

2011 LMA Forum

Date	Institution	Project Name
March 28, 2011	The Winsor School	Proposed campus plan (PDA) – new CPAW, classroom bldg, commercial bldg, parking
May 23, 2011	Emmanuel College	Overview of Emmanuel College
June 27, 2011	Emmanuel College; The Winsor School	Plan for the renewal of EC IMP, 3 projects: 1) residence hall, 2) expand Cushing Library, 3) ground lease parcel C. Updates to the Winsor School proposal.

LMA Forum Meeting Agenda
Monday, March 28, 2011
6:30 to 8:00 PM

NOTE LOCATION:
Winsor School Assembly Room

Visitors should enter through the main entrance
On Short Street Extension (at Pilgrim Road corner)
Go up the main stair and turn left.
Follow the directional arrows internal to the building.

1. Updates – BRA/BTD/MASCO (10 minutes)

City officials will update the Forum on the status of projects being reviewed.

2. Winsor School - (30 minute presentation)
(Followed by Q & A)

As a part of the BRA Article 80 review process, Winsor will present the School's proposed campus plan. This plan includes a 110,000+/- square foot arts and wellness building, a 30,000+/- square foot academic building, a 300,000+/- square foot commercial building, and associated below-grade parking. The project will anchor the Winsor School at this location for generations to come and will protect and preserve the existing Winsor School playing fields. Public comments are due to John Fitzgerald at the Boston Redevelopment Authority (BRA) by **April 25, 2011**.

The Winsor School, which was founded in 1886 and moved to its LMA campus in 1909, is celebrating its 125th anniversary in Boston this year.

This public meeting is also being held as part of an Article 85 Demolition Delay application to demolish the existing 16,900+/- square foot gymnasium building. Alternatives to the demolition will be presented. This community meeting DOES NOT take the place of the Boston Landmarks Commission (BLC) public hearing. All interested parties are encouraged to attend the BLC public hearing, or to submit written comments to the BLC if they are unable to attend. Please submit written comments by **April 12, 2011** to: Boston Landmarks Commission, Boston City Hall, Room 805, 1 City Hall Square, Boston, MA 02201, or fax to 617.635.3435, or email via pdf with signature to: gary.russell@cityofboston.gov

LMA Forum Meeting Agenda
Monday, May 23, 2011
6:30 to 7:30 PM

NOTE NEW LOCATION:

Emmanuel College
The Fenway Room
Administration Building
400 The Fenway
Boston, MA

Emmanuel's Administration Building has entrances on either side, but all visitors, driving or walking, should access the building through the left entrance, by the security booth. The Fenway Room is located on the main floor of the building, the third door on the right, in room 232.

1. Updates – BRA/BTD/MASCO (10 minutes)

- a. Sonal Gandhi, will update the Forum on the status of projects being reviewed by the Boston Redevelopment Authority (BRA).
- b. Charlotte Fleetwood, will comment on the status of projects being reviewed by the Boston Transportation Department (BTD).

2. Emmanuel College - (30 minute presentation)
(30 minute Q & A)

Sister Anne Mary Donovan, Treasurer of Emmanuel College and Sarah Welsh, Vice President for Government and Community Relations will present an overview of Emmanuel College, including an update on the transformation that Emmanuel College has experienced over the course of the past decade. Emmanuel College expects to present plans for the future development of its campus in upcoming LMA Forum meetings.

LMA Forum Meeting Agenda
Monday, June 27, 2011
6:30 to 8:05 PM

NOTE LOCATION:

Emmanuel College
The Fenway Room
Administration Building
400 The Fenway
Boston, MA

Emmanuel's Administration Building has entrances on either side, but all visitors, driving or walking, should access the building through the left entrance, by the security booth. The Fenway Room is located on the main floor of the building, the third door on the right, in room 232.

1. Updates – BRA/BTD/MASCO (5 minutes)
 - a. Sonal Gandhi, will update the Forum on the status of projects being reviewed by the Boston Redevelopment Authority (BRA).
 - b. Charlotte Fleetwood, will comment on the status of projects being reviewed by the Boston Transportation Department (BTD).

2. Emmanuel College - (30 minute presentation)
(30 minute Q & A)

Sister Anne Mary Donovan, Treasurer, Sarah Welsh, Vice President for Government and Community Relations and representatives from Goody Clancy will present Emmanuel College's plan for the renewal of its Institutional Master Plan for 2011-2021.

3. Winsor School - (15 minute presentation)
(15 minute Q & A)

Winsor School will be giving a presentation on the updates that have been made to the Winsor School proposal. These updates will reflect responses to the feedback the proponent has received from neighboring institutions and stakeholders.

Summary of the LMA Forum Meeting March 28, 2011

1) Updates BRA/MASCO

Jan Henderson, Senior Planner with MASCO, explained that the LMA Forum is co-sponsored by the Boston Redevelopment Authority (BRA) and MASCO for the purpose of the Article 80 project/development review process. Participants introduced themselves.

Announcements:

Ms. Henderson updated the group about a project that will impact the neighborhood. In response to the Muddy River flooding of 1996 and 1998 (when Kenmore Station flooded) many have been working on a solution including: Boston, Brookline, the Commonwealth's Department of Conservation and Recreation and the Army Corps of Engineers. The \$90 million Muddy River Restoration Project is ready to begin. Phase I includes daylighting the river at the Sears Rotary, removal of the jughandle road, and replanting of the area with historic Olmstedian plantings. Utility relocations will begin this April and the Army Corps work will begin in July, 2011. Phase II will include dredging from Charlesgate to Wards Pond.

Sonal Gandhi, Senior Project Manager with the BRA, announced that the American Planning Association will be holding its national planning conference in Boston this year April 9-12, 2011. See this link for more information: <http://www.planning.org>.

Ms. Gandhi explained that it has been over a year since the LMA Forum last met; if there are no agenda items to review then no meeting is held. She reviewed the LMA Forum rules for conduct. Given the large number of people attending she requested that attendees not ask the same question twice and limit themselves to one or two questions. There will be equal time allotted to presenters and the Q&A session, and efforts will be made to ensure that the meeting starts and ends on time.

Sonal Gandhi reviewed LMA Forum projects in the pipeline:

- Dana-Farber Cancer Institute's Yawkey Center for Cancer Care is now complete and occupied.
- The Mass Mental Health Center Redevelopment Plan was approved. The Binney Street and Fenwood Inn buildings are currently under construction.
- The Wentworth Institute of Technology Institutional Master Plan was approved.
- Post meeting note: The State's MassArt building on Huntington Avenue is also under construction.

Tonight we are here to review the Winsor School Expanded Project Notification Form (PNF) proposals. LMA Forum meetings are located at the institution that is presenting a development proposal to give the community the opportunity to see the campus of the institution and become more familiar with it.

Note: The PNF filing may be found on the BRA website at:

http://www.bostonredevelopmentauthority.org/DevelopmentProjects/PipeDocs/Winsor%20School%20Project/PNF/Winsor%20School%20Project_PNF.pdf

John Fitzgerald is the BRA Project Manager for this project. He noted that the comment period has been extended an additional 30 days from April 25th to May 25th, 2011. Please send written comments to him at One City Hall Square, Boston, MA 02201 or email to: john.fitzgerald.bra@cityofboston.gov.

