

DODSON & FLINKER

Landscape Architecture and Planning

June 7, 2023

Joseph Pessimato
Assistant Town Administrator
Town of Wenham
138 Main Street, Wenham, MA 01984

Dear Mr. Pessimato,

Dodson & Flinker is pleased to present this proposal for consulting services related to an evaluation of long-term best utilization of the Town-owned 91 Grapevine Road/Iron Rail Property – the “Iron Rail Highest and Best Use Study.” As you will see in the attached team description, we are licensed landscape architects and AICP certified planners with many years of experience assisting Massachusetts communities with projects like this one. In just a few weeks, for example, we will be attending a ribbon cutting for a new library and senior center in Upton, MA – an idea that emerged from a town center visioning and masterplanning process we led in 2019. This led to a more formal evaluation and feasibility study for two sites in 2020, and has now culminated in the opening of a wonderful new facility. At Dodson & Flinker, most of our clients are public entities, and we have more than thirty-five years of experience working to help small towns design schools, parks and other public facilities, build housing and enhance economic development while protecting their historic character and quality of life.

In addition to many similar assessments of physical development suitability, we have an understanding of the how individual sites fit into the larger social, economic and environmental context – including in Essex County. In recent years we helped Danvers create a vision for its downtown and implement a form-based code; worked with the towns of Essex and Manchester-by-the-Sea to develop Local Rapid Recovery Plans; and developed an evaluation of future land uses in Amesbury’s Merrimac River District. We are currently working with the Town of West Newbury to locate appropriate sites for multifamily housing in compliance with the MBTA communities housing act.

I will serve as principal-in-charge and supervisor for this project, supported by Helena Farrell, who will serve as project manager, and the rest of our team, including Lee Jennings and Nate Burgess. Resumes and other information about our relevant experience are appended to this proposal. Our website, www.dodsonflinker.com, has additional information about the firm and our previous projects. Please let me know if you have any questions about our proposal.

Sincerely,



Peter Flinker, FASLA, FAICP, President
Dodson & Flinker, Inc. Landscape Architecture and Planning
(413) 628-4496 ext. 103 peter@dodsonflinker.com

Proposal | Iron Rail Highest and Best Use Study

Dodson & Flinker Landscape Architecture & Planning

June 7, 2023



Project Understanding

Dodson & Flinker understands that the Town of Wenham is seeking a consultant to evaluate the long-term best utilization of the Town's 91 Grapevine Road/ Iron Rail Property. The goal of the study is to evaluate the characteristics of the site and examine potential best use concepts to achieve the community's vision, including exploring continued municipal use as well as the potential for expanding commercial uses on the property.

The process of defining and testing future uses for the Iron Rail property will start with a robust process of mapping, analysis and assessment. We will work to understand current uses on the site, including the DPW facilities, the Iron Rail Building, the Boy Scout Barn, playing fields and cemetery, and work with business owners, town staff and others to understand their concerns and document future plans. We will talk to town boards and commissions, and work with the Iron Rail Commission to engage the general public.

Our analysis will follow two key tracks: first, a detailed exploration of existing conditions on the site, including detailed base mapping and a series of overlays, including topography, hydrology, soils, wetlands, wildlife habitat, vegetation and land uses. We will document the location, layout and function of each building and ballfield, as well as associated parking and utility areas, and place these into their historic context. The second track of the analysis will focus on potential uses, starting with an analysis of

current zoning and other regulations, and then looking at market trends and needs in the larger community that are likely to impact future uses on this site. This will include working with consultants currently engaged in Wenham's Master Plan process, who have already looked at the town wide and regional demographic and economic trends likely to impact future use of the Iron Rail property.

Based on the combined assessment of physical conditions on the site and potential needs and market support for future uses, we will prepare a report with maps and a narrative summarizing opportunities and challenges. We will present this to the Iron Rail Commission (and others as appropriate), and work with them to define future land use alternatives to be explored in more detail. At least three alternatives will then be drawn up for evaluation by the Town and stakeholders, together with documentation of needed physical improvements, regulatory considerations and environmental challenges. A key question for each alternative is the potential economic benefit, including provision of needed services, jobs and tax revenue, as well as potential fiscal impacts.

As described in the following scope of services, we have developed a detailed work plan that includes all of the elements described in the scope approved by the Iron Rail Commission. We assume that the necessary analysis and assessment for each task can be carried out based on existing GIS mapping, previous reports, recent data generated by the Town's ongoing master planning process, and interviews with town staff, elected officials, board members, business owners, and local real estate professionals. Nevertheless, there are likely to be critical gaps in data that make it difficult to assess the feasibility of the three alternatives – which could require anything from additional soil testing, wetland delineation, structural engineering assessment, or market analysis – all of which is hard to predict at this point. For that reason we propose to set aside a portion of the available budget for the additional services of a subconsultant in any of these areas. If none is needed, that portion of the budget would be applied to more detailed design studies and visualization by our in-house team.

Project Scope of Services, Schedule and Fees

We have organized the scope around three key elements: public engagement, existing conditions analysis and assessment of alternatives. Lump sum fees are provided for each of the major tasks. A more detailed breakdown of hours, rates and fees by subtask is attached.

Task 1. Public Engagement (July-October, 2023)

1.1 Public Engagement Planning and Stakeholder Engagement

Dodson & Flinker will work with the town to plan and schedule a series of public participation activities. This will start with opportunities for collaboration with the Iron Rail Commission, Planning Board, Select Board, Conservation Commission, DPW and current business owners and users of the buildings on the site. It will also include opportunities for gathering information from members of the public, ideally including a site tour and listening session in the Boy Scout Barn or other suitable location. We will work the town to identify the best means to share information with the public, with a focus on building capacity for communication and public outreach by the Iron Rail Commission.

