

MEMORADUM

To: Cambridge Redevelopment Authority Board

From: Alexandra Levering, Project Manager

Date: September 16th, 2019

RE: Urban Design Services On-Call Contract

INTRODUCTION

The Cambridge Redevelopment Authority (CRA) seeks to contract with a Consultant to provide the CRA with on-call urban design services. An on-call contract will allow the CRA to rapidly access urban design services to undertake design review of development projects in the Kendall Square Urban Renewal Plan (KSURP) area, or explore urban design issues elsewhere as projects may arise.

CONTRACT SCOPE

The Consultant will provide the CRA with urban design services in the areas described below to assist in urban design review efforts. The services will principally involve:

- Design review of projects in the KSURP area in Kendall Square, also known as the MXD District. The Consultant will review related studies, plans, and existing site conditions to gain a general understanding of the study area, and will prepare design assessments for review by CRA staff and/or the CRA Board as applicable. The Consultant will be expected to review schematic designs, design development documents and construction document sets for all projects.
- Attendance at internal working group meetings, site walks and public Design Review meetings, CRA Board meetings, and Planning Board meetings.
- Additional urban design tasks to be assigned depending on the specific needs of the CRA.

RFQ PROCESS

On June 26th, 2019, CRA staff issued the Urban Design Consulting Services Request for Proposals (RFP). The CRA posted the RFP on the Central Register, put a notice in the Boston Globe, and posted it on the CRA website. The CRA emailed the RFP directly to firms or individual

designers with whom the CRA has worked with before. The CRA received three questions from interested applicants by July 3rd. Answers were emailed and posted on the CRA's website on July 8th, 2019. On July 10th, 2019, the CRA received four (4) proposals from local urban design consulting firms. Three (3) of the four (4) respondents had complete responses. Those are listed below:

- **Gamble Associates**
- **OverUnder**
- **Utile Architecture & Planning**

CRA Staff reviewed each proposal utilizing the criteria in the RFP:

- Provision of a Complete Response
- Experience and Qualifications of Individual or Firm
- Quality of Previous Work
- Capacity to Perform
- Billing Rates – *which were submitted in sealed and separate envelopes from the proposal.*

SELECTION RECOMMENDATION

After reviewing the design consultant proposals and pricing submittals, CRA staff conducted an in-person interview with Gamble Associates, which included Principle David Gamble and Associate Philipp Maué. The interview allowed staff to get a better understanding of their firm's experience, design review methodology, and personal character. After thoughtful discussion, deliberation, and reference calls, CRA staff recommends entering into a contract with Gamble Associates a Cambridge based firm, with an office in Central Square.

CRA staff found Gamble Associates to be a high-quality firm, with well-rounded experience, and necessary qualifications and technical expertise to assist with on-call consulting and design review in Kendall Square. Their firm's experience includes working with Massachusetts Port Authority in the Seaport, MassDevelopment Boston, and numerous other cities and towns in the Boston area and throughout the Northeast, making them familiar and well equipped to work with a government agency in an on-call consulting role.

Gamble Associate's references were very strong. All indicated they were great to work with, personable, and good partners. They described David Gamble as an expert in navigating on-call design review relationships, and skilled at synthesizing ideas and architectural recommendations in easy to read memos and graphics. It was also determined the team had the capacity to undertake on-call requests in a timely manner, with availability to attend daytime and evening meetings.

SCHEDULE

The on-call “house doctor” contract will be in place for a three (3) year term.

CRA BOARD MOTION

Authorizing the Chair and Executive Director to enter into a house doctor professional service contract with Gamble Associates for urban design and development project review consulting services.

ATTACHMENTS

- Urban Design Consultant On-Call Services RFP
- Gamble Associates RFP Submission



RFP

Urban Design Consultant *On-call Services*

Issued: June 26th, 2019

Issued by: Cambridge Redevelopment Authority
255 Main Street, 8th Floor
Cambridge, MA 02142

Contact: Alexandra Levering, Project Manager,
alevering@cambridgeredevelopment.org

Questions Due: Received in writing no later than Wednesday, July 3rd, 2019

Proposals Due: Received no later than 4:00 PM on Wednesday, July 10th, 2019

No. of Copies: 2 paper copies and 1 electronic copy, submitted to the address above

The Cambridge Redevelopment Authority (CRA) seeks proposals from an experienced individual or firm ("Consultant") to provide on-call urban design services for various projects primarily in the Kendall Square Urban Renewal Plan (KSURP) area. The Consultant will assist the CRA in undertaking design review of development projects as they may arise.

Copies of this proposal are available online in PDF format at www.cambridgeredevelopment.org in the About > Jobs/Contracting section.

1.0 Scope of Services

The Consultant will provide the CRA with urban design services in the areas described below to assist in urban design review efforts. The services will principally involve:

- Design review of projects in the KSURP area in Kendall Square, also known as the MXD Zoning District. The Consultant will review related studies, plans, and existing site conditions to gain a general understanding of the study area, and will prepare design assessments for review by CRA staff and/or the CRA Board as applicable. The Consultant will be expected to review schematic designs, design development documents and construction document sets for all projects.
- Attendance at internal working group meetings, site walks and public Design Review, CRA Board, and Planning Board meetings.
- Additional design review tasks may be requested depending on the specific needs of the CRA.

2.0 Contracting Period

This RFP is seeking a Consultant for a (3) three-year period. The CRA may enter into a contract with a person, private company, corporation, or joint venture.

3.0 Required Technical Expertise

The respondent must demonstrate technical expertise in the areas listed below:

- Licensed architect with at least 3 years of experience working on larger, urban building projects.
- Experience conducting design review of major projects, including analysis of site design as well as detailed architectural design features.
- Availability to attend and present findings at internal working group, Design Review, CRA Board, and Planning Board meetings on an as-needed basis. These meetings are scheduled during the day and evening.
- Ability to communicate planning and urban design concepts to the CRA staff, CRA Board and the general public in a clear and concise way.

4.0 Submission Requirements

The RFP responses must be submitted in paper *and* electronic PDF format. Two (2) paper bound copies of the proposal and one electronic PDF copy on a USB flash drive. The electronic version may have links to outside websites, videos and online resources if desired. Each proposal should be well organized, concise, yet contain sufficient detail so that the CRA can conduct an informed and fair selection process.

CONTENT

The purpose of information requested in this section is to assist the CRA in evaluating the respondent's overall qualifications, including its interest, technical abilities, and proven prior experience.

1. Cover Letter: Describing the individual's or firm's interest and commitment to perform on-call urban design services.
2. Individual or Team Information: Provide background, certification and urban design experience information for all individuals included in the proposal.
3. Demonstration of Experience: Include a brief history of comparable services provided by the individual or firm, with at least two examples of a technical report/memo or other relevant work experience.
4. References: A list of at least two entities, one of which must be in the public sector, for which the respondent has conducted similar services. Please include the name and telephone number of the contact person for each reference, the year of the contract, and the nature of the project. References will be contacted to determine if the Consultant is responsive and responsible. References will be asked about their overall impression of the Consultant, quality of work performed, and the timeliness of the product, among other qualities.
5. Billing Rates: Hourly billing rates for all proposed team members. **IMPORTANT: Billing rates should be sealed in an envelop separate from the proposal. Billing rates should not be mentioned anywhere else in the proposal.**
6. A signed Truth in Negotiations Certificate and Anti Collusion/Tax Compliance Form
7. A copy of the W9 for the individual or firm

5.0 Questions and Addendums to the RFP

Requests for clarifications or questions concerning the RFP may be submitted via email to alevering@cambridgeredevelopment.org by 12:00pm on **July 3rd, 2019** to Alexandra Levering, Project Manager, at the email address above. The name, address and email of the person to whom answers should be sent must be provided. Answers will be sent out by July 8th, 2019 by 5pm to all who asked questions, those who were

originally sent the RFP, or expressed interest in the RFP in some other manner. Answers will also be posted to the CRA website under the Jobs/Contracting section. Any additional addendums to the RFP will be posted and notified in the same manner.

6.0 Evaluation Process & Criteria

CRA Staff will evaluate each RFP response based on the following evaluation/selection criteria. If the CRA feels it is important to interview respondents to gather more information, staff may select any number of respondents to be interviewed. The CRA welcomes proposals from firms with a diverse workforce, including women and minority-owned organizations.

A. COMPLETE RESPONSE

The RFP response must include all items outlined in Section 4.0 *Submission Requirements*.

B. EXPERIENCE AND QUALIFICATIONS OF INDIVIDUAL OR FIRM

The personnel included in the proposal making up the proposed Consultant team, should have experience or qualifications in each of the items listed in Section 3.0 *Required Technical Expertise*.

C. QUALITY OF PREVIOUS WORK/QUALITY OF REFERENCES

The work examples provided in the proposal should be detailed, well-written and show a high level of achievement and understanding in urban design and architecture. References should be able to comment substantively on their experience with the individual or firm and have high praise for their timeliness, comprehensiveness of deliverables, adherence to schedules, and quality assurance.

D. CAPACITY TO PERFORM

The project team has the local capacity to undertake on-call requests in a timely manner, and has the availability to attend daytime and evening meetings.

E. BILLING RATES

Price will be considered when evaluating the proposals.

7.0 General Terms & Contracting

Acceptance: Any proposals received after the due date will not be accepted. Delivery to any other City office or department does not constitute compliance. It is the responsibility of the applicant to assure proper and timely delivery. The CRA reserves the right to reject any or all proposals, waive any minor informalities in the proposal process, and accept the proposal deemed to be in the best interest of the CRA.

Failure to follow instructions: Failure to answer any question, complete any form, or to provide the documentation required will be deemed non-responsive and result in a rejection of the proposal unless the CRA determines that such failure constitutes a minor informality.

Correction, modification, or withdrawal of proposal: Prior to the deadline for receipt of proposals, an Applicant may correct, modify, or withdraw its proposal by making the request in writing. All corrections, modifications, or withdrawals must be delivered to the CRA in a sealed envelope with a notation on the envelope indicating the title of the project, the deadline for the receipt of the proposals and a notation that the envelope contains a correction, modification, or withdrawal of the original proposal submitted for the particular project.

Duration of RFP responses: A response will remain in effect for a period of 365 calendar days from the deadline for submission of proposals, until it is formally withdrawn according to the procedures set forth herein, a contract

is executed, or this RFP is cancelled, whichever occurs first. The CRA reserves the right to reject any and all proposals, or portions thereof.

Equal Opportunity: The successful respondent must be an Equal Opportunity Employer.

Insurance: Certification regarding insurance will be required at the execution of the contract. Minimum required insurance is outlined in Exhibit C.

MBE/WBE Participation: The CRA adopts the City of Cambridge's commitments to contracting and sub-contracting to Minority and Women-Owned Businesses.

Public Records Law: Public Records Law. All responses and information submitted in response to this RFP are subject to the provisions of the Massachusetts Public Records Law, M.G.L. c. 66, § 10 and c. 4, §7(26) and 950 CMR 32. M.G.L. c. 4, § 7(26)(h) exempts from the definition of "public record," among other things, "proposals and bids to enter into any contract or agreement until the time for the opening of bids to be opened publicly, and until the time for the receipt of bids or proposals has expired in all other cases," as well as intra- or inter- agency communications made with respect to reviewing bids and proposals, prior to a decision to enter into negotiations or award contracts. M.G.L. c. 4, §7(26)(g) exempts "trade secrets or commercial or financial information voluntarily provided to an agency for use in developing governmental policy and upon a promise of confidentiality," though this exemption does not apply to information "submitted [...] as a condition of receiving a governmental contract."

9.0 Appendices

- Exhibit A: Non-collusion, Non-Discrimination, Truth in Negotiation Certificate, Tax/Employment Statements. These statements must be signed and returned with your RFP submission.
- Exhibit B: CRA Standard Consultant Services Agreement.
- Exhibit C: Insurance Requirements

EXHIBIT A

NON-COLLUSION STATEMENT

State of Massachusetts, County of Middlesex.

_____ (*name*), being first duly sworn
deposes and says that:

1.0 He/she is (owner, partner, officer, representative, or agent) of
_____, the Respondent that has submitted the attached
Proposal;

2.0 He/she is fully informed respecting the preparation and contents of the attached Proposal
and of all pertinent circumstances respecting such Proposal;

3.0 Such Proposal is genuine and is not a collusive or sham Proposal;

4.0 Neither the said Respondent nor any of the officers, partners, owners, agents,
representatives, employees or parties in interest, including this affiant, has in any way
colluded, conspired, connived or agreed, directly or indirectly with any other Respondent, firm
or person to submit a collusive or sham Proposal in connection with the Contract for which the
attached Proposal has been submitted or to refrain from submitting a proposal in connection
with such Contract, or has in any manner, directly or indirectly sought by agreement of
collusion or communication or conference with any other Respondent, firm or person to fix the
price or prices in the attached Proposal or of any other Respondent, or to fix any overhead,
profit or cost element of the Proposal price or the Proposal price of any other Respondent or to
secure through any collusion conspiracy, connivance or unlawful agreement any advantage
against the Cambridge Redevelopment Authority, the City of Cambridge or any person
interested in the proposed Contract; and

5.0 The price or prices quoted in the attached Proposal are fair and proper and are not tainted
by any collusion, conspiracy, connivance or unlawful agreement on the part of the Respondent
or any of its agents, representatives, owners, employees, or parties in interest, including this
affiant.

Signed (type name):

Title:

Date:

NONDISCRIMINATION STATEMENT

The Consultant agrees:

1. The Consultant shall not, in connection with the services under this Contract, discriminate by segregation or otherwise against any employee or applicant for employment on the basis of race, color, national or ethnic origin, age, religion, disability, sex, sexual orientation, gender identity and expression, veteran status or any other characteristic protected under applicable federal or state law.
2. The Consultant shall provide information and reports requested by the Cambridge Redevelopment Authority pertaining to its obligations hereunder, and will permit access to its facilities and any books, records, accounts or other sources of information which may be determined by the Cambridge Redevelopment Authority to affect the Consultant's obligations.
3. The Consultant shall comply with all federal and state laws pertaining to civil rights and equal opportunity including executive orders and rules and regulations of appropriate federal and state agencies unless otherwise exempt therein.
4. The Consultant's non-compliance with the provisions hereof shall constitute a material breach of this Contract, for which the Cambridge Redevelopment Authority may, in its discretion, upon failure to cure said breach within thirty (30) days of written notice thereof, terminate this Contract.
5. The Consultant shall indemnify and save harmless the Cambridge Redevelopment Authority from any claims and demands of third persons resulting from the Consultant's non-compliance with any provisions hereof, and shall provide the Cambridge Redevelopment Authority with proof of applicable insurance.

Signed (type name):

Title:

Date:

Cambridge Redevelopment Authority

**Designer's/Engineers or Construction Manager's
Truth-In-Negotiations Certificate**

For Negotiated Fees

The undersigned hereby certifies under the penalties of perjury that the wage rates and other costs used to support its compensation are accurate, complete and current at the time of contracting.

The undersigned agrees that the original contract price and any additions to the contract may be adjusted within one year of completion of the contract to exclude any significant amounts if the Cambridge Redevelopment Authority determines that the fee was increased by such amounts due to inaccurate, incomplete or noncurrent wage rates or other costs.

BY:

Name and Title: _____

Project: _____

Date: _____

Reference: M.G.L.c7C, §51(b)

RETURN THIS FORM WITH YOUR PROPOSAL

Date Issued: _____

CERTIFICATE OF TAX, EMPLOYMENT SECURITY, AND CHILD CARE COMPLIANCE

Pursuant to Massachusetts General Laws Chapter 62C, §49A and Chapter 151A, §19A(b) and Chapter 521 of the Massachusetts Acts of 1990, as amended by Chapter 329 of the Massachusetts Acts of 1991,

I _____ (Name) whose principal place of business is located at _____ (Address), do hereby certify that:

1. The above-named Respondent has made all required filings of state taxes, has paid all state taxes required under law, and has no outstanding obligation to the Commonwealth's Department of Revenue.
2. The above-named Respondent/Employer has complied with all laws of the Commonwealth relating to unemployment compensation contributions and payments in lieu of contributions.
3. The undersigned hereby certifies that the Respondent/Employer (please check applicable item):

1. _____ employs fewer than fifty (50) full-time employees; or
2. _____ offers either a dependent care assistance program or a cafeteria plan whose benefits include a dependent care assistance program; or

3. _____ offers child care tuition assistance, or on-site or near-site subsidized child care placements.

Signed under the penalties of perjury this _____ day of _____, 201__.

_____ Federal Identification Number

Signed (type name):

Title:

Date:

EXHIBIT B

CONSULTANT SERVICES AGREEMENT

This **Consultant Services Agreement** (this "Agreement") is made as of this _____ day of _____, 20____, by and between the **Cambridge Redevelopment Authority**, a public body politic and corporate, established pursuant to Chapter 121B of the Massachusetts General Laws (hereinafter the "CRA"), and _____, a _____ organized under the laws of _____ (hereinafter the "Consultant"). The CRA and the Consultant may hereinafter be collectively referred to the "Parties."

RECITALS

1. The CRA was chartered in 1956 by the Commonwealth of Massachusetts to undertake redevelopment activities on behalf of the City of Cambridge;
2. The CRA is engaged in the redevelopment and renewal of the Kendall Square Urban Renewal Area (the "CRA's Work") in accordance with the provisions and requirements of Mass. Gen. L. c. 121B ("Chapter 121B");
3. In furtherance of the CRA's Work, the CRA seeks to retain the Consultant for urban design services on an as-needed basis set forth in Section 301 (the "Consultant's Work"), and the Consultant is qualified, ready, willing, and able to perform the Consultant's Work in accordance with this Agreement;

AGREEMENT

NOW THEREFORE, in consideration of the mutual promises and obligations contained in this Agreement, the Parties hereby agree as follows:

ARTICLE I - Statement of Purpose of Agreement; Term

Section 101 – Purpose of Agreement

This Agreement is intended to set forth the agreement between the Parties pursuant to which the Consultant will provide the Consultant's Work to the CRA and the CRA will reimburse the Consultant accordingly.

Section 102 – Term

The term of this Agreement (the "Term") shall begin as of _____ and shall continue through _____. Notwithstanding the foregoing, the CRA may terminate this Agreement with or without cause by providing to the Consultant written notice of termination not later than thirty (30) days prior to the effective termination date. In such event, this Agreement shall terminate at the end of the thirty-day period, and the CRA shall pay to

the Consultant so much as is owed for the Consultant's Work completed through the date of termination.

ARTICLE II - CRA OBLIGATIONS

Section 201 – Request to the Consultant

The CRA hereby requests that the Consultant perform the Consultant's Work in accordance with the requirements of this Agreement.

Section 202 – Payment for Consultant's Work

Upon receipt of an invoice for a portion of Consultant's Work, the CRA shall pay such invoice in accordance with the terms of this Agreement.

ARTICLE III- CONSULTANT OBLIGATIONS

Section 301- Scope of Consultant's Work

The Consultant will assist the CRA in review of projects, primarily in the Kendall Square area of Cambridge, but potentially elsewhere in the city. The Consultant will advise the CRA on a variety of urban design and planning issues relating to future development. The individual or firm will understand such activities on an as needed basis for up to a three-year period.

Section 302 - Provisions for the Consultant

The Consultant shall provide the necessary personnel, equipment and materials to the CRA in an amount, at a time, and in a manner sufficient to pursue and complete the Consultant's Work in accordance with the best professional practice and consistent with the duty of care owed to the CRA. The Consultant represents that it is qualified to perform the Consultant's Work.

Section 303 – Availability of Consultant Personnel

The Consultant team shall provide professional personnel adequate in number, training and experience to perform the work required under this Agreement. Prior to the beginning of the Consultant's Work, the Consultant shall submit for CRA approval the names, resumes, titles and billing rates of all personnel to be assigned to the Consultant's Work which shall be consistent with Consultant's proposal in all respects. Any subsequent increase in billing rates shall require the written approval of the CRA.

Section 304 – Schedule for Completion of the Consultant’s Work

The Consultant shall begin performance of the Consultant’s Work promptly and shall complete the Consultant’s Work without delay.

Section 305 – Insurance and Indemnification

The Consultant shall carry insurance as set forth in Exhibit C. All policies shall indemnify and save harmless the CRA, its officers, agents and employees from claims, suits, actions, damages and costs of every name and description resulting from errors and omissions in the work performed by the Consultant after the starting date of and under the terms of this Agreement. All policies shall include coverage in a sufficient amount to assure the restoration of any plans, drawings, computations, field notes or other similar data relating to the work covered by this Agreement in the event of loss or destruction until all data is turned over to the CRA. A certificate showing that it is carrying the required insurance shall be submitted to the CRA for filing. The CRA shall not be obligated to make any payment to the Consultant for services performed under the provisions of this Agreement before receipt of such evidence of insurance coverage.

No cancellation of such insurance, whether by the insurers or by the insured, shall be valid unless written notice thereof is given by the party proposing cancellation to the other party and to the CRA at least twenty (20) days prior to the intended effective date thereof, which date shall be expressed in said notice. Notice of cancellation sent by the party proposing cancellation by certified mail, postage prepaid, with a return receipt of addressee requested, shall be sufficient notice. An affidavit from any officer, agent or employee, duly authorized by the insured, shall be prima-facie evidence that the notice was sent.

The Consultant shall be liable for all damage caused by errors or omissions in the Consultant’s Work or in the work of its subcontractors, agents, or employees performed under this agreement. The Consultant expressly agrees that its subcontractors, agents, or employees shall possess the experience, knowledge and character necessary to qualify them individually for the particular duties they perform. Nothing in this Article or in this Agreement shall create or give to third parties any claim or right of action against the Consultant or the CRA beyond such as may legally exist irrespective of this Article or Agreement.

ARTICLE IV- REIMBURSEMENT AND TOTAL MAXIMUM OBLIGATION

Section 401- Payment for Consultant’s Work

Not later than thirty (30) days following its receipt of each portion of the Consultant’s Work and an invoice consistent with such work, the CRA shall pay to the Consultant the approved cost of such invoice.

Section 402 – Total Maximum Obligation

The total maximum obligation to be incurred by CRA pursuant to this Agreement shall not exceed, without further amendment and agreement of the Parties, _____.

ARTICLE V – REPRESENTATIONS

Section 501 – Qualifications

The Consultant represents that it is qualified and shall at all times remain qualified and shall only retain third parties that are qualified to perform and complete the obligations in this Agreement; and that performance shall be timely and meet or exceed industry standards for the performance required, including obtaining requisite licenses, registrations, permits, resources for performance, and sufficient profession liability; and other appropriate insurance to cover the performance.

Section 502- Standard of Care

The Consultant certifies that performance under this Agreement, in addition to meeting its terms, will be made using ethical business standards and good stewardship of taxpayer and other public funding and resources to prevent fraud, waste and abuse.

Section 503 – No Collusion

The Consultant certifies that this Agreement has been offered in good faith and without collusion, fraud or unfair trade practices with any other person, that any actions to avoid or frustrate fair and open competition are prohibited by law, and shall be grounds for rejection or disqualification of a response or termination of this Agreement.

Section 504 – Public Records Law

The Parties acknowledge that deliverables and other documents produced under this Agreement may be subject to the Federal Freedom of Information Act or the Massachusetts Public Records Law, or both, and each agree to comply with such law(s) in every respect.

Section 505 – Release and Ownership of Materials

No copies of data or plans, including material in the formative stage are to be released by the Consultant to any other person or agency, except after prior approval of the CRA. All press releases including plans and information to be published in newspapers, magazines, and other news media are to be through CRA sources only. All materials prepared by the Consultant for the purpose of performing the Consultant’s Work shall be owned by the CRA. During the performance of the Contract, such material shall be maintained by the Consultant; the CRA will have full access to such materials with copies available to the CRA upon request.

ARTICLE VI - MISCELLANEOUS MATTERS

Section 601 – Notices

All notices or other communication required or permitted to be given under this Agreement shall be in writing, signed by a duly authorized officer of the CRA, or a duly authorized contracting officer of the Consultant, and shall be deemed delivered if mailed, postage prepaid, by certified mail, return receipt requested, or delivered by hand to the principal office of the intended Party.

Section 602 – Authorized Representatives

The Parties agree to cooperate with each other reasonably, actively and in good faith and in any other way not specifically set forth in this Agreement. For the purpose of this Agreement, The CRA hereby appoints Alexandra Levering, Project Manager ((617492-6800, alevering@cambridgeredevelopment.org) as its Authorized Representative, the Consultant hereby appoints _____ ((____) _____, _____@_____) as its Authorized Representative. Each Authorized Representative shall be authorized to negotiate and approve actions taken under this Agreement on behalf of their respective organizations, and shall be authorized to initiate, execute and deliver any correspondence relating to this Agreement which is not specifically required by its terms.

Section 603 - Counterparts

This Agreement may be executed in multiple counterparts. All such counterparts shall be deemed to be originals and together shall constitute but one and the same instrument. The Agreement, including the Exhibit made a part of this Agreement, constitutes the entire agreement of the Parties with respect to the matters referenced herein, and supersedes all prior dealings and agreements, written or oral, between the Parties with respect to such matters.

Section 604 – Effective Date

This Agreement shall be deemed to become effective as of the date it shall be executed and dated by all Parties, and shall terminate on the last date of each Parties' compliance with each of the obligations set forth herein.

Section 605 – Respective Authorizations

The Parties each represent to each other that the persons executing this Agreement on their behalf have been duly authorized to do so. This Agreement may be amended from time to time only in writing executed by the Parties

The Consultant and the CRA have respectively caused this Agreement to be duly executed as a sealed instrument as of the day and year first above written.