The BRA scoping session with city agencies was held earlier today. The BRA will take into account concerns of the agencies, the community (through meetings including the LMA Forum), Impact Advisory Group meetings, and internal concerns from the BRA, and will issue one of three potential scoping outcomes:

- 1) Waive further review when the filing addresses all impacts;
- 2) Ask for further information because key items were left out; or
- 3) Ask for a Draft Environmental Impact Report (DPIR) to be submitted to research, address and mitigate certain issues.

Tonight we are holding the first general community meeting of the Article 80 review process.

Please see the power point presentation from tonight's meeting on-line at:

https://library.masco.org/APD/apd_library.asp

- Click on 'Public', and
- Open the '2011 – LMA Forum March' folder

2) Winsor School

Rachel Stettler, Director of the Winsor School, welcomed the audience to the school. She reviewed the history of Winsor School moving from the Back Bay to this location in 'the countryside' in 1910. Winsor is committed to the City of Boston as evidenced by the fact that 23% of students and 36% of employees are Boston residents; and the high number of scholarships the school offers to Boston residents (see presentation for more statistics). Winsor is a leader in girls' education (grades 5-12) in the U.S., training young women to become leaders. Title IX athletic requirements continue to have a major impact on Winsor. The students are active athletes, but the gymnasium was built 80 years ago and is no longer regulation size for middle or high school. They have long since outgrown the auditorium for assemblies and theatre productions. There is no backstage area, which means they cannot produce full scale productions nor seat the school population. Winsor School offers a more diverse community than their peers both through the student population and the urban environment it occupies; their long-standing relationship with Boston is an integral part of the Winsor identity.

Bart Mitchell, Winsor parent, Trustee, and Chair of the Facilities Committee, described the strengths of Winsor School including the quality of the education, and the 'warm, generous and personal' spirit among the girls. Three years ago they began their campus master planning process, including discussions with faculty, staff, alumnae and the girls themselves. The new proposals bring the site FAR to 1.76, a proposed density that is below that of most other campuses in the LMA.

Note: The project proposal includes

- 110,000+/- sf arts and wellness building, and associated 'parking tray' below one of the athletic fields (for 148 parking spaces), including a "connector" to Winsor's Main Building
- 30,000 +/- sf academic building
- 300,000+/- sf commercial building, and 346 below-grade parking spaces. (Note: proponent subsequently reduced to 225 spaces).

Cliff Gayley, Architect with William Rawn Associates, described the proposed four-story 'Arts and Wellness Center' which aims to achieve five things: 1) seamlessly integrate with the Main Building; 2) preserve the front entry; 3) preserve arrival and egress patterns (enter via Pilgrim Road, but queue for pick-up and drop-off in the parking garage); 4) maintain the pedestrian path along a portion of the former Short Street to the Longwood MBTA station; and 5) apply the same building setback on Brookline Avenue as Simmons' Athletic Center.

He presented renderings (see presentation) that show glass walls between the proposed building and fields to increase the transparency between the building and the fields. Where there is currently a gate into the parking area behind the gym the new rendering shows a ground and second floor

'connector' to the Main Building, as well as a vehicle ramp down into a below-grade parking structure with 148 spaces (76 net new) accessed off of Pilgrim Road. Incorporated into the proposed building will be rooms for music, drama, and health, as well as a performing arts center with a third-story balcony. The theater will also be used for daily and weekly assemblies, holding 300 adults or 550 students and staff. The building also includes a two-court gym and squash courts. He said that windows and lighting at this building will help to animate the pedestrian path on a portion of former Short Street.

Yanni Tsipis, Senior Vice President with Colliers International presented the 'Longwood Avenue Project'. This project was conceived to achieve two things: 1) cover the cost to provide facilities for Winsor School to remain in the Longwood Medical and Academic Area (LMA) for the next century; and, 2) further the mission of the School. The proposed building is designed to be ten stories and 300,000 square feet, to fit into the LMA context, and to complement National Development's 350,000SF 'Longwood Center' which has been approved for the parcel across the street.

The Longwood Avenue and Brookline Avenue intersection is the '100% corner' in the LMA, but it has a very tight turning radius for vehicles and a narrow sidewalk for pedestrians. The proponent (Winsor School) will pull the curb back away from the intersection to make turning movements easier for vehicles, and increase the sidewalk width for pedestrians. The sidewalk widening will be complemented by a canopy off of a portion of the building (see presentation images). This is a significant pedestrian route and this is one way that Winsor can improve the public realm.

In terms of phasing of the work, the Center for Performing Arts and Wellness (CPAW) would be developed first. Ideally a one-level 'tray' of parking located under the adjacent playing field would be developed at the same time as the CPAW, but that is not certain so the existing parking will be relocated to the tennis court site at the Longwood/Brookline Avenues corner in the interim. Future phases would include the new Courtyard addition and the 'Longwood Avenue Project' on the tennis court site.

Mr. Tsipis then provided an overview of the wind, shadow and some of the transportation impacts (see presentation). Wind conditions are predicted to improve at both the Longwood/Brookline intersection and the Longwood/Pilgrim intersection because the winds from the northeast are reduced. The shadow studies show there is a sliver of shadow created on December 21st between 9:00-9:45 AM that falls on the Riverway and the Emerald Necklace parkland. He said there is no impact to Temple Israel or MASCO, and there is no impact on the Riverway most of the year. The traffic consultants studied thirteen intersections for vehicular, pedestrian and bicycle flows under five different case studies (2010, 2015 interim, build, no-build, full-build). The results show for the CPAW 28 net new vehicles in the morning and 18 in the evening on Pilgrim Road during the peak hour, which he said is a very low increase in trip generation. The first phase analysis does not include traffic generation from the Longwood Avenue Project, which is a future phase of the master plan. When traffic from the Longwood Avenue Project is considered in the "Full-Build" analysis, the Deaconess/Brookline and Longwood/Brookline intersections show a decrease in the Level of Service (LOS) from level C to D and from D to E respectively without mitigation. He said this would have to be mitigated. The traffic models are based on Institute of Transportation Engineer's (ITE) data which aggregates data across the USA. Given the access to transit in this location they believe that these numbers overstate the number of trips generated and the projects' impacts. It is estimated that, in a 24-hour period, the Longwood Avenue Project will generate 6-8 truck trips. The Longwood Avenue Project would not include public parking, with only occupants of the building using the spaces routinely.

Mr. Tsipis explained the proposed construction schedule for CPAW would begin mid-2012 or early 2013 and would end in the summer of 2014. The Courtyard Addition project will take approximately 16 months to complete once commenced, and the Longwood Avenue Project may not start construction until 2015, and would take approximately 28 months to complete. He stated that this proposal includes a number of public benefits, and will keep the overall LMA density down by creating a campus-wide FAR on the Winsor campus of less than 2.0, which is a very low-density of land use in an urban setting.

Rebecca Lee, attorney with Edwards, Angell, Palmer & Dodge representing Winsor, presented information on the Article 85 Demolition Delay. Because the gymnasium is over 50 years old and the Boston Landmarks Commission (BLC) said it is a 'significant building' the Winsor School is required to submit information and attend a demolition delay hearing which is scheduled for April 12, 2011 at 5:30 PM at Boston City Hall. Comments can also be submitted to the Boston Landmarks Commission, Boston City Hall, Room 805, 1 City Hall Square, Boston, MA 02201 or fax 617-635-3435, or email via pdf with signature to: gary.russell@cityof boston.gov.

