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RFP submission for Development of Design Guidelines

Wellesley, MA

architecture
urban design

GAMBLE
ASSOCIATES

February 28, 2018

Submitted to:

Jeanette Rebecchi
Planning Department

Town Hall, Ground Floor
525 Washington Street
Wellesley, MA 02482
781-431-1019 x2237
jrebecchi@wellesleyma.gov

Submitted by:

Gamble Associates

architecture
urban design
GAMBLE
ASSOCIATES

February 28, 2018

David Gamble, Principal
david@gambleassoc.com

678 Massachusetts Ave., Suite #502
Cambridge, MA 02139

www.gambleassoc.com
617-292-9912

COVER LETTER

February 28, 2017

Jeanette Rebecchi
Planning Department

Town of Wellesley
525 Washington Street
Wellesley, MA 02482

RE: Wellesley Design Guidelines

Dear Ms. Rebecchi,

Wellesley has an enviable downtown. There is a diversity of architecture with a variety of historic structures. By and large, the buildings front the street and concentrations of activity in town reside along an undulating geography. Residential neighborhoods are nestled within a lush landscape within walking distance to not one, but two commuter rail stations, ensuring good transit access to downtown Boston. There is a diverse range of uses along Washington Street which is comprised of a collection of locally-owned businesses that animate the public realm. Signage for the businesses is naturally diverse, but seldom out of scale. Generally, when people think of Wellesley the first thing that usually comes to mind is, well, wealth.

At the same time, there is evidence that improvements in the physical realm are warranted. A desire to live in Wellesely places development pressures in town that invariably creates friction. These tensions are especially pronounced in the context of an historic setting. New growth nearly always emerges at a scale larger than what it replaces, causing anxiety for abutters and residents alike. The aesthetics of new development - in addition to its scale, massing and height – matters a great deal. Moreover, the impacts of parking (followed closely by adverse effects of shadows and traffic congestion) are almost always topics of community angst.

Gamble Associates is well positioned to partner with you to craft a set of Design Guidelines that are most effective for Wellesley. We have helped Massachusetts towns of similar scale such as Andover, Arlington, and Dedham formulate Design Guidelines for their respective downtowns. In fact, we have begun to develop a specialization in the topic. In many instances, following the crafting of the design guidelines, we remain "on call" for these municipalities to provide design review assistance. The peer review ensures new growth happens in a manner that respects public opinion and relate to the Design Guidelines. In Watertown, we spent four months crafting the Design Guidelines but then went on to create over sixty (60) modifications incorporated into the Town's By-Laws as "Design Standards" to hold developers accountable. In 2015, Watertown's Design Guidelines received the highest urban design awards from both the Boston Society of Architects and the MA American Planning Association.

Every community us unique. We pride ourselves on being students of the communities in which we work. In this regard, while we may not know Wellesley well, we are aware of the *issues* that are likely to arise and how to best address them. As both architects and planners we can visualize (and represent) three dimensional form and understand the zoning implications associated with guidelines. We recently completed design guidelines for the transformation of Lexington's Hartwell Avenue and are Design Review Architects for Massport (the Port Authority of Boston) in and around the South Boston Waterfront. We work with the development partners and their architects to raise the quality of design.

It can be difficult for people to articulate why the looks of one building are "better" than another, but regardless of architectural style, we believe there are fundamental design principles in architecture, urban design and planning. The principles can be harnessed, formed and articulated to provide clarity for developers, on the one hand, and assurances to the general public on the other that what gets permitted and built contributes positively to the collective image of a community. We understand why you have underscored the importance of the initial work focusing on establishing a community vision. We take public engagement seriously and will seek to harness the unique perspective of Wellesley community and strive not to arrive at the lowest common denominator in arriving at consensus. Design Guidelines that are not a product of community vision are neither helpful nor relevant.

Finally, (and we say this in the other Cover Letter for Historic Preservation Guidelines!) we feel strongly that these Design Guidelines and the Design Guidelines for Historic Preservation should be done concurrently, and by the same firm! There are three reasons for this assertion:

1. There will be confusion in the public's eye as it pertains to the public engagement if there are two different processes.
2. Towns grow and change over time. The fabric of the most interesting communities, in our mind, demonstrates both a respect for history and an understanding that contemporary expression can co-exist within an historic setting and complement the past. One should not separate the Guidelines into two parts based on an ever changing understanding of what constitutes the past. Time exists along a continuum; what matters most is quality!
3. Efficiencies of scale can be reached by combining the two processes. The scale of Wellesley is not great enough to warrant two different endeavors.

We look forward to an opportunity to meet with you and discuss more fully ways in which we can help you make Wellesley an even more desirable community in which to live and work.

Sincerely,

David Gamble

David Gamble, Principal
AIA AICP LEED AP

Lecturer, Harvard Graduate School of Design

01 Project Approach

Each town has its own DNA, and we seek to understand how the Town developed historically to chart its path forward. Our approach begins with a canvasing of the community. We will immerse ourselves in the history and culture of Wellesley. The role of the first public meeting will be to identify the community concerns surrounding new development and to highlight what Design Guidelines can ... and cannot do. We will achieve this by presenting best-practices from around the country as well as local examples. We will also solicit public input through other social media channels.

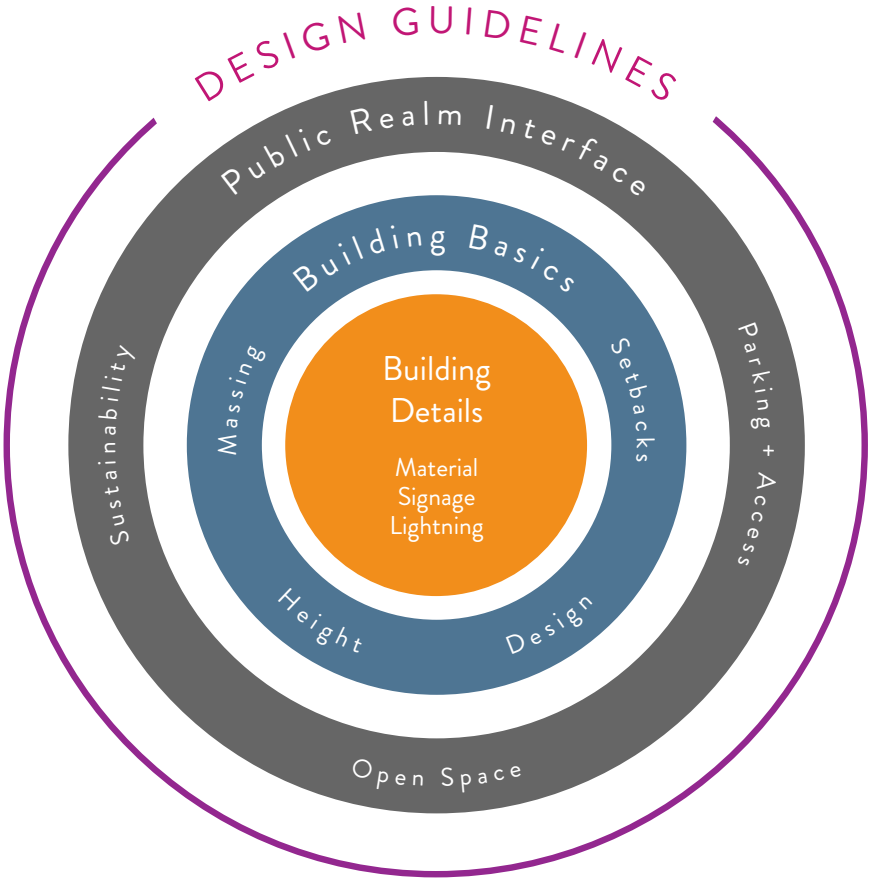
With regards to public engagement, we use every tool in the toolkit. In order to maximize community input we will work with Town Staff and organizations to meet people where they are. Different demographics get their information in different ways, and while there is a role for large community meetings, there are many other means to garner input and generate ideas and receive feedback. Our approach is to work together with you to ensure that people's voices are heard and that there are multiple feedback loops.

When engaging the public, one must be careful to not set up unreasonable expectations or establish false-dichotomies. It would be wonderful - but it is highly unlikely - that a new building will be constructed to the level of craftsmanship attained a century ago. That doesn't mean that one shouldn't set the bar high, but it is simply important to manage expectations. What is important in evaluating a building often has less to so with a subjective sense of style than more objective criteria such as proportion, depth, alignment and the character and quality of the form and space being created. A building built today can certainly be designed in a manner that is "historic" and it can be done with quality or without. The difference between the two can be quite subtle but the effect is enormous. **While style is subjective, most people know quality when they see it. It's high quality that is needed.**

While Design Guidelines are an essential first step to ensure that new growth happens in manner that enhances the character of a downtown, they unfortunately lack the "teeth" of Design Standards. Most developers, rightly so, view Design Guidelines as "recommendations". **This process should lead to considerations for the Town to adopt changes in their zoning ordinance that ensures that the ambitions of the guidelines are codified as rule-of-law.** For example, in Watertown's Design Guidelines, we introduced numerous alterations to the Town's By-Laws. Some changes were small but have large impacts. While Design Standards are not a part of this Scope of Work, we encourage Wellesley to consider this as a next step following immediately behind the creation of guidelines.

Why Design Guidelines?

Design Guidelines can shape the form of future development. When done well, they provide a level of predictability and guidance to the most important issues that relate to new construction, urban design, landscape architecture and planning. Occasionally, however, they remain just that, "guidelines", and are unable to arrive at the outcomes intended. Why is that? Simply put, Design Guidelines are plagued by a number of vexing issues which compromise their efficacy.