CAMBRIDGE REDEVELOPMENT
AUTHORITY

CONSULTANT

By: _____
_____, Chair/Vice Chair

By: _____

Its: _____

EXHIBIT C

INSURANCE REQUIREMENTS

Consultant shall provide, pay for, and maintain in effect the following types and amounts of coverage with insurance companies duly licensed and admitted to do business in Massachusetts, with a Best Rating of A, X or better and that is acceptable to the CRA. Coverage shall be maintained for the duration of the Consultant's Work until completion, unless further specified below. Consultant's insurance shall be primary insurance and shall not be considered contributory insurance with any insurance policies of the CRA.

Consultant shall require any contractor or subcontractor, or any other party performing work or rendering services on behalf of Consultant in the performance of this Agreement (together with Consultant, the "Consultant Parties") to maintain and provide evidence of similar coverage as stated herein or otherwise instructed by the CRA.

The CRA reserves the right to request a copy of all policies stated herein (with any applications and financial information redacted). Such copies must be certified by Consultant and Consultant Parties' insurance broker as true and original copies.

Minimum Insurance Requirements:

General Liability. General liability insurance including contractual and personal injury liability insurance in an amount not less than \$1,000,000 combined single limit bodily injury and property damage per occurrence and \$2,000,000 annual aggregate limit per location.

Professional Liability. Professional liability insurance, including acts, errors and omissions arising out of the rendering of, or failure to render, professional services related the agreement, in an amount not less than \$1,000,000 per occurrence. Coverage shall be maintained for a period of at least 1 year(s) after substantial completion of the Work.

Worker's Compensation. Worker's compensation insurance in the amount equal to the limits defined by statute in the Commonwealth of Massachusetts.

Image: Kendall Square Association



CAMBRIDGE
REDEVELOPMENT
AUTHORITY

architecture
urban design

GAMBLE
ASSOCIATES

July 8, 2019

PROPOSAL FOR Urban Design Consultant / On-Call Services



Submitted to:
Alexandra Levering
Project Manager

Cambridge Redevelopment Authority
255 Main Street, 8th Floor
Cambridge, MA 02142

Submitted by:
Gamble Associates

David Gamble, Principal
david@gambleassoc.com

678 Massachusetts Ave., Suite #502
Cambridge, MA 02139
www.gambleassoc.com
617-292-9912

July 8, 2019

Alexandra Levering, Project Manager
Cambridge Redevelopment Authority
255 Main Street, 8th floor
Cambridge, MA 02142

URBAN DESIGN CONSULTANT
On-Call Services

Dear Ms. Levering,

Kendall Square is a remarkable economic engine for the city and region, and it will continue to be so for a long time to come. The proximity to existing employment clusters, MIT and the Redline ensures that new development will continue to impact the form and character of the place. For people who haven't been through the area in a while, they are shocked at the emerging density. For people who are familiar, there is a keen awareness that development dynamics will create even larger building footprints in the future. Density will increase not decrease, and so the tensions between larger institutional and research buildings and the surrounding residential fabric are likely to become amplified. As this geography transforms from a place largely of work into a more livable destination with a diverse mix of uses, Kendall Square deserves exceptional architecture and a superlative public realm commensurate with its economic success.

Gamble Associates would be delighted to work with the Cambridge Redevelopment Authority and the City of Cambridge to ensure such a transformation. As both architects and planners, we understand the relationship between buildings and spaces and how an urban design sensibility successfully impacts a development project. We currently provide similar services for Massport, Mass Development and the Harvard Allston Land Company. The vast majority of our clients are cities and municipalities undergoing change, such as East Boston, Arlington, Chelsea, Watertown and Andover. From our fifth floor, Central Square office we have a compelling view of the changing Cambridge skyline. We would relish an opportunity to collaborate and have a more direct role "on the ground" working with you and your development partners

Sincerely,

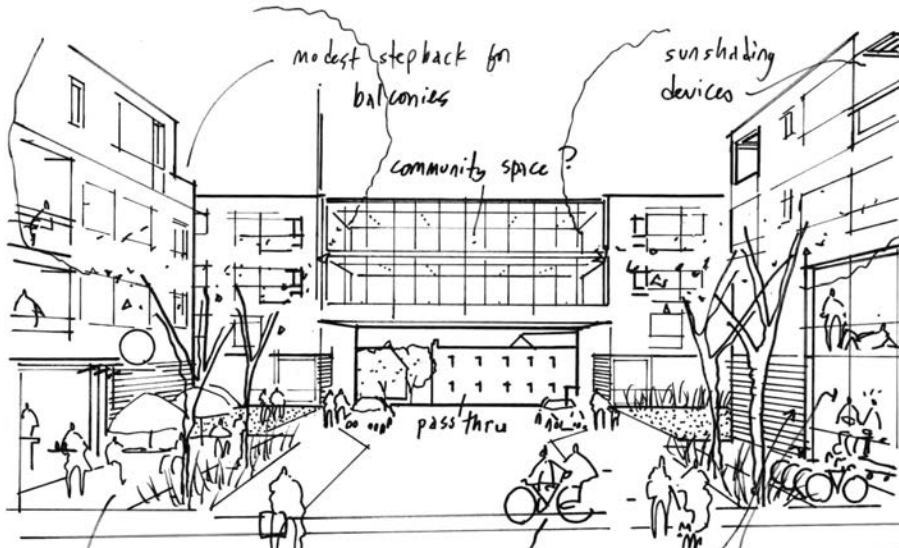


David Gamble, AIA AICP LEED AP, Principal

Lecturer, Harvard University Graduate School of Design



Proposed Development



Gamble Associates Design Review



Development As Constructed



Lexington, Ma: Development Vision

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CONSULTANT EXPERIENCE

Urban Design is an elusive term and hard to define. For us, it is a mindset that influences all scales of a project. In our current work, we review development proposals at many different points in a project's evolution. In general, the earlier the better with frequent points of conversation. We are often called upon to draft design guidelines that anticipate new development or pro-actively study a site's capacity as a means to formulate overarching design principals. In a number of cases, we have been asked to evaluate the existing zoning and write design standards (based on guidelines) that are then incorporated into by-laws and regulations. In our experience, Design Guidelines are seldom as effective as one would wish. They are prone to produce unintended consequences. For this reason, design review helps to ensure that what gets designed is actually what is desired. In the back of this document are a number of technical reports/memos relevant to this RFP.

1. Design Review

Design Review provides a municipality with a third-party, outside review. Not unlike traffic or environmental considerations, design review enables a dialogue to emerge between the parties and articulates trade-offs. Pro-actively testing a site's redevelopment before a plan is brought forward enables a more intelligent discourse to emerge about a site with respect to topography, access, parking and circulation and relationships to adjoining site's that transcend a particular boundary. Relationships to adjoining open spaces, cultural or historic resources and existing or future street networks all have the potential to alter planning and development of an individual site.

2. Design Guidelines

Design Guidelines can elevate design quality. They are, however, only guidelines. Most people are surprised how little effect they can have on a project or how frequently unintended consequences emerge. We have a great deal of experience establishing urban design plans and crafting design guidelines for projects large or small, reviewing development plans in both public and private sectors and in creating effective design standards which establish parameters for future development. An effective review of development plans should, on the one hand, seek to maximize development potential and, on the other hand, ensure that there is a sufficient amount of usable open space to enable vibrant public spaces and urban design objectives to emerge.

In this way, aspects of a building's massing, height, setbacks and build-to lines are paramount in determining the character of a project. Architectural style, however, is subjective. Our team brings discipline to the discussion to achieve consensus on these issues. Equally important is the character of the building as it meets the ground and how a building's interior and exterior spaces relate to adjoining public rights-of-way.

3. Historic Preservation Strategies

The historic fabric of a neighborhood is often the largest contributor to its character and unique sense of place, and these assets should be protected and preserved whenever possible. Adaptive re-use of historic properties capitalizes on their craft of construction and authenticity while re-imagining their purpose for contemporary uses.

While new development need not replicate historic buildings, they can reference adjacent historic properties in ways that knit older and newer development together. Picking up on cornice lines, the repetition of bays, floor-to-floor heights, and materials are all techniques that allow buildings from different eras to share a common language while still being honest about the time in which they were built and their methods of construction.

4. Develop/Illustrate Alternative Designs

In many instances, providing a range of options stimulates dialogue and reveals underlying design and planning issues. Under such circumstances, establishing fundamental urban design principles under which development themes play out creates an effective means for evaluation and prioritization. In order to be viable, development plans need to be grounded in market-based realities - anticipating the variables that will impact a site's repositioning.

Concentrating on specific sites with a finite set of variables such as programmatic distribution, solar orientation, zoning and FAR coverage are essential in that they demonstrate constraints and opportunities for invention and creativity. Alternatives can also flag existing zoning issues that need to be considered in order to achieve a specific density or outcome.

5. Public Workshop Facilitation

Large-scale developments have a disproportionately large impact on their surrounding neighborhood. If done well, they can build upon existing assets to further enhance the community. Done poorly, they can jeopardize the vitality and unique character of the area. Public workshops provide residents with a forum to learn about proposed developments, express their thoughts and concerns, and provide developers with local knowledge and insights.

Using a range of engagement techniques is crucial to gaining a representative cross-section of feedback from residents. In addition to traditional public meetings and workshops, we have employed online surveys, constructed project websites, conducted walking tours, and employed Automated Response Systems (ARS) to better accommodate the varying schedules and abilities of those who wish to be engaged in the public review process.

6. Develop Communications Materials

Using modes of representation that are accessible includes developing deliverables which are not standard documents (although these are often necessary as well). We focus on crafting posters, handouts and work in a variety of mediums that allow for ease of distribution and dissemination. We work largely in 3d and represent architectural propositions in ways that they will actually be experienced from the ground.

As a design-based practice, we collaborate frequently with allied disciplines in landscape architecture, economic development, and environmental engineering believing that the revitalization of urban areas holds the greatest potential for the health and wellbeing of our society.

KEY PERSONNEL

David Gamble | Principal *AIA, AICP, LEED AP*

David Gamble is a registered architect and certified urban planner and is Principal of Gamble Associates. He has over 25 years of experience working in the field of urban design and he will be the primary point of contact with the Cambridge Redevelopment Authority. In addition to his leadership at the firm, for the last ten years David has been a Lecturer and Design Critic at the Graduate School of Design at Harvard University where he teaches studios and seminars at the intersection of urban planning, urban design and real estate. David currently serves on the National AIA’s Regional and Urban Design Committee (2017-2021) and he is former co-chair of the Boston Society of Architect’s (BSA) Urban Design Committee (2009-2013). David’s research and writing looks at the catalytic effects of urban design and planning projects with a focus on creative implementation strategies to enable redevelopment. Together with Patty Heyda (Washington University) he published “Rebuilding the American City” with Routledge Press in 2016. The book presents five paradigms for redevelopment and a range of perspectives on the complexities, strategies, successes and challenges inherent to rebuilding American cities today.



Philipp Maué | Urban Planner + Designer

Philipp Maué is an Urban Planner and Designer of Gamble Associates with high proficiency in Master Planning and sustainable Urban Design solutions. He studied Spatial Planning and Urban Studies in Germany and at Saint Peter’s University as a PROMOS scholarship recipient before receiving his master’s degree with distinction in Urban Planning from RWTH Aachen University. He was named to the Dean’s list and received the Springorum Medal for Outstanding Academic Achievement. Philipp worked on several international projects in Europe, Asia and Africa at the Chair and Institute of Urban Design at RWTH Aachen University. Before joining Gamble Associates in the beginning of 2016, Philipp worked as an Urban Planner for Topos Team in Nuremberg, Germany.



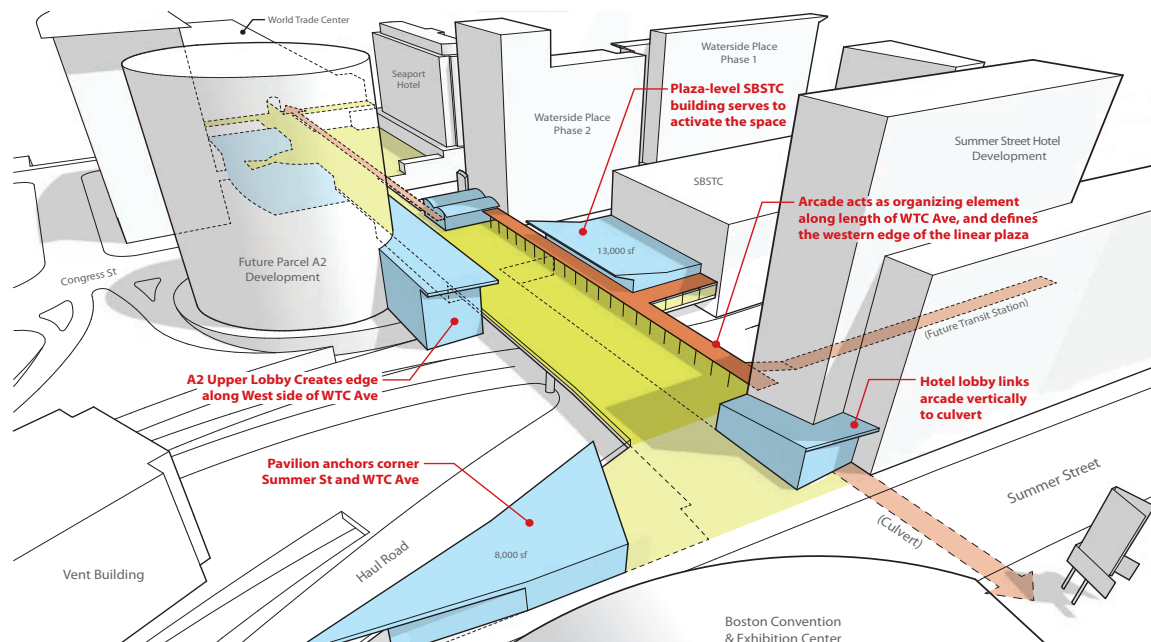
ON-CALL DESIGN SERVICES

Massport Boston, MA

Role Architect + Urban Designer
Duration On call design services
Client Massachusetts Port Authority (Massport)
Program Misc. projects, WTC Ave highlighted below
Time Frame 10 - 15 years

Challenge Boston's seaport district is one of the fastest growing areas in Boston. In this neighborhood, the elevated World Trade Center Avenue connects the Boston Convention and Exhibition Center (BCEC) with the World Trade Center (WTC) at the waterfront. Numerous parcels along WTC Avenue are being developed at the same time, including a hotel, a shared parking garage, office buildings and residential towers. While the speed of the district's transformation is impressive, overall design guidelines and a strong collaboration of all stakeholders involved are missing to leverage the development into an exceptional place.

Response A series of urban design interventions ties multiple developments together. Plazas, landscape elements, canopies and a shared street transform World Trade Center Ave from a mundane access road into a livable street that invites people to stroll and enjoy the views downtown. A unique and memorable signage system brands WTC Ave as an attractive address and fosters connections and visibility to and from Congress Street. Access to and from the surrounding developments will be improved by a covered canopy that provides a walkway for pedestrians, linking the various developments into an ensemble.



ON-CALL DESIGN SERVICES

MassDevelopment Boston, MA

Role Architect + Urban Designer
Duration On call design services
Client MassDevelopment, Medford Square highlighted below
Program Misc. projects
Time Frame 10 - 15 years

Challenge The Town of Medford is in control of a number of large surface parking lots directly adjacent to Town Hall and in close proximity to historic Medford Square. The surface lots erode the continuity of the mixed-use commercial core. Recent investments in the adjacent riverfront and greenway have placed new development pressures on the underutilized parking lots. A community-based vision for the area anticipates mixed-use developments that increase the tax-base for the Town while still accommodating the parking demand for the Town Hall and adjoining Senior Center.

Response The urban design response seeks to balance the development potential on the two parking lots most proximate to the riverfront while still accommodating parking demands for the area. Commercial activity on the ground floor is concentrated along the existing commercial corridor and locates lower-level parking in areas susceptible to flooding. Improvements to the street rights-of-way enable a net gain of on-street parking and encourages slower moving traffic along the perimeter. The building typology defines the street edges and shields the parking behind the most visible rights-of-way.

Site B Alternative 1	
# Floors	4
# Residential Units	63
Commercial NSF	1,900
Structured Parking Spaces	55
# Surface Spaces	28
Total Parking Spaces	83
Spaces per Unit	1.32
Suplus/(Shortfall) to 1.25/unit	4



Site A Alternative 1	
# Floors	4
# Residential Units	69
Commercial NSF	4,712
Structured Parking Spaces	43
# Surface Spaces	44
Total Parking Spaces	87
Spaces per Unit	1.26
Suplus/(Shortfall) to 1.25/unit	1



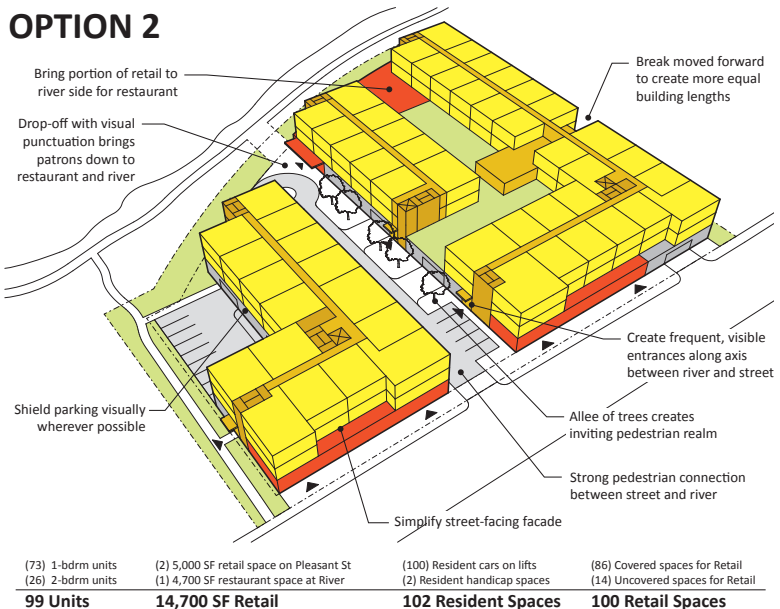
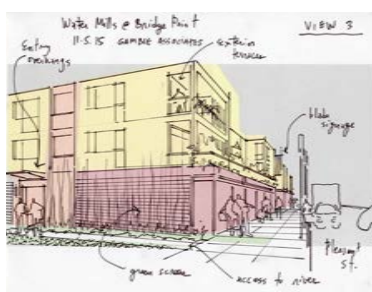
ON-CALL DESIGN SERVICES

Watertown, MA

Role Architect + Urban Designer
Duration On call design services
Client Town of Watertown,
Program Misc. projects
Time Frame 5 - 7 years

Challenge A robust economic climate and Watertown’s close proximity to Cambridge and Boston have led to a major increase in new development. Large, multi-family complexes, labs, hotels, life-style centers and even storage facilities are capitalizing on the “lower” land costs and filling in low-density properties. The Town’s recent Comprehensive Plan is directing development along the Towns’ primary commercial corridors with transit access: Mt. Auburn Street and Arsenal Street.

Response Since 2015, Gamble Associates has provided architecture and urban design peer review for mixed-use projects over 10,000gsq feet. Developers are required to pay a maximum fee of \$10,000 for peer review services. Developers are billed on a fixed, hourly rate with a not-to-exceed limit. The design team works in a reiterative fashion, meeting with the town, development team and their architects, responding to initial designs and collaborating on subsequent conversations. Feedback on projects occurs within a two to three-week window.



ON-CALL DESIGN SERVICES

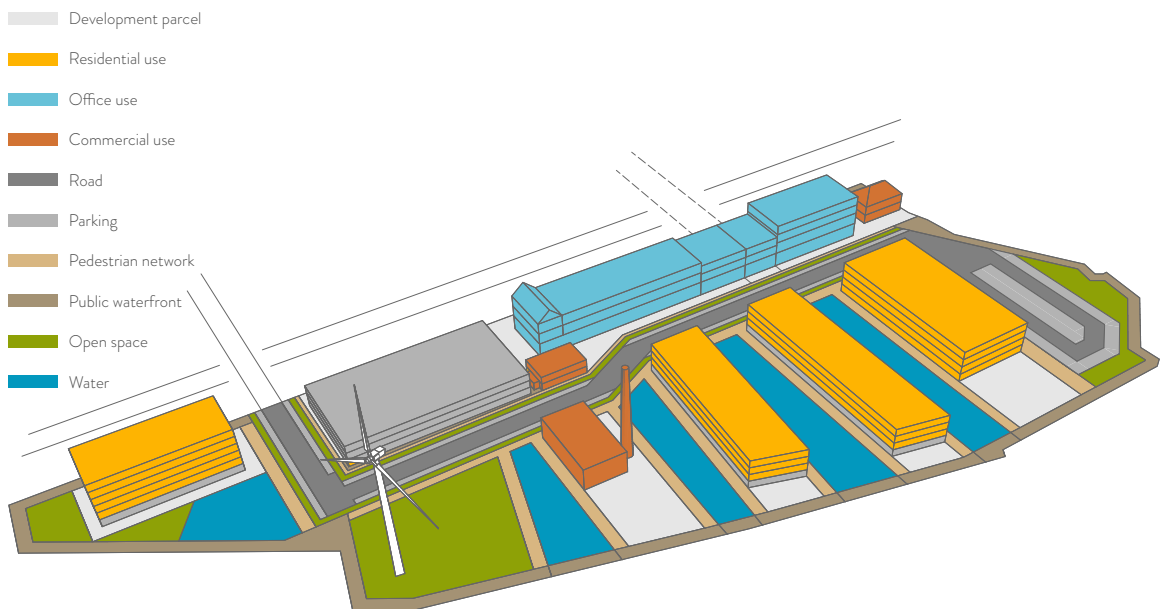
Chelsea, MA

Role	Architect + Urban Designer
Duration	On call design services
Client	City of Chelsea
Program	Misc. projects, Forbes Lithographic Site highlighted below
Time Frame	5 - 7 years

Challenge The city of Chelsea has received a proposal to develop the former Forbes Lithograph Site located at the Mill Creek waterfront. The design consists of more than 1.5 million sq ft of development, including a hotel, restaurants, office space and over 500 residential units. Concerns about the scale and character of such a development proposal on a modestly-scaled site with limited access required a more thoughtful and viable urban plan.

Response Gamble Associates established a series of design principles for the site's redevelopment that will forge a sustainable design solution more sensitive to its context. The guidelines preserve a number of historic structures and integrate them in the overall master plan, maintaining views to the water, and siting buildings more appropriate in scale for an urban waterfront. The plan is organized along a central street. The shared access road serves as backbone of future development and anticipates connections to the surrounding neighborhoods.

Urban Design proposal

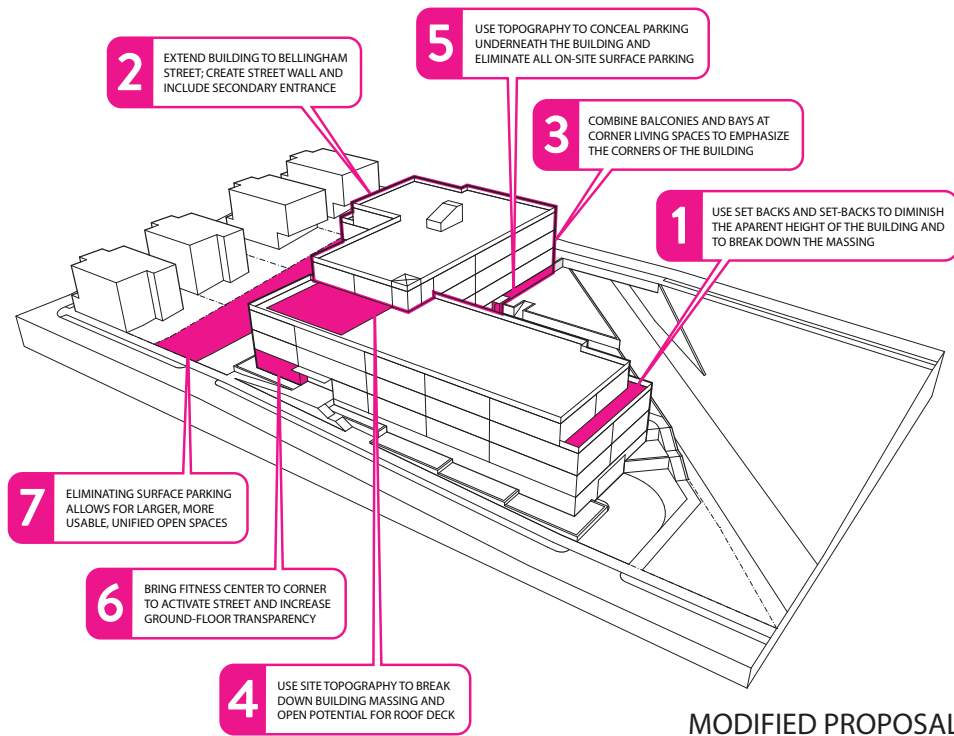


DESIGN REVIEW

Role Architect + Urban Designer
Duration On call design services
Client City of Chelsea
Program Misc. projects
Time Frame 5 - 7 years

Challenge The city of Chelsea has received a proposal to develop the former Forbes Lithograph Site located at the Mill Creek waterfront. The design consists of more than 1.5 million sq ft of development, including a hotel, restaurants, office space and over 500 residential units. Concerns about the scale and character of such a development proposal on a modestly-scaled site with limited access required a more thoughtful and viable urban plan.