The BLC will determine if a 90-day demolition delay is required for this building. Winsor School has no intention of demolishing this building in the next 90 days because it is currently in use by the students. This building is not on the historic register and is not located in a landmark district. It does include a 1994 addition by CBT Architects. As a part of this process Winsor is required to evaluate alternatives to demolition. Ms. Lee presented the alternative with an image of a new building located on the existing athletic field adjacent to the old gym (see presentation). The result is that Winsor would be unable to keep their athletic field.

Questions & Answers

Comment (C): This speaker was the past president of Temple Israel and worked with Winsor and MASCO when the MASCO Building was proposed on Temple Israel land. Temple Israel would like very much to support this project but it is complicated. He described a two-year process and multi-party agreement, including the Winsor School, which occurred during the design of the MASCO Building and resulted in a modified building based on Winsor's requests but with a building that was an asset to the LMA. In April 2010 Temple Israel was shown a Winsor plan that did not include the Longwood Project. In January of 2011, the Temple was briefed on the plan, including the Longwood Building, and raised concerns. In March, 2011 the Temple was taken by surprise when a 1,500 page document was filed, without abutter input, starting the project review clock. If this is for the next 100 years it deserves more than an extra 30-days of review.

Question (Q): Can we take away the deadlines for filing of comments, like we did for the previous project, and revise our legal agreements and work together to solve problems?

Q: This speaker lives in the Fenway and said she has the same concerns. The city is being asked to approve a large plan. She asked what the traffic studies are based on. Do they assume this is a research facility? If so, has anyone considered how much research has been permitted, but not yet built, in the area? She listed facilities including: the Longwood North Research Center (development rights now owned by Children's Hospital), the National Development Longwood Center, and Landmark Center as projects that have been approved but not yet built; and research space that Beth Israel Deaconess has had available for rent. Is it prudent to approve a project when the traffic analysis is done so far ahead of the building and the use could be different? They should not rush to put this in the ground; the city should take a more reasonable approach.

Answer (A): Ms. Gandhi said that city hall thinks about these issues.

Answer (A): Mr. Mitchell responded that this is very important to the Winsor School as well. Given that this is the largest investment they will have made in 120 years they want to make sure that the plan is sound and that they are able to execute the entire plan.

Q: The speaker asked if the parking will not be used by the public, by MASCO for ball games, only by Winsor?

A: Mr. Tsipis said the parking proposed below the field will be used by Winsor only. The Longwood building parking would be used by its occupants.

Q: Speaker wondered about the new gym design compared with the current gym. This is a major visual change. It's beautiful, but it looks like something from the University of Arizona; it's futuristic. In changing from the traditional design to a different approach, what is the goal?

A: Mr. Mitchell replied that there were lots of opinions about this within the Winsor community. Although it's not traditionally what we might think of as Winsor, this new building does respect the

existing campus. The glass creates a visual connection with the playing fields and brings light into the gym. Mr. Gayley said the existing character of the campus reflects the past; at the same time the new building should speak of its own time and the next era. If this building were all brick it would feel very different. The use of glass opens it up and allows the inside and outside to flow. It complements history through its horizontal lines, the building step-backs and the sculpting of the roof lines.

Q: Speaker asked: 1) Will there be parking on Pilgrim Road; and, 2) where will construction vehicles go and how will they be mitigated?

A: Mr. Tsipis replied there will be no change to the existing residential parking on Pilgrim Road. Construction Management Plans are required to be submitted to the City and will be discussed with the community. Where contractors can and cannot park is determined very specifically and is required prior to issue of building permits. Concerns related to roadway impacts are shared by Winsor School.

Q: This speaker said he was formerly the Director of Institutional Planning at the BRA, a Brookline Town Meeting Member, and a member of Temple Israel. He asked why there is an expedited process for this project and expressed surprise related to how much uncertainty exists for this future development. He noted that, at the BRA scoping session today, the Boston Transportation Department (BTD) was not present. The speaker said that a PDA plan has to prove that it is: 1) consistent with plans for the area; and, 2) does not injure the neighborhood. He said that Winsor's commercial project is seeking a Floor Area Ratio (FAR) of eight, and he does not see the public benefit at this point. Where will Pilgrim Road traffic be channeled to? He believes this will result in degradation of the traffic in the area. This speaker believes that this project is not well thought out, that Winsor is not working with their neighbors well, and that the BRA should have a process with abutters to work together to find solutions for this project. He believes a PDA, on balance, will result in better neighborhood plans for the LMA, however past plans show Pilgrim Road going through the Winsor property and connecting to the rest of Pilgrim Road at Beth Israel Deaconess Center. This proposed commercial building needs proper access and could connect via the old Pilgrim Road on the Winsor property. Who created the shadow study? Why would students want to play on these fields when there is wind and shadow? This process is contrary to anything he has seen in the LMA. This is a big puzzle with a lot of pieces.

A: Mr. Fitzgerald (BRA) replied with a three-part answer: 1) Nothing has been expedited (sic). This is the same as for any project. 2) The BRA Impact Advisory Group (IAG) is selected by the BRA with recommendations from public officials and is taking the lead in discussions to work together to find solutions. Many of them are present tonight and were asked to raise their hands; 3) BTD told the group they would be unable to attend the scoping session only two-hours before the meeting. The City will be setting up a special meeting for BTD related to scoping on this project.

A: Mr. Mitchell noted that the shadows already exist on the fields and that with this project the winds will be reduced. Winsor invested in field lights so that the students can play in the evening even in the early spring and late fall.

A: Mr. Tsipis reiterated that there is no such thing as an expedited process. Winsor filed a thorough document that should answer a lot of questions. He added that Winsor had offered to meet with Temple Israel's Board early on (in January and February), and that Winsor has set up a regular schedule of meetings with the Temple and MASCO. He said Winsor is committed to address their concerns.

Q: This speaker said he was the former President of MASCO, Director of Facilities Management and Real Estate at Dana-Farber, and is currently Associate Dean at Harvard Medical School. He raised three points: 1) Over the past thirty years he cannot remember institutions publically opposing others at BRA Board meetings. We work out our own issues. We worked earnestly during the design of the MASCO Building to come to agreements and hope that these commitments will be upheld. 2) He hopes that Winsor will be required to file a DPIR. This is an appropriate gauntlet that every institution goes through to allow a full vetting of the proposal prior to public approvals. 3) There are a number of operational issues with this proposal including issues with parking and the 375 Longwood driveway, and he hopes Winsor will provide specific suggestions to mitigate these issues. The entire LMA has had to live with a tough parking ratio under the design guidelines of .75 parking spaces per 1,000

square feet, even in the clinical environment, with the design of the Yawkey Cancer Care Center. What justification is there for Winsor to exceed the .75/1,000 square feet ratio requirement?

A: Mr. Tsipis responded the 1.15 parking spaces per 1,000 square feet represents the aggregate of Winsor's future development potential. For Winsor to remain here the balance of the site would not be developed, representing millions of square feet and thousands of parking spaces that would not be built on the Winsor playing fields, as they could pursuant to the LMA Interim Guidelines. He suggested that the price of an extra 120 spaces is worth paying in order to reduce the aggregate impacts of how the Winsor campus could be developed if Winsor left the LMA and the site were built out in accordance with the LMA Interim Guidelines and to preserve the playing field as open space in the LMA.

C: This speaker is an alumna of Winsor School from 1989-1997 attending from the 5th to the 12th grade. She fully supports all of the changes proposed. She said she is one of the 25% of students who come from an urban environment and the 63% who received full tuition. She is from Roxbury, and this school is an urban oasis with green fields that really are integral to life at Winsor including playing outside everyday rain or shine. They are essential to the institution. The new plan is different from what we are accustomed to, but still has a strong indoor/outdoor connection which is a huge winning point. The stage and gym have now been outgrown. She is happy they are working to make it better, and feels that Winsor offered something very special that she would never have experienced otherwise. She believes they will work with the neighbors.