1.2 Public Outreach and Review of Alternatives

Dodson & Flinker will work with town staff and the Iron Rail Commission to prepare and distribute outreach materials and project summaries for posting on the town's webpage. This could also include creation of an online StoryMap presentation, which we have found is often more widely read than an

traditional report. This can begin with a description of the project early in the process, followed by additional information about the site as it is developed, and ultimately a description of the three plan alternatives and the selected plan approach. We will also work with you to plan and facilitate two public workshops. The first could take the form of the listening workshop and site tour, focused on a review of the existing conditions analysis and discussion of strengths and weaknesses of the property and opportunities for the future. The second workshop could focus on a presentation and discussion of the three future land use alternatives.

Task 1 Fee Subtotal: \$8,560.

Task 2. Existing Conditions Analysis & Assessment (June-September, 2023)

2.1 Base Mapping and Review of Existing Plans and Reports

Dodson & Flinker will compile all available CAD and GIS data from MassGIS and local sources. We will prepare a base map of the site showing the location of all structures, including the DPW facility, garages and water tower, the Iron Rail Cemetery, Soccer and Baseball field, the Iron Rail Building and Boy Scout Barn and associated roads, drives and parking lots. The map will show property lines, abutting ownership and any applicable easements, as well as documented wetlands, streams, vernal pools, trails and other elements. To help illustrate the detailed topography of the site, we will use the State LIDAR mapping to generate 1 foot or 2 foot contours across the site, which is helpful in understanding detailed drainage patterns and steep slopes.

2.2 Site Visit /Field Reconnaissance

The Project Team will visit the site and surrounding study area to photograph and document existing site features such as roads, natural resource areas, utilities, traffic conditions, pedestrian activity, circulation patterns, vegetation and surrounding land uses as well as current structures and uses on the site. We will identify any visible utility connections, drainage structures and other infrastructure.

2.3 Review Existing Plans and Reports

The project team will work with Town staff to identify all relevant plans and reports. We will review all documents and incorporate the results into the existing conditions maps and narratives for each element.

2.4 Assessment of Site Conditions

The project team will prepare maps and accompanying narrative describing topographic conditions, soils, wetlands and subsurface conditions, to the extent possible using existing sources. These could include previous environmental studies, wetland mapping, soil tests, etc. prepare as part of permitting related to the construction of the DPW facilities, cemetery or ball fields. We will review wetland boundaries as shown on MassGIS, and work with the Conservation Commission to identify any areas where additional surveys may be needed. We will identify the general patterns of vegetation and native plant communities on the site, call out any key trees or other plants, and note the location of invasive species.

We will also prepare maps and an analysis describing how the site fits into the surrounding context, including the larger patterns of hydrology, wetlands and related ecological resources, including a review of the Massachusetts Natural Heritage and Endangered Species Program (NHESP) assessment of the site. We will review records of potential environmental hazards as documents by MADEP and local records and work with project partners to identify any particular concerns.

2.5 Zoning/Regulatory Review

Dodson & Flinker will review current zoning bylaw and other regulations and prepare an assessment of likely buildout on the site under current zoning. Base zoning and any overlays or other regulatory impacts will be shown on a map of the site. We will prepare a written evaluation of potential regulatory issues that will be associated with future uses.

2.6 Transportation and Mobility Analysis

The project team will work with the town to compile any available transportation system data to gain a clear picture of traffic conditions in the vicinity of the site. We will document the design characteristics of Grapevine Road, Rubby Road and Essex Street, including general roadway geometry, lane widths, type of traffic controls, including signs and signal equipment, bicycle accommodation, pedestrian amenities and accessibility. Maps will describe these features within the immediate context of the site, and zoom out to show the larger transportation context

2.7 Historic Assessment of Structures and Landscape

The project team will review historic maps, histories and other available documents to understand and illustrate the history of the site. We will coordinate with the Wenham Historic Society, Wenham Museum, local historians and the National Historic Database to determine the historic value of the existing Iron Rail Building and Boy Scout Barn and any other historically significant features including any historic landmarks or burial grounds on the property.

2.8 Market Validation

Dodson & Flinker will prepare an overview of market conditions and key trends in the residential and commercial real estate market. This will build on available data from previous studies, supplemented by any analysis prepared by consultants to the ongoing Town Master Plan. This will be supplemented by interviews with local stakeholders, chamber of commerce and other regional partners, including the Metropolitan Area Planning Council and MAPC's North Shore Task Force. Based on this review we will prepare a written overview and assessment of market conditions and key trends, including the real estate environment along the Route 128 corridor and Grapevine Road including Gordon College and the property owned by the Sisters of Notre Dame at 74 Grapevine Rd.

Drawing on current information collected as part of the Master Plan, we will also identify demographic trends relative to the demand for housing with an emphasis on core fundamentals of the housing market. These demographic trends will likely also be useful in understanding the demand for commercial and/or service uses on the site.

Task 2 Fee Subtotal: \$24,040.

Task 3. Assessment of Best Use Alternatives (August-October, 2023)

3.1 Opportunities & Challenges Plans

Dodson and Flinker will prepare plans delineating opportunities and challenges for the site, based on direction from Town staff, the Iron Rail Commission and input from stakeholders, as well as potential uses suggested by the review of market conditions. The plans will build upon the site analysis conducted during site visits, the existing conditions plan and data gathered in the previous tasks. Site challenges

such as location of buildings, parking areas, infrastructure, subsurface elements, hazardous materials, regulatory setback requirements, traffic hazards, permanent existing features, topography, legal easements and surrounding land uses will be shown on the plans.

3.2 Summary and Synthesis of Fact Finding

The project team will synthesize the findings of the existing conditions analysis and assessment of best use alternatives into a written report. This will assess physical development suitability based on current conditions as well as the market and demographic trends analysis. This will include a discussion of the risk factors that the Town should consider, and options for mitigating risk related to continuing current uses and/or pursuing redevelopment of the site for some alternative use.