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MODIFIED PROPOSAL

DESIGN GUIDELINES

Dedham, MA

Role	Architect + Urban Designer
Duration	4 months
Client	Town of Dedham
Program	Mixed-use development
Time Frame	15 years

Challenge Dedham Square has a remarkable history. The downtown has a robust mix of uses that include over 18 restaurants or places to eat in close proximity to one another. Over the last few years, recent construction is filling in the gaps between historic buildings and raising the level of discourse about what the future of Dedham Square should look like.

Response There is a perception that the Town is built out. However, there is still room to grow. Certain parcels close to Providence Highway are underutilized and would benefit from greater density and a more robust mix of uses. Paradoxically, potential areas for new growth are also close to the historic building fabric. There are five blocks that are nestled between the historic buildings and the highway which are best positioned for redevelopment. This is where Design Guidelines will have the biggest impact.



HISTORIC PRESERVATION AND DEVELOPMENT

Buffalo, NY

Role	Architect + Urban Designer
Duration	9 months
Client	Richardson Center Corporation
Program	Mixed-use; residential, commercial, institutional, cultural
Time Frame	5 years

Challenge The Summer 2017 opening of the Hotel Henry Urban Resort Conference Center represents the first phase of implementation for the historic Richardson Olmsted Complex after a decade of planning and construction. However, the rehabilitation of the central tower and adjacent two wing buildings only represents a portion of the complex. An additional 10 buildings with a combined 300,000 square feet remains unoccupied and in various states of disrepair. While these vacant buildings have been stabilized, a development partner is needed to ensure that the first phase of redevelopment does not languish.

Response A mixed-use community that is integrated physically and functionally into the campus is needed to transform the complex into a unified campus. Adjacencies of the new Hotel and Conference Center to a vibrant Elmwood commercial corridor, an emerging Arts District and Buffalo State College suggests a mix of uses divided into different clusters. By subdividing the complex into three different areas, a range of development partners can be identified.



ALTERNATIVE DESIGN DEVELOPMENT / ILLUSTRATION

Providence, RI

Role Architect + Urban Designer
Duration 3 months
Client City of Providence
Program Residential, commercial
Time Frame 5 years

Challenge Gamble Associates is providing architecture and planning assistance to the Department of Community Development in the City of Providence, RI. The former General Electric (GE) Base Works site is a brownfield property in close proximity to downtown and an emerging river trail. The site has been vacant for years when GE demolished the existing buildings.

Response The reuse plan creates a series of development parcels that limit the viability for big-box retail. An open space network is established that enhances view corridors and ensures greater connectivity. The city is preparing an RFP process for development based on the framework plan.

Design 1



Design 2



Design 3



PUBLIC WORKSHOP FACILITATION

Andover, MA

Role Architect + Urban Designer
Duration 6 months
Client Town of Andover, MA
Program Tactical Urbanism, Placemaking
Time Frame 5 years

Challenge One of the most historic and civic buildings in downtown Andover, the Old Town Hall, has been overwhelmed by cars and surface parking lots. The Town of Andover is seeking to enhance pedestrian and vehicular safety along Barnard, Bartlet and Park Streets, and to reconfigure the existing Municipal Parking Lots behind the Old Town Hall. The goal of this effort is to accommodate parking while forging a dynamic community and amenity space in the heart of downtown.

Response A more efficient utilization of parking will allow for attractive gathering spaces to emerge on the sides and behind Old Town Hall for farmers markets, festivals and art-inspired events. During the project, Gamble Associates facilitated several public workshops, stakeholder meetings, and community conversations as well as created a project website to gather public input on the concept ideas.

Website www.downtown-andover.com



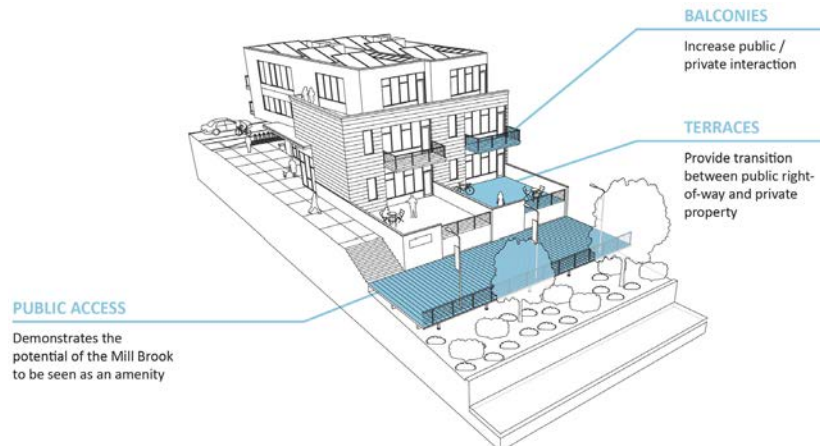
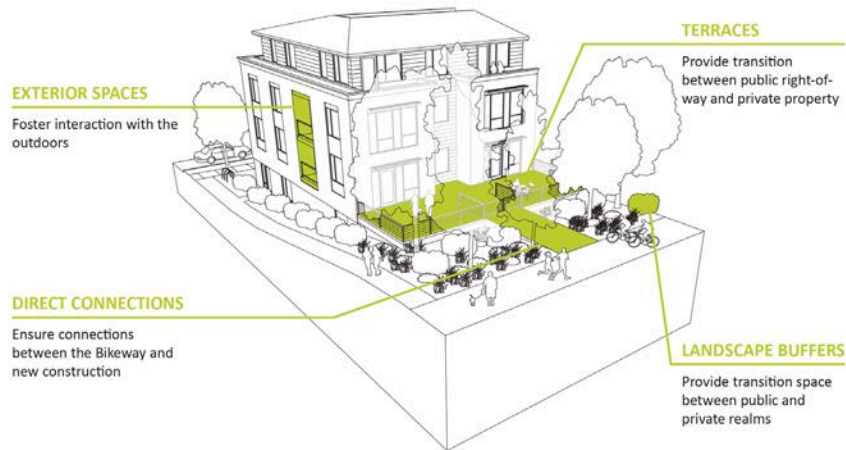
COMMUNICATIONS MATERIALS ON DESIGN TOPICS

Arlington, MA

Role Architect + Urban Designer
Duration 6 months
Client Town of Arlington, MA
Program Mixed-use development
Time Frame 10 years

Challenge Envisioning the scale and character of new development is an essential component of helping people understand what a physical environment can look like.

Response As part of the Town of Arlington’s Comprehensive Plan, Gamble Associates provided architecture and urban design expertise to test the development implications of three critical sites along the primary commercial corridors of Mass. Ave. and Broadway. The studies were informed by input provided by the community about the preservation of open space, the integration of mix-use and the sensitivity between existing buildings and new development.



REFERENCES

Gamble Associates

Harvard Allston Land Company (HALC) Cambridge, MA: URBAN DESIGN CONSULTANT **2019 - ongoing**

Alexandra Toteva, Director of Planning
Harvard Allston Land Company
Tel: 617-495-4512, alex_toteva@harvard.edu

Massport Boston, MA: URBAN DESIGN CONSULTANT **2016 - ongoing**

Andrew Hargens, Chief Development Officer
Massachusetts Port Authority
Tel: 617-568-3103, ahargens@massport.com

MassDevelopment Boston, MA: URBAN DESIGN CONSULTANT **2018 - ongoing**

Christine Madore, Vice President Real Estate Services
MassDevelopment
Tel: 617-330-2053 , CMadore@Massdevelopment.com

Boston Planning and Development Agency Boston, MA: URBAN DESIGN CONSULTANT **2019 - ongoing**

Lauren Shurtleff, Acting Director of Planning
Boston Planning and Development Agency
Tel: 617-918-4353 , Lauren.Shurtleff@boston.gov

Town of Watertown, MA: DESIGN GUIDELINES / URBAN DESIGN CONSULTANT **2015 - ongoing**

Steve Magoon, Director and Asst. City Manager
Town of Watertown, Dept. of Community Planning and Development
Tel: 617-972-6417 ext. 12161, smagoon@watertown-ma.gov

Town of Arlington, MA: DESIGN REVIEW / DESIGN GUIDELINES **2015 - ongoing**

Jenny Raitt, Director, Dept. of Planning and Development
Town of Arlington
Tel: 781-316-3092, Jrait@town.arlington.ma.us

City of Chelsea, MA: DESIGN REVIEW / URBAN DESIGN CONSULTANT **2016 - ongoing**

John DePriest, Director of Planning & Development
City of Chelsea
Tel: 617-466-4182 , JDePriest@chelseama.gov

EXHIBIT A***NON-COLLUSION STATEMENT***

State of Massachusetts, County of Middlesex.

David Gamble (*name*), being first duly sworn deposes and says that:

1.0 He/she is (owner, partner, officer, representative, or agent) of Gamble Associates, the Respondent that has submitted the attached Proposal;

2.0 He/she is fully informed respecting the preparation and contents of the attached Proposal and of all pertinent circumstances respecting such Proposal;

3.0 Such Proposal is genuine and is not a collusive or sham Proposal;

4.0 Neither the said Respondent nor any of the officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other Respondent, firm or person to submit a collusive or sham Proposal in connection with the Contract for which the attached Proposal has been submitted or to refrain from submitting a proposal in connection with such Contract, or has in any manner, directly or indirectly sought by agreement of collusion or communication or conference with any other Respondent, firm or person to fix the price or prices in the attached Proposal or of any other Respondent, or to fix any overhead, profit or cost element of the Proposal price or the Proposal price of any other Respondent or to secure through any collusion conspiracy, connivance or unlawful agreement any advantage against the Cambridge Redevelopment Authority, the City of Cambridge or any person interested in the proposed Contract; and

5.0 The price or prices quoted in the attached Proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Respondent or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

Signed (type name): David Gamble
Title: Principal
Date: July 1, 2019

Date Issued: _____

NONDISCRIMINATION STATEMENT

The Consultant agrees:

1. The Consultant shall not, in connection with the services under this Contract, discriminate by segregation or otherwise against any employee or applicant for employment on the basis of race, color, national or ethnic origin, age, religion, disability, sex, sexual orientation, gender identity and expression, veteran status or any other characteristic protected under applicable federal or state law.
2. The Consultant shall provide information and reports requested by the Cambridge Redevelopment Authority pertaining to its obligations hereunder, and will permit access to its facilities and any books, records, accounts or other sources of information which may be determined by the Cambridge Redevelopment Authority to affect the Consultant's obligations.
3. The Consultant shall comply with all federal and state laws pertaining to civil rights and equal opportunity including executive orders and rules and regulations of appropriate federal and state agencies unless otherwise exempt therein.
4. The Consultant's non-compliance with the provisions hereof shall constitute a material breach of this Contract, for which the Cambridge Redevelopment Authority may, in its discretion, upon failure to cure said breach within thirty (30) days of written notice thereof, terminate this Contract.
5. The Consultant shall indemnify and save harmless the Cambridge Redevelopment Authority from any claims and demands of third persons resulting from the Consultant's non-compliance with any provisions hereof, and shall provide the Cambridge Redevelopment Authority with proof of applicable insurance.

Signed (type name): David Gamble

Title: Principal

Date: July 1, 2019

Cambridge Redevelopment Authority
Designer's/Engineers or Construction Manager's
Truth-In-Negotiations Certificate

For Negotiated Fees

The undersigned hereby certifies under the penalties of perjury that the wage rates and other costs used to support its compensation are accurate, complete and current at the time of contracting.

The undersigned agrees that the original contract price and any additions to the contract may be adjusted within one year of completion of the contract to exclude any significant amounts if the Cambridge Redevelopment Authority determines that the fee was increased by such amounts due to inaccurate, incomplete or noncurrent wage rates or other costs.

BY:

Name and Title: David Gamble, Principal

Project: Urban Design Consultant, On-call Services

Date: July 1, 2019

Reference: M.G.L.c7C, §51(b)

RETURN THIS FORM WITH YOUR PROPOSAL

CERTIFICATE OF TAX, EMPLOYMENT SECURITY, AND CHILD CARE COMPLIANCE

Pursuant to Massachusetts General Laws Chapter 62C, §49A and Chapter 151A, §19A(b) and Chapter 521 of the Massachusetts Acts of 1990, as amended by Chapter 329 of the Massachusetts Acts of 1991,

I David Gamble, Principal at Gamble Associates (Name) whose principal place of business is located at 678 Massachusetts Avenue, Cambridge, MA 02139 (Address), do hereby certify that:

1. The above-named Respondent has made all required filings of state taxes, has paid all state taxes required under law, and has no outstanding obligation to the Commonwealth's Department of Revenue.
2. The above-named Respondent/Employer has complied with all laws of the Commonwealth relating to unemployment compensation contributions and payments in lieu of contributions.
3. The undersigned hereby certifies that the Respondent/Employer (please check applicable item):
 1. employs fewer than fifty (50) full-time employees; or
 2. offers either a dependent care assistance program or a cafeteria plan whose benefits include a dependent care assistance program; or
 3. offers child care tuition assistance, or on-site or near-site subsidized child car placements.

Signed under the penalties of perjury this First day of July, 2019.

27 - 0546898 Federal Identification Number

Signed (type name): David Gamble
Title: Principal
Date: July 1, 2019

**Request for Taxpayer
 Identification Number and Certification**

**Give Form to the
 requester. Do not
 send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. David Edward Gamble	
	2 Business name/disregarded entity name, if different from above Gamble Associates	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input checked="" type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ <small>Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</small> <input type="checkbox"/> Other (see instructions) ▶ _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
	5 Address (number, street, and apt. or suite no.) See instructions. 678 Massachusetts Avenue Suite #502	Requester's name and address (optional)
	6 City, state, and ZIP code Cambridge, MA 02319	
	7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
				-			-		
or									
Employer identification number									
2	7	-	0	5	4	6	8	9	8

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶ <i>David Gamble</i>	Date ▶ 01 28 2019
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

APPENDIX
Technical reports / memos

APPENDIX

DESIGN REVIEW CHELSEA, MA

170 COTTAGE STREET

GAMBLE ASSOCIATES

678 Massachusetts Avenue Suite 502 Cambridge MA 02139

March 12, 2017

TO: John DePriest, AICP
 Director of Planning and Development
 Dept. of Planning and Development
 Chelsea City Hall, 500 Broadway Room 101
 Chelsea MA 02150
 CC: Alexander Train, Elijah Romulus
 FR: David Gamble, Brian Gregory

170 COTTAGE STREET
 DESIGN REVIEW *Sent via Email*

Based on submission of Proposed Development at 170 Cottage St, Chelsea MA, received from the City of Chelsea Dept. of Planning and Development on November 15, 2017.

The following represents design review on the package submitted by 170 Cottage St LLC, consisting of a single multifamily residential building with 45 units and 68 associated off-street parking spaces. The building, as designed, defines the street edge along Cottage St, utilizes the grade change along Cottage St to mask below-building parking, and shields surface parking behind the building. The primary critiques of the design focus on its lack of definition with Bellingham Street, its strategy regarding the changes in topography, and the small and residual size of the open space. These and additional considerations are analyzed in greater detail, along with recommendations below. Additionally, a modified development strategy that modifies the proposal to address these issues has been included for comparison and consideration.

1. BUILDING MASSING

Issue: The massing for the project has been improved as it now engages Bellingham Street, providing continuity to the street wall as well as a second entrance to the building. This mitigates what was a long, 12'-14' grade change occurring in the previous design, and shields some of the surface parking below from view. However, the building height has not been modulated and no step-backs have been introduced at the upper levels to break down the volume of the building.

Recommendation: Modulate the building height, especially in relationship to the topography, to break down the "L" form of the building into different building volumes. Greater articulation of the façade will reinforce the reading of the building as an assembly of smaller masses as opposed to one large building. Modest setbacks at corners, achieved by switching out "unit types", will reduce the apparent height and enliven the façade by introducing potential rooftop spaces.

2. BELLINGHAM STREET

Issue: The interface with Bellingham Street has been much improved from the previous design. The building now extends over to continue the street wall, as well as providing a second entrance. A small plaza in front of the entryway engages the sidewalk and navigates the slope of the street.

Recommendation: Reconfigure the footprint of the building to allow a portion of the structure to extend to Bellingham Street, with a secondary building entrance along Bellingham Street. The building should taper in height to three (3) stories to allow it to match the height of the existing adjacent multi-family homes. This building volume would allow the current surface parking to hidden beneath it.

3. FAÇADE TREATMENT

Issue: While shallow bays seek to modulate the building massing and create a visual rhythm for the elevation, they fail to capitalize on the balconies to create an emphasis on the living spaces within the units, typically located at the corners of the building. Building material quality has been improved at the corner and lower levels but lacks a cohesive rationale on how they are distributed across the project.

Recommendation: Move the bays to correlate to the living spaces, increase the depth of the balconies to be functional, and combine these elements in a way that reinforces the corners of the building. Increased transparency should be employed in the living spaces, with smaller openings for bedrooms.

4. TOPOGRAPHY

Issue: The current design does a better job of using the topography to its advantage, but more can be done to integrate the building into the terrain and diminish high retaining walls throughout the property. As the grade change between the highest and lowest points of the site is roughly 30', using 3 levels as opposed to 2 between the low point of Cottage Street and the high point of Bellingham Street could create a less compromised entrance condition along Cottage Street, as well as providing potentially more residential units. This could additionally be used to place more of the parking underneath the building, reducing the amount of surface parking.

Recommendation: Rearrange the building footprint to allow it to step up towards Bellingham Street, with the potential for introducing a new level within the 30' grade change between Cottage and Bellingham Streets. Explore using this additional level to hide all or nearly all the parking below the building. Reduce the large retaining wall between the site and the adjacent properties to the west.

5. SURFACE PARKING

Issue: An increased amount of the surface parking in the current design has been concealed below the building, both by expanding the underground parking, as well as by pulling the massing across to Bellingham Street. Additional surface parking may be able to be accommodated by creating an additional level between Cottage and Bellingham Streets, allowing the space currently occupied by surface parking to become a courtyard space for the building.

Recommendation: Investigate the potential for an additional level between Bellingham and Cottage to absorb the remaining surface parking to allow the surface parking as shown to become green space.

6. OPEN SPACE

Issue: The combined building and surface parking still leaves little green space on the property. A reduction of surface parking is possible by locating more of it under the building, and by seeking a lower parking ratio, which will free up additional open space and reduce impervious surfaces.

Recommendation: Placement of all parking below the building and a shifting of the western parking access further to the east would allow for a greater open space in the “courtyard” of the building, as well as decrease the amount of impervious surface. This would allow for more usable space for the buildings tenants and less need for engineered storm water retention on the site.

PROJECT COMPARISON	DEVELOPER	SCHEME A		SCHEME B	
DWELLING UNITS	66	62	(35) 1-Bdrm (20) 2-Bdrm (7) 3-Bdrm	62	(43) 1-Bdrm (14) 2-Bdrm (5) 3-Bdrm
PARKING SPACES	90	66		75	
PARKING RATIO	1.36	1.04		1.21	
FLOOR AREA RATIO	1.7 (+.7)	1.5 (+.5)		1.35 (+.35)	
BUILDING HEIGHT	45' (+5')	43' (+3')		49' (+9')	
MAX. LOT COVERAGE	43.6% (+3.6)	47.4% (+7.4)		37.8% (-2.2)	
USABLE OPEN SPACE	8,716 sf (-1,184)	13,885 sf (+3,985)		11,080 sf (+1,180)	
MLA / DWELLING UNIT	754 sf (-2,246)	803 sf (-2,197)		803 sf (-2,197)	

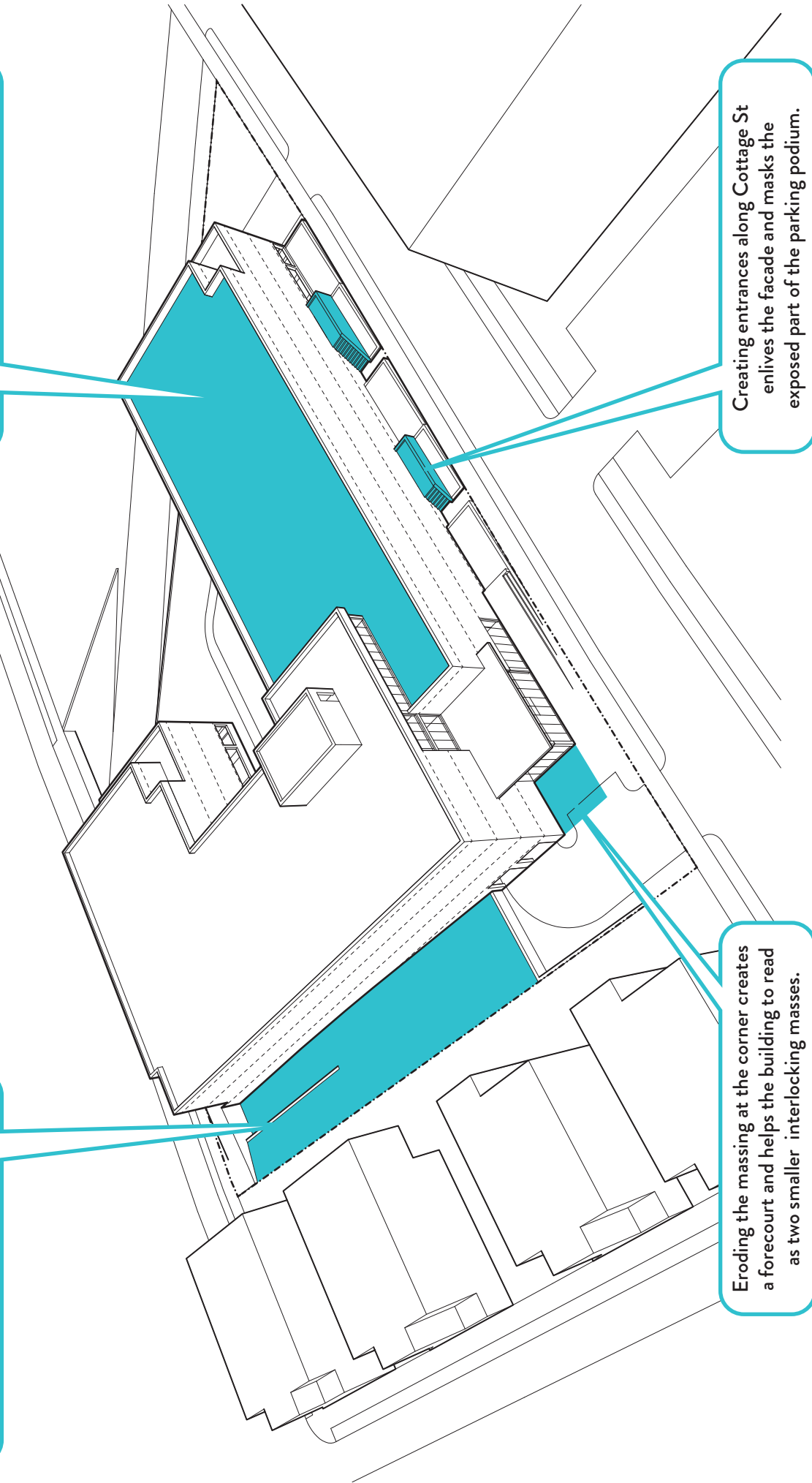
Both Schemes A and B (refer to images below) contain less units than the current proposal. However, they are both higher than the original proposal of 45 units. Scheme A is preferable in the increased amount of usable green space, the decreased vehicular circulation, and the elimination of all surface parking. Scheme B's layout is driven primarily by using the building to define the Silver Line Busway, thereby leaving the largest amount of space between itself and the neighboring buildings. Given the site's adjacency to the Silver Line, a parking ratio of 1-1.25 seems more appropriate when compared with sites of similar densities in Cambridge, Somerville, and Boston

End of memo.

SCHEME A

Placing parking underneath the building reduces surface vehicular circulation, allowing for a larger vegetated buffer.

Stepping down the massing of the building by following the topography breaks down and diminish the massing.



Eroding the massing at the corner creates a forecourt and helps the building to read as two smaller interlocking masses.

Creating entrances along Cottage St enliven the facade and masks the exposed part of the parking podium.

