

# DeVellis Zrein Inc

## Firm Profile

DeVellis Zrein Inc. provides select Land Planning and Development Consulting to clients within New England. Jim DeVellis and Imad Zrein were partners for 10 years growing the successful civil engineering and landscape architecture, design and permitting firm Geller DeVellis. Each has 25 plus years of land planning, engineering experience.

DeVellis Zrein provides skilled design and permitting services to a select clientele within our high regulated and often parochial communities. The absolute necessity to provide a thoughtful and functional design and bring that design through the myriad of permitting authorities and neighborhood review processes continues to be the foundation of our success.

DeVellis Zrein provides a partner based effort to not only design each project, but to publicly carry the project through each phase of acceptance and into the construction. Our company remains personal and detail oriented in order to provide our clients with success on an individual basis. The combination of strong civil engineering and thoughtful landscape architecture is necessary in our difficult permitting environment as well as needed in the new age of environmental green developments.



Site Planning Civil Engineering Landscape Architecture  
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DeVellis Zrein Inc.

Education:

University of Massachusetts, BSCE, 1985

University of Massachusetts, MSCE, 1987

Registration:

Registered Professional Engineer, Massachusetts, Connecticut

Certified Soil Evaluator: Massachusetts

A Partner in the firm, Mr. Zrein has twenty years of experience in site development engineering, and environmental permitting and planning. His project experience involves management and design of multi-discipline land development and infrastructure projects for private and municipal clients.

Mr. Zrein's experience ranges from modest drainage and utility infrastructure design and permitting to the assessment of impacts from large commercial and industrial development projects receiving regional and national environmental policy-making attention.

Mr. Zrein has manages or participates in all aspects of site design, including watershed analysis, design of storm-water management systems, roadways, sewer systems, site grading, and erosion control measures.

Another area of Mr. Zrein's expertise is Sustainable Design (i.e. Green Design). Working closely with Landscape Architect throughout his career, Mr. Zrein is recognized in the Civil Engineering field for approaching the site design from a sustainability standpoint going beyond being just efficient, attractive, timely and on budget.

Mr. Zrein's careful design, awareness of how such goals are achieved, and attention to long term effect on people and the environment has been a cornerstone for the success of the company.

Mr. Zrein has been the professional engineer involved in many high profile college and university athletic projects such as Harvard, Boston College, Bentley and Clark as well as the Canadian-American League Worcester Tornadoes Stadium at Holy Cross.



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Registration:

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A Partner in the firm, Mr. DeVellis is responsible for the management of Site-Civil Engineering projects from initial project formulation through completion of construction. Mr. DeVellis works closely with his team to insure the client receives the best possible designs and service.

Mr. DeVellis has been involved in a wide range of project developments within the municipal, residential, corporate, industrial and retail markets. Within these markets, he has provided civil engineering design services that have included site feasibility reviews, drainage design and storm-water management, hydrology and hydraulics, water resources, sanitary sewer design, underground utilities, and wetland permitting. Some of his most impressive work has been in bringing projects with delicate development issues successfully through local, state and federal permitting agencies. His skilled facilitation with local neighborhood groups has expedited the approval process for clients across New England.

Over the course of his career, Mr. DeVellis has brought projects in almost every development sector through the design, permitting and construction phases. Beginning his career as a volunteer civil engineer in Kenya East Africa with the US Peace Corps, Mr. DeVellis understands the importance of working closely with the groups that he represents as well as the people that he is presenting in front of. Mr. DeVellis is a member of the Town of Foxboro Advisory Committee where he works with the department heads to solve problems, address budgets and assist the town to move in a positive direction. His work in this manner allows him to understand all sides of development and provides insight to further assist his clients. Mr. DeVellis has also been called upon on numerous occasions for his expertise in the field and has written articles and/or had featured projects in Civil Engineering Magazine, Engineering Times, Banker and Tradesman, the Boston Business Journal, and the New England Real Estate Journal.