3.3 Best Use Alternatives

Dodson & Flinker will prepare no fewer than three potential Land Use alternatives for evaluation by the Town, the Iron Rail Commission, and other stakeholders. These will focus on the integration and synthesis of the highest and best reuse scenario for the site and how that scenario can best be accommodated. They will also take into consideration of the community's vision and goals for the site. Each alternative will be presented together with documentation and discussion points covering the following:

- Relationship to the surrounding community and alignment with community goals as defined by the public outreach process and previous Town plans and policy statement;
- needed physical improvements, including access, parking, water supply, utilities, stormwater management and wastewater treatment;
- regulatory considerations, including dimensional standards, allowed uses, and review process required by the Town's zoning bylaw and development regulations;
- environmental challenges, including wetlands, floodplains, hazardous materials and ecological concerns;
- access and connectivity, including likely traffic/trips per day generated by a potential use;
- economic utility, based on likely generation of jobs, provision of needed goods and services;
- and a general financial assessment of each use and the benefits and/or costs to the Town.

Following presentation of the three alternatives and review by the Iron Rail Commission and other Town Boards and commissions, Dodson & Flinker will provide a final, annotated plan and narrative describing the selected alternative.

Task 3 Fee Subtotal: \$12,400.

As described above, additional site investigations, surveys or other work by third parties may be needed in order to make an informed decision about the best alternative to move forward with. For that reason we proposed setting aside part of the budget for this purpose. If not needed for such a use, Dodson & Flinker will use that part of the fee for additional design work and/or visualization of the preferred alternative.

Contingency Budget Subtotal: \$5,000.

Total Fee: \$50,000.

Fee Schedule for Iron Rail Highest and Best Use Study Dodson & Flinker 6/723		Principal-in-Charge	PM/Associate	Other Staff	Total Hours	Fee
		\$150	\$110	\$90		
Task 1 Site Assessment and Masterplan						
1.1	Public Engagement Planning and Initial Stakeholder Engagement	8	16		24	\$2,960
1.2	Public Outreach and Review of Alternatives	16	16	16	48	\$5,600
Subtotal		24	32	16	72	\$8,560
Task2 Existing Conditions Analysis & Assessment						
2.1	Base Mapping and Review of Existing Plans and Reports	8	16	16	40	\$4,400
2.2	Site Visit and Field Reconnaissance	8	8	8	24	\$2,800
2.3	Review Existing Plans and Reports	8	8	8	24	\$2,800
2.4	Assessment of Site Conditions	4	16	8	28	\$3,080
2.5	Zoning/Regulatory Review	8	8		16	\$2,080
2.6	Transportation and Mobility Analysis	8	12		20	\$2,520
2.7	Historic Assessment of Structures and Landscapes	8	12		20	\$2,520
2.8	Market Validation	8	24		32	\$3,840
Subtotal		60	104	40	204	\$24,040
Tas 3 Assessment of Best Use Alternatives						
3.1	Opportunities and Challenges Plans	8	12	8	28	\$3,240
3.2	Summary and Synthesis of Fact Finding	8	16	8	32	\$3,680
3.3	Best Use Alternatives	20	16	8	44	\$5,480
Subtotal		36	44	24	104	\$12,400
Contingency for more detailed field investigation or design exploration and visualization of alternatives						\$5,000
Total		120	180	80	380	\$50,000

Dodson & Flinker Design and Feasibility Planning Experience

Dodson & Flinker is a landscape architecture and planning firm specializing in cutting edge strategies for sustainable community design, smart growth, and resilience. Founded over thirty-five years ago as Dodson Associates, the firm pioneered the use of planning and design principles based on historic precedents to blend new development with local architectural patterns and cultural landscapes. Our work has earned Dodson & Flinker national awards for projects ranging from regional planning to urban and suburban revitalization, smart growth, and sustainable site design.

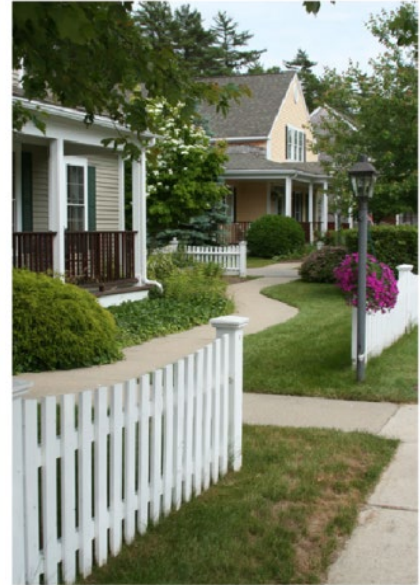
As a combined planning and design firm, Dodson & Flinker brings our “on the ground” design experience to bear on every planning project. Our landscape architecture practice focuses on municipal work, including schools, libraries, senior centers and town halls, as well as parks, ballfields, playgrounds and other recreation facilities. We also take on a limited number of private residential and mixed-use projects, typically including creative approaches to affordable housing, conservation development and downtown redevelopment. As a result of this experience, we know how to work with builders and developers to meet their goals, while always serving as advocates for the larger goals of the community.

Our planning practice focuses on detailed plans for residential neighborhoods, downtowns and commercial corridors as well as a town-wide master plans, and a full range of topic specific plans. Our work typically starts with a process of research and analysis to identify the historic development



Visualizing Redevelopment: Darien, Connecticut

patterns, building types and architectural details that are fundamental to an area’s character and sense of place. We examine zoning and other regulations, and work to understand social and economic trends and how they have shaped, and will continue to influence, the evolution of the community. Based on this understanding, we work with local stakeholders to develop a clear vision for the future and draw up maps, plans and other documents to guide the process of growth and redevelopment to bring that vision into reality.



Donovan's Farm: A new village in Norwell, Massachusetts

Massachusetts, with recently adopted in Northampton, Medway, Norwood, Danvers, Scituate and Grafton.