170 COTTAGE STREET
DESIGN REVIEW
March 12, 2018

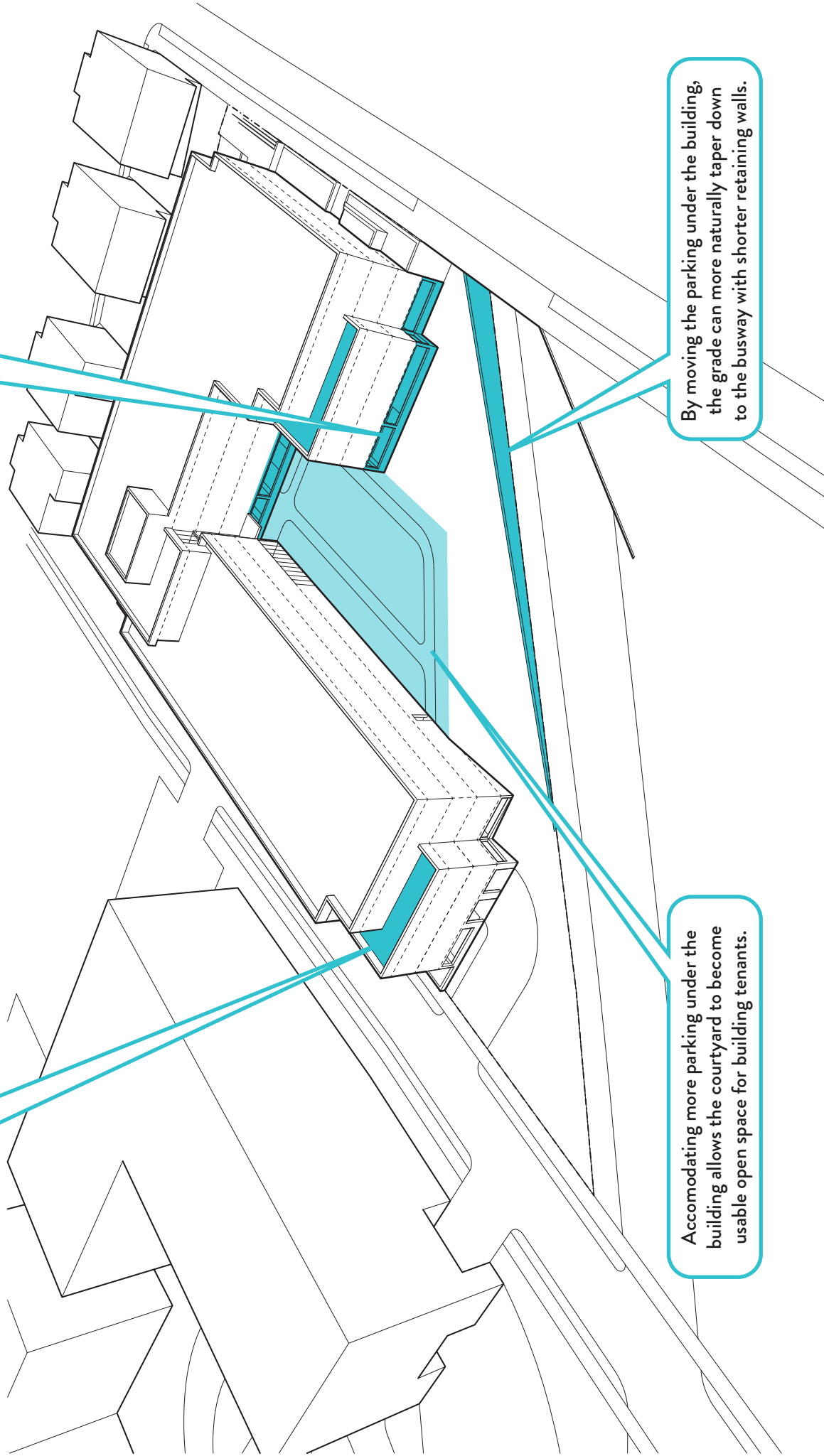
SCHEME A

Introducing step-backs on the upper level corners diminishes the apparent building height and creates exterior spaces.

Introducing another story between Bellingham and Cottage St allows more parking to be masked below the building.

Accommodating more parking under the building allows the courtyard to become usable open space for building tenants.

By moving the parking under the building, the grade can more naturally taper down to the busway with shorter retaining walls.



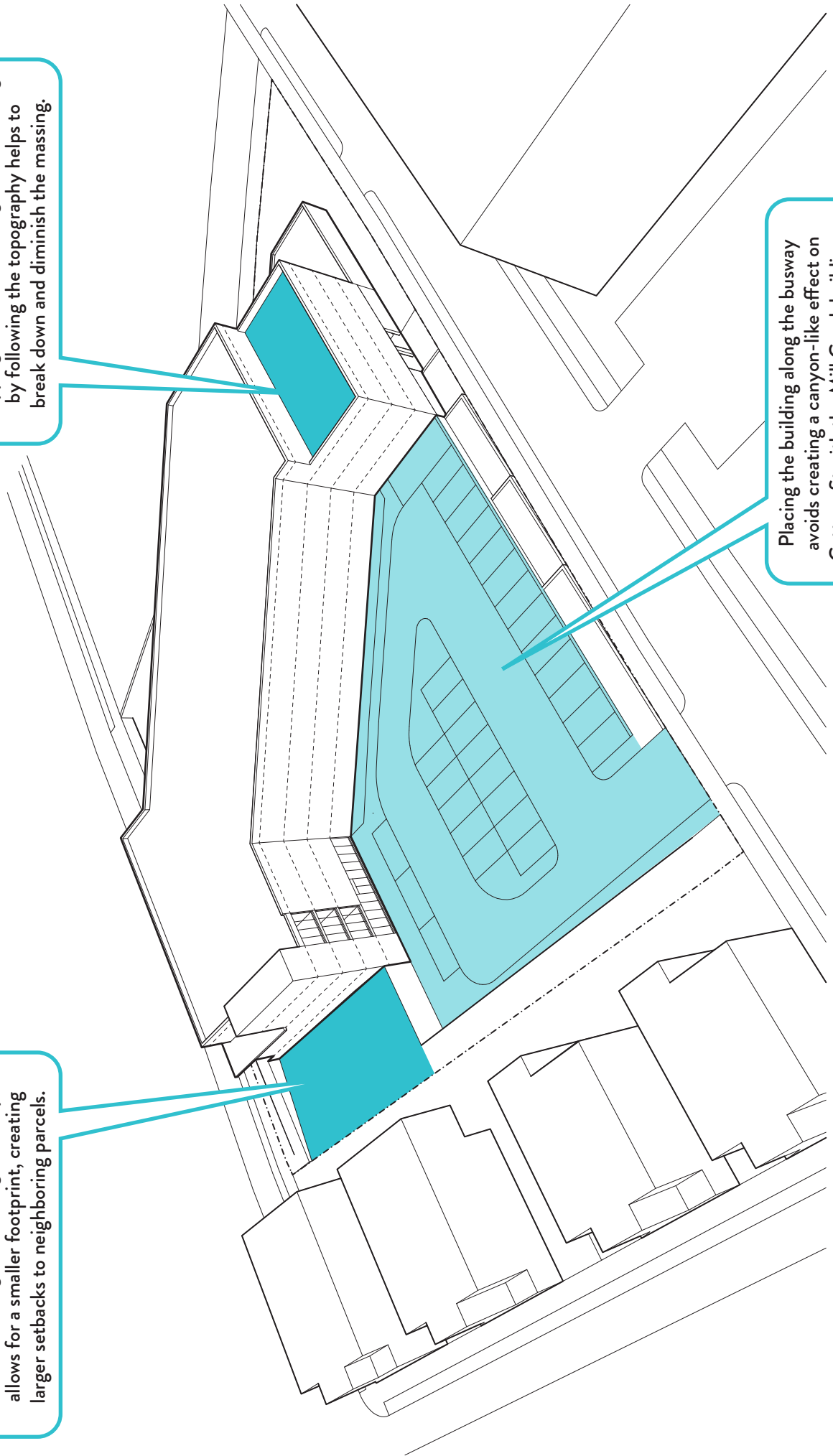
170 COTTAGE STREET
DESIGN REVIEW
March 12, 2018

architecture
urban design
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SCHEME B

Concentrating the building vertically allows for a smaller footprint, creating larger setbacks to neighboring parcels.

Stepping down the massing of the building by following the topography helps to break down and diminish the massing.



Placing the building along the busway avoids creating a canyon-like effect on Cottage St with the Mill Creek buildings.

170 COTTAGE STREET

DESIGN REVIEW

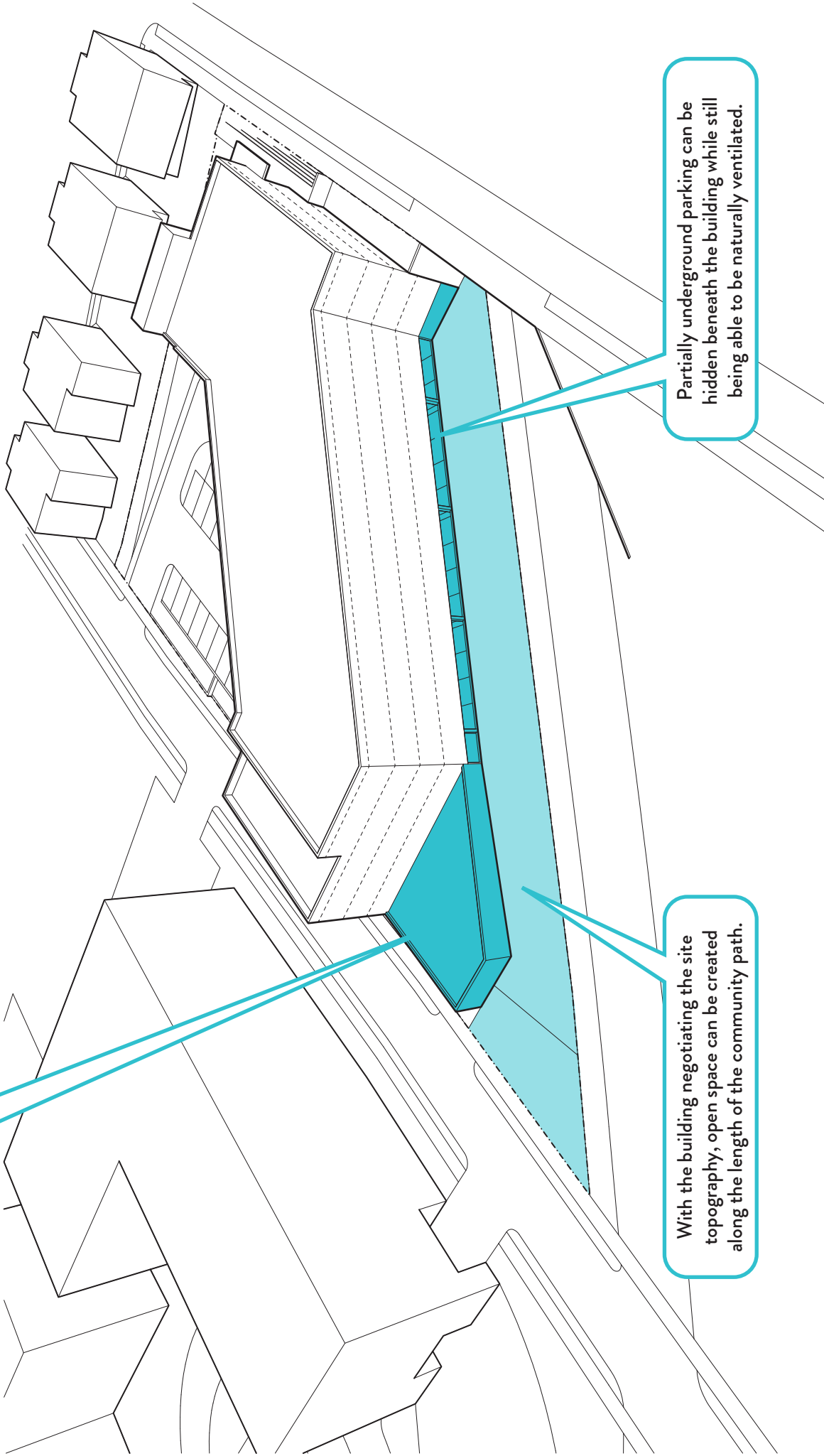
March 12, 2018

architecture
urban design

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ASSOCIATES**

SCHEME B

A "flex space" that could be amenity or community space on the lowest level activates the adjacent community path.



With the building negotiating the site topography, open space can be created along the length of the community path.

Partially underground parking can be hidden beneath the building while still being able to be naturally ventilated.

170 COTTAGE STREET
DESIGN REVIEW
March 12, 2018

DESIGN REVIEW WATERTOWN, MA

33 MOUNT AUBURN STREET



678 Massachusetts Avenue Suite# 502 Cambridge Ma 02139

MEMO

To: Steve Magoon, Director of Community Development and Planning
Assistant Town Manager
Gideon Schreiber + Andrea Adams, Town Planners
Fr: David Gamble, AIA AICP, Principal, Gamble Associates
Date: November 10, 2017

DESIGN REVIEW OF 33 MOUNT AUBURN STREET

Schedule

A preliminary consultation meeting took place on Tuesday, October 31st, 2017, with the developer and architect at the Developer's Conference. This design review is based on the 11" x 17" Drawing Set and Project Narrative dated 10/10/17, which were received on October 14, 2017.

General comments

The project appropriately fills a hole in the fabric of Mt. Auburn Street. The site is in close proximity to Watertown Square and, as such, a mixed-use building with ground floor commercial space and upper floor residential is consistent with the goals of a primary commercial corridor. The scale, massing and public realm interface between the building and the street is an appropriate response to the context. The following elements of concern are identified below:

Material Treatment

MT AUBURN STREET ELEVATION A7. The base of the building is in Concrete Masonry Units (CMU). CMU is an affordable and durable material for the base of a building. Considerations should be made to add layers of sophistication to the material through subtle variation in the proportion of the block and its texture (split face, ground, etc.) The upper elevations are indicated to be "cementitious siding". Cementitious siding is *not* a high-quality material. High quality and natural materials are encouraged and cheap exterior finishes are discouraged in the Design Guidelines. Efforts should be made to introduce a masonry unit to the upper floors (at least of the primary elevation of Mt. Auburn Street). The success of the masonry skin will ultimately depend on its detailing and execution.



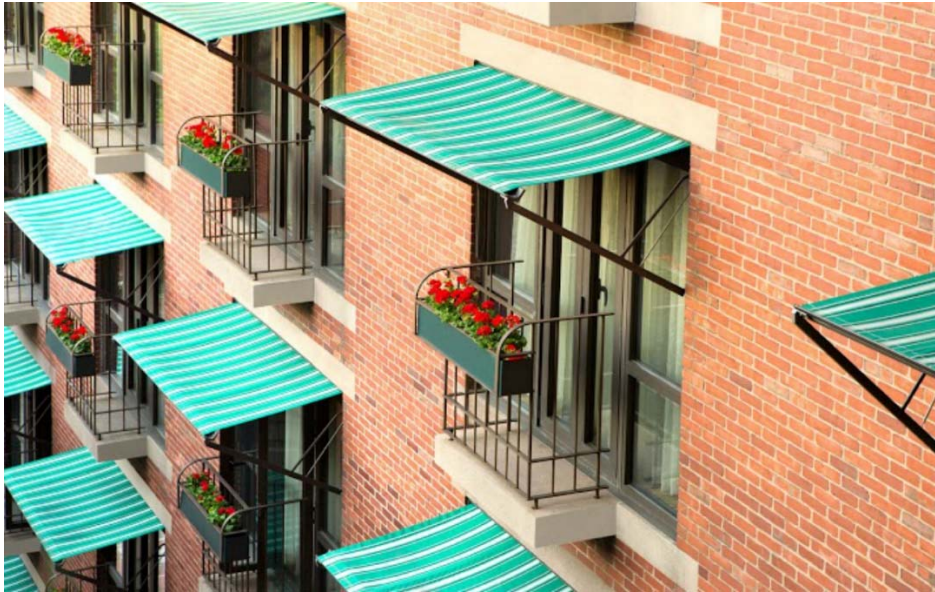
Subtle variation in the CMU base. (Buckingham Browne and Nichols Field House, Cambridge, MA.)



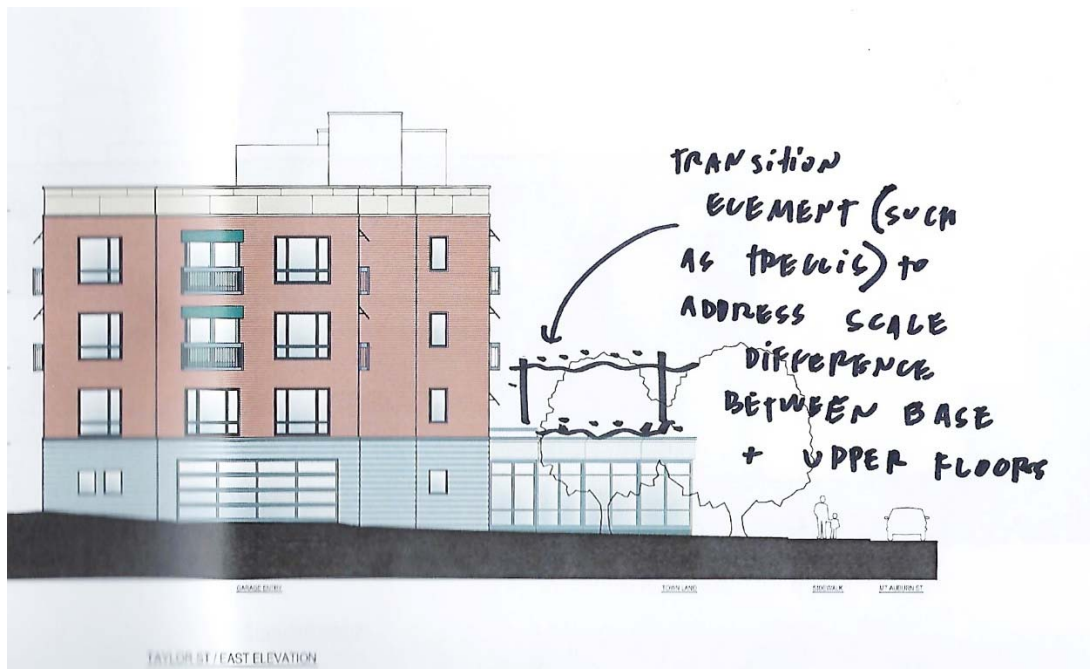
Elevations of historic buildings used higher-quality materials on the primary facades that turned the corner, and then transitioned to a less expensive material. (Fort Point Channel, Boston).

Façade Treatment

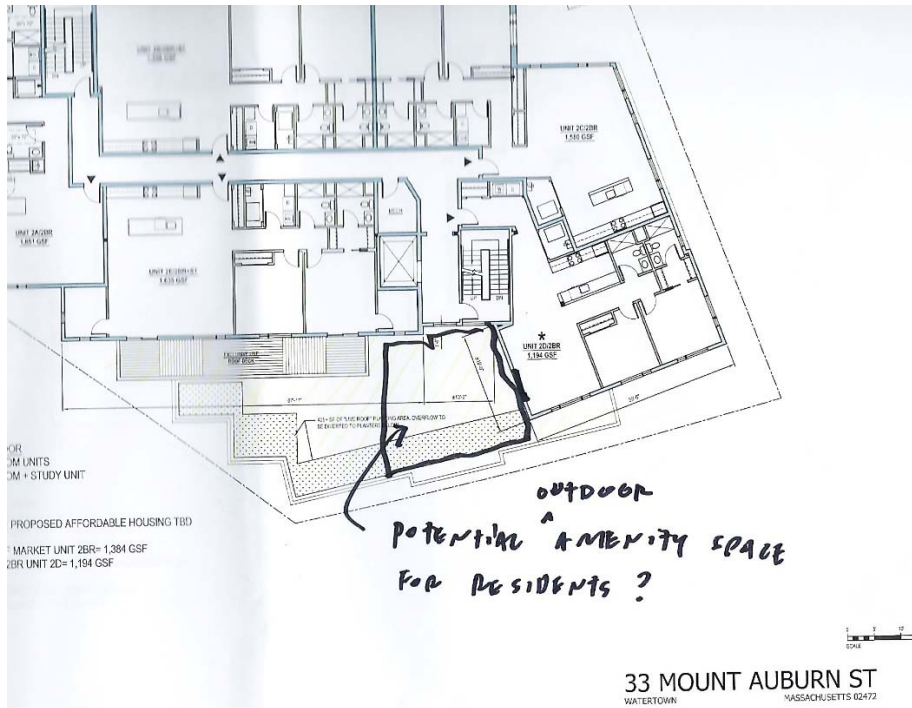
The aluminum window guards are not usable. Although the Mount Auburn Street elevation faces north and does not get direct natural sunlight, opportunities should be pursued that add depth to the façade. Adding width to the “window guards” - combined with the “fabric canopies” - will achieve such an effect.



Narrow balconies, but fabric canopies and integrated planters add elegance. (Image: Bostonian Hotel).

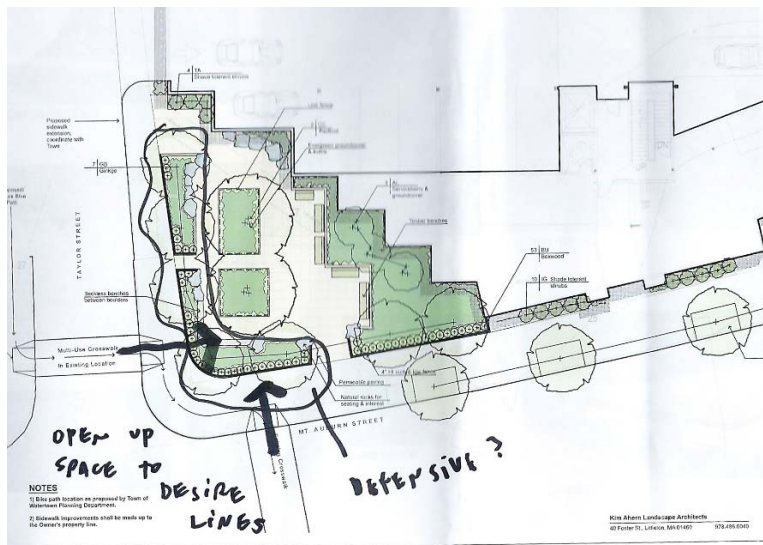


TAYLOR STREET ELEVATION A8 + SECOND FLOOR PLAN A3. The orientation of the building creates a wide ground floor terrace where it meets Taylor Street. The introduction of a modestly-scaled trellis will address the transition in heights and signal an outdoor space that could be a resident amenity.



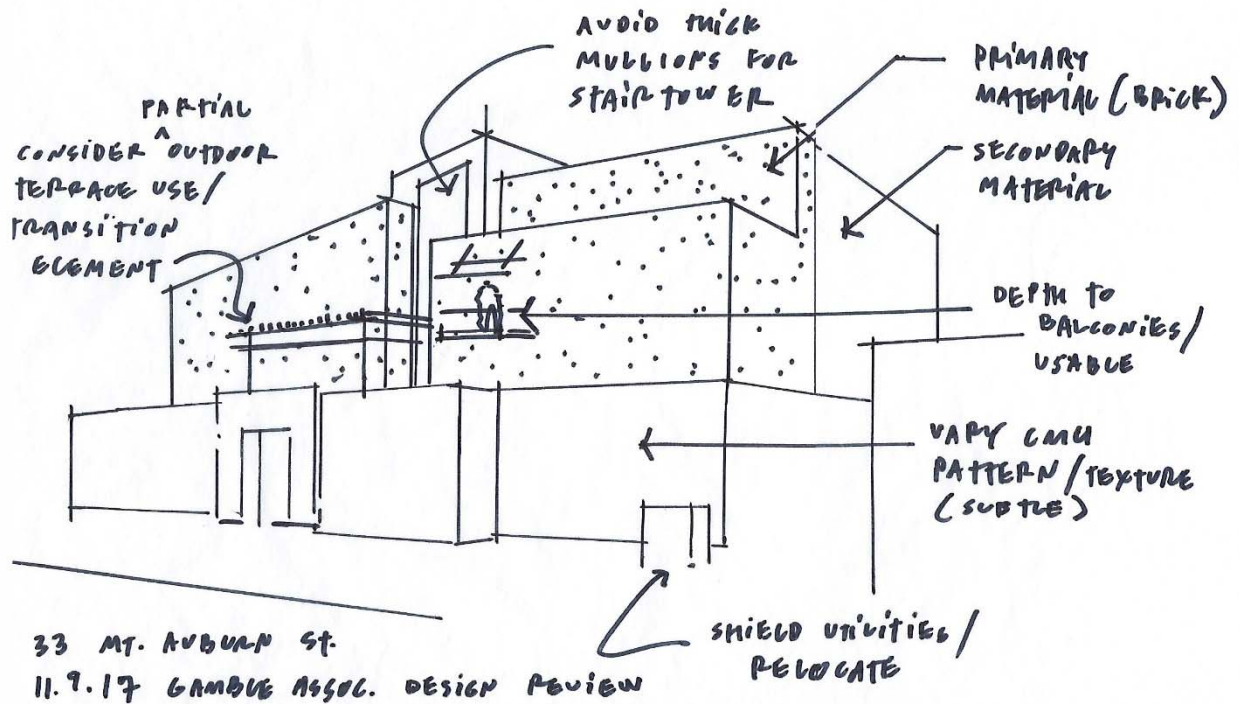
Public Realm Interface:

LANDSCAPE PLAN L1. The corner open space should be designed in a manner that is welcoming to the public. Entries are better located along the paths of the crosswalks. The space should feel open and welcoming and guard against a defensive enclosure to the street.



Signage

There is insufficient information with regards to the signage elements.



The Mt. Auburn Street elevation will be enhanced with higher quality materials, greater depth of the balconies, a potential outdoor trellis on the terrace and subtle variation in the CMU base that adds sophistication to an otherwise unrefined material.

End of Memo.

