

CONCEPTUAL PLANS FOR  
**SCHOOLHOUSE CONDOMINIUMS**  
**AT ACADEMY COVE**

WICKFORD, RHODE ISLAND

FEBRUARY 2021

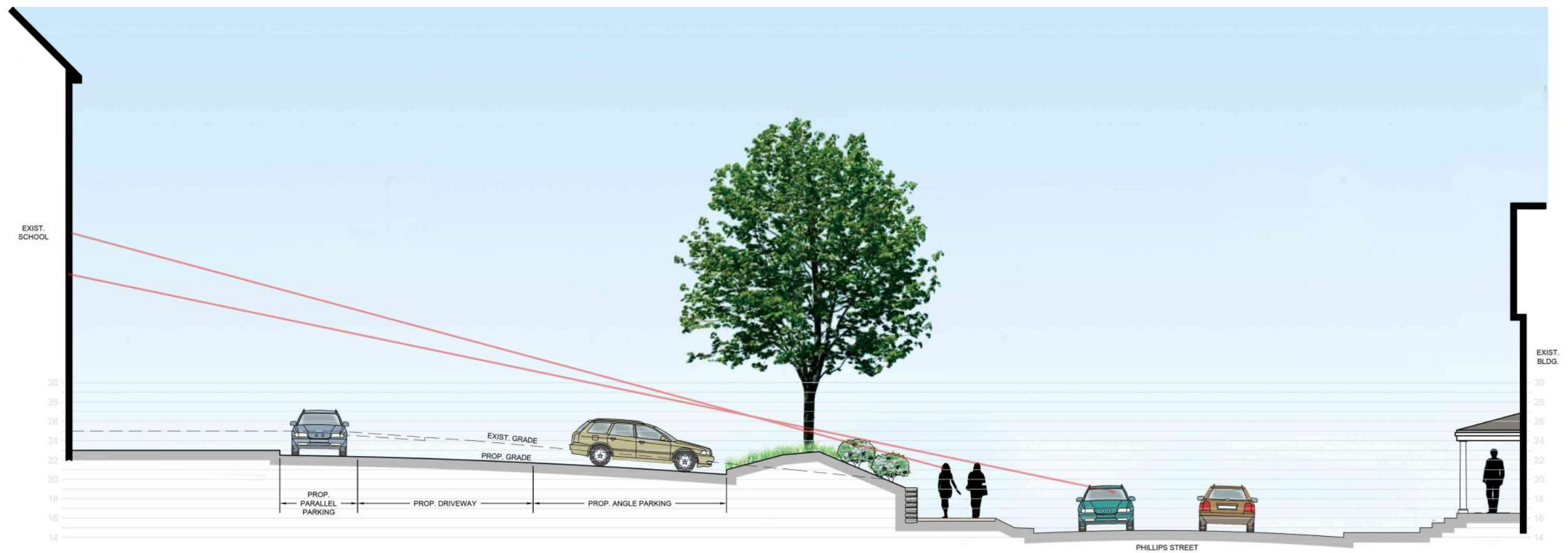
nca

Newport  
Collaborative  
Architects









# Typical Section for Schoolhouse Condominiums at Academy Cove

February 2021

Wickford, Rhode Island



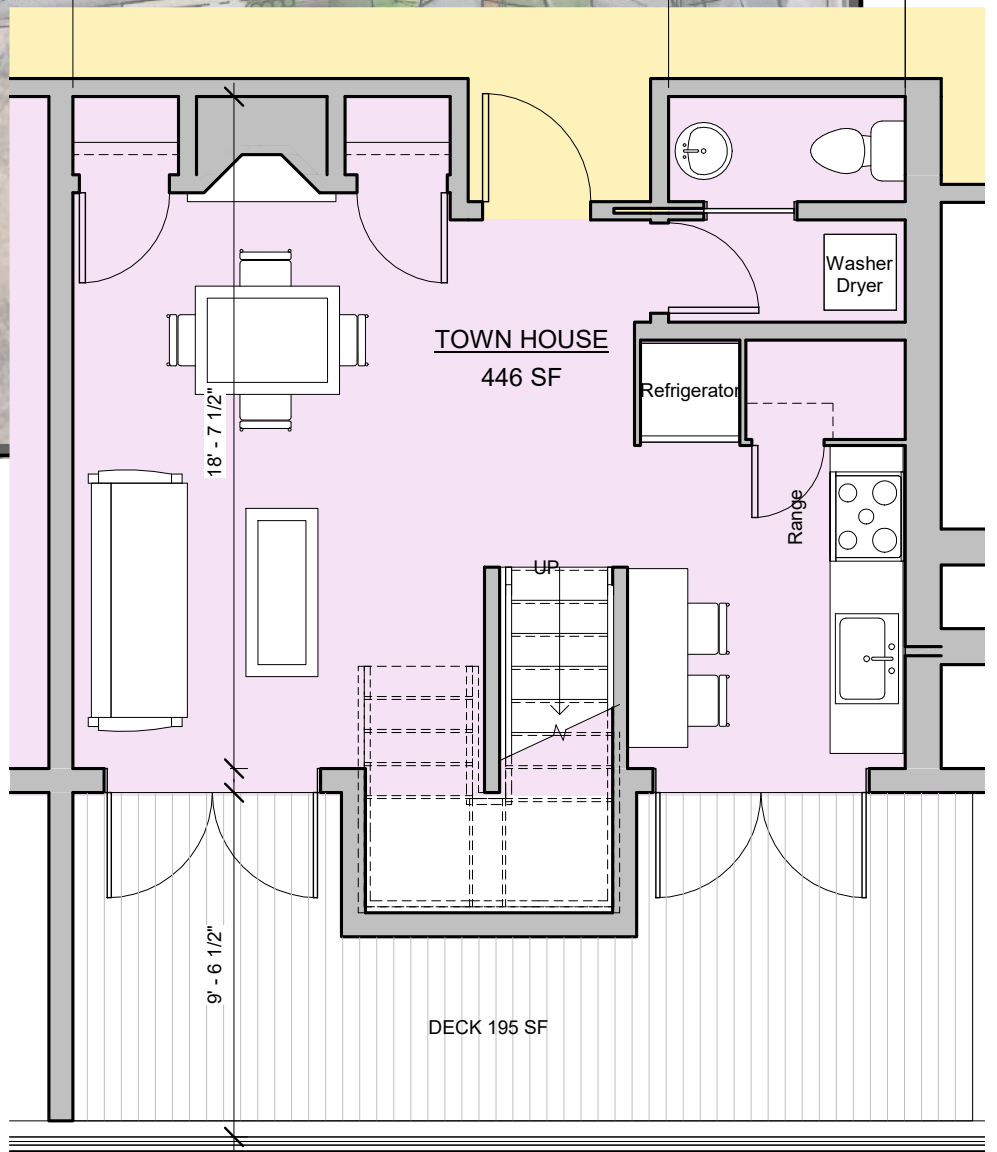
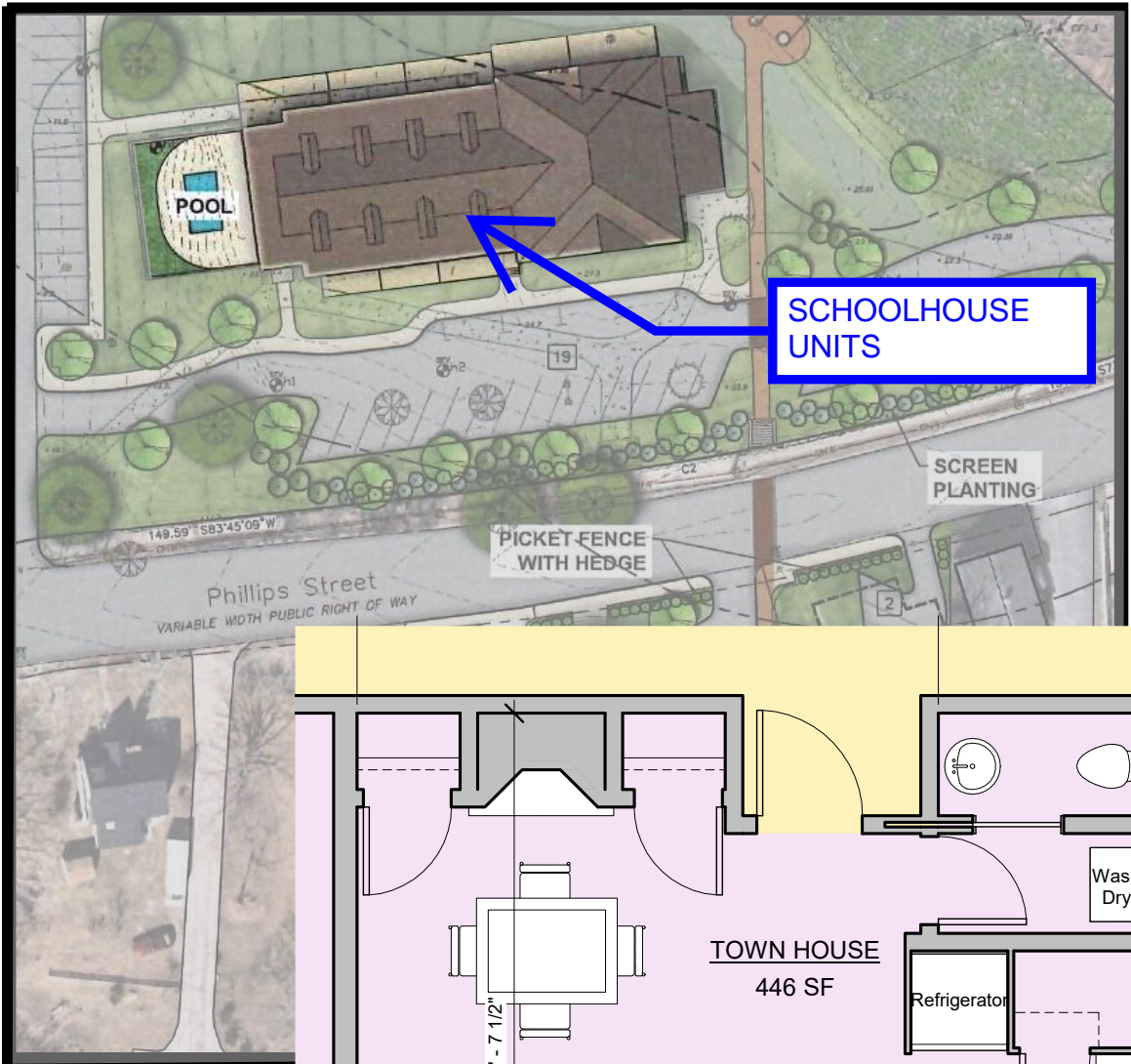