Public Engagement

Uniting all our work is a commitment to effective and authentic public participation. Dodson & Flinker has designed and facilitated numerous public participation projects—often involving complex and controversial planning topics—and has become a trusted advisor to many New England towns. We have learned that visionary plans and great design ideas often fail for lack of public understanding and support—especially in smaller cities and towns. As a result, we work closely with residents, business owners, elected officials, and other stakeholders to create plans supported by a broad community consensus.

To that end, we have designed and facilitated public engagement efforts, including visioning workshops and design charrettes, for more than 50 towns in Massachusetts, including recent efforts in Milton, Groton, Littleton, Medway, Wellesley, Upton, Northampton, and Grafton. While each project is unique, we have found that an effective process will include:

- identifying stakeholders and understanding their social, economic and political interests,
- involving stakeholders in a shared fact-finding process,
- exploring a number of alternative future scenarios,
- a fair and impartial process for deliberation and decision making,
- a clear and achievable action strategy.

This approach does not eliminate conflict from the planning process, but it creates a space where objections to plans and strategies can be separated from individual personalities and interests, setting the stage for positive action.

Recent Project Experience

Dodson & Flinker has completed numerous recent projects that combine site assessment, alternatives analysis, and cost/benefit projections. Selected projects that are relevant to the work in Wenham include:

- West Newbury, MA – Site plan evaluations for MBTA housing and mixed use development (ongoing)



Dodson & Flinker’s design charrette for the “North 40” property in Wellesley helped convince residents to invest in one of the town’s last undeveloped parcels.

- Burlington, MA – Visioning and rezoning to promote revitalization of the Burlington Mall and the surrounding Rt.128 District (ongoing)
- Chatham, MA – Site assessments and test scenarios for Housing Production Plan (ongoing)
- Northampton, MA – Downtown Public Realm and Form-Based Code (2022)
- Northampton, MA – Florence Streetscape Plan (2022)
- Stow, MA – Stow Acres Masterplan and Village Conceptual Plan (2021)
- Manchester-by-the-Sea & Essex, MA – Rapid Recovery Plan (2021)
- Hardwick, MA – Rapid Recovery Plan (2021)
- Northampton, MA – Design Guidelines and Zoning for Two-Family Homes (2020)
- Milton, MA – East Milton Masterplan and Zoning Strategies (2020)
- Littleton, MA – Transit Village 40R Design Guidelines (2020)
- Norwood, MA – Route 1 “Automile” Masterplan and Zoning Strategies (2020)
- Littleton, MA – Transit Village Visioning and 40R District Design Guidelines (2019)
- Northampton, MA – Florence Masterplan (2019)
- Upton, MA – Upton Center Visioning Project (2019)
- Norfolk, CT – Norfolk Center Masterplan (2019)
- Windsor, CT – Development Scenario Planning for Town-Owned Sites (2019)
- Natick, MA – Low Impact Development Zoning Bylaw and Development Regulations (2018)
- Grafton, MA – Worcester Street Corridor Plan and Form-Based Code (2018)
- Danvers, MA – Downtown master plan and Form-Based Code (2018)
- Medway, MA – Oak Grove Masterplan and Form-based code (2018)
- Sandwich, MA -- Masterplan for Forestdale Village (private developer, 2018)
- Beacon, NY – Masterplan and Zoning Strategies for former Texaco Research Campus (2017)
- Grafton, MA -- North Grafton Transit Village Masterplan and 40R District Zoning (2017)
- Scituate, MA – Village Workshops and Zoning Strategies (2017)
- New Canaan, CT – Downtown Revitalization and Zoning Strategies (2016)

Dodson & Flinker Team Bios



Peter Flinker, FASLA, FAICP who will serve as principal-in-charge, joined Dodson Associates (now Dodson & Flinker) in 1987 after receiving a Master in Landscape Architecture degree from the University of Massachusetts, and became a principal of the firm in 1999. He is a registered Landscape Architect and in 2017 was named a Fellow of the American Society of Landscape Architects. In February 2020 he was named a Fellow of the American Institute of Certified Planners, and he has earned advanced AICP certifications in both Environmental Planning and Urban Design. Peter maintains an active portfolio of projects with public and private clients, including downtown revitalization, planning for greenways and open space

conservation, design of new communities, and sustainable design for schools and other public facilities. The firm’s work increasingly focuses on integrating all of these activities with form-based codes and other implementation techniques that promote long-term economic viability while building community resilience in the face of climate change, sea level rise and other challenges.



Helena Farrell, who will serve as project manager, brings a range of professional experience in natural resources and land use planning, regenerative landscape design, and environmental assessment. She has worked as a landscape designer on regenerative land management projects with a focus on the design, implementation and maintenance of productive wild and edible perennial landscapes for homes and urban farms. She has experience working with municipalities to develop hazard mitigation, open space and recreation, and food systems plans and has been involved in a number of municipal vulnerability planning and action grant projects. Helena has led community-driven planning projects at local and regional scales, helping to facilitate the integration of stormwater green infrastructure and nature-based solutions with municipal planning projects. Helena holds a Masters in Landscape Architecture and a BA in Cultural Geography and Sustainable Human Habitat from the University of Massachusetts.



Dillon Sussman is a senior associate at Dodson & Flinker. For more than 15 years, he has managed a wide range of community planning projects across scales from regions and municipalities to neighborhoods and sites. Past projects have given him expertise in physical planning and urban design, low impact development, site design, bicycle and pedestrian planning, tactical urbanism, zoning, form-based codes, design guidelines, healthy aging, healthy community design, and authentic community engagement and decision-making. Dillon was previously a senior planner at Pioneer Valley Planning Commission, and an associate at Joel Russell Associates. Dillon holds a B.A. from Vassar College and an M.A. in Landscape Design and Planning from the Conway School.