C: This speaker is an alumna; her sister and daughter are both alumnae. She is the past President of the Alumnae Association and is in favor of this project. She was one of the 75% of students who commute from surrounding towns; she came from Arlington by MBTA. She said that her peers feel a responsibility to the City and that students experience an ease with each other, regardless of where they are from, and an obligation and sense of service. She works in education at MIT with a focus on city schools and her daughter is teaching middle school.

Ms. Gandhi noted that this meeting is not a public hearing and requested, although it is useful to know you support the proposed project, to please focus on questions. The purpose of the meeting is for the community to raise questions and for the proponents to have a chance to answer them and to consider solutions in their future work.

C: This speaker is the President of the Mather Elementary School. She said that for the past twenty years 20-40 girls from Winsor have tutored her kids in Dorchester where 85% of her students come from poverty and even post traumatic stress situations. This partnership with the Winsor School is essential to her school.

Q: This speaker, a resident on the Riverway, asked how many venues the performing arts center will have, and which spaces will be open to the public for performances? How many seats does it have, where will people park, and what will happen when the Wheelock Family Theater has an event at the same time?

A: The proposed building will include an assembly hall, dance and music studios, a theater, and rehearsal space. Only the theatre would be available for public performance, it will have 500 seats, and people would park in the garage under the adjacent athletic field. Winsor and Wheelock College have been coordinating events for years.

C: This speaker is an alumna of Winsor School from 1985-1991. She is also on the faculty at Harvard Medical School and the Dana-Farber Cancer Institute as a breast cancer oncologist for the past 25 years. She works in the beautiful new Yawkey Cancer Care Center and, to emphasize the importance of architecture, read part of an article from the Boston Globe that said this building is one of the nicest in the City of Boston that serves not only those in the building, but also 'makes walls that shape the outside spaces' as well. It improves the public realm. Many Winsor school alumnae and parents work in the Longwood Area. She wants to support buildings that work well for education of the students and enhance the LMA.

C: This speaker is a Vice President at Temple Israel who wants Winsor to stay and to work well together. While it is good to bundle together three buildings near one another that affect each other, and all three can fit, it is an iterative process to make this a good project. She is hopeful that the DPIR will study all of the alternatives, especially related to traffic and access issues. They need to calibrate the model and commit to mitigation. Currently the Longwood Project is speculative and the design is conceptual. If the BRA accepts the PDA without the DPIR then that 'locks it in'. There need to be alternatives studied to reduce traffic and access impacts as Longwood is a main pedestrian and travel corridor. To bring in more traffic than .75 spaces/1,000 square feet is unacceptable and sets a precedent for others to do the same. Temple Israel looks forward to working with the Winsor School, and seeing public commitments.

Q: This speaker, an institutional facilities planner, reiterated that the project is speculative and asked why Winsor doesn't propose mitigation upfront? At the corner of Brookline and Longwood there is a problem with the turning radius and the sidewalk today; with this proposal the problem will get worse. The traffic that comes down Pilgrim Road to the Riverway is not on Longwood now, but will increase traffic in the neighborhood by 100 cars/day. For a speculative building they say there is no public parking, and yet if it's a 300,000 square foot medical office then the public will go in. They may also want to access retail and won't be able to park for a restaurant. Brookline Avenue already has problems with the Galleria using it as a loading area. He hopes these issues will be addressed as a part of this work. He looks forward to working with Winsor to look out for our future so patients can still get to the hospitals and employees and students can get to work and school. We are all fighting over the same streets.

A: Mr. Tsipis does not share the viewpoint that the Longwood Building is speculative, saying that this project could begin as early as 2015. The Project Notification Form (PNF) describes a specific use mix for which approvals are being sought. This is no different from other PDAs and PNFs elsewhere in the city of Boston and is the customary approach for large multi-phase projects.

C: This speaker, a nearby resident, said that Pilgrim Road has a couple hundred residents, and there are 155 apartments that need Pilgrim Road for parking. At \$250-300/month local garages are frequently filled and we can't afford this on top of the high rents and high taxes. It is essential to be able to park on Pilgrim Road. Fifteen to twenty years ago Winsor took over the upper part of Pilgrim Road. It used to be a public street. Now they put ball fields on it. It used to connect through to Longwood. Are you going to do that again? They do not take into consideration the needs of residents in the area. She feels that traffic on Pilgrim Road will be negatively affected and will turn into gridlock. She has seen this happen on two occasions and had to back-out down the road. Please take this into consideration.

C: This speaker, a nearby resident, agreed with the previous speaker. 'She is right', he said; in speaking for the residents, do not change anything on Pilgrim Road.

C: This speaker represents an abutter of the Winsor School and is very pleased to see Winsor School presenting a new academic program. As you have heard from many tonight these buildings are complex in relationship to one another. The impacts and mitigation are critical; a DPIR has to be done. The pedestrian and urban realm needs to be reevaluated including bicyclists and motorists on Longwood Avenue from Brookline Avenue to the Riverway at a minimum. She is also an IAG member. She said that as a part of that process she has learned that there will be a separate scoping meeting for BTM traffic and access issues as well as a Boston Civic Design Committee (BCDC) meeting on April 5th, as well as a MEPA scoping meeting April 8th. How can the public access this information to ensure meaningful dialogue as well as enough lead time to accommodate people's schedules? These conversations will be needed for successful support of the proposed project.

A: Ms. Gandhi noted that the extended comment period ends on May 25th. This is the first meeting and will not be the only opportunity for comments on the project as there will be other public meetings. The BRA website has a place for people to sign-up to get email notifications about meetings.

Mr. Fitzgerald asked people to sign the sign-in sheets with legible email addresses, so the BRA can send meeting dates to you.

Q: The speaker is an architect with the Boston Society of Architects Urban Design Committee. He is glad the proposal respects the pedestrian lines of movement on Short Street. He attended the presentation the other night at the Fenway CDC. His comment is that the entry wall is high into the parking lot (off of Pilgrim Road) and is not protected from the weather. He said it needs to be at a more human scale at the base. He is concerned about the canopy height and this building's presence is inconsistent with the prevalent vernacular. There needs to be a pedestrian-friendly transitional element to the massing. He suggested the possibility of a raised planter near the entry to the garage along the wing walls, and an overhead trellis walk.

A: Mr. Tsipis noted that the team has not had enough time to revisit the design since the last meeting, and apologized that the design has not changed yet, but will be taking these comments under consideration.

Q: This speaker is a member of the Friends of the Muddy River. What is the height of the Longwood Building? It appears to cast shadows on the Riverway and parklands. Can you lower the height? Marion Waltz and Representative Byron Rushing are working on new legislation that will require that no new shadows are cast on the Emerald Necklace.

A: Mr. Tsipis responded that the building is 150 feet tall. In the worst case scenario, during the winter solstice (December 21st), the building does cast shadows on a small sliver of the Riverway and park for a short period of time. The tallest part of the building includes the mechanical screen. It is a reasonable request to see if we can make that area out of a material that is not solid that would allow more light to get through.

Q: This speaker is a resident at 110 The Riverway. He noted that parking on Pilgrim Road is a disaster with Winsor, Wheelock, Simmons, parents and teachers who often take residential spaces if they are running late – it's a big issue for the neighbors. He asked how many spaces are adjacent to the gym now and how many will be replaced under the field?