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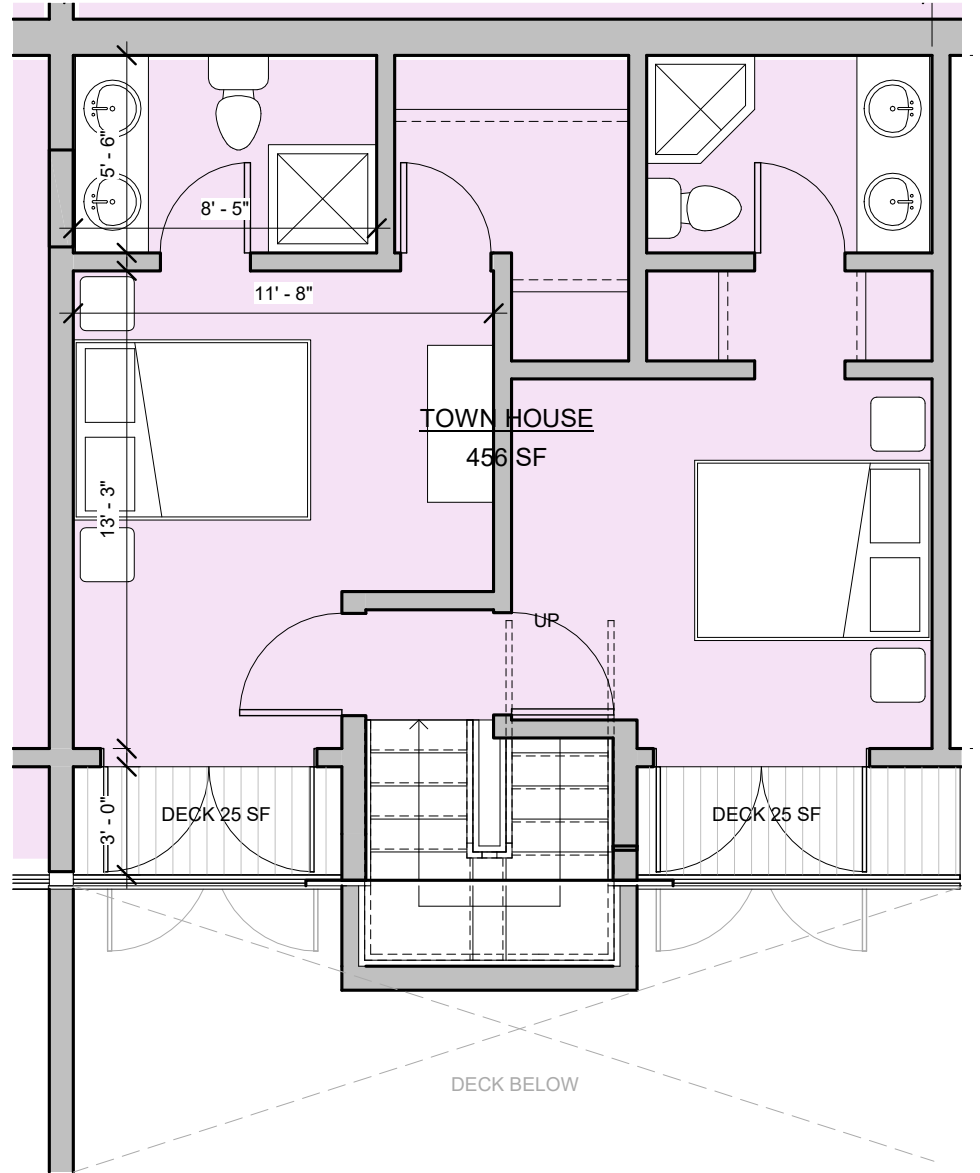
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**TYPICAL FIRST FLOOR**



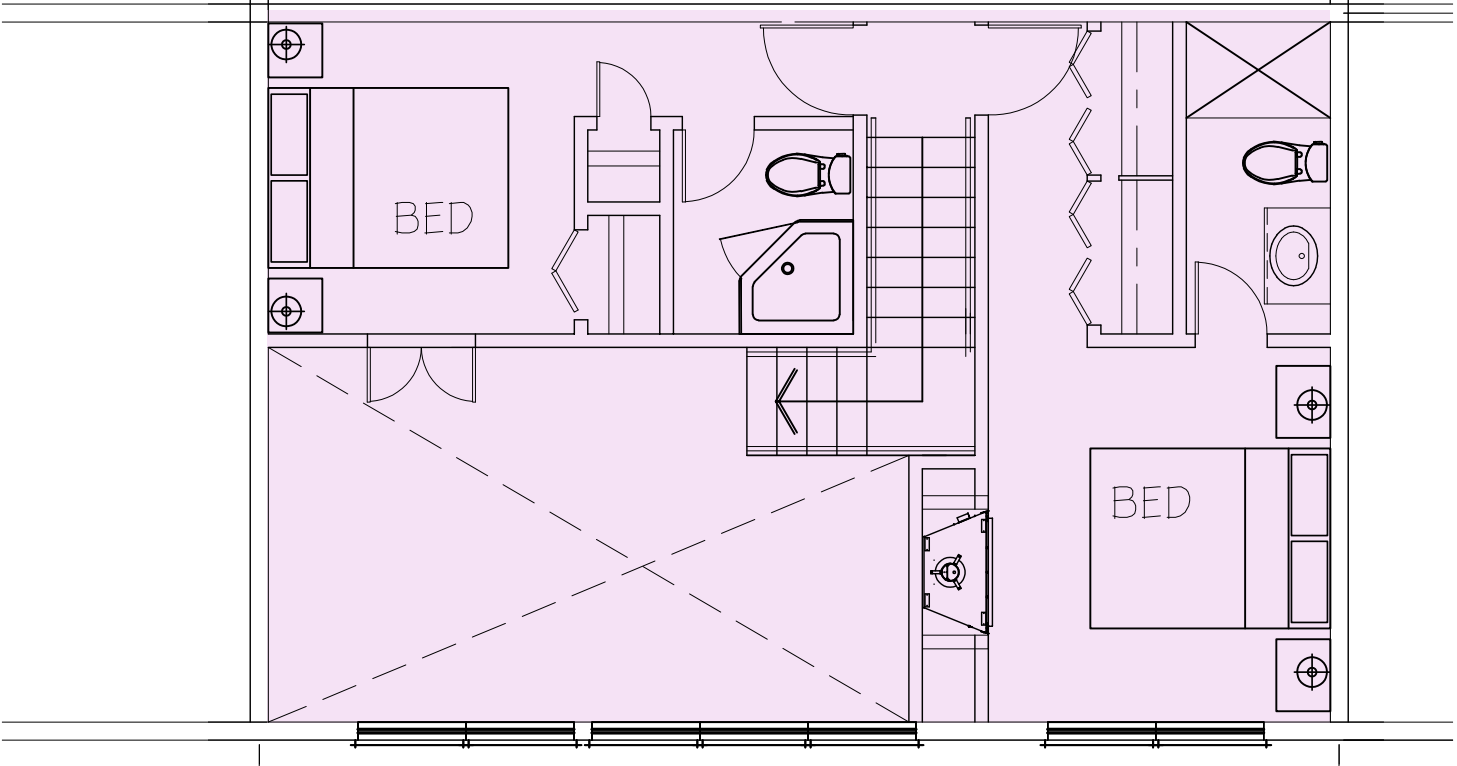
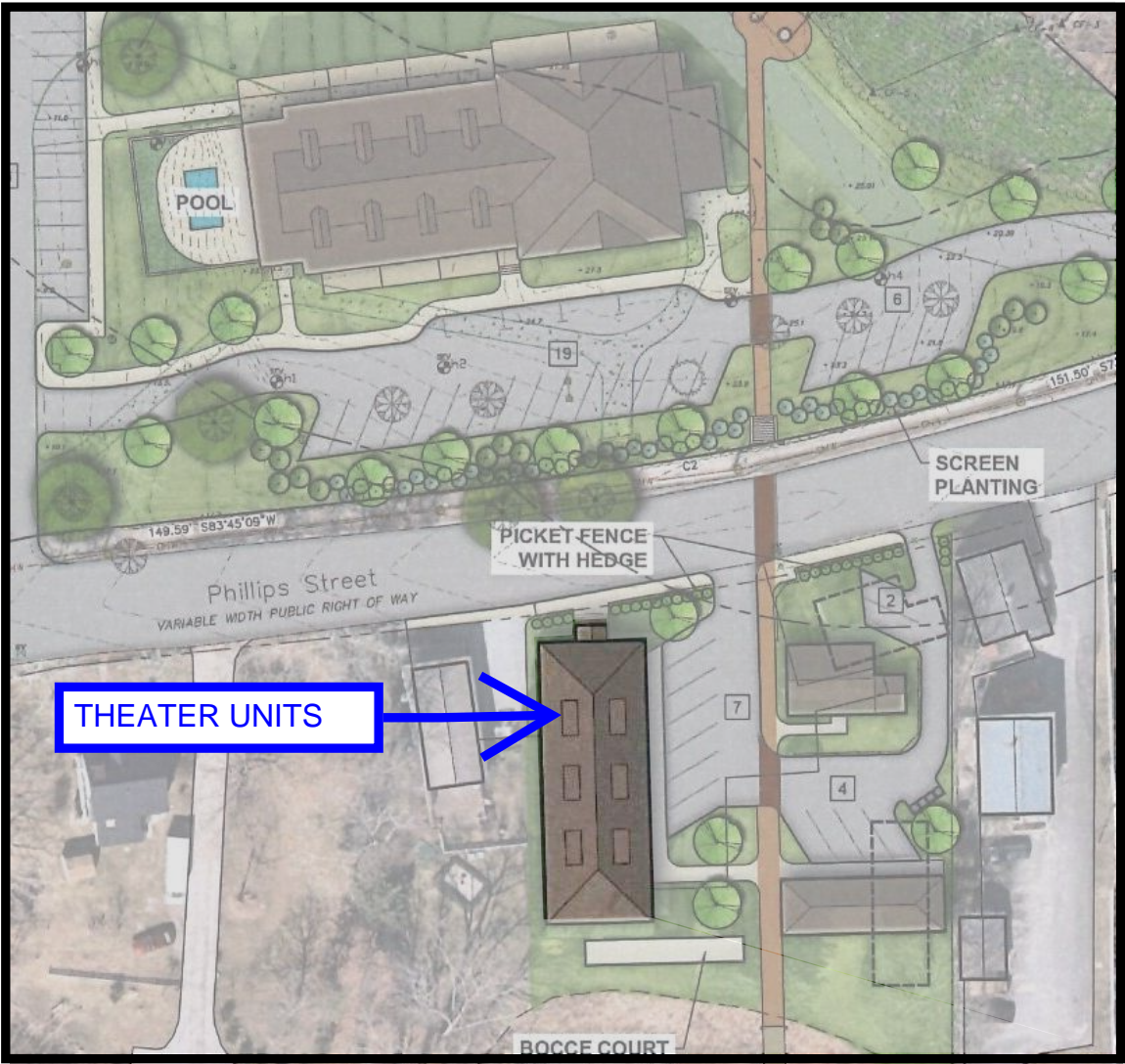
**TYPICAL SECOND FLOOR**

