

Amory Park Boston *Boston, MA*

- Served as a Landscape Designer for the redesign of a small DCR park along the Southwest Corridor. She has assisted in project's design through 50% development including trail realignment, seating, raingardens, plantings, and interpretive elements.

Columbia Crossing at Upham's Corner *Boston, MA*

- Landscape Designer for the 63-unit affordable housing project associated with the Arts and Innovation Center in the Upham's Corner neighborhood in Boston, MA.
- Design includes the entrance plaza and a roof garden.

Atlanta BeltLine Trail Design *Atlanta, GA*

- Serves as a Landscape Designer for a 3-mile segment of the Atlanta BeltLine, a multi-use trail along a new greenway and transit circuit around downtown Atlanta. The BeltLine is the most comprehensive transportation and economic development effort ever undertaken in Atlanta, ultimately connecting 45 neighborhoods via a new transit network, multi-use trails, and parks.

Centennial Yards Plaza Design *Atlanta, GA*

- Centennial Yards is the largest city center redevelopment in the southeast U.S. It will transform over 50 acres of former rail yards into new city blocks, with up to 12 million square feet of mixed-use development, including residential units, hotel rooms, office space and opportunity for up to 1 million square feet of retail, museums and attractions.
- As landscape architects for the Phase I of the project, the Collaborative is responsible for designing the development's central 2-acre plaza and adjoining outdoor spaces. The plaza provides a dynamic venue for large outdoor events and outdoor dining.

NEPONSET RIVER RESERVATION MASTER PLAN & TRAIL DESIGN



As prime contractor for the award-winning Neponset River Reservation Master Plan and Trail Design, the Collaborative led a master planning and design process that resulted in the creation of a major new system of waterfront parks along Boston’s southern boundary. The project involved programming and design of three new waterfront parks, a 2.2-mile multiuse trail, restoration of wildlife areas and wetlands, interpretive exhibits, a major soccer complex, play equipment, and courts for recreational programs.

As prime contractor, the Collaborative led a multidisciplinary team, including surveyors, civil and environmental engineers. Our outreach program included organizing and facilitating more than 35 public meetings, community-design charrettes, public site visits, and special interest roundtables over the course of the project. The project’s broad public involvement led to the passage of a \$40 million bond bill to implement the master plan.

A key element was the firm’s design of a multiuse trail that linked new active and passive parks built as an outgrowth of the master plan. The Collaborative subsequently was asked to develop construction documents and provide construction oversight of the path.



**One of America’s
“Great Places”**
American Planning Association

The Great Places in American Program recognizes neighborhoods, streets, and public spaces across the country that represent “the gold standard for a true sense of place, cultural and historical interest, community involvement, and a vision for the future” according to the APA.

**Master Planning and Landscape
Architecture Award**
**Boston Society of
Landscape Architecture**

Location	Boston, MA
Project Type	Master Plan and Design
Offeror’s Role	Prime Contractor

CANTON VISIONING, COMPREHENSIVE PLAN, & SMALL AREA PLANS

CANTON, MASSACHUSETTS



New Mixed-Use Development, Town Center, Canton, MA

The Collaborative prepared a comprehensive plan and small area plan for the Town Center of Canton, MA, a community within metropolitan Boston. A key focus of the plan was redeveloping its aging town center. This entailed revising zoning regulations to allow for buildings up to five stories in the center. Setbacks were reduced in certain instances to zero lot lines. Zoning modifications provided for residential units on upper floors, along with artist live-work space. Streetscape design guidelines encouraged outdoor cafe seating. Because it qualified as a high-density node, it received a \$1.4 million state grant for infrastructure improvements. Subsequently, several mixed-use residential and mixed-use developments were completed, and more are underway.



“You got the whole town involved and created a buy-in that resulted in overwhelming support for ideas and proposals considered controversial before. The debate was spirited, but the final vote wasn’t even close. Thanks to you, the greatest possible numbers of citizens were able to participate in making something they could call their own. And now they are coming together to make it work. Everyone agrees—the Collaborative taught us how to fish.”