Bringing his business and community philosophies together, Mr. DeVellis serves as Foxborough's Selectman and is founder and president of Friends of Foxborough Turfs-Up non-profit community based group is bringing the community together to raise funds, design and construct a youth synthetic field facility.



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Catherine R. Martin, RLA  
Senior Associate

Education:

University of Massachusetts, Amherst, Bachelor of Science in Environmental Design  
Concentration: Landscape Architecture and Regional Planning

Registration:

Registered Landscape Architect, Massachusetts and Rhode Island

Ms. Martin has 20 years of Landscape Architecture experience with strong focus on Site Planning, Permitting and Sustainable Design. Catherine's has a wide range of responsibilities at DZI including project design, permitting and construction administration. Catherine is also responsible for building and maintaining client relations and business development.

Ms. Martin implemented the GIS (Geographic Information Systems) technology and is the leading source for these services providing both public and private sector clients with due diligence and feasibility studies for projects.

Ms. Martin has a diversified range of development project experience. Housing projects include high-end assisted living facilities, smart growth developments, Mass Comprehensive 40B developments and public housing renovation/expansions. Public sector experiences include many public schools, libraries and streetscapes. Private institution work includes master planning, academic building expansions, athletics fields, and sports facilities. Specific recent projects include:

- **Watertown, Athol, Walpole and Hopkinton Libraries**
- **St. Polycarp** Phases 2 & 3 of a 29 and 31 affordable unit housing development associated court yards and playgrounds.
- **Fuller Village** 120 unit, 27 acre campus independent living facility in Milton, MA and associated site amenities.
- **Brimmer and May School** -Master Planning-Athletic Field, Library and Art Studio, 2017 Academic Building and Park Expansion completed Fall 2017.
- **Landmark School** -Master Planning and three academic expansions, the construction of a new gym/field house and new natural turf field. Currently working on two additional expansions.
- **Town of Eastham – Town Wide Recreational Master Plan**, current construction of Phase I opening May 2018.
- **City of Peabody- Dog Park- Design-** Permitting and Grant Package for the Peabody Dog Park. Currently under construction.
- **Town of Brookline Housing Authority Playground Renovation**, design and Grant Package for new playground. Completed fall 2015.
- **Town of Athol, Public Park**, expansion of library project. Design, grant assistance, and construction phasing coordination as part of the original library project.



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Ms. Martin is also currently the Chair of The Bell Organic Garden a working garden that is integrated into the Marblehead public school core elementary curriculum. Ms. Martin through DZI donated design services, spearheaded fundraising, and grant writing. She also led the permitting effort and construction administration of the project. Ms. Martin sits on the steering committee for the garden as well as serves as the garden's chair. Ms. Martin also sits on the Marblehead Bell/Coffin/Gerry School Building Committee which is currently working with the MSBA to design and build a new elementary school in Marblehead.

Ms. Martin has published articles in Banker Tradesman, the Boston Business Journal and New England Real Estate journal and has co-presented a seminar on GIS and how it can be utilized by design professionals at the annual Build Boston trade show.



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## Creative & Functional Drainage: Setting You Bar High is Not Difficult

When told that a public housing project could not sustain a green drainage design because of maintenance and budgets concerns, DZI disagreed and designed a rain garden that the residents are proud to have which has become a focal point of their activities. The pretty flowers, the flat barbeque and seating areas offer a cost effective open space but the value of groundwater recharge and sustainable plants have a positive impact on budget. **DZI set the bar at Saint Polycarp Village in Somerville**



When asked how a “green” and pervious emergency fire access road could be developed to get to the new art classroom DZI designed at Brimmer and May School in Newton, DZI designed H2O loading pervious wheel paver tracks with internal H2O loading grass tracks. The school loved them because they are used as their open space to sit aside and view a game on their new field which made the project possible with open space and drainage numbers. The city liked it because it is plowable, **serves their needs and sets an example for creative sustainable engineering that they reference.**