CONCEPTUAL PLANS FOR  
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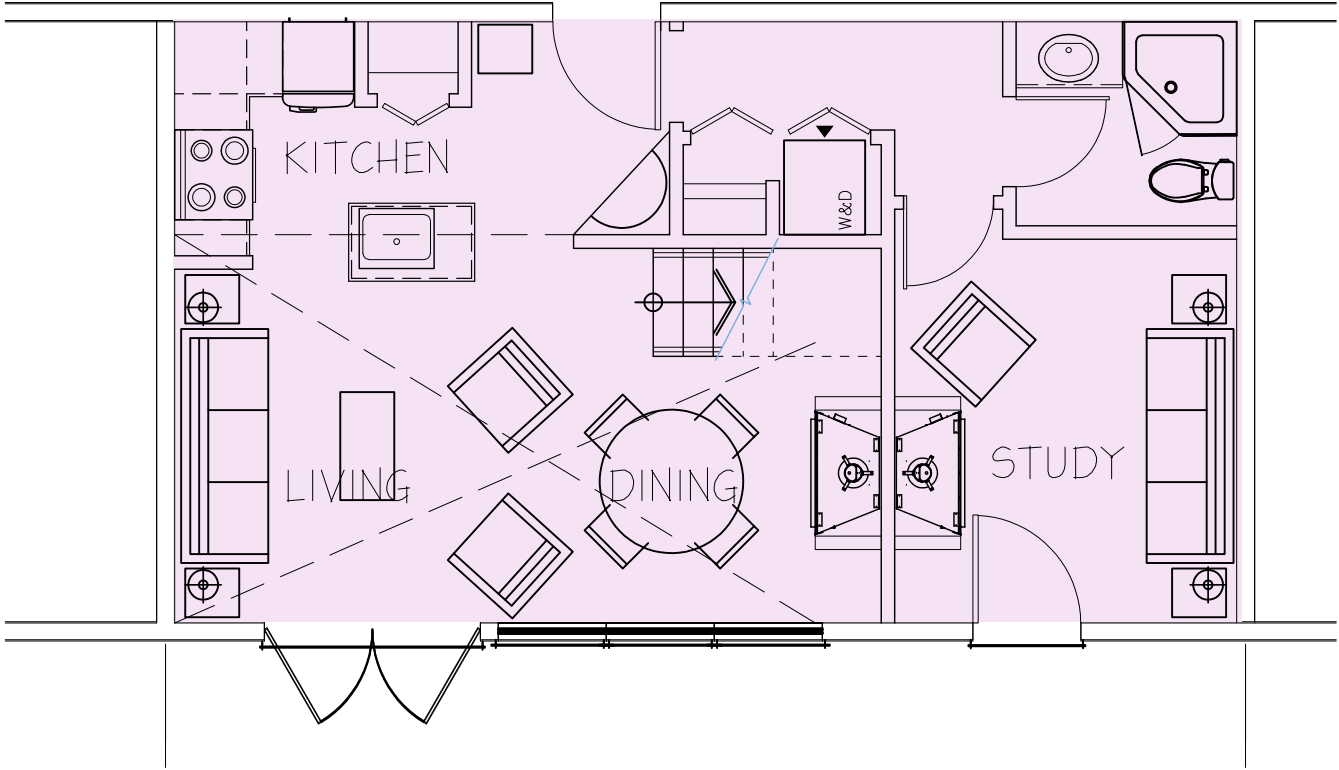
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TYPICAL SECOND FLOOR



TYPICAL FIRST FLOOR

CONCEPTUAL PLANS FOR  
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WICKFORD, RHODE ISLAND

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# Relevant Project Experience



Academy  
Cove





John Clarke  
School  
Senior Housing  
Newport, RI



NCA converted the historic John Clarke School into elderly housing. The design followed Federal and State Historic Tax guidelines to retain the historic character of the brick exterior and wide central hallways. Classrooms were reconfigured to accommodate 56 residential units and community rooms. The rooftop addition blends with early 20th century architecture and provides panoramic views of Newport Harbor.





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Newport  
Collaborative  
Architects

Mumford  
School  
Senior Housing  
Newport, RI



Church Community Housing enlisted NCA to convert the historic school into 34 senior housing units. CCHC retained NCA for a second project that involved restoring the original windows, re-pointing the brick exterior, upgrading the heating, electrical and fire protection systems, and replacing the roof. Solar photo-voltaic panels were installed on the roof and generate 20% of the building's energy.



nca

Newport  
Collaborative  
Architects

Potter  
School  
Multi-Family  
Newport, RI



NCA transformed a 19th century school building situated in the heart of Newport's historic Point District into a condominium development. Adhering to the Federal and State Historic Tax Credit guidelines, the design team maintained the building's historic character and adapted the three-story structure to accommodate several, one, two, and three-bedroom residential units with modern amenities.



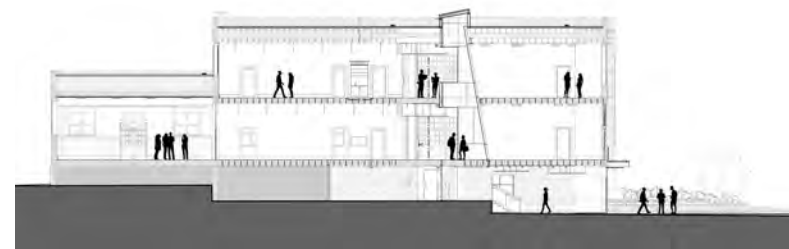




Sheffield  
School  
Offices  
Newport, RI



With an eye toward stimulating the City's Blue Tech industry, the City of Newport transformed a North End historic school building into a hub for the region's growing innovation economy. Dubbed Innovate Newport, the \$8 million project renovated and repurposed the former Sheffield Elementary School into a 33,000-square foot Class A co-working, private office, and meeting space. Innovate Newport has produced a high-quality collaborative environment and is targeted towards existing companies in the marine sciences and underwater technology sectors. The co-work space is available to entrepreneurs and start-ups in all industry sectors.