A: There are 72 striped spaces next to the gym, with 30-35 additional spaces used ad hoc for a total of about 110. They will be replaced with 148 under the fields. This includes an extra cushion for all Winsor-related parkers.

Q: The existing gym is not regulation size. When the new gym is there will more teams be able to come and play? If you include two courts and the theater then it's possible you'd have more teams coming in and a weekend play. The speaker believes 150 parking spaces are not enough spaces to "not irritate" the neighbors.

A: Mr. Mitchell replied that Winsor currently holds varsity home games at Simmons College's gym. During the day the school is underserved for 5th-7th grade Physical Education. The new facility will be less for games than for Physical Education.

Q: This speaker said Winsor is their worst neighbor in terms of pick-up and drop-off issues. Cars do not pull over and they stop all the traffic. He asked if they could explore an entrance to Brookline Avenue off of Short Street.

A: Mr. Mitchell responded that efficient pick-up and drop-off is also a concern for Winsor School. The new parking garage will allow cars to queue down the ramp and should remove cars from Pilgrim Road. They did consider an exit to Brookline Avenue, but believe it would result in a safety issue and they need to keep the path to the MBTA a clear pedestrian pathway.

Q: This speaker, from the Mission Hill Gazette, asked what uses will go into the commercial building.

A: Mr. Tsipis replied that the PNF includes a table of uses and program areas proposed for the Longwood Avenue Project, but it is primarily research and development.

Q: This speaker has lived in Boston for 24 years and her daughter attends Winsor School where she receives financial aid and was able to experience true diversity. They are strong young women who give back and for many it's their first experience with service to the City. They volunteer at old folks' homes, and tutor at the Mather School among other things. She believes that students become part of the city and take that experience with them. Their families overcome hurdles and become part of

the city too. Her biggest concern is what goes in the new building. She said, "What affects the neighbors will also affect the students and school."

In closing Ms. Gandhi noted that we have broken all LMA Forum records with a 2.5 hour meeting. She reminded the group that this is only the first meeting on this project, and we will have time for more discussion going forward. Please send comments to John Fitzgerald by May 25th, 2011. Future meetings dates will be sent via the LMA Forum email list.

Note: For people who would like to learn more about the Article 80 Planned Development Area (PDA) review, Large Project review process and/or Institutional Master Plan review process please see: <http://www.bostonredevelopmentauthority.org/zoning/zoning.asp>

Summary prepared by: MASCO, Area Planning & Development: J. Henderson

Summary of the LMA Forum Meeting May 23, 2011

1) Updates BRA/BTD/MASCO

Jan Henderson, Senior Planner with MASCO, explained that the LMA Forum is co-sponsored by the Boston Redevelopment Authority (BRA) and MASCO for the purpose of the Article 80 project/development review process. Participants introduced themselves.

Sonal Gandhi (BRA) reviewed the Longwood Medical and Academic Area (LMA) Forum rules for conduct. She requested that attendees limit themselves to one or two questions. There will be equal time allotted to presenters and the Question & Answer session, and efforts will be made to ensure that the meeting starts and ends on time.

Ms. Gandhi reviewed LMA Forum projects in the pipeline:

- Winsor School presented to the LMA Forum on March 28, 2011. There have been two Impact Advisory Committee (IAG) meetings since then. The **BRA public comment period** for the PNF and development plan has been extended to **July 1, 2011**. The Massachusetts Environmental Protection Act (**MEPA**) **public comment period** has also been extended, to **July 12, 2011**.
- The BRA asked Emmanuel College to present introductory information about the college (a 101 class) so that people can get to know the institution, their representatives and their mission. When they come forward with a development proposal, this information will already be familiar to the community, which will have a deeper understanding of the purpose of their proposal. Katelyn Sullivan is the BRA Project Manager for this project.

Charlotte Fleetwood from the Boston Transportation Department (BTD) commented on the status of projects being reviewed by BTD:

- The Winsor School has been very responsive. They have agreed to reduce the campus parking ratio to .75/1,000 square feet, to reconfigure their loading dock to handle trucks within the Longwood Building, and to install a green buffer around their interim parking during construction phases. They will also improve their storm water management plan.
- The Fenway Triangle Project is under review. They will install a new street that will help to link Boylston Street to Beacon Street. It will have a nice streetscape which will be good for the neighborhood.
- A new Food Truck Ordinance was approved by City Council a month ago. There is an on-line survey asking people where they would like to see them located. There is interest in locating some in the Longwood Medical and Academic Area (LMA), but parking and roadway capacity is tight. They can park on private property, if they are allowed to do so by the property owner.
- Sister Anne from Emmanuel College noted that a vegetarian food truck will be located on the Emmanuel Campus in a couple of weeks in the parking lot next to Alumni Hall, off of Blackfan Street.

Other updates:

- Sonal Gandhi noted that the national American Planning Association conference was held in Boston in April. She and Sarah Hamilton conducted a tour of the LMA. People came from all over the country and were amazed by the development here. We are the envy of cities all over the world.

2) Emmanuel College

Please see the power point presentation from tonight's meeting on-line at:

https://library.masco.org/APD/apd_library.asp

- Click on 'Public', and
- Open the '2011 – LMA Forum May' folder

Sarah Welsh, Vice President for Government & Community Relations, introduced the presentation by explaining there will be three parts to it and three presenters.

Sister Anne Donovan described the history and mission of Emmanuel College. She first attended the school as a student from 1958-1962 where she was one of the first residents of Julie Hall. In 1982 she returned to the school as Treasurer. The school has seen a lot of change and hard times but has come out as a strong and stable institution. The school's mission comes from the Catholic tradition, and this continues to guide all decisions today (see power point presentation for mission statement). This was the first Catholic college for women in New England, founded in 1919 by six sisters who bought eleven acres for \$240,000 from Boston Power & Light. She described a very large 19th century brick sewer line that runs through campus and has significantly impacted the development pattern of the campus. Emmanuel provides a liberal arts education and financial aid to students in a traditional small private institution campus.

Sister Janet Eisner has been President for 31 years. She was the youngest college president in the country at one time. She has guided Emmanuel with passion and the school has thrived under her leadership. Prior to going co-ed in 1999 they only had 500 students. They currently have 1,750 students and have experienced dramatic growth since 1999, allowing them to fill their residence halls with their own students. Students at Emmanuel are serious students but they also make enormous contributions via community service.

In a photo from 1929 Sister Anne showed apartments along Brookline Avenue and relayed some stories about activities that took place there, especially an eatery that was located in the basement. Eventually Emmanuel College purchased those apartments and tore them down; that site was next to Saint Joseph's Hall. In another photo she explained that the gothic brick arches were part of a porch where the sisters used to live. There were 80 sisters, with 12 to a room. They had a small exercise space on top of the porch. Sister Winifred was a classics scholar, and studied horticulture and planted the rose garden. It is because of her that Emmanuel has arboretum quality trees on campus. What used to be parking in back is now a green quadrangle. Carole Johnson Associate's Kyle Zick won a Merit Award in 2005 for campus landscape design from the Boston Society of Landscape Architects for this work.

Emmanuel College entered into a partnership with Merck (opened in 2004) which has resulted in some incredible experiences for the students. They have provided critical resources, have exposed students to scientific excellence, and have even hired some graduates. The new Wilkins Science Center has been a direct result of this wonderful partnership. Several photos were shown to illustrate this.