Effective Design Guidelines incorporate a variety of elements that constitute good design. Some are more important than others.

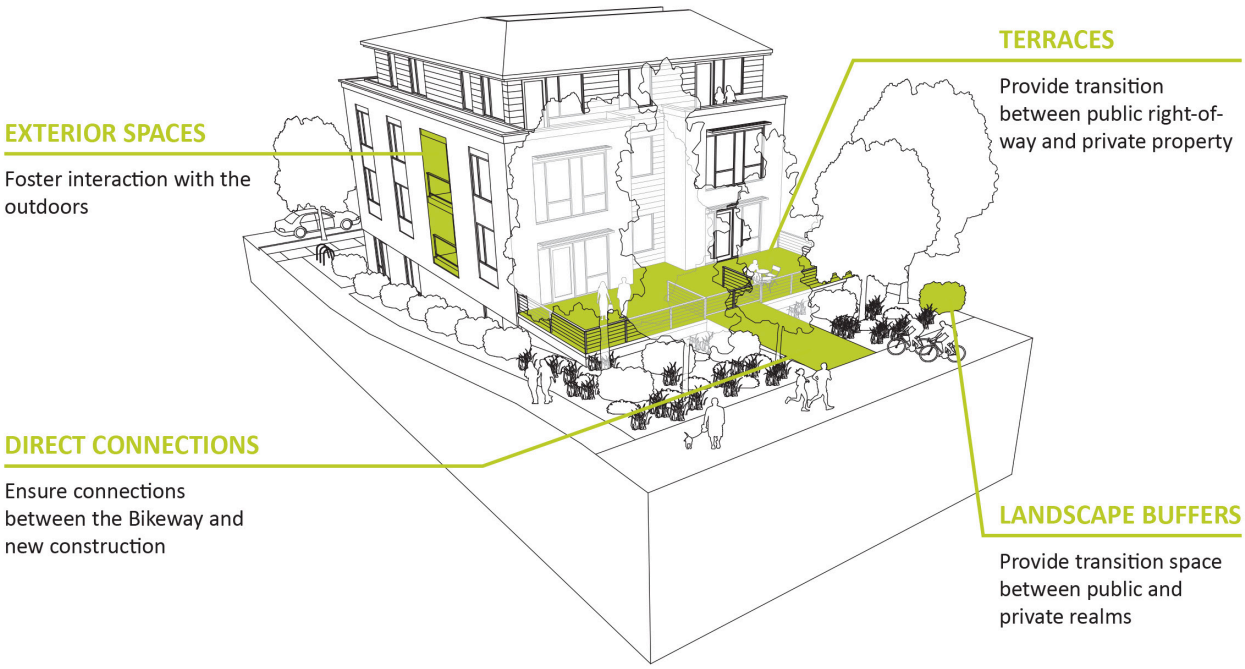
For one, many existing guidelines suffer from a lack of clarity. What is the most important information and where can it be found? What is the hierarchy of the document? Another reason is poor graphic representation that makes application of general concepts challenging when they are applied to specific sites. Not surprisingly, most people cannot read plans. **If the creation of the guidelines don't have broad community support at the outset, they never will.** There can be tensions between new and old which is certainly the case in historic Wellesley.

How can one design guidelines in a town like Wellesley that has a great number of historic resources and yet also provides opportunities for new infill? Finally, guidelines lack teeth – an effective mechanism to ensure that they will be followed. As mentioned previously, they are most effective when they are fully integrated into zoning ordinances as standards – the "must" instead of the "may." Gamble Associates addresses these challenges in the following four ways:

1. Establish clarity in structure + representation

Zoning laws and regulations can be overly complex and difficult to understand. By generating prototypical building forms in 3D models that relate to the design issues of specific properties, a more direct relationship can be made between what is envisioned and what may eventually be built. A variety of prototypical building forms will be generated that are specific to the character, scale and building typology of Wellesley. In these representations, **we avoid a singular design aesthetic so that essential urban design and planning issues related to massing, scale, setbacks and open space can be the focus.**

As an example, Arlington's Design Guidelines and Standards addressed the first of these challenges by developing a graphically-clear set of prototypical building forms that were color-coded. The Guideline document is organized into categories that are most essential for building along the river, the primary commercial corridor or the community bike path. By creating a simple and accessible structure to the document, individuals who are interested in learning about the elements that constitute good urban form and sustainable design will immediately know where to look.



2. Ensure a productive community process

The best guidelines and standards are crafted by an inclusive process that harnesses public support. **One can design an effective process just like one can design a beautiful building. The converse is also true; an elegant development plan can be thwarted by poor presentation.** Community support is arrived at when it is a direct outgrowth of an effective public engagement process. The guidelines will be adopted when they adequately reflect the aspirations of the Wellesley community and raise the level of design discourse. The best guidelines provide the language for people to talk about what works and what doesn't. They don't get hung up on jargon. Over the course of the engagement, we will be conducting outreach in the manner that is most appropriate and effective for that phase (e.g. traditional workshops, one-on-one meetings, website development, large public meeting, etc.) Different project partners need different engagement techniques, and effective outreach means meeting people on their own terms. For example, resident meetings are best held in the neighborhoods on common turf and in the evenings. Conversely, small business owners are best found at their businesses and during the day. We recognize that our work in partnership with you is not happening in a vacuum, and that there is a lot of good thinking that has likely already occurred surrounding the character of the town. We look forward to working with you to ensure the most effective engagement process.

Public meeting | Andover, MA

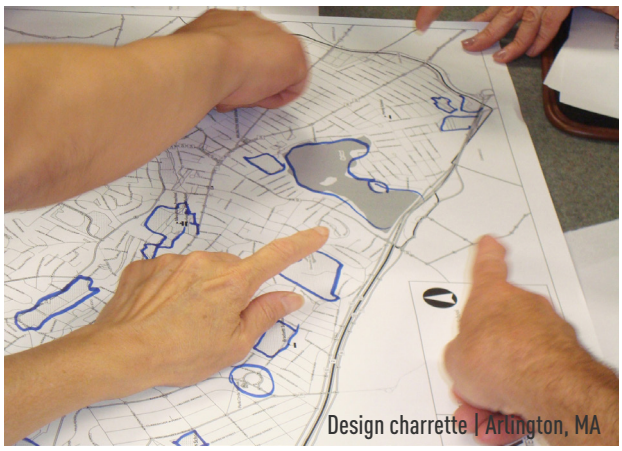
Community workshop | Stamford, CT

Design charrette | Arlington, MA

While large format, public presentations can be helpful, they are seldom truly effective. Over two decades of organizing community-based efforts has led to an informed belief that "listening sessions" aren't as meaningful as a balance of presentation, conversation and education, whereby participants are fully immersed in the complexities (and realities) that influence a site's transformation.

Stakeholder interview | Andover , MA

Community workshop | Jasper, IN

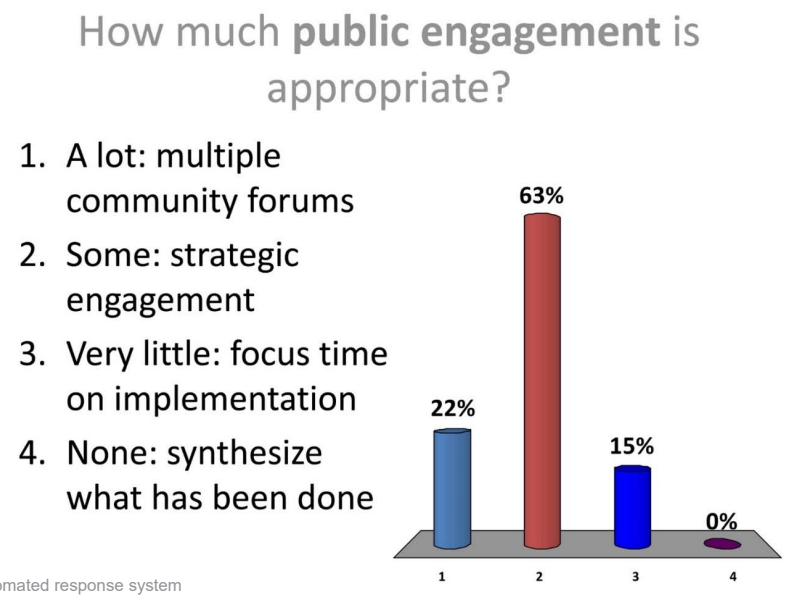


Design charrette | Arlington, MA

For over a decade, we have utilized Automated Response System (ARS) technology in large group settings. ARS allows people to "vote" on questions raised in real-time. The engagement technique is effective, interactive and fun. In light of the fact that the hand-held clicker devices are anonymous, participants can make their voice heard. Additional outreach techniques that we can explore with you include:

- A web-based platform informing the public of project timeline, meeting dates, and planning progress
- Open public meetings for broader community engagement
- Public meetings on site and in the surrounding and impacted neighborhoods
- One on one sessions with civic leaders and project champions.