**John Grosvenor, AIA**

Principal • jgrosvenor@nca-ri.com

#### Education

Kenyon College:  
Bachelor of Science  
Miami University:  
Master of Architecture

#### Registration

Rhode Island  
Virginia  
New Jersey  
South Carolina  
New Hampshire  
NCARB Certified

#### Memberships

AIA National, 1985-2011  
AIA RI, President 1998  
NCARB  
Member RIHPHC, Commissioner 1986-2011  
Preserve RI, Chairman 2009  
Newport County Chamber of Commerce  
2015 Laurel Award Recipient  
2015 Guest Speaker, The Architecture of America's First Architect  
Author, "Tax Credits for Historic Buildings"

#### Audrain Building & Auto Museum • Newport, RI

Noted architect Bruce Price designed the Audrain Building in Newport, Rhode Island that was constructed in 1903. The commercial building represents one of four Gilded Age buildings that form an architecturally significant block on Bellevue Avenue. NCA transformed the first floor into an auto museum that would showcase a collection of antique automobiles and the second story offices into summer headquarters for a Fortune 500 Company. During the renovation the building was sheathed in white plastic so crews could work around the clock to meet the fast track deadline. The project was completed in nine short months.



John K. Grosvenor, AIA is a Partner at Newport Collaborative Architects. He co-founded the firm in 1982 and has practiced architecture for over 32 years. Mr. Grosvenor is recognized for designing within the historical context and his projects range from large scale adaptive reuse to sensitive new construction. He earned a Bachelors of Science in Psychology from Kenyon College and a Masters in Architecture from Miami University.

Mr. Grosvenor enjoys working with developers and finding dynamic new uses for historic landmarks. His boutique hotels, resorts, museum and residential projects have earned over 30 state and regional design awards including numerous AIA design awards, Doris Duke Historic Preservation Award, and the Outstanding Grow Smart Award. His current projects include a world-class art museum overlooking Newport's historic Cliff Walk and an antique auto museum on the famed Bellevue Avenue.

The Governor of Rhode Island appointed Mr. Grosvenor as a director of the Architectural Registration Board for Rhode Island and he presently serves on the National Council of Architectural Registration Boards Committee for the development of the Architectural Registration Exam. He was recently elected Vice Chair to the New England Council of Architectural Registration Boards. He also served as President of AIA/RI, Chairman of Preserve RI, and Commissioner of the Rhode Island Historic Preservation and Heritage Commission for 28 years.



#### Fairtown Pell Center of International Relations and Public Policy Salve Regina University • Westerly, RI

To help transform the historic 1850 residence into a mixed-use facility, NCA designed a dormitory entrance and glass entry on the east facade for use by students living on the upper levels. NCA also adapted the mansion's formal first-floor rooms to be used as classrooms. The project received an Historic Preservation Award from the Newport Historical Society.



#### Selective Career Experience

www.newportcollaborativearchitects.com



#### Vanderbilt Grace Hotel • Newport, RI

NCA transformed the historic 1909 structure into a boutique hotel. Significant spaces, details, and finishes of historic importance were restored. NCA also expanded the hotel by adding a conservatory, enclosed courtyard with pool, rooftop deck and additional level that created a contrast between public rooms and guest suites. The commercial project received the Newport Historical Society's Preservation Award and the AIA/RI People's Choice Award.



#### Redoubt Jail • Fort Adams • Newport, RI

Fort Adams is among the nation's largest coastal fortifications. NCA orchestrated over \$6 million of work including master plans, site/safety improvements, interpretive museum facilities and restoration of the earthen ramparts, green roof, north casemates, youth barracks and redoubt/jail. The restoration of the redoubt/jail included many sustainable design elements. The project earned the Doris Duke Preservation Award, AIA/RI Honor Award and Preservation Award, RI Historical Preservation & Heritage Commission Award, Newport Historical Society Award, and Preserve Rhode Island Award.



#### Aquidneck Mill • International Yacht Restoration School Newport, RI

NCA designed an adaptive reuse plan for the International Yacht Restoration School at Aquidneck Mill, which serves as IYRS' 2.5 acre waterfront campus. NCA created programming space for yacht restoration and boat building, maritime research library, and 15,000 square feet of commercial office space dedicated to the marine trades.



#### Sealair • Newport, RI

The 45,000 square foot Gilded Age mansion was divided into six residential condominiums. NCA was retained to transform four of the units into a single residence. One living area features restored formal rooms, while the other features comfortable open spaces. The central portion of the house includes the main drawing room, loggia, dining room and stair hall. The west wing was completely renovated using contemporary detailing and an open floor plan.



#### Antone Academic Center for Culture and the Arts Salve Regina University • Newport, RI

Two carriage houses and stables from separate Gilded Age mansions were united to form the Antone Academic Center for Culture and the Arts at Salve Regina University. NCA adapted the building for modern use while preserving the 19th century historic character.





**Glenn Gardiner, AIA, LEED AP**

Principal • ggardiner@nca-nh.com

#### Education

University of Illinois:  
Bachelor of Science, Architecture  
Miami University:  
Master of Architecture

#### Registration

Rhode Island  
NCARB Certified

#### Memberships

AIA  
LEED Accredited Professional



Glenn Gardiner is a founding partner of NCA. He brings over 30 years of experience and specializes in sustainable design for commercial, transportation, institutional and educational clients. He earned a Bachelor of Science in Architecture from the University of Illinois and a Masters of Architecture from Miami University. During his studies he attended the Ecole des Beaux Arts in Versailles, France. Glenn is a past chairman for the Board of Registration and Examination of Architects in the State of RI, a member of the NCARB Exam

Writing Committee for the ARE Exam and an Adjunct Professor of Architecture at Roger Williams University where he has taught a studio focusing on educational facility design.

Glenn has extensive experience designing commercial projects and office interiors. He teamed with T.F. Green Airport to design their new Interlink transportation hub and he designed Rhode Island Credit Union's neoclassical granite and limestone headquarters in Providence, RI. For both projects Glenn led a team of professional planners, architects and interior designers. Glenn has been selected to speak about sustainability and planning at many conferences including the American Planners Association Conference, Traditional Building Conference, and the AIA Committee on Architecture for Education.



#### EBCAP Head Start • Newport, RI

NCA designed the 19,000 square-foot steel structure and redistributed the program around an atrium gymnasium and play-yard. Bright colors distinguish each classroom and canopies provide weather protection to the play-yard. Windows in the learning environments are low to the ground to allow children views to the outdoors.



#### Pennfield School • Portsmouth, RI

NCA designed the Pre-K through grade eight campus on an historic 20-acre farm. The setting inspired the design team to create a 40,000 square foot learning environment that recalls the site's agrarian heritage.



**Selective Career Experience**

www.newportcollaborativearchitects.com



#### Tabor Academy • Marion, MA

The Center for Marine and Nautical Sciences is a dynamic learning facility surrounded by a tidal marsh. The 7,500 square foot structure was built on the footprint of an old home. Students conduct marine biological research at the center that houses 75 tanks with controlled salt water flow-through options. This project earned the AIA/RI Honor Award and the Boston Society of Architects Award for Design Excellence.



#### Mater Ecclesiae • Greenville, RI

NCA renovated the 2,200 sq. ft. kitchen, dishroom and storage space. The project included upgrading the equipment, replacing windows and creating a handicapped accessible entrance. The design team also prepared a master plan for the college that incorporated a new library and gymnasium. NCA is currently working on the design of the 8,000 sq. ft. facility.



#### St. Philomena School • Portsmouth, RI

NCA created master plans and designed a new middle school utilizing environmentally-conscious and energy-saving features. The design complements existing buildings and features classroom clusters, common areas, administration areas, library and multi-purpose room.



#### McGuire Center for Fine Arts • Portsmouth, RI

NCA created a three-story facility within the envelope of the barn. The building acts as a transition between farm buildings and the campus. The project earned Education Design Showcases' award for Outstanding Architecture and Design in Education.



#### Church of St. Gregory the Great • Portsmouth, RI

NCA restored the church designed by Pietro Belluschi in 1960. The project reinforced the structure, refurbished the 60' spire, improved energy efficiency, and added chandeliers without altering Belluschi's aesthetic. The restoration project earned a 2009 AIA RI Award for Historic Preservation and a 2013 AIA CT Award for Historic Preservation.