*--Carl Lavin, Co-Chair
Canton Master Plan Committee*



PINE HILLS PLANNED UNIT DEVELOPMENT

PLYMOUTH, MA



Pine Hills estate homes and view of one of several mixed-use



One of several mixed-use village centers organized around "Community Greens"



Carriage Home, Veridian at the Pine Hills



Outdoor Farmer's Market at Rye Tavern, Pine Hills, MA

The Town of Plymouth's bylaws provided for an "open space and planned unit development" project on one of the state's largest privately owned parcels. The Greene Company, a residential development firm, prepared a planned unit development for the 3,000-acre site that proposed the creation of a new town of approximately 2,000 homes and 2 million square feet of retail and commercial development. On behalf of the Town, the Collaborative led a comprehensive review of the Greene Company proposal. The size of the project, its proximity to the town's geographic center, and its historic and ecological features made the project the focus of much community concern. The town used the Collaborative's review to negotiate with the developer to integrate more open space and other community amenities into the final plan that received broad community support.

"You and your colleagues were instrumental in helping us tread the line between a diverse set of community interests, provisions of the by-law, and the economic interests of the developer's team.

Thank you for your extra efforts in site buffers, public trails, open space, wildlife connections, and "Community Green" area designs. Your firm's experience with landscape design, public participation, environmental planning, and land planning were all critical during this planning process."

*--Nicholas Filla, Chairman
Plymouth Planning Board*

ACTON VISIONING AND COMPREHENSIVE PLAN



The Town of Acton, historic suburban community northwest of Boston, embarked on a new comprehensive master plan led by the Collaborative. An intensive public outreach campaign was carried out that included visioning workshops, a website, video, PSAs, and mail and phone surveys to residents and businesses. The Plan prepared by the Collaborative was subsequently approved by an overwhelming vote at the Town Meeting. The plan guides economic development to higher density mixed use village centers. At the same time, land use and zoning tools are designed to protect and preserve open spaces that serve the community as valuable environmental, recreational, and historic landscape assets.

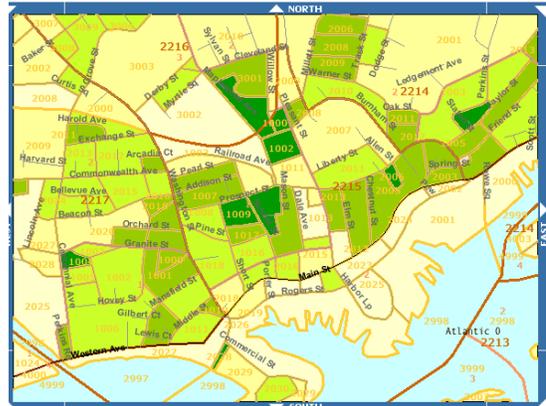


Location	Acton, MA
Project Type	Visioning and Comprehensive Planning
Offeror's Role	Planning and Project Management

"The Collaborative designed an excellent and inclusive public participation process and executed it perfectly. The team's commitment and willingness to work with residents and community leaders with a diverse range of interests never floundered."

**--Roland Bartl,
Planning Director, Town of Acton, MA**

GLOUCESTER CITY HALL REDEVELOPMENT



Gloucester City Hall Options

Evaluation Criteria:	Existing Condition	City Hall Civic Center	Fuller School
1) Major Goals:			
Improves managerial efficiency	0	1	2
Centralizes City services	0	1	2
Minimizes City facility costs	0	1	2
Maximizes City revenues (resale)	0	2	1
Convenient location for citizens			
- pedestrians	0	2	0
- drivers	0	0	2
Supports downtown economy	1	2	0
Promotes civic engagement	1	2	0
Score 1		11	9
Weighted Score 1: weighted by 1.5		16.5	13.5
2) Other Goals			
Preserves City's history	2	2	0
Promotes 'sense of place'	2	2	0
Furtheres City's environmental goals	0	2	0
Promotes Public Health	0	2	0
Score 2	4	8	0
TOTAL SCORE 1 & 2	7	24.5	13.5

the COLLABORATIVE Change for Good™

The Collaborative led a study to guide the City of Gloucester, MA, in its decision as to whether to redevelop or retain its historic City Hall. The project involved translating the goals expressed by city leaders, business community, and the public into evaluation criteria against which several scenarios were weighed. Such factors included convenience for pedestrians, promotion of civic engagement, support for downtown economy, and contribution to 'sense of place.' The outcome was broad consensus behind a strategy for keeping City Hall operating at its downtown location.