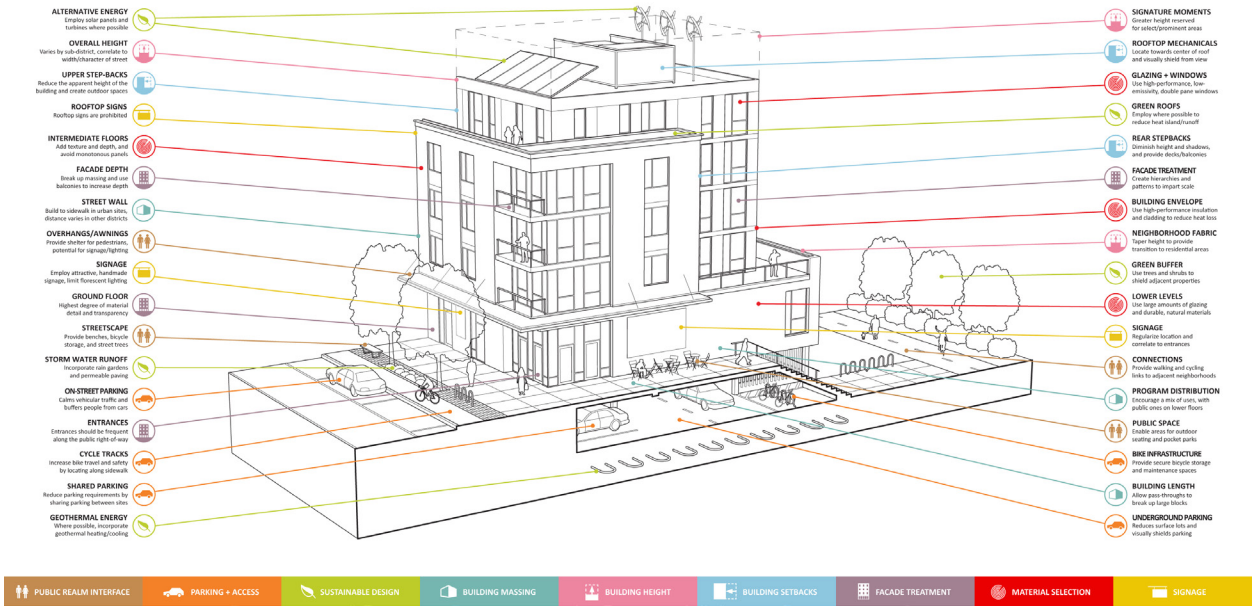
Automated response system
(aka "clickers)



Example of a question asked to workshop participants.

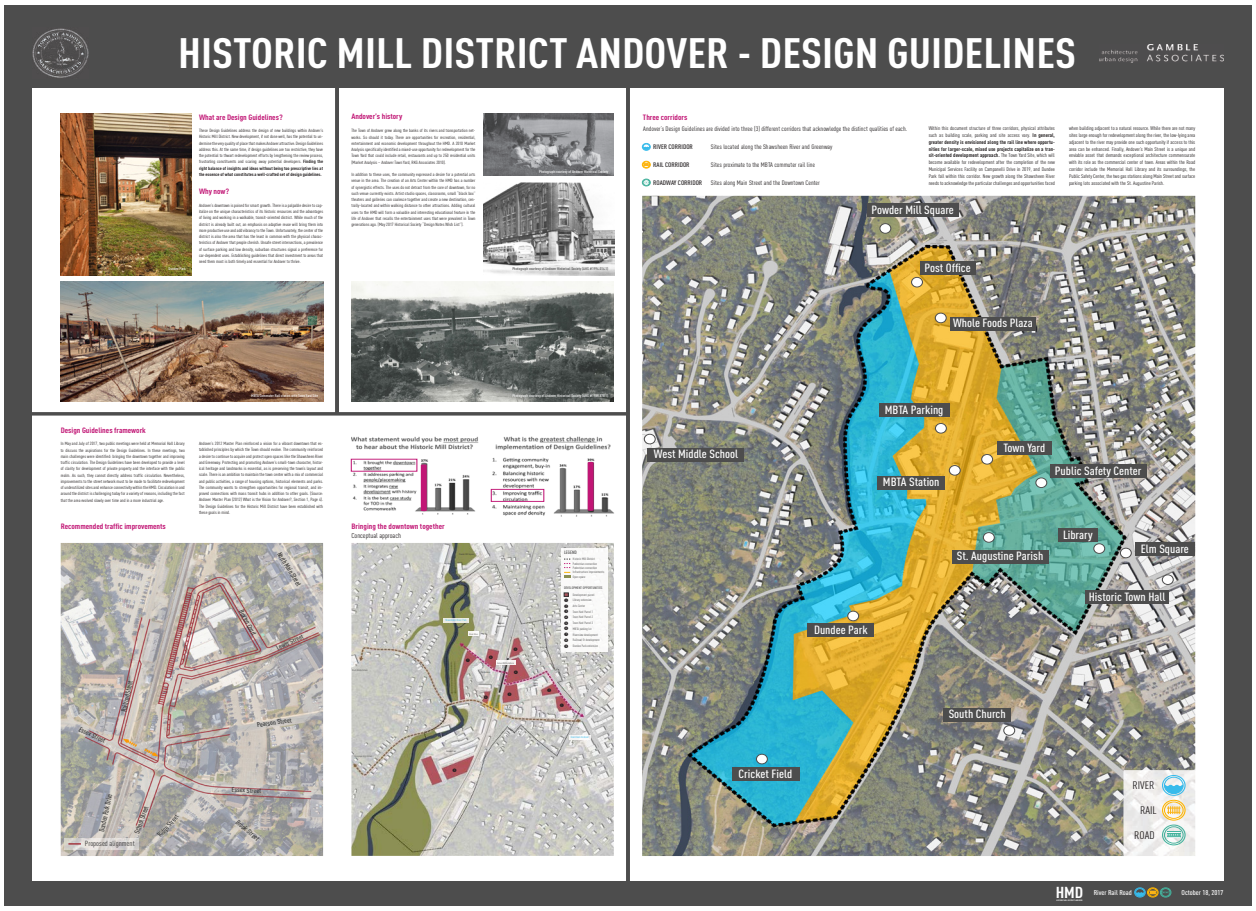
3. Shepherd forward effective implementation

While Design Guidelines are helpful to visualize what a general or prototypical project might look like, their effectiveness becomes more valuable when people can see how they apply to a specific site. In light of the fact that many of the sites are within close proximity to historic residential areas and have high visibility from the downtown center, community concerns will naturally arise. In Watertown, MA we worked with a national developer who was willing to use their 288-unit project as a "test case" for the guidelines. This was a leap of faith on the developer's part (as well as a testament to their desire to make a favorable impression in a market that they were anxious to enter). The process was unique in that the developer was willing to be part of the process after the building was initially designed and as the guidelines were being crafted.



4. Provide compelling deliverables

Representation matters. A Design Guideline Manual needs to be easy to understand, reproduce and distribute. We are prepared to explore other modes of representation that are easier to digest than reading a hundred-page document. Increasingly, we create posters or flyers that augment or replace a report that allows the general public to gain a greater understanding of an initiative's intention without having to go through a large, final report. The advantage of creating deliverables such as these is that most individuals are looking for an overview. Developers or concerned citizens interested in the details can refer to a complementary document with greater specificity. Our goal in working with you will be to develop the most effective means to communicate the Design Guidelines to a lay-person and a specialist.