Nate Burgess Nate is a senior associate and the director of Dodson & Flinker's landscape architecture studio. A registered Landscape Architect, he manages the firm's landscape portfolio and provides GIS, physical planning, illustration, and other technical support for D&F's full range of planning projects. This experience includes downtown planning, form-based zoning, climate change adaptation and resiliency planning, scenic landscape inventory and analysis, development suitability assessment for affordable housing, designing educational landscapes and playgrounds, community master planning, and developing public engagement games and exercises. Nate graduated with a master's degree in landscape architecture from the University of Virginia. He also holds a bachelor's degree from the College of William and Mary in Environmental Geology and English. He previously worked as a graphic designer, cartoonist, and science writer.



Lee Jennings is a licensed landscape architect with more than ten years of experience in design, planning, and construction. Before joining Dodson & Flinker, she was an integral part of Jordan Honeyman Landscape Architecture in Washington, DC, contributing to a range of projects including playgrounds, parks, and schools. Lee also managed commercial and residential projects at a range of scales and budgets. A native of Providence, RI, Lee holds a bachelor's degree from Macalester College in St. Paul, MN, and a master's degree in landscape architecture from UMass Amherst.

PETER FLINKER

Landscape Architect & Planner
FASLA, FAICP

PROFESSIONAL EXPERIENCE

Dodson & Flinker, Inc. (formerly Dodson Associates), Florence, Massachusetts

President and Principal: 2016-present

Principal: 1998 - Present

Project Manager and Landscape Architect: 1987-Present

Landscape Architect and Certified Planner on projects ranging in scale from residential and commercial site design to regional planning. Active in exploration of the use of creative design and alternative technologies to accommodate growth in changing urban, suburban and rural landscapes. As an author and illustrator, has prepared numerous publications designed to help both professionals and laypeople understand complex planning and design concepts, including the award-winning South County Design Manual, the Urban Environmental Design Manual and the Rhode Island Conservation Development Manual. A frequent presenter to conservation groups, town boards and professional organizations on the topics of Smart Growth and Sustainable Development, has facilitated dozens of charrettes for Main Streets, village centers and highway corridors, and prepared numerous master plans and construction documents for schools, parks and other public facilities.

PROFESSIONAL REGISTRATION & ACTIVITIES

Massachusetts Registered Landscape Architect #976

Fellow, American Society of Landscape Architects, 2017

Member, American Institute of Certified Planners, 2000

Fellow, American Institute of Certified Planners, 2019

AICP Certified Environmental Planner, 2011

AICP Certified Urban Designer, 2011

ASLA Centennial Community Assistance Team: New England Greenway Project

Founding Member, Mill River Greenway Initiative

Massachusetts Certified Municipal Vulnerability Preparedness Provider, 2017

EDUCATION

University of Massachusetts at Amherst - Masters in Landscape Architecture, 1987

Hope College, Holland, Michigan - Bachelor of Science in Biology, 1982

HELENA K. FARRELL

Associate

PROFESSIONAL EXPERIENCE

Dodson & Flinker

Landscape Architects & Planners, Florence, Massachusetts

Associate: 2023- Present

Associate landscape designer and planner, assisting with a wide range of projects, from GIS mapping and analysis for statewide planning to construction documentation for schools, parks and other facilities. Helena's previous professional and academic work has provided her with a broad understanding of, and hands-on experience with, resilience planning, landscape design and construction, conservation and regenerative land management. In addition to receiving scholarships and awards as a Masters Candidate at the University of Massachusetts, she has published a peer-reviewed textbook chapter that showcases her interdisciplinary, systems thinking approach to teaching about urban agriculture research and farm system design, building on her Masters in Landscape Architecture degree from Umass, Amherst. Helena brings to the firm exceptional technical skill in Geographic Information Systems, CAD and three-dimensional visualization. Helena is playing an active role in a number of site design and construction projects at D&F, including an elementary school: DeValles Elementary School in New Bedford, MA.

PREVIOUS EXPERIENCE

Landscape Design Consultant, Climate Resilient Design - Northampton, MA, January 2022 - Present

Land Use & Natural Resources Planner, Franklin Regional Council of Governments, -Greenfield, MA, - March 2019-November 2021

Environmental Scientist, Fuss & O'Neill, Springfield, MA, - October 2018-March 2019

Associate Landscape Designer, Regenerative Design Group, Greenfield, MA, - April 2012-May 2016

Landscape Architecture Internship, Design Center for Sustainability, University of British Columbia, Vancouver, BC - January-April 2009

Urban Agriculture Lecturer and Visiting Scholar, University of Massachusetts, Amherst, January 2011-May 2016

AWARDS

Boston Society of Landscape Architects (BSLA) Merit Award, 2019
Department of Landscape Architecture and Regional Planning Faculty Award, 2010
Paul and Carolina Pre Rhoades Award, 2008

SELECTED PRESENTATIONS AND PUBLICATIONS

Forging Research Pathways to Sustainable Farms and Food Systems with an Interdisciplinary Evaluative Framework for Urban Agriculture, Helena K. Farrell, Springer Nature, 2021

Seven Rules for Sustainable Communities: Design Strategies for the Post Carbon World, Patrick Condon, Island Press, 2012

Designing and Planning for Urban Farms, 4th Annual Massachusetts Urban Farming Conference, Boston University, Helena Farrell, Keith Zaltzberg, 2016 Presentation

Urban Agriculture design and research in Landscape Architecture, Harvard Graduate School of Design, Helena Farrell, 2015 Presentation and Studio Critique

A New Framework for Comparative Analysis and Assessment of Urban Farm Systems, Yale Food Systems Symposium, Yale University, Helena Farrell, 2014 Presentation

Origin and History of Permaculture at UMass, Amherst, Landscape Studies Series, Smith College, Helena Farrell, 2013 Presentation

Broad Scale Urban Resilience Planning and Design Studio, Smith College, Helena Farrell, 2011 Presentation and Studio Critique

EDUCATION

University of Massachusetts, Amherst: Landscape Architecture and Regional Planning

Master of Landscape Architecture
Cum Laude; Graduated May 2010

University of Massachusetts, Amherst

B.A. Individual Concentration: Cultural Geography and Sustainable Human Habitat
Cum Laude; Graduated December 2008

United Nations Centre for Executive Education

Regenerative Leadership Certification; April 2022

Living Routes

Permaculture Design Certification; 2003

DILLON SUSSMAN

Senior Associate, Planner and Community Designer (2018-Present)

Dillon manages a wide range of projects across scales from sites to regions. Dillon has expertise in climate resilience planning, master planning, physical planning, urban design, site design, bicycle and pedestrian planning, zoning and form-based codes, low impact development, healthy community design, healthy aging, health impact assessment, food system planning, and authentic community engagement and decision-making. He also has extensive experience in documentary film-making and graphic design.