Collaborative President Ed Shoucair continues to provide guidance to City leadership city center redevelopment opportunities, including leading an effort to examine the potential mixed-use redevelopment of downtown's YMCA, a project that would include a performing arts center, affordable housing and retail. He is also working on a new Gloucester Heritage Park on the waterfront.

"Ed Shoucair and the Collaborative contributed to a city-wide decision-making process by providing a framework of goals and values. Different city hall scenarios were evaluated against these, leading to a recommendation for a preferred strategy for moving forward."

--Sarah Garcia,
Former Director
Community Development
City of Gloucester, MA

Location	Gloucester, MA
Project Type	Community Planning
Offeror's Role	Planning and Project Management

CITY OF DUNWOODY COMMUNITY DEVELOPMENT SERVICES

DUNWOODY, GEORGIA



In January of 2021, the Collaborative entered into a five-year contract with the City of Dunwoody to provide staffing support for the provision of services within the City's Community Development Department. To date, the firm oversees planning and zoning services in addition to permitting and inspection services. Staff members are well-versed in the City's Municipal Code, conducting regular zoning and land development reviews and inspections. Code enforcement falls within the Collaborative's contract with the City, in addition to civil engineering services. Collaborative staff have been responsible for edits to the City's current Zoning Ordinance, Tree Ordinance, and Sign ordinance, making City guidelines easily understood by the general public while continuing to foster significant economic growth and development in the area.

"Whether the job involves land use planning, improving our zoning, or guiding the development process, the Collaborative's focus on creative problem-solving and customer service has made them a valuable asset to the City and a pleasure to work with."

--Richard McLeod
Community Development Director
City of Dunwoody



LOOP AT MATTAPAN STATION

BOSTON, MASSACHUSETTS



The Loop at Mattapan includes 10K+ s.f. of new open spaces.



For the joint venture of POAH, the non-profit Preservation of Affordable Housing, and Nuestra Comunidad, the Collaborative provided landscape architecture services in support of a new mixed-use development in Boston's Mattapan Square.

The development includes the creation of 135 units of housing, retail, a complete street along the development's front entrance that connects with the Neponset River Greenway, and 10,000 sf of open space consisting of a courtyard, patio, garden, and lawn bordered by trees, shrubs, and flowers. The outdoor spaces serve both the residents and the local community. The open spaces provide much needed venues for art exhibits, performances, concerts, festivals, and a farmers' markets. Interpretive elements related to the adjacent Neponset River's historic paper mill history and the adjoining Neponset River Greenway's natural character are integrated into the open space designs.

The project's plantings consist of layers of trees, shrubs, ground cover, and perennial species to increase the number of pollinators and contribute to ecosystem health. The firm's fee was \$210K.



"Windows into Mattapan" banners along new complete street

"Excellent design work and creative problem solving! Your involvement was critical to moving the project forward."

*--Cory Fellows,
POAH, Vice President*

BARTRAM'S GARDEN MASTER PLAN



The Collaborative completed a master plan for the 47-acre Bartram’s Garden along the Schuylkill River in Philadelphia, PA. The Garden, encompassing John Bartram’s original early 1700s farm, is considered to be the first botanical garden in the United States. The master plan currently being implemented, interweaves elements of the garden’s history with modern needs and functions.

The master plan developed by the Collaborative positions the Garden as it is in the midst of a major transformation, with unprecedented opportunities for growth and renewal. Currently being implemented, the master plan calls for an amphitheater, river walk, events pavilion, outdoor classrooms and after school facility, recreational boating center, orchard and entrance allee, natural sciences educational dock and floating laboratory, mussel hatchery, urban farm, and resurrection of an historic greenhouse.

The challenge of developing this master plan was finding a balance of many different elements from experiential historic interpretation to the modern needs of a treasured urban park and botanical garden including the care and restoration of historic buildings and landscape artifacts. The master planning process also addressed reaching out to the adjacent immigrant and diverse community while preparing for an anticipated significant increase in



visitors with the completion of a multiuse path connecting city center Philadelphia to Bartram’s Garden and points beyond.