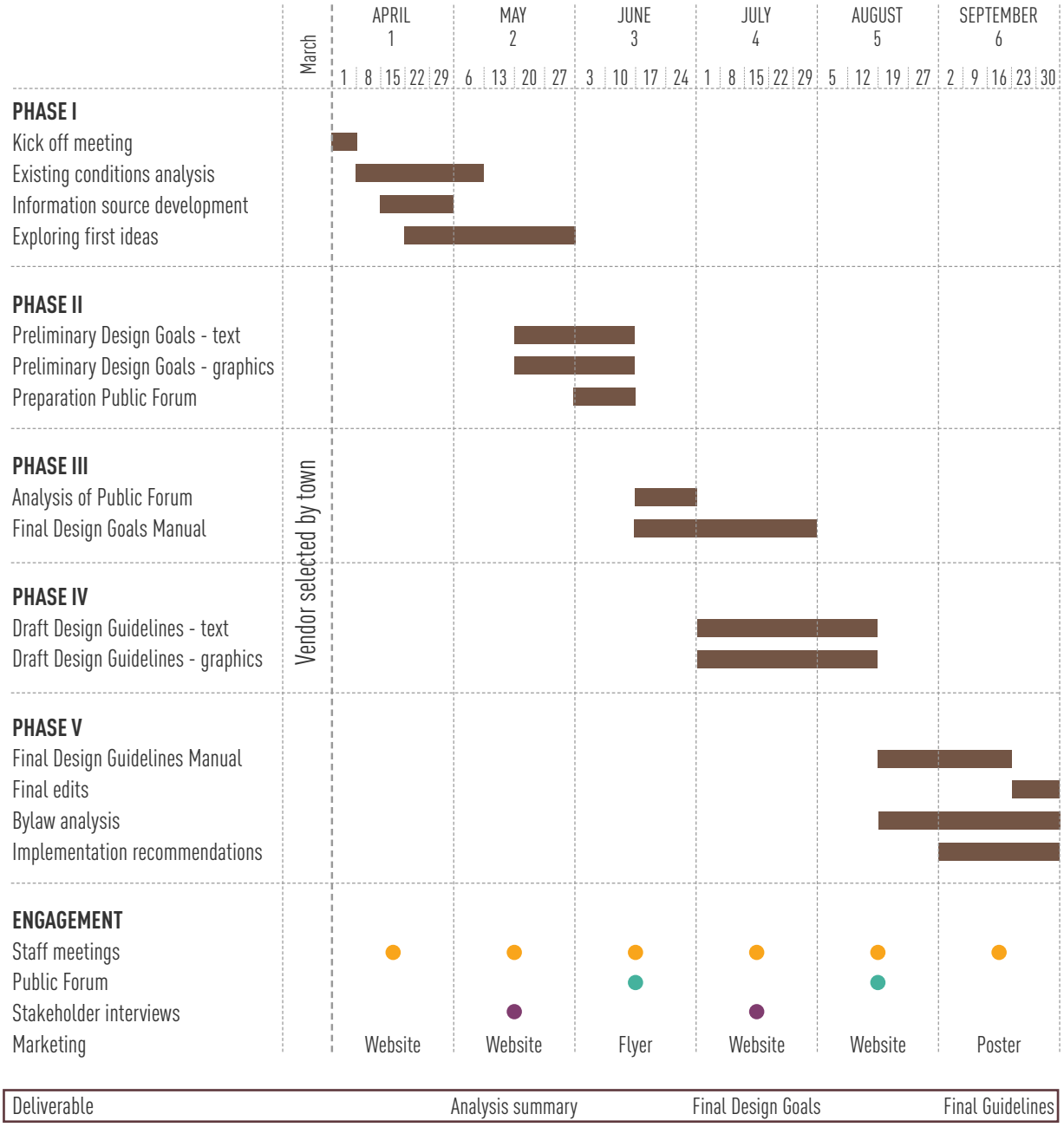
02 Schedule and Deadlines

Design Guidelines fail to be implemented for a variety of reasons, but two of the most common are an ineffective community engagement strategy and a misalignment of project partner goals. Within Wellesley, the numerous stakeholders and interests need to be identified and aligned. While we suspect that different stakeholders may wish to see something different emerge from this effort, identifying and balancing the diverse demands takes time. It is difficult to think about developing Design Guidelines for Wellesley without a considerable amount of time dedicated to 1) a full understanding of the town's objectives and 2) a robust community engagement process.

The Scope of Work as described in the Request for Proposals makes a good deal of sense. It has been our experience that frustration in the community arises when planning initiatives take place but implementation lags. **Sometimes, a more accelerated process is more effective. It builds momentum for an effort and shows progress. It's important to avoid planning fatigue.** People lose interest and they don't feel their voices are heard. If they are engaged in the conversation, but too much time transpires between meetings or there may not be sufficient opportunities for feedback. Frustration arises. We understand the need to build momentum and move towards a conclusion. A six-month schedule is feasible. It provides frequent interaction with the project partners. By utilizing strategic engagements that are highly-tailored to advancing the work already completed, progress can be made.

Development pressures will continue in the foreseeable future, so the sooner the community puts design criteria in place the better. **Our experience has been that effective community engagement with multiple means of feedback accelerates the planning process.** We genuinely enjoy working with communities to envision their future. We also feel the interaction requires a delicate balance of listening *and educating.*

Proposed schedule



This schedule is highly dependent on the decision-making capacity of the principal project partners. We will work closely with the staff to ensure the sequencing of the initiative dovetails with the respective project partner initiatives.

03 Work Samples

Historic Mill District Design Guidelines - Andover, MA

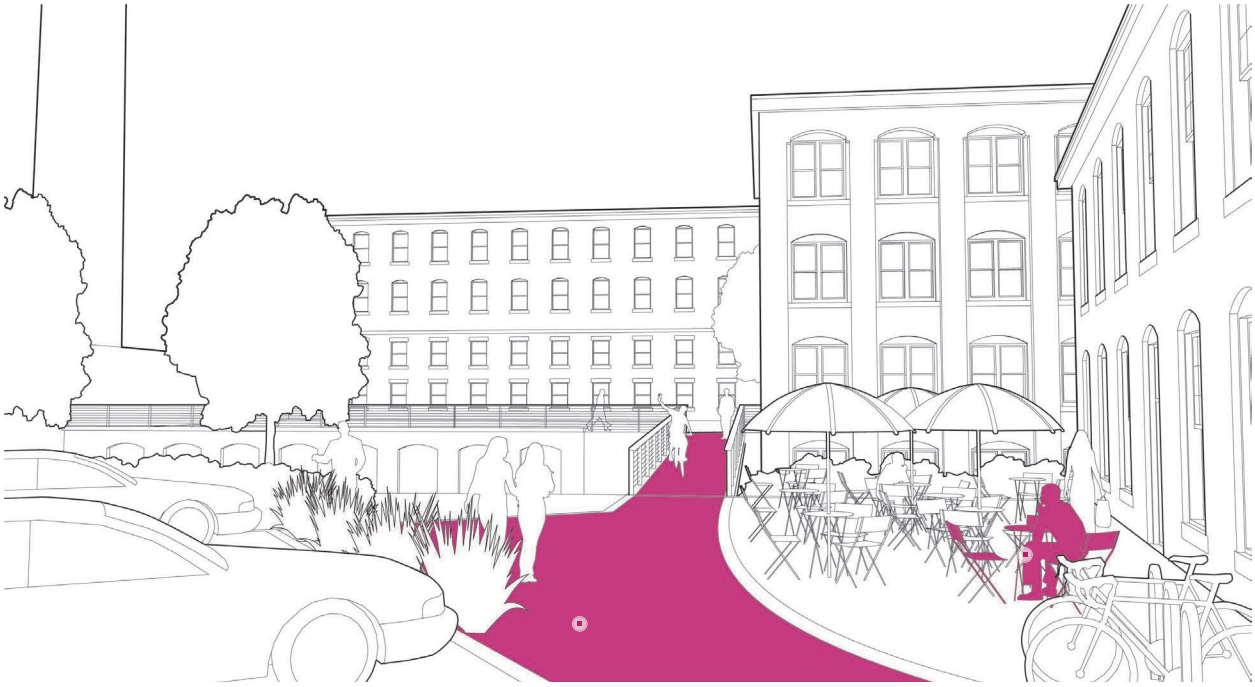
Role	Architect + Urban Designer
Duration	6 months
Client	Town of Andover, Department of Planning & Economic Development
Program	Mixed-use development
Time Frame	15 years

Challenge

At Town Meeting in May of 2015, Andover voters approved the creation of the Historic Mill District (HMD). This new zoning district encompasses nearly one hundred (100) acres in downtown Andover. The purpose of the HMD is to encourage smart growth development in proximity to Andover's regional transit station by fostering a range of housing opportunities within mixed-use development projects.

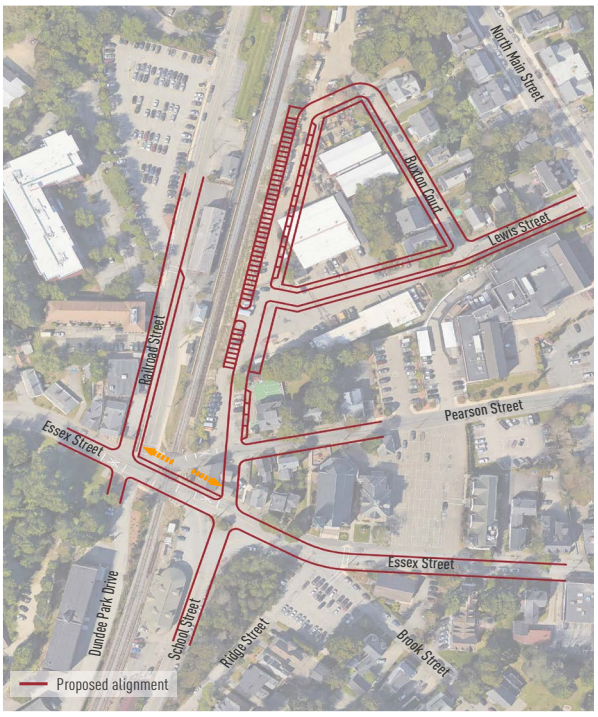
Response

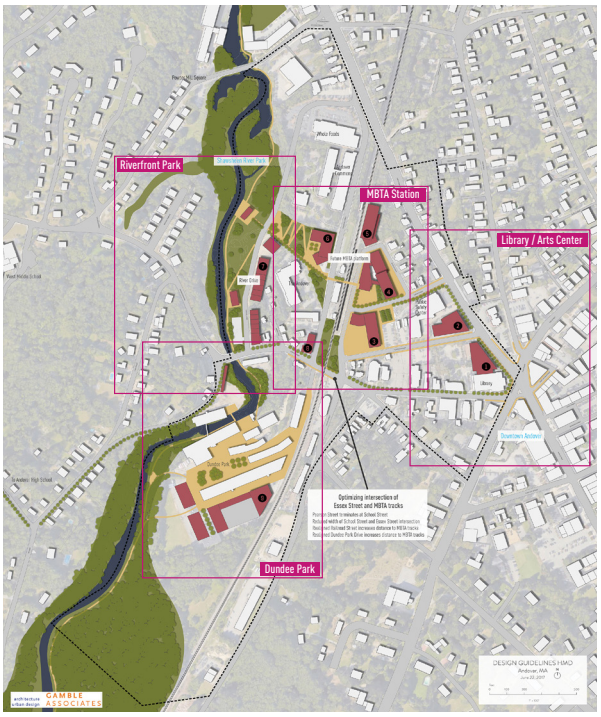
The goals of the design guidelines are to preserve and augment the Historic Mill District's architectural qualities, historic character and pedestrian scale. To incorporate the different characteristics of the areas lying in the HMD, the design guidelines are organized into three different corridors: River, Rail, Road. Development along the River corridor should be less dense and preserve its natural environment while the design guidelines encourage higher building elevations and density along the Rail corridor to take advantage of the nearby commuter rail station.



Paul Materazzo, Director of Planning
Town of Andover, Dept. of Planning and Economic Development
Tel: 978-623-8650, pmaterazzo@andoverma.gov

Parking + Access





Design Guidelines - Watertown, MA

Role	Architect + Urban Designer
Duration	9 months
Client	Town of Watertown, Department of Community Development
Program	Mixed-use development
Time Frame	10 years

Challenge

Faced with the possibility of a community-led moratorium on new development, Watertown initiated Design Guidelines and Standards for new development along the Town's primary commercial corridors. The Guidelines were developed as the first implementation step which resulted from Watertown's Comprehensive Plan that sought to concentrate redevelopment along corridors that have access to public transit.

