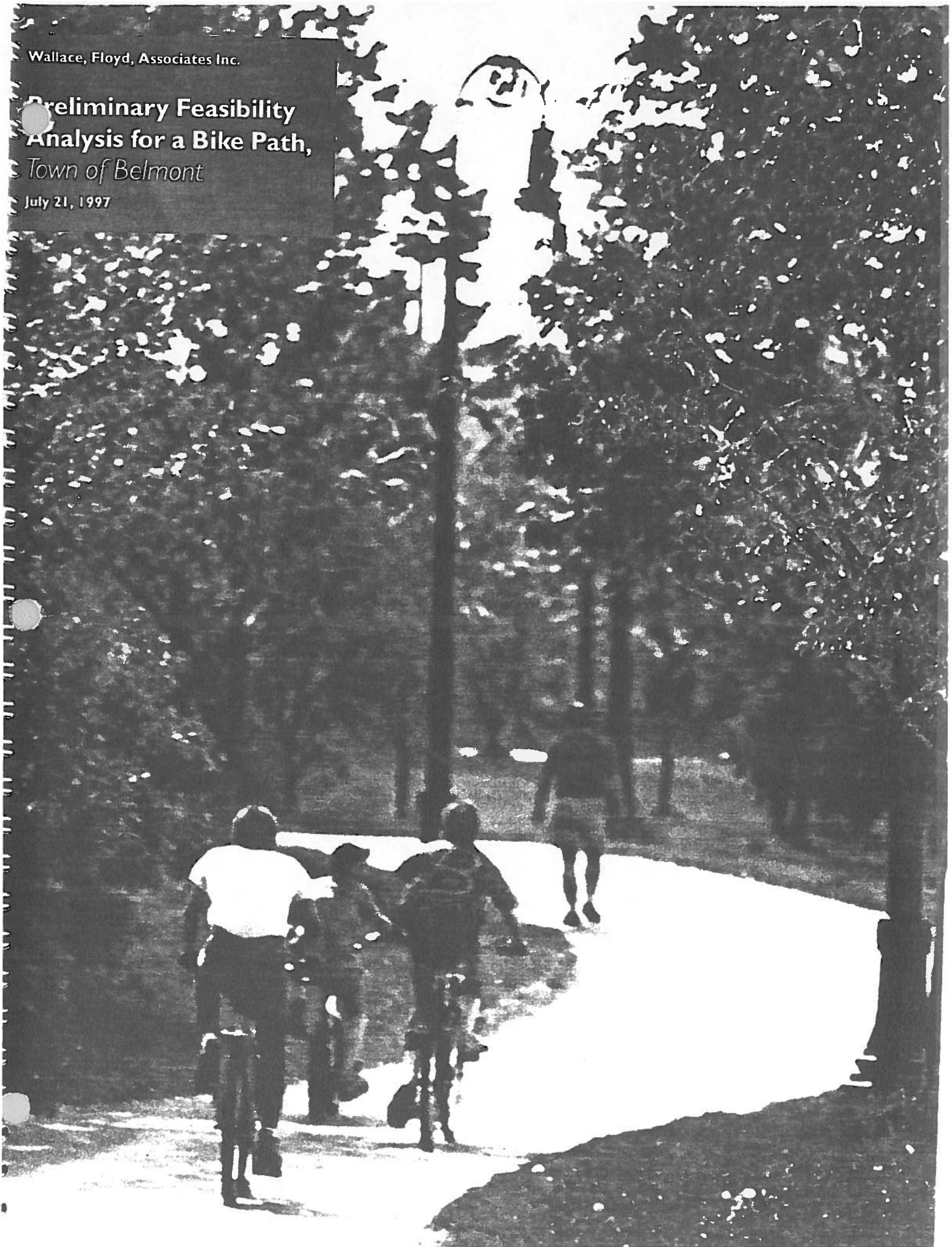


Wallace, Floyd, Associates Inc.

**Preliminary Feasibility
Analysis for a Bike Path,
Town of Belmont**

July 21, 1997



Wallace, Floyd, Associates Inc.

Architecture
Landscape architecture
Planning
Urban design

Russia Wharf
236 Congress Street
Boston, Massachusetts
02210

617 423 4440
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E-mail: wfa@wfa.com

21 July 1997

Mr. Jeffrey Wheeler, Planning Director
Office of Community Development
Town of Belmont
455 Concord Avenue
Belmont, MA 02178-0900

Dear Mr. Wheeler:

This feasibility analysis is the beginning of a great opportunity for Belmont to develop the potential bikepath that would be part of the Central Mass. Rail Trail. We at Wallace Floyd understand the need to address all local issues to the satisfaction of the Town and to do it by August 6, 1997. We are very pleased to submit this statement of our qualifications and a cost proposal to undertake this exciting project.

I will be in charge of this project, will have a substantial role in the work, and will attend all meetings. I will be assisted by my fellow principal Jim Purdy, a planner and former resident in the Waverley Square neighborhood. Jim and I have been working on projects together since we together planned and designed the linear park which carries a pedestrian and bicycle path from Davis Square to Alewife. That project was one of the first bicycle transportation projects built in Massachusetts and it posed many issues of abutter concerns and use of the right-of-way similar to those which must be addressed in Belmont. I recently completed the preliminary design of a multi-use trail along the Fitchburg rail line in Cambridge and am familiar with railroad issues and concerns associated with developing adjacent bicycle pathways.

We have followed progress in the Central Mass. Rail Trail with great interest and would love the chance to work on this facility for the citizens of Belmont. We understand the technical and community planning issues of bike paths and believe that they are valuable and popular community assets if properly planned and designed.

We have reviewed the feasibility study and your RFP with its attached information. We propose to provide the services as listed in the RFP with the following assumptions about the work. Ownership of the parcels along the route has been identified; Wallace Floyd will identify the value of the land required based on assessment data. We will identify physical constraints including possible impacts on leased right-of-way and abutting areas. We assume that the town has base maps available for use in the route analysis. The report will be a short, readable photocopied document clearly spelling out the issues and alternatives. A large format graphic depiction mounted on a display board will be developed for the meeting at which we will present the study findings.

Our fee for this work will be \$2,900.00 inclusive of labor, overhead, fee and all miscellaneous costs. We will negotiate this price based on any further clarification of work scope.

All work will be completed by August 6, 1997.

We are very excited about this project and look forward to working with you. Please call me if I can provide any further information.

Sincerely,

WALLACE, FLOYD, ASSOCIATES INC.

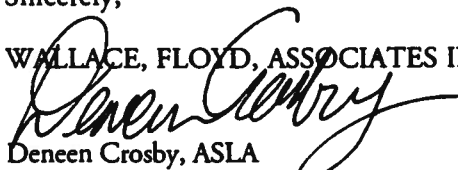

Deneen Crosby, ASLA
Principal

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Introduction
Wallace, Floyd, Associates Inc.

Wallace, Floyd, Associates Inc.

A Firm Profile

Wallace, Floyd, Associates Inc. (WFA) is a collaborative practice of architects, landscape architects, urban designers, and planners. Our award-winning work focuses on the urban environment—on buildings, streets, parks, and the infrastructure that keep each city and community alive.