When **Walpole** asked what they could do to educate their residents about the environment while visiting their new Library DZI was designing, DZI designed an outdoor courtyard that collects all the roof stormwater runoff, meandered it through riverbed stone and infiltrated it among creative signs that showed the Community all about clouds, rain, recharge, rivers and lakes and back to clouds in context to their glass of water. **DZI taught the residents the importance of clean runoff and recharging stormwater back into their aquifer.**



## Creative & Functional Drainage: Setting You Bar High is Not Difficult

When **Athol expanded their library within a dilapidated site area and mill river and were only required to meet the minimum DEP standards** for a redevelopment site, DZI did not hesitate. The site was tight and the budget was tighter and without using “valuable land”, DZI created a rain garden within the parking area landscape island and masterplanned a riverwalk focal point to blend into the site because it was the right thing to do for the Community. As designers, DZI could have looked past the opportunity because the regulatory requirements did not mandate it and **that would have been a lost opportunity for the residents and the Town.**



**Seldom does a resident have the opportunity to make such an environmental impact through low impact site design** as DZI's Newton Client who integrated a green roof, geothermal, pervious pavers and groundwater reuse system for irrigation. The payback in energy and renewable resources can be measured in dollars and conscience. The reason this was done was because they could and should. Setting this example of creative drainage solutions created others to do the same **and is a benchmark Newton's Conservation Commission.**



**DZI and their staff walk your walk in sustainable drainage design in their own Communities** for others to learn. Senior Associate Landscape Architect Catherine Martin looked at a broken asphalt path behind her Marblehead Elementary School and despite initial opposition citing dreary economic budgets and a “its public property and it won't work” sentiment, **created a vibrant community pervious walk with sustainable community gardens and a recycled granite amphitheater while decreasing runoff for her school and town.**



DZI designs and teaches drainage for your success.

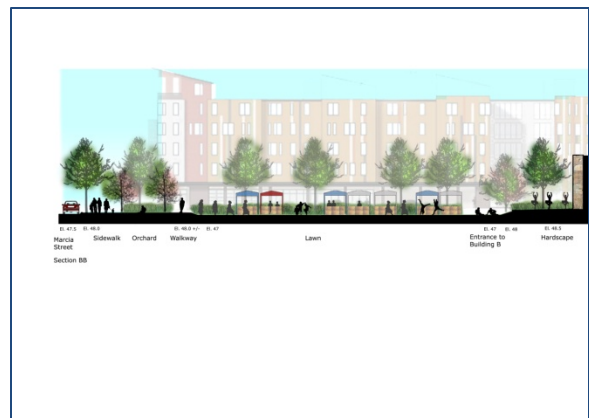
Bartlett Place an innovative urban mixed-use development. Bartlett Place will create a creative village bridging Roxbury's bustling Dudley Square and the adjoining historic Fort Hill community. DZI is providing Master Planning, Civil Engineering, Landscape Architectural and permitting services for the project.

On a site that today is an urban wasteland, the new Bartlett Place will create a vibrant, sustainable mixed-income community. The development will include housing ranging from apartment buildings to townhomes for 323 households, including a wide mix of incomes, renters and homeowners, families, singles and seniors.

Shopping, offices and different retail uses will fill street level facades providing the neighborhood with many different retail opportunities where now there are few. This will also promote a lively street scape atmosphere along Washington Street but also within the development itself. Auto dependency will be reduced by providing pedestrian access throughout the site and helping to connect residents to nearby mass transit as well as neighborhood business centers and schools.

The project will be LEED- certifiable for new housing (LEED for Homes) and new commercial construction (LEED-NC), by incorporating passive solar heating, geothermal heat pumps, rain gardens, inovative stormwater and native landscape integration and safe, renewable finishes and materials and other green features.

The master plan also centers around creating a series of open spaces connected by sidewalks throughout the site. The main open space a large plaza space that will double as an outdoor market and performance arts space will anchor the development and serve a public park for all those living, working, shopping and eating at Bartlett place. As of 2020 two buildngs are complete and by the end of 2021 three more are expected to be online.