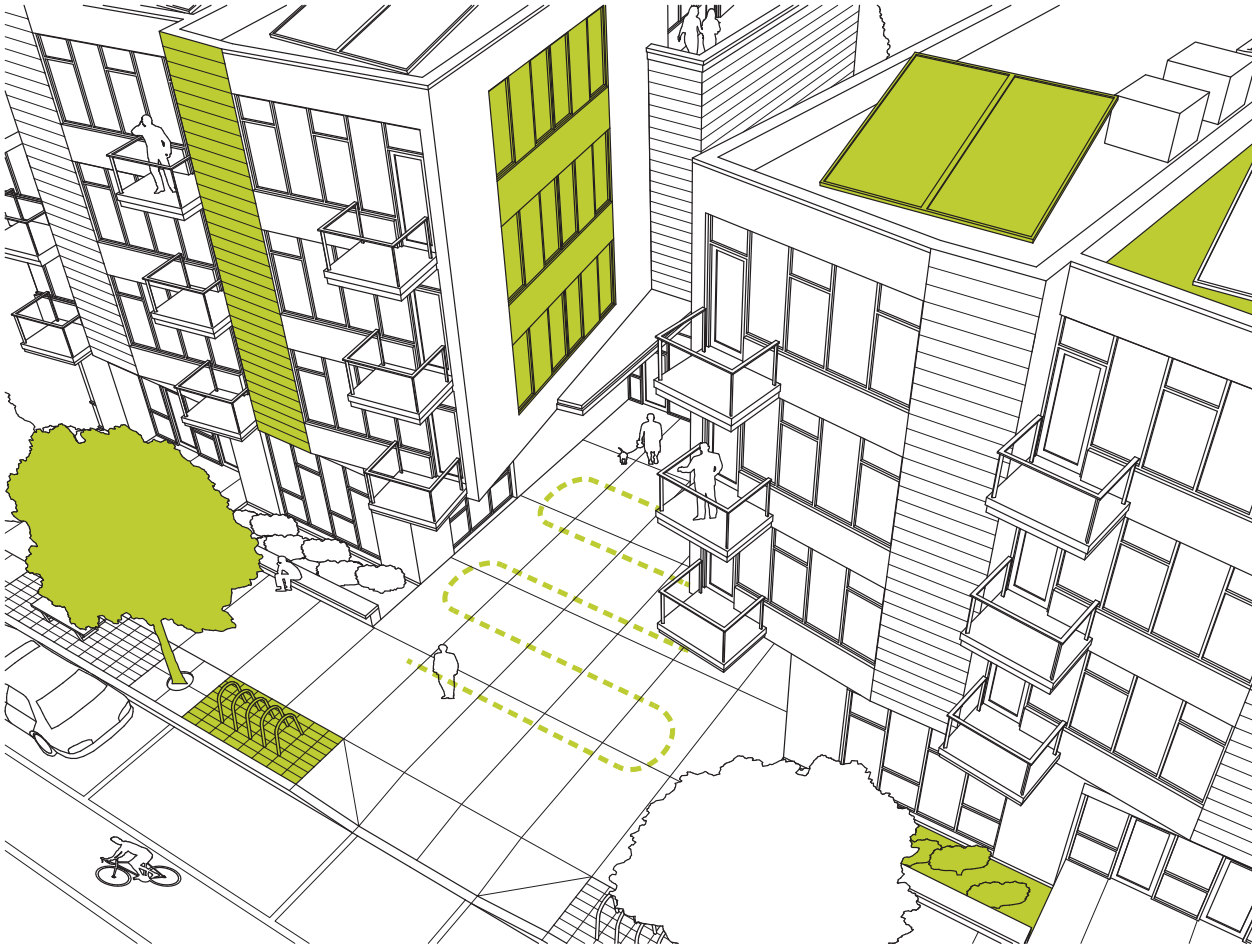
Response

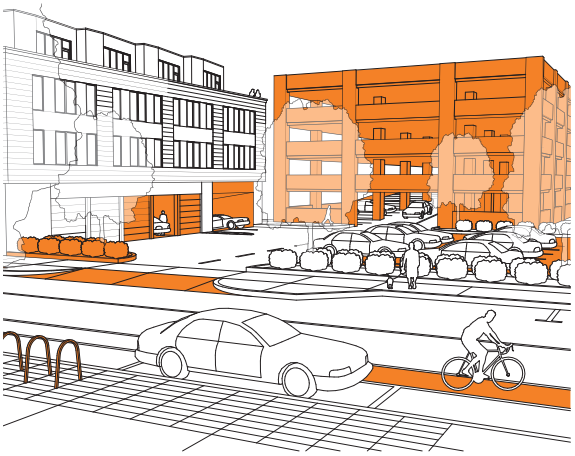
Nine over-arching categories for development organize the design guidelines. Three dimensional computer models, created using an intentional range of architectural languages, describe the characteristics in perspective form and highlight permissible and discouraged strategies as they relate to essential building elements like height, massing and public realm interface. In addition to the guidelines, the scope of work included drafting language to be integrated into the Zoning Ordinance and collaboration with Greystar - a national housing developer - to test the application of the guidelines to a specific, 288 unit mixed-use complex.

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

2015 MA APA Planning Guide or Tool Award

2015 Highest "Honor Award for Urban Design"
by the Boston Society of Architects





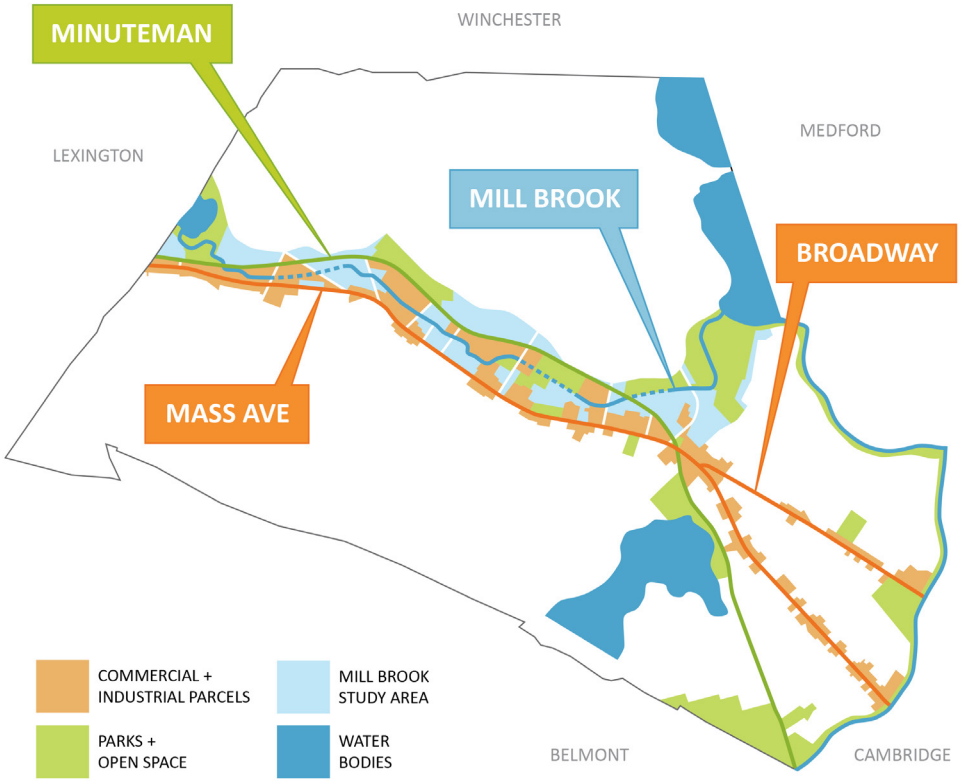
Design Guidelines - Arlington, MA

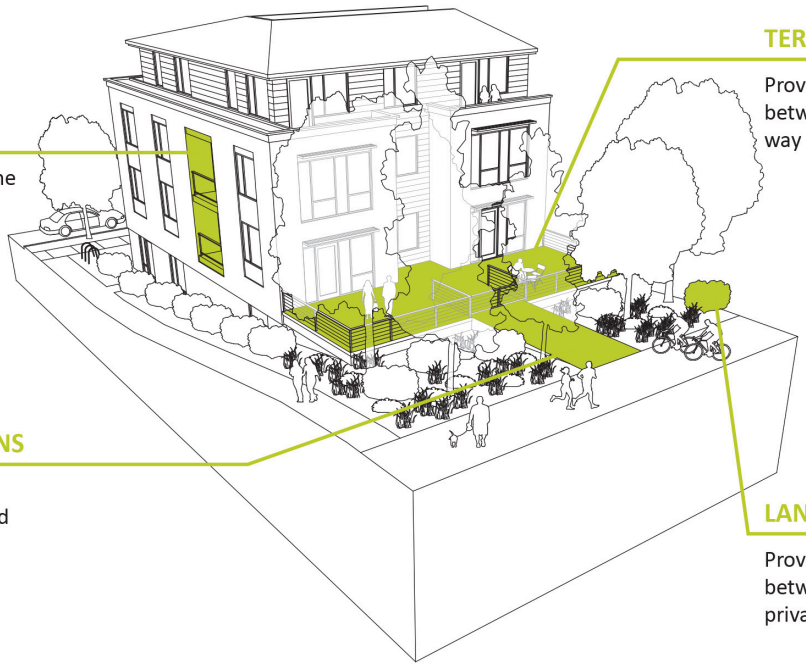
Role	Architect + Urban Designer
Duration	6 months
Client	Town of Arlington, Deptartment of Community Development
Program	Mixed-use development
Time Frame	10 years

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 historic buildings and new development.