With our staff of 65 people in Boston, together with client and community groups, we work to solve design and planning challenges for projects ranging from neighborhood parks to large scale master plans and from university classroom buildings to regional transportation centers.

Since our start in 1970, we have worked with transportation agencies, cities and towns, universities, building committees, school boards, park and recreation departments, and public and private institutions in New England, the Mid-Atlantic, and the Mid-West.

Architecture

transportation

Landscape architecture

education

Planning

landscape, open space, & masterplanning

Urban design

commercial

Wallace, Floyd, Associates Inc.

Who We Are

As a creative collaboration of seven principals, with backgrounds in architecture, landscape architecture, urban design and planning, we bring our enthusiasm and commitment for planning and building the urban environment to those responsible for building today's cities and communities.

WFA's founding partners, David Wallace, FAIA and Peter Floyd, began work together thirty years ago. Today our focus on design and planning that builds and guides thriving environments grows from that beginning.

Len Bertaux, AIA

Principal/Architecture

David Burson, AIA

Principal/Architecture

Deneen Crosby, ASLA

Principal/Landscape Architecture

Doug McCallum, AIA

Principal/Architecture

Jim Purdy

Principal/Planning

Carole Schlessinger

Principal/Planning

Skip Smallridge

Principal/Urban Design

Planning and Design for Multi-Use Paths

Wallace Floyd's landscape architecture portfolio includes recreational park design and master planning, the design of pedestrian and bicyclist connections that link urban sites together to form a dynamic urban fabric, and landscape studies and assessments that guide design and development of planned projects.

Our bike path design covers the scope of work from feasibility studies and masterplanning to final design and construction. Through our current work in North Cambridge we understand the MBTA's and B & M Railroad's issues and concerns associated with developing bicycle pathways adjacent to the active commuter line which runs from Porter Square in Cambridge out through Alewife and on into Central Massachusetts.

Our bicycle and pedestrian path design work in North Cambridge began with a safety study for this neighborhood intersected by the Fitchburg line, the same active rail line that runs through Belmont. We developed neighborhood circulation alternatives during preliminary design phase and will focus on final design solutions for shared bicycle and pedestrian pathways and bridges.

Through our work on the Alewife-Freshpond Corridor Enhancement project in Cambridge, which includes bicycle and pedestrian paths connecting the Alewife Brook Parkway multi-use path and the Huron Avenue bike lanes, we are familiar with design issues for solutions on roads as well as for separate paths.

All of our path and trail work has involved extensive community involvement. We are familiar with concerns about trails and are able to conduct productive neighborhood meetings.

We have listed some of our most relevant work here, and have included more extensive descriptions in the following section.

Projects

- *Davis Square to Alewife Linear Park, Cambridge and Somerville, MA.*
This mile-long urban park connects two urban destinations, Cambridge's Alewife MBTA Station and Somerville's busy Davis Square. Combining a bike and pedestrian pathway, urban plazas, and streetscape elements, Wallace Floyd's design has received awards from the Governor's Design Award Program, the Boston Society of Landscape Architects and the Massachusetts Horticultural Society.
- *North Cambridge Railroad Safety Study and Design Solutions, Cambridge, MA.*
Wallace Floyd conducted a study on how this neighborhood could be reconnected through a planned pedestrian and bicycle circulation system which separated people and fast moving trains. Part of the recommended solution is a combination of linear pathways and grade separated right-of-way crossings which will ultimately be part of a pedestrian/bicycle system in North Cambridge. Currently, Wallace Floyd is providing preliminary design of pedestrian bridges, an underpass, and a multi-use path to accommodate pedestrians and bicyclists along this commuter line in North Cambridge.

- *Alewife-Freshpond Corridor Enhancement, Cambridge, MA.*

Wallace Floyd is providing planning and design services for bicycle and pedestrian connections and parkway restoration for Fresh Pond Parkway and Concord Avenue in North Cambridge. The plan includes separate paths for bicyclists and pedestrians and site amenities to improve the area for users: proper bicycle and pedestrian signage, lighting, planting, and secure places to lock bikes. Many trees will be planted along the roadside in order to create a parkway aesthetic.

- *Statewide Pedestrian Plan, MA.*

Wallace Floyd is currently preparing this plan that examines state and local policies and prototypical walkway situations to encourage and enhance walking, to improve pedestrian safety, to promote pedestrian-friendly land-use and urban design, and to stimulate economic development and tourism statewide. Prototypical designs for multiuse recreational trails were presented as part of the Plan.

Qualifications
Wallace, Floyd, Associates Inc.

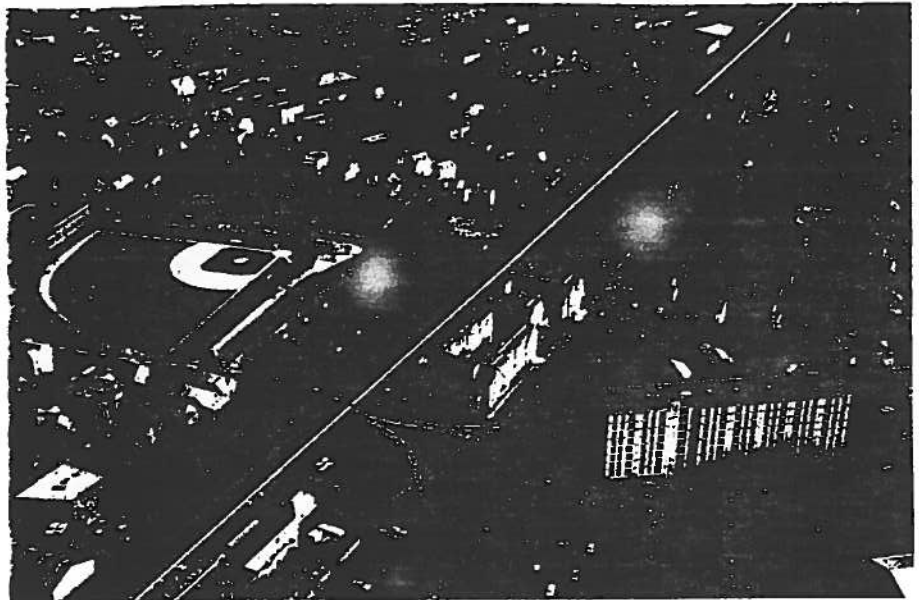
Project Experience

North Cambridge Railway Crossing Safety Study and Preliminary Design Cambridge, Massachusetts

Wallace, Floyd, Associates Inc.

Right and Below: The right-of-way (in yellow) separates housing from park, school and shopping facilities and is used as a linear neighborhood connector.

The proposed solution, which includes a linear pedestrian/bikeway and a number of pedestrian crossings (in red) will fit into a larger pedestrian/bikeway system in North Cambridge.



Pedestrian use of an active Commuter Railroad Right-of-Way was a serious problem in North Cambridge, MA. The City of Cambridge Community Development Department commissioned Wallace Floyd to find solutions. The right-of-way is frequently crossed as it separates housing from schools, a large park and a shopping center. It also serves as a linear neighborhood connector because it is the easiest and most direct route to many destinations. A number of deaths had occurred on this one mile stretch of right-of-way over the past decade, and the study examined the existing conditions which contribute to the safety problems and assessed alternative solutions to the problem.