**J. Michael Abbott, AIA, CNU-A, APA**

Principal • jmabbott@nca-ri.com

#### Education

Miami University:  
Bachelor of Environmental Design  
Miami University:  
Master of Architecture

#### Registration

Rhode Island  
Massachusetts  
Illinois  
NCARB Certified

#### Memberships

American Institute of Architects  
American Planning Association  
Congress for the New Urbanism-Accredited  
Exeter Historical Association  
Providence Foundation  
Veteran's Memorial Auditorium Board  
West Bay YMCA Board Member  
National Trust for Historic Preservation  
Providence Preservation Society



J. Michael Abbott is a founding principal of NCA and has been with the firm for the entirety of its thirty three years. His leadership has been marked by an abiding interest in projects with elements of historic preservation or adaptive reuse. His diverse experience includes working with many buildings listed on the National Register, adaptive reuse studies that incorporate new uses into old structures; and historic research that has led to the reconstruction of missing historic elements and structures. He obtained a Bachelor's degree in Environmental Design and a Master's degree in Architecture, both from Miami University in Oxford, Ohio. He studied with the Architectural Association in London, England and has extended his professional education with numerous Continuing Education courses. He is a registered architect in Rhode Island, Massachusetts, and Illinois. He also holds a National Council of Architectural Registration Boards (NCARB) certificate.

Mr. Abbott is a past President of the Rhode Island Chapter of the American Institute of Architects. He is former Chairman of the Exeter, Rhode Island Planning Board and former Chairman of the Exeter Zoning Board of Review. Mr. Abbott is currently Secretary of the Rhode Island Historical Preservation and Heritage Commission.



**The Arcade • Providence, RI**

The adaptive reuse of this historic landmark building, turns this building into a mixed use project with 48 micro-loft residences on the second and third story of the building and retail and restaurants on the first level.



**Veterans Memorial Auditorium • Providence, RI**

An addition comprising of a new loading dock, handicap balcony access, additional restrooms, a new back box theatre, and a new supplemental lobby overlooking the city.



#### Selective Career Experience

[www.newportcollaborativearchitects.com](http://www.newportcollaborativearchitects.com)



**Slatersville Mill • Smithfield, RI**

The D&F Group retained NCA to design a new dynamic and ecologically sensitive reuse for the historic Slatersville Mill. NCA created a Master Plan for the adaptive reuse of this 32 acre site, featuring large areas of open landscape on both sides of an internal canal and along the Branch River. 222 residential units within 5 buildings were created as a result of this project.



**Providence Performing Arts Center • Providence, RI**

Restoration and expansion of the historic theatre to accommodate first class Broadway shows, plays, and concerts. The restoration spanned several phases that restored the stage house, lobby, arcade, proscenium, wall and ceiling areas under the balcony and front edge of the loge. The exterior restoration included a new digital marquee.



**Ashton Mills • Cumberland, RI**

This former cotton mill was transformed into lofts with stunning views of the river and adjoining wooded parkland. Forest City retained NCA for the historic preservation and adaptive reuse, which highlights the creation of 193 one and two bedroom apartments.



**Hampton Inn & Suites • Providence, RI**

The project included the renovation of the 50,000 square foot, 11 story former bank building and the construction of a new 10 story, 27,000 square foot addition. The hotel features 110 rooms and suites, conference rooms, fitness center and business center. The project received historic tax credits.



**Lord Jeffery Inn • Amherst College • Amherst, MA**

NCA restored the historic inn and orchestrated an expansion that called for 48 new and renovated guest rooms, ballroom, meeting rooms, restaurant and retail spaces. The expanded 70,000 square foot program was accommodated within thoughtfully designed additions that maintain the residential scale and character of the existing building.



## Appendix C - Team Experience



Paul Boghossian III is the immediate past Chairman of Coventry, RI-based Concordia Manufacturing, LLC which, under his leadership, made notable advances in the research, development and manufacture of technical yarns, fibers, fabrics and composites for advanced end uses. The firm designs and produces custom yarn, fiber and fabric constructions for use in aerospace, sporting goods, anti counterfeiting and biomedical fibrous and fabric structures. Concordia's latest and most exciting development is engineered implantable biofelts for knee ligament and other body tissue repair as well as carbon fiber composite materials for aviation and other uses.

The Concordia website is [www.concordiafibers.com](http://www.concordiafibers.com)

He also founded the Manufacturers Comp Group of Rhode Island (MCGRI) a successful self insurance group that saved member companies millions of dollars in workers compensation premiums. MCGRI became a part of Beacon Mutual Insurance in 1999. Mr. Boghossian is the immediate past Chairman of that group.

On the development front, Paul Boghossian has led numerous rehab projects with the common theme of creative reuse of older buildings. These include:

Waterville, ME: \$35 MM Adaptive use mixed use and loft space development of the former Hathaway Shirt factory that has won accolades and numerous awards and spurred other redevelopment downtown. Now complete and fully occupied.

Portland, ME: Restoration and sale of three commercial buildings near the Public Market, The Wadsworth -- 28-34 Preble Street, The Earl -- 341 Cumberland Ave, and The Monticello. In excess of 100 apartments and 12 commercial spaces were redeveloped.

Coventry, RI: Purchase and repositioning of the 180,000 sf Anthony Mill and securing approvals for apartment rehab. Now complete and fully occupied.

Wickford, RI: 7 Main Street. Rehab and redeployment of a 150 year old harborfront commercial building with increased public access to the waterfront.

Jamestown, RI: 1076 East Shore Road. Interpretive conversion/restoration of four poorly planned condominium units contained in a landmark Jamestown Inn into a single family residence.

Newport, RI: 73 and 75 Washington Street. An historic restoration of two adjoining houses in Newport's "Point" waterfront district. This project won several awards.

Current rehab projects all have the common theme of creative reuse of older buildings within walking distance of a commercial center.

Most notable is the Hathaway Center in Waterville, Maine, a 450,000 square foot mixed use and loft space development, the first 230,000 square feet of which is complete. More than 600 people now live and work in the complex with many times that number visiting daily.

The Hathaway website is [www.hathawaycreativecenter.com](http://www.hathawaycreativecenter.com)

Here is a link to a recent television clip on the project:

<https://www.newscentermaine.com/video/news/mill-repurposed-as-hathaway-creative-center/97-280dfcc1-a086-417a-8b96-bc0c0d5ba293>

For references on this transformative project:

Mike Roy, City Manager 207-680-4203

Kim Lindlof, President Mid Maine Chamber 207-873-3315

Also underway is Gehring Green, a project in downtown Bethel, ME that combines the practices of historic adaptive reuse, smart growth and green building.

Mr. Boghossian was honored in 2014 with Maine's highest award for historic preservation by the Maine Historic Preservation Commission. He also was recently named to the Preservation Advisory Committee of the Maine State Legislature.

A 1976 graduate of Colby College, Mr. Boghossian also holds an MBA from the University of Rhode Island, graduating with distinction. He sits on the board of numerous companies and organizations including several schools, multiple children's charities as well as business and civic groups. He is a member of the Rhode Island Commodores and the World President's Organization (WPO). Mr. Boghossian is a frequent and much sought after guest lecturer at colleges and universities throughout New England.



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The Concordia website is [www.concordiafibers.com](http://www.concordiafibers.com)

The medical division was sold in 2017.

He also founded the Manufacturers Comp Group of Rhode Island (MCGRI) a successful self insurance group that saved member companies millions of dollars in workers compensation premiums. MCGRI became a part of Beacon Mutual Insurance in 1999. Mr. Boghossian is the immediate past Chairman of that group.

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Wickford, RI: 7 Main Street. Rehab and redeployment of a 150 year old harborfront commercial building with increased public access to the waterfront.

Jamestown, RI: 1076 East Shore Road. Interpretive conversion/restoration of four poorly planned condominium units contained in a landmark Jamestown Inn into a single family residence.

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Currently underway is Gehring Green, a project in downtown Bethel, ME that combines the practices of historic adaptive reuse, smart growth and green building.

Also Gardiner Green, an adaptive reuse of a former hospital complex in Gardiner, Maine.

Mr. Boghossian was honored in 2016 with Maine's highest award for historic preservation by the Maine Historic Preservation Commission. He also was recently named to the Preservation Advisory Committee of the Maine State Legislature.

A 1976 graduate of Colby College, Mr. Boghossian also holds an MBA from the University of Rhode Island, graduating with distinction. He sits on the board of numerous companies and organizations including several schools, multiple children's charities as well as business and civic groups. He is a member of the World President's Organization (WPO) and is a frequent guest lecturer at colleges and universities throughout New England.





# WE HAVE *Home* COVERED

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The development group at HUS focuses on adding value to real estate assets through various vehicles including legal entitlements, rezoning, engineering, planning and construction, and renovation. The HUS portfolio is comprised of raw land, subdivisions, condo developments, single-family homes, and multi-family apartment buildings and they each possess their own set of fundamental goals and pathways for adding value. The team has worked on various rezoning projects in addition to mill reuse zoning, urban infill projects, affordable housing, historical renovation & tax credit, and by right builds. The development team relies on a team of consultants and professionals to aid in the above-mentioned improvements and in forming a strategic plan for each asset, from acquisition through hold time to eventual disposition. The team is proficient in projects involving coastal features, historical involvement, traffic & airport review, geotechnical consideration, flood plain construction, and environmental requirements. The team will methodically review all options for a specific asset to attain the most fruitful outcome for the project while striving to respect the surrounding environment, architecture, demographic and historical significance of the area. In addition, the development team works with a knowledgeable base of local real estate brokers that assist with market analysis, consultation on projects, and eventual sales of land, buildings, or individual units.

