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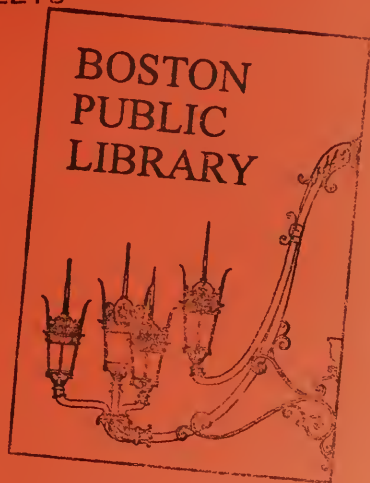
LETTER OF INTEREST  
STATEMENT OF QUALIFICATIONS

TO THE BOSTON REDEVELOPMENT AUTHORITY

RA  
06

FOR STREETScape IMPROVEMENTS  
ST. BOTOLPH STREET

HARCOURT TO WEST NEWTON STREETS  
BOSTON, MASSACHUSETTS



BY PAUL C. K. LU & ASSOCIATES  
LANDSCAPE ARCHITECTS, URBAN DESIGNERS, PLANNERS

KEYES ASSOCIATES  
CONSULTING ENGINEERS

THE BSC GROUP  
SURVEY CONSULTANTS



# PAUL C. K. LU AND ASSOCIATES

134 Beach Street Boston, Massachusetts 02111 (617) 484-4022

March 24, 1988

Mr. Paul Reavis, Assistant Director  
Engineering and Design Services  
Boston Redevelopment Authority  
Room 943  
One City Hall Plaza  
Boston, Massachusetts 02201

RE: Request for Qualifications  
St. Botolph Street, Harcourt to West Newton Streets

Dear Mr. Reavis:

The award-winning minority-owned firm of Paul C. K. Lu and Associates is pleased to submit this Statement of Qualifications to provide design and resident engineering services for the St. Botolph Street Improvements Project.

Paul C. K. Lu and Associates is a small multi-disciplinary design firm practicing Landscape Architecture, Urban Design and Planning. To date we have won 15 national and international awards on a range of projects performed for clients largely in the public sector.

Our proven ability to work with public agencies in the design, construction documentation and construction observation of urban streetscape improvement projects makes us uniquely qualified to undertake this assignment. Municipalities throughout the region have utilized the expertise of our firm not only for our innovative design approach, but also for our commitment to cost-effective and timely project completion.

To strengthen our team we are joined by Keyes Associates of Waltham, Ma, to provide electrical and civil engineering services and by Boston Survey Consultants for survey information.

We thank you for this opportunity and look forward to discussing with you further the revitalization of Boston's urban environment by improvements to St. Botolph Street.

Sincerely yours,



Christian L. Brown  
Project Manager  
Paul C. K. Lu and Associates

CLB/ksb





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**INTRODUCTION TO THE FIRM  
WITH PROFESSIONAL AWARDS**



# PAUL C. K. LU AND ASSOCIATES

134 Beach Street Boston, Massachusetts 02111 (617) 484-4022

## INTRODUCTION OF THE FIRM

The award winning, minority owned firm of Paul C.K. Lu and Associates practices Landscape Architecture, Planning, Urban Design, and Environmental Analysis.

The office is based on a core of multidisciplinary design and planning professionals, each contributing their unique skills to undertake projects in our environment.

Our primary goal is to create the highest quality planning and design products.

All the team members have extensive experience within large well-known firms. However, we have found that as a small group we can focus on a quality product and maintain a low overhead. We take personal pride in and responsibility for all our creative efforts.

Our guiding philosophy is to create outstanding work utilizing a 'process oriented method'. This approach to planning, design and implementation includes the following steps:

- Analysis of the project's opportunities and constraints, in the natural environment and the political framework.
- Interpretation and clarification of the user's needs to develop a workable program and timeframe.
- Development of several specific design schemes to explore the project's potential and examine relative costs and phasing.
- Coordination of contract documents from development by our staff and consultants to the final installation and occupancy of the project.

This process oriented framework allows the flexibility for involving the clients and the projects potential users while also allowing an orderly flow through the planning phases.

The extensive professional background of Paul C.K. Lu and Associates and the collective experience of the individual team members makes the firm uniquely qualified to undertake the planning, design, implementation and management of a wide variety of projects.



# PAUL C. K. LU AND ASSOCIATES

134 Beach Street Boston, Massachusetts 02111 (617) 484-4022

## PROFESSIONAL AWARDS

- Award -National Honor Award for Urban Environmental Design-  
Western Canal Beautification, Lowell, Mass., by U.S.  
Department of Housing and Urban Development,  
Washington, D.C.
- Award -First Prize Winner- The International Medium Density  
Low-Rise Housing Design Competition, Tokyo, Japan.  
Sponsored by Japan Architects, Inc., Tokyo, Japan.
- Award -National Honor Award for Urban Design- Ecumenical  
Plaza, Lowell, Mass., by U.S. Department of Housing  
and Urban Development, Washington, D.C.
- Award -National Merit Award for West Broadway Housing  
Renewal Project, for Boston Housing Authority,  
South Boston, MA. Sponsored by Progressive  
Architecture, Stamford, Connecticut.
- Award -National Honorable Mention for West Palm Beach  
Waterfront Design Competition, West Palm Beach, FL,  
sponsored by the City of West Palm Beach, FL.
- Award -Vietnam Veterans Memorial Design Competition,  
Washington, D.C. Selected as one of 44 Merit  
awards from 1,451 submissions. Sponsored by  
Vietnam Veterans Memorial Fund, Inc., Washington,  
D.C.
- Award -Fourth Prize Winner- The National Urban Design and  
Landscape Architecture Competition for "St. Louis  
Gateway Mall Design." Sponsored by Downtown St.  
Louis, Missouri.
- Finalist -Pioneer Courthouse Square Competition, Portland,  
Oregon. Sponsored by the City of Portland, Oregon.
- Award -National Honor Award for Charles River Park Synagogue,  
Boston, Mass., by U.S. Department of Housing and  
Urban Development, Washington, D.C.





PROFESSIONAL AWARDS- Continued

- Award -Honor Award for Landscape Architectural Design-  
Transportation Facilities Design, Hay Street Transit  
Mall, Fayetteville, North Carolina. Sponsored by  
North Carolina Chapter of the American Society of  
Landscape Architects, Raleigh, NC.
- Award -National Merit Award for Park and Recreation  
Planning/Design- Western Canal Park, Lowell,  
Mass., by American Society of Landscape  
Architects, Washington, D.C.
- Award -First Prize Winner- Corliss Landing Redevelopment  
Project Competition for Marathon Development  
Corporation, Providence, Rhode Island.
- Award -National Award for Lowell Downtown Development under  
the National Recognition Program for Community  
Development Partnerships, Lowell, Mass., by U.S.  
Department of Housing and Urban Development, Washington,  
D.C.
- Award -Honor Award for Landscape Architectural Design-  
Historic Preservation and Restoration, Columbia  
Riverfront Park, Columbia, South Carolina. Sponsored  
by the North Carolina Chapter of the American Society  
of Landscape Architects., Raleigh, NC.
- Award -National Honorable Mention for the State of Maryland.  
Vietnam Veterans Memorial Open Design Competition.  
Sponsored by the Governor of the State of Maryland and  
Maryland Vietnam Veterans Memorial Commission, Baltimore,  
Maryland.



**KEY PROJECT PERSONNEL**



# PAUL C. K. LU AND ASSOCIATES

134 Beach Street Boston, Massachusetts 02111 (617) 484-4022

## KEY PROJECT PERSONNEL

Paul C. K. Lu, ASLA, AIA:  
Principal-In-Charge  
Chief Project Designer

Christian L. Brown:  
Project Manager  
Landscape Architect

Katie Burney:  
Senior Technical Assistant  
Landscape Architect

## TEAM APPROACH

The strength of our Team Approach lies in the assignment of senior personnel with extensive experience in Urban Design to projects similar in scope to the St. Botolph Street Streetscape Improvement Project. Their technical expertise in streetscape design and design implementation will bring this project to completion efficiently and effectively.

We will make use of the complementary skills of a varied team membership in order to produce a quality design, full design documentation, cost estimates, contract bidding preparation and construction supervision.

This approach has proven effective in the past and will insure the best possible result.



# PAUL C. K. LU AND ASSOCIATES

134 Beach Street Boston, Massachusetts 02111 (617) 484-4022

PAUL C.K. LU, AIA, ASLA

## EDUCATION

Harvard University, Graduate School of Design, Master of Landscape Architecture, 1967  
Kansas State University, School of Architecture and Design  
Master of Architecture, 1962  
Kansas State University, School of Architecture and Design  
Bachelor of Architecture, 1958  
Chung-King University, College of Engineering (Taiwan Formosa),  
Bachelor of Science in Architectural Engineering, 1954  
Massachusetts Institute of Technology, Department of Planning,  
Urban Design & Visual Analysis Special Studies, 1966  
University of Wisconsin - Extension, Department of Engineering,  
Extension Courses, Land Reclamation & Land Planning Special  
Studies Certificate, 1973; 1974  
Boston University Metropolitan College, Department of Urban  
Affairs, Urban Planning & Transportation Special Studies,  
1976 & 1977

## PROFESSIONAL EXPERIENCE

Paul C.K. Lu and Associates  
Professor (part-time) University of Maryland  
Professor, University of North Carolina  
Visiting Professor, University of North Carolina at Charlotte  
Adjunct Professor, Rhode Island School of Design  
Sasaki Associates, Inc. Watertown, MA  
Victor Gruen Associates, Architects and Planners, NY  
Katz, Waisman, Weber, Struss, Architects and Engineers, NY  
Joseph Bluemenkranz and Associates, Consulting Architects, NY  
C.B. Mayers, Associates, Architects and Engineers, NY  
Shaughnessey, Bower, and Grimaldi, Architects, Kansas City,  
Missouri  
Dan Sanford & Sons, Architects, Kansas City, Missouri  
Manual Morris Associates, Architects, Kansas City, Missouri

## AFFILIATIONS

Member, American Institute of Architects  
Member, American Society of Landscape Architects  
Member, American Planning Association  
Member, Society of College and University Planning  
Member, American Hospital Association  
Member, Institute of Urban Design





# PAUL C. K. LU AND ASSOCIATES

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PAUL C.K. LU, AIA, ASLA

## AFFILIATIONS - Continued

Member, Metropolitan Association of Urban Designers and  
Environmental Planners

Member, New England Solar Energy Association

## REGISTRATIONS

Registered Architect, Massachusetts, North Carolina, South  
Carolina

Certificate - National Council of Architectural Registration  
Boards (NCARB)

Registered Landscape Architect, Massachusetts, North Carolina  
Rhode Island, Maryland, Kansas, Connecticut, Delaware, South  
Carolina

Certificate - National Council of Landscape Architects Registration  
Boards (CLARB)

## HONORS AND AWARDS

Winner of (14) National and International Planning and  
Design Awards (see separate sheet for Professional Awards)

Entered as Paul C.K. Lu, AIA, ASLA or Paul C.K. Lu & Associates)

Member Tau Sigma Delta, National Honor Society in Architecture  
and Allied Arts, Omecron Chapter

Member Delta Phi Delta, National Honor Fraternity of Fine Arts  
Harvard University, two consecutive Scholastic Awards

Kansas State University, three consecutive Scholastic Awards.

Chung-King University of College Engineering, three consecutive  
Scholastic Awards for Research of Tropical Architecture

## VISITING CRITIC AND LECTURER

Harvard University, Graduate School of Design and Continuing  
Education

University of Massachusetts, Boston Architecture Center

Kansas State University, University of Georgia

Tulane University, Louisiana State University, Radcliff College,

Rhode Island School of Design, University of North Carolina,

University of Virginia, University of Maryland

## AREA OF RESPONSIBILITY

Principal owner of the firm with responsibility for adminis-  
tration, project planning, and design.



# PAUL C. K. LU AND ASSOCIATES

134 Beach Street Boston, Massachusetts 02111 (617) 484-4022

## PAUL C.K. LU, AIA, ASLA

### PREVIOUS PROJECT RESPONSIBILITIES - Continued

- Principal-in-charge of master planning and design service for converting abandoned textile mill site to a 75 acre executive office park, Greensboro Executive Park Master Plan for Faison Associates, Charlotte, North Carolina.
- Principal-in-charge of master planning and landscape architecture service of 30 acre site for General Electric plastics business operation, Technology Center, Pittsfield, Mass.
- Project manager and design coordinator for a New Community planning design and re-zoning for a 1,100 acre site 14 miles southwest of Miami. The project includes 9,000 units ranging from single family and townhouse to medium and high-rise apartment units, commercial office and industrial complex.
- Project urban designer for a comprehensive planning and schematic architectural designs for a 43 acre planned unit development project including offices, retail space, a hospital, a hotel and 2,200 residential units at McLean, Virginia.
- Project planner and designer of long-range development plan for a 10,000 acre agricultural research center in the Washington, D.C. metropolitan area. For the United States Department of Agriculture.
- Project manager and planner for the urban community college master planning services including preliminary schematic design for classrooms and other academic spaces, auditorium and other college supporting facilities. For Delta Community College, University Center, Michigan.
- Project manager and planner for urban design services including planning and designing of core area of existing central business district. Land use, circulation, parking, pedestrian and vehicle movement system, and preparation for long-range growth strategies. For Rochester Downtown Development Corporation, Rochester, Minneapolis.
- Project manager for city urban planning and design for an existing common in the CBD. Project includes planning of pedestrian and vehicle movement system, open space and land use. Design of an urban plaza, a reflecting pool and underground parking garage. Worcester, MA
- Planner and designer for a comprehensive master plan to accommodate the merger of Carnegie Institute and Mellon Institute, analysis land use, circulation phasing and staging to unite the two campuses for Carnegie-Mellon University, Pittsburgh, PA



# PAUL C. K. LU AND ASSOCIATES

134 Beach Street Boston, Massachusetts 02111 (617) 484-4022

## PAUL C.K. LU, AIA, ASLA

### PREVIOUS PROJECT RESPONSIBILITIES - Continued

- Team leader, urban designer for Boston Central Business District. Services include land use, traffic, parking, development and redevelopment of sites, pedestrian/vehicular systems, streetscape and landscape improvements for the Boston Redevelopment Authority, Boston, MA.
- Project manager, planner and urban designer for central business district of Rochester, Minn. Services include land use, zoning, pedestrian/vehicular systems, parking, development and redevelopment of sites physically tied to the Mayo Clinic. Also included historic preservation, streetscape and amenity package, building setback and height recommendations. Rochester, Minn.
- Urban designer for Newark New Jersey's central business district. Services include traffic, parking, development and redevelopment of sites, schematic pedestrian design of several buildings, parking structure and pedestrian amenities including open space plaza.
- Principal-in-charge of master plan and urban design for downtown Fayetteville, North Carolina. Services include land use study, signage, zoning, vehicular/pedestrian system, parking, development and redevelopment of sites plus historic preservation of storefronts. Established design review guidelines, advise for funding mechanisms, and implementation of building setback and heights. Implementation of 3.6 million dollar transit mall with pedestrian amenity package. Established citizen participation program. Complete 1984, Fayetteville, N.C.
- Principal-in-charge of master planning, urban design, architecture and landscape architecture for the redevelopment of central business district of 350 acres riverfront in Columbia, South Carolina. Services include land use planning, zoning, historic preservation, development and redevelopment of sites. Columbia, South Carolina.



# PAUL C. K. LU AND ASSOCIATES

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PAUL C.K. LU, AIA, ASLA

## PREVIOUS PROJECT RESPONSIBILITIES - Continued

- Project manager for landscape architectural services for a garden and urban plaza for a bank headquarters in the central business district of Buffalo, NY.
- Project designer for an all-season urban garden on the roof-top of a large commercial office, theater and hotel complex in downtown Montreal, Canada.
- Project manager and planner for master plan services for a private preparatory boarding school, Groton, Massachusetts, and project planner for comprehensive long-range development plan for a private school, New Hampton, New Hampshire.
- Planner and designer for landscape architecture and civil engineering services for roadway and parking systems for a new 1,200 acre campus at Amherst, New York, for State University of New York at Buffalo.
- Project manager for site evaluation and long-range development studies for medical student housing on a 500 acre site for a medical school, Worcester, MA.
- Project manager and designer for the improvement of the museum building and garden. Service includes architecture, landscape architecture, and interior design, for Gardner Museum, Boston, MA.
- Planner for master plan and an environmental impact statement for a 150 acre underdeveloped state park with almost one mile of frontage on the Hudson River in Lower Westchester County, New York.
- Project manager for landscape architecture of a \$9 million university physical education complex in Cleveland, Ohio.
- Project manager and planner for Mayo Clinic Medical Center master plan, Rochester, Minnesota, and site selection, feasibility study master planning for Lahey Clinic Medical, Burlington, MA.
- Project manager and planner, prepare a preliminary analysis, master plan, proposed development plan and long-range development plan for Tulane University, New Orleans, Louisiana.
- Project manager and design coordinator for a planned residential community on a 640 acre site for a project population of 10,000. Dade County, Florida, and master planning services for a 200 acre, 350 condominium unit development, Bedford, New York.





# PAUL C. K. LU AND ASSOCIATES

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## PAUL C.K. LU, AIA, ASLA

### PREVIOUS PROJECT RESPONSIBILITIES - Continued

- Project Manager and Planner for a major urban design and transportation project incorporating the reconstruction of mass transit commuter and inter-city rail lines, local streets, linear park system, proposed land use and joint development of adjacent area. The project required coordination with numerous city and state agencies and extensive community, for the MBTA in Boston, Massachusetts.
- Site Planner for the preparation of the Environmental Impact Statement for a a 65,000 seat stadium in the Twin Cities area as mandated by the State Legislature. This EIS will provide a comparative environmental analysis of three alternative sites in Minneapolis, St/ Paul, which will be used as a basis for selection of the final stadium site, Minneapolis, Minnesota.
- Staff Designer for Arlington National Cemetery Master Plan including reorganized and improved circulation system, underground parking facility, new burial areas and remedial planting for old areas. Arlington, Virginia
- Project Director and Manager for a long- range development plan of a new medical center on a 500 acre site. Project includes land use, circulation, re-zoning, open space, traffic impact and architecture massing studies. Also provide landscape architectural and civil engineering services for Wilmington Medical Center, New Castle County, Delaware.
- Project Manager and Planner for the development of a long, range urban campus master plan including expansion of campus supporting facilities, academic space, university center and auditorium, parking and circulation. Also as a project programmer to preparing appropriate physical education and recreational program and prepare schematic design for the major playfield next to the center of the campus for Wayne State University, Detroit, Michigan



# PAUL C. K. LU AND ASSOCIATES

134 Beach Street Boston, Massachusetts 02111 (617) 484-4022

## CHRISTIAN L. BROWN

### EDUCATION

University of Massachusetts, BS/Environmental Design/LA 1978

### PROFESSIONAL EXPERIENCE

Walter Brain Associates, Concord, Massachusetts

Paul C. K. Lu and Associates, Belmont, Massachusetts

### AFFILIATIONS

American Society of Landscape Architects

### AREAS OF RESPONSIBILITY

Project Manager - Production Chief

Mr. Brown has been a full-time employee at Paul C. K. Lu and Associates since 1984. Serving as both Project Manager and Construction Documentation Specialist Mr. Brown has developed an extensive project history on a wide variety of firm assignments. As Project Manager specifically Mr. Brown has gained experience in a great number of projects which include the following categories: Downtown/CBD, Revitalization Streetscape Projects, Urban Design Studies, Master Planning Studies, Campus Planning, Public Housing, Transportation Planning and design as well as Passive and Active Open Space Design and Planning. Noteworthy projects include:

### PREVIOUS PROJECT RESPONSIBILITIES

#### - Project Manager

Winchester Center Urban Design Phase I and II, Winchester, MA.