*“Your master plan and landscape design is both **exciting and exactly in line with the needs of the growing and diverse population** of those we serve. Your designs **bring to life the historic qualities** of this unique 45-acre National Historic Landmark in the heart of Philadelphia.”*

*--Maitreyi Roy,
Executive Director*

Location	Philadelphia, PA
Project Type	Master Plan
Offeror’s Role	Prime Landscape Architect

BUDGET

TASKS	FEES
1: Site Visit	\$950
2: Community Workshop Prep	\$900
3: Facilitate Workshop	\$3,800
4: Concepts (2-3) <ul style="list-style-type: none">• Workshop analysis• Develop concepts• Slide summary	\$4,250
TOTAL	\$9,900



TOWN OF WAYLAND

41 COCHITUATE ROAD
WAYLAND, MASSACHUSETTS 01778

MICHAEL MCCALL
TOWN MANAGER
TEL. (508) 358-3620
mmccall@wayland.ma.us

January 18, 2024

The Collaborative Inc.
c/o Mr. Edward Shoucair
122 South St.
Boston, MA 02111

RE: Notice to Proceed

Dear Mr. Shoucair:

A fully executed copy of you firm's contract with the Town of Wayland has been completed. You are hereby notified to commence work in accordance with the contractual documents.

We look forward to working with your firm on this important project. Please contact Wayland DPW Director, Tom Holder for further instructions on the start of work.

Thank you,

John Bugbee
Assistant Town Manager

Cc: Michael McCall, Town Manager
Tom Holder, DPW Director



Town of Wayland

41 Cochituate Rd.
Wayland, MA 01778
508.358.6821
www.wayland.ma.us

THIS AGREEMENT made this 12th day of January, 2024, by and between the TOWN of Wayland, a municipal corporation duly organized under the laws of Massachusetts and having a usual place of business at 41 Cochituate Road, Wayland, Massachusetts, hereinafter referred to as the "TOWN", and The Collaborative Inc., a corporation having a usual place of business at 122 South St., Boston, MA 02111 hereinafter referred to as the "CONTRACTOR".

WHEREAS, the TOWN utilized sound business practices to provide the Town with services related to the "Route 20 South Landfill Redevelopment project" in the Town of Wayland, MA, hereinafter "the Project" and

WHEREAS, the CONTRACTOR submitted a Proposal to perform the work with a job reference titled , "Support to Route 20 South Landfill Visioning Committee" dated January 8, 2024.

WHEREAS, the TOWN has decided to award the contract therefor to the CONTRACTOR.

NOW, THEREFORE, the TOWN and the CONTRACTOR agree as follows:

1. **CONTRACT DOCUMENTS.** The Contract Documents consist of this Agreement and the CONTRACTOR's Scope of Work proposal dated January 8, 2024. The Contract Documents constitute the entire Agreement between the parties concerning the work, and all are as fully a part of this Agreement as if attached hereto.
2. **THE WORK.** The Work consists of providing the Town of Wayland, MA with services related to the Redevelopment of the Route 20 South Landfill as more fully described in the quote issued by the CONTRACTOR document issued on January 8th, 2024 and as defined above.
3. **TERM OF CONTRACT.** This Agreement shall be in effect from Notice to Proceed date and shall expire upon completion date, unless terminated earlier pursuant to the terms hereof.
4. **COMPENSATION.**
 - a. The TOWN shall pay the CONTRACTOR as full compensation for the performance of the work outlined in Section 2 above the contract sum of *Nine Thousand Nine Hundred dollars (\$9,900)*.