Carol Kowalski, Former Director Planning and Community Development, Town of Arlington
Assistant Town Manager for Development, Town of Lexington
Tel: 781-698-4561, ckowalski@lexingtonma.gov





EXTERIOR SPACES

Foster interaction with the outdoors

TERRACES

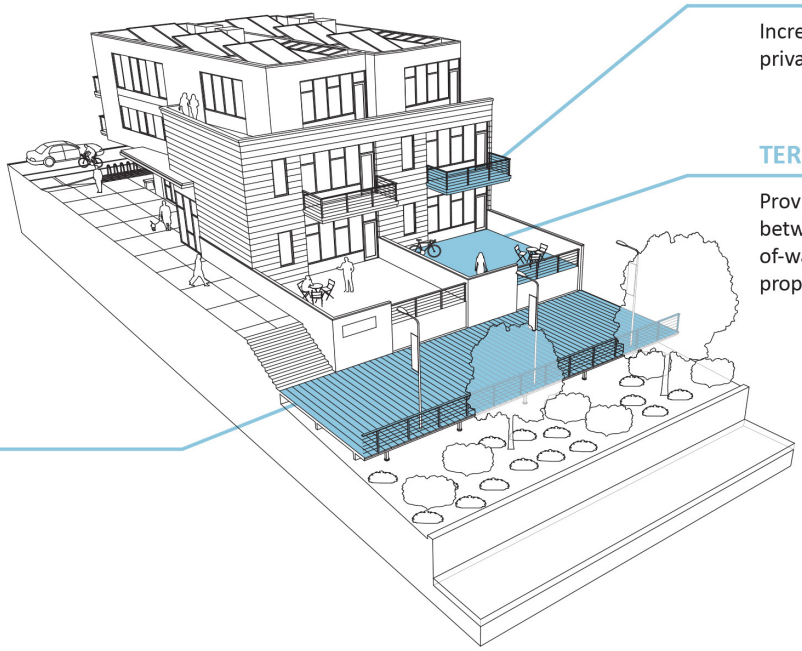
Provide transition between public right-of-way and private property

DIRECT CONNECTIONS

Ensure connections between the Bikeway and new construction

LANDSCAPE BUFFERS

Provide transition space between public and private realms



BALCONIES

Increase public / private interaction

TERRACES

Provide transition between public right-of-way and private property

PUBLIC ACCESS

Demonstrates the potential of the Mill Brook to be seen as an amenity

Design Guidelines - Dedham, MA

Role	Architect + Urban Designer
Duration	4 months
Client	Town of Dedham, Department of Econmic Development
Program	Residential and commercial
Time Frame	15 years

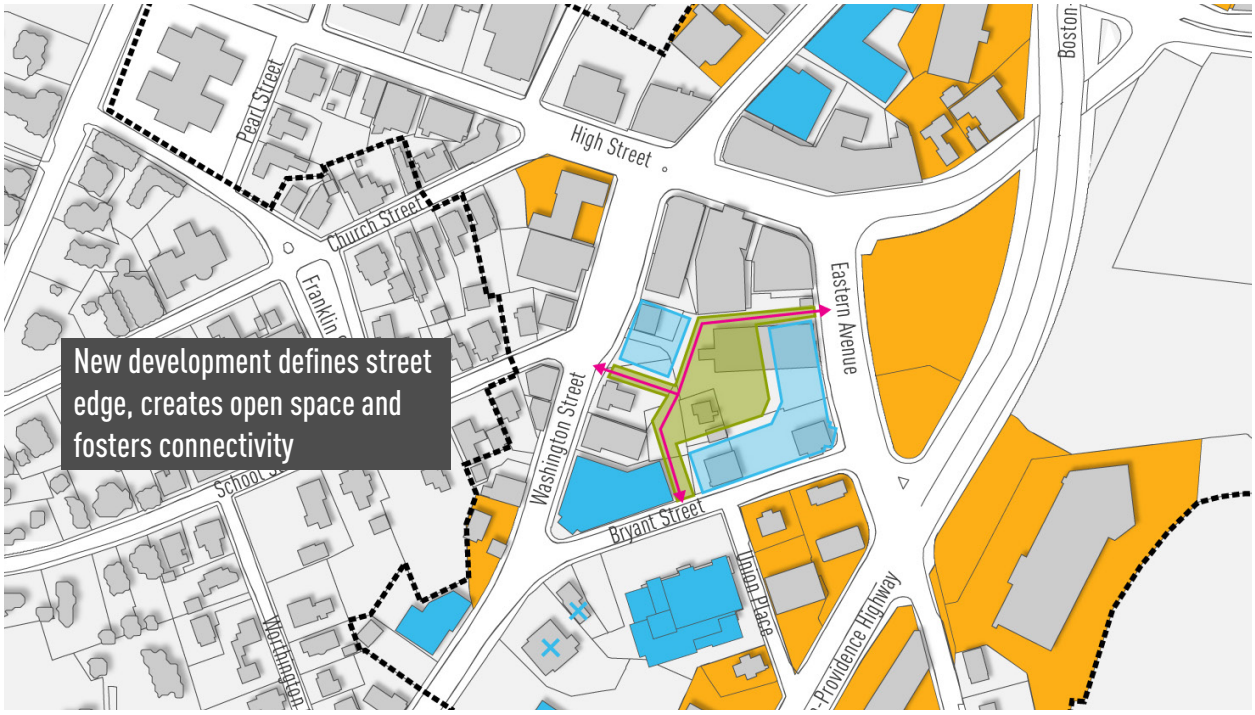
Challenge

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.

John Sisson, Economic Development Director
Town of Dedham
Tel: 781-751-9175, jsisson@dedham-ma.gov



SCALE

THE PEDESTRIAN
Enhance Pedestrian Connectivity

THE OPEN SPACE
Nurture the Natural Systems

THE BUILDING
Ensure Design Excellence

THE BLOCK
Build a Better Block

THE CORRIDORS
Enhance the Gateways

Corridor Study - Lexington, MA

Role	Urban Designer
Duration	4 months
Client	Town of Lexington, Department of Economic Development
Program	Mixed-use development
Time Frame	15 years

Challenge

Hartwell Avenue is a 1.5 mile long corridor that consists of mostly office and lab buildings that face the same issues as many other properties in similar suburban settings: Their location is too far set back from the street edge, they are surrounded by surface parking and lack attractive amenities as well as flexible floor plates businesses need today in order to compete.

Response

If Hartwell Corridor to survive, it has to become an attractive location for companies that are more and more moving to downtown locations. The corridor study recommends zoning changes that allow for greater density, higher buildings, and lower parking ratios. Combined with extensive streetscape improvements, Hartwell Avenue can be transformed into a mixed-use district that is connected to its adjacent open space potentials by an enhanced trail network.

Megan J. Zammuto, Economic Development Coordinator
Town of Lexington
Tel: 781-698-4568, mzammuto@lexingtonma.gov

Kiln Brook
Westview Cemetery
Minuteman Trail
Trophet Swamp
Wetlands
Hartwell Avenue
Westview Street
Bedford Street

Jug handle
Bedford Street
I - 95
Hartwell Avenue
Minuteman Bikeway
Town DPW Facility
GAMBLE ASSOCIATE

Massport Design Guidelines - Boston, MA

Role	Architect + Urban Designer
Duration	On call design services
Client	Massachusetts Port Authority (Massport)
Program	Mixed-use
Site	Misc. projects
Time Frame	10 - 15 years

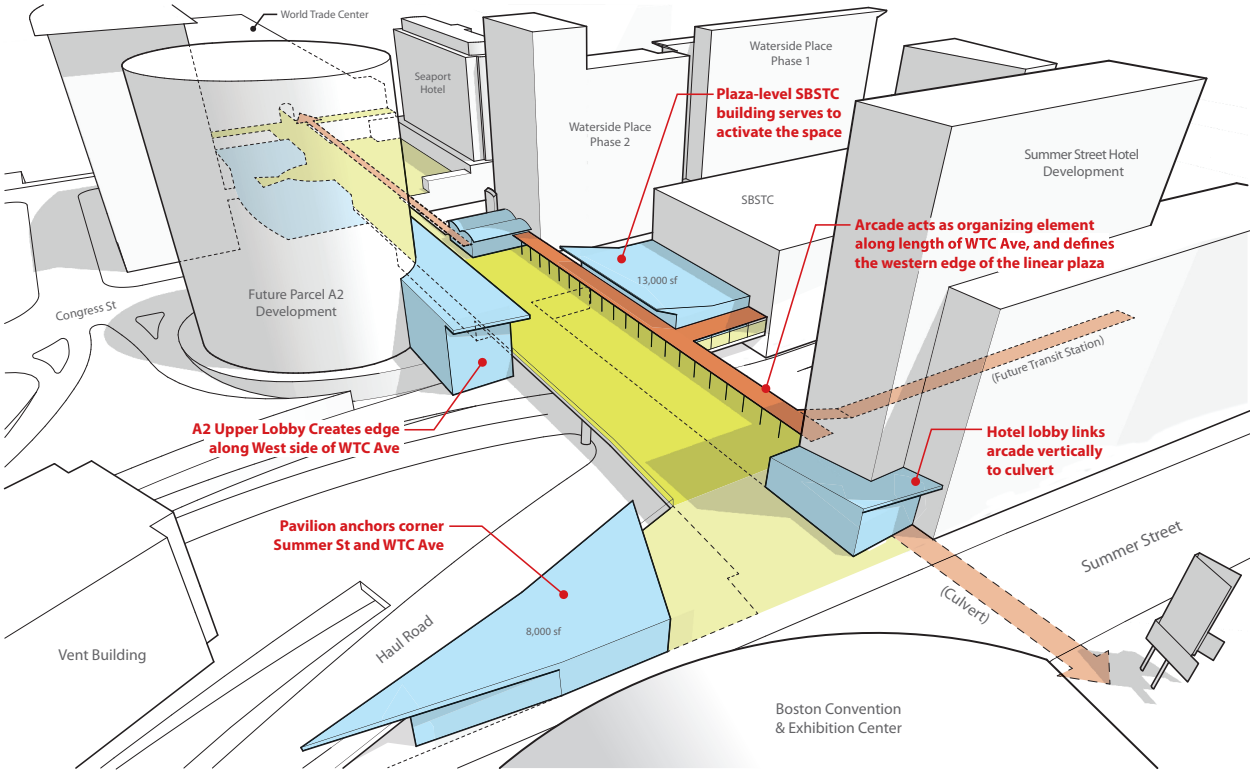
Challenge

The 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 among all stakeholders iis needed to leverage the development into an exceptional place.