Master planning, design, construction documentation and inspection for downtown street, sidewalk, and parking improvements - involving approximately \$1-6 million in improvements.

#### - Project Manager

Newton Village Study, Newton, MA. Urban design study of 15 village centers, in support of comprehensive master plan. Study conducted by City of Newton. Visual analysis of existing village character. Production of alternative recommendations and development strategies



- Project Manager  
Fitchburg Hi-Tech Center, Fitchburg, MA. Comprehensive master plan for 350 acre hi-tech office park. Landscape architectural services, planning, and recommendations for phased implementation.
- Project Manager  
Moore Square Area Improvements, Raleigh, NC - Master planning and design for 16 blocks in the heart of Raleigh, NC CBD. Project involved the development of streetscape design vernacular and budgeting for phased construction of \$2.6 million of improvements within Historic District.
- Project Manager  
West Broadway Public Housing Renewal Project, Stage One- Boston, MA. Landscape architectural services for a 26 acre, 350 unit public housing renewal project in South Boston for Boston Housing Authority, Boston, MA.
- Project Manager  
Concord Playfields Improvement Program, Concord, MA. - Planning, design, preparation of construction documents and maintenance manual for 5 playgrounds to serve as prototypes for renovation of other athletic fields in the Town of Concord. Improvements include the refurbishing and regrading of Soccer, Little League and High School Baseball Fields.
- Project Manager  
Spicket River Park, Lawrence, MA. Planning, design and construction documents, and field observation for 9 acre active and passive park. Active park including basket ball court, softball field and multiple use football and soccer fields. Passive park including picnic area, nature trail, and parking for the City of Lawrence, MA.
- Project Manager  
Natick Common, Natick, MA. Urban design and landscape architectural services for a historic town common next to Natick Center. Planning and design for pedestrian path, amphitheater, monument plaza, park furniture, lighting and planting and grading design.
- Project Manager  
Upper Common Rehabilitation, Fitchburg, MA. Landscape architectural services for a downtown common. Rehabilitation items including pedestrian paths, sculpture fountain, plazas, park furniture and bandstand, sprinkler systems, major tree and lawn replacement.



# PAUL C. K. LU AND ASSOCIATES

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## KATHLEEN SUE BURNEY, ASLA

### EDUCATION

University of Virginia, School of Architecture, MLA, 1977  
Simmons College, Graduate School of Management, MBA, 1985  
Harvard University, Seminars Inc: Interior Planting Design,  
Condominium Development, Computer Aided Design, 1981-1986  
Indiana University, School of Arts & Sciences, BSEd, 1959

### AFFILIATIONS

Member, American Society of Landscape Architects  
Member, Massachusetts Horticultural Society  
Member, American Rhododeudron Society

### REGISTRATIONS

Registered Landscape Architect, Massachusetts, No. 758

### PROFESSIONAL EXPERIENCE

Katie Burney, Landscape Analysis and Design, Shrewsbury, MA  
Paul C. K. Lu and Associates, Belmont, MA  
Whitman and Howard, Architects and Engineers, Wellesley, MA  
Arnold Arboretum, Propagation, Jamaica Plain, MA  
Kreuger Monacelli Associates, Urban Designers, Cambridge, MA  
North Carolina Botanical Gardens, Chapel Hill, NC  
Katie Burney, Landscape Analysis and Design, Chapel Hill, NC  
Albemarle County Parks Commission, Chrm, Charlottesville, VA

### PROJECTS

Fayetteville, NC, Transit Mall, Plant List  
General Electric, Technology Center, Pittsfield, MA, Planting Plan,  
Site Supervision  
Plymouth, MA, Schematic Redevelopment Alternatives for Small,  
Urban Area  
Scarborough, ME, Site Plan for Wastewater Treatment Facility  
Research on Plant Materials Suitable for Extreme  
Microclimates  
Watertown, CT, High School Track and Field  
Rhode Island, Schematics for Hazardous Waste Disposal Area  
MA State Archives Bldg, Plant List Researched for Shore and  
Old Landfill Plantings  
Jubail, Saudi Arabia, Working Drawings  
Chapel Hill Mall, Planting Redesign  
Chapel Hill Schools, Planting/Site Consultant  
NC Botanical Gardens, Use of Native Plants in Design  
Albemarle County Parks Commission, Chrm, County Recreation  
and Parks Study, Master Plan for Development of School  
Grounds into Community Parks





## CONSULTANTS



CONSULTANTS

We are joined by Keyes Associates, a firm we have successfully collaborated with on many projects. They will perform site and electrical engineering services as may be required.

Boston Survey Consultants will provide any needed survey information.





**Keyes Associates**  
**Keyes Associates International**  
**Keyes Interiors**  
**Irwin & Keyes**  
**Architects/Engineers/Planners**

21 South Main Street  
Providence, Rhode Island 02903  
Telephone 401 861-2900  
FLEX: 927664

17 Moody Street  
Falmouth, Massachusetts 02154  
Telephone 617 893-2110

20 Main Street  
Dorchester, New Hampshire 03060  
Telephone 603 889-1262

15 Town Line Road  
Meriden, Connecticut 06109  
Telephone 203 563-2341

#### **Services Provided**

##### **Advance Planning**

Programming  
Master Planning  
Site Planning  
Plant Layouts  
Scale Models  
Cost Estimates

##### **Architectural**

Building Design  
Landscape Architecture  
Construction Administration

##### **Interior Design & Space Planning**

Space Analyses  
Furniture & Equipment Selection  
Color & Material Selection

##### **Structural Engineering**

Building Design  
Existing Building Analysis  
Foundation Design Machinery  
Modular Building Systems

##### **Mechanical Engineering**

Heating, Ventilation & Air  
Conditioning  
Plumbing  
Fire Protection Systems  
Process Piping  
Machine Connections  
Material Handling Systems  
Environmental & Climate Controlled  
Areas  
Special Energy Systems Design

##### **Electrical Engineering**

Sub Station Design  
Power Distribution  
Lighting Design  
Communication Systems  
Security Systems  
Fire Alarm Systems  
Motor Controls  
Control Wiring  
Machine Connections

##### **Civil Engineering**

Site Development  
Piers  
Decks  
Hurricane Barriers  
Municipal Works  
Dams  
Industrial Parks  
Waterfront Facilities  
Harbors  
Marinas

##### **Environmental Engineering**

Environmental Impact Studies  
Lake Restoration  
Facilities Planning  
Wastewater Collection & Treatment  
Water Supply & Distribution  
Solid Waste Management  
Water Pollution Control  
Water Recovery Systems  
Industrial Waste Treatment

##### **Hydraulic Engineering**

Flood Control  
Drainage Systems  
Hydrologic & Hydraulic Studies  
Dam & Flood Protection Works  
Stormwater Retention Design  
Shorefront Protection Design

##### **Urban & Regional Planning**

Land Use Studies  
Recreation  
Campus Planning  
Office Parks  
Commercial Centers  
Industrial Parks  
Hospital Planning

##### **Transportation Planning & Design**

Transit Planning  
Corridor Studies  
Transit Facilities  
Traffic Engineering  
Highway & Road Design  
Airport Planning & Design  
Railroad Design  
Impact & Operations Analyses  
Marketing Program Development  
Bridge Design



# Resume

JAMES E. RYAN - SENIOR ASSOCIATE

POSITION: Chief Electrical Engineer and Department Head

EDUCATION: Coyne Electrical and Technical School  
General Electric Lighting Institute, Nela Park  
Cleveland, Ohio - Advanced Lighting Course  
Illuminating Engineering Society - Advanced Lighting  
Problems Course  
Electrical Institute, Advanced Electrical Problems Course

REGISTRATION: Massachusetts

ASSOCIATIONS: MA Society of Professional Engineers  
National Society of Professional Engineers

## PROFESSIONAL BACKGROUND:

Mr. Ryan has been with Keyes Associates since 1978 and is currently responsible for the design and management of all Electrical Projects. His experience has been in a widely diverse range of projects including medical, industrial, educational, commercial and housing. Recent project experience includes:

- Waltham Hospital, Waltham, MA - 73,000 square foot, three (3) story critical care building.
- Waltham Hospital Multiplex Fire Alarm System, Waltham, MA - For approximately 300,000 square foot building complex.
- Winchester Hospital, Winchester, MA - A 100,000 square foot addition with a Multiplex Fire Alarm System.
- Raytheon Company - Raytheon and Keyes Associates worked together to select a light source for a new 100,000 square foot addition. Color was a very important factor.
- Gerald D. Hines Interests - 3 office buildings, Framingham, MA - This was a recently completed project with exceptional lighting. This lighting system was exceptional because of the lower than average first cost and one of the lowest watts per square foot. This system has been used by a number of large companies after first being introduced by Keyes Associates.
- Instrumentation Laboratory, Inc. - The electrical design for this new 140,000 square foot building, within a five building site complex, included primary metering and high voltage design for the entire complex. The electrical and mechanical systems were designed with provisions for a future microprocessor and energy management capability.

Keyes Associates





# Resume

JAMES L. BELL - ASSOCIATE PARTNER

POSITION: Chief Engineer

EDUCATION: M.S.C.E. - Northeastern University

REGISTRATION: Massachusetts

ASSOCIATION: American Society of Civil Engineers

PROFESSIONAL BACKGROUND:

Having joined Keyes Associates in 1955, Mr. Bell has served as Project Engineer responsible for civil and structural design and construction management of numerous industrial, commercial, and educational buildings; roads; waterfront facilities; bridges; and community development projects. Typical industrial-type projects in which Mr. Bell has had significant responsibility include:

Instrumentation Laboratory, Andover, Ma  
Kingston-Warren, Newington, NH  
Polaroid - Waltham, Andover and New Bedford, MA  
Raytheon - Waltham, MA and Watertown, MA  
National Research Corporation, Newton, MA  
Northeastern University Engineering Center, Boston, MA  
WGBH Public Broadcasting Company, Boston, MA  
Century Executive Park, Rocky Hill, CT  
Point West Office Park, Framingham, MA

Typical Highway/Road projects in which he has contributed significantly include:

Lexington Street, Waltham, MA - 4 miles  
Lincoln Street, Waltham, MA - 1 mile  
West Street, Waltham, MA - 1 mile  
Smith Street, Waltham, MA - 1/2 mile  
The Waltham Hospital - Parking areas  
Plymouth and Newburyport Industrial Parks - 4 miles of roads and utilities  
Prospect Street bridge and approaches - Waltham, MA  
Site work (access roads and parking areas) for Raytheon Co., Polaroid Corporation and Instrumentation Laboratory.

He was in responsible charge of the design development of 11 bridges on Interstate Route I-495 for the Massachusetts Department of Public Works, the preparation of final contract documents for the reconstruction of Smith, West, Lincoln and Lexington Streets in Waltham, Massachusetts, and various other access road projects involving planning, design and construction activities. In addition to his other duties Mr. Bell manages all engineering at the Waltham Office.

Keyes Associates



# Resume

WILLIAM T. SULLIVAN

- POSITION: Construction Specifier
- EDUCATION: University of Massachusetts - Specifications and Contracts - 1955  
Boston Architectural Center - Construction Specification Writing  
for Public Bids - 1963  
Northeastern University, Massachusetts  
College Sacre Cou er, Canada
- Associate Degree, Management and Real Estate - Bunker Hill  
Community College - 1984
- REGISTRATIONS: Licensed Construction Supervisor - Massachusetts  
Licensed Insulative Contractor - Massachusetts
- ASSOCIATIONS: Construction Specification Institute  
Massachusetts Real Estate Board

## PROFESSIONAL BACKGROUND:

Mr. Sullivan joined Keyes Associates in 1983 as a building design and construction specialist with diverse experience in the commercial and industrial fields. As a project coordinator and architectural specification writer, his principal duties include writing architectural specifications, coordinating the preparation of mechanical, electrical, structural, sanitary and site specifications, analyzing and evaluating new products and updating master specification sections. Projects for which manuals have been prepared include the following:

Leominster Parking Garage, Leominster, MA  
WGBH Office Building, Boston, MA  
Northeastern University Energy Conservation Project, Boston, MA  
Waltham R&D Building, Waltham, MA  
Kingston Warren Addition, Newfields, NH  
Continental Can, Bedford, MA

Keyes Associates



**FIRM QUALIFICATIONS STATEMENT**



## QUALIFICATION STATEMENT

The firm of Paul C. K. Lu and Associates possesses a long and successful history in the renovation and redesign of urban streetscapes. The wealth of experience we have gained from working with public agencies makes us particularly well-qualified to undertake this assignment for the BOSTON REDEVELOPMENT AUTHORITY

The selection of Paul C. K. Lu and Associates to provide design/engineering services for the ST. BOTOLPH STREET Streetscape Improvement Program offers the following advantages:

- DESIGN QUALITY

Despite the fact that we are a small firm, we have won 15 national and international awards for our design and planning efforts.

- CONSTRUCTION DRAWINGS AND SPECIFICATIONS

Our comprehensive, detailed Contract Documents communicate clearly to the contractor all requirements for the successful construction of the project.

This insures the implementation of the design intent,  
Encourages the lowest possible bids by eliminating guesswork,  
Reduces cost overruns due to field change orders.

We have won a regional award from the Construction Specification Institute for CSI format specification writing.

- COST ESTIMATES

Since we have designed and supervised construction of numerous Urban Streetscape Improvement Projects over more than 15 years, we know what costs are associated with such work as well as variables affecting costs.

We constantly monitor the bidding climate.

Our cost estimates are always current.

We make use of both in-house and consulting cost-estimators using contractors as a final check.

- PRESENTATION SKILLS

A hallmark of Paul C. K. Lu and Associates is professional presentation. Our innovative public participation workshops won an award from the Department of Housing and Urban Development.

- SCHEDULING

We work closely with the client in order to keep the project on schedule and are committed to cost-effective and timely project completion.





LISTING OF  
URBAN DESIGN PROJECTS



- Lowell Historical Central Business District Streetscape  
Lowell, Mass. (P)

Master planning, design vocabulary and development guidelines, for mile long Historic Downtown Urban Design Study. Landscape architecture and civil engineering services for Phase I and Phase II implementation. For City of Lowell, Lowell, Mass.

- Market Square Urban Design  
Fayetteville, North Carolina (P)

Schematic design of a regional landmark and it's surroundings. Services included Old Market Building Renovation, redesigning of plazas and traffic re-routing. For the City of Fayetteville, North Carolina.

- Framingham Downtown Revitalization  
Framingham, Mass. (P)

Master Planning and Urban Design for Downtown Central Business District. Landscape Architectural services for Phase I and Phase II Implementation. For the Town of Framingham, Framingham, Mass.

- Augusta Water Street Singage Improvement  
Augusta, Maine (P)

Facade and Signage Improvement Program and Development Guide Lines for a main street at the State Capital. Preparation of case studies for implementation. For City of Augusta, Augusta, Maine.

- Ecumenical Plaza  
Lowell, Mass. (P)

Urban Planning Design and Implementation for an Urban Plaza, between two Landmark Churches, in an historic neighborhood. For the City of Lowell, Lowell, Mass.

- Raleigh Central Business District Streetscape

Urban Design and Landscape Architecture services for 10 blocks of downtown streetscape. Raleigh, North Carolina

- Boston Central Business District  
Boston, Mass. (IE)

Urban Planning Study for Boston Central Business District. Study included land use, pedestrian/vehicular system land use, parking system development and the redevelopment of various sites.  
For The Boston Redevelopment Authority, Boston, Mass.



- Fayetteville Transit Mall  
Fayetteville, North Carolina (C)

Urban Design and Implementation for a Bus/Pedestrian Mall at Downtown Fayetteville. Established citizen participation program and secured funding mechanisms for implementation. Fayetteville, North Carolina.

- Statesville Downtown Urban Design  
Statesville, North Carolina (C)

Master Planning, Landscape Architectural Services and Facade and Signage Design for Statesville Central Business District. Statesville, North Carolina

- Amesbury Downtown Streetscape  
Amesbury, Mass. (P)

Urban Design and Landscape Architectural Services for Amesbury Central Business District. Services included Grant Application. Amesbury, Mass.

- Rochester, Central Business District  
Rochester, Minnesota (IE)

Urban Design Services for Core Area of Existing Central Business District and preparation for long range growth strategies. For Rochester Downtown Development Corporation, Rochester, Minnesota.

- St. Louis Gateway Mall Planning and Design  
St. Louis, MO (P)

Urban Design and Landscape Architectural Services for 24 blocks at Downtown St. Louis. Design elements including open space systems, vehicular and pedestrian systems, parking systems and general massing of all blocks. For Downtown St. Louis, Inc. St. Louis, Missouri.

- Hot Springs, Central Business District  
Hot Springs, Arkansas (JV)

Urban Design and Landscape Architectural services for Central Business District of a resort town within the Hot Springs National Park. Hot Springs, Arkansas



- Winchester Urban Design  
Winchester, Mass. (P)

Master Plan for Central Business District. Urban Design and Landscape Architectural Services for Phase I and Phase II Implementation.  
Winchester, Mass.

- Greenville Main Street Transit Mall  
Greenville, SC (C)

Urban Design, Feasibility Study for Main Street Transit Mall, Transit Transfer Facility and Multi-Modal Transit Center.  
For Greenville Transit Authority, Greenville, SC.

- Worcester C.B.D. Open Space Study  
Worcester, MA

Urban Planning and Design for an Existing Downtown Open Space Project including Planning of Pedestrian and Vehicular Movement Systems, Design and Implementation of an Urban Park, a Plaza, a Reflecting Pool and Underground Parking Garage.  
Worcester, MA.



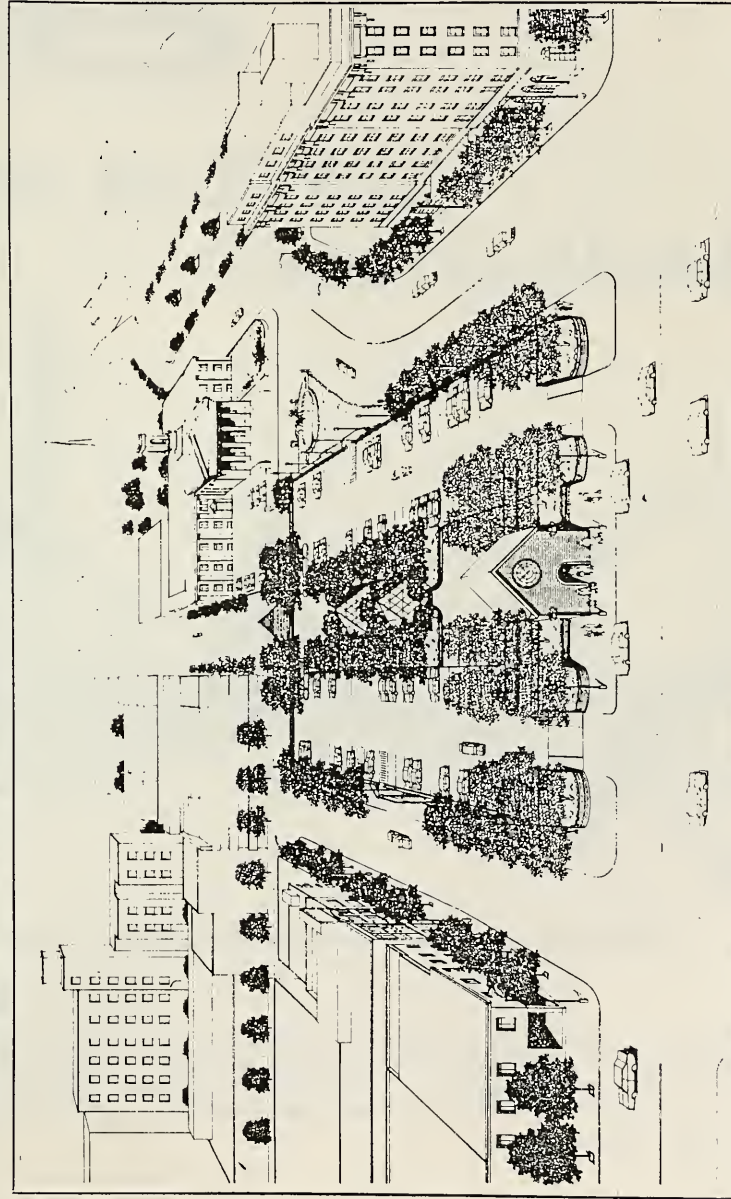


**RELATED PROJECTS**  
**PLANS AND GRAPHICS**



# GREENVILLE PIEDMONT

Copyright 1988 Greenville Piedmont



## Transfer station plans unveiled

A Boston-based urban planner today revealed his vision for a new, multimillion-dollar bus transfer center downtown.