Emmanuel worked with the City of Boston to renovate Clemente Field to serve the young people of Boston and the College. The Yawkey Foundation partnered with Emmanuel and the City of Boston to improve this wonderful resource for the community. This has become the home field for Boston Latin and some Emmanuel sports as well.

Deirdre Bradley Turner, an alumnae and Director of Campus Ministry for the past ten years, explained that the volunteer work they do in greater Boston is aligned with the poor and marginalized, working to bring peace and prosperity to the world, to further the mission of the Sisters of Notre Dame. The community service programs work in the city's neighborhoods, which students come to appreciate and love. It helps them to bring their personal and professional

passions into focus; and, to think critically and make ethical decisions that contribute to both the global and local community.

President Obama's Higher Education Community Service Honor Roll with Distinction

In 2009 and again in 2010, Emmanuel College was awarded the President's Higher Education Community Service Honor Roll with Distinction from President Obama; the highest honor that can be bestowed for civic engagement. Ms. Turner showed a video to better explain the College's work with partner agencies and commitment to community service at a level of over 30,000 hours per year. This work is coordinated through the Jean Yawkey Center for Community Leadership.

Dr. Joseph Kurtz, Associate Professor of Biology and Co-Chair of the department, was introduced. He runs summer programs, has found free housing for students who work in the sciences, offers hands-on lab work for students with an interest in science, and is a triathlete. He described working with students at Emmanuel as 'capturing lightning in a bottle and helping students to focus their interests and energies'. A number of students go on to graduate school at high profile schools. 60% of all science PhDs come from liberal arts backgrounds. He explained how much the school has changed over the past eight years. When he first started he created a lab in a closet where he and a motivated group of students stored their research, beyond their classwork. A neuroscientist joined the department and together with six students they began collaboration and began to mold a project. That work has now been presented at an international conference in Brazil. Once Merck came to the campus they sponsored a lecture series and have brought experts to campus on a regular basis. Now Emmanuel has a new science building in which students and faculty are true peers. Dr. Kurtz has an appointment at MGH and brings colleagues to campus who are envious of the space and facilities offered at Emmanuel. In three years they have doubled the number of science majors. Over the next 20 years they hope to increase the number of internships at hospitals and Merck, with even more internships resulting in jobs once students return from medical and graduate schools.

3) Questions & Answers

Q: What is the process going forward?

A: Institutions are asked to submit 10 year Institutional Master Plans so that the city and community will better understand their vision and goals and participate in the development process. Emmanuel College was asked to present an overview of who they are and their mission tonight. Next they will file an Institutional Master Plan Notification Form (IMP NF) with the City. A task force will be created including institutional neighbors, abutters and residents. This task force will guide the BRA in evaluating the IMP impacts and appropriate mitigation. Some of these mitigations may result in physical or community service-related projects, for example helping senior citizens in the West End get access to health care. Individuals will be nominated by city officials for the task force and appointed by the Mayor's Office. Sitting on the task force is a ten-year appointment, as IMPs are amended regularly because institutions' plans fluxuate. Emmanuel will file a document which triggers a public comment period through the Article 80 process. The city agencies meet to discuss the proposal and any comments that they receive in writing. The BRA will issue a 'scope' that defines additional homework that needs to be submitted by the proponent. There are public meetings and eventually the city will vote on a final plan.

Q: What are they proposing?

A: Sarah Welsh explained that they have been working on an IMP for over one year and they are almost ready to come and present this in June. Emmanuel is happy to meet with anyone to share their plans. These plans are not hard and firm, they need further conversation. They are pleased with what they have accomplished in the past decade and believe this shows what can result from a good and thoughtful master plan, but they understand the importance of dialogue with neighbors and are looking forward to working together on the next ten-year plan.

Q: Will there be a dorm at the corner of Brookline Ave and Fenway?

A: Sarah Welsh explained that people didn't like that concept and so they are not proposing a dorm there in the next ten-year plan out of respect for the community.

Q: How many students are off-campus?

A: Sarah Welsh explained that 75% of traditional undergraduates live on-campus; however the other 25% are not living in the community. Most of them are living at home with their families and commute. Maybe 5% live 'off-campus'.

The meeting was adjourned.

Note: For people who would like to learn more about the Article 80 Planned Development Area (PDA) review, Large Project review process and/or Institutional Master Plan review process please see: <http://www.bostonredevelopmentauthority.org/zoning/zoning.asp>

Summary prepared by: MASCO, Area Planning & Development: J. Henderson

Summary of the LMA Forum Meeting June 27, 2011

1) Updates BRA/BTD/MASCO

Jan Henderson, Senior Planner with MASCO, welcomed participants to the LMA Forum and thanked Emmanuel College for hosting. The LMA Forum is co-sponsored by the Boston Redevelopment Authority (BRA) and MASCO for the purpose of the Article 80 large project development review process. Participants introduced themselves.

Sonal Gandhi (BRA) reviewed the Longwood Medical and Academic Area (LMA) Forum rules for conduct. She requested that attendees limit themselves to two questions. There will be equal time allotted to presenters and the Question & Answer session, and efforts will be made to ensure that the meeting starts and ends on time.

Ms. Gandhi reviewed LMA Forum projects in the pipeline:

- **Emmanuel College** presented information last month on their history and mission (a “101 class”). The Task Force met prior to this meeting, with many of those members attending the Forum tonight. Emmanuel College filed their IMPNF on June 22nd, 2011. **Public comments are due July 25th, 2011.** Please send them to Katelyn Sullivan, the BRA Project Manager for this project: Katelyn.Sullivan.bra@cityofboston.gov
- **Winsor School** will be presenting tonight some revised plans that have evolved out of meetings with abutters and the neighborhood. They submitted additional information to the BRA which will restart the public comment period for another 30 days. **Public comments are due July 28th, 2011.** Please send them to John Fitzgerald, the BRA Project Manager for this project: john.fitzgerald.bra@cityofboston.gov

Charlotte Fleetwood from the Boston Transportation Department (BTD) said that the BTD is currently reviewing the Winsor School projects.

NOTE: Please see the power point presentation from tonight’s meeting on-line at:

https://library.masco.org/APD/apd_library.asp

- Click on ‘Public’, and open the ‘2011 – LMA Forum June’ folder

2) Emmanuel College

Sister Anne Donovan, Treasurer and Sister of Notre Dame, explained that Emmanuel is a Catholic, co-educational, liberal arts and sciences college on a 17-acre campus that opened in 1919. Emmanuel is delighted to present their updated Institutional Master Plan. She introduced the consultant team including Good Clancy, architects; VHB, transportation engineers, and Jim Greene permitting attorney.

Sarah Welsh, Vice President for Government & Community Relations, introduced the 2011 Institutional Master Plan as a blueprint for planning for the next decade. The goal is to create a state-of-the-art academy for teaching, learning and student life. Their first Master Plan in 2000 envisioned the ground lease to Merck which has enabled the transition to a coed facility, increased the student enrollment substantially, allowed them to reacquire and renovate Julie Hall, build the Yawkey Center gym, build the new Science Center and renovate the Administration Building. The gym and science center are shared with the community. In the summer and on weekends middle and high school students use the science facilities.

The new plan includes three new projects: a residence hall, an expansion of the Cushing Library, and a new ground lease building on Parcel C (where the Deck parking and Alumni Hall are now). This ground lease will help to finance the other two projects. She emphasized that this is a DRAFT plan and Emmanuel is looking forward to hearing feedback from the Task Force and the community in the days and months ahead.