Community Process

The nature of this problem made community involvement essential. The North Cambridge Stabilization

Committee (NCSC, a neighborhood community group) approached the City to study safety issues. NCSC representatives, neighborhood residents, the MBTA and the Cambridge Community Development Department formed a committee to advise and oversee the study.

Information from the community was collected through public meetings, a survey, site observations and interviews.

Understanding the Issue

Wallace Floyd researched the problem by interviewing personnel from several railroads and reviewing legal decisions on accidents which resulted from similar conditions. Historically, the problem results from the development of related land uses (housing, shopping) on opposite sides of the railroad line which have become increasingly active. The problem is being addressed in some communi-

ties through educational programs and by restricting access to the right-of-ways. The community need for neighborhood connectors and reasonable access to facilities through pedestrian (and bicycle) routes is less frequently addressed.

Recommendations and Community Needs

The study focussed on how the neighborhood could be reconnected through a planned pedestrian circulation system which separated people and fast moving trains. Wallace Floyd has begun the preliminary design of the recommended solution which includes a pathway, two bridges, and underpasses to cross the right-of-ways. The pathway will connect with a pedestrian/bicycle system in North Cambridge. Educational programs, alternative transportation such as shuttle busses, and security improvements such as durable fencing are also part of the answer.

Alewife/Fresh Pond Corridor Enhancement Cambridge, Massachusetts

Wallace, Floyd, Associates Inc.

Below: New walks, planting, and site amenities will improve the pedestrian environment and create a parkway aesthetic.

Right: Project area.



Wallace Floyd is currently providing landscape design services for the Alewife/Fresh Pond Corridor Enhancement Project in Cambridge. The corridor abuts and links a number of widely divergent land uses including the major transportation and employment centers at Alewife, important open space at Alewife Brook and

Fresh Pond Reservation, the Minuteman Bikepath, and neighborhood street bike lanes.

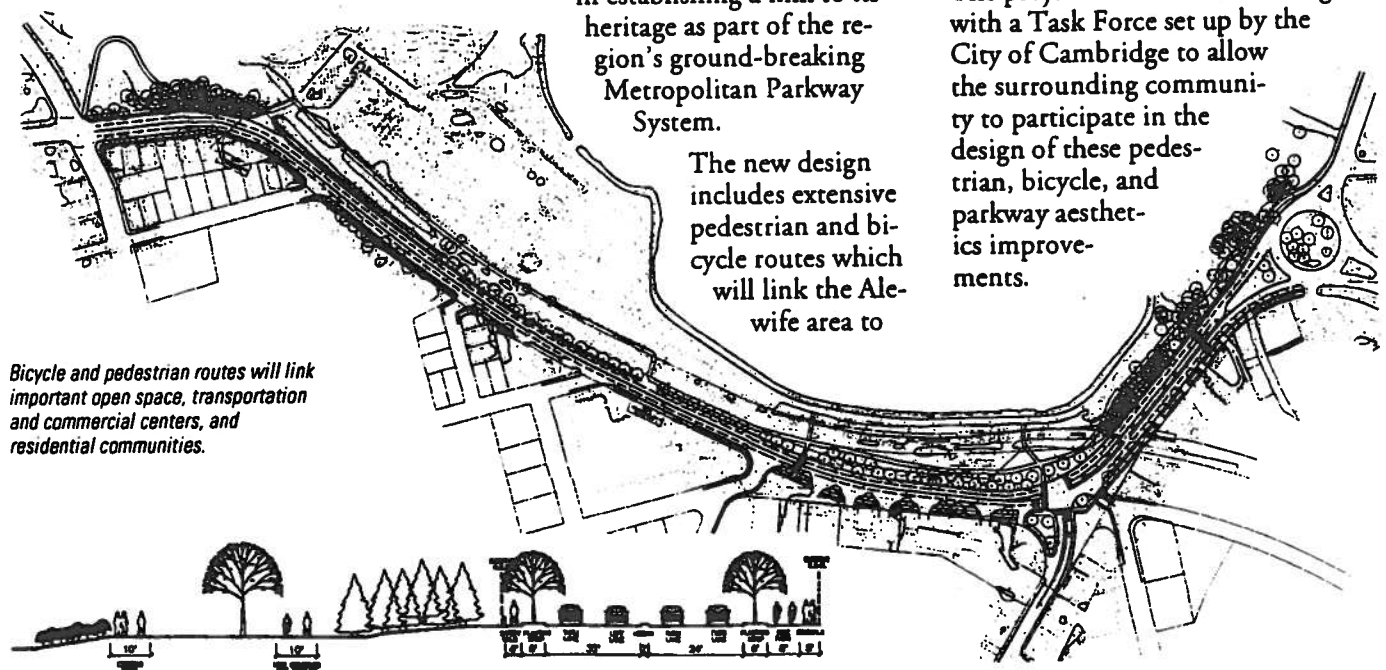
As subconsultant to TAMS Consultants, Wallace Floyd is assisting the City of Cambridge in accomplishing its goals of providing efficient and safe accommodations for various users and uses within the corridor and in establishing a link to its heritage as part of the region's ground-breaking Metropolitan Parkway System.

The new design includes extensive pedestrian and bicycle routes which will link the Alewife area to

other parts of Cambridge, especially the non-vehicular environment of this portion of Cambridge. Amenities such as proper bicycle and pedestrian signage, lighting, planting, and secure places to lock bikes will improve the area for users. Many trees will be planted along the roadside in order to create a parkway aesthetic.

The project team is collaborating with a Task Force set up by the City of Cambridge to allow the surrounding community to participate in the design of these pedestrian, bicycle, and parkway aesthetics improvements.

Bicycle and pedestrian routes will link important open space, transportation and commercial centers, and residential communities.



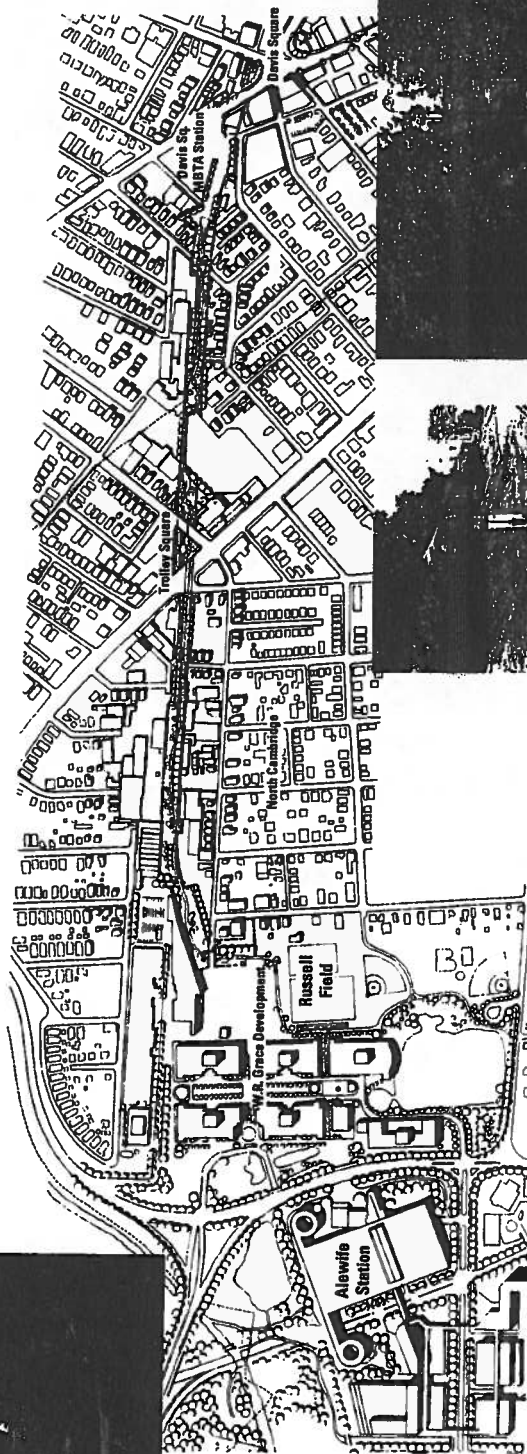
**Davis Square to
Alewife Linear Park
Cambridge and Somerville,
Massachusetts**