In a press conference held at Greenville Transit Authority offices, Paul C.K. Lu unveiled an architectural plan for a GTA passenger station that he said would defy old myths about bus terminals.

"It will have a park-like setting," Lu said of the \$4 million to \$5 million center, scheduled for construction starting this summer on a city-owned parking lot at Washington and Richardson streets. "It will add to the urban fabric ... and tie in to the beauty of the neighborhood." The city will build a parking deck on top.

Lu, a Harvard-educated architect and landscaper who has worked on projects in more than a dozen states, was hired by the GTA to create an off-street terminal.

Currently, passengers transfer at a strip of sidewalk along crowded Washington Street.

The facility, 80 percent financed by federal funds, should take 11 months to build.

Architect's sketch of new GTA bus transfer station, looking from West Washington Street



# THE FAYETTEVILLE TIMES

Fayetteville, N.C., Tuesday, June 15, 1982

## *Transit Mall Plan Given Go-Ahead*



*This Is An Artist's Concept Of Mall Looking Toward Market House*

By **JOHN MINTER**  
Of The Times Staff

Fayetteville City Council Monday approved with slight modification the design plans for a \$3.2 million Hay Street Transit Mall.

Council voted 5-1, with Councilman Milo McBryde, a Hay Street merchant, abstaining.

Councilman Aaron Johnson, cit-

ing concerns about the availability of parking, voted against Councilwoman Mildred Evans' motion to approve the mall design.

See MALL, Page 5-A



# THE FAYETTEVILLE TIMES

Fayetteville, N.C., Tuesday, June 15, 1982

## Mall

From Page 1-A

The vote was cheered by downtown revitalization proponents attending Monday's council meeting.

Council accepted City Manager John Smith's recommendation to alter mall plans to allow traffic to cross the mall at Maxwell and Donaldson Streets, adding additional downtown parking spaces and easing access for delivery vehicles.

Smith said he has received agreement from mall designer Paul K. Lu and federal Urban Mass Transit Administration officials that the alteration will not be seriously detrimental to the mall or affect UMTA's 80 percent mall financing grant.

No auto traffic will be allowed on the mall, which turns the first three blocks of Hay Street into two buses-only travel lanes with widened, tree-lined sidewalks.

Current plans call for tearing down a building at 220 Hay Street and renovation of 230 Hay Street to create a transit plaza providing a pedestrian walkway to Old Street.

A transit information center, other shops and offices fronting onto the plaza would be located in the first floor of 230 Hay Street. Offices and apartments would be located on the second floor of the building.

The transit mall, considered the cornerstone of the city's \$30 million downtown revitalization effort, is expected to be completed late next year.

Council also approved a key portion of another revitalization project, the Bow Street extension to Maiden Lane. Council agreed to accept the \$128,440 bid of C.C. Mangum Co., Inc. of Raleigh for construction of a 100-foot bridge on the extension. Bids will be opened July 6 for the remaining portion of the Bow Street project.

The Bow Street extension will complete a traffic plan funneling auto traffic around Hay Street along Bow Street-Maiden Lane on the north and Franklin Street on the south.

The mall project received a boost also from Dorothy Kitchen, who donated brick salvaged when the former county courthouse torn down following a 1956 fire which severely burned the structure. That courthouse was built in 1890 at the northwest corner of Gillespie and Russell Streets.

Mrs. Kitchen has been keeping the brick and other portions of the structure, such as steps, at her Dunn Road residence. She made the donation at the urging of Betty Goodenough, a mall supporter.

The federal Urban Mass Transit Administration is expected to grant \$2.3 million, or 80 percent of cost, for the mall project. The balance of its cost is to be funded equally by state and local governments. City funds will come from the Special Tax District Reserve Fund established to fund revitalization projects.









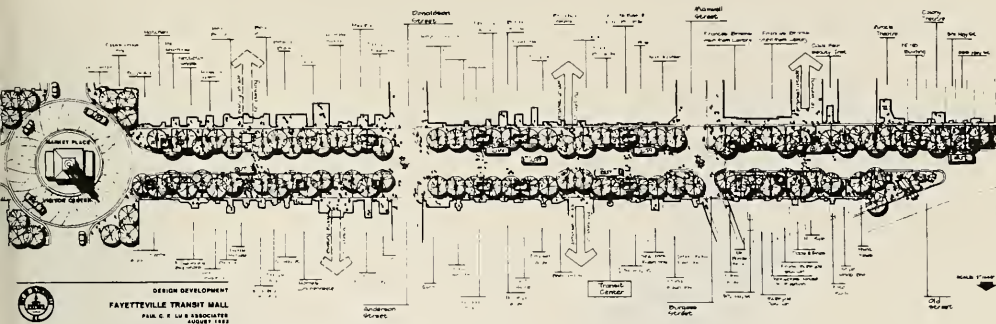
## FAYETTEVILLE TRANSIT MALL

FAYETTEVILLE, NORTH CAROLINA

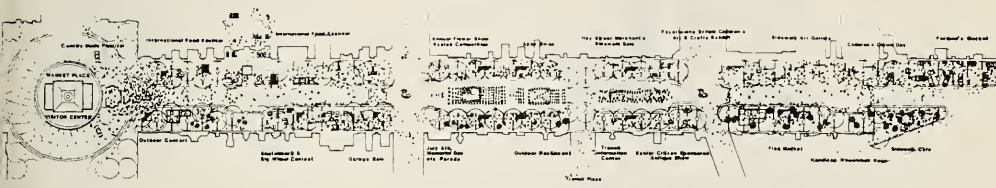
Hay Street, a once narrow-sidewalked, automobile dominated, main street was transformed into a generous people-oriented mall with wide sidewalks creating a pedestrian amenity zone for shade trees, lighting, seating, informational kiosks, and historic displays. As an active "people place" the Transit Mall will develop into a vital urban stage for the diverse activities of every day city life.

PAUL C. K. LU & ASSOCIATES

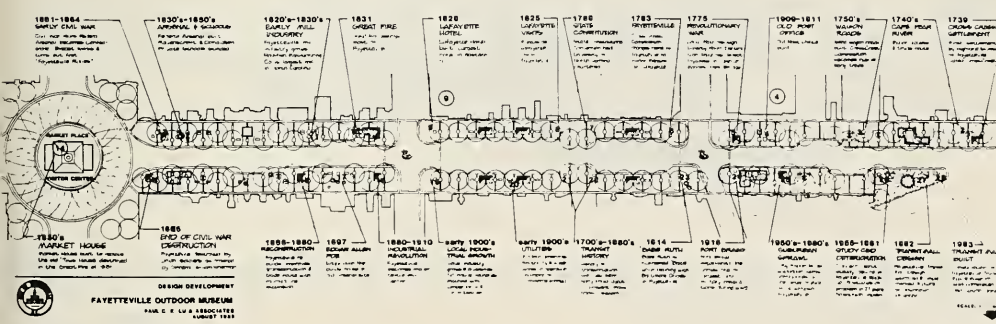




# AS A TRANSIT MALL



# AS A PEOPLE PLACE



# AS AN OUTDOOR MUSEUM





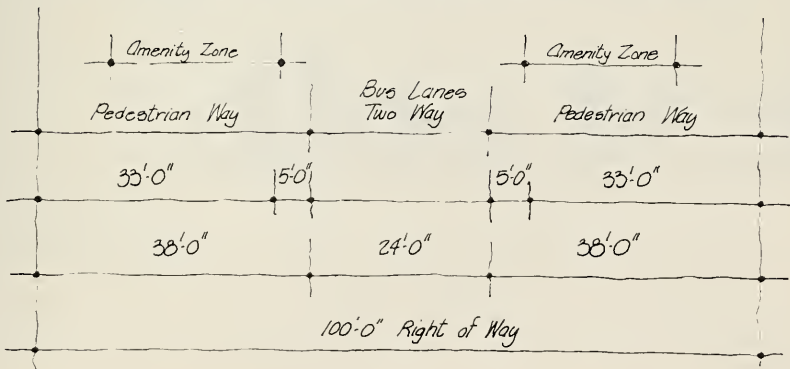
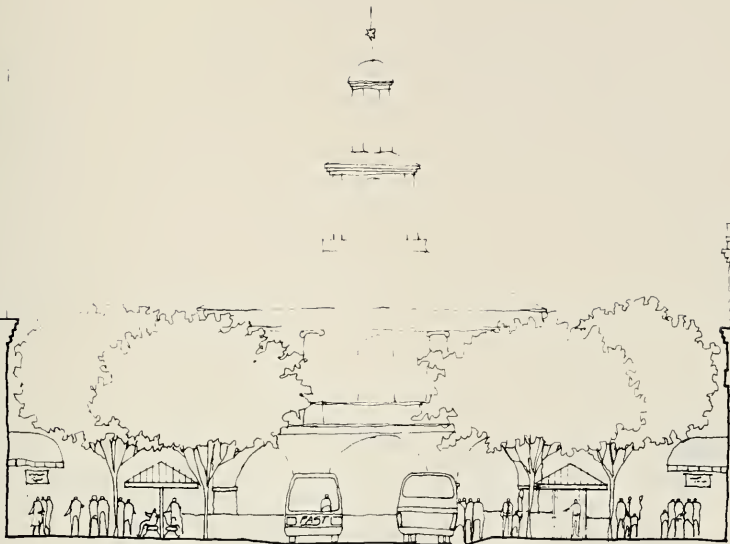
VIEW OF 100 BLOCK CORNER



**FAYETTEVILLE TRANSIT MALL**  
PAUL C. K. LU & ASSOCIATES







**MALL SECTION**  
**100 & 300 BLOCK**

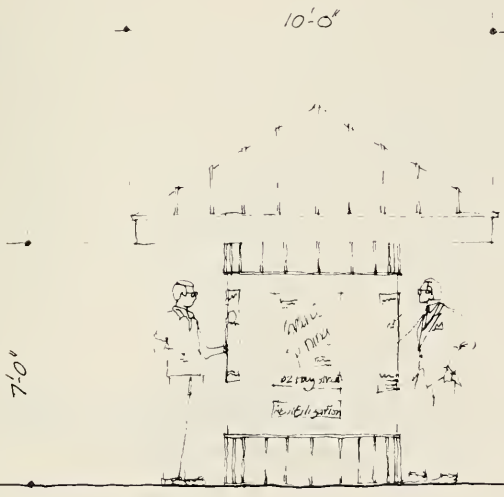
**FAYETTEVILLE TRANSIT MALL**  
**PAUL C. K. LU & ASSOCIATES**







Plan



Elevation

KIOSK



FAYETTEVILLE TRANSIT MALL  
PAUL C. K. LU & ASSOCIATES





*Waste Receptacle*

*Tree Guard*

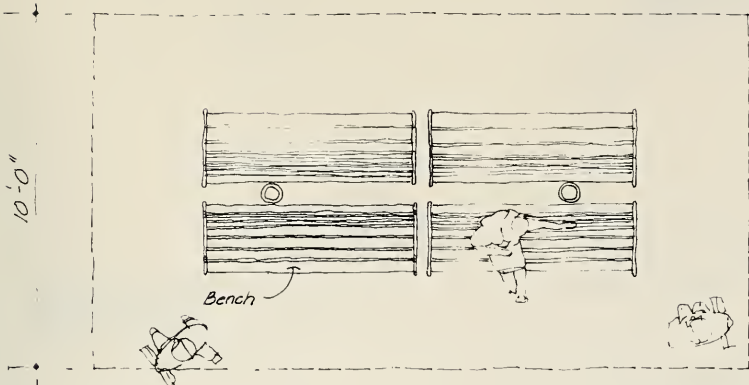
**TREE GUARD / WASTE RECEPTACLE**

**FAYETTEVILLE TRANSIT MALL**  
**PAUL C. K. LU & ASSOCIATES**





18'-0"



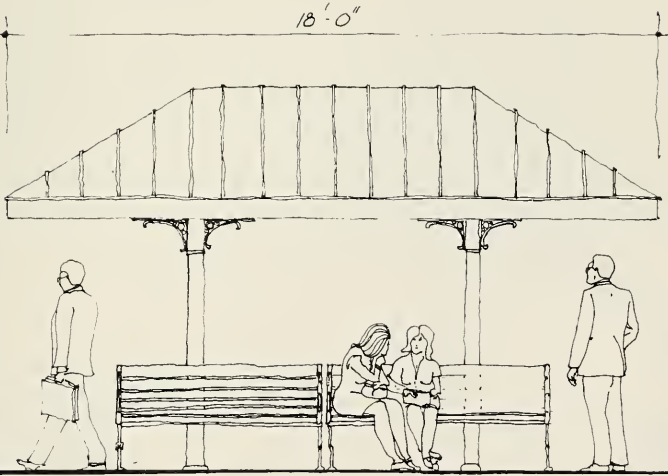
10'-0"

Bench

Plan

18'-0"

7'-0"