SELECTED CURRENT AND RECENT PROJECTS

Low Impact Development Regulatory Reviews and Revisions | Granby, MA (ongoing), Blandford, MA (2021), East Longmeadow, MA (2021), Natick, MA (2019)

Brookline Housing Production Plan (with Barrett Planning Group) | Brookline, MA (ongoing)

Milton Village Design Guidelines | Milton, MA (ongoing)

Tisbury Master Plan | Tisbury, MA (ongoing)

Downtown and Florence Masterplan & Form-Based Code | Northampton, MA (2018-22)

Municipal Vulnerability Preparedness (MVP) Plans | Williamsburg, MA (2019), Becket, MA (2020), Gardner, MA (2020), Hatfield, MA (2021)

Covid-19 Downtown Rapid Recovery Plans | Hardwick, MA & Essex/Manchester-by-the-Sea, MA (2021)

Existing Conditions Report and Town Vision (with Larissa Brown + Assoc.) | Shelter Island, NY (2020-21)

Harvard Agriculture Climate Plan (with Kim Lundgren Associates) | Harvard, MA (2020)

PROFFESIONAL EXPERIENCE

Senior Planner & Urban Design Specialist, Pioneer Valley Planning Commission - Springfield, MA, 2014-2018

Planning & Design Associate, Joel Russell Associates - Northampton, MA, 2011-2014, 2017-2018

Principal, Designer & Planner, Ground Truth Design - Northampton, MA, 2008-2018

Video, Multimedia, Graphic Design: Producer and Video Editor, Monadnock Media - Sunderland, MA, 2001-2007; Associate Producer, InLight Interactive - Springfield, MA, 2000; Intern/Assistant Video Editor, Pinehurst Pictures - Northampton, MA, 1999-2000; Freelance Graphic Designer, Various Clients - New York City, NY, 1999; Wayfinding Design Assistant, H Plus, Inc. - New York City, NY, 1997-1998

EDUCATION

Conway School of Landscape Design

Master of Arts in Landscape Design and Planning, 2008

Vassar College

B.A. Self-designed Major in 20th Century Art, Philosophy and Linguistics, 1997

NATHAN BURGESS

Senior Associate Landscape Architect & Planner
ASLA, RLA

PROFESSIONAL EXPERIENCE

Dodson & Flinker, Florence, Massachusetts

Senior Associate: 2019 -Present

Associate: 2013-2019

Landscape Architect and planner on projects ranging in scale from site design to community and regional planning. Professional experience includes coastal resilience planning, waterfront design, scenic landscape inventory and analysis, site assessment for affordable housing, designing educational landscapes and playgrounds, form-based zoning, community master planning, and developing public engagement games and exercises.

Trainee, National Park Service Historic American Landscape Survey -Washington, DC, - Summer 2013

Internships and Externships:

Landworks-Studio (2013); Michael Vergason Landscape Architecture (2012);

Lee & Associates (2011);

Cultural Landscape Report Fellow, UVA Office of the Architect - Charlottesville, VA Summer 2012;

Landscape Architecture Internship:

Anchor QEA - Seattle, WA, Summer 2011;

Architecture Internship: Hopke and Associates - Williamsburg, VA, Fall 2008

American Geological Institute Communications Specialist & Assistant Designer of Earth Magazine - Alexandria, VA, 2009-2010

PROFESSIONAL REGISTRATION AND ACTIVITIES

Massachusetts Registered Landscape Architect #4241

Municipal Vulnerability Preparedness Provider - Massachusetts EEA, 2017

Member, American Society of Landscape Architects

Co-chair, Western Massachusetts Section of the Boston Society of Landscape Architects (2019-present)

EDUCATION

University of Virginia: School of Architecture

Master of Landscape Architecture; Graduated May 2013

The College of William & Mary

B.S. Geology (Concentration: Environmental Geology), English

Summa Cum Laude, Phi Beta Kappa, High Honors in Geology; Graduated December 2008

LEE JENNINGS

Senior Associate Landscape Architect
ASLA, RLA

PROFESSIONAL EXPERIENCE

Dodson & Flinker, Florence, Massachusetts

Senior Associate: 2022 -Present

Landscape Architect and planner on projects ranging in scale from site design to community and regional planning.

Jordan Honeyman Landscape Architecture, Washington, DC

Landscape Architect: 2012 -2022

Project manager: projects include playground, park and school landscapes, commercial and residential design, planting design. Experience managing all project phases from schematic design through construction administration as both lead consultant and sub consultant on inter-disciplinary team.

Mathews Nielsen Landscape Architects, New York, NY

Landscape Designer: 2008 -2010

Project manager and team project designer: projects included campus and residential master planning, streetscapes, athletic fields, planting design, playground and park design.