Wallace, Floyd, Associates Inc.



"I use it to walk from Davis Square to where I work everyday. It's really convenient. The atmosphere here helps me to forget the bustle and bustle of city life. Now that I think of it, that's why I walk through here all the time."

E.B., Malden resident
"I just saw the pathway... and the light. I'll see where it goes. The first thing I noticed were the street lights and the thought who would ever bother to put these beautiful street lights here. I think that it's a wonderful idea. Whatever inspired somebody to do this?"
Suzanne, Cambridge resident



"It's a great thing for the people who live around here. Everybody uses it. It used to be a dump... now with the trees and the lights, it's brought Nature back."
T.B., part abutter and Cambridge resident

"I walk my dog here all the time. It's safe... and nice to get away from the noise of all the traffic. I think it's been a great thing for the local residents... compared to the old railroad tracks."
J.O.C., Cambridge resident



Wallace Floyd worked closely with the Somerville Office of Planning and Community Development, the Cambridge Community Development Department, residents and the variety of business and industrial concerns that border the mile-long site to identify design criteria and to ensure continuity of design. Through an extensive program of public meetings and the commitment of all the public and critics to work together towards a common goal, all of the park's details—features, plantings, fencing, gates and lighting—were brought to agreement, allowing the park to function as one entity.

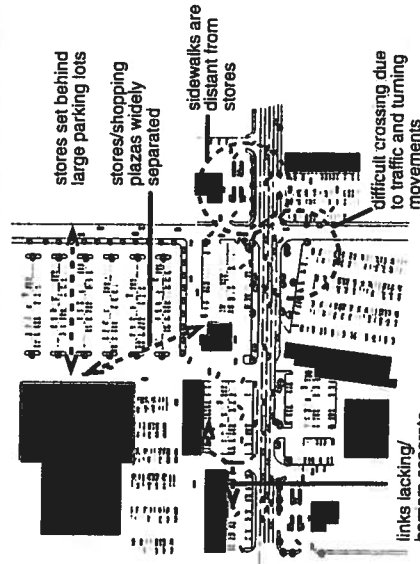
Creating a setting in which the general public would feel safe was one of the most important design considerations. There was much concern expressed by the community that the park would provide a place for undesirable uses that would threaten the safety of the abutters. The configuration of the pathways, location of the plantings, earthwork and lighting provide for open, well-illuminated sightlines for safety and surveillance. Because the site borders many residential and industrial properties, the park's design was developed to afford these existing residences and buildings views into the park, while also protecting their privacy. Grading, gentle curves and plantings were utilized to achieve the feeling of walking through a rural area, rather than an extremely confined urban space. All grading, planting and site improvements were designed to work within the constraints imposed by the subway tunnel over which it is constructed.



Right: Effective walking radius of 1/4 mile (yellow line represents 1 mile walking distance).
Center: Prototype of commercial strip (issues diagram).



From Top Down: Menard, Anthony and Norwichtown Trail in Northampton.



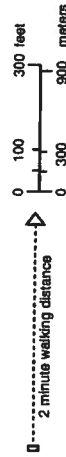
stores set behind large parking lots

stores/shopping plazas widely separated

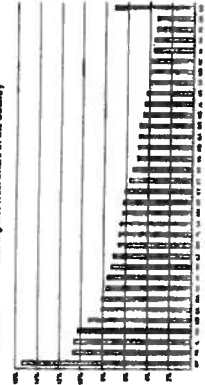
sidewalks are distant from stores

difficult crossing due to traffic and turning movements

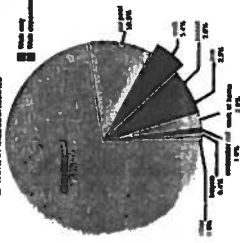
links lacking/ barriers separate



Massachusetts has the Fourth Highest Walk Share in the Country



Walking is the Third Most Popular Way to Get to Work in Massachusetts



For the Massachusetts Highway Department, Wallace Floyd is preparing the Massachusetts Pedestrian Transportation Plan. The Plan is a policy, action and guideline study for improving walking conditions across the state. Its goal is to encourage more walking through pedestrian friendly development patterns, economic development, tourism, recreation, increased pedestrian safety and improved walkway planning and design.

Drawing upon visions of the Wallace Floyd project team, the National Bicycling and Walking Study, the Community Resource Walking Guide, and the experiences of other states the Plan is assessing gaps and developing solutions for improved planning, design, construction, and maintenance of walking systems in cities and town in Massachusetts.

Prototypical Walking Situations

Wallace Floyd is developing eight prototypical situations to examine opportunities and needs. The prototypes include downtowns, small town centers, access to transit, commercial strips, suburban residential developments, office parks, multi-use trails, and state highways. The team has analyzed the pedestrian characteristics of each and is developing retrofit and redevelopment approaches for improving each situation. Key factors addressed in the Plan will include zoning and development regulations, street-scape quality, street patterns, traffic levels, parking requirements and other physical factors that effect the walking environment.

Walking Activity

The team is conducting a complete analysis of walking activity in Massachusetts and its relationship to transit, economic development, tourism, transportation to school, and recreation. The Plan includes a review of pedestrian forecasting methodologies and has developed a conceptual mode choice model. The Wallace Floyd Team is identifying the institutional roles that different state, regional and local organizations play in planning and funding sidewalk and walkway improvements; opportunities for increased cooperative planning and private sector involvement will be identified.



The Plan addresses a full range of pedestrian environments including downtowns, small town centers, access to transit, commercial strips, suburban residential developments, office parks, multi-use trails, and state highways.



Recommendations

The team is developing policy recommendations, planning guidelines, and pedestrian friendly criteria for state, regional, local, and private organizations to use in the planning and design of places where people walk. The plan will also include ideas for walking encouragement programs, and education and enforcement programs.

Public Involvement

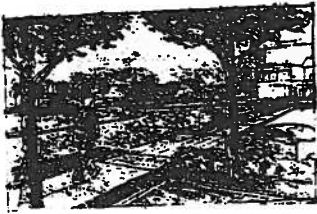
Through an extensive public involvement process the team had built consensus and developed enthusiasm for walking in cities and towns across the Commonwealth. This effort includes public meetings in all regions of the state, a walking advocate focus group, an interagency advisory committee and electronic communications and publicity through the internet and the world wide web.