Over the past two years Emmanuel has been involved in a strategic planning process. The last ten years passed quickly and it is time to plan for the next ten. The undergraduate enrollment is anticipated to increase by 450 students over the next ten years to 2,200 students, resulting in the need to build a residence hall. The goal is to continue to house seventy-five percent of students on-campus.

The proposed 58,200 sf library addition and the 183,000 sf Julie Hall North residence hall are designed to comply with the LMA Interim Design Guidelines and the Parks Department height requirements. In images Ms. Welsh showed how these buildings will relate to the adjacent roadways and neighboring building massing as well as how they will continue to help frame the campus quadrangle. Facing on the main quadrangle is the Yawkey Center, the student center, which students refer to as the 'living room' of the campus (see presentation), the new Science Center and the Administration building. Emmanuel credits Goody Clancy with this design, and plans to build on these design successes.

Parcels A & B were approved in the 2000 Institutional Master Plan. Parcel B is where Merck is now. Parcel A was approved for approximately 168,300 sf of research as a part of the 2000 IMP, but is presently used by Merck as a surface parking lot. Parcel C will be subject to a Planned Development Area (PDA) Development Plan, which would replace both Alumni Hall and the parking Deck with a new 360,000 sf research building with a driveway off of Blackfan Street. The existing 355 parking spaces from the parking Deck would be located below ground, with the possibility of an additional 100 future parking spaces related to campus needs.

Ms. Welsh showed massing diagrams of the proposed library and residence hall and explained that these buildings have not yet been designed. They are presented to give a sense of the buildings' size and shape. She noted neighbors concerns about any new buildings that may face the park or homes, and said that they hope to design something that can be celebrated by all.

To remain competitive, and attract seniors to live on-campus, they need to provide a range of housing options to students, including suites with kitchens. No new parking is proposed related to the residence hall, but given the building's adjacency to the Yawkey Center they could continue the façade into the new building and increase their dining hall capacity. They are also envisioning community meeting space in Julie Hall North which would be accessed via Brookline Avenue.

Ms. Welsh reviewed the residence hall plans that were originally proposed and approved in the 2000 Institutional Master Plan and noted that the residence hall on the corner of The Fenway and Brookline Avenue was an unpopular building and will not be built. Julie Hall north is being proposed instead. Eventually some of the older dorms will be replaced, but that is not in the current proposal.

3) Questions & Answers

Question (Q): What does PDA stand for?

Answer (A): Planned Development Area

Q: The speaker expressed confusion over Parcels C and A. Are they part of others' planned construction? Would Alumni Hall remain and be reattached to the new building? Will the new building partially fund future buildings?

A: Endowment Campus Parcel A was approved in the 2000 Institutional Master Plan. Parcel C includes Alumni Hall, which was built in 1948, and the Parking Deck. Both of these would be demolished and a 360,000 sf research building would replace them. Emmanuel is looking for a development partner, and several have approached them. The Parcel C project would completely finance future construction.

Q: Didn't Emmanuel plan to use Alumni Hall as swing space?

A: Yes, after Beth Israel Deaconess Medical Center (BIDMC) research functions moved out, Emmanuel moved several functions into Alumni Hall while the Administration Building was being

renovated. It was used for approximately two years by Emmanuel College, but then people were moved back to the Administration Building. Now Alumni Hall, and associated parking, is being leased to Brigham & Women's Hospital (BWH) with the parking occupied by Children's and BIDMC until September 30, 2011.

Q: This speaker walks through this area daily and believes the Emmanuel design team has done a fantastic job. He agrees that the Parcel C large building makes sense next to the others. The Library could potentially be phenomenal. Are any of the historic trees at risk?

A: No, none of the historic trees are at risk for the long term. They are protected.

Q: You plan to increase the student population. What will you do with the existing students when you replace these beds and what will the impact on the neighborhood be? Will you be leasing dorms?

A: We would increase the population gradually over the ten years and we would build Julie Hall North (400 beds) in that timeframe. We do occasionally lease beds, as do the other colleges. Emmanuel's dorms were built in 1959, '62, '64 and '66, they have double barreled corridors and are smaller. Students are picky and won't want to live in these facilities in the future. The proposed new facility will add 50% more capacity to the existing buildings.

Q: Does Merck pay real estate taxes?

A: Yes.

Q: If there are no new parking spaces, where will students park?

A: They are not allowed to park on campus now or in the future.

Q: What is the situation with the current parking Deck?

A: It was built by Children's Hospital (CH) and BIDMC in a joint venture on Emmanuel land, for twenty years. There are 355 spaces there. BIDMC moved from their lease at Alumni Hall, but Emmanuel allowed continued parking by BIDMC and CH. BWH is now leasing Alumni Hall. As of September 30, 2011 BIDMC and CH need to move out of the parking, or lease from BWH. They will have a ten-year lease, renewable for five years that goes with the building.

Q: Why did you name it Julie Hall North? Will there be a Julie Hall South?

A: No. That is just to differentiate it from Julie Hall, which was built in 1958, and Sister Anne lived there as a student. BIDMC purchased it from Emmanuel and it became the "Libby Building". Emmanuel was able to purchase it back and spent nearly \$10 million to renovate it for 45 beds, including air conditioning and computer hook-ups.

3) Winsor School

Bart Mitchell, Chairman of the Winsor School Building Committee, explained that they have made some revisions to their plans since they last presented to the LMA Forum in March and wanted to update the group on these changes. He reviewed the Winsor School's interest in creating a new center for performing arts and athletics and a small academic building addition for the next century. They anticipate modest student enrollment growth of less than ten percent. The student enrollment includes girls in grades five through twelve. In order to off-set the cost of the new buildings they are also proposing a research building on the corner of Longwood and Brookline Avenues. The entire campus Floor Area Ratio (F.A.R.) would be 1.76 with open space making up 60% of the site. (Note: please see presentation slides for more information).

The Center for Performing Arts and Wellness (CPAW) is proposed to be 113,000 s.f., the courtyard academic addition is 30,000 s.f. and the Longwood Building is proposed to be 300,000 s.f.. The existing 127,500 s.f gym would be demolished for a net full build-out of 554,500 s.f.

In terms of parking there are currently 43 spaces in the surface lot off of Pilgrim Road and 72 spaces adjacent to the gym. During CPAW construction, in the interim build condition, they have reduced their proposal for surface spaces to be located at the Longwood/Brookline Avenue

intersection from 112 spaces down to 99. This would allow them to save the existing trees and expand the sidewalk.

Longer term they proposed building an underground garage including 148 spaces under the field as well as 346 spaces under the Longwood Building, which they are now reducing to 225 spaces under the building. He said this would bring the campus total to .75 spaces per 1,000 square feet. This complies with the LMA Interim Design Guideline standards.

By making these changes all faculty and staff, many of whom currently park in the surface lot near at Pilgrim Road will be able to park in the garage under the field, which will open the surface lot for visitors and student drop-off and pick-up purposes, streamlining that process.

In terms of CPAW related design changes they are proposing to create an expanded pedestrian area at the Short Street/Pilgrim Road intersection. He showed slides pertaining to the Longwood Building site of the existing condition on Longwood Avenue with a significant number of pedestrians on an eight-foot wide sidewalk. This area would be widened to between 15'-25' allowing room for street trees, outdoor seating, and a 15' clear passage adjacent to the retail area. They would include an open canopy off the building at the Longwood entrance which would allow translucent light to filter through and provide some shade.