DESIGN REVIEW WATERTOWN, MA
WATER MILLS AT BRIDGE POINT

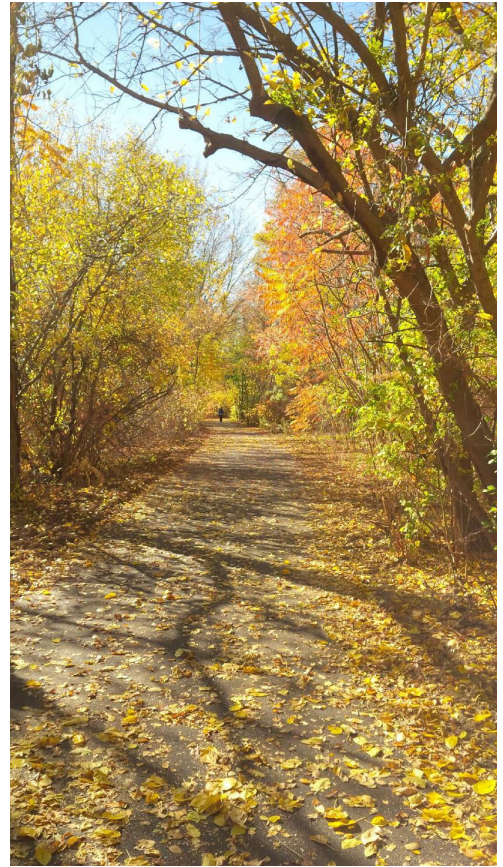
WATER MILLS AT BRIDGE POINT DESIGN REVIEW

COMPLETED FOR:
COMMUNITY DEVELOPMENT + PLANNING DEPT.
THE TOWN OF WATERTOWN, MA

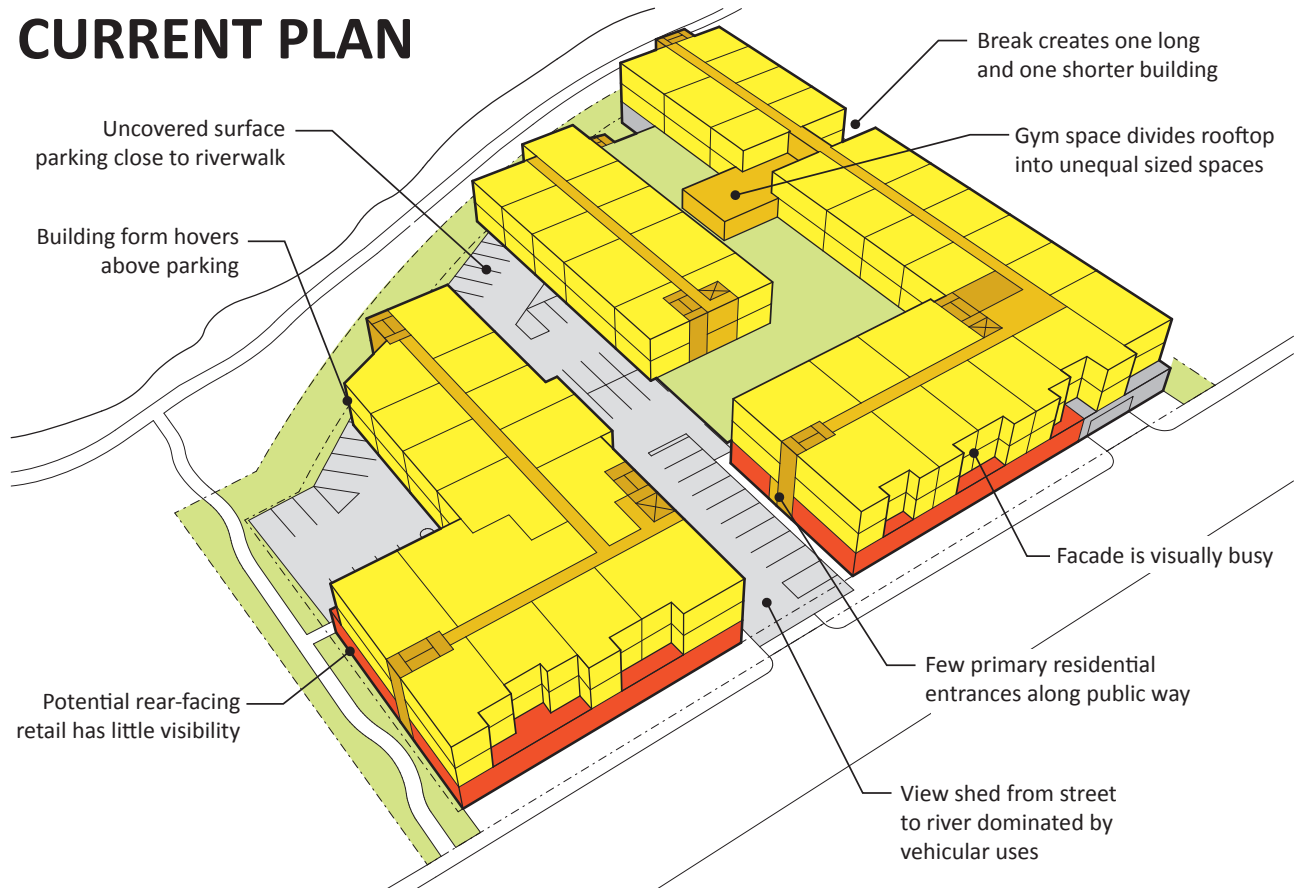
NOVEMBER 6, 2015

architecture
urban design

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ASSOCIATES**



CURRENT PLAN



(72) 1-bdrm units
(26) 2-bdrm units

98 Units

(1) 7,250 SF retail space on Pleasant St
(1) 7,600 SF retail space on Pleasant St

14,850 SF Retail

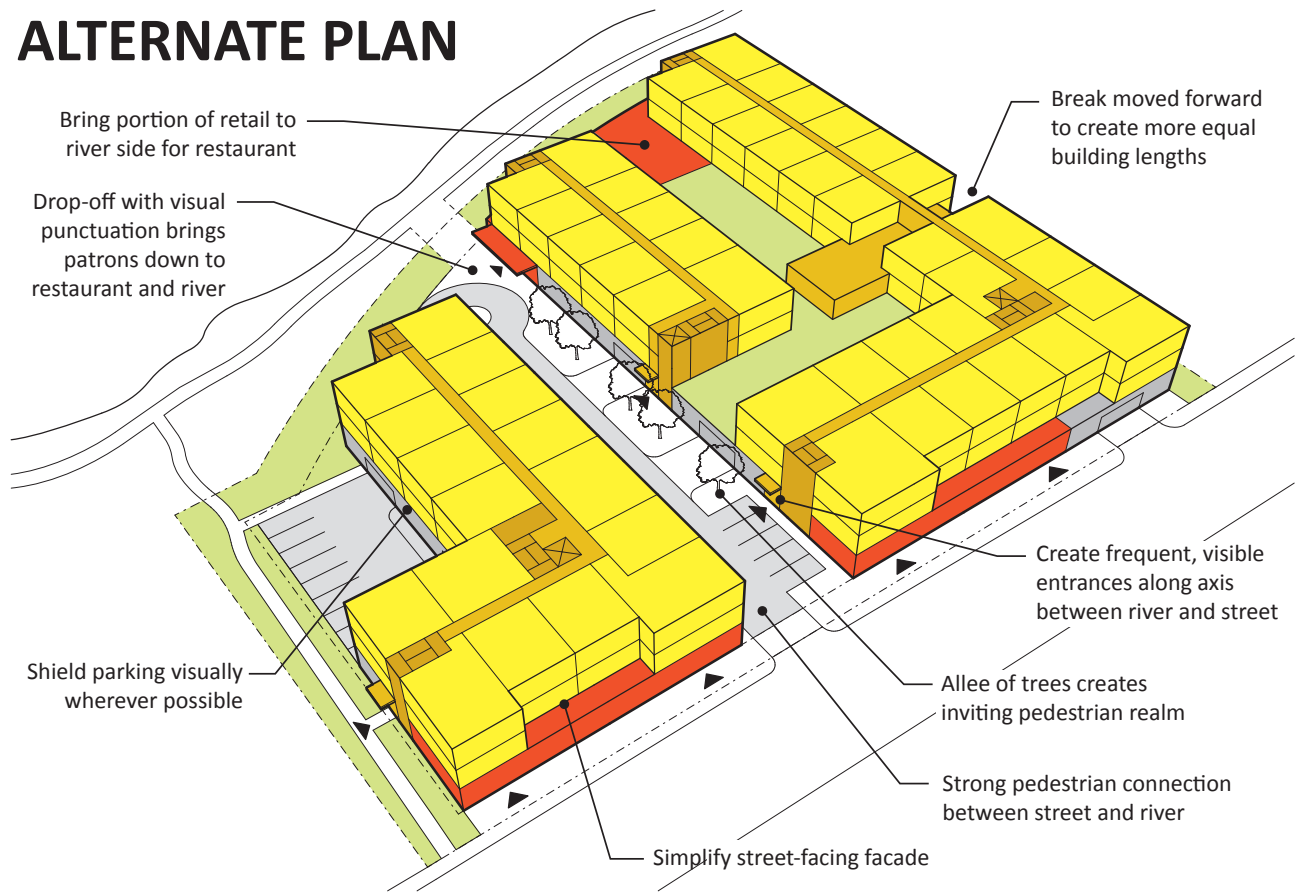
(108) Resident cars on lifts
(2) Resident handicap spaces

110 Resident Spaces

(73) Covered spaces for Retail
(35) Uncovered spaces for Retail

108 Retail Spaces

ALTERNATE PLAN



(73) 1-bdrm units
(26) 2-bdrm units

99 Units

19,000 SF Retail

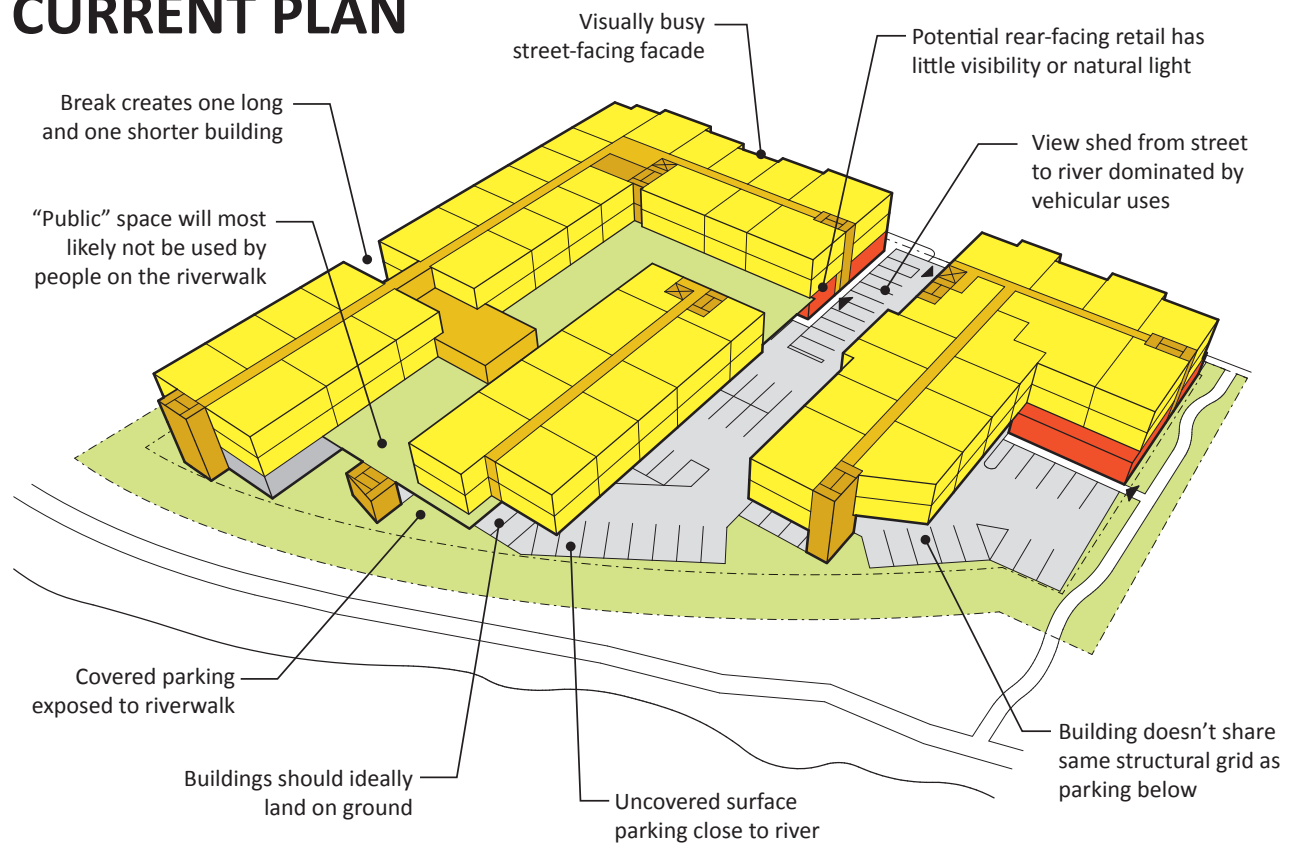
(100) Resident cars on lifts
(2) Resident handicap spaces

102 Resident Spaces

(86) Covered spaces for Retail
(14) Uncovered spaces for Retail

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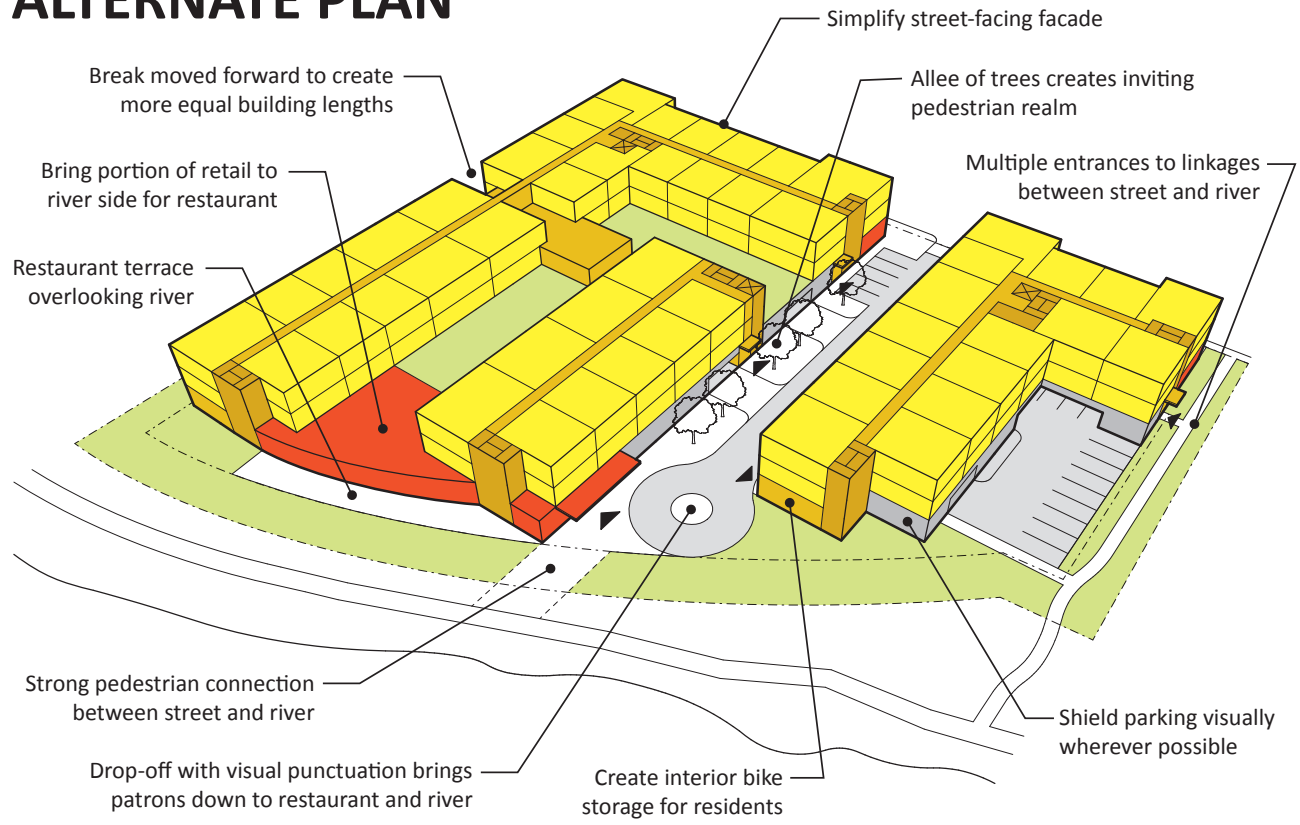
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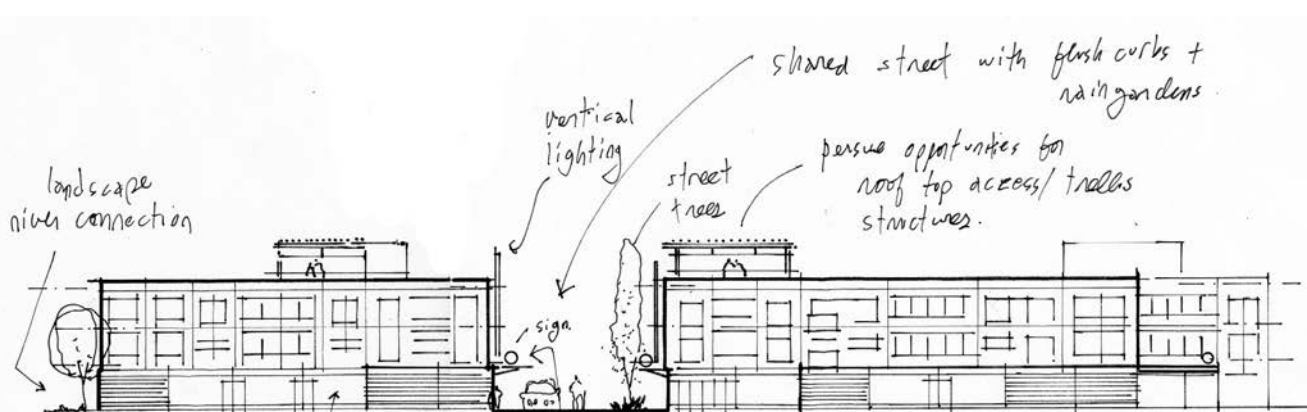
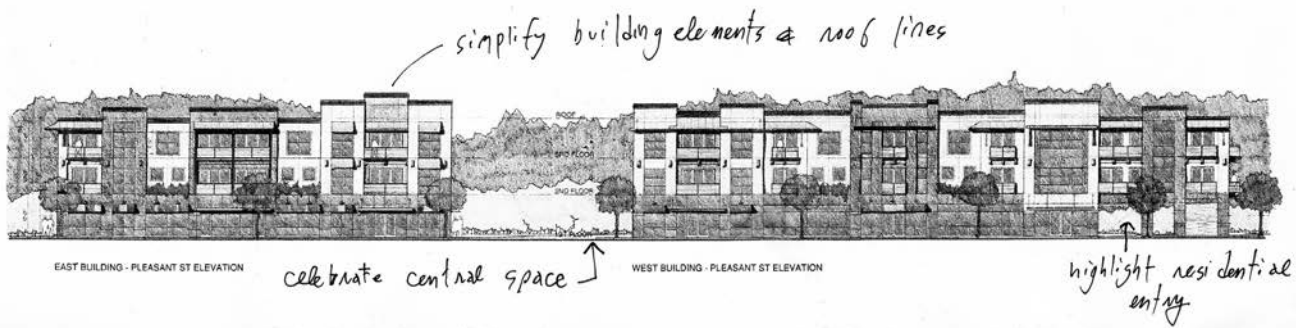
ALLEE PRECEDENTS



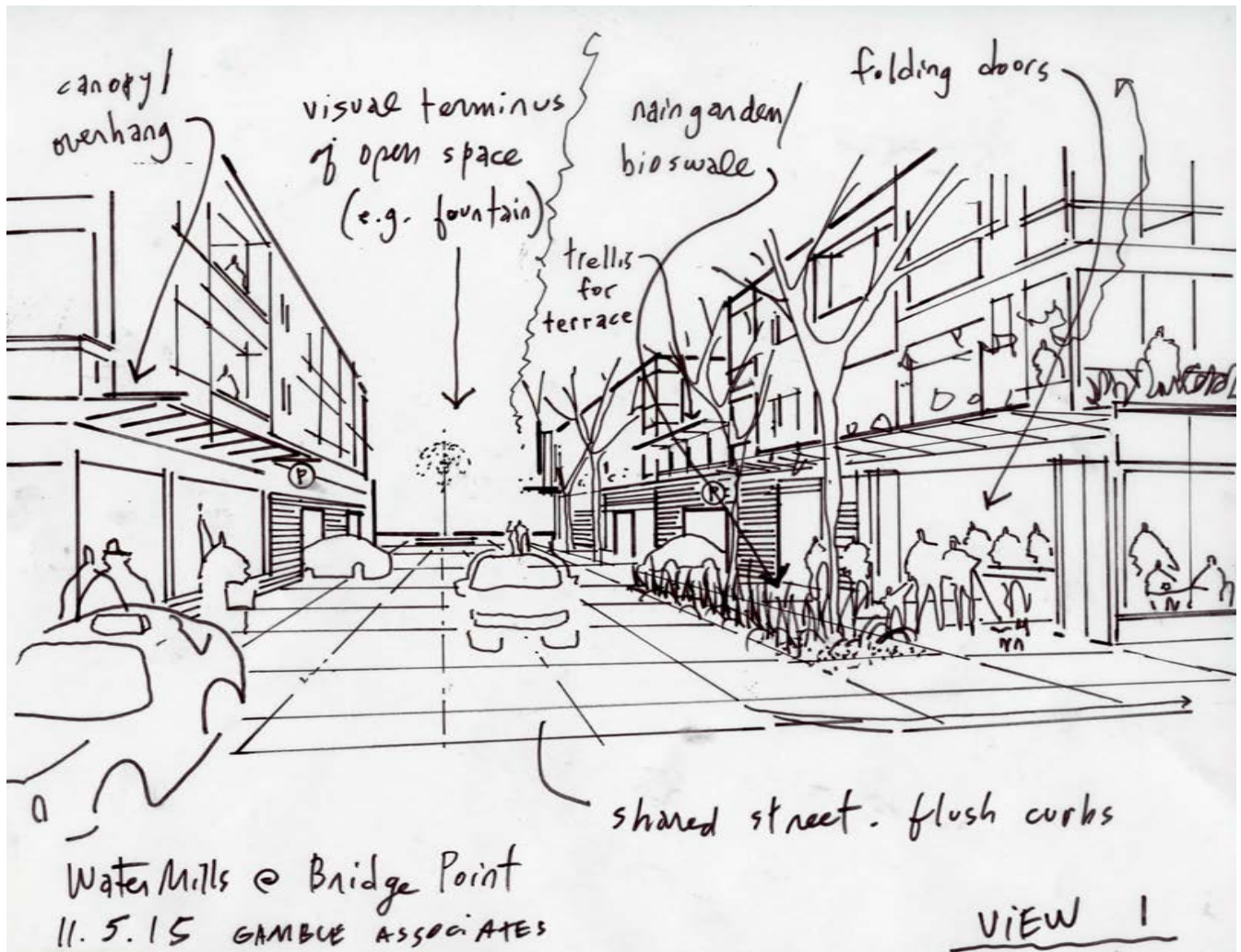
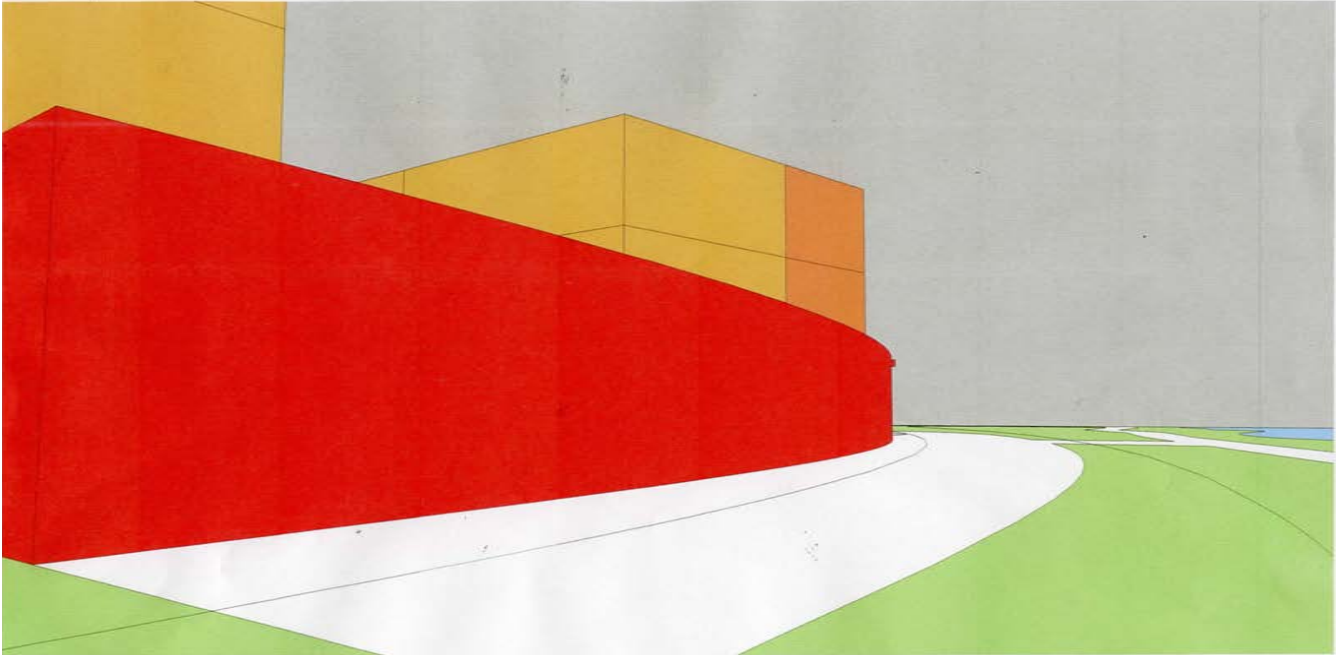
ARCHITECTURAL PRECEDENTS