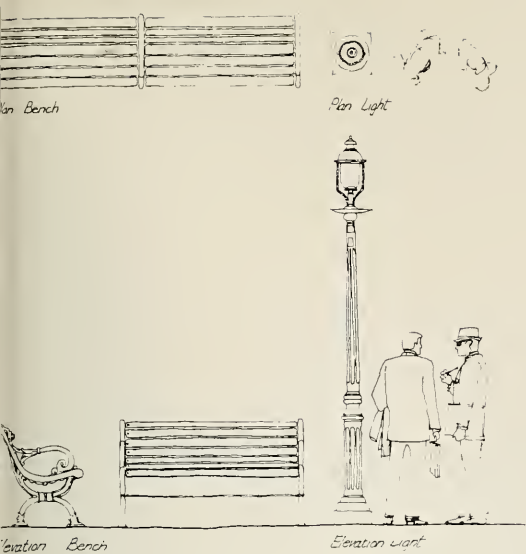
Elevation

BUS SHELTER



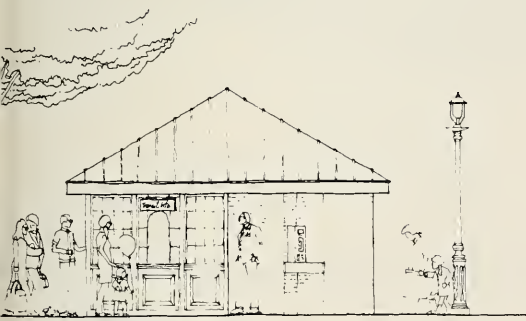
FAYETTEVILLE TRANSIT MALL  
PAUL C. K. LU & ASSOCIATES





BENCH / LIGHT

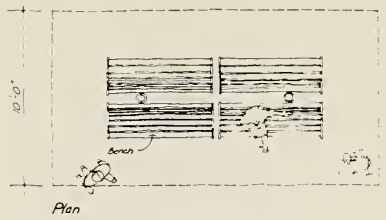
FAYETTEVILLE TRANSIT MALL  
PAUL C. K. LU & ASSOCIATES



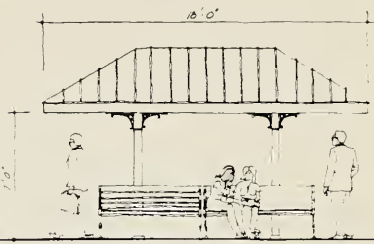
Elevation - Transit Information Center

TRANSIT INFORMATION CENTER

FAYETTEVILLE TRANSIT MALL  
PAUL C. K. LU & ASSOCIATES



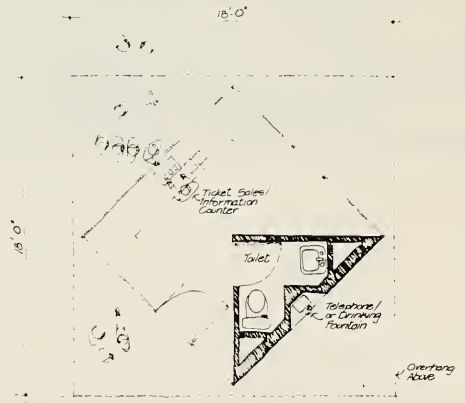
Plan



Elevation

BUS SHELTER

FAYETTEVILLE TRANSIT MALL  
PAUL C. K. LU & ASSOCIATES



Plan - Transit Information Center

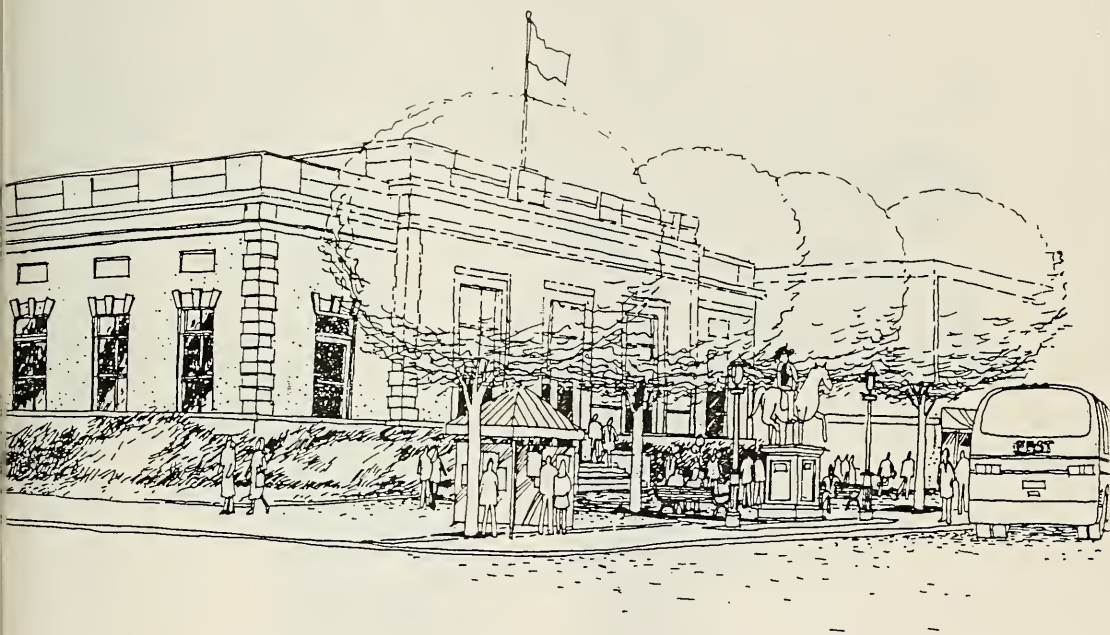
TRANSIT INFORMATION CENTER

FAYETTEVILLE TRANSIT MALL  
PAUL C. K. LU & ASSOCIATES







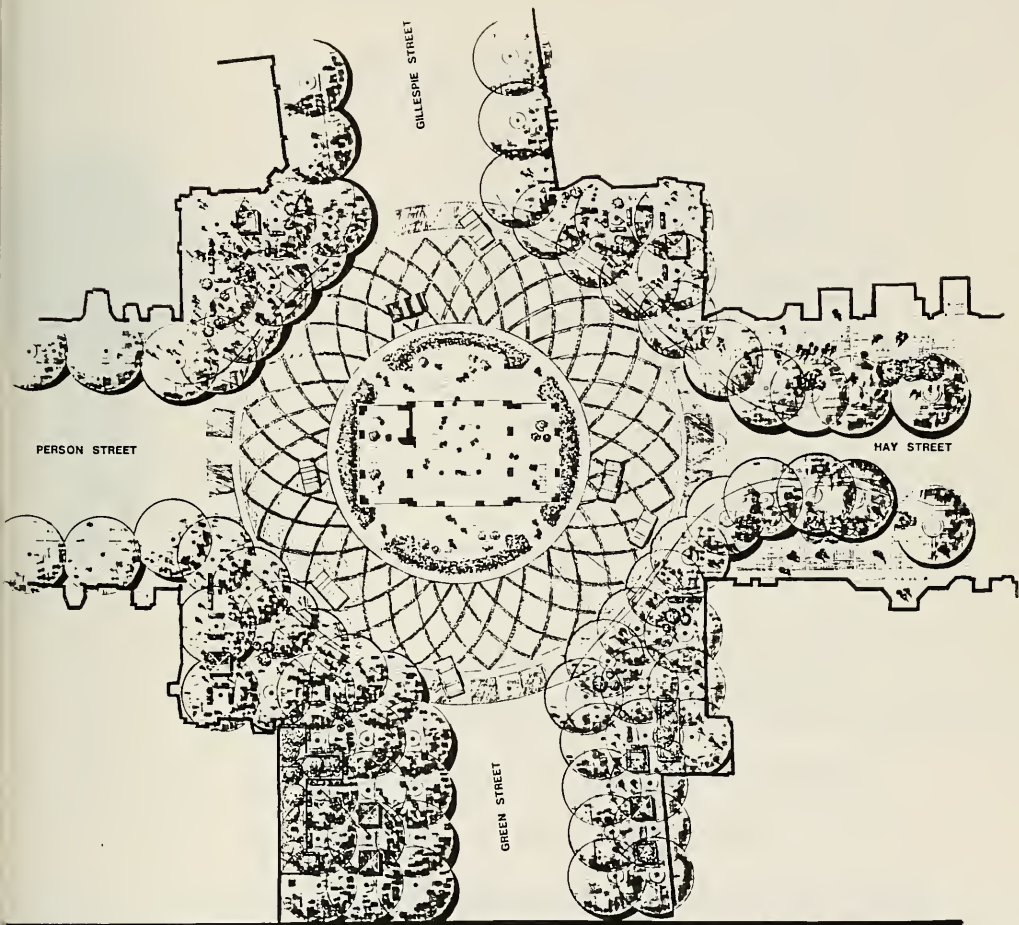


VIEW OF 300 BLOCK, CORNER



**FAYETTEVILLE TRANSIT MALL**  
PAUL C. K. LU & ASSOCIATES





MARKET SQUARE SITE IMPROVEMENTS  
 FAYETTEVILLE, NORTH CAROLINA

PAUL C. K. LU AND ASSOCIATES  
 BELMONT, MASSACHUSETTS





THE NATIONAL RECOGNITION PROGRAM FOR  
COMMUNITY DEVELOPMENT PARTNERSHIPS

of the

U.S. DEPARTMENT OF HOUSING AND  
URBAN DEVELOPMENT


presents this to *Paul C.K. Lu*

CERTIFICATE OF  
NATIONAL MERIT

to the participants in the *City of Lowell*

*Central Business District  
Revitalization*

*For successfully using the Community  
Development Block Grant (CDBG) Program  
to generate an exemplary public/private  
partnership for the greater benefit of their  
community and serving as a worthy model  
for other communities.*



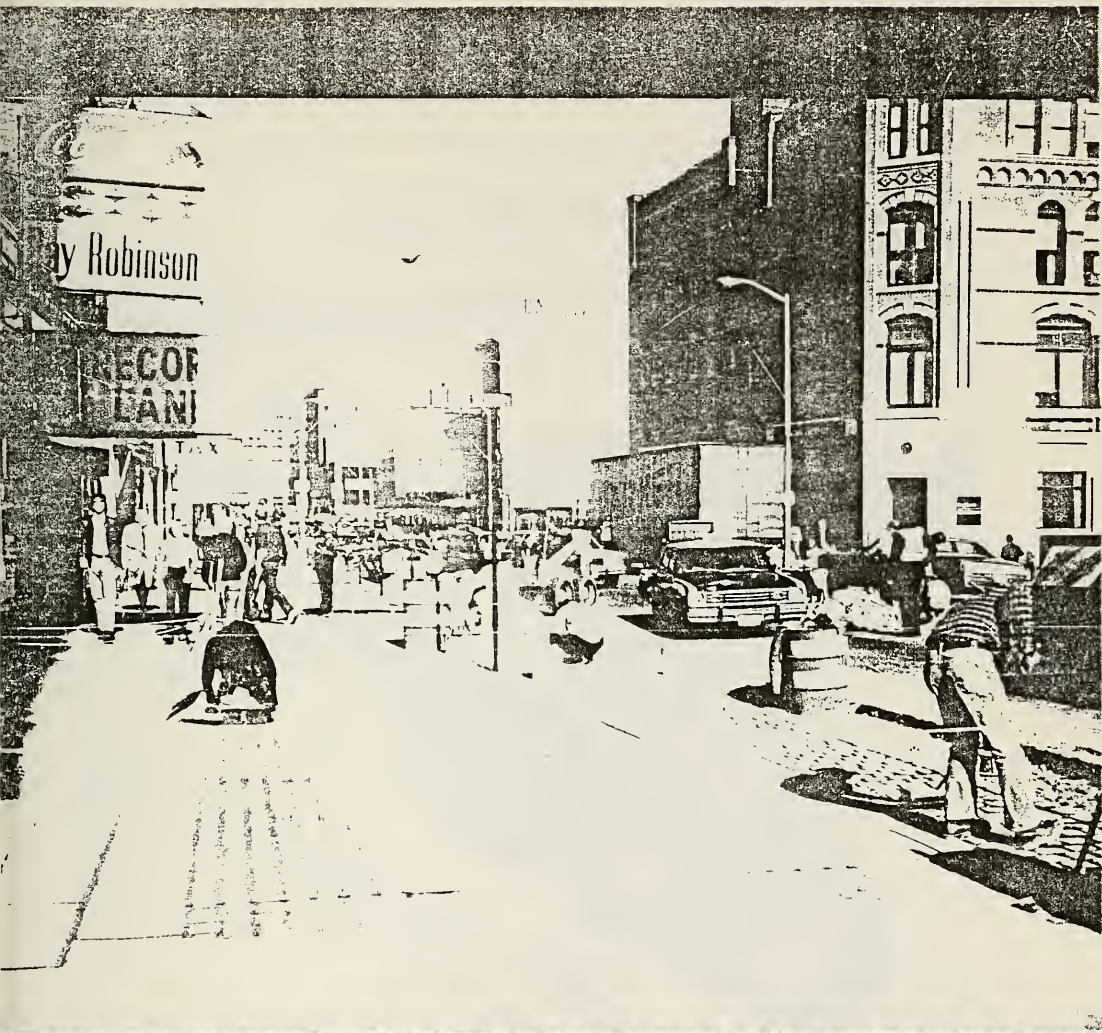
*Samuel R. Pierce, Jr.*

Samuel R. Pierce, Jr.  
Secretary,  
U.S. Department of Housing and Urban Development

November 1982







## LOWELL C.B.D. IMPROVEMENT

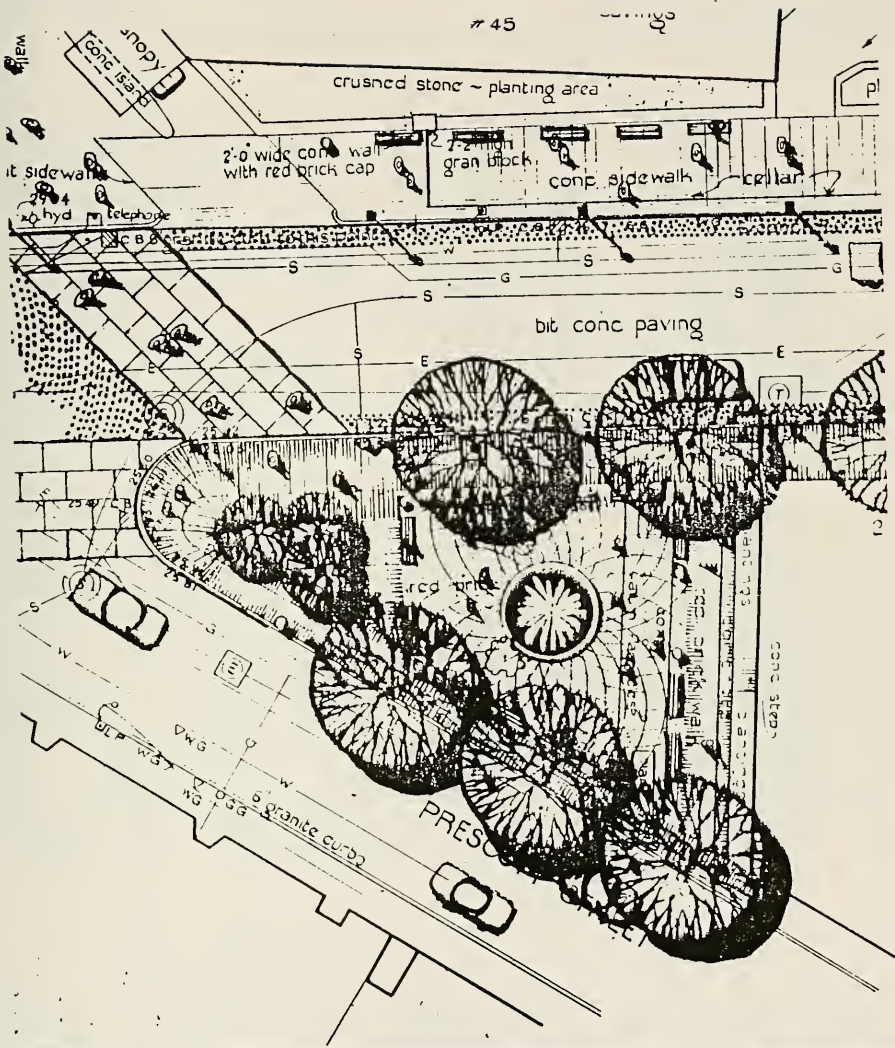
LOWELL, MASSACHUSETTS

Urban design and landscape improvements for a mile long historic downtown streetscape. The design strategy was to reverse the image of the downtown as a decaying urban center by complementing commercial activity with the design of historic clocks, benches, flag displays, colorful plantings and opening up views to the nearby canals. The result has been a rejuvenated downtown given back to Lowell's citizens; the City's historic character has been reborn.

**PAUL C. K. LU & ASSOCIATES**







# LOWELL C.B.D. IMPROVEMENT

LOWELL, MASSACHUSETTS





LOWELL C.B.D.  
IMPROVEMENT

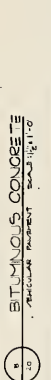
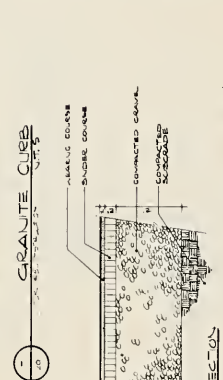
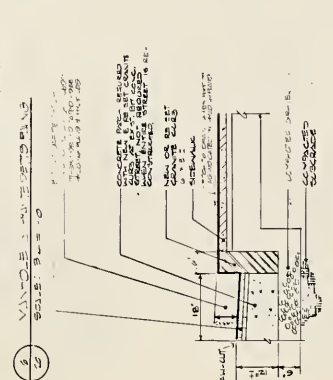
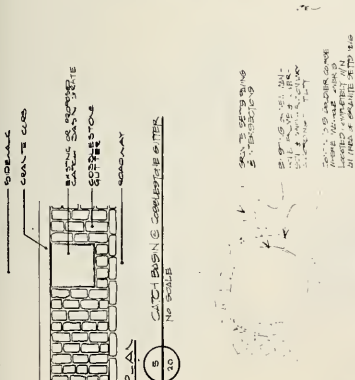
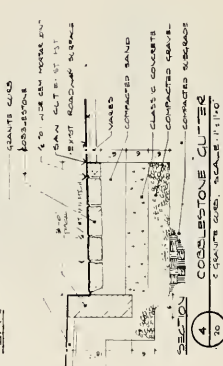
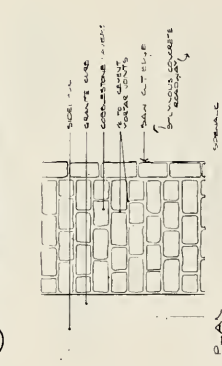
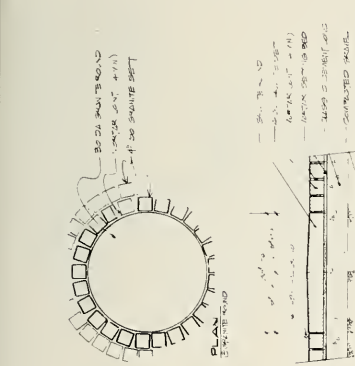
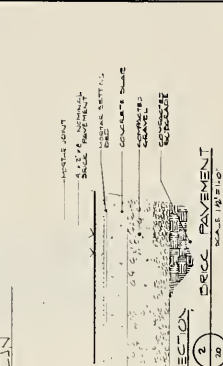
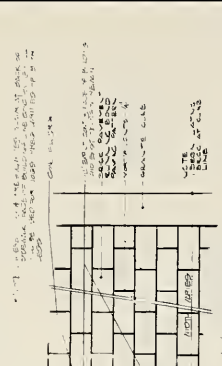
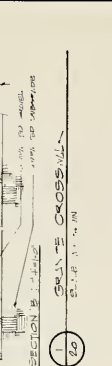
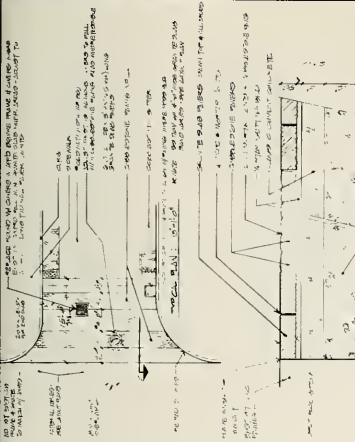
PAUL K. LU & ASSOCIATES  
LANDSCAPE ARCHITECTS  
100 STATE STREET  
BELMONT, MASSACHUSETTS 02718

DETAILS

REVISION

SCALE 1/4" = 1'-0"  
DRAWN BY J. L.  
CHECKED BY P.H.  
APPROVED

20







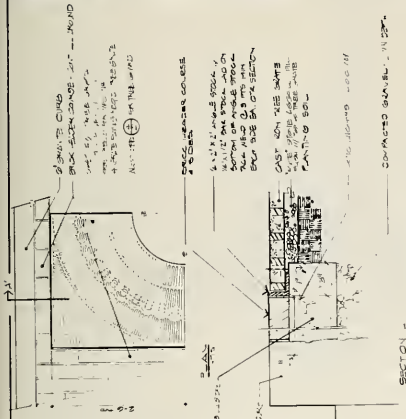
**LOWELL CBD.  
IMPROVEMENT**

**PAUL CALUJA ASSOCIATES**  
ARCHITECTS, PLANNERS,  
ENGINEERS  
100 STATE STREET  
BELMONT, MASSACHUSETTS 02148

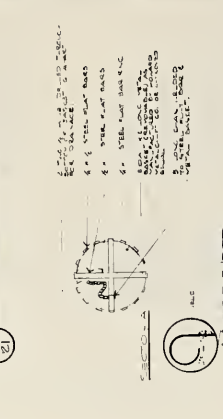
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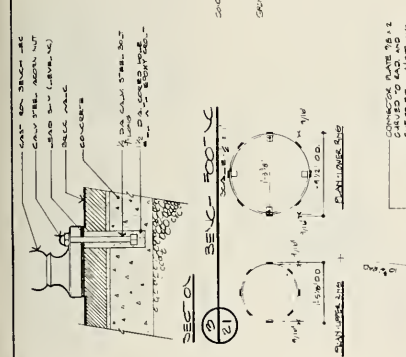
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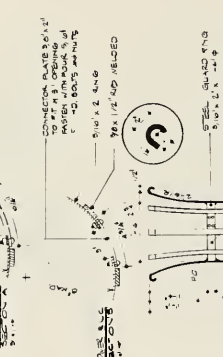
**SECTION 1**  
**1** TREE GRATE



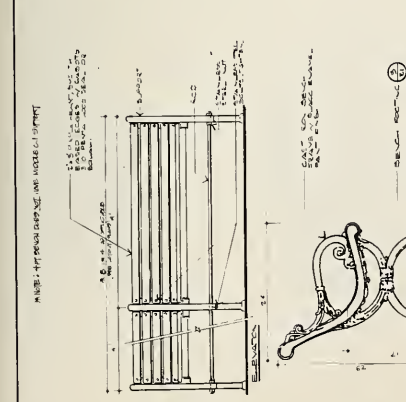
**SECTION 2**  
**2** TRASH RECEPTACLE



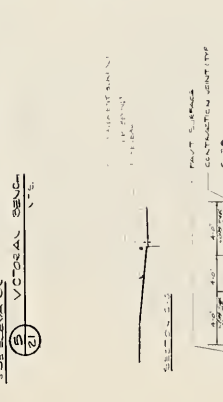
**SECTION 3**  
**3** BENCH FOOT



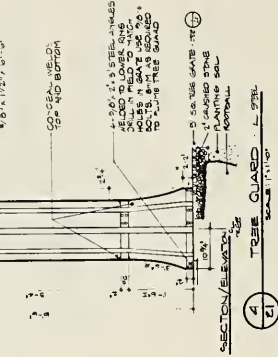
**SECTION 4**  
**4** TREE GUARD - L SIDE



**SECTION 5**  
**5** VERTICAL BENCH



**SECTION 6**  
**6** BENCH FOOT



**SECTION 7**  
**7** TREE GUARD - R SIDE

TRASH RECEPTACLE  
18\"/>

BENCH FOOT  
18\"/>

BENCH FOOT  
18\"/>

BENCH FOOT  
18\"/>





**LOWELL C.B.D.  
IMPROVEMENT**

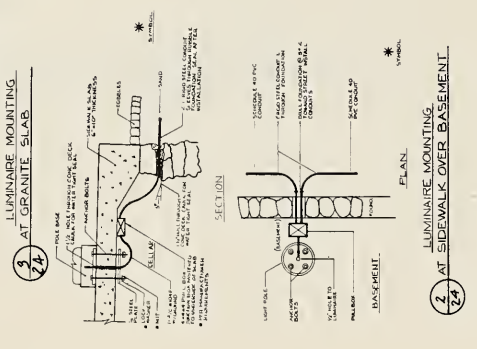
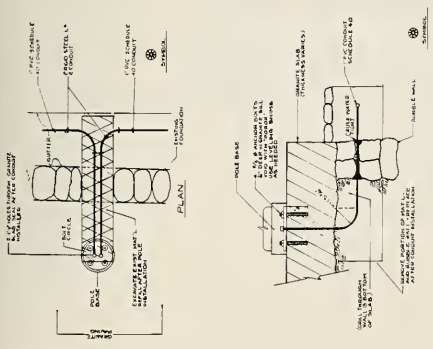
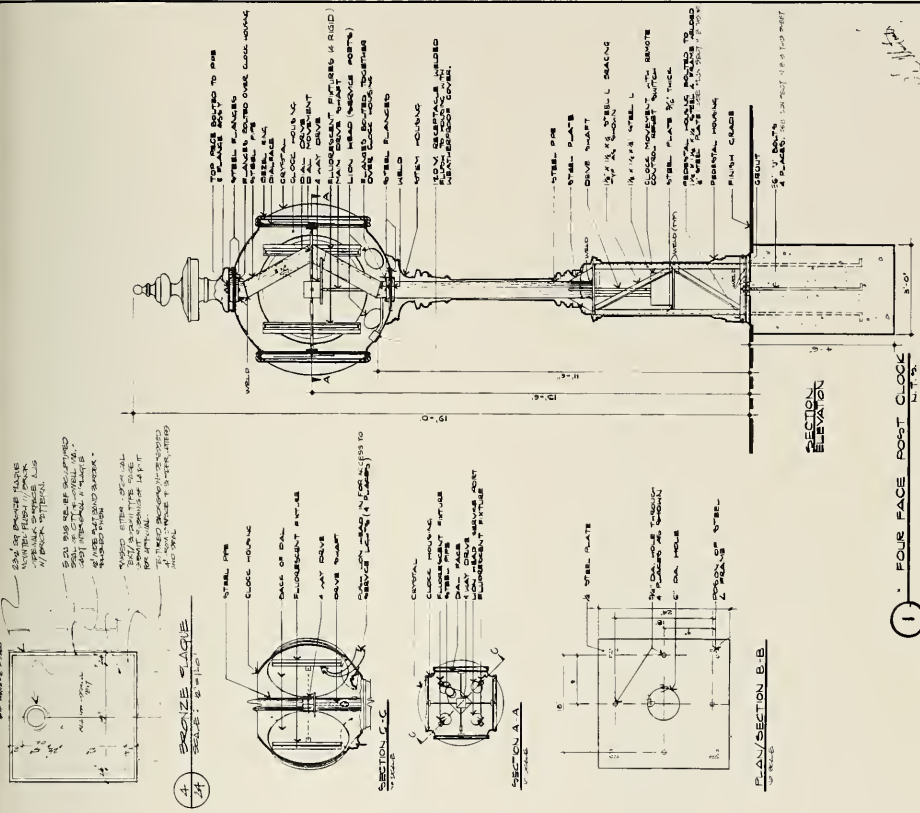


**PAULCK LU / ASSOCIATES**  
LANDSCAPE ARCHITECTS  
100 STATE STREET  
BURLINGTON, MASSACHUSETTS 01803

**DETAILS**

REVISION	SCALE: AS SHOWN DATE: 11.10.11 CHECKED BY: APPROVED:
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**24**









### CONSTRUCTION DRAWINGS

Our comprehensive, detailed Contract Documents communicate clearly to the contractor all requirements for the successful construction of the project.