Internships and Research:

Facilities and Campus Planning, UMass Amherst, Campus Planning Research Assistant, 2008

Mathews Nielsen Landscape Architects, New York, NY, Landscape Architecture Summer Intern. 2007

Department of Landscape Architecture and Regional Planning, UMass Amherst Walden Wildlife Passage Feasibility Study, Chicopee Urban Greening Study, 2006, 2007

PROFESSIONAL REGISTRATION AND ACTIVITIES

Massachusetts, Connecticut, Maryland Registered Landscape Architect

Member, American Society of Landscape Architects

Treasurer, Western Massachusetts Section of the Boston Society of Landscape Architects (2019-present)

Studio Instructor, UMass Amherst (Fall 2019, Spring 2020) Open Space and Recreation, Planting Design Studio

EDUCATION

University of Massachusetts Amherst, 2008

Master of Landscape Architecture

New York University, 2002

M.A. Teachers of Foreign Languages, ESOL and Spanish

Macalester College, St. Paul, MN, 1998

B.A. English (Minors: Biology, Spanish), cum laude

OVERVIEW OF RECENT URBAN DESIGN AND ZONING PROJECTS



Local Rapid Recovery Plans | Manchester-by-the-Sea/Essex, MA and Hardwick, MA (2021)

As part of a statewide effort to help downtowns recover from the impacts of Covid-19, Dodson & Flinker developed Rapid Recovery Plans for Hardwick and jointly for Manchester & Essex. We worked with local stakeholders to develop data-driven action plans for improvements. We were also selected to be Subject Matter Experts for the Rapid Recovery Program, assisting other consultants with refining project recommendations related to zoning and downtown design.



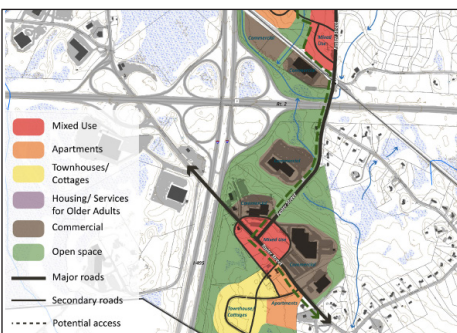
Stow Acres Master Plan | Stow, Massachusetts (2020-21)

The Stow Conservation Trust, in partnership with the Town planning and conservation departments, hired Dodson & Flinker to create a masterplan for the 300 acre golf course known as Stow Acres. The team worked closely with a willing landowner and developer to craft a plan that would put 90% of the property in permanent conservation while creating a mixed-use, mixed income walkable village. The neo-traditional layout is organized around a looping grid of streets, with parks, playgrounds and greenways incorporated into each neighborhood.



East Milton Square Vision Plan | Milton, Massachusetts (2019-21)

Dodson & Flinker worked with Barrett Planning Group to develop a vision for East Milton Square, one of Milton's few commercial centers. Through a combination of public workshops and a Working Group process, we helped the Town and neighborhood residents evaluate the pros and cons of various intensities of development in an area that is experiencing intense development pressure while it wrestles with a housing crisis, heavy traffic, limited parking, and the impacts of decades of restrictive zoning.



Littleton Transit Village Plan & Design Standards | Littleton, MA (2020)

Dodson & Flinker helped Barrett Planning Group write Littleton's Master Plan in 2017. In 2019 the firms were engaged to lead a visioning process for a transit village near Littleton's commuter rail station. In 2020, the Town brought on Dodson & Flinker again to create design standards for a 40R smart growth district at the transit village. The design standards ensure the vision for the transit village will be implemented by setting requirements for streetscape, vehicular access parking, architecture, landscape, lighting, and signage. The design standards are ready to be adopted if the 40R district is adopted at Littleton's town meeting



Upton Town Center Vision | Upton, Massachusetts (2019)

Dodson & Flinker worked with the town of Upton, MA on a revitalization plan for its town center. The D&F team facilitated a series of Working Group meetings and a public visioning workshop to engage the community in shared fact-finding and idea generation. The process addressed design issues such as parking, pedestrian and vehicular circulation, as well as strategies for developing the local economy and creating vibrant community spaces. The vision plan was adopted at town meeting. It led to adoption of zoning changes, an RFP of town-owned property in the center, and town support for a new library and community center in the town center, for which Dodson & Flinker is serving as the landscape architect.



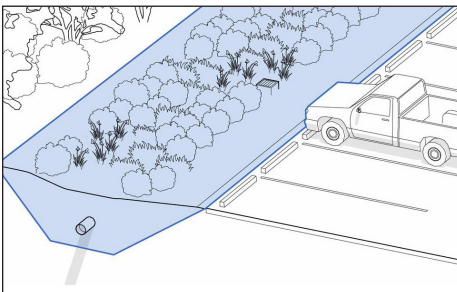
Wilson Opportunity Sites Masterplan | Windsor, MA (2019)

Dodson & Flinker worked with Glenn Chalder of Planimetrics to explore redevelopment scenarios for two town-owned sites at the gateway to the historic village of Wilson. Through a series of facilitated workshops with local stakeholders, the team developed ten different approaches to revitalizing the area, ranging from single-family housing to apartments, townhouses and mixed use. The results will form the basis for revising the zoning to be more compatible with the Town's goals.



Form-Based Code | Northampton, Massachusetts (2017-present)

The project began with creation of a form-based code for Northampton's public realm - detailed standards and illustrated design guidelines for streets, sidewalks and public gathering places. In phase II, Dodson & Flinker has been working to extend the code to address the private realm of buildings, parking and other improvements. In the business center of Florence, one of Northampton's historic mill centers, the team led a series of public workshops to enlist residents and business owners in crafting a masterplan for future growth.



Natick Low Impact Development Zoning | Natick, Massachusetts (2019)

Dodson & Flinker assisted the Town of Natick in the creation of low impact development regulations for adoption into the town's bylaws. We crafted significant revisions to the Town's stormwater bylaw and regulations that encourage the use of nature-based solutions for stormwater management. We provided zoning revisions related to tree preservation, Open Space Residential Design, and other low impact design concerns. We also completed extensive revisions to the subdivision regulations.