Response

A series of urban design interventions ties multiple developments together. A series of plazas, landscape elements, canopies and a shared street transforms 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 an covered canopy that provides a walkway for pedestrians, linking the various developments into an ensamble.

Eliza Tan, Senior Development Manager,
Massport, Real Estate & Asset Management
Tel: 617-568-1016, etan@massport.com



Linear Plaza **World Trade Center Ave** **"Pavilion" Buildings** **Covered Arcade Connection**

Illustrative Guide for Redevelopment - Stamford, CT

Role	Architect + Urban Designer
Duration	6 months
Client	City of Stamford + Charter Oak Communities
Program	Mixed-use development
Time Frame	10 years

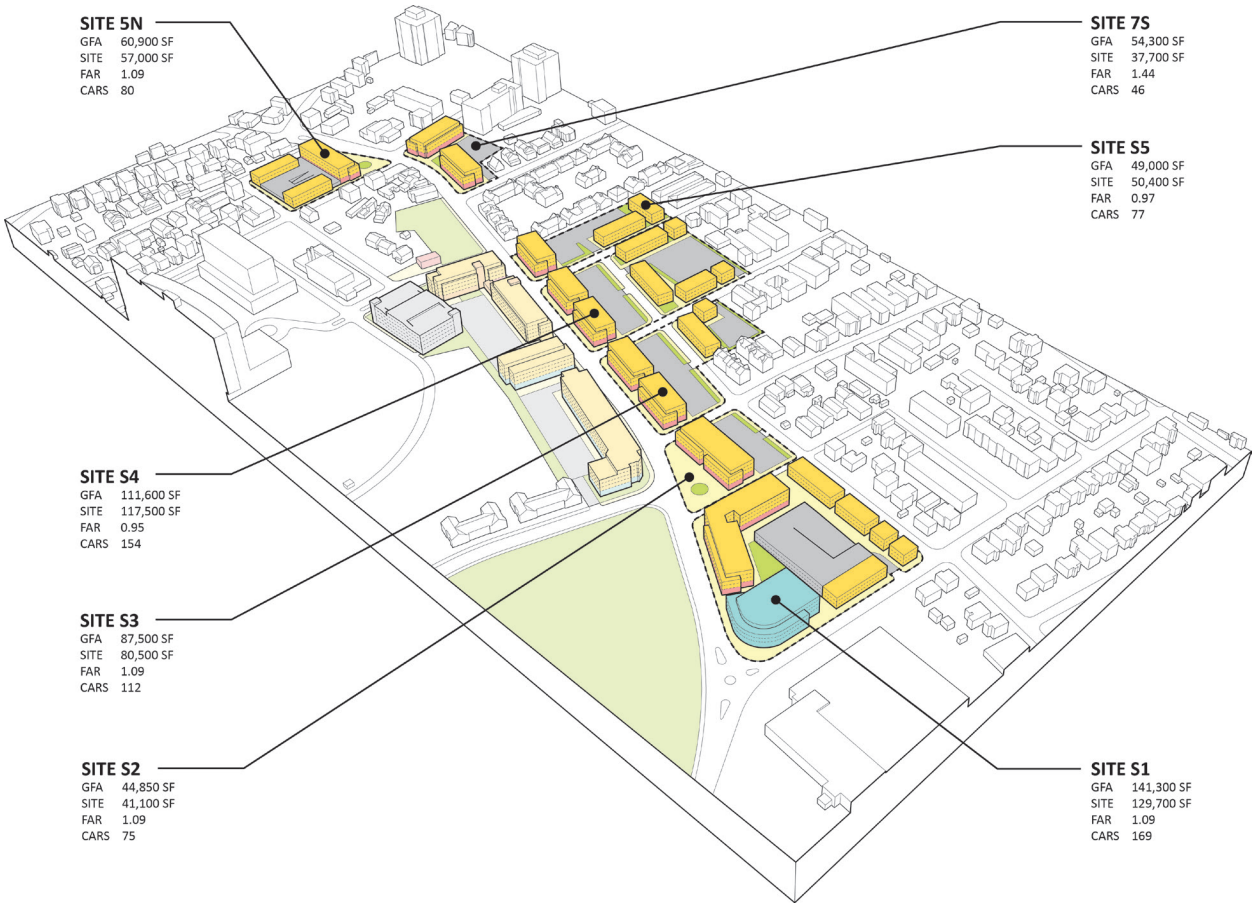
Challenge

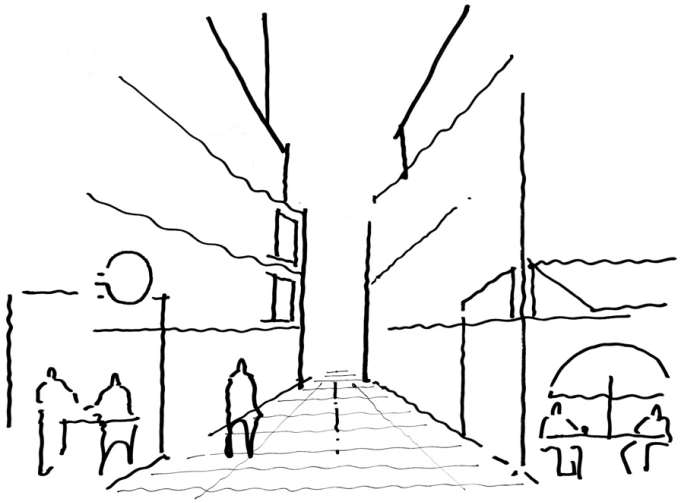
The seam between the Stamford Hospital and the West Side's primary commercial corridor is under development pressure as the medical campus grows. Recently adopted zoning changes for the city's commercial corridors seek to establish a more urban condition for new infill development by increasing building heights and diminishing setbacks.

Response

This "Illustrative Guide" for redevelopment along Stillwater Avenue tested the capacity for new development under the City's recently adopted Village Commercial District Zoning. The rezoning effort sought to create a more pedestrian-oriented environment for the area and increase the viability of a mix of uses, including significant residential concentrations. The corridor plan capitalized on existing community assets and open spaces.

Vincent J. Tufo, Executive Director and CEO
Charter Oak Communities
Tel: 203-977-1400, ext. 3305, vtufo@charteroakcommunities.org


SITE 5N
GFA 60,900 SF
SITE 57,000 SF
FAR 1.09
CARS 80
SITE 7S
GFA 54,300 SF
SITE 37,700 SF
FAR 1.44
CARS 46
SITE S5
GFA 49,000 SF
SITE 50,400 SF
FAR 0.97
CARS 77
SITE S4
GFA 111,600 SF
SITE 117,500 SF
FAR 0.95
CARS 154
SITE S3
GFA 87,500 SF
SITE 80,500 SF
FAR 1.09
CARS 112
SITE S2
GFA 44,850 SF
SITE 41,100 SF
FAR 1.09
CARS 75
SITE S1
GFA 141,300 SF
SITE 129,700 SF
FAR 1.09
CARS 169



04 Team

Gamble Associates

Gamble Associates is a small Cambridge-based practice. We select our projects carefully, and devote our full consideration to the few projects that we work on at one time. This assures design and planning excellence and results in exceptional client service. We understand that the primary point of contact is the Design Advisory Board, but we are looking forward to interacting with the many project partners that we consider an integral part of the team.

Gamble Associates office | 678 Mass Ave, Cambridge

As both architects and urban planners, we concentrate on urban design with a particular focus in three areas: waterfronts and town centers, institutional planning, and neighborhood revitalization. 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 staff

DAVID GAMBLE

AIA AICP LEED AP

Principal

David Gamble is a Principal of Gamble Associates. He received a Bachelor's of Architecture from Kent State University and a Masters of Architecture in Urban Design, with distinction, from Harvard's Graduate School of Design (GSD). He is both a registered architect and a certified planner, and has spent the last twenty-five years working in urban settings and within the context of public engagement. Since 2009, David has been a Lecturer and Design Critic in the Department of Urban Planning and Design at Harvard's GSD. He is a recipient of the AIA's National Young Architects Award and the Gabriel Prize. His recently released book, written together with Patty Heyda (Washington University) is entitled "Rebuilding the American City: Design and Strategy for the 21st Century Urban Core", published by Routledge Press in 2016. The book highlights 15 urban design projects around the U.S. that have been catalysts for their downtowns.