## *Featured* PROJECTS

**RESIDENCES AT LIMEROCK - Smithfield, RI** – This project consists of 28 units on approximately 30 Acres of lush rolling hills with a small stream running through, creating a calming and beautiful backdrop for the residences. These duplex and stand-alone homes were approved through A Comprehensive Permit process allowing for additional affordable housing in the town. The project team worked with the neighboring airport, town officials and abutters to ensure approval. The new private road has new utilities including sewer, water, gas, and underground electricity.

**WEST RIVER ESTATES - Smithfield, RI** – The project was acquired in 2018 and through engineering, planning, and utility easements this site is now approved for 16 Residential units with 4 affordable homes. Planning for this development required meeting with abutting property owners at the local library to resolve any concerns and to work together on solutions. Landscape buffers were designed by a local Landscape Architect and low voltage lighting is planned to be used for privacy. Groundbreaking occurred in the spring of 2020.

**THE LOOKOUT ON MAIN - Warren, RI** – This project is a wonderful example of urban infill in the downtown Warren business zone. The land was previously a parking lot for a decommissioned church and has sat vacant for decades. The project features 15 units with 25% affordable housing. The smart design features two bed & 3 bath units with ground floor parking and common space amenities for owners. The project occurs on two parcels within walking distance to the waterfront.

**MARITIME HAVEN - Wareham, MA** – This premier 8-acre waterfront property, located in the village of Onset, Wareham was the former home to friars of the Church Diocese and is in the process of being repurposed into a single-family home. In addition, a new subdivision of ground-up luxury homes will boast access to a private beach, dock, and walking trails around the property. The development of this project requires knowledge of floodplain construction, approvals from various town boards, neighborhood associations, and MADEM and was acquired in 2020.





### **CHRISTOPHER A. ANDERSON**

Christopher Anderson is a Real Estate Developer based out of Hingham, Massachusetts. Christopher has been investing in Real Estate since 2007 and has over 20 years of experience in the Real Estate and Construction industries. Previously, Christopher Anderson worked in the Banking industry as a VP and Regional Sales Manager for United Bank out of Washington, DC, where he managed a team of Financial Advisors to record-breaking sales levels. At the same time, personally building a 55 million dollar book of business, until he left in 2012 to invest in Real Estate Full Time. Chris has successfully purchased, financed, renovated, developed, leased, and sold many properties in many real estate markets including Virginia, Florida, Massachusetts, New Hampshire, and Rhode Island.

At HUS Companies, Christopher oversees the day-to-day functions of the corporation. Christopher also manages the Property Management and Capital Divisions while providing strategic support to the development team.



### **EJ LANNI**

EJ Lanni holds degrees in Engineering from Boston College and Boston University and has worked in the real estate sector for more than 20 years. Most recently, he worked as the Development & Construction Manager in Boston for Jamestown LP, an \$11B real estate investment firm and as a Senior Project Manager at JLL, an international real estate company. His experience & expertise as a builder, engineer, & project manager, overseeing budgets of over \$250M yield peak results in the realm of project acquisition, through development, construction, and disposition. EJ strives to create the ideal building product, respective of the market, while incorporating new building techniques, technology, green energy, and smart design aesthetics.

At HUS Companies, EJ oversees the development division at HUS and focuses on acquisition analysis, management of design development, and guiding projects through execution. His skill set in program & project management, financial & operational standards, and interpersonal dynamics keeps projects moving forward on the aggressive pathway to conclusion. He supports the HUS mission to procure quality real estate assets, determine value additions, and to execute that specific goal through entitlements, construction and disposition.



### **LOUIS CALCAGNI III**

Louis Calcagni III is a third-generation Construction Professional and Real Estate Developer with over 20 years of experience in Commercial, Residential and Multifamily projects in more than 12 states. Lou previously held the position of Vice President of Construction Operations for Wingate Companies. During his time at Wingate he successfully completed several property developments, repositioning and renovations that resulted in increased revenue for the owners. Previous to Wingate, Louis worked as a Project Manager for Shawmut Design and Construction in New York, NY. Other positions held were at Suffolk Construction, Dimeo Construction and Boport Consulting to build the wealth of knowledge that he brings to the team today. In 2016 Louis founded Limerock Development LLC to develop New Homes and Condominiums in New England with sales over \$12 Million Dollars.

At HUS Lou is responsible for originating, evaluating and structuring investment opportunities across the firm's various strategies. He has been instrumental in helping the company grow through his broad transaction and execution experience. Lou's extensive knowledge of the construction industry includes expertise in budget analysis, project management, value engineering, constructability reviews, quality control, and project closeouts. Lou also maintains exceptional contractor, Realtor and client relationships.





# Randall L. Collins, Jr., RLA, ASLA

## Vice President

### Professional Overview

Mr. Collins is a Senior Associate at BETA with over 30 years of experience in landscape architecture. He has worked on projects throughout New England ranging from small urban public spaces to aesthetic improvements to regional highways. Mr. Collins has comprehensive experience working in the public sector. His responsibilities include the development of conceptual design ideas, public participation and outreach, coordination with local and state officials, presentations to historic commissions and other stakeholders, development of design details and the preparation of final design plans. Mr. Collins' involvement also includes construction supervision and oversight.

#### Public Projects

Mr. Collins is Project Manager for many of BETA's landscape architecture and urban planning projects. Additionally, he is an integral part of many of BETA's roadway and streetscape design projects. Specific areas of expertise include:

- Historic Downtown Revitalization
- Urban Design and Streetscapes
- Urban Planning & Design
- Highway Landscapes
- Bicycle/Pedestrian Trails
- School and Municipal Site Design
- Historic Landscape Revitalization
- Public Parks and Open Spaces
- Aesthetic Improvements to Bridges
- Scenic Roadways
- Sports and Recreational Fields
- Waterfront Development

#### Institutional and Commercial Projects

Mr. Collins also has extensive experience in the area of commercial and institutional development. He is responsible for the preparation of master plans, conceptual design ideas, submissions to local planning and design review committees and coordination with local and state environmental agencies. Specific areas of expertise include:

- Site Planning and Programming
- Residential Development
- Mixed-use Development
- Mill Preservation and Revitalization
- Commercial/Retail Site Design
- Golf Course Development
- Corporate Facility Design
- Campus and Institutional Site Design

### Historic Downtown Improvements and Streetscape Projects

#### Reconstruction of North Square – Boston, MA

- Project Manager for the reconstruction of this urban public space in the historic North End of Boston that includes ADA accommodations and improvements to safety and connectivity for pedestrians while providing an inviting atmosphere for the many visitors of the Freedom Trail and the Paul Revere House National Historic Landmark
- Project features include new and reused granite pavers, brick paver sidewalks, historic lighting, new granite planters and shade trees
- Prepared for and attended numerous public meetings to reach consensus with the public on a design

#### Dedham Square Traffic, Roadway & Streetscape Improvements – Dedham, MA

- Project Manager for the development and design of roadway, traffic and streetscape improvements for the Town's Central Business District, including major intersections at High/Washington Streets and at Eastern Avenue
- Significant community outreach and management of local meetings



#### Primary Discipline

Landscape Architecture

#### Years of Experience

- BETA: Since 2009
- Total: Since 1987

#### Education

- BS, Plant Science/Landscape Architecture, University of Rhode Island, 1986

#### Registrations

- Registered Landscape Architect, RI #271, NH #056, CT #1155
- Certified Low Impact Development Master Designer (RI CRMC)

#### Affiliations

- Member, American Society of Landscape Architects



- Upgrades provided increased pedestrian safety measures: wider sidewalks, curb extensions, reduced crossing distances and signal phasing
- Additional upgrades to landscaping included: ornamental lighting, brick surfaces, bike racks, granite curbing and streetscape plantings

#### Bushnell Park North – Hartford, CT

- Project Manager for a \$13 million “Complete Streets” project which included a road diet for existing roads along the northern edge of the historic Bushnell Park.
- Design features include a grand promenade for pedestrian safety and access that will encourage community activity.
- Landscape enhancements include: LID elements, ornamental lighting, pedestrian amenities, and new plantings

#### Weybosset Street and PPAC Square Improvements Project – Providence, RI

- Developed conceptual design ideas to change Weybosset Street from one-way to two-ways, provide an exclusive drop-off lane in front of the Providence Performing Arts Center (PPAC), increase on street parking and to improve pedestrian safety.
- The conceptual design phase included a comprehensive consensus building process with project stakeholders including PPAC, the City of Providence, Johnson & Wales University, and abutting property owners.
- Design ideas for streetscape enhancements were developed to provide the area with a “square” appearance and encourage traffic calming. Paving materials (for both the roadway and sidewalks), ornamental lights, site amenities and plantings were selected to provide a special identity associated with the PPAC.
- Coordinated the development of design options with other road and sidewalk improvements project in the area. This effort included extensive meetings with the City of Providence and their consultants.
- Developed final design documents for improvements to the road and sidewalk areas.

#### Wickford Village Improvements – North Kingstown, RI

- Provided master planning to construction documentation preparation for improvements to this historic seaside village. Project scope includes Brown Street, Main Street, Library Park and the Town waterfront parking lot.
- Presented numerous designs options to gain both public and local historic commission approval.
- Designed improvements to pedestrian safety including intersection mortifications to reduce crossing distances and paver crosswalks.
- Developed design ideas for enhancements to streetscapes, Library Park and the Town waterfront that respect the historic fabric of the village.
- Provide ornamental lighting layout and selection that improves safety and is compatible with the village character.
- Provided construction observation services.