- b. The acceptance by the CONTRACTOR of final payment for items and/or services provided shall be deemed a release of the TOWN from any and all claims and liabilities under this Agreement.
 - c. Neither the TOWN's review, approval or acceptance of, nor payment for any of the items and/or services provided shall be construed to operate as a waiver of any rights of the TOWN under the Agreement or any cause of action arising out of the performance of the Agreement.
 - d. The TOWN shall cancel this Agreement if funds are not appropriated or otherwise made available to support continuation of performance in any fiscal year succeeding the current fiscal year as required by G.L. c. 30B, 12(c)(3).
5. PAYMENT OF COMPENSATION. The TOWN shall make payments within thirty (30) days after its receipt of Invoice.
6. LIABILITY OF THE TOWN. The TOWN's liability hereunder shall be to make all payments when they shall become due, and the TOWN shall be under no further obligation or liability. Nothing in this Agreement shall be construed to render the TOWN or any elected or appointed official or employee of the TOWN, or their successors in office, personally liable for any obligation under this Agreement.
7. INDEPENDENT CONTRACTOR. The CONTRACTOR acknowledges and agrees that it is acting as an independent contractor for all work and services rendered pursuant to this Agreement, and shall not be considered an employee or agent of the TOWN for any purpose.
8. INDEMNIFICATION. The CONTRACTOR shall indemnify, defend, and hold the TOWN harmless from and against any and all claims, demands, liabilities, actions, causes of actions, costs and expenses, including attorney's fees, arising out of the CONTRACTOR's breach of this Agreement or the negligence or misconduct of the CONTRACTOR, or the CONTRACTOR's agents or employees.
9. INSURANCE.
- a. The CONTRACTOR shall obtain and maintain in full force and effect during the term of this Agreement the insurance coverage in companies licensed to do business in the Commonwealth of Massachusetts, and acceptable to the TOWN, as set forth below:

<u>Automobile Liability</u>	
Bodily Damage Liability	\$1,000,000 per occurrence
Property Damage Liability	\$500,000 per occurrence
(or combined single limit)	\$3,000,000 per occurrence

Workers' Compensation Insurance

Coverage of all employees in accordance with Massachusetts General Laws

- b. All policies shall identify the TOWN as an additional insured (except Workers' Compensation) and shall provide that the TOWN shall receive written notification at least 30 days prior to the effective date of any amendment or cancellation. Certificates evidencing all such coverages shall be provided to the TOWN upon the execution of this Agreement. Each such certificate shall specifically refer to this Agreement and shall state that such insurance is as required by this Agreement. Failure to provide or to continue in force such insurance shall be deemed a material breach of this Agreement and shall be grounds for immediate termination.

10. ASSIGNMENT. The CONTRACTOR shall not assign, sublet or otherwise transfer this Agreement, in whole or in part, without the prior written consent of the TOWN, and shall not assign any of the moneys payable under this Agreement, except by and with the written consent of the TOWN.

11. TERMINATION.

- a. Termination for Cause. If at any time during the term of this Agreement the TOWN determines that the CONTRACTOR has breached the terms of this Agreement by negligently or incompetently performing the work, or any part thereof, or by failing to perform the work in a timely fashion, or by failing to perform the work to the satisfaction of the TOWN, or by not complying with the direction of the TOWN or its agents, or by otherwise failing to perform this Agreement in accordance with all of its terms and provisions, the TOWN shall notify the CONTRACTOR in writing stating therein the nature of the alleged breach and directing the CONTRACTOR to cure such breach within ten (10) days. The CONTRACTOR specifically agrees that it shall indemnify and hold the TOWN harmless from any loss, damage, cost, charge, expense or claim arising out of or resulting from such breach regardless of its knowledge or authorization of the actions resulting in the breach. If the CONTRACTOR fails to cure said breach within ten (10) days, the TOWN may, at its election at any time after the expiration of said ten (10) days, terminate this Agreement by giving written notice thereof to the CONTRACTOR specifying the effective date of the termination. Upon receipt of said notice, the CONTRACTOR shall cease to incur additional expenses in connection with this Agreement. Upon the date specified in said notice, this Agreement shall terminate. Such termination shall not prejudice or waive any rights or action which the TOWN may have against the CONTRACTOR up to the date of such termination, and the CONTRACTOR shall be liable to the TOWN for any amount which it may be required to pay in excess of the compensation provided herein in order to complete the work specified herein in a timely manner. Upon such termination, the CONTRACTOR shall be entitled to compensation for all satisfactory work completed prior to the termination date, as determined by the TOWN.
- b. Termination for Convenience. The TOWN may terminate this Agreement at any time for convenience by providing the CONTRACTOR written notice specifying therein the termination date which shall not be sooner than ten days from the issuance of said notice. Upon receipt of said notice, the CONTRACTOR shall

cease to incur additional expenses in connection with this Agreement. Upon such termination, the CONTRACTOR shall be entitled to compensation for all satisfactory work completed prior to the termination date, as determined by the TOWN, such payment not to exceed the fair value of the services provided hereunder.