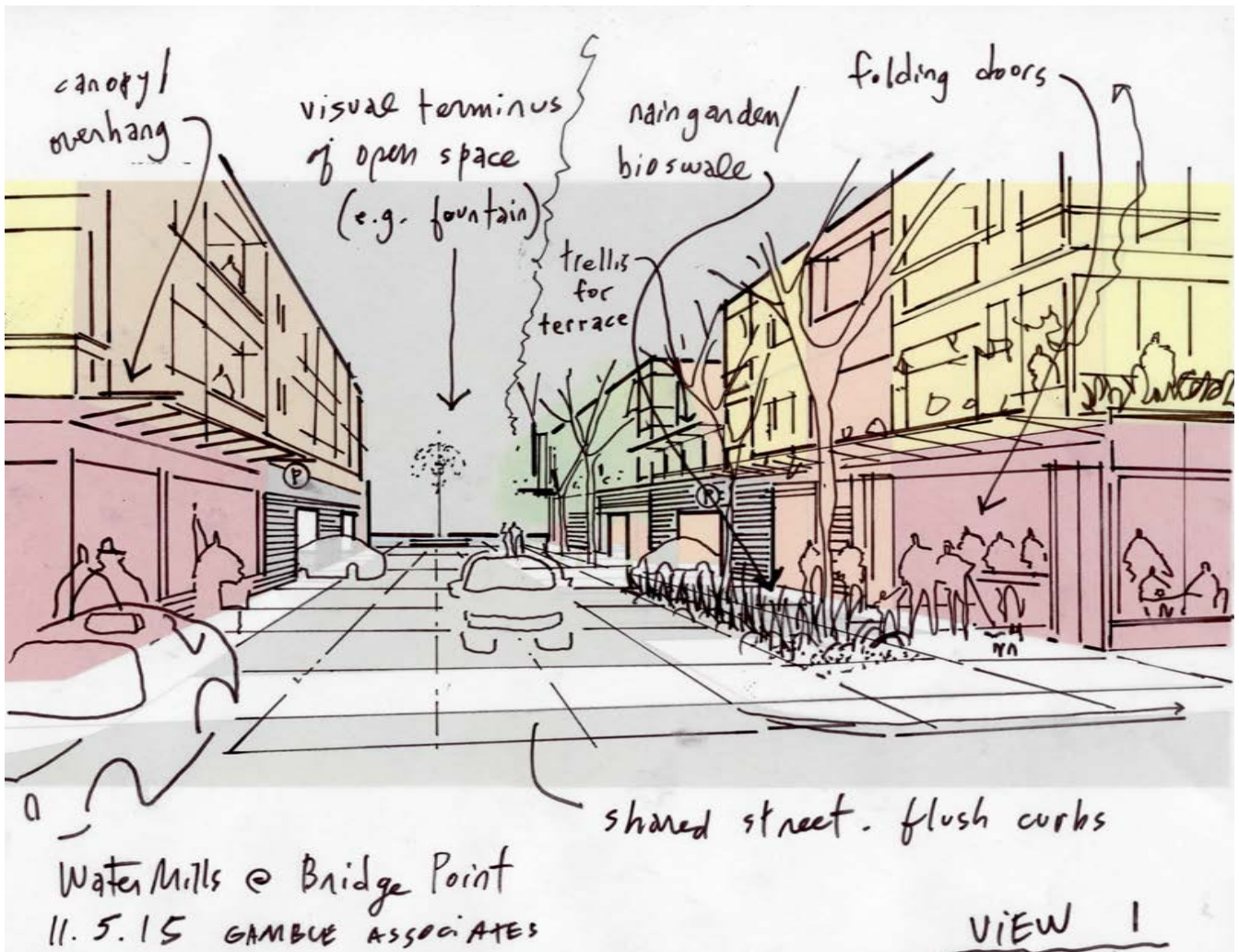
PLEASANT STREET ELEVATIONS

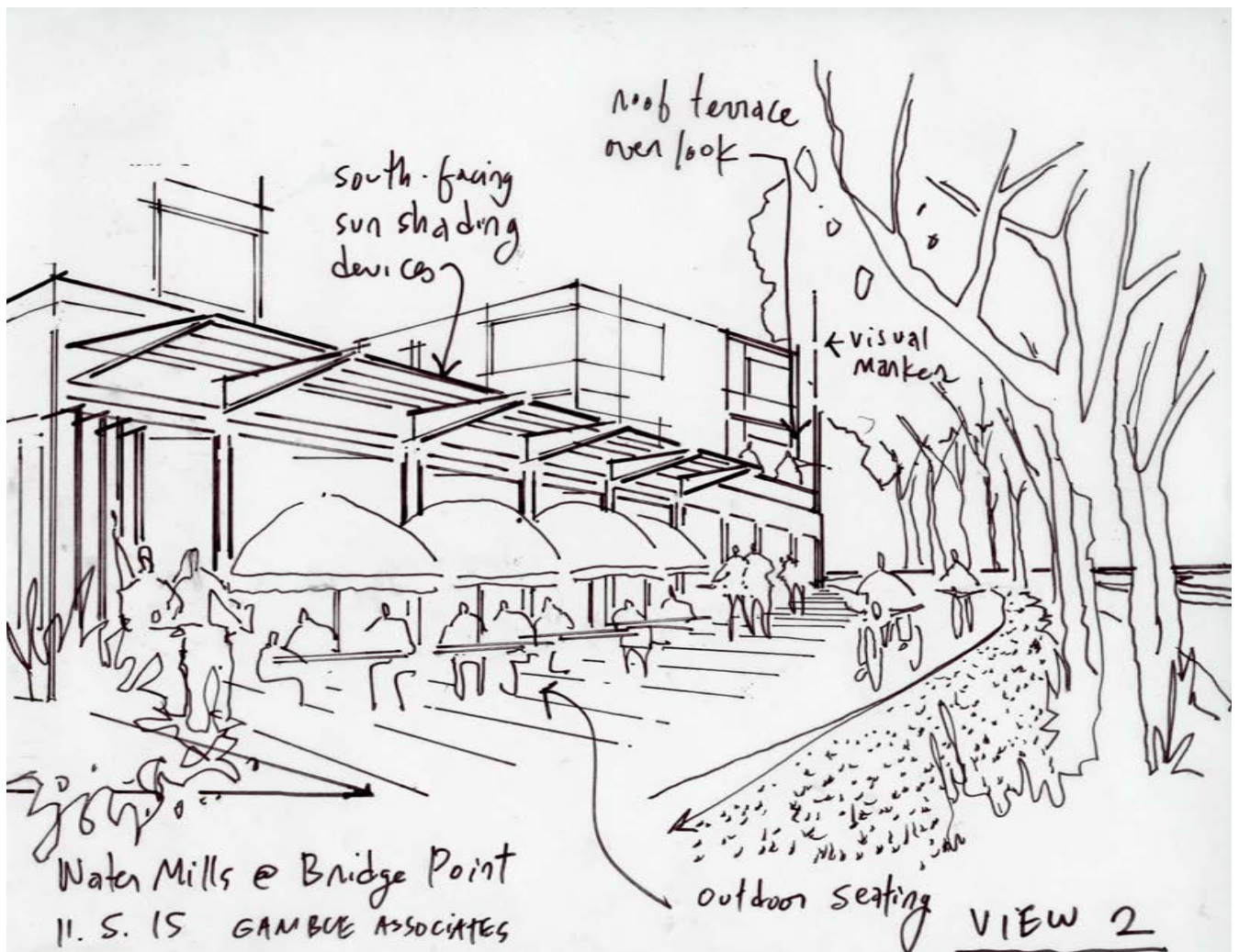
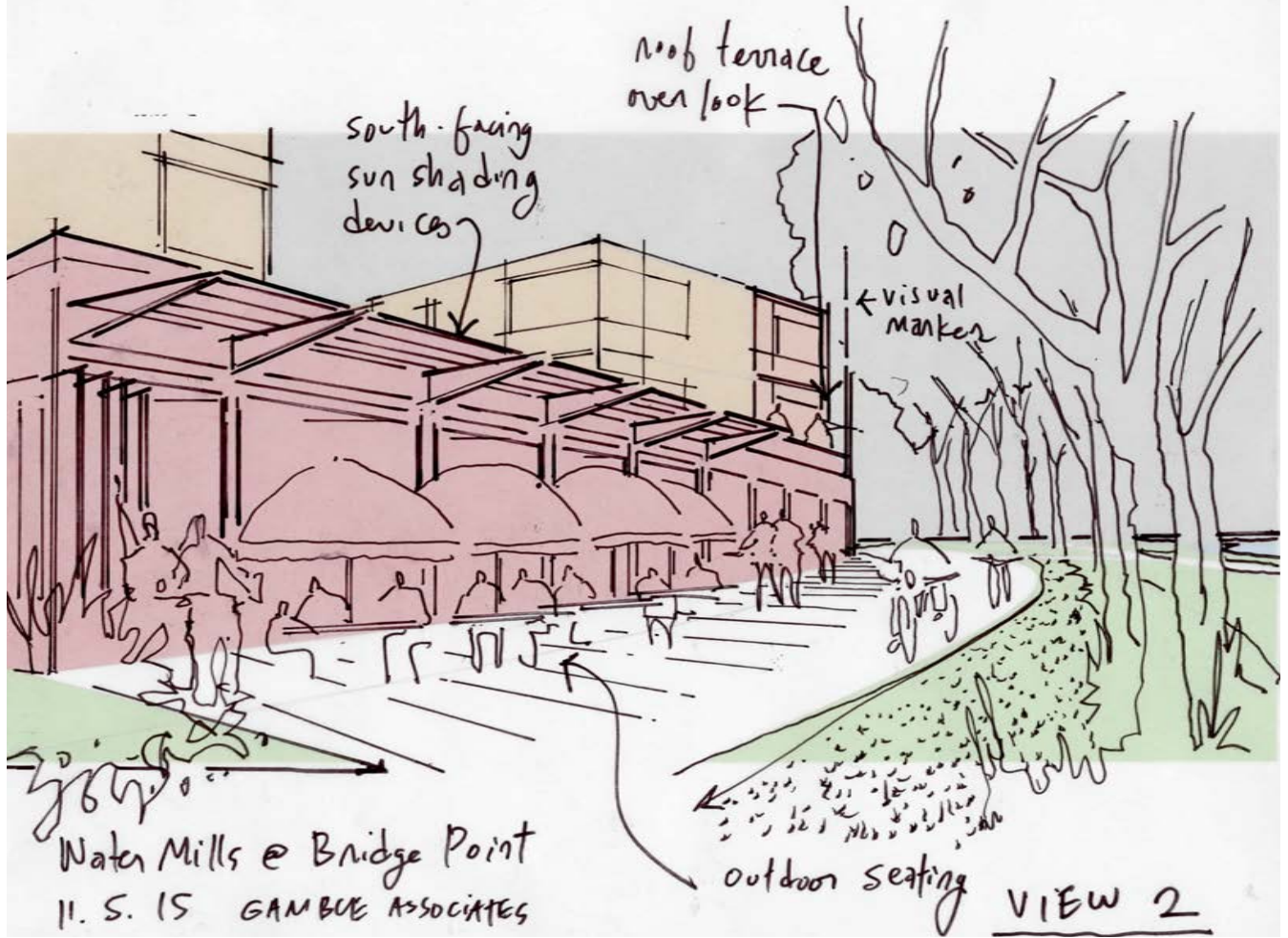


PERSPECTIVE OF RESTAURANT FROM RIVERWALK

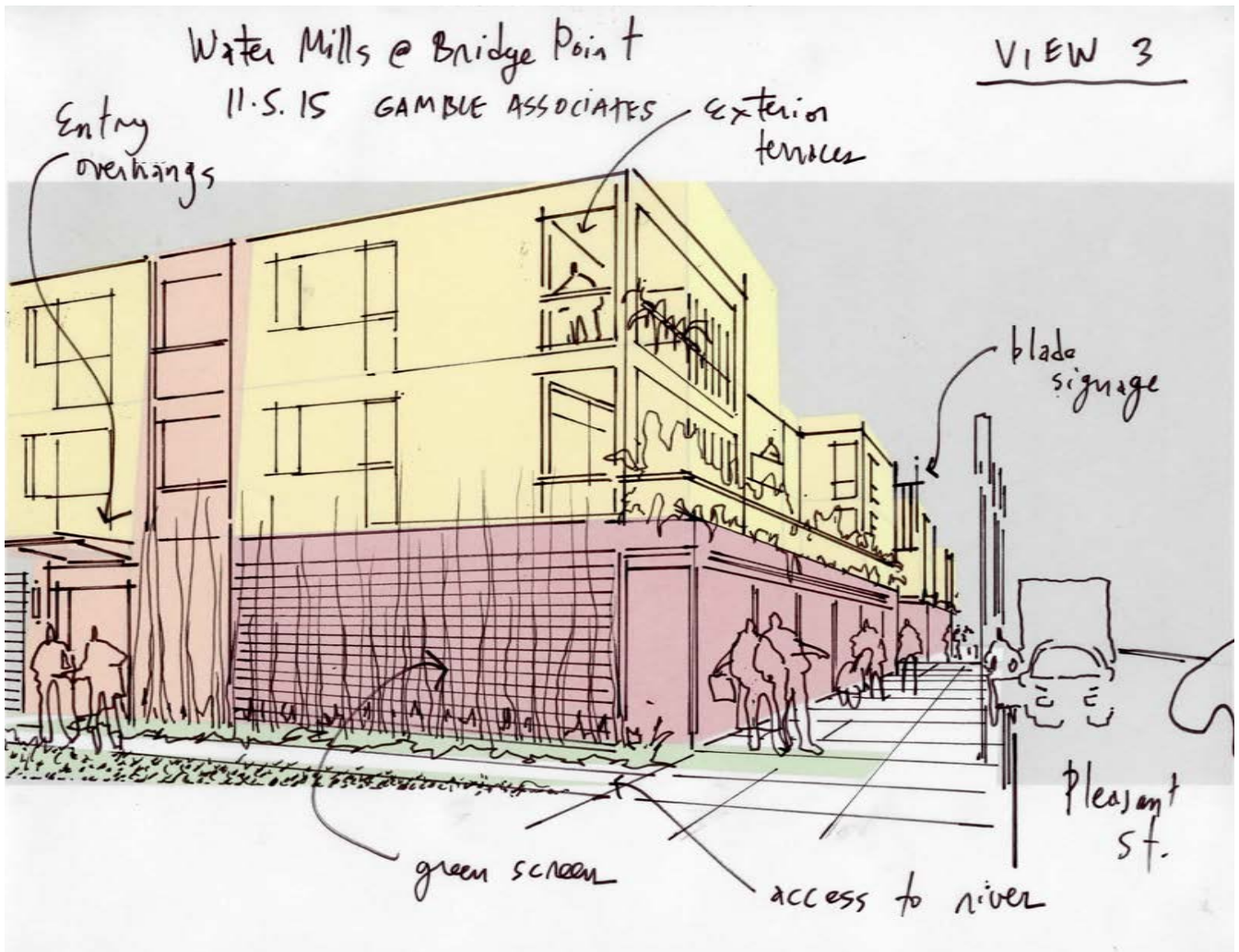


PERSPECTIVE DOWN ALLEE TOWARDS RIVER





PERSPECTIVE FROM PLEASANT ST



GAMBLE ASSOCIATES

678 Massachusetts Avenue Suite 502
Cambridge MA 02139

January 30, 2017

Steve Magoon, Director
Community Planning and Development
149 Main Street, Watertown, MA 02472
Cc: Gideon Schreiber, AICP / Andrea Adams
Sent via Email

WATER MILLS AT BRIDGE POINT DESIGN REVIEW

Based on submission dated January 12, 2017

Dear Mr. Magoon,

This memo represents a **second design review** for the Water Mills at Bridge Point, located at 330, 340 and 350 Pleasant Street in Watertown, MA. In general, this project represents a departure from other developments along the Pleasant Street corridor. The mixed-use building invites the public into and through the site by fostering connections between Pleasant Street and the Charles River Bike Path. At just three stories, the building is smaller in scale than other developments, and the majority of parking for the building is hidden from view and under cover. These are very positive characteristics.

We have identified seven (relatively minor) areas for consideration. (Drawing sheet number).

1. PEDESTRIAN BRIDGE: We feel that the pedestrian bridge helps to frame a view. The connector is in the middle of the site and, as such, is less likely to block views. The bridge needs to maintain a high degree of transparency. Considerations should be given to unique interior and exterior lighting that help to mark a transition point for those passing below it. (A3.2)

2. INTERIOR CORRIDORS: The length and proportion of West Building internal corridor is relentless. Efforts should be made to increase its width, introduce natural light and/or offset the trajectory. (A1.3)

3. STEPS TO PATH: Consider increasing the size of the steps that transition to the bike path. This will make the central court more inviting. (A0.10)

4. MATERIALS: Brick on the lower story of the building will be helpful for durability and aesthetic reasons. The brick should be solid brick and not thin veneer flats (aka lick-um' and stick-'um). (A4.1)

5. BIKE SHOP: Consider moving the bike shop to the lower story of the East Building where it would be more visible. (A1.6)

6. PLANERS/PLANTING: Who ensures that the planters are well maintained? Is it the responsibility of the management company? Ensure that the planting beds for the street trees are of a sufficient depth to allow the trees to survive and thrive. There is additional room for more street trees. (L1.1)

7. RESTAURANT SPACE: Everyone wants to see the restaurant succeed. The proportions of the space are constraining. Typically, a kitchen/service area can take between 40-50% of the floor area. While parking is at a premium for the building, the removal of eight parking spaces adjacent to the restaurant area would garner 1,000sf of space and enable the space to function more efficiently. (A1.1)

Final comment: The design expression of the building strives to recall, in my mind, former industrial buildings that were along the Charles River when heavy industry was more prevalent. The massing is simple and the elements that are attached to the building have an industrial character: metal panels, cable railings, exposed stairs, sun-shades, etc. There is restraint to the number of elements which is beneficial. Efforts need to be made to ensure that "value-engineering" does not reduce the overall quality of the building by compromising on the quantity or quality of materials and that the building is well crafted during construction. Please see attached mark-ups.

Sincerely,



David Gamble, AIA AICP LEED AP
Principal, Gamble Associates
Lecturer, Department of Urban Planning and Design
Harvard Graduate School of Design

(CONSIDER INTERIOR LIGHTING)

ENSURE A HIGH DEGREE OF TRANSPARENCY



1A/7

DESIGN REVIEW 2 GAMBOLE ASSOCIATES

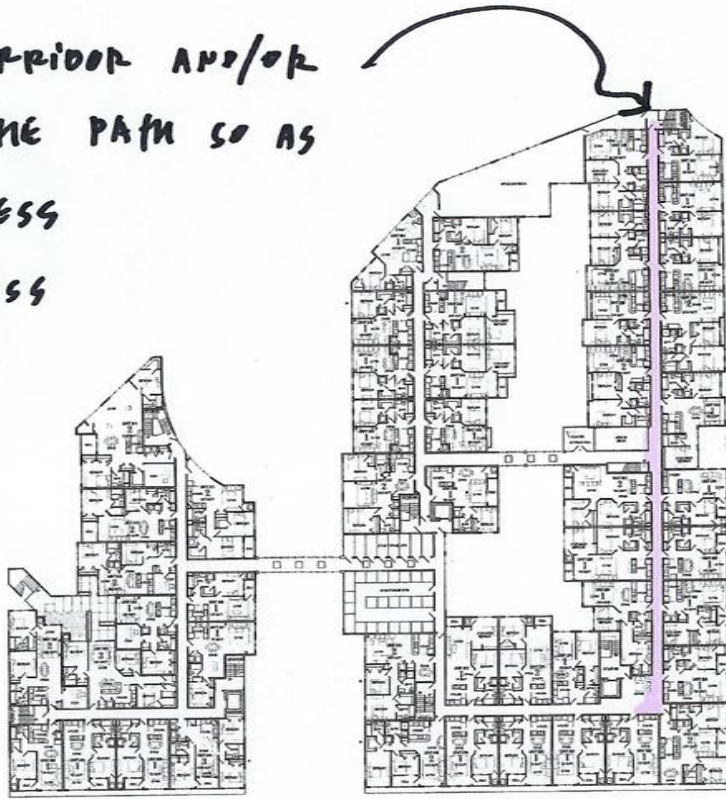
CONNECTOR BRIDGE HELPS TO FRAME VIEW OF RIVER AND CREATE THRESHOLD.



1B/7

WATERMILLS AT BRIDGEPORT
PROJECT - PLANNING
DATE - 08/14/13
SCALE - 1/4\"/>

WIDEN CORRIDOR AND/OR
 OFF SET THE PATH SO AS
 TO BE LESS
 RELENTLESS

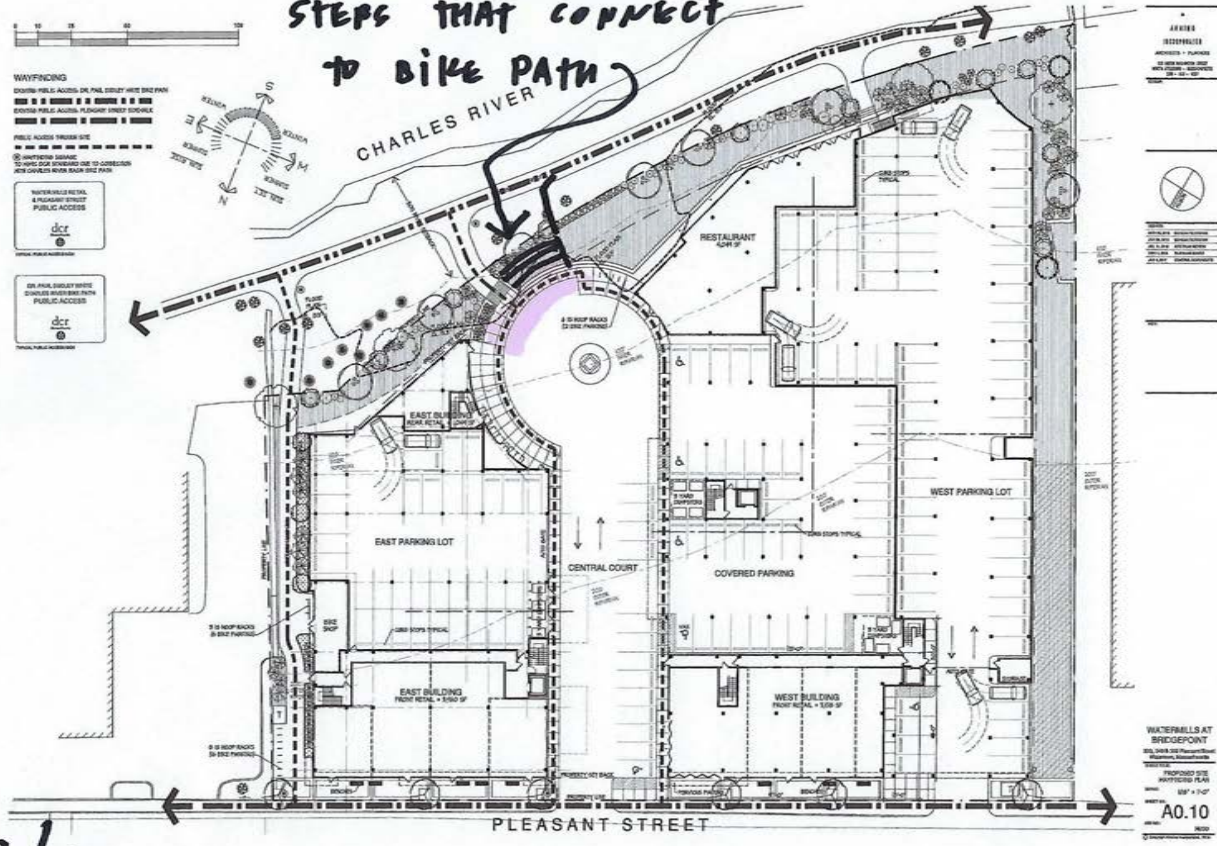


WATERMILLS AT BRIDGEPOINT
 ARCHITECTS + PLANNERS
 100 STATE STREET, SUITE 200
 BRIDGEPORT, MA 01906
 TEL: 978.686.1111
 FAX: 978.686.1112
 WWW: WWW.WATERMILLSATBRIDGEPOINT.COM

WATERMILLS AT BRIDGEPOINT
 100 STATE STREET, SUITE 200
 BRIDGEPORT, MA 01906
 TEL: 978.686.1111
 FAX: 978.686.1112
 WWW: WWW.WATERMILLSATBRIDGEPOINT.COM
 PROPOSED
 THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 DATE: 08/11/11
 SHEET NO. A1.3

2/7

CONSIDER INCREASING SIZE OF WALKWAY +
 STEPS THAT CONNECT
 TO BIKE PATH

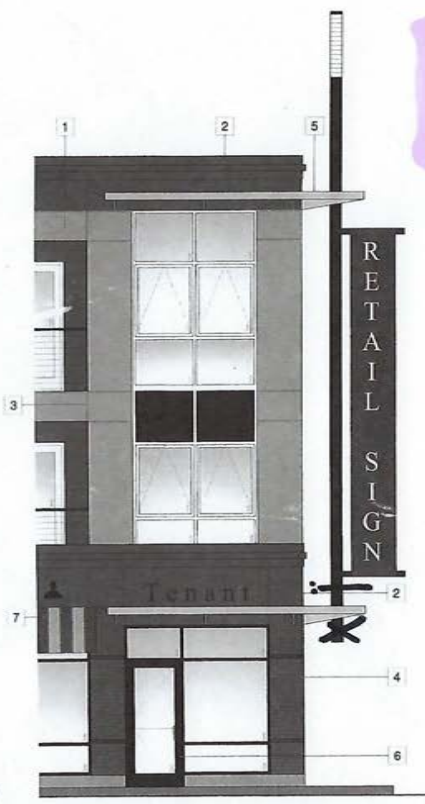


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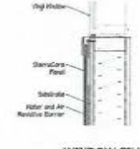
WATERMILLS AT BRIDGEPOINT
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 FAX: 978.686.1112
 WWW: WWW.WATERMILLSATBRIDGEPOINT.COM
 PROPOSED SITE
 ARCHITECTURAL PLAN
 SCALE: 1/8" = 1'-0"
 DATE: 08/11/11
 SHEET NO. A0.10

3/7

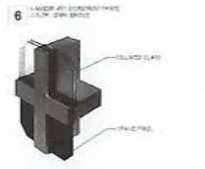
SOLID
MUST BE ACTUAL BRICK, NOT THIN BRICK "FLATS."