# WESTERN CANAL BEAUTIFICATION

LOWELL MODEL CITIES ACRE MODEL NEIGHBORHOOD LOWELL, MASSACHUSETTS  
MODEL CITIES PROJECT UBI - MA - 01 - 06 - 1000

ELLEN A. SAMPSON MAYOR  
JAMES L. SULLIVAN CITY MANAGER  
GEORGE P. LEGRAND, JR. COMMISSIONER OF PUBLIC WORKS

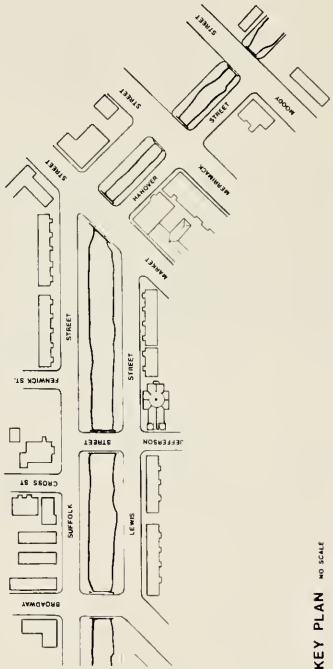
PAUL C. K. LU & ASSOCIATES LANDSCAPE ARCHITECTS. ARCHITECTS. PLANNERS.  
66 CUSHING AVENUE BELMONT, MASSACHUSETTS 02178

FENTON G. KEYES ASSOCIATES CONSULTING ARCHITECT-ENGINEERS  
267 MOODY STREET WALTHAM, MASSACHUSETTS 02154



INDEX OF DRAWINGS

- 1 TITLE SHEET
- 2 INDEX & KEY PLAN
- 3 EXISTING CONDITIONS BROADWAY TO JEFFERSON
- 4 EXISTING CONDITIONS JEFFERSON TO MARKET
- 5 EXISTING CONDITIONS MARKET TO MOODY
- 6 DEMOLITION & RELOCATION PLAN BROADWAY TO JEFFERSON
- 7 DEMOLITION & RELOCATION PLAN JEFFERSON TO MARKET
- 8 DEMOLITION & RELOCATION PLAN MARKET TO MOODY
- 9 LAYOUT & GRADING PLAN BROADWAY TO JEFFERSON
- 10 LAYOUT & GRADING PLAN JEFFERSON TO MARKET
- 11 LAYOUT & GRADING PLAN MARKET TO MOODY
- 12 UTILITIES PLAN BROADWAY TO JEFFERSON
- 13 UTILITIES PLAN JEFFERSON TO MARKET
- 14 PLANTING PLAN BROADWAY TO JEFFERSON
- 15 PLANTING PLAN JEFFERSON TO MARKET
- 16 PLANTING PLAN MARKET TO MOODY
- 17 OVERLOOK NO.1 PLAN, ELEVATION & SECTIONS
- 18 OVERLOOK NO.1 SECTIONS & DETAILS
- 19 OVERLOOKS 2,3,4 PLAN & SECTIONS
- 20 PAVING DETAILS
- 21 PLANTING DETAILS
- 22 LIGHTING DETAILS
- 23 BENCH & TRASH RECEPTACLE DETAILS
- 24 FENCE DETAILS
- 25 UTILITIES DETAILS
- 26 CANAL WALL SECTIONS



KEY PLAN NO SCALE

WESTERN CANAL  
BEAUTIFICATION  
PROJECT  
LOWELL, MASSACHUSETTS  
MARKET TO MOODY  
BROADWAY TO MOODY



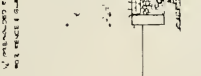
PAUL C. LIU & ASSOCIATES  
LANDSCAPE ARCHITECTS  
466 CUSHING AVENUE  
BURLINGTON, MASSACHUSETTS 01803  
FENION G. HAYES ASSOCIATES  
ARCHITECTS - ENGINEERS  
100 WASHINGTON STREET  
MILFORD, MASSACHUSETTS 01930

INDEX & KEY PLAN

REVISION	SCALE
	DATE DRAWN
	DATE APPROVED



**1** TYPICAL CONCRETE WALK



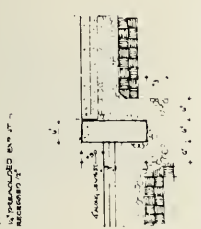
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**2** TYP. END JOINT



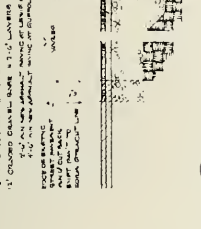
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**3** TYP. SCORE JOINT



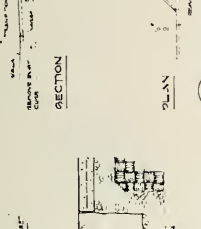
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**4** TYPICAL SCORE PATTERN DETAIL



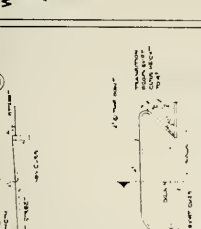
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**5** TYP GRANITE CURB DETAIL



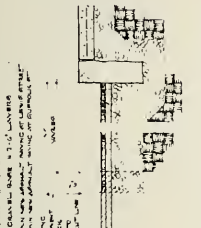
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**6** TYP BRICK PAVING SECTION



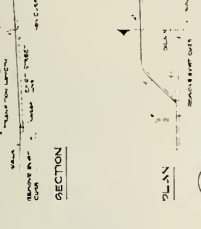
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**7** TYP ASPHALT PAVING DETAIL



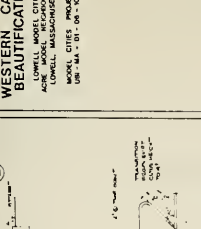
20 SCALE 1/4" = 1'-0"

**8** TREEWELL PAVING SECTION



20 OVERSECTION SCALE 1/4" = 1'-0"

**9** TYP BIEDERMAN LANDING CLADDING



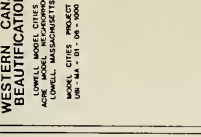
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**10** TREEWELL PAVING SECTION



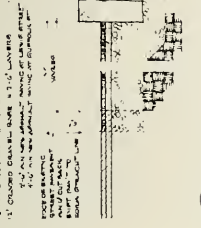
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**11** PLAN CONCRETE WALKWAY OVER UTILITY VAULT



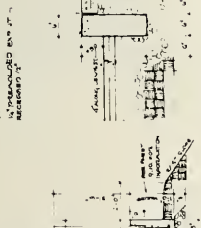
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**12** CONCRETE WALKWAY SECTION OVER UTILITY VAULT



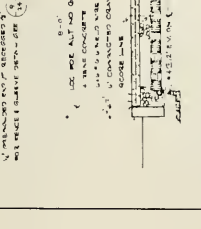
20 SCALE 1/4" = 1'-0"

**13** TYP. STREET CURB CLADDING



20 SCALE 1/4" = 1'-0"

**14** CURB CUFFERS HANDICAPPED



20 SCALE 1/4" = 1'-0"





**WESTERN CANAL  
BEAUTIFICATION**

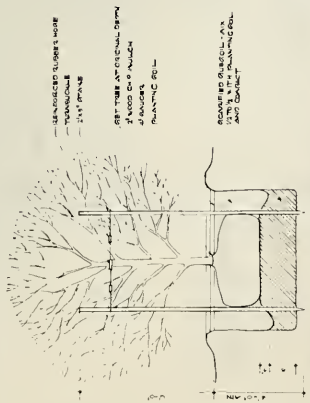
LOWELL, MASSACHUSETTS  
LOWELL, MASSACHUSETTS  
LOWELL, MASSACHUSETTS  
PROJECT  
DATE: 10-1-59



PAUL C. U. ASSOCIATES  
ARCHITECTS PLANNERS  
LANDSCAPE ARCHITECTS  
BELMONT, MASSACHUSETTS 02178

<b>PLANTING DETAILS</b>	
REVISION	SCALE 1/8" = 1'-0"
DATE	CHECKED BY
	APPROVED BY

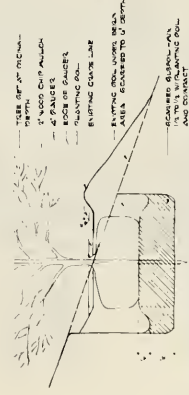
21 of 26



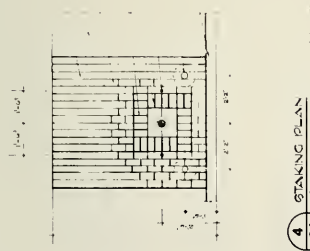
**1** SLOPE PLANTING DETAIL FOR TREES  
21 SCALE 1/8" = 1'-0"



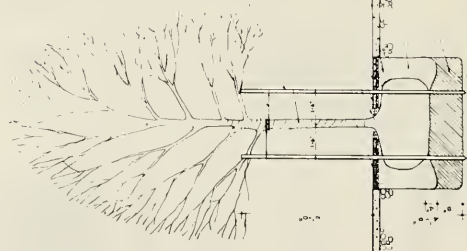
**2** STAKING PLAN FOR TREES  
21 SCALE 1/8" = 1'-0"



**3** SLOPE PLANTING DETAIL FOR TREES  
21 SCALE 1/8" = 1'-0"



**4** STAKING PLAN FOR TREES  
21 SCALE 1/8" = 1'-0"

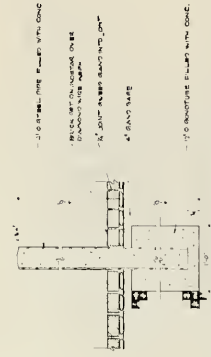


**5** STAKING & PLANTING DETAIL FOR TREES  
21 SCALE 1/8" = 1'-0"

- TREES MUST BE PLANTED WITH
- EMPTING CANAL FOR BANK
- BEHIND BANK ON INSIDE OF BANK
- PLANTING WITH BANK
- ADJUST BANK TO MATCH SLOPE
- ON SLOPE
- 1/2" DIA. PIPE 1/2" DIA. PIPE
- EMPTING CANAL FOR BANK



**6** SLOPE PLANTING DETAIL FOR SHRUBS  
21 SCALE 1/8" = 1'-0"



**7** BOLLARD DETAIL  
21 SCALE 1/8" = 1'-0"

- TREES MUST BE PLANTED WITH
- EMPTING CANAL FOR BANK
- BEHIND BANK ON INSIDE OF BANK
- PLANTING WITH BANK
- ADJUST BANK TO MATCH SLOPE
- ON SLOPE
- 1/2" DIA. PIPE 1/2" DIA. PIPE
- EMPTING CANAL FOR BANK



**8** TREE WELL TYPES  
21 SCALE 1/8" = 1'-0"



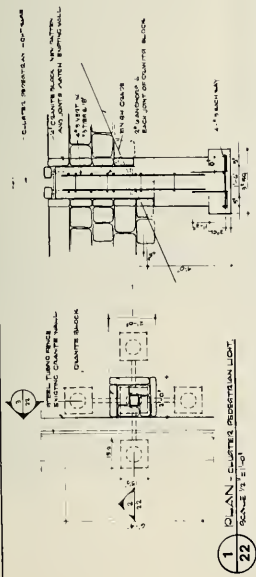


PAUL C. LIU & ASSOCIATES  
ARCHITECTS, PLANNERS,  
ENGINEERS AND SURVEYORS  
LOWELL, MASSACHUSETTS 01878

FERRON LEBLANC ASSOCIATES  
ARCHITECTS AND ENGINEERS  
CONSULTING  
WILMINGTON, MASSACHUSETTS 01894

**LIGHTING DETAILS**

REVISION	SCALE INDICATED
DATE AND BY WHOM	CHECKED BY WHOM
APPROVED BY WHOM	DATE



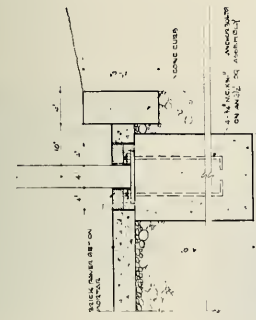
**1** DOWN-COURT DECESTRAL LIGHT  
SCALE 1/8" = 1'-0"

MANUFACTURED ALUMINUM WITH ACCESS COVERS FOR BELIEVING IN THE LOWELL ANGLE PLASTER IS FOR ANGLE PLASTER ON THE WALL AND NOT FOR BELIEVING IN THE WALL.



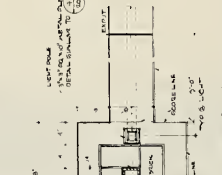
**2** CLUSTER DECESTRAL LIGHT DETAIL  
SCALE 1/8" = 1'-0"

NOTE: ALL ALUMINUM CONSTRUCTION. CLUSTER BASED ACCESSIBLE HANDLE. FINISH SHALL WEIGH CLUSTER HANDLE.



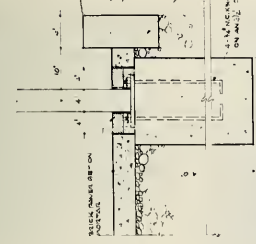
**3** SECTION  
SCALE 1/8" = 1'-0"

MANUFACTURED ALUMINUM WITH ACCESS COVERS FOR BELIEVING IN THE LOWELL ANGLE PLASTER IS FOR ANGLE PLASTER ON THE WALL AND NOT FOR BELIEVING IN THE WALL.



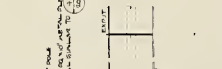
**4** SINGLE DECESTRAL LIGHT DETAIL  
SCALE 1/8" = 1'-0"

NOTE: ALL ALUMINUM CONSTRUCTION. CLUSTER BASED ACCESSIBLE HANDLE. FINISH SHALL WEIGH CLUSTER HANDLE.



**5** LIGHT BASE SECTION  
SCALE 1/8" = 1'-0"

SECTION THROUGH LIGHT. SECTION THROUGH LIGHT. SECTION THROUGH LIGHT.



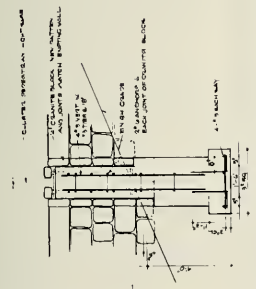
**6** TYPICAL BASE PLAN  
SCALE 1/8" = 1'-0"

SECTION THROUGH LIGHT. SECTION THROUGH LIGHT. SECTION THROUGH LIGHT.



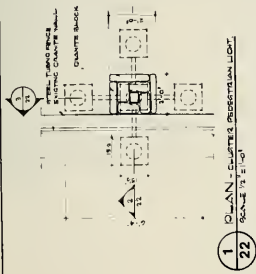
**7** TYPICAL BASE SECTION  
SCALE 1/8" = 1'-0"

SECTION THROUGH LIGHT. SECTION THROUGH LIGHT. SECTION THROUGH LIGHT.



**8** LIGHTING DETAILS  
SCALE 1/8" = 1'-0"

SECTION THROUGH LIGHT. SECTION THROUGH LIGHT. SECTION THROUGH LIGHT.



**9** LIGHTING DETAILS  
SCALE 1/8" = 1'-0"

SECTION THROUGH LIGHT. SECTION THROUGH LIGHT. SECTION THROUGH LIGHT.



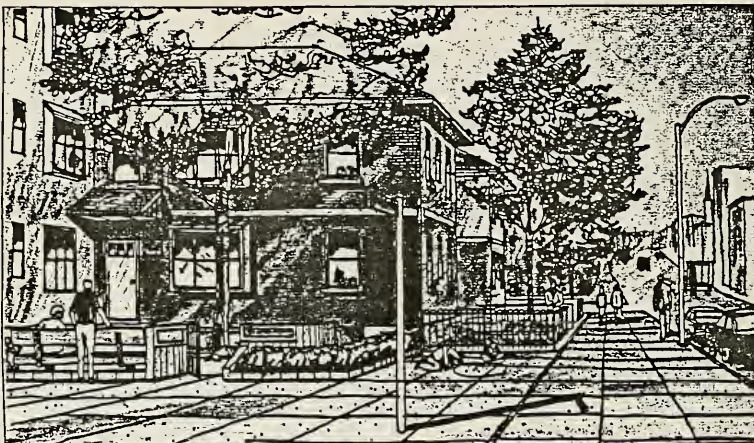
## Citation

### Urban design and planning

## Project:

# West Broadway Comprehensive Renewal Project, Boston, Massachusetts

A troubled housing project in South Boston will become more livable and will be reintegrated into the neighborhood by the elimination of the existing superblock configuration, the reduction of the scale of buildings and groupings, and the private and shared spaces in the exterior courtyards.



## Credits

**Architects:** Lane, Frenchman & Associates, Inc.; Goody, Clancy & Associates, Inc.; Jonathan S. Lane, project manager, planning; Dennis Frenchman, urban design director; Joan E. Goody, project manager, architecture; Ralph Tolbert, project architect; Brian D. Sullivan, project urban designer. **Staff:** Susan Pranger, Jean Lawrence, Jack Berry, William Dennis, Paul Dudek, Heidi Helf, Carol Hsu, William Powell, Carmen Valdes, Sarah Watermulder, David Winner. **Consultants:** Stockard & Engler, Inc., housing management and relocation; Gordon King, architectural consultant to West Broadway Task Force; Paul C.K. Lu & Associates, landscape architect; Rene Mugnier & Associates, structural engineer; R.G. Vanderweil Engineers/Environmental Design Engineers/Vincent D'Iorio, mechanical and electrical engineers. **Client:** Boston Housing Authority in cooperation with West Broadway Task Force and Massachusetts Department of Community Affairs.