BRIAN GREGORY

Associate AIA

Designer

Brian is a Lead Designer at Gamble Associates. He has a Bachelor's and Master's Degree in Architecture from the School of Architecture at Northeastern University (NEU). While at NEU, Brian received the overall design award and GPA award. He currently serves on the Board of Directors of the East Boston CDC "Neighborhood of Affordable Housing", is a member of the East Boston Greenway Council and the Livable Streets Alliance. His previous work experience includes Kyu Sung Woo Architects, Ann Beha Architects and Chan Krieger Sieniewicz. His interests include transportation, infrastructure and resiliency. In 2017, Brian, together with a colleague from the Metropolitan Planning Commission in Boston, founded "Infratecture", a new committee of the Boston Society of Architects. The committee looks at the intersection of transit, design and infrastructure.

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. His project team was honorably mentioned in the AIV Schinkel Competition in 2014. Philipp worked on several international projects in Europe, Asia and Africa at the Chair and Institute of Urban Design and Regional Planning at RWTH Aachen University. Before joining Gamble Associates, Philipp worked as a Urban Planner for Topos Team in Nuremberg, Germany.

Team

David Gamble

Education

Harvard University Graduate School of Design (GSD): Cambridge, MA
1997 Master of Architecture in Urban Design - Degree with Distinction

Kent State University (KSU): Kent, OH
1991 Bachelor of Architecture

Professional Experience

GAMBLE ASSOCIATES: Cambridge MA, Principal 2009-present
CHAN KRIEGER SIENIEWICZ: Cambridge MA, Senior Associate 2001-2009
KRIER +KOHL: Berlin Germany, Designer 1994-1995
M&P DESIGN: Zurich Switzerland & Potsdam Germany, Designer 1991-1994
PMV/SASI: Pittsburgh PA, Intern 1991, 1988

Teaching Experience

HARVARD UNIVERSITY Graduate School of Design, Design Instructor 2009-present
NORTHEASTERN UNIVERSITY School of Architecture, Lecturer Fall 2006 & 2007
SYRACUSE UNIVERSITY School of Architecture, Assistant Professor +
Founding Director - Community Design Center 1997-2001

Licensure

AIA, American Institute of Architects AIA #30126985
AICP, American Institute of Certified Planners
LEED AP, Leadership in Energy and Environmental Design Accredited Professional

Public Service

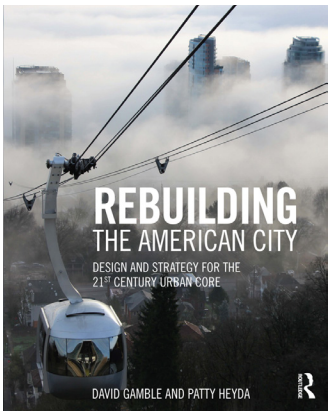
National AIA Regional and Urban Design Leadership (2017 - 2022)
Boston Society of Architects (BSA) Board of Directors (2012-2013)
BSA Honors and Awards Committee (2014-2016)
National AIA: Awards Jury for Regional and Urban Design (2014)
Architecture Boston Editorial Board Member (2012-2015)
Co-Chair BSA Urban Design Committee 2010 - 2014
President, Community Design Resource Center-Boston: Board of Directors (2007-2010)
American Planning Association (APA) National Conference Presentations (2009/2014/2015)

Honors + Awards

American Institute of Architects National AIA Young Architects Award, 2008
Gabriel Prize, Western European Architecture Foundation, 2003
Urban Planning and Design Award for Greatest Overall Achievement (GSD) 1997
Prize for Highest Cumulative Academic Record (GSD) 1997
Alpha Rho Chi Medal (KSU) 1991

Memberships

American Institute of Architects + Boston Society of Architects
American Association of Certified Planners / American Planning Association
LEED Accredited, U.S. Green Building Council



Recently published book by David Gamble

Urban redevelopment in American cities takes multiple forms and requires a delicate alignment of goals, power, leadership and sustained advocacy on the part of many. It also requires coming to terms with the challenges of achieving livable, sustainable, equitable cities. Rebuilding the American City highlights 15 urban design and planning projects in the U.S. that have been catalysts for their downtowns and were implemented during the tumultuous start of the 21st century—a period marked by renewed interest in cities but also by ongoing social, economic and environmental challenges. 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. David is currently working on a companion book entitled "Repositioning the American Town".

Team

Brian Gregory

Education

NORTHEASTERN UNIVERSITY: Boston, MA
Master of Architecture, 2011
Bachelor of Science in Architecture, Summa Cum Laude (3.9), 2008
Minor in Architectural History

Project Experience

GAMBLE ASSOCIATES, Boston, MA
Design Guidelines and Standards, Watertown, MA
Design Guidelines, Arlington, MA
Design Guidelines, RiverVision Update, Davenport, IA
Massachusetts Port Authority Design Review
Providence GE Base Works Site Master Plan, Providence, RI
Everett Site Development Plan, Everett, MA
Wakefield Site Development Plan, Wakefield, MA
Electric Light Department Pre-Development, Braintree, MA
Jasper Downtown and Riverfront Master Plan, Jasper, IN
Arts and Culture Complex, Jasper, IN
Vita Health and Wellness District, Stamford, CT
Illustrative Guide for Redevelopment, Stamford, CT
Brownfield Area Wide Plan, Sanford, ME

STERN MCCAFFERTY, Boston, MA
Beacon Hill Residence
Ritz Carlton Tower Residence
South End Residence

KYU SUNG WOO ARCHITECT, Cambridge, MA

ANN BEHA ARCHITECTS, Boston, MA

Public Service

Boston Society of Architects Infra/tecture Committee (2017-2020)
Neighborhood of Affordable Housing (NOAH) Executive Board
East Boston Greenway Council
Jeffries Point Planning and Zoning Subcommittee
Logan Airport CONRAC Community Response
East Boston 20/20 Community Visioning Plan

Honors + Awards

Dean's List, 2003 - 2008
Design Award - 2nd year, 3rd year, 5th year
GPA Award - 2nd year, 4th year, 5th year
Specialization AutoCAD, Vectorworks, SketchUp, Illustrator, InDesign, Photoshop

Team

Philipp Maué

Education

RWTH AACHEN UNIVERSITY, Aachen, Germany
M.Sc. Urban Planning with distinction, named to the Dean's List, 2012 - 2014

SAINT PETERS COLLEGE, Jersey City, NJ
Semester abroad as a PROMOS scholarship recipient, Fall 2010

TU DORTMUND UNIVERSITY, Dortmund, Germany
B.Sc. Spatial Planning, 2007 - 2012

Project Experience

GAMBLE ASSOCIATES, Boston, MA 2016 - present
Richardson Olmsted Complex, Buffalo, NY
Riverdrive District Master Plan, Attleboro, MA
Massachusetts Port Authority Design Review, Boston, MA
Everett Site Development Plan, Everett, MA
GE Base Works Master Plan, Providence RI
Placemaking Initiative, Piqua OH
Downtown Master Plan, Winchester KY
Suffolk Downs Master Plan, Revere, MA

TOPOS TEAM, Nuremberg, Germany 2007 - 2014
Burgfarrnbach Site Development Plan, Burgfarrnbach Germany
Master Plan for future development, Seukendorf, Germany
Wassertrüdigen Site Development Plan and zoning map, Wassertrüdigen, Germany
Feasible study for new event hall, Seukendorf, Germany
Seukendorf Site Development Plan, Seukendorf, Germany

CHAIR AND INSTITUTE OF URBAN DESIGN AND REGIONAL PLANNING
RWTH AACHEN UNIVERSITY, Germany, Research Assistant 2013 - 2014
Master Plan Blankenheim, Germany
Master Plan Université Notre-Dame du Kasayi, Kananga, D.R. Kongo
Muscat Site Development Plan, Muscat, Oman

Honors + Awards

Springorum Medal for Outstanding Academic Achievement, 2015
AIV Schinkel Competition, Berlin, Germany, Honorable Mention, 2014
Student Competition, AACGE, Dortmund, Germany, Shortlist 2013
Student Competition, City of Moers, Germany, 2nd Prize, 2011

05 References

Design Guidelines Andover, MA
Paul Materazzo, Director of Planning
Town of Andover, Dept. of Planning and Economic Development
Tel: 978-623-8650, pmaterazzo@andoverma.gov

Design Guidelines Arlington, MA
Carol Kowalski, Former Director Planning and Community Development, Town of Arlington
Assistant Town Manager for Development, Town of Lexington
Tel: 781-698-4561, ckowalski@lexingtonma.gov

Design Guidelines Dedham, MA
John Sisson, Economic Development Director
Town of Dedham
Tel: 781-751-9175, jsisson@dedham-ma.gov

Hartwell Avenue Corridor Study Lexington, MA
Megan J. Zammuto, Economic Development Coordinator
Town of Lexington
Tel: 781-698-4568, mzammuto@lexingtonma.gov

Design Review Massport Boston, MA
Eliza Tan, Senior Development Manager,
Massport, Real Estate & Asset Management
Tel: 617-568-1016, etan@massport.com

Illustrative Guide Stamford, CT
Vincent J. Tufo, Executive Director and CEO
Charter Oak Communities
Tel: 203-977-1400, ext. 3305, vtufo@charteroakcommunities.org

Design Guidelines Watertown, MA
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

architecture
urban design

GAMBLE
ASSOCIATES

David Gamble, Principal
david@gambleassoc.com

678 Massachusetts Ave., Suite #502
Cambridge, MA 02139

www.gambleassoc.com
617-292-9912