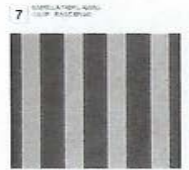
WINDOW HEAD



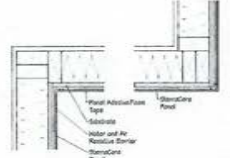
WINDOW SILL



REVEAL "H" MOLDING



INSIDE CORNER



OUTSIDE CORNER



ATAS
 Since 1963

Panels feature an outer skin of 1/2" thick aluminum bonded to a core designed for the highest strength-to-weight ratio of any composite material (CM) panel.

The prefabricated aluminum sheet covers a back panel, water resistant polyethylene center.



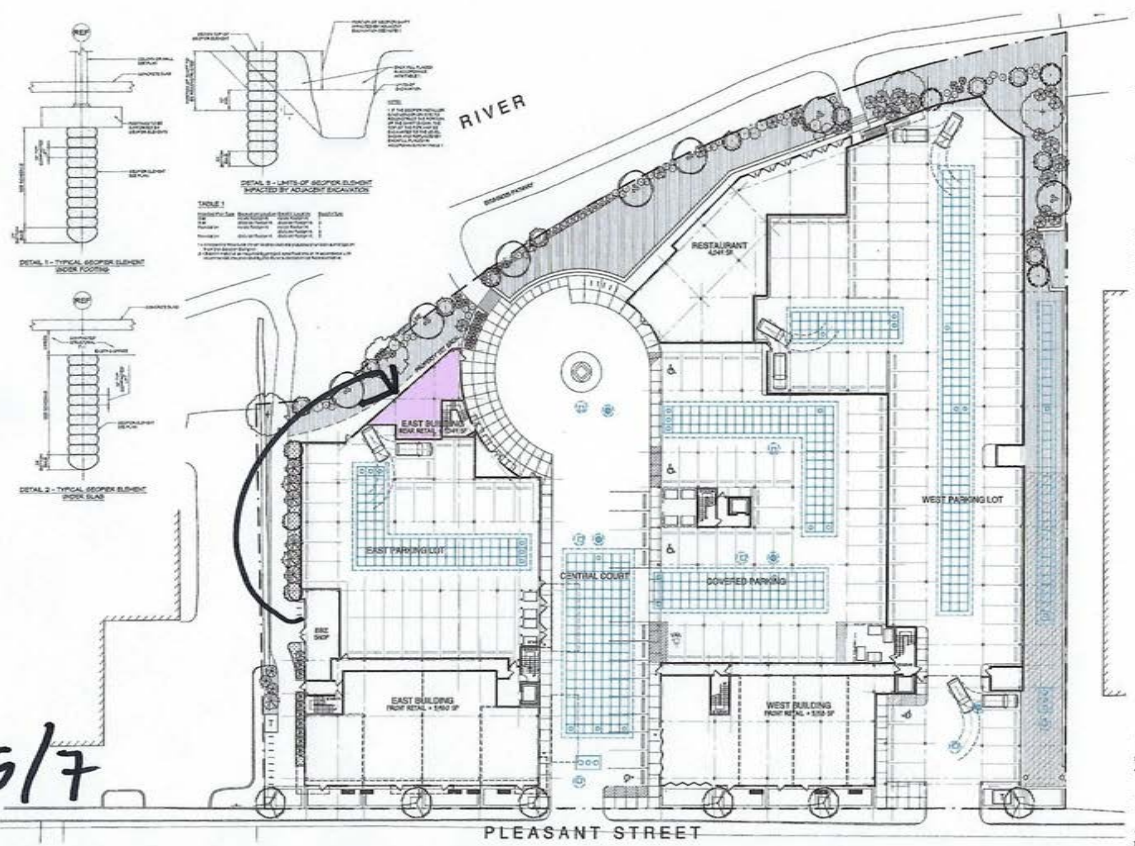
SterraCore Panel

- 1 1/2" ALUMINUM PANEL, 1/2" POLYURETHANE CORE, 1/2" POLYURETHANE CENTER
- 2 1/2" ALUMINUM PANEL, 1/2" POLYURETHANE CORE, 1/2" POLYURETHANE CENTER
- 3 1/2" ALUMINUM PANEL, 1/2" POLYURETHANE CORE, 1/2" POLYURETHANE CENTER

WATERMILLS AT BRIDGEPOINT
 200, 300 & 400 Pleasant Street
 BRIDGEPOINT, MA 01922

DATE: 11/10/10
 A4.1
 11/10/10

4/7



WATERMILLS AT BRIDGEPOINT
 200, 300 & 400 Pleasant Street
 BRIDGEPOINT, MA 01922

DATE: 11/10/10
 A1.6
 11/10/10

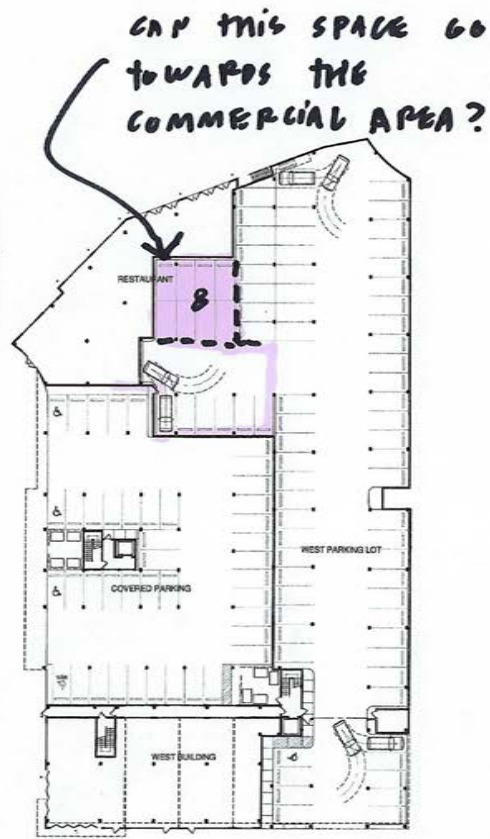
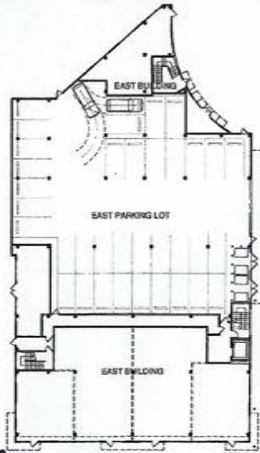
5/7

Bike shop would be more visible towards bike path.

THE RESTAURANT WILL
 HAVE A BETTER CHANCE
 OF SURVIVING IF THE FLOOR
 PLAN WAS MORE CONDUCTIVE
 FOR A KITCHEN AREA +
 SERVICE.

TRADE OFF:

BETTER
 UTILIZATION OF
 RESTAURANT
 SPACE BUT LOSS
 OF 8 PARKING SPACES



7/7

ARCHITECT	ARCHITECTS + PLANNERS
DATE	10/20/2010
PROJECT	WATERMILLS AT BRIDGEPOINT
SCALE	1/8" = 1'-0"
DATE	10/20/2010
PROJECT	WATERMILLS AT BRIDGEPOINT
SCALE	1/8" = 1'-0"
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PROJECT	WATERMILLS AT BRIDGEPOINT
SCALE	1/8" = 1'-0"
DATE	10/20/2010

DESIGN REVIEW WATERTOWN, MA

80 ELM STREET

GAMBLE ASSOCIATES

678 Massachusetts Avenue Suite 502
Cambridge MA 02139

February 20, 2018

Steve Magoon, Director
Community Planning and Development
149 Main Street, Watertown, MA 02472
Cc: Gideon Schreiber, AICP / Andrea Adams
Sent via Email

80 ELM STREET DESIGN REVIEW

Based on submission dated January 31, 2018

Dear Mr. Magoon,

This memo represents an **initial design review** for the 80 Elm Street project in Watertown, MA. Multi-story storage facilities are becoming increasingly common across our landscape. Over the last decade, the architecture of these buildings has evolved from sprawling, solid, single-story complexes to multi-story buildings with a smaller footprint. In addition, many seek to increase natural light into the building to diminish the monolithic character of the structure.

Unfortunately, most of the time, the introduction of glass highlights the fact that what lies beyond is merely storage units. The design exercise, then, really becomes how to elegantly clad a building that largely doesn't want to have a good deal of transparency.

We have identified six (6) areas for consideration.

1. Concentrate more active ground floor uses along Elm Street, including aligning a pedestrian entrance;
2. Consider introducing synergistic new use like shared work spaces, meeting space, arts, or other programs on the ground level;
3. Raise the proportions of the ground floor;
4. Simplify the other elevations and place more emphasis (and material quality and detailing) along the primary Elm Street facade and around the corners;

5. Introducing glass is a good idea, but simply revealing storage units behind is not a good use of windows or material expression;
6. Consider opportunities to relate to paths or other adjacent community assets.

Final comment: There are many examples where creative cladding adds visual interest to the building. Exterior elevations can rely on color, material, texture, light, screens, super graphics or art to imbue the structures with visual interest and delight. Please see attached mark-ups and precedent images for consideration. Feel free to contact me for a follow-up review or to clarify the intentions.

Sincerely,

A handwritten signature in black ink that reads "David Gamble". The signature is written in a cursive, slightly slanted style.

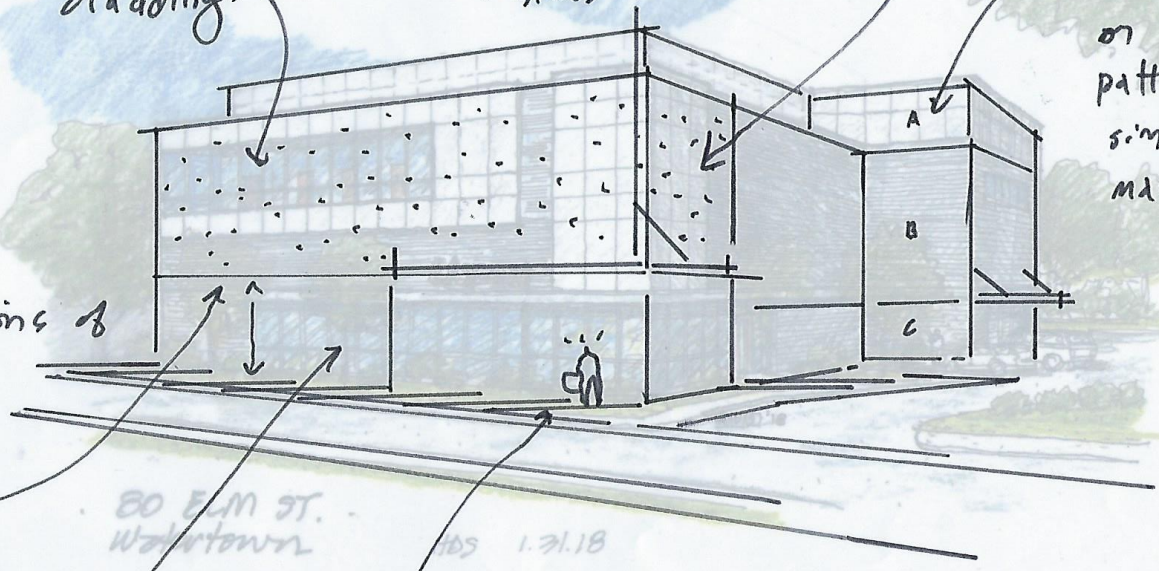
David Gamble, AIA AICP LEED AP
Principal, Gamble Associates
Lecturer, Department of Urban Planning and Design
Harvard Graduate School of Design

1/2 mesh screen
green screen
super graphics
not
light
color
wood

Introduce
higher quality
materials on
elm Street elevation
+ sides

Add
Variation
in
dimension
or
pattern of
similar
material.

Increase
proportions of
ground
floor



Increase
"active"
ground floor
uses along

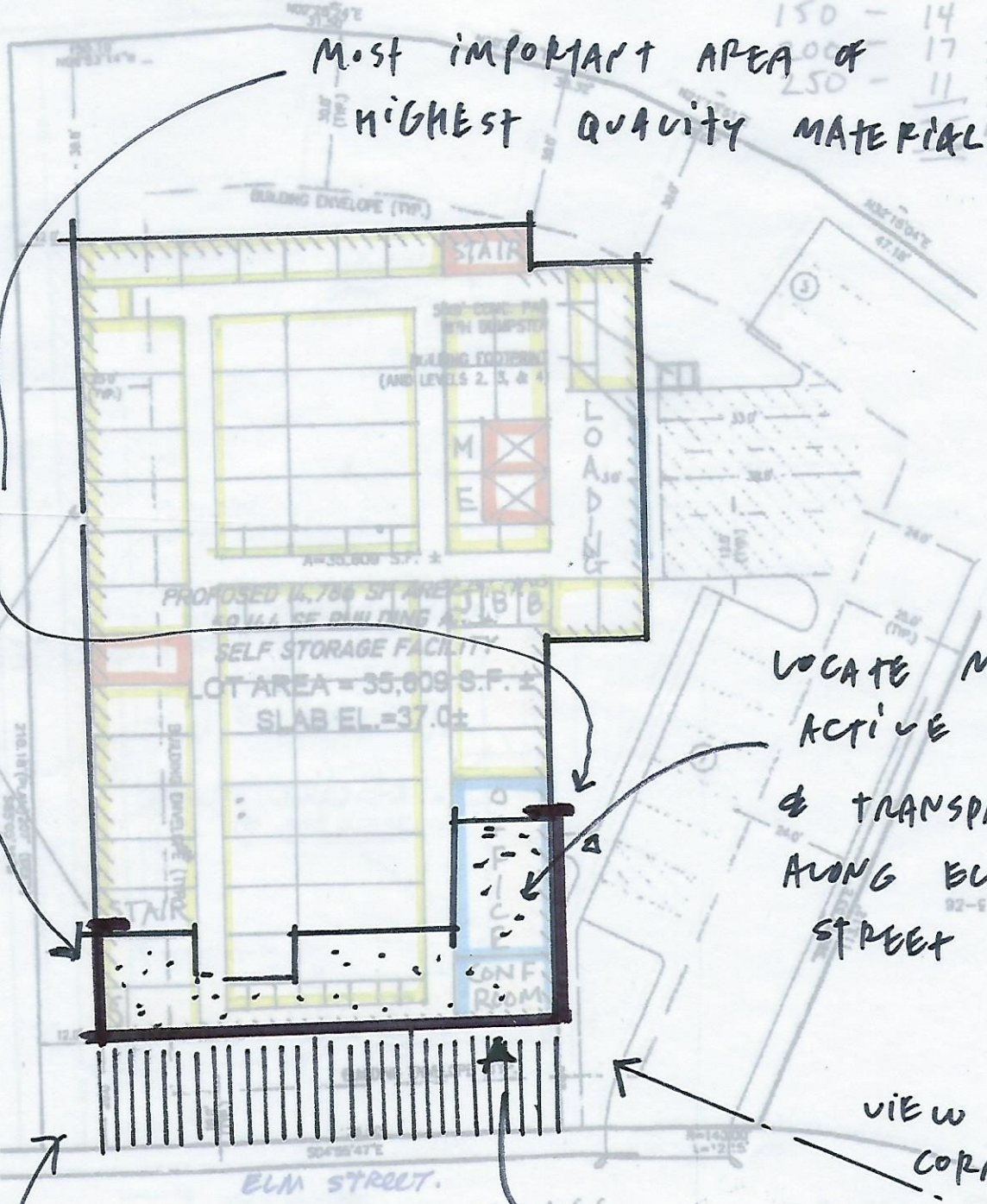
Consider building
entry from Elm Street
primary facade

GAMBLE ASSOCIATES
86 ELM ST.
2/20/19 Review

2/2

SIZE	VALUES	\$/sq.
25	- 12	300
50	- 9	450
100	- 12	1200
150	- 14	2,100
200	- 17	3,400
250	- 11	2,750
		<u>10,200</u>

Most important area of highest quality material



LOCATE MORE ACTIVE USES & TRANSPARENCY ALONG ELM STREET

VIEW OF CORNER OF BLDG

→ FIRST FLOOR PLAN ENHANCE RECEPTION DIAGRAM RELATIONSHIP WITH ELM STREET

BUILDING ENTRY

GAMBUE ASSOCIATES

80 ELM ST.
2/20/18 REVIEW



80 Elm Street

Examples of innovative facade treatments of commercial buildings

80 Elm Street Watertown, MA February 20, 2018

architecture
urban design **GAMBLE
ASSOCIATES**

Facade types

Metal / mesh screen



Leawood Speculative Office
Leawood, KS

Architect: el dorado inc

Facade types

Metal / mesh screen



80 Elm Street Project Watertown, MA February 20, 2018

Fraunhofer Institute
Aachen, Germany

Architect: JSWD

Facade types

Metal / mesh screen



80 Elm Street Project Watertown, MA February 20, 2018

RWTH Aachen
Aachen, Germany

Architect: KSG architects

Facade types

Metal / mesh screen



Zahner Headquarters
Kansas City, MO

Architect: Crawford Architects

80 Elm Street Project Watertown, MA February 20, 2018

5 of 28

Facade types

Green screen



Taco Bell Headquarters
Irvine, CA

Architect: LPA

80 Elm Street Project Watertown, MA February 20, 2018

6 of 28

Facade types

Green screen



National Grid Headquarters
Warwick, UK

Architect: One world design

80 Elm Street Project Watertown, MA February 20, 2018

7 of 28

Facade types

Green screen



Parhaus N2
Mannheim, Germany

Architect: ---

80 Elm Street Project Watertown, MA February 20, 2018

8 of 28

Facade types

Green screen



KMC Corporate office
Hyderabad, India

Architect: RMA Architects

80 Elm Street Project Watertown, MA February 20, 2018

9 of 28

Facade types

Super graphics / pattern



Agave Library
Phoenix, AZ

Architect: Will Bruder

80 Elm Street Project Watertown, MA February 20, 2018

10 of 28

Facade types
Super graphics / pattern



One Workplace
Santa Clara, CA

Architect: Design Blitz

Facade types
Super graphics / pattern



Boston Food Bank
Boston, MA

Architect: Chan Krieger Sieniewicz

Facade types
Super graphics / pattern



Tradeport Logistic Centre
Hong Kong Airport, Hong Kong

Architect: Aedas

Facade types
Art



Fisher Street Car Park
Cabramatta, Australia

Architect: Studio 1

Facade types

Art



Wind Veil
Charlotte, NC

Artist: Ned Khan

80 Elm Street Project Watertown, MA February 20, 2018

15 of 28

Facade types

Art



Turbulent Line
Brisbane Airport, Australia

Artist: Ned Khan

80 Elm Street Project Watertown, MA February 20, 2018

16 of 28

Facade types

Art



Harlem Hospital Center
New York, NY

Architect: HOK

80 Elm Street Project Watertown, MA February 20, 2018

17 of 28

Facade types

Art



'Spaces of hope', Greenway
Boston, MA

Artist: Mehdi Ghadyanloo

80 Elm Street Project Watertown, MA February 20, 2018

18 of 28

Facade types

Light



Mondeal Square
Ahmedabad, India

Architects: Blocher Blocher

80 Elm Street Project Watertown, MA February 20, 2018

19 of 28

Facade types

Light



Hotel WZ Jardins
São Paulo, Brazil

Architect: Guto Requena

80 Elm Street Project Watertown, MA February 20, 2018

20 of 28

Facade types

Light

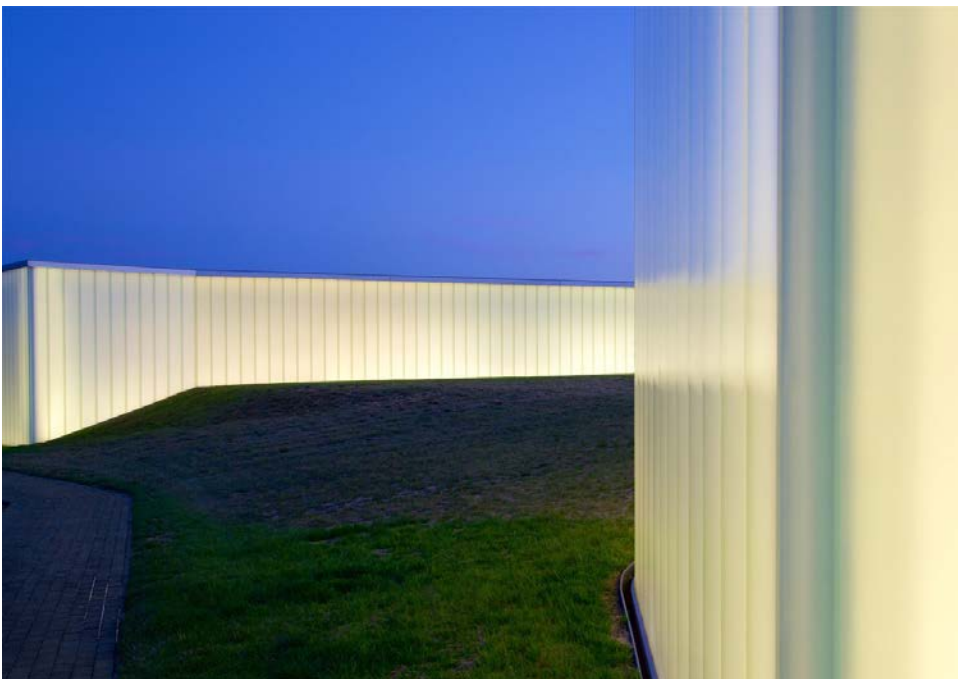


Terminal 2
Hong Kong Airport, Hong Kong

Architect: SOM

Facade types

Light



Nelson-Atkins Museum of Art
Kansas City, MO

Architect: Steven Holl

Facade types

Color



Complex School
Bobigny, France

Architect: Mikou Design Studio

80 Elm Street Project Watertown, MA February 20, 2018

23 of 28

Facade types

Color



Museum Brandhorst
Munich, Germany

Architect: Sauerbruch Hutton

80 Elm Street Project Watertown, MA February 20, 2018

24 of 28

Facade types

Color



Prestwood Infant School
Buckinghamshire, UK

Architect: De Rosee Sa

80 Elm Street Project Watertown, MA February 20, 2018

25 of 28

Facade types

Wood



Parking Garage
Coesfeld, Germany

Architect: bhundf architects

80 Elm Street Project Watertown, MA February 20, 2018

26 of 28

Facade types

Wood



Harry Parker Boathouse
Boston, MA

Architect: Anmahian Winton

80 Elm Street Project Watertown, MA February 20, 2018

27 of 28

Facade types

Wood



Schachinger logistics
Linz, Austria

Architect: Poppe Prehal

80 Elm Street Project Watertown, MA February 20, 2018

28 of 28

GAMBLE ASSOCIATES

678 Massachusetts Avenue Suite 502
Cambridge MA 02139

March 26, 2018

Steve Magoon, Director
Community Planning and Development
149 Main Street, Watertown, MA 02472
Cc: Gideon Schreiber, AICP / Andrea Adams
Sent via Email

80 ELM STREET DESIGN REVIEW #2

Based on Developer Meeting on March 21, 2018

Dear Mr. Magoon,

This memo represents a **second design review** for the 80 Elm Street project in Watertown, MA. A follow-up meeting with the development team and their architect took place at Town Hall on March as a follow-up to the initial February 20, 2018 memo. After reviewing the project, progress has been made on the proportions, material palette and distribution and size of the ground floor uses.

A number of remaining areas warrant greater study:

1. Ensure active ground floor uses along the length of Elm Street (e.g. shared work spaces, meeting space, exhibit space, or other programs on the ground level). Consider folding doors on the lower level that can spill out onto the courtyard.
2. If some transparency is warranted on the upper floors, integrate the window fenestration into the pattern of the adjacent metal panel cladding.
3. Integrate a side door entry and consider using permeable pavers in the short-term drop off area.

4. Appropriately-scaled projecting signage will allow greater visibility for the building. In keeping with the metal/industrial aesthetic of the building, consider laser-cut metal as a blade sign.