There was a lot of discussion with abutters about the loading area of the Longwood Building. The proposal presented in March included a loading bay adjacent to the driveway. Trucks backing up could potentially impede traffic. The revised proposal includes the entrance to the garage being moved farther back, up the driveway, so that it is located opposite the MASCO garage. This entry would connect to loading bays below grade which would also allow generous space for a bike storage room on the first floor.

Regarding design changes to the CPAW building they were asked to study how they might enliven the façade on the Brookline Avenue face of the building. Some of the enhancements they have added are: pull back the fence to expose part of the building and vary the façade undulation to diminish the mass. This includes more windows and views into and out of the building. They also redesigned the top to make it more interesting and this was well received by the Boston Civic Design Commission (BCDC). They are also considering adding 'green walls' to sections of the building and fence where plants would climb a trellis including climbing hydrangea and evergreen ivy. They are also considering a plaza area along half of the building width which could allow an allee of trees and changes to the sidewalk paving.

Along the Short Street pedestrian path they want to ensure that it is safe and well lit. They conducted some lighting studies to enhance the façade of the building and architecturally changed the geometry and the number of windows to increase interest. Please see slides showing examples of lighting effects they are considering.

The squash courts are located on the top of the CPAW building and presented a larger massing on Brookline Avenue. The Boston Civic Design Commission (BCDC) asked them to set these back from the Brookline Avenue façade. This has changed the view corridor so that they are no longer visible from the sidewalk below.

The neighbors challenged them to improve the Brookline Avenue fence to make it less of a 'barrier' and make it more pervious. Studies are underway and there may be some way to lessen the impact of the fence with green plantings growing up the fence (like a green wall), and areas which might be partially see-through.

The interim parking on the tennis courts is another area they were asked to improve. They have now moved the entry to be across from the MASCO garage, are preserving the trees and are considering how to make the fence more see-through here as well, while buffering views of the cars with greenery.

Mr. Mitchell listed a number of community benefits resulting from this project in the public realm including improvements to the Short Street pedestrian path, additional green space on Brookline Ave., a widened sidewalk on Longwood Avenue and a 'plaza' at the intersection of Longwood and Brookline Avenues.

In terms of traffic mitigation he explained that they do plan to widen the turning radius on the Brookline and Longwood corner when the new building is being built. He offered that they could change the radius sooner with a financial contribution from neighbors who want to see this happen. They will install a traffic signal at the Longwood/Pilgrim intersection after further study, if this is warranted by the City.

Other community benefits include the use of the playing fields by neighbors, and jobs (\$487,000) and housing linkage (\$2.4 million) as well as scholarships to Boston residents.

5) Questions & Answers

Q: How far does the sidewalk setback extend on Brookline Avenue? What will happen to the trees behind the fence on Brookline Ave?

A: The setback extends for the length of the building due to the field dimensions required. There are no trees in back of the fence; the fields touch the back of the fence.

Q: Will Winsor be the landlord or tenant in the building on Longwood?

A: It will be a partnership with a developer to manage the building. There is no direct relationship between Winsor and tenants.

Q: The proposed building across the street (National Development's Longwood Center) hasn't begun construction yet. Where will these tenants be coming from? Is there demand for these research facilities?

A: The National Development construction will begin this year. The timing for the Winsor projects is to build the CPAW first and the Longwood Building later, after the one across the street is completed.

Q: Will you change signal patterns at the intersection of Longwood and Brookline Avenues? If you increase the radius, this speaker's opinion was that it will increase the crossing distance for pedestrians. There have been articles in the Boston Globe about this intersection regarding how busy and unsafe it is. This project will add more pedestrians to the mix. Will you put in an exclusive four-way walk signal?

A: Sean Manning from VHB explained that increasing the curb radius will not only help vehicles but help pedestrians too. Currently vehicles trying to make the turn, end up in a queue and a wheel on the curb, which is where the pedestrians are standing. Increasing the curb radius will only widen the crossing area by a foot or two. That and expanding the collection area at the corner will make it safer for pedestrians. There is an existing exclusive pedestrian phase signal (four-way stop) that will remain in the future condition as well; however we may need to look at adding pedestrian time.

Q: Do buses turn there? Which buses?

A: The large shuttle buses make turns there.

Q: How much space will be occupied by Winsor in the Longwood Building?

A: None; this will likely be occupied by a medical area research entity. Winsor School uses are allowed uses, but this will be an endowment campus.

Q: Will the Longwood Building have a separate review, or is it all part of the same package? Did you make any changes to the height and the shadow on the park land? You said you would study how to reduce the shadows.

A: Mr. Mitchell said that shadow and wind impacts are included in the Project Notification Form filing. It is all part of the same review. The shadow will exist for no more than 20 minutes on the shortest day of the year on the Riverway.

A: Mr. Tsipis noted that the highest point of the building will be the mechanical equipment and this is what would produce the shadows. They said they would look at whether the screening around the equipment needs to be solid, or if it can be perforated to let some light through. They will look at that.

Q: From Brookline Avenue to Park Drive is a very long block. Will you signalize Short Street for easier crossing?

A: That area is already signalized with a pedestrian activated signal.

Comment (C): This speaker would like everyone from Winsor School to try to catch the bus at Shapiro to see how long it takes to get across the street and how long it takes the bus to move two blocks. You are encouraging people to take bus and transit but you need to experience it.

A: Mr. Mitchell did take the bus and rode his bike this week.

C: The MASCO signal and crosswalk at Short Street on the Riverway, connecting the LMA and Longwood MBTA stop, has made life a lot easier.

Q: This speaker asked for information on the amount of research space permitted, but not yet built within a quarter mile of this site. Winsor has been a good partner to the Emerald Necklace. She said there was one teacher in particular, Aliana, whose students did studies of the Muddy River, so there was a great park connection with the students. She hopes this connection continues and asked that the School establish a formal relationship with the Emerald Necklace.

A: Sonal Gandhi responded that she did not have the numbers with her. She mentioned the National Development Longwood Center, Mass Mental Health and Brigham Hospital facilities are more clinical than research, and the Children's Longwood Research Institute (formerly BIDMC/Lyme Longwood Research North Center), and the Landmark Center if that is within the radius.

Q: Will there be any parking changes on Pilgrim Road?

A: There will be no changes to resident parking on Pilgrim Road. There is a new ramp down to the proposed garage for faculty and staff, which will mean more guest parking will be available in the surface lot which will help to take cars off the street during drop-off and pick-up times. They will not be taking any resident parking.

Q: Will Winsor be filing an updated filing, and what is the comment deadline?

A: Changes were submitted earlier in the day. This will be available on the BRA website. It will be called 'The Winsor School Update' and will contain information that you saw this evening. It will also include environmental and transportation analyses, including turning radii studies, as well as evaluations of air quality and noise impacts on sensitive sites including Bruegger's outdoor seating, and the MASCO day care center. The comment period for MEPA ends on July 26; for BRA on July 28, 2011.

Q: Could Emmanuel inventory all the tree species on the campus for us?

A: They do not currently have a list, but Sister Anne thought this could be an impetus to do that.

The meeting was adjourned.

Note: For people who would like to learn more about the Article 80 Planned Development Area (PDA) review, Large Project review process and/or Institutional Master Plan review process please see: <http://www.bostonredevelopmentauthority.org/zoning/zoning.asp>

Summary prepared by: MASCO, Area Planning & Development: J. Henderson