#### Downtown Streetscape Revitalization Plan – Reading, MA

- Developed a master plan for vehicular and pedestrian circulation for the entire downtown taking into consideration the Town Common and the surrounding historic structures.
- The circulation plan reconnected the two areas of downtown and improves access between them while improving pedestrian safety and providing enhancements to the visual character of the project area.
- The proposed plan also reorganized parking for both the Town Hall and nearby streets without compromising the character of the National Register listed Common.
- Developed final design documents that included ornamental lighting, brick paving, granite bollards, street trees, raised planters and site amenities including benches, bike racks and trash receptacles.

#### Other Historic Downtown and Streetscape-related Projects

- Framingham Downtown and Common Improvements – Framingham, MA
- Barrington Village Master Plan & Design Guidelines - Barrington, RI
- Downtown Streetscape and Signage Improvements Master Plan - Concord, NH
- Harvard Street Streetscape Improvements – Brookline, MA
- Harrisville Village Streetscape Improvements – Burrillville, RI
- Manton Avenue Improvements – Providence, RI
- Narragansett Avenue Improvements – Jamestown, RI



- Natick Downtown Improvements – Natick, MA
- Newbury Sidewalks Improvements – Newbury, NH
- North Andover Streetscape Improvements – North Andover, MA
- Onset Village Improvements – Wareham, MA
- Post Road Reconstruction - North Kingstown, RI
- Roosevelt Avenue Master Plan - Pawtucket, RI
- Shrewsbury Town Center – Shrewsbury, MA
- Westminster Street and Onleyville Square Improvements – Providence, RI
- West Broadway Traffic Calming – Providence, RI

## Highway Landscapes

Quonset Point/Davisville Access Route 403 - East Greenwich and North Kingstown, RI

- Working with the Rhode Island Department of Transportation (RIDOT), developed conceptual landscape design plans for a new freeway that connects the Quonset Point/Davisville Industrial Complex and Deep Water Port with Route 4.
- Prepared construction documents for four landscape improvements contracts totaling over 3.5 million dollars. Also prepared design concepts for aesthetic improvements to eleven bridges.
- Plan preparation for this project included extensive coordination with the RIDOT and its consulting engineer.

Route 138 - Jamestown, RI

- Assisted the RIDOT with community outreach to mitigate the impacts associated with this new highway across the rural farming community of Jamestown.
- Prepared the first separate landscape improvements contract that the RIDOT issued. The total contract value for this project was 1.2 million dollars.

Other Highway Landscape-related Projects

- Route 146/116 Interchange - Lincoln, RI
- Route 5 - Warwick, RI
- Route 195/95 Contract #6 – Providence, RI
- Gateway Improvements to Route 95 – Cranston, RI
- Route 295 Northbound Rest Area – Lincoln, RI
- Route 1 – Charlestown and Westerly, RI
- Route 295 Scituate Avenue Interchange – Johnston, RI

## Bicycle/Pedestrian Trails

Fuller Brook Park Preservation Project – Wellesley, MA

- Project Manager for the restoration and preservation of an historic linear park in Wellesley, MA
- Provided recommendations for trail rehabilitation, drainage improvements as well as streambank repairs and stabilization
- Developed wayfinding and interpretive signage
- Prepared plans the removal of invasive plant material
- Managed extensive construction phase, including environmental permitting and public outreach

Connecticut Riverwalk (North) – Chicopee, MA

- Project Manager for 2.8 mile multi-use path along the banks of the Connecticut River and adjacent to the City's flood control dike
- Prepared design alternatives which were used to discuss the project with local and state agencies.
- Participated in public outreach efforts to convey to the general public how the multi-use path would fit into the unique character of the project corridor



#### North Lake Street Pedestrian and Bike Facility – Worcester, MA

- Prepared a Design Study report that looked into the feasibility of turning North Lake Street from two ways to one way and incorporating pedestrian/bike path along the banks of Lake Quinsigimond.
- Design concepts included parking lots, overlooks, canoe portage area, passive recreation, and rest stops.

#### Other Bicycle/Pedestrian Trail-related Projects

- McKnight Community Trail – Springfield, MA
- Block Island Bike Path Feasibility Study – New Shoreham, RI
- Cochituate Rail Trail – Natick, MA
- Rail to Trail Project – Wakefield and Lynnfield, MA
- Norton/Mansfield Rail Trail Extension Project – Norton, MA

### Community Parks

#### Veterans Memorial Park – Stamford, CT

- Project Manager for award-winning park master plan to honor Stamford's veterans, improve safety and connectivity, and reactivate the park
- Conducted several design charrettes with a committee comprised of various stakeholders and park users to come up with preliminary design options and ultimately a final master plan that was supported unanimously by the committee
- Planned park upgrades include an enhanced plaza with a central memorial feature, an amphitheater built into the re-graded hillside, lighted pathways, benches and landscaping, and improved connectivity from the bus stop to the surrounding buildings

#### Bushnell Park Improvements Project - Hartford, CT

- Preparing construction documents for lighting and pathway improvements to the country's first publicly financed public park.
- Coordinated plan development with the City and the Bushnell Park Foundation.

### Sports and Recreation Fields

#### Broad Rock Middle School Play Fields – South Kingstown, RI

- Prepared a master plan for a recreation facility to be used by both the new Middle School and the community including the following components: two baseball fields, lighted softball, multi-purpose/soccer field, tennis courts, walking trail, parking and concession stand.
- All of the ballfields were designed with under drains to quickly remove stormwater.
- Prepared construction documents to implement the project in two phases.

#### Beaver Brook Sports Field Renovations – Worcester, MA

- Designed sports field renovations that included a new football field (with bleachers and lights), two softball fields, baseball field, in-line hockey rink, paths and benches, ornamental lighting, park signs and plantings.
- Developed a naturalistic planting design for the banks of the newly day lighted Beaver Brook.
- Provided construction observation services.

#### Cass Park – Woonsocket, RI

- Prepared a master plan to update and restore the historic elements of this 100+ year old park and to provide new recreational opportunities including new basketball courts, volleyball, splash park, playgrounds and baseball fields.
- Improved access to Cass Pond for fishing activities.
- Designed parking lot improvements and utility upgrades.

### School and Municipal Site Design

#### Jesse M. Smith Memorial Library – Burrillville, RI

- As part of the Stillwater Mill Complex Redevelopment plan, a new library was proposed. Project features included a new roadway connection to Main Street for the library and mill complex, on-street parking, a riverwalk with outdoor event space and a pedestrian connection to the adjacent Town greenspace.



- Artifacts found during the demolition phase of work were incorporated into the site design.

#### Lincoln Middle School – Lincoln, RI

- Prepared a Master Plan for a new middle school for Town of Lincoln. Design features included roadway and parking lot layout, bus loop, sports fields, screening of adjacent properties and plantings to enhance the project area.

#### Norwood High School – Norwood, MA

- Prepared a Master Plan for a new High School and associated facilities under the Massachusetts Model School Program initiated by the Massachusetts School Building Authority.
- Coordinated with the School's Athletic Director, Buildings and Grounds Chair, Town of Norwood Departments and the abutting property owners to resolve issues related to vegetated screening, sports field and equipment, and re-use of memorial elements.
- Involved with the preparation and presentation of design concepts to the Norwood Planning Board and the general community.
- Prepared final plans and specifications for the landscape material and the main entrance hardscape features which included granite walls, brick and granite plaza paving, walkways and site furniture.
- Prepared conceptual and final layout of the athletic fields including a 2,000-person-capacity grandstand and press box as well as a synthetic turf football/track and field with resilient surface track materials.

#### Other School and Municipal Site Design-related Projects

- Barrington Public Safety Building – Barrington, RI
- Fort Barton Elementary School – Tiverton, RI
- Mabelle Burrell Elementary School – Foxboro, MA
- Middletown Public Library – Middletown, RI
- Nathan Bishop Middle School – Providence, RI
- North Providence Senior Center (Conceptual Design) – North Providence, RI
- Pocasset Elementary School – Tiverton, RI
- Rumford Fire Station – East Providence, RI
- Tiverton High School – Tiverton, RI
- Warwick Public Library – Warwick, RI
- Woonsocket Middle School – Woonsocket, RI
- Woonsocket Public Library – Woonsocket, RI

## Waterfront Development

#### Mago Point – Waterford, CT

- Provided Master Planning services for the redevelopment of this seaside village.
- Conducted numerous public outreach meetings including a Visual Preference Survey.
- Prepared a Master Plan for the redevelopment of Mago Point.
- Prepared Design Guidelines for architectural, site, and landscape improvements.
- Prepared construction documents and provided services during construction for a new ADA fishing pier.
- Prepared construction documents for a new public parking lot.

#### Ipswich River Walk – Ipswich, MA

- Provided conceptual designs for a riverwalk and pedestrian bridge located along the mill-fronted Ipswich River.
- Developed final design drawings for specialty paving, bridge and riverwalk railings, shade structures and ornamental lighting.
- High quality materials, the ability to be close to the water and accessibility to a long-forgotten riverfront helped to revitalize a severely constrained development area.
- The completion of this project brought people, activities and new life to the project area.