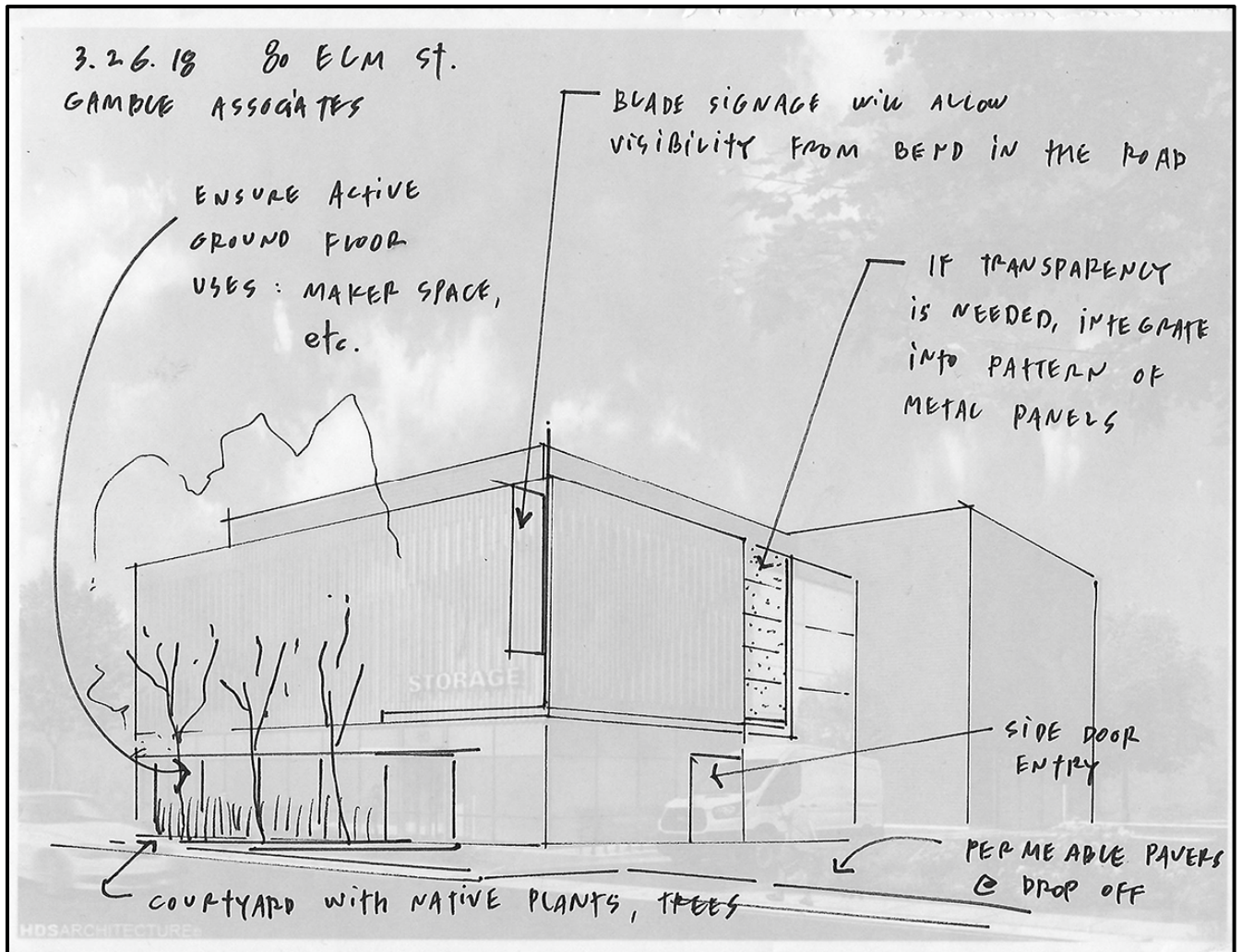


Diagram of areas for greater study over rendering provided.



Signage precedents.

Sincerely,

David Gamble

David Gamble, AIA AICP LEED AP
Principal, Gamble Associates
Lecturer, Department of Urban Planning and Design
Harvard Graduate School of Design

DESIGN REVIEW WATERTOWN, MA

100 N. BEACON STREET

100 N. BEACON STREET ASSISTED LIVING / MEMORY CARE

DESIGN REVIEW

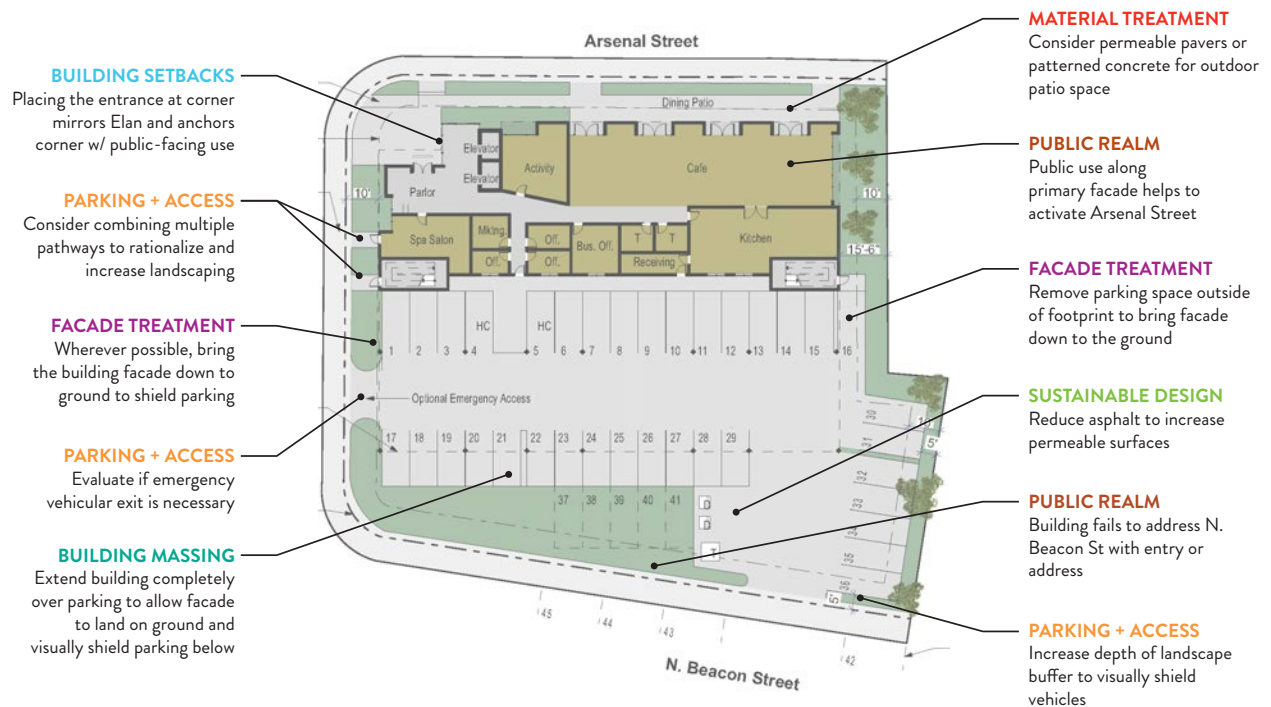
Based on March 5th Concept Design



Prepared for
Community Development & Planning Department
Town of Watertown, MA

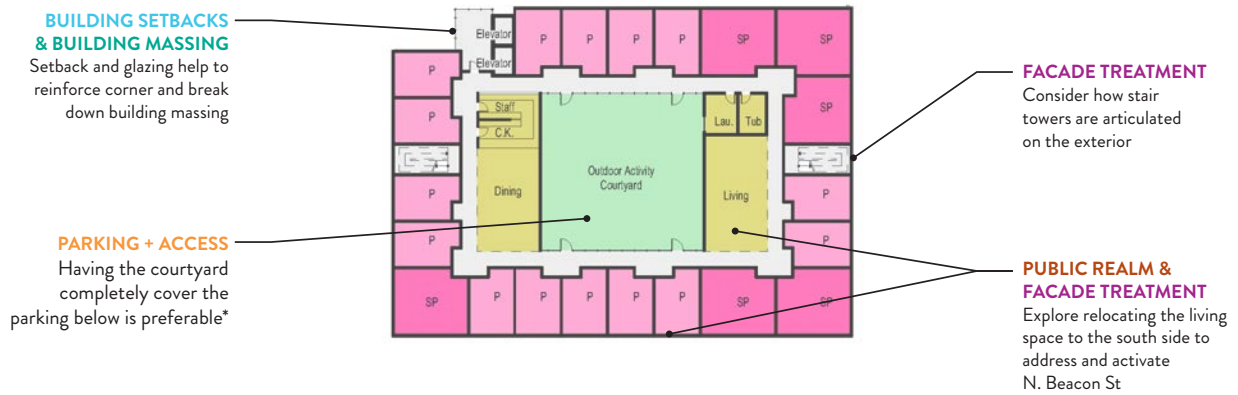
architecture
urban design **GAMBLE
ASSOCIATES**

ANALYSIS OF EXISTING DESIGN GROUND FLOOR



ANALYSIS OF EXISTING DESIGN

SECOND FLOOR



*Implications for Lot Coverage Calculations

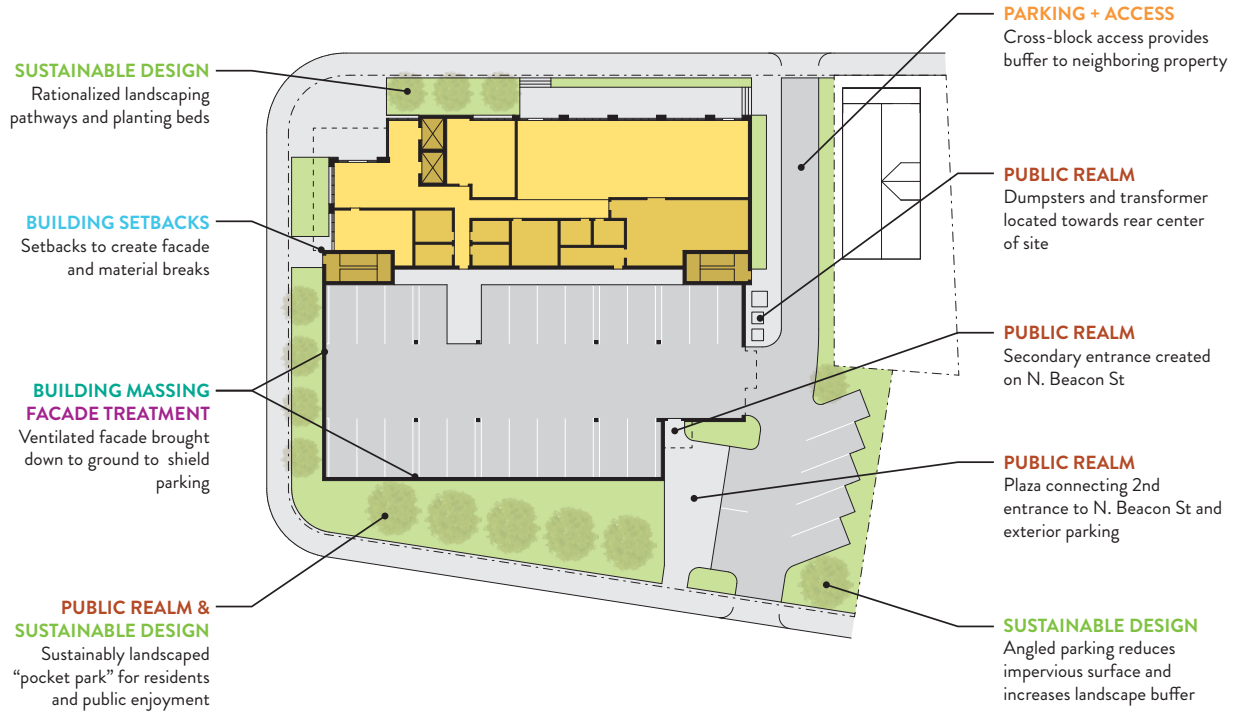
ANALYSIS OF EXISTING DESIGN

THIRD - FIFTH FLOOR



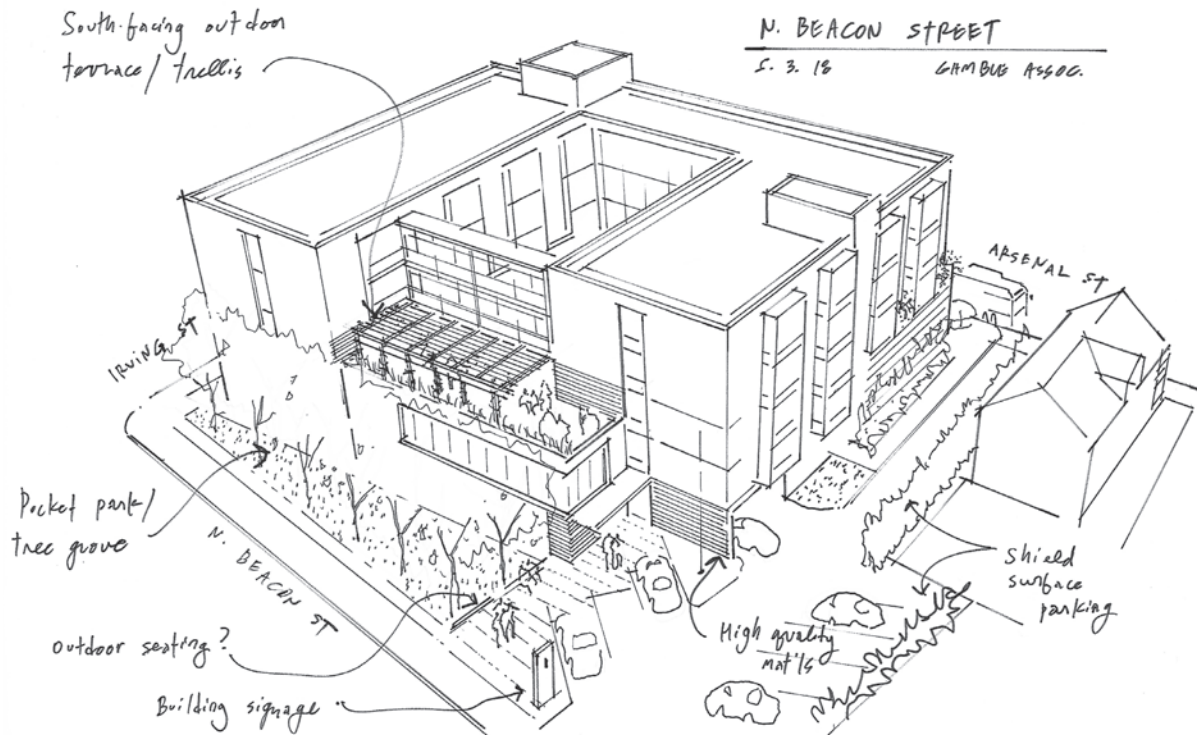
POTENTIAL ALTERNATE DESIGN

FIRST FLOOR

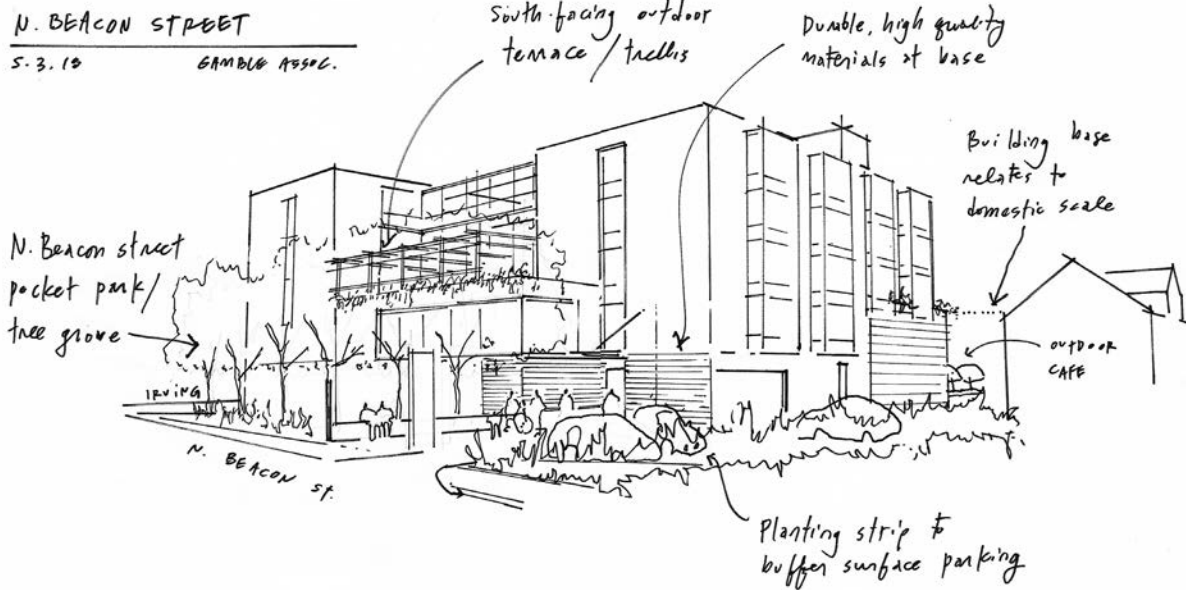


ALTERNATE MASSING SCENARIO

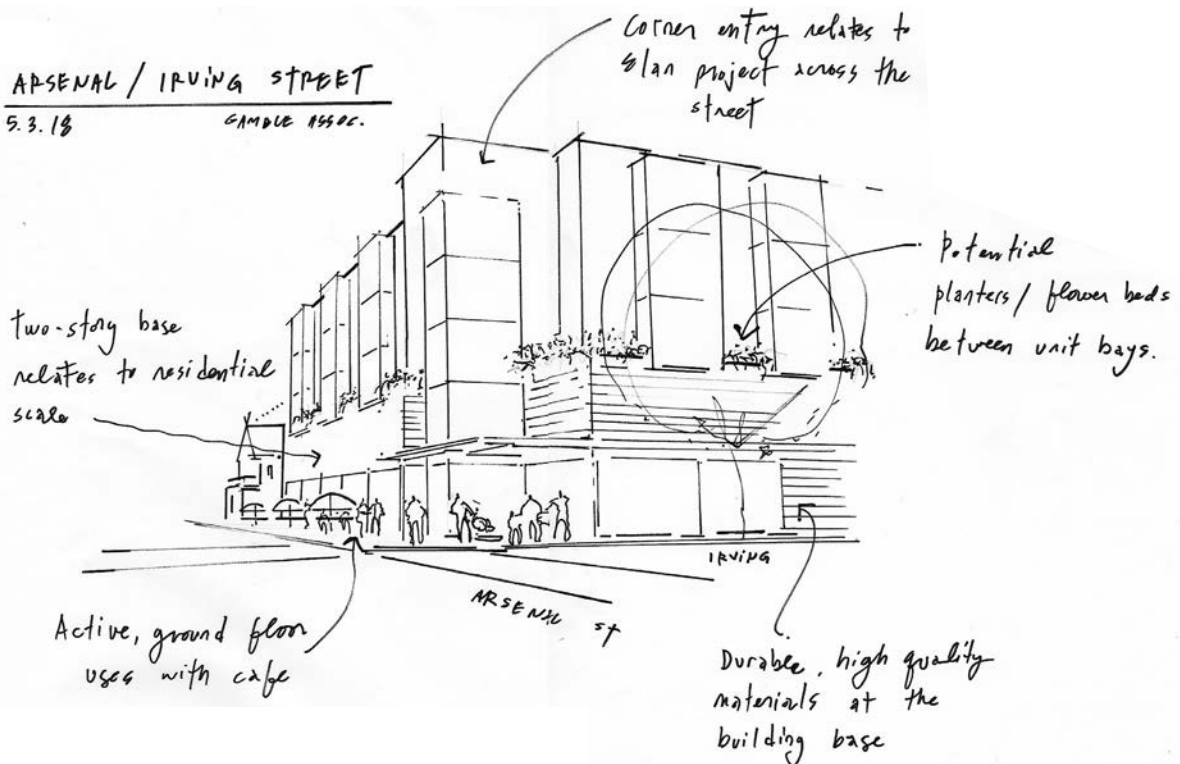
AERIAL FROM ABOVE N. BEACON ST



ALTERNATE MASSING SCENARIO
LOOKING WEST ALONG N. BEACON ST



ALTERNATE MASSING SCENARIO
LOOKING EAST ALONG ARSENAL ST



DESIGN REVIEW WATERTOWN, MA

101 N. BEACON STREET

GAMBLE ASSOCIATES

678 Massachusetts Avenue Suite 502
Cambridge MA 02139

January 23, 2019

Steve Magoon, Director
Gideon Schrieber, Andrea Adams
Community Planning and Development
149 Main Street, Watertown, MA 02472
Sent via Email

101 N Beacon Street Design Review

Based on concept plans dated January 16, 2019

Dear Mr. Magoon,

This memo represents an initial design review for the 101 North Beacon Street Project in Watertown, MA submitted by Seabrook Real Estate Partners and Embarc Studio Architects. The drawings were received on Wednesday, January 16th and an initial meeting between town staff, the developer, the architectural and landscape team and Gamble Associates occurred on Friday, January 18, 2019 at which time we discussed the preliminary concepts for the site. The site is currently occupied by a commercial use and is defined by North Beacon Street, Irving street and Ladd Street.

Sincerely,



David Gamble, AIA AICP LEED AP
Principal, Gamble Associates
Lecturer, Department of Urban Planning and Design
Harvard Graduate School of Design

GENERAL COMMENTS

As with Arsenal Street, the transformation of the North Beacon Street is well underway. With the construction of a number of large-scale residential and commercial projects near the property like Elan Union Market, development pressures are moving to adjacent corridors. The new development is capitalizing on the growing residential population and amenities emerging on the ground floors. Given the surrounding development, the transformation 101 North Beacon Street site was inevitable. The property is currently occupied by a one-story commercial use.

Although the Town is interested in cultivating more commercial uses along its primary corridors, from an urban design perspective the site does not appear to be a good location for retail uses. North Beacon Street is a heavily-travelled thoroughfare with little pedestrian traffic. The introduction of a for-sale product in this location however does makes sense. There are few condominiums being built in Watertown at this scale. Although the surrounding neighborhood to the south is comprised of two-family or single-family homes, a three-story residential building brackets the neighborhood and creates a stronger edge to the block.

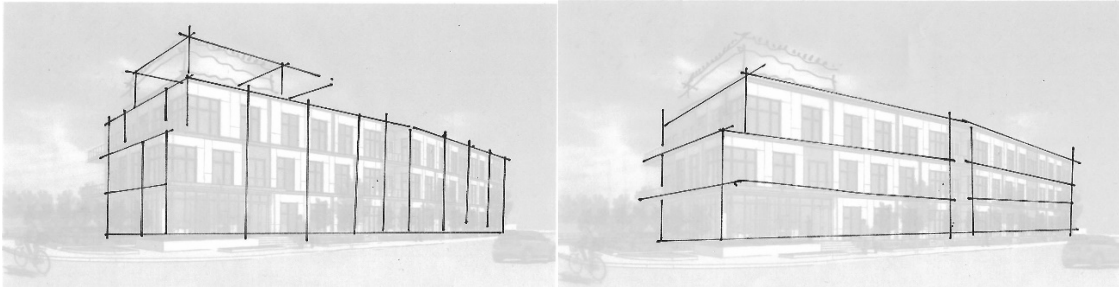
From a site planning perspective, the preliminary plans submitted by the applicant achieve the following: the project creates a stronger public realm interface with the sidewalk in the form of a patio and planter with residential units facing the street, the surface parking is located partially below the building and is well landscaped and the density does not exceed the allowable limit.

There are a few areas that warrant greater study. These recommendations are listed below

Therefore, this design review focuses on the following Design Guideline categories:

1. FAÇADE TREATMENT

The design of the building includes a break or kink at the approximate midpoint of the building in order to diminish the perceived length of the elevation. This is an effective design strategy as it also shifts the building's eastern edge so that a public space can be created at the intersection of North Beacon and Irving Streets. However, if an objective is to diminish the perceived length of the elevation, the building's cladding should not be aligned horizontally as it reinforces the floor levels. Rather, *a vertical emphasis* (perhaps aligning with the individual units on each floor), will break up the façade's length and reinforce a more residential scale.



Recommendation: divide the elevation vertically rather than horizontally to diminish the perceived length of the elevation along North Beacon Street.

2. SUSTAINABLE DESIGN

Addressing storm water runoff and including a south-facing, planted buffer is good. The green buffer is adjacent to the existing homes. However, a mid-block pedestrian path does not seem warranted. The neighbors may prefer *not* to have a public access point along the length of the property they share with this site, especially if outdoor seating is provided. The seating may encourage loitering.

Recommendation: The planted edge will be more effective simply as a water retention area with native plantings. There is a new pocket park under construction across from the Elan development and of course the Charles Reservation Park is to the south.

3. MATERIAL SELECTION

The applicant included precedent images of high-quality materials which is appropriate for a condominium project. It is important that the materials are durable and high quality. While the building is still in conceptual/schematic stage, the initial perspective renderings show what appear to be a panelized system which is inexpensive and has proliferated in recent years.

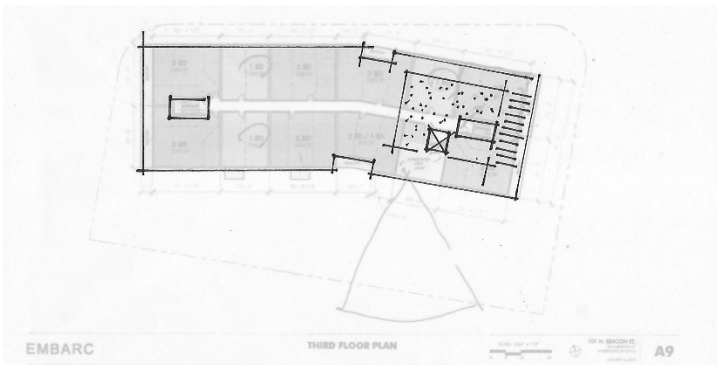
Recommendation: The following strategies are listed in the Design Guidelines booklet: High-quality, locally sourced materials / recyclable, low embodied energy materials / environmentally, historically appropriate materials / natural materials that have texture, variation and tactility. We encourage the applicant to study the surrounding historic neighborhood context for inspiration in terms of the material palette. Below are photographs of some of the existing buildings in the area surrounding the site.



Surrounding residential/institutional scale buildings where wood and brick are common.

4. BUILDING MASSING

The rooftop can be an amenity for the residents. As the elevator/stair tower have rooftop access, considerations should be given to a shared common space at the roof level. A pergola/trellis, similar to the Perkins School could tie this exterior rooftop space to the ground-level outdoor amenity space adjacent to the entry.



Exterior trellis at the Perkins School.

End of memo

1/23/19 Gamble Associates

architecture
urban design

GAMBLE
ASSOCIATES

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david@gambleassoc.com

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