Pedestrian/Bicycle Planning and Design



• Davis Square to Alewife Linear Park *Cambridge and Somerville, Massachusetts*

This design of a bike path, urban plaza and streetscape elements has received awards from the Governor's Design Award Program, the Boston Society of Landscape Architects, and the Massachusetts Horticultural Society. The mile-long linear park is constructed on an abandoned railroad right-of-way.



• Alewife/Fresh Pond Corridor Enhancement Project *Cambridge, Massachusetts*

Wallace Floyd is providing landscape design services for bicycle and pedestrian connections and parkway restoration for Fresh Pond Parkway and Concord Avenue in North Cambridge. Amenities such as proper bicycle and pedestrian signage, lighting, planting, and secure places to lock bikes will improve the area for users. Many trees will be planted along the roadside in order to create a parkway aesthetic.



• North Cambridge Railway Crossing Safety Study and Crossings Design *Cambridge, Massachusetts*

Wallace Floyd conducted a study on how this neighborhood could be reconnected through a planned pedestrian circulation system which separated people and fast moving trains. Part of the recommended solution is a combination of linear pathways and grade separated right-of-way crossings which will ultimately be part of a pedestrian/bicycle system in North Cambridge. Wallace Floyd is currently providing final design of pedestrian bridges, an underpass, and a multi-use path connection along the Fitchburg commuter line in North Cambridge.



• Charles River Esplanade Extension *Boston, Massachusetts*

The "lost mile" of the Charles River, the area between North Station and the Charles River, has great potential for private development and as an extension of public open space. In conjunction with the MBTA Lechmere Station project, Wallace Floyd studied this area and recommended urban design solutions which allowed for air rights development above the railroad tracks in conjunction with a waterfront park connecting the historic Charles River Esplanade with the Paul Revere Landing Park and a pedestrian bridge over both the river and the railroad tracks.



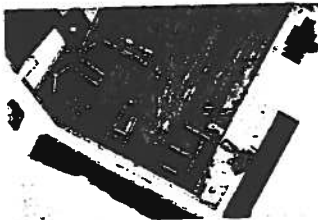
• Middlebury College Landscape Master Plan *Middlebury, Vermont*

As part of a landscape master plan, Wallace Floyd studied bicycle and pedestrian circulation within the college campus. Guidelines and schematic design of the circulation system were prepared to encourage pedestrian and bicycle use within the campus and to improve connections to town recreational facilities.



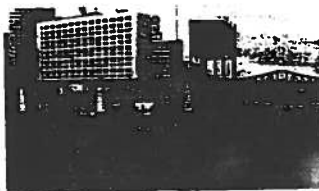
• **Statewide Pedestrian Transportation Plan**
Massachusetts

Wallace Floyd prepared policy, action plan, and design guidelines for improving walking conditions across the state. Pedestrian environments were designed through prototypical walkway situations to encourage and enhance walking, to improve pedestrian safety, to promote pedestrian-friendly land use and urban design, and to stimulate economic development and tourism. Design guidelines and issues for this project will improve and enhance pedestrian paths through improvements of sidewalks, recreational paths or trails, plazas, transportation terminals/waiting areas, and on-street shelters and seating areas.



• **Fort Point Channel Temporary Ferry Terminals**
Boston, Massachusetts

Wallace Floyd provided preliminary landscape design of temporary docking facilities, at Russia Wharf in Fort Point Channel and Lovejoy Wharf in the mouth of the Charles River, to accommodate pedestrians with temporary water shuttle service in Boston's inner harbor (during Central Artery/Tunnel Project construction). Design included landside shelters and site furnishings, pathways, covered accessible ramps and floats, lighting, and design guidelines for site signage.



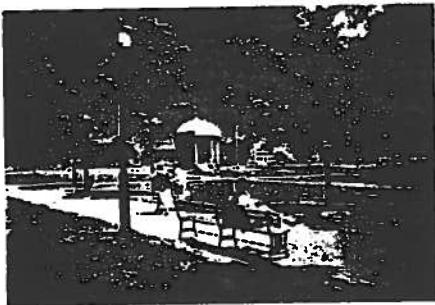
• **Fort Point Channel Harborwalk, Central Artery/Tunnel Project**
Boston, Massachusetts

Wallace Floyd was part of the design team which developed the conceptual design of the Channel Harborwalk, which will provide access to and along segments of the Fort Point Channel, providing 2,500 linear feet of public access along both edges. The Channel Harborwalk will connect with the overall Harborwalk system established by the Boston Redevelopment Authority. Wallace Floyd was responsible for the preliminary design of the section of the Channel Harborwalk between the Northern Avenue Bridge and Summer Street. The design includes wooden boardwalk and site amenities: benches and nautical lighting. The design also includes creative details like the water's edge extensions of the piers which are designed in the shape of a wave (on which high and low tide levels are marked) to be viewed by passersby and from across the Channel.

The Design of Public Space

Wallace, Floyd, Associates Inc.

The art of designing public open space is an integral part of Wallace Floyd's work in metropolitan Boston and throughout New England. The firm's commitment to the design of great public places is reflected in the numerous awards and recognitions its park and open space projects have received for their outstanding contribution to the environment and local communities. A combination of good design and community involvement are essential ingredients in the creation of successful public places which are maintained with commitment and a sense of stewardship.



Salem Common

Salem, MA

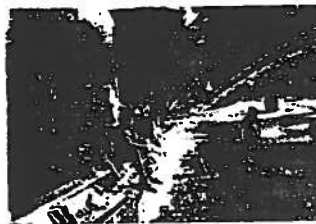
Wallace Floyd assisted with the grant submission and then proceeded with design and construction administration for the restoration of this 9-acre park which dates from the 1850's. In addition to receiving the 1990 Massachusetts Horticultural Society's Citation for Historic Restoration, the project was recognized in the Urban Design and Preservation Division's 1990 "Great Public Places" Recognition Program.



Paul Revere Mall (The Prado)

Boston, MA

The Wallace Floyd project team met several times with local residents and the Boston Parks and Recreation Department to complete an in-depth analysis of the Mall which clearly addressed the needs of its users. Wallace Floyd's final design for the park preserves the integrity of the original Shurcliff design, while providing improvements which meet the needs of local residents and tourists.



Mozart Park

Boston, MA

Wallace Floyd was responsible for the renovation of this urban park located in the Jamaica Plain neighborhood of Boston. Development of the design program included community meetings to solicit concerns and interests. The design incorporated elements recommended by the neighborhood, as well as artworks, each contributing to a sense of common ownership. Mozart Park received a 1992 Urban Design Merit Award from the Boston Society of Landscape Architects' Award Program.



Downtown Crossing

Boston, MA

Downtown Crossing, Boston's "Hub" and retail core, contains an exciting diversity of shops and services. In an effort to further enhance the pedestrian environment and improve retail opportunities within the area, the Boston Department of Public Works is undertaking a program of improvements and expansion to Downtown Crossing. As part of the city's program, Wallace Floyd prepared design drawings which included conceptual, schematic and preliminary designs of streetscape and open space plans; details and specifications; and building facade improvement guidelines and schematics. Wallace Floyd further developed the Washington Street furnishings and paving materials in final design drawings.