#### Pawtucket Riverfront Redevelopment – Pawtucket, RI

- Developed a Master Plan for the redevelopment of the City's riverfront, focusing on two parcels: the Town Landing and the State Pier.
- Participated in public meetings with the citizenry of Pawtucket as part of the visioning process.
- Focused on environmental sensitivity issues, safe public access, boat ramps, circulation for pedestrian and motorists and long-term economic impacts.

### Residential Development / Mill Preservation & Restoration Projects

#### Narragansett Pier Village – Narragansett, RI

- Provided numerous site planning options, renderings, and architectural design guidance for the redevelopment of this mixed-use facility.
- Worked with the developer to prepare final design documents for construction.

#### Stillwater Mill Master Plan – Burrillville, RI

- Prepared a Master Plan which revitalized an underutilized and deteriorating historic mill complex into a mixed use development, multi-family housing, and a new Town library.
- Worked closely with the Town of Burrillville's Planning Department to prepare for and facilitate four public meetings to gain public input and ultimately town-wide support for the project.

#### Slater Mill – Pawtucket, RI

- Designed a replica colonial kitchen garden to complement and honor the Sylvanus Brown House at historic Slater Mill while accommodating contemporary educational tour groups.
- Created new paving and planting schemes to facilitate an expected growth in tourism.
- Designed and selected materials to enhance the historic ambiance of this world-class historic site.

### Institutional Landscape and Site Design

#### University of Rhode Island Knauss Terrace – Narragansett, RI

- Prepared numerous conceptual design options for a new terrace and memorial fountain at URI's Bay Campus.
- Worked closely with the Dean of the Graduate School of Oceanography and his staff.
- Prepared construction documents and provided services during construction for the terrace, fountain, and landscape features.

#### University of Connecticut Horsebarn Hill Road Pedestrian Safety Improvements – Storrs, CT

- Prepared conceptual design options for pedestrian safety improvements at the College of Agriculture, Health, and Natural Resources.
- Prepared construction documents for new sidewalks, lighting, crosswalks, and a bio-retention facility.

#### Johnson & Wales University's Harborside Campus Residence Hall – Providence, RI

- Provided construction design services that included an improved streetscape character to Harborside Boulevard, with consideration for impacts from the student population and providing a pedestrian-oriented atmosphere while also providing for vehicular access during move-in/move-out events.
- Provided municipal and regulatory agency permitting
- Prepared construction documents and performed construction administration services.

#### Johnson & Wales University's Snowden Hall – Providence, RI

- As part of the site improvements associated with the construction of Snowden Hall, provided conceptual planning and final design services to improve Gaebe Commons.
- Designed improvements to drainage and lawn areas, and pedestrian circulation as well as new site features such as paving and hardscape, planting and irrigation.
- Provided construction administration services.



#### Meeting Street Center – Providence, RI

- Developed a site plan and landscape concept for this nationally recognized but outgrown humane care and education facility for children and youths with severe physical and mental handicaps.
- Provided a design plan that achieved a non-structured feeling to what otherwise could have been a very institutional approach.

#### Moses Brown School – Providence, RI

- Working with the school's facilities and educational planners, completed an innovated comprehensive master plan – the design of which preserved the campus quality by providing an innovative interior "Main Street" while resolving for the unquestioned need for substantial new parking capacity.
- Provided site analysis, conceptual planning, consensus building and participated in meetings with nearby residents and project stakeholders.

### Commercial & Retail Site Design

#### North Shore Plaza – Peabody, MA

- Prepared concepts and final construction documents for property entrances from the surrounding road system and for the entire parking lot complex for the mall. This effort included an evaluation of existing trees on the property, entrance features at the property access points and seasonal plantings.

#### South Shore Plaza – Braintree, MA

- Designed a plan that redefined the main entrance into the mall by establishing a dramatic plaza using high quality paving materials, new seating and new plantings thereby creating a truly impressive arrival experience for new and returning patrons.

#### Atrium Mall – Newton, MA

- Prepared a conceptual design for a new mall driveway connection that separated the heavily traveled Route 9 from the Atrium Mall entrance.
- Project included decorative walls, paving, and lush plantings as well as a porte cochere with an elegant water feature.

### Signage

Mr. Collins prides himself on the ability to develop signage for all types of roadway and streetscape projects. Sign designs range from entrance signage, to directional and road signs, to informational signs, to community identification signs.

#### Rochester Wayfinding Master Plan – Rochester, NH

- Prepared design options for a community logo and signage character.
- Inventoried existing wayfinding signage community wide.
- Prepared a final wayfinding signage Master Plan that includes gateway, directional, and parking sign locations and types.

#### Groton Wayfinding Master Plan – Groton, CT

- Prepared a design options for a community logo and signage character.
- Prepared a separate logo for Mystic Village that relates to the community wide logo.
- Inventoried existing wayfinding signage community.
- Prepared a final wayfinding signage Master Plan that includes gateway, directional, and parking sign locations and types.

#### Framingham Wayfinding Master Plan – Framingham, MA

- Prepared a design options for a village logos that are part of an overall system.
- Prepared a Master Plan for a wayfinding system for Framingham and its many villages.
- Prepared construction documents for gateway signage in Saxonville.



#### Historic Ashton Village Directional Signage Project – Cumberland, RI

- Developed concepts for directional signs and street signs, which in their detail, pick up on one of the most visually significant historic structures of the village, the Ashton Viaduct.
- Coordinated closely with the RIDOT staff to incorporate the new signage into a local road improvements project.

#### Port of Galilee Community Identification Signage & Visual Improvements - Narragansett, RI

- Developed an entrance sign to the Port of Galilee in Narragansett, Rhode Island - a fishing village that was in need of visual improvements and community identification.
- A “Welcome to the Port of Galilee” sign was created to pick up on the existing visual icons of the sea-side community, and was coordinated with a planting and hardscape scheme which provided additional visual excitement.

#### Broad Street Community Identification Signage - Cranston, RI

- Provided community identification sign design for Broad Street in Cranston, Rhode Island.
- Coordinated sign design with other streetscape features meant to instill cultural values, convey community spirit, and reflect the historic context of the area.

#### Main Street Community Identification Signage – Woonsocket, RI

- Provided community identification sign design for Main Street in Woonsocket, Rhode Island.
- Coordinated sign design with other streetscape features meant to instill cultural values, convey community spirit, and reflect the historic context of the area.





# DiPrete Engineering

## Molly R. Titus, PE

Senior Project Manager

### Years Experience

20

### Professional Registrations

State of Rhode Island  
Professional Engineer,  
Registration No. 7881

### Education

University of Rhode  
Island Bachelor of  
Science Civil and  
Environmental  
Engineering, 1997

### Professional Affiliations

Newport County  
Board of Realtors

### Profile

Ms. Titus joined DiPrete Engineering in 2011 after gaining 11 years of engineering, design, and regulatory permitting experience throughout New England at Vanasse Hangen Brustlin.

As one of the firm's Project Managers, Molly is responsible for various aspects of a project including engineering design, construction oversight, project management, and client relationships. Molly enjoys fast paced and complex projects where she can apply her problem solving strengths and organizational skills. She prides herself on being proactive and delivering great client service.



### Work Experience

- Over 20 years of development design including public/government buildings, residential developments, commercial projects, mixed-use, and planned developments.
- Over 20 years of extensive experience with site design including all types of utilities, grading, master planning, and environmental permitting. Site design experience includes industrial parks, retail centers, institutional buildings, subdivisions and multifamily developments.
- Preparation and presentation at project meetings and public hearings.
- Project management for commercial and industrial developments including design, oversight, project scoping, invoicing, scheduling, and providing assistance to technical staff.
- Construction administration including site meetings, cost estimates, invoice review, inspections, review of submittals, and preparation of bid documents.
- Extensive experience with managing corporate development programs for retail clients such as CVS, Stop and Shop, and Carmax.

### Project Experience

- [South County Bike Path Connector](#) – Engineering and design for a 3,400 linear foot bike path spur in South Kingstown, RI.
- [William C. O'Neill Bike Path](#) – Engineering and design for a 1,375 linear foot extension to Rhode Island's fourth-longest bike path.
- [Fraternity Circle Master Plan](#) – Master planning and charrette workshop for the Fraternity Circle neighborhood located at the University of Rhode Island in Kingston, RI.
- [Innovate Newport](#) – Engineering and permitting associated with the conversion of the former Sheffield School into an innovative technology business incubator and accelerator in Newport, RI.
- [Bank RI](#) – Surveying, engineering, and permitting for a new 1,780 sf branch in Middletown, RI.
- [Carmax Auto Superstore](#) – Engineering design, permitting, and construction documentation for the new Carmax building and 600-car sales lot located in Warwick and Cranston, RI.
- [URI Butterfield Dining Hall Expansion](#) – Schematic design and site engineering for the building addition and new plaza located at the University of Rhode Island in Kingston, RI.
- [Newport State Airport](#) – Drainage, accessibility, and grading improvements associated with the renovation of the existing terminal in Newport, RI.
- [Innovate Newport](#) – Engineering and permitting associated with the conversion of the former Sheffield School into an innovative technology business incubator and accelerator in Newport, RI.