12. **INSPECTION AND REPORTS.** The TOWN shall have the right at any time to inspect the work of the CONTRACTOR, including the right to enter upon any property owned or occupied by CONTRACTOR, whether situated within or beyond the limits of the TOWN. Whenever requested, CONTRACTOR shall immediately furnish to the TOWN full and complete written reports of his operation under this Contract in such detail and with such information as the TOWN may request.
13. **ROYALTIES AND PATENTS.** The CONTRACTOR shall pay all applicable royalties and license fees. In addition, the CONTRACTOR hereby represents that it is duly authorized to use any process or other intellectual property rights held by third parties in the performance of this Agreement, it shall defend all suits or claims for infringement of any patent or other intellectual property rights and shall indemnify and hold the TOWN harmless from loss on account thereof.
14. **SUCCESSOR AND ASSIGNS.** This Agreement is binding upon the parties hereto, their successors, assigns and legal representatives. Neither the TOWN nor the CONTRACTOR shall assign or transfer any interest in the Agreement without the written consent of the other.
15. **COMPLIANCE WITH LAWS.** The CONTRACTOR shall comply with all Federal, State and local laws, rules, regulations and orders applicable to the work provided pursuant to this Agreement, such provisions being incorporated herein by reference, and shall be responsible for obtaining all necessary licenses, permits, and approvals required for the performance of such work. The TOWN reserves the right to investigate at any time through the CORI process criminal history information regarding any officer or employee of the CONTRACTOR who will work under the Contract.
16. **NOTICE.** Any and all notices, or other communications required or permitted under this Agreement, shall be in writing and delivered by hand or mailed postage prepaid, return receipt requested, by registered or certified mail or by other reputable delivery service, to the parties at the addresses set forth on Page 1 or furnished from time to time in writing hereafter by one party to the other party. Any such notice or correspondence shall be deemed given when so delivered by hand, if so mailed, when deposited with the U.S. Postal Service or, if sent by private overnight or other delivery service, when deposited with such delivery service.
17. **SEVERABILITY.** If any term or condition of this Agreement or any application thereof shall to any extent be held invalid, illegal or unenforceable by the court of competent jurisdiction, the validity, legality, and enforceability of the remaining terms and conditions of this Agreement shall not be deemed affected thereby unless one or both parties would be substantially or materially prejudiced.
18. **GOVERNING LAW.** This Agreement shall be governed by, construed and enforced in accordance with the laws of the Commonwealth of Massachusetts and the CONTRACTOR submits to the jurisdiction of any of its appropriate courts for the

adjudication of disputes arising out of this Agreement.

19. ENTIRE AGREEMENT. This Agreement, including all documents incorporated herein by reference, constitutes the entire integrated agreement between the parties with respect to the matters described. This Agreement supersedes all prior agreements, negotiations and representations, either written or oral, and it shall not be modified or amended except by a written document executed by the parties hereto.

20. SUPERVISION. The Contractor shall give personal supervision to the work and shall employ a competent supervisor during the progress of the work. The Contractor shall employ a sufficient number of competent workers who are experienced thoroughly in this type of work. The Contractor shall be required to redo, at their own expense, any work not done according to specifications; any work in relation to which there shall be doubt or discrepancy unless performed in accordance with the adjustment thereof and any work done in violation of law or public authority; any work done in accordance with verbal instructions not confirmed in writing.

The selected contractor shall discharge or replace from service in Wayland any person who, in the opinion of the Town, is incompetent, disorderly or otherwise unsatisfactory.

21. ACCIDENT, FIRE AND SAFETY PREVENTION. The Contractor shall be responsible for carrying out fire, accident and safety prevention policies. (There will be no smoking allowed within the buildings or within 50 feet of Town property).