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The Brimmer and May School is located in the Chestnut Hill Neighborhood of Newton and Brookline Massachusetts.

### Past Projects include:

- **Chase Addition and Athletic Field Expansion/Renovation**
- **Thompson Gymnasium- Landscape Entry and Arrival Studies**
- **Infrastructure Improvements- Drainage and Sewer**
- **Parking Expansion- MBTA Land-swap Platform relocation design ,coordination, permitting and Construction**
- **Corkin Art Studio Renovation, Fire Access and Landscape Improvements**

DZI has worked with the Brimmer and May School for over 10 years in the master planning, permitting, design and construction of their campus.

Due to the location of the school within the Chestnut Hill residential neighborhood space is at a premium and municipal approvals are not awarded without sound design and practical engineering. DZI has worked with the Brimmer and May School to help find the opportunities on campus where they can safely and efficiently maximize their space while upgrading their facilities. Being located with the municipalities of Brookline and Newton provides an added hurdle to any campus. DZI has taken on the challenge of permitting sometimes the same project in two different municipalities. DZI has also worked with Brimmer and May to garner support from their neighbors and help them create an exterior aesthetic that fits within the fabric of the neighborhood.



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## Fitchburg Arts Community

NewVue Communities, a regional community development corporation, is working to create 62 units of affordable rental artist live/work space. The Fitchburg Arts Community (FAC) will be located on a campus of three distinguished historical buildings adjacent to the Art Museum in downtown Fitchburg.

DZI is excited to be providing Site planning, Permitting, Civil Engineering and Landscape Architectural services on the project.

Fitchburg is a New England mill town on the Nashua River, with 43,000 residents, 50 miles west of Boston at the western terminus of the MBTA Commuter Rail's Fitchburg Line. The city is the

The Fitchburg Arts Community will be focused around three former municipal buildings: the Fitchburg Academy (1869), City Stable (1889), and B.F. Brown Middle School (1923), one block from the city's historic Upper Common in the North of Main Neighborhood, the most culturally diverse neighborhood in North Central Massachusetts. The Fitchburg Arts Community is adjacent to Lowe Park and the Longsjo Middle School.

The Fitchburg Arts Community will include a variety of 1, 2, and 3-bedroom apartments, along with studio/workspaces and other artist amenities currently under design. Most units will be affordable, available to artists.

DZI is working with the developer and architect to create a site design that works with the former mill buildings but also gives modern and inclusive access to the historic buildings.



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## St. Polycarp Phase 2 and 3

DZI provided the site planning, civil engineering and landscape architectural services for this new multi-phased-family housing project, located in a dense urban neighborhood of Somerville, MA.

This project supports a sustainable approach to design by utilizing rain gardens, underground detention and extensive pedestrian access.

DZI has worked to create interior courtyard spaces that are to be used for passive and active recreation. These courtyard space contain rain gardens which are to be used by residents as a passive recreation areas while the garden acts to mitigate the storm water from the buildings roofs.

The playground space also doubles as the storm water detention area with the pipes located below the play structures as not to take away from valuable open space in an urban area. The storm water mitigation system has been designed to accommodate future development so no more open space will have to be used for this purpose in the future.

DZI also worked with the client and City to decommission and underused street and to update all public pedestrian access points around the site.



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DeVellis Zrein provided the Site Planning, Civil Engineering, permitting and Landscape Architecture services for the renovation and reconstruction of the old Rounder Records building in Cambridge. Located in close proximity of the Red Line this transit oriented housing community has 37 residential units, most of which open up to balconies or some sort of private terrace, underground parking and a ground level terrace for residents.

DeVellis Zrein designed and provided construction administration for the construction of all site, landscape and utility work. The small site leant many challenges that DZI responded to by integrating the development into the current urban fabric by taking clues from the successes of the Trolley Square project across the street. By allowing the front entry landscape to merge into an existing park, the development was able to find it's design placement bridging Mass Avenue with the surrounding residential neighborhood. Utilizing all space available the roofs of the parking decks were utilized as private terraces. On grade parking was provided in the rear of the building for service and visitors as requested by the City.