**Project:** West Broadway Comprehensive Renewal program, Boston, Ma.

**Program:** West Broadway, constructed by the State of Massachusetts in 1948 to house 1000 veterans and their families, is now one of New England's largest and most troubled public housing projects. The project consists of 27 identical three-story walk-up buildings arranged on a superblock with no through traffic. Over the years, poor maintenance, racial strife, and deficiencies in the original design led to the abandonment of 325 of the units, which were then badly vandalized. In 1979, the tenant association succeeded in obtaining \$20 million to renew the project, and, in partnership with the Boston Housing Authority and the State, asked the urban design team to make the project livable and secure, and to ensure that all tenants remained on site throughout the renewal process.

**Site:** 28 acres in South Boston.

**Solution:** The plan, which will be executed in several stages to prevent tenant dislocation, possesses several key features. The superblock will be destroyed by reestablishing the original street grid and block pattern, reintegrating the project into the neighborhood. A new "Main Street" will link community facilities and courtyards. The project will be decentralized by the creation of seven "villages," one per block, each with its own design identity and management organization. The number of units will be reduced from 1000 to

675 by the enlargement of some of the apartments, many in duplex configuration with their own front and back doors, and by the demolition of sections of existing buildings to create a less institutional scale. The courtyards within the blocks will be given more privacy by locating all apartment entries on the street side and by excluding cars from within the blocks. The courtyards will be used for individual backyards and for shared play and sitting areas.

## Jury comments

**Woodbridge:** This design takes a public housing project, which was a real disaster area—the worst kind of asphalt jungle, really, with a fairly high rate of abandonment—and tries to rescale it, rehabilitate the buildings, change the image, and make it into a pretty decent place to live.

**Eckstut:** Its architectural statement is unremarkable, but it really explores a hierarchy of spaces.

**Woodbridge:** Its achievements will have tremendous implications.











100 WEST BROADWAY  
 NEW YORK, N.Y. 10006  
 LEON FREEDMAN & ASSOCIATES, INC.  
 100 WEST BROADWAY  
 NEW YORK, N.Y. 10006  
 CHERRY & ASSOCIATES, INC.  
 100 WEST BROADWAY  
 NEW YORK, N.Y. 10006  
 VALLS & PEREZ ARCHITECTS  
 100 WEST BROADWAY  
 NEW YORK, N.Y. 10006

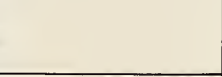
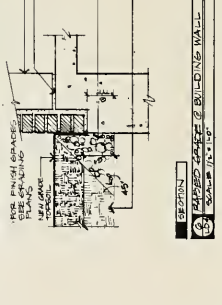
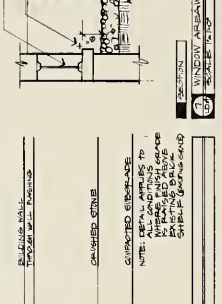
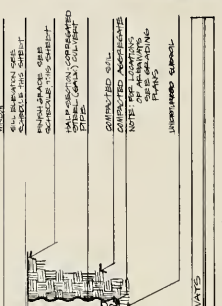
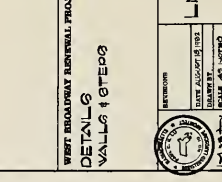
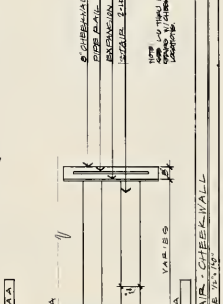
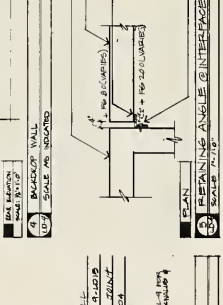
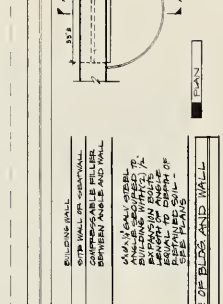
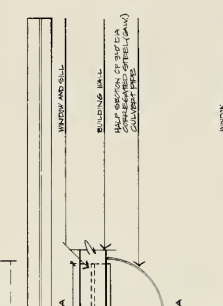
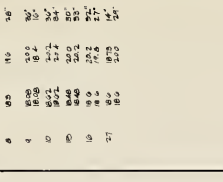
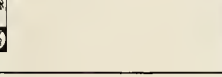
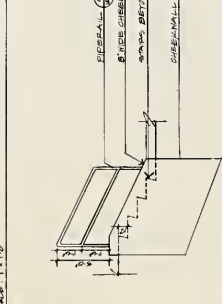
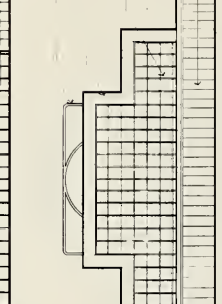
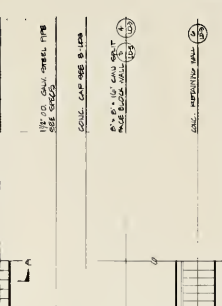
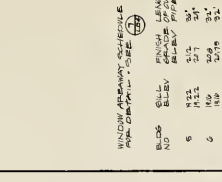
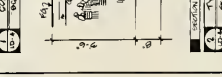
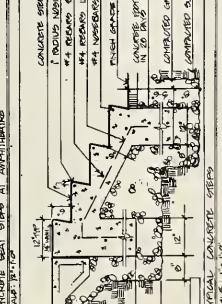
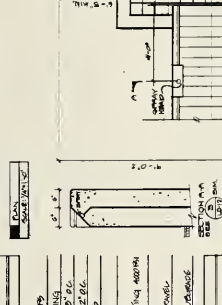
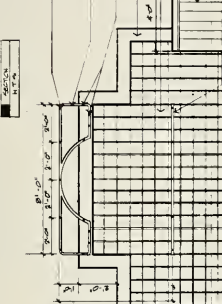
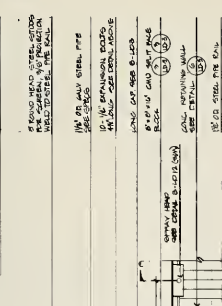
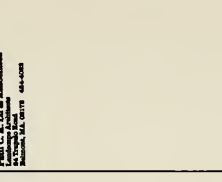
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 100 WEST BROADWAY, NEW YORK, N.Y. 10006  
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SCALE: 1/8" = 1'-0"

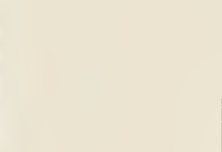
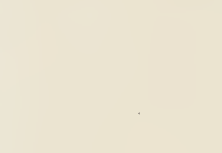
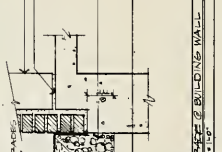
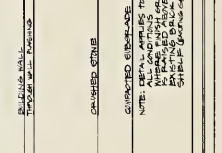
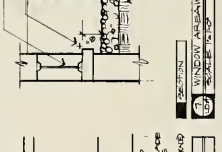
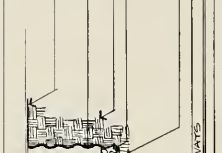
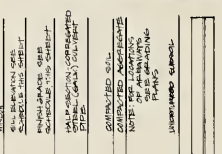
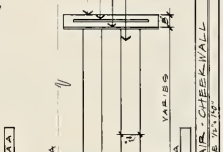
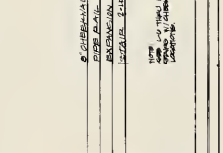
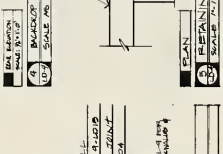
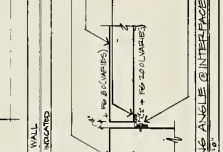
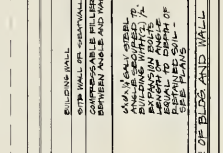
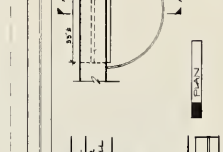
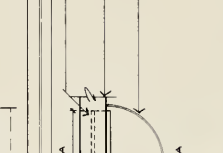
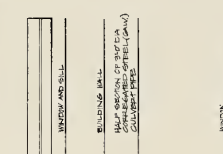
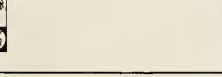
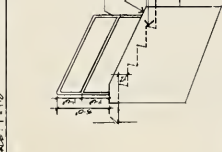
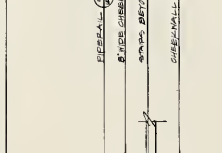
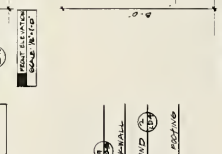
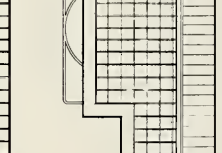
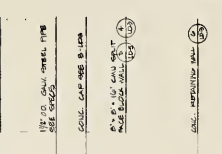
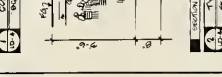
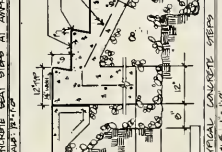
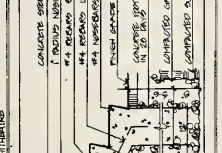
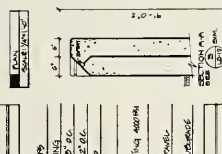
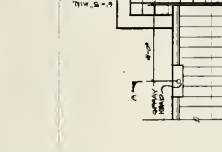
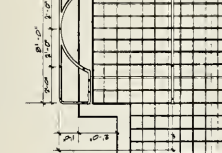
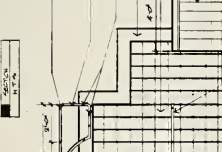
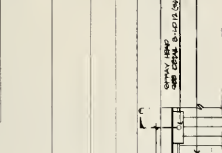
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**STAGE ONE**  
 West Broadway Team  
 South Boston, Massachusetts  
 Boston Housing Authority

**WEST BROADWAY TEAM**  
 Lease: Frankfort and Associates, Inc.  
 40 West Street  
 Boston, MA 02111 (617) 552-5533

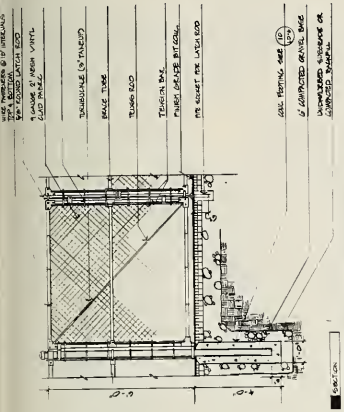
Architect: Frankfort and Associates, Inc.  
 40 West Street  
 Boston, MA 02111 (617) 552-5533

Paul C. E. Lee & Associates  
 207 Franklin Street  
 Boston, MA 02111 646-6208

**WEST BROADWAY RENEWAL PROJECT**  
**DETAIL 6**  
**FENCES**

REVISIONS  
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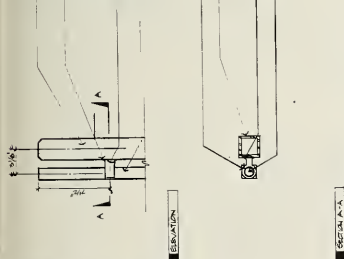
10-7



WELD IN PLACE TO GATE PIPE.  
 MAKE SURE GATE IS PLUMB, TYPED  
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 ON AT COLLAR.

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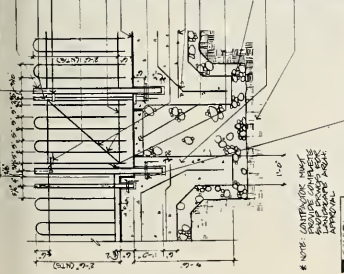
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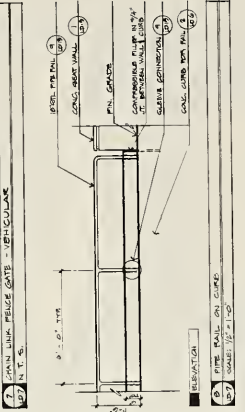
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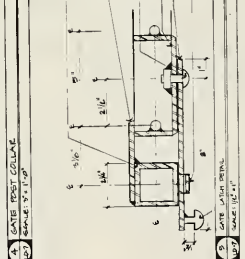
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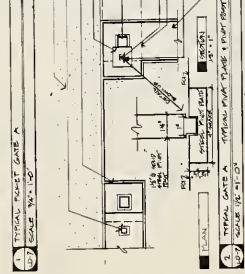
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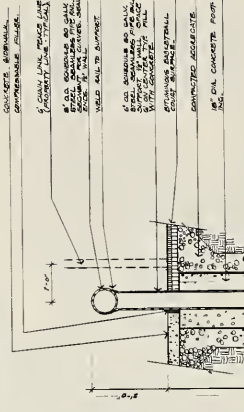
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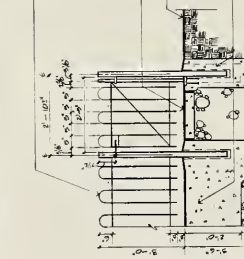
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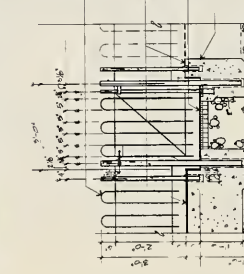
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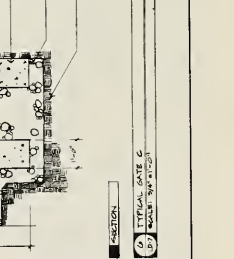
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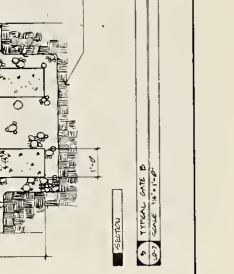
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**WEST BROADWAY TEAM**  
Architectural Firm  
150 West Broadway, Suite 100  
Boston, MA 02111 (617) 451-2800  
County, Clancy & Associates, Inc.  
150 West Broadway, Suite 100  
Boston, MA 02111 (617) 451-2800  
Paul C. K. & Associates  
150 West Broadway, Suite 100  
Boston, MA 02111 46-0000

**BASE** SEE 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

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 **LANDSCAPE**  
 **PAINT**  
 **FINISHES**  
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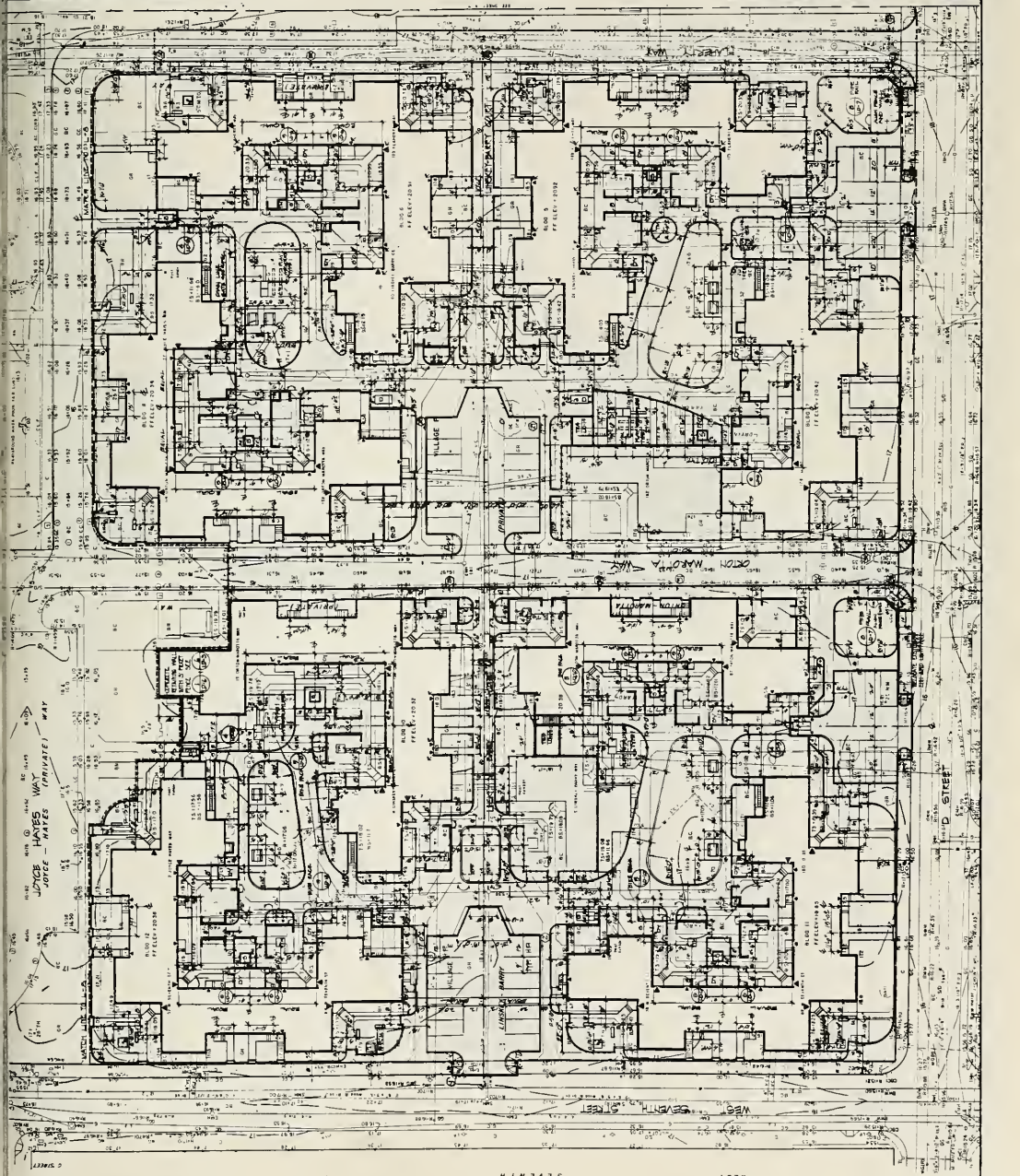
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 5. **EXTERIOR** (SEE 301-306)  
 6. **INTERIOR** (SEE 301-306)  
 7. **LANDSCAPE** (SEE 301-306)  
 8. **PAINT** (SEE 301-306)  
 9. **FINISHES** (SEE 301-306)

BY: **WEST BROADWAY TEAM**  
 DATE: **10/15/90**

SCALE: **1/4" = 1'-0"**  
 SHEET: **101** OF **101**

**WEST BROADWAY RENOVATION PROJECT**  
**LAYOUT PLAN**  
**VILLAGE EFF**

DATE: **10/15/90**  
 DRAWN BY: **WEST BROADWAY TEAM**







**RENEWAL PROJECT  
STAGE ONE**

**WEST BROADWAY TEAM**  
 West Broadway Partnership  
 140 West Broadway, Suite 100  
 New York, NY 10038  
 (212) 333-1111

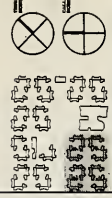
**West Broadway and Associates, Inc.**  
 Architects and Planners  
 140 West Broadway, Suite 100  
 New York, NY 10038  
 (212) 333-1111

**Quality, Clarity & Innovation, Inc.**  
 Engineers and Planners  
 140 West Broadway, Suite 100  
 New York, NY 10038  
 (212) 333-1111