Davis Square to Alewife Linear Park

Cambridge and Somerville, Massachusetts

The renovation of this abandoned railroad right-of-way provides pedestrians and cyclists with a pleasant way to reach two subway stations and contributes to the revitalization of two business districts. Wallace Floyd's landscape architects were responsible for all design from concept through bid documents and site administration. The linear park received recognition for its positive contributions to surrounding communities and the environment and awards from the Governor's Design Award Program (1986), the Boston Society of Landscape Architects (1989) and the Massachusetts Horticultural Society (1990).

References

Wallace, Floyd, Associates Inc. References

- **North Cambridge Railroad Safety Study and Design Solutions**

Reference: Stuart Dash; *Director of Community Development Department, City of Cambridge*, (617) 349.4600; Dick Easler, *Transportation Coordinator, Community Development Department, City of Cambridge, Massachusetts* (617) 349.4615

Reference note: Deneen Crosby is the Principal-in-Charge and Project Manager for this study and design project.

- **Statewide Pedestrian Plan, Massachusetts**

Reference: Josh Lehman, *Project Manager, Bureau of Transportation Planning and Development, Massachusetts Highway Department* (617) 973.7329

Reference note: Jim Purdy is the Principal-in-Charge and Project Manager for this Statewide Plan

- **Alewife/Fresh Pond Corridor Enhancement Project, Cambridge, MA**

Reference: Cara Siederman, *Community Development Department, City of Cambridge, Massachusetts* (617) 349.4600

- **Davis Square to Alewife Linear Park, Somerville and Cambridge, MA**

Reference: Ms. Betty Derosiers, *Former Director of Neighborhood Planning, City of Cambridge, Massachusetts, currently with Massport Aviation Planning* (617) 973.5500

Reference note: Deneen Crosby was the Landscape Architect and Jim Purdy was the Project Planner.

Awards

Landscape Awards and Recognition

Wallace, Floyd, Associates Inc. proudly acknowledges the receipt of the following awards which recognize various projects for aesthetic achievement and, more importantly, for significant service to the community and environment.

Regional Recognition



- **Boston Society of Landscape Architects, Merit Award - 1995**

Castle Island Playground, Boston, Massachusetts

This project included the creation of a new playground area and the preliminary design of a new entrance on Castle Island. The Castle Island Playground design uses forms and materials that help interpret the unique historic nature of its Fort Independence setting. It is the first playground to be designed and constructed in accordance with the MDC's Rehabilitation Master Plan also completed by Wallace Floyd.



- **Boston Society of Landscape Architects, Urban Design Merit Award - 1992**

Mozart Park, Boston, Massachusetts

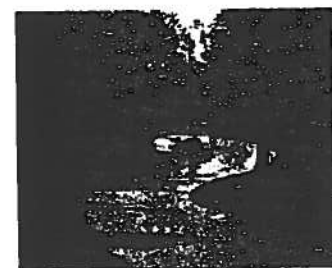
Wallace Floyd was responsible for the renovation of an urban park located in the Jamaica Plain neighborhood of Boston. Development of the design program included community meetings to solicit concerns and interests. The project's design incorporated elements recommended by the neighborhood, as well as art works, such as a graffiti panel, to develop a sense of ownership.



- **Massachusetts Horticultural Society's Citation for Historic Restoration - 1990**

Salem Common, Salem, Massachusetts

Wallace Floyd restored and renovated the Common to reflect a previous design and renovation period which dated from the 1850's. The new granite paved entrance and radiating pathways provide a dynamic framework for the park and direct pedestrians to various destination points.



- **The Massachusetts Horticultural Society - 1990**

Davis Square to Alewife Linear Park, Cambridge and Somerville, Massachusetts

The renovation of this abandoned railway right-of-way was key to revitalizing two business districts and provides pedestrians and cyclists with a pleasant way to reach two subway stations. This project has received recognition for its positive contributions to its surrounding communities and the environment.



- **The Boston Society of Landscape Architects - 1989**

*Davis Square to Alewife Linear Park,
Cambridge and Somerville, Massachusetts*

- **The Governor's Design Award Program - 1986**

*Davis Square to Alewife Linear Park,
Cambridge and Somerville, Massachusetts*

National Publications



- **The Urban Design and Preservation Division's "Great Public Places" Recognition Program - 1990**

Salem Common, Salem, Massachusetts

* Design services completed by Wallace, Floyd, Ellenzweig, Moore, Inc.;
construction services completed by Ellenzweig, Moore, Inc.

Resumes
Wallace, Floyd, Associates Inc.

Deneen Crosby, ASLA
Principal/Director of Landscape Architecture
Project Role: Project Manager

Introduction

Ms. Crosby, a firm Principal who joined Wallace Floyd in 1992, has extensive experience in landscape design for streetscapes, public open space, parks and recreational facilities, as well as commercial and industrial developments. As Director of Landscape Architecture, she personally oversees all of the firm's landscape design projects and often provides input to planning, architecture, and urban design projects.

Professional Background

B.L.A., State University of New York and Syracuse University, 1979

Registered Landscape Architect, Commonwealth of Massachusetts #750,
 Rhode Island #303

Member: American Society of Landscape Architects (ASLA); Boston Society
 of Landscape Architects (BSLA); Massachusetts Horticultural Society;
 Rails to Trails Conservancy; Trustees of Reservations

Representative Project Experience

• **North Cambridge Railroad Safety Study, Cambridge and North Cambridge
 Railroad Crossings Preliminary Design, MA**

Ms. Crosby was Project Manager for the North Cambridge Railroad Safety Study in Cambridge, Massachusetts, involving planning, landscape design, and community participation services for an assessment of, and improvements to, pedestrian safety along the Fitchburg Line commuter rail right-of-way. This project involved looking at the feasibility of a pedestrian/bicycleway parallel to the right-of-way as well as pedestrian bridges and underpasses crossing the right-of-way. She is currently Project Manager for the preliminary design of the pedestrian/bicycleway, and pedestrian bridges and underpasses.

• **Davis Square - Alewife Linear Park, Somerville and Cambridge, MA**

Ms. Crosby was a Senior Landscape Architect for the \$1.25 million, one-mile long park and bicycle path constructed on an abandoned railroad right-of-way. In this capacity, Ms. Crosby participated in public meetings and worked closely with the Somerville Office of Planning and Community Development, the Cambridge Community Development Department, residents and a variety of businesses to identify design criteria and to ensure continuity of design. The park has received Awards from the Governor's Design Award Program, the Boston Society of Landscape Architects, and the Massachusetts Horticultural Society for its positive contribution to the surrounding communities and environment.

• **Alewife/Fresh Pond Corridor Enhancement Project, Cambridge, MA**

As Project Manager/Senior Landscape Architect for Wallace Floyd's role in the Alewife/Fresh Pond project, Ms. Crosby is directing the landscape architectural and urban design project components. For this project, Wallace

Floyd is assisting the City of Cambridge in providing efficient and safe accommodations for various users and uses within the corridor so that the redesign maintains, restores, and improves upon the corridor's historic quality. Amenities will include visible bicycle and pedestrian access signage, lighting, and planting.