DZI worked closely with the City of Cambridge to provide the utility design that met the projects sustainable goals as well as the cities regulatory requests.

7 Cameron was completed in 2011 and is an example of a thriving sustainable, energy-efficient transit oriented community in Cambridge.



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## GLCAC, Lawrence, MA

" Greater Lawrence Community Action Council, Inc. opens pathways to stability and prosperity for people in need, and prepares them to make decisions that will positively affect their lives."

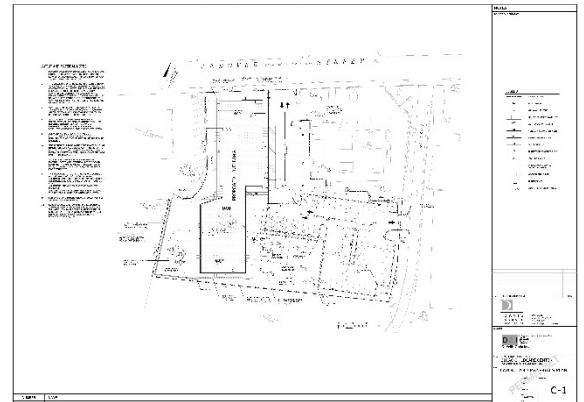
DZI is proud to provide civil engineering, permitting and landscape architectural services for the new GLCAC childcare center in Lawrence, MA.

The new facility will allow GLCAC to reduce waiting lists, increase the ability to meet each student's social, emotional, physical and educational needs, and help retain quality faculty.

Key components of the facility include:

- Better equipped classrooms
- Expanded space for physical, occupational and speech therapy
- Expanded kitchen for preparing health meals and snacks
- Meeting space for parent/teacher conferences
- Larger indoor play areas
- Energy-efficient design
- Playgrounds with modern equipment and outdoor learning space

DZI has worked with the architects team to create a modern site plan that addresses accesibility, queueing for drop off and pick up, parking and pedetrian access. DZI has focused much attention on the playgrounds and playspaces making sure that the site design gives ample space for these amenities. LID and green practices were used throughout the utility and landscape design.



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## The Walpole Public Library

DeVellis Zrein Inc. provided site planning, civil engineering and landscape architectural services for the new Walpole Public library. The library's construction was complete in June 2012. The library is located prominently next to Walpole's Town Hall.

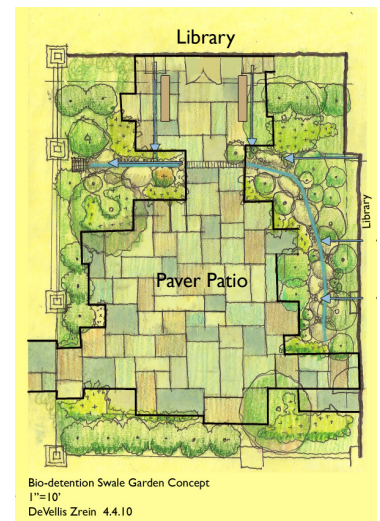
The site design for this library relied heavily on connections to the other municipal localities close by. The proposed library will share an access drive with the town hall and is directly across the street from a widely used public park and playground allowing for easy pedestrian access between all uses.



DZI has incorporated many green sustainable features into the LEED certified site design including a rain garden, sustainable landscape design, preservation of existing trees, solar orientation, high occupancy and electric designated parking as well as a green roof. The design team is currently working towards LEED certification.

The rain garden mitigates all roof run off through an interactive garden gathering space which is as an educational tool, a place for town people to gather or a quiet place to read as well as accomplishing an economical means of groundwater recharge. The landscape design centers around the use of native plants and native meadow grasses which require only bi-annual mowing and no irrigation, reducing the amount of

The library has become a widely used resource for the people of Walpole and an example of a functioning green design.



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