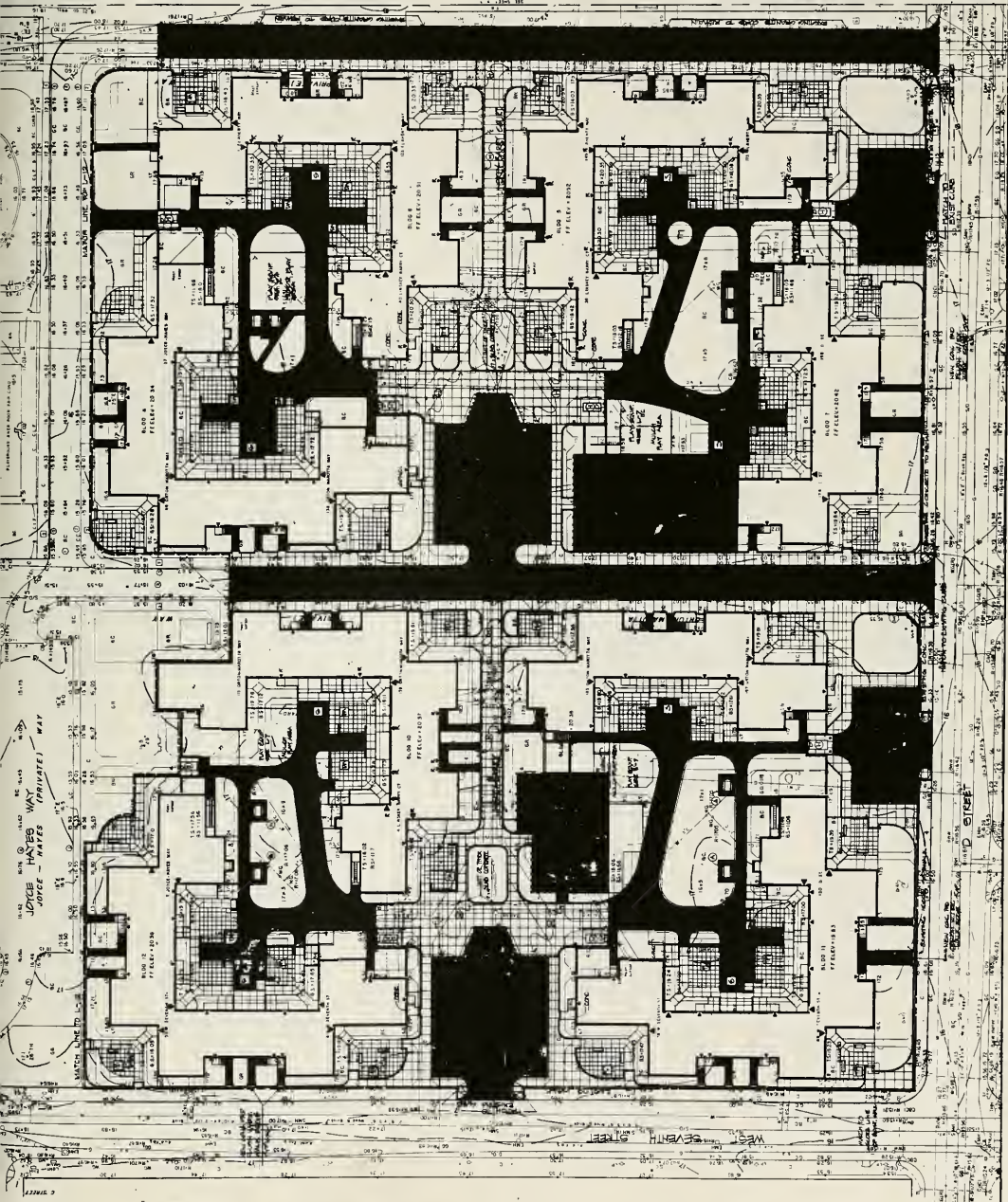
**Paul C. Lo & Associates**  
 Engineers and Planners  
 140 West Broadway, Suite 100  
 New York, NY 10038  
 (212) 333-1111

- NOTES:**
1. SEE SHEET 100-1 FOR GENERAL NOTES.
  2. SEE SHEET 100-2 FOR GENERAL NOTES.
  3. SEE SHEET 100-3 FOR GENERAL NOTES.
  4. SEE SHEET 100-4 FOR GENERAL NOTES.
  5. SEE SHEET 100-5 FOR GENERAL NOTES.
  6. SEE SHEET 100-6 FOR GENERAL NOTES.
  7. SEE SHEET 100-7 FOR GENERAL NOTES.
  8. SEE SHEET 100-8 FOR GENERAL NOTES.
  9. SEE SHEET 100-9 FOR GENERAL NOTES.
  10. SEE SHEET 100-10 FOR GENERAL NOTES.
  11. SEE SHEET 100-11 FOR GENERAL NOTES.
  12. SEE SHEET 100-12 FOR GENERAL NOTES.
  13. SEE SHEET 100-13 FOR GENERAL NOTES.
  14. SEE SHEET 100-14 FOR GENERAL NOTES.
  15. SEE SHEET 100-15 FOR GENERAL NOTES.
  16. SEE SHEET 100-16 FOR GENERAL NOTES.
  17. SEE SHEET 100-17 FOR GENERAL NOTES.
  18. SEE SHEET 100-18 FOR GENERAL NOTES.
  19. SEE SHEET 100-19 FOR GENERAL NOTES.
  20. SEE SHEET 100-20 FOR GENERAL NOTES.

FOR LAYOUT SEE 100-1



**WEST BROADWAY RENEWAL PROJECT  
SAVING/DEVELOPMENT PLAN  
VILLAGE EBF**







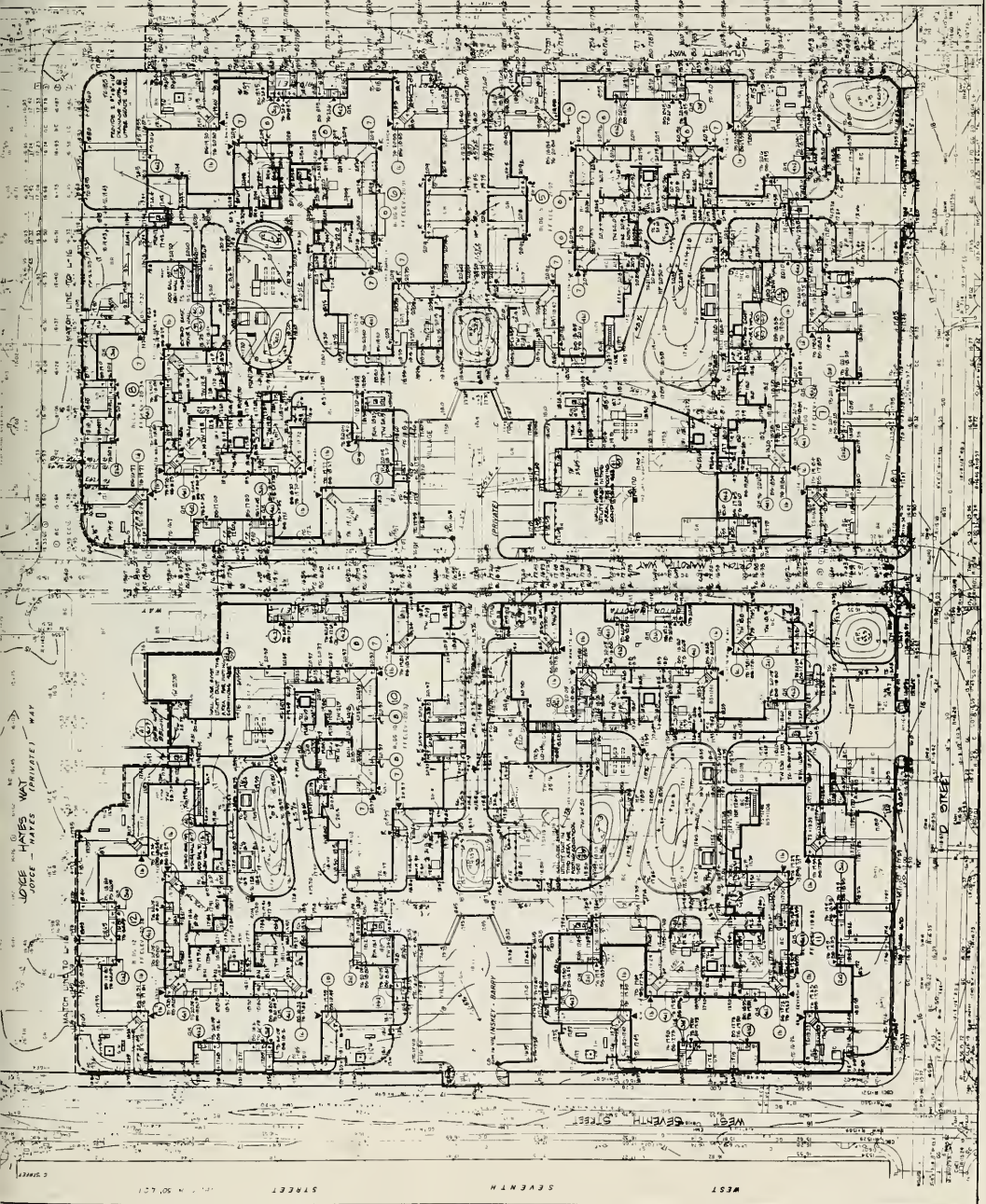
**WEST BROADWAY TEAM**  
 Lane, Proulx and Associates, Inc.  
 1000 West Broadway, Suite 100  
 Boston, MA 02111 (617) 461-0330  
 Fax: (617) 461-0331  
**Goody, Clancy & Associates, Inc.**  
 1000 West Broadway, Suite 100  
 Boston, MA 02111 (617) 241-2700  
 Fax: (617) 241-2701  
 Lane, Proulx and Associates, Inc.  
 1000 West Broadway, Suite 100  
 Boston, MA 02111 (617) 461-0330  
 Fax: (617) 461-0331

1. SEE SHEET 1000 FOR PUBLIC ADDRESS INFO ON ALL ST.
2. TRAILER OR UTILITY PLACEMENT SUBJECT TO ALL CITY, STATE AND FEDERAL PERMITS.
3. SEE SHEET 1000 FOR PUBLIC ADDRESS INFO ON ALL ST.
4. SEE SHEET 1000 FOR PUBLIC ADDRESS INFO ON ALL ST.
5. SEE SHEET 1000 FOR PUBLIC ADDRESS INFO ON ALL ST.
6. SEE SHEET 1000 FOR PUBLIC ADDRESS INFO ON ALL ST.
7. SEE SHEET 1000 FOR PUBLIC ADDRESS INFO ON ALL ST.
8. SEE SHEET 1000 FOR PUBLIC ADDRESS INFO ON ALL ST.
9. SEE SHEET 1000 FOR PUBLIC ADDRESS INFO ON ALL ST.
10. SEE SHEET 1000 FOR PUBLIC ADDRESS INFO ON ALL ST.

FOR LAYOUT SEE L-14



**WEST BROADWAY RENEWAL PROJECT**  
**CRADING PLAN**  
**VILLAGES E/F**





**WEST BROADWAY  
RENEWAL PROJECT  
STAGE ONE**

West Boston, Massachusetts  
Boston Housing Authority

**WEST BROADWAY TEAM**  
Lead: **Perkins and Associates, Inc.**  
Architectural Division  
Boston, MA 02111 (617) 651-5323

Associate: **Cherry & Associates, Inc.**  
Boston, MA 02110 (617) 346-4700

Planner: **P.L.C. Liu & Associates**  
Boston, MA 02110 (617) 346-4700

Engineer: **W. J. Sullivan & Associates**  
Boston, MA 02110 (617) 346-4700

PH LAYOUT SEE L-14  
PH RPTD SEE L-15  
PH RPTD SEE L-16

DATE: 11/15/77  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

PROJECT: WEST BROADWAY RENEWAL PROJECT  
SUBJECT: GRADING PLAN  
JOB NO.: JOYCE HAYES WAY - WEST

SCALE: 1" = 10'-0"

DATE: 11/15/77

PROJECT: WEST BROADWAY RENEWAL PROJECT  
SUBJECT: GRADING PLAN  
JOB NO.: JOYCE HAYES WAY - WEST

DATE: 11/15/77

PROJECT: WEST BROADWAY RENEWAL PROJECT  
SUBJECT: GRADING PLAN  
JOB NO.: JOYCE HAYES WAY - WEST

DATE: 11/15/77

PROJECT: WEST BROADWAY RENEWAL PROJECT  
SUBJECT: GRADING PLAN  
JOB NO.: JOYCE HAYES WAY - WEST

DATE: 11/15/77

PROJECT: WEST BROADWAY RENEWAL PROJECT  
SUBJECT: GRADING PLAN  
JOB NO.: JOYCE HAYES WAY - WEST

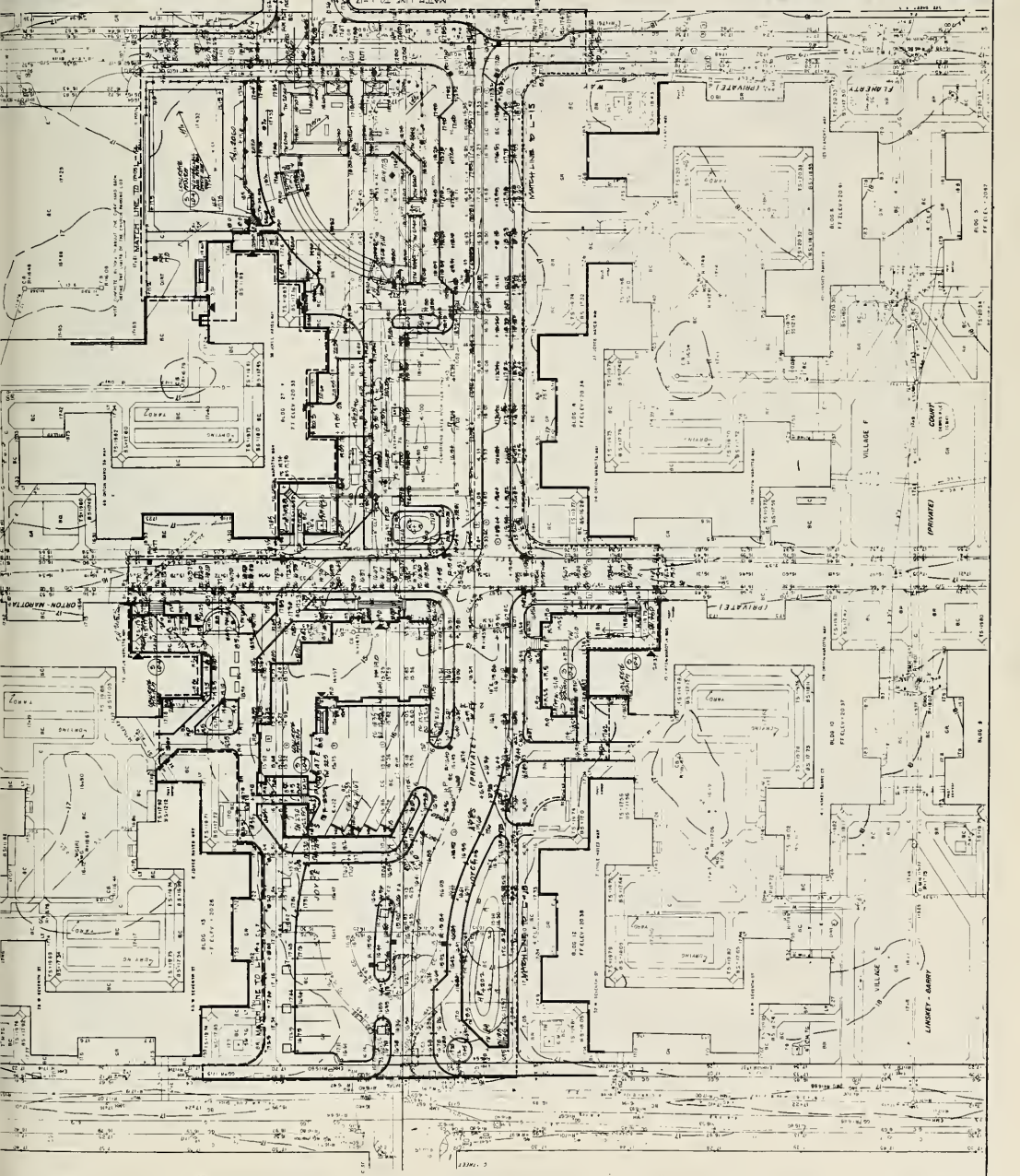
DATE: 11/15/77

PROJECT: WEST BROADWAY RENEWAL PROJECT  
SUBJECT: GRADING PLAN  
JOB NO.: JOYCE HAYES WAY - WEST

DATE: 11/15/77

PROJECT: WEST BROADWAY RENEWAL PROJECT  
SUBJECT: GRADING PLAN  
JOB NO.: JOYCE HAYES WAY - WEST

DATE: 11/15/77



L-16





**RENEWAL PROJECT  
STAGE ONE**

West Broadway, Minneapolis  
Minneapolis, Minnesota  
Architect: **Grady Clancy & Associates, Inc.**  
1000 Hennepin Avenue, Suite 1000  
Minneapolis, MN 55402  
Phone: (612) 338-2222  
Fax: (612) 338-2222

**WEST BROADWAY TEAM**  
Liam, Pridemore and Associates, Inc.  
1000 Hennepin Avenue, Suite 1000  
Minneapolis, MN 55402  
Phone: (612) 338-2222  
Fax: (612) 338-2222

**WEST BROADWAY TEAM**  
Liam, Pridemore and Associates, Inc.  
1000 Hennepin Avenue, Suite 1000  
Minneapolis, MN 55402  
Phone: (612) 338-2222  
Fax: (612) 338-2222

**WEST BROADWAY TEAM**  
Liam, Pridemore and Associates, Inc.  
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Minneapolis, MN 55402  
Phone: (612) 338-2222  
Fax: (612) 338-2222

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Minneapolis, MN 55402  
Phone: (612) 338-2222  
Fax: (612) 338-2222

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Fax: (612) 338-2222

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1000 Hennepin Avenue, Suite 1000  
Minneapolis, MN 55402  
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Fax: (612) 338-2222

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Fax: (612) 338-2222

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Minneapolis, MN 55402  
Phone: (612) 338-2222  
Fax: (612) 338-2222

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Minneapolis, MN 55402  
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Fax: (612) 338-2222

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Liam, Pridemore and Associates, Inc.  
1000 Hennepin Avenue, Suite 1000  
Minneapolis, MN 55402  
Phone: (612) 338-2222  
Fax: (612) 338-2222