- **Statewide Pedestrian Transportation Plan, MA**

Ms. Crosby served as Project Design Leader for this innovative pedestrian plan for the Massachusetts Highway Department's Bureau of Transportation Planning and Development office. In this capacity, Ms. Crosby oversaw design guidelines and issues for this project which will improve and enhance pedestrian paths through improvements of sidewalks, recreational paths or trails, plazas, transportation terminals/waiting areas, and on-street shelters and seating areas.

- **Charles River Esplanade Extension, Boston, MA**

Ms. Crosby served as Landscape Architect in the park design for the Charles River Esplanade which included a pedestrian bridge over both the river and the railroad tracks, and was integrated with the area's private development parcels.

- **Urban Neighborhood Parks, Boston, MA**

Ms. Crosby is currently Project Manager for the rehabilitation of four urban neighborhood parks for the City of Boston. Over the last 8 years, the firm has worked closely with the City's Parks and Recreation Department on numerous capital improvements projects for 15 urban neighborhood parks. Community participation was actively solicited and included involving neighborhood children in art workshops, which contributed to park elements. Although these parks vary in size and programming, they typically include pathways, play equipment, spraypools, basketball courts, seating areas, and plantings. Mozart Park was awarded a Merit Award for Urban Design by the Boston Society of Landscape Architects in 1992.

- **Spectacle Island, Central Artery/Tunnel Project, Boston Harbor, Boston, MA**

Ms. Crosby recently completed preliminary designs for Spectacle Island in Boston Harbor, a former landfill currently being reshaped by excavate from construction of the Central Artery's Third Harbor Tunnel. Targeted for recreation reuse, design elements include camping and picnic sites, an informal gathering and performance space, paths and walkways, beaches, pavilions, a new visitors center and marina office, and a recreational pier.

- **Playground Rehabilitation Master Plan and Castle Island Redesign, MA**

Ms. Crosby was recently responsible for a master plan providing accessibility, quality of play and safety guidelines, schematic design, capital improvements, and a maintenance plan for fifty-two playgrounds located throughout Boston's metropolitan area. Existing conditions analysis and site plans for all parks were provided. Wallace Floyd also prepared a summary report which will be used by the Metropolitan District Commission to obtain funding for capital improvements. Included in this system is the playground at Castle Island in South Boston. Ms. Crosby recently completed a redesign of the playground that incorporates elements that help interpret its unique historical and natural setting. She is also responsible for the preliminary redesign of the island's entrance.

- **Salem Common, Salem, MA**

Ms. Crosby was responsible for aiding the City of Salem in the preparation of a successful funding application for restoration of the historic 9-acre Salem Common, Salem, Massachusetts. The funding application included development of an appropriate theme and conceptual design, the product of a successful collaboration between designers, public officials, and the City's Design Advisory Committee. Ms. Crosby served as Project Manager/Project Landscape Architect for the final design and construction of the Common. This project received the 1990 Massachusetts Horticultural Society's Citation for Historic Restoration and was part of the Urban Design and Preservation Division's 1990 "Great Public Places" Recognition Program.

- **Paul Revere Mall (The Prado), Boston, MA**

Ms. Crosby managed the restoration of, and improvements to, the Paul Revere Mall in Boston's historic North End neighborhood. In addition to improving the park's landscaping and pedestrian access, alterations consistent with the original Arthur Shurcliff design were considered to create a more inviting connection to surrounding streets. The project involved a series of meetings with local residents and the Boston Parks and Recreation Department to reach a full understanding of the Mall and its uses.

- **Northeast Sector Campus Master Plan, MIT, Cambridge, MA**

Ms. Crosby managed the landscape components of the Northeast Sector Campus Master Plan for the Massachusetts Institute of Technology. The Plan, prepared for a 10-acre parcel of the campus, included redesigned building entries and the development of a number of new or improved open spaces, courtyards, and paths designed to tie into a central theme of informal interaction among campus users.

- **Cummings and Harris Parks, Medford, MA**

Ms. Crosby served as Project Manager for the design of Cummings and Harris Parks in Medford. The parks include new children's play areas, basketball and tennis courts, shade structures, seating areas, and new plantings.

- **Medford Square Streetscape Improvements Project, Medford, MA**

Ms. Crosby was Wallace Floyd's Project Director for the Medford Square Streetscape Improvements Project in Medford, Massachusetts. Overall, the work included improved pedestrian circulation and access, open space design, and streetscape improvements which include new furnishings, lighting, plantings, and paving.

- **Downtown Crossing Streetscape Improvements Project, Boston, MA**

Ms. Crosby is currently Wallace Floyd's Project Director for the final design of Washington Street in Boston's Downtown Crossing. She directed the master plan and conceptual design for the entire Downtown Crossing area which included an analysis of pedestrian and vehicular use. Ms. Crosby was also responsible for developing a series of documents and guidelines that will

determine future streetscape/open space improvements, as well as a set of guidelines for future building facade restoration and development in this area of downtown Boston. Working closely with the City's Department of Public Works and the Downtown Crossing Association as well as the Boston Redevelopment Authority, Wallace Floyd developed a plan consistent with the City's long-term goals and the interests of area businesses and residents.

- **Riley Plaza Streetscape and Park Improvements, Salem, MA**

Wallace Floyd provided urban design and landscape design services in conjunction with the complete redesign of Riley Plaza. Ms. Crosby served as Wallace Floyd's Project Director with responsibility for the extensive new streetscaping and landscaping. The reconstruction of the plaza included road realignment, relocation and reconfiguration of parking lots, pedestrian and access improvements, and creation of a small urban open space adjacent to the local Post Office.

- **Kenney Park, Somerville, MA**

Completed in 1985, Kenney Park is one of Ms. Crosby's earlier urban park renewal projects. The park is a small urban open space located between a residential neighborhood and the City's business district. The final design includes a brick seating area with a fountain, plantings, tot lot, and basketball courts.

- **Middlebury College Design Guidelines, Middlebury, VT**

Ms. Crosby is the Senior Landscape Architect for Design Guidelines Development for Middlebury College. The project involves working with the College administration, faculty, and students to develop a set of planning and design guidelines, including an interactive, computer-based GIS model, by which to test and evaluate future campus siting and design decisions.

James Purdy
Principal/Planning
Project Role: Project Planner/Consulting Principal

Introduction

Mr. Purdy, a Principal with 21 years of experience, is a senior environmental and land use planner. He has extensive experience managing projects involving a broad range of scope—from programming and site and land use planning to complex environmental impact assessments—usually in a highly participatory context. Mr. Purdy has been with Wallace Floyd since its founding. He was a Senior Planner at Wallace, Floyd, Ellenzweig, Moore, Inc. (WFEM), prior to which he was a Senior Planner at Philip B. Herr and Associates, community and regional planners.