Masterplans and Form-Based Code for Maple Street and Downtown Danvers, Massachusetts (2017-2018)

Dodson & Flinker prepared a masterplan for a former industrial neighborhood on the north end of Downtown Danvers. After successful public process including design workshops and site visits, the firm worked with Brovitz Community Planning and Design to draw up a form-based zoning ordinance to guide redevelopment area, which was enacted by Town Meeting in November 2017. In 2018 the team was engaged to repeat the planning and zoning process for Danver's entire downtown.



Greenbush Form-Based Code | Scituate, Massachusetts (2016-2018)

Dodson & Flinker worked with Ted Brovitz to develop visionary masterplans for the town's two transit villages at North Scituate and Greenbush. Working with the Economic Development Commission, the team toured each site, prepared GIS overlays to assess development potential, and explored potential ideas for infill development, new parks and trails, improved traffic and pedestrian connections, architecture and landscaping. The team incorporated these design ideas into a regulating plan and form-based code for the Greenbush area that was adopted in 2018.



Illustrated Sign Bylaw | New Bedford, Massachusetts (2018)

Dodson & Flinker teamed with Brovitz Community Planning and Design to prepare an illustrated sign bylaw for New Bedford. The bylaw is designed to go beyond the usual technical and dimensional standards to describe specific design requirements that help signs work better for businesses while also enhancing the historic character of the community.



Transit Village Masterplan and Zoning | North Grafton, MA 2017

Dodson & Flinker prepared a master plan for the area around Grafton's commuter rail station, as well as a second site at the western gateway to the town. A series of public meetings and design workshops provided critical input on the needs and desires of residents and business owners. The final masterplans provided a vision for each site, which was incorporated into a revised village overlay district that was approved at Town Meeting in 2018.



Grove Street Master Plan | New Canaan, Connecticut (2016)

Dodson & Flinker led a team to help the town evaluate potential redevelopment scenarios for a key downtown block adjacent to the commuter rail station. The public was engaged through a series of charrettes with land and business owners, neighborhood residents and the public at large. Three-dimensional digital models helped participants explore and react to a variety of redevelopment alternatives with varied site planning approaches, density and architectural treatment.



Route 7 Corridor Masterplan and Code | Town of Shelburne, VT (2015)

Dodson & Flinker helped plan and facilitate a town-wide charrette leading to a masterplan for the Route 7 commercial strip at the key northern gateway to the historic town of Shelburne, Vermont. Following the charrette the firm worked with the project team of Howard/Stein-Hudson and Broadreach Planning to draw up a regulating plan and form-based code, adopted in 2017, that will help the town transform an ugly commercial strip into a series of attractive pedestrian centers.



Cross & Vitti Neighborhood Study | New Canaan, Connecticut (2015)

Dodson & Flinker led a team to create a masterplan and implementation strategies for a key area on the edge of New Canaan's historic downtown. Beginning with stakeholder interviews and an internal workshop, the process culminated in a town-wide charrette designed to build consensus in support of changing the area from an automobile-dominated area to a pedestrian-friendly district with a mix of residential and commercial uses.



Commercial District Masterplanning | Darien, Connecticut (2015)

Dodson & Flinker led the design element as part of a team addressing the future of two key commercial centers, Downtown and Noroton Heights. Access to the Northeast Corridor Rail service and I-95 creates extraordinary opportunities for redevelopment. The project includes traditional plan drawings to explore alternatives, as well as digital modeling to explore the impact of several active development proposals where proponents are requesting increases to density and height standards currently allowed by zoning.



Farmington Center Study | Farmington, Connecticut (2015)

Public participation centered on a three-day planning and design charrette attended by more than 500 residents. The highlight of the charrette was a Saturday morning workshop where residents broke into small groups to work with physical models of the study area. Each group was able to start with model pieces representing existing buildings, and work through various scenarios for infill development, street improvements and conservation. Working with the project committee, Dodson & Flinker synthesized the results of 12 group projects into a single recommended masterplan approach, and is working with the town to develop a detailed plan for implementation.



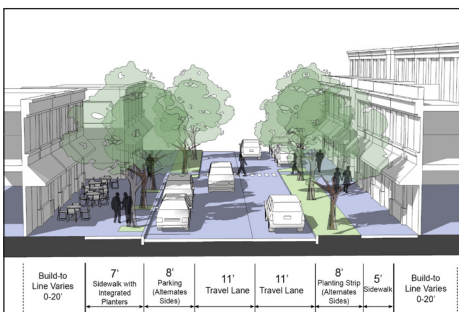
Form-Based Code | New Bedford, Massachusetts (2015)

Dodson & Flinker teamed with Brovitz Community Planning and Design and the Principle Group to create a form-based code for Downtown New Bedford and two outlying commercial corridors. Including an extensive public outreach process and multi-day charrette, the project will help preserve one of the most remarkable collections of historic architecture in New England while providing for the growth and change needed as the city continues on its path to revitalization and renewal.



Turner's Falls Downtown Livability Plan | Montague, MA (2013)

Dodson & Flinker won a 2013 Planning Award from Massachusetts APA for this visionary plan for downtown Turner's Falls, the historic center of Montague, Massachusetts. A variety of future growth and redevelopment scenarios were explored through a series of four Working Group meetings where stakeholders defined opportunities for redevelopment and developed a clear action strategy for implementation. The centerpiece of the process was a public design charrette where participants circulated among a series of stations devoted to separate themes of streetscape improvements, economic revitalization and marketing, parks and open space, historic preservation, etc.



Merrick Recovery Plan & Form Based Code | West Springfield, MA (2012)

In June 2011 a rogue tornado barreled across western Massachusetts, touching down in the historic Merrick District of West Springfield. Out of the devastation arose the opportunity to address long term planning and zoning issues that have long hampered rehabilitation and development. Dodson & Flinker led a series of public meetings to help the community identify valuable existing development patterns and to propose zoning changes that would encourage context sensitive redevelopment. Our work included neighborhood and streetscape analysis, a community masterplan, illustrated form-based zoning code and a final report.