WITNESS WHEREOF, the parties hereto have executed this Agreement.

This Agreement will be effective on the date indicated above.

AGREED:

CONTRACTOR: The Collaborative Inc.

By Matt George Date: Jan 12, 2024

Matthew George

(Name)

Chief Financial Officer

(Title)

122 South Street

(Address)

Boston, MA 02111

(City and State)

mgeorge@thecollaborative.com

(email address)

TOWN OF WAYLAND, MASSACHUSETTS

(Owner)

Michael McCall

Michael McCall, Town Manager

Date: 1/19/24

In accordance with G.L. c.44, Section 31C, this is to certify that an appropriation in the amount of this contract is available therefor and that the Town Administrator has been authorized to execute the contract and approve all requisitions and change orders.

By Brian Keveny Date: 1/18/24
Brian, Keveny, Director of Finance

40456000-54199
Appropriation No.

Purchase Order No.



TOWN OF WAYLAND

Massachusetts

Meeting Minutes Route 20 South Landfill Visioning Committee December 19, 2023

The Committee met by way of Zoom.

Attendance:

Tom Fay, Chair
Acima Cherian, Member (not yet sworn-in)
Erin Gibbons, Member
Tom Holder, Wayland DPW
Cliff Lewis, Member
Michael McCall, Town Manager
Ira Montague, Member
Brad Young, Member
Joe Brevard, guest (The Collaborative)
Bill Giezentanner, guest (The Collaborative)

Meeting was called to order at 12:32 PM

12:35 - Public comment:

None.

12:36 - Motion to approve Nov. 9, 2023 minutes:

Moved by E. Gibbons. Seconded by C. Lewis. Approved, 5-0.

12:37 - Committee business:

- T. Holder reported on progress of landscaping and clean-up of the Route 20 South landfill site. T. Holder noted that a notice of intent has been submitted to the Conservation Committee, and flagged that there are some endangered species issues related to the parcels. Approval to begin tree removal and stump grinding is expected in January 2024. Work to be done in-house.
- T. Fay noted monies in the existing DPW budget that are available to aid the Route 20 Landfill Committee. C. Lewis opened a discussion about work done by The Collaborative, noting that they performed impressive work at the Neponset River Greenway. C. Lewis introduced Joe Brevard and Bill Giezentanner, who described The Collaborative as a Boston-

based organization that specializes in land project that combine planning, design and community engagement. Discussion of Neponset River Reservation Master Plan, a 75 acre landfill, as well as work related to parcels on former landfills in Alewife and Mattapan. Discussion of the importance of working with the community to find the best solution. B. Giezentanner discussed his familiarity of the site from kayaking and biking, noting that at first glance, the parcel could be designed as almost anything.

- 12:47 – J. Brevard and B. Giezentanner left meeting.
- Conversation about a DPW expenditure of \$9900 for The Collaborative to do some preliminary research, of the remaining approximately \$120,000 budgeted for engineering and concept design of the parcels. Committee reviewed The Collaborative’s proposal. Discussion on the desire to see more specifics in the proposal, potentially replacing the proposed “One Day Visiting Workshop” with something more targeted based on the Committee’s work to-date on possibilities, and the outputs/deliverables.
- Conversation about the need for at least one public forum on the topic of proposed uses of the parcels, including when the best time for such a forum would be (as part of The Collaborative’s work or after so there are deliverables that can be considered).
- Committee discussed proposed revisions to The Collaborative’s proposal, namely, (i) ensuring that they will work with the consulting engineer; (ii) adding more details about the final deliverables; and (iii) having a conversation with them regarding the need for a “One Day Visiting Workshop” rather than providing them with work product from the Committee on the same topic, and any impact on speed and/or cost.
- E. Gibbons made motion to (i) move forward with The Collaborative, subject to the above proposed revisions, and (ii) authorize T. Fay, C. Lewis and T. Holder to discuss proposed revisions with The Collaborative. B. Young seconded. Approved, 5-0.
- Committee noted that next steps would be for T. Fay, C. Lewis and T. Holder to connect with The Collaborative.

1:10 – Motion to Adjourn

Moved by E. Gibbons. Seconded by C. Lewis. Approved, 5-0.