Professional Background

M.C.P., Massachusetts Institute of Technology, 1978
B.S., Physics and English, Magna Cum Laude, University of Michigan, 1969
Member, American Planning Association
Treasurer, Massachusetts Association of Consulting Planners

Representative Project Experience

• **Statewide Pedestrian Transportation Plan, MA**

Mr. Purdy is serving as Project Manager/Planner for this project designed to accommodate pedestrians. Through examining state and local policies and prototypical walkway situations, Wallace Floyd is responsible for a plan that recommends policy guidelines to the Massachusetts Highway Department. The guidelines are being developed to encourage and enhance walking and pedestrian safety, to promote pedestrian-friendly land use and urban design, and to stimulate economic development and tourism state-wide. An illustrated report will meet federal requirements under ISTEA, which will be widely distributed as part of the state's "Year of the Pedestrian" initiative.

• **Davis Square to Alewife Linear Park, Somerville and Cambridge, MA**

Mr. Purdy planned and managed the development of a mile-long linear park, constructed on an abandoned railroad right-of-way, stretching from Davis Square in Somerville to Alewife in Cambridge, and providing pedestrian access to these two MBTA Red Line Stations. Mr. Purdy worked with officials of both cities and coordinated a public process involving neighborhood residents and businesses along the corridor. The project received a Governor's Design Award for its positive contribution to the surrounding environment and communities.

• **Boston Harbor Islands State Park Master Plan, Boston, MA**

Mr. Purdy was Project Manager and Principal Planner for the 1986 master plan for the 1,200-acre Boston Harbor Islands State Park. The plan, which includes an island transportation system, emphasizes a balanced environmental approach, and identified appropriate visitation levels based on the carrying capacity of island facilities and path systems.

- **Alewife/Fresh Pond Corridor Enhancement Project, Cambridge, MA**
Wallace Floyd provided urban and landscape design services in conjunction with roadway enhancements for the Metropolitan District Commission's Alewife/Fresh Pond Parkway in Cambridge. Mr. Purdy served as Wallace Floyd's Project Planner, with responsibility for community participation.
- **North Cambridge Railroad Safety Study, North Cambridge, MA**
Mr. Purdy worked with Wallace Floyd landscape architects on the North Cambridge Railroad Safety Study, which addressed neighborhood pedestrian/bicycle crossings of the MBTA Commuter Railroad tracks.
- **Chelsea Open Space Plan, Chelsea, MA**
Mr. Purdy served as Principal Planner for assisting the City of Chelsea with this Open Space Plan. The open space plan involves new land acquisition for waterfront open space, new and renovated parks, and pedestrian improvements on busy streets leading to new schools.
- **Comprehensive Harbor Plan, Kittery, ME**
Mr. Purdy served as Associate-in-Charge for the development of a Comprehensive Harbor Plan for the Town of Kittery, Maine. The Plan was developed in coordination with a Harbor Plan Task Force and involved a series of meetings with the general public to determine recreation and access needs.
- **Northeast Sector Campus Master Plan, MIT, Cambridge, MA**
Mr. Purdy managed the preparation of the Northeast Sector Campus Plan for the Massachusetts Institute of Technology, which will guide the development of this quarter of the campus over the next 20-25 years. The Plan is based on principles developed for MIT's institutional context with the objectives of fostering communication within the academic community, providing amenity, and maintaining flexibility to reassign and retrofit space as requirements change over time.
- **Ohio River Corridor Master Plan, Louisville, KY**
As Project Manager for the Ohio River Corridor Master Plan in Louisville, Kentucky, a prototype effort to reexamine, revitalize, and redirect land use along the Ohio River, Mr. Purdy was responsible for developing planning concepts for the 37-mile corridor along the Kentucky riverfront, including extensive public participation. The plan, which includes the urban center of Louisville, addresses land use, mobility, and environmental preservation, and works to balance economic development with amenities and neighborhood preservation. Products include reports, graphic summaries and slide presentations.
- **Campus Master Plans, New London, CT, Newport, RI, Winter Harbor, Cutler, and Prospect Harbor, ME**
Mr. Purdy served as Project Manager for several facility master plans and capital improvements programs, including master plans at the U.S. Navy Research campuses in New London, Connecticut and Newport, Rhode Island, and Naval Communications Facilities in Winter Harbor, Cutler and Prospect Harbor, Maine. Mr. Purdy also served as Project Manager for Site Selection Study for the New London, Connecticut Naval Laboratory Facilities. The study included site location and feasibility studies, preliminary cost estimates, and environmental assessment.

Jean A. Cavanaugh **Landscape Architectural Designer**

Introduction

Ms. Cavanaugh, who joined Wallace Floyd in 1996 as a landscape architectural designer, has experience with playground, school campus and urban-based landscape design projects.

Professional Background

M.L.A., Harvard University Graduate School of Design, 1993
Certificate in Landscape Architecture Design, Radcliffe College, 1990
Publications: Editor and founder, *realignment*, a journal of Landscape

Architecture

Honors and Awards: winner of Special Mention Citation, ASLA Awards Program, 1994; Finalist for 1993 ASLA Merit Award, Harvard University Graduate School of Design

Representative Project Experience

• Statewide Pedestrian Transportation Plan, MA

Currently, Ms. Cavanaugh serves as a landscape architectural designer for the development of a Massachusetts Pedestrian Transportation Plan for the Massachusetts Highway Department. Ms. Cavanaugh is developing guidelines for prototypical walkway situations to encourage and enhance walking and pedestrian safety, to promote pedestrian-friendly land use and urban design, and to stimulate economic development and tourism state-wide. An illustrated report will meet federal requirements under ISTEA, which will be widely distributed as part of the state's "Year of the Pedestrian" initiative.

• Middlebury College Design Guidelines, Middlebury, VT

Ms. Cavanaugh worked as landscape architectural designer on the development and design of a campus landscape masterplan which included improvements to facilitate pedestrian and bicycle use of the campus at Middlebury College.

• Boston Schoolyard Initiative, Boston, MA

As part of the Boston Schoolyard Initiative program, Ms. Cavanaugh is currently landscape designer for the site analysis, schematic design and design development for rehabilitation for Condon School in South Boston, MA.

• Renovations and Additions to Pittsfield Public Schools, Pittsfield, MA

Ms. Cavanaugh is working as landscape architectural designer for the Renovations and Additions to Pittsfield Public Schools. For this \$44 million project, Wallace Floyd is responsible for SBAB liaison, coordination of educational programming, comprehensive space and facility assessments for seven schools, and providing complete architectural design services for three schools, and landscape architectural design services for five schools. Ms. Cavanaugh is developing site designs which include new bus loops, drives and parking entrances, play structures, courts and fields, planting and site amenities.

- **Gould Academy, Bethel, ME**

Ms. Cavanaugh is currently developing site plans for Gould Academy in Bethel, Maine. The work involves gathering areas, seating, lighting, planting, pathways and new roads and parking associated with a new dining hall designed by Wallace Floyd.

Prior Affiliations

- **Tenney Estate, Methuen, MA**

Ms. Cavanaugh contributed as a consultant for a historic landscape report for Tenney Estate, Methuen, MA, and for various other residential projects. She also participated in the Master plan for 160-acre residential estate in Concord, MA.

- **Brook Farm Historic Site, West Roxbury, MA**

Ms. Cavanaugh worked on design and site analysis for a preliminary master plan completed for the Massachusetts District Commission in 1990.

- **Lynn Woods Project, Lynn, MA**

Ms. Cavanaugh contributed to the site analysis and design for a multifamily housing project on a historic North Shore landscape.