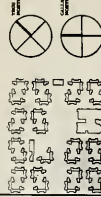
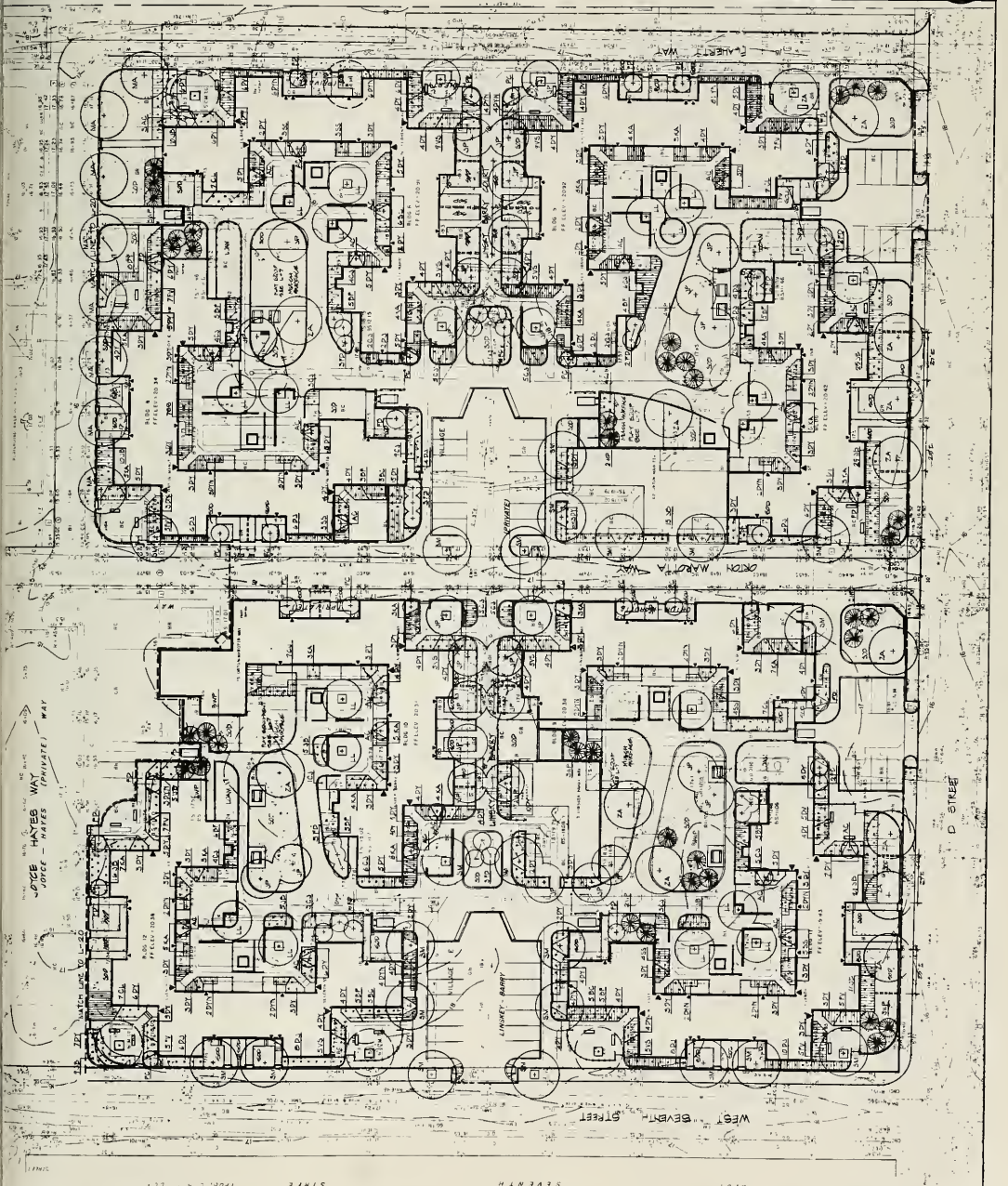
**WEST BROADWAY TEAM**  
Liam, Pridemore and Associates, Inc.  
1000 Hennepin Avenue, Suite 1000  
Minneapolis, MN 55402  
Phone: (612) 338-2222  
Fax: (612) 338-2222

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Fax: (612) 338-2222

**WEST BROADWAY TEAM**  
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1000 Hennepin Avenue, Suite 1000  
Minneapolis, MN 55402  
Phone: (612) 338-2222  
Fax: (612) 338-2222

**WEST BROADWAY TEAM**  
Liam, Pridemore and Associates, Inc.  
1000 Hennepin Avenue, Suite 1000  
Minneapolis, MN 55402  
Phone: (612) 338-2222  
Fax: (612) 338-2222



**WEST BROADWAY REDEVELOPMENT PROJECT**  
**PLANTING PLAN**  
**VILLAGES E#F**

DATE: 11/11/11  
SCALE: AS SHOWN  
DRAWN BY: J. H. [unreadable]  
CHECKED BY: [unreadable]  
PROJECT NO.: [unreadable]  
SHEET NO.: [unreadable]





South Boston, Massachusetts  
Home Housing Authority

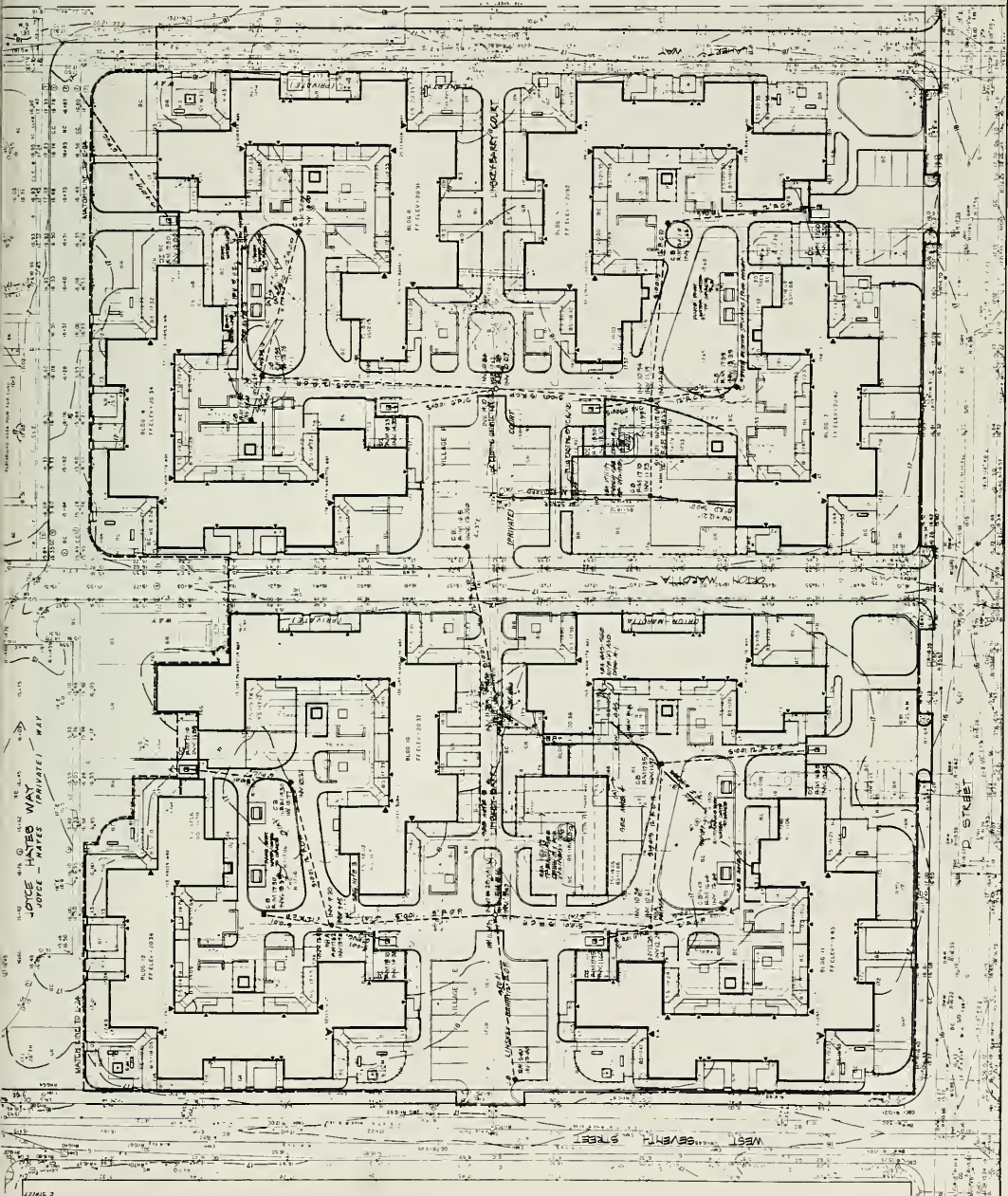
**WEST BROADWAY TEAM**  
LEADS PROVISIONAL TEAM  
Architectural Firm  
Boston, MA 02111 (617) 635-2323  
George, Chang & Associates, Inc.  
Boston, MA 02114 (617) 558-5190  
Cambridge Engineering Collaborative, Inc.  
Cambridge, MA 02142 (617) 452-6600

FOR LAYOUT SEE L-21 FOR NOTES SEE L-22



**WEST BROADWAY RENEWAL PROJECT**  
**UTILITY PLAN**  
**VILLAGE E/F**

DATE: 05/11/83  
SCALE: 1/8" = 1'-0"  
L-23





## **CLIENT REFERENCES**



# PAUL C. K. LU AND ASSOCIATES

134 Beach Street Boston, Massachusetts 02111 (617) 484-4022

## REFERENCES - Similar Projects

### City of Lowell, MA

Project: Lowell Central Business District Improvements

Total construction cost:	1. Phase One	\$600,000±
	2. Phase Two	600,000±
	Total	\$1,200,000

Reference: Mr. John F. Tavares  
Program Development Director  
Division of Planning and Development  
John F. Kennedy Civic Center  
Lowell, MA 01852  
Tel: 1-(617)-454-8821 Ext. 308

### Town of Winchester, MA

Project: Winchester Center Urban Design and Improvement Project

Total construction cost:	1. Phase One	\$600,000±
--------------------------	--------------	------------

Reference: Mr. John Connery  
Economic Development Coordinator  
Winchester Town Hall  
Winchester, MA 01890  
Tel: 1-(617)-729-6795

### City of Framingham, MA

Project: Framingham Downtown Beautification

Total construction cost:	\$70,000±
--------------------------	-----------

Reference: Director of Planning  
City of Framingham  
Framingham, MA



# PAUL C. K. LU AND ASSOCIATES

134 Beach Street Boston, Massachusetts 02111 (617) 484-4022

## REFERENCES (continued)

### City of Fayetteville, N.C.

Project: Fayetteville Transit Mall

Total construction cost: \$3,500,000±

Reference: Mr. John Monaghan, Jr.  
Assistant City Manager & Director of Community  
Development  
234 Green Street  
Fayetteville, N.C. 28301  
Tel: 1-(910)-483-1762

NOTE: For this project the office of Paul C.K. Lu and Associates is in charge of preliminary design, public hearings, working with citizen's groups, the design development phase and the landscape working drawings. Other working drawings are responsibility of local engineers.

### City of Columbia, S.C.

Project: Columbia Riverfront Park and Historic Columbia Canal

Total construction cost: \$1,750.00

Reference: Mr. Richard Seamon  
Administrator  
Department of Economic Development  
P.O. Box 147  
Columbia, S.C. 29217  
Tel: 1-(803)-733-8313





REFERENCE LIST

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

Ms. Willa Kuh  
Director, City and Town Common Program  
Department of Environmental Management  
Division of Planning and Development  
225 Friend Street  
Boston, MA 02111

Tel: (617) 727-3160

Mr. James Baecker  
Contracting Officer  
Department of Environmental Management  
Division of Planning and Development  
225 Friend Street  
Boston, MA 02111

Tel: (617) 727-3160

Ms. Polly Melton  
Construction Advisor  
Department of Environmental Management  
Division of Planning and Development  
225 Friend Street  
Boston, MA 02111

Tel: (617) 727-3160



**MBE CERTIFICATION/  
AFFIRMATIVE ACTION POLICY**





# The Commonwealth of Massachusetts

## Department of Commerce and Development

Leverett Saltonstall Building, Government Center

100 Cambridge Street, Boston 02202

7: 7-3221

March 27, 1987

Paul C. K. Lu,  
Paul C. K. Lu and Associates  
69 Trapelo Road  
Belmont, MA 02178

Dear Mr. Lu

The State Office of Minority and Women Business Assistance (SOMWBA) is pleased to notify you that your firm was reviewed on 3/05/87 and certified as a minority owned business enterprise (MBE) under the category of Landscape Design Architects. The company will be listed in the SOMWBA Directory which is published regularly and in the Massachusetts Central Register which is also published at regular intervals.

Additionally, the SOMWBA Directory is sent to other state agencies and authorities such as the Massachusetts Port Authority, Turnpike Authority, Department of Public Works, cities and towns and many other public and private organization who seek to fulfill MBE utilization requirements.

Certification is not a fixed designation and SOMWBA reserves the right to monitor your company and to conduct periodic reviews of your company's books, contracts, company structure, facilities, job locations, and to withdraw its certification of your firm should this become necessary.

On or before your firm's certification anniversary date of (3/05/88), plan to send to us the following documents:

- (1) The latest company financial statement
- (2) The latest U.S. Corporate Tax Return or your U.S. 1040 Schedule C
- (3) An updated work history
- (4) Corporations submit annual certificate of condition. Sole Proprietor and Partnerships submit a notarized statement indicating whether there has been any changes in the firm's legal structure, ownership or control.

Sincerely,

Mukiya Baker-Gomez, Deputy Commissioner  
State Office of Minority and Women Business Assistance

#### REGIONAL OFFICES

REGION I  
MASSACHUSETTS BLDG.  
AVENUE OF STATES  
WEST SPRINGFIELD, MA 01089  
TEL: (413) 739-5600

REGION II  
D.E.S. BLDG.  
51 MYRTLE STREET  
WORCESTER, MA 01608  
TEL: (617) 757-2075

REGION III  
450 AIKEN STREET  
LOWELL, MA 01854  
TEL: (617) 454-0303

REGION IV  
SALTONSTALL BLDG.  
100 CAMBRIDGE STREET  
BOSTON, MA 02202  
TEL: (617) 727-3210

REGION V  
1213 PURCHASE STREET  
NEW BEDFORD, MA 02740  
TEL: (617) 727-5370



# PAUL C. K. LU AND ASSOCIATES

134 Beach Street Boston, Massachusetts 02111 (617) 484-4022

## AFFIRMATIVE ACTION POLICY STATEMENT

PAUL C. K. LU AND ASSOCIATES accepts as their operating affirmative action policy, the following statement in its entirety: (In accordance with the following applicable laws:

1. Title VII of the Civil Rights Act of 1964 as amended by the Equal Employment Opportunity Act of 1972.
2. Executive Order 11246 as amended by Executive Order 11375.
3. The Equal Pay Act of 1963.
4. The Age Discrimination in Employment Act of 1967.
5. Title 41 Public Contracts and Property Management Chapter 60 Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor.
6. Section 503, Rehabilitation Act of 1973.
7. Section 402, Vietnam Era Veterans' Readjustment Act of 1974.
8. Fair Employment Practices Act.
9. Applicable State & Local Laws.

"It is the policy of the firm to assure that no person is discriminated against in any activity or program undertaken by the firm on the grounds of race, color, creed, religious belief, sex, national origin, ancestry, marital status, physical disability or blindness, criminal record, mental disorder, status as a disabled or Vietnam veteran and/or age. These include the following protected classes: Blacks, Spanish-surnamed Americans, Asian Americans, American Indians, Women, and the Handicapped.





In addition, this firm is committed to affirmative action to the extent that the guidelines set out below will be fully executed and implemented in a good faith manner to effectively attempt to provide equal opportunity for all.

1. Objectives. Affirmative action requires positive, aggressive and effective steps to attract job applications from minority groups and women; to hire those who are qualified or who are trainable; to train employees for future advancement; and to advance those who are qualified without regard to the areas listed above. Affirmative action also requires the training and counselling of supervisory and management personnel in the effective supervision and management of all employees with emphasis on the particular problems of minority, handicapped and female employees.
2. Requirements. In order to implement an effective Affirmative Action/Equal Opportunity Compliance Program it is necessary that the problems inherent in minority and female employment be identified and analyzed and the opportunities for the utilization of minority group personnel and women be evaluated and emphasized. The Program, therefore, will provide, in detail, for specific steps to ensure equal employment opportunity keyed to the problems and needs of minorities and females in general and to the particular circumstances of each locality. For the long view, Paul C. K. Lu and Associates hereby resolves that we will continue to direct every reasonable effort toward increasing the number of minorities and women at all levels within our profession.



We recognize that it is, at present, impossible to attract qualified minorities in the quantities required to completely satisfy the need of our whole profession, because of the immense shortage of qualified minorities that exists. However, as a genuine effort toward a proper balance for the short term, we will continue to actively search for firms which are owned or controlled by women and minority persons, and set up joint ventures, or subcontract with them.

3. Evaluation. The Affirmative Action/Equal Opportunity Compliance Program will provide the following on a continuous basis:
  - a. An analysis of minority and female employees in all job categories.
  - b. An analysis of hiring practices to determine whether the equal employment opportunity is being afforded in all job categories.
  - c. An evaluation of recruitment sources as to their effectiveness in referring qualified minorities and women.
  - d. An analysis of upgrading, transfer and promotion to determine whether equal employment opportunity is being afforded.
4. Implementation. In order to implement our Affirmative Action/Equal Opportunity Compliance Program, Paul C. K. Lu and Associates shall include the following:
  - a. Establish methods to increase the number of minorities and female applicants for employment.



This is to include, but not be limited to:

- 1) Present sources of job candidates will be urged to refer qualified minorities and women
  - 2) Employment advertising will continue to include a statement reflecting our office status as "An Equal Opportunity Employer M/F". In addition, we will utilize minority and female oriented media as vehicles for recruitment advertising.
  - 3) All open positions will be posted in each office in order to encourage minority and female employees to refer their qualified friends and relatives for job vacancies, where applicable. Promotion from "within" will also be assisted by this publicity.
  - 4) Minority and female students will be sought for inclusion in summer employment programs.
  - 5) We will work closely with minority organizations as a source of obtaining qualified minority applicants of both sexes.
- b. Recruit, hire, train and promote for all job classifications without regard to the areas listed in the first paragraph of this statement.
  - c. Base decisions on employment solely upon the individual's qualifications for the position being filled.
  - d. Make promotional decisions only on the individual's qualifications as related to the requirements of the position to be filled.



e. Insure that all other personnel action, such as compensation, benefits, transfer, layoffs, returns from layoffs, Company-sponsored training, education, tuition assistance, social and recreational programs, are administered without regard to the areas listed in paragraph one of this statement.

5. Responsibility. With the full support of line management, the Equal Employment Opportunity Officer, Paul C. K. Lu, AIA, ASLA, APA, will be responsible for the administration of the Program as required by the circumstances of this Office. The EEO officer will:

- a. Set goals which are to be significant, measurable, and attainable. These goals should be specific as to planned results.
- b. Identify problem areas by department, location, job classification, etc., and take remedial action.
- c. Conduct periodic reviews of the progress made under the Affirmative Action/Equal Opportunity Compliance Program.

6. Office Coordination. The Office total Program is to be coordinated through the Equal Employment Opportunity Officer.

Paul C. K. Lu and Associates has used an Advisory Committee on an informal basis for some time. The members of the committee are Mr. Paul C. K. Lu, Ms. Miriam Bone, and Ms. Rosalyn Weinstein. The composition of the committee offers us the advantage of having input from a management person, a female professional, and a member of the clerical unit. The scope of this information is most valuable in terms of E.E.O. to offer feedback and potential alteration of our program.




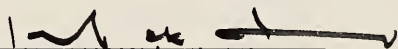


7. The intent of our Affirmative Action/Equal Opportunity Compliance Program is to attempt to realize an employee population which is consistent with the general area population in the Landscape Architect-Site Planner field, it is still evident, however, that the percentage of minorities and women in our field has not increased to any appreciable degree. Paul C. K. Lu and Associates realizes that the attainment of this objective is dependent upon a gradual upgrading of the minority and women situation in the available job market. Paul C. K. Lu and Associates has and will continue to commit itself to assisting consciously in this upgrading effort to implement and accelerate equal opportunity for all employees and applicants for employment. This plan and its policies are expected to achieve for Paul C. K. Lu and Associates the elimination of any discriminatory practices that might exist, and the nurturing of an environment within the firm which promotes and supports equal opportunity and treatment at all areas of the Paul C. K. Lu and Associates organization. Our management at all levels, is required to make every good faith effort to achieve this intent.

Paul C. K. Lu, AIA, ASLA, APA, Principal of Paul C. K. Lu and Associates reiterates the Office policy in the following statement:

I am personally committed to the effective implementation of the Office affirmative action policy and program. Further, I direct all supervisory personnel to carry out their affirmative action responsibilities with the same dispatch and expertise normally applied to their regular job duties.

  
\_\_\_\_\_  
Paul C. K. Lu  
EEO Officer

  
\_\_\_\_\_  
Paul C. K. Lu  
Principal  
